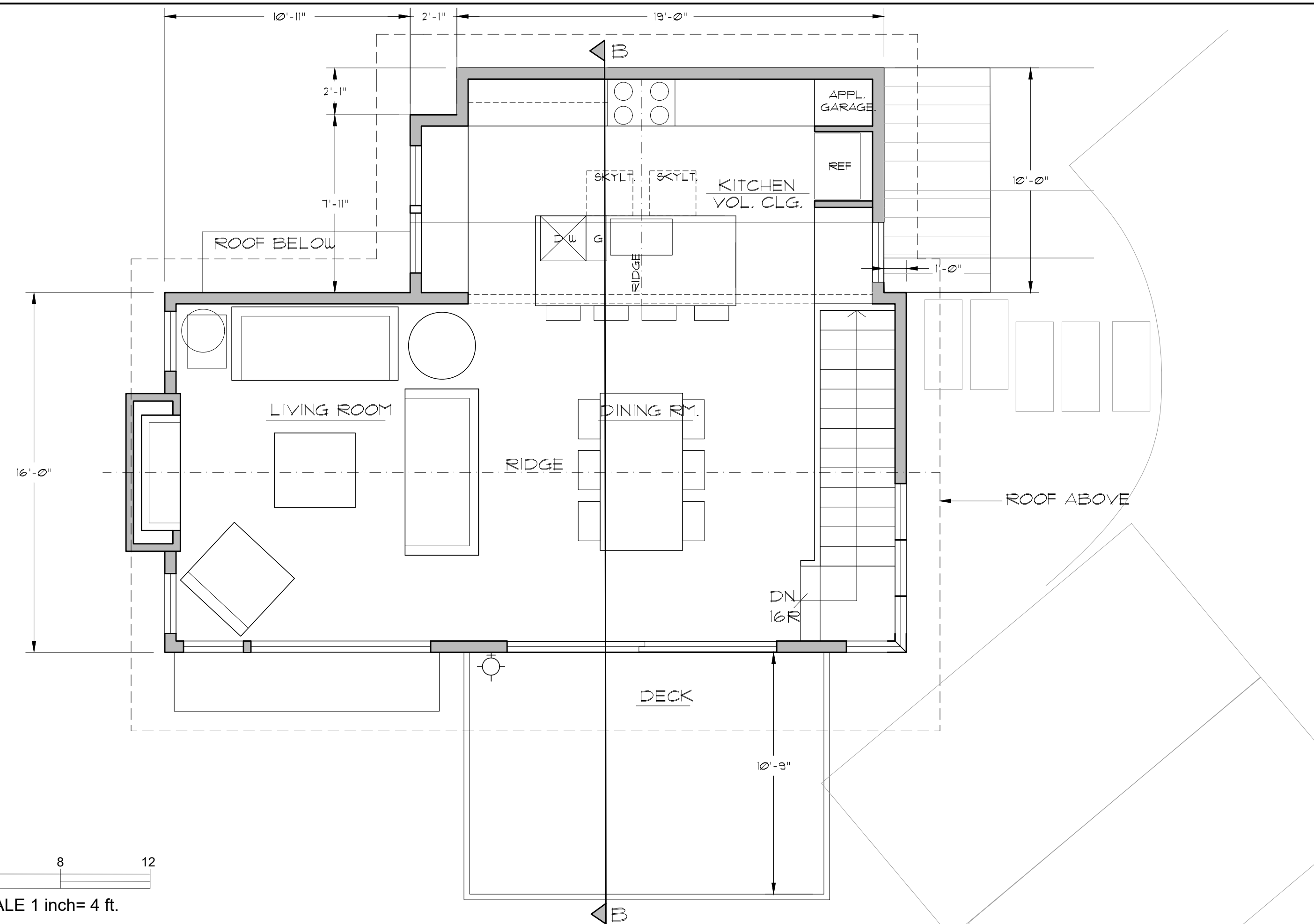
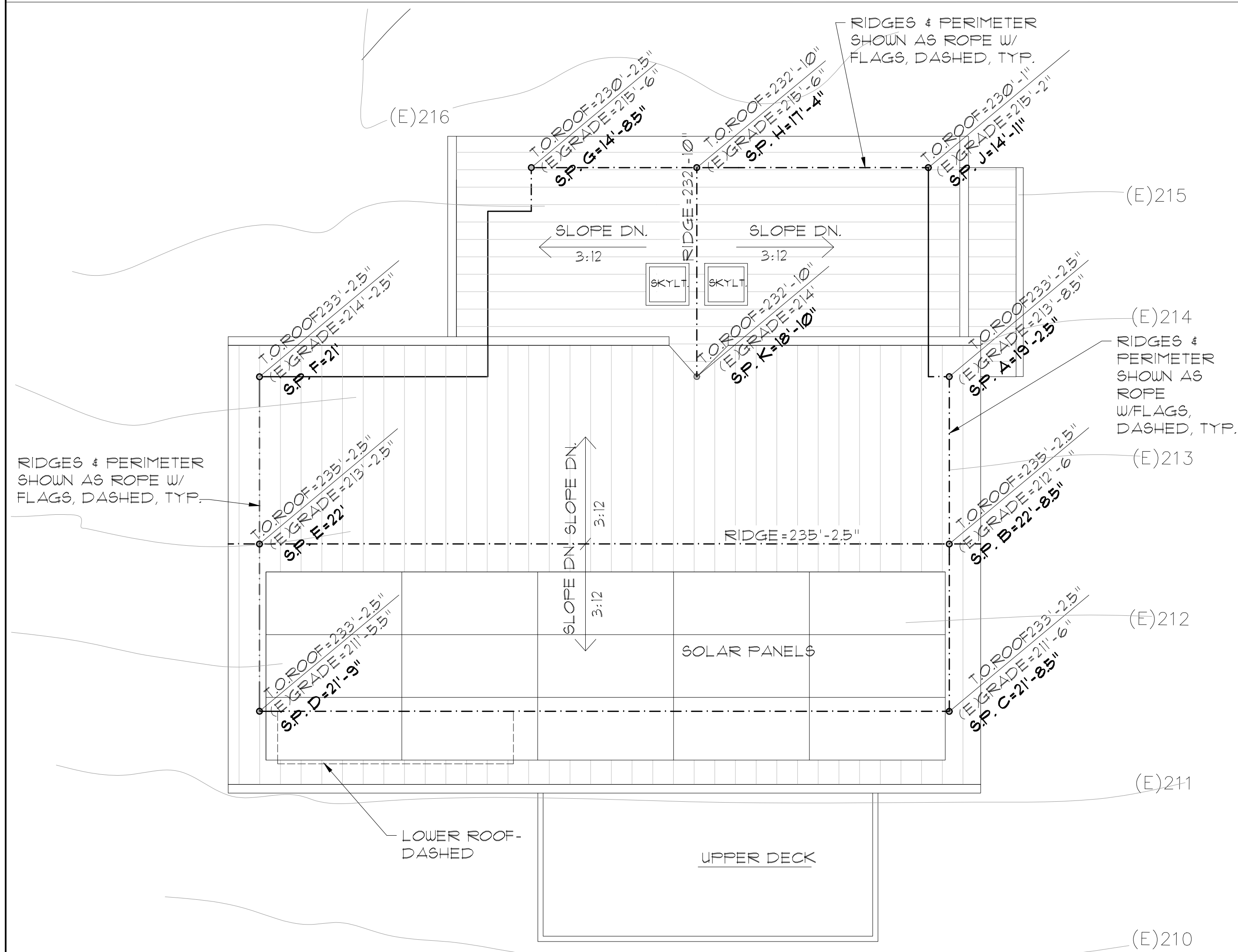


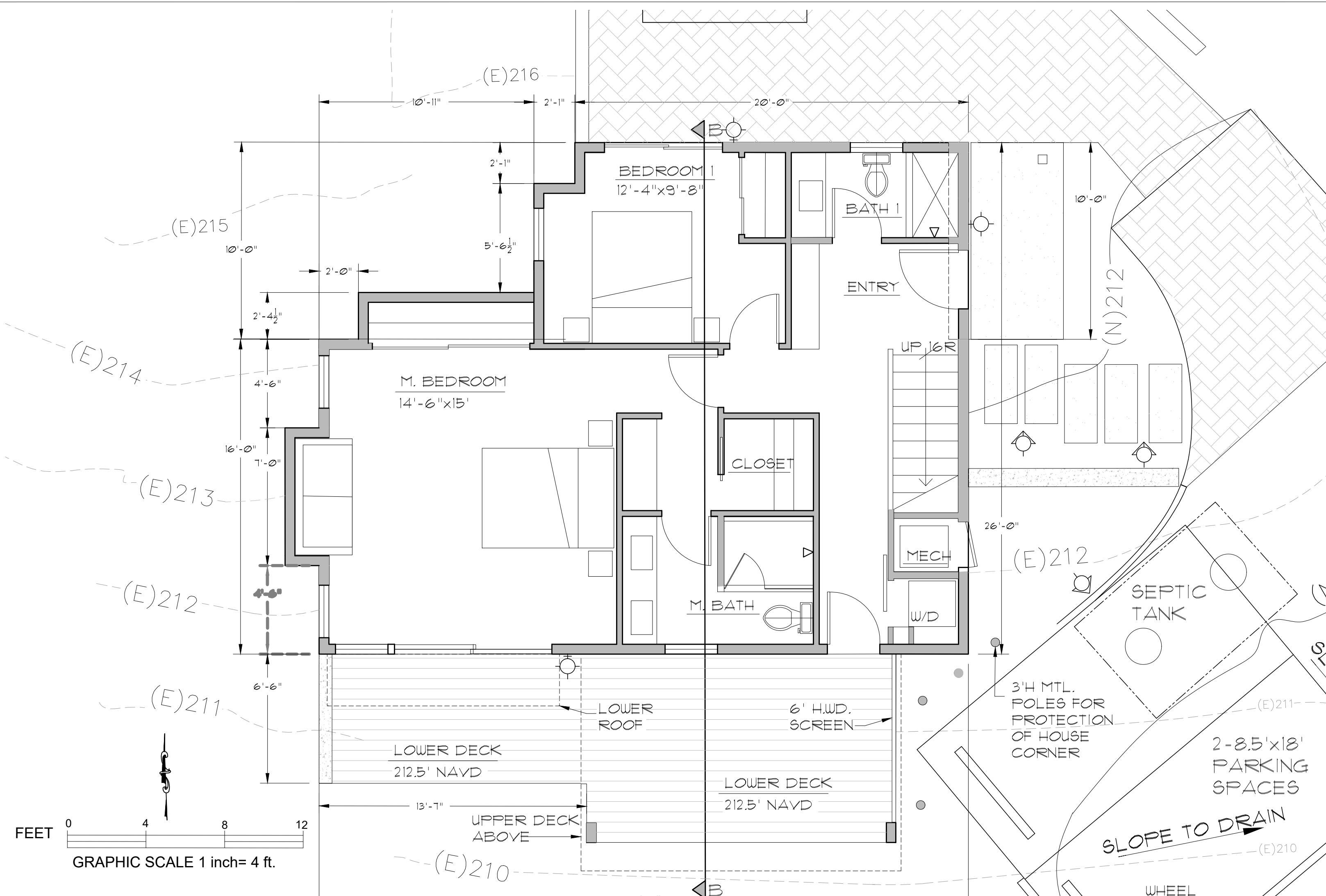
**ROOF PLAN 1/4" = 1'-0"**



**UPPER FLOOR PLAN +222.33' 1/4" = 1'-0"**



**STORY POLE PLAN 1/4" = 1'-0"**



**LOWER FLOOR PLAN +213.0' 1/4" = 1'-0"**

REVISIONS	BY

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NEW RESIDENCE FOR:  
**CATHERINE & LUKE GILLIGAN**  
21 LAUREL AVE.  
STINSON BEACH, CA  
APN: 195-175-30

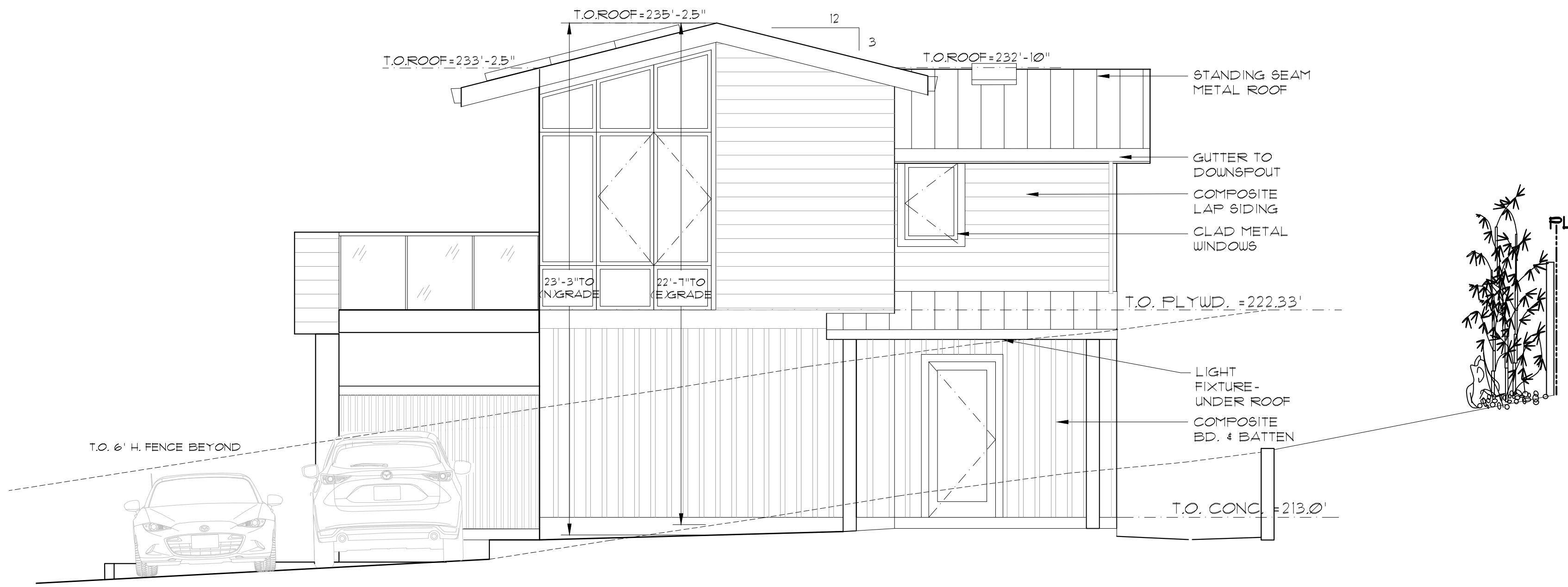
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DRAWN:	M.M.
JOB:	
SHEET:	A2
OF SHEETS:	

REVISIONS	BY

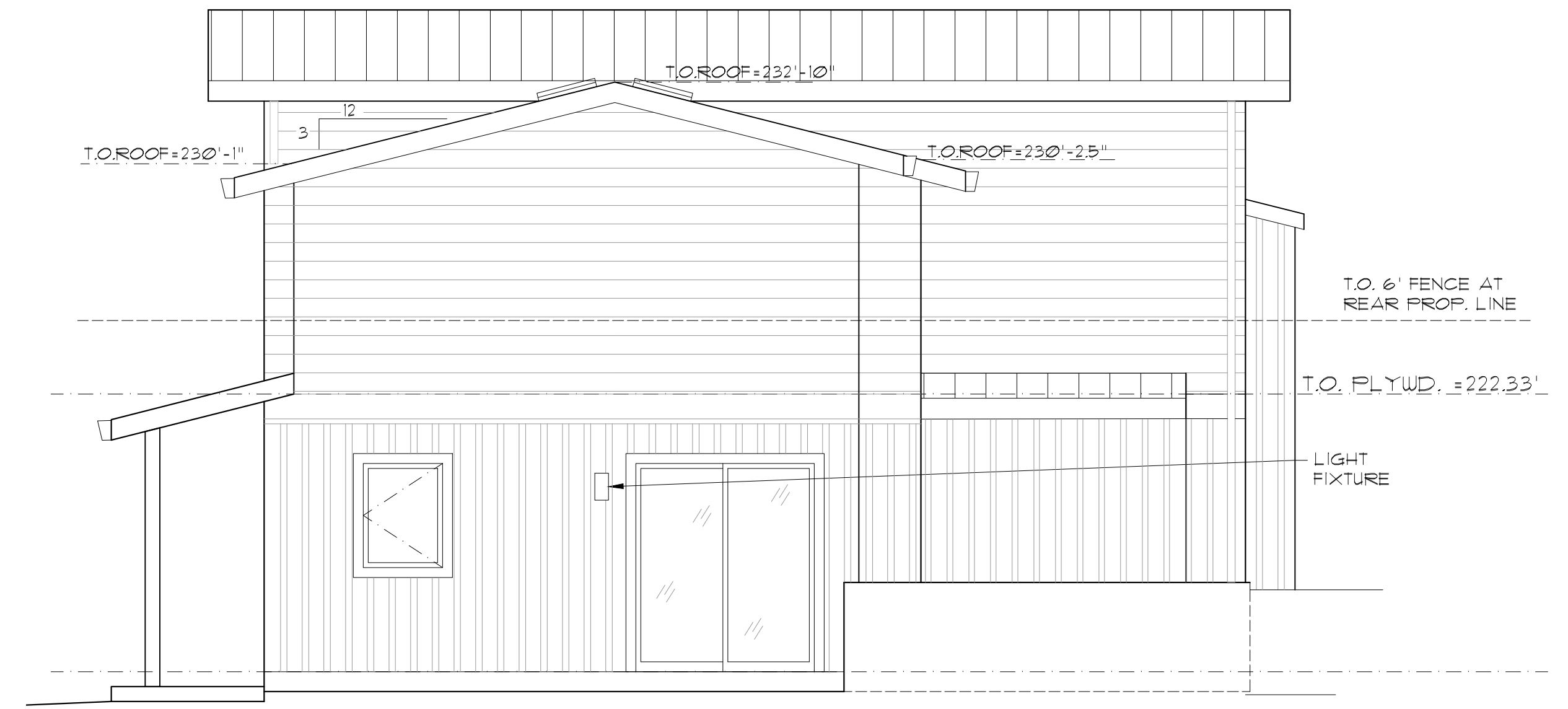
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APN: 195-175-30

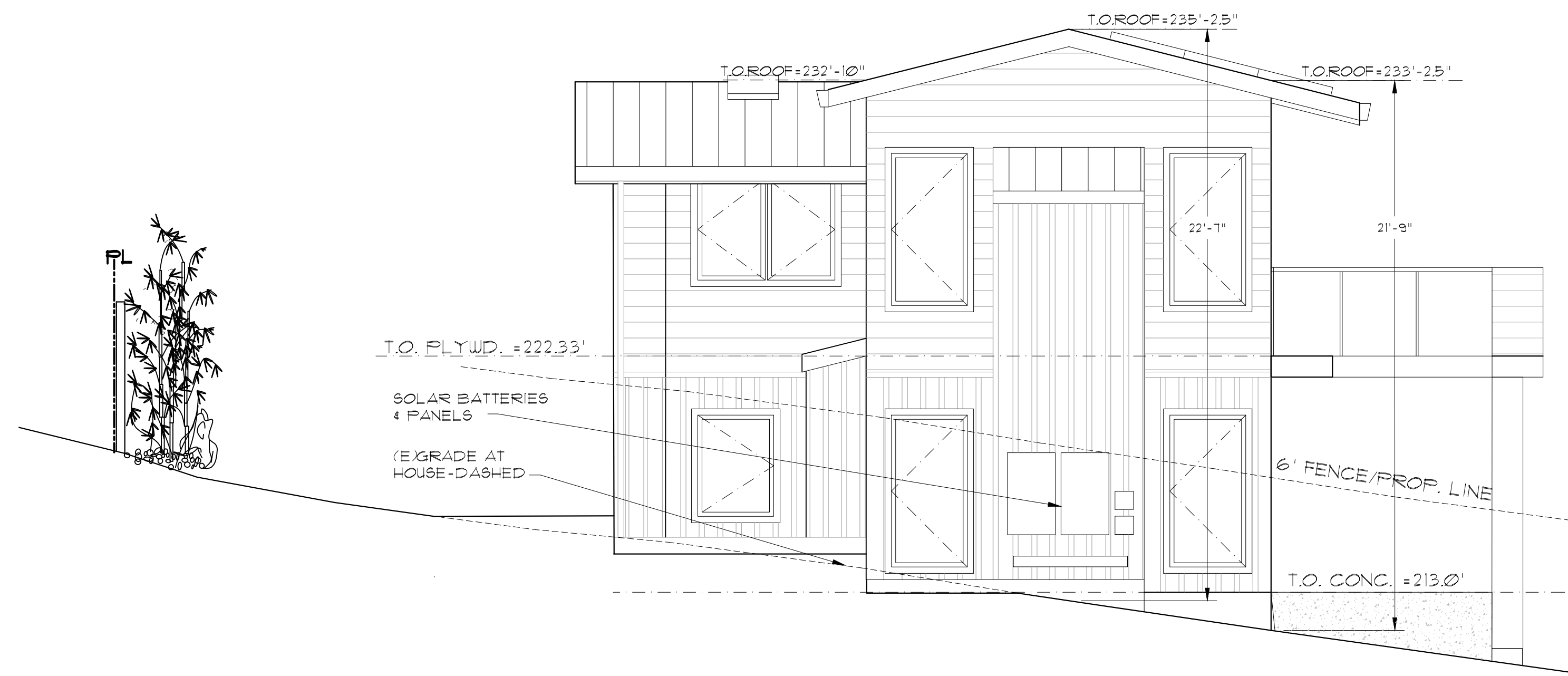
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DRAWN: M.M.  
JOB:  
SHEET:  
OF: 3 SHEETS



