



Staff Report

Date: June 14, 2018
To: Mayor Robbins and Council Members
From: Heidi Scoble, Planning Manager
Subject: Dunham Swimming Pool, Design Review at 64 Bridge Road
File No. 2018-010 DR

Recommendation

Town Council approval of Resolution 2056 approving Design Review to allow the construction of a new swimming pool, in addition to landscaping and hardscape at 64 Bridge Road.

Project Information

Owner:	Lindsay and Chris Dunham
Applicant:	Integrated Design Studio
Location:	64 Bridge Road
A.P. Number:	073-302-07
Zoning:	R-1:B-20 (Single Family Residence, 20,000 square foot min. lot size)
General Plan:	Low Density (3-6 Units/Acre)
Flood Zone:	Zone X (Outside 1-percent annual chance floodplain)
Project No.:	2018-010 DR

Project Summary:

Lot Area	28,000 square feet
Existing Floor Area/Ratio	4,981 sq. ft. 17.7% (15% permitted)
Proposed Floor Area/Ratio	No Change
Existing Lot Coverage	3,942 sq. ft. 14.8% (15% permitted)
Proposed Lot Coverage	No Change
Existing Impervious Surfaces	7,404 sq. ft. 26.4%
Proposed Impervious Surfaces	5,930 sq. ft. 21.1%

Project Description

The applicant is requesting Design Review to allow for the new construction of a swimming pool with conforming setbacks. The project would also include landscape and hardscape improvements.

The project will include the following:

- 14-feet by 29-feet swimming pool
- Swimming pool coping. Swimming pool coping color undecided.
- New concrete wall up to three feet tall. The wall would have a color integrated into the wall. The color is currently undetermined.
- Decomposed Granite
- Brick paving to be replaced
- New concrete pad and 6-foot tall fence to screen the pool equipment.

The proposed project requires the following permit:

- **Design Review pursuant to Ross Municipal Code (RMC) Section 18.41.020** because the project would result in more than 50 cubic yards of grading and to allow for landscaping site improvements within twenty-five feet of a creek.

Background and Discussion

The project site is an upward sloping parcel from east to west with an average slope of approximately 25%. Access to the project site is from Bridge Road. The parcel was originally established as lot 79 of the Raymond Tract recorded with the County of Marin on September 14, 1905. A list of the past land use entitlements has been attached to the Staff Memo for reference.

Advisory Design Group Review

On April 24, 2018, the Advisory Design Review (ADR) Group reviewed the project. The ADR Group unanimously supported the location, design, and materials of the project as proposed.

Key Issues

Design Review

The overall purpose of Design Review is to provide excellence in design consistent with the same quality of the existing development, to preserve and enhance the historical “small town,” low-density character and identity that is unique to the Town of Ross, to discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression, and to upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site. Accordingly, pursuant to Section 18.41.100 of the Ross Municipal Code, a series of Design Review criteria and standards have been developed to guide development.

In reviewing the project, the following design review criteria and standards are most relevant to the project:

1. **Preservation of Natural Areas and Existing Site Conditions.** Specifically, sites should be kept in harmony with the general appearance of neighboring landscape.

2. **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.
3. **Materials and Colors.** Soft and muted colors in the earth-tone and wood-tone range are preferred and generally should predominate.
4. **Landscaping.** Attractive, fire-resistant, native species are preferred. Landscaping should be integrated into the architectural scheme to accent and enhance the appearance of the development...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.
5. **Visual Focus.** 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.
6. **Low Impact Development.** 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.
7. **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.

Upon review of the project, staff supports the Design Review aspect of the project based on the project's consistency with the purpose of Design Review and the conformance with the Design review criteria and standards as follows:

1. The project would maintain the bucolic appearance of the grounds and appearance to neighboring properties.
2. The project would have conforming setbacks and would not adversely impact adjacent neighbors relative to light, air, privacy, and noise.
3. The mass and scale of the project would be more in keeping with character of the setting and the surrounding neighboring properties.
4. The project is designed within high quality, long lasting earth-tone materials and colors.
5. As conditioned, the project would require the post-development stormwater runoff rates from the site would be no greater than pre-project rates.
6. The project would reduce the pre-existing impervious surfaces through the use of permeable pavers, gravel, and turf.
7. The project would not impact any creeks and drainage ways to ensure protection of any natural resource area of the riparian area as the site improvements relative to the existing creek would be nominal.
8. The project would not reduce the Town's housing stock.

In summary and as supported above, staff suggests the project is consistent with the intent of the Town's Design Review criteria, standards, findings, and conditions of approval.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site. No public comment was received as of the writing of the staff report.

Fiscal, resource and timeline impacts

If approved, the project would be subject to one-time fees for a building permit, and associated impact fees, which are based the reasonable expected cost of providing the associated services and facilities related to the development. The improved project site may be reassessed at a higher value by the Marin County Assessor, leading to an increase in the Town's property tax revenues. Lastly, there would be no operating or funding impacts associated with the project as the project applicant would be required to pay the necessary fees for Town staff's review of future building permit plan check and inspection fees.

Alternative actions

1. Continue the project for modifications; or
2. Make findings to deny the application.

Environmental review (if applicable)

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15303, *New Construction and Conversion of Small Structures*, because the project involves the new construction of detached accessory structures where there is no potential for impacts

Attachments

1. Resolution 2056
2. Project Information and Plans
3. Project History
4. Neighborhood Correspondence

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2056

A RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW TO ALLOW THE THE NEW CONSTRUCTION OF A SWIMMING POOL AT 64 BRIDGE ROAD, APN 073-302-07

WHEREAS, Integrated Design Studio, on behalf of property owners Lindsay and Chris Dunham, have submitted an application for Design Review to allow the new construction of a new swimming pool, in addition to landscaping and hardscape site improvements at 64 Bridge Road (herein referred to as the "project"); and

WHEREAS, the project was determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15303 – *New Construction*, because it involves construction of new swimming pool with no potential for impacts as proposed and as outlined in the staff report and no exception set forth in Section 15300.2 of the CEQA Guidelines (including but not limited to subsection (a) which relates to impacts on environmental resources; subsection (b) which relates to cumulative impacts, subsection (c) which relates to unusual circumstances; or subsection (f) which relates to historical resources) was found to apply to the project; and

WHEREAS, on June 14, 2018, the Town Council held a duly noticed public hearing to consider the proposed project; and

WHEREAS, the Town Council has carefully reviewed and considered the staff reports, correspondence, and other information contained in the project file, and has received public comment; and

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to the Conditions of Approval attached as Exhibit "B" at 64 Bridge Road.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 14th day of June 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Elizabeth Robbins, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS TO APPROVE
64 BRIDGE ROAD
APN 073-302-07

A. Findings

I. In accordance with Ross Municipal Code Section 18.41.070, Design Review is approved based on the following findings:

a) The project is consistent with the purpose of the Design Review chapter as outlined in Ross Municipal Code Section 18.41.010:

As supported in the June 14, 2018 staff report and as conditioned, the project would meet the purpose of the Design Review chapter through its high-quality design and materials. The project is designed with a similar architectural style and materials of the existing residence. The project would not impact the "small town" character of the Town because the project is designed to maintain the overall mass, bulk, and style of the existing residence and garage. As conditioned, the project would also minimize visibility with landscaping to soften the appearance of the residence. Additionally, the project would not impact any unique environmental resources due to the location of the project site relative to any sensitive wildlife habitat, species, and/or creeks. Lastly, the project would be required to address drainage and stormwater prior to issuance of any building permit to allow for the construction of the project.

b) The project is in substantial compliance with the design criteria of Ross Municipal Code Section 18.41.100.

As summarized in the staff report dated June 14, 2018, the project would be consistent with the design review criteria and standards relative to architectural design, materials, colors, and landscaping. Lastly, the project would address health and safety through the issuance of a building permit to ensure compliance with the building, public works, and fire code regulations.

c) The project is consistent with the Ross General Plan and zoning ordinance.

The scope of the project is consistent with the allowed structures and uses that may be permitted within the Medium Density land use designation of the General Plan and the single family residence chapter of the zoning ordinance.

EXHIBIT "B"
CONDITIONS OF APPROVAL
64 BRIDGE ROAD
APN 073-302-07

1. This approval authorizes a Design Review to allow the new construction of a new swimming pool, in addition to landscaping and hardscape site improvements at 64 Bridge Road.
2. The building permit shall substantially conform to the plans entitled, "Durham Residence" consisting of 16 sheets prepared by Integrated Design Studio, date stamped received March 22, 2018.
3. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, the following conditions of approval shall be reproduced on the cover sheet of the plans submitted for a building permit. The property owner shall certify on the building permit plans that they have read and agree to the following conditions.
4. Except as otherwise provided in these conditions, the project shall comply with the plans submitted for Town Council approval. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
5. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the project and will not extend the permitted construction period.
6. Prior to Building Permit Issuance, the applicant shall submit proposed exterior lighting fixtures if any new lighting will be installed as a result of the project. All lighting shall be shielded (no bare bulb light fixtures or down lights that may be visible from down-slope sites). Exterior lighting of landscaping by any means shall not be permitted if it creates glare, hazard or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or public right-of-ways is prohibited. No up lighting is permitted. Interior and exterior lighting fixtures shall be selected to enable maximum "cut-off" appropriate for the light source so as to strictly control the direction and pattern of light and eliminate spill light to neighboring properties or a glowing night time character.
7. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:

- a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.
- b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
- c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the project. Any additional costs incurred by the Town, including costs to inspect or review the project, shall be paid as incurred and prior to project final.
- d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (e.g. temporary seeding and mulching or straw matting).
- e. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.
- f. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director, who may consult with the town hydrologist at the applicants' expense (a deposit may be required). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard). As far as practically feasible, the plan shall be designed to produce a net decrease in peak runoff from the site compared to pre-project conditions. Applicants are encouraged to submit a drainage plan designed to produce peak runoff from the site that is the same or less than estimated natural, predevelopment conditions which existed at the site prior to installation of impermeable surfaces and other landscape changes (natural predevelopment rate standard). Construction of the drainage system shall be supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a

letter of certification shall be provided to the Town building department prior to project final.

- g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas.
- i. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion control plan. The construction schedule shall detail how the project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).
- j. A Final construction management plan shall be submitted in time to be incorporated into the job.
- k. A preconstruction meeting with the property owner, project contractor, project architect, project arborist, representatives of the Town Planning, Building/Public Works and Ross Valley Fire Department and the Town building inspector is required prior to issuance of the building permit to review conditions of approval for the project and the construction management plan.
- l. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- m. The Building Official and other Town staff shall have the right to enter the property at all times during construction to review or inspect construction, progress, compliance with the approved plans and applicable codes.
- n. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- o. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the

Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).

- p. Failure to comply in any respect with the conditions or approved plans constitutes grounds for Town staff to immediately stop work related to the noncompliance until the matter is resolved. (Ross Municipal Code Section 18.39.100). The violations may be subject to additional penalties as provided in the Ross Municipal Code and State law. If a stop work order is issued, the Town may retain an independent site monitor at the expense of the property owner prior to allowing any further grading and/or construction activities at the site.
- q. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and right-of-ways free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely covered, and the public right-of-way must be kept free of dirt and debris at all times. Dust control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- r. Applicants shall comply with all requirements of all utilities including, the Marin Municipal Water District, Ross Valley Sanitary District, and PG&E prior to project final. Letters confirming compliance shall be submitted to the building department prior to project final.
- s. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works pursuant to Ross Municipal Code Section 15.25.120.
- t. The project shall comply with building permit submittal requirements as determined by the Building Department and identify such in the plans submitted for building permit.
- u. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- v. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- w. The Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading

permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.

