Agenda Item No. 4a.

Staff Report

Date: August 25, 2026

To: Advisory Design Review Group

From: Alex Lopez-Vega, Planner

Subject: 3 Southwood Avenue (DRP26-06)

Recommendation
ADR Group recommendation to the Town Council regarding the merits of the project relative to the General Plan and Zoning Ordinance.

Staff recommends that the applicant redesign the project to ensure the proposed garage remains within the existing nonconforming floor area, height and setbacks.

Project Information

Property Owner: Ben and Christa Braverman
Applicant: Chambers and Chambers
Street Address: 3 Southwood Avenue
Parcel Number: 073-152-09
Zoning: R-1: B-20
General Plan: L (Low Density)
Flood Zone: X

Project Data

	Code Standard	Existing	Proposed
Lot Area	20,000 SF	20,000 SF	No change
Building Coverage	15%	2,612 SF (13%)	2,961 SF (14.81%)
Floor Area (FAR)	15 %	4,801 SF (24 %)	5,093 SF (25.4%)
Front Setback	25’	House 35’ 5”	No Change

	Code Standard	Existing	Proposed
Side Setback (east)	20’	House 20’	No Change
Side Setback (west)	20’	House 20’	No Change
Rear Setback	40’	House 121’ 1” Carport 17’ 6”	No Change Garage 12’ 3”
Building Height	30’	Carport 9’ 9”	Garage 21’ 6”
Parking Spaces	3 (1 Covered)	3 (1 Covered)	4 (2 Covered)
Impervious Surfaces	No net runoff	4,758 SF	6,484 SF

Project Description
The applicant requests a recommendation to the Town Council for Design Review and a Variance. The project includes the demolition of an existing 440-square-foot carport and construction of a new 732-square-foot garage, increasing the structure’s height from 9-ft x 9-in to 22-ft x 6-in. The proposed garage will feature cedar shingles and a slate tile roof. Site and landscape improvements include a new pool and spa, turf, site walls, a permeable driveway, and 6-foot-tall automatic and pedestrian gates. All exterior lighting will be shielded and directed downward. A Variance is required to exceed the allowable floor area by 292 square feet and to allow the proposed garage to further encroach into the rear yard setback.

Impervious Surfaces
The project proposes an impervious surface increase of 1,726 SF. A new 138-SF bioretention area for stormwater control is included to meet the Town’s no net increase policy.

Project plans are included as **Attachment 1;** Project Application and Materials are included as **Attachment 2**.

The proposed project is subject to the following permit approvals:

- **Design Review Permit is required pursuant to RMC Section 18.41.010** to allow for exterior remodeling resulting in enlarging to an existing building exceeding two hundred square feet of new floor area; for a project resulting in more than 50 cubic yards of grading or filling; construction of any fences, gates greater than forty-eight inches in height; increase to the existing roof height of a building; a project resulting in over 1,000 square feet of new impervious landscape surface; and redevelopment, rehabilitation, and/or renovation of existing landscape over 2,500 square feet.

- **A Variance is required pursuant to RMC Chapter 18.48** to exceed the allowable floor area, and to allow the proposed garage to further encroach into the rear yard setback.

Background
The project site is a 20,000 square-foot rectangular lot on Southwood Avenue. The lot has a single-family residence, and a detached carport.

According to the Town's records, the following Planning entitlements were previously approved for the property:

- March 10, 2005- (Variance No. 1547 & Design Review No. 449) Design Review, Demolition Permit and a Variance to demolish the existing residence and carport and construct a new 2-story residence and detached carport.

- April 2, 2026 – Ministerial approval for a new attached Accessory Dwelling Unit (ADU).

Discussion
Pursuant to Resolution No. 1990, the purpose of the Advisory Design Review (ADR) Group is to provide professional review of design-related issues, including site planning, building massing, setbacks, light/air, and material selection in architectural and landscape design in the discretionary review process. The overarching goal of the ADR process is to provide an opportunity for neighbor feedback, provide professional design solutions prior to Town Council review in order to provide better quality design and a more efficient discretionary review (e.g. Design Review, Nonconformity Permit, Demolition Permit, Hillside Lot Permit, Variance, etc.)

process and to provide the Town Council with a formal recommendation on the merits of the project relative to the General Plan and Zoning Ordinance.

Public Comment

Two public comment letters were received on August 19, 2026, raising concerns regarding the proposed garage's increased height and size, setback encroachment, and potential drainage impacts. The letters are included as Attachment 3.

Attachments

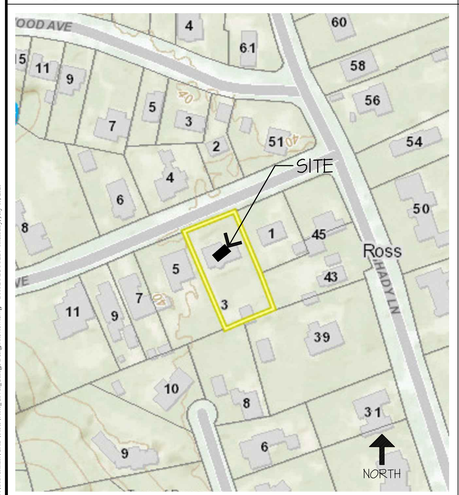
1. Project Plans
2. Project Application & Materials
3. Public Comments

ATTACHMENT 1

BRAVERMAN GARAGE

ROSS, CALIFORNIA

VICINITY MAP



PROJECT INFORMATION

GENERAL INFORMATION:			
ZONING:	R-1 B-20		
APN:	073-152-09		
LOT AREA:	20,000 S.F.		
OCCUPANCY TYPE:	R-3		
CONSTRUCTION TYPE:	V-B		
WUI	YES		
FLOOD ZONE	X		
PROJECT-RELATED	**ALLOWED**	**EXISTING**	**PROPOSED**
PROPERTY INFORMATION:			
LOT COVERAGE (15%)	3,000 S.F. (15%)	2,612 S.F. (13.06%)	2,961 S.F. (14.81%)
FLOOR AREA:			
LOWER LEVEL OF HOUSE		1,160 S.F.	1,160 S.F.
MAIN LEVEL OF HOUSE		1,453 S.F.	1,453 S.F.
ENTRY PORCH		443 S.F.	443 S.F.
UPPER LEVEL OF HOUSE		1,255 S.F.	1,255 S.F.
ADU (NOT COUNTED IN FAR)		-	800 S.F.
ACCESSORY STRUCTURE		0 S.F.	0 S.F.
GARPORT / GARAGE		440 S.F.	732 S.F.
TOTAL		4,801 S.F.	5,843 S.F.
TOTAL COUNTED IN FAR (15%)	**3,000 S.F.(15%)**	**4,801 S.F.(24%)**	**5,043 S.F.(25.41%)**
SETBACKS:			
FRONT SETBACK (MAIN HOUSE)	25'-0"	35'-5"	UNCHANGED
SIDE YARD SETBACK - EAST	20'-0"	20'-0"	UNCHANGED
SIDE YARD SETBACK - WEST	20'-0"	20'-0"	UNCHANGED
REAR YARD SETBACK (GARAGE)	10'-0" (GARAGE)	121'-1" (HOUSE) 17'-6" (CARPORT)	12'-3" (GARAGE)
ADDITIONAL INFORMATION:			
HEIGHT CARPORT/GARAGE	-	9'-9"	21'-6"
PARKING	3 (2 COVERED)	3 (2 COVERED)	4 (2 COVERED)
IMPERVIOUS SURFACE		4,758 S.F.	6,484 S.F.
CUT			348 C.Y.
FILL			98 C.Y.
OFF-HAUL			250 C.Y.

PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE DEMOLITION OF THE EXISTING 440 SF CARPORT AND THE 145 SF CHICKEN COOP AND THE CONSTRUCTION OF A NEW 732 SF GARAGE LOCATED WITHIN APPROXIMATELY THE SAME AREA AS THE EXISTING CARPORT. THE GARAGE WILL MATCH THE EXTERIOR FINISHES OF THE PRIMARY RESIDENCE, INCLUDING BROWN WOOD SHINGLE, WHITE WOOD TRIM, STONE WATER TABLE AND WHITE WOOD WINDOWS AND DOORS. THIS PROPOSAL REQUIRES A VARIANCE FOR MAXIMUM FAR AS THE EXISTING HOUSE AND PROPERTY ARE IN EXCESS OF THE ALLOWABLE. NEW SWIMMING POOL AND LANDSCAPE IMPROVEMENTS ON THE WHOLE PROPERTY.

GENERAL NOTES

1. THE PROJECT IS LOCATED WITHIN A DESIGNATED WILDLAND URBAN INTERFACE ZONE OR FIRE HAZARD SEVERITY ZONE AND ALL CONSTRUCTION SHALL COMPLY WITH THE 2025 FIRE CODE AND WUI CODE.
   ALL VEGETATION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION. (DEFENSIBLE SPACE)
2. DEFERRED SUBMITTAL -A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE NEW BUILDING WHICH COMPLIES WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13-D AND LOCAL STANDARDS. SEPARATE DEFERRED PERMITS SHALL BE REQUIRED FOR THESE SYSTEMS. PLANS AND SPECIFICATIONS FOR THE SYSTEMS SHALL BE REQUIRED FOR THESE SYSTEMS. PLANS AND SPECIFICATIONS FOR THE SYSTEMS SHALL BE SUBMITTED BY AN INDIVIDUAL OR FIRM LICENSED TO DESIGN AND/OR DESIGN-BUILD SPRINKLER SYSTEMS.
   ALL SPRINKLERS SYSTEM IN ROSS SHALL BE MONITORED BY A UL LISTED CENTRAL STATION ALARM COMPANY.
3. A FIRE HYDRANT CAPABLE OF SUPPLYING 500 GPM AT 20PSI SHALL BE LOCATED SO THAT NO PORTION OF ANY STRUCTURE IS GREATER THAN 400 FEET FROM THE CLOSEST HYDRANT MEASURED ALONG THE PATH OF TRAVEL. IF NOT CURRENTLY AS REQUIRED A NEW HYDRANT SHALL BE PROVIDED. CURRENTLY THE CLOSEST HYDRANT IS OVER 400 FT FROM THE PROPOSED GARAGE. FIRE FLOW UPGRADE SHALL BE MADE PRIOR TO DELIVERY OF COMBUSTIBLE MATERIALS TO THE SITE.
4. APPLICANT MAY PROPOSE ALTERNATE MATERIALS OR METHOD IN ACCORDANCE WITH SECTION 103.3. ALL APPROVED ALTERNATES REQUESTS AND SUPPORTING DOCUMENTATION SHALL BE INCLUDED IN THE PLANS SET SUBMITTED FOR FINAL APPROVAL.

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SHEET INDEX

ARCHITECTURAL

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SU2	SURVEY
SU3	SURVEY
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EG2.0	DEMOLITION CARPORT PLAN & (E) ELEVATIONS
A2.3	PROPOSED GARAGE FLOOR PLAN & SECTIONS
A2.4	PROPOSED GARAGE ROOF PLAN
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CMP	CONSTRUCTION MANAGEMENT PLAN
L2.1	LANDSCAPE CONCEPT PLAN
L4.1	IRRIGATION PLAN
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CIVIL DRAWINGS

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C2	GRADING AND DRAINAGE PLAN
C3	EROSION CONTROL PLAN AND DETAILS
C4	DETAILS

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DATE:	ISSUE:
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05-26-26	DR RESUBMITTAL
07-09-26	DR RESUBMITTAL

COVER SHEET

A0.0

P:\Braverman\CAD\Plans\A00_Cover_Garage Design Review.dwg DATE PLOTTED: Thursday, July 09, 2026

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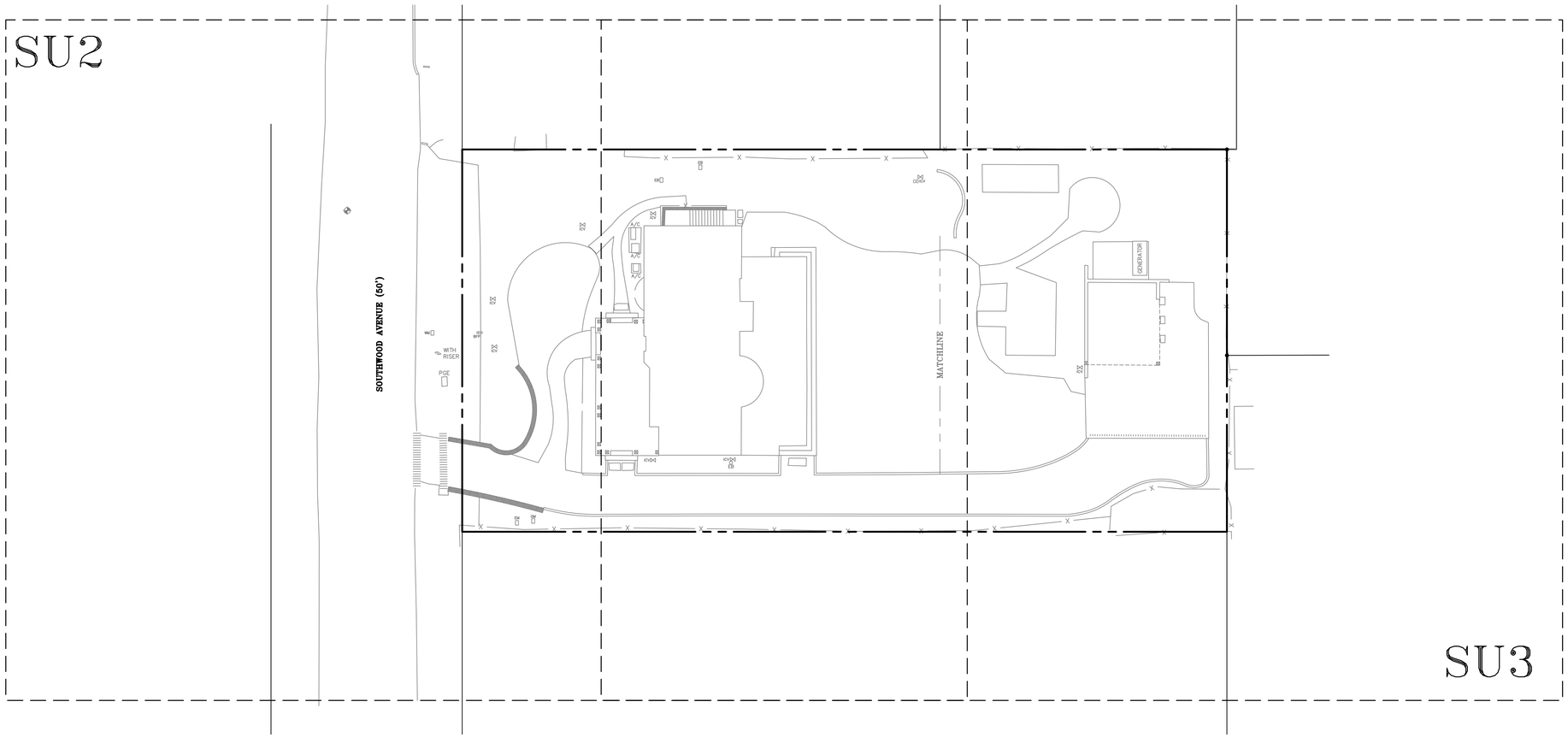
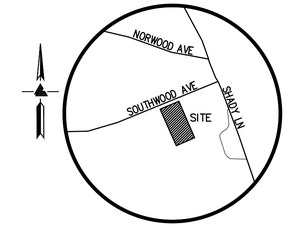
SHEET LAYOUT OF SURVEY AREA





VICINITY MAP

NO SCALE

LEGEND AND NOTES

BW	BOTTOM RETAINING WALL		JOINT POLE
CB	CATCH BASIN	M–	MULTI–TRUNK TREE
CO	CLEAN–OUT BOX	RP	ROOF PEAK
EB	ELECTRICAL BOX	SSCO	SANITARY SEWER CLEAN–OUT
EM	ELECTRICAL METER	SSMH	SANITARY SEWER MAINTENANCE HOLE
EVC	ELECTRICAL VEHICLE CHARGER	SDMH	STORM DRAIN MAINTENANCE HOLE
FF	FINISH FLOOR	SYC	SYCAMORE
FL	FLOW LINE	TC	TOP OF CURB
GM	GAS METER	TOS	TOP OF SLAB
INV	INVERT	TW	TOP OF RETAINING WALL
ICV	IRRIGATION CONTROL VALVE	VLT	UTILITY VAULT
JMAP	JAPANESE MAPLE	WM	WATER METER

XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE
	GRAVEL
	LAWN
	STONE

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06041C0458F EFFECTIVE DATE: MARCH 16, 2016

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 20,000± SQUARE FEET / 0.459± ACRES

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 493.64'
(ASSUMED)

0 8 16 32

SCALE: 1" = 16'

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MICHAEL W. THOMPSON
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WWW.LEABRAZE.COM

