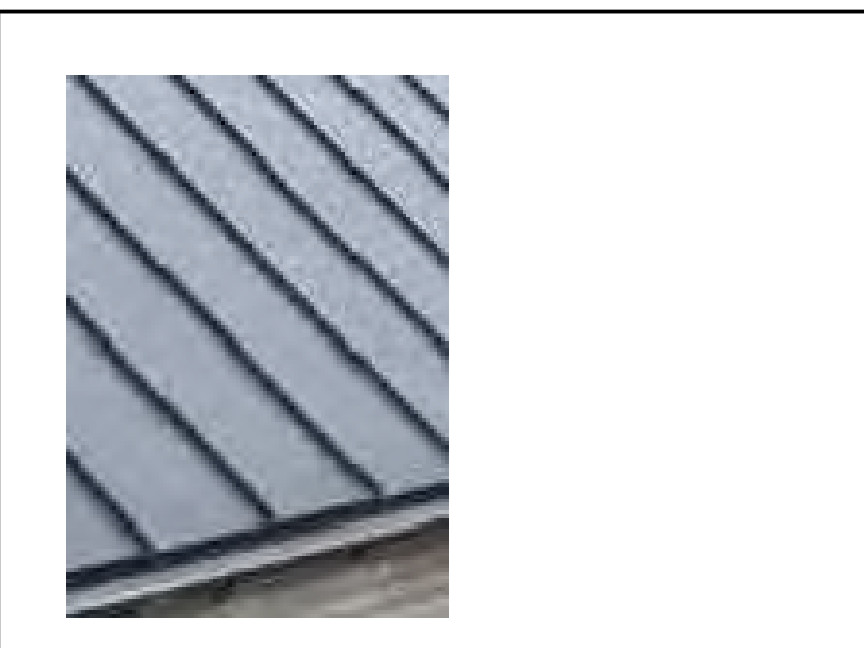
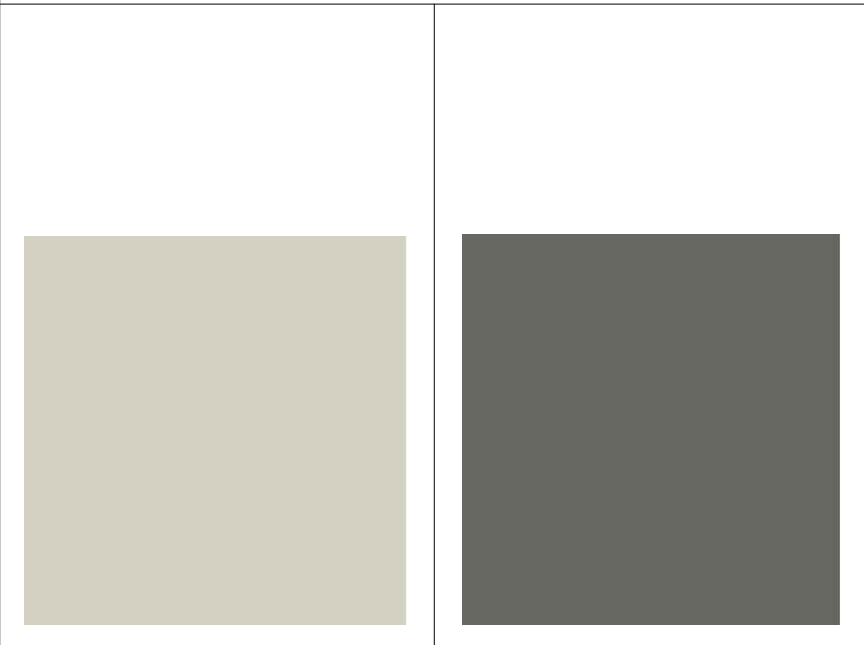


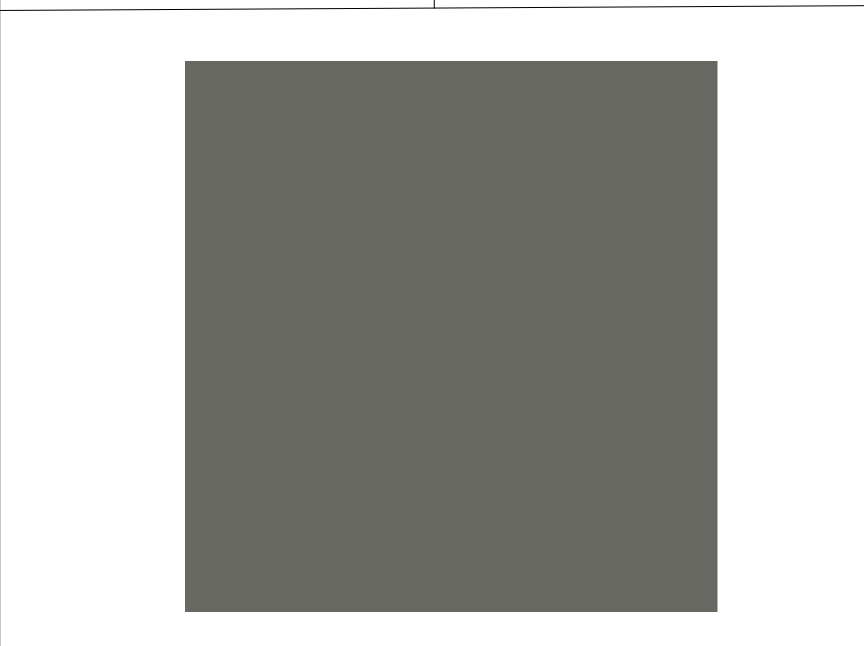
SITE PLAN 1/8" = 1'-0"



