Agenda Item No. 19.

Staff Report

Date: June 15, 2023

To: Mayor Kuhl and Council Members

From: Rebecca Markwick, Planning & Building Director

Subject: 3 Skyland Way

Recommendation
It is recommended that the Town Council consider adoption of Resolution No. 2312 (**Attachment 1**) approving Demolition, Design Review, Nonconformity Permit and Variance for the subject project as described below.

Owner:	Stephen and Hanna Ensley
Applicant:	Stephen and Hanna Ensley
Street Address:	3 Skyland Way
Assessor Parcel Number:	072-211-12
Zoning:	R-1: B-A
General Plan:	VL (Very Low Density)
Flood Zone:	X (Moderate/Minimal Risk)

Project Description
The project proposes to demolish the existing buildings and structures on the property, including the existing three-story residence, pool, and pool pavilion. The existing hardscape including driveway, and patios are also proposed to be demolished. The existing landscaping will be removed except for the significant trees which are proposed to remain.

The project proposes to construct a new single-family residence, two detached garages and a new detached accessory dwelling unit (ADU). The ADU is not subject to Design Review, it will be reviewed ministerially. The new 6,033-square-foot primary residence would be 29'3" tall, and two stories. A 735 SF detached garage is proposed, and a 525 square foot single car garage is proposed at the rear of the property. There are two access driveways on the property, the main

entrance on Skyland Way and a secondary access on a utility and driveway easement at the rear of the property.

The primary exterior materials include shake siding painted Benjamin Moore, "Rockport Grey." Stone cladding is proposed for the lower portion of the home, the chimneys and the rear left section of the home at the family room. Windows are proposed in metal and wood and either painted to match the siding, or black. Doors are proposed in wood and painted Benjamin Moore "Narragansett Green." The roof is proposed in standing seam metal and shake.

Project Data

Project Item	Code Standard	Existing	Proposed
Lot Area	1 Acre	43,564 SF	No change
Floor Area	6,535 SF (15%)	14,958 SF (34%)	7,293 SF (16.7%)
Building Coverage	6,535 SF (15%)	7,633 SF (17.5%)	5,476 SF (12.6%)
Front Yard Setback (Street)	25'	111'	79'8"'
Side Yard Setback (Left)	25'	25'	25'6"
Side Yard Setback (Right)	25'	24'4"	20'3"
Rear Yard Setback	40' (House) 10' (Garage)	144'	139'2" (House) 11'1" (Single Car Garage)
Building Height	30'	38'8"	29'3"
Off-street Parking Spaces	8 (2 covered)	5 (3 Covered)	4 (2 Covered)
Impervious Surfaces	Minimize and/or reduce **	21,298 SF	14,636 SF

*Parcels legally created prior to December 14, 1989 are subject to R-1: B-A regulations per RMC Section 18.32.020.
**Impervious coverage guideline per Low Impact Development (LID) for Stormwater Management, Design Review criteria and standards, RMC Section 18.41.100 (t).

Background
The project site is located on Skyland Way, which is a small street off Laurel Grove. The property is a large lot, meeting the 1-acre minimum lot size. The lot is a flat lot located in the X Flood zone.

The architect has provided a thorough project description that is included in **Attachment 3.**

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

On May 16, 2023, the ADR Group 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 discussed the project, and all recommended approval. A few of the ADR members had some concerns with the garage at the front of the property encroaching into the side yard setback. The project architect has also included a narrative of the changes (**Attachment 3**) based on the ADR comments.

Draft Minutes of the May 16, 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 Permit is required pursuant to RMC Section 18.41.010** for new buildings exceeding 200 square feet of new floor area; fences and gates greater than 48” in height adjacent to the street right-of-way; retaining walls greater than 48” in height; an activity

or 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 landscaping over 2,500 square feet.

- **Demolition Permit is required pursuant to RMC Section 18.50.020** to demolish an existing dwelling.

- **Variance is required pursuant to RMC 18.48.010** to allow for the construction of the garage at the front of the property in the side yard setback.

- **A Nonconformity Permit is required pursuant to RMC 18.52.040** to allow to enlarge, extend, reconstruct, or structurally alter existing nonconforming structures.

Design Review

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

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

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.

Demolition Permit

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

Pursuant to Section 18.50.20, the proposed project requires a Demolition Permit to demolish all the structures on the property.

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

The existing property is not designated as a significant architectural, historical, or cultural resource at the local, state, or federal level. The project is consistent with the purpose of Design Review as outlined in Section 18.41.010. It provides excellence of design consistent with the scale and quality of existing development; preserves and enhances the historical "small town," low-density character and identity that is unique to the Town of Ross; and enhances the area in which the project is located.

The project is consistent with the allowed uses and general development standards associated with the Medium Density land use designation of the General Plan and the Single-Family Residence and Special Building Site zoning regulations; therefore, the project is recommended to found consistent with the Ross General Plan and Zoning Ordinance. The project is required to comply with all applicable provisions, measures, and safeguards of the Town's building and safety

codes, such that it would not cause detriment or injury to the health, safety, and general welfare of persons residing or working in the neighborhood.

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 allow the construction of a new garage within the minimum required side yard setback 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 lot is the fact that the lot is narrow and does not have direct street access and is accessed by a 20-foot-wide utility and access easement which dictates the location of the driveway. Due to the narrowness of the lot and the access easement, the new garage is located in the most logical place on the lot which is partially in the side yard setback.

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

Analysis: Garages are commonly enjoyed by owners of residential properties in the immediate vicinity. Granting of the variance request, in a neighborhood where existing nonconforming setbacks are not uncommon, may be deemed necessary for the preservation and enjoyment of the owner's substantial property rights. Granting of the variance would not constitute a grant of special privileges 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 garage will not adversely affect the health or safety of the persons residing or working in the neighborhood as the garage construction is subject to the California

Building Code.

Nonconformity Permit

Many residential structures in the town do not conform to the requirements of this Zoning Code because they were established before the adoption of zoning or before residential floor area limits were established in 1967. The purpose of this section is to allow for the continued existence, reconstruction and modification of nonconforming residential structures, subject to limitations set forth in this section. The intent of these regulations is to protect historic buildings and those that contribute to the Town's small-town character; to permit floor area nonconformities to be retained on site redevelopment where the design is appropriate; and to allow other nonconformities to be maintained when reasonable and where they create the same or fewer impacts than strict conformance with town regulations.

Pursuant to Sections 18.32.050 and 18.32.060, which establish development standards in the R-1:B10 district for maximum allowed floor area, the existing property exceeds the 20% maximum floor area allowed in the district. Pursuant to Section 18.52.030, the project requires a Nonconformity Permit to enlarge, extend, reconstruct, and/or structurally alter the existing residential structures which are nonconforming with respect to the maximum allowed floor area, and resulting in no net increase to the total existing nonconforming floor area on the property.

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

The nonconforming structure was in existence at the time the ordinance that now prohibits the structure was passed. The structure must have been lawful when constructed. The demolition will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community. The project conforms to the design review standards, and the floor area does not exceed the existing floor area. The project will comply with all Flood regulations, and the site has adequate parking.

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 15303 New Construction, which exempts the construction of new single-family homes.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site prior to the meeting date pursuant to the Ross Municipal Code. No comments were received prior to the finalization of this report.

Attachments

1. Resolution No. 2312
2. Project Plans
3. Application Materials
4. ADR Group Meeting Minutes, May 16, 2023 (draft)
5. Correspondence

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2312
RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW, DEMOLITION, NONCONFORMITY PERMIT AND A VARIANCE FOR CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE INCLUDING TWO DETACHED GARAGES AND LANDSCAPING IMPROVEMENTS LOCATED AT 3 SKYLAND WAY, A.P.N. 072-211-12

WHEREAS, applicant Stephen and Hanna Ensley property owners have submitted an application requesting approval of Design Review, Demolition, Nonconformity Permit and a Variance to demolish the existing structures on the site and for construction of a new 6,033-square-foot, two-story single-family residence including two garages (735 square feet and 525 square feet); and landscape and hardscape including a new pool at 3 Skyland Way APN 072-211-12 (herein referred to as "the Project").

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

WHEREAS, on June 15, 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, Demolition, Nonconformity Permit and Variance 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 15th day of June 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Cyndie Martel, Town Clerk

P. Beach Kuhl, Mayor

EXHIBIT "A"
FINDINGS
3 SKYLAND WAY
A.P.N. 072-211-12

A. Findings

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

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

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

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

As recommended by the Advisory Design Review (ADR) Group, the Project is in substantial compliance with the design criteria of RMC Section 18.41.100. The site would be kept in harmony with the general appearance of neighboring landscape. Lot coverage and building footprints would be minimized, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. New buildings constructed on sloping land are designed to relate to the natural landforms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site. Buildings would use materials and colors that minimize visual impacts and blend with the existing landforms and vegetative cover, including wood and stone. Good access, circulation 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 providing bioretention facilities to 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 Medium 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 RMC Section 18.50.050, Demolition Permit is approved based on the following mandatory findings:

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

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

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

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

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

The Project is consistent with the allowed uses and general development standards associated with the Medium 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.

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

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

III. Non-Conformity Permit (RMC § 18.52.040) - Approval of a Non-Conformity Permit to allow for the continued existence, reconstruction and modification of nonconforming residential structures.

The project is consistent with the purpose of the Nonconformity Permit chapter as outlined in Ross Municipal Code Section 18.52.040:

a) The nonconforming structure was in existence at the time the ordinance that now prohibits the structure was passed. The structure must have been lawful when constructed. The property owner has the burden to prove by substantial evidence the nonconforming and legal status of the structure.

The existing home was constructed circa 1909, prior to any Town zoning regulations and therefore considered to be legal nonconforming.

b) The town council can make the findings required to approve any required demolition permit for the structure: The demolition will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.

The project would not result in the demolition of a single-family home that is considered a building of historical, architectural, cultural or aesthetic value. The project applicant has submitted a historic report prepared by Page and Turnbull that determines the home is not a historic resource under CEQA.

c) The project substantially conforms to the relevant design review criteria and standards in Section 18.41.100, even if design review is not required.

As summarized in the staff report dated June 15, 2023 the scope of the project would be consistent with the design review criteria and standards relative to architectural design, materials, colors, and landscaping. Lastly, the project would address health and safety through the issuance of a building permit to ensure compliance with the building, public works, and fire code regulations.

d) Total floor area does not exceed the greater of the total floor area of the existing nonconforming and/or legal nonconforming structure.

The project would not result in an increase in existing floor area.

e) Granting the permit will not be detrimental to the public health, safety or welfare, or materially injurious to properties improvements in the vicinity.

The project would be required to comply with the Town's Building Code and Fire Code requirements, therefore ensuring the health, safety, and general welfare of the residence residing in the vicinity.

f) The project will comply with the Flood Damage Prevention regulations in Chapter 15.36.

The project site is located outside of a designated flood plain and therefore not subject to a

development permit pursuant to Section 15.36.130 of the Ross Municipal Code or other development related regulations associated with Chapter 15.36.

g) The fire chief has confirmed that the site has adequate access and water supply for firefighting purposes, or that the project includes alternate measures approved by the fire chief.

The Ross Valley Fire Department has indicated they would approve the project as presented to the Town Council.

h) The applicant has agreed in writing to the indemnification provision in Section 18.40.180.

Condition of approval number 10 would require the applicant to indemnify and hold harmless from any claim, action, or proceeding ("action") against the Town, therefore the project would be consistent with this finding.

i) The site has adequate parking. For purposes of this section, adequate parking shall mean that the site complies with at least the minimum number of parking spaces required for the zoning district (covered or not covered).

The project would not only comply with the Town's R-1 zoning district parking regulations.

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 lot is the fact that the lot is narrow and does not have direct street access and is accessed by a 20-foot-wide utility and access easement which dictates the location of the driveway. Due to the narrowness of the lot and the access easement, the new garage is located in the most logical place on the lot which is partially in the side yard setback.

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

Garages are commonly enjoyed by owners of residential properties in the immediate vicinity. Granting of the variance request, in a neighborhood where existing nonconforming setbacks are not uncommon, may be deemed necessary for the preservation and enjoyment of the owner's substantial property rights. Granting of the variance would not constitute a grant of special privileges

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 garage will not adversely affect the health or safety of the persons residing or working in the neighborhood as the garage construction is subject to the California Building Code.

EXHIBIT "B"
CONDITIONS OF APPROVAL
3 Skyland Way
A.P.N. 072-211-12

1. This approval authorizes Design Review for construction of a new single-family residence including two detached garages and landscaping improvements located at 3 Skyland Way, APN 072-211-12 (herein referred to as "the Project").

2. The building permit shall substantially conform to the plans entitled, "The Ensley Residence" and dated 04/21/2023, and reviewed and approved by the Town Council on June 15, 2023

3. Except as otherwise provided in these conditions, the Project shall comply with the plans submitted for Town Council approval. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.

4. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the Project and will not extend the permitted construction period.

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

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

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

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

9. The Project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:

a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.

b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.

c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the Project. Any additional costs incurred by the Town, including costs to inspect or review the Project, shall be paid as incurred and prior to project final.

d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (i.e., temporary seeding and mulching or straw matting).

e. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the Project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.

f. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director.

g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.

h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas. The plan shall demonstrate that on-street parking associated with construction workers and deliveries are prohibited and that all project deliveries shall occur during the allowable working hours as identified in the below condition 10n.

i. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion control plan. The construction schedule shall detail how the Project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).

j. A preconstruction meeting with the property owner, project contractor, project architect, project arborist, representatives of the Town Planning, Building/Public Works and Ross Valley Fire Department and the Town building inspector is required prior to issuance of the building permit to review conditions of approval for the Project and the construction management plan.

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

l. The Building Official and other Town staff shall have the right to enter the property at all times during construction to review or inspect construction, progress, compliance with the approved plans and applicable codes.

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

n. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).

o. Failure to comply in any respect with the conditions or approved plans constitutes grounds for Town staff to immediately stop work related to the noncompliance until the matter is resolved (Ross Municipal Code Section 18.39.100). The violations may be subject to additional penalties as provided in the Ross Municipal Code and State law. If a stop work order is issued, the Town may retain an independent site monitor at the expense of the property owner prior to allowing any further grading and/or construction activities at the site.

p. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and rights-of-way free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely covered, and the public right-of-way must

be kept free of dirt and debris at all times. Dust control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.

q. Applicants shall comply with all requirements of all utilities including, the Marin Municipal Water District, Ross Valley Sanitary District, and PG&E prior to project final. Letters confirming compliance shall be submitted to the building department prior to project final.

r. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works pursuant to Ross Municipal Code Section 15.25.120.

s. The Project shall comply with building permit submittal requirements as determined by the Building Department and identify such in the plans submitted for building permit.

t. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.

u. 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.

v. BEFORE FINAL INSPECTION, the Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.

   i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc., are implemented.

   ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.

   iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.

10. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any

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

ATTACHMENT 2

ABBREVIATIONS

TYP.: TYPICAL
B.O.: BOTTOM OF
T.O.: TOP OF
U.N.O.: UNLESS NOTED OTHERWISE
EQ.: EQUAL
SIM.: SIMILAR
MIN.: MINIMUM
C.O.: CASED OPENING
P.T.: PRESSURE TREATED
CLG.: CEILING
DTL.: DETAIL
MECH.: MECHANICAL
INT.: INTERIOR
EXT.: EXTERIOR
VEST.: VESTIBULE

REF.: REFERENCE
PL.: PLATE
FLR.: FLOOR
RM.: ROOM
DRSG.: DRESSING (ROOM)
VEST.: VESTIBULE
ST.: STORAGE

1X: NOMINAL SIZE CALL OUT
1": ACTUAL SIZE CALL OUT

MH: MAIN HOUSE
TCG: TWO-CAR GARAGE
OCG: ONE-CAR GARAGE
ADU: ACCESSORY DWELLING UNIT

GENERAL NOTES:

- THESE ARCHITECTURAL DRAWINGS CAN NOT STAND ALONE AS CONSTRUCTION DOCUMENTS AND MUST BE USED IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS PREPARED BY THE CONSULTANTS IDENTIFIED HEREIN.
- STRUCTURAL ELEMENTS SHOWN IN THESE ARCHITECTURAL DRAWINGS ARE FOR PLANNING AND LAYOUT PURPOSE ONLY. SEE CONSTRUCTION DOCUMENTS PREPARED BY THE STRUCTURAL ENGINEER FOR ALL INFORMATION PERTAINING TO STRUCTURAL MATERIALS, ASSEMBLIES, CONNECTIONS AND DIMENSIONS.
- WHETHER OR NOT INDICATED IN THESE ARCHITECTURAL CONSTRUCTION DRAWINGS, SEE STRUCTRURAL CONSTRUCTION DOCUMENTS PREPARED BY THE STRUCTURAL ENGINEER FOR ALL INFORMATION PERTAINING TO STRUCTRAL MATERIALS, ASSEMBLIES, CONNECTIONS AND DIMENSIONS.
- THESE ARCHITECTURAL DRAWINGS ARE BASED ON LIMITED OBSERVATIONS AND WITHOUT THE BENEFIT OF DEMOLITION OR AS-BUILT CONSTRUCTION DOCUMENTS. REASONABLE ASSUMPTIONS PERTAINING TO UNSEEN ASSEMBLIES AND STRUCTURAL SYSTEMS WERE MADE BY THE ARCHITECT AS A FUNCTION OF PREPARING THESE CONSTRUCTION DRAWINGS.
  - IF, DURING THE COURSE OF DEMOLITION OR CONSTRUCTION, IT IS FOUND THAT AS-BUILT CONDITIONS VARY FROM THOSE SHOWN IN THESE CONSTRUCTION DRAWINGS, THE CONTRACTOR IS TO CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER FOR EVALUATION AND POTENTIAL CORRECTIVE ACTIONS PRIOR TO PROCEEDING WITH THE WORK.
  - IF, AT ANY POINT DURING DEMOLITION OR CONSTRUCTION, IT IS DETERMINED OR REASONABLY ASSUMED THAT THE EXISTING STRUCTURE HAS OR WILL BECOME COMPROMISED, THE CONTRACTOR IS TO TAKE IMMEDIATE STEPS TO STABILIZE THE EXISTING STRUCTURE AND ENSURE THE SAFETY OF ALL PERSONNEL. THE STRUCTURAL ENGINEER AND ARCHITECT ARE BE NOTIFIED FOR RESOLUTION PRIOR TO ANY ADDITIONAL WORK.

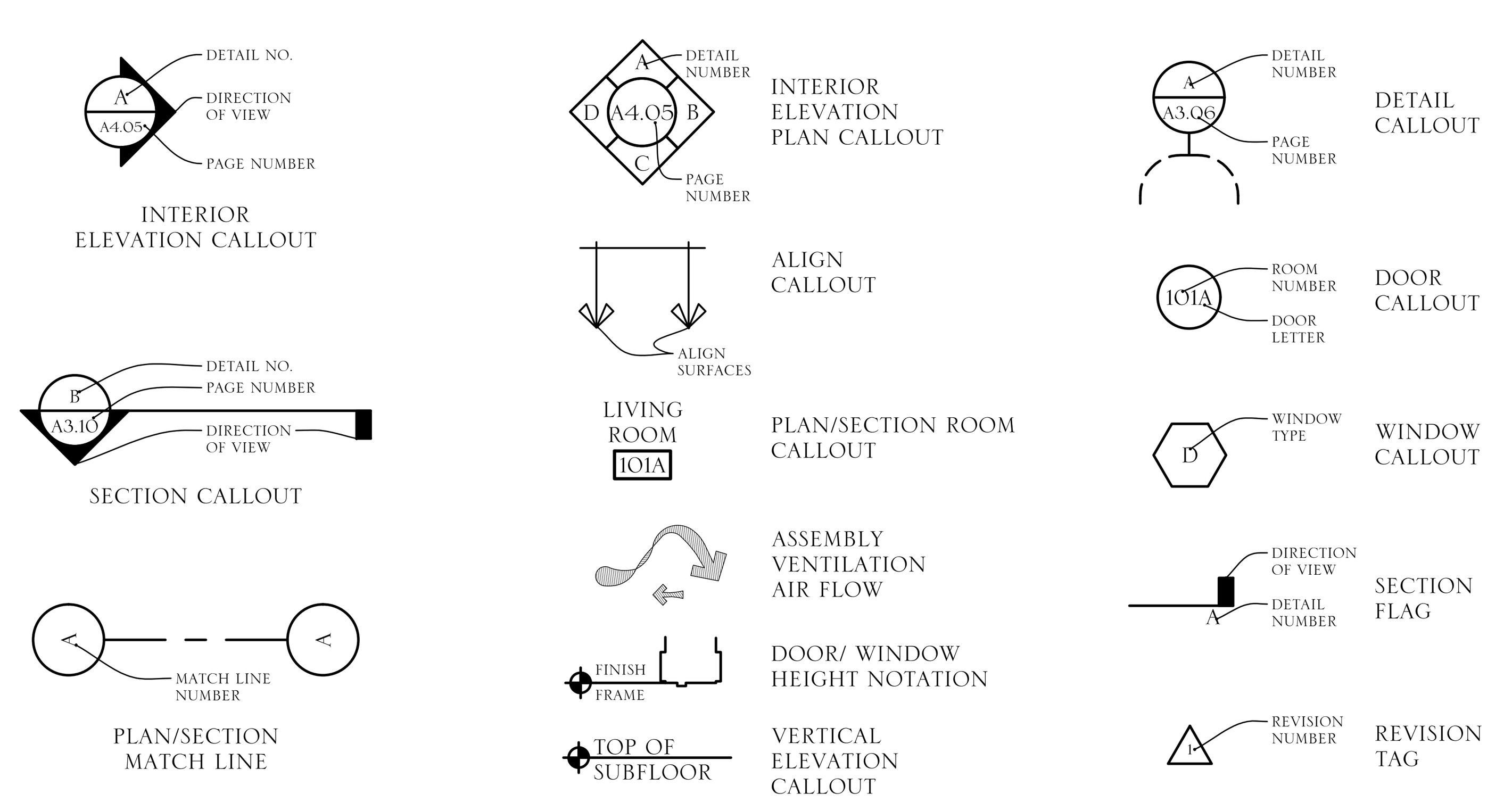
INDEX TO DRAWINGS

SQUARE FOOTAGE

MAIN HOUSE	
FIRST FLOOR	
CONDITIONED	4,021 S.F.
UNCONDITIONED	83 S.F.
SUBTOTAL:	4,104 S.F.
SECOND FLOOR	
CONDITIONED	2,098 S.F.
UNCONDITIONED	0 S.F.
SUBTOTAL:	2,098 S.F.
MAIN HOUSE SUBTOTAL	
UNDER ROOF	6,202 S.F.
ACCESSORY BUILDINGS	
TWO-CAR GARAGE	
CONDITIONED	0 S.F.
UNCONDITIONED	735 S.F.
SUBTOTAL:	735 S.F.
ONE-CAR GARAGE	
CONDITIONED	0 S.F.
UNCONDITIONED	525 S.F.
SUBTOTAL:	525 S.F.
ACCESSORY DWELLING UNIT	
CONDITIONED	690 S.F.
UNCONDITIONED	20 S.F.
SUBTOTAL:	710 S.F.
ACCESSORY BUILDINGS SUBTOTAL	
UNDER ROOF	1,970 S.F.
TOTAL SQUARE FOOTAGE	
UNDER ROOF	8,172 S.F.
TOTAL CONDITIONED:	6,809 S.F.
TOTAL BLDG. COVERAGE:	5,476 S.F.*

* TOTAL BLDG. COVERAGE NOT INCLUSIVE OF ADU PER 18.42.060

SYMBOL KEY



MATERIAL LEGEND

SECTION/PLAN

- BATT INSULATION
- SPRAY INSULATION
- RIGID INSULATION
- PLYWOOD
- EARTH
- WOOD FRAMING
- WOOD BLOCKING
- GRAVEL
- CONCRETE
- BRICK
- FIREBRICK
- CMU
- FINISH TRIM
- DRAINAGE MAT
- STONE VENEER
- LAP SIDING
- SHAKE SIDING
- SYNTHETIC SHINGLE ROOF

GENERAL INFORMATION

BUILDING DATA:

NAME OF PROJECT:ENSLEY RESIDENCE
ADDRESS: 3 SKYLAND WAY ROSS, CALIFORNIA

PROPOSED USE: RESIDENTIAL
CONTACT: DAVID VANGRONINGEN
PHONE: (678) 325-6665

BUILDING CODE:
2022 CALIFORNIA RESIDENTIAL CODE
CODE ENFORCEMENT JURISDICTION: ROSS, CA
OCCUPANCY TYPE: RESIDENTIAL
NUMBER OF STORIES: 2
CONSTRUCTION TYPE:
V-B (WITH AUTOMATIC FIRE SPRINKLERS)

CONTRACTOR SHALL ADHERE TO SUB-GRADE PREPARATION AND EARTHWORK RECOMMENDATIONS AS OUTLINED IN THE "GEOTECHNICAL INVESTIGATION,;NEW RESIDENCE AND ASSOCIATED IMPROVEMENTS; 3 SKYLAND WAY (APN 072-211-12); ROSS, CA" PREPARED FOR STEPHEN AND HANNA ENSLEY, AND DATED NOVEMBER 8, 2022.

OTHER DESIGN PROFESSIONALS:

LANDSCAPE DRAWINGS PROVIDED BY:
DENLER HOBART GARDENS, LLC
P.O. BOX 1207
ROSS, CA 94957
(415) 518-1653

CIVIL DRAWINGS PROVIDED BY:
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC.
7200 REDWOOD BLVD. SUITE 308
NOVATO, CA 94945
(415) 897-2800

STRUCTURAL DRAWINGS PROVIDED BY:
JORGENSEN ENGINEERING
P.O. BOX 812
PETALUMA, CA 94953
(707) 981-7284

HISTORICAL CONCEPTS

THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE, BUT MAY NOT BE LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDA AND OTHER MODIFICATIONS EXECUTED AS PER THE SPECIFICATIONS. BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION FURNISHED BY THE OWNER.

THE CONTRACTOR SHALL SIMILARLY ENSURE THAT ALL SUBCONTRACTORS CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENTS RELATIVE TO THEIR RESPECTIVE SCOPES OF WORK. THE SUBCONTRACTORS SHALL INSPECT WORK IN PLACE AND SHALL PROMPTLY REPORT TO THE CONTRACTOR ANY ERRORS, INCONSISTENCIES, OMISSIONS, NONCONFORMANCE TO THE CONTRACT DOCUMENTS AND ANY DEFICIENCIES IN THE WORK THAT ARE NOT CONSISTENT WITH INDUSTRY STANDARDS OR BEST PRACTICES. THE CONTRACTOR SHALL PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR.

CODES INCLUDE LAWS, STATUTES, ORDINANCES, BUILDING CODES, RULES AND REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES APPLICABLE TO PERFORMANCE OF THE WORK. CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH ALL LEGAL REQUIREMENTS. COMPLIANCE WITH MINIMUM CODE REQUIREMENTS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE WORK IN CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

THE USE OF THESE PLANS REPRESENTS THAT THE CONTRACTOR AND SUBCONTRACTORS HAVE READ, UNDERSTOOD AND ACCEPTED THE CONDITIONS AND STANDARDS SET FORTH BY THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

NO CHANGES OR ALTERATIONS ARE TO BE MADE TO THE DESIGN FOR THIS PROJECT (AS DIRECTED IN THE CONSTRUCTION DOCUMENTS) WITHOUT PRIOR WRITTEN APPROVAL FROM HISTORICAL CONCEPTS.

RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

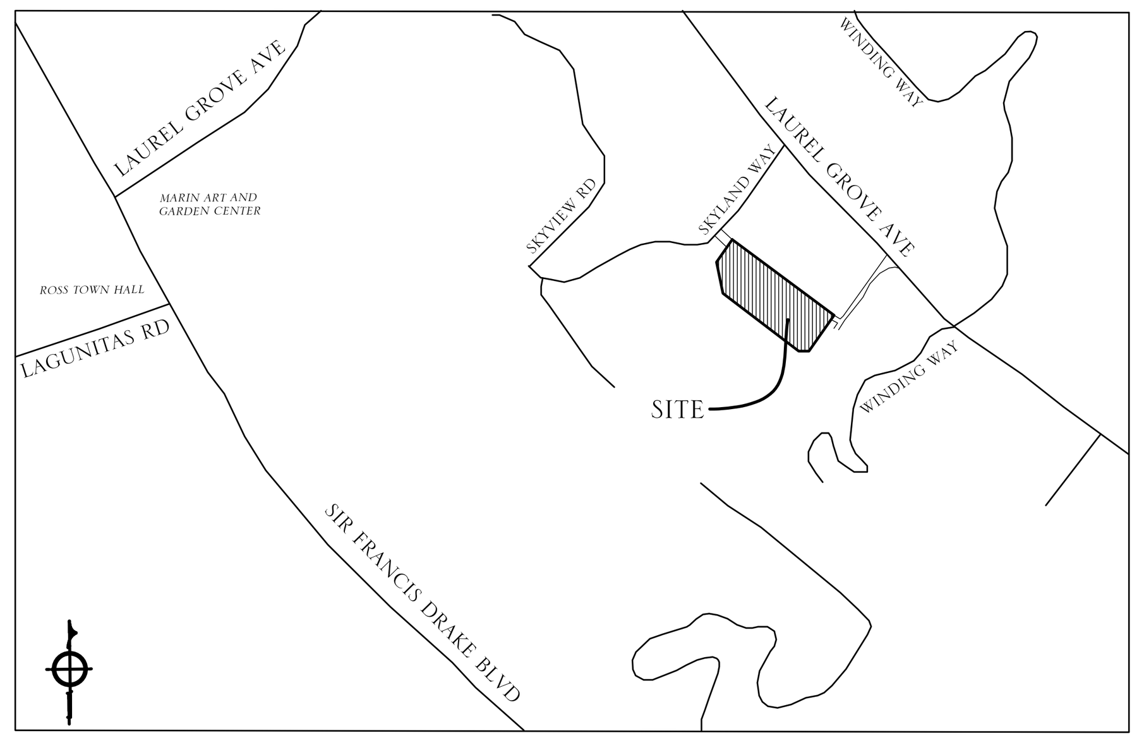
PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A0.00
COVER

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A0.00 COVER.dwg-Apr 21,2023-1:30pm



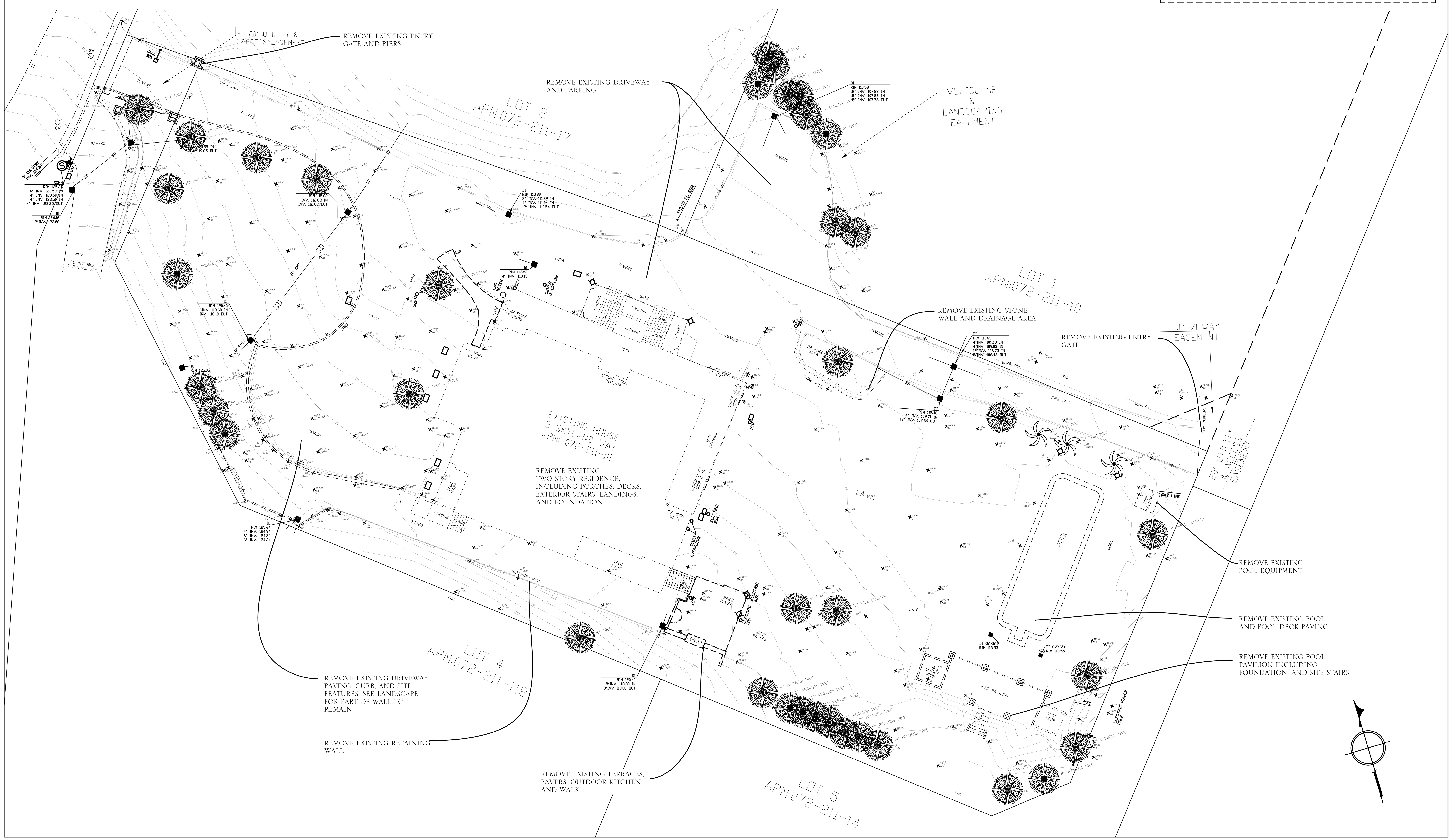
VICINITY PLAN N.T.S.

EXISTING POOL PAVILION BUILDING DATA	
GROUND FLOOR: UNDER ROOF	534 SF
TOTAL AREA UNDER ROOF	534 SF
LINEAR DISTANCE OF EXISTING EXTERIOR WALLS	115'-0" LF

EXISTING MAIN HOUSE BUILDING DATA	
GROUND FLOOR: UNDER ROOF (W/O EXT. STAIRS)	6,046 SF
1ST FLOOR: UNDER ROOF	6,474 SF
2ND FLOOR	3,932 SF
TOTAL AREA UNDER ROOF	16,452 SF
LINEAR DISTANCE OF EXISTING EXTERIOR WALLS	323'-1" LF

GENERAL NOTES:

- DEMOLITION PLANS SHOWN HERE ARE FOR GENERAL REFERENCE ONLY. CONTRACTOR IS TO DETERMINE EXACT EXTENT OF DEMOLITION WORK BASED ON EXISTING CONDITIONS AND COMPLETE SETS OF CONSTRUCTION DOCUMENTS FROM ARCHITECT AND ALL CONSULTANTS.
- SHORING AND BRACING IS NOT SHOWN IN THESE ARCHITECTURAL CONSTRUCTION DRAWINGS AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS TO IDENTIFY AND PROTECT ALL EXISTING UTILITIES AS REQUIRED BY THE UTILITY PROVIDER. ANY PREVIOUSLY UNKNOWN UTILITIES DISCOVERED DURING THE COURSE OF DEMOLITION ARE TO BE IDENTIFIED AND PROTECTED AS REQUIRED BY THE UTILITY PROVIDER AND BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT FOR DETERMINATION OF USE. ALL UTILITIES DETERMINED TO BE REMOVED ARE TO BE REMOVED IN ACCORDANCE WITH THE RESPECTIVE UTILITY PROVIDER REQUIREMENTS. ANY DAMAGE CAUSED TO UTILITIES DURING THE COURSE OF CONSTRUCTION ARE TO BE REPAIRED IMMEDIATESLY PER THE UTILITY PROVIDER REQUIREMENTS.
- IF, AT ANY POINT DURING DEMOLITION OR NEW CONSTRUCTION, IT IS DETERMINED OR REASONABLY ASSUMED THAT THE EXISTING STRUCTURE HAS OR WILL BECOME COMPROMISED, THE CONTRACTOR IS TO TAKE IMMEDIATE STEPS TO STABILIZE THE EXISTING STRUCTURE AND ENSURE THE SAFETY OF ALL PERSONNEL. THE STRUCTURAL ENGINEER AND ARCHITECT ARE BE NOTIFIED FOR RESOLUTION PRIOR TO ANY ADDITIONAL WORK.



A PROPOSED DEMOLITION SITE PLAN

SCALE: 1/16" = 1'-0"

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

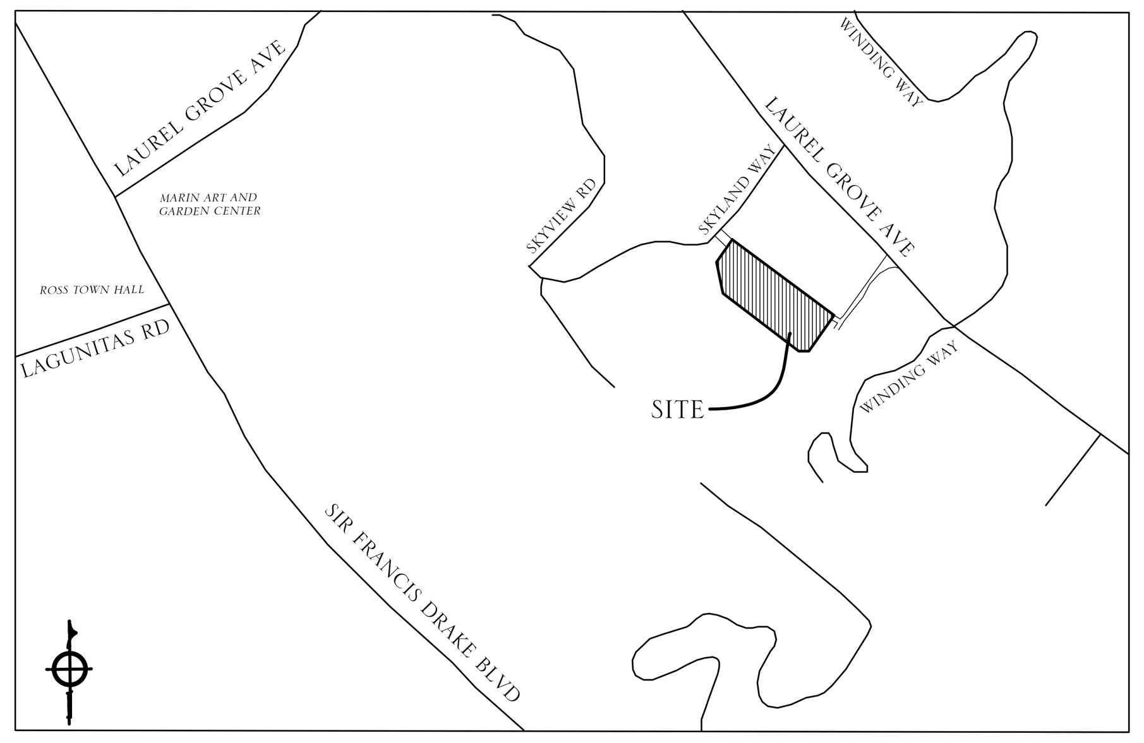
04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A0.01
DEMOLITION SITE PLAN



VICINITY PLAN N.T.S.