3 SOUTHWOOD AVENUE
ROSS
CALIFORNIA

APN: 073–152–09

MARIN COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
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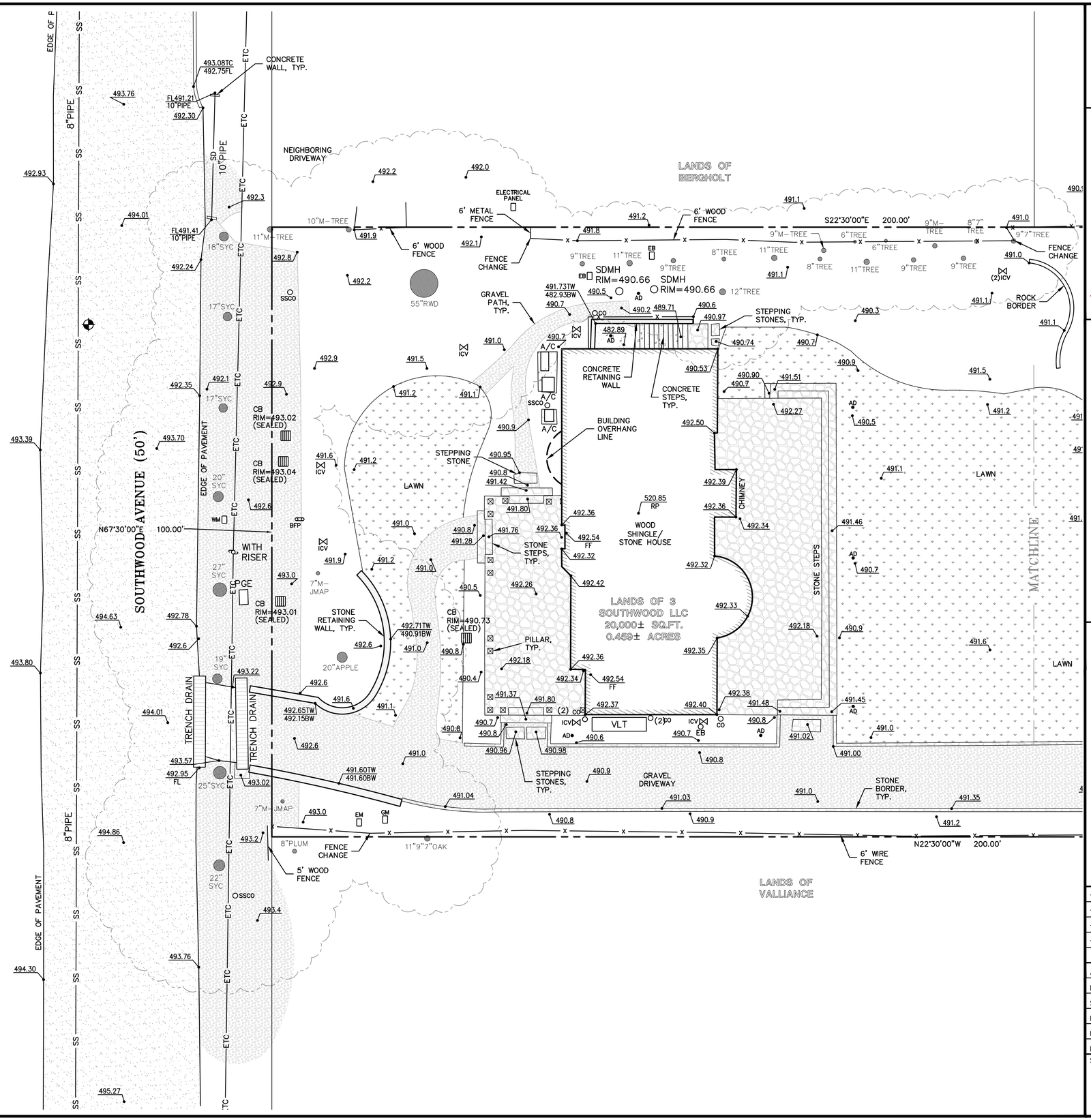
JOB NO:	2252263
DATE:	12–4–25
SCALE:	1"=16'
BNDY BY:	RM
FIELD BY:	EH
DRAWN BY:	JP
SHEET NO:	SU1

1 OF 3 SHEETS



0 4 8 16

SCALE: 1" = 8'

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TOPOGRAPHIC SURVEY

REVISIONS	BY
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DATE:	12-4-25
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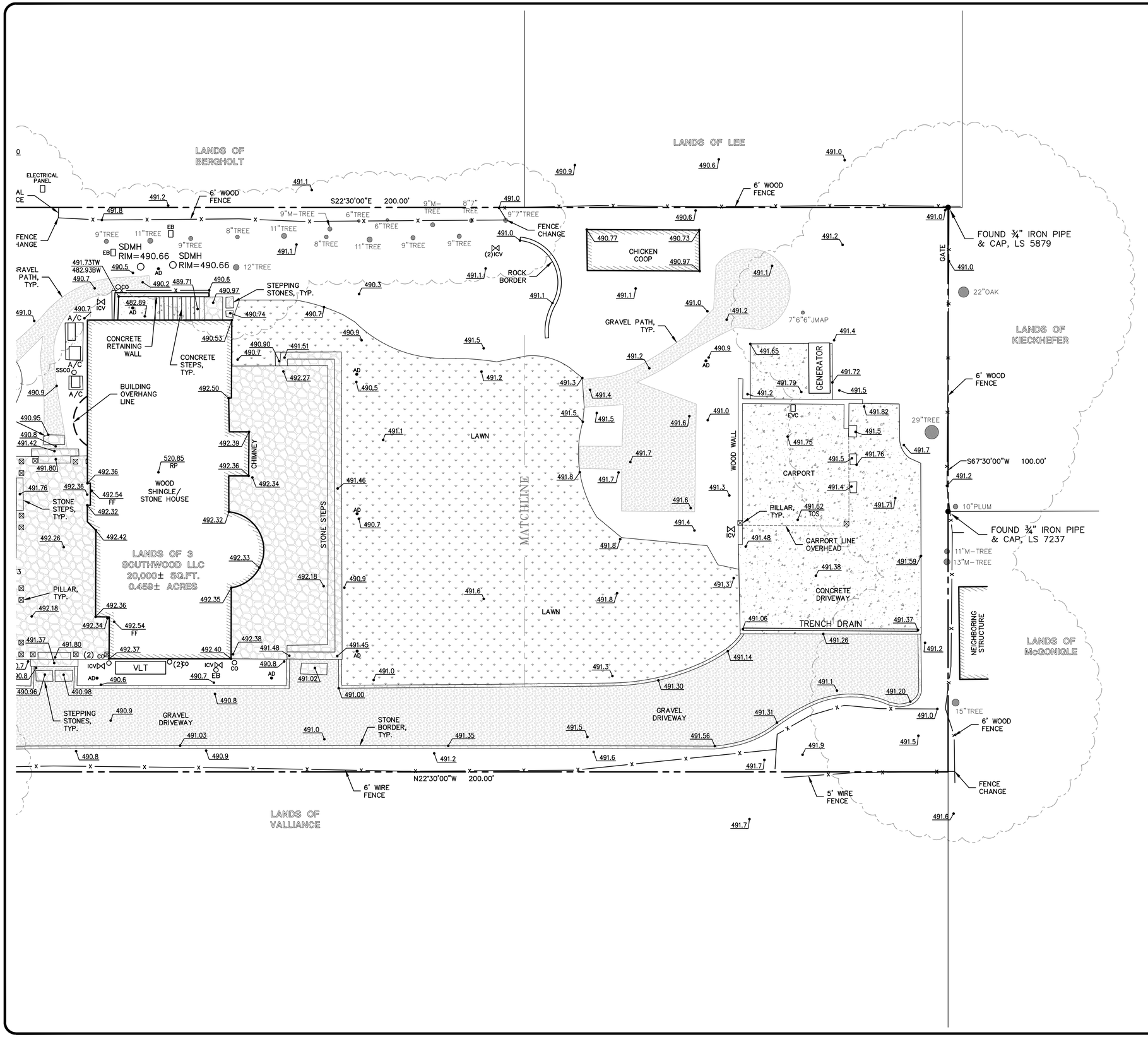

0 4 8 16

SCALE: 1" = 8'

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MARIN COUNTY

APN: 073-152-09

TOPOGRAPHIC SURVEY

REVISIONS	BY
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JOB NO:	2252263
DATE:	12-4-25
SCALE:	1"=8'
BNDY BY:	RM
FIELD BY:	EH
DRAWN BY:	JP
SHEET NO:	SU3

3 OF 3 SHEETS

NOTES:

A TREE PERMIT IS REQUIRED BEFORE ANY TREES 8" DBH OR ABOVE IS REMOVED FROM THE PROPERTY
-ALL TREE PROTECTION MUST BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN UP FOR THE DURATION OF WORK. A REPORT WILL BE PROVIDED TO THE TOWN OF ROSS BY THE PROJECT ARBORIST CONFIRMING ALL TREE PROTECTION IS UP AND INSTALLED TO THEIR RECOMMENDATION.
-THE PROJECT ARBORIST SHALL LIST KEY POINTS DURING CONSTRUCTION WHERE HE OR SHE WILL PERFORM SITE INSPECTIONS TO VERIFY TREE PROTECTION, AND SUBMIT SHORT SUMMARY REPORTS TO THE TOWN FOR REVIEW AFTER THESE.
- UNDERGROUND TRENCHING SHALL AVOID THE MAJOR SUPPORT AND ABSORBING TREE ROOTS OF THE PROTECTED TREES. IF AVOIDANCE IS IMPRACTICAL, HAND EXCAVATION UNDERTAKEN UNDER THE SUPERVISION OF THE PROJECT ARBORIST WILL BE REQUIRED.
-THE PROJECT ARBORIST MUST BE ON SITE TO MONITOR ANY EXCAVATION THAT ENCROACHES UPON THE NON-INTRUSION ZONE OF A SIGNIFICANT AND OR PROTECTED TREE
-. COMPACTION OF THE SOIL WITHIN THE NON-INTRUSION ZONE OF THE PROTECTED TREES SHALL BE AVOIDED. USE OF BRIDGING/PROTECTIVE MATERIALS SUCH AS LAYERED MULCH, TRENCH PLATES, PLYWOOD OR RUBBER MATS IS ENCOURAGED WITHIN NON-INTRUSION ZONES.
- OIL, GAS, PAINT, CEMENT, CHEMICALS, OR OTHER SUBSTANCES THAT MAY BE HARMFUL TO TREES SHALL NOT BE STORED OR DUMPED WITHIN THE NON-INTRUSION ZONE OF THE PROTECTED TREES OR AT ANY OTHER LOCATION ON THE SITE FROM WHICH SUCH SUBSTANCES MIGHT ENTER THE NON-INTRUSION ZONE OF THE PROTECTED TREES.
- CONSTRUCTION MATERIALS SHALL NOT BE STORED WITHIN THE NON-INTRUSION ZONE OF THE PROTECTED TREES. ON-SITE PARKING SHALL BE KEPT OUTSIDE NON-INTRUSION ZONES.
- FINAL SITE INSPECTION. THE PROJECT ARBORIST WILL INSPECT TREE HEALTH AND PROVIDE NECESSARY RECOMMENDATIONS TO PROMOTE TREE HEALTH AND LONGEVITY. A LETTER REPORT WILL BE PROVIDED TO THE TOWN OF ROSS THAT SUMMARIZES THE PROJECT ARBORIST'S FINDINGS AND CONCLUSIONS.

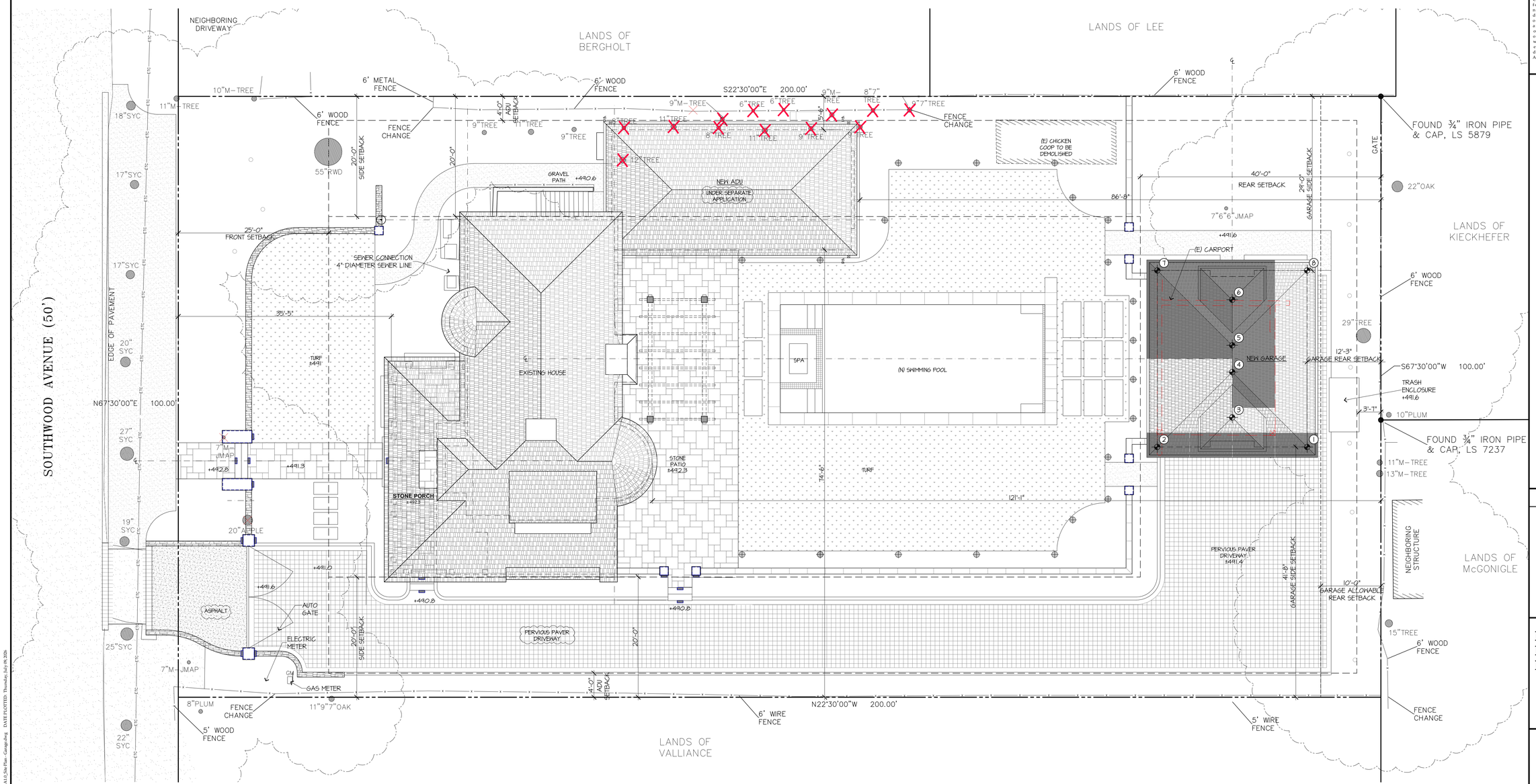
DRAWING KEY

EXISTING FOOTPRINT

X TREE TO BE REMOVED

STORY POLE LEGEND

POLE	GRADE IS APPROXIMATELY FLAT	POLE LENGTH	
1		14'-4"	
2		14'-4"	
3		20'-1/2"	
4		21'-6"	
5		21'-6"	
6		20'-1/2"	
7		14'-4"	
8		14'-4"	



1 A1.1 PROPOSED SITE PLAN
1/8" = 1'-0"

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07-09-26	DR RESUBMITTAL

PROPOSED SITE PLAN / STORY POLE PLAN

A1.1

P:\Braverman\CAD Plans\A1.0_Site Plan - Garage.dwg DATE PLOTTED: Thursday, July 09, 2026

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Ross Valley Fire Department

Serving Fairfax, Sleepy Hollow, San Anselmo, and Ross

July 7, 2026

Address:3 Southwood Ave , Ross
Applicant: Andreia Vargas
Application #: 26-0184 #2

The Vegetation Management Plan submitted for review by the Ross Valley Fire Department is **approved with conditions.**

Please do not remove any tree that requires a permit without first securing such a permit.

Yew pine trees are a hazardous species and will be required to be removed for final approval.

30ft out from any structure requires trees to have 10ft minimum of crown separation. This includes separation from neighbors trees. Trees that do not have 10ft of crown separation and that are less than 8 inches in diameter at chest height will be required to be removed in that 30ft zone.

Vegetation planted under a tree canopy must have vertical separation. 3x the height of the plant. For example, an english laurel planted under a tree canopy at its projected height of 8ft must have 24ft of spacing between the laurel and the tree's limbs. This is to prevent ladder fuels and fire spreading up into canopies.

Recommend to not plant any vegetation within zone 0. 0-5ft around any structures.

Every effort shall be taken to ensure erosion control efforts are in compliance with standards established by Town regulations.

The approved plan is to last the life of the property. Any changes to the plan now or in the future will require Fire Department review. It is recommended that if the applicant has plans to landscape in the future that those plans be intermingled into this plan.

Vegetation shall be maintained to ensure address numbers are visible from both angles of approach.

Minimum standards shall be in place prior to final fire clearance.

If you have any questions about any of the items listed above, please call me. I am available to meet with you on site to help you develop a plan. Please contact me to schedule the final inspection (415)

777 San Anselmo Avenue, San Anselmo, CA 94960 | www.rossvalleyfire.org

Ross Valley Fire Department

Serving Fairfax, Sleepy Hollow, San Anselmo, and Ross

258-4674

Sincerely,

Lucas Dentoni
Fire Inspector

777 San Anselmo Avenue, San Anselmo, CA 94960 | www.rossvalleyfire.org

WINDOWS
WOOD WINDOWS PAINTED WHITE TO MATCH EXISTING

ROOF
CLASS 'A' ROOF ASSEMBLY- SLATE ROOF TILE

EXTERIOR SIDING
CEDAR SHINGLE WUI COMPLIANT PAINTED BROWN TO MATCH EXISTING
w/ STONE WATER TABLE BELOW WHERE OCCURS

LICENSED ARCHITECT
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BRAVERMAN GARAGE
3 SOUTHWOOD AVE
ROSS, CA 94957

AP # 073-152-09

DATE:	ISSUE:
03-06-26	PLANNING
05-26-26	DR RESUBMITTAL
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MATERIALS BOARD & CONDITIONS OF APPROVAL

A1.2

P:\Braverman\CAD\Plots\A12-Materials Board - Garage.dwg DATE PLOTTED - Thursday, July 09, 2026

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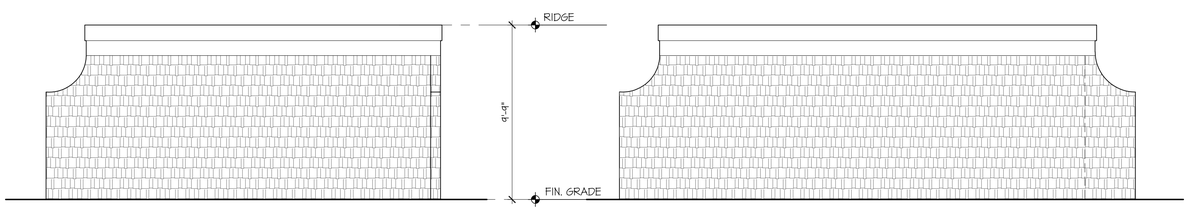
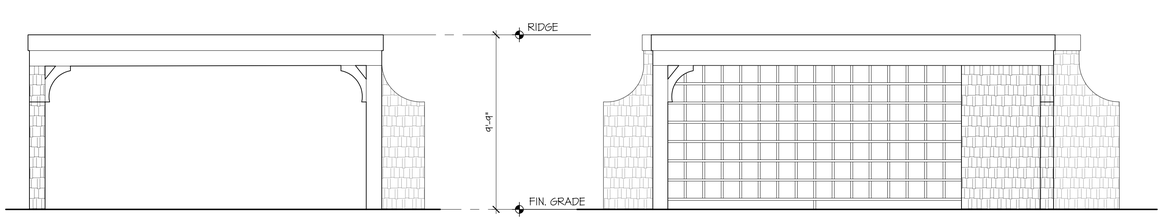
DRAWING KEY

