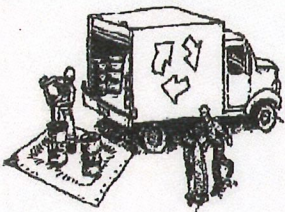


Construction Best Management Practices (BMPs)

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).

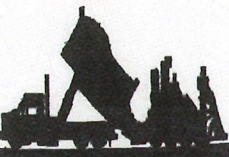
Earthwork & Contaminated Soils



- 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.

Sawcutting & Asphalt/Concrete Removal

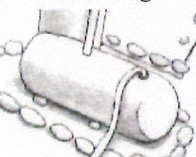
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end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

Concrete, Grout & Mortar Application



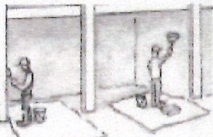
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden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

Dewatering



- 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 G1S
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 SPHA Zone AE. Proposed Principal Permitted use is a Private Office at the lower level. Proposed ADA compliant Path of Travel at proposed off street ala 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 creek side 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 palette. 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 Stinson Beach County Water:	2,460 sq. ft.
Proposed Conditioned Area as per Stinson Beach County Water:	1,203 sq. ft.
Existing Building Area to be removed (MCC 20.130.030 F):	2,466 sq. ft.
Proposed Building Area (MCC 20.130.030 F):	1,860.5 sq. ft.
Existing to be removed Floor Area (MCC 20.130.030 F):	2,466 sq. ft.
Proposed Floor Area (MCC 20.130.030 F):	1,794.5 sq. ft.
Existing to be removed Floor Area Ratio (MCC 20.130.030 F):	0.35
Proposed Floor Area Ratio (MCC 20.130.030 F):	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:	1,650 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.
#2	Record Survey, Phelps & Assoc., Land Surveyors
#3	Topo Map of Existing Condition, Phelps & Assoc., Land Surveyors
#4	Site Plan Footprint Comparison
#5	Stream Buffer Encroachment
#6	Existing Condition w/Demolition, Remove & Recycle Plan.
#7	Site Plan with Constraints & Setbacks
#8	Roof Plan & Title Information
#9	Lower Level Floor Plan
#10	Upper Level Floor Plan
#11	Building Elevations, North & East. Exterior Light Specs.
#12	Building Elevations, South & West
#13	Building Sections
#14	Building Sections
#15	Landscape Site Plan
#16	Planting Plan
#17	Habitat Restoration Plan
#18	Hydrozone - Site Plan
#19	Vegetation Management Plan
#20	Septic Plan
#21	Septic Details
#22	Earthworks #'s & General Notes
#23	Grading, Earthwork & Parking Plans
#24	Drainage Plan & Details
#25	Erosion & Sediment Control Plans
#26	Stormwater Control Plan, Hardscape Plan.
#27	Parking & Movement Plans
#28	Schematic Utility Layout Plan

MICHAEL MITCHELL
DESIGN & DRAUGHTING
P.O. BOX 905
STINSON BEACH
CALIFORNIA
94970
(415) 268-0445

PLANNING SET

2.2.26
7.11.26
8.11.26

PROPOSED MIXED USE BUILDING FOR:
KELLY BATES & BILL SCOTT
3445 STATE ROUTE #1
STINSON BEACH
CALIFORNIA
A.P. #105-124-06

Project Consultants :

Miller Pacific Engineering Group	Geotechnical Engineering Consultants
Phelps Land Surveyors	Topo Map & Record Survey
Henin Landscape Design Inc.	Habitat Restoration Plan, Vegetation Management Plan & Landscape Design
AVS 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

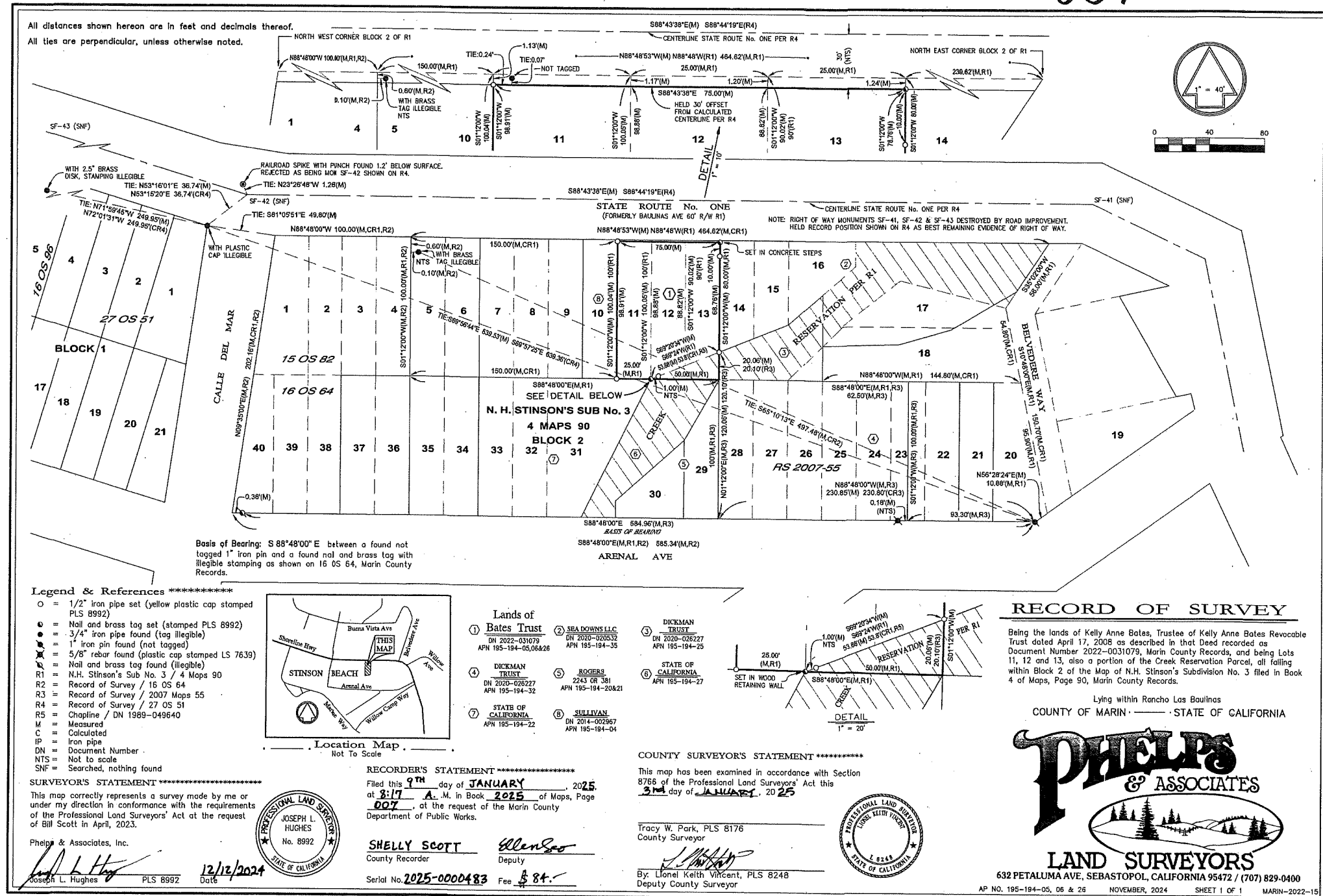


DATE: 3.20.25

DRAWN: MAN

1

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
- CALCULATED FEMA 100 YEAR BASE FLOOD ELEVATION PER FIRM PANEL NO. 06041C0444E, DATED AUGUST 15, 2017
- N.H. STINSON'S SUB No. 3, 4 MAPS 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

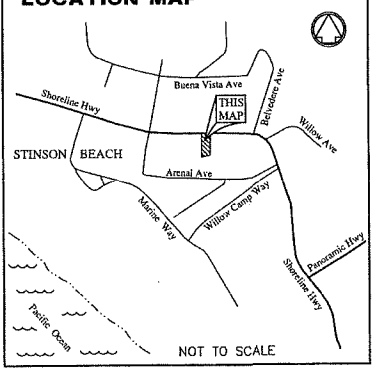
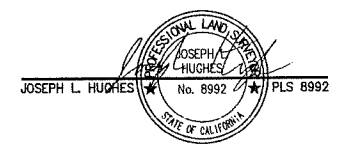
BENCHMARK: NGS OPUS OBSERVATION AT CP-3. ELEVATION = 26.14' (NAV88).

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.

COPYRIGHT 2020 -- PHELPS & ASSOCIATES, INC. -- LAND SURVEYORS

LOCATION MAP



APN 195-194-06

TOPOGRAPHIC MAP

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

DATE: 10/10/2022

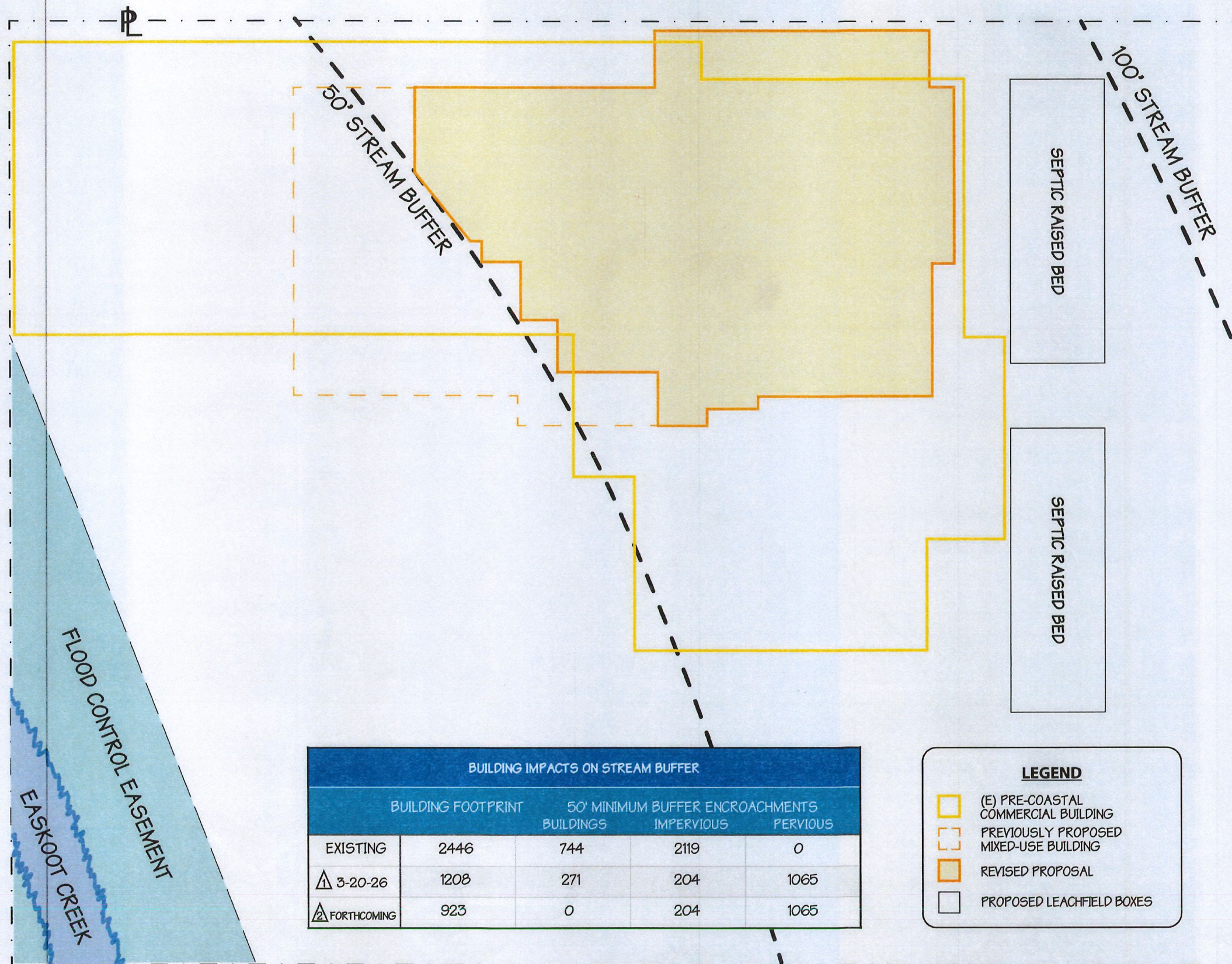
SCALE: 1" = 8'

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

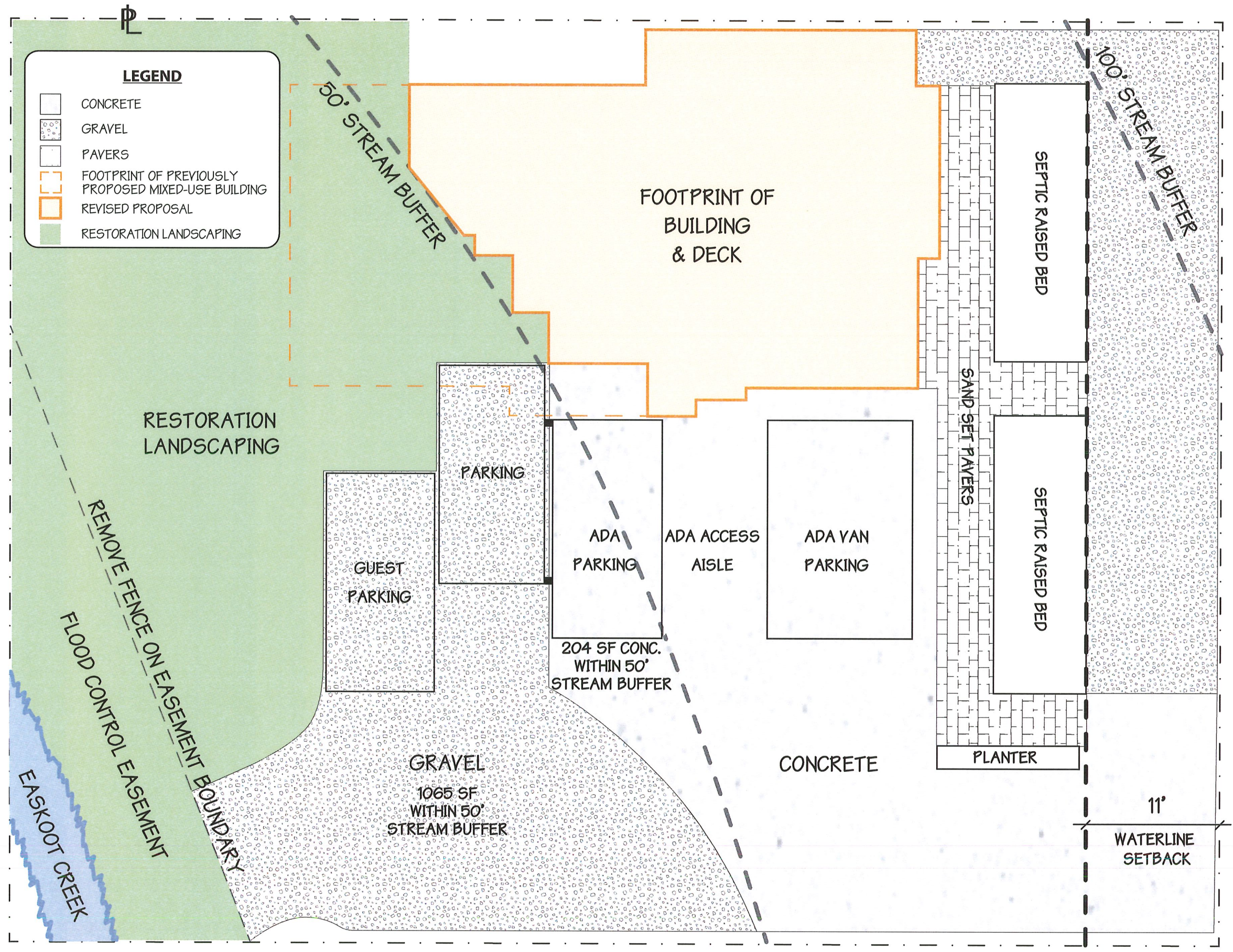
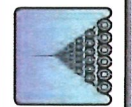


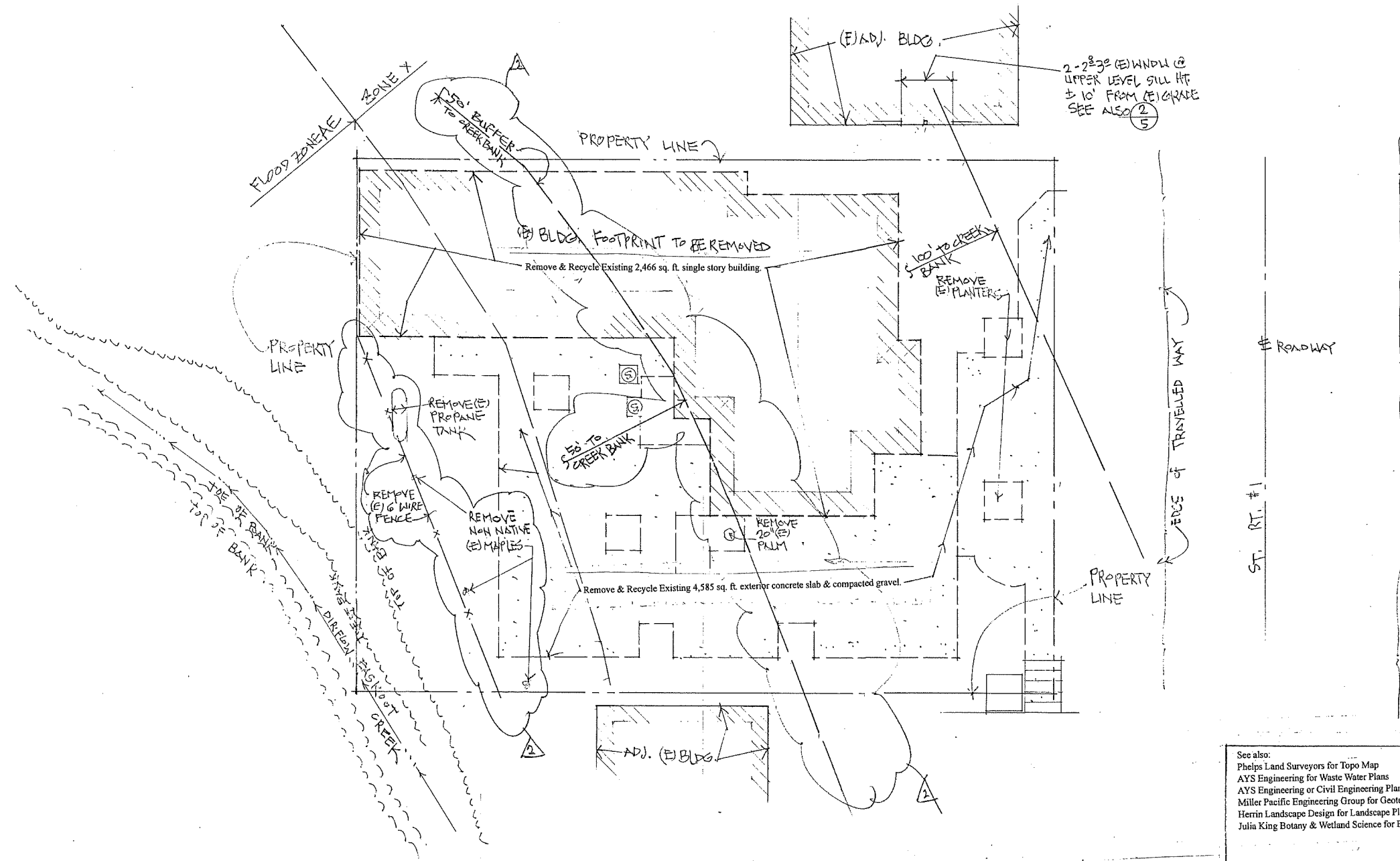
BUILDING IMPACTS ON STREAM BUFFER				
	BUILDING FOOTPRINT	50' MINIMUM BUFFER ENCROACHMENTS		
		BUILDINGS	IMPERVIOUS	PERVIOUS
EXISTING	2446	744	2119	0
1 3-20-26	1208	271	204	1065
2 FORTHCOMING	923	0	204	1065

LEGEND

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





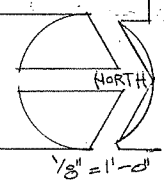


(E) ADJ. BLDG.
2-2830 (E) WNDW @
UPPER LEVEL SILL HT
± 10' FROM (E) GRADE
SEE ALSO (2/5)

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

Note:
Applicant to secure BASMAA Demolition Permit for the project prior to issuance of a Building Permit by MCDPW.
For building demolition & removal, the applicant shall follow the BASMAA Best Management Practices outlined on Sheet #1 of this drawing set, as well as complying to the BASMAA Demolition Permit Requirements for this project.

