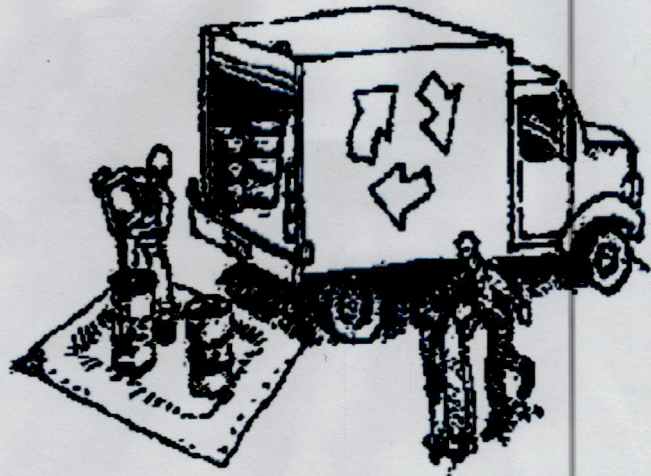


Construction Best Management Practices (BMPs)

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



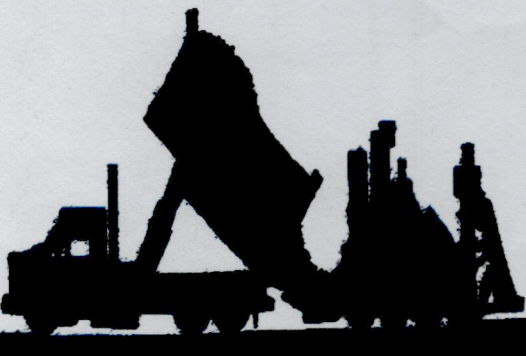
- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan 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, steam cleaning equipment, etc.
- Spill Prevention and Control**
- Keep spill cleanup materials (rags, absorbents, etc.) 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).

Earthwork & Contaminated Soils



- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - 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



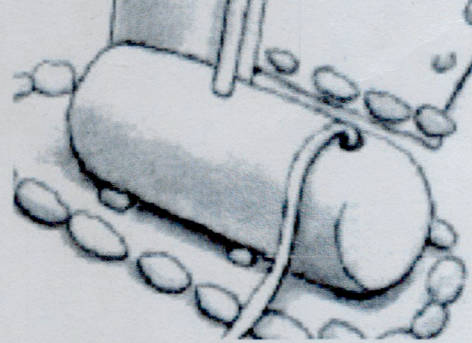
- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.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

Concrete, Grout & Mortar Application



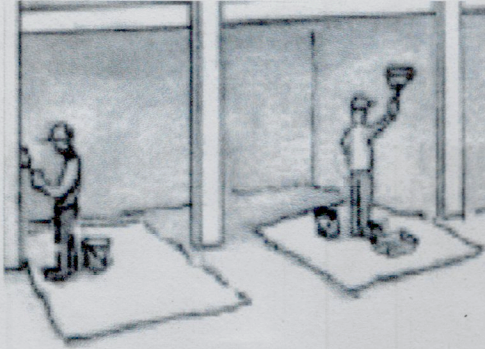
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



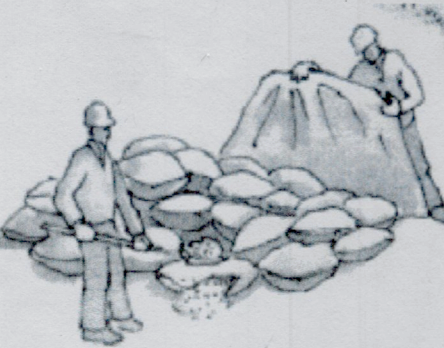
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.
- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



- Painting cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.
- Paint removal**
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PROJECT INFO:

The Code Editions Used for this project are the:
2022 C.B.C., or 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. 37.898307 W. 122.638552
Project datum: NAVD 1988, Marin G.T.S.
Flood Zones AE & X

Proposed Project Description: Propose prepare site to Best Management Practices (see this sheet) & follow Erosion Control Plan, sheet C4. Propose remove & recycle existing single story commercial building in poor repair. Propose remove & recycle all site concrete slab on grade hardscape. Propose replace existing non pressurized septic close to creek with new pressurized septic system as far from creek as possible. Propose new driveway & new off street parking. No off street parking at the existing condition. Proposal does not impact the 2-existing parking spaces in front of the property on the St Rt #1 frontage. Propose new 2-story mixed use building built entirely outside the SFHA Zone AE. Proposed Principal Permitted use is a Private Office at the lower level. Propose ADA compliant Path of Travel at proposed off street parking. The second proposed Permitted Use component is Residential. The proposed single residence is split between the upper & lower levels. The Private Office at the lower level proposes a public entry off of the State Route #1 frontage. The proposed lower level Residential has an entry landing & interior stairway at the lower level to the rear of the property. Proposed at the upper level at the apartment contains the kitchen, dining, living, a single bedroom, bathroom & decking. The project has proposed drought resistant landscaping with drip irrigation & an ADA compliant pedestrian walk at grade along the entire property road frontage. Along the creekside of the property, 500 sq. ft. of building area is to be removed along with a large concrete slab on grade patio. This present day existing impervious building & concrete slab totals 1,100 sq. ft. This 1,100 sq. ft. area is proposed as part of the creekside habitat restoration area with a monitoring plan. Additional landscape areas & septic beds are planted with drought tolerant natives with creek habitat directing the proposed plant pallet. Turnaround area for autos is proposed as gravel where concrete slab on grade exists today.

Lot Size:	7,459 sq. ft.
Area of Property outside the SCA (100' from top of creek bank):	180 sq. ft.
Existing Conditioned Area as per Sinson Beach County Water:	2,466 sq. ft.
Proposed Conditioned Area as per Sinson Beach County Water:	1,703 sq. ft.
Existing Building Area to be removed (MCC 22.130.030 B):	2,466 sq. ft.
Proposed Building Area (MCC 22.130.030 B):	1,838 sq. ft.
Existing to be removed Floor Area (MCC 22.130.030 F):	2,466 sq. ft.
Proposed Floor Area (MCC 22.130.030 F):	1,770 sq. ft.
Existing to be removed Floor Area Ratio of: F.A.R.:	0.35
Proposed Floor Area Ratio of: F.A.R.:	0.24
Proposed Private Office:	534 sq. ft.
Proposed Residential:	1,227 sq. ft.
Proposed Deck:	661 sq. ft.
Proposed Porches:	0 sq. ft.

Existing Impervious Coverage (Bldg. + Hardscape):	4,585 sq. ft.
Existing Natural or Landscaped:	2,874 sq. ft.
Proposed Impervious Coverage:	2,669 sq. ft.
Proposed Natural or Landscaped:	3,134 sq. ft.
Proposed pervious gravel walkways & parking:	1,656 sq. ft.

Maximum height of proposed structure is less than 25' from existing grade.

Earthworks:
Cut 7.8 CY
Fill 94.47 CY
Net 86.68 CY Fill (import)

Sheet Index

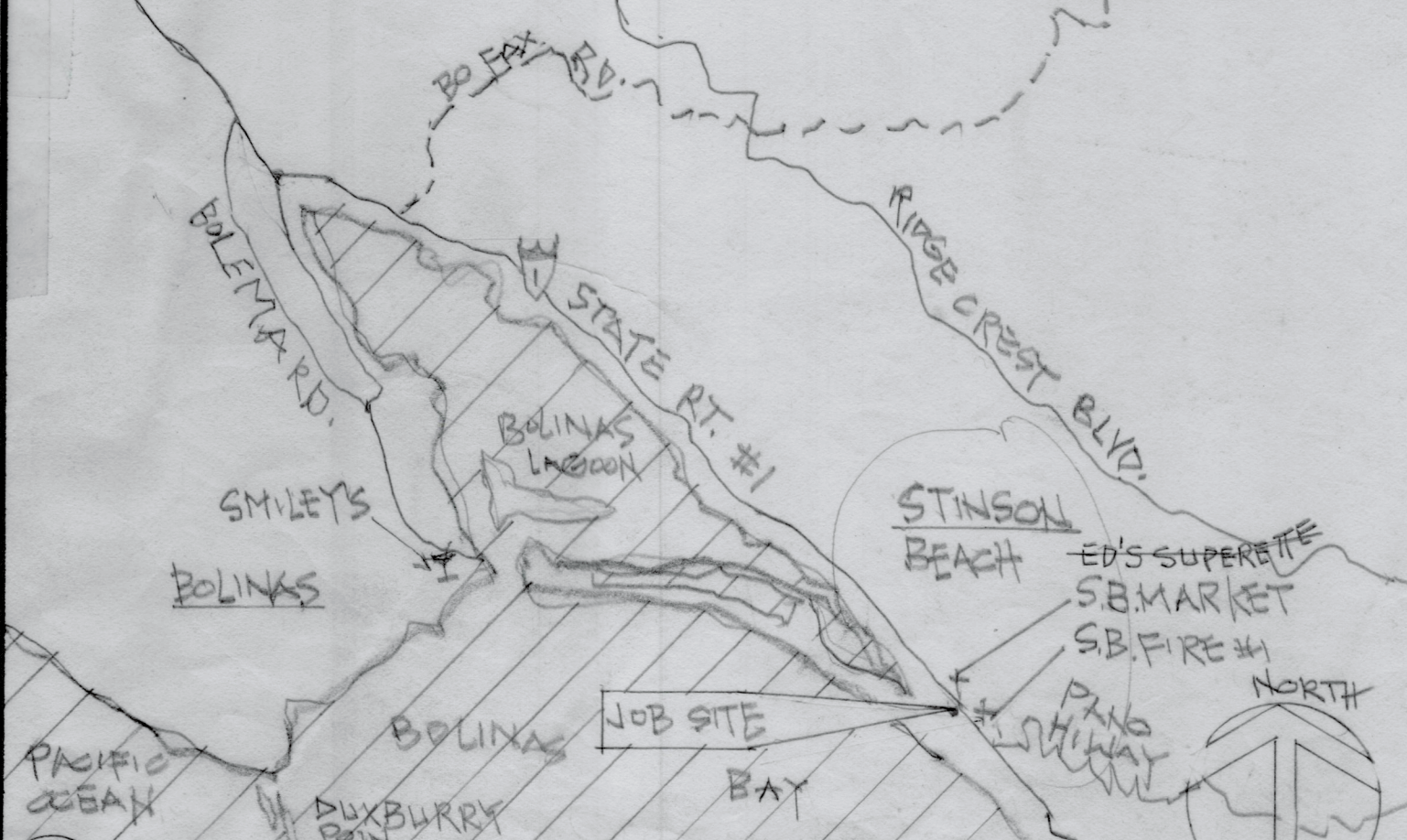
Sheet #	Sheet Description
#1	Project Description, Drawing Sheet Index, Project Data, Project Professionals, BMP's, Project Site Map.
w/o #	Record Survey, Phelps & Assoc., Land Surveyors
w/o #	Topo Map of Existing Condition, Phelps & Assoc., Land Surveyors
#A.1	Site Plan Footprint Comparison
#A.2	Stream Buffer Encroachment
#2.0	Existing Condition w/Demolition, Remove & Recycle Plan.
#2.1	Site Plan with Constraints & Setbacks
#2.3	Roof Plan & Title Information
#3	Lower Level Floor Plan.
#4	Upper Level Floor Plan.
#5	Building Elevations North & East. Exterior Light Specs.
#6	Building Elevations South & West.
#7	Building Sections.
#8	Building Sections.
#L.1	Landscape Site Plan.
#L.2.0	Planting Plan.
#L.2.1	Habitat Restoration Plan.
#L.3.0	Hydrozone - Site Plan.
#L.4.0	Vegetation Management Plan.
#S1	Septic Plan.
#S2	Septic Details.
#C1	Earthworks #'s & General Notes.
#C2	Grading, Earthwork & Parking Plans.
#C3	Drainage Plan & Details.
#C4	Erosion & Sediment Control Plans.
#C5	Stormwater Control Plan, Hardscape Plan.
#C6	Parking & Movement Plans.
#C7	Schematic Utility Layout Plan.

Project Consultants:

Miller Pacific Engineering Group	Geotechnical Engineering Consultants
Phelps Land Surveyors	Topo Map & Record Survey
Herrin Landscape Design Inc.	Habitat Restoration Plan, Vegetation Management Plan & Landscape Design
AYS Engineering	Waste Water Design & Civil Engineering
JK Botany & Wetland Science	Biological Assessment
Civic Knit	Planning Consultants
Michael Allen Mitchell	Building Design & Draughting



2 3/20/25
1 EXISTING CONDITION



1 VICINITY MAP

MICHAEL MITCHELL
DESIGN & DRAUGHTING
P.O. BOX 995
SINSON BEACH
CALIFORNIA
94970
(415) 868-0449

PLANNING SET

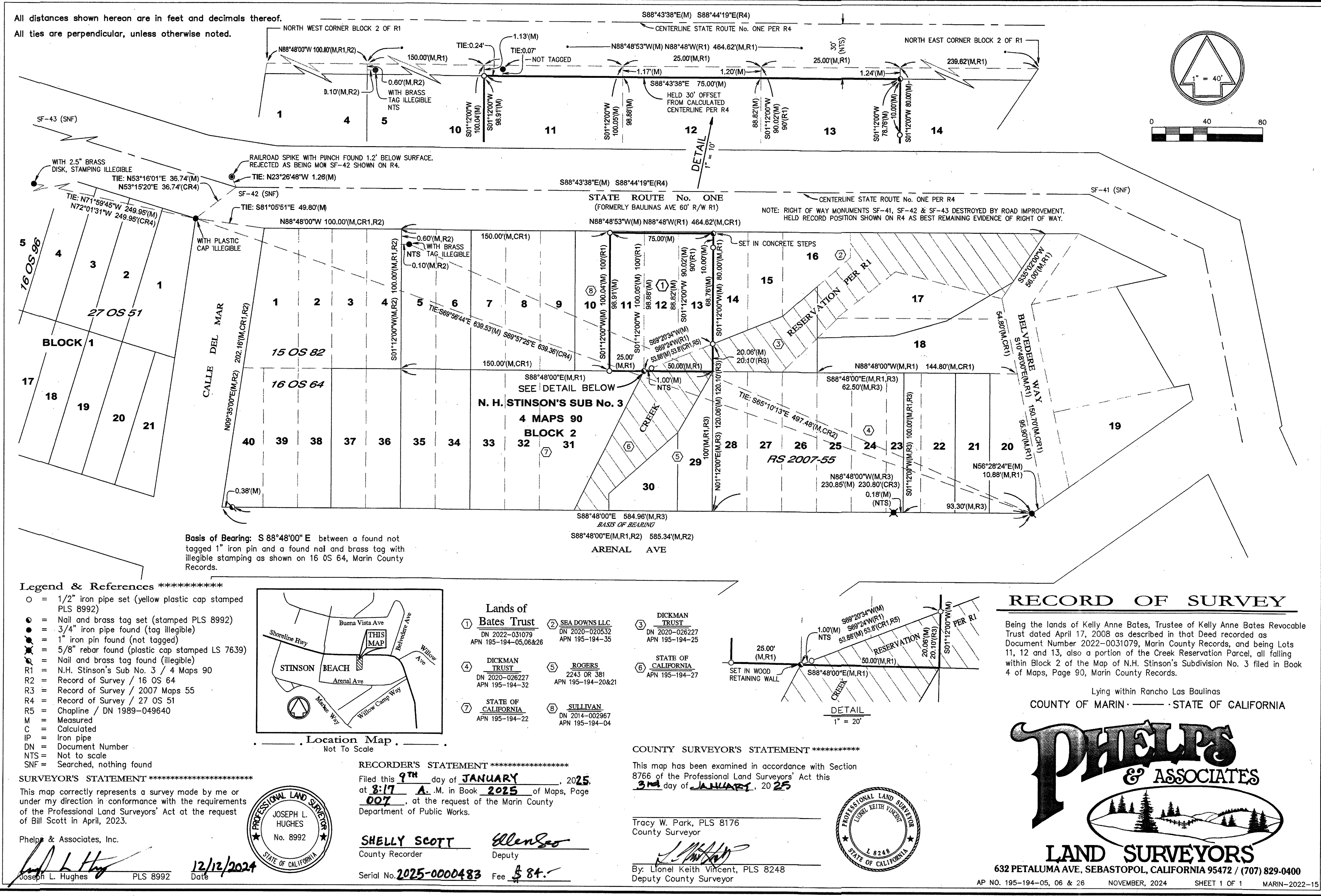
2.2.26
7.11.26

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

DATE: 3.20.25

DRAWN: MAM

007



- LEGEND**
- APPROXIMATE TREE DRIP LINE
 - FENCE LINE
 - OVERHEAD LINES
 - FLOWLINE / CENTERLINE
 - TOP OF BANK
 - PROPERTY CORNER MONUMENT
 - 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
 - BFE
 - 4 RM 90
 - 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.

CREEK SETBACK LINE IS CALCULATED FROM THE HEIGHT OF THE CREEK BANK TIMES 2, PLUS 20', MEASURED FROM THE TOE OF THE BANK.

100 YEAR FEMA BASE FLOOD ELEVATION LINE CALCULATED FROM FIRM PANEL NO. 06041C0444E, DATED AUGUST 15, 2017, ALONG WITH VERIFYING THE FEMA FIS PROFILES.

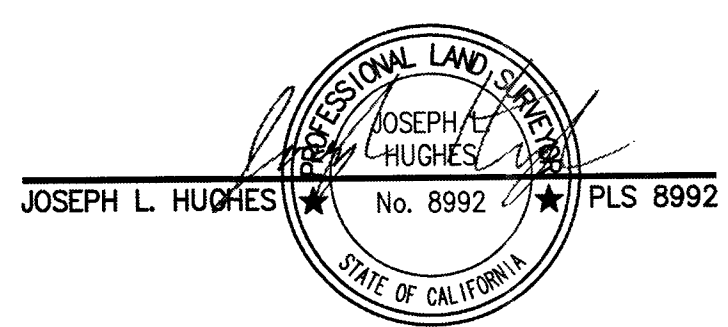
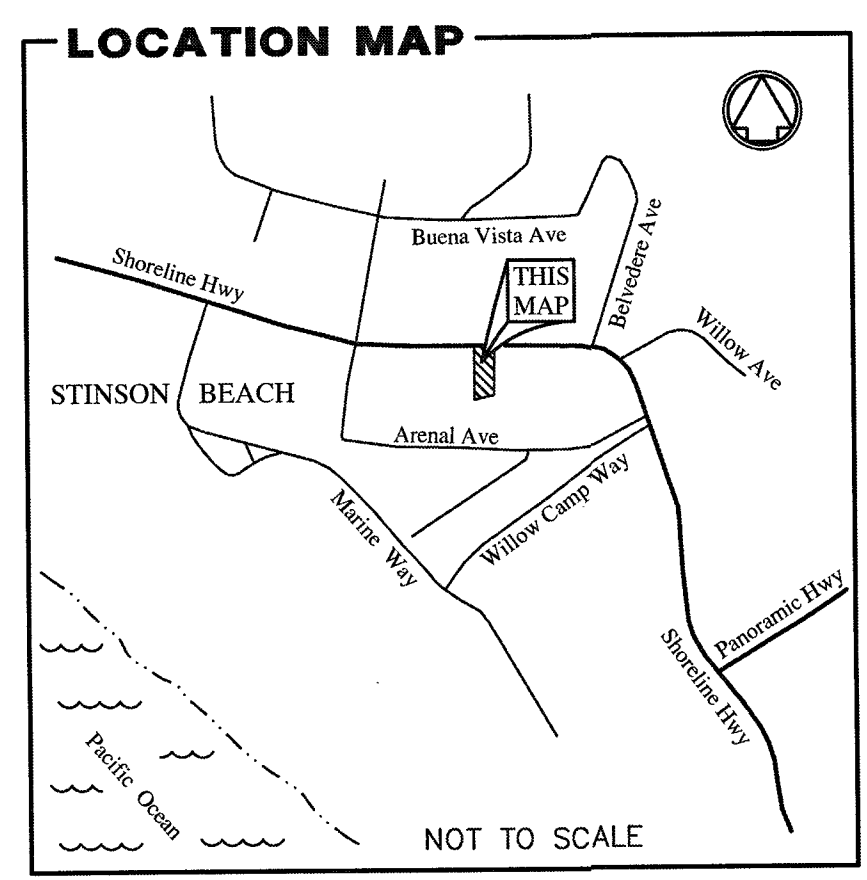
BENCHMARK

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

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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APN 195-194-06

TOPOGRAPHIC MAP

BILL SCOTT

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

DATE: 10/10/2022

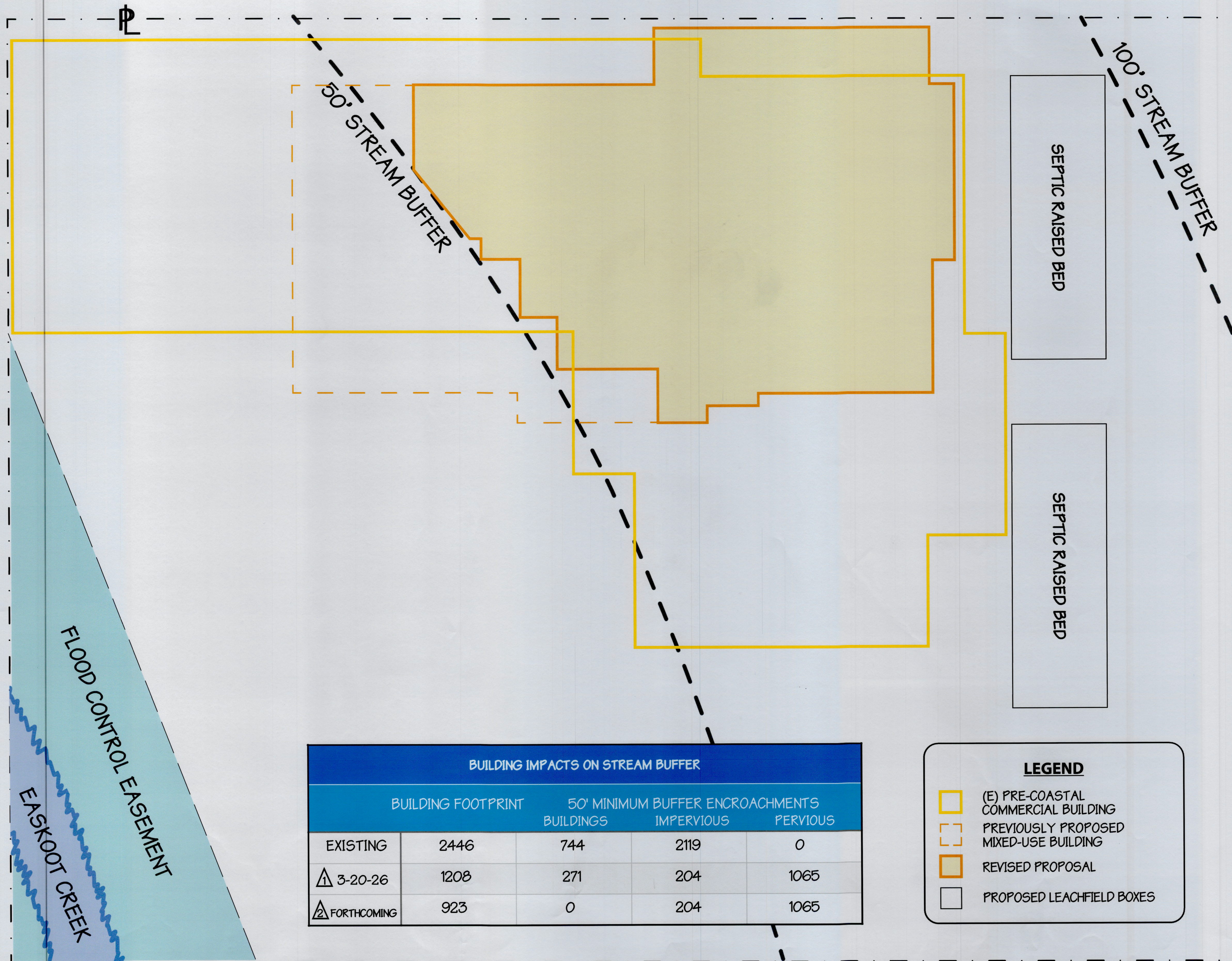
SCALE: 1" = 8'

PHELPS & ASSOCIATES
LAND SURVEYORS
632 PETALUMA AVE, SEBASTOPOL, CALIFORNIA 95472 / (707) 829-0400

SHEET: 1 OF 1

JOB No. MARIN-2022-15

REVISED 1/02/2026
REVISED 12/30/2025
REVISED 7/08/2025
REVISED 1/09/2024
REVISED 11/21/2023
REVISED 10/09/2023
REVISED 6/22/2023