UNIT: ZOMBIEBOX XL NOISE ENCL.
DIMENSIONS: 60" X 48" X 54" (L, W, H)
SOUND: 50-75% REDUCTION

UNIT: KOHLER 14RCA(L), NATURAL GAS
DIMENSIONS: 47" X 26" X 32.3" (L, W, H)
SOUND: 63 DB(A); REDUCED 50-75% WITH XL ZOMBIE BOX

ONE GENERATOR AT ATTACHED GARAGE SERVICE YARD

UNIT: MITSUBISHI TRANE MULTI-ZONE INVERTER HEAT-PUMP SYSTEM
DIMENSIONS: 42" X 28" X 53" (L, W, H)
SOUND: 51 DB(A)

OUTDOOR HVAC UNITS, TYP.

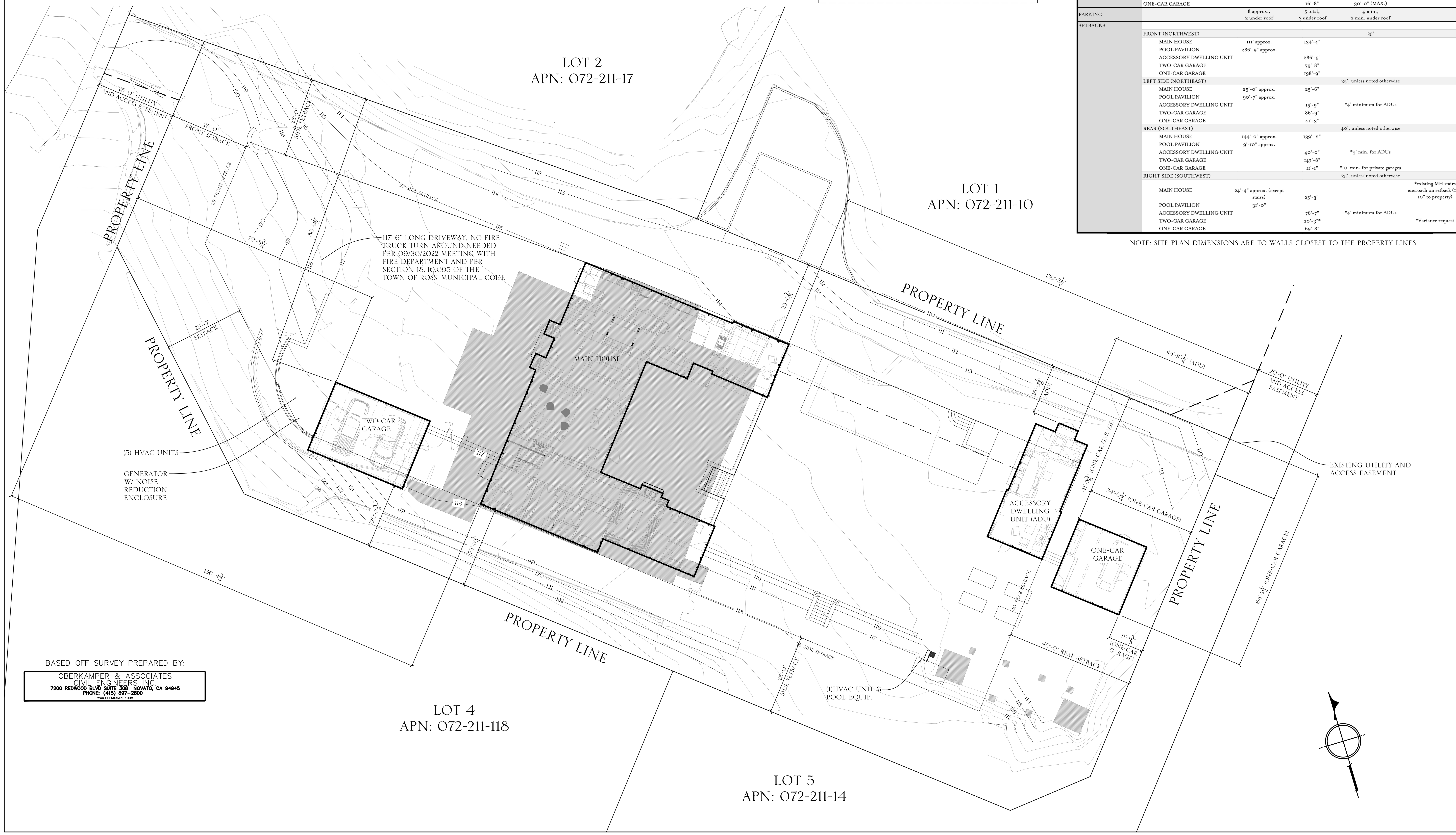
GENERAL NOTES:

- FINISHED FLOOR ASSUMED TO HAVE A THICKNESS OF ¾".
- ARCHITECTURAL SITE PLAN HERE IS FOR BUILDING LOCATION ONLY. SEE CONSTRUCTION DOCUMENTS PREPARED BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER FOR ALL INFORMATION PERTAINING TO SITE PREPARATION, GRADING, DRAINAGE AND SITE CONSTRUCTION.
- PROVIDE POSITIVE SURFACE DRAINAGE OF 6" WITHIN THE FIRST 10' AT ENTIRE PERIMETER OF THE PROJECT. SEE CONSTRUCTION DOCUMENTS PREPARED BY THE LANDSCAPE ARCHITECT/CIVIL ENGINEER FOR MORE INFORMATION.
- PROVIDE FOUNDATION DRAIN TILE AT ENTIRE PERIMETER OF FOUNDATION WITH POSITIVE DRAINAGE. COORDINATE LOCATION OF DRAIN TILE EXIT WITH LANDSCAPE ARCHITECT/CIVIL ENGINEER.
- UPON COMPLETION OF BUILDING STAKING, CONTRACTOR TO VERIFY THAT LAYOUT FALLS WITHIN ALL SETBACK REQUIREMENTS.

3 SKYLAND WAY SITE AND BUILDING DATA

		EXISTING	PROPOSED	REQUIRED/ALLOWED	NOTES
OCCUPANY TYPE		R-3	R-3		
CONSTRUCTION TYPE		V-B	V-B	With NFPA 13D Sprinkler	
ZONING		R-1 B-A	R-1 B-A		Per TOR Planning Department
LOT AREA		43,564 SF	43,564 SF		
FLOOR AREA					
	MAIN HOUSE				
	GROUND FLOOR	3,828 SF			
	FIRST FLOOR	6,474 SF	4,021 SF		
	SECOND FLOOR	3,932 SF	2,012 SF		
	POOL PAVILION				
	FIRST FLOOR	534 SF (approx.)			
	ACCESSORY DWELLING UNIT				
	FIRST FLOOR		*710 SF*		*18.42.060 Guaranteed Allowance*
	TWO-CAR GARAGE				
	FIRST FLOOR		735 SF		
	ONE-CAR GARAGE				
	FIRST FLOOR		525		
TOTAL FLOOR AREA		34% of Lot Area 14,958 SF (approx.)	16.7% of Lot Area 7,293 SF*	15% of Lot Area (max.) 6,535 SF	*Not including ADU per 18.42.060 *Nonconformity Request per 18.52.040
BUILDING COVERAGE		17.5% of Lot Area 7,633 SF (approx.)	12.6% of Lot Area 5,476 SF*	15% of Lot Area (max.) 6,535 SF	*Not including ADU per 18.42.060
BUILDING HEIGHT				30'-0" (MAX.)	
	MAIN HOUSE	38'-8"	29'-3"	30'-0" (MAX.)	
	POOL PAVILION	unknown		30'-0" (MAX.)	
	ACCESSORY DWELLING UNIT		15'-11"	16'-0" (MAX.)	
	TWO-CAR GARAGE		14'-11"	30'-0" (MAX.)	
	ONE-CAR GARAGE		16'-8"	30'-0" (MAX.)	
PARKING		8 approx., 2 under roof	5 total, 3 under roof	4 min., 2 min. under roof	
SETBACKS					
	FRONT (NORTHWEST)			25'	
	MAIN HOUSE	111' approx.	134'-4"		
	POOL PAVILION	286'-9" approx.			
	ACCESSORY DWELLING UNIT		286'-5"		
	TWO-CAR GARAGE		79'-8"		
	ONE-CAR GARAGE		198'-9"		
	LEFT SIDE (NORTHEAST)			25', unless noted otherwise	
	MAIN HOUSE	25'-0" approx.	25'-6"		
	POOL PAVILION	90'-7" approx.			
	ACCESSORY DWELLING UNIT		15'-9"	*4' minimum for ADUs	
	TWO-CAR GARAGE		86'-9"		
	ONE-CAR GARAGE		41'-3"		
	REAR (SOUTHEAST)			40', unless noted otherwise	
	MAIN HOUSE	144'-0" approx.	139'- 2"		
	POOL PAVILION	9'-10" approx.			
	ACCESSORY DWELLING UNIT		40'-0"	*4' min. for ADUs	
	TWO-CAR GARAGE		147'-8"		
	ONE-CAR GARAGE		11'-1"	*10' min. for private garages	
	RIGHT SIDE (SOUTHWEST)			25', unless noted otherwise	
	MAIN HOUSE	24'-4" approx. (except stairs)	25'-3"		*existing MH stairs encroach on setback (18'-10" to property)
	POOL PAVILION	31'-0"			
	ACCESSORY DWELLING UNIT		76'-7"	*4' minimum for ADUs	
	TWO-CAR GARAGE		20'-3"*		*Variance request
	ONE-CAR GARAGE		69'-8"		

NOTE: SITE PLAN DIMENSIONS ARE TO WALLS CLOSEST TO THE PROPERTY LINES.



BASED OFF SURVEY PREPARED BY:
OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.
7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945
PHONE: (415) 897-2800
WWW.OBERKAMPER.COM

A PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

HISTORICAL CONCEPTS

RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A0.02
PROPOSED SITE PLAN

TWO-CAR GARAGE STORY POLE LEGEND		
LOCATION	ELEVATION	HEIGHT ABOVE GRADE
TCG - 1	127'-5"	11'-5"
TCG - 2	127'-5"	11'-5"
TCG - 3	133'-10"	16'-4"
TCG - 4	124'-11"	5'-11"
TCG - 5	124'-11"	1'-11"
TCG - 6	133'-10"	18'-4"

MAIN HOUSE STORY POLE LEGEND		
LOCATION	ELEVATION	HEIGHT ABOVE GRADE
MH - 1	135'-11"	19'-11"
MH - 2	127'-5"	13'-3"
MH - 3	127'-5"	13'-11"
MH - 4	127'-7"	14'-0"
MH - 5	130'-2"	16'-8"
MH - 6	133'-10"	20'-4"
MH - 7	127'-7"	14'-0"
MH - 8	127'-7"	14'-0"
MH - 9	129'-1"	15'-7"
MH - 10	136'-3"	21'-3"
MH - 11	129'-1"	10'-7"
MH - 12	129'-3"	10'-9"
MH - 13	134'-10"	16'-4"
MH - 14	143'-1"	24'-7"
MH - 15	133'-0"	14'-6"
MH - 16	129'-4"	10'-10"

ADU STORY POLE LEGEND		
LOCATION	ELEVATION	HEIGHT ABOVE GRADE
ADU - 1	122'-6"	8'-11"
ADU - 2	127'-9"	14'-3"
ADU - 3	121'-4"	7'-10"
ADU - 4	122'-6"	10'-2"
ADU - 5	127'-9"	14'-3"
ADU - 6	123'-8"	11'-4"
ADU - 7	129'-5"	17'-2"
ADU - 8	123'-8"	10'-2"
ADU - 9	123'-8"	10'-2"
ADU - 10	129'-5"	15'-11"
ADU - 11	123'-8"	10'-2"

ONE-CAR GARAGE STORY POLE LEGEND		
LOCATION	ELEVATION.	HEIGHT ABOVE GRADE
OCG - 1	121'-11"	9'-7"
OCG - 2	124'-8"	12'-4"
OCG - 3	129'-8"	17'-4"
OCG - 4	124'-8"	12'-4"
OCG - 5	124'-8"	11'-2"
OCG - 6	129'-8"	16'-2"
OCG - 7	124'-8"	11'-2"
OCG - 8	121'-11"	8'-5"

A SITE STORY POLE PLAN

SCALE: 1/16" = 1'-0"

HISTORICAL CONCEPTS

THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE, BUT MAY NOT BE LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDA AND OTHER MODIFICATIONS EXECUTED AS PER THE SPECIFICATIONS. BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION FURNISHED BY THE OWNER.

THE CONTRACTOR SHALL SIMILARLY ENSURE THAT ALL SUBCONTRACTORS CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENTS RELATIVE TO THEIR RESPECTIVE SCOPES OF WORK. THE SUBCONTRACTORS SHALL INSPECT WORK IN PLACE AND SHALL PROMPTLY REPORT TO THE CONTRACTOR ANY ERRORS, INCONSISTENCIES, OMISSIONS, NONCONFORMANCE TO THE CONTRACT DOCUMENTS AND ANY DEFICIENCIES IN THE WORK THAT ARE NOT CONSISTENT WITH INDUSTRY STANDARDS OR BEST PRACTICES. THE CONTRACTOR SHALL PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR.

CODES INCLUDE LAWS, STATUTES, ORDINANCES, BUILDING CODES, RULES AND REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES APPLICABLE TO PERFORMANCE OF THE WORK. CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO COMPLY WITH ALL LEGAL REQUIREMENTS. COMPLIANCE WITH MINIMUM CODE REQUIREMENTS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE WORK IN CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.

THE USE OF THESE PLANS REPRESENTS THAT THE CONTRACTOR AND SUBCONTRACTORS HAVE READ, UNDERSTOOD AND ACCEPTED THE CONDITIONS AND STANDARDS SET FORTH BY THE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

NO CHANGES OR ALTERATIONS ARE TO BE MADE TO THE DESIGN FOR THIS PROJECT (AS DIRECTED IN THE CONSTRUCTION DOCUMENTS) WITHOUT PRIOR WRITTEN APPROVAL FROM HISTORICAL CONCEPTS.

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION
04/21/2023

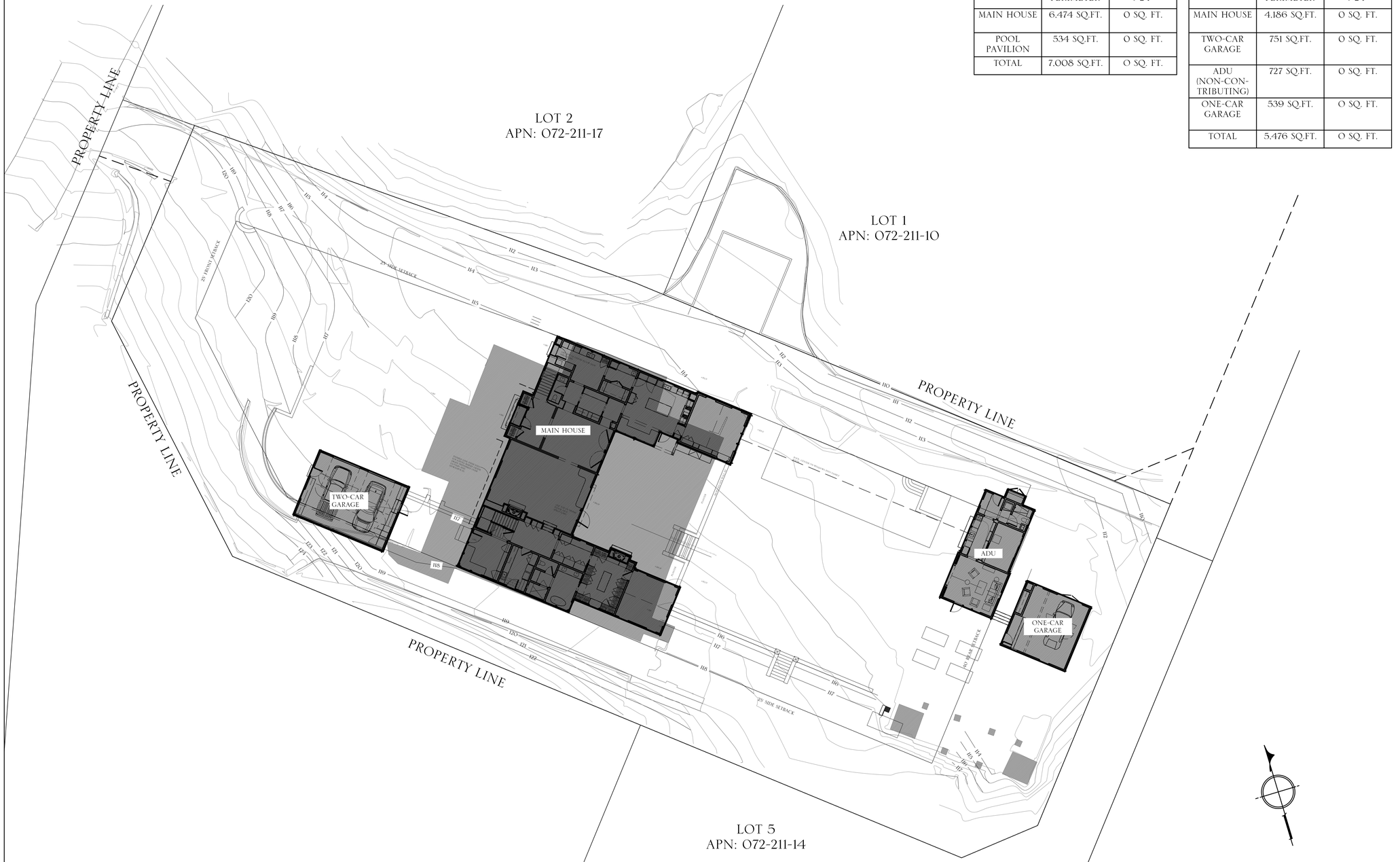
PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A0.03
STORY POLE SITE PLAN

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A0.03 STORY POLE SITE PLAN.dwg-Apr 21,2023-1:31pm



LEGEND

BUILDING COVERAGE-PERIMETER

EXISTING BUILDING COVERAGE		
STRUCTURE	BLDG. PERIMETER	OVERHANG >24"
MAIN HOUSE	6,474 SQ.FT.	0 SQ. FT.
POOL PAVILION	534 SQ.FT.	0 SQ. FT.
TOTAL	7,008 SQ.FT.	0 SQ. FT.

PROPOSED BUILDING COVERAGE		
STRUCTURE	BLDG. PERIMETER	OVERHANG >24"
MAIN HOUSE	4,186 SQ.FT.	0 SQ. FT.
TWO-CAR GARAGE	751 SQ.FT.	0 SQ. FT.
ADU (NON-CONTRIBUTING)	727 SQ.FT.	0 SQ. FT.
ONE-CAR GARAGE	539 SQ.FT.	0 SQ. FT.
TOTAL	5,476 SQ.FT.	0 SQ. FT.

A BUILDING COVERAGE SITE PLAN

SCALE: 1/16" = 1'-0"

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

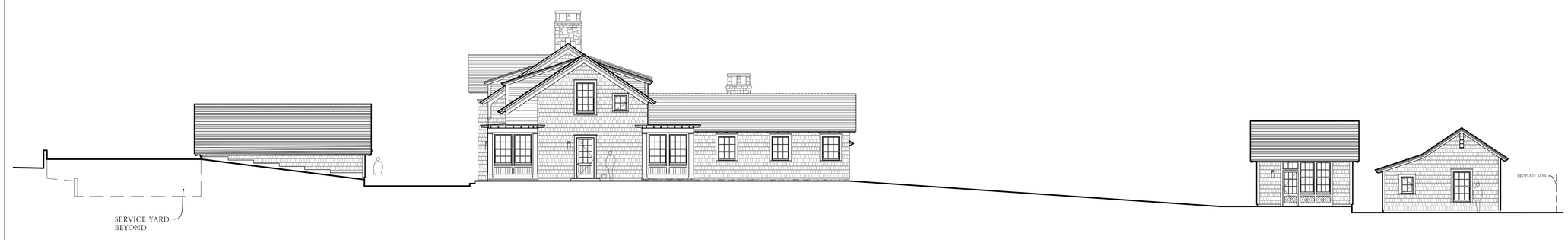
ENSLEY MAIN HOUSE

A0.04
BUILDING COVERAGE
SITE PLAN

H:\Current Projects_ATL\Ensley 3 Skyland Way (CAD\Dwgs\DD & CD\Main House\
A0.04 Building Coverage Site Plan.dwg, 4/21/2023 1:30:04

A SITE SECTION EAST ELEVATION

SCALE: 3/32" = 1'-0"



B SITE SECTION WEST ELEVATION

SCALE: 3/32" = 1'-0"

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

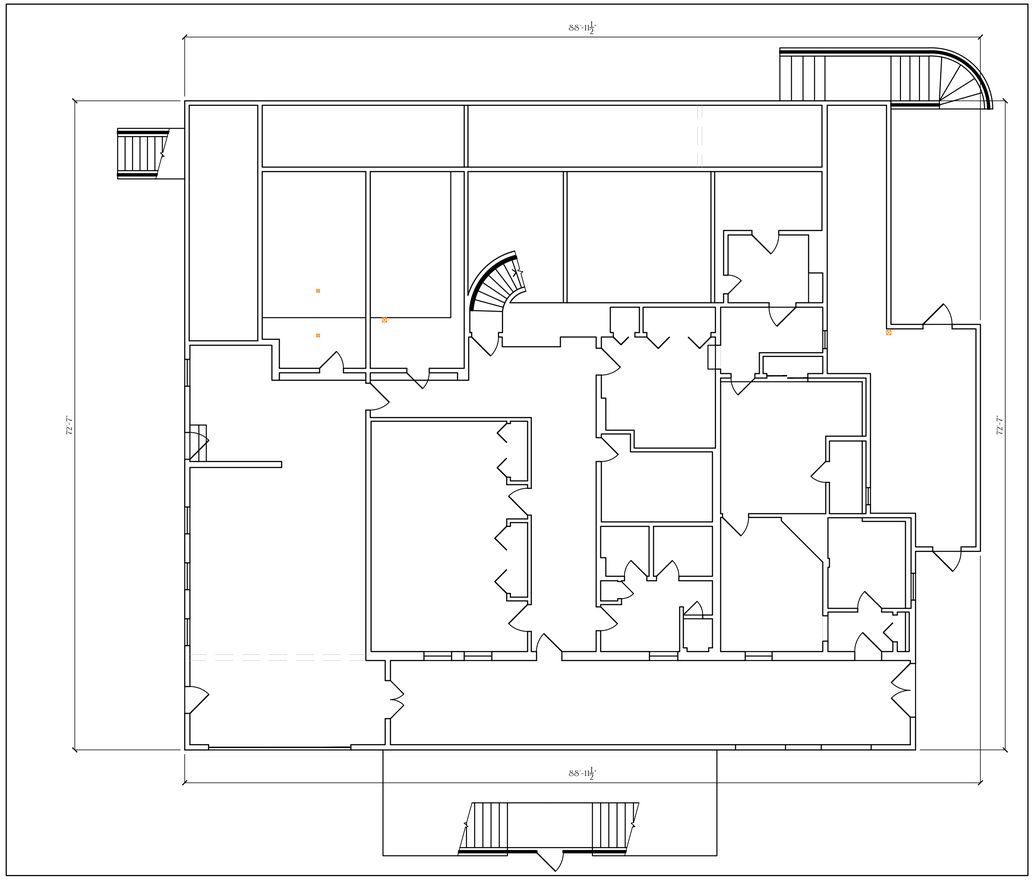
04/21/2023

PLANNING APPLICATION

REVISIONS:

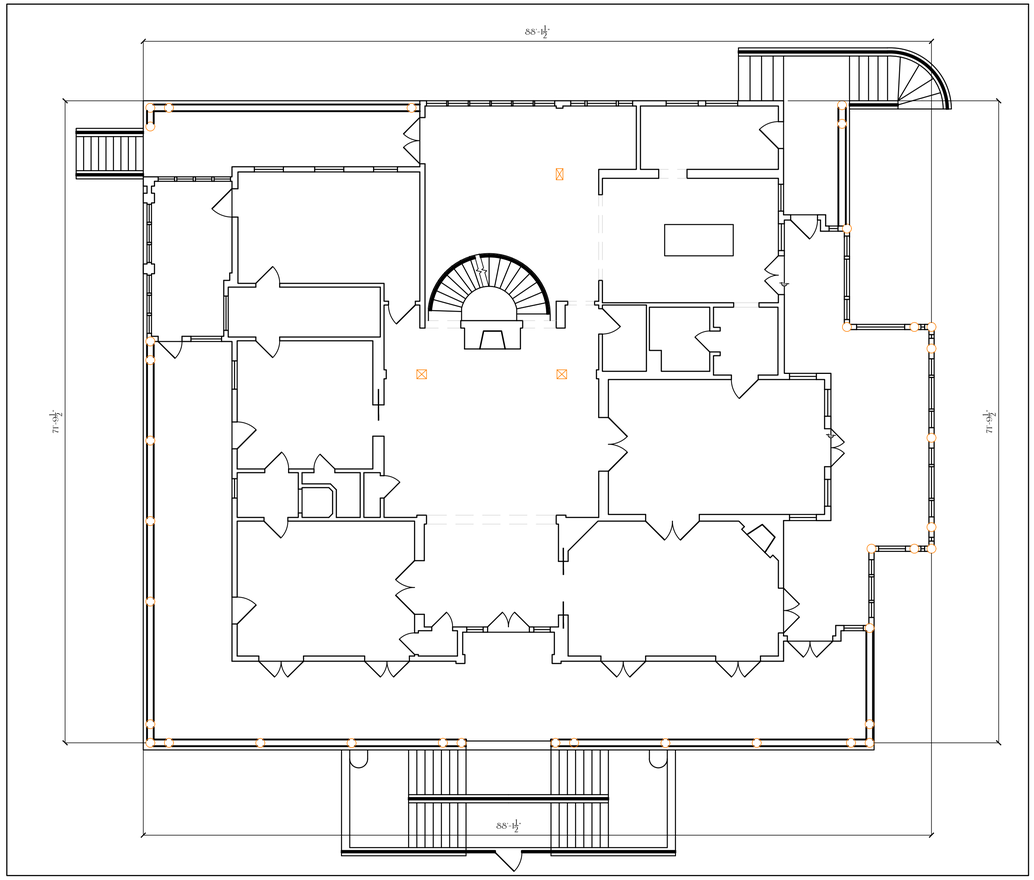
ENSLEY MAIN HOUSE

A0.05
SITE SECTIONS



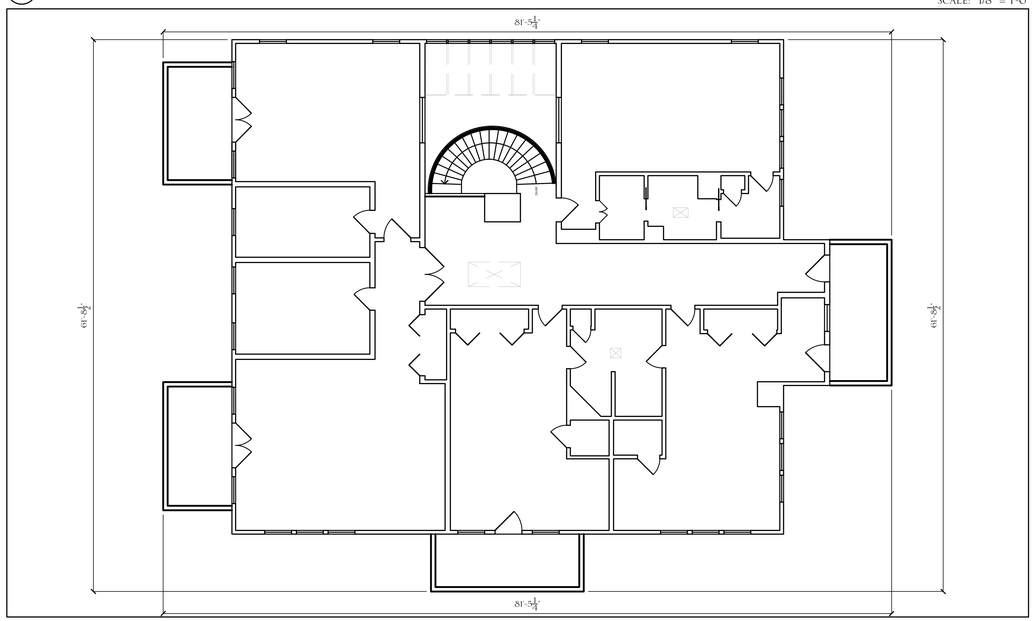
A EXISTING GROUND FLOOR PLAN

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



B EXISTING FIRST FLOOR PLAN

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



C EXISTING SECOND FLOOR PLAN

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

HISTORICAL CONCEPTS

RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

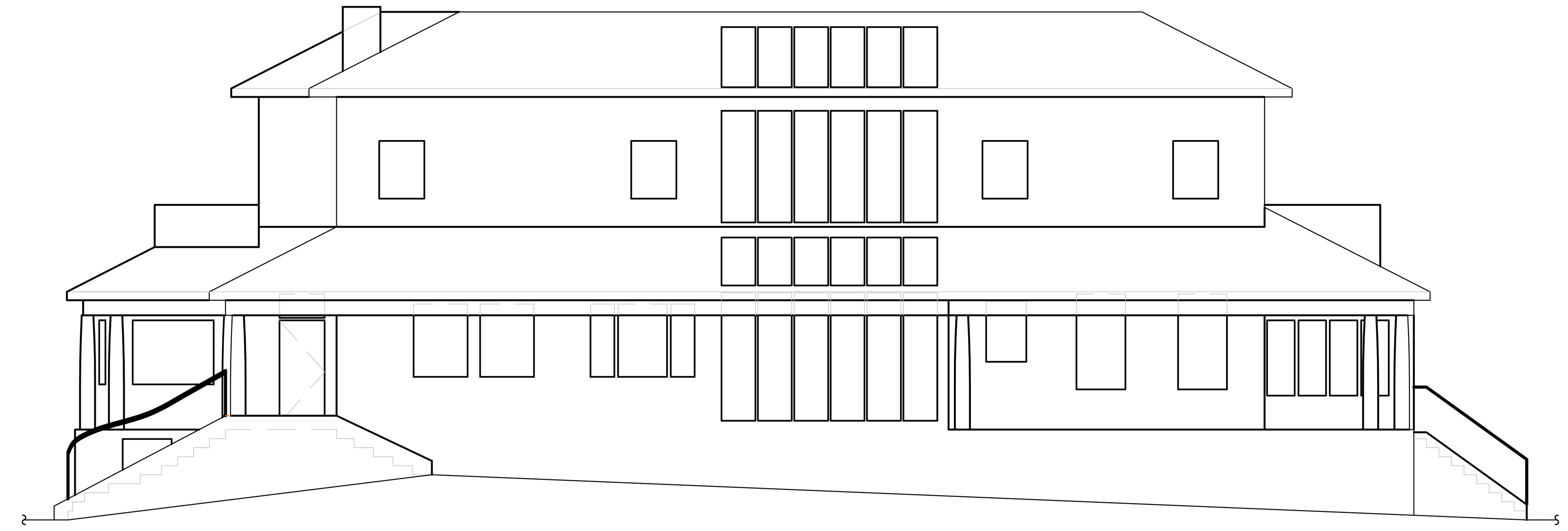
PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A0.06
EXISTING FLOOR PLANS

EXISTING - FRONT ELEVATION
A
SCALE: 1/8" = 1'-0"



EXISTING - RIGHT ELEVATION
E
SCALE: 1/8" = 1'-0"

EXISTING - FRONT ELEVATION
C
SCALE: N.T.S.

PHOTO NOT AVAILABLE DUE TO EXISTING GRADES AND VEGETATION

EXISTING - RIGHT ELEVATION
D
SCALE: N.T.S.

PROPOSED - FRONT ELEVATION
B
SCALE: 1/8" = 1'-0"

PROPOSED - RIGHT ELEVATION
F
SCALE: 1/8" = 1'-0"

HISTORICAL CONCEPTS

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RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY ROSS, CALIFORNIA

NOT FOR CONSTRUCTION
04/21/2023

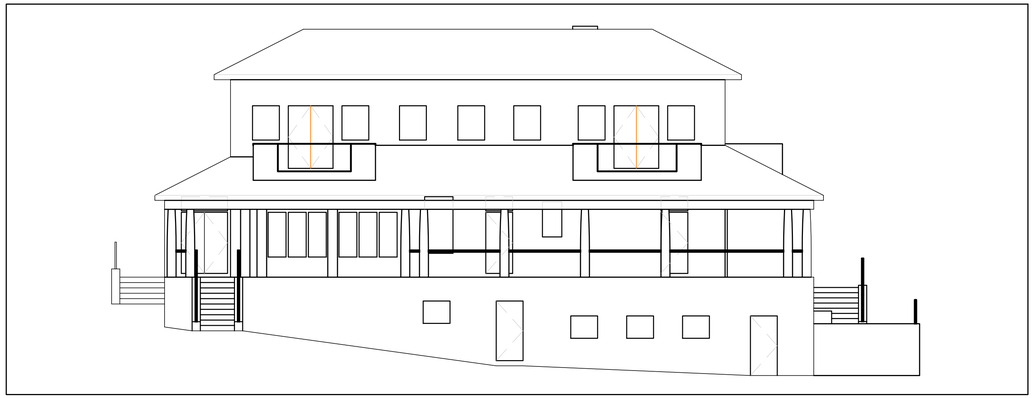
PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A0.07
EXT. ELEVATIONS
COMPARATIVE ANALYSIS

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A0.07 EXT. ELEVATIONS COMPARATIVE ANALYSIS.dwg-Apr 21,2023-5:22pm



A EXISTING - REAR ELEVATION

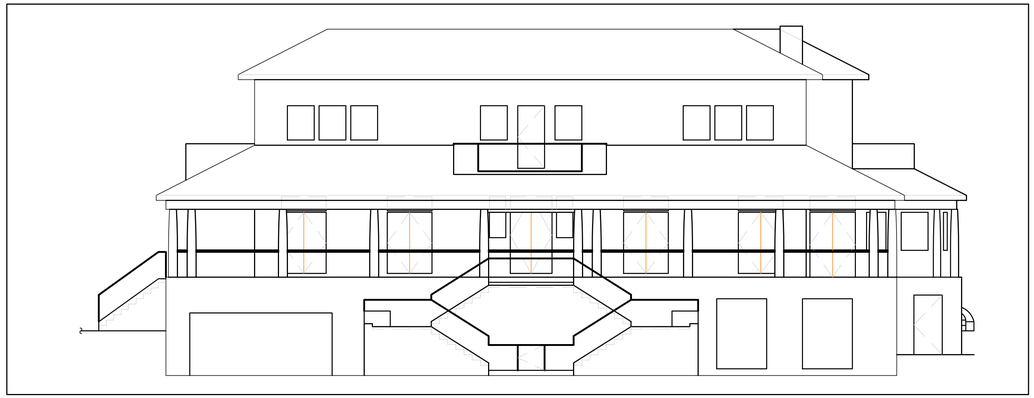
SCALE: 1/8" = 1'-0"

B EXISTING - REAR ELEVATION

SCALE: N.T.S.

C PROPOSED - REAR ELEVATION

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



D EXISTING - LEFT ELEVATION

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

E EXISTING - LEFT ELEVATION

SCALE: N.T.S.

F PROPOSED - LEFT ELEVATION

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

HISTORICAL CONCEPTS

RELEASES:

THE

ENSLEY RESIDENCE

3 SKYLAND WAY ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

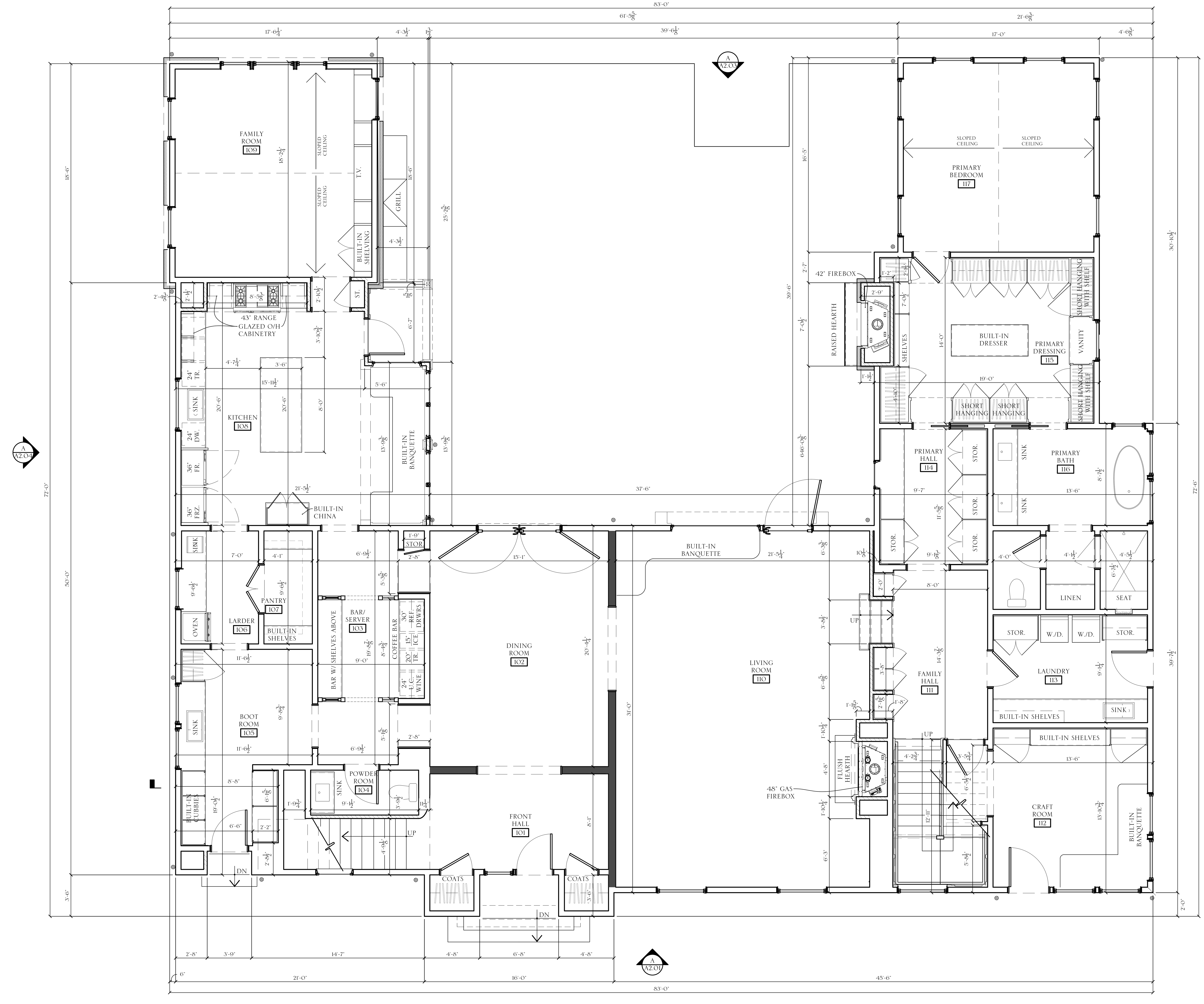
PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A0.08

EXT. ELEVATIONS COMPARATIVE ANALYSIS



MAIN HOUSE FIRST FLOOR PLAN

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

GENERAL NOTES:

- WALL DIMENSIONS ARE FROM FACE OF STUD AND FINISHED FACE OR CENTER OF COLUMNS UNLESS NOTED OTHERWISE
- STUD WALLS ARE 5 1/2" UNLESS NOTED OTHERWISE.

