



Staff Report

Date: June 21, 2022

To: Advisory Design Review Group

From: Rebecca Markwick, Planning and Building Director

Subject: Katz Residence, 1 Hillgirt Drive

ROLE OF THE ADVISORY DESIGN REVIEW GROUP:

The Advisory Design Review (ADR) Group considers and makes formal recommendations to the Town Planner and Town Council on applications and matters affecting the design of buildings, structures, landscaping, and other site improvements consistent with the purpose of Ross Municipal Code (RMC) Chapter 18.41, Design Review. The ADR Group provides professional review of design-related issues, including site planning, building massing, setbacks, light/air, etc., as well as material selection in architectural and landscape design in the discretionary review process. The ADR Group makes non-binding advisory recommendations regarding consistency of applications with the Design Review criteria and standards per RMC Section 18.41.100.

Recommendation

That the ADR Group discuss the merits of the project and provide a formal recommendation to the Town Council regarding the merits of the project consistent with the Design Review criteria and standards of RMC Section 18.41.100 (see **Attachment 1**). A majority vote of the ADR Group is necessary to provide a recommendation to the Town Council. The vote count of the recommendation will be forwarded to the Town Council.

Project Information

Owner:	Simon and Veronica Katz
Applicant:	Steve Swarengen, Architect
Street Address:	1 Hillgirt Drive
Assessor Parcel Number:	073-151-09
Zoning:	R-1: B-20
General Plan:	L (Low Density)
Flood Zone:	X (Minimal risk area outside the 1% and 0.2%-annual-chance floodplains)

Project History

The ADR met on December 15, 2020, and discussed and reviewed the design of the previously submitted two-story home. The ADR meeting minutes are available [here](#). The applicant has revised the project based on the ADR's comments and has submitted revised plans as described below.

Project Description

The applicant is requesting approval to demolish the existing single-family residence, detached garage and outbuilding. The project includes applications for Demolition, Design Review, Nonconformity Permit and Variances. The Nonconformity permit is required to establish the baseline floor area of the existing structure. The existing application includes calculations for floor area, additionally the property owners have received an approval for an ADU, which has not been constructed. The property owners are seeking to use the existing floor area of the single family dwelling (3,342 SF), and the ADU (800SF) towards their existing nonconforming floor area for the proposed new home. The project proposes to construct a new 4,142 SF single family dwelling with attached garage, using the nonconformity permit.

The proposed single-family dwelling and garage are proposed is proposed 18'4" from the front property line, 3'7" from the north property line, 15'6" from the south side property line, and 36'11" from the rear property line. The proposed height of the structure is 29'1".

The project proposes a modern home, with two types of plaster (stucco) cladding, fenestration includes floor-ceiling windows and doors in dark trim. Flat rooves and awnings help create articulation in the structure. A roof deck is proposed above the garage, and a new front yard 4-foot semi permeable fence is proposed. New landscaping and hardscape is proposed throughout the property

Project Plans are included as **Attachment 2**; Project Application and Materials are included as **Attachment 3**.

The proposed project is subject to the following permit approvals:

- **Variances are required pursuant to RMC Section 18.48.010** to encroach into the side and front setbacks.
- **Design Review Permit is required pursuant to RMC Section 18.41.010** to construct a new residence; for construction, improvements, grading/filling or other site work within 25' of a creek, waterway or drainageway; and for a project resulting in over 1,000 square feet of new impervious landscape surface.
- **Demolition Permit is required pursuant to RMC Section 18.50.020** to demolish an existing residence.
- **Nonconformity Permit is required pursuant to RMC Section 15.52.040** to construct home with the same floor area as the existing nonconforming floor area.

Project Data

Project Item	Code Standard	Existing	Proposed
Lot Area	20,000 SF	15,444 SF	No change
Floor Area	15%	3,342 SF 800 SF (ADU)	4,142 SF
Building Coverage	15%	16.7%	15%
Front Yard Setback	25'	House: 17.9'	House: 18.4'
Side Yard Setback (North)	20'	30.6'	3'7"
Side Yard Setback (South)	20'	10.7'	15'6"
Rear Yard Setback	40'	96.6"	36'11"
Building Height	30' (2 stories) max.	24'8"	29'1"
Off-street Parking	3 spaces (1 covered) min.	3 spaces (1 covered)	3 spaces (2 covered)
Impervious Surfaces *	---		

* Per Low Impact Development for Stormwater Management, Design Review Criteria and Standards (RMC Section 18.41.100 (t)).

Background

The project site is a 15,444-square-foot lot located on the east side of Hillgirt Drive. The lot has an irregular, “chevron” shape with a bent rear property line that runs inward from the corners toward the center of the lot. A perennial stream runs along the rear property line. The lot is gently sloped with an average lot slope of 10%. The existing single-family residence is located at the southwest quadrant of the lot; the existing detached garage is located at the north side of the property behind the house; and the existing “bunk room” structure is located behind the house at the creek bank. The existing property is nonconforming with respect to the minimum allowable lot size, minimum allowable setbacks, and maximum allowable floor area and building coverage.

According to the County Assessor, the property was originally developed in 1924. No previously approved Planning Permits were found in the Town’s records.

Discussion

The overall purpose of Design Review is to guide new development to preserve and enhance the special qualities of Ross and to sustain the beauty of the town’s environment. Other specific purposes include: provide excellence of design consistent with the scale and quality of existing development; preserve and enhance the historical “small town,” low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental

resources; enhance important community entryways, local travel corridors and the area in which the project is located; promote and implement the design goals, policies and criteria of the Ross general plan; discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression; preserve buildings and areas with historic or aesthetic value; upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site; and preserve natural hydrology and drainage patterns and reduce stormwater runoff associated with development. The Design Review criteria and standards per Ross Municipal Code (RMC) Section 18.41.100 are included as **Attachment 1**.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site 10 days prior to the meeting date. At the time of writing the staff report, staff has received one letter in opposition to the project.

Attachments

1. RMC Section 18.41.100, Design Review Criteria and Standards
2. Project Plans
3. Project Application and Materials
4. Public Comments

ATTACHMENT 1

18.41.100 Design Review Criteria and Standards.

This section provides guidelines for development. Compliance is not mandatory but is strongly recommended. The Town Council may deny an application where there are substantial inconsistencies with one or more guidelines in a manner that is counter to any purpose of this ordinance.

(a) Preservation of Natural Areas and Existing Site Conditions.

(1) The existing landscape should be preserved in its natural state by keeping the removal of trees, vegetation, rocks and soil to a minimum. Development should minimize the amount of native vegetation clearing, grading, cutting and filling and maximize the retention and preservation of natural elevations, ridgelines and natural features, including lands too steep for development, geologically unstable areas, wooded canyons, areas containing significant native flora and fauna, rock outcroppings, view sites, watersheds and watercourses, considering zones of defensible space appropriate to prevent the spread of fire.

(2) Sites should be kept in harmony with the general appearance of neighboring landscape. All disturbed areas should be finished to a natural-appearing configuration and planted or seeded to prevent erosion. (3) Lot coverage and building footprints should be minimized where feasible, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. Environmentally sensitive areas, such as areas along streams, forested areas, and steep slopes shall be a priority for preservation and open space.

(b) Relationship Between Structure and Site. There should be a balanced and harmonious relationship among structures on the site, between structures and the site itself, and between structures on the site and on neighboring properties. All new buildings or additions constructed on sloping land should be designed to relate to the natural land forms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site.

(c) Minimizing Bulk and Mass.

(1) New structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Buildings should be compatible with others in the neighborhood and not attract attention to themselves. When nonconforming floor area is proposed to be retained with site redevelopment, the Council may consider the volume and mass of the replacement floor area and limit the volume and mass where necessary to meet the intent of these standards.

(2) To avoid monotony or an impression of bulk, large expanses of any one material on a single plane should be avoided, and large single-plane retaining walls should be avoided. Vertical and horizontal elements should be used to add architectural variety and to break up building plans. The development of dwellings or dwelling groups should not create excessive mass, bulk or repetition of design features.

(d) Materials and Colors.

(1) Buildings should use materials and colors that minimize visual impacts, blend with the existing land forms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. Colors and materials should be compatible with those in the surrounding area. High-quality building materials should be used.

(2) Natural materials such as wood and stone are preferred, and manufactured materials such as concrete, stucco or metal should be used in moderation to avoid visual conflicts with the natural setting of the structure.

(3) Soft and muted colors in the earthtone and woodtone range are preferred and generally should predominate.

(e) Drives, Parking and Circulation.

(1) Good access, circulation and off-street parking should be provided consistent with the natural features of the site. Walkways, driveways, curb cuts and off-street parking should allow smooth traffic flow and provide for safe ingress and egress to a site.

(2) Access ways and parking areas should be in scale with the design of buildings and structures on the site. They should be sited to minimize physical impacts on adjacent properties related to noise, light and emissions and be visually compatible with development on the site and on neighboring properties. Off-street parking should be screened from view. The area devoted to driveways, parking pads and parking facilities should be minimized through careful site planning.

(3) Incorporate natural drainage ways and vegetated channels, rather than the standard concrete curb and gutter configuration to decrease flow velocity and allow for stormwater infiltration, percolation and absorption.

(f) Exterior Lighting. Exterior lighting should not create glare, hazard or annoyance to adjacent property owners or passersby. Lighting should be shielded and directed downward, with the location of lights coordinated with the approved landscape plan. Lamps should be low wattage and should be incandescent.

(g) Fences and Screening. Fences and walls should be designed and located to be architecturally compatible with the design of the building. They should be aesthetically attractive and not create a "walled-in" feeling or a harsh, solid expanse when viewed from adjacent vantage points. Front yard fences and walls should be set back sufficient distance from the property line to allow for installation of a landscape buffer to soften the visual appearance. Transparent front yard fences and gates over four feet tall may be permitted if the design and landscaping is compatible and consistent with the design, height and character of fences and landscaping in the neighborhood. Front yard vehicular gates should be transparent to let light and lines of sight through the gate.

Solid walls and fences over four feet in height are generally discouraged on property lines adjacent to a right-of-way but may be permitted for properties adjacent to Poplar Avenue and Sir Francis Drake Boulevard based on the quality of the design, materials, and landscaping proposed. Driveway gates should be automatic to encourage use of onsite parking. Pedestrian gates are encouraged for safety, egress, and to encourage multi-modal transportation and pedestrian-friendly neighborhood character.

(h) Views. Views of the hills and ridgelines from public streets and parks should be preserved where possible through appropriate siting of improvements and through selection of an appropriate building design including height, architectural style, roof pitch and number of stories.

(i) Natural Environment.

(1) The high-quality and fragile natural environment should be preserved and maintained through protecting scenic resources (ridgelines, hillsides, trees and tree groves), vegetation and wildlife habitat, creeks, drainageways threatened and endangered species habitat, open space and areas necessary to protect community health and safety.

(2) Development in upland areas shall maintain a setback from creeks or drainageways.

The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards.

(3) Development in low-lying areas shall maintain a setback from creeks or drainageways consistent with the existing development pattern and intensity in the area and on the site, the riparian value along the site, geologic stability, and the development alternatives available on the site. The setback should be maximized to protect the natural resource value of the riparian area and to protect residents from geologic and flood hazards.

(4) The filling and development of land areas within the one-hundred-year flood plain is discouraged. Modification of natural channels of creeks is discouraged. Any modification shall retain and protect creekside vegetation in its natural state as much as possible. Reseeding or replanting with native plants of the habitat and removal of broom and other aggressive exotic plants should occur as soon as possible if vegetation removal or soil disturbance occurs.

(5) Safe and adequate drainage capacity should be provided for all watercourses.

(j) Landscaping.

(1) Attractive, fire-resistant, native species are preferred. Landscaping should be integrated into the architectural scheme to accent and enhance the appearance of the development. Trees on the site, along public or private streets and within twenty feet of common property lines, should be protected and preserved in site planning.

Replacement trees should be provided for trees removed or affected by development. Native trees should be replaced with the same or similar species. Landscaping should include planting of additional street trees as necessary.

(2) Landscaping should include appropriate plantings to soften or screen the appearance of structures as seen from off-site locations and to screen architectural and mechanical elements such as foundations, retaining walls, condensers and transformers.

(3) Landscape plans should include appropriate plantings to repair, reseed and/or replant disturbed areas to prevent erosion.

(4) Landscape plans should create and maintain defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire.

(5) Wherever possible, residential development should be designed to preserve, protect and restore native site vegetation and habitat. In addition, where possible and appropriate, invasive vegetation should be removed.

(k) Health and Safety. Project design should minimize the potential for loss of life, injury or damage to property due to natural and other hazards. New construction must, at a minimum, adhere to the fire safety standards in the Building and Fire Code and use measures such as fire-preventive site design, landscaping and building materials, and fire-suppression techniques and resources. Development on hillside areas should adhere to the wildland urban interface building standards in Chapter 7A of the California Building Code. New development in areas of geologic hazard must not be endangered by nor contribute to hazardous conditions on the site or on adjoining properties.

(l) Visual Focus.

(1) Where visibility exists from roadways and public vantage points, the primary residence should be the most prominent structure on a site. Accessory structures, including but not limited to garages, pool cabanas, accessory dwellings, parking pads, pools and tennis courts, should be sited to minimize their observed presence on the site, taking into consideration runoff impacts from driveways and impervious surfaces. Front yards and street side yards on corner lots should remain free of structures unless they can be sited where they will not visually detract from the public view of the residence.

(2) Accessory structures should generally be single-story units unless a clearly superior design results from a multilevel structure. Accessory structures should generally be small in floor area. The number of accessory structures should be minimized to avoid a feeling of overbuilding a site. Both the number and size of accessory structures may be regulated in order to minimize the overbuilding of existing lots and attain compliance with these criteria.

(m) Privacy. Building placement and window size and placement should be selected with consideration given to protecting the privacy of surrounding properties. Decks, balconies and other outdoor areas should be sited to minimize noise to protect the privacy and quietude of surrounding properties. Landscaping should be provided to protect privacy between properties. Where nonconformities are proposed to be retained, the proposed structures and landscaping should not impair the primary views or privacy of adjacent properties to a greater extent than the impairment created by the existing nonconforming structures.

(n) Consideration of Existing Nonconforming Situations. Proposed work should be evaluated in relationship to existing nonconforming situations, and where determined to be feasible and reasonable, consideration should be given to eliminating nonconforming situations.

(o) Relationship of Project to Entire Site.

(1) Development review should be a broad, overall site review, rather than with a narrow focus oriented only at the portion of the project specifically triggering design review. All information on site development submitted in support of an application constitutes the approved design review project and, once approved, may not be changed by current or future property owners without town approval.

(2) Proposed work should be viewed in relationship to existing on-site conditions. Pre-existing site conditions should be brought into further compliance with the purpose and design criteria of this chapter as a condition of project approval whenever reasonable and feasible.

(p) Relationship to Development Standards in Zoning District. The town council may impose more restrictive development standards than the standards contained in the zoning district in which the project is located in order to meet these criteria. Where two or more contiguous parcels are merged into one legal parcel, the Town Council may consider the total floor area of the existing conforming and legal nonconforming structures and may reduce the permitted floor area to meet the purposes of these standards.

(q) Project Reducing Housing Stock. Projects reducing the number of housing units in the town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacement units, are discouraged; nonetheless, such projects may be approved if the council makes findings that the project is consistent with the neighborhood and town character and that the project is consistent with the Ross general plan.

(r) Maximum Floor Area. Regardless of a residentially zoned parcel's lot area, a guideline maximum of ten thousand square feet of total floor area is recommended. Development above guideline floor area levels may be permitted if the town council finds that such development intensity is appropriate and consistent with this section, the Ross municipal Code and the Ross general plan. Factors which would support such a finding include, but are not limited to: excellence of design, site planning which

minimizes environmental impacts and compatibility with the character of the surrounding area.

(s) Setbacks. All development shall maintain a setback from creeks, waterways and drainageways. The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards. A minimum fifty-foot setback from the top of bank is recommended for all new buildings. At least twenty-five feet from the top of bank should be provided for all improvements, when feasible. The area along the top of bank of a creek or waterway should be maintained in a natural state or restored to a natural condition, when feasible.

(t) Low Impact Development for Stormwater Management. Development plans should strive to replicate natural, predevelopment hydrology. To the maximum extent possible, the post-development stormwater runoff rates from the site should be no greater than pre-project rates. Development should include plans to manage stormwater runoff to maintain the natural drainage patterns and infiltrate runoff to the maximum extent practical given the site's soil characteristics, slope, and other relevant factors. An applicant may be required to provide a full justification and demonstrate why the use of Low Impact Development (LID) design approaches is not possible before proposing to use conventional structural stormwater management measures which channel stormwater away from the development site.

(1) Maximize Permeability and Reduce Impervious Surfaces. Use permeable materials for driveways, parking areas, patios and paths. Reduce building footprints by using more than one floor level. Pre-existing impervious surfaces should be reduced. The width and length of streets, turnaround areas, and driveways should be limited as much as possible, while conforming with traffic and safety concerns and requirements. Common driveways are encouraged. Projects should include appropriate subsurface conditions and plan for future maintenance to maintain the infiltration performance.

(2) Disperse Runoff On Site. Use drainage as a design element and design the landscaping to function as part of the stormwater management system. Discharge runoff from downspouts to landscaped areas. Include vegetative and landscaping controls, such as vegetated depressions, bioretention areas, or rain gardens, to decrease the velocity of runoff and allow for stormwater infiltration on-site. Avoid connecting impervious areas directly to the storm drain system.

(3) Include Small-Scale Stormwater Controls and Storage Facilities. As appropriate based on the scale of the development, projects should incorporate small-scale controls to store stormwater runoff for reuse or slow release, including vegetated swales, rooftop gardens or "green roofs", catch-basins retro-fitted with below-grade storage culverts, rain barrels, cisterns and dry wells. Such facilities may be necessary to meet minimum stormwater peak flow management standards, such as the no net increase standard. Facilities should be designed to minimize mosquito production. (Ord. 653 (part), 2014; Ord. 641 (part), 2013; Ord. 619 (part), 2010; Ord. 611 (part), 2008; Ord. 575 (part), 2003; Ord. 555, 2000; Ord. 543-1 (part), 1998; Ord. 514 §1 (part), 1993).

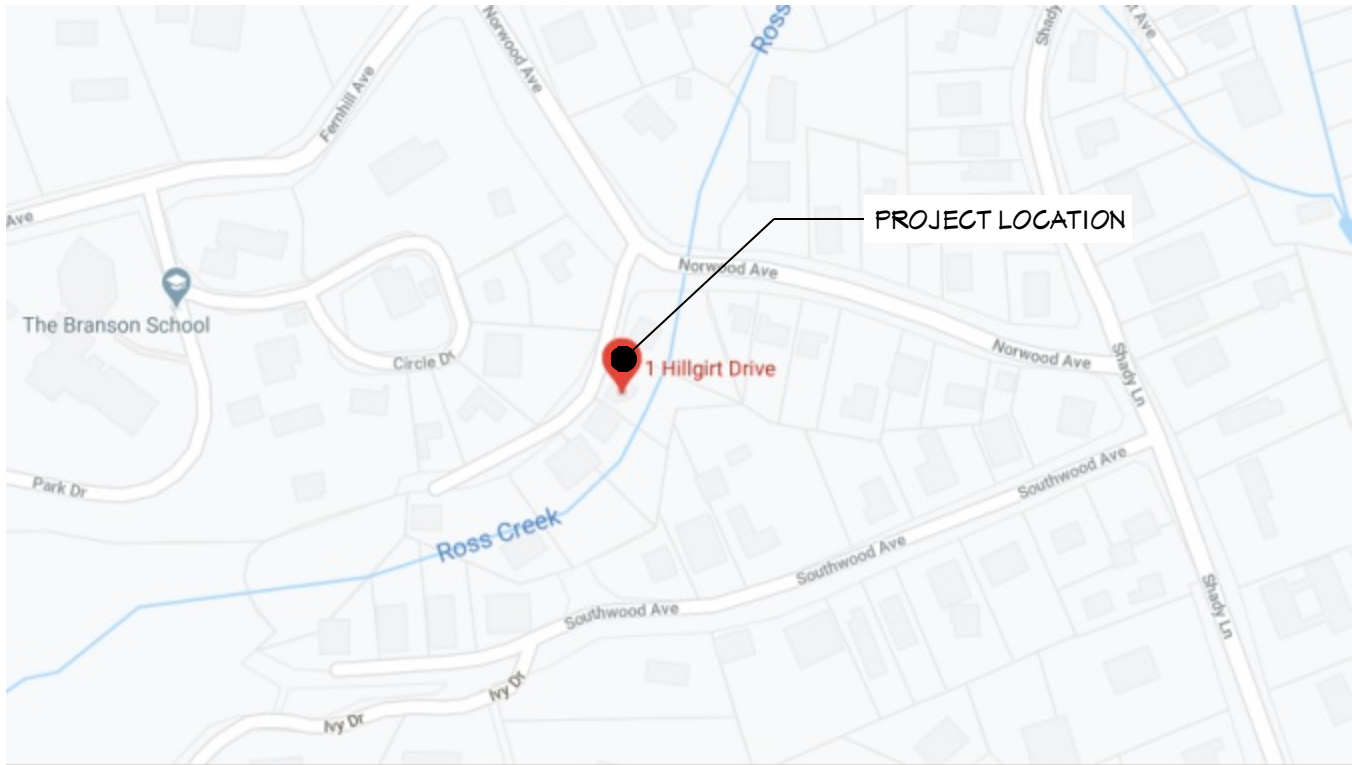
ATTACHMENT 2

THIS DRAWING AND DESIGN LAYOUT IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE ARCHITECTS OFFICE. THIS DRAWING AND DESIGN LAYOUT MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT WRITTEN PERMISSION



14 VIGNETTE
NTS

NEW RESIDENCE FOR :
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957



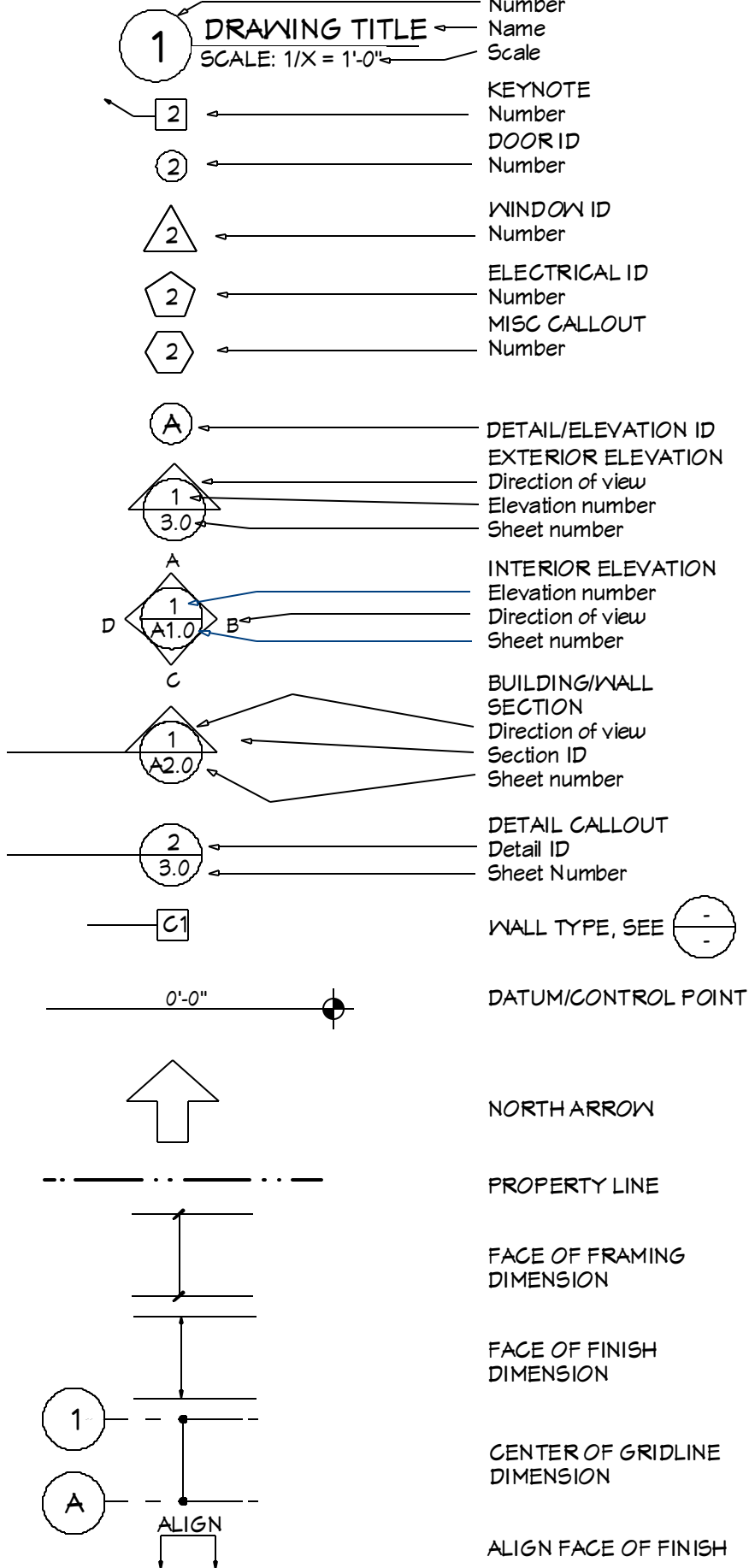
2 VICINITY MAP
N.T.S.

ABBREVIATIONS

@	At
#	Found or Number
A.B.	Anchor Bolt
A.F.F.	Above Finished Floor
A.F.G.	Above Finished Grade
BLKG.	Blocking
BM.	Beam
B.O.	Bottom Of
C.I.	Contractor Installed
C.F.	Contractor Furnished
CLR.	Clear
C.L.	Center Line
CLNG.	Ceiling
CONT.	Continuous
COL.	Column
DIA.	Diameter
DET.	Detail
D.F.	Douglas Fir
DBL.	Double
EA.	Existing
EQ.	Equal
E.V.N.	Each Way
FIN.	Finish
F.O.	Face Of
FT.	Foot or Feet
HDR.	Header
JST.	Joist
MAX.	Maximum
M.B.	Machine Bolt
MIN.	Minimum
MTD.	Mounted
N.I.C.	Not In Contract
(N)	New
NOM.	Nominal
N.T.S.	Not To Scale
O.A.	Overall
O.F.	Outside Face,
O.C.(E.V.N.)	On Center (Each Way)
O.I.	Owner Installed
OPP.	Opposite
PL.	Plate or Property Line
PLY.	Plywood
PTD.	Painted
P.T.	Pressure Treated
REINF.	Reinforced
RET.	Retaining
R.O.	Rough Opening
RWD.	Redwood
S.F.	Square Feet
S.S.D.	See Structural Drawings
SHTG.	Sheathing
SHT.	Sheet
SIM.	Similar
SQ.	Square
STD.	Standard
STR.	Structural
T.B.D.	To be determined
T.O.	Top Of
TYP.	Typical
V.I.F.	Verify In Field
W/	With
W.O.	Where Occurs
W/O	Without
U.O.N.	Unless Otherwise Noted

NOTE: NOT ALL ABBREVIATIONS AND SYMBOLS SHOWN HERE ARE USED

LEGEND



GENERAL NOTES:

- CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO: NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES AND ORDINANCES AS NOTED ELSEWHERE IN THESE DRAWINGS.
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL GOVERN.
- THE CONTRACTOR SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PREPARE A SCHEDULE FOR CONSTRUCTION AND SHALL SUBMIT TO OWNER FOR REVIEW.
- DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY, INDICATED FACE OF STUD, CENTER LINE, GRID LINE, TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD, ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSIONS, REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE DESIGNER PRIOR TO CONSTRUCTION.
- APPROVALS BY BUILDING INSPECTORS SHALL NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THESE PLANS AND SPECIFICATIONS (CONSTRUCTION DOCUMENTS).
- OMISSIONS: IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN. IF FEATURES ARE STILL UNCLEAR, CONTACT THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE AT THE SITE TO SUPERVISE AND COORDINATE CONSTRUCTION AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT. THE OWNER AND THE ARCHITECT SHALL BE NAMED AS ADDITIONAL INSURED'S ON THE CONTRACTOR'S LIABILITY INSURANCE COVERAGE.
- UNLESS SPECIFICALLY NOTED IN CONTRACT, THE ARCHITECTS OFFICE WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FINAL DIMENSIONS, QUANTITIES, COORDINATION OF THE WORK OF ALL TRADES, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- SUBCONTRACTORS SHALL DISPOSE OF RUBBISH CAUSED BY THEIR WORK, AND KEEP PREMISES JOB SITE CLEAN OF SUCH RUBBISH. CONTRACTOR SHALL KEEP PREMISES "BROOM CLEAN" AT ALL TIMES.
- PLANS STAMPED BY ARCHITECT OR ENGINEER CANNOT BE MODIFIED IN ANY WAY EXCEPT BY THE ARCHITECT OR ENGINEER. PLANS MODIFIED BY OTHERS WILL NOT BE ACCEPTED.
- HEATING AND AIR CONDITIONING, PLUMBING AND ELECTRICAL DRAWINGS OR NOTES INCLUDED HEREIN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL PROVIDE DESIGN/BUILD DOCUMENTATION FOR THESE ITEMS IN ACCORDANCE WITH THESE DRAWINGS AND CRITERIA IN CONFORMANCE WITH ALL CODES AND ORDINANCES, AND SHALL OBTAIN PERMITS FOR THIS WORK.
- SITE INFORMATION FOR THESE DRAWINGS WAS TAKEN FROM A SURVEY BY OTHERS, PROVIDED BY THE OWNER. REFERENCE IS HEREBY MADE TO THAT SOURCE AND TO THAT DRAWING FOR ADDITIONAL INFORMATION.