ROOFING



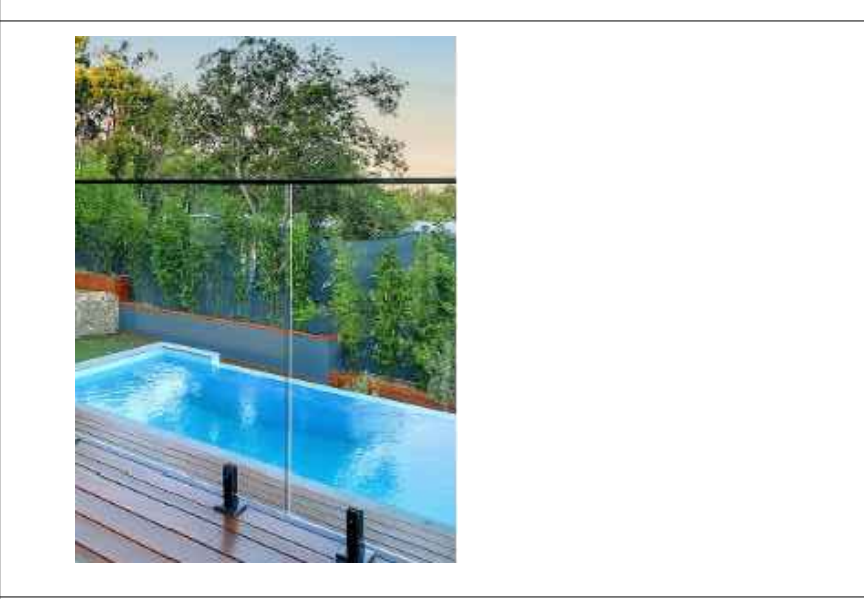
UPPER SIDING BD. & BATTEN



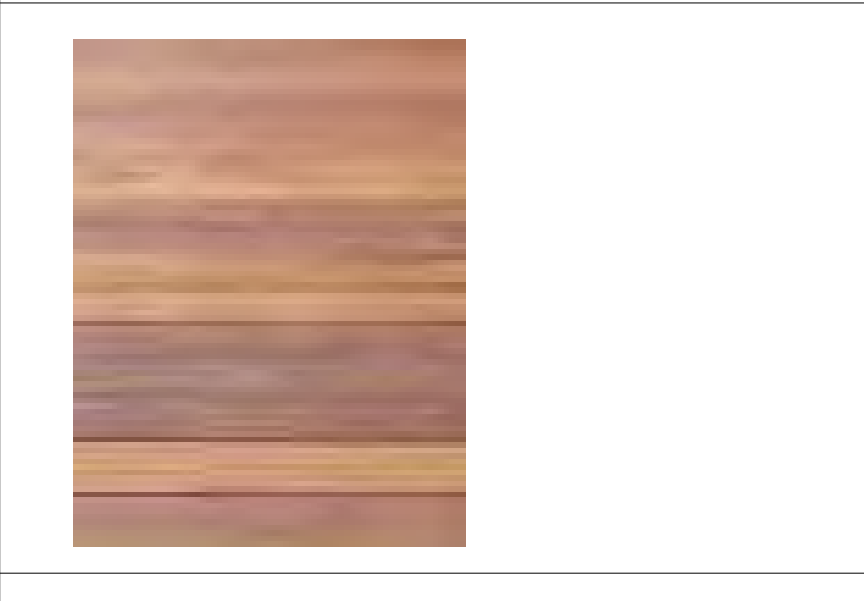
WINDOW COLOR



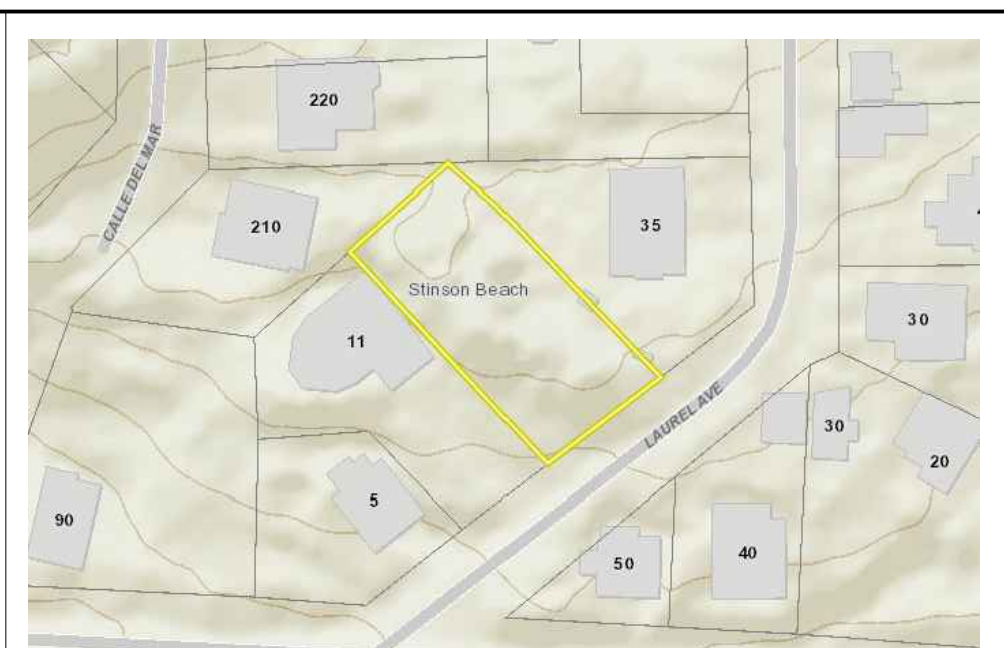
LIGHTING



DECK RAIL



WOOD DECK COLORS & FINISHES



VICINITY MAP

New 2 bedroom, 2 bath residence with decks, retaining walls, and landscaping. New septic system is approved by SBCWD. Brush and tree stumps to be removed to allow septic system construction and driveway. Project requires Variance for Rear Setback.

SCOPE OF WORK

- OWNER Catherine & Luke Gilligan
1819 Baker St. San Francisco 94115
luke@gilligandev.com
catherine@gilligandev.com
415/350-5574
- BIOLOGY REPORT Avocet Research/Seth Bunnell
P.O. Box 2056 Fetaluma, CA 94953
bunnellsseth@gmail.com
- GEOLOGY/CIVIL AC Engineering/Orian Agnew
454 Las Gallinas Ave. Ste. 104
San Rafael, CA 94930
orian@agnewcivil.com
415/868-5532
- SEPTIC ENGINEER Questa Engineering/Paul Pospisil
P.O. Box 10356
Pt. Richmond, CA
questa@questaec.com
510/236-6114
- LANDSCAPE DESIGN Tauni Meade
P.O. Box 513
Stinson Beach, CA 94970
taunimeade@gmail.com
415/717-1716
- ARCHITECT Stacey N. Ford
20 Corte Toluca
Greenbrae, CA 94904
snford@sbcglobal.net
415/925-0112

DIRECTORY

- A1 SITE PLAN, SITE DATA, MATERIALS
- A2 PROPOSED FLOOR PLANS
- A3 PROPOSED EXTERIOR ELEVATIONS
- A4 DRIVEWAY SECTION & BUILDING SECTION
- L1 LANDSCAPE PLAN & PLANTS
- 691 APPROVED SEPTIC SYSTEM PLAN
- C1 EROSION CONTROL
- C2 DRAINAGE & GRADING PLAN, DETAILS
- S1 SURVEY
- Map1 NEIGHBORHOOD SITE PLAN
- VMP VEGETATION MANAGEMENT PLAN

TABLE OF CONTENTS

A.P. #	195-1175-30
ZONING	CR-1
TYPE CONSTRUCTION	V-B
NUMBER STORIES	TWO
LOT sf	7,948 sf
WUI	Yes
FLOOD ZONE	No
LOWER FLOOR/Gross sf	697 sf
UPPER FLOOR/Gross sf	735 sf
RESIDENCE/Gross sf	1,432 sf
RESIDENCE/Conditioned sf	1,290 sf
BUILDING AREA sf	1,432 sf
FLOOR AREA sf	1,432 sf
UPPER DECK sf	163 sf
LOWER DECK sf	152 sf
PARKING PROPOSED	2 SPACES
FAR ALLOWED=30%	2,384 sf
FAR=1,432 sf	18.0 %
IMPERVIOUS AREA sf	2,184 sf
PERVIOUS AREA sf	5,764 sf
MAX. HT. ALLOWED	25'-0"
MAX. HT. SHOWN	22'-6"
FRONT SB:REQ'D./PROPOSED	25'/85'-0"
SIDE SB:REQ'D./PROPOSED	6'/9'-5"
SIDE SB:REQ'D./PROPOSED	6'/10'-0"
REAR SB:REQ'D./PROPOSED	25'/12'-4"
CUT/FILL CU.YDS.	CUT=121 YDS.

PROJECT DATA

REVISIONS	BY

STACEY NICHOL FORD
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Greenbrae, CA 94904
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snford@sbcglobal.net