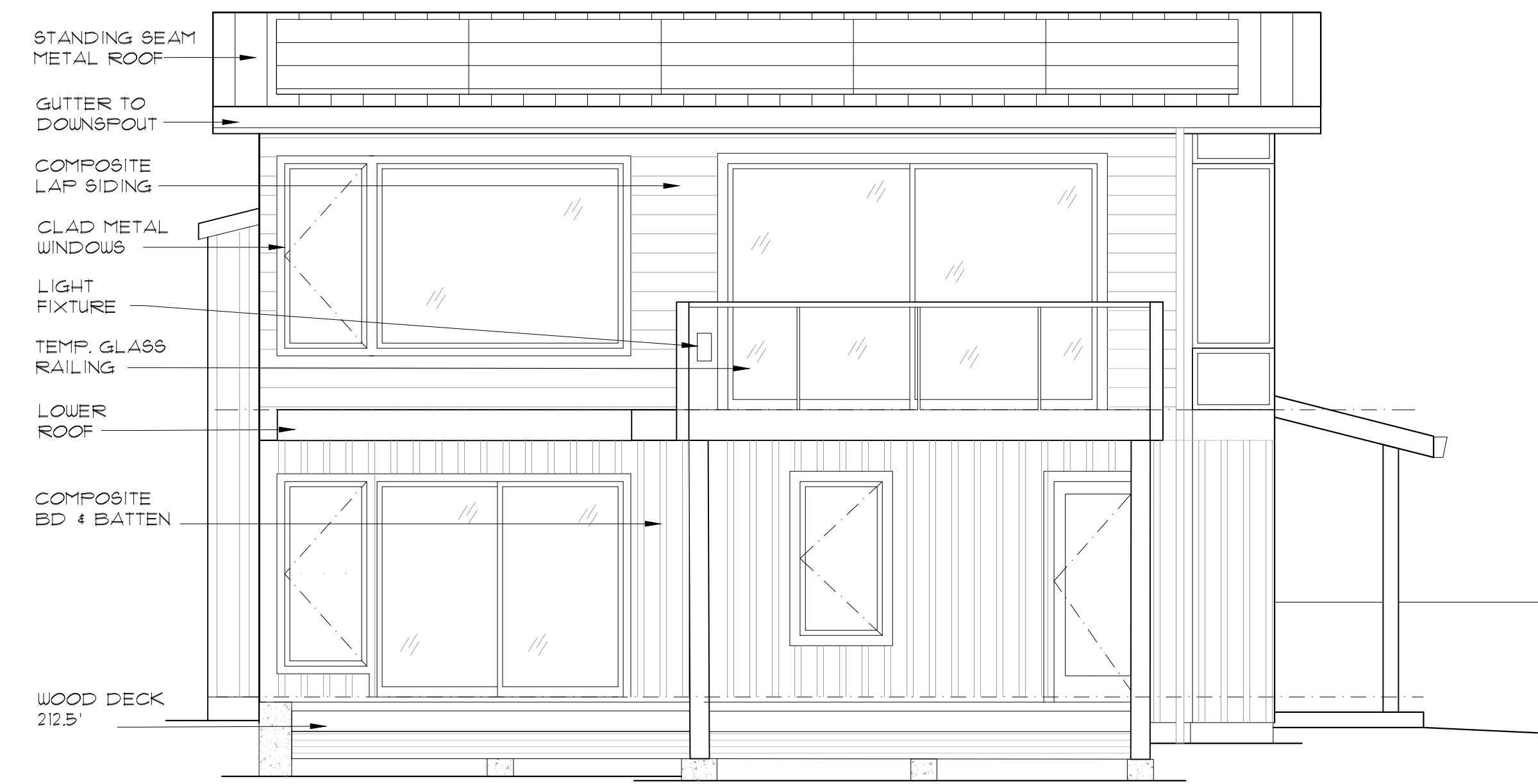
**EAST ELEVATION**



**NORTH ELEVATION**



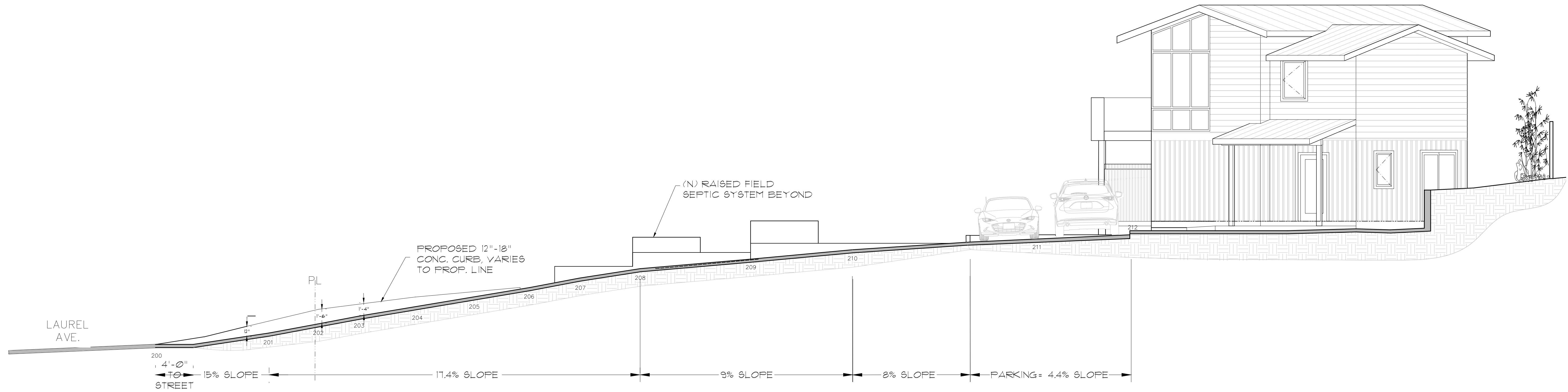
**WEST ELEVATION**



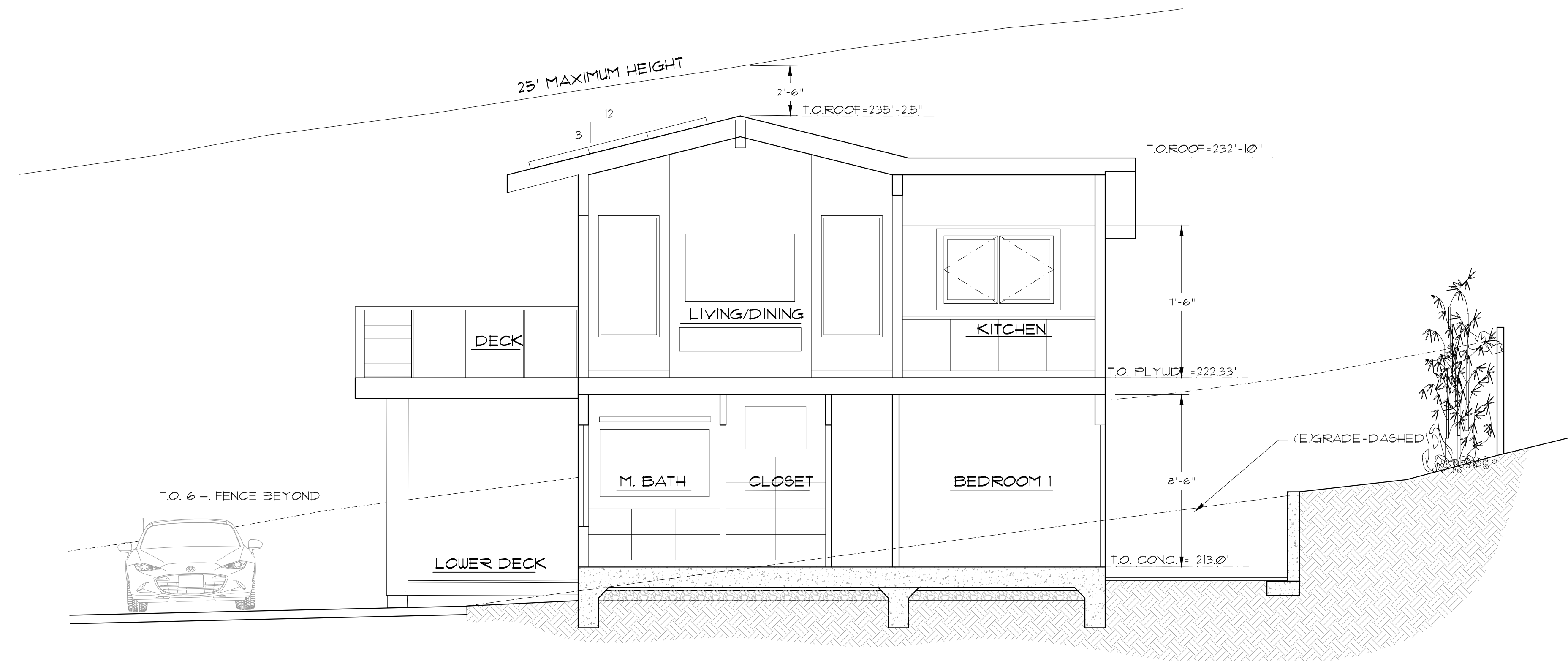
**SOUTH ELEVATION 1/4"=1'-0" TYP.**

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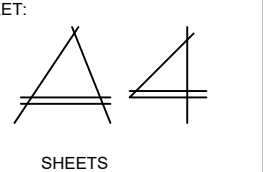
**B-B SITE SECTION THROUGH DRIVEWAY 3/16" = 1'-0"**



**A-A SECTION THROUGH BUILDING 1/4" = 1'-0"**

NEW RESIDENCE FOR:  
**CATHERINE & LUKE GILLIGAN**  
21 LAUREL AVE.  
APN: 195-175-30  
STINSON BEACH, CA

DATE: 2/26/24  
SCALE: 1/4" = 1'-0"  
DRAWN: M.M.  
JOB:  
SHEET:  
OF: SHEETS

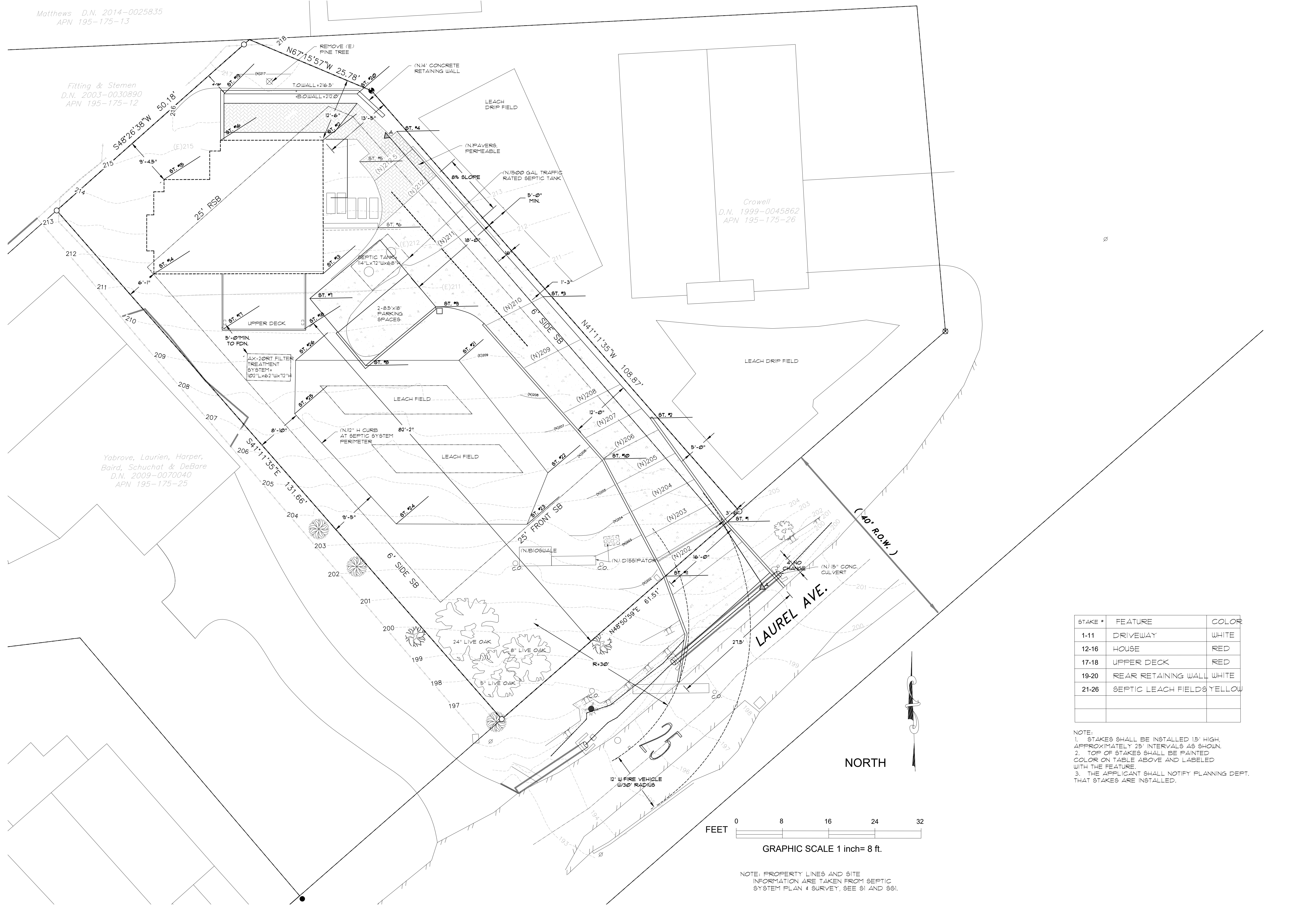


Matthews D.N. 2014-0025835  
 APN 195-175-13

Fitting & Stemen  
 D.N. 2003-0030890  
 APN 195-175-12

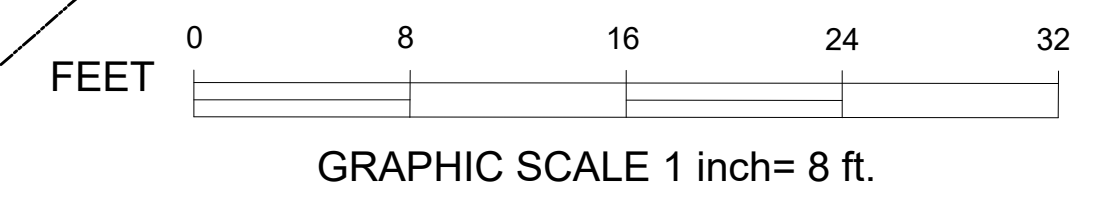
Yabrove, Laurien, Horper,  
 Baird, Schuchat & DeBore  
 D.N. 2009-0070040  
 APN 195-175-25

Crowell  
 D.N. 1999-0045862  
 APN 195-175-26



STAKE #	FEATURE	COLOR
1-11	DRIVEWAY	WHITE
12-16	HOUSE	RED
17-18	UPPER DECK	RED
19-20	REAR RETAINING WALL	WHITE
21-26	SEPTIC LEACH FIELDS	YELLOW

NOTE:  
 1. STAKES SHALL BE INSTALLED 15" HIGH, APPROXIMATELY 25' INTERVALS AS SHOWN.  
 2. TOP OF STAKES SHALL BE PAINTED COLOR ON TABLE ABOVE AND LABELED WITH THE FEATURE.  
 3. THE APPLICANT SHALL NOTIFY PLANNING DEPT. THAT STAKES ARE INSTALLED.



NOTE: PROPERTY LINES AND SITE INFORMATION ARE TAKEN FROM SEPTIC SYSTEM PLAN & SURVEY, SEE 91 AND 99.