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



1
2.0
DEMO & RECYCLE PLAN
@ EXISTING CONDITION

MICHAEL MITCHELL
DESIGN & DRAUGHTING
P.O. Box 695
STINGSON BEACH
CALIFORNIA
94970
4151368-0443

PLANNING SET

2.1.26
7.11.26

PROPOSED MIXED USE BUILDING PER:
KELLY BATES & BILL SCOTT
3445 STATE RT. #1
STINGSON BEACH, CALIFORNIA

DATE: 3.20.25

DRAWN: MAM

2.0

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.

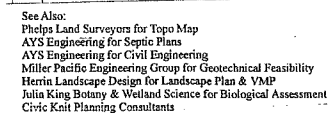
Surface drainage shall be directed from the foundation at a min. slope of 5%. Site surface drainage across property lines shall not exceed that which existed prior to grading.

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'.



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

MICHAEL
MITCHELL
DESIGN &
DRAUGHTING
P.O. BOX 695
STINSON BEACH
CALIFORNIA
94970
(415) 268-0449

PLANNING SET	
--------------	--

 $\Delta 2.2.26$

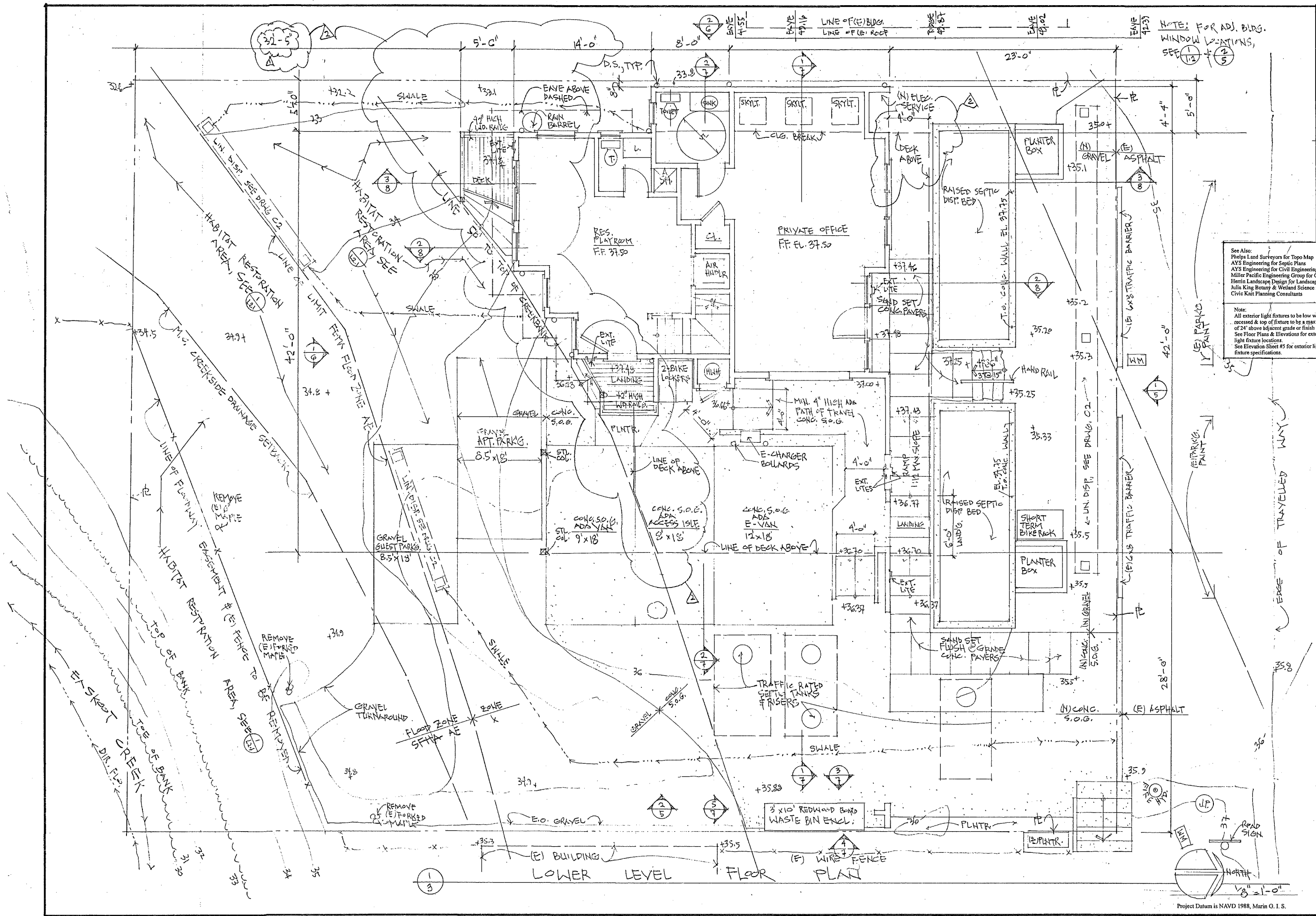
② 7.11.26

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

21



MICHAEL MITCHELL DESIGN & DRAFTING
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 Kait 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.

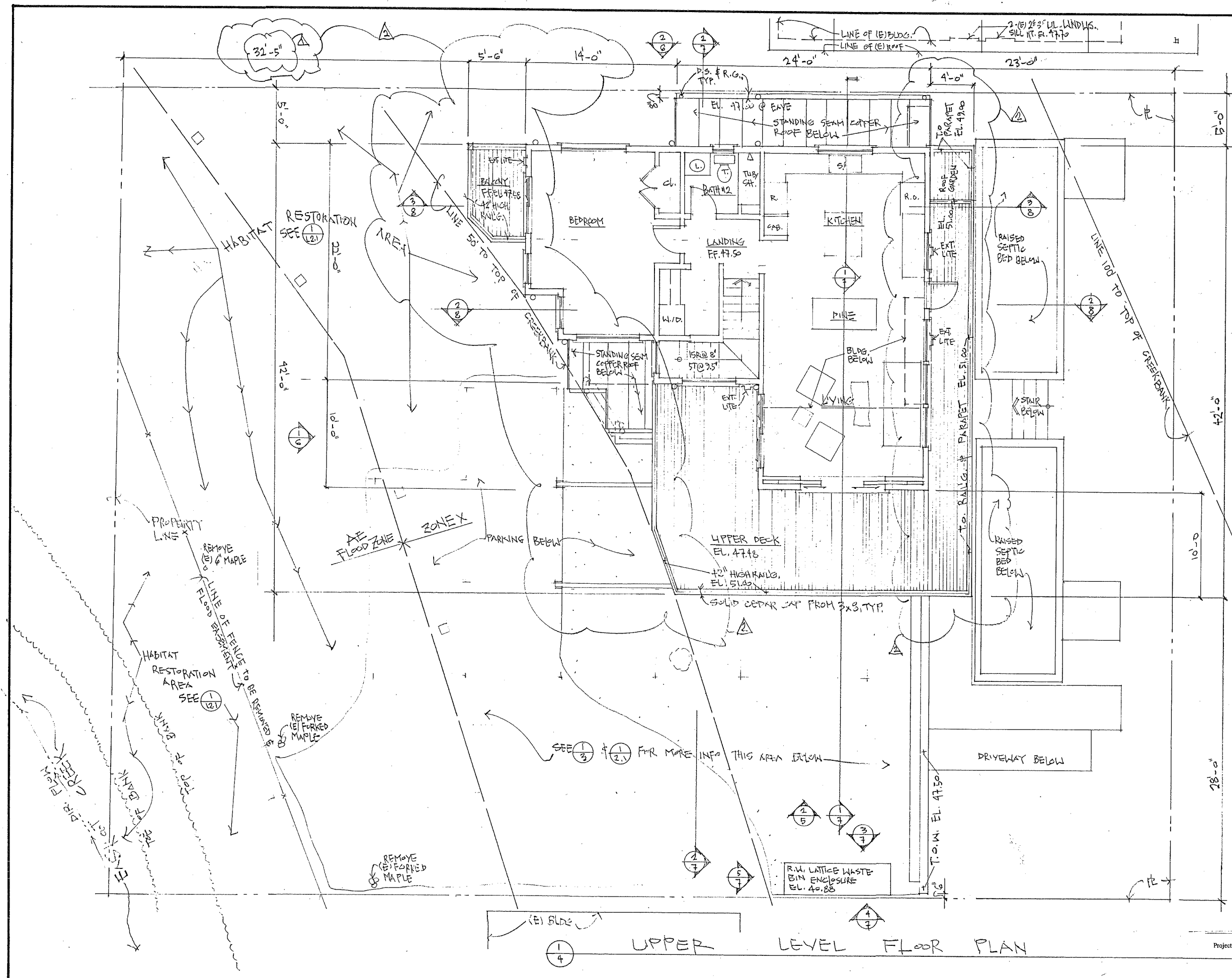
PROPOSED MIXED USE BUILDING FOR:
KELLY BATES & BILL SCOTT
3445 STATE ROUTE 1, J.P.A. 195-194-06
STINSON BEACH, CALIFORNIA

DATE: 3-20-25

DRAWN: MAM



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



NOTE: FOR ADV.
BLDG. WINDW.
LOCATIONS
SEE 1/12 & 2/5

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

PLANNING SET
2.2.26
7.11.26

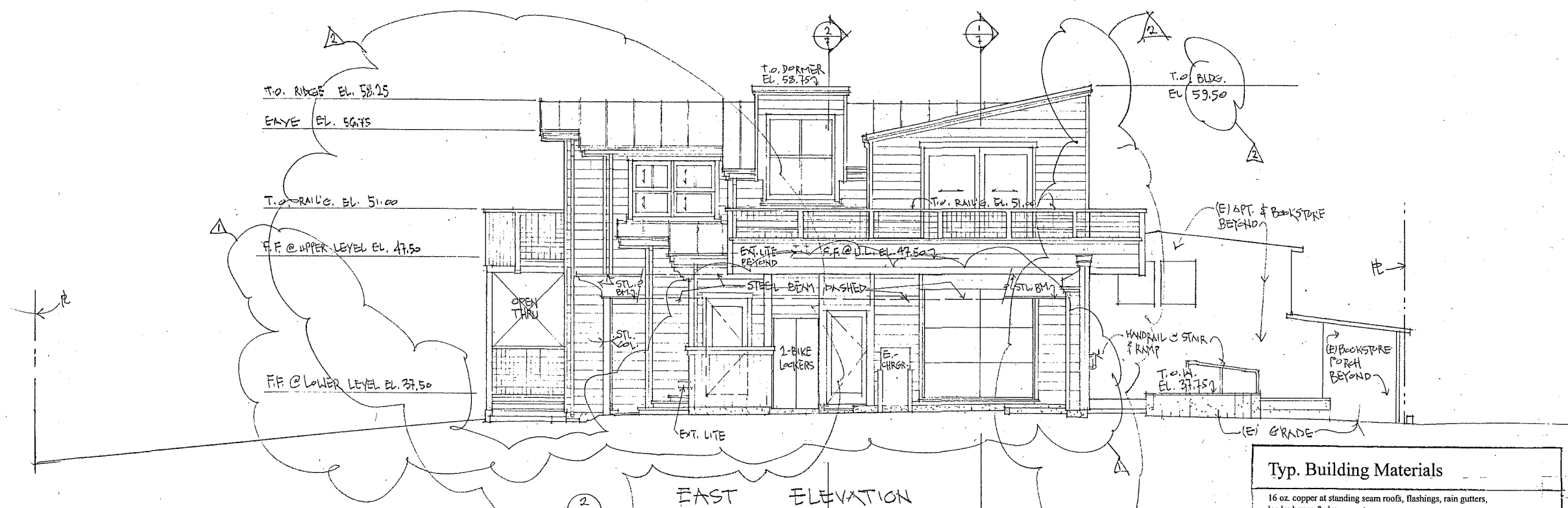
PROPOSED FIXED USE BUILDING FOR:
KELLY BATES & BILL SCOTT
3445 STATE ROUTE #1, A.P. #195-197-06
STINSON BEACH, CALIFORNIA

Note:
All exterior light fixtures to be low wattage,
recessed & top of fixture to be a max. height
of 2'4" 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 Kni Planning Consultants

DATE: 3.20.25

DRAWN: MAM



TYP. EXT. LITE FIXTURE

FARO
BARCELONA

Sedna RCT Ref. 70147
Document generated on 12/11/2006

Mounting	Wall
Voltage (V)	100V-240V
Watt	50/60W
Class	I
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
GR1	>80
Driver included	Yes
Structure material	Aluminium
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 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.

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 Meta Verde with clear seal finish.

Anodize window & door frames dark bronze.

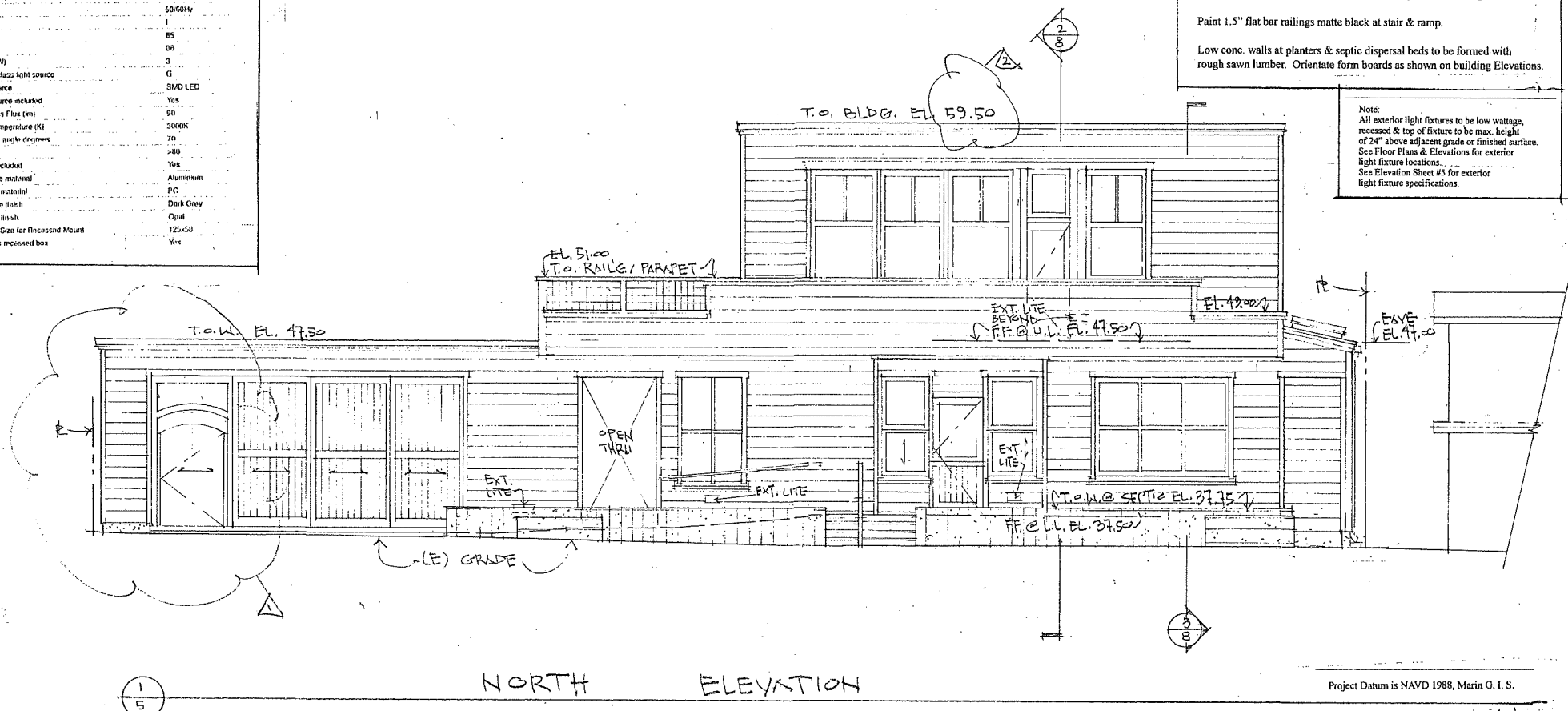
All glazing & windows, doors & skylts. to be WUI compliant insulated double pane temp. glass.