SUMMARY OF WORK:

DEMOLISH EXISTING SINGLE FAMILY RESIDENTIAL STRUCTURE TO BUILD NEW SINGLE FAMILY DWELLING.

PROJECT DATA:

APN:	073-151-04
CLIMATE ZONE:	3
ZONING DISTRICT:	R-1 : B-20
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
SPRINKLERS:	NO

AREA SUMMARY:

LOT AREA:	15,444 SF
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SEE A0.2 FOR AREA SUMMARY

CODES APPLICABLE:

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:
2019 CALIFORNIA BUILDING STANDARDS CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON THE 2008 NEC
2019 CALIFORNIA ENERGY CODE (CEC PART 6)
2019 CALIFORNIA FIRE CODE (CFC)

NOTE:

SPECIAL INSPECTIONS NOT REQUIRED FOR THIS SCOPE OF WORK

DEFERRED APPROVALS:

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES AND THE FOLLOWING:

PROJECT DIRECTORY:

OWNER:
SIMON AND VERONICA KATZ

ARCHITECT:
the ARCHITECTS OFFICE
6008 CHELTON DRIVE
OAKLAND, CA 94611
(510) 410-1371

CONTACT:
Steve Swarengen, AIA

SHEET INDEX

PAGE	PAGE TITLE
A0.0	COVER, PLOT PLAN
A0.1	SURVEY
A0.2	SHADED AREA DIAGRAMS
A1.0	EXISTING LANDSCAPE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	LANDSCAPE & REVEGETATION PLAN
A1.3	GRADING & DRAINAGE PLAN
A1.4	VEGETATION MANAGEMENT PLAN
A1.5	SITESTAKING & STORY POLE PLAN
A1.6	LANDSCAPE SECTIONS - EXISTING
A1.7	CONSTRUCTION MANAGEMENT PLAN
A1.8	STORMWATER - EROSION CONTROL PLAN
A2.0	DEMO PLANS
A2.1	FLOOR PLAN - FOUNDATION
A2.2	FLOOR PLAN - MAIN LEVEL
A2.3	FLOOR PLAN - UPPER LEVEL
A2.4	ROOF PLAN
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED SECTIONS
A3.3	PROPOSED SECTIONS
A3.4	PROPOSED SECTIONS
A3.5	PROPOSED SECTIONS
A3.6	PROPOSED SECTIONS
A4.0	MATERIALS, COLORS, DETAILS
A4.1	RENDERINGS
A4.2	RENDERINGS
A4.3	RENDERINGS

Town of Ross - Tabulation Form		1 Hillgirt Dr. Zoning District: R-1 B20		
Building Type: VB		Existing	Proposed	Permitted/Required
Lot Requirements				
Lot Area (Square-Feet)		15,444	15,444	20,000 SF
Yards				
Main Dwelling				
Front		17.9'	18'-4"	25.0'
Side (N)		30.6'	3'-7"	20.0'
Side (S)		10.7'	15'-6"	20.0'
Rear		53.9'	36'-11"	40.0'
Garage				
Front		75.8'	36'-5"	25.0'
Side (N)		0.3'	3'-7"	20.0'
Side (S)		71.8'	N/A (ATTACHED)	20.0'
Rear		96.6'	132'-1"	40.0'
Bunk Room				
Front		94.3'	N/A	25.0'
Side (N)		54.3'	N/A	20.0'
Side (S)		28.6'	N/A	20.0'
Rear		5.9'	N/A	40.0'
Height				
Building Height:		2	2	2 + Attic
# Stories				
Average (feet)		24'-8"	29'-1"	30'-0"
Coverage				
Footprint		2,584	2,312	2,316
Building Coverage* (%)		16.7%	15.0%	15%
Parking				
Number of Parking Spaces (R)		3 (1 covered)	3 (2 covered)	3 (1 covered)
Floor Area				
ADU Floor Area* (Square-Feet)				A: 850 SF - STUDIO/1B B: 1,000 SF - 2B
Gross Floor Area* (Square-Feet)		4,142	4,142	2,317
Floor Area Ratio		27%	27%	15%
Revised 6/13/22				

ISSUED: PLANNING APPLICATION

SHEET TITLE:

COVER, PLOT PLAN

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A0.0

PROJECT:

NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

ISSUED:

PLANNING APPLICATION
APPLICATION AMENDMENT
APPLICATION AMENDMENT

6/13/2021
5/9/2022
6/17/2022



Architects
the office

6008 Chelton Drive, Oakland, California, 94611
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E:\Land Projects\2006\1991KATZ.dwg\1-HILLGIRT-3-25-2020.dwg 3/25/2020 11:29:34 AM PDT

ASSESSOR PARCEL NUMBER:

073-151-09

LEGAL DESCRIPTION

LOT 14 AND A PORTION OF LOT 15, "MAP OF FERNHILL PARK" RECORDED IN BOOK 4 OF MAPS, PAGE 86, AND MORE PARTICULARLY DESCRIBED IN THE DEED TO KINSLEY, INSTRUMENT NO. 2015-54296, MARIN COUNTY OFFICIAL RECORDS.

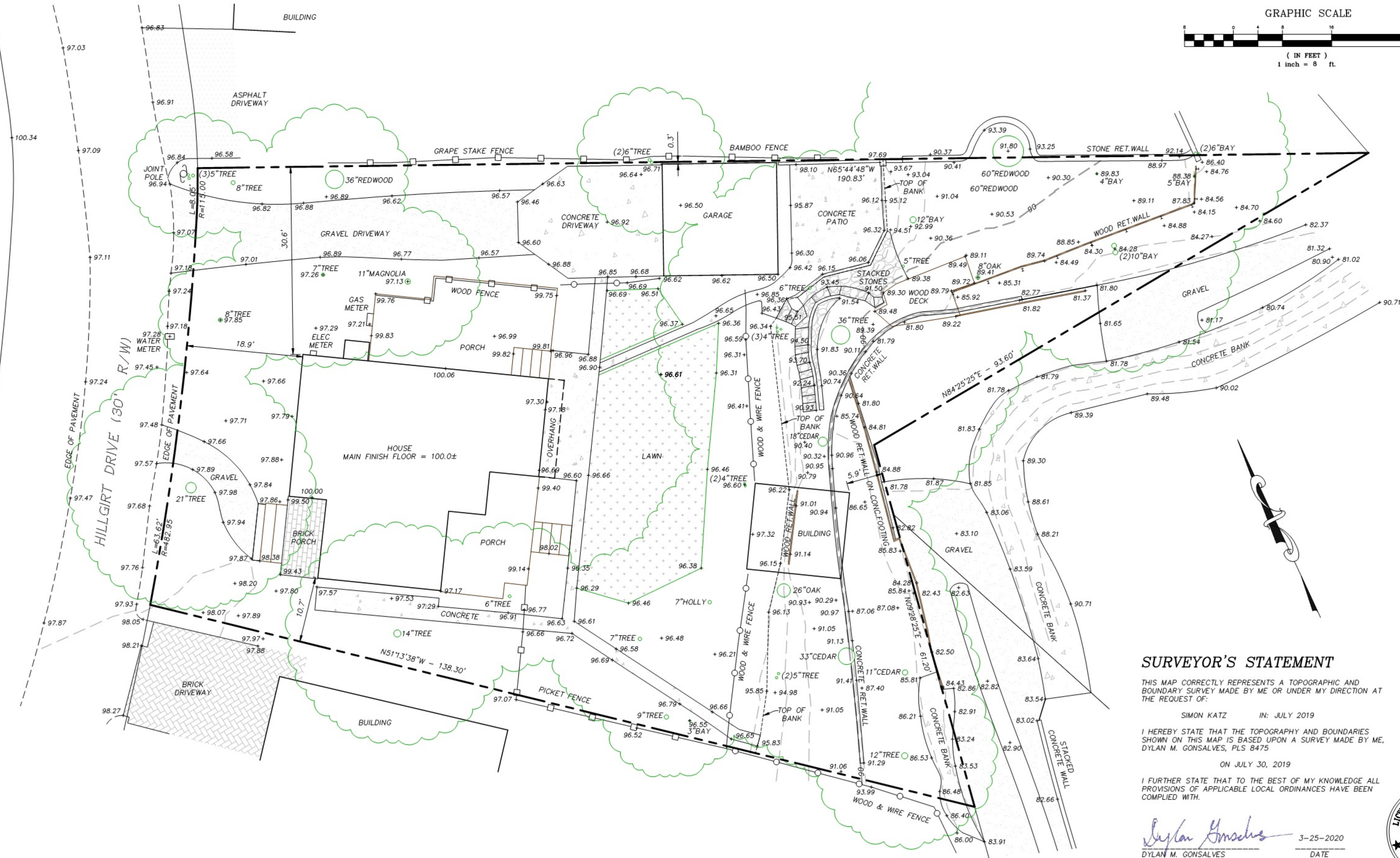
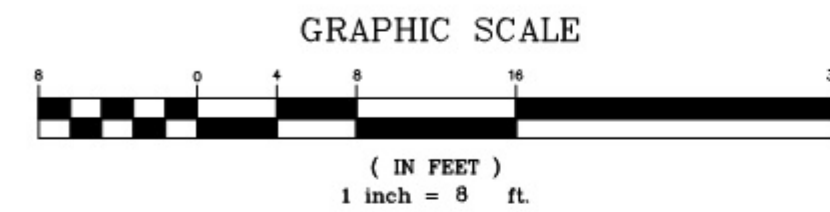
NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. MAIN FINISH FLOOR OF HOUSE TAKEN AT FRONT ENTRY = 100.00'.
3. NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY, THEREFORE ONLY EASEMENTS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN PLOTTED.
4. 2' CONTOUR INTERVAL.

TOPOGRAPHIC AND BOUNDARY SURVEY

1 HILLGIRT DRIVE
CITY OF ROSS

MARIN COUNTY — CALIFORNIA
SCALE: 1 INCH = 8 FEET MARCH 2020



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

SIMON KATZ IN: JULY 2019

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON JULY 30, 2019

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dylan M. Gonsalves
DYLAN M. GONSALVES 3-25-2020
DATE



DMG ENGINEERING, Inc.

30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

DMG ENGINEERING, Inc.
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REVISIONS		NO.	DATE	DESCRIPTION	BY

TOPOGRAPHIC AND BOUNDARY SURVEY

1 HILLGIRT DRIVE

ROSS — CALIFORNIA

SCALE: 1 INCH = 8 FEET MARCH 2020

SHEET 1
OF 1 SHEETS
ORIG.DWG: 3-25-2020
REV.DWG:
JOB: 19-91

ISSUED: PLANNING APPLICATION

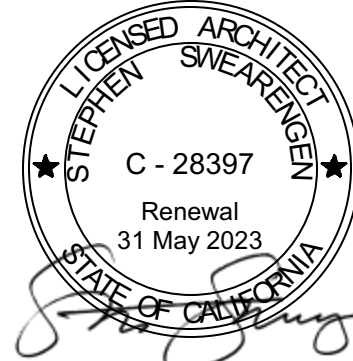
6/17/2022

PROJECT:
NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

SHEET TITLE:
SURVEY

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A0.1

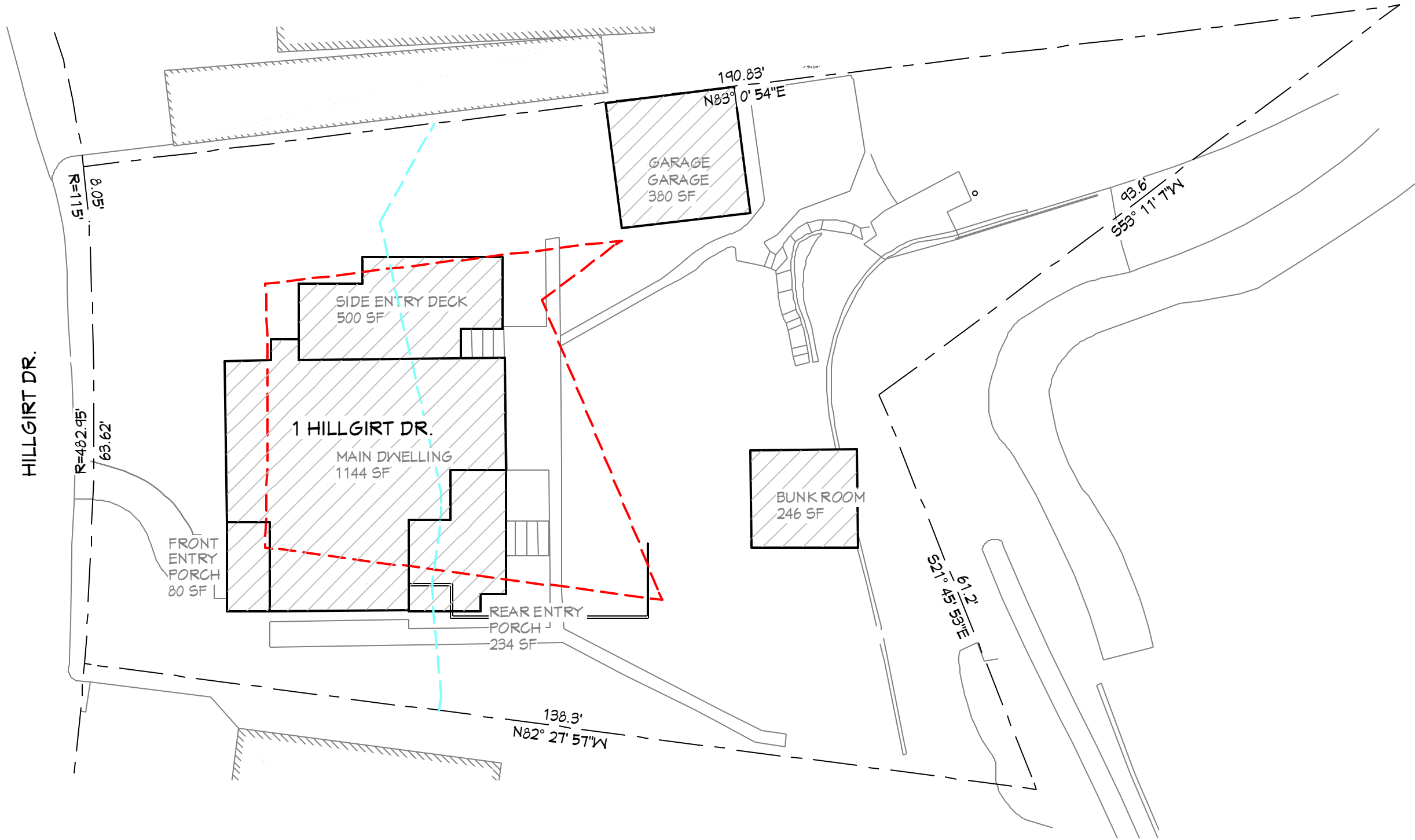


ISSUED:
PLANNING APPLICATION 6/23/2021
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APPLICATION AMENDMENT 2 6/17/2022

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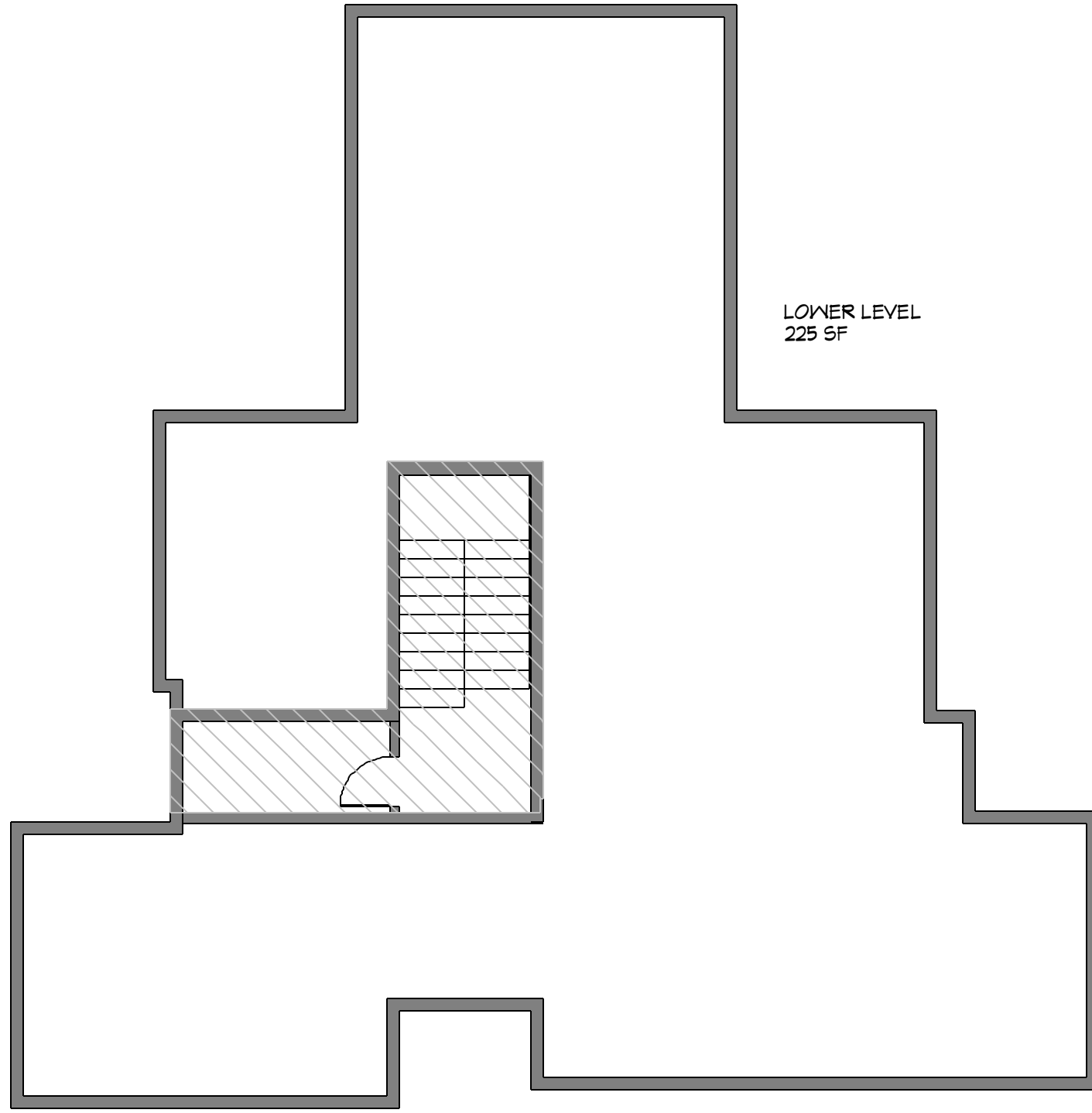
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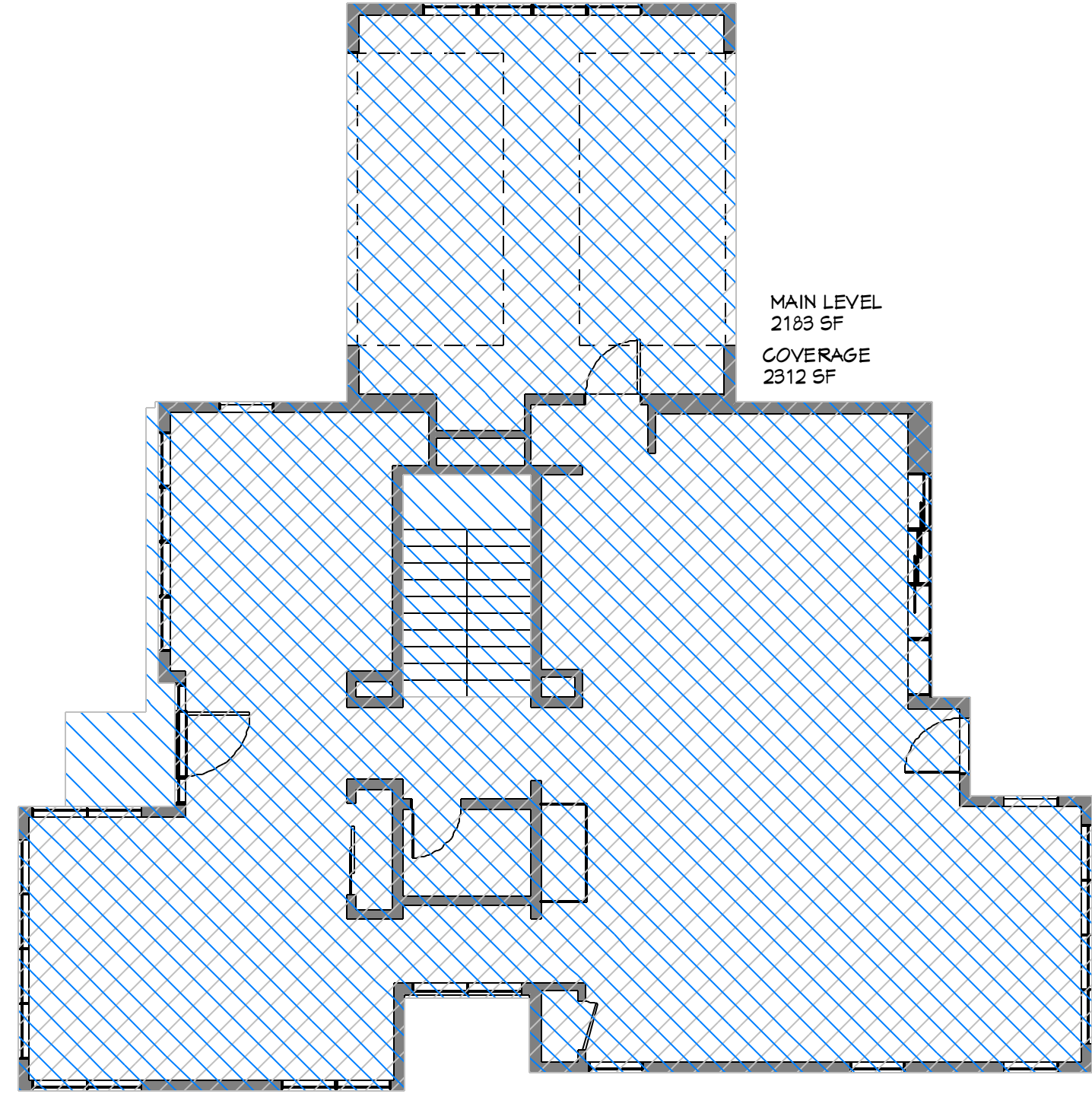
14 EXISTING SITE DIAGRAM
SCALE: 1/16"=1'-0"



16 PROPOSED SITE DIAGRAM
SCALE: 1/8"=1'-0"



6 PROPOSED PLAN DIAGRAMS - LOWER LEVEL
SCALE: 1/8"=1'-0"



2 PROPOSED PLAN DIAGRAMS - MAIN LEVEL
SCALE: 1/8"=1'-0"

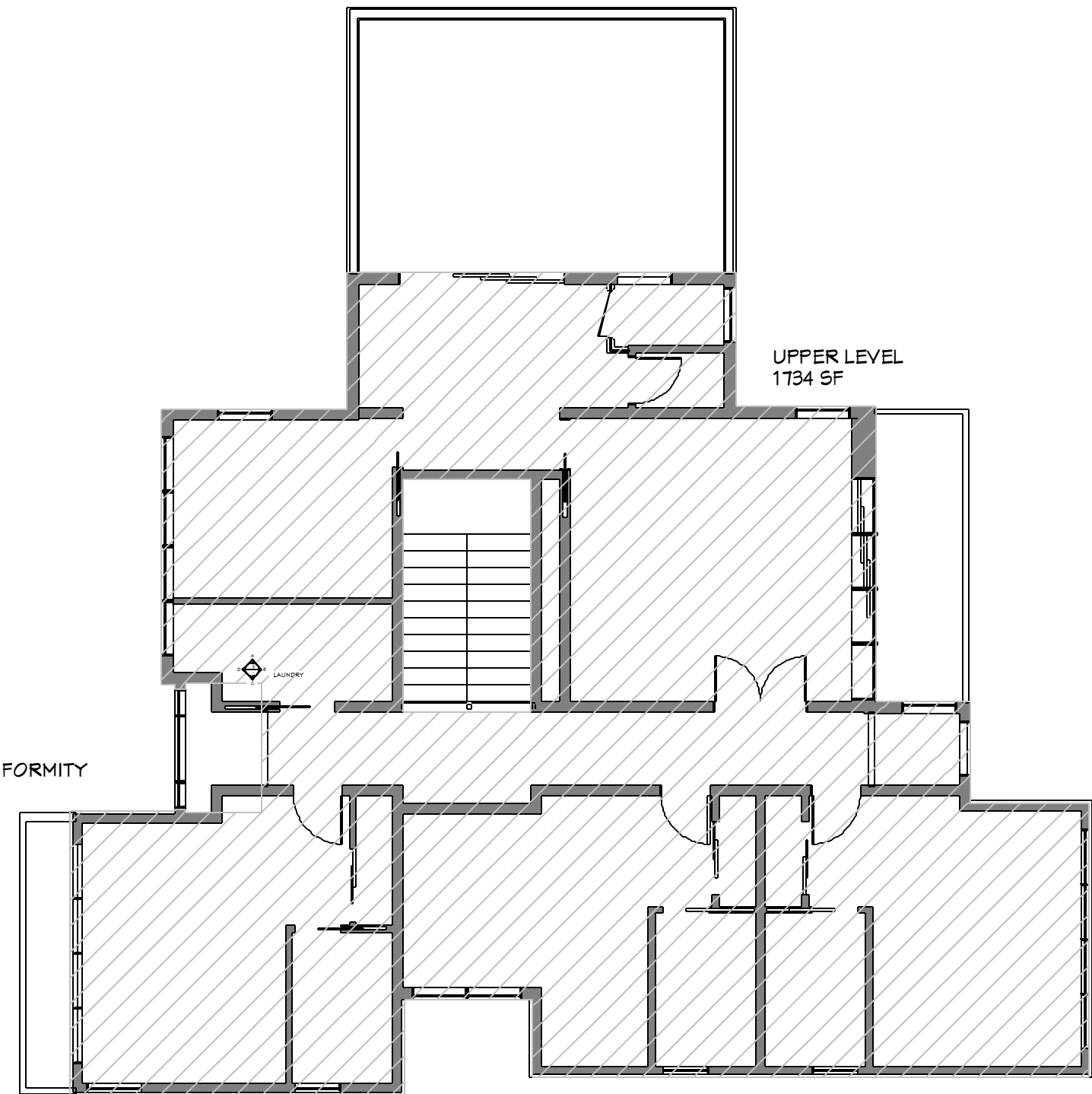
COVERAGE CALCULATIONS

	EXISTING	PROPOSED	ALLOWED
MAIN DWELLING	1,144 SF	2,312 SF	
FRONT ENTRY PORCH	80 SF		
SIDE ENTRY PORCH	500 SF		
REAR ENTRY PORCH	234 SF		
GARAGE	300 SF		
BUNK ROOM	246 SF		
TOTAL	2,584 SF	2,312 SF	2,316 SF

FLOOR AREA CALCULATIONS

	EXISTING	PROPOSED
FRONT ENTRY PORCH	80 SF	
GARAGE	300 SF	
BUNK ROOM	246 SF	
ADU (PERMIT ADU22-0003)	800 SF*	
LOWER LEVEL	152 SF	225 SF
MAIN LEVEL	1,244 SF	2,183 SF
UPPER LEVEL	1,191 SF	1,734 SF
TOTAL	4,142 SF**	4,142 SF

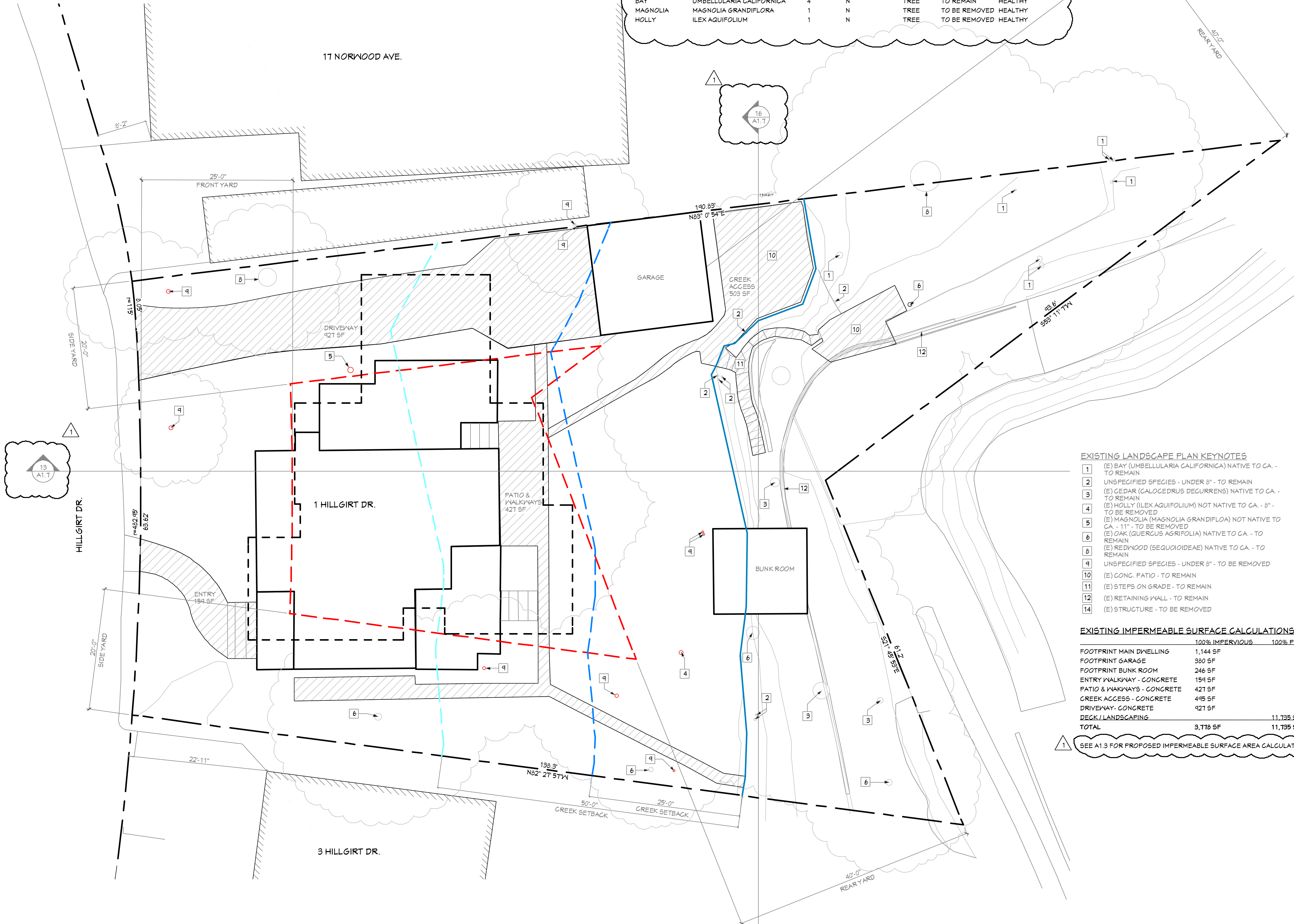
- NOTES:
- ** APPLY 3,342 SF (E) SF TO NEW MAIN DWELLING TO REPLACE EXISTING MAIN DWELLING PER NON-CONFORMITY APPLICATION.
 - * APPLY 800 SF OF (E) ADU TO MAIN DWELLING LIVING SPACE PER NON-CONFORMITY APPLICATION.
 - SEE SHEET A2.0 FOR EXISTING FLOOR AREA DIAGRAMS.