WALLS TO BE REMOVED



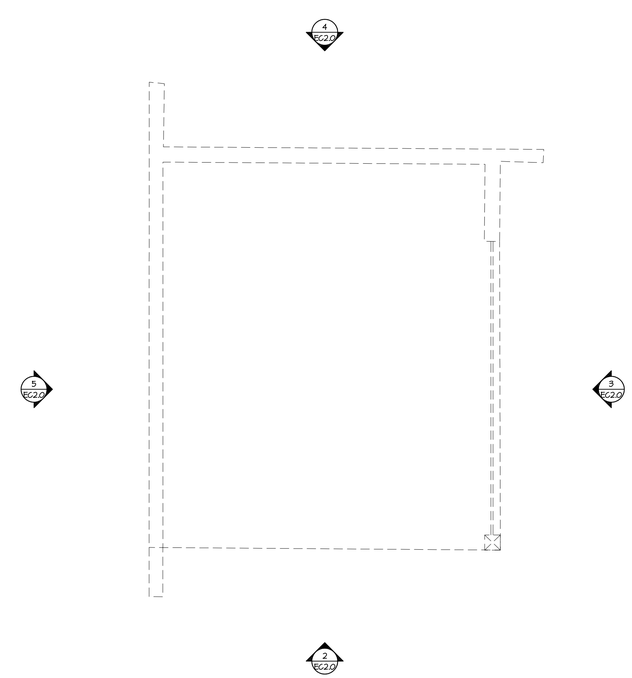
4 EC2.0 (E) CARPORT EAST ELEVATION
1/4" = 1'-0"

5 EC2.0 (E) CARPORT NORTH ELEVATION
1/4" = 1'-0"



2 EC2.0 (E) CARPORT WEST ELEVATION
1/4" = 1'-0"

3 EC2.0 (E) CARPORT SOUTH ELEVATION
1/4" = 1'-0"



1 EC2.0 DEMOLITION CARPORT PLAN
1/4" = 1'-0"

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REN. 08-31-2027
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DEMOLITION
CARPORT PLAN
CARPORT
(E) ELEVATIONS

EC2.0

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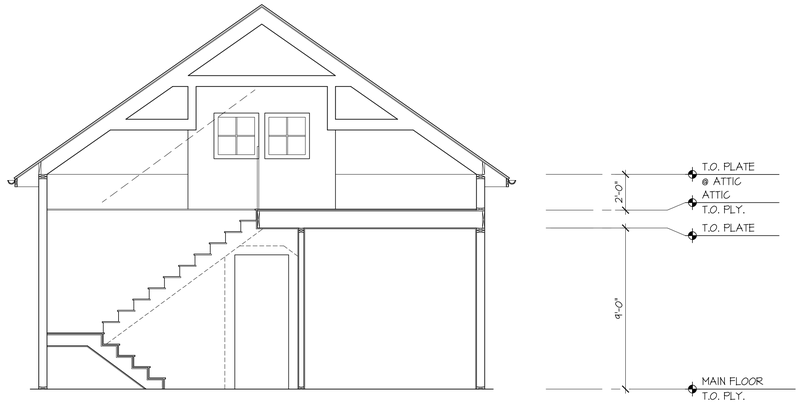
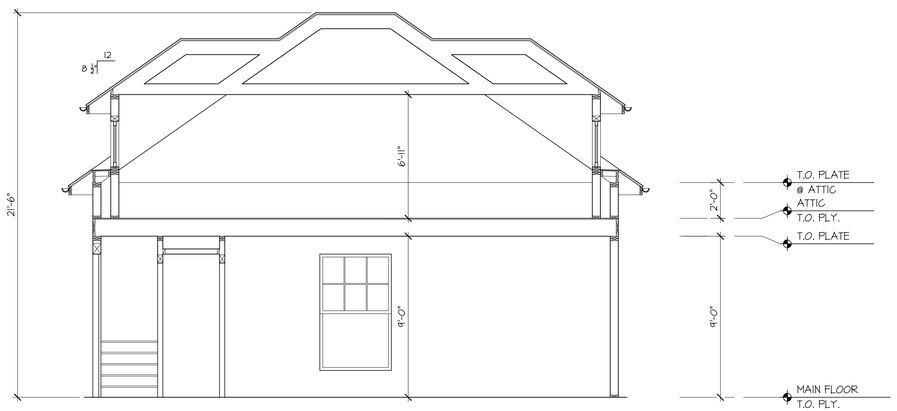
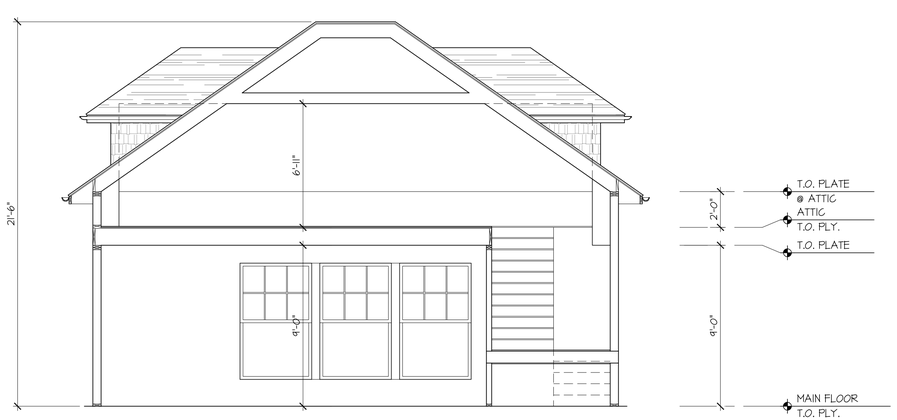


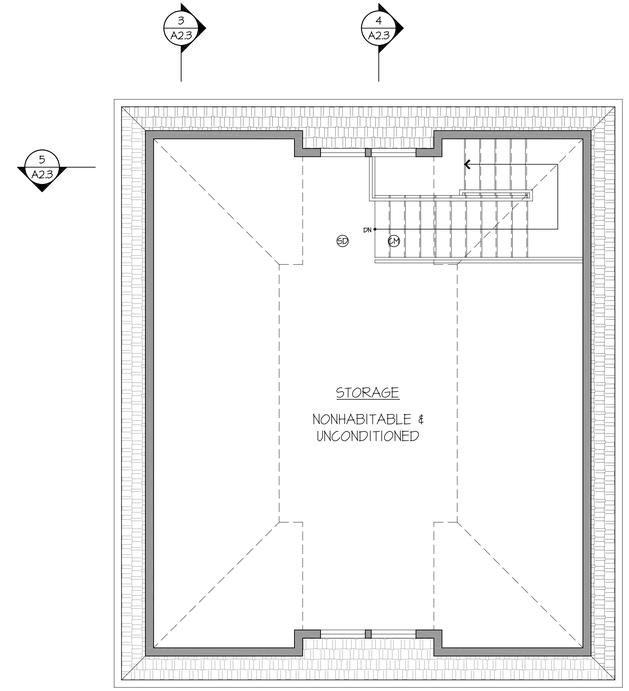
5 A2.3 **SECTION**
1/4" = 1'-0"



4 A2.3 **SECTION**
1/4" = 1'-0"

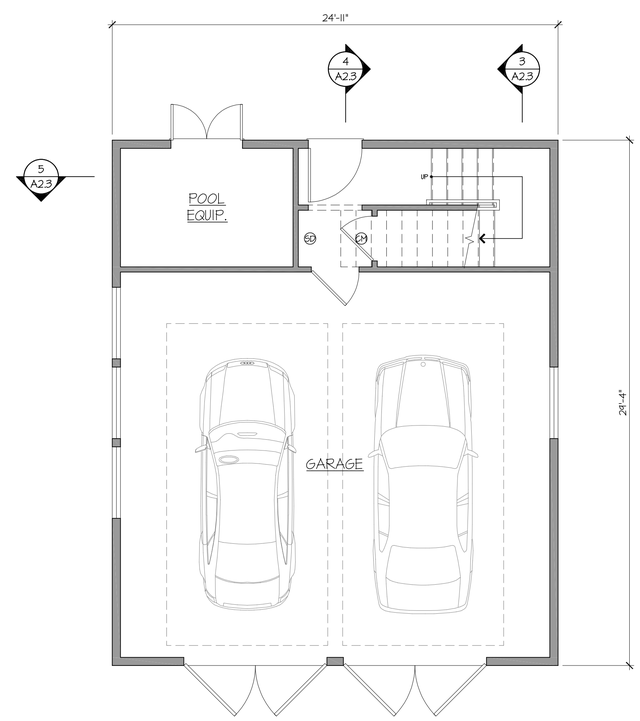


3 A2.3 **SECTION**
1/4" = 1'-0"



2 A2.3 **PROPOSED UPPER FLOOR PLAN**
1/4" = 1'-0"

NORTH



1 A2.3 **PROPOSED GARAGE PLAN**
1/4" = 1'-0"

NORTH

NOTES

1. A CLASS 'A' ROOF ASSEMBLY IS REQUIRED.
2. SMOKE DETECTORS ARE NOT REQUIRED BECAUSE THIS PROJECT IS FOR A DETACHED GARAGE NOT A DWELLING UNIT AND THERE ARE NO SLEEPING ROOMS. FOR GOOD PRACTICES WE ARE PROPOSING TO ADD ONE AT THE STAIR HALL.
3. CARBON MONOXIDE ALARMS ARE NOT REQUIRED BECAUSE THIS PROJECT IS FOR A DETACHED GARAGE NOT A DWELLING UNIT AND THERE ARE NO SLEEPING ROOMS. FOR GOOD PRACTICES WE ARE PROPOSING TO ADD ONE AT THE STAIR HALL.
4. ADDRESS NUMBERS AT LEAST 4" TALL MUST BE IN PLACE ADJACENT TO THE FRONT DOOR. IF NOT CLEARLY VISIBLE FROM THE STREET, ADDITIONAL NUMBERS ARE REQUIRED. RESIDENTIAL NUMBERS MUST BE REFLECTORIZED. IF NOT CURRENTLY AS DESCRIBED THEY MUST BE INSTALLED AS PART OF THIS PROJECT.

DRAWING KEY

SD SMOKE DETECTOR- SEE NOTE 2
CM CARBON MONOXIDE ALARM- SEE NOTE 3

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GARAGE PLANS & SECTIONS

A2.3

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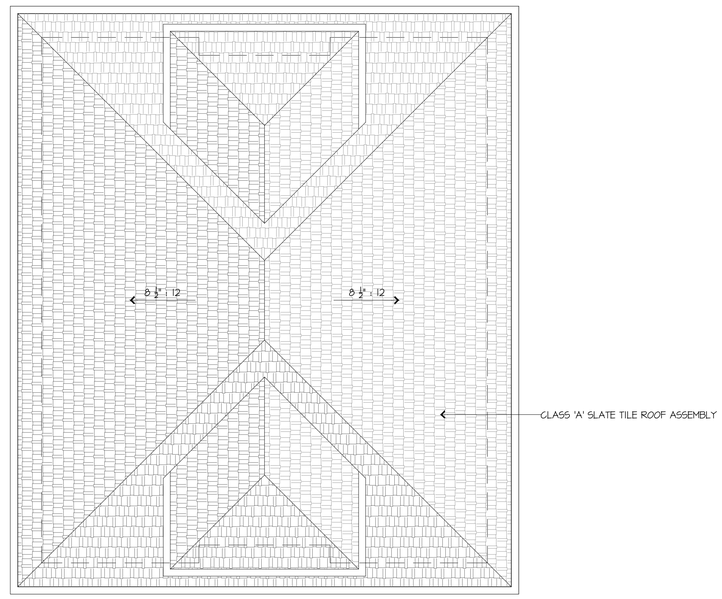

1
A2.4

PROPOSED GARAGE ROOF PLAN

1/4" = 1'-0"

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PROPOSED GARAGE ROOF PLAN

A2.4

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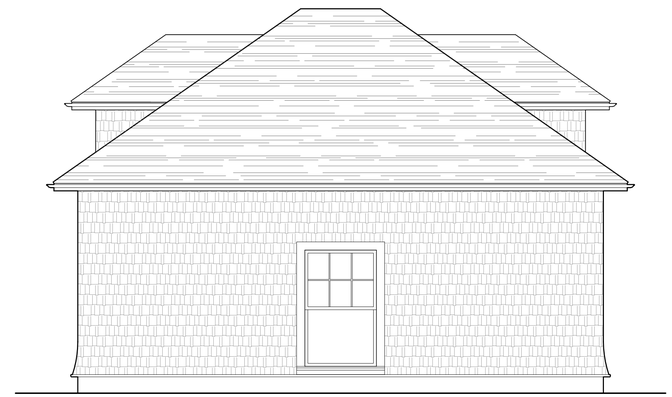
ELEVATION NOTES

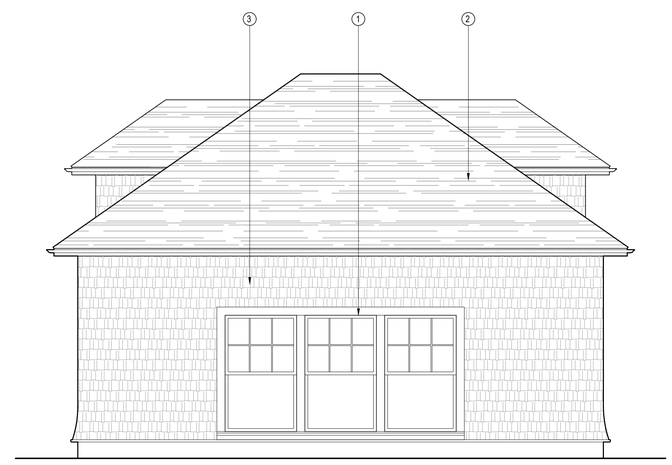
1. WOOD WINDOWS AND DOORS PAINTED WHITE
2. CLASS 'A' SLATE TILE ROOF ASSEMBLY
3. CEDAR SHINGLE WUI COMPLIANT

1 A3.2 SOUTH ELEVATION
1/4" = 1'-0"



2 A3.2 EAST ELEVATION
1/4" = 1'-0"

3 A3.2 NORTH ELEVATION
1/4" = 1'-0"



4 A3.2 WEST ELEVATION
1/4" = 1'-0"

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PROPOSED
GARAGE
EXTERIOR
ELEVATIONS

A3.2

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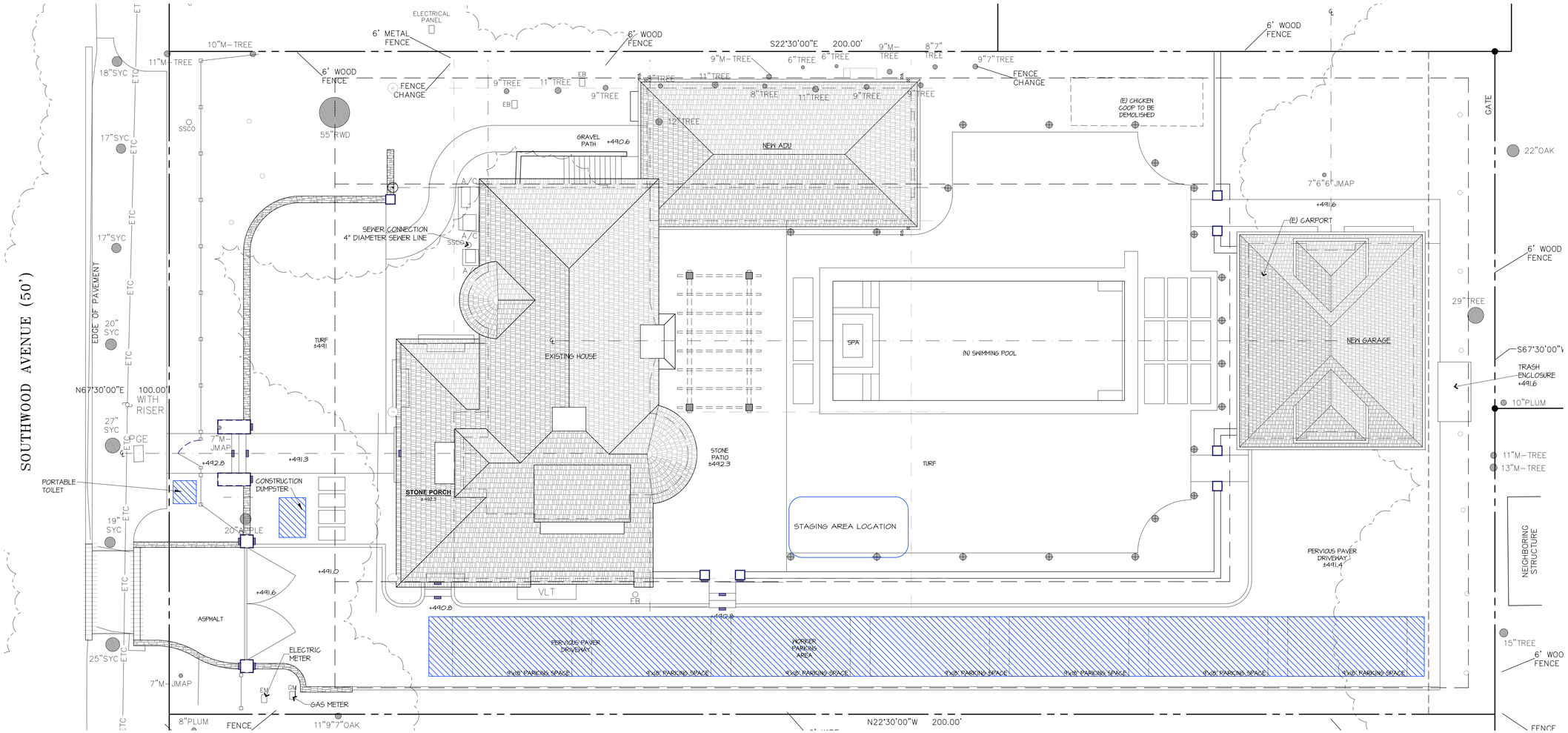
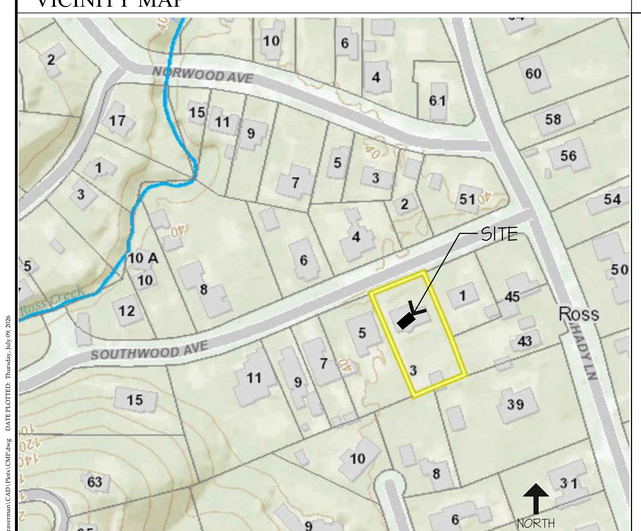


