

SINGLE FAMILY HOME REMODEL & ADDITION

216 SEADRIFT ROAD, STINSON BEACH, CA 94970

ASSESSOR'S PARCEL NUMBER: 195-331-06

**ALDEN
SIGNER**
ARCHITECTURE

587 1ST ST. WEST
SONOMA, CA 95476



216 SEADRIFT ROAD
STINSON BEACH, CA 94970
APN: 195-331-06

ISSUED

03.15.2024	ARC PHASE II
05.07.2024	ARC PHASE II - REVISION
05.24.2024	PLANNING SET

COVER PAGE,
PROJECT DATA, INDEX
NOTES, LEGEND
VICINITY MAP

A1.0

SHEET INDEX

SHEET NUMBER	SHEET TITLE
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A1.2	PROPOSED OVERALL SITE PLAN
A1.3	PROPOSED FOCUSED SITE PLAN WITH ROOF PLAN, BUILDING CORNER AND RIDGE HEIGHT ELEVATIONS
EC1	EXISTING FLOOR PLAN
EC2	EXISTING EXTERIOR ELEVATIONS
A2.1	PROPOSED MAIN LEVEL FLOOR PLAN
A3.1	PROPOSED EXTERIOR ELEVATIONS, MATERIALS & COLORS, NOTES
A3.2	PROPOSED EXTERIOR ELEVATIONS, MATERIALS & COLORS, NOTES
A4.0	PROPOSED BUILDING SECTIONS
SP-1	SEPTIC PLAN - LAYOUT
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VICINITY MAP



GENERAL NOTES

- ALL CONSTRUCTION TO CONFORM TO THESE PLANS, AND THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE AND CALIFORNIA BUILDING CODE LATEST EDITION AS ADOPTED BY THE COUNTY OF MARIN, AND ALL OTHER APPLICABLE CODES AND REGULATIONS AND OTHER APPLICABLE SECTIONS OF THE LOCAL MUNICIPAL CODE.
- ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
- ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NOTED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- PROTECTION OF OWNER'S PROPERTY AND ALL ADJACENT PROPERTIES AS WELL AS THE GENERAL PUBLIC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES.
- ALL PAINTS, FINISHES, AND ADHESIVES, CAULKING, AND SEALANTS SHALL BE LOW, VOC.
- PROVIDE FREQUENT AND THOROUGH DUST CONTROL AND CLEAN UP.

PROJECT PRINCIPALS

OWNER	ARCHITECT
216 SEADRIFT ROAD LLC 216 SEADRIFT ROAD STINSON BEACH, CA 94970	ALDEN SIGNER ARCHITECTURE 587 1ST. ST. WEST SONOMA, CA 95476 PHONE: 415.860.2538 SSIGNER@ALDENSIGNER.COM

PROJECT DATA

PROJECT DESCRIPTION:
ADDITION AND REMODEL TO AN EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE. PROJECT CONSISTS OF ONE ADDITION AT MAIN LEVEL WITH NEW BEDROOM WING AND ENTRY PORCH, DEMOLITION OF AN EXISTING DETACHED GARAGE, AND CONSTRUCTION OF A NEW DETACHED GARAGE.

ASSESSOR'S PARCEL NUMBER	195-331-06
ZONING	C-RSPS-2.9
OCCUPANCY CLASSIFICATION	R3 & U
DESCRIPTION OF USE	SINGLE FAMILY RESIDENCE & DETACHED GARAGE
CONSTRUCTION TYPE	V-B
STORIES	ONE
SPRINKLERS	PROJECT SHALL BE EQUIPPED WITH A FULLY AUTOMATIC SPRINKLER SYSTEM THROUGHOUT

LEGENDS AND SYMBOLS

AREA OF NEW CONSTRUCTION	(E) EXISTING
(E) WALL TO REMAIN	(N) NEW
(E) WALL TO BE REMOVED	PROPERTY LINE
(E) AREA TO BE REMOVED	SETBACK LINE
EXISTING CONTOURS	CENTER LINE
DETAIL NO. SHEET NO.	U.N.O. UNLESS NOTED OTHERWISE
SECTION or ELEV. NO. SHEET NO.	V.I.F. VERIFY IN FIELD
ALIGN	WORKPOINT OR DATUM
SQUARE FOOTAGE	

LOT AREA	24,960 SQ. FT. / 0.57 ACRE
LOT AREA FOR F.A.R. CALCULATIONS	10,170 SQ. FT. (SEE LOT AREA DIAGRAM BELOW)

EXISTING BUILDING AREA	2,780 SQ. FT. = 2,272 MAIN HOUSE + 508 GARAGE
PROPOSED BUILDING AREA	3,056 SQ. FT. = 3,050 MAIN HOUSE + 456 GARAGE

EXISTING FLOOR AREA	2,272 SQ. FT. MAIN HOUSE
PROPOSED FLOOR AREA	3,050 SQ. FT. MAIN HOUSE

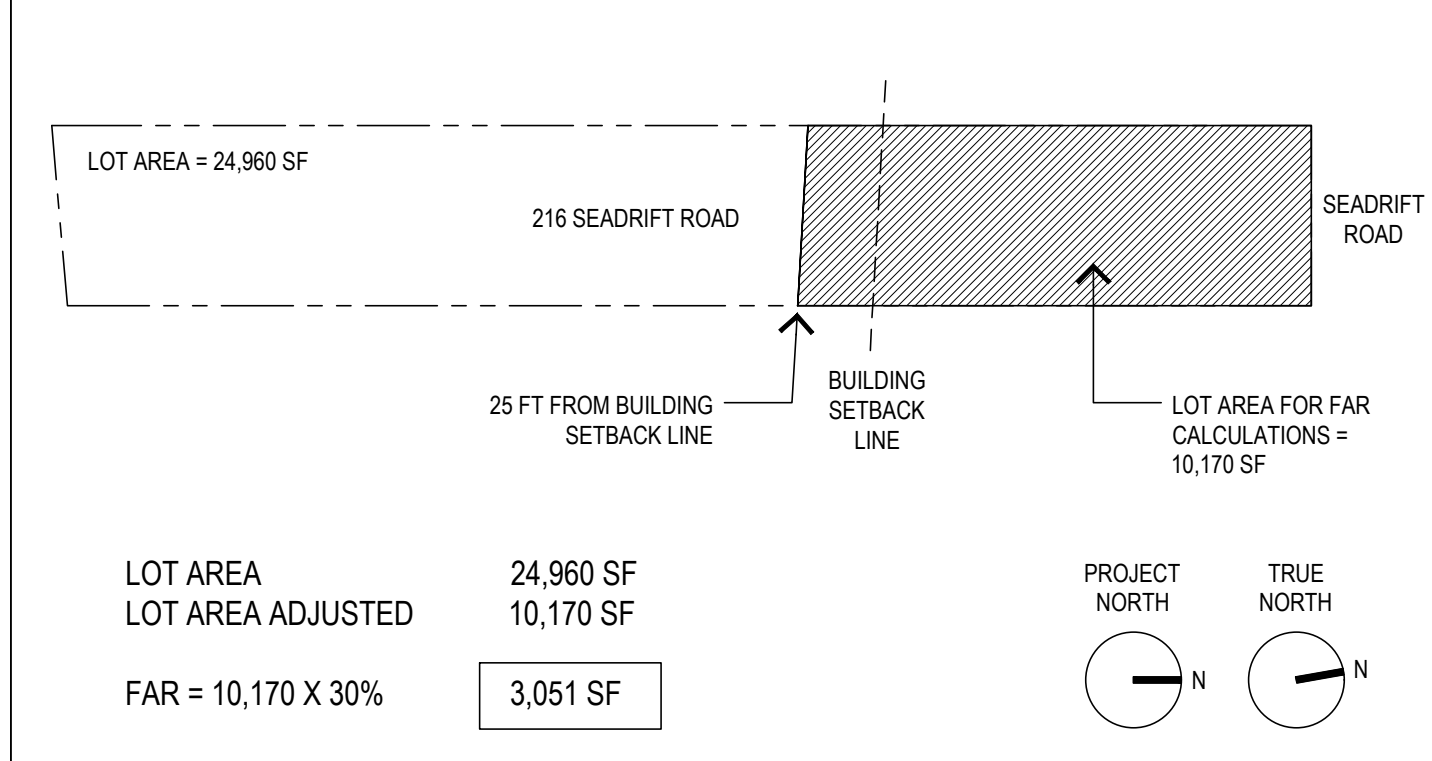
EXISTING FLOOR AREA RATIO	2,272 SQ. FT. / 10,170 SQ. FT. = 22.3%
PROPOSED FLOOR AREA RATIO	3,050 SQ. FT. / 10,170 SQ. FT. = 30.0%

PROPOSED MAIN LEVEL SQ. FT.	3,050 SQ. FT.
PROPOSED GARAGE SQ. FT.	456 SQ. FT.
PROPOSED COVERED PORCHES & PATIOS SQ. FT.	262 SQ. FT.

EXISTING LOT COVERAGE (IMPERVIOUS)	4,915 SQ. FT.
PROPOSED LOT COVERAGE (IMPERVIOUS)	3,776 SQ. FT.

GRADING CALCULATIONS	N/A, SEE NOTE ON SHEET A1.2
ON-SITE PARKING	2 TOTAL SPACES - REDUCTION FROM EXISTING (1 CAR GARAGE + 1 ADDITIONAL SPACE)
MINIMUM SET BACKS FOR EXTERIOR WALLS:	PROPOSED SETBACKS FOR EXTERIOR WALLS:
NORTHERN - FRONT 25' MIN.	NORTHERN - FRONT 34'-3"
EASTERN - SIDE 6' MIN.	EASTERN - SIDE 6'-0"
WESTERN - SIDE 6' MIN.	WESTERN - SIDE 6'-0"
SOUTHERN - REAR (SEE BELOW)	SOUTHERN - REAR (SEE BELOW)
SOUTHERN (REAR) SETBACK GOVERNED BY "BUILDING SETBACK LINE" SHOWN ON SUBDIVISION MAPS OF SEADRIFT FOR SUBDIVISIONS ONE AND TWO.	

LOT AREA



CONDITIONS OF APPROVAL

BUILDING HEIGHT

- MAXIMUM BUILDING HEIGHT:**
- HEIGHT LIMIT NOT TO EXCEED 31.14 FT. ABOVE NAVD (NORTH AMERICAN VERTICAL DATUM 1988)
 - THE HEIGHT OF ANY STRUCTURE SHALL NOT BE GREATER THAN 15 FEET ABOVE THE LEVEL OF THE MINIMUM FINISHED FLOOR ELEVATION

MARIN COUNTY MUNICIPAL CODE
SECTION 20.65.070 - C-RSPS ZONING DISTRICT STANDARDS (SEADRIFT SUBDIVISION)

IN THE AREAS OF LOTS OR PARCELS WHERE FEMA REQUIRES MINIMUM FINISHED FLOOR ELEVATIONS TO BE SET AT LEVELS HIGHER THAN 19.14 FEET ABOVE NAVD, MINIMUM FLOOR ELEVATIONS SHALL COMPLY WITH FEMA REQUIREMENTS. THE HEIGHT OF ANY STRUCTURE SHALL NOT EXCEED 34.14 FEET ABOVE NAVD, PROVIDED THAT IN THOSE PORTIONS OF LOTS AND PARCELS WHERE FEMA REQUIRES MINIMUM FINISHED FLOOR ELEVATIONS TO BE SET AT A LEVEL HIGHER THAN 19.14 FEET ABOVE NAVD, THE HEIGHT OF ANY STRUCTURE SHALL NOT BE GREATER THAN 15 FEET ABOVE THE LEVEL OF THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED BY FEMA.