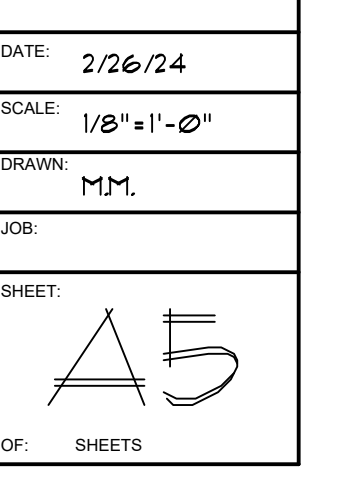
**SITE STAKING DIAGRAM 1/8"**

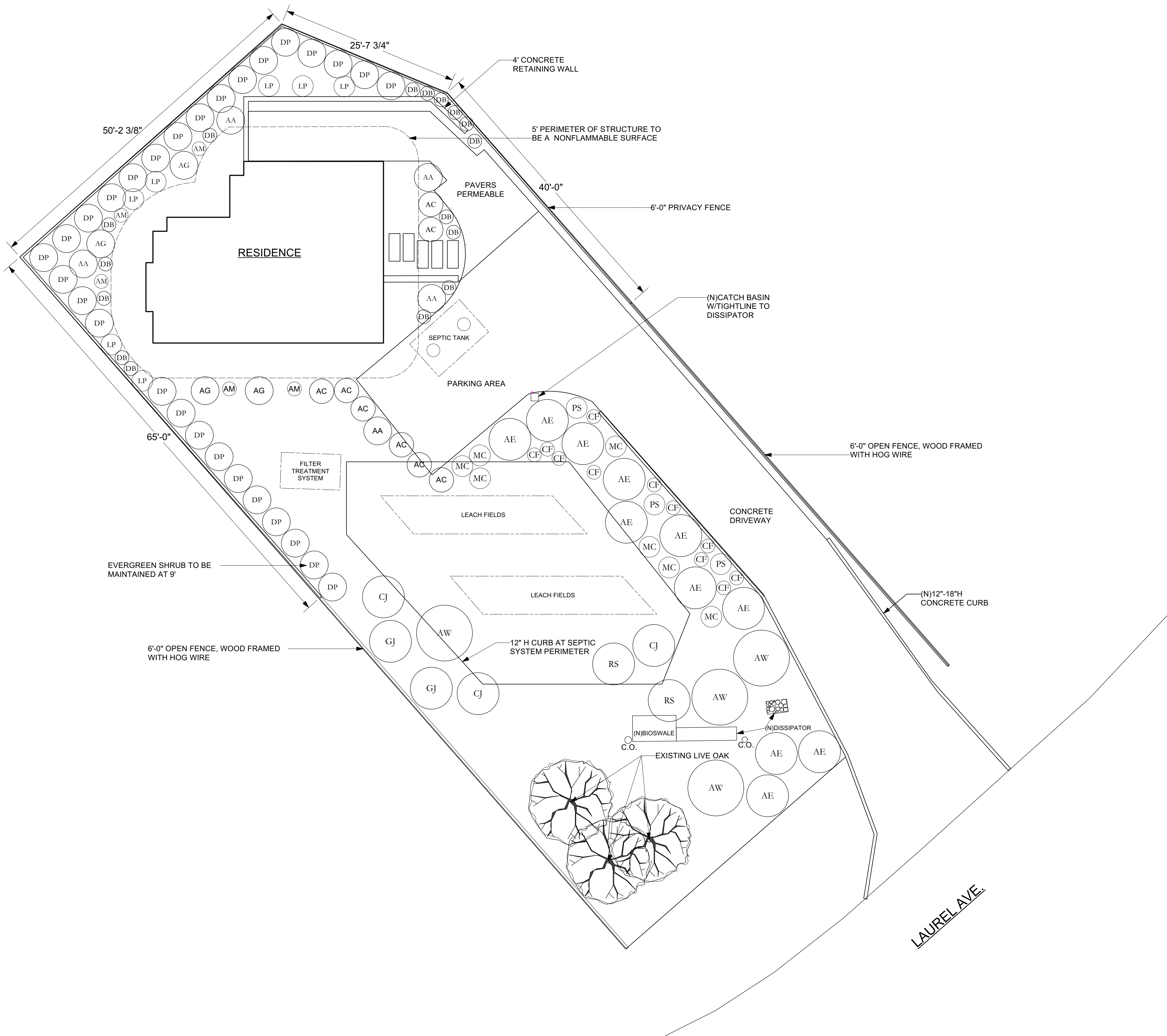
REVISIONS	BY

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 snford@sbcglobal.net

NEW RESIDENCE FOR:  
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 21 LAUREL AVE  
 STINSON BEACH, CA

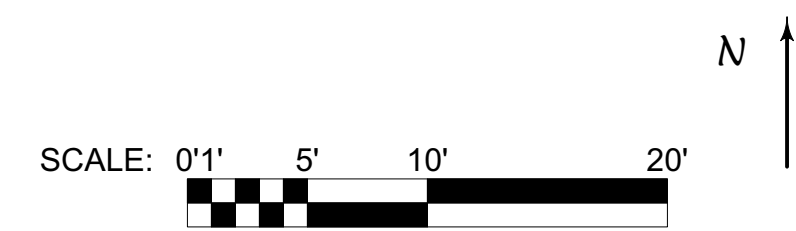
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 SHEET:  
 OF: SHEETS

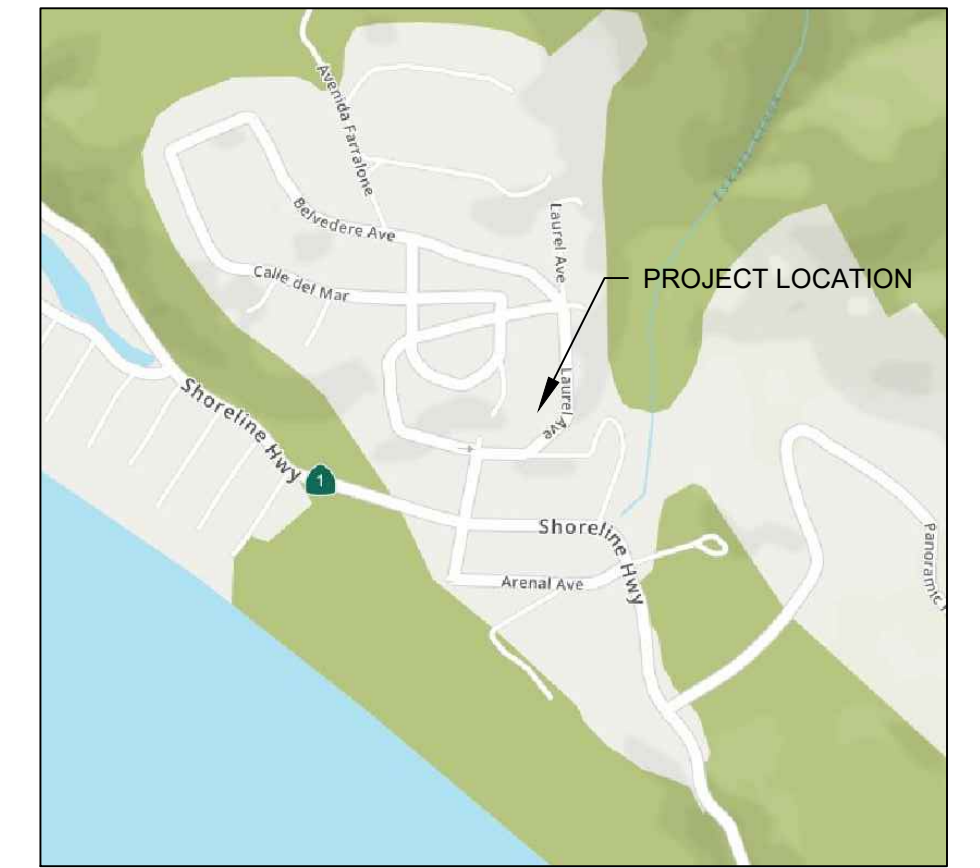




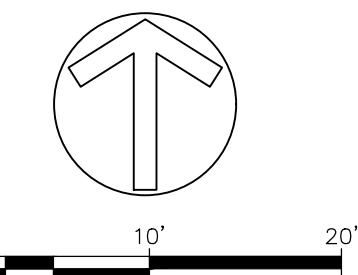
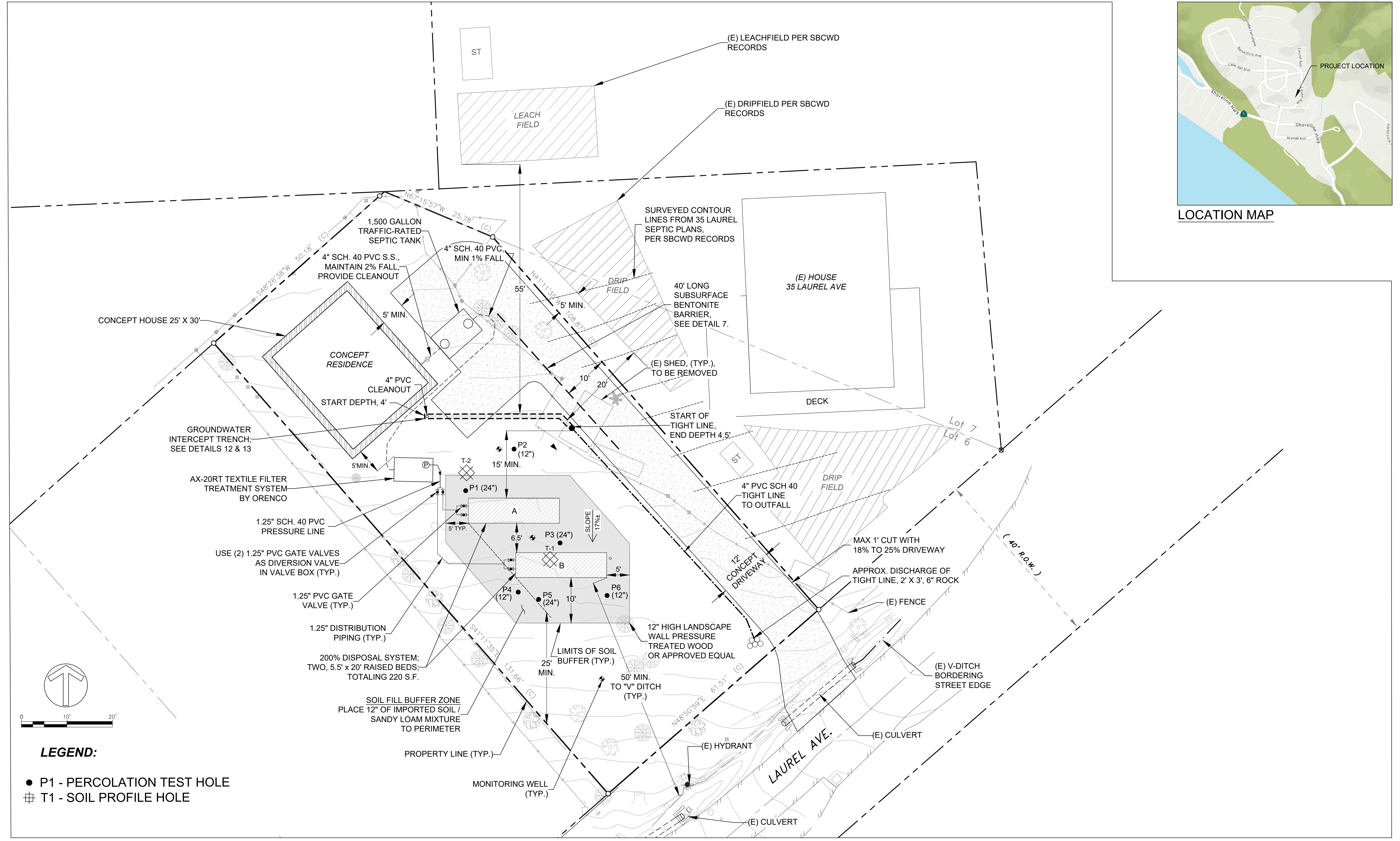
QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	NOTES
<b>TREES &amp; SHRUBS</b>					
AC	8	5 GAL. ACACIA 'COUSIN ITT'	COUSIN ITT ACACIA	3'X4'	LW
AE	11	5 GAL. ARCTOSTAPHYLOS 'EMERALD CARPET'	MAZANITA 'EMERALD CARPET'	1'X6'	N/LW
AW	3	5 GAL. ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MANZANITA 'WAYSIDE'	3'X8'	N/LW
AG	5	1 GAL. ARTEMISIA CALIFORNICA 'CANYON GREY'	COASTAL CALIFORNIA SAGEBRUSH	1'x4'	N/LW
CJ	3	5 GAL. CEANOTHUS 'JULIA PHELPS'	CALIFORNIA LILAC	4'X6'	N/LW
DP	29	15 GAL. DODONAEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	9'X4'	LW/FR
GJ	2	15 GAL. GARRYA ELIPTICA 'JAMES ROOF'	SILKTASSEL	8'X6'	N/LW
RS	3	5 GAL. RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	3'X6'	N/LW
<b>PERENNIALS, GRASSES &amp; SUCCULENTS</b>					
AM	5	1 GAL. ACHILLEA 'MOONSHINE'	YARROW 'MOONSHINE'	2'X2'	LW
AA	5	1 GAL. AGAVAE ATTENUATA	FOXTAIL AGAVE	4'x4'	LW/FR
CF	11	1 GAL. CALAMAGROSTIS FOLIOSA	LEAFY REED GRASS	12"X12"	N/LW
DB	16	1 GAL. DIANELLA 'CLARITY BLUE'	DIANELLA HYBRID	30"X24"	LW/FR
LP	5	1 GAL. LOMANDRA 'PLATINUM BEAUTY'	LOMANDRA	3'X3'	LW/FR
MC	7	1 GAL. MUHLENBERGIA CAPILLARIS	PINK MUHLEY	3'X3'	LW
PS	3	1 GAL. PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	3'X3'	LW
<b>SYMBOLS</b>					
N=	NATIVE	LW=LOW WATER	FR=FIRE RESISTANT		

**LANDSCAPE PLAN**  
GILLIGAN RESIDENCE  
21 LAUREL DRIVE  
STINSON BEACH, CALIFORNIA





LOCATION MAP



**LEGEND:**

- P1 - PERCOLATION TEST HOLE
- ⊕ T1 - SOIL PROFILE HOLE

GROSSMAN PROPERTY  
LAUREL AVENUE  
STINSON BEACH, CA APN: 195-175-30

**QUESTA**  
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P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Sht:	Rev:	Date:	By:	Description:	App'd:	Design:
						PP
						DD
						PP
						PP

**WASTEWATER DISPOSAL PLAN  
SITE PLAN**  
STINSON BEACH, MARIN COUNTY

Size D Project 1700107  
Scale: 1" = 10'  
Date: 7/13/2021  
SHEET: 1 OF 4

LAST SAVED: 7/13/2021 PLOT DATE: 7/13/2021 PLOT STYLE: ----- P:\301\1700107\_GROSSMAN\CAD\WORKSET\1700107\_DESIGN\JOB.DWG

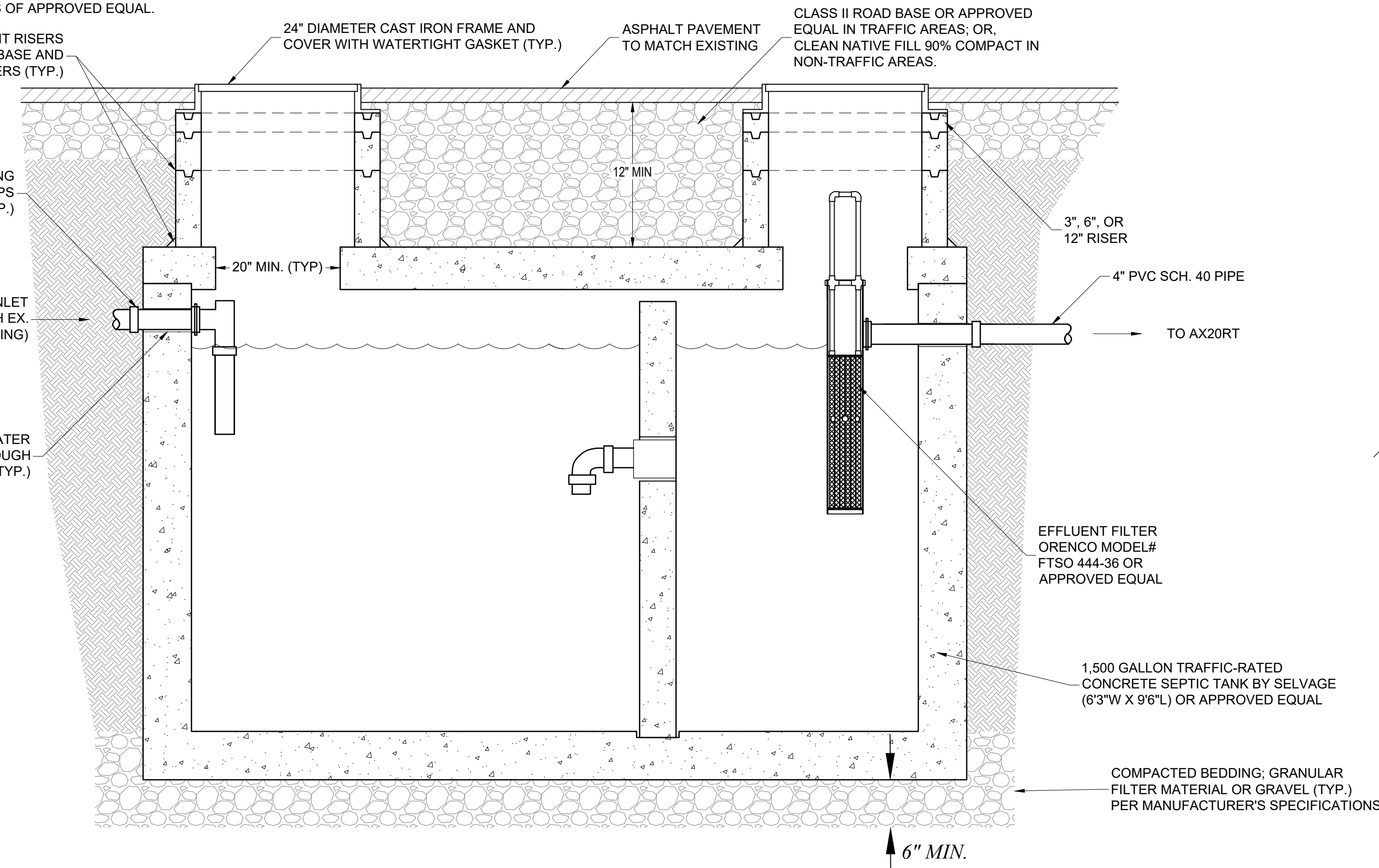
**NOTE:**  
FOR NON-TRAFFIC AREAS USE ORENCO PVC RISERS WITH FIBERGLASS LIDS OF APPROVED EQUAL.

WATER TIGHT RISERS EPOXY GROUT AT BASE AND BETWEEN RISERS (TYP.)

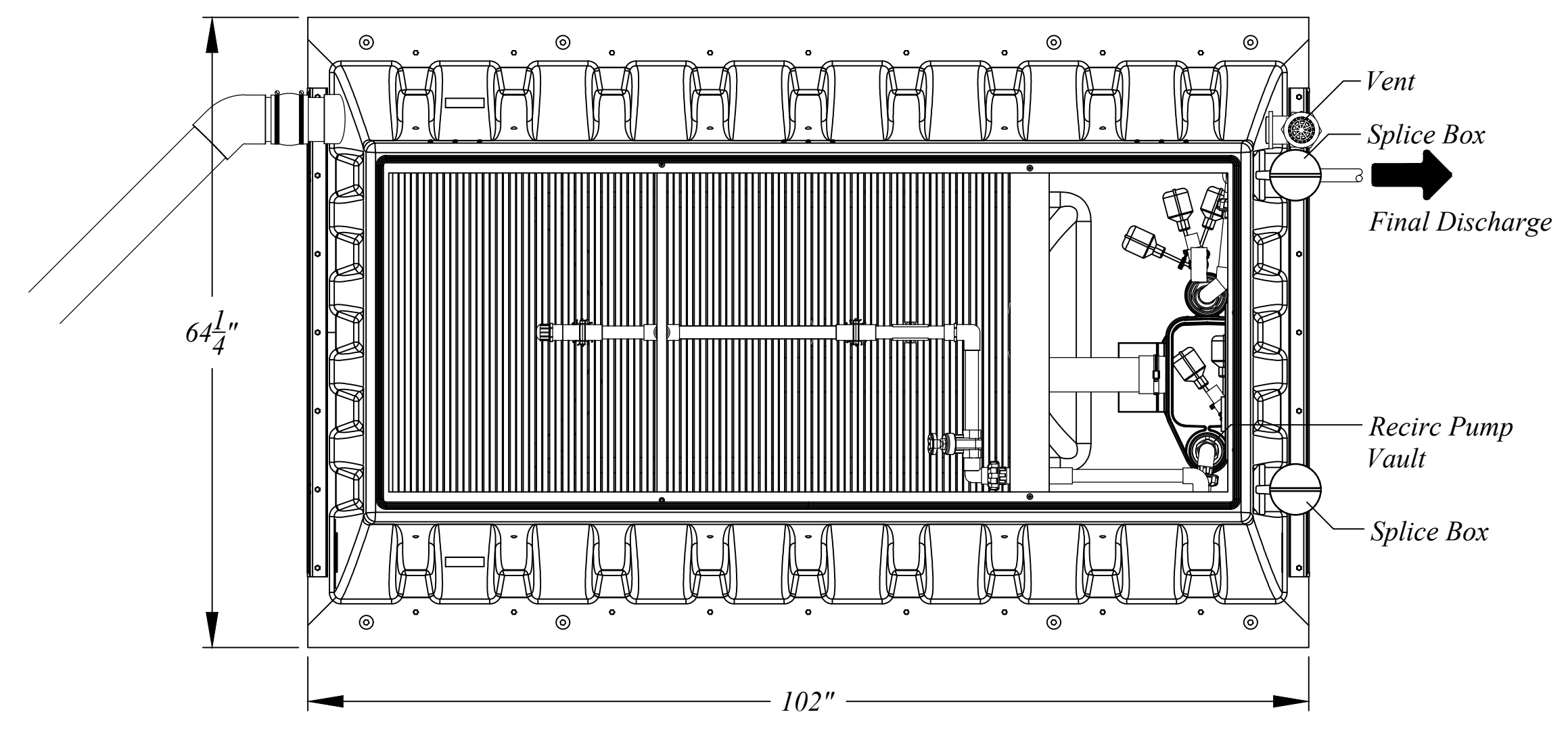
FLEXIBLE COUPLING WITH S.S. CLAMPS (TYP.)