1 CMP CONSTRUCTION MANAGEMENT PLAN
1/8" = 1'-0"

VICINITY MAP



CONSTRUCTION MANAGEMENT NOTES

TOWN ROSS

CONSTRUCTION MANAGEMENT PLAN

WORK HOURS
Monday – Friday, 8:00 am to 5:00 pm

No construction permitted on Saturdays and Sundays

No work on the following holidays:
New Year's Day
Martin Luther King Day
Presidents Day
Memorial Day
Independence Day
Juneteenth
Labor Day
Veterans Day
Thanksgiving Day
Christmas Day

PARKING/TRAFFIC CONTROL

- Do not arrive the site before 8:00 AM
- Maintain on-site parking
- All construction vehicles shall park on-site or in legal parking areas
- Always maintain 12-feet roadway clearance
- Construction employees shall carpool to reduce traffic
- Construction vehicles shall obey all traffic/parking regulations
- No parking in front of neighbors' driveways, walkways, public thoroughfares or crosswalks
- Flagman on-site to ensure traffic control/safety measures
- Apply for an encroachment permit for Public Works for any road closures.
- No temporary parking/idling on neighboring streets
- Access gates to remain open during construction hours
- Stagger sub-contractor arrivals/departure to minimize traffic
- Arrange deliveries after 9:00 a.m. to reduce traffic congestion
- Projects with cut & fill:
  Arrange trucks to deliver or off-haul between 9:00 am to 1:00 pm to avoid school hours whenever possible.
- Traffic routes:

SITE MANAGEMENT CONTROLS:

- Maintain clear access to jobsite during construction hours
- Designate on-site coordinator to resolve any issues and neighbors
- Encourage neighbors to call/meet with any concerns or questions
- Provide phone numbers for neighbors to call for concerns
- Notify neighbors of side deliveries schedules, road closures and delays
- No pets or stereos on-site
- Maintain site in a neat and orderly manner
- No smoking on site or street
- Materials shall be stored on-site with in a neat manner
- Temporary toilets shall be on-site, out of view or screened and cleaned regularly
- Hazardous material shall not be stored on-site
- Flammable liquids shall be stored in appropriate containers
- Provide/maintain all temp fencing and erosion controls per plans
- Provide/maintain "drive off" area per plans
- Provide/maintain tire wash station for vehicles to reduce debris on roads
- Provide/maintain/sweep road daily
- Cover all loads entering/leaving site

CONTACT INFORMATION

CONTACT INFORMATION

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07-09-26	DR RESUBMITTAL

CONSTRUCTION MANAGEMENT PLAN

CMP

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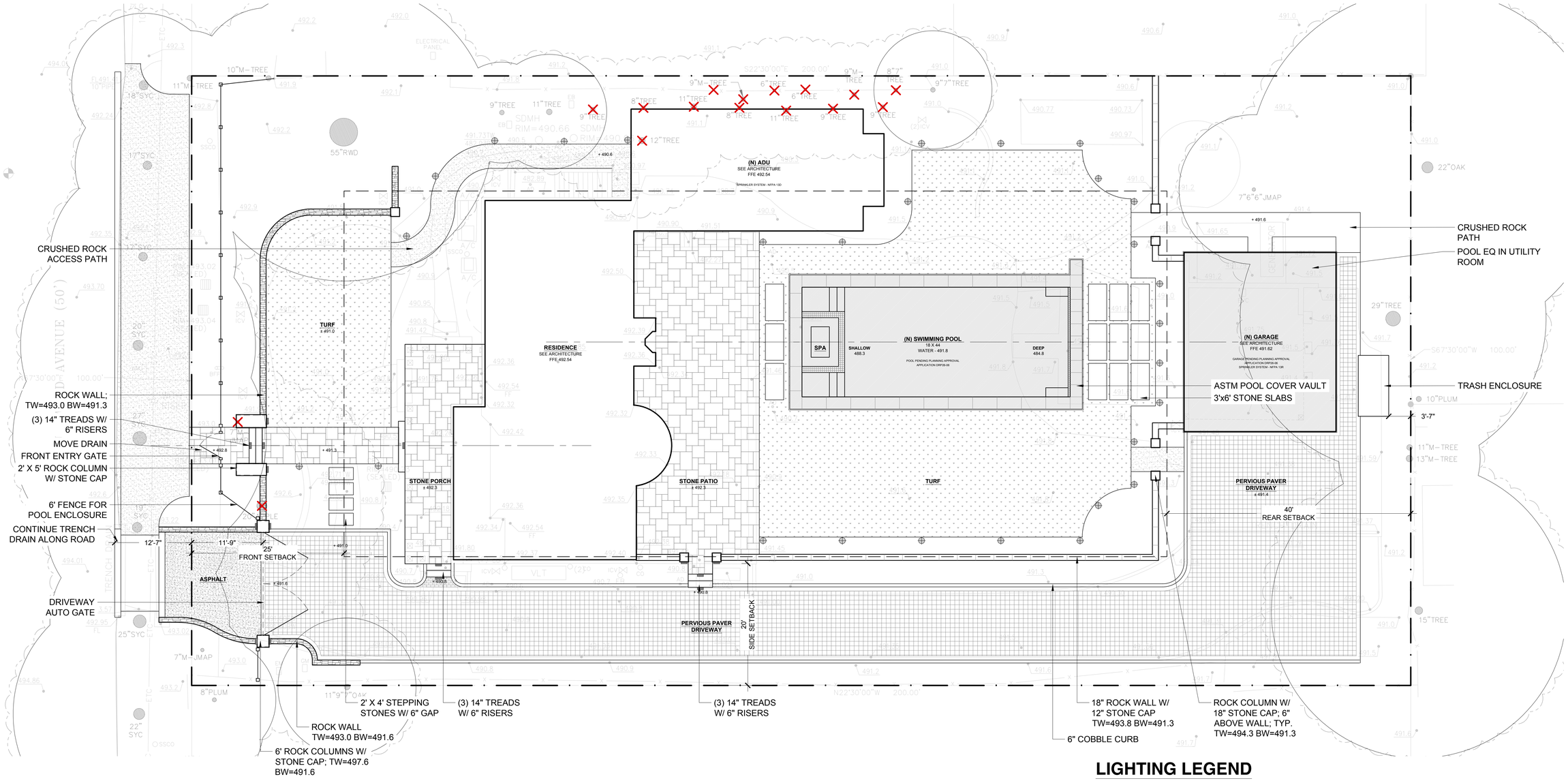
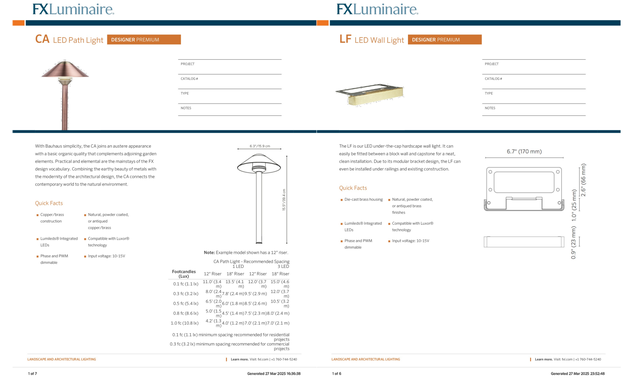


LIGHTING LEGEND

SYMB	MANUF.	DESCRIPTION (MODEL#)	Q
⊕	FX LUMINAIRE	PATH LIGHT / CALEDTA + G - 3LED - 12RA - BZ	30
▬	FX LUMINAIRE	STEP LIGHT / LF - 1LED - W - FB	15


FXLuminaire.
CA LED Path Light DESIGNER PREMIUM
PROJECT
CATALOG #
TYPE
NOTES
With Bauhaus simplicity, the CA joins an austere appearance with a basic organic quality that complements adjoining garden elements. Practical and elemental are the mainstays of the FX design vocabulary. Combining the earthy beauty of metals with the modernity of the architectural design, the CA connects the contemporary world to the natural environment.
Quick Facts
- Copper-brass construction
- Natural, powder coated, or antiqued copper-brass
- Lumileds® Integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V
6.3" (170 mm)
19.25" (488.9 mm)
Note: Example model shown has a 12" riser.
CA Path Light – Recommended Spacing
Footcandles (lux)	12" Riser 1 LED	18" Riser 1 LED	12" Riser 3 LED	18" Riser 3 LED
0.1 fc (1.1 lx)	11.0' (3.4 m)	13.5' (4.1 m)	12.0' (3.7 m)	15.0' (4.6 m)
0.3 fc (3.2 lx)	8.0' (2.4 m)	9.5' (2.9 m)	9.0' (2.8 m)	12.0' (3.7 m)
0.5 fc (5.4 lx)	6.5' (2.0 m)	8.0' (2.4 m)	7.5' (2.3 m)	10.5' (3.2 m)
0.8 fc (8.6 lx)	5.0' (1.5 m)	6.5' (2.0 m)	6.5' (2.0 m)	8.0' (2.4 m)
1.0 fc (10.8 lx)	4.5' (1.4 m)	6.0' (1.8 m)	6.0' (1.8 m)	7.5' (2.3 m)
0.1 fc (1.1 lx) minimum spacing recommended for residential projects
0.3 fc (3.2 lx) minimum spacing recommended for commercial projects
LANDSCAPE AND ARCHITECTURAL LIGHTING | Learn more: Visit fxLuminaire.com or 760-744-5240
1 of 7
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FXLuminaire.
LF LED Wall Light DESIGNER PREMIUM
PROJECT
CATALOG #
TYPE
NOTES
The LF is our LED under-the-cap hardscape wall light. It can easily be fitted between a block wall and capstone for a neat, clean installation. Due to its modular bracket design, the LF can even be installed under railings and existing construction.
Quick Facts
- Die-cast brass housing
- Natural, powder coated, or antiqued brass finishes
- Lumileds® Integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V
6.7" (170 mm)
2.6" (66 mm)
0.9" (23 mm)
1.0" (25 mm)
LANDSCAPE AND ARCHITECTURAL LIGHTING | Learn more: Visit fxLuminaire.com or 760-744-5240
1 of 6
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(415)380-0755
imprints@earthlink.net
www.imprintsgardens.com

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ROSS, CA 94957
AP #: 073-152-09

REGISTERED LANDSCAPE ARCHITECT
BRADFORD EIGST
No. 4538
DECEMBER 31, 2014
STATE OF CALIFORNIA

DATE	Δ	DESCRIPTION	BY
X.XX.XX		BUILDING SUB.	JS

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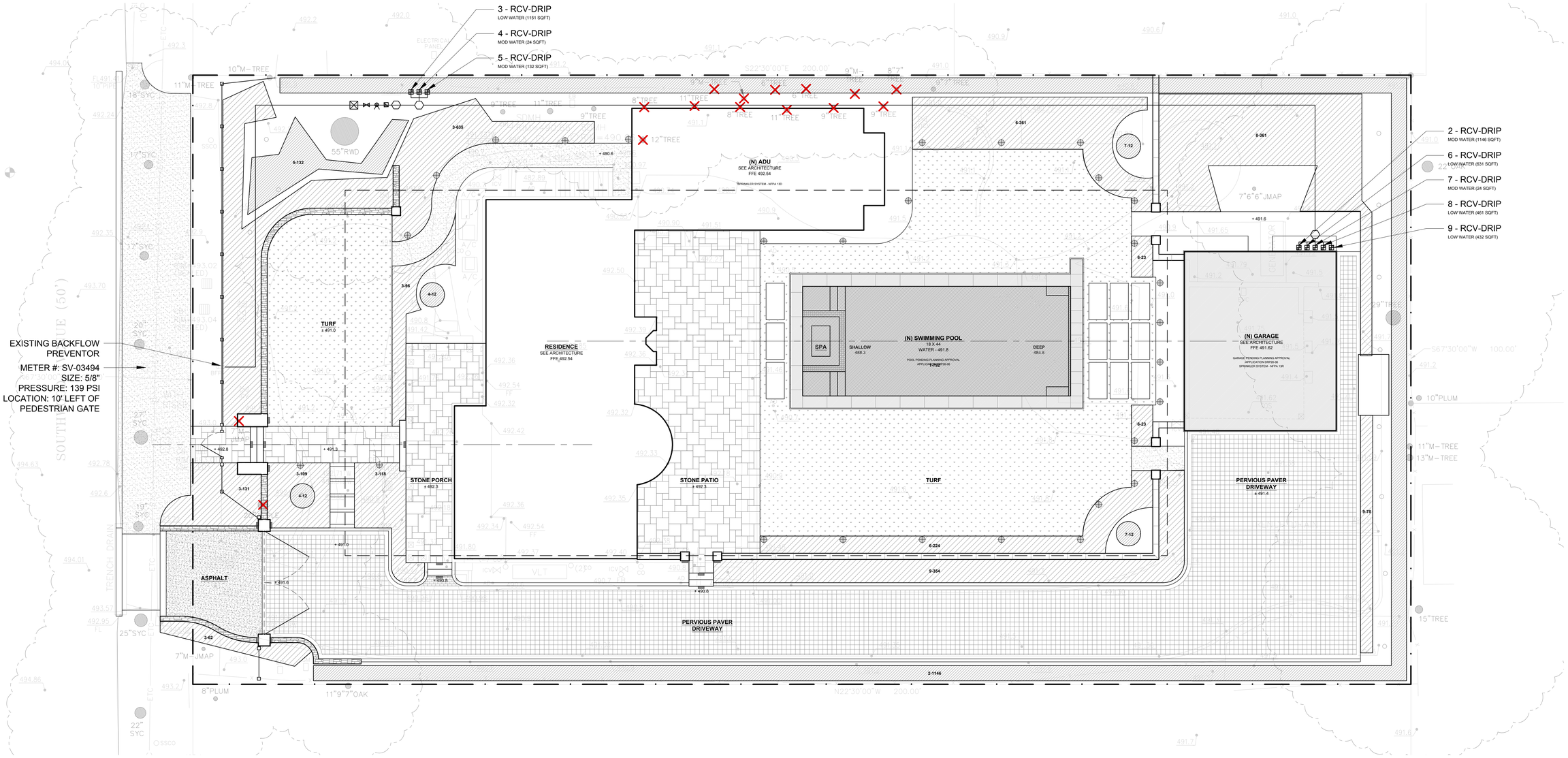
PLOT DATE	07/1/26
DRAWN	JS
TITLE	BRAVERMAN
SCALE	1/8" = 1'

LANDSCAPE CONCEPT PLAN

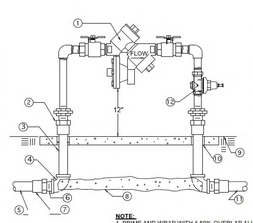
SHEET

L2.1



IRRIGATION LEGEND

SYMBOL	IRRIGATION COMPONENT
⊠	POINT OF CONNECTION
◪	DATA INDUSTRIAL FLOW METER AND BASELINE FLOW SENSOR
⋈	BACK FLOW PREVENTION - SEE DETAIL - "SHEET L3.1" (1-1/2" WILKINS MODEL 975XL2 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER) - INSTALL WEATHERGUARD BACKFLOW PILLOW ENCLOSURE AND (OPTIONAL) BACKFLOW PROTECTION ENCOLSURE UTC-1 (LIFT-OFF)
◉	1" WILKINS MODEL 500XL WATER PRESSURE REDUCING VALVE W/INTEGRAL BY-PASS CHECK VALVE
⬡	1" ISOLATION VALVE (WATTS 1" BRASS)
▦	REMOTE CONTROL VALVE HUNTER ICV W/WATTS 1" ISOLATION VALVE
💧	RAIN CHECK / SHUTOFF DEVICE (IF NEEDED) (HUNTER RAINCLICK - INSTALL @ EDGE OF ROOF)
═══	4" SCHEDULE 40 PVC SLEEVE
—— – ——	2" SCH 40 PVC MAINLINE - 18" MIN. COVER
	DRIP: DRIP IRRIGATION TO BE NETAFIM OR APPROVED EQUAL.



1. BACKFLOW ASSEMBLY
2. WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER X THREAD CONNECTION)
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED)
4. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER X THREAD CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. FINISH GRADE
10. PVC SLEEVE BOTH SIDES
11. PVC MAIN LINE TO IRRIGATION SYSTEM
12. WATER PRESSURE REDUCING VALVE
13. 1" PRIME AND WRAP WITH A 50% OVERLAP ALL GALVANIZED STEEL PIPE AND FITTINGS BELOW GRADE WITH 10 MIL CORROSION PROTECTION TAPE (SCOTCHRAP OR EQUAL)
14. NIPPLES AND FITTINGS TO BE SAME 8"T SIZE AS BACKFLOW ASSEMBLY.
15. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. DAMAGE MAY OCCUR.

NOTE:

BACKFLOW PREVENTION ASSEMBLY

NOT TO SCALE

SOILS AND MULCH:
A MINIMUM OF 8 INCHES OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8 INCHES AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, AND DIRECT SEEDING APPLICATIONS.