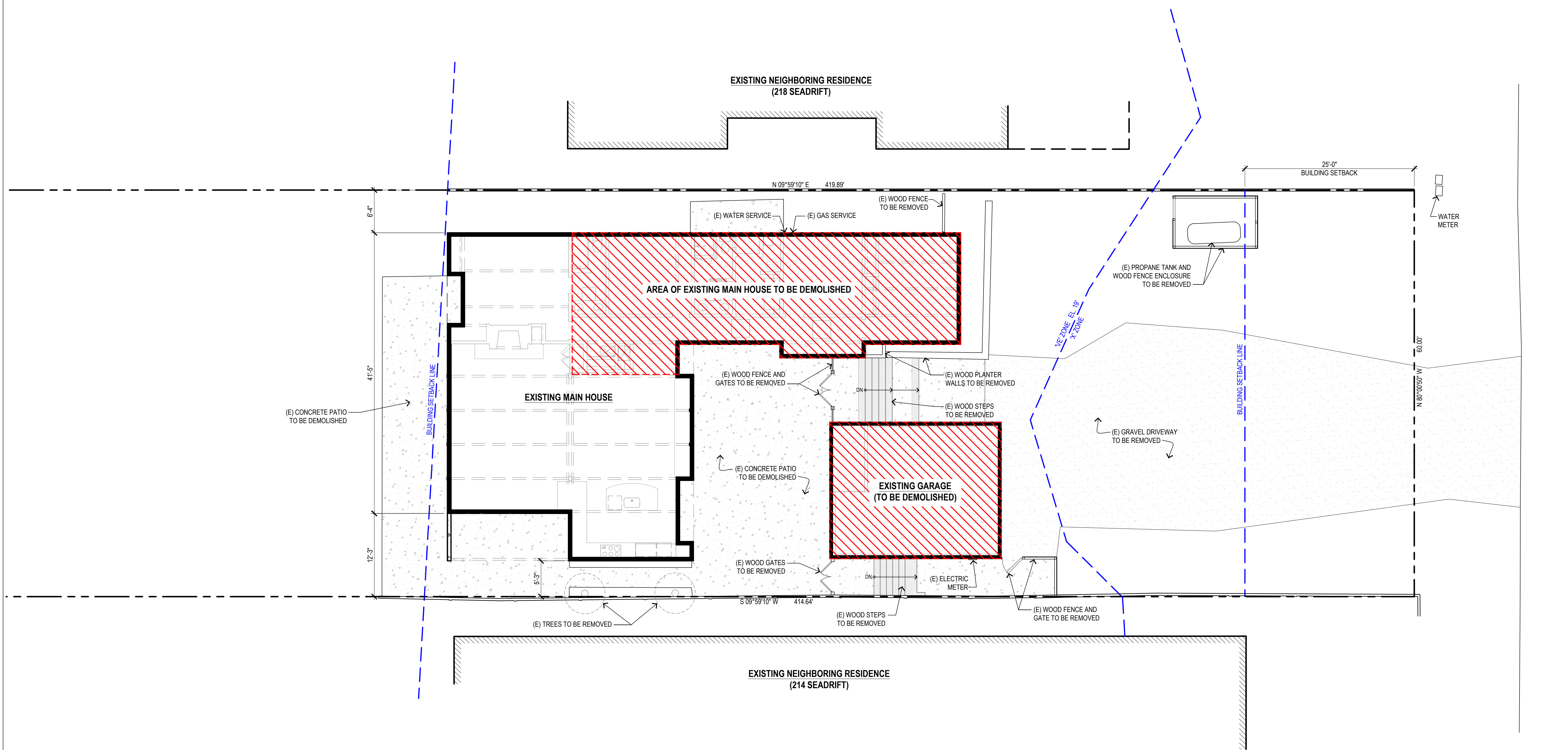


216 SEADRIFT ROAD
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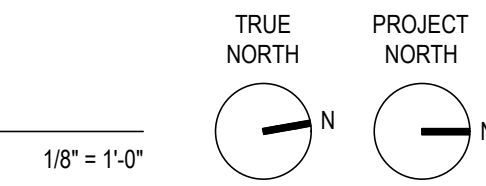
ISSUED

03.15.2024	ARC PHASE II
05.07.2024	ARC PHASE II - REVISION
05.24.2024	PLANNING SET

EXISTING OVERALL
SITE PLAN



1 EXISTING OVERALL SITE PLAN



LANDSCAPE PLANTING LEGEND

DRIP IRRIGATION TYPICAL FOR ALL PLANTING.

PERENNIALS / GROUNDCOVER:

- CLUSTERED FIELD SEDGE
1' TALL X 3' WIDE GROWTH PATTERN
- WHITE TRAILING LANTANA
1' TALL X 3' WIDE GROWTH PATTERN
- SHALLOW ROOTED GROUND COVER, SUCH AS
BLUE FESCUE, VERBENA, PROSTRATE
ROSEMARY, LAMB'S EARS, OR NATIVE
SUCCULENTS

SHRUBS / VINES:

- PITTOSPORUM TENUIFOLIUM "SILVER SHEEN"
6 FT MAX HEIGHT
- STAR JASMINE VINES

TREES:

- DROUGHT TOLERANT TREE, SUCH AS OLIVE.
TREE WILL BE MAINTAINED TO KEEP THE
OVERALL HEIGHT BELOW RIDGE ELEVATION OF
THE MAIN HOUSE

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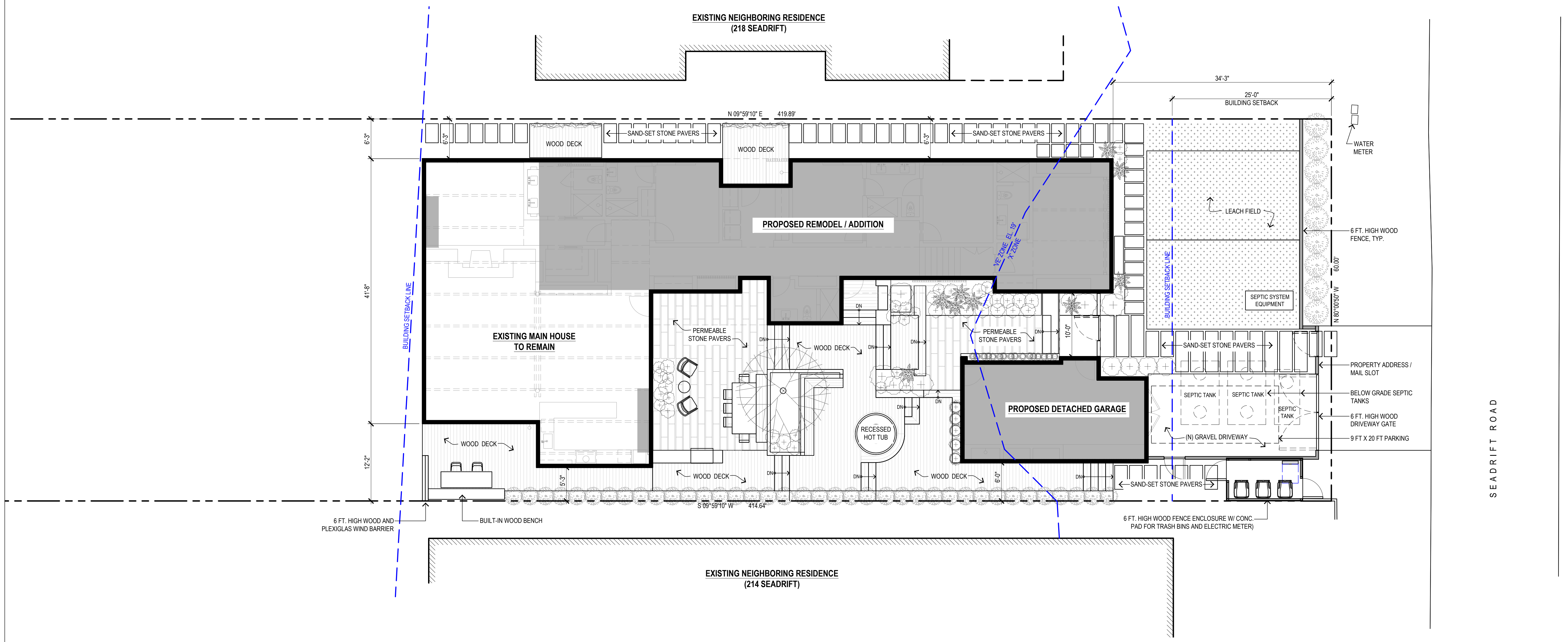
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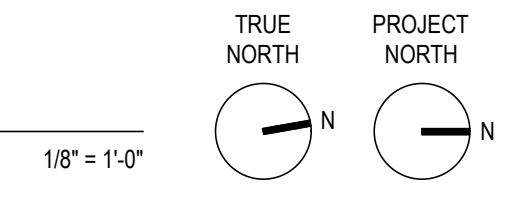
03.15.2024	ARC PHASE I I
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PROPOSED OVERALL
SITE PLAN

A1.2

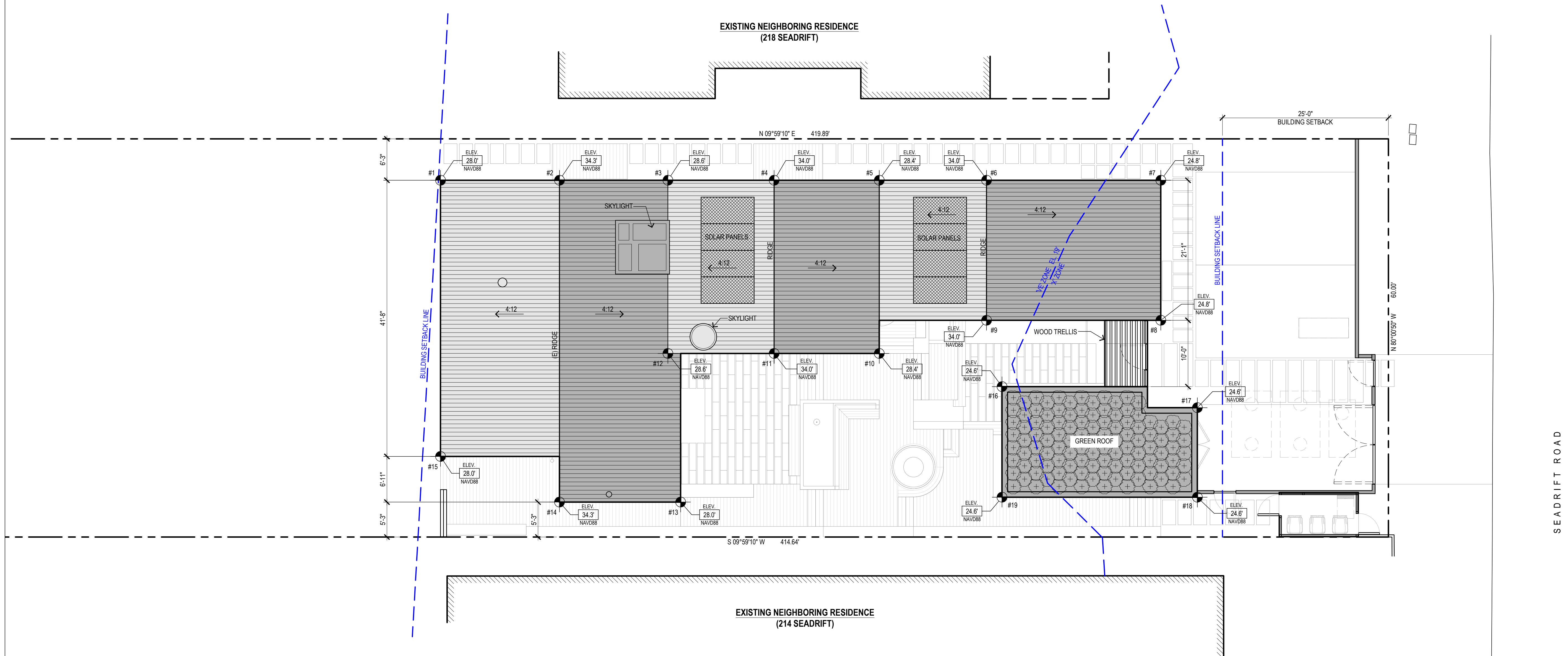


1 PROPOSED OVERALL SITE PLAN





BUILDING CORNER & RIDGE HEIGHTS			
MARK #	BASE ELEVATION AT EXISTING GRADE (FROM NAVD88)	TOP OF BUILDING CORNER OR RIDGE (FROM NAVD88)	HEIGHT ABOVE REFERENCE BASE ELEVATION
#1	18.5'	28.0'	9.5'
#2	18.5'	34.3'	15.8'
#3	18.5'	28.6'	10.1'
#4	18.5'	34.0'	15.5'
#5	18.0'	28.4'	10.4'
#6	16.0'	34.0'	18.0'
#7	13.2'	24.8'	11.6'
#8	13.2'	24.8'	11.6'
#9	14.8'	34.0'	19.2'
#10	17.3'	28.4'	11.1'
#11	18.8'	34.0'	15.2'
#12	18.8'	28.6'	9.8'
#13	18.5'	28.0'	9.5'
#14	18.5'	34.3'	15.8'
#15	18.5'	28.0'	9.5'
#16	14.8'	24.6'	9.8'
#17	13.2'	24.6'	11.4'
#18	13.2'	24.6'	11.4'
#19	15.8'	24.6'	8.8'

