

Item No. 5



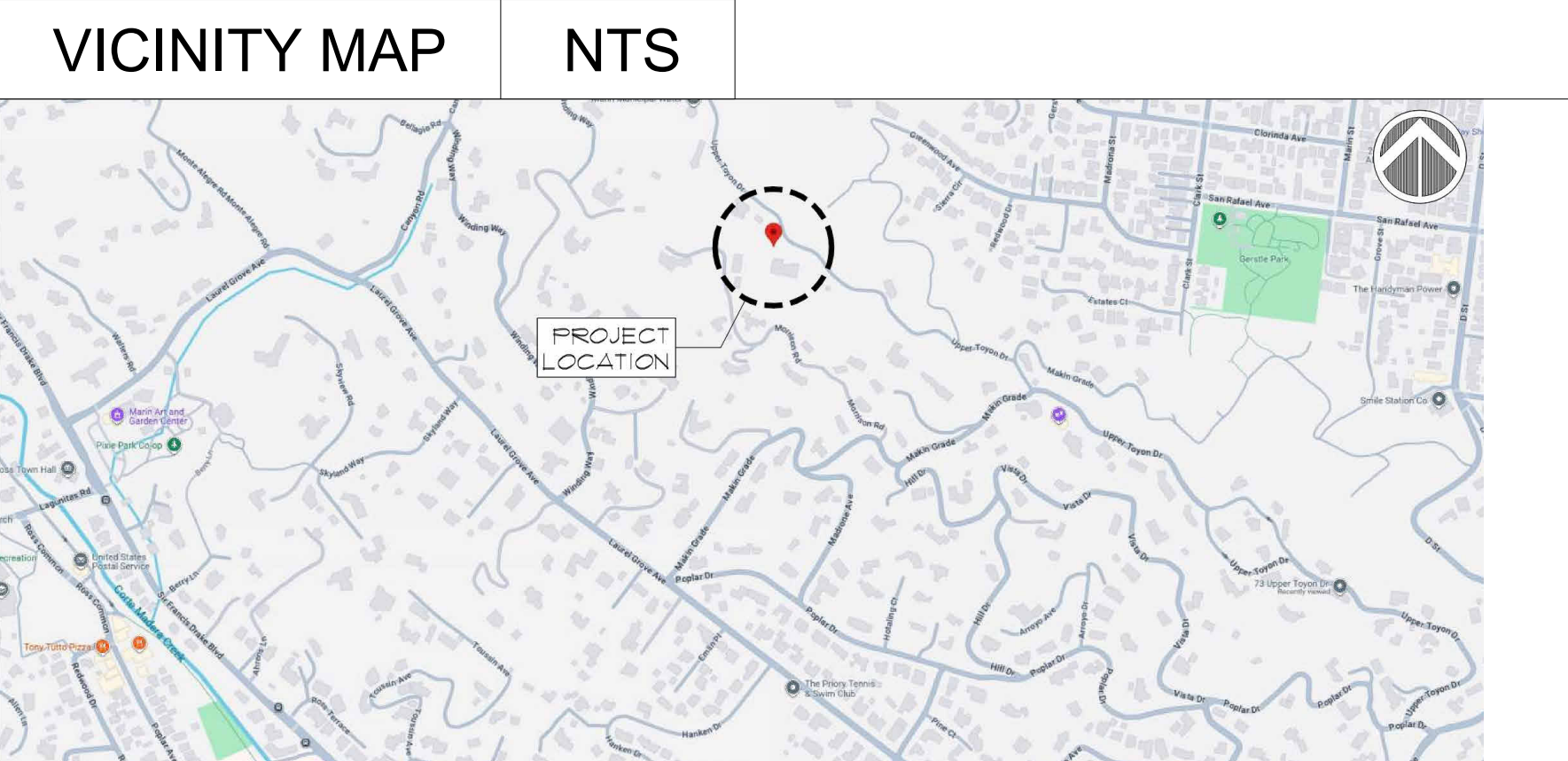
DRAWING INDEX	
SHEET NUMBER	Sheet Name
CS	COVER SHEET
C102	SURVEY
C101	COUNTY PARCEL MAP
C100	SITE PLAN
D100	EXISTING TO BE DEMO
A104	BASEMENT PLAN
A105	BASEMENT DIMENSION PLAN
A100	FIRST FLOOR PLAN
A101	FIRST FLOOR DIMENSION PLAN
A102	SECOND FLOOR PLAN
A103	SECOND FLOOR DIMENSION PLAN
A106	ROOF PLAN
A300	ELEVATION
A400	SECTIONS
A600	DOOR AND WINDOW SCHEDULE
A901	CONCEPTUAL RENDERS
A902	CONCEPTUAL RENDERS
A903	CONCEPTUAL RENDERS

ARCHITECT - HERITAGE ARCHITECTURE
GREG GODSEY
877-354-2276
GREG@HERITAGEBARN.S.COM

STRUCTURAL ENGINEER - STRUCTURAL DESIGN GROUP
BRIAN HARTLEY
707-284-3641
BRIANH@S-D-G.NET

MECHANICAL ENGINEER - TRADEWINDS
CHRIS WIEBOLDT
(254) 799-1326
CHRIS@MANUALJDESIGN.COM

CIVIL ENGINEER - STC DESIGN & ENGINEERING
SEAN CONDRY
415-306-6142
SCONDRY001@STCDAE.COM



APPLICABLE CODES

CALIFORNIA BUILDING CODE	2022 EDITION
CALIFORNIA RESIDENTIAL CODE	2022 EDITION
CALIFORNIA FIRE CODE	2022 EDITION
CALIFORNIA PLUMBING CODE	2022 EDITION
CALIFORNIA ELECTRICAL CODE	2022 EDITION
CAIFORNIA MECHANICAL CODE	2022 EDITION
CALIFORNIA GREEN BUILDINGS STANDARD CODE	2022 EDITION
CALIFORNIA ENERGY CODE	2022 EDITION
MARIN COUNTY CODE	SUPPLEMENTAL 2024 EDITION

PROJECT DATA

EXISTING	PROPOSED
OCCUPANCY CLASSIFICATION:R-1	OCCUPANCY CLASSIFICATION:R-1
TYPE OF CONSTRUCTION:V-B	TYPE OF CONSTRUCTION:V-B
ZONING:R1_B-5A	ZONING:R1_B-5A
CURRENT USE:SINGLE FAMILY DWELLING	PROPOSED USE:SINGLE FAMILY DWELLING
LOT SIZE:66612 SQFT.	LOT SIZE:66612 SQFT.
FLOOR AREA:737 SQFT.	FLOOR AREA:2875 SQFT.
NUMBER OF STORIES:1 STORY	NUMBER OF STORIES:2 STORY + BASEMENT
YEAR BUILT:1959	YEAR BUILT:2026
WILDLAND INTERFACE:YES	WILDLAND INTERFACE:YES

SCOPE OF WORK

COMPLETE DEMOLITION OF EXISTING 1 STORY HOUSE 737 SQFT.
PROPOSED 2 STORY + BASEMENT HOUSE OF 2875 SQFT.

ADDRESS

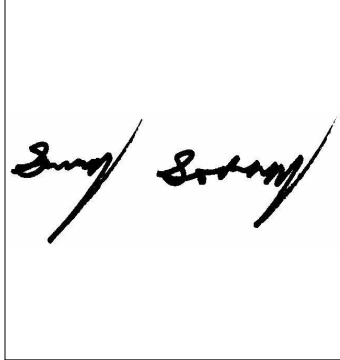
325 UPPER TOYON DR
ROSS, CA 94951



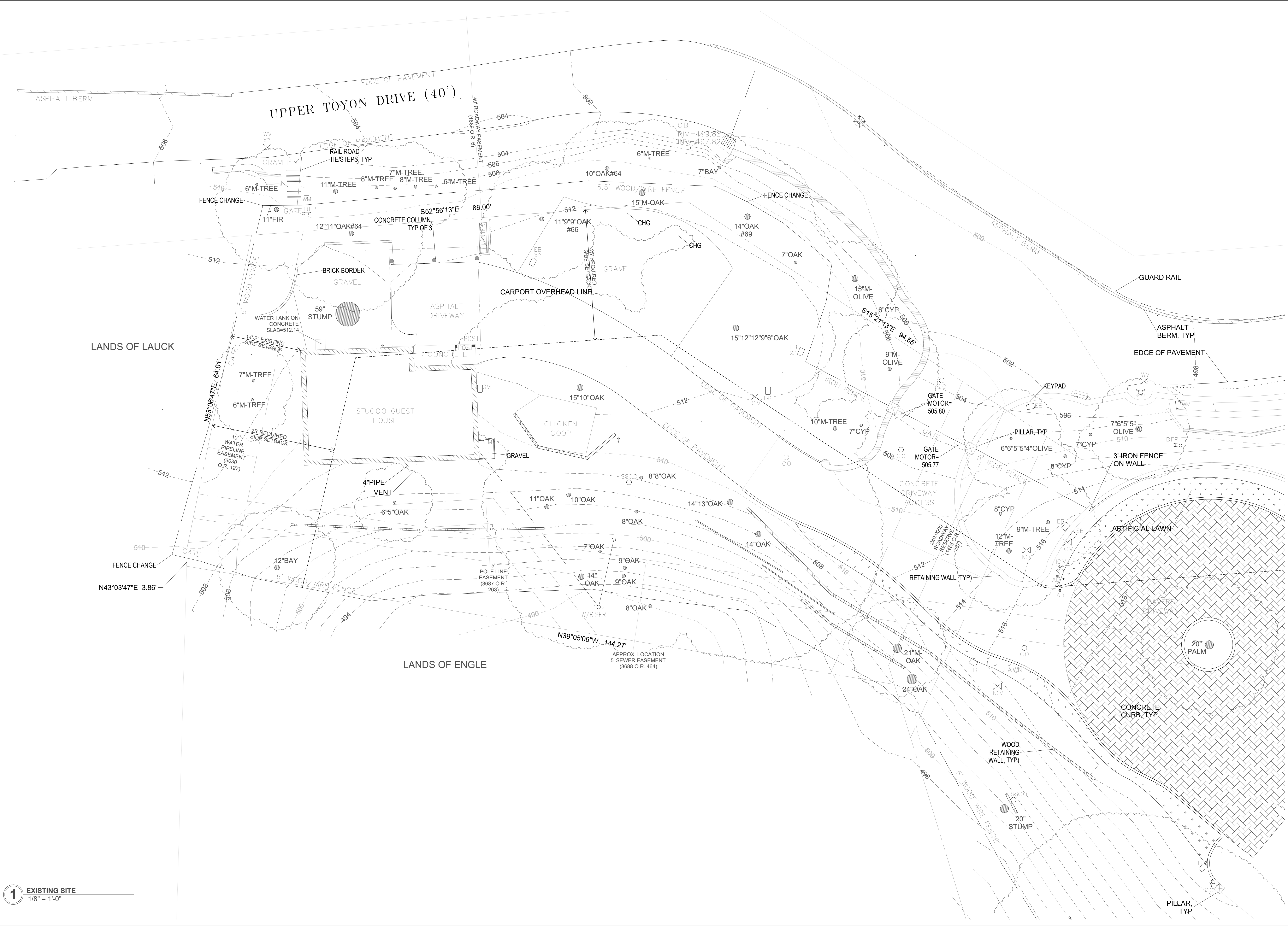
24006 ROSS OFFICE
ROSS, CALIFORNIA

REV.	REVISION DESCRIPTION	DATE

REVISION
11
DATE: 11/6/2025 9:15:20 AM



COVER SHEET
CS
DESIGN BY: CJJ
DRAWN BY: CJJ



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

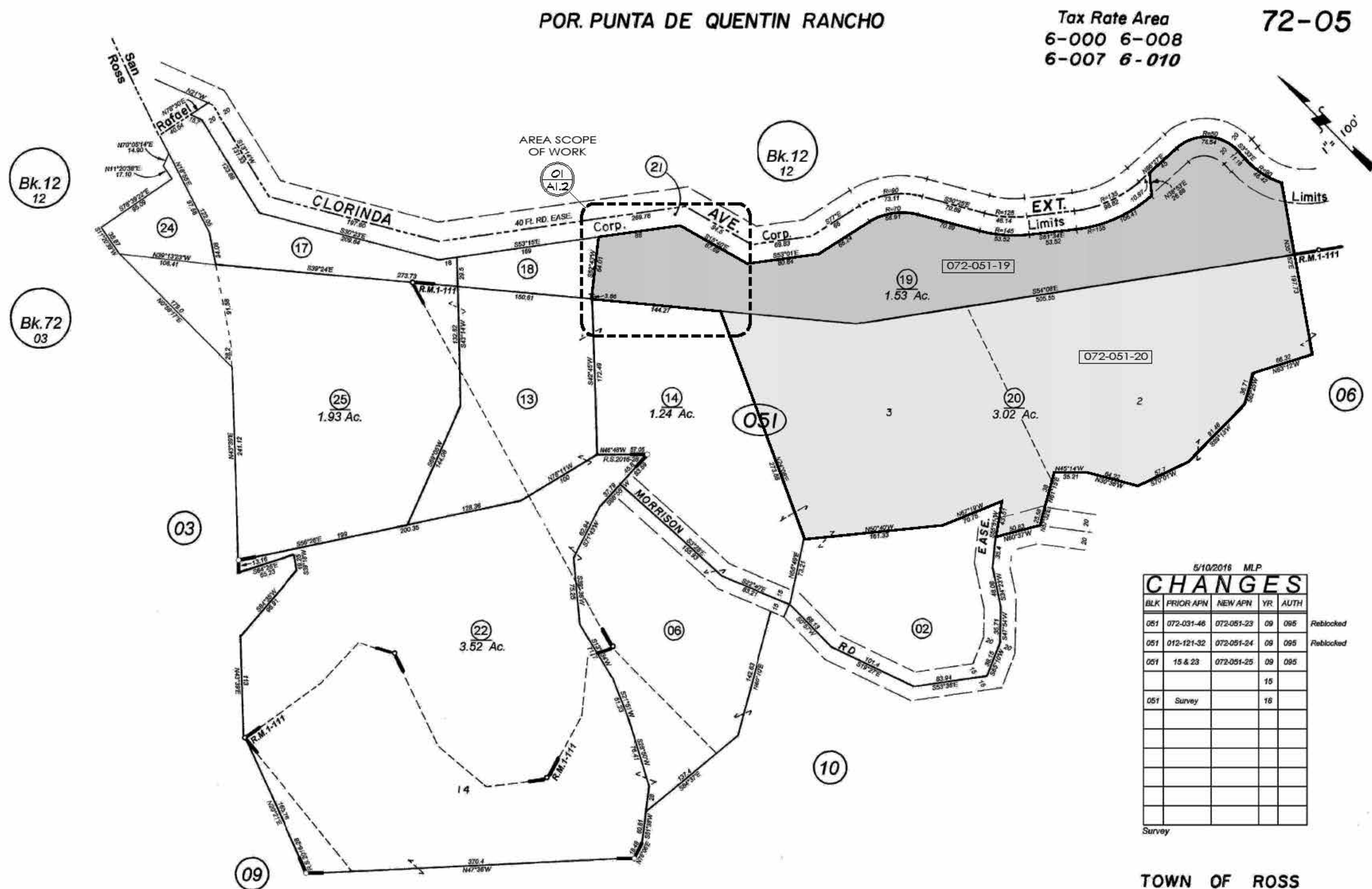
24006 ROSS OFFICE
ROSS, CALIFORNIA

REV.	REVISION DESCRIPTION	DATE

REVISION
10
DATE: 11/6/2025 12:53:17 PM

[Signature]

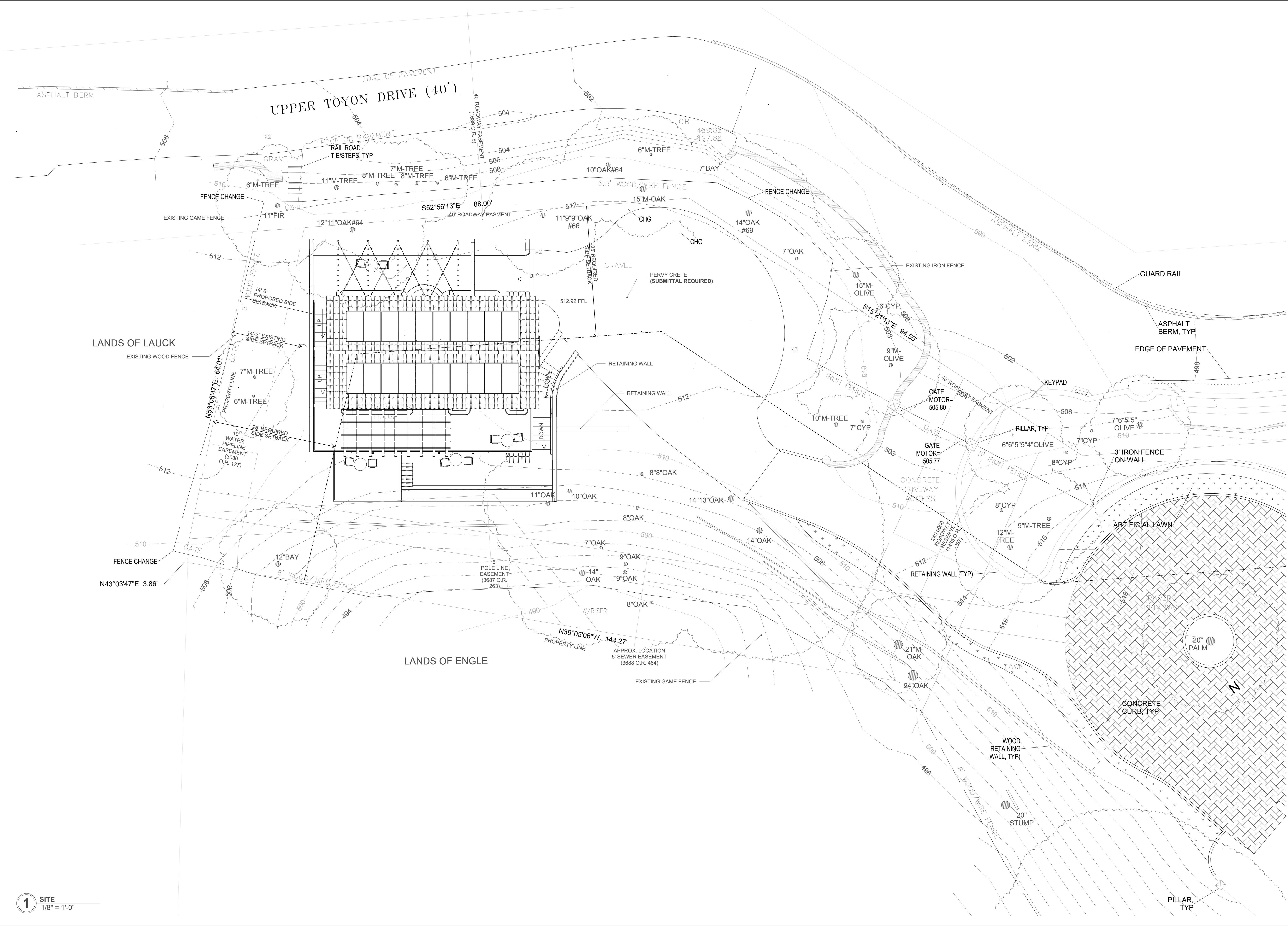
Map No. 1 Laurel Grove Survey, R. M. Bk. 1 - Pg. III



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

TOWN OF ROSS
Assessor's Map Bk. 72 - Pg. 05
County of Marin, Calif.