4 PROPOSED PLAN DIAGRAMS - UPPER LEVEL
SCALE: 1/8"=1'-0"

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16 EXISTING LANDSCAPE PLAN
SCALE: 1/8"=1'-0"



EXISTING PLANT LIST						
COMMON NAME	LATIN NAME	QTY	FIRE RES.	TYPE	STATUS	REMARKS
REDWOOD	SEQUIOIDEAE	2	N	TREE	TO REMAIN	HEALTHY
OAK	QUERCUS AGRIFOLIA	5	Y	TREE	TO REMAIN	HEALTHY
CEDAR	CALOCEDRUS DECURRENS	3	Y	TREE	TO REMAIN	HEALTHY
BAY	UMBELLULARIA CALIFORNICA	3	N	TREE	TO REMAIN	HEALTHY
BAY	UMBELLULARIA CALIFORNICA	4	N	TREE	TO REMAIN	HEALTHY
MAGNOLIA	MAGNOLIA GRANDIFLORA	1	N	TREE	TO BE REMOVED	HEALTHY
HOLLY	ILEX AQUIFOLIUM	1	N	TREE	TO BE REMOVED	HEALTHY

EXISTING LANDSCAPE PLAN KEYNOTES

- 1 (E) BAY (UMBELLULARIA CALIFORNICA) NATIVE TO CA. - TO REMAIN
- 2 UNSPECIFIED SPECIES - UNDER 8" - TO REMAIN
- 3 (E) CEDAR (CALOCEDRUS DECURRENS) NATIVE TO CA. - TO REMAIN
- 4 (E) HOLLY (ILEX AQUIFOLIUM) NOT NATIVE TO CA. - 8" - TO BE REMOVED
- 5 (E) MAGNOLIA (MAGNOLIA GRANDIFLOA) NOT NATIVE TO CA. - 11" - TO BE REMOVED
- 6 (E) OAK (QUERCUS AGRIFOLIA) NATIVE TO CA. - TO REMAIN
- 8 (E) REDWOOD (SEQUIOIDEAE) NATIVE TO CA. - TO REMAIN
- 9 UNSPECIFIED SPECIES - UNDER 8" - TO BE REMOVED
- 10 (E) CONG. PATIO - TO REMAIN
- 11 (E) STEPS ON GRADE - TO REMAIN
- 12 (E) RETAINING WALL - TO REMAIN
- 14 (E) STRUCTURE - TO BE REMOVED

LEGEND

- NEIGHBORING PROPERTY
- IMPERMEABLE SURFACE
- EXISTING TREE - TO REMAIN
- EXISTING TREE - TO BE REMOVED

EXISTING IMPERMEABLE SURFACE CALCULATIONS

	100% IMPERVIOUS	100% PERVIOUS
FOOTPRINT MAIN DWELLING	1,144 SF	
FOOTPRINT GARAGE	380 SF	
FOOTPRINT BUNK ROOM	246 SF	
ENTRY WALKWAY - CONCRETE	159 SF	
PATIO & WALKWAYS - CONCRETE	427 SF	
CREEK ACCESS - CONCRETE	445 SF	
DRIVEWAY - CONCRETE	927 SF	
DECK / LANDSCAPING		11,735 SF
TOTAL	3,770 SF	11,735 SF

SEE A1.3 FOR PROPOSED IMPERMEABLE SURFACE AREA CALCULATION

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PLANNING APPLICATION
C - 28397
Renewal
31 May 2023
STATE OF CALIFORNIA

6/17/2022
6/23/2021
5/9/2022
6/17/2022

PROJECT:
NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

ISSUED: PLANNING APPLICATION
6/17/2022

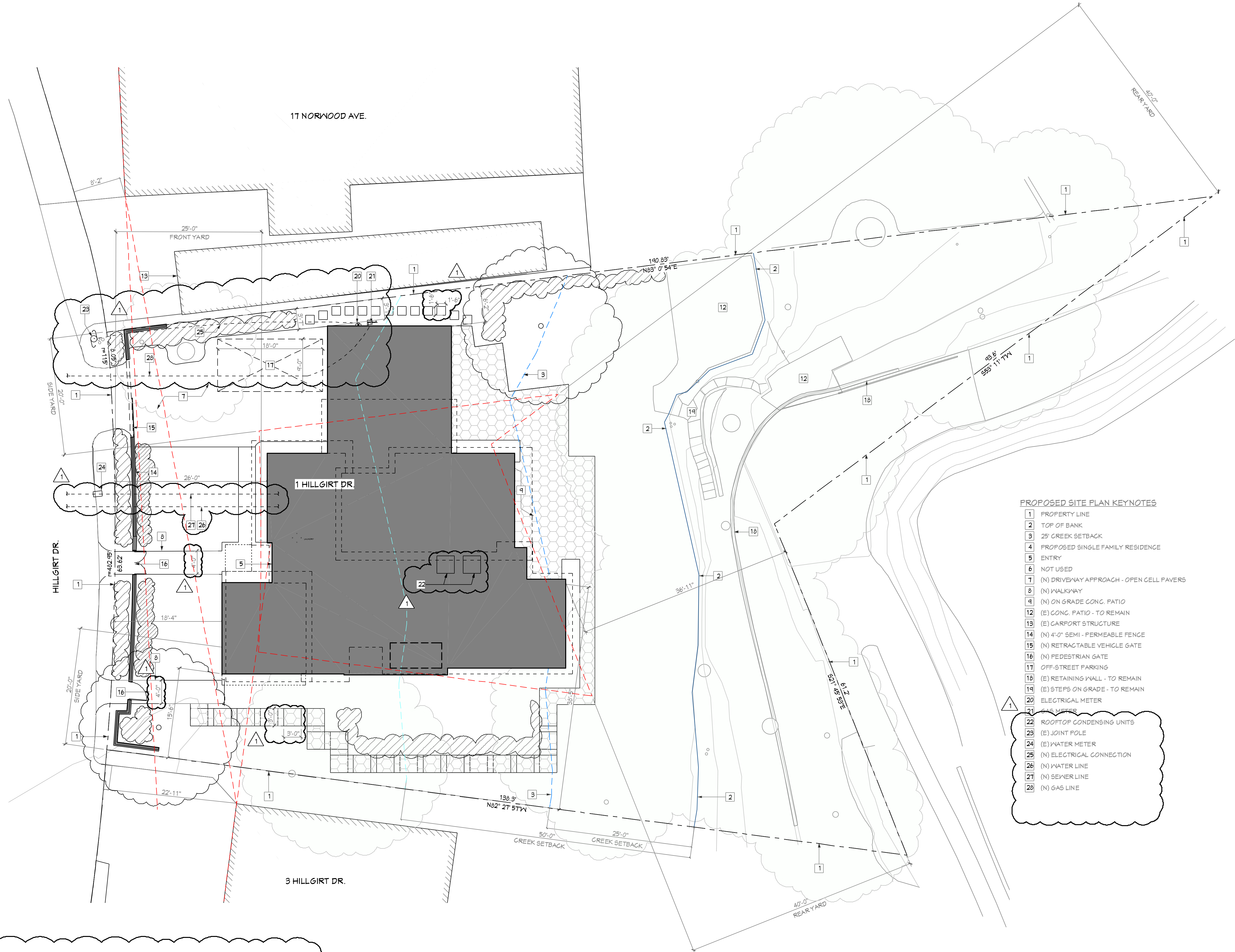
SHEET TITLE:
EXISTING LANDSCAPE PLAN

DRAWN:
SCALE: AS NOTED
SHEET:

OF
A1.0

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16 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 TOP OF BANK
- 3 25' CREEK SETBACK
- 4 PROPOSED SINGLE FAMILY RESIDENCE
- 5 ENTRY
- 6 NOT USED
- 7 (N) DRIVENWAY APPROACH - OPEN CELL PAVERS
- 8 (N) WALKWAY
- 9 (N) ON GRADE CONC. PATIO
- 12 (E) CONC. PATIO - TO REMAIN
- 13 (E) GARPORT STRUCTURE
- 14 (N) 4'-0" SEMI - PERMEABLE FENCE
- 15 (N) RETRACTABLE VEHICLE GATE
- 16 (N) PEDESTRIAN GATE
- 17 OFF-STREET PARKING
- 18 (E) RETAINING WALL - TO REMAIN
- 19 (E) STEPS ON GRADE - TO REMAIN
- 20 ELECTRICAL METER
- 21 GAS METER
- 22 ROOFTOP CONDENSING UNITS
- 23 (E) JOINT POLE
- 24 (E) WATER METER
- 25 (N) ELECTRICAL CONNECTION
- 26 (N) WATER LINE
- 27 (N) SEWER LINE
- 28 (N) GAS LINE

ISSUED: PLANNING APPLICATION

6/17/2022

SHEET TITLE:

PROPOSED SITE PLAN

PROJECT:

NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

ISSUED:

PLANNING APPLICATION 6/23/2021
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



A1.1

13 CEANOETHUS S
NTS

GENERAL PLANTING & IRRIGATION NOTES

- 1 LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
- 2 LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.
- 3 ALL PLANTING AREAS SHALL BE TOP DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE.
- 4 50% OF ALL SHRUBS AND GROUND COVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.
- 5 IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.
- 6 STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

- LEGEND**

 - TREE
 -  IMPERMEABLE SURFACE DESIGNATION
 -  PAVING
 -  WATER FEATURE
 -  TALL PLANTINGS
 -  LOW PLANTINGS
 -  TURF
 -  EXISTING TO REMAIN

LANDSCAPE / REVEGETATION KEYNOTES

- 1 (E) BAMBOO SCREEN AT PROPERTY LINE - TO REMAIN AND PRESERVE
- 2 (E) BAY (UMBELLULARIA CALIFORNICA) NATIVE TO CA. - TO REMAIN AND PRESERVE
- 3 (E) CEDAR (*CALOCEDRUS DECURRENS*) NATIVE TO CA. - TO REMAIN AND PRESERVE
- 4 (N) 10' CEDAR (*CALOCEDRUS DECURRENS*) NATIVE TO CA.
- 5 (E) REMAINING WALL - TO REMAIN
- 6 (E) RETAINING WALL - NATURAL GREEK BANK
- 7 (E) OAK (*QUERCUS AGRIFOLIA*) NATIVE TO CA. - TO REMAIN AND PRESERVE
- 8 (E) REDWOOD (*SEQUOIOIDEAE*) NATIVE TO CA. - TO REMAIN AND PRESERVE
- 9 (N) TREE
- 10 SCREENING VINES ON (E) FENCE
- 11 DRIVEWAY
- 12 WALKWAY
- 13 LOW PLANTINGS
- 14 TALL PLANTINGS
- 15 TURF
- 16 GLEN - EXISTING TO REMAIN
- 17 NOT USED
- 18 PAVERS - TYP.
- 19 (N) 4'-0" SEMI - PERMEABLE FENCE
- 20 (N) PEDESTRIAN GATE
- 21 (N) RETRACTABLE VEHICLE GATE



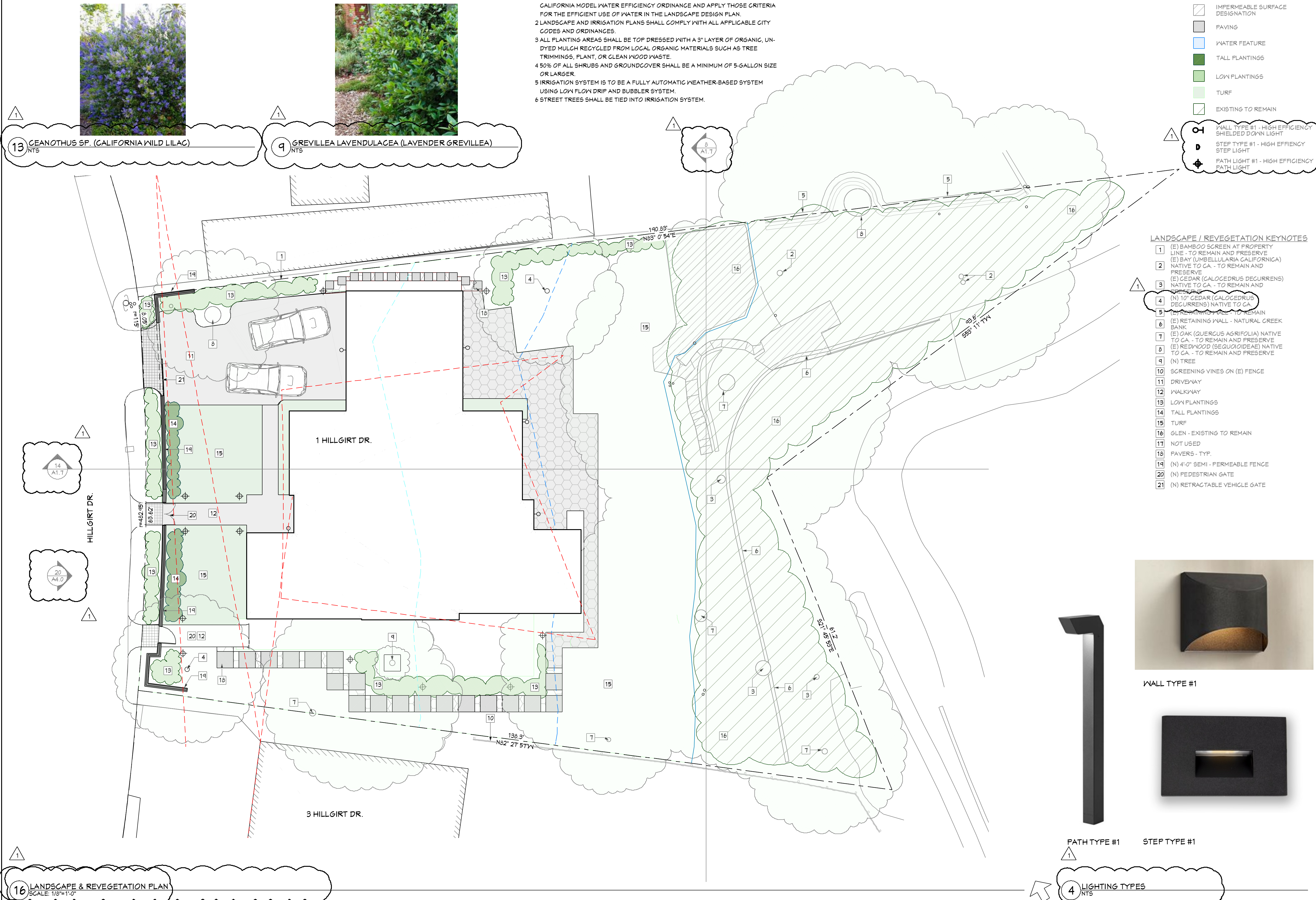
ISSUED:

PLANNING APPLICATION	6/23/2021
APPLICATION AMENDMENT 1	5/9/2022
APPLICATION AMENDMENT 2	6/17/2022

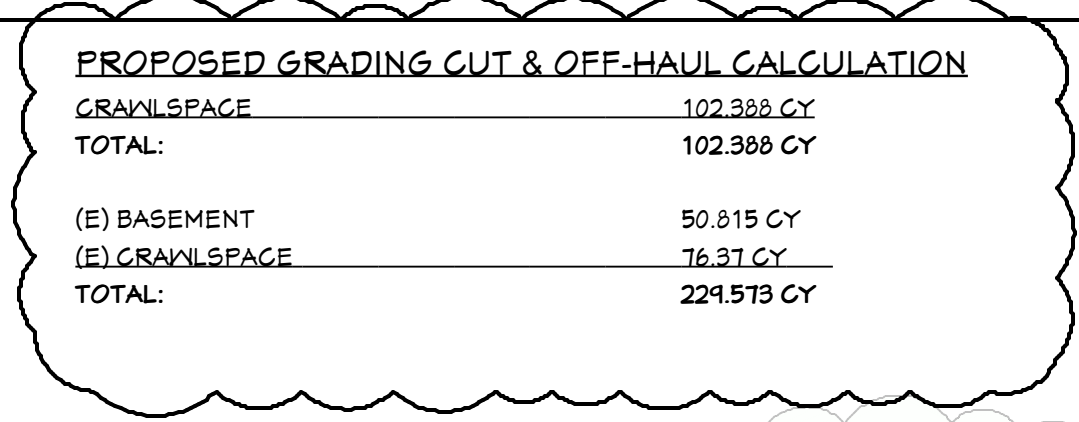
PROJECT: **NEW RESIDENCE** for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

SHEET TITLE: LANDSCAPE & REVEGETATION PLAN

DRAWN:
SCALE: AS NOTED
SHEET:
OF: **A1.2**



16 GRADING & DRAINAGE PLAN
SCALE: 1/8"=1'-0"



PROPOSED GRADING - DRAINAGE PLAN KEYNOTES

1	NO WORK
2	(N) PERCOLATION PIT
3	(N) GLEANOUT
4	(N) DOWNSPOUT

<u>PROPOSED IMPERMEABLE SURFACE CALCULATION</u>			
	100% IMPERVIOUS	100% PERVIOUS	
FOOTPRINT	2,312 SF		
GRASS-CRETE PATH - ENTRY		133 SF	
GRASS-CRETE PATH - FUTURE ADU		64 SF	
GRASS-CRETE PATH - LEFT SIDE		46 SF	
GRASS-CRETE PATH - RIGHT SIDE		227 SF	
CREEK ACCESS - CONCRETE	454 SF		
GRASS-CRETE DRIVEWAY		642 SF	
REAR PATIO		638 SF	
LANDSCAPING		11,243 SF	
TOTAL	2,771 SF	12,679 SF	

- ### GENERAL UTILITY NOTES:
1. THE UTILITIES SHOWN ON THIS PLAN AREA DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
 2. ALL EXISTING UNDERGROUND IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
 3. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
 4. GRADING OPERATIONS WILL OCCUR OVER EXISTING UTILITIES. CONTRACTOR SHALL EXERCISE THE NECESSARY CARE TO ENSURE EXISTING UTILITIES ARE NOT DAMAGED OR EXPERIENCE ANY INTERRUPTION IN SERVICE. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
 5. ORDER OF WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PHASED SUCH THAT CLOSURE OF PUBLIC FACILITIES ARE MINIMIZED.
 6. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 7. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL UTILITY CROSSINGS.
 8. CONTRACTOR TO CONTACT USA AT (800)247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL OR EXCAVATION.

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1

PROPOSED PLANT LIST

COMMON NAME	LATIN NAME	QTY	FIRE RES.	TYPE	STATUS	REMARKS
REDWOOD	SEQUIOIDEAE	2	N	TREE	EXISTING	HEALTHY
OAK	QUERCUS AGRIFOLIA	5	Y	TREE	EXISTING	HEALTHY
CEDAR	CALOCEDRUS DECURRENS	3	Y	TREE	EXISTING	HEALTHY
CEDAR	CALOCEDRUS DECURRENS	2	Y	TREE	PROPOSED	HEALTHY
BAY	UMBELLULARIA CALIFORNICA	3	N	TREE	EXISTING	HEALTHY
LILAC	CEANOTHUS SP	TBD	Y	SHRUB	PROPOSED	HEALTHY
LAVENDER	GREVILLEA LAVENDULACEA	TBD	Y	SHRUB	PROPOSED	HEALTHY

NOTES FOR VEGETATION WITHIN 30'-0" OF STRUCTURE

1. CLEAR AND REMOVE ALL UNDERBRUSH
2. PRUNE NON-MATURE UNDERSTORY TREES TO REDUCE POTENTIAL LADDER FUELS

NOTES FOR VEGETATION WITHIN 10'-0" OF DRIVEWAY

1. TRIM AND MAINTAIN VEGETATION WITHIN 10'-0" OF ROADWAYS AS FOR DEFENSIBLE SPACE
2. TRIM TREES SO THAT THEY DO NOT HANG LOWER THAN 15'-0" ABOVE ROADWAY

LEGEND

EXTENDED ZONE -
INTERRUPT FIRE PATH, HORIZONTAL SPACES ARE KEY
KEEP GROWTH LIMITED AND CLOSE TO GROUND

INTERMEDIATE ZONE -
"LEAN, CLEAN, AND GREEN"
REDUCE IMPACT AND SPREAD

IMMEDIATE ZONE -
MOST VULNERABLE, NON-COMBUSTIBLE
NO VEGETATION RECOMMENDED

PROPOSED LOW, FIRE RESISTANT, PLANTINGS

PROPOSED TALL, FIRE RESISTANT, PLANTINGS

VEGETATION MANAGEMENT PLAN NARRATIVE

1. EXISTING CONDITIONS

A. THESE FUEL TYPES EXIST ON THE PROPERTY:

- PHYTOPHYTIC HARDWOODS: CHARACTERIZED BY BROADLEAF TREES THAT ARE HIGH IN VOLATILE OILS, WHICH PRODUCE HEAVY DEBRIS AND BURN INTENSELY.
- HARDWOODS: CHARACTERIZED BY BROADLEAF TREES SUCH AS OAKS, MAPLES, ASH, ETC.

2. PROPOSED SCOPE

- A. REGARDLESS OF PLANT SELECTION, SHRUBS SHOULD BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN GROUND FUELS AND TREE CROWNS
- B. TREES TO BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10'-0". ADD AN ADDITIONAL 5'-0" FOR EVERY 10% INCREASE IN SLOPE. EXISTING TREES MAY BE REQUIRED TO BE TRIMMED AND/OR REMOVED DEPENDING ON THEIR CONFIGURATION AND DISTANCE FROM THE STRUCTURE. REMOVE LADDER FUELS FROM EXISTING TREES WITHIN 10'-0" OF THE GROUND.
- C. SEPARATE INDIVIDUAL SHRUB CROWNS BY AT LEAST TWO TIMES THEIR HEIGHT OR CLUMP SHRUBS INTO ISLANDS NO GREATER THAN 10'-0" IN DIAMETER. SEPARATE ISLANDS BY NO LESS THAN TWO TIMES THE CANOPY HEIGHT.
- D. NO PLANTS LISTED ON TABLE 1 OF THE RVFD FIRE PROTECTION STANDARD 220 ARE TO BE PLANTED AS PART OF THE PROJECT.
- E. SEPARATION DISTANCES BETWEEN TREES AND SHRUBS PER STANDARD V.M.P. PRACTICES MAY INCREASE DUE TO STEEP SLOPES AT THE REQUEST OF ROSS VALLEY FIRE MARSHAL. UPSLOPE CROSS SLOPE AND DOWNSLOPE CLEARANCES AROUND EACH STRUCTURE MAY BE INCREASED AS PERCENTAGE OF SLOPE INCREASED WHEN COMPARED TO LEVEL TERRAIN, IF REQUIRED BY ROSS VALLEY FIRE MARSHAL.

