

VICINITY MAP
NTS

LEGEND

- BUILDING
- CENTER LINE (PER MAP)
- EDGE OF PAVEMENT
- OVERHEAD UTILITIES
- RETAINING WALL, WOOD
- CONCRETE
- GUY ANCHOR
- TEMPORARY BENCHMARK
- TREE, TO SCALE, WITH DRIPLINE, DIAMETER & TYPE
- WATER VALVE

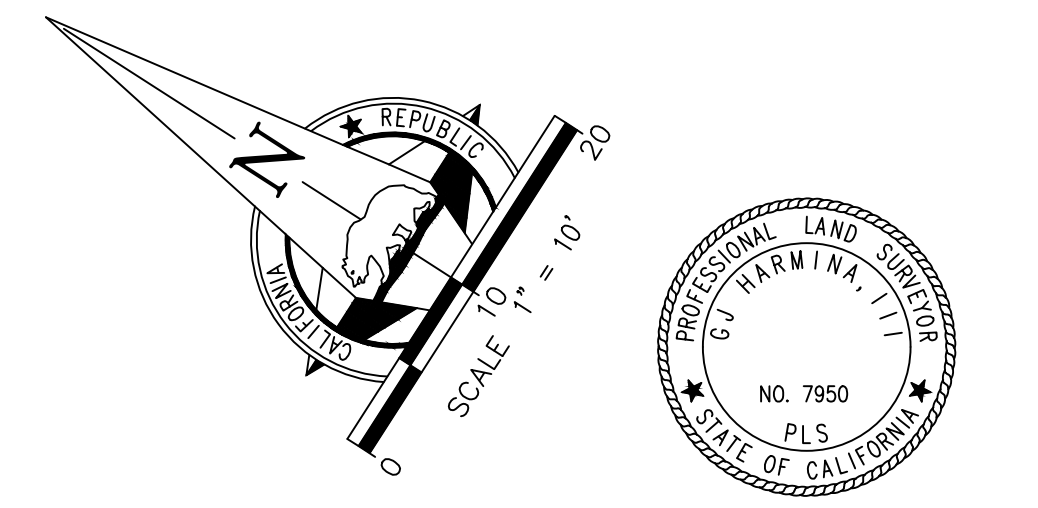
ABBREVIATIONS

- APN ASSESSORS PARCEL NUMBER
- B BAY
- CP JOINT POLE
- MCR MARIN COUNTY RECORDS
- OH OVERHEAD UTILITY LINES
- NTS NOT TO SCALE
- P FINE
- R1 PARCEL MAP, 17 PM 34, MCR
- R2 RECORD OF SURVEY, 2010 RS 167, MCR
- T TREE
- TBM TEMPORARY BENCHMARK

NOTES

1. TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY 1031SURVEY, INC. IN APRIL 2020 USING TERRESTRIAL LIDAR.
2. VERTICAL DATUM: SET MAGNETIC NAIL WITH SHINER (CALLED A CP) LOCATED ON THE NORTH SIDE OF THE ADJOINING PROPERTY DRIVEWAY, IN STREET, ELEVATION=200.00, ASSUMED DATUM.
3. BOUNDARY IS BASED UPON FOUND MONUMENTS FROM THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 2010 OF MAPS, AT PAGE 167, AND THAT PARCEL MAP FILED IN BOOK 17 OF PARCEL MAPS, AT PAGE 34, MCR.
4. TREES WERE MEASURED AT BREAST HEIGHT ABOVE THE GROUND WHERE PRACTICAL. TREES MAY EXIST ON SITE THAT HAVE MULTIPLE TRUNKS, BRANCHES THAT TOUCH THE GROUND OR HAVE GROWN IN AN IRREGULAR MANNER. TREE SPECIES ARE LABELED IF IDENTIFIABLE. THERE ARE SIGNIFICANTLY SIZED TREES ON SITE THAT APPEAR TO BE DEAD AND SHOULD BE FELLED. IT IS RECOMMENDED THAT AN ARBORIST REPORT BE OBTAINED TO DETERMINE TREE SPECIES, HEALTH AND HERITAGE STATUS. EXACT LOCATION OF IRREGULAR TREES SHOULD BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
5. BOUNDARY INFORMATION SHOWN IS BASED UPON FIELD TIES AND RECORD INFORMATION. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY. SAID RESOLUTION MAY REQUIRE A RECORD OF SURVEY UNDER STATE LAW. BOUNDARY INFORMATION SHOWN IS BASED UPON A PREVIOUSLY RECORDED MAP ON FILE IN THE PUBLIC RECORDS.
6. AN ENCROACHMENT OF CONCRETE STAIRS EXISTS ON THE EASTERLY BOUNDARY LINE AS SHOWN.
7. DUE TO THE REALIGNMENT OF STIRLING WAY FROM THE ORIGINAL SUBDIVISION MAP, THERE IS A STRIP EASEMENT THAT IS A PART OF PARCEL ONE PER 17 PM 34, MCR, WHICH IS APPURTENANT TO THE SUBJECT PROPERTY FOR INGRESS AND EGRESS AND UTILITY PURPOSES.
8. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF 1031SURVEY, INC. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF 1031SURVEY, INC. 1031SURVEY, INC. ASSUMES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
9. THIS MAP IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED PRINT DELIVERED WITH THIS ELECTRONIC FILE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT, AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

ST



LANDS OF MINOR
STIRLING WAY
APN 112-132-06
INVERNESS, MARIN COUNTY, CALIFORNIA

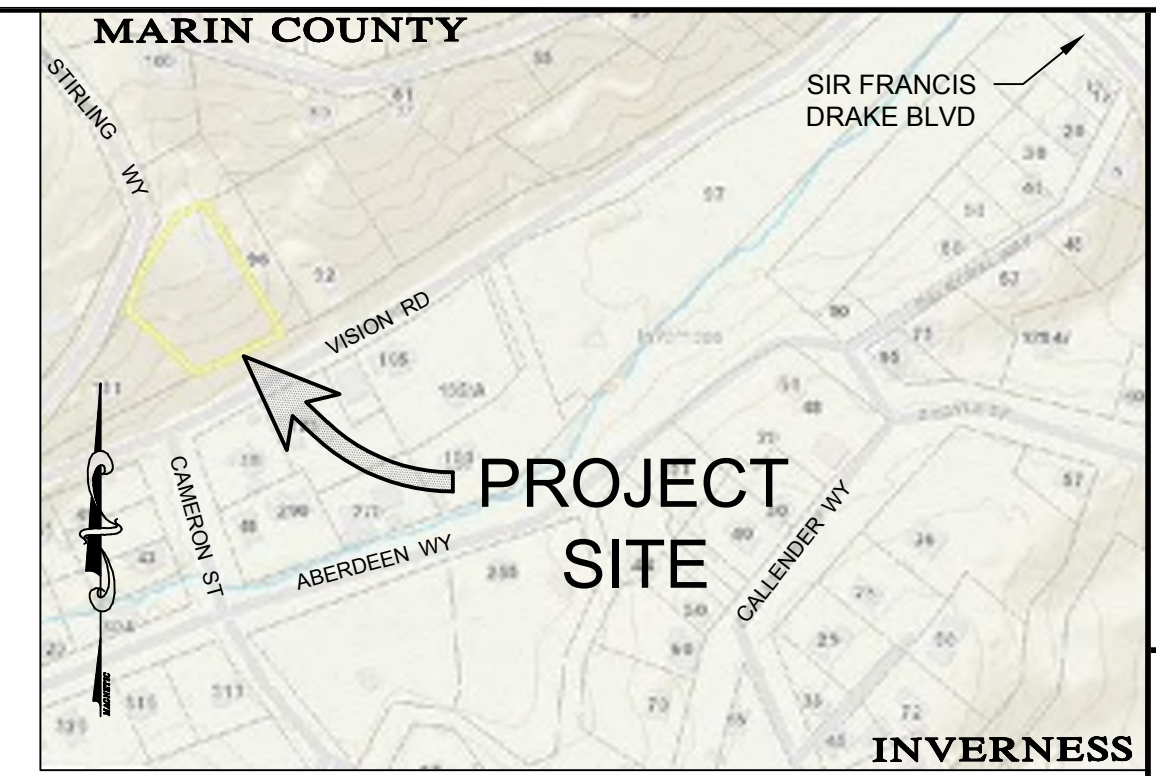
Partial Topographic Map

1031Survey, Inc.

HIGH DEFINITION SURVEYING
1857 Rainier Circle, Petaluma, California 94954
415-827-6370 www.1031survey.com

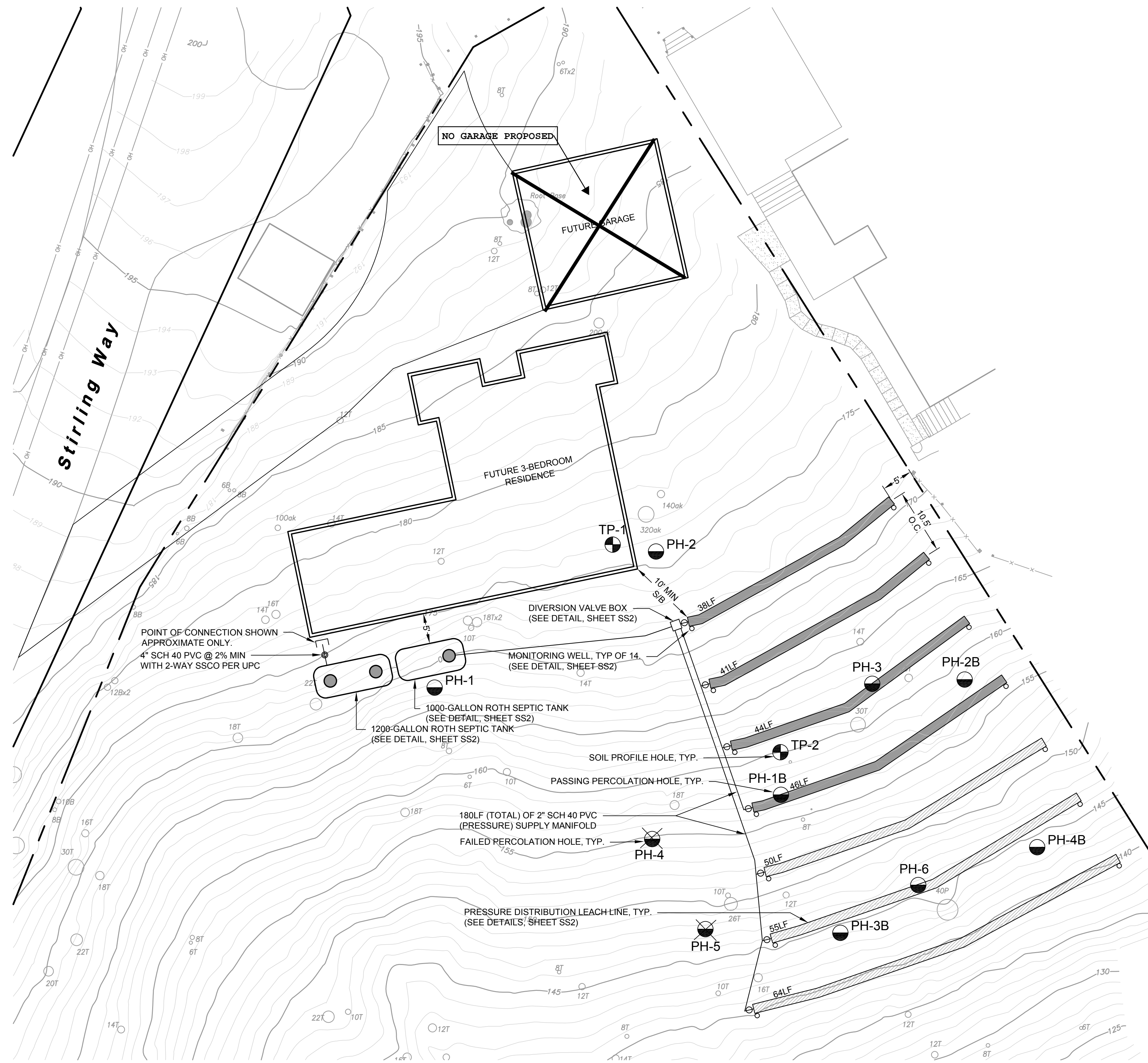
CLASS I ON-SITE WASTEWATER TREATMENT SYSTEM PRESSURE DISTRIBUTION DESIGN

STIRLING WAY, INVERNESS CA



VICINITY MAP

CSW | ST2
CSW/Stuber-Stroeh
Engineering Group, Inc.
 45 Leverett Court Novato, CA 94949
 tel: 415.883.8850 fax: 415.883.8858
 Civil & Structural Engineers
 Surveying & Mapping
 Environmental Planning
 Land Planning
 Construction Management
 http://www.cswst2.com



SITE PLAN LAYOUT

GENERAL SEPTIC NOTES

1. CONTRACTOR SHALL WATERTIGHT ALL NEW TANKS. SEE NOTES, SHEET SS2.
2. SEE SITE IMPROVEMENT PLANS BY OTHERS FOR TREE REMOVALS.
3. THIS MAP MAKES NO WARRANTY WHATSOEVER THAT UTILITIES, EITHER SURFACE OR SUBSURFACE, DO OR DO NOT EXIST. PRIOR TO SITE PLANNING AND/OR CONSTRUCTION ACTIVITIES, IT IS RECOMMENDED THAT THE SERVICES OF A UTILITY LOCATION PROFESSIONAL BE UTILIZED TO ASCERTAIN THE PRECISE LOCATION OF ANY UTILITY, WHETHER SHOWN OR NOT SHOWN HEREON.
4. SEPTIC IMPROVEMENTS SHALL CONFORM TO COUNTY CLASS I SETBACK REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROPERTY, UTILITIES, AND EASEMENT LINE LOCATIONS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL BE RESPONSIBLE TO RELOCATE EXISTING UTILITIES, AS NEEDED, AROUND THE DISPERSAL FIELD AREA TO MEET COUNTY SETBACK REQUIREMENTS.
6. AS APPLICABLE, CONTRACTOR SHALL DETERMINE THE BUILDING SEWER LATERAL ELEVATION PRIOR TO SETTING THE SEPTIC TANKS. ANY PROBLEMS CONNECTING TO THE BUILDING SEWER LATERAL SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION AT THE 1ST CONSTRUCTION OBSERVATION.

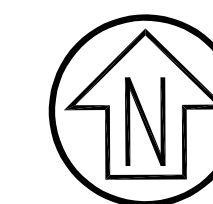
EROSION CONTROL NOTES

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, APPLICABLE COUNTY STANDARDS, CODES AND ORDINANCES, AND SECTION 20 OF THE CALTRANS STANDARD SPECIFICATIONS
2. THE APPROVED PLANS SHALL CONFORM WITH THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES CONTAINED IN THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS OR AN EQUIVALENT BEST MANAGEMENT PRACTICE:
 EROSION AND SEDIMENT CONTROL FIELD MANUAL BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD, MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES BY THE ASSOCIATION OF BAY AREA GOVERNMENTS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL BY CALTRANS, STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.
3. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CAS000002 WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
5. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE.
6. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 - APRIL 15).
7. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE AND AFTER STORMS PRODUCING AT LEAST 1 INCH OF PRECIPITATION IN A 24 HOUR PERIOD TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
8. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS. CHANGES SHALL BE NOTED ON THE PLAN WHEN MADE.
9. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER AND CHLORINATED WATER.
10. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY.
11. EXPOSED SLOPES SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING 70% VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS.
12. WHENEVER IT IS NOT POSSIBLE TO UTILIZE EROSION PREVENTION MEASURES, EXPOSED SLOPES SHALL EMPLOY SEDIMENT CONTROL DEVICES, SUCH AS FIBER ROLLS AND SILT FENCES. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND DKEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TO OF SLOPE.
13. SOIL AND MATERIAL STOCKPILES SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.

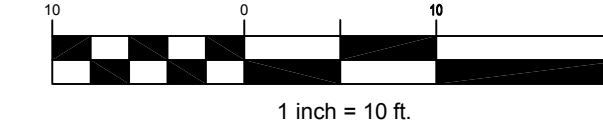
SITE FEATURE	SETBACK TO	
	SEPTIC TANK	EDGE OF DRAINFIELD
BUILDING	5'	10'
ADJOINING PROP. LINE	5'	10'
DOWNSLOPE PROP. LINE	10'	25'
WELLS (DOMESTIC OR NON-DOMESTIC)	100'	100'
EDGE OF DRAINFIELD PIPE	5'	-
CUT, EMBANKMENT, OR NATURAL BLUFF	10'	4 x H (*)
DOMESTIC WATER LINE	10'	10'
DRIVEWAY OR PAVED SURFACE	5'	5'

(*) Distance (H) in feet equals four times the vertical height of the cut, embankment, or bluff

SETBACK REQUIREMENTS



Graphic Scale (in feet)



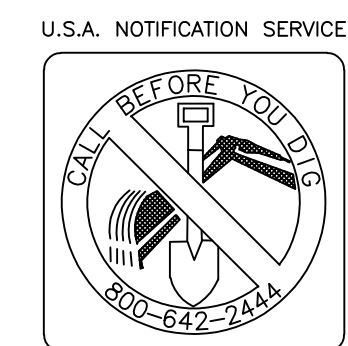
Checked	Drawn	Designed	Description

MINOR RESIDENCE: (315 GPD)
SEPTIC FEASIBILITY PLAN
 A.P.N. 112-132-06

Town Of
Inverness
 County Of
Marin
 State Of
California

Prepared Under the Direction of:

Sheet
SS1
 Scale: 1 inch = 10 ft.
 Date: January 22, 2024
 Project Number: 2020022
 Sheet Number: 1 of 2



GENERAL NOTES

- DISCHARGE PUMP:**
Discharge pump shall be of the size and type to accommodate the intended use and shall include the following:
 - A "Hand-Auto" switch.
 - An audio and visible alarm
 - Orenco electrical float switches for starting and stopping to indicate a "high water" condition
 - All pumps to be set per plan or the manufacturer's minimum liquid level
- SUMP TANK:**
 - Float elevations based on Roth 1,000-gallon plastic tank.
 - The Contractor shall notify the Design Engineer for changes in float elevation resulting in a change of tank(s).
 - Access shall be provided by a minimum 24-inch manhole riser.
 - Access lid(s) shall be installed 2 inches minimum above the finished grade.
 - All pipes and/or electrical conduits through the tank shall be either precast into the tank or sealed with gas-tight compression connectors.
- ELECTRICAL FEATURES:**
The following electrical features shall be provided:
 - Orenco Simplex Control Panel or approved equivalent panel with dose counter and elapsed time meter to control the discharge pump and audio/visual alarm. Control panel should be outdoor type control box containing fused disconnect and motor protection switch.
 - The control box shall be mounted on the building served if located within 20 feet of the process tank. Otherwise the control box shall be mounted on a pipe stand or wooden post 3' minimum above existing grade.
 - Electrical conduit shall be PVC. Exposed/above grade pipe shall be Sch 80 PVC. Separate conduits shall be provided for control wire and power supply.
 - Dedicate separate electrical circuit for alarm and control panel. Circuit breaker at main panel to be larger than circuit breaker at control panel.
 - Contractor to install Orenco push button audio/visual alarm inside habitable/living space within the residence.
- PERMITS:**
Aside from an individual sewage disposal system permit, an electrical permit for the pump installation will be necessary for the Building Inspection Department.

SEPTIC NOTES:

- All work shall be in conformance with the County of Marin's most recent regulations for design and construction of individual sewage disposal system.
- All sewer connections shall be in accordance with the most recent edition of the Uniform Plumbing Code.
- Sewer line from building to septic tank shall be 4" minimum schedule 40 P.V.C. or an approved equivalent. Minimum slope from building to the septic tank shall be 2%. Clean-out to be installed at least 5 feet from building. All other piping from septic tank to the leach lines shall be schedule 40 P.V.C. piping.
- No work shall be performed during the wet season and all excavation shall be performed when soil conditions are dry or upon approval of the Engineer.
- The septic & process tank shall be watertight and tested for any leakage. If there are leaks, the interior seams shall be sealed with thoroseal. Fiberglass tanks shall be approved by the county Sanitarian prior to installation.
- The Contractor shall notify the Engineer and Health Officer a minimum of 48 hours prior to construction and observation of the system. The Engineer shall observe the system at critical construction phases as follows and shall be used as steps for the contractor to install the system;
 - Stake out location of all leach lines along contour.
 - Excavate trenches. Trench bottom shall be level with no more than 3 inch drop in 100 feet of length. Any smeared sidewalls shall be scarified and the loose material removed from the bottom.
 - Upon completion of observation, seal or glue all joints
 - Backfill remaining trenches with native soil.
- Monitoring wells shall be located at the ends of each leach line or as approved by the R.E.H.S.
- Monitoring wells shall be installed as shown on site plan (sheet SS1) and detail (this sheet).
- Erosion protection in the leach field shall be required upon completion of installation and observed by the Engineer. See Erosion Control Notes, Sheet SS1.
- Contractor not to over-excavate the delivery line trench. If crossing a water lateral, the sewer line shall be located 12-inches below the water line. The water lateral shall be sleeved within 10" of the leach field.
- All plumbing fixtures shall be low use type, i.e., toilets (1.6 gallons/flush), shower heads (2.0 GPM). All faucets to have aerators installed.
- All drainage (i.e. downspouts, area drains, etc.) to drain away from the septic system via a drainage system.
- The known locations of utilities shown on these plans are approximate only and it is the contractor's responsibility to verify locations and depths with appropriate agencies or by excavation. Any conflicts with utilities contact design engineer. Repair and replace any damaged utilities including but not limited to Water, PG&E, Propane and cable.

