Agenda Item No. 15.

Staff Report

Date: September 8, 2022

To: Mayor Kuhl and Council Members

From: Rebecca Markwick, Planning & Building Director

Subject: 2 De Witt Drive

Recommendation
It is recommended that the Town Council consider adoption of Resolution No. 2270 (**Attachment 1**) approving Design Review for the subject project as described below.

Owner:	Tom and Linda Coates
Applicant:	David Kotzebue
Street Address:	2 DeWitt Drive
Assessor Parcel Number:	073-201-09
Zoning:	R-1: B-5A; Hillside Area
General Plan:	VL (Very Low Density)
Flood Zone:	AE

Project Summary: The applicant is requesting Design Review approval to demolish the existing 11,232 SF two-story residence and accessory structures; construct a new 14,694 SF two-story-with-basement, single-family residence, a new 1,200-square-foot detached accessory dwelling unit (ADU), detached garage and pool house. The project conforms to the allowable lot coverage, height, and floor area for the zoning district.

Project Data

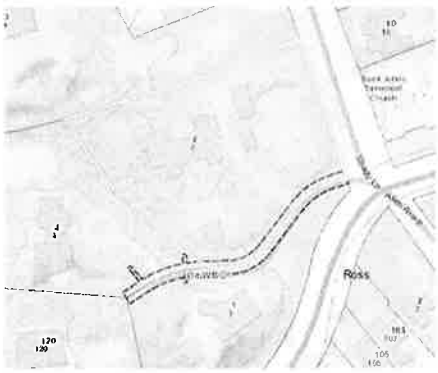
Project Item	Code Standard	Existing	Proposed
Lot Area	1 Acre	99,980 SF	No change
Floor Area	14,997 SF (15%)	11,232 SF (11.2%)	14,694 SF (Includes 400 SF from 1,200 SF ADU) (14.7%)
Building Coverage	15% max. *	9,152 SF (12.2%)	12,159 SF (12.2%)
Front Yard Setback (Street)	25'	90'8"	25'
Side Yard Setback (Left)	25'	29'9"	25'
Side Yard Setback (Right)	25'	117'6"	124'
Rear Yard Setback	40'	40'9"	50'6"
Building Height	30'	28'10"	30'
Off-street Parking Spaces	4 (2 covered)	4 Covered	8 Covered
Impervious Surfaces	Minimize and/or reduce **	35,000 SF	22,000 SF

*Parcels legally created prior to December 14, 1989 are subject to R-1: B-A regulations per RMC Section 18.32.020.

**Impervious coverage guideline per Low Impact Development (LID) for Stormwater Management, Design Review criteria and standards, RMC Section 18.41.100 (t).

Background

The project site is a 99,980-square-foot lot on the corner of Shady Land and De Witt Avenue. The property contains an existing single-family residence with detached garage, pool house and tennis court.



Project Description

The project proposes to demolish the existing buildings and structures on the property, including the existing two-story residence, Porte cochere, detached garage, pool house, tennis court, porches and arbor. The existing hardscape including driveway, pool, bridge, and patios are also proposed to be demolished.

The project proposes to construct a new single-family residence, a detached garage, new driveway approach from Shady Lane, and a new detached accessory dwelling unit (ADU). The new 12,109-square-foot primary residence would be 30' tall, two stories with 2,044 SF basement. A 1,033 SF detached garage is proposed, and a 1,152 SF pool house is also proposed. The new 1,200-square foot ADU is proposed at 15'6" in height. The project proposes to retain the majority of the large, mature trees which provide screening and softening from De Witt and Shady Lane. Additionally, an extensive landscape plan is proposed with numerous trees, shrubs and flowers. The primary exterior materials include wood siding painted Benjamin Moore, "Simply White." Windows and doors are proposed in dark anodized bronze, and the roof is proposed in composition shingle, charcoal.

On June 27, 2022 a Lot Line Adjustment (LLA) was approved by the Town of Ross between the properties at 2 De Witt and 3 Upper Ames, which adjusted the flag pole portion of 3 Upper Ames so that 2 De Witt gained about half an acre. A major component of the design and site planning of the proposed project is to change the access from De Witt Drive to Shady Lane. The proposed access to the site is from the existing Shady Lane driveway. The proposal includes a new open wood gate with brick pillars and the new driveway follows the existing path as one enters the site, then branches off to a family parking court, and extends to arrival point with guest parking in front of the residence. Additionally, the property owners of 2 De Witt have an address change application for a new address of "1 Shady Lane." A condition of approval has been added that the lot line adjustment shall be recorded prior to issuance of building permit.

Project Plans are included in **Attachment 2** and project application materials as **Attachment 3**.

Advisory Design Review

Pursuant to Resolution No. 1990, Advisory Design Review is required for all applicants seeking discretionary land use permits, such as Design Review, a Demolition Permit, a Nonconformity Permit, Exceptions for Attics, a Hillside Lot Permit, and/or a Variance.

The Advisory Design Review (ADR) Group reviewed the project on August 16, 2022. The ADR Group received information from the applicant, received public comments, and provided

recommendations regarding the merits of the project as it relates to the purpose of Design Review and the Design Review criteria and standards per Ross Municipal Code Section 18.41.100 and the Town of Ross Design Guidelines.

On August 16, 2022, the ADR Group unanimously recommended that project is consistent with the purpose of Design Review and the Design Review criteria and standards per Section 18.41.100, and, therefore, recommended approval of Design Review.

Draft Minutes of the August 16, 2022 ADR meeting are included as Attachment **4**.

Discussion
The proposed project is subject to the following permit approvals pursuant to the Ross Municipal Code:

Demolition Permit
The "small town" quality and feel of the town are heavily shaped by the attributes, integrity, historical character and design scale of existing residential and commercial neighborhoods. The preservation, enhancement and continued use of structures with historic, architectural, cultural and/or aesthetic importance is essential in retaining this community character. The Town Council, after considering citizen and professional input, as necessary, should decide whether a structure may be removed from the neighborhood fabric of Ross.

Pursuant to Section 18.50.20, the proposed project requires a Demolition Permit to alter more than twenty-five percent of the exterior walls or exterior wall coverings of a residence.

If Council intends to approve a Demolition Permit, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

- **The demolition will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community. (Section 18.50.060 (a) (1))**

- **The proposed redevelopment of the site protects the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town. (Section 18.50.060 (a) (2))**

- **The project is consistent with the Ross General Plan and zoning ordinance. (Section 18.50.060 (a) (3))**

- **The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. (Section 18.50.060 (a) (4))**

Design Review

The overall purpose of Design Review is to guide new development to preserve and enhance the special qualities of Ross and to sustain the beauty of the town's environment. Other specific purposes include: provide excellence of design consistent with the scale and quality of existing development; preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhance important community entryways, local travel corridors and the area in which the project is located; promote and implement the design goals, policies and criteria of the Ross general plan; discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression; preserve buildings and areas with historic or aesthetic value; upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site; and preserve natural hydrology and drainage patterns and reduce stormwater runoff associated with development. The Design Review criteria and standards per Section 18.41.100 are included as **Attachment 1**.

The Town Council may approve, conditionally approve or deny an application for design review. The Town Council shall include conditions necessary to meet the purpose of Design Review pursuant to Chapter 18.41 and for substantial compliance with the criteria set forth in this chapter. The Town Council may adopt by resolution standard conditions for all projects to meet.

Pursuant to Section 18.41.20 (a), the proposed project requires a Design Review Permit for exterior remodeling resulting in additions, extensions or enlargements to existing buildings exceeding two hundred square feet of new floor area; and for an increase to the existing roof height.

If Council intends to approve Design Review, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

- **The project is consistent with the purpose of Design Review as outlined in Section 18.41.010. (Section 18.41.070 (b) (1))**

- **The project is in substantial compliance with the design criteria of Section 18.41.100. (Section 18.41.070 (b) (2))**

- **The project is consistent with the Ross General Plan and zoning ordinance. (Section 18.41.070 (b) (3))**

Staff recommends approval of Design Review, as summarized below and as supported by the findings in Exhibit "A" of the attached Resolution.

The project provides excellence of design consistent with the scale and quality of existing

development; preserves and enhances the historical "small town," low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhances the area in which the project is located; and promotes and implements the design goals, policies and criteria of the Ross General Plan. The proposed project is not monumental or excessively large size and is compatible with others in the neighborhood and do not attract attention to themselves. The project proposes materials and colors that minimize visual impacts, blend with the existing landforms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. Exterior lighting is shielded and directed downward to avoid creating glare, hazard or annoyance to adjacent property owners or passersby. Landscaping protects privacy between properties, all proposed lighting is down lit with covered bulbs. The post-project stormwater runoff rates from the site would be no greater than pre-project rates.

Section 18.41.100(r) Maximum Floor Area:
In addition to the findings required for Design Review approval, given the size of this Project, the Town also must make an additional finding should it approve the Project. Regardless of a residentially zoned parcel's lot area, Section 18.41.100(r) of the Town's Design Review Ordinance states a maximum of ten thousand square feet of total floor area is recommended. Development above this floor area level may be permitted under this section if the town council finds that such development intensity is appropriate and consistent with this section, the Ross Municipal Code and the Ross General Plan. Factors which would support such a finding include, but are not limited to: excellence of design, site planning which minimizes environmental impacts and compatibility with the character of the surrounding area.

The proposed home is 14,294 square feet which exceeds the guideline of 10,000 square feet. Should the Council support this overage, Staff has drafted findings that support the increased square footage based on the project's excellent design, the site planning minimizes the impact to the neighborhood, and the project is compatible with the surrounding neighborhood. Additionally, the location of the project on the site combined with the existing and proposed landscaping minimizes the impact of the additional 4,294 square feet.

Exception to Accessory Dwelling Unit (ADU) Permit
Accessory dwelling units increase the overall supply of housing within established residential zoning districts or as part of new residential subdivisions, while maintaining the existing character of the neighborhood. Such units are intended to increase the supply of smaller, more affordable housing within existing residential neighborhoods and provide independent living units for prospective and current residents, including family members, students, local employees, the elderly, in-home health and childcare providers, and single adults, among others.

The Town Council may grant discretionary exceptions to the development standards regulating the number of accessory dwelling units permitted on a lot or parcel and accessory dwelling unit height, location, size and floor area as set forth in Sections 18.42.050 and 18.42.055. The Town Council shall approve, conditionally, approve, or deny the exception application in accordance with the provisions of Section 18.42.065 or Section 18.42.080.

The proposed project includes a new detached 1,200 square foot accessory dwelling unit. At its discretion, the town council may grant exceptions

If Council intends to approve the Exception to the ADU Permit, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

- **The exception will not create a significant adverse impact on any adjacent property, the surrounding neighborhood, or the general public good. (Section 18.42.065 (g) (1))**

Analysis: The proposed 1,200 square foot accessory dwelling unit would be minimally visible from public vantage points.

- **The lot and the arrangement of existing and proposed physical improvements on the lot can accommodate the exception without adversely affecting the views, privacy, or access to light and air of neighboring properties. (Section 18.42.065 (g) (2))**

Analysis: The proposed new accessory dwelling unit would not affect any primary views. It is located on the property as to not impact any adjacent properties. New windows at the side elevations, which are closest to neighboring properties, are minimized in size, location, and orientation to protect the privacy of surrounding properties. The owners of adjacent properties to the sides, who would be most affected by the proposed new accessory dwelling unit have submitted written comments in support of the project. No members of the general public including owners of adjacent properties have expressed concerns or issues with respect to the project.

- **Any modifications to site drainage shall be designed by a licensed engineer and shall result in no net increase to the rate or volume of peak runoff from the site compared to pre-project conditions. Any new mechanical pumps or equipment shall not create noise that is audible off site. (Section 18.42.065 (g) (3))**

Analysis: The project's site drainage has been designed by a licensed engineer and there is no net increase to the rate or volume of peak runoff from the site.

- **The fire chief has confirmed that there is adequate water supply for firefighting purposes for the site, or that the project includes measures to provide adequate water supply for firefighting purposes. (Section 18.42.065 (g) (4))**

Analysis: Adequate access and water supply exist for firefighting purposes.

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 on 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 net funding impacts associated with the project.

Alternative actions

1. Continue the item to gather further information, conduct further analysis, or revise the project; or
2. Make findings to deny the application.

Environmental Review

The project has been reviewed under the provision of the California Environmental Quality Act (CEQA) and the CEQA Guidelines, California Code of Regulations. On September 8, 2022, the proposed project was determined to be categorically exempt from CEQA pursuant to Section 15301 because the proposed project consists of the project consists of minor alteration of existing private structures, facilities, or topographical features, involving negligible or no expansion of existing or former use.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site 10 days prior to the meeting date pursuant to the Ross Municipal Code. No comments were received prior to the finalization of this report. The project architect has provided a neighborhood outreach document that is included as attachment 5.

Attachments

1. Resolution No. 2270
2. Project Plans
3. Application Materials
4. ADR Group Meeting Minutes, August 16, 2022 (draft)
5. Correspondence

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2270
RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW, DEMOLITION PERMIT, AND ACCESSORY DWELLING UNIT (ADU) PERMIT TO DEMOLISH THE EXISTING RESIDENCE AND ACCESSORY STRUCTURES AND; CONSTRUCTION OF A NEW TWO-STORY-WITH-BASEMENT, SINGLE-FAMILY RESIDENCE INCLUDING DETACHED GARAGE AND; A NEW DETACHED ADU 2 DE WITT AVENUE, A.P.N. 073-201-09

WHEREAS, applicant David Kotzebue, on behalf of property owners Tom and Linda Coates has submitted an application requesting approval of Design Review, Demolition Permit, and ADU Permit to demolish the existing two-story residence and accessory structures totaling 11,232 SF square feet and construction of a new 14,694-square-foot, two-story-with-basement, single-family residence including garage; construct a new 1,200-square-foot detached ADU; and landscape and hardscape including a new pool and driveway at 2 De Witt Avenue APN 073-201-09 (herein referred to as "the Project").

WHEREAS, the Project was determined to be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (New Construction), because it consists of the construction and location of limited numbers of new, small facilities or structures, including one single-family residence and a second dwelling unit in a residential zone; and

WHEREAS, on September 8, 2022, the Town Council held a duly noticed public hearing to consider the 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", and approves Design Review, Demolition Permit, and ADU Permit to allow the Project, subject to the Conditions of Approval attached as Exhibit "B".

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 8th day of September 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

P. Beach Kuhl, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS
2 DE WITT AVENUE
A.P.N. 073-201-09

A. Findings

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

a) The project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010.

As recommended by the Advisory Design Review (ADR) Group, the Project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010. It provides excellence of design consistent with the scale and quality of existing development; preserves and enhances the historical "small town," low-density character and identity that is unique to the Town of Ross; preserve lands which are unique environmental resources; enhances the area in which the Project is located; and promotes and implements the design goals, policies and criteria of the Ross general plan.

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

As recommended by the Advisory Design Review (ADR) Group, the Project is in substantial compliance with the design criteria of RMC Section 18.41.100. The site would be kept in harmony with the general appearance of neighboring landscape. Lot coverage and building footprints would be minimized, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. New buildings constructed on sloping land are designed to relate to the natural landforms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site. Buildings would use materials and colors that minimize visual impacts and blend with the existing landforms and vegetative cover, including wood and stone. Good access, circulation and off-street parking would be provided consistent with the natural features of the site. Open fencing would be aesthetically attractive and not create a "walled-in" feeling or a harsh, solid expanse. Landscaping would be integrated into the architectural scheme to accent and enhance the appearance of the development, including attractive, fire-resistant, native species and replacement trees for trees removed by development. Landscaping would create and maintain defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire. The Project would maximize permeability and reduce the overall impervious surface coverage on the property, by removing existing impervious surfaces to more than offset the new development, so that the post-development stormwater runoff rates from the site would be no greater than pre-project rates.

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

The Project is consistent with the allowed uses and general development standards associated with the Very Low Density land use designation of the General Plan, the Single Family Residence and Special Building Site zoning regulations, therefore the Project is found to be consistent with the Ross General Plan and Zoning Ordinance.

Section 18.41.100(r) Maximum Floor Area:

In addition to the findings required for Design Review approval, given the size of this Project, the Town also must make an additional finding should it approve the Project. Regardless of a residentially zoned parcel's lot area, Section 18.41.100(r) of the Town's Design Review Ordinance states a maximum of ten thousand square feet of total floor area is recommended. Development above this floor area level may be permitted under this section if the town council finds that such development intensity is appropriate and consistent with this section, the Ross Municipal Code and the Ross General Plan. Factors which would support such a finding include, but are not limited to: excellence of design, site planning which minimizes environmental impacts and compatibility with the character of the surrounding area.

As designed the increased square footage is excellent in design, the site planning minimizes the impact to the neighborhood, and the project is compatible with the surrounding neighborhood. Additionally, the location of the project on the site combined with the existing and proposed landscaping minimizes the impact of the additional 4,294 square feet.

II. In accordance with RMC Section 18.50.050 (a|, Demolition Permit is approved based on the following mandatory findings:

a) The demolition will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.

The existing single-family residence and accessory buildings do not possess historical, architectural, cultural, or aesthetic values.

b) The proposed redevelopment of the site protects the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town.

As recommended by the ADR Group, the Project is consistent with the purpose of the Design Review chapter as outlined in RMC Section 18.41.010. It preserves and enhances the historical "small town," low-density character and identity that is unique to the Town of Ross.

c) The project is consistent with the Ross general plan and zoning ordinance.

The Project is consistent with the allowed uses and general development standards associated with the Very Low Density land use designation of the General Plan, the Single Family Residence and Special Building Site zoning regulations, and the Hillside Lot Regulations, therefore the Project is found to be consistent with the Ross General Plan and

Zoning Ordinance.

d) **The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood**

The Project will avoid detriment to public welfare and material injury to properties in the vicinity by complying with the Design Review criteria and standards (RMC Section 18.41.100) and with the Hillside Lot Regulations (RMC Section 18.39.090).

III. **In accordance with RMC Section 18.42.065 Exceptions to Standards for ADUs. At its discretion, the town council may grant exceptions to the general requirements and development standards for an ADU as set forth in Section 18.42.050 and Section 18.42.055 of this code.**

a) **Exception to Size. The town council may grant an ADU size increase to 1,200 square feet.**

The town council may grant an exception enumerated above if the exception complies with the design review criteria and standards of Section 18.41.100, the adopted Design Guidelines, and if the town council makes the following findings:

(1) The exception will not create a significant adverse impact on any adjacent property, the surrounding neighborhood, or the general public good.

(2) The lot and the arrangement of existing and proposed physical improvements on the lot can accommodate the exception without adversely affecting the views, privacy, or access to light and air of neighboring properties.

(3) Any modifications to site drainage shall be designed by a licensed engineer and shall result in no net increase to the rate or volume of peak runoff from the site compared to pre-project conditions. Any new mechanical pumps or equipment shall not create noise that is audible off site.

(4) The fire chief has confirmed that there is adequate water supply for firefighting purposes for the site, or that the project includes measures to provide adequate water supply for firefighting purposes. (Ord. 708 (part), 2020; Ord. 703 (part), 2020; Ord. 679 (part), 2017; Ord. 678 (part), 2016; Ord. 625 (part), 2011).

The ADU request is consistent the Design Review Guidelines as stated above, the additional floor area will not create a significant adverse impact on any adjacent properties and there will be no view or privacy impacts to the neighboring properties.

EXHIBIT "B"
CONDITIONS OF APPROVAL
2 DE WITT AVENUE
A.P.N. 073-201-09

1. This approval authorizes Design Review, Demolition Permit, and Accessory Dwelling Unit (ADU) Permit to demolish the existing two-story residence and accessory structures; construct a new 14,694-square-foot, two-story-with-basement, single-family residence including garage; construct a new 1,200-square-foot detached ADU; and new landscaping throughout the property including a new pool and driveway at 2 De Witt Avenue, APN 073-201-09(herein referred to as "the Project").

2. The building permit shall substantially conform to the plans entitled, "Coates Residence" and dated 8/31/2022, and reviewed and approved by the Town Council on September 8, 2022

3. 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. Prior to issuance of building permit the Lot Line Adjustment shall be recorded with the County of Marin.

4. 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.

5. The Project shall comply with the Fire Code and all requirement of the Ross Valley Fire Department (RVFD).

6. The Town staff reserves the right to require additional landscape screening for up to three (3) years from project final to ensure adequate screening for the properties that are directly contiguous to the project site. The Town staff will only require additional landscape screening if the contiguous neighbor can demonstrate through pre-project existing condition pictures that their privacy is being negatively impacted as a result of the Project.

7. BEFORE FINAL INSPECTION, the applicant shall call for a Planning staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the Project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent re-inspections.

8. A Tree Permit shall not be issued until the project grading or building permit is issued.

9. 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 (i.e., 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.

   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. The plan shall demonstrate that on-street parking associated with construction workers and deliveries are prohibited and that all project deliveries shall occur during the allowable working hours as identified in the below condition 10n.

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 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.

k. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.

l. 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.

m. Inspections shall not be provided unless the Town-approved building permit plans are available on site.

n. 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, Juneteenth, 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).

o. 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.

p. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and rights-of-way 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.

q. 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.

r. 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.

s. 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.

t. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.

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. BEFORE FINAL INSPECTION, 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.

10. 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 attorney fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

ATTACHMENT 2

COATES RESIDENCE

2 DE WITT DRIVE, ROSS, CALIFORNIA 94957

PAINTED WOOD
PANELING

DRAWING INDEX

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Revisions

Job Number

Issue
1 3 AUGUST 2022 TOWN COUNCIL

COATES RESIDENCE
2 De Witt Drive
Ross, CA 94957

APN 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title TITLE SHEET
Scale
Date 26 JULY 2022
Sheet

T1

ABBREVIATIONS

ADJ	ADJACENT OR ADJUSTABLE	HD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH
A/C	AIR CONDITIONING	FT	FOOT OR FEET	PT	PRESSURE TREATED
AC	ASPHALT CONCRETE	FTG	FOOTING	PTDF	PRESSURE TREATED DOUGLAS FIR
ALT	ALTERNATE	FWD	FORCED AIR UNIT	PL	PROPERTY LINE
AB	ANCHOR BOLT	FDN	FOUNDATION	RAD	RADIUS
AFF	ABOVE FINISH FLOOR	GA	GAUGE	REF	REFERENCE OR REFRIGERATOR
AGG	AGGREGATE	GI	GALVANIZED IRON	RESIL	RESILIENT
BSMT	BASEMENT	GAL	GALVANIZED	RA	RETURN AIR
BRG	BEARING	GFI	GROUND FAULT CIRCUIT INTERRUPTER	REV	REVISION
BM	BENCH MARK			RH	RIGHT HAND
BET	BETWEEN	GL	GLASS OR GLAZING	RD	ROOF DRAIN
BLK	BLOCK	GB	GRAB BAR	RFG	ROOFING
BLW	BELOW	HDW	HARDWARE	RM	ROOM
BLKG	BLOCKING	HDR	HEADER	RO	ROUGH OPENING
BD	BOARD	HTG	HEATING	SC	SOLID CORE
BW	BOTH WAYS	HVAC	HEATING/ VENTING/ AIR CONDITIONING	SCH	SCHEDULE
BOT	BOTTOM			SCN	SCREEN
BRNZ	BRONZE	HT	HEIGHT	SHT	SHELF
CLG	CEILING	HC	HOLLOW CORE	SH	SHELF OR SHELVING
CL	CENTERLINE	HOR	HORIZONTAL	SIM	SIMILAR
COMB	COMBINATION OR COMBUSTION	HB	HOSE BIB	S and P	SHELF AND POLE
CO	CLEANOUT	D	INSIDE DIAMETER	SPKR	SPEAKER
COMP	COMPOSITION	INT	INTERIOR	SPEC	SPECIFICATIONS
CONC	CONCRETE	JNT	JOINT	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	KIT	KITCHEN	STD	STANDARD
CONST	CONSTRUCTION	KO	KNOCK-OUT	STST	STAINLESS STEEL
CONT	CONTINUOUS	LB	LAG BOLT	STL	STEEL
CNTR	COUNTER	LAM	LAMINATE	STRUC	STRUCTURAL
CS	COUNTERSINK	LAV	LAVATORY	SA	SUPPLY AIR
CF	CUBIC FOOT	LH	LEFT HAND	SUS	SUSPENDED
CU	CUBIC	L	LENGTH	SYS	SYSTEM
DETAIL	DETAIL	LT	LIGHT	TEL	TELEPHONE
DIAG	DIAGONAL	LWT	LIGHTWEIGHT	TV	TELEVISION
DIA	DIAMETER	MB	MACHINE BOLT	THK	THICK OR THICKNESS
DIM	DIMENSION	MFR	MANUFACTURER	THRSHLD	THRESHOLD
DW	DISHWASHER	MAS	MASONRY	T and G	TONGUE AND GROOVE
DIV	DIVISION	MAX	MAXIMUM	TOC	TOP OF CONCRETE
DR	DOOR	MECH	MECHANICAL	TOP	TOP OF PAVING
DS	DOWNSPOUT	MC	MEDICINE CABINET	TW	TOP OF WALL
DWR	DRAWER	MTL	METAL	TB	TOWEL BAR
DRN	DRAIN	MIN	MINIMUM	TP	TOILET PAPER HOLDER
DWG	DRAWING	MISC	MISCELLANEOUS	TS	TUB SILL
ELEC	ELECTRICAL	MT	MOUNT	TYP	TYPICAL
EL	ELEVATION	NAT	NATURAL	UON	UNLESS OTHERWISE NOTED
EMER	EMERGENCY	NC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
EXH	EXHAUST	NTS	NOT TO SCALE	VERT	VERTICAL
EJ	EXISTING	OBS	OBSCURE	VIF	VERIFY IN FIELD
EB	EXPANSION BOLT	OC	ON CENTER	WSCT	WAINSCOT
EXP	EXPOSED	OHD	OVERHEAD	WC	WATER CLOSET
EXT	EXTERIOR	OPP	OPPOSITE	WIN	WINDOW
FOC	FACE OF CONCRETE	OH	OVERHEAD	WH	WASHER OR WASH HYDRANT
FOF	FACE OF FINISH	PK	PARKING	WH	WATER HEATER
FOS	FACE OF STUD	PTN	PARTITION	WTR	WATER
FIN	FINISH	PVMT	PAVEMENT	WT	WEIGHT
FFL	FINISH FLOOR LINE	PLAS	PLASTIC OR PLASTER	W/	WITH
FE	FIRE EXTINGUISHER	PLYWD	PLYWOOD	W/O	WITHOUT
FP	FIREPROOF	PVC	POLYVINYL CHLORIDE		
FLR	FLOOR	PSF	POUNDS PER SQUARE FOOT		

SYMBOLS

SECTION IDENTIFICATION
SHEET NUMBER

DETAIL IDENTIFICATION
SHEET NUMBER

ELEVATION IDENTIFICATION
SHEET NUMBER

DOOR MARK

WINDOW MARK

MATCH LINE

REVISION

WORK POINT

SPOT ELEVATION

NEW WALL CONSTRUCTION
EXISTING WALLS TO REMAIN
EXISTING TO BE REMOVED
BATT INSULATION
RIGID INSULATION
CONCRETE
MASONRY
EARTH
GRAVEL FILL
STEEL
PLYWOOD
WOOD CONTINUOUS
WOOD BLOCKING
WOOD FINISH

VICINITY MAP

SCOPE OF WORK

- DEMOLISH ALL STRUCTURES
- GRADE and PREPARE SITE FOR NEW RESIDENCE and RELATED STRUCTURES
- NEW MAIN HOUSE, DETACHED GARAGE, POOL HOUSE, and ADU
- NEW POOL and NEW LANDSCAPING THROUGHOUT

PROJECT DATA

	EXISTING	PROPOSED	REQUIREMENT / NOTES
ZONING	R-1:B-A		
LOT AREA	39,960 SQ FT		43,560 SQ FT
FLOOR AREA			
BASEMENT	0	2,047 SQ FT	STORAGE ONLY
FIRST FLOOR	6,680 SQ FT	6,705 SQ FT	
SECOND FLOOR	2,717 SQ FT	2,884 SQ FT	
DETACHED GARAGE	1,175 SQ FT	1,033 SQ FT	
POOL HOUSE	440 SQ FT	1,152 SQ FT	
TOTAL FLOOR AREA	11,012 SQ FT (11.3%)	14,694 SQ FT (14.3%)	14,987 SQ FT (15%)
ADU	0	1,000 SQ FT	800 SF EXEMPT
MAXIMUM HEIGHT	28'-10"	30'	30'
LOT COVERAGE STRUCTURES	8,132 SQ FT (8.2%)	12,138 SQ FT (12.2%)	14,997 SQ FT (15%)
PARKING	4 COVERED	6 COVERED	4 (2 COVERED)
FRONT SETBACK	90'-8"	25'	25'
LEFT SIDE YARD	29'-8"	25'	25'
RIGHT SIDE YARD	117'-4"	124'	25'
REAR SETBACK	40'-8"	30'-8"	40'

OCCUPANCY GROUP: R-3/U

CONSTRUCTION TYPE: V WITH NFPA 13D FIRE PROTECTION SPRINKLER SYSTEM

BUILDING SHALL INCLUDE APPROVED SMOKE DETECTORS and CARBON MONOXIDE ALARMS IN ALL SLEEPING AREAS COMPLYING WITH CFC 907.2.10

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COATES FAMILY TRUST

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kristi@hometdesign.com

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LANDSCAPE ARCHITECTURE
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SITE IMPROVEMENT DESCRIPTION

Concept – The Idea was to create a Home that sits in a garden setting and that is garden focused. A contemporary New England house vocabulary: White Siding Charcoal Roof, Steel or White windows with garden views from every room.