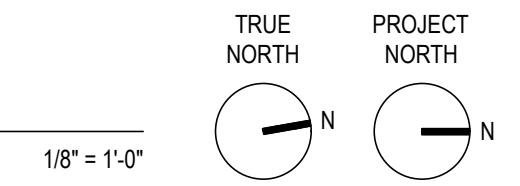


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PROPOSED SITE PLAN
W/ ROOF PLAN, BLDG.
CORNER & RIDGE HT.
ELEVATIONS

1 PROPOSED SITE PLAN W/ ROOF PLAN
BUILDING CORNER & RIDGE HEIGHT ELEVATIONS





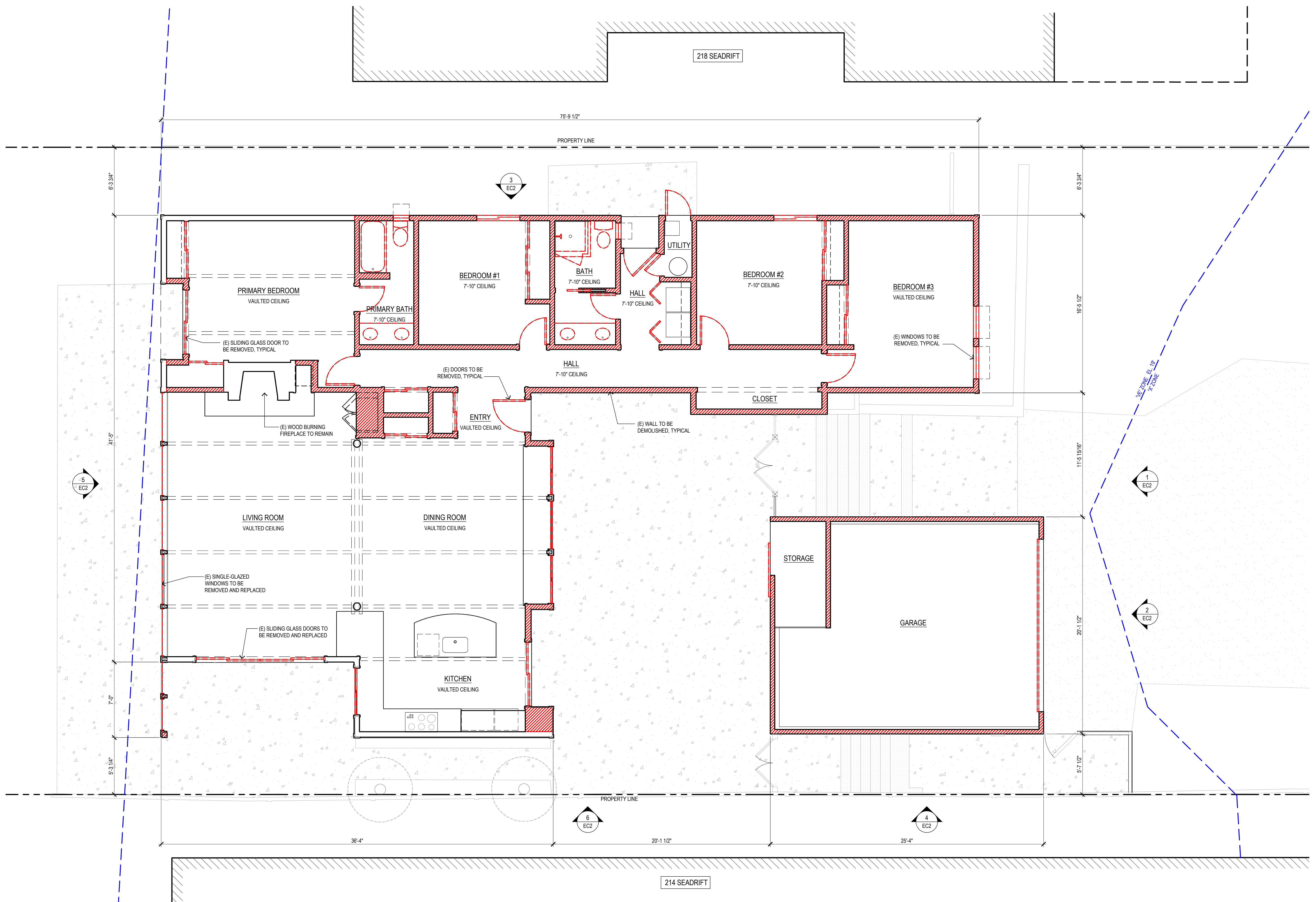
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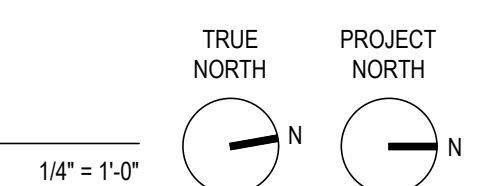
EXISTING
FLOOR PLAN

EC1



(E) MAIN HOUSE FLOOR AREA 2,272 SQ. FT.
(E) DETACHED GARAGE FLOOR AREA 508 SQ. FT.

1 EXISTING FLOOR PLAN

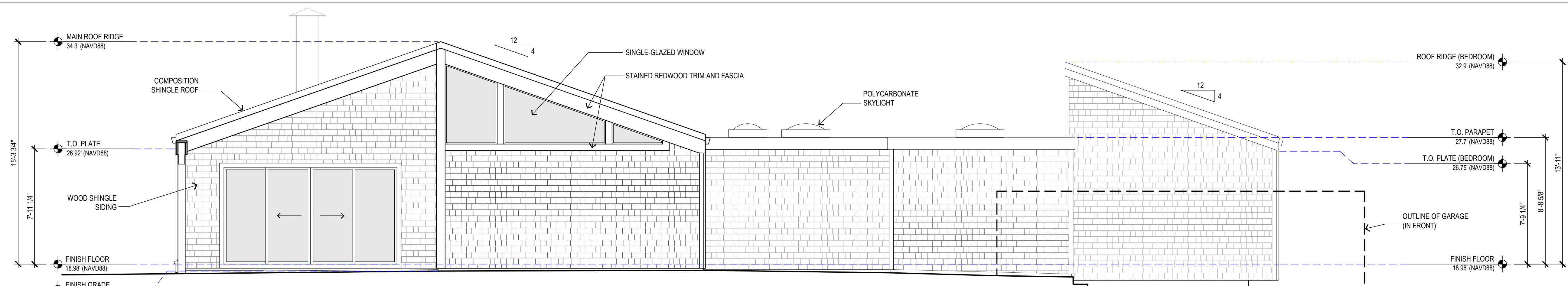




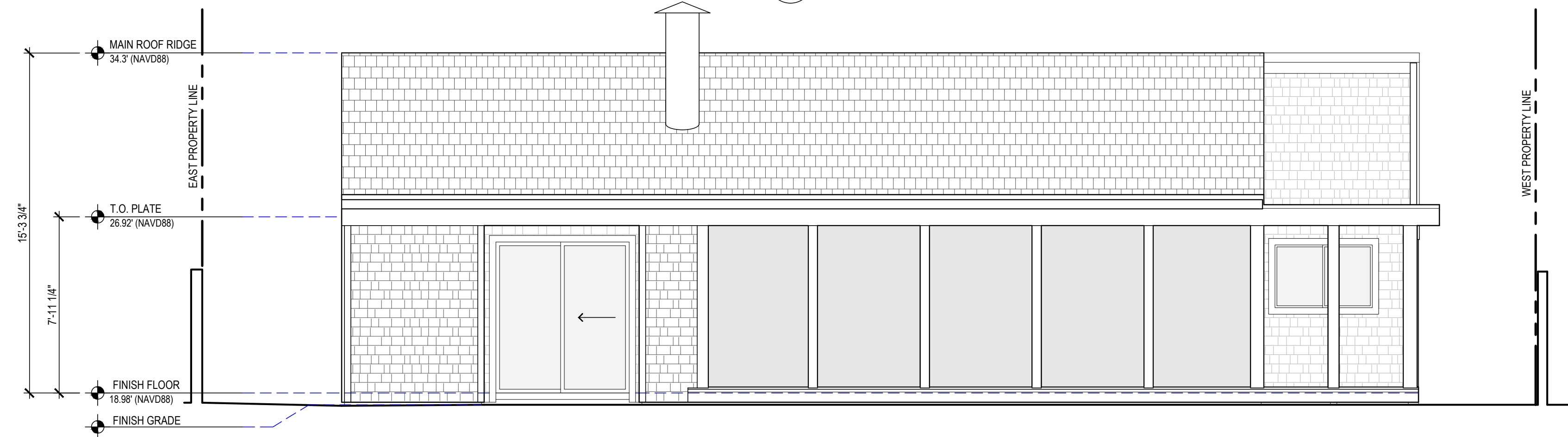
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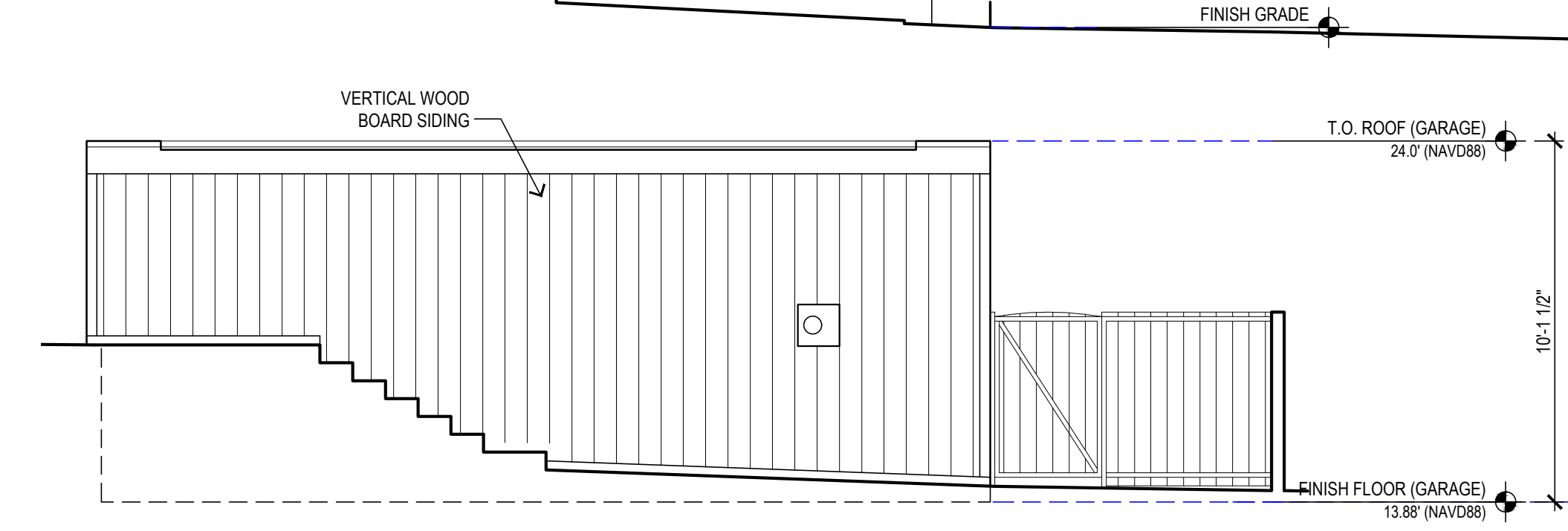
EXISTING EXTERIOR
ELEVATIONS