TANK WATER TIGHTNESS TEST:

- Fill septic and sump tank to 2-4" into the risers.
- Measure and mark water level a day prior to inspection.
- After 30 min., if the water elevation drops, tanks have failed and shall be replaced or proper sealant to be applied to correct any leaks as stated in septic note 5.
- Steps 1 thru 3 shall be repeated after corrections completed.
- Test shall be conducted under supervision of Sanitarian or Design Engineer.

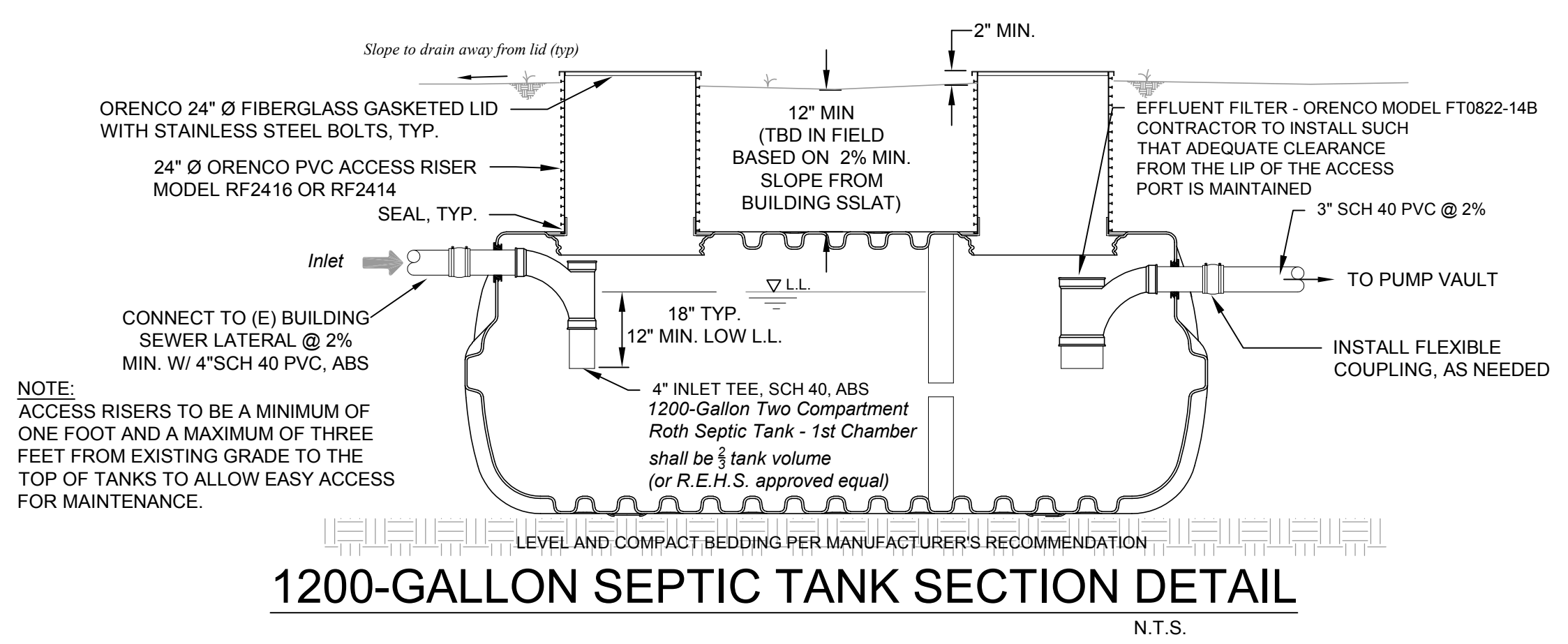
OPERATING & MAINTENANCE OF SEPTIC & DOSING SYS.

- Inspect septic tank annually for leakage and scum buildup.
- If sludge buildup in septic tank is 6" or greater, have tank pumped.
- Minimize the use of garbage disposal unit by composting or packaging scrap to trash.
- Minimize pouring grease down drain.
- Minimize discharge of paper products, i.e. cigarettes, disposable diapers, sanitary napkins and tissues.
- Do not dispose of oils, paint and thinner down waste lines.
- Minimize liquid load by repairing leaking fixtures and washing clothes with full loads.
- Drain surface water away from leachfield area.
- It is not recommended to install a sprinkler system over a septic system. However, if a sprinkler system is installed within the flow path of the septic system, regular observation of the irrigation system should be performed otherwise failing sprinkler heads, valves, etc. can cause significant problems with the septic system.
- Owner shall obtain an Annual Operation Permit
 - For observing, testing and sampling.
 - For placing and removing of test devices.
 - For evaluation and monitoring of the septic system

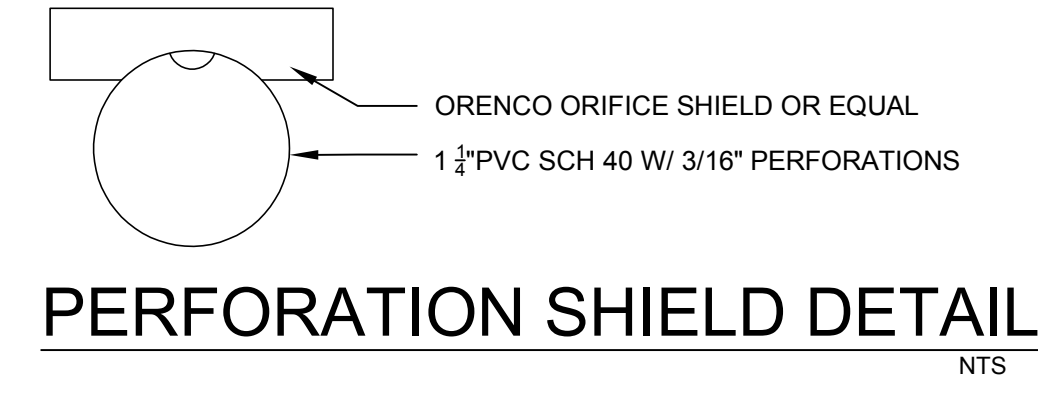
CONSTRUCTION OBSERVATION SCHEDULE

The Contractor shall notify the Engineer and County of Marin Environmental Health Specialist (REHS) a minimum of 48 hours prior to construction and observation of the system. Additional County of Marin fees can be required after 1 site observations. The Engineer and the REHS shall observe the system at critical construction phases as follows:

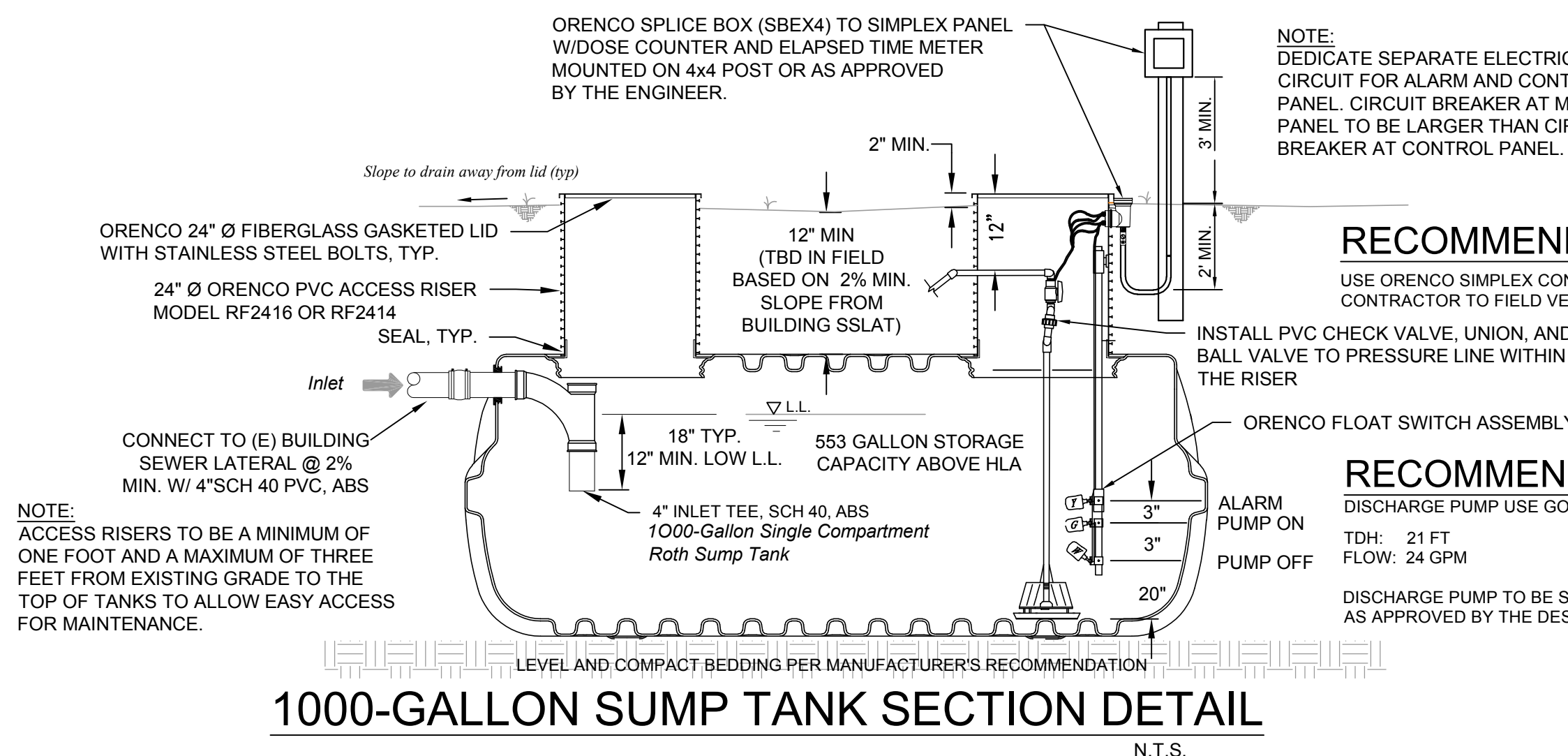
- Pre-construction observation where the following items shall be verified:
 - Imminent weather conditions are such that they will not create unsuitable soil conditions during installation
 - Layout and staking or marking of all components of the system
 - Review and approval of the source of materials to be used
- Interim observation(s)
 - Installation of all treatment components
 - Leach field installation and functioning of all leach field components
 - Function and setting of all control devices
 - Connections of all piping and related components
 - Water tightness test of all connections, septic tank and process tank
 - A hydraulic inspection of the system shall be scheduled with the design engineer. All leach lines and fittings shall be exposed, unless EHS staff has approved another method of inspection.
- Start up observation
 - Start up inspection shall be scheduled with the design engineer, service provider, and EHS staff.
 - All construction elements are in general conformance with the approved plans and specifications
 - Final soil cover over the leach field
 - System controls are hardwired to permanent power and all floats, pumps and alarms tested
 - Letter from the designer that the system has been installed and is operating in conformance with the design specifications shall be provided
 - The septic system sump pump electrical system installation conformance certification shall be completed, signed by the installing contractor and returned to the Department.



1200-GALLON SEPTIC TANK SECTION DETAIL
N.T.S.



PERFORATION SHIELD DETAIL
NTS



1000-GALLON SUMP TANK SECTION DETAIL
N.T.S.

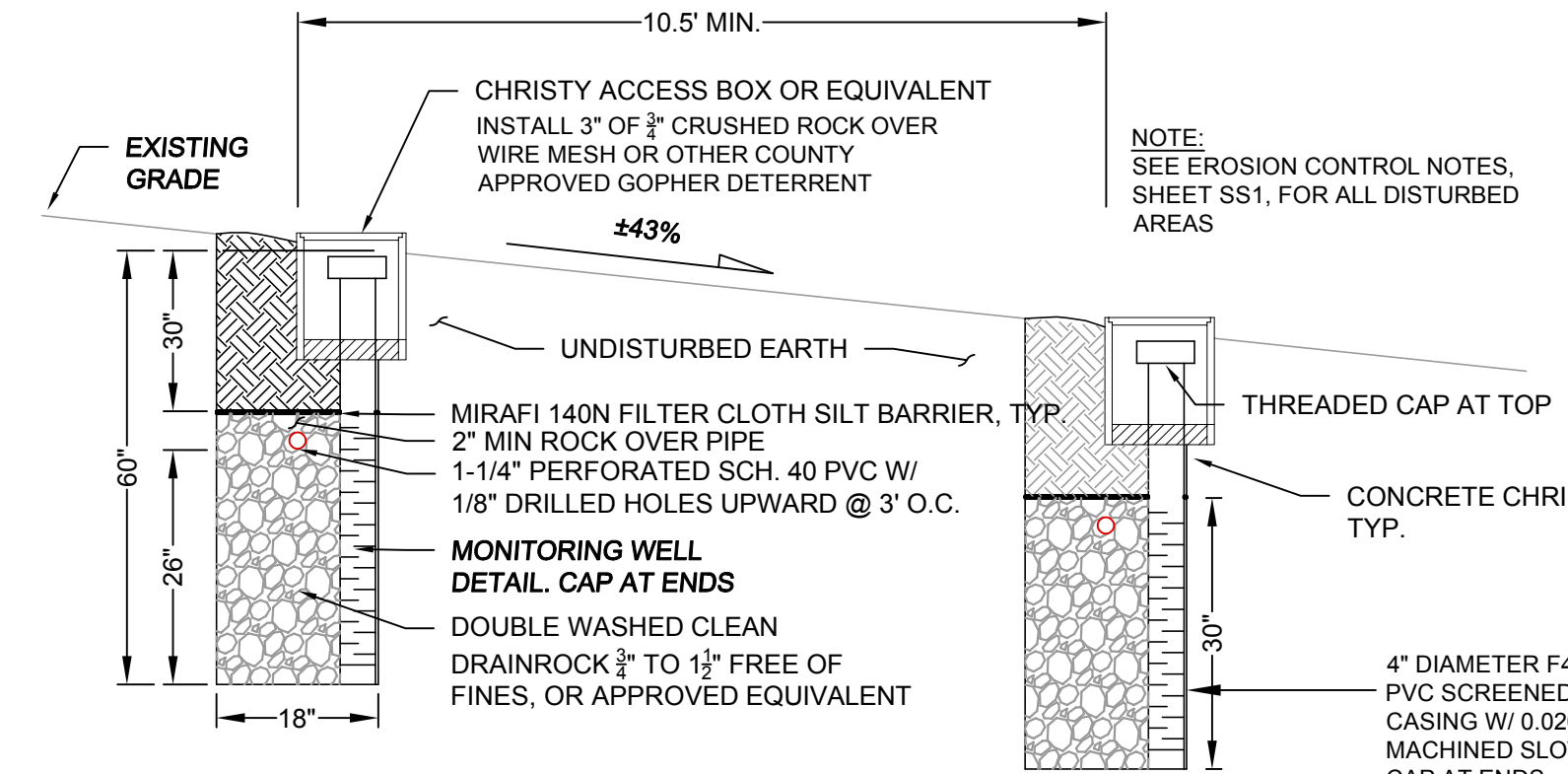
RECOMMENDED CONTROL PANEL:

USE ORENCO SIMPLEX CONTROL PANEL, 230V OR EQUIVALENT CONTRACTOR TO FIELD VERIFY LOCATION WITH THE ENGINEER

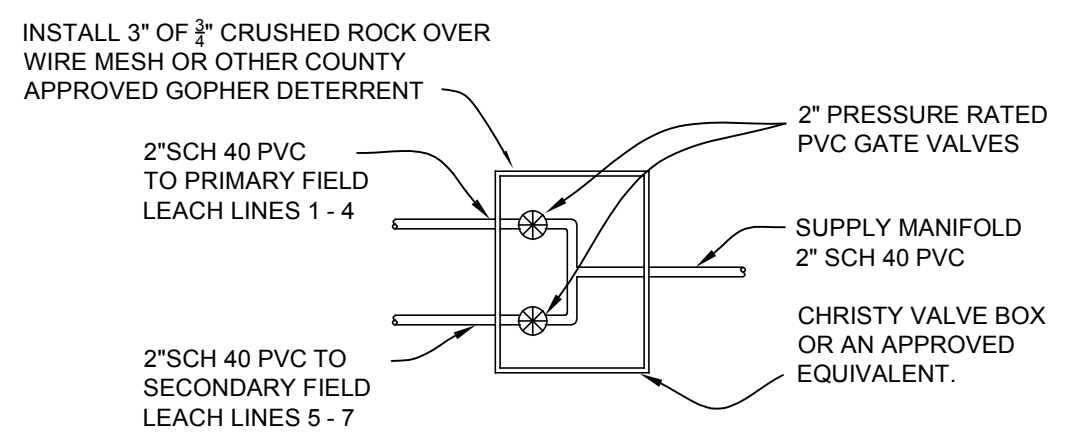
RECOMMEND PUMP:

DISCHARGE PUMP USE GOULDS 3885 SERIES (1/2 HP, 1 Ø, 230V) OR EQUIVALENT
TDH: 21 FT
FLOW: 24 GPM

DISCHARGE PUMP TO BE SET FOR "ON-DEMAND" FOR 92 GALLONS OR AS APPROVED BY THE DESIGN ENGINEER AND/OR COUNTY REHS



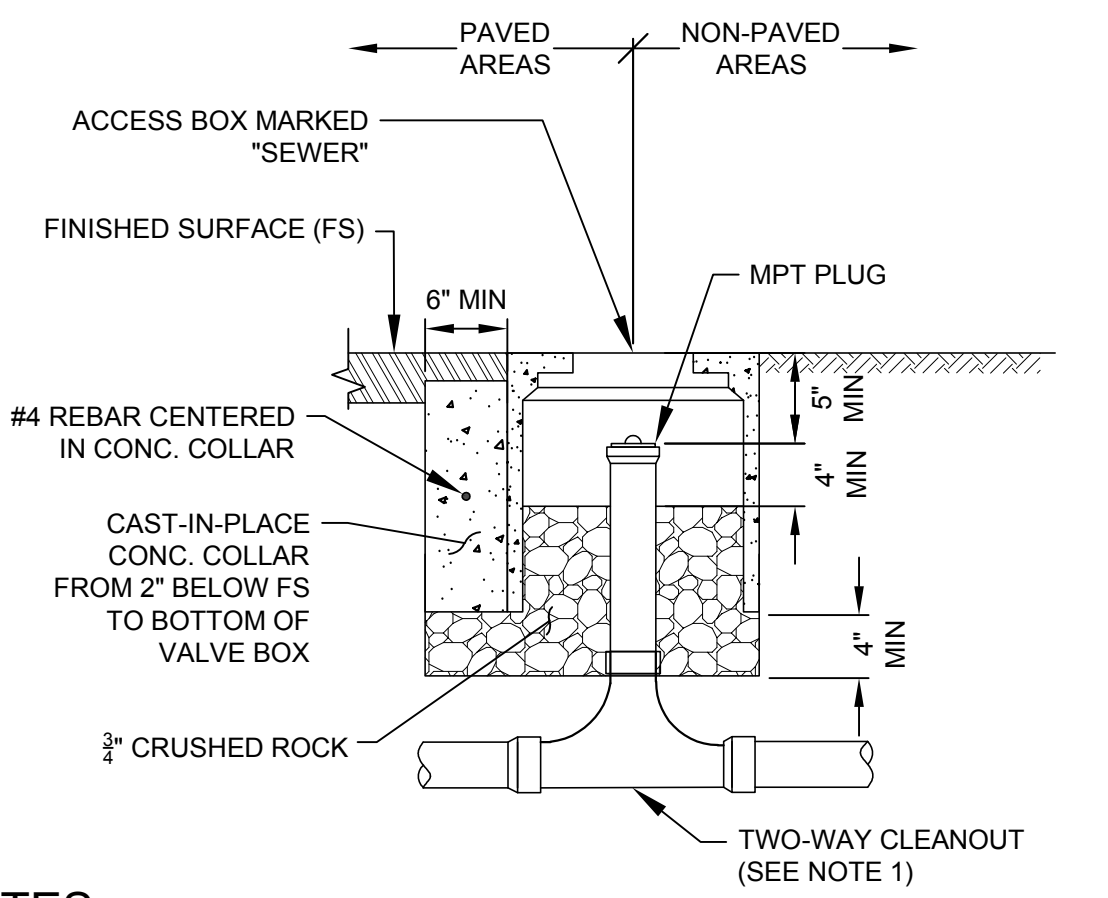
LEACH FIELD SECTION VIEW
N.T.S.