INLET (MATCH EX. OR NEW PLUMBING)

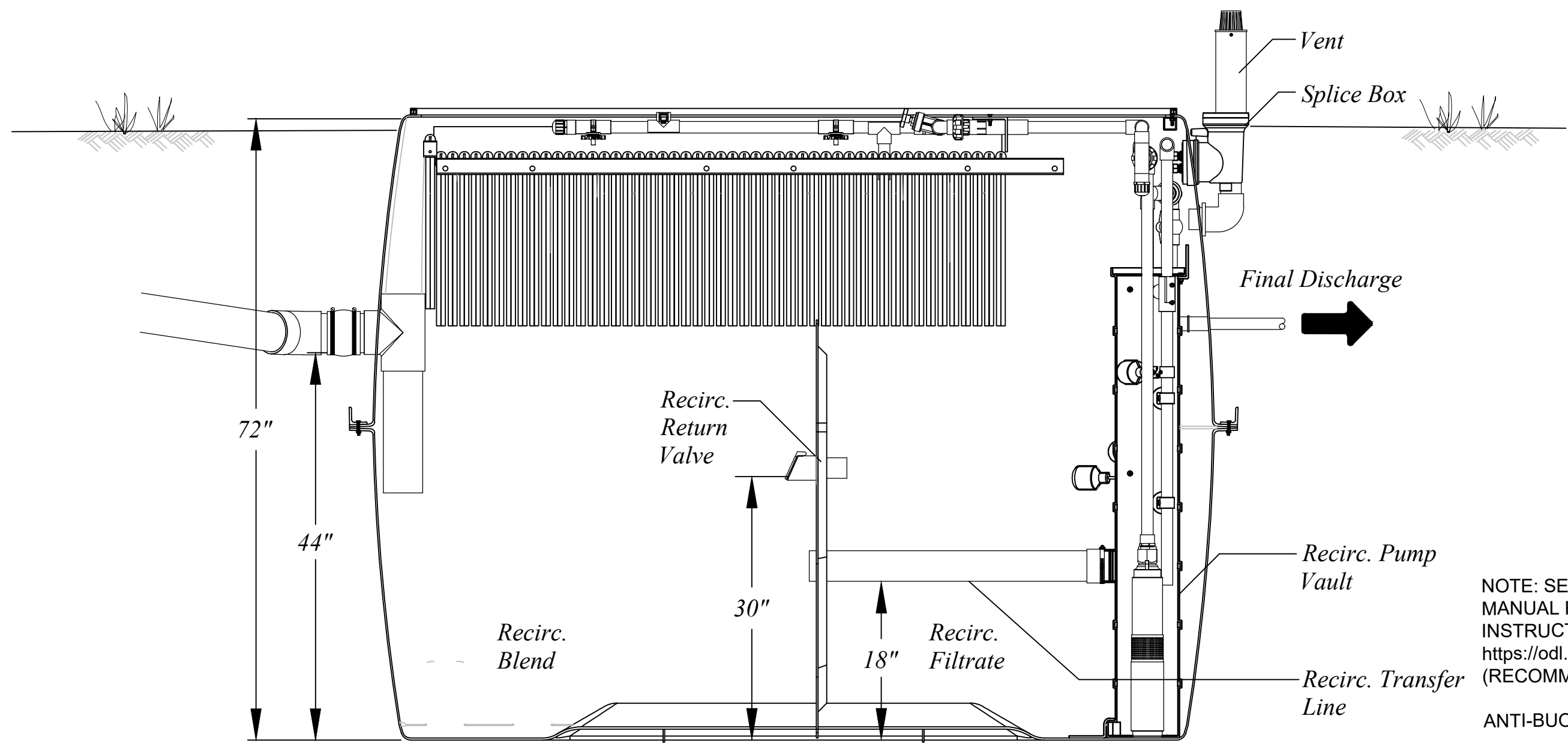
SEAL WITH WATER STOP OR THROUGH PLUG (TYP.)



**1 1,500 GALLON CONCRETE TRAFFIC-RATED SEPTIC TANK**  
NOT TO SCALE



**2 AX-RT MODE 1B - TOP VIEW**  
NOT TO SCALE



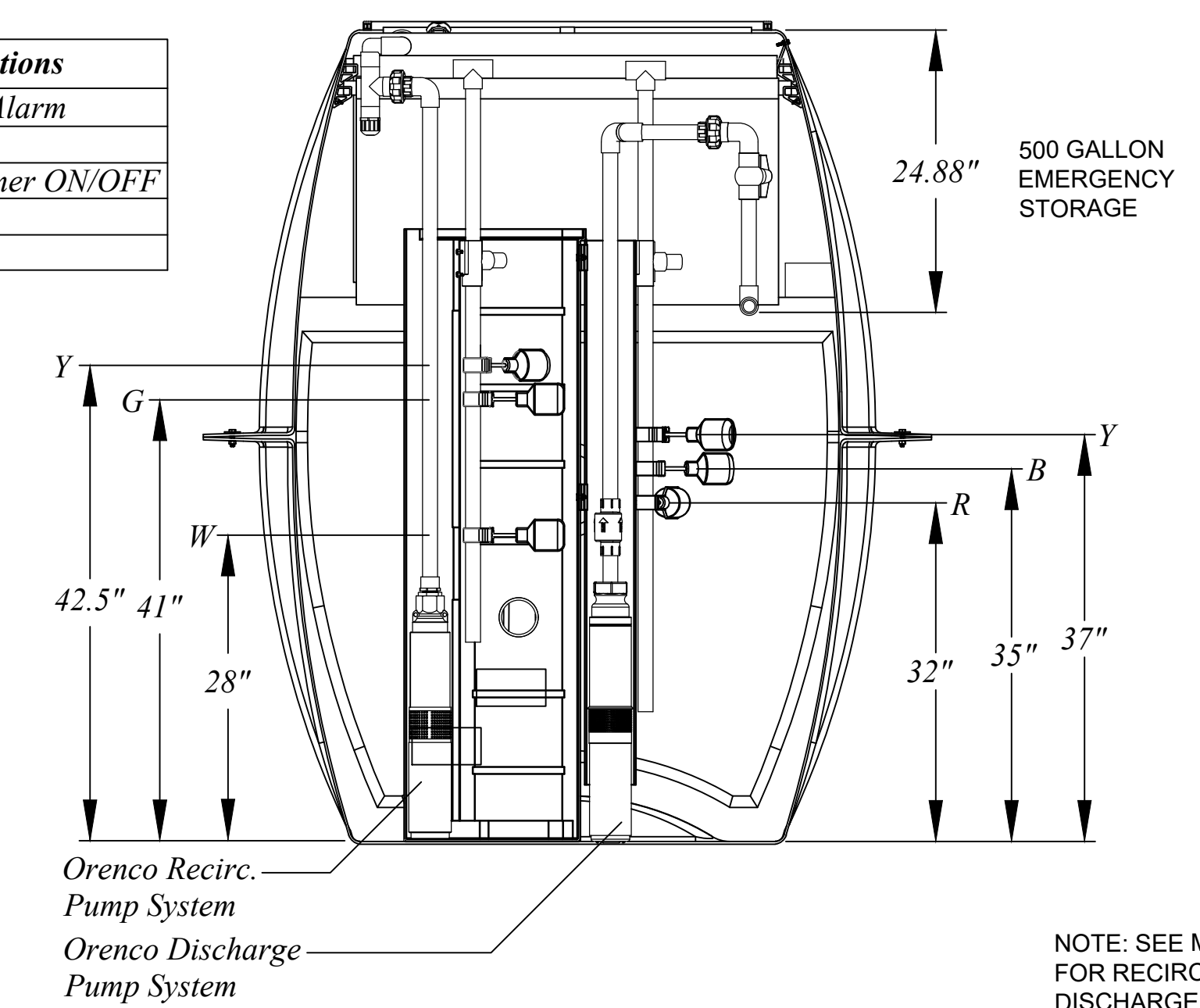
**3 AX-RT MODE 1B - SIDE VIEW**  
NOT TO SCALE

Float Functions	
Y	High Level Alarm
B	Pump On
G	Override Timer ON/OFF
R	Pump Off
W	LLA/RO

NOTE: SEE MANUFACTURER'S INSTALLATION MANUAL FOR COMPLETE BACKFILL INSTRUCTIONS AND ANTI-BUOYANCY DEADMEN <https://odl.orenco.com/documents/NIM-ATX-AXRT-1.pdf> (RECOMMENDED BY MANUFACTURER).

ANTI-BUOYANCY DEADMEN SHALL BE USED.

OVEREXCAVATE AX-RT 18-24" ON ALL SIDES AND PLACE ON 6-IN COMPACTED BASE OF AGGREGATE PEA GRAVEL. BACKFILL WITH 3/4" ROUNDED GRAVEL, CRUSHED STONE OR PEA GRAVEL. DO NOT BACKFILL WITH SAND. COMPACT IN 6-INCH LIFTS.



**4 AX-RT MODE 1B - END VIEW**  
NOT TO SCALE

NOTE: SEE MANUFACTURER'S O&M MANUAL FOR RECIRC TIMER SETTINGS AND DISCHARGE DOSE SETTINGS.

ADJUST FLOATS TO PROVIDE A 30 GALLON DOSE.

GROSSMAN PROPERTY  
LAUREL AVE, STINSON BEACH  
APN: 195-175-30

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questa@questaspec.com  
P.O. Box 70356 1220 Brickyard Cove Road Point Richmond, CA 94807

Sht	Rev	Date	By	Description	App'd

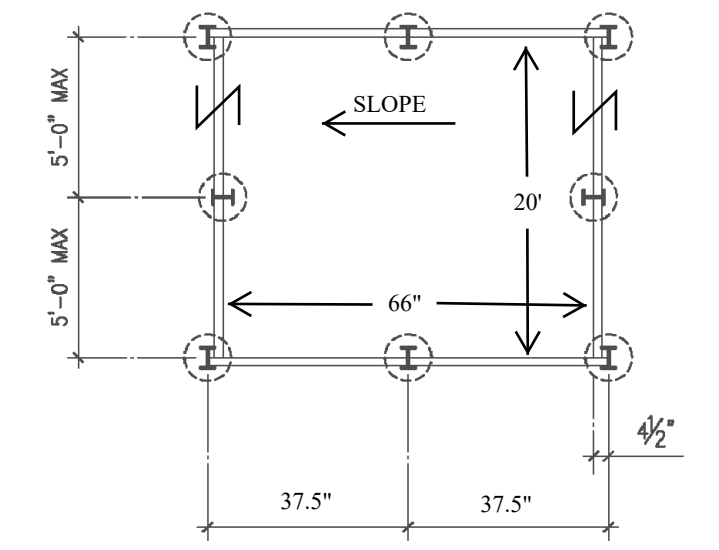
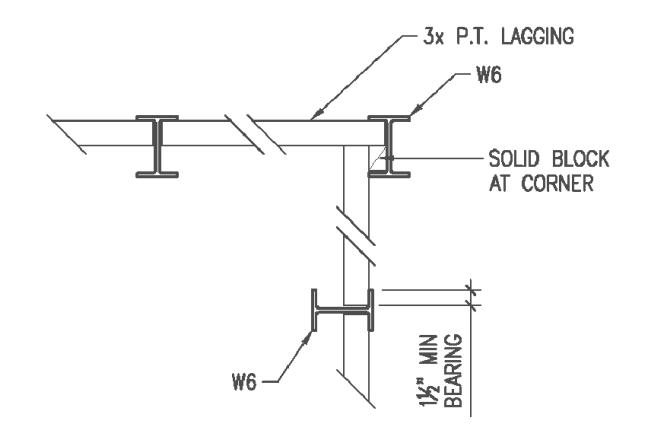
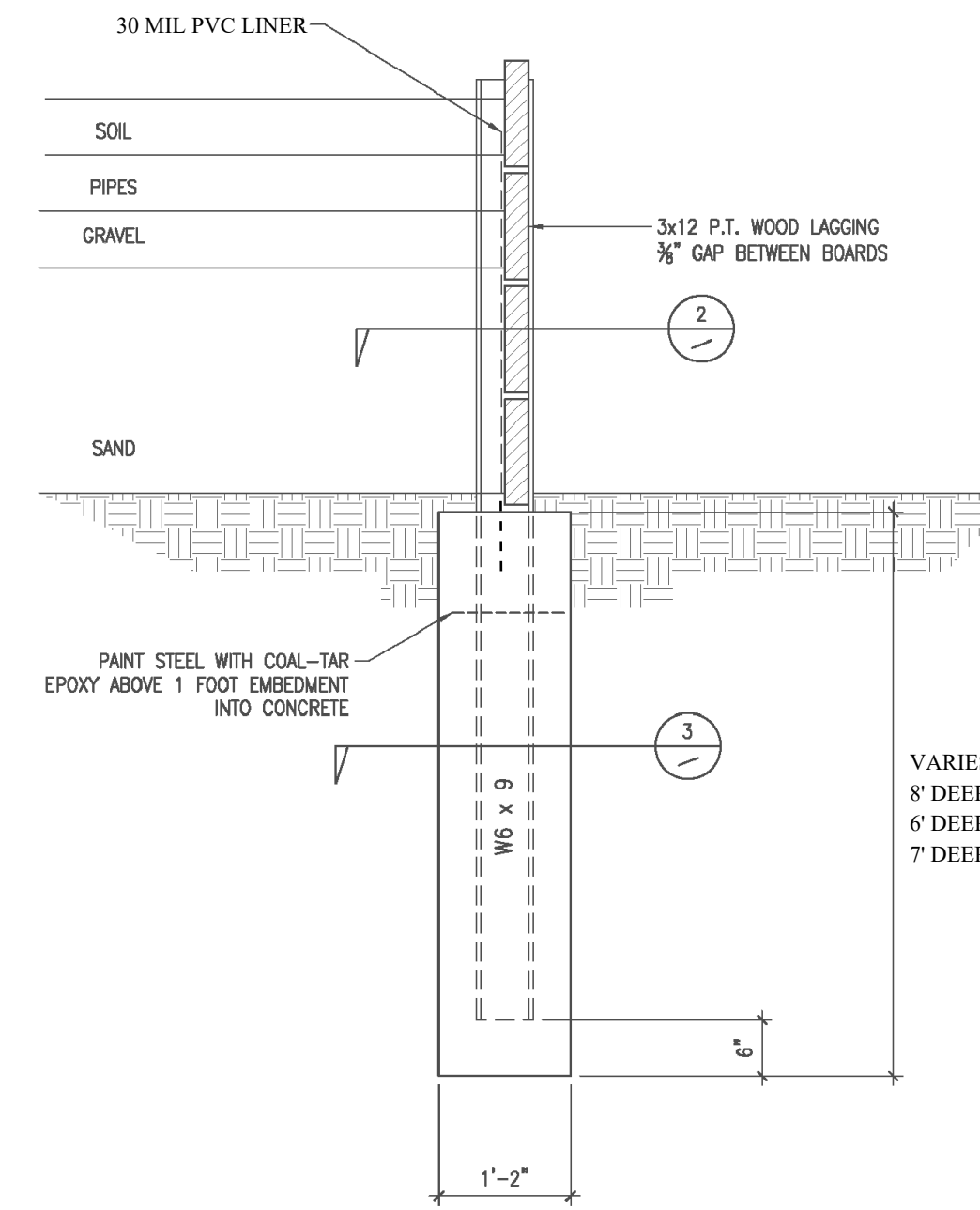
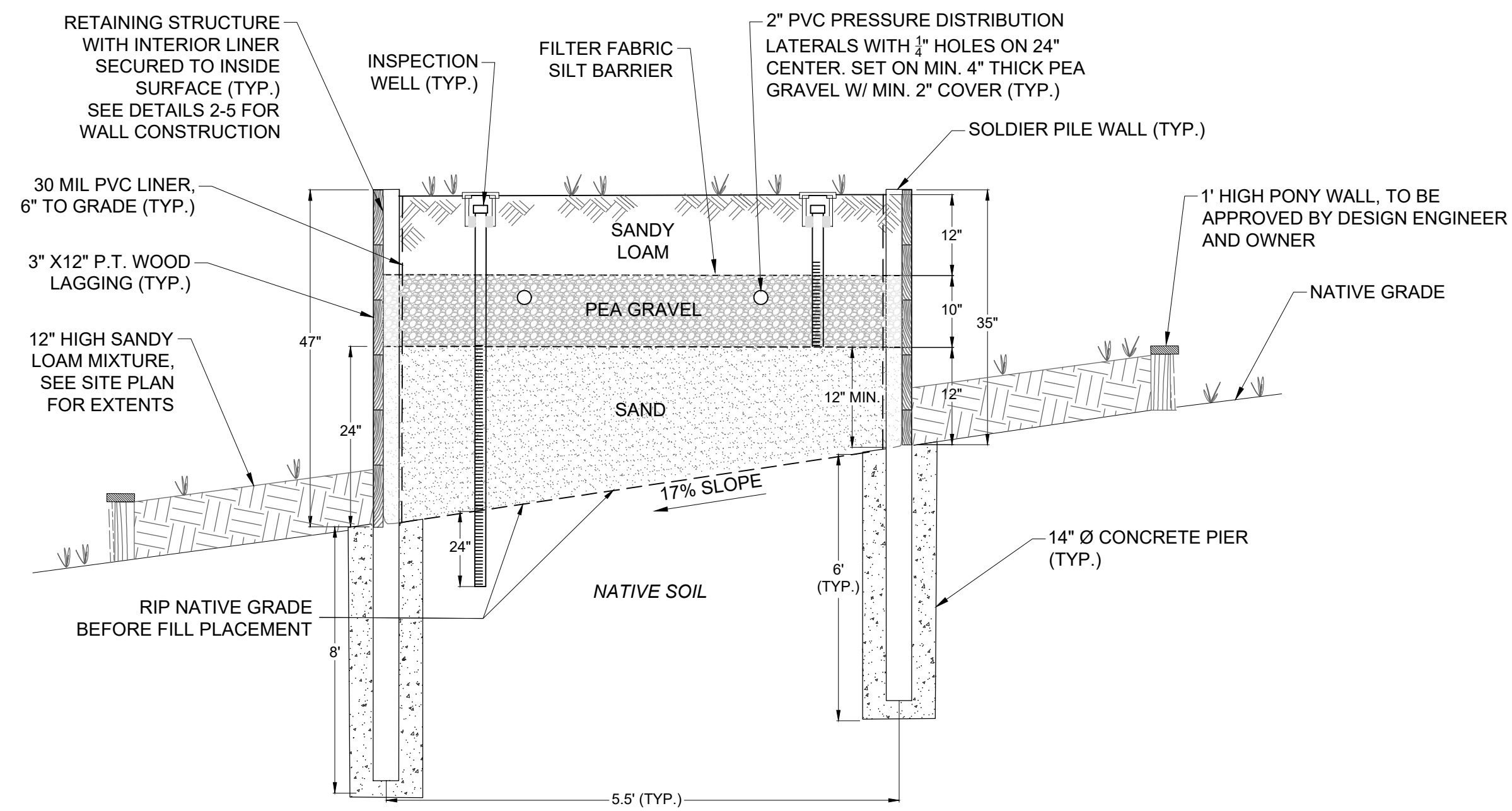
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Drawn: MV  
Checked: PP  
App'd: PP

SEPTIC TANK AND AX-RT UNIT  
CONSTRUCTION DETAILS

Project 1700107  
Scale: AS NOTED  
Date: 7/13/2021  
SHEET: 2 OF 4

LAST SAVED: 7/13/2021 PLOT DATE: 7/13/2021 PLOT STYLE: ----- P:\2017\1700107\_GROSSMAN\DWG\SEPTIC\1700107\_SEPTIC\_1.DWG





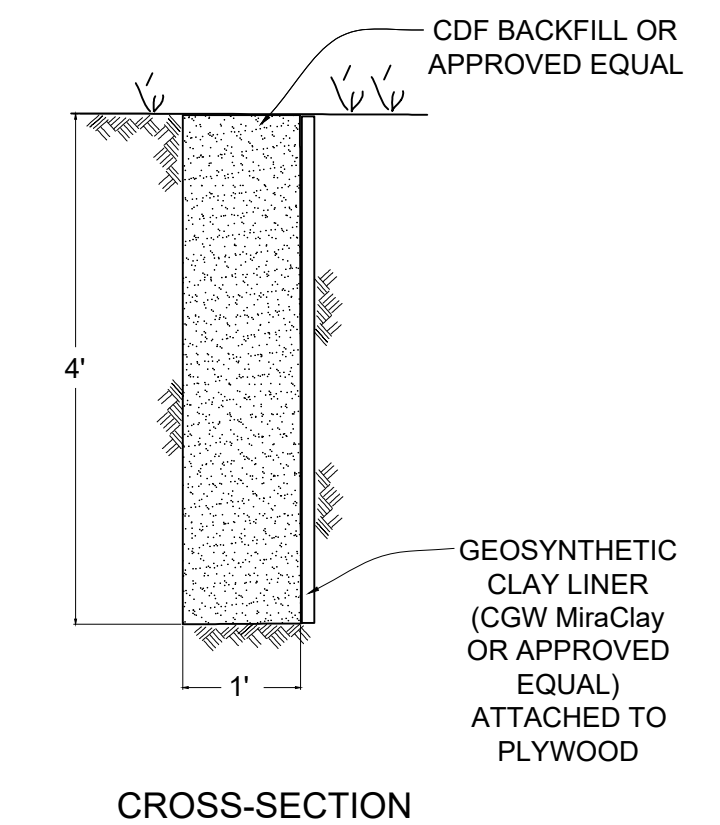
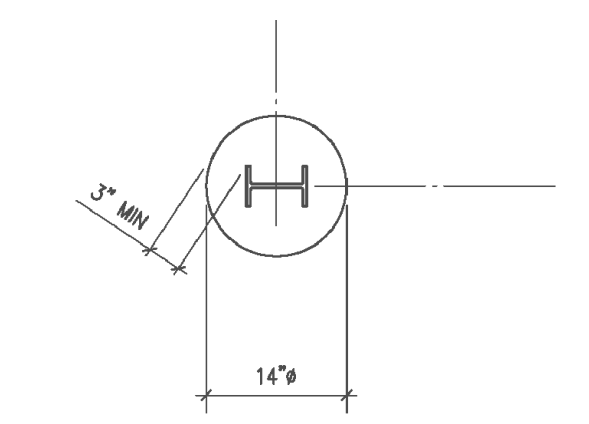
NOTE:  
SEE DETAILS 2-5 FOR WALL  
CONSTRUCTION AND PIER DETAILS.  
SEE DETAIL 11 FOR PIPING DETAIL.