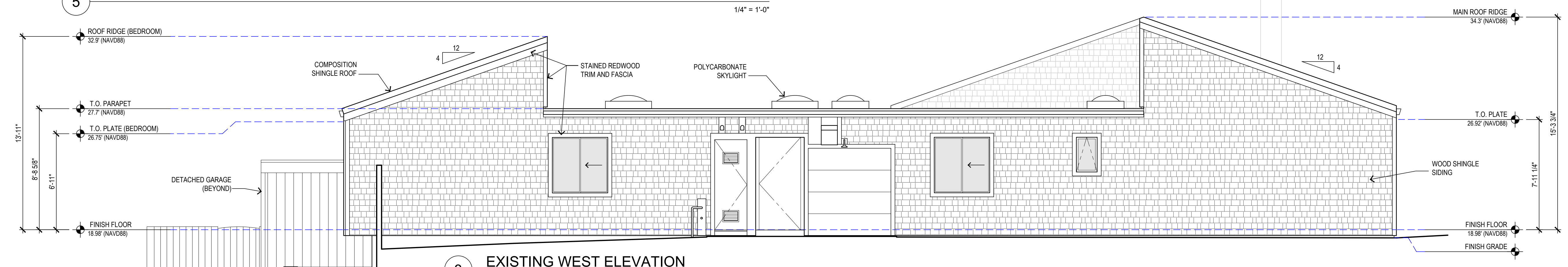
6 EXISTING EAST ELEVATION



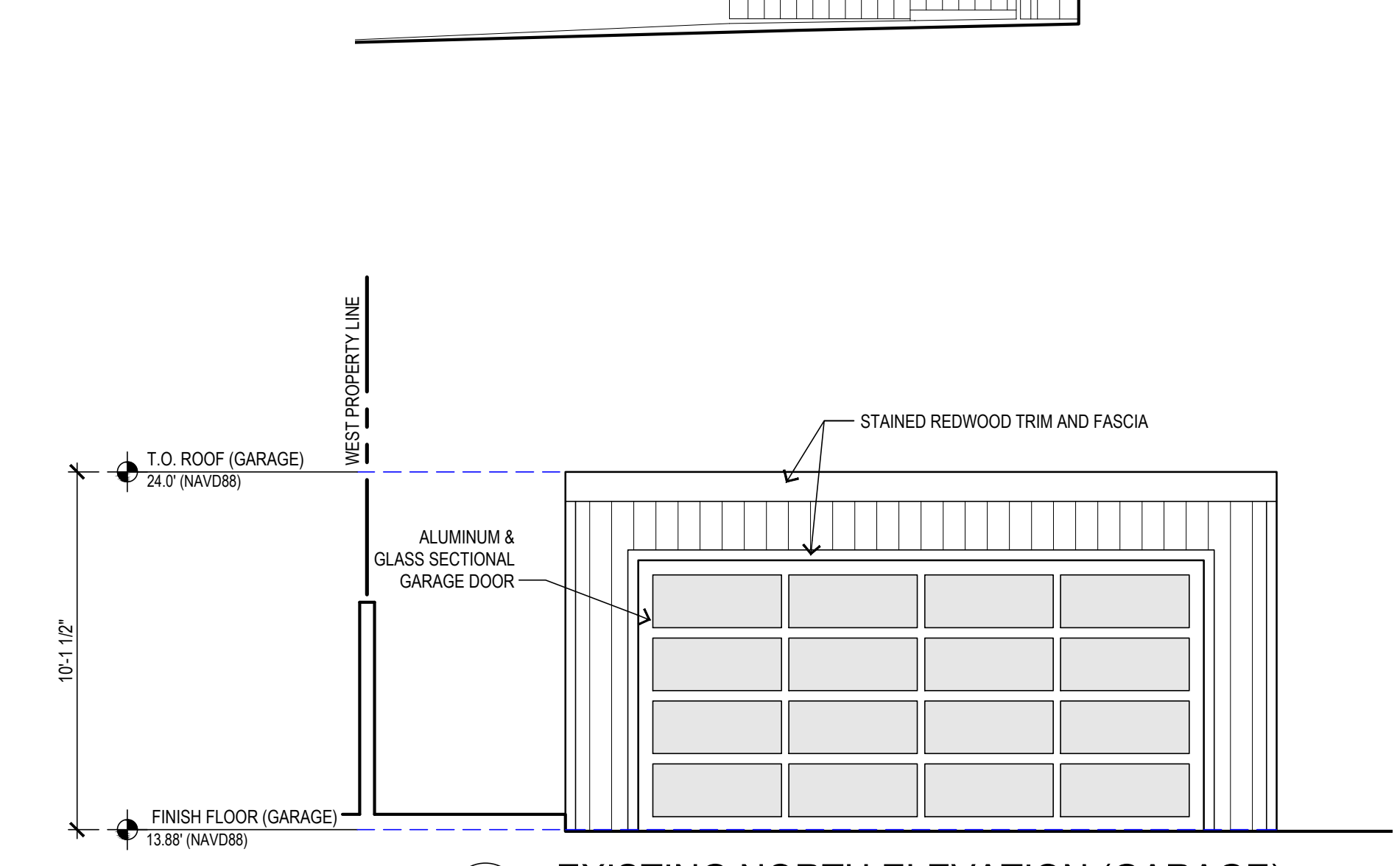
5 EXISTING SOUTH ELEVATION



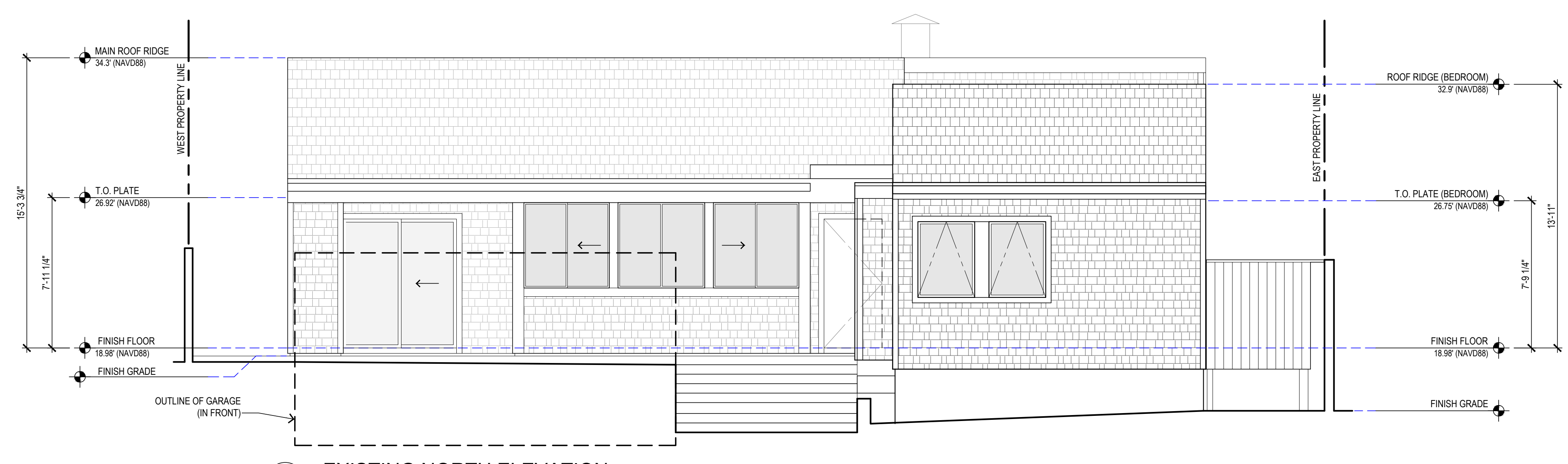
4 EXISTING EAST ELEVATION (GARAGE)



3 EXISTING WEST ELEVATION



2 EXISTING NORTH ELEVATION (GARAGE)



1 EXISTING NORTH ELEVATION



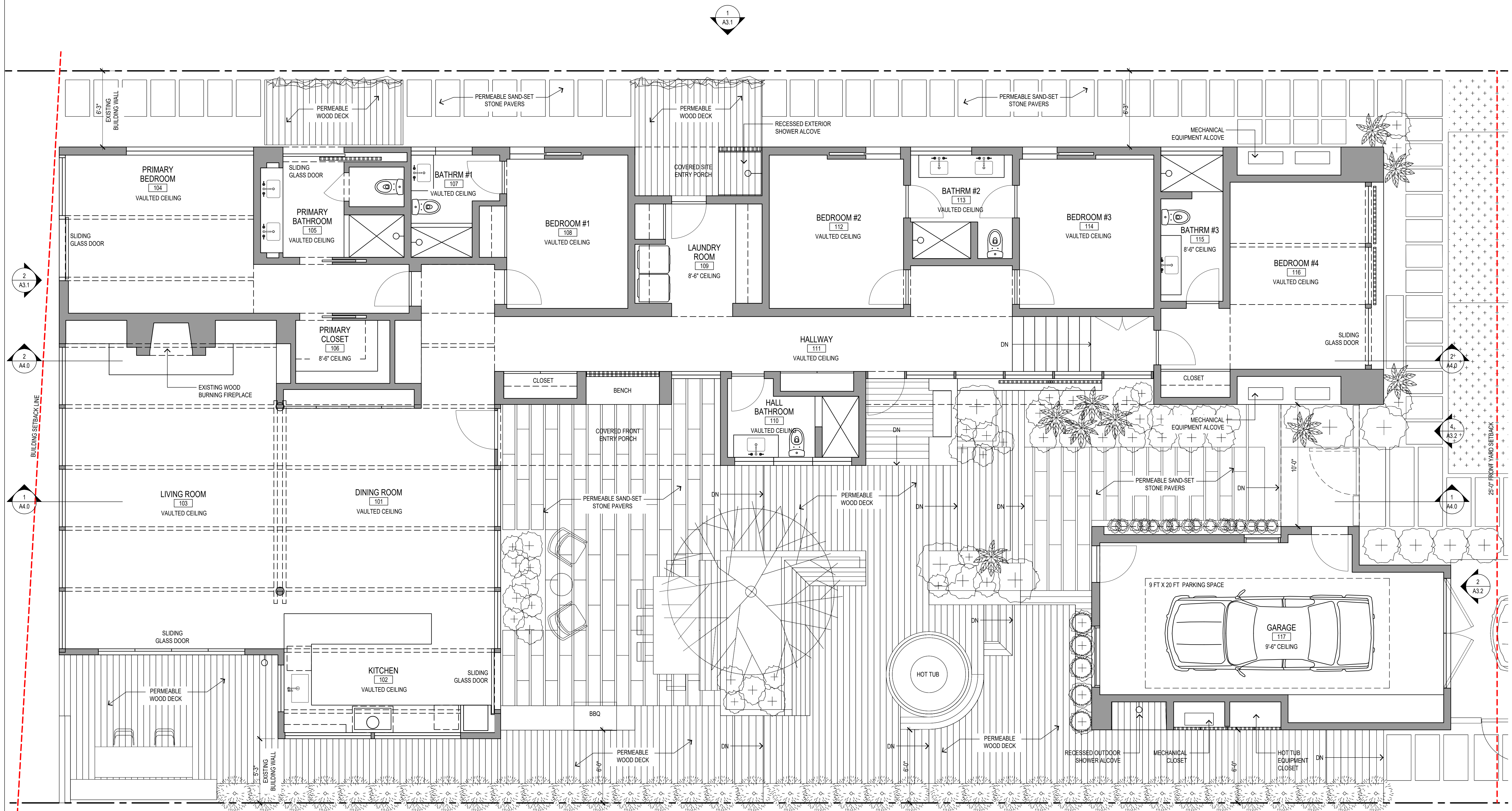
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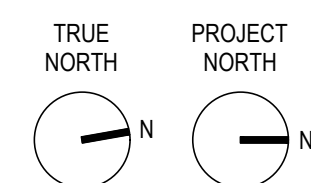
PROPOSED
MAIN LEVEL
FLOOR PLAN

A2.1



1 PROPOSED MAIN LEVEL FLOOR PLAN

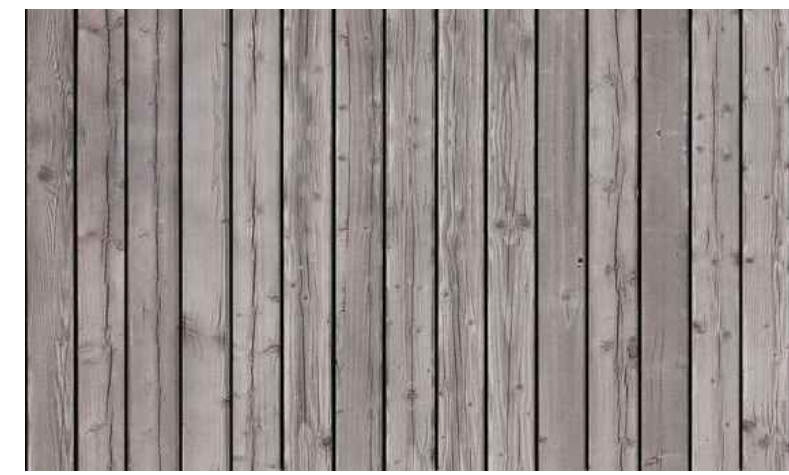
1/4" = 1'-0"



MAIN HOUSE ADDITION AND
NEW DETACHED GARAGE

MAIN HOUSE FLOOR AREA	3,050 SQ. FT.
DETACHED GARAGE FLOOR AREA	456 SQ. FT.