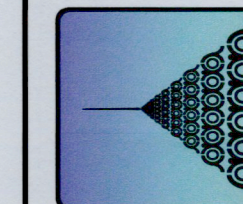
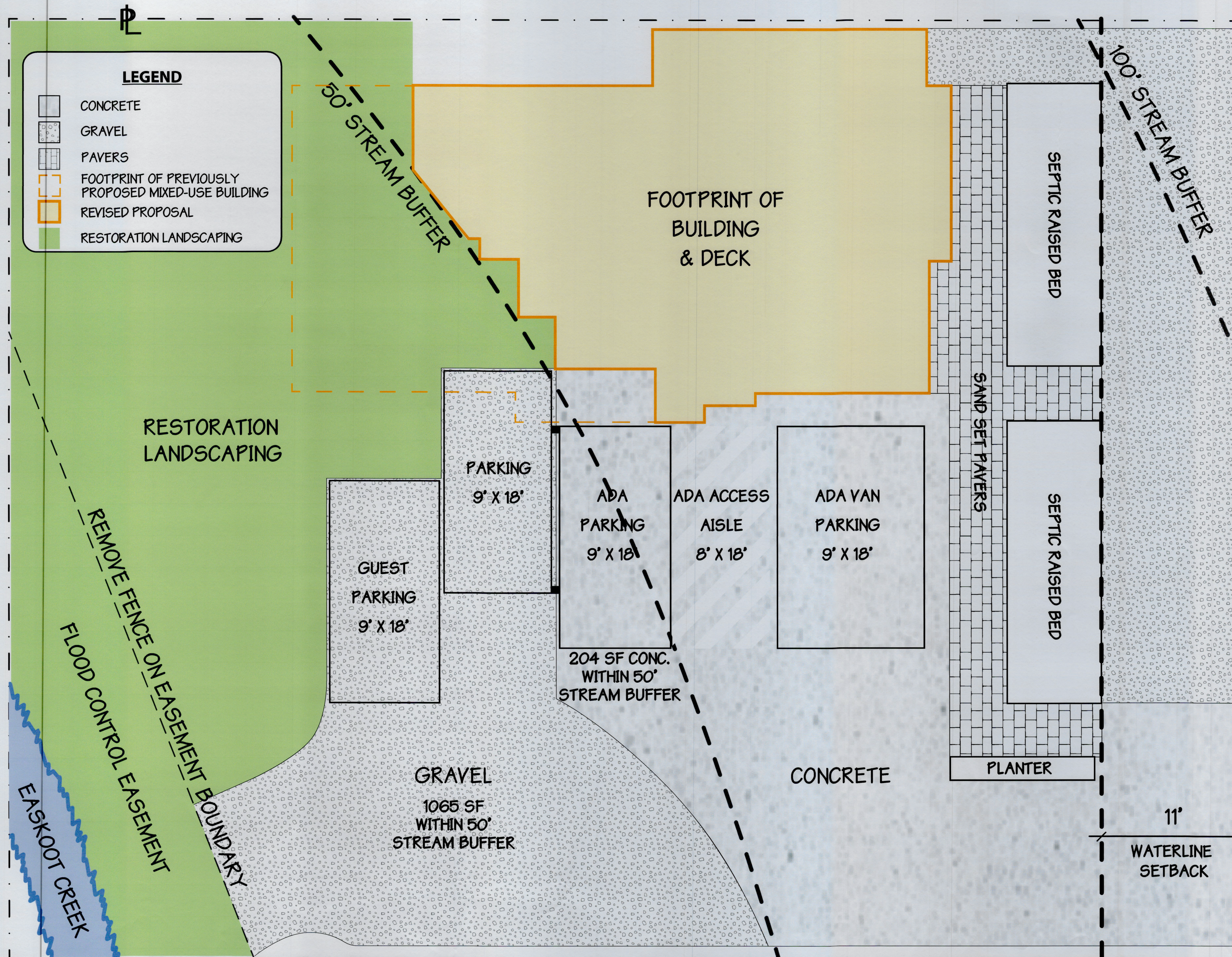


BUILDING IMPACTS ON STREAM BUFFER				
	BUILDING FOOTPRINT	50' MINIMUM BUFFER ENCROACHMENTS		
		BUILDINGS	IMPERVIOUS	PERVIOUS
EXISTING	2446	744	2119	0
⚠ 3-20-26	1208	271	204	1065
⚠ FORTHCOMING	923	0	204	1065

LEGEND

- (E) PRE-COASTAL COMMERCIAL BUILDING
- PREVIOUSLY PROPOSED MIXED-USE BUILDING
- REVISED PROPOSAL
- PROPOSED LEACHFIELD BOXES





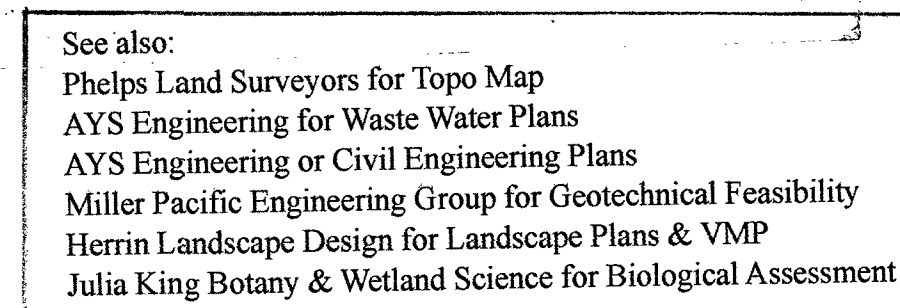
① 2.2.26
② 7.11.26

PROPOSED MIXED USE BUILDING FR;
KELLY BATES & BILL SCOTT
3445 STATE ST. #1 KR #195-194-06
SAN JOSE, CALIFORNIA

DATE: 3.20.25

DRAWN: MAM

20



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.

$\frac{1}{8}'' = 1' - 0''$

① DEMO \$ RECYCLE PLAN
2.0 @ EXISTING CONDITION

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-ARP-5
Project Longitude & Latitude: N. 37° 55' 59.95" W.
See Clark Civil Engineering for Topographic Maps.
Project Datum is NAVD 1988, Marin G. I. S.

See Clark Civil Engineering Drawing Set for:
Topo Maps & Site Constraints, Site Prep Plan, Grading
& Parking Plan, Storm Drainage Treatment Plan,
Erosion Control 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.

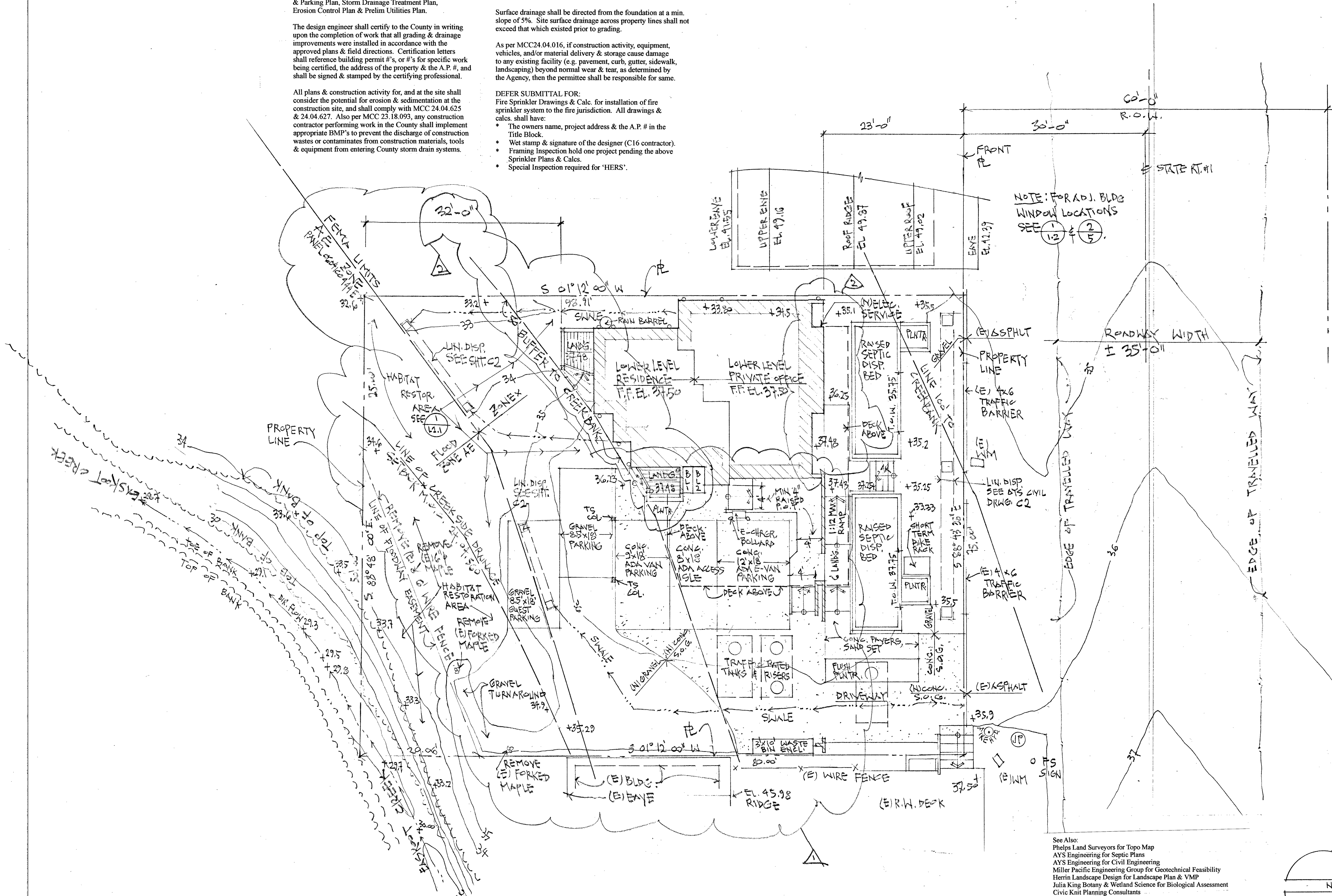
Site Grading. The ground immediately adjacent to the
foundation shall comply with Sec. 1804.3 of C.B.C., or
Sec. R401.3 of C.R.C.

- 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.

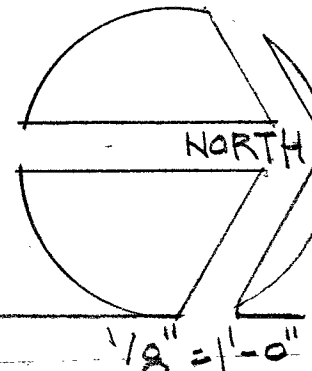
Surface drainage shall be directed from the foundation at a min.
slope of 5%. Site surface drainage across property lines shall not
exceed that which existed prior to grading.

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'.



SITE PLAN W/ CONSTRAINTS
SEE 1/22 FOR ROOF PLAN



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

MICHAEL MITCHELL
DESIGN & DRAUGHTING
P.O. BOX 695
STINSON BEACH
CALIFORNIA
94970
(415) 868-0449

PLANNING SET

2.2.26
7.11.26

PROPOSED MIXED USE BUILDING FOR:
KELLY BATES & BILL SCOTT
3445 STATE ROUTE #1, A.P. #195-194-00
STINSON BEACH, CALIFORNIA

DATE: 3.20.25
DRAWN: MAM

2.1

TITLE INFO

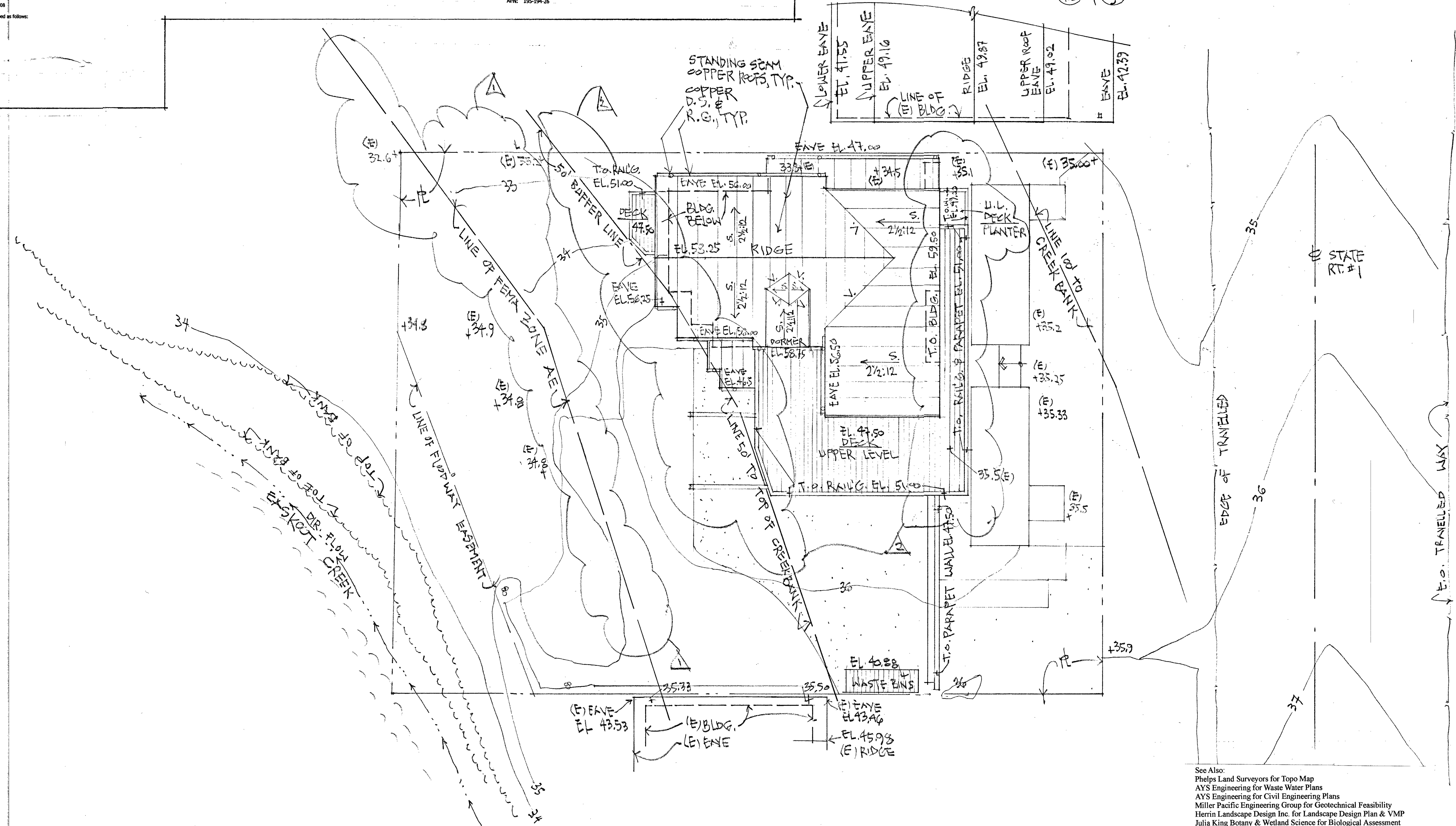
RECORDING REQUESTED BY:
Official Records
County of Marin
Assessor-Recorder
County Clerk
2024-0004915
RMC PER 20.00
BSE ROUSING 78.00
01:3524 24-Pub-2024 Page 1 of 3

Correctory Grant Deed
R&T 11911: This document is being recorded to correct the Seller'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):
(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: Craig C. Hood, Trustee

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.
State of California
County of Marin
On 2/12/24 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 he/she/they (or 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
(Type or Print)
(Seal)

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. Simons 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 Southern corner of Lot 12, in Block 2, as shown upon that certain Map entitled, "Map of N. H. Simons Subdivision No. 3 at Simons 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 Northern 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 Southwesterly lines of Lot 13 and Lot 12, 53.8 feet to the point of beginning.
APN: 195-194-26

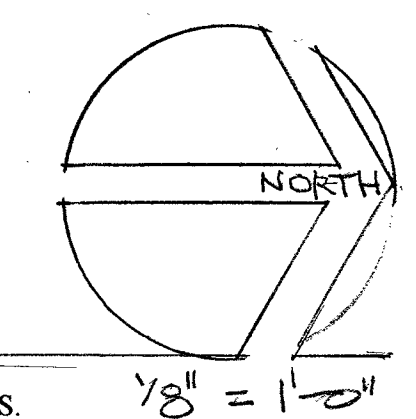
NOTE: FOR ADJ. BLDG. WNDW
LOCATIONS & HEIGHTS
SEE 1/2 & 2/5



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
Civic Kni Planning Consultants

1/22

Roof PLAN



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

1/8" = 1'-0"

MICHAEL MITCHELL DESIGN & DRAUGHTING
P.O. Box 835
STINSON BEACH CALIFORNIA
94970
(415) 868-4493

PLANNING SET

2.2.26
7.11.26

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

2.2

MICHAEL MITCHELL DESIGN & DRAUGHTING
P.O. BOX 695
STINSON BEACH
CALIFORNIA
94970
(415) 868-0449

PLANNING SET

2.2.20

7.11.20

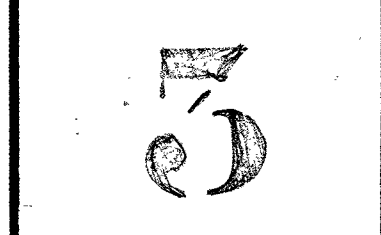
See Also:
Phelps Land Surveyors for Topo Map
AYS Engineering for Septic Plans
AYS Engineering for Civil Engineering
Miller Pacific Engineering Group for Geotechnical Feasibility
Herrin Landscape Design for Landscape Plan & VMP
Julia King Botany & Wetland Science for Biological Assessment
Civic Kni Planning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

Note:
All exterior light fixtures to be low wattage,
recessed & top of fixture to be a max. height
of 24" above adjacent grade or finish surface.
See Floor Plans & Elevations for exterior
light fixture locations.
See Elevation Sheet #5 for exterior light
fixture specifications.

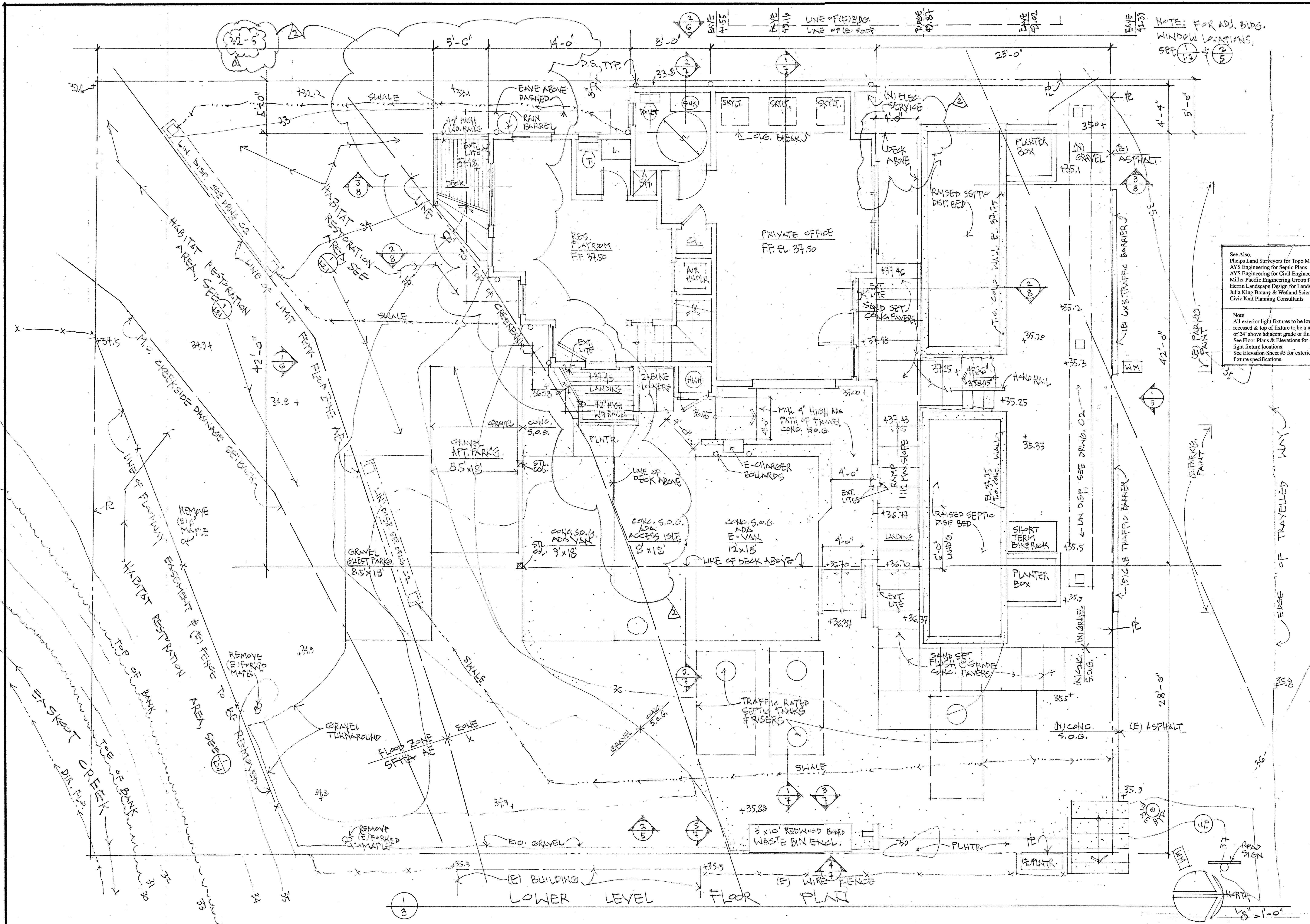
PROPOSED MIXED USE BUILDING FOR:
KELLY BATES & BILL SCOTT
3445 STATE ROUTE #1, N.P.# 195-194-06
STINSON BEACH, CALIFORNIA

DATE: 3.20.25

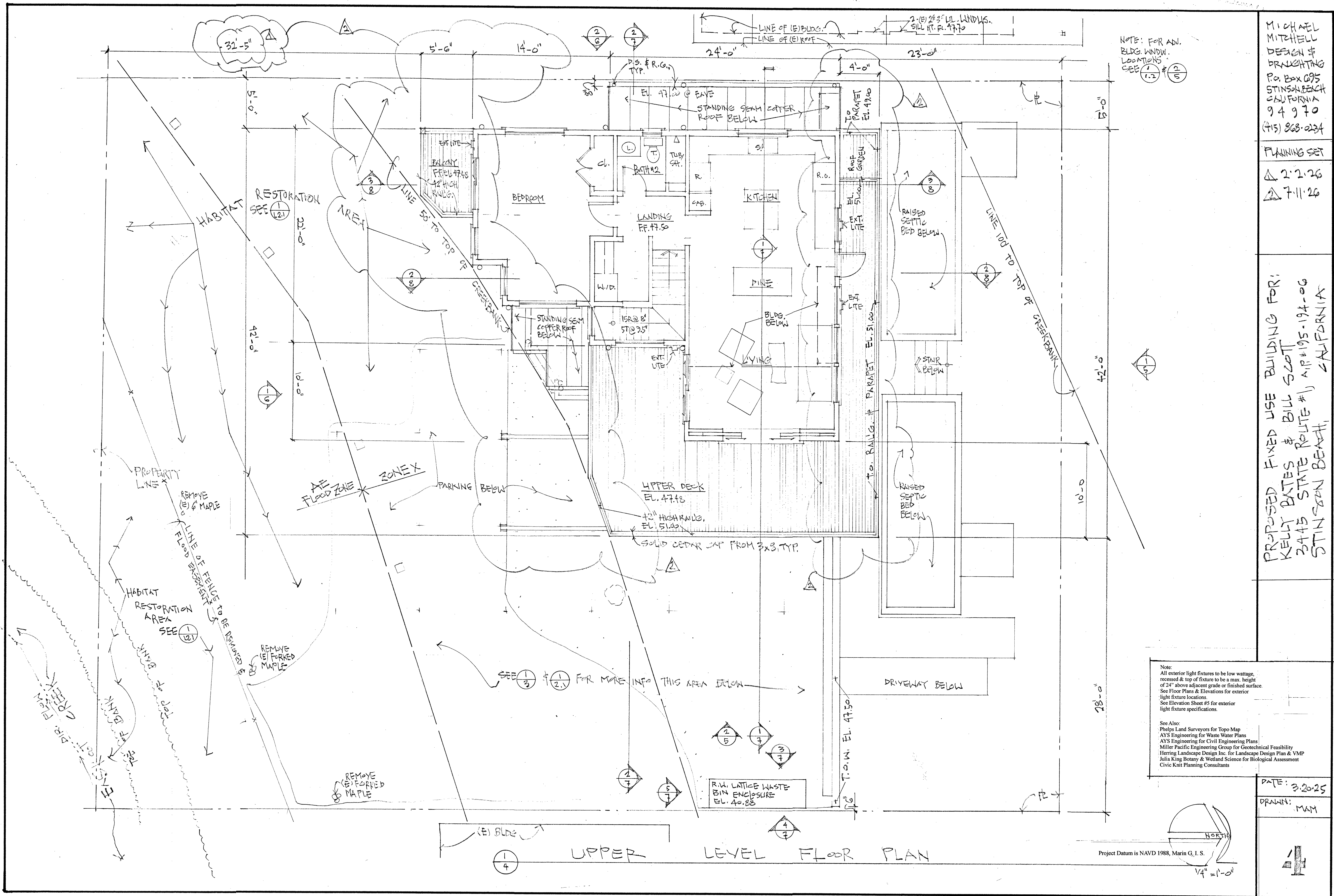
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NOTE: FOR ADJ. BLDG.
WINDOW LOCATIONS,
SEE 1/2 & 2/5



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



NOTE: FOR ADV.
BLDG. WINDW.
LOCATIONS
SEE 1/2 & 2/5

MICHAEL MITCHELL
DESIGN &
DRAWING
P.O. BOX 695
STINSON BEACH
CALIFORNIA
94970
(415) 868-2334

PLANNING SET
2.2.26
7.11.26

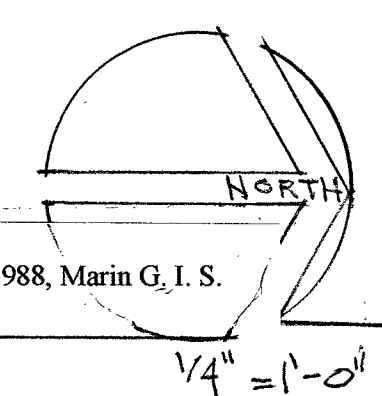
PROPOSED FIXED USE BUILDING FOR:
KELLY BATES & BILL SCOTT
3445 STATE ROUTE #1, APT #195-194-06
STINSON BEACH, CALIFORNIA

Note:
All exterior light fixtures to be low wattage
recessed & top of fixture to be a max. height
of 24" above adjacent grade or finished surface.
See Floor Plans & Elevations for exterior
light fixture locations.
See Elevation Sheet #5 for exterior
light fixture specifications.