LEGEND

- 7 1/4" STUD WALL
- 3 1/2" STUD WALL
- MASONRY VENEER

HISTORICAL CONCEPTS

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RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

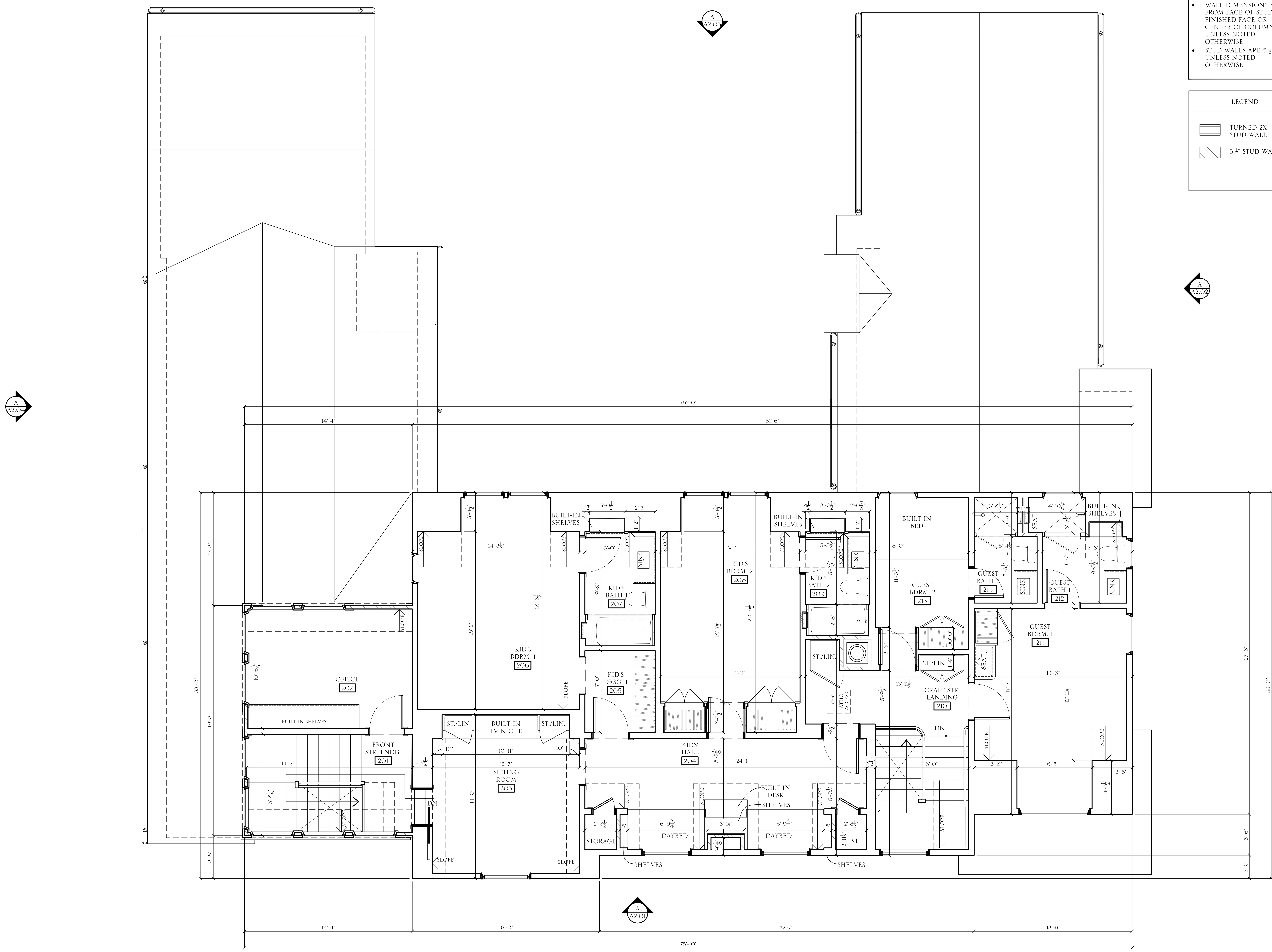
PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A1.01
MH - FIRST FLOOR PLAN

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A1.01 MH - FIRST FLOOR PLAN.dwg-Apr 21,2023-1:32pm



MAIN HOUSE SECOND FLOOR PLAN

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

GENERAL NOTES:

- WALL DIMENSIONS ARE FROM FACE OF STUD AND FINISHED FACE OR CENTER OF COLUMNS UNLESS NOTED OTHERWISE
- STUD WALLS ARE 5 ½" UNLESS NOTED OTHERWISE.

LEGEND

- TURNED 2X STUD WALL
- 3 ½" STUD WALL

HISTORICAL CONCEPTS

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RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

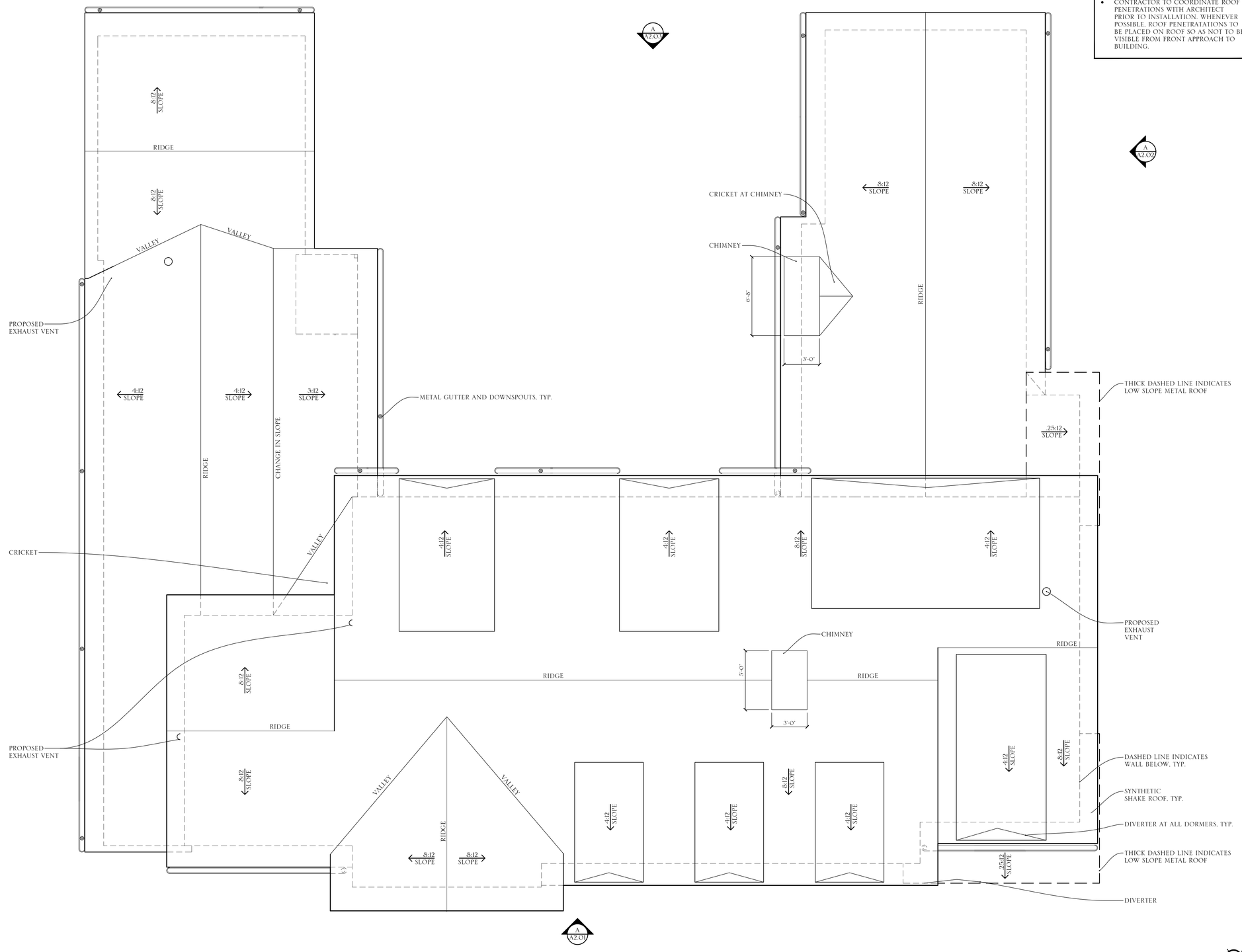
PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A1.02
MH - SECOND FLOOR PLAN

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A1.02 MH - SECOND FLOOR PLAN.dwg-Apr 21,2023-1:32pm



GENERAL NOTES:

- CONTRACTOR TO COORDINATE ROOF PENETRATIONS WITH ARCHITECT PRIOR TO INSTALLATION. WHENEVER POSSIBLE, ROOF PENETRATATIONS TO BE PLACED ON ROOF SO AS NOT TO BE VISIBLE FROM FRONT APPROACH TO BUILDING.

A MAIN HOUSE ROOF PLAN

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

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

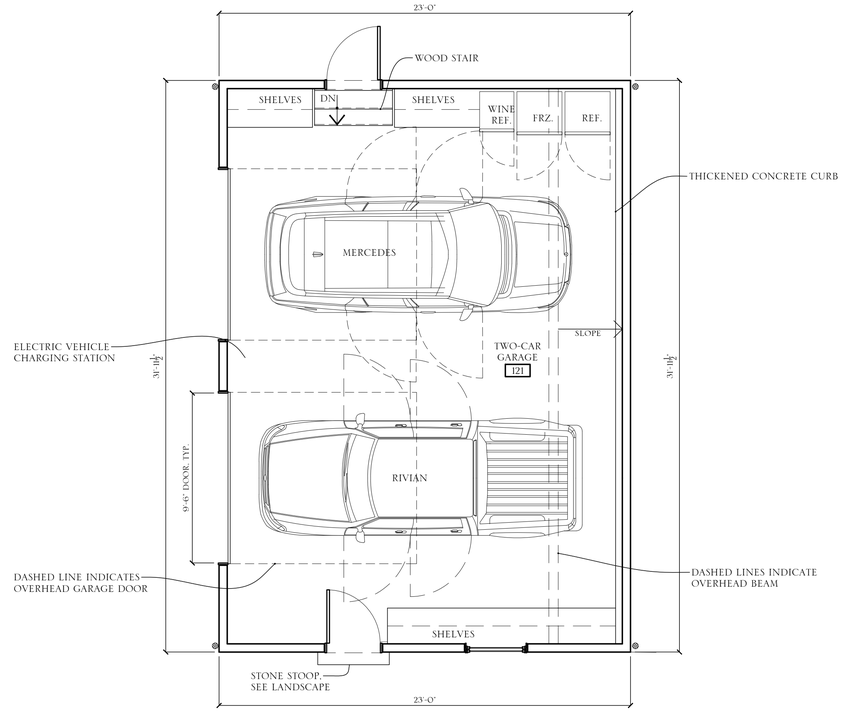
PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

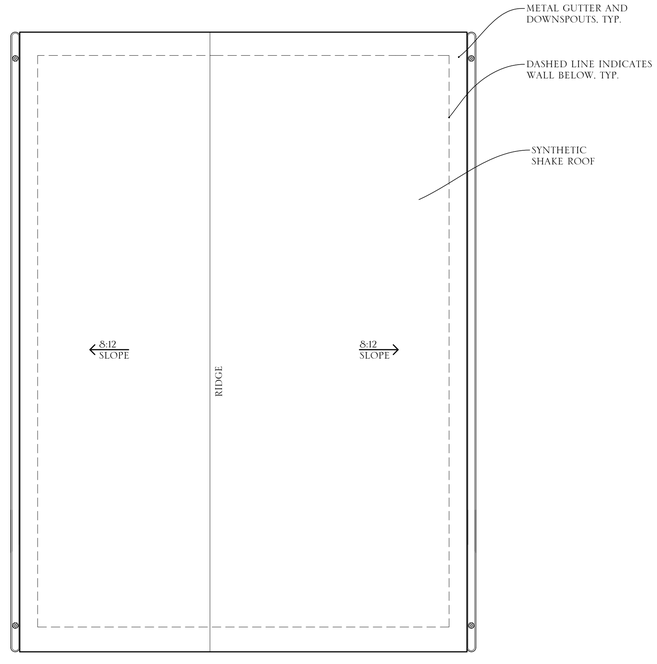
A1.03
MH - ROOF PLAN

H:\Current Projects_ATU\Ensley 3 Skyland Way (CA)\Plotted & Cd\Main House\
A1.03 MH - ROOF PLAN.dwg 04/21/2023 1:52pm



A TWO-CAR GARAGE FIRST FLOOR PLAN

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



B TWO-CAR GARAGE ROOF PLAN

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

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

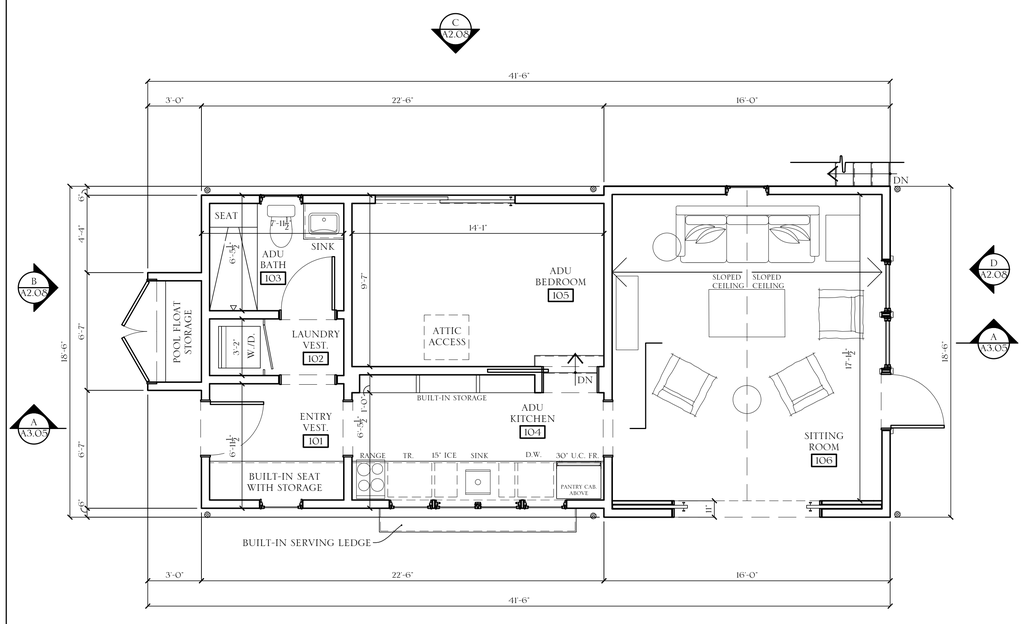
REVISIONS:

ENSLEY MAIN HOUSE

A1.04
TCG - FLOOR PLAN & ROOF PLAN

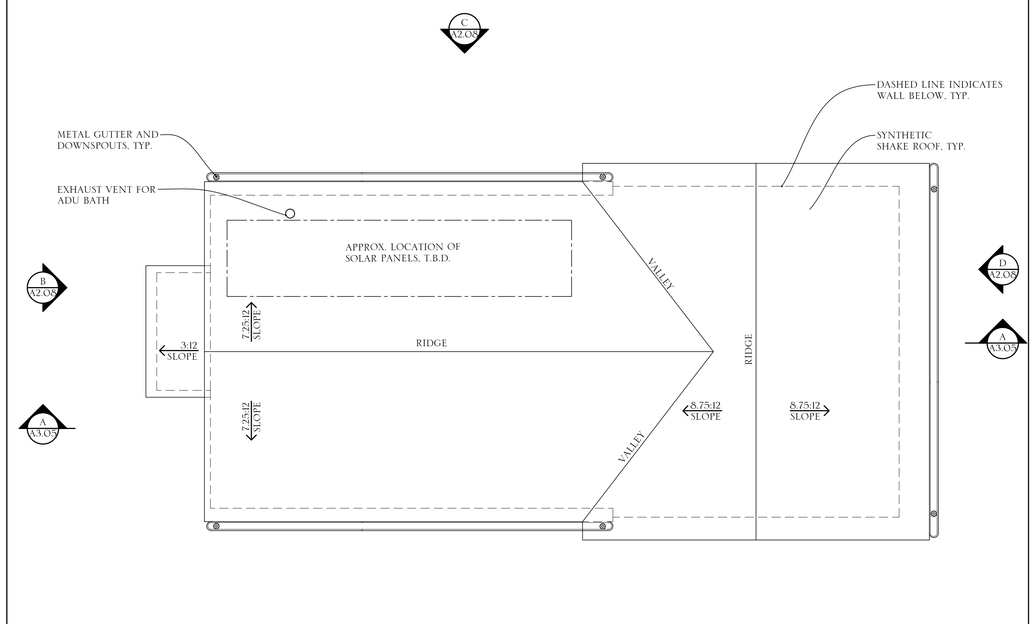
GENERAL NOTES:

- WALL DIMENSIONS ARE FROM FACE OF STUDS
- STUD WALLS ARE 5 1/2" UNLESS NOTED OTHERWISE.



A ADU FLOOR PLAN

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



B ADU ROOF PLAN

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

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY ADU

A1.05
ADU - FLOOR PLAN
& ROOF PLAN

GENERAL NOTES:

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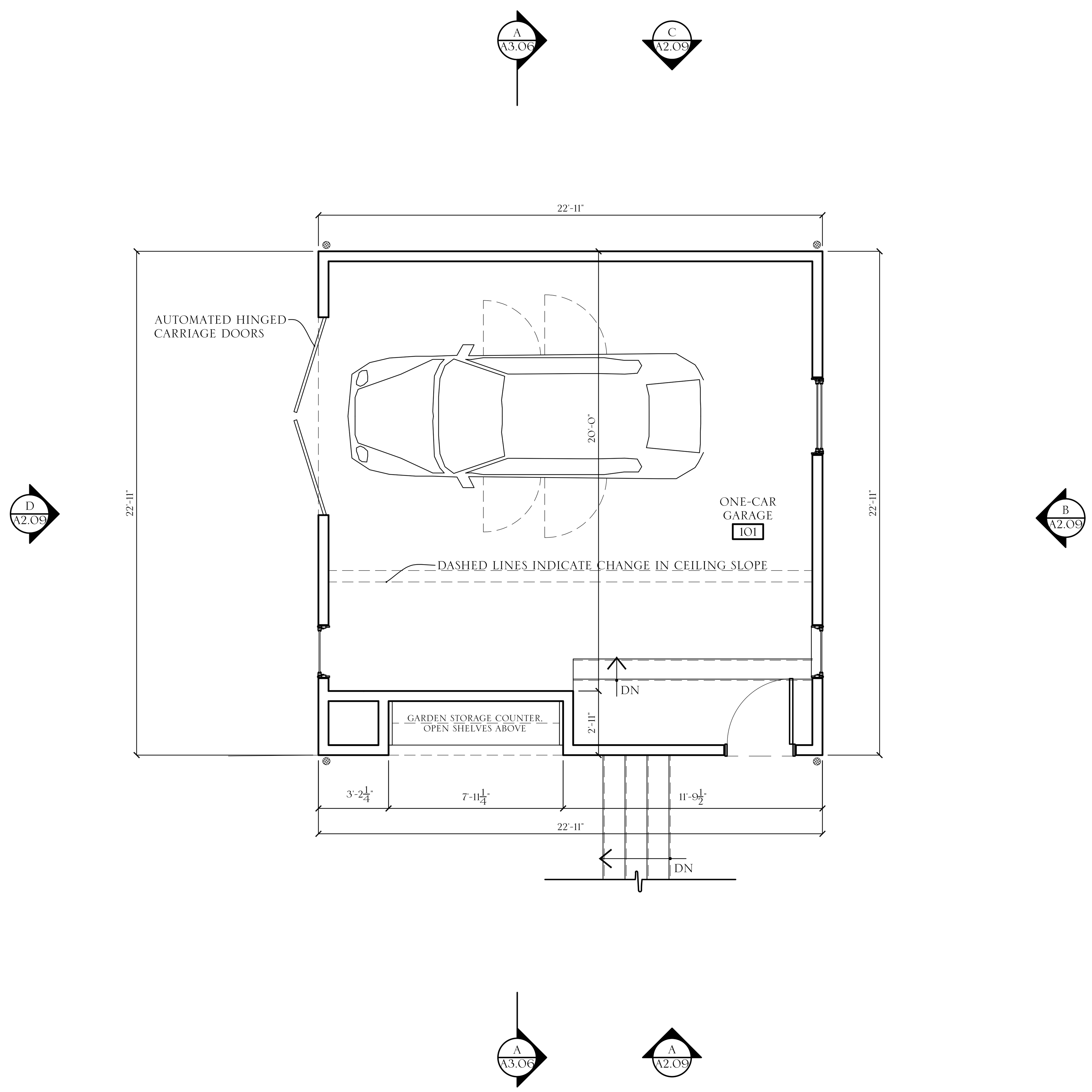
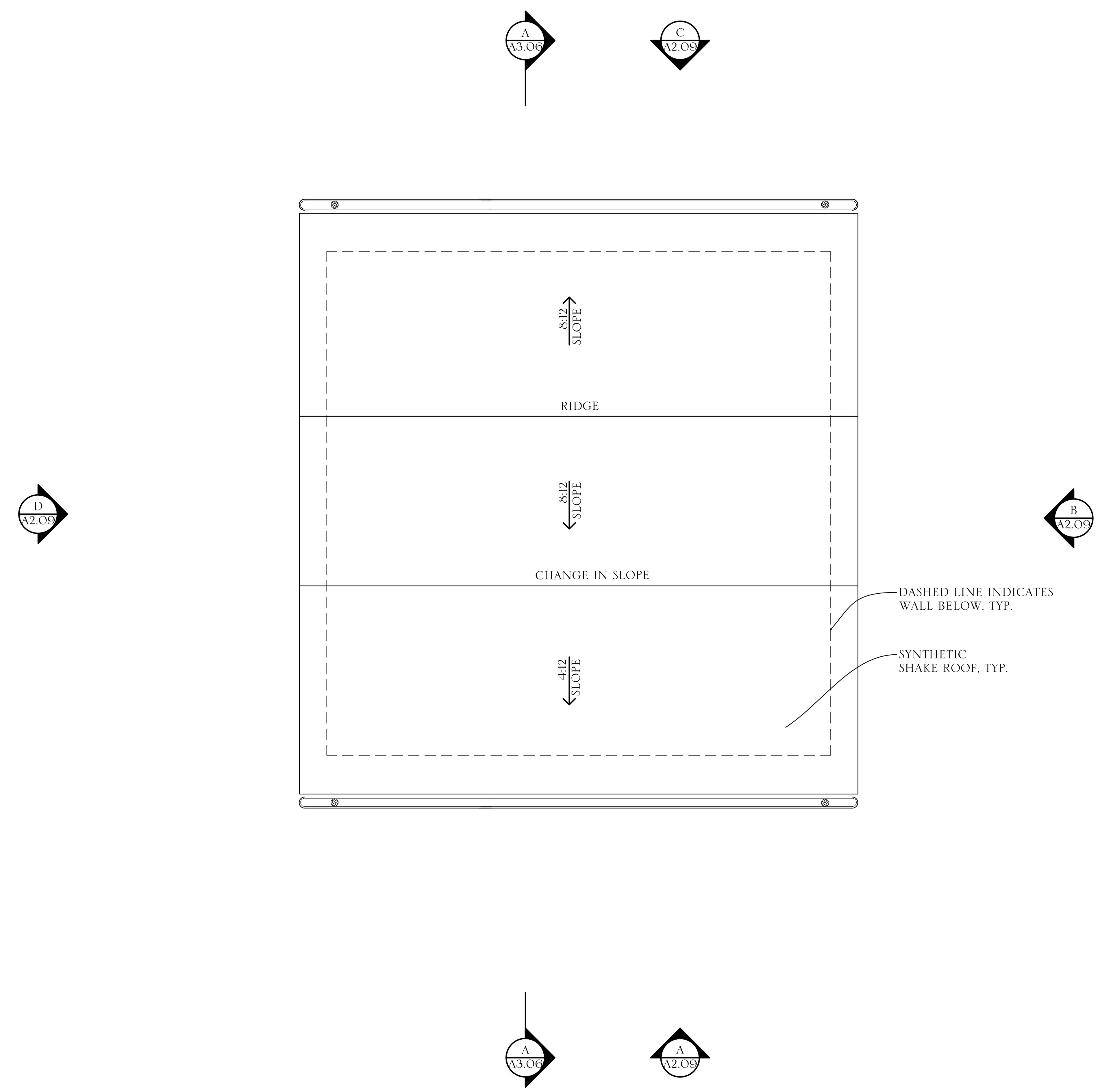
- STUD WALLS ARE 5 ½" UNLESS NOTED OTHERWISE.



(A) OCG FLOOR PLAN

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



(B) OCG ROOF PLAN

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

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RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

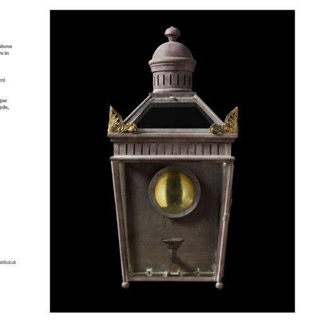
ENSLEY ONE-CAR GARAGE

A1.06

OCG - FLOOR PLAN & ROOF PLAN

EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
FOUNDATION	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
FOUNDATION	PARGING	CEMENTITIOUS COATING	WARM GRAY TO MATCH STONE VENEER MORTAR
EXTERIOR SIDING	SHAKE SIDING WITH 9" EXPOSURE	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
EXTERIOR TRIM	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
EXTERIOR CLADDING	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
CHIMNEY	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
ROOFING	SYNTHETIC SHAKE ROOF WITH 10" EXPSOURE	COMPOSITE SHAKES	BRAVA - NATURAL
ROOFING	STANDING SEAM METAL ROOF	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA

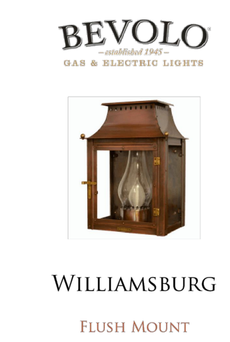
EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
GUTTERS & DOWNSPOUTS	METAL	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA
HAND RAILS	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
WOOD WINDOWS	TYP. EXTERIOR GLAZING	WOOD	MARVIN ULTIMATE OR BETTER - PAINT TO MATCH SIDING
METAL WINDOWS	EXTERIOR GLAZING	COATED ALUMINUM	DYNAMIC ALUMINARTE - BLACK
DOORS	EXTERIOR DOORS	WOOD	SHOP-BUILT - BENJAMIN MOORE - NARRAGANSETT GREEN HC-157



FIXTURES AT FRONT DOOR

STONE VENEER

PAINTED TRIM AND SHAKE SIDING



FIXTURE AT CRAFT ROOM

SYNTHETIC SHAKE ROOF

(A) FRONT ELEVATION

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

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RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A2.01
MH - FRONT ELEVATION

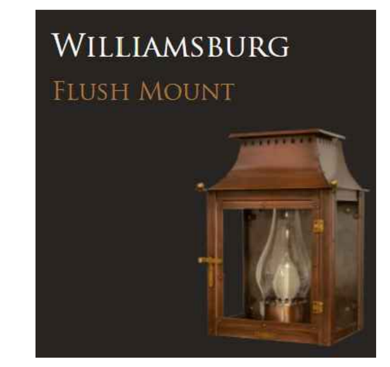
H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A2.01 MH - FRONT ELEVATION.dwg-Apr 21,2023-2:41pm

EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
FOUNDATION	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
FOUNDATION	PARGING	CEMENTITIOUS COATING	WARM GRAY TO MATCH STONE VENEER MORTAR
EXTERIOR SIDING	SHAKE SIDING WITH 9" EXPOSURE	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
EXTERIOR TRIM	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
EXTERIOR CLADDING	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
CHIMNEY	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
ROOFING	SYNTHETIC SHAKE ROOF WITH 10" EXPSOURE	COMPOSITE SHAKES	BRAVA - NATURAL
ROOFING	STANDING SEAM METAL ROOF	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA

EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
GUTTERS & DOWNSPOUTS	METAL	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA
HAND RAILS	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
WOOD WINDOWS	TYP. EXTERIOR GLAZING	WOOD	MARVIN ULTIMATE OR BETTER - PAINT TO MATCH SIDING
METAL WINDOWS	EXTERIOR GLAZING	COATED ALUMINUM	DYNAMIC ALUMINARTE - BLACK
DOORS	EXTERIOR DOORS	WOOD	SHOP-BUILT - BENJAMIN MOORE - NARRAGANSETT GREEN HC-157

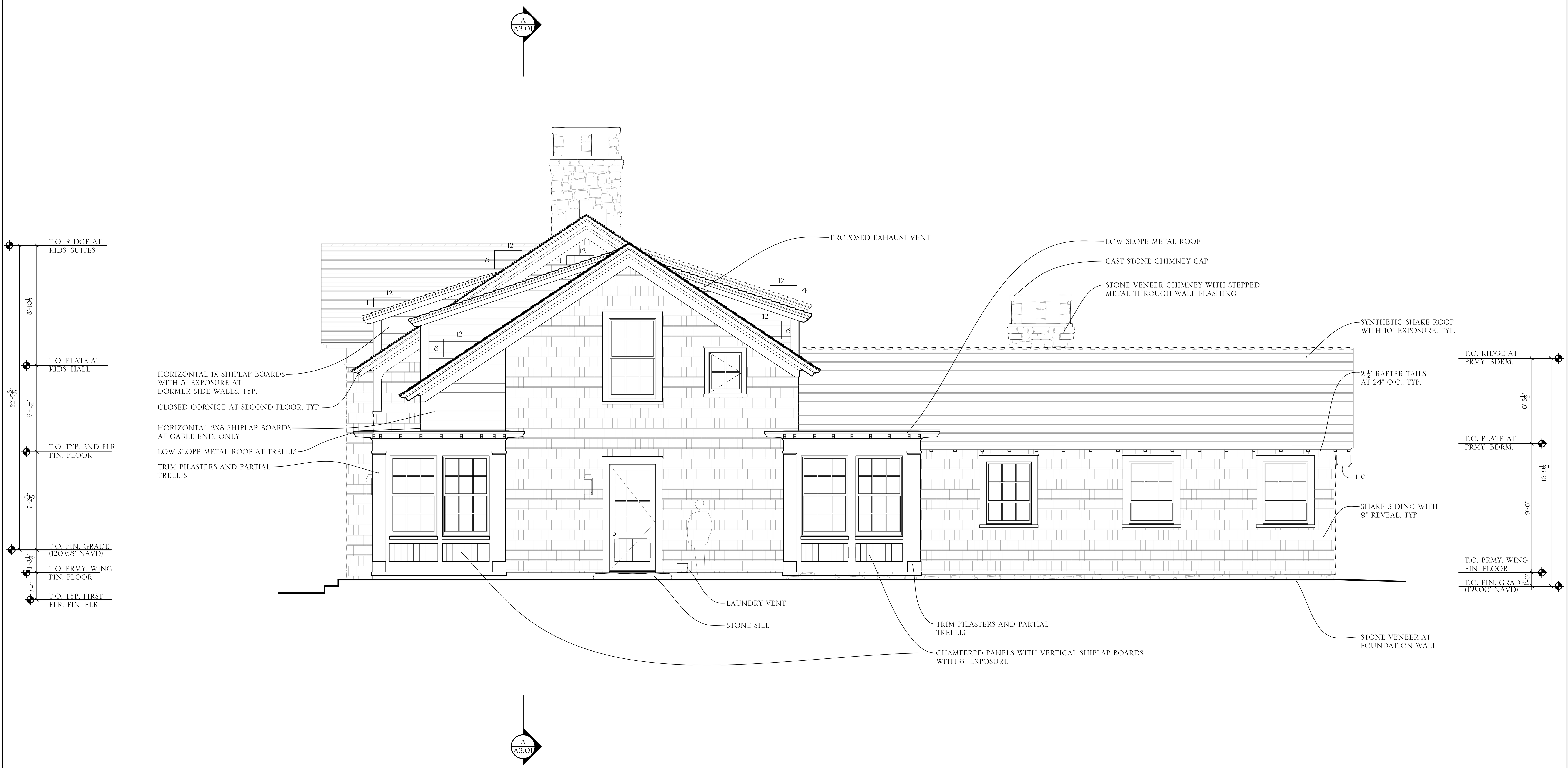

STONE VENEER


PAINTED TRIM AND SHAKE SIDING



FIXTURE AT CRAFT ROOM


SYNTHETIC SHAKE ROOF



A RIGHT ELEVATION

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

HISTORICAL CONCEPTS

THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE, BUT MAY NOT BE LIMITED TO, DRAWINGS, SPECIFICATIONS, ADDENDA AND OTHER MODIFICATIONS EXECUTED AS PER THE SPECIFICATIONS. BECAUSE THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, THE CONTRACTOR SHALL, BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS THE INFORMATION FURNISHED BY THE OWNER.

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RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A2.02

MH - RIGHT ELEVATION

EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
FOUNDATION	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
FOUNDATION	PARGING	CEMENTITIOUS COATING	WARM GRAY TO MATCH STONE VENEER MORTAR
EXTERIOR SIDING	SHAKE SIDING WITH 9" EXPOSURE	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
EXTERIOR TRIM	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
EXTERIOR CLADDING	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
CHIMNEY	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
ROOFING	SYNTHETIC SHAKE ROOF WITH 10" EXPSOURE	COMPOSITE SHAKES	BRAVA - NATURAL
ROOFING	STANDING SEAM METAL ROOF	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA

EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
GUTTERS & DOWNSPOUTS	METAL	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA
HAND RAILS	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
WOOD WINDOWS	TYP. EXTERIOR GLAZING	WOOD	MARVIN ULTIMATE OR BETTER - PAINT TO MATCH SIDING
METAL WINDOWS	EXTERIOR GLAZING	COATED ALUMINUM	DYNAMIC ALUMINARTE - BLACK
DOORS	EXTERIOR DOORS	WOOD	SHOP-BUILT - BENJAMIN MOORE - NARRAGANSETT GREEN HC-157

FIXTURE AT LIVING ROOM DOOR


STONE VENEER


PAINTED TRIM AND SHAKE SIDING

FIXTURE AT PRIMARY BEDROOM


SYNTHETIC SHAKE ROOF

A REAR ELEVATION

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

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RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A2.03
MH - REAR ELEVATION

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A2.03 MH - REAR ELEVATION.dwg-Apr 21,2023-1:33pm

EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
FOUNDATION	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
FOUNDATION	PARGING	CEMENTITIOUS COATING	WARM GRAY TO MATCH STONE VENEER MORTAR
EXTERIOR SIDING	SHAKE SIDING WITH 9" EXPOSURE	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
EXTERIOR TRIM	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - ROCKPORT GRAY HC-105
EXTERIOR CLADDING	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
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EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
GUTTERS & DOWNSPOUTS	METAL	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA
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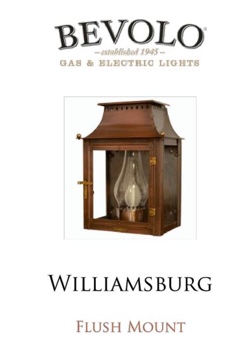
DOORS	EXTERIOR DOORS	WOOD	SHOP-BUILT - BENJAMIN MOORE - NARRAGANSETT GREEN HC-157


STONE VENEER


PAINTED TRIM AND SHAKE SIDING



FIXTURE AT LARDER DOOR


SYNTHETIC SHAKE ROOF

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RELEASES:

A LEFT ELEVATION

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

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A2.04
MH - LEFT
ELEVATION

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A2.04 MH - LEFT ELEVATION.dwg-Apr 21,2023-1:33pm

EXTERIOR FINISHES AND MATERIALS			
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STONE VENEER

PAINTED TRIM AND SHAKE SIDING

Pendant Collection

Warehouse Projection Bracket

FIXTURES AT GRILL

SYNTHETIC SHAKE ROOF

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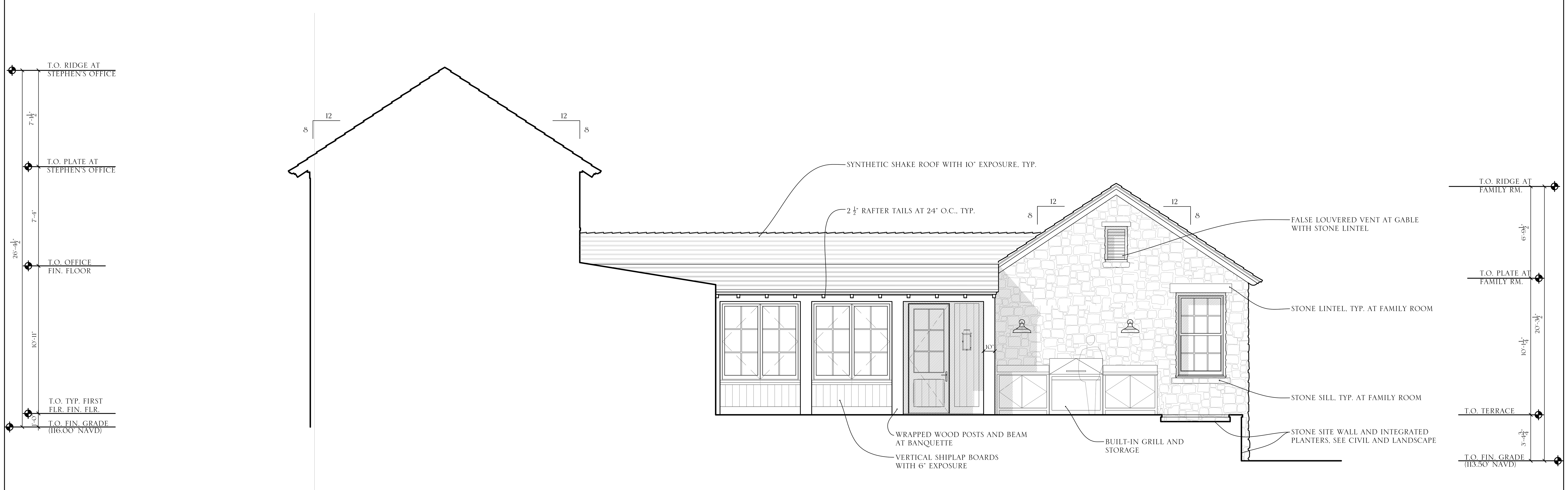

A KITCHEN WING TERRACE ELEVATION

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

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A2.05

MH - TERRACE
ELEVATION AT KITCHEN

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A2.05 MH - TERRACE ELEVATION AT KITCHEN.dwg-Apr 21,2023-1:33pm