The Proposed new home sits in the middle of the site (approx. in the same location as the current home) and is surrounded with significant estate level trees and buffers

The approach is to make the existing property feel more like it is part of the site and blend the improvements into it, like this home has always been there

All of the existing site improvements & house are to be removed (and recycled)

All significant existing trees and shrubs are to remain and under the care of the project arborist.
Additional trees are proposed to bolster the already very private perimeter.
All perimeter hedging is to remain and new buffer plantings are proposed. An arborist plan and tree protection plan are included in the submittal

The proposed entry to the project has shifted from De Witt to Shady Lane, and occurs in the location of the existing driveway on Shady. This new pervious cobble driveway passes through a shaded area created by Valley Oaks, and Redwoods and leads to an open sunlit grass area (artificial) presenting the front of the house, which is framed by an ancient Valley Oak and Redwoods.

The entry drive is proposed as pervious antique Cobble and serves to slow arriving guest down to enjoy the beautiful trees and arrival to the Home

Site improvements include a new pool and spa, pool houses that are designed to feel more like garden structures in the landscape, connected by a flowering rose arbor

A cutting garden and kitchen / fragrance garden are planned, viewed from the kitchen window, facing the morning sun

Limestone living room and family room patios focus on thee entertaining lawn (artificial) which embraces the entire back of the home, and is enhanced with Coast live oak and Valley oaks

Off-street parking is provided in the guest parking area, and the family parking area

Simplicity in the planting palette is key to blending this home into the property and the surrounding neighborhood

Repetition of the existing tree vocabulary of Oaks, Bays, Redwoods, Cedars combined with the addition of olive trees flowering trees and Japanese maple add to the arboretum feel of the property.

Lighting is subtle and warm (LED) light – Night Sky compliant

Cut & fill is balanced on site and impervious surfaces are reduced

Drainage will maintain the historic drainage patterns into the existing concrete v ditch (via new bio retention) included on the Civil engineering plan

Also included is a vegetative management plan – for fire protection, which notes that the property is well maintained and irrigated by and existing onsite well

The goal is to create a home and garden that fit seamlessly in the surrounding community

Classic in form and material and Timeless in inspiration

LEGEND

A ENTRY GATES
B ENTRY DRIVE
C ENTRY GARDEN
D ENTRY
E GUEST PARKING
F FAMILY PARKING
G CUTTING GARDEN
H KITCHEN GARDEN
I SPENT GARDEN
J LIVING ROOM PATIO
K FAMILY ROOM PATIO
L POOL AREA

SITE PLAN

NORTH

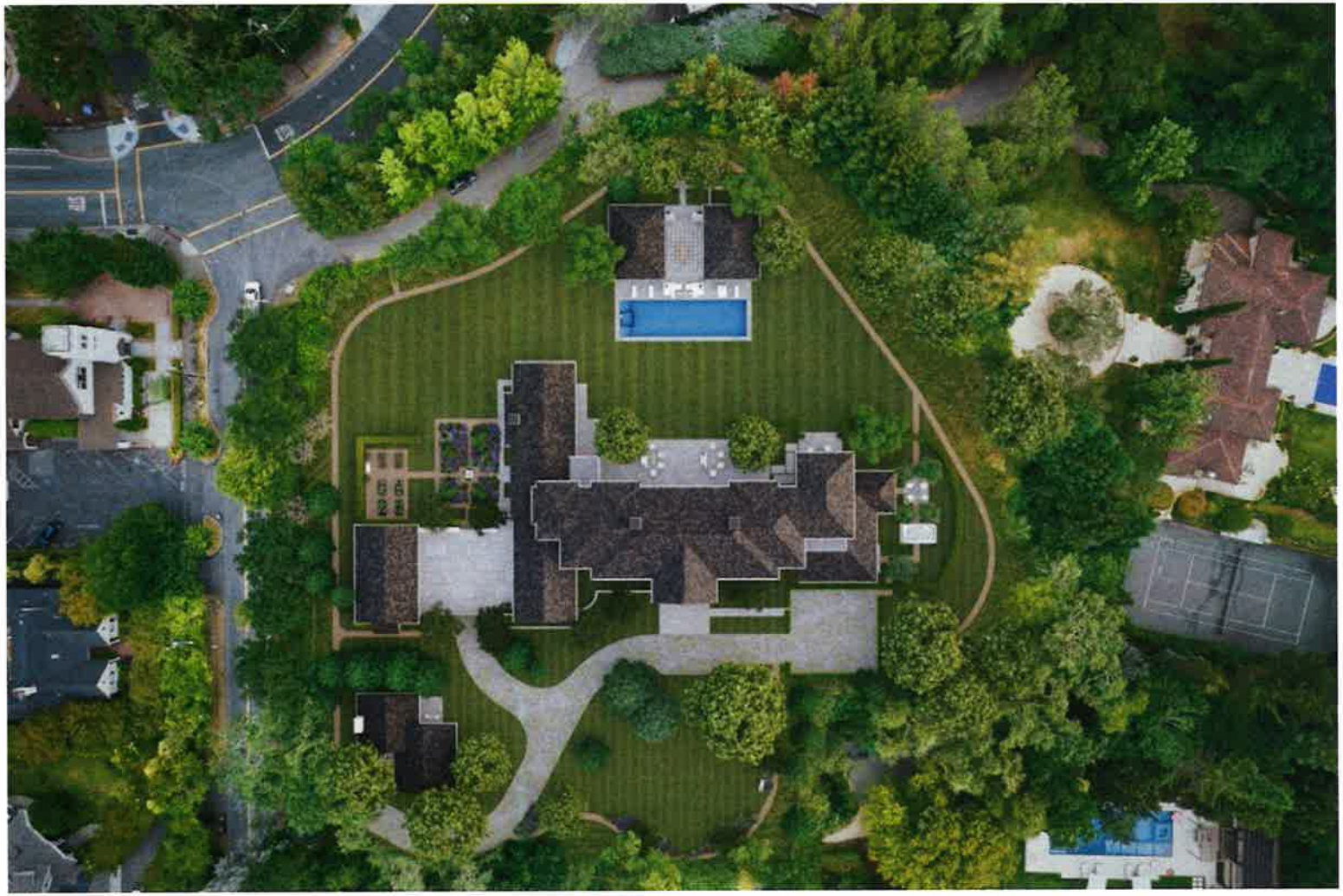
MICHAEL B. YANDLE
LANDSCAPE ARCHITECTURE

ILLUSTRATIVE SITE PLAN

COATES RESIDENCE
2 DEWITT DRIVE
ROSS, CALIFORNIA 94957
APN# 073 201 09

06/06/22

IL



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Revisions

Job Number

Issue

31 AUGUST 2022
TOWN COUNCIL

COATES RESIDENCE

7 De Mun Drive
Ross, CA 94957

APN: 073 301 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title: BIRDS EYE VIEW

Scale

Date: 28 JULY 2022

Sheet

IL-2

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Date

△ 31 AUGUST 2023 TOWN COUNCIL

COATES RESIDENCE

2 De Witt Drive
Ross, CA 94957

APN 073-261-09
LATITUDE: 37.96
LONGITUDE: -122.56

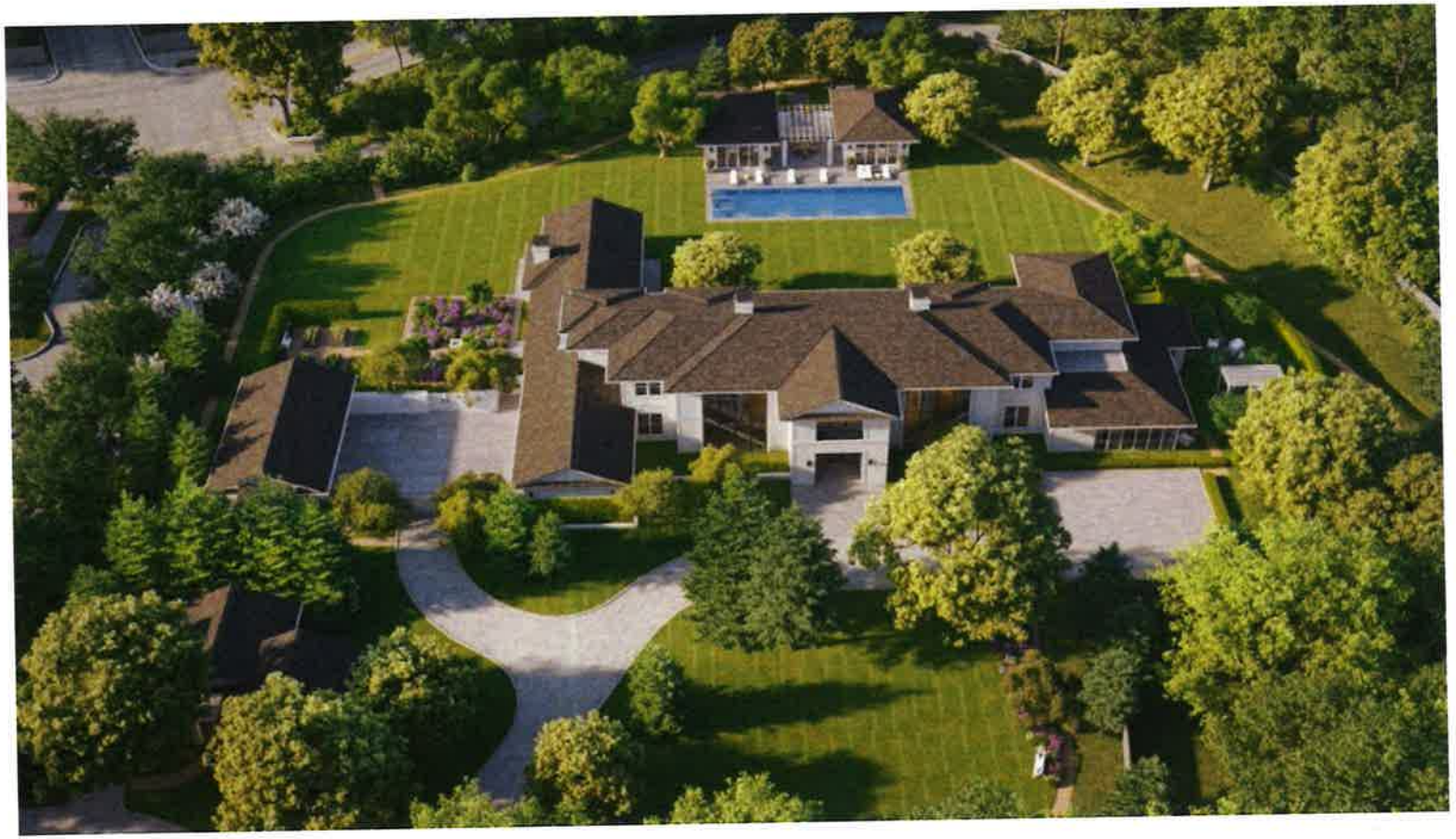
Title REAR AERIAL VIEW

Scale

Date 18 JULY 2022

Sheet

IL-3



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C-11294
EXPIRES 12-31-23

Revisions

Date

31 AUGUST 2022
TOWN COUNCIL

COATES RESIDENCE

2 De Witt Drive
Ross, CA 94957

APN 072 261 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title FRONT AERIAL VIEW

Scale

Date 29 JULY 2022

Sheet

IL-4

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Revisions

Job Number

Issue

1 31 AUGUST 2022
TOWN COUNCIL

COATES RESIDENCE

2 De Witt Drive
Ross, CA 94957

APN 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title FRONT + SIDE VIEWS

Scale

Date 28 JULY 2022

Sheet

IL-5

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Revisions

△	
△	
△	
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Job Number

Issue

△	31 AUGUST 2022 TOWN COUNCIL
△	
△	
△	

COATES RESIDENCE

2 De Witt Drive
Ross, CA 94957

APN 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.54

Title: REAR YARD VIEWS

Scale

Date: 29 JULY 2022

Sheet

IL-6

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Revisions

Job Number

Issue

1 31 AUGUST 2022
TOWN COUNCIL

COATES RESIDENCE

2 De Mott Drive
Ross, CA 94957

APN: 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

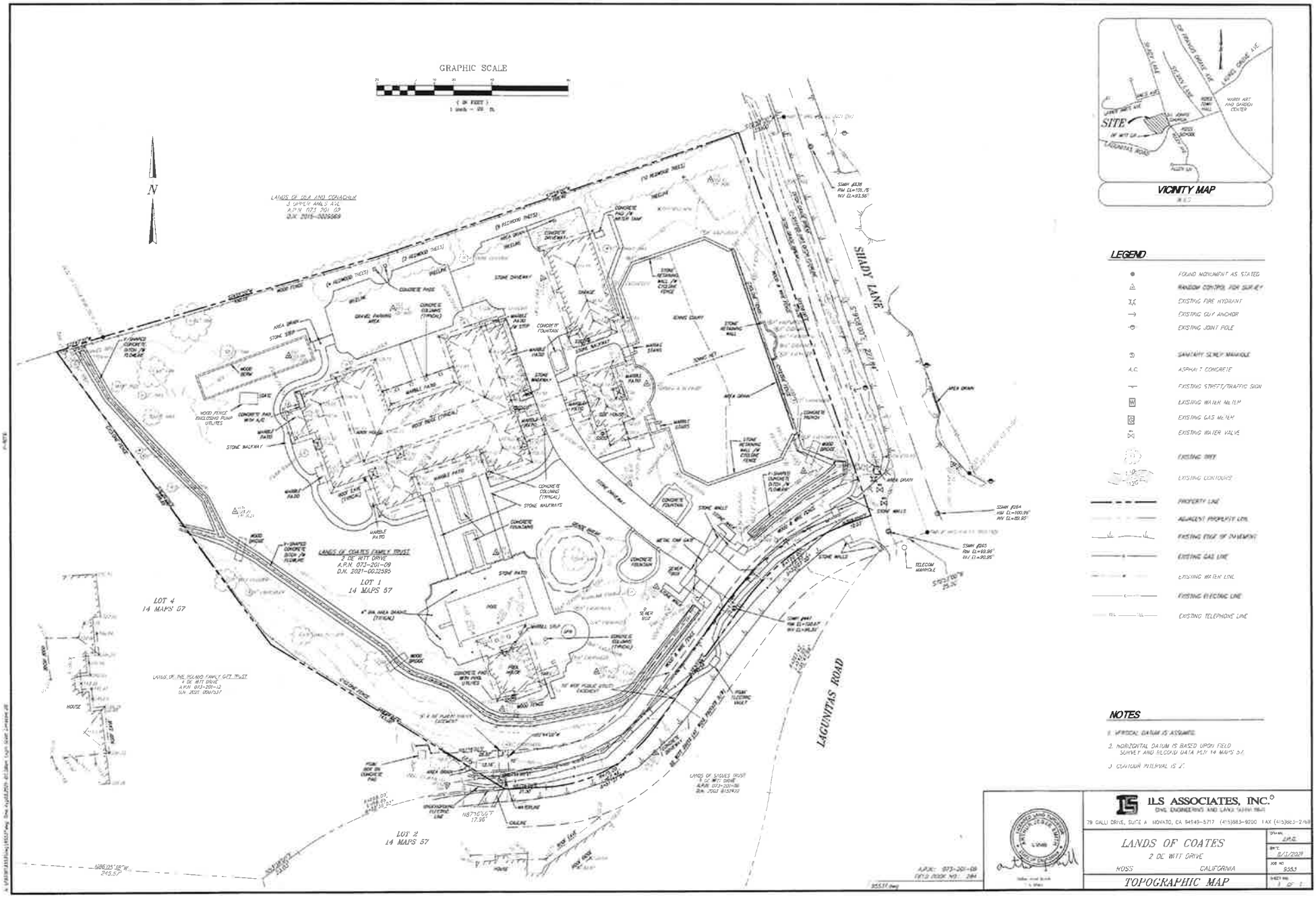
Title REAR YARD VIEW

Scale

Date 28 JULY 2022

Sheet

IL-7



LEGEND

- FOUND MONUMENT AS STATED
- RANDOM CONTROL FOR SURVEY
- EXISTING FIRE HYDRANT
- EXISTING GUY ANCHOR
- EXISTING JOINT POLE
- SANITARY SEWER MANHOLE
- A.C. ASPHALT CONCRETE
- EXISTING STREET/TRAFFIC SIGN
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING TREE
- EXISTING CONTOURS
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE

NOTES

1. VERTICAL DATUM IS ASSUMED.
2. HORIZONTAL DATUM IS BASED UPON FIELD SURVEY AND RECORD DATA PER 14 MAPS 57.
3. CONTOUR INTERVAL IS 2'.

ILS ASSOCIATES, INC.
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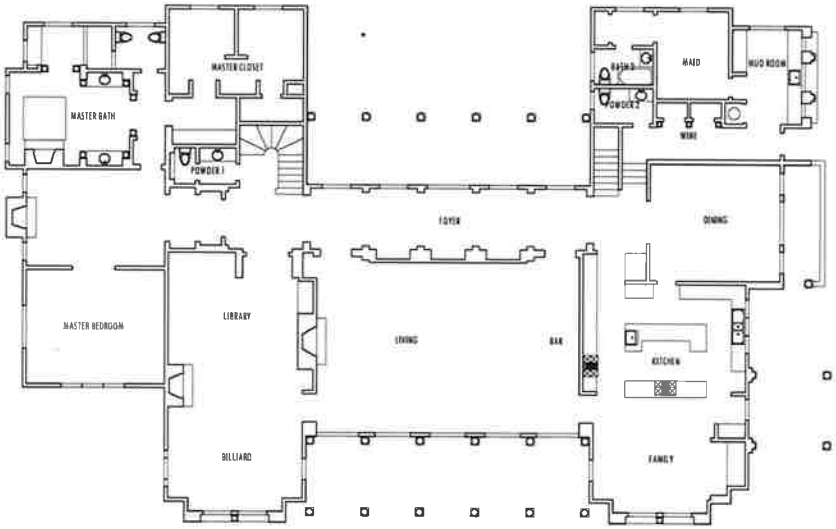
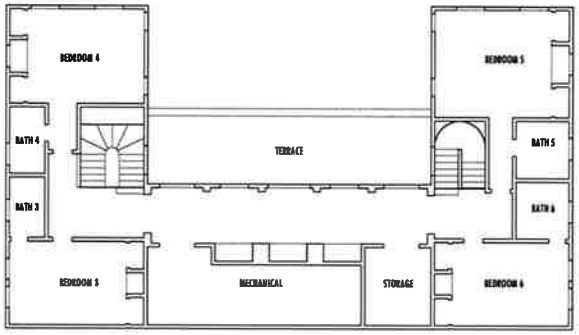
LANDS OF COATES
2 DE WITT DRIVE
MOSS CALIFORNIA

TOPOGRAPHIC MAP

DRAWN: JPC
DATE: 8/1/2021
JOB NO: 9553
SHEET NO: 1 OF 1



1 EXI **EXISTING FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"
NOT NORTH



2 EXI **EXISTING SECOND FLOOR PLAN**
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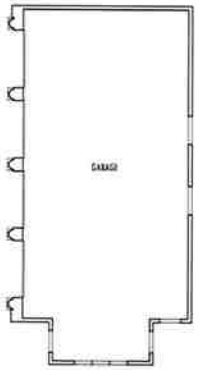
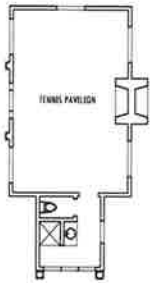
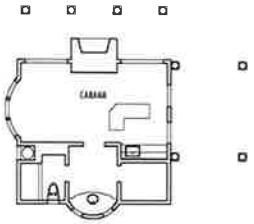
NOT NORTH







3 EXI **EXISTING CABANA FLOOR PLAN**
SCALE: 1/8"=1'-0"
NOT NORTH

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Revisions

△
△
△
△

Job Number

Issue

△ 3rd AUGUST 2022
TOWN COUNCIL
△
△
△

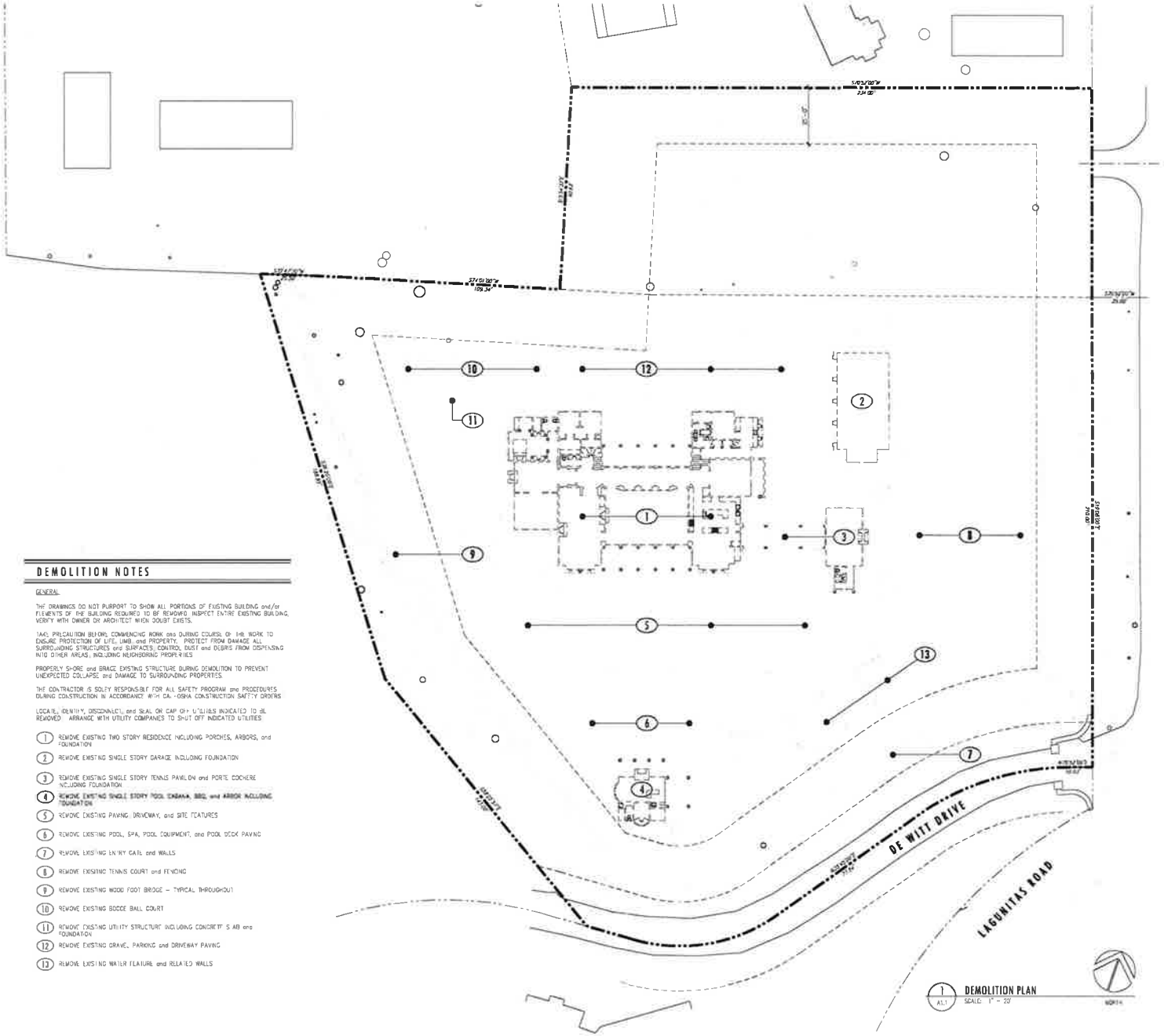
COATES RESIDENCE

3 De Witt Drive
Ross, CA 94957

APN: 072-261-09
LATITUDE: 37.96
LONGITUDE: -122.56

Title EXISTING FLOOR PLANS
Scale 1/8"=1'-0"
Date 26 JULY 2022
Sheet

EX1



1 A1.1 **DEMOLITION PLAN**
SCALE: 1" = 20'

DEMOLITION NOTES

GENERAL

THE DRAWINGS DO NOT PURPORT TO SHOW ALL PORTIONS OF EXISTING BUILDING and/or ELEMENTS OF THE BUILDING REQUIRED TO BE REMOVED. INSPECT ENTIRE EXISTING BUILDING. VERIFY WITH OWNER OR ARCHITECT WHEN DOUBT EXISTS.