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
Herring Landscape Design Inc. for Landscape Design Plan & VMP
Julia King Botany & Wetland Science for Biological Assessment
Civic Knit Planning Consultants

DATE: 3.20.25

DRAWN: MAM



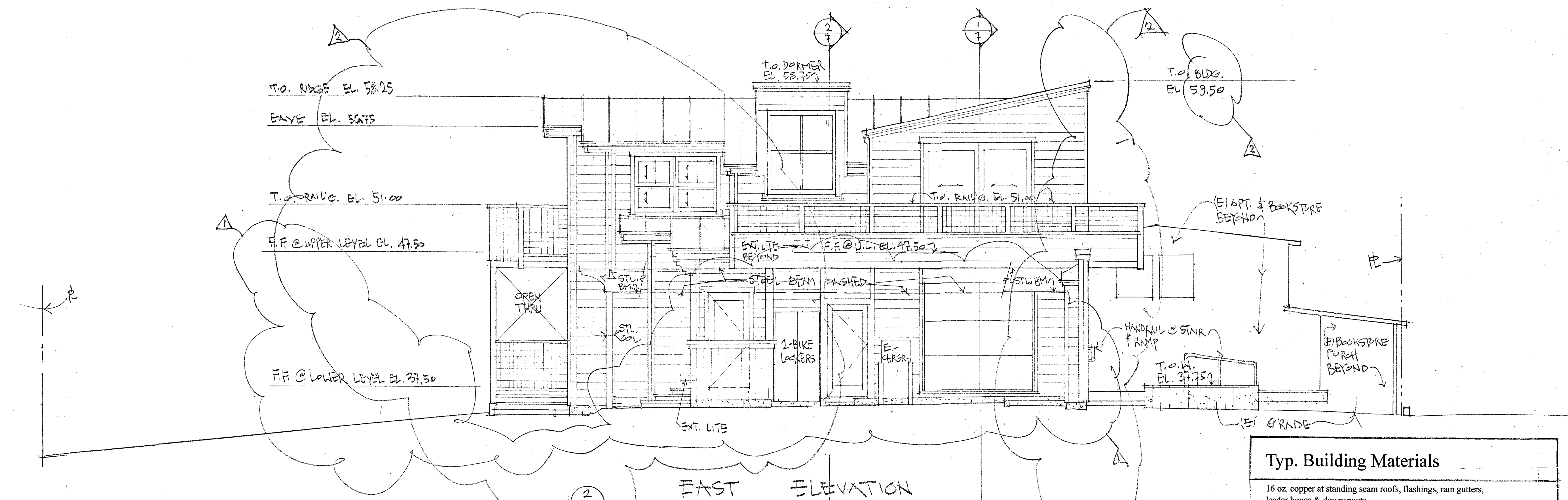
Project Datum is NAVD 1988, Marin G.I.S.

MICHAEL MITCHELL
DESIGN & DRAFTING
P.O. BOX 695
STINEBAUGH
CALIFORNIA
94970
(415) 863-0234

PLANNING SET

2.2.26
7.11.26

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



EAST ELEVATION

TYP. EXT. LITE FIXTURE

F.A.R.O.
F.A.C.E. L.O.N.A.D.

Sedna RCT Ref. 70147
Document generated on 13/01/2025

Mounting	Wall
Voltage (V)	100V-240V
Hz	50/60Hz
Class	1
IP	65
IK	08
Power (W)	3
Energy class light source	G
Light source	SMD LED
Light source included	Yes
Luminous Flux (lm)	90
Color temperature (K)	3000K
Opening angle degrees	70
CRI	>80
Driver included	Yes
Structure material	Aluminum
Diffuser material	PC
Structure finish	Dark Grey
Diffuser finish	Opal
Cut-out Size for recessed Mount	125x58
Includes recessed box	Yes

Note:
All exterior light fixtures to be low wattage, recessed & top of fixture to be a max. height of 24" above adjacent grade or finished surface. See Floor Plans & Elevations for exterior light fixture locations. See Elevation Sheet #5 for exterior light fixture specifications.

5 1/2"

2"

DARK BRONZE FINISH

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.

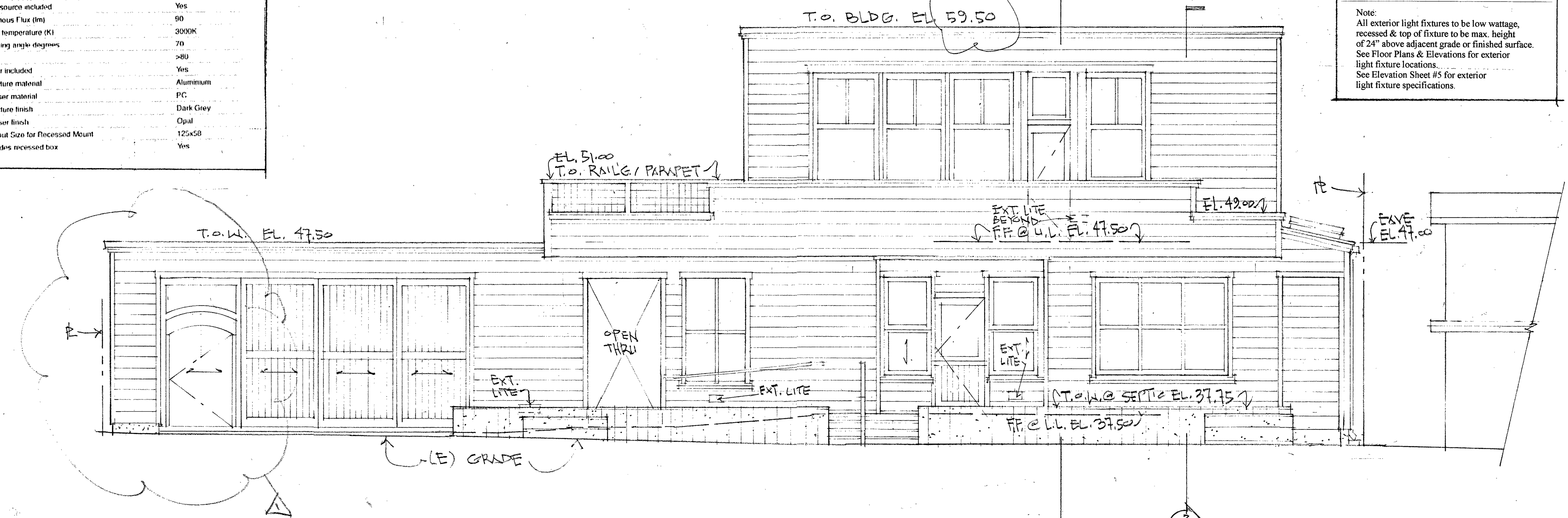
All glazing & windows, doors & skylts. to be WUI compliant insulated double pane temp. glass.

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 on building Elevations.

Note:
All exterior light fixtures to be low wattage, recessed & top of fixture to be max. height of 24" above adjacent grade or finished surface. See Floor Plans & Elevations for exterior light fixture locations. See Elevation Sheet #5 for exterior light fixture specifications.



NORTH ELEVATION

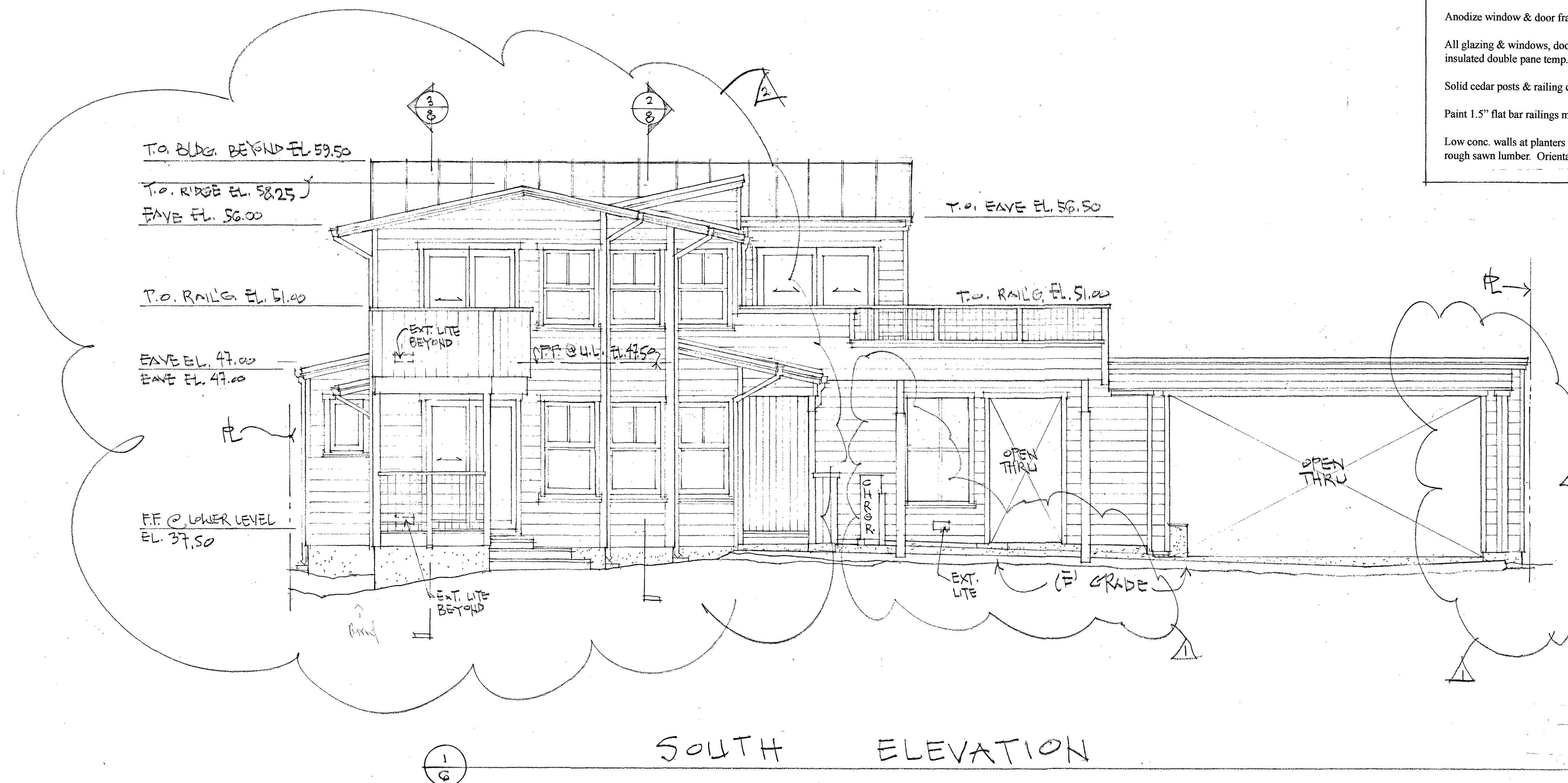
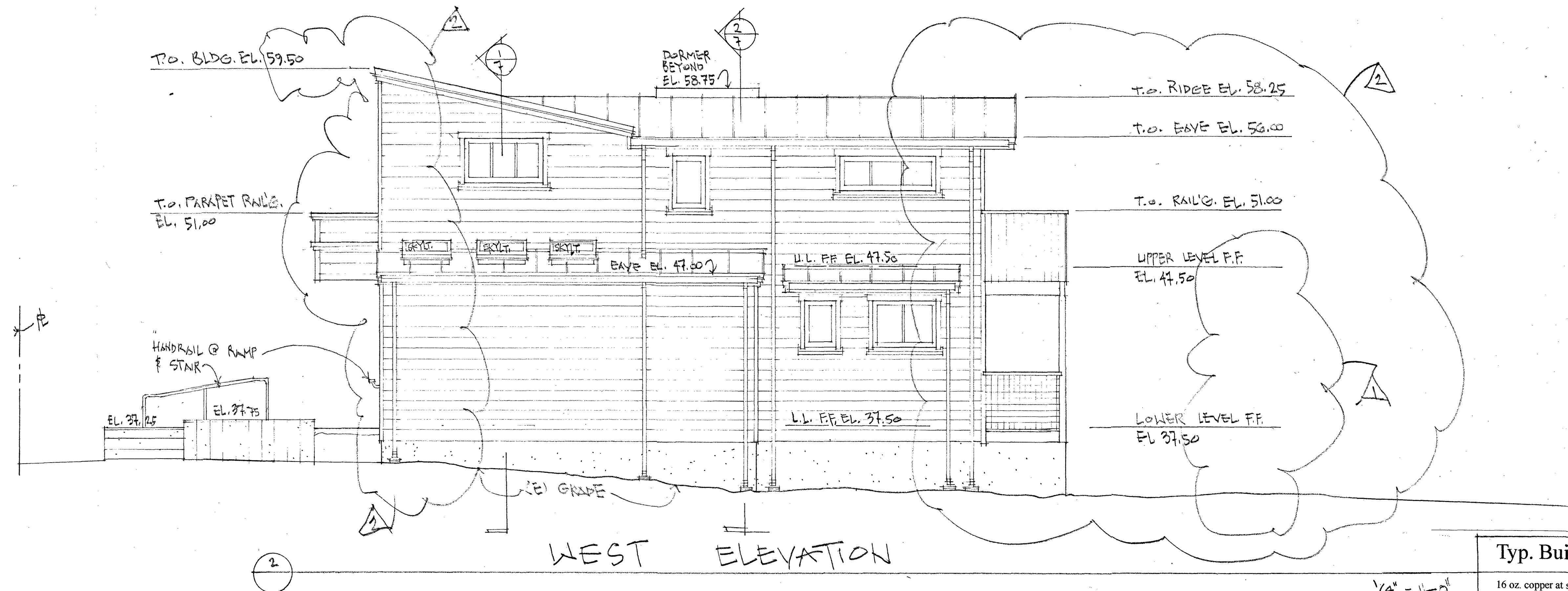
Project Datum is NAVD 1988, Marin G. I. S.

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 Meta Verde 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 on building Elevations.

Note:
All exterior light fixtures to be low wattage, recessed & top of fixture to be a max. height of 24" above adjacent grade or finished surface. See Floor Plans & Elevations for exterior light fixture locations. See Elevation Sheet #5 for exterior light fixture specifications.

MICHAEL MITCHELL
DESIGN & DRAFTING
P.O. Box 695
STINKS BEACH
CALIFORNIA
94970
415 828 0234

PLANNING SET

2.2.26

7.11.26

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

DATE: 3.20.25

DRAWN: MAM

6

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

1/4" = 1'-0"

MICHAEL MITCHELL
DESIGN & DRAFTING
P.O. BOX 695
STINSON BEACH
CALIFORNIA
94970
(415) 868-0449

PLANNING SET

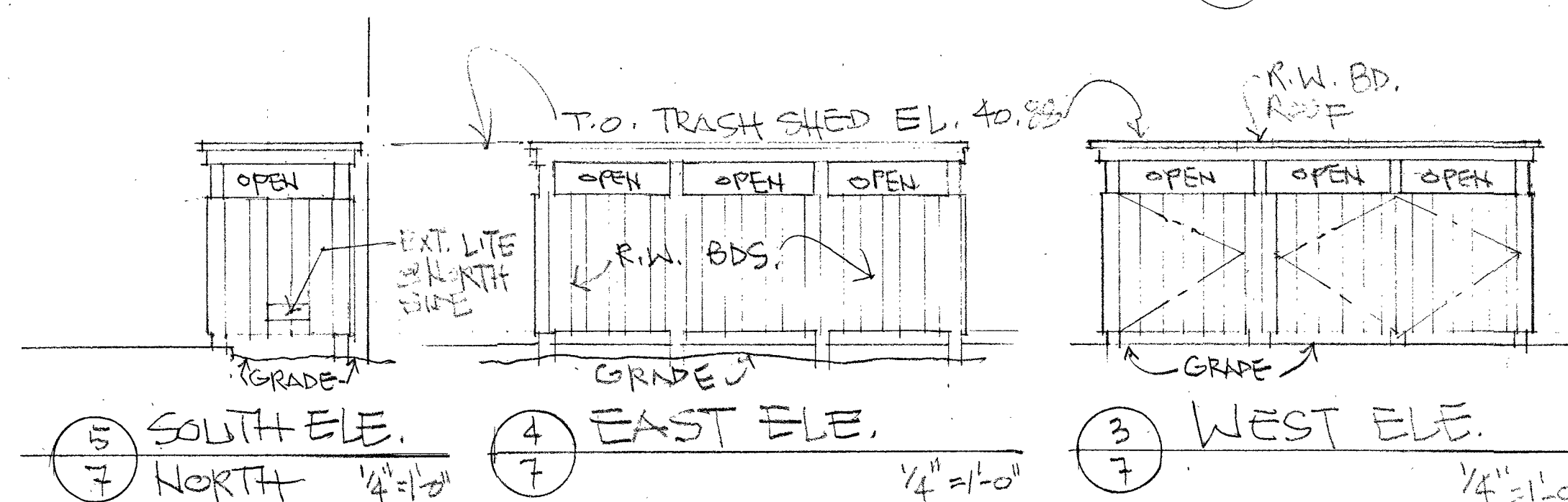
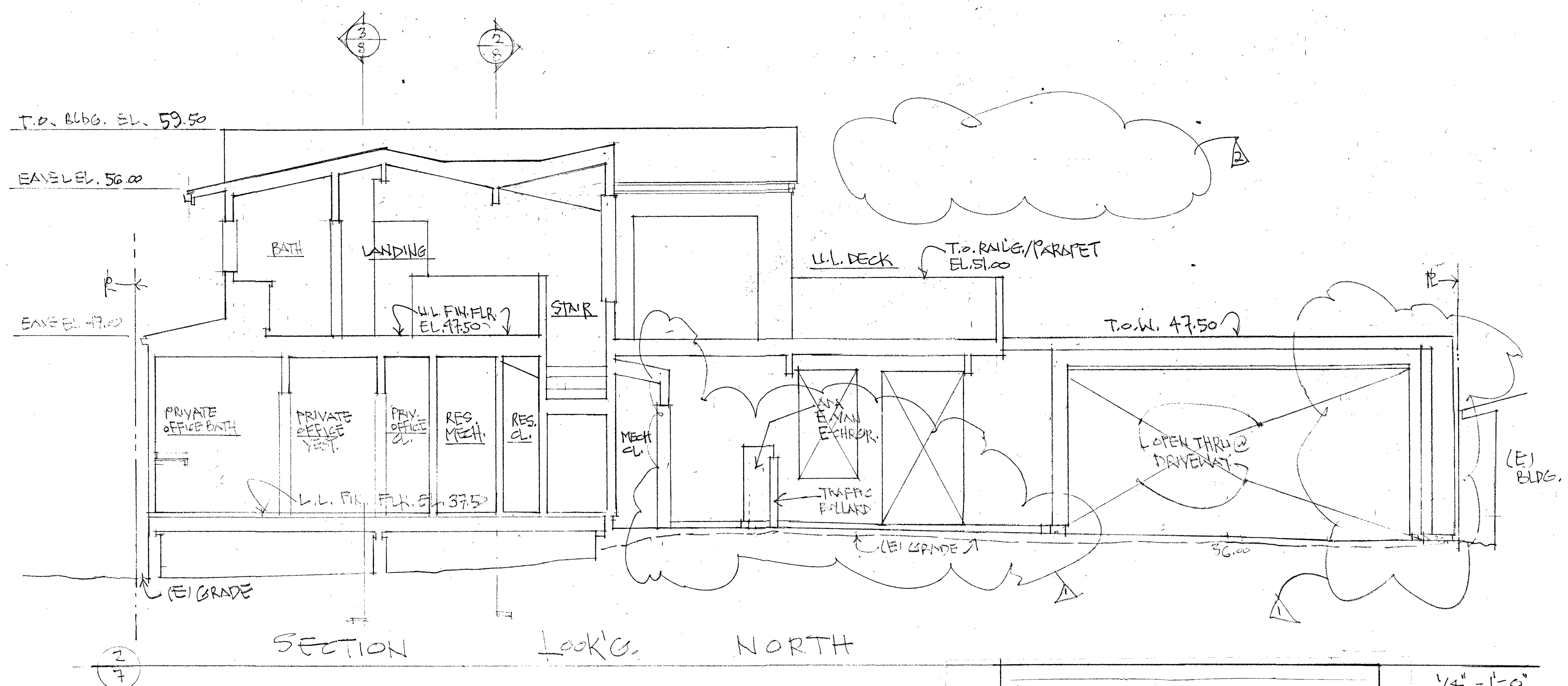
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A 7.11.26

PROPOSED MIXED USE BUILDING FOR:
KELLY BATES & BILL SCOTT
3415 STATE ROUTE #1, A.P. #195-194-06
STINSON BEACH, CALIFORNIA

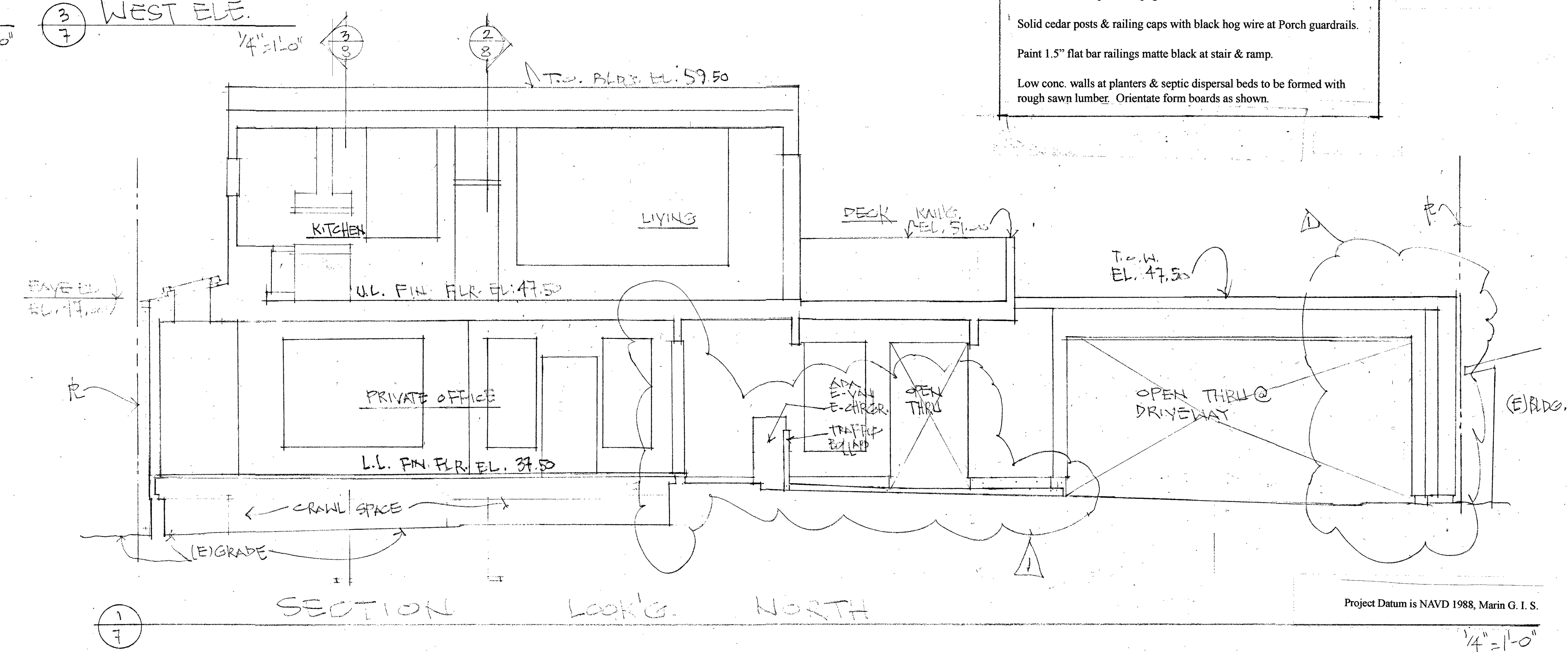
DATE: 3.20.25

DRAWN: MAM

7



Typ. Building Materials	
16 oz. copper at standing seam roofs, flashings, rain gutters, leader boxes & downspouts.	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.
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.	



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

1/4"=1'-0"

MICHAEL MITCHELL
DESIGN & DRAFTING
P.O. BOX 695
STINSON BEACH
CALIFORNIA
94970
(415) 868 0449

PLANNING SET

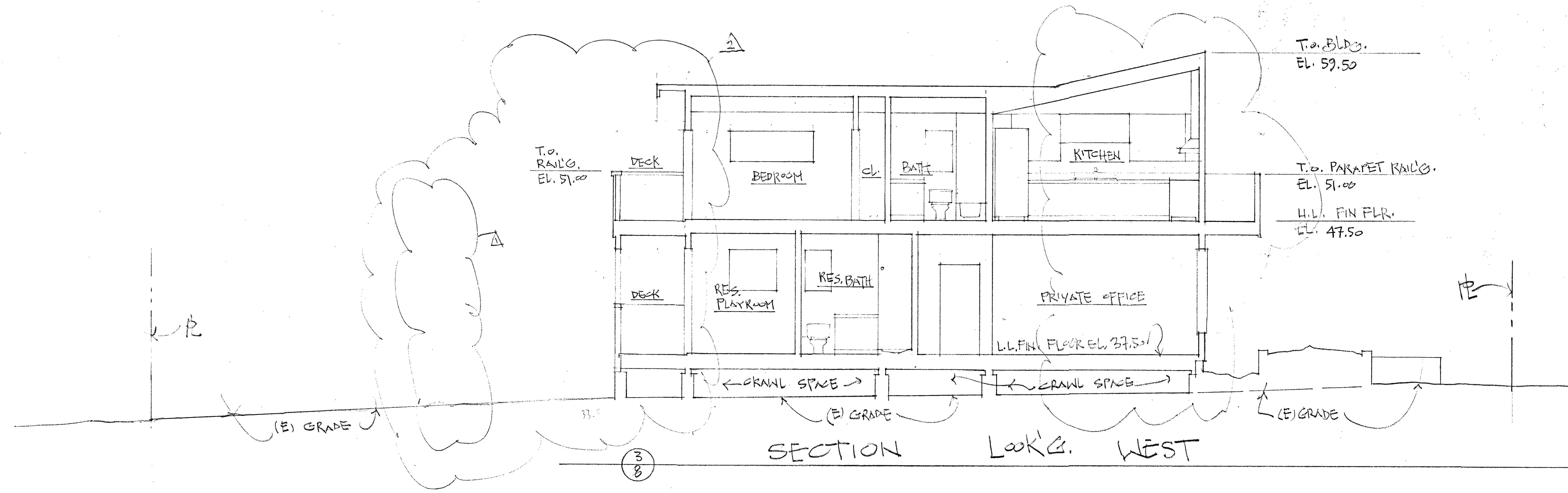
A 22 26
7.11.26

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

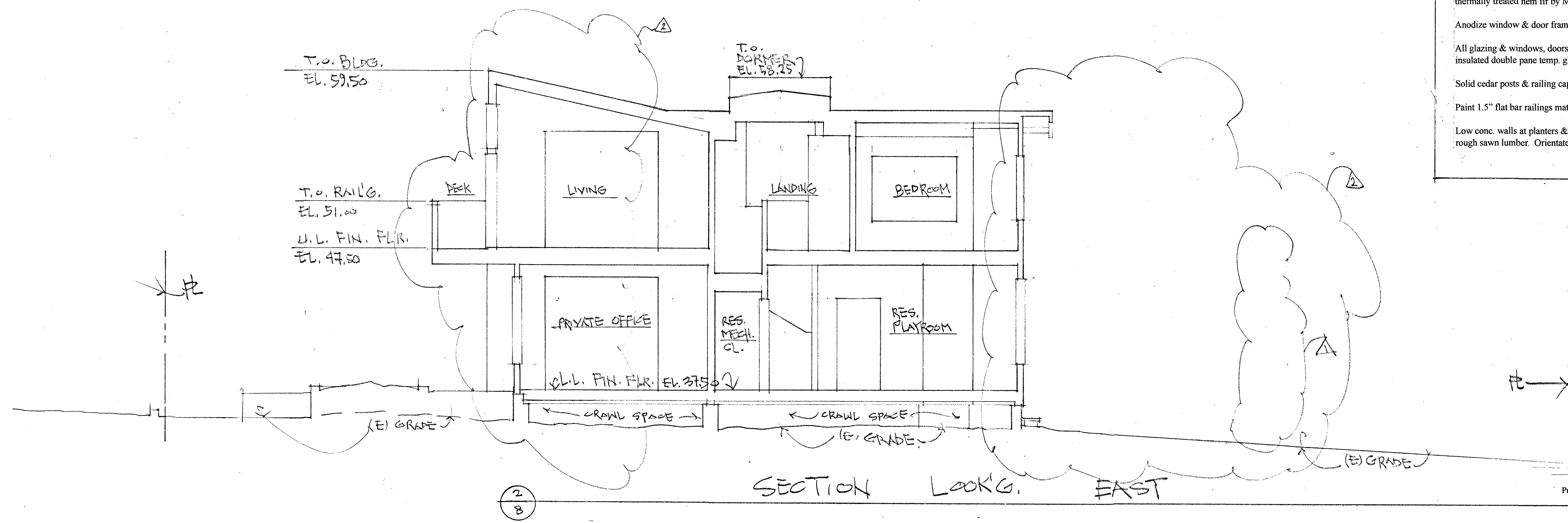
DATE: 3.20.25

DRAWN: MAM

8



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.
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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 on building Elevations.



