



Agenda Item No. 10a

Staff Report

Date: May 11, 2023

To: Mayor Kuhl and Council Members

From: Alex Lopez-Vega, Assistant Planner

Subject: Cieplinski Residence, 74 Baywood Avenue

Recommendation

It is recommended that the Town Council adopt Resolution No. 2302 (**Attachment 1**) approving Design Review, Hillside Lot Permit, Accessory Dwelling Unit (ADU) Permit, and a Variance for the subject project as described below.

Property Address: 74 Baywood Avenue
A.P.N.: 072-131-10
Applicant: Paz Studio
Property Owner: Michael and Renad Cieplinski
Zoning: R-1:B-5A
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate Risk)

Project Data

| | Code Standard | Existing | Proposed |
|-------------------------|---------------|------------------|---|
| Lot Area | 5 Acre | 27,900 SF | No change |
| Floor Area (FAR) | 10% | 3,506 SF (12.5%) | 3,506 SF House ADU 1,000 SF 142 SF Counted Towards FAR Total 3,648 SF (13%) |

| | Code Standard | Existing | Proposed |
|------------------------------------|--|------------------|---------------------------|
| Building Coverage | 10% | 3,377 SF (12.1%) | 3,397 SF (12.2%) |
| Front Setback | 25' | 35' 11" | No Change |
| Left Side Setback | 45' | -8' 6" | No Change Pool 29' 10" |
| Right Side Setback | 45' | 41' 7" | No Change Pool 37' |
| Rear Setback | 70' | 195' 5" | No Change |
| Building Height | 30' | 23' 11" | No Change |
| Parking | 4 (2 Covered) | 5 (2 Covered) | 5 (2 Covered) |
| Impervious Surface Coverage | Minimize and/or mitigate for any increase. | 4,256 SF | 5,985 SF |

Project Description:

The applicant requests approval for Design Review, Hillside Lot Permit, an Accessory Dwelling Unit (ADU) permit, and a Variance. The project includes remodeling and renovating of the existing single-family home, a new detached 1,000 square foot ADU, new swimming pool and retaining walls. The Variance is required to exceed the allowable floor area and lot coverage due to the square footage of the ADU. A Variance is also required to construct a new pool within the side yard setbacks. New landscaping and hardscape are being proposed throughout the property.

The project will consist of minor interior and exterior renovations to the existing single-family residence to include new exterior doors and windows, relocating the entry door, and new paint. The project proposes the removal of the stone skirt at the base of the existing structure, demolition of the 58 square foot garden storage attached to the house and to use the additional square footage (58 SF) toward the proposed ADU. The project also proposes a 40-ft by 16-ft swimming pool/spa and new retaining walls associated with the pool and patio. The retaining wall height will be a maximum of four feet tall. A new landscape plan, including drought tolerant plantings, is also included. In order to offset the increase into the impervious surfaces the applicant is proposing a dry well dissipator.

The project is designed with high-quality materials, natural wood siding and stone, and improved window glazing for the existing residence. Other materials include asphalt shingles (grey color) and dark grey standing seam metal roof for the ADU, light stained wood IPE decking, black aluminum clad windows, and black aluminum downcast exterior light fixtures. The retaining walls will be constructed out of concrete with a smoot trowel or board formed finish.

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

The proposed project is subject to the following permit approval:

- **Design Review Permit is required pursuant to RMC Section 18.41.010** to allow for construction of a new building exceeding 200 square feet of a new floor area; fences and gates greater than 48" in height adjacent to the street right-of-way; a project resulting in more than 50 cubic yards of grading or filling; a project resulting in over 1,000 square feet of new impervious landscape surface; and redevelopment, rehabilitation, and/or renovation of existing landscape over 2,500 square feet.
- **Variances are required pursuant to RMC 18.48.010** to exceed the allowable floor area/building coverage and to construct a new pool within the side yard setbacks.
- **Hillside Permit is required for lots with a slope of 30 percent or more, pursuant to RMC Section 18.39.020.**
- **ADU Exception to Floor Area and/or Building Coverage is required pursuant to RMC Section 18.42.065** to grant a newly constructed 1,000 SF ADU. The town council may grant an exception to allow the nonconforming floor area and/or building coverage of an ADU to exceed 800 square feet up to 1,200 square feet.

Background

The project site consist of a 1950's ranch-style single-family residence on a 27,900 square-foot steeply sloping lot on Baywood Avenue. The residence has legal nonconforming setbacks. The applicant has an existing deed and easement agreement to continue the use of the existing driveway, garage, patio and side yard with the neighbors at 78 Baywood Avenue. The project does not include any improvements that are within the deed area. The subject site has an average slope that is greater than 30%.

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.

On March 21, 2023, the Advisory Design Review group (ADR) unanimously recommended that the 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. The ADR members indicated that the new ADU was well designed and will be a lovely addition, and that the development was in character with the neighborhood and Town of Ross.

Draft minutes of the March 21, 2023, ADR meeting are included as **Attachment 4**.

Discussion

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

Design Review

Design Review is intended 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 for all new development which harmonizes style, intensity and type of construction with the natural environment and respects the unique needs and features of each site and area; preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross, and maintain the serene, quiet character of the town's neighborhoods; and preserve lands which are unique environmental resources including scenic resources (ridgelines, hillsides and trees), vegetation and wildlife habitat, creeks, threatened and endangered species habitat, open space and areas necessary to protect community health and safety.

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. 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.

Hillside Lot Permit

Hillside areas are defined as parcels which have a slope of thirty percent or greater or are wholly or partially within Hazard Zones 3 or 4 as identified on the Town slope stability map. The purpose of Hillside designation includes: preserve significant features of the natural environment including watersheds, watercourses, canyons, knolls, ridgelines and rock outcroppings and minimize disturbance to the natural terrain; protect steep slopes, creeks, significant native vegetation, wildlife and other environmental resources; ensure that development will not create or increase fire, flood, slide or other hazards to public health and safety; protect the public health, safety and general welfare and the property of people in the vicinity of steep hillside building sites; and reduce the visual impacts of construction on hillsides and encourage building designs compatible with hillside areas.

Pursuant to Section 18.39.20 (b), the proposed project requires a Hillside Lot Permit for a project encroaching within the minimum required side yard setback.

Staff recommends approval of the Hillside Lot Permit as summarized below and by the findings in Exhibit "A" in the attached Resolution.

The proposed project protects and preserves public and private open space; significant features of the natural environment; and steep slopes, creeks, significant native vegetation, wildlife and other environmental resources. Development is limited to a level consistent with available public services and road access that can be reasonably provided to and within the parcel. Development will not create or increase fire, flood, slide or other hazards to public health and safety. The project proposes a nonconformity permit to convert the existing nonconforming guest house basement structure into a gym and bathroom. Consistent with Chapter 18.48, findings are recommended to support the requested nonconforming permit to allow for the proposed setback encroachments on a Hillside Lot.

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 1,000 square foot accessory dwelling unit. At its discretion, the Town Council may grant exceptions.

The Town Council may grant an exception described 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:

- **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 1,000 square foot accessory dwelling unit is not visible from the road; it is set back 25 feet from the closest property line and will blend into the existing surroundings and will not create a significant adverse impact in the surrounding neighborhood.

- **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 so as to not impact any adjacent properties. The adjacent property to the east of the proposed new ADU is the Quail Hill Estate which sits on a hill. Additionally, 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.

Variance

Pursuant to RMC Section 18.48.010, where practical difficulties, unnecessary hardships and results inconsistent with the general purpose of the zoning ordinance may result from the strict application of certain provisions thereof, variances, exceptions and adjustments may be granted, by the Town Council in appropriate cases, after public notice and hearing as provided in the zoning ordinance. Variances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

In accordance with RMC Section 18.48.010 (c), a Variance is recommended for approval to construct a pool within the side yard setback and to exceed the allowable floor area and lot coverage based on the following mandatory findings:

1) That there are special circumstances or conditions applicable to the land, building or use referred to in the application.

Analysis: The special circumstances and conditions applicable to the land include the substandard lot size of less than an acre, which is much less than the minimum lot size of five acres for the district. The subject property is subject to development standards that are more applicable to five-acres lots, to include building coverage, floor area, and setbacks which are more restrictive than would typically apply to an equivalent lot located in a conforming zoning district. The special circumstances and conditions applicable to the land also include the irregular lot shape, the steep slope of the property, and the existing development pattern on the property including nonconforming setbacks and nonconforming building coverage, which make it difficult to construct new improvements that are entirely compliant with the minimum required yard setbacks and maximum allowed building coverage. The special circumstances and conditions applicable to the land also include the fact that the land has an existing deed and easement to allow for the structure to be located over the property line and no new additions to be proposed that would expand the existing footprint.

2) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights.

Analysis: Pools and associated landscape improvements are commonly enjoyed by owners of residential properties in the immediate vicinity, therefore the pool is being proposed in the side yard setbacks. The allowable floor area and Lot coverage does not meet the zoning regulations, the lot on 74 Baywood is much smaller than the minimum lot size required for zoning districts on R-1:B-5A, 74 Baywood Avenue sits on 27,900 SF, where the minimum lot area is 5 acres. Granting

of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

3) That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Analysis: The proposed new pool, additional floor area and lot coverage would not adversely affect the health and safety of nearby residents as the existing mature landscaping and shrubs will provide visual screening from adjacent properties. The project would also be constructed in compliance with the building code and fire codes and all conditions of approval.

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 is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities), because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Public Comment

Public Notices were mailed to property owners within 500 feet of the project site 10 days prior to the meeting date and no comments were received at the time of writing this report.

Attachments

1. Resolution No. 2302
2. Project Plans
3. Project Application and Materials
4. Draft ADR Meeting Minutes, March 21, 2023

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2302

RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW, ACCESSORY DWELLING UNIT (ADU), HILLSIDE LOT PERMIT, AND A VARIANCE TO EXCEED THE ALLOWABLE FLOOR AREA AND LOT COVERAGE, CONSTRUCT A NEW DETACHED 1,000 SQUARE-FOOT ADU, AND TO CONSTRUCT A NEW POOL LOCATED AT 74 BAYWOOD AVENUE A.P.N. 072-131-10

WHEREAS, applicant Paz Studio, on behalf of property owners Michael and Renad Cieplinski has submitted an application requesting approval of Design Review, Accessory Dwelling Unit (ADU), Hillside Lot Permit, and a Variance to exceed the allowable floor area and lot coverage, to construct a new detached 1,000 square-foot ADU and new pool within the side yard setbacks at 74 Baywood Avenue APN 072-131-10 (herein referred to as “the Project”).

WHEREAS, the Project is determined to be exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities), because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and

WHEREAS, on May 11, 2023, 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, and a Demolition 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 11th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

P. Beach Kuhl, Mayor

ATTEST:

Cyndie Martel, Town Clerk

EXHIBIT "A"
FINDINGS
74 Baywood Avenue
A.P.N. 072-131-10

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," very 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.

II. In accordance with Ross Municipal Code Section 18.39.060, Hillside Lot Permit is approved based on the following mandatory findings:

(1). The project complies with the stated purposes of Chapter 18.39.

The proposed project protects and preserves public and private open space; significant features of the natural environment; and steep slopes, creeks, significant native vegetation, wildlife and other environmental resources. Development is limited to a level consistent with available public services and road access that can be reasonably provided to and within the parcel. Development will not create or increase fire, flood, slide or other hazards to public health and safety.

(2). The project complies with the development regulations of Section 18.39.090, or that the Town Council has considered and approved a variance.

Graded slopes do not exceed 2:1. Development adheres to the wildland urban interface building standards within the California Building Standards Code. The project would produce no net increase in peak runoff from the site compared to pre-project conditions. Consistent with Chapter 18.48, findings are recommended to support the requested variances to allow for the proposed setback encroachments on a Hillside Lot.

(3). The project substantially conforms to the hillside development guidelines in Section 18.39.090.

Architectural design complements the form of the natural landscape. Design is well-articulated to minimize the appearance of bulk. Materials and colors are of subdued tones to blend with the natural landscape. The new pool design and the placement conform to the natural contours of the site. Development minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.

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 encroachment into the setback will not create a significant adverse impact on any adjacent properties and there will be no view or privacy impacts to the neighboring properties.

IV. In accordance with Ross Municipal Code (RMC) Section 18.48.010(c), Variance is approved based on the following mandatory findings:

a) That there are special circumstances or conditions applicable to the land, building or use referred to in the application.

The special circumstances and conditions applicable to the land include the substandard lot size of less than an acre, which is much less than the minimum lot size of five acres for the district. The subject property is subject to development standards that are more applicable to five-acres lots, to include building coverage, floor area, and setbacks which are more restrictive than would typically apply to an equivalent lot located in a conforming zoning district. The special circumstances and conditions applicable to the land also include the irregular lot shape, the steep slope of the property, and the existing development pattern on the property including nonconforming setbacks and nonconforming building coverage, which make it difficult to construct new improvements that are entirely compliant with the minimum required yard setbacks and maximum allowed building coverage. The special circumstances and conditions applicable to the land also include the fact that the land has an existing deed and easement to allow for the structure to be located over the property line and no new additions to be proposed that would expand the existing footprint.

b) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights.

Pools and associated landscape improvements are commonly enjoyed by owners of residential properties in the immediate vicinity, therefore the pool is being proposed in the side yard setbacks. The allowable floor area and Lot coverage does not meet the zoning regulations, the lot on 74 Baywood is much smaller than the minimum lot size required for zoning districts on R-1:B-5A, 74 Baywood Avenue sits on 27,900 SF, where the minimum lot area is 5 acres. Granting of the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

c) That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The proposed new pool, additional floor area and lot coverage would not adversely affect the health and safety of nearby residents as the existing mature landscaping and shrubs will provide visual screening from adjacent properties. The project would also be constructed in compliance with the building code and fire codes and all conditions of approval.

EXHIBIT “B”
CONDITIONS OF APPROVAL
74 Baywood Avenue
A.P.N. 072-131-10

1. The building permit shall substantially conform to the plans entitled, “Cieplinski Residence” and dated 3/21/2023, and reviewed and approved by the Town Council on May 11, 2023
2. 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.
3. 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.
4. The Project shall comply with the Fire Code and all requirements of the Ross Valley Fire Department (RVFD).
5. 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.
6. 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.
7. A Tree Permit shall not be issued until the project grading or building permit is issued.
8. 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 a 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.
9. 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

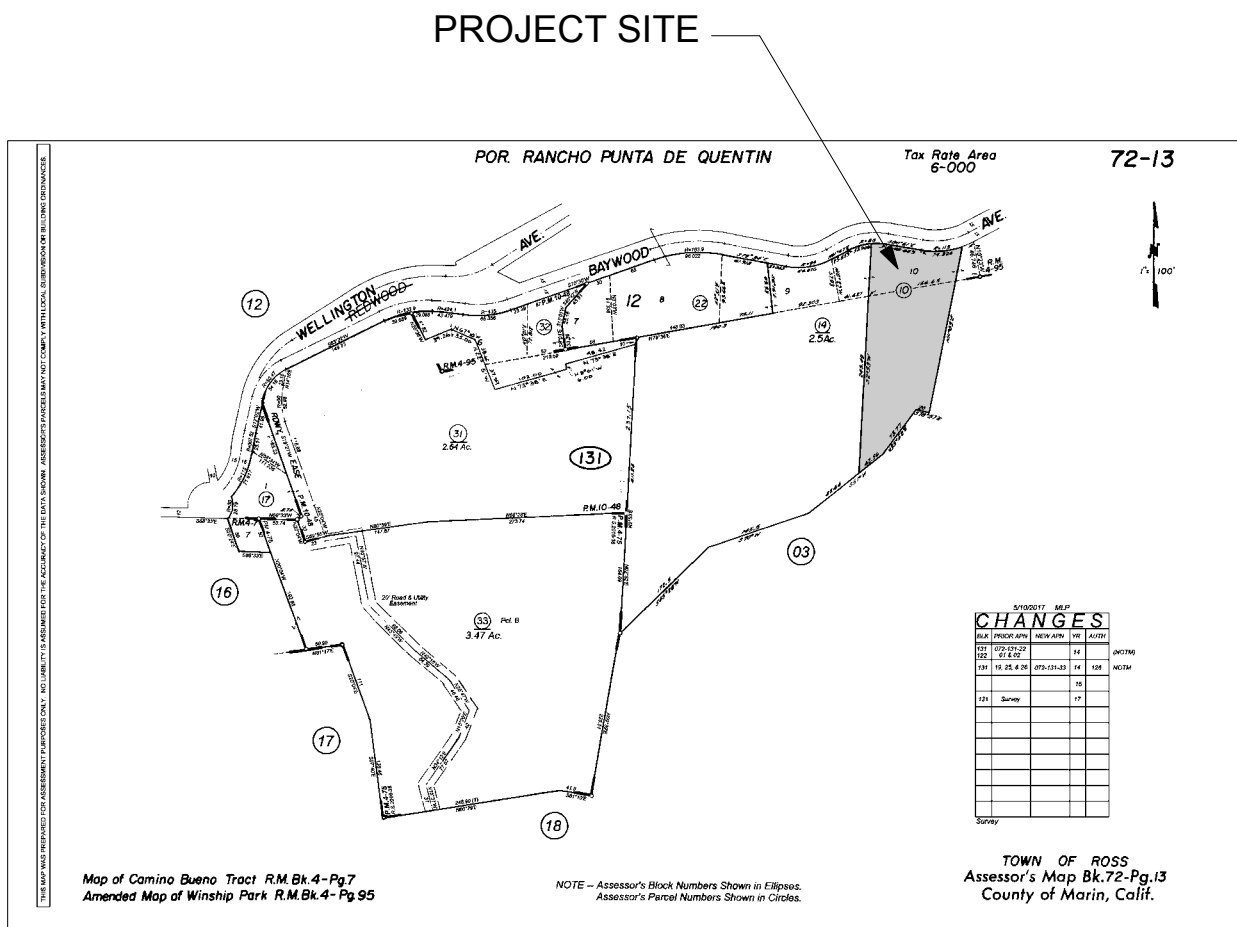
CIEPLINSKI RESIDENCE

74 BAYWOOD AVENUE
ROSS CA 94957

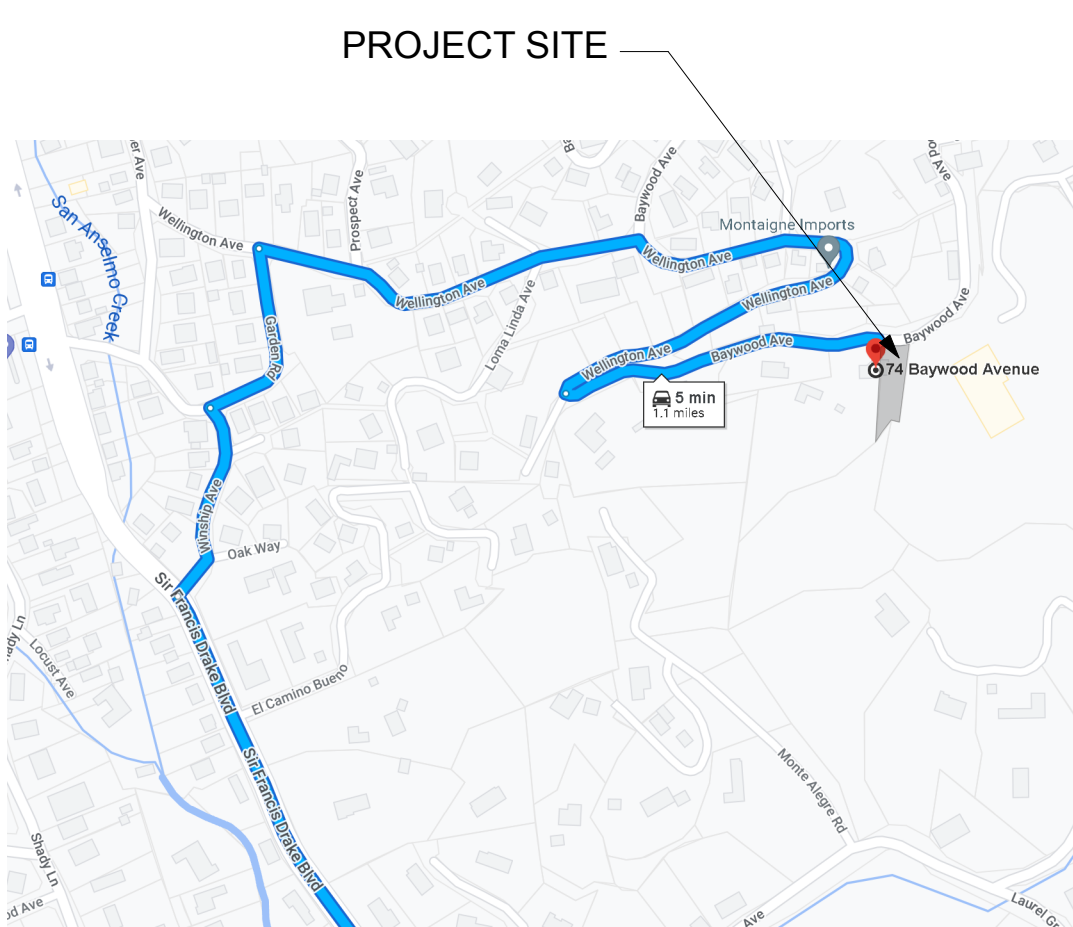
BUILDING PERMIT SET
12/09/22



ASSESSOR'S MAP



VICINITY MAP



PROJECT DATA

| | | |
|---|------------------------|-------------------------|
| APN / LOT 072-131-10 | CONSTRUCTION TYP VB | FEMA 100 YR FLOOD NO |
| LOT SIZE 27,900 SF | OCCUPANCY TYPE R-3 | |
| ZONING CODE R-1:B-5A HILLSIDE LOT 0-3500 SF | WUI AREA YES | |

SCOPE OF WORK

1. PAINT EXISTING SIDING, REMOVE STONE VENEER SKIRTING, DEMO OF GARDEN STORAGE
2. RELOCATE ENTRY DOOR
3. NEW WINDOWS AT KITCHEN & DINING
4. NEW EXTERIOR DOORS AT REAR DECK
5. REMODEL KITCHEN AND ADD PANTRY
6. DEMO + RELOCATE INTERIOR WALLS
7. NEW DECK, POOL, & LANDSCAPE IMPROVEMENTS TO INCLUDE RETAINING WALLS AT TERRACING
8. NEW 1000 SF ADU

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (OEC)
- 2022 CALIFORNIA BUILDING ENERGY STANDARDS -TITLE 24
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA FIRE CODE

SITE DATA

| PROPERTY INFORMATION: | CODE STANDARD | EXISTING | PROPOSED |
|---|---------------|---------------|---------------|
| LOT AREA | 5 ACRES | 27,900 SF | NO CHANGE |
| FLOOR AREA (ZONING) | 2790 SF | 3506 SF | 3648 SF |
| FLOOR AREA % (ZONING) | 10.0% | 12.5% | 13.1% |
| FLOOR AREA (HILLSIDE LOT)* | 1640 SF | 3506 SF | 3648 SF |
| FLOOR AREA % (HILLSIDE LOT)* | 5.9% | 12.5% | 13.1% |
| *HILLSIDE LOT MAX FL AREA FORMULA: S:44%, A:27,900 = (0.15 - 0.002(.30))27,900 - 0.005 (27,900/43,560) = 1,640 SF | | | |
| BUILDING COVERAGE | 2790 SF | 3235 SF | 3255 SF |
| BUILDING COVERAGE % | 10.0% | 11.6% | 11.7% |
| SETBACKS: | | | |
| FRONT | 25'0" | 35'11" | NO CHANGE |
| LEFT SIDE ** | 45'0" | 0 (-8'6") | NO CHANGE |
| RIGHT SIDE ** | 45'0" | 41'7" | NO CHANGE |
| REAR | 40'0" | 195'5" | NO CHANGE |
| **HILLSIDE LOT BUILDING SIZE > 3,500 SF | | | |
| ADD'L INFORMATION: | | | |
| HEIGHT | 30' | 23'7" | NO CHANGE |
| HEIGHT ADU | 16' | - | 14'0" |
| ONSITE PARKING SPACES | 4 (2 COVERED) | 5 (2 COVERED) | 5 (2 COVERED) |
| IMPERVIOUS AREA | - | 4,256 SF | 5,985 SF |

PROJECT TEAM

OWNER:
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ROSS, CA 94957
TEL:(415) 964-7770
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CONTACT: MICHAL & RENAD CIEPLINSKI

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CONTACT: COLLEEN PAZ

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CONTACT:RANDI JOHNSEN

CIVIL & STRUCTURAL ENGINEER:
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SAN FRANCISCO, CA 94122
TEL: (415) 665-5223
CELL: (415) 286-3442
E: KEVINO@KOCENGINEERING.COM
CONTACT: KEVIN O'CONNOR

SYMBOLS

- SHEET NOTE
- SHEET TITLE
- WALL TYPE
- WINDOW MARKER
- DOOR MARKER
- SECTION TAG
- ELEVATION TAG
- INTERIOR ELEVATION TAG
- PLAN DETAIL TAG
- REVISION TAG
- ALIGN WALLS OR OBJECTS
- HIDDEN/OVERHEAD LINE
- CENTERLINE
- PROPERTY LINE
- DATUM LINE

SHEET INDEX

| ARCHITECTURAL | |
|---------------|----------------------------------|
| A0.0 | COVER SHEET |
| A0.1 | FAR PLANS |
| A0.2 | MATERIAL PALETTE |
| V1.0 | SURVEY |
| A1.0 | SITE PLANS |
| A1.1 | EXISTING / DEMO PLANS |
| A1.2 | PROPOSED FLOOR PLANS |
| A1.3 | ADU PLANS |
| A2.0 | EXISTING & PROPOSED N ELEVATIONS |
| A2.1 | EXISTING & PROPOSED W ELEVATIONS |
| A2.2 | EXISTING & PROPOSED S ELEVATIONS |
| A2.3 | EXISTING & PROPOSED E ELEVATIONS |
| A2.4 | ADU ELEVATIONS |
| A3.0 | SECTIONS |
| A3.1 | SECTIONS |

| LANDSCAPE | |
|-----------|-----------------------------|
| L0.00 | INDEX & NOTES |
| L0.01 | EXISTING CONDITIONS |
| L1.00 | MATERIALS AND LIGHTING PLAN |
| L2.00 | LAYOUT PLAN |
| L3.00 | GRADING PLAN |
| L4.00 | PLANTING INDEX |
| L4.01 | PLANTING PLAN |
| L4.02 | PLANTING PALETTE |
| L5.00 | VEGETATION MANAGEMENT PLAN |
| L6.00 | DETAILS |
| L6.01 | DETAILS |
| L6.02 | DETAILS |
| L6.03 | DETAILS |
| L6.04 | DETAILS |
| L6.05 | DETAILS |
| L7.00 | IRRIGATION NOTES & LEGEND |
| L7.01 | IRRIGATION PLAN |
| L7.02 | IRRIGATION DETAILS |
| L7.03 | IRRIGATION DETAILS |
| L7.04 | IRRIGATION DETAILS |
| L7.05 | IRRIGATION WATER USE CALCS |

| CIVIL | |
|-------|---------------|
| C1 | GRADING PLAN |
| C2 | SECTIONS |
| C3 | DRAINAGE PLAN |
| C4 | AREA PLAN |

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74 BAYWOOD AVENUE

ROSS CA, 94957

APN 072-131-10

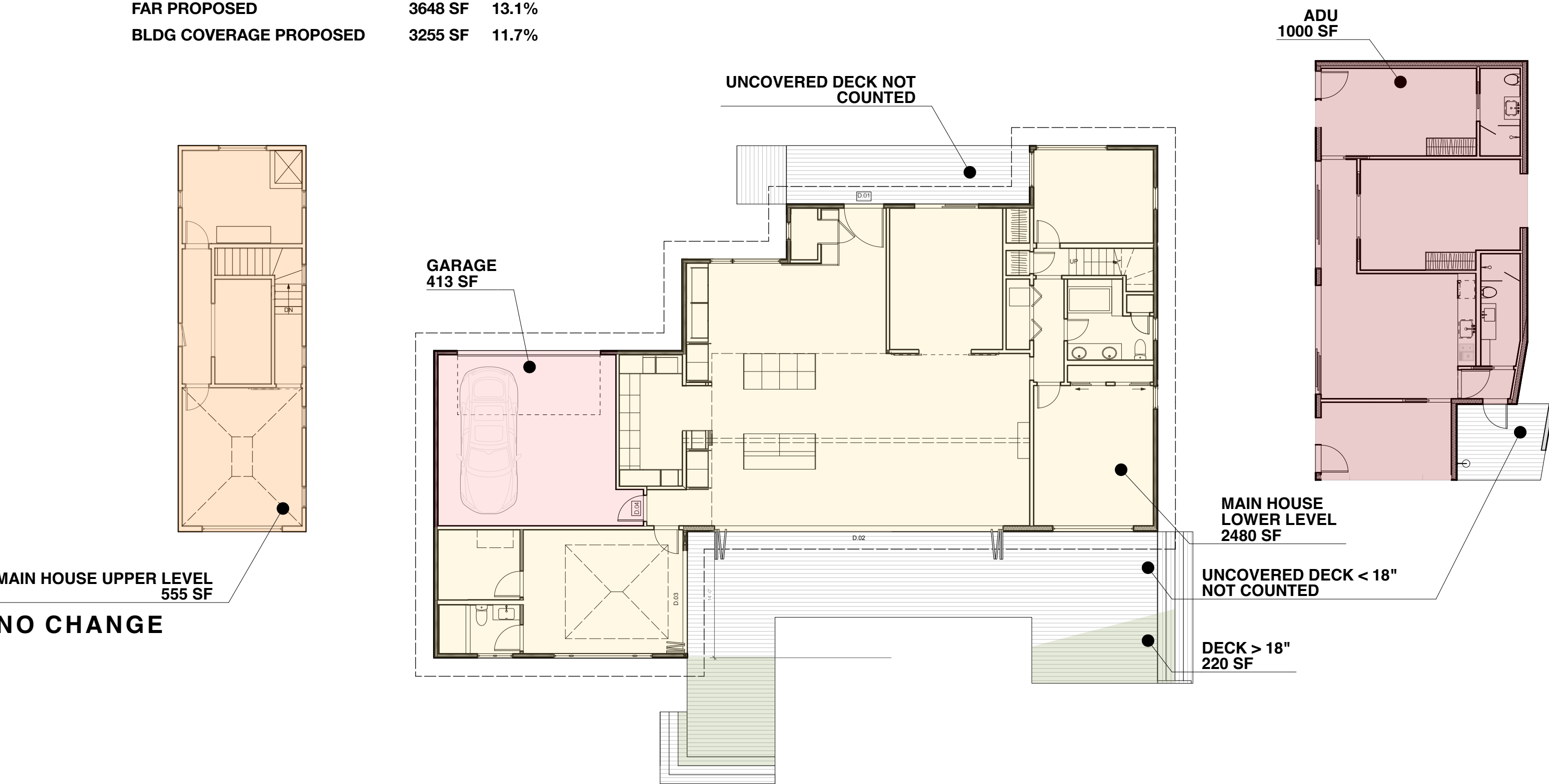
COVER SHEET

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A0.0

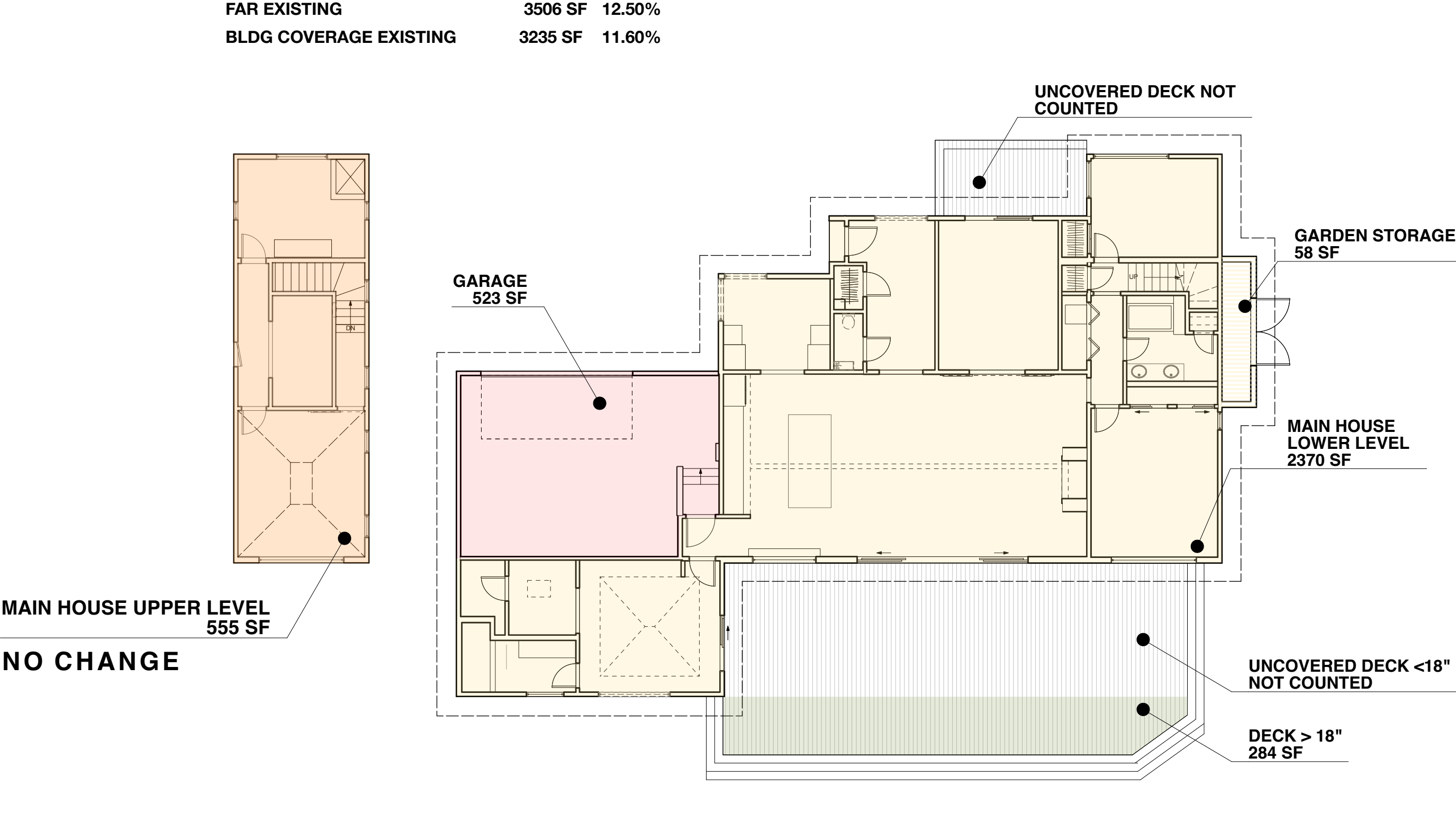
PROPOSED LOT COVERAGE

| | | |
|------------------------|----------|--------------------------|
| LOT SIZE | 27900 SF | |
| MAIN HOUSE LOWER | 2480 SF | |
| MAIN HOUSE UPPER | 555 SF | |
| GARAGE | 413 SF | |
| ADU | 200 SF | (1000 SF - 800 SF (GTD)) |
| DECK >18" | 220 SF | |
| FAR PROPOSED | 3648 SF | 13.1% |
| BLDG COVERAGE PROPOSED | 3255 SF | 11.7% |



EXISTING LOT COVERAGE

| | | |
|------------------------|----------|--------|
| LOT SIZE | 27900 SF | |
| MAIN HOUSE LOWER | 2370 SF | |
| GARDEN STORAGE | 58 SF | |
| MAIN HOUSE UPPER | 555 SF | |
| GARAGE | 523 SF | |
| DECK >18" | 284 SF | |
| FAR EXISTING | 3506 SF | 12.50% |
| BLDG COVERAGE EXISTING | 3235 SF | 11.60% |





(E) GREY SHINGLES AT ROOF

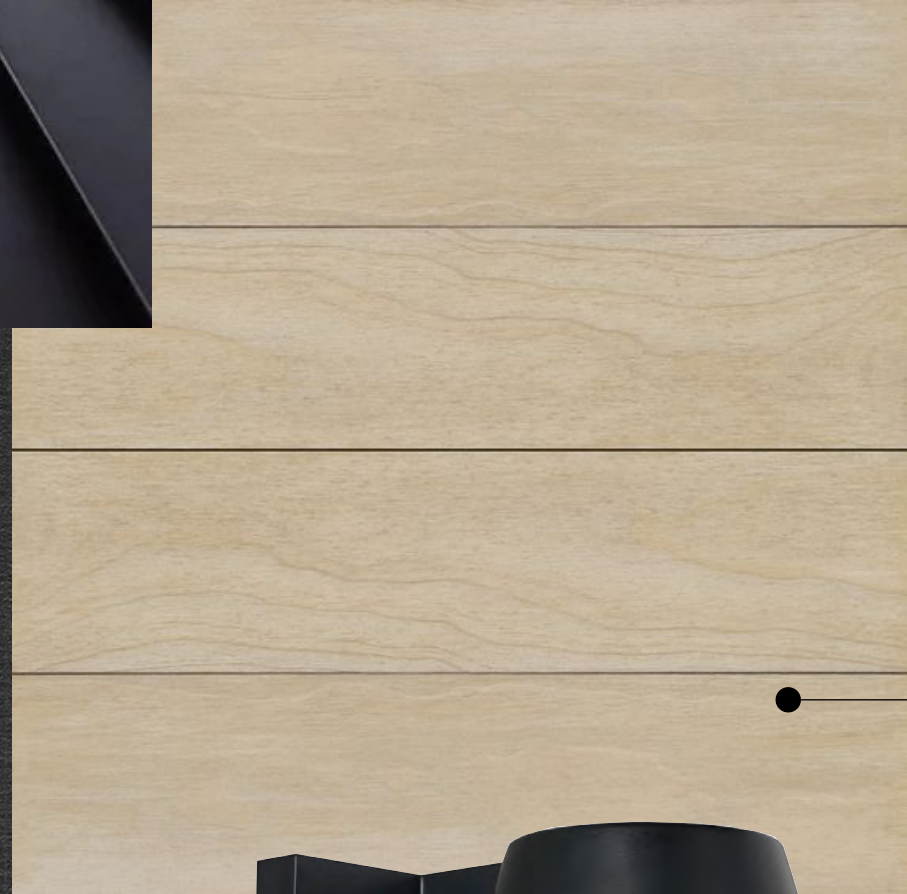
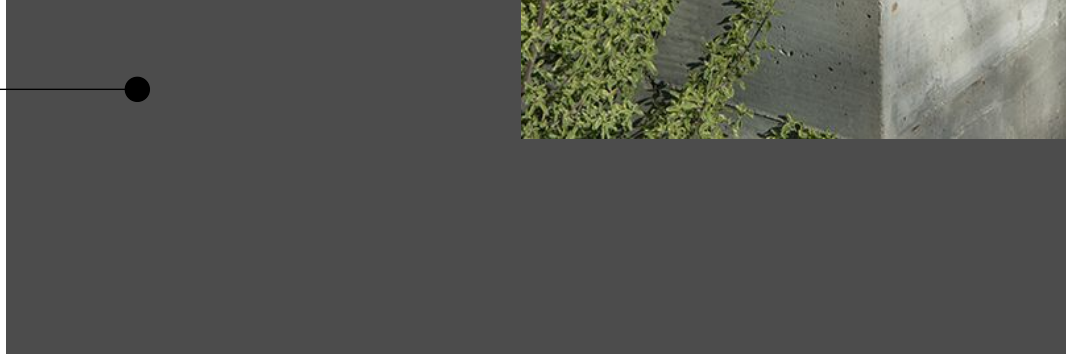
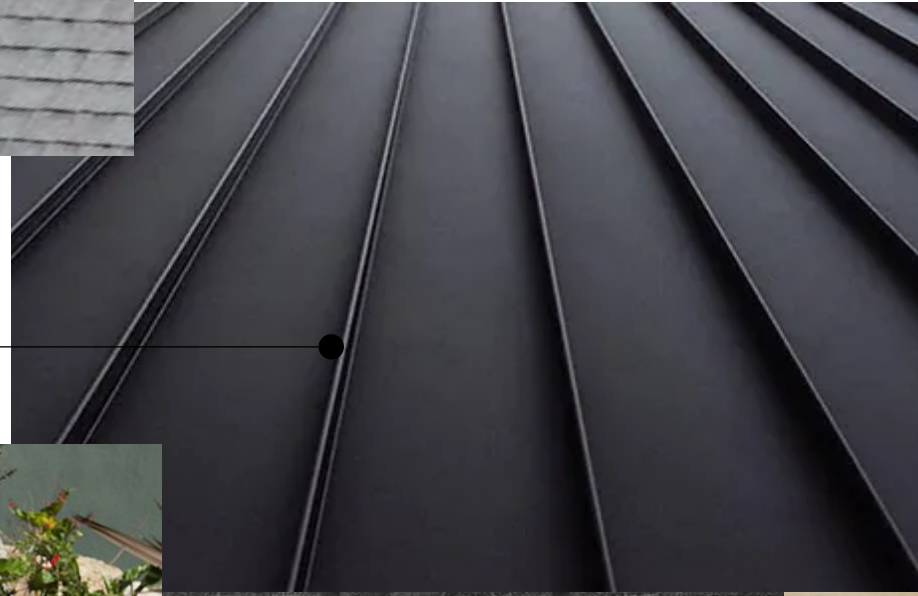
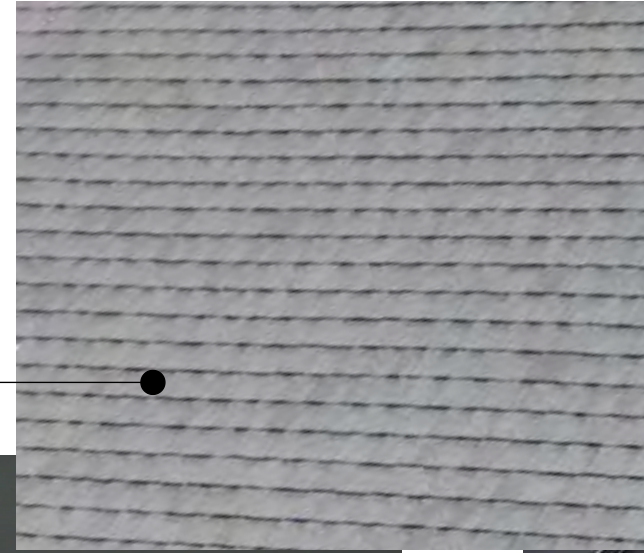
(N) DARK GREY STANDING SEAM METAL ROOF AT ADU

(N) DARK GREY PAINT AT (E) HARDIE BOARD SIDING

(N) SHOU SUGI BAN SIDING AT ADU

(N) BOARD FORMED CONCRETE PLANTER & RETAINING WALLS

DARK GREY STUCCO SIDING HOUSE & ADU



LIGHT WOOD DECK AND ACCENT SIDING

DARK SKY FRIENDLY EXTERIOR LIGHT

BLACK ALUMINUM TRIM AT WINDOWS & DOORS

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DESCRIPTION

DATE

NO.