TAKE PRECAUTION BEFORE COMMENCING WORK and DURING COURSE OF THE WORK TO ENSURE PROTECTION OF LIFE, LIMB, and PROPERTY. PROTECT FROM DAMAGE ALL SURROUNDING STRUCTURES and SURFACES. CONTROL DUST and DEBRIS FROM DISPERSING INTO OTHER AREAS, INCLUDING NEIGHBORING PROPERTIES

PROPERLY SHORE and BRACE EXISTING STRUCTURE DURING DEMOLITION TO PREVENT UNEXPECTED COLLAPSE and DAMAGE TO SURROUNDING PROPERTIES.

THE CONTRACTOR IS SOLEY RESPONSIBLE FOR ALL SAFETY PROGRAM and PROCEDURES DURING CONSTRUCTION IN ACCORDANCE WITH CA. OSHA CONSTRUCTION SAFETY ORDERS

LOCATE, IDENTIFY, DISCONNECT, and SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED. ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES

1. REMOVE EXISTING TWO STORY RESIDENCE INCLUDING PORCHES, ARBORS, and FOUNDATION
2. REMOVE EXISTING SINGLE STORY GARAGE INCLUDING FOUNDATION
3. REMOVE EXISTING SINGLE STORY TENNIS PAVILION and PORTE COCHERE INCLUDING FOUNDATION
4. REMOVE EXISTING SINGLE STORY POOL CABANA, BBQ, and ARBOR INCLUDING FOUNDATION
5. REMOVE EXISTING PAVING, DRIVEWAY, and SITE FEATURES
6. REMOVE EXISTING POOL, SPA, POOL EQUIPMENT, and POOL DECK PAVING
7. REMOVE EXISTING ENTRY GATE and WALLS
8. REMOVE EXISTING TENNIS COURT and FENCING
9. REMOVE EXISTING WOOD FOOT BRIDGE – TYPICAL THROUGHOUT
10. REMOVE EXISTING BOCCE BALL COURT
11. REMOVE EXISTING UTILITY STRUCTURE INCLUDING CONCRETE SLAB and FOUNDATION
12. REMOVE EXISTING GRAVEL PARKING and DRIVEWAY PAVING
13. REMOVE EXISTING WATER FEATURE and RELATED WALLS

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Revisions

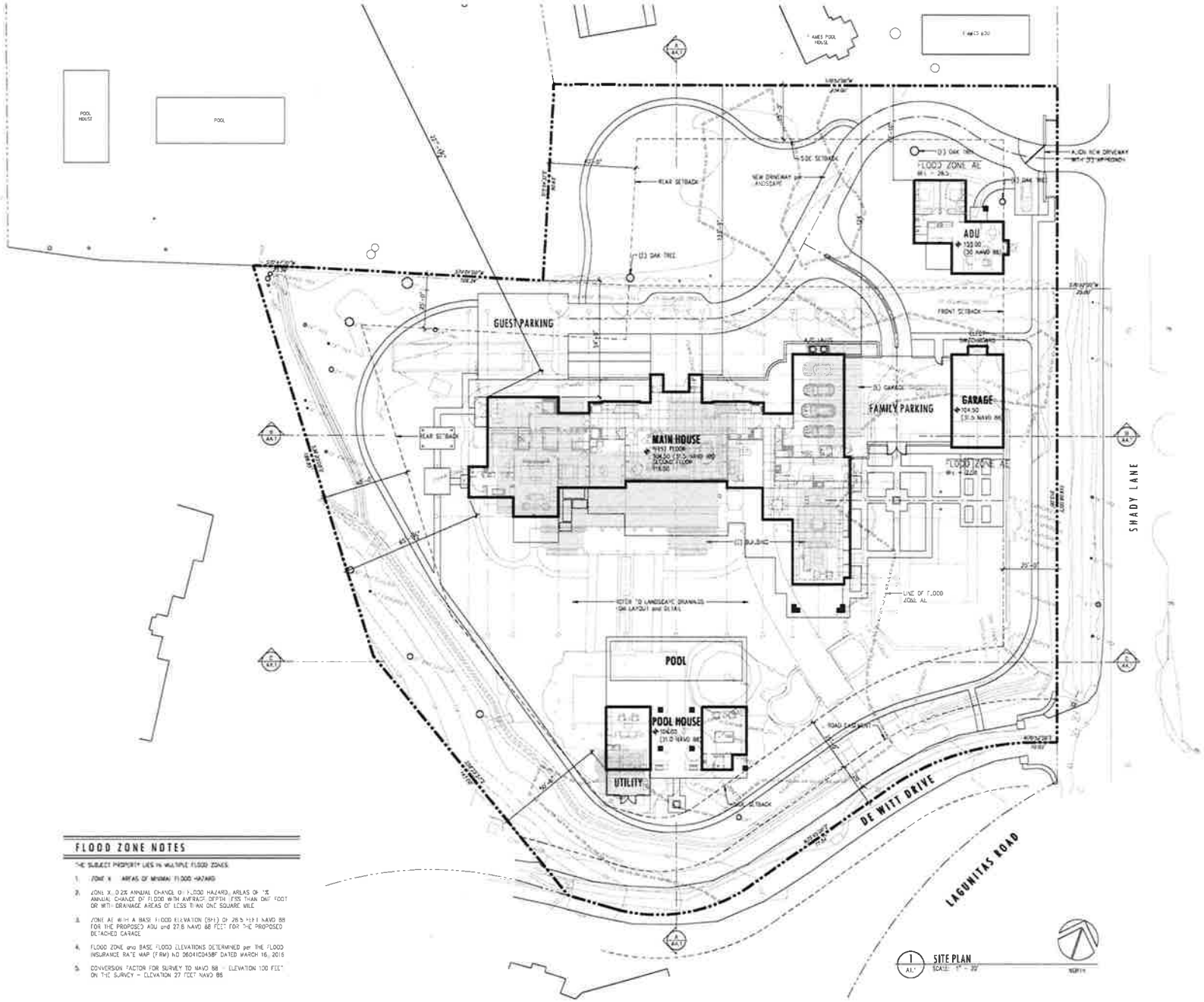
31 AUGUST 2022
TOWN COUNCIL

COATES RESIDENCE
2 De Witt Drive
Ross, CA 94957

APN 073 301 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title DEMOLITION PLAN
Scale 1"=20'
Date 28 JULY 2022
Sheet

A1.0



1 SITE PLAN
A1.1 SCALE: 1" = 20'

FLOOD ZONE NOTES

THE SUBJECT PROPERTY LIES IN MULTIPLE FLOOD ZONES.

1. ZONE X - AREAS OF MINIMAL FLOOD HAZARD
2. ZONE X - 0.2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
3. ZONE AE WITH A BASE FLOOD ELEVATION (BFE) OF 26.5 FEET NAVD 88 FOR THE PROPOSED ADU and 27.8 NAVD 88 FEET FOR THE PROPOSED DETACHED GARAGE
4. FLOOD ZONE and BASE FLOOD ELEVATIONS DETERMINED per THE FLOOD INSURANCE RATE MAP (FIRM) NO 06041C0458F DATED MARCH 16, 2016
5. CONVERSION FACTOR FOR SURVEY TO NAVD 88 = ELEVATION 100 FEET ON THE SURVEY = ELEVATION 27 FEET NAVD 88

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Revisions

1	5 AUGUST 2022 REMOVE PICKLEBALL COURT
2	
3	
4	

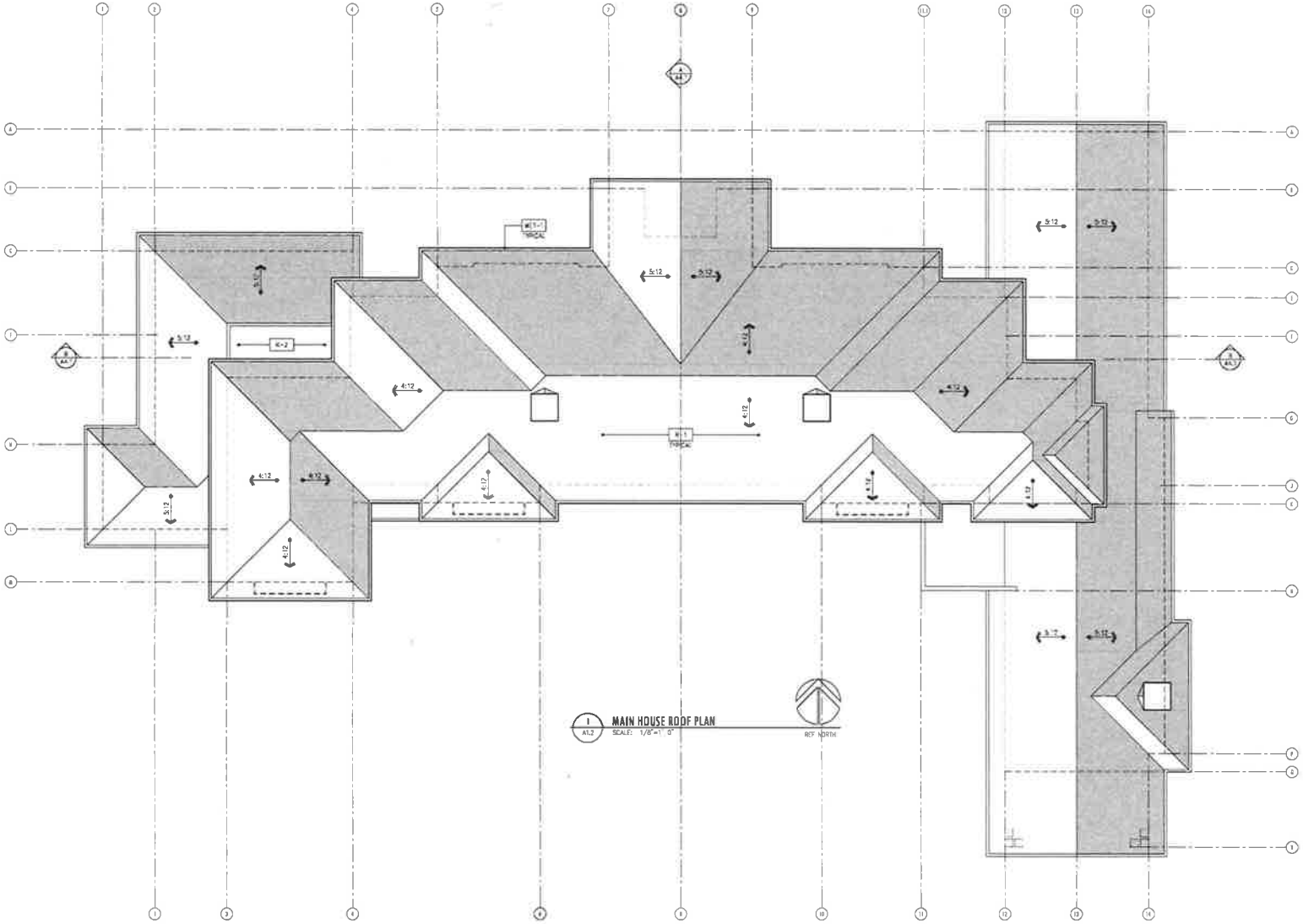
Issue

1	31 AUGUST 2022 TOWN COUNCIL
2	
3	
4	

COATES RESIDENCE
2 De Witt Drive
Ross, CA 94957

APN 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title: SITE PLAN
Scale: 1" = 20'
Date: 28 JULY 2022
Sheet: A1.1



1 A1.2 MAIN HOUSE ROOF PLAN
SCALE: 1/8"=1'-0"

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Revisions

Issue
1 31 AUGUST 2022
TOWN COUNCIL

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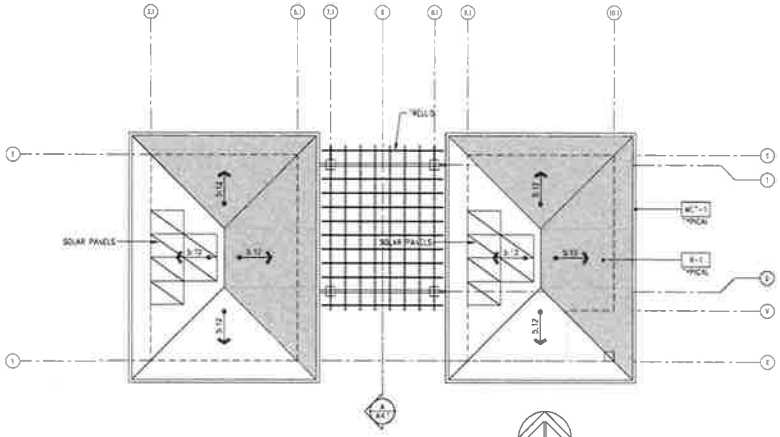
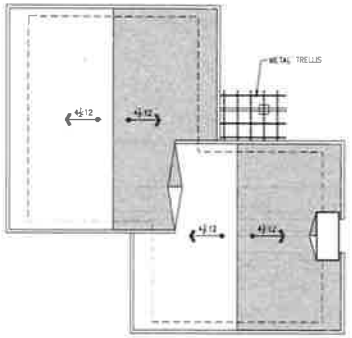
LATITUDE: 37.94
LONGITUDE: -122.56

Title ROOF PLAN
Scale 1/8"=1'-0"
Date 29 JULY 2022
Sheet

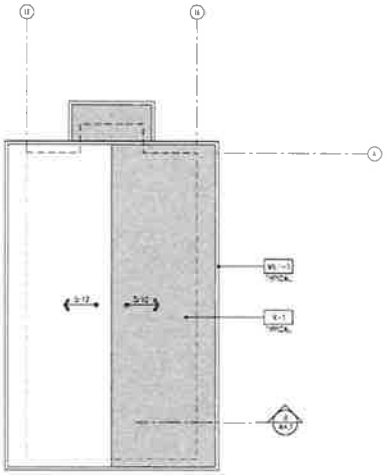
A1.2



3 / A1.3 POOL HOUSE ROOF PLAN
SCALE: 1/8"=1'-0"
REF NORTH



1 / A1.3 ADU ROOF PLAN
SCALE: 1/8"=1'-0"
REF NORTH



2 / A1.3 DETACHED GARAGE ROOF PLAN
SCALE: 1/8"=1'-0"
REF NORTH

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Revisions

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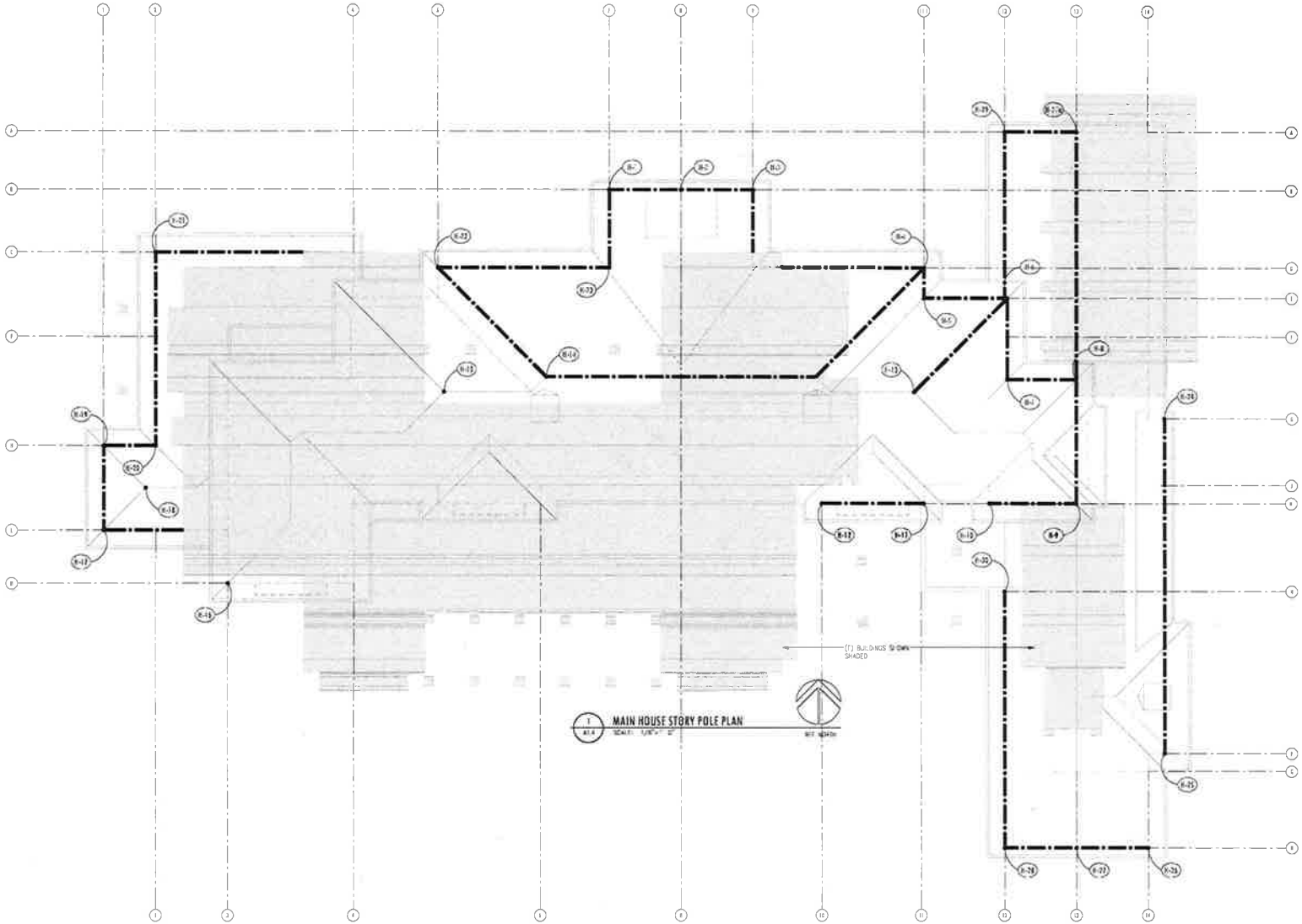
LONGITUDE: -122.56

Title ADU/GARAGE/POOL HOUSE ROOF PLAN
Scale 1/8"=1'-0"
Date 28 JULY 2022
Sheet

A1.3



1 A1.4 MAIN HOUSE STORY POLE PLAN
SCALE: 1/8"= 1'-0"

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APN 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title STORY POLE PLAN

Scale 1/8"=1'-0"

Date 26 JULY 2022

Sheet

A1.4

POOL HOUSE STORY POLE LEGEND

NO	ELEVATION	HEIGHT ABOVE GRADE	NO	ELEVATION	HEIGHT ABOVE GRADE
P-1	115.87	14'	P-5	115.87	14'
P-2	115.87	14'	P-6	115.87	14'
P-3	120.17	18'-2"	P-7	120.17	18'-2"
P-4	115.87	14'	P-8	120.17	18'-2"
			P-9	115.87	14'
			P-10	115.87	14'

MAIN HOUSE STORY POLE LEGEND

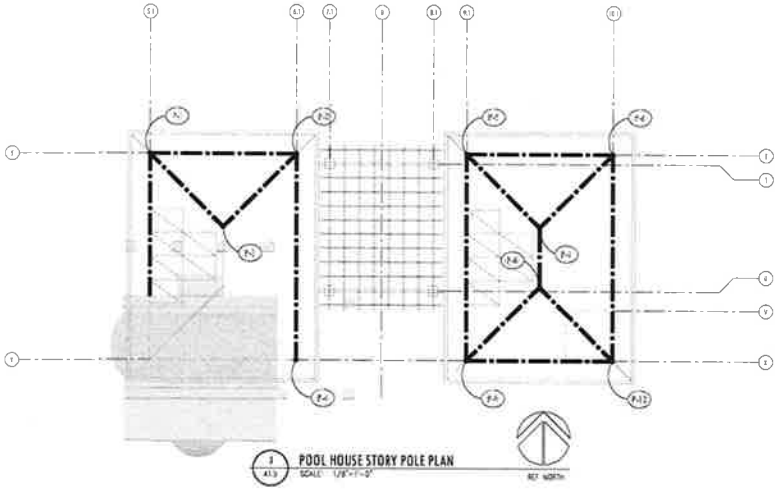
NO	ELEVATION	HEIGHT ABOVE GRADE	NO	ELEVATION	HEIGHT ABOVE GRADE
M-1	127.50	24'	M-16	127.50	24'
M-2	127.50	24'	M-17	115.50	12'
M-3	127.50	24'	M-18	115.50	12'
M-4	127.50	24'	M-19	115.50	12'
M-5	127.50	24'	M-20	115.50	12'
M-6	127.50	24'	M-21	115.50	12'
M-7	127.50	24'	M-22	127.50	24'
M-8	127.50	24'	M-23	127.50	24'
M-9	127.50	24'	M-24	115.50	12'
M-10	127.50	24'	M-25	115.50	12'
M-11	127.50	24'	M-26	115.50	12'
M-12	127.50	24'	M-27	120.50	18'
M-13	133.50	30'	M-28	115.50	12'
M-14	133.50	30'	M-29	115.50	12'
M-15	133.50	29'-2"	M-30	115.50	12'

ADU STORY POLE LEGEND

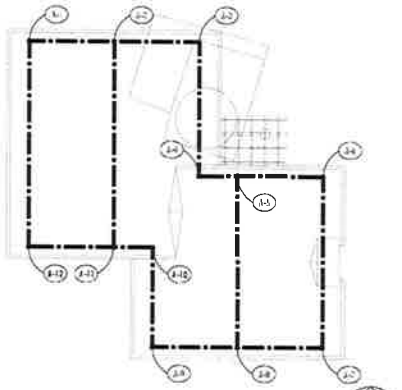
NO	ELEVATION	HEIGHT ABOVE GRADE	NO	ELEVATION	HEIGHT ABOVE GRADE
A-1	114.00	11'	A-7	114.00	11'
A-2	118.50	15'-6"	A-8	118.50	15'-6"
A-3	114.00	11'	A-9	114.00	11'
A-4	118.42	15'-6"	A-10	118.42	15'-6"
A-5	118.50	15'-6"	A-11	118.50	15'-6"
A-6	114.00	11'	A-12	114.00	11'

GARAGE STORY POLE LEGEND

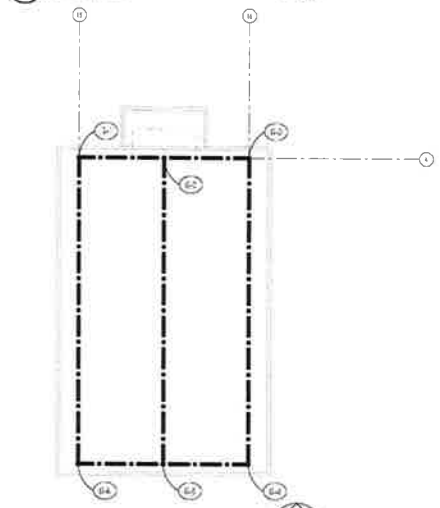
NO	ELEVATION	HEIGHT ABOVE GRADE	NO	ELEVATION	HEIGHT ABOVE GRADE
G-1	115.50	13'-6"	G-4	115.50	13'-6"
G-2	120.50	18'-6"	G-5	120.50	18'-6"
G-3	115.50	13'-6"	G-6	115.50	13'-6"



3 A1.5 POOL HOUSE STORY POLE PLAN
SCALE: 1/8"=1'-0"
RET NORTH



1 A1.5 ADU STORY POLE PLAN
SCALE: 1/8"=1'-0"
RET NORTH



2 A1.5 DETACHED GARAGE STORY POLE PLAN
SCALE: 1/8"=1'-0"
RET NORTH

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Revisions

Job Description

Issue

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COATES RESIDENCE

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APN 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

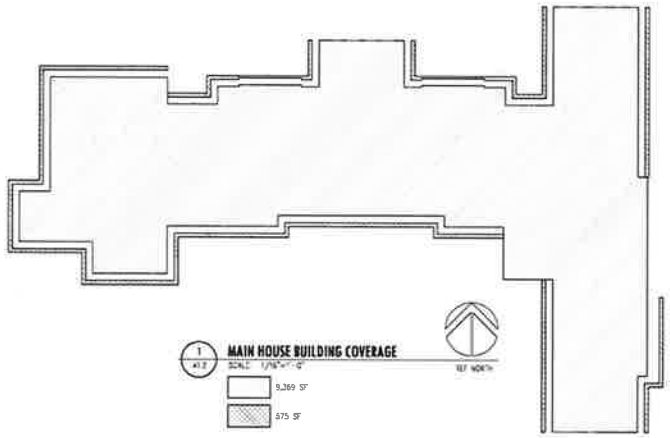
Title: STORY POLE PLAN - LEGEND

Scale: 1/8"=1'-0"

Date: 28 JULY 2022

Sheet

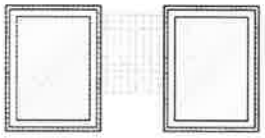
A1.5



1 / A1.3 **MAIN HOUSE BUILDING COVERAGE**
SCALE: 1/16"=1'-0"
REF NORTH

9,369 SF

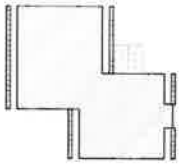
575 SF



3 / A1.3 **POOL HOUSE BUILDING COVERAGE**
SCALE: 1/16"=1'-0"
REF NORTH

1,198 SF

260 SF



1 / A1.3 **ADU BUILDING COVERAGE**
SCALE: 1/16"=1'-0"
REF NORTH

1,216 SF ADU COVERAGE
1,216 - 84 - 800 = 500 SF

84 SF

2 / A1.3 **DETACHED GARAGE BUILDING COVERAGE**
SCALE: 1/16"=1'-0"
REF NORTH

1,069 SF

104 SF

BUILDING COVERAGE SUMMARY

BUILDING PERIMETER

ROOF OVERHANG (MAX 24")

MAIN HOUSE

BUILDING: 9,369 SF
OVERHANG: 575 SF

DETACHED GARAGE

BUILDING: 1,068 SF
OVERHANG: 104 SF

POOL HOUSE

BUILDING: 1,198 SF
OVERHANG: 260 SF

TOTAL BUILDING COVERAGE

12,575 SF

ADU

BUILDING NOT INCLUDED
OVERHANG: 84 SF

GRAND TOTAL

12,659 SF

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Job Number

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LATITUDE: 37.96
LONGITUDE: -122.56