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

1. DIMENSIONS SHALL TAKE PRECEDENT OVER SCALES SHOWN ON DRAWINGS. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS WHERE DETAILS ARE SHOWN. CONSTRUCTION SHALL CONFORM TO SIMILAR WORK.
3. 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 THE 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.
4. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OR ENDORSEMENT OF THE PLANS AND SPECIFICATIONS. ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE DESIGNER FOR INTERPRETATION OR CLARIFICATION.
5. GENERAL/LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS AND SUPPLIERS. THE TERM "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 PLACE PRIOR TO SUBMITTING PRICES AND BE APPROVED IN WRITING DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES. NO CLAIM SHALL BE MADE FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM SUCH AN EXAMINATION.
6. LANDSCAPE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY TESTS REQUIRED BY THE CALIFORNIA DIVISION OF HIGHWAY 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 PERFORMANCE.
7. EXISTING CONDITIONS SHALL BE AS SHOWN ON THE 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 FIRST FORM THE OWNER AND DESIGNER OF ANY 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.
9. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION.
10. 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 A SMOOTH, CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGE OF BEARING.
11. 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.
12. ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO PERMITS BEFORE COMMENCING CONSTRUCTION.
13. IRRIGATION SHALL BE PER IRRIGATION PLANS IF PROVIDED, PRODUCT MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES.
14. ALL HARDWARE, NAILS, LAGS, MACHINE BOLTS, ETC. SHALL BE GALVANIZED OR OTHERWISE DESIGNATED FOR OUTDOOR USE.
15. 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.
16. EXISTING IRRIGATION (WHEN PRESENT) SHALL BE LOCATED AND PROTECTED WHERE DEEMED SOUND AND APPROPRIATE FOR REUSE.

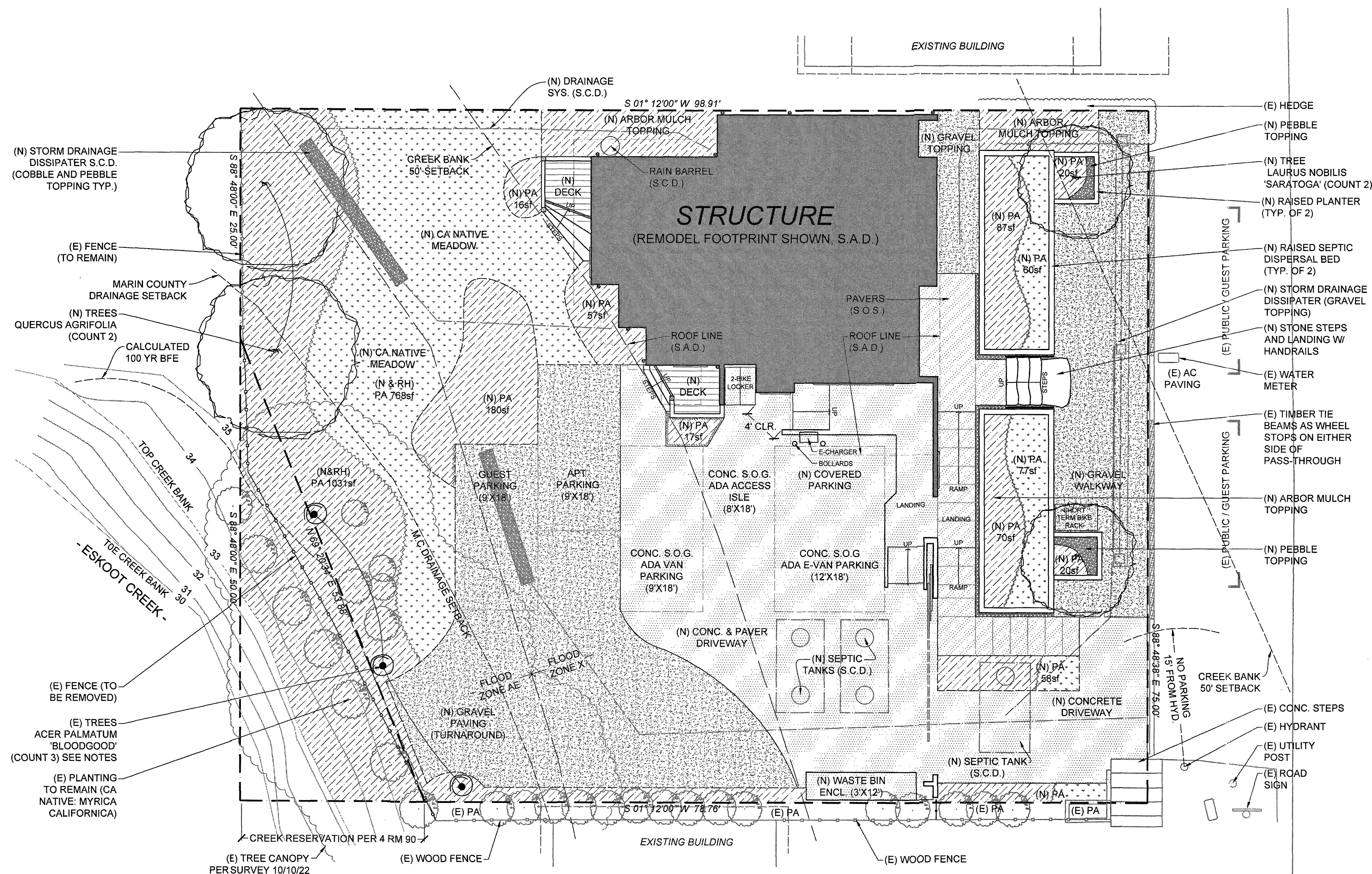
1. ALL TREE PROTECTION MEASURES ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. PROTECT ALL EXISTING TREES AND PLANTING NOT DESIGNATED FOR REMOVAL WITHIN THE LIMIT OF WORK AND GREATER PROJECT SITE.
3. CONTRACTOR SHALL TAG ALL TREES AND SHRUBS TO BE REMOVED AND/OR RELOCATED. CONTRACTOR SHALL REVIEW ALL TREES WITH THE OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO REMOVAL AND/OR RELOCATION.
4. CARE SHOULD BE TAKEN IN CLEANING UP EQUIPMENT. NO CONSTRUCTION LIQUID MATERIALS SHOULD BE DUMPED IN THE TREE ROOT ZONE.
5. THE ROOT ZONE OF ALL TREES MUST BE PROTECTED ON THE PROJECT, AS DESCRIBED BELOW: A TREE'S ROOT ZONE IS DEFINED AS $\frac{1}{2}$ 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 PREFERABLE.
6. PROTECT OVERHANGING TREE CANOPIES FROM CONSTRUCTION DAMAGE.
7. ALL TRENCING SHALL CONFORM TO THE FOLLOWING GUIDELINES.
 - A. ROOTS LARGER THAN 2 INCHES IN DIAMETER SHOULD NOT BE SEVERED WITHOUT CALLING CONSULTING ARBORIST / LANDSCAPE DESIGNER.
 - B. DIGGING UNDER ROOTS RATHER THAN CUTTING IS PREFERRED.
 - C. DIGGING WITHIN A TREE'S ROOT ZONE SHOULD BE AVOIDED.
 - D. IF IT IS NECESSARY, HAND DIGGING SHOULD BE USED FOR ANY TRENCING WITHIN THE TREE'S ROOT ZONE
 - E. ALL ROOTS THAT MUST BE CUT SHOULD BE CUT CLEANLY, NOT TORT.
8. THE PRECEDING GUIDELINES SHOULD BE CONSIDERED A MINIMUM. THE GREATER THE DISTANCE OF TREE PROTECTION PROVIDED THE GREATER THE INSTANCE OF TREE SUCCESS IN CONSTRUCTION AREAS.

PROPOSED PLANTING COMPRISED OF DROUGHT TOLERANT,
CALIFORNIA NATIVE, AND MICROCLIMATE-APPROPRIATE SPECIES.
SEE SITE PLAN (THIS SHEET) FOR COVERAGE CALLOUTS OF
PROPOSED PLANTING SQUARE FOOTAGE:

TOTAL PROPOSED REHABILITATED (RH). AND NEW (N) PLANTING:
2,490 SQ FT

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

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



	EXISTING / PROPOSED STRUCTURE ON SUBJECT PROPERTY
	NEW CONCRETE PAVING
	ORNAMENTAL GRAVEL PAVING
	PEBBLE TOPPING (INORGANIC)
	ARBOR MULCH TOPPING (ORGANIC)
	CA NATIVE SEED MIX
	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)PA Xsf	EXISTING PLANTING AREA
(RH)PA Xsf	REHABILITATED PLANTING AREA
(N)PA Xsf	NEW PLANTING AREA

STATE HWY 1

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



**HERRIN LANDSCAPE
DESIGN INC.**

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

KELLY BATES AND BILL SCOTT
PROPERTY

LANDSCAPE
ENHANCEMENT

NOT FOR CONSTRUCTION - WITHOUT NECESSARY PERMIT APPROVAL

Date Issued:

SUBMITTAL	03 - 17 - 2025
REVISION	01 - 24 - 2026
REVISION	06 - 25 - 2026

Drawn By:
Michael g. Herrin

SITE PLAN

Scale:

Sheet No:

L1.0

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 THE ACCEPTANCE OF THESE RESTRICTIONS.

COMPREHENSIVE PLANT LIST (INCLUDES MATERIAL IN RESTORATION AREA):

QTY	Size	Binomial/ Latin Name	Common Name	WUCOL	Comments
TREES					
2	24"BOX STD	Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	LOW 0.1-0.3	
2	24"BOX STD	Quercus agrifolia	Coast Live Oak	VERY L 0.1	CA Native
SHRUBS					
2	5 GAL	Salix lasiolepis	Arroyo Willow	MOD 0.4-0.6	CA Native
4	5 GAL	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	VERY L 0.1	CA Native
4	1 GAL	Berberis aquifolium 'repens'	Oregon Grape	LOW 0.1-0.3	CA Native
1	5 GAL	Cornus sericea 'Bailey'	Bailey's Redtwig Dogwood	MOD 0.4-0.6	CA Native
1	5 GAL	Ceanothus thyrsiflorus 'Snow Flurry'	Snow Flurry California Lilac	LOW 0.1-0.3	CA Native
1	5 GAL	Cornus sericea 'Bailey'	Bailey's Redtwig Dogwood	MOD 0.4-0.6	CA Native

PLANTING NOTES:

- FOR NATIVE SEED MIX, SOURCE FROM LARNER SEEDS (<https://larnerseeds.com/>) FOLLOW DISTRIBUTION RATE, SITE PREP, AND SOWING RECOMMENDATIONS LISTED ON WEBSITE. CONTACT LARNER SEED DIRECTLY WITH ANY QUESTIONS AT (415) 868-9407.
- 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 MWELO 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.CO.COM. FOLLOW PRODUCT RECOMMENDATIONS FOR TREE SIZE, INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- ALL RELOCATED PLANTING SHALL BE WATERED AND FERTILIZED WITH BEST FERTILIZER COMPANY 16-6-8 FERTILIZER OR APPROVED EQUIVALENT APPLIED AT THE RATE OF 6 LB. PER 1,000 S.F. IMMEDIATELY AFTER REPLANTING.
- ALL VINES SHALL BE SECURED TO TRELLIS/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.

MWELO 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 THAN 10 FEET IN WIDTH.
- TURF (IF UTILIZED) IN PARKWAYS IS TO BE LOCATED ON 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 THAN 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:
 - 1.1. AN AUTOMATIC, SELF-ADJUSTING WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION.
 - 1.2. 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.

5	15 GAL	Rhamnus c. 'Eve Case' / Fragula CA	Eve Case Coffeeberry	LOW 0.1-0.3	CA Native
8	15 GAL	Rhamnus c. 'Mound San Bruno'	CoffeeBerry	LOW 0.1-0.3	CA Native

PLANTS

3	1 GAL	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Common Yarrow	LOW 0.1-0.3	CA Native
3	5 GAL	Agave 'Blue Glow'	Blue Glow Agave	VERY L 0.1	
21	1 GAL	Dudleya pulverulenta	Chalk Liveforever	LOW 0.1-0.3	CA Native
12	1 GAL	Erigeron glaucus	Seaside Daisy	LOW 0.1-0.3	CA Native
20	1 GAL	Iris douglasiana	Douglas Iris	LOW 0.1-0.3	CA Native
5	5 GAL	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	LOW 0.1-0.3	
8	5 GAL	Mimulus aurantiacus	Sticky Monkey Flower	VERY L 0.1	CA Native
2	1 GAL	Salvia mellifolia	Black Sage	LOW 0.1-0.3	CA Native
4	1 GAL	Salvia spathacea	Hummingbird Sage	LOW 0.1-0.3	CA Native
2	1 GAL	Senecio serpens	Dwarf Blue Chalksticks	LOW 0.1-0.3	CA Native
3	1 GAL	Symphoricarpos albus 'laevigatus'	Common Snowberry	LOW 0.1-0.3	CA Native
1	5 GAL	Polystichum munitum	Western Sword Fern	MOD 0.4-0.6	CA Native

GROUNDCOVERS

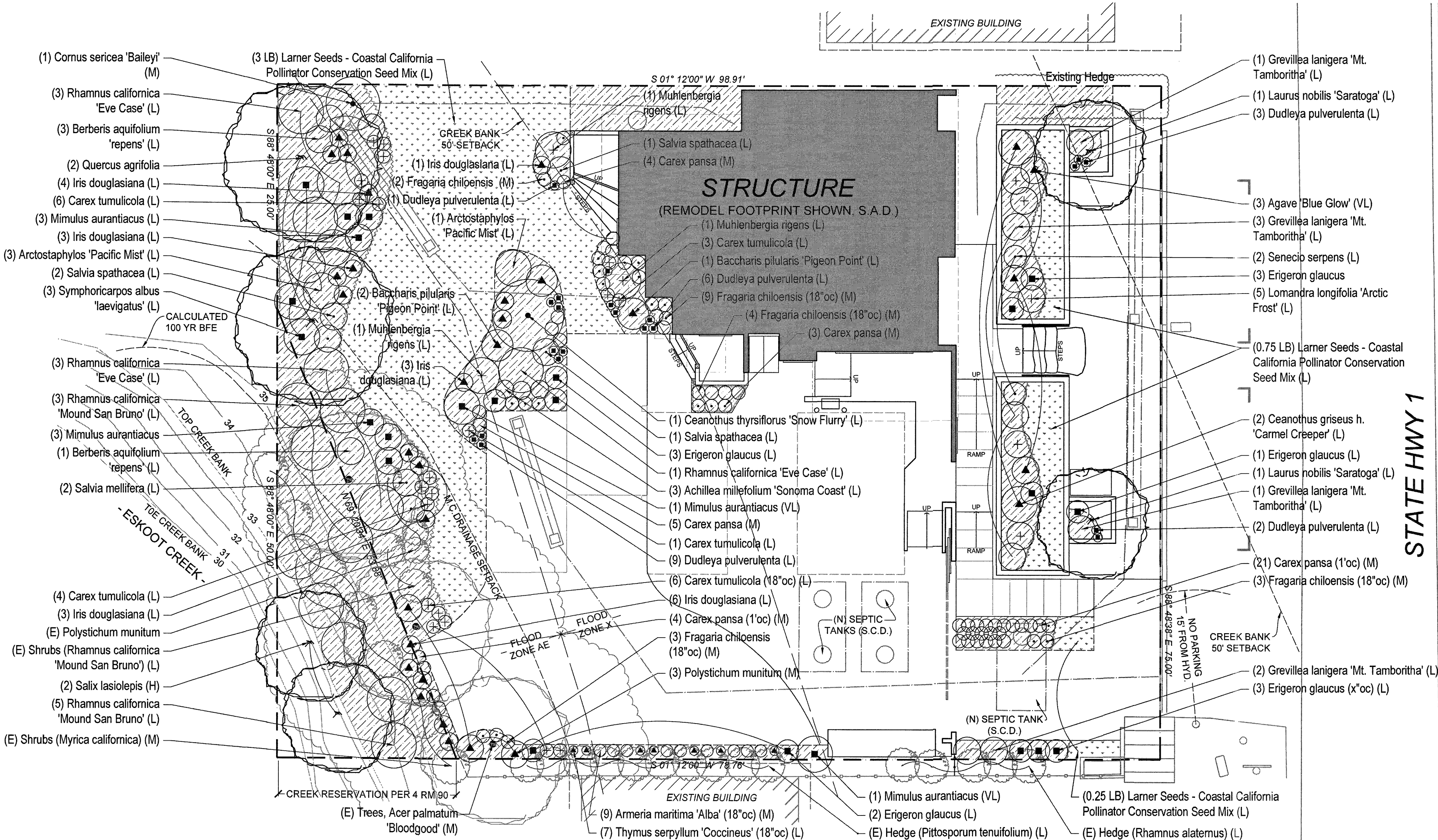
3	1 GAL	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	LOW 0.1-0.3	CA Native
13	1 GAL	Carex pansa	California Meadow Sedge	MOD 0.4-0.6	CA Native
19	1 GAL	Carex tumulicola	Foothill Sedge	LOW 0.1-0.3	CA Native
3	1 GAL	Ceanothus griseus h. 'Carmel Creeper'	Carmel Creeper Ca. Lilac	LOW 0.1-0.3	CA Native
5	1 GAL	Fragaria chiloensis	Beach Strawberry	MOD 0.4-0.6	CA Native
5	5 GAL	Grevillea lanigera 'Mt. Tamboritha'	Mt. Tamboritha Woolly Grevillea	LOW 0.1-0.3	

NATIVE SEED MIX

3	1 GAL	Polystichum munitum	Western Sword Fern	MOD 0.4-0.6	CA Native
3	5 GAL	Muhlenbergia rigens	Deer Grass	LOW 0.1-0.3	CA Native
1 Lbs.		Larner Seeds - Coastal California Pollinator Conservation Seed Mix		LOW 0.1-0.3	CA Native

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)
- CA NATIVE SEED MIX
- 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-X) EXISTING PLANT-QTY.
- (RL-X) RELOCATED PLANT-QTY.
- (X) NEW PLANT QTY.
- (TFZ) TREE PROTECTION ZONE / FENCE (SEE DETAIL 2, SHEET L-X-X)
- TPZ-STRAW ROLL, WRAP AROUND TREE TRUNK TO HEIGHT OF 6'

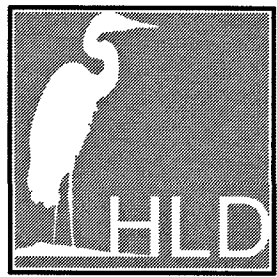


WUCOL CALCS:

VERY LOW = 0.1(COUNT 17) = 1.7
LOW = 0.2(COUNT 125) = 25
MODERATE = 0.5(COUNT 26) = 13
HIGH = 0.85(COUNT 0) = 0

WUCOLS AVERAGE FOR PROJECT:
40/168 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.
142/168 TOTAL PLANTS = 85%, THUS OK



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DESIGN INC.
925.330.7333 / HERRINLANDSCAPE.COM
18 KM COURT MARTINEZ,
CALIFORNIA 94553

KELLY BATES AND BILL SCOTT
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34445 SHORELINE HIGHWAY 1
STINSON BEACH, CA 94907
APN: 195-194-06

LANDSCAPE
ENHANCEMENT

Date Issued:
SUBMITTAL
03-17-2025
REVISION
01-24-2026
REVISION
06-25-2026

Drawn By:
Michael g. Herrin

PLANTING PLAN

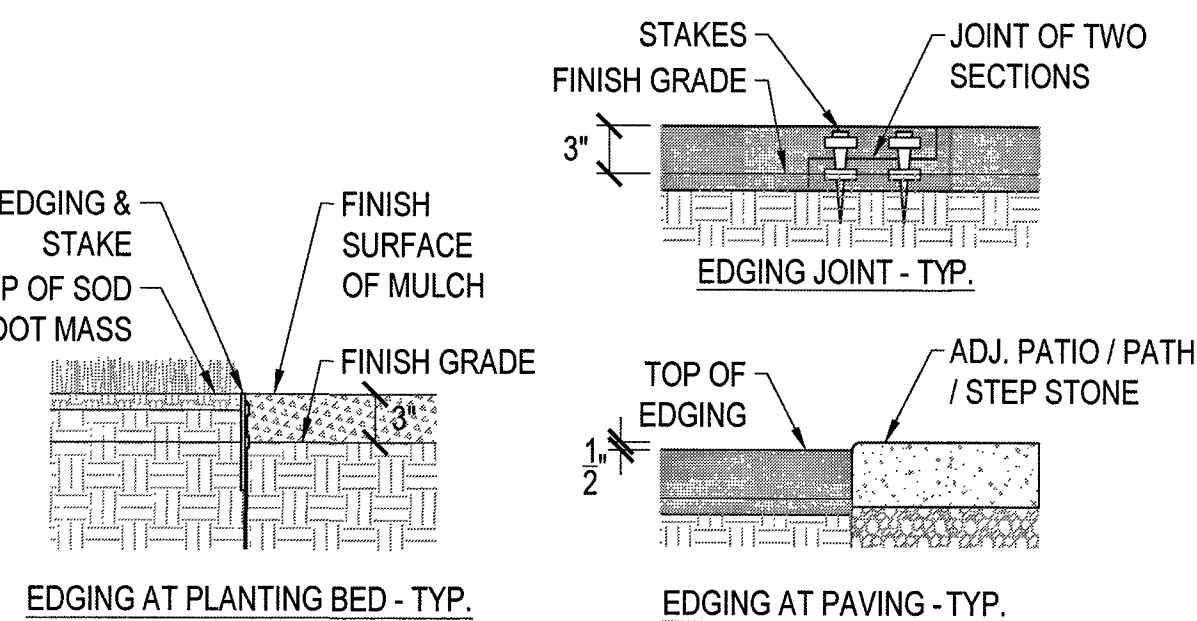
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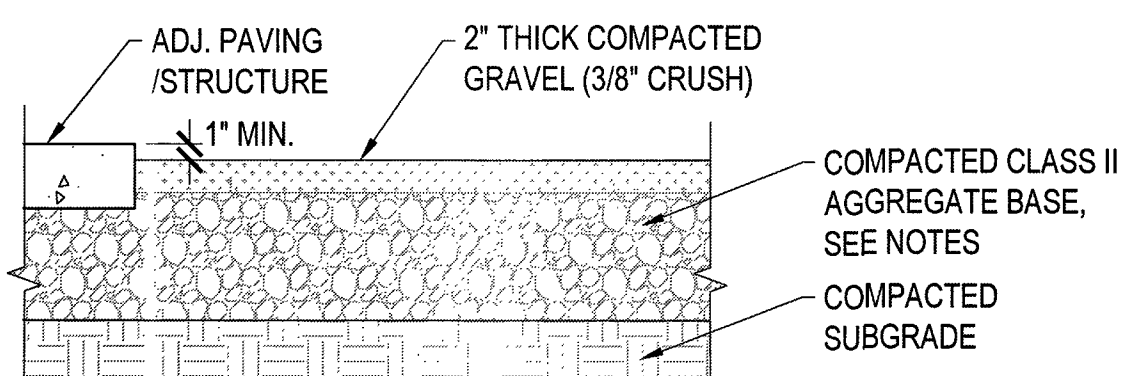
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NOTES:

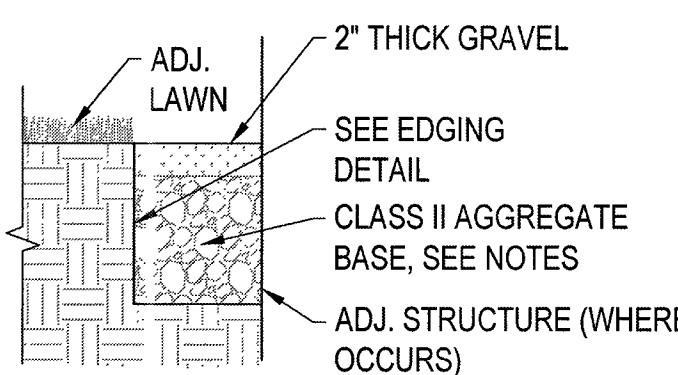
- A. COL-MET COMMERCIAL GRADE STEEL
LANDSCAPE EDGING OR SIMILAR
- B. INSTALL PER MANUFACTURER'S
SPECIFICATIONS
- C. COLOR: BLACK U.O.N.
- D. SIZE: 10"x3/16"x4" OR AS CONDITIONS REQUIRE.
- E. ALL LINEAR RUNS TO BE STRAIGHT, ALL
CURVED SECTIONS TO BE CONTINUOUS
SMOOTH RADIUS CURVES
- F. ALIGN TO CORNERS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