1 RAISED BED LEACHFIELD DETAIL  
NOT TO SCALE

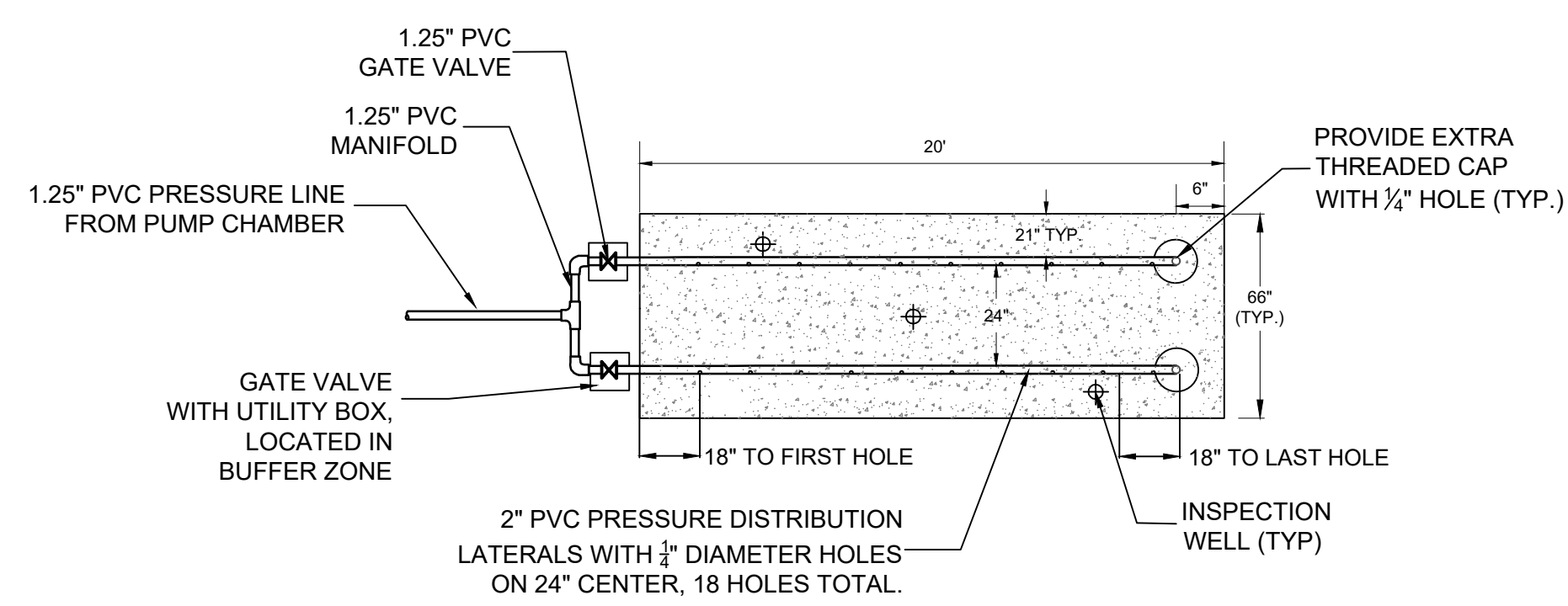
2 WALL DETAIL  
NOT TO SCALE

3 WALL PLAN DETAIL  
NOT TO SCALE

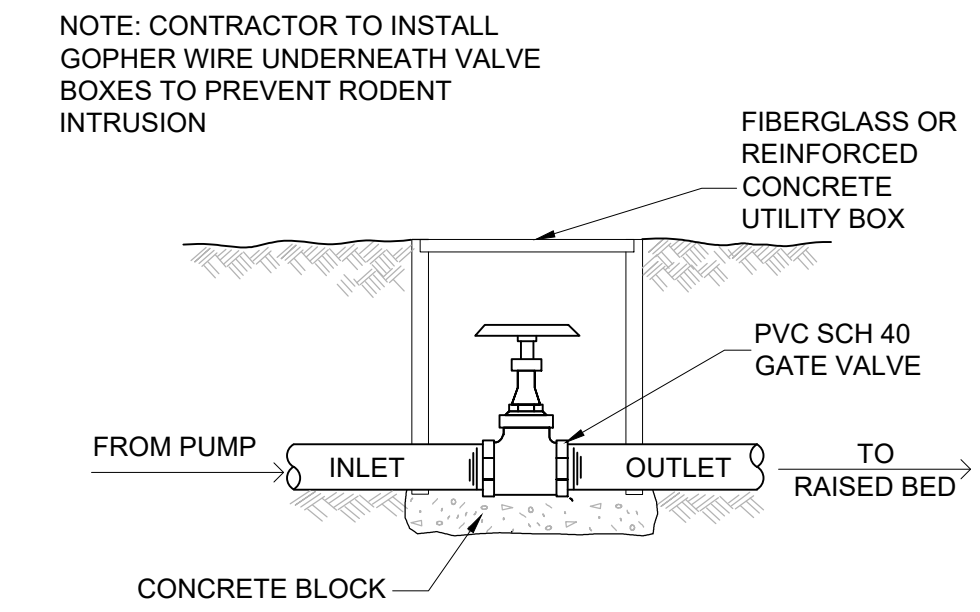
5 TYPICAL WALL PLAN  
NOT TO SCALE



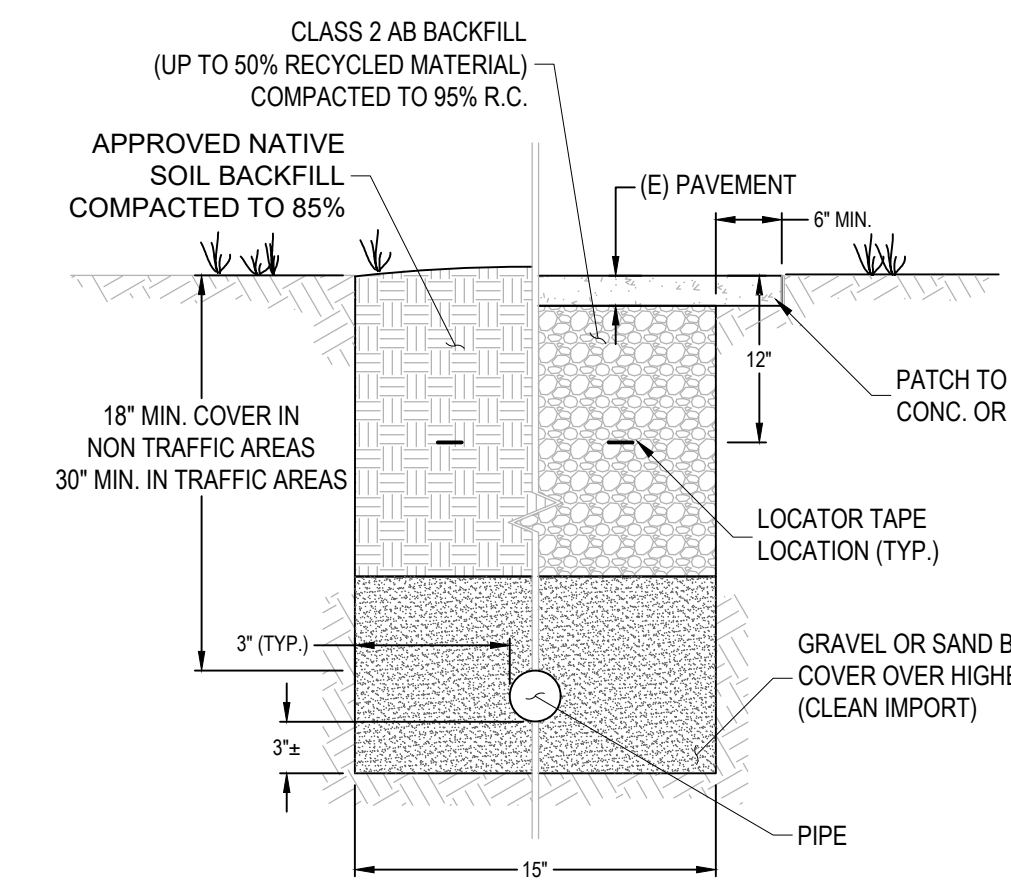
7 BENTONITE BARRIER  
NOT TO SCALE



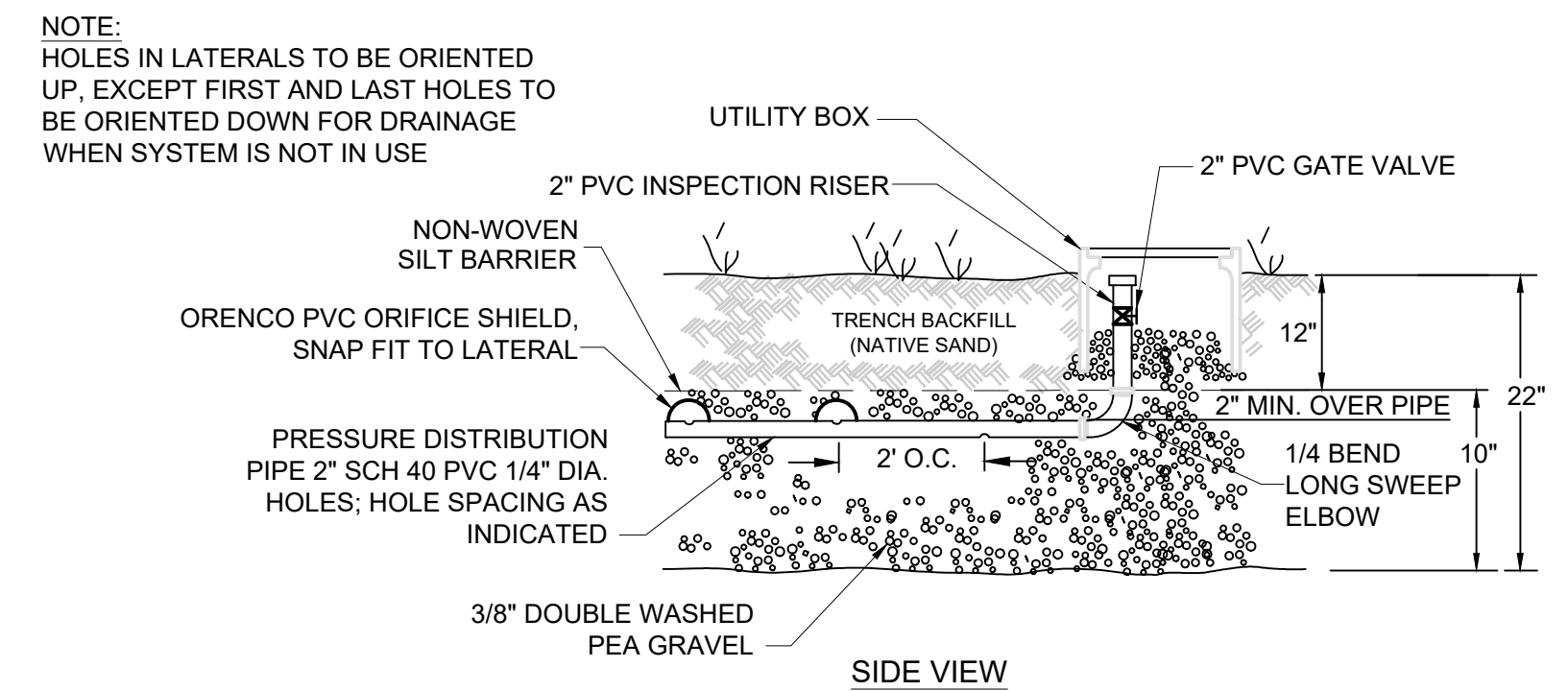
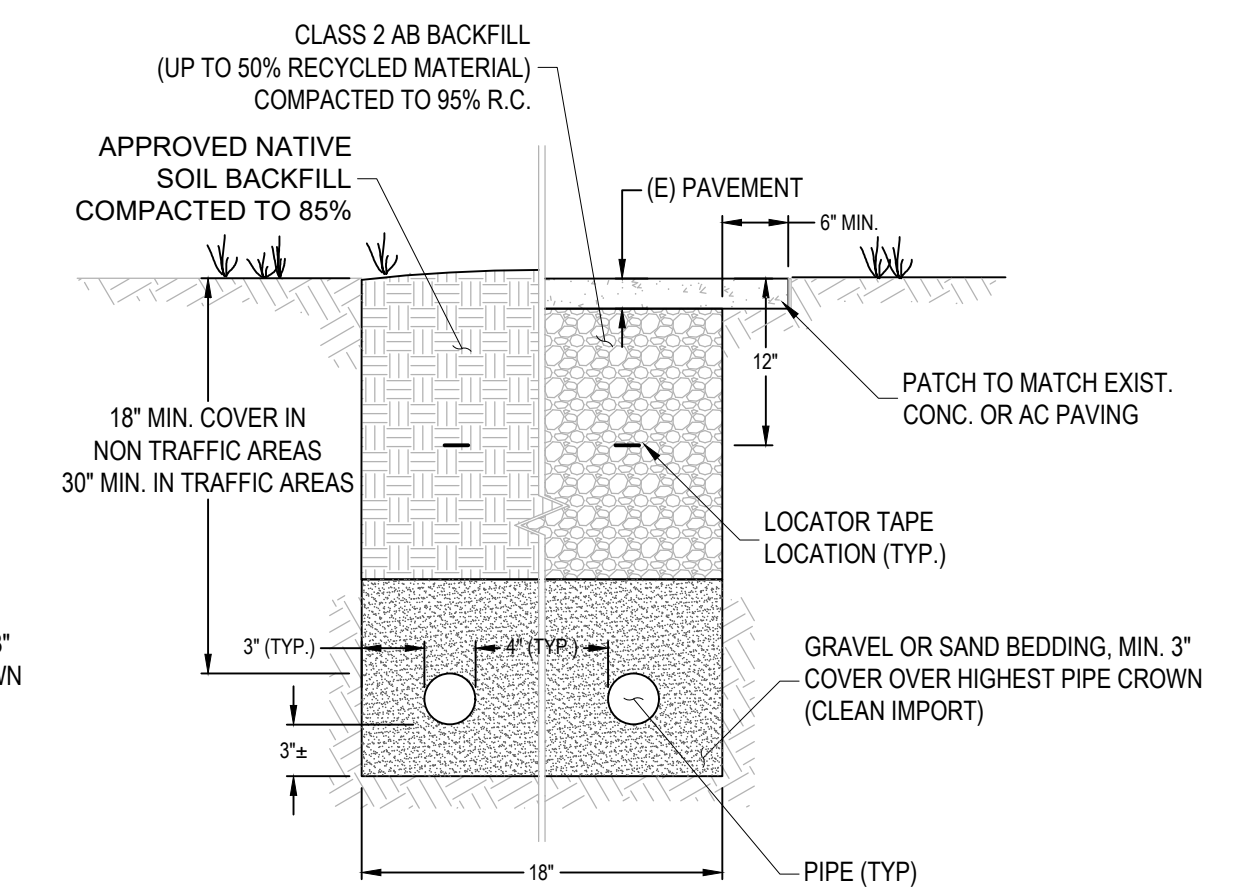
6 DISTRIBUTION BED PIPING DETAIL (TYP.)  
NOT TO SCALE



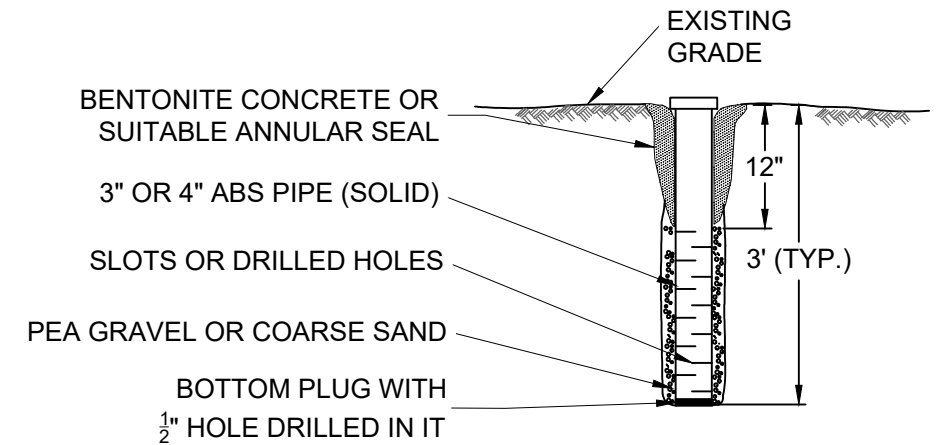
8 GATE VALVE (TYP.)  
NOT TO SCALE



10 PIPELINE TRENCH BACKFILL  
NOT TO SCALE



11 PIPING DETAIL  
NOT TO SCALE



9 MONITORING WELL  
NOT TO SCALE

GROSSMAN PROPERTY  
LAUREL AVENUE  
STINSON BEACH, CA APN: 195-175-30

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Sht	Rev	Date	By	Description	App'd

Design: PP  
Drawn: MV  
Checked: PP  
App'd: PP

WASTEWATER DISPOSAL PLAN  
CONSTRUCTION DETAILS  
STINSON BEACH, MARIN COUNTY

Project 1700107  
Scale: AS NOTED  
Date: 7/13/2021  
FIGURE 3 OF 4

LAST SAVED: 7/13/2021 PLOT DATE: 7/13/2021 PLOT STYLE: QUESTA-GRAYSCALE-255.CTB

**GENERAL**

- PLAN CHANGES.** CHANGES IN PLANS OR SPECIFICATIONS SHALL BE MADE ONLY AFTER CONSULTATION WITH AND APPROVAL OF THE ENGINEER OF RECORD.
- PROPERTY LINES.** PROPERTY OWNER SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF PROPERTY LINES AND CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING REQUIRED SETBACKS FROM PROPERTY LINES.
- CONSTRUCTION INSPECTION.** CONSTRUCTION INSPECTION BY THE DESIGN ENGINEER SHALL BE REQUIRED AT CHECKPOINTS AS OUTLINED IN THE RECOMMENDED CONSTRUCTION INSPECTION SCHEDULE SECTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL FOR REQUIRED INSPECTIONS, AND TO PROVIDE AT LEAST 48 HOURS ADVANCE NOTIFICATION TO THE DESIGN ENGINEER AND STINSON BEACH COUNTY WATER DISTRICT.
- GENERAL CLEANUP AND RESTORATION.** AT ALL TIMES DURING THE WORK, KEEP THE PREMISES CLEAN AND ORDERLY, AND UPON COMPLETION OF THE WORK, REPAIR ALL DAMAGE CAUSED BY EQUIPMENT. STOCKPILE EXCAVATED MATERIAL IN A MANNER THAT WILL CAUSE THE LEAST DAMAGE TO PROPERTY. LEAVE THE PROJECT SITE FREE OF RUBBISH OR EXCESS MATERIALS OF ANY KIND.