- i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc, are implemented.
- ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.
- iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.

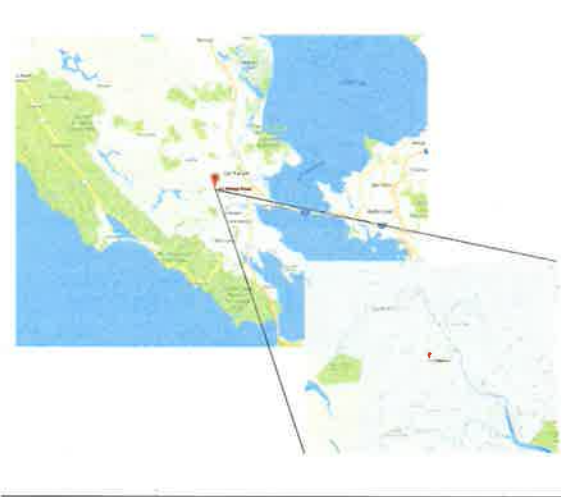
8. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with its attorneys with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

ATTACHMENT 2

DUNHAM RESIDENCE

ROSS, CALIFORNIA

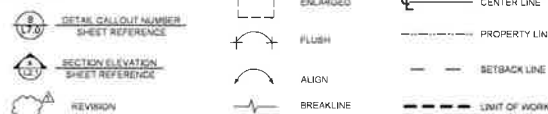
VICINITY MAP/PROJECT LOCATION:



ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
BC	BOTTOM OF CURB	MAX	MAXIMUM
BW	BOTTOM OF WALL	MIN	MINIMUM
BS	BOTTOM OF SITE	(N)	NEW
C	CONDUIT	NIC	NOT IN CONTRACT
CB	CATCH BASIN	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
DG	DECOMPOSED GRANITE	OD	OUTSIDE DIAMETER
DI	DRAIN INLET	PA	PLANTING AREA
DIA	DIAMETER	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
EA	EACH	R	RADIUS
ELEC	ELECTRIC	RP	RADIUS POINT
(E)	EXISTING	RIM	RIM ELEVATION
EJ	EXPANSION JOINT	SAD	SEE ARCHITECT DRAWINGS
EQ	EQUAL	SCD	SEE CIVIL DRAWINGS
FT	FEET	SSD	SEE STRUCTURAL DRAWINGS
FQ	FINISH GRADE	SCH	SCHEDULE
FH	FIRE HYDRANT	SD	STORM DRAIN
G	GAS	SJ	SCORE JOINT
GA	GAUGE	STL	STEEL
GALV	GALVANIZED	TC	TOP OF CURB
GPH	GALLONS PER HOUR	TR	TOP OF RAILING
GPM	GALLONS PER MINUTE	TP	TOP OF PAVEMENT
IN KIND	TO MATCH EXISTING	TS	TOP OF STREET
INV	INVERT	TW	TOP OF WALL
HD	HOT DIPPED	TYP	TYPICAL
HP	HIGH POINT	UCN	UNLESS OTHERWISE
HGT	HEIGHT	VF	VERY IN FIELD
L.O.W.	LIMIT OF WORK	W	WITH

SYMBOLS



PROJECT DESCRIPTION

THE PROJECT IS LOCATED IN ROSS, CALIFORNIA

ON AN APPROX 0.61 ACRE LOT, PROPOSED IMPROVEMENTS INCLUDE: A NEW POOL IN THE BACK YARD, INCLUDING NEW PATIO AREA TO REPLACE EXISTING BRICK PATIO; AND LOW MAINTAINING WALLS. EXISTING BRICK PATHWAY AND STEPS TO BE REPLACED WITH DECOMPOSED GRANITE PATH AND NATURAL STONE STEPS, AND NEW PLANTING TO BE INSTALLED AT REAR AND SOUTH SIDES OF HOUSE. SITE IMPROVEMENTS TO TAKE PLACE OUTSIDE OF THE 25' CREEK SETBACK ON PROPERTY. ALL EXISTING PROTECTED TREES ARE TO BE PRESERVED AND PROTECTED DURING CONSTRUCTION, AND EXISTING NATURAL AREAS ON PROPERTY ARE TO BE PRESERVED.

TOTAL AREA TO BE WOODED: 4,950SF
TOTAL NEW HARDSCAPE AREA: 1,301SF
TOTAL NEW LANDSCAPE AREA: 3,648SF

ASSESSOR PARCEL NUMBER	073-302-07
ADDRESS	64 Bridge Road
JURISDICTION	Ross
ZIP CODE	94957
USE CODE	11
DESCRIPTION	Single-Resid - Improved
AVERAGE SLOPE	25
ASSESSOR PARCEL SQUARE	26000
TAX RATE AREA	006-000
ZONING	R1-B20
BUILDING CODES	Structural: 2016 CMC Nonstructural: 2016 CRC Other: 2016 CMC, CFC 2016 CEC 2016, CFC 2016 CGS 2016, 2018 CEES
LATITUDE, LONGITUDE	37.958315, -122.557917

GENERAL NOTES

- THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS CONTAINED IN THIS SET OF CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE UNIFORM BUILDING CODE, AND ALL STATE AND LOCAL CODES.
- THE DRAWINGS AND SPECIFICATIONS DESCRIBE IN GENERAL, THE QUALITY AND CHARACTER OF THE MATERIALS, SHAPE, AND CONFIGURATION OF IMPROVEMENTS AND THE DESIGN INTENT OF THE COMPLETED, INSTALLED WORK. MISCELLANEOUS ITEMS OF WORK, MATERIAL, EQUIPMENT, ETC. NECESSARY TO COMPLETE THE INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- PROJECT SUBMITTAL LIST: IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO READ AND UNDERSTAND THE REQUIREMENTS LISTED IN THE PLANS AND SPECIFICATIONS AND PROVIDE SUBMITTALS TO OWNER'S REPRESENTATIVE PER THE PROJECT SUBMITTAL LIST.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH SUBCONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER. CONTRACTOR SHALL COORDINATE ALL WORK TO PREVENT CONFLICTS BETWEEN TRADES, AND REPORT CONFLICTS OR INCONGRUITIES BETWEEN PROPOSED IMPROVEMENTS AND/OR EXISTING FACILITIES TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. IF CONTRACTOR REQUIRES DIMENSIONS NOT NOTED, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH WORK RELATED TO THOSE DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED OR NOTED.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE UNLESS OTHERWISE INDICATED OR NOTED.
- "TYPICAL" OR "TYP" MEANS FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE INDICATED OR NOTED.
- THE LOCATION OF EXISTING UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. IT SHALL BE THE DUTY OF THE CONTRACTOR TO MAKE EXACT DETERMINATIONS AS TO THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THOSE DETERMINATIONS HAVE BEEN MADE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND FACILITIES. IF UTILITIES ARE DAMAGED DURING THE COURSE OF WORK, CONTRACTOR WILL RESTORE TO NEW CONDITION AT NO ADDITIONAL COST TO THE CLIENT. CALL UNDERGROUND SERVICE ALERT (USA) 1-800-827-2600, A MINIMUM OF 48 HOURS BEFORE ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.
- ALL UTILITY CONNECTIONS AND/OR DISCONNECTIONS NECESSARY TO COMPLETE THE WORK SHALL BE PERFORMED IN SUCH MANNER AS TO MINIMIZE UTILITY SERVICE INTERRUPTIONS TO FACILITY OPERATIONS IN THE VICINITY OF CONSTRUCTION. COORDINATE ALL "DOWN TIME" WITH OWNER AND THE APPROPRIATE AGENCY. OBTAIN PRIOR APPROVAL FOR ANY INTERRUPTIONS OF BUILDING SERVICES, INCLUDING FIRE PROTECTION SYSTEMS, SECURITY SYSTEMS.

- CONTRACTOR SHALL PROVIDE ALL TOOLS, TRANSPORTATION, UTILITIES, TEMPORARY FACILITIES, AND OTHER SERVICES AS NECESSARY FOR PROPER EXECUTION OF THE WORK, AND ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEGUARDING OF THESE ELEMENTS DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR DESIGNATION OF THE MATERIAL STORAGE AREA AT THE JOB SITE.
- CONTRACTOR SHALL PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. BARRICADES, SIGNS, LIGHTS, ETC. REQUIRED FOR THE PROTECTION OF PUBLIC AND PERSONAL PROPERTY AND MATERIAL SHALL BE PROVIDED FOR AND MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR, AND SHALL CONFORM TO ALL GOVERNING CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY TO CONTROL DUST AT AND NEAR THE SITE OF WORK AND AROUND APPROACH ROUTES TO THE CONSTRUCTION SITE.
- CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION TO REMAIN. PROVIDE PROTECTIVE FENCING OF EXISTING PLANTED AREAS AS REQUIRED BY LOCAL CODES AND PROJECT CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL MAINTAIN "GOOD HOUSEKEEPING" PRACTICES AT THE JOB SITE. REMOVE EXCESS BUILDING MATERIALS AND DEBRIS PROMPTLY FROM THE JOB SITE AND DISPOSE OF AT AN APPROVED DUMPSITE. LEAVE THE JOB SITE "BROOM CLEAN." ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY MANNER AT THE END OF EACH WORK DAY.
- BEFORE ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, THE COMPLETED CONSTRUCTION SHALL BE CLEARED, ANY APPLICABLE LABELS REMOVED, ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPATTERED PAINT AND BLEMISHES REMOVED AND ALL OTHER "TOUCH-UP" WORK COMPLETED. ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGE TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNATED TO PREVENT EXPOSURE TO RAINFALL AND NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
- FLUSHING OF STREETS AND PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEGMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEEP.
- IF PAVING, STORM DRAIN, AND PLANTING IMPROVEMENTS ARE NOT COMPLETED BY 10%1, CONTRACTOR SHALL PROVIDE TEMPORARY SILT AND DRAINAGE CONTROLS. FACILITIES SHALL BE INSTALLED TO CONTROL AND OBTAIN EROSION-CAUSED SILT DEPOSITS AND TO PROVIDE FOR SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES, COLORS, AND PAVING MATERIALS TO THE LANDSCAPE ARCHITECT FOR WRITTEN APPROVAL BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL SUBMIT LEGIBLE SHOP DRAWINGS AND CUT SHEETS FOR ALL SITE FURNITURE AND ITEMS NOT SPECIFICALLY DETAILED.
- EQUIPMENT AND DEVICES SHALL BE NEW, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROVIDE FIELD LAYOUT FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. PRIOR TO INSTALLATION OF ALL HARDSCAPE AND PLANTING OR OTHER SOFTSCAPE. IN THE ABSENCE OF THIS APPROVAL, CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF ALL COSTS FOR CHANGES.
- IN ADDITION TO THESE DRAWINGS, REFER TO STANDARD SPECIFICATIONS AND PLANS.