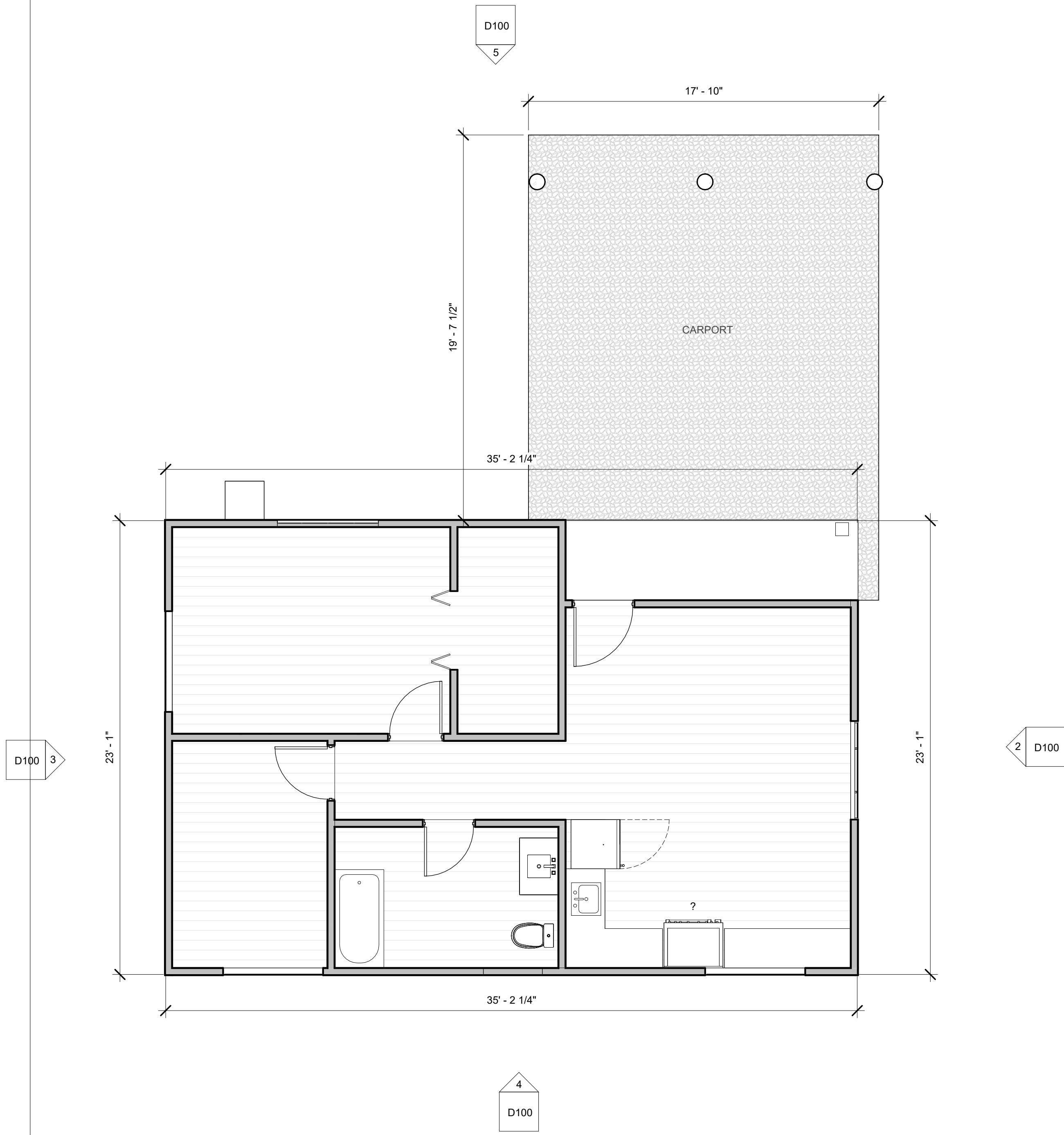
1 SITE
1/8" = 1'-0"

24006 ROSS OFFICE
ROSS, CALIFORNIA

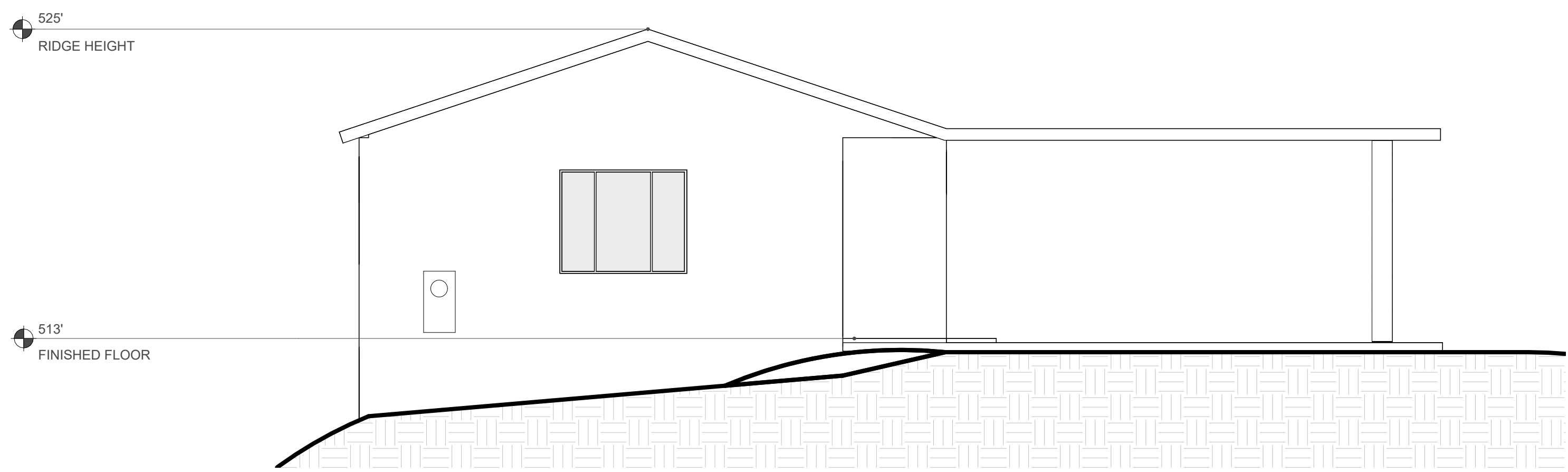
REV.	REVISION DESCRIPTION	DATE

REVISION
12
DATE: 11/6/2025 12:45:27 PM

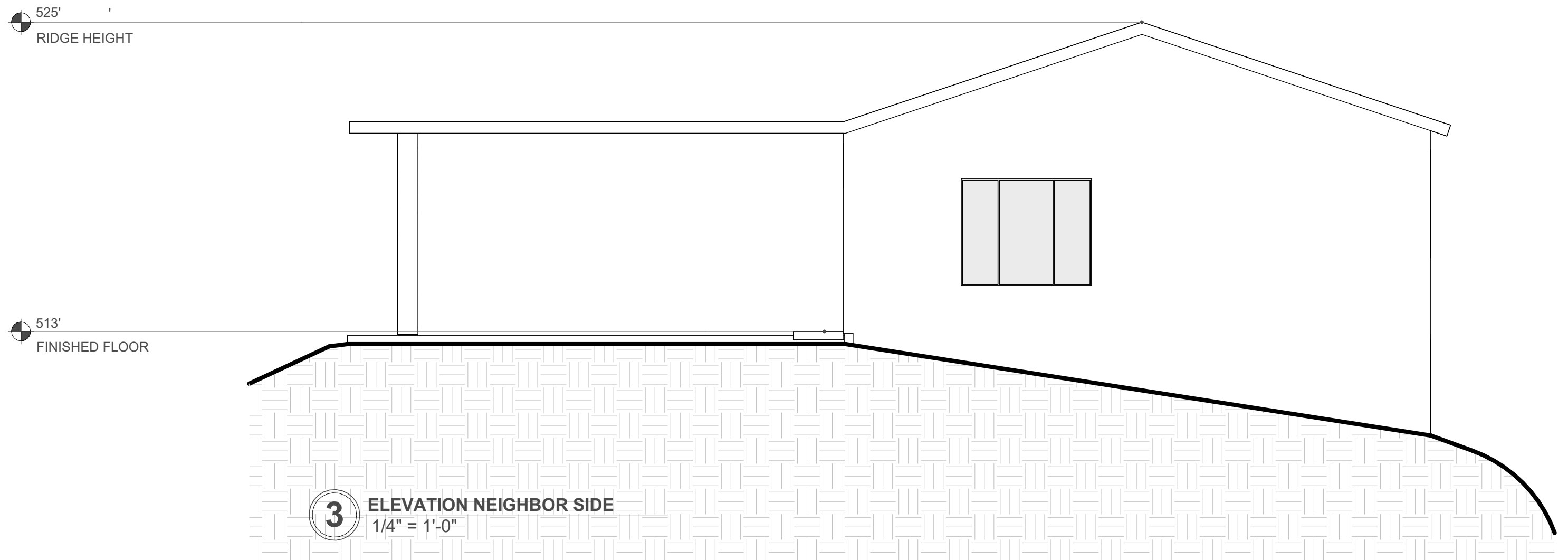
Handwritten signature



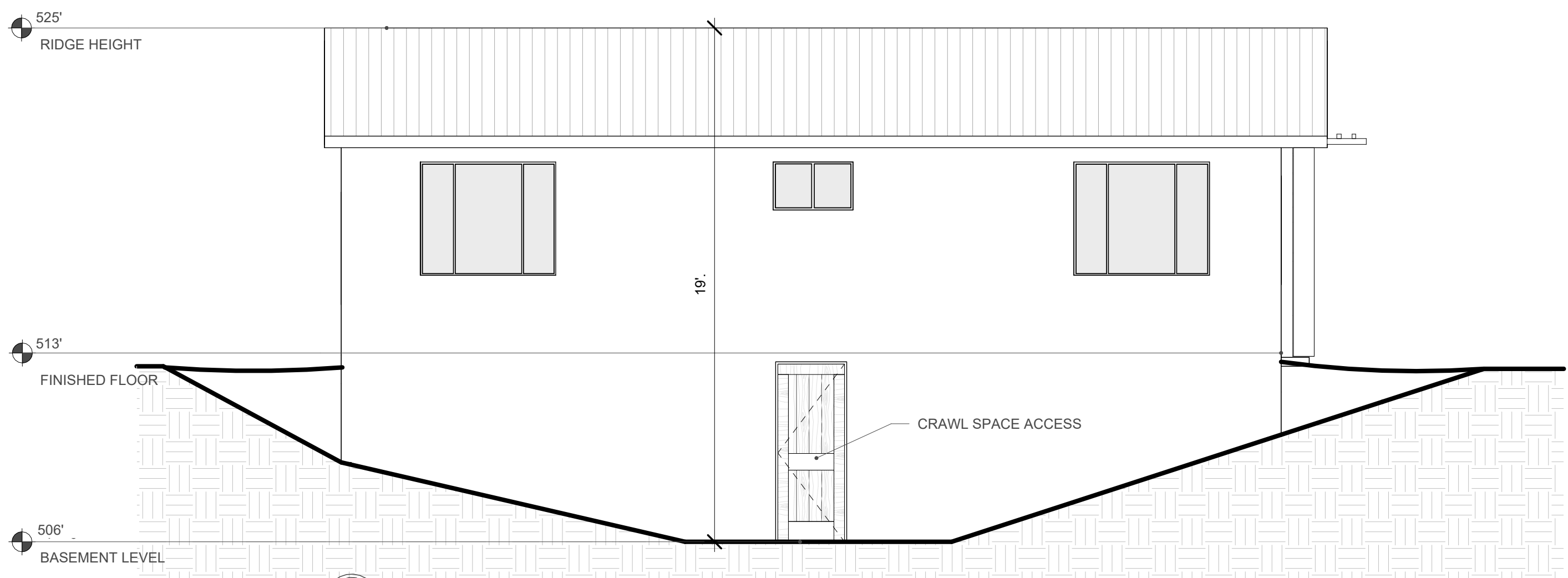
1 EXISTING AS BUILT
1/4" = 1'-0"



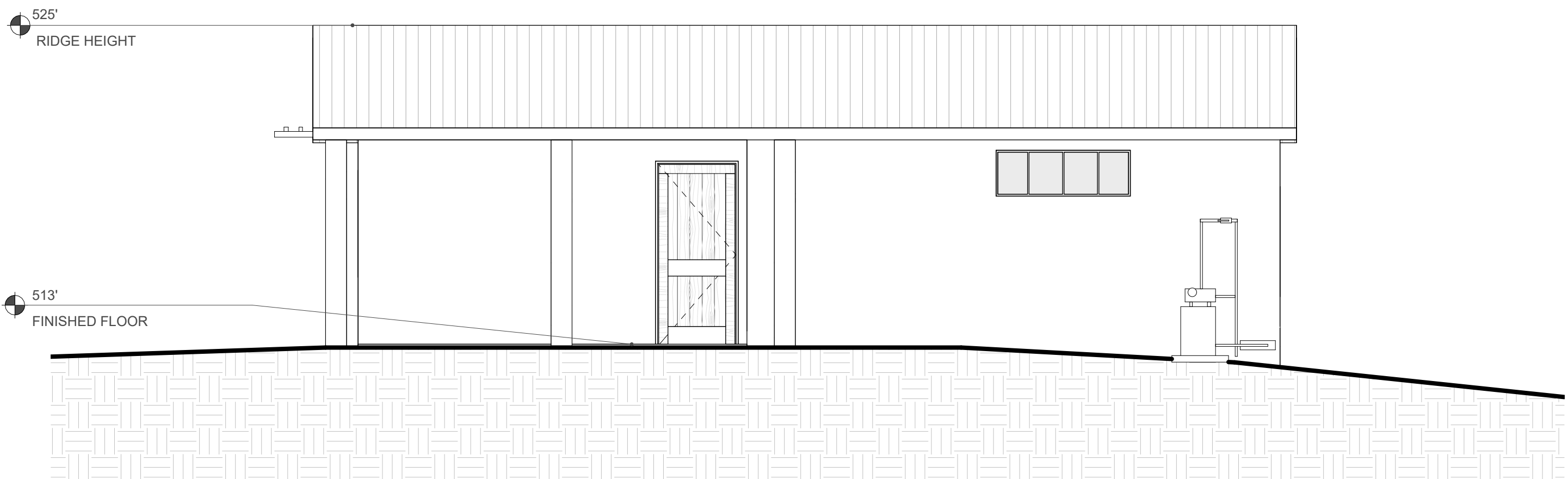
2 ELEVATION DRIVEWAY SIDE
1/4" = 1'-0"



3 ELEVATION NEIGHBOR SIDE
1/4" = 1'-0"



4 ELEVATION HILL SIDE
1/4" = 1'-0"



5 ELEVATION ROAD SIDE
1/4" = 1'-0"

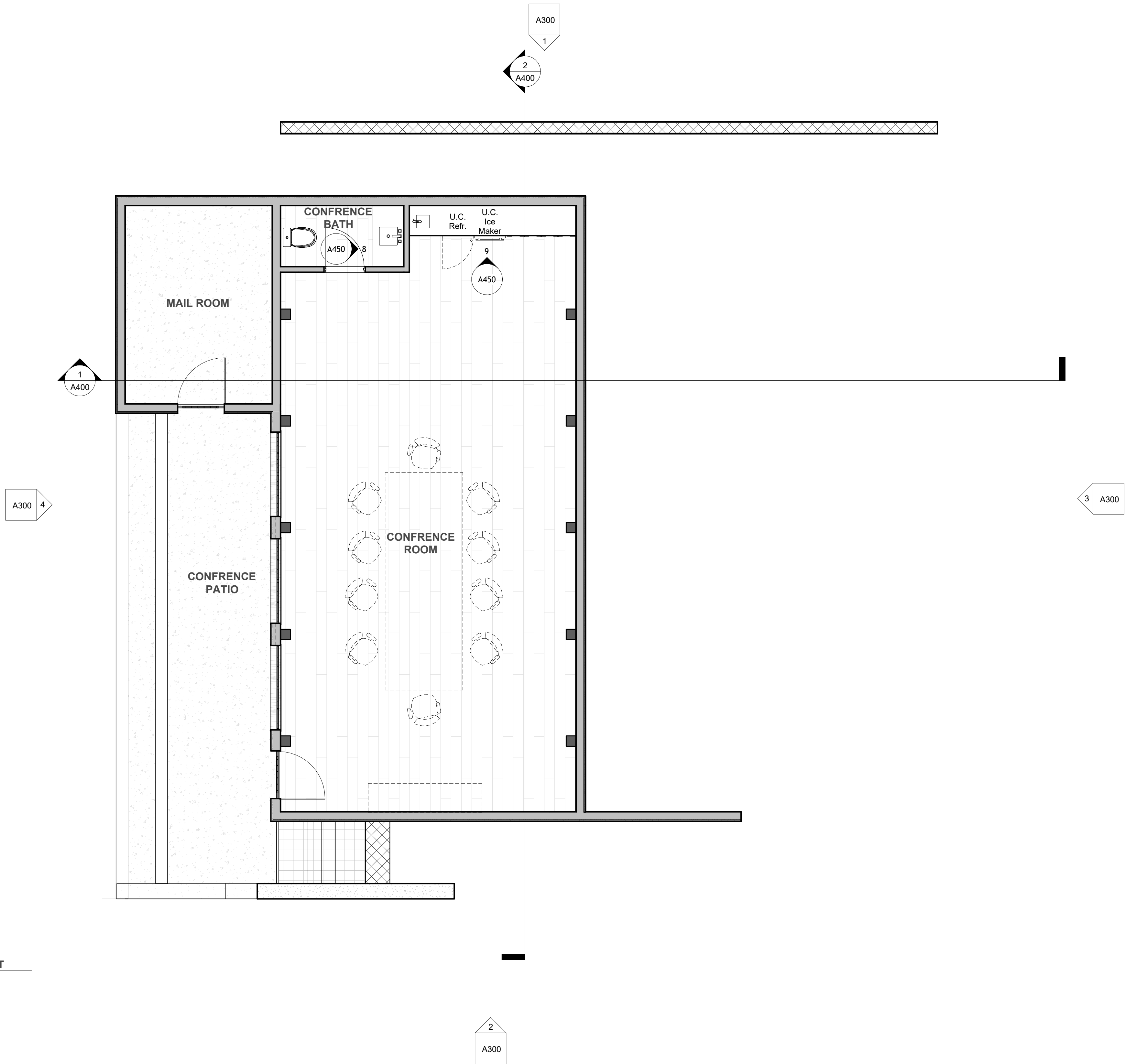
REV.	REVISION DESCRIPTION	DATE

REVISION
3
DATE: 11/6/2025 9:16:35 AM

[Signature]