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 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.



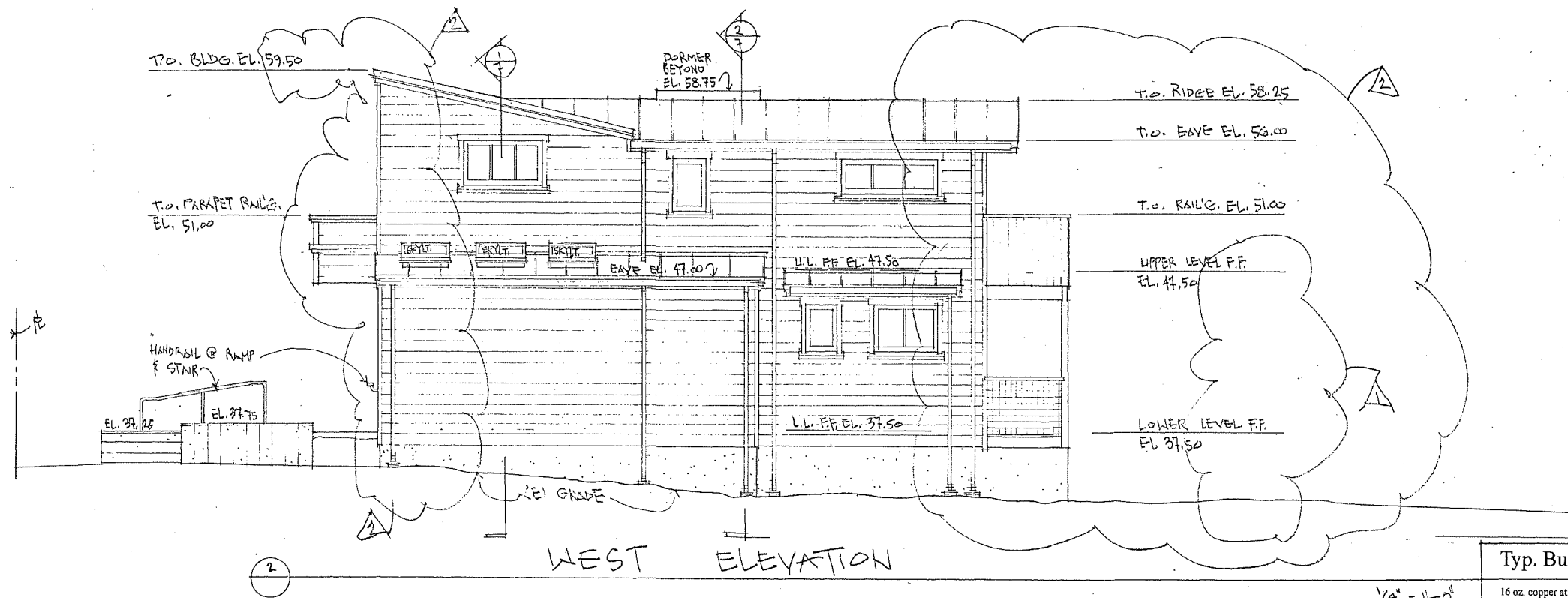
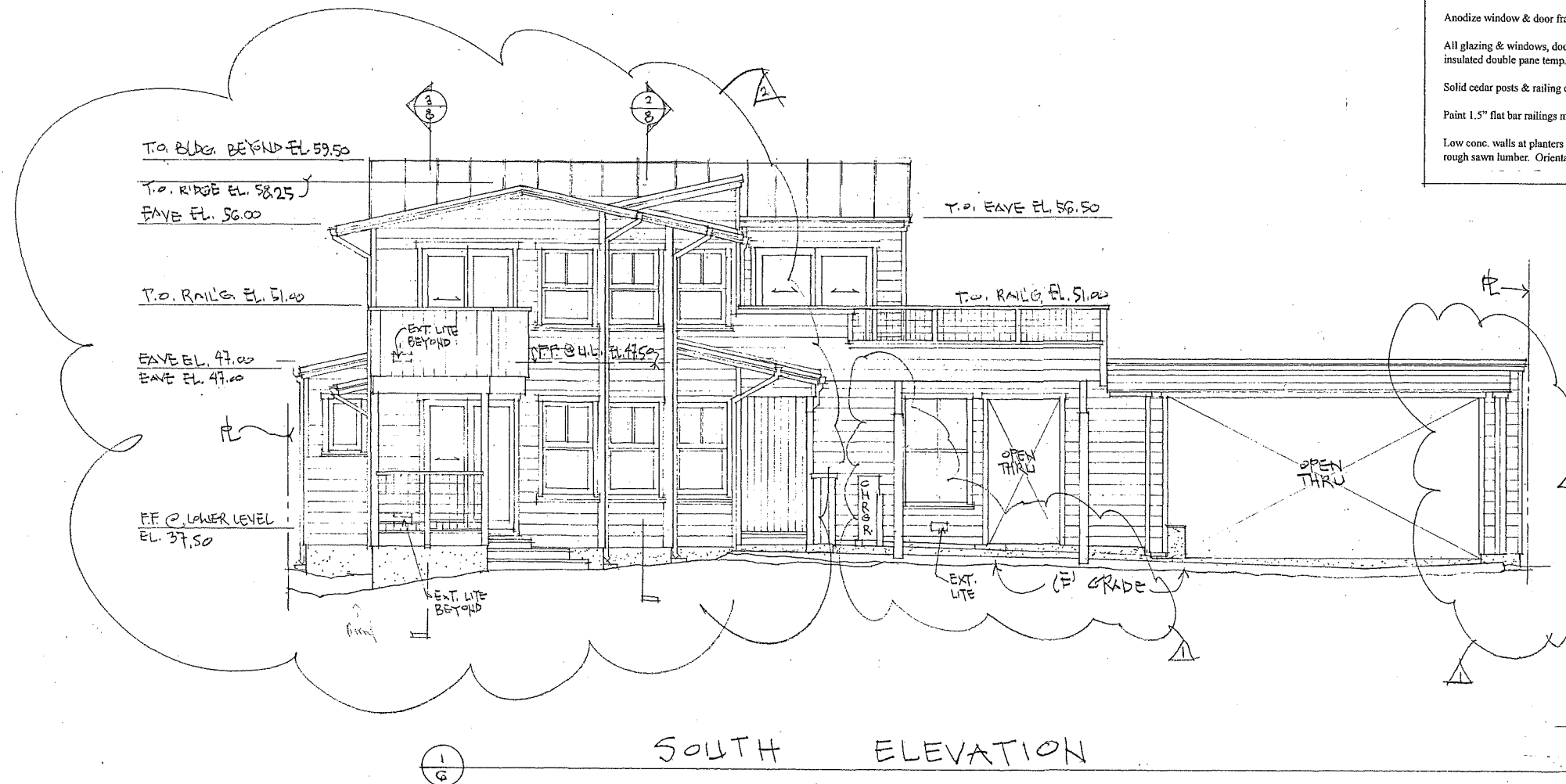
MICHAEL MITCHELL
DESIGN & DRAUGHTING
PO BOX 695
STINEBAUGH
CALIFORNIA
94970
(415) 8680234

PLANNING SET
2.2.26
7.11.26

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

DATE: 3.20.25
DRAWN: MAM

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



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 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
STINSON BEACH
CALIFORNIA
94970
415 848 0234

PLANNING SET

2.2.26

7.11.26

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

DATE: 3/20/25

DRAWN: MAM

6

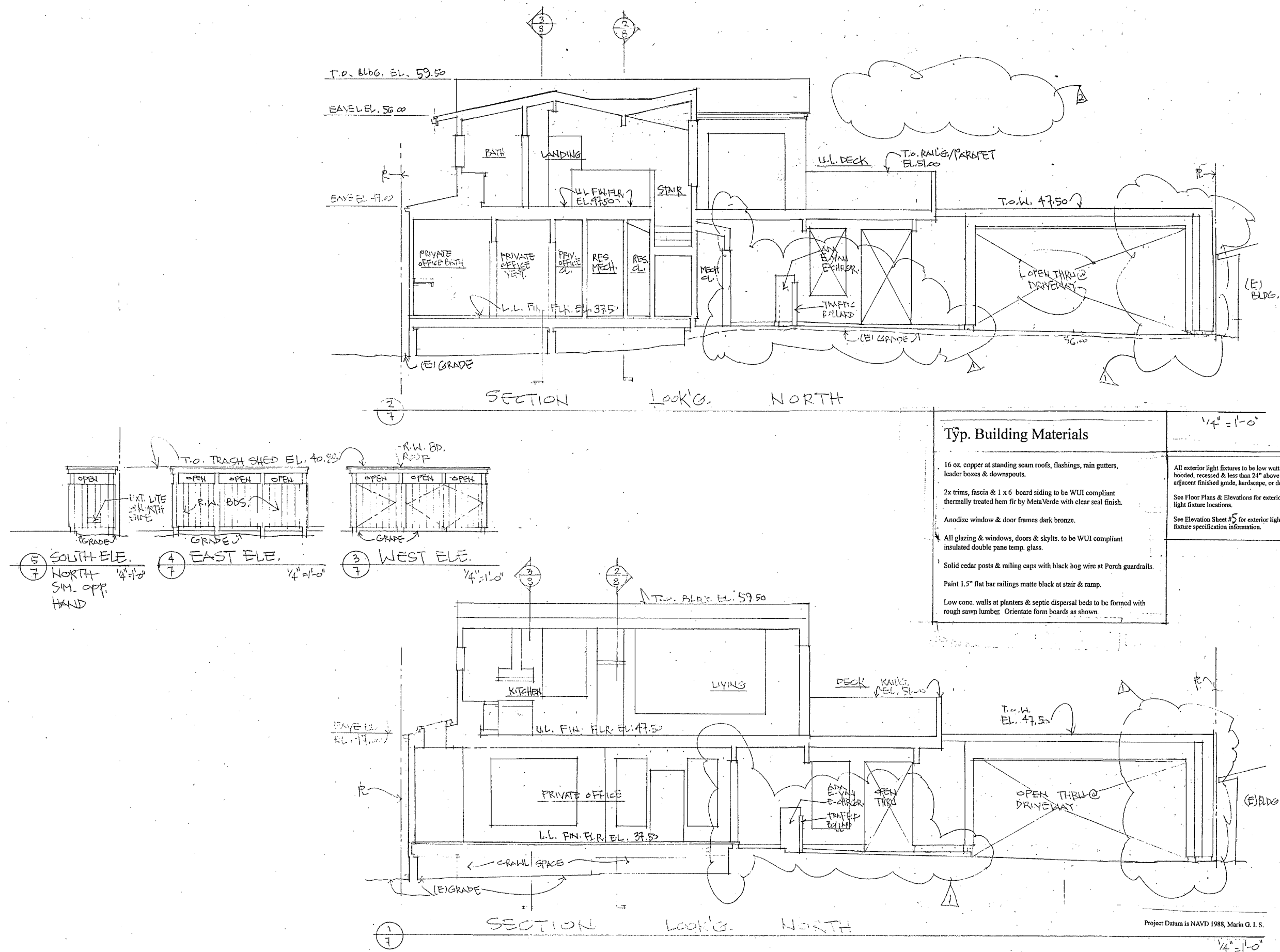
Project Datum is NAVD 1988, Marin G. I. S.

PLANNING SET

A	2.2.26
A	7.11.26

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

DATE: 3.20.25
DRAWN: MAM



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

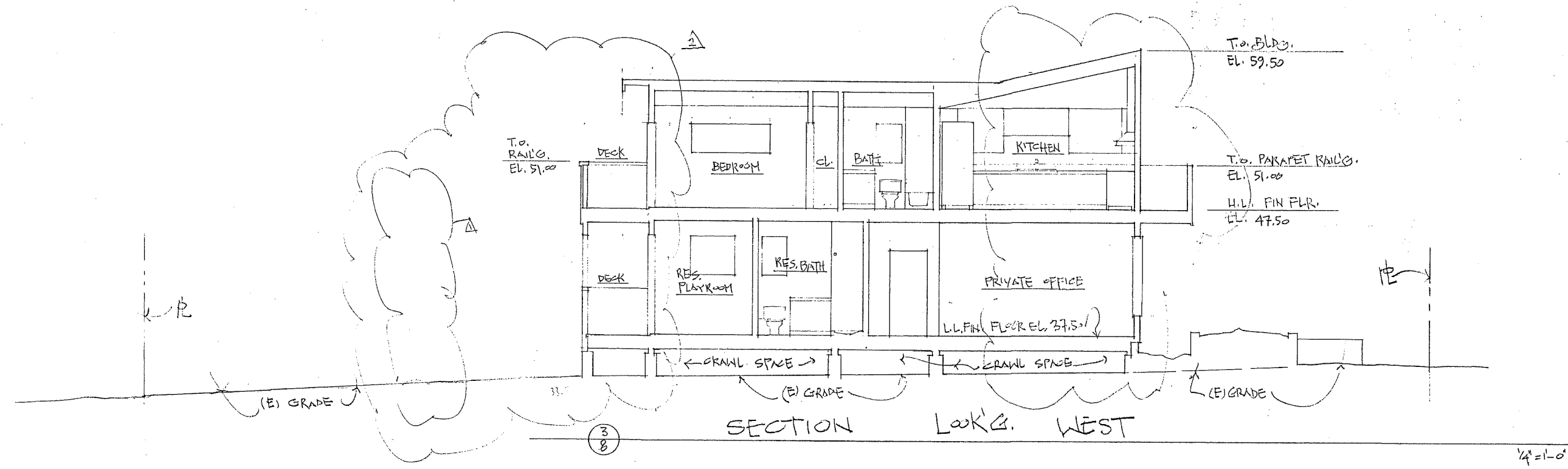
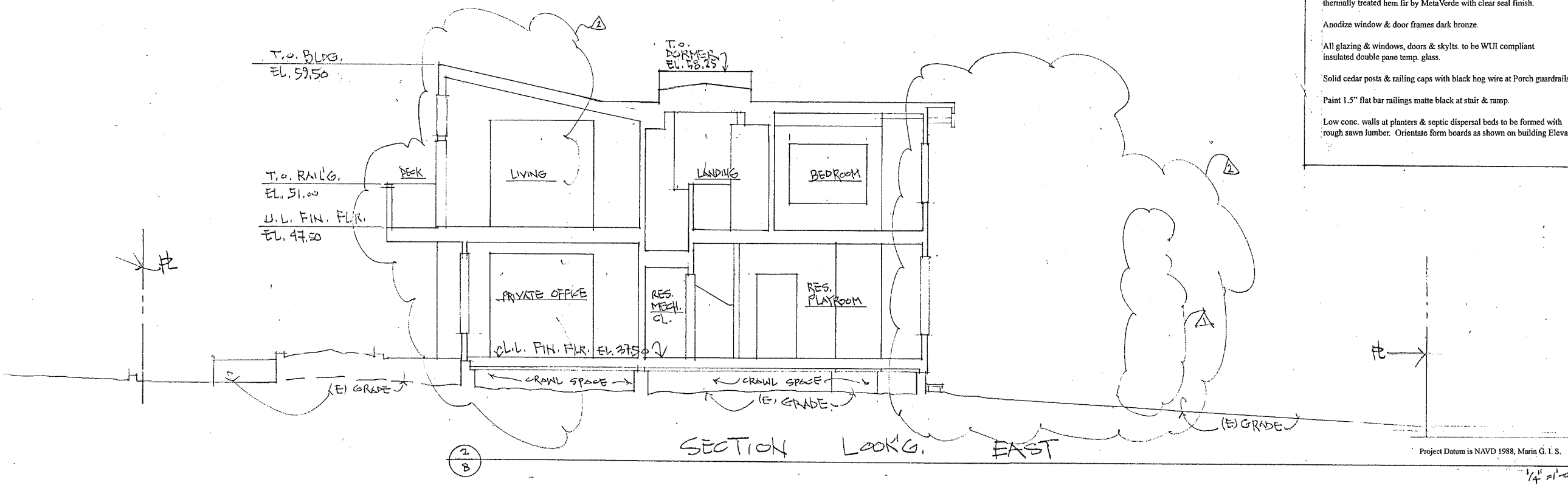
PLANNING SET

A 2226
7.11.26

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

DATE: 3.20.25

DRAWN: MAM



Typ. Building Materials

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

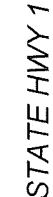
Project Datum is NAVD 1988, Marin G.T.S.

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.

- TREE PROTECTION NOTES:

- PLANTING NOTES:

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



- 
- TPZ-STRAW ROLL, WRAP
AROUND TREE TRUNK
TO HEIGHT OF 6'

L1.0



**HERRIN LANDSCAPE
DESIGN INC.**
925.330.7333 / HERRINLANDSCAPE.
18 KIM COURT MARTINEZ,
CALIFORNIA 94553

ND BILL SCOTT
PROPERTY
3445 SHORELINE HIGHWAY 1
STINSON BEACH, CA 94907
APN: 195-194-06

LANDSCAPE
ENHANCEMENT

USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THERE OF IN WHOLE OR IN PART IS PROHIBITED. TITLE REMAINS WITH HERRIN LANDSCAPE DESIGN. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIME 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 REGENE SOIL AMENDMENT PER SOIL REPORT (IF PROVIDED), ALSO SEE MWEO 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 EQUIV. 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.

MWEO APPENDIX-D CHECKLIST:

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

IRRIGATION NOTES:

- SYSTEM TO BE FIELD DESIGNED BY CONTRACTOR.
- CONTRACTOR TO REVIEW EXISTING IRRIGATION IN PROPOSED REHABILITATED PLANTING ZONES AND UPDATED AS NEEDED TO ENSURE BEST PLANT PERFORMANCE.
- PROVIDE IRRIGATION TO PROPOSED NEW PLANTING ZONES AS NEEDED.
- THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND HIGHLY EFFICIENT WITH THE MAJORITY OF PLANT BEING WATERED BY LOW-FLOW DRIP IRRIGATION.
- PROJECT IRRIGATION WILL BE CONTROLLED BY:
 - 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.