EXTERIOR MATERIALS AND COLORS



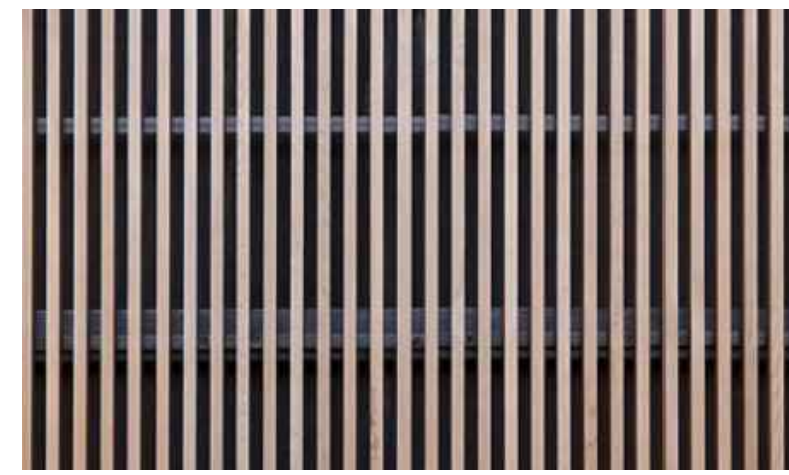
A
WOOD SIDING
THERMALLY-MODIFIED SPRUCE & PINE
VERTICAL T&G WOOD BOARDS BY DELTA MILLWORKS
COLOR: NATURAL GRAY PATINA



B
WINDOWS & DOORS
ALUMINUM FRAME
COLOR: CHARCOAL GRAY



C
ROOFING
CORRUGATED METAL ROOF PANELS
(7/8" RIB HEIGHT WITH 2.67" RIB SPACING)
CLASS A FIRE RESISTANCE RATING
COLOR: CHARCOAL GRAY



J
WOOD SLAT SCREENS
THERMALLY-MODIFIED SPRUCE & PINE
VERTICAL WOOD BOARDS AND BATTENS BY DELTA MILLWORKS
COLOR: NATURAL GRAY PATINA



P
WOOD FENCING
THERMALLY-MODIFIED SPRUCE & PINE
VERTICAL T&G WOOD BOARDS BY DELTA MILLWORKS
COLOR: NATURAL GRAY PATINA



O
PAVING
PERMEABLE SAND-SET STONE PAVERS
COLOR: NATURAL

SHEET NOTES

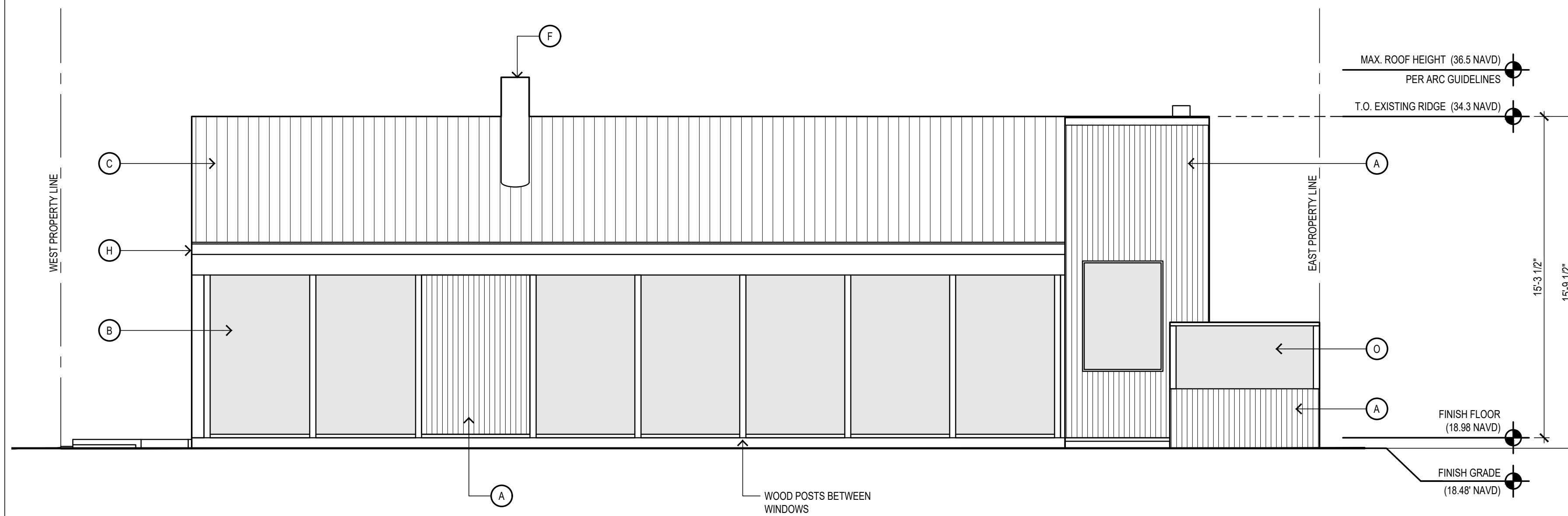
- (A) VERTICAL WOOD T&G SIDING
- (B) ALUMINUM FRAME WINDOWS AND DOORS
- (C) CORRUGATED METAL ROOF
- (D) GREEN ROOF ASSEMBLY
- (E) SKYLIGHTS
- (F) EXISTING FIREPLACE FLUE, PAINTED METAL
- (G) KITCHEN COOKTOP HOOD FLUE, PAINTED METAL
- (H) PAINTED GALVANIZED SHEET METAL GUTTERS
- (J) WOOD SLAT SCREENS
- (K) WOOD CLAD BBQ
- (L) WOOD BUILT-IN BENCH AND RAISED PLANTER
- (M) WOOD CLAD HOT TUB
- (N) OUTDOOR SHOWER RECESSED ALCOVE
- (O) PLEXIGLAS WIND BARRIER
- (P) VERTICAL WOOD SLAT FENCING
- (Q) PERMEABLE STONE PAVER ASSEMBLY

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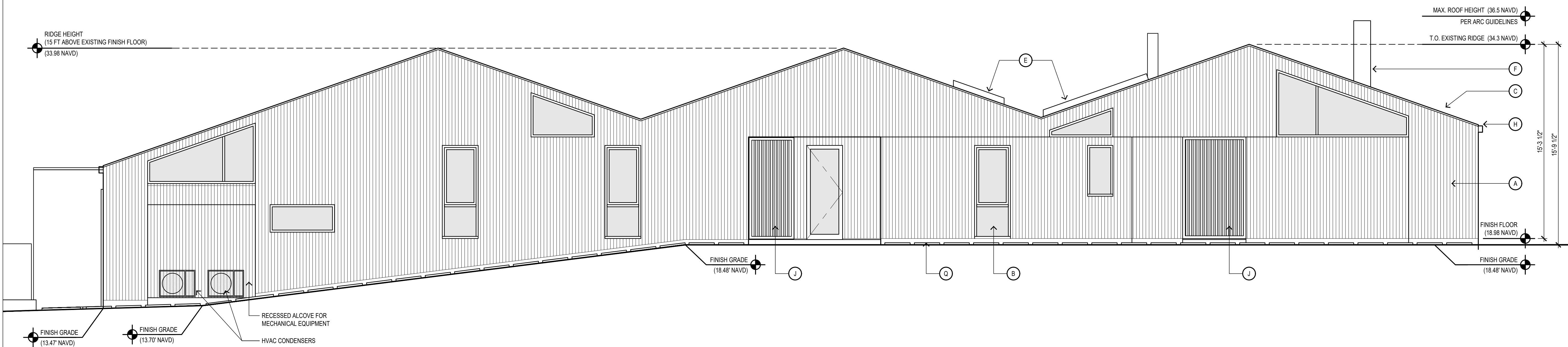


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2 EXTERIOR ELEVATION - MAIN HOUSE (SOUTH)

1/4" = 1'-0"



1 EXTERIOR ELEVATION - MAIN HOUSE (WEST)

1/4" = 1'-0"

ISSUED	
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PROPOSED
EXTERIOR
ELEVATIONS

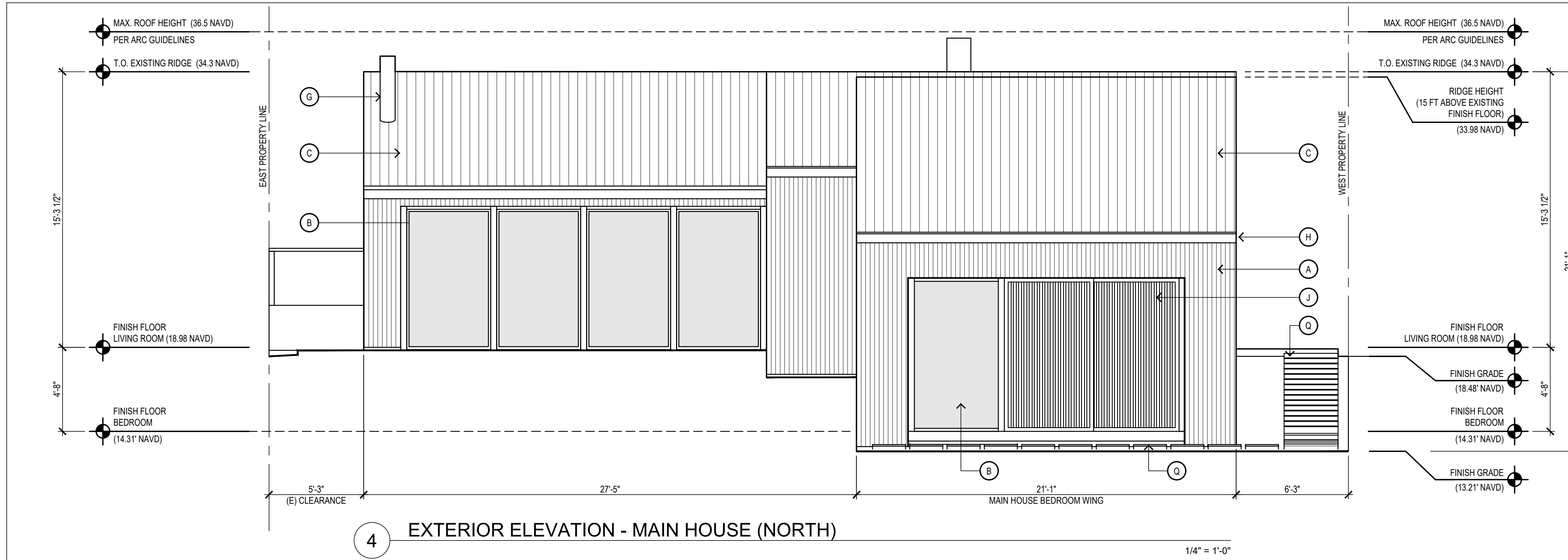
A3.1



SHEET NOTES

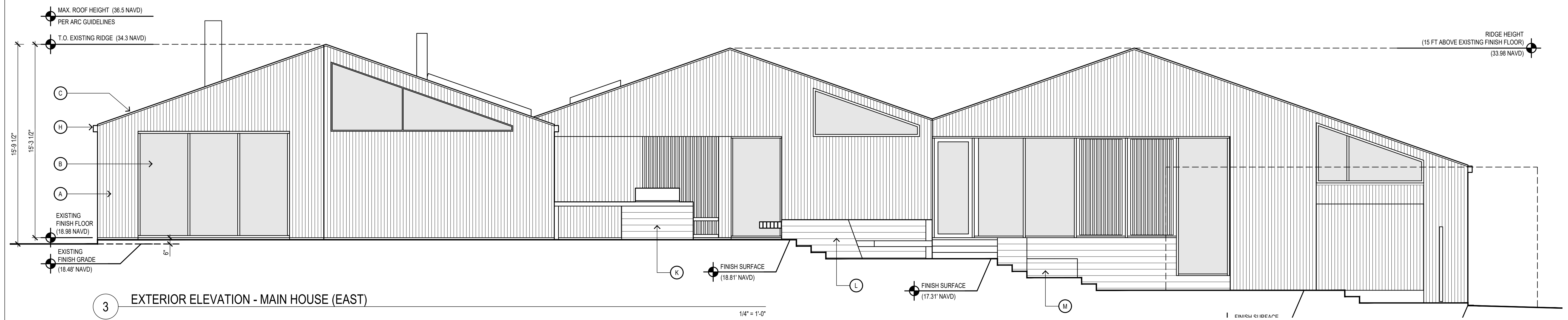
- (A) VERTICAL WOOD T&G SIDING
- (B) ALUMINUM FRAME WINDOWS AND DOORS
- (C) CORRUGATED METAL ROOF
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- (N) OUTDOOR SHOWER RECESSED ALCOVE
- (O) PLEXIGLAS WIND BARRIER
- (P) VERTICAL WOOD SLAT FENCING
- (Q) PERMEABLE STONE PAVER ASSEMBLY