EXISTING TO BE DEMO
D100
DESIGN BY: CJJ
DRAWN BY: CJJ

1 BASEMENT
1/4" = 1'-0"

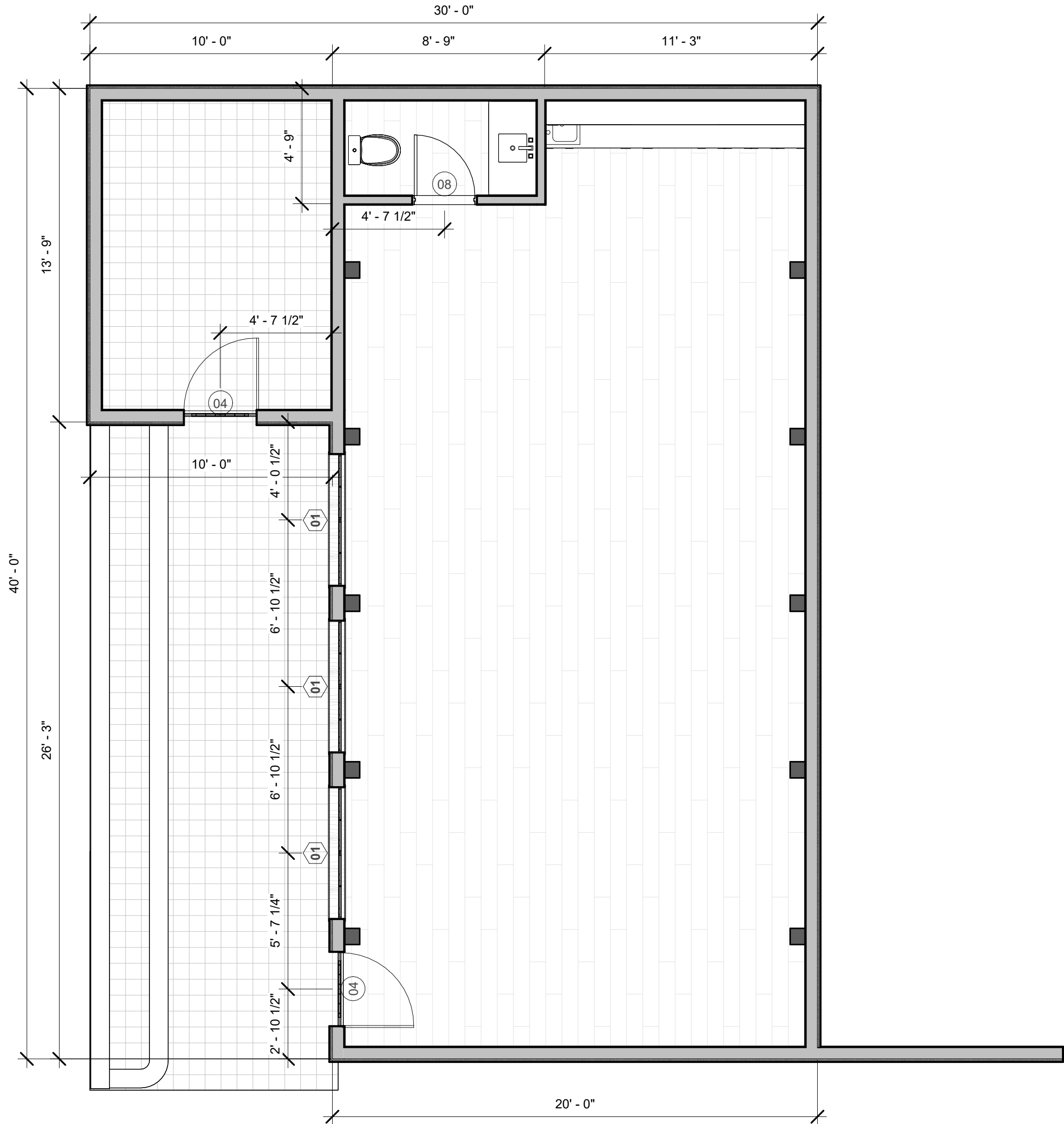


24006 ROSS OFFICE
ROSS, CALIFORNIA

REV.	REVISION DESCRIPTION	DATE

REVISION
3
DATE: 6/6/2025 10:50:05 AM

[Signature]



1 BASEMENT DIMENSION
1/4" = 1'-0"

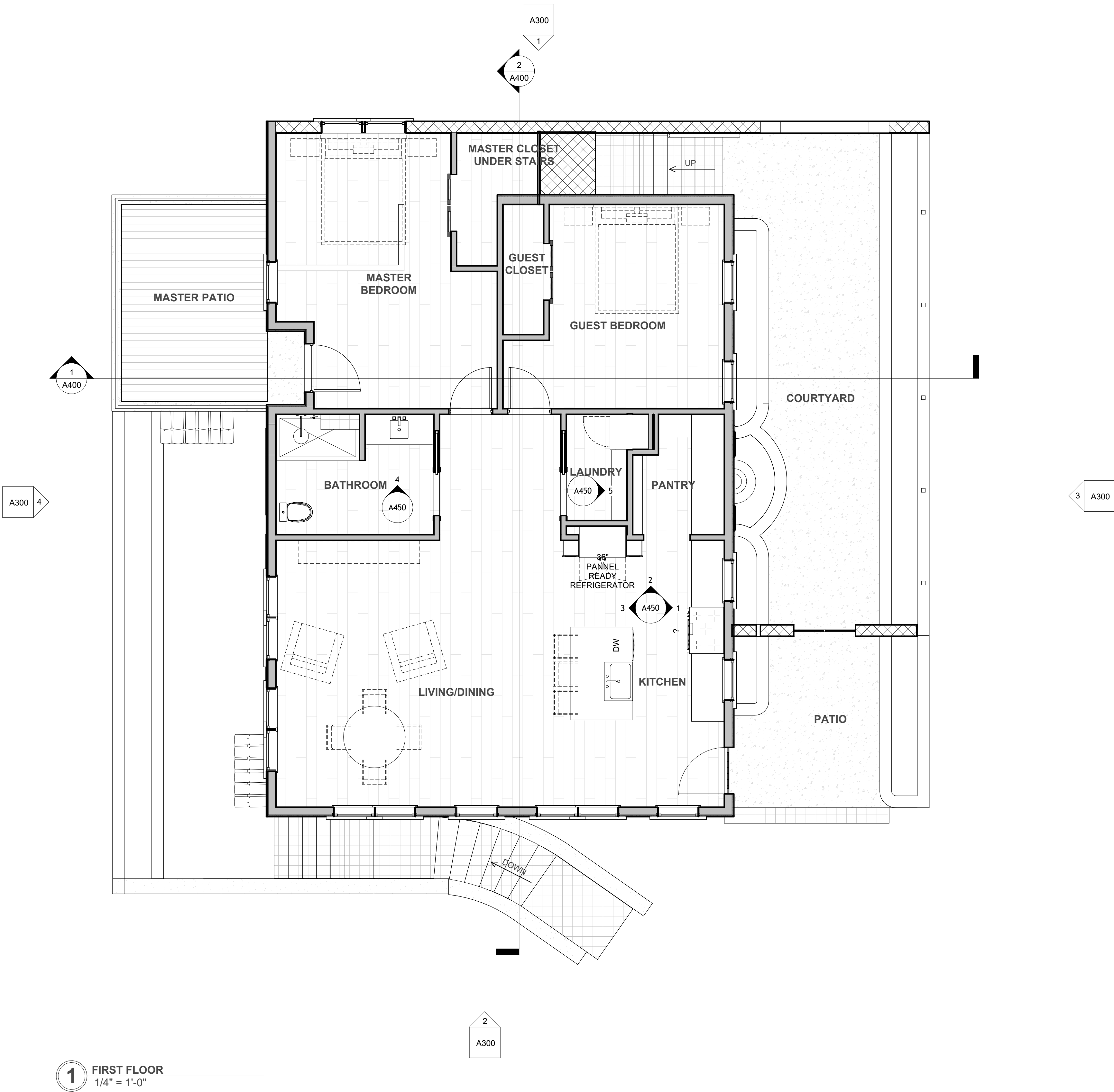
24006 ROSS OFFICE
MENDOCINO, CALIFORNIA

REVISION	DESCRIPTION	DATE

REVISION
2
DATE 2/27/2025 2:46:21 PM

[Signature]

BASEMENT DIMENSION PLAN	
A105	
DESIGN	CJJ
BY:	
DRAWN	CJJ
BY:	



1 FIRST FLOOR
1/4" = 1'-0"

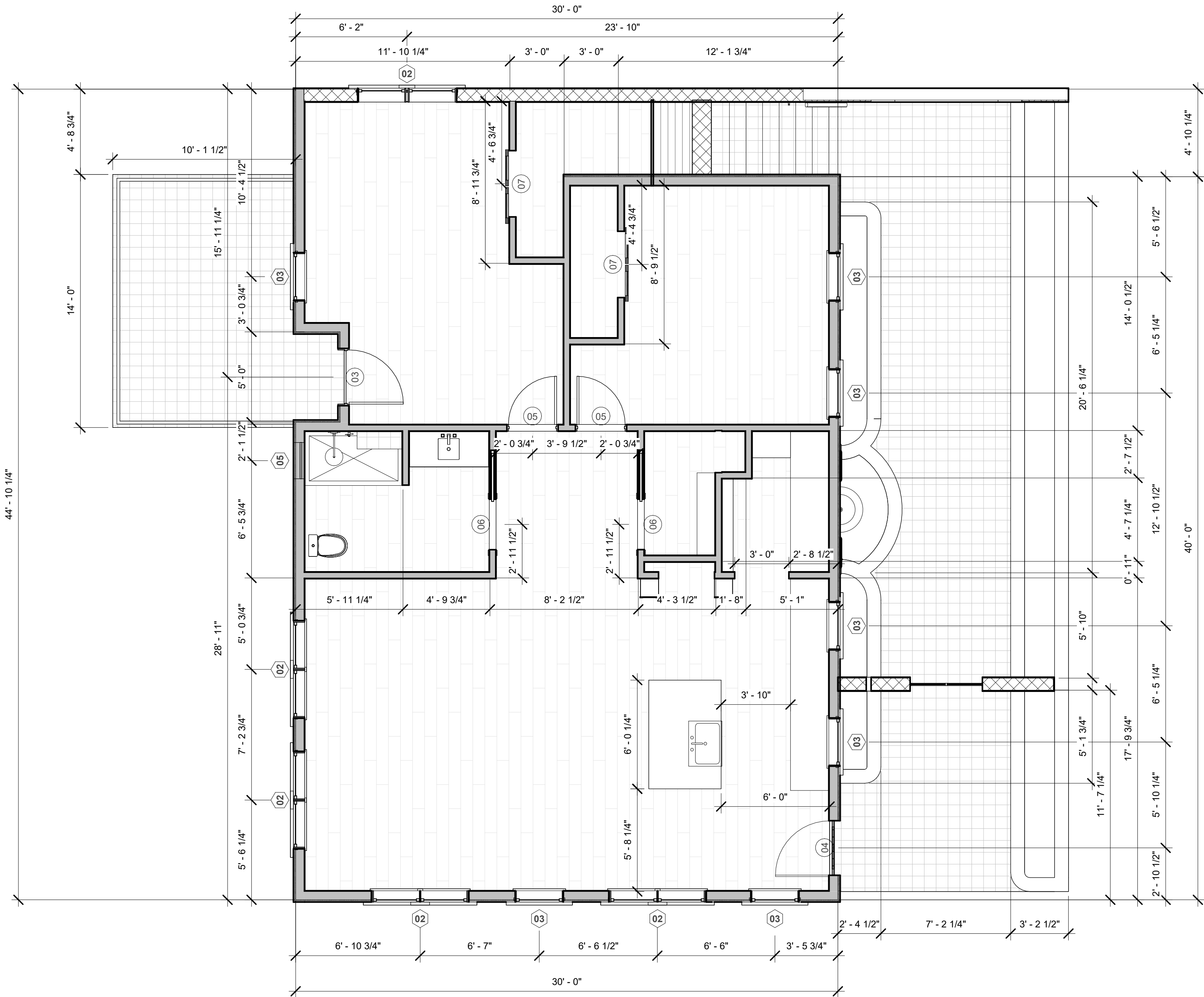
24006 ROSS OFFICE
ROSS, CALIFORNIA

REV.	REVISION DESCRIPTION	DATE

REVISION
3
DATE: 6/6/2025 10:50:41 AM

Handwritten signature

1 FIRST FLOOR DIMENSION
1/4" = 1'-0"



24006 ROSS OFFICE
MENDOCINO, CALIFORNIA

REVISION	DATE

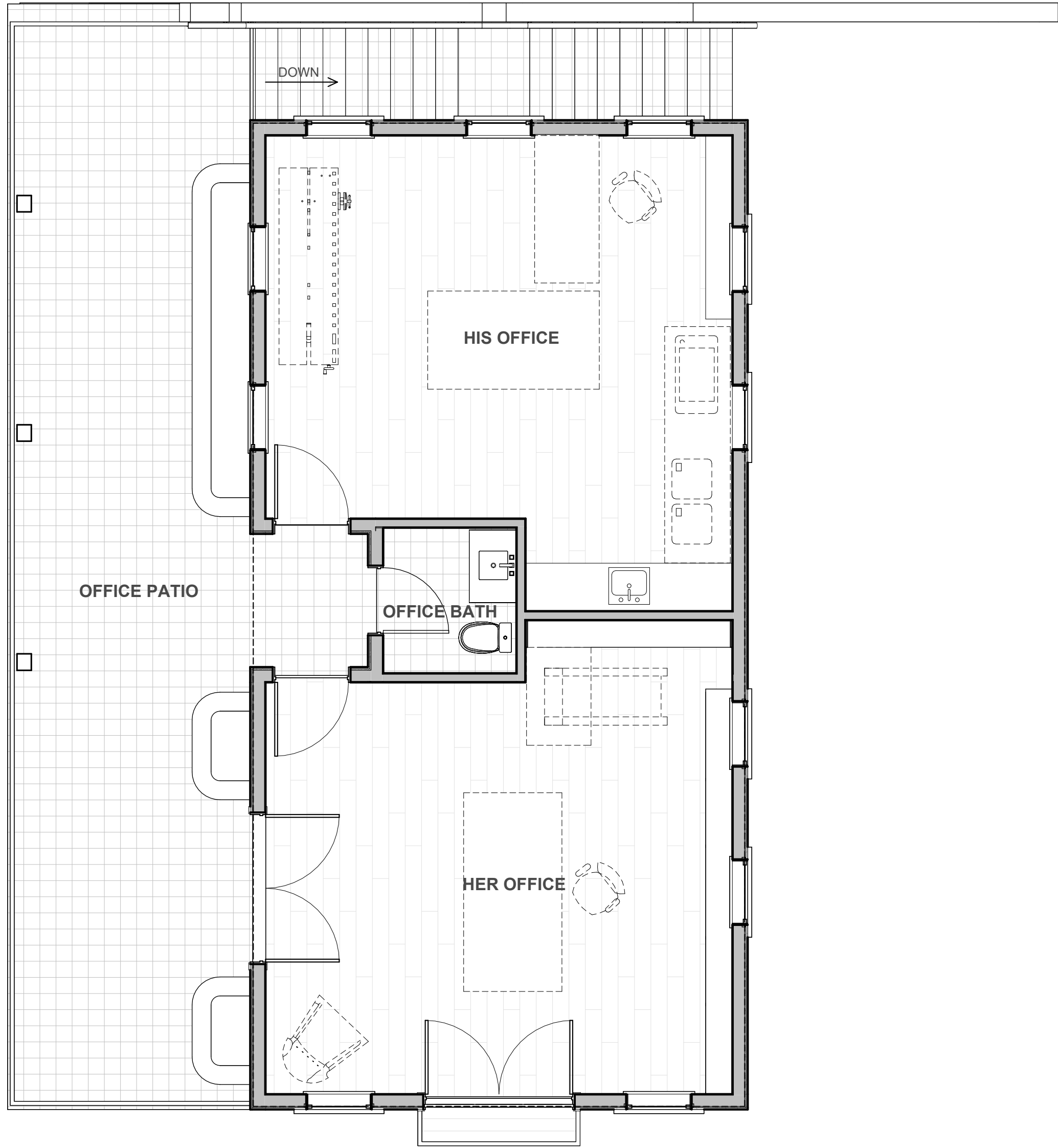
REVISION	DATE
2	2/27/2025 2:39:32 PM

[Signature]