**RAISED BED LEACHFIELD MATERIALS**

- GENERAL.** ALL CONSTRUCTION MATERIALS SHALL BE APPROVED BY THE ENGINEER PRIOR TO THEIR PLACEMENT.
- FILTER FABRIC.** FILTER FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL. FILTER FABRIC SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. BORDERS OF FABRIC SHALL BE OVERLAPPED 12 TO 18 INCHES. ANY TORN OR DAMAGED SECTIONS OF FABRIC SHALL BE COVERED WITH ADDITIONAL PIECES OF FILTER FABRIC SUFFICIENT TO MEET THE ABOVE OVERLAPPING REQUIREMENT.
- DISTRIBUTION PIPING.** ALL PIPING FOR THE PRESSURE SUPPLY AND DISTRIBUTION PIPING NETWORK SHALL BE SCHEDULE 40 PVC AND HAVE A MINIMUM PRESSURE RATING OF 150 PSI UNLESS OTHERWISE SPECIFIED. ALL JOINTS SHALL BE SOLVENT-CEMENT SOCKET TYPE CONFORMING TO ASTM D-2672.
- DRAIN ROCK.** SHALL BE 3/8-INCH PEA GRAVEL, OR APPROVED EQUIVALENT, CLEAN, DOUBLE-WASHED AND SUBSTANTIALLY FREE OF FINES. CRUSHED PEA GRAVEL FROM A QUARRY IS NOT ACCEPTABLE.
- SAND FILL.** SAND FILL SHALL BE MEDIUM TO COARSE TEXTURED NATURAL SAND. SAND MANUFACTURED FROM QUARRY ROCK IS NO ACCEPTABLE. SAND FILL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:

SIEVE SIZE	PERCENT PASSING
#4	100
#8	70 - 90
#16	40 - 60
#30	35
#50	2 - 5
#60	0

D10 > 0.4mm; D60 = 1.4mm; UC = 3.0 - 4.0

- SAND FILTER WALL MATERIALS.** THE SAND FILTER BOX IS TO BE CONSTRUCTED OF PRESSURE TREATED LUMBER, AND W6X9 STEEL BEAMS.

**MATERIALS**

- SEPTIC TANK.** CONTRACTOR SHALL USE NEW 1,500 GALLON TRAFFIC-RATED CONCRETE SEPTIC TANK, AS MANUFACTURED BY SELVAGE CONCRETE PRODUCTS, SANTA ROSA, CA, (707) 542-2762, OR APPROVED EQUAL.
- AX20-RT MODE 1B.** CONTRACTOR SHALL USE NEW, AX20-RT MODE 1B, ADVANTEX TREATMENT SYSTEM AS MANUFACTURED BY ORENCO SYSTEMS, INC., 814 AIRWAY AVENUE, SUTHERLIN, OREGON 94749, (800) 348-9843. STANDARD PACKAGE WILL INCLUDE TANK ACCESS EQUIPMENT AND TREATMENT SYSTEM EQUIPMENT, INCLUDING (1) RECIRCULATION PUMP FOR TREATMENT AND (1) DOSING PUMP TO THE DISPOSAL AREA.
- PUMPS.** FOR RECIRCULATION PUMP, USE ORENCO HIGH HEAD SUBMERSIBLE EFFLUENT PUMP PROVIDED BY ORENCO AS PART OF ADVANTEX SYSTEM. DOSING PUMP FOR THE RAISED BED LEACHFIELD SHALL BE ORENCO MODEL #PF2005, OR APPROVED EQUAL, 115 VOLT; 1/2 HP OR EQUAL; CAPABLE OF DELIVERING 18.7 GPM @ 15.9 FT TDH.
- ACCESS RISERS.** THE SEPTIC TANK RISERS SHALL BE CONCRETE TRAFFIC-RATED, WATER-TIGHT RISERS TO GRADE OVER THE INLET AND OUTLET ENDS OF THE TANK. LIDS SHALL BE TRAFFIC-RATED STEEL MANHOLE LIDS. THE RISER MUST BE WATERTIGHT AT ALL POINTS AND HAVE A WATERTIGHT SEAL AT THE TOP OF THE TANK.
- CONTROL PANEL.** USE ORENCO VCOM TELEMETRY PANEL PROVIDED WITH THE AX-20 RT MODE 1B. REQUIRED FEATURES OF THESE CONTROL PANELS ARE AS FOLLOWS: CIRCUIT-LIMITING CIRCUIT BREAKER, TOGGLE SWITCHES, AUDIBLE/VISUAL ALARM, ALARM CIRCUIT, ELAPSED TIME METER, EVENT COUNTER, SURGE ARRESTOR, AND HEATER.

**CONSTRUCTION**

- INSTALLATION.** ALL INSTALLATION WORK SHALL BE IN ACCORDANCE WITH APPLICABLE STINSON BEACH COUNTY WATER DISTRICT REQUIREMENTS.
- SEPTIC TANK/PUMP CHAMBER LEAK TEST.** THE SEPTIC TANK AND AX20-RT MODE 1B PUMP CHAMBER SHALL BE DEMONSTRATED TO BE WATERTIGHT. FIELD TESTING OF TANKS SHALL BE REQUIRED AND CONDUCTED AS FOLLOWS:  
DESIGN ENGINEER TO VISUALLY INSPECT TANK PRIOR TO CONDUCTING LEAK TEST. FILL SEPTIC TANK SO WATER LEVEL IS 2 INCHES + ABOVE TANK/ACCESS RISER JOINTS. AX-20 RT TANK TO BE FILLED TO 1" BELOW FILTER FABRIC. NOTE DEPTH OF WATER AND RE-MEASURE NOT LESS THAN 1 HOUR LATER. A WATER LEVEL DROP WILL BE CONSIDERED TO BE AN INDICATOR OF A LEAKING TANK; AND TANK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER.  
NOTE: IF POSSIBLE THE SEPTIC TANK AND PUMP CHAMBER EXCAVATIONS SHOULD NOT BE BACKFILLED BEYOND THE MIDDLE JOINT OF THE TANK OR LID JOINT UNTIL THE LEAK TEST IS COMPLETED.
- LOCATION OF SEPTIC TANK AND PUMP CHAMBER.** LOCATION FOR THE SEPTIC TANK AND AX20-RT MODE 1B PUMP CHAMBER ARE APPROXIMATE. SUBJECT TO ADJUSTMENT IN THE FIELD BY THE CONTRACTOR ACCORDING TO BUILDING CONSTRAINTS AND NOTED SETBACK REQUIREMENTS.
- PUMP CONTROLS.** RAISED BED LEACHFIELD DOSING VOLUME SHALL BE SET AT 30 GALLONS PER DOSE; RESERVE CAPACITY IN THE PUMP CHAMBER SHALL BE MAXIMIZED. FINAL SETTING OF FLOAT SWITCHES SHALL BE DETERMINED IN THE FIELD.
- ELECTRICAL.**
  - CONTROL PANEL SHALL BE LOCATED WITHIN EYESIGHT & 20 FEET OF THE PUMP CHAMBER.
  - ALL ELECTRICAL WORK SHALL CONFORM TO PROCEDURES AND CODES OF MARIN COUNTY BUILDING DEPARTMENT.
- PRESSURE PIPE NETWORK.**
  - ALL PRESSURE PIPE SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL.
  - ALL JOINTS SHALL BE GLUED WITH SOLVENT CEMENT.
  - HYDRAULIC TESTING SHALL BE CONDUCTED IN THE PRESENCE OF THE DESIGN ENGINEER TO DETERMINE ANY LEAKS IN THE SYSTEM AND PUMP OPERATION.
  - A CONCRETE THRUST BLOCK SHALL BE INSTALLED AT ALL PIPE BENDS OF 45° OR GREATER IN THE 1.25-INCH PRESSURE LINES FROM THE PUMP TO THE DISPOSAL FIELD.
- EROSION PROTECTION.** EROSION CONTROL MEASURES SUCH AS JUTE NETTING, STRAW WATTLES, AND SILT FENCING ARE REQUIRED TO BE IMPLEMENTED IN ALL DISTURBED AREAS IF SUITABLE VEGETATION CANNOT BE ESTABLISHED BEFORE THE RAINY SEASON. INSTALLATION SHALL BE TO MANUFACTURER'S SPECIFICATIONS.
- DOMESTIC WATER LINE CROSSING.** ANY WASTEWATER LINE CROSSING A DOMESTIC WATER LINE SHALL PASS 1 FOOT UNDER THE DOMESTIC WATER LINE AND THE WASTEWATER LINE SHALL BE DOUBLE SLEEVED WITHIN 10 FEET OF THE WATER LINE.
- EXISTING UTILITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- RAISED BED LEACHFIELD CONSTRUCTION.** RAISED BED LEACHFIELD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES AND SEQUENCE OF ACTIVITIES, OR AS MODIFIED BY THE DESIGN ENGINEER:

**SITE PREPARATION**

STEP 1: ROPE OFF THE SITE OF THE SAND FILTER BED AREA INCLUDING THE AREA EXTENDING FIVE FEET BEYOND THE BED ON THE SIDES AND 25 FEET DOWNSLOPE, TO PREVENT DAMAGE TO THE AREA DURING OTHER CONSTRUCTION ACTIVITY ON THE LOT. VEHICULAR TRAFFIC OVER THE AREA SHALL BE PROHIBITED TO AVOID SOIL COMPACTION.

STEP 2: STAKE OUT THE SAND FILTER BED AND PERIMETER BED IN THE PROPER DIMENSIONS AND ORIENTATION.

STEP 3: RIPPING FURROWS ON CONTOUR WITH A LOW PRESSURE TRACK MACHINE WITHIN THE LENGTH OF THE RAISED SAND BED AND PERIMETER BED ZONE. RIPPING SHOULD BE DONE WHEN THE SOIL IS DRY. THE DESIGN ENGINEER SHALL BE CONSULTED TO DETERMINE IF PROPER SOIL MOISTURE CONDITIONS EXIST. FURROWS SHOULD BE A MAXIMUM OF 12 INCHES APART.

**FILL PLACEMENT AND PIER CONSTRUCTION**

STEP 4: USING A LOW PRESSURE TRACK MACHINE, PLACE 12-INCH DEPTH OF SAND IN INTERIOR BED AREA AND PLACE 12 INCHES OF SANDY LOAM SOIL OVER PERIMETER BEDS PRIOR TO CONTINUING.

STEP 5: WITH SAND AND SANDY LOAM IN PLACE TO PROTECT THE NATIVE SOIL, PROCEED TO DRILL PIER HOLES; USE PLYWOOD OVER THE SAND FOR ADDITIONAL PROTECTION OF UNDERLYING NATIVE SOILS IN SAND AND PERIMETER BED AREAS.

STEP 6: BUILD WALLS OF SAND FILTER PER PLAN AND DETAILS.

STEP 7: CONTINUE ADDING SAND, PEA GRAVEL, PIPING, AND TOPSOIL FILL MATERIALS IN THE RAISED BED INTERIOR. DO NOT DRIVE ON OR COMPACT AREA DOWN SLOPE OF RAISED BED WHILE FILLING AND CONSTRUCTING BOX.

**CONSTRUCTION INSPECTION SCHEDULE**

IN ACCORDANCE WITH REQUIREMENTS OF THE STINSON BEACH COUNTY WATER DISTRICT, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL BE INSPECTED BY THE DESIGN ENGINEER:

**INSPECTION # 1**

- ON-SITE PRE-CONSTRUCTION CONFERENCE TO DISCUSS PROJECT WITH CONTRACTOR.
- STAKING OF SEPTIC TANK
- STAKING OF AX20-RT MODE 1B PUMP CHAMBER.
- STAKING AND LAYOUT OF DISPOSAL AREA AND PIPING ROUTES.
- VERIFY QUALITY OF SAND, PEA GRAVEL, LOAM FILL, AND OTHER MATERIALS.
- EXISTING UTILITIES LOCATIONS.

**INSPECTION # 2**

- SEPTIC TANK/PUMP CHAMBER INSTALLATION AND LEAK TEST.
- INSTALLATION OF PIPELINES.
- RIPPING OF SOILS IN BEDS, AND PLACEMENT OF 12 INCHES OF SAND AND SOIL.

**INSPECTION # 3**

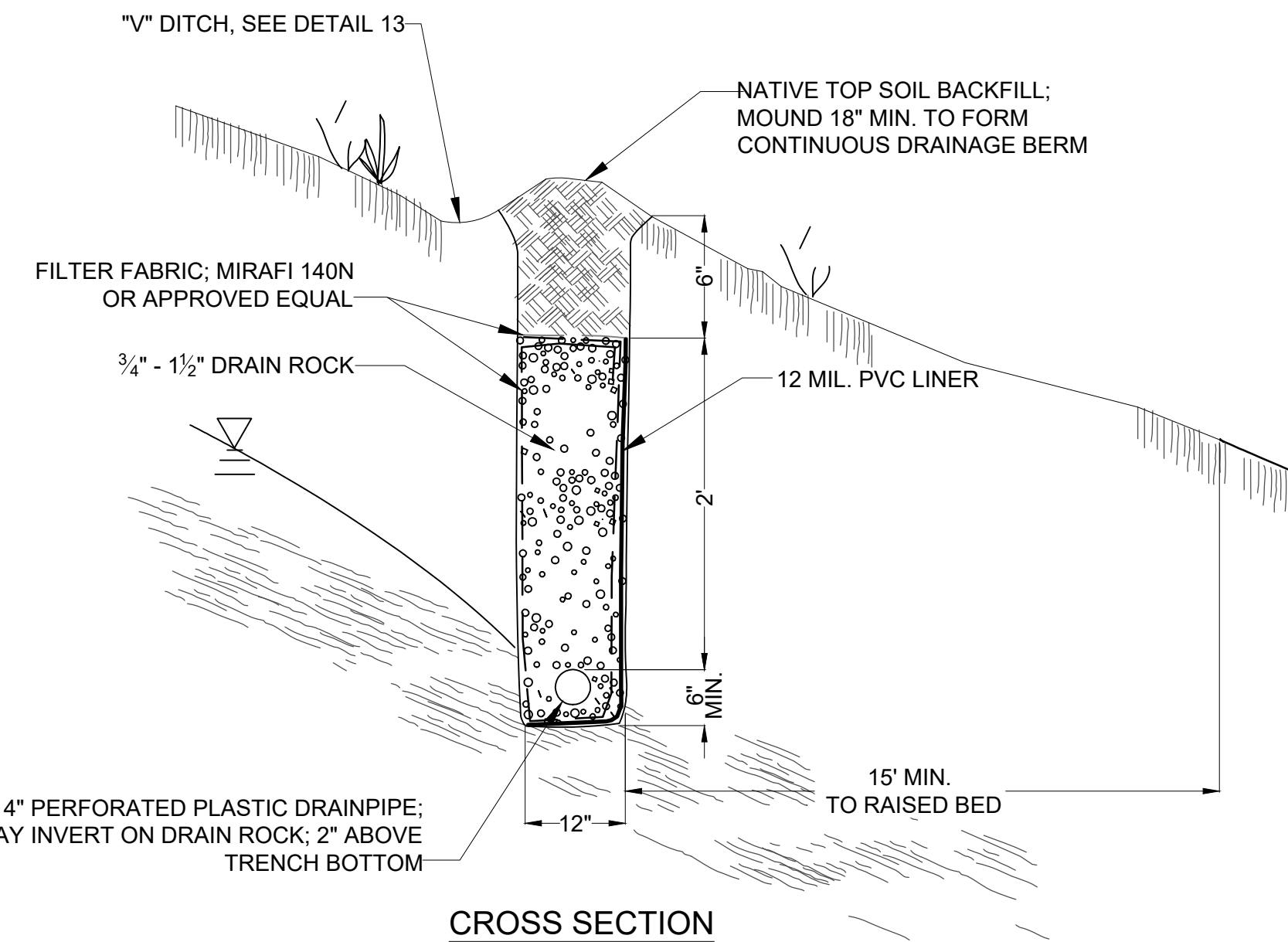
- PIER CONSTRUCTION AND RAISED BOX CONSTRUCTION.

**INSPECTION # 4**

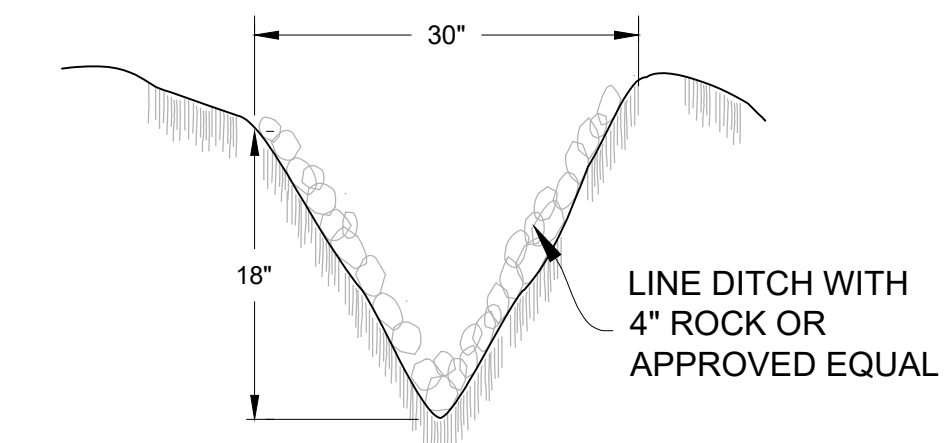
- PLACEMENT OF SAND IN RAISED BED.
- PLACEMENT OF PEA GRAVEL, DISTRIBUTION PIPING, VALVES, ETC.
- TESTING OF PUMP AND DISTRIBUTION SYSTEM.
- FINAL FASTENING OF PIPE CONNECTIONS.

**INSPECTION # 5**

- FINAL BACKFILL OF RAISED BED LEACHFIELD.
- FINAL FLOAT SETTINGS.
- FINAL GRADING FOR DRAINAGE AND EROSION CONTROL.
- GENERAL SITE CLEAN-UP.