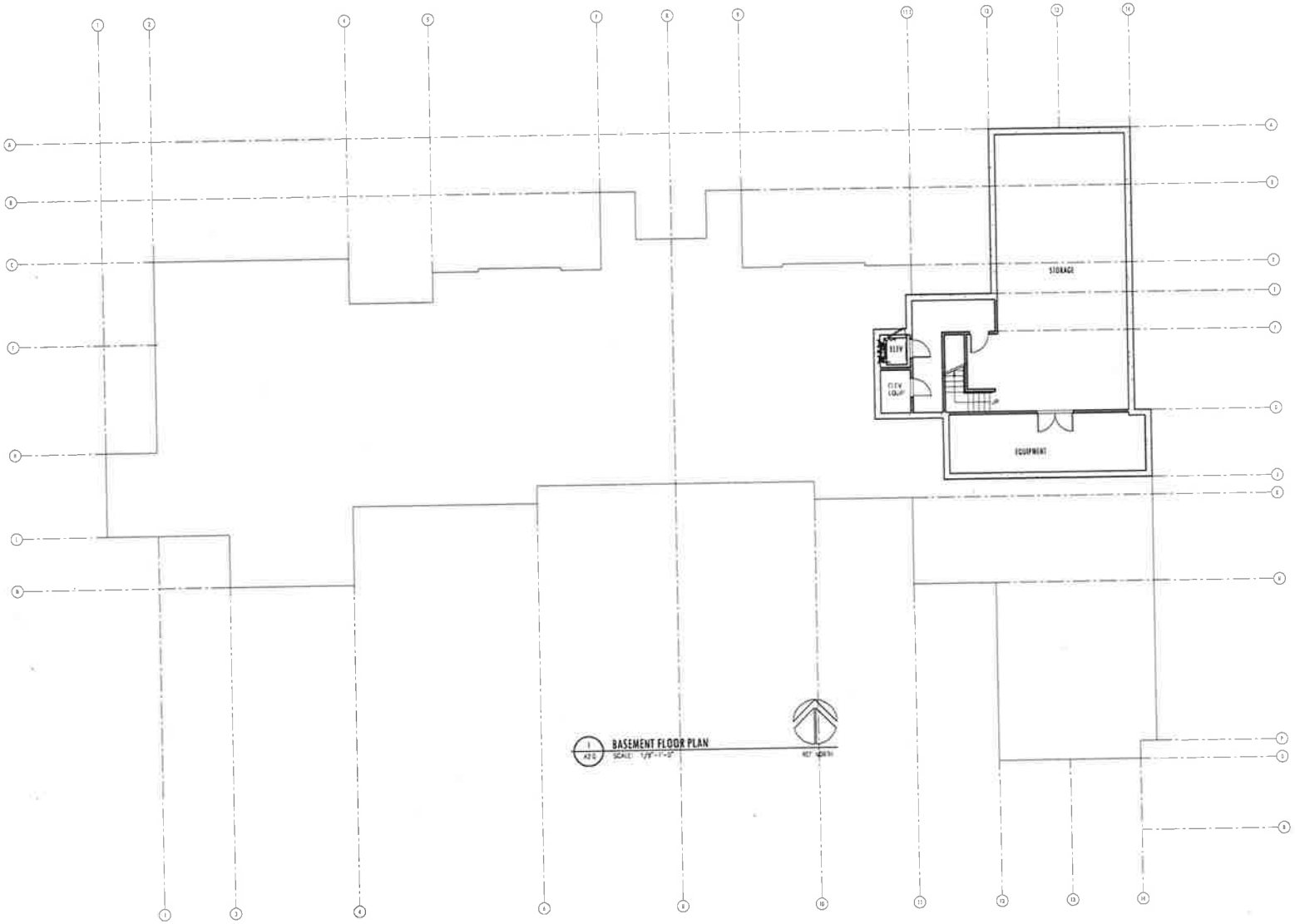
Title BUILDING COVERAGE DIAGRAM

Scale 1/16"=1'-0"

Date 26 JULY 2022

Sheet

A1.6



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Revisions

Date

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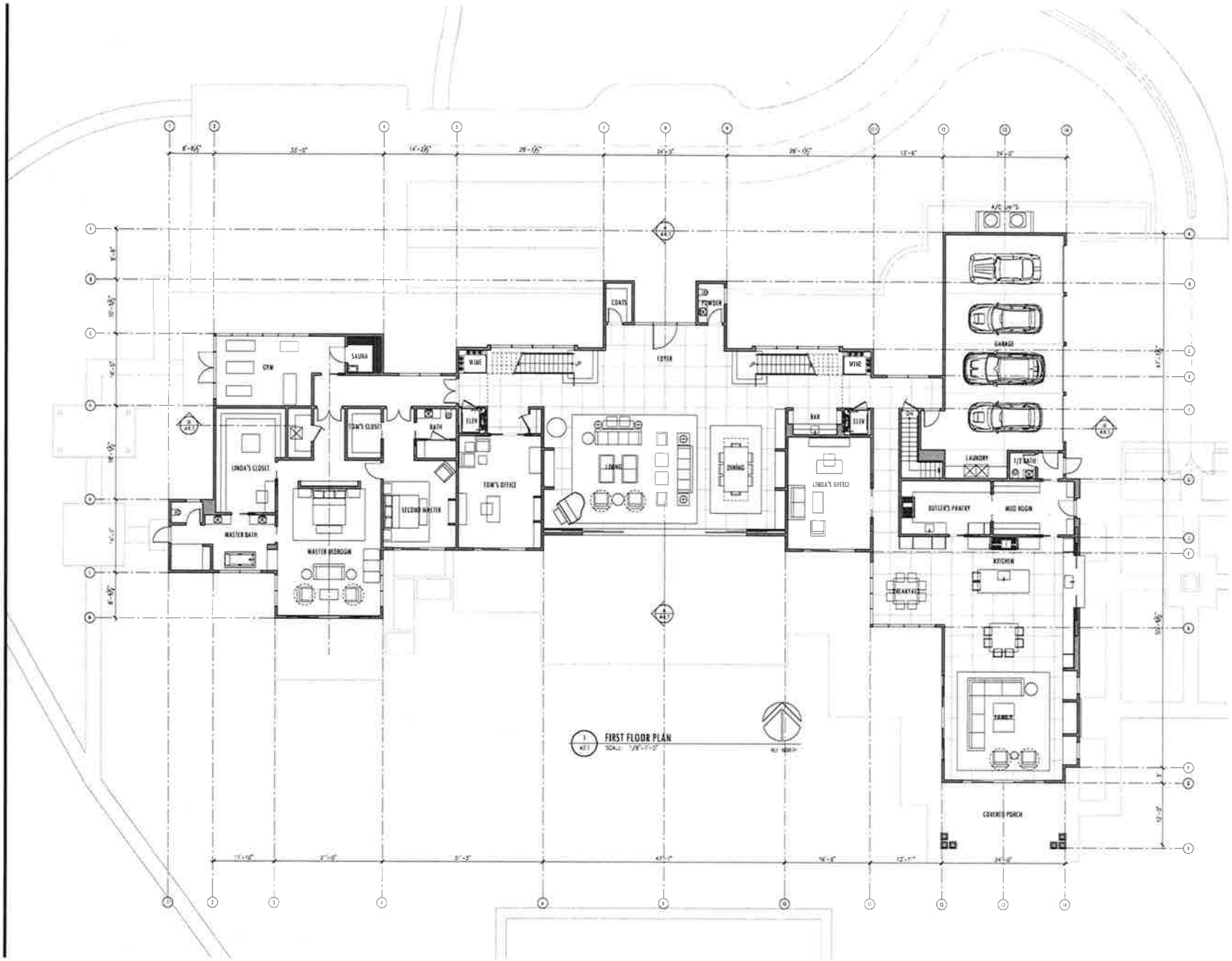
Ross, CA 94957

APN 073 301 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title BASEMENT FLOOR PLAN
Scale 1/8"=1'-0"
Date 28 JULY 2022
Sheet

A2.0



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Revisions

Dates

31 AUGUST 2022
TOWN COUNCIL

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LATITUDE: 37.96
LONGITUDE: -122.56

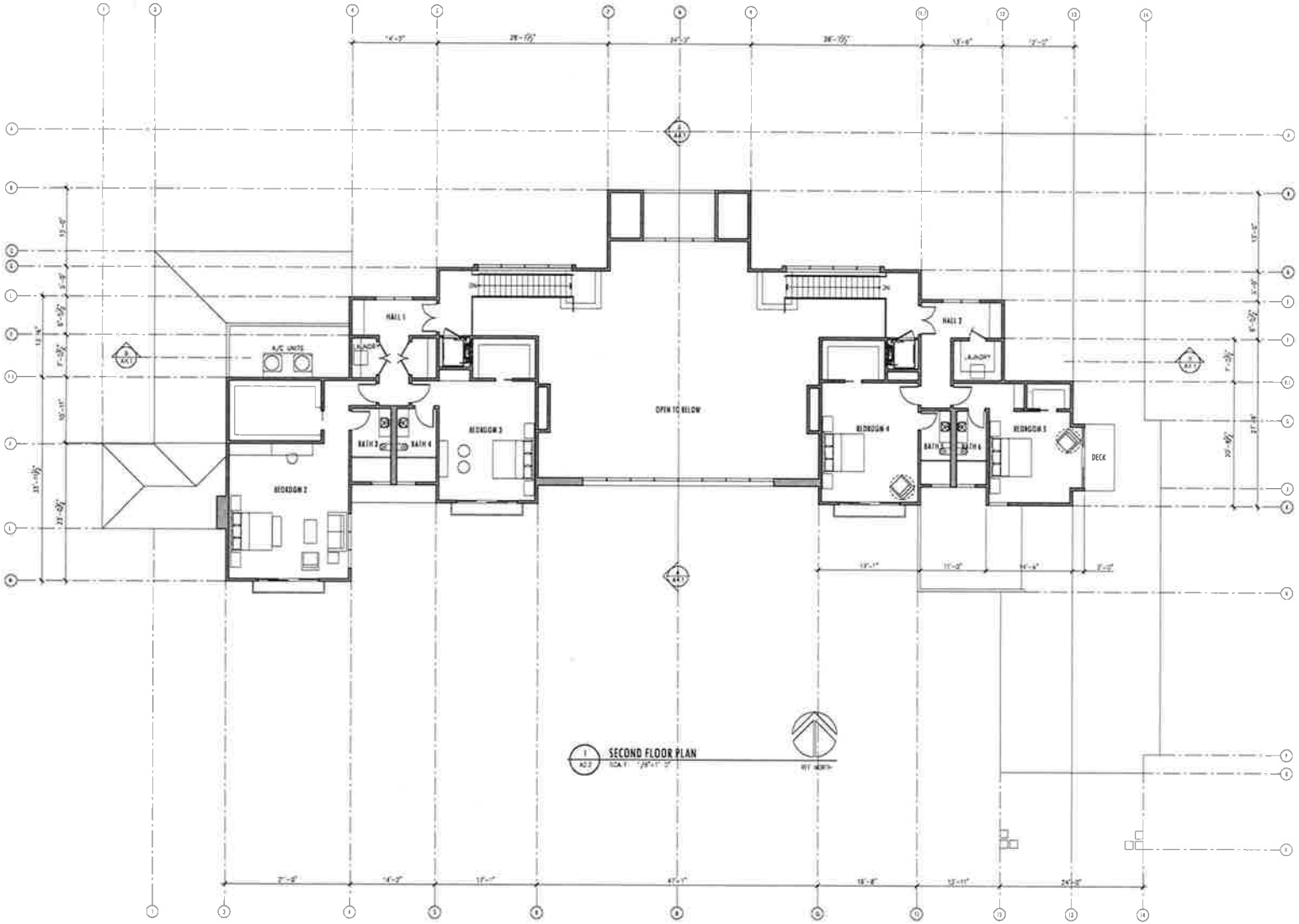
Title FIRST FLOOR PLAN

Scale 1/8"=1'-0"

Date 29 JULY 2022

Sheet

A2.1



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Revisions

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LATITUDE: 37.96
LONGITUDE: -122.56

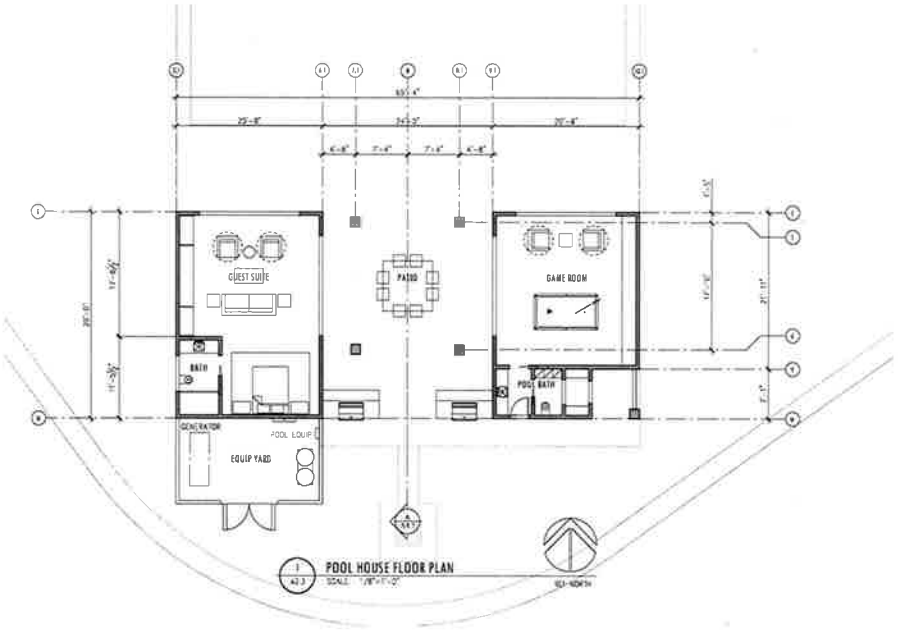
Title SECOND FLOOR PLAN

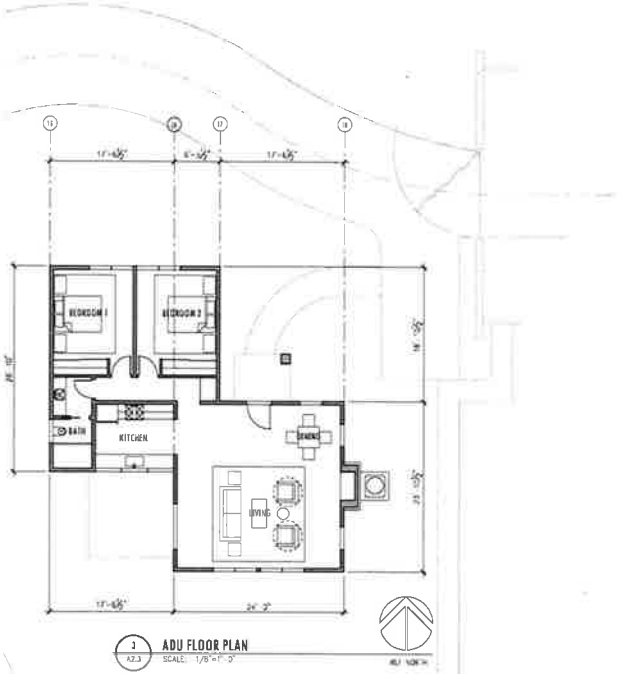
Scale 1/8"=1'-0"

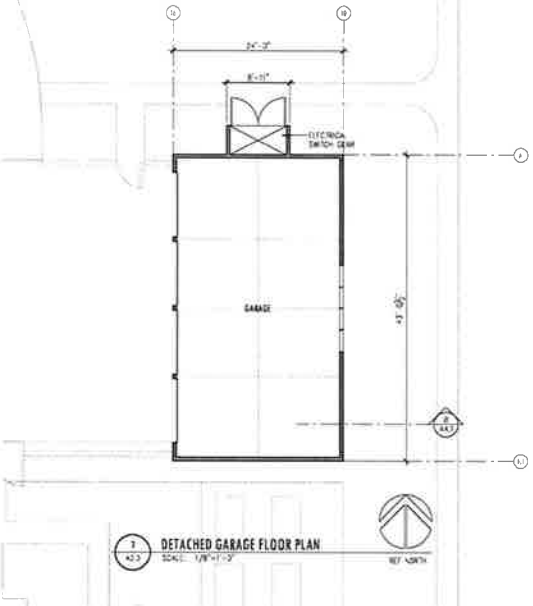
Date 28 JULY 2022

Sheet

A2.2







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Revisions

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1 31 AUGUST 2022
TOWN COUNCIL

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LATITUDE: 37.96
LONGITUDE: -122.56

Title: POOL HOUSE/DETACHED GARAGE/ADU FLOOR PLANS

Scale: 1/8"=1'-0"

Date: 26 JULY 2022

Dwn:

A2.3

2 A3.1 **EXISTING NORTH ELEVATION**
SCALE: 1/8"=1'-0"

PAINTED BRICK MAS-1

EXTERIOR LIGHT SCONCE

SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIALS.

EXTERIOR MATERIALS and FINISHES

NO	LOCATION	MATERIAL	COLOR	DESCRIPTION
WO-1	EXTERIOR SIDING	1 X 10 CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SHIPLAP HORIZONTAL BOARD SIDING PATTERN 105
WO-2	NOT USED			
WO-3	EXTERIOR TRIM/FASCIA	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SAS BOARDS
WO-4	GARAGE DOOR	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	2-CLASSIC PANEL DOOR
GL-1	WINDOWS and DOORS	ALUMINUM	DARK MEDIUM BRONZE	EXTERIOR GLAZING
GL-2	WINDOWS and DOORS	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	EXTERIOR GLAZING
R-1	ROOFING	ASPHALT COMPOSITION SHINGLES	CHARCOAL	DAYS A ROOFING
R-2	ROOFING	2-PLY MODIFIED BITUMEN W/GRAVEL BALLAST	3/8 DELAWARE BLEND	CLASS A BUILT-UP ROOFING
MT-1	GUTTERS + FLASHING	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	TRADITIONAL HALF ROUND PROFILE GUTTER
MT-2	RAILINGS	ORNAMENTAL STEEL	DARK BRONZE PAINT	ORNAMENTAL METALWORK
MAS-1	CHIMNEYS	BRICK	BENJAMIN MOORE SIMPLY WHITE OC-117	RUNNING BOND STANDARD BRICK

WOOD SIDING W-1

ROOFING R-1

WHITE WINDOWS GL-2

BRONZE DOORS + WINDOWS GL-1

1 A3.1 **NORTH ELEVATION**
SCALE: 1/8"=1'-0"

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LONGITUDE: -122.56

Title NORTH ELEVATION
Scale 1/8"=1'-0"
Date 26 JULY 2022
Sheet

A3.1

2 A3.2 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"

PAINTED BRICK MAS-1

EXTERIOR LIGHT SCONCE

SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIALS

EXTERIOR MATERIALS and FINISHES

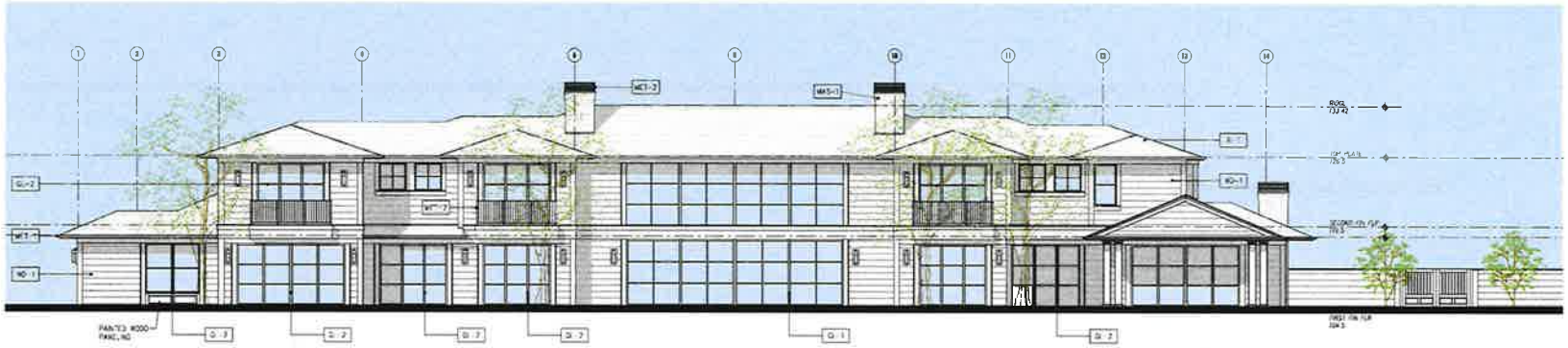
NO	LOCATION	MATERIAL	COLOR	DECRIPTION
WO-1	EXTERIOR SIDING	1 X 10 CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SHIPLAP HORIZONTAL BOARD SIDING PATTERN 105
WO-2	NOT USED			
WO-3	EXTERIOR TRIM/FASCIA	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SYS BOARDS
WO-4	GARAGE DOOR	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	RECESSED PANEL DOOR
GL-1	WINDOWS and DOORS	ALUMINUM	DARK BRONZE (BRONZE)	EXTERIOR GLAZING
GL-2	WINDOWS and DOORS	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	EXTERIOR GLAZING
R-1	ROOFING	ASPHALT COMPOSITION SHINGLES	CHARCOAL	CLASS A ROOFING
R-2	ROOFING	2-PLY MODIFIED BITUMEN W/GRAVEL BALLAST	3/8 DELAWARE BLEND	CLASS A BUILT-UP ROOFING
MT-1	GUTTERS + FLASHING	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	TRADITIONAL HALF ROUND PROFILE GUTTER
MT-2	RAILINGS	GALVANIZED STEEL	DARK BRONZE PAINT	ORNAMENTAL METAL WORK
MAS-1	CHIMNEYS	BRICK	BENJAMIN MOORE SIMPLY WHITE OC-117	RUNNING BOND STANDARD BRICK

WOOD SIDING W-1

ROOFING R-1

WHITE WINDOWS GL-2

BRONZE DOORS + WINDOWS GL-1



1 A3.2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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Revisions

Issue

1 31 AUGUST 2022 TOWN COUNCIL

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LATITUDE: 37.96
LONGITUDE: -122.56

Title: SOUTH ELEVATION
Scale: 1/8"=1'-0"
Date: 28 JULY 2022
Sheet

A3.2

2 A3.3 EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"

PAINTED BRICK MAS-1

EXTERIOR LIGHT SCONCE

SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIALS.

EXTERIOR MATERIALS and FINISHES

NO	LOCATION	MATERIAL	COLOR	DESCRIPTION
WD-1	EXTERIOR SIDING	1 X 10 CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SHIPLAP HORIZONTAL BOARD SIDING PATTERN 105
WD-2	NOT USED			
WD-3	EXTERIOR TRIM/FASCIA	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	5/4 BOARDS
WD-4	GARAGE DOOR	CLEAR ALSTEN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	REDISIGE PANEL DOOR
GL-1	WINDOWS and DOORS	ALUMINUM	DARK ANODIZED BRONZE	EXTERIOR GLAZING
GL-2	WINDOWS and DOORS	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	EXTERIOR GLAZING
R-1	ROOFING	ASPHALT COMPOSITION SHINGLES	CHARCOAL	CLASS A ROOFING
R-2	ROOFING	2-PLY MODIFIED BITUMEN W/GRAVEL BALLAST	3/8 DELAWARE BLEND	CLASS A BUILT-UP ROOFING
MS-1	GUTTERS + FLASHING	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	TRADITIONAL HALF ROUND PROFILE GUTTER
MS-2	RAILINGS	GALVANIZED STEEL	DARK BRONZE PAINT	ORNAMENTAL METALWORK
MAS-1	CHIMNEYS	BRICK	BENJAMIN MOORE SIMPLY WHITE OC-117	RUNNING BOND STANDARD BRICK

WOOD SIDING W-1

ROOFING R-1

WHITE WINDOWS GL-2

BRONZE DOORS + WINDOWS GL-1

1 A3.3 EAST ELEVATION
SCALE: 1/8"=1'-0"

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STATE OF CALIFORNIA

Revisions

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APN 072 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title: EAST ELEVATION

Scale: 1/8"=1'-0"

Date: 26 JULY 2022

Sheet

A3.3

2 A3.4 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"

PAINTED BRICK MAS-1

EXTERIOR LIGHT SCONCE

SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIALS.