DESIGN	CJJ
BY:	CJJ
DRAWN	CJJ
BY:	CJJ

1 SECOND FLOOR
1/4" = 1'-0"

A300 4



2
A300

3
A300

24006 ROSS OFFICE
MENDOCINO, CALIFORNIA

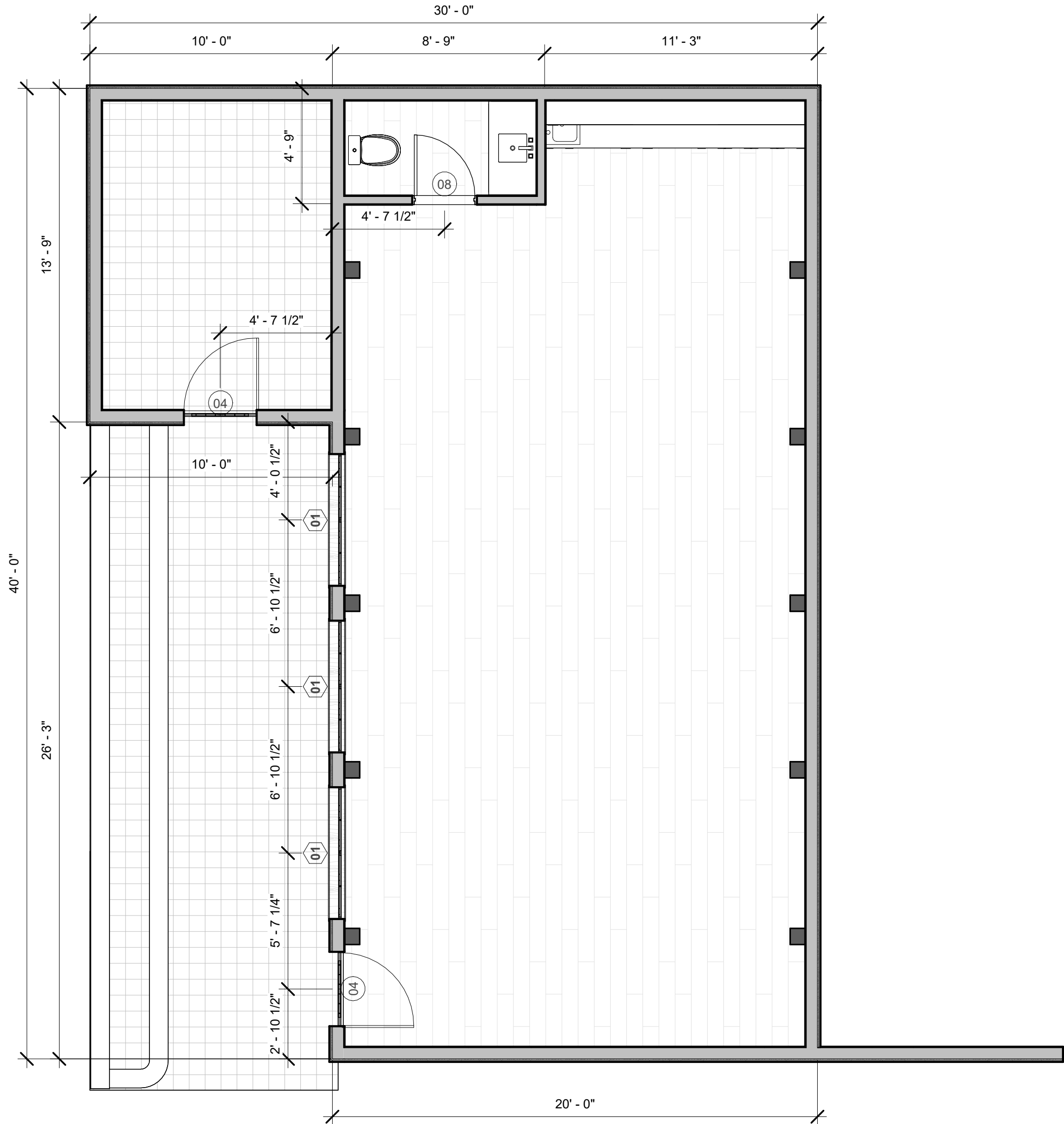
REVISION	DESCRIPTION	DATE

REVISION
2
DATE 2/27/2025 2:42:28 PM

[Signature]

SECOND FLOOR PLAN	
A102	
DESIGN BY:	CJJ
DRAWN BY:	CJJ





1 BASEMENT DIMENSION
1/4" = 1'-0"

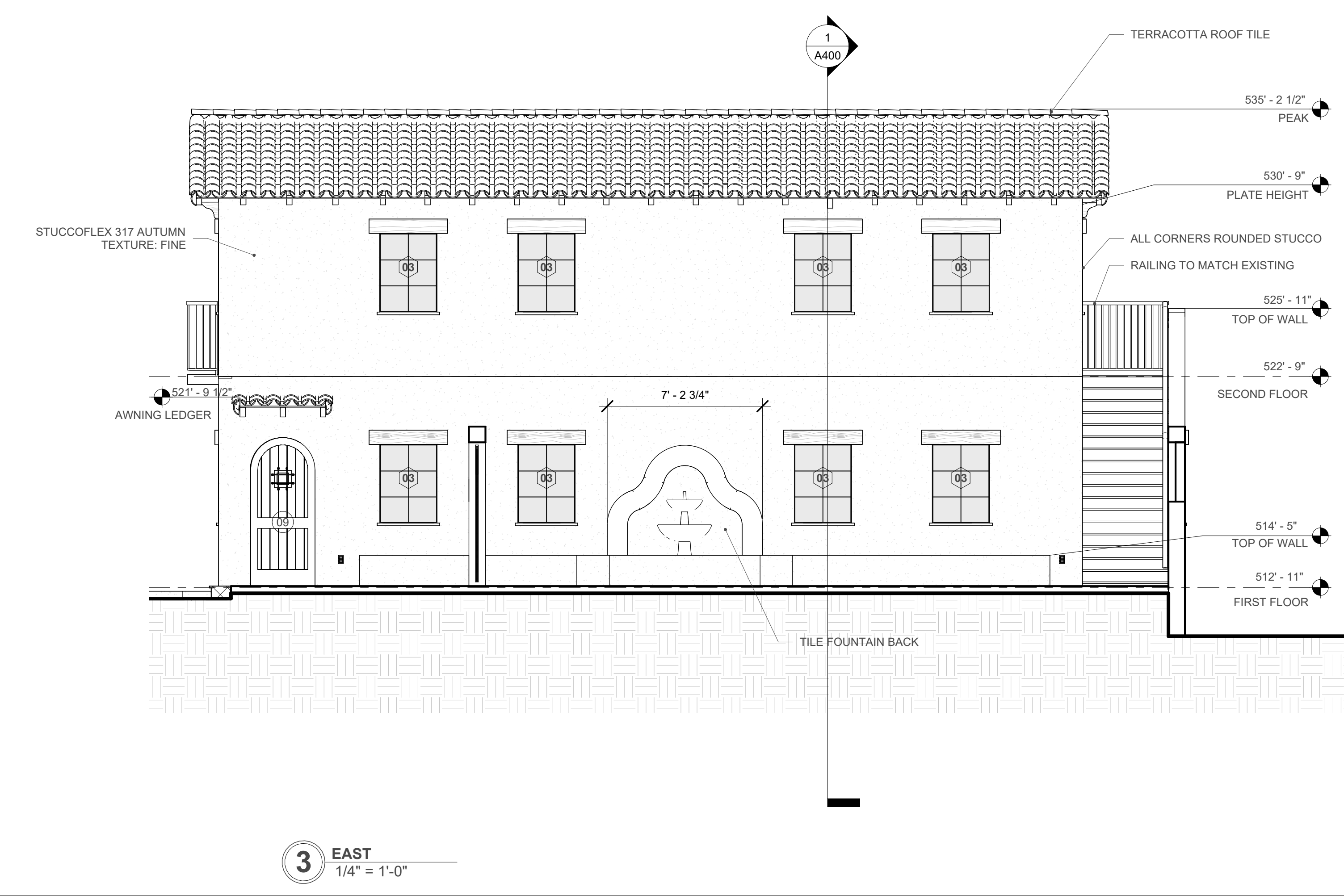
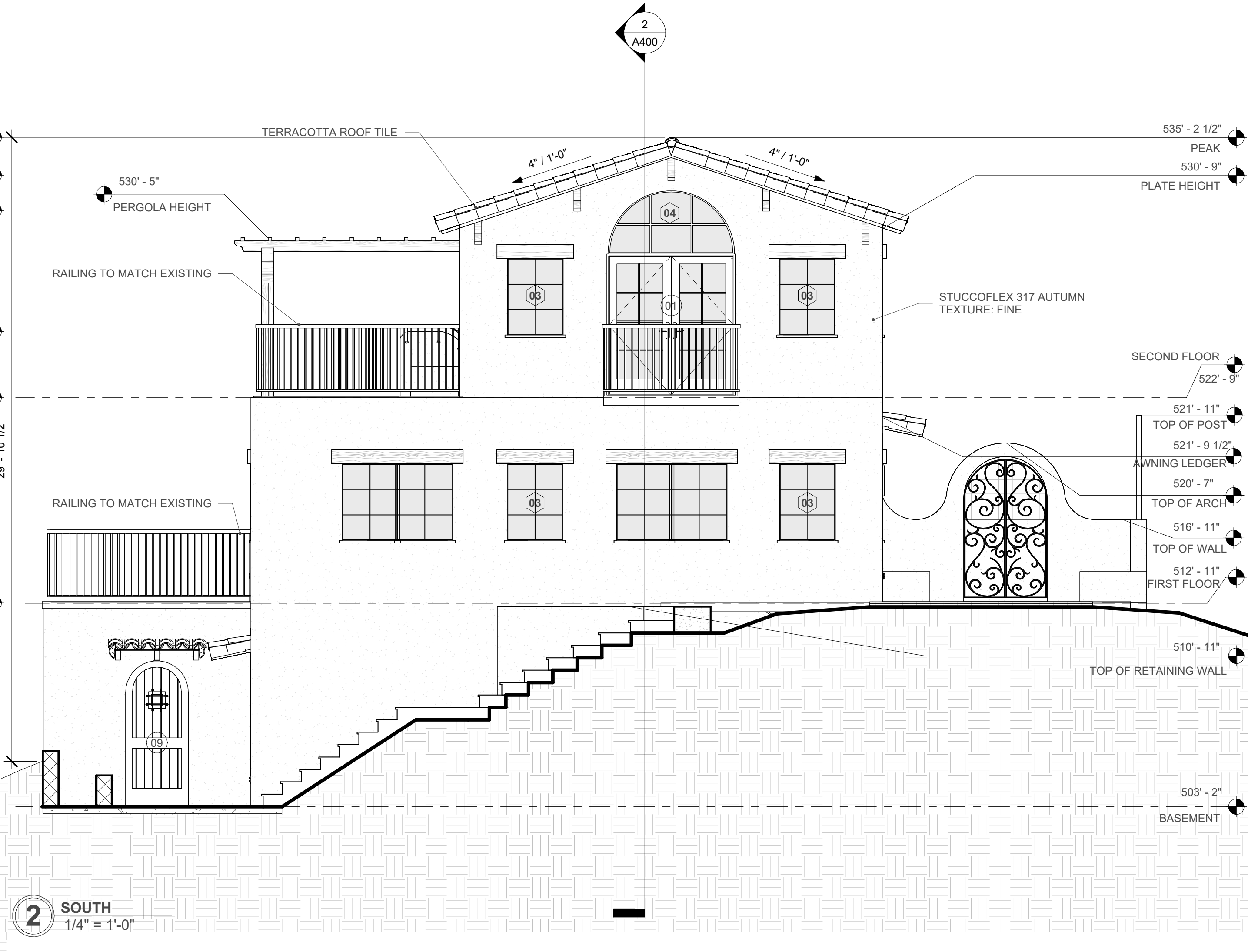
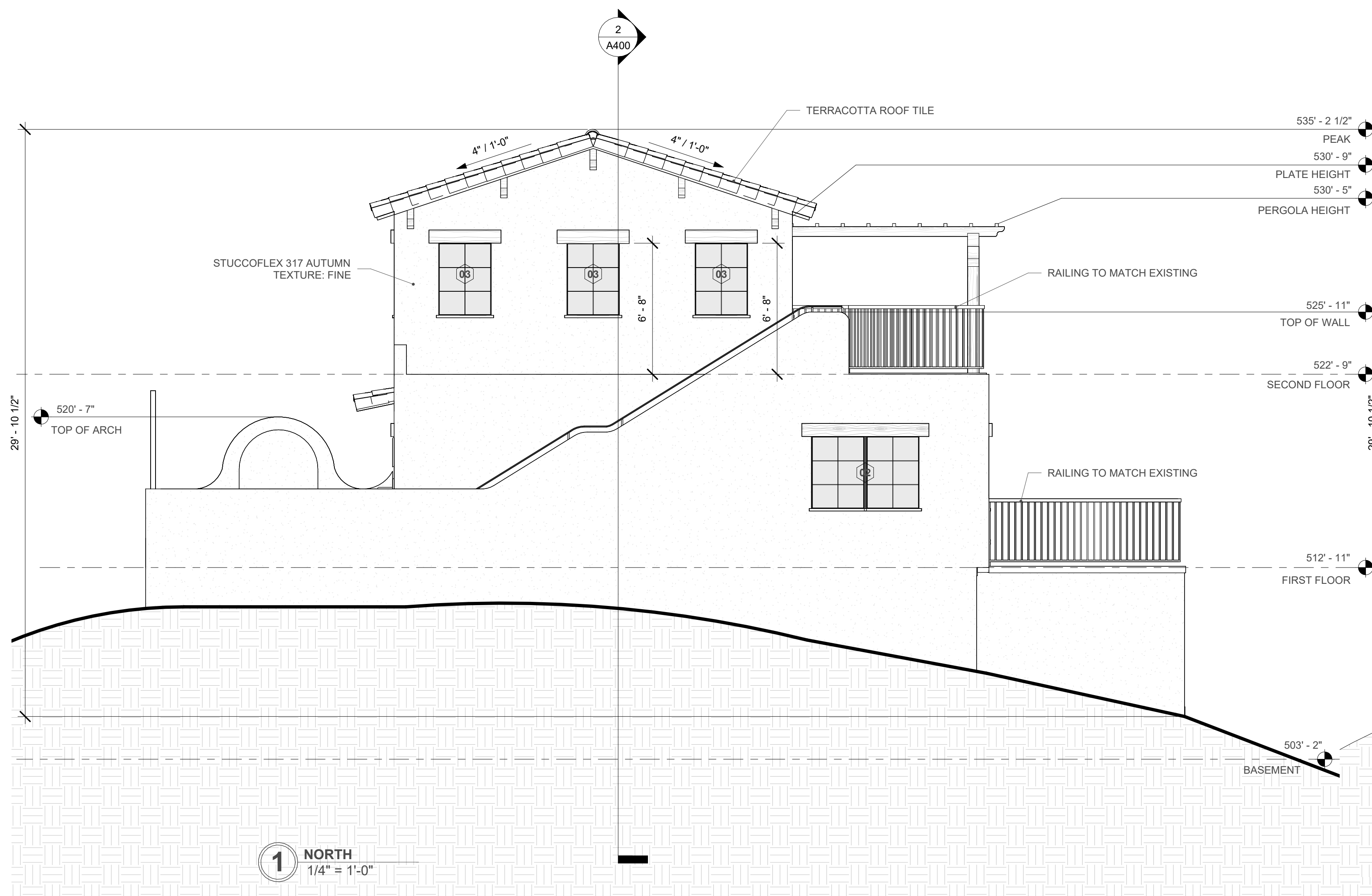
24006 ROSS OFFICE
MENDOCINO, CALIFORNIA

REVISION	DESCRIPTION	DATE

REVISION
2
DATE 2/27/2025 2:46:21 PM

[Signature]

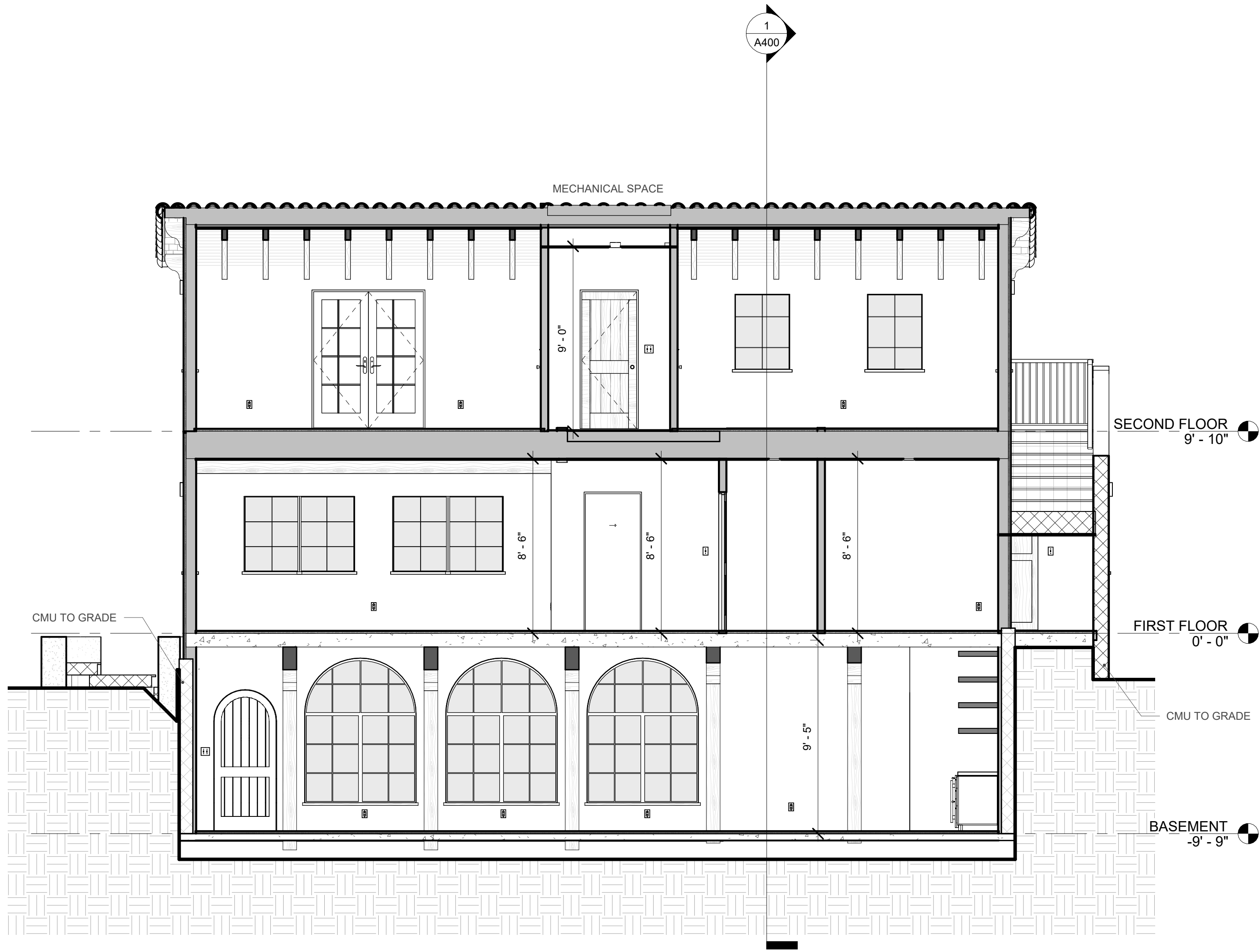
BASEMENT DIMENSION PLAN	
A105	
DESIGN	CJJ
BY:	
DRAWN	CJJ
BY:	