PROJECT CONTACTS

CLIENT	LANDSCAPE ARCHITECT	
LINDA & CHRIS DUNHAM	INTEGRATED DESIGN STUDIO	
64 BRIDGE ROAD	227 BIRKELINE HWY	
ROSS, CA 94957	MILL VALLEY, CA 94541	
(917)725-2616 OR (917)257-8150	CONTACT: PAM NAGLE	
	(415) 381-9500 / 706	
<u>SURVEYOR</u>	<u>CIVIL ENGINEER</u>	<u>STRUCTURAL ENGINEER</u>
MICHAEL FORD LANDS SURVEYING	TBD	TBD
2200 BETHARDS DRIVE, STE J		
SANTA ROSA, CA 95405		
CONTACT: MICHAEL FORD		
(707) 542-8513		

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
L-0.0	COVER SHEET
1	TOPOGRAPHIC MAP
L-1.1	DEMOLITION PLAN
L-1.2	TREE PROTECTION PLAN
L-1.3	VEGETATION/MANAGEMENT PLAN
L-2.0	SITE PLAN
L-2.1	PERVIOUS/IMPERVIOUS SURFACES
L-3.0	LAYOUT PLAN
L-4.0	PLANTING PLAN
L-4.1	PLANTING DETAILS
L-5.0	PRELIMINARY IRRIGATION DIAGRAM
L-5.1	IRRIGATION DETAILS
L-6.0	LIGHTING PLAN
L-6.1	LIGHTING DETAILS
L-7.0	CONSTRUCTION DETAILS (1)



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Michael Nagle, Landscape Architect

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SHEET TITLE
COVER SHEET

SHEET NUMBER
L-0.0

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Michael Erskine, Landscape Architect

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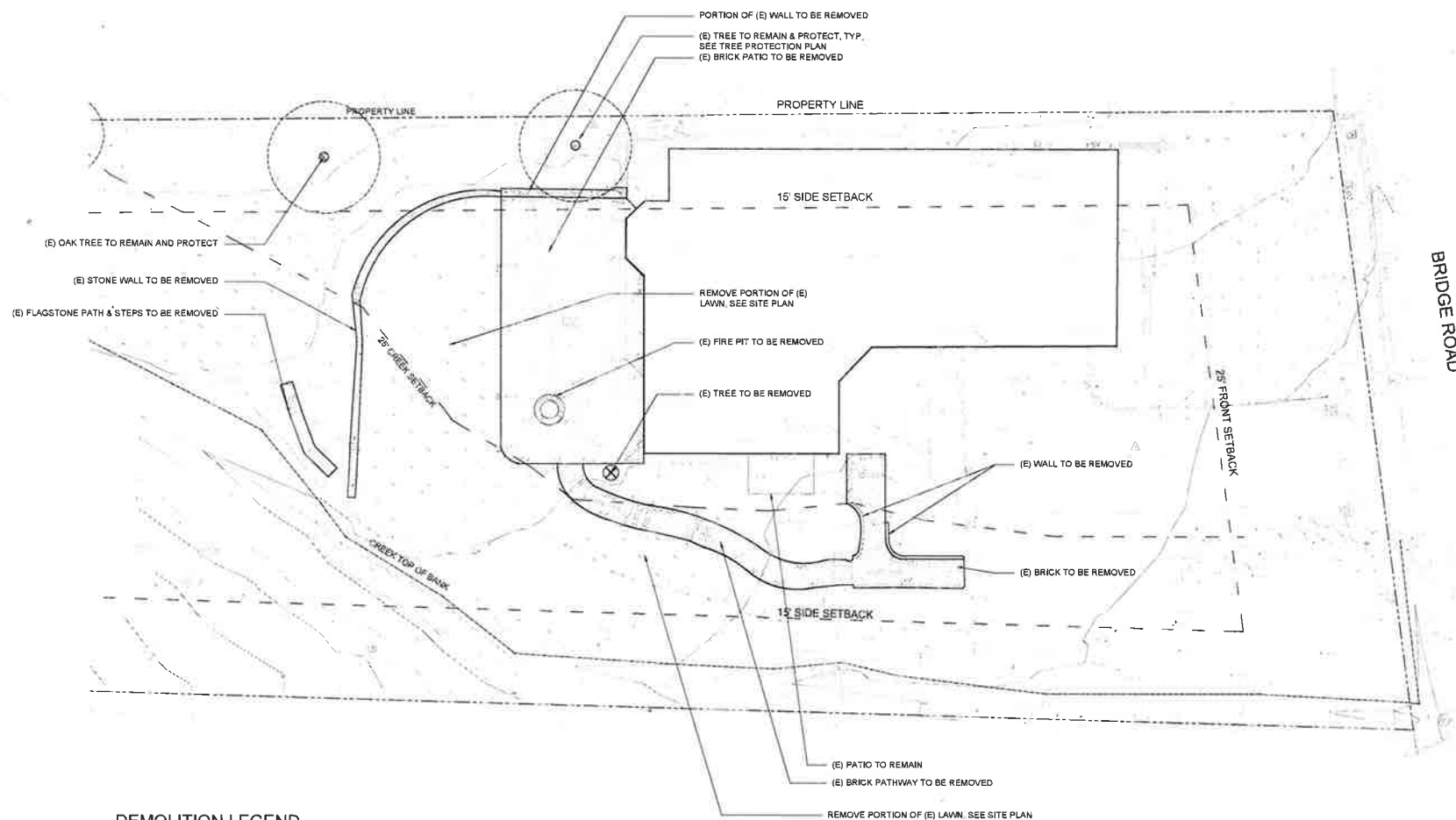
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REVIEWED	PAUSE
SCHUE	NOTED

SHEET TITLE
DEMOLITION PLAN

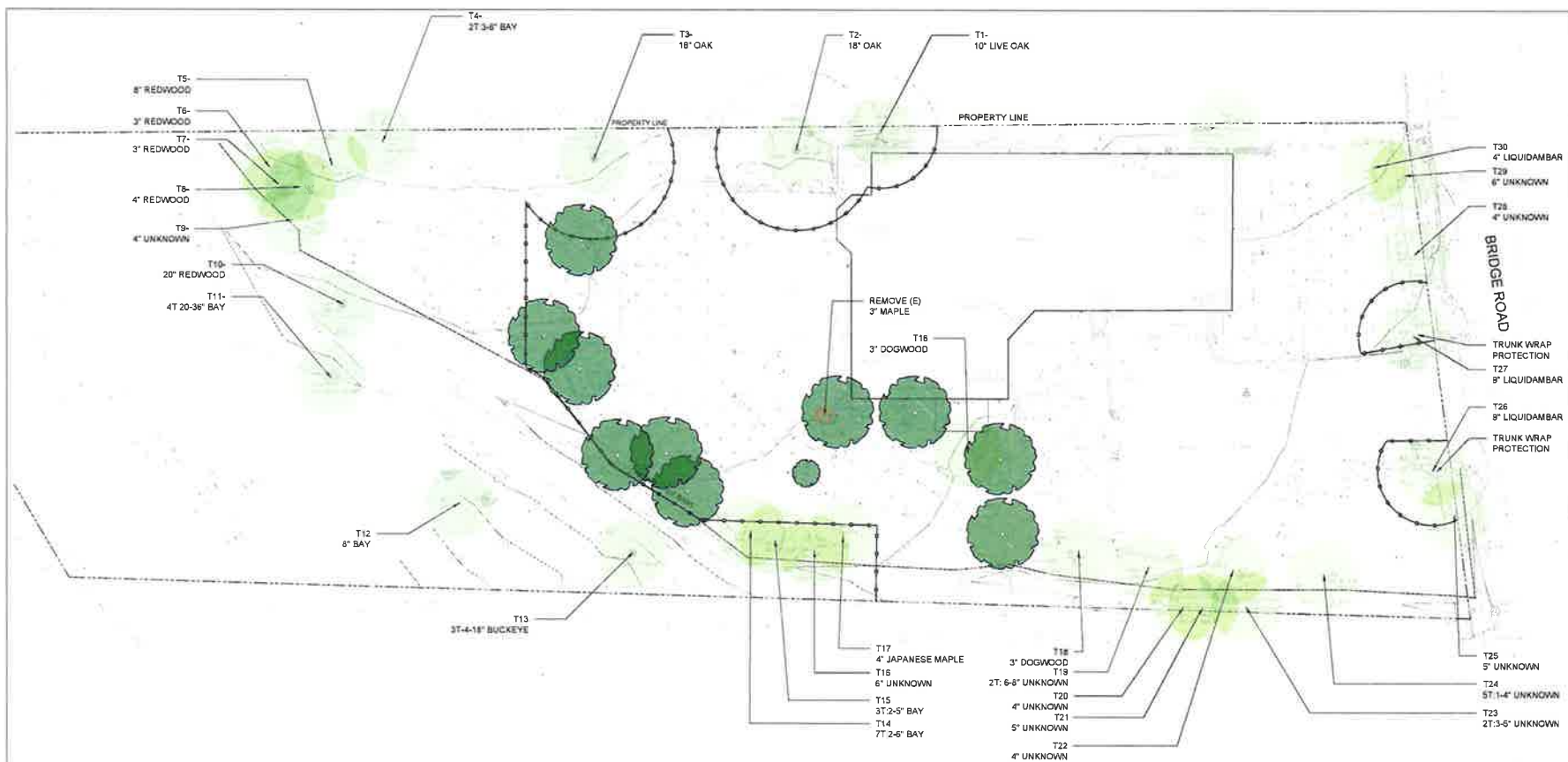
SHEET NUMBER
L-1.1



DEMOLITION LEGEND

	EXISTING TREE TO REMAIN	<u>NOTE:</u>
	EXISTING TREE TO BE REMOVED	EXISTING TREES TO REMAIN IN WORK AREAS SHALL BE PROPERLY PROTECTED.
	DEMOLITION AREA	





NOTES:

NON-INTRUSIVE ZONES:
AREA SURROUNDING INDIVIDUAL TREES OR GROUPS OF TREES TO BE PROTECTED DURING CONSTRUCTION, AND DEFINED BY A CIRCLE CONCENTRIC WITH EACH TREE AT THE DIAMETER OF THE DRIP LINE (MINIMUM AREA) UNLESS OTHERWISE INDICATED.

THE FOLLOWING PRACTICES ARE PROHIBITED WITHIN NON-INTRUSIVE ZONE:
- STORAGE OF CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL.
- PARKING VEHICLES OR EQUIPMENT.
- FOOT TRAFFIC.
- ERECTION OF SHEDS OR STRUCTURES.
- IMPOUNDMENT OF WATER.
- EXCAVATION OR OTHER DIGGING UNLESS OTHERWISE INDICATED.
- ATTACHMENT OF SIGNS TO OR WRAPPING MATERIALS AROUND TREES OR PLANTS UNLESS OTHERWISE INDICATED.
DO NOT DIRECT VEHICLE OR EQUIPMENT EXHAUST TOWARD NON-INTRUSIVE ZONE.
PROHIBIT HEAT SOURCES, FLAMES, IGNITION SOURCES, AND SMOKING WITHIN OR NEAR TREE PROTECTION ZONES AND ORGANIC MULCH.

LOCATE AND CLEARLY IDENTIFY TREES, SHRUBS, AND OTHER VEGETATION TO REMAIN OR TO BE RELOCATED. TIE A 1-INCH BLUE-VINYL TAPE AROUND EACH TREE TRUNK AT 54 INCHES ABOVE THE GROUND.