PLANTS					
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
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 mellifera	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:

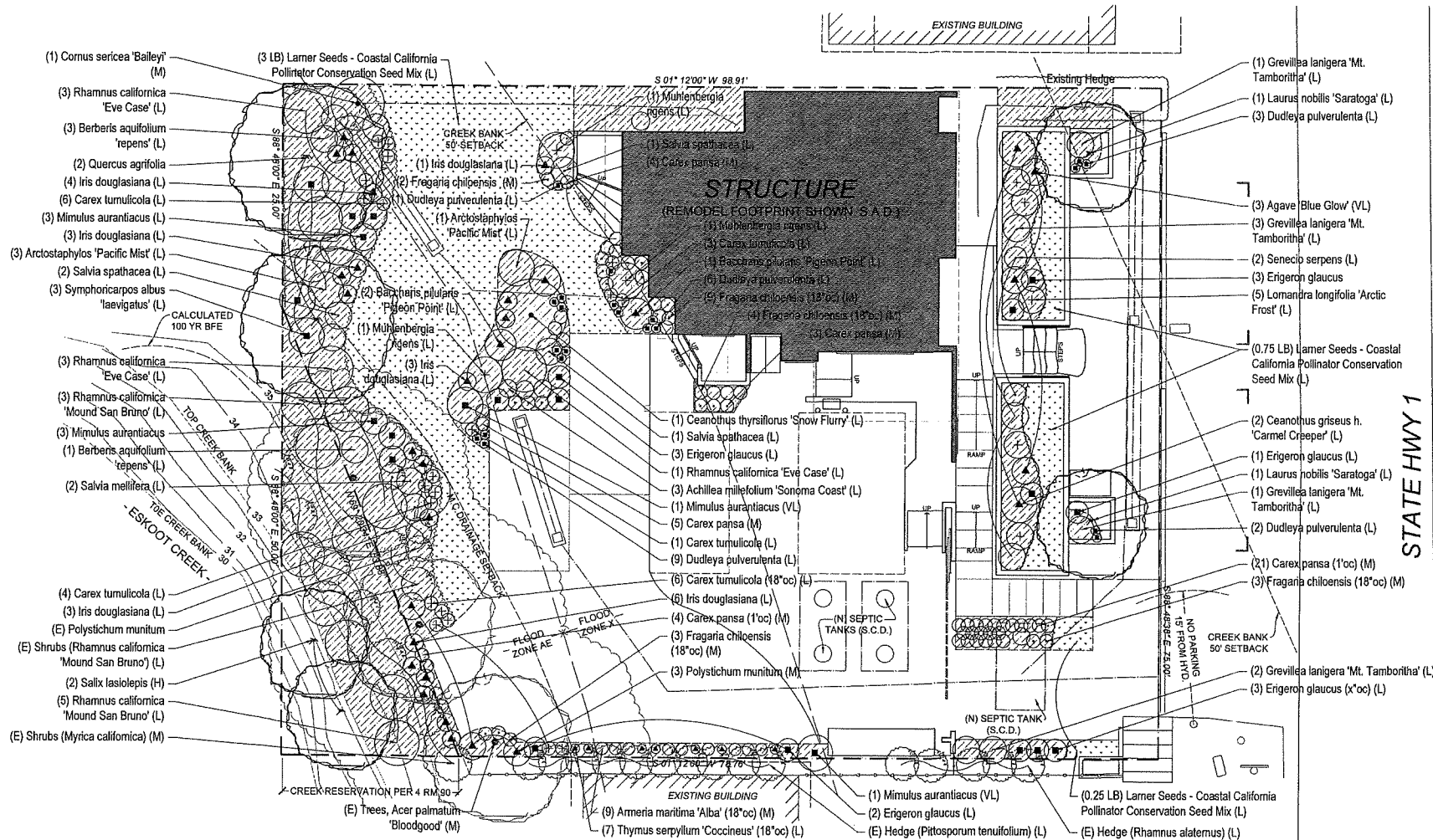
- EXISTING / PROPOSED STRUCTURE ON SUBJECT PROPERTY
- NEW CONCRETE PAVING (NOT SHOWN, SEE SITE PLAN)
- ORNAMENTAL GRAVEL PAVING (NOT SHOWN, SEE SITE PLAN)
- PEBBLE TOPPING (ORGANIC) (NOT SHOWN, SEE SITE PLAN)
- ARBOR MULCH TOPPING (ORGANIC)
- CA NATIVE SEED MIX
- EXISTING/REHABILITATED /PROPOSED PLANTING
- 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-X) EXISTING PLANT-QTY.
- (RL-X) RELOCATED PLANT-QTY.
- (X) NEW PLANT QTY.
- (TF2) TREE PROTECTION ZONE / FENCE (SEE DETAIL 2, SHEET L-X-X)
- TP2-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



USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. THERE IS NO EXPRESS OR IMPLIED WARRANTY OF THESE PLANS AND SPECIFICATIONS. TITLE REMAINS WITH HERRIN LANDSCAPE DESIGN. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIME FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. REPRODUCTION IN WHOLE OR IN PART, IS PROHIBITED.

Memorandum

To: PLANNER, Marin County
Linda Velazquez, California Coastal Commission
From: Julia Benz, Beta Botany and Wetland Science
cc: Michael Michel, Michael Michel Architects
Kelly A. Bates, Property Owner at 3445 State Route 1, Slinson Beach, CA
Re: Kelly A. Bates Revocable Trust Coastal Development Permit & Design Review (P5156)
Vegetation Plan and Monitoring Program

In response to comments for the Kelly A. Bates Revocable Trust Coastal Development Permit & Design Review (Project Identification Number 5156) from the Marin County Planning Department (County) and the California Coastal Commission (CCC), the following memo provides a habitat monitoring plan for the property and project at 3445 State Route 1, Slinson Beach, California. Marin County has specified:

"Per Marin LCP Implementation Plan policy 20.64.050(1b), which states that "where habitat restoration or creation is required to eliminate or offset potential impacts to an ESHA, a detailed Restoration and Monitoring Plan shall be required." please provide a habitat restoration plan, including the potential impacts to be mitigated, a plant list, maintenance plans, and goals."

The detailed habitat restoration plan for vegetation installation with maps and planting instructions is provided under separate cover by the landscape architect.

Impact Mitigation

As described in the Marin County Biological Site Assessment, the project proposes the demolition of the existing building constructed in the 1970s, currently situated at the top of the Eskoot Creek bank. The existing condition of the onsite buildings is within the ESHA setback zone. Going forward with this project, any reduction of the building footprint within the ESHA has a beneficial impact. There will be a reduction of approximately 880 square feet of building within the ESHA. No new impacts are recognized by implementation of the project and a net improvement in parcel conditions would result from project implementation.

The project reduces the building footprint adjacent to the creek, increases permeable ground surfaces through the removal of 2,200 square feet of concrete thereby reducing runoff, and relocates the septic system to the furthest possible location from the creek within parcel. The proposed project results in the enhancement of onsite conditions and is a benefit to the natural environment providing native vegetation that can be used along Eskoot Creek.

This memo provides the framework to monitor the plants installed in the habitat restoration area after it has been planted within the project footprint, as requested by the County and CCC.

Restoration Planting Palette

As shown in the Restoration Plan and map, vegetation planting is proposed with the installation of two willow trees (*Salix* sp.), two live oak trees (*Quercus agrifolia*), and 12 riparian shrubs (to be determined based on availability). Riparian shrubs will consist of California native vegetation including but not limited to wild lilac (*Ceanothus* sp.), creek dogwood (*Cornus sericea*), bush lupine (*Lupinus albus*), coffeeberry (*Fraxinus californica*), sage (*Salvia* sp.), snowberry (*Symphoricarpos* sp.), and Pacific wax myrtle (*Myrica californica*). Trees and shrubs will be installed along the top of the bank to achieve revegetation within the creek setback zone to the extent feasible within the developed lot.

All restoration material will consist of one gallon or equivalent tree liners as small sized propagules have higher success rates with quicker establishment time. The roots of the restoration stock will be installed with wire baskets to prevent gopher damage to the plants.

Irrigation Schedule

Irrigation will be used the first through third years until the roots reach the groundwater along Eskoot Creek. The irrigation schedule would be based on local summer temperatures and onset of rainfall but would generally occur every 2 to 3 weeks during the dry season. A drip line with 1-gallon emitters will be run among the newly planted trees and shrubs and connected to the onsite irrigation system. With cooler summer temperatures in coastal Marin County and the close proximity to moist soils in association with the creek channel, vegetation is anticipated to establish quickly and would only be dependent on irrigation for approximately three years. Monitoring to gauge the vegetation success over three years will determine if a fourth year of irrigation would be necessary.

Maintenance

Fast growing willow trees could be trimmed back annually to approximately 6- to 8-feet tall after leaf drop between December and January to encourage strong root growth and keep the shoot-to-root ratio in balance. The trimming of live oak trees is not recommended as they are slow growing species and will take years to reach mature size and height. Shrubs should likewise be allowed to grow to their maximum size until they form a hedgerow in the habitat restoration area.

Emitters shall be checked for function and/or blockage each time the irrigation is turned on for the restoration area; blocked emitters will be cleaned or replaced as needed.

Invasive Species Management

Three highly invasive plant species are growing at the southwestern corner of the parcel (off the parcel): Cape Ivy (*Dioscorea odorata*), English Ivy (*Hedera helix*), and short stock bindweed (*Cynoglossum sylvaticum*), are highly likely to germinate within the restoration area or spread over the ground surface toward the restoration area.

Sheet mulching with a cardboard base, weed control fabrics, and several inches of woody mulch would be used to retain soil moisture and combat the spread of invasive plants into the restoration area. Regular inspection of the habitat restoration area will be conducted by landscape management staff to identify and remove any invasive species that germinate in the habitat restoration zone. Hand removal should be employed to the maximum extent practicable, but the use of herbicide may be necessary to eliminate persistent regrowth from subterranean rootlets or rhizomes. Spot application of herbicides should be used only if hand removal proves ineffective in the long term management of invasive plants. Nonnative invasive species would be managed in perpetuity within the parcel.

Goals

The primary goal of vegetation restoration is to provide habitat for common native wildlife species along the Eskoot Creek corridor which can be determined through documenting the following success criteria over the three year monitoring period. The biological monitoring will include documentation of:

- 100% survival of the 16 plants (counting the total number of living plants),
- 25% cover of the ground surface to be composed of California native vegetation (estimated by aerial coverage), and
- Qualitative observation of the growth of all plants installed with photo documentation (photos which can be compared annually and exhibit the increased size of the plant biomass).

Monitoring

After initial installation of the vegetation in the habitat restoration area, an "as-built" verification of the number plants, species installed, location in comparison to the plans, planting methods, and irrigation system will be documented. Photo documentation points will be established to enable a visual comparison between each monitoring year. Photo points will be taken from the same position at each monitoring event. As built information will be included within the Year 1 monitoring memorandum.

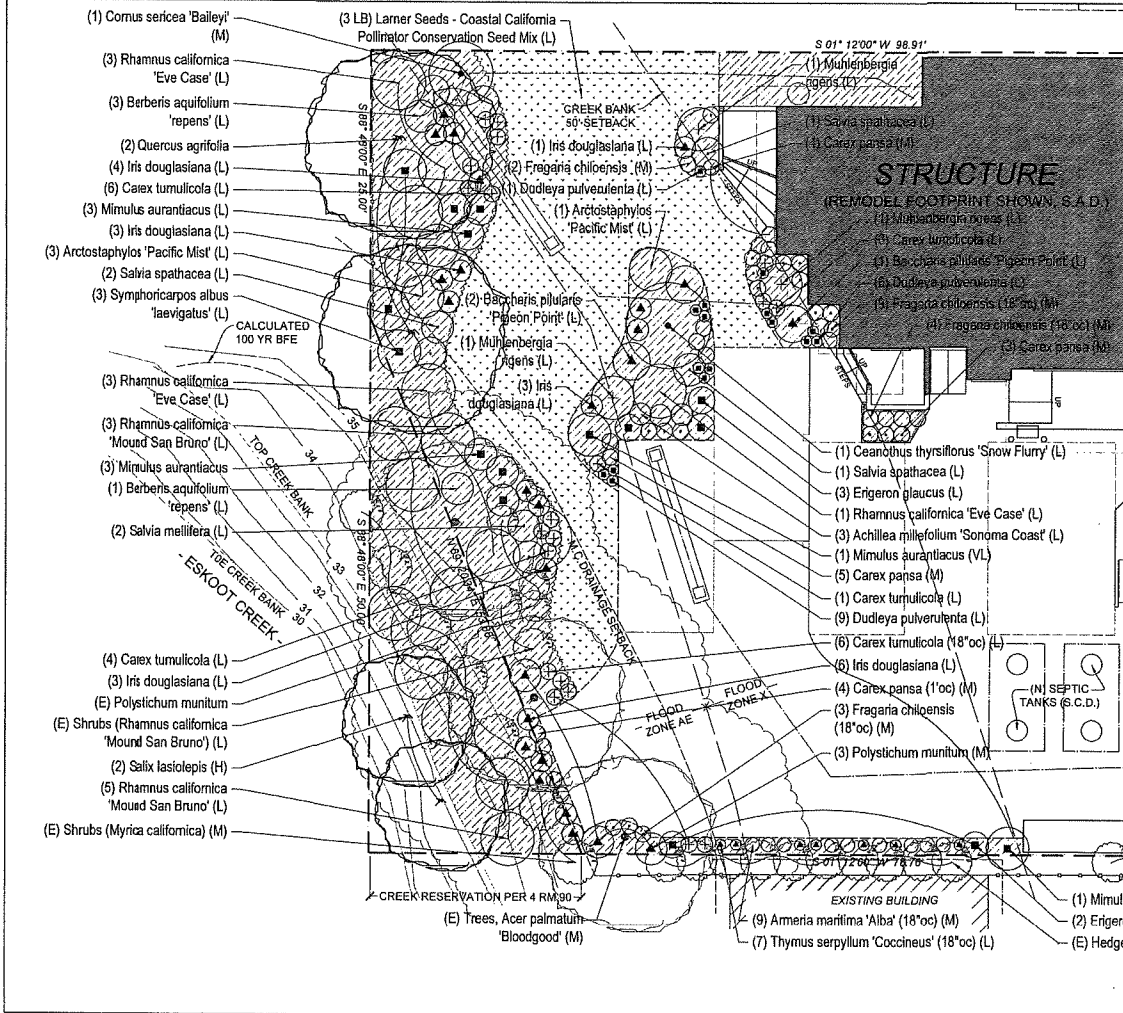
Monitoring of the revegetation plantings would be conducted twice annually over 3 years to document tree and shrub survival. Site monitoring would be conducted by a qualified botanist or biologist familiar with vegetation restoration. Annual spring monitoring between March and April and fall monitoring between September and October would allow for identification of any issues that could affect long-term success, observation and tracking of the growth of the plants, and need for remedial measures. Depending upon the time of installation, spring or fall monitoring would follow the as-built inspection.

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

PLANT LIST (SPECIFIC TO RESTORATION AREA):

QTY	Size	Botanical / Latin Name	Common Name	WUCOL	Comments
TREES					
2	24" BOX STD	<i>Quercus agrifolia</i>	Coast Live Oak	VERY L 0.1	CA Native
2	5 GAL	<i>Salix lasiolepis</i>	Arroyo Willow	MOD 0.4-0.6	CA Native
SHRUBS					
4	5 GAL	<i>Arctostaphylos 'Pacific Mist'</i>	Pacific Mist Manzanita	VERY L 0.1	CA Native
4	1 GAL	<i>Berberis aquifolium 'repens'</i>	Oregon Grape	LOW 0.1-0.3	CA Native
1	5 GAL	<i>Ceanothus thyrsiflorus 'Snow Flurry'</i>	Snow Flurry California Lilac	LOW 0.1-0.3	CA Native
1	5 GAL	<i>Cornus sericea 'Bailey'</i>	Bailey's Redtwig Dogwood	MOD 0.4-0.6	CA Native
6	15 GAL	<i>Rhamnus c. 'Eve Case' / Fragula CA</i>	Eve Case Coffeeberry	LOW 0.1-0.3	CA Native
8	15 GAL	<i>Rhamnus c. 'Mound San Bruno'</i>	Coffeeberry	LOW 0.1-0.3	CA Native
PLANTS					
3	1 GAL	<i>Achillea millefolium 'Sonoma Coast'</i>	Sonoma Coast Common Yarrow	LOW 0.1-0.3	CA Native
16	1 GAL	<i>Dudleya pulverulenta</i>	Chalk Livewort	LOW 0.1-0.3	CA Native
3	1 GAL	<i>Erigeron glaucus</i>	Seaside Daisy	LOW 0.1-0.3	CA Native
20	1 GAL	<i>Iris douglasiana</i>	Douglas Iris	LOW 0.1-0.3	CA Native
7	1 GAL	<i>Mimulus aurantiacus</i>	Sticky Monkey Flower	VERY L 0.1	CA Native
2	1 GAL	<i>Salvia mellifera</i>	Black Sage	LOW 0.1-0.3	CA Native
4	1 GAL	<i>Salvia spathacea</i>	Hummingbird Sage	LOW 0.1-0.3	CA Native
2	1 GAL	<i>Symphoricarpos albus 'laevigatus'</i>	Common Snowberry	LOW 0.1-0.3	CA Native
3	1 GAL	<i>Polystichum munitum</i>	Western Sword Fern	MOD 0.4-0.6	CA Native
3	5 GAL	<i>Muhlenbergia rigens</i>	Deer Grass	LOW 0.1-0.3	CA Native
GROUNDCOVERS					
3	1 GAL	<i>Baccharis pilularis 'Pigeon Point'</i>	Dwarf Coyote Brush	LOW 0.1-0.3	CA Native
19	1 GAL	<i>Carex pansa</i>	California Meadow Sedge	MOD 0.4-0.6	CA Native
14	1 GAL	<i>Carex tumulicola</i>	Foothill Sedge	LOW 0.1-0.3	CA Native
13	1 GAL	<i>Fragaria chiloensis</i>	Beach Strawberry	MOD 0.4-0.6	CA Native
NATIVE SEED MIX					
3	Lbs.	Larmer Seeds - Coastal California Pollinator Conservation Seed Mix		LOW 0.1-0.3	CA Native



HABITAT RESTORATION PLANTING PLAN

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

2



HABITAT RESTORATION TARGET AREA

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

1



HERRIN LANDSCAPE
DESIGN INC.