(SEE SHEET A3.1 FOR EXTERIOR MATERIALS AND COLORS LEGEND)



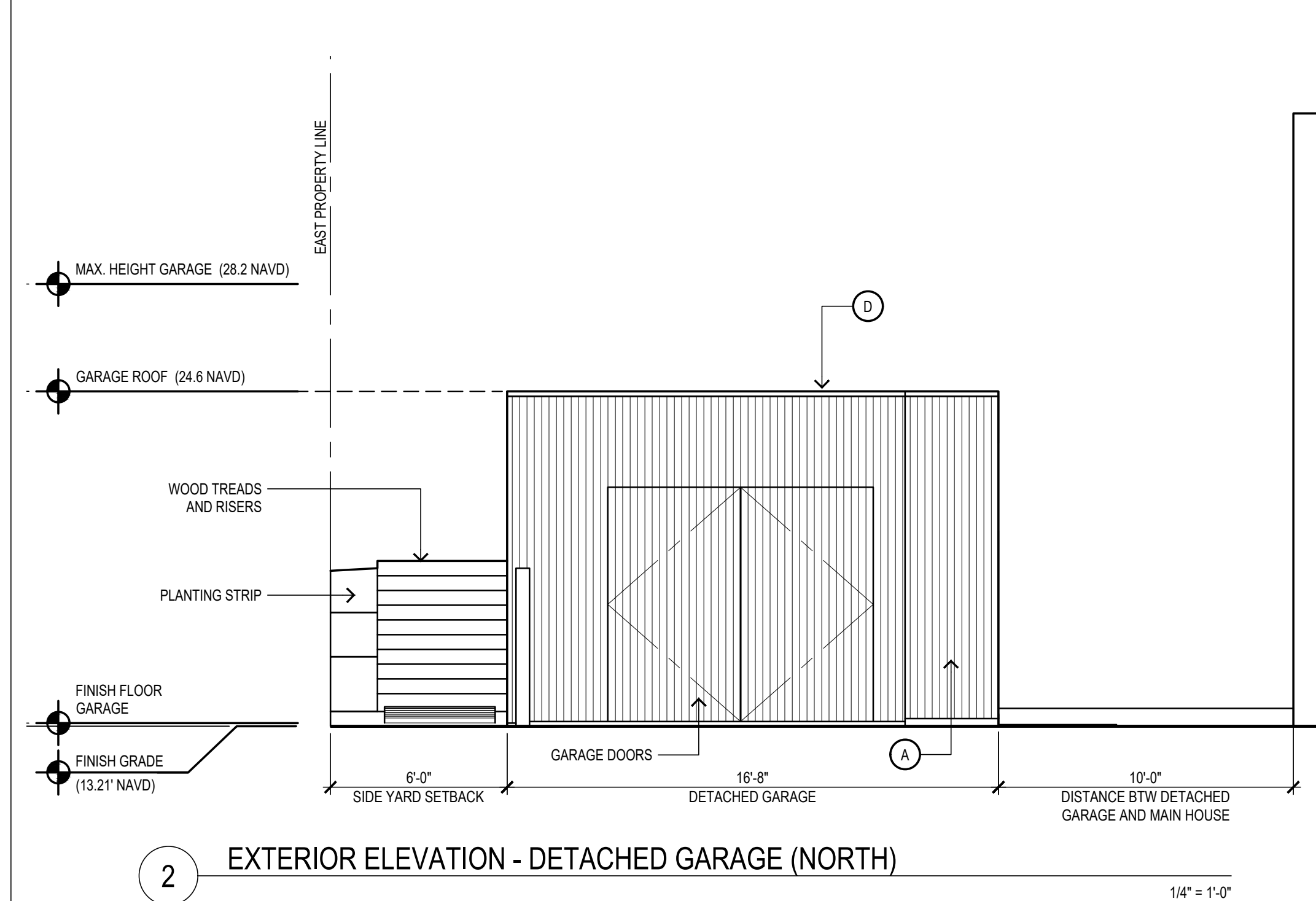
4 EXTERIOR ELEVATION - MAIN HOUSE (NORTH)

1/4" = 1'-0"



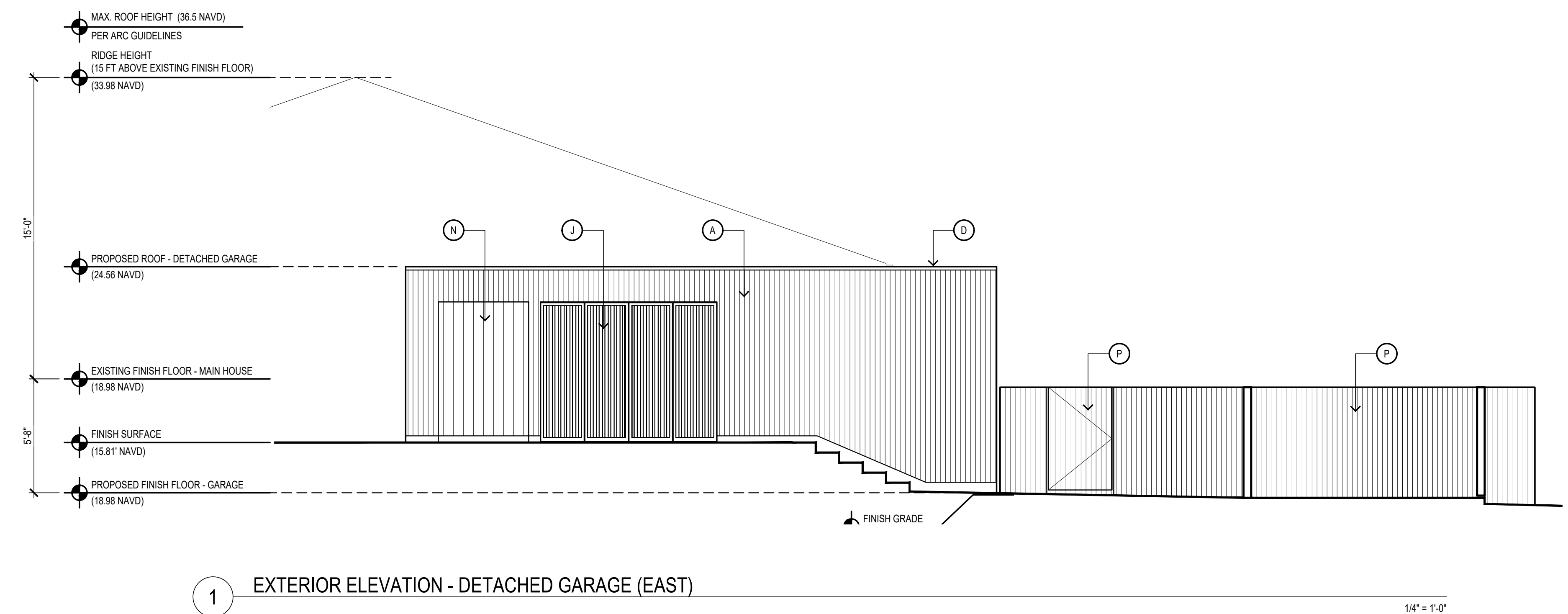
3 EXTERIOR ELEVATION - MAIN HOUSE (EAST)

1/4" = 1'-0"



2 EXTERIOR ELEVATION - DETACHED GARAGE (NORTH)

1/4" = 1'-0"



1 EXTERIOR ELEVATION - DETACHED GARAGE (EAST)

1/4" = 1'-0"

ISSUED

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PROPOSED EXTERIOR ELEVATIONS

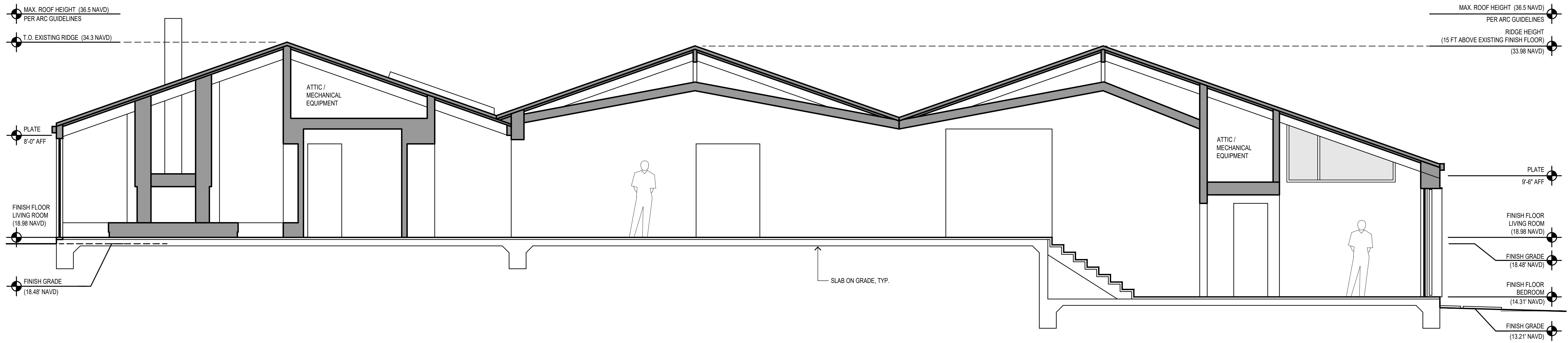


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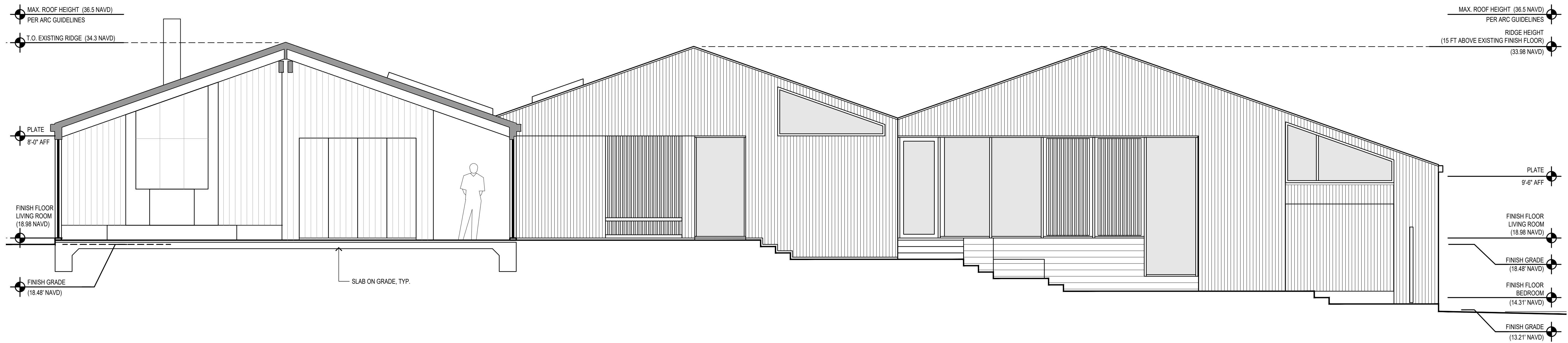
PROPOSED
BUILDING
SECTIONS

A4.0



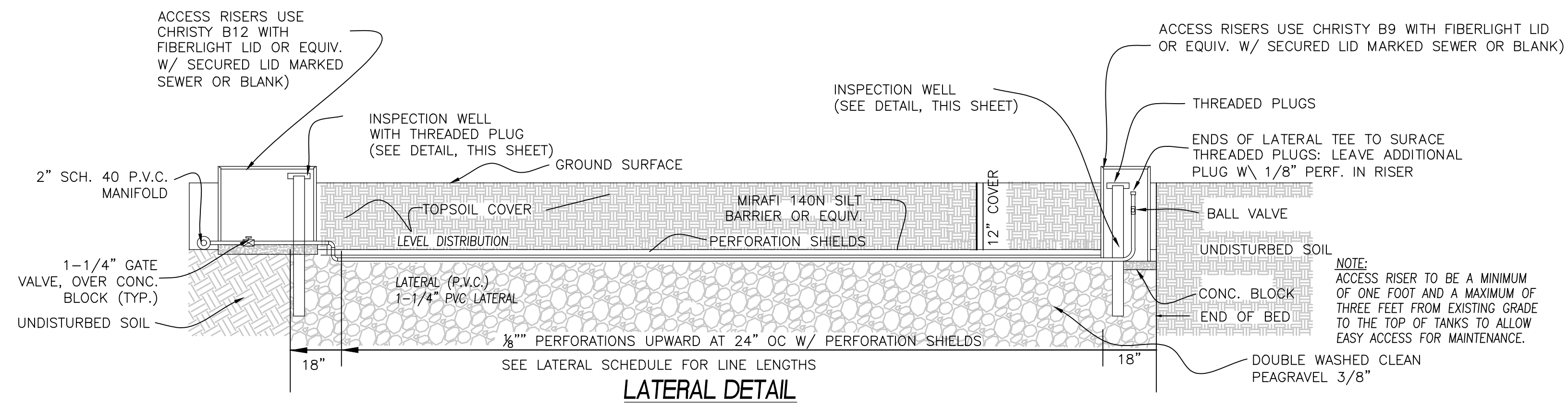
2 BUILDING SECTION 2

1/4" = 1'-0"