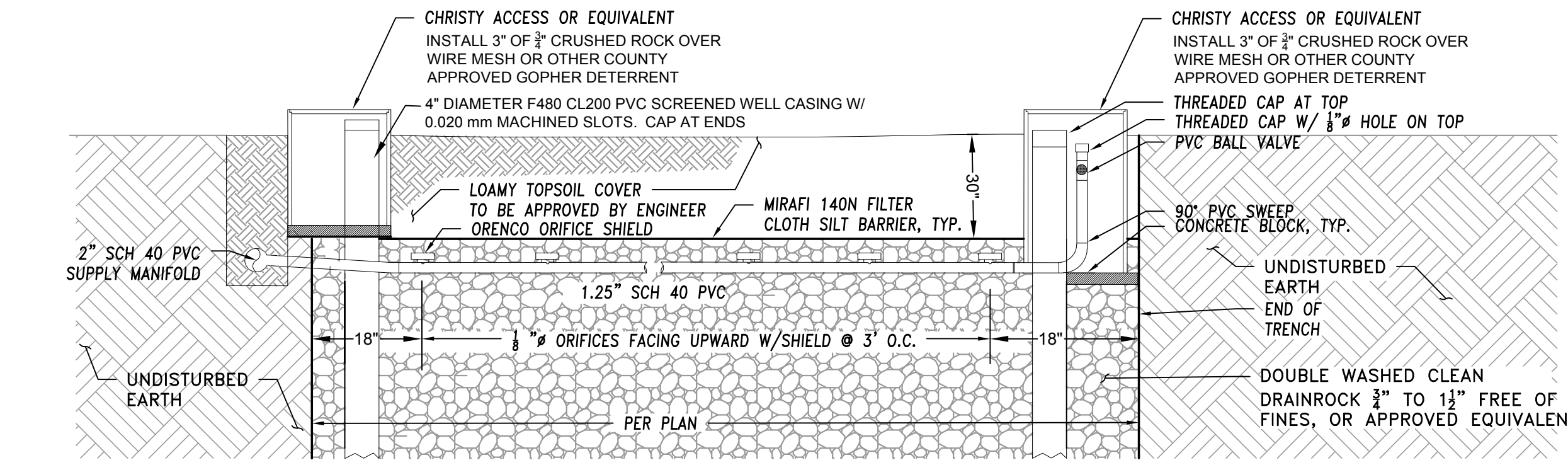
DIVERSION BOX DETAIL
NTS

LAT #	LATERAL DIAMETER	LF	SIZE OF PERFORATIONS	# OF PERFORATIONS
1	1 1/4"	38	1/8"	12
2	1 1/4"	44	1/8"	14
3	1 1/4"	41	1/8"	13
4	1 1/4"	46	1/8"	15
5	1 1/4"	50	1/8"	16
6	1 1/4"	55	1/8"	18
7	1 1/4"	64	1/8"	18

LATERAL SCHEDULE



SANITARY SEWER CLEAN-OUT DETAIL
N.T.S.



LEACH LINE SECTION VIEW
N.T.S.

Rev	Date	Description	Designed	Drawn	Checked

FOEHR RESIDENCE: (315 GPD)
DETAILS AND NOTES
 A.P.N. 112-132-06
 Slitting Way

Town Of
Inverness
County Of
Marin
State Of
California

Prepared Under the Direction of:

Sheet
SS2

Scale: n/a
Date: January 22, 2024
Project Number: 2020022
Sheet Number: 2 of 2

- NOTE:
1. KNOWN EXISTING UTILITIES WITHIN GRADING AREA TO BE PROTECTED UNLESS NOTED. ~CONTRACTOR TO CONSULT OWNER REGARDING KNOWN UNDERGROUND UTILITIES(TYP)
 2. ALL GRADED AREAS(INCLUDES CUT +FILL)SHALL BE SEEDED AND FERTILIZED AND INCLUDE STRAW MULCH FOR EROSION CONTROL, UNLESS OTHERWISE NOTED IN LANDSCAPE PLAN. SEE SEEDING AND FERTILIZING NOTES.(UNLESS ADDRESSED IN LANDSCAPE DESIGN PLAN)
 3. CONTRACTOR TO REFER TO GEOTECH AND/OR GEO-REPORT PRIOR TO AND DURING CONSTRUCTION.
 4. UPON THE COMPLETION OF WORK ALL GRADING AND DRAINAGE IMPROVEMENTS, INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION, DAE SHALL PROVIDE COUNTY OF MARIN FINAL INSPECTION CERTIFICATION LETTER REFERENCING BUILDING PERMIT NUMBER OR NUMBERS FOR SPECIFIC WORK BEING CERTIFIED, THE ADDRESS OF THE PROPERTY AND THE ASSESSOR'S PARCEL NUMBER (APN), AND SHALL BE SIGNED AND STAMPED BY THE CERTIFYING PROFESSIONAL.
 5. PER 2022 CALIFORNIA RESIDENTIAL CODE § R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM 2 PERCENT AWAY FROM THE BUILDING. DEMONSTRATE COMPLIANCE.

REVISIONS

NO.	DESCRIPTION

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSIDERED TO PERMIT AN INSTALLATION OR VARIATION OF ANY APPLICABLE CODES AND/OR REGULATIONS. SHOULD ANY CHANGE IN THE REQUIREMENTS OR SPECIFICATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND OWNER AT ONCE AND CEASE WORK ON ALL PARTS OF THE PROJECT THAT ARE AFFECTED BY THE WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, AND CODE REQUIREMENTS WITHOUT ANY EXCEPTION.

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OWNER

TAD MINOR
PO BOX 96
Inverness, CA 94937
tad.minor@gmail.com
707-738-9745

PROJECT

NEW RESIDENCE FOR TAD MINOR
STIRLING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG & LAT: 38d6'7"N 122 d 51'45"W

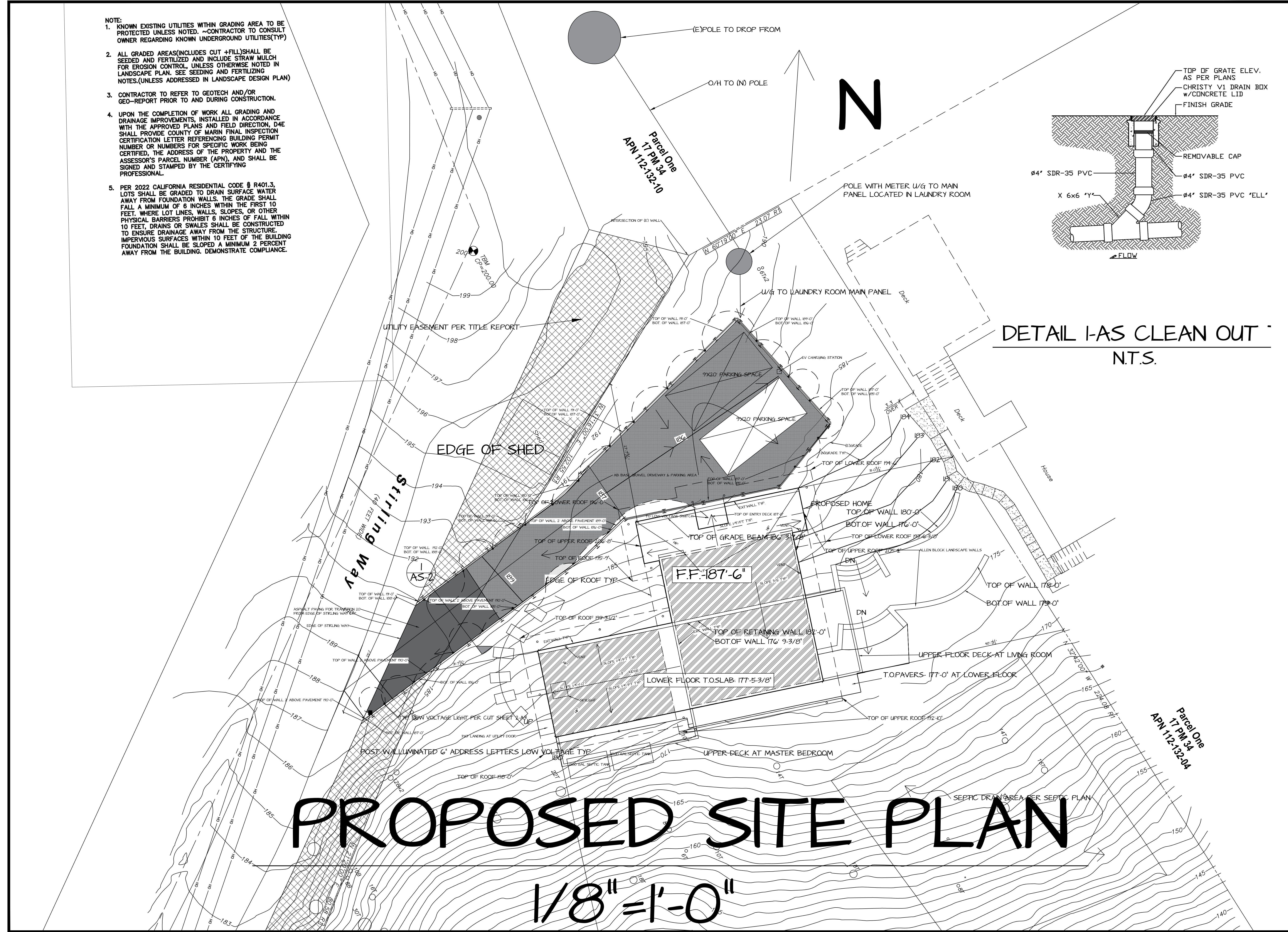
DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

AS
OF



PROPOSED SITE PLAN
1/8" = 1'-0"

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

GENERAL

- PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH MARIN DEPARTMENT OF PUBLIC WORKS CODE.
- THE APPROVED PLANS SHALL CONFORM WITH THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) GUIDE.
- THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.
- IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
- AT ALL TIMES THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE STATE OF CALIFORNIA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.

RAINY SEASON OPERATIONS

- THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15-APRIL 15). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH SOC CHAPTER 11 AND 11A. STORM WATER BMP'S REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES.
- THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED 1 ACRE OR 20% OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
- AGRICULTURAL GRADING AND DRAINAGE IMPROVEMENTS, AND INITIAL LAND PREPARATION WORK FOR VINEYARD AND ORCHARD PLANTING, SHALL BE PERMITTED DURING THE RAINY SEASON ONLY FROM APRIL 1 TO APRIL 15, AND ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH MARIN COUNTY CODE.

YEAR ROUND REQUIREMENTS

- DURING THE NON-RAIN SEASON ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMP'S REFERENCED OR DETAILED IN PRMD'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMP'S SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
- EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
- CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
- DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICAL, HAZARDOUS WASTES, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
- ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.

YEAR ROUND REQUIREMENTS CONTINUED

- ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL BE INSTALLED.
- WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
- HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE. APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	65
HOLD FAST NATIVE BLEND (LEBALLISTER'S)	
37.5% California Brome (Annual)	
27.5% California Brome (Perennial)	
15% Blue Wildrye	
17% California Poppay	
3% California native lupines	

FERTILIZER

16-20-0 & 15% SULPHUR	500
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MULCH

STRAW	4000
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HYDRAULIC STABILIZING*

M-BINDER OR SENTINEL	75-100
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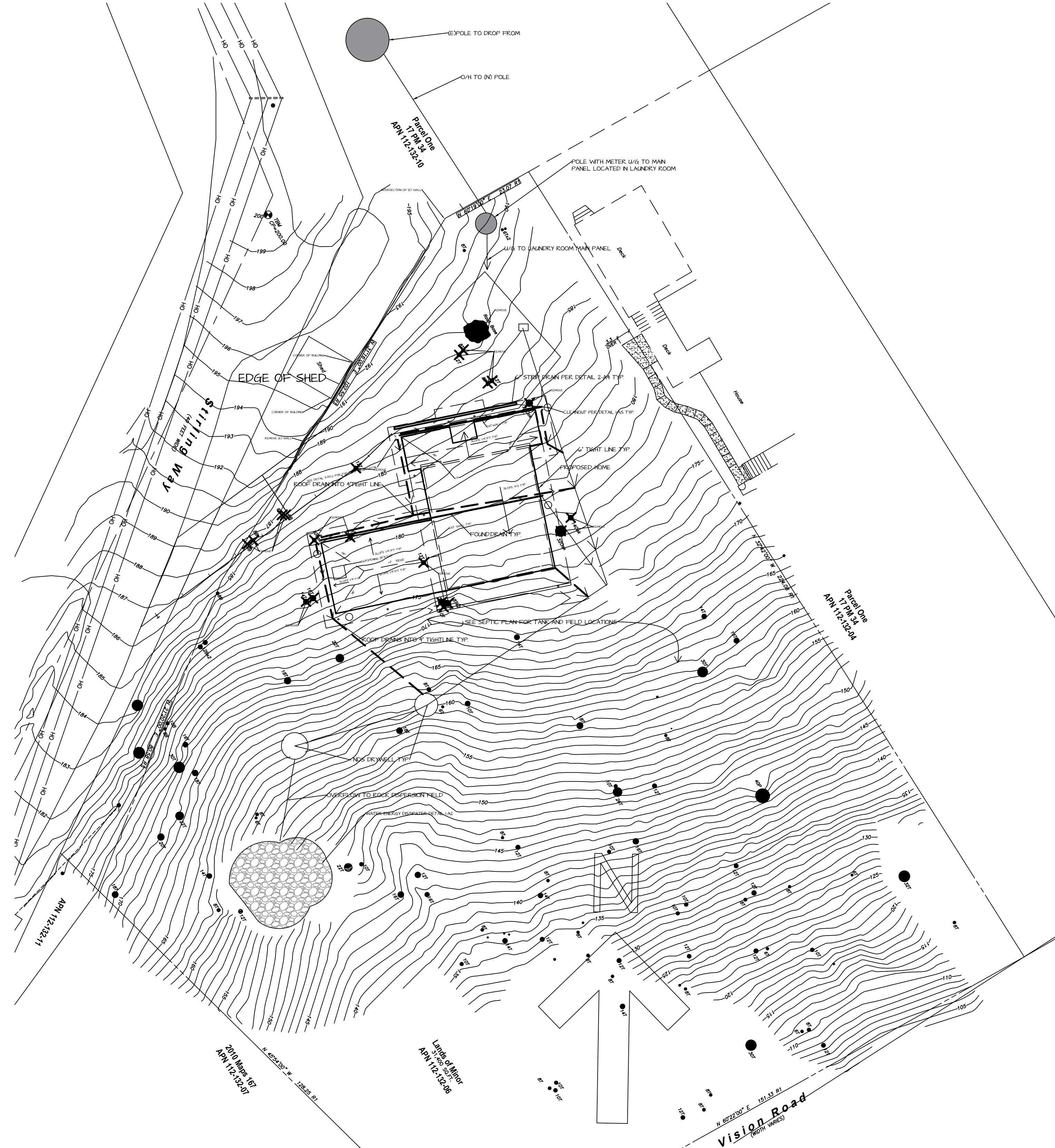
EQUIVALENT MATERIAL

PER MANUFACTURER	
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*NON-ASPHALTIC, DERIVED FROM PLANTS

YEAR ROUND REQUIREMENTS CONTINUED

- DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
- STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
- ENERGY DISSIPATORS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSION STORM WATER FLOW.
- SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
- SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
- A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
- PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
- TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT DISCHARGE OF POLLUTANTS.
- APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.



TREE REMOVAL/ DRAINAGE PLAN

1/16" = 1'-0"

FIRE PROTECTION NOTES:

- ZONE 0** 0'-5' FROM BUILDING. NO VEGETATION OR COMBUSTIBLES RECOMMENDED.
- ZONE 1** 5'-30' FROM BUILDING. REMOVE ALL DEAD VEGETATION, TRIM TREES REGULARLY TO KEEP BRANCHES 10' FROM OTHER TREES. REMOVE / PRUNE FLAMMABLE PLANTS NEAR WINDOWS.
- ZONE 2** FUEL-REDUCTION ZONE 31'-100' FROM BUILDING. CUT / MOW GRASS TO MAX 4". NON FIRE-RESISTIVE VEGETATION OR GROWTH SHALL BE KEPT CLEAR WITHIN 0'-100' OF BUILDING TO COMPLY WITH WOODSIDE FIRE PROTECTION CODE. TREE LIMBS LOCATED LESS THAN 10' ABOVE THE GROUND TO BE REMOVED FROM TREES WITHIN DEFENSIBLE SPACE.



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REVISIONS

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OWNER

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PROJECT

NEW RESIDENCE FOR TAD MINOR
STIRLING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG & LAT: 38d6.7N, 122 d 51'45"W