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

DATE: 1/26/2024
SCALE: 1/8"=1'-0"
DRAWN: M.T.
JOB:
SHEET: 1

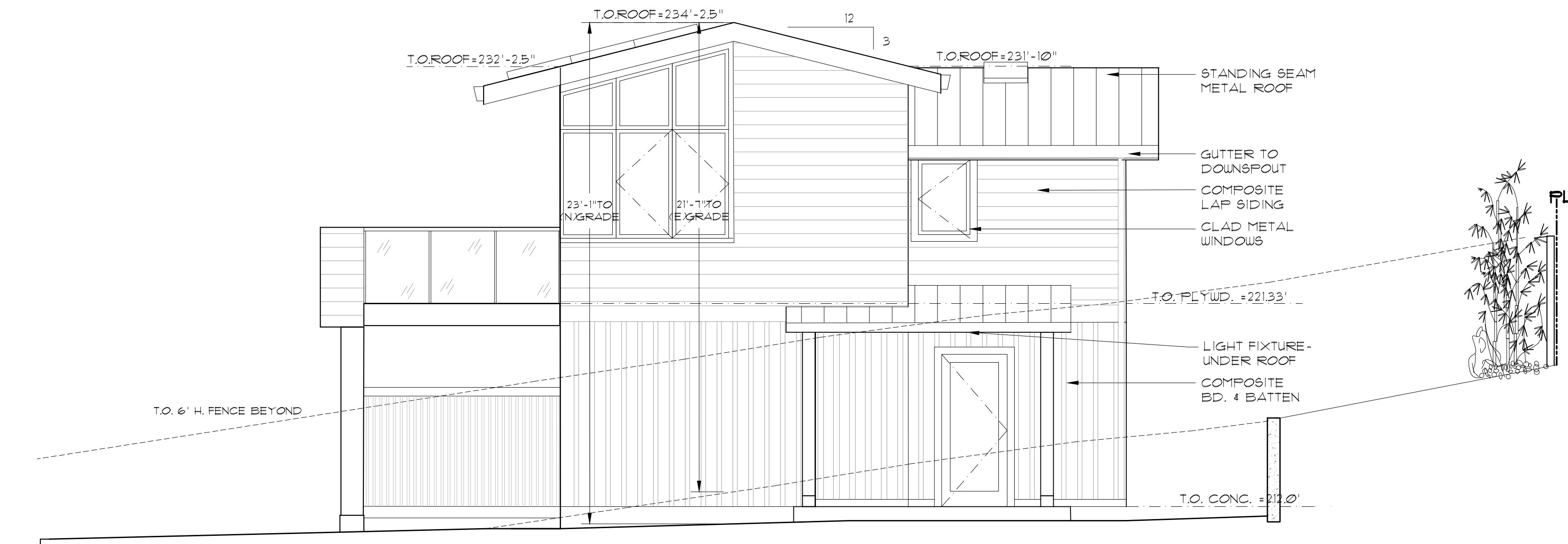
OF: SHEETS

REVISIONS	BY

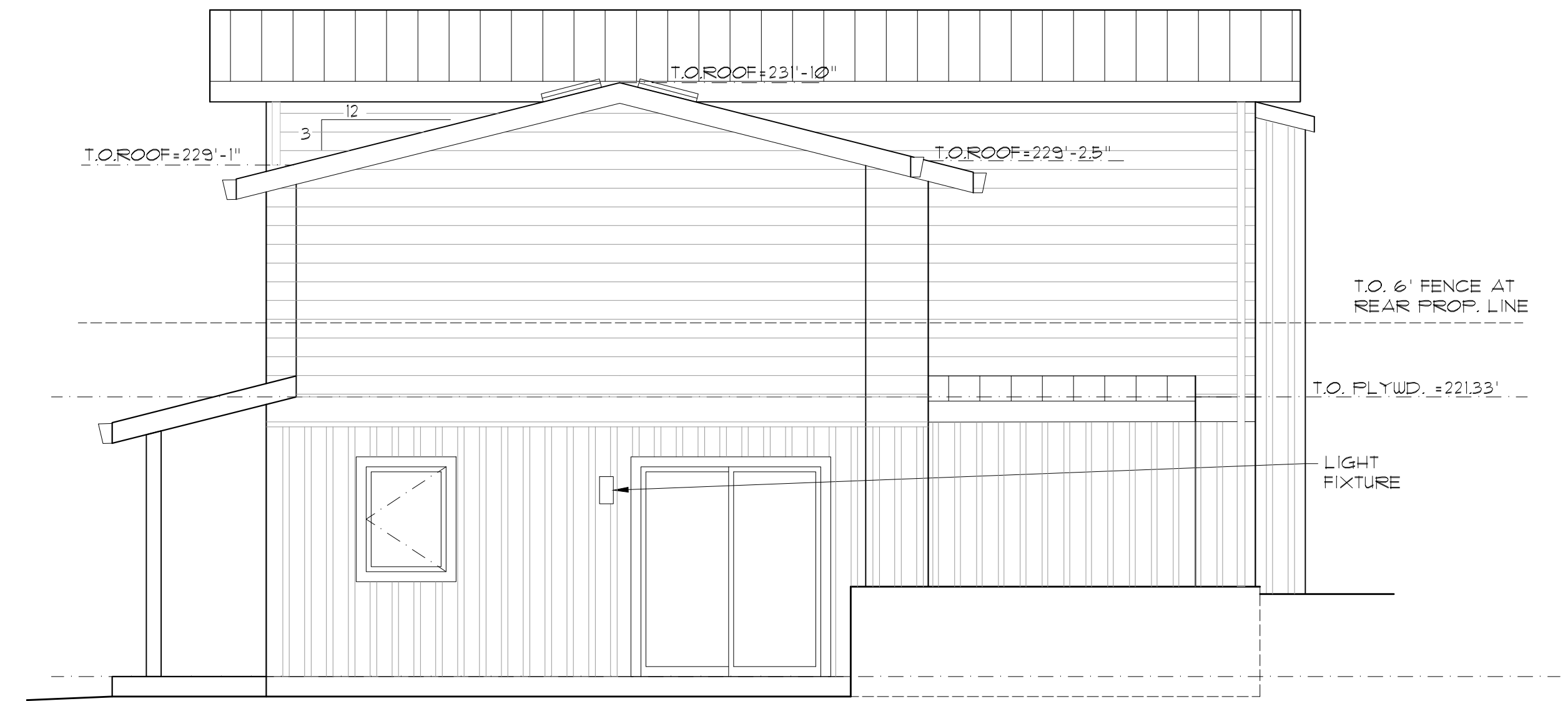
STACEY NICHOL FORD
ARCHITECT
20 Corte Tolosa
Crestline, CA 92404
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snford@sglobal.net

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

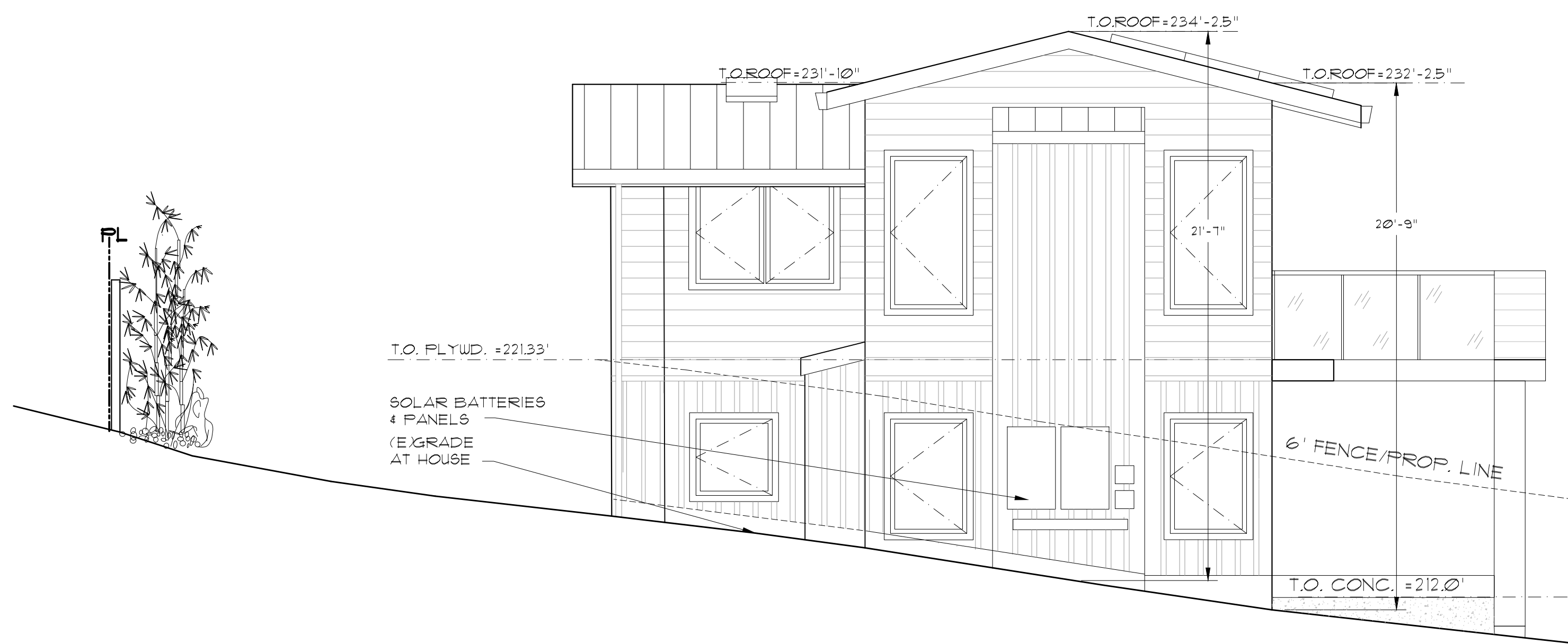
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SCALE: 1/4"=1'-0"
DRAWN: M1
JOB:
SHEET:
OF: 3 SHEETS