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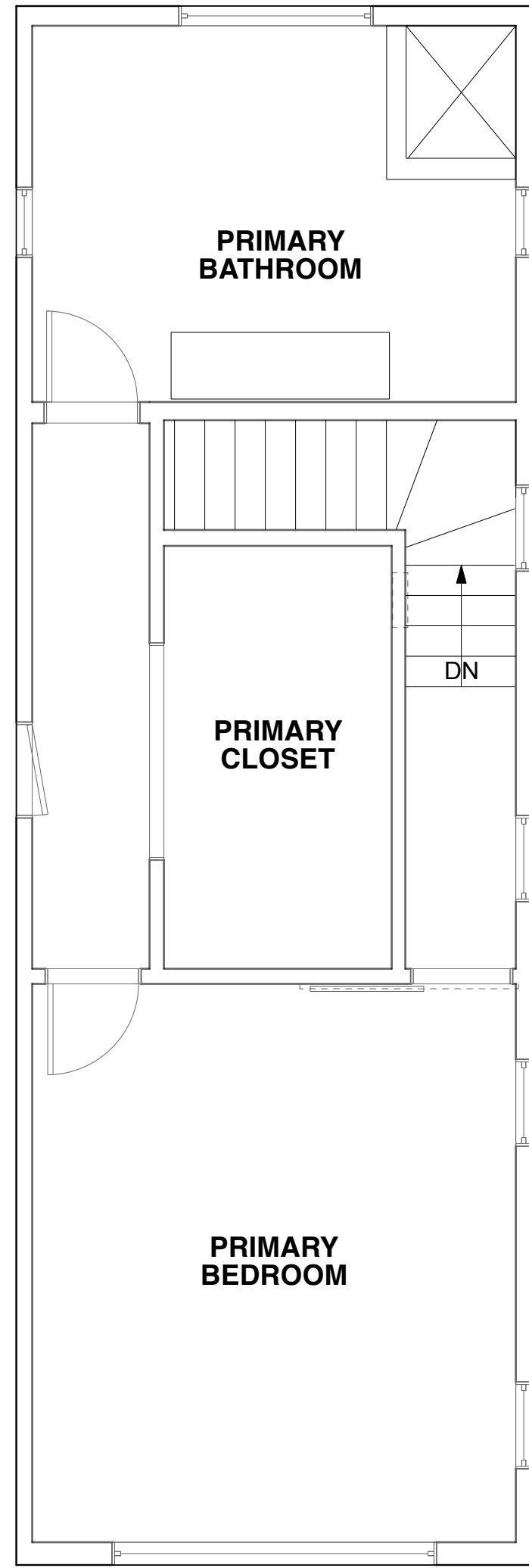
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MATERIAL PALETTE

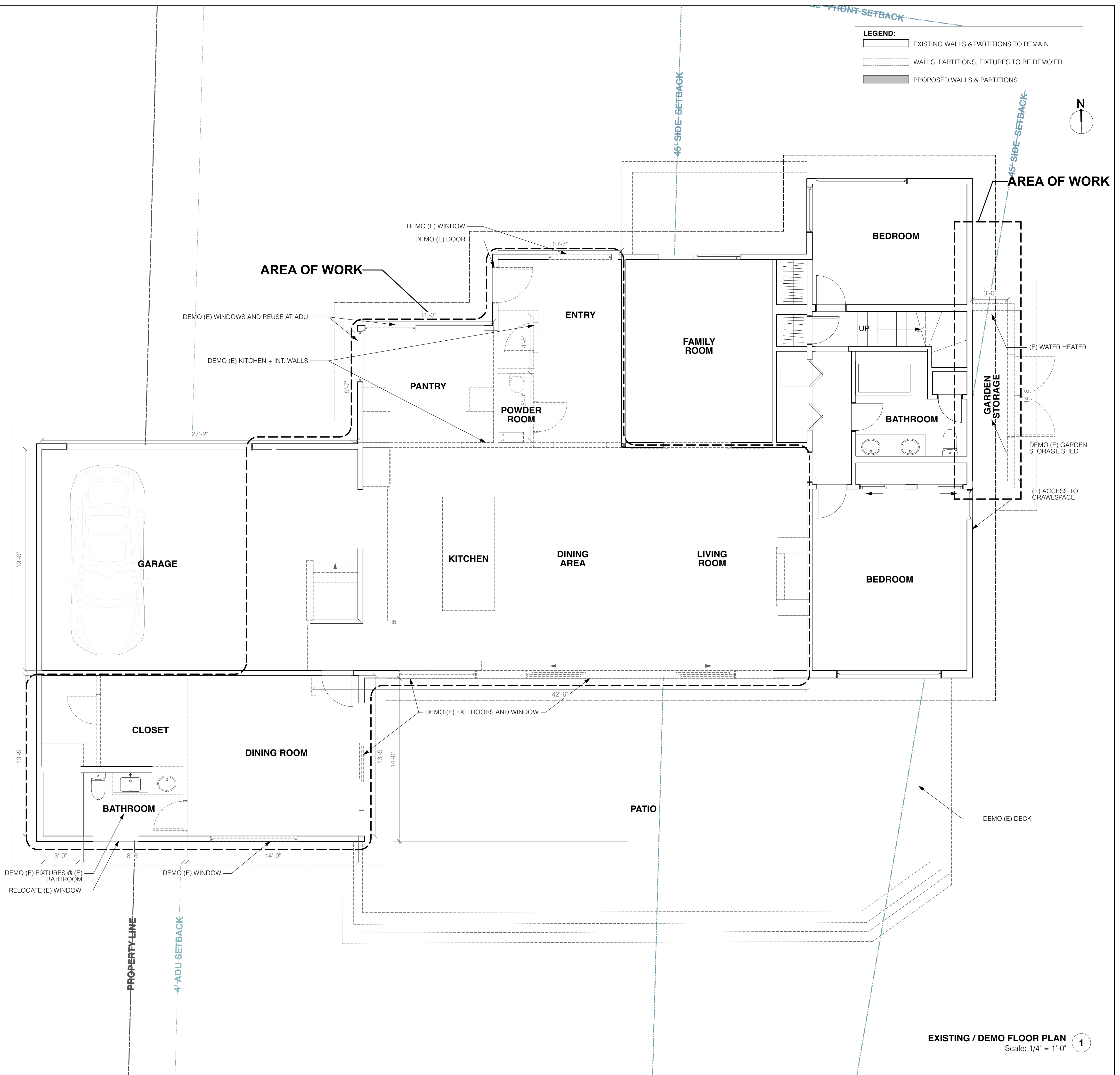
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A0.2



NO CHANGE

EXISTING UPPER FLOOR PLAN 2
Scale: 1/4" = 1'-0"



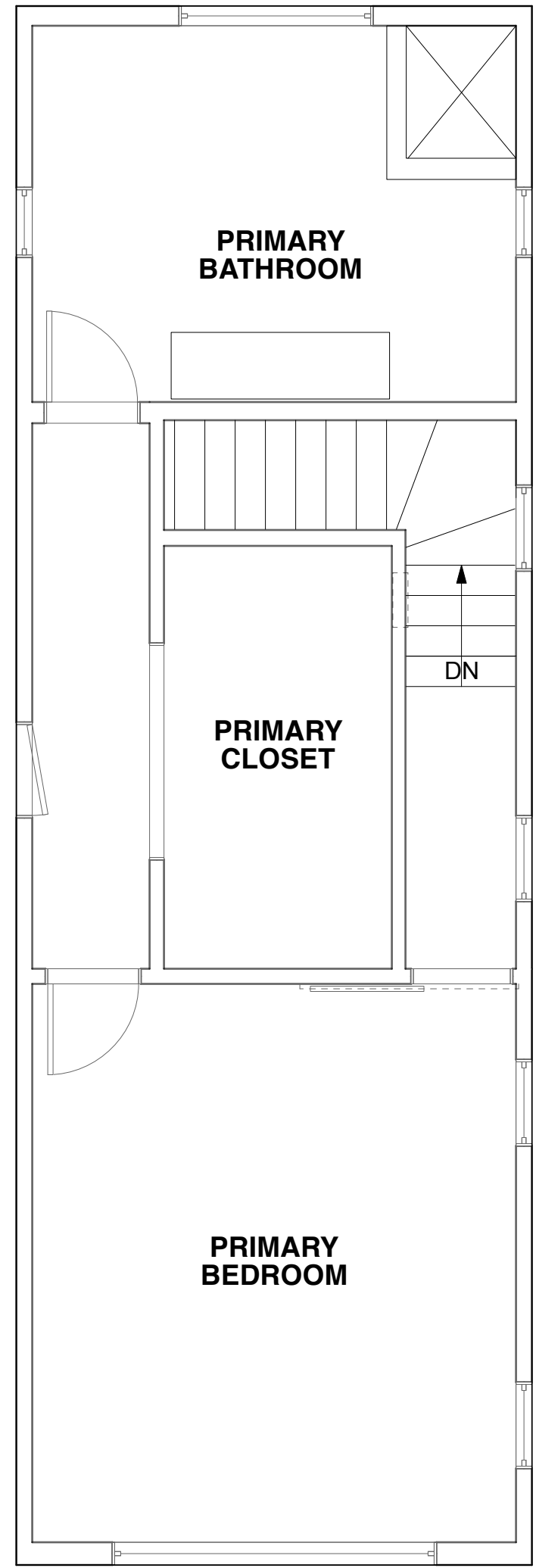
EXISTING / DEMO FLOOR PLAN 1
Scale: 1/4" = 1'-0"

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |

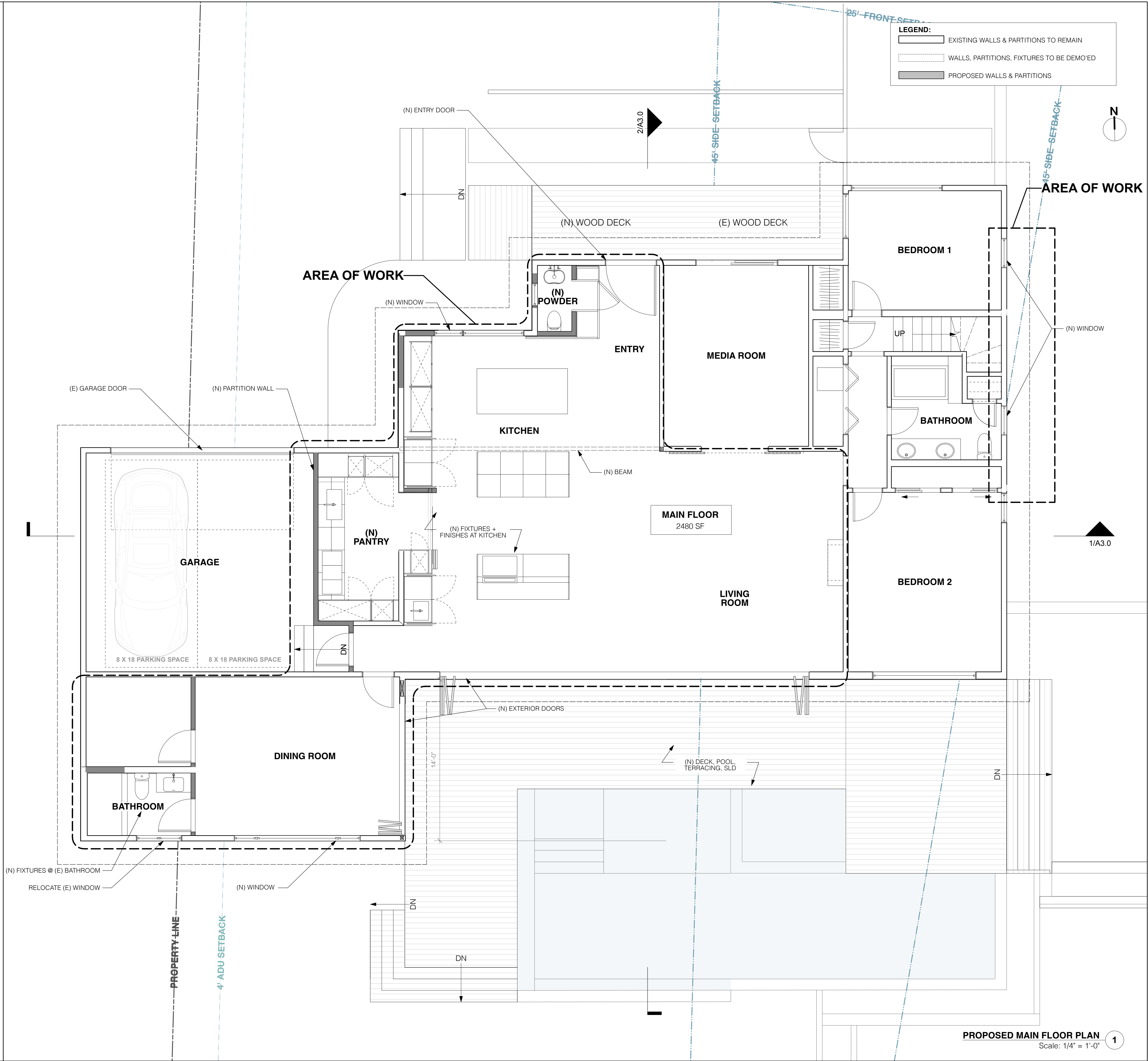
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APN 072-131-10

EXISTING DEMOLITION PLANS

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PROPOSED UPPER FLOOR PLAN 2
Scale: 1/4" = 1'-0"



PROPOSED MAIN FLOOR PLAN 1
Scale: 1/4" = 1'-0"

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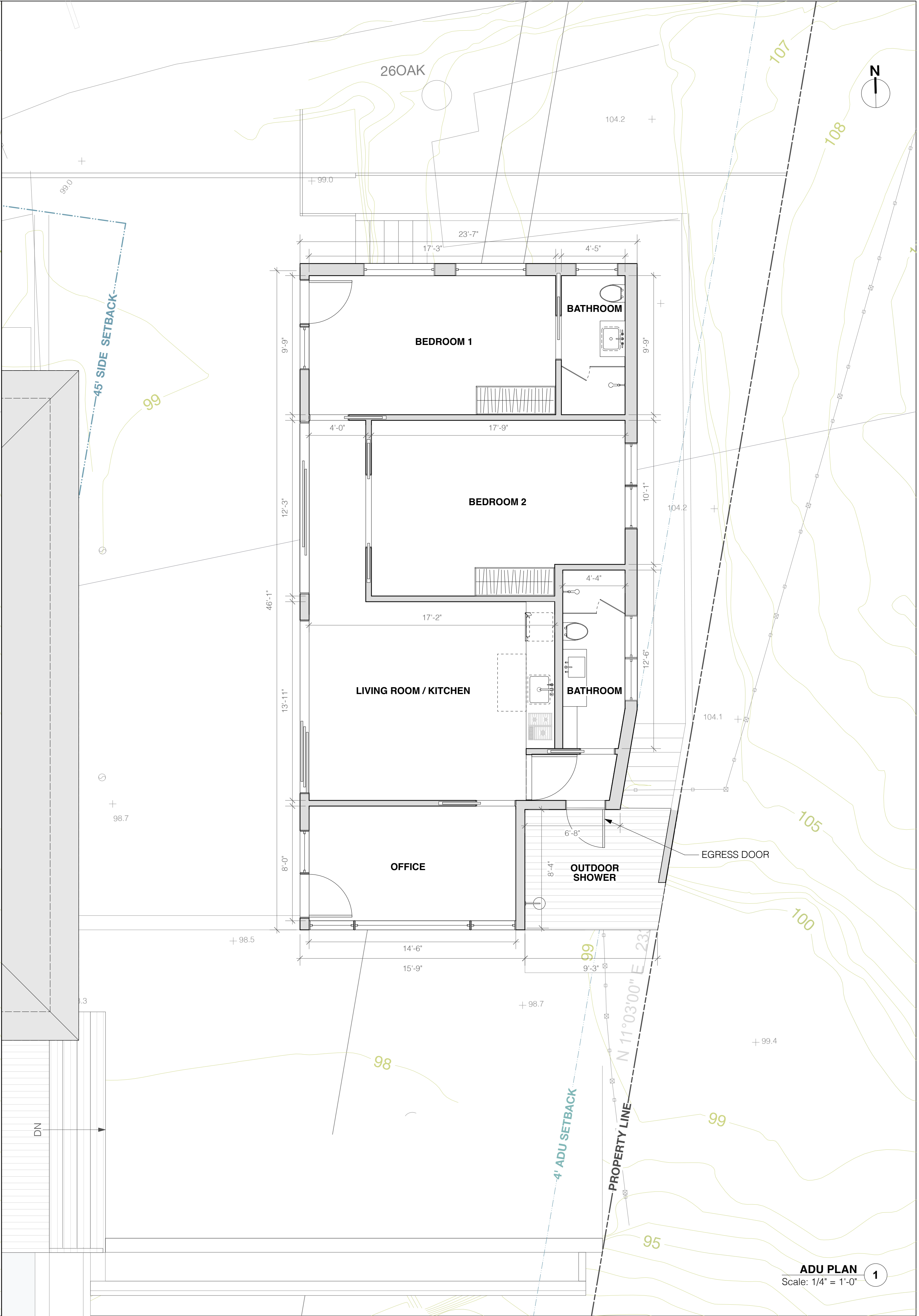
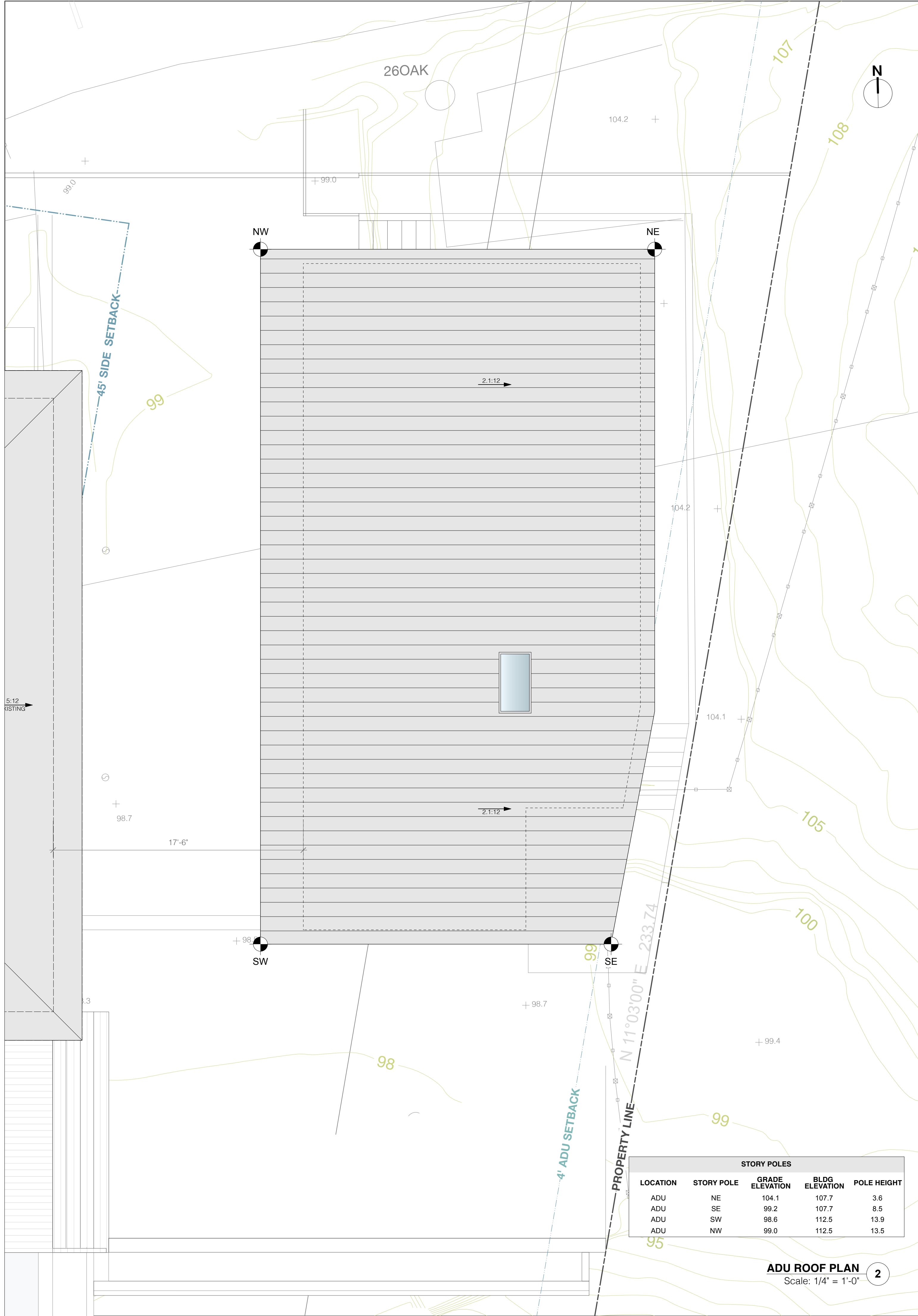
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PROPOSED FLOOR PLANS

ISSUED: 12/09/22

A1.2



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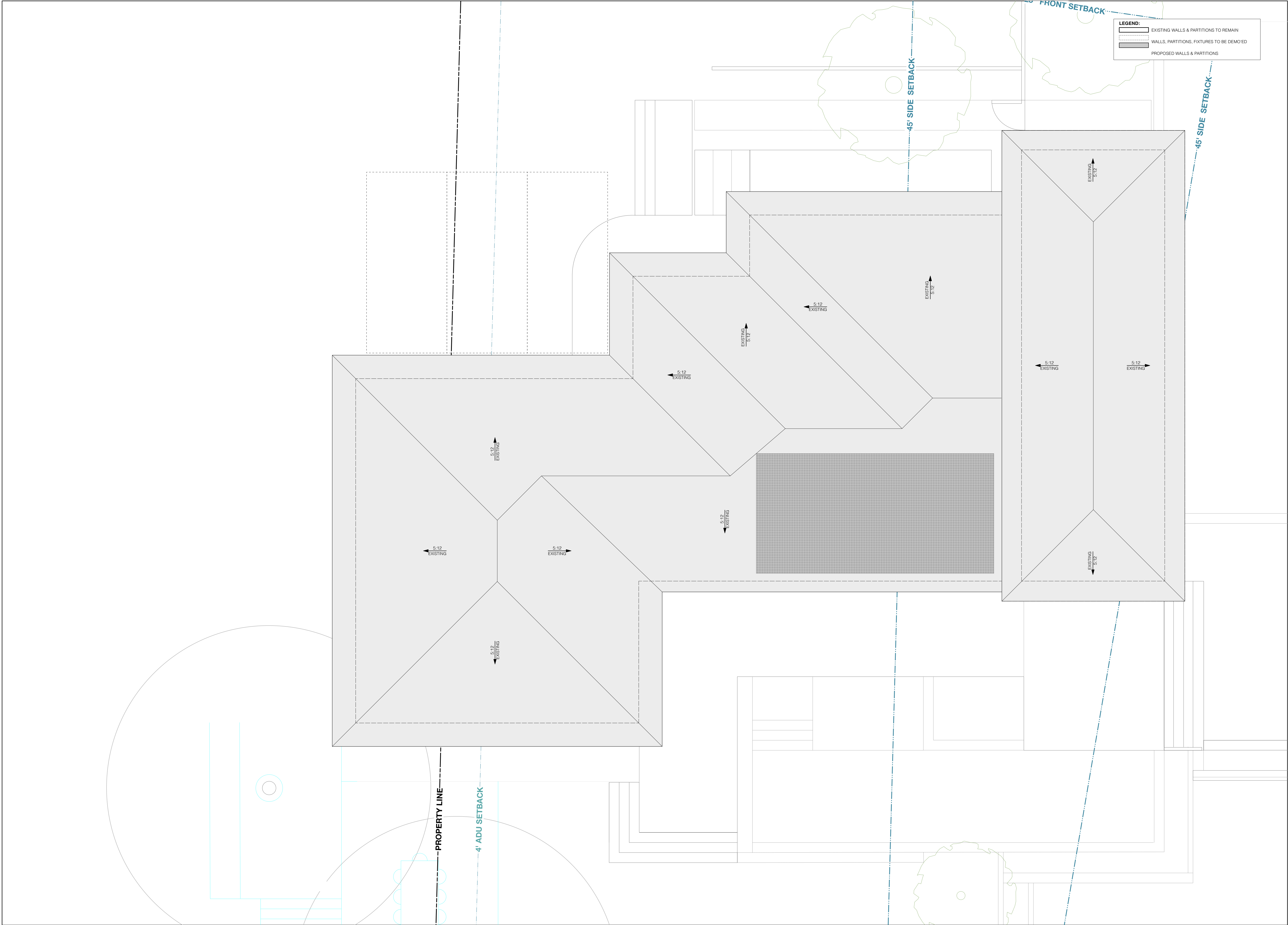
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ADU PLANS

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A1.3



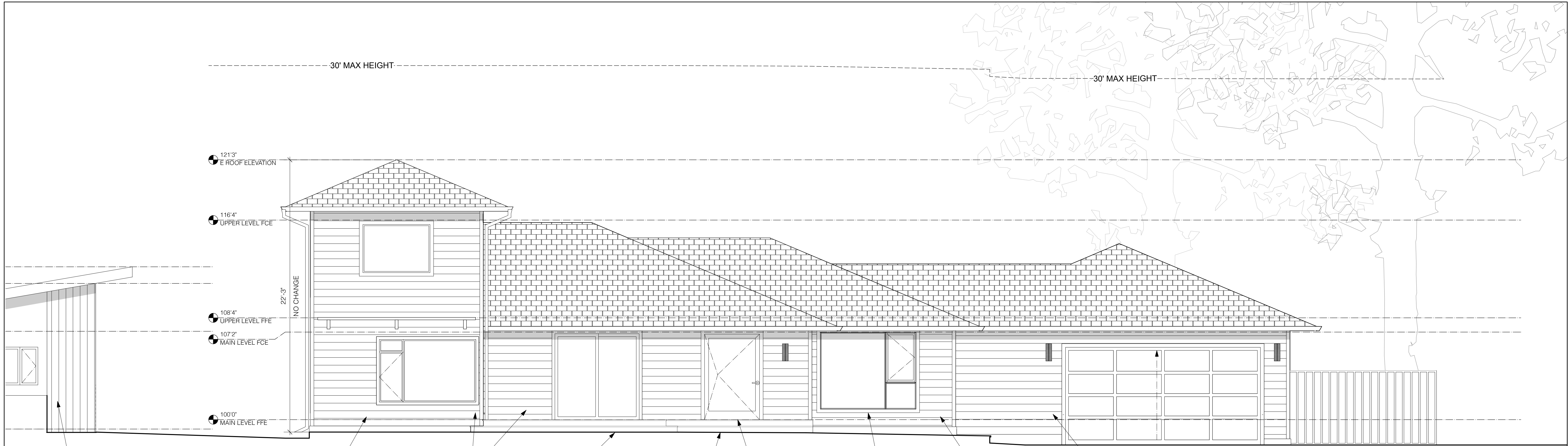
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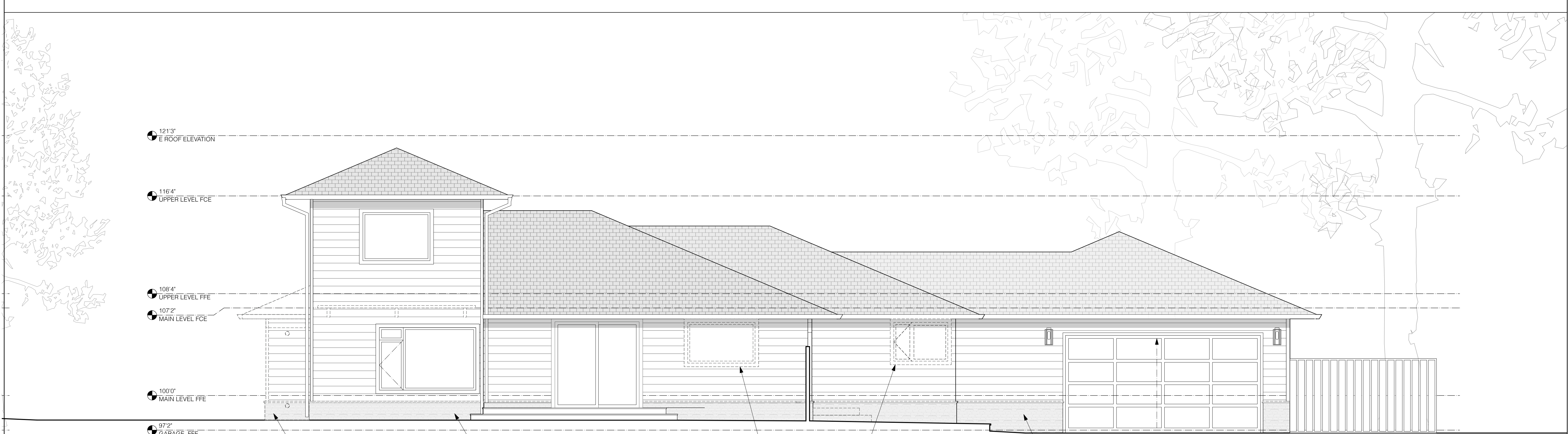
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|---|------|-------------|
| <div><div><p>CIEPLINKSKI RESIDENCE</p><p>74 BAYWOOD AVENUE</p><p>ROSS CA, 94957</p><p>APN 072-131-10</p></div><div><p>PROPOSED ROOF PLAN</p></div></div> | | |
| ISSUED: 12/09/22 | | |
| <div><div><p>A1.7</p></div></div> | | |



SEE A2.4 FOR ADU ELEVATIONS (N) STUCCO TO MATCH (N) SIDING COLOR (N) DARK GRAY PAINT THROUGHOUT AT (E) SIDING (E) DECK (N) DECK, SLD (N) ENTRY DOOR (N) WINDOW (N) STUCCO TO MATCH (N) SIDING COLOR (N) DARK GRAY PAINT THROUGHOUT AT (E) SIDING

PROPOSED NORTH ELEVATION 2
Scale: 1/4" = 1'-0"



DEMO (E) GARDEN STORAGE DEMO (E) MASONRY SKIRT DEMO (E) WINDOW DEMO (E) MASONRY SKIRT

EXISTING NORTH ELEVATION 1
Scale: 1/4" = 1'-0"

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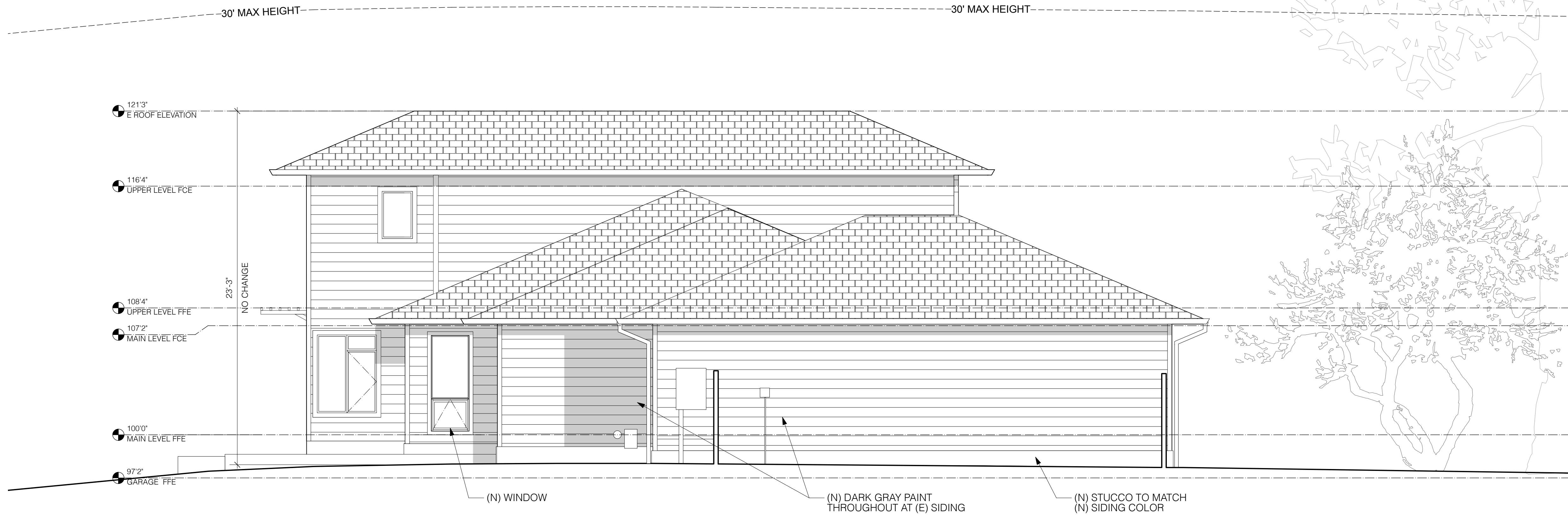
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ROSS CA, 94957
APN 072-131-10

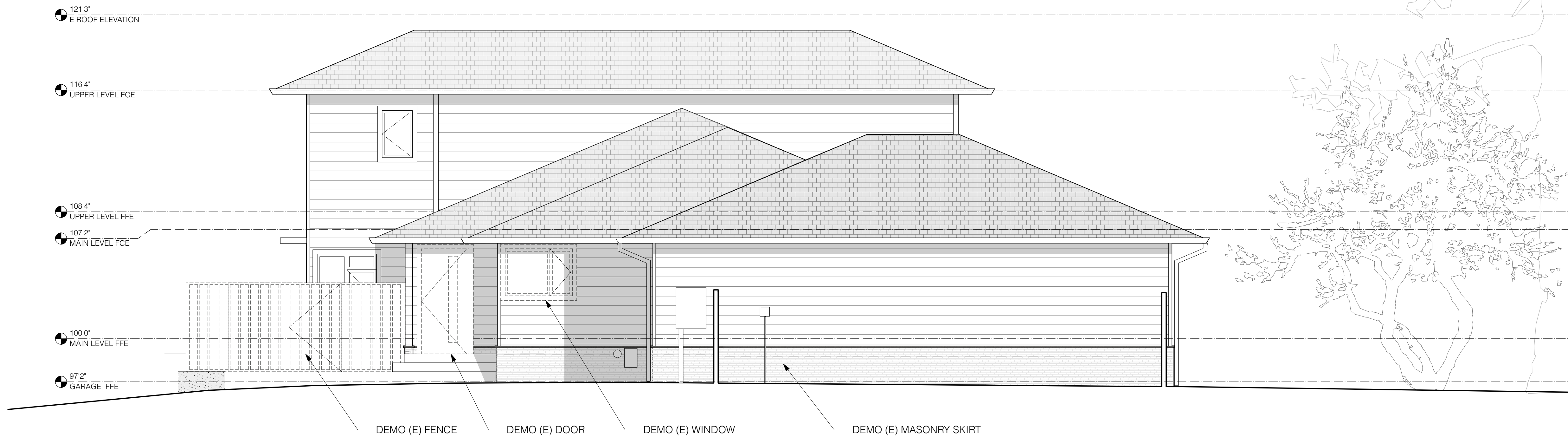
**EXISTING & PROPOSED NORTH
ELEVATIONS**