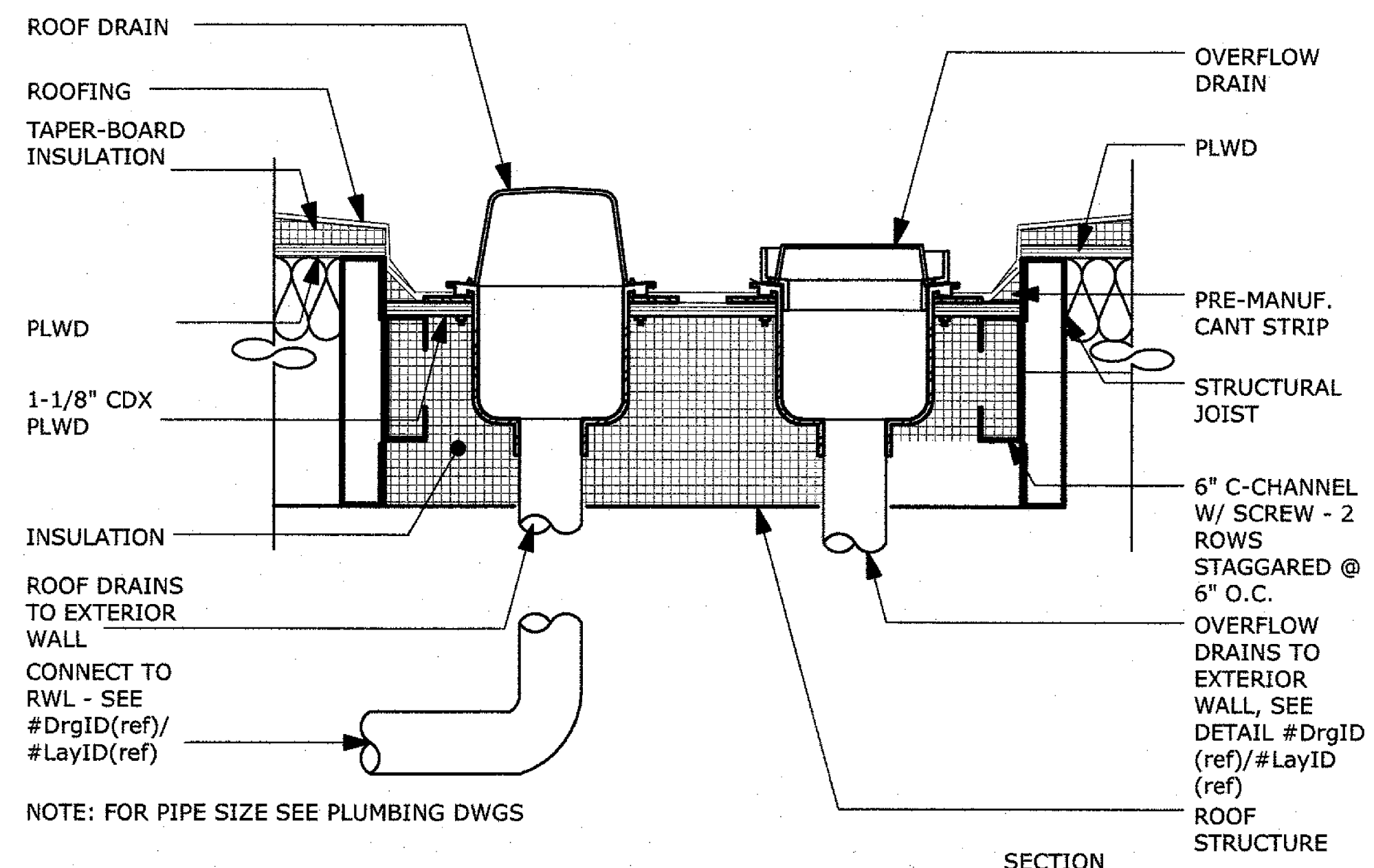
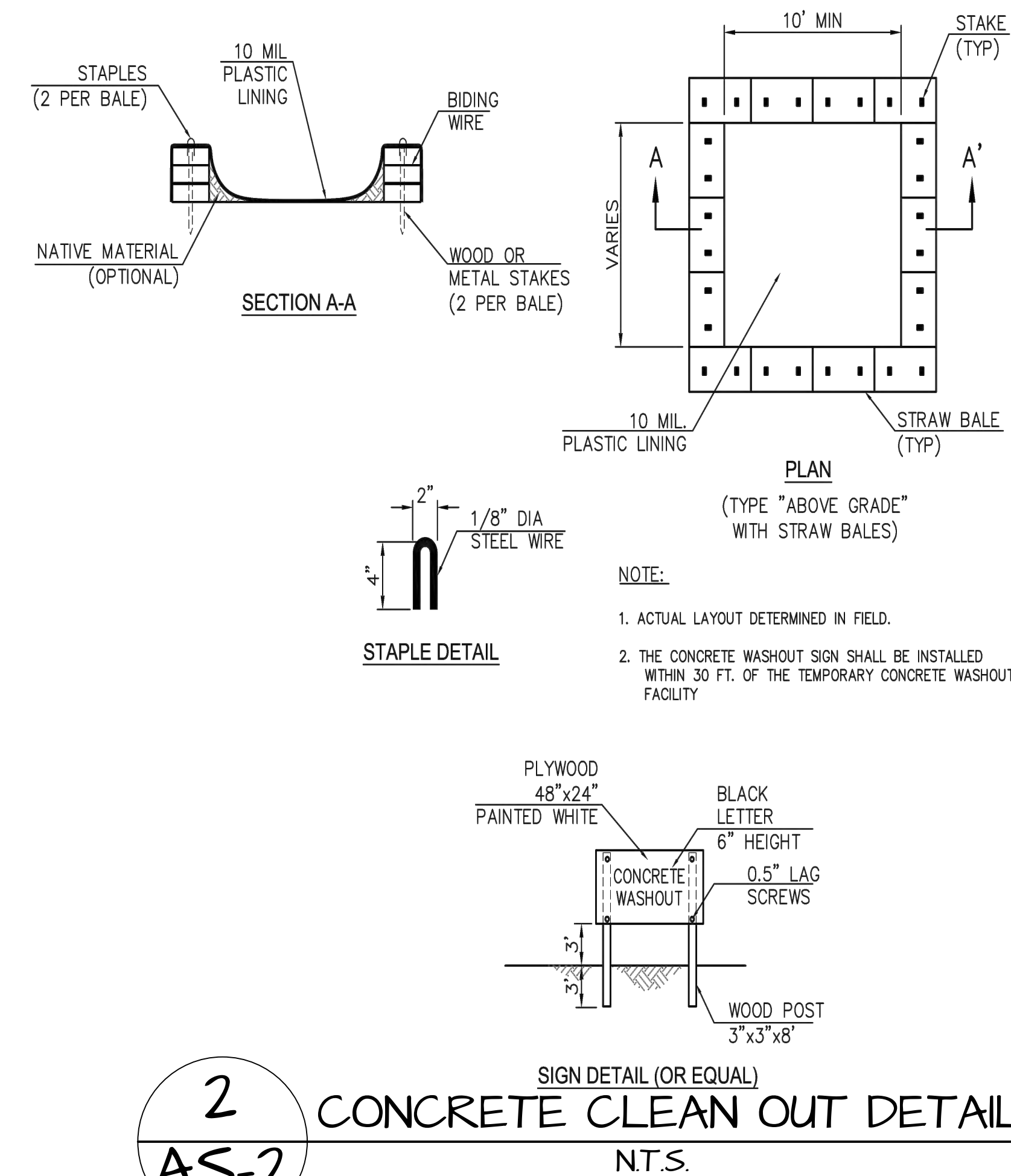
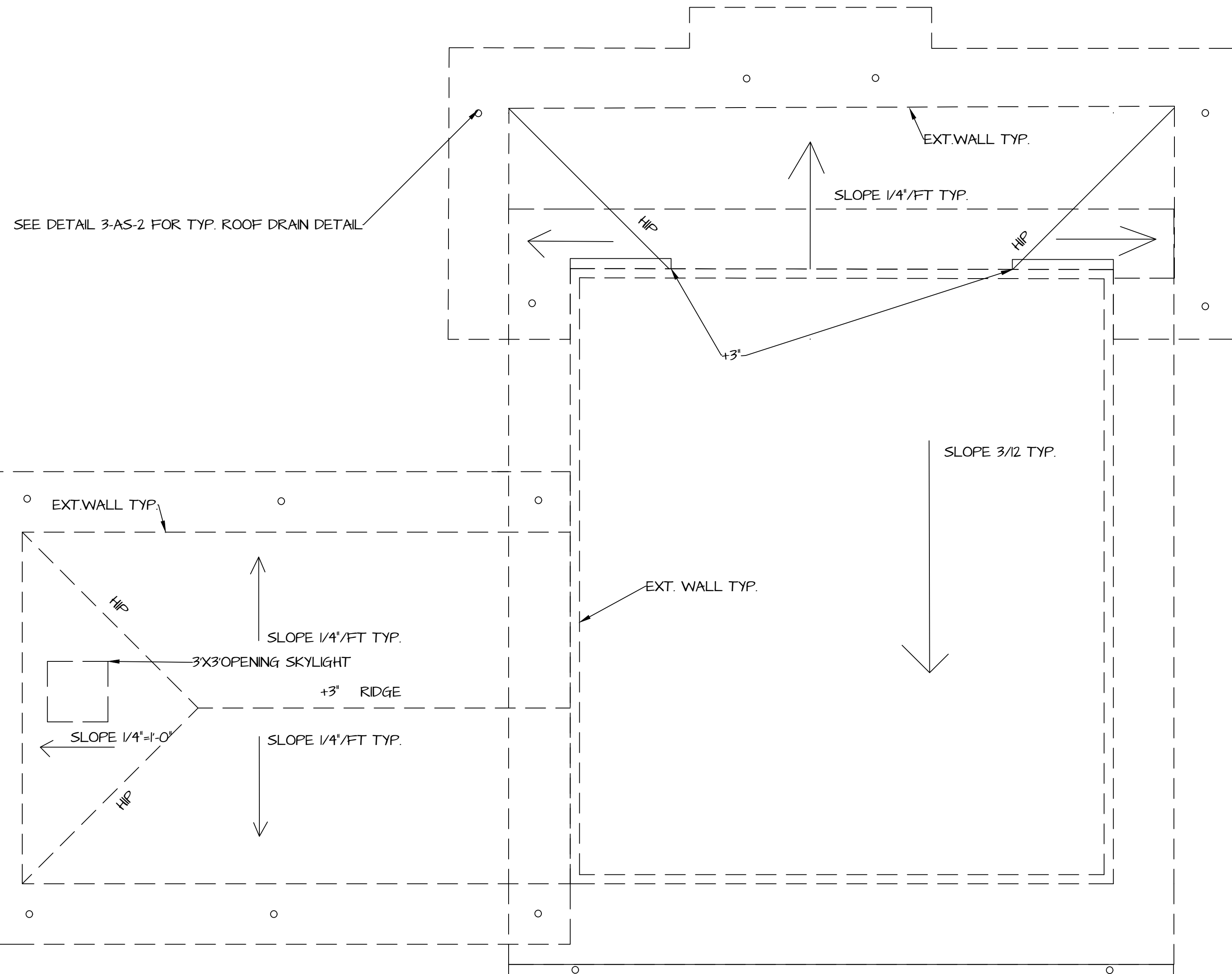
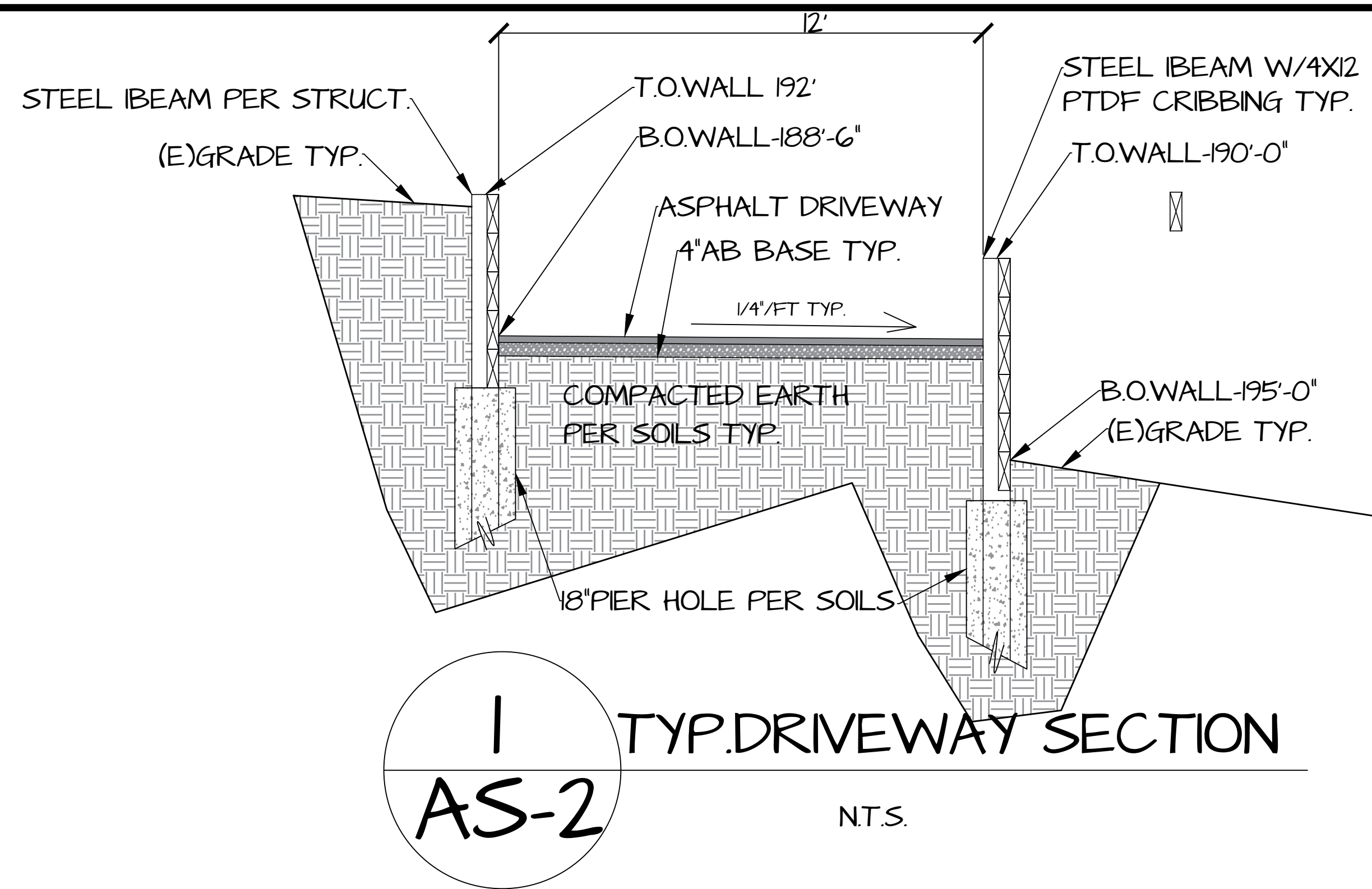
DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

AS-1
OF



ROOF DRAIN
SCALE: 1 1/2" = 1'-0" **3**

REVISIONS

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PROJECT

NEW RESIDENCE FOR TAD
STRILING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG & LAT. 38d67N, 122 d 5145'W

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

AS-2
OF

REVISIONS

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PROJECT

NEW RESIDENCE FOR TAD
STRILING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG & LAT. 38d6 7'N, 122 d 51'45"W

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

AS-3
OF

STORY POLE PROGRAM

SP#	(E)GRADE	T.O.ROOF	HT.ABOVE GRADE
#1	182'-0"	199'-3 1/2"	17'-3 1/2"
#2	181'-0"	109'-3 1/2"	17'-3 1/2"
#2 UPPER	181'-0"	204'-6"	23'-6"
#3	184'-0"	206'-8"	22'-8"
#4	184'-6"	195'-9"	11'-3"
#5	186'-6"	196'-0"	9'-6"
#6	184'-0"	194'-6"	10'-6"
#7	182'-0"	193'-3"	11'-3"
#8	182'-4"	205'-2"	22'-10"
#9	175'-0"	192'-10"	17'-10"
#10	175'-0"	192'-10"	17'-10"
#11	176'-6"	198'-0"	21'-6"

FIBER ROLL EROSION PROTECTION

- FIBER ROLL INSTALLATION REQUIRES THE FIBER ROLL TO BE STAKED IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR SO THAT RUNOFF CAN NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
- FIBER ROLL SHALL BE PLACED AS CLOSE TO THE BUILDING FOUNDATION AS POSSIBLE SO THERE WILL BE AS LITTLE DISTURBANCE AS POSSIBLE.
- WEIGHTED FIBER ROLLS MAY BE SUBSTITUTED FOR TEMPORARY EROSION PROTECTION ON HARD SURFACES BUT PERMANENT EROSION PROTECTION SHALL BE REQUIRED PRIOR TO OCCUPANCY.
- FIBER ROLLS MAY BE SUITABLE ALONG TOE, TOP, FACE AND AT GRADE BREAKS OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH AND SPREAD RUNOFF AS SHEET FLOW, AT THE END OF A DOWNWARD SLOPE WHERE IT TRANSITIONS TO A STEEPER SLOPE, ALONG THE PERIMETER OF A PROJECT, AS CHECK DAMS IN UNLINED DITCHES, DOWNSLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY STOCKPILES

REVEGETATION / HYDROSEEDING

- HYDROSEEDING CAN BE ACCOMPLISHED USING A MULTIPLE STEP OR ONE STEP PROCESS. THE MULTIPLE STEP PROCESS INSURES MAXIMUM DIRECT CONTACT OF THE SEEDS TO SOIL. WHEN THE ONE STEP PROCESS IS USED TO APPLY THE MIXTURE OF FIBER, SEED, ETC. THE SEED RATE SHALL BE INCREASED TO COMPENSATE FOR ALL SEEDS NOT HAVING DIRECT CONTACT WITH SOIL.
- PRIOR TO APPLICATION, ROUGHEN THE AREA TO BE SEEDDED WITH THE FURROWS TRENDED ALONG THE CONTOURS
- APPLY STRAW MULCH TO KEEP SEEDS IN PLACE AND TO MODERATE SOIL MOISTURE AND TEMPERATURE UNTIL THE SEEDS GERMINATE AND GROW.
- ALL SEEDS SHALL BE IN CONFORMANCE WITH THE CALIFORNIA STATE SEED LAW OF THE DEPARTMENT OF AGRICULTURE. EACH SEED BAG SHALL BE DELIVERED TO THE SITE SEALED AND CLEARLY MARKED AS TO SPECIES, PURITY, PERCENT GERMINATION, DEALER'S GUARANTEE, AND DATES OF TEST. THE CONTAINER SHALL BE LABELED TO CLEARLY REFLECT THE AMOUNT OF PURE LIVE SEED (PLS) CONTAINED. ALL LEGUME SEED SHALL BE PELLET INOCULATED. INOCULANT SOURCES SHALL BE SPECIES SPECIFIC AND SHALL BE APPLIED AT A RATE OF 2 LB OF INOCULANT PER 100 LB OF SEED.
- FOLLOW UP APPLICATIONS SHALL BE MADE AS NEEDED TO COVER WEAK SPOTS AND TO MAINTAIN ADEQUATE SOIL PROTECTION.
- AVOID OVER SPRAY ONTO ROADS, SIDEWALKS, DRAINAGE CHANNELS, EXISTING VEGETATION, ETC.

MATERIAL DELIVERY AND STORAGE

- TEMPORARY STORAGE AREAS SHOULD BE LOCATED AWAY FROM VEHICULAR TRAFFIC.
- MATERIAL SAFETY DATA SHEETS (MSDS) SHOULD BE SUPPLIED FOR ALL MATERIALS STORED.
- CONSTRUCTION SITE AREAS SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE.
- SURROUND TEMPORARY STORAGE AREAS WITH BERMS, FIBER ROLLS OR SILT FENCE WHERE APPLICABLE.
- STORAGE OF REACTIVE, IGNITABLE, OR FLAMMABLE LIQUIDS MUST COMPLY WITH THE LOCAL FIRE CODES. CONTACT THE LOCAL FIRE MARSHALL TO REVIEW SITE MATERIALS, QUANTITIES, AND PROPOSED STORAGE AREA TO DETERMINE SPECIFIC REQUIREMENTS.
- HAZARDOUS MATERIALS STORAGE ONSITE SHOULD BE MINIMIZED.
- DO NOT STORE CHEMICALS, DRUMS, OR BAGGED MATERIALS DIRECTLY ON THE GROUND. PLACE THESE ITEMS ON A PALLET AND, WHEN POSSIBLE, IN SECONDARY CONTAINMENT.
- STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH STOCKPILE MANAGEMENT.
- KEEP STORAGE AREAS CLEAN, WELL ORGANIZED AND EQUIPPED WITH AN AMPLI SUPPLY OF CLEAN UP SUPPLIES AS APPROPRIATE FOR THE MATERIALS BEING STORED.

STRAW WATTLES (CONSTRUCTION SPECIFICATIONS)

PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES ACCUMULATED MATERIAL AFTER EACH STORM EVENT.

DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.

START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.

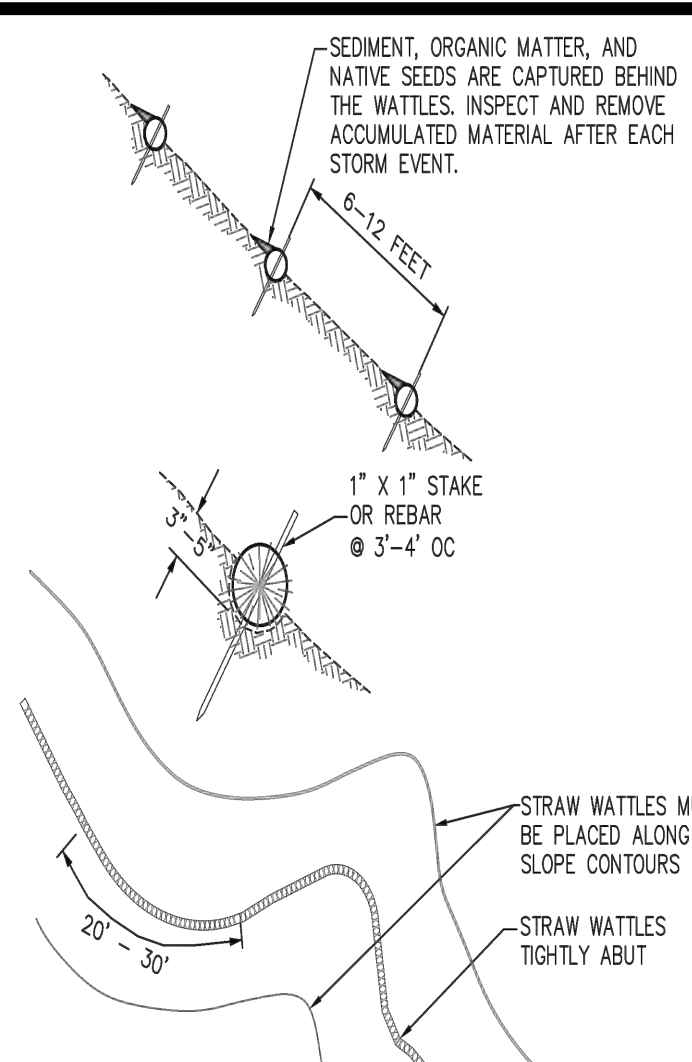
CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.

LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.

USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.

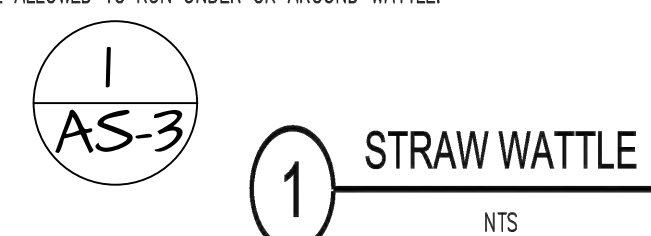
DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE.

INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY ERODIBLE OR VERY STEEP SLOPES.



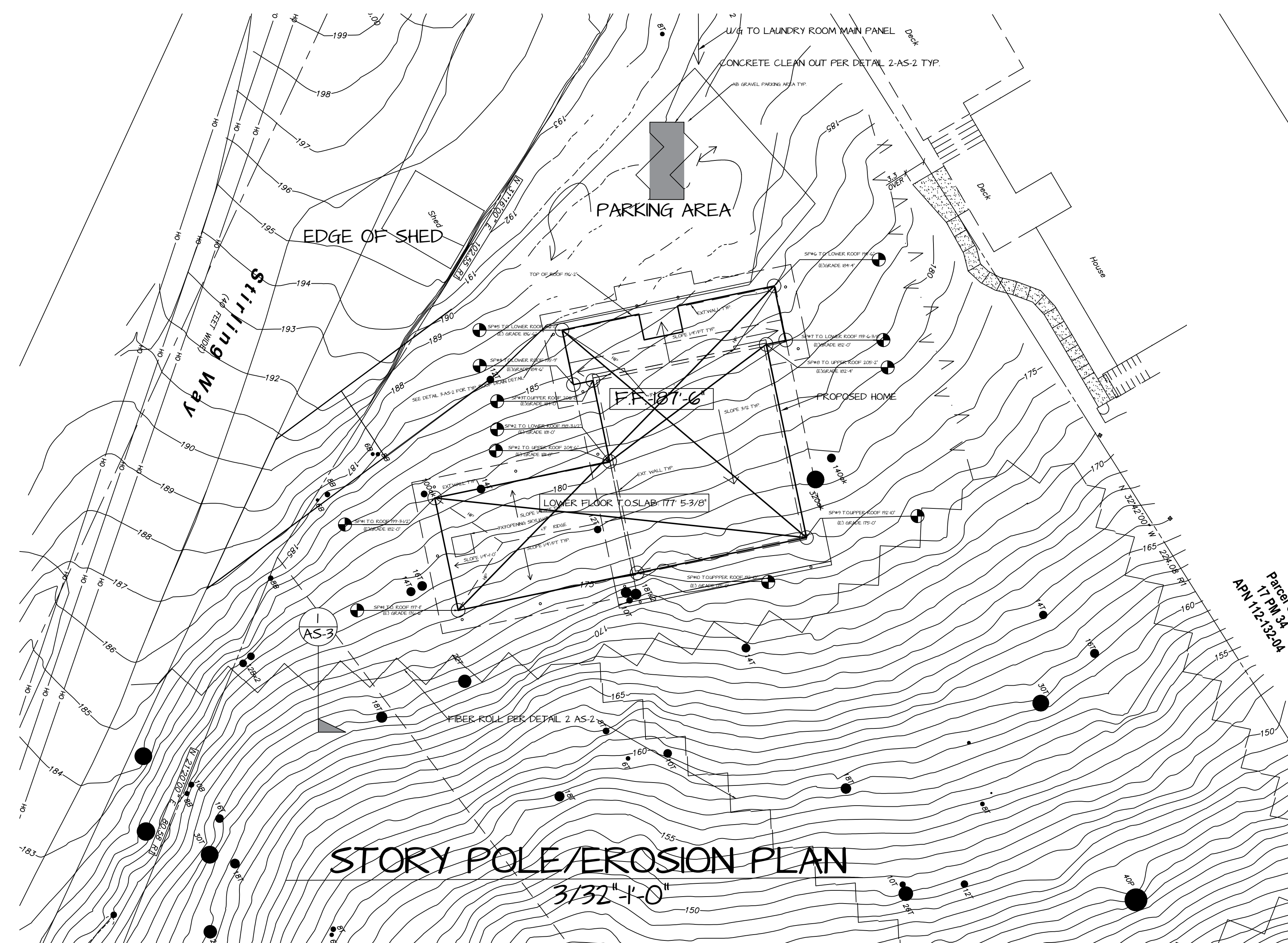
NOTES:

- STRAW WATTLES ARE TUBES MADE FROM STRAW AND BOUND W/ BIO-DEGRADABLE WRAPPED NETTING. THEY ARE APPROXIMATELY 8" DIA AND 20 - 30 FT LONG.
- STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET & RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
- STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3' - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.