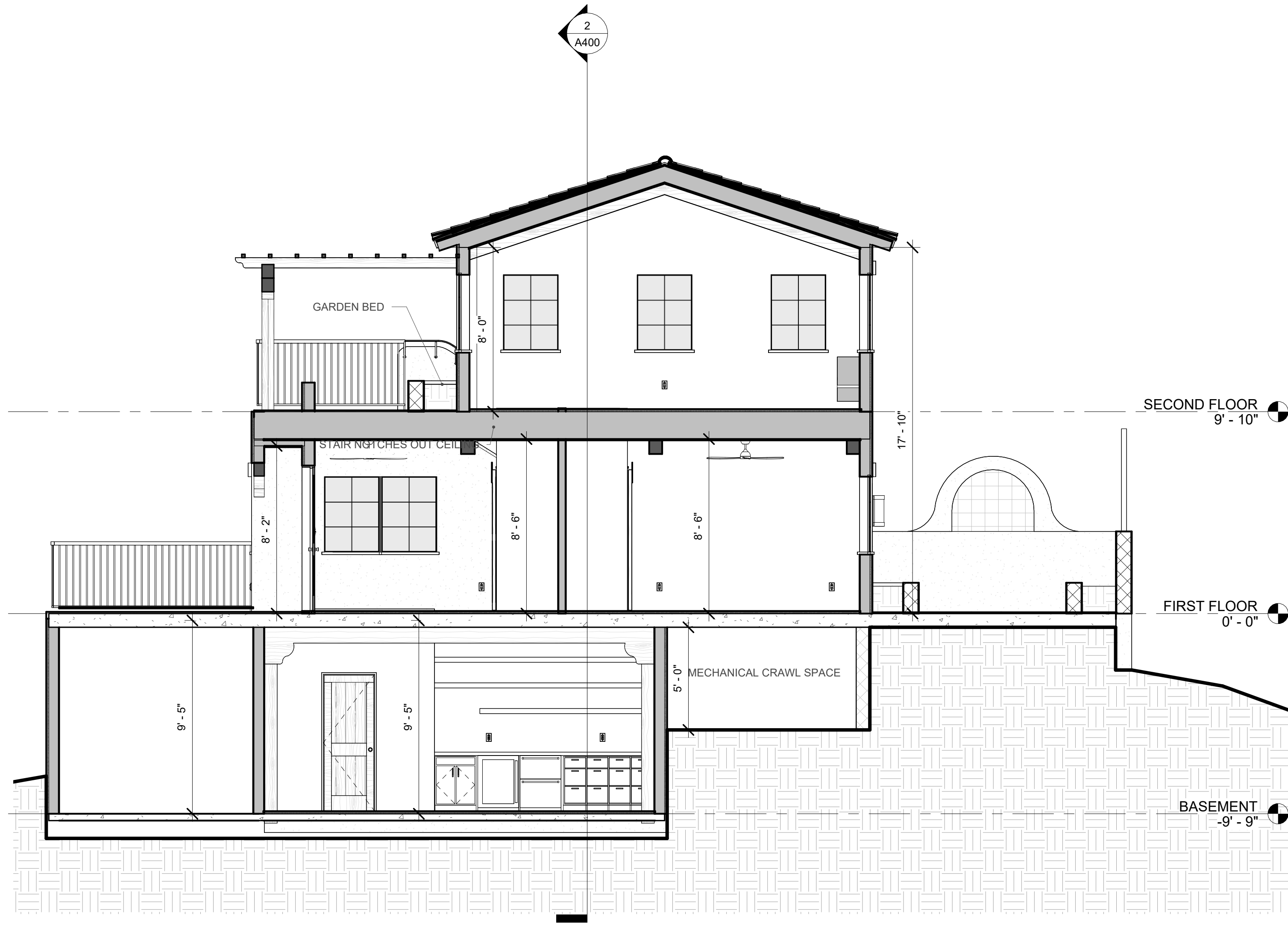
REV.	REVISION DESCRIPTION	DATE

REVISION
10
DATE: 7/22/2025 11:24:37 AM

3mg 2mg



2 Section 2
1/4" = 1'-0"



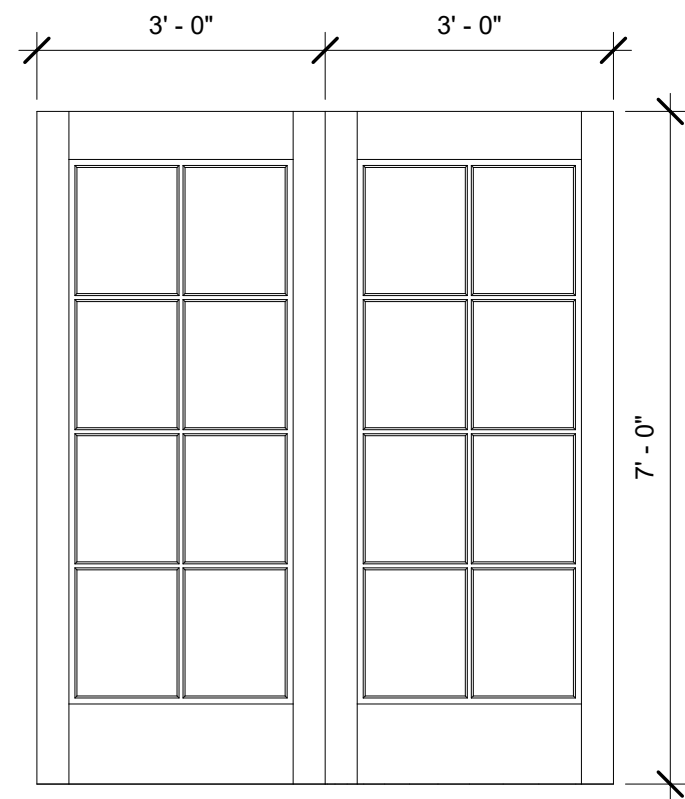
1 Section 1
1/4" = 1'-0"