**12 INTERCEPT DRAIN**  
NOT TO SCALE



**13 "V" DIVERSION DITCH**  
NOT TO SCALE

**GROSSMAN PROPERTY**

LAUREL AVENUE  
STINSON BEACH, CA APN: 195-175-30



Sht	Rev	Date	By	Description	App'd

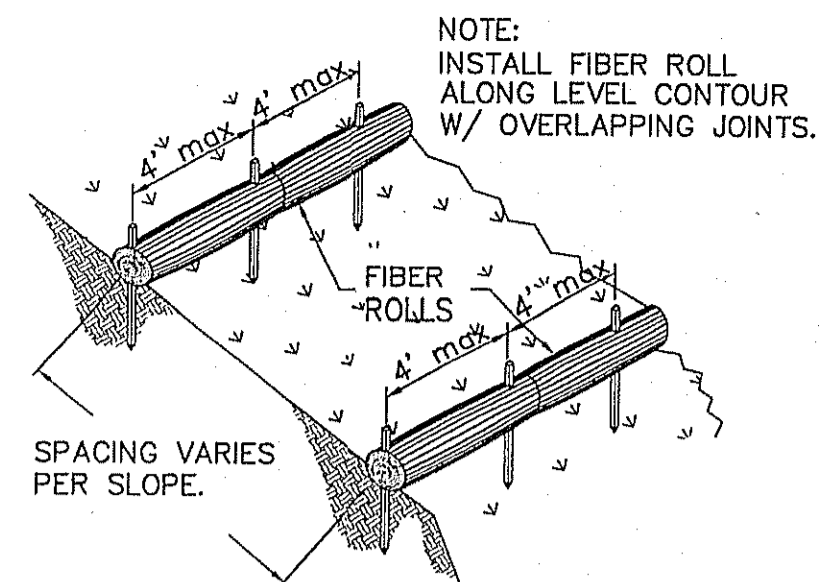
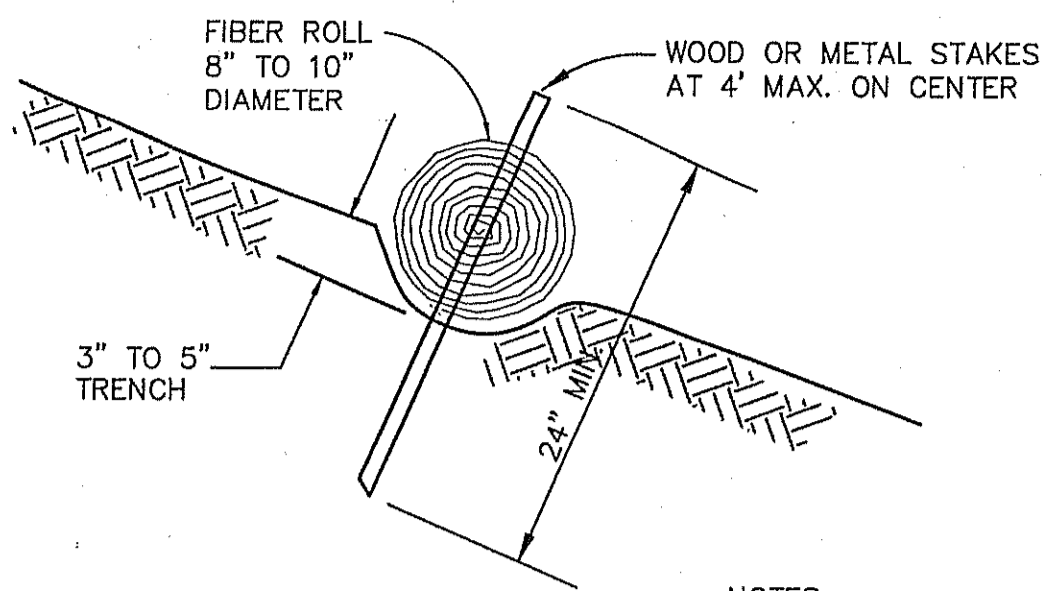
Design:	PP
Drawn:	DD
Checked:	PP
App'd:	PP

**WASTEWATER DISPOSAL PLAN  
DETAILS AND NOTES**

STINSON BEACH, MARIN COUNTY

Size	Project
D	1700107
Scale:	AS NOTED
Date:	7/13/2021
FIGURE:	4 OF 4

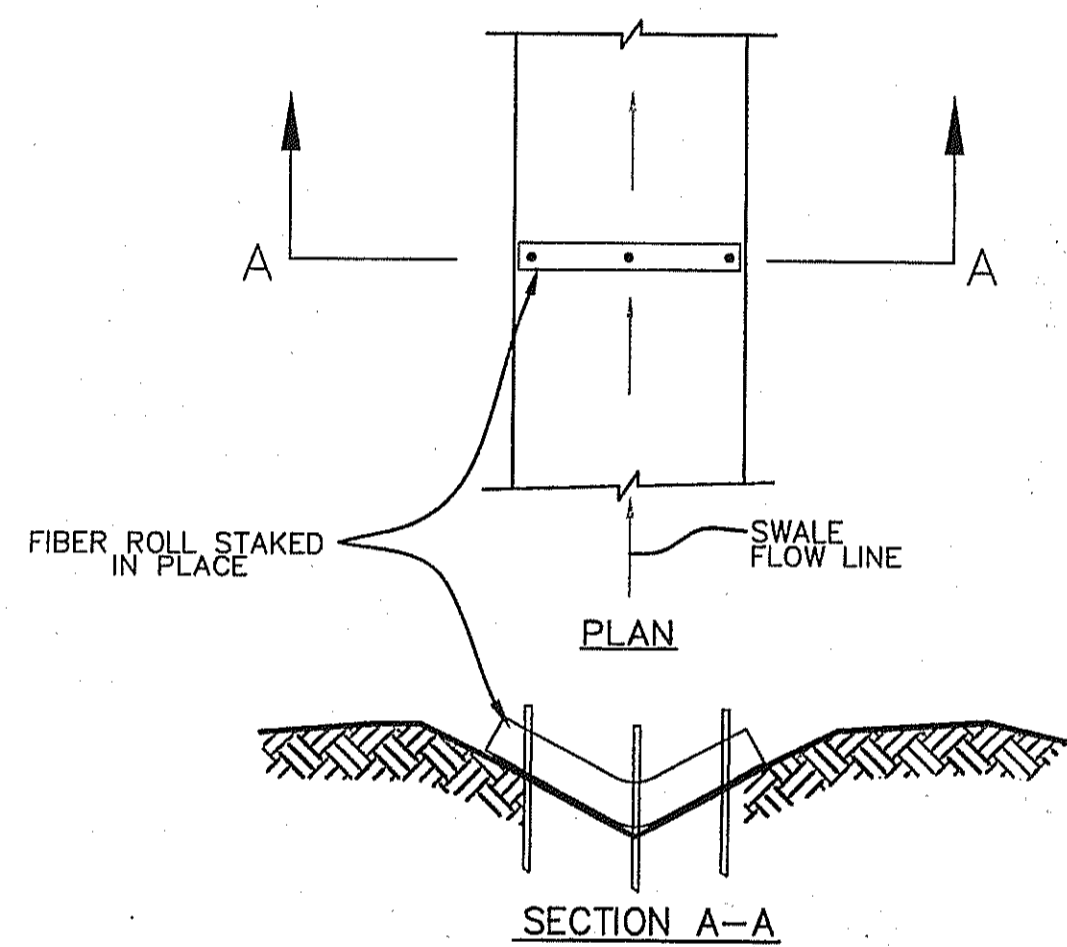
P:\2017\1700107\_GROSSMAN\CAD\DWG\1700107\_NOTES\_DWG.DWG LAST SAVED: 7/13/2021 11:13:21 AM PLOT DATE: 7/13/2021 PLOT STYLE: QUESTA-GRAYSCALE-255.CTB BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE - ADJUST ACCORDINGLY



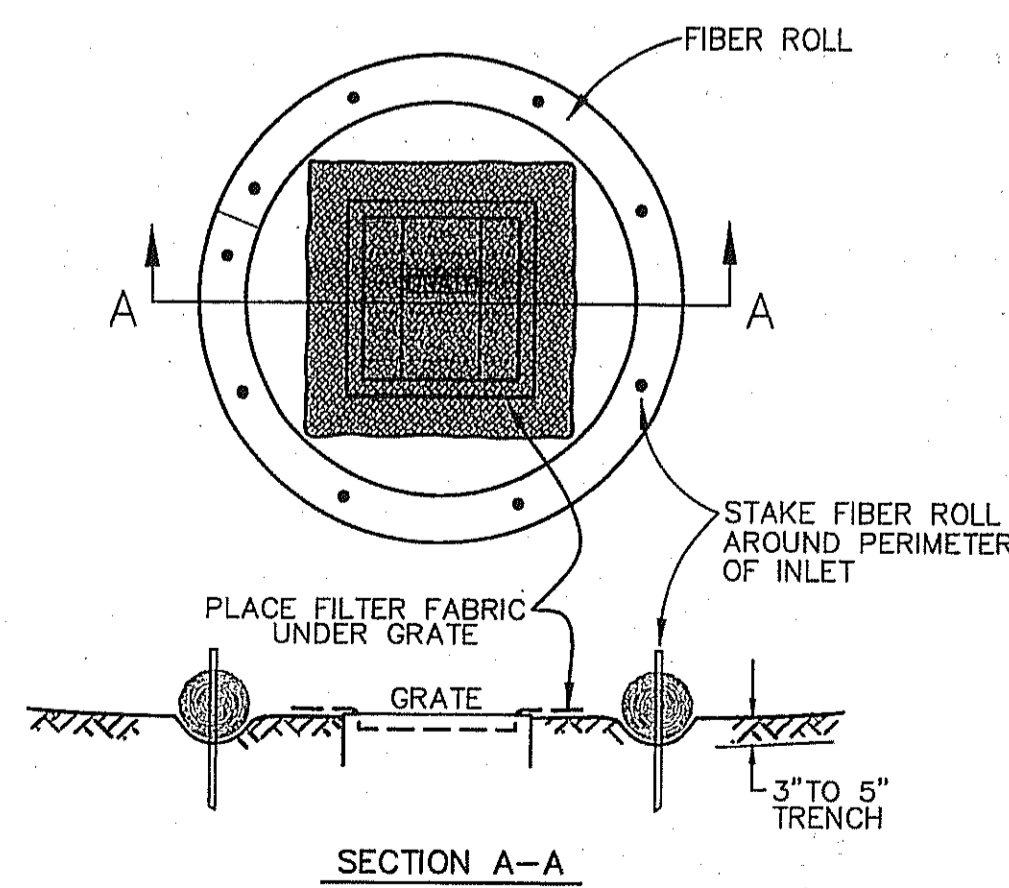
**NOTES:**

1. FIBER ROLLS SHALL BE INSTALLED AT TOE OF SLOPE AND AT 5' VERTICAL INCREMENTS UP SLOPE FROM TOE.
2. FIBER ROLL MUST BE PLACED ALONG SLOPE CONTOURS (LEVEL).
3. PLACE ADJACENT ROLLS TIGHTLY TOGETHER OVERLAPPING.

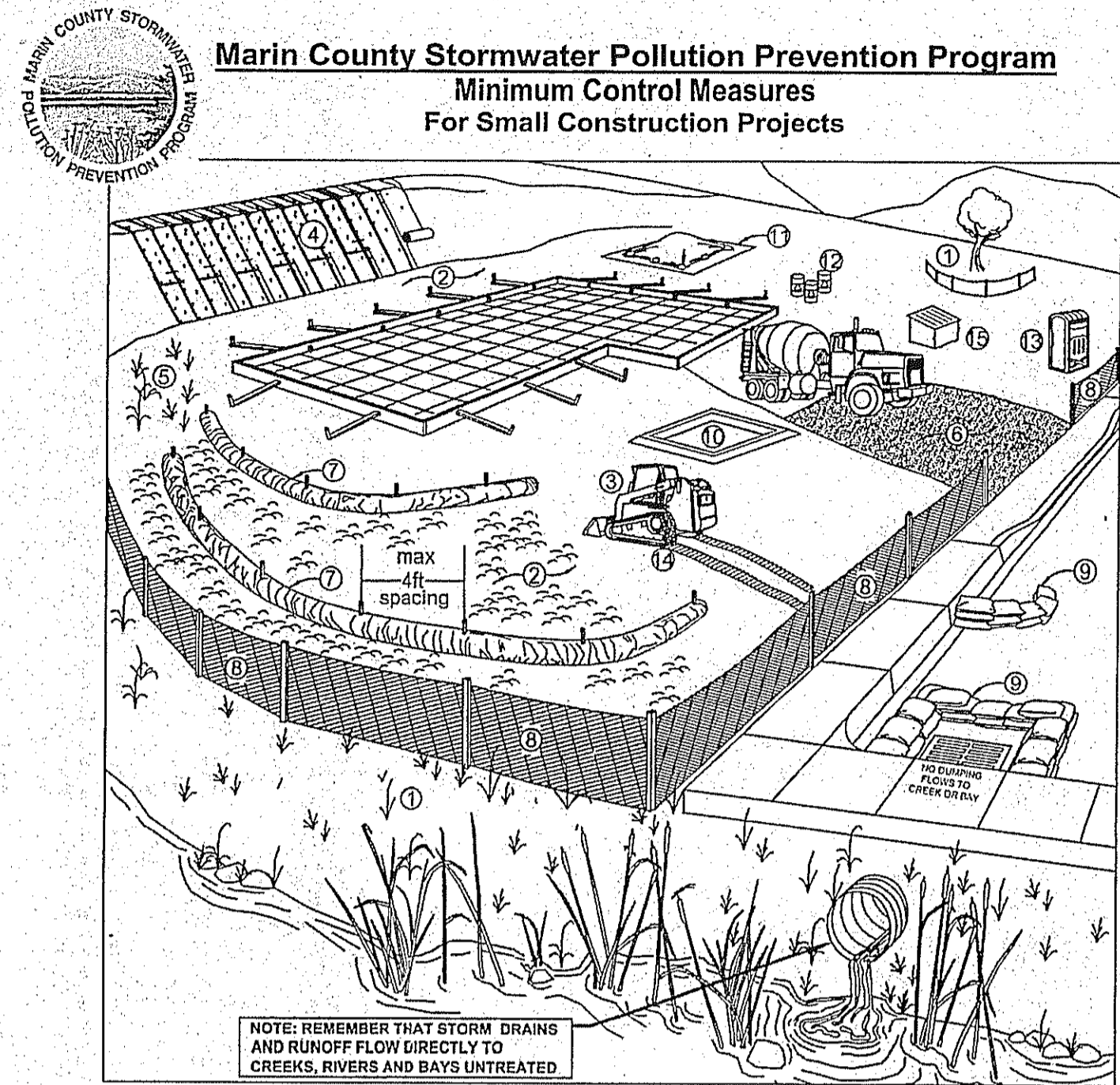
**FIBER ROLL INSTALLATION** (1) FR  
NO SCALE



**DITCH FILTER** (2)  
NO SCALE



**DROP INLET PROTECTION~SOIL** (3)  
NO SCALE



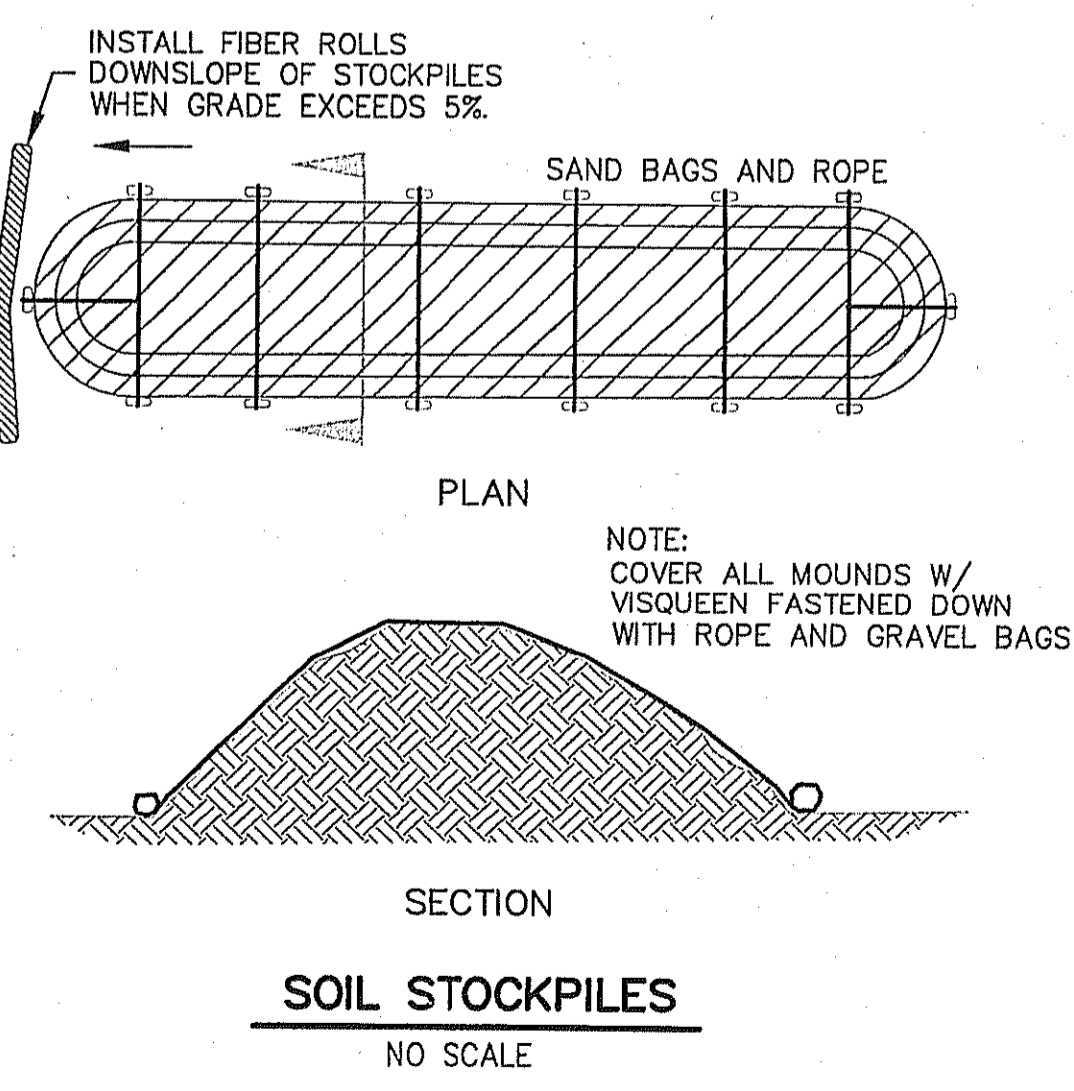
Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

Note: Select an effective combination of control measures from each category, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be continually implemented and maintained throughout the project until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. Inspect and maintain the control measures before and after rain events, and as required by the local agency or state permit.

More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the California Best Management Practices Handbook Portal: Construction at <http://www.casqa.org>. Caltrans factsheets are available in the Construction Site BMP Manual at <https://dot.ca.gov/programs/construction/storm-water-and-water-pollution-control/manuals-and-handbooks>.