EXTERIOR MATERIALS and FINISHES

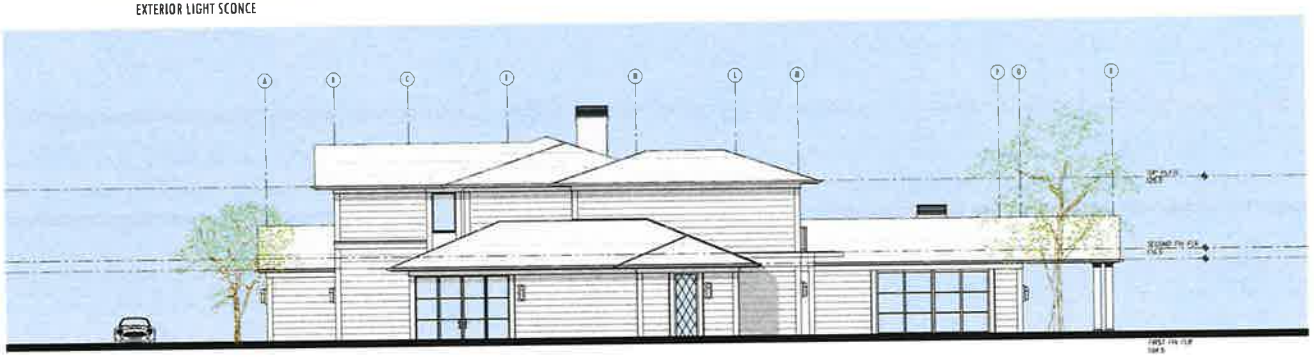
NO	LOCATION	MATERIAL	COLOR	DECRIPTION
WO-1	EXTERIOR SIDING	1 X 10 CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SHIPLAP HORIZONTAL BOARD SIDING PATTERN 105
WO-2	KOT LSTB			
WO-3	EXTERIOR TRIM/FASCIA	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SIX BOARDS
WO-4	GARAGE DOOR	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	RECESSED PANEL DOOR
GL-1	WINDOWS and DOORS	ALUMINUM	DARK ANODIZED BRONZE	EXTERIOR GLAZING
GL-2	WINDOWS and DOORS	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	EXTERIOR GLAZING
R-1	ROOFING	ASPHALT COMPOSITION SHINGLES	CHARCOAL	CLASS A ROOFING
R-2	ROOFING	2-PLY MODIFIED BITUMEN W/GRAVEL BALLAST	3/8 SEQUAMARE BLEND	CLASS A BUILT-UP ROOFING
MG-1	GUTTERS + FLASHING	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	TRADITIONAL FULL ROUND PROFILE GUTTER
MI-1	MISC.	GALVANIZED STEEL	DARK BRONZE PAINT	ORNAMENTAL METAL WORK
MAS-1	CHIMNEYS	BRICK	BENJAMIN MOORE SIMPLY WHITE OC-117	RUNNING BOND STANDARD BRICK

WOOD SIDING W-1

ROOFING R-1

WHITE WINDOWS GL-2

BRONZE DOORS + WINDOWS GL-1



1 A3.4 WEST ELEVATION
SCALE: 1/8"=1'-0"

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Revisions

Job Number

Issue

21 AUGUST 2022 TOWN COUNCIL

COATES RESIDENCE

2 De Mott Drive
Ross, CA 94957

APN 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

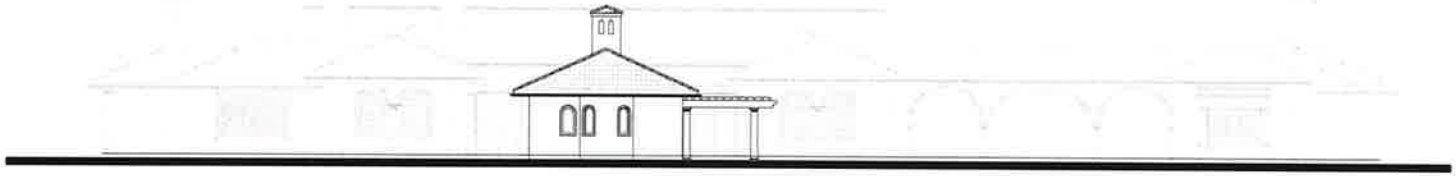
Title WEST ELEVATION

Scale 1/8"=1'-0"

Date 26 JULY 2022

Sheet

A3.4



2 / A3.5 EXISTING CABANA SOUTH ELEVATION
SCALE: 1/8"=1'-0"

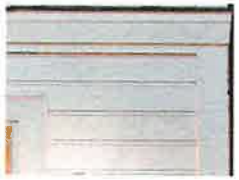
PAINTED BRICK MAS-1

EXTERIOR LIGHT SCONCE

SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIALS

EXTERIOR MATERIALS and FINISHES

NO	LOCATION	MATERIAL	COLOR	DECRIPTION
WO-1	EXTERIOR SIDING	1 X 10 CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SHIPLAP HORIZONTAL BOARD SIDING PATTERN 105
WO-2	NOT USED			
WO-3	EXTERIOR TRIM/FASCIA	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	5/4 BOARDS
WO-4	GARAGE DOOR	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	RECESSED PANEL DOOR
GL-1	WINDOWS and DOORS	ALUMINUM	DARK ANODIZED BRONZE	EXTERIOR GLAZING
GL-2	WINDOWS and DOORS	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	EXTERIOR GLAZING
R-1	ROOFING	ASPHALT COMPOSITION SHINGLES	CHARCOAL	CLASS A ROOFING
R-2	ROOFING	2-PLY MODIFIED BITUMEN W/GRAVEL BALLAST	3/8 DELAWARE BLEND	CLASS A BUILT-UP ROOFING
MET-1	GUTTERS + FLASHING	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	TRADITIONAL HALF ROUND PROFILE GUTTER
MT-2	RAILINGS	GALVANIZED STEEL	DARK BRONZE PAINT	ORNAMENTAL METALWORK
MAS-1	CHIMNEYS	BRICK	BENJAMIN MOORE SIMPLY WHITE OC-117	RUNNING BOND STANDARD BRICK

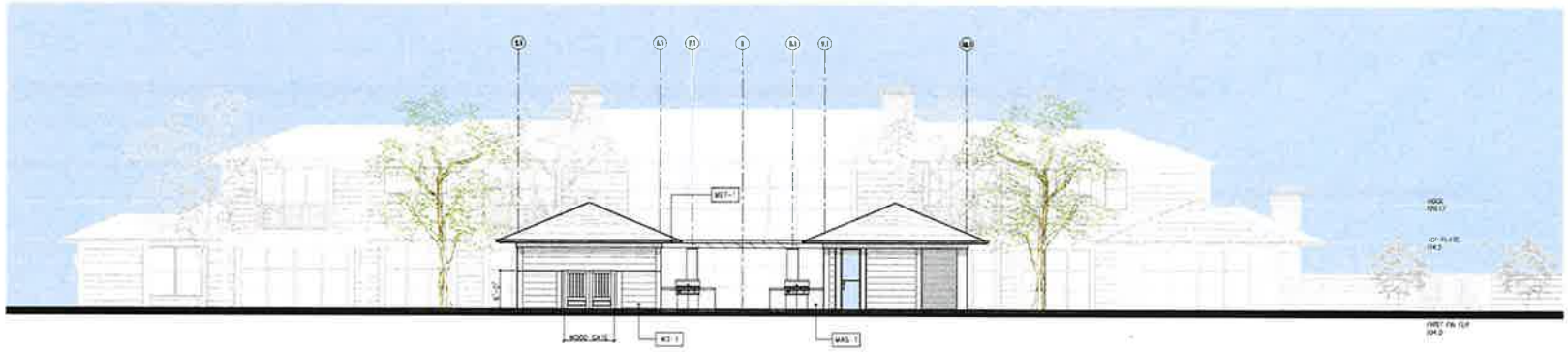


WOOD SIDING W-1

ROOFING R-1

WHITE WINDOWS GL-2

BRONZE DOORS + WINDOWS GL-1



1 / A3.5 SOUTH ELEVATION - POOL HOUSE
SCALE: 1/8"=1'-0"

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Revisions

Job Number

Issue

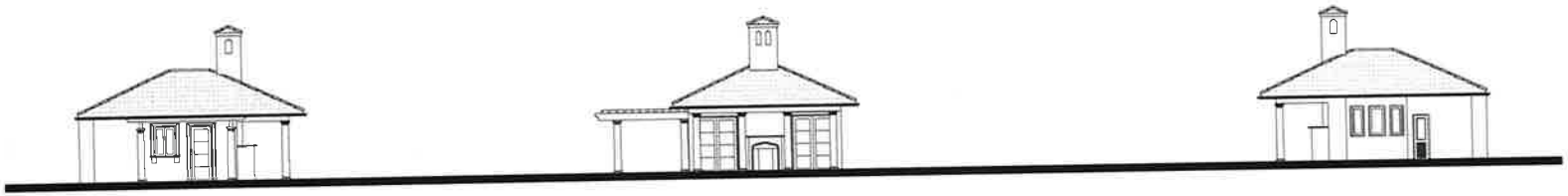
31 AUGUST 2022
TOWN COUNCIL

COATES RESIDENCE
2 De Witt Drive
Ross, CA 94957

APN: 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title: POOL HOUSE ELEVATIONS
Scale: 1/8"=1'-0"
Date: 29 JULY 2022
Sheet

A3.5



4 A3.6 EXISTING CABANA EAST ELEVATION
SCALE: 1/8"=1'-0"

5 A3.6 EXISTING CABANA NORTH ELEVATION
SCALE: 1/8"=1'-0"

6 A3.6 EXISTING CABANA WEST ELEVATION
SCALE: 1/8"=1'-0"

PAINTED BRICK MAS-1

EXTERIOR LIGHT SCONCE

SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIALS.

EXTERIOR MATERIALS and FINISHES

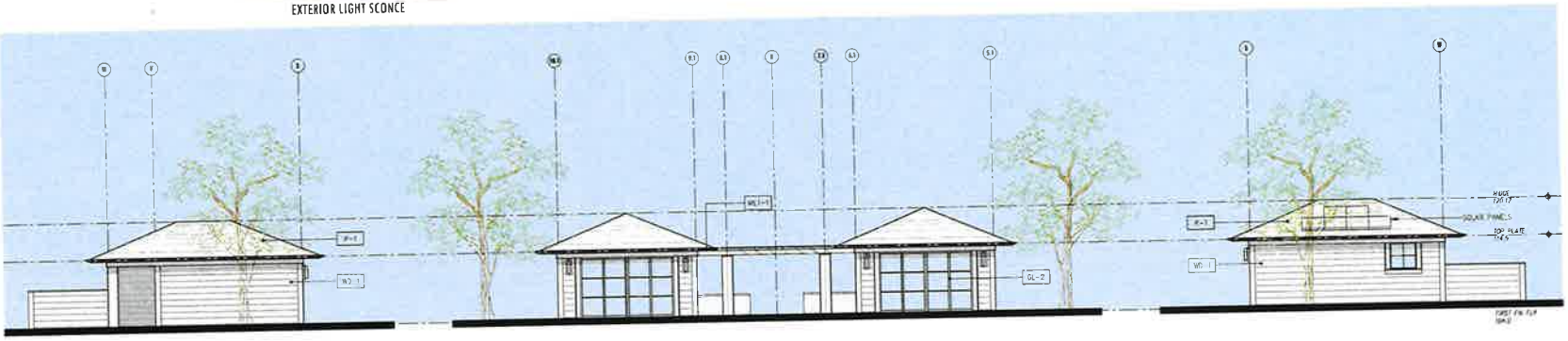
NO	LOCATION	MATERIAL	COLOR	DESCRIPTION
WD-1	EXTERIOR SIDING	1 X 10 CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SHIPLAP HORIZONTAL (DAVID SIDING PATTERN 10)
WD-2	HOT TUB			
WD-3	EXTERIOR TRIM/FASCIA	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SASH BOARDS
WD-4	GARAGE DOOR	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	FLOESLID PANEL DOOR
GL-1	WINDOWS and DOORS	ALUMINUM	DARK ANODIZED BRONZE	EXTERIOR GLAZING
GL-2	WINDOWS and DOORS	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	EXTERIOR GLAZING
R-1	ROOFING	ASPHALT COMPOSITION SHINGLES	CHARCOAL	CLASS A ROOFING
R-2	ROOFING	2-PLY MODIFIED BITUMEN W/GRAVEL BALLAST	3/8 DELAMARE BLEND	CLASS A BUILT-UP ROOFING
MET-1	GUTTERS + FLASHING	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	TRADITIONAL HALF ROUND PREFINIS CLASTER
MET-2	RAILINGS	GALVANIZED STEEL	DARK BRONZE PAINT	ORNAMENTAL IRONWORK
MAS-1	CHIMNEYS	BRICK	BENJAMIN MOORE SIMPLY WHITE OC-117	RUNNING BOND STANDARD BRICK

WOOD SIDING W-1

ROOFING R-1

WHITE WINDOWS GL-2

BRONZE DOORS + WINDOWS GL-1



1 A3.6 EAST ELEVATION - POOL HOUSE
SCALE: 1/8"=1'-0"

2 A3.6 NORTH ELEVATION - POOL HOUSE
SCALE: 1/8"=1'-0"

3 A3.6 WEST ELEVATION - POOL HOUSE
SCALE: 1/8"=1'-0"

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Revisions

Job Number

Issue

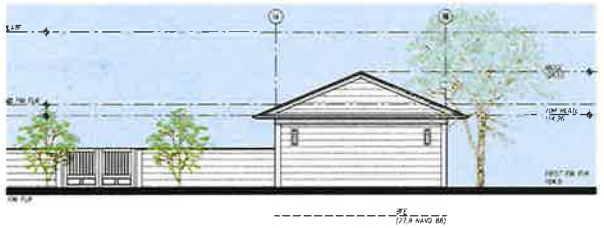
1 31 AUGUST 2022
TOWN COUNCIL

COATES RESIDENCE
2 De Witt Drive
Ross, CA 94957

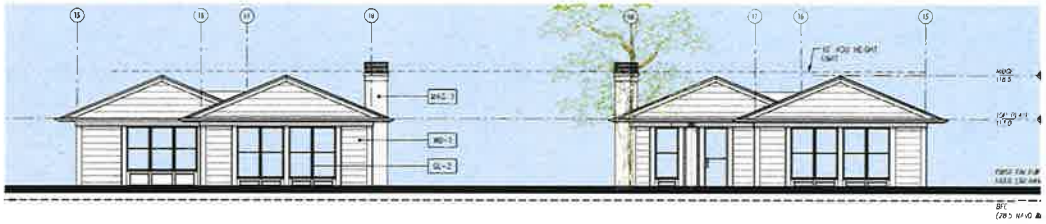
APN: 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title: POOL HOUSE ELEVATIONS
Scale: 1/8"=1'-0"
Date: 26 JULY 2022
Sheet

A3.6



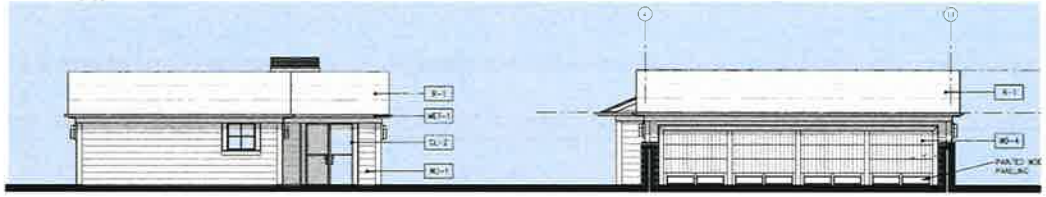
6 A3.7 SOUTH ELEVATION - DETACHED GARAGE
SCALE: 1/8"=1'-0"



7 A3.7 SOUTH ELEVATION - ADU
SCALE: 1/8"=1'-0"

8 A3.7 NORTH ELEVATION - ADU
SCALE: 1/8"=1'-0"

3 A3.7 NORTH ELEVATION - DETACHED GARAGE
SCALE: 1/8"=1'-0"



4 A3.7 WEST ELEVATION - ADU
SCALE: 1/8"=1'-0"

WOOD SIDING W-1

ROOFING R-1

5 A3.7 WEST ELEVATION - DETACHED GARAGE
SCALE: 1/8"=1'-0"

PAINTED BRICK MAS-1

EXTERIOR LIGHT SCONCE

SUBMIT SAMPLES FOR APPROVAL PRIOR TO ORDERING MATERIALS

EXTERIOR MATERIALS and FINISHES

NO	LOCATION	MATERIAL	COLOR	DESCRIPTION
WD-1	EXTERIOR SIDING	1" X 12" CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	SHIPLAP HORIZONTAL BOARD SIDING MAXIMUM 10ft
WD-2	NOT USED			
WD-3	EXTERIOR TRIM/FASCIA	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	5/4 BOARDS
WD-4	GARAGE DOOR	CLEAR WESTERN RED CEDAR	BENJAMIN MOORE SIMPLY WHITE OC-117	RECESSED PANEL DOOR
GL-1	WINDOWS and DOORS	ALUMINUM	DARK ANODIZED BRONZE	EXTERIOR GLAZING
GL-2	WINDOWS and DOORS	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	EXTERIOR GLAZING
R-1	ROOFING	ASPHALT COMPOSITION SHINGLES	CHARCOAL	CLASS A ROOFING
R-2	ROOFING	2-PLY MODIFIED BITUMEN W/GRAVEL BALLAST	3/8 DELAMARE BLEND	CLASS A BUILT-UP ROOFING
ML-1	GUTTERS + FLASHING	ALUMINUM	BENJAMIN MOORE SIMPLY WHITE OC-117	TRADITIONAL FLAT FOUND PROFILE GUTTER
MI-2	RAILINGS	GALVANIZED STEEL	DARK BRONZE PAINT	ORNAMENTAL METALWORK
MAS-1	CHIMNEYS	BRICK	BENJAMIN MOORE SIMPLY WHITE OC-117	RUNNING BOND STANDARD BRICK

WHITE WINDOWS GL-2

BRONZE DOORS + WINDOWS GL-1

1 A3.7 EAST ELEVATION - DETACHED GARAGE
SCALE: 1/8"=1'-0"

2 A3.7 EAST ELEVATION - ADU
SCALE: 1/8"=1'-0"

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Revisions

Job Number

Issue

1 31 AUGUST 2022
TOWN COUNCIL

COATES RESIDENCE
2 Dic Will Drive
Kensington, CA 94707

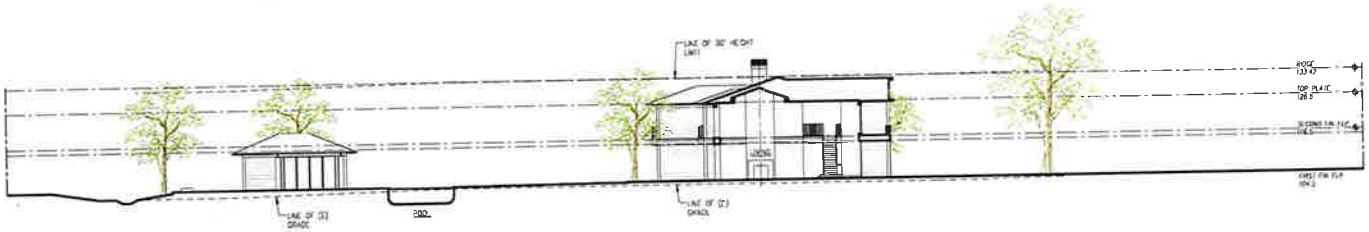
APN 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

Title: DETACHED GARAGE/ADU ELEVATIONS
Scale: 1/8"=1'-0"
Date: 26 JULY 2022
Sheet

A3.7

C A4.1 SITE SECTION
SCALE 1/16"=1'-0"

B A4.1 SITE SECTION
SCALE 1/16"=1'-0"



A A4.1 SITE SECTION
SCALE 1/16"=1'-0"

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Drawings and Specifications are the property of the architect whether the project for which they are prepared is executed or not. Reproductions shall not be made without the architect's express written permission.

Revisions

Job Number

Dates

1 31 AUGUST 2022
TOWN COUNCIL

COATES RESIDENCE

2 De Witt Drive
Ross, CA 94957

APN 073 201 09
LATITUDE: 37.96
LONGITUDE: -122.56

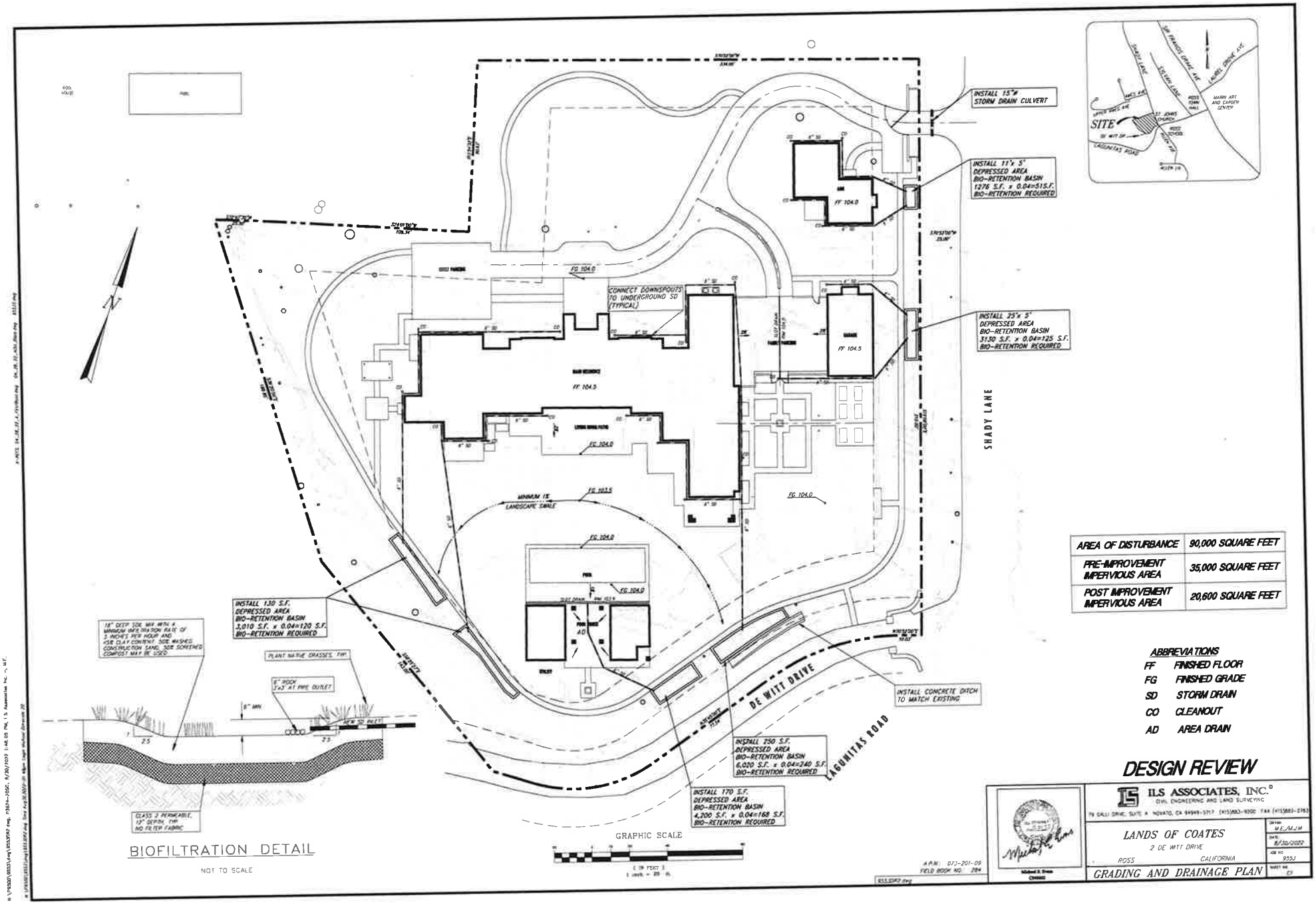
Title SITE SECTIONS

Scale 1/16"=1'-0"

Date 28 JULY 2022

Sheet

A4.1

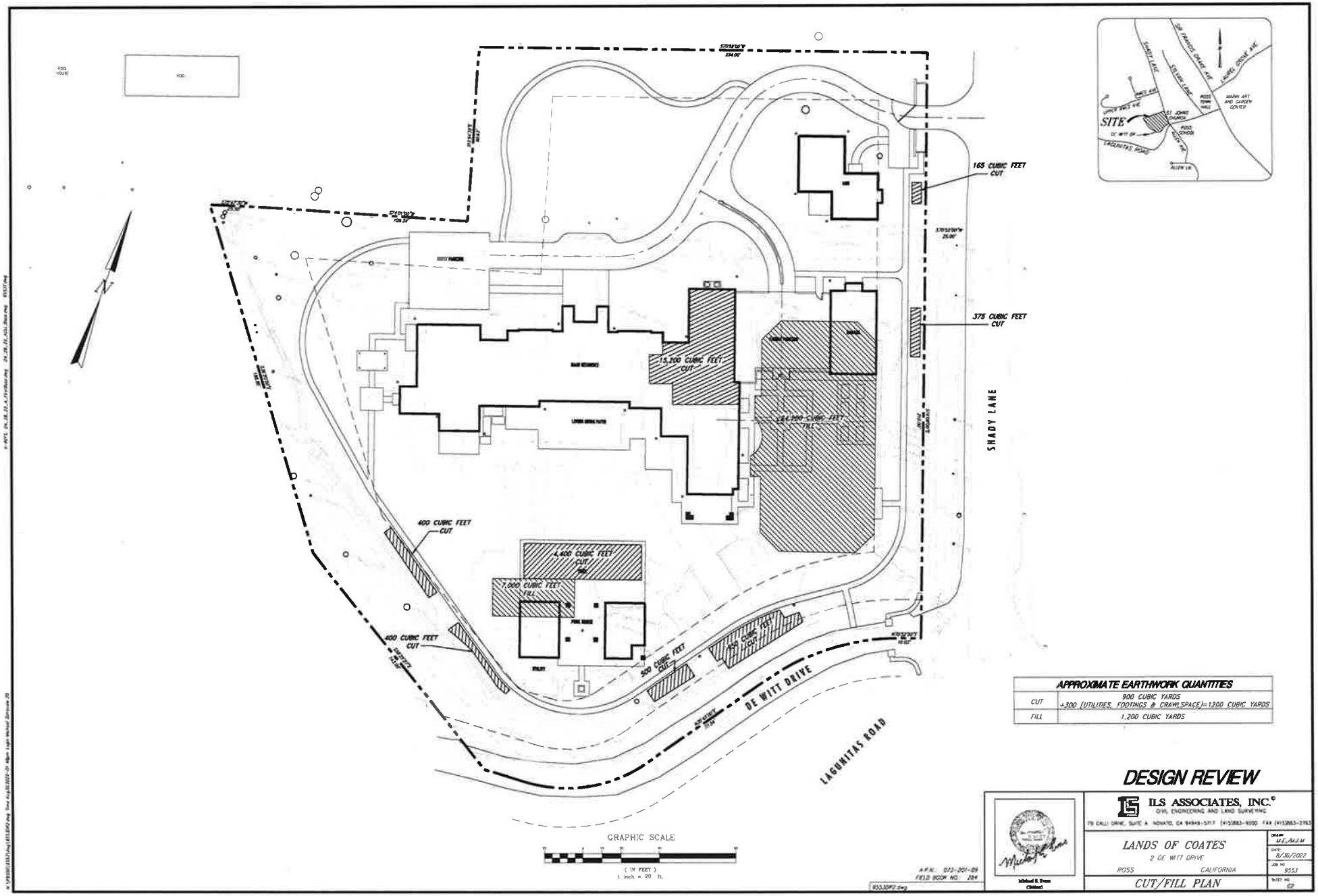


AREA OF DISTURBANCE	90,000 SQUARE FEET
PRE-IMPROVEMENT IMPERVIOUS AREA	35,000 SQUARE FEET
POST IMPROVEMENT IMPERVIOUS AREA	20,600 SQUARE FEET