REV.	REVISION DESCRIPTION	DATE

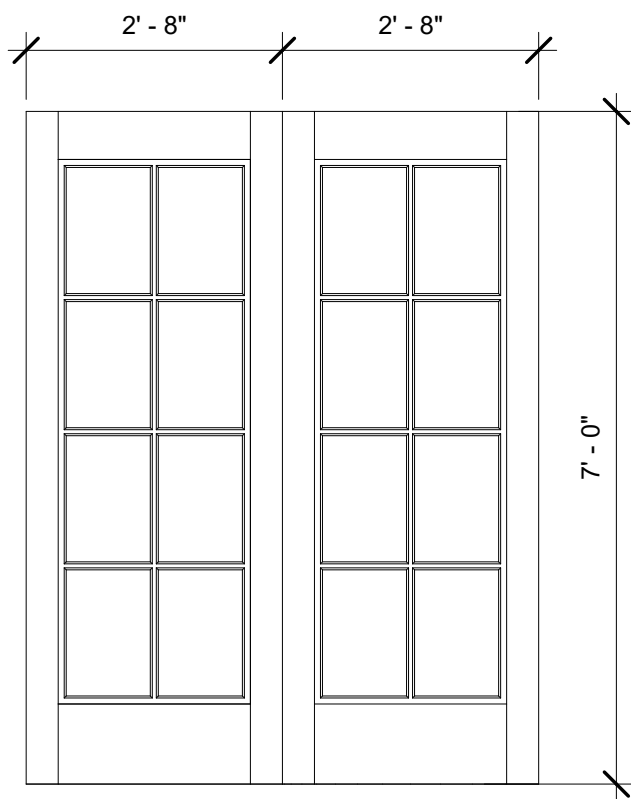
REVISION
3
DATE: 6/18/2025 2:44:25 PM

3mg 2mg

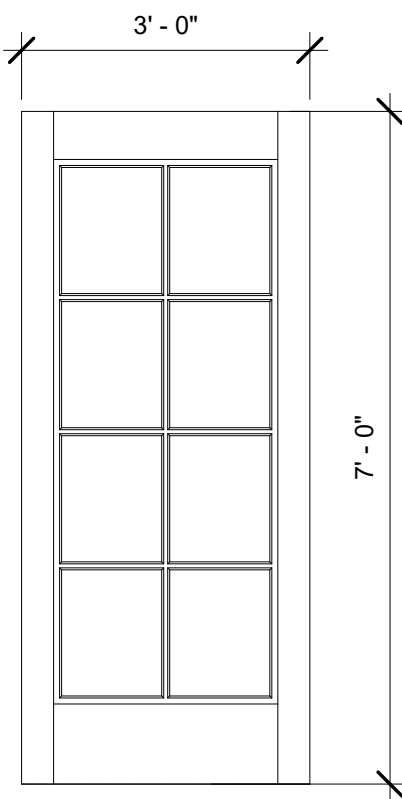
SECTIONS
A400
DESIGN BY: CJJ
DRAWN BY: CJJ



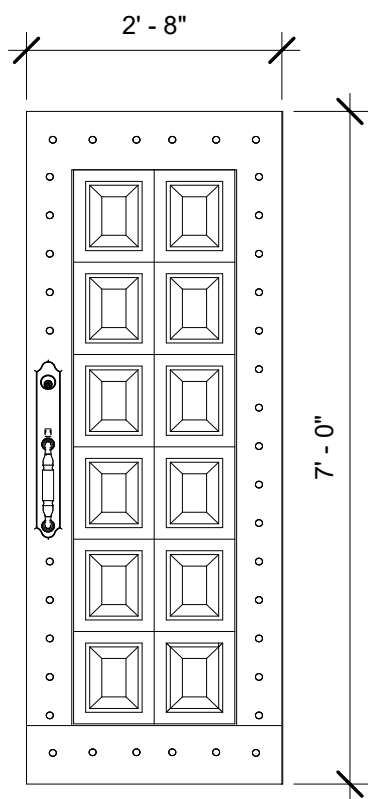
DOOR TYPE 01
QTY: 01
FRENCH
EXTERIOR
STAIN GRADE
2X6 FRAMING



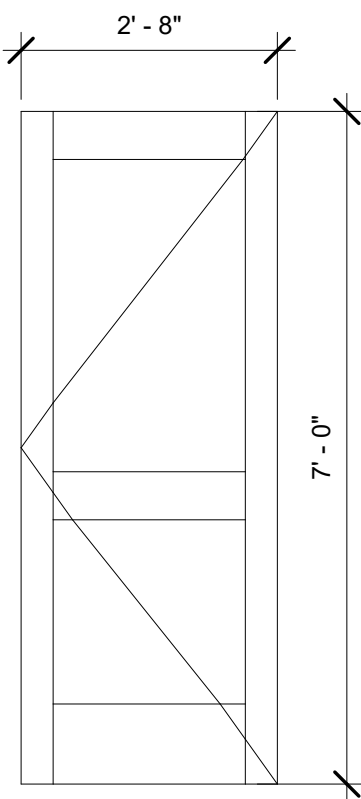
DOOR TYPE 02
QTY: 01
FRENCH
EXTERIOR
STAIN GRADE
2X6 FRAMING



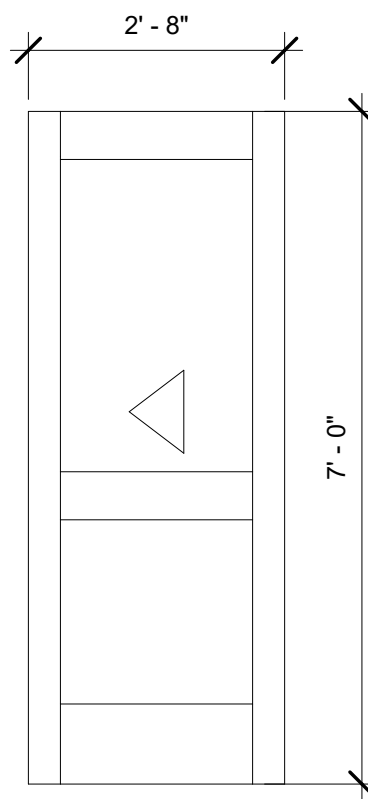
DOOR TYPE 03
RHQ: 02
LHQ: 01
EXTERIOR
STAIN GRADE
2X6 FRAMING



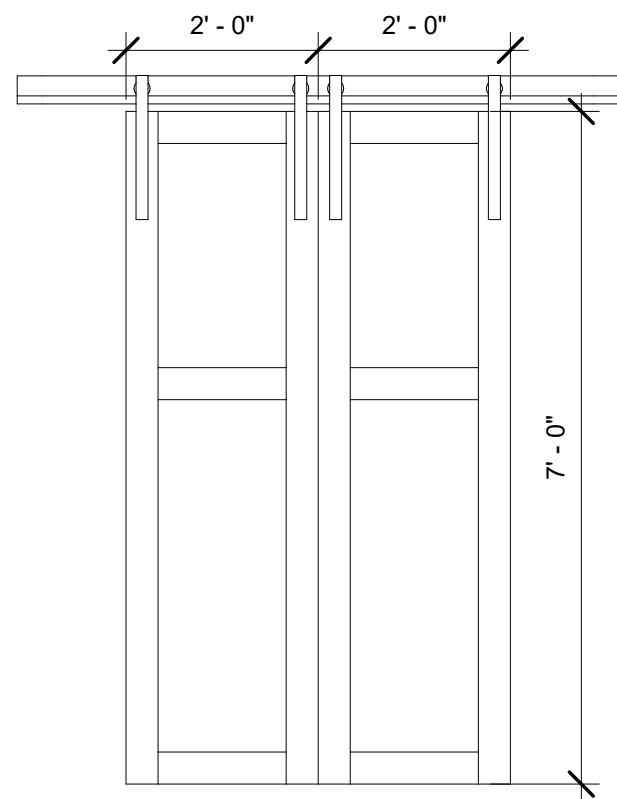
DOOR TYPE 04
RHQ: 01
EXTERIOR
STAIN GRADE
2X6 FRAMING



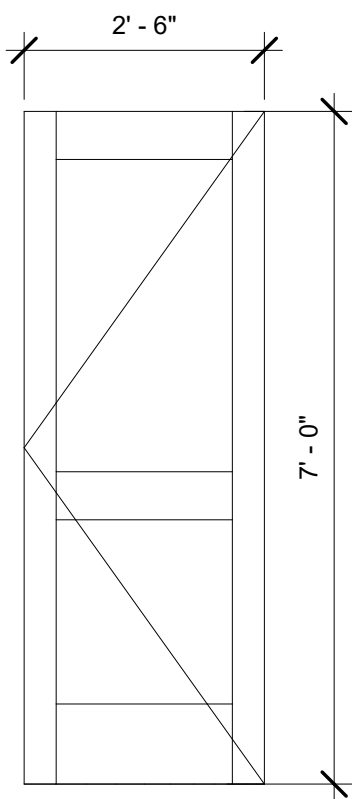
DOOR TYPE 05
RHQ: 01
LHQ: 01
INTERIOR
STAIN GRADE
2X4 FRAMING



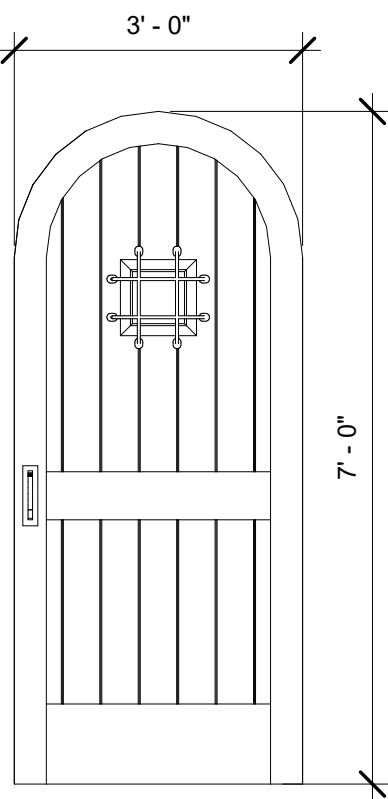
DOOR TYPE 06
QTY: 02
POCKET
INTERIOR
STAIN GRADE
2X4 FRAMING



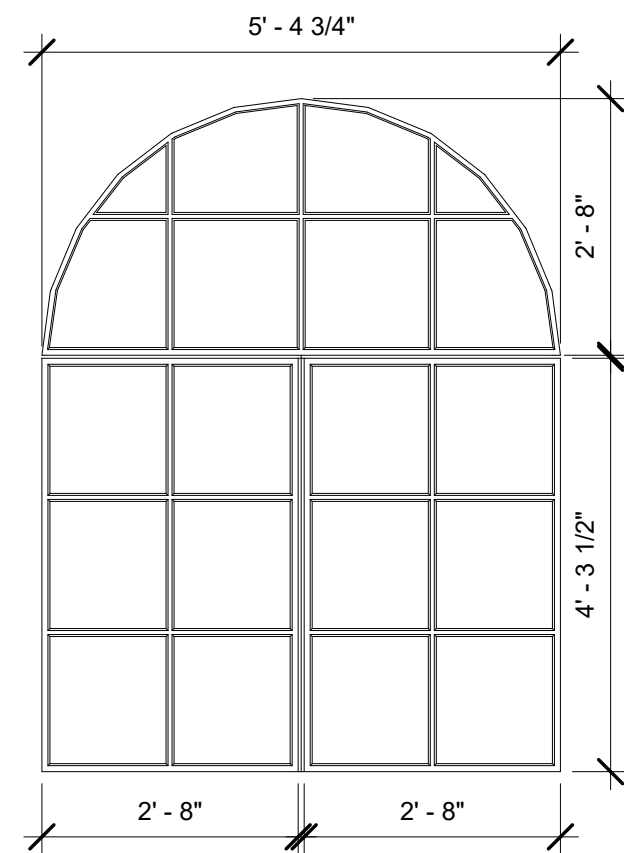
DOOR TYPE 07
QTY: 02
SLIDING BARN DOOR
INTERIOR
STAIN GRADE
2X4 FRAMING



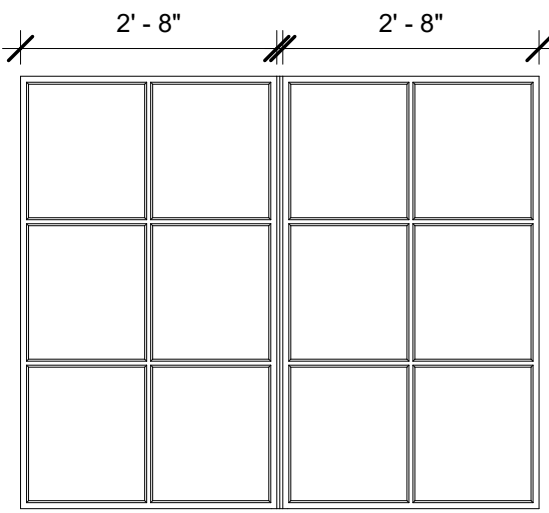
DOOR TYPE 08
LHQ: 01
INTERIOR
STAIN GRADE
2X4 FRAMING



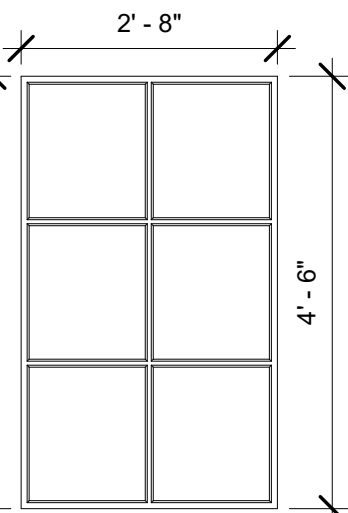
DOOR TYPE 09
RHQ: 02
LHQ: 01
EXTERIOR
STAIN GRADE
2X6 FRAMING



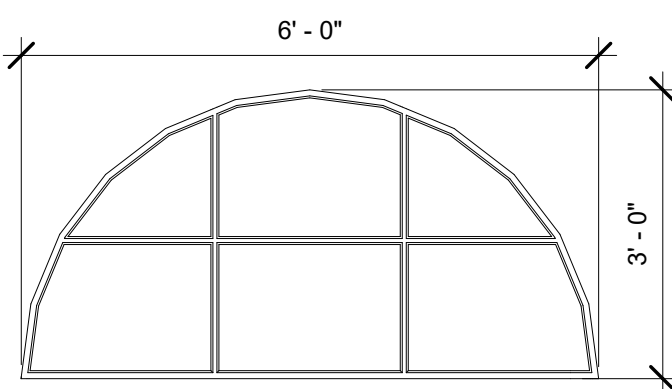
WINDOW TYPE 01
QTY: 03
FIXED
ALUMINUM CLAD
2X6 FRAMING



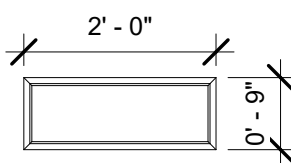
WINDOW TYPE 02
QTY: 05
FIXED
ALUMINUM CLAD
2X6 FRAMING



WINDOW TYPE 03
QTY: 18
FIXED
ALUMINUM CLAD
2X6 FRAMING



WINDOW TYPE 04
QTY: 01
FIXED
TRANSOM OVER DOOR
ALUMINUM CLAD
2X6 FRAMING



WINDOW TYPE 05
QTY: 01
FIXED
ALUMINUM CLAD
2X6 FRAMING

1 DOOR AND WINDOW SCHEDULE
1/2" = 1'-0"

24006 ROSS OFFICE
MENDOCINO, CALIFORNIA

REV.	REVISION DESCRIPTION	DATE

REVISION
2
DATE: 4/2/2025 4:55:59 PM

Signature

DOOR AND WINDOW SCHEDULE

A600
DESIGN BY: CJJ
DRAWN BY: CJJ



24006 ROSS OFFICE
ROSS, CALIFORNIA

REV.	REVISION DESCRIPTION	DATE

REVISION
10
DATE: 10/17/2025 3:32:12 PM

3mg 2mg



REV.	REVISION DESCRIPTION	DATE

REVISION
10
DATE: 10/17/2025 3:32:25 PM

3mg 2mg



PROPOSED VIEW FROM STREET



EXISTING VIEW FROM STREET

24006 ROSS OFFICE

ROSS, CALIFORNIA

REV.	REVISION DESCRIPTION	DATE

REVISION
10
DATE: 10/17/2025 3:32:37 PM



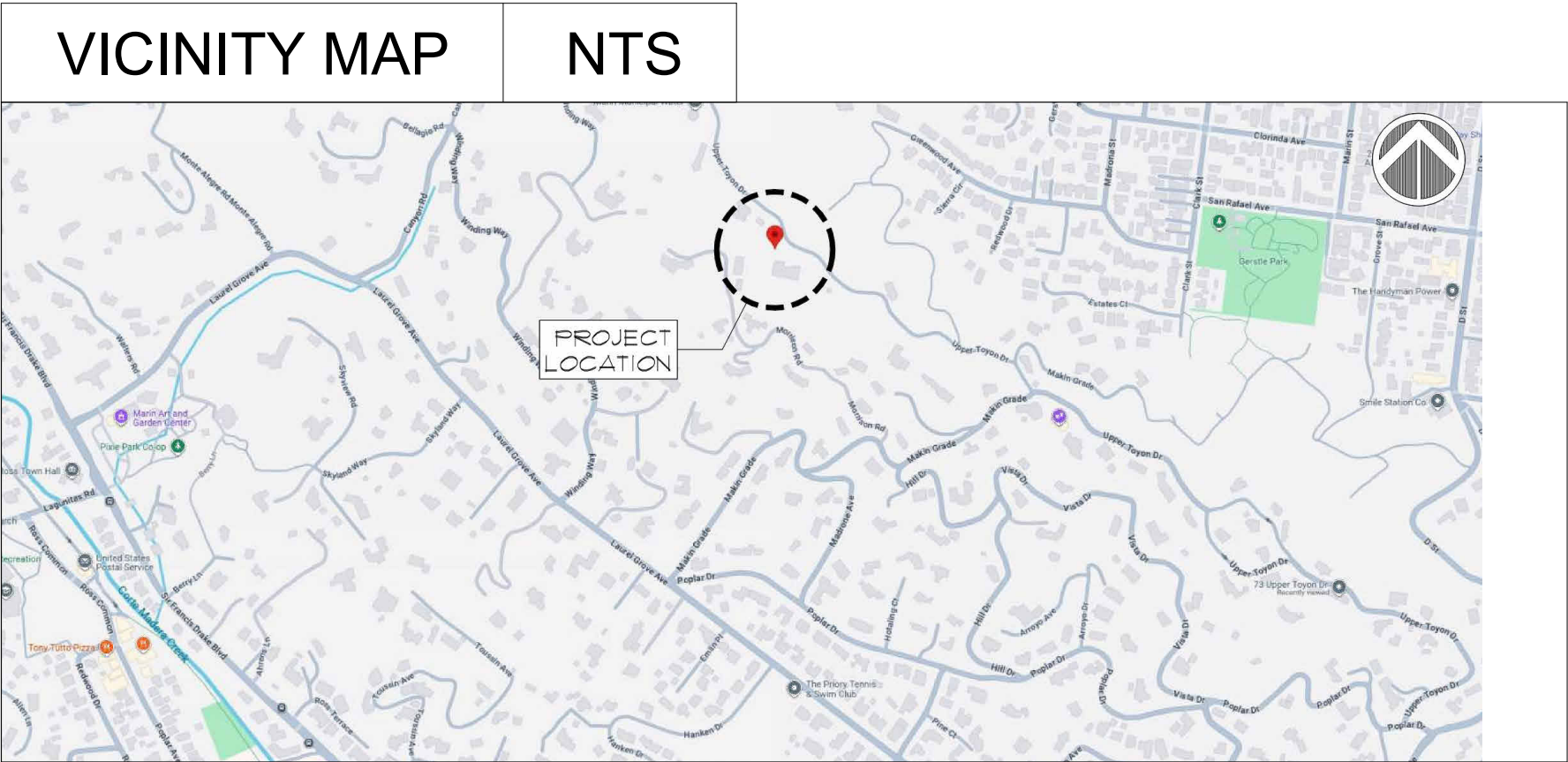
DRAWING INDEX	
SHEET NUMBER	Sheet Name
CSG	COVER SHEET
C111	SITE PLAN EXISTING
C112	COUNTY PARCEL MAP
C110	SITE PLAN
A150	FIRST FLOOR PLAN
A350	ELEVATION
A910	CONCEPTUAL RENDERING

ARCHITECT - HERITAGE ARCHITECTURE
GREG GODSEY
877-354-2276
GREG@HERITAGEBARN.SCOM

STRUCTURAL ENGINEER - STRUCTURAL DESIGN GROUP
BRIAN HARTLEY
707-284-3641
BRIANH@S-D-G.NET

MECHANICAL ENGINEER - TRADEWINDS
CHRIS WIEBOLDT
(254) 799-1326
CHRIS@MANUALJDESIGN.COM

CIVIL ENGINEER - STC DESIGN & ENGINEERING
SEAN CONDRY
415-306-6142
SCONDRY001@STCDAE.COM



APPLICABLE CODES

CALIFORNIA BUILDING CODE	2022 EDITION
CALIFORNIA RESIDENTIAL CODE	2022 EDITION
CALIFORNIA FIRE CODE	2022 EDITION
CALIFORNIA PLUMBING CODE	2022 EDITION
CALIFORNIA ELECTRICAL CODE	2022 EDITION
CALIFORNIA MECHANICAL CODE	2022 EDITION
CALIFORNIA GREEN BUILDINGS STANDARD CODE	2022 EDITION
CALIFORNIA ENERGY CODE	2022 EDITION
MARIN COUNTY CODE	SUPPLEMENTAL 2024 EDITION

PROJECT DATA

PROPOSED	
OCCUPANCY CLASSIFICATION:	R-1
TYPE OF CONSTRUCTION:	V-B
ZONING:	R1_B-5A
PROPOSED USE:	HOME GYM
LOT SIZE:	66612 SQFT.
FLOOR AREA:	540 SQFT.
NUMBER OF STORIES:	1 STORY
YEAR BUILT:	2026
WILDLAND INTERFACE:	YES

SCOPE OF WORK

NEW CONSTRUCTION FOR GARDEN PLAY EQUIPMENT AND HOME GYM

ADDRESS

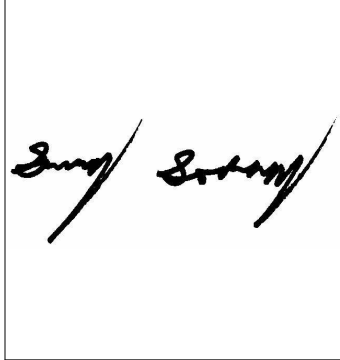
325 UPPER TOYON DR
ROSS, CA 94951



ROSS GYM
ROSS, CA

REV.	DATE	REVISION DESCRIPTION

REVISION
12
DATE 11/6/2025 1:40:20 PM



COVER SHEET
CSG
DESIGN BY: CJJ
DRAWN BY: CJJ



1 EXISTING SITE PLAN
1" = 10'-0"

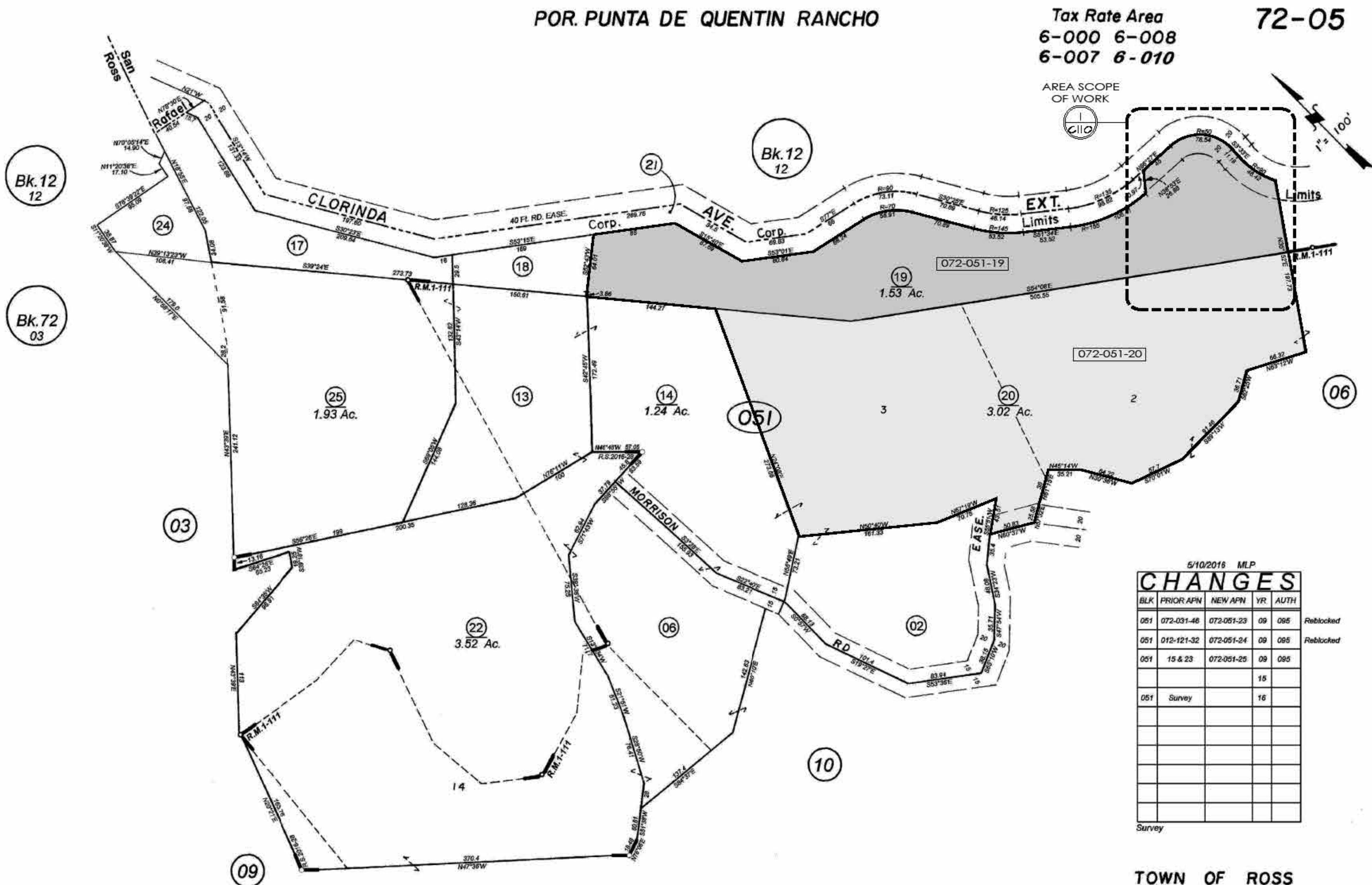
ROSS GYM
ROSS, CA

REV.	REVISION DESCRIPTION	DATE

REVISION
12
DATE 11/6/2025 1:20:02 PM

[Signature]

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



Map No. I Laurel Grove Survey, R. M. Bk. I - Pg. III

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

TOWN OF ROSS
Assessor's Map Bk. 72 - Pg. 05
County of Marin, Calif.



ROSS GYM
ROSS, CA

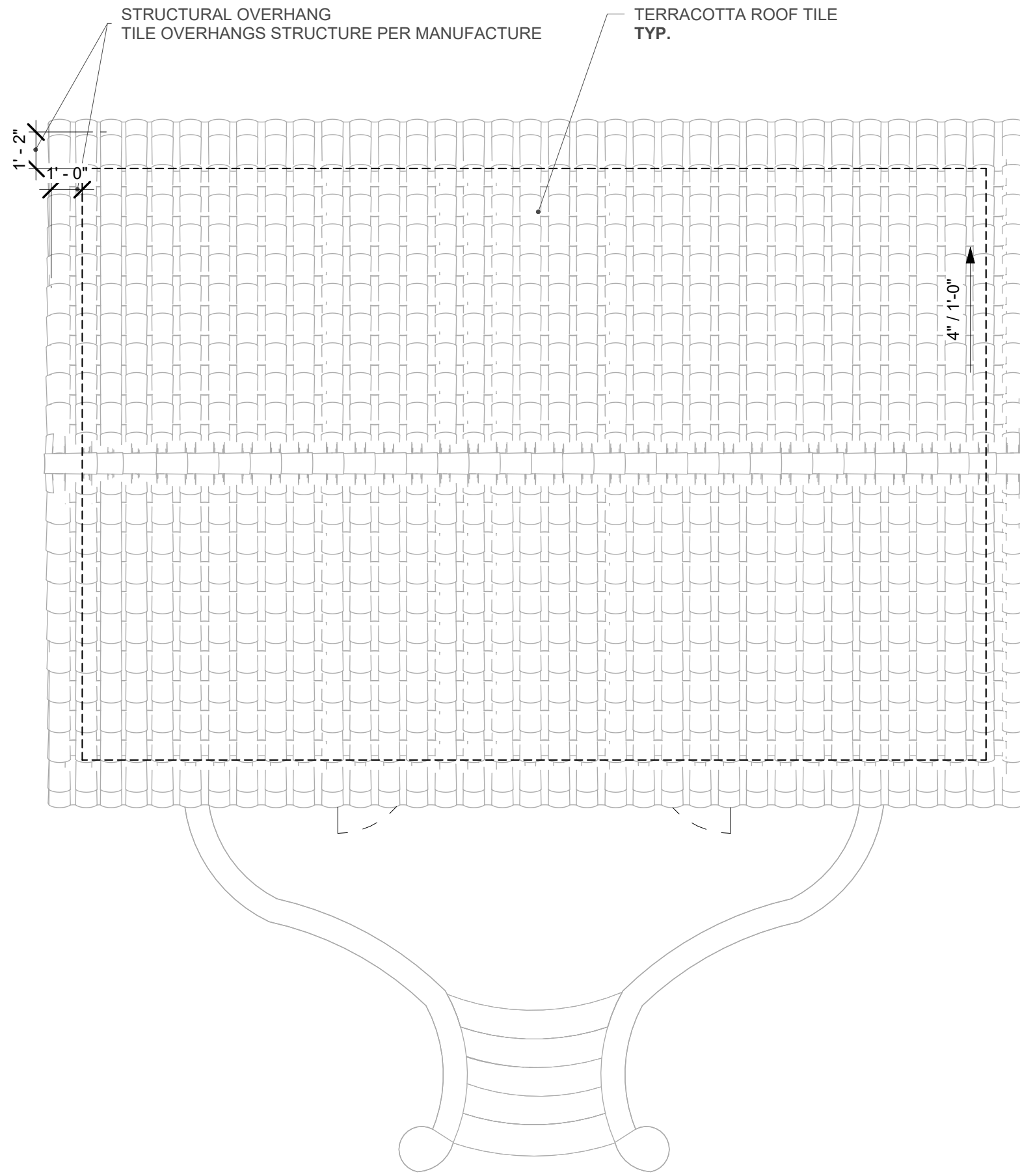
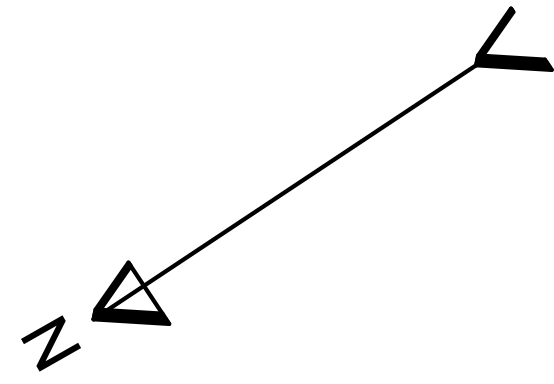
REV.	REVISION DESCRIPTION	DATE