ISSUED: 12/09/22

A2.0



PROPOSED WEST ELEVATION 2
Scale: 1/4" = 1'-0"



EXISTING WEST ELEVATION 1
Scale: 1/4" = 1'-0"

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NO. DATE DESCRIPTION

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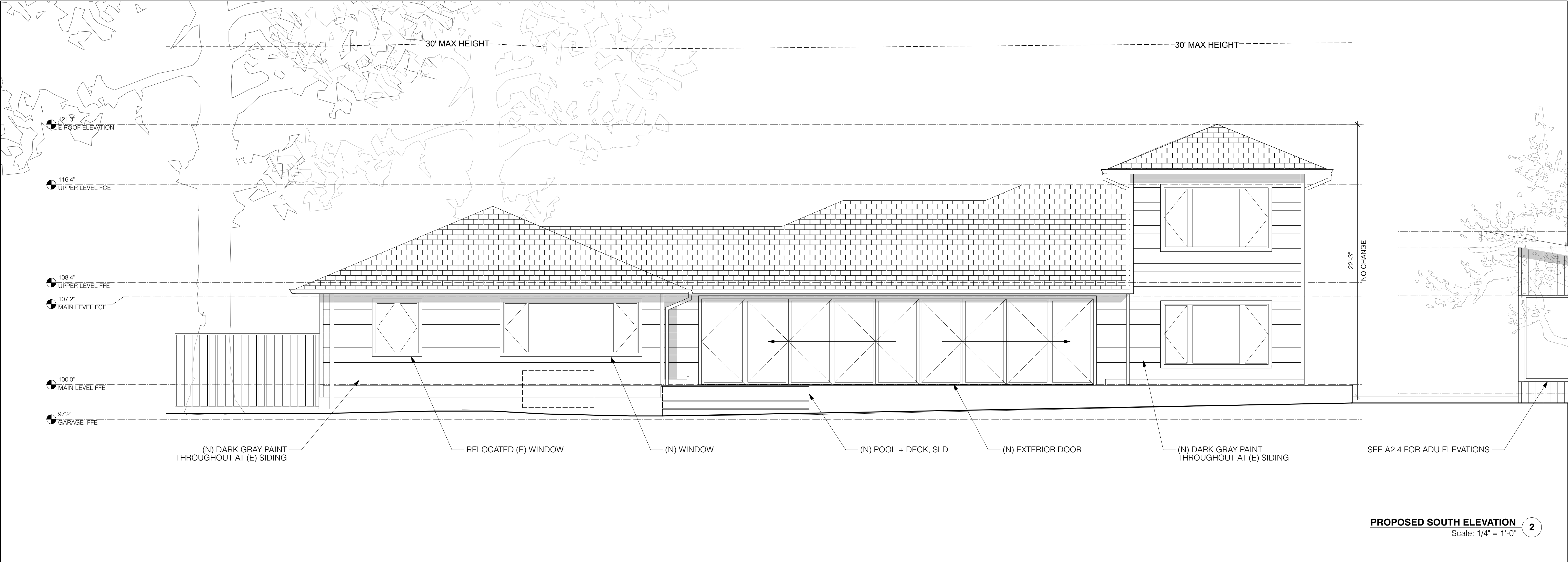
ROSS CA, 94957

APN 072-131-10

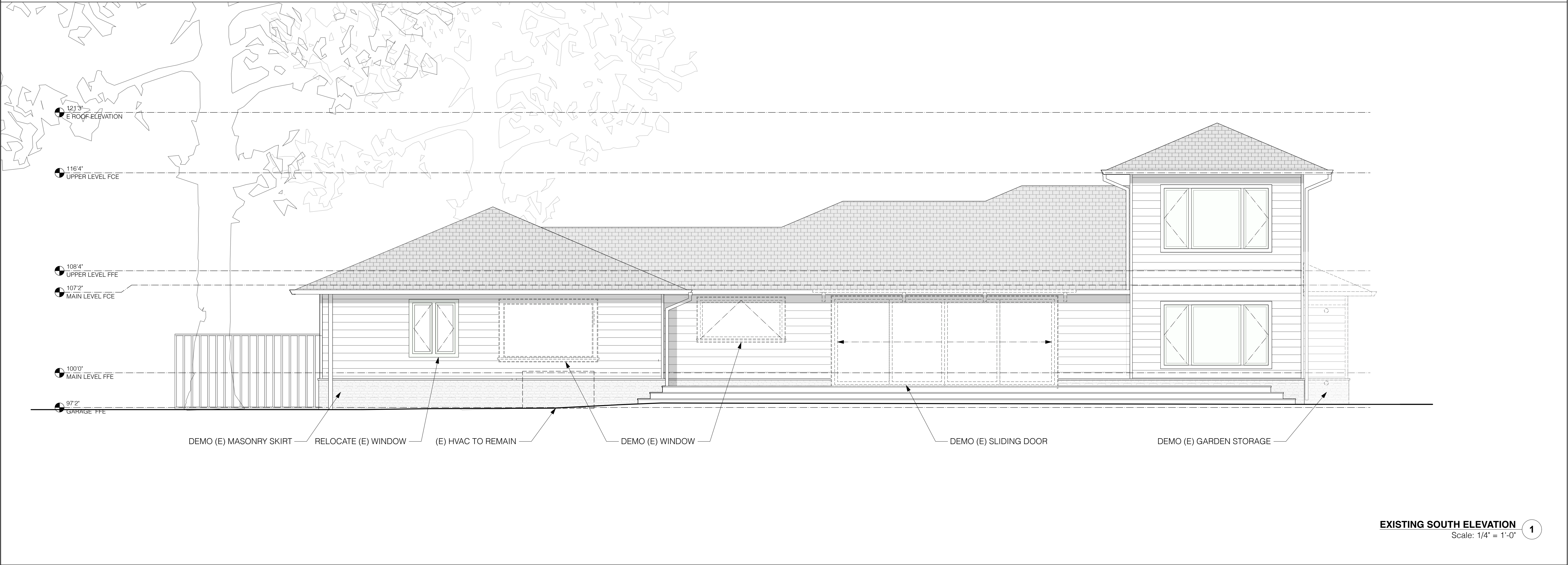
EXISTING & PROPOSED WEST
ELEVATIONS

ISSUED: 12/09/22

A2.1



PROPOSED SOUTH ELEVATION 2
Scale: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION 1
Scale: 1/4" = 1'-0"

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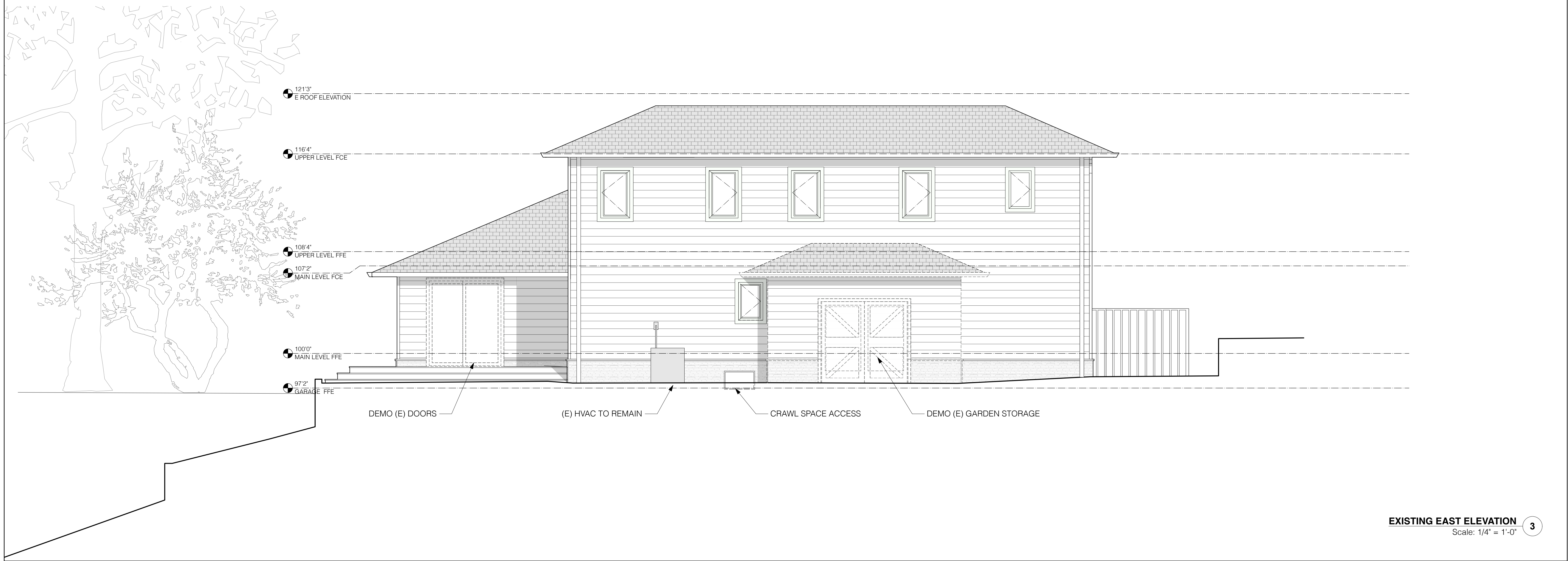
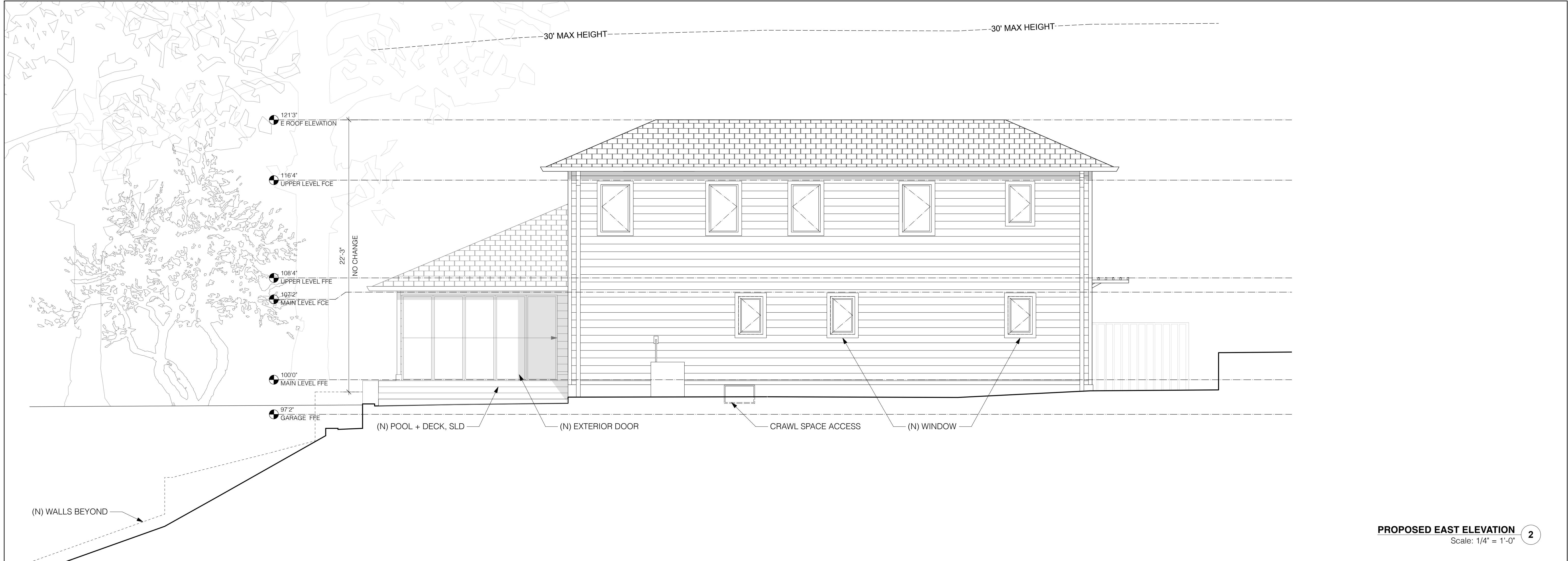
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APN 072-131-10

EXISTING & PROPOSED SOUTH ELEVATIONS

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A2.2



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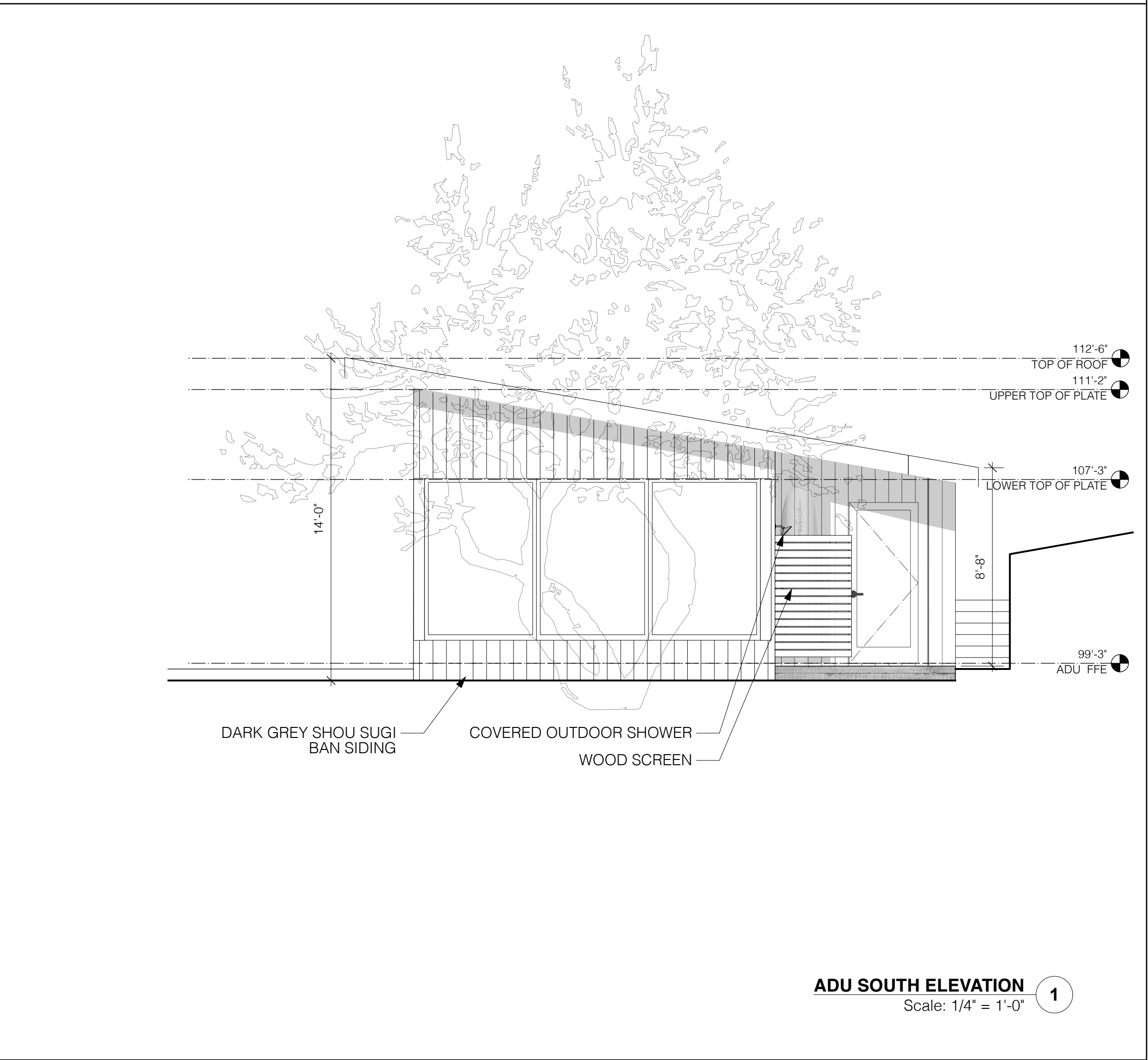
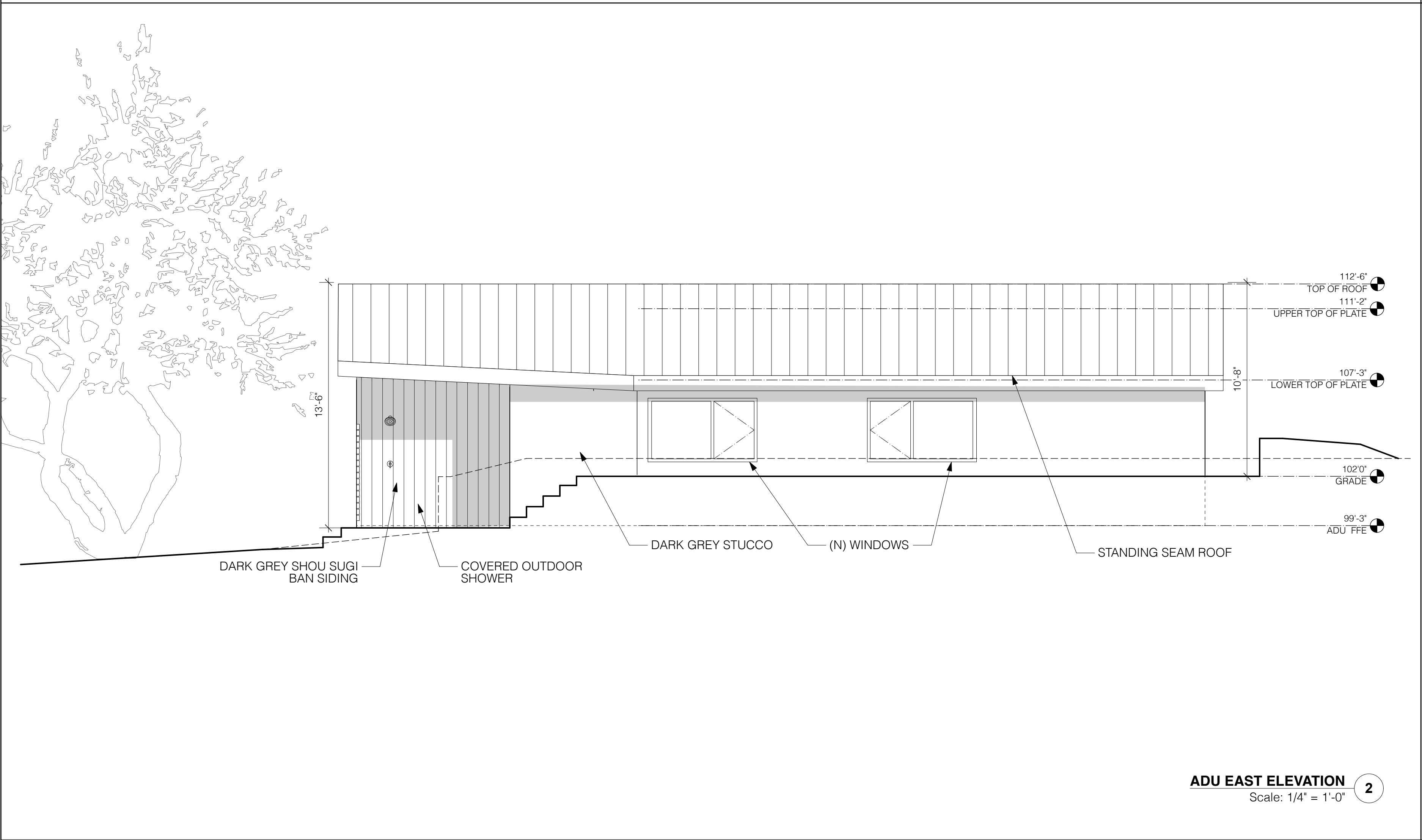
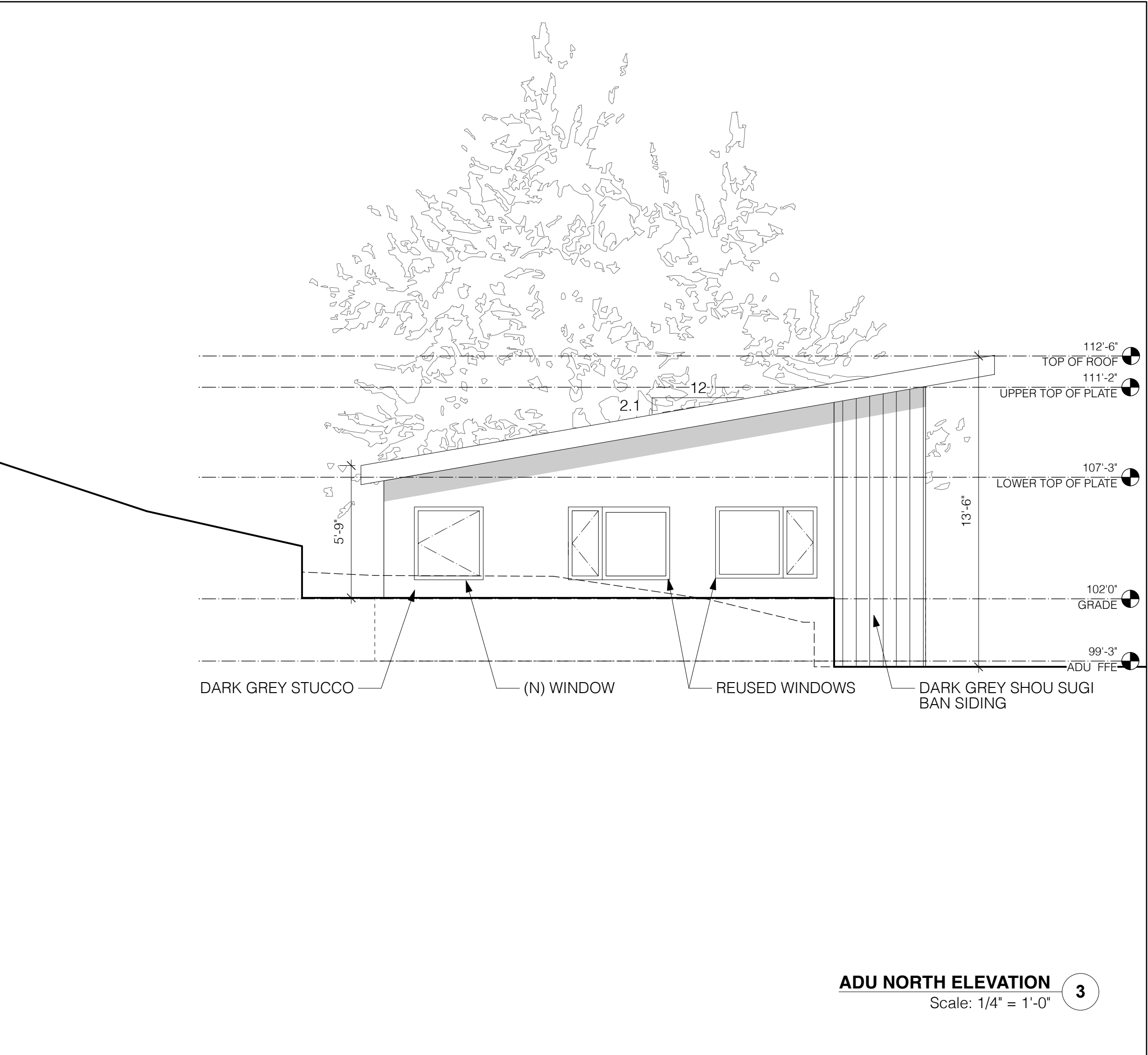
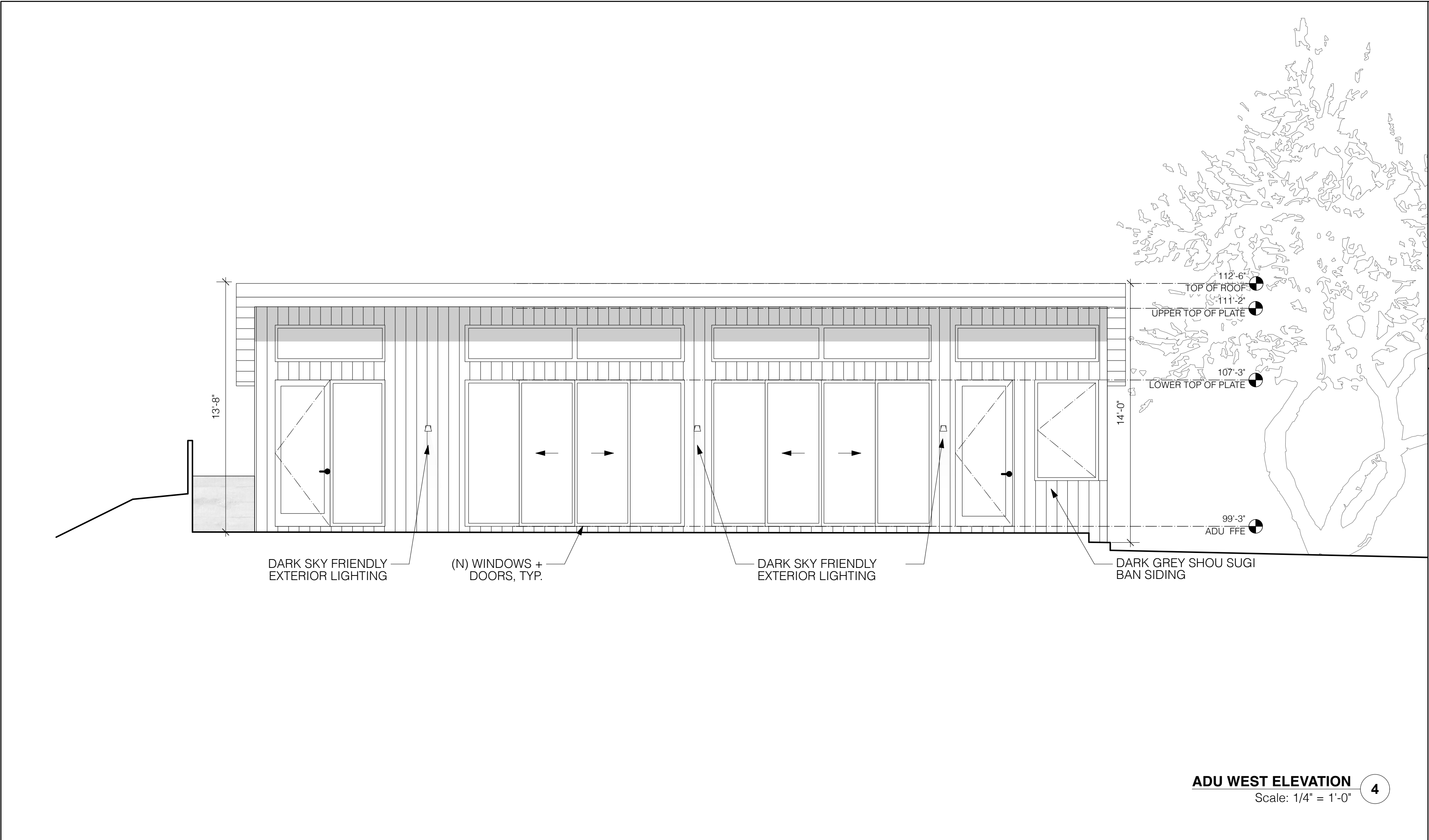
ROSS CA, 94957

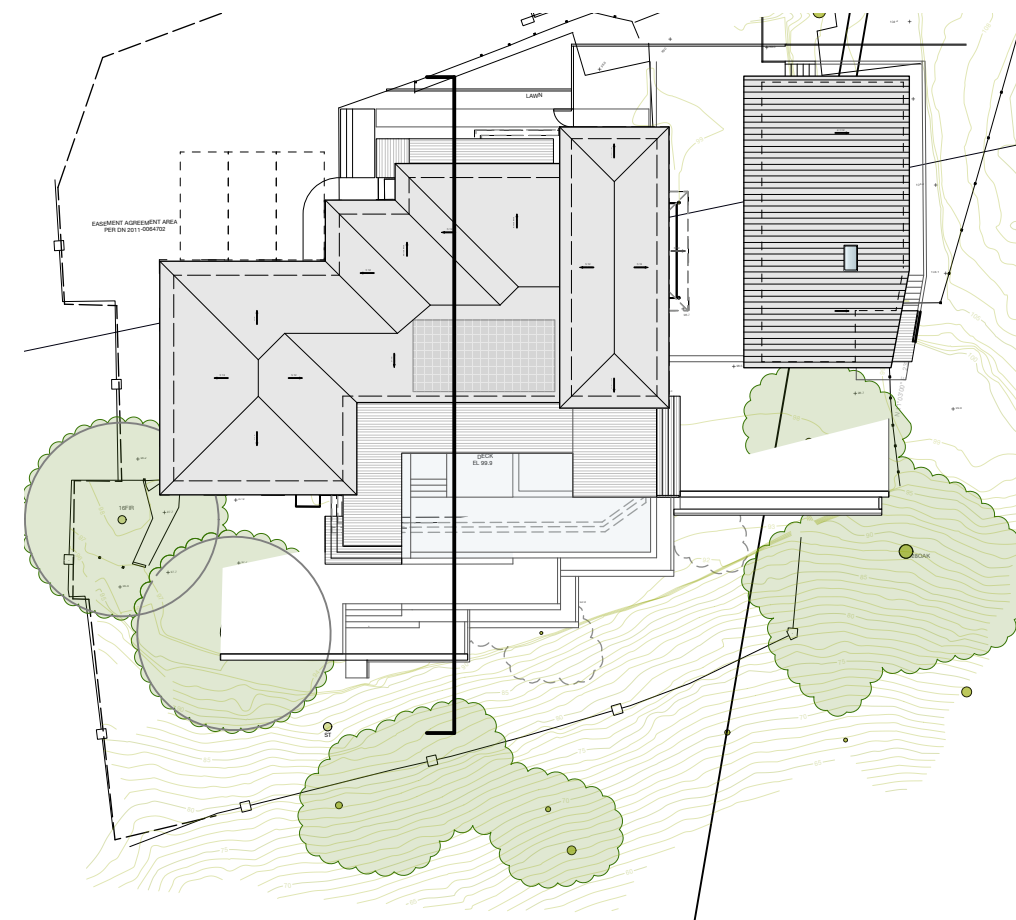
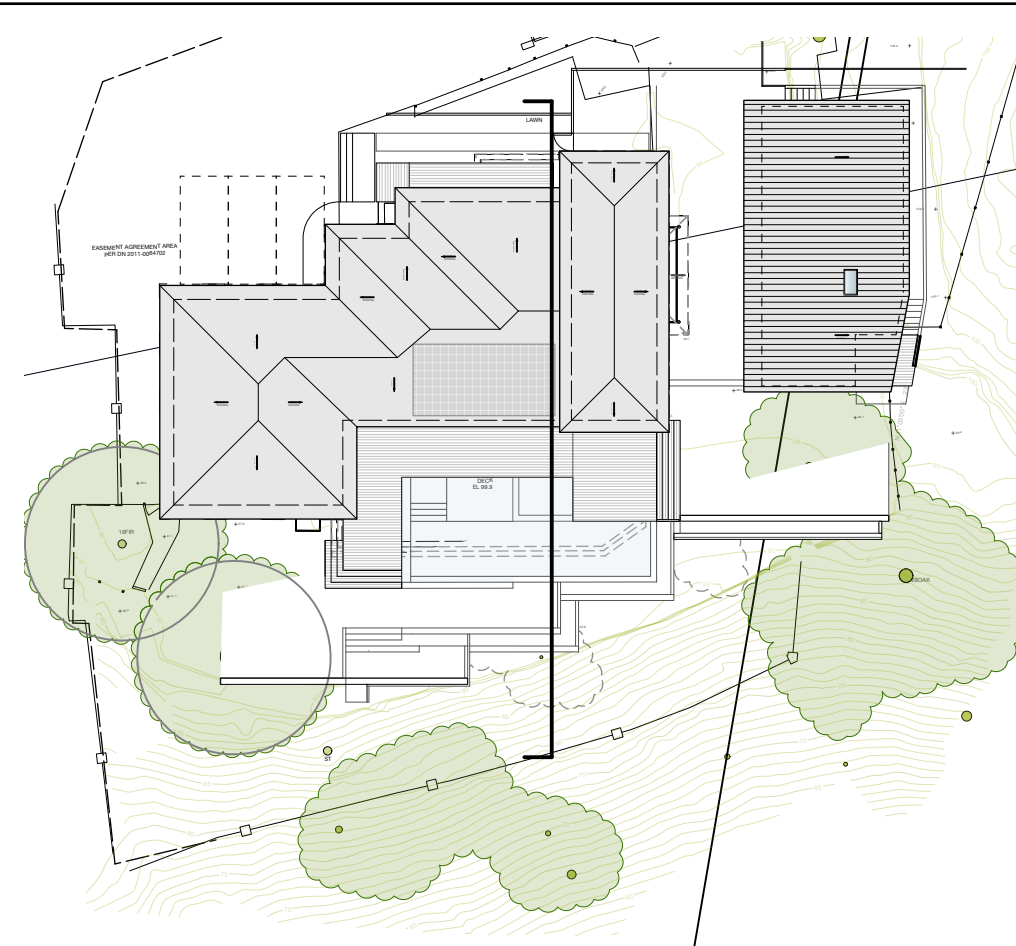
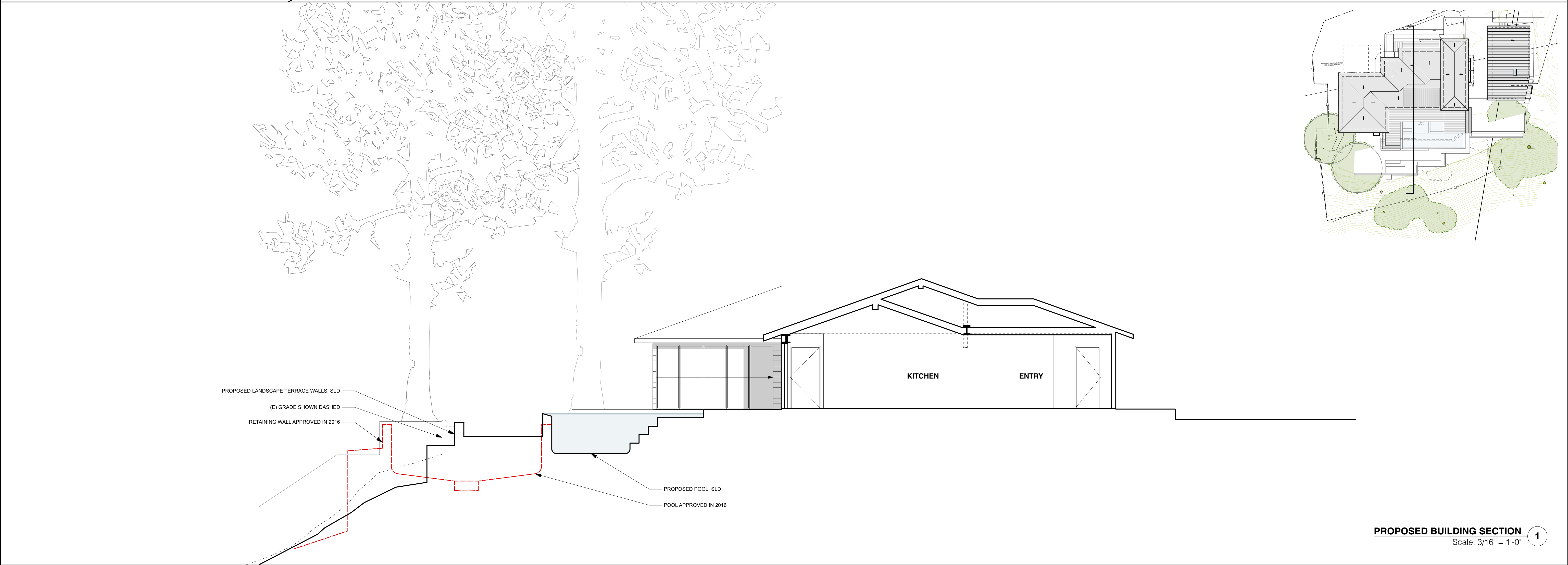
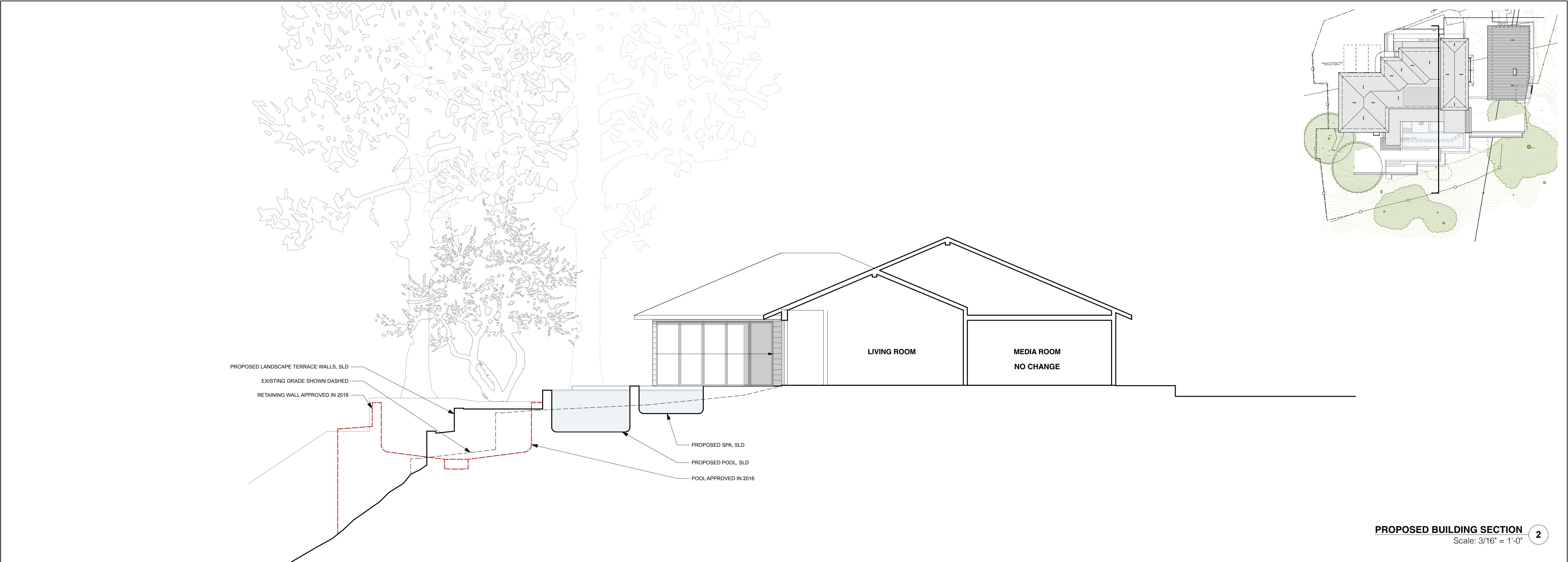
APN 072-131-10