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



GRAVEL ADJACENT TO CONC. OR STONE PAVING

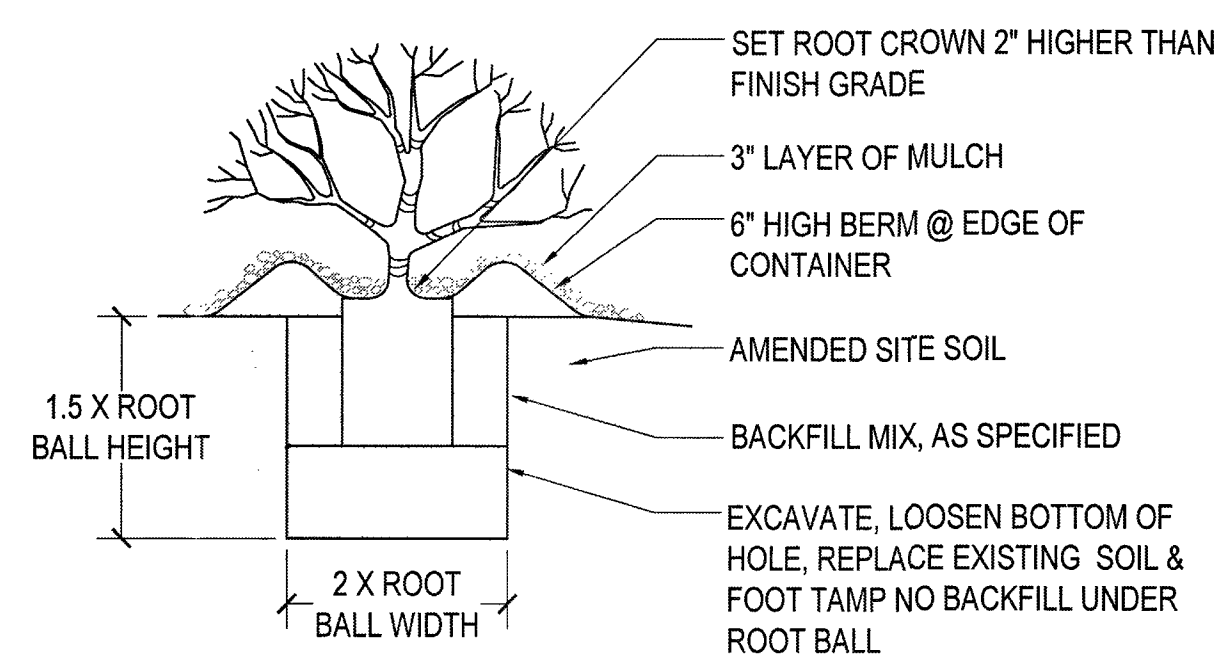


GRAVEL BAND ADJACENT TO PLANTING

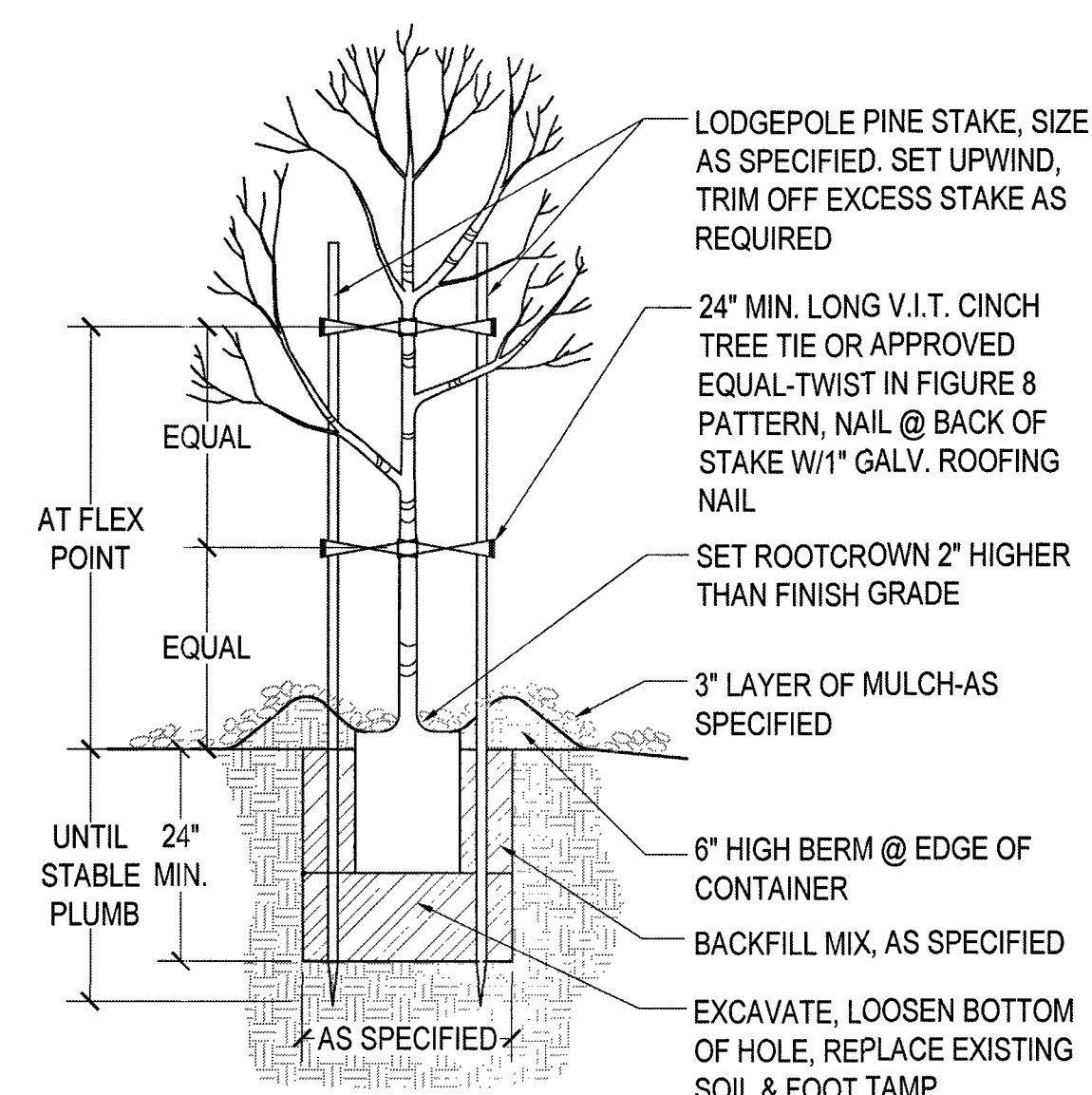
NOTES:

- A. REMOVE AND REUSE GRANITE BASE WHERE POSSIBLE.
- B. REMOVE FROM FRONT WALKWAY AND DISTRIBUTE UNDER PROPOSED RAISED DECKS AS TOPPING RATHER THEN HAUL OFF.

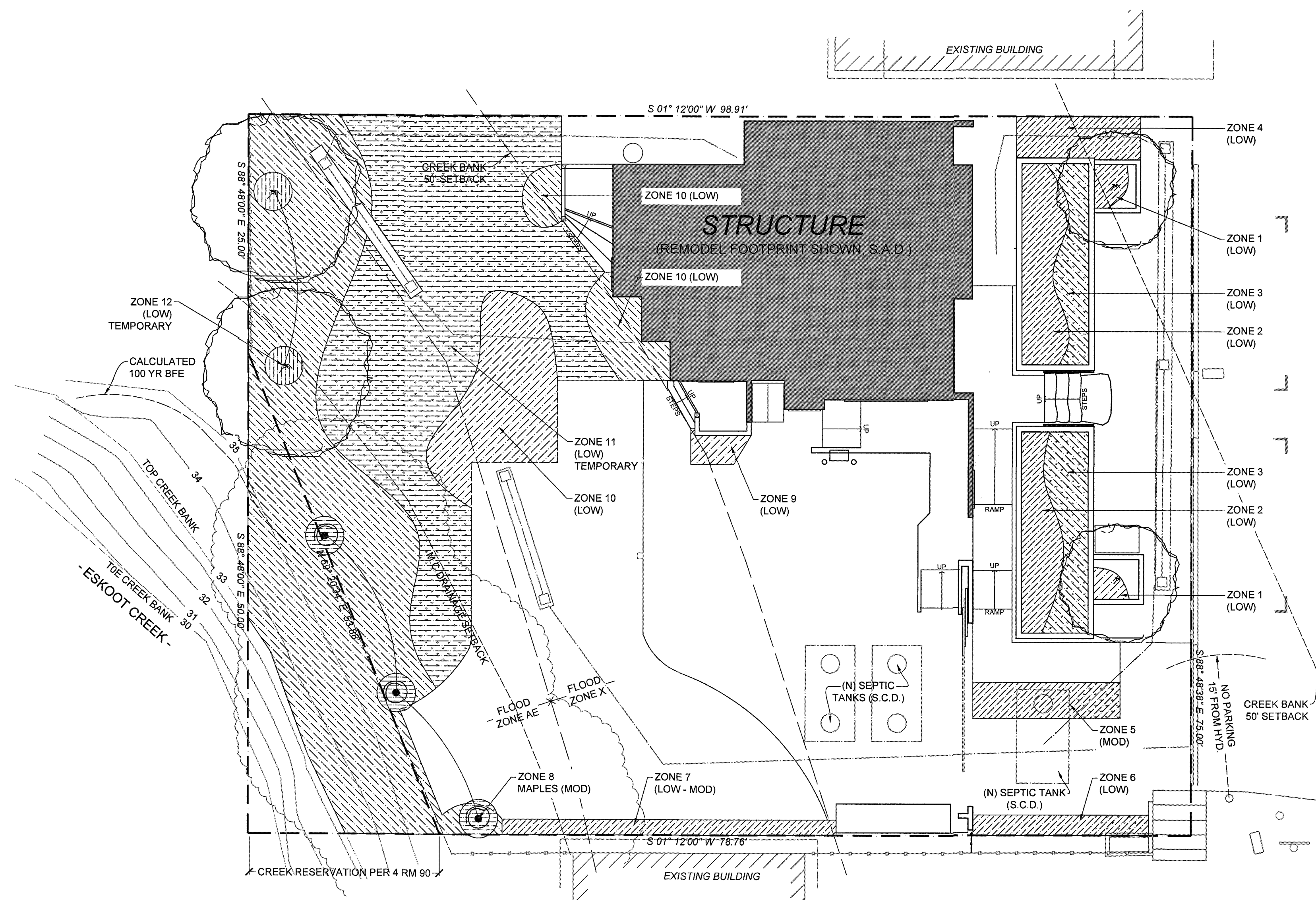
GRAVEL PAVING (3)
SCALE: 1" = 1'-0"



SHRUB PLANTING SCALE: NTS 4



TREE PLANTING SCALE: NTS 5



STATE HWY 1

KEY:

[illegible]

 HYDROZONES
(WATER USE)
NOTE: FOR GRAPHIC
CLARITY HATCH ANGLE
VARIES

— — — — — PROPERTY LINE

— — — (N) EAVE

 (E) FENCE

—○—○—○— (N) FENCE

----- (N) EDGIN


 TPZ—STRAW ROLL, WRAP
 AROUND EXISTING TREE
 TRUNK TO HEIGHT OF 6
 — — — TREE PROTECTION
 ZONE



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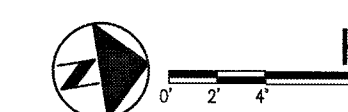
Michael G. Herrin

HYDROZONES

Scale:

Sheet No:

L3.0



HYDROZONE - SITE PLAN

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

VMP REQUIREMENTS CHECKLIST:

- SITE PLAN** - THE SITE PLAN SHALL INCLUDE THE FOLLOWING:
1. THE SITE PLAN SHALL BE DRAWN TO A CONVENTIONAL SCALE.
 2. THE NAME, ADDRESS, AND PHONE NUMBER OF THE LAND 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).

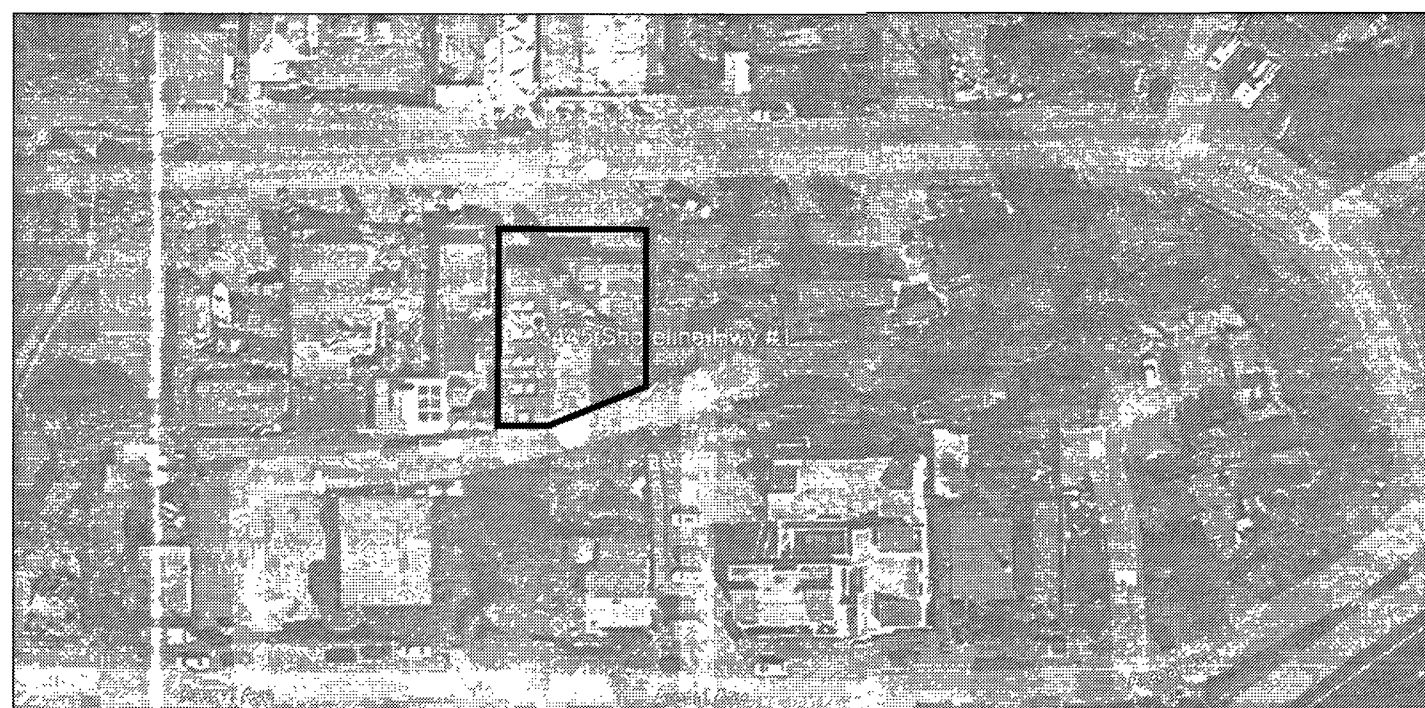
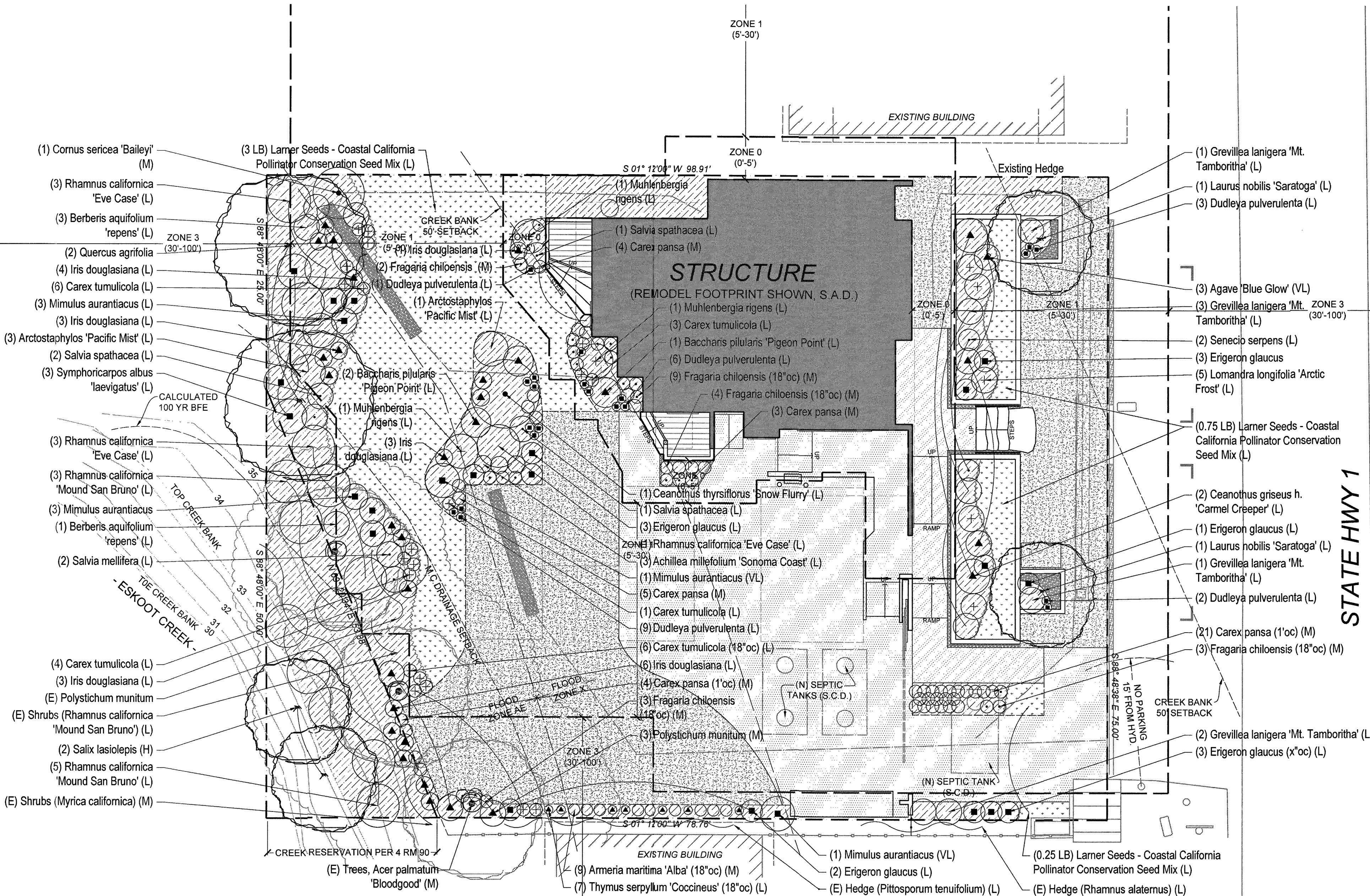
- GRAPHIC PLAN** - THE PLAN SETS SHALL BE REQUIRED TO INCLUDE THE FOLLOWING GRAPHIC DETAIL:
1. ALL BUILDING(S), STRUCTURE(S), PROPERTY LINES, AND ACCESS/EGRESS ROADS OR DRIVEWAYS.
 2. THE PLAN SHALL GRAPHICALLY INDICATE THE EXTENT OF EACH HOME IGNITION ZONE (ZONES 1,2&3).
 3. THE LOCATION AND CONFIGURATION 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:

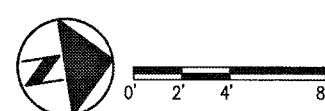
	EXISTING / PROPOSED STRUCTURE ON SUBJECT PROPERTY		GAS METER	(E-#) EXISTING-QUANTITY
	NEW CONCRETE PAVING		ELECTRICAL METER	(RL-#) RELOCATED-QUANTITY
	ORNAMENTAL GRAVEL TOPPING (INORGANIC)		ELECTRICAL PANEL	(TP2) TREE PROTECTION ZONE / FENCE (SEE DETAIL 2, SHEET L-X-X)
	PEBBLE TOPPING (INORGANIC)		PROPERTY LINE	TP2-STRAW ROLL WRAP AROUND TREE TRUNK TO HEIGHT OF 6'
	ARBOR MULCH TOPPING (ORGANIC)		LIMIT OF WORK	
	CA NATIVE SEED MIX		TREE PROTECTION ZONE	
			(E) FENCE	
			(N) FENCE	
			(N) EDGING	

VEGETATION MANAGEMENT PLAN: PLANT LIST

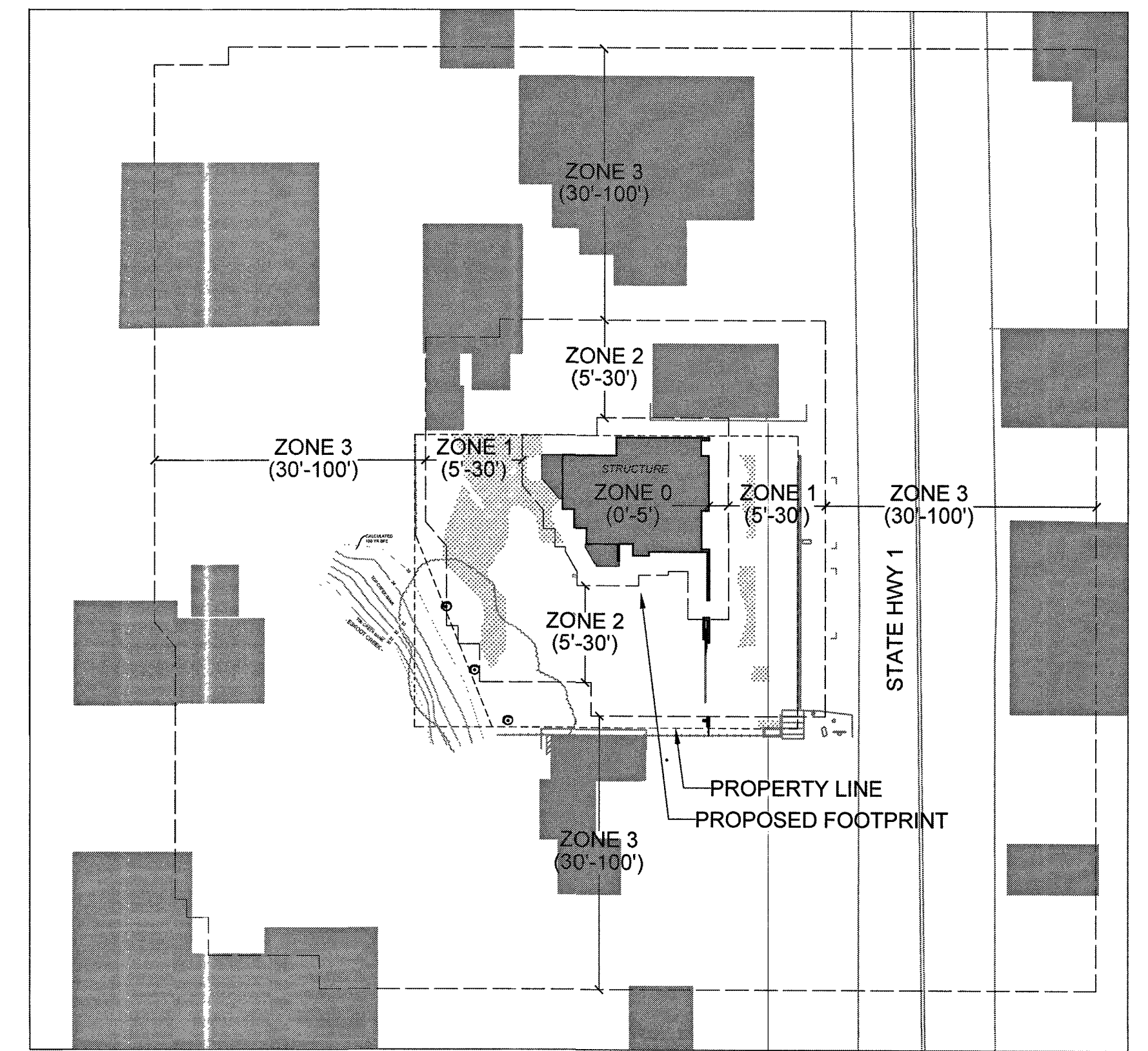
EXISTING AND PROPOSED PLANT MATERIAL					
QTY	Size	Biomaterial Latin Name	Common Name	Fire Resistant	Existing / New
TREES					
2	24"BOX STD	Acer palmatum 'Bloodgood'	Red Japanese Maple	Yes	Existing
2	24"BOX STD	Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	Yes	New
2	24"BOX STD	Quercus agrifolia	Coast Live Oak	Yes	New
2	5 gal	Salix lasiolepis	Arroyo Willow	Yes	New
SHRUBS					
4	5 GAL	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Yes	New
4	1 GAL	Berberis aquifolium 'repens'	Oregon Grape	Yes	New
1	5 GAL	Ceanothus thyrsiflorus 'Snow Flurry'	Snow Flurry California Lilac	Yes	New
1	5 GAL	Cornus sericea 'Bailey'	Bailey's Redtwig Dogwood	Yes	New
		Myrica californica	Pacific Wax Myrtle	Yes	Existing
		Pittosporum tenuifolium 'Silver Sheen'	Silver Magic Kohuhu	No	Existing
		Rhamnus alaternus 'John Edwards'	John Edwards Italian Buckthorn	Yes	Existing
5	15 GAL	Rhamnus c. 'Eve Case' / Fragula CA	Eve Case Coffeeberry	Yes	New
		Rhamnus c. 'Mound San Bruno'	Coffeeberry	Yes	Existing
8	15 GAL	Rhamnus c. 'Mound San Bruno'	Coffeeberry	Yes	New
PLANTS					
3	1 GAL	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Common Yarrow	Yes	New
		Agave attenuata 'Ray of Light'	Ray of Light Fox Tail Agave	Yes	Existing
3	5 GAL	Agave 'Blue Glow'	Blue Glow Agave	Yes	New
21	1 GAL	Dudleya pulverulenta	Chalk Liveforever	Yes	New
12	1 GAL	Erigeron glaucus	Seaside Daisy	Y, Low Fuel	New
20	1 GAL	Iris douglasiana	Douglas Iris	Yes	New
8	5 GAL	Mimulus aurantiacus	Sticky Monkey Flower	Y, Low Fuel	New
2	1 GAL	Salvia mellifera	Black Sage	No	New
4	1 GAL	Salvia spathacea	Hummingbird Sage	Yes	New
2	1 GAL	Senecio serpens	Dwarf Blue Chalksticks	Yes	New
3	1 GAL	Symphoricarpos albus 'laevigatus'	Common Snowberry	Low Fuel	New
		Polystichum munitum	Western Sword Fern	Y, Low Fuel	Existing
3	5 GAL	Polystichum munitum	Western Sword Fern	Y, Low Fuel	New
GRASSES					
5	5 GAL	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	Yes	Existing
5	5 GAL	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	Yes	New
5	5 GAL	Muhlenbergia rigens	Deer Grass	Yes	New
GROUNDCOVERS					
9	1 GAL	Armeria maritima 'Alba'	White Common Sea Thrift	Yes	New
3	1 GAL	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Yes	New
37	1 GAL	Carex pansa	California Meadow Sedge	Low Fuel	New
20	1 GAL	Carex tumulicola	Foothill Sedge	Low Fuel	New
2	5 GAL	Ceanothus griseus h. 'Carmel Creeper'	Carmel Creeper Ca. Lilac	Yes	New
21	1 GAL	Fragaria chiloensis	Beach Strawberry	Yes	New
7	5 GAL	Grevillea lanigera 'Mt. Tamboritha'	Mt. Tamboritha Woolly Grevillea	Low Fuel	New
7	1 GAL	Thymus serpyllum 'Coccineus'	Red Creeping Thyme	Yes	New
		Westringia 'Low Horizons'	Low Horizon Coast Rosemary	Low Fuel	Existing
NATIVE SEED MIX					
4 Lbs.		Larmer Seeds - Coastal California Pollinator Conservation Seed Mix		New	Non Irrigated



VICINITY MAP- NTS



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



DETAIL PLAN - STRUCTURES WITHIN EXTENDED 100' HIZ
SCALE: 1/32" = 1'-0"



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Drawn By:
Michael G. Herrin

VEGETATION
MANAGEMENT
PLAN

Scale:

Sheet No:

L4.0

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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 FADE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



NOTE:
TANK ABANDONMENT. THE EXISTING TANK IS TO BE
BROKEN AND REMOVED AND DISPOSED IN SANITARY
LANDFILL.
EXCAVATION TO BE FILLED WITH SAND, OR NATIVE SOIL
AND COMPACTED TO MATCH EXISTING CONDITIONS.