REVISION
10
DATE 10/17/2025 3:06:56 PM

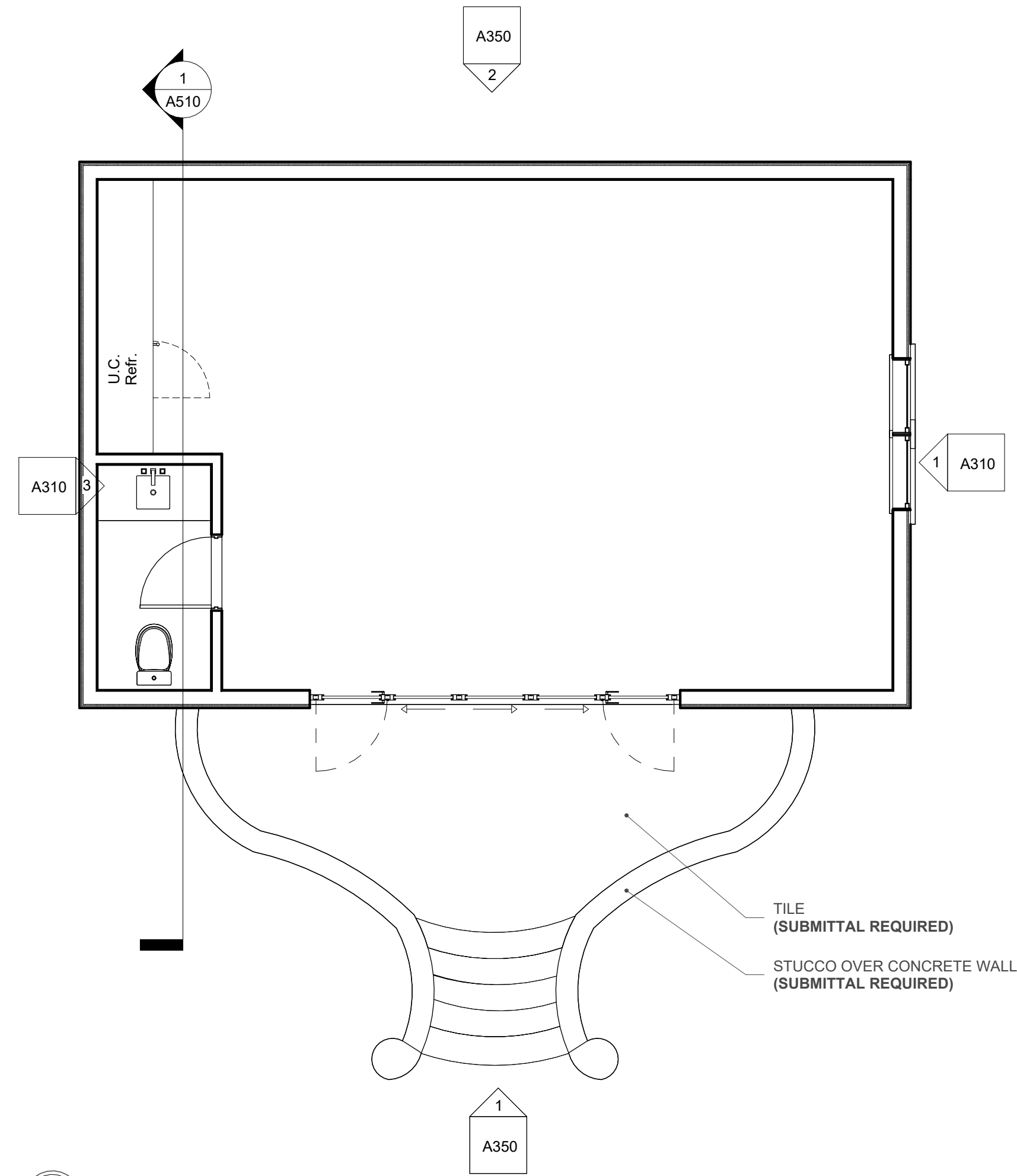
3mg 2mg



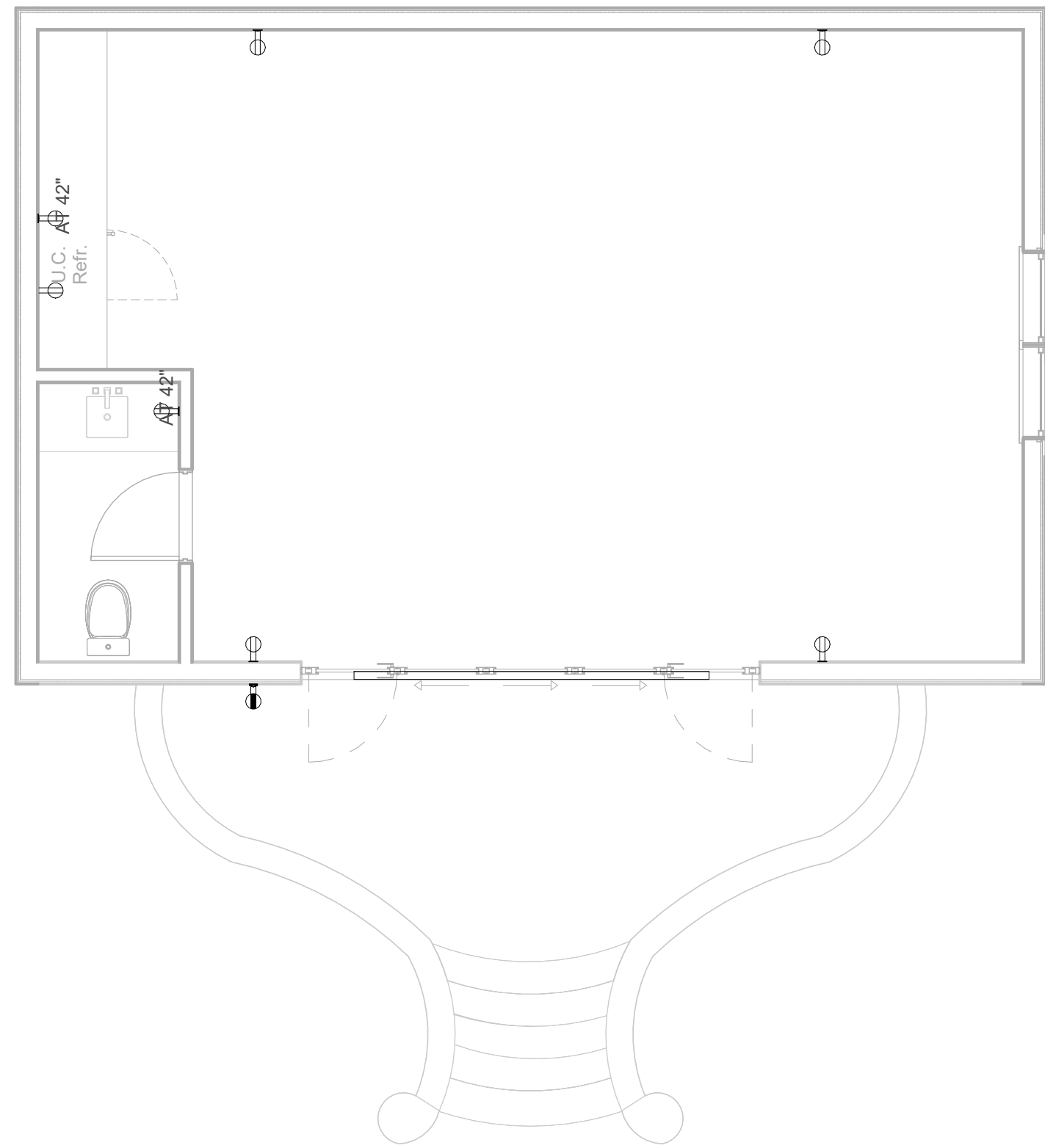
2mg / 2.5mg



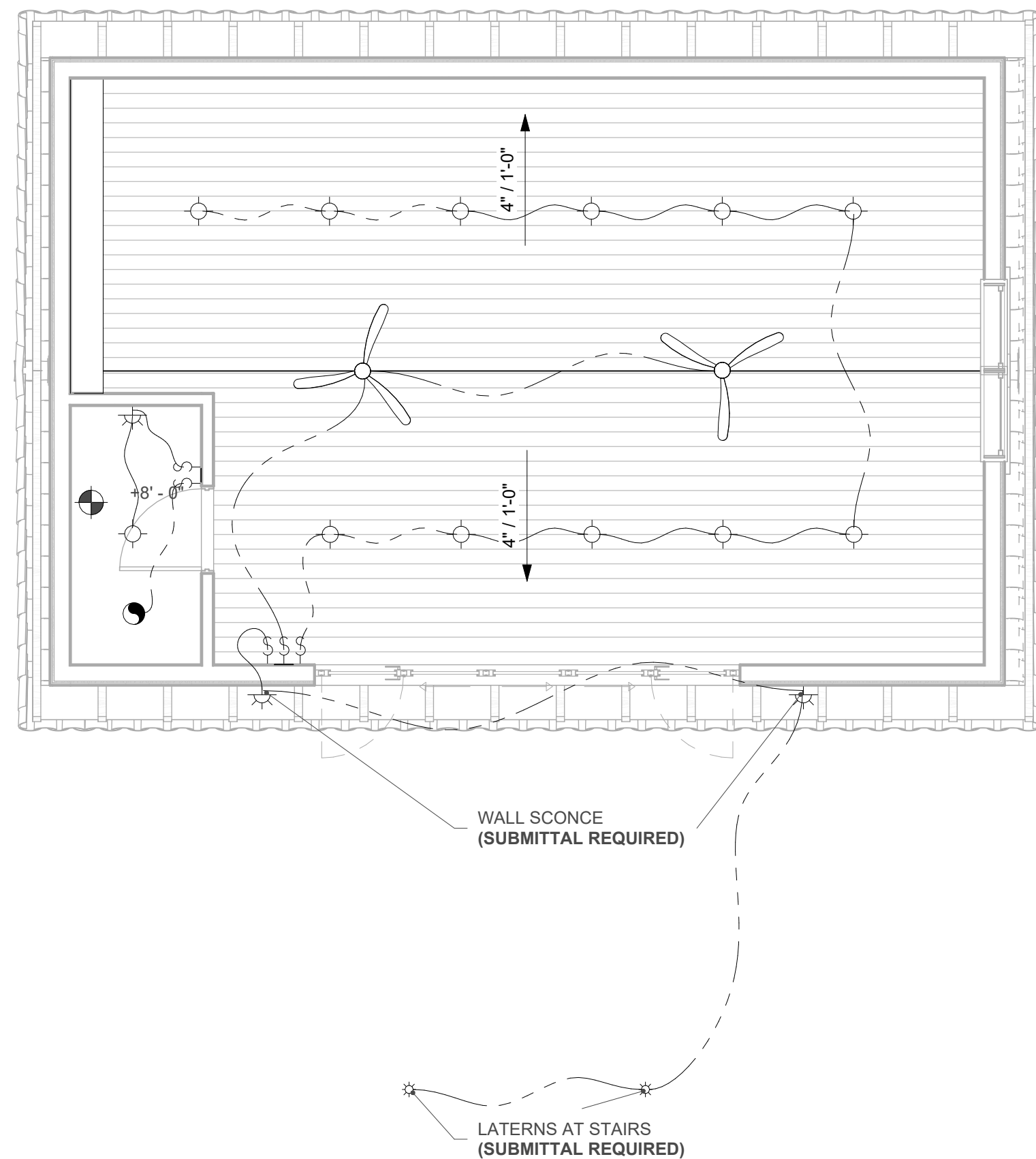
3 ROOF PLAN.
1/4" = 1'-0"



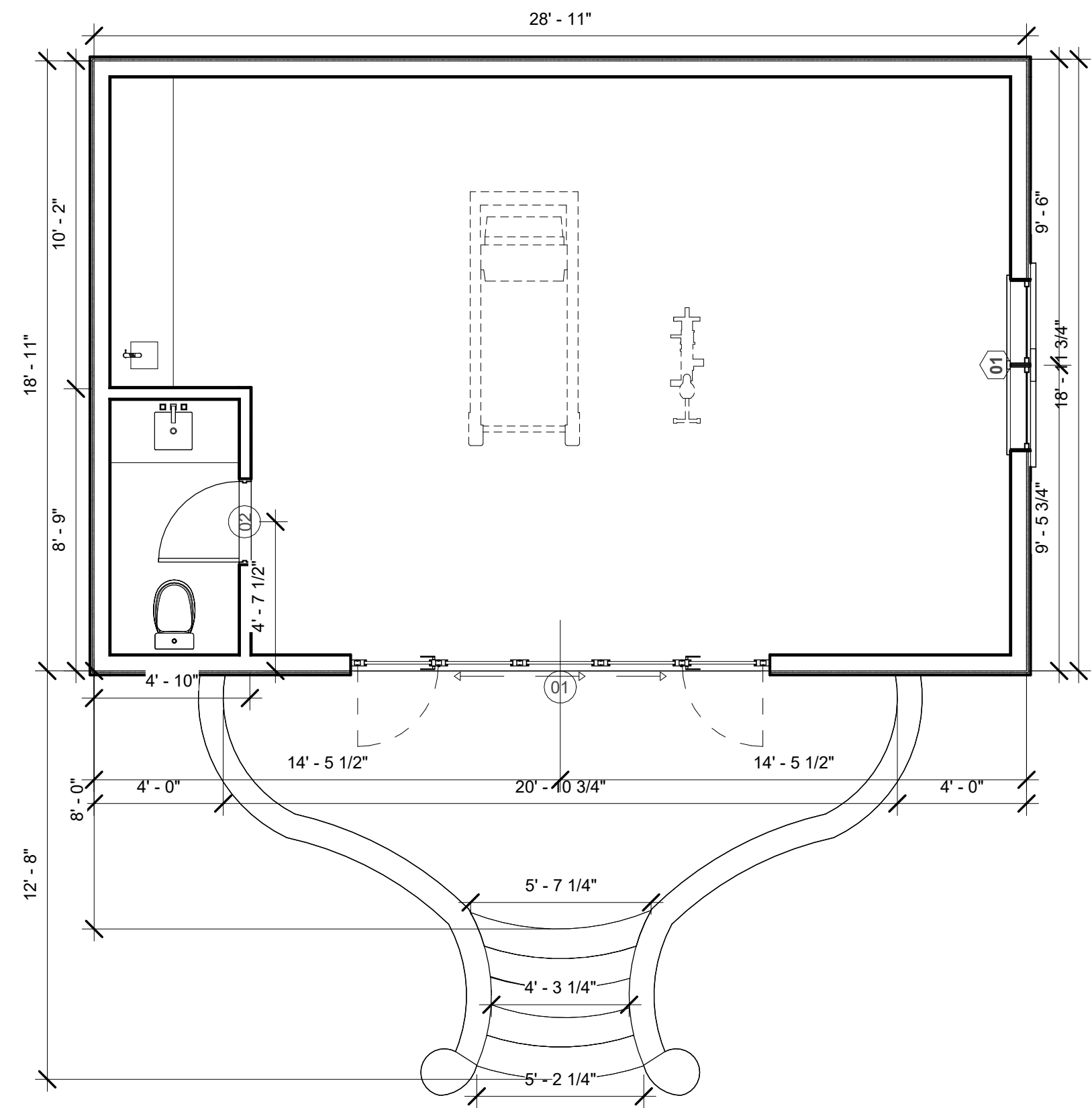
1 FIRST FLOOR.
1/4" = 1'-0"