MARIN WATER
WATER BUDGET & WATER USE CALCULATOR

Zip Code:	94957
Date:	3/4/26
Project Name:	Braverman
Project Address:	2 Southwood Ave, Ross CA
Project Contact:	Joshua Schotstaedt
Project Contact Email:	josh@imprintsgardens.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (CCF/yr)
	Residential	40.03	0.55	-	4,793	87
					3	

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (CCF/yr)
	40.0	2,443	-	81

Project meets water budget. Difference between MAWA and ETWU: 6

ETWU Calculation (Regular landscape areas)	Zone #	Description	Irrigation Type	Hydrozone Area (SF)	Plant Water Use Classification	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Pool	Nater Feature or Poo	792	High	1.00	634
	2	Hedge	Drip	1,146	Moderate	0.81	707
	3	Front Border	Drip	1,151	Low	0.81	426
	4	Front Trees	Drip	24	Moderate	0.81	15
	5	Under Rewood	Drip	132	Moderate	0.81	81
	6	Pool Border	Drip	631	Low	0.81	234
	7	Pool Trees	Drip	24	Moderate	0.81	15
	8	Garage	Drip	461	Low	0.81	171
	9	Driveway	Drip	432	Low	0.81	160
		Landscape area (not including SLA)		4,793			2,443

ETWU Calculation Special Landscape Areas (SLA)	Description	Hydrozone Area (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Total SLA	0		0

Total Landscape Area (including SLA) from ETWU Calculation	4,793

Water Use Table							
	ETWU	Gallons:	60,592	Units:	81	AF:	0
	Billing Period	Jan/Feb	Mar/Apr	May/Jun	Jul/Aug	Sep/Oct	Nov/Dec
	Baseline (CCF)	4	8	22	26	13	8

1 CCF (hundred cubic feet) = 748.05 gallons; 1 AF (acre foot) = 435.6 CCF

MarinWater.org

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BRAVERMAN RESIDENCE
3 SOUTHWOOD AVE
ROSS, CA 94957
AP #: 073-152-09

REGISTERED LANDSCAPE ARCHITECT
BRADFORD LIGSTT
NO. 4578
DECEMBER 31, 2014
STATE OF CALIFORNIA

DATE	Δ	DESCRIPTION	BY
X.XX.XX		BUILDING SUB.	JS

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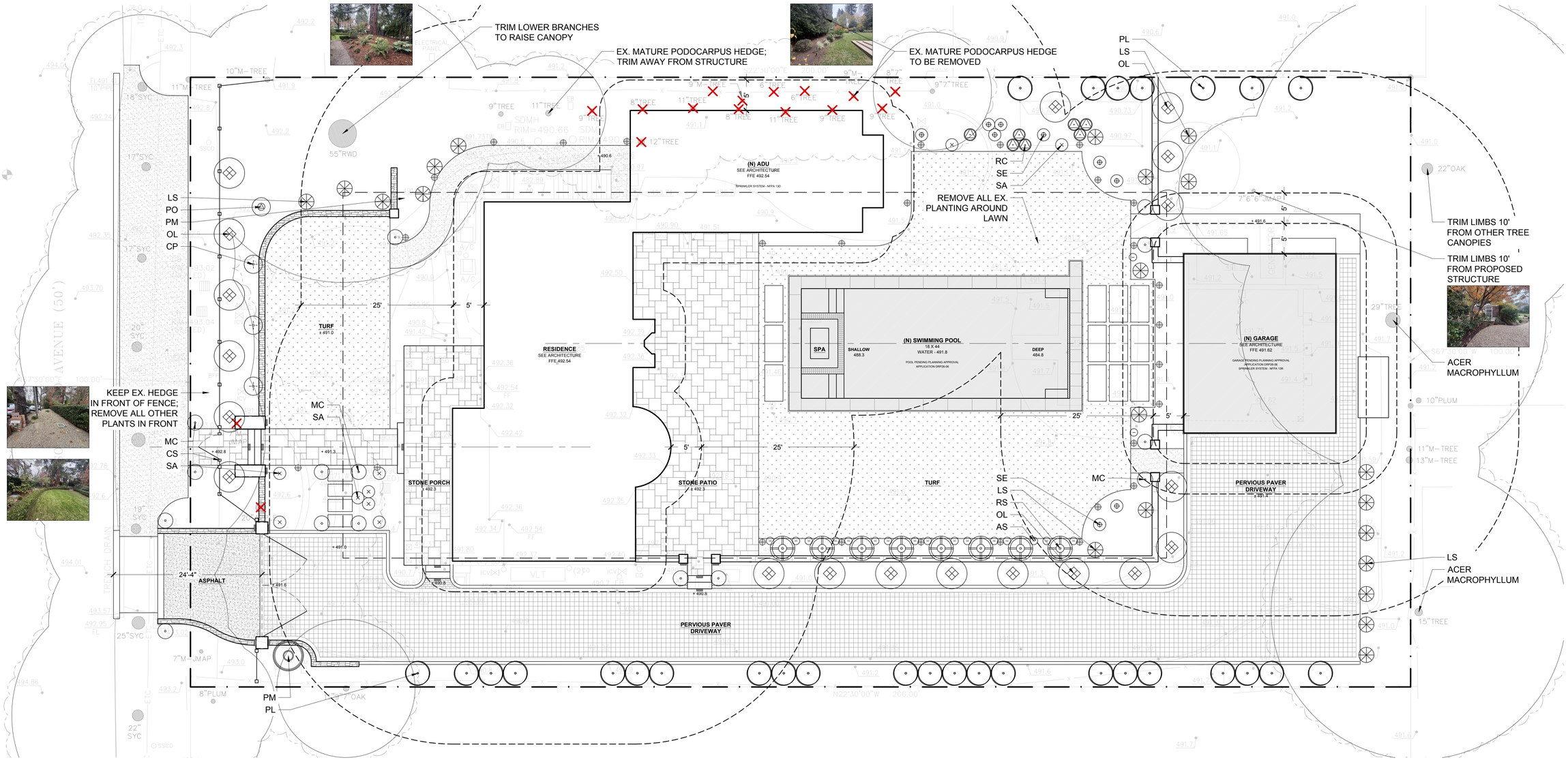
PLOT DATE	05/18/26
DRAWN	JS
TITLE	BRAVERMAN
SCALE	1/8" = 1'

IRRIGATION PLAN

SHEET
L4.1



NOTES:

TREE WITHIN 30' OF STRUCTURE MUST BE TRIMMED IN A WAY AS TO CREATE 10' OF SEPARATION BETWEEN CANOPIES.

REQUIREMENTS AND PRESCRIPTIONS PER ZONE

The following information will help identify prescriptive measures in each of the Home Ignition Zones. The VMP shall identify compliance with the requirements for each zone. Check with your local fire department or district for any additional defensible space or weed abatement requirements. FIRESafe MARIN and the NFPA Firewise USA Program are great resources for additional design information.

Immediate Zone (ZONE 0) : 0'-5'

The Immediate Zone extends 0-5' from your house. ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.

- Remove any combustible outdoor furniture.
- Replace jute or fiber door mats with fire resistant materials.
- Remove or relocate all combustible materials, including garbage and recycling containers, lumber, trash, and patio accessories.
- Clean all fallen leaves and needles regularly. Repeat often during fire season.
- No vegetation is recommended within 5' of structures.
- Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5' of structures.
- Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs. Move stored combustibles inside, or at least 30' away from structures.
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

Intermediate Zone (ZONE 1) : 5'-30'

The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.

- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Remove vegetation and items that could catch fire from around and under decks.
- Remove fire-prone plants, and choose only fire-resistant varieties, Irrigate regularly.
- Remove limbs to a height of 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder".
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

Extended Zone (ZONE 2) : 30'-100'

The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground. This zone should include at a minimum:

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs and trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.

Access Zone (ZONE 3) : 0'-10'

Extends 10 feet horizontally from the edge on either side of the road or driveway.

- Within this zone, plantings shall be fire resistant and shall not extend within the 14 foot vertical.
- Clearance above the surface of the roadway or driveway, as required for emergency access.
- All landscape shall meet the requirements for separation as stated in the Zone 2 above.

Long Term Maintenance Schedule and Safety Practices

- All fire prone fuels and dead material will be removed within 100' of the home.
- Remove branches beneath large trees for a 6-foot minimum clearance.
- Needles and leaves and other combustible debris and litter shall be removed from roofs and gutter at minimum twice yearly.
- All weeds and grasses shall be cut regularly to a height of 4" or less.
- Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 15' of clearance vertically.
- All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuels.
- Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.
- No native grasses shall be planted within Home ignition zones 1 and 2.
- All planted areas inside Home ignition zones 1 and 2 shall be irrigated.
- All plantings shall be selected in coordination with the FIRESafe MARIN planting list located at https://firesafemarin.org/create-a-fire-smart-yard/plants/. Other fireresistant plants can be utilized with prior approval of the Fire Code Official.
- Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy. Fire Safe Marin Spacing Guidelines
- Defensible space shall be maintained for the life of the property in accordance with the approved Vegetation Management Plan and shall be amended as changes occur based on local findings and/or state requirements. Any changes, additions, and/or modifications to the existing approved Vegetation Management Plan shall require resubmission and approval by the AHJ.

PLANT LEGEND

SHRUB / PERENNIALS / GRASSES / FERNS

ABBR	BOTANIC NAME	COMMON NAME	SIZE	QTY	HT. / WDTH	NOTE
AS	ACHILLEA 'SONOMA COAST'	SONOMA COAST YARROW	1G	20	2' X 3'	E N W F
CS	CLEMATIS 'SNOWDRIFT'	EVERGREEN CLEMATIS	5G	2	CLIMBING	E
CP	CISTUS 'PROSTATUS'	SAGELEAF ROCKROSE	1G	3	2' X 6'	E W
LS	LOMANDRA 'SEASCAPE'	FINE MAT RUSH	2G	31	3' X 3'	E W F
MC	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5G	15	3' X 3'	E W F
OL	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5G	20	5' X 5'	E W F
PL	PRUNUS LAUROCERSUS	ENGLISH LAUREL	15G	29	8' X 4'	E W F
PM	PITTOSPORUM 'MARJORIE CHANNON'	VARIEGATED PITTOSPORUM	5G	2	8' X 4'	E W F
PO	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5G	3	3' X 3'	E N F
RC	ROMNEYA COULTERI	MATILIJA POPPY	1G	6	5' X 5'	E N W F
RS	ROSA CALIFORNICA	ROSES	5G	11	3' X 3'	E N W F
SA	SESULARIA AUTMINALIS	AUTUMN GRASS	1G	9	2' X 2'	E N W F
SE	SEDUM 'AUTUMN JOY'	AUTUMN STONECROP	1G	9	3' X 2'	E W F

LEGEND

E = EVERGREEN
D = DECIDUOUS
N = CALIFORNIA NATIVE

F = LOW FIRE / NON - PYROPHYTIC
W = LOW WATER USE REQUIREMENTS

NOTES

ALL PLANTS ARE TO BE WATERED USING DRIP IRRIGATION METHODS

EX TREES TO REMAIN

ABBR	BOTANIC NAME	COMMON NAME	QTY	NOTE
RWD	SEQUOIA SEMPERVIRENS	COAST REDWOOD	1	TRIM LOWER LIMBS UP
SYC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	7	MAINTAIN POLLARDING
M	ACER PALMATUM	JAPANESE MAPLE	2	TRIM 10' FROM STRUCTURE
TREE	PODOCARPUS GRACILIOR	YEW PINE	3	
TREE	ACER MACROPHYLLUM	BIG LEAF MAPLE	1	
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	70 LNFT	KEEP TRIMMED TO 48" TALL

ROSS VALLEY FIRE DEPT

_____ Approved

_____ Approved with Conditions

_____ Not Approved – need revision

_____ Incomplete

Date: 7/7/2026

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BRAVERMAN RESIDENCE

3 SOUTHWOOD AVE
ROSS, CA 94957
AP #: 073-152-09

REGISTERED LANDSCAPE ARCHITECT
BRADFORD E. GUTT
No. 4538
DECEMBER 31, 2010
STATE OF CALIFORNIA

DATE	Δ	DESCRIPTION	BY
X.XX.XX		BUILDING SUB.	JS

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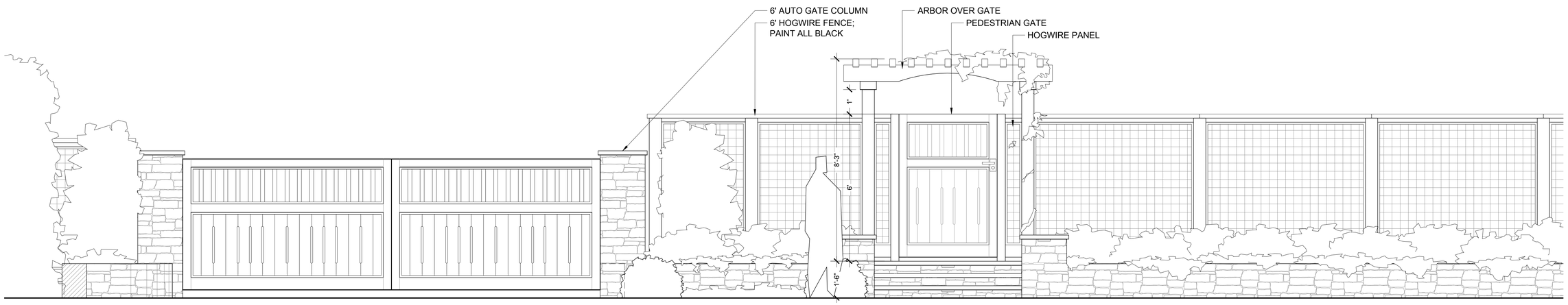
PLOT DATE	07/1/26
DRAWN	JS
TITLE	BRAVERMAN
SCALE	1/8" = 1'

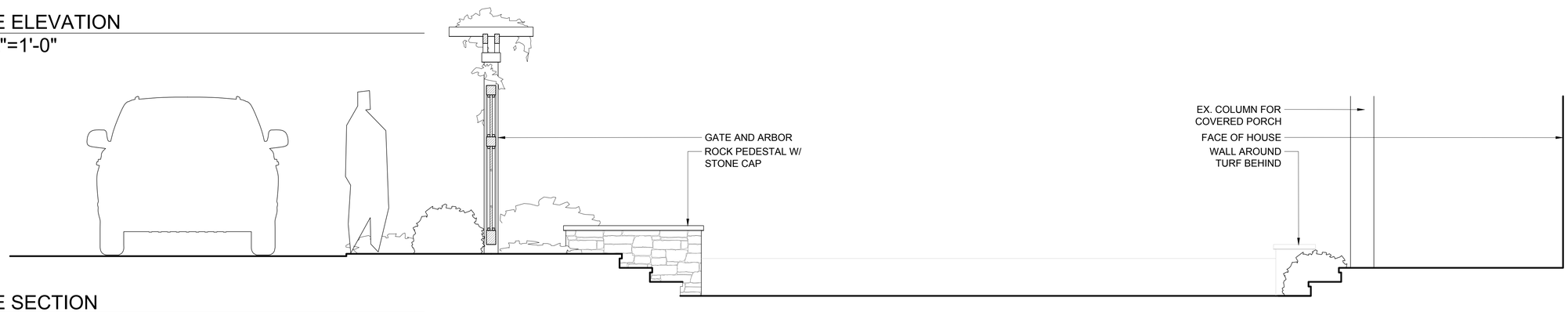
VMP/
PLANTING PLAN

SHEET

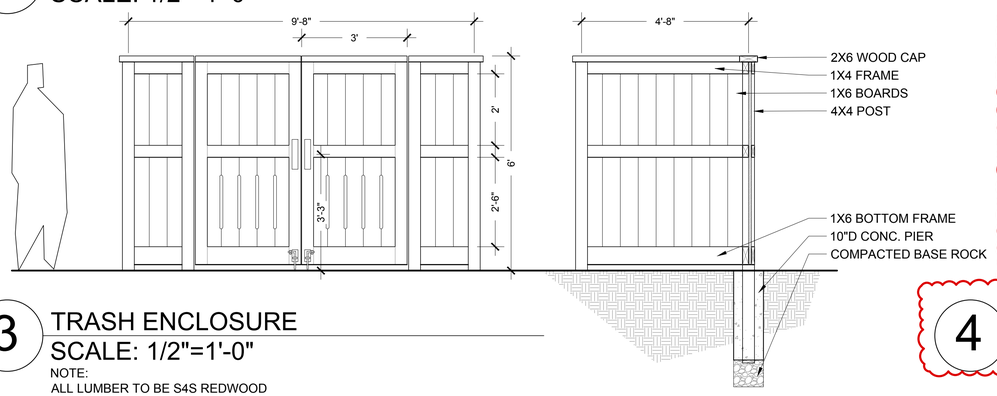
L5.1



1 FRONTAGE ELEVATION
SCALE: 1/2"=1'-0"

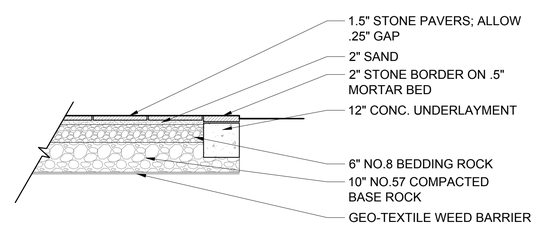


2 FRONTAGE SECTION
SCALE: 1/2"=1'-0"

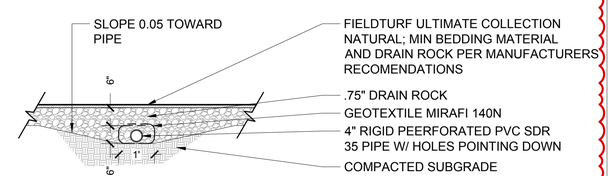


3 TRASH ENCLOSURE
SCALE: 1/2"=1'-0"

NOTE:
ALL LUMBER TO BE S4S REDWOOD
HARDWARE TO BE PAINTED FLAT BLACK



4 PERMEABLE STONE PAVING
SCALE: 1/2"=1'-0"



5 PERMEABLE ARTIFICIAL TURF
SCALE: 1/2"=1'-0"

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BRAVERMAN RESIDENCE
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AP #: 073-152-09

REGISTERED LANDSCAPE ARCHITECT
BRADFORD EIGST
No. 4538
DECEMBER 31, 2014
STATE OF CALIFORNIA

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PLOT DATE	07/1/26
DRAWN	JS
TITLE	BRAVERMAN
SCALE	SEE DETAIL

SITE SECTIONS
AND ELEVATIONS

SHEET
L6.1

GRADING AND DRAINAGE NOTES

1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J AND APPLICABLE TOWN OF ROSS CODE AND REGULATIONS.

2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE MARIN COUNTY BUILDING DEPARTMENT. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.

3. THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

4. TOWN OF ROSS BUILDING DEPARTMENT MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CBC APPENDIX J, CITY OF ROSS CODE AND REGULATIONS, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC.

5. ISSUANCE OF A GRADING/DRAINAGE PERMIT BY TOWN OF ROSS DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.

7. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN CITY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT TOWN OF ROSS DEPARTMENT OF PUBLIC WORKS AT (415) 453-1453 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE EXCAVATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.

9. IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 664-0880. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE TOWN OF ROSS PER THE ARCHEOLOGIST'S RECOMMENDATIONS. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (415) 499-6043.

10. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.

11. RETAINING WALLS, UNLESS EXEMPTED, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.

12. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT TOWN OF ROSS APPROVED PERMIT AND BEST MANAGEMENT PRACTICES.

13. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND WETLANDS IN COMPLIANCE WITH CITY REQUIREMENTS EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORMWATER.

14. EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED.

15. CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. THE TOP OF CUT SLOPES SHALL BE ROUNDED OFF TO BLEND WITH THE NATURAL TERRAIN. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF 5-FEET TO BLEND WITH THE NATURAL TERRAIN.

16. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.

17. GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.

18. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1(50%) OR AS DICTATED BY THE SOILS ENGINEER.

19. FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.

20. FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS: (1) FILL GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER. (2) FILLS NO GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

21. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERY. NOTIFICATION SHALL BE IN WRITING.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH TOWN OF ROSS REGULATIONS, WHICH FOLLOWS BEST MANAGEMENT PRACTICES (BMPs) AS SPECIFIED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) MANUAL.

2. THE APPROVED PLANS SHALL CONFORM WITH TOWN OF ROSS EROSION CONTROL REQUIREMENTS.

3. 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.

4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.

RAINY SEASON OPERATIONS

1. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 1 - APRIL 30). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH MARIN COUNTY STANDARDS . STORM WATER BMPS REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES

2. 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.

3. 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 AND REGULATIONS.

YEAR ROUND REQUIREMENTS

1. DURING THE NON-RAINY 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 BMPS 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, BMPS SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.

2. 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.

3. 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 OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.

4. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.

5. 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.

6. 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.

7. 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.

8. 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.

9. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. 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	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
Bromus mollis (BLANDO BROME)	40
Trifolium hirtum (HYKON ROSE CLOVER)	20
FERTILIZER	
16-20-0 & 15% SULPHUR	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURER

*NON-ASPHALTIC, DERIVED FROM PLANTS

10. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.

11. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.

12. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIVE STORM WATER FLOW.

13. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.

14. 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.

15. 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.

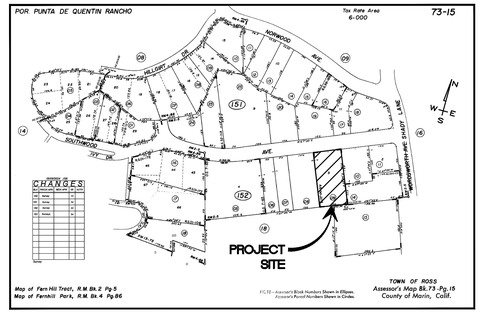
16. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.

17. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.

18. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

GRADING AND DRAINAGE PLAN
FOR
BRAVEMAN RESIDENCE

3 SOUTHWOOD AVE,
ROSS, CA 94957
APN 073-152-09



AP MAP

NO SCALE

PROJECT DESCRIPTION

REMODEL OF AND ADDITION TO EXISTING SINGLE FAMILY RESIDENCE, INCLUDING CONSTRUCTION OF NEW ACCESSORY DWELLING UNIT, NEW DRIVEWAY, LANDSCAPING, AND ASSOCIATED GRADING AND DRAINAGE IMPROVEMENTS. NEW POOL AND GARAGE PENDING PLAN APPROVAL, APPLICATION DRP26-06.

CONSTRUCTION SCHEDULE

TO BE DETERMINED

SURVEY NOTES

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY LEA & BRAZE ENGINEERING, INC., DATED DECEMBER 4, 2025.

1. ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

2. A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

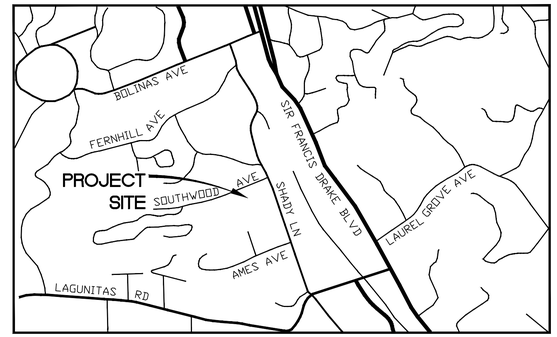
3. PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA).

4. TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

5. SURVEY CONTROL POINT: MAG AND SHINER SET IN ASPHALT
ELEVATION = 493.64' (ASSUMED)

ABBREVIATIONS/LEGEND

AB	AGGREGATE BASE	PDE	PRIVATE STORM DRAIN EASEMENT	PROPERTY LINE
AC	ASPHALT CONCRETE	PIV	POST INDICATOR VALVE	
ANG	ANGLE	POC	POINT OF CONNECTION	NEIGHBORING PROPERTY LINE
BC	BEGIN CURVE	PSE	PRIVATE SEWER EASEMENT	
BO	BLOW-OFF	PT	POINT OF TANGENCY	
BSL	BUILDING SETBACK LINE	PUE	PUBLIC UTILITY EASEMENT	CENTERLINE
BSW	BACK OF SIDEWALK	PVC	POLYVINYLCHLORIDE PIPE	
BVC	BEGIN VERTICAL CURVE	PVT	PRIVATE	BUILDING LINE
BW	BOTTOM OF RETAINING WALL	R=	RADIUS	
CB	CATCH BASIN	R/W	RIGHT OF WAY	GRAVEL DRIVEWAY
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE	
CPP	CORRUGATED PLASTIC PIPE	RET	RETAINING RETAINING WALL	EDGE OF PAVING
CR	CURB RETURN	RPBP	REDUCED PRESSURE BACK FLOW PREVENTER	
DI	DROP INLET			CONCRETE CURB & GUTTER
DIP	DUCTILE IRON PIPE	S.A.D.	SEE ARCHITECTURAL DESIGN	
DWY	DRIVEWAY	S=	SLOPE	
EC	END CURVE	SD	STORM DRAIN	STRAW WATTLE
EG	EXISTING GROUND	SDCO	STORM DRAIN CLEANOUT	
ELEV	ELEVATION	SDDI	STORM DRAIN DROP INLET	SANITARY SEWER LINE & SIZE
EP	EDGE OF PAVEMENT	SDE	PUBLIC STORM DRAIN EASEMENT	
ESMT	EASEMENT	SDMH	STORM DRAIN MANHOLE	
EVC	END VERTICAL CURVE	S.L.D	SEE LANDSCAPE DESIGN	EXISTING OVER HEAD WIRES
(E),EX.	EXISTING	S.S.D.	SEE STRUCTURAL DESIGN	
FC	FACE OF CURB	SS	SANITARY SEWER	
FG	FINISH GRADE	SSCO	SANITARY SEWER CLEANOUT	EXISTING FENCE LINE (TYPE VARIES)
FS	FINISH SURFACE	SSMH	SANITARY SEWER MANHOLE	
GB	GRADE BREAK	STA	STATION	
HDPE	HIGH DENSITY POLYETHYLENE	STD	STANDARD	UNDERGROUND GAS LINE
HT	HEIGHT	SW	SIDEWALK	
MDN	MARIN CO. SEWER DISTRICT	SWE	SIDEWALK EASEMENT	DRIP LINE OF TREE OR BRUSH LINE
MMWD	MARIN MUNICIPAL WATER DISTRICT	TC	TOP OF CURB	
		TG	TOP OF GRATE	
PAE	STANDARD CITY MONUMENT PRIVATE ACCESS, MAINTENANCE, DRAINAGE, SIDEWALK, AND UTILITY EASEMENT	TW	TOP OF RETAINING WALL	SURFACE FLOW DIRECTION
		TYP	TYPICAL	
		UNO	UNLESS NOTED OTHERWISE	
		W	WATER	PROPOSED STORM DRAIN
		WL	WATER LINE	
PC	POINT OF CURVATURE	WM	WATER METER	PROPOSED ROOF DRAIN
PCC	PORTLAND CEMENT CONCRETE	WS	WATER SERVICE	
		VC	VERTICAL CURVE	



LOCATION MAP

NO SCALE

OWNER

BEN BRAVEMAN
3 SOUTHWOOD AVENUE,
ROSS, CA 94957
(415) 416-8335

CONTACT

DAN HUGHES
MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

INDEX OF DRAWINGS

C1 COVER SHEET, NOTES, AND LEGEND
C2 GRADING AND DRAINAGE PLAN
C3 EROSION CONTROL PLAN AND DETAILS
C4 DETAILS

EARTHWORK:

AREA	CUT	FILL	NET
POOL	209 CY	0 CY	209 CY CUT
ADU	0 CY	21 CY	21 CY FILL
RESIDENCE	5 CY	0 CY	5 CY CUT
GARAGE	0 CY	6 CY	6 CY FILL
SITE	134 CY	71 CY	63 CY CUT
TOTAL	348 CY	98 CY	250 CY CUT (EXPORT)

NOTES:
1. THE QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE OF SURFACE GRADING ONLY. ADDITIONAL SUBSURFACE GRADING WILL BE REQUIRED FOR BENCHING, KEYWAYS, ETC.

2. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.

3. NO EXPANSION/CONTRACTION FACTORS HAVE BEEN APPLIED. EXPANSION AND/OR CONTRACTION MAY BE EXPERIENCED DUE TO ACTUAL FIELD CONDITIONS.

4. ANY EXCESS MATERIAL SHALL BE DISPOSED OF ONSITE UNDER THE DIRECTION OF THE PROJECT SOILS ENGINEER AND COORDINATED WITH THE PROJECT CIVIL ENGINEER.

5. APPROX. DISTURBED AREA OF SITE 0.48 AC (20,750 SF±)

NOTE: ASSUMED TURF TO BE NATURAL LAWN, 1" SOD SECTION..
ASSUMED GRAVEL FROM DRIVEWAY TO BE REUSED AS AGGREGATE BASE UNDER NEW PAVER DRIVEWAY.
ASSUMED 1" MULCH IN LANDSCAPED AREAS.
ASSUMED 11.125" DRIVEWAY PAVER SECTION.
ASSUMED 12" S.D.G. SECTION FOR ADDITION AND ADU.

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • SURVEYING • PLANNING • CONST. MANAGEMENT
513 CENTER STREET
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(707) 395-0968
MCE CIVIL ENGINEERING LAND SURVEYING PROJECT MANAGEMENT
REGISTERED PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 CIVIL STATE OF CALIFORNIA
DANIEL JOHN HUGHES RCE 60225 DATE

BRAVEMAN RESIDENCE
COVER SHEET, NOTES, AND LEGEND
APN 073-152-09
3 SOUTHWOOD AVE
ROSS, CA 94957

MAY 21, 2026

JOB NO. 323-25

SHEET NO. C1 OF 4 SHEETS

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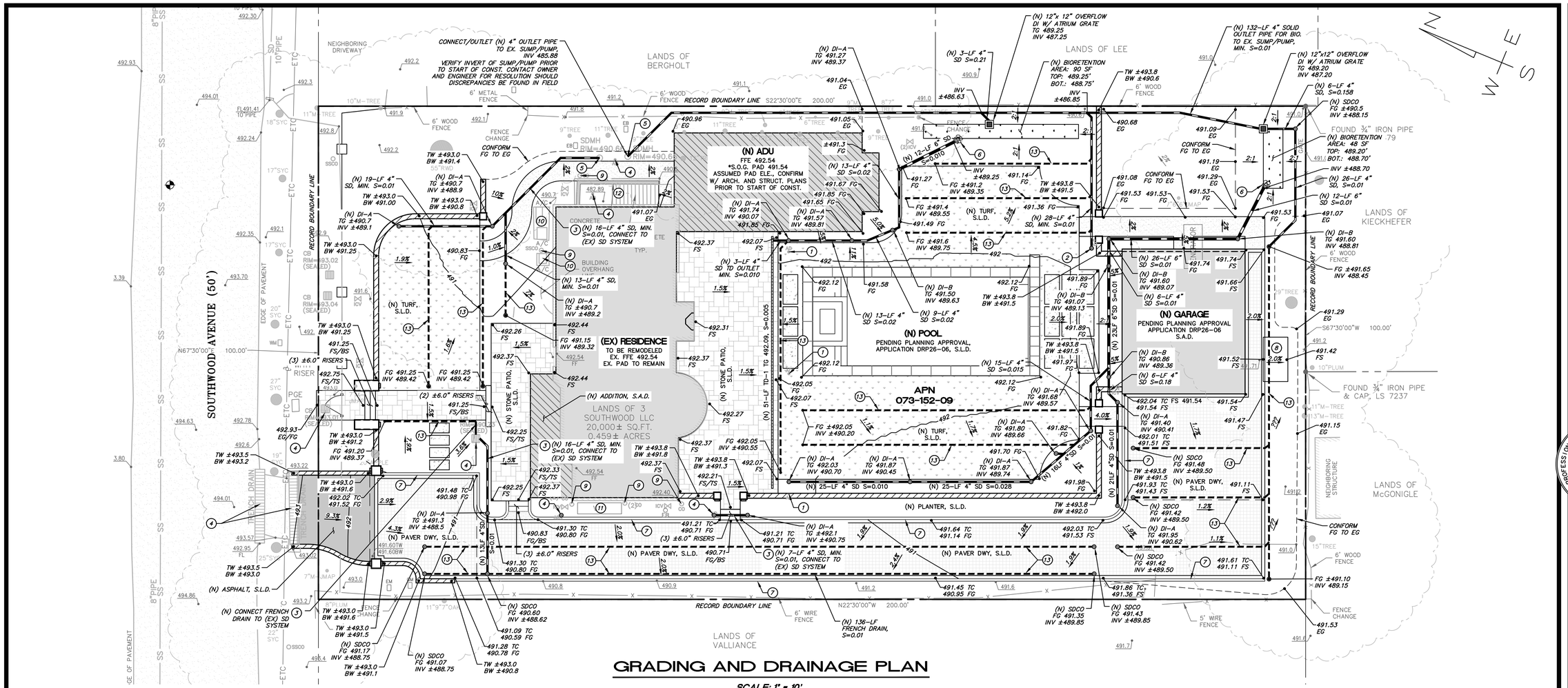

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'

0 10 20 30

(GRAPHIC SCALE IN FEET)

GRADING AND DRAINAGE NOTES

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS, WALLS, AND OTHER HARDSCAPE SECTIONS.
2. PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF GRADING PLAN DEVELOPMENT. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
3. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
4. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
5. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
6. NEW POOL AND GARAGE PENDING PLANNING APPROVAL, APPLICATION DRP26-06.

DRAINAGE SCHEDULE

DI-A:	6" ROUND NDS SPEE-D BASIN WITH GREEN OR BLACK GRATE, (OR APPROVED EQUAL)
DI-B:	6" PIPE RISER WITH 6" ROUND NDS GREEN OR BLACK GRATE (OR APPROVED EQUAL)
TD-1	ACO BRICKSLOT KLASSIKDRAIN K100/KS100 W/ 4" INTERNAL WIDTH, MIN. 0.5% SLOPE (OR APPROVED EQUAL)

ALL 4" STORM DRAIN PIPE TO BE PVC SCHEDULE 40 W/ MIN. SLOPE OF 1.0% ALL 4" PERF. SUBDRAIN PIPE TO BE PVC SCHEDULE 40 W/ MIN. SLOPE OF 1.0% ALL 4" ROOF LEADERS TO BE PVC SHEDULE 40 W/ MIN. SLOPE OF 2.0% ALL 6" STORM DRAIN PIPE TO BE HDPE DUAL WALL W/ MIN. SLOPE OF 1.0%

LEGEND

- EXISTING RESIDENCE SEE ARCHITECTURAL PLANS
- PROPOSED ADDITIONS SEE ARCHITECTURAL PLANS
- PROPOSED STONE TILE SEE LANDSCAPE PLANS
- PROPOSED PERVIOUS PAVERS SEE LANDSCAPE PLANS
- PROPOSED CRUSHED ROCK SEE LANDSCAPE PLANS
- PROPOSED CONCRETE SEE LANDSCAPE PLANS
- PROPOSED ASPHALT SEE LANDSCAPE PLANS
- PROPOSED TURF SEE LANDSCAPE PLANS
- PROPOSED BIORETENTION SEE DETAIL SHEET C4
- PROPOSED WALL SEE DESIGN BY OTHERS

KEYNOTES

1. (EX) AREA DRAIN, TO BE REMOVED, ABANDON OR REMOVE (EX) SD SYSTEM AS NECESSARY
2. (EX) AREA DRAIN, ADJUST TG TO FINISH GRADE, LOCATION, AND INVERT, CONNECT TO (N) SD SYSTEM AS SHOWN
3. VERIFY AND ENSURE EX. AREA DRAIN AND EX. SD SYSTEM THAT (N) AREA DRAIN IS CONNECTING TO HAS FREE AND CLEAR OPERATION TO OUTLET OR SUMP/PUMP, AND IS IN GOOD WORKING ORDER W/ POSITIVE DRAINAGE. SHOULD DISCREPANCIES BE DISCOVERED, CONTRACTOR SHALL CONTACT OWNER AND ENGINEER FOR RESOLUTION.
4. (EX) AREA DRAIN/CATCH BASIN/TRENCH DRAIN TO REMAIN, ADJUST RIM TO FINISH GRADE. VERIFY AND ENSURE EX. AREA DRAIN AND EX. SD SYSTEM HAS FREE AND CLEAR OPERATION TO OUTLET OR SUMP/PUMP, AND IS IN GOOD WORKING ORDER W/ POSITIVE DRAINAGE. SHOULD DISCREPANCIES BE DISCOVERED, CONTRACTOR SHALL CONTACT OWNER AND ENGINEER FOR RESOLUTION.
5. (EX) SDMH W/ SUMP PUMP. ENSURE EX. SD SYSTEM HAS FREE AND CLEAR OPERATION TO OUTLET AND IS IN GOOD WORKING ORDER, OPERATING AS INTENDED. VERIFY PUMP TYPE/SIZE. SHOULD THE SUMP PUMP BE DISCOVERED TO NOT HAVE FEE AND CLEAR OPERATION, IS NOT IN GOOD WORKING ORDER, IS NOT OPERATING AS INTENDED, OR IS PUMP DOES NOT HAVE SUFFICIENT CAPACITY, CONTRACTOR TO CONTACT OWNER AND ENGINEER FOR RESOLUTION.
6. (N) 12"x24" ROCK RIPRAP ENERGY DISSIPATER APRON, 4"-8" ANGULAR ROCK
7. (N) 6" COBBLE CURB, SEE LANDSCAPE DESIGN
8. (N) TRASH ENCLOSURE, SEE LANDSCAPE DESIGN
9. (EX) CLEANOUT TO REMAIN, ADJUST TO FG
10. (EX) AC & UTILITY PAD TO REMAIN, ADJUST TO FG
11. (EX) VAULT TO REMAIN, PROTECT IN PLACE
12. (EX) STAIRS AND RETAINING WALL TO REMAIN, PROTECT IN PLACE
13. (N) FRENCH DRAIN, PER DETAIL ON SHEET C4 MIN. SLOPE=1.0%

STORM WATER TREATMENT (BASMAA) NOTES:

1. PER TOWN OF ROSS REQUIREMENTS, THE PROJECT IS REQUIRED TO COMPLY WITH THE BASMAA POST-CONSTRUCTION MANUAL AND THE TOWN OF ROSS NO NET INCREASE IN STORMWATER RUNOFF POLICY. PROJECTS THAT CREATE OR REPLACE 2,500 SF OR MORE OF IMPERVIOUS SURFACE ARE REQUIRED TO IMPLEMENT AT LEAST ONE MEASURE TO REDUCE RUNOFF. FOR EXAMPLE, BY DISPERSING RUNOFF TO LANDSCAPE OR USING PERVIOUS PAVEMENTS PER BASMAA. IMPERVIOUS AREA IS BEING INCREASED PAST POST-DEVELOPMENT LEVELS AND MORE THAN 2,500SF OF IMPERVIOUS SURFACE IS BEING CREATED/REPLACED. THEREFORE TWO BEST MANAGEMENT PRACTICES ARE PROPOSED TO ACCOUNT FOR THE INCREASE IN RUNOFF PROVIDING TREATMENT AND RETENTION (DISPERSE RUNOFF TO VEGETATED AREAS AND BIORETENTION).
2. ADDITIONAL REQUIREMENTS ARE AS FOLLOWS:
   - LIMIT CLEARING, GRADING AND SOIL COMPACTION.
   - MINIMIZE IMPERVIOUS SURFACES
   - CONSERVE NATURAL AREAS OF THE SITE (GRADING LIMITS LIMITED TO BUILDING ENVELOPE).
   - PROTECT SLOPES AGAINST EROSION (EROSION CONTROL).