PROTECT TREE ROOT SYSTEMS FROM DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM PONDING, EROSION, OR EXCESSIVE WETTING CAUSED BY DEWATERING OPERATIONS.

NON-INTRUSIVE ZONE:
INSTALL 4'-0" HIGH PROTECTION-ZONE FENCING PER PROJECT SPECIFICATIONS ALONG EDGES OF PROTECTION ZONES BEFORE MATERIALS OR EQUIPMENT ARE BROUGHT ON THE SITE AND CONSTRUCTION OPERATIONS BEGIN IN A MANNER THAT WILL PREVENT PEOPLE AND ANIMALS FROM EASILY ENTERING PROTECTED AREA EXCEPT BY ENTRANCE GATES. CONSTRUCT FENCING SO AS NOT TO OBSTRUCT SAFE PASSAGE OR VISIBILITY AT VEHICLE INTERSECTIONS WHERE FENCING IS LOCATED ADJACENT TO PEDESTRIAN WALKWAYS OR IN CLOSE PROXIMITY TO STREET INTERSECTIONS, DRIVES, OR OTHER VEHICULAR CIRCULATION.
FOR ALL EXISTING AND NEW PLANTING/MULCHING: COMPLY WITH ALL MARIN COUNTY FIRE PROTECTION & DEFENSIBLE SPACE STANDARDS.

PROTECTION-ZONE SIGNAGE:
INSTALL PROTECTION-ZONE SIGNAGE IN VISIBLY PROMINENT LOCATIONS IN A MANNER APPROVED BY LANDSCAPE ARCHITECT. INSTALL ONE SIGN SPACED APPROXIMATELY EVERY 35 FEET ON PROTECTION-ZONE FENCING, BUT NO FEWER THAN TWO SIGNS WITH EACH FACING A DIFFERENT DIRECTION.

MAINTAIN PROTECTION ZONES FREE OF WEEDS AND TRASH; CLEAR OUT DEADWOOD AND DRY SCRUB IN AFFECTED PROJECT AREA.

REPAIR OR REPLACE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR BE RELOCATED THAT ARE DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY OWNER.

MAINTAIN PROTECTION-ZONE FENCING AND SIGNAGE IN GOOD CONDITION AS ACCEPTABLE TO LANDSCAPE OWNER AND REMOVE WHEN CONSTRUCTION OPERATIONS ARE COMPLETE AND EQUIPMENT HAS BEEN REMOVED FROM THE SITE.

PLEASE SEE SUPPLEMENTAL LETTER FROM ARBORIST FOR APPROVAL OF TREE PROTECTION PLAN.

LEGEND:

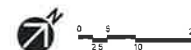
EXISTING TREE TO REMAIN WITHIN LIMIT OF WORK

PROPOSED NEW TREE (12) SEE PLANTING PLAN SHEET L-4.0

EXISTING TREE TO BE REMOVED

NON-INTRUSION ZONE FOR ALL PROTECTED AND SIGNIFICANT TREES PER ROSS REQUIREMENTS
ALL FENCING TO BE WITHIN PROPERTY LINE

NOTE: THIS PLAN HAS BEEN REVIEWED BY PAM NAGLE, CERTIFIED ARBORIST AT INTEGRATED DESIGN STUDIO



Michael Erskine, Landscape Architect

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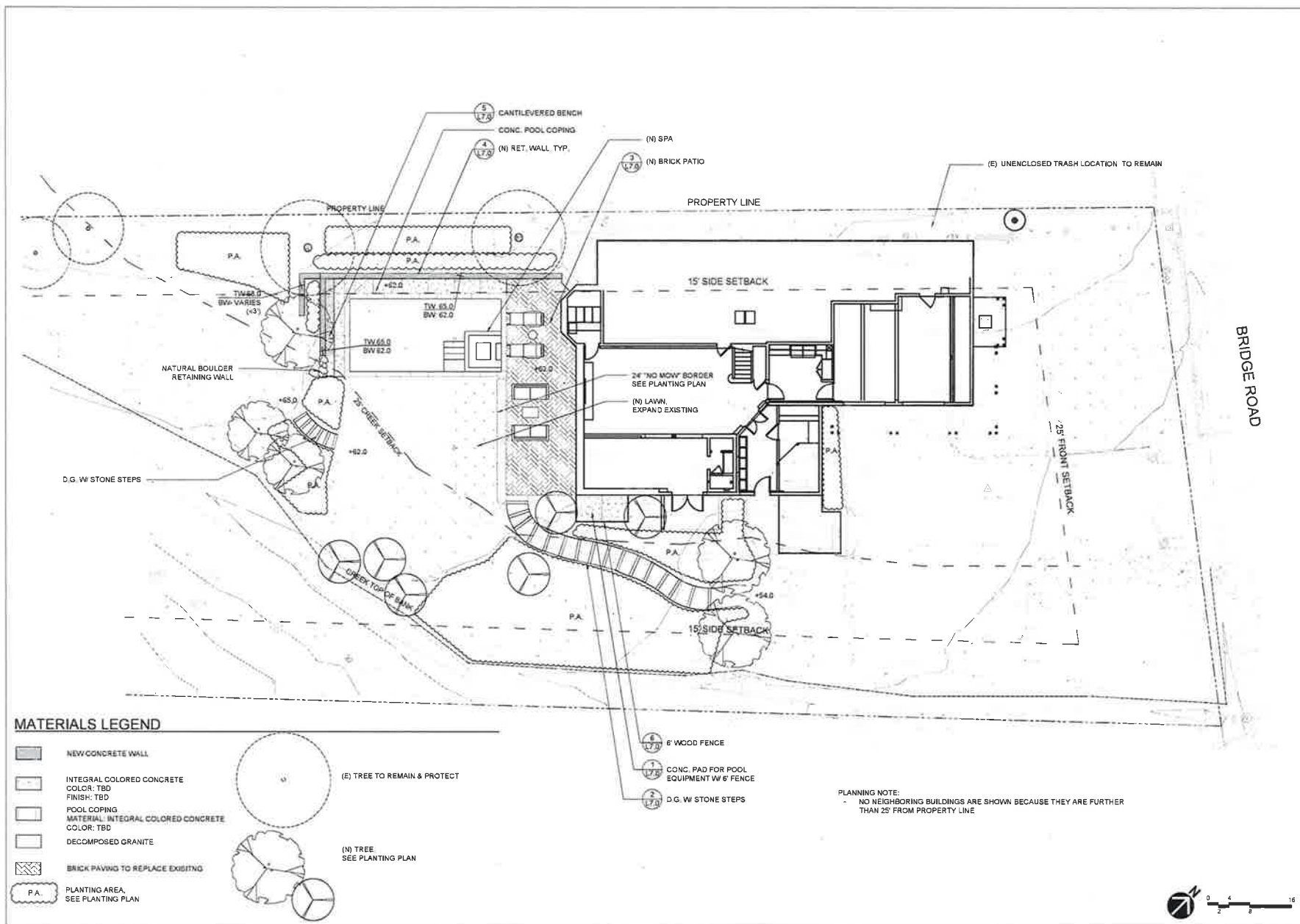
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TREE PROTECTION PLAN

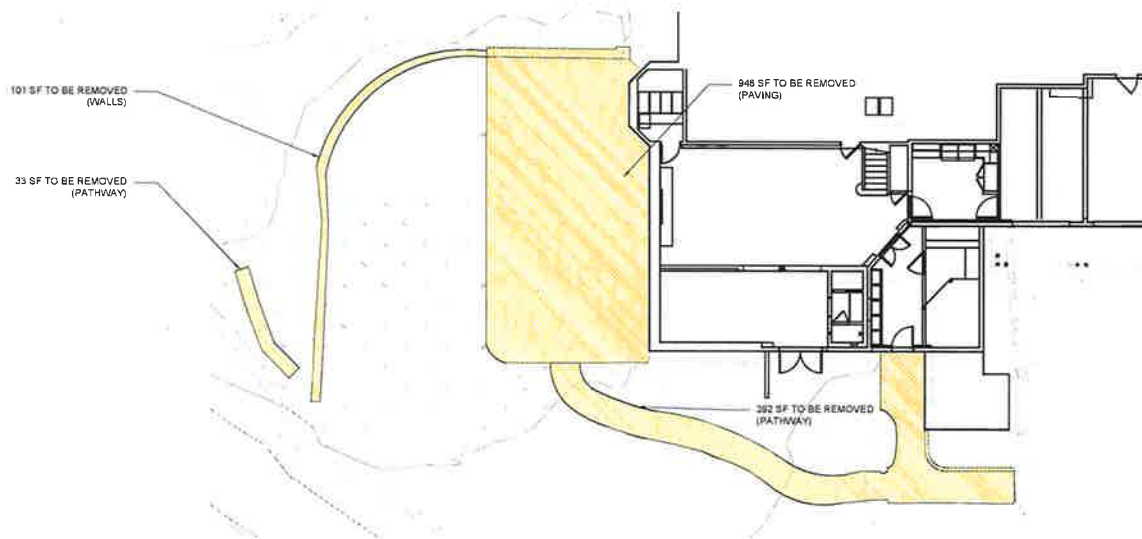
SHEET NUMBER
L-1.2



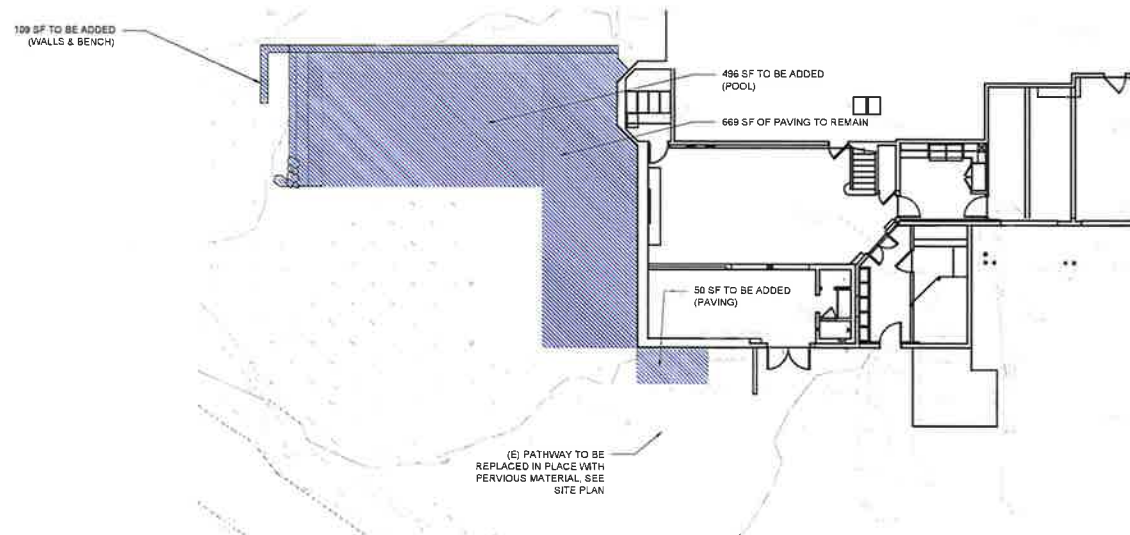
Michael Erskine, Landscape Architect

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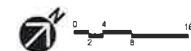
EXISTING SURFACES TO BE REMOVED