GRADING AND EROSION CONTROL NOTES

- ALL GRADING SHALL CONFORM TO THE APPLICABLE 2021 CALIFORNIA BUILDING CODES.
- DUST CONTROL TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- AREA OF FILL SHALL BE SCARIFIED, BENCHING AND RECOMPACTED PRIOR TO REPLACING FILL.
- FILL MATERIALS SHALL BE RECOMPACTED TO 90% MAXIMUM DENSITY.
- REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACEING FILL.
- NO CUT OR FILL SLOPE WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).
- ALL DISTURBED AREAS SHALL BE HYDRO SEEDDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
- ALL DISTURBED SURFACES RESULTING FROM GRADING SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PLANTING SUCH AS RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- CONTRACTOR TO FOLLOW STANDARD BMP PRACTISES.
- ALL MATERIAL EXCAVATED AT SITE SHALL BE USED TO BACK FILL AROUND BASEMENT AREA AND SLOPED AWAY FROM BUILDING AT LEAST 2% GRADE AND FOR A DISTANCE OF AT LEAST 5'.
- WHEN WINTER OPERATION TAKES PLACE THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT EROSION:
 - VEGETATION REMOVAL BETWEEN OCT. 15TH & APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS TIME EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE IN PLACE.
 - BETWEEN OCT. 15TH & APRIL 15TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATION MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF EROSION CONTROL.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASIN TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OF SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
 - EROSION CONTROL SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - ALL ROADS & DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ADJACENT TO THE ROADWAY OR ON THE DOWN HILL PROPERTIES.



REVISIONS

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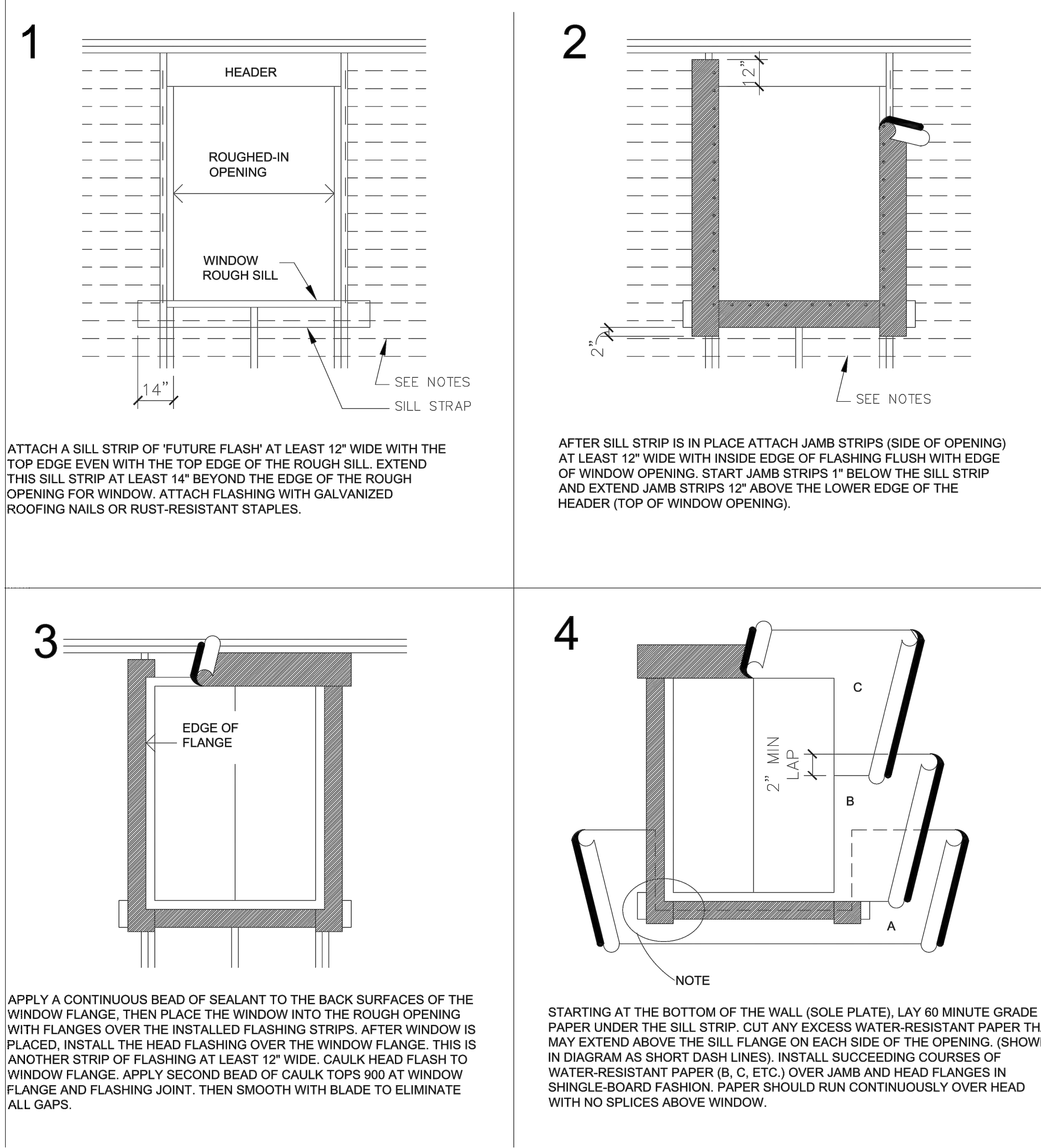
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NEW RESIDENCE FOR TAD
STIRLING WAY
INVERNESS, CA 94937
APN# 112-132-06
LONG & LAT. 38d67'N. 122 d 51'45"W

DATE: JAN. 13, 2023
DRAWN BY: PLB
SCALE: AS SHOWN
SHEET:

AI
OF



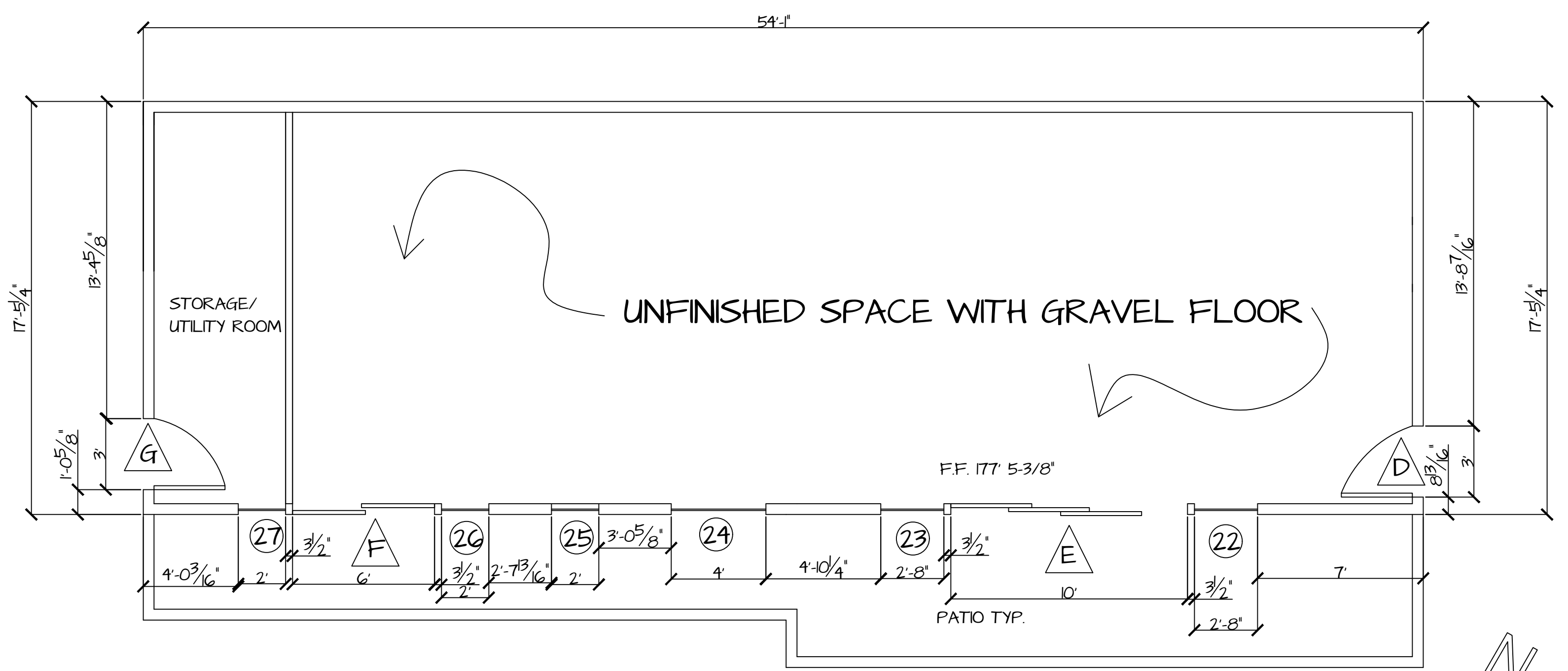
MINOR WINDOW SCHEDULE

SYMBOL	ROUGH OPENING	SIZE	AMOUNT	WIDTH	HEIGHT	DESCRIPTION/TYPE	MATERIAL FINISH	COMMENTS
1	SEE MANUFACTURER INFO	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	WOOD T.B.D.	MULLED TOGETHER, SEE ELEV.
2	"	1'-0"	1	6'-6"	6'-6"	FXD	"	TEMPERED B.S.
3	"	1'-0"	1	6'-6"	6'-6"	FXD.	"	TEMPERED B.S.
4	"	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV.
5	"	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV.
6	"	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV.
7	"	4'-0"	1	4'-0"	4'-0"	ANGLED FXD.	"	ANGLED TOP FIELD VERIFY
8	"	5'-3"	1	7'-9"	7'-9"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWNING TEMP.
9	"	5'-3"	1	7'-9"	7'-9"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWNING TEMP.
10	"	5'-3"	1	7'-9"	7'-9"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWNING TEMP.
11	"	5'-3"	1	7'-9"	7'-9"	FXD O/18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWNING TEMP.
12	"	8'-0"	1	7'-0"	7'-0"	FXD. O/2-18" AWNING	"	MULLED TOGETHER, SEE ELEV. AWING TEMP.
13	"	3'-0"	1	4'-6"	4'-6"	FXD. O/24" AWNING	"	MULLED TOGETHER, SEE ELEV. TEMPERED AT SHOWER
14	"	2'-0"	1	5'-0"	5'-0"	CSMNT. RH	"	"
15	"	2'-0"	1	5'-0"	5'-0"	CSMNT. LH	"	"
16	"	2'-0"	1	5'-0"	5'-0"	CSMNT. RH	"	"
17	"	1'-6"	1	5'-0"	5'-0"	CSMNT. RH	"	"
18	"	1'-6"	1	5'-0"	5'-0"	CSMNT. LH	"	"
19	"	4'-0"	1	4'-0"	4'-0"	ANGLED FXD.	"	UPPER WINDOW
20	"	3'-0"	1	4'-0"	4'-0"	CSMNT. RH	"	"
21	"	4'-0"	1	5'-0"	5'-0"	FXD O/18" AWNING	"	"
22	"	2'-8"	1	5'-0"	5'-0"	FXD.	"	TEMPERED NEXT TO DOOR
23	"	2'-8"	1	5'-0"	5'-0"	FXD.	"	TEMPERED NEXT TO DOOR
24	"	4'-0"	1	6'-6"	6'-6"	FXD O/18" AWNING	"	TEMPERED AT TUB
25	"	2'-0"	1	3'-0"	3'-0"	AWNING	"	TEMPERED AT SHOWER
26	"	2'-0"	1	5'-0"	5'-0"	FXD.	"	TEMPERED NEXT TO DOOR
27	"	2'-0"	1	2'-0"	2'-0"	FXD.	"	TEMPERED NEXT TO DOOR
28	"	3'-8"	2	3'-11"	3'-11"	AWNING	"	"
29	"	3'-8"	2	3'-8"	3'-11"	FXD.	"	"
30	"	3'-11"	4	3'-11"	3'-11"	FXD	"	"

DOOR LETTER	DESCRIPTION	AMOUNT	SWING FROM OUTSIDE	FINISH	DOOR SIZE W-H	TYPE	THRESHOLD	MANFCTR	NOTES
MINOR HOUSE DOORS									
EXTERIOR									
A	ENTRY DOOR	1	RH SWING	BLK.	3'-0" X 7'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
B	DINING ROOM	1	MULTI SLIDE STACKING RT	BLK.	12'-0" X 8'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
C	MASTER BEDROOM	1	SLIDER XOOD	BLK.	12'-0" X 8'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
D	LOWER FLOOR ENTRY	1	LH SWING	BLK.	3'-0" X 7'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
E	LOWER FLOOR LIVING ROOM	1	SLIDER XOOD	BLK.	10'-0" X 8'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
F	LOWER FLOOR BEDROOM	1	SLIDER XO	BLK.	6'-0" X 8'-0"	GLASS PANEL	ALUMINUM	SIERRA PACIFIC	SIERRA PACIFIC URBAN SERIES COLOR BLACK 023
G	STORAGE/UTILITY	1	RH SWING	BLK.	3'-0" X 7'-0"	SOLID CORE	ALUMINUM	T.B.D.	SOLID CORE PAINT GRADE METAL
INTERIOR									
H	OFFICE	1	LH SWING	T.B.D.	2'-8" X 7'-0"	Wood Panel	NONE	T.B.D.	INTERIOR DOORS TO BE DETERMINED
I	LAUNDRY	1	RH SWING	T.B.D.	2'-10" X 7'-0"	Wood Panel	"	"	"
J	ENTRY CLOSET	1	BIPASS	T.B.D.	4'-0" X 7'-0"	Wood Panel	"	"	"
K	POWDER ROOM	1	LH SWING	T.B.D.	2'-4" X 7'-0"	Wood Panel	"	"	"
L	MASTER BEDROOM	1	RHPOCKET	T.B.D.	6'-0" X 7'-0"	WOOD PANEL	"	"	ELECTRIC POCKET DOOR
M	MASTER CLOSET	1	LH SWING	T.B.D.	2'-4" X 7'-0"	WOOD PANEL	"	"	"
N	TOILET ROOM	1	LH SWING	T.B.D.	2'-2" X 7'-0"	WOOD PANEL	"	"	"
O	LOWER FLOOR CLOSET	1	RHOUTSWING	T.B.D.	3'-0" X 7'-0"	WOOD PANEL	"	"	"
P	LOWER FLOOR BATHROOM	1	LH SWING	T.B.D.	2'-10" X 7'-0"	WOOD PANEL	"	"	"
Q	LOWER FLOOR CLOSET	1	LH SWING	T.B.D.	2'-8" X 6'-8"	WOOD PANEL	"	"	"

VENTILATION NOTES

- Kitchens and bathrooms shall have local exhaust systems vented to the outdoors.
- Clothes dryers shall be vented to the outdoors.
- Miscellaneous indoor air quality design requirements apply, including:
 - Ventilation air shall come from the out of doors and shall not be transferred from adjacent dwelling units, garages or crawl spaces.
 - Ventilation system controls shall be labeled and the homeowner shall be provided with instructions on how to operate the system.
 - Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting.
 - The wall and openings between the house and the garage shall be sealed.
- Habitable rooms shall have windows with a ventilation area of at least 4 percent of the floor area.
- Mechanical systems including heating and air conditioning systems that supply air to habitable spaces shall have MERV 6 filters or better.
- Air inlets (not exhaust) shall be located away from known contaminants.
- Air moving equipment used to meet either the whole-building ventilation requirement or the local ventilation exhaust requirement shall be rated in terms of air flow and sound.
 - All continuously operating fans shall be rated at a maximum of 1.0 sone.
 - Intermittently operated whole-building ventilation fans shall be rated at a maximum of 1.0 sone.
 - Intermittently operated local exhaust fans shall be rated at a maximum of 3.0 sones.
 - Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet



LOWER FLOOR PLAN

1/4" = 1'-0" 104 SF UTILITY ROOM

FLOOR PLAN NOTES

- ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE INSPECTION AUTHORITY. ALL WORK FOR THIS PROJECT AND THIS SET OF PLANS WILL COMPLY WITH APPLICABLE 2019 CODES.
 - CALIFORNIA BUILDING CODE
 - CALIFORNIA PLUMBING CODE
 - CALIFORNIA MECHANICAL CODE
 - CALIFORNIA ELECTRICAL CODE
 - CALIFORNIA CODE OF REGULATIONS TITLE 24
- ALL GUARDRAIL AND BALCONY RAILING ARE TO RESIST A HORIZONTAL FORCE OF 20 LBS/FT PER CURRENT CBC WITH A HEIGHT OF 42" TYP.
- ALL GLASS WINDOWS AND DOORS INCLUDING SHOWER ENCLOSURES WITHIN 30" OF TUB OR SHOWERS AND LESS THAN 60" ABOVE THE DRAIN SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLAZING OR A PROTECTIVE GRILL OR PUSH BAR PER CURRENT CBC. SAFETY GLAZING MATERIAL, SUCH AS LAMINATED GLASS, TEMPERED GLASS, WIRED GLASS OR SAFETY PLASTIC SHALL BE INSTALLED WITHIN 24" ARC OF ANY DOOR, LESS THAN 18" ABOVE THE FLOOR, GREATER THAN 36" HORIZONTALLY FROM ONE OR MORE WALKING SURFACE OR GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE.
- INTERMEDIATE RAILS OR ORNAMENTAL DESIGN SUCH THAT NO OBJECT 4" IN DIAMETER CAN PASS THROUGH PER CURRENT CBC.
- PROVIDE CRAWL SPACE ACCESS 18" X 24" MIN TO ALL UNDER FLOOR AREAS.
- GYP BOARD 1/2" @ 16", 5/8" @ 24", TYPE X WHERE REQUIRED OR NOTED.
- PROVIDE TUB PLUMBING ACCESS OPENING 12" X 12" MIN OR USE NON SLIP JOINTS TYP.
- PROVIDE A NON-ABSORBENT SURFACE AT ALL TUB & SHOWER ENCLOSURES TO A HEIGHT OF 70" ABOVE DRAIN MIN.
- SKYLIGHTS SHALL COMPLY WITH CBC SECTION FOR GLAZING SKYLIGHTS, OR WITH CBC FOR PLASTIC SKYLIGHTS USE TEMPERED GLASS WITH SCREEN OR DOUBLE GLASS WITH INTERIOR LAYER.
- PROVIDE NATURAL VENTILATION IN BATHROOMS AND TOILET COMPARTMENTS BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF ROOM FLOOR AREA (MINIMUM 1/2 SQUARE FEET). A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR MAY BE SUBSTITUTED.
- PROVIDE NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 5% OF FLOOR AREA (MINIMUM 5 SQUARE FEET). A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING TWO AIR CHANGES PER HOUR MAY BE SUBSTITUTED.
- NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-B-1.
- WALLS AND SOFFITS OF ENCLOSED USABLE SPACES UNDER STAIRS SHALL BE PROTECTED WITH HOUR RATED MATERIAL ON THE ENCLOSED SIDE.
- OCCUPANCY SEPERATION BETWEEN GARAGE AND HOUSE SHALL BE OF HOUR CONSTRUCTION (5/8" TYPE X) ON GARAGE SIDE WITH A SELF-CLOSING, TIGHT FITTING, SOLID CORE DOOR 1 3/8" MIN IN THICKNESS OR 20 MIN RATED DOOR UNDER NO CIRCUMSTANCES SHALL APRIVATE GARAGE HAVE AN OPENING INTO ANY ROOM USED FOR SLEEPING.
- WHERE AIR DUCTS PENETRATE THE GARAGE-RESIDENCE FIRE SEPERATION THEY SHALL BE OF 26 GAUGE STEEL WITH NO OPENINGS IN THE GARAGE, UNLESS EQUIPPED WITH FIRE DAMPERS.
- PROVIDE MANUFACTURER'S COMPLETE SUBMITTAL/INSTALLATION MANUALS AND CBO ES/ER-REPORTS/NUMBER FOR ALL MATERIALS & METHOD OF CONSTRUCTION.