925.330.7333 / HERRINLANDSCAPE.COM
18 KIM COURT MARTINEZ,
CALIFORNIA 94553

KELLY BATES AND BILL SCOTT
PROPERTY

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

LANDSCAPE
ENHANCEMENT

NOT FOR CONSTRUCTION - WITHOUT NECESSARY PERMIT APPROVAL

Date Issued:

SUBMITTAL

03 - 17 - 2025

REVISION

01 - 24 - 2026

REVISION

06 - 25 - 2026

Drawn By:

Michael g. Herrin

RESTORATION

PLAN

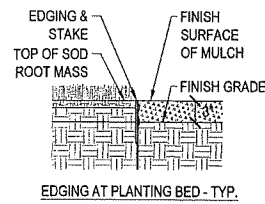
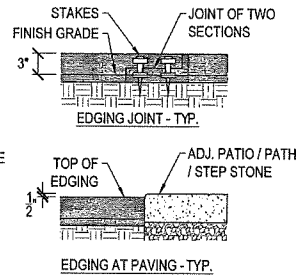
Scale:

Sheet No:

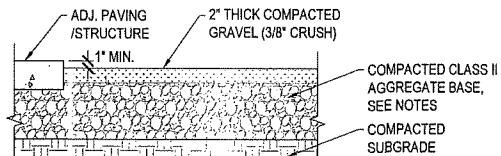
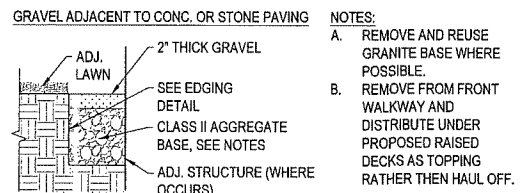
L2.1

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 VIOLATION OF THESE RESTRICTIONS.

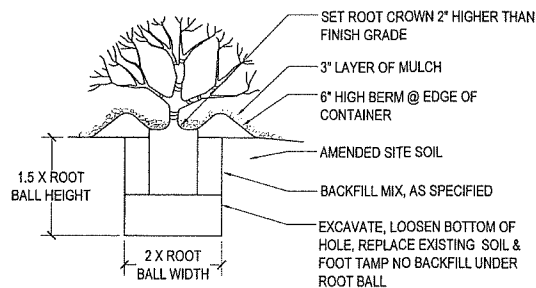
- NOTES:
- COL-MET COMMERCIAL GRADE STEEL LANDSCAPE EDGING OR SIMILAR
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS
 - COLOR: BLACK U.O.N.
 - SIZE: 10"x3/16"x4" OR AS CONDITIONS REQUIRE.
 - ALL LINEAR RUNS TO BE STRAIGHT, ALL CURVED SECTIONS TO BE CONTINUOUS SMOOTH RADIUS CURVES
 - ALIGN TO CORNERS OF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



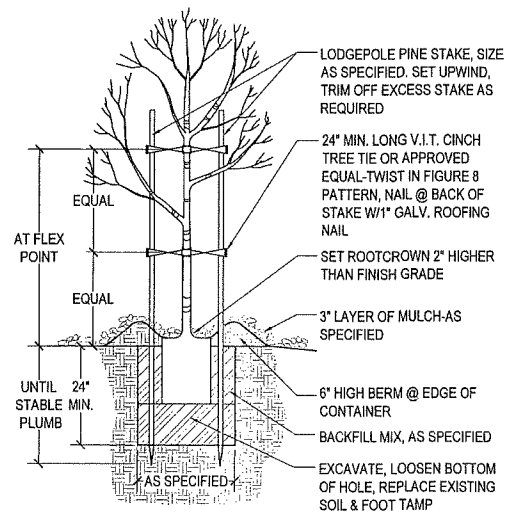
METAL EDGING
SCALE: 1" = 1'-0" 2



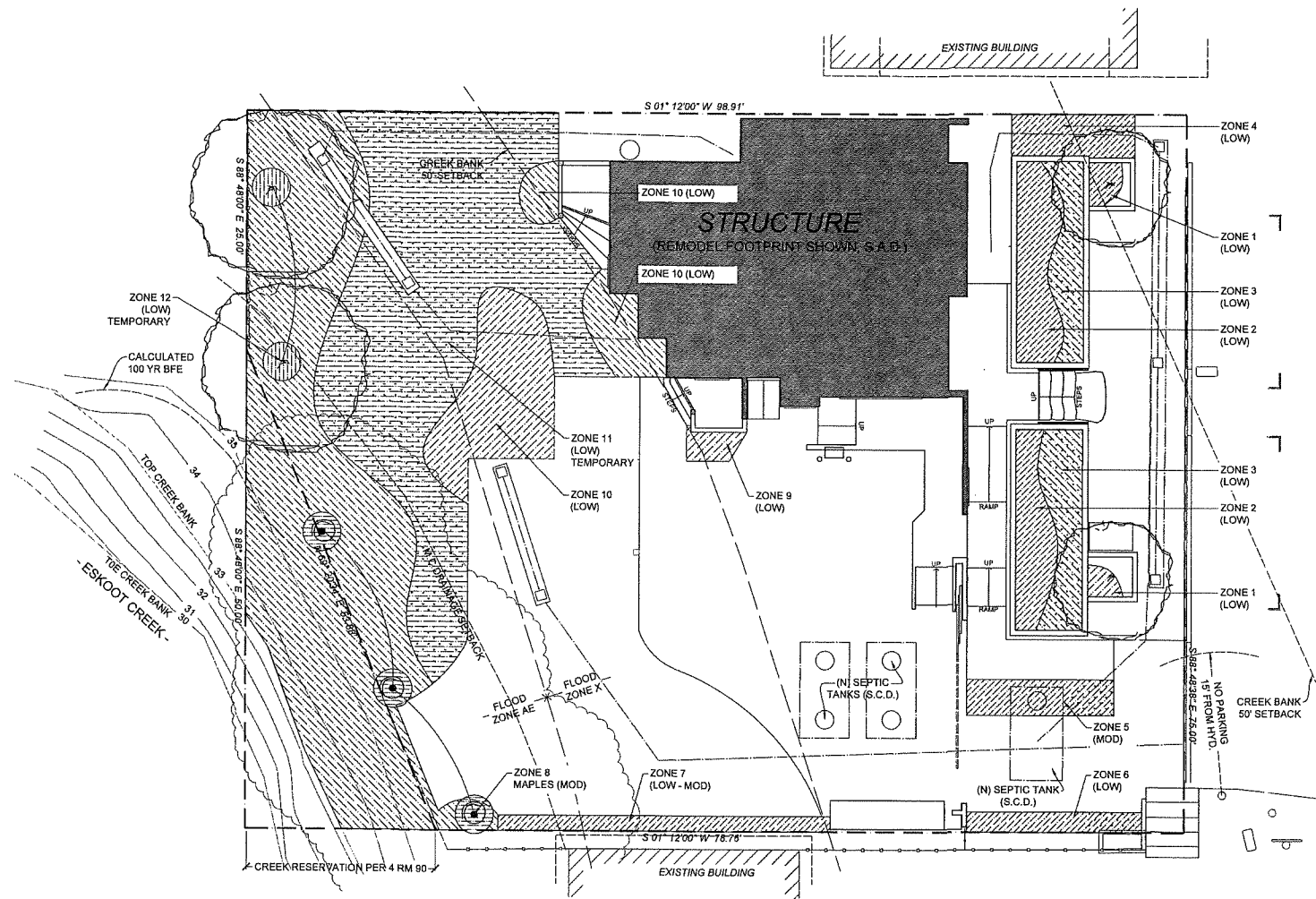
GRAVEL PAVING
SCALE: 1" = 1'-0" 3



SHRUB PLANTING
SCALE: NTS 4



TREE PLANTING
SCALE: NTS 5



STATE HWY 1

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

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



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

KELLY BATES AND BILL SCOTT PROPERTY
3445 SHORELINE HIGHWAY 1
STINSON BEACH, CA 94907
APN: 195-194-06

LANDSCAPE ENHANCEMENT

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

Drawn By:
Michael g. Herrin

HYDROZONES

Scale:

Sheet No:
L3.0

NOT FOR CONSTRUCTION - WITHOUT NECESSARY PERMIT APPROVAL

VMP REQUIREMENTS CHECKLIST:

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

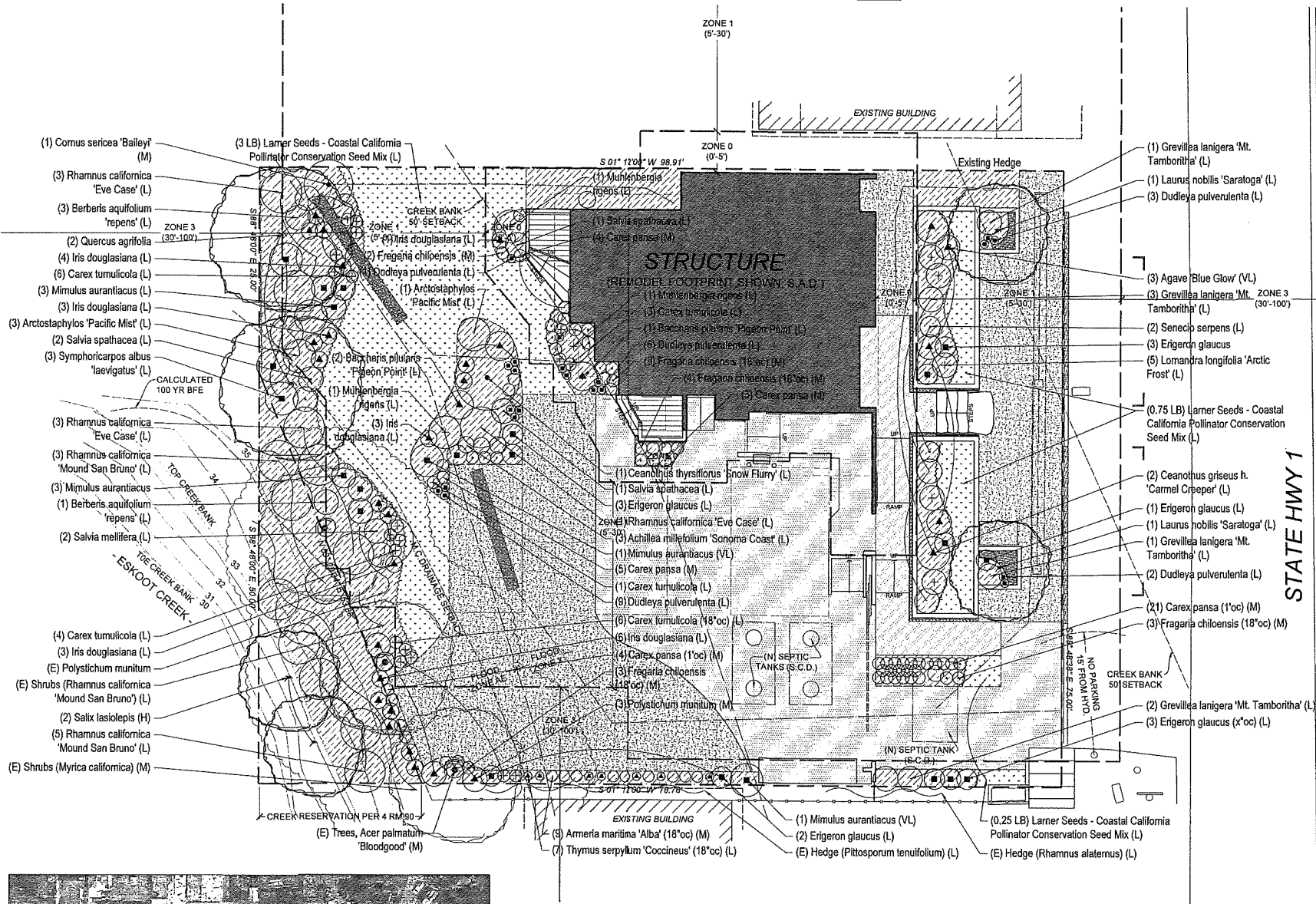
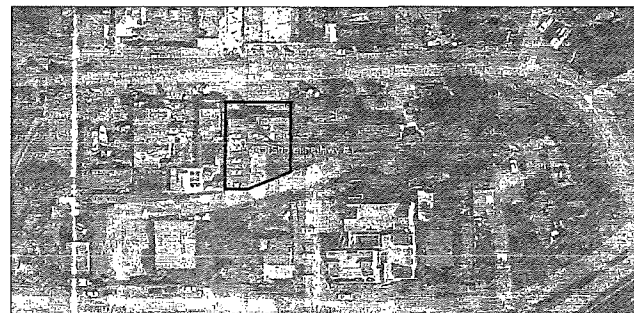
- GRAPHIC PLAN** - THE PLAN SETS SHALL BE REQUIRED TO INCLUDE THE FOLLOWING GRAPHIC DETAIL:
1. ALL BUILDING(S), STRUCTURE(S), PROPERTY LINES, AND ACCESS/EGRESS ROADS OR DRIVEWAYS.
 2. THE PLAN SHALL GRAPHICALLY INDICATE THE EXTENT OF EACH HOME IGNITION ZONES (ZONES 1,2&3).
 3. THE LOCATION AND CONFIGURATION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

KEY:

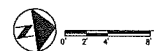
	EXISTING / PROPOSED STRUCTURE ON SUBJECT PROPERTY		GAS METER	(E-#)	EXISTING-QUANTITY
	NEW CONCRETE PAVING		ELECTRICAL METER	(RL-#)	RELOCATED-QUANTITY
	ORNAMENTAL GRAVEL TOPPING (INORGANIC)		ELECTRICAL PANEL	(TPZ)	TREE PROTECTION ZONE / FENCE (SEE DETAIL 2, SHEET L-X-X)
	PEBBLE TOPPING (INORGANIC)		PROPERTY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

VEGETATION MANAGEMENT PLAN: PLANT LIST

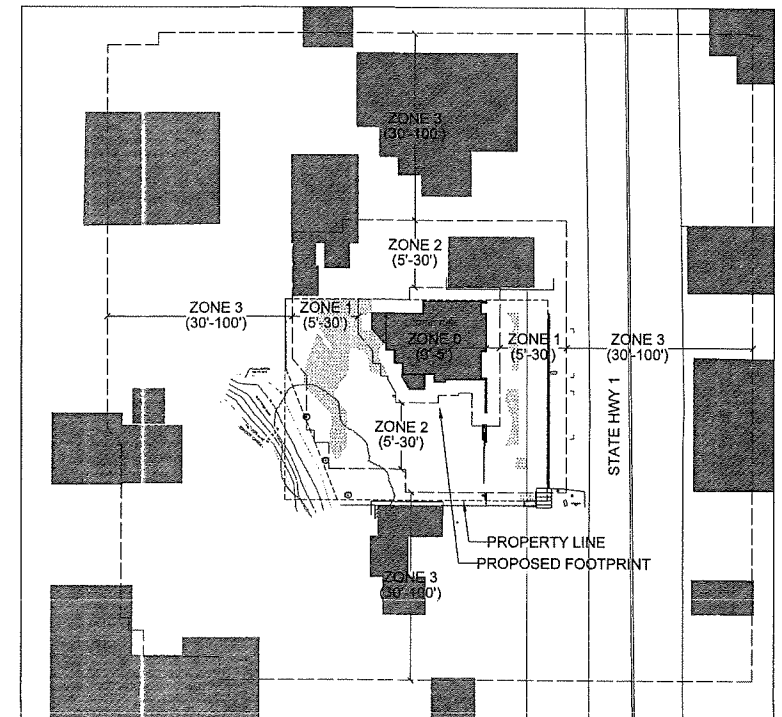
EXISTING AND PROPOSED PLANT MATERIAL					
QTY	Size	Botanical Latin Name	Common Name	Fire Resistant	Existing / New
TREES					
2	24"BOX STD	Acer palmatum 'Bloodgood'	Red Japanese Maple	Yes	Existing
2	24"BOX STD	Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	Yes	New
2	5 gal	Quercus agrifolia	Coast Live Oak	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
8	15 GAL	Rhamnus c. 'Mound San Bruno'	CoffeeBerry	Yes	Existing
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 pulchellula	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
3	5 GAL	Polystichum munitum	Western Sword Fern	Y, Low Fuel	Existing
GRASSES					
5	5 GAL	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	Yes	Existing
3	5 GAL	Lomandra longifolia 'Arctic Frost'	Arctic Frost Mat Rush	Yes	New
3	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. Tamboiritha'	Mt. Tamboiritha 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.	Larner Seeds - Coastal California Pollinator Conservation Seed Mix		New	Non Inrigated



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"



HERRIN LANDSCAPE
DESIGN INC.
925.330.7333 / HERRINLANDSCAPE.COM
18 KIM COURT MARTINEZ,
CALIFORNIA 94553

KELLY BATES AND BILL SCOTT
PROPERTY
DESIGN INC.
3445 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. Herin

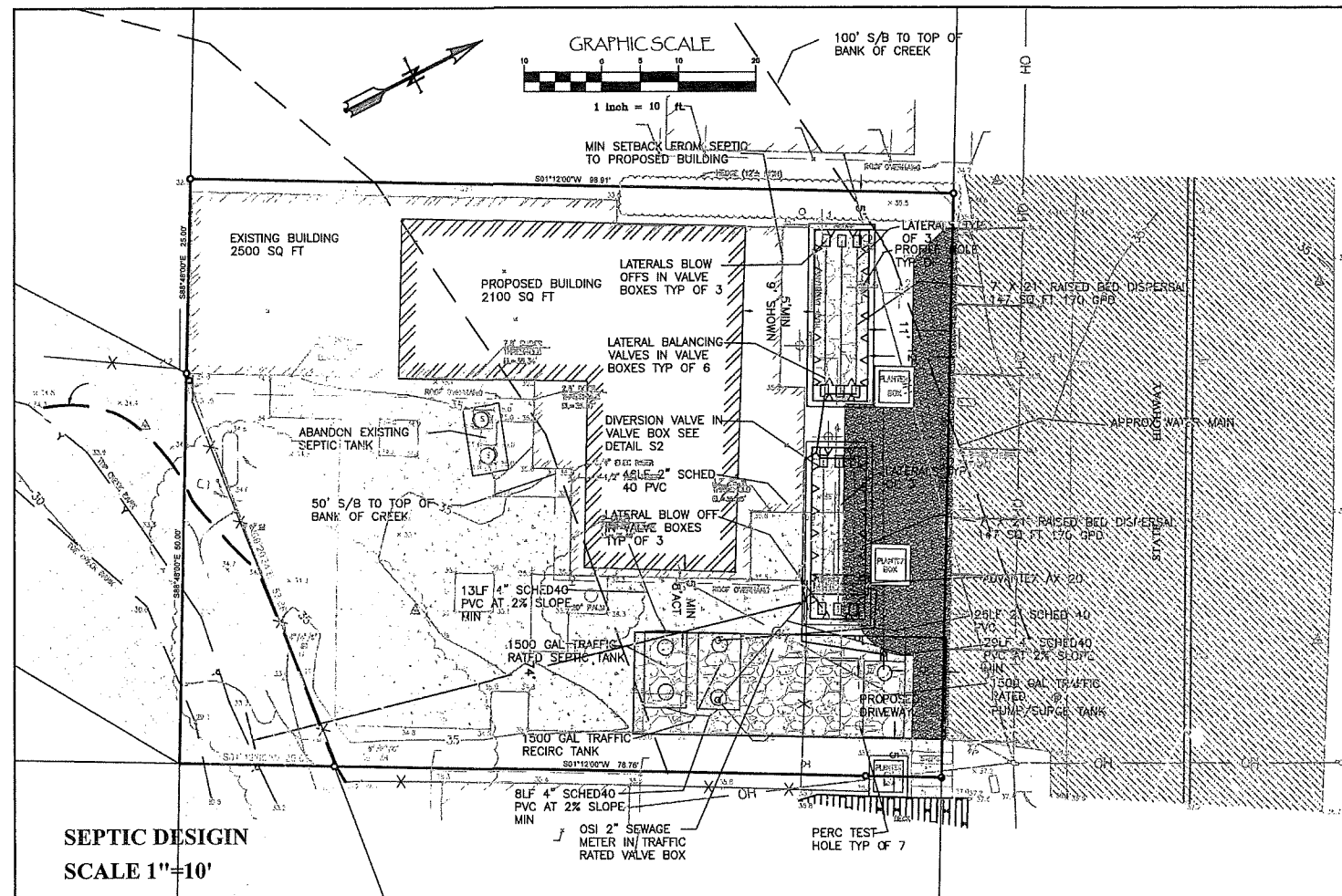
VEGETATION
MANAGEMENT
PLAN

Scale:

Sheet No:

L4.0

NOT FOR CONSTRUCTION - WITHOUT NECESSARY PERMIT APPROVAL



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) PERSONNEL 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 SBCWD'S 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.