PROPOSED SURFACES

IMPERVIOUS SURFACE LEGEND:

	EXISTING IMPERVIOUS SURFACE =	1474 SF
	PROPOSED IMPERVIOUS SURFACE =	1301 SF
PROPOSED NET DECREASE IN IMPERVIOUS SURFACE =		173 SF



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Michael Erdman, Landscape Architect

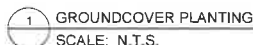
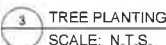
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SHEET TITLE
IMPERVIOUS SURFACE CALCULATIONS

SHEET NUMBER
L-3.1



2 SHRUB PLANTING
SCALE: N.T.S.

- 1) PROPOSED PLANTING LIST CONTAINS NO SPECIES LISTED IN THE CALIFORNIA INVASIVE PLANT INVENTORY (CAL-IPC FEB 2008 AND 2007 UPDATE)
- 2) PRELIMINARY PLANT LIST CONSISTS OF DROUGHT-TOLERANT NATIVE OR ADAPTED PLANT SPECIES SUITABLE TO THE LOCAL MICRO-CLIMATE
- 3) PER MMWD REQUIREMENTS, AREAS WITH SLOPE GREATER THAN 3% MUST BE AMENDED WITH ORGANIC MATERIAL AS RECOMMENDED BY LANDSCAPE ARCHITECT, SOILS ENGINEER OR SOIL LABORATORY REPORT, AND AREAS WITH SLOPE OF 3% OR LESS MUST MEET THE FOLLOWING SOIL PREP REQUIREMENTS
a) RIP OR ROTARY EXISTING SOIL TO A DEPTH OF 6 INCHES, OR
b) INCORPORATE AN ORGANIC AMENDMENT TO THE TOP 6 INCHES TO 5 CUBIC YARDS PER 1000 SQUARE FEET INTO THE TOP SIX (6) INCHES OF SOIL.
- 4) ALL PLANTING AREAS SHOWN ON PLAN TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM



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Michael Erskine, *Language Arts*

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[illegible]

SPRINT TITLE

PLANTING DETAILS

SHEET NUMBER

L-4.1

PLANT LIST AND SELECTION WITHIN THE ZONE:

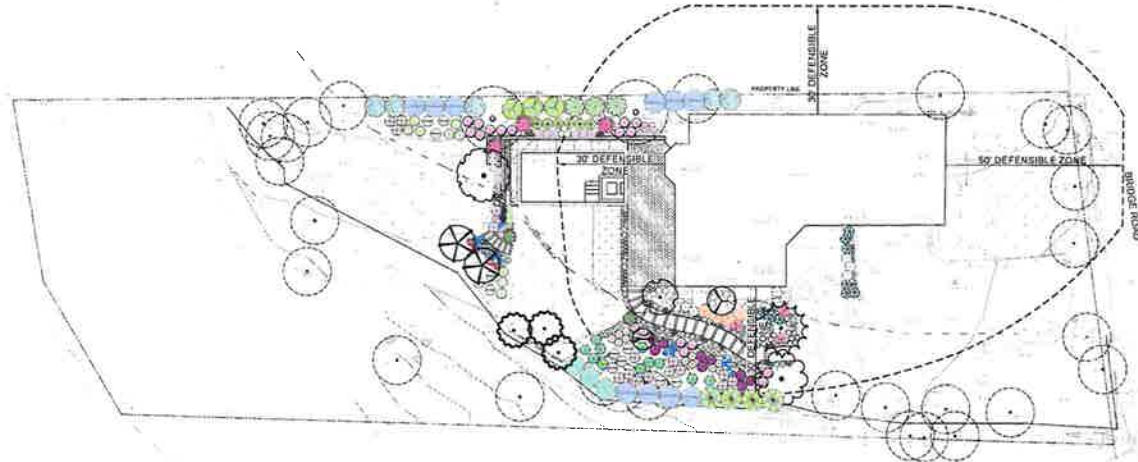
- A) THE ENTIRE DEFENSIBLE SPACE ZONE (SEE FIGURE II) SHALL BE PLANTED AND IRRIGATED IF NECESSARY. NATIVE GRASSES ARE NOT ALLOWED WITHIN THIS ZONE. ANNUAL CUTTING IS NOT PERMITTED
- B) BY USING THE FIRE-SCAPE PLANT SELECTION LIST ON THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PYROPHYTIC VS. FIRE RESISTANT PLANTS BROCHURE, PLANT SELECTION SHALL INCLUDE SELECT USE OF NATIVE, DOMESTIC, OR COMBINATION THEREOF THAT BEST SUITS THE ARCHITECTURAL AND PLANNING DESIGN OF THE PROPOSED PROJECT. SLOPE, SOIL TYPE, DROUGHT RESISTANCE SHOULD BE CONSIDERED WHEN SELECTING PLANT TYPES.

PLANT SPACING AND CROWN SEPARATION:

- A) REGARDLESS OF PLANT SELECTION SHRUBS SHALL BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS.
- B) TREE CROWNS SHALL BE SEPARATED BY AT LEAST 10 FEET. ADD AN ADDITIONAL FIVE FEET FOR EVERY TEN (10%) PERCENT INCREASE IN SLOPE.
- C) INDIVIDUAL SHRUB CROWNS TO BE SEPARATED BY AT LEAST TWO TIMES THE HEIGHT OR CLUMP SHRUBS INTO ISLANDS OF NO GREATER THAN 15-FT. DIAMETER. ISLANDS TO BE SEPARATED BY A DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT.

LONG TERM MAINTENANCE SCHEDULE/LOCALS:

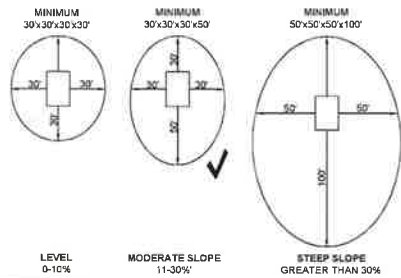
- A) TREES SHALL BE LIMBED 8-10 FEET FROM THE GROUND TO REDUCE FIRE LADDER HAZARD. NEEDLES AND LEAVES AND OTHER COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM ROOFS AND GUTTERS TWICE YEARLY MINIMUM OR AS NEEDED.
- B) ALL WEEDS AND GRASSES SHALL BE CUT REGULARLY. MOWERS, SAWS AND YARD MAINTENANCE EQUIPMENT SHALL BE EQUIPPED WITH SPARK ARRESTORS.
- C) AREAS TO BE MOWED SHALL BE CHECKED FOR ROCKS OR METAL TO AVOID SPARKING OF MOWER BLADES.
- D) VEGETATION SHALL BE TRIMMED TO WITHIN 10'-0" OF ROADWAYS AS REQUIRED FOR DEFENSIBLE AREAS. TREES SHALL BE TRIMMED SO AS TO NOT HANG LOWER THAN 13'-6" ABOVE THE ROADWAY.
- E) DEAD AND DYING VEGETATION SHALL BE SEASONALLY REMOVED TO REDUCE VEGETATION AND LADDER FUELS.
- F) OWNERS SHALL COORDINATE WITH ADJACENT PROPERTY OWNERS TO MAINTAIN TREE CANOPIES, VEGETATION AND LADDER FUELS ON AN ANNUAL BASIS.
- G) LANDSCAPE PLANTINGS EQUAL TO OR GREATER THAN 1000 SF REQUIRE MARIN MUNICIPAL WATER DISTRICT PLAN REVIEW FOR PLANT TYPE COMPLIANCE, WATER USE CALCULATIONS AND IRRIGATION TYPE REQUIREMENTS. CONTACT MMWD FOR ADDITIONAL INFORMATION.



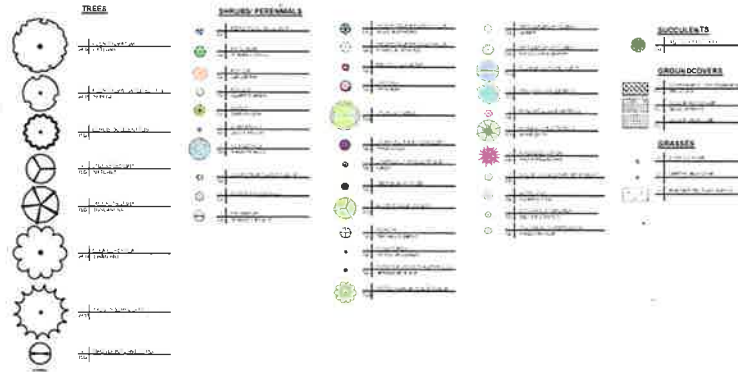
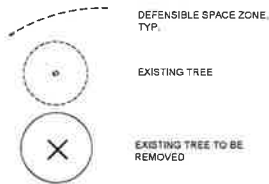
HAZARD ASSESSMENT MATRIX:
FIGURE I

HAZARD POINTS	1	2	3	4	5	6	7	8	POINTS																																																							
ASPECT	NE ✓	NW	SE	SW					1																																																							
SLOPE		0-10		11-20		21-30 ✓		31+	6																																																							
FUEL 0-30'	SPECIMEN GARDEN	HARDWOOD ✓	GRASS	MOSTLY GRASS	MOSTLY BRUSH	PYROPHORIC HARDWOOD CHAPARRAL	CONIFER	CONIFER W/ BRUSH UNDER STORY	2																																																							
FUEL 31-100'	MOSTLY GRASS	MOSTLY BRUSH		PYROPHORIC HARDWOOD CHAPARRAL ✓	CONIFER W/ BRUSH UNDER STORY				4																																																							
<table><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td></tr><tr><td colspan="4">30x30x30ft</td><td colspan="4"></td><td colspan="4">30x30x50 ft</td><td colspan="4">✓</td><td colspan="4"></td><td colspan="4">50x50x100 ft.</td><td colspan="4"></td></tr></table>									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	30x30x30ft								30x30x50 ft				✓								50x50x100 ft.								TOTAL HAZARD POINTS	13
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26																																							
30x30x30ft								30x30x50 ft				✓								50x50x100 ft.																																												
									MINIMUM HORIZONTAL CLEARANCE REQUIREMENT IN FEET	30x30x50																																																						

DEFENSIBLE SPACE ZONES:
FIGURE II:



LEGEND



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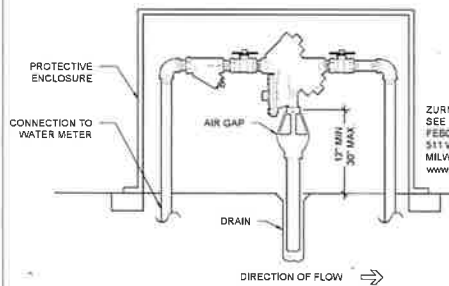
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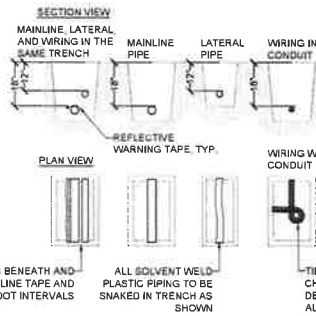
SHEET TITLE
VEGETATION MANAGEMENT PLAN

SHEET NUMBER
L-4.2



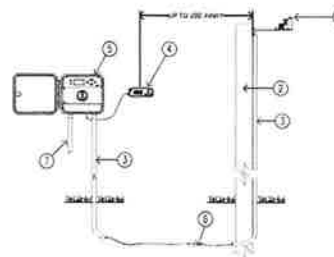
ZURN-WILKINS 975XL - (3/4\"/>

1 BACKFLOW PREVENTER
SCALE: N.T.S.



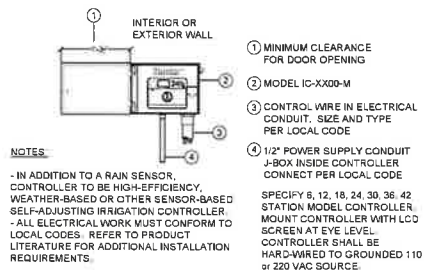
NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 315 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. PIPE AND WIRE BURIAL DEPTHS: MAIN LINE 18\"/>

3 IRRIGATION TRENCHING
SCALE: N.T.S.



1 MODEL: SOLAR SYNC SENSOR
2 SUITABLE POST, POLE, OR GUTTER MOUNT, MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3 CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12\"/>

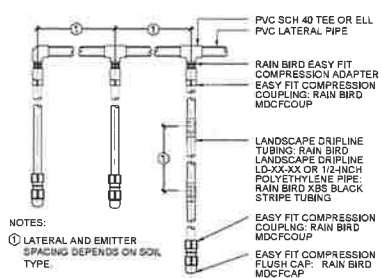
5 RAIN SENSOR
SCALE: N.T.S.