EXTERIOR FINISHES AND MATERIALS

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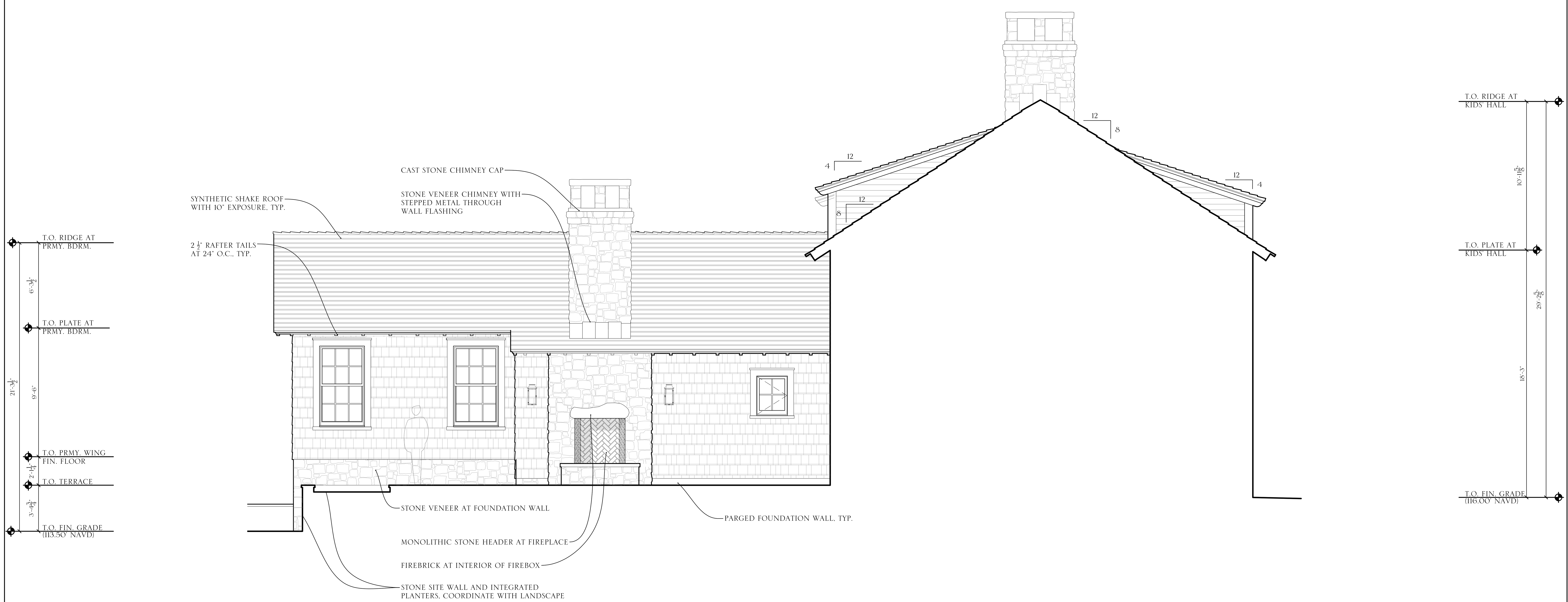
STONE VENEER

PAINTED TRIM AND SHAKE SIDING

FIXTURE AT TERRACE FIREPLACE

SYNTHETIC SHAKE ROOF



(A) PRIMARY WING TERRACE ELEVATION

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NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A2.06

MH - TERRACE ELEVATION AT PRIMARY SUITE

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Main House\
A2.06 MH - TERRACE ELEVATION AT PRIMARY SUITE.dwg-Apr 21,2023-1:33pm

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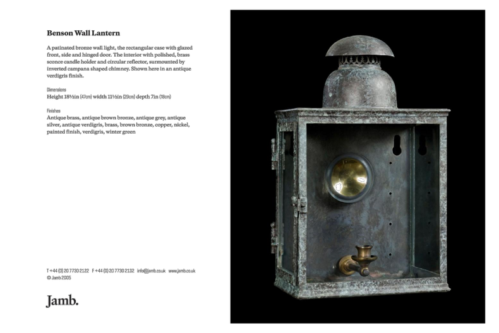
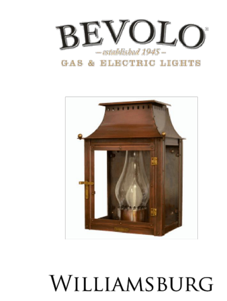


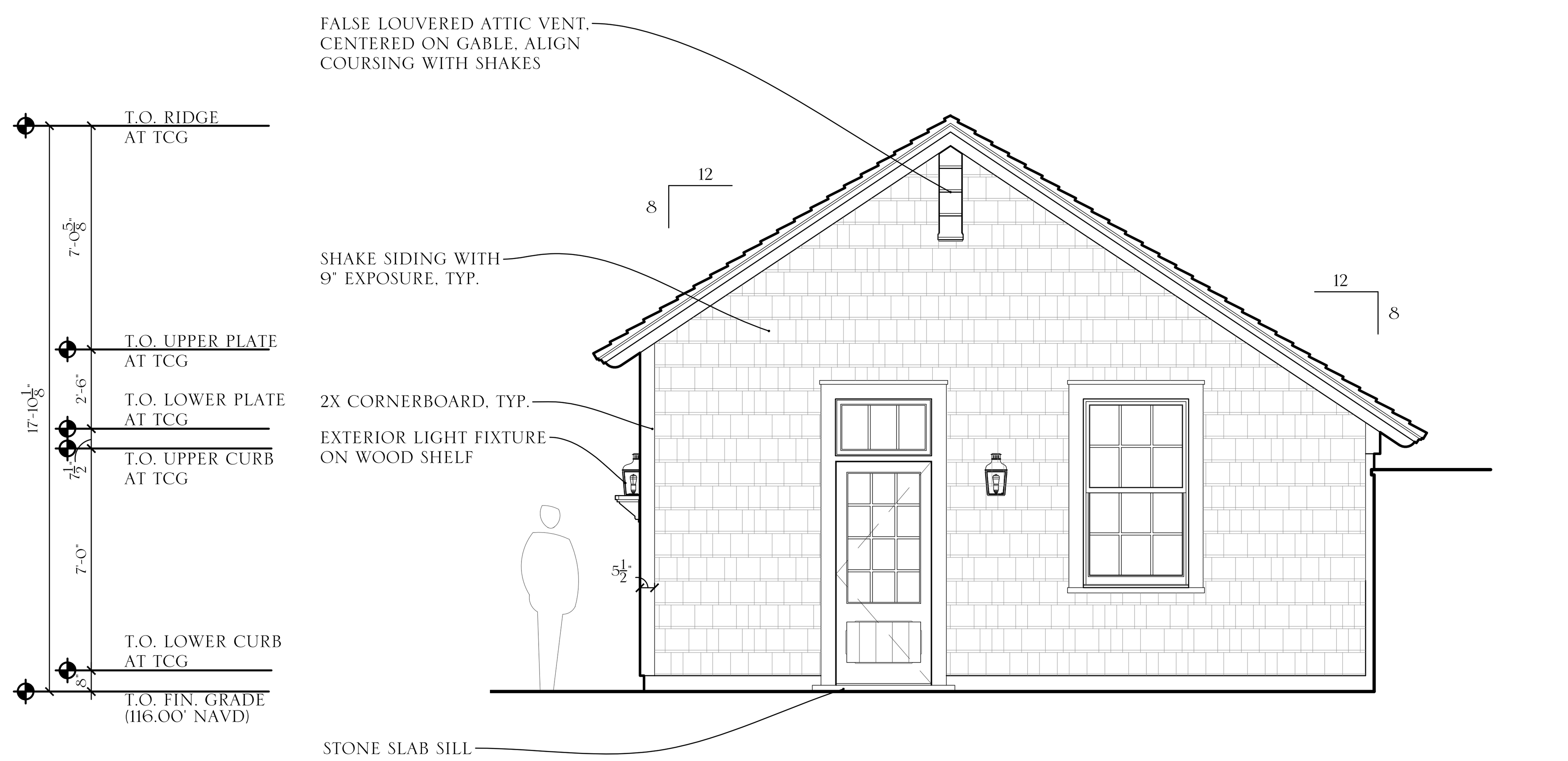
FIXTURES AT LEFT SIDE ELEV.


PAINTED TRIM AND SHAKE SIDING



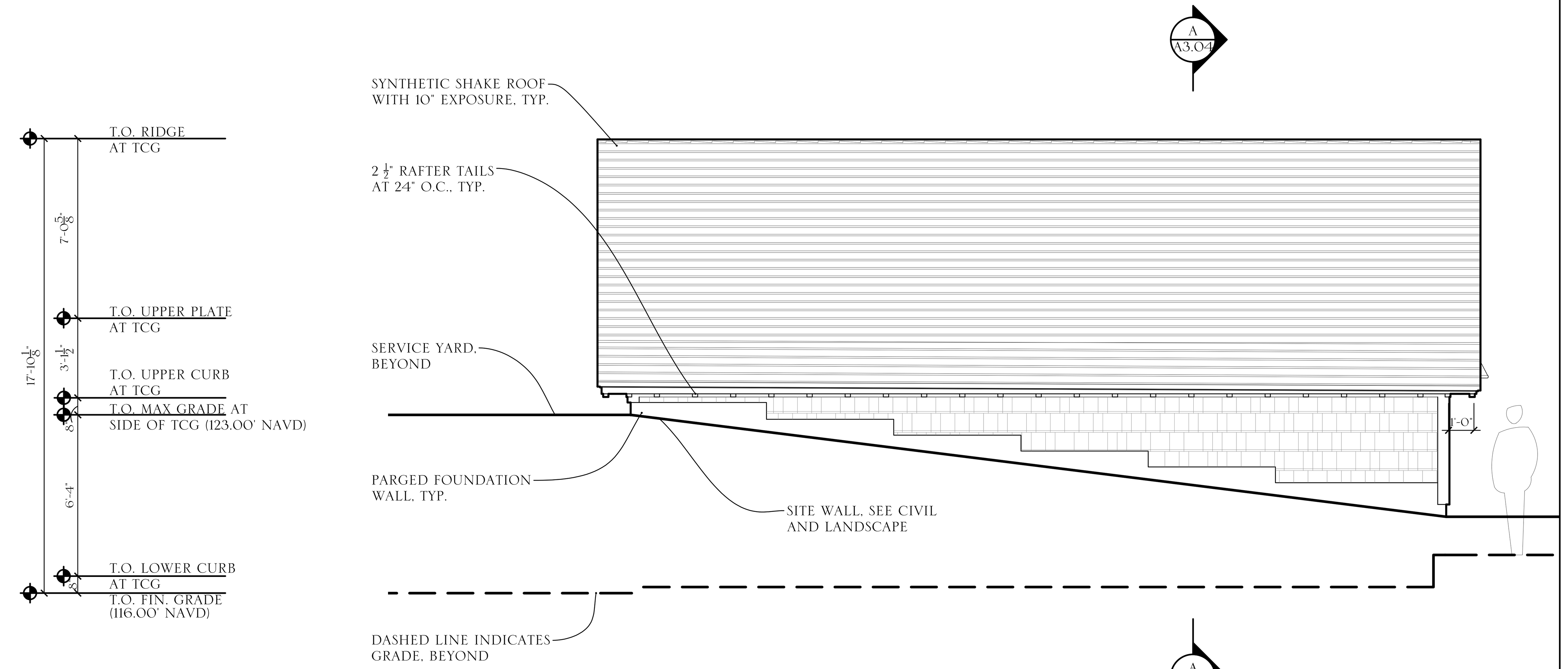
FIXTURE AT FRONT ELEV.


SYNTHETIC SHAKE ROOF



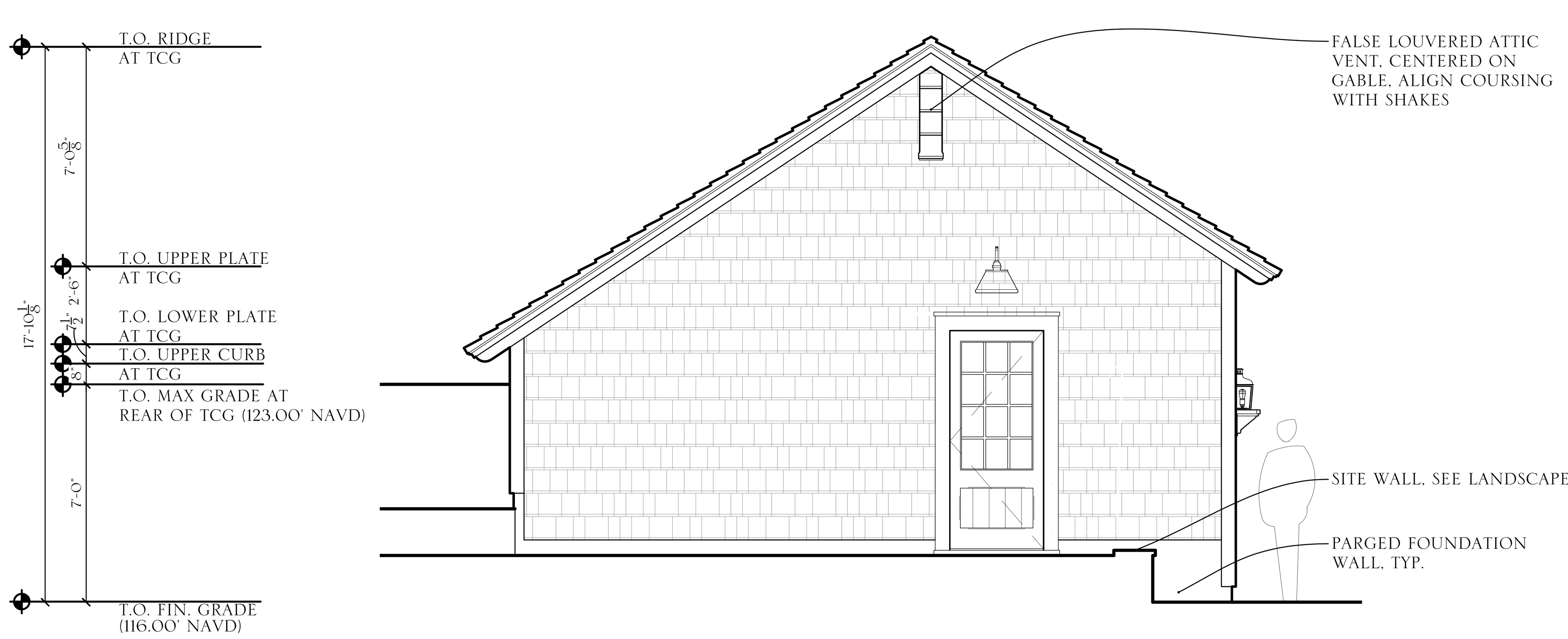
(A) TWO-CAR GARAGE - FRONT ELEVATION

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



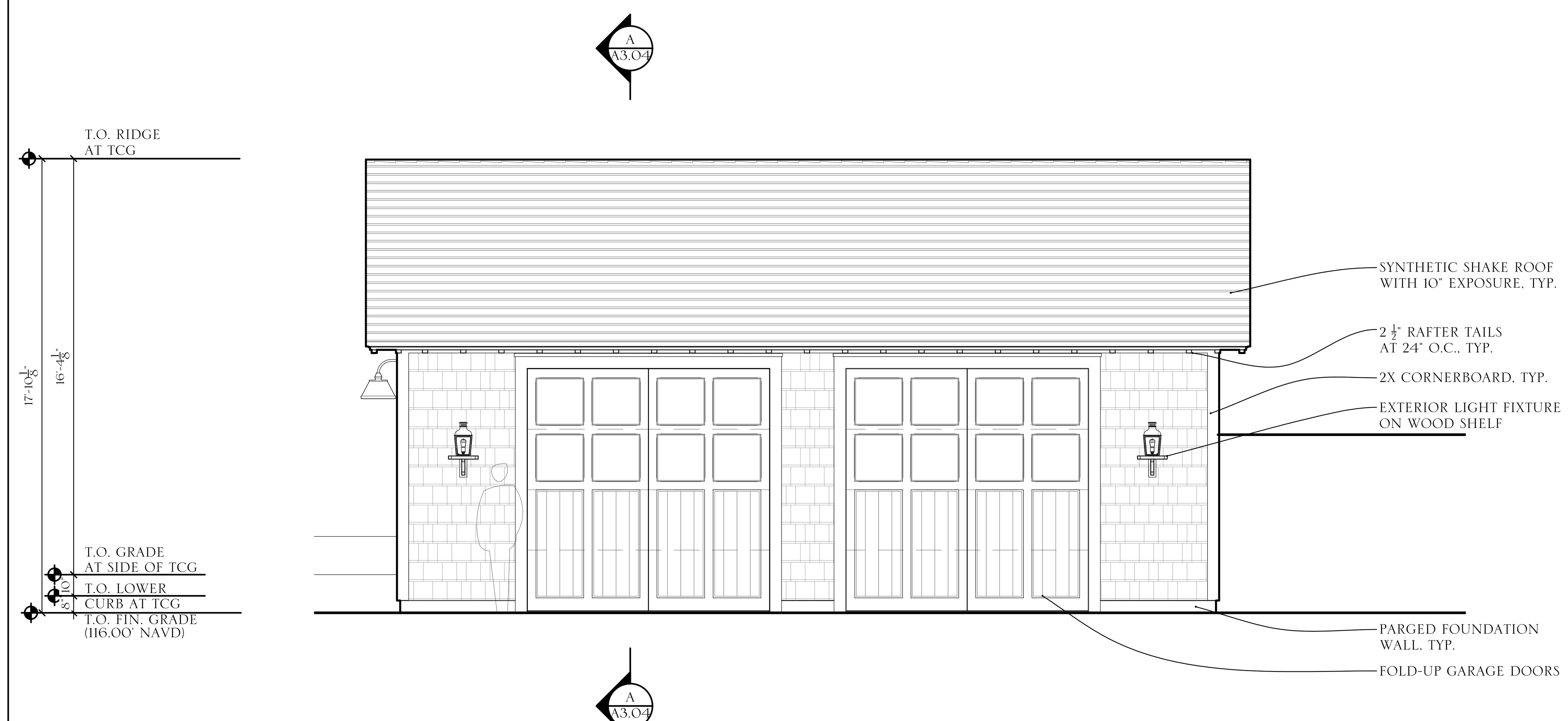
(B) TWO-CAR GARAGE - RIGHT SIDE ELEVATION

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



(C) TWO-CAR GARAGE - REAR ELEVATION

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



(D) TWO-CAR GARAGE - LEFT SIDE ELEVATION

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

HISTORICAL CONCEPTS

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RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A2.07
TCG - EXTERIOR ELEVATIONS

EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
FOUNDATION	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
FOUNDATION	PARGING	CEMENTITIOUS COATING	WARM GRAY TO MATCH STONE VENEER MORTAR
EXTERIOR SIDING	SHAKE SIDING WITH 9" EXPOSURE	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - NARRAGANSETT GREEN HC-157
EXTERIOR TRIM	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - NARRAGANSETT GREEN HC-157
EXTERIOR CLADDING	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
CHIMNEY	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
ROOFING	SYNTHETIC SHAKE ROOF WITH 10" EXPSOURE	COMPOSITE SHAKES	BRAVA - NATURAL
ROOFING	STANDING SEAM METAL ROOF	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA

EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
GUTTERS & DOWNSPOUTS	METAL	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA
HAND RAILS	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - NARRAGANSETT GREEN HC-157
WOOD WINDOWS	TYP. EXTERIOR GLAZING	WOOD	MARVIN ULTIMATE OR BETTER - PAINT TO MATCH SIDING
METAL WINDOWS	EXTERIOR GLAZING	COATED ALUMINUM	DYNAMIC ALUMINARTE - BLACK
DOORS	EXTERIOR DOORS	WOOD	SHOP-BUILT - BENJAMIN MOORE - NARRAGANSETT GREEN HC-157

FIXTURE AT REAR ELEVATION

STONE VENEER

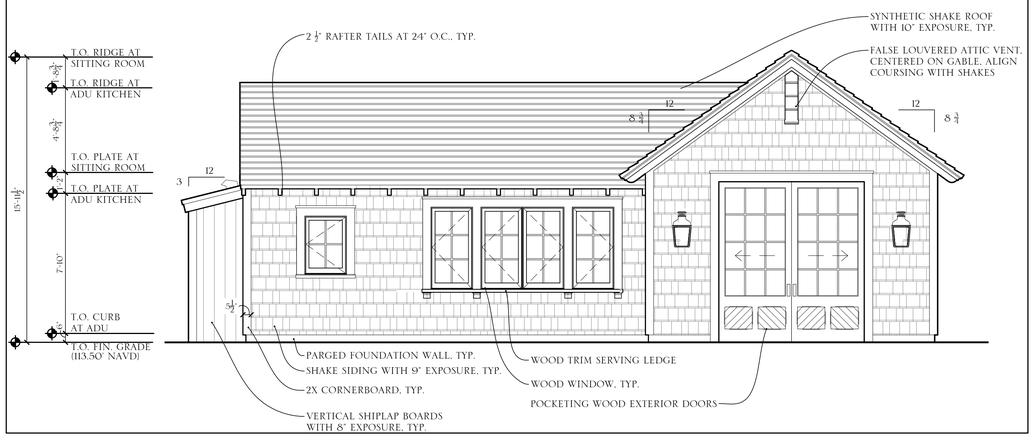
PAINTED TRIM AND SHAKE SIDING

WILLIAMSBURG
FIXTURE AT RIGHT ELEVATION

WILLIAMSBURG
FIXTURE AT LEFT AND REAR ELEVATION

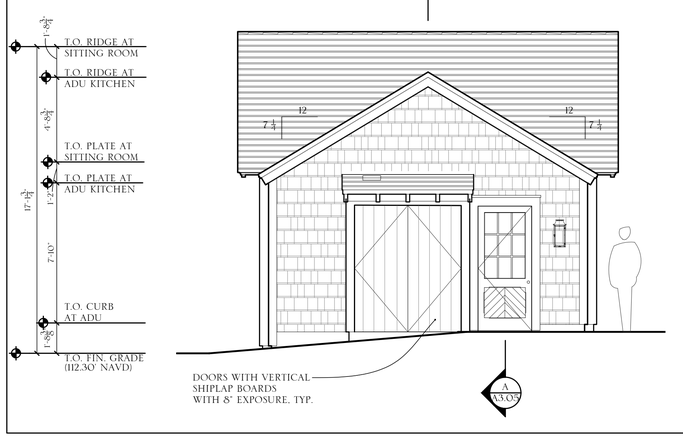
SYNTHETIC SHAKE ROOF

FIXTURE AT FRONT ELEVATION



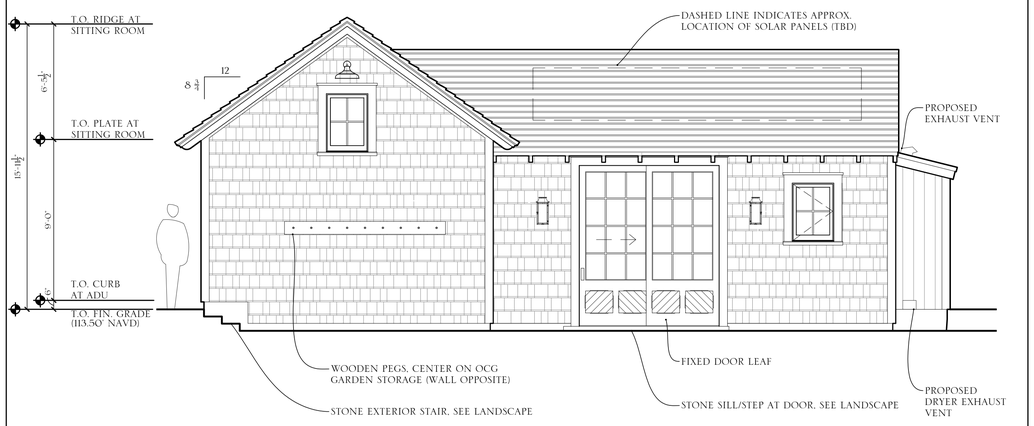
A ADU FRONT ELEVATION

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



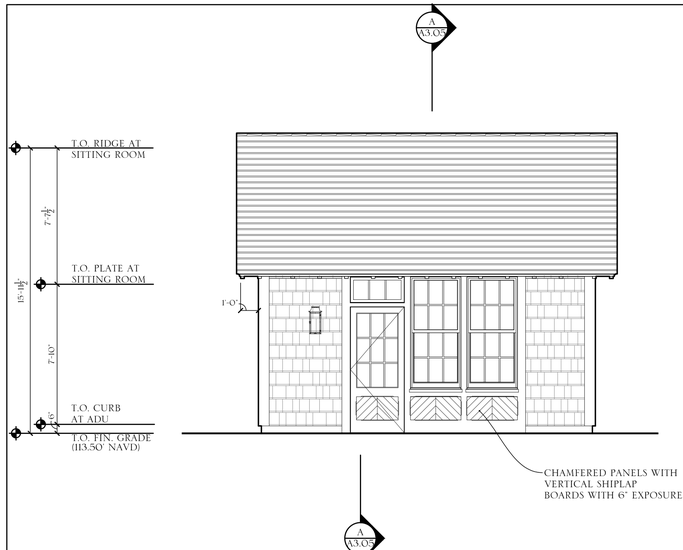
B ADU RIGHT ELEVATION

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



C ADU REAR ELEVATION

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



D ADU LEFT ELEVATION

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

HISTORICAL CONCEPTS

RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY ADU

A2.08
ADU - EXTERIOR ELEVATIONS

EXTERIOR FINISHES AND MATERIALS			
LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
FOUNDATION	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
FOUNDATION	PARGING	CEMENTITIOUS COATING	WARM GRAY TO MATCH STONE VENEER MORTAR
EXTERIOR SIDING	SHAKE SIDING WITH 9" EXPOSURE	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - NARRAGANSETT GREEN HC-157
EXTERIOR TRIM	WOOD TRIM, MAT'L THICKNESS VARIES	WESTERN RED CEDAR 'A CLEAR' OR BETTER	BENJAMIN MOORE - NARRAGANSETT GREEN HC-157
EXTERIOR CLADDING	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
CHIMNEY	STONE VENEER	FIELDSTONE	SBI MATERIALS - DOVER
ROOFING	SYNTHETIC SHAKE ROOF WITH 10" EXPSOURE	COMPOSITE SHAKES	BRAVA - NATURAL
ROOFING	STANDING SEAM METAL ROOF	COPPER - 16OZ./SQ. FT COLD ROLLED	NATURAL PATINA

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LOCATION	DESCRIPTION	MATERIAL	MANUF./COLOR
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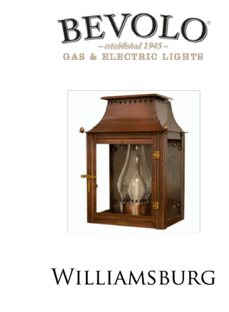
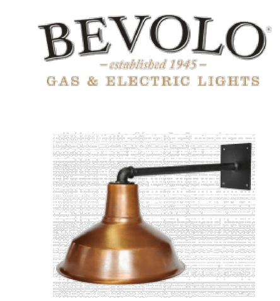
WOOD WINDOWS	TYP. EXTERIOR GLAZING	WOOD	MARVIN ULTIMATE OR BETTER - PAINT TO MATCH SIDING
METAL WINDOWS	EXTERIOR GLAZING	COATED ALUMINUM	DYNAMIC ALUMINARTE - BLACK
DOORS	EXTERIOR DOORS	WOOD	SHOP-BUILT - BENJAMIN MOORE - NARRAGANSETT GREEN HC-157



FIXTURE AT FRONT ELEVATION

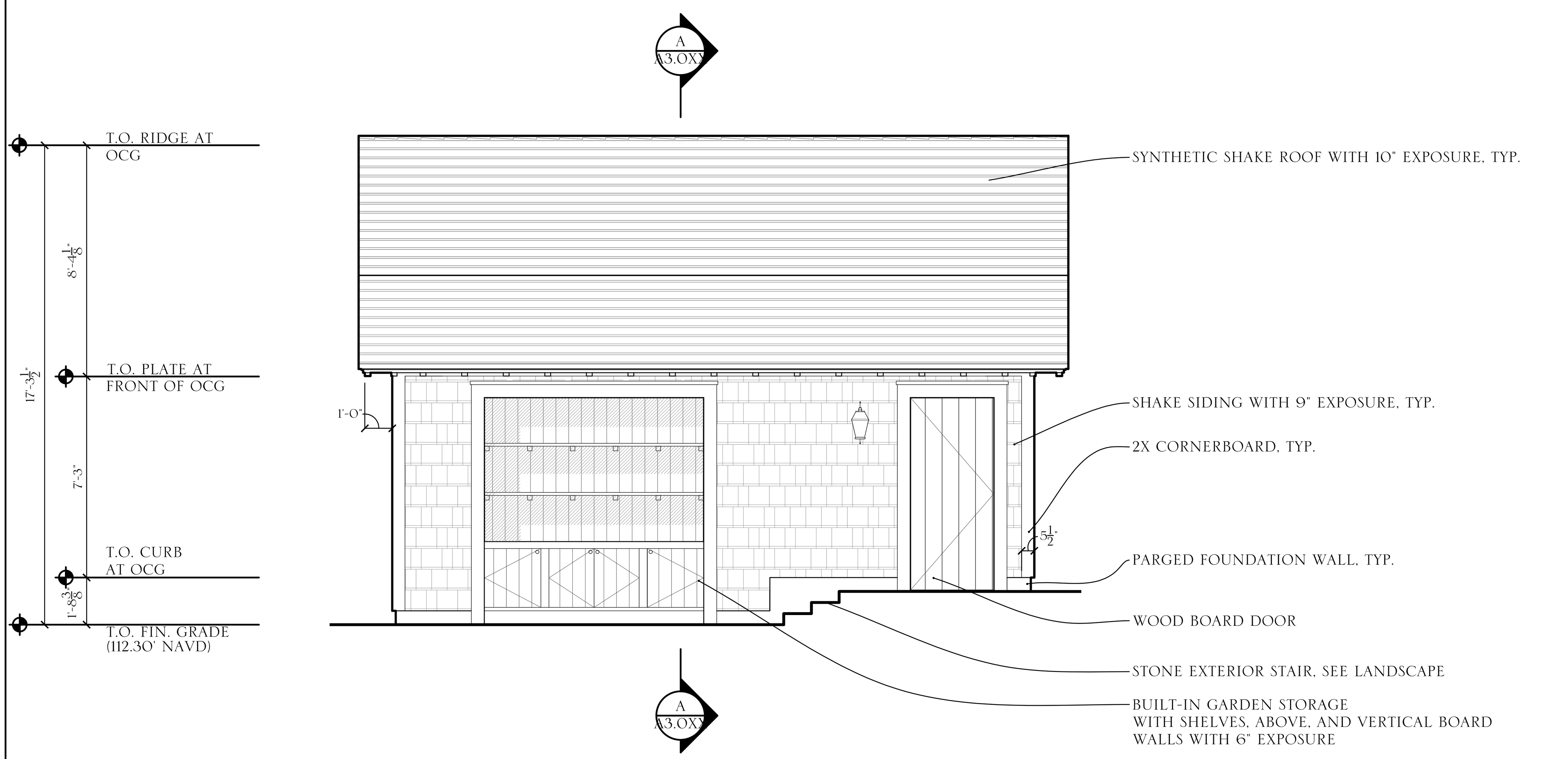

STONE VENEER


PAINTED TRIM AND SHAKE SIDING



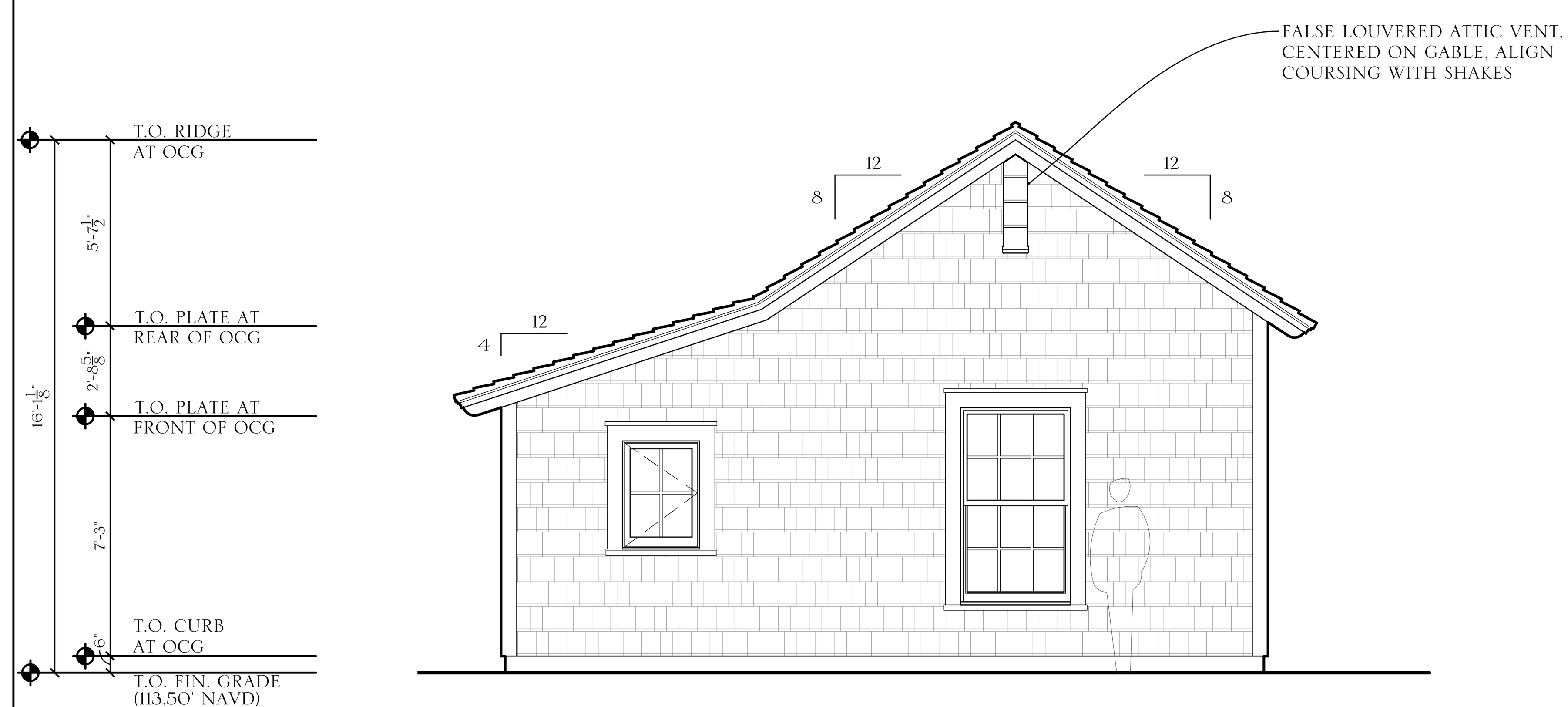
FIXTURE AT LEFT ELEVATION


SYNTHETIC SHAKE ROOF



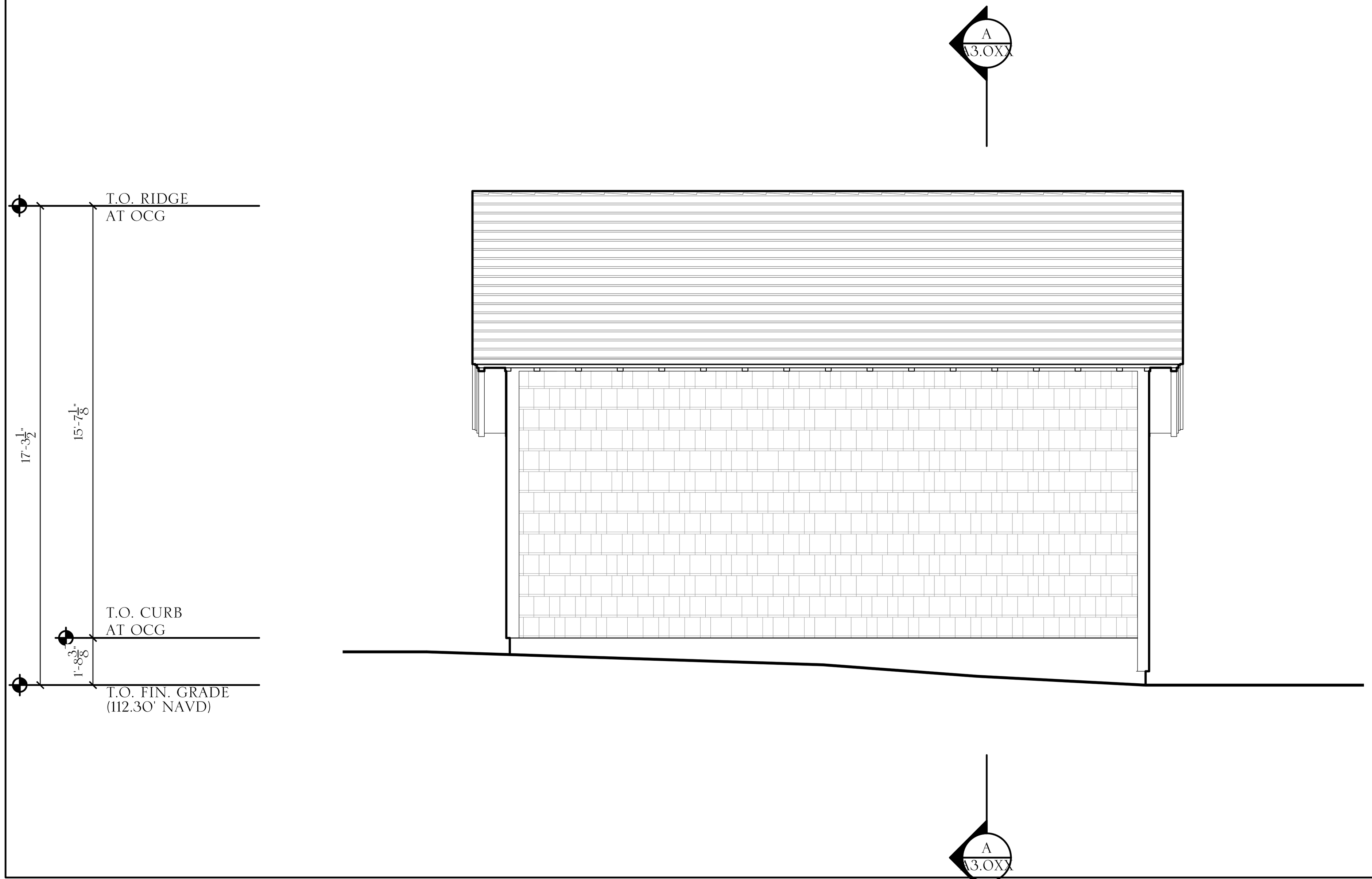
(A) OCG - FRONT EXTERIOR ELEVATION

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



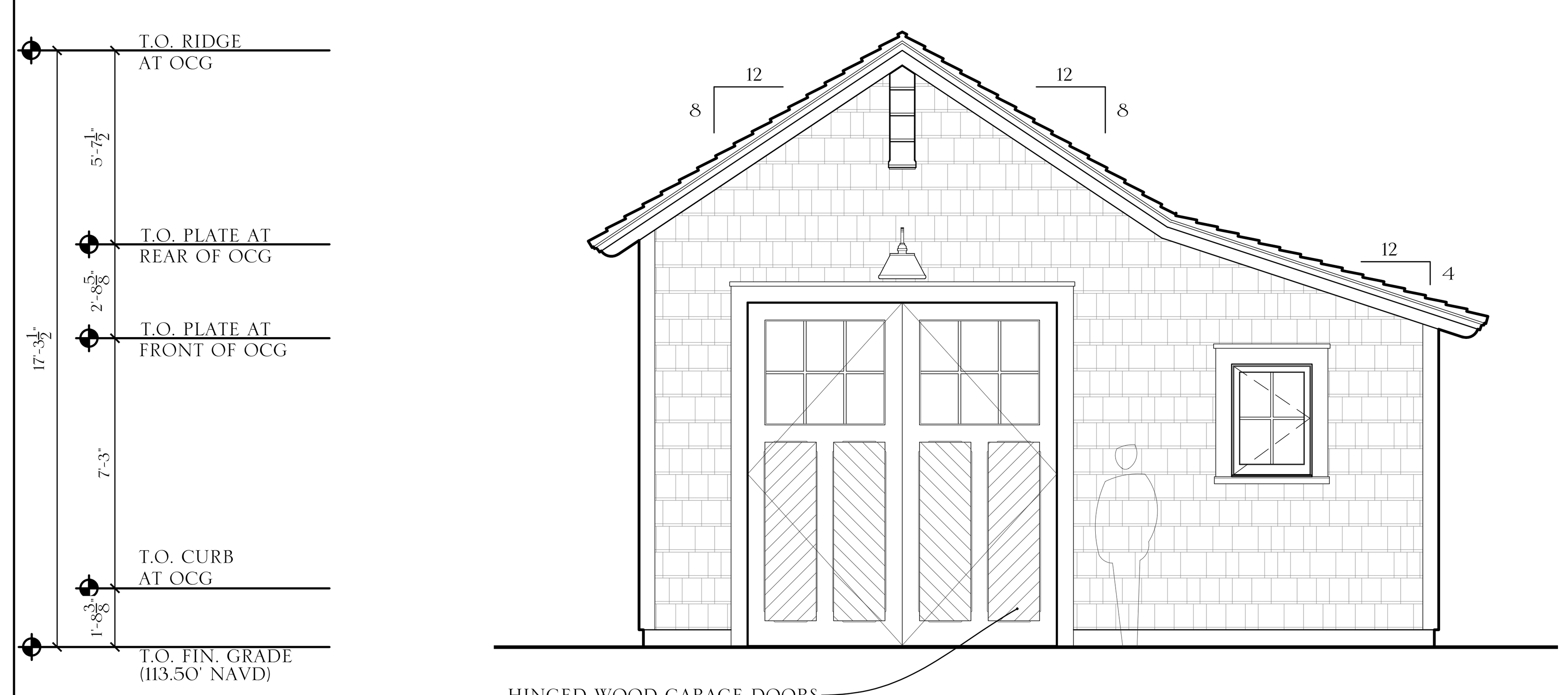
(B) OCG - RIGHT EXTERIOR ELEVATION

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



(C) OCG - REAR EXTERIOR ELEVATION

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



(D) OCG - LEFT EXTERIOR ELEVATION

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

HISTORICAL CONCEPTS

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RELEASES:

THE ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

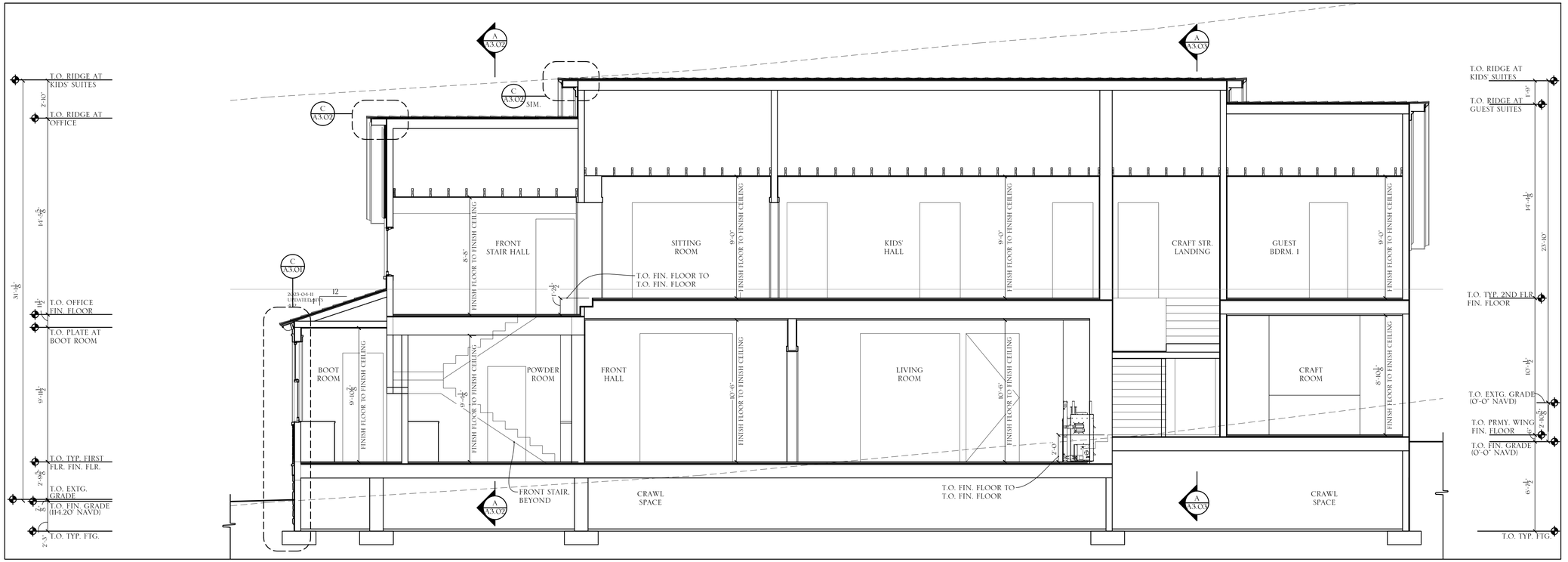
04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY ONE-CAR GARAGE

A2.09
OCG - EXTERIOR ELEVATIONS



A MAIN HOUSE - LONGITUDINAL SECTION

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

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

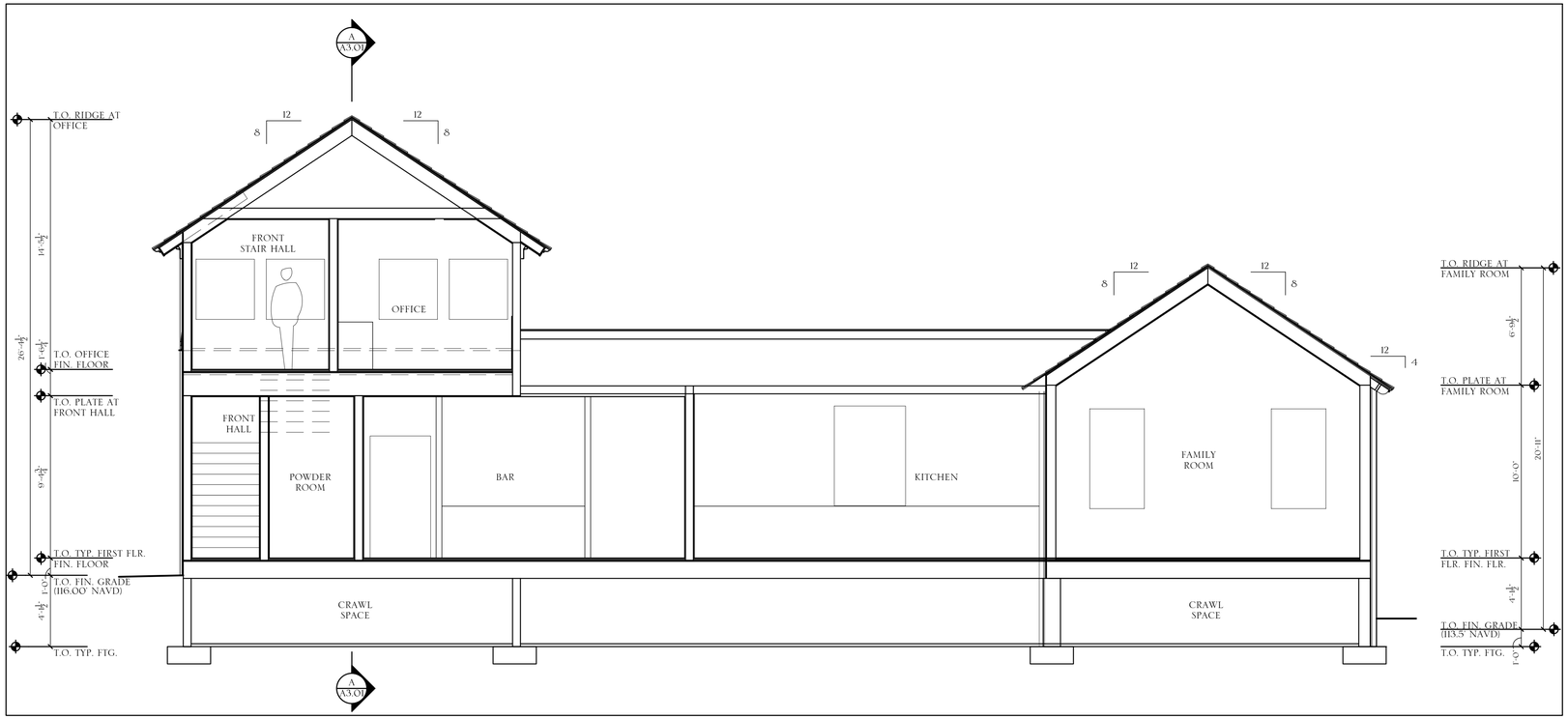
PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A3.01
MH - LONGITUDINAL SECTION

H:\Current Projects_Active\Ensley 3 Skyland Way (CAD\Dwg\DD & CD\Main House\A3.01 MH - LONGITUDINAL SECTION.dwg, 4/20/2023 4:39:56 PM



A MAIN HOUSE - TRANSVERSE SECTION AT OFFICE STAIR AND FAMILY ROOM

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

H:\Current Projects_ATL\Ensley 3 Skyland Way (CAD\dwg\ADD & CD\Main House\
A3.02 MH - Transverse Section at Kitchen Wing.dwg 4/21/2023 1:59:04

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

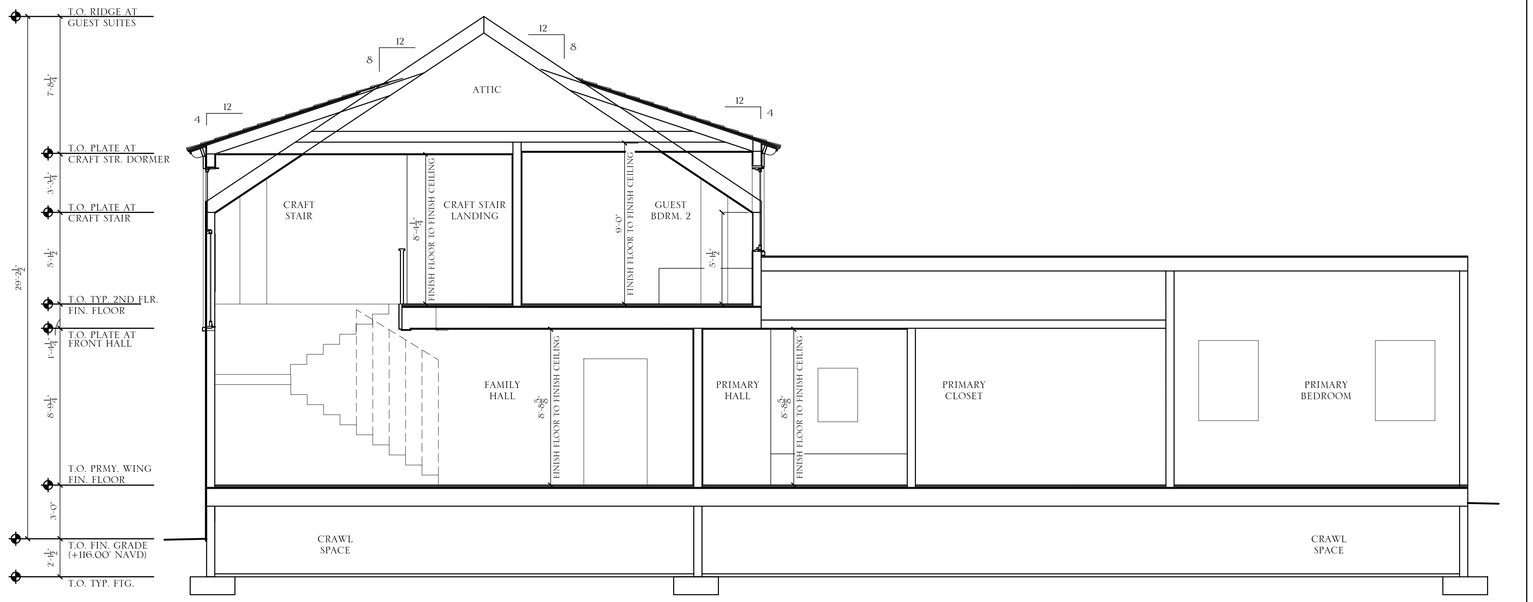
04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A3.02
MH - TRANSVERSE SECTION AT KITCHEN WING



A MAIN HOUSE - SECTION AT CRAFT STAIR

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

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

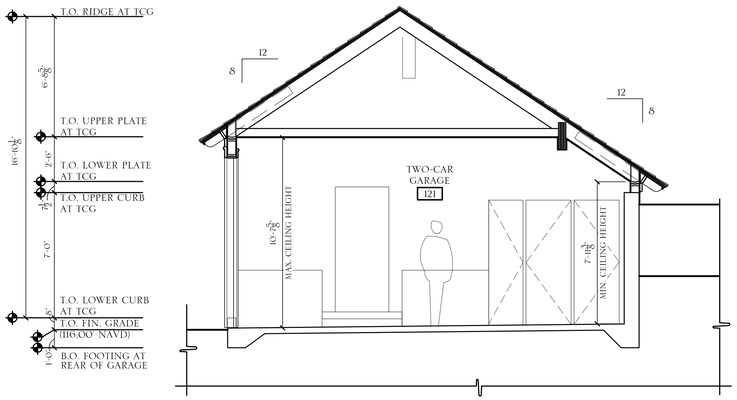
04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A3.03
MH - TRANSVERSE SECTION AT CRAFT STAIR



A TCG TRANSVERSE BUILDING SECTION

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

HISTORICAL CONCEPTS

RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

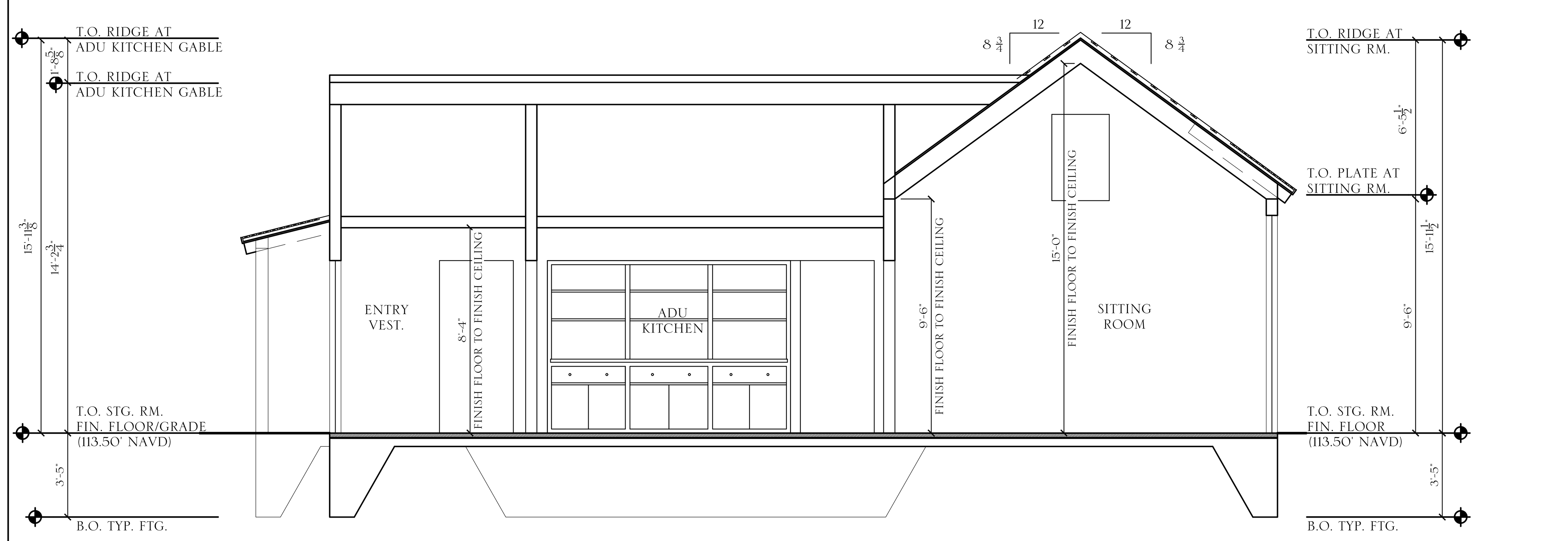
04/21/2023

PLANNING APPLICATION

REVISIONS:

ENSLEY MAIN HOUSE

A3.04
TCG - BUILDING SECTIONS



(A) ADU LONGITUDINAL SECTION

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

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RELEASES:

THE
ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

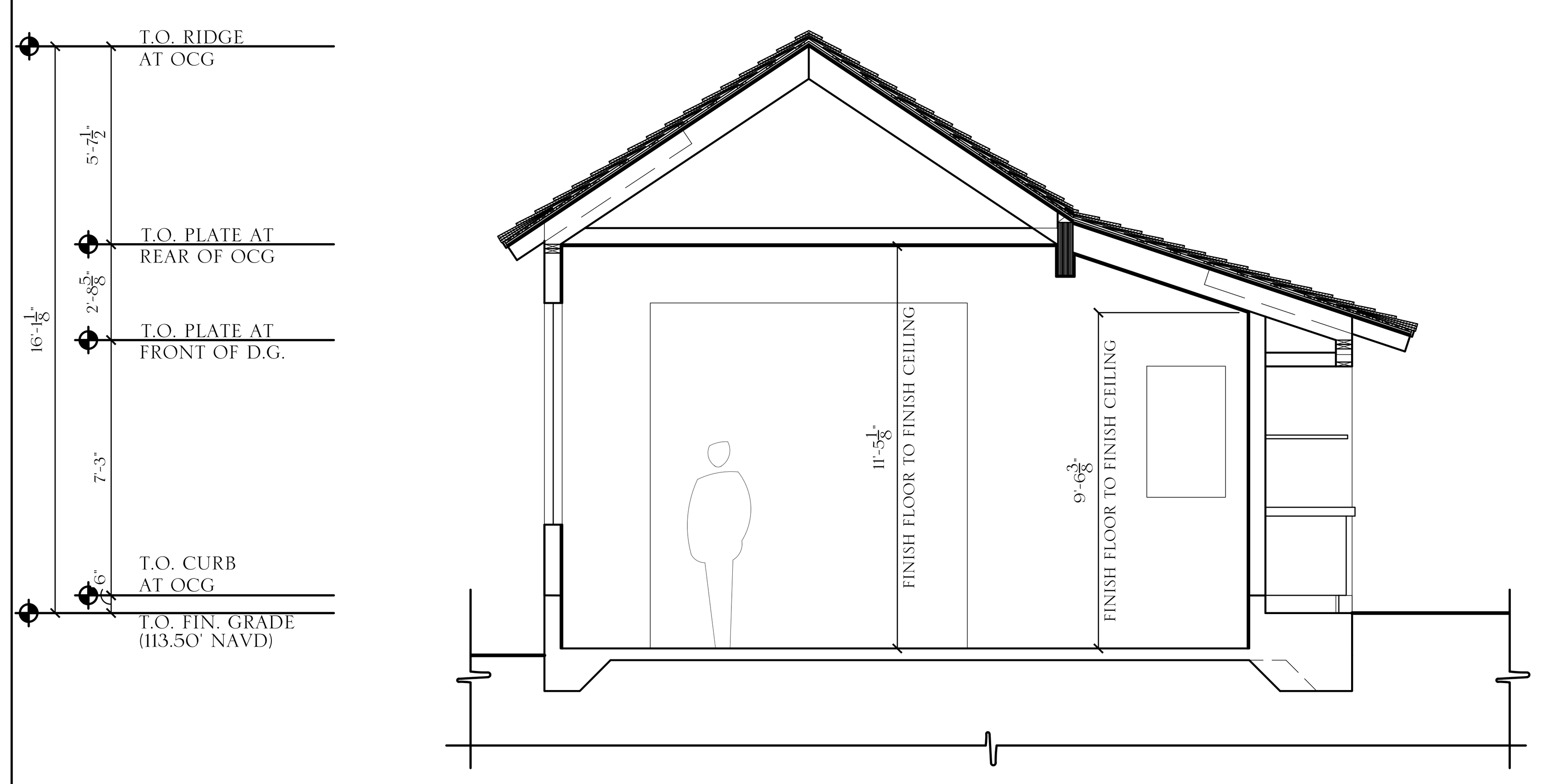
PLANNING APPLICATION

REVISIONS:

ENSLEY ADU

A3.05
ADU - BUILDING SECTIONS

H:\Current Projects_ATL\Ensley 3 Skyland Way (CA)\Dwgs\DD & CD\Pool House\
A3.05 ADU - BUILDING SECTIONS.dwg-Apr 21,2023-1:52pm



A OCG - TRANSVERSE BUILDING SECTION

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

HISTORICAL CONCEPTS

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RELEASES:

THE

ENSLEY RESIDENCE

3 SKYLAND WAY
ROSS, CALIFORNIA

NOT FOR CONSTRUCTION

04/21/2023

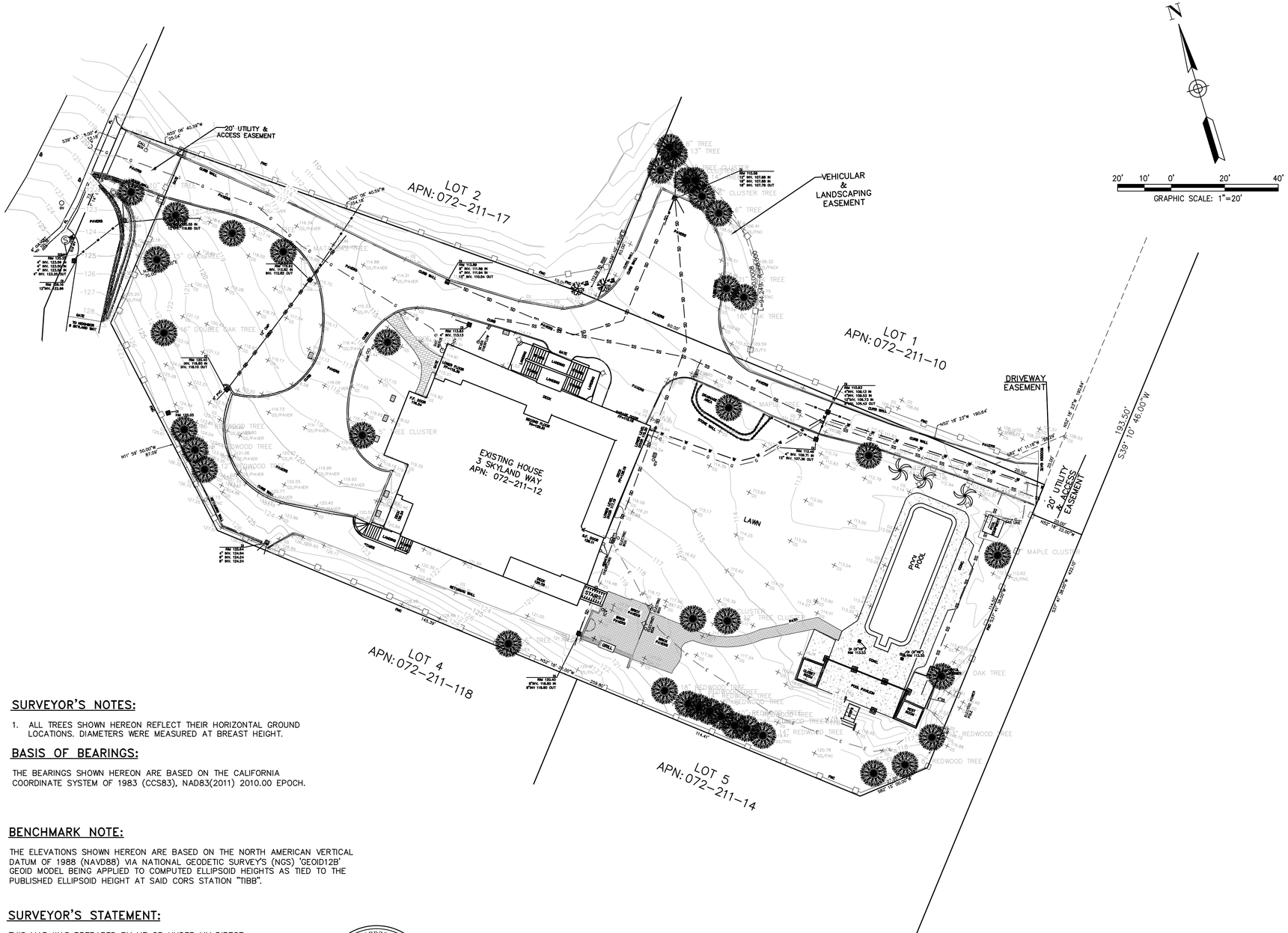
PLANNING APPLICATION

REVISIONS:

ENSLEY ONE-CAR GARAGE

A3.06

OCG - BUILDING SECTIONS



DATE OF FIELD SURVEY:

JUNE 10, 2021

LEGEND:

⟐⟐⟐⟐⟐	STONE WALL
ASP	ASPHALTIC CONCRETE
BW	BOTTOM OF WALL
CONC	CONCRETE
EC	EDGE OF CONCRETE
ELEC/E	ELECTRICAL
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FL	FLOW LINE
FNC	FENCE
FH	FIRE HYDRANT
FTG	FOOTING
GRND	GROUND
GS	GROUND SHOT ELEVATION
GUY	GUY ANCHOR (POWER POLE)
GV	GAS VALVE
HB	HOSE BIB
IRR	IRRIGATION CONTROL
ICV	IRRIGATION CONTROL VALVE
SCO	SANITARY SEWER CLEANOUT
SD/D	STORM DRAIN
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE

PROPERTY LINE

EASEMENT

FENCE

120 CONTOUR LINE (1')

SS SANITARY SEWER LINE

SD STORM DRAIN LINE

DI STORM DRAIN INLET

FIRE HYDRANT

ELECTRIC POWER POLE

EXTERIOR LIGHT POLE

EXISTING TREE W/ TRUCK SIZE & TYPE

SURVEYOR'S NOTES:

1. ALL TREES SHOWN HEREON REFLECT THEIR HORIZONTAL GROUND LOCATIONS. DIAMETERS WERE MEASURED AT BREAST HEIGHT.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), NAD83(2011) 2010.00 EPOCH.

BENCHMARK NOTE:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA NATIONAL GEODETIC SURVEY'S (NGS) 'GEOID12B' GEOID MODEL BEING APPLIED TO COMPUTED ELLIPSOID HEIGHTS AS TIED TO THE PUBLISHED ELLIPSOID HEIGHT AT SAID CORS STATION "TIBB".

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY.

AUG 05, 2021

LEON E. OBERKAMPER — DATE
REGISTERED CIVIL ENGINEER #12094

REGISTERED PROFESSIONAL ENGINEER
LEON E. OBERKAMPER
No. 12094
CIVIL
STATE OF CALIFORNIA

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.
7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945
PHONE: (415) 897-2800
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TOPOGRAPHIC SURVEY
3 SKYLAND WAY (A.P.N. 072-211-12)

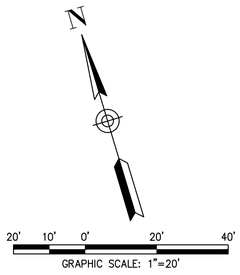
MARIN COUNTY
CALIFORNIA
TOWN OF ROSS

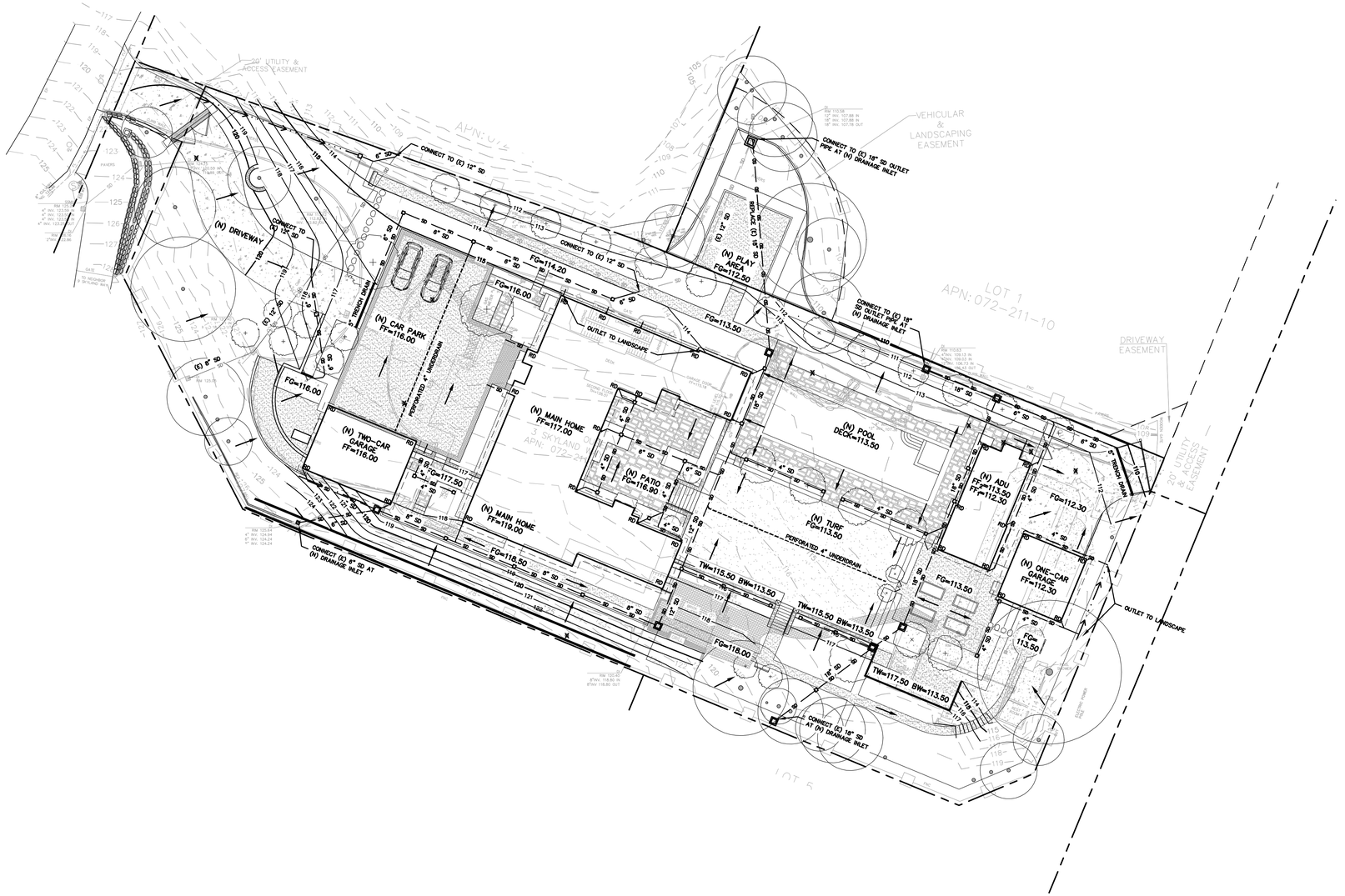
Scale: 1"=20'
Drawn by: TW/BM
Field Crew: MS/TW
Checked by: JDC
Date: 04/20/2023

SHEET
C1.0
1 OF 6

21-117A

\\INFO\Documents\Jobs\2021\21-117 3 Skyland Way, Ross- Boundary & Topo\DWG\Design\21-117 TOPO adjusted FOR DR PLANS.dwg, 4/20/2023 3:14:23 PM





LEGEND

- PROPERTY LINE
- EASEMENT LINE
- 520 (E) MAJOR 5' ELEVATION CONTOURS
- 519 (E) MINOR 1' ELEVATION CONTOURS
- 520 (N) MAJOR 5' ELEVATION CONTOURS
- 519 (N) MINOR 1' ELEVATION CONTOURS
- (N) EARTH SWALE LINE
- SD (E) STORM DRAIN
- SD (N) STORM DRAIN
- (N) PERFORATED UNDER DRAIN
- RD (N) ROOF DRAIN DOWNSPOUT
- SDCO (N) STORM DRAIN CLEAN OUT
- (N) STORM DRAIN AREA DRAIN
- (N) STORM DRAINAGE INLET

PROJECT IS LOCATED WITHIN A DESIGNATED WILDLAND URBAN INTERFACE ZONE, AND ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 CFC CHAPTER 7A & 2019 CRC SECTION R337. ALL VEGETATION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION.

UNDERGROUND SERVICE ALERT — CALL 811 OR 1(800) 227-2600 — CALL BEFORE YOU DIG

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PLAN CHECK ONLY

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GRADING & DRAINAGE PLAN
3 SKYLAND WAY (A.P.N. 072-211-12)

TOWN OF ROSS — MARIN COUNTY — CALIFORNIA

Scale:	1" = 20'
Drawn by:	MTS
Field Crew:	O&A
Checked by:	JDC
Date:	04/20/2023

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21-117A

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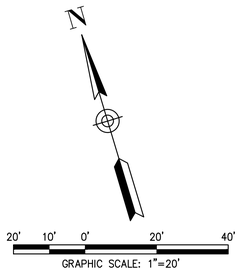


LEGEND

PROPERTY LINE

EASEMENT LINE

(E) IMPERVIOUS AREA BOUNDARY LINE

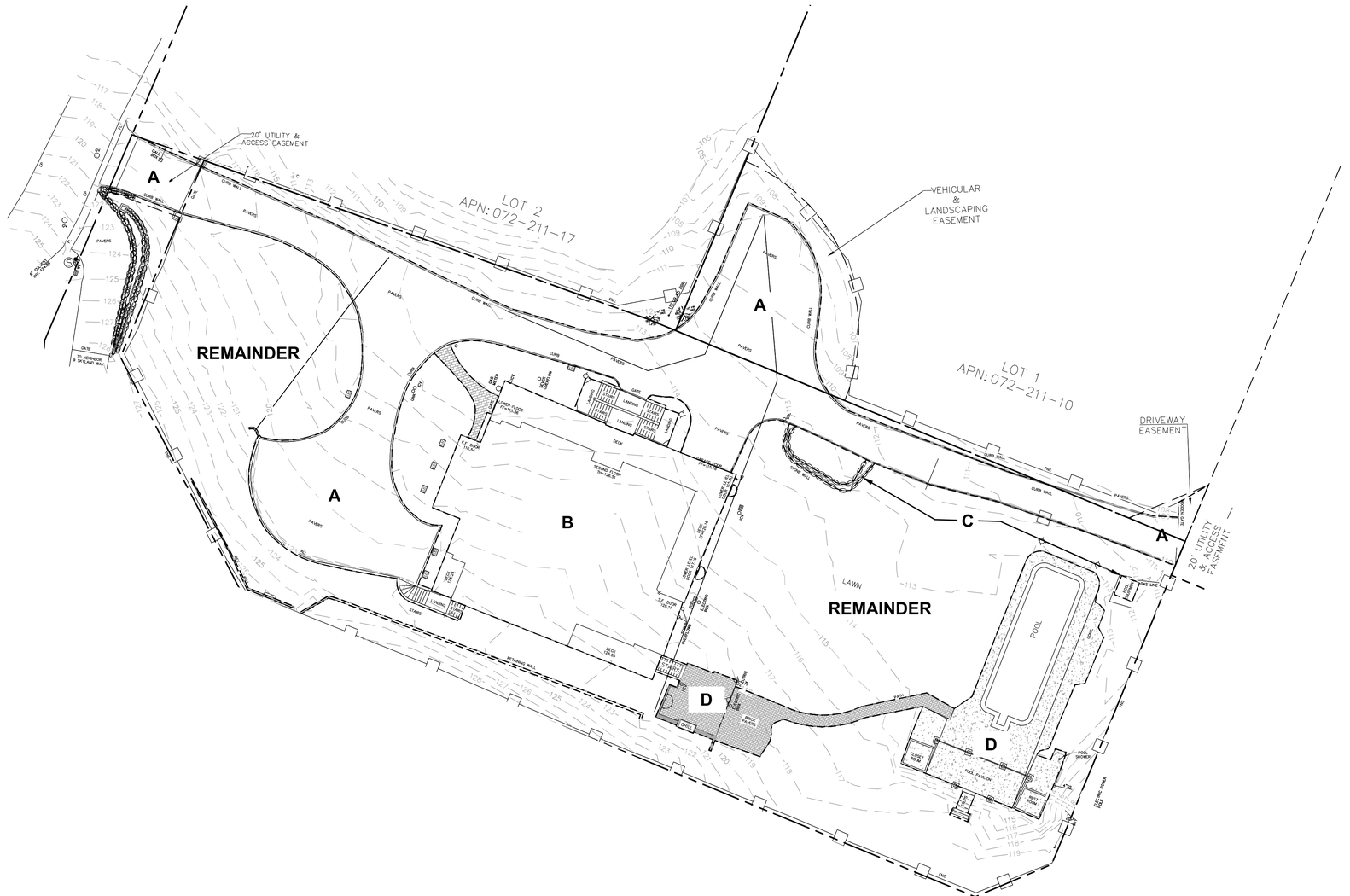
EXISTING IMPROVEMENTS NOTE:

EXISTING IMPROVEMENTS WILL BE REMOVED FROM THE SITE INCLUDING: CONCRETE FOUNDATION, MAIN HOUSE, STAIRS, POOL, PAVERS, SLABS, ETC.