EXISTING & PROPOSED EAST ELEVATIONS

ISSUED: 12/09/22

A2.3





paz studio

2200 adeline street
suite 305
oakland ca 94607

p: 415.580.2462
m: 617.669.1690

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| NO. | DATE | DESCRIPTION |
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| | | |

CIEPLINKSKI RESIDENCE

74 BAYWOOD AVENUE

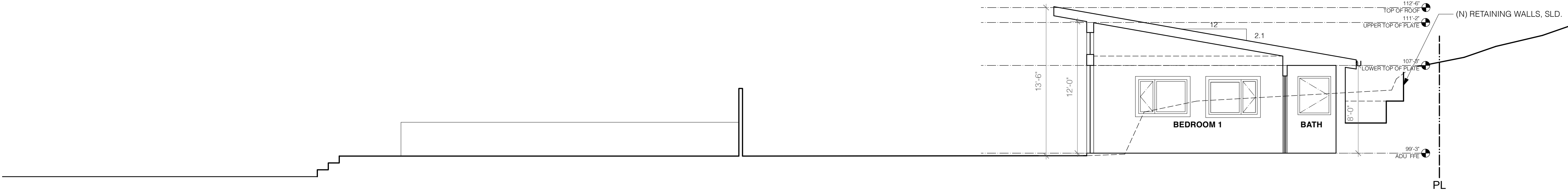
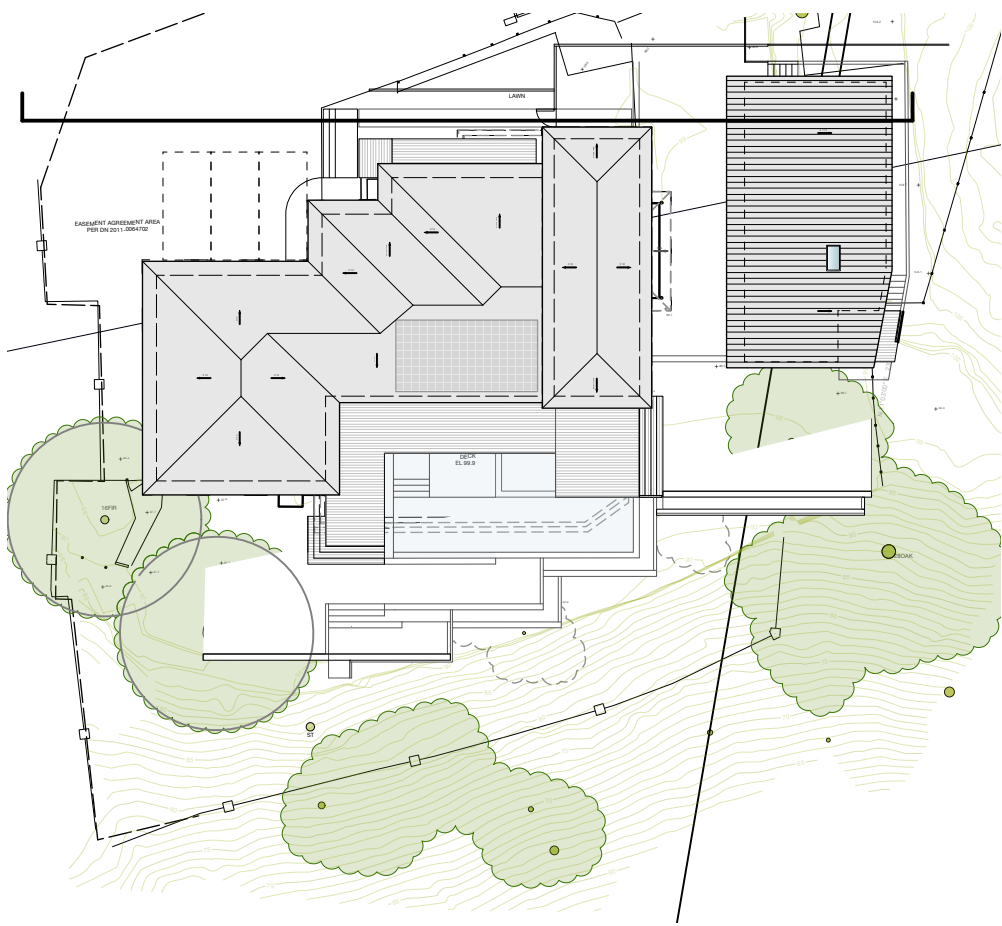
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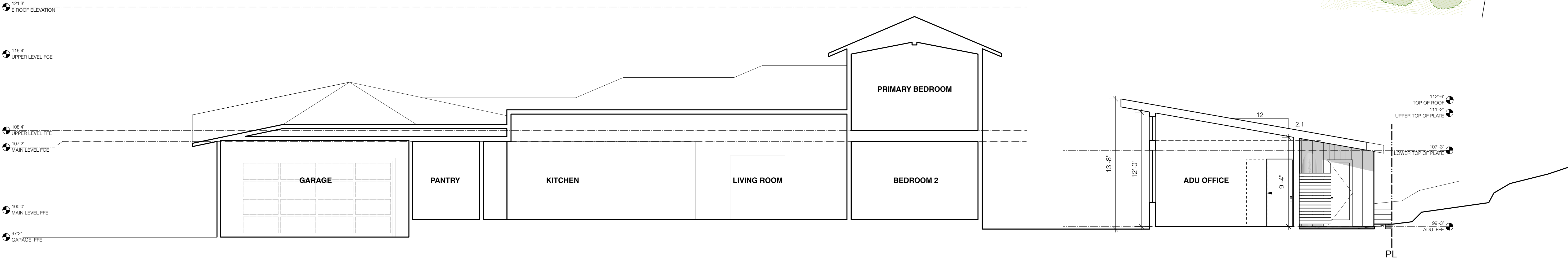
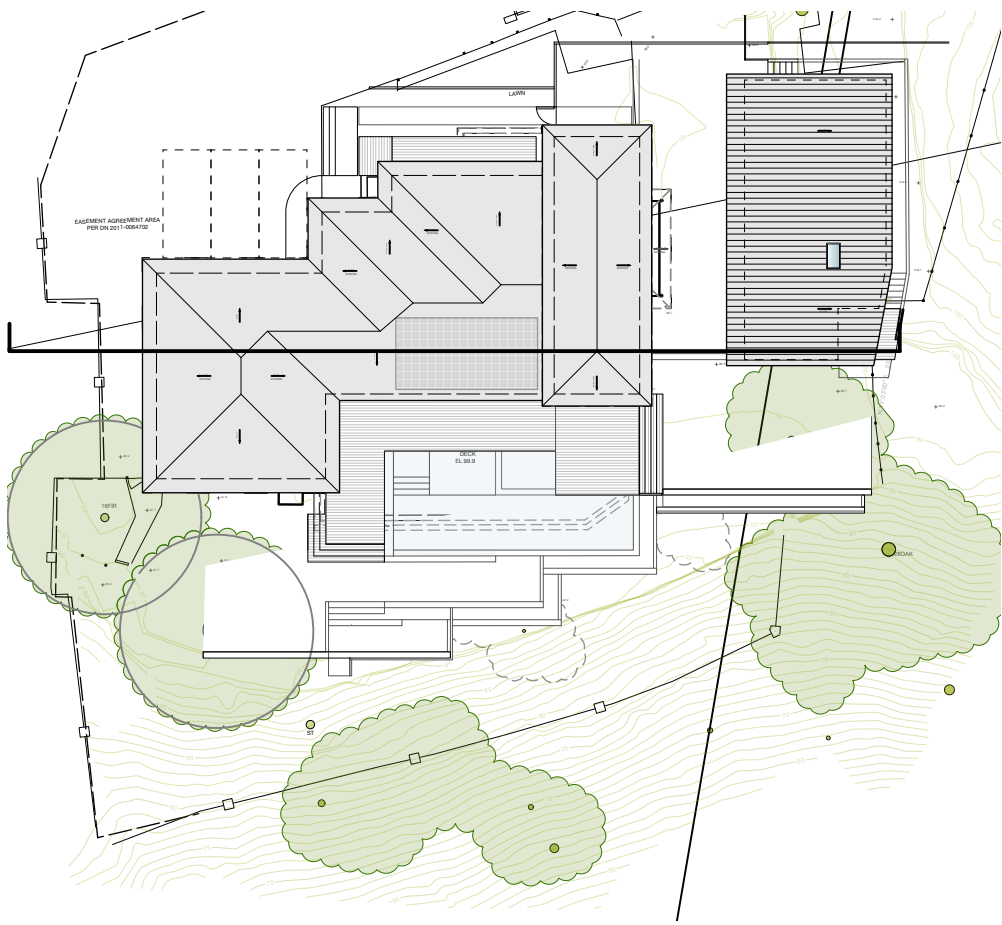
SECTIONS

ISSUED: 12/09/22

A3.0



PROPOSED ADU SECTION 2
Scale: 3/16" = 1'-0"



PROPOSED BUILDING + ADU SECTION 1
Scale: 3/16" = 1'-0"

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| | | |

CIEPLINKSKI RESIDENCE
74 BAYWOOD AVENUE
ROSS CA, 94957
APN 072-131-10

SECTIONS

ISSUED: 12/09/22

A3.1

SHEET INDEX

L0.00 LANDSCAPE INDEX, NOTES
L0.01 LANDSCAPE EXISTING CONDITIONS
L1.00 LANDSCAPE MATERIALS & LIGHTING PLAN
L2.00 LANDSCAPE LAYOUT PLAN
L3.00 LANDSCAPE GRADING PLAN
L4.00 LANDSCAPE PLANTING INDEX
L4.01 LANDSCAPE PLANTING PLAN
L4.02 LANDSCAPE PLANTING PALETTE
L5.00 LANDSCAPE VEGETATION MANAGEMENT PLAN

L6.00 LANDSCAPE DETAILS
L6.01 LANDSCAPE DETAILS
L6.02 LANDSCAPE DETAILS
L6.03 LANDSCAPE DETAILS
L6.04 LANDSCAPE DETAILS
L6.05 LANDSCAPE DETAILS

L7.00 IRRIGATION NOTES & LEGEND
L7.01 IRRIGATION PLAN
L7.02 IRRIGATION DETAILS
L7.03 IRRIGATION DETAILS
L7.04 IRRIGATION DETAILS
L7.05 IRRIGATION WATER USE CALCULATIONS

GENERAL NOTES

1. PLANS ARE FOR PLANNING DEPARTMENT REVIEW AND PRELIMINARY BIDDING ONLY. LANDSCAPE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION DRAWINGS, OR DETERMINING CONSTRUCTION MEANS AND METHODS.
2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE LAWS, CODES & REGULATIONS. ALL REQUIRED INSPECTIONS AND PERMITS SHALL BE PROVIDED BY CONTRACTOR.
3. REPORT DISCREPANCIES IN DRAWINGS TO THE LANDSCAPE DESIGNER FOR CLARIFICATIONS AND ADJUSTMENTS BEFORE COMMENCING WORK.
4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
5. EXISTING CONDITIONS, UTILITIES, ARCHITECTURE AND TOPOGRAPHY, ARE SHOWN IN APPROXIMATE LOCATIONS. EXACT LOCATIONS TO BE DETERMINED BY CONTRACTOR.
6. PROTECT EXISTING UTILITY SURFACE FACILITIES TO REMAIN SUCH AS VAULTS, VALVE BOXES, HAND HOLES, METERS, POLES, ETC. DURING CONSTRUCTION UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. LANDSCAPE DESIGNER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED.
8. MAKE TRANSITIONS BETWEEN CHANGES IN PAVING SMOOTH AND GRADUAL WITH NO ABRUPT CHANGES UNLESS SHOWN OTHERWISE.
9. PITCH IN PAVEMENTS AND HEADERS SHALL BE CONSTANT BETWEEN SPOT ELEVATIONS UNLESS NOTED OTHERWISE.
10. OBTAIN AESTHETIC ACCEPTANCE OF ROUGH GRADING BY LANDSCAPE DESIGNER PRIOR TO AMENDING SOIL.
11. OBTAIN AESTHETIC ACCEPTANCE OF FINE GRADING BY LANDSCAPE DESIGNER PRIOR TO PLANTING.
12. OBTAIN ACCEPTANCE OF HORIZONTAL ALIGNMENT OF ELEMENTS BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
13. OBTAIN AESTHETIC ACCEPTANCE OF DETAIL DEVELOPMENT BY LANDSCAPE DESIGNER PRIOR TO CONSTRUCTION.
14. UNLESS NOTED OTHERWISE, CONCRETE SHALL BE COLORED WITH DAVIS COLOR, "OUTBACK", MEDIUM SANDBLAST FINISH.
15. PLANT LOCATIONS TAKE PRECEDENCE OVER IRRIGATION BOX LOCATIONS. MOVE INSTALLED IRRIGATION VALVE BOXES CONFLICTING WITH PLANT LOCATIONS.
16. OBTAIN ACCEPTANCE OF PLANT MATERIAL LOCATIONS BY LANDSCAPE DESIGNER PRIOR TO INSTALLATION OF ANY IRRIGATION.
17. THESE DRAWINGS ARE SUBJECT TO MODIFICATIONS SHOULD CONDITIONS ARISE THAT WERE NOT APPARENT DURING DESIGN. ANY SUCH MODIFICATIONS SHALL BE ACCEPTED BY LANDSCAPE DESIGNER.

PROJECT INFO

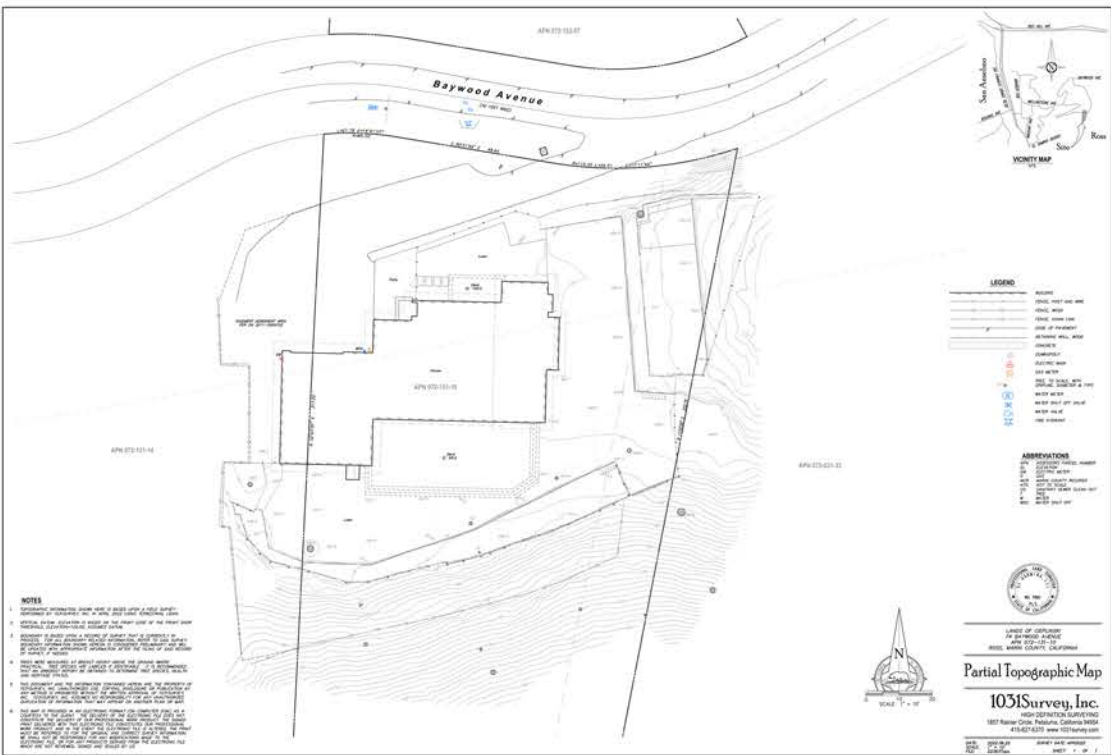
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MICHAL & RENAD CIEPLINSKI, OWNERS
mcieplinski00@gmail.com
renadcieplinska@gmail.com

SITE AERIAL



SURVEY: BY OTHERS



ABBREVIATIONS

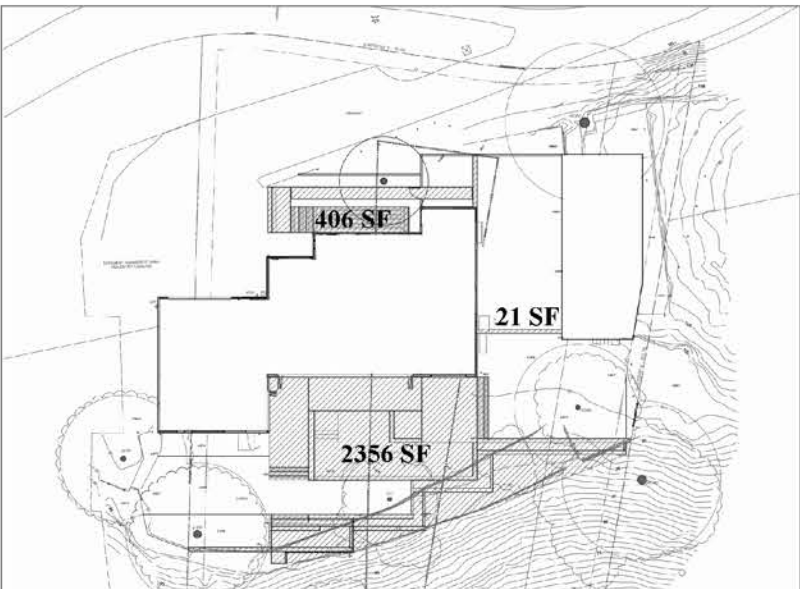
| | | | | | | | |
|-----|-------|------|---------------------|------|---------------------|-------|----------------------------|
| AD | ARCH | AT | APPROXIMATELY | GB | GRADE BREAK | S | SLOPE |
| BC | BULDG | AD | AREA DRAIN | GJ | GROUT JOINT | SAD | SEE ARCHITECTURAL DRAWINGS |
| BS | BW | HP | HIGH POINT | HP | HIGH POINT | SCD | SEE CIVIL DRAWINGS |
| CAL | CB | ID | INSIDE DIAMETER | ID | INSIDE DIAMETER | SD | STORM DRAIN |
| CH | CH | IE | INVERT ELEVATION | IE | INVERT ELEVATION | SED | SEE ELECTRICAL DRAWINGS |
| CJ | CJ | LOW | LIMIT OF WORK | LP | LOW POINT | SGB | SUBGRADE GRADE BREAK |
| CL | CL | LP | LOW POINT | MAX | MAXIMUM | SGS | SUBGRADE SURFACE |
| CO | COJ | MFR | MANUFACTURER | MFR | MANUFACTURER | SH | STEEL HEADER |
| COJ | CONT | MH | MANHOLE | MH | MANHOLE | SH | STEEL HEADER |
| CP | CP | MIN | MINIMUM | MIN | MINIMUM | SH | STEEL HEADER |
| DIA | DIA | NIC | NOT IN CONTRACT | NIC | NOT IN CONTRACT | SLD | SEE LIGHTING DRAWINGS |
| DN | DN | NTS | NOT TO SCALE | NTS | NOT TO SCALE | SS | STAINLESS STEEL |
| EA | EA | OC | ON CENTER | OC | ON CENTER | SSD | SEE STRUCTURAL DRAWINGS |
| EF | EF | OCEW | ON CENTER EACH WAY | OCEW | ON CENTER EACH WAY | T & B | TOP AND BOTTOM |
| EJ | EJ | OD | OUTSIDE DIAMETER | OD | OUTSIDE DIAMETER | TB | TOP OF BAND |
| EL | EL | PA | PLANTING AREA | PA | PLANTING AREA | TB | TOP OF BAND |
| EQ | EQ | PA | PLANTING AREA | PA | PLANTING AREA | TC | TOP OF CURB |
| EW | EW | PERF | PERFORATED | PERF | PERFORATED | TH | TOP OF HEADER |
| EX | EX | POC | POINT OF CONNECTION | POC | POINT OF CONNECTION | TS | TOP OF STEP |
| FG | FG | PT | POINT OF TANGENCY | PT | POINT OF TANGENCY | TW | TOP OF WALL |
| FH | FH | R | RADIUS | R | RADIUS | TYP | TYPICAL |
| FL | FL | RB | ROOT BARRIER | RB | ROOT BARRIER | VEH | VEHICULAR |
| FW | FW | RE | RIM ELEVATION | RE | RIM ELEVATION | VF | VERIFY IN FIELD |
| FS | FS | RIM | RIM ELEVATION | RIM | RIM ELEVATION | WFM | WATER PROOF MEMBRANE |
| | | ROW | RIGHT OF WAY | ROW | RIGHT OF WAY | WNF | WELDED WIRE FABRIC |

LANDSCAPE DESIGN INTENT

OUR GOAL FOR THIS PROJECT IS TO CREATE A CONNECTION TO A NEW ENTRY, REMOVE AND REPLACE FAILING PRESSURE TREATED RETAINING WALLS, PROVIDE TREES WITH INCREASED GROWING SPACE, SITE A SLIM, PARTIALLY ABOVE GRADE LAP POOL THAT MINIMIZES HILLSIDE DISTURBANCE.

LANDSCAPE DESIGN PLAN INCLUDES A NEW ENTRY LANDING AND ON GRADE PATH, FENCING AND SCREENING, REPLACED DRIVEWAY GATE, REDUCED IMPERVIOUS DRIVEWAY SURFACE, REDUCED IRRIGATED LAWN AREAS, MAINTAIN EXISTING PERMEABLE DG COURTYARD, AND CREATE TERRACED, PLANTED CONCRETE RETAINING WALLS AROUND A NEW POOL DECK AND LAP POOL.

TOTAL MODIFIED LANDSCAPE AREA IS APPROXIMATELY 2783 SF.



TOTAL MODIFIED LANDSCAPE AREA: 2783 SF

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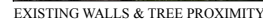
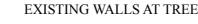
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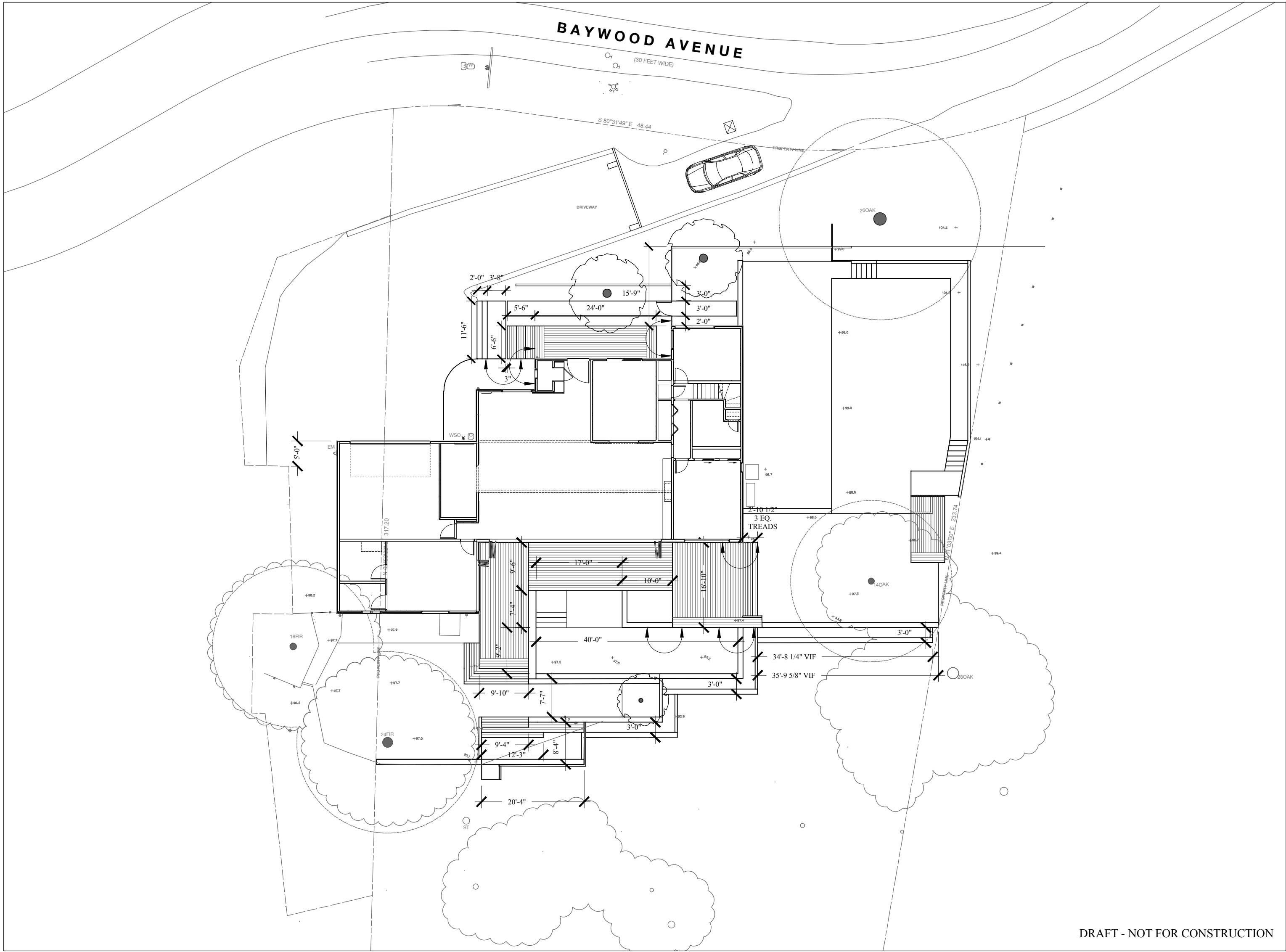
LANDSCAPE
INDEX &
NOTES

L0.00



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L0.01

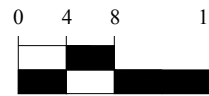


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SCALE: 1" = 16' - 0"

LANDSCAPE
LAYOUT PLAN

L2.00

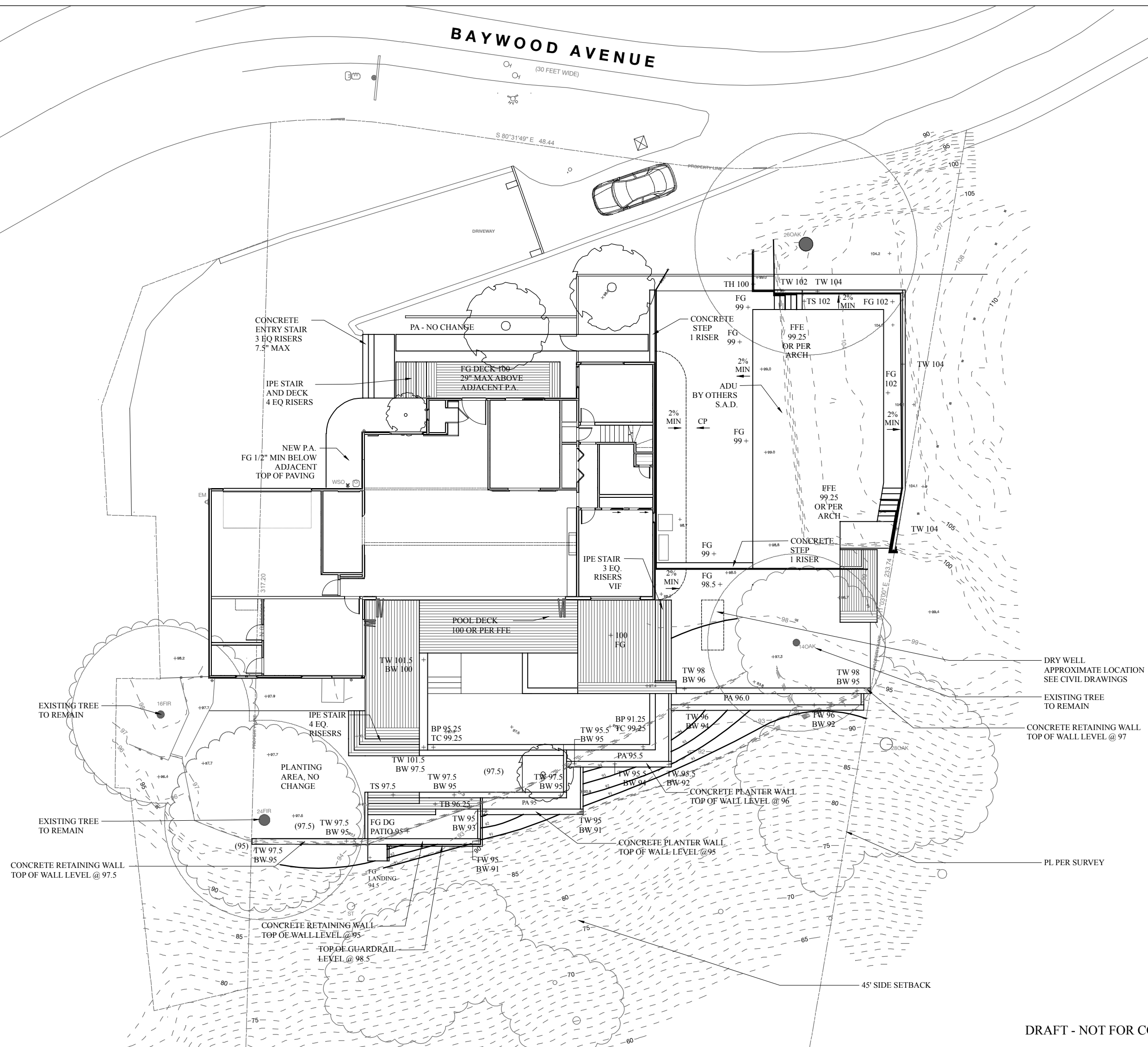
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





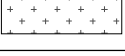



LANDSCAPE GRADING PLAN

L3.00



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PRELIMINARY PLANT LIST

| SYMBOL | BOTANICAL NAME, <i>COMMON NAME</i> | QUANTITY | PLANTING SIZE | SPACING | MATURE SIZE | DECIDUOUS/ EVERGREEN | LOW WATER | NATIVE | FIRE RESIST |
|---|--|----------|---------------|-----------|---------------|-------------------------|-----------|-----------|-------------|
|  | <i>EXISTING TREE OR SHRUB TO REMAIN, SPECIES AS NOTED ON PLANS</i> | | N/A | N/A | SEE PLANS | SEE PLANS | SEE PLANS | SEE PLANS | SEE PLANS |
|  | OLEA EUROPAEA 'SWAN HILL' , <i>Fruitless Olive, Multistem</i> | | 48" box | SEE PLANS | 20' H X 20' W | E | L | | F |
|  | QUERCUS LOBATA , <i>Valley Oak</i> | | 48" box | SEE PLANS | 70' H X 80' W | D | L | N | F |
|  | SCHINUS MOLLE, <i>California Pepper Tree</i> | | 48" box | SEE PLANS | 25' H X 25' W | E | L | | F |
|  | AGAVE ANGUSTIFOLIA VARIEGATED, <i>Caribbean Agave</i> | | 15 gal | SEE PLANS | 2' H X 3' W | E | L | | F |
|  | BACCHARIS PILULARIS PIGEOPN POINT, <i>Dwarf Coyote Bush</i> | | 15 gal | 48" OCEW | 2' H X 6' W | E | L | N | F |
|  | CHONDROPETALUM TECHTORUM, <i>Cape Rush</i> | | 15 gal | SEE PLANS | 2' H X 3' W | E | L | | F |
|  | MUHLENBERGIA DUBIA, <i>Pine Muhly Grass</i> | | 15 gal | SEE PLANS | 2' H X 2' W | E | L | N | |
|  | OLEA EUROPAEA 'MONTRA', <i>Little Ollie Dwarf Olive</i> | | 15 gal | SEE PLANS | 6' H X 6' W | E | L | | |
|  | ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET', <i>Trailing Rosemary</i> | | 5 gal | 48" OC | 2' H X 8' W | E | L | | |
|  | SALVIA APIANA, <i>White Sage</i> | | 5 gal | SEE PLANS | 3' H X 3' W | E | L | N | |
|  | VITIS CALIFORNICA, <i>California Wild Grape</i> | | 5 gal | SEE PLANS | | D | L | N | |
|  | YUCCA FILAMENTOSA, <i>Adam's Needle</i> | | 5 gal | SEE PLANS | 3' H X 4' W | E | L | | F |

NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DISTANCES AND DIMENSIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE DESIGNER FOR A DECISION PRIOR TO PROCEEDING WITH WORK.
2. NO PLANTING SHALL COMMENCE UNTIL IRRIGATION SYSTEM IS FULLY INSTALLED AND OPERATIONAL.
3. NO PLANTING SHALL OCCUR DURING MUDDY WEATHER.
4. ALL PLANTS TO BE OF THE FINEST QUALITY AND FREE OF DISEASE AND DAMAGE.
5. THE CONTRACTOR SHALL INSTALL PLANTS WITHIN 10 CALENDAR DAYS OF ARRIVAL AT SITE AND AFTER ARRIVAL ON SITE SHALL BE RESPONSIBLE FOR WATERING AND PROTECTING PLANTS FROM ANY CONDITIONS WHICH THREATEN THEIR SURVIVAL OR ABILITY TO THRIVE ONCE INSTALLED.
6. PLANTING PLAN PROVIDES A GUIDE FOR GENERAL PLANTING LAYOUT ONLY. PRIOR TO INSTALLATION THE LANDSCAPE DESIGNER SHALL APPROVE FINAL LAYOUT OF PLANTS. FIELD ADJUSTMENTS WILL BE MADE AT THIS TIME.
7. PLANT SPACING SHALL TAKE PRIORITY OVER IRRIGATION VALVE BOX, PIPE AND OTHER EQUIPMENT LOCATIONS.
8. NO PLANT SUBSTITUTIONS MAY BE MADE WITHOUT APPROVAL OF THE LANDSCAPE DESIGNER.
9. ALL PLANTS TO BE IRRIGATED WITH DRIP.
10. IRRIGATION CONTROLLER: PER CONTRACTOR
11. ALL PLANTING AREAS TO RECEIVE 2" DEPTH, 1/4" SIZE, FIR BARK MULCH, AKA "MICROBARK", UNLESS NOTED OTHERWISE, SEE MATERIALS PLAN FOR EXTENTS OF ROCK MULCH.
12. CONTRACTOR TO PROVIDE PHOTOS OF TREES FOR APPROVAL BEFORE DELIVERY.
13. ALL EXISTING TREES TO REMAIN SHALL BE LIMBED UP TO AT LEAST 10' ABOVE EXISTING GRADE AND PROPOSED STRUCTURES FOR FIRE SAFETY.