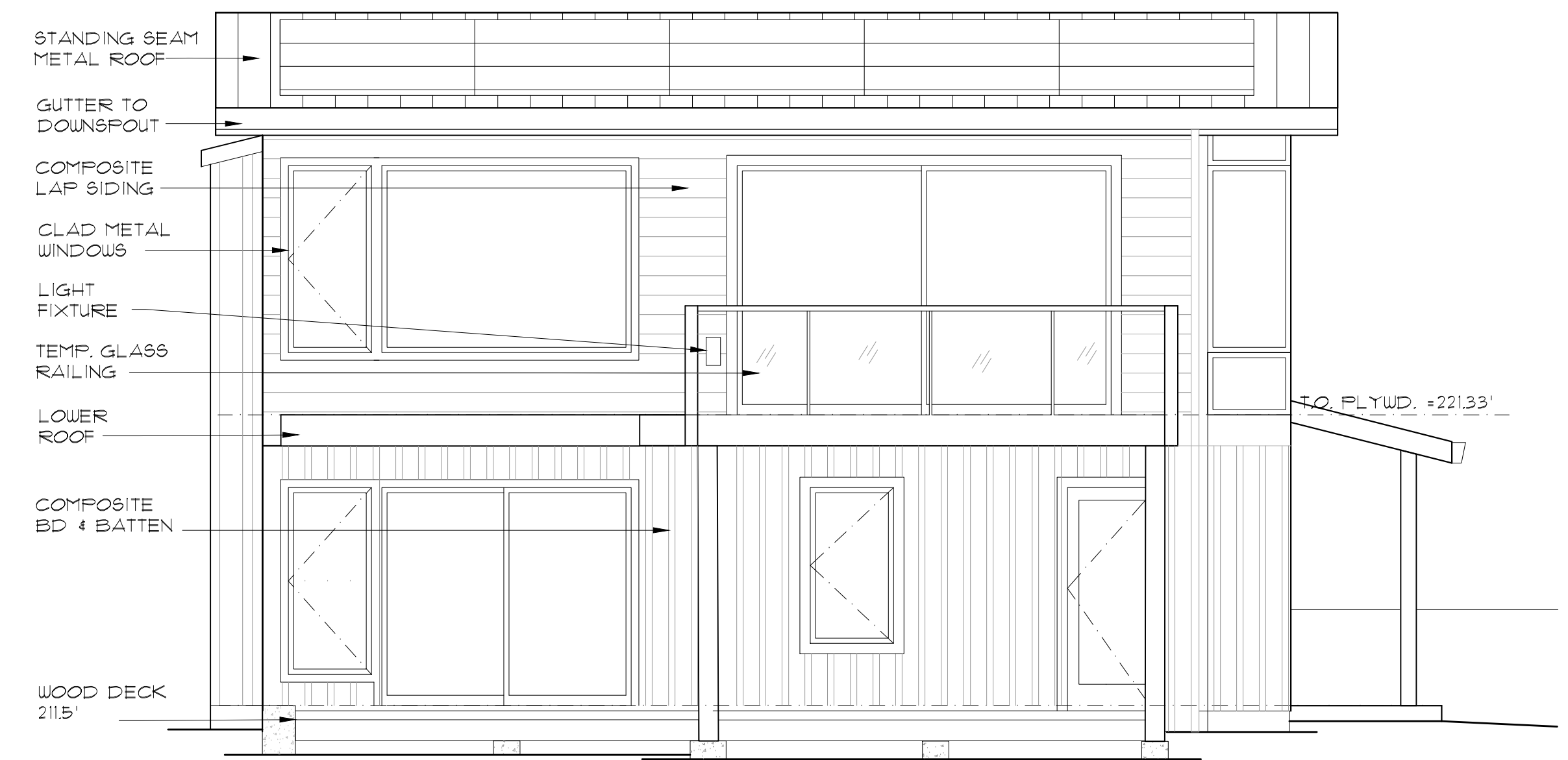
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



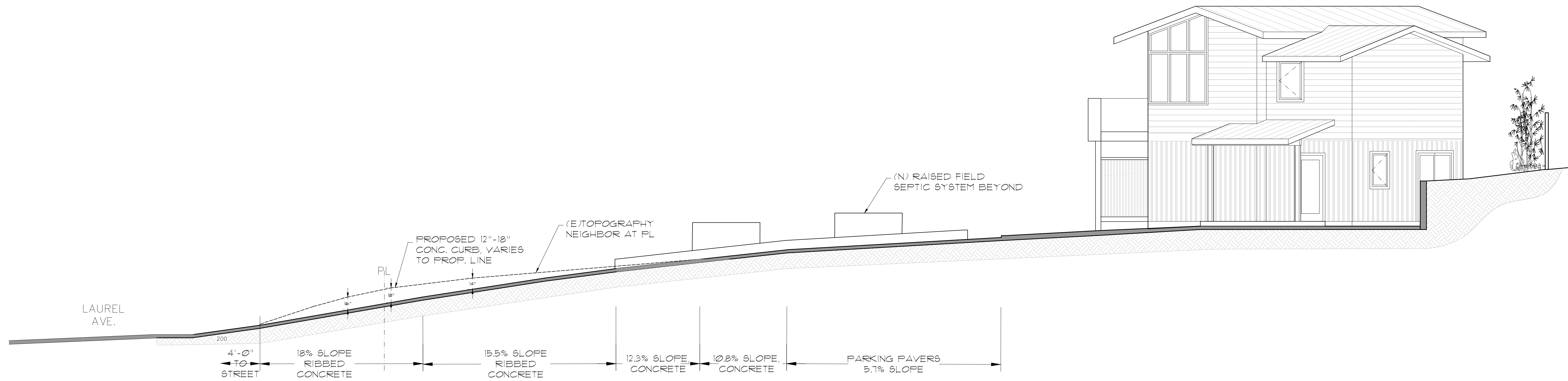
SOUTH ELEVATION 1/4"=1'-0" TYP.

REVISIONS	BY

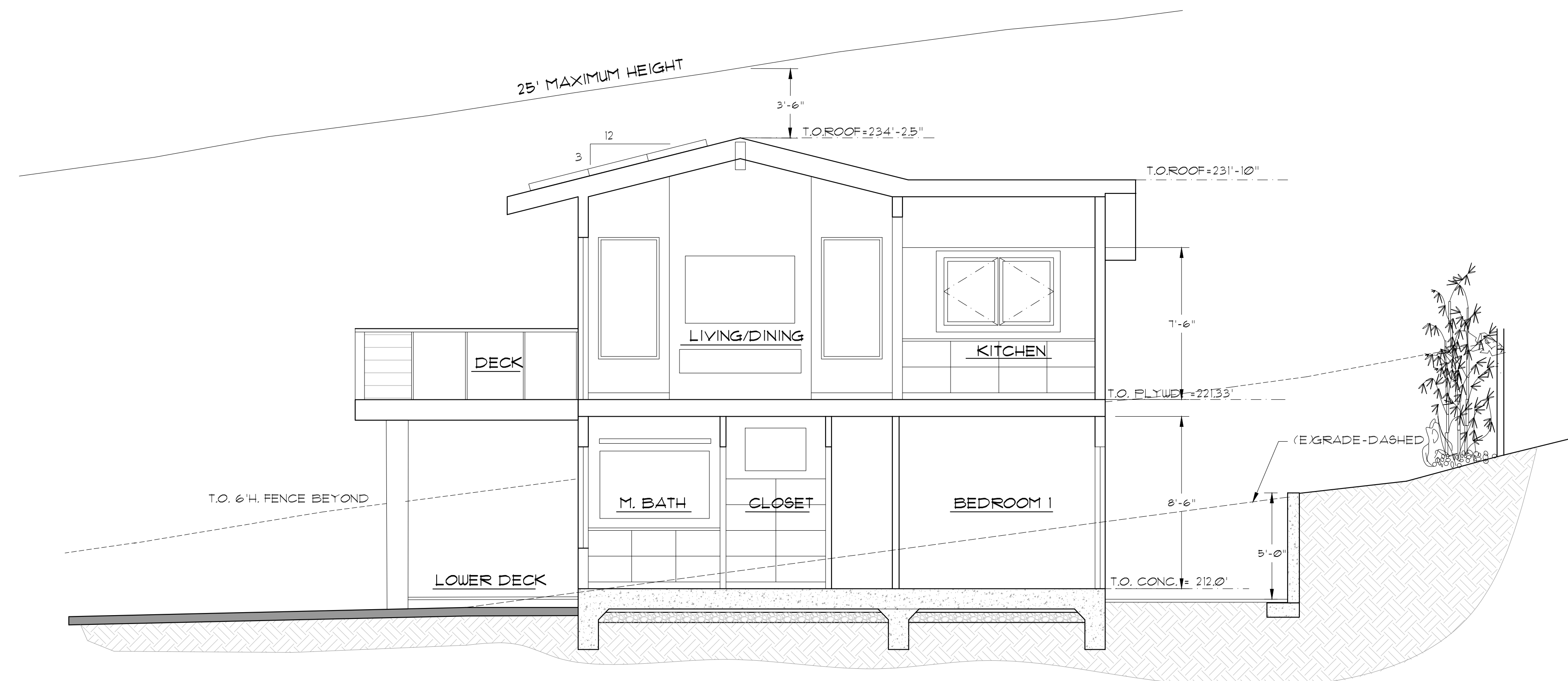
STACEY NICHOL FORD
ARCHITECT
20 Corte Tolosa
Corte Tolosa, CA 94004
Ph: 415-995-0112
snford@scglobe.net