- ALL WORK & MATERIALS TO CONFORM TO 2019 CALIFORNIA MECHANICAL CODE.
- ALL HVAC EQUIPMENT SHALL BE CERTIFIED BY CEC.
- ALL EXHAUST FANS SHALL HAVE DRAFT DAMPERS & PROVIDE VENTILATION OF AT LEAST FIVE AIR EXCHANGES PER HOUR.
- OUTPUT CAPACITY OF GAS FURNACE SHALL MEET TITLE 24 REQUIREMENTS EXACT SIZE, MAKE AND MODEL TO BE SPECIFIED BY SYSTEM DESIGNER.
- DUCTS IN UNINSULATED SPACES SHALL BE INSULATED PER CEC MINR-4.
- PROVIDE SETBACK TIME CLOCK THERMOSTAT FOR HEATING SYSTEM.
- HEATING SYSTEM SHALL PROVIDE HEATING SUFFICIENT TO MEET REGS SET FORTH IN UBC, (70°F AT 5 FT ABOVE FLOOR IN EACH HABITABLE ROOM).
- ALL COMBUSTIBLE MATERIALS ABOVE KITCHEN RANGE, 30" (UNPROTECTED), 24" (PROTECTED) PER CMC.
- PROVIDE FURNACE ACCESS AND CLEARANCE AS REQUIRED CMC.
- SUBMIT GAS LINE SIZING FOR APPROVAL TO THE BUILDING INSPECTION OFFICE OR NOTE ON PLANS THAT PLANS WILL BE PROVIDED BY THE CONTRACTOR BEFORE INSPECTION.
- PROVIDE PERMANENT LIGHT OUTLET AND LIGHT FIXTURE AT OR NEAR THE FURNACE OR WATER HEATER CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED PASSAGE WAY OPENING.
- FURNACE TO BE SUPPLIED BY A DEDICATED CIRCUIT.
- HEATING SYSTEM TO BE INSTALLED PER UMC CHAPTER 7.
- SPECIFY THAT GAS PIPE MAY BE INSTALLED IN OR ON THE GROUND IN BUILDING ONLY IF IT IS IN A SEALED CONDUIT. THE SEALED CONDUIT MUST CONSIST OF PIPE APPROVED FOR UNDERGROUND USE WITH A WALL THICKNESS OF NOT LESS THAN SCHEDULE 40.
- SPECIFY THAT THE UNDERGROUND METAL GAS PIPE MUST BE ELECTRICALLY ISOLATED FROM INTERIOR GAS PIPE BY AN APPROVED INSULATION FITTING INSTALLED AT LEAST 6" ABOVE GROUND.
- ALL INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.
- ALL NEW APPLIANCE SHALL MEET CEC REQUIREMENTS AND BE ENERGY STAR RATED.
- ALL FACTORY MADE FLEXIBLE AIR DUCTS SHALL BE INSTALLED ACCORDING TO THEIR INSTALLATION INSTRUCTIONS AND STANDARDS SET BY THE CODE AND TO USE UL181B TAPES. NO PLENUMS ALLOWED WITHOUT DUCTING SHEET 3 CMC SECTION 602.
- ALL AIR DUCTS PENETRATING SEPERATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA MINIMUM.
- SMOOTH METAL DUCT SHALL BE USED FOR DRYER EXHAUST EXTENDING TO THE OUTSIDE WITH BACK DRAFT DAMPER.
- FIRE AND SMOKE DAMPER PER CBC 7B01 REQUIRED WHERE DUCTS PENETRATE THE CORRIDOR.
- COMBUSTION AIR FOR WATER HEATER AND MECHANICAL EQUIPMENT - ONE OPENING SHALL BE LOCATED WITHIN THE UPPER 12" OF THE ENCLOSURE & ONE OPENING SHALL BE LOCATED WITHIN THE LOWER 12" OF ENCLOSURE.
- AN APPROVED AND ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED IN FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF UNION CONNECTION THERE TO, AND IN ADDITION TO ANY VALVE ON APPLIANCE SHUTOFF VALVES SHALL BE WITHIN 3 FT OF APPLIANCE THEY SERVE AND IN SAME ROOM OR SPACE WHERE APPLIANCE IS LOCATED.
- WALL FURNACE
 - THE VENT FOR WALL FURNACE SHOULD BE TYPE BW GAS VENT
 - FIRST CEILING PLATE ABOVE FURNACE IN A STUD CAVITY ENCLOSING VENT TO BE VENTILATED.

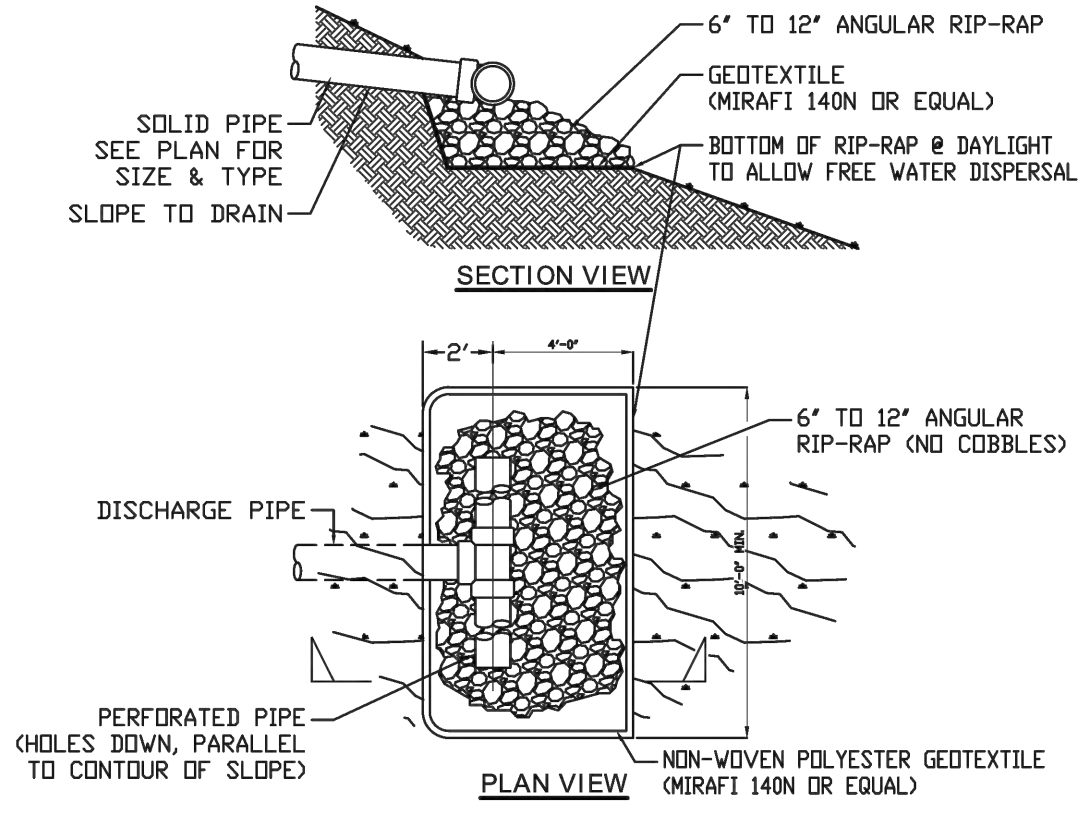
MECHANICAL CONTINUED

- WHEN BW VENT EXTENDS THROUGH ATTIC IN SINGLE STORY BUILDING, METAL SLEEVE NOT LESS THAN #26 MANUFACTURERS STANDARD GAGE STEEL, HAVING THE SAME AREA AS THE OPENING THROUGH THE CEILING PLATE, SHOULD BE EXTENDED TO A POINT AT LEAST 12" ABOVE TOP OF CEILING PLATE OR 2" BELOW ROOF SHEATHING, WHICHEVER IS LESSER.
- TYPE BW GAS VENT SHOULD EXTEND FROM HEADER PLATE AT A POINT ABOVE HIGHEST CEILING PLATE WITHOUT ANY OFFSETS OR CROSSOVERS.
- SHEET METAL BARRIER SHOULD BE INSTALLED BETWEEN TYPE BW GAS VENT LOCATED IN STUD SPACE AND WALL COVERING CONSTRUCTED OF PERFORATED LATH, METAL LATH OR BUILDING PAPER.
- TYPE BW GAS VENT SHOULD TERMINATE AT LEAST 12" ABOVE BOTTOM OF FURNACE.
- DRYER MOISTURE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HOR GARAGES & NIZONATL AND VERTICAL LENGTH OF 14 FT., INCLUDING TWO 90 DEGREE ELBOWS.

PLUMBING

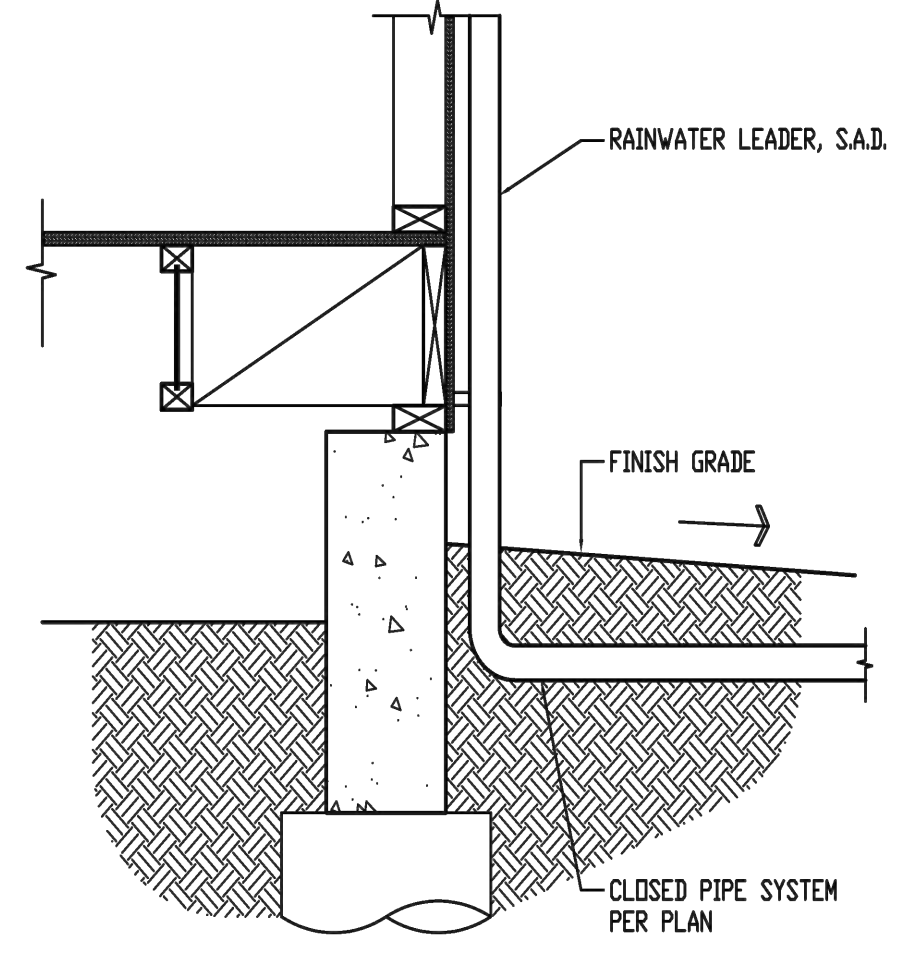
- ALL WORK AND MATERIALS TO COMPLY WITH 2019 CALIFORNIA PLUMBING CODE.
- IF POSSIBLE, GATHER ALL VENTS & FLUES & LOCATE ON REAR OF ROOF SO AS NOT TO BE VISIBLE FROM FRONT.
- WATER HEATER, SHOWER HEADS & FAUCETS SHALL BE CERTIFIED BY CEC.
- FIRST 5' OF HOT WATER OUTLET PIPE FROM WATER HEATER SHALL HAVE A R-4 MIN INSULATION.
- WATER HEATER SHALL HAVE R-12 EXTERNAL INSULATION.
- WATER HEATER SHALL BE PROVIDED WITH GA TEMPERATURE & PRESSURE RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE GRADE, POINTING DOWNWARD, TERMINAL END BEING UNTHREADED. DISCHARGE FROM RELIEF VALVE INTO WATER HEATER PAN SHALL BE PROHIBITED. TEMPERATURE & PRESSURE VALVE SHALL NOT BE DIRECTLY CONNECTED TO ANY PART OF DRAINAGE SYSTEM.
- ALL SHOWER STALLS & TUB ENCLOSURES SHALL CONFORM TO THE REURMENTS OF CPC(1024 SQIN)(THRESHOLD 2'-9" DEEP).
- FOR A WHIRLPOOL BATH A REMOVABLE PANEL OF SUFFICIENT DIMENSION SHALL BE PROVIDED TO ACCESS PUMP. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE CROWN WEIR OF THE TRAP. THE PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING TO MINIMIZE WATER RETENTION. CPC TABLE 14-1 SUCTION FITTING SHALL COMPLY WITH LISTED STANDARDS CPC 450-454 TUB TO COMPLY CPC.
- A 12" X 12" ACCESS PANEL OR UTILITY SPACE TO BE ARRANGED WITHOUT OBSTRUCTION TO MAKE CONCEALED SLIP-JOINT CONNECTION ACCESSIBLE FOR FIELD INSPECTION & REPAIR. CPC 405.2
- ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCETS AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH WATER HEATER RE-CIRCULATING SYSTEM(SEC.6(G),ORD.3522)
- MINIMUM PIPE INSTALLATION FOR RE-CIRCULATING OF HOT WATER SYSTEM R-4.
- ANY WATER SYSTEM PROVIDED WITH A CHECK VALVE, BACKFLOW PREVENTED OR PRESSURE REGULATING DEVICE WHICH DOES NOT HAVE BYPASS FEATURE AT SOURCE SHALL BE PROVIDED WITH APPROVED, LISTED, ADEQUATELY SIZED PRESSURE RELIEF VALVE OR MEANS TO CONTROL EXPANSION IN ADDITION TO REQUIRED PRESSURE, COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVE, AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL. SHALL BE INSTALLED WHEN ANY DEVICE IS INSTALLED THAT PREVENTS PRESSURE RELIEF THROUGH OUT THE BUILDING SUPPLY.
- HOSE BIBS AND EXTERIOR LANDSCAPING WATER SUPPLY SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES AS PER CPC 602.
- WATER CLOSETS SHALL HAVE A MAX OF 025 GALLONS PER FLUSH AS REQUIRED BY STATE OF CALIFORNIA PROVIDE A 30" CLEAR DIMENSION AT WATER CLOSET SPACE.
- SHOWER HEADS FLOW SHALL NOT EXCEED 18 GALLONS PER MINUTE AT 40 PSI LAVATORY, KITCHEN & OTHER SINK FAUCETS SHALL NOT EXCEED 18 GALLONS PER MINUTE AT 40 PSI.
- WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 PSI OR LESS. A PRESSURE REGULATOR IS REQUIRED AS PER CPC.
- ALL SHOWER AND TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. CPC 12B3
- HORIZONTAL DRAINAGE PIPING SHALL BE SLOPED AT A MIN OF 1/4" PER FT. CBC 708.
- WHERE WATER VAPOR IS PRESENT IN THE FUEL GAS SERVED, ACCESSIBLE DRIP PIPES SHALL BE PROVIDED AT POINTS WHERE CONDENSATION WILL TEND TO COLLECT. CPC1818
- AN APPROVED AND ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED IN THE FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERE TO, AND IN ADDITION TO ANY VALVE ON THE APPLIANCE. SHUTOFF VALVES SHALL BE WITHIN 3 FT OF THE APPLIANCE THEY SERVE AND IN THE SAME ROOM OR SPACE WHERE THE APPLIANCE IS LOCATED. CPC 1811
- WHERE MAX DEMAND EXCEEDS 250 CUBIC FT. PER HOUR AND THE MAX LENGTH OF PIPING BETWEEN THE METER AND THE MOST DISTANCE OUTLET IS NOT OVER 250 FT., THE SIZE EACH SECTION AND EACH OUTLET OF ANY SYSTEM OF GAS PIPING SHALL BE DETERMINED BY THE TABLE IN CPC APPENDIX B, CHAPTER 18(CPC 1811)
- SEPTIC SYSTEMS REQUIRE SEPARATE REVIEW AND PERMIT.
- GAS LINE SHALL BE SIZED AND PROVIDED TO COUNTY/CITY PRIOR TO INSTALLATION.
- IN ADDITION TO THE REQUIRED PRESSURE OR COMBINATION PRESSURE & TEMPERATURE RELIEF VALVE, AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT WHEN ANY DEVICE IS INSTALLED THAT PREVENTS PRESSURE RELIEF THROUGH BUILDING SUPPLY.
- THE MIN SIZE FOR SERVICE RISERS FOR STRUCTURES SHALL BE 1" DIAMETER. MATERIALS SHALL BE SCHEDULE 80 PVC OR TYPE 'L' COPPER MIN.
- VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909.0 OF THE 2007 CPC.

THE INTENT OF AN ENERGY DISSIPATER IS TO DISPERSE THE COLLECTED DRAINAGE AS "SHEET FLOW" ONTO THE EXISTING GROUND SURFACE, WHICH SIMULATES THE DRAINAGE CONDITIONS THAT WOULD OTHERWISE NATURALLY OCCUR IF NO DEVELOPMENT WAS PRESENT ON THE SITE.

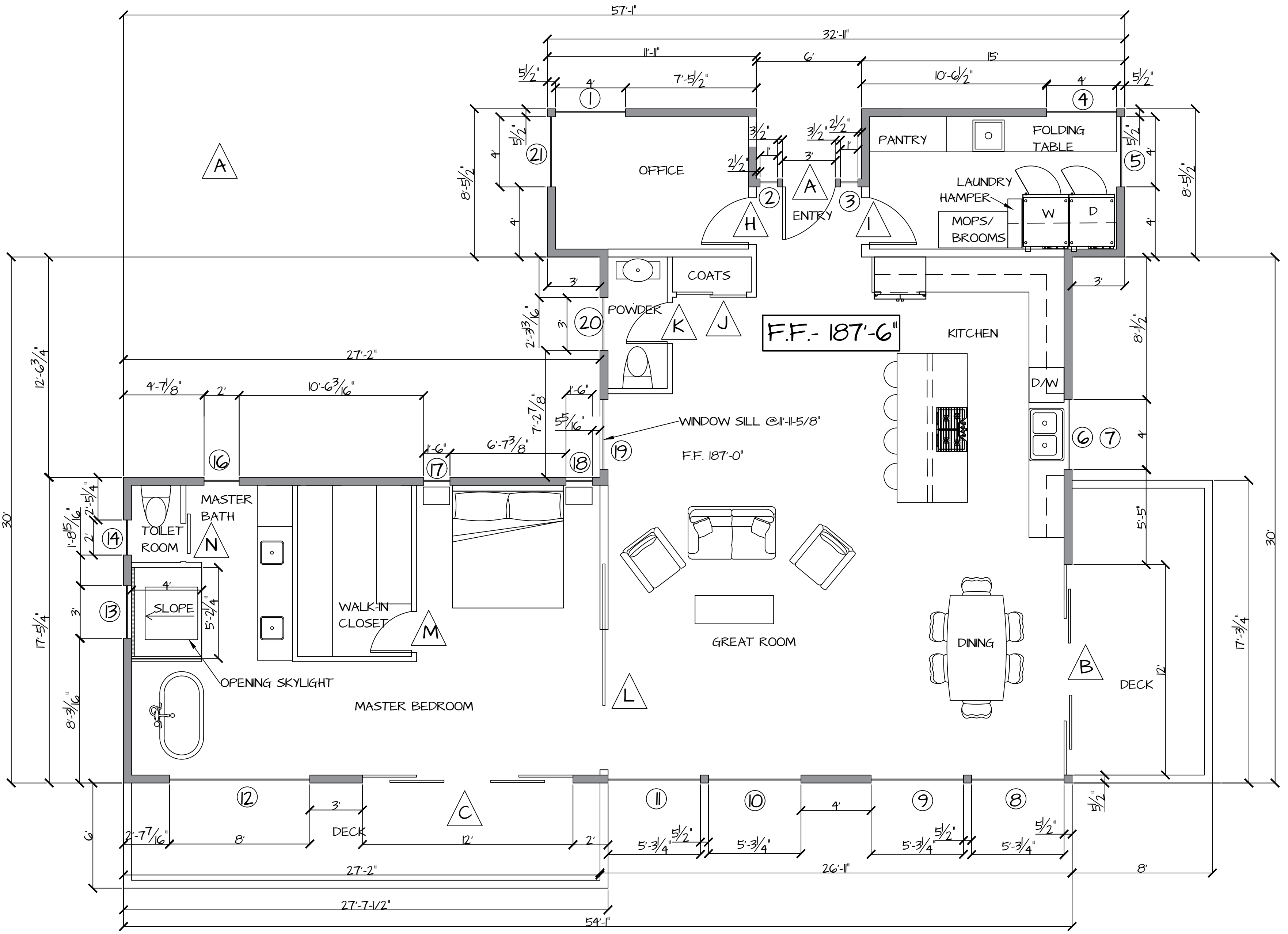


TYP. WATER ENERGY DISSIPATER DETAIL I-A2

N.T.S.