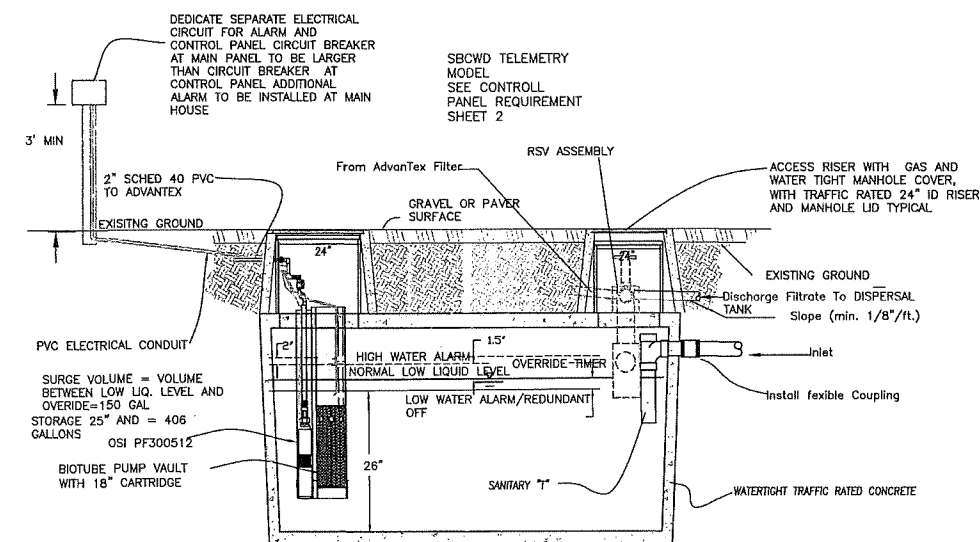
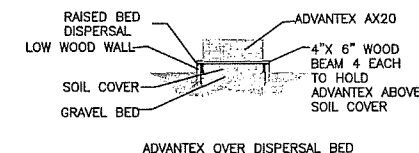
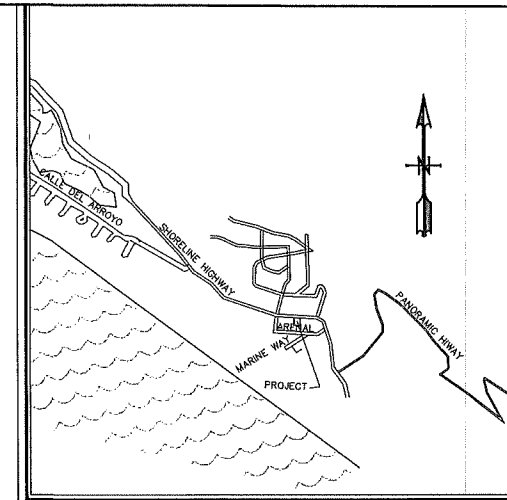
NOTE:
REROUTE ANY WATERLINE WITHIN TEN FEET OF
SEPTIC SYSTEM IF CROSSING OF WATER AND
SEWER LINES MUST BE MADE THEN SLEEVE
BOTH WATER AND SEWER WITHIN TEN FEET
EACH OF EACH OTHER WITH SCH 80 PVC

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.

[illegible]

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

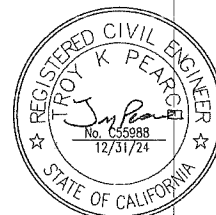
RAISED BED ADVANTEX SYSTEM
33445 SHORELINE HIGHWAY
Stinson Beach, CA
APN 195-194-06

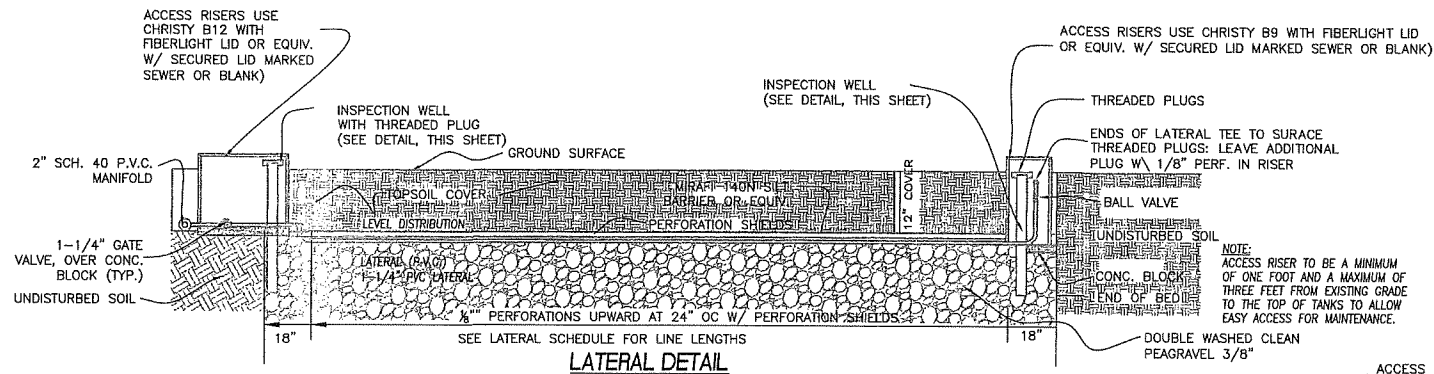
AYS Engineering Group, Inc
P.O. Box 5693, Petaluma, CA 94955
Voice (707) 763-6620

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

Sheet 1 of 2

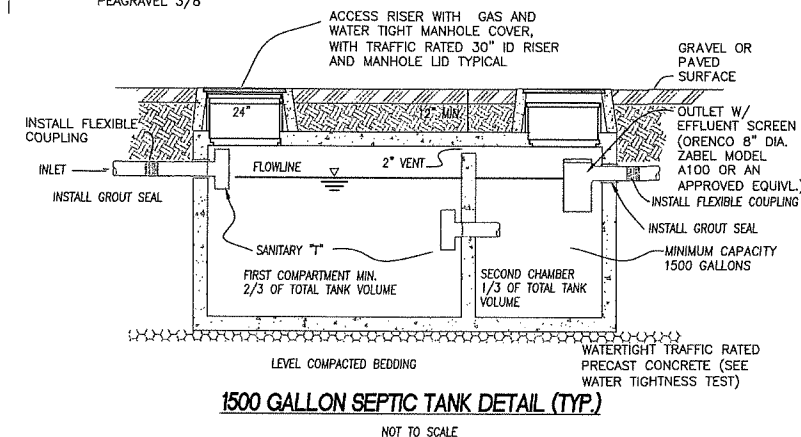
1





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



GENERAL NOTES

- 1) CONTRACTOR TO NOTIFY STINSON BEACH COUNTY WATER DISTRICT (SBCWD) PERSONNEL AND DESIGN ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 2) 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
- 3) 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.
- 4) NO CUTS SHALL BE MADE DOWNSLOPE OF DRAINFIELD WITHOUT PERMISSION OF BOTH SBCWD AND DESIGN ENGINEER.
- 5) CONSULT ENGINEER PERTAINING TO LANDSCAPE SEPTIC SYSTEM.
- 6) NO MATERIAL SUBSTITUTION WITH OUT DESIGN ENGINEER APPROVAL.
- 7) ALL TANKS TO BE WATERTIGHT-SEE WATERTIGHTNESS TEST.
- 8) CONTRACTOR NOT TO OVEREXCAVATE THE DELIVERY LINE TRENCH/S. MAXIMUM DEPTH OF TRENCH IS 24 INCHES.
- 9) 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.
- 10) EROSION PROTECTION SHALL BE PLACED IN ALL DISTURBED AREAS. STRAW AND SEED SHALL BE PLACED AT A MINIMUM PRIOR TO FINAL INSPECTION.
- 11) 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.
- 12) ALL WORK SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE MOST RECENT SBCWD REGULATIONS FOR WASTEWATER SYSTEMS.
- 13) 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.
- 14) CONTRACTOR TO KEEP A PLAN SET WITH ALL CHANGES MARKED UP AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR TO PROVIDE ONE COPY OF THESE CHANGES ON A PLAN FOR PREPARATION OF AS- BUILT DRAWINGS TO GAIN COUNTY FINAL APPROVAL.

OPERATION AND MAINTENANCE OF A SEPTIC SYSTEM

- 1) INSPECT SEPTIC TANKS AND DRAINFIELD EVERY SIX MONTHS.
- 2) IF SLUDGE OR SCUM BUILDUP IS GREATER THAN 6 TO 8 INCHES HAVE TANK PUMPED. (USUAL FREQUENCY FOR PUMPING IS 3 TO 5 YEARS).
- 3) MINIMIZE THE USE OF GARBAGE DISPOSAL.
- 4) MINIMIZE THE USE OF HARSH CHEMICALS IN LARGE QUANTITIES.
- 5) MINIMIZE THE AMOUNT OF GREASE DISPOSED OF IN SINKS. PACKAGE ALL FOOD WASTES AND DISPOSE OF IN GARBAGE FOR SANITARY LANDFILL.
- 6) MINIMIZE DISPOSAL OF NON-SEWAGE ITEMS SUCH AS SANITARY NAPKINS, CIGARETTES AND OTHERS.
- 7) MAINTAIN ALL PLUMBING. LEAKS SHOULD BE FIXED AS QUICK AS THEY OCCUR.
- 8) 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.
- 9) 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:
- 1) A HANDS OFF AUTO (HOA) SWITCH.
 - 2) AN AUDIO AND VISIBLE ALARM AND NECESSARY EFFLUENT SENSING DEVICE TO INDICATE A HIGH WATER CONDITION.
 - 3) USE EITHER PILL OR MERCURY TYPE FLOAT SWITCH.
 - 4) SET PUMPING VOLUME AS STATED IN THE PUMP REQUIREMENTS.
 - 5) PUMP TO BE SET A MINIMUM OF 8 INCHES FROM THE BOTTOM OF THE SUMP.

SUMP:

- 1) 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.
- 2) ACCESS TO BE PROVIDED BY A MINIMUM 24-INCH DIAMETER WATERPROOF AIRTIGHT RISER AND LID SYSTEM.
- 3) ALL PIPE AND OR ELECTRICAL CONNECTIONS MADE THROUGH THE RISER EITHER TO BE PRECAST INTO THE RISER OR SEALED WITH CASTIGHT COMPRESSION CONNECTORS.

ELECTRICAL FEATURES

- THE FOLLOWING ELECTRICAL FEATURES TO BE PROVIDED
- 1) 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.
 - 2) 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.
 - 3) ALARM AND PUMP TO BE INSTALLED ON SEPARATE CIRCUITS THAT ARE OF SIZE LARGE ENOUGH FOR THE RESPECTIVE USES.
 - 4) ELECTRICAL CONDUIT SHALL BE PVC AND SEPARATE CONDUITS SHALL BE PROVIDED TO POWER PUMP AND FLOATS.

PRESSURE PIPING

- 1) THE PIPE FROM THE SUMP TO THE DRAINFIELD SHALL BE PVC IN THE SIZE AND SCHEDULE SPECIFIED ON THE PLANS.
- 2) 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.
- 3) 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.

CONSTRUCTION INSPECTION NOTES

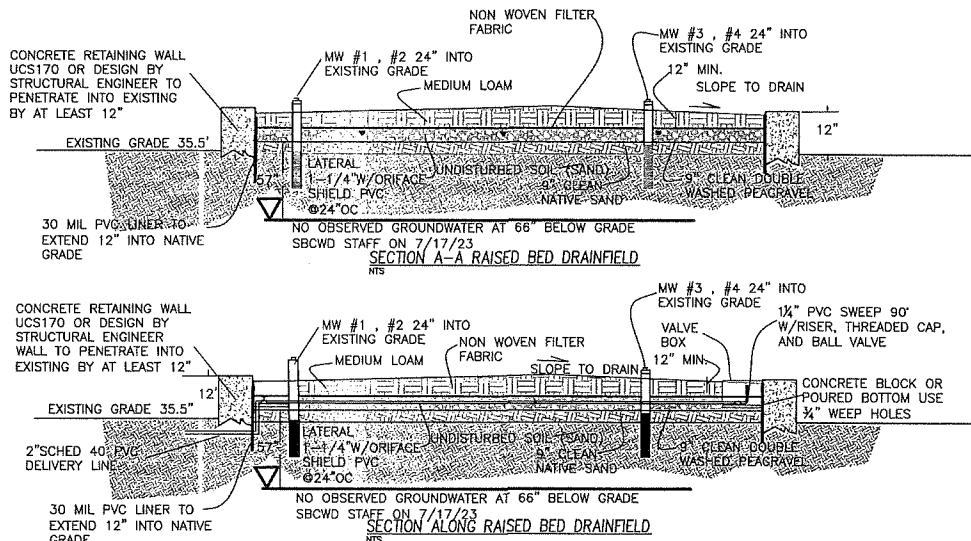
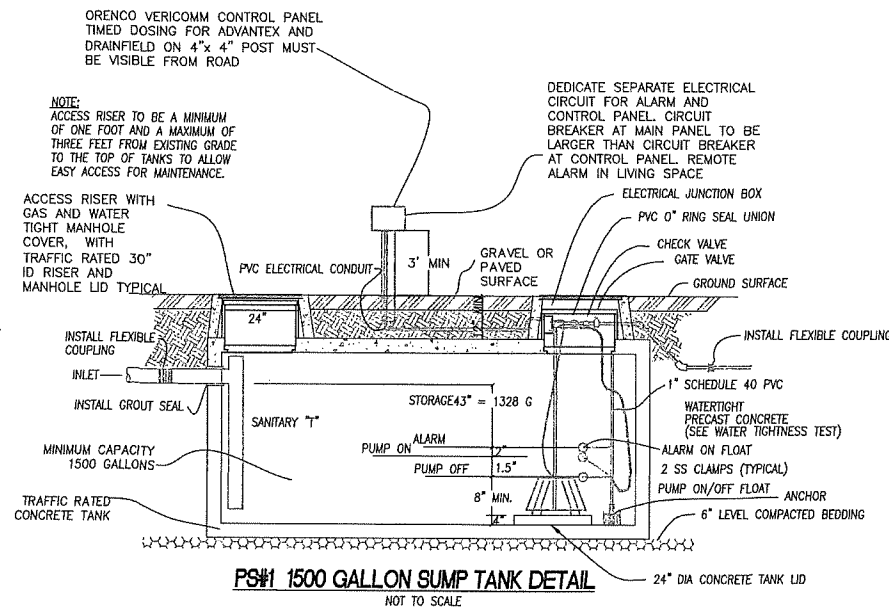
CONTRACTOR TO NOTIFY DESIGN ENGINEER AND SBCWD A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION AND INSPECTION OF THE SYSTEM. ADDITIONAL FEES WILL BE REQUIRED BY SBCWD AFTER THREE SITE INSPECTIONS. ENGINEER AND SBCWD SHALL INSPECT THE SYSTEM AT CRITICAL CONSTRUCTION PHASES AS FOLLOWS:

PHASE ONE:

- 1) INSPECT STAKE OUT LOCATION OF LATERALS ALONG CONTOURS, THE SEPTIC AND SUMP TANKS, AND THE ADVANTEX.
- 2) INSPECT THE LEACHLINE GRAVEL AND ADVANTEX MEDIA, AND PHASE TWO:
- 1) INSPECT LEACHLINE INSTALLATION AND LEVEL VIA OPEN TRENCHES AND INSTALLED INSPECTION WELLS.
- 2) INSPECT PERFORATION SIZE AND SPACING.
- 3) INSPECT WATER TIGHTNESS OF ALL TANKS.
- 4) INSPECT SQUIRT TEST OF LEACHFIELD.
- 5) INSPECT CONTROL PANEL, FLOATS AND CIRCUIT BREAKER FOR ENTIRE SEPTIC SYSTEM.

PHASE THREE:

- 1) INSPECT ANY ITEMS LISTED ABOVE WHICH HAVE NOT BEEN OBSERVED YET.
- 2) INSPECT FINISHED SEPTIC SYSTEM INCLUSIVE OF ANY NECESSARY EROSION CONTROL MEASURES.
- 3) INSPECT FLOOR PLAN OF STRUCTURE BEING SERVED BY THE SEPTIC SYSTEM. INSPECT, IF APPLICABLE, WHETHER LOW FLOW FIXTURES WERE INSTALLED OR NOT.
- 4) PROVIDE SBCWD WITH BUILDING DEPARTMENT APPROVAL OF PUMP INSTALLATION.