ABBREVIATIONS

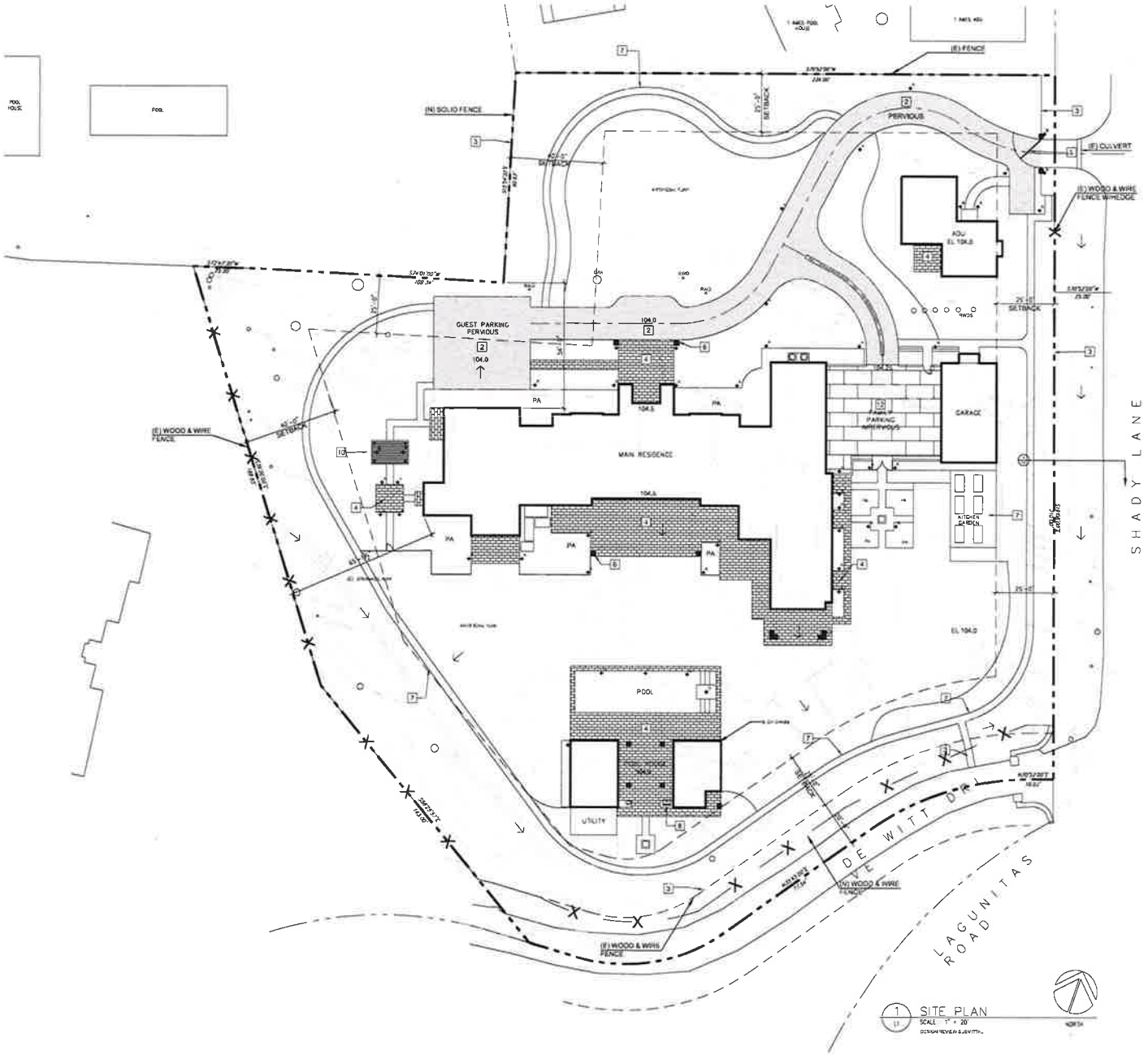
FF	FINISHED FLOOR
FG	FINISHED GRADE
SD	STORM DRAIN
CO	CLEANOUT
AD	AREA DRAIN

DESIGN REVIEW



APPROXIMATE EARTHWORK QUANTITIES	
CUT	900 CUBIC YARDS +300 (UTILITIES, FOOTINGS & CRAWLSPACE)=1200 CUBIC YARDS
FILL	1,200 CUBIC YARDS

DESIGN REVIEW



1 SITE PLAN
SCALE 1" = 20'
DESIGN REVIEW & ENTITL.

- LIGHTING LEGEND

A. PATH LIGHT - LED/12V - VISTA #4025
B. DECORATIVE LIGHT - COIN ENTRY LIGHT - 13" X 22
C. STEP LIGHT - MINI CASTAR PIDE 1W/110 - DARK BRONZE
D. DOWN LIGHT - BK LIGHTING - EL CAPITAN LED/12V - W 011
E. POOL LIGHT - HAYWARD 15' COLOR LOGIC - HD

LIGHTING IMAGES


PATH LIGHT


DECORATIVE LIGHT


STEP LIGHT


DOWN LIGHT


POOL LIGHT

MATERIAL IMAGES


COBBLE PAVING


LIMESTONE PAVING


WALL VENEER


PLANTERS


GRAVEL PAVING


POOL COLOR


SOLID FENCE AT NEIGHBOR

1 - LEGEND

1. ENTRY GATES
2. COBBLE DRIVE - PLANROLL
3. PERIMETER FENCE (6FT) WOOD & WIRE
4. LIMESTONE PAVING - IMPERVIOUS
5. FAMILY PARKING CAR
6. ENTRY PLAZA
7. GRAVEL PAVING - IMPERVIOUS
8. AND
9. FAMILY PARKING - (PAINTED SIDING WHITE)
10. SPECIALTY GARDEN ARBOR - WHITE
11. -
12. CONCRETE PAVING - IMPERVIOUS

PA PLANTING AREA
TW TOP OF WALL
BW BOTTOM OF WALL

SITE IMPROVEMENT DESCRIPTION

SITE IMPROVEMENTS INCLUDE: NEW DRIVEWAY, NEW PARKING, NEW PERVIOUS PAVING, NEW PERVIOUS COBBLE DRIVEWAY, NEW LIMESTONE TERRACES, POOL & SPA 18' X 50' (6' AT AUTOMATIC COVER), NEW PICKLEBALL COURT (DARK GREEN), SPORT GARDEN, SHADE ARBOR, NEW OWNER AND GUEST PARKING AREAS, NEW PERIMETER SITE FENCE (6FT), NEW LOW VOL. AUX. LIGHTING, NEW FULL PLANTING AND LANDSCAPE.

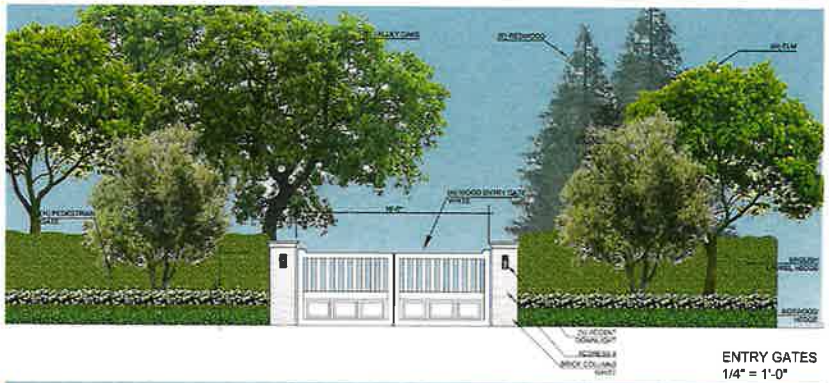
MICHAEL B. YANDLE
LANDSCAPE ARCHITECTURE
M.B.Y

SITE IMPROVEMENTS

COATES RESIDENCE
2 DEWITT DRIVE
ROSS, CALIFORNIA 94957
APN# 073-201-09

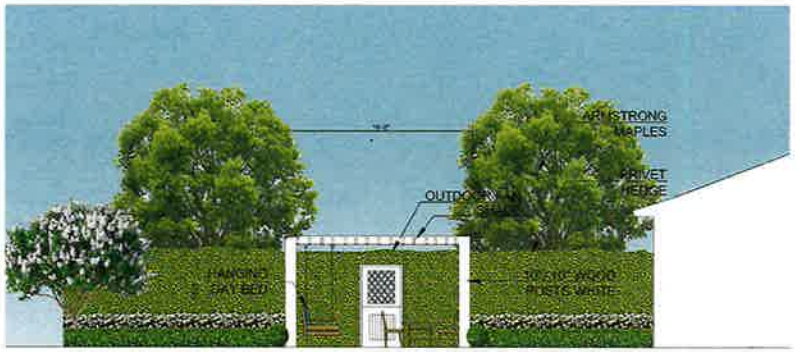
DATE
SCALE: AS NOTED
PHASE: DESIGN REVIEW

L-1

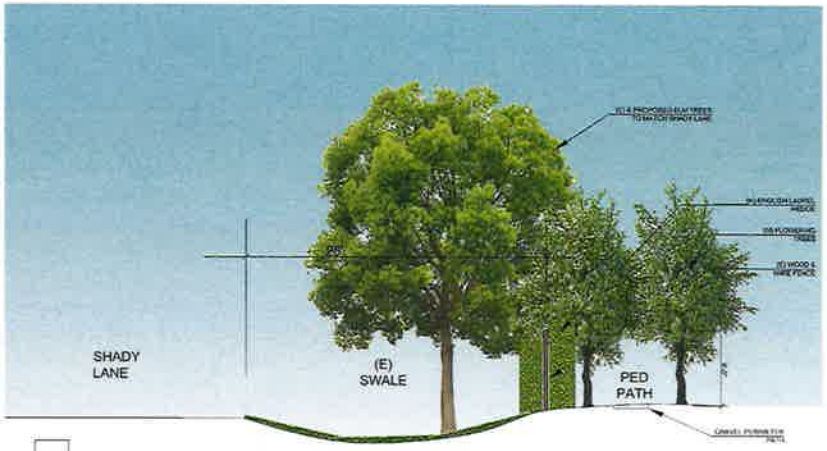


ENTRY GATES
1/4" = 1'-0"

SOLID GATE AT FAMILY PARKING
1/4" = 1'-0"



SECRET GARDEN
ARBOR STUDY
1/4" = 1'-0"



SECTION AT
PERIMETER FENCE
1/4" = 1'-0"

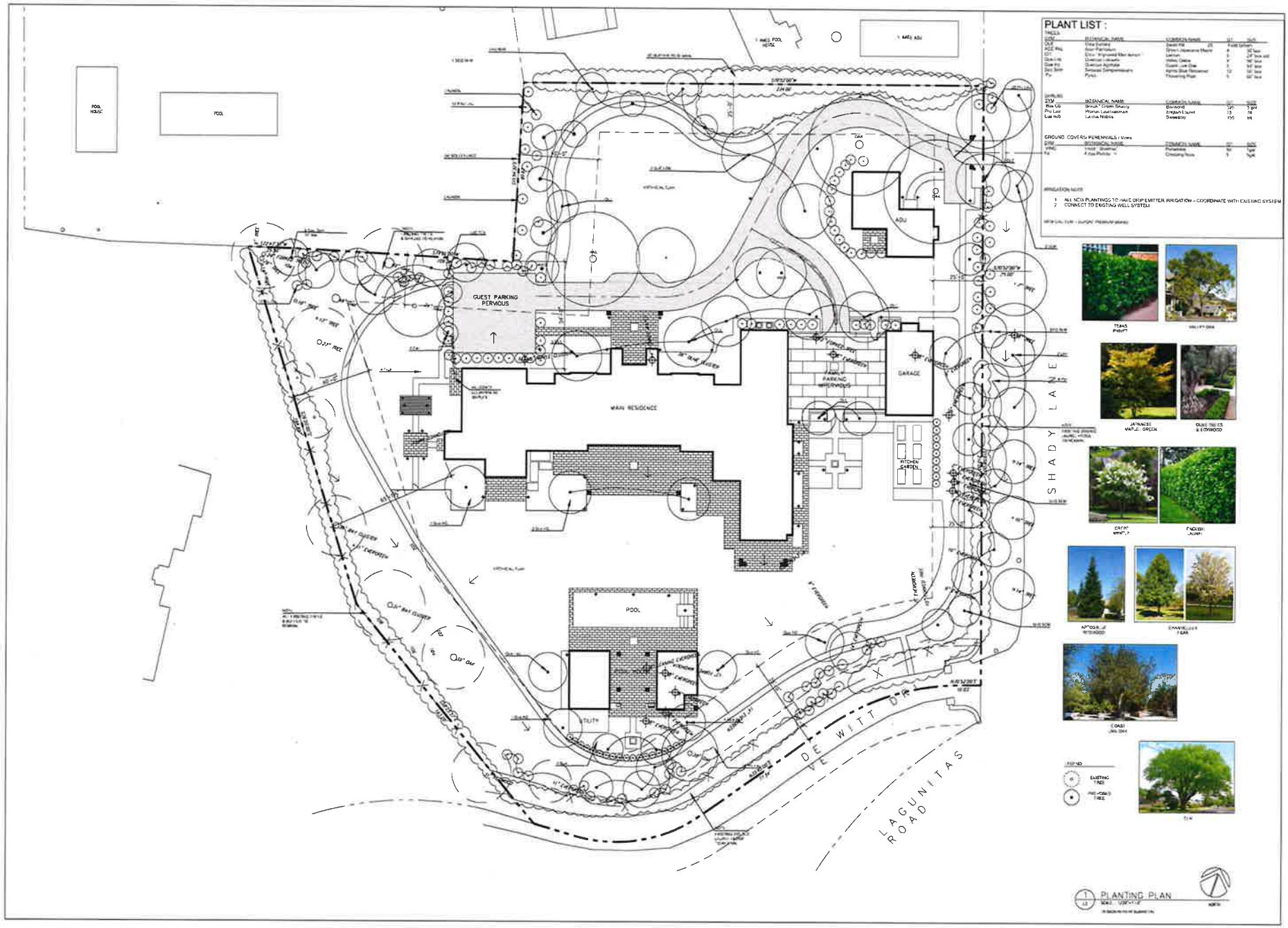
MICHAEL B. YANDLE
LANDSCAPE ARCHITECTURE
11 Ross Common, PO Box 1945 (Mail 1-A, 94901-1945)
Ross, CA 94901 USA | Voice 415.456.9096 | fax 415.456.9099 | www.yandle.com

ILLUSTRATIVE SECTIONS

COATES RESIDENCE
2 DEWITT DRIVE
ROSS, CALIFORNIA 94957
APN# 073 201 09

DATE 6/30/22
SCALE: AS NOTED
JOB: COATES
PHASE: DESIGN REVIEW
REVISIONS:

L-2



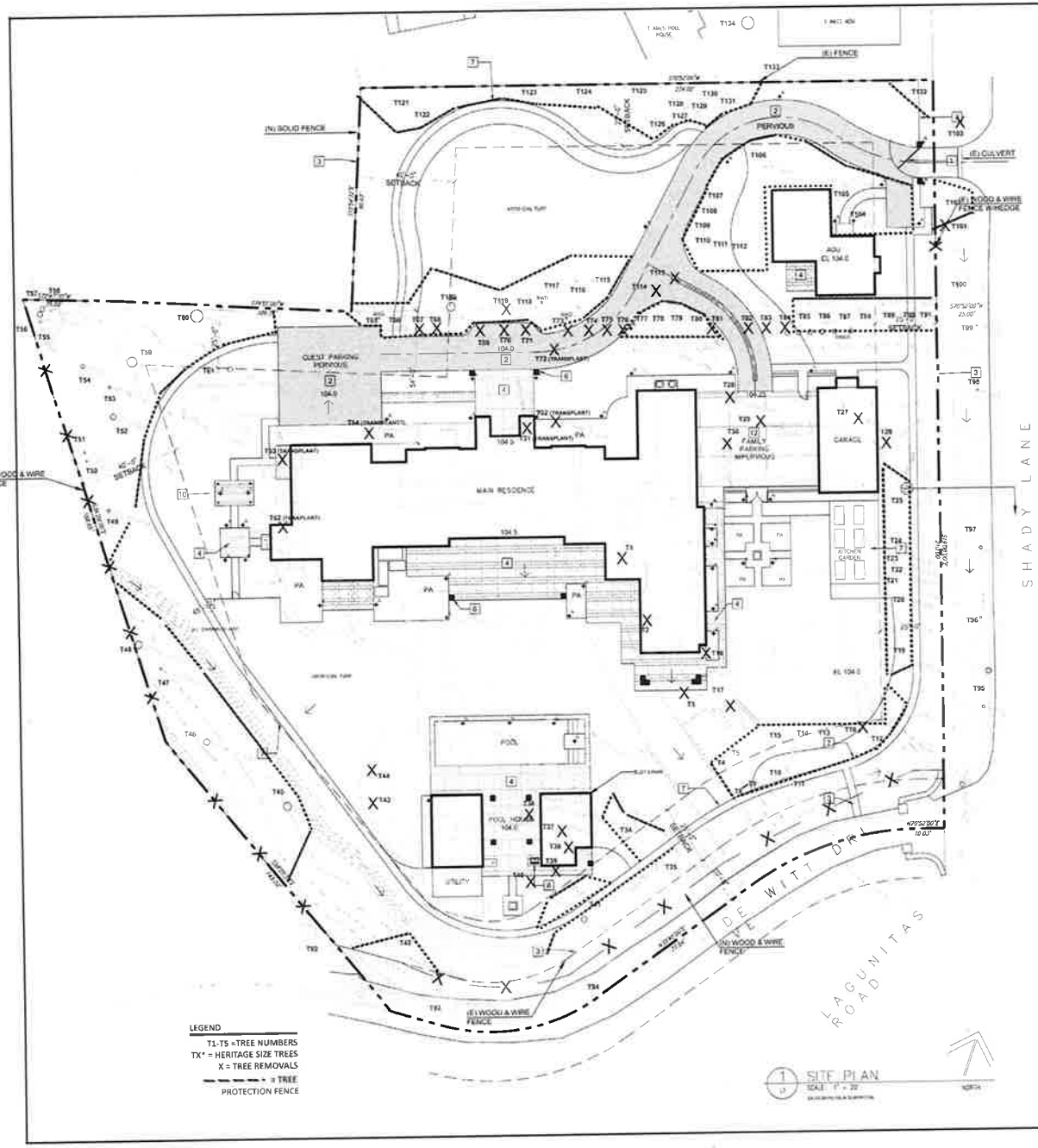
MICHAEL B. YANDLE
LANDSCAPE ARCHITECT
P.O. BOX 1 ROSS, CALIFORNIA 94957
(415) 453-2000 FAX (415) 453-2001
MBY

PLANTING PLAN

COATES RESIDENCE
2 DEWITT DRIVE
ROSS, CALIFORNIA 94957
APN# 073 201 09

SCALE
DATE
SCALE / IRRIGATION
LDA SUBMITTAL
PHASE: DESIGN & VIEW
REVISIONS

L-3



TREE PROTECTION MEASURES:

1. THE EXISTING AND PROPOSED DEVELOPMENT IS LOCATED WITHIN THE ROOT INTRUSION ZONES OF SOME EXISTING SIGNIFICANT AND PROTECTED TREES. SPECIAL RECOMMENDATIONS FOR DEMOLITION AND CONSTRUCTION ARE REQUIRED AND ADDRESSED WITHIN THIS PLAN AND ACCOMPANYING ARBORIST REPORT. ALL RECOMMENDATIONS SHALL BE IMPLEMENTED.
2. THE PROJECT ARBORIST SHALL MEET WITH THE GENERAL CONTRACTOR PRIOR TO ANY TREE REMOVAL, DEMOLITION OR CONSTRUCTION ACTIVITIES AND DEVELOP A CONSTRUCTION MANAGEMENT PLAN THAT INCLUDES THE TREE PROTECTION REQUIREMENTS WITHIN THIS PLAN AND DESIGNATE THE LOCATION OF THE ANY MATERIAL STORAGE, WASH OUTS, OFFICE MODULES, PORTABLE SANITATION, AND AREAS OF VEHICLE OR HEAVY EQUIPMENT ACCESS AND EGRESS AND SHALL BE CLEARLY POSTED ON SITE THROUGHOUT THE DURATION OF THE DEVELOPMENT PROJECT. THE CONTRACTOR AGREES TO IMMEDIATELY NOTIFY THE PROJECT ARBORIST IF ROOTS ARE DAMAGED OR EXPOSED OR IF TRUNK OR BRANCHES ARE WOUNDED.
3. THE PROJECT ARBORIST SHALL DESIGNATE ANY TREE REMOVALS AND LOCATIONS ON TREE PROTECTION FENCING PRIOR TO ANY TREE REMOVAL, DEMOLITION OR CONSTRUCTION.
4. ALL TREE REMOVALS SHALL BE PERFORMED BY HAND USING LIGHT EQUIPMENT WITHOUT ANY DAMAGE TO RETAINED TREES. ALL STUMPS SHALL BE REMOVED BY HAND OR USING HAND OPERATED STUMP GRINDING MACHINERY WHEN WITHIN THE ROOT INTRUSION ZONES (RIZ) OF RETAINED TREES AND TO A DEPTH OF NO LESS THAN TWELVE (12) INCHES.
5. FOLLOWING TPA FENCE INSTALLATION, THE PROJECT ARBORIST SHALL INSPECT AND CONFIRM THAT TREE PROTECTION FENCING HAS BEEN INSTALLED ADEQUATELY AND PROVIDE A WRITTEN REPORT, WITH PHOTOGRAPHS, THAT SHALL BE SUBMITTED TO THE TOWN OF ROSS.
6. TREE PROTECTION AREA FENCING SHALL BE CONSTRUCTED OF NO LESS THAN 6-FOOT TALL METAL FENCING AND SUPPORTED BY NO LESS THAN 8-FOOT METAL POSTS ON NO LESS THAN 8 FOOT CENTERS UNLESS OTHERWISE DESIGNATED BY THE PROJECT ARBORIST.
7. ALL HAND DRILLS NEAR EQUIPMENT ACCESS AREAS MAY HAVE TREE TRUNKS WRAPPED WITH 2" X 6" WOODEN SLATS AND ROUND SECURELY EDGE TO EDGE, WITHOUT NAILS, AS PADDING FROM GRADE TO 8 FEET ABOVE GRADE. A LAYER OF ORANGE PLASTIC CONSTRUCTION FENCING IS TO BE WRAPPED AND SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. MAJOR SCAFFOLD LIMBS MAY REQUIRE ADDITIONAL PROTECTION AS DETERMINED BY THE PROJECT ARBORIST.
8. ALL RETAINED TREES MAY BE MAINTENANCE PRUNED TO INCLUDE CLEANING, THINNING OF BRANCHES USING INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) INDUSTRY STANDARDS. THIS SHALL BE PERFORMED AFTER CONSTRUCTION IS COMPLETED.
9. THE PROJECT ARBORIST SHALL REVIEW ANY PLAN REVISIONS WITHIN THE TREE PROTECTION AREAS OF PRESERVED TREES. THIS INCLUDES, BUT NOT LIMITED TO, PLANS FOR DEMOLITION, EROSION CONTROL, IMPROVEMENTS, UTILITIES, DRAINAGE, GRADING, LANDSCAPING AND IRRIGATION.
10. THE PROJECT ARBORIST SHALL INSPECT THE SITE MONTHLY FOR THE ADEQUATE PERFORMANCE OF TREE PRESERVATION MEASURES AND DESIGNATE SOIL CUTTING AREAS WITHIN ROOT INTRUSION ZONES OF PROTECTED TREES AND ASSESS, DOCUMENT, AND SUBMIT A REPORT TO THE TOWN OF ROSS OF ANY CHANGES IN THE HEALTH OF TREES SINCE THE LAST INSPECTION.
11. THE PROJECT ARBORIST SHALL INSPECT OR SUPERVISE ALL CONSTRUCTION ACTIVITIES WITHIN THE TREE PROTECTION AREAS AND WILL RECEIVE NO LESS THAN 72 HOUR NOTICE OF ANY PROPOSED ACTIVITIES WITHIN THE TREE PROTECTION ZONES OF RETAINED TREES AND THE PROJECT ARBORIST SHALL DOCUMENT AND PROVIDE ANY NECESSARY RECOMMENDATIONS TO THE TOWN OF ROSS.
12. EXCAVATION SHALL ONLY OCCUR WITHIN THE ROOT INTRUSION ZONES OF RETAINED TREES, SUCH AS UTILITY TRENCHES, WHEN DESIGNATED BY THE PROJECT ARBORIST. THESE WILL BE EXCAVATED BY HAND, USING HIGH PRESSURE AIR SPADE, HORIZONTAL OR VERTICAL DRILLING OR OTHER METHOD PRESERVING ROOTS OVER TWO INCHES IN DIAMETER, OR AS DESIGNATED BY THE PROJECT ARBORIST. ANY ROOTS OVER TWO (2) INCHES IN DIAMETER SHALL ONLY BE REMOVED UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST OR AS OTHERWISE DESIGNATED BY THE PROJECT ARBORIST. ALL ROOT CUTTING SHALL BE PERFORMED UNDER INDUSTRY STANDARD METHODS, DOCUMENTED, AND A WRITTEN REPORT WITH PHOTOGRAPHS PROVIDED BY THE PROJECT ARBORIST TO THE TOWN OF ROSS.
13. THE PROJECT ARBORIST SHALL INSPECT THE SITE FOLLOWING COMPLETION OF CONSTRUCTION, ASSESS TREE CONDITION, AND MAKE ANY NECESSARY RECOMMENDATIONS WITHIN THE FINAL ARBORIST REPORT THAT SHALL BE SUBMITTED TO THE TOWN OF ROSS.
14. THE PROJECT ARBORIST SHALL PROVIDE ANY FURTHER RECOMMENDATIONS TO MITIGATE IMPACTS TO INCLUDE, BUT NOT LIMITED TO, HAND EXCAVATION, AIR SPADE EXCAVATION, VERTICAL DRILLING, HAND ROOT PRUNING, AND FERTIGATION.

SPECIFIC TREE PROTECTION

15. REMOVE TREES T2, T3, T16, T17, T18, T26, T27, T28, T29, T30, T36, T37, T38, T39, T40, T43, T44, T46, T48, T49, T70, T71, T73, T74, T75, T76, T81, T82, T83, T84, T101, T102, T112, T114, AND T119 USING METHODS AS DESIGNATED WITHIN ITEMS 2 AND 3 OF THIS PLAN.
16. MAPLE TREES T33, T62, T63, T64 AND OLIVE TREES T1, T33, AND T72 ARE PROPOSED FOR TRANSPLANTING TO OTHER AREAS OF THE PROPERTY.
17. ALL PROPOSED RETAINING WALLS, STAIRS, LANDINGS, DRIVEWAYS OR OTHER STRUCTURES WITHIN THE ROOT INTRUSION ZONE OF PROTECTED TREES SHALL BE DESIGNED TO MITIGATE ROOT LOSS AS APPROVED BY THE PROJECT ARBORIST. ANY DESIGN CHANGES SHALL BE APPROVED BY THE PROJECT ARBORIST.
18. THE PROJECT ARBORIST SHALL DIRECTLY SUPERVISE AND DOCUMENT ANY DEMOLITION OR EXCAVATION WITHIN THE ROOT INTRUSION ZONE OF PROTECTED TREES AS PER ITEM 12 OF THIS PLAN UNLESS OTHERWISE DIRECTED BY THE PROJECT ARBORIST.

TOWN OF ROSS MUNICIPAL CODE (MORE WHITED) - 12.24.020 Definitions:
(h) "Protected tree" means any tree located within twenty-five feet (25') of the front or side yard property line or within forty feet (40') of the rear yard property line of any parcel, with each tree having a diameter greater than eight inches (8"), and any tree planted as a replacement tree for a tree removed pursuant to this chapter or planted within a required yard setback area pursuant to a landscape plan approved by the town council.
(i) "Significant tree," means any tree having a single trunk diameter greater than twelve inches (12"), or any tree designated to be preserved on plans approved by the town council, or as a condition of approval of a project approved by the town council.
12.24.030 Alteration or removal of trees on improved parcels. The following provisions apply to the alteration or removal of trees on improved parcels:
(1) No protected or significant tree shall be altered or removed without a Tree Alteration or Removal Permit.

1 - LEGEND (FROM LANDSCAPE PLAN L-1)

1	ENTRY GATES	8	FAMILY PARKING (PAINTED SIDING WHITE)
2	GUEST DRIVE (PERVIOUS)	9	SECRET GARDEN ARBOR WHITE
3	PERMEABLE PAVER (PP) WOOD & WIRE	10	
4	LIMESTONE PAVING - IMPERVIOUS	11	CONCRETE PAVING - IMPERVIOUS
5	FAMILY PARKING GATE	PA	PLANTING AREA
6	ENTRY PLATFORM	TOW	TOP OF WALL
7	GRAVEL PAVING - PERVIOUS	BOW	BOTTOM OF WALL
8	BBQ		

SURVEY DATA: Provided by ILS Associates, Inc., Civil Engineering and Land Surveyor, Novato, California. See Topographic Survey dated August 3, 2021.