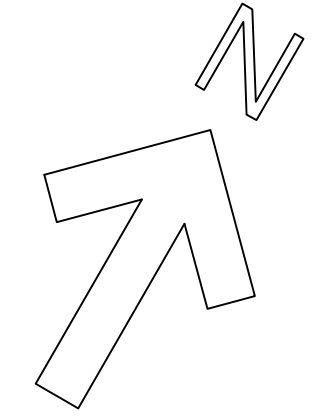


TYP. RAINWATER LEADER TO 4-6" SOLID PIPE



MAIN FLOOR PLAN

1/4" = 1'-0" 1535 SF



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bartolindesigns@sbcglobal.net
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REVISIONS

NO.	DESCRIPTION

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REVISIONS

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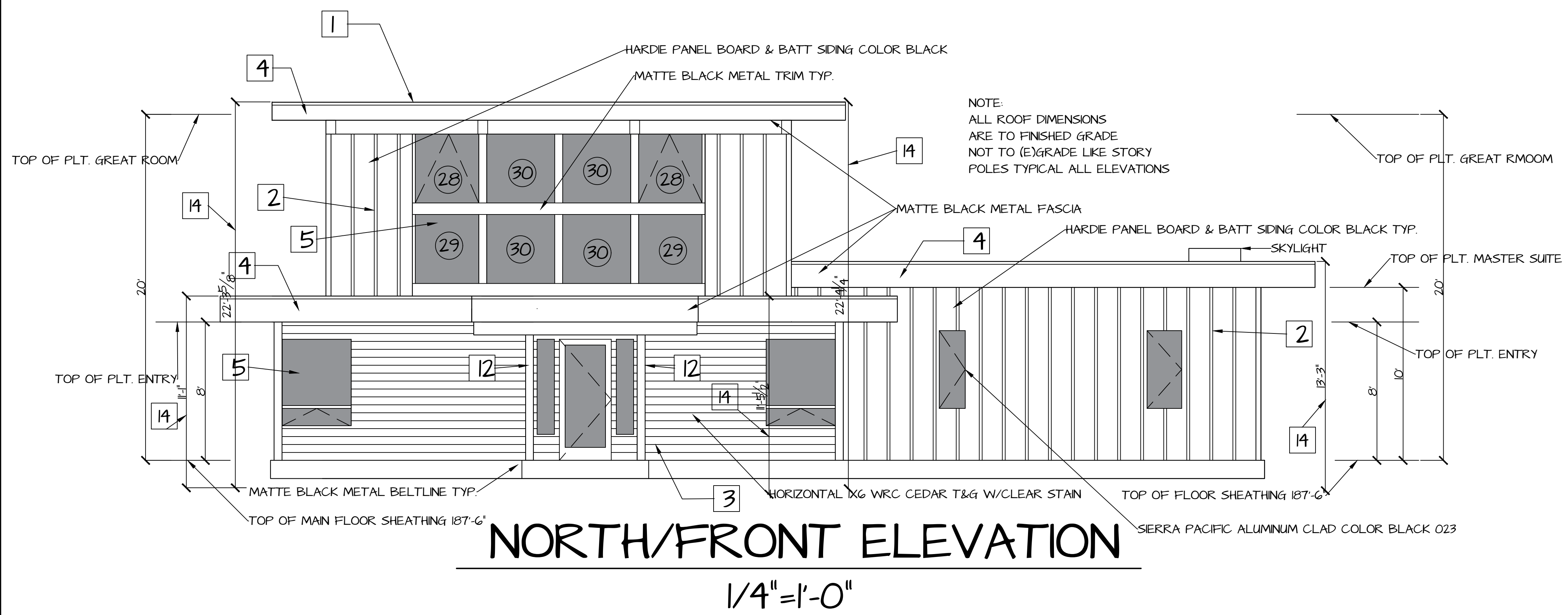
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OF



NORTH/FRONT ELEVATION

1/4" = 1'-0"

Configured SKU: CER-5630W-CRB-GU24

description:
Large ADA Capsule Outdoor Wall Sconce

Primary Shade Material:
Ceramic

Frame Style:
Ambiance

Finish Groups:
Bisque, 1, 2, 4

u/vet listing:
Suitable for Wet Locations

Feature:
ADA, Ceramic, Made in USA, Outdoor

standard incandescent:
(1) 100W Type A-19 Max

optional gu24 led:
(1) 10W GU24 Self Ballast LED Max

optional led:
12W 1,000 Initial Lumens

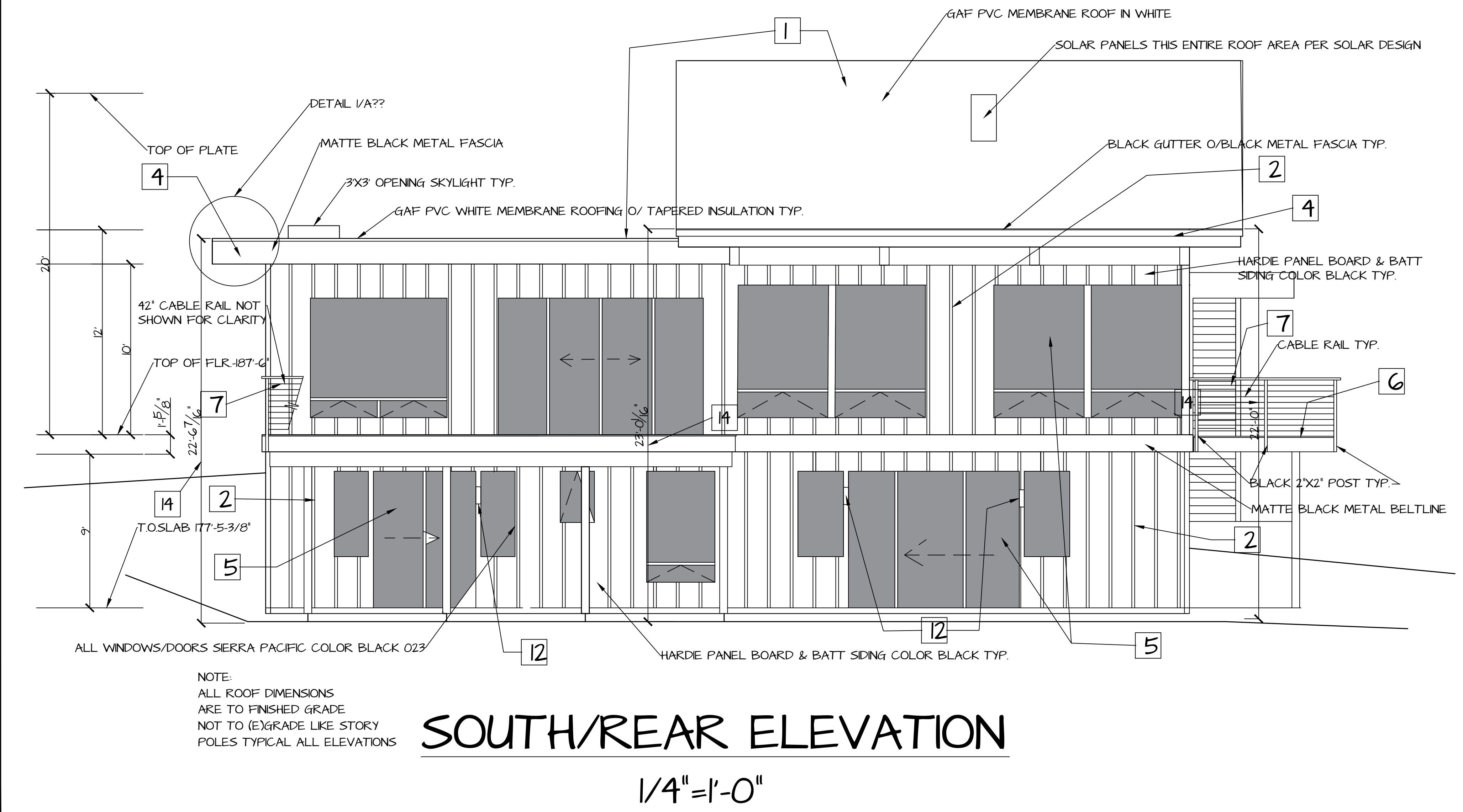
dimension:
20" H x 5" W x 4" Proj.

mounting center:
10"

notes:
Made in the USA, This item is available in up to 40 hand-painted finishes, as well as unfinished ceramic bisque (BIS) which is paintable. Suitable for Outdoor Wet Locations



2-A3 EXT. WALL SCONCES TYP. N.T.S.



SOUTH/REAR ELEVATION

1/4" = 1'-0"



SPECIFICATIONS

CONSTRUCTION: Cast aluminum, cast brass or 316 Stainless Steel "Hockey Puck" style
LENS: Sand blasted tempered flat glass
LAMP SUPPLIED: 18w S8 #1141; 1200 hours average rating (25w max)
LAMP SUPPLIED - MR8 MODELS: 20w MR8 FL; 2000 hours average rating (20w max)
LAMP OPTIONS: We recommend 3w 50,000 hours average rating OMNI-3 LED (-LED3) or OMNI-3 Super Saver (-LED3SS) 10,000 hours average rating 20w Xenon (-X) or 20w Halogen (-HI)
SOCKET: Single contact bayonet, brass nickel plated lamp socket screw shell (Ba15s); double contact bayonet base (Ba15d) for 120v; both with 200°C silicone lead wires
SOCKET - MR8 MODELS: High temp ceramic GU5.3 bi-pin with 250°C silicone lead wires
WIRING: Black 5 foot 18/2 zip cord from base of fixture (12v only)
For 25 foot 16/2 fixture lead wire add -25F to catalog number.
120v Standard wiring
CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only
MOUNTING: Back plate and hardware supplied
FINISH: Aluminum - Black texture polyester powder coat. Optional finishes available
Brass - Unfinished brass. Optional finishes available
Stainless Steel - Brushed

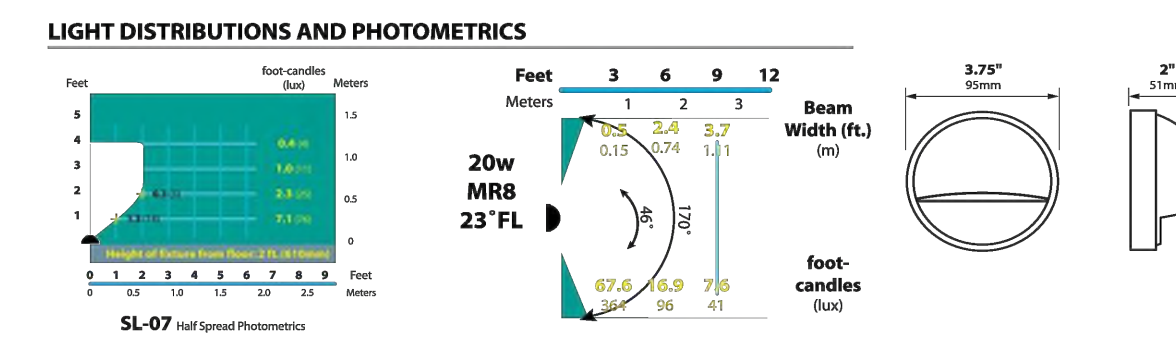
ORDERING INFORMATION

CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
SL-07-BLT	Cast Aluminum Surface Light	18w S8 #1141	1.0 lbs.
SL-07-BRS	Cast Brass Surface Light	18w S8 #1141	1.0 lbs.
SL-07-SS	316 Stainless Steel Surface Light	18w S8 #1141	1.0 lbs.
SL-07-MR8-BLT	Cast Aluminum Surface Light	20w MR8 FL	1.0 lbs.
SL-07-MR8-BRS	Cast Brass Surface Light	20w MR8 FL	1.0 lbs.
SL-07-MR8-SS	316 Stainless Steel Surface Light	20w MR8 FL	1.0 lbs.

COLOR FLAT BLACK

FOLLOWING -SP MODELS COME SUPPLIED WITH BLACK PVC TELESCOPIC POST FOR GROUND MOUNTING

SL-07-SP-BLT	Cast Aluminum Surface Light, PVC Post	18w S8 #1141	1.0 lbs.
SL-07-SP-BRS	Cast Brass Surface Light, PVC Post	18w S8 #1141	1.0 lbs.
SL-07-SP-SS	316 Stainless Surface Light, PVC Post	18w S8 #1141	1.0 lbs.
SL-07-SP-MR8-BLT	Cast Aluminum Surface Light, PVC Post	20w MR8 FL	1.0 lbs.
SL-07-SP-MR8-BRS	Cast Brass Surface Light, PVC Post	20w MR8 FL	1.0 lbs.
SL-07-SP-MR8-SS	316 Steel Surface Light, PVC Post	20w MR8 FL	1.0 lbs.



1-A3 EXT. DRIVEWAY LIGHT TYP. N.T.S.



WINDOWS/FASCIA/SOFFIT/DOWNSPOUTS



NATURAL CEDAR SIDING



BLACK BOARD & BATT SIDING

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REVISIONS

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSIDERED TO PERMIT AN INSTALLATION IN VIOLATION OF ANY APPLICABLE CODES AND/OR RESTRICTIONS. SHOULD ANY CHANGE IN THE DESIGN OR SPECIFICATIONS BE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND OWNER AT ONCE AND CEASE WORK ON ALL PARTS OF THE PROJECT THAT ARE AFFECTED. THE WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, ORDINANCES, AND CODE REQUIREMENTS WITHOUT ANY EXCEPTION.

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OWNER

TAD MINOR
 PO BOX 96
 Inverness, CA 94937
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 707-738-9745

PROJECT

NEW RESIDENCE FOR TAD
 STIRLING WAY
 INVERNESS, CA 94937
 APN# 112-132-06
 LONG & LAT. 38deg 7' N. 122 d 51' 45" W

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

A3-A
 OF

REVISIONS

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PROJECT

NEW RESIDENCE FOR TAD
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LONG & LAT. 38d6 7'N 122 d 5145'w

DATE: JAN. 13, 2023

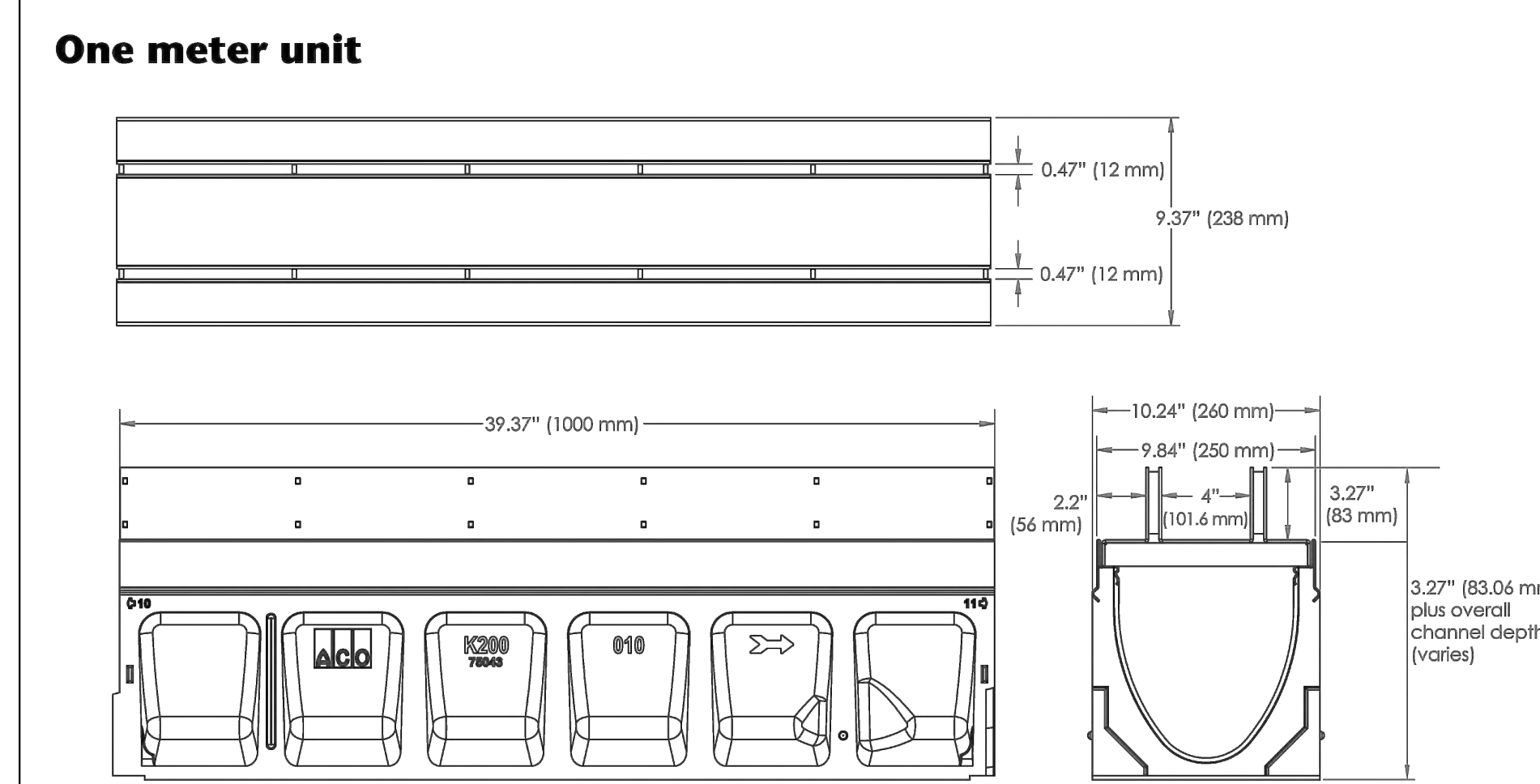
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SCALE: AS SHOWN

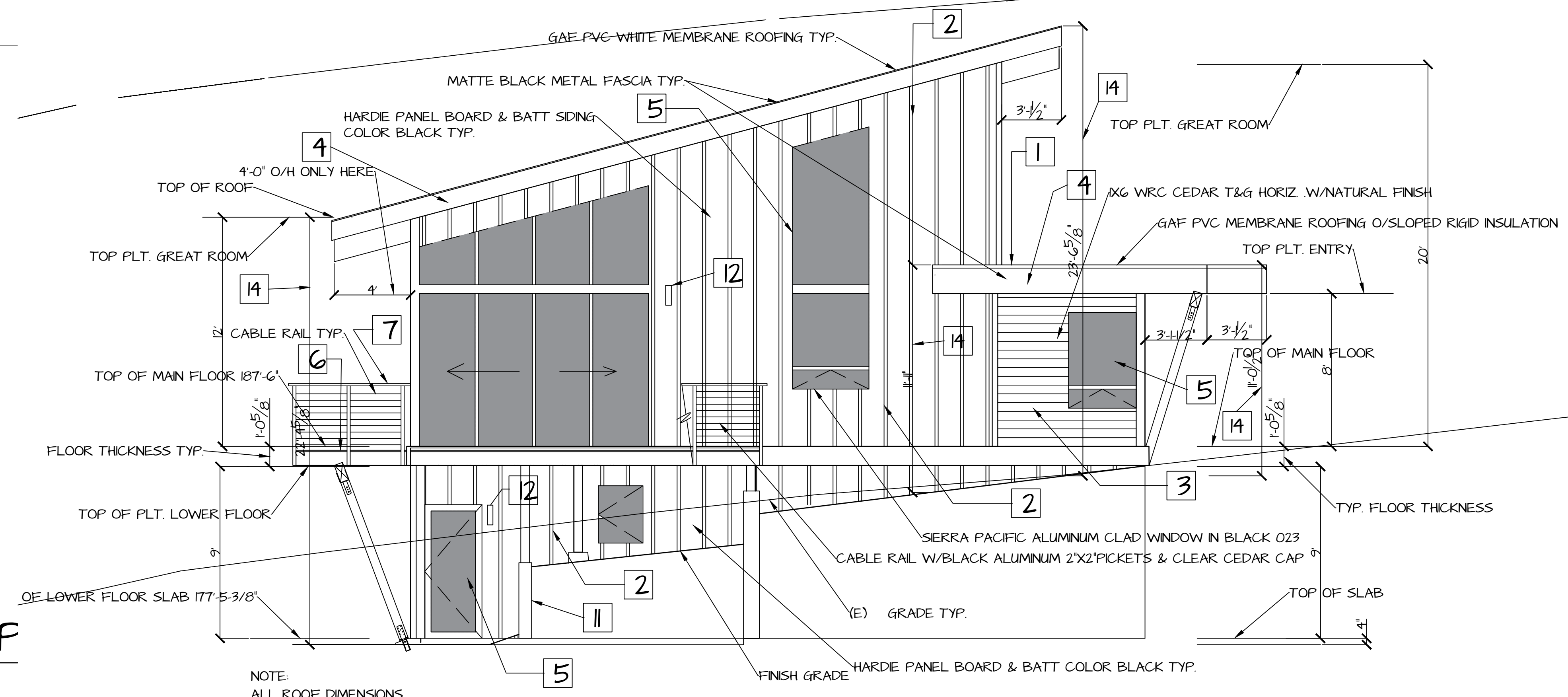
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OF

ACO DRAIN
Type 641/642 Galvanized Twinslot 200



DETAIL I-A4 TRENCH DRAIN DETAIL TYP
N.T.S.