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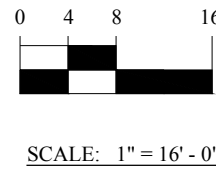
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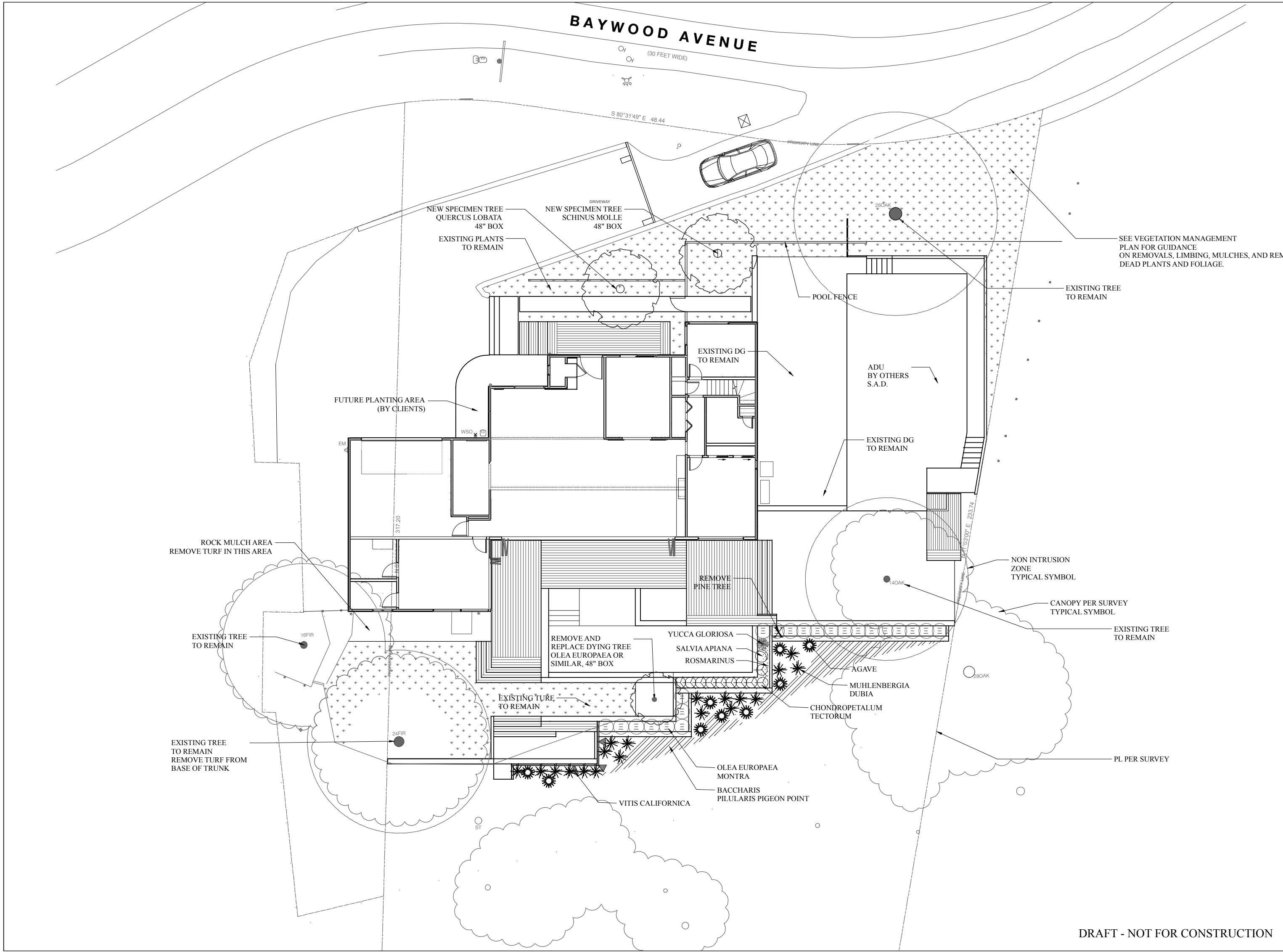
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LANDSCAPE
PLANTING INDEX

L4.00



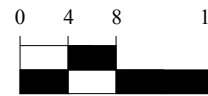
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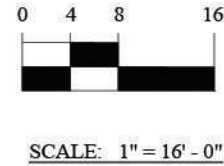
LANDSCAPE
PLANTING PLAN

L4.01

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LANDSCAPE
PLANTING
IMAGES

L4.02



SALVIA APIANA



VITIS CALIFORNICA



ROSMARINUS



OLEA EUROPAEA



AGAVE



OLEA MONTRA



CHONDROPETALUM



SCHINUS MOLLE



MUHLENBERGIA



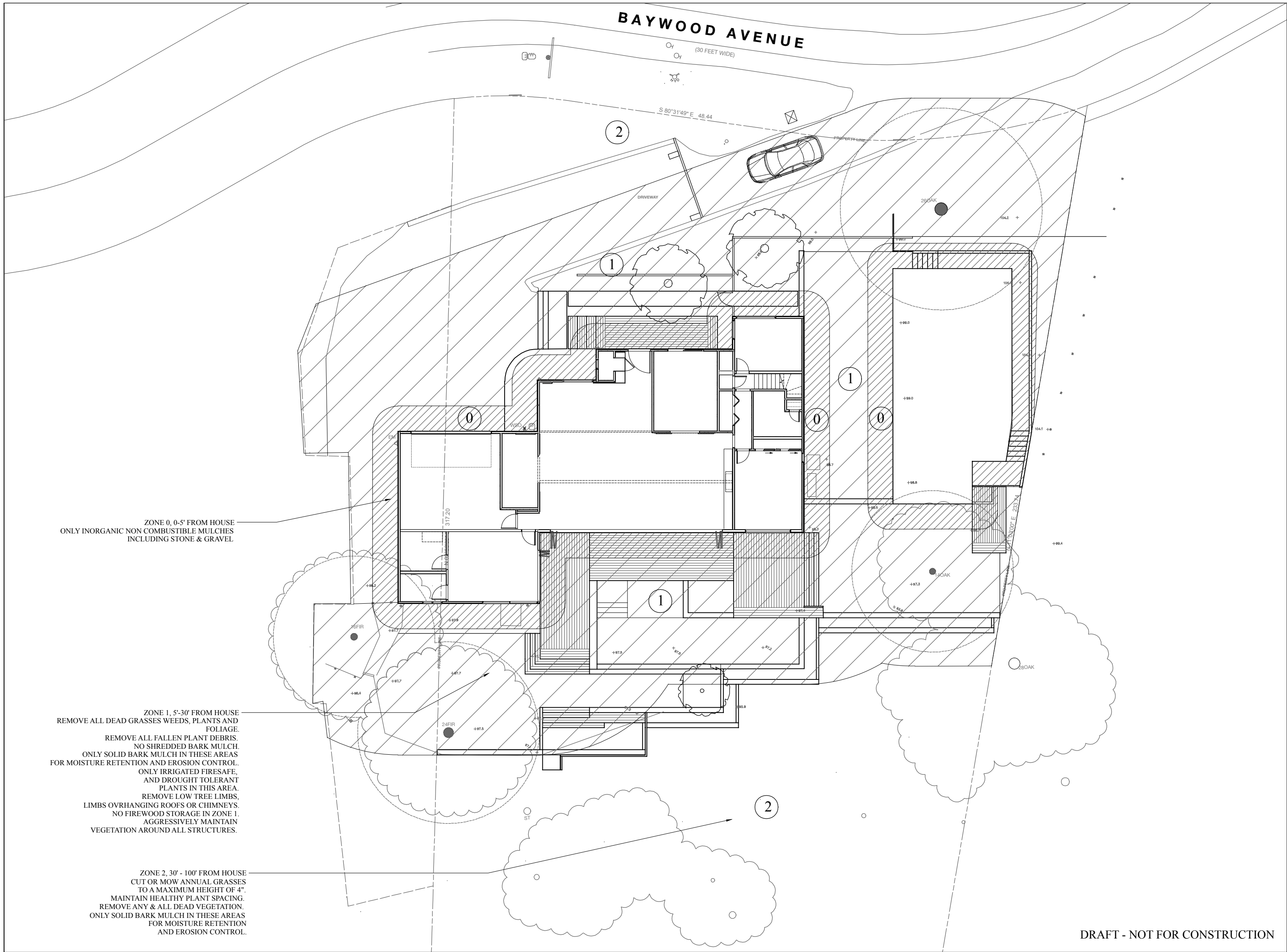
BACCHARIS



YUCCA



QUERCUS LOBATA



ZONE 0, 0-5' FROM HOUSE
ONLY INORGANIC NON COMBUSTIBLE MULCHES
INCLUDING STONE & GRAVEL

ZONE 1, 5'-30' FROM HOUSE
REMOVE ALL DEAD GRASSES WEEDS, PLANTS AND
FOLIAGE.
REMOVE ALL FALLEN PLANT DEBRIS.
NO SHREDDED BARK MULCH.
ONLY SOLID BARK MULCH IN THESE AREAS
FOR MOISTURE RETENTION AND EROSION CONTROL.
ONLY IRRIGATED FIRESAFE,
AND DROUGHT TOLERANT
PLANTS IN THIS AREA.
REMOVE LOW TREE LIMBS,
LIMBS OVRHANGING ROOFS OR CHIMNEYS.
NO FIREWOOD STORAGE IN ZONE 1.
AGGRESSIVELY MAINTAIN
VEGETATION AROUND ALL STRUCTURES.

ZONE 2, 30' - 100' FROM HOUSE
CUT OR MOW ANNUAL GRASSES
TO A MAXIMUM HEIGHT OF 4".
MAINTAIN HEALTHY PLANT SPACING.
REMOVE ANY & ALL DEAD VEGETATION.
ONLY SOLID BARK MULCH IN THESE AREAS
FOR MOISTURE RETENTION
AND EROSION CONTROL.

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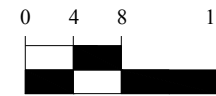
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SCALE: 1" = 16' - 0"

LANDSCAPE
VEGETATAION
MANAGEMENT
PLAN
L5.00

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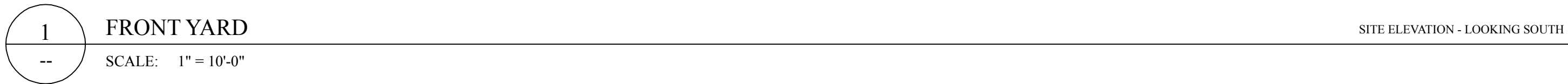
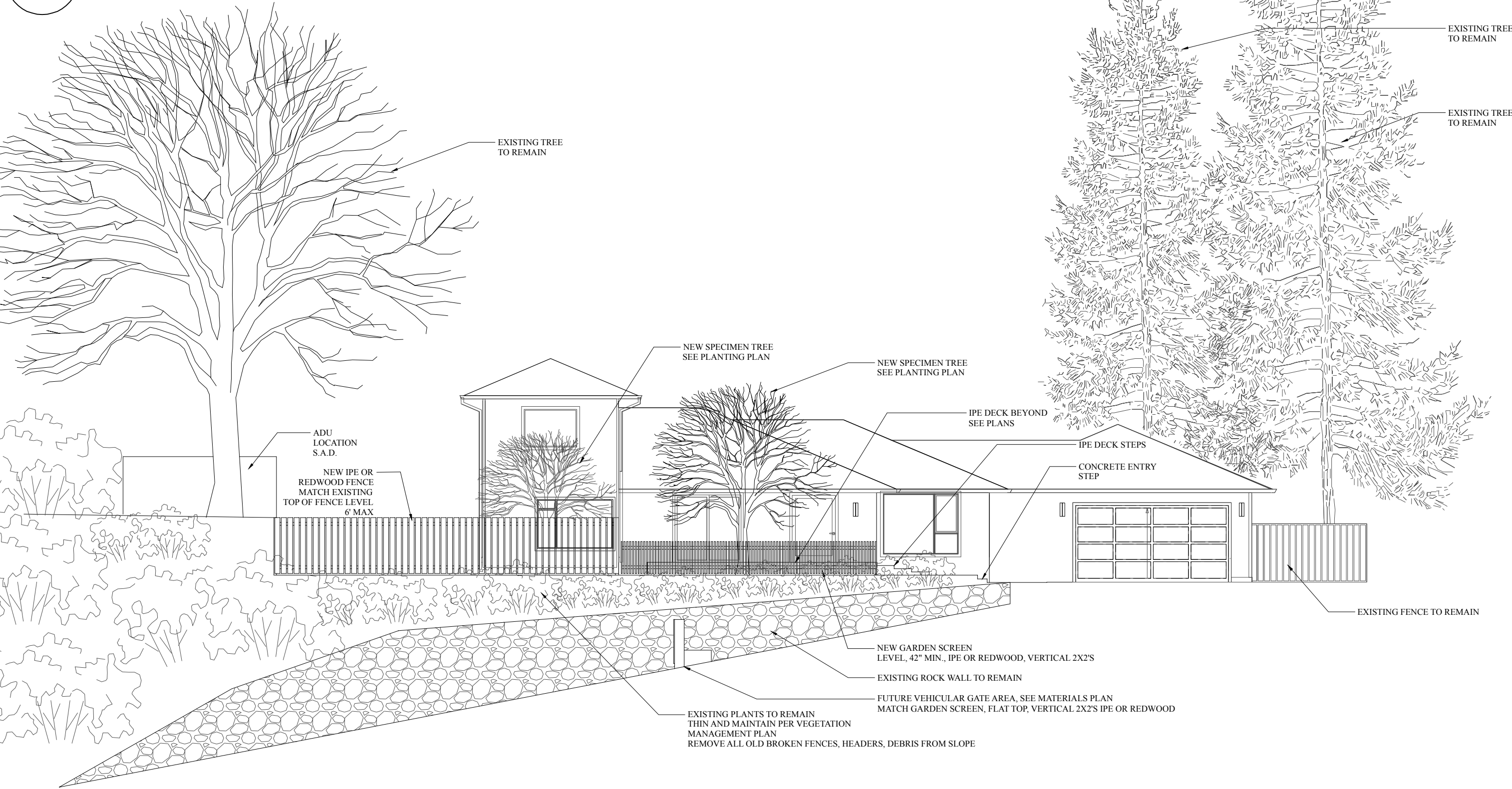
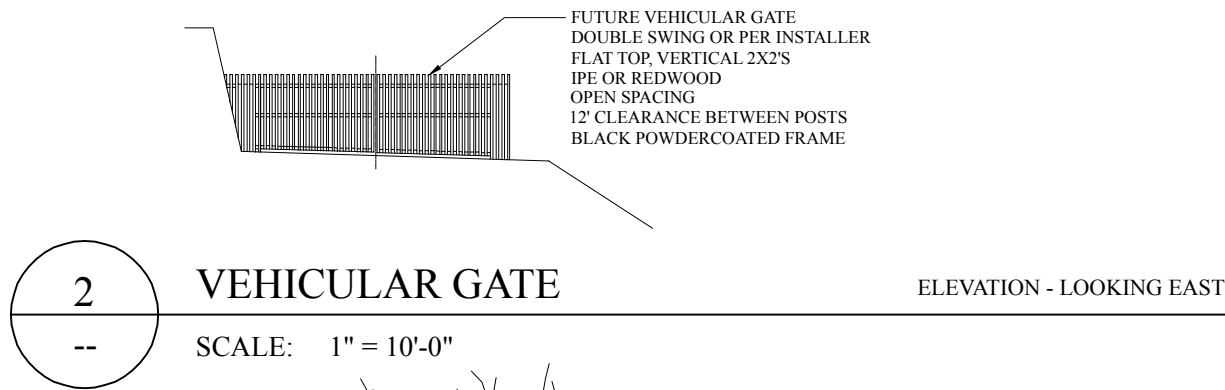
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ROSS, CALIFORNIA 94957

ISSUE: PLANNING
DATE: 12.09.22
ISSUE: POOL STUDIES
DATE: 05.02.22

SCALE: AS NOTED

LANDSCAPE
DETAILS

L6.00



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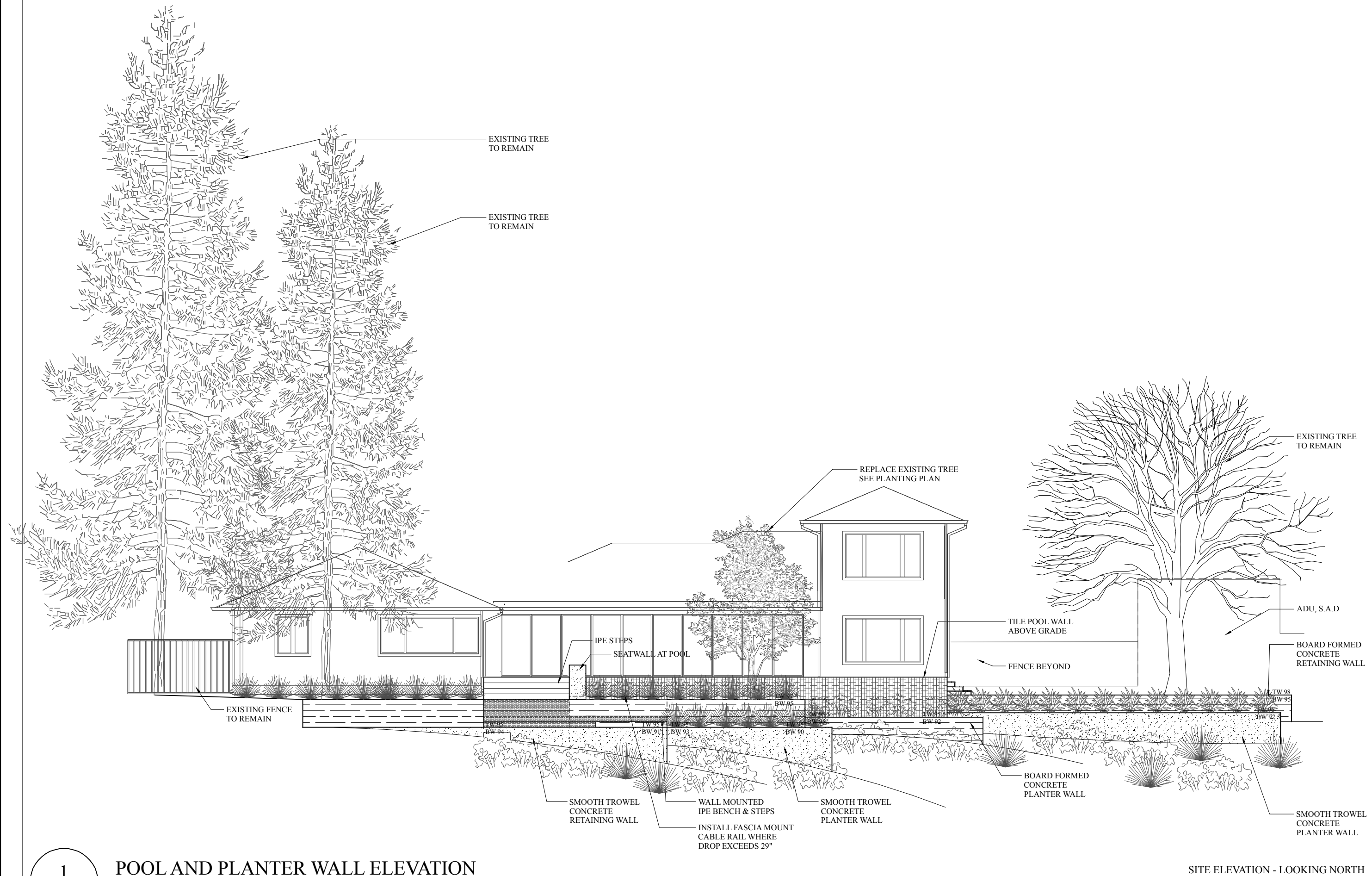
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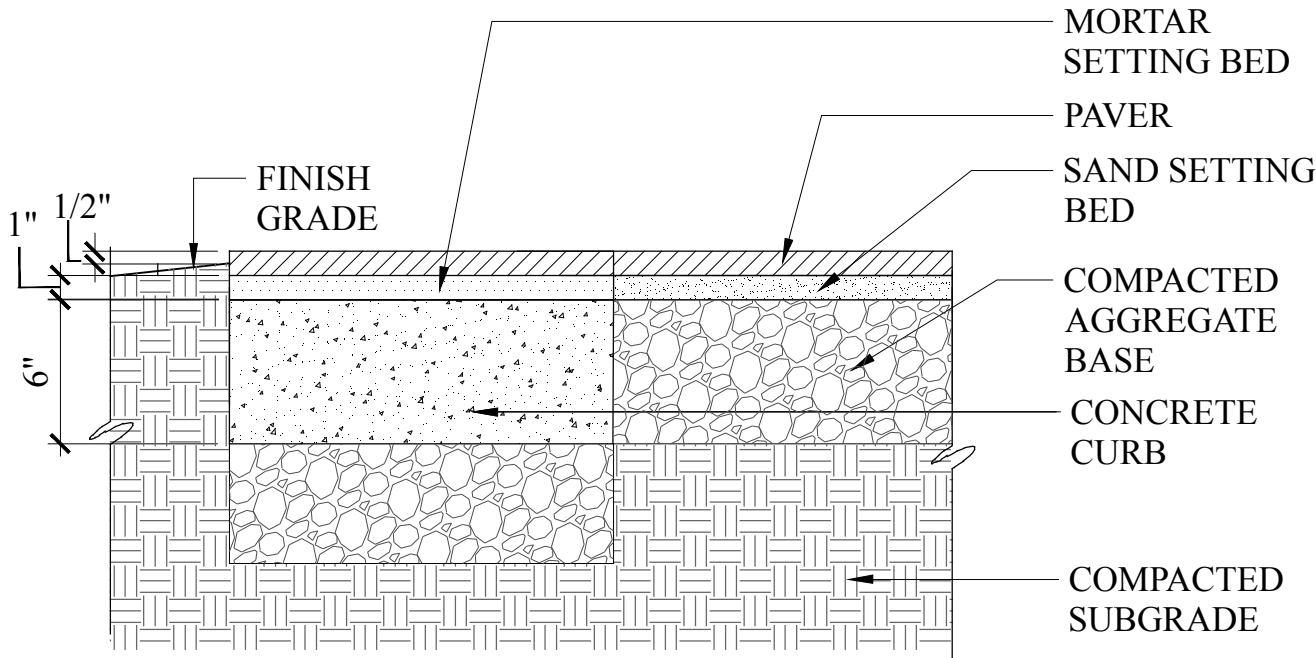


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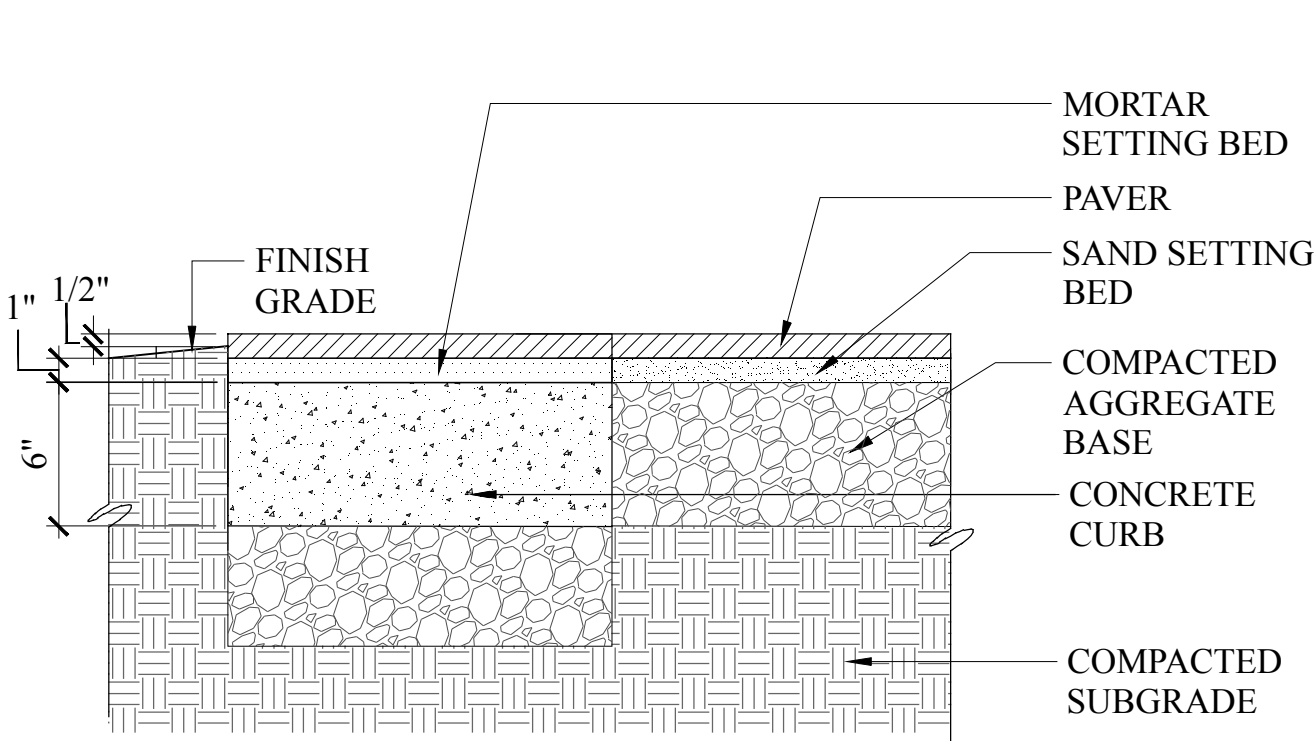
POOL AND PLANTER WALL ELEVATION

SCALE: 1" = 10'-0"

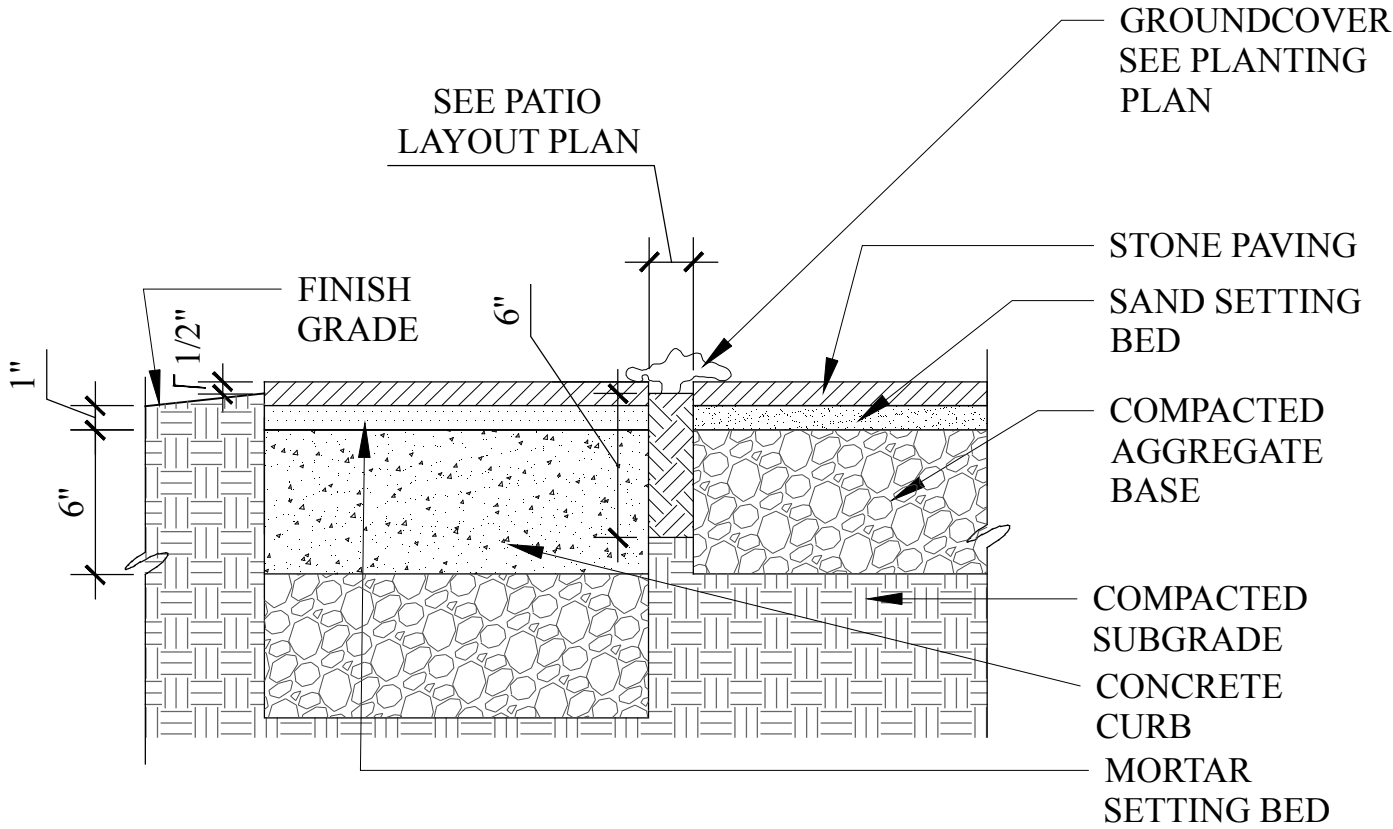
SITE ELEVATION - LOOKING NORTH



2 STONE PAVER ON MORTAR SECTION
SCALE: 1 1/2" = 1'



1 STONE PAVER ON SAND SECTION
SCALE: 1 1/2" = 1'



3 STONE PAVER WITH PLANTED JOINTS SECTION
SCALE: 1 1/2" = 1'

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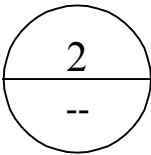
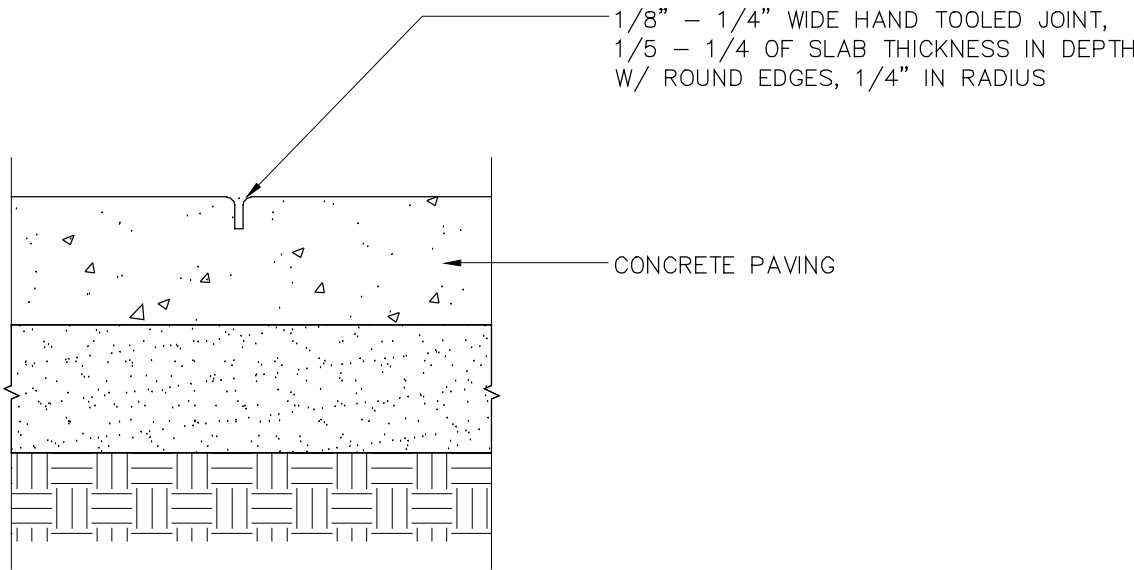
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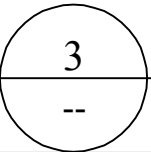
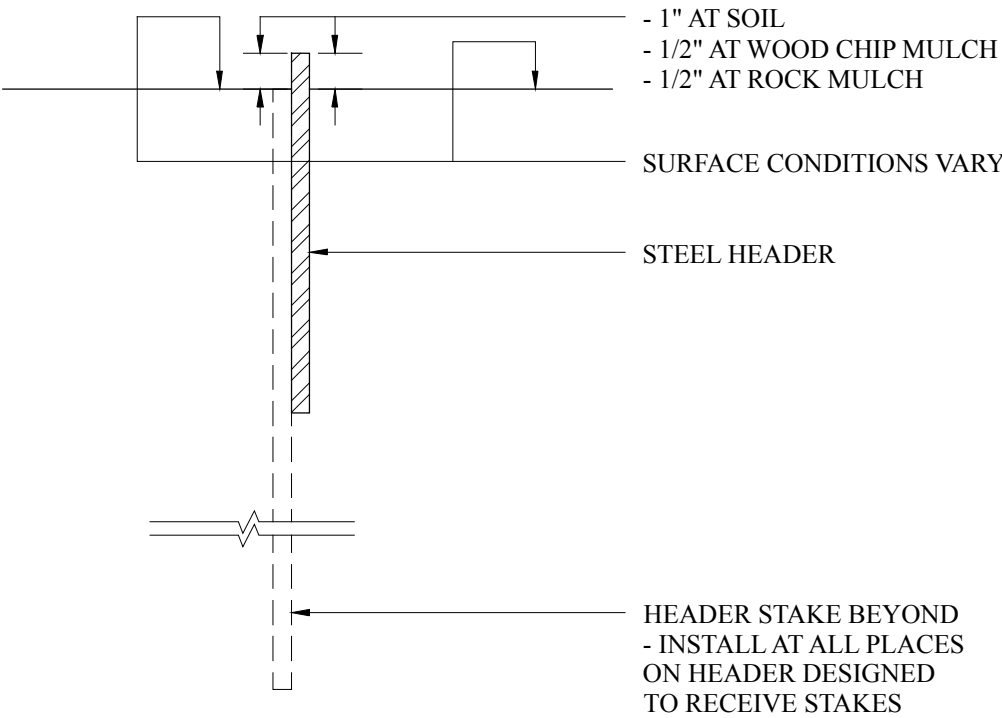
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CONTROL JOINT FOR CONCRETE

PHOTO

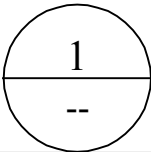
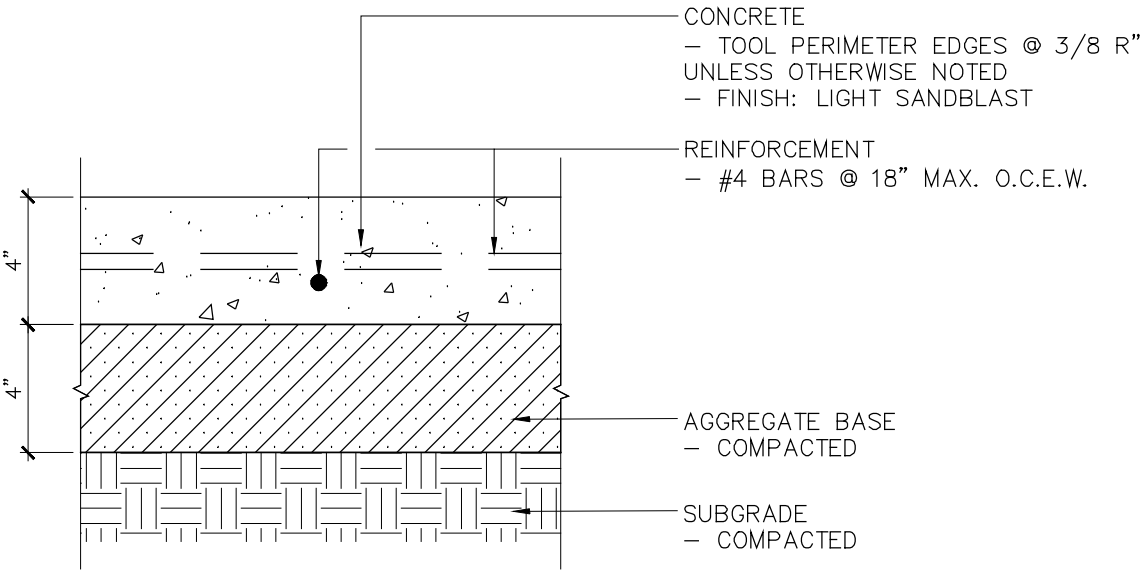
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STEEL HEADER

SECTION

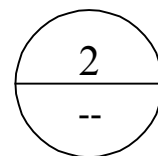
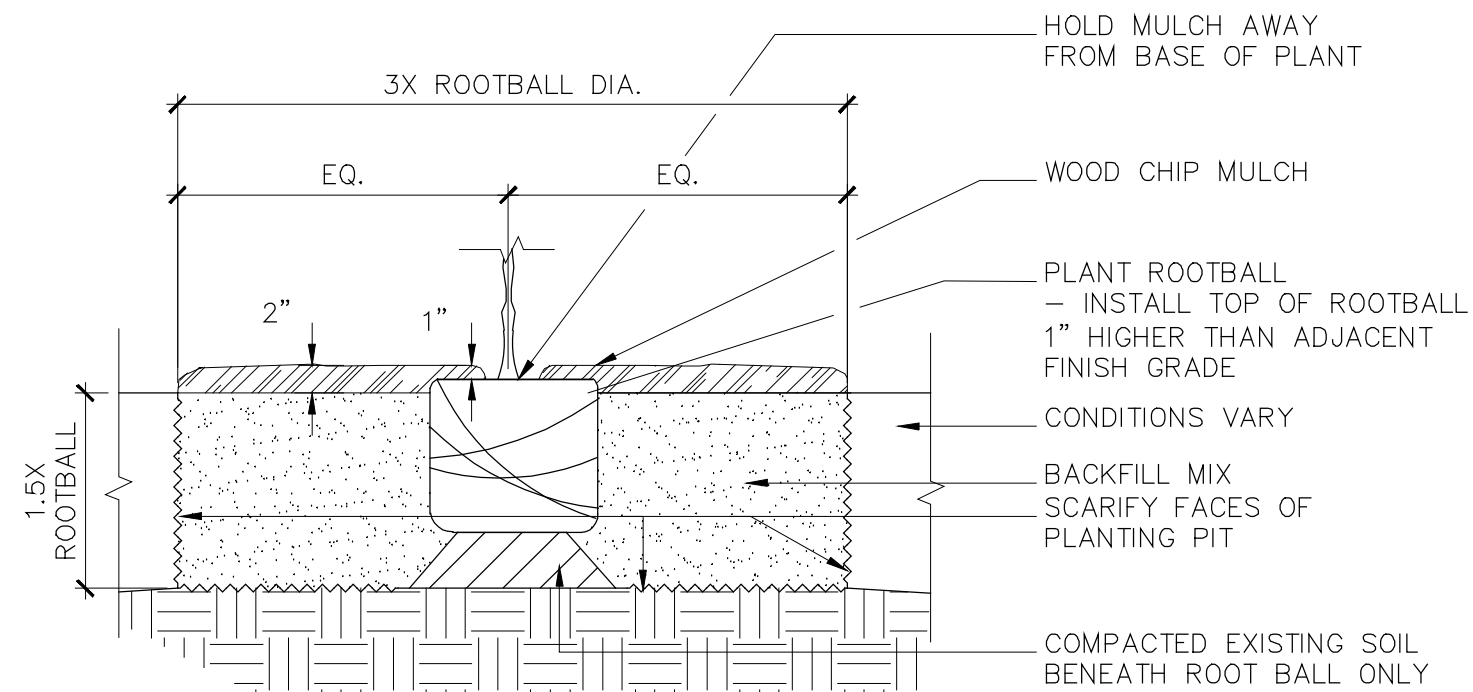
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CONCRETE PAVING

SECTION

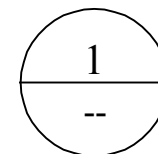
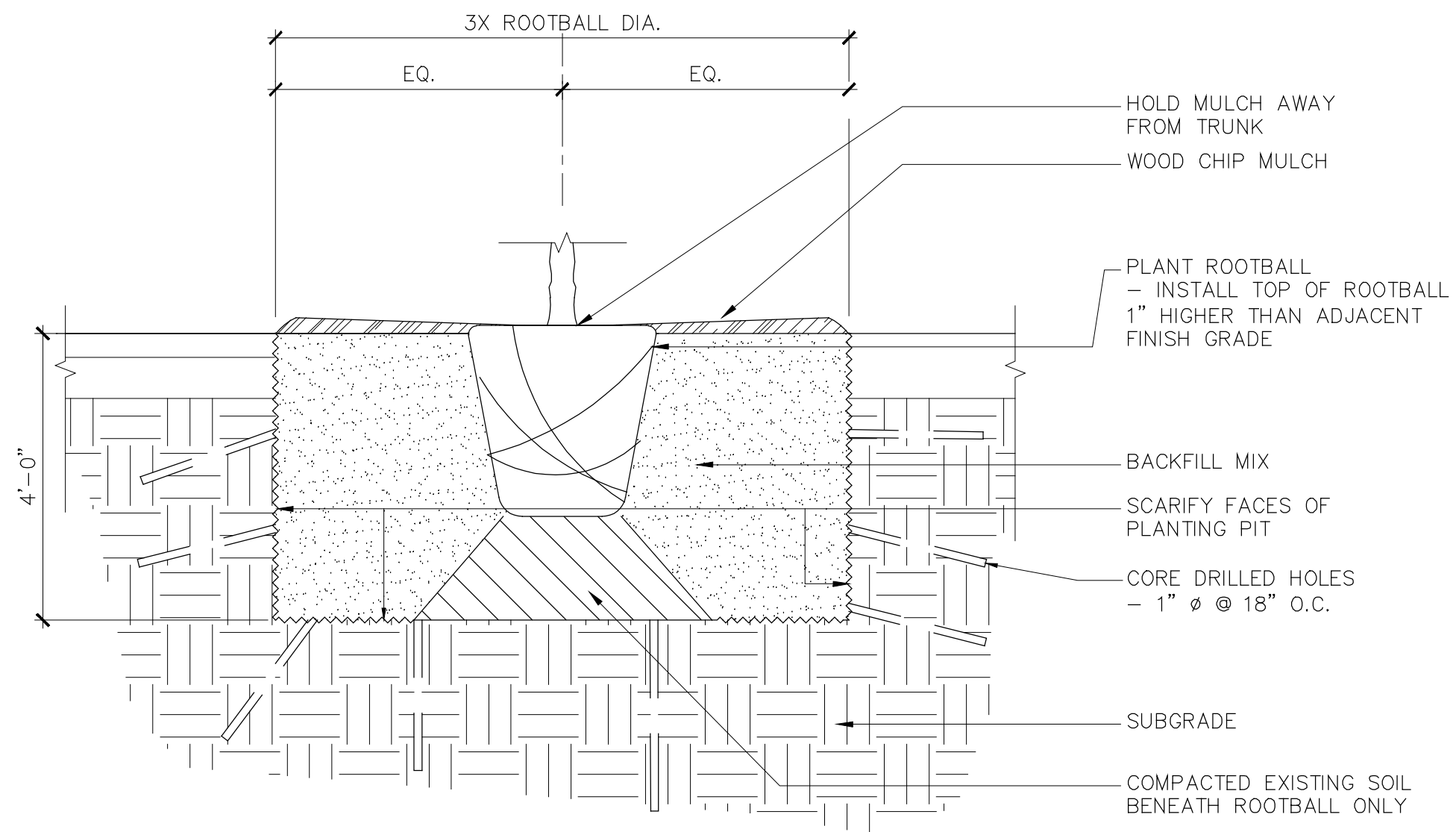
SCALE: 2" = 1'-0"