3. FUTURE PLANTING

A. ANY FUTURE PLANTINGS THROUGHOUT THE SITE WILL INCLUDE FIRE-RESISTANT, IRRIGATED SHRUBS, PERENNIALS, AND GROUND COVERS AS IN THE FIRE SAFE MARIN PLANTING LISTS LOCATED AT WWW.FIRESAFEMARIN.ORG/PLANTS

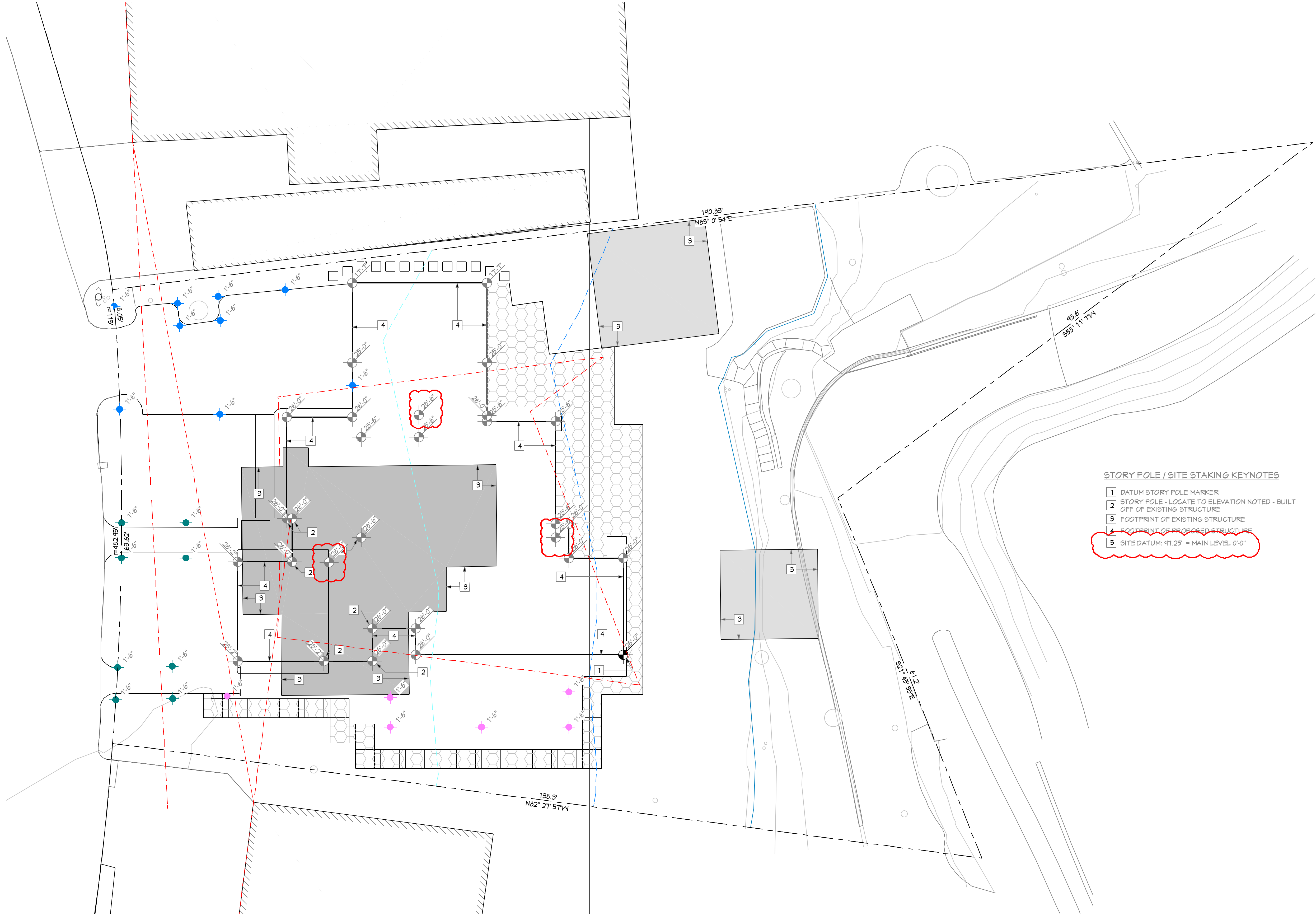
4. LONG TERM MAINTENANCE SCHEDULE AND SAFETY PRACTICES

- A. ALL FIRE PRONE FUELS AND DEAD MATERIAL WILL BE REMOVED WITHIN 100' OF THE HOME.
- B. REMOVE BRANCHES BENEATH LARGE TREES FOR A 6-FOOT MINIMUM CLEARANCE.
- C. NEEDLES AND LEAVES AND OTHER COMBUSTIBLE DEBRIS AND LITTER SHALL BE REMOVED FROM ROOFS AND GUTTER AT MINIMUM TWICE YEARLY.
- D. ALL WEEDS AND GRASSES SHALL BE CUT REGULARLY TO A HEIGHT OF 4" OR LESS.
- E. VEGETATION SHALL BE TRIMMED TO WITHIN 10' HORIZONTALLY OF ROADWAYS, AND TREES SHALL BE TRIMMED AS NOT TO OVERHANG ROADWAYS AND PROVIDE 14' OF CLEARANCE VERTICALLY.
- F. ALL DEAD AND DYING VEGETATION SHALL BE REMOVED SEASONALLY TO REDUCE VEGETATION VOLUME AND LADDER FUELS.
- G. COORDINATE WITH ADJACENT PROPERTY OWNERS TO MAINTAIN TREE CANOPIES, VEGETATION AND LADDER FUELS ON AN ANNUAL BASIS.
- H. NO NATIVE GRASSES SHALL BE PLANTED WITHIN HOME IGNITION ZONES 1 AND 2.
- I. ALL PLANTED AREAS INSIDE HOME IGNITION ZONES 1 AND 2 SHALL BE IRRIGATED.
- J. ALL PLANTINGS SHALL BE SELECTED IN COORDINATION WITH THE FIRESAFE MARIN PLANTING LIST LOCATED AT WWW.FIRESAFEMARIN.ORG/PLANTS. OTHER FIRE RESISTANT PLANTS CAN BE UTILIZED WITH PRIOR APPROVAL OF THE FIRE CODE OFFICIAL.
- K. 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.

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16 SITE STAKING - STORY POLE PLAN
SCALE: 1/8"=1'-0"



STORY POLE / SITE STAKING KEYNOTES

- 1 DATUM STORY POLE MARKER
- 2 STORY POLE - LOCATE TO ELEVATION NOTED - BUILT OFF OF EXISTING STRUCTURE
- 3 FOOTPRINT OF EXISTING STRUCTURE
- 4 FOOTPRINT OF PROPOSED STRUCTURE
- 5 SITE DATUM: 97.25' = MAIN LEVEL 0'-0"

LEGEND

- DATUM STORY POLE MARKER
- STORY POLE - TO MATCH HEIGHT OF DATUM
- SITE STAKING: DRIVEWAY
- SITE STAKING: WALKWAY
- SITE STAKING: STAIRWAY
- SITE STAKING: PATIO

ISSUED: PLANNING APPLICATION

PROJECT: NEW RESIDENCE for the

VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

SHEET TITLE:

SITE STAKING & STORY POLE PLAN

DRAWN:
SCALE: AS NOTED
SHEET:

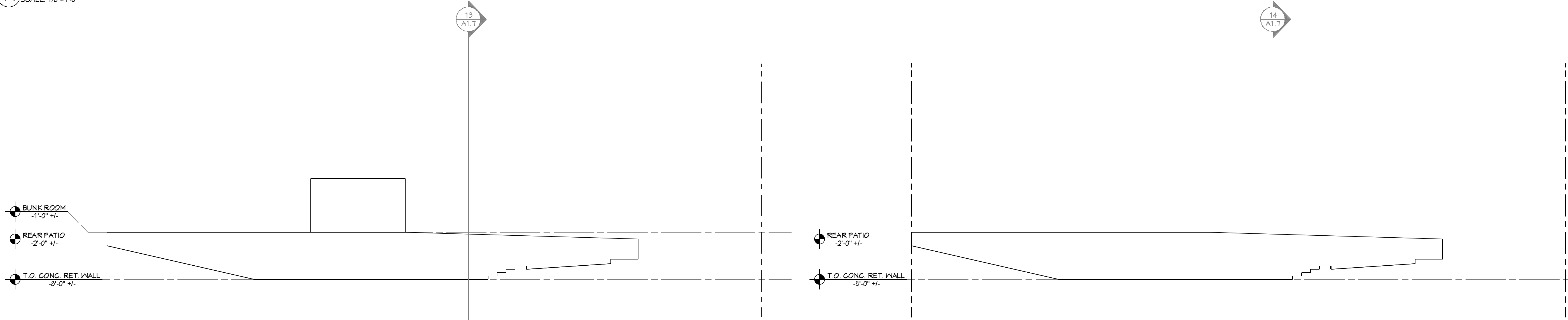
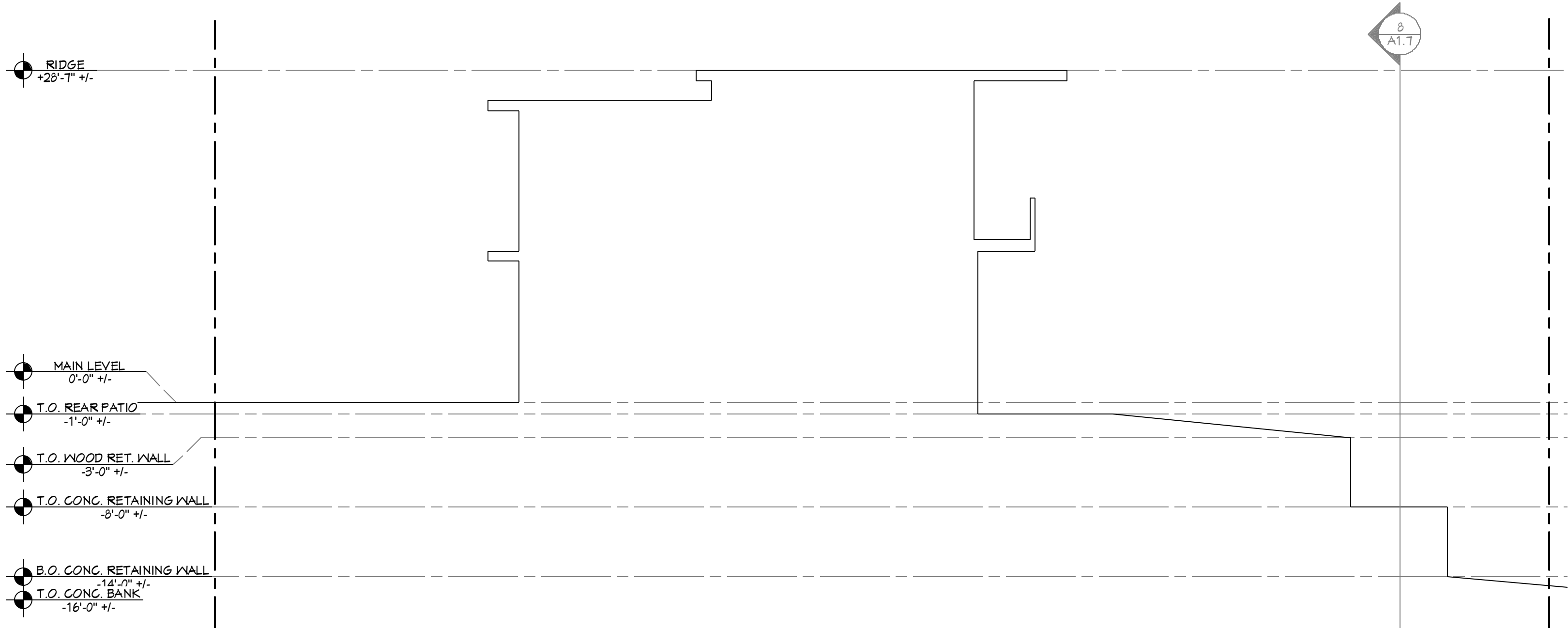
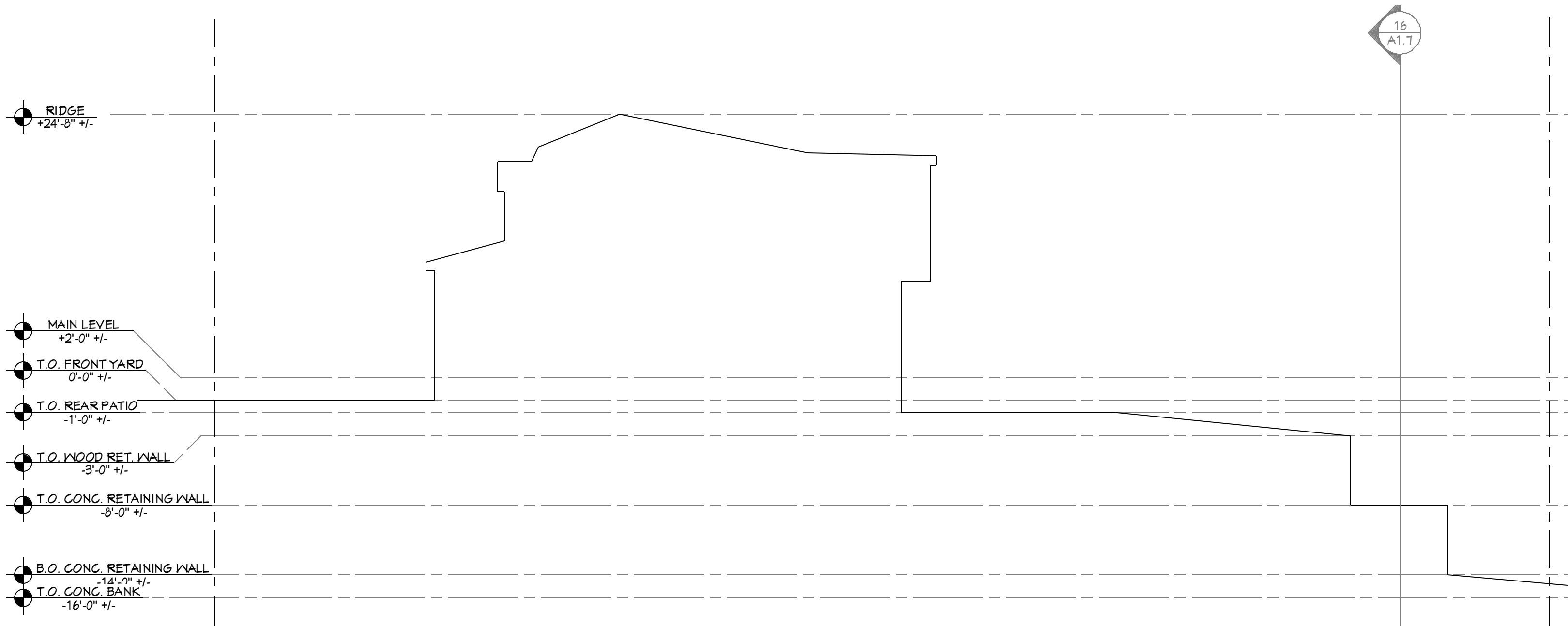
OF A1.5

ISSUED:
PLANNING APPLICATION 6/23/2021
APPLICATION AMENDMENT 1 5/9/2022
APPLICATION AMENDMENT 2 6/17/2022

ARCHITECTS
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DESCRIPTION OF CONSTRUCTION MANAGEMENT

- 1) CONSTRUCTION SCHEDULE:
A. THE PROJECT IS ANTICIPATED TO TAKE 14-16 MONTHS FROM START TO FINISH.
B. HOURS OF CONSTRUCTION WILL BE FROM 8AM-5PM; MONDAY TO FRIDAY.
C. NO WORK SHALL BE PERFORMED ON THE FOLLOWING DAYS: DECEMBER 25, JANUARY 1, LABOR DAY, MARTIN LUTHER KING JR. DAY, MEMORIAL DAY, PRESIDENTS DAY, THANKSGIVING, OR VETERANS DAY.
2) SITE ACCESS DURING CONSTRUCTION:
A. PARKING IS AVAILABLE ON THE EXISTING DRIVEWAY.
B. THE SURROUNDING YARD PROVIDES ADEQUATE ACCESS TO THE PROJECT WITHOUT ENCROACHMENT TO THE NEIGHBORS.
C. DEBRIS BOXES WILL BE LOCATED ON THE PROPERTY AND ARE TO BE ALWAYS KEPT OFF THE STREET AND WITHOUT ENCROACHMENT TO NEIGHBORS.
D. CONSTRUCTION MATERIALS WILL BE STORED ON THE EXISTING PROPERTY IN THE FRONT AND SIDE OF YARD.
E. DELIVERIES AND SHORT-TERM ACCESS CAN ALSO UTILIZE THE DRIVEWAY.
F. ALL NEIGHBORS WILL BE NOTIFIED TWO (2) WEEKS IN ADVANCE OF CONSTRUCTION COMMENCING. IF THEY REQUEST, THE CONTRACTOR WILL PROVIDE CONSTRUCTION BULLETINS AND UPDATES TO THE SCHEDULE.
3) CONSTRUCTION CREW, MATERIALS, AND PARKING:
A. THE AVERAGE CONSTRUCTION CREW IS ANTICIPATED TO BE SIX (6) TO TEN (10) PERSONS EACH DAY DEPENDING ON SUB-CONTRACTORS AND ACTIVITY BEING PERFORMED.
B. CONSTRUCTION MATERIALS, TOOLS, AND EQUIPMENT WILL BE STORED IN THE FRONT AND SIDE YARDS.
C. ALL MATERIALS STAGING, SAWING, AND ASSEMBLY WORK WILL TAKE PLACE ON THE PROPERTY WITHOUT ENCROACHMENT TO THE NEIGHBORS.
D. CARPOOLING WILL BE MANDATORY FOR BOTH CONTRACTOR AND SUB-CONTRACTOR TO LIMIT THE NUMBER OF VEHICLES ON HILLGIRT DRIVE.
E. SHORT TERM PARKING AND DROP OFF CAN OCCUR IN THE EXISTING DRIVEWAY AND AVAILABLE TURN OUT SPACE ACROSS FROM THE FRONT PROPERTY LINE.
4) SANITARY FACILITIES:
A. A PORTABLE TOILET WILL BE PLACED ON THE PROPERTY, EASILY ACCESSIBLE FROM THE DRIVEWAY AND HOUSED BY A PLYWOOD STRUCTURE FOR A MORE DEMURE APPEARANCE.

CONSTRUCTION MANAGEMENT PLAN LEGEND

- — □ TEMPORARY CONSTRUCTION FENCE AND GATE
- ▬ STAGING FOR CONSTRUCTION MATERIALS, TEMPORARY SOIL DEPOSITORY, POWER EQUIPMENT, ETC.
- ▬ PORTA POTTY
- ▨ DEBRIS BOX

Install erosion control measures conforming to the EROSION CONTROL STANDARDS and as shown on the drawings and described in the following notes. Install all erosion control measures before October 15th.

1. Phase grading work to minimize the extent of the disturbed area prior to restoration.
2. Confine grading within the construction limits shown on the drawings. Mark the construction limits using temporary fencing or flagging.
3. Do not disturb vegetation outside the construction limits.

l. Use excavated material to construct finished grades as shown on the drawings and in accordance with the geotechnical specifications for the project.

-

Place excavated top soil from the drilled piers, foundation wall excavation and retaining wall excavation in one or more stockpiles located as shown on the drawings. Grade depressed soil stockpiles to a maximum height of five feet, with maximum side slope of 2H:1V. Avoid creating depressions that trap water.

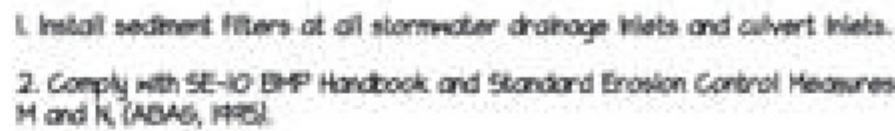
2. Install silt fence or straw wattle around each soil stockpile in accordance with the manufacturer's recommendations. Brace the silt fence sufficiently to support the weight of any sediment that accumulates against it.

- I. Construct earth diversion berms at the top of cut and fill slopes to intercept runoff and divert it around the disturbed area.

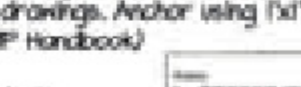
- #### TEMPORARY PILES AND LINED PITCHES

1. Install temporary pipes and construct lined ditches to convey runoff to the temporary sediment basin.
2. Line ditches with rock, erosion control blankets or concrete, depending on the flow velocity and slope of the ditch.
3. Where ditches cannot be used, install HDPE, PVC or corrugated metal pipe.
4. Size all temporary pipes and ditches for the 10-year, 1-hour storm intensity of 3.0 inches per hour.
5. Erosion Control Blanket Lining (velocity less than 6 ft/s). Long-term coconut fiber erosion control blankets with organic jute fiber netting top and bottom. GIZEM® manufactured by North American Green. Install using rigid 4-inch-long biodegradable BioSTAPLES by North American Green.
6. Rock Lining (velocity greater than 6 ft/s and less than 15 ft/s). Collars. No rock slope protection placed in a twelve- inch-thick layer over a nonwoven 4 oz/sq yd geotextile.

- When directed by the Engineer during construction, construct a temporary sediment basin to detain runoff and allow suspended sediment to settle out of surface water runoff before it is discharged to the existing stormwater drainage system on the site. Discharge of surface water runoff from disturbed areas directly to the stormwater drainage system is not allowed. Filter all surface runoff through straw wattles or silt fence.
- Maintain the sediment basin throughout construction until the disturbed area is revegetated and slopes are stabilized.
- Remove accumulated sediment from the sediment basin before the volume reaches 25% of the total basin volume. Inspect the basin after every significant rainfall and, if necessary, remove the accumulated sediment.
- Comply with SE-2, BMP Handbook and Standard Erosion Control Measures O and P, (NRCS, NRCS).



l. Install an erosion control blanket in accordance with manufacturer's recommendations on all disturbed areas with a slope equal to or steeper than 3H:1V. (EC-1, BMP Handbook)

2. Install straw wattles along the contour of the slope at 20 feet on center and as shown on the drawings. Anchor using 1"x12" wood stakes at 4 feet on center. (SE-5, BMP Handbook)
3. Erosion Control Blanket:
Long-term coconut fiber erosion control blanket with organic jute fiber netting top and COIRnet G200B manufactured by North American Green. Install using rigid 6 inch-long biodegradable BioSTAKes by North American Green.
4. RiceStraw Wattle, 6.5-inch diameter, with biodegradable netting. Anchor using 3/4" x 1/4" wood stakes at 4 ft spacing.
- 



2. Silt Fence: Prefabricated silt fence consisting of a woven, w-stabilized geotextile with seven pockets for wooden stakes. Minoff prefabricated Silt Fence (100X) with 10 foot post spacing. Install bottom of fabric in excavated toe trench in accordance with Manufacturer's recommendations.

[illegible]

1. Restore all disturbed areas of the site after completing construction of the project.
2. Remove temporary erosion control measures installed during construction.
3. Grade the site to eliminate depressions where stormwater runoff could accumulate or where runoff could flow in a concentrated channel. Grade the site to slope toward the permanent stormwater collection system inlets where appropriate.
4. Apply mulch and native grass seed to disturbed areas in accordance with the requirements for materials, seed mixes and application methods detailed in the project landscaping specification.
5. Install erosion control blanket and turf reinforcing material as detailed on the plans.
6. Install rip rap erosion protection as detailed on the plans.

L. Install all erosion control measures in accordance with the details and methods specified in the "Manual of Standards for Erosion & Sediment Control Measures", Second Edition, May 1995, Association of Bay Area Governments (ABAG).
Available online at <http://hstore.abag.ca.gov/environment.asp>

2. Comply with all rules, regulations and procedures of the National Pollution Discharge Elimination System (NPDES) for construction activities as required by the California Regional Water Quality Control Board and City of Lafayette. Comply with all requirements of the Project Erosion Control Plan.
3. Install erosion control measures in accordance with the product manufacturer's recommendations, the California Stormwater Best Management Practices Handbook (California Stormwater Quality Association, www.csbmhandbooks.com/) and the Project Erosion Control Plan.

1. Do not rinse paint brushes or materials into a stormwater drain hiet or onto the street.
2. Paint out excess water-based paint before rinsing brushes, rollers or containers in a sink. If a sink is not available, direct wash water to a soil area and spade it into the soil with a shovel.
3. Paint out excess oil-based paint before cleaning brushes in paint thinner.
4. Whenever possible, filter paint thinner and solvents for reuse. Dispose of oil-based paint sludge and irretrievable thinner as hazardous waste.
5. Dispose of empty paint cans as hazardous waste.

1. Do not pave during wet weather or when rain is forecast.
2. Always cover stormwater drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal or fog seal.
3. Prevent paving materials from entering stormwater drain inlets, ditches and stream channels.
4. Do not use water to wash down fresh asphalt or concrete pavement.

1. Sweep streets and other paved areas daily. Never wash down streets or work areas with water.
2. Store stockpiles of dirt, sand, asphalt, concrete, grout and mortar under cover and away from drainage areas. Do not allow these materials to reach stormwater drain inlets, ditches or stream channels.

- [illegible]



1. Reuse water for dust control, irrigation or another on-site purpose to greatest extent possible.
2. Contact the local Stormwater Coordinator before discharging water to a street, stormwater drain or creek. Filtration or diversion through a basin, tank or sediment

1. Frequently inspect vehicles and equipment for leaks. Use drip pans to catch leaks until repairs are made. Promptly repair leaks.
2. Fuel and maintain vehicles on-site only in a bermed area or over a drip pan that is big enough to prevent runoff.
3. Clean vehicles or equipment using clean water in a bermed area that will not allow rinse water to run into streets, stormwater drain inlets, ditches or stream channels.
4. Do not clean vehicles on-site using soap, solvents, degreasers or steam cleaning equipment.

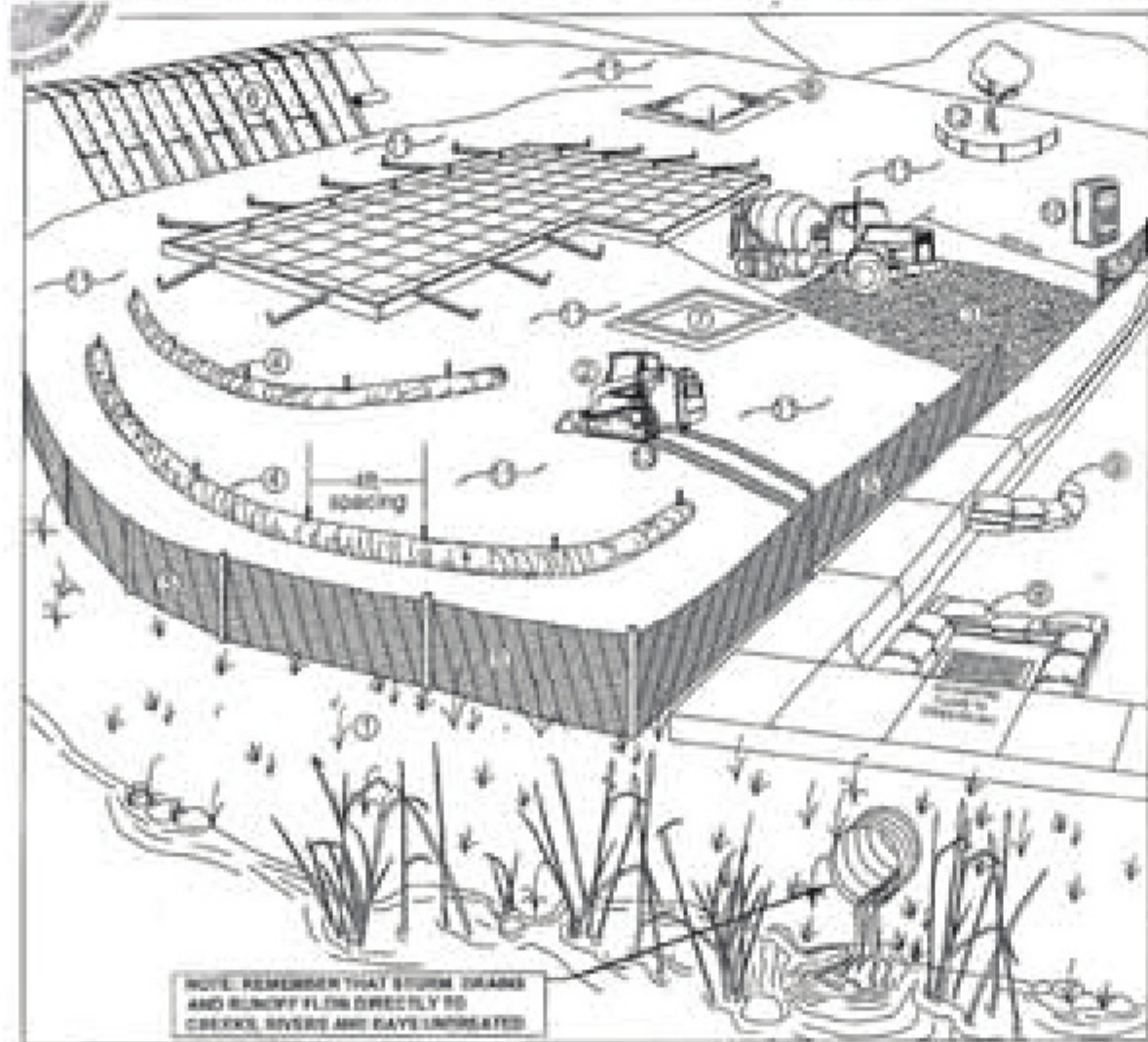
1. Completely cover or barricade stormwater drain inlets when saw cutting. Use filter fabric, sand bags or fine gravel dams to keep slurry out of the stormwater drain system.
2. Shovel, absorb or vacuum saw-cut slurry and pick up all waste as soon as work is finished on one location or at the end of the work day.
3. Immediately cleanup and remove any saw-cut slurry that enters a stormwater drain inlet.

1. Label all hazardous materials and hazardous wastes such as pesticides, paint, thinner, solvents, fuel, oil and antifreeze in accordance with City, State and Federal regulations.
2. Store hazardous materials and wastes in secondary containment and cover them during wet weather.
3. Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

Monitor erosion control measures and disturbed areas of the site between October 15th and April 1st. Apply corrective measures as needed to maintain sediment control. Inspect erosion control measures weekly, prior to forecast rain storms, daily during extended rainfall and after the conclusion of every significant storm. Take appropriate corrective action as described in the following check list. Repair Areas where erosion is evident and reapply BMPs as soon as possible. Care should be exercised to minimize the damage to protected areas while making repairs, as any area damaged will require reapplication of BMPs. If washout or breakage occurs, re-install the material after repairing the damage to the slope or channel.