GENERAL NOTES:

- 1) CONTRACTOR TO NOTIFY STINSON BEACH COUNTY WATER DISTRICT (SBCWD) PERSONEL AND DESIGN ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 2) TOPOGRAPHIC SURVEY PROVIDED BY Phelps and Associates 707-829-0400
- 3) NOT TO BE USED AS A BOUNDARY SURVEY- SURVEYOR TO STAKE ALL PROPERTY LINES AND EASEMENTS.
- 4) MAINTAIN 10' SEPARATION FROM ANY SEWAGE LINE TO WATERLINE IF NOT POSSIBLE REROUTE TO MAINTAIN SEPARATION OR SLEEVE WATER LINE WITH 4" PVC 10 FEET CLEAR OF SEPTIC CROSSING SHALL BE MADE WITH WATER ABOVE SEWER LINE WITH A 1' SEPARATION AND CONCRETE BETWEEN LINES.
- 5) NO CUTS SHALL BE MADE DOWNSLOPE OF DRAINFIELD WITHOUT PERMISSION OF BOTH SBCWD AND DESIGN ENGINEER.
- 6) CONSULT ENGINEER PERTAINING TO LANDSCAPING IN SEPTIC SYSTEM AREA.
- 7) NO MATERIAL SUBSTITUTION WITH OUT DESIGN ENGINEER APPROVAL.
- 8) NO WORK TO BE PERFORMED DURING WET CONDITIONS AND ALL EXCAVATION TO BE COORDINATED WITH THE DESIGN ENGINEER AND SBCWDS STAFF DURING WET SEASON (OCTOBER 15- APRIL 15).
- 9) ALL TANKS TO BE WATERTIGHT-SEE WATERTIGHTNESS TEST.
- 10) CONTRACTOR NOT TO OVEREXCAVATE THE DELIVERY LINE TRENCH/S. MAXIMUM DEPTH OF TRENCH IS 24 INCHES.
- 11) EROSION PROTECTION SHALL BE PLACED IN ALL DISTURBED AREAS. STRAW AND SEED SHALL BE PLACED AT A MINIMUM PRIOR TO FINAL INSPECTION.
- 12) ALL PLUMBING FIXTURES TO BE LOW FLOW 1.6 GAL FLUSH TOILETS AND 2 GAL/MIN SHOWER HEADS.
- 13) ALL SEWER LINES FROM BUILDINGS SHALL BE 4 INCH SCHD 40 PVC 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.
- 14) ALL WORK SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE MOST RECENT SBCWD REGULATIONS FOR WASTEWATER SYSTEMS.
- 15) CONTRACTOR TO KEEP A COUNTY STAMPED SET OF PLANS AT THE JOBSITE AND A SET WITH ALL AS BUILT 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.

NOTE:
REROUTE ANY WATERLINE WITHIN TEN FEET OF
SEPTIC SYSTEM IF CROSSING OF WATER AND
SEWER LINES MUST BE MADE THEN SLEEVE
BOTH WATER AND SEWER WITHIN TEN FEET
EACH OF EACH OTHER WITH SCH 80 PVC

NOTE:
LOCATION OF EXISTING UTILITIES IS UNKNOWN
AND MUST BE DETERMINED BY CONTRACTOR
PRIOR TO CONSTRUCTION. ENGINEER
ASSUMES NO RESPONSIBILITY IN LOCATING
EXISTING UTILITIES.

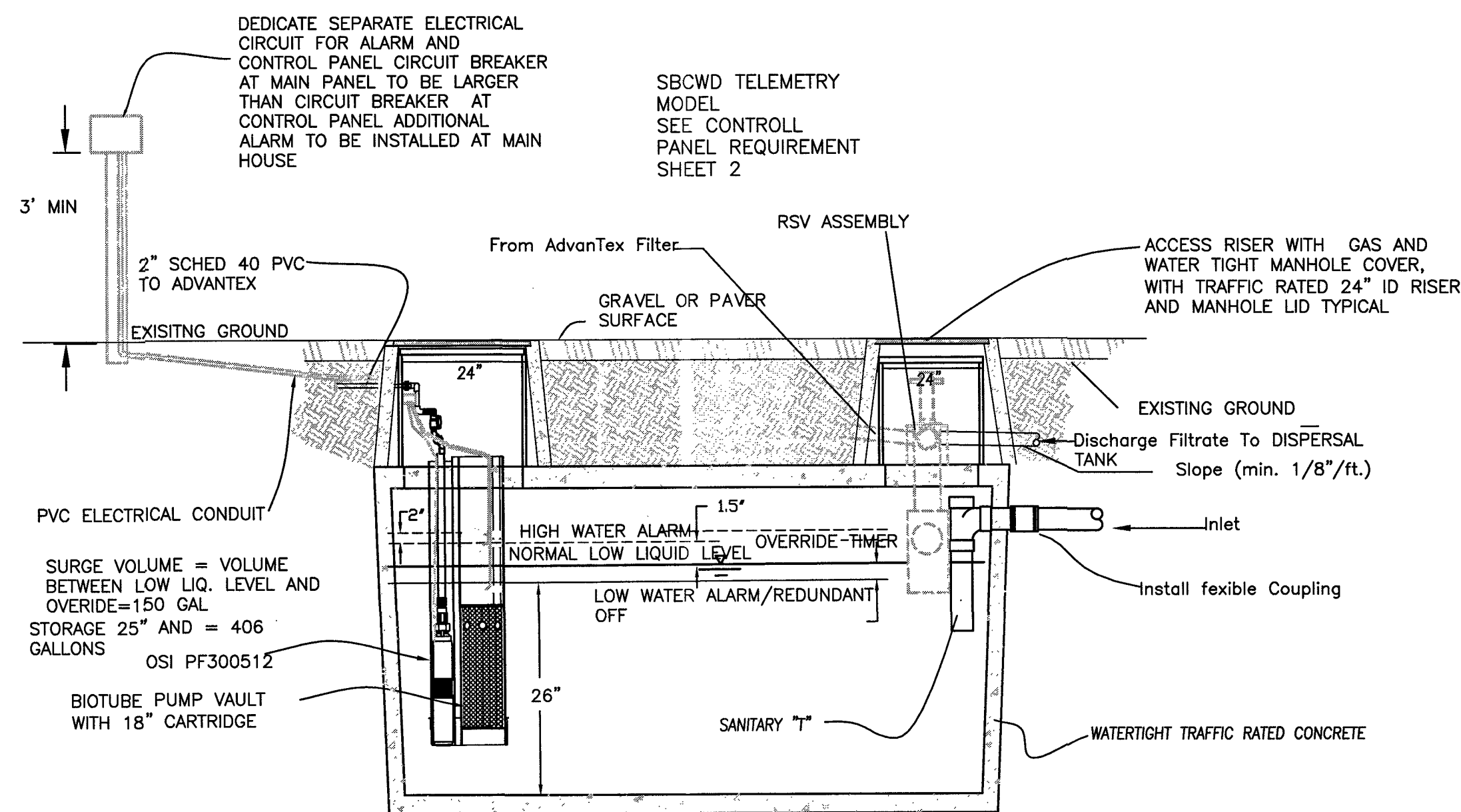
NOTE
PROVIDE CONCRETE THRUST BLOCKS AT PIPE
DIRECTION CHANGES OF GREATER THAN 44
DEGREES. SEE DETAIL FOR THRUST BLOCKS.

NOTE:
DRAIN ALL SURFACES AND ROOF DRAINS
AWAY FROM THE DRAINFIELD.

NOTE:
PROVIDE 220 VOLT SINGLE PHASE POWER SOURCE.
ELECTRICIAN TO PROVIDE A MINIMUM OF 30 AMPS
TO THE CONTROL PANEL.

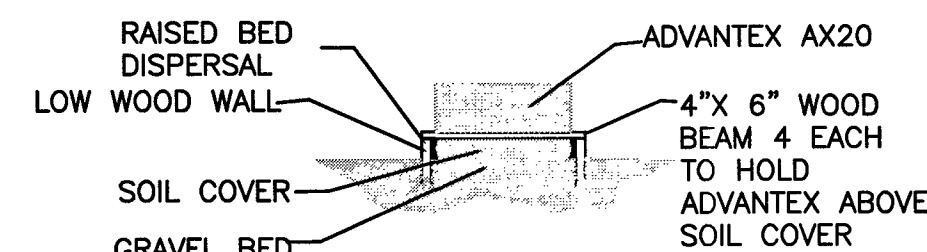


NO SCALE



RT#1 1500 GALLON RECIRCULATION TANK AND ADVANTEX DETAIL

N.T.S



ADVANTEX OVER DISPERSAL BED



Know what's **below**.
Call before you dig.



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

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

Job. No.
2022-038

Date _____

Drawn By

tkp

tkp

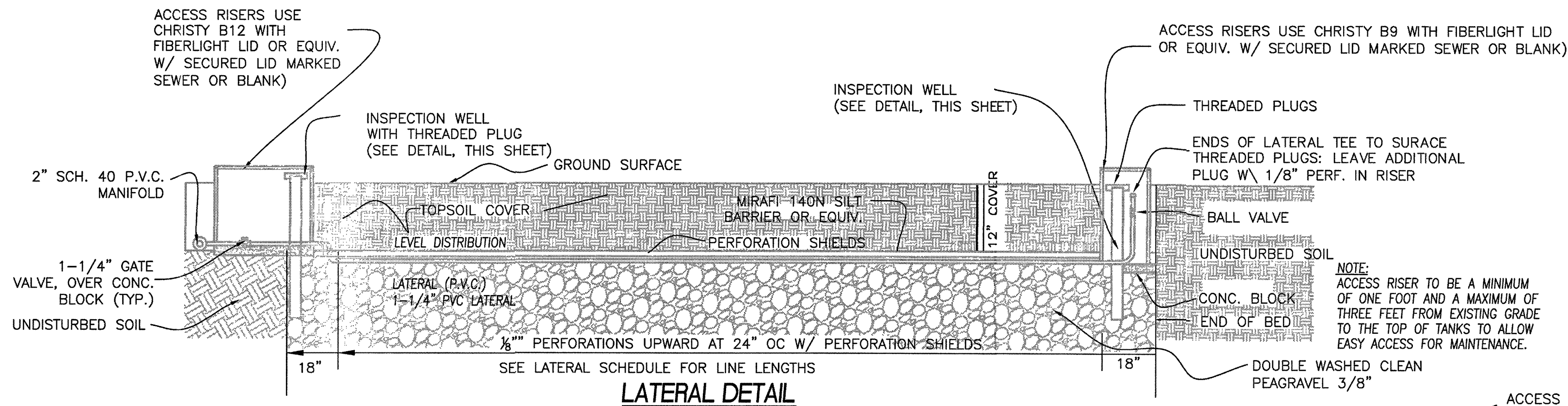
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Sheet 1 of 2

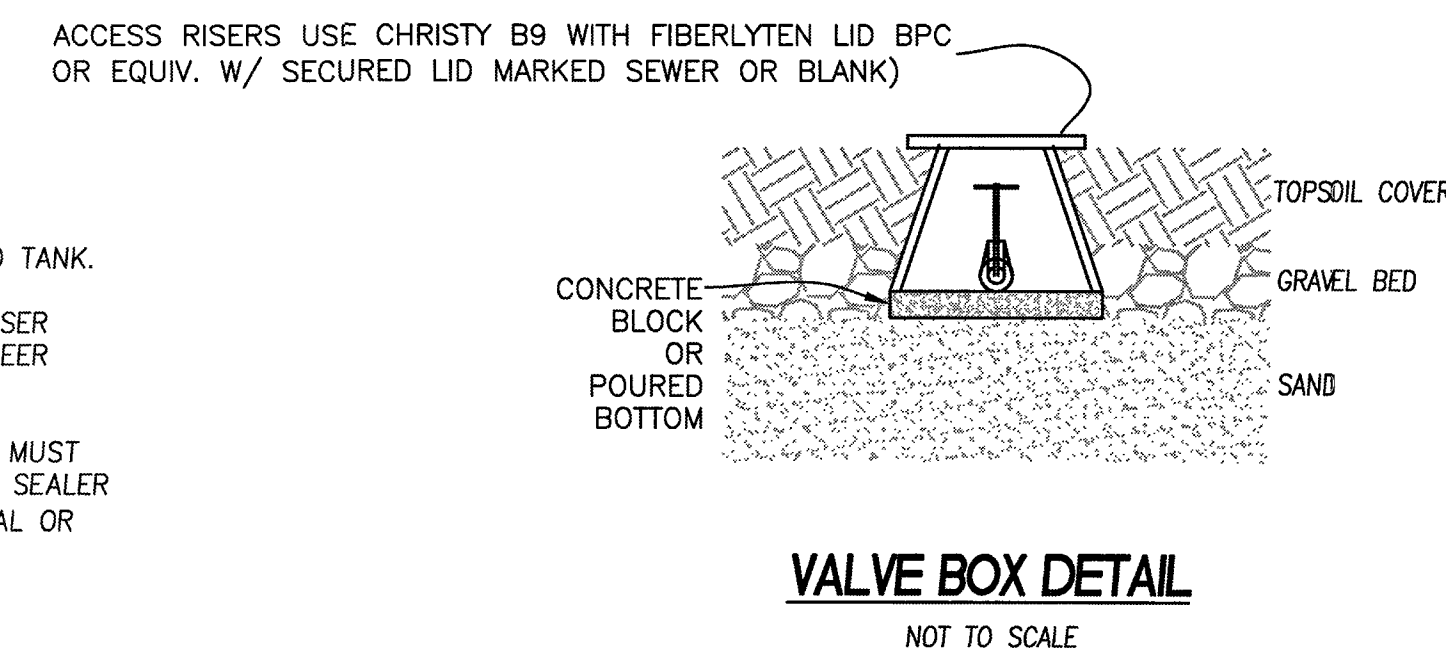
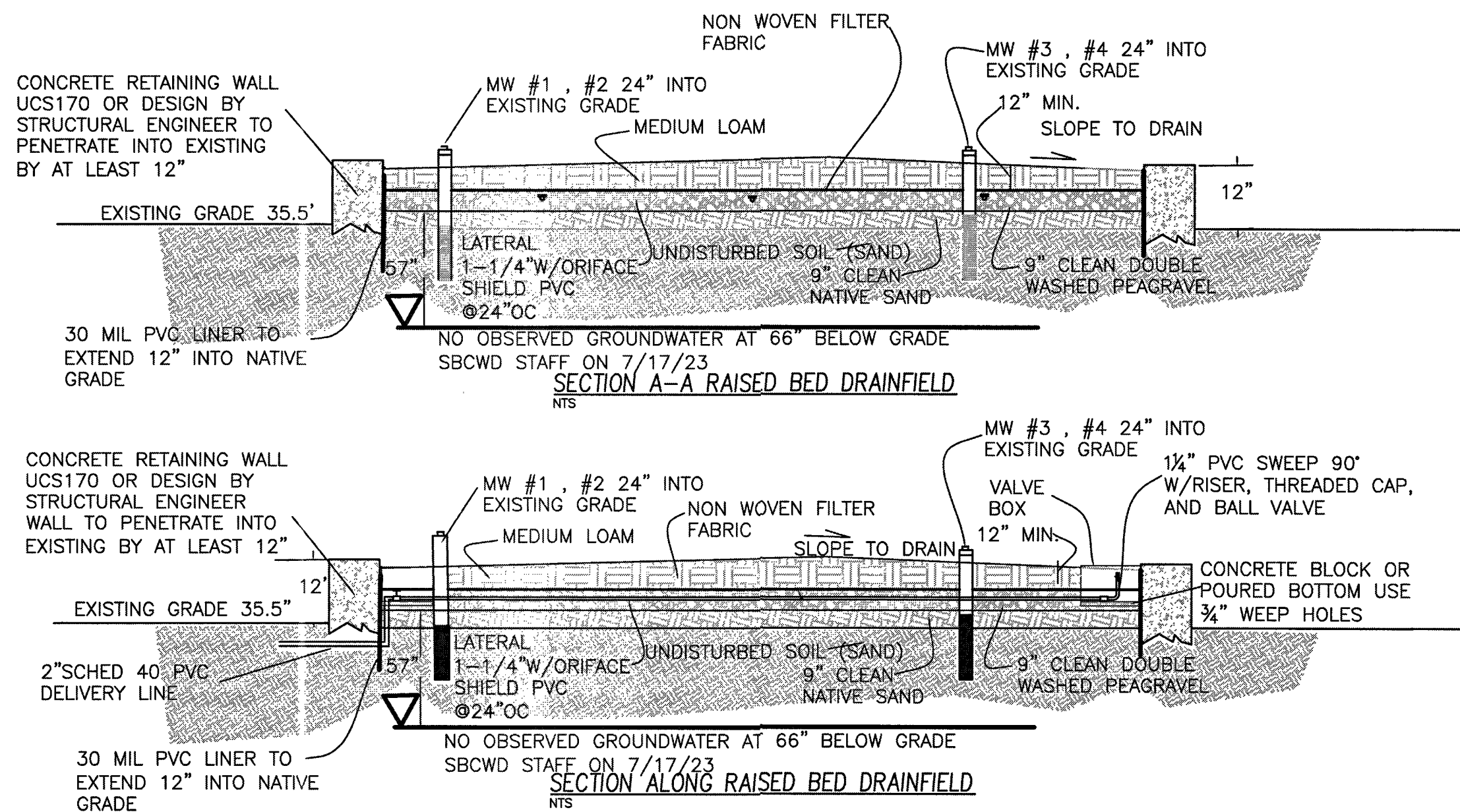
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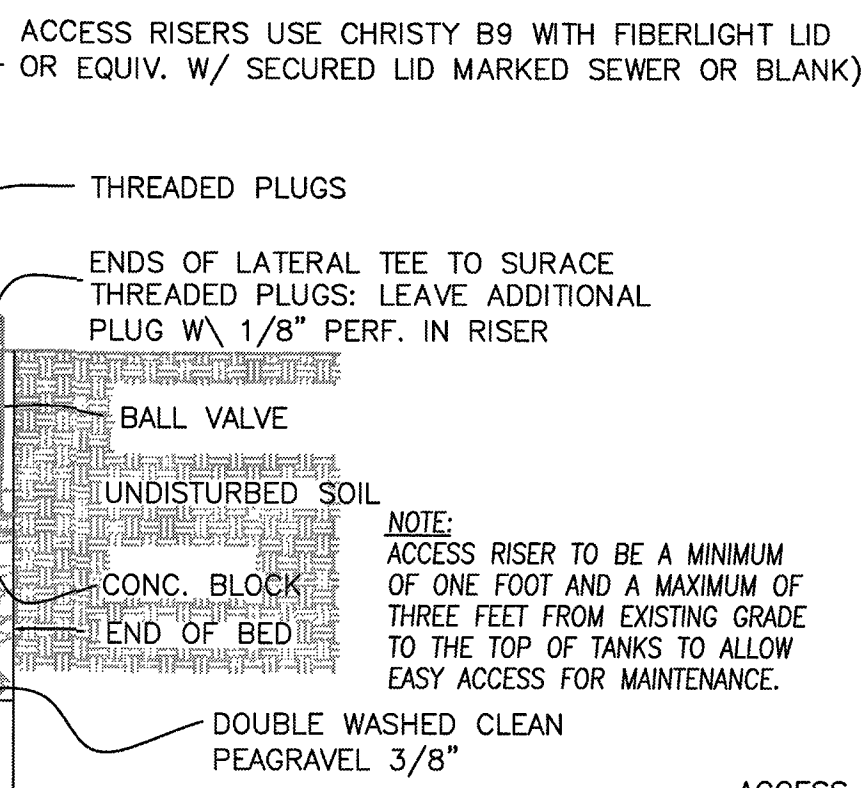
No.	DIAMETER	PERF SIZE	LENGTH	# OF PERFS"
A1	1 1/4"	3/8"	19	10
A2	1 1/4"	3/8"	19	10
A3	1 1/4"	3/8"	19	10
B1	1 1/4"	3/8"	19	10
B2	1 1/4"	3/8"	19	10
B3	1 1/4"	3/8"	19	10

LATERAL SCHEDULE
NOT TO SCALE

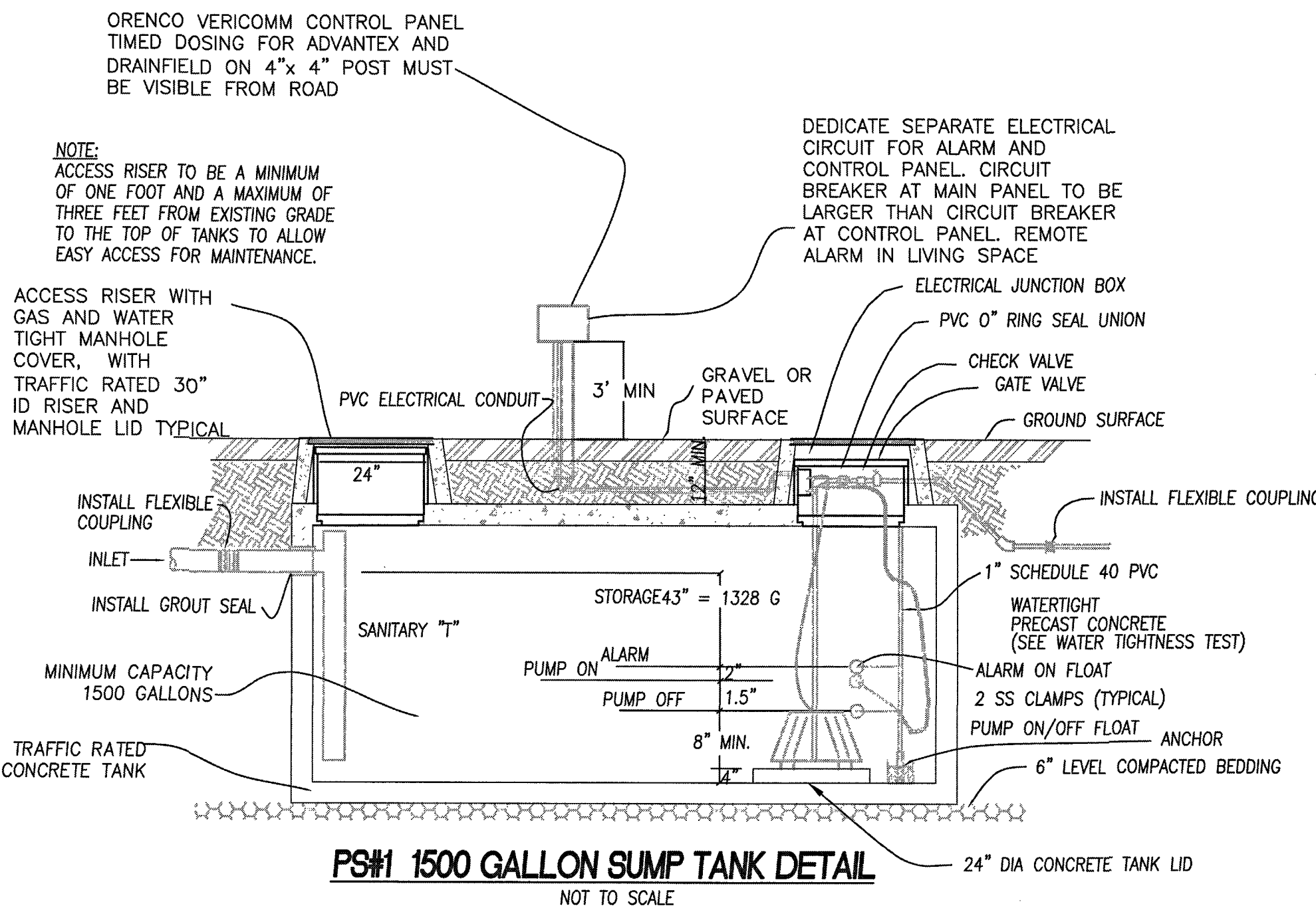


TANK WATERTIGHTNESS TEST

- 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 NECM 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, THOROUGHLY OR OTHER PORTLAND CONCRETE CEMENT PRODUCT.