LANDSCAPE DATA : Provided by Michael Yandle Landscape Architecture See Landscape Concept Plan dated (current) for further information.

TREE DATA: Provided by ArborLogic Consulting Arborists, San Francisco, California. See Arborist Report dated July 1, 2022.

James Lascot - Principal Consulting Arborist
ISA Certified Arborist WE - 2110

ARBORLOGIC
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236 West Portal Ave., San Francisco, CA 94127
415.755.5022 tel www.arborlogic.com

COATES RESIDENCE
2 DE WITT DRIVE
ROSS, CALIFORNIA 94957
A.P.N. 073-201-09

DATE: 8/26/2022
DRAWN: JDL
SCALE: AS SHOWN
REVISED:
REVISED:

TREE PROTECTION PLAN

SHEET
T-1

TREE	SPECIES	BOTANICAL	DBH			STATUS	CANOPY	SUIT.	NIZ	RIZ	CRZ	RECOMMENDATION
T001	OLIVE	Olea europaea	3.5	4	4	4 UNPROTECTED	10C	1	6	4.9	2.2	REMOVE (TRANSPLANT)
T002	TRISTANIA	Quercus vitida	5.6			UNPROTECTED	10C	1	8	4.6	2.9	REMOVE (DEVELOPMENT)
T003	SO. MAGNOLIA	Magnolia grandiflora	7.5			UNPROTECTED	15C	1	12	7	2.5	REMOVE (DEVELOPMENT)
T004	SO. MAGNOLIA	Magnolia grandiflora	4.9			UNPROTECTED	10C	1	8	4.9	1.6	PRESERVE
T005	SO. MAGNOLIA	Magnolia grandiflora	3	3	3	UNPROTECTED	10C	2	6	4.5	1.5	PRESERVE
T006	ITALIAN CYPRESS	Cupressus sempervirens	8.5			UNPROTECTED	40	1	10	4.9	2.8	PRESERVE
T007	ITALIAN CYPRESS	Cupressus sempervirens	8			UNPROTECTED	40	2	10	4.5	2	PRESERVE
T008	ITALIAN CYPRESS	Cupressus sempervirens	8			UNPROTECTED	40	2	10	4.5	2	PRESERVE
T009	ITALIAN CYPRESS	Cupressus sempervirens	8.5			UNPROTECTED	30	2	10	4.9	2.2	PRESERVE
T010	ATLAS CEDAR	Cedrus atlantica	14			SIGNIFICANT	30C	2	12	10	4.5	PRESERVE
T011	EDIBLE FIG	Ficus carica	8			UNPROTECTED	15C	1	10	4.9	3	PRESERVE
T012	EDIBLE FIG	Ficus carica	8			UNPROTECTED	15C	2	10	4.9	2	PRESERVE
T013	FLOWERING CHERRY	Prunus serrulata	4			UNPROTECTED	8C	1	6	3	1.5	PRESERVE
T014	EDIBLE FIG	Ficus carica	8	3.5	3	3 UNPROTECTED	20C	2	10	4.9	3	PRESERVE
T015	FLOWERING CHERRY	Prunus serrulata	4			UNPROTECTED	10C	1	6	3	1.5	PRESERVE
T016	EDIBLE FIG	Ficus carica	8			UNPROTECTED	3C	2	10	8	2.7	REMOVE (DEVELOPMENT)
T017	ITALIAN CYPRESS	Cupressus sempervirens	8.5			UNPROTECTED	40	1	10	5.2	2.6	REMOVE (DEVELOPMENT)
T018	ITALIAN CYPRESS	Cupressus sempervirens	7.4			UNPROTECTED	30	1	10	4.6	2.5	REMOVE (DEVELOPMENT)
T019	ITALIAN CYPRESS	Cupressus sempervirens	5.6			PROTECTED	30	1	10	3.5	1	PRESERVE
T020	ITALIAN CYPRESS	Cupressus sempervirens	8.5			UNPROTECTED	30	1	10	4.9	2.2	PRESERVE
T021	ITALIAN CYPRESS	Cupressus sempervirens	8			UNPROTECTED	30	1	10	4.5	2	PRESERVE
T022	ITALIAN CYPRESS	Cupressus sempervirens	8			UNPROTECTED	30	1	10	4.5	2	PRESERVE
T023	ITALIAN CYPRESS	Cupressus sempervirens	7			UNPROTECTED	30	1	10	3.3	2.3	PRESERVE
T024	ITALIAN CYPRESS	Cupressus sempervirens	8.2			PROTECTED	40	1	10	4.2	2.7	PRESERVE
T025	ITALIAN CYPRESS	Cupressus sempervirens	8.3			PROTECTED	40	1	10	4.2	2.8	PRESERVE

TREE	SPECIES	BOTANICAL	DBH			STATUS	CANOPY	SUIT.	NIZ	RIZ	CRZ	RECOMMENDATION
T026	ITALIAN CYPRESS	Cupressus sempervirens	7.7			UNPROTECTED	40	1	10	3.9	2.8	REMOVE (DEVELOPMENT)
T027	ITALIAN CYPRESS	Cupressus sempervirens	7.4			UNPROTECTED	30	1	10	3.8	2.5	REMOVE (DEVELOPMENT)
T028	ITALIAN CYPRESS	Cupressus sempervirens	2	2	2	2 UNPROTECTED	30	1	6	1.2	1.4	REMOVE (DEVELOPMENT)
T029	ITALIAN CYPRESS	Cupressus sempervirens	5.6			UNPROTECTED	30	1	10	3.5	2.4	REMOVE (DEVELOPMENT)
T030	JAPANESE MAPLE	Acer palmatum	7.5			UNPROTECTED	15WP	1	8	4	2.7	REMOVE (TRANSPLANT)
T031	OLIVE	Olea europaea	4.5	4	3	3 UNPROTECTED	18C	1	8	4.2	2.8	REMOVE (TRANSPLANT)
T032	SO. MAGNOLIA	Magnolia grandiflora				UNPROTECTED	30C	2	8	5.7	1.9	PRESERVE
T033	ATLAS CEDAR	Cedrus atlantica	5.7			SIGNIFICANT	40C	2	12	7.2	3.1	PRESERVE
T034	ITALIAN CYPRESS	Cupressus sempervirens	10			UNPROTECTED	40	2	8	4.1	1.9	REMOVE (DEVELOPMENT)
T035	ITALIAN CYPRESS	Cupressus sempervirens	5.5			UNPROTECTED	40	1	10	3.6	2.5	REMOVE (DEVELOPMENT)
T036	ITALIAN CYPRESS	Cupressus sempervirens	7.4			UNPROTECTED	30	1	10	4.7	2.3	REMOVE (DEVELOPMENT)
T037	ITALIAN CYPRESS	Cupressus sempervirens	8.6			UNPROTECTED	30	1	10	4.7	2.7	REMOVE (DEVELOPMENT)
T038	ITALIAN CYPRESS	Cupressus sempervirens	8.2			UNPROTECTED	40	1	10	5.3	2.3	REMOVE (DEVELOPMENT)
T039	VALLEY OAK	Quercus lobata	7			SIGNIFICANT	30N	1	18	20	8.8	PRESERVE
T040	ITALIAN CYPRESS	Cupressus sempervirens	29			PROTECTED	30	1	10	8.2	3.8	PRESERVE
T041	ITALIAN CYPRESS	Cupressus sempervirens	11			UNPROTECTED	30	1	12	7.1	3.1	REMOVE (DEVELOPMENT)
T042	ITALIAN CYPRESS	Cupressus sempervirens	9.2			UNPROTECTED	30	1	12	7.7	3.4	REMOVE (DEVELOPMENT)
T043	VALLEY OAK	Quercus lobata	30			SIGNIFICANT	45N	1	20	25	11	PRESERVE
T044	BAY LAUREL	Umbellularia californica	32			SIGNIFICANT	30C	3	20	11	9	PRESERVE
T045	ATLAS CEDAR	Cedrus atlantica	8.4	8.5	4	SIGNIFICANT	25N	2	10	8.7	3.7	PRESERVE
T046	BAY LAUREL	Umbellularia californica	11			SIGNIFICANT	30C	2	10	9.3	4.3	PRESERVE
T047	ATLAS CEDAR	Cedrus atlantica	9.4	8	8	7 SIGNIFICANT	15N	2	12	10.1	3.9	PRESERVE
T048	OREGON ASH	Fraxinus latifolia	13.1			SIGNIFICANT	20S	2	18	7.1	3.2	PRESERVE

TREE	SPECIES	BOTANICAL	DBH			STATUS	CANOPY	SUIT.	NIZ	RIZ	CRZ	RECOMMENDATION
T049	OREGON ASH	Fraxinus latifolia	11.1			SIGNIFICANT	30W	2	10	6	3.6	PRESERVE
T050	OREGON ASH	Fraxinus latifolia	25			SIGNIFICANT	25W	2	18	18.1	9.2	PRESERVE
T051	OREGON ASH	Fraxinus latifolia	12			SIGNIFICANT	25W	2	12	9	4	PRESERVE
T052	OREGON ASH	Fraxinus latifolia	14			SIGNIFICANT	30C	2	16	13	5.8	PRESERVE
T053	COTTONWOOD	Populus fremontii	13			SIGNIFICANT	30S	3	12	9.5	4.3	PRESERVE
T054	COTTONWOOD	Populus fremontii	32			SIGNIFICANT	35SW	3	18	15	7.3	PRESERVE
T055	AMERICAN ELM	Ulmus americana	7.8			SIGNIFICANT	20C	2	10	3.8	2.8	PRESERVE
T056	AMERICAN ELM	Ulmus americana	7.3			SIGNIFICANT	25W	3	12	6	3.8	PRESERVE
T057	VALLEY OAK	Quercus lobata	42			SIGNIFICANT	50S	2	28	32	14	PRESERVE
T058	VALLEY OAK	Quercus lobata	48			SIGNIFICANT	40S	2	32	41	16	PRESERVE
T059	VALLEY OAK	Quercus lobata	28			SIGNIFICANT	35SE	2	18	18	8.5	PRESERVE
T060	JAPANESE MAPLE	Acer palmatum	4	4	3	3 UNPROTECTED	15C	1	8	3.5	2.5	REMOVE (TRANSPLANT)
T061	JAPANESE MAPLE	Acer palmatum	3	3	2	2 UNPROTECTED	15C	1	6	2.8	1.8	REMOVE (TRANSPLANT)
T062	JAPANESE MAPLE	Acer palmatum	4	4	3	3 UNPROTECTED	18C	1	8	3.8	2.5	REMOVE (TRANSPLANT)
T063	COAST REDWOOD	Sequoia sempervirens	16			SIGNIFICANT	15N	1	12	7.9	3.7	PRESERVE
T064	COAST REDWOOD	Sequoia sempervirens	12			SIGNIFICANT	15N	1	12	6.2	4	PRESERVE
T065	COAST REDWOOD	Sequoia sempervirens	11			SIGNIFICANT	15N	1	10	6.7	3.5	REMOVE (DEVELOPMENT)
T066	COAST REDWOOD	Sequoia sempervirens	13			SIGNIFICANT	15N	1	10	8.3	4.3	REMOVE (DEVELOPMENT)
T067	COAST REDWOOD	Sequoia sempervirens	20			SIGNIFICANT	15N	1	18	9.3	4.4	REMOVE (DEVELOPMENT)
T068	COAST REDWOOD	Sequoia sempervirens	20			SIGNIFICANT	15N	1	18	8.4	5.5	REMOVE (DEVELOPMENT)
T069	COAST REDWOOD	Sequoia sempervirens	18			SIGNIFICANT	15N	1	16	8.6	5.8	REMOVE (DEVELOPMENT)
T070	OLIVE	Olea europaea	4	3.5	2.5	2 SIGNIFICANT	15N	1	8	3.3	2.2	REMOVE (TRANSPLANT)
T071	COAST REDWOOD	Sequoia sempervirens	8.5			SIGNIFICANT	10N	1	10	4.3	2.8	REMOVE (DEVELOPMENT)
T072	COAST REDWOOD	Sequoia sempervirens	12			SIGNIFICANT	10N	1	12	6.8	4.4	REMOVE (DEVELOPMENT)
T073	COAST REDWOOD	Sequoia sempervirens	12			SIGNIFICANT	10N	1	12	5.8	3.9	REMOVE (DEVELOPMENT)

TREE	SPECIES	BOTANICAL	DBH			STATUS	CANOPY	SUIT.	NIZ	RIZ	CRZ	RECOMMENDATION
T074	COAST REDWOOD	Sequoia sempervirens	14			SIGNIFICANT	10N	1	12	8	4.7	PRESERVE
T075	COAST REDWOOD	Sequoia sempervirens	13			SIGNIFICANT	10N	1	12	6.4	4.3	PRESERVE
T076	COAST REDWOOD	Sequoia sempervirens	14			SIGNIFICANT	10N	1	12	7	4.7	PRESERVE
T077	COAST REDWOOD	Sequoia sempervirens	16			SIGNIFICANT	10N	1	12	7.7	5.1	PRESERVE
T078	COAST REDWOOD	Sequoia sempervirens	15			SIGNIFICANT	10N	1	12	6.7	4.5	PRESERVE
T079	COAST REDWOOD	Sequoia sempervirens	19			SIGNIFICANT	10N	1	16	8.4	6.3	REMOVE (DEVELOPMENT)
T080	COAST REDWOOD	Sequoia sempervirens	18			SIGNIFICANT	10N	1	12	7.5	9	REMOVE (DEVELOPMENT)
T081	COAST REDWOOD	Sequoia sempervirens	16			SIGNIFICANT	20N	1	12	8.1	5.4	REMOVE (DEVELOPMENT)
T082	COAST REDWOOD	Sequoia sempervirens	12			SIGNIFICANT	10	1	12	8	4	REMOVE (DEVELOPMENT)
T083	COAST REDWOOD	Sequoia sempervirens	13			SIGNIFICANT	10	1	12	6.7	4.4	PRESERVE
T084	COAST REDWOOD	Sequoia sempervirens	14			SIGNIFICANT	10	1	12	6.8	4.5	PRESERVE
T085	COAST REDWOOD	Sequoia sempervirens	14			SIGNIFICANT	10	1	12	7	4.7	PRESERVE
T086	COAST REDWOOD	Sequoia sempervirens	13			SIGNIFICANT	10	1	12	6.3	4.3	PRESERVE
T087	COAST REDWOOD	Sequoia sempervirens	12			SIGNIFICANT	10	1	12	6	4	PRESERVE
T088	COAST REDWOOD	Sequoia sempervirens	12			SIGNIFICANT	10	1	12	6	4	PRESERVE
T089	COAST REDWOOD	Sequoia sempervirens	13			SIGNIFICANT	10	1	12	7.6	5.1	PRESERVE
T090	COAST REDWOOD	Sequoia sempervirens	31			SIGNIFICANT	20	1	20	18	10	PRESERVE
T091	ITALIAN CYPRESS	Cupressus sempervirens	8.4			PROTECTED	10S	*	10	6.3	2.8	PRESERVE
T092	ITALIAN CYPRESS	Cupressus sempervirens	8.2			PROTECTED	10S	2	10	6.2	2.8	PRESERVE
T093	AMERICAN ELM	Ulmus americana	15			SIGNIFICANT	20C	1	12	11	5.1	PRESERVE
T094	AMERICAN ELM	Ulmus americana	8.5			PROTECTED	20C	1	10	7.4	2.3	PRESERVE
T095	AMERICAN ELM	Ulmus americana	13			SIGNIFICANT	20C	1	12	8.4	4.2	PRESERVE
T096	AMERICAN ELM	Ulmus americana	8.1			PROTECTED	20C	1	10	6.1	2.7	PRESERVE
T097	AMERICAN ELM	Ulmus americana	7.2			UNPROTECTED	15C	1	10	5.4	2.4	PRESERVE
T098	AMERICAN ELM	Ulmus americana	4			UNPROTECTED	8C	1	6	3	1.3	PRESERVE

TREE	SPECIES	BOTANICAL	DBH			STATUS	CANOPY	SUIT.	NIZ	RIZ	CRZ	RECOMMENDATION
T099	WHITE POPLAR	Populus alba	18.1			SIGNIFICANT	20E	1	18	14	8.1	REMOVE (DEVELOPMENT)
T100	BAY LAUREL	Umbellularia californica	10			PROTECTED	15W	2	10	5.3	2.2	PRESERVE
T101	WHITE POPLAR	Populus alba	29			SIGNIFICANT	35N	3	18	21	9.2	REMOVE (DEVELOPMENT)
T102	VALLEY OAK	Quercus lobata	41			SIGNIFICANT	70S	2	24	37	16	PRESERVE
T103	GLOSSY PRIVET	Ligustrum lucidum	10.7			UNPROTECTED	20W	2	10	10	4.8	PRESERVE
T104	VALLEY OAK	Quercus lobata	49			SIGNIFICANT	80SW	2	32	62	18	PRESERVE
T105	COAST REDWOOD	Sequoia sempervirens	11			SIGNIFICANT	15C	1	10	5.8	3.7	PRESERVE
T106	COAST REDWOOD	Sequoia sempervirens	10			UNPROTECTED	10C	1	10	5.2	3.4	PRESERVE
T110	COAST REDWOOD	Sequoia sempervirens	11			UNPROTECTED	10C	1	10	5.3	3.6	PRESERVE
T111	AMERICAN ELM	Ulmus americana	6.6			UNPROTECTED	15C	1	10	3.2	2.3	PRESERVE
T112	WHITE POPLAR	Populus alba	12			SIGNIFICANT	25W	2	12	8.9	3.9	PRESERVE
T113	MONTEREY PINE	Pinus radiata	14			SIGNIFICANT	20C	2	12	11	4.7	PRESERVE
T114	LIVE OAK	Quercus agrifolia	28			SIGNIFICANT	30C	3	18	21	8.3	REMOVE (DEVELOPMENT)
T115	HAWTHORNE	Crataegus laevigata	12			SIGNIFICANT	20S	2	12	8.1	3.4	REMOVE (DEVELOPMENT)
T116	HAWTHORNE	Crataegus laevigata	12			SIGNIFICANT	15C	2	12	8.9	4	PRESERVE
T117	HAWTHORNE	Crataegus laevigata	8.3			SIGNIFICANT	15C	2	10	6.2	2.6	PRESERVE
T118	COAST REDWOOD	Sequoia sempervirens	6.8			SIGNIFICANT	15N	3	10	7.3	3.3	PRESERVE
T119	COAST REDWOOD	Sequoia sempervirens	24			SIGNIFICANT	35N	1	18	12	7.5	PRESERVE
T120	COAST REDWOOD	Sequoia sempervirens	20			SIGNIFICANT	15N	1	16	8.8	6.5	REMOVE (DEVELOPMENT)
T121	VALLEY OAK	Quercus lobata	42			SIGNIFICANT	40C	1	20	20	14	PRESERVE
T122	AMERICAN ELM	Ulmus americana	11			SIGNIFICANT	30W	2	10	7.9	3.5	PRESERVE
T123	AMERICAN ELM	Ulmus americana	11			SIGNIFICANT	30C	2	10	8	3.5	PRESERVE
T124	APPLE	Malus sp.	13			SIGNIFICANT	20C	2	12	10	4.3	PRESERVE
T125	SCHELLER	Acer negundo	9			SIGNIFICANT	15C	2	10	9.5	4.3	PRESERVE
T126	CANARY ISLAND PINE	Pinus canariensis	25			SIGNIFICANT	20C	2	18	10	5.6	PRESERVE

TREE	SPECIES	BOTANICAL	DBH			STATUS	CANOPY	SUIT.	NIZ	RIZ	CRZ	RECOMMENDATION
T126	COAST REDWOOD	Sequoia sempervirens	14			SIGNIFICANT	10N	1	12	7.1	4.7	PRESERVE
T127	COAST REDWOOD	Sequoia sempervirens	19			SIGNIFICANT	10N	1	12	8.3	6.2	PRESERVE
T128	COAST REDWOOD	Sequoia sempervirens	19			SIGNIFICANT	10N	1	12	7.8	5.2	PRESERVE
T129	COAST REDWOOD	Sequoia sempervirens	18			SIGNIFICANT	10C	1	12	7.9	5.2	PRESERVE
T130	OREGON ASH	Fraxinus latifolia	20			SIGNIFICANT	20C	1	16	15	6.7	PRESERVE
T131	AMERICAN ELM	Ulmus americana	12			SIGNIFICANT	20C	1	12	9.1	4	PRESERVE
T132	VALLEY OAK	Quercus lobata	30			SIGNIFICANT	45E	1	20	38	10	PRESERVE
T133	VALLEY OAK	Quercus lobata	40			SIGNIFICANT	45C	1	24	55	13	PRESERVE

DBH = Trunk Diameter at Breast Height 4.5 feet (54 inches) above soil grade in inches.
CBH = Aggregate Trunk Circumference at 4.5 feet (54 inches) above soil grade in inches.
STATUS = Tree Designation as defined within Town of Ross Municipal Code
CANOPY = Total tree canopy diameter in feet and aspect (N= North, S= South, E=East, W=West and C= On Center).
SUITABILITY = Suitability for Preservation or the condition and contribution of a tree without regard to proposed development
(1= Excellent, 2= Good, 3= Fair, 4= poor, 5=very poor).
NIZ = Non-Intrusion Zone is the tree protection zone, in foot radius from trunk used as a suggested guideline by the Town or Ross. within which certain activities may be restricted or prohibited in order to protect the tree; the precise non-intrusion zone shall be determined by the project arborist and shall reflect individual site conditions.
* = multi trunk trunk trees Non-Intrusion Zones.
CRZ = Critical Root Zone is the critical area where structural roots are likely to be located (DBH times 4 in feet).
RIZ = Individual Tree Root Intrusion Zones represented as a radius in feet from trunk location (Matheny / Clark).
NOTE: Locations of trees T100-112 are estimated.

TOWN OF ROSS MUNICIPAL CODE
12.24.020 Definitions.
(1) "Alter," means to take an action that diminishes the health and vigor of a tree. "Alter" includes, but is not limited to, excessive or improper pruning of a tree, grade changes around or near a tree, excessive irrigation at a tree, trenching in the root zone of a tree, and excessive use of herbicides, insecticides, or fungicides. "Alter" does not include: periodic trimming, shaping, thinning, or pruning of a tree to preserve or protect its health, growth, or appearance, in accordance with arboricultural standards and practices and involving a removal of no more than 25% of an individual tree's crown consistent with the Approved American National Standard (ANSI) Pruning, Repairing, Maintaining, and Removing Trees and Cutting Brush – Safety Requirements and Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices (Pruning).
(2) "Certified arborist," means a person who has been tested by, and is currently certified as, an "arborist" by the International Society of Arboriculture, or who is a currently a member or registered consulting arborist of the American Society of Consulting Arborists.
(3) "Diameter," means the average diameter of the trunk of a tree measured four feet and six inches (4'-6") above the average ground level immediately surrounding the trunk of the tree, also called Diameter at Breast Height or DBH. If there are multiple stems below 4-1/2 feet, the diameter shall be the single largest branch (stem) at 4-1/2 feet; except, if only two stems are present, then the tree is considered to be forked and diameter shall be the measurement of the smallest trunk diameter below the fork.
(4) "Improved parcel," means any parcel in Ross which has a structure on it suitable for human habitation.
(5) "Native tree," means a tree native to these lands that now constitute the town of Ross.
(6) "Non-intrusion zone," means the area of ground surrounding the trunk of a tree within which certain activities may be restricted or prohibited in order to protect the tree. The table below shall serve as a general guideline for determining non-intrusion zones; the precise non-intrusion zone shall be determined by the project arborist and shall reflect individual site conditions.

Trunk Diameter (inches)	Protected Distance (radius in feet)
4"	6'
6"	10'
12"	12'
18"	16'
24"	18'
30"	20'
36"	24'
42"	28'
greater than 48"	32'

(7) "Project arborist," means a certified or registered consulting arborist retained by the applicant to report on and oversee the protection of trees on a site subject to a tree protection plan.
(8) "Protected tree," means any tree located within twenty-five feet (25') of the front or side yard property line or within forty feet (40') of the rear yard property line of any parcel, with such tree having a diameter greater than eight inches (8"), and any tree planted as a replacement tree for a tree removed pursuant to this chapter or planted within a required yard setback area pursuant to a landscape plan approved by the town council.
(9) "Remove," means the cutting down of a tree or the relocation of a tree in a manner not in accordance with accepted arboricultural practices.
(10) "Significant tree," means any tree having a single trunk diameter greater than twelve inches (12"), or any tree designated to be preserved on plans approved by the town council, or as a condition of approval of a project approved by the town council.
(11) "Tree," means a perennial plant having a permanent, woody, self-supporting main stem or trunk ordinarily growing to a considerable height. As defined herein, a "tree" may include a shrub as well as a tree.
(12) "Tree appraisal," means a monetary valuation of a tree prepared by a certified or registered consulting arborist according to the most recent edition of the "Guide for Plant Appraisal" published by the Council of Tree & Landscape Appraisers.
(13) "Unimproved parcel," means any parcel in Ross which does not have a structure on it suitable for human habitation.
(Ord. 659 (part), 2015; Ord. 591 §§1, 2, 2006; Ord. 568 (Part), 2002).

12.24.030 Liability. Nothing in this chapter shall be deemed to impose any liability or damages or a duty of care and maintenance upon the town or upon any of its officers or employees. The person in possession of public property or the owner of any private property shall have a duty to keep the trees upon the property and under their control in a safe, healthy condition. Any person who feels a tree located on property possessed, owned, or controlled by them is a danger to the safety of themselves, others, or structural improvements on site or off site shall have an obligation to secure the area around the tree or support the tree, as appropriate, to safeguard both persons and property from harm.
(Ord. 568 (part), 2002).

12.24.040 Trees in the public right-of-way. The pruning, maintenance, and removal of all trees greater than six inches (6") in diameter located in the right-of-way shall be subject to the following provisions: (1) All work performed by either public staff or private contractor, shall be done in conformance with the Approved American National Standard A300 pruning standards and Z133.1 safety standards.
(2) Tree service contractors must have on their staff a certified arborist or other qualified person as proved by the Town Manager or his or her designee. The arborist or other qualified person must certify that all work is performed in accordance with ANSI A300 pruning standards and Z133.1 safety standards.
(3) A Tree Alteration or Removal Permit is required to alter or remove a tree, pursuant to Section 12.24.080.
(4) For utility line clearing work, the Town Manager or his or her designee shall be notified at least three working days before any line clearing commences. The only allowed exception to this requirement is in the event of an emergency.
(5) Any party violating these provisions shall be subject to the penalties in Section 12.24.130. 4
(6) In the event of an emergency, when such tree poses an imminent threat to life or property, a peace officer or firefighter acting in their official capacity may approve tree alteration or removal in the absence of approval by the Public Works Director under Section 12.24.080.
(7) In the event of noncompliance with subsection (2) of this section, the Town Manager or his or her designee may hire at the applicant's expense a certified arborist or other qualified person to oversee tree work.
(Ord. 686 (part), 2018; Ord. 659 (part), 2015).