Visit [www.mcslopp.org](http://www.mcslopp.org) for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:  
415-473-4381 voice/TTY or [disabilityaccess@co.marin.ca.us](mailto:disabilityaccess@co.marin.ca.us)



**SOIL STOCKPILES**  
NO SCALE

**EROSION AND SEDIMENT CONTROL NOTES**

1. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL BE IN ACCORDANCE WITH THESE PLANS.
2. ALL STORM DRAIN INLETS IN THE VICINITY OF EXCAVATION ACTIVITIES SHALL BE PROTECTED.
3. CONTRACTOR SHALL PROVIDE SOIL STABILIZATION AND SEDIMENT CONTROL PRACTICES DURING CONSTRUCTION.
4. CONTRACTOR SHALL SCHEDULE CONSTRUCTION WORK TO AVOID EXCESS EXPOSURE DURING RAIN EVENTS.
5. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER.
6. THE SITE SHALL BE MAINTAINED SO THAT NO SEDIMENT ENTERS THE STORM DRAINAGE SYSTEM. CONTRACTOR SHALL HAVE TOOLS, EQUIPMENT AND MATERIALS TO PROVIDE EROSION CONTROL MEASURES NECESSARY FOR ANY CONSTRUCTION OPERATION ON SITE BEFORE BEGINNING THAT OPERATION.
7. FIBER ROLLS AND/OR SILT FENCES SHALL BE INSTALLED BELOW ALL BARE SOIL AREAS TO PROTECT SEDIMENT FROM LEAVING THE WORK ZONE.
8. THIS PLAN IS INTENDED TO SERVE AS A CONCEPTUAL GUIDE FOR THE INSTALLATION OF EFFECTIVE SITE EROSION AND SEDIMENTATION CONTROL MEASURES. THE EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN SHALL BE MOVED, REVISED AND UPDATED AS THE SITE GRADING PROGRESSES OR AS DIRECTED BY THE QUALIFIED SWPPP PRACTITIONER (QSP) AND TRUST REPRESENTATIVE IN ORDER TO PROVIDE THE MOST EFFECTIVE SITE PROTECTION. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD BEST MANAGEMENT PRACTICES.
9. UNLESS DIRECTED OTHERWISE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY OCTOBER 15 AND MAINTAINED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION, TO THE SATISFACTION OF THE QSP & TRUST REPRESENTATIVE. ALL FINAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE COMPLETION OF GRADING REPAIRS TO THE EROSION AND SEDIMENTATION CONTROL FACILITIES SHOULD BE MADE AS REQUIRED. THE MATERIALS REQUIRED TO MAINTAIN OR REPLACE THE FACILITIES SHALL BE STOCKPILED ON SITE AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15.
10. ALL SILT CONTAINMENT FEATURES SHALL BE CLEANED AND READY TO FUNCTION AT THE START OF THE RAINY SEASON. INSPECT AFTER EACH SIGNIFICANT RAINFALL EVENT AND DAILY DURING PROLONGED STORM EVENTS. REMOVE SEDIMENT WHEN ACCUMULATIONS REACH ONE THIRD OF THE HEIGHT OF THE BARRIER.
11. INLET PROTECTION SHALL BE MAINTAINED AROUND ALL DRAINAGE STRUCTURES UNTIL RESEEDING AND LANDSCAPING HAS BEEN ESTABLISHED TO PREVENT EROSION.
12. ALL ON-SITE AND OFF-SITE STORM DRAIN SYSTEMS AND NATURAL DRAINAGE WAYS SHALL BE PROTECTED FROM SEDIMENTATION AND EROSION DAMAGE.
13. ALL VEHICLES ENTERING ONTO A PUBLIC ROADWAY FROM THIS SITE SHALL HAVE CLEAN TIRES. WHEN A WASHING OF TIRES IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH 1 1/2" CRUSHED ROCK WHICH DRAINS INTO A SEDIMENT TRAP.
14. EROSION CONTROL PLANS TYPICALLY REQUIRE REVISION TO REFLECT CURRENT CONSTRUCTION IN THE FIELD. THE CONTRACTOR, TRUST REPRESENTATIVE, AND THE QSP SHALL REVIEW THE SITE PERIODICALLY TO EVALUATE THE EFFICIENCY OF THESE PLANS AND PROPOSE REVISIONS WHERE NECESSARY. ANY EROSION CONTROL PLAN REVISIONS SHALL BE APPROVED BY THE ENGINEER.
15. SITE DRAINAGE - PROVIDE ADEQUATE DRAINAGE OF THE WORK AREA AT ALL TIMES CONSISTENT WITH EROSION CONTROL PRACTICES. DISTURBED AREAS THAT WILL REMAIN UNWORKED FOR 30 DAYS OR MORE SHALL BE SEEDED OR PROTECTED WITHIN SEVEN CALENDAR DAYS OF THE DISTURBANCE. REMOVE ALL TEMPORARY SEDIMENT DEVICES AT THE CONCLUSION OF CONSTRUCTION BUT NOT BEFORE GROWTH OF PERMANENT GROUND COVER.
16. DUST CONTROL - KEEP ALL SOIL STOCKPILES ADEQUATELY PROTECTED TO PREVENT WIND FROM BLOWING SEDIMENT AND DUST INTO THE ATMOSPHERE BY COVERING STOCKPILES OR BY APPLYING WATER OR OTHER DUST PALLIATIVE.
17. HOUSEKEEPING - KEEP ALL SOILS AND FILL MATERIAL STORED AT THE CONSTRUCTION SITE IN A CLEAN AND ORDERLY FASHION. DO NOT LET EXCESS SOILS ACCUMULATE ON PAVED OR CONCRETE SURFACES. SWEEP OR CONTAIN EXCESS SOILS AT THE END OF EVERY WORKDAY.
18. PROVIDE SUBMITTALS FOR ALL EROSION CONTROL MATERIALS FOR REVIEW BY ENGINEER.

REVISIONS BY

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Greenbrae, CA 94904  
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snford@stglobal.net

STACEY NICHOL FORD ARCHITECT  
No. C 12851  
Exp. 12/23  
STATE OF CALIFORNIA

NEW RESIDENCE FOR:  
**CATHERINE & LUKE GILLIGAN**  
-- LAUREL AVE.  
APN: 195-175-30

DATE: 11/11/23  
SCALE: N.T.S.  
DRAWN: M.M.  
JOB:  
SHEET:  
C1  
OF SHEETS

STINSON BEACH, CA



**NOTES**

1. Basis of Bearings is N88°48'00"W 110.24' M (110.21' R) as measured between POINT "A", a found 5/8" rebar and cap LS 7053 and POINT "B", a found 1/2" rebar and cap LS 5065, as shown on 2003 M 230, Official Records, Marin County Records.
2. Distances and dimensions shown are in feet and decimals thereof. Offsets are perpendicular to lines.
3. Benchmark for site is Pacific Land Surveys control point #200, a found mag nail and washer LS 7053, elevation 200.00', datum assumed.
4. A record of survey of the Grossman Burnett Lands is in progress. As such, boundary information shown hereon is preliminary.

**LEGEND**

- 200 Pacific Land Surveys Control point, Set #3 rebar & Cap PLS 6702 (typ.), or as noted
- Set 1/2" Iron Pipe PLS 6702, or as otherwise noted
- Found 5/8" Rebar with Cap LS 7053, per 2003 M 230, M.C.R.
- Found 5/8" Rebar and Cap PLS 7950, per 2007 M 171, M.C.R. or as noted
- ⊗ Found 3/4" Iron Pipe with Wood Plug & Brass Tag LS 2897, per Unrecorded Roemer & Estes Boundary Survey, No. S-4179-C-80 (January 1980)
- Found 1/2" Rebar & Cap LS 5065, per 1999 M 56, M.C.R.
- Found wood, iron or plastic post as noted.
- C Calculated M Measured PLS Pacific Land Surveys R.O.W. Right of Way
- P/L Property Line M.C.R. Marin County Records UNO Unknown Origin
- D.N. Document Number A.P.N. Assessors Parcel Number M&W Mag Nail & Washer
- P&W Post and Wire Fence CMP Corrugated Metal Pipe Euc Eucalyptus
- pp 4" dia Percolation Pipe ○WV Water Valve □DI Drop Inlet WM Water Meter
- ⊕JP Joint Pole ● Fire Hydrant □ Fire Hydrant Blue Road Reflector
- ( N49°34'00"E 50.44' ) Record data per reference data
- Boundary of subject property
- Boundary of other lands
- Survey Tie Line
- Existing fence line, type as noted
- Edge of Pavement
- Rock wall or border
- Top of bank or grade break
- Flowline
- 18" Live oak Tree type and size as noted
- 18" UNK Unknown tree type, size as noted
- 8" Snag or stump, size as noted
- 18" Shrub Clump Unknown shrub, size as noted
- 36" Pine, size as noted
- 5 Five-foot contour interval
- 1 One-foot contour interval

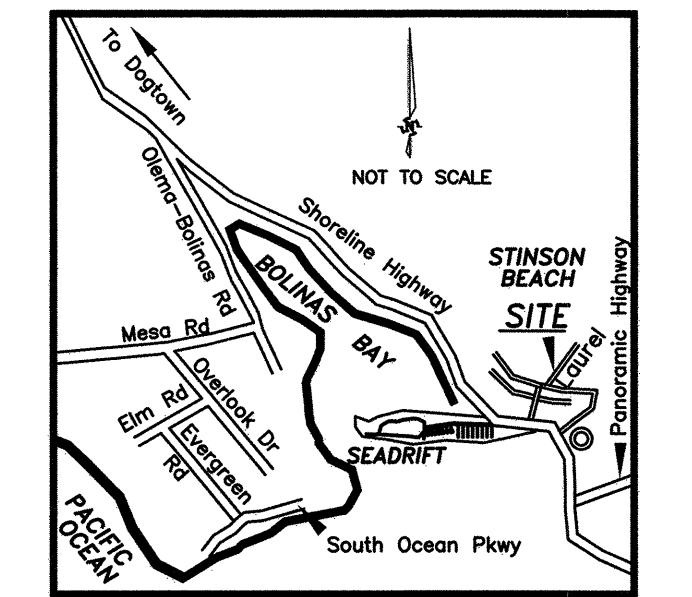
**SURVEYOR'S STATEMENT**

This map correctly represents a survey made by me or under my direction at the request of Peter Grossman in June 2020.

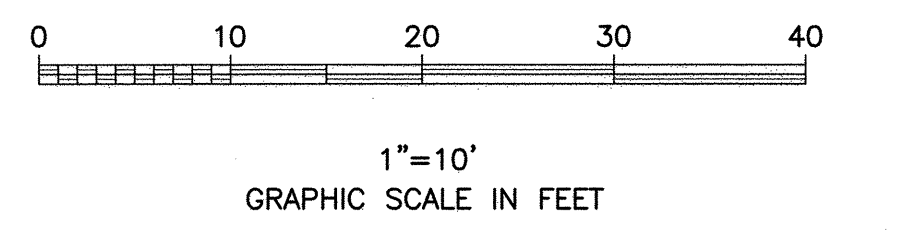
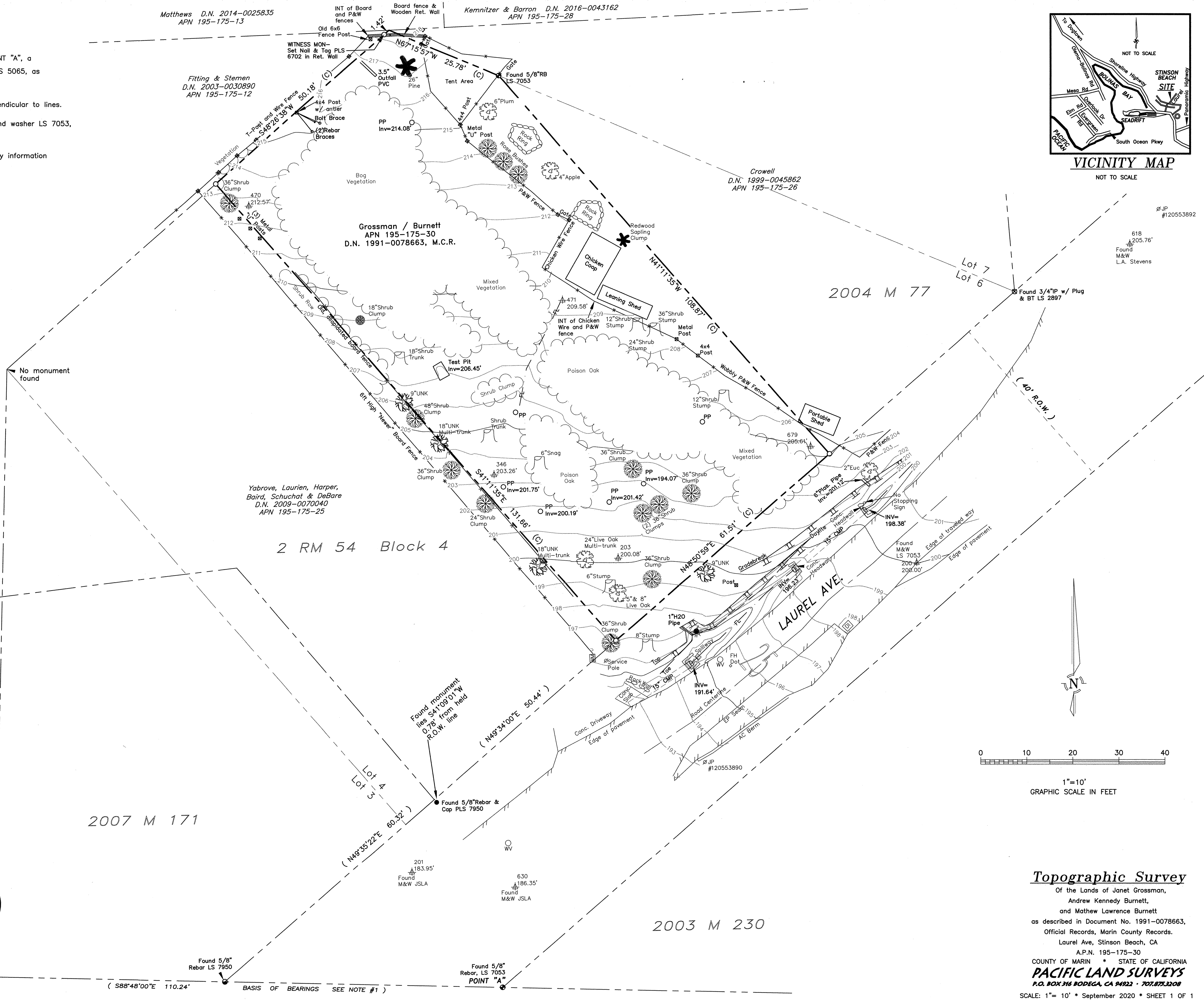
PACIFIC LAND SURVEYS, a sole proprietorship

Dated: 04-27-2022

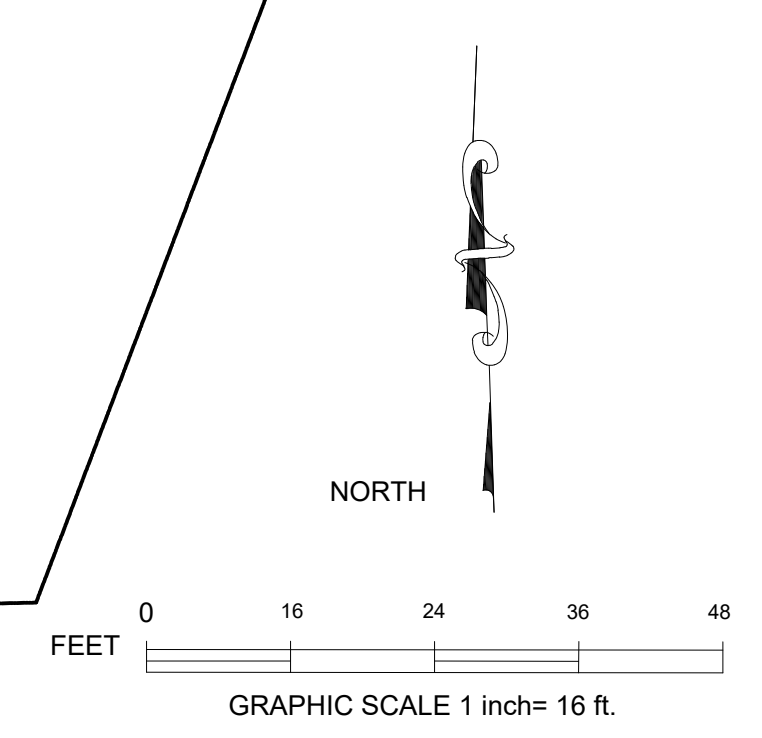
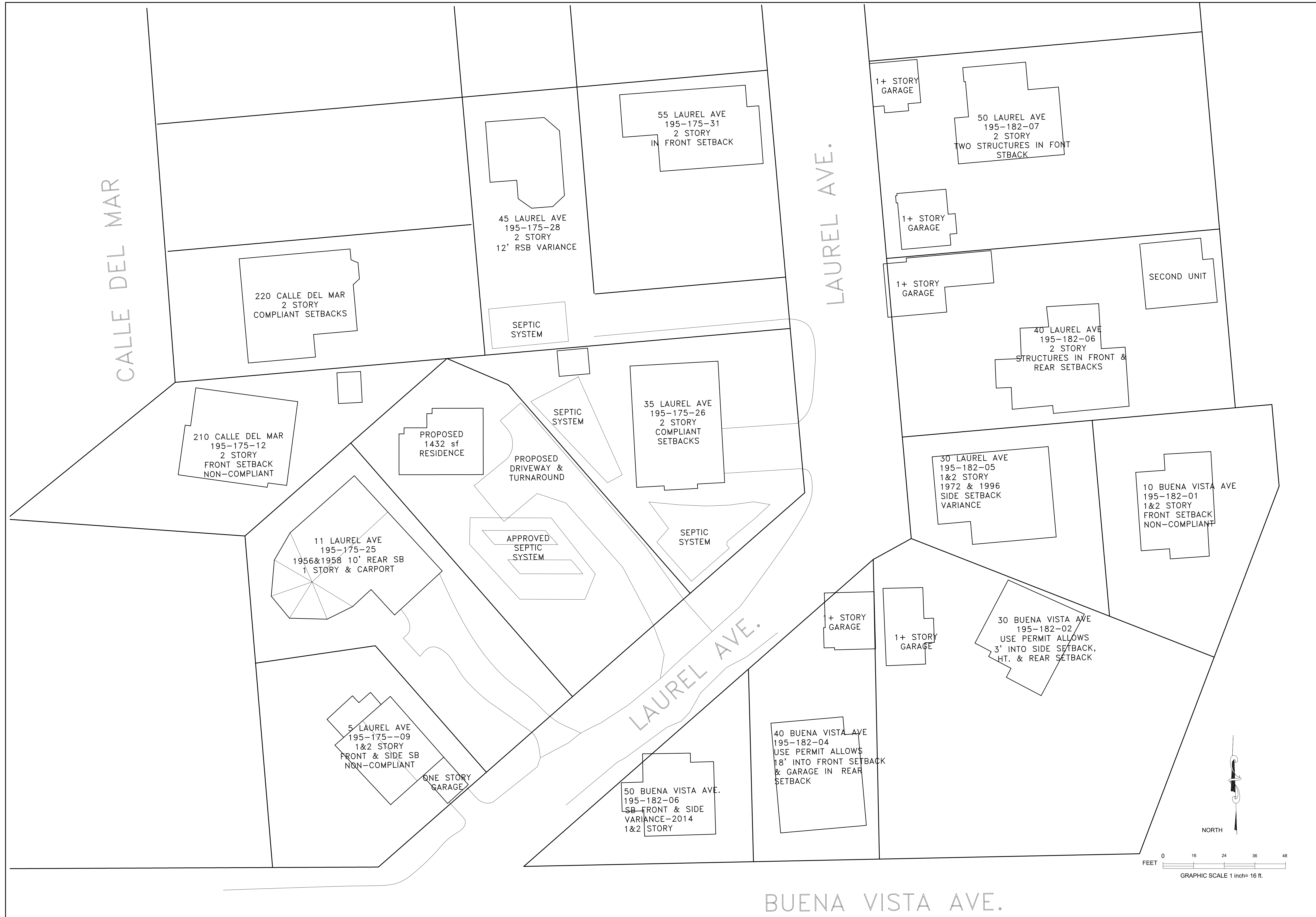
*S. D. Ruschmeyer*  
 SUSAN D. RUSCHMEYER  
 Lic. No. 67022  
 License Expires 06/30/22  
 STATE OF CALIFORNIA



VICINITY MAP  
NOT TO SCALE



**Topographic Survey**  
 Of the Lands of Janet Grossman,  
 Andrew Kennedy Burnett,  
 and Mathew Lawrence Burnett  
 as described in Document No. 1991-0078663,  
 Official Records, Marin County Records.  
 Laurel Ave, Stinson Beach, CA  
 A.P.N. 195-175-30  
 COUNTY OF MARIN • STATE OF CALIFORNIA  
**PACIFIC LAND SURVEYS**  
 P.O. BOX 316 BODEGA, CA 94922 • 707.875.3208  
 SCALE: 1" = 10' • September 2020 • SHEET 1 OF 1



**NEIGHBORHOOD MAP 1/16"=1'-0"**

REVISIONS	BY

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Cerritos, CA 90604  
Ph: 415-995-0112  
snford@sbcglobal.net

NEW RESIDENCE FOR:  
**CATHERINE & LUKE GILLIGAN**  
21 LAUREL AVE.  
STINSON BEACH, CA  
APN: 195-175-30

DATE: 2/26/2024  
SCALE: 1/16"=1'-0"  
DRAWN: M-1  
JOB:  
SHEET:  
Map 1  
OF: SHEETS