1 BUILDING SECTION 1

1/4" = 1'-0"

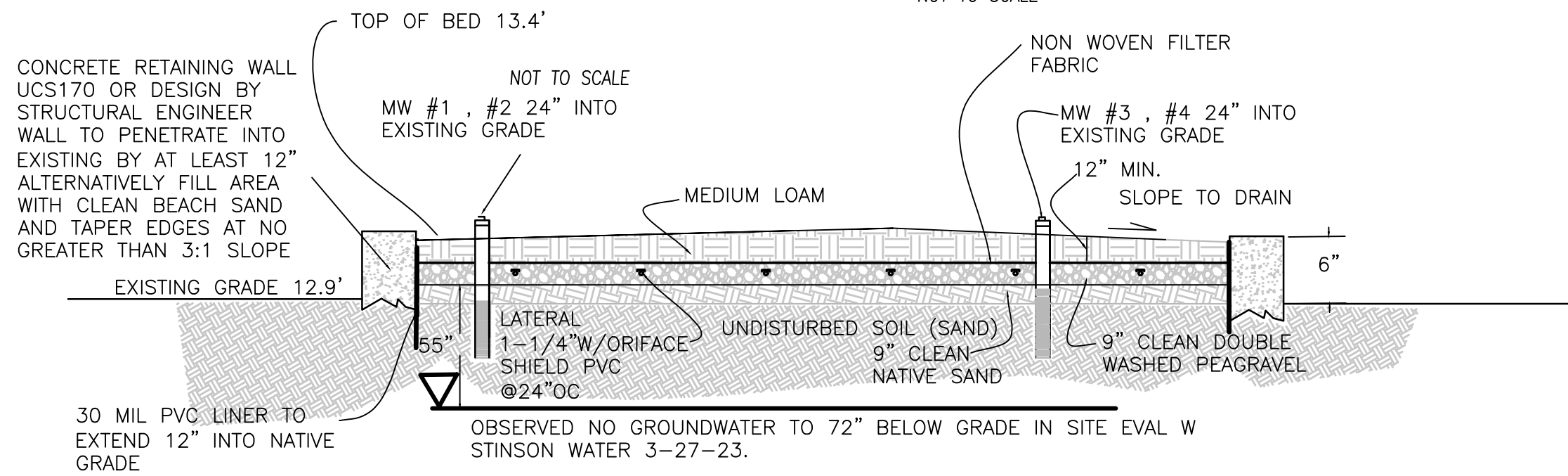


LATERAL DETAIL

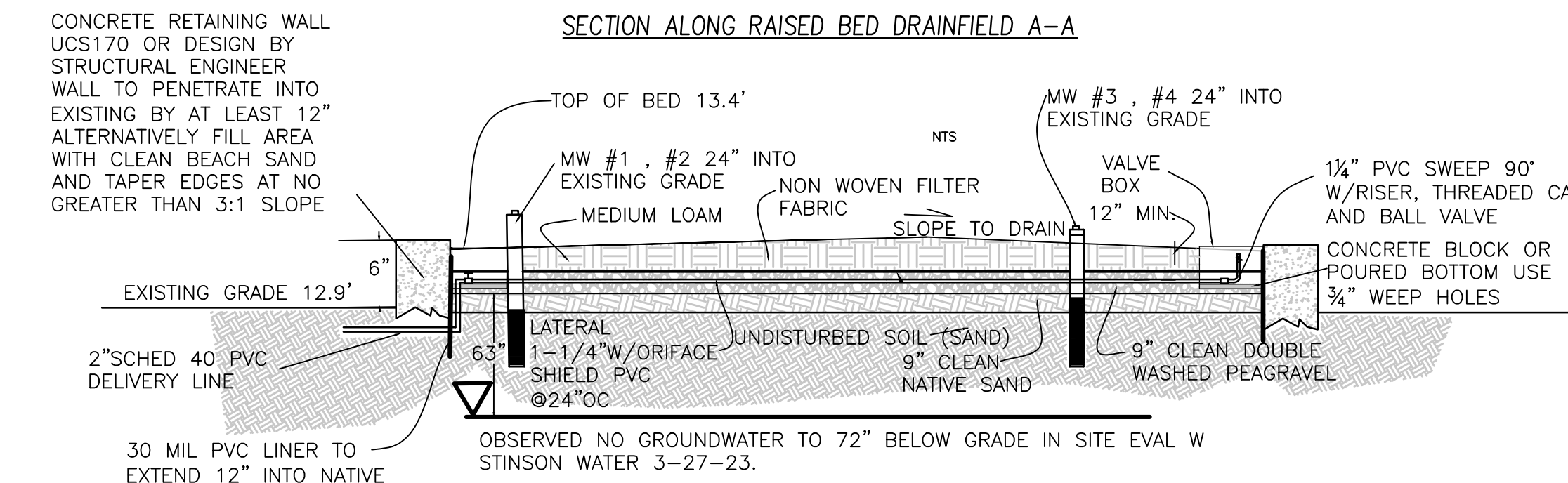
No.	DIAMETER	PERF SIZE	LENGTH	# OF PERFS"
A1	1 1/4"	3/8"	12	7
A2	1 1/4"	3/8"	12	7
A3	1 1/4"	3/8"	12	7
A4	1 1/4"	3/8"	12	7
A5	1 1/4"	3/8"	12	7
A6	1 1/4"	3/8"	12	7
A7	1 1/4"	3/8"	12	7
A8	1 1/4"	3/8"	12	7
A9	1 1/4"	3/8"	12	7
A10	1 1/4"	3/8"	12	7
A11	1 1/4"	3/8"	12	7

No.	DIAMETER	PERF SIZE	LENGTH	# OF PERFS"
B1	1 1/4"	3/8"	12	7
B2	1 1/4"	3/8"	12	7
B3	1 1/4"	3/8"	12	7
B4	1 1/4"	3/8"	12	7
B5	1 1/4"	3/8"	12	7
B6	1 1/4"	3/8"	12	7
B7	1 1/4"	3/8"	12	7
B8	1 1/4"	3/8"	12	7
B9	1 1/4"	3/8"	12	7
B10	1 1/4"	3/8"	12	7
B11	1 1/4"	3/8"	12	7