1500 GALLON SEPTIC TANK DETAIL (TYP.)
NOT TO SCALE



PS#1 1500 GALLON SUMP TANK 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).

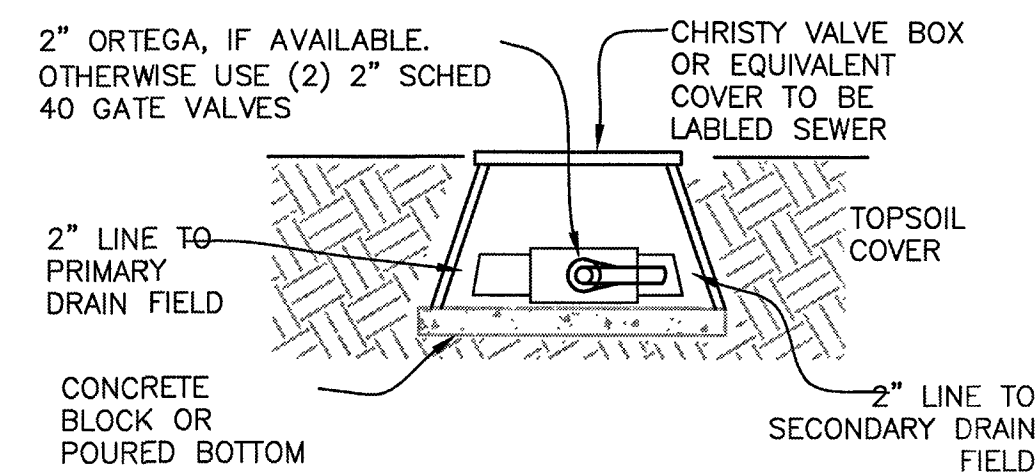
TIMER CONTROLLED TO ACT AS SURGE TANK
T OFF 4 HRS
T ON 4 MINS

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

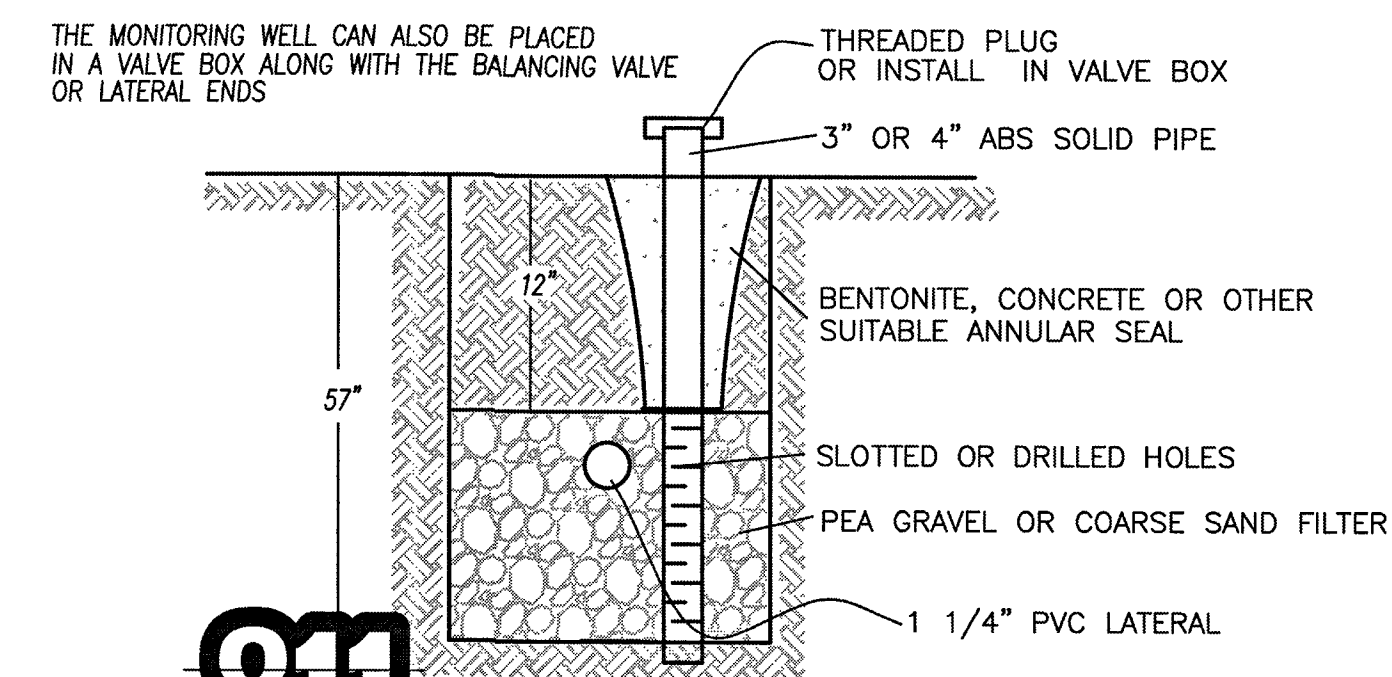
PUMP REQUIREMENTS RT1

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



DIVERSION VALVE BOX DETAIL
NOT TO SCALE



811 TYP. LEACHLINE INSPECTION WELL
Know what's below. Call before you dig. NOT TO SCALE

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.
- NO MATERIAL SUBSTITUTION WITH OUT DESIGN ENGINEER APPROVAL.
- 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.

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.

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 PLUMPING. 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.

PRESSURE PIPING:

- THE PIPE FROM THE SUMP TO THE DRAINFIELD SHALL BE PVC IN THE SIZE AND SCHEDULE SPECIFIED ON THE PLANS.
- A UNION SWING CHECKVALVE AND DOUBLE WEDGE GATE VALVE SHALL BE INSTALLED IN THE SUMP CHAMBER IN THIS ORDER AWAY FROM THE PUMP. ALTERNATIVELY THESE ITEMS CAN BE INSTALLED IN A VALVE BOX NEXT TO THE SUMP CHAMBER.
- CONCRETE THRUST BLOCKS SHALL BE INSTALLED WHEN CHANGE IN PIPE DIRECTION IS 45 DEGREES OR GREATER.

PERMITS

ASIDE FROM THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT ADDITIONAL PERMIT (S) WILL BE REQUIRED BY THE BUILDING INSPECTION DEPARTMENT FOR PUMP INSTALLATION.

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

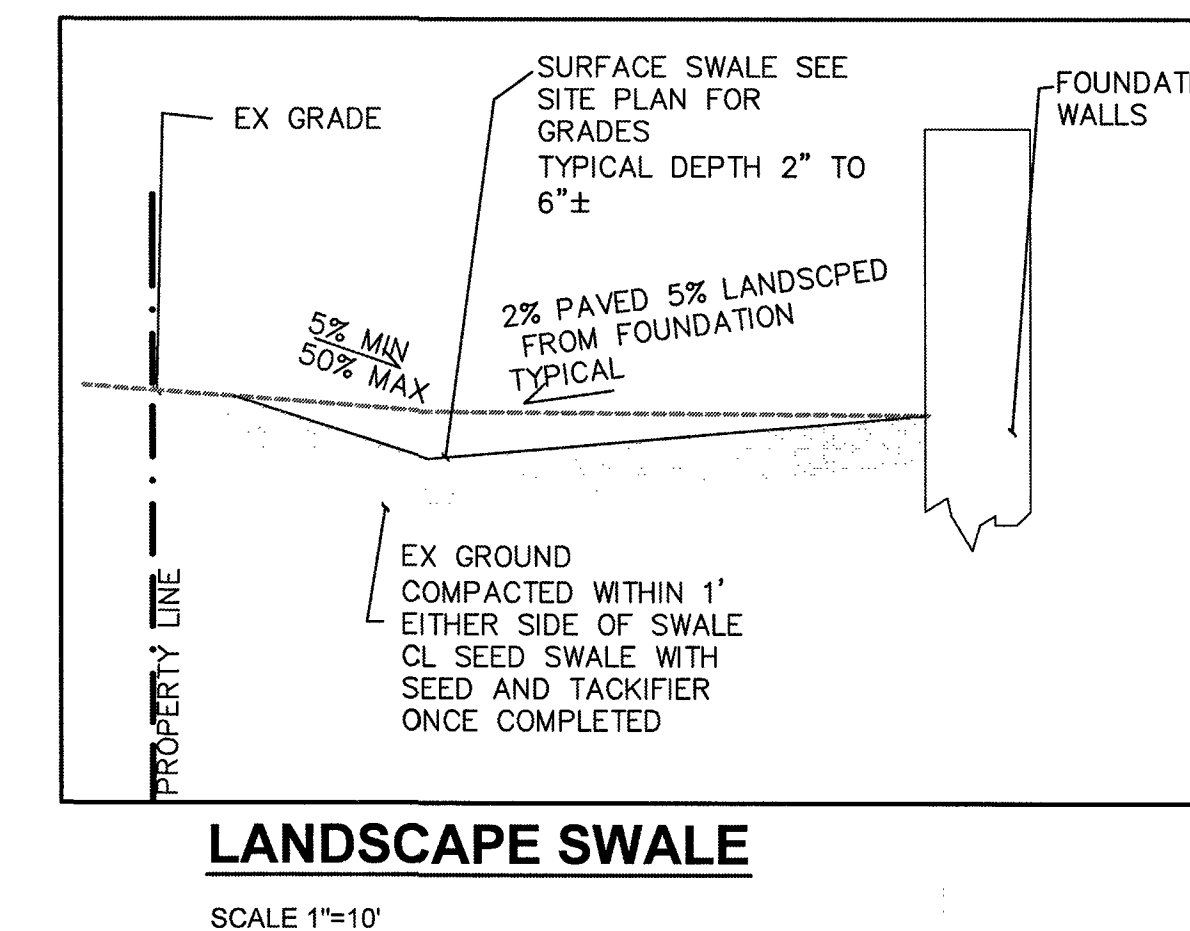
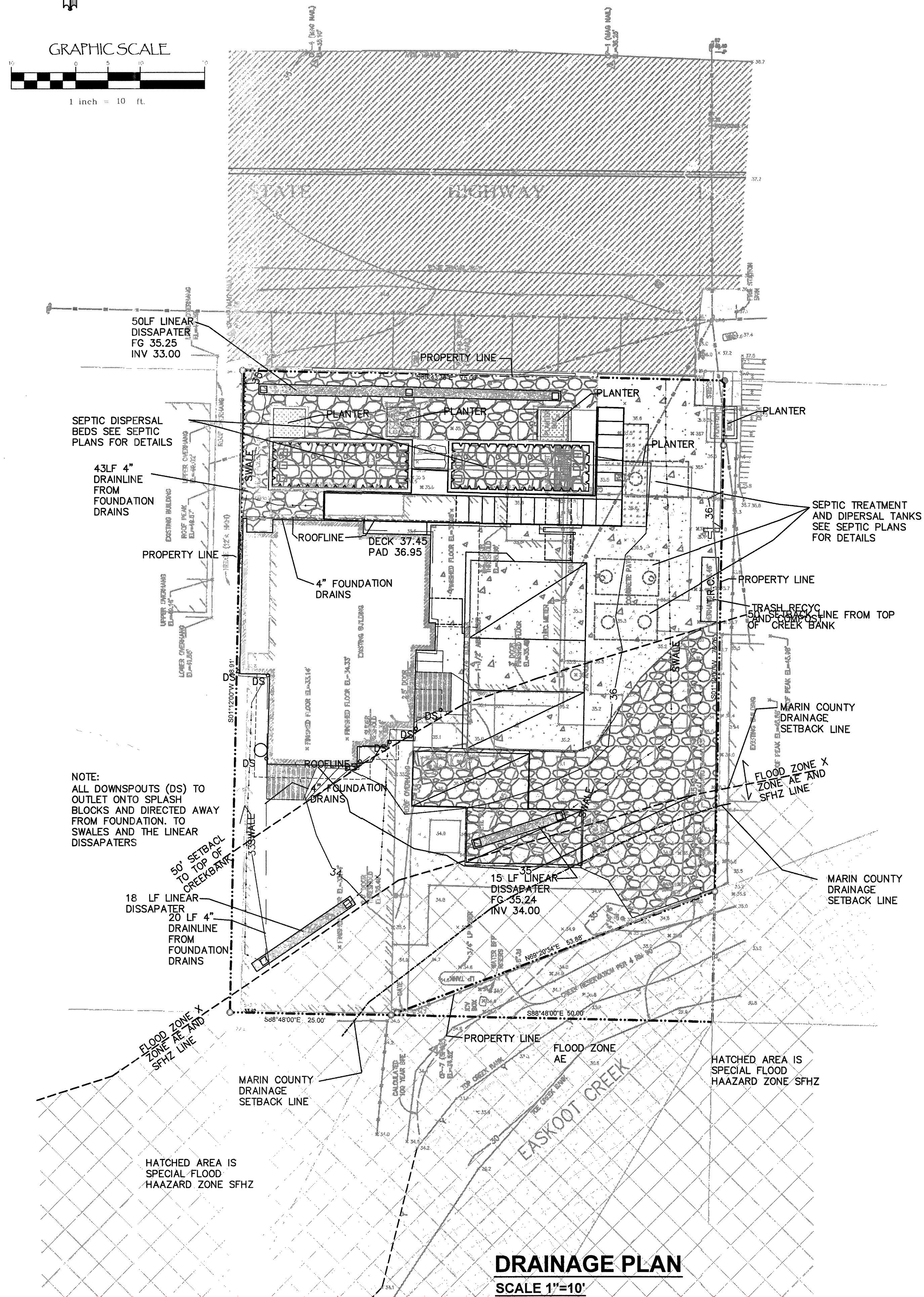
RAISED BED ADVANTEX SYSTEM
3445 SHORELINE HIGHWAY
Stinson Beach, CA
APN 195-194-06

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

	AYS Engineering Group, Inc PO Box 5693, Petaluma, CA 94955 Voice 47073-7633-6620, FAX 47073-7633-6620, E-MAIL ays@ayseng.com, WWW WWW.AYS-ENGINEERING.COM	Job. No. 2024-012 Date 6-1-24 REV 4-23-26 Drawn By TKP Checked By: TKP Scale as shown	IMPROVEMENT PLANS 3445 SHORELINE HIGHWAY Stinson Beach, CA APN 195-194-06	PREPARED FOR: Bill Scott and Kelly Bates 515 Manzanita Way Woodside Ca 94062	Revisions:											
					Sheet 2 of 7											



DRAINAGE PLAN

[illegible]

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

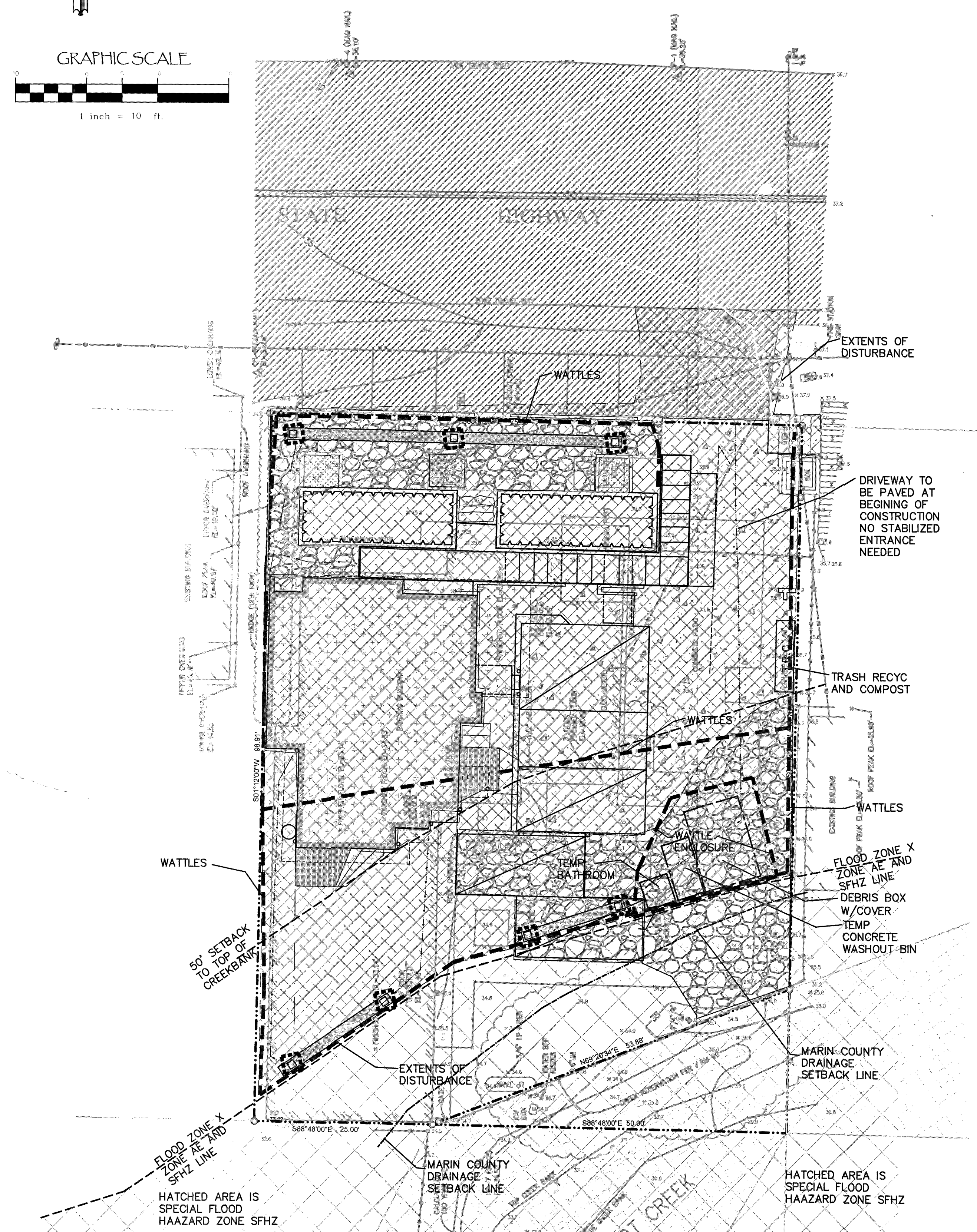
IMPROVEMENT PLANS
3445 SHORELINE HIGHWAY
Stinson Beach, CA
APN 195 104 06

AYS Engineering Group, Inc.
PO Box 5693, Petaluma, CA 94955
Tel: (707) 762-6620

Job. No. 2024-012
Date 6-1-24 REV 4-23-26
Drawn By: TKP
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Sheet 3 of 7

C3

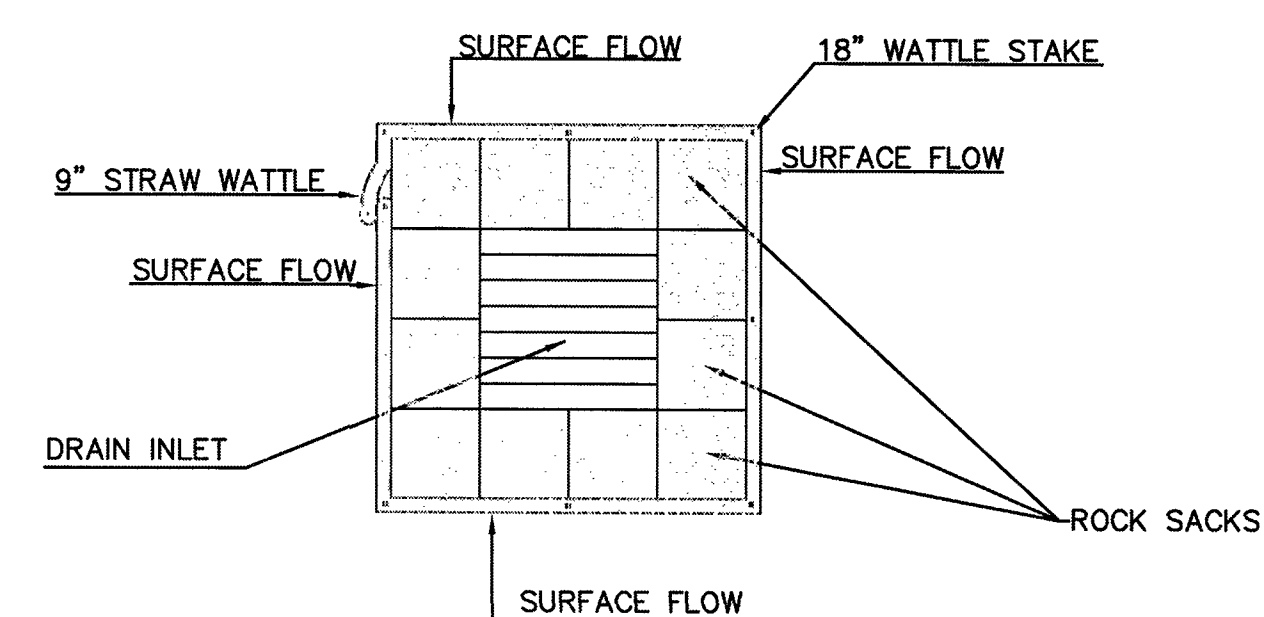


AREA OF DISTURBANCE= 6894 SQ FT



- 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'



Know what's **below**.
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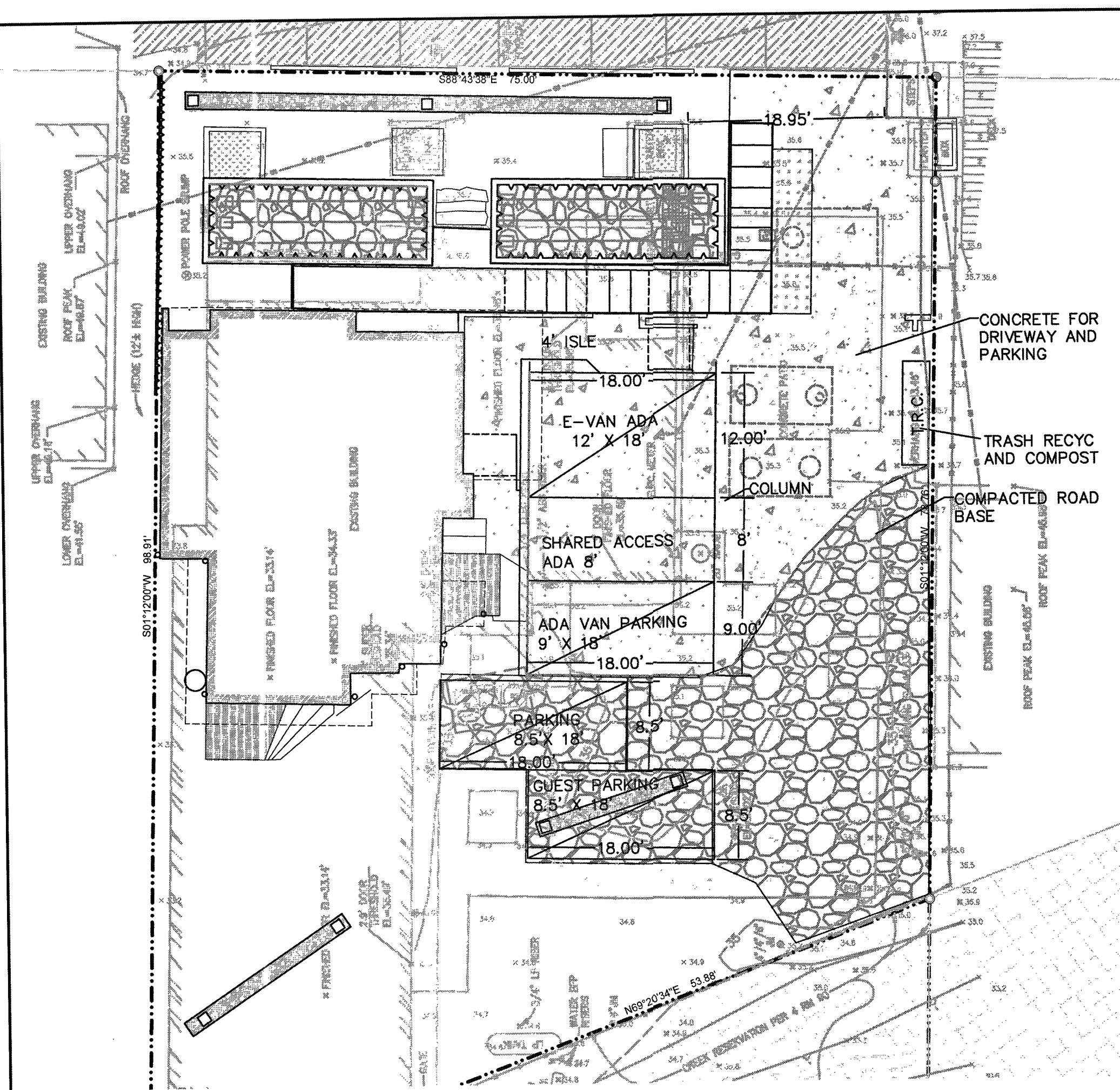
EROSION & SEDIMENT CONTROL PLAN