SHRUB PLANT PIT

Section

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



TREE PLANT PIT

Section

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

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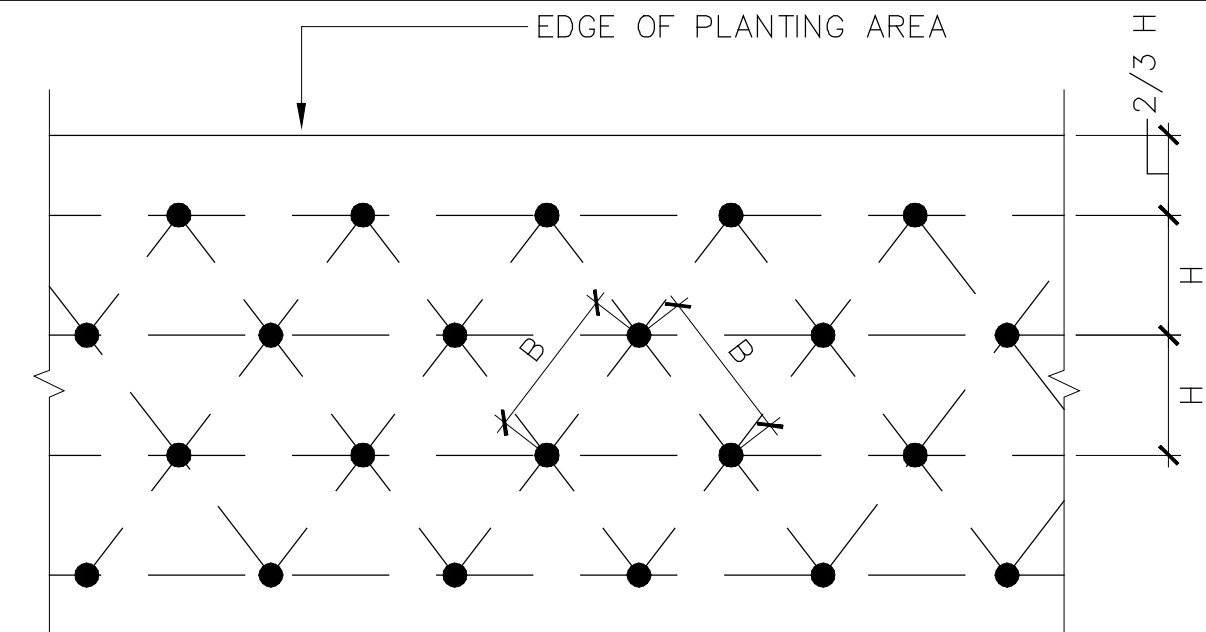
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| TRIANGULAR SPACING = B | DISTANCE BETWEEN ROWS = H | TOTAL AREA (SF) PER PLANT |
|------------------------|---------------------------|---------------------------|
| 6" | 5" | 0.21 |
| 8" | 7" | 0.39 |
| 9" | 8" | 0.50 |
| 10" | 8 1/2" | 0.59 |
| 12" | 10 1/2" | 0.88 |
| 15" | 13" | 1.35 |
| 18" | 15 1/2" | 1.94 |
| 21" | 18" | 2.63 |
| 24" (2') | 21" | 3.50 |
| 30" | 26" | 5.42 |

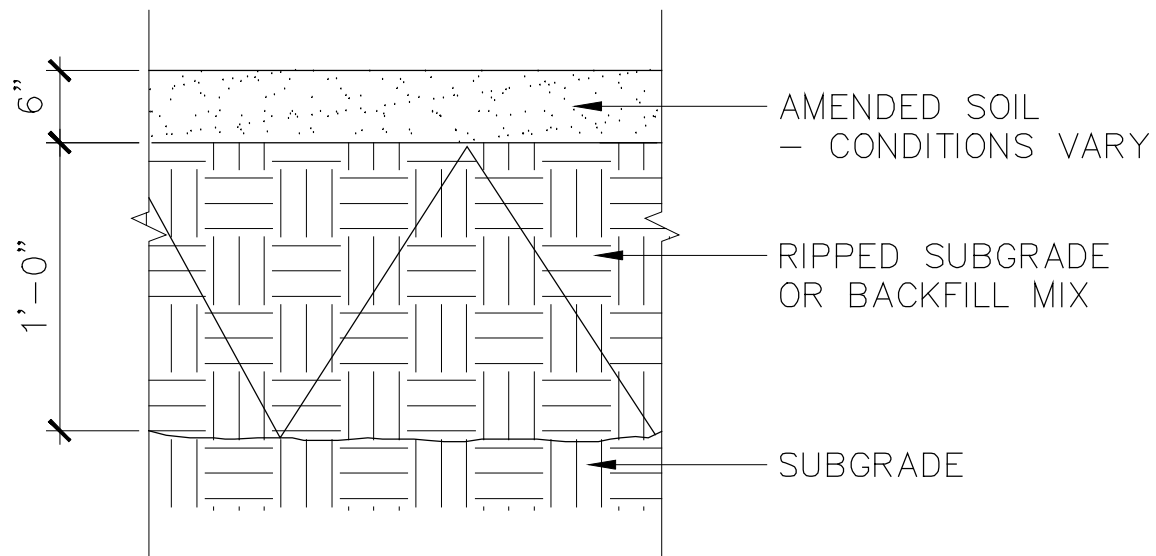
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TRIANGULAR PLANT SPACING

Section

1

SCALE: NTS



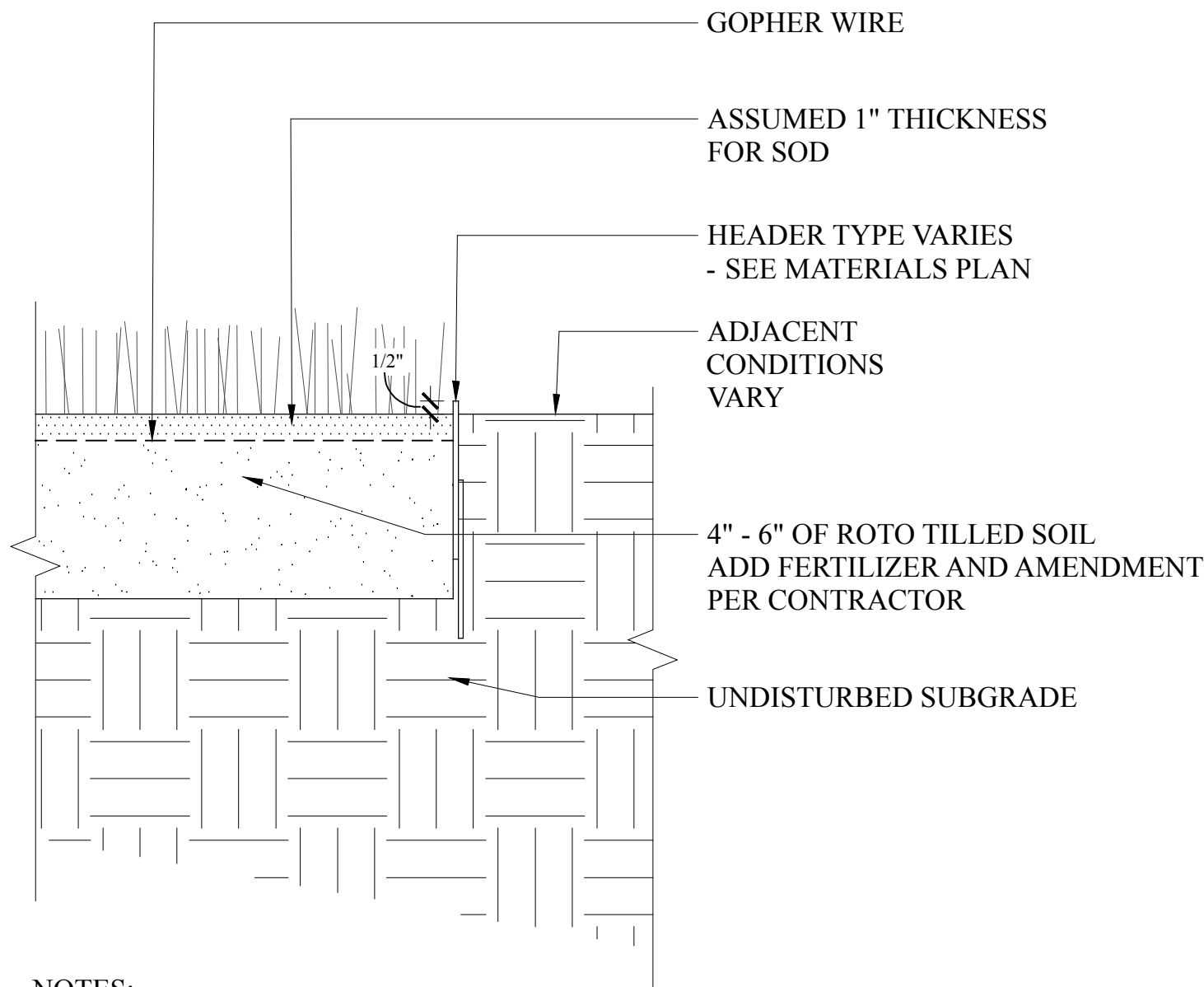
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AMENDED SOIL AT TURF/GROUNDCOVER

Section

1

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



- NOTES:
- 1) RAKE GROUND SO AREA FOR SOD IS LEVEL OR GRADED AS DESIRED. KEEP AREA WET BEFORE INSTALLATION. REMOVE ALL ROOTS, ROCKS WEEDS AND PLANTS.
 - 2) WATER FREQUENTLY FOR THE FIRST TEN DAYS, TO ESTABLISH DEEP ROOT SYSTEM
 - 3) IRRIGATION SHOULD BE INSTALLED PRIOR TO SOD
 - 4) DO NOT WALK ON SOD UNTIL IT TAKES ROOT

1

SOD PLANTING

Section

1

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

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
9. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
11. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

12. SPlicing OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
13. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
14. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).
16. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
17. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
18. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
19. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
20. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
21. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.
23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
25. IRRIGATION DEMAND: REFER TO PLANS.
26. THE EXISTING MAIN LINE SHOWN ON THE DRAWINGS IS DIAGRAMMATIC. VERIFY AND LOCATE EXISTING MAIN LINE IN FIELD. REPORT TO ARCHITECT IN WRITING ANY DEVIATION OF EXISTING MAIN LINE LOCATION FROM THAT SHOWN ON THE DRAWINGS.
27. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
28. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
29. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
30. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR

NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

31. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.
32. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
33. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION LEGEND

| SYMBOL | MODEL NUMBER | DESCRIPTION | NOZZLE GPM | OPERATING PSI | OPERATING RADIUS (FEET) |
|---|----------------------------|--|---|---------------|-------------------------|
| | PROS-06-PRS40-CV/MP1000-90 | HUNTER POP-UP SPRAY SPRINKLER WITH MP ROTATOR NOZZLE (TURF) | 0.37,0.19 | 40 | 12-14 |
| | PCB-25 | HUNTER BUBBLER (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE. | 0.25 | 30 | TRICKLE |
| | HE-10-B BLACK | HUNTER HE EMITTER | 1 GPH | 30 | DRIP |
| | HE-20-B RED | HUNTER HE EMITTER | 2 GPH | 30 | DRIP |
| | PLD-CAP | HUNTER MANUAL FLUSH VALVE | | | |
| | ECO-ID | HUNTER ECO-INDICATOR | | | |
| | PGV-101 G | HUNTER REMOTE CONTROL VALVE | | | |
| | PCZ-101-40 | HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR | | | |
| | T-FP600A-LF-1" | NIBCO 1" BRASS BALL VALVE | | | |
| | 975XL2SEU-1"/PBB-20 | WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET. | | | |
| | M70-100LNSX-HL | BADGER RECORDALL 1" WATER METER | | | |
| | ICV-101 G | HUNTER MASTER VALVE-1" (NORMALLY CLOSED) | | | |
| | HC-100-FLOW | HUNTER 1" FLOW METER (0.3-30 GPM) | | | |
| | PHC-1200 | HUNTER PRO-HC 12 STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE. | | | |
| | WR-CLIK | WIRELESS RAIN-CLIK SENSOR AND RECIEVER. | | | |
| CONTROLLER AND STATION NUMBER REMOTE CONTROL VALVE SIZE (IN INCHES) FLOW (GPM) WATER USE CLASSIFICATION OF ZONE APPLICATION RATE (IN/HR) or DRIPLINE SPACING AREA (SQ. FT.) ASSOCIATED REMOTE CONTROL VALVE | | | | | |
| MAIN LINE: | | | 1.5" THROUGHOUT: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER. | | |
| LATERAL LINE: | | | 3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER. | | |
| DRIPLINE LATERAL LINE: | | | 3/4" AND LARGER: 1 1/2"-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER. | | |
| SLEEVING: | | | SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER. | | |

STATION #

PVC LATERAL

XX

COLOR HATCH OF ZONE

DRIPLINE REMOTE CONTROL VALVE

SCH 40 PVC PIPE FROM DRIP REMOTE CONTROL VALVE

TRANSITION POINT FROM SCH 40 PVC TO DRIP TUBING

DRIP FLUSH VALVE

HUNTER TWPE TUBING

EXTEND OF DRIP EMITTER AREA. HUNTER TWPE DRIP TUBING ROUTED THROUGH PLANTS WITH HUNTER HE-XX-B PUNCH-IN EMITTERS. DO NOT EXCEED 250 FEET OR 3 GPM PER SINGLE LINE OF TUBING. SEE EMITTER SCHEDULE FOR NUMBER OF EMITTERS PER PLANT. INSATLL FLUSH VALVES AT END OF EACH ZONE

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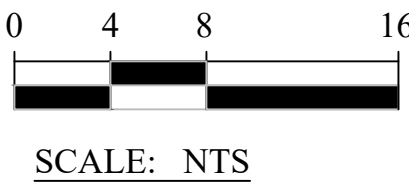
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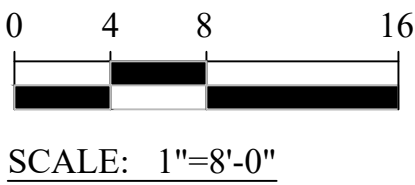


IRRIGATION
NOTES AND
LEGEND

L7.00

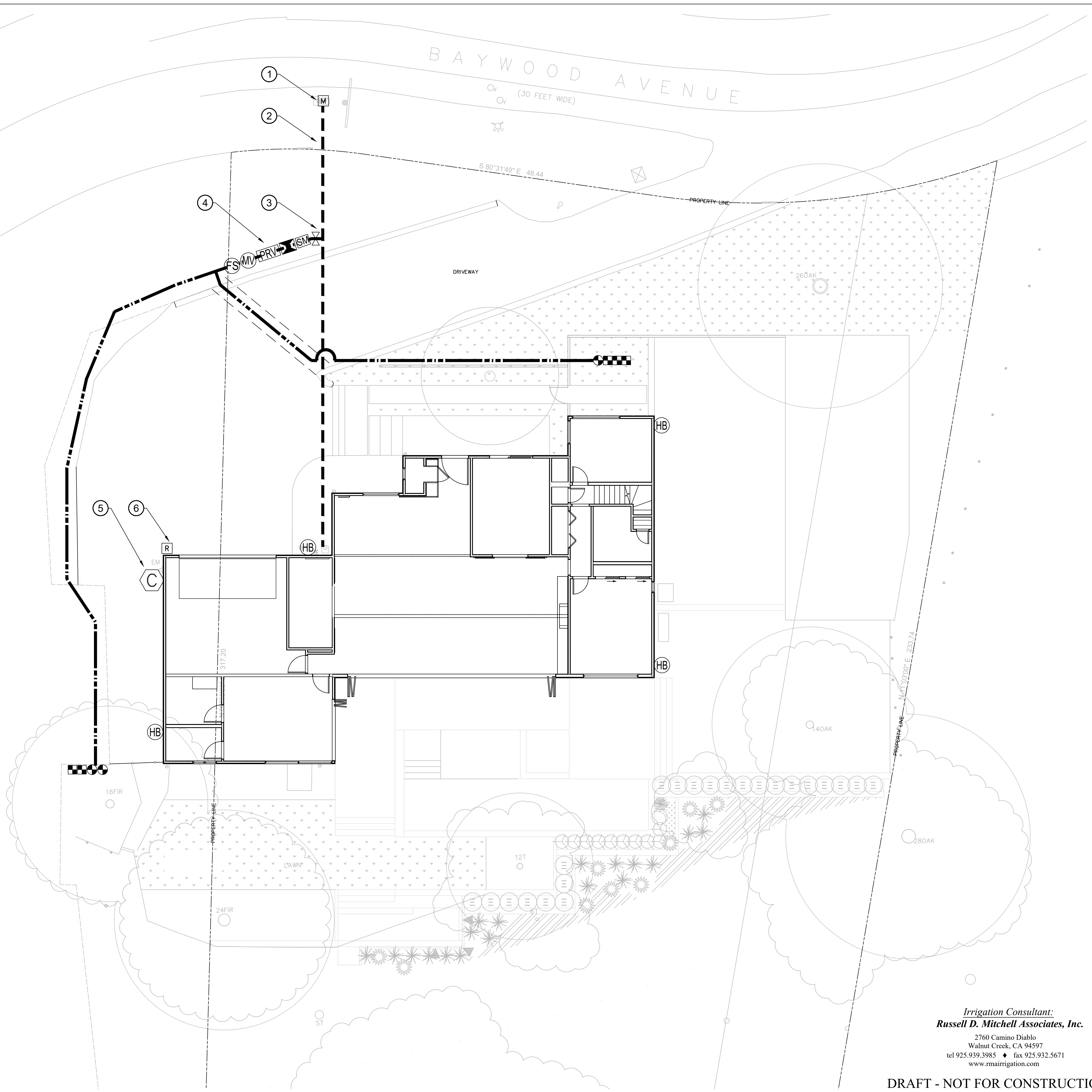
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IRRIGATION
PLAN

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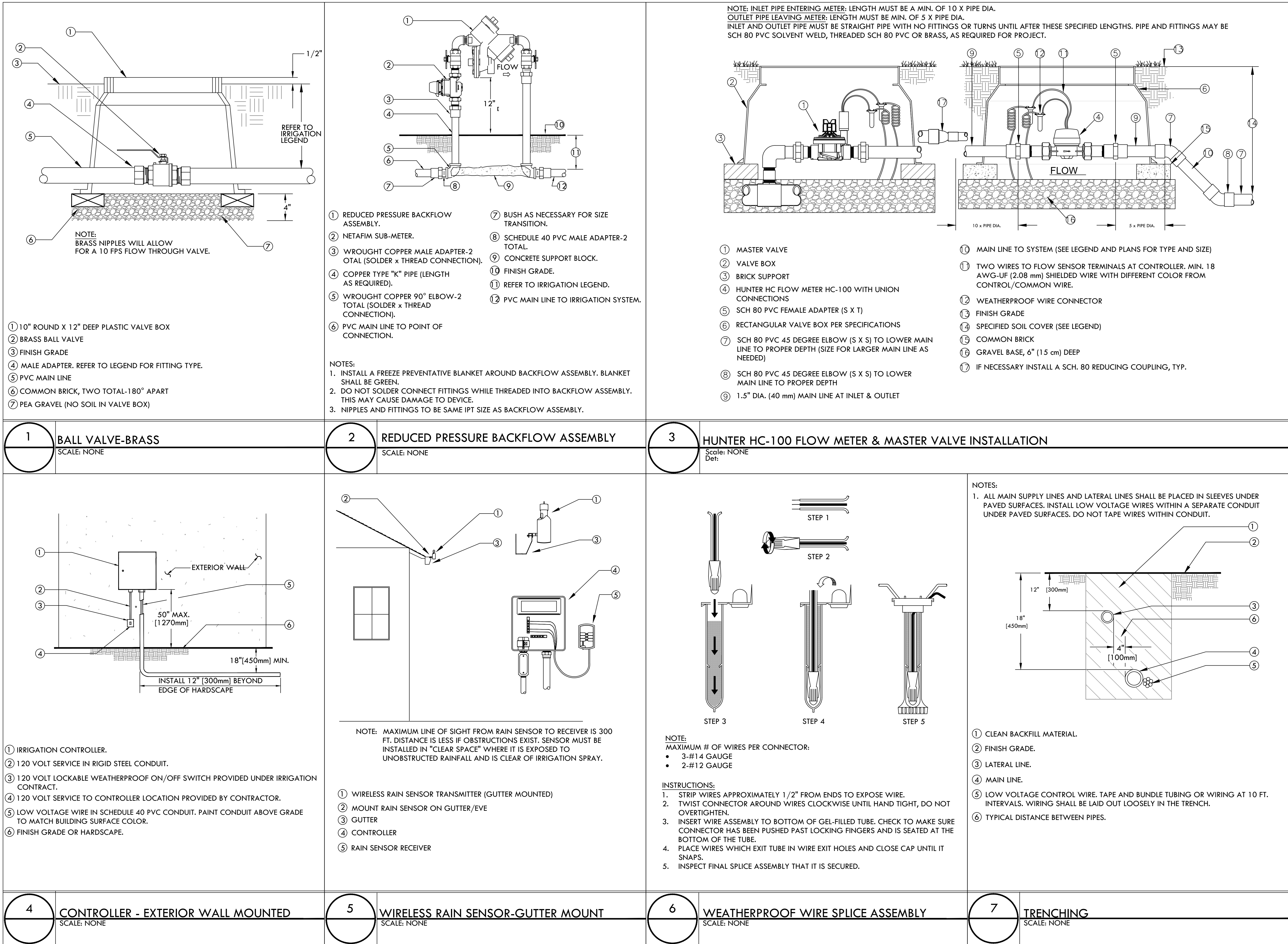


PLAN NOTES LEGEND

- ① APPROXIMATE LOCATION OF EXISTING DOMESTIC WATER METER SHOWN FOR REFERENCE ONLY.
- ② APPROXIMATE ROUTING OF DOMESTIC WATER LINE TO BUILDING.
- ③ 1" STUB-OUT AND GATE VALVE FOR IRRIGATION FROM DOMESTIC WATERLINE TO BUILDING TO BE PROVIDED BY PLUMBING CONTRACTOR. MAXIMUM IRRIGATION DEMAND: XX GPM AT 100 PSI STATIC PRESSURE AT STUB-OUT LOCATION.
- ④ INSTALL A 1" SUB-METER, A 1" BACKFLOW PREVENTER AND A 1" PRESSURE REDUCING VALVE FOR IRRIGATION AT THIS APPROXIMATE LOCATION. COORDINATE FINAL LOCATION WITH LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION. SET DISCHARGE PRESSURE AT PRESSURE REDUCING VALVE TO 60 PSI PRESSURE UNDER A MAXIMUM FLOW CONDITION. REFER TO INSTALLATION DETAIL XX ON SHEET XXX FOR INSTALLATION INFORMATION.
- ⑤ IRRIGATION CONTROLLER "C". MOUNT ON EXTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
- ⑥ WIRELESS RAIN SENSOR. MOUNT ON EAVE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

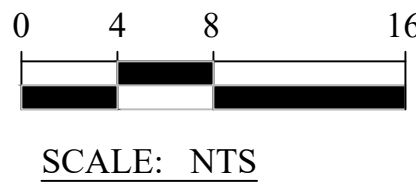
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74 BAYWOOD AVENUE
ROSS, CALIFORNIA 94957

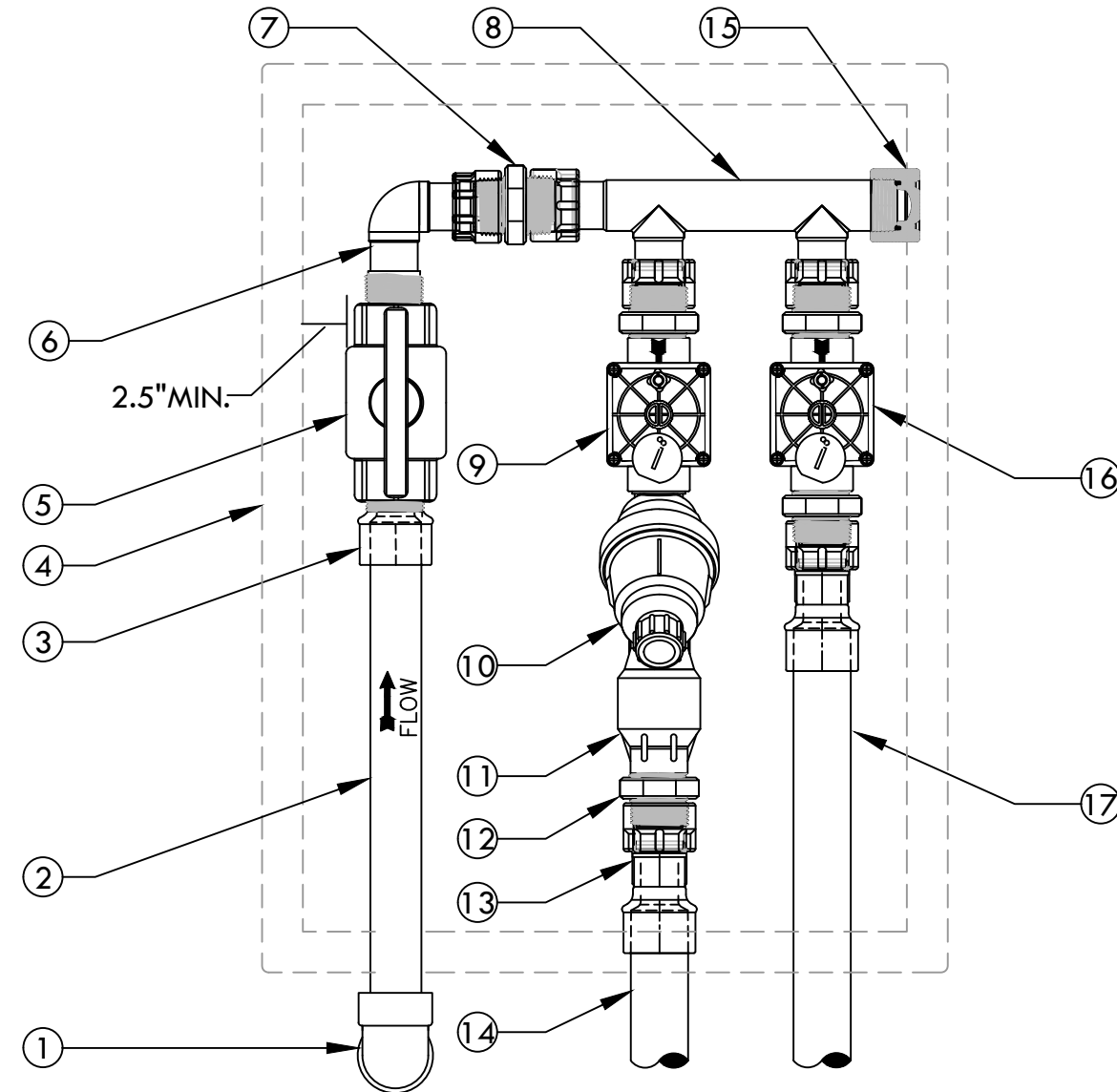
ISSUE: PLANNING
DATE: 11.14.22
ISSUE: POOL STUDIES
DATE: 05.02.22



IRRIGATION
DETAILS

L7.03

- SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
- SCH 40 PVC PIPE. LENGTH AS REQUIRED.
- SCH 80 PVC MALE ADAPTER.
- CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
- NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
- DURA 1" MIPT x 1" SWIVEL 90° (PART #306-009)
- DURA 1"x1" THREADED ADAPTER (PART #08303) 4 TOTAL.
- DURA 1" MULTI-PORT MANIFOLD (PART #301-010-2)
- DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
- FILTER. REFER TO LEGEND FOR MODEL.
- 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
- DURA 1" x 3/4" MALE ADAPTER (PART #08303-131). ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
- DURA 1" SLIP X 1" SWIVEL (PART #329-011) 2 TOTAL.
- SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
- DURA 1" CAP (PART #348-010)
- BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
- SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.

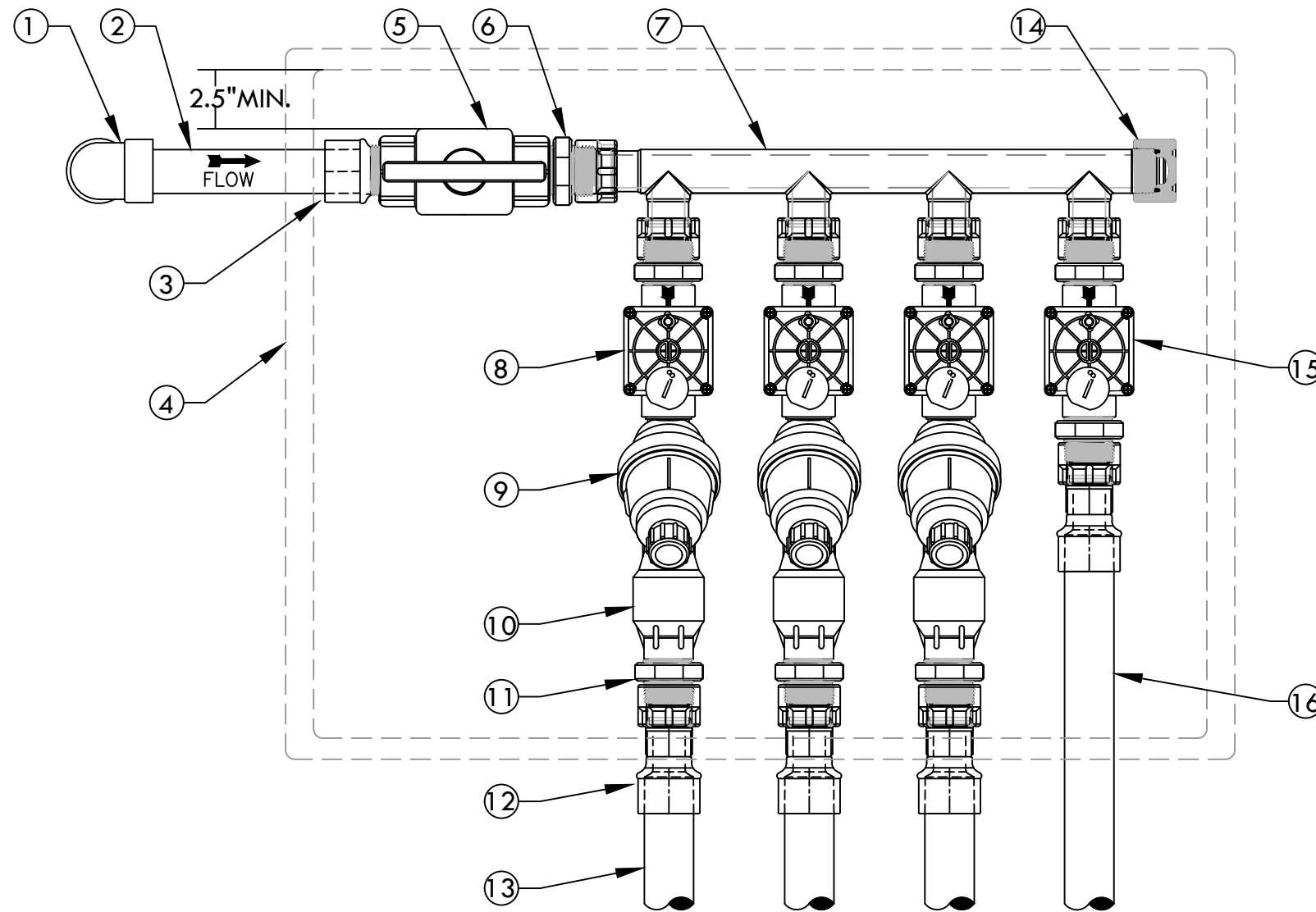


1

TWO REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)

SCALE: NONE

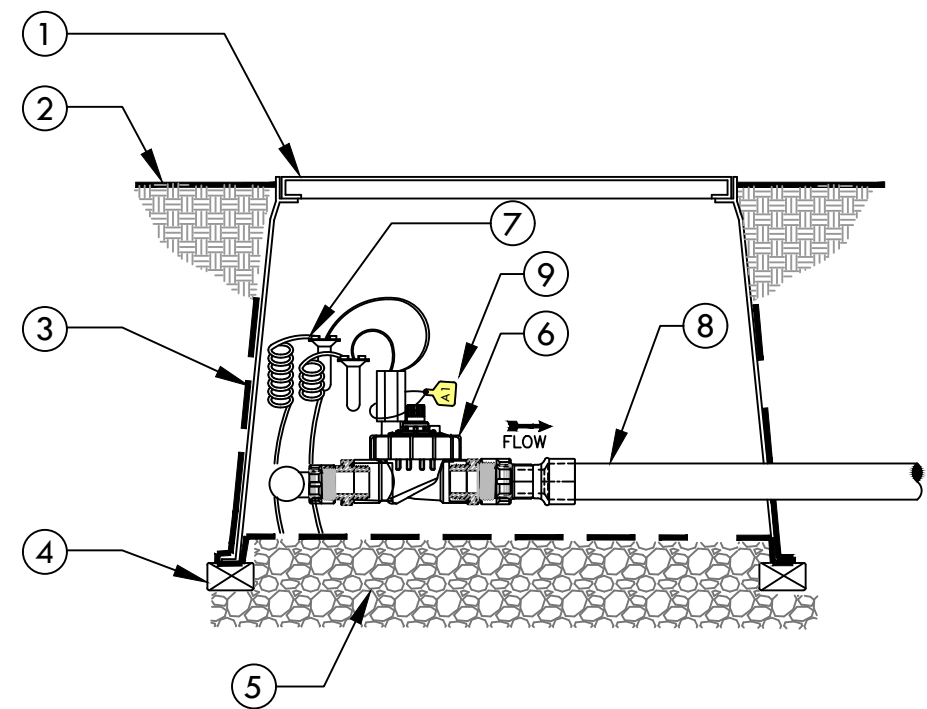
- SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
- SCH 40 PVC PIPE. LENGTH AS REQUIRED.
- SCH 80 PVC MALE ADAPTER.
- CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
- NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
- DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
- DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
- DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
- FILTER. REFER TO LEGEND FOR MODEL.
- 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
- DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
- DURA 1" SLIP X 1" SWIVEL (PART #329-011) 4 TOTAL.
- SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
- DURA 1" CAP (PART #348-010)
- BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
- SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.



2

FOUR REMOTE VALVE MANIFOLD DETAIL (1" VALVES ONLY)

SCALE: NONE

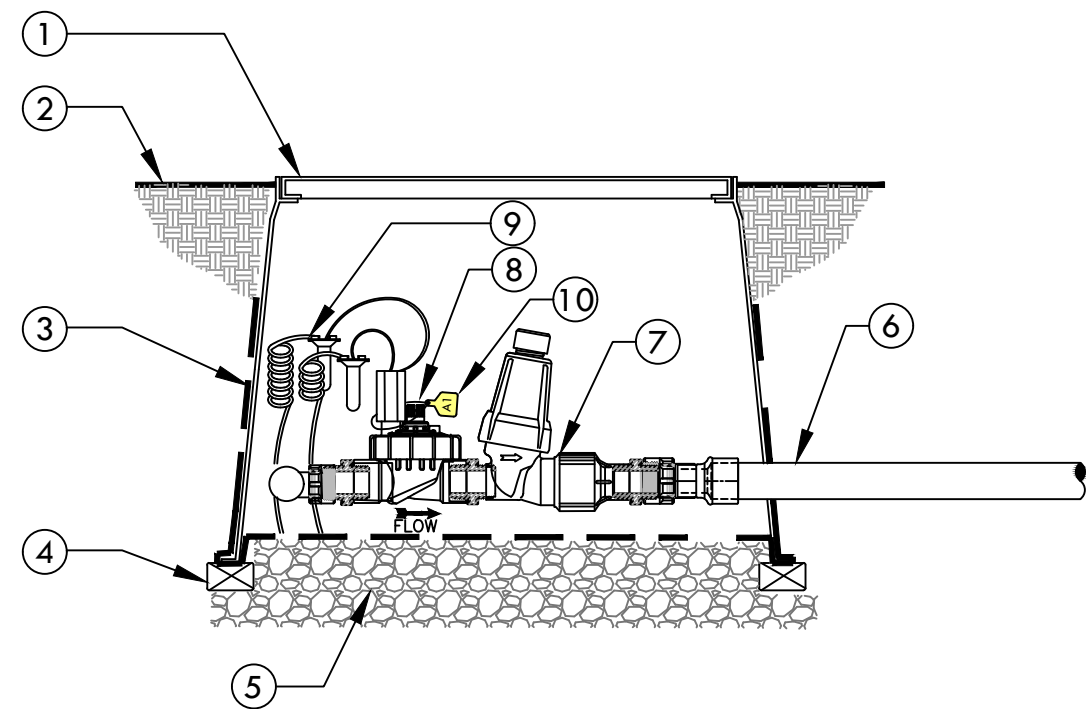


- CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
- FINISH GRADE
- 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
- BRICK-1 EACH CORNER
- PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
- VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
- SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY
- VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).