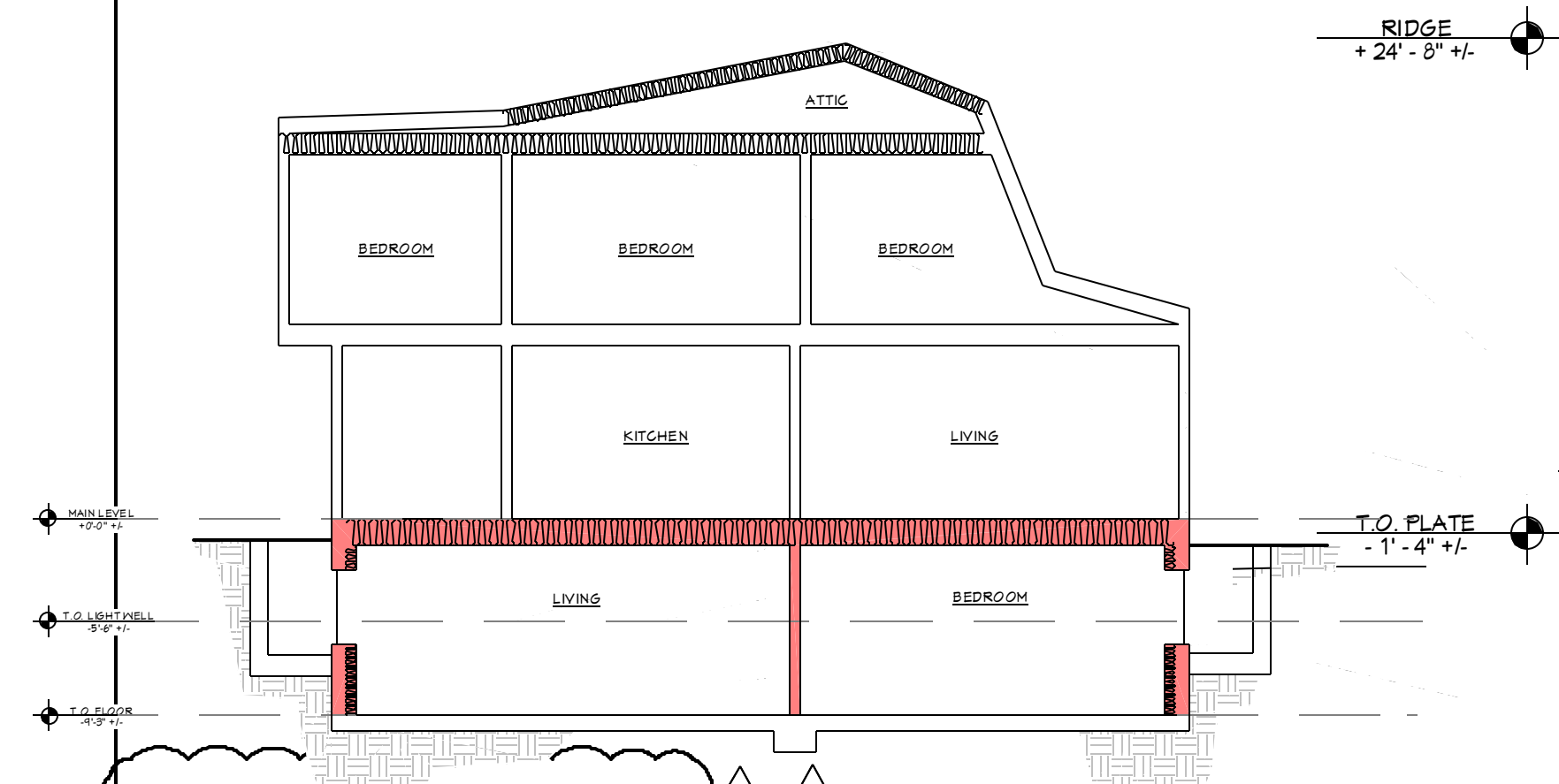
CONTROL MEASURE	INSPECTION ITEMS	ACTION TO BE TAKEN
Vegetation	<ul style="list-style-type: none"> • Rill or gullies forming • Bare soil patches • Sediment at toe of slope 	<ul style="list-style-type: none"> • Repair top-of-slope diversion swales • Construct additional diversion swales if necessary • Fill and regrade eroded areas • Reseed, fertilize and mulch bare areas
Swales	<ul style="list-style-type: none"> • Low spots in swale • Sediment or debris in the channel • Erosion of unlined channel surface • Erosion of channel lining 	<ul style="list-style-type: none"> • Repair breaches • Fill low spots with compacted soil • Remove obstructions
Pipe drains	<ul style="list-style-type: none"> • Blocked inlet or outlet • Runoff bypassing inlet • Erosion at outlet 	<ul style="list-style-type: none"> • Remove sediment and debris • Enlarge inlet headwall • Enlarge riprap apron or use larger rock
Grassed waterways	<ul style="list-style-type: none"> • Bare areas • Channel capacity reduced by tall growth 	<ul style="list-style-type: none"> • Reseed, mulch and install netting • Divert flow, if possible, until grass is established • Mow grass
Riprap-lined waterways	<ul style="list-style-type: none"> • Scour beneath rock • Dislodged rock 	<ul style="list-style-type: none"> • Install filter fabric beneath rock and make sure edges of fabric are anchored into the subsoil • Replace rock or add larger rock
Outlet protection	<ul style="list-style-type: none"> • Erosion below outlet • Outlet erosion • Dislodged rock 	<ul style="list-style-type: none"> • Replace rock or add larger rock • Enlarge riprap apron • Add erosion protection to the channel downstream from the outlet • Install filter fabric beneath rock and make sure edges of fabric are anchored into the subsoil
Sediment traps	<ul style="list-style-type: none"> • Sediment level near outlet elevation • Obstructed outlet • Bash not dewatering between storms • Damaged embankment • Spillway erosion • Outlet erosion • Sediment storage zone fills to quickly 	<ul style="list-style-type: none"> • Remove sediment • Remove debris from outlet trash rack • Clear obstruction and sediment away from the outlet structure • Rebuild damaged embankments • Add rock and filter fabric to the spillway channel • Enlarge or repair riprap apron at the outlet structure • Increase the depth of the basin or divert runoff to a different sediment basin
Straw Matties	<ul style="list-style-type: none"> • Undercutting of straw wattle • Damaged wattle • Runoff escaping around end of wattle • Sediment level near top of wattle 	<ul style="list-style-type: none"> • Fill undercut area with soil and compact, re-anchor the wattle with wooden stakes • Replace damaged wattles • Extend wattle • Remove sediment or install additional wattles upslope
Silt Fences	<ul style="list-style-type: none"> • Undercutting of silt fence • Fence collapsing • Torn fabric • Runoff escaping around fence • Sediment level near top of the fence 	<ul style="list-style-type: none"> • Anchor bottom of silt fence in a trench filled with compacted backfill • Replace fence posts or install additional posts • Replace torn fabric • Extend fence • Remove sediment before it reaches half the fence height
Check Dams	<ul style="list-style-type: none"> • Sediment accumulation • Flow escaping around the sides of check dam • Displacement of timber, sandbags or rock 	<ul style="list-style-type: none"> • Remove sediment after each storm • Build up the ends of the check dam and provide a low center area for overflow • Reinforce the check dam with larger rock or divert a portion of the runoff to another outlet
Inlet Structures	<ul style="list-style-type: none"> • Flooding around or below inlet • Undercutting of silt fence 	<ul style="list-style-type: none"> • Remove accumulated sediment • See recommended actions for silt fencing

Source: Goldman, Steven J., Katherine Jackson and Taras A. Burzylsky, 1986, *Erosion and Sediment Control Handbook*, McGraw Hill.



- (1) Check with your local Planning and Public Works departments for creek setback requirements. Grading and/or building may be limited within creek-side 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 for minimum of 50' (or as far as possible) to prevent tracking soil offsite. This can be used in conjunction with a tire wash or rumble plates.

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13 EXISTING SECTION
SCALE: 1/8"=1'-0"

(E) FLOOR AREA:

MAIN HOUSE:

BASEMENT: 152.0 Sq.ft.
MAIN LEVEL: 1,293.8 Sq.ft.
UPPER LEVEL: 1,191.2 Sq.ft.

Subtotal: 2,637.0 Sq.ft.

FRONT ENTRY PORCH: 80.0 Sq.ft.
SIDE ENTRY PORCH: 500.0 Sq.ft.
REAR ENTRY PORCH: 234.1 Sq.ft.
Subtotal: 814.1 Sq.ft.

House total: 3,451.1 Sq.ft.

OUTBUILDINGS:

GARAGE: 379.5 Sq.ft.
BUNK ROOM: 245.5 Sq.ft.

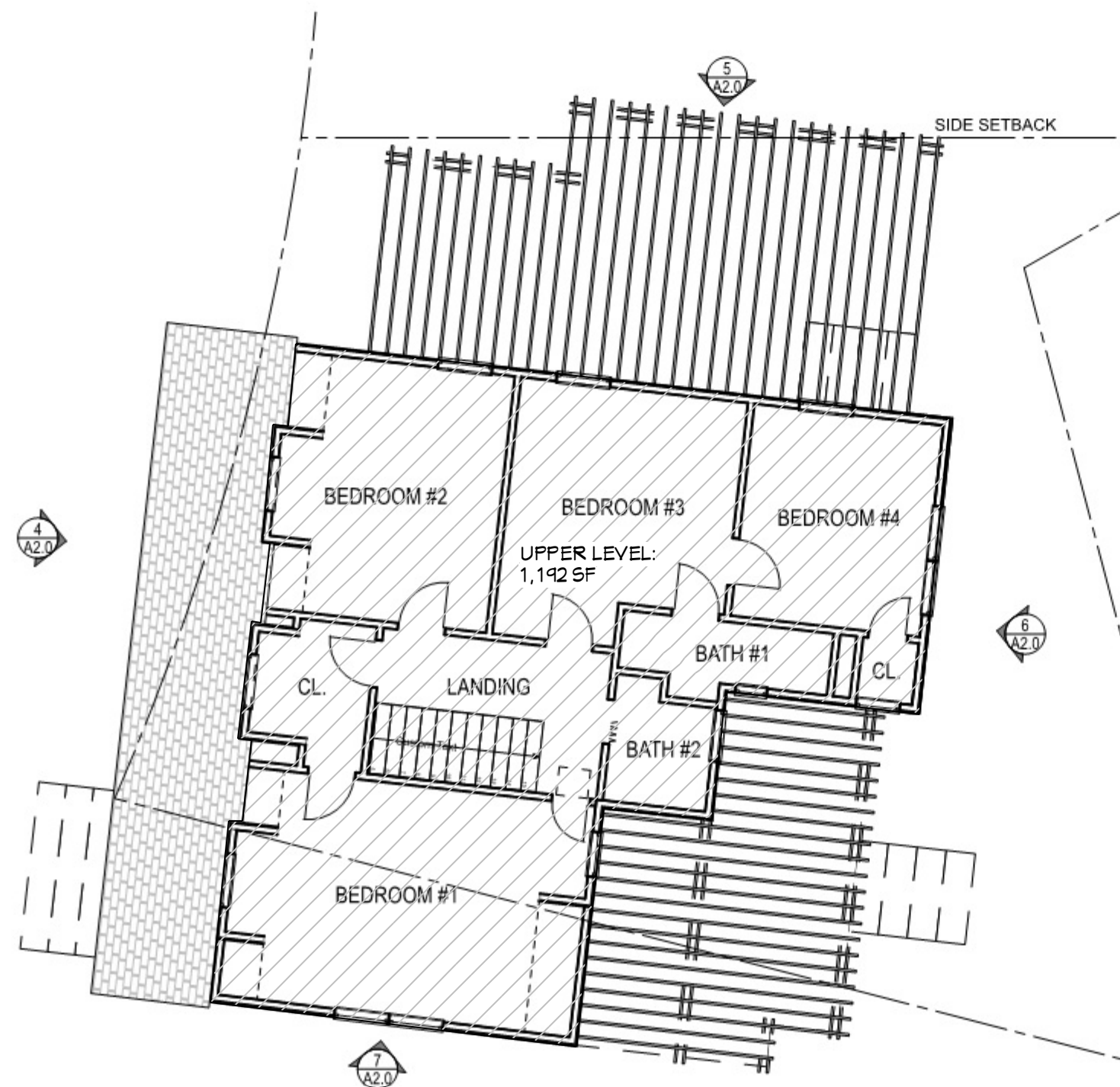
Subtotal: 625.0 Sq.ft.

ADU:

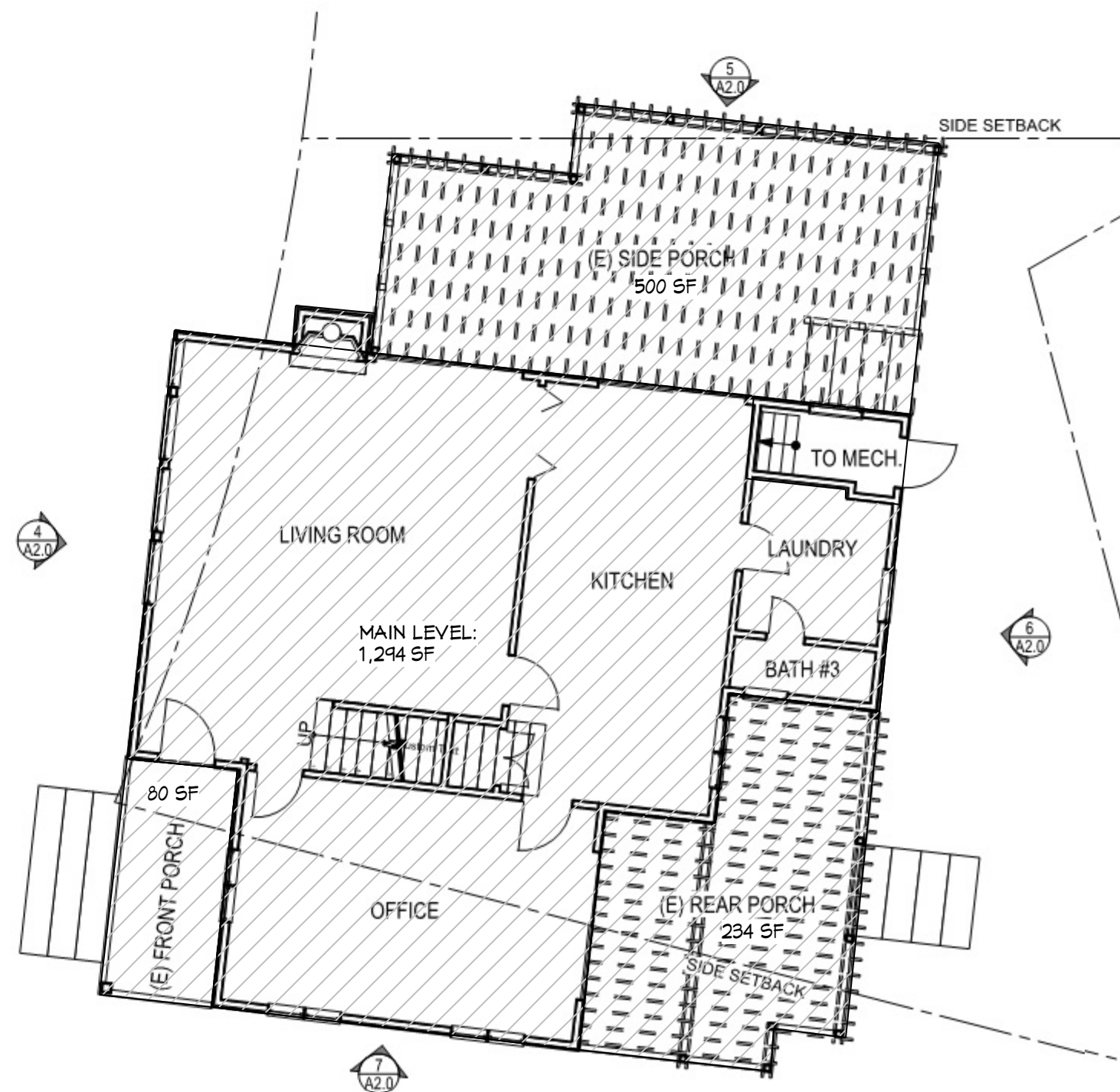
ADU: 800.0 Sq.ft.
GRAND TOTAL: 4,876.1 Sq.ft.

LOT SIZE: 15,444 Sq.ft.

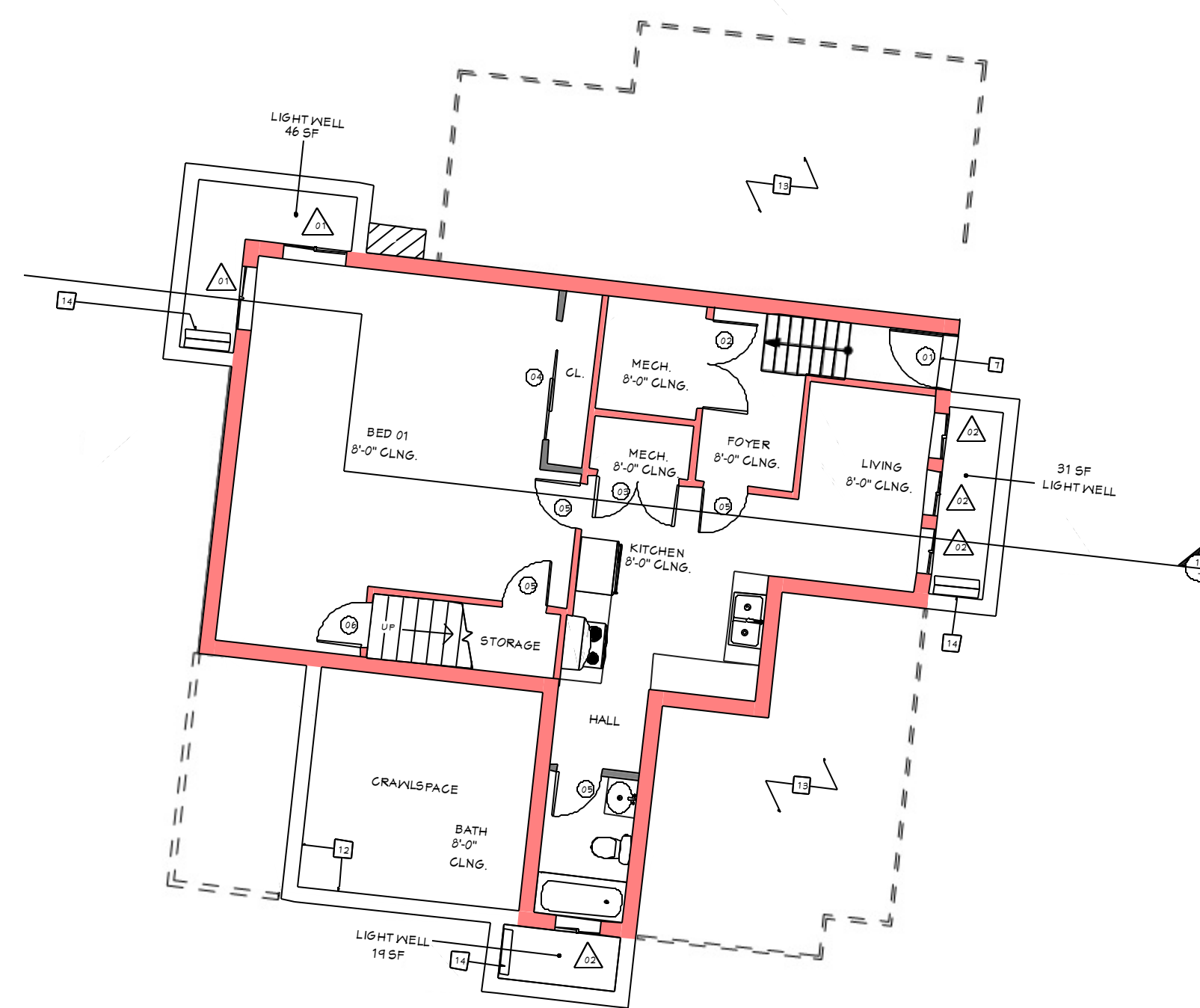
(E) F.A.R.: 26.4 %



12 DEMO PLAN - UPPER LEVEL
SCALE: 1/8"=1'-0"



8 DEMO PLAN - MAIN LEVEL
SCALE: 1/8"=1'-0"



4 DEMO PLAN - LOWER LEVEL
SCALE: 1/8"=1'-0"



5 DEMO RIGHT ELEVATION
SCALE: 1/8"=1'-0"



6 DEMO LEFT ELEVATION
SCALE: 1/8"=1'-0"



1 DEMO REAR ELEVATION
SCALE: 1/8"=1'-0"



2 DEMO FRONT ELEVATION
SCALE: 1/8"=1'-0"

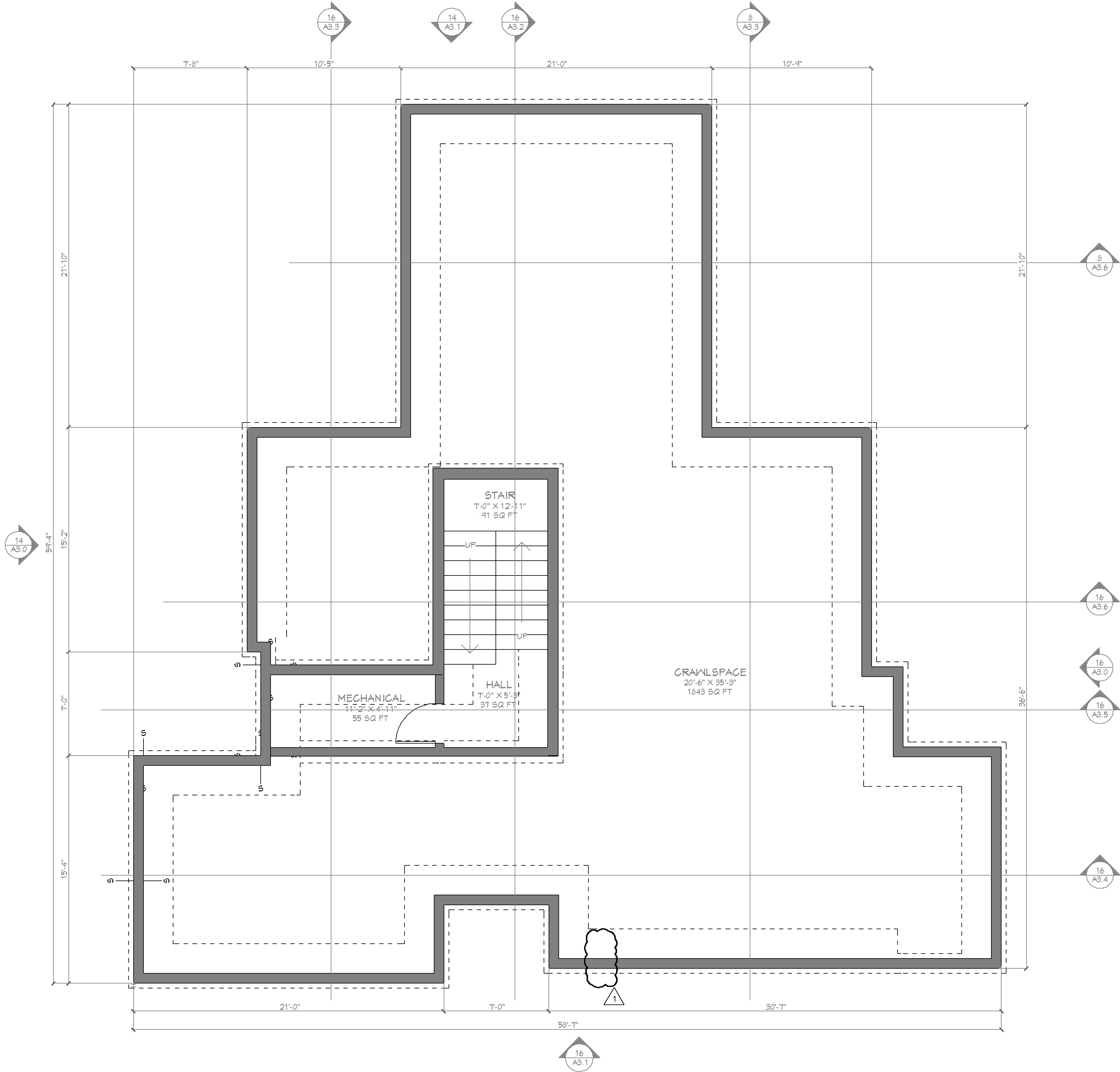
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16

FLOOR PLAN - FOUNDATION

SCALE: 1/4"=1'-0"



FLOOR PLAN KEYNOTES

- 1

EXT. WALL FRAMING
- 2

INT. WALL FRAMING
- 3

RAILING
- 4

SLAB AND FOOTING
- 5

INTERIOR STAIRS
- 6

EXTERIOR STAIRS
- 7

CABINETRY - SEE A5.0
- 8

FIXTURE/APPLIANCE - SEE A5.0
- 9

FIREPLACE
- 10

EXTERIOR RECESSED DOWN LIGHT
- 11

AREA OF ROOF OVERHANG - ABOVE
- 12

AREA OF ROOF OVERHANG - BELOW
- 13

LINE OF BUILDING BELOW
- 14

SKYLIGHT
- 15

CHIMNEY

WALL / SYMBOL LEGEND

- (E) WOOD FRAME WALL CONSTRUCTION TO REMAIN
- (E) WOOD FRAME WALL CONSTRUCTION TO BE REMOVED - SEE DEMO PLAN FOR ADDNL INFO.
- (E) WOOD FRAME WALL CONSTRUCTION W/FURRING
- (N) WOOD FRAME WALL CONSTRUCTION - SEE FLOOR PLAN FOR ADDNL INFO.
- (N) WOOD FRAME PARAPET CONSTRUCTION - SEE FLOOR PLAN FOR ADDNL INFO.

NOTE:
AS BUILT DRAWINGS WERE MADE FROM EXISTING PLANS SUPPLIED AND NOT FIELD VERIFIED IN ENTIRETY. ANY MAJOR DISCREPANCIES IN DIMENSIONS EXPERIENCED IN THE FIELD SHOULD BE PROMPTLY REPORTED TO ARCHITECT FOR VERIFICATION.