IMPERVIOUS AREA CALCULATIONS

PRE-AND POST-CONSTRUCTION PERVIOUS/IMPERVIOUS AREAS (WITHIN PARCEL)				
TOTAL PARCEL AREA-20,000 SF-0.46 AC	IMPERVIOUS AREA (SF)	% OF PROP	PERVIOUS AREA (SF)	% OF PROP
PRE-CONSTRUCTION	4,758 SF	23.8%	15,242 SF	76.2%
POST-CONSTRUCTION	6,484 SF	32.4%	13,516 SF	67.6%
POST-CONSTRUCTION INCREASE/DECREASE IMPERVIOUS AREA (INCLUDING 1,061 SF POOL/SPA)	+1,726 SF			

PROJECT BASMAA

TOTAL NEW AND REPLACED IMPERVIOUS AREA (SF) (NOT INCLUDING 1,061 SF POOL/SPA)	3,825 SF

BIORETENTION CALCULATIONS

BIORETENTION ID	INCREASE IN IMPERVIOUS AREA DRAINING TO BIORETENTION	REQUIRED BIORETENTION: 8% x IMP. AREA (SF)	PROPOSED BIORETENTION AREA (SF)
BIO 1	1,726 SF	138 SF	138 SF

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • SURVEYING • PLANNING • CONST. MANAGEMENT
513 CENTER STREET
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REGISTERED PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 CIVIL STATE OF CALIFORNIA
DANIEL JOHN HUGHES DATE
RCE 60225

BRAVEMAN RESIDENCE
GRADING AND DRAINAGE PLAN

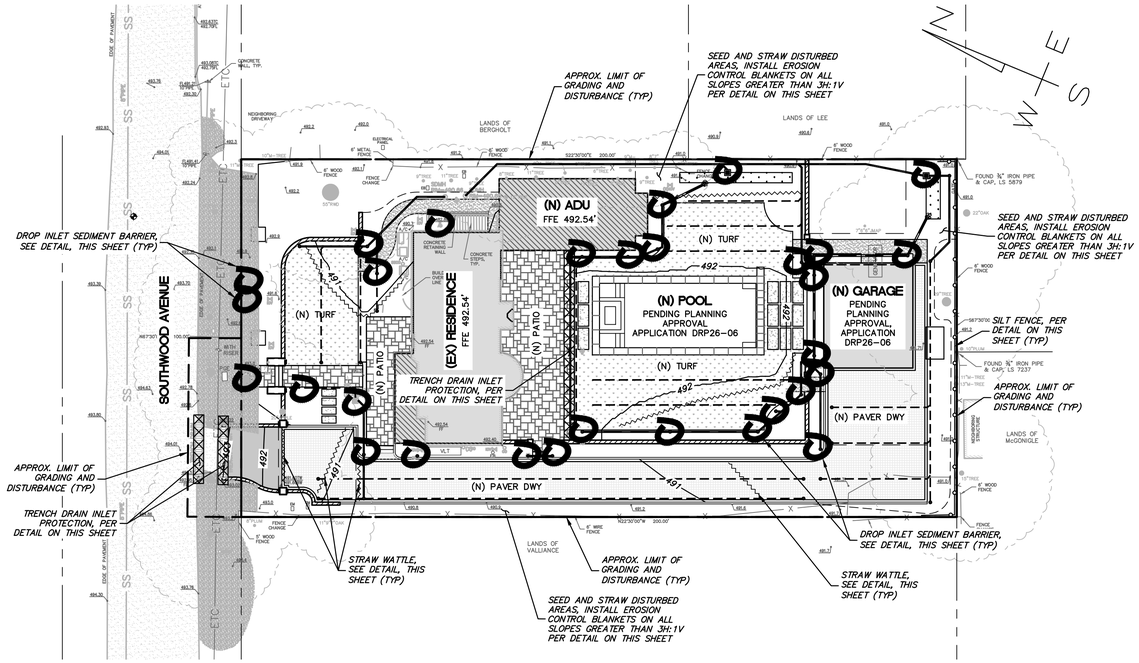
APN 073-152-09
3 SOUTHWOOD AVE
ROSS, CA 94957

MAY 21, 2026

JOB NO. 323-25

SHEET NO. C2 OF 4 SHEETS

C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2025\323-25 3 SOUTHWOOD AVE\DWGS\323-25 CIVIL-IP.DWG 5/21/2026 5:02 PM EL



EROSION CONTROL PLAN

SCALE: 1" = 20'

0 20 40 60

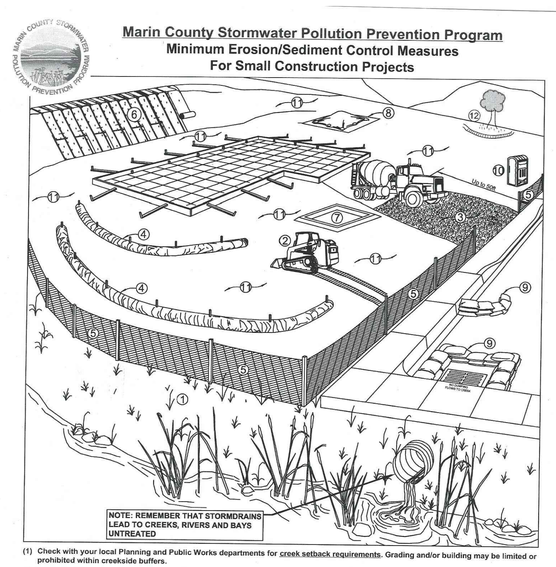
(GRAPHIC SCALE IN FEET)

NOTES:

1. THE GEOTECHNICAL ENGINEER MUST MONITOR EROSION AND SEDIMENT CONTROL MEASURES ON A MONTHLY BASIS, AS WELL AS BEFORE AND AFTER A RAIN EVENT. MONTHLY MONITORING REPORTS FROM THE GEOTECHNICAL ENGINEER SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
2. EROSION CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED YEAR-ROUND TO ENSURE ADEQUATE PROTECTION OF AQUATIC RESOURCES.
3. CONTRACTOR SHALL INSTALL NECESSARY EROSION CONTROL MEASURES AS NECESSARY, AND AT THE DIRECTION AND IN COORDINATION WITH, THE DEPARTMENT OF PUBLIC WORKS.

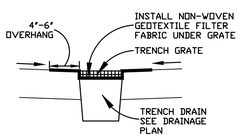
LEGEND

- STRAW WATTLE
- DROP INLET SEDIMENT BARRIER
- TRENCH DRAIN INLET PROTECTION PER DETAIL ON THIS SHEET
- SILT FENCE



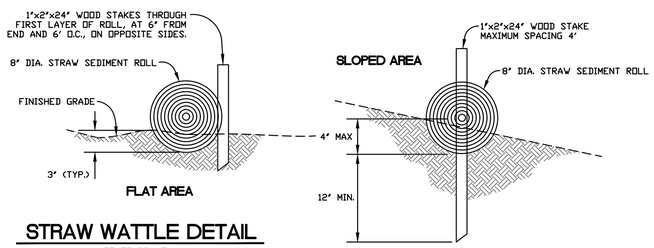
(1) Check with your local Planning and Public Works departments for creek setback requirements. Grading and/or building may be limited or prohibited within creekside buffers.
(2) During grading phase, track-walk up and down slopes (not parallel to them).
(3) *Stabilize site entrance and temporary driveway - use 3" crushed rock up to 50' (or as far as possible) to prevent tracking soil offsite.
(4) *Use straw wattles along contours with 2:1 slopes or steeper, keyed into ground at least 3" deep (typically 25' to 50' apart).
(5) *Install silt fence along contours as secondary measure to keep sediment onsite and to minimize vehicle and foot traffic beyond limits of site disturbance.
(6) *Install erosion control blankets (or equivalent) on any disturbed site with 2:1 slopes or greater.
(7) *Construct a concrete washout site adjacent to stabilized entrance. Clean as needed and remove at end of project.
(8) Cover all stockpiles and landscape material and berm properly with straw wattles or sand bags. Keep behind silt fence, away from water bodies.
(9) *Use pea-gravel bags (or similar product) around drain inlets located both onsite and in gutter as a last line of defense.
(10) Place port-a-potty near stabilized site entrance, behind the curb and away from storm drain inlets and water bodies.
(11) Cover all exposed soil with straw mulch and tackifier (or equivalent).
(12) Existing vegetation should be preserved as much as possible. Revegetate areas of disturbed soil/vegetation as soon as practical.

Note: Schedule construction activities to reduce erosion potential. Sediment and erosion control shall be continually maintained throughout the rainy season (October 1st - April 30th) and must remain effective through the construction and landscape phases. Inspect and maintain BMPs before and after rain events. *See reverse for detail drawings. Visit www.mcstoppp.org for more information on construction site management.



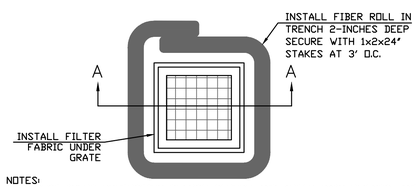
TRENCH DRAIN INLET PROTECTION

NO SCALE

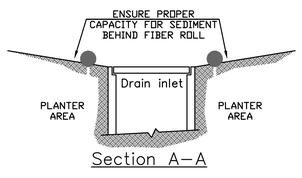


STRAW WATTLE DETAIL

NOT TO SCALE

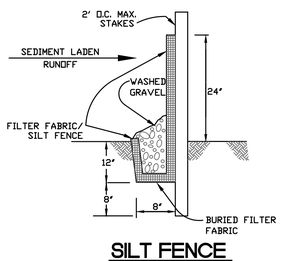


NOTES:
1. INSPECT INLET PROTECTION DEVICE BEFORE AND AFTER RAIN EVENTS, AND WEEKLY THROUGH THE RAINY SEASON. DURING EXTENDED RAIN EVENTS, INSPECT AT LEAST ONCE EVERY 24 HOURS.
2. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND DEBRIS TO ALLOW FOR PROPER FUNCTION OF DEVICE



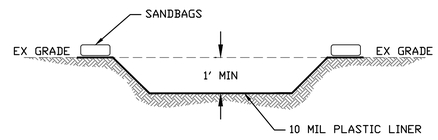
DROP INLET SEDIMENT BARRIER

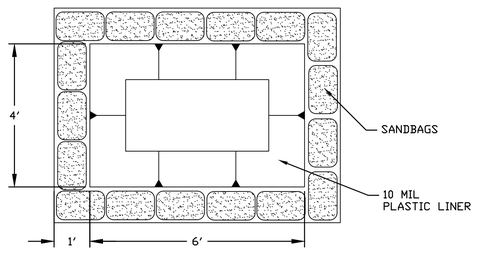
NOT TO SCALE



SILT FENCE

NOT TO SCALE

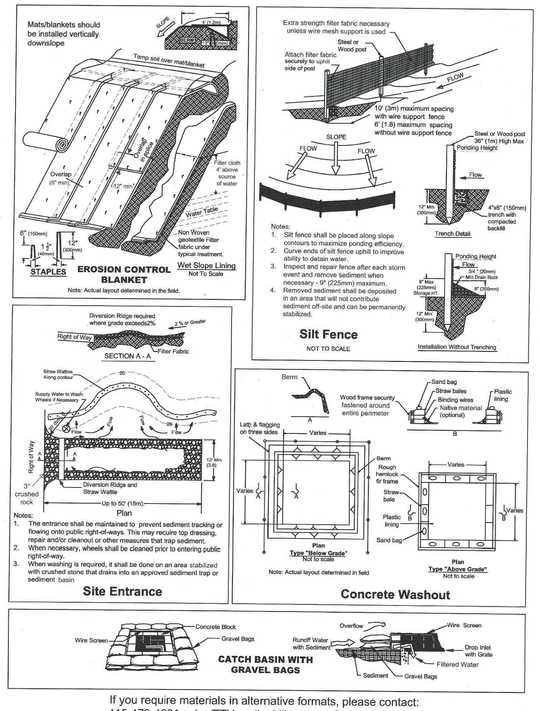




CONCRETE WASHOUT DETAIL

NOT TO SCALE

TYPICAL DETAILS



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

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • SURVEYING • PLANNING • CONST. MANAGEMENT
MCE LAND SURVEYING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

REGISTERED PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 CIVIL STATE OF CALIFORNIA

DANIEL JOHN HUGHES DATE
RCE 60225

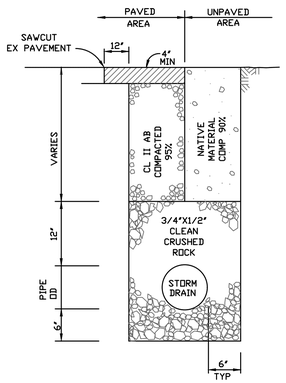
BRAVEMAN RESIDENCE
EROSION CONTROL PLAN AND DETAILS
APN 073-152-09
3 SOUTHWOOD AVE
ROSS, CA 94957

MAY 21, 2026

JOB NO. 323-25

SHEET NO. C3 OF 4 SHEETS

C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2025\323-25 3 SOUTHWOOD AVE\DWGS\323-25 CIVIL-IP.DWG 5/21/2026 5:02 PM EL



STORM DRAIN TRENCH DETAIL

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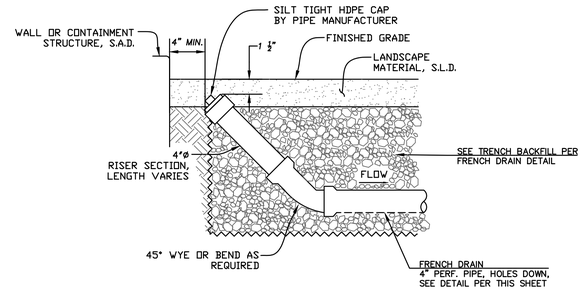

LANDSCAPE CLEANOUT DETAIL

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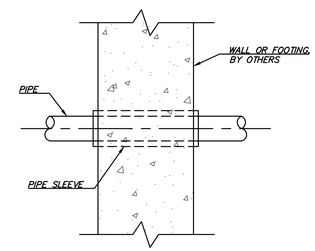
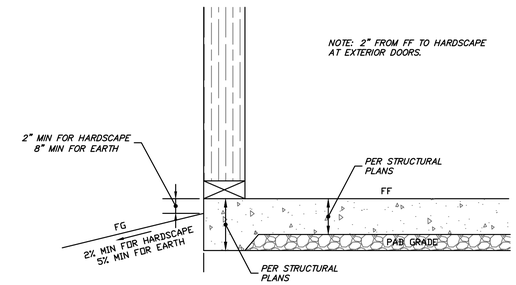


NOTES:

1. COORDINATE WITH STRUCTURAL AND ARCHITECTURAL PLANS.

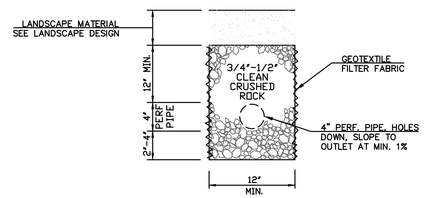
PIPES THROUGH RETAINING WALL

NOT TO SCALE



TYPICAL GRADING AT RESIDENCE OR GARAGE EXTERIOR

NO SCALE



FRENCH DRAIN DETAIL

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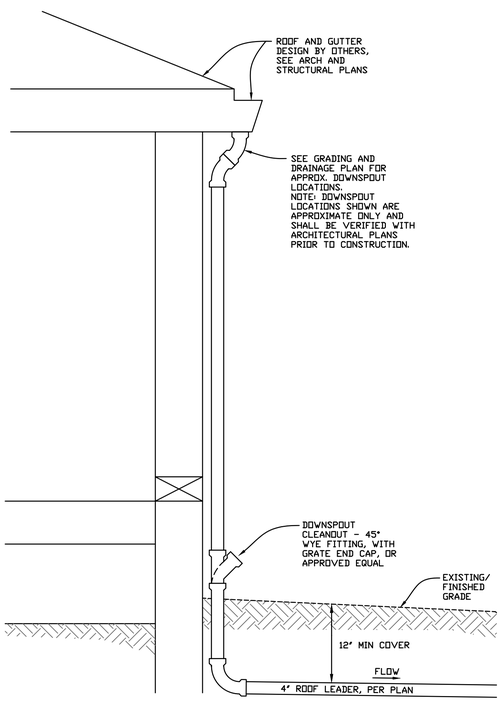

ROOF LEADER CLEANOUT DETAIL

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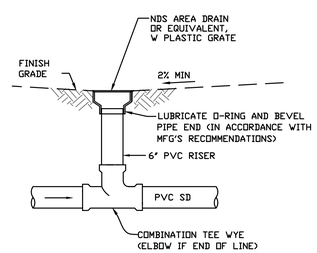

AREA DRAIN DETAIL

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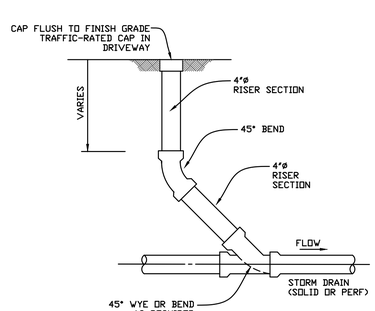