5 FIRST FLOOR ELECTRICAL.
1/4" = 1'-0"



4 FIRST FLOOR RCP.
1/4" = 1'-0"

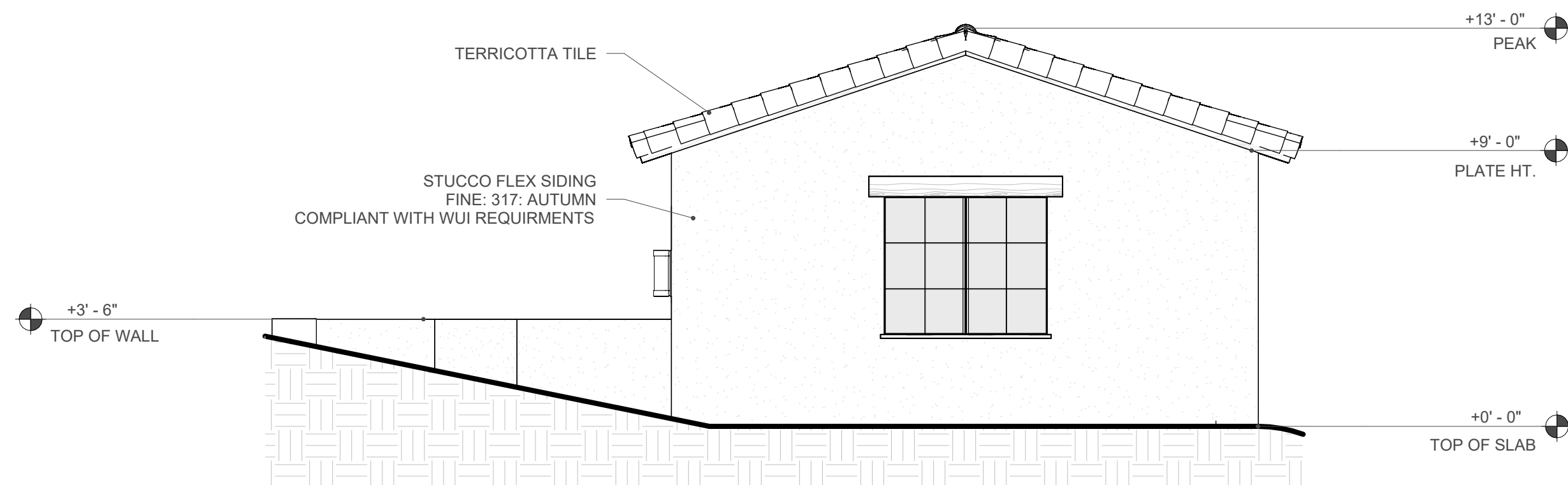


2 FIRST FLOOR DIMENSION.
1/4" = 1'-0"

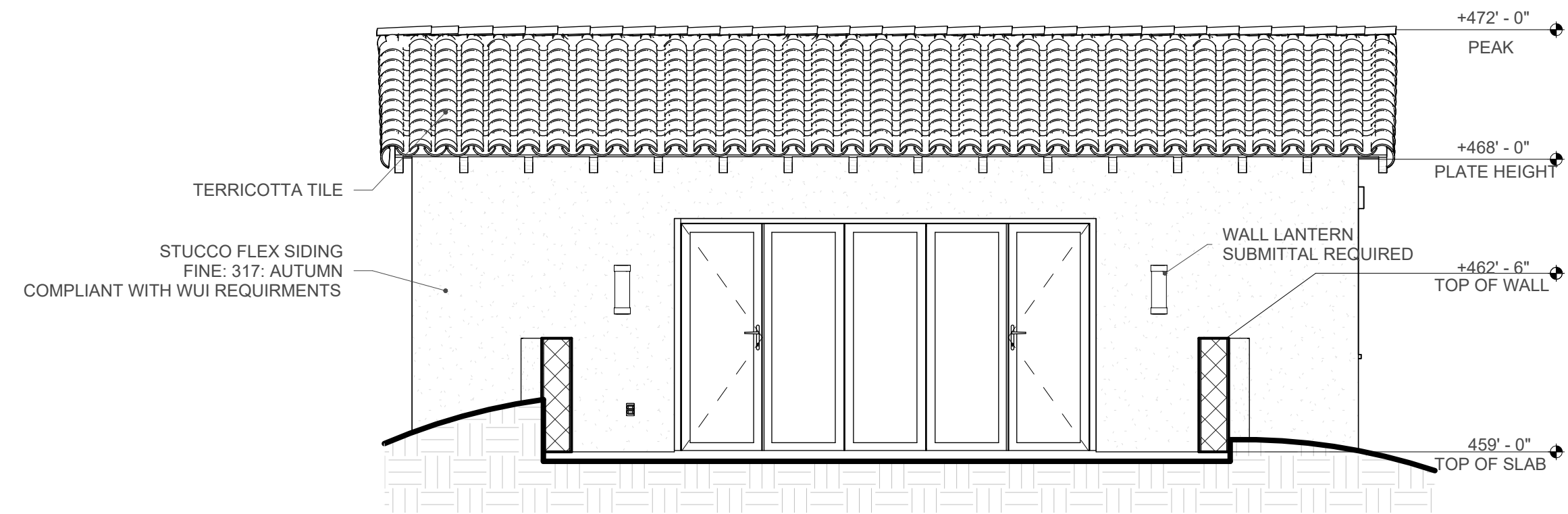
REV.	REVISION DESCRIPTION	DATE

REVISION
12
DATE 11/6/2025 1:23:35 PM

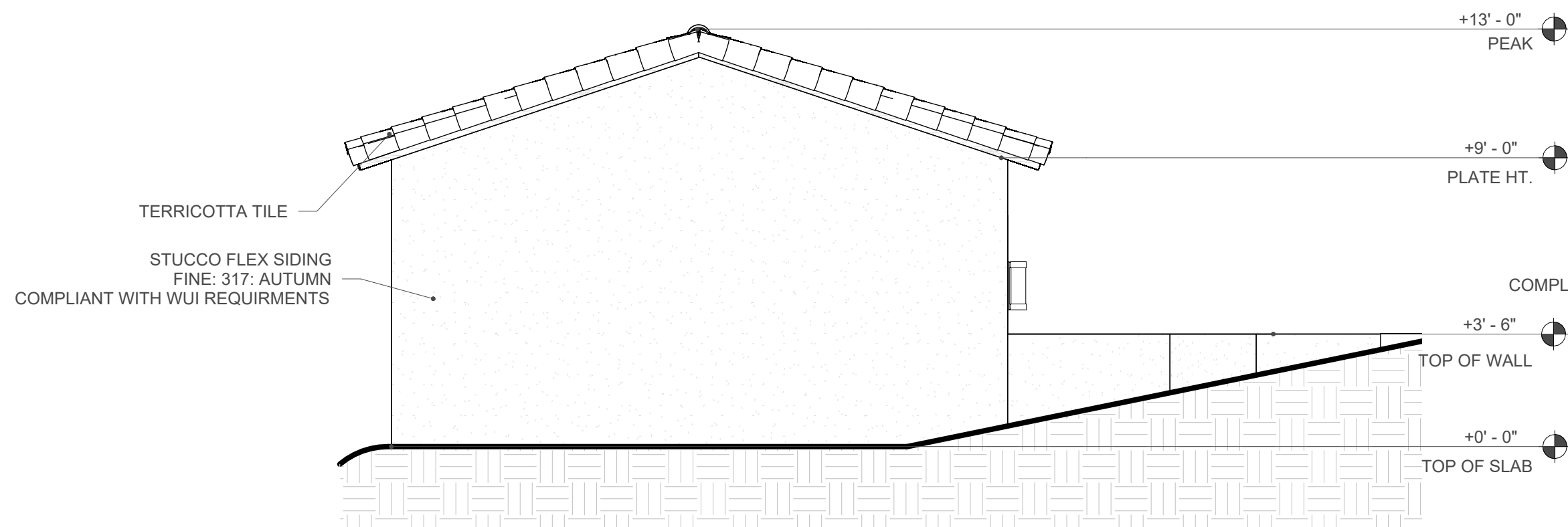
[Signature]



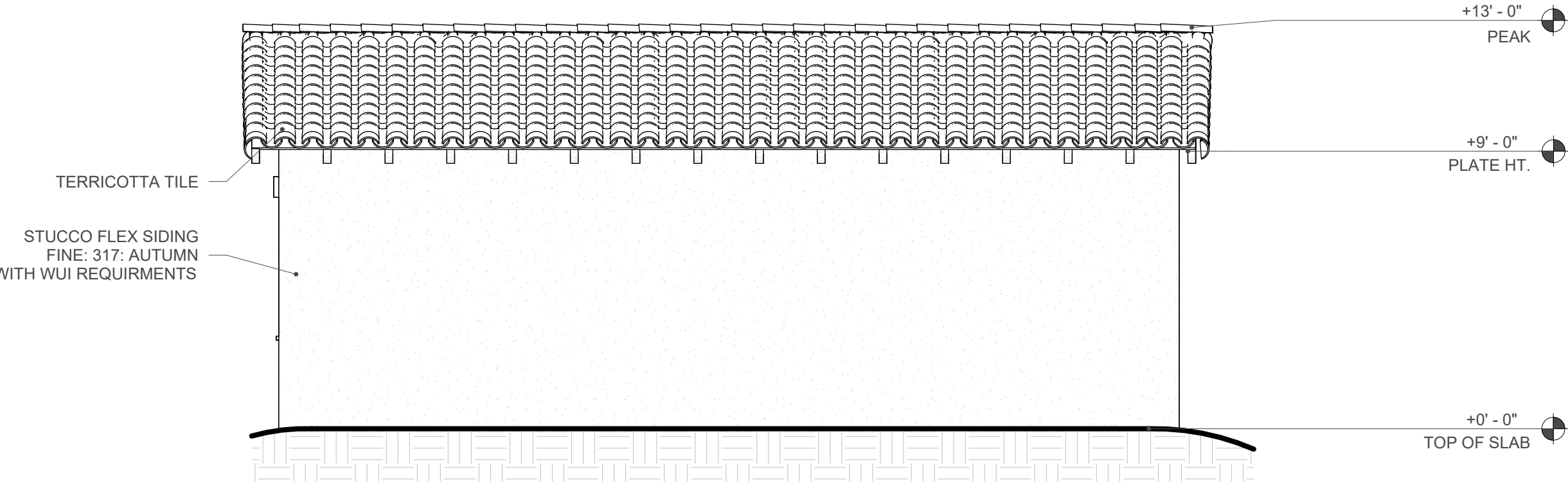
4 Elevation SOUTH SIDE.
1/4" = 1'-0"



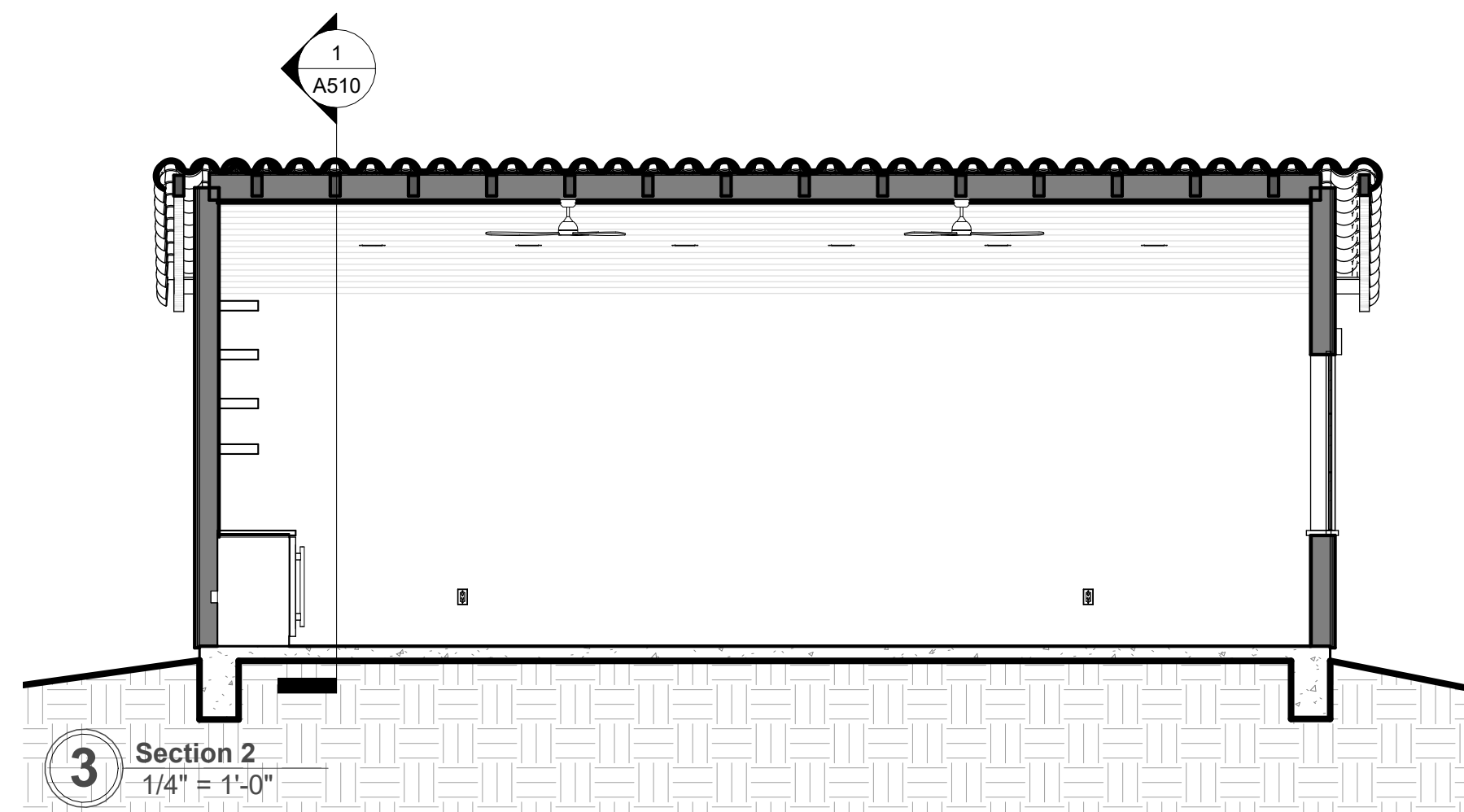
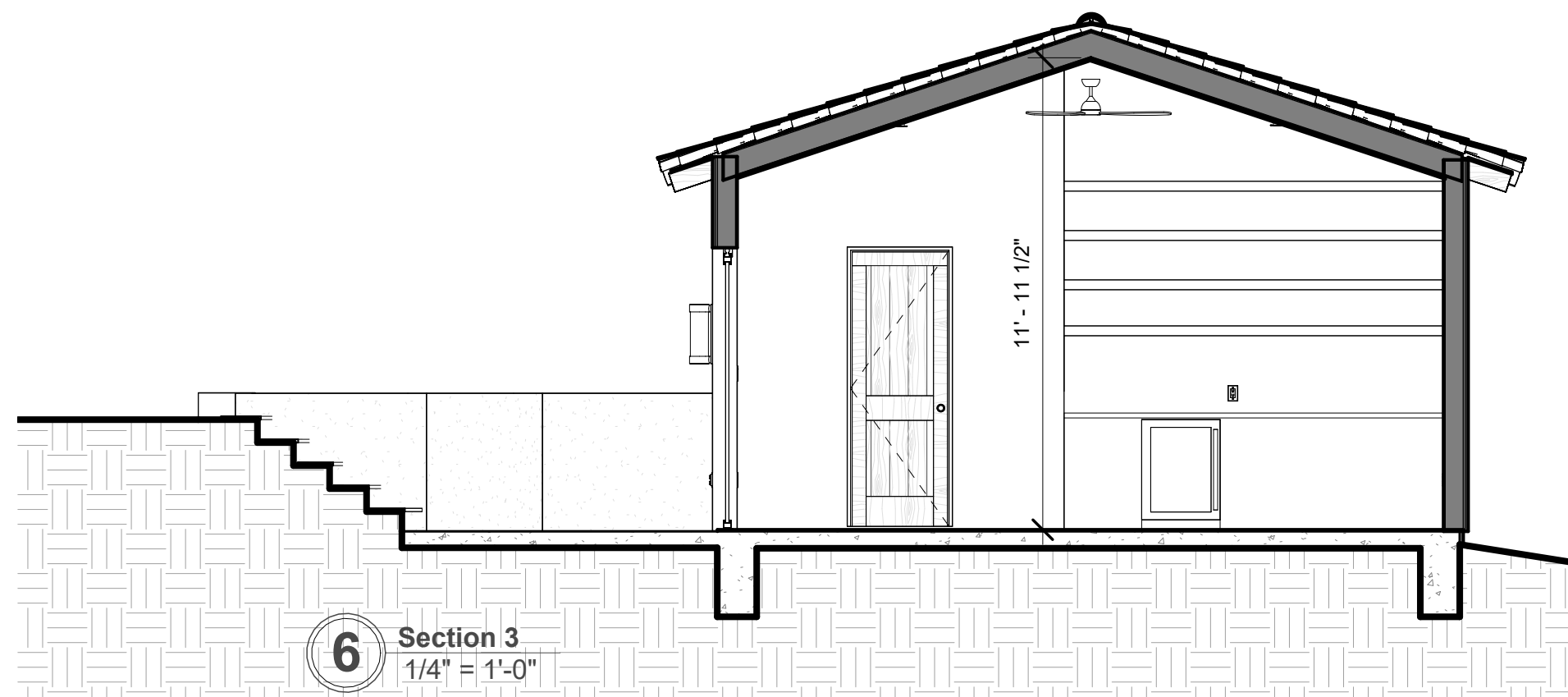
1 Elevation WEST
1/4" = 1'-0"



5 Elevation NORTH SIDE.
1/4" = 1'-0"



2 Elevation EAST
1/4" = 1'-0"



REV.	REVISION DESCRIPTION	DATE

REVISION
12
DATE 11/6/2025 1:39:05 PM

3mg 2mg

ELEVATION
A350
DESIGN BY: CJJ
DRAWN BY: CJJ



ROSS GYM
ROSS, CA

REV.	REVISION DESCRIPTION	DATE

REVISION
11
DATE 10/17/2025 3:42:18 PM

Jim S. S. S.



Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957

Telephone (415) 453-1453, Ext. 121

Fax (415) 453-1950 www.townofross.org

PLANNING APPLICATION FORM

Type of Application

(check all that apply):

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

To Be Completed by Applicant:

Assessor's Parcel No(s): 072-051-19

Project Address: 325 UPPER TOYON DR

Property Owner: Wishbone Hill Estate LLC

Owner Mailing Address (PO Box in Ross): 325 UPPER TOYON DRIVE

City/State/Zip: ROSS / CALIFORNIA / 94957 Owner's Phone: 415-755-8705

Owner's Email: prestonwernersf@gmail.com

Applicant: GREG GODSEY

Applicant Mailing Address: 608A SUITE 201 DRY CREEK RD

City/State/Zip: WACO / TEXAS / 76705 Applicant's Phone: 512.694.7253

Applicant's Email: greg@heritagebarns.com

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

To Be Completed by Town Staff:

Date Received: _____

Application No.: _____

Zoning: _____

Date paid: _____

TOTAL FEES: _____

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

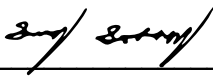
ARCHITECT INFORMATION, CONSENT, AND SIGNATURE

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

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

Architect/ Copyright Owner Name: GREG GODSEY Phone No: 512.694.7253

Company (if applicable): HERITAGE BARNES Email: greg@heritagebarns.com

 01.12.2026
Signature of Architect/ Copyright Owner Date

Written Project Description – may be attached.

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

COMPLETE DEMOLITION OF EXISTING 1 STORY HOUSE 737 SQFT, PROPOSED 2

AND BASEMENT HOUSE OF 2,875 SQFT. REQUEST FOR A VARIANCE TO BUILD NEW

BUILDING AT SAME NON-CONFORMING SETBACKS AS THE ORIGINAL HOUSE.

PROPOSAL INCLUDES INCREASING THE OVERALL HEIGHT OF THE BUILDING IN

10'-2 1/2". ALL PROPOSED MATERIALS AND DESIGN STYLE WILL MATCH WITH EXISTING

MAIN UNIT OF THE PROPERTY. THIS PROPOSAL IS ALSO LOOKING FOR A VARIANCE

EXEMPT THE COVERED PARKING SPACE FOR THIS UNIT; THE PROPOSAL CONSIDERS

OFF-STREET OPEN PARKING DEDICATED SPACES CONFORMING WITH THE MINIMUM

PARKING REQUIREMENT ASSIGNED TO THIS ZONING.



Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957

Telephone (415) 453-1453, Ext. 121

Fax (415) 453-1950 www.townofross.org

PLANNING APPLICATION FORM

Type of Application

(check all that apply):

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

To Be Completed by Applicant:

Assessor's Parcel No(s): 072-051-19

Project Address: 325 UPPER TOYON DR

Property Owner: Wishbone Hill Estate LLC

Owner Mailing Address (PO Box in Ross): 325 UPPER TOYON DRIVE

City/State/Zip: ROSS / CALIFORNIA / 94957 Owner's Phone: 415-755-8705

Owner's Email: prestonwernersf@gmail.com

Applicant: GREG GODSEY

Applicant Mailing Address: 608A SUITE 201 DRY CREEK RD

City/State/Zip: WACO / TEXAS / 76705 Applicant's Phone: 512.694.7253

Applicant's Email: greg@heritagebarns.com

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

To Be Completed by Town Staff:

Date Received: _____

Application No.: _____

Zoning: _____

Date paid: _____

TOTAL FEES: _____

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

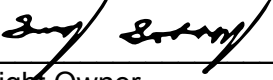
ARCHITECT INFORMATION, CONSENT, AND SIGNATURE

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

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

Architect/ Copyright Owner Name: GREG GODSEY Phone No: 512.694.7253

Company (if applicable): HERITAGE BARNES Email: greg@heritagebarns.com

 01.12.2026
Signature of Architect/ Copyright Owner Date

Written Project Description – may be attached.

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

NEW CONSTRUCTION FOR GARDEN PLAY EQUIPMENT AND HOME GYM OF

APPROXIMATELY 540 SQFT. APPLICATION INCLUDES REQUEST FOR A

VARIANCE TO APPROVE A NON-CONFORMING SETBACKS TO LOCATE

NEW BUILDING WON'T AFFECT THE PRIVACY OF ANY NEIGHBOR AND

WON'T BE VISIBLE FROM THE STREET.