ISSUED: PLANNING APPLICATION

6/17/2022

SHEET TITLE:

FLOOR PLAN - FOUNDATION

PROJECT:

NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

ISSUED:

PLANNING APPLICATION
APPLICATION AMENDMENT 1
APPLICATION AMENDMENT 2

6/23/2021
5/9/2022
6/17/2022



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OF:

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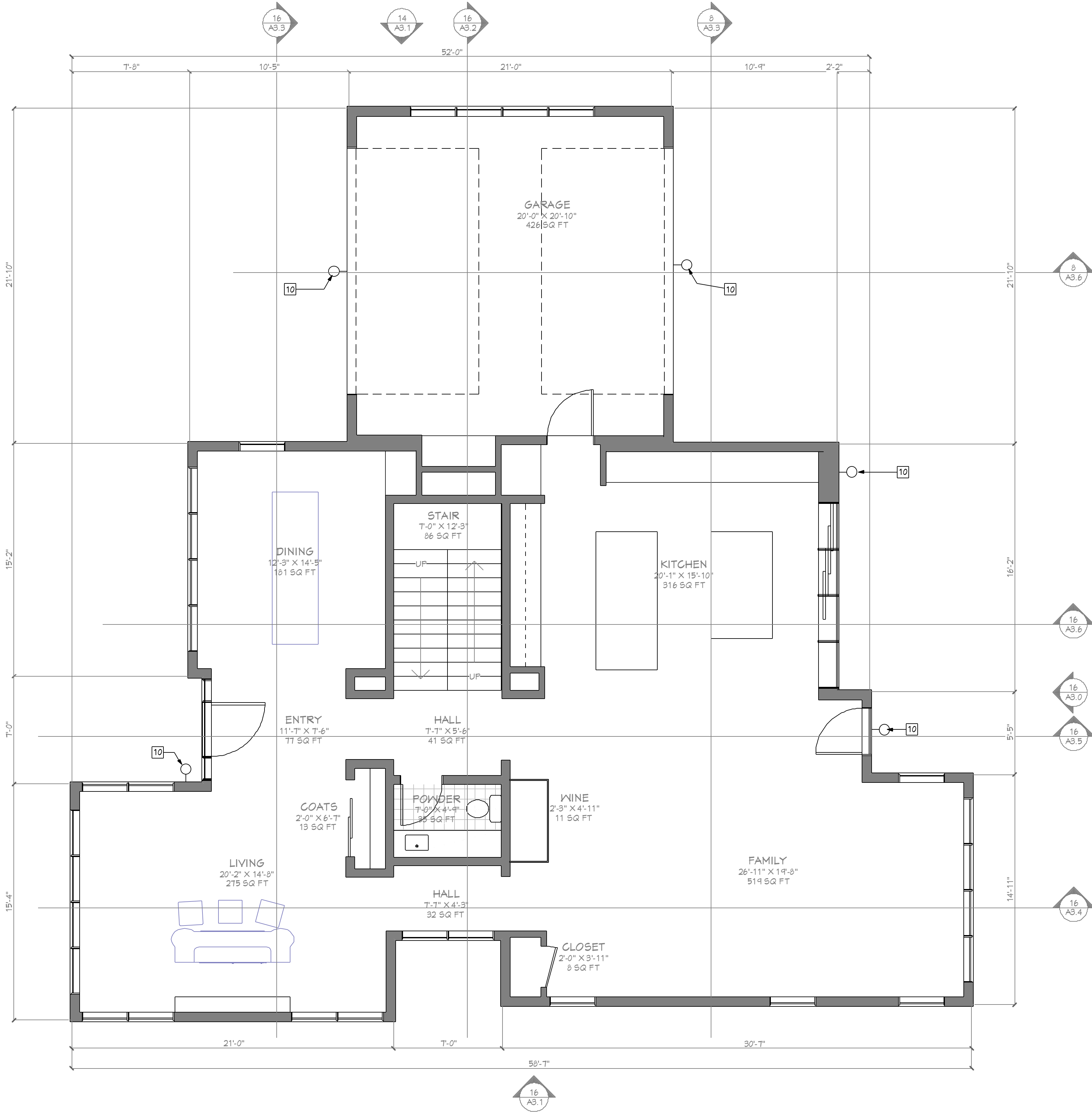
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1

16 MAIN LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

14
A3.0



FLOOR PLAN KEYNOTES

- EXT. WALL FRAMING
- INT. WALL FRAMING
- RAILING
- SLAB AND FOOTING
- INTERIOR STAIRS
- EXTERIOR STAIRS
- CABINETRY - SEE A5.0
- FIXTURE/APPLIANCE - SEE A5.0
- FIREPLACE
- EXTERIOR RECESSED DOWN LIGHT
- AREA OF ROOF OVERHANG - ABOVE
- AREA OF ROOF OVERHANG - BELOW
- LINE OF BUILDING BELOW
- SKYLIGHT
- CHIMNEY

1



WALL / SYMBOL LEGEND

- (E) WOOD FRAME WALL CONSTRUCTION TO REMAIN
- (E) WOOD FRAME WALL CONSTRUCTION TO BE REMOVED - SEE DEMO PLAN FOR ADDNL INFO.
- (E) WOOD FRAME WALL CONSTRUCTION W/FURRING
- (N) WOOD FRAME WALL CONSTRUCTION - SEE FLOOR PLAN FOR ADDNL INFO.
- (N) WOOD FRAME FARAPET CONSTRUCTION - SEE FLOOR PLAN FOR ADDNL INFO.

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SHEET TITLE:

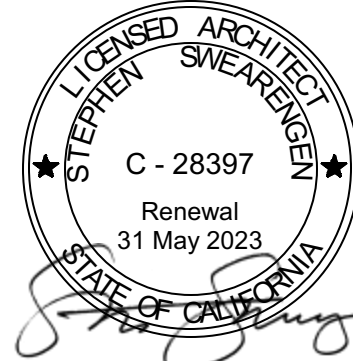
FLOOR PLAN - MAIN LEVEL

DRAWN:

SCALE: AS NOTED
SHEET:

OF:

A2.2



ISSUED:
PLANNING APPLICATION
APPLICATION AMENDMENT 1
APPLICATION AMENDMENT 2

6/23/2021
5/9/2022
6/17/2022

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1

16 UPPER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"



FLOOR PLAN KEYNOTES

- 1 EXT. WALL FRAMING
- 2 INT. WALL FRAMING
- 3 RAILING
- 4 SLAB AND FOOTING
- 5 INTERIOR STAIRS
- 6 EXTERIOR STAIRS
- 7 CABINETRY - SEE A5.0
- 8 FIXTURE/APPLIANCE - SEE A5.0
- 9 FIREPLACE
- 10 EXTERIOR RECESSED DOWN LIGHT
- 11 AREA OF ROOF OVERHANG - ABOVE
- 12 AREA OF ROOF OVERHANG - BELOW
- 13 LINE OF BUILDING BELOW
- 14 SKYLIGHT
- 15 CHIMNEY

WALL / SYMBOL LEGEND

- (E) WOOD FRAME WALL CONSTRUCTION TO REMAIN
- (E) WOOD FRAME WALL CONSTRUCTION TO BE REMOVED - SEE DEMO PLAN FOR ADDNL INFO.
- (E) WOOD FRAME WALL CONSTRUCTION W/FURRING
- (N) WOOD FRAME WALL CONSTRUCTION - SEE FLOOR PLAN FOR ADDNL INFO.
- (N) WOOD FRAME FARAPET CONSTRUCTION - SEE FLOOR PLAN FOR ADDNL INFO.

NOTE:
AS BUILT DRAWINGS WERE MADE FROM EXISTING PLANS SUPPLIED AND NOT FIELD VERIFIED IN ENTIRETY. ANY MAJOR DISCREPANCIES IN DIMENSIONS EXPERIENCED IN THE FIELD SHOULD BE PROMPTLY REPORTED TO ARCHITECT FOR VERIFICATION.

ISSUED: PLANNING APPLICATION

6/17/2022

SHEET TITLE:

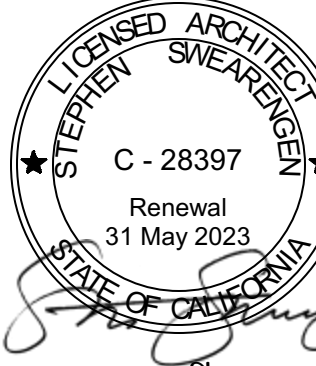
FLOOR PLAN - UPPER LEVEL

PROJECT:

NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

ISSUED:

PLANNING APPLICATION
APPLICATION AMENDMENT 1
APPLICATION AMENDMENT 2



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OF:

A2.3

1

16 ROOF PLAN
SCALE: 1/4"=1'-0"

1	EXT. WALL FRAMING
2	INT. WALL FRAMING
3	RAILING
4	SLAB AND FOOTING
5	INTERIOR STAIRS
6	EXTERIOR STAIRS
7	CABINETY - SEE A5.0
8	FIXTURE/APPLIANCE - SEE A5.0
9	FIREPLACE
10	EXTERIOR RECESSED DOWN LIGHT
11	AREA OF ROOF OVERHANG - ABOVE
12	AREA OF ROOF OVERHANG - BELOW
13	LINE OF BUILDING BELOW
14	SKYLIGHT
15	CHIMNEY

_____ (E) WOOD FRAME WALL CONSTRUCTION TO REMAIN

----- (E) WOOD FRAME WALL CONSTRUCTION TO BE REMOVED - SEE
DEMO PLAN FOR ADDN'L INFO.

_____ (E) WOOD FRAME WALL CONSTRUCTION W/FURRING

_____ (N) WOOD FRAME WALL CONSTRUCTION - SEE FLOOR PLAN FOR
ADDN'L INFO.



_____ (N) WOOD FRAME PARAPET CONSTRUCTION - SEE FLOOR PLAN
FOR ADDN'L INFO.

NOTE:
AS BUILT DRAWINGS WERE MADE FROM EXISTING PLANS SUPPLIED AND NOT FIELD VERIFIED IN ENTIRETY. ANY MAJOR DISCREPANCIES IN DIMENSIONS EXPERIENCED IN THE FIELD SHOULD BE PROMPTLY REPORTED TO ARCHITECT FOR VERIFICATION.

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A circular professional seal for Stephen Swearingen, a Licensed Architect in the State of California. The seal contains the text "LICENSED ARCHITECT", "STEPHEN SWEARINGEN", "C - 28397", "Renewal", "31 May 2023", and "STATE OF CALIFORNIA". There are two stars on the left and right sides of the seal. A signature is written across the bottom of the seal.

ISSUED:	PLANNING APPLICATION	APPLICATION AMENDMENT	APPLICATION AMENDMENT
	6/23/2021	5/9/2022	6/17/2022
			

PROJECT: NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

SHEET TITLE: **ROOF PLAN**

DRAWN:
SCALE: AS NOTED
SHEET:

OF: **A2.4**

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14 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



16 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"

SECTION/ELEVATION KEYNOTES

- 1 FINISH GRADE
- 2 STUCCO FINISH
- 3 VERTICAL WOOD SIDING
- 4 DOOR/WINDOW
- 5 EXTERIOR RECESSED DOWNLIGHT

NOTES:

1. EXTERIOR LIGHTING SHOULD BE SHIELDED AND DOWNWARD FACING TO AVOID OFF-SITE GLARE.

ISSUED: PLANNING APPLICATION 6/17/2022

PROJECT:

NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

SHEET TITLE:

PROPOSED ELEVATIONS

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A3.0

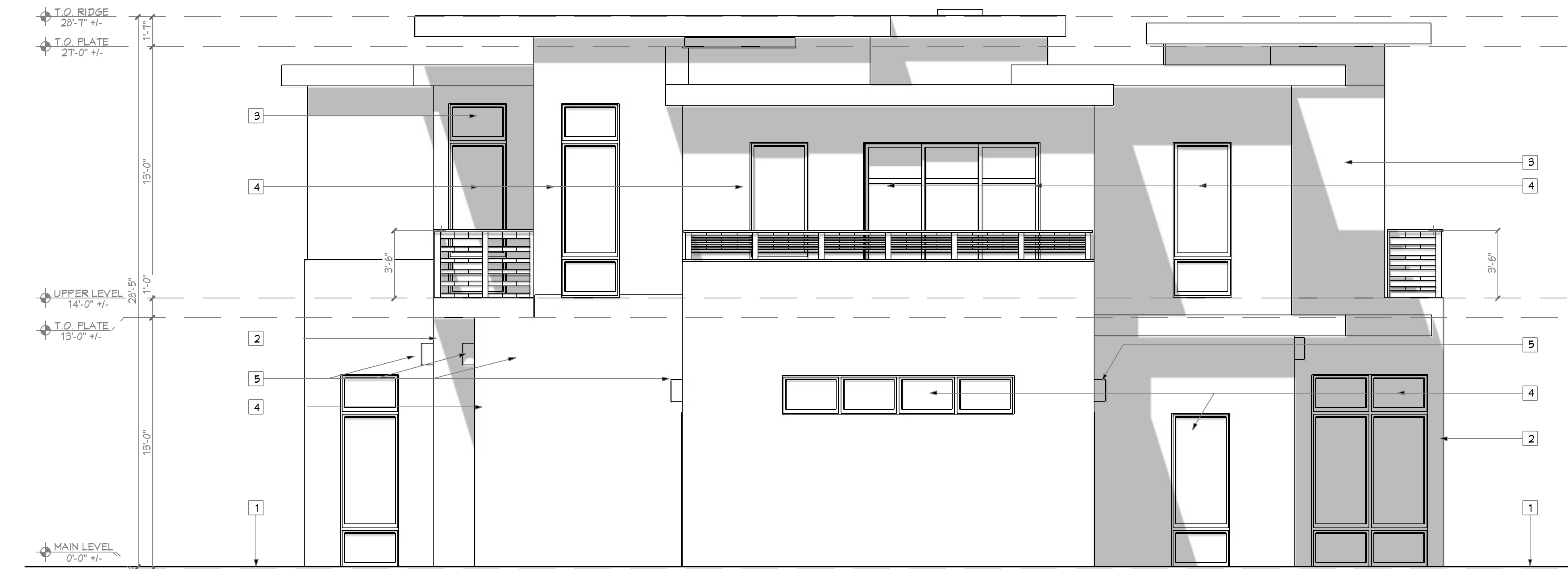


ISSUED:
PLANNING APPLICATION 6/23/2021
APPLICATION AMENDMENT 1 5/9/2022
APPLICATION AMENDMENT 2 6/17/2022

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14 PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0"

- SECTION/ELEVATION KEYNOTES
- 1 FINISH GRADE
 - 2 STUCCO FINISH
 - 3 VERTICAL WOOD SIDING
 - 4 DOOR/WINDOW
 - 5 EXTERIOR RECESSED DOWNLIGHT

NOTES:
1. EXTERIOR LIGHTING SHOULD BE SHIELDED AND DOWNWARD FACING TO AVOID OFF-SITE GLARE.



16 PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"

ISSUED: PLANNING APPLICATION

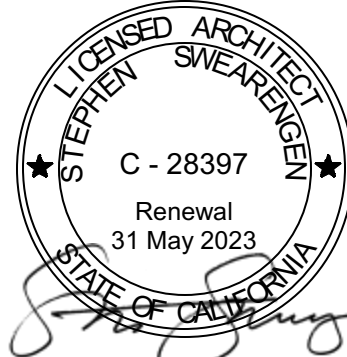
6/17/2022

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT:
NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

DRAWN:
SCALE: AS NOTED
SHEET:
OF: A3.1

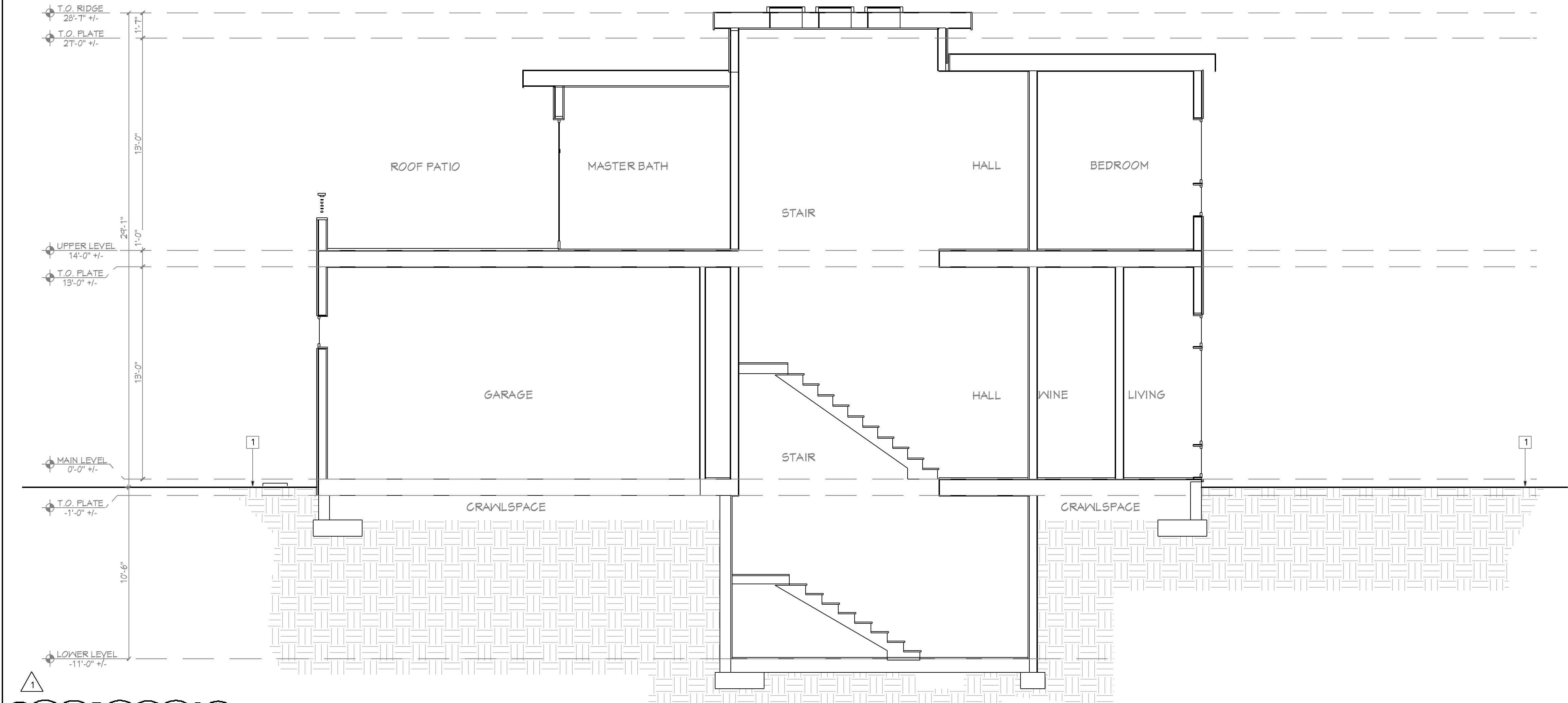
ISSUED:
PLANNING APPLICATION
APPLICATION AMENDMENT 1
APPLICATION AMENDMENT 2
6/23/2021
5/9/2022
6/17/2022



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- SECTION/ELEVATION KEYNOTES
- 1 FINISH GRADE
 - 2 STUCCO FINISH
 - 3 VERTICAL WOOD SIDING
 - 4 DOOR/WINDOW
 - 5 EXTERIOR RECESSED DOWNLIGHT

1

16 PROPOSED SECTION
SCALE: 1/4"=1'-0"

ISSUED: PLANNING APPLICATION 6/17/2022

SHEET TITLE:
PROPOSED SECTIONS

PROJECT:
NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

DRAWN:
SCALE: AS NOTED
SHEET:
OF: A3.2



ISSUED:
PLANNING APPLICATION 6/23/2021
APPLICATION AMENDMENT 1 5/9/2022
APPLICATION AMENDMENT 2 6/17/2022

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16 PROPOSED SECTION
SCALE: 1/4"=1'-0"

8 PROPOSED SECTION
SCALE: 1/4"=1'-0"

ISSUED: PLANNING APPLICATION 6/17/2022

SHEET TITLE:
PROPOSED SECTIONS

PROJECT:
NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

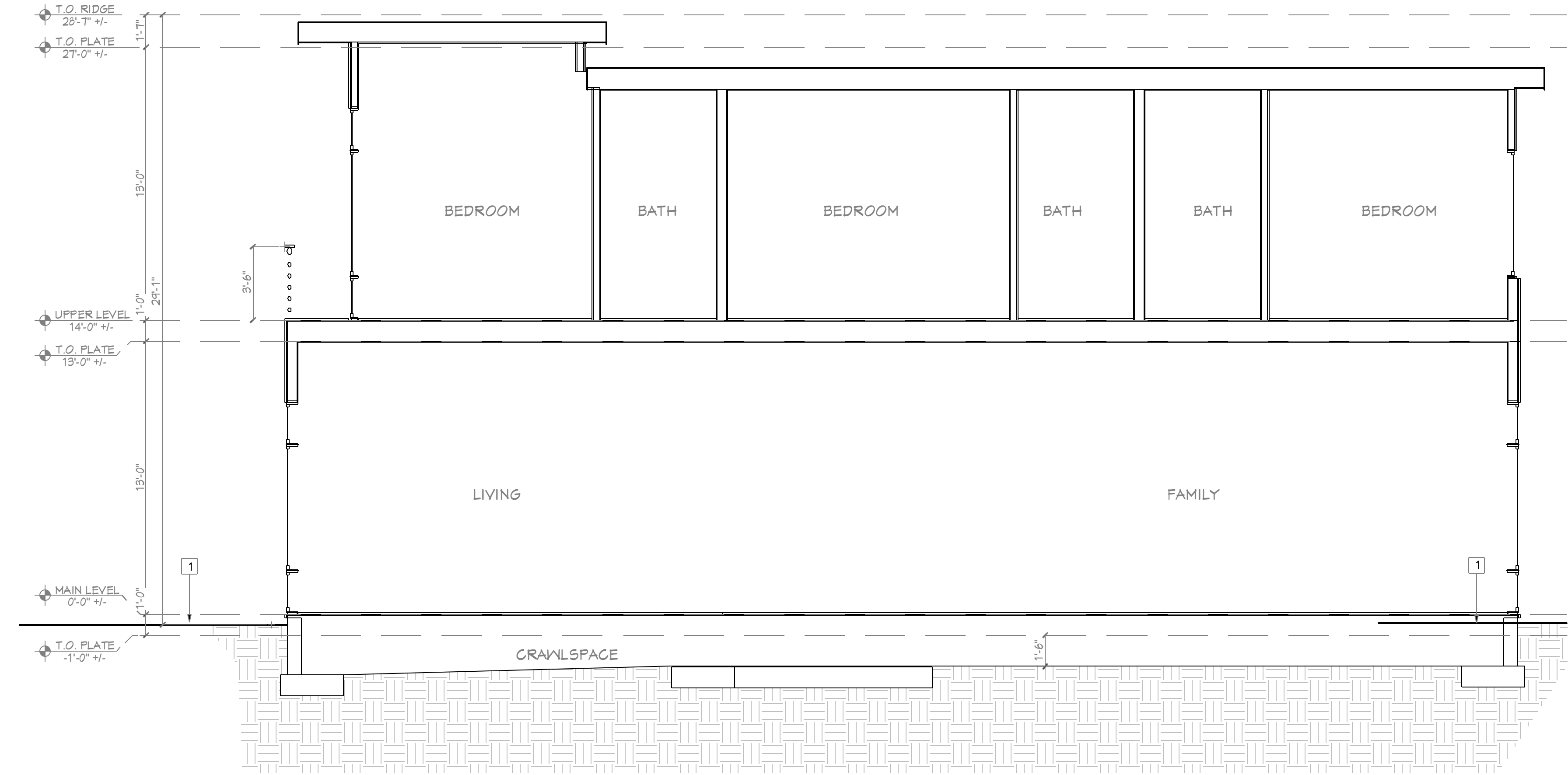
DRAWN:
SCALE: AS NOTED
SHEET:
A3.3



ISSUED:
PLANNING APPLICATION 6/23/2021
APPLICATION AMENDMENT 1 5/9/2022
APPLICATION AMENDMENT 2 6/17/2022

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- SECTION/ELEVATION KEYNOTES
- 1 FINISH GRADE
 - 2 STUCCO FINISH
 - 3 VERTICAL WOOD SIDING
 - 4 DOOR/WINDOW
 - 5 EXTERIOR RECESSED DOWNLIGHT

16 PROPOSED SECTION
SCALE: 1/4"=1'-0"

ISSUED: PLANNING APPLICATION 6/17/2022

SHEET TITLE:
PROPOSED SECTIONS

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A3.4

PROJECT:

NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

ISSUED:

PLANNING APPLICATION 6/23/2021
APPLICATION AMENDMENT 1 5/9/2022
APPLICATION AMENDMENT 2 6/17/2022



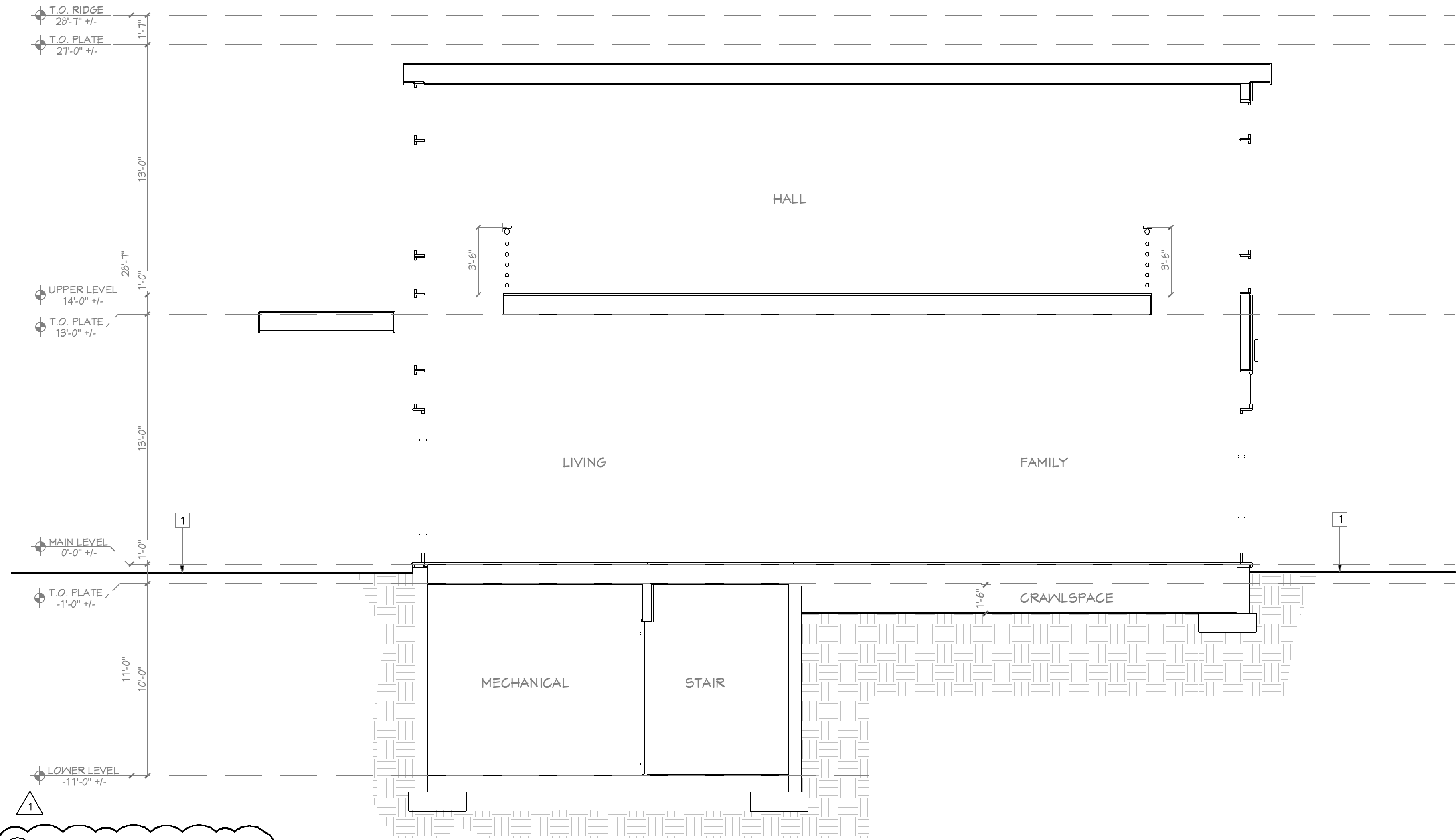
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14

PROPOSED SECTION



SECTION/ELEVATION KEYNOTES

- 1 FINISH GRADE
- 2 STUCCO FINISH
- 3 VERTICAL WOOD SIDING
- 4 DOOR/WINDOW
- 5 EXTERIOR RECESSED DOWNLIGHT

ISSUED: PLANNING APPLICATION

6/17/2022

SHEET TITLE:

PROPOSED SECTIONS

DRAWN:
SCALE: AS NOTED
SHEET:

C

OF: **A3.5**

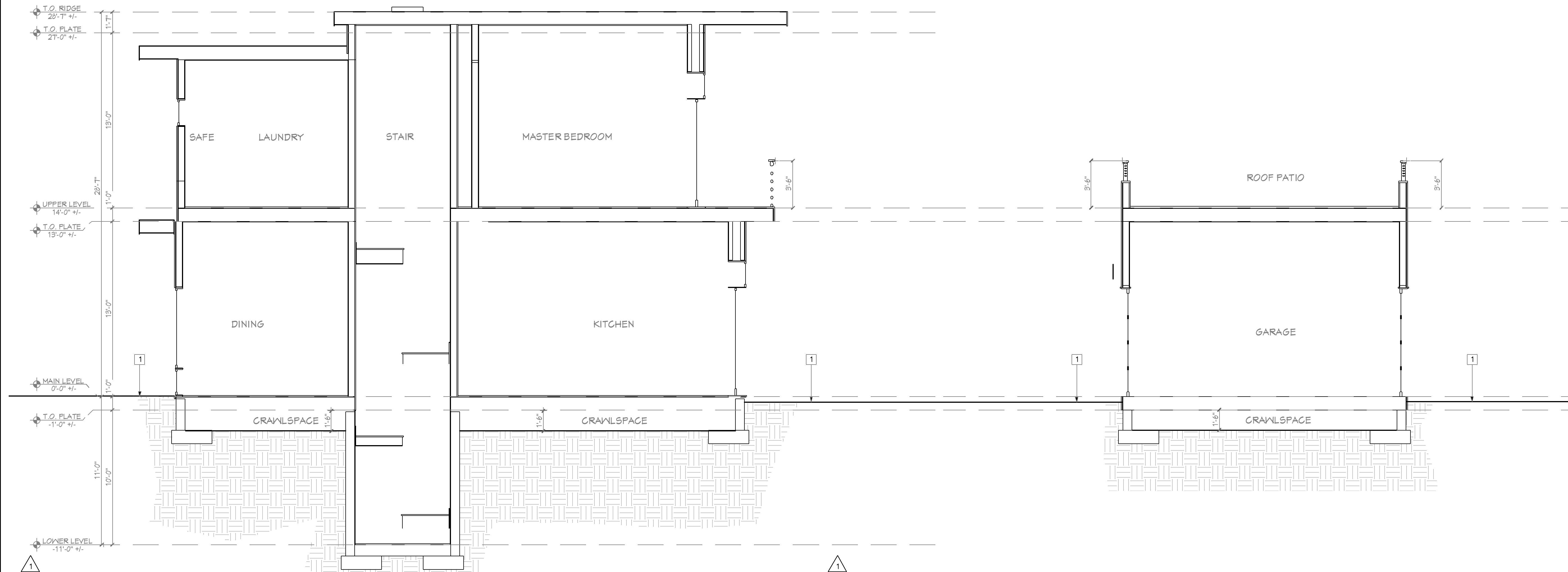


ISSUED:			
PLANNING APPLICATION			6/23/2021
APPLICATION AMENDMENT	1		5/8/2022
APPLICATION AMENDMENT	2		6/17/2023

PROJECT: NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

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16 PROPOSED SECTION
SCALE: 1/4"=1'-0"

8 PROPOSED SECTION
SCALE: 1/4"=1'-0"

- ## SECTION/ELEVATION KEYNOTES
- | | |
|---|-----------------------------|
| 1 | FINISH GRADE |
| 2 | STUCCO FINISH |
| 3 | VERTICAL WOOD SIDING |
| 4 | DOOR/WINDOW |
| 5 | EXTERIOR RECESSED DOWNLIGHT |

ISSUED: PLANNING APPLICATION	6/17/2022
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SHEET TITLE:
PROPOSED SECTIONS

PROJECT: NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

ISSUED:	PLANNING APPLICATION	6/23/2021
	APPLICATION AMENDMENT 1	5/3/2022
	APPLICATION AMENDMENT 2	6/17/2022



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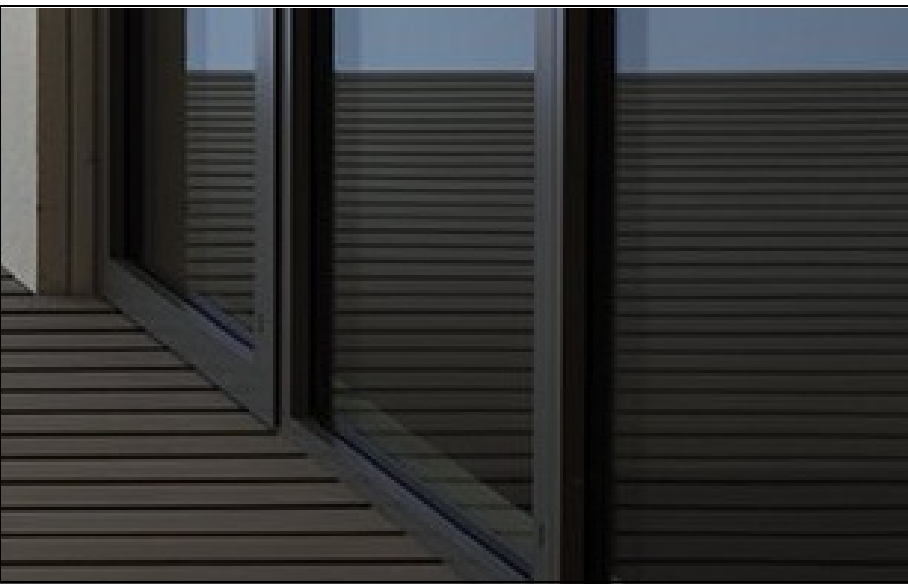
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21 V.G. CEDAR - NATURAL FINISH
N.T.S.