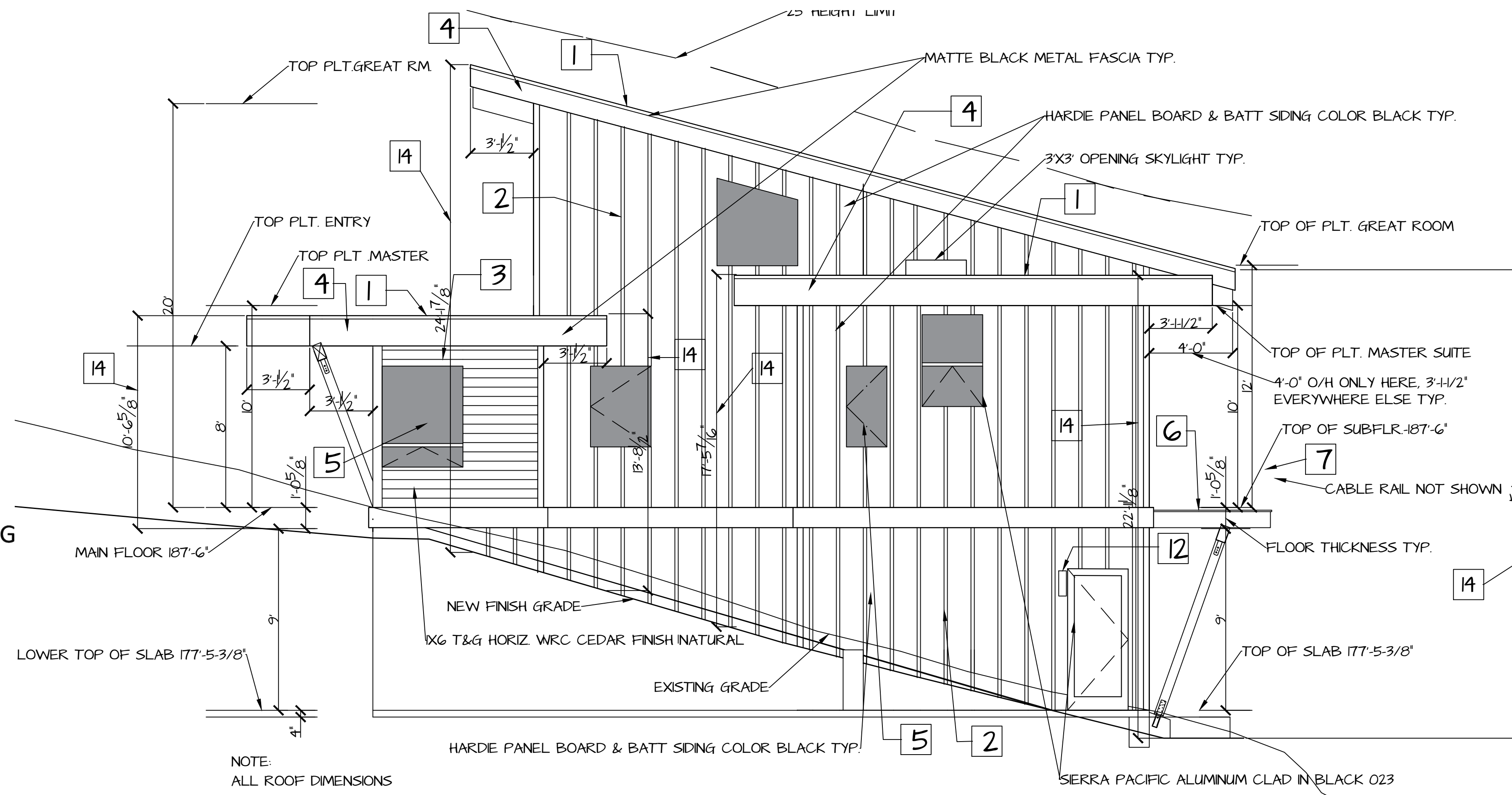
NOTE:
ALL ROOF DIMENSIONS
ARE TO FINISHED GRADE
NOT TO (E)GRADE LIKE STORY
POLES TYPICAL ALL ELEVATIONS

EAST ELEVATION

1/4" = 1'-0"

ELEVATION MATERIAL NOTES

1. CLASS A MEMBRANE ROOF O/1 HR. RATED SUB SHEET O/TAPERED INSULATION PER PLAN. COLOR: WHITE
2. EXTERIOR SIDING TO BE HARDIE PANEL BOARD & BATT FIBER CEMENT SIDING. COLOR: BLACK WHERE SHOWN.
3. EXTERIOR SIDING 1X6 T&G CLEAR CEDAR HORIZONTAL. COLOR: NATURAL
4. 5/4" X 11" HARDIE PANEL FASCIA. COLOR: BLACK W/ ALUMINUM METAL O/FASCIA. COLOR: BLACK.
5. WINDOWS & DOORS – SIERRA PACIFIC ALUMINUM CLAD. COLOR: BLACK
6. DECKING TO BE 5/4" IPE. COLOR: NATURAL. STAINED NATURAL W/IPE OIL PLUS BY DECK WISE
7. DECK RAILING TO BE STAINLESS CABLE RAIL W/BLACK ALUMINUM POST & NATURAL IPE CAP RAIL.
8. RETAINING WALLS AT DRIVEWAY AND PARKING AREA TO BE STEEL I-BEAMS AND PTFD LAGGING LEFT TO AGE NATURALLY.
9. DRIVEWAY TO BE 2" BLACK ASPHALT O/4" ROAD VASE COMPACTED PER SOIL REPORT.
10. PARKING AREA PAVERS TO BE BELGARD URBANA PERMEABLE COLOR: VICTORIAN,
11. BLOCK LANDSCAPE WALLS TO BE ALLEN BLOCK BY SHAMROCK BUILDING SUPPLY A.B. EUROPA STYLE, COLOR: BROWN/CHARCOAL BLEND. MAX. HEIGHT: 4'-0" TYP.
12. EXTERIOR WALL SCONCES BY JUSTICE DESIGN GROUP, COLOR: BLACK
13. EXTERIOR DRIVEWAY LIGHTS BY FOCUS INDUSTRIES HOCKEY PUCK STYLE, COLOR: BLACK
14. DIMENSION FROM TOP OF ROOF TO FINISHED GRADE



NOTE:
ALL ROOF DIMENSIONS
ARE TO FINISHED GRADE
NOT TO (E)GRADE LIKE STORY
POLES TYPICAL ALL ELEVATIONS

WEST ELEVATION

1/4" = 1'-0"

REVISIONS

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PROJECT

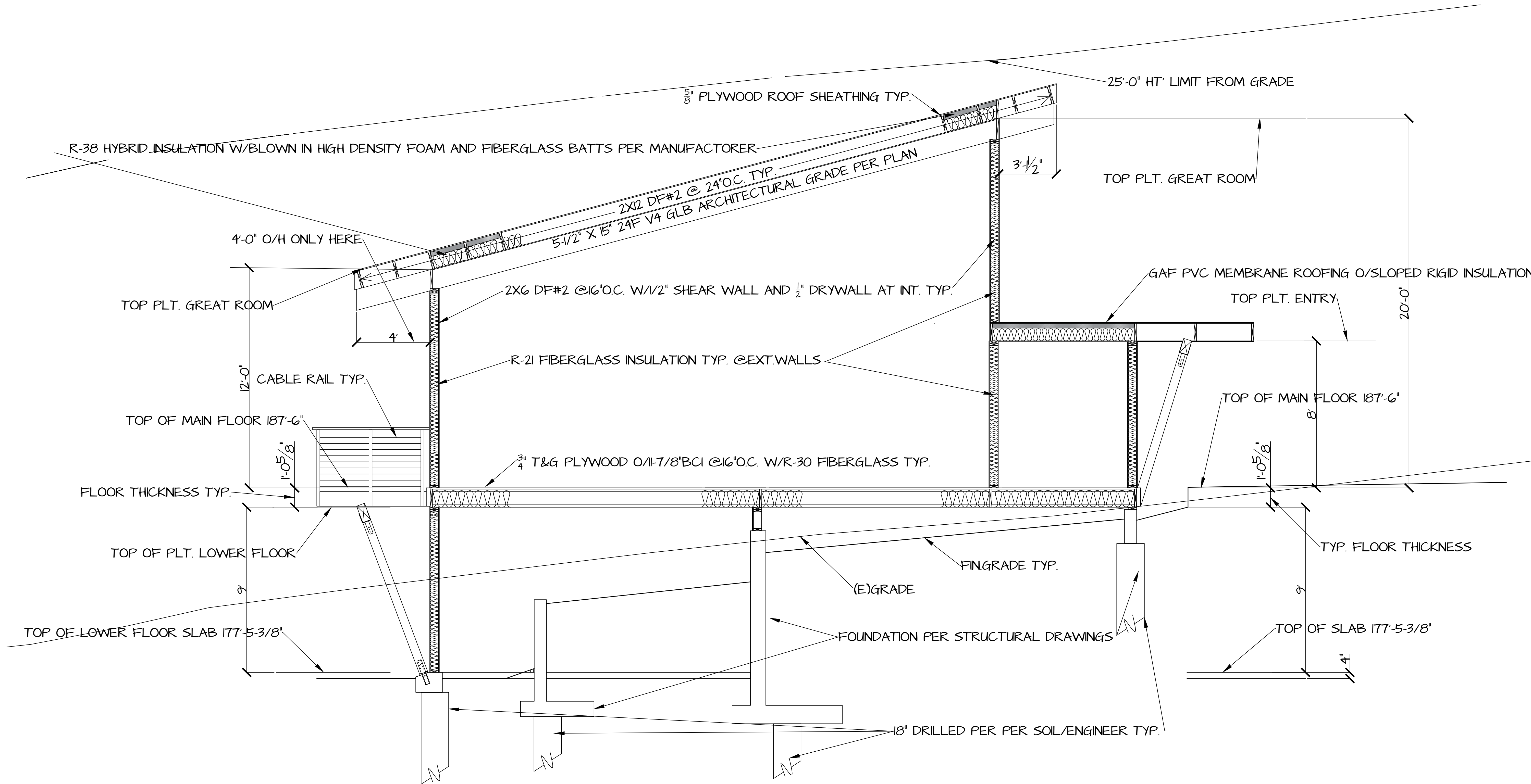
NEW RESIDENCE FOR TAD MINOR
 STIRLING WAY
 INVERNESS, CA 94937
 APN# 112-132-06
 LONG. & LAT. 38d46'7"N 122 d 51'45"W

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

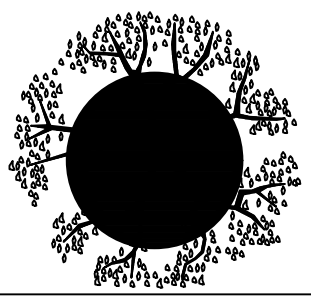
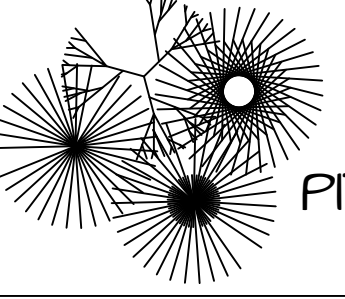
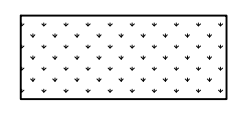
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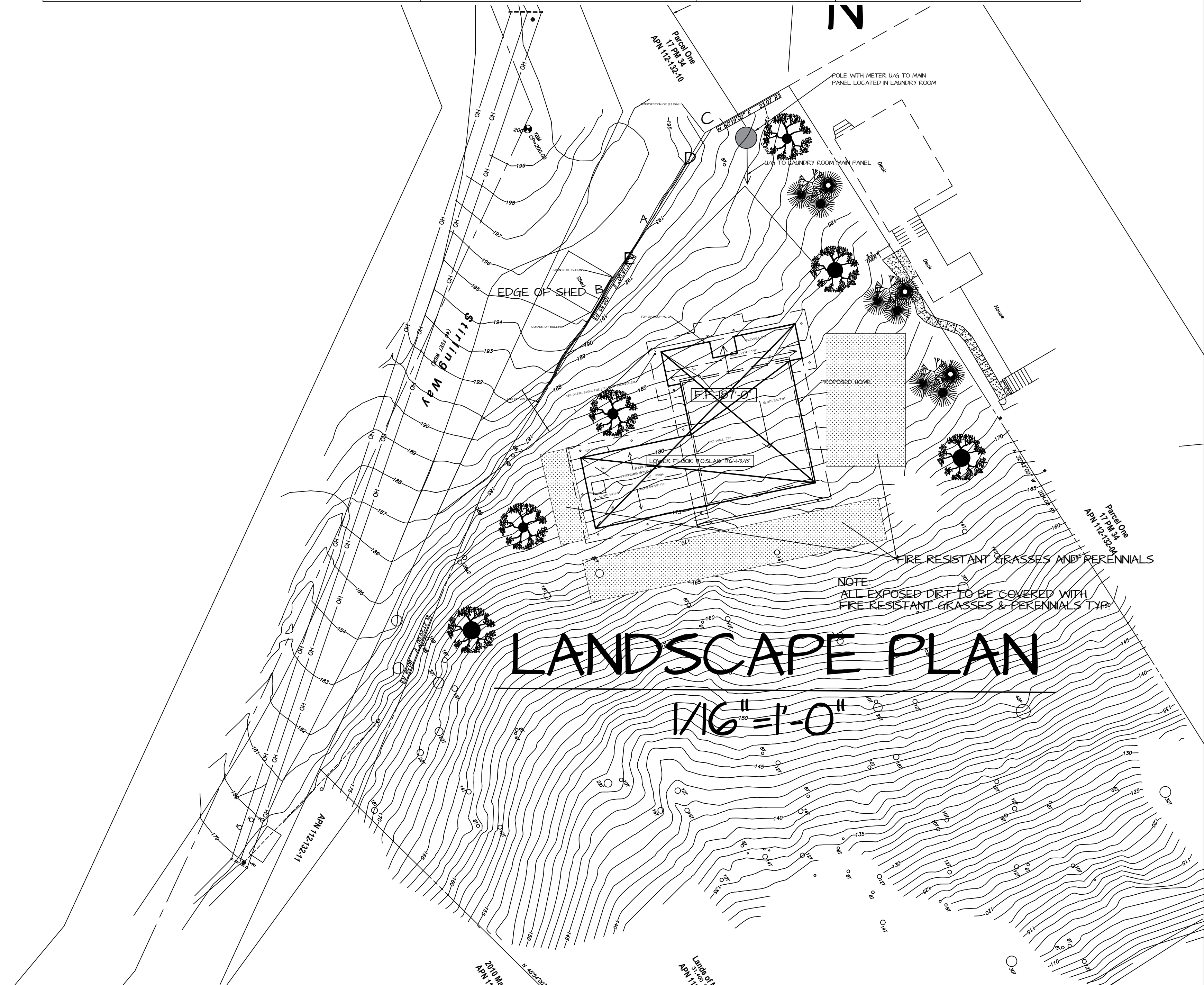


SECTION AA

3/8" = 1'-0"

PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	QUANTITY	CONTAINER SIZE
TREES			
 QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	6	20 GALLON
SHRUBS			
 PITTOSPORUM TENUIFOLIUM	SILVER SHEEN	8	5 GALLON SPACED AT 10'-0"
GROUND COVER			
 LETMUS TRITICOIDES CAREX PRAEGRACIUS FESTUCA CALIFORNICA ESCHSCHOLZIA CALIFORNICA	CREEPING WILD RYE CALIFORNIA FIELD SAGE CALIFORNIA FESCUE CALIFORNIA POPPY	200 10 OZ 20 OZ 10 OZ	1' ON CENTER PLUG 25/OZ PER ACRE 50/OZ PER ACRE 10/OZ PER ACRE



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PROJECT

NEW RESIDENCE FOR TAD
STIRLING WAY
INVERNESS, CA 94937
APN#112-132-06
LONG. & LAT. 38°46'7"N, 122° d 51'45"W

DATE: JAN. 13, 2023
DRAWN BY: PLB
SCALE: AS SHOWN
SHEET:

A7
OF

PURPOSE

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. AGNEW CIVIL ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY COUNTY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH-1.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 15, WHICHEVER IS GREATER.

PERIODIC MAINTENANCE

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
 - GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
 - STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
 - SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
 - CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
 - ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

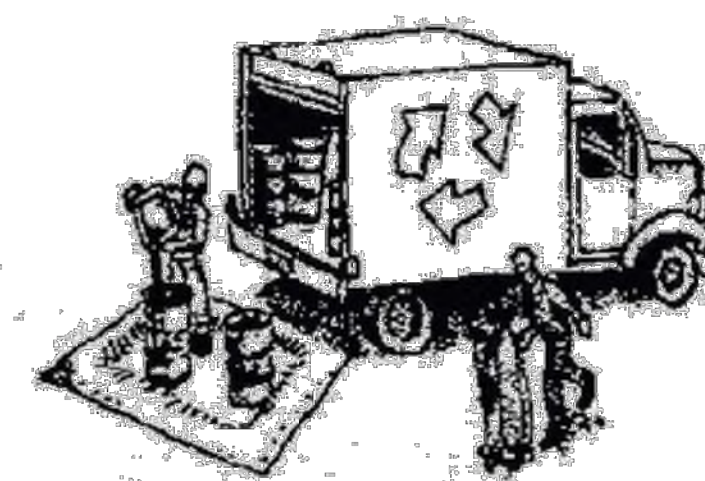
EROSION CONTROL MEASURES

- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20 "EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF AGNEW CIVIL ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY AGNEW CIVIL ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE COUNTY STANDARDS AND THE APPROVAL OF THE COUNTY'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWNSLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY ENDBUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES

- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL.
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

Materials & Waste Management



- Non-Hazardous Materials**
- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.

- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.

- Waste Management**
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills.
 - Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

- Construction Entrances and Perimeter**
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
 - Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

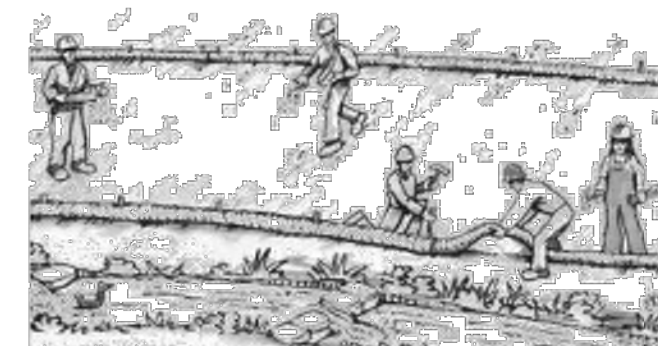
Equipment Management & Spill Control



- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

- Spill Prevention and Control**
- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

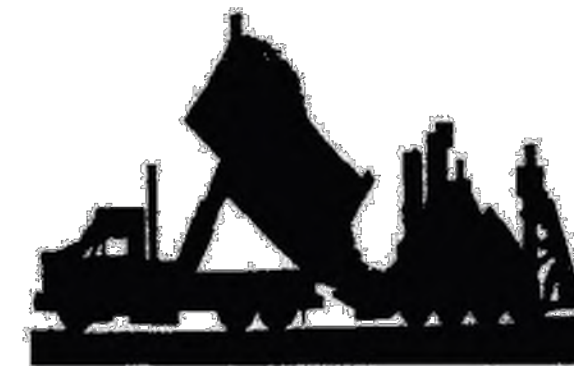
Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

- Contaminated Soils**
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
 - Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
 - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
 - Do not use water to wash down fresh asphalt concrete pavement.
- Sawcutting & Asphalt/Concrete Removal**
- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
 - If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



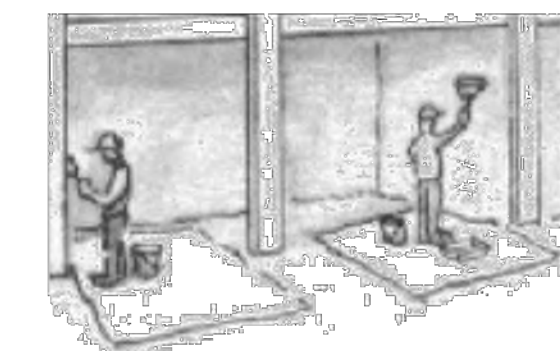
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



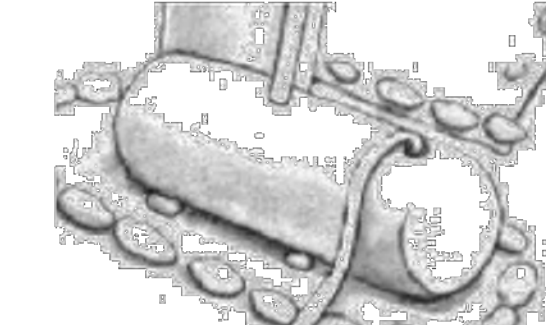
- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



- Painting Cleanup and Removal**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
 - For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
 - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. Where possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water may be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

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.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

BARTOLINI
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REVISIONS

NO.	DATE	DESCRIPTION

NOTHING IN THE DRAWING AND/OR SPECIFICATIONS SHALL BE CONSIDERED TO PERMIT AN INSTALLATION OR OPERATION OF ANY SYSTEM OR EQUIPMENT UNLESS THE INSTALLATION OR OPERATION IS IN ACCORDANCE WITH THE RESTRICTIONS AND/OR CONDITIONS SET FORTH IN THE CONTRACT. CONTRACTOR SHALL NOTIFY THE DESIGNER AND OWNER AT ONCE AND IN WRITING OF ANY CHANGES TO THE PROJECT THAT ARE AFFECTED BY THE WORK PERFORMED UNDER THIS CONTRACT. ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, AND CODES AND/OR REQUIREMENTS WITHOUT ANY EXCEPTION.

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OWNER

TAD MINOR
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707-738-9745

PROJECT

NEW RESIDENCE FOR TAD
STIRLING WAY
INVERNESS, CA 94937
APN#112-132-06
LONG.&LAT. 38d67'N 122 d 51'45"W

DATE: JAN. 13, 2023

DRAWN BY: PLB

SCALE: AS SHOWN

SHEET:

A10
OF

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

4.106.4.2.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MVELO), whichever is more stringent.

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REVISIONS

NOTHING IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE CONSIDERED TO PERMIT AN INSTALLATION OF ANY TYPE OF ELECTRICAL SYSTEM OR EQUIPMENT UNLESS THE INSTALLATION IS IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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OWNER TAD MINOR PO BOX 96 Inverness, CA 94937 tad.minor@gmail.com 707-738-9745

PROJECT NEW RESIDENCE FOR TAD MINOR STIRLING WAY INVERNESS, CA 94937 APN# 112-132-06 LONG & LAT: 38d6g7N 122 d 5145w

DATE: JAN. 13, 2023 DRAWN BY: PLB SCALE: AS SHOWN SHEET: GB-1 OF

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

TABLE - MAXIMUM FIXTURE WATER USE