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

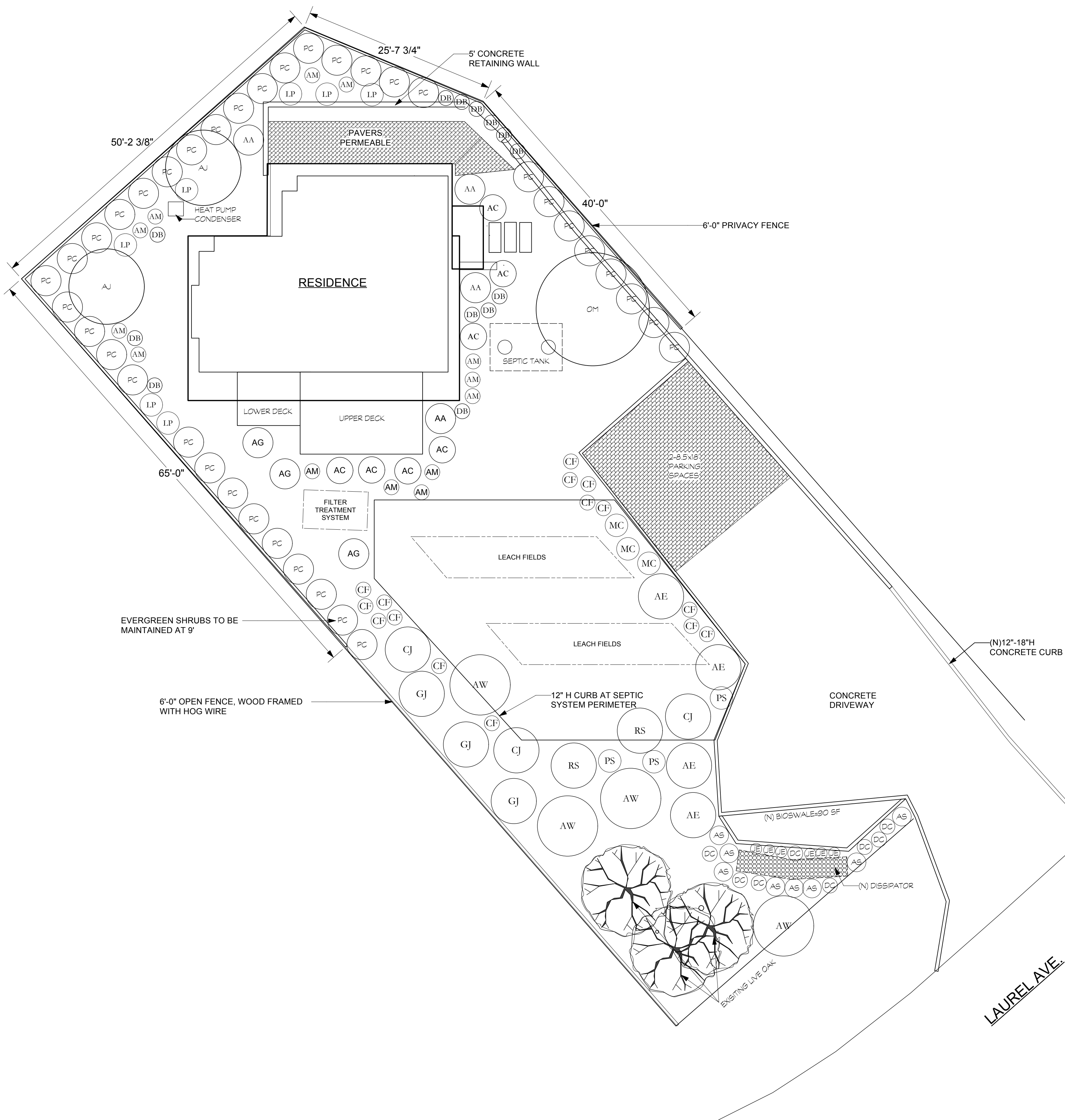
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SCALE: 1/4" = 1'-0"
DRAWN: M.M.
JOB:
SHEET:
OF: 4 SHEETS



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



B-B SECTION THROUGH BUILDING 1/4" = 1'-0"



SYM	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MATURE HxW	NOTES
TREES & SHRUBS						
AC	7	5 GAL.	ACACIA 'COUSIN ITT'	COUSIN ITT ACACIA	3'X4'	LW
AJ	2	15 GAL.	AGONIS FLEXUOSA 'JARVIS BAY AFTER DARK'	PEPPERMINT TREE	15'X10'	LW
AE	4	5 GAL.	ARCTOSTAPHYLOS 'EMERALD CARPET'	MAZANITA 'EMERALD CARPET'	1'X6'	N/LW
AW	4	5 GAL.	ARCTOSTAPHYLOS 'HOOKER' 'WAYSIDE'	MANZANITA 'WAYSIDE'	3'X8'	N/LW
AG	3	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
GJ	3	15 GAL.	GARRYA ELIPTICA 'JAMES ROOF'	SILKTASSEL	8'X6'	N/LW
PC	37	15 GAL.	PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA CHERRY LAUREL	9'X6'	
RS	2	5 GAL.	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	3'X6'	N/LW
PERENNIALS, GRASSES & SUCCULENTS						
AS	8	1 GAL.	ACHILLEA MILLEFOLIUM 'SONOMA COAST'	SONOMA COAST COMMON YARROW	2'X3'	N/LW
AM	13	1 GAL.	ACHILLEA 'MOONSHINE'	YARROW 'MOONSHINE'	2'X2'	LW
AA	4	1 GAL.	AGAVAE ATTENUATA	FOXTAIL AGAVE	4'x4'	LW/FR
CF	15	1 GAL.	CALAMAGROSIS FOLIOSA	LEAFY REED GRASS	12"X12"	N/LW
DC	8	1 GAL.	DESCHAMPسيا CAESPITOSA	TUFTED HAIRGRASS	3'X2'	
DB	13	1 GAL.	DIANELLA 'CLARITY BLUE'	DIANELLA HYBRID	30"X24"	LW/FR
JE	6	1 GAL.	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH 'ELK BLUE'	1.5'X1.5'	N/FR
LP	7	1 GAL.	LOMANDRA 'PLATINUM BEAUTY'	LOMANDRA	3'X3'	LW/FR
MC	3	1 GAL.	MUHLENBERGIA CAPILLARIS	PINK MUHLEY	3'X3'	LW
PS	3	1 GAL.	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	3'X3'	LW
SYMBOLS						
N=	NATIVE		LW=LOW WATER		FR=FIRE RESISTANT	

LANDSCAPE PLAN
GILLIGAN RESIDENCE
21 LAUREL DRIVE
STINSON BEACH, CALIFORNIA

REVISED 7/25/24

DATE 11/29/23

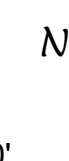
SCALE 1/8" = 1' 0"