22 ANODIZED ALUMINUM - DARK BRONZE/CHARCOAL
N.T.S.



23 CLAD WINDOW SYSTEM - DARK BRONZE/CHARCOAL
N.T.S.



24 CEMENT PLASTER - TEXTURED TAUPE
N.T.S.



25 CEMENT PLASTER - SMOOTH WHITE
N.T.S.

T.O. RIDGE
26'-7" +/-

T.O. PLATE
27'-0" +/-

UPPER LEVEL
14'-0" +/-

T.O. PLATE
13'-0" +/-

MAIN LEVEL
0'-0" +/-

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

DOORS
FINISH: V.G. CEDAR
COLOR: NATURAL STAIN

DOORS
COLOR: CHARCOAL

RAILINGS
COLOR: CHARCOAL

WALL SIDING
FINISH: CEMENT PLASTER
COLOR: WHITE

20 FENCE / GATE ELEVATION
SCALE: 1/2"=1'-0"

FASCIA
ANODIZED ALUMINUM - DARK BRONZE / CHARCOAL

WINDOWS
TRIM: CEMENT PLASTER RETURN

GUARDRAIL
FINISH: ANODIZED ALUMINUM - DARK BRONZE/CHARCOAL

SIDING
MATERIAL: CEMENT PLASTER
COLOR: WHITE / TAUPE

DOORS
TRIM: CEMENT PLASTER RETURN

SIDING
FINISH: CEMENT PLASTER
COLOR: WHITE / TAUPE

9 FRONT ELEVATION
SCALE: 1/2"=1'-0"

ISSUED: PLANNING APPLICATION

6/17/2022

SHEET TITLE:
MATERIALS, COLORS, DETAILS

PROJECT:
NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

ISSUED:
PLANNING APPLICATION
APPLICATION AMENDMENT 1
APPLICATION AMENDMENT 2

6/23/2021
5/9/2022
6/17/2022

ARCHITECT
STEREON SMERDING
C - 28397
Renewal
31 May 2023
STATE OF CALIFORNIA

the Architects office
6008 Chelton Drive, Oakland, California, 94611
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OF: A4.0



ISSUED: PLANNING APPLICATION

6/17/2022

SHEET TITLE:
RENDERINGS

PROJECT:
NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A4.1

ISSUED:
PLANNING APPLICATION 6/23/2021
APPLICATION AMENDMENT 1 5/9/2022
APPLICATION AMENDMENT 2 6/17/2022



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ISSUED: PLANNING APPLICATION

6/17/2022

SHEET TITLE:
RENDERINGS

PROJECT:
NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A4.2



ISSUED:
PLANNING APPLICATION 6/23/2021
APPLICATION AMENDMENT 1 5/9/2022
APPLICATION AMENDMENT 2 6/17/2022

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ISSUED: PLANNING APPLICATION

6/17/2022

SHEET TITLE:
RENDERINGS

PROJECT:
NEW RESIDENCE for the
VERONICA AND SIMON KATZ
1 HILLGIRT DRIVE
ROSS, CALIFORNIA 94957

DRAWN:
SCALE: AS NOTED
SHEET:

OF: A4.3

ISSUED:
PLANNING APPLICATION
APPLICATION AMENDMENT 1
APPLICATION AMENDMENT 2

6/23/2021
5/9/2022
6/17/2022



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ATTACHMENT 3



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):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Advisory Design Review | <input type="checkbox"/> Minor Exception |
| <input type="checkbox"/> Appeals | <input checked="" type="checkbox"/> Non-conformity Permit |
| <input type="checkbox"/> Basement and Attics Exception | <input checked="" type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Tentative Map |
| <input checked="" type="checkbox"/> Demolition Permit | <input type="checkbox"/> Tentative Map Amendment |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Design Review- Amendment | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Final or Parcel Map | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zoning Ordinance |
| <input type="checkbox"/> Hillside Lot Permit | <input type="checkbox"/> Amendment Other: |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Other: |

To Be Completed by Applicant:

Assessor's Parcel No(s): 073-151-09

Project Address: 1 HILLGIRT DRIVE

Property Owner: SIMON & VERONICA KATZ

Owner Mailing Address (PO Box in Ross): 23 PINNACLE STREET

City/State/Zip: SOUTH SAN FRANCISCO, 94080 Owner's Phone: 415-710-5907

Owner's Email: SIMONBKATZ@GMAIL.COM

Applicant: STEVE SWEARENGEN

Applicant Mailing Address: 6008 CHELTON DRIVE

City/State/Zip: OAKLAND, CALIFORNIA, 94611 Applicant's Phone: 510-556-8860

Applicant's Email: STEVE@THEARCHITECTSOFFICE.COM

Primary point of Contact Email: ☒ Owner ☐ Buyer ☐ Agent ☒ Architect

To Be Completed by Town Staff:

Date Received: _____

Application No.: _____

Zoning: _____

Planning 5300 _____

Tree Permit 5305 _____

Fee Program Administration 5315-05 _____

Record Management 5316-05 _____

Record Retention 5112-05 _____

Technology Surcharge 5313-05 _____

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 ONLYDescribe 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 ONLYPlease 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: _____

10/19/2020

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: _____

10/19/2020

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

10/19/2020

_____, Ross _____, California on _____

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 _____
 Project Landscape Architect _____
 Mailing Address _____
 City _____ State _____ ZIP _____
 Phone _____ Fax _____
 Email _____
 Town of Ross Business License No. _____ Expiration Date _____

Civil/ Geotechnical Engineer

Firm ENVIRO ASSESSMENT, P.C.
 Project Engineer JAMES D. ROBINSON
 Mailing Address PO BOX 1154
 City BONNERS FERRY State ID _____ ZIP 83805
 Phone 844-742-7311 Fax _____
 Email _____
 Town of Ross Business License No. _____ Expiration Date _____

Arborist

Firm JERRY'S TREE SERVICE
 Project Arborist JERRY KALFOS
 Mailing Address PO BOX 7245
 City PETALUMA State CA _____ ZIP 94955-7245
 Phone 707-788-8264 Fax _____
 Email JERRYSTREES@COMCAST.NET
 Town of Ross Business License No. _____ Expiration Date _____

Other

Consultant WATSON HERITAGE CONSULTING - SHAYNE WATSON
 Mailing Address _____
 City MILL VALLEY State CA _____ ZIP _____
 Phone 408-472-8948 Fax _____
 Email SHAYNEWATSON@GMAIL.COM
 Town of Ross Business License No. _____ Expiration Date _____

Other

Consultant DMG ENGINEERING - SURVEY
 Mailing Address 30 OAKVILLE CT.
 City PLEASANT HILL State CA _____ ZIP 94523
 Phone 925-787-0463 Fax _____
 Email _____
 Town of Ross Business License No. _____ Expiration Date _____

SEE ATTACHED DOCUMENT

[illegible]

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.**

UNLIKE THE TYPICAL RECTANGULAR SHAPE OF THE PARCELS ALONG HILLGIRT DRIVE, THE PARCEL AT 1 HILLGIRT DR. IS IRREGULARLY SHAPED AS DESCRIBED BY ITS REAR LOT LINES IN A Y ORIENTATION AND NARROWING LOT WIDTH TOWARDS THE FRONT LOT LINE. THIS, COUPLED WITH THE PRESENCE OF ROSS CREEK RUNNING THROUGH THE REAR PORTION OF THE LOT, CREATES A HARDSHIP FOR CONFORMING TO THE FRONT, REAR, SIDE, AND CREEK SETBACKS. THE PROPOSED DESIGN AIMS TO ADDRESS THE HARDSHIP BY CONFORMING TO THE AVERAGE STREET FRONT SETBACK AND EXISTING SIDE AND REAR SETBACKS ESTABLISHED BY THE EXISTING BUILDING ON 1 HILLGIRT DRIVE AND ITS ADJACENT BUILDINGS. ADDITIONALLY, THE FACT THAT THE SIDE DECK, WHILE NOT CALCULATED AS EXISTING FLOOR AREA, DOES ADD VISUAL BULK AND MASS TO THE EXISTING BUILDING, WHICH COULD BE TAKEN INTO CONSIDERATION FOR THE NEW FLOOR AREA BEING PROPOSED.

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.**

GIVEN THE CIRCUMSTANCES OF THE SITE, DENYING THE VARIANCE WOULD NOT ALLOW FOR THE PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS ESTABLISHED BY THE EXISTING BUILDING'S SIZE AND LOCATION ON THE PROPERTY. FURTHER IT WOULD NOT ALLOW FOR THE DEVELOPMENT OF A HOME IN SIMILAR SIZE AND LOCATION AS ADJACENT PROPERTIES THEREBY DENYING THE OWNERS A PROPERTY RIGHT OTHER NEIGHBORS ENJOY. THE SHAPE OF THE LOT AND SETBACK LIMITS SIMPLY DO NOT ALLOW FOR THE PARCEL TO BE DEVELOPED IN A WAY THAT WOULD ALLOW FOR THE FULL ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS.

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 SETBACK VARIANCE ALLOWS FOR THE DEVELOPMENT OF THE SITE TO BE COMPATIBLE WITH
THE EXISTING AVERAGE FRONT SETBACK ESTABLISHED BY THE EXISTING BUILDING AT 1 HILLGIRT
DR AND THE NEIGHBORING STRUCTURES. DUE TO THE SPECIAL CIRCUMSTANCES OF THE SITE,
THE PROPOSAL BREAKS THE FRONT AND SIDE SETBACKS. WE'VE TRIED TO LIMIT INCREASING THE
SETBACK BREAKS BY PROPOSING THE NEW HOME TO BE POSITIONED SIMILARLY TO THE EXISTING
STRUCTURE. GIVEN THIS, WE DO NOT BELIEVE THE PROJECT WILL BE DETRIMENTAL TO THE PUBLIC
WELFARE OF INJURIOUS TO OTHER PROPERTIES IN THE NEIGHBORHOOD.

May 3, 2022, Revised May 6, 2022

Town of Ross

Planning Department
31 Sir Francis Drake Blvd.
Ross, CA 94957

Re: 1 Hillgirt Drive Planning Application
Project Description

Dear Sir or Madame,

We propose to construct a new 2 story single family residence at 1 Hillgirt Drive in the Town of Ross. The project, as generally described in our Planning Application Drawings update dated 5/3/2022 describes site work and the construction of a new single family residential custom home. The scope of work consists of the removal of the existing 2 story single family residence, detached garage, and accessory structure “the bunkhouse”, and replacement with a new 2 story residential custom home with attached 2-car garage and basement level accessory dwelling unit.

Permits Requested

- **A Demolition Permit is required pursuant to Ross Municipal Code (RMC) Section 18.50.020** because the project proposes demolition of more than 25% of the existing residence, in addition to demolition of the existing detached garage and detached accessory structure.
- **A Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020** because the proposed improvements result in demolition of more than 25% of the existing residence, grading for the new single-family residence will exceed 50 cubic yards, and a new single-family residence will be constructed.
- **A nonconformity permit is required pursuant to Ross Municipal Code (RMC) Section** which establishes the baseline allowable square footage for the parcel.
- **A Variance is required pursuant to RMC Chapter 18.48** to develop within the front and side yard setbacks, exceed allowable gross floor area and count the square footage of the existing entitled ADU into the proposed allowable gross floor area.

We have been working with Town of Ross staff to reconcile certain development standards on this project for several iterations pertaining to hoped for development of this parcel and we are excited to continue our work together to position our new custom home not only well within the context of the goals of our client/homeowner but also within the context as deemed appropriate by the Town.

As you will find in the following narrative this new home design proposal seeks to replace an existing 2 story home in a contemporary design idiom. The unique configuration of the parcel, topography, and neighborhood is not without challenge, what project has no challenge? The design team recognizes that it is not unusual for such overlap occur between internal constraints such as owner program and site conditions and external factors and constraints such as development standard, and overarching neighborhood contexts.

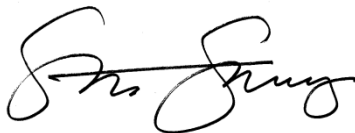
In anticipation of the discussion of this overlap, the design team presents this project: taken as a whole the team anticipated concerns to emerge on the basis of the variance sought (do no harm, be compatible with) by making decisions from the viewpoint of the neighboring properties' perspective.

Specific concern anticipated were classified and nicknamed by the design team and generally consist of certain "enhancements" (those things that make the place better than it is presently), and "mitigations" (those things that are simply a consequence of strict adherence of standard). The enhancements and mitigations were listed and prioritized: privacy, mass, height (putting mass and height together results in "bulk"), support existing "fabric" of the surrounding neighborhood.

We appreciate all the work and support Town staff has offered and contributed to the project team, their assistance thus far does much help bring this revised application closer to a successful approval.

Thank you for your consideration of this application. Detailed project narrative follows.

Sincerely,



Steve Swearingen, Architect

Project Summary for 1 Hillgirt Drive, Ross

Detailed summary of development covering where the project fits and aligns with Town of Ross Character and Design objectives, or not, as expressed in familiar Site Design and Building Design guideline terms. This narrative is organized into three sections Context, Site and Building.

1. Context

Located on a charming cul de sac, the 15,445 SF non-conforming lot is located in the R-1 B20 district.

The site is characterized by its location in a Moderate Street Relationship/Flat and Mild Slope context and has the unique but not uncommon feature that it borders a Minor Street Relationship/Moderate Slope.

One of the unique features of the particular neighborhood is that the parcel (and its two adjoining neighbors) is located directly across the roadway from a forested upslope made up of the backyards of parcels which front the neighboring street on the hill above. There is little in the way of a sense of development directly across the street which makes this particular neighborhood feel well off the beaten path of town. The rear of the irregularly shaped non-conforming parcel is bordered by the undulating Ross Creek.

Character Drivers

Character Drivers are said to have three distinct levels of view or points of observation: neighborhood, site and building.

Neighborhood Level

Hillgirt drive is a true hideaway. The relatively flat topography and forested setting holds homes visible on one side of the street facing backyards of neighboring semi visible homes fronting another street on a hill above. The roadway is pedestrian oriented without sidewalks. The subject lot is located between two homes featuring a landscape “screen edge” parallel with roadway. This edge spans the front of the subject parcel. Across street, lush natural landscape with few built elements. The curving roadway shortens any long view of the entire neighborhood along the streetscape while creating the opportunity for the proposed home to be perceived to be sitting off the side as if in its own pocket, ready to be discovered if only in a fleeting moment for any passerby, vehicular or pedestrian.

Site Level

Adjacent parcels feature differing site and building entry scenarios that are semi-concealed from the roadway. The respective homes have differing orientations from each other, some are centered on façade, some are side entry, and some are offset. In most cases, at pedestrian level, entry paths are semi-private thru the screen edge noted above while both feature an open roadway access for driveway vehicle access. Generally, property access from the street is located along the exiting roadway. Our proposal features a screen edge strategy to complement but not match neighboring solutions for pedestrian and vehicle access. The screen edge while compatible with the surrounding parcels is also a component in support of the priority of privacy.

Landscape elements in the proposal include modified landscape and hardscape throughout the site. The most striking feature of the parcel in the neighborhood is the quiet and seemingly perceptible ‘off the beaten path’ impact one perceives upon arrival at the Hillgirt cul de sac. This is fundamentally reinforced by the existing mature “planted edge” located along the two adjacent neighboring parcels

and further reinforced by the absence of any built structure at the same elevation at the parcel across the street.

The proposal features a planted wall in alignment with the existing mature planted edge with openings for pedestrian entry and vehicles. On the ground on site, permeable pavers shall be utilized for hardscape driveway and walkways. Landscape/softscape shall feature an arrangement of native low and medium groundcovers while preserving as much of the existing mature tall foliage tress as possible to remain in keeping with the more forested feel of the parcel and immediately neighboring parcels. Toward the rear of the parcel the emphasis of landscape design is focused toward maintaining the natural features of the adjacent creek, in keeping with design guidelines established by the Town of Ross for creeks.

Building Level

Proposal features a modern interpretation of dwelling and features contemporary massing that is articulated and flat roof forms. Exterior materials express a pairing of smooth and textured cement plaster siding with narrow frame clad windows. Horizontal banding to minimize a sense of overbearing vertical massing sets off the design. The neighboring homes feature traditional styling that include sloped roofs atop simple masses with natural colored wood shingle siding and painted wood windows.

2. Site

Site consists of a discussion concerning topography, building placement, building orientation, accessory building placement, garage and off-street parking, street edge and front yard design, hardscape, site lighting and vegetation management for fire control.

The Town of Ross obliges the applicant to apply for a nonconformity permit to establish the baseline allowable gross square footage for the parcel.

The Town of Ross obliges the applicant to apply for a demolition permit when demolition of more than 25% of an existing residence, and in combination with demolition of existing detached garages and detached accessory structures.

The Town of Ross obliges the applicant to apply for Design Review when proposed improvements result in demolition of more than 25% of an existing residence, grading for a new single-family residence is estimated to exceed 50 cubic yards, and when a new single-family residence will be constructed.

Topography

The site is relatively flat at the front and middle and abruptly descends in several steep and high terraces that appear to form the bank of an ancient creek over the rear third of the land. This area is lush with very mature trees and is mostly unbuildable.

Primary Building Placement

The site is presently occupied by an existing 2 story single family residence, detached garage and accessory structure “the bunkhouse” which will be removed in order to enable construction of the proposed new dwelling and ADU.

The most striking feature of the parcel is its rear boundary which is shaped by the undulating bank of Ross Creek. The shape of the topography and steep bank on side coupled with the resultant parcel setback and 25’-50’ creek setback guideline forms an angled intrusion into the heart of the site making building position positioning challenging at best.

Given the unique landscape and forested feeling of the immediate neighborhood, the configuration and size of the site is still not without challenge in balancing the work of locating a new custom home on a non-conforming parcel within zoning guideline while aligning with and maintaining the unique, picturesque, and private qualities discussed above.

To reconcile this challenge the proposed building placement proposes location of the building toward the front of the parcel in a portion of the zoning front setback. Considerate of context the nearest homes located on the two adjacent parcels form an irregular or non-uniform setback along the street edge. The proposed building is located within the range of setback established by the position of these two homes which reinforces the informal nature of the existing streetscape and provides some variety while reconciling a strict application of front yard setback guideline.

The Town of Ross obliges the applicant to apply for a variance to enable development within the front and side yard setbacks.

Primary Building Orientation

The proposed building claims, albeit momentarily if for the forested landscape, an orientation toward the front wall parallel with the street. The pedestrian friendly primary entrance is located at the center of the primary façade along a gated central pathway and is visually enhanced by a horizontal awning device on the front façade that forms the “entry porch”. The awning is a massing element that breaks up the front façade while hinting the existence of another pathway on site that leads between the garage and the front door. The “entry porch” awning is complimented with a glass sidelight that rises above the front door and awning.

ADU Placement

The proposed ADU is located uniquely below grade with a western orientation that opens onto a submerged garden court. It doesn’t get much more subordinate than this. In keeping with establishing

a primary-subordinate relationship between primary and accessory dwellings the entrance pathway to the ADU entry path is offset from centerline of the front of the house but like the primary entry features its own gated entry. Once on site, the pathway approaches the front of the home on the right side and descends a flight of steps to the garden court. One enters the ADU along the right-side façade of the primary dwelling a level below the street, well out of view.

Garage and off-street parking

Similar to the neighboring adjacent homes the proposed attached Garage is semi-screened by the screen edge of plantings along the edge of the roadway. While it is visible straight on the amount and degree of existing and proposed plantings conceals the approach similarly to other neighboring homes. The Garage is located rearward of the front parcel, behind the main front façade by approximately 15 feet. The Garage roof consists of an outdoor terrace accessible to the occupants of the home.

Site Connections

The proposal for this project is a not atypical configuration for driveway and pedestrian access. The driveway is distinguished by a narrowed opening or throat and automatic gate in materials complementary to the new home. Surface materials of the driveway surface feature permeable paving that stands in contrast to the blacktop asphalt in the roadway. On site, there is room for uncovered surface parking in front of the proposed 2-car garage.

Another important feature is pedestrian access. The primary pedestrian access is located in the center of the parcel street front and is demarcated with a person sized gate and adjacent panel with address number. Once inside the gate, the access to the front door is clearly visible.

Street Edge and Front yard Design

In keeping with the Town's distinct character of articulated and well landscaped front yards and in support of the existing "screen edge" that the site bridges between the two neighboring parcels, the composition of the street edge and front yard contains layering elements found in similar conditions in the neighborhood. In the case of this proposal, the pavement edge at the roadway gives way to low groundcover then low shrubs, a medium height site wall with openings for pedestrians and vehicles, and onward into the front yard proper with an edge of moderate shrubs, low ground cover that finally gives way to foundation plantings at the edge of the new home. The layering promotes a depth to the new bridging "screen edge" which when fully mature will promote the similar sense of concealment and privacy offered by the two adjacent parcels.

The new 4' high semi-permeable fence/wall at the front property line takes cues from the new home design in its expression and serves not only to delineate the front edge but also hint toward the diverse use of materials in the new home in a contemporary design language. Between the wall and the proposed planting materials a variety of visual access opportunities is afforded toward the new home from the street. In some cases, visual access is concealed or more private, in others, plantings and wall treatment give way to uninterrupted visual access as at the pedestrian and driveway gates. The

proposed new gates area designed to align with the new semi-permeable wall and plantings and will continue the developed “screen edge” despite their mobility.

Front yard design features low ground covers that compliment the home design. Planting selections originate from a viewpoint of drought tolerance and simple maintainability. The plantings as laid out create a layered look in keeping with contemporary design to compliment the home design. Existing mature foliage on site particularly in the front yard become the featured landscape focal points in the space.

At sides yards, the neighboring parcels feature mature varieties of planted and man-made materials which buffer the subject parcel. Proposed buffering along both side yard boundaries will complement the existing ones. The impact of the combination of new buffering plantings on the west-side side yard will have an impact on the public spaces on the main level of the new home (Family Room and Living Room). An elongated covered carport to the east of the east-side side yard is already well concealed with buffering planting so the effect of shading in the proposal is assumed to be minimal.

Hardscape

Hardscape paths and patios are proposed over the immediate building area the largest of which is the new driveway. Second to that hardscape would be the submerged garden court and finally the patio behind the garage and new Kitchen. Materials consist of permeable concrete paving articulated by typical use: a solid and unbroken area for the driveway and patios and isolated paving “stones” embedded in low ground cover and/or turf elsewhere.

Site Lighting

Lighting incorporated into the site plan is designed to compliment the home by integrating a combination of fixture types all derived to function as nighttime visual access for pedestrians and tastefully illuminate features of the design such as the address number front door and driveway opening after dark without causing undue attention or a condition of over lighting, particularly at the front of the home. The plan is to illuminate primary pathways with a combination of energy efficient low height downlighting along paths and modest wall mounted downlighting at doors. Fixtures selected feature downward orientation, cut-off shielding as well as electronic controls such as motion and timers to augment the impacts of the lighting scheme when in use. Selected lighting shall utilize warmer color rendition index technologies.

General planning on site shall conform with Vegetation Management Plan Strategies authored by Town of Ross.

3. Building

This discussion of the building considers building mass scale and articulation, roof form, materials and color palette, façade design, ADU design and sustainable building design.

The design proposes a new 2 story single family residence of 4,142 gross SF with a new 800 gross SF ADU. A building of this size on the subject parcel will have an FAR of 27%.

An outside analysis from Zillow data demonstrates that while the average parcel size for lots in the local area (26 lots were evaluated) is similar to the minimum lot size for the subject zone, the actual average FAR of 24% exceeds the allowable FAR in the development standard.

The Town of Ross obliges the applicant to apply for a variance to enable development that exceeds allowable gross floor area and counts the square footage of the existing entitled ADU into the proposed allowable gross floor area.

Mass Scale and Articulation

The proposed building is simple in mass and form for its contemporary style. The proposed building is similar in scale to adjacent buildings. Overall, massing is varied in order to reduce the perceived size of any building, this project is no exception. In order to establish a sense of human scale it is essential to reduce or remove areas of seeming endless unarticulated façade or visual monotony.

Comparing adjacent homes certain characteristics are important to consider and height and width stand out as the most important. While the styling of the proposed home is different from its neighbors the height and width are similar.

Naturally Development on an established lot which is smaller than its conforming neighbors will by default “appear” larger or bulkier with respect to neighbors. Therefore, massing at all four facades takes on a need to reduce or minimize any sense of bulkiness in order fit in with the neighborhood. This is most important at the front of the proposed home.

The front wall features vertical and horizontal offsets, a balcony, horizontal awnings, roof overhangs and varying materials to reduce the perceived mass. The side walls feature various articulation strategies to soften and minimize mass and compliment the spaces between the adjacent houses. At the West-side side wall the façade undulates vertically forming two distinct masses out of one larger one. At the East-side side wall the massing is terraced, first the Garage, then the master bathroom, finally the stairway. At the rear, massing strategies feature horizontal and vertical offsets, varying materials, a balcony and roof overhangs to reduce the impact of over massing. The Homeowner seeks to optimize the size of the house in comparison with the parcel size.

Roof Form

It is not uncommon for the roof of a contemporary home design to be flat or read as flat. Flat roofs are not as common in the context of this proposal as sloped roofs but this does not remove the possibility that mass can be articulated with a flat roof. The proposal features such a strategy. As a compliment to

the articulation of building massing discussed above, the proposed roof forms serve the purpose of downplaying the sense of mass by literally “capping” and truncating mass elements of the home. Varying the heights is essential. One big flat roof wouldn’t suffice because that strategy literally dramatizes the mass below it instead of celebrating the littler parts. The overall effect is likened to a cascade effect: where the height of a superlative mass give way to a lower height subordinate which in turn gives way to an even lower one and so on.