NOTES:
- IN ADDITION TO A RAIN SENSOR, CONTROLLER TO BE HIGH-EFFICIENCY, WEATHER-BASED OR OTHER SENSOR-BASED SELF-ADJUSTING IRRIGATION CONTROLLER.
- ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

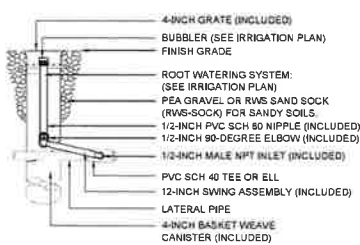
1 MINIMUM CLEARANCE FOR DOOR OPENING
2 MODEL IC-XX00-M
3 CONTROL WIRE IN ELECTRICAL CONDUIT, SIZE AND TYPE PER LOCAL CODE
4 1/2\"/>

2 CONTROLLER
SCALE: N.T.S.

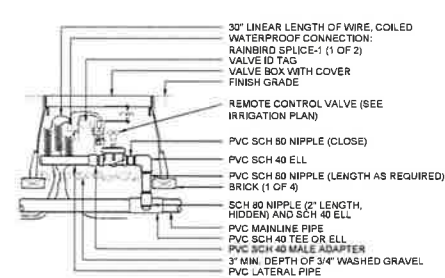


NOTES:
1 LATERAL AND EMITTER SPACING DEPENDS ON SOIL TYPE.

4 DRIP ASSEMBLY
SCALE: N.T.S.



6 TREE BUBBLER
SCALE: N.T.S.



7 REMOTE CONTROL VALVE
SCALE: N.T.S.

DATE	DESCRIPTION
3/23/2018	PLANNING REVIEW

DRAWN	ANQP
REVIEWED	FINAL
SCALE	NOTED

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Michael Erskine, Landscape Architect

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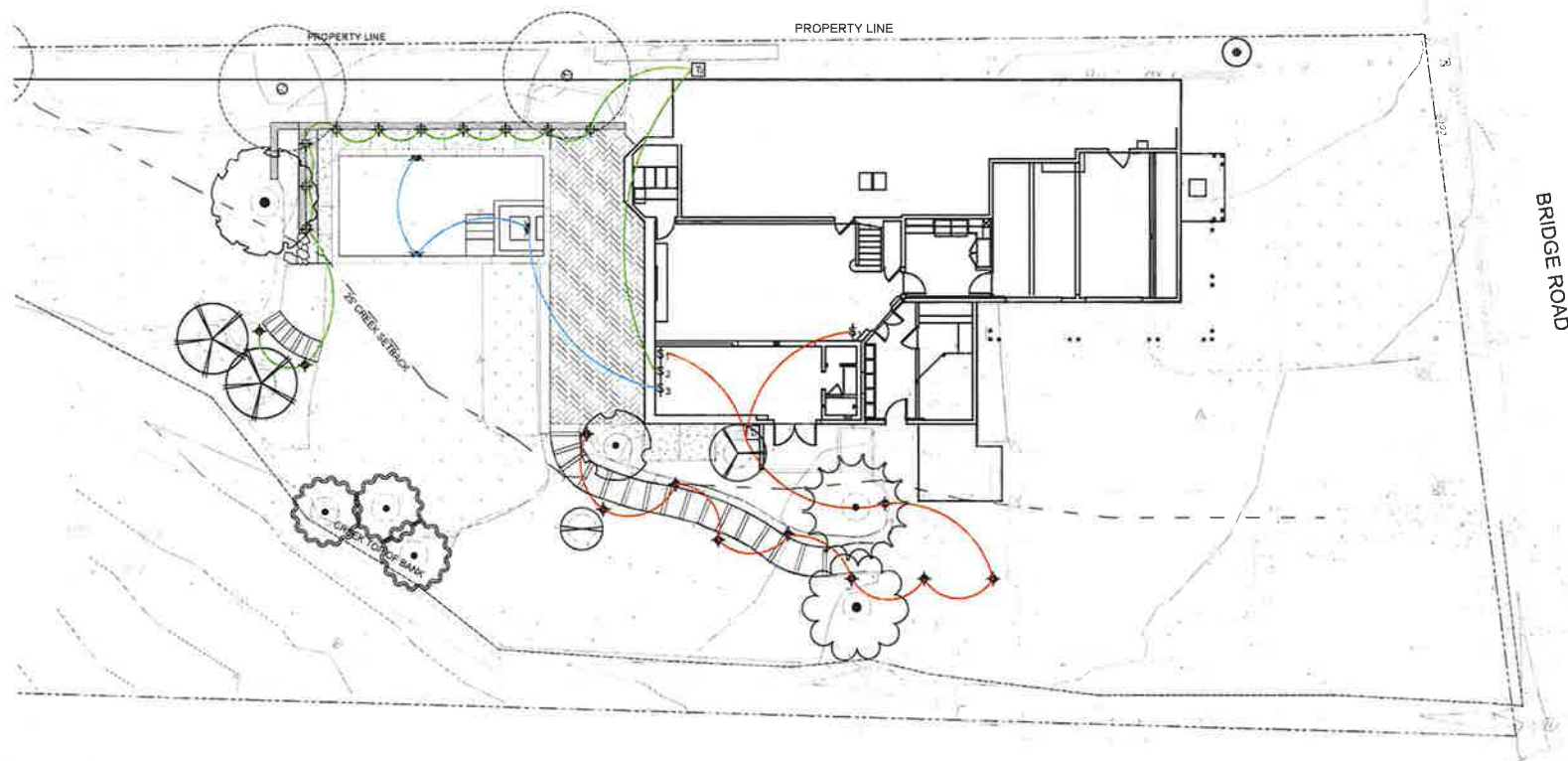
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DATE	DESCRIPTION
3/22/2018	PLANNING REVIEW

DRAWN	APPROVED
REVIEWED	APPROVED
SCALE	NOTED

SHEET TITLE
**LANDSCAPE
LIGHTING
PLAN**

SHEET NUMBER
L-6.0



LIGHTING LEGEND:

- T LOW VOLTAGE LIGHTING TRANSFORMER
SIZE AS NECESSARY. TRANSFORMER & SWITCHING
VIF WITH LANDSCAPE ARCHITECT
- \$ PROPOSED SWITCH LOCATION FOR
LANDSCAPE LIGHTING (COORD W/ OWNER)
S A D FOR INTERIOR SWITCH LOCATIONS
- PATH LIGHT
WAC LANDSCAPE LIGHTING
6111
BRONZE / ALUMINUM
- WALL LIGHT
WAC LANDSCAPE LIGHTING
2061
BRONZE / STAINLESS STEEL
- POOL LIGHT
PENTAIR
AMERIBRITE
WHITE

LIGHTING NOTES:

- 1) LIGHTING FIXTURE, SWITCH, TRANSFORMER AND GFI PLUG LOCATIONS ARE SHOWN DIAGRAMMATIC. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL.
- 2) LIGHTING LAYOUT SHOULD OCCUR IN CONJUNCTION WITH PLANTING LAYOUT FOR L.A. TO REVIEW AND APPROVE.
- 3) LOW VOLTAGE LIGHTING WIRING SHALL BE DIRECT BURY 12 GAUGE OR LARGER, JUTE STAPLED IN PLACE. BURY TO A DEPTH OF 4" AND LOCATE WIRING ADJACENT TO HARDSCAPE ELEMENTS WHEREVER POSSIBLE.
- 4) TRANSFORMER SHALL BE MOUNTED IN ACCORDANCE TO THE MFR'S SPECIFICATIONS BY A LICENSED ELECTRICIAN (IF HARDWIRED) OR MAY BE PLUGGED INTO A GFI OUTLET.
- 5) SWITCHING SHOWN SHOULD BE REVIEWED AND APPROVED BY OWNER. SWITCHING & LINE VOLTAGE PROVISIONS BY OTHERS (ELECTRICIAN).
- 6) ALL LIGHT FIXTURES TO BE SHIELDED AND DOWNWARD-DIRECTED.
- 7) ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING TO BE HIGH EFFICIENCY, OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTOCONTROL.
- 8) SEE ARCH DRAWINGS FOR INTERIOR SWITCHING AND CONNECTIONS TO EXTERIOR LIGHTING ZONES.





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[illegible]

DR/WH	AP/DP
REVIEWED	PNME
SCALE	NOTES

SHEET TITLE

LANDSCAPE
DETAILS

SHEET NUMBER

L-6.1

AMERBRITE
LED LIGHTING SOLUTIONS

AMERBRITE LED LAMP SAVINGS CALCULATOR

The latest in LED lighting technology, Amerbrite's LED lamps are the most energy-efficient, long-lasting lighting solution available. They are designed to last up to 100,000 hours, which means you can save up to 90% on your lighting costs.

Energy Output in Watts

LED Lamp	Equivalent Incandescent LED Lamp
60 Watt	24 Watts
100 Watt	40 Watts
150 Watt	57 Watts

AN LED SELECT BRAND PRODUCT

Introducing Amerbrite's new LED lighting solution. Amerbrite's LED lamps are the most energy-efficient, long-lasting lighting solution available. They are designed to last up to 100,000 hours, which means you can save up to 90% on your lighting costs.