PRE-PROJECT DRAINAGE AREA

Total Project Area = 47,095 SQ. FT

Area Name	Impervious Area (SQ FT)	Pervious Area (SQ FT)	Existing-Project Surface Type
A	11,136		Pavers/Stairs/Brick
B	6,009		Ex. Home
C	254		Walls/Pool Eq. Slab
D	3,899		Pool/Deck/Patio
Remainder		25,797	Landscape
Total>	21,298 +	25,797	= 47,095



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EXISTING STORMWATER CONTROL PLAN
3 SKYLAND WAY (A.P.N. 072-211-12)

TOWN OF ROSS — MARIN COUNTY — CALIFORNIA

Scale: 1" = 20'
Drawn by: MTS
Field Crew: O&A
Checked by: JDC
Date: 04/20/2023

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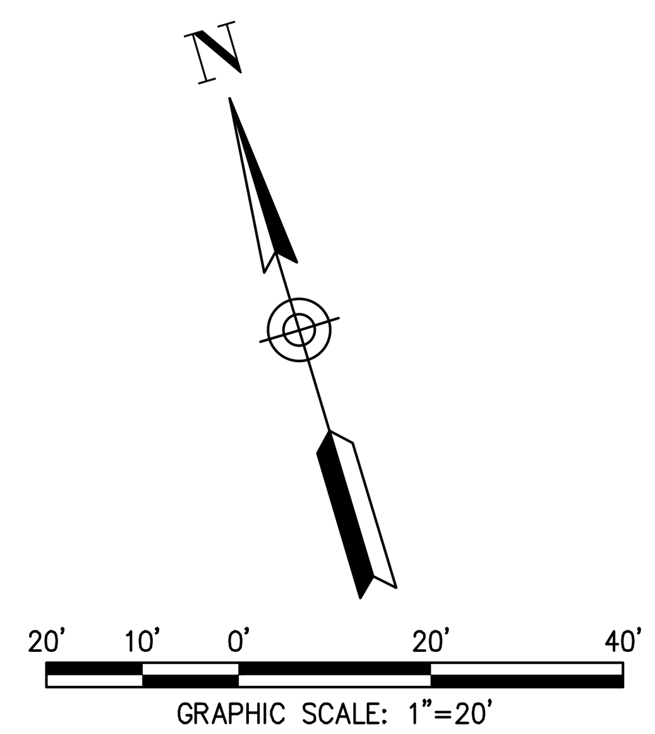
3 OF 6
21-117A

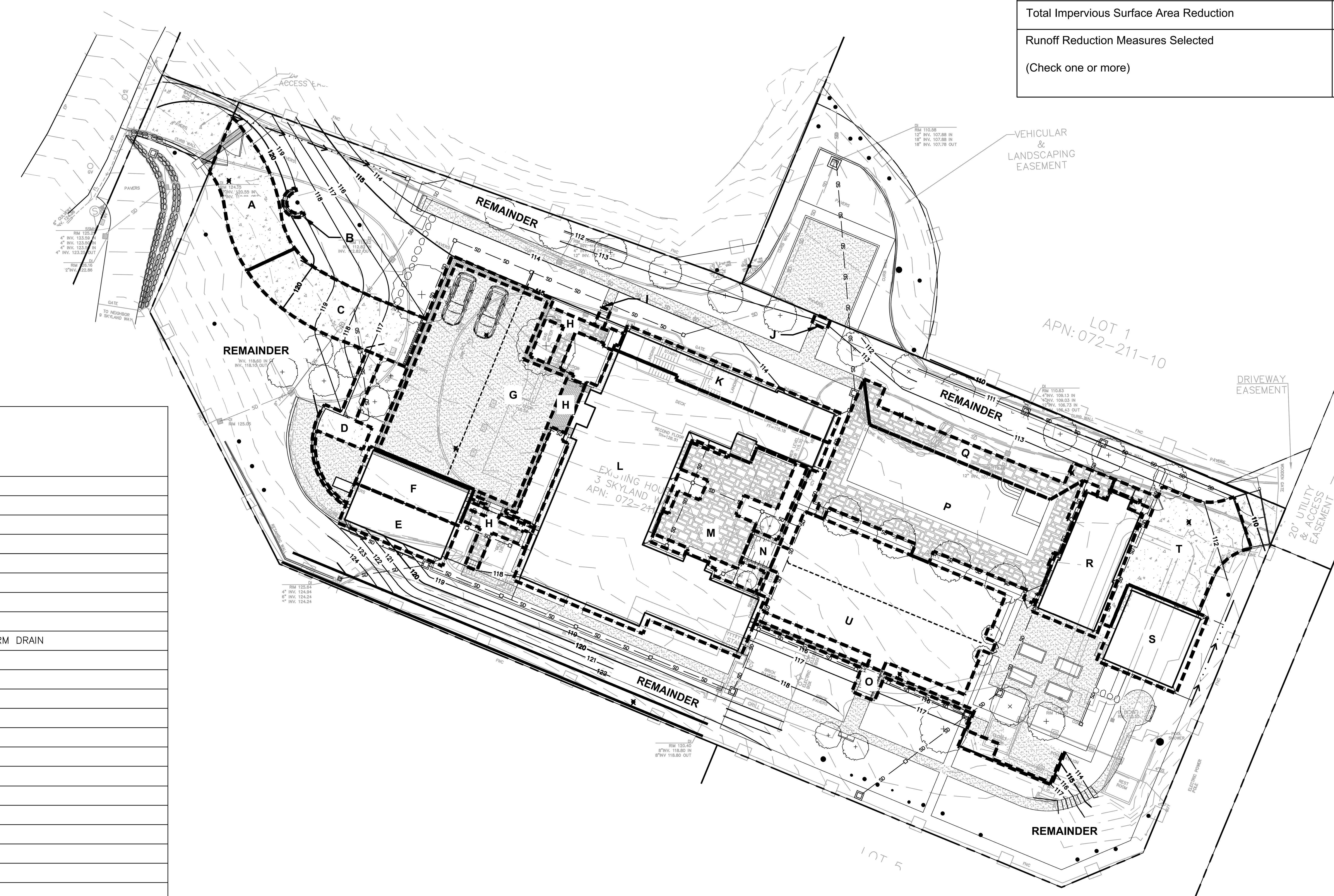


LEGEND

— — —	PROPERTY LINE
————	EASEMENT LINE
—— SD ——	(N) STORM DRAIN
- - - - -	(N) IMPERVIOUS AREA BOUNDARY LINE

PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION

Project Name/Number	ENSLEY RESIDENCE
Application Submittal Date [to be verified by municipal staff]	04/20/2023
Project Location [Street Address if available, or intersection and/or APN]	3 SKYLAND WAY , ROSS, CA APN 072-211-12
Name of Owner or Developer	STEPHEN & HANNA ENSLEY
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	SINGLE FAMILY RESIDENCE
Total Project Site Area (acres)	1.08 AC
Total New or Replaced Impervious Surface Area (square feet) [Sum of impervious area that will be constructed as part of the project]	14,636 SF
Total Pre-Project Impervious Surface Area	21,298 SF
Total Impervious Surface Area Reduction	6,662 SF
Runoff Reduction Measures Selected (Check one or more)	☒ 1. Disperse Runoff to Vegetated Area ☒ 2. Pervious Pavement ☐ 3. Cisterns or Rain Barrels ☐ 4. Bioretention Facility or Planter Box



POST-PROJECT DRAINAGE MAINTENANCE AREAS (DMA's)

Total Project Area = 47,095 SQ. FT

DMA Name	Impervious DMA Area (square feet)	Pervious DMA Area (square feet)	Post-Project Surface Type	Runoff Reduction Measure
Area A	637		MAINHOME DRIVEWAY	DISPERSE TO VEGETATED AREA
Area B	17		LANDSCAPE WALL	DISPERSE TO VEGETATED AREA
Area C	840		MAINHOME DRIVEWAY	TO STORM DRAIN
Area D	259		WALK, WALL, & PAD	TO STORM DRAIN
Area E	462		2-CAR GARAGE ROOF	TO STORM DRAIN
Area F	421		2-CAR GARAGE ROOF	TO PERMEABLE PAVEMENT
Area G		2,509	PERMEABLE PAVEMENT	TO STORM DRAIN
Area H	726		STAIRS & PAVING	TO PERMEABLE PAVEMENT
Area I	18		STAIRS	SELF TREATING AREA, DRAINS TO STORM DRAIN
Area J	15		PLAY AREA STAIRS	DISPERSE TO VEGETATED AREA
Area K	670		MAIN HOME ROOF	DISPERSE TO VEGETATED AREA
Area L	4,048		MAIN HOME ROOF	DISPERSE TO VEGETATED AREA
Area M	870		PATIO	TO STORM DRAIN
Area N	132		PATIO STAIRS & WALLS	DISPERSE TO VEGETATED AREA
Area O	229		STAIRS & POOL EQUIP	DISPERSE TO VEGETATED AREA
Area P	2,252		POOL & DECK	TO STORM DRAIN
Area Q	510		POOL DECK	DISPERSE TO VEGETATED AREA
Area R	835		ADU ROOF	TO STORM DRAIN
Area S	671		1-CAR GARAGE ROOF	DISPERSE TO VEGETATED AREA
Area T	1,024		1-CAR GARAGE DWY	TO STORM DRAIN
Area U		2,274	TURF	TO STORM DRAIN
Remainder		27,676	VEGETATED/PERMEABLE	SELF-TREATING
SUBTOTALS	14,636	32,459		

Grand Totals> 14,636 +32,459 =47,095

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PROPOSED STORMWATER CONTROL PLAN
3 SKYLAND WAY (A.P.N. 072-211-12)

TOWN OF ROSS — MARIN COUNTY — CALIFORNIA

Scale: 1" = 20'
Drawn by: MTS
Field Crew: O&A
Checked by: JDC
Date: 04/20/2023

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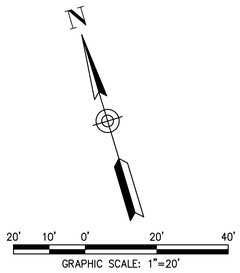
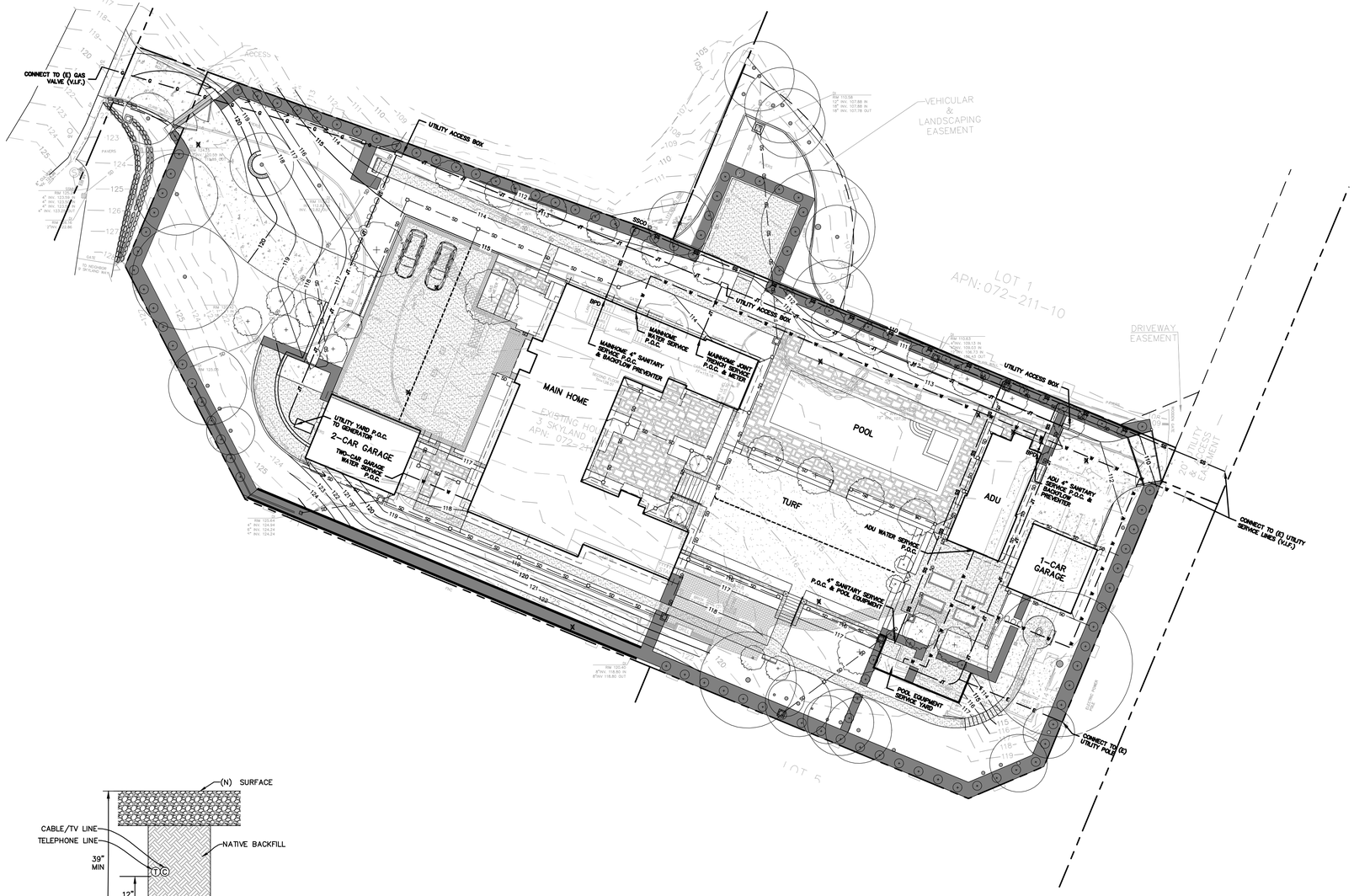
4 OF 6
21-117A





LEGEND

———	PROPERTY LINE
— — — —	EASEMENT LINE
520	(E) MAJOR 5' ELEVATION CONTOURS
519	(E) MINOR 1' ELEVATION CONTOURS
520	(N) MAJOR 5' ELEVATION CONTOURS
519	(N) MINOR 1' ELEVATION CONTOURS
SD	(N) STORM DRAIN PIPE
SS	(N) SANITARY SEWER PIPE
W	(N) WATER SERVICE PIPE
G	(N) GAS SERVICE PIPE
E	(N) ELECTRIC SERVICE LINE
JT	(N) JOINT SERVICE TRENCH
RD	(N) ROOF DRAIN DOWNSPOUT
SDCO	(N) STORM DRAIN CLEAN OUT
SSCO	(N) SANITARY SEWER CLEAN OUT
BPD	(N) BACKWATER PREVENTION DEVICE
	(N) STORM DRAIN AREA DRAIN
	(N) STORM DRAINAGE INLET

PG&E JOINT SERVICE TRENCH DETAIL
(WITHOUT OWNER DATA CONDUITS)
NOT TO SCALE — 1

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UTILITY PLAN
3 SKYLAND WAY (A.P.N. 072-211-12)
TOWN OF ROSS MARIN COUNTY CALIFORNIA

Scale:	1" = 20'
Drawn by:	MTS
Field Crew:	OMA
Checked by:	JDC
Date:	04/20/2023

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21-117A

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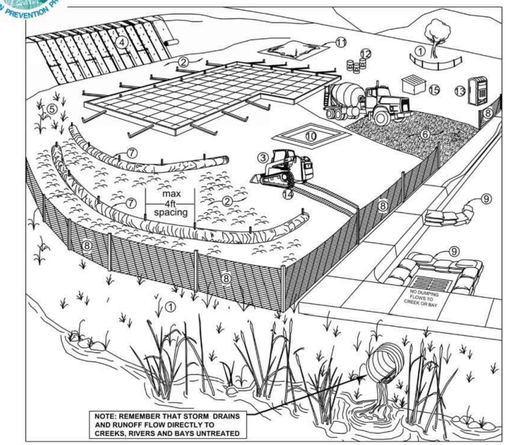
Marin County Stormwater Pollution Prevention Program

Minimum Control Measures
For Small Construction Projects



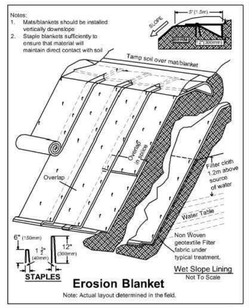
Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

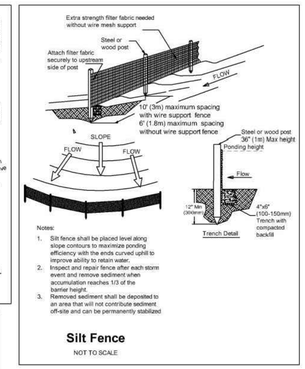
NS=not shown on graphic

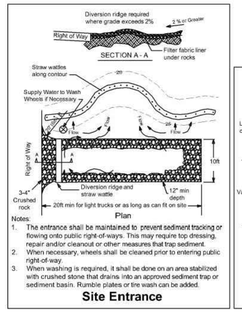
Note: Select an **effective combination of control measures from each category**, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be **continually implemented and maintained throughout the project** until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. **Inspect and maintain the control measures** before and after rain events, and as required by the local agency or state permit.
More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the *California Best Management Practices Handbook Portal: Construction* at http://www.casqa.org. Caltrans factsheets are available in the *Construction Site BMP Manual March 2003* at http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm.
Visit www.mcstoppp.org for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:
415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us

Control Measure		General Description
Erosion Control Best Management Practices		
N/A	Scheduling	Plan the project and develop a schedule showing each phase of construction. Schedule construction activities to reduce erosion potential, such as scheduling ground disturbing activities during the summer and phasing projects to minimize the amount of area disturbed. *For more info see the following factsheets: CASQA: EC-1; or Caltrans: SS-1.*
1	Preserve Existing Vegetation and Creek Setbacks	Preserve existing vegetation to the extent possible, especially along creek buffers. Show creek buffers on maps and identify areas to be preserved in the field with temporary fencing. Check with the local Planning and Public Works Departments for specific creek set back requirements. *For more info see the following factsheets: CASQA: EC-2; or Caltrans: SS-2.*
2	Soil Cover	Cover exposed soil with straw mulch and tackifier (or equivalent). *For more info see the following factsheets: CASQA: EC-3, EC-5, EC-6, EC-7, EC-8, EC-14, EC-16; or Caltrans: SS-2, SS-4, SS-5, SS-6, SS-7, SS-8.*
3	Soil Preparation/ Roughening	Soil preparation is essential to vegetation establishment and BMP installation. It includes soil testing and amendments to promote vegetation growth as well as roughening surface soils by mechanical methods (decompacting, scarifying, stair stepping, etc.). *For more info see the following factsheets: CASQA: EC-15.*
4	Erosion Control Blankets	Install erosion control blankets (or equivalent) on disturbed sites with 3:1 slopes or steeper. Use wildlife-friendly blankets made of biodegradable natural materials. Avoid using blankets made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf. *For more info see the following factsheets: CASQA: EC-7; or Caltrans: SS-7.*
5	Revegetation	Re-vegetate areas of disturbed soil or vegetation as soon as practical. *For more info see the following factsheets: CASQA: EC-4; or Caltrans: SS-4.*
Sediment Control Best Management Practices		
6	Tracking Controls	Stabilize site entrance to prevent tracking soil offsite. Inspect streets daily and sweep street as needed. Require vehicles and workers to use stabilized entrance. Place crushed rock 12-inches deep over a geotextile, using angular rock between 4 and 6-in. Make the entrance as long as can be accommodated on the site, ideally long enough for 2 revolutions of the maximum tire size (16-20 feet long for most light trucks). Make the entrance wide enough to accommodate the largest vehicle that will access the site, ideally 10 feet wide with sufficient radii for turning in and out of the site. Rumble pads or rumble racks can be used in lieu of or in conjunction with rock entrances. Wheel washes may be needed where space is limited or where the site entrance and sweeping is not effective. *For more info see the following factsheets: CASQA: TC-1; TC-3; or Caltrans: TC-1; TC-3.*
7	Fiber Rolls	Use fiber rolls as a perimeter control measure, along contours of slopes, and around soil stockpiles. On slopes space rolls 10 to 20 feet apart (using closer spacing on steeper slopes). Install parallel to contour. If more than one roll is used in a row overlap roll do not abut. J-hook end of roll upslope. Install rolls per either Type 1 (stake rolls into shallow trenches) or Type 2 (stake in front and behind roll and lash with rope). Use wildlife-friendly fiber rolls made of biodegradable natural materials. Avoid using fiber rolls made with plastic netting or fixed aperture netting. See: http://www.coastal.ca.gov/nps/Wildlife-Friendly_Products.pdf. Manufactured linear sediment control or compost socks can be used in lieu of fiber rolls. *For more info see the following factsheets: CASQA: SE-5 (Type 1); SE-12, SE-13; or Caltrans: SC-5 (Type 1 and Type 2).*
8	Silt Fence	Use silt fence as a perimeter control measure, and around soil stockpiles. Install silt fence along contours. Key silt fence into the soil and stake. Do not use silt fence for concentrated water flows. Install fence at least 3 feet back from the slope to allow for sediment storage. Wire backed fence can be used for extra strength. Avoid installing silt fence on slopes because they are hard to maintain. Manufactured linear sediment control can be used in lieu of silt fences. *For more info see the following factsheets: CASQA: SE-1; SE-12; or Caltrans: SC-1.*
9	Drain Inlet Protection	Use gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense. Bags should be made of a woven fabric resistant to photo-degradation filled with 0.5-1-in washed crushed rock. Do not use sand bags or silt fence fabric for drain inlet protection. *For more info see the following factsheets: CASQA: SE-10; or, Caltrans: SC-10.*
N/A	Trench Dewatering	Follow MCSTOPPP BMPs for trench dewatering. http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~/media/Files/Departments/PW/mcstoppp/development/TrenchingSWReqMCSTOPPPFinal6_09.pdf. *For more info see the following factsheets: CASQA: NS-2; or Caltrans: NS-2.*
Good Housekeeping Best Management Practices		
10	Concrete Washout	Construct a lined concrete washout site away from storm drains, waterbodies, or other drainages. Ideally, place adjacent to stabilized entrance. Clean as needed and remove at end of project. *For more info see the following factsheets: CASQA: WM-8; or Caltrans: WM-8.*
11	Stockpile Management	Cover all stockpiles and landscape material and berm properly with fiber rolls or sand bags. Keep behind the site perimeter control and away from waterbodies. *For more info see the following factsheets: CASQA: WM-3 or Caltrans: WM-3.*
12	Hazardous Material Management	Hazardous materials must be kept in closed containers that are covered and within secondary containment; do not place containers directly on soil. *For more info see the following factsheets: CASQA: WM-6; or Caltrans: WM-6.*
13	Sanitary Waste Management	Place portable toilets near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and waterbodies. Tie or stake portable toilets to prevent tipping and equip units with overflow pan/tray (most vendors provide these). *For more info see the following factsheets: CASQA: WM-9; or Caltrans: WM-9.*
14	Equipment and Vehicle Maintenance	Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Immediately clean up any spills or drips. *For more info see the following factsheets: CASQA: NS-8, NS-9, and NS-10; or Caltrans: NS-8, NS-9, and NS-10.*
15	Litter and Waste Management	Designate waste collection areas on site. Use watertight dumpsters and trash cans; inspect for leaks. Cover at the end of each work day and when it is raining or windy. Arrange for regular waste collection. Pick up site litter daily. *For more info see the following factsheets: CASQA: WM-5; or Caltrans: WM-5.*







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REGISTERED PROFESSIONAL ENGINEER — JAMES D. CLARK — No. 70284 — CIVIL — STATE OF CALIFORNIA

PLAN CHECK ONLY

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BEST MANAGEMENT PRACTICES
3 SKYLAND WAY (A.P.N. 072-211-12)

TOWN OF ROSS — MARIN COUNTY — CALIFORNIA

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Field Crew:	O&A
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6 OF 6
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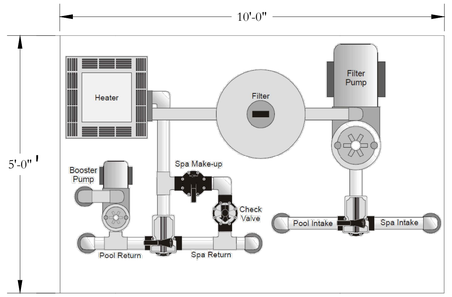
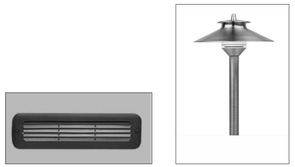


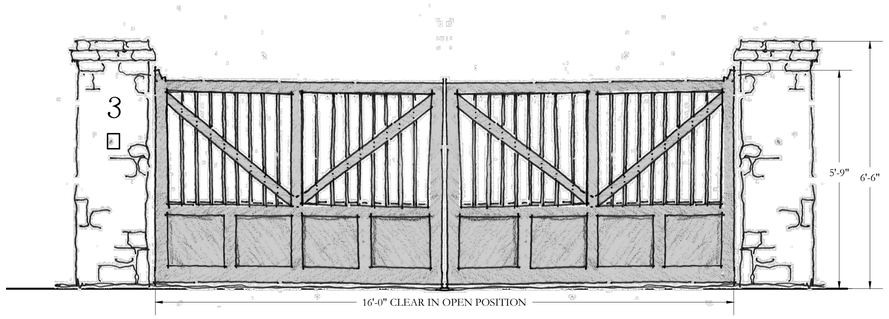
POOL EQUIPMENT PAD LAYOUT
NOT TO SCALE

POOL EQUIPMENT: PAD SIZE: 5'X10' MIN
FILTER TYPE: JANDY CART. (OR EQ.) #:1 SIZE: CV580
PUMP TYPE: JANDY #1 (OR EQ.) SIZE: VSSHP270DV2A
HEATER TYPE: JANDY #1 (OR EQ.) SIZE: JXI400NK
POOL CLEANER TYPE: POLARIS PB4SQ (OR EQ.)
LIGHTS TYPE: JANDY #6 (OR EQ.) MODEL: JLU4CXXW150
POOL COVER: PCI INFINITY 4000 WITH TRACK RETAINER OR EQ.
COVER BRACKETS: ENGINEERED 24" OR EQ.
MAINTENANCE KIT: STANDARD

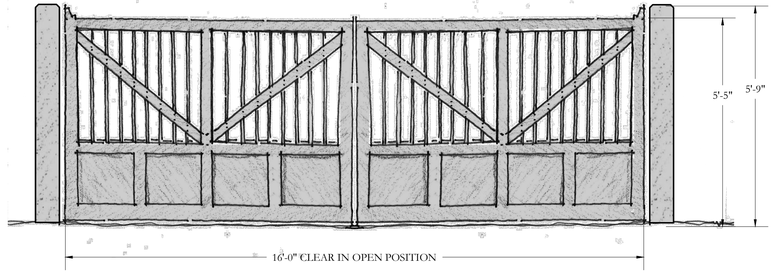


LANDSCAPE LIGHTING FIXTURES
LUMIERE ZUMA (OR EQ.) STEP LIGHT (L) AND FXLUMINAIRE, DM (OR EQ.) PATH LIGHT (R). N.T.S. SEE PLAN FOR LOCATIONS. FINISH TO BE BRONZE.

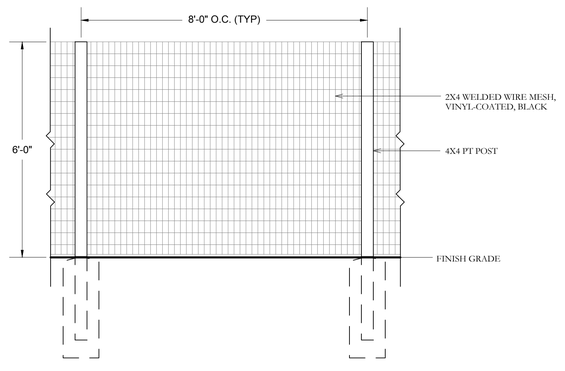
ALL LANDSCAPE LIGHTING TO BE DOWNWARD DIRECTED SO AS NOT TO SHINE TOWARDS ADJACENT PROPERTIES OR RIGHTS OF WAYS.



1 MAIN ENTRY AUTOMOBILE GATE ELEVATION
SCALE: $\frac{1}{4}$"=1'-0"
AUTOMATIC DOUBLE SWING WOOD GATE, PAINTED TO MATCH HOUSE TRIM WITH 24" STONE COLUMNS; KNOX BOX AND ADDRESS ON LEFT COLUMN



2 SERVICE GATE ELEVATION
SCALE: $\frac{1}{4}$"=1'-0"
MANUAL DOUBLE SWING WOOD GATE WITH 8" WOOD POSTS, PAINTED TO MATCH HOUSE TRIM



3 DETAIL: 6' TALL WELDED WIRE DEER FENCE ELEVATION
SCALE: $\frac{1}{2}$"=1'-0"

APPLICABLE CODES

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON THE DRAWINGS, SHALL COMPLY WITH THE FOLLOWING CODES AND THEIR MOST RECENT AMENDMENTS:

1. 2022 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24), INCLUDING:
   PART 2: CALIFORNIA BUILDING CODE (CBC)
   PART 2.5: CALIFORNIA RESIDENTIAL CODE (CRC)
   PART 3: CALIFORNIA ELECTRICAL CODE (CEC)
   PART 4: CALIFORNIA MECHANICAL CODE (CMC)
   PART 5: CALIFORNIA PLUMBING CODE (CPC)
   PART 6: CALIFORNIA ENERGY CODE
   PART 9: CALIFORNIA ENERGY CODE
   PART 11: CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2. ALL APPLICABLE FEDERAL, STATE AND COUNTY CODES, AND ALL LOCAL AMENDMENTS TO THE ABOVE CODES.

BUILDING NOTES

1. ALL WORK TO BE PERFORMED IS TO CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL INFORM LANDSCAPE DESIGNER OF ALL MODIFICATIONS TO DRAWINGS BY RELEVANT PERMITTING AGENCIES OR DEPARTMENTS AND CHANGES REQUESTED BY INSPECTORS.
3. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPE OPERATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING AND AS-BUILT CONDITIONS WITH RESPECT TO NEW CONSTRUCTION.
5. REVIEW WITH LANDSCAPE DESIGNER ANY DISCREPANCIES FOUND IN THE FIELD. MAKE ADJUSTMENTS FOLLOWING THE LANDSCAPE DESIGNER'S REVIEW AND DIRECTION PRIOR TO BEGINNING CONSTRUCTION.
6. ALL TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS CLOSE TO THE OUTSIDE DRIPLINE AS POSSIBLE OF ALL TREES TO REMAIN NEAR AREAS OF CONSTRUCTION. TREE PROTECTION FENCING MUST BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN UP FOR THE DURATION OF WORK.
7. FOLLOWING INSTALLATION OF TREE-PROTECTION FENCING, THE PROJECT ARBORIST WILL: INSPECT THE SITE TO ENSURE THAT ALL TREE-PROTECTION MEASURES ARE PROPERLY INSTALLED, REVIEW CONTRACTOR REQUESTS FOR ACCESS WITHIN THE TREE-PROTECTION ZONE, AND ASSESS CHANGES IN TREE HEALTH SINCE PREVIOUS INSPECTION.
8. SOIL COMPACTION WITHIN NON-INTRUSION ZONES OF PROTECTED TREES SHALL BE AVOIDED. PROTECTIVE MATERIALS SUCH AS LAYERED MULCH OR PLYWOOD MATS SHALL BE USED WITHIN NON-INTRUSION ZONES FOR ADDITIONAL PROTECTION.
9. THE PROJECT ARBORIST MUST BE ON SITE TO MONITOR ANY EXCAVATION THAT ENCROACHES UPON THE NON-INTRUSION ZONE OF A SIGNIFICANT AND/OR PROTECTED TREE.
10. ALL SMALL ROOTS (2" OR LESS IN DIAMETER) ENCOUNTERED SHALL BE CUT CLEANLY TO MINIMIZE DECAY. IF ROOTS OF 2" OR MORE IN DIAMETER ARE ENCOUNTERED, CONTACT LANDSCAPE DESIGNER IMMEDIATELY.
11. CONTRACTOR TO OBTAIN NECESSARY PERMITS PRIOR TO BEGINNING CONSTRUCTION. A TREE PERMIT IS REQUIRED BEFORE ANY TREES 8" DBH OR ABOVE ARE REMOVED FROM THE PROPERTY.
12. ALL CONSTRUCTION SHALL BE OF THE HIGHEST STANDARD OF THE TRADE. ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED.
13. CONFIRM ALL LAYOUT DIMENSIONS IN THE FIELD AND UNLESS NOTED OTHERWISE, WRITTEN DIMENSIONS HAVE PRECEDENT OVER SCALED DIMENSIONS.
14. THE DRAWINGS PRESENTED ON THESE SHEETS ARE FOR REFERENCE PURPOSES ONLY. VARIATIONS MAY OCCUR. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY DESIGNER OF ANY SIGNIFICANT DISCREPANCIES AND DO NOT PROCEED WITH WORK UNTIL THEY ARE RESOLVED.
15. ALL WALKS, WALLS, AND EDGING SHALL BE ESTABLISHED IN THE FIELD FOR REVIEW AND APPROVAL BY THE LANDSCAPE DESIGNER. THE CONTRACTOR SHALL LAY THE AREA OUT WITH CHALK OR OTHER MATERIAL. AFTER REVIEW AND NECESSARY MODIFICATIONS BY THE LANDSCAPE DESIGNER, CONTRACTOR MAY PROCEED WITH INSTALLATION.
16. ALL GRADING AND DRAINAGE REPRESENTED ARE DIAGRAMATIC AND SUBJECT TO FIELD ADJUSTMENT DUE TO UNFORESEEN CIRCUMSTANCES.
17. SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDINGS AND STRUCTURES.
18. SEE STRUCTURAL ENG. FOR ALL STRUCTURAL WALLS.
19. SEE CIVIL ENG. DRAWINGS FOR ALL SPOT ELEVATIONS, GRADING, DRAINAGE AND CONTOURS.

PLANTING, SOIL PREPARATION, AMENDMENT & MULCHING NOTES

1. PROTECT EXISTING VEGETATION TO REMAIN.
2. IF DURING EXCAVATION ROOTS OF A DIAMETER OF 2" OR GREATER ARE ENCOUNTERED, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
3. IF ANY SIGNIFICANT ROOTS ARE CUT OR DAMAGED, TRIM FRAYED WOOD WITH CLEAN CUTS TO AVOID TORN TISSUE AND THE POSSIBLE INTRODUCTION OF DISEASE.
4. DIG HOLES 2 TIMES WIDER THAN DIAMETER OF CONTAINER.
5. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO SOIL TO A MIN. OF 8" AT A MIN. RATE OF 6 CUBIC YARDS PER 1000 SQ FT OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.
6. DO NOT BURY THE CROWN OF THE PLANTS. THE SOIL LEVEL OF THE CONTAINER SHOULD BE MIN. 1" HIGHER THAN EXISTING GRADE FOLLOWING PLANTING. DO NOT BURY CROWN OF PLANT WITH BACKFILL MATERIAL.
7. NATIVE PLANTS DO NOT NEED FERTILIZER TABLETS.
8. MULCH ALL PLANTING BEDS WITH A MINIMUM OF 3" OF MULCH.
9. MULCH TO BE ECO-MULCH OR EQUAL. NO "GORILLA HAIR" IS TO BE USED.
10. MULCH SHOULD NEVER BE PLACED UP AGAINST THE CROWN OR BASE OF PLANT. LEAVE A 2" GAP BETWEEN BASE OF PLANT AND MULCH.
11. GENERAL CONTRACTOR TO RIP AND SCARIFY ALL COMPACTED CONSTRUCTION SOILS TO A DEPTH OF 12" MIN. PRIOR TO LANDSCAPE CONTRACTOR BEGINNING PLANTING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY IMPORT OR EXPORT OF CLEAN FILL TO BRING ROUGH GRADE TO 1" BELOW FINISH GRADE UNLESS OTHERWISE DIRECTED BY LANDSCAPE DESIGNER OR LANDSCAPE CONTRACTOR. IF AREAS OF PLANTING ARE COMPACTED AT DEPTHS GREATER THAN 18", DRAINAGE MEASURES MUST BE EMPLOYED TO ENSURE PROPER DRAINAGE FROM THE PLANTING BED.
12. PLANTING IS SCHEMATIC. FINAL PLANT PLACEMENT AND LAYOUT TO BE DONE IN THE FIELD BY DESIGNER.
13. COORDINATE DIRECTLY WITH LANDSCAPE DESIGNER FOR SELECTION, APPROVAL AND PURCHASING OF ALL PLANT MATERIAL.
14. PLEASE NOTE: EVERY EFFORT HAS BEEN MADE TO SELECT DEER RESISTANT PLANTINGS USING PERSONAL AND COMMON LOCAL KNOWLEDGE AS PUBLISHED BY LOCAL NURSERIES. THIS IS NEVER A GUARANTEE THAT DEER WILL NOT NIBBLE ON NEW PLANTINGS.
15. A MINIMUM OF 8" 0F NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
16. NO INVASIVE SPECIES LISTED BY CAL-IPC ARE TO BE PLANTED.

IRRIGATION NOTES

1. IRRIGATION TO TREES, SHRUBS, PERENNIALS AND VINES TO BE INDIVIDUAL DRIP IRRIGATION.
2. AUTOMATIC CONTROLLER TO BE A SMART, WEATHER-BASED CONTROLLER WITH RAIN AND SOIL SENSORS AND BATTERY BACK-UP.
3. IRRIGATION SYSTEM TO BE PRESSURE REDUCED AS REQUIRED.
4. IRRIGATION SYSTEM TO HAVE A DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTION DEVICE.
5. DRIP EMITTERS ARE TO BE PRESSURE COMPENSATING.
6. IRRIGATION LATERALS TO BE BURIED BENEATH MULCH.
7. ADD RAIN SENSOR SHUT OFF AND SOIL MOISTURE SENSOR.
8. LICENSED CONTRACTORS AND EXPERIENCED WORKMEN SHALL INSTALL THE IRRIGATION SYSTEM IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
9. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.

DENLER HOBART GARDENS LLC

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REVISIONS
ADR 4.21.23

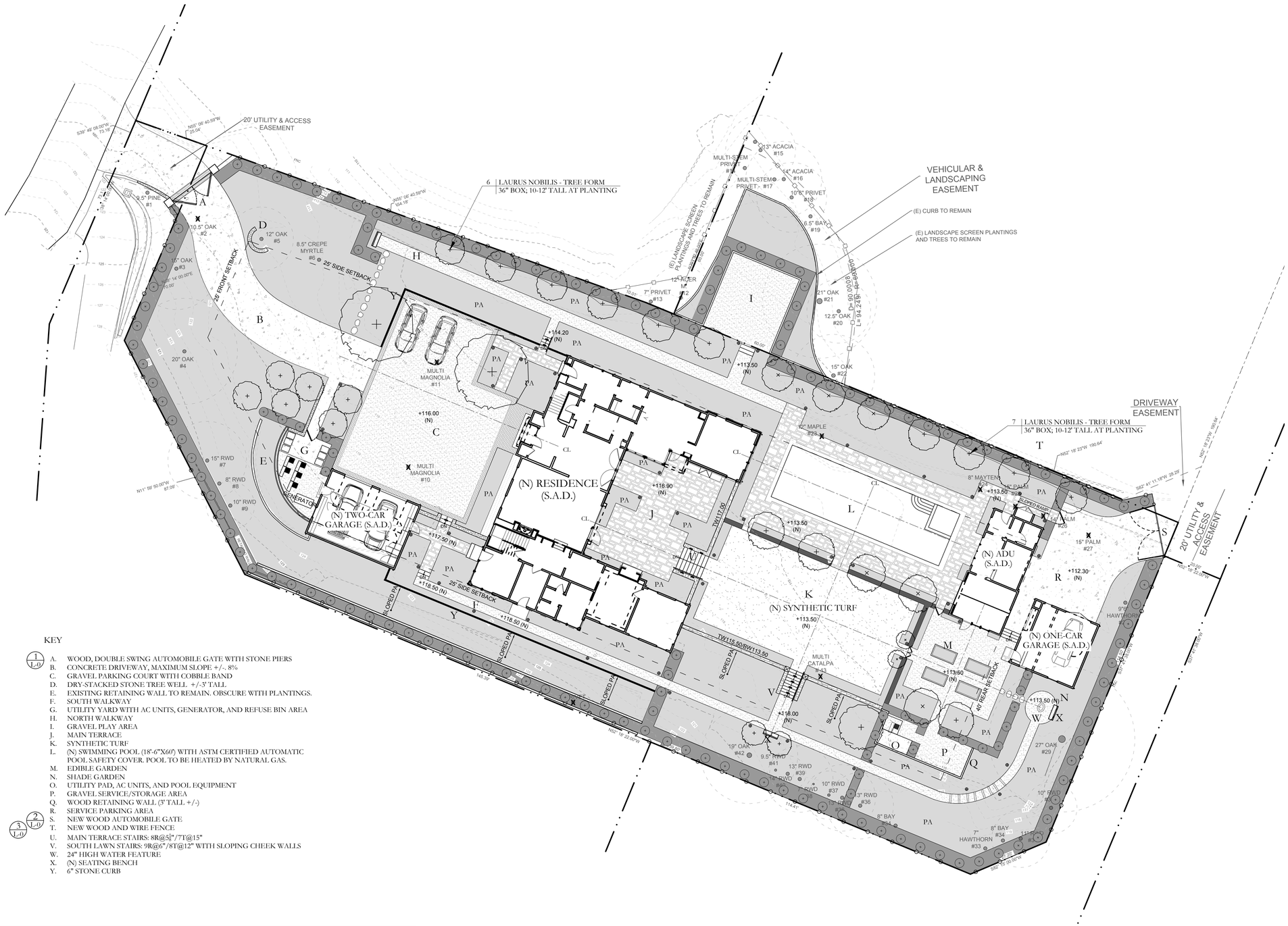
3 SKYLAND WAY
ROSS, CALIFORNIA 94957
APN: 072-211-12

DATE:
APRIL 21, 2023

SCALE:
AS NOTED

Notes and Details

L-0



NOTES

1. SPOT ELEVATIONS AND TW/BW ELEVATIONS ARE TO SHOW DESIGN INTENT ONLY. SEE CIVIL DRAWINGS FOR ALL SPOT ELEVATIONS, WALL HEIGHTS AND PROPOSED CONTOURS.
2. ALL LANDSCAPE LIGHTING TO BE DOWNWARD DIRECTED SO AS NOT TO SHINE TOWARDS ADJACENT PROPERTIES OR RIGHTS OF WAYS.
3. TREE NUMBERS AND TREE PROTECTION ZONES REFERENCE NED PATCHETT CONSULTING ARBORIST REPORT DATED JANUARY 19, 2023.