LATERAL SCHEDULE
NOT TO SCALE



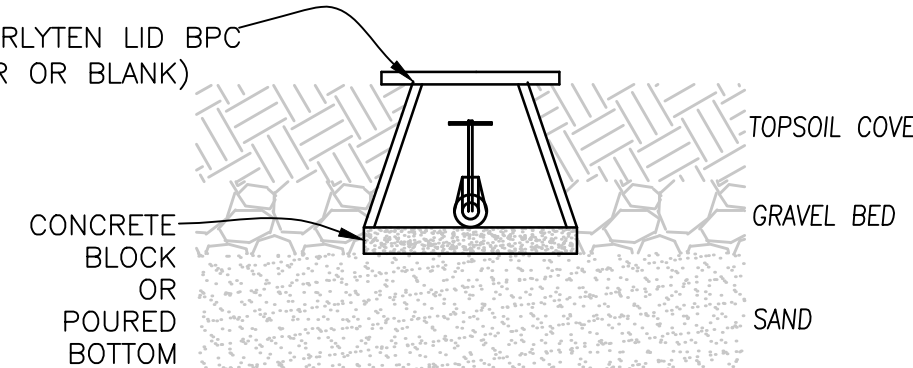
SECTION ALONG RAISED BED DRAINFIELD A-A



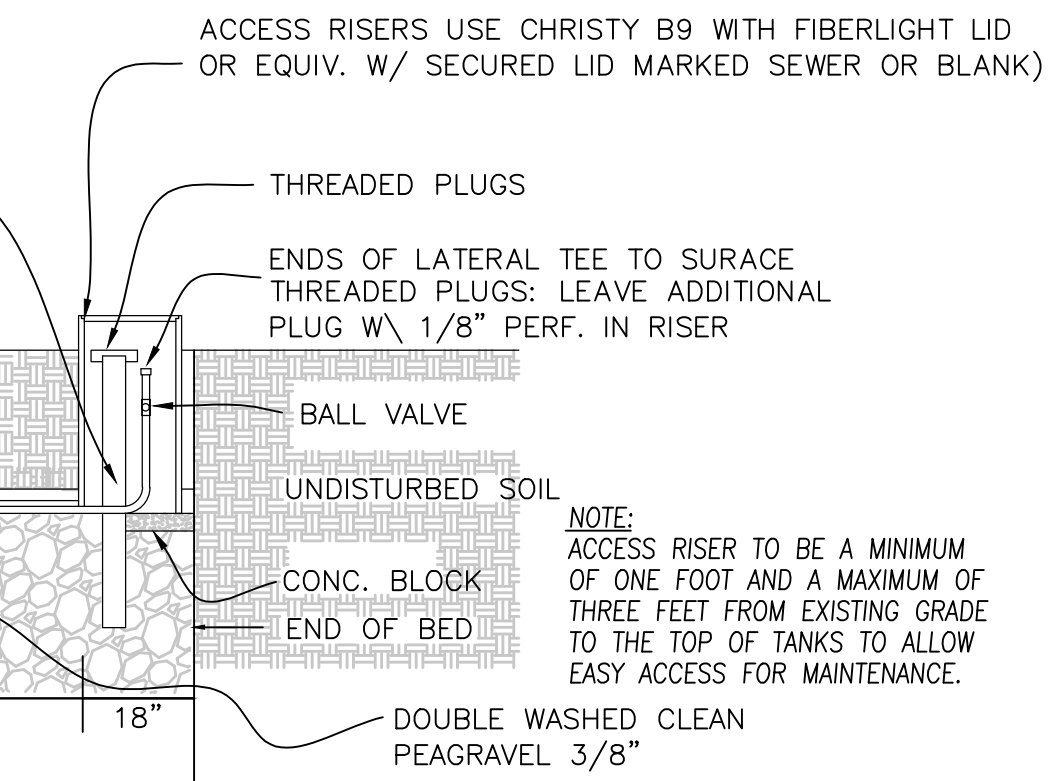
SECTION ALONG RAISED BED DRAINFIELD SECTION B-B

TANK WATER TIGHTNESS TEST

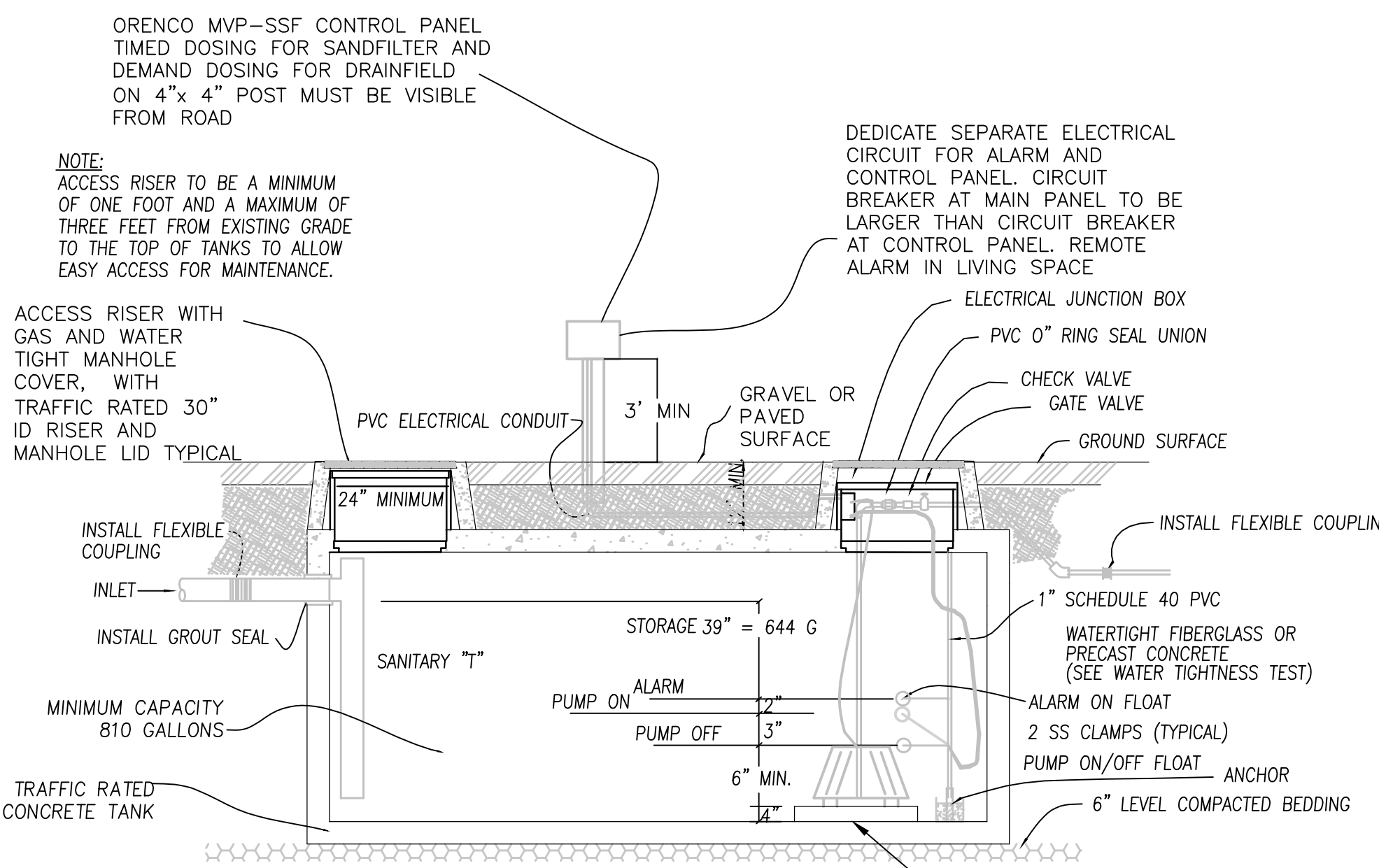
1. CAP OR TEST PLUG ALL INLETS AND OUTLETS TO TANK.
2. FILL TANK WITH WATER TWO INCHES INTO THE RISER AND MARK WATER LEVEL. SCHEDULE WITH ENGINEER AND NCEM 24 HOURS BEFORE FILLING TANK.
3. IF AFTER 24 HOURS WATER LEVEL DROPS, TANK MUST BE MADE WATER TIGHT BY APPLYING WATERPROOF SEALER (NOT BITUMINOUS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



VALVE BOX DETAIL
NOT TO SCALE



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



PS#1 810 GALLON SUMP TANK DETAIL
NOT TO SCALE

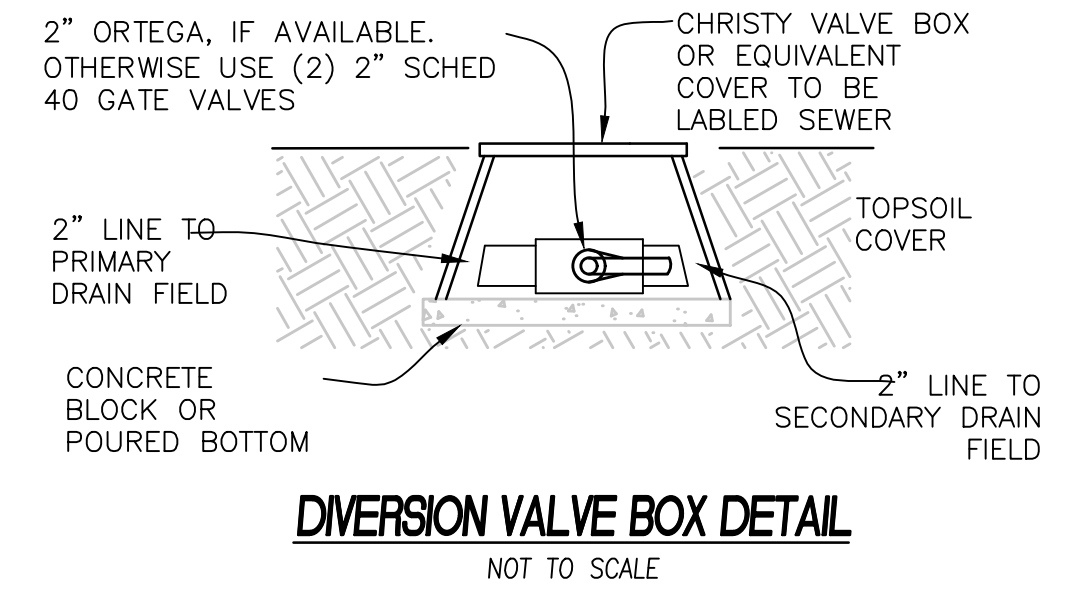
RT#1 TO ADVANTEX

TOTAL DYNAMIC HEAD = 24.6 FT
GALLONS PER MINUTE (GPM) = 32 GPM
DOSE = 32 GALLONS
SURGE VOLUME RANGE = 10.0"
RECOMMENDED PUMP TYPE: OSI
PF300512 3STAGE 230 V 6.6 AMPS,
SINGLE PHASE.

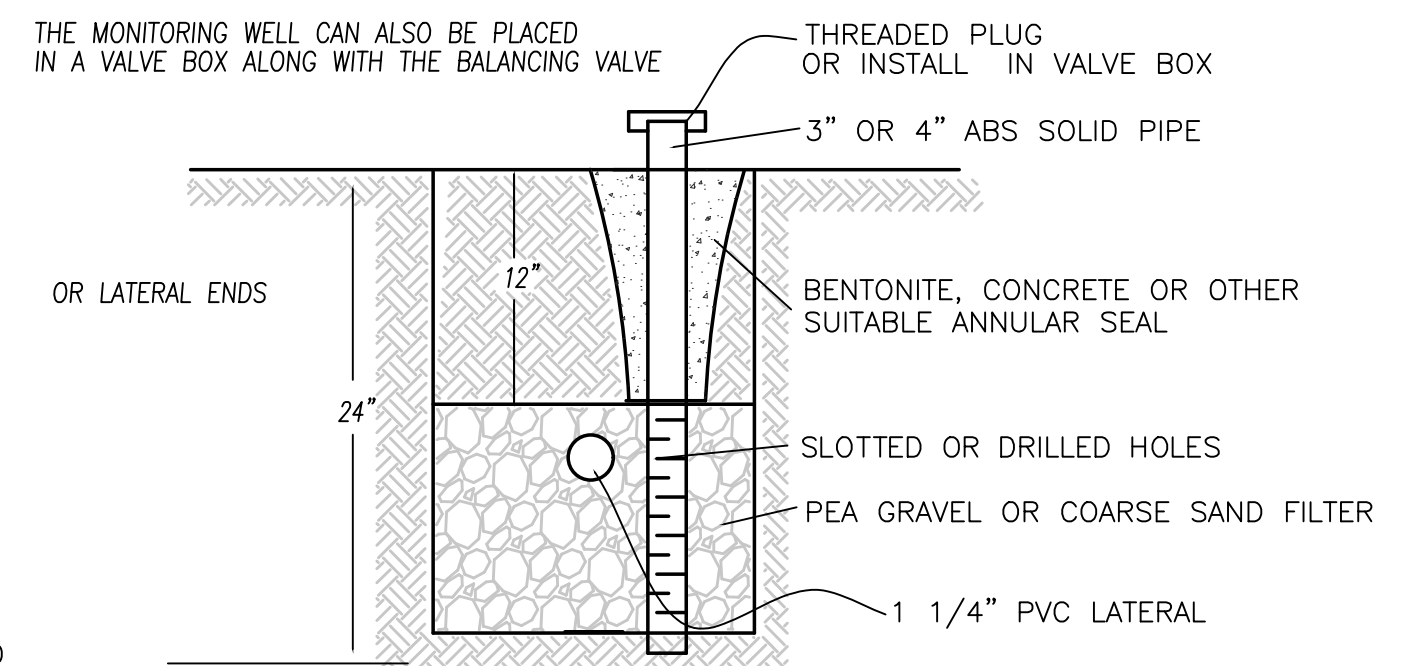
TIMER CONTROLLED
T OFF 30 MINS
T ON 24 SEC
T OVERRIDE OFF 10 MINS
T OVERRIDE ON 24 SEC
RECOMMENDED CONTROL PANEL:
VERICOM CONTROL PANEL FOR RECIRC
TANK (RT#1) TIMER FUNCTIONS AND ON
DEMAND DOSING FOR DISPERSAL PUMP
TANK (PS#1) REQUIREMENTS THIS PAGE.

PUMP REQUIREMENTS PS#1

TO DISPERSAL BEDS
TOTAL DYNAMIC HEAD = 24.5 FT
GALLONS PER MINUTE (GPM) = 35
DOSE = 45 GALLONS
OPERATION RANGE = 2.5"
MODEL 3885 WE07012H OR APPROVED
EQUAL RECOMMENDED CONTROL PANEL
ORENCO VERICOMM TO TIME DOSE
RECIRC TANK AND ON DEMAND DOSE TO
DISPERSAL



DIVERSION VALVE BOX DETAIL
NOT TO SCALE



TYP. LEACHLINE INSPECTION WELL
NOT TO SCALE

GENERAL NOTES

- 1) CONTRACTOR TO NOTIFY STINSON BEACH WATER DISTRICT PERSONEL 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 LARRY DOYLE ENGINEERING 415-388-9585
- 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 STINSON WATER AND DESIGN ENGINEER.
- 5) CONSULT DESIGN 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 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 OR 4 INCH SCHED 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.
- 12) ALL WORK SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE MOST RECENT STINSON WATER 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.

CONSTRUCTION INSPECTION NOTES

- CONTRACTOR TO NOTIFY DESIGN ENGINEER A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION AND INSPECTION OF THE SYSTEM.
- PHASE ONE:
- 1) INSPECT STAKE OUT LOCATION OF LATERALS ALONG CONTOURS, THE SEPTIC AND SUMP TANKS, AND THE SANDFILTER.
 - 2) INSPECT THE LEACHLINE GRAVEL AND SANDFILTER MEDIA, AND PROVIDE A CERTIFIED COPY OF WET SIEVE ANALYSIS USING ASTM C-117 OR EQUIVALENT.

PHASE TWO:

- 1) INSPECT LEACHLINE INSTALLATION AND LEVEL VIA OPEN TRENCHES AND INSTALLED INSPECTION WELLS.
- 2) INSPECT PERFORATION SIZE AND SPACING.
- 3) INSPECT WATERTIGHTNESS 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 STINSON WATER WITH BUILDING DEPARTMENT APPROVAL OF PUMP INSTALLATION.

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 AIR TIGHT 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 GASTIGHT 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 CHECK VALVE 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
STINSON WATER WILL ISSUE A DESIGN APPROVAL PERMIT AND A CONSTRUCTION PERMIT BEFORE CONSTRUCTION MAY BEGIN. ADDITIONAL PERMIT(S) WILL BE REQUIRED BY THE COUNTY'S BUILDING INSPECTION DEPARTMENT FOR PUMP INSTALLATION. UPON FINAL CONSTRUCTION INSPECTION, SIGNOFF OF CONSTRUCTION PERMIT, SUBMITTAL OF DESIGNER CERTIFICATION AND SUBMITTAL OF AS-BUILT DRAWINGS, STINSON WATER WILL ISSUE THE OWT'S DISCHARGE PERMIT FOR THE SYSTEM.

Revisions:

PREPARED FOR:
CHAD TAYLOR
216 SEADRIFT ROAD
STINSON BEACH CA 94970

RAISED BED / ADVANTEX SYSTEM
216 DIPSEA ROAD
STINSON BEACH, CA
APN 195-331-06

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

Job No. 2022-033
Date 2-16-24
Drawn By: tkp
Checked By: tkp
Scale as shown

Sheet 2 of 2

2

PA 2022-Jones-2022-033-216_Seedrift-Taylor\dwg\septic\good.dwg, 2/21/2024, 8:37:48 AM, DWG To PDF.pc3, 1:0.39729

DETAILS