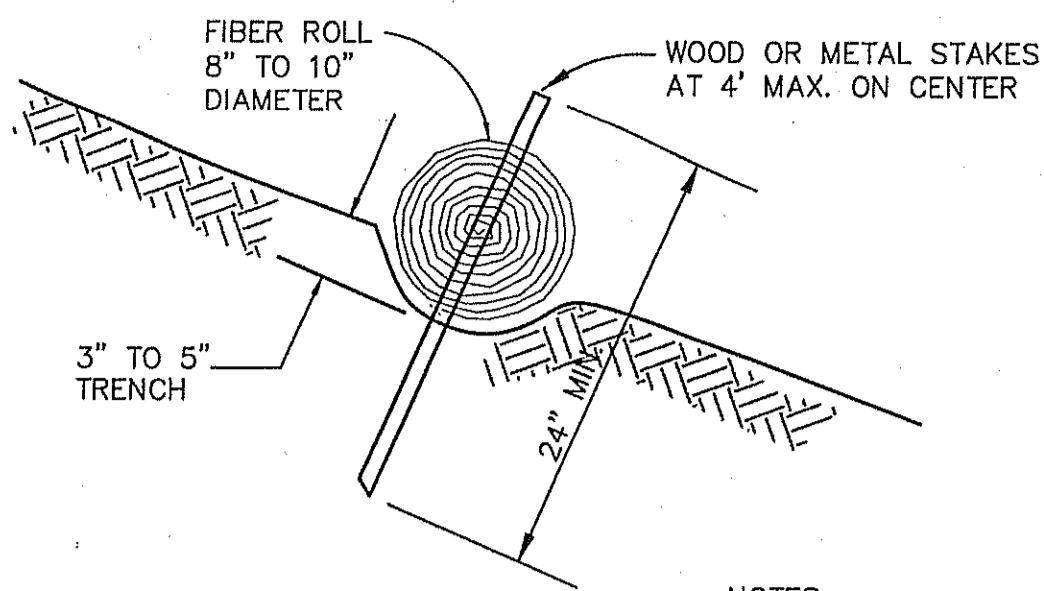
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SHEET

L-1.2

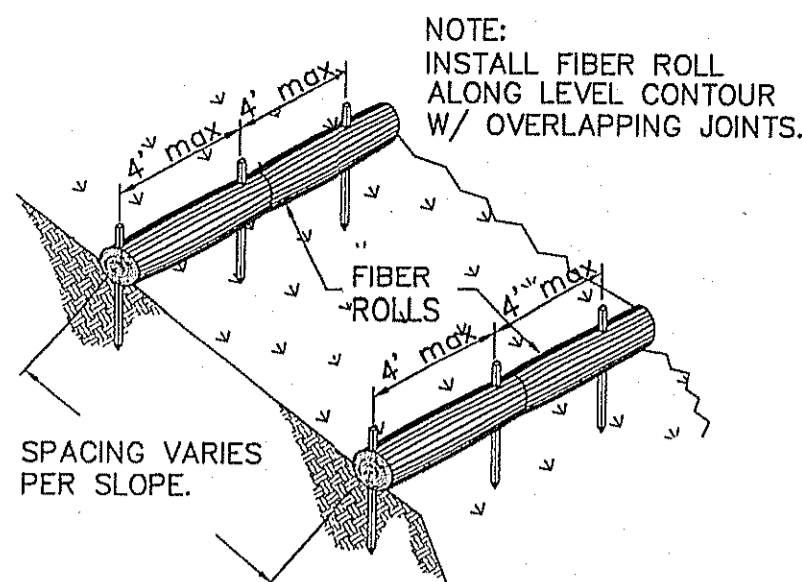
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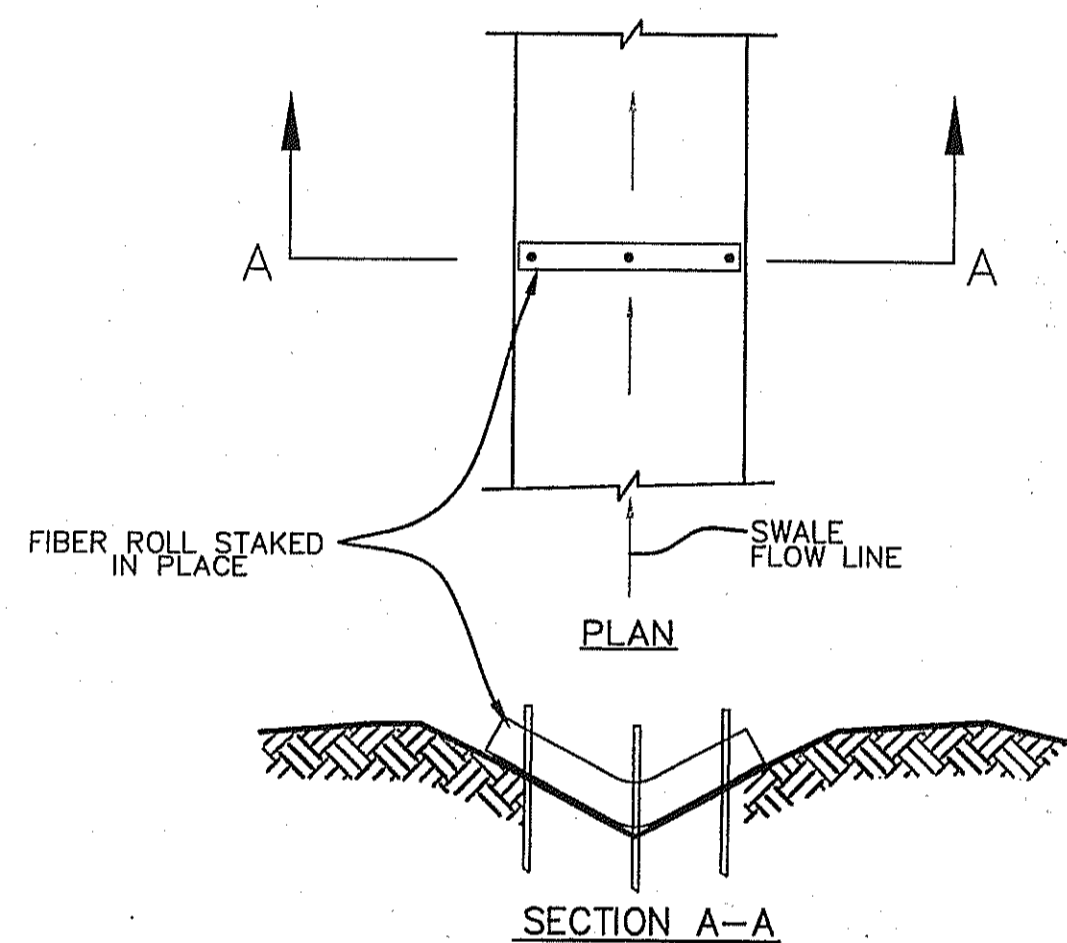


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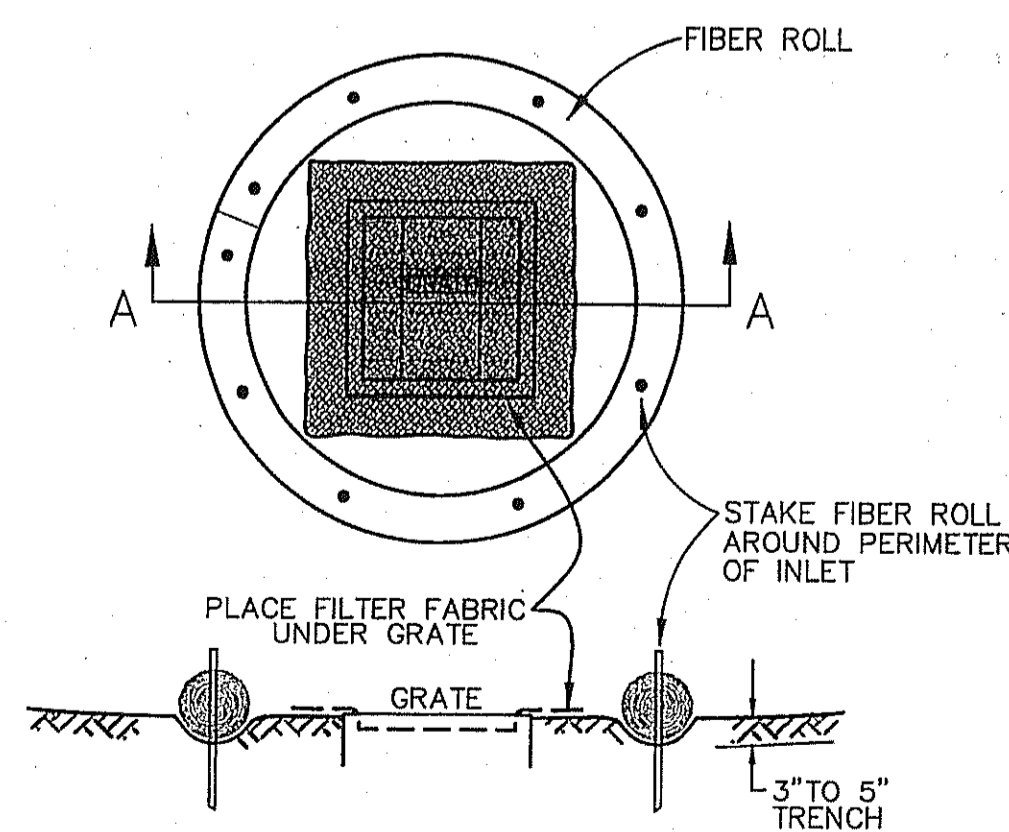
1. FIBER ROLLS SHALL BE INSTALLED AT TOE OF SLOPE AND AT 5' VERTICAL INCREMENTS UP SLOPE FROM TOE.
2. FIBER ROLL MUST BE PLACED ALONG SLOPE CONTOURS (LEVEL).
3. PLACE ADJACENT ROLLS TIGHTLY TOGETHER OVERLAPPING.