3

BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE

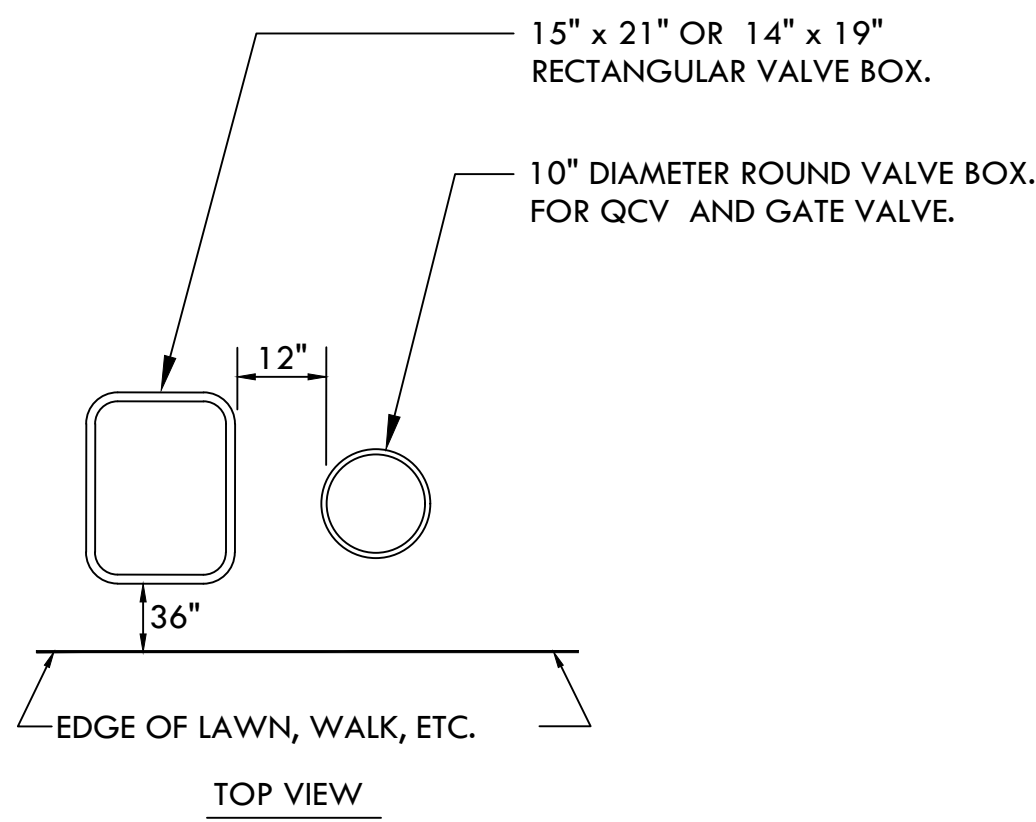


- CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
- FINISH GRADE
- 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
- BRICK-1 EACH CORNER
- PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP.
- DRIP FILTER AND REGULATOR
- REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
- VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
- VALVE I.D. TAG (WITH CONTROL AND STATION NUMBER).

4

DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE



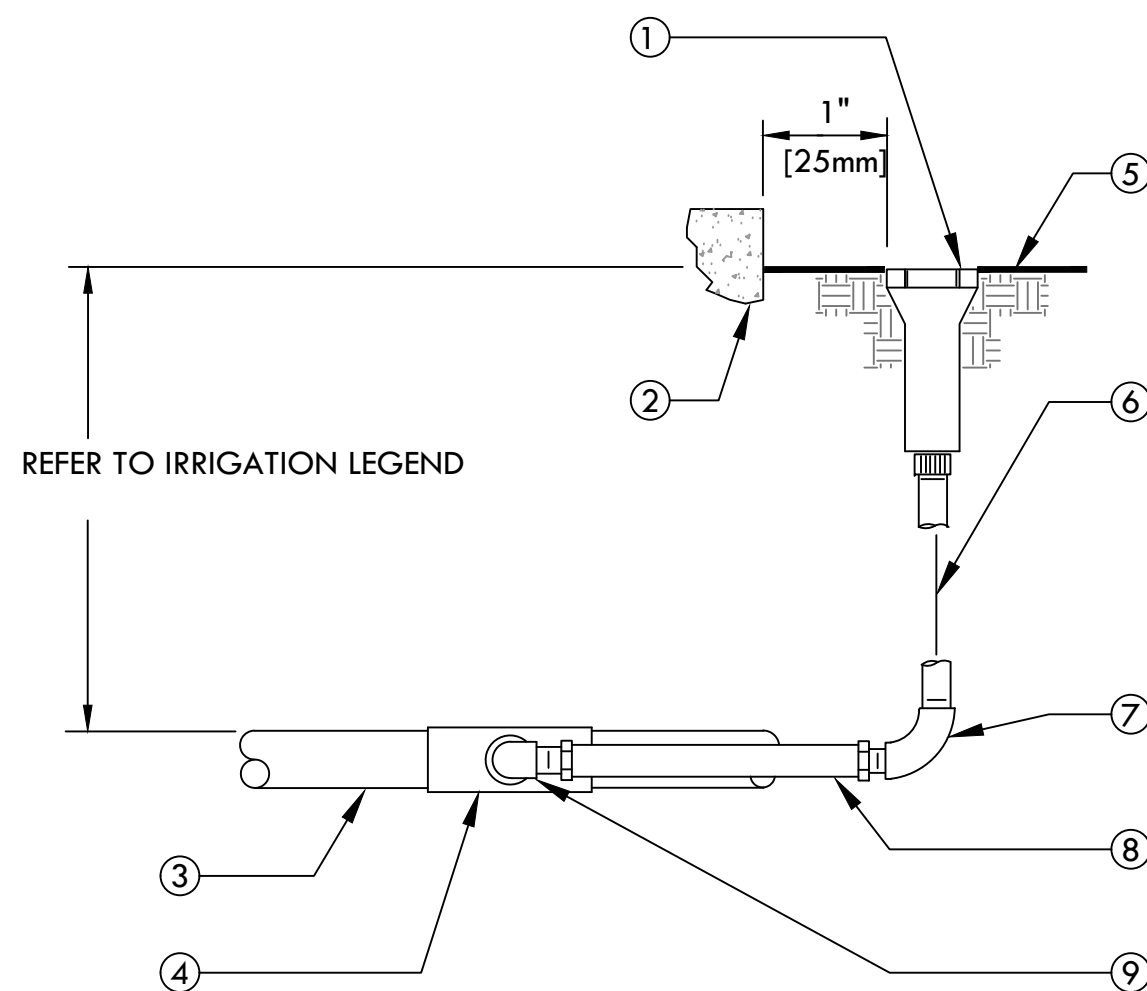
INSTRUCTIONS:

- CENTER VALVE BOX OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING VALVE.
- SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
- SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
- SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
- AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
- INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

5

VALVE BOX INSTALLATION

SCALE: NONE



- POP-UP LAWN SPRAY SPRINKLER.
- WALL, WALK, CURB OR BUILDING.
- PVC LATERAL LINE.
- UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
- FINISH GRADE.
- 1/2" [13mm] SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED - TYPICAL).
- 1/2" [13mm] SCHEDULE 40 PVC THREADED 90° ELL.
- 1/2" [13mm] FLEXIBLE IPS HOSE 6" [150mm] LONG WITH MALE ADAPTERS OR 1/2" x 6" [13mm x 150mm] FLEXIBLE SWING JOINT WITH A MINIMUM PRESSURE RATING OF 100 PSI [690kPa]
- 1/2" [13mm] SCHEDULE 40 PVC STREET ELL.

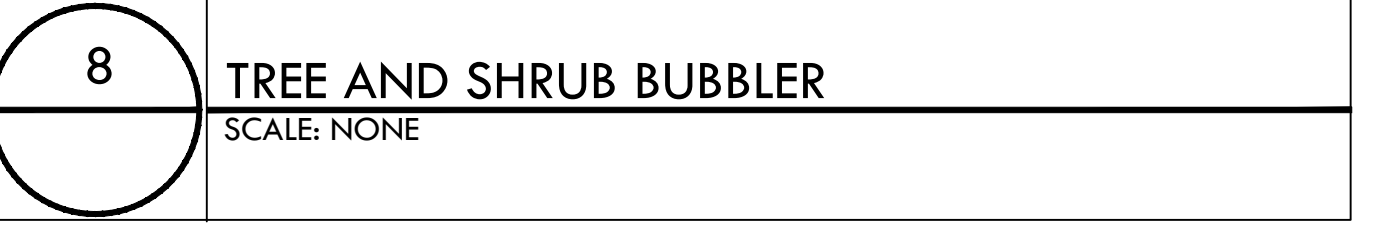
6

POP-UP SPRAY SPRINKLER - TURF

SCALE: NONE

ISSUE: PLANNING
DATE: 11.14.22
ISSUE: POOL STUDIES
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IRRIGATION WATER USE CALCULATIONS

| WATER USE ESTIMATION | | | | | | | | | | | | |
|----------------------------|--------------------|----------------------|-------------------|---|-----------------------|--------------|--------------------|---|---------------|-----------------|-----------|-------------------------|
| WATER TYPE | POTABLE | | | | | | | | | | | |
| SITE ETO= | 40.03 | | | | | | | | | | | |
| REGULAR LANDSCAPE AREAS | | | | | | | | | | | | |
| HYDROZONE # | HYDROZONE NAME | PLANT WATER USE TYPE | PLANT FACTOR (PF) | IRRIGATION METHOD | IRRIGATION EFFICIENCY | ETAF (PF/IE) | AREA (SQ. FT) (HA) | ETAF X AREA (HA) | ETWU (GAL/YR) | ACRE FEET/ YEAR | HCF/ YEAR | PERCENTAGE OF LANDSCAPE |
| 1 | SHRUBS/GROUNDCOVER | LOW | 0.2 | DRIP | 0.81 | 0.25 | 1,466 | 362 | 8,984 | 0.03 | 12.01 | 63% |
| 2 | TREES | LOW | 0.2 | BUBBLER | 0.81 | 0.25 | 80 | 20 | 490 | 0.00 | 0.66 | 3% |
| 3 | VINES | LOW | 0.2 | BUBBLER | 0.81 | 0.25 | 15 | 4 | 92 | 0.00 | 0.12 | 1% |
| 4 | LAWN | MOD | 0.5 | SPRAY | 0.75 | 0.67 | 240 | 160 | 3,971 | 0.01 | 5.31 | 10% |
| 5 | WATER FEATURE | HIGH WF | 0 | - | 0 | 1.00 | 520 | 520 | 12,906 | 0.04 | 17.25 | 22% |
| TOTALS | | | | | | | 2,321 | 1,065 | 26,443 | 0.08 | 35.35 | 100% |
| SPECIAL LANDSCAPE AREAS | | | | | | | | | | | | |
| HYDROZONE # | HYDROZONE NAME | | | | | | | | | | | |
| - | | | | | | 1 | | | | | | 0% |
| | | | | | | TOTALS | 0 | | | | | 0% |
| MAWA | GALLONS/YR | | 31,682 | MAWA FORMULA | | | | ETWU FORMULA | | | | |
| | ACRE FEET/YR | | 0.10 | MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR | | | | ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR | | | | |
| | HCF/YR | | 42.36 | MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)] | | | | ETWU= ((ETO)(.62)(ETAF x LA)) | | | | |
| ETWU | GALLONS/YR | | 26,443 | ETo = REFERENCE EVAPOTRANSPIRATION | | | | ETo = REFERENCE EVAPOTRANSPIRATION | | | | |
| | ACRE FEET/YR | | 0.08 | 0.45= ET ADJUSTMENT FACTOR | | | | PF = PLANT FACTOR FOR HYDROZONES | | | | |
| | HCF/YR | | 35.35 | LA=LANDSCAPED AREA (SQUARE FEET) | | | | HA = HYDROZONE AREA (SQ.FT) | | | | |
| | | | | 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR) | | | | 0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR) | | | | |
| SITE IRRIGATION EFFICIENCY | SITE PLANT FACTOR | MAWA COMPLIANT | | | | | | | | | | |
| 62.2% | 0.19 | YES | | | | | | | | | | |
| ETAF Calculations | | | | | | | | | | | | |
| REGULAR LANDSCAPE AREAS | | | | | | | | | | | | |
| TOTAL ETAF x AREA | 1.065 | | | | | | | | | | | |
| TOTAL AREA | 2,321 | | | | | | | | | | | |
| AVG. ETAF | 45.90% | | | | | | | | | | | |

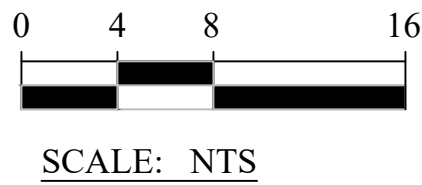
THIRD NATURE STUDIO
Contemporary & Contextual Landscape Design

321 San Carlos Street
San Francisco, California 94110
www.thirdnaturestdio.com

Contact:
Randi Johnsen
415.706.9176
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CIEPLINSKI RESIDENCE
74 BAYWOOD AVENUE
ROSS, CALIFORNIA 94957

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IRRIGATION
WATER USE
CALCULATIONS

L7.05

ABBREVIATIONS

- AB AGGREGATE BASE
AC ASPHALT CONCRETE
ADJ ADJACENT
ASP ASPHALT
AVE AVENUE
BK BACK OF WALK
BMP BEST MANAGEMENT PRACTICE
BOE BOTTOM OF EXCAVATION
BOP BOTTOM OF PIER
BP BOTTOM OF POOL
BW BOTTOM OF WALL
CL CENTER LINE
CO CLEAN OUT
CONC CONCRETE
COR CORNER
DI DUCTILE IRON
DMA DRAINAGE MANAGEMENT AREA
(E) EXISTING
EA EACH
EG EXISTING GRADE
EL ELEVATION
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FL FLOW LINE
FT FEET
GND GROUND
GV GAS VALVE
HSS HOLLOW STEEL SECTION
INV INVERT
LID LOW IMPACT DESIGN
MAX. MAXIMUM
MH MANHOLE
(N) NEW
N.T.S. NOT TO SCALE
(P) PROPOSED
PL PROPERTY LINE
PT PRESSUR TREATED
RF ROOF
SAD SEE ARCHITECTURAL DRAWINGS
SD STORM DRAIN
SMD SEE MECHANICAL DRAWINGS
SLD SEE LANDSCAPE DRAWINGS
SS SANITARY SEWER
SSCO SANITARY SEWER CLEAN OUT
SSD SEE STRUCTURAL DRAWINGS
TC TOP OF CURB
TF TO OF FOOTING
TOC TOP OF CONCRETE
TP TOP OF PAVEMENT
TS TOP OF SLOPE
TW TOP OF WALL
TYP TYPICAL
U.N.O. UNLESS NOTED OTHERWISE
AT

GRADING PLAN

1/8"=1'-0"

TOTAL EXCAVATION = 245 CY
TOTAL FILL = 43 CY
NET OFF HAUL = 202 CY

NOTE:
CONTACT UNDERGROUND SERVICES ALERT (USA)
AT LEAST 48 HOURS PRIOR TO AN EXCAVATION.



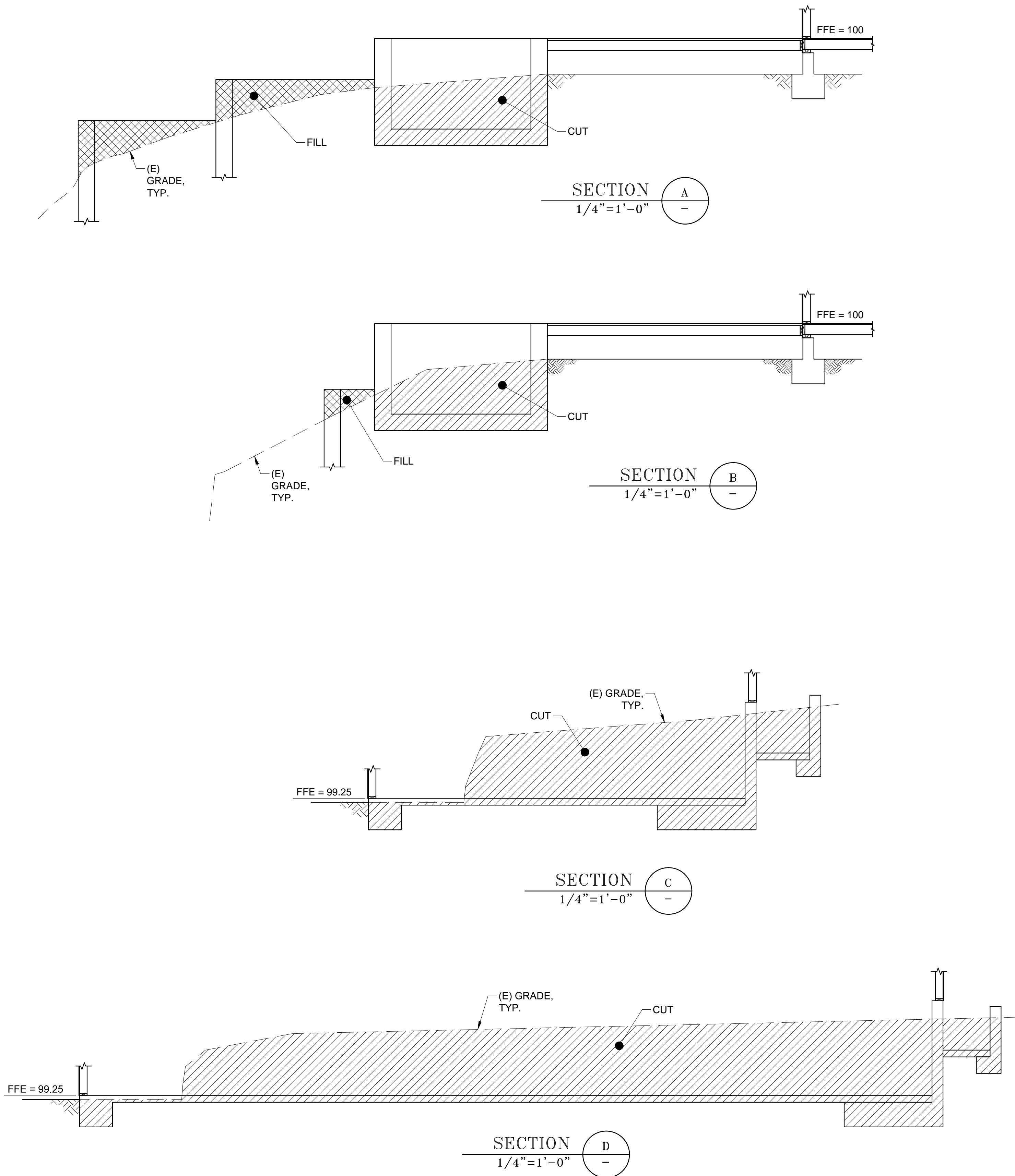
| | | |
|------------------------|-------------------|--|
| DESIGNED K.O.C. | DATE 12/13/22 | KEVIN O'CONNOR, INC. 4033 LINCOLN WAY San Francisco CA 94122 TEL: 415-286-3442 FAX: 415-665-5252 WWW.KOCENGINEERING.COM |
| DRAWN K.P. | DATE 12/13/22 | |
| CHECKED K.O.C. | DATE 12/13/22 | TITLE CIEPLINSKI RESIDENCE 74 BAYWOOD AVE ROSS, CA 94957 |
| PROJECT NO. 2022-83 | DRAWING NO. C1 | REV. |

SITE PREPARATIONS

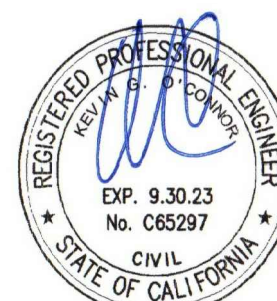
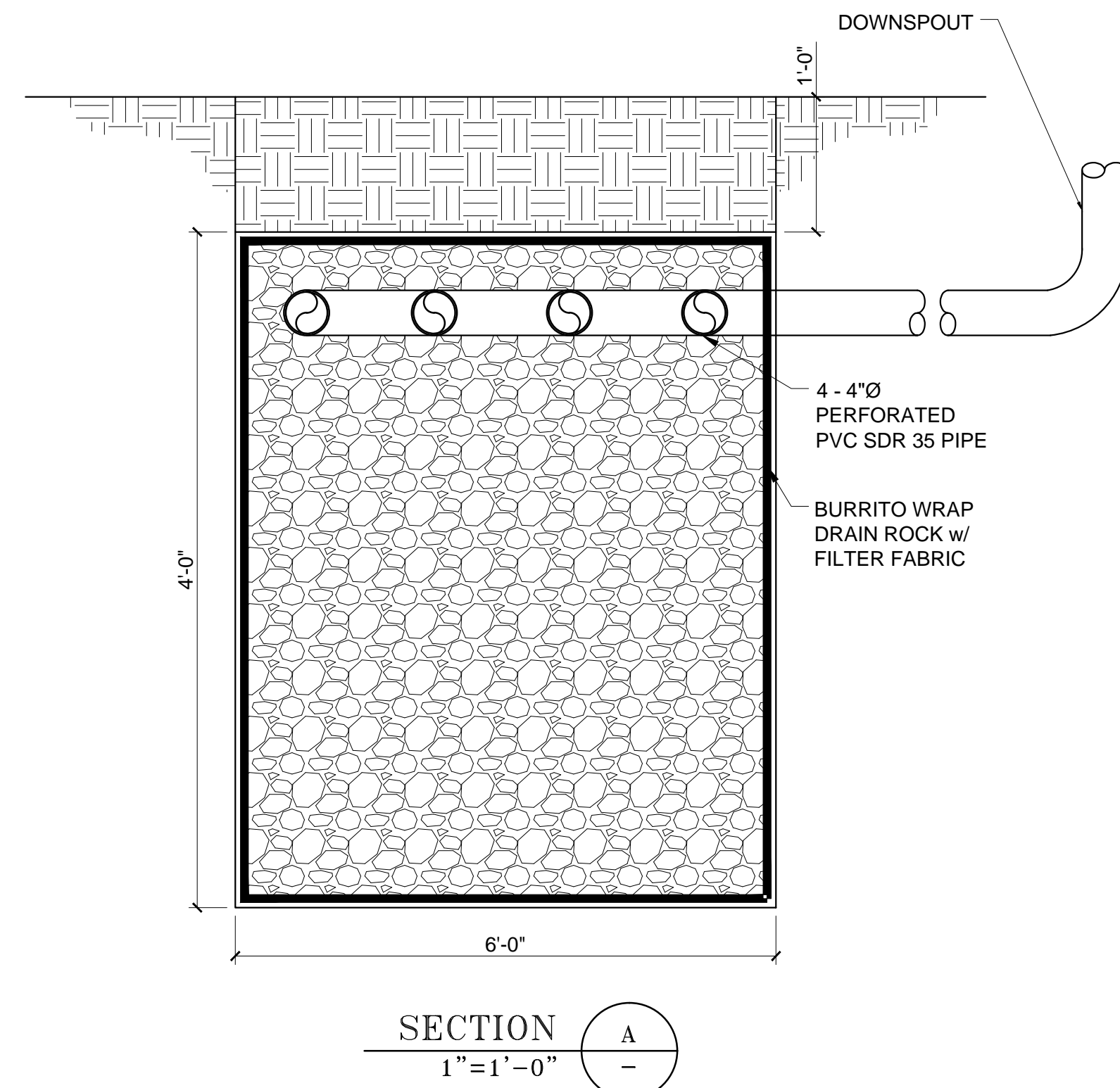
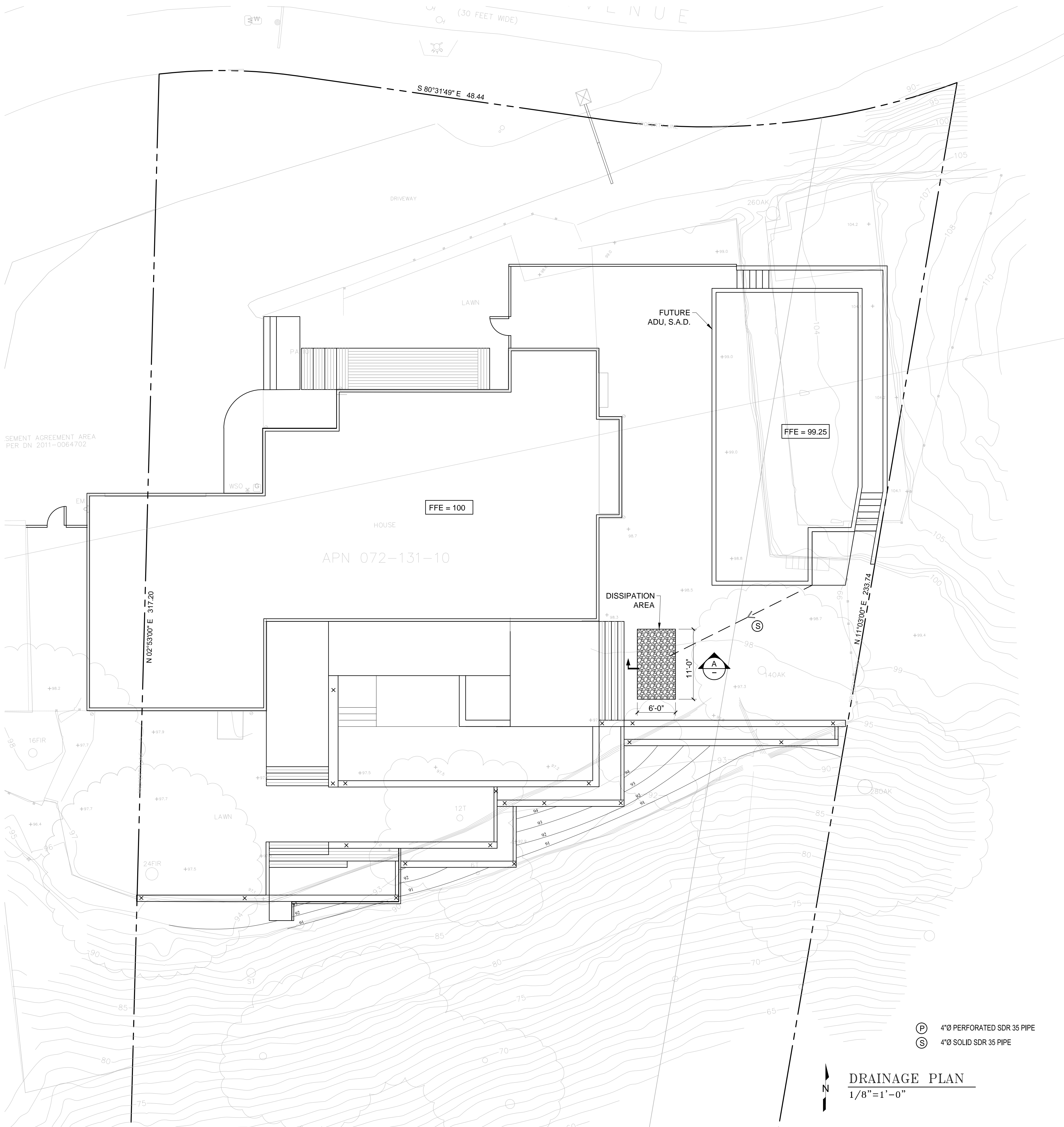
- CLEARING AND GRUBBING SHALL CONSIST OF REMOVAL OF VEGETATION SUCH AS BRUSH, GRASS, WOODS, STUMPS, TREES, ROOTS OF TREES, OR OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
- DEMOLITION SHOULD INCLUDE REMOVAL OF BUILDING, STRUCTURES, FOUNDATIONS, RESERVOIRS, UTILITIES (INCLUDING UNDERGROUND PIPELINES, SEPTIC TANKS, LEECH FIELDS, SEEPAGE PITS, CISTERNS, MINING SHAFT, TUNNELS, ETC.) AND OTHER MAN MADE SURFACE AND SUBSURFACE IMPROVEMENTS FROM THE AREAS TO BE GRADED. DEMOLITION OF UTILITIES SHOULD INCLUDE PROPER CAPPING AND/OR REROUTING PIPELINES AT THE PROJECT PERIMETER AND CUT-OFF AND CAPPING OF WELLS IN ACCORDANCE OF THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AT THE TIME OF DEMOLITION.
- TREES, PLANTS, OR MAN-MADE IMPROVEMENTS NOT PLANNED TO BE REMOVED OR DEMOLISHED SHOULD BE PROTECTED BY THE CONTRACTOR FROM DAMAGE OR INJURY.
- DEBRIS GENERATED DURING CLEARING, GRUBBING, AND/OR DEMOLITION OPERATION SHOULD BE WASTED FROM AREAS TO BE GRADED AND DISPOSED OFF-SITE. CLEARING, GRUBBING, AND DEMOLITION OPERATION SHOULD BE PERFORMED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.
- THE CLIENT OF CONTRACTOR SHOULD OBTAIN THE REQUIRED APPROVAL FROM THE LOCAL BUILDING DEPARTMENT FOR THE PROJECT PRIOR, DURING, AND/OR AFTER DEMOLITION, SITE PREPARATION, AND REMOVALS. THE APPROPRIATE APPROVAL SHOULD BE OBTAIN PRIOR TO PROCEEDING WITH GRADING OPERATIONS.

SITE PROTECTION

- THE CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY SPRINKLE THE PROJECT SITE WITH WATER OR SPRAY THE SITE WITH AN EFFECTIVE DUST PALLIATIVE TO PREVENT DUST FROM BEING BLOWN INTO THE AIR AND CARRIED ONTO ADJACENT PRIVATE AND PUBLIC PROPERTY. DUST CONTROL SHALL BE FOR SEVEN DAYS A WEEK AND 24 HOURS A DAY.
- PROTECTION OF THE SITE DURING THE PERIOD OF GRADING SHOULD BE THE RESPONSIBLE OF THE CONTRACTOR. UNLESS OTHER PROVISIONS ARE MADE IN WRITING AND AGREED UPON AMONG THE CONCERNED PARTIES, COMPLETION OF THE PORTION OF THE PROJECT SHOULD NOT BE CONSIDERED TO PRECLUDE THAT PORTION OR ADJACENT AREA FROM THE REQUIREMENT FOR SITE PROTECTION UNTIL SUCH TIME AS THE ENTIRE PROJECT IS COMPLETE AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER, THE CLIENT, AND THE LOCAL BUILDING DEPARTMENT.
- THE CONTRACTOR SHOULD BE RESPONSIBLE FOR THE STABILITY OF ALL TEMPORARY EXCAVATIONS. RECOMMENDATIONS BY THE GEOTECNICAL ENGINEER PERTAINING TO TEMPORARY EXCAVATION (E.G. BACKCUTS) ARE MADE IN CONSIDERATION OF THE STABILITY OF THE COMPLETED PROJECT AND, THEREFORE, SHOULD NOT BE CONSIDERED TO PRECLUDE THE RESPONSIBILITIES OF THE CONTRACTOR.
- PRECAUTIONS SHOULD BE TAKEN DURING THE PERFORMANCE OF SITE CLEARING, EXCAVATIONS, AND GRADING TO PROTECT THE WORK SITE FROM FLOODING, PONDING, OR INUNDATION BY POOR OR IMPROPER SURFACE DRAINAGE. TEMPORARY PROVISIONS SHOULD BE MADE DURING THE RAINY SEASONS TO ADEQUATELY DIRECT SURFACE DRAINAGE AWAY FROM AND OFF THE WORK SITE. WHERE LOW AREAS CAN NOT BE AVOIDED, PUMPS SHOULD BE KEPT ON HAND TO CONTINUALLY REMOVE WATER DURING PERIODS OF RAINFALL.
- DURING PERIODS OF RAINFALL, PLASTIC SHEATHING SHOULD BE KEPT REASONABLY ACCESSIBLE TO PREVENT UNPROTECTED SLOPE FROM BECOMING SATURATED. WHERE NECESSARY DURING PERIODS OF RAINFALL, THE CONTRACTOR SHOULD INSTALL CHECK DAMS, DESILTING BASINS, RIPRAP, SANDBAGS, OR OTHER DEVICES OR METHOD NECESSARY TO CONTROL EROSION AND PROVIDE SAFE CONDITIONS.
- DURING PERIODS OF RAINFALL, THE GEOTECHNICAL ENGINEER SHOULD BE KEPT INFORMED BY THE CONTRACTOR AS TO THE NATURE OF REMEDIAL OR PREVENTIVE WORK BEING PERFORMED (E.G. PUMPING, PLACEMENT OF SANDBAG OR PLASTIC SHEETING, OTHER LABOR, DOZING, ETC.)
- FOLLOWING PERIODS OF RAINFALL THE CONTRACTOR SHOULD CONTACT THE GEOTECHNICAL ENGINEER AND ARRANGE A WALKTHROUGH OF THE SITE IN ORDER TO VISUALLY ASSESS RAIN-RELATED DAMAGE. THE GEOTECHNICAL ENGINEER MAY ALSO RECOMMEND EXVATION AND TESTING IN ORDER TO AID IN THE ASSESSMENT. AT THE REQUEST OF THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL MAKE EXCAVATIONS IN ORDER TO EVALUATE THE EXTEND OF RAIN-RELATED DAMAGE.
- RAIN-RELATED DAMAGE SHOULD BE CONSIDERED TO INCLUDE, BUT MAY NOT BE LIMITED TO, EROSION, SILTING, SATURATION, SWELLING, STRUCTURAL DISTRESS AND OTHER ADVERSE CONDITIONS IDENTIFIED BY THE GEOTECHNICAL ENGINEER. SOIL ADVERSLY AFFECTED SHOULD BE CLASSIFIED AS UNSUITED MATERIALS AND SHOULD BE SUBJECT TO OVEREXCAVATION AND REPLACEMENT WITH COMPACTED FILL OR OTHER REMEDIAL GRADING AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- RELATIVELY LEVEL AREAS, WHERE SATURATED SOIL AND/OR EROSION GULLIES EXIST TO DEPTHS OF GREATER THAN ONE FOOT, SHOULD BE OVEREXCAVATED TO UNAFFECTED, COMPETENT MATERIAL. WHERE LESS THAN ONE FOOT IN DEPTH, UNSUITABLE MATERIALS MAY BE PROCESSED IN PLACE TO ACHIEVE NEAR-OPTIMUM MOISTURE CONDITION. THEN THOROUGHLY RE-COMPACTED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS. IF THE DESIRED RESULTS ARE NOT ACHIEVED, THE AFFECTED MATERIALS SHOULD BE OVEREXCAVATED, THEN REPLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
- IN SLOPE AREAS, WHERE SATURATED SOIL AND/OR EROSION GULLIES EXIST TO DEPTHS OF GREATER THAN ONE FOOT, THEY SHOULD BE OVEREXCAVATED AND REPLACED AS COMPACTED FILL IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS. WHERE AFFECTED MATERIALS EXIST TO DEPTHS OF ONE FOOT OF LESS BELOW PROPOSED FINISHED GRADE, REMEDIAL GRADING BY MOISTURE CONDITIONING IN PLACE, FOLLOWED BY THOROUGH RE-COMPACTATION IN ACCORDANCE WITH THESE GRADING SPECIFICATIONS, MAY BE ATTEMPTED. IF THE DESIRED RESULTS ARE NOT ACHIEVED, ALL AFFECTED MATERIALS SHOULD BE OVEREXCAVATED AND REPLACED AS COMPACTED FILL IN ACCORDANCE WITH THE SLOPE REPAIR RECOMMENDATIONS HEREIN. AS FIELD CONDITIONS DICTATE, OTHER SLOPE REPAIR PROCEDURES MAY BE RECOMMENDED BY THE GEOTECHNICAL ENGINEER.