KEY

(1/L-0) A. WOOD, DOUBLE SWING AUTOMOBILE GATE WITH STONE PIERS
B. CONCRETE DRIVEWAY, MAXIMUM SLOPE +/-. 8%
C. GRAVEL PARKING COURT WITH COBBLE BAND
D. DRY-STACKED STONE TREE WELL +/-3' TALL
E. EXISTING RETAINING WALL TO REMAIN. OBSCURE WITH PLANTINGS.
F. SOUTH WALKWAY
G. UTILITY YARD WITH AC UNITS, GENERATOR, AND REFUSE BIN AREA
H. NORTH WALKWAY
I. GRAVEL PLAY AREA
J. MAIN TERRACE
K. SYNTHETIC TURF
L. (N) SWIMMING POOL (18'-6"X60') WITH ASTM CERTIFIED AUTOMATIC POOL SAFETY COVER. POOL TO BE HEATED BY NATURAL GAS.
M. EDIBLE GARDEN
N. SHADE GARDEN
O. UTILITY PAD, AC UNITS, AND POOL EQUIPMENT
P. GRAVEL SERVICE/STORAGE AREA
Q. WOOD RETAINING WALL (3' TALL +/-)
R. SERVICE PARKING AREA
(2/L-0) S. NEW WOOD AUTOMOBILE GATE
(3/L-0) T. NEW WOOD AND WIRE FENCE
U. MAIN TERRACE STAIRS: 8R@5¾"/7T@15"
V. SOUTH LAWN STAIRS: 9R@6"/8T@12" WITH SLOPING CHEEK WALLS
W. 24" HIGH WATER FEATURE
X. (N) SEATING BENCH
Y. 6" STONE CURB

SCREEN PLANTING AND TREE LIST								
	Botanical Name	Common Name	Evg or Dec	QTY	Mature Height	Mature Width	Planted Size	Spacing
North Property Line Trees	Laurus nobilis - tree form	Sweet Bay	E	13	25′	10-15′	36″ Box	18-20′ OC
Interior Property Trees	Ornamental trees TBD	TBD	TBD	19	-	-	-	-
Property Line Hedges	Prunus laurocerasus	English Laurel	E	TBD	6-8′	3′	B&B; 6′ tall min.	7′ OC

LEGEND

(E) EXISTING
(N) NEW
(E) TREE
(E) REGULATD TREE WITH TPZ SHOWN DASHED
(E) TREE TO BE REMOVED
(N) TREE
BLUESTONE ON SLAB, NATURAL CLEFT
GRAY NATURAL STONE COBBLE
CONCRETE -IG (MEDIUM GRAY), SAND FINISH
¾" CRUSHED EARTH BLEND GRAVEL
DECORATIVE DRAIN GRAVEL
LEDGESTONE WALL WITH CONC. CORE
DRY STACK STONE WALL
(N) PT WOOD RETAINING WALL
(N) STUCCO RETAINING WALL
(N) 6" STONE CURB
(E) FENCE TO REMAIN
(N) 6' TALL WELDED WIRE DEER FENCE
PA PLANTING AREAS
SYNTHETIC TURF
HEDGE MATERIAL
BOXWOOD 18" HIGH
(N) STEP LIGHT
(N) PATH LIGHT
WOOD RAISED BED FOR EDIBLE GARDEN
LANDSCAPE TIMBER RISERS
(N) BLUESTONE STEPPING STONES
STEEL HANDRAIL/ GUARDRAIL
A/C UNITS
S.A.D. SEE ARCHITECTURAL DRAWINGS

SCALE: 1/16" = 1'-0"
0' 16' 32' 64'

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REVISIONS

ADR	4.21.23

3 SKYLAND WAY

ROSS, CALIFORNIA 94957
APN: 072-211-12

DATE:
APRIL 21, 2023

SCALE:
1/16"=1'-0"

Landscape Plan

L-1

VEGETATION MANAGEMENT PLAN LEGEND

IMMEDIATE ZONE (ZONE 0): 0'-5'
The Immediate Zone extends 0-5' from your house. ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.

- Planting in this zone will consist only of irrigated, low groundcover
- Remove any combustible outdoor furniture.
- Replace jute or fiber door mats with fire resistant materials.
- Remove or relocate all combustible materials, including garbage and recycling containers, lumber, trash, and patio accessories.
- Clean all fallen leaves and needles regularly. Repeat often during fire season. No vegetation is recommended within 5' of structures.
- Remove tree limbs that extend into this zone. Fire-prone tree varieties should be removed if they extend within 5' of structures.
- Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs. Move stored combustibles inside, or at least 30' away from structures.
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

INTERMEDIATE ZONE (ZONE 1): 5'-30'
The Intermediate Zone extends from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.

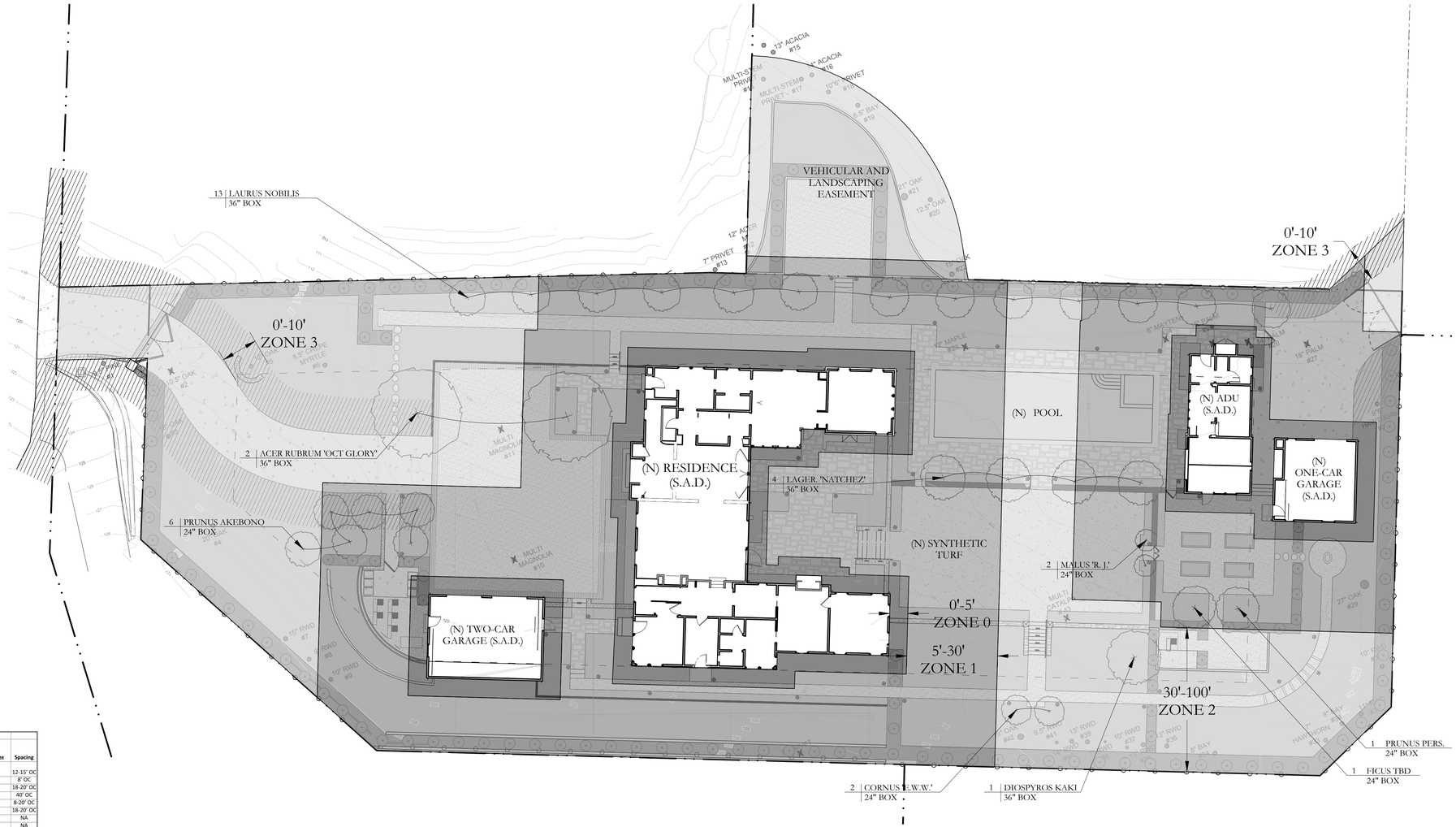
- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees. Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Remove vegetation and items that could catch fire from around and under decks.
- Remove fire-prone plants, and choose only fire-resistant varieties. Irrigate regularly.
- Remove limbs to a height of 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder".
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

EXTENDED ZONE (ZONE 2): 30'-100'
The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground. This zone should include at a minimum:

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs, trees and vertical spacing between grass, shrubs and trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches.
- However, they may be permitted to a depth of 3 inches if erosion control is an issue.

ACCESS ZONE (ZONE 3): 0'-10'
Extends 10 feet horizontally from the edge on either side of the road or driveway.

- Within this zone, plantings shall be fire resistant and shall not extend within the 14 foot vertical clearance above the surface of the roadway or driveway, as required for emergency access.
- All landscape shall meet the requirements for separation as stated in Zone 2 above.



PRELIMINARY PLANT LIST

	Botanical Name	Common Name	Rated Fire Safe	WUCOLS	Evg or Dec	Native	QTY	Mature Height	Mature Width	Planted Size	Spacing
Trees and Screen Planting (see plan for locations)	Prunus x y. 'Akebono'	Akebono Flowering Cherry		M	D		6	20'	10-12'	24" box	12-15' OC
	Cornus 'Eddie's White Wonder'	Dogwood		M	D		2	15'	8-10'	24" box	8' OC
	Laurus nobilis	Sweet Bay		L	E		13	20-30'	10-15'	36" box	18-20' OC
	Acer rubrum 'October Glory'	October Glory Maple	√	M	D		2	40'	25-30'	36" box	40' OC
	Malus 'Red Jewel'	Red Jewel Crabapple	√	M	D		2	10-12'	6-8'	24" box	8-20' OC
	Lagerstroemia 'Natchez'	Natchez Crepe Myrtle		L	D		4	20-25'	10-12'	36" box	18-20' OC
	Diospyros kaki 'Fuyu'	Fuyu Persimmon		L	D		1	15-20'	15-20'	36" box	NA
	Ficus	Turkish Fig		M	D		1	15-20'	12-20'	24" box	NA
	Prunus persica var. nectarina	Nectarine TBD		L	D		1	8-16'	8-16'	24" box	NA
	Prunus laurocerasus	English Laurel	√	M	E		TBD	6-8'	3'	B&B, 6' tall min.	7' OC
Entry Drive and North Path Plantings	Daphne odora	Daphne		L			12	3-5'	3-5'	5 gal	N/A
	Olea e. Little Ollie	Little Ollie Dwarf Olive		VL			24	3-4'	4-6'	5 gal	N/A
	Prunus caroliniana	Carolina Cherry Laurel	√	L			24	4-6'	4-6'	15 gal	N/A
	Sarcococca ruscifolia	Fragrant Sweet Box		L			18	20-30'	12-25'	5 gal	N/A
	Convolvulus mauritanicus	Ground Morning Glory	√	L			36	3-4'	3-4'	4"	12"
	Satureja douglasii	Yerba Buena		L		Y	36	6-12"	spreading	4"	12"
	Iris douglasiana	Douglas Iris	√	L		Y	18	6"	3'	4"	18"
	Centranthus ruber 'Albus'	White Valerian		VL			18	1-2'	2-4'	4"	24"
	Monardella villosa	Coyote Mint	√	VL		Y	18	2-3'	2-3'	4"	24"
	Nepeta x faassenii 'Walker's Low'	Catmint		L			18	2'	3'	4"	24"
	Penstemon palmeri	Palmer's Beard Tongue		L		Y	18	1-2'	2-3'	4"	24"
	Salvia Gregii	Autumn Sage		L			18	3-4'	3-4'	4"	36"
	Teucrium chamedrys	Dwarf Germander		L			36	2-4'	2-4'	4"	18"
Autocourt and South Path Plantings	Abutilon x hybridum 'Albus'	White Flowering Maple		M			6	12'	12'	1 gal	N/A
	Buxus 'Green Beauty'	Boxwood		M			48	4-6'	4-6'	5 gal	24"
	Calycanthus occidentalis	Spice Bush		M		Y	6	3-12'	3-12'	5 gal	N/A
	Hydrangea paniculata 'Limelight'	Limelight Hydrangea		M			12	6-8'	6-8'	5 gal	N/A
	Hydrangea querc Alice	Oakleaf Hydrangea		M			8	5-8'	5-8'	5 gal	N/A
	Ligustrum texanum	Waxleaf Privet	√	M			18	6-8'	4-6'	15 gal	36"
	Pittosporum kohuhu	Kohuhu		M			12	20-30'	20-30'	5 gal	N/A
	Anemone honorine 'Jobert'	Japanese Anemone		M			18	2-5'	2'	4"	30"
	Aster frikartii	Aster		M			12	3'	3'	4"	24"
	Helleborus hybrid	Lenten Rose		M			12	1-2'	1'	4"	18"
	Peony festival maxima	Peony		M			6	3'	3'	4"	N/A
	Scabiosa white	Pincushion flower		M			12	1-2'	1-2'	4"	12-18"
Groundcover	Ceanothus 'Yankee Point'	California Lilac		L		Y	TBD	2-3'	8-10'	4"	6' OC
Landscaping Easement Plantings	Myrsine africana	African Boxwood		L			18	4-8'	3-6'	5 gal	36-48"
	Ceratostigma plumbaginoides	Dwarf Plumbago		L			36	6-12"	1-2'	4"	18"
	Rhamnus californica	Coffeeberry	√	L		Y	18	6-15'	6-15'	5 gal	60"
	Ribies sanguineum	Red-flowering currant		L		Y	6	6-12'	7'	5 gal	N/A
	Symphoricarpos albus	Snowberry		L		Y	6	3-6'	3-6'	5 gal	N/A
Poolside plantings	Laurus nobilis	Sweet Bay		L			6	15-40'	15-30'	TBD	48-60"
	Cistus x Bennett's White	Rockrose	√	L			12	4'	4'	5 gal	4' OC
	Olea e. Little Ollie	Little Ollie Dwarf Olive		VL			8	4-6'	4-6'	5 gal	36-48"
	Pittosporum tobira	Japanese Pittosporum	√	L			8	10-15'	10-15'	5 gal	24-36"
	Syringa vulgaris 'Sensation'	Lilac		L			3	8-10'	8-10'	5 gal	N/A
	Teucrium fruticans	Bush Germander		L			8	3-4'	4-5'	5 gal	36"
Southeast shade plantings	Viburnum opulus	European Cranberry Bush		L			8	8'	10'	5 gal	8-10' OC
	Rhododendron 'Calsap'	Rhododendron	√	M			10	5'	5'	5 gal	5-6' OC
	Viburnum burkwoodii	Burkwood Viburnum		L			10	6'	4-5'	5 gal	4-6' OC
	Daphne odora	Daphne		L			18	3-5'	3-5'	5 gal	4' OC
	Sarcococca ruscifolia	Sweet Box		L			18	3-5'	3-5'	5 gal	3-4' OC
	Polystichum munitum	Western Sword Fern	√	M		Y	18	3-6'	3-4'	1 gal	3-4' OC
Courtyard Plantings	Buxus 'Green Beauty'	Boxwood		M			24	4-6'	4-6'	5 gal	24"
	Geranium 'Rozanne'			M			3 flats	12-18"	18-24"	4"	18" OC
	Gardenia radicans	Miniature Gardenia		M			6	1'	2-3'	5 gal	N/A
	Rosa sp.	English roses TBD		M			12	TBD	TBD	5 gal	4-6' OC
	Clematis armandii 'Apple Blossom'	Apple Blossom Clematis		M			2	12'	12'	1 gal	NA
	Salvia Caradonna			M			12	24"	18"	1 gal	2-3'
	Scabiosa 'Black Knight'			M			12	2-3'	18"	1 gal	2-3'

* Plants with checks in the "rated fire safe" column were affirmatively rated "safe" on at least one of several lists researched.
The remaining plants on the list did not appear on any fire prone lists researched.

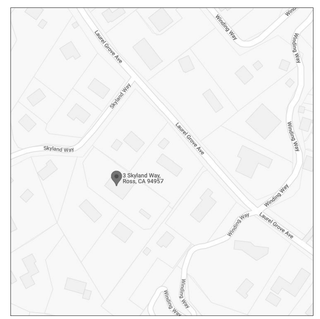
VEGETATION MANAGEMENT PLAN NARRATIVE

1. **Existing Conditions**
This approximately one acre property is surrounded by established trees, primarily Oaks and Redwoods. The existing single family home is surrounding by gardens and lawn.

2. **Proposed Scope**
This project proposes to demolish an existing single family home, and replace with a new single-family home, new two-car garage, new accessory dwelling unit (ADU), new pool, new one-car garage, and new driveway and autocourt. Existing landscape will be renovated. The roof and gutters will be routinely cleared of any leaf litter. Areas called out as planting areas will receive entirely new vegetation, with no existing vegetation to remain. A vehicular and landscaping easement at the north side of the property will remain primarily existing screen planting and trees, with some new mulch and renovated landscaping.

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

4. **Long-Term Maintenance Schedule and Safety Practices**
4.1. All fire-prone fuels and dead material will be removed within 100' of the home.
4.2. Remove branches beneath large trees for a 6-foot minimum clearance.
4.3. Needles and leaves and other combustible debris and litter shall be removed from roofs and gutter at minimum twice yearly.
4.4. All weeds and grasses shall be cut regularly to a height of 4" or less.
4.5. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhand roadways and provide 14' of clearance vertically.
4.6. All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuels.
4.7. Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.
4.8. No native grasses shall be planted within Home Ignition Zones 0 and 1.
4.9. All planted areas inside Home Ignition Zones 0 and 1 shall be irrigated.
4.10. All planting shall be selected in accordance with the FIREsafe Marin planting list. Other fire-resistant plants can be utilized with prior approval of the Fire Code Official.
4.11. Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.



VICINITY MAP - N.T.S.

LEGEND

- EXISTING TREE
- EXISTING PROTECTED OR SIGNIFICANT TREE, WITH NON-INTRUSION ZONE (DASHED)
- EXISTING TREE TO BE REMOVED
- NEW TREE
- ENGLISH LAUREL, PRUNUS LAUROCERASUS
- PA — PLANTING AREAS
- BLUESTONE ON SLAB
- CONCRETE -IC (MEDIUM GRAY), SAND FINISH
- 3/8" CRUSHED EARTH BLEND GRAVEL
- DECORATIVE DRAIN GRAVEL

NOTES

DATA ON THIS SHEET REGARDING REQUIREMENTS FOR EACH ZONE IS TAKEN FROM THE ROSS VALLEY FIRE DEPARTMENT STANDARD 220, DATED 1/1/2020.

SCALE: 1/16" = 1'-0"
0' 16' 32' 64'

DENLER HOBART GARDENS LLC

DENLER HOBART GARDENS, LLC
P.O. Box 1207 | Ross, California 94957
T: 415.518.1653
DenlerHobartGardens.com

REVISIONS
ADR 4.21.23

3 SKYLAND WAY
ROSS, CALIFORNIA 94957
APN: 072-211-12

DATE:
APRIL 21, 2023

SCALE:
1/16"=1'-0"

Vegetation Management Plan

VMP

ATTACHMENT 3

To: Rebecca Markwick
Town of Ross Planning & Building Director

From: David VanGroningen
Historical Concepts (Architect)

CC: Stephen and Hanna Ensley (Owners)

Date: May 30, 2023

Subject: 3 Skyland Way Variance Request

Dear Rebecca:

In preparation for the 6/15/23 Town Council Meeting and the anticipated public hearing regarding the 3 Skyland Way project, I am writing on behalf of the applicants/owners, Stephen and Hanna Ensley, to confirm that a variance for the two-car garage is being requested as indicated in the Planning Application documents and forms submitted on 4/21/23. I am also writing to:

1. Address the comments received from the Advisory Design Review Group (ADR) during the 5/16/23 meeting.
2. And, provide additional graphic diagrams in support of the requested variance.

Regarding the ADR feedback from the 5/16/23 meeting (item number 1 above), below is a summary of key comments that we would like to formally address as a part of the application:

1. Overall Design:
    a. ADR Comments: Four members were present, and all expressed support and enthusiasm for the overall design. One additional member attempted to participate remotely but was not permitted due to the recent end of the Federal Covid-19 Emergency and being unaware of local (Ross) regulations regarding remote participation when not a public health emergency; this member stated "it is a beautiful project" as a part of email correspondence with the Ensleys regarding a potential visit to the site ahead of the ADR meeting.

2. Roof Material
    a. ADR Comments: One member expressed "reservation about the (proposed Brava) roof material" and felt it should be "swapped for either the terra cotta

version, or some other material that is more traditional." The other three members present did not comment on the roof material.

b. Response: Historical Concepts has specified the proposed Brava material on other projects and believes it is a quality product that closely resembles a natural cedar shake roof while also meeting the required fire ratings. However, Historical Concepts and the Ensleys plan to review and consider alternate products in response to the ADR comments.

3. Two-Car Garage Location/Variance
    a. ADR Comments: Regarding the design-related aspect of the requested variance for the two-car garage (site planning, building massing, architectural details, and materials), the attending ADR members indicated the following:
        i. ADR Member #1: "I get why the garage is there. I would just say to move it out of the setback."
        ii. ADR Member #2: First said, "I like that the house is the focal point from the street with the garage pushed to the side, but don't know if it would ruin it to move the garage in to avoid the variance request." Later said, "If they've spoken with both neighbors, and the garage is nestled into the grade, it's not very offensive. In between."
        iii. ADR Member #3: "Think it (two-car garage) should be moved into the buildable area."
        iv. ADR Member #4: "Think it's (two-car garage) better on that side and will make for a much more lovely driveway entrance. Just think there needs to be a way to get it out of the setback." Later said, "Line up with ADR Member #2 (later comments)…do think it's better on that side of the driveway."
    b. Response: The Ensleys and Historical Concepts heard two attending ADR members explicitly state support for the two-car garage being located on the south/southwest side of the motorcourt and out of the primary site line from the driveway, the location of which is dictated by the pre-existing 20' wide utility and access easement and the existing oak trees. The other two attending ADR members recommend shifting the location of the two-car garage out of the setback, but we did not hear direct feedback on where the ADR members would recommend shifting the garage or whether they believed an alternate location would be a detriment or improvement to the overall design. The ADR members had resounding support for the overall design of the project, and we believe the proposed location of the two-car garage is the best design solution given the pre-existing conditions and relative to the Town of Ross' design criteria, as stated in the Zoning Code and Design Guidelines.

Although some ADR members offered opinions on the merits of the hardship, we understand this to be a decision for the Town Council. Furthermore, the affected neighbors have provided support for the requested variance.

Because the ADR members had some questions about the justification for the variance request, a document named *2023-05-30 3 Skyland Way Zoning Diagrams* is attached (item number 2. above) and is being submitted as an addendum to the original application documents. These diagrams are intended to show:

1. How the existing conditions do not meet the minimum standards (lot width) for the assigned R:1-B:A zoning designation and how the non-conforming lot width impacts the buildable area.
2. How the proposed design, including the requested variance, relates to the current zoning regulations.

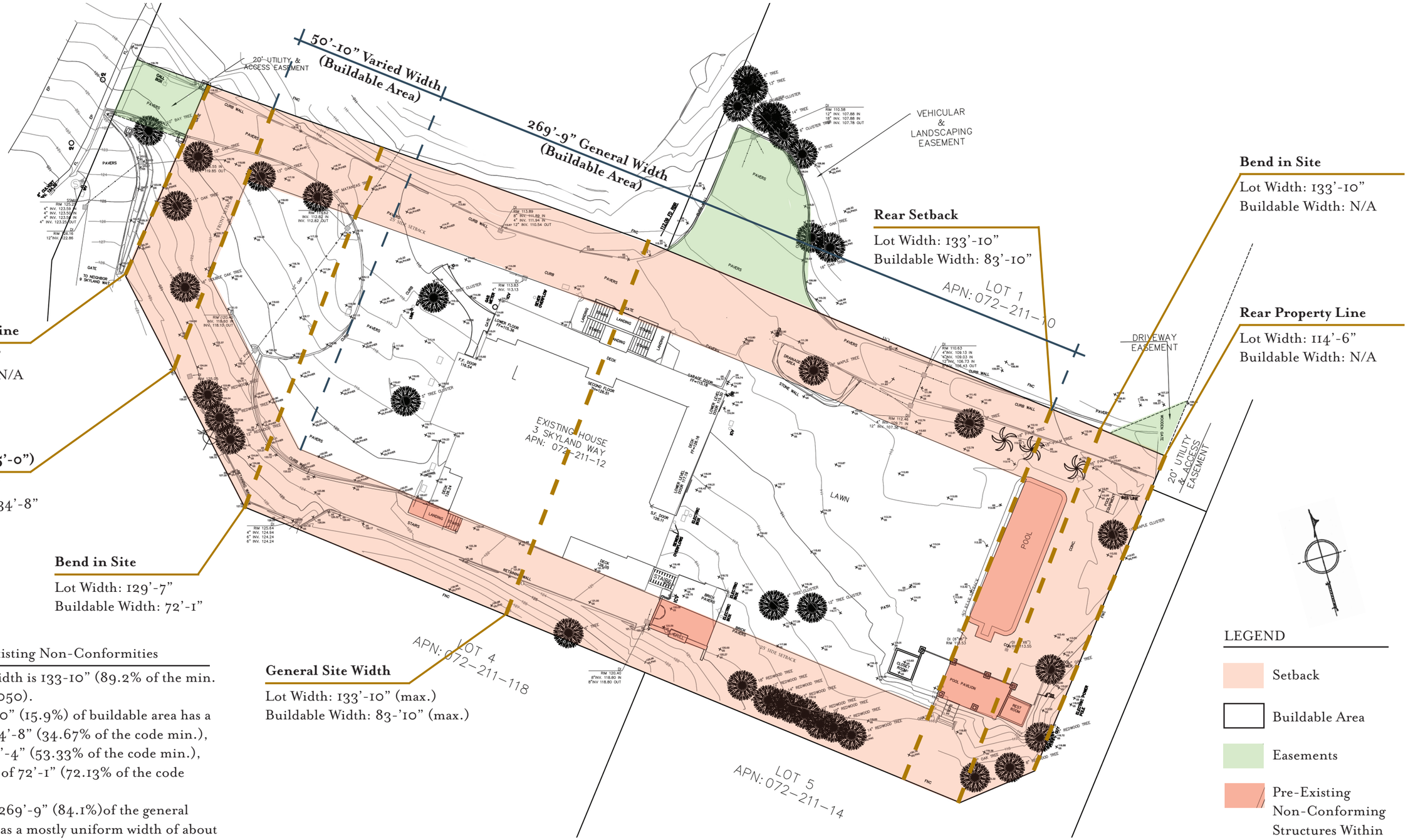
Thank you for the opportunity to address the ADR comments and to present the proposed design for 3 Skyland Way to members of the Town Council at the upcoming June 15, 2023 meeting. Should you have any questions or need any additional information from the Ensleys or Historical Concepts, please let me know.

Sincerely,
David VanGroningen

3 SKYLAND WAY

Zoning Diagrams
05.30.2023

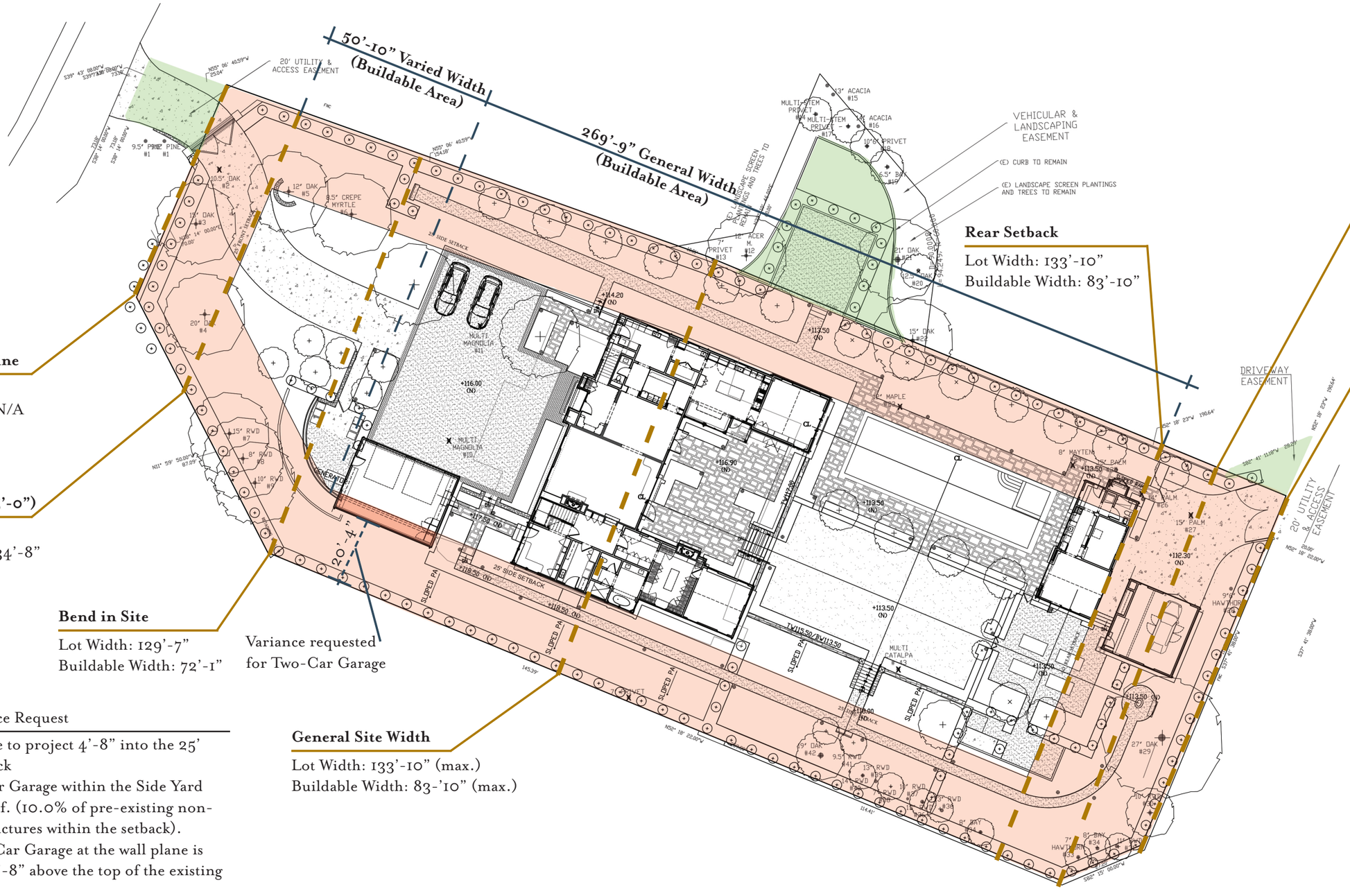
HISTORICAL CONCEPTS
ARCHITECTURE & PLANNING



Summary of Pre-Existing Non-Conformities

1. Max. total lot width is 133-10" (89.2% of the min. 150' per 18.32.050).
2. The front 50'-10" (15.9%) of buildable area has a min. width of 34'-8" (34.67% of the code min.), avg. width of 53'-4" (53.33% of the code min.), and max. width of 72'-1" (72.13% of the code min.).
3. The remaining 269'-9" (84.1%)of the general buildable area has a mostly uniform width of about 83'-10" (83.8% of the code min. per 18.32.050).
4. There is 1,501 s.f. of pre-existing structures that are non-conforming relative to setbacks.

EXISTING CONDITIONS
RI-BA ZONING; NON-CONFORMING MIN. LOT WIDTH



Front Property Line
Lot Width: 70'-0"
Buildable Width: N/A

Front Setback (25'-0")
Lot Width: 92'-3"
Buildable Width: 34'-8"

Bend in Site
Lot Width: 129'-7"
Buildable Width: 72'-1"

Variance requested for Two-Car Garage

General Site Width
Lot Width: 133'-10" (max.)
Buildable Width: 83-'10" (max.)

Rear Setback
Lot Width: 133'-10"
Buildable Width: 83'-10"

Bend in Site
Lot Width: 133'-10"
Buildable Width: N/A

Rear Property Line
Lot Width: 114'-6"
Buildable Width: N/A

Summary of Variance Request

1. Two-Car Garage to project 4'-8" into the 25' Side Yard Setback
2. Area of Two-Car Garage within the Side Yard Setback is 150 s.f. (10.0% of pre-existing non-conforming structures within the setback).
3. Height of Two-Car Garage at the wall plane is approximately 1'-8" above the top of the existing site wall.

LEGEND

- Setback
- Buildable Area
- Easements
- Proposed Structures Within Setback

PROPOSED DESIGN
RI-BA ZONING; NON-CONFORMING MIN. LOT WIDTH

THANK YOU

Drawings contained herein are conceptual in nature and are not released for construction.

414 BILL KENNEDY WAY,
SUITE 301
ATLANTA, GEORGIA 30316
678.325.6665
HISTORICALCONCEPTS.COM

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):

- ☒ *Advisory Design Review*
- ☐ *Appeals*
- ☐ *Basement and Attics Exception*
- ☐ *Certificate of Compliance*
- ☒ *Demolition Permit*
- ☒ *Design Review*
- ☐ *Design Review- Amendment*
- ☐ *Final or Parcel Map*
- ☐ *General Plan Amendment*
- ☐ *Hillside Lot Permit*
- ☐ *Lot Line Adjustment*
- ☐ *Minor Exception*
- ☒ *Non-conformity Permit*
- ☒ *Accessory Dwelling Unit*
- ☐ *Tentative Map*
- ☐ *Tentative Map Amendment*
- ☐ *Time Extension*
- ☐ *Use Permit*
- ☒ *Variance*
- ☐ *Zoning Ordinance*
- ☐ *Amendment Other:*
- ☐ *Other:*

To Be Completed by Applicant:

Assessor's Parcel No(s): 072-211-12

Project Address: 3 Skyland Way

Property Owner: Stephen and Hanna Ensley

Owner Mailing Address (PO Box in Ross): 200 Molino Avenue

City/State/Zip: Mill Valley, CA 94941 Owner's Phone: 415-216-8693

Owner's Email: stephen.ensley@gmail.com and hanna.ensley@gmail.com

Applicant: Stephen and Hanna Ensley

Applicant Mailing Address: see above

City/State/Zip: see above Applicant's Phone: see above

Applicant's Email:

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

dvangroningen@historicalconcepts.com

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:

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:

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

_____, California on _____

_____ _____

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

Notice of Ordinance/Plan Modifications

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

Alternate Format Information

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

Consultant Information

The following information is required for all project consultants.

Landscape Architect

Firm Denler Hobart Gardens

Project Landscape Architect Janell Hobart

Mailing Address POST OFFICE BOX 1207

City Ross *State* California *ZIP* 94957

Phone 415.518.1653 *Fax* _____

Email janell@denlerhobartgardens.com

Town of Ross Business License No. _____ *Expiration Date* _____

Civil/ Geotechnical Engineer

Firm Oberkamper & Associates Civil Engineers, Inc.

Project Engineer Jim Clark

Mailing Address 7200 Redwood Blvd. Suite 308

City Novato *State* California *ZIP* 94945

Phone (415)408-6411 *Fax* _____

Email jclark@oberkamper.com

Town of Ross Business License No. _____ *Expiration Date* _____

Arborist

Firm Ned Patchett Consulting

Project Arborist Ned Patchett

Mailing Address 971 Terminal Way

City San Carlos *State* CA *ZIP* 94070

Phone (650) 728-8308 *Fax* _____

Email ned@patchettconsulting.com

Town of Ross Business License No. _____ *Expiration Date* _____

Other

Consultant Historical Concepts (Architect)

Mailing Address 414 Bill Kennedy Way SE, Suite 301

City Atlanta *State* GA *ZIP* 30316

Phone 678-325-6665 *Fax* _____

Email dvangroningen@historicalconcepts.com

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* _____

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

The project scope includes the following:

1) Proposed demolition of existing buildings (main house and pool pavilion), swimming pool, some site walls and driveways. Demolition of the main house is intended to utilize "enhanced recycling practices" in order to extend the life of some redwood framing and select interior finish materials. The proposed demolition of existing structures eliminates non-conformity of floor area ratio (main house/total) , building height (main house), setback encroachments (main house stair, pool, pool pavilion, and pool equipment), and building coverage.

2) Proposed new construction of a single-family residence with a main house, two-car garage, one-car garage, pool, accessory dwelling unit, site walls, terraces, gardens, and landscape screening.

The proposed main house is combination of a central two-story mass, whose ridge height is less than the allowable building height, and secondary wings that step down to one-story forms to remain under the allowable building height and minimize their visual impact on the adjacent lots.

The two-car garage is one-story building located 5' into the southwest side yard setback; a variance is being requested (see the following pages of this application).

The one-car garage is one-story building located approx. 11' from the rear property line, which is greater than the 10' setback permitted by 18.16.050.

The accessory dwelling unit (ADU) is located approx. 15'-9" from the property line, which is greater than the 4'-0" side and rear yard setback requirements for an ADU noted in 18.42.055 (j) (2).

Limited site grading is proposed to: level off key areas of the site for accessibility,improve site drainage, and provide privacy to and from the neighboring homes. Existing access easements at the northwest and northeast corners of the site are maintained to provide access to the site, but new gates and perimeter screening are proposed to better address the street; the easement near the center of the lot is being converted from a paved parking area to a planted garden area.

The proposed total building coverage is less than the allowable maximum. The proposed total floor area ratio of 16.7% exceeds the allowable 15%, but it is a significant reduction from the existing 34% and consistent with the intent "to permit floor area nonconformities to be retained on site redevelopment where the design is appropriate," as noted in 18.52.040.

See separate attached project narrative for additional information.

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.**

The 3 Skyland Way parcel is non-conforming in width relative to the minimum zoning standard for R-1:B-A of 150' as it is:
- 70' wide at the front (northwest)
- tapers to a width of approx. 92'-3" at the front setback and eventually to 129'-4" at the more regularized shape/area of the lot that is set back approx. 66'-11" from the front property line
- a maximum of 133'-10" across at it's widest point
- and an average overall width of 127'-3"

The result of the non-conforming width is an average 15.16% reduction in overall width and 22.75% reduction in buildable width from the minimum designated zoning standards.

The parcel also does not have direct street frontage and is accessed from Skyland Way by a 20' wide utility and access easement, which dictates the location of the driveway. In order to adhere to the recommended design guidelines for screening garages, and to limit driveway lengths for fire access, the garage should be located in the northwest corner of the site, adjacent to the current parking area, which is upslope on the site and bordered by a site retaining wall that holds back a significantly sloped area with existing redwoods.

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.

The current main house has stairs and an elevated landing that project into the side yard setback approx. 6'; these elements are in the same vicinity as the proposed new two-car garage. There is also an existing parking area covered by impervious paving that is defined by a site retaining wall (see notes above), that is approx. 6'-2" into the side yard setback. The proposed two-car garage location and requested variance seek to preserve these existing property rights but improve on these conditions by:
1 - Cutting back a portion of the site retaining wall and utilizing the two-car garage wall to retain the earth.
2 - Pulling in the two-garage wall to be 5' from the side yard setback.
The only resulting change sto the existing conditions are that the top of the garage wall is proposed to be about 1'-0" higher than the top of the existing site retaining wall, and it will have a roof over it.