FIBER ROLL INSTALLATION (1) FR
NO SCALE

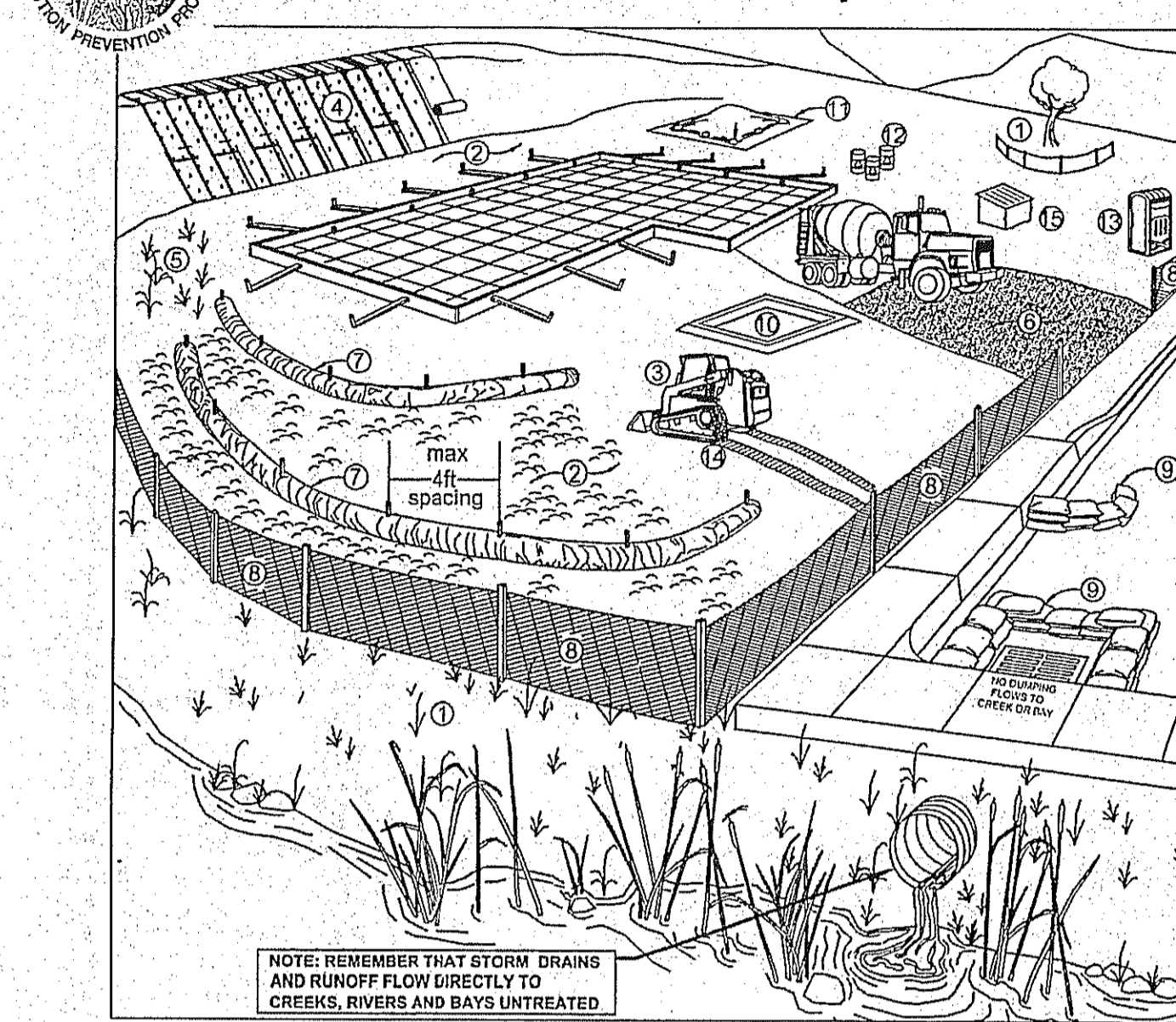


DITCH FILTER (2)
NO SCALE



DROP INLET PROTECTION~SOIL (3)
NO SCALE

Marin County Stormwater Pollution Prevention Program
Minimum Control Measures
For Small Construction Projects



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

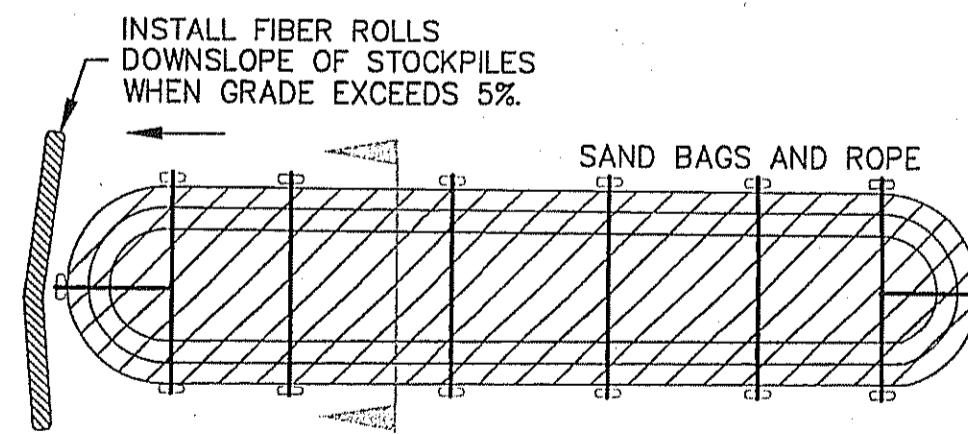
NS=not shown on graphic

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>.

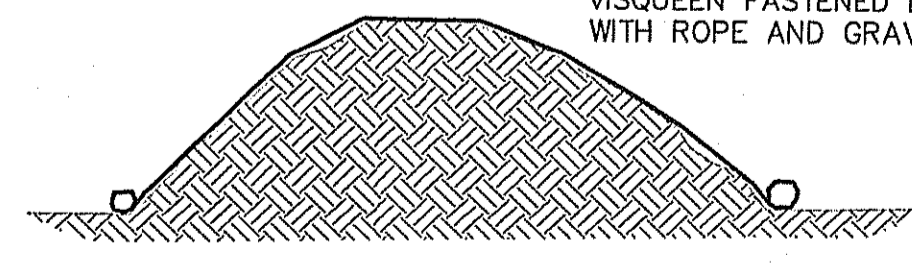
Visit www.mcslopp.org for more information on construction site management and Erosion and Sediment Control Plans.