As our proposal shows, a variety of differing heights, not dissimilar to a variety of similarly sloped gables or dormers of differing height serve to break up and articulate masses in differing and interesting ways. Flattening the roof does afford the opportunity to increase building area to a degree so building height becomes an important factor to confront.

Building Height

Town development standards mandate 30 Ft maximum building height in the zone for this project. The proposed project aligns with this standard and features varying building heights of several roof forms that cap the various masses of the home. At the front of the home the perception is that there are two or three differing building heights. Left, a sort of stepping from the Garage roof toward the middle; at rear a hi-lo sense is expressed, and at the right side yet another version of hi-lo features a middle ground expression.

The proposal drawings indicate the relationship of the height of the roofs is comparably similar to the two neighboring homes.

Materials and Color Palette

The exterior materials for the new residence consist of two types of cement plaster (stucco) cladding, on smooth and one textured which are applied to create visual interest and contrast in order to downplay any sense of overbearing mass of the building. Fenestration is characterized by floor-ceiling windows and doors with refined dark colored trim. Aluminum clad fascia characterizes the edges of awnings and roof overhangs featuring natural cedar paneled soffits. The awnings further create horizontal planes which form a complement to the cement plaster clad masses and tall windows to help visually ground the building into its context. This material selection embraces the town’s sentiments for high-quality construction while contributing to the diversity of architectural styles.

The use of white stucco in the facade is subdued by area, offering a contrast from the complimentary textured taupe and further refined by the fact of corners and turning of the façade planes themselves.

Façade Design

Sometimes as in this proposal, the expression of the use of interior space is translated to the exterior massing. This is not overt typically, it simply happens. The fundamental expression of this occurs at the entry where the door and sidelights literally form a cleft in the mass which is strategically located to

identify the entrance while it subdivides the larger form of the home into two smaller opposing masses. This fenestrated cleft forms the first glimpse of visual permeability into the more public realms of the home.

Entry Doors and Windows

The two opposing masses flank the entry which is centered in the main façade with a covered awning that forms a modern covered porch. The front door is nestled into the center of the 'cleft' described above under the entry awning, easily recognizable in proportion with and in contrast to the remaining façade. All other exterior doors subordinate to the entry door. The opposing masses are further articulated with fenestration patterned in a hierarchical logic describing higher and lower use (a living room, a dining room a bedroom a closet or bathroom perhaps). The base logic obliges any room to have natural light; the more superior the room the greater the light. The pattern repeats forming a sort of musical rhythm across the façade on all four sides of the home.

Architectural Detailing

From top down, roof fascia elements form overhangs of varying depths that enable the differing masses to take on their own unique yet familial character withing the whole. Depending on time of day and overcast the overhangs cast shadows onto the various facades to further characterize the form of the home. Horizontal roof plans located at mid-level accent the primary upper roof forms and play a role in to further definition the "layers" of each of the character masses. Walls above a certain level take on differing materials and, in some cases, differing thicknesses to accent changes in material color or texture. Overall fenestration detail is inset with little trim which enables the field material to stand on its own forming a type of simple but not austere ornamental language. The sum of the elements form a conspiracy of simplicity carrying forth a contemporary idiom in celebration of a modern take on materials, very little trim, very much a celebration of craftsman execution of work.

ADU design

Nestled at the basement level the ADU takes on a life of its own adjacent to the sunken garden court. Keeping the exterior façade similar to the primary residence subordinates the ADU thru the phenomenon of camouflage. After the decent from ground level to the garden court, the occupant is immediately immersed in a realm defined on three sides by hanging vines and fig and the west façade of the home. A tertiary version of the roof overhang punctuates the entry portal located on the west facade, which is well concealed from the more public realm at the ground plane some distance above. Similar to the hierarchical logic of the window system described above a larger series of windows locates the living of the ADU confronting the garden court while secondary versions of the same articulate the sleeping and bathing spaces.

Sustainable Building Design

The proposal intends to utilize state of the art technology in meeting Sustainable Building Design objectives. Materials will be sourced locally and energy generating features such as solar panels will be

located strategically to optimize energy production without compromising design focus. Fenestration shall take advantage of passive cooling / cross ventilation practices and roof overhangs to minimize cooling load. Heating and cooling shall feature heat pump technology.

End of Narrative.



AGREEMENT FOR PAYMENT OF APPLICATION FEES

Application fees for certain applications and services provided by the Planning Department are charged on a deposit/at cost basis. The fees noted in the fee schedule are minimum fees to be paid at the time of application filing and function as a retainer. This agreement acknowledges the property owner's agreement in advance of processing the application to reimburse the Town of Ross for all costs, both direct and indirect, associated with the review and processing of the accompanying application(s) with respect to the property located at:

1 Hillgirt Drive, Ross, California, 94957.

Assessor's Parcel Number(s): 073-151-09

Reimbursable costs include, but are not limited to, all services provided by the Town of Ross as well as the cost of retaining and managing professional and technical consultant services and any services necessary to perform the functions related to review and processing of the application. The Planning Department reserves the right to require the payment of additional fees if the costs associated with the processing of the application(s) exceed the fees that have been submitted.

Costs typically include all Town staff time for reviewing project plans and other materials submitted with the application, conducting research and site inspections, meeting with the project applicant, other agency staff, and interested parties, photocopying documents, and preparing and mailing correspondence, reports, and public notices.

The applicant may be billed periodically for additional retainer fees during the processing of the application, and fees must be paid to the Town of Ross within 10 days of receiving the invoice unless a longer submittal period is agreed upon. This agreement also signifies the owner's understanding that nonpayment of the fees will result in the temporary or permanent cessation of processing of the application until the proper fee amount has been submitted. Nonpayment of the fees may also result in the denial or withdrawal of the application, an order to cease further work, or withholding of the issuance of further permits, plan checks, inspections, and other administrative processing functions until all required fees have been paid. Upon completion of the application review process, any unused portion of the retainer fees will be refunded. Refunds will be paid to the applicant of record listed in the Planning Application Form regardless of whether the original retainer fee and any subsequent retainer fees were paid by other parties.

By signing below, I certify that I have read and understood the terms of this agreement, including the attached Retainer Policies for the Town of Ross.

DocuSigned by:

Simon Katz

Signature of Property Owner

2/1/2022

Date

Planning Department Retainer Policies

1. Fees for specified applications noted on the fee schedule are charged on a deposit/at cost basis. The fees noted in the fee schedule function as a retainer and represent minimum fees to be paid at the time of application filing to cover the Town's cost of review. A signed agreement for payment of application fees between the Town and the property owner shall be required at the time of application filing. Should actual costs exceed the amount of the fee, the owner will be billed for additional costs.
2. Services will be billed at a rate of \$197 per hour, except services provided by professional and technical consultant services under contract to the Planning Department will be billed at the actual fee charged to the Planning Department plus overhead.
3. Should the actual costs exceed the amount of the retainer, work on the project will be halted and the owner will be billed for additional costs. Nonpayment of the fees may also result in the denial or withdrawal of the application, an order to cease further work, or withholding of the issuance of further permits, plan checks, inspections, and other administrative processing functions until all required fees have been paid.
4. The Planning Manager may defer the collection of the fees as a condition to issuance of the building permit if it is found necessary to issue the permit immediately to protect the public health and safety.
5. Time spent on the application will be tracked in minimum 15-minute increments.
6. An invoice for payment of additional retainer fees will be issued when the balance of the retainer fees drops below \$1,000. The amount of the additional retainer will be based on a good faith estimate of the anticipated projects costs for the duration of the permit processing. A subsequent, updated invoice may be issued if changes to the project or other factors are encountered that will change the scope or length of time needed to process the application(s).
7. Fees shall be paid in full at the time of application submittal to the Town. Where a project requires more than one permit, 100% of the highest base fee shall be collected and all subsequent base fees will be collected at 50% of the published fee. The term "base fee" refers to regular Planning permit fees.
8. Interest will not be calculated on the daily balance of any unused deposit.
9. If a request for withdrawal is made before the first public hearing or the decision on the application, all unused portions of the retainer fee will be refunded.
10. A minimum fee of \$191 to cover administrative and accounting expenses incurred by the department will be charged if a request for withdrawal of an application is made prior to the initiation of the application processing by the planner.



PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:

President

Countersigned By:

Authorized Officer or Agent



Attest:

Secretary



Fidelity National Title Company

ISSUING OFFICE: 11050 Olson Drive, Suite 200, Rancho Cordova, CA 95670

FOR SETTLEMENT INQUIRIES, CONTACT:

Fidelity National Title Company
770 Tamalpais Drive, #306 • Corte Madera, CA 94925
(415)925-0130 • FAX

***Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference***

PRELIMINARY REPORT

Amendment B

Title Officer: Jeff VanValer
Email: jvanvaler@fnf.com
Title No.: FMNA-6011801587-JV

Escrow Officer: Donna DiBasilio
Email: donnad@fnf.com
Escrow No.: FMNA-6011801587-DD

TO: Vanguard Properties
1118 Magnolia Avenue
Larkspur, CA 94939
Attn: Jennifer Bowman

PROPERTY ADDRESS(ES): 1 Hillgirt Drive, Ross, CA

EFFECTIVE DATE: January 2, 2019 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)
ALTA Expanded Coverage Residential Loan Policy 2013

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Paul L. Kingsley, Trustee of the Paul L. Kingsley Revocable Trust, a sub-trust of The Kingsley Family Trust dated March 12, 1987

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 073-151-09

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWN OF ROSS, COUNTY OF MARIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 14 AND THE NORTHEASTERLY ONE-HALF OF LOT 15, AS SHOWN ON THE MAP ENTITLED "FERNHILL PARK" FILED MAY 11, 1915 IN BOOK 4 OF MAPS, PAGE 86, MARIN COUNTY RECORDS.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 006-000
Tax Identification No.: 073-151-09
Fiscal Year: 2018-2019
1st Installment: \$2,088.52, Paid
2nd Installment: \$2,088.52, Open
Exemption: \$7,000.00
Land: \$79,172.00
Improvements: \$85,637.00
Personal Property: \$0.00

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
4. Said land is located within the boundaries of the Energy Independence Program in accordance with Section 5898.22 of Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code, as shown on a map recorded

Recording Date: 08/28/2015
Recording No.: 2015-0041880, of Official Records

5. Matters contained in that certain document

Entitled: Agreement
Executed by: John Martin, Abbie Martin, James A. Carr and Lissette M. Carr
Recording Date: April 22, 1924
Recording No.: Book 39, Page 234, of Official Records

Reference is hereby made to said document for full particulars.

6. A homestead declaration

Executed by: Paul L. Kingsley and Rembert Kingsley
Recording No.: 32873, Book 1508, Page 146, of Official Records

EXCEPTIONS
(continued)

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,050,000.00
Dated: February 2, 2015
Trustor/Grantor: Paul L. Kingsley, Trustee of the Paul L Kingsley Revocable Trust, a Sub-Trust of the Kingsley Family Trust dated March 12, 1987
Trustee: David M. Hellman
Beneficiary: Paul L. Kingsley, Trustee of the Paul L Kingsley Bypass Trust, a sub-trust of the Kingsley Family Trust dated March 12, 1987
Loan No: Not Shown
Recording Date: January 22, 2016
Recording No.: 2016-0002892, of Official Records

Said deed of trust or the deed(s) of trust recorded concurrently therewith have no recitals that would indicate the relative priority between said instruments.

8. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$450,000.00
Dated: January 18, 2016
Trustor/Grantor: Paul L. Kingsley, Trustee of the Paul L Kingsley Revocable Trust, a sub-trust of the Kingsley Family Trust dated March 12, 1987
Trustee: David M Hellman
Beneficiary: Bruce Kingsley
Loan No: Not Shown
Recording Date: January 22, 2016
Recording No.: 2016-0002893, of Official Records

Said deed of trust or the deed(s) of trust recorded concurrently therewith have no recitals that would indicate the relative priority between said instruments.

9. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

EXCEPTIONS
(continued)

END OF EXCEPTIONS

NOTES

- Note 1.** Note: The Company is not aware of any matters which would cause it to decline to attach CLTA Endorsement Form 116 indicating that there is located on said Land a Single Family Residence, known as 1 Hillgirt Drive, Ross, California, to an Extended Coverage Loan Policy.
- Note 2.** Note: This property does not meet the criteria for an ALTA Homeowner's Policy to be issued.
- Note 3.** Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- Note 4.** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
- Note 5.** If a county recorder, title insurance company, escrow company, real estate agent or association provides a copy of the declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold faced typed and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 6.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.
- Note 7.** Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

NOTES
(continued)

- Note 8.** Pursuant to Government Code Section 27388.1, as amended and effective as of 1-1-2018, a Documentary Transfer Tax (DTT) Affidavit may be required to be completed and submitted with each document when DTT is being paid or when an exemption is being claimed from paying the tax. If a governmental agency is a party to the document, the form will not be required. DTT Affidavits may be available at a Tax Assessor-County Clerk-Recorder.
- Note 9.** The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.

END OF NOTES



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:

<http://www.fbi.gov>

Internet Crime Complain Center:

<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE
Revised May 1, 2018

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF", "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

Browsing Information. FNF may automatically collect the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or mobile device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

How Personal Information is Collected

We may collect Personal Information about you from:

- information we receive from you on applications or other forms;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

How Browsing Information is Collected

If you visit or use an FNF Website, Browsing Information may be collected during your visit. Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to other websites. FNF is not responsible for the privacy practices or the content of any of those other websites. We advise you to read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may make disclosures of your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Please see "**Choices With Your Information**" to learn the disclosures you can restrict.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to guard your Personal Information. We limit access to nonpublic personal information about you to employees who need to know that information to do their job. When we provide Personal Information to others as discussed in this Privacy Notice, we expect that they process such information in compliance with our Privacy Notice and in compliance with applicable privacy laws.

Choices With Your Information

If you do not want FNF to share your information with our affiliates to directly market to you, you may send an "opt out" request by email, phone, or physical mail as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about you creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are meant for adults and are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except (1) as required or authorized by contract with the mortgage loan servicer or lender, or (2) as required by law or in the good-faith belief that such disclosure is necessary to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The revised Privacy Notice, showing the new revision date, will be posted on the FNF Website. Each time you provide information to us following any amendment of this Privacy Notice, your provision of information to us will signify your assent to and acceptance of the terms of the revised Privacy Notice for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, send your requests via email to privacy@fnf.com, by phone to (888) 934-3354, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ATTACHMENT ONE

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ATTACHMENT ONE (CONTINUED)

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

ATTACHMENT ONE (CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.]
7. [Variable exceptions such as taxes, easements, CC&R's, etc., shown here.]

ATTACHMENT ONE (CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

FNF Underwritten Title Companies

CTC – Chicago Title Company
CLTC – Commonwealth Land Title Company
FNTC – Fidelity National Title Company
FNTCCA – Fidelity National Title Company of California
TICOR – Ticor Title Company of California
LTC – Lawyer's Title Company

Underwritten by FNF Underwriters

CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
FNTIC – Fidelity National Title Insurance Company
CTIC – Chicago Title Insurance Company
CLTIC – Commonwealth Land Title Insurance Company

Available Discounts

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENTS ON SUBSEQUENT POLICIES (CTIC, FNTIC)

Where no major change in the title has occurred since the issuance of the original report or commitment, the order may be reopened within twelve (12) to thirty-six (36) months and all or a portion of the charge previously paid for the report or commitment may be credited on a subsequent policy charge.

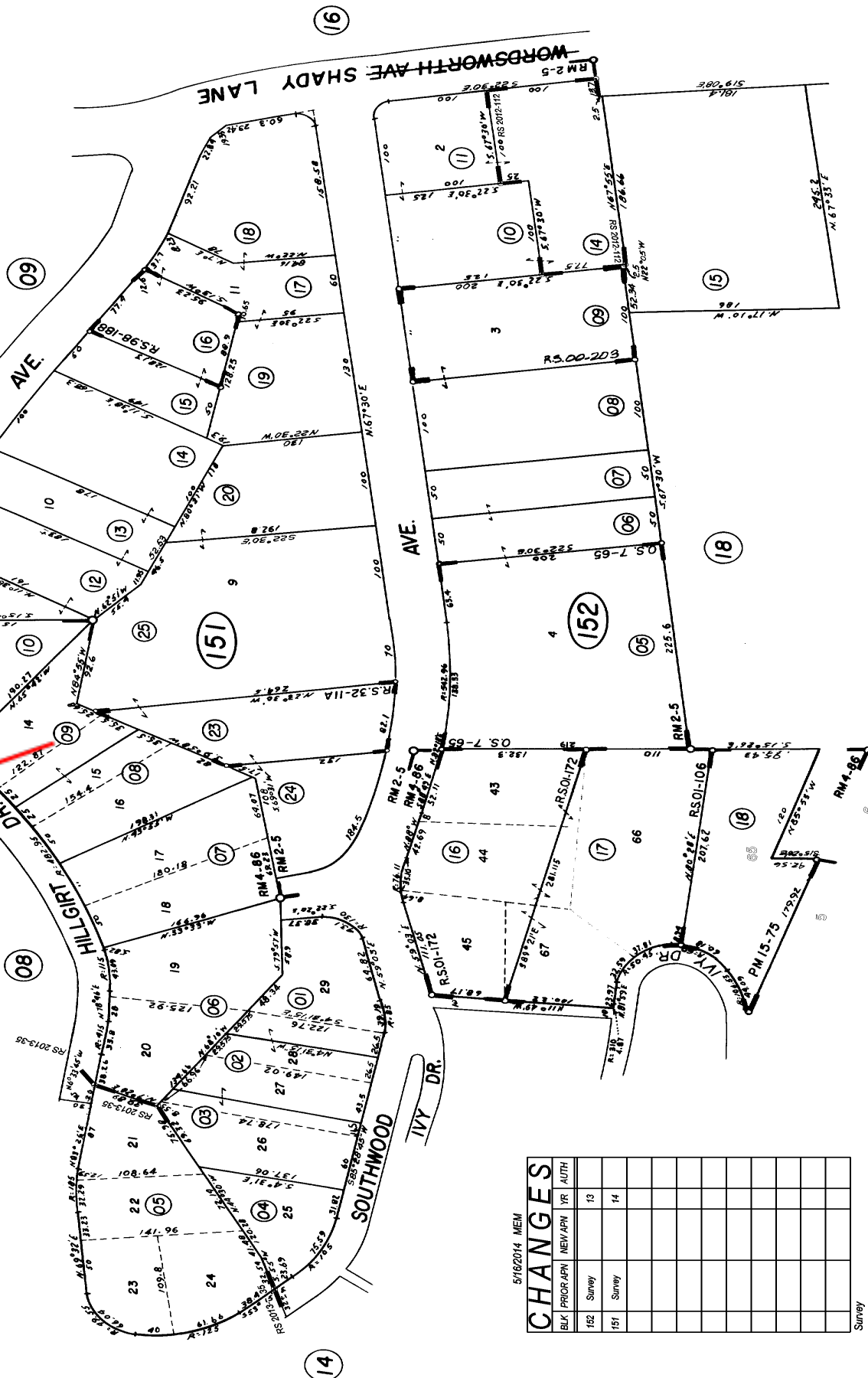
DISASTER LOANS (CTIC, CLTIC, FNTIC)

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be thirty-two percent (32%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

PIQ

[illegible]

TOWN OF ROSS
Assessor's Map Bk.73 -Pg.15
County of Marin, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Map of Fern Hill Tract, R.M. Bk. 2 Pg. 5
Map of Fernhill Park, R.M. Bk. 4 Pg. 86

1 Hillgirt - FAR Analysis of neighboring parcels					
Address	Total SQFT	Total Size Of Lot SQFT	Ratio	Acre	43,560
11 Circle Drive	7,895.00	84,506.00	0.09	1.94	84,506
12 Cirice Drive	3,281.00	16,552.00	0.20	0.38	16,553
2 Hillgirt Drive	2,954.00	14,810.00	0.20	0.34	14,810
1 Hillgirt Drive	3,342.00	15,445.00	0.22	0.35	15,444
17 Norwood	3,003.00	17,424.00	0.17	0.40	17,424
3 Hillgirt (5br 3bath)	2,312.00	14,810.00	0.16	0.34	14,810
8 Southwood Ave	4,812.00	40,075.00	0.12	0.92	40,075
10 Southwood Ave	2,341.00	13,939.00	0.17	0.32	13,939
7 Circle Drive	1,803.00	16,177.00	0.11	0.37	16,177
12 Southwood Ave	2,520.00	12,632.00	0.20	0.29	12,632
7 Hillgirt	3,750.00	23,522.00	0.16	0.54	23,522
15 Norwood Dr	1,427.00	6,011.00	0.24	0.14	6,011
11 Norwood Dr	2,103.00	11,761.00	0.18	0.27	11,761
9 Norwood Dr	1,581.00	9,365.00	0.17	0.21	9,365
7 Norwood Dr	3,609.00	16,552.00	0.22	0.38	16,552
10 Norwood Dr (5 Bdr 3.5Ba)	4,000.00	14,810.00	0.27	0.34	14,810
6 Norwood Dr 3 Br 3 Bath	2,286.00	6,838.00	0.33	0.16	6,838
3 Norwood Dr	1,738.00	8,886.00	0.20	0.20	8,886
83 Shary Lane	2,500.00	4,582.00	0.55	0.11	4,582
84 Shady Lane	2,158.00	11,761.00	0.18	0.27	11,761
88 Shady Lane	2,520.00	12,191.00	0.21	0.28	12,191
61 Bolinas Dr (Recent Remodel 6BD 4BATH)	3,628.00	6,878.00	0.53	0.16	6,878
15 Fernhill 5bd 5bath	3,385.00	16,988.00	0.20	0.39	16,988
2 Shaney Lane	2,746.00	11,761.00	0.23	0.27	11,761
18 Olive Ave 6bd 5.5 bath	3,875.00	7,492.00	0.52	0.17	7,492
109 Lagunitas	2,470.00	8,250.00	0.30	0.19	8,250
115 Lagunitas	3,400.00	8,494.00	0.40	0.19	8,494
Notes:					
1. Total Lot Size and Bldg SQFT source: Zillow - assumes sf noted is 'saleable' living space - this number is generally lower than regulated FAR					
2. Adjacent Parcel		aka "block"			
3. Average FAR	0.24	of all identified parcels			
4. Average Lot SF	19,645	average lot size of identified parcels			
5. Average FAR at block	0.16	of block parcels			
6. Average Lot SF at block	19,645	average size of block parcel			

May 6, 2022

Town of Ross

Planning Department
31 Sir Francis Drake Blvd.
Ross, CA 94957

Re: 1 Hillgirt Drive Planning Application
Mandatory Findings for Variance Applications

Dear Sir or Madame,

We propose to construct a new 2 story single family residence at 1 Hillgirt Drive in the Town of Ross. The project, as generally described in our Planning Application Drawings update dated 5/3/2022 describes site work and the construction of a new single family residential custom home. The scope of work consists of the removal of the existing 2 story single family residence, detached garage, and accessory structure “the bunkhouse”, and replacement with a new 2 story residential custom home with attached 2-car garage and basement level accessory dwelling unit.

- **A Variance is required pursuant to RMC Chapter 18.48** to develop within the front and side yard setbacks, exceed allowable gross floor area and count the square footage of the existing entitled ADU toward allowable gross floor area of the primary dwelling.

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.***

Topography influences the development. The site is ostensibly flat in the front portion of the parcel, however the topographic influence of the adjacent creek bank is significant. The resultant terracing and retaining systems which resolve the elevational difference between the level portion of the site and the base of the creek bank is formidable and comprises the rear 1/3rd of the site.

Small lot size for the zoning. Existing Lot size is 15,445 SF. Conforming lot size is 20,000 SF. Coupled with the unbuildable rear 1/3 of the site, a subsection of the rear area has been aptly nicknamed “the back triangle” and consists of land that while bucolic in its nature, impinges on the utility of what remains usable/buildable land available. Options for building placement are very limited.

Irregular lot shape. Irregular shape in this case has a dramatic impact on buildable area and building placement. The configuration of the rear parcel lines that influence setbacks not only reduce buildable area but also constrain building placement opportunities. This condition is exacerbated by the non-parallel nature of the side yards which become narrower toward the front property line. A comparably sized lot with a regular (rectangular) shape offers more buildable area and thus more options for conformity with a zoning standard.

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.*

Strict adherence with development standard removes the opportunity for the owner to achieve a level of development that is correspondingly equivalent with the levels of development opportunity available and enjoyed in some cases by neighboring parcels less constrained (by combinations in this case of topography, lot size and lot shape).

An informal but informative analysis of surrounding parcels considering lot size and published gross living area square footage revealed that average lot size in the neighboring context is similarly non-conforming [smaller lot] like that of the proposal, while on average the Gross Floor Area is higher than standard. This discovery is apt for discussion in any case but is intended to be read as a case that supports the existence of substantial property rights enjoyed by neighboring parcels.

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.*

Clearly and obviously the variance seeks to enable an amount of development on this smaller parcel that enables development equitable with amenity and attributes of neighboring development. The existence of the special circumstances and substantial property rights discussed above describe the necessity for some level of exception to strict adherence of the development standards.

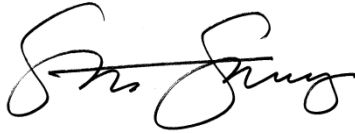
Consequently, concerns surrounding the naming of impacts or incompatibility, if any, of proposed development on nearby properties can emerge as any development on any atypical, constrained site where the occupant owner seeks to develop to the same level of amenity as neighboring development may occur.

The proposal's building design taken as a whole anticipates such concerns (do no harm, be compatible with) by making decisions from the viewpoint of the neighboring properties' perspective. The specific items of anticipated concern were nicknamed by the design team and consist of certain "enhancements" (those things that make the place better than it is presently), and "mitigations" (those

things that are simply a consequence of strict adherence of standard). The enhancements and mitigations are listed and prioritized: privacy, mass, height (putting mass and height together results in "bulk"), support existing "fabric" of the surrounding neighborhood. The application of this perspective in approaching the actual design of the proposed building is what removes any kind of "harm" and stimulates even more compatibility than what currently stands aboard the site presently.

We appreciate your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Swearingen", with a stylized, flowing script.

Steve Swearingen, Architect

ATTACHMENT 4

EDWARD G. ZAMPA

June 14, 2022

Rebecca Markwick
Planning & Building Director

Re: #2 Shelgrit

Dear Rebecca,

The current story poles indicate
code violations as to minimum
sides of 15 feet, and building coverage
of 20%.

We object to these proposed
violations and may have further
comments after review of actual
plans. Thank you for your time.

Sincerely,
Ed and Betty Zampa (adjacent property)
415 457-7720

1 Hillgirt Drive
Ross CA 94957

May 3, 2022

RE: 1 Hillgirt Drive
Neighborhood Outreach Letter

Dear Town Of Ross,

We have been in communication with my neighbors near 1 Hillgirt Drive via in-person, emails, texts, and phone calls in the past several months all the way up to this past week. During these communications, we discussed the next phase of our submission to finally clean up the property with new development.

Every single neighbor we have spoken to is eager and excited for us to continue the project and hopefully start development. Our most eager neighbor, Sharron, is constantly texting and asking for updates for us to start the project to provide privacy, which we agreed to do with our formal approval and development.

Betty and Ed Zampa have also stressed some privacy along their property line, which we were able to maintain with the landscaping that is existing. We have informed them we are putting the garage on a level with their built carport, which is actually farther off the proper line than our existing garage that will be taken down. I have also mentioned to the Zampas that we would cover the privacy fence along our property line and have more landscaping there as well.

Both neighbors on either side have stressed privacy and we assured them that we would like to have privacy as well. With Sharon, we will be planting plenty of landscaping along our property line to cover up her home as well.

Since our last submission, I have discussed with our neighbors the height of the new designs being slightly shorter to accommodate their height levels as well as tapering to increase height more in the middle of our home. With most neighbors, I have also discussed having or continuing the bushes on our property to hide the home behind landscaping and the positioning of the home on our weird-shaped lot.

We have also spoken to Neighbors at 2 Hillgirt, and further down Hillgirt street on numerous occasions letting them know that we are near a final submission. All of the neighbors also have my contact information including email and mobile and have received a PDF bio of our family.

Our neighbors near 1 Hillgirt Dr are looking forward to having the parcel finally developed instead of sitting abandoned.

Sincerely,

Veronica and Simon Katz

Simon Mobile: 415-710-5907

Simon Email: simonbkatz@gmail.com

Veronica Mobile: 650-290-3242

Veronica Email: veronicalkatz@gmail.com