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

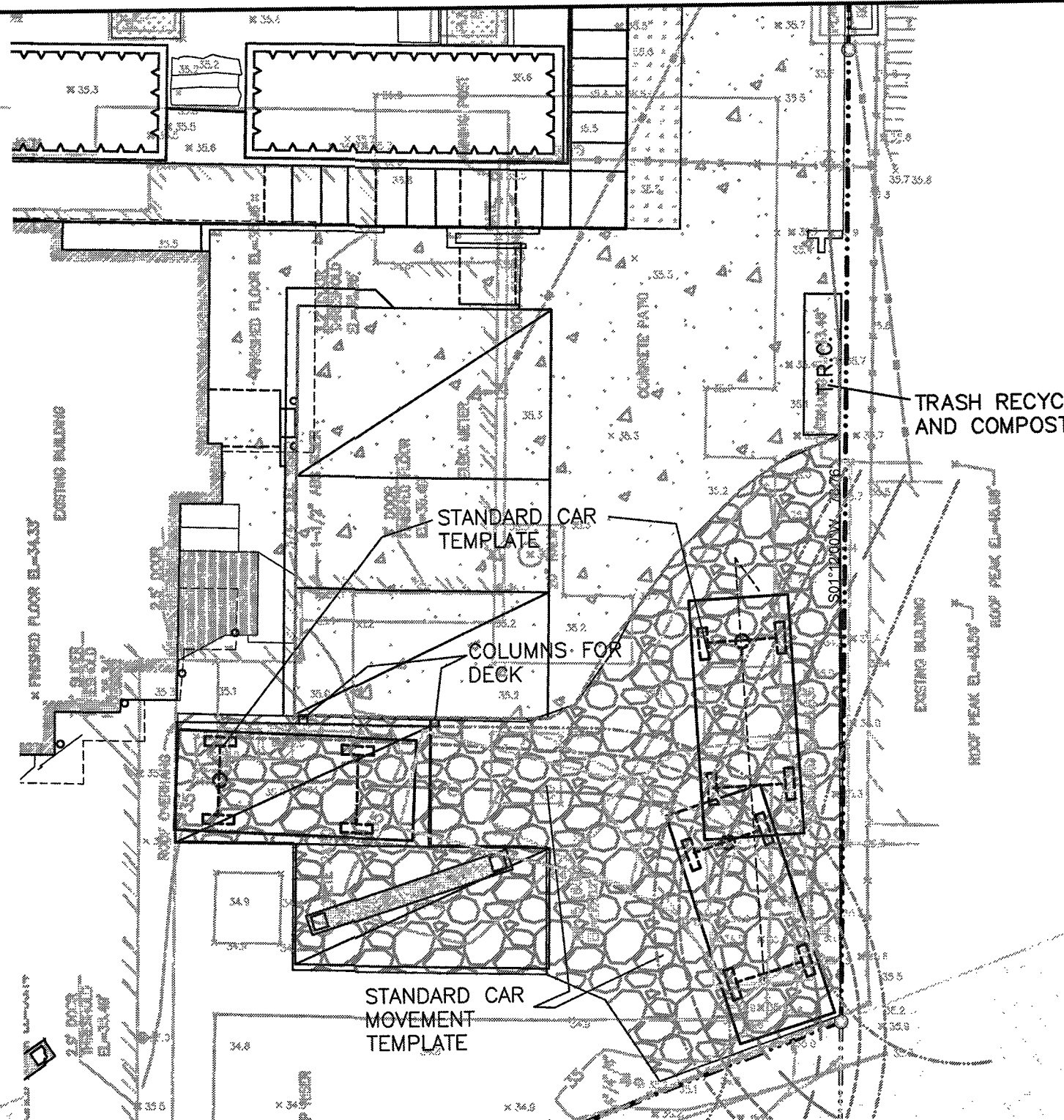
Job. No. 2024-012
Date 6-1-24 REV 4-23-26
Drawn By: TKP
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Scale as shown

Sheet 4 of 7

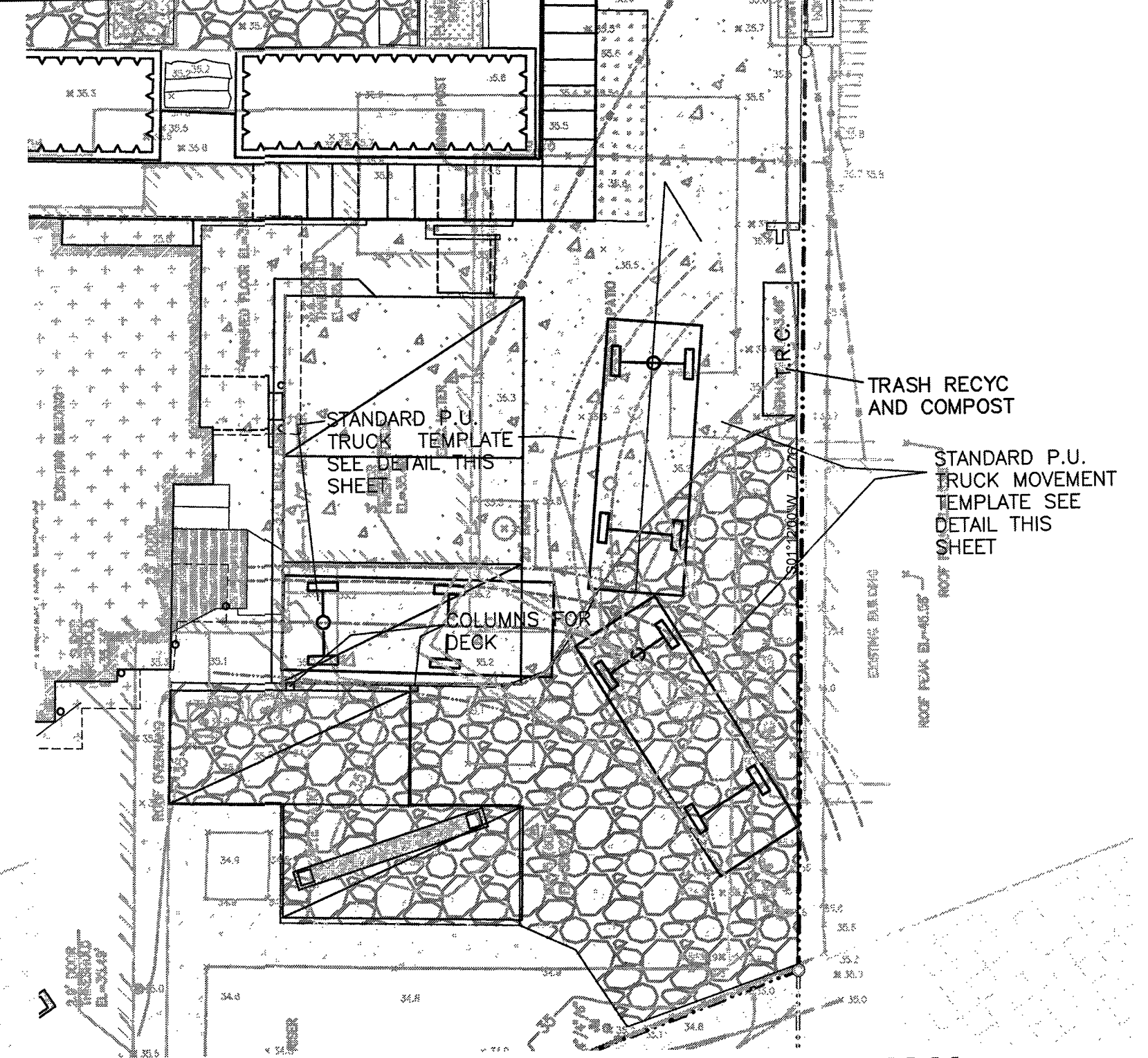
C4



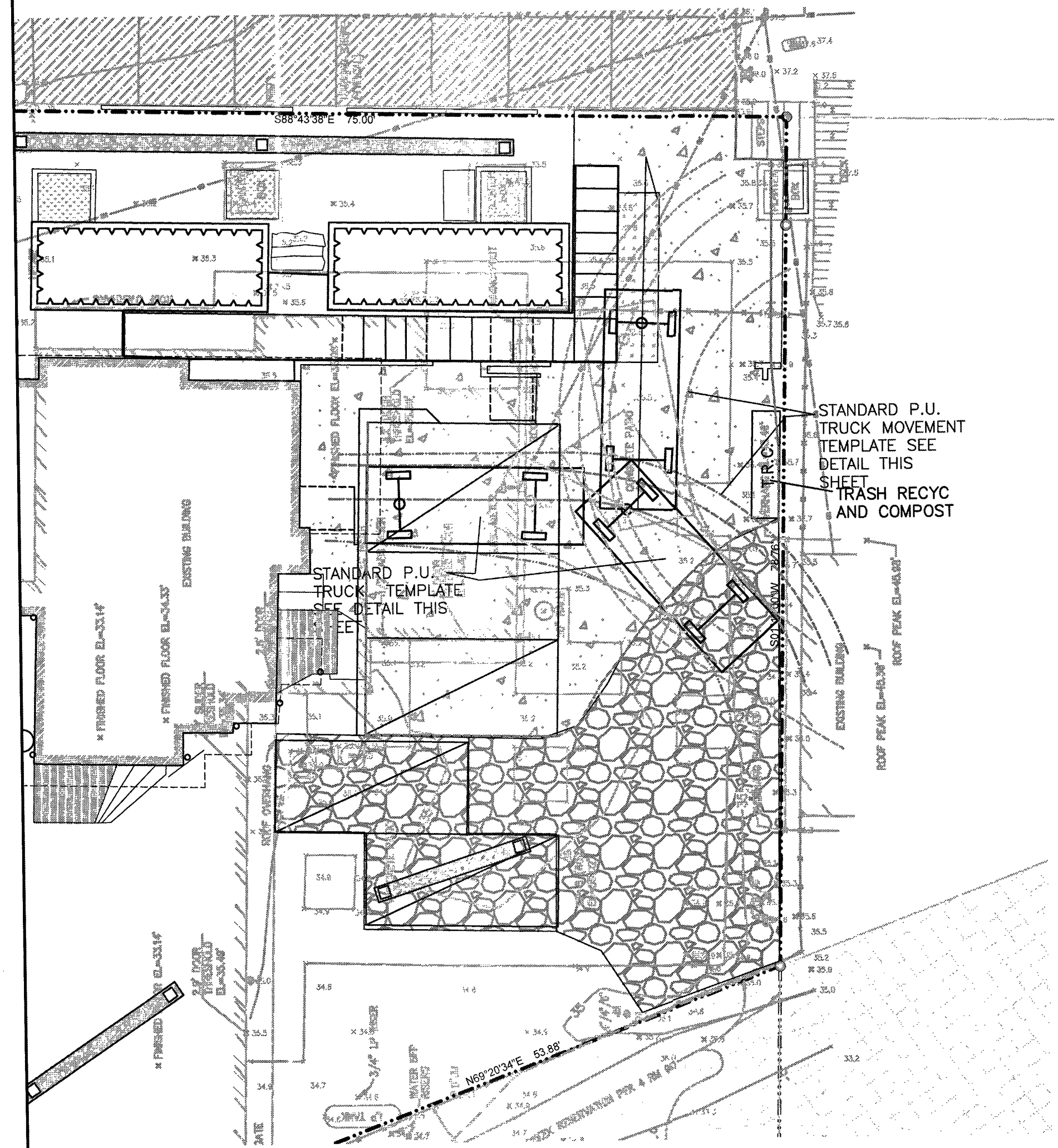
PARKING LAYOUT SCALE 1"=10'



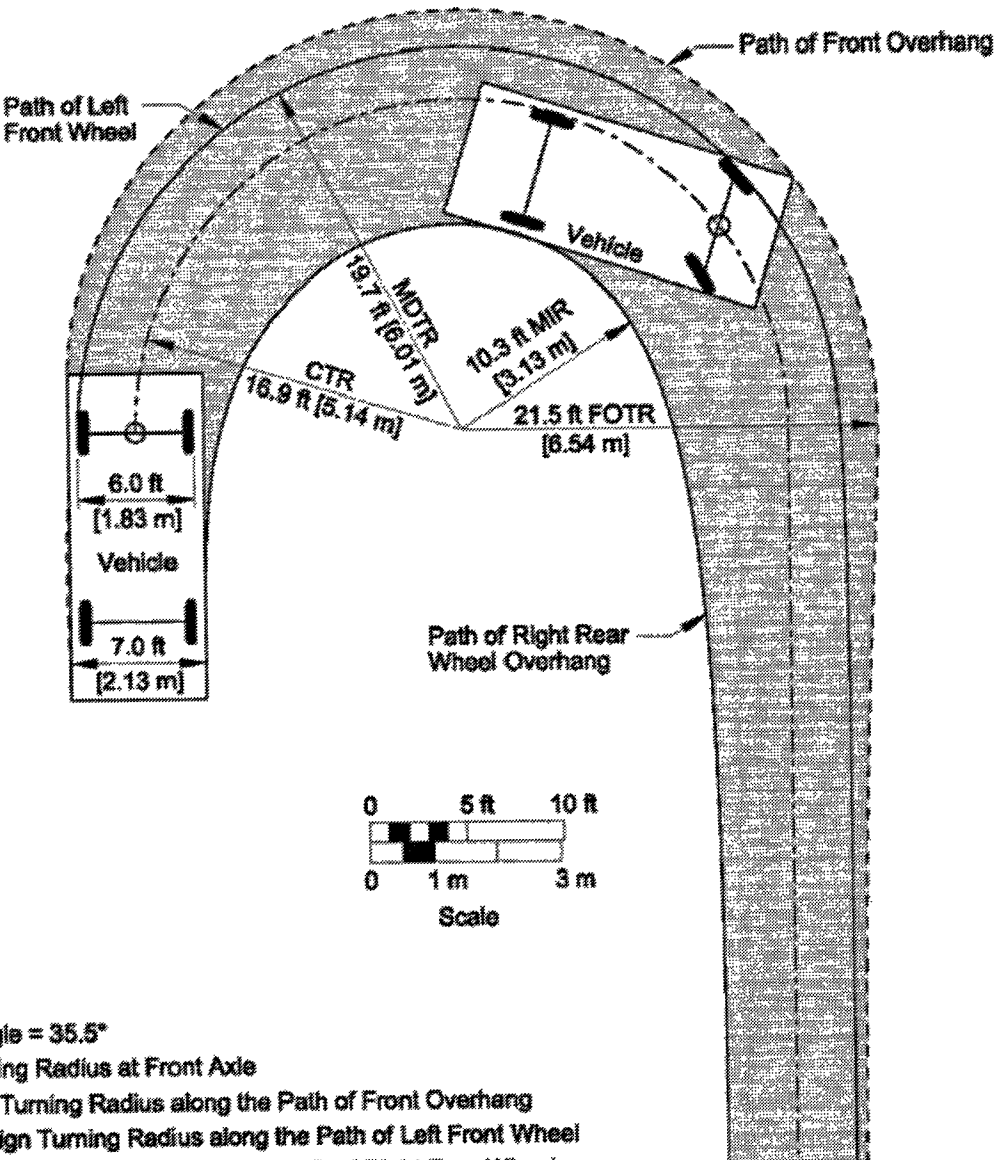
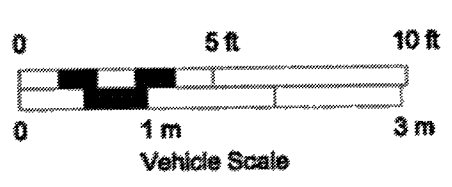
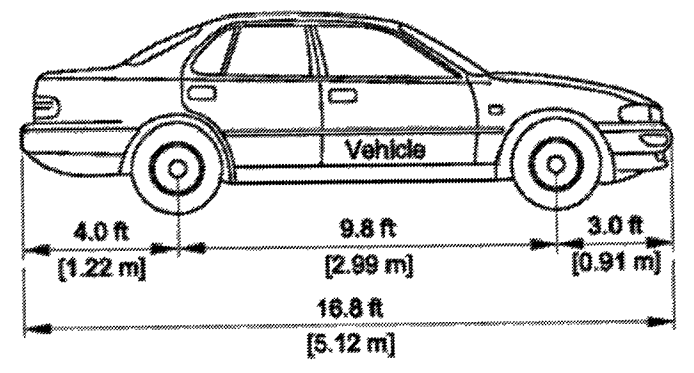
PARKING MOVEMENT SPACE A SCALE 1"=10'



PARKING MOVEMENT SPACE B ADA VAN SCALE 1"=10'



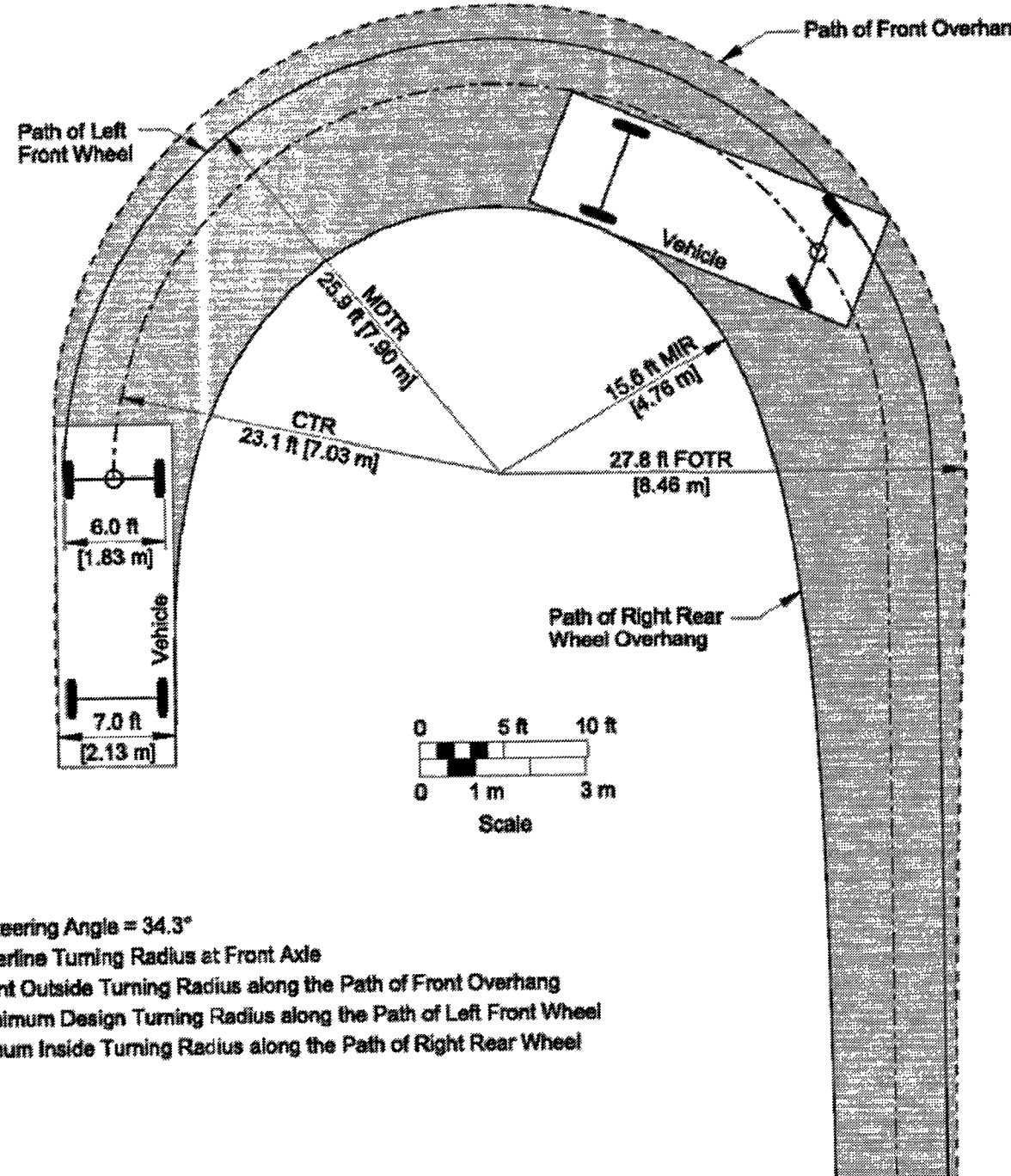
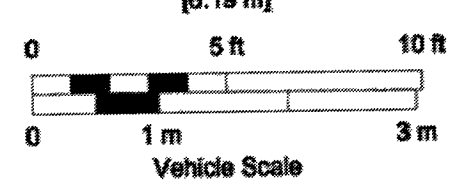
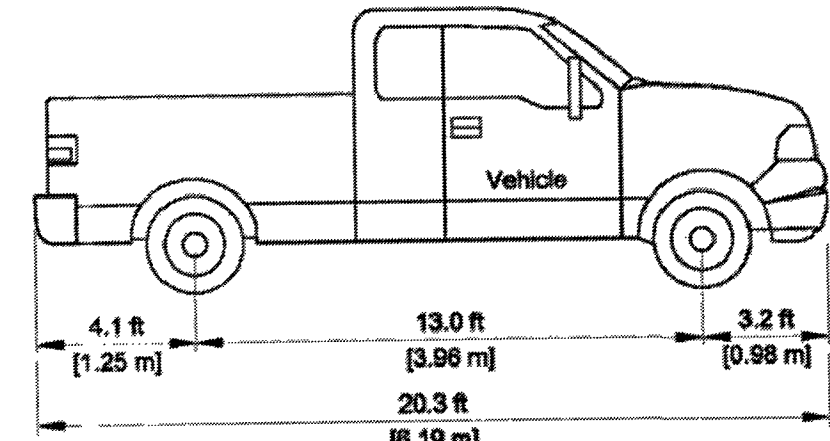
PARKING MOVEMENT E ADA VAN SCALE 1"=10'



- Maximum Steering Angle = 35.5°
- CTR = Centerline Turning Radius at Front Axle
- FOTR = Front Outside Turning Radius along the Path of Front Overhang
- MDTR = Minimum Design Turning Radius along the Path of Left Front Wheel
- MIR = Minimum Inside Turning Radius along the Path of Right Rear Wheel

Figure 56. Turning template for recommended passenger car (P) design vehicle.

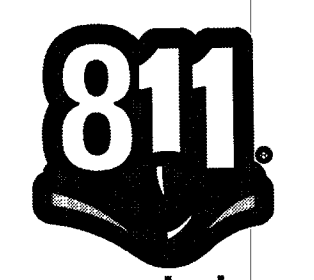
PARKING TEMPLATE CAR SCALE 1"=10'



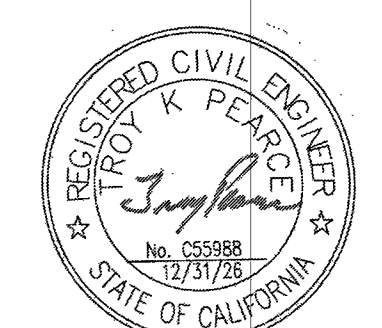
- Maximum Steering Angle = 34.3°
- CTR = Centerline Turning Radius at Front Axle
- FOTR = Front Outside Turning Radius along the Path of Front Overhang
- MDTR = Minimum Design Turning Radius along the Path of Left Front Wheel
- MIR = Minimum Inside Turning Radius along the Path of Right Rear Wheel

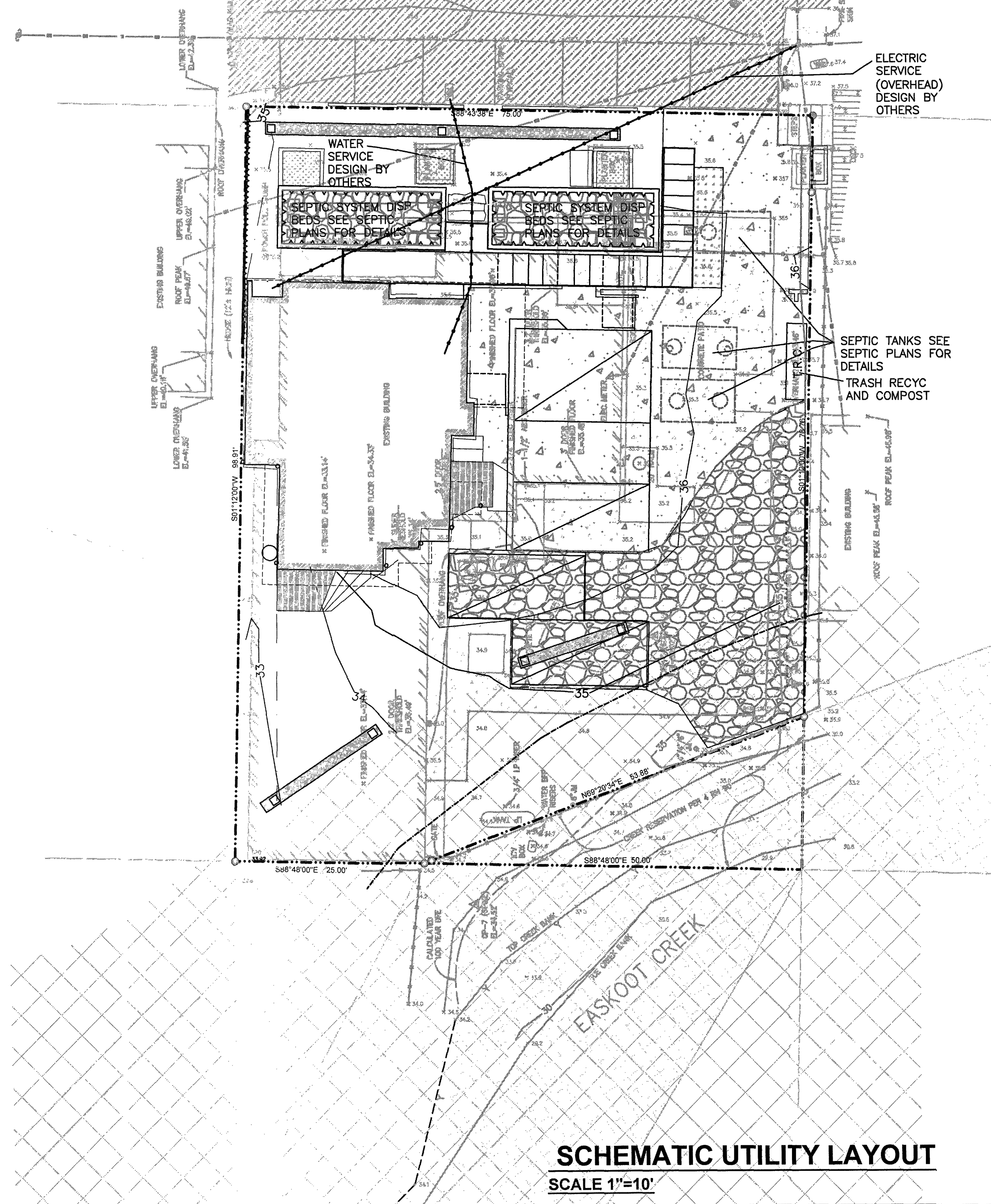
Figure 57. Turning template for standard truck (T) design vehicle.

PARKING TEMPLATE TRUCK SCALE 1"=10'

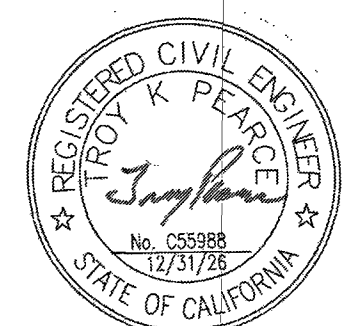


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SCHEMATIC UTILITY LAYOUT

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