PUMP REQUIREMENTS RT1

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

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

PS#1 DISPERSAL PUMP BASIN TO RAISED BED

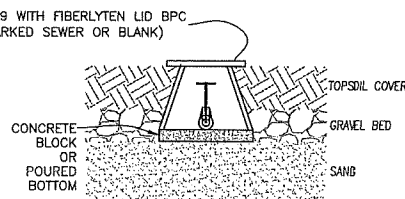
TOTAL DYNAMIC HEAD = 21.5 FT
GALLONS PER MINUTE (GPM) = 13 GPM
DOSE = 47 GALLONS
OPERATION RANGE = 1.5"
RECOMMENDED PUMP TYPE: GOULDS MODEL 3885 WE0712H (.75 HP, 230 VOLTS, SINGLE PHASE, 10 AMPS).

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

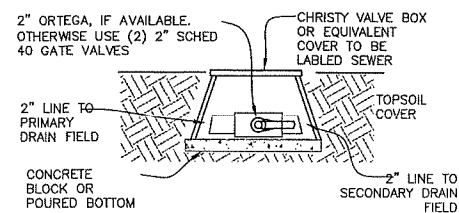
T OVERRIDE OFF 30 MINS
T OVERRIDE ON 4 MINS
RECOMMENDED CONTROL PANEL:
SEE CONTROL PANEL REQUIREMENTS THIS PAGE.

TANK WATERTIGHTNESS TEST

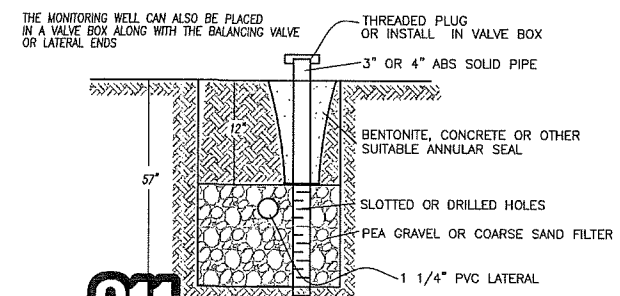
1. CAP OR TEST PLUG ALL INLETS AND OUTLETS TO TANK.
2. FILL TANK WITH WATER TWO INCHES INTO THE RISER AND MARK WATER LEVEL. SCHEDULE WITH ENGINEER AND NCM 24 HOURS BEFORE FILLING TANK.
3. IF AFTER 24 HOURS WATER LEVEL DROPS, TANK MUST BE MADE WATERTIGHT BY APPLYING WATERPROOF SEALER (NOT BITUMINOUS PRODUCT) THOROPUG, THOROSEAL OR OTHER PORTLAND CEMENT CEMENT PRODUCT.



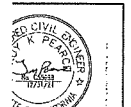
VALVE BOX DETAIL
NOT TO SCALE



DIVERSION VALVE BOX DETAIL
NOT TO SCALE



811
Know what's below.
Call before you dig.



DETAILS

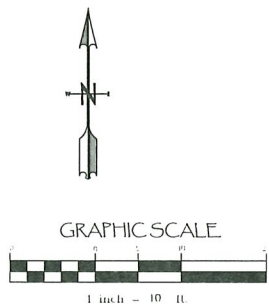
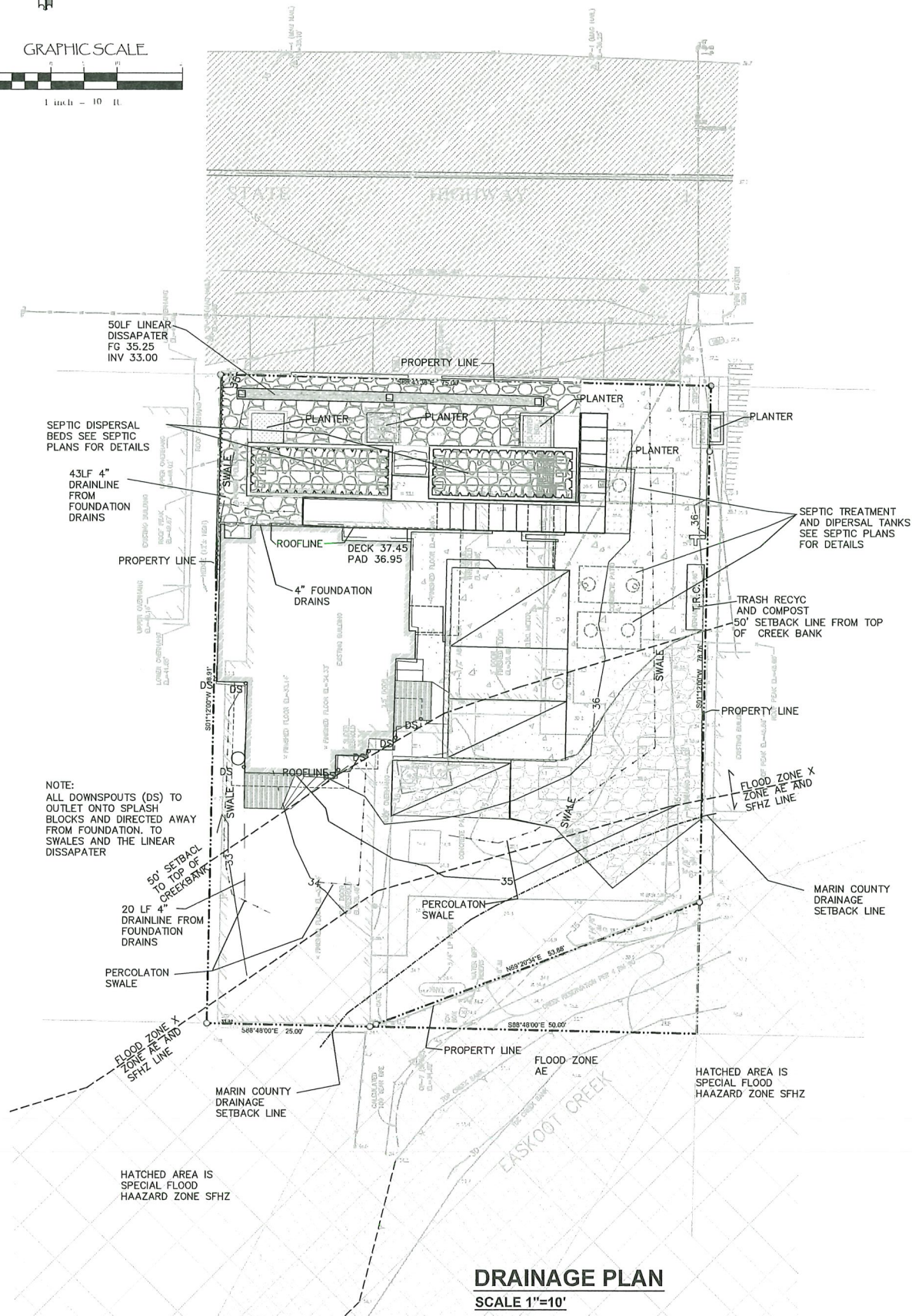
PREPARED FOR:
Bill Scott and Kelly Bates
515 Manzanita Way
Woodside Ca 94062

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

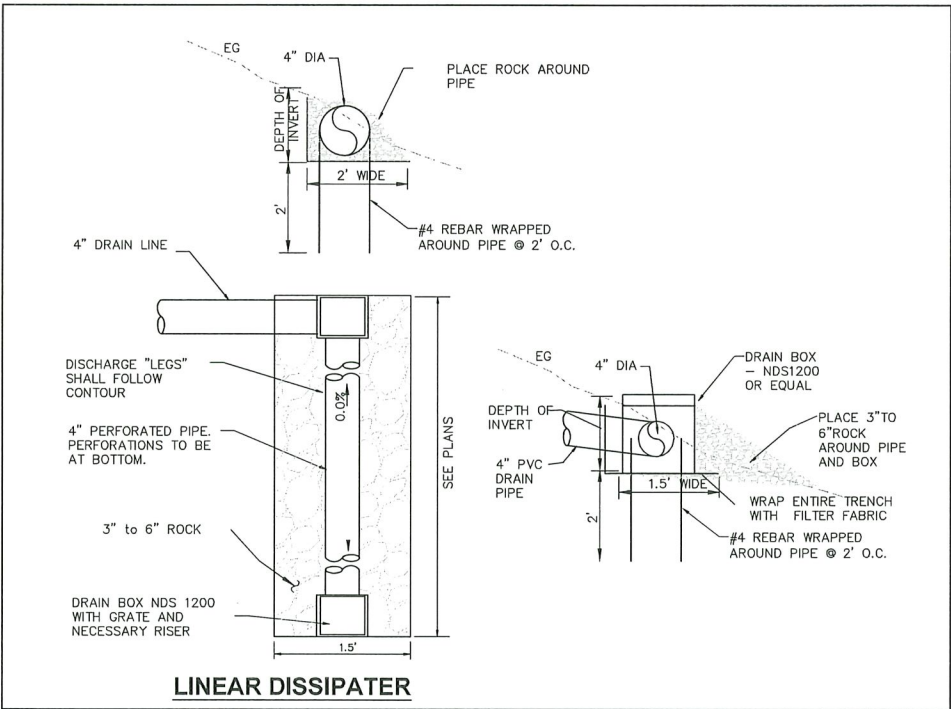
AYS Engineering Group, Inc
PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620

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

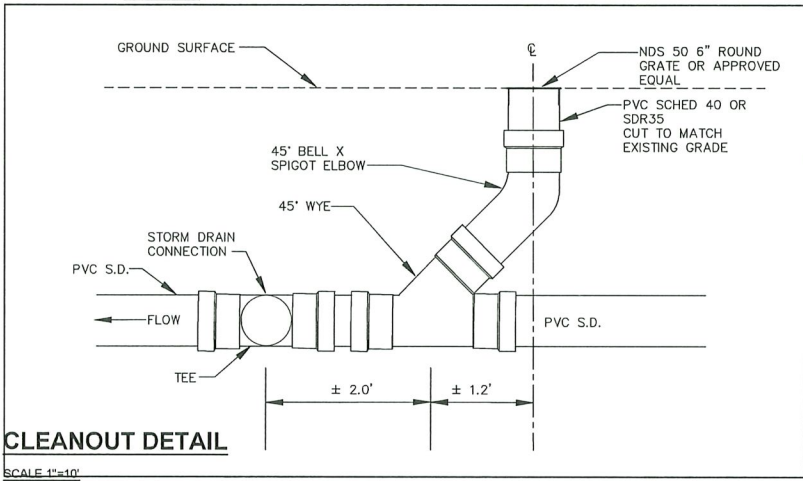
Sheet 2 of 2



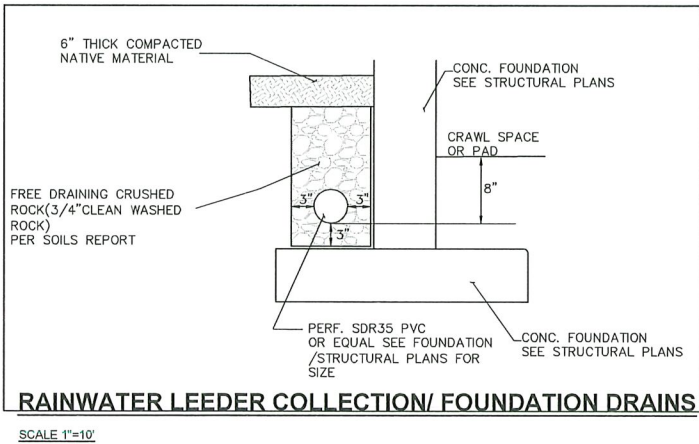
DRAINAGE PLAN
SCALE 1"=10'



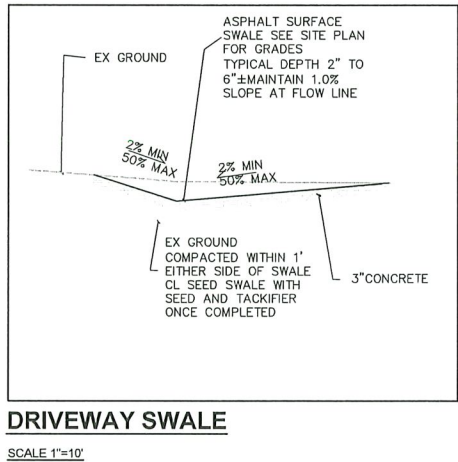
LINEAR DISSIPATER
SCALE 1"=10'



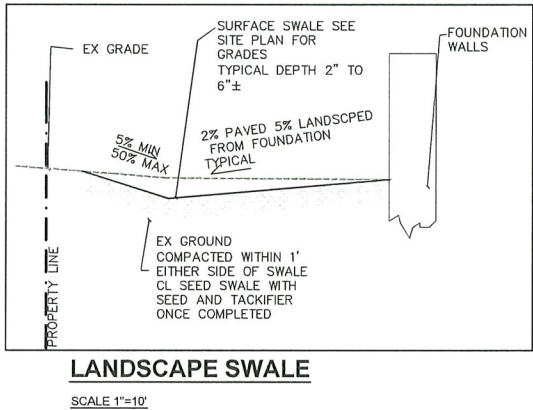
CLEANOUT DETAIL
SCALE 1"=10'



RAINWATER LEADER COLLECTION/ FOUNDATION DRAINS
SCALE 1"=10'



DRIVEWAY SWALE
SCALE 1"=10'



LANDSCAPE SWALE
SCALE 1"=10'



DRAINAGE PLAN



Revisions:	

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

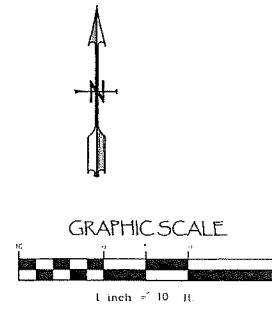
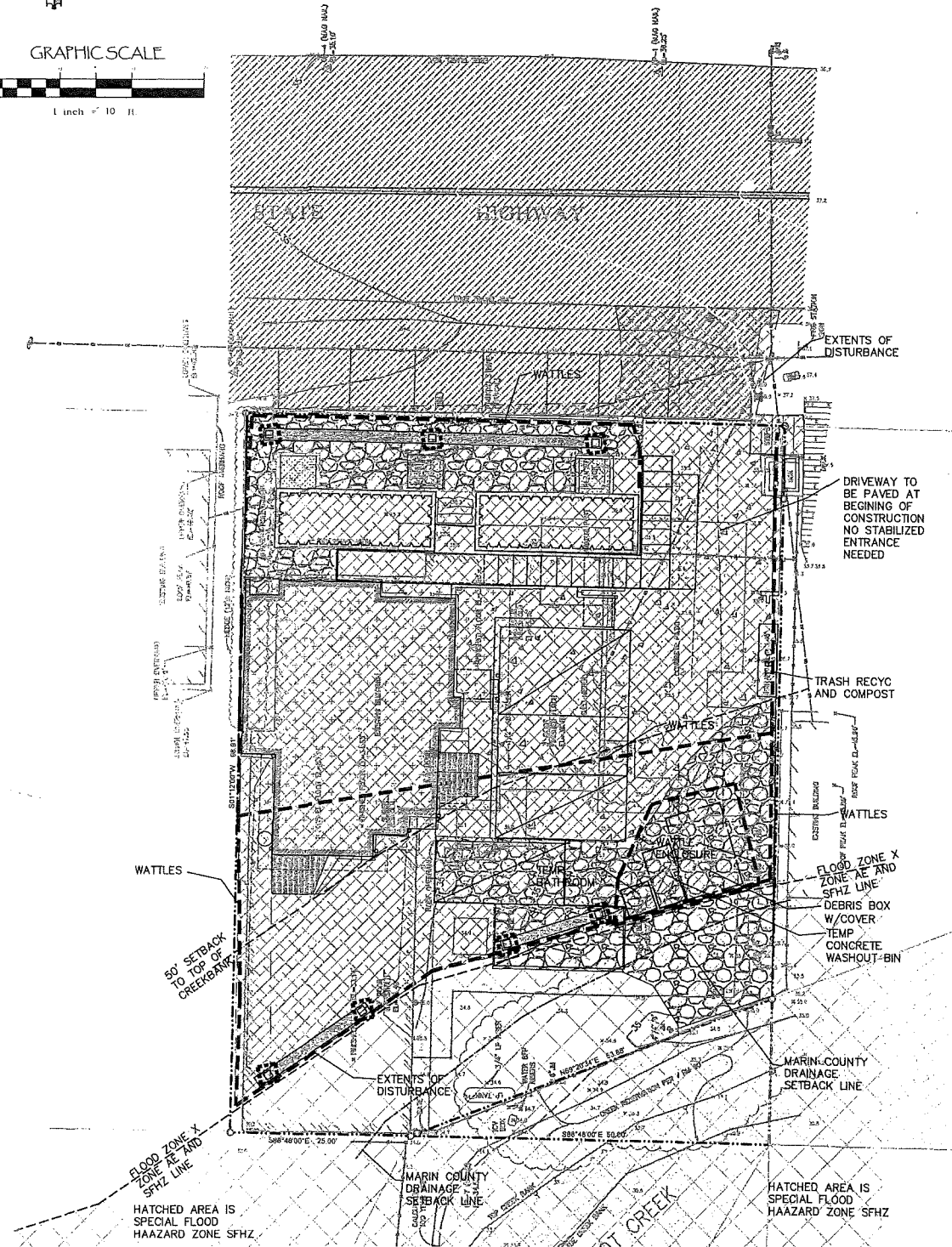
IMPROVEMENT PLANS
3445 SHORELINE HIGHWAY
Stinson Beach, CA
APN 195-194-06

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
Checked By:
TKP
Scale
as shown