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



PLAN

NOTE:
COVER ALL MOUNDS W/
VISQUEEN FASTENED DOWN
WITH ROPE AND GRAVEL BAGS



SECTION

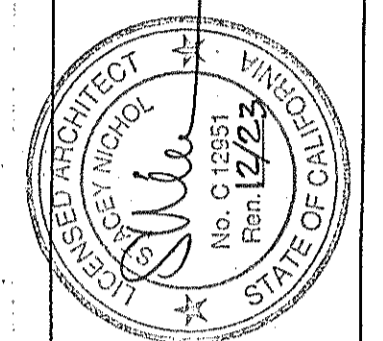
SOIL STOCKPILES
NO SCALE

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

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

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

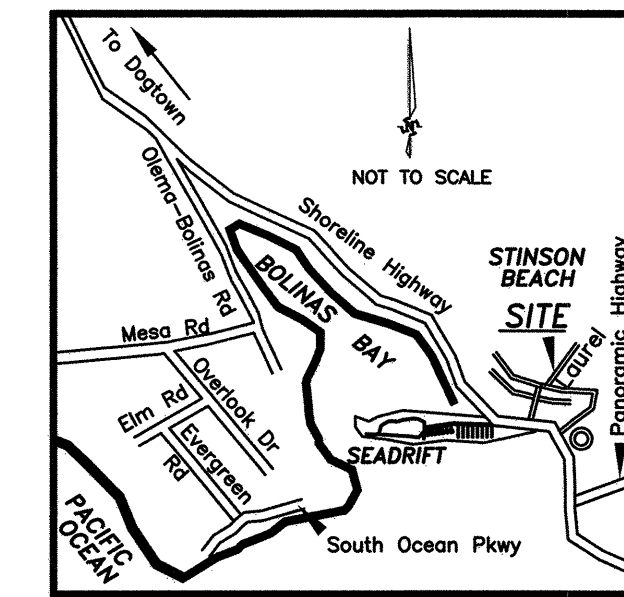
SURVEYOR'S STATEMENT

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

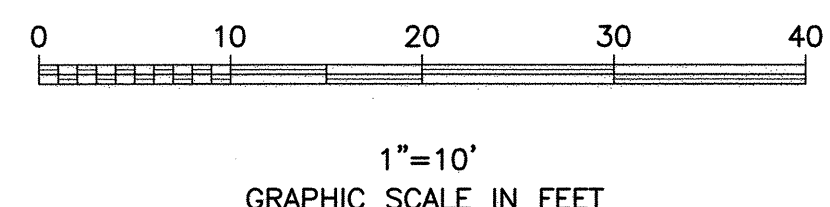
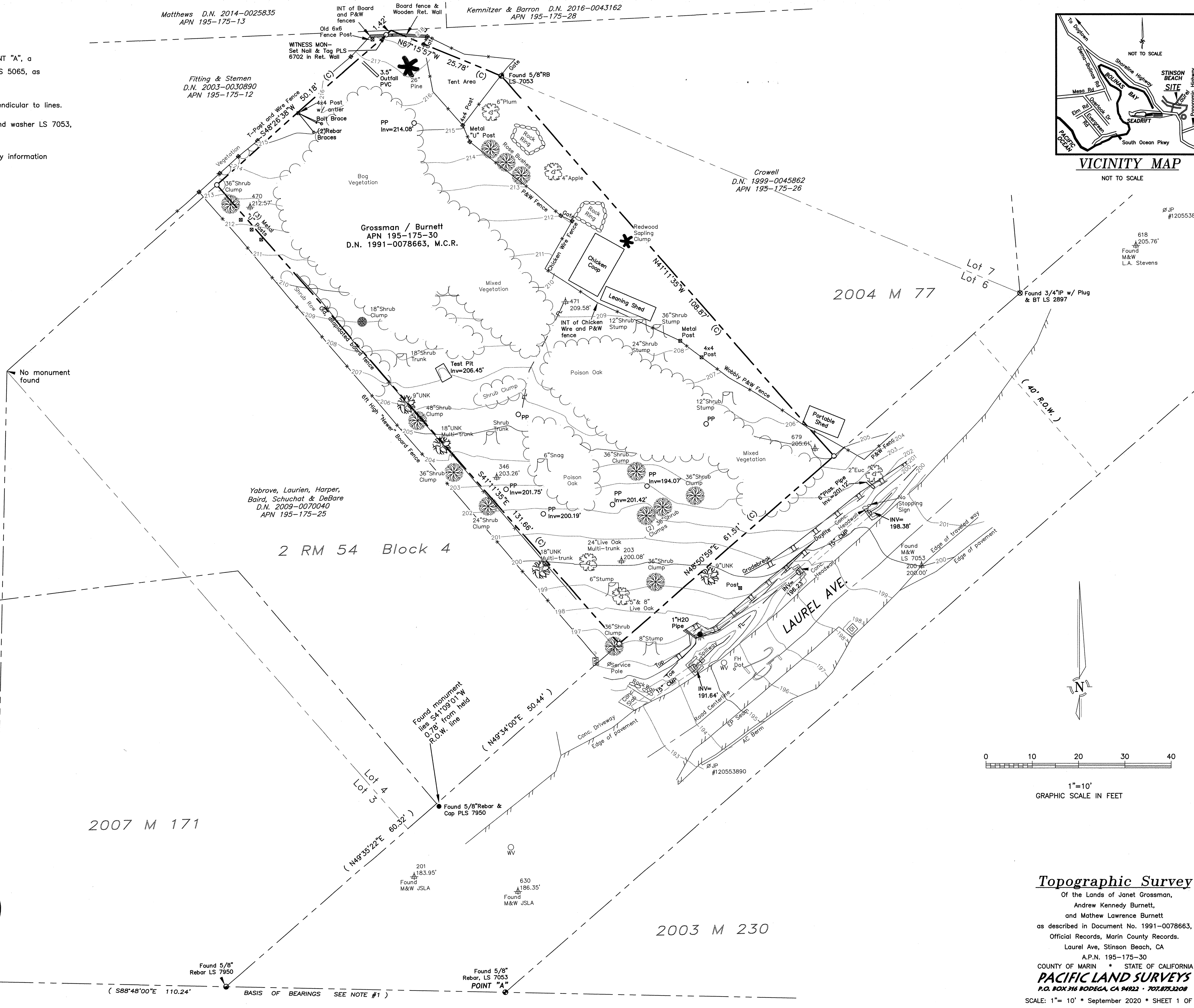
PACIFIC LAND SURVEYS, a sole proprietorship

Dated: 04-27-2022

Susan D. Ruschmeyer
 SUSAN D. RUSCHMEYER
 Lic. 683022
 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

REVISIONS	BY

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snford@sbcglobal.net

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CATHERINE & LUKE GILLIGAN
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APN: 195-175-30

DATE: 7/26/2024
SCALE: 1/16" = 1'-0"
DRAWN: M.M.
JOB:
SHEET:
OF: SHEETS

Map 1



CALLE DEL MAR

LAUREL AVE.

LAUREL AVE.

BUENA VISTA AVE.

220 CALLE DEL MAR
2+ STORY
NON-COMPLIANT

45 LAUREL AVE
195-175-28
2 STORY
12' RSB VARIANCE

55 LAUREL AVE
195-175-31
2 STORY
IN FRONT SETBACK

50 LAUREL AVE
195-182-07
2 STORY
TWO STRUCTURES IN FRONT
STBACK

210 CALLE DEL MAR
195-175-12
2 STORY
SETBACKS
NON-COMPLIANT

PROPOSED
1432 sf
RESIDENCE

35 LAUREL AVE
195-175-26
2 STORY
COMPLIANT
SETBACKS

40 LAUREL AVE
195-182-06
2 STORY
STRUCTURES IN FRONT &
REAR SETBACKS

11 LAUREL AVE
195-175-25
1956&1958 10' REAR SB
1 STORY & CARPORT

30 LAUREL AVE
195-182-05
1&2 STORY
1972 & 1996
SIDE SETBACK
VARIANCE

10 BUENA VISTA AVE
195-182-01
1&2 STORY
FRONT SETBACK
NON-COMPLIANT

5 LAUREL AVE
195-175--09
1&2 STORY
FRONT & SIDE SB
NON-COMPLIANT

50 BUENA VISTA AVE.
195-182-06
SB FRONT & SIDE
VARIANCE-2014
1&2 STORY

40 BUENA VISTA AVE
195-182-04
USE PERMIT ALLOWS
18' INTO FRONT SETBACK
& GARAGE IN REAR
SETBACK

30 BUENA VISTA AVE
195-182-02
USE PERMIT ALLOWS
3' INTO SIDE SETBACK,
HT. & REAR SETBACK