STORM DRAIN CLEANOUT DETAIL

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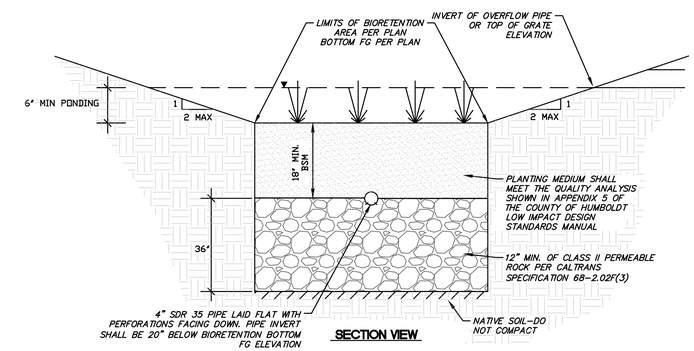
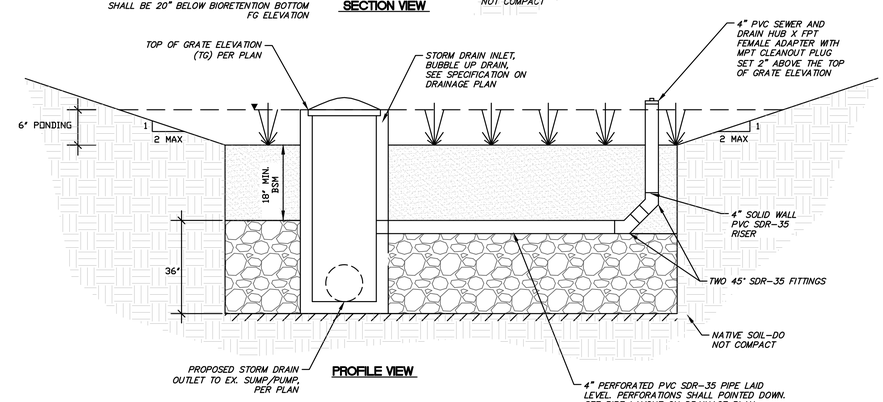


SECTION VIEW



PROFILE VIEW

BIORETENTION DETAIL

NO SCALE

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING ❖ SURVEYING ❖
PLANNING ❖ CONST. MANAGEMENT
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0568
MCE CIVIL ENGINEERS LAND SURVEYORS

REGISTERED PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 CIVIL STATE OF CALIFORNIA

DANIEL JOHN HUGHES DATE
RCE 60225

BRAVEMAN RESIDENCE DETAILS

APN 073-152-09
3 SOUTHWOOD AVE
ROSS, CA 94957

MAY 21, 2026

JOB NO. 323-25

SHEET NO. C4 OF 4 SHEETS

C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2025\323-25 3 SOUTHWOOD AVE\DWGS\323-25 CIVIL-IP.DWG 5/21/2026 5:02 PM EL

ATTACHMENT 2

Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957
Telephone **(415) 453-1453, Ext. 121**
Fax **(415) 453-1950 www.townofross.org**

PLANNING APPLICATION FORM

Type of Application
(check all that apply):

- ☐ Accessory Dwelling Unit
- ☐ Accessory Dwelling Unit Exception
- ☐ Appeals
- ☐ Certificate of Compliance
- ☐ Demolition Permit
- ☒ Design Review
- ☐ Design Review- Amendment
- ☐ Exceptions for Attics
- ☐ Final or Parcel Map
- ☐ General Plan Amendment
- ☐ Hillside Lot Permit
- ☐ Junior Accessory Dwelling Unit
- ☐ Lot Line Adjustment
- ☐ Minor Exception Permit
- ☐ Minor Nonconformity Permit
- ☐ Nonconformity Permit
- ☐ Tentative Map
- ☐ Tentative Map Amendment
- ☐ Time Extension
- ☐ Use Permit
- ☒ Variance
- ☐ Zoning Ordinance Amendment
- ☐ Other:

To Be Completed by Applicant:

Assessor's Parcel No(s): 073-152-09

Project Address: 3 SOUTHWOOD AVE

Property Owner: BEN AND CHRISTA BRAVERMAN

Owner Mailing Address (**PO Box in Ross**): PO BOX 1840

City/State/Zip: ROSS CA 94957 Owner's Phone: 415 416-8335

Owner's Email: blbraverman@gmail.com

Applicant: Matthew Koegel

Applicant Mailing Address: 420 Miller Ave

City/State/Zip: Mill Valley, CA 94941 Applicant's Phone: 415-381-8326

Applicant's Email: matt@chambersandchambers.com

Primary point of Contact Email: ☐ *Owner* ☐ *Buyer* ☐ *Agent* ☒ *Architect*
matt@chambersandchambers.com

To Be Completed by Town Staff:
Date Received: _____
Application No.: _____
Zoning: _____

Date paid: _____ TOTAL FEES: _____

Make checks payable to Town of Ross. Fees may not be refunded if the application is withdrawn.

SUBDIVISION INFORMATION ONLY

Number of Lots: _____

LOT LINE ADJUSTMENT ONLY

Describe the Proposed Lot Line Adjustment: _____

_____

Existing Parcel Size(s)	*Parcel 1:*	*Parcel 2:*
Adjusted Parcel Size(s)	*Parcel 1:*	*Parcel 2:*

PARCEL ONE	PARCEL 2
Owners Signature:	Owner's Signature:
Date:	Date:
Owner's Name (Please Print):	Owner's Name (Please Print):
Assessor's Parcel Number:	Assessor's Parcel Number:

* If there are more than two affected property owners, please attach separate letters of authorization.

REZONING OR TEXT AMENDMENT ONLY

The applicant wishes to amend Section_____of the Ross Municipal Code Title 18. The applicant wishes to Rezone parcel____from the_____Zoning District to_____.

GENERAL OR SPECIFIC PLAN AMENDMENT ONLY

Please describe the proposed amendment: _____

_____

CERTIFICATION AND SIGNATURES

I, the property owner, do hereby authorize the applicant designated herein to act as my representative during the review process by City staff and agencies.

Owner's Signature: _____ Date: _____

I, the applicant, do hereby declare under penalty of perjury that the facts and information contained in this application, including any supplemental forms and materials, are true and accurate to the best of my knowledge.

Owner's Signature: _____ Date: _____

SIGNATURE:

I hereby authorize employees, agents, and/or consultants of the Town of Ross to enter upon the subject property upon reasonable notice, as necessary, to inspect the premises and process this application.

I hereby authorize Town staff to reproduce plans and exhibits as necessary for the processing of this application. I understand that this may include circulating copies of the reduced plans for public inspection. Multiple signatures are required when plans are prepared by multiple professionals.

I further certify that I understand the processing procedures, fees, and application submittal requirements.

I hereby certify that I have read this application form and that to the best of my knowledge, the information in this application form and all the exhibits are complete and accurate. I understand that any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper to the Town of Ross. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this application was signed at

Ross, California on 3/3/26

Signature of Property Owner(s) and Applicant(s)Signature of Plan Preparer

Notice of Ordinance/Plan Modifications

- ☐ Pursuant to Government Code Section 65945(a), please indicate, by checking this box, if you would like to receive a notice from the Town of any proposal to adopt or amend the General Plan, a specific plan, zoning ordinance, or an ordinance affecting building permits or grading permits, if the Town determines that the proposal is reasonably related to your request for a development permit.

Alternate Format Information

The Town of Ross provides written materials in an alternate format as an accommodation to individuals with disabilities that adversely affect their ability to utilize standard print materials. To request written materials in an alternate format please contact us at (415) 453-1453, extension 105.

Consultant Information
The following information is required for all project consultants.

Landscape Architect
Firm IMPRINTS LANDSCAPE DESIGN
Project Landscape Architect BRAD EIGSTI
Mailing Address 202 ROSEMONT AVE
City MILL VALLEY *State* CA *ZIP* 94941
Phone 4153800755 *Fax* _____
Email BRAD@IMPRINTSGARDENS.COM
Town of Ross Business License No. _____ *Expiration Date*

Civil/ Geotechnical Engineer
Firm MUNSELLE CIVIL ENGINEERING
Project Engineer DAN HUGHES, P.E.
Mailing Address 513 CENTER ST
City HEALDSBURG *State* CA *ZIP* 95448
Phone 5103950968 *Fax* _____
Email DAN@MUNSELLECIVIL.COM
Town of Ross Business License No. _____ *Expiration Date*

Arborist
Firm _____
Project Arborist _____
Mailing Address _____
City _____ *State* _____ *ZIP* _____
Phone _____ *Fax* _____
Email _____
Town of Ross Business License No. _____ *Expiration Date*

Other
Consultant _____
Mailing Address _____
City _____ *State* _____ *ZIP* _____
Phone _____ *Fax* _____
Email _____
Town of Ross Business License No. _____ *Expiration Date*

Other
Consultant
Mailing Address
City _____ *State* _____ *ZIP*
Phone _____ *Fax* _____
Email _____
Town of Ross Business License No. _____ *Expiration Date*

ARCHITECT INFORMATION, CONSENT, AND SIGNATURE

I CONSENT or I DO NOT CONSENT to allow the Town of Ross to post online, in whole or in part, the architectural drawings and plans submitted for this project, including information protected by copyright laws, on the official Town of Ross website https://www.townofrossca.gov/ as an indefinite online record for the project, including public hearings and meetings. If I do not consent, then only those architectural sheets and materials permitted under Senate Bill 1214 (e.g., site plan and massing diagram) will be posted on the Town website. I am the design professional or copyright owner authorized to provide this consent.

Select one: ☒ **I CONSENT** or ☐ **I DO NOT CONSENT**

Architect/ Copyright Owner Name: Barbara Chambers Phone No: 4153818326

Company (if applicable): Chambers + Chambers Architects Email: matt@chambersandchambers.com

Signature of Architect/ Copyright Owner 03-03-26 Date

Written Project Description – *may be attached***.**
A complete description of the proposed project, including all requested types of application, such as variances, is required. The description may be reviewed by those who have not had the benefit of meeting with the applicant, therefore, **be thorough in the description**. For design review applications, please provide a summary of how the project relates to the design review criteria in the Town zoning ordinance (RMC §18.41.100).

THIS PROJECT PROPOSES THE DEMOLITION OF THE EXISTING 440 SF CARPORT AND THE 145 SF CHICKEN COOP AND THE CONSTRUCTION OF A NEW 732 SF GARAGE LOCATED WITHIN APPROXIMATELY THE SAME AREA AS THE EXISTING CARPORT. THE GARAGE WILL MATCH THE EXTERIOR FINISHES OF THE PRIMARY RESIDENCE, INCLUDING BROWN WOOD SHINGLE, WHITE WOOD TRIM, STONE WATER TABLE AND WHITE WOOD WINDOWS AND DOORS. THIS PROPOSAL REQUIRES A VARIANCE FOR MAXIMUM FAR AS THE EXISTING HOUSE AND PROPERTY ARE IN EXCESS OF THE ALLOWABLE. NEW SWIMMING POOL AND LANDSCAPE IMPROVEMENTS.

Mandatory Findings for Variance Applications
In order for a variance to be granted, the following mandatory findings must be made:

Special Circumstances
That because of special circumstances applicable to the property, including size, shape, topography, location, and surroundings, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. **Describe the special circumstances that prevent conformance to pertinent zoning regulations.**

The client only has one covered parking space at present. They would like to demolish the existing carport and replace it with two car garage,

Substantial Property Rights
That the variance is necessary for the preservation and enjoyment of substantial property rights. **Describe why the project is needed to enjoy substantial property rights.**

Many parcels in Ross have 2-car garages. The client should be allowed to increase their square footage by just 150 square feet in order to have the same amenities.

Public Welfare
That the granting of a variance will not be detrimental to the public welfare or injurious to other property in the neighborhood in which said property is situated. **Describe why the variance will not be harmful to or incompatible with other nearby properties.**

The proposed garage meets all code requirements with regards setbacks and lot coverage. It is far at the rear of the lot shielded from public view and distant from any neighboring structures.

Neighborhood Outreach – *Shall be conducted for all discretionary planning projects***.**

A neighborhood outreach description shall be prepared by the applicant. The description shall include how neighborhood outreach was conducted, dates neighbors were contacted, any meetings held, the specific concerns of neighbors and how those concerns were mediated (through changes to the proposal, site visits, etc.).

Neighborhood Outreach for (insert project address)				
NAME	**ADDRESS**	**DATE CONTACTED**	**CONCERNS (IF ANY)**	**RESOLUTION**
Bergholts	1 Southwood Ave	April 30	No concerns	
Valliances	5 Southwood Ave	May, 1 2026	She is ill difficult to meet	
McGonigles	8 Ames Ave	May 9, 2026	No concerns	
Kieckhefers	39 Shady Lane	May 2, 2026	Supportive but Concerned about Pool equipm. noise	Flip location of pool equipm with stair
Lees	43 Shady Lane	May 6,2026	Concerned about height	Wants to see story poles

***Landscape Plan-**

All landscape plans must conform to the requirements of the Marin Municipal Water District (MMWD) Ordinance 414. Contact MMWD prior to submitting. Indicate whether project includes 500 square feet or more of landscape area per Model Water Efficiency Landscape Ordinance (MWELO) requirements.

YES

***Vegetation Management Plan-**

Required for all projects located within the Wildlife Urban Interface (WUI) zone. Please submit VMP as a sheet in the required plan sets. For more information contact RVFD at 415.258.4673

ATTACHMENT 3

Renate & George Lee
43 Shady Lane
Ross, CA 94957

August 18, 2026

Dear Members of the Advisory Design Review Group,

We are writing to present our concerns about certain elements of the development plans proposed by our neighbors at 3 Southwood Ave.

The applicants are requesting floor area and setback variances to replace an existing non-conforming 440-square-foot carport with a new 732-square-foot, two-story Garage/Bonus Room. This new structure as proposed would sit just 12 feet from their back property line, well short of the required 40-foot setback, and add considerable building mass and scale at a height detrimental to us and undoubtedly all neighboring parcels.

As precursor, please also note a meaningful error in the applicant's plans. The architect erroneously submits that a garage on this site is permitted a 10-foot setback. However, the Town of Ross has clarified that a standard 40-foot setback applies to this property. Any evaluation of this proposal needs to be based on the actual 40-foot setback requirement, rather than the minimized deviation presented in the plans.

To be clear about our overall position: we fully support the neighbors updating their property, and believe their upgrade goals can be achieved while preserving the privacy and setting of our and our neighbors' homes with thoughtful and considerate design choices. For example, we have no objection to them rebuilding the existing carport, or enclosing it into a functional single-story garage within its current footprint, even though it sits within the setback.

However, we strongly oppose the proposed two-story Garage/Bonus Room. Our position is informed by the Town of Ross's Design Review criteria and the cumulative impact this project will have on the surrounding properties:

- **Preservation of Original Intent vs. Dominance of New Mass:** The Town's original approval of the 3 Southwood non-conforming carport was certainly based on the rationale that its height and size were adequate for its function, while its low, single-story roofline ensured it would not impose undue mass on neighbors. We believe rebuilding a single-story garage within this original footprint preserves that harmonious intent. Conversely, expanding and doubling the height of that structure and building it closer to neighboring properties, deep within the setback, introduces imposing bulk that will degrade our shared neighborhood setting and goes against the Town's original approval.

- **Cumulative Mass and Scale:** While the applicant's planned Accessory Dwelling Unit (ADU) is not part of this specific variance request, it is impossible to evaluate this Garage/Bonus Room in a vacuum. The ADU will already introduce substantial new building mass to the property. Compounding this with a two-story Garage/Bonus Room, in excess of the allowable FAR, creates an overwhelming cumulative scale that adjoining neighbors will be unfairly subject to.

- **Adverse Impacts to Privacy:** The proposed second-story windows of the Bonus Room will look directly into our bedroom, living room, and pool area. We feel this vertical addition introduces scale without adding proportional utility for the applicants, and compromises the privacy that the town's design standards are meant to protect.

- **Disruption of Hydrology:** The combined footprint of the proposed Garage/Bonus Room, ADU, Pool, Spa, and new impermeable surfaces threatens to significantly alter the site's hydrology. Given the design of the proposed drainage basins and piping (water directed first to the far corner of applicant's property, to small basins immediately adjacent to our property), there is a high risk of storm water overflowing directly onto our and neighboring properties.

In the spirit of neighborly cooperation, we spoke with the applicants a few months ago and asked them to reconsider the two-story design proposal to protect our privacy and the neighborhood character. While they unfortunately decided to not make any modifications to their project at that time, we sincerely hope and believe they can achieve their upgrade goals with a single-story 440 square foot garage, and hope we can move forward in that vein.

We respectfully ask the ADR to denying the variances for the two-story Garage/Bonus Room, and to rigorously review the drainage plans to ensure neighboring properties are protected from runoff from the overall project's impact.

Thank you for your time and your service to our Town.

Sincerely,

Renate & George Lee

August 18, 2026

Dear ADR Committee,

We are writing to express our concerns regarding the proposed plans for 3 Southwood Avenue. We are located at 39 Shady Lane and have five neighbors who share our property line. For orientation purposes, 3 Southwood abuts in the northwest side of our property.

Below are our concerns:

1) The applicant is proposing construction of a new 732 square foot garage. As you well know, the existing carport is a **non-conforming structure** at 440 square feet. The proposed garage is **66%** larger than the original carport.
2) The current height of the carport is 9'9". The proposed garage height is 22'6". This **130.77% increase** will undoubtedly have an impact on surrounding neighbors. From our home's vantage (it is our kitchen/dining area where we spend much of our time), we will look at a wall and roof should our screening be compromised in any way. We have also been told that the upper level is meant for storage. If this is *indeed* the case, we are puzzled as to why the structure needs such height. And lastly, a structure of this height with windows will undoubtedly **cast light** into the upper level of surrounding homes where residents typically sleep.
3) **Code requires a 40' rear setback**. The carport's existing setback is 17'6". The proposed garage setback is 12'3". Not only is the applicant seeking a larger garage structure, but they would also like to bring **it 5'3" closer to the fence when it is already a non-conforming structure.**
4) As we all know, Shady Lane and Southwood experience drainage problems during wet winters which is exacerbated by high tides. In the past 30 years we have lived at 39 Shady Lane, the phenomena of atmospheric rivers are happening more frequently, not to mention that we have an unusually large El Nino winter predicted for 2026-2027. As it stands, we have a virtual river on the southside of our property during the rainy season. To say that we are **concerned about the drainage** is an understatement.

When we met with the Bravermans on May 2, 2026, we expressed our concerns for the height and location of the proposed garage. It was difficult to see what they were proposing on an 8.5" x 11" piece of paper. As property owners and neighbors, we value property rights and yet we have not experienced any sort of collaboration in the process. We hope and trust that there will be a better solution for the Bravermans and the adjoining property owners.

Regards,

Kim and John Kieckhefer

39 Shady Lane