ECO DATED
Pentair

[illegible]

2" INCH - SQUARE STEP LIGHT

LANDSCAPE LIGHTING

Features:

- 2" x 2" x 0.5" (50.8 x 50.8 x 12.7 mm)
- 100% Aluminum Body
- 100% Aluminum Body
- 100% Aluminum Body
- 100% Aluminum Body

Options:

- 100% Aluminum Body
- 100% Aluminum Body
- 100% Aluminum Body
- 100% Aluminum Body

Technical Specifications:

Model	Power (W)	Voltage (V)	Current (A)	Light Output (lm)	Beam Angle (°)	Mounting (mm)	Material	Finish
2" x 2" x 0.5"	10	120	0.083	100	30	10	Aluminum	Brushed

Notes:

- 100% Aluminum Body
- 100% Aluminum Body
- 100% Aluminum Body
- 100% Aluminum Body

Warranty:

1 Year

Shipping:

100% Aluminum Body

Installation:

100% Aluminum Body

Accessories:

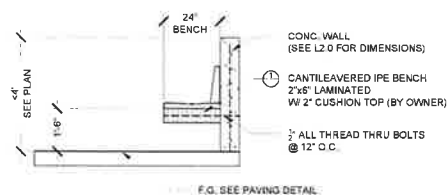
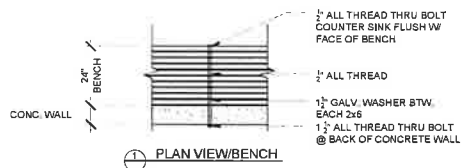
100% Aluminum Body

Related Products:

100% Aluminum Body

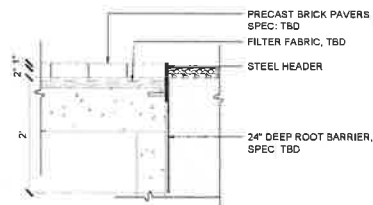
Company Information:

100% Aluminum Body

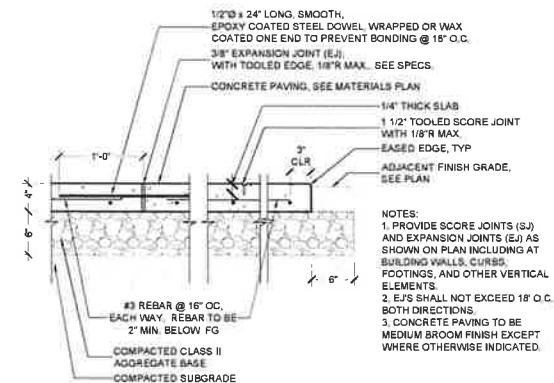


F.O. SEE PAVING DETAIL

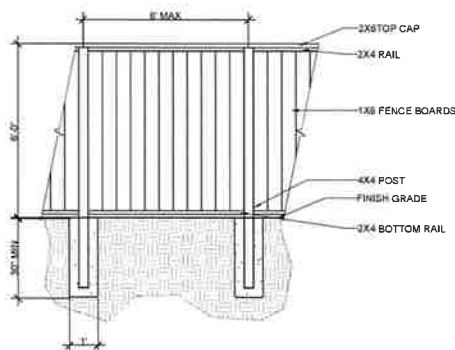
5 CANTILEVERED BENCH
SCALE: N.T.S.



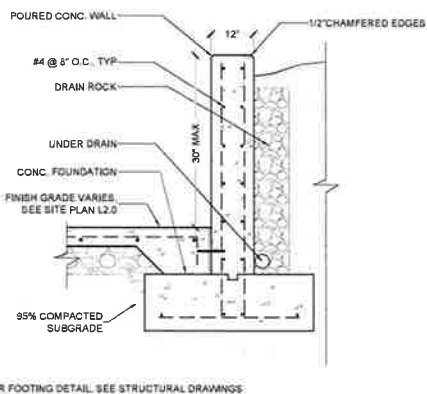
3 BRICK PAVERS
SCALE: N.T.S.



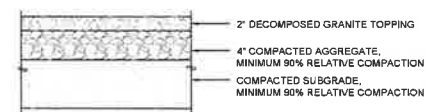
1 CONCRETE PAVING
SCALE: N.T.S.



5 WOOD FENCE
SCALE: N.T.S.



4 RETAINING WALL
SCALE: N.T.S.



2 DECOMPOSED GRANITE
SCALE: N.T.S.



Michael Epstein, Landscape Architect

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DATE	DESCRIPTION
3/28/2019	PLANNING REVIEW

DRAWN	ARCH
REVIEWED	PNM
SCALE	NOTED

SHEET TITLE
**CONSTRUCTION
DETAILS**

SHEET NUMBER

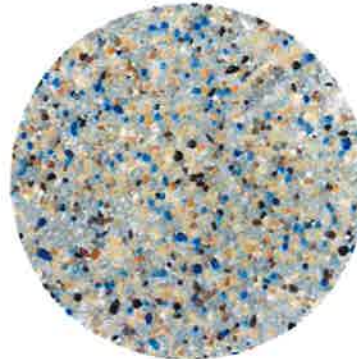
L-7.0



STONE RETAINING WALL:
K2 KETTLE VALLEY GRANITE LEDGESTONE



INTEGRAL COLORED CONCRETE & POOL COPING:
DAVIS COLORS - PEBBLE *SEE PHYSICAL SAMPLE



POOL LINING:
STONESCAPES
CARIBBEAN BLUE MINI PEBBLE
*SEE PHYSICAL SAMPLE



BRICK PAVING:
TO MATCH EXISTING



6' REDWOOD FENCE
AROUND POOL EQUIP.



CANTILEVERED IPE BENCH



GARDEN PATH:
WHEELER ZAMARONI-TAN DECOMPOSED
GRANITE *SEE PHYSICAL SAMPLE



GARDEN STEPS:
GRANITE SLABS

MATERIAL PALETTE

DUNHAM RESIDENCE

84 BRIDGE RD. ROSS, CA 94957

APRIL 24, 2018

tel. 415-581-8900
info@integratedstudio.com



ATTACHMENT 3

ATTACHMENT 3

August 11, 1994

-4-

18. Report from Committee Heads.
No reports.

MAYOR BARRY CALLED FOR A RECESS AT 8:45 P.M. AND THE MEETING
RECONVENED AT 8:55 P.M. WITH EVERYONE IN ATTENDANCE.

19. VARIANCES, DESIGN REVIEW, CONSTRUCTION COMPLETION REQUESTS.

a. Construction Completion.

CONSTRUCTION
COMPLETION
No. 16

Tom Nowell, 2 Spring Road, AP No. 073-252-05.
Building Permit No. 1334. Issued 7/26/93. Expired
7/26/94. Request Extension to: 2/26/95 (7 months)
Councilmember Goodman moved approval with the condition
that all existing conditions apply and that the
applicant remove construction debris from the front of
the property and complete the construction on the front
of the property first. This was seconded by
Councilmember Scott and passed unanimously.

- b. Richard and Melanie Coleman - 8 Redwood Drive, AP No.
073-271-01. Building Permit No. 13369. Issued 7/9/93.
Expired 7/7/94. Request Extension to 9/30/94 (2
months).
Councilmember Scott moved approval, seconded by
Councilmember Brown and passed unanimously.

CONSTRUCTION
COMPLETION
NO. 17

- c. Bryant and Elizabeth Young, AP No. 73-302-07, R-1:B-20
(Single Family Residence, 20,000 sq. ft. minimum). 64 Bridge
Request is to allow: Variance and design review to
allow the expansion of an existing garage area under a
residence to accommodate a second car. The addition
will add 340 square feet of floor area and be located
approximately 16 feet from the west property line (20
feet required.)

VARIANCE
NO. 1096
DESIGN REVIEW
NO. 39

Lot Area	26,640 sq. ft.
Present Lot Coverage	14.8%
Proposed Lot Coverage	14.8% (15% permitted)
Present Floor Area Ratio	17.1%
Proposed Floor Area Ratio	18.7% (15% permitted)

The existing house is nonconforming in side yard
setback (5 feet existing, 20 feet required.)

This project was approved by the Town Council in 1993.
Variance approval lapsed after 6 months.

After a brief discussion, Councilmember Scott moved
approval with the findings in the staff report and the
following conditions:

1. The Council reserves the right to require
additional landscaping for one year from building
final.
2. There shall be one-hour separation around garage,
as per Public Safety Department and a smoke
detector provided as required by the Building
Department.

This was seconded by Councilmember Reid and passed
unanimously.

A letter was received concerning the use of chain saws
for tree cutting on weekends. It was noted that the
current noise ordinance does not cover this matter.

- d. Judy and Ronald Lombardi, 141 Bolinas Avenue, AP 73-
041-01, R-1 (Single Family Residence). Request is to
allow: Variance to allow a 3 X 14 foot kitchen
addition to an existing single family residence. The
addition will be located within the west side yard
setback adjacent to Glenwood Avenue (5.5 feet existing,
2.5 feet proposed, 15 feet required.) An existing
playhouse will be removed.

VARIANCE
NO. 1097

September 9, 1993

- (1) No new exterior lighting shall be added below the garage for the spa.
 - (2) Existing trees between the deck/spa and the east property line adjacent to and below the deck shall be retained.
 - (3) The area of the spa deck shall not be traded off to allow additional development. No future modifications to the deck, such as walls or interior enclosure, shall be permitted.
 - (4) Additional planting shall be provided in the spa/garage understory area. The Town Council reserves the right to require additional landscaping for one year from landscape installation.
- Motion passed, 4-1, Goodman - No.

- c. John and Mary Poletti, 75 Wellington Avenue, AP 72-072-07, R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum). Request is to allow. Variance and design review to allow the construction of a two-car garage to replace an existing carport. The garage will encroach within the side yard setback (13 feet proposed, 15 feet required) and front yard setback (23.5 feet proposed, 25 feet required.) Addition of an approximately 1 X 8 foot kitchen window within the rear yard setback (18 feet proposed, 19 feet existing, 40 feet required) and wood landing and stairs within the rear yard setback (3 feet proposed, 40 feet required.)

Lot Area	10,279 sq. ft.	
Present Lot Coverage	20.9%	
Proposed Lot Coverage	22.5%	(20% permitted)
Present Floor Area Ratio	26.7%	
Proposed Floor Area Ratio	28.3%	(20% permitted)

The existing house is nonconforming in front, side and rear yard setback.

John Poletti presented his case for additional parking. John O'Brien, Architect, explained that the garage was a security issue and that the doors will be a dark color and landscaping will be attractive. The Council weighed the benefits of looking at cars or garage doors.

Leila Thissell noted that it is a pre-existing facility for a vehicle. They are requesting to upgrade the facility which will be an improvement. Security is a significant factor. When no car is there, you know no one is at home. It is also protection for the car which is a significant investment. Cars aren't as attractive as an enclosed garage. It's aesthetics and the request is not unreasonable.

Mr. Baird, 102 Wellington Avenue, the neighbor across the street, said he approved of the project.

Councilmember Reid asked the Public Works Director to work with the applicant on drainage.

Councilmember Goodman explained that the Design Review ordinance is specific, only one covered space is required, this proposal exceeds lot coverage and FAR.

M/S, Reid/Scott, moved approval of project subject to staff conditions and landscape conditions and Public Works conditions on drainage. Motion passed, 3-1-1, Goodman - No, Barry - Abstain.

- d. Bryant and Elizabeth Young, 64 Bridge Road, AP 73-302-07, R-1:B-20 (Single Family Residence, 20,000 sq. ft. minimum). Request is to allow: Variance and design review to allow the expansion of an existing garage area under a residence to accommodate a second car. The addition will add 340 square feet of floor area and be located approximately 16 feet from the west property line (20 feet required.)