12.24.060 Alteration or removal of trees on unimproved parcels. The following provisions apply to the alteration or removal of trees on unimproved parcels:
(1) It is unlawful for any person to alter or remove, or cause to be altered or removed, any tree six inches (6") in diameter or greater on an unimproved parcel in Ross without first obtaining a Tree Alteration or Removal Permit from the Public Works Director.
(2) Any person desiring to alter or remove a tree on an unimproved parcel must file for a Tree Alteration or Removal Permit following the application procedure as described in Section 12.24.080.
(3) In the event of an emergency, when such tree poses an imminent threat to life or property, a peace officer or firefighter acting in their official capacity may approve tree alteration or removal in the absence of the Public Works Director under Section 12.24.080. The Public Works Director shall be promptly notified of the nature of the emergency and action taken.
(4) Any person who alters or removes a tree, or causes a tree to be altered or removed in violation of the above restrictions shall be subject to those penalties provided in Section 12.24.130.
(Ord. 686 (part), 2018; Ord. 659 (part), 2015; Ord. 568 (part), 2002).

12.24.070 Alteration or removal of trees on improved parcels. The following provisions apply to the alteration or removal of trees on improved parcels.
(1) Be protected or significant tree shall be altered or removed without a Tree Alteration or Removal Permit.
(2) Any person desiring a Tree Alteration or Removal Permit must file for approval following the procedure as required by Section 12.24.080.
(3) In the event of an emergency, when such tree poses an imminent threat to life or property, a peace officer or firefighter in their official capacity may exempt a property owner from a Tree Alteration or Removal Permit requirements in the absence of the Public Works Director. The Public Works Director shall be promptly notified of the nature of the emergency and action taken.
(4) Any person who alters or removes a tree, or causes a tree to be altered or removed, in violation of the above restrictions shall be subject to those penalties provided in Section 12.24.130.
(Ord. 686 (part), 2018; Ord. 659 (part), 2015; Ord. 568 (part), 2002).

TOTAL SUBJECT REMOVALS:

TREE REMOVAL FOR PROPOSED DEVELOPMENT: Total = 35
'SIGNIFICANT' size trees: Total = 20
14 Coast redwood (Sequoia sempervirens) T67**, T68**, T69**, T70**, T71**, T73**, T74**, T75**, T76**, T81**, T82**, T83**, T84**, and T119**
2 White poplar (Populus alba) T101**, and T102**
1 Coast live oak (Quercus agrifolia) T114**
1 Monterey pine (Pinus radiata) T113**
1 Southern magnolia (Magnolia grandiflora) T3
1 Crape myrtle (Lagerstroemia indica) T28**
'PROTECTED' size trees: Total = 0
'UNPROTECTED' size trees: Total = 15
13 Italian cypress (Cupressus sempervirens) T17, T18, T26, T27, T29, T30, T36, T37, T38, T39, T40, T43, and T44
1 Edible fig (Ficus carica) T16
1 Tristania (Tristania laurina) T2

TREE REMOVAL FOR PROPOSED DEVELOPMENT (TRANSPLANTED): Total = 7
'SIGNIFICANT' size trees: Total = 3
1 Olive (Olea europaea) T72**
'UNPROTECTED' size trees: Total = 4
4 Japanese maple (Acer palmatum) T31, T60, T62, and T64
2 Olive (Olea europaea) T1, and T32
TREE REMOVAL (DEAD, DYING, DISEASED, HAZARDOUS, FALLEN, AND FLAMMABLE): Total = 0

SURVEY DATA: Provided by ILS Associates, Inc., Civil Engineering and Land Surveyor, Novato, California. See Topographic Survey dated August 3, 2021.

LANDSCAPE DATA : Provided by Michael Yandle Landscape Architecture See Landscape Concept Plan dated (curent) for further information.

TREE DATA: Provided by ArborLogic Consulting Arborists, San Francisco, California. See Arborist Report dated July 1, 2022.

James Lascot - Principal Consulting Arborist
ISA Certified Arborist WE - 2110

ARBORLOGIC
CONSULTING ARBORISTS
236 West Portal Ave, San Francisco, CA 94127
415.753.5022 tel www.arborlogic.com

COATES DEVELOPMENT
2 DE WITT DRIVE
ROSS, CALIFORNIA 94957
A.P.N. 073-201-09

DATE: 7/1/2022
DRAWN: IDL
SCALE: AS SHOWN
REVISED:
REVISED:

TREE PROTECTION PLAN

SHEET
T-2

Zone Zero
This zone extends from zero to 5' from the structures and is the most vulnerable to ignition
- No combustible outdoor furniture will be stored in this zone
- No combustible materials will be stored in this area including garbage and recycling containers lumber, firewood, or patio accessories
- Will be maintained free of fallen leaves and needles
- Will be maintained free of vegetation other than established birch trees
- Only inorganic, non-combustible mulches such as stone or gravel will be used.

Zone 1
This zone extends from zero to 30' from the structures and overlaps Zone Zero described above
- Will be maintained free of dead plant materials (grasses, weeds, foliage, etc.)
- No "gorilla hair" or shredded bark mulch
- Only compost or course wood chip mulch will be used
- Only fire resistant plants will be used and will be kept healthy and well-irrigated
- Trees will be maintained free of small limbs below 10' above grade, or the lower 1/3 of the total height of the tree, whichever is lower
- No branches will be allowed to grow within 10' of a chimney or roof surface
- No combustible material will be stored around or under decks and awnings
- Vegetation will be maintained to be clear of fences, sheds, outdoor furniture, and play structures
- Outbuildings and LPG storage tanks will be maintained with at least 10' of vegetation clearance
- Fire Hazardous plants will be removed

Zones 2 & 3 (Extended & Access Zones)
This zone extends from zero to 100' from the structures and overlaps Zones Zero and 1 described above
- Annual grasses will be cut or mowed down to a maximum height of 4 inches when dry (typically in May)
- Horizontal spacing will be maintained between shrubs to disrupt surface and ladder fuel continuity
- Vertical spacing will be maintained between surface/ladder fuels and tree canopies
- No piles of dead vegetation or leaves will be permitted in this zone f on the property
- 10' horizontal and 14' vertical clearance from the road and driveway

Existing Conditions:
The site was intensively developed approximately 20 years ago. The landscaping in the center of the property is all relatively young and will either be moved or removed. The property has been highly maintained. This is a large property with many mature trees of many different species, both native and exotic including valley oak (Quercus lobata), coast live oak (Q. agrifolia), Oregon ash (Fraxinus latifolia), coast redwood (Sequoia sempervirens), Italian cypress (Cupressus sempervirens), silver poplar (Populus alba).

Proposed Scope
The existing home will be completely demolished and the landscaping removed or transplanted. The perimeter vegetation and mature trees will remain. A large Monterey pine (Pinus radiata) and many of the young redwoods will be removed. The silver poplars will be removed. No canopy will extend over the roof of any structure except for the ADU, which will be under the canopy of two large oak trees. These trees will be pruned to create a minimum of 10' of clearance from the roof, and the gutters shall be kept clean of leaf debris.

Plantings will be limited to relatively few species of fire safe trees, English laurel, Texas privet, and sea wood.

See Arbo tist Report for full description of all trees to be removed

Future Planting
Any future plantings throughout the site will include fire-resistant, irrigated shrubs, perennials, and ground covers as in the FIREsafe Marin planting list located at www.firesafemarin.org/plants.

Long Term Maintenance Schedule and Safety Practices
a. All fire prone fuels and dead material will be removed from the property
b. Remove branches beneath large trees for a 6 foot minimum clearance
c. Roofs and gutters will be monitored free of leaves and debris
roofs and gutters at minimum twice yearly
d. All eaves and gaves shall be cut regularly to a height of 4" or less
e. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed at least to overhang roadways and provide 14' of clearance vertically
f. All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuels
g. Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis
h. No native grasses shall be planted within Home ignition zones 1 and 2
i. All planted areas must come given zones 1 shall be irrigated
j. All plantings shall be selected in coordination with the FIREsafe Marin planting list located at www.firesafemarin.org/plants. Other fire resistant plants can be utilized with prior approval of the Fire Code Official
k. Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.

1 VEGETATION MANAGEMENT PLAN
SCALE: 1/32"=1'-0"

VEGETATION MANAGEMENT PLAN
COATES RESIDENCE
2 DEWITT DRIVE
ROSS, CALIFORNIA 94957
APN# 073 201 09

DATE: June 22, 2022
SCALE: AS NOTED
JOB NUMBER:
PHASE: DESIGN REVIEW
REVISIONS:
8/24/22 Remove PB CI

V - 1

ATTACHMENT 3

1 SHADY LANE NEIGHBOR CONTACTS

Address/Owner	Date(s) of Contact	Method of Contact	Comments	Plans Received
1 DeWitt | Paul & Debby Sagues	6.28.22 - Michael 8.6.22 - David 8.10.22 - Linda	Email/In person/text	1. Sent preliminary plans 2. Michael met with them in person on 6.28.22. Reply to Linda from Debby: "Your plans are wonderful. Very happy for you. Love the pickleball court." 3. Comment from Michael: They support the project. 4. "We love your plans. We won't have any issues." Second comment about making sure the pool equipment is covered, as previous owner promised that and never followed through. The exisiting equipment can be noisy sometimes.	Prelim plans/Final ADR set
4 DeWitt | Bill Poland	6.8.22 - Michael 8.6.22 - David	In person/email	1. Michael met with Bill in person and talked about the project. 2. David emailed preliminary plans. Bill's response: "Thanks for sending us this information. Mary and I are very excited about the plans, and wholeheartedly support. We look forward to working with Michael to develop a little more screening on DeWitt to obscure the pool house which we're happy to share in. Kindly let us know if you have any questions. Bill"	Prelim plans/Final ADR set
10 Lagunitas | Jon & Linda Gruber	6.29.22 - Michael 8.6.22 - David	Email	1. Michael emailed plans 2. David emailed plans	Final ADR set
103 Lagunitas | John & Glennis Jones	8.8.22 - Michael	In person	1.*could not find a listed number or email address online 2. Michael dropped off the ADR plans at the front door since there was no answer	Final ADR set
105 Lagunitas | Richard & Marilyn Riede	8.6.22 - David	Email	David emailed plans.	Final ADR set
107 Lagunitas | Gay Conway (Mrs. Robert Conway)	8.8.22 - Michael	In person	Spoke with Mrs. Conway at her door. Did not want/need a copy of the plans as she feels it does not affect her.	None. Did not want a copy
109 Lagunitas | Gregg & Kris Dawley	8.6.22 - David	Email	David emailed plans.	Final ADR set

1 SHADY LANE NEIGHBOR CONTACTS

Address/Owner	Date(s) of Contact	Method of Contact	Comments	Plans Received
111 Lagunitas | William (Bill) and Darrell Nelson	8.8.22 - Michael	In person	1. * no phone or email listed online. 2. Michael dropped off plans at their front door since we do not have conact info. Noted they could not see the property from their home.	Final ADR set
115 Lagunitas | Martin & Elisabeth Rosen	8.6.22 - David	Email	David emailed plans.	Final ADR set
120 Lagunitas | William (Bill) & Jeanne Cahill	8.6.22 - David	Email	David emailed plans.	Final ADR set
140 Lagunitas | Kurt & Tamra Mobley	8.6.22 - David 8.11.22 - Linda	Email/Text	1. David emailed plans. 2. Linda texted Tamra to see if she had any questions about the plans.	Final ADR set
2 Allen | Tracy Stott	8.8.22 - Michael	In person	1. Member of the Ross Property Owner's Association. No other info about her online. 2. Michael dropped off plans at the front door. 3. Email reply from Tracy "Thank you for sharing the ADR plans. At this time, we do not have any concerns or questions with the proposed drawings."	Final ADR set
1 Ames | Darius & Erin Mozaffarian	6.24.22 - Linda 6.30.22 - Linda 8.6.22 - Linda	In person/Email	1. Erin texted Linda and said they are in complete support of the project. 2. Linda has been in touch with Erin. Need specifics on days and times. 3. Linda and Michael met with them in person. Need specifics on day and time. 4. Linda emailed ADR plans.	Prelim plans/Final ADR set
2 Ames | Sam & Cindy Livermore	8.8.22 - Michael 8.11.22 - Linda	Email/In person	1. Michael emailed ADR plans 2. Email may have bounced back so Linda dropped of plans.	Final ADR set
5 Ames | Stephen Swire & Jacqueline Neuwirth	8.8.22 - Michael	Email	Michael emailed ADR plans	Final ADR set

1 SHADY LANE NEIGHBOR CONTACTS

Address/Owner	Date(s) of Contact	Method of Contact	Comments	Plans Received
3 Upper Ames | Joan Dea & Lionel Conacher	7/29 - Michael 8/4 - David 8/5 - Crystal 8/11 - Linda, Andrea	Email	1. Michael sent via email 7.29.22, dropped off at house 2. David sent via email 8.4.22 in a different format. 3. Crystal gave printed plans to Talitha, assistant to Joannie Dea on 8.5.22 4. Linda had a call with Lionel and Dea. They think the plans are beautiful. They requested the Coates consider putting olive trees instead of Redwood trees to allow more light for her vegetable garden. They asked for screening near the guest parking, and wondered what the distance was from their house to the guest parking, with 262 ft. being the distance from closest corner of their house to the guest parking. They would like to keep their citrus trees and any other plants that the Coates may dispose of, and Linda agreed. The Conachers will send an email/letter of support.	Prelim plans/Final ADR set
7 Upper Ames | Mike & Emily Millman	6.30.22 - Andrea 8.8.22 - Michael 8.11.22 - Linda	In person/Text	1. Andrea dropped of plans to workers, Attn: Victor the foreman. 2. Michael dropped off new set of plans to the foreman at the house. 3. Linda texted Mike to see if he had any questions and Mike responded that "Your future home looks beautiful! We are supportive!"	Prelim/Final ADR set
10 Shady Lane | William Wiley & Judy Flannery	6.21.22 - Andrea 6.30.22 - Michael 8.4.22 - David 8.8.22 - Michael	In person/email	1.Andrea visited 6.21.22 and spoke with them about the project. Delivered note from Linda with plans and her number in case they have questions. They had no major concerns and already knew about the project as well as the fact the lot that was purchased. They are potentially selling their house in 2023. 2. Michael emailed plans 3. David emailed plans 4. Michael dropped off plans and spoke with William about the project.	Prelim plans/Final ADR set
20 Shady Lane | Jeffrey & Cassandra (Cris) Walker	6/9 - Linda, 6/11 - Linda 6/29 - Michael 8/8 - Michael	In person	3. Michael dropped off plans to Cris and spoke with her on the phone outside her gate. 4. Michael called the number on the door but got no answer. Left plans at the door.	Prelim plans/Final ADR set
29 Shady Lane | Marcel & Liora Houtzager	8.8.22	Email	Michael emailed plans	Final ADR set
32 Shady Lane | Scott and Holly Clark	6/20 - Linda, 6/30 - Michael, 8/6 - David	Email	1. Linda emailed Scott. 2. Michael emailed plans 3. David emailed 8.6.22	Prelim plans/Final ADR set
14 Lagunitas | St. John's Episcopol Church	7/1 - Michael 8/6 - David 8/9 - Michael	In person/Email	1. Michael dropped of plans and spoke with Rev. Chris. 2. David emailed plans 8.6.22 3. Rev. Chris responded to Michael and said he has the plans, and thank you for removing the court.	Prelim plans/Final ADR set

1 SHADY LANE NEIGHBOR CONTACTS

Address/Owner	Date(s) of Contact	Method of Contact	Comments	Plans Received

Round 1 Contacts: Initial contact to immediate neighbors (May & June 2022)

Round 2 Contacts: Plans to neighbors within 300 feet after story boards are posted (August 2022)

Round 3 Contacts: Follow up with all neighbors to see if there are any questions or concerns prior to town meeting/review (August 2022)

ATTACHMENT 4

MINUTES
Regular Meeting of the
Ross Advisory Design Review Group
6:00 PM, Tuesday, August 16, 2022

Video and audio recording of the meeting is available online at the Town's website at: townofross.org/meetings.

1. 6:00 p.m. Commencement
Chair Kruttschnitt called the meeting to order.
Present: Laura Dewar, Stephen Sutro, Josefa Buckingham, and Mark Fritts.
Director Rebecca Markwick and Planner Nishant Seoni were present representing staff.

2. Approval of Minutes.
The ADR Group unanimously approved as amended the July 11, 2022 minutes.

3. Open Time for Public Comments
No comments were provided.

4. Planning Applications.
a. 1 Hillgirt Avenue
Property Owner: Simon and Veronica Katz
Applicant: Steve Swearengen

Project Summary: The applicant requests approval of Design Review, Demolition, Variances, and a Nonconformity Permit to demolish the existing two-story residence, detached garage, and detached accessory structure and construction of a new single-family residence with an attached two car garages. The Variances are required to exceed the allowable lot coverage and to construct within the creek setbacks. The project also proposes new landscaping and hardscape throughout the property, including a new driveway, walkway and rear patio. (Markwick)

Director Markwick summarized the project.
Project architect Swearengen introduced and summarized the project and reviewed the advice that was given to the applicant. ADR members asked questions and the Mr. Swearengen provided information.

Vice Chair Buckingham opened the public forum. Tony Curtis, 7 Hillgirt spoke and discussed the side porch and indicated that there was no roof on it and it was constructed without a permit. He also questioned the existing floor area, indicating that there is too much mass and bulk of the home. Sharon Baker, 3 Hillgirt invited the ADR members to view the home from her backyard as there will be impacts to her view and light.

Mark Fritts

- Appreciates the reduction in floor height.
- Still struggling with the mass over the streetscape.
- It is an imposing structure at the street. The mass at the street needs to be addressed.
- 3,800 square feet is not appropriate for this lot, which continues to be a problem with this home, should be around 3,300 square feet.
- Recommends moving the home back from the front property line, prefers encroaching into the rear yard setback instead of the front yard.
- Driveway gate needs to be more transparent
- Incorporate different materials to break up the mass and soften it.

Laura Dewar

- The home still feels large, the massing is too much
- Appreciates the reduction in height
- Shifting the building back might help with the mass
- The primary bedroom at the back is too tall.
- Add more landscaping to help soften and screen.

Joey Buckingham

- Thanks for the reduction in height and complying with square footage
- Does not remember the porch being roofed, and is questioning the extra 500 square footage
- The house looks too big, too much floor area.
- The modern design does not fit into the vintage look of the street.
- Lower the plate height one more foot on each floor
- Design needs to be warmed up, it is cold and stucco.
- Add vertical or horizontal wood siding, the tall elevations could be a warmer finish.
- More wood on the facades.
- Suggested design features for the front of the home.
- Square footage is too much, and the massing is too much.

b. 78 Shady Lane (A.P.N. 073-101-41)
Property Address: 78 Shady Lane
Applicant: Tatyana Mironova
Property Owner: Kim Victoria/Mironova Tatyana

Project Summary: The applicant is requesting approval of Design Review, Demolition and a Variance for a major renovation and remodel to the existing single-family dwelling. The project includes demolishing the existing 580 square foot carport. The project proposes construction of a new 391 square foot garage in the side and rear yard setbacks. Two separate additions are proposed on the second story, a 117 square foot addition is proposed above an existing first floor roof on the right side of the home, and a 19 square

foot addition is proposed on the left side, also above a roof eve and a small addition on the second story.

Director Markwick introduced the project.
Architect, Will Jones introduced the project and answered questions from the ADR members.

Vice Chair Buckingham opened the public forum. Cheryl Unterrmann, 1 Locust Avenue spoke and objected to the project, privacy, light, mass and bulk proposed are too close to her property and will impact her. Janet Redfield, 80 Shady Lane, opposed the project, specifically the garage proposed in the setback.

Steven Sutro

- Okay with the swapping of floor area for floor area.
- Does not have an issue with the second story addition, thinks the volume on top is okay.
- The porch changes are great, supports the volumetric change.
- The garage in the setback, and exacerbating a non-conformity is not supported.

Joey Buckingham

- The garage in the setback, and exacerbating a non-conformity which she cannot support
- Second story additions are reasonable, it needs to be modernized. Makes sense.
- The design should mimic the charm of the existing. The west elevation needs more windows and different finishes that are more charming.
- Project needs a very detailed landscape plan
- Is okay with the garage 4 feet from the side setback and 10 feet from the rear.

Laura Dewar

- Supports the additions to the main house.
- The garage is too close to the neighbors house. The garage is okay encroaching into the side yard setback but should be moved to 10 feet from the rear yard property line.

c. 24 Allen Avenue (A.P.N. 073-261-38)
Property Owner: Warren and Robin Luhning
Applicant: Imprints Landscape Architecture
Project Summary: The applicant requests approval of Design Review to remodel and relocate an existing deck; construct a new in-ground pool; construct a patio, arbor, fire pit, pool equipment room, and recreation court; and install new landscaping. A Variance is required to allow the proposed renovation and new construction to deviate from setback standards.

Mark Kruttschnitt

- Appreciates the homeowner's great neighborhood relationships.
- Is okay with the pool, none of the neighbor's care, however the Town Council has to be comfortable with the Variance findings.

Steven Sutro

- The pool is surrounded by garages on the adjacent properties.
- Can recommend approval based on the context of the site and neighborhood

Mark Fritts

- Does not think the lot supports the pool, does not typically support pools in the setbacks.
- Cannot make findings for the pool in the setbacks, based on the town guidelines.
- Encourages the Town to review the code and make guidelines for pools in the setbacks.

Joey Buckingham

- Agrees with Mark F.
- Lot is too small to support the pool
- Thinks Town Council needs to amend codes to allow pools in the setbacks.

d. 2 De Witt (APN 073-201-09)

Property Owner: Tom and Linda Coates
Applicant: David Kotzebue
Project Summary: The applicant requests approval of Demolition and Design Review to demolish the existing two-story single family home, detached garage, cabana, and tennis court. The project proposes to construct a new two-story single family home, detached garage, pool house and Accessory Dwelling Unit (ADU). The project also proposes new landscaping and hardscape throughout the property, including a new driveway, walkway, and pool.
Director Markwick summarized the project.
Project architect Kotzebue and Landscape Architect Michael Yandle introduced and summarized the project and reviewed the advice that was given to the applicant. ADR members asked questions and the Mr. Swearengen provided information.
Chair Kruttschnitt opened the public forum. There were no comments made during the open forum.

Joey Buckingham

- Beautiful plan, likes that it is out of the setbacks
- There is a lot of one material in white, approaching the size of a hotel
- Can the home be softened, stone for example
- Consider a more elegant roof material like slate, not metal, add copper rain gutters
- Beautifully set on the landscape

Stephen Sutro

- Agree with Joey completely, can recommend approval.
- Round copper gutters would give substance, just a suggestion.

Mark Fritts

- The scale is large, the main hall seems very large. Gutters might help from the exterior, or other materials.
- Encourage a low profile on the roof of the ADU.
- Can the scale be reduced?
- Loves the entrance off of Shady, can support the project.

Mark Kruttschnitt

- Agrees with other members
  - More articulation in the exterior
  - Roof materials could be changed
  - Supports the project as designed.

5. Conceptual Advisory Design Review.

a. 0 Bellagio (APN 072-031-04)

Property Owner: Shadi Aboukhater
Applicant: Winder Gibson Architects
Project Summary: The applicant requests a pre-application review and recommendation on the preliminary design for a new construction single-family home. There are no structures currently on the existing undeveloped site. The project includes a new 2-story home with 5 bedrooms and 4 baths, a pool, a 3-car garage (with one additional uncovered parking space), and an attached ADU below the main house.

The Architect summarized the project for the ADR, the public hearing was open, and no one wished to speak.

Steve Sutro

- Not sure if he can support the non-conforming height, however, can support the rest of the project.

Joey Buckingham

- Partial to this style of the home
- Likes the gable roof and the natural materials
- Is okay with the retaining walls
- No findings to exceed the allowable height limit
- Suggested moving the ADU
- Right side of the house is proportionally too tall and big

Mark Fritts

- Agrees with Joey and Stephen
- Can not support a Variance for height

- Articulation of the wing on the right needs some work.

b. 3 Skyland Way (APN 072-211-12)

Property Owner: Stephen and Hanna Ensley
Applicant: Historical Concepts Architecture and Planning
Project Summary: The applicant requests pre-application review and recommendation on preliminary design for demolition of the existing house, pool, pool pavilion, and drives. Proposed new construction for a single family-residence to include: main house with attached garage, detached garage, detached guest house, pool, drives, and garden

The architects discussed the project, and the public hearing was open, and no one wished to speak.

A Code discussion about a non-conforming structure, and a non-conforming permit, versus a Variance for the height of the structure took place. The ADR recommended that they do not ask for a Variance.

The ADR discussed allowing a garage in the rear, and that the structure is required to look like a garage.

6. Communications

a. Staff

b. ADR Group Members

7. Adjournment

Chair Kruttschnitt adjourned the meeting at 9:30 PM.

ATTACHMENT 5

Linda Lopez

From: Bill Poland <BPoland@baywestgroup.net>
Sent: Thursday, August 11, 2022 5:08 PM
To: designreview; Rebecca Markwick
Cc: Bill Poland; Mary Poland
Subject: 2 Dewitt Dr.; APN 073 – 201 – 09

Dear Committee and Rebecca,

The Poland's have studied the plans and viewed the story poles. We think the new project proposed is excellent and we strongly support its development. Our home is at 4 DeWitt Dr. Please let us know if you have any questions.

All the best, Bill and Mary

Bill R. Poland
Bay West Group
2175 Francisco Blvd. E, Suite G
San Rafael, CA 94901
(415) 552-7700
bpoland@baywestgroup.net

Linda Lopez

From: Erin Mozaffarian <eringmoz@gmail.com>
Sent: Sunday, August 14, 2022 9:24 PM
To: Rebecca Markwick; designreview
Cc: Darius Mozaffarian
Subject: Letter of Support for 2 De Witt

Dear Ms. Markwick and the ADR Group,

We are writing to confirm our support for Tom and Linda Coates' home project plans at 2 De Witt Drive, which borders our property at 1 Ames Ave. We have reviewed their plans and we think that the project looks beautiful and the house will be a great asset to our neighborhood.

Tom and Linda have been very proactive about working together as neighbors to discuss the project, appropriate privacy screening, and landscaping, which we greatly appreciate.

We recommend approval to the Town Council.

Regards,

Erin and Darius Mozaffarian

1 Ames Ave.

Linda Lopez

From: Lionel F. Conacher <lionelf@conacher.com>
Sent: Monday, August 15, 2022 5:18 PM
To: Rebecca Markwick
Cc: Joan Dea; Linda Coates; Tom Coates
Subject: Coates DeWitt project

Dear Rebecca- Joan and I wanted to write and tell you that we are supportive of the Coates' project at DeWitt and have no issues with what they intend to build.

Kind regards,

Lionel Conacher
415-860-1915
3 Upper Ames Ave.