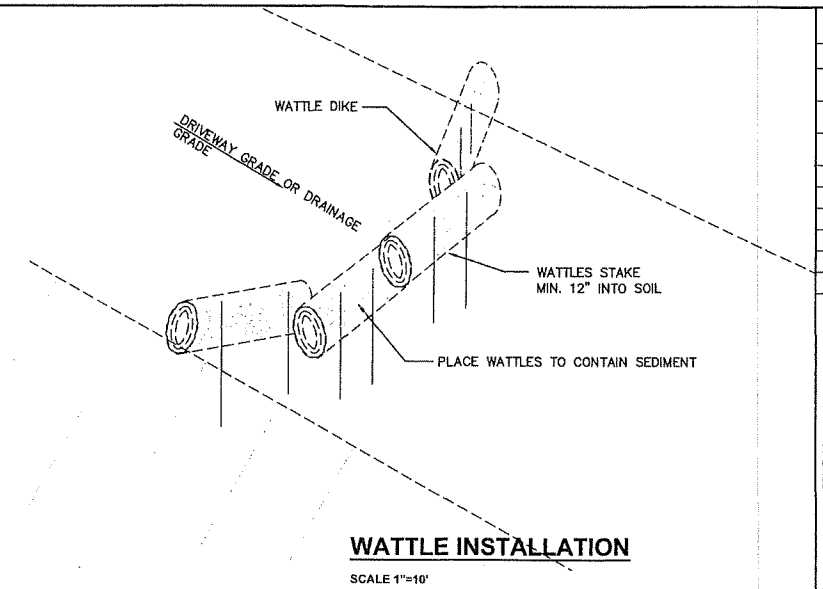
Sheet 3 of 7

C3



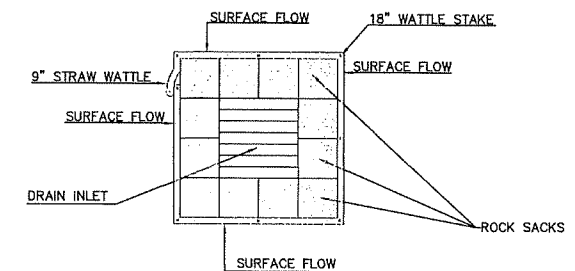
LEGEND

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



EROSION CONTROL NOTES

- BOUNDARY FOR REFERENCE PURPOSES ONLY NOT TO BE USED AS BOUNDARY SURVEY.
- 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.
- ALL EROSION CONTROL MEASURES SHALL BE REGULARLY MONITORED AND REPLACED IF NECESSARY.
- ALL EROSION CONTROL MEASURES SHALL BE CHECKED AND THEIR OPERATION VERIFIED AFTER STORM EVENTS.
- NO SILT LADEN WATER SHALL LEAVE SITE.
- ANY MATERIAL OR DEBRIS STOCKPILED ON SITE SHALL BE CONTAINED BY WATTLES AND COVERED.
- 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.
- AS PART OF THE MONITORING, ANY SILT THAT BUILDS UP BEHIND THE WATTLES SHALL BE REMOVED.
- MINIMIZE THE AMOUNT OF MATERIAL STOCKPILED ON SITE.
- ANY EXCAVATED MATERIAL STOCKPILED ON SITE SHALL BE COVERED WITH 15 MIL PLASTIC AND THE ENDS HELD DOWN WITH SAND BAGS.
- ADDITIONAL SAND BAGS, WATTLES AND OTHER EROSION CONTROL MATERIAL SHALL BE STORED ON SITE TO ALLOW FOR IMMEDIATE REPAIR OF PROPOSED FACILITIES.
- 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.
- REMOVE SEDIMENT WHEN ACCUMULATION REACHES 1/2 OF THE BARRIER HEIGHT.
- MINIMIZE THE AMOUNT OF EARTHWORK EXPOSED AT ANY ONE TIME.
- INSTALL DRIVEWAY GRAVEL BASE COURSE AS SOON AFTER ROUGH GRADING AS POSSIBLE.
- 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.
- 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.
- 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:
- ROCK BAGS SHALL CONTAIN ONE INCH ROUND DRAIN ROCKS.
 - STRAW ROLLS SHALL BE 9 INCHES IN DIAMETER AND STAKED IN PLACE WITH 1" X 1" X 18" WOODEN STAKES AS SHOWN.
 - INSTALL SILTSTACK, OR APPROVED EQUAL.

BASIN PROTECTION SCALE 1"=10'



EROSION & SEDIMENT CONTROL PLAN

Revisions:

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

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

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

Job No.
2024-012

Date
6-1-24 REV 4-23-26

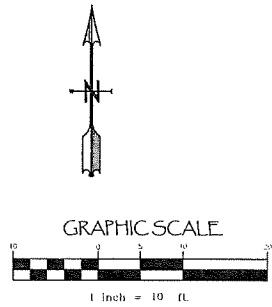
Drawn By:
TKP

Checked By:
TKP

Scale
as shown

Sheet 4 of 7

C4

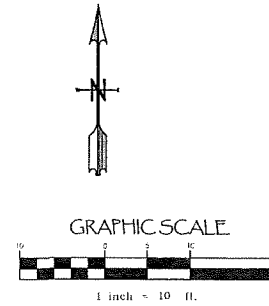


GRAPHIC SCALE

1 inch = 10 ft.

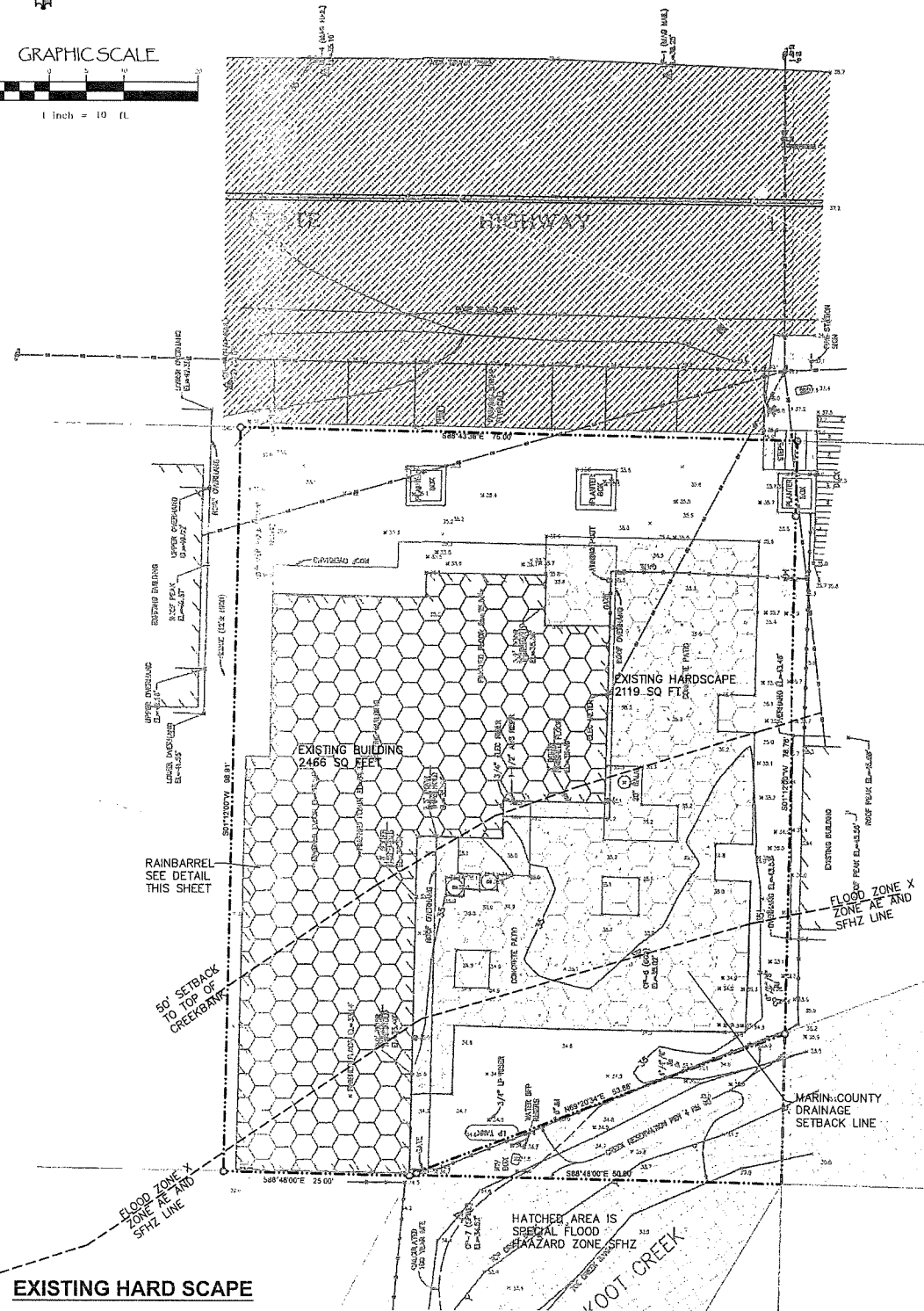
LEGEND

- EXISTING BUILDING 2466 SQ FT
- EXISTING HARD SCAPE 2119 SQ FT
- TOTAL EXISTING HARDSCAPE 4585 SQ FT
- EXISTING AREA REMAINING NATURAL OR LANDSCAPED 2874 SQ FT
- PROPOSED ROOF BUILDING 1192 SQ FT
- PROPOSED HARDSCAPE (DRIVEWAY & WALKS) 1477 SQ FT
- TOTAL PROPOSED HARDSCAPE 2669 SQ FT
- PROPOSED PERVIOUS PAVERS 233 SQ FT
- PROPOSED GRAVEL PERVIOUS 1737 SQ FT
- PROPOSED AREA REMAINING NATURAL OR LANDSCAPED PROPOSED 2820 SQ FT



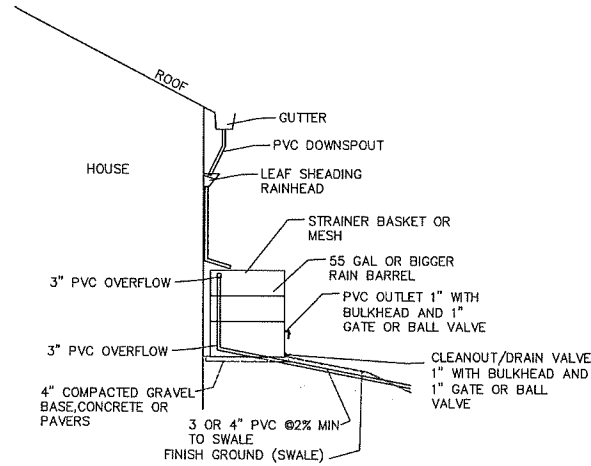
GRAPHIC SCALE

1 inch = 10 ft.



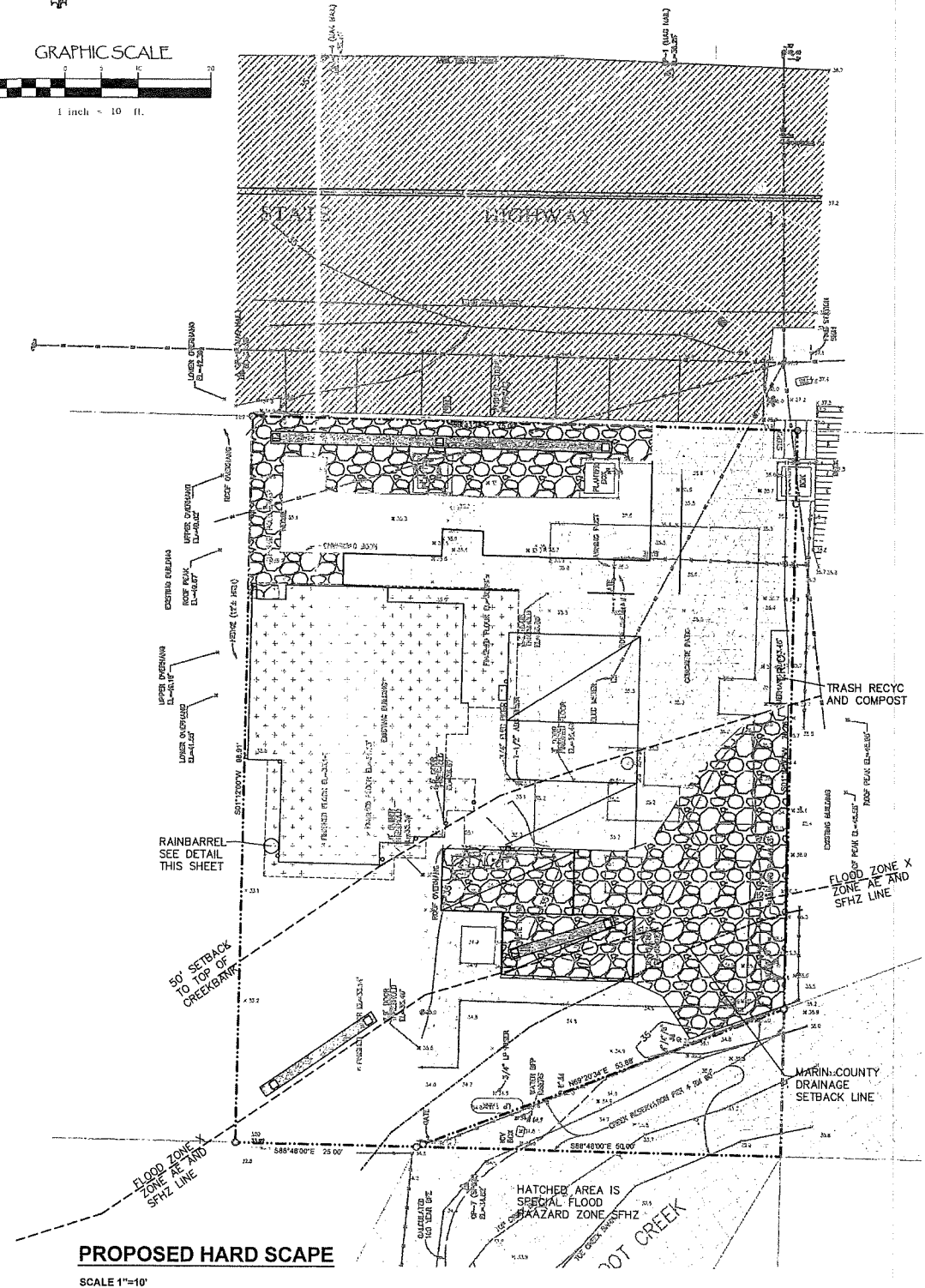
EXISTING HARD SCAPE

SCALE 1"=10'



PROPOSED RAIN BARREL

SCALE 1"=10'



PROPOSED HARD SCAPE

SCALE 1"=10'



STORMWATER CONTROL PLAN

Revisions:

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

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

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

Job No.
2024-012

Date
6-1-24 REV 4-23-26

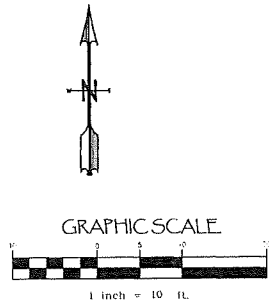
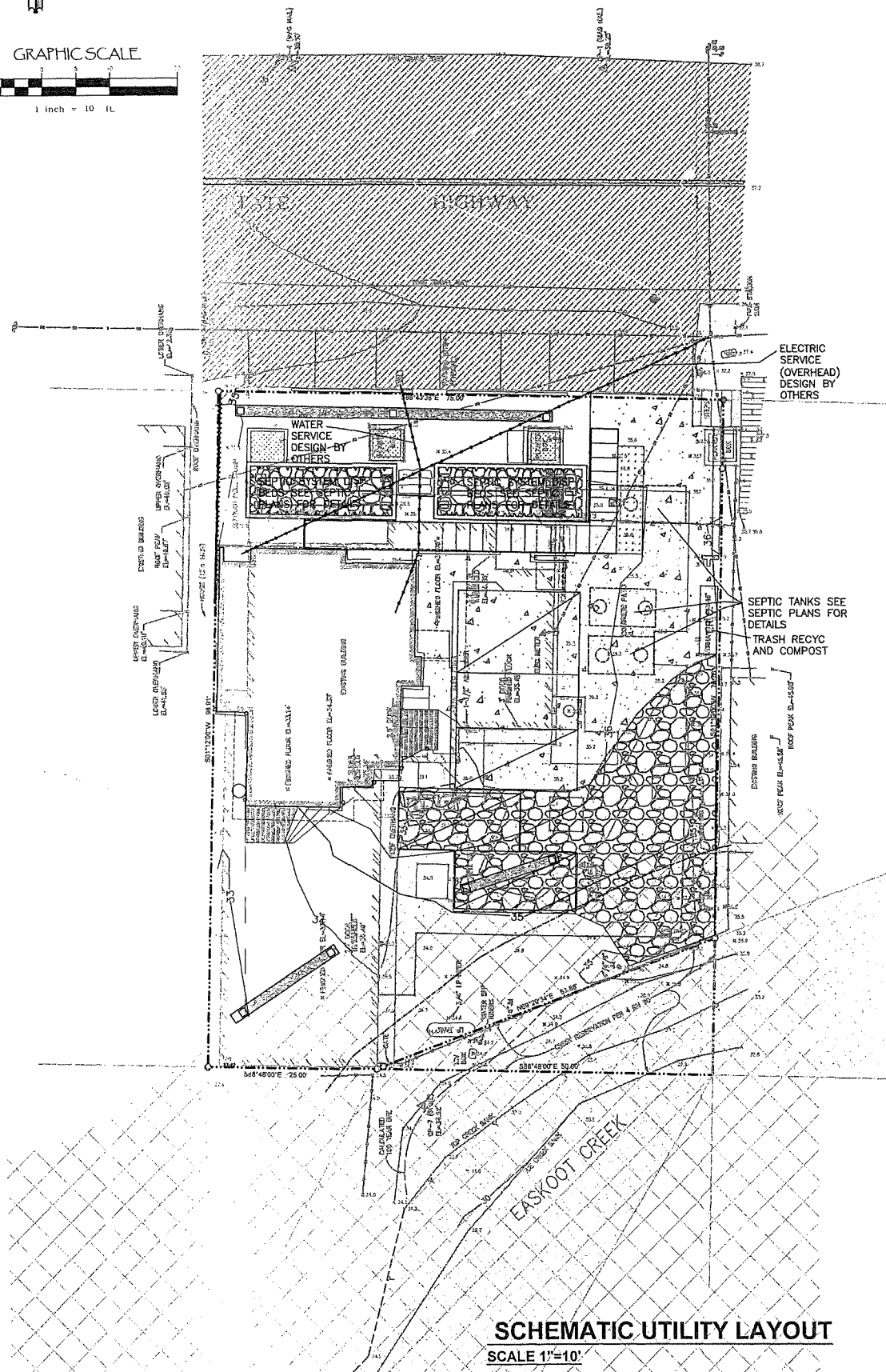
Drawn By:
TKP

Checked By:
TKP

Scale
as shown

Sheet 5 of 7

C5



SCHEMATIC UTILITY LAYOUT
SCALE 1"=10'



SCHEMATIC UTILITY LAYOUT



Job No. 2024-012		APN 195-194-06	3445 SHORELINE HIGHWAY Stinson Beach, CA APN 195-194-06	IMPROVEMENT PLANS	PREPARED FOR: Bill Scott and Kelly Bates 515 Manzanita Way Woodside Ca 94062	Revisions:									
Date 6-1-24 REV 4-23-26	Drawn By: TKP														
Checked By: TKP	Scale as shown														
Sheet 7 of 7															
C7															

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