September 9, 1993

Lot Area	26,640 sq. ft.
Present Lot Coverage	14.8%
Proposed Lot Coverage	14.8% (15% permitted)
Present Floor Area Ratio	17.1%
Proposed Floor Area Ratio	18.7% (15% permitted)

The existing house is nonconforming in side yard setback (5 feet existing, 20 feet required.)
VARIANCE NO. 1069. M/S, Barry/Scott, moved approval subject to the condition that the Council reserves the right to require additional landscaping for one year from building final. Motion passed unanimously.

26. Correspondence.
Letter from Dr. Dunn on flooding.
27. Other Business.
Leila Thissell suggested that the site of Ross Hospital might someday be appropriate for a Carmel type boutique shopping center, in order for Ross to expand its tax base and bring in additional revenues.
28. Adjournment.
The meeting adjourned at 12 midnight.

Peter Brekhus, Mayor

A T T E S T:

VIRGINIA STOTT, TOWN CLERK

SALLY BURR, RECORDING SECRETARY

a set of plans that showed clearly that a variance was required, the Building Inspector would have requested a variance.

After discussion Councilman Brekhus moved to deny the application. This was seconded by Councilman Julien but failed to pass with Councilmembers Poore and Dirkes voting against and Mayor Flemming abstaining. Councilman Dirkes stated that in his opinion the facts were unclear to require the applicants to remove the improvements. There was no clear violation of any ordinance by the applicant. He therefore moved approval of the application subject to the following: (1) The Council has the right to request further landscaping, if needed, and (2) The applicant remove the sliding glass door and replace with solid walls or stained glass windows that meet the code. This was seconded by Councilman Poore but failed to pass with Councilmembers Julien and Brekhus and Flemming voting against.

Councilmember Brekhus requested this item be placed on the agenda for April with a full report from the building department with recommendations for nuisance abatement for other problems on the site.

- b. James and Lynne Gillam, 10 Fernhill (AP 73-051-18) 10,000 sq. ft. zone. Request is to allow enclosure of an existing non-conforming porch 8 ft. of the side property line (15 ft. required); enclosure of an existing non-conforming carport sited on the side property line (10 ft. required).

Lot Area	12,505 sq. ft.
Present Lot Coverage	16.8%
Proposed Lot Coverage	16.8%
Present Floor Area Ratio	20.87%
Proposed Floor Area Ratio	20.87%

VARIANCE NO. 870. Councilman Dirkes moved approval subject to the condition that the Council has the right to request further landscaping, if needed. This was seconded by Councilman Poore and passed unanimously.

- c. Betsy and Bryant Young, 64 Bridge Road (AP 73-302-07) 10,000 sq. ft. zone. Request is to allow construction of an addition 5 ft. 6 in. of the side yard property line (15 ft. required); 1504 sq. ft. of living space; 914 sq. ft. garage and work space; 328 sq. ft. entry/landing/stairs; total addition of 2746 sq. ft. Existing structure is non-conforming in side yard setbacks. VARIANCE NO. 871

Lot Area	27,640 sq. ft.
Present Lot Coverage	7.7%
Proposed Lot Coverage	14.8%
Present Floor Area Ratio	7.7%
Proposed Floor Area Ratio	17.8%
(20% allowed)	

Councilman Brekhus moved approval subject to the following: (1) The Council reserves the right to request further landscaping, if needed, (2) Hydrant located at Chestnut and Bridge must be upgraded to steamer type, (3) Smoke detectors must be installed in dining room, family room, and hallway leading to bedrooms. This was seconded by Councilman Dirkes and passed unanimously.

19. Correspondence.

Mr. Peter C. Van Alyea, 198 Lagunitas Road, addressed the Council and said that he had sent them a petition with 100 signatures concerning the problem of parking on Lagunitas Road by Natalie Coffin Greene Park. He requested that this issue be placed on the April agenda.

20. Adjournment.

The meeting was adjourned at 11:55 p.m.

Anne F. Flemming, Mayor

A T T E S T:

Virginia Stott, Town Clerk

Laura Thomas, Secretary

March 19, 1988
*

November 12, 1987

24. VARIANCES.

VARIANCE
NO. 856

a. Lawrence and Sandra Weiss, 9 Crest Road (AP 72-011-16) 20,000 sq. ft. zone. Request is to allow construction of new 460 sq. ft. elevated garage 14 ft. from front property line (25 ft. required). Construction of new elevated driveway ramp. Conversion of existing garage into guest room, bath and walk-in closet.

Lot Area	12,450 sq. ft.
Present Lot Coverage	21.2%
Proposed lot Coverage	23.6%
Present Floor Area Ratio	25.47%
Proposed Floor Area Ratio	26.6%
(15% allowed)	

On motion by Mr. Poore, seconded by Mr. Brekhus the variance was granted, subject to the conditions that a smoke detector in garage be wired to smoke detector in living area and a 24-hour monitored alarm system be installed. Mr. Dirkes and Mayor Flemming were opposed.

VARIANCE
NO. 857

b. Roderick and Noel Dennehy, 45 Willow Avenue (AP 73-261-26) 7,500 sq. ft. Request is to allow addition of dormer window; raise roof 2 ft. (Modification of variance NO. 814, granted 3/12/87).

Lot Area	11,250 sq. ft.
Present Lot Coverage	22%
Proposed Lot Coverage	23%
Present Floor Area Ratio	20%
Proposed Floor Area Ratio	27%
(20% allowed)	

On motion by Mr. Dirkes, seconded by Mr. Poore, the variance was unanimously granted, with the condition that smoke detectors be installed on second floor.

VARIANCE
NO. 858

c. Elizabeth and Bryant Young, 64 Bridge Road (AP 73-302-07) 10,000 sq. ft. zone. Request is to allow an auto and pedestrian gate with two masonry posts 7 ft. high (6 ft. allowed); 3 ft. 6" from front property line (25 ft. required).

On motion by Mr. Brekhus, seconded by Mr. Poore, the variance was granted by a three to two vote, with the condition that the roadway be 14 ft. wide. Mayor Flemming and Mr. Dirkes dissented.

VARIANCE
NO. 859

d. Suzanne and Andrew Malcolm, 50 Wellington, (AP 72-154-09) 10,000 sq. ft. zone. Request is to allow addition of 161.5 sq. ft. kitchen to allow existing kitchen to become family room; non-conforming house in setbacks and floor area ratio; proposed addition to be 24 ft. from rear property line (40 ft. required)

Lot Area	7,922 sq. ft.
Present lot Coverage	20%
Proposed Lot Coverage	22%
Present Floor Area Ratio	36%
Proposed Floor Area Ratio	38%
(20% allowed)	

Mr. Malcolm presented plans and explained the need for the additions. Mr. Dirkes said he was concerned about the numbers. Mr. Brekhus replied that he does not consider numbers but rather evaluates each request on its own merit.

Following discussion, Mr. Brekhus moved approval of the variance request with the condition that a smoke detector be installed in the new family room. This was seconded by Mr. Poore and passed unanimously with four ayes. Mayor Flemming, Stephanie Anderson and James Pugash, 31 Winship Avenue (72-153-10) 10,000 sq. ft. zone. Request is to allow addition of 636 sq. ft. consisting of two bedrooms, master bath, closet space, balcony and enclosure of existing patio for greenhouse and passive solar use; garage expansion of 220 sq. ft. under proposed addition. Proposed addition 9 ft. from side property line. House is non-conforming in setbacks and floor area ratio.

e. Stephanie Anderson and James Pugash, 31 Winship Avenue (72-153-10) 10,000 sq. ft. zone. Request is to allow addition of 636 sq. ft. consisting of two bedrooms, master bath, closet space, balcony and enclosure of existing patio for greenhouse and passive solar use; garage expansion of 220 sq. ft. under proposed addition. Proposed addition 9 ft. from side property line. House is non-conforming in setbacks and floor area ratio.

Lot Area	11,171
Present Lot Coverage	19%
Proposed Lot Coverage	24%

Bridge Rd

NOTICE OF HEARING ON APPLICATION FOR RELIEF UNDER PROVISIONS OF SECTION 10 OF ORDINANCE #153.

NOTICE IS HEREBY GIVEN, pursuant to the requirements of Section 10 of Ordinance # 153, that the Town Council of the Town of Ross, will consider the application of B. M. Helgren, of Bridge Road, Ross, for relief from the requirements of Section 8 of ORDINANCE # 153 on Thursday evening December 13, 1951 At Eight O'Clock, at the Town Hall.

* [Relief is desired as to side yard area, for the construction of an addition to the existing Residence. The location where the addition is to be constructed is on Bridge Road, Ross.]

Notice is further given, that at the same time and place any and all persons and the public generally may appear and make or offer any objections which they may have for the granting of said relief and/or be heard thereon and show cause why same should not be granted.

Said Town Council, at said time and place will proceed to hear and pass upon all protests and shall have the power to adjourn said hearing and its decision shall on all matters shall be final and conclusive.

* [Dated Dec. 8, 1951
J.J.R.]

Geo. R. Mosie
Geo. R. Mosie
Town Clerk
Ross, Calif.

ATTACHMENT 4

March 20, 2018

Lindsay & Christopher Dunham
64 Bridge Road
Ross, CA 94957

RECEIVED
Planning Department

MAR 22 2018

Town of Ross

Mr. and Mrs. Beach Kuhl
62 Bridge Road
Ross, CA 94957

Dear Janey and Beach,

First, please let us begin with thanking you for being so very tolerant of our remodel; we are incredibly grateful. One component of the remodel which we are also hoping to accomplish is the addition of a swimming pool. As such, we are writing to you in the hope that you might be willing to accept our proposed landscape plan which includes the pool.

Our proposed landscape project, in its entirety, includes a new pool in the back yard, including a new patio area to replace much of the brick patio, and low retaining walls. The existing brick pathway and steps are to be replaced with a decomposed granite path and timber tie steps to account for permeability requirements. As well, new planting will be installed at the rear and south side of the house. All existing protected trees will be preserved and protected during construction, as will existing natural areas on the property.

We will, of course, try to do our best to minimize annoyance for you and we apologize in advance for asking you to endure this second phase of our remodel.

With much gratitude,

A handwritten signature in blue ink that reads "Lindsay & Christopher Dunham". The signature is written in a cursive, flowing style.

Lindsay and Christopher Dunham

March 20, 2018

Lindsay & Christopher Dunham
64 Bridge Road
Ross, CA 94957

Mr. and Mrs. Stanley Stern
66 Bridge Road
Ross, CA 94957

Mailing Address:

Mr. and Mrs. Stanley Stern
111 Kinross Road
San Rafael, CA 94901

Dear Mr. and Mrs. Stern,

First, please let us begin with thanking you for being tolerant of our remodel; we are incredibly grateful. One component of the remodel which we are also hoping to accomplish is the addition of a swimming pool. As such, we are writing to you in the hope that you might be willing to accept our proposed landscape plan which includes the pool.

Our proposed landscape project, in its entirety, includes a new pool in the back yard, including a new patio area to replace much of the brick patio, and low retaining walls. The existing brick pathway and steps are to be replaced with a decomposed granite path and timber tie steps to account for permeability requirements. As well, new planting will be installed at the rear and south side of the house. All existing protected trees will be preserved and protected during construction, as will existing natural areas on the property.

We will, of course, try to do our best to minimize annoyance for you and we apologize in advance for asking you to endure this second phase of our remodel.

With much gratitude,



Lindsay and Christopher Dunham