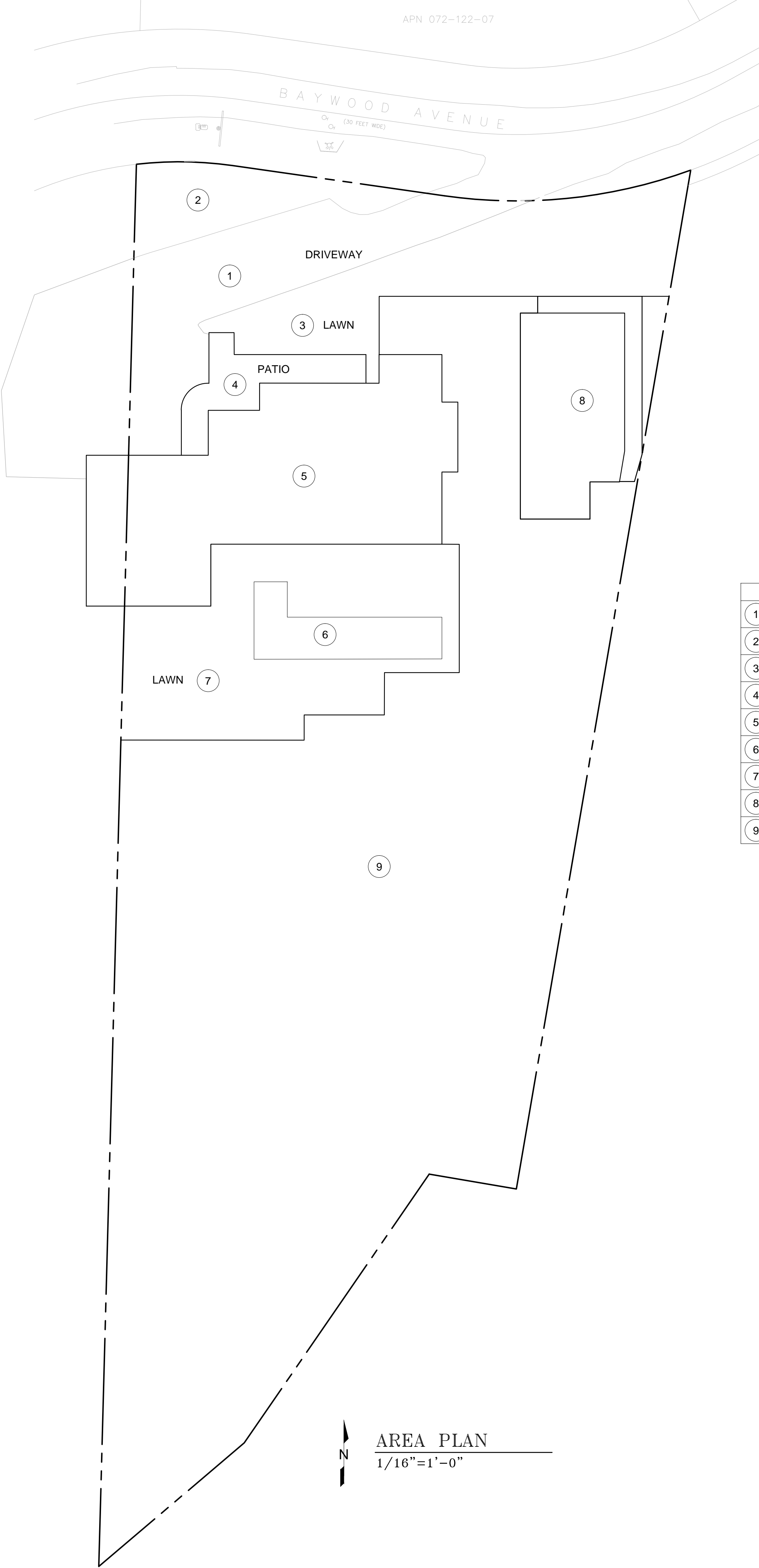
| | | |
|------------------------|-------------------|---|
| DESIGNED K.O.C. | DATE 12/13/22 | KEVIN O'CONNOR, INC. 4033 LINCOLN WAY San Francisco CA 94122 TEL: 415-286-3442 FAX: 415-665-5252 WWW.KOENGINEERING.COM |
| DRAWN K.P. | 12/13/22 | |
| CHECKED K.O.C. | 12/13/22 | TITLE CIEPLINSKI RESIDENCE 74 BAYWOOD AVE ROSS, CA 94957 |
| PROJECT NO. 2022-83 | DRAWING NO. C2 | REV. |



| | | | | |
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| DESIGNED K.O.C. | DATE 12/13/22 | KEVIN O'CONNOR, INC. 4033 LINCOLN WAY San Francisco CA 94122 | | TEL: 415-286-3442 FAX: 415-665-5252 WWW.KOCENGINEERING.COM |
| DRAWN K.P. | 12/13/22 | | | |
| CHECKED K.O.C. | 12/13/22 | TITLE CIEPLINSKI RESIDENCE 74 BAYWOOD AVE ROSS, CA 94957 | | |
| PROJECT NO. 2022-83 | | DRAWING NO. C3 | | REV. |

- (P) 4"Ø PERFORATED SDR 35 PIPE
- (S) 4"Ø SOLID SDR 35 PIPE

DRAINAGE PLAN
1/8"=1'-0"



| | DESCRIPTION | AREA (SF) |
|---|----------------|-----------|
| 1 | DRIVEWAY | 1617 |
| 2 | LAWN | 697 |
| 3 | LAWN | 1873 |
| 4 | PATIO | 420 |
| 5 | MAIN BUILDING | 2639 |
| 6 | POOL | 463 |
| 7 | LAWN/DECK | 2267 |
| 8 | ADU | 1266 |
| 9 | NATURAL GROUND | 16786 |

TOTAL = 28,028 SF
(P) IMPERVIOUS AREA = 5,985 SF
(P) PERVIOUS AREA = 22,043 SF

(E) IMPERVIOUS AREA = 4,256 SF
(E) PERVIOUS AREA = 23,772 SF



| | | | | |
|--------------------|------------------|--|-------------------|--|
| DESIGNED K.O.C. | DATE 12/13/22 | KEVIN O'CONNOR, INC. 4033 LINCOLN WAY San Francisco CA 94122 | | TEL: 415-286-3442 FAX: 415-665-5252 WWW.KOCENGINEERING.COM |
| DRAWN K.P. | DATE 12/13/22 | | | |
| CHECKED K.O.C. | DATE 12/13/22 | TITLE CIEPLINSKI RESIDENCE 74 BAYWOOD AVE ROSS, CA 94957 | | |
| | | PROJECT NO. 2022-83 | DRAWING NO. C4 | REV. |

ATTACHMENT 3



Town of Ross

Planning Department

Post Office Box 320, Ross, CA 94957

Telephone (415) 453-1453, Ext. 121 Fax (415) 453-1950

www.townofross.org

PLANNING APPLICATION FORM

Type of Application (check all that apply):

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

To Be Completed by Applicant:

Assessor's Parcel No(s): 072-131-10

Project Address: 74 Baywood Avenue

Property Owner: Florida Holdco LLC

Owner Mailing Address (PO Box in Ross): PO Box 1408

City/State/Zip: Ross, CA 94957 Owner's Phone: 415.964.7770

Owner's Email: mcieplinski00@gmail.com

Applicant: Paz Studio

Applicant Mailing Address: 478 25th Street Ste A

City/State/Zip: Oakland CA 94612 Applicant's Phone: 415.580.2462

Applicant's Email: c@thepazstudio.com

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

To Be Completed by Town Staff:

Date Received: _____
Application No.: _____
Zoning: _____

| | |
|------------------------------------|-------|
| Planning 5300 | _____ |
| Tree Permit 5305 | _____ |
| Fee Program Administration 5315-05 | _____ |
| Record Management 5316-05 | _____ |
| Record Retention 5112-05 | _____ |
| Technology Surcharge 5313-05 | _____ |
| TOTAL FEES: | _____ |

Date paid: _____

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

SUBDIVISION INFORMATION ONLY

Number of Lots: - _____

LOT LINE ADJUSTMENT ONLY

Describe the Proposed Lot Line Adjustment: _____

| | | |
|-------------------------|-----------|-----------|
| Existing Parcel Size(s) | Parcel 1: | Parcel 2: |
| Adjusted Parcel Size(s) | Parcel 1: | Parcel 2: |

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

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

REZONING OR TEXT AMENDMENT ONLY

The applicant wishes to amend Section _____ of the Ross Municipal Code Title 18.

The applicant wishes to Rezone parcel _____ from the _____ Zoning District to _____.

GENERAL OR SPECIFIC PLAN AMENDMENT ONLY

Please describe the proposed amendment: _____

CERTIFICATION AND SIGNATURES

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

Owner's Signature: _____



Date: 12 / 09 / 2022

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

Owner's Signature: _____



Date: 12 / 09 / 2022

SIGNATURE:

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

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

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

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

_____, Ross, California on 12/09/22



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

Notice of Ordinance/Plan Modifications

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

Alternate Format Information

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

Consultant Information

The following information is required for all project consultants.

Landscape Architect

Firm Third Nature Studio
Project Landscape Architect Randi Johnsen
Mailing Address 321 San Carlos Street
City San Francisco State CA ZIP 94110
Phone 415.706-.9176 Fax _____
Email randi@thirdnaturestudio.com
Town of Ross Business License No. pending 01/2023 st Expiration Date _____

Civil/ Geotechnical Engineer

Firm K.O.C Engineering
Project Engineer Kevin O'Connor
Mailing Address 4033 Lincoln Way
City San Francisco State CA ZIP 94122
Phone 415.665.5223 Fax _____
Email kevino@kocengineering.com
Town of Ross Business License No. pending Expiration Date _____

Arborist

Firm Urban Forestry Associates
Project Arborist Zach Vought
Mailing Address 209 San Anselmo Avenue
City San Anselmo State CA ZIP 94960
Phone (415) 454-4212 Fax _____
Email info@urbanforestryassociates.com
Town of Ross Business License No. pending Expiration Date _____

Other

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

Other

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

See attached project description

[illegible]

Mandatory Findings for Variance Applications

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

Special Circumstances

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

See attached project description

Substantial Property Rights

That the variance is necessary for the preservation and enjoyment of substantial property rights.

Describe why the project is needed to enjoy substantial property rights.

Public Welfare

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



2011-0064702

10
102

RECORDING REQUESTED BY
Hanson Bridgett LLP
AND WHEN RECORDED MAIL TO

Name Hanson Bridgett LLP
Street Gary T. Giacomini, Esq.
Address 80 E. Sir Francis Drake Blvd. Suite 3E
City & Larkspur, CA 94939
State

Recorded
Official Records
County of
Marin
RICHARD N. BENSON
Assessor-Recorder
County Clerk
09:00AM 14-Dec-2011
REC FEE 42.00
a
Page 1 of 10

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT AGREEMENT

VALUE LESS THAN \$100.00

Preamble and Recitals

This Easement Agreement is entered into on this 28 day of SEPTEMBER 2011, by and between DAVID WERDEGAR and KATHRYN M. WERDEGAR (Settlers), and David Werdegarr and Kathryn M. Werdegarr, Trustees of the Amendment in the Entirety of the Trust Agreement for the Werdegarr Living Trust, dated August 3, 2000, hereafter collectively referred to as "Grantor," and CHARLES and RENEE SHEPPARD, husband and wife, hereafter referred to as "Grantee."

A. Grantor is the owner of certain real property situated at 78 Baywood Avenue, in the Town of Ross, County of Marin, California, and commonly described as Marin County Assessor's Parcel Nos. 72-122-08 and 72-131-14, and is more particularly described in Exhibit "A" attached hereto (hereafter referred to as the "Servient Tenement").

B. Grantee is the owner of certain real property situated at 74 Baywood Avenue, in the Town of Ross, County of Marin, California, and commonly described as Marin County Assessor's Parcel Nos. 72-122-07 and 072-131-10, and is more particularly described in Exhibit "B" attached hereto (hereafter referred to as the "Dominant Tenement").

C. Grantee owns and maintains a driveway, garage, patio and side yard portions of which are situated on the Servient Tenement. Grantee desires to continue its use of the existing driveway, garage, patio and side yard. Grantor desires to permit Grantees to continue its use of the existing driveway, garage, patio and side yard subject to the terms and conditions of this Easement Agreement. Attached hereto as Exhibits "C" and "D" and incorporated herein by reference are the legal description and survey of those portions of the Servient Tenement affected by this Easement Agreement.

D. The parties hereby desire to formally enter into this Easement Agreement and agree as follows:

1. **Grant of Easement.** Grantor grants to Grantee, for the benefit of the Dominant Tenement, the following exclusive easement, over that portion of the Servient Tenement legally described in Exhibit "C" and depicted in Exhibit "D" ("Easement"), subject to the following terms and conditions:

Grantee is hereby granted an exclusive right (i) to maintain and use the existing driveway as a roadway for ingress and egress to the Dominant Tenement; (ii) to maintain and use

the existing garage structure in conformity with the existing footprint; (iii) to use the existing garage structure for storage, the parking of vehicles and two bedrooms, a bathroom and laundry area; (iv) to use and landscape in the side yard area exclusively as a footpath or walkway to Grantee's rear yard; and (v) to use and landscape the existing B.B.Q.grill and flagstone patio area.

Any substantial planting in connection with paragraphs (iv) and (v) supra, or substantial tree removal will be performed following mutual agreement and consultation between the parties.

2. **Character of Easement.** The Easement granted by this Easement Agreement is an exclusive appurtenant easement that shall run with Grantee's land, in perpetuity.

3. **Description of Easement.** The portion of the Servient Tenement affected by the easement granted by this Easement Agreement are legally described in Exhibit "C" and depicted in Exhibit "D."

4. **Limitation of Easement.** The Easement granted hereunder is subject to the following restrictions, limitations and obligations:

(a) Grantee shall utilize the garage structure for only the parking of vehicles and storage and the existing laundry area, two bedrooms and bathroom leaving a 21' x 20' two car garage and storage area. Grantee may remodel the garage structure including the existing living area as long as the living area is not expanded beyond the laundry, two bedrooms and bathroom.

(b) Grantee shall block out the existing window on the west side of the garage structure and no new windows shall be installed on the west side of the garage structure.

(c) Grantee shall not modify the existing garage roof line and color of the shingles or install any skylights. However, the roof may be repaired or replaced with similar colored shingles.

(d) Grantee shall not install any light fixtures on the west side of the garage or otherwise directed towards Grantor's property.

(e) Any maintenance and/or repair of the driveway and garage structure shall be undertaken solely by licensed and insured contractors at Grantee's sole expense. Grantee shall notify Grantor at least forty-eight (48) hours prior to commencing any non emergency repair work. Grantee shall use all reasonable efforts to minimize any adverse impact or intrusion on the Easement and Servient Tenement.

(f) Grantee shall maintain the horizontal wood fences at the ingress and egress to the side yard, located immediately adjacent to the existing garage structure as presently constructed.

(g) Grantee shall not park or store any motorized vehicles in the patio or side yard.

(h) No construction or building of any structure of any kind on the patio or side yard.

(i) In exercising the above rights, Grantee must use reasonable care and shall not increase the burden on the Servient Tenement.

(j) Upon Grantee's substantial violation of the restrictions or obligations provided for in this Easement Agreement, Grantor shall provide Grantee with written notice of the violation and a sixty (60) day opportunity to cure the violation. If within said sixty (60) day notice period, Grantee does not cure the violation or commence curative action, if curing the violation would reasonably take longer than sixty (60) days, then Grantor may take any and all legal action necessary to effectuate the termination of this Easement.

5. **Costs.** All of the costs of creating the survey, title underwriting, drafting of description, documentation and recording fees, and all costs of maintaining the Easement are Grantee's sole responsibility. Grantee will hold harmless, defend and indemnify Grantor, their successors, assigns, heirs and agents, from and against any claims, liability, damages, cost or expense arising out of the Easement on the Servient Tenement, or anything having to do with the use of the Easement, including emergency response to broken pipes, etc.

6. **Attorney's Fees.** If any legal action or proceeding arising out of or relating to this Easement Agreement is brought by either party to this Easement Agreement, the prevailing party shall be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorneys' fees, costs, and expenses incurred in the action or proceeding.

7. **Entire Agreement.** This Agreement constitutes the entire agreement between Grantor and Grantee relating to the above Easement. Except for the Addendum, any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. Any amendment to this Easement Agreement shall be of no force and effect unless it is in writing and signed by Grantor and Grantee.

8. **Binding Effect.** This Easement Agreement shall be binding on and shall inure to the benefit of the heirs, executors, administrators, successors, and assigns of Grantor and Grantee.

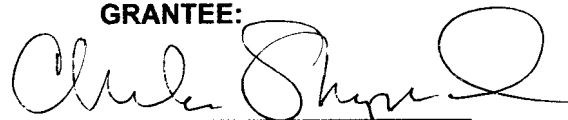
Executed on SEPTEMBER 28, 2011.

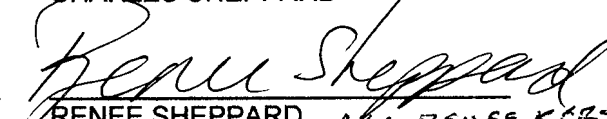
GRANTOR:


DAVID WERDEGAR


KATHRYN WERDEGAR

GRANTEE:


CHARLES SHEPPARD AKA CHARLES OSBORNE SHEPPARD


RENEE SHEPPARD AKA RENEE KESLER SHEPPARD

Description:

All that certain real property situate in the Town of Ross, County of Marin, State of California, described as follows:

PARCEL ONE:

BEGINNING at a point on the Southerly line of Block 12, as shown upon that certain map entitled, "Amended Map of Winship Park", filed for record March 7, 1916 in Volume 4 of Maps, at Page 95, Marin County Records, distant thereon South 79° 36' 45" West 156.65 feet from the common corner of Lots 10 and 11 of said Block 12, and running thence South 2° 53' West 245.49 feet, South 51° West 87.44 feet, South 70° West 145.50 feet, South 45° 28' West 172.50 feet, North 2° 53' East 411.24 feet to the aforesaid Block line; thence along said line North 79° 36' 45" East 190.30 feet, North 6° 16' 00" West 69.33 feet to the Southerly line of Baywood Avenue; thence North 10° 25' 50" East 30 feet; thence North 79° 34' 10" West 46.66 feet, North 6° 06' West 50 feet, North 85° 41' East 192.62 feet to a point which bears North 2° 53' East from the point of beginning; thence South 2° 53' West 143.72 feet to the point of beginning.

PARCEL TWO:

A 3 FOOT RIGHT OF WAY for conveyance of water, a water main or pipeline, with right of ingress and egress thereto, as an appurtenance to Parcel One above, over, upon and across the following described property:

BEGINNING at a point on the Southerly line of Redwood Avenue, said point being the Northwestern corner of Lot 4, Block 11, as said lot and block are shown upon that certain map entitled, "Amended Map of Winship Park, Marin County, California", filed for record March 7, 1916 in Volume 4 of Maps, at Page 95, Marin County Records; running thence South 16° 18' West along the Westerly line of said Lot 4, 143.30 feet, more or less, to the Northwest corner of that certain lot described in the Deed dated March 15, 1929 from James C. Leach, et al, to Gustave A. Lenoir, recorded in Book 179 of Official Records, at Page 487; thence North 76° 18' East 3 feet; thence Northerly in a straight line parallel to and 3 feet Easterly from the Westerly line of Lot 4 to a point in the Southerly line of Redwood Avenue; thence Southwesterly along the said Southerly line of Redwood Avenue to the point of beginning.

PARCEL THREE:

A RIGHT OF WAY over the following described property:

A triangular area bounded by a line extending North 6° 16' West 5 feet from the Southeast corner of Parcel Four as described in the Deed of Gift from Dora S. Siegfried to Pauline S. Cramer, recorded August 12, 1946 in Book 524 of Official Records, at Page 358, Marin County Records; thence diagonally 6 feet 6 inches (more or less) to a point on the Southerly line of said Parcel Four, 4 feet Southwesterly from the point of beginning; thence 4 feet to such point of beginning.

EXHIBIT A

LEGAL DESCRIPTION

EXHIBIT "A"

The land referred to herein is situated in the State of California, County of Marin, Town of Ross, and is further described as follows:

Parcel One:

Commencing at a point on the Southeasterly line of Lot 10, Block 12, as shown and delineated on that certain map entitled, "Amended Map of Winship Park," filed March 7, 1916 in Map Book 4, Page 95, Marin County Records; which point is described as being South 82°20' West 70 feet and South 79°23' West 124 feet from stake marked "K 7" at the point of commencement of the parcel conveyed by Lucia H.K. Sherman, et al, to Norman Livermore, by deed dated June 2, 1927 and recorded June 11, 1927 in Book 119 of Official Records, at Page 327; running thence South 11°03' West 180 feet, South 35°52' West 73.77 feet and South 51° West 42.56 feet to the Southeasterly corner of the parcel described in deed from Gustav A. Lenoir and Edna R. Lenoir, his wife, to Edouard R. Bossange, Jr., and Evelyn A. Bossange, his wife, dated November 18, 1942 and recorded November 21, 1942 in Book 435 of Official Records at Page 388; thence along the Easterly line of said Parcel so conveyed to Bossange, North 2°53' East 245.49 feet to the said Southeasterly line of said Lot 10; thence continuing along said Easterly line of the parcel so conveyed to Bossange, North 2°53' East 70 feet, more or less, to the Southerly line of Baywood Avenue; thence Easterly along said Southerly line 110 feet, more or less, to a point thereon that is North 11°03' East from the point of commencement; thence South 11°03' West 45 feet more or less, to the point of commencement.

Being a portion of said Lot 10, Block 12, and parcel adjoining said lot on South.

Parcel Two:

Commencing on the Northwestern line of Baywood Avenue at the Southeast corner of Lot 4, Block 11, as shown and delineated on that certain map entitled, "Amended Map of Winship Park", filed March 7, 1916 in Map Book 4 at Page 95, Marin County Records; running thence along the Northeasterly line of said Lot 4, North 28°14'23" West 60 feet; thence South 85°41' West along the Northerly line of the parcel conveyed by James C. Leach, et al, to Gustav A. Lenoir, by deed dated November 24, 1930 and recorded January 28, 1931 in Book 209 of Official Records, at Page 94, 90 feet, more or less, to the Northeast corner of the parcel conveyed by Gustav A. Lenoir and Edna R. Lenoir, his wife, to Edouard R. Bossange, Jr. and Evelyn A. Bossange, his wife, dated November 18, 1942 and recorded November 21, 1942 in Book 435 of Official Records, at Page 388; thence along the Easterly line of said parcel so conveyed to Bossange South 2°53' West 45 feet more or less, to the Northerly line of Baywood Avenue; thence Easterly along said Northerly line 124 feet, more or less, to the point of commencement.

Being a portion of said Lot 4, Block 11, map hereinabove referred to.

Parcel Three:

Commencing at the Northwestern corner of the parcel conveyed by Harry H. Wilkins, et ux, to Norman L. Livermore, by deed recorded August 27, 1930 in Book 201 of Official Records, at Page 229, said point being on the Easterly line of the parcel conveyed by James C. Leach, et al, to Arthur John Daggett, et ux, by deed recorded December 20, 1945 in Book 538 of Official Records, at Page 295; distant thereon 3 feet Southerly from the Southerly line of Baywood Avenue; running thence Southerly along the line between said Livermore and Daggett, South 11°03' West 224.56 feet, more or less, to the Southerly end of the course given as South 11°03' West 180 feet in the deed to Daggett as above mentioned; thence South 78°57' East 20 feet; thence North 11°03' East 225 feet, more or less, to a point which bears South 11°03' West 3 feet from the Southerly line of Baywood Avenue; thence Westerly parallel to said Southerly line of Baywood Avenue, 20 feet, more or less, to the point of commencement.

Parcel Four:

Commencing on the Southerly line of Baywood Avenue at the Northeasterly corner of Parcel One as described in the deed from James C. Leach, et al, to Arthur John Daggett, et ux, recorded December 20, 1946 in Liber 538 of Official Records of Marin County, Page 295; running thence along the Easterly line of said Parcel 11°03' West 3 feet; thence Easterly on the Northerly line of the parcel conveyed by Caroline Sealy Livermore to Arthur John Daggett, et ux, by deed recorded April 28, 1950 in Liber 650 Official Records of Marin County, Page 26, a distance of 20 feet more or less to the Northeasterly corner of said Parcel; thence North 11°03' East 3 feet to

EXHIBIT B

EXHIBIT "A" (continued)

Title No. 06-400837-C
Locate No. CAFNT0921-0921-0009-0000400837

the Southerly line of Baywood Avenue; thence Westerly along said line 20 feet more or less to the point of commencement.

Being a portion of Lot 10 in Block 12 as shown on "Amended Map of Winship Park", filed March 7, 1916 in Map Book 4, Page 95.

APN: 072-122-07 and 072-131-10

EXHIBIT "C"

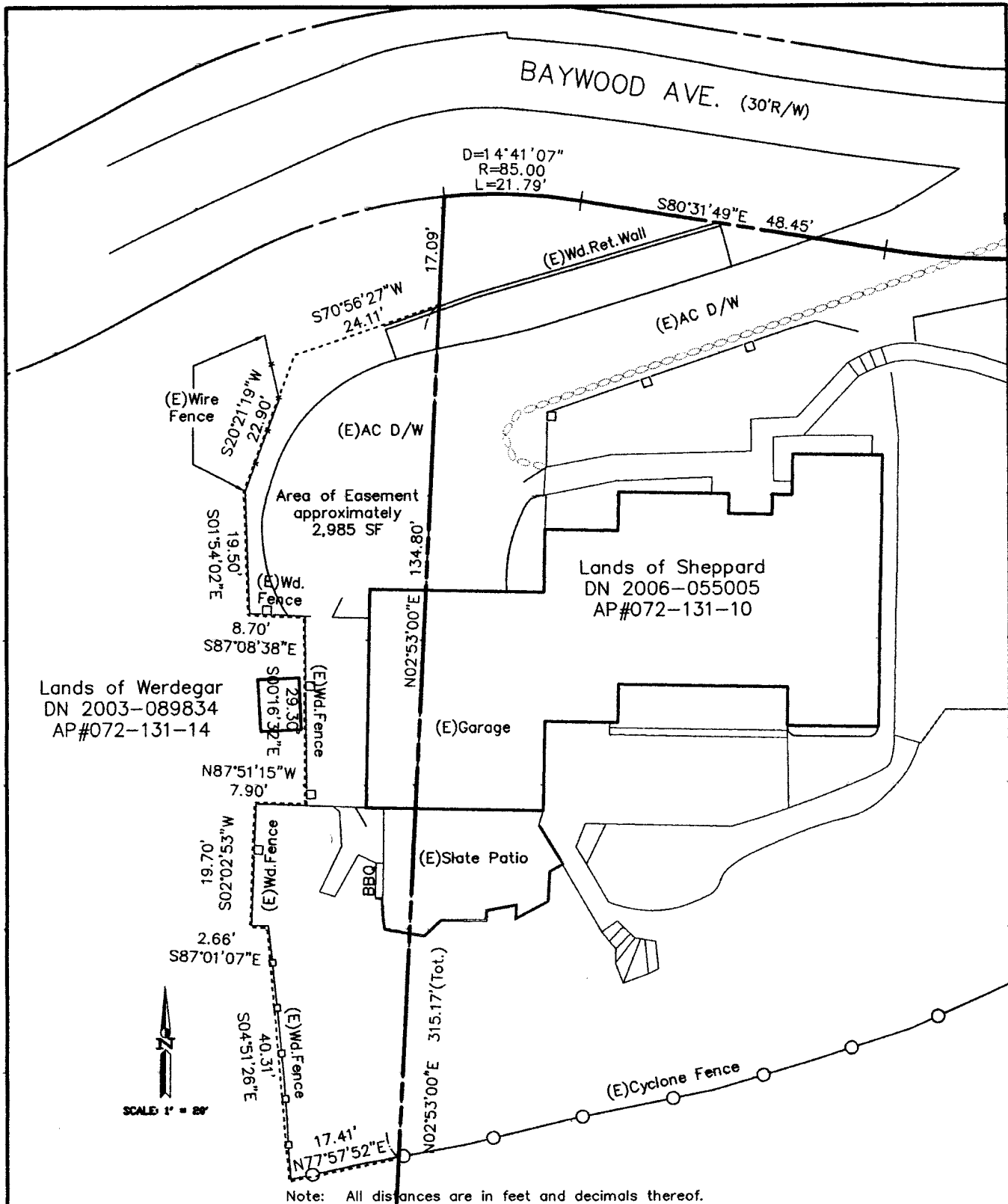
GRANT DEED

of an Exclusive Easement for Ingress and Egress, Landscaping,
Fencing and Facilities Maintenance of Existing Uses

An Exclusive Easement as agreed in "Easement Agreement", attached hereto and made a part thereof, on, over and above that portion of real property located in the Town of Ross, County of Marin, State of California, being a portion of Lot 84B as shown and laid out on that certain Map entitled "Amended Map No. 2 of the Bush Tract", recorded in Book 2 of Maps at Page 91, Marin County Records, State of California, and described as follows:

Commencing at the most Northeasterly Corner of that parcel conveyed to Werdegard Living Trust, recorded in Instrument Number 2003-089834, on 29 Jul 2003, Marin County Records, being the Common Corner of said parcel and the most Northwesterly Corner of that parcel conveyed to Charles O. Sheppard and Renee Sheppard, in Instrument Number 2006-055005, on 31 Aug 2006; thence along the Common Line of said Parcels to an existing Wood Retaining Wall, S02°53'00"W 17 feet, more or less, said point being the **True Point of Beginning**; thence leaving said Common Line running along said retaining wall to a point, S70°56'27"W, 24 feet, more or less; thence from said point to the Angle Point of an existing Wire Fence and an existing Wood Fence, S20°21'19"W, 22.9 feet; thence along an existing Wood Fence S01°54'02"E, 19.5 feet, and S87°08'38"E, 8.7 feet, and S00°16'32"E, 29.3 feet, and N87°51'15"W, 7.9 feet, and S02°02'53"W, 19.7 feet, and S87°01'07"W, 2.66 feet, and S04°51'26"W, 40.31 feet; thence continuing along said fence line, N77°57'52"E, 17.41 feet to the aforesaid Common Line; thence along said Common Line N02°53'00"E 134.80 feet to the Point of Beginning; containing approximately 2,985 sq.ft..

EXHIBIT C



| | | | |
|-------------------------------------|-----------|----------|-------|
| SHEET | 1 | OF | 1 |
| SCALE: | 1" = 20' | DESIGN: | PR |
| DATE: | Sept 2011 | DRAWN: | PR |
| FILE: | 2010-025 | CHECKED: | J.L.H |
| 2010-025\DWG\10-025-BASE, DDEXHIBIT | | | |

J.L. ENGINEERING
CIVIL ENGINEERS-LAND SURVEYORS
 1539 4th ST., SAN RAFAEL, CA. 94901 (415) 457-6647

Exhibit "D"

Lands of Sheppard - 74 Baywood Ave.
 APN 072-131-10, Ross, Marin County, CA

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

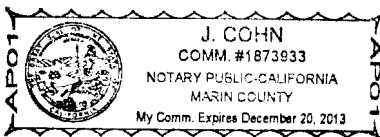
County of Marin

On Sept. 28, 2011 before me, J. Cohn, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared CHARLES OSBORNE SHEPPARD AND
Name(s) of Signer(s)

RENEE KERSHNER SHEPPARD

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: EASEMENT AGREEMENT

Document Date: 9.28.11

Number of Pages: 8 pg + 1 loose leaf

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Charles Osborne Sheppard

Signer's Name: RENEE KERSHNER SHEPPARD

☐ Corporate Officer — Title(s): _____

☐ Corporate Officer — Title(s): _____

☒ Individual

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other: _____

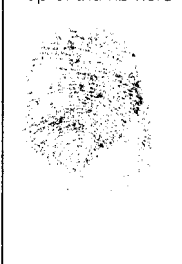
☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

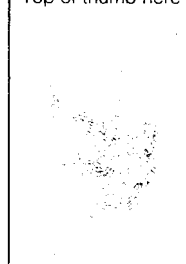
RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



STATE OF CALIFORNIA

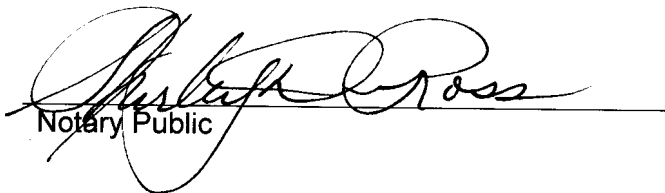
COUNTY OF MARIN

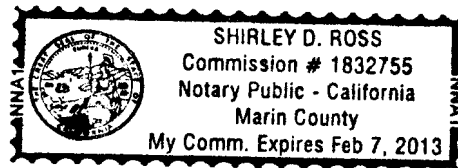
)
)
)

On November 4, 2011, before me, Shirley D. Ross, a Notary Public, personally appeared **David Werdegarr** and **Kathryn Werdegarr**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public



ATTACHMENT 4

MINUTES
Meeting of the
Ross Advisory Design Review Group
7:00 PM, Tuesday, March 21, 2023

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

1. 7:00 p.m. Commencement

ADR Group Chair Kruttschnitt called the meeting to order.

Present: Laura Dewar, Josefa Buckingham, and Stephen Sutro

Director Rebecca Markwick and Assistant Planner Alex Lopez-Vega were present representing staff.

2. Approval of Minutes.

The ADR Group minutes were unanimously approved.

3. Open Time for Public Comments

No comments were provided.

4. Planning Applications/Projects

a. Property Address: 28 Walnut Avenue
A.P.N.: 073-171-03
Applicant: Bressack and Wasserman Architects
Property Owner: John and Gabrielle Bressack Gantus
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval of Demolition and Design Review applications. The project includes remodeling and a renovation of the existing single-family home, removing the office and deck in the side yard setback, replacing the various roof structures with one coherent roof design, and demolition of the carport at Walnut Avenue. New landscaping and hardscape is also being proposed throughout the property

Director Markwick presented the project, as well as the project architect, Phoebe Bressack.

Chris Solle spoke about the project and he was not supportive. Was concerned about the mass and the bulk of the home. Andrew Baskin, Hanson Bridgett LLP spoke on behalf of the owners of 15 Walnut and 10 Olive, he mentioned the email that was sent previously. He indicated that the project applicant did not change anything to the design, instead

changed the permitting strategy. There are still privacy issues for his client into their pool area. would impact his clients privacy. He suggested continuing the item so that the architect can go back to the drawing board. Mathilda Thompson spoke about the project and was supportive of the design, and supports the project.

Joey Buckingham

- Applauds the changes in the fenestration, elimination of the balcony, celebration of the front door.
- Could not come to an agreement about the bridge, thinks it adds to the mass of the project.
- Style changes are positive.
- Could support the bridge if the ADU was reduced in size and it has some character, for example all glazed.

Laura Dewar

- Changing the windows, removing the balcony and the front door are all positive improvements to the house.
- The storage space should be moved to the rear of the garage and follow the natural topography of the site.
- Can recommend the project

Stephen Sutro

- Primary façade looks good
- Likes the bridge, in the buildable area, it does not create bulk and mass
- Overall the home is well designed in the buildable area and supports the project.

Mark Kruttschnitt

- Agrees with all his colleagues.
- Does not like the bridge
- Storage space should be moved.
- Can support the project without the bridge.

b. Property Address: 205 Lagunitas Avenue

A.P.N.: 073-211-40

Applicant and Owner: Lagunitas Country Club

Zoning: R-1:B-A

General Plan: RC (Limited Specialized Recreational/Cultural)

Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval of Design Review to construct a platform tennis court adjacent to the existing court. The proposed design conforms to the American Platform Tennis Association standards and is largely identical to the other courts on site.

Director Markwick presented the project, there were no questions of staff.

Oliver Dibble, representing the Lagunitas Country Club presented the project. The ADR had questions about the material of the rear retaining wall.

Dellie Woodring, a member of the club had a question about the ADA component. Staff indicated that the ADA component would be taken into consideration at the time building permit.

Mark Kruttschnitt

- Looks fine, likes there are no neighbor objections to the lights
- Recommends approval

Stephen Sutro

- Recommends approval with a condition that the retaining walls match the existing or if that is cost prohibitive then plant the walls.

Laura Dewar

- Supports project, agrees with Stephens comments about the retaining walls.

c. Property Address: 101 Upper Road
A.P.N.: 073-022-13
Applicant: EAG Studios
Property Owner: Jessica and Lexi Viripaeff
Zoning: R-1:B-A
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, Hillside Lot permit, and a Variance. The project is requesting to construct new landscape structures at the single-family residential property. These structures and features include a new pool/spa, pool equipment, patio, firepit, outdoor kitchen, retaining wall, and an outdoor shower. Variances are requested to allow for the construction of new landscape structures within the side and rear yard setback.

Assistant Planner Lopez presented the project. The project architect presented the project over Zoom.

Astrid and Bo Dahlin owners of 11 Upper Road spoke about the project. She owns the shared driveway and is concerned about the mass and bulk of the retaining walls, and the size of the project in relation to the home. She is very concerned about the outdoor shower. She suggested that the pool and decking move closer to the house.

Mark Kruttschnitt

- Project is too separated from the house, too much of the pool and patio are in the setbacks.
- Does not fit into the topography
- Should be within the buildable envelope, project encroaches too much
- Earthtones would be better for the retaining walls.

Steven Sutro

- A pool will fit, and a Variance could work, however there are some recommendations

- Guardrails on the roof of the ADU creates a nonconformity, they are obtrusive and should be removed
- Walls are too tall on the terrace for the BBQ
- Move outdoor shower
- Remove terrace at the BBQ side
- The fountain wall is too tall, pool equipment should be moved underground
- Material should be more earth toned.

Laura Dewar

- Agree the materials need to be earth toned
- Has questions about the pool, and patio being too far into the setbacks, suggests pulling it in towards the house.
- Likes the green roof however suggests removing the guardrail
- Outdoor shower needs to be moved

Joey Buckingham

- Agrees with her colleagues
- All improvements need to be moved outside of the setbacks
- Can support the pool if it is outside of the setbacks and public space dug into the hill.
- Minimize the portion that is cantilevered over the hill
- Materials should be earth toned.
- Remove the guardrail on the green roof.

d. Property Address: 50 Wellington Avenue
A.P.N.: 072-154-09
Applicant: Imprints Landscape Architecture
Property Owner: Elizabeth and Patrick Quigney
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, and a Variance Permit. The project is requesting to construct new landscape structures at the single-family residential property. These structures and features include a new patio, 4-foot concrete wall, auto gate, fireplace, arbor structure, and an outdoor kitchen. Variances are requested to allow for the construction of new landscape structures within the side and rear yard setback.

Assistant Planner Lopez presented the staff report. Brad Eigsti representing the property owners presented. There were no public comments.

Joey Buckingham

- beautiful project, supports as drawn.
- Findings can be made for the Variance, no impact to anyone.

Laura Dewar

- These improvements are buried into the hillside, no visual impact to the neighborhood.

- Question about the TV
- Supports the project.

Mark Kruttschnitt

- Supports the project.
- Agrees with Laura about the TV
- These improvements are built into the topography
- Can support the project.

Steven Sutro

- Supports the project as submitted
- There are existing improvements in the setbacks and these are replacing them.

e. Property Address: 1 El Camino Bueno

A.P.N.: 072-162-14

Applicant: David Bilsker

Property Owner: David Bilsker

Zoning: R-1:B-A

General Plan: VL (Very Low Density)

Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, and a Variance to allow for the construction of a new 8-foot stamped concrete wall along Sir Francis Drake. The new stamped stone pattern wall will replace the existing wood fence.

Assistant Planner Lopez-Vega presented the project. Property owner Bilsker also presented the project.

Mark Kruttschnitt

- Supports the project and the planting on the wall looks great

Stephen Sutro

- Supports as submitted

Joey Buckingham

- Supports the project

Laura Dewar

- Supports the project

f. Property Address: 74 Baywood Avenue

A.P.N.: 072-131-10

Applicant: Paz Studio

Property Owner: Michael and Renad Cieplinski

Zoning: R-1:B-5A

General Plan: VL (Very Low Density)

Flood Zone: X (Moderate Risk)

The applicant requests approval for Design Review, Hillside Lot Permit, an ADU permit, and a Variance. The project includes a new front yard fence and remodeling and renovating the existing single-family home. The project proposes to construct a 1,000 SF Accessory Dwelling Unit (ADU) which requires an ADU Permit. The Variance is required to exceed the allowable floor area and lot coverage. A Variance is also required to construct of a new pool within the side yard setback. New landscaping and hardscape is also being proposed throughout the property.

Assistant Planner Lopez-Vega presented the project. Architect Colleen Paz presented on behalf of the property owners.

ADR member, Laura Dewar recused.

Mark Kruttschnitt

- Supports the project

Joey Buckingham

- Supports the project, beautifully designed

Stephen Sutro

- Likes the dark color
- Pool is well designed
- Fenestration on ADU are small, could be more compatible with the house
- Great Project

g. Property Address: 2 Pomeroy Road

A.P.N.: 072-023-15

Applicant: Mark Lounsbury

Property Owner: Erica and David Bell

Zoning: R-1:B-5A

General Plan: VL (Very Low Density)

Flood Zone: X (Moderate Risk)

Project Summary: The applicant requests approval for Design Review, and a Demolition Permit. The project includes replacing old windows for new windows, the project also includes replacing the existing siding from T-11 to western red cedar shingles. A demolition permit is required to alter more than twenty-five percent of exterior wall coverings of a residence.

Project Summary: The applicant requests approval for Design Review, Hillside Lot Permit, an ADU permit, and a Variance. The project includes a new front yard fence and remodeling and renovating the existing single-family home. The project proposes to construct a 1,000 SF Accessory Dwelling Unit (ADU) which requires an ADU Permit. The Variance is required to exceed the allowable floor area and lot coverage. A Variance is also required to construct of a new pool within the side yard setback. New landscaping and hardscape is also being proposed throughout the property.

Assistant Planner Lopez Vega presented the project. Project contractor also presented, representing the property owners.

Mark Kruttschnitt

- Supports the project.

Stephen Sutro

- Looks great, supports the project

Joey Buckingham

- Great, supports the project

5. Conceptual ADR

6. Information and Discussion.

7. New Agenda Items.

Adjournment, 9:00 PM.

Next scheduled regular meeting date and time: April 18, 2023, at 7:00 PM.