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.**

By locating the proposed two-car garage 5' into the (southwest) side yard setback, the impacts to the existing grading and redwood trees along this side of the property are minimized. The requested variance only impacts one neighboring property (9 Skyland Way), whose home is located significantly upslope from 3 Skyland Way, and by locating the building closer to the property line, it can be more easily screened from their view by the existing grading and limited landscaping. The owners of 9 Skyland Way have expressed support for the proposed variance (refer to the Applicant's neighborhood outreach documentation).

Additional benefits to the other nearby properties are that:
1 - The proposed location of the two-car garage is further removed from direct view at the driveway, which is dictated by a singular 20' vehicular access easement on Skyland Way. It also provides additional space to provide landscape screening along the north/northeast side of the proposed two-car garage and motorcourt, which further screen both the garage and surface parking of the motorcourt from public view and focus the public's view on the front door of the proposed main house, which is more consistent with the intent of the Town of Ross's design guidelines.
2 - The proposed location of the two-car garage provides more space to create a gently winding driveway that leads to the front of the house, which can be oriented toward Skyland Way. The alternative is a more direct driveway, similar to the existing condition, which is less inviting and would likely lead to the garage being more prominent from the street view. The proposed driveway orientation also provides additional opportunity for landscaping in the front of the property, including the preservation of existing oak trees that would otherwise be at risk due to necessary regrading of the site; the result is a stronger connection between the proposed buildings and landscape, as well as the creation of a lush and varied street edge, consistent with intent of the Town of Ross' design guidelines.

3 Skyland Way – Project Narrative

3 Skyland Way is a 43,564 SF lot with a large three-story existing house that is non-conforming relative to maximum height (38'-8") and the side yard setback (6'-2" encroachment for the raised access stair and landing). The site also includes an existing pool (31'-5" encroachment) and pool pavilion (30'-2" encroachment) that are non-conforming relative to the rear yard setback. These structures have a total building coverage of 17.5% (7,633 square feet) and a floor area ratio of 34% (14,958 square feet), both of which are greater than the allowable 15% (6,535 square feet).

The proposed project includes demolishing most of the existing structures, though some existing site walls will remain. Significant trees will remain, while most other site features, including driveways and walks, are to be removed. The design proposal includes building a new smaller single-family home, two-car garage, pool, accessory dwelling unit, and one-car garage that: improve the visual experience for both the immediate neighbors, and the community as a whole.

The goals of the project are to create a residence that feels contextually appropriate to the history of Ross, meets the current and future needs of the applicant's family, and will be a beneficial addition to the character of Ross for years to come. The project therefore envisions a modestly proportioned home that feels like it was built shortly after the railroad arrived in Ross. Inspired by the heritage of key early residents of the area, Captain Juan B. R. Cooper from Boston, and James Ross, a Scot, the massing and building forms draw influence from Scottish farmhouses and colonial homes of New England. Details like the prominent entry gable, classical door surround, and double-hung windows reflect early Shingle style features, while also incorporating early Craftsman details, such as shingled corners, open rafter tails, and natural materials. The result is a home that looks and feels as though it could have been at the forefront of the regional First Bay Tradition.

Site access is by way of two (2) existing access easements; the entry gates and perimeter landscaping are to be redone in order to provide a more welcoming approach from the street(s). Careful grading is proposed to create a series of level areas, including the parking court, that can be accessible to family members with mobility challenges while minimizing the size and quantity of site walls. Landscape improvements are layered with existing elements, including specimen trees, to create perimeter gardens that soften views to and from the site while retaining breezy, sunlit open spaces at the heart of the property. The result is a harmonious connection between the buildings and the natural environment.

The proposed main house includes a central two-story mass with a ridge that is significantly lower than that of the existing house. Unbundled one-story wings tell a story of a generational home that has evolved over time, while also scaling down the mass as it approaches the neighbors. The primary interior rooms open to a garden terrace that is nestled between the low wings of the main house to provide private outdoor living, dining, and entertaining spaces that then step down to the more informal artificial turf lawn, pool, and gardens.

The additional garage structures and accessory dwelling unit are scaled, detailed, and positioned on the site to feel as though they could have been old outbuildings that were adaptively re-purposed over the history of the homesite.

The proposed material palette for the main house and two-car garage is neutral with: monochromatic light grey painted wood shake siding, accent panels, trim, and wood doors and windows; grey-brown synthetic 'cedar' shake roofs; copper gutters and downspouts; and a few standing seam copper roofs; and a warm grey/tan stone veneer in select areas. The proposed materials for the accessory dwelling unit and one-car garage are generally the same, though the exterior color is to be a soft green color intended to be an accent to the main house and blend in with the surrounding landscape. The use and relationship of these materials are intended to feel classic and light while accentuating the natural colors of the surrounding landscape.

The proposed site and building improvements are intended to respect the neighbors, harmonize with the landscape, and contribute to the beauty of Ross for years to come.

3 Skyland – Neighbor Outreach

Originally submitted on Feb 13th

Beginning in the summer of 2021 when we closed on 3 Skyland, we initiated conversations with all five of our immediate neighbors – to open the lines of communication, share progress updates, and understand any of their concerns. These neighbors are 94, 96, & 98 Laurel Grove and 1 & 9 Skyland (shown in yellow on the map below).

With this group of immediate neighbors, we shared our Conceptual ADR in July 2022, Conceptual ADR in Sept 2022, and a Draft of this Final ADR in January 2023. We've all of them in person. All neighbors are supportive of our project, enthusiastic for the design and addition to the neighborhood. Most have children the same age as our children. The only concerns flagged by that group over the last 18 months have been:

1. Privacy screening (1 Skyland; 94 & 96 Laurel Grove)
2. Plans for / use of our various shared easements (94 & 96 Laurel Grove)
3. Plans for two specific shared fences which are failing and need to be replaced (1 Skyland; 94 Laurel Grove)
4. Ensuring drainage/civil plans are thoughtful and take into consideration existing storm drains (94 Laurel Grove)

We've already addressed or plan to address each of these topics. Most importantly, regarding privacy, we have incorporated extensive privacy hedges and trees on the entire property and we've been very intentional in the siting, size, floorplan and window placement our home relative to our neighbors' homes and relative to the current structure.

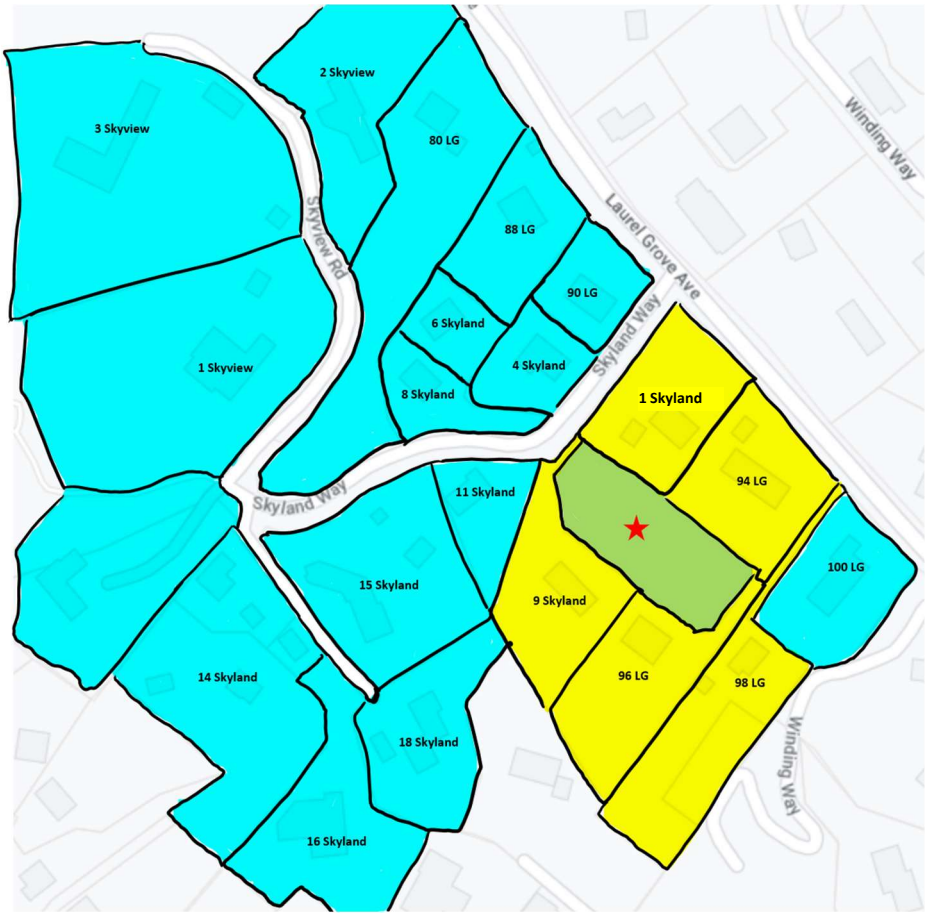
Finally, in February 2023, we shared a draft of the Final ADR with a broader list of neighbors (80, 88, 90, 100 LG; 4, 6, 8, 11, 14, 15, 16, 18 Skyland; 1, 2, 3 Skyview) (shown in teal on the map below) along with a brief letter introducing our family and our project – giving them a heads up of our upcoming planning application. A few of those neighbors reached back out and we have only heard positive feedback and warm notes welcoming us to the neighborhood. As of this letter, no one has expressed any concerns about the project itself. The only request we've received is that we be especially mindful of parking and traffic on Skyland and make sure we over-communicate with the neighborhood as the project progresses –which we of course plan to do.

Updated on April 20th

After originally submitting in February, we received feedback that due to a zoning irregularity with our lot, we needed to adapt our plan to work within a 25ft setback instead of a 15ft setback. For the most part we were able to successfully do this … but the garage presented challenges due to the non-conforming width of our lot (narrower than normal, especially in the front). Since beginning this process, we have very deliberately been seeking to have zero variances … but ultimately we have decided to ask for a single variance to put the garage 5ft into the side setback. But before deciding to go down this path, we asked our two affected neighbors (1 Skyland and 9 Skyland) for their blessing on the variance. Both expressed support for this small variance before we submitted on April 20th (correspondence attached below).

Thank you to the ADR, to our neighbors, and to the broader community for welcoming us to Ross.
Hanna & Stephen Ensley

Neighborhood map Surrounding 3 Skyland



KOHLER®

Models: 14RCA(L)

Multi-Fuel
LPG/Natural Gas

ISO 9001 KOHLER® NATIONALLY REGISTERED

The Kohler® Advantage

- **High Quality Power**
  Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Premium 5-yr/2000-hr Limited Warranty Included**
  Kohler is known for extraordinary reliability and performance. Kohler's premium limited warranty covers parts, labor, and travel for the full warranty period.
- **Powerful Performance**
  Exclusive Powerboost™ technology provides excellent starting power. The Kohler 14 kW generator can easily start and run a 5 ton air conditioner. §
- **Aluminum Enclosure**
  - Attractive aluminum enclosure allows installation as close as 18 inches from your home or small business. †
  - Enclosure panels can be removed without tools to allow easy access for maintenance and service.
- **Camouflage Enclosures** are available for single-phase units (optional). Go to KohlerGenerators.com/MossyOak to view the available patterns.

Mossy Oak is a trademark used under license from Haas Outdoors, Inc., by Kohler Co.

Standard Features

- **RDC2 Controller**
  - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT).
  - Electronic speed control responds quickly to varying demand.
  - OnCue® Plus Generator Management System for remote monitoring is included with the generator.
- **Kohler Command PRO Engine Features**
  - Kohler Command PRO® OHV engine with hydraulic valve lifters for reliable performance without routine valve adjustment or lengthy break-in requirements.
- **Designed for Easy Installation**
  - Sturdy aluminum base can be mounted on gravel or a concrete mounting pad.
  - Fuel and electrical connections through the enclosure wall eliminate the need for stub-ups through the base.
  - Customer connection terminal block located near the controller allows easy access for field wiring.
  - Designed for outdoor installation only.
- **Certifications**
  - Meets emission regulations for U.S. Environmental Protection Agency (EPA) with both natural gas and LPG.
  - UL 2200/cUL listed.
  - CSA certified.
  - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters.
  - Meets 181 mph wind rating.
- **Warranty**
  - 5-year/2000 hour limited warranty for on-grid (standby) applications in locations served by a reliable utility source.
  - 18 month/1000 hour limited warranty for off-grid (non-standby) applications.

Generator Ratings

					Standby Ratings				Non-Standby Ratings				Line Circuit Breaker	
					Natural Gas		LPG		Natural Gas		LPG			
Model	Alt	Voltage	Ph	Hz	kW/ kVA	Amps	kW/ kVA	Amps	kW/ kVA	Amps	kW/ kVA	Amps	Amps	Poles
14RCA 14RCAL	2F5	120/240	1	60	12/12	50	14/14	59	12/12	50	14/14	59	70	2
14RCA	2G5	120/208	3	60	12/15	42	13/16	45	12/15	42	13/16	45	50	3
		120/240	3	60	12/15	37	13/16	39	12/15	37	13/16	39	50	3
		277/480	3	60	12/15	19	13/16	20	12/15	19	13/16	20	25	3

Note: The line circuit breaker is automatically selected based on the generator set model and voltage configuration.

RATINGS: Standby ratings apply to installations served by a reliable utility source. All single-phase units are rated at 1.0 power factor. The standby rating is applicable to variable loads with an average load factor of 80% for the duration of the power outage. No overload capacity is specified at this rating. Ratings are in accordance with ISO-3046/1, BS5514, AS2789, and DIN 6271. GENERAL GUIDELINES FOR DERATING: *ALTITUDE*: Derate 4% per 305 m (1000 ft.) elevation above 153 m (500 ft.). *TEMPERATURE*: Derate 2% per 5.5°C (10°F) temperature increase above 16°C (60°F). Availability is subject to change without notice. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever. Contact your local Kohler Co. generator dealer for availability.

§ Check the appliance manufacturer's specifications for actual power requirements. Consult a Kohler® Power Systems professional to calculate your exact residential power system requirements.

† Meets NFPA guidelines for 18 inch clearance to combustible materials. Check state and local codes for minimum distance required from a structure.

Alternator Specifications

Alternator Specifications

Specifications		Alternator
Manufacturer		Kohler
Type		2-Pole, Rotating Field
Leads, quantity		
2F5		4
2G5		12
Voltage regulator		Digital
Insulation:		NEMA MG1-1.66
Material		Class H
Temperature rise		130°C Standby
Bearing: quantity, type		1, Sealed
Coupling		Direct
Amortisseur windings		Full
Voltage regulation, no-load to full-load RMS		±1.0%
One-step load acceptance		100% of Rating
Peak motor starting kVA:	(35% dip for voltages below)	
240V, 1 ph	2F5 (4 lead)	33 (60 Hz)
240 or 480 V, 3 ph	2G5 (12 lead)	54 (60 Hz)

Alternator Features

- Compliance with NEMA, IEEE, and ANSI standards for temperature rise.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform and minimum harmonic distortion from skewed alternator construction.
- Digital voltage regulator with ±1.0% no-load to full-load RMS regulation.
- Rotating-field alternator with static exciter for excellent load response.
- Total harmonic distortion (THD) from no load to full load with a linear load is less than 5%.

Application Data

Engine

Engine Specifications	
Manufacturer	Kohler
Engine: model, type	CH740 4-Cycle
Cylinder arrangement	V-2
Displacement, cm^3 (cu. in.)	725 (44)
Bore and stroke, mm (in.)	83 x 67 (3.27 x 2.64)
Compression ratio	9:1
Bore and stroke, mm (in.)	83 x 67 (3.27 x 2.64)
Main bearings: quantity, type	2, PTO Side-Load Sleeve Bearings
Rated RPM	3600
Max. engine power at rated rpm, kW (HP)	
LPG, 60 Hz	17.6 (23.6)
Natural gas, 60 Hz	15.3 (20.5)
Cylinder head material	Aluminum
Valve material	Steel/Stellite®
Piston type and material	Aluminum Alloy
Crankshaft material	Heat Treated, Ductile Iron
Governor: type	Electronic
Frequency regulation, no load to full load	Isochronous
Frequency regulation, steady state	±0.5%
Air cleaner type	Dry

Engine Electrical

Engine Electrical System	
Ignition system	Electronic, Capacitive Discharge
Starter motor rated voltage (DC)	12
Battery (purchased separately):	
Ground	Negative
Volts (DC)	12
Battery quantity	1
Recommended cold cranking amps:	
(CCA) rating for -18°C (0°F)	500
Group size	51

Exhaust

Exhaust System	
Exhaust temperature exiting the enclosure at rated kW, dry, °C (°F)	260 (500)

Lubrication

Lubricating System	
Type	Full Pressure
Oil capacity (with filter), L (qt.)	1.8 (1.9)
Oil filter: quantity, type §	1, Cartridge
Oil cooler	Integral

§ Kohler recommends the use of Kohler Genuine oil and filters.

Fuel Requirements

Fuel System	
Fuel types	Natural Gas or LPG
Fuel supply inlet	1/2 NPT
Fuel supply pressure, kPa (in. H_2O):	
Natural gas	1.2- 2.7 (5-11)
LP	1.7- 2.7 (7-11)

Fuel Composition Limits *	Nat. Gas	LPG
Methane, % by volume (minimum)	90 min.	—
Ethane, % by volume (maximum)	4.0 max.	—
Propane, % by volume	1.0 max.	85 min.
Propene, % by volume (maximum)	0.1 max.	5.0 max.
C_4 and higher, % by volume	0.3 max.	2.5 max.
Sulfur, ppm mass (maximum)	25 max.	
Lower heating value, MJ/m^3 (Btu/ft^3), (minimum)	33.2 (890)	84.2 (2260)

* Contact your local dealer for suitability and rating derates based on fuel compositions outside these limits.

Fuel Pipe Size

Minimum Gas Pipe Size Recommendation, in. NPT		
Pipe Length, m (ft.)	Natural Gas 193,000 Btu/hr.	LPG 203,000 Btu/hr.
8 (25)	3/4	3/4
15 (50)	1	3/4
30 (100)	1	1
46 (150)	1 1/4	1
61 (200)	1 1/4	1

Generator Set Sound Data

Model 14RCA 8 point logarithmic average sound levels are 63 dB(A) during weekly engine exercise and 69 dB(A) during full-speed generator diagnostics and normal operation.*

All sound levels are measured at 7 meters with no load.

* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.

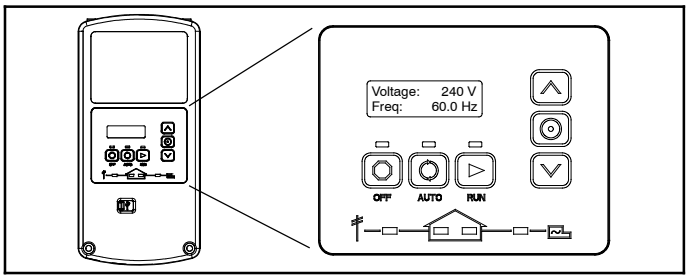
Operation Requirements

Fuel Consumption, m^3/hr. (cfh) @ 60Hz				
% Load	Natural Gas		LPG	
100	5.4	(193)	2.3	(81)
75	4.7	(163)	2.1	(75)
50	3.5	(124)	1.8	(60)
25	2.6	(93)	1.2	(45)
Exercise	1.7	(60)	0.8	(30)

Nominal fuel rating: Natural gas: 37 MJ/m^3 (1000 Btu/$ft.^3$)
LPG: 93 MJ/m^3 (2500 Btu/$ft.^3$)

LPG conversion factors: 8.58 $ft.^3$ = 1 lb.
0.535 m^3 = 1 kg
36.39 $ft.^3$ = 1 gal.

RDC2 Controller Features



The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load shed kit.

- Membrane keypad:
  - OFF, AUTO, and RUN pushbuttons
  - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes
- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD display:
  - Two lines x 16 characters per line
  - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display:
  - Generator set status
  - Voltage and frequency
  - Engine temperature
  - Oil pressure
  - Battery voltage
  - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor maintains steady-state speed at all loads
- Digital voltage regulation: ±1.0% RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any future day and time, and run every week or every two weeks
- Exercise modes:
  - Unloaded weekly exercise with complete system diagnostics
  - Unloaded full-speed exercise
  - Loaded full-speed exercise (Model RXT ATS required)
- Front-access mini USB connector for SiteTech™ or USB Utility connection
- Integral Ethernet connector for Kohler® OnCue® Plus
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of a Model RDT transfer switch
- Diagnostic messages: Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load management device.
- Maintenance reminders
- System settings:
  - System voltage, frequency, and phase
  - Voltage adjustment
  - Measurement system, English or metric
- ATS status (Model RXT ATS required):
  - Source availability
  - ATS position (normal/utility or emergency/generator)
  - Source voltage and frequency
- ATS control (Model RXT ATS required):
  - Source voltage and frequency settings
  - Engine start time delay
  - Transfer time delays
  - Voltage calibration
  - Fixed pickup and dropout settings
- Programmable Interface Module (PIM) status displays:
  - Input status (active/inactive)
  - Output status (active/inactive)
- Load control menus:
  - Load status
  - Test function

KOHLER

KOHLER CO., Kohler, Wisconsin 53044 USA
Phone 920-457-4441, Fax 920-459-1646
For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444
KOHLERPower.com

Generator Set Standard Features

- Battery cables
- EPA certified fuel system
- Aluminum sound enclosure
- Critical silencer
- Field-connection terminal block
- Fuel solenoid valve and secondary regulator
- Line circuit breaker
- Multi-fuel system, LPG/natural gas, field-convertible
- Oil drain extension with shutoff valve
- OnCue® Plus Generator Management System
- Premium 5-year/2000 hour limited standby warranty. Covers parts, labor, and travel for the entire warranty period
- 18-month/1000 hour limited warranty for non-standby (off-grid) applications
- RDC2 generator set/ATS controller
- Rodent-resistant construction
- Sound-deadening, flame-retardant foam per UL 94, class HF-1

Available Options

Concrete Mounting Pads

❑ Concrete mounting pad, 3 in. thick
❑ Concrete mounting pad, 4 in. thick (recommended for storm-prone areas)

Electrical Accessories

❑ Battery
❑ Battery heater, 120VAC
❑ Battery heater, 240VAC
❑ Cold weather package, 120VAC
❑ Cold weather package, 240VAC
❑ Emergency stop kit
❑ PowerSync® Automatic Paralleling Module (APM) (single phase only; parallel two 14kW residential generator sets with the RDC2 controller)
❑ Programmable interface module (PIM) (provides 2 digital inputs and 6 relay outputs)

Enclosure Options

❑ Mossy Oak® camouflage enclosure (single-phase only) Go to KohlerGenerators.com/MossyOak to see these available patterns:
- □ Mossy Oak® Break-Up Country®
- □ Mossy Oak® Original Bottomland®
- □ Mossy Oak® Shadow Grass® Habitat™

Mossy Oak is a trademark used under license from Haas Outdoors, Inc., by Kohler Co.

Fuel System Accessories

❑ Flexible fuel line (included on QS models)
❑ Carburetor heater, 120 VAC
❑ Carburetor heater, 240 VAC
Carburetor heater is recommended for reliable starting at temperatures below 0°C (32°F). Do not use with cold weather kit.

Literature

❑ General maintenance literature kit
❑ Overhaul literature kit
❑ Production literature kit

Maintenance

❑ Maintenance kit (includes air filter, oil, oil filter, and spark plugs)

Automatic Transfer Switches and Accessories

❑ Model RDT ATS
❑ Model RXT ATS
❑ Model RXT ATS with combined interface/load management board
❑ Load shed kit for RXT or RDT
❑ Power relay modules (use up to 4 relay modules for each load management device)
❑ Other Kohler® ATS

14RCAL Model Packages

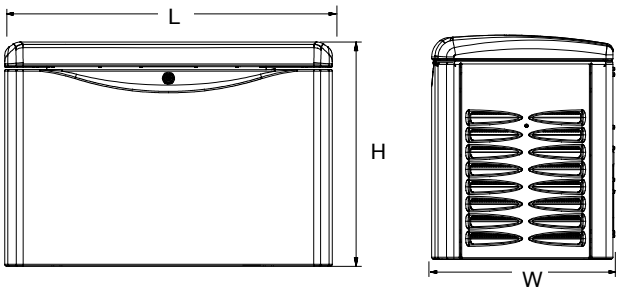
❑ 14RCAL with 100 amp RXT with 16-space load center and NEMA 1 steel enclosure for indoor installation
❑ 14RCAL with 200 amp service entrance-rated Model RXT with combined interface/load management board and corrosion-resistant NEMA 3R aluminum enclosure

Warranty

❑ 7- Year Limited Warranty
❑ 10- Year Limited Warranty
Warranties cover parts, labor, and travel for the entire warranty period.

Generator Set Dimensions and Weights

Generator Set Size, L x W x H:	1193 x 660 x 820 mm (47 x 26.0 x 32.3 in.)
Shipping Weight:	
14RCA Generator Set	200 kg (440 lb.)
14RCAL with 100 A RXT ATS w/LC:	227 kg (500 lbs.)
14RCAL with 200 A RXT SE ATS	222 kg (490 lb.)



NOTE: Dimensions are provided for reference only and should not be used for planning installation. Contact your local dealer for more detailed information.

DISTRIBUTED BY:

ZOMBIEBOX

PRODUCT PERFORMANCE & ACCESSORIES

ZombieBox is a **portable, weatherproof, noise reducing enclosure** for portable and standby generators, compressors, industrial equipment, electronic, medical and laboratory equipment. Its unique universal design allows anyone with this type of equipment (home owners, campers, tailgaters, contractors, food trucks, cabins, businesses and military or governments) to reduce the decibel intensity of portable generators and other machinery without inhibiting airflow or the natural cooling properties.

Designed to be portable and self-supporting, these innovative appliances can be assembled on location,

without tools, in literally **minutes**! The ZombieBox can also be mounted to a rigid base for static and permanent backup generator applications . Built-in ventilation and noise control systems manage heat build-up and exhaust gases for complete **noise reduction** and total **protection** from the elements...including EMP's ... or the resulting apocalypse.

* ALL materials and electrical components meet **NFPA and ASTM** certification requirements from each respective manufacturer - ZombieBox products and assemblies do not require or hold separate material safety certificates or listings. Materials safety certificates and standards available upon request.

SIZES AND SPECIFICATIONS:

There are 2 styles of enclosures - Portable and Standby:

- For **PORTABLE** generators choose from the Medium, Large or Extra Large.
- For Standby generators: Choose the **STANDBY**.

The enclosures fit MOST common portable and stationary generators regardless of wattage, make or model. A detailed chart of the inside and outside dimensions is below.

NOTE: **For proper cooling & ventilation** - portable generators over 10KW, or equipment with multiple cylinders, need the **Extra Large** enclosure.

Size	Inside Dimensions			Outside Dimensions		
	Length	*Width*	*Height*	*Length*	*Width*	*Height*
Medium	36	30	32	38	38	40
Large	42	36	36	44	44	45
X-Large	57	40	44	60	48	54
Standby	56	36	34	68	40	36

PERFORMANCE & ACCESSORIES:

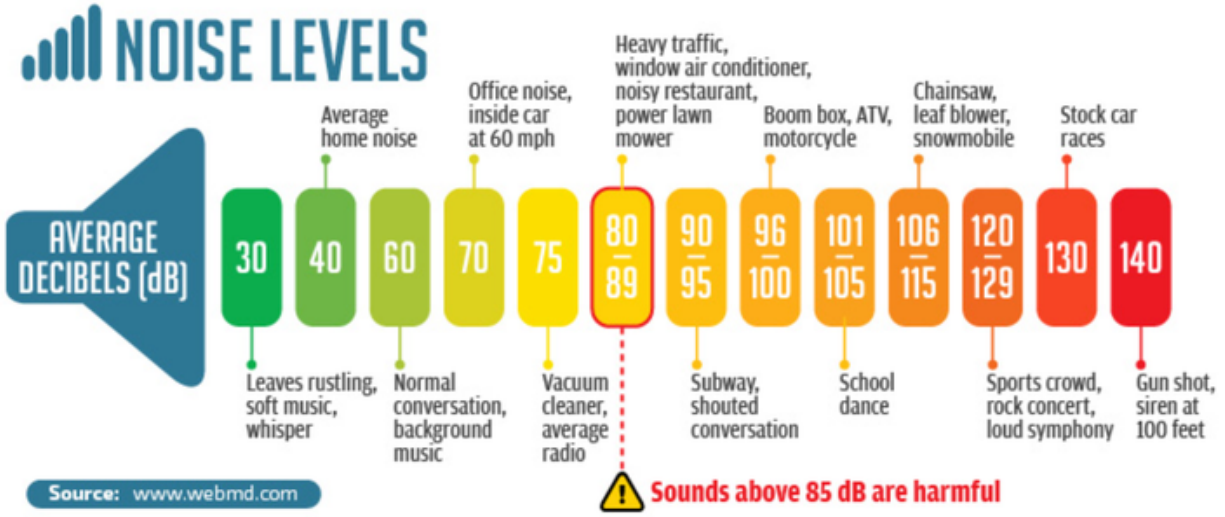
ZombieBoxes are available in many styles and sizes. All of the styles and sizes will reduce noise by about half.

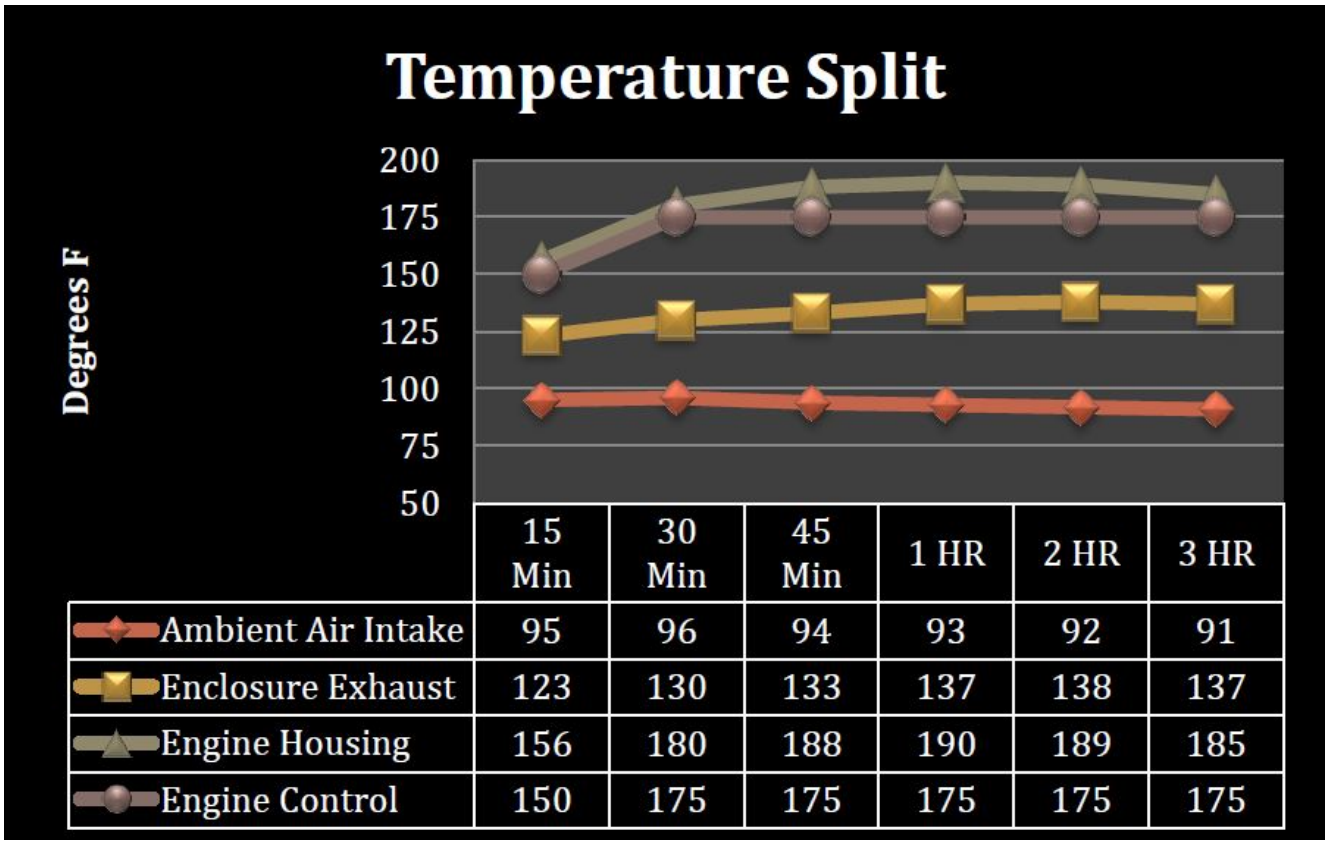
Actual results vary, but on average, **you can expect between 50% & 75% quieter operation.**

The proprietary **'Z-Pipe' Secondary muffler** and heat control accessory will help control internal temperatures while reducing noise another **-3 decibels.**

ALL of our enclosures require a **rubberized base pad** as the 'bottom' of the box. This blocks noise transmission to the ground around it and seals the box to prevent air gaps where sound and debris can exit or enter.

The color options that ZombieBox offers are the **Metal** and **'ArmorPlate'** a black rubberized industrial coating that reduces the noise by another -**2 decibels.** With all three of these options we guarantee the structure of the box against defect for 5 years!





	15 Min	30 Min	45 Min	1 HR	2 HR	3 HR
Ambient Air Intake	95	96	94	93	92	91
Enclosure Exhaust	123	130	133	137	138	137
Engine Housing	156	180	188	190	189	185
Engine Control	150	175	175	175	175	175

Please note: Temperatures vary widely based on many variables - Data above was tested using 50% load on 9KW gasoline portable generator

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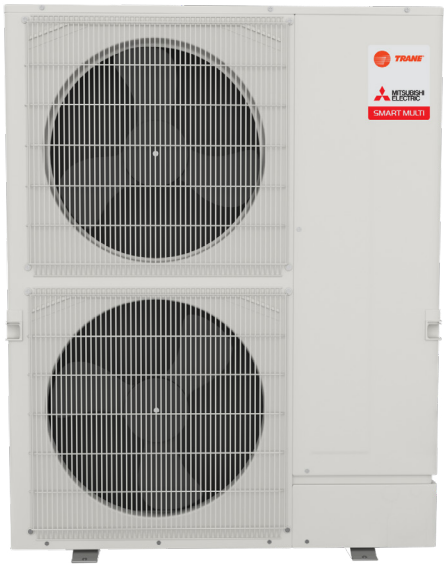
SUBMIT

NTXMSM48A182AA
4-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

Job Name:	
System Reference:	Date:



FEATURES

- Compatible with NV- and P-Series and CITY MULTI® indoor units. Branch box required for connection with NV- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with TAC-MKA32/52BC only)
- Optional base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 51 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

SPECIFICATIONS: NTXMSM48A182AA

Cooling[1] (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	48,000 // 48,000 // 48,000
	Rated Capacity	BTU/H	48,000 // 48,000 // 48,000
	Minimum Capacity	BTU/H	16,000 // 16,000 // 16,000
	Maximum Power Input	W	3,665 // 3,930 // 4,245
	Rated Power Input	W	3,665 // 3,930 // 4,245
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5
Heating at 47°F[2] (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000
	Rated Capacity	BTU/H	54,000 // 54,000 // 54,000
	Minimum Capacity	BTU/H	27,000 // 27,000 // 27,000
	Maximum Power Input	W	3,955 // 4,335 // 4,795
	Rated Power Input	W	3,955 // 4,335 // 4,795
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5
Heating at 17°F[3] (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	43,000 // 43,000 // 43,000
	Rated Capacity	BTU/H	31,400 // 31,400 // 31,400
	Maximum Power Input	W	5,200 // 5,650 // 6,350
	Rated Power Input	W	3,410 // 3,840 // 4,270
Heating at 5°F[4] (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	32,400 // 32,400 // 32,400
	Maximum Power Input	W	4,530 // 4,650 // 4,770
Efficiency (Non-Ducted // Mix // Ducted)	SEER		23.0 // 19.75 // 16.5
	EER[1]		13.1 // 12.2 // 11.3
	HSPF (IV)		12.0 // 11.5 // 11.0
	COP at 47°F[2]		4.0 // 3.65 // 3.3
	COP at 17°F at Maximum Capacity[3]		2.1 // 1.96 // 1.7
	COP at 5°F at Maximum Capacity[4]		2.1 // 2.05 // 2.0
	ENERGY STAR® Certified		Yes // No // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	30 (40)
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	30
	Recommended Wire Size	AWG	8
	MCA if Branch Box Powered by Outdoor Unit	A	35.0
	MOCP if Branch Box Powered by Outdoor Unit	A	50
	MCA without Branch Box or Branch Box Powered Separate	A	29
	MOCP without Branch Box or Branch Box Powered Separate	A	40
	Fan Motor Full Load Amperage	A	0.6+0.6
Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	3,885 / 3,885
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling[1]	dB(A)	51
	Sound Pressure Level, Heating[2]	dB(A)	54
	Compressor Type		Hermetic
	Compressor Model		ANB33FNHMT
	Compressor Motor Output	kW	3.4
	Compressor Rated Load Amps	A	19
	Compressor Locked Rotor Amps	A	22.0
	Compressor Oil Type // Charge	oz.	FV50S // 78
	Base Pan Heater		Optional (PAC-SJ20BH-E)
	Unit Dimensions	W: In. [mm]	41-11/32 [1,050]
		D: In. [mm]	13 [330]
		H: In. [mm]	52-11/16 [1,338]
	Package Dimensions	W: In. [mm]	43 [1,090]
		D: In. [mm]	18 [450]
		H: In. [mm]	57 [1,430]
	Unit Weight	Lbs.[kg]	271 [123]
	Package Weight	Lbs.[kg]	295 [134]

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)

[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
[4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB

Conditions

[*]Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
[*A] when 1 or more PLA-A·EA7 connected
[*B] Branch box should be placed within the level between the outdoor unit and indoor units
[*C] 5°F DB - 115°F DB when optional wind baffles are installed
For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

SPECIFICATIONS: NTXMSM48A182AA

Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum*)	°FDB	115 / 23*C
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	N/A / N/A
	Heating Intake Air Temp (Maximum / Minimum)	°FDB	59 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-24 / -14
Refrigerant	Maximum Charge Quantity	Lbs, oz	10.0, 9.0
Indoor unit connection	Maximum Number of Connected IDU with Branch Box		8 (6)*A
	Maximum Number of Connected IDU without Branch Box		12
	Minimum Number of Connected IDU with Branch Box		12,000
	Minimum Number of Connected IDU without Branch Box		24,000
	Maximum connected capacity		62,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	3/8 [9.52]
	Gas Pipe Size O.D. (Flared)	In.[mm]	5/8 [15.88]
	Total Piping Length when using Branch Box	Ft. [m]	492 [150]
	Total Piping Length without Branch Box	Ft. [m]	984 [300]
	Maximum Height Difference*B, ODU above IDU	Ft. [m]	164 [50]
	Maximum Height Difference*B, ODU below IDU	Ft. [m]	131 [40]
	Maximum Height Difference*B, between branch boxes	Ft. [m]	49 [15]
	Maximum Height Difference between IDU and IDU without branch box	Ft. [m]	49 [15]
		Ft. [m]	49 [15]
	Maximum Piping Length between ODU and Branch Box	Ft. [m]	180 [55]
	Farthest Piping Length from ODU to IDU with Branch Box	Ft. [m]	262 [80]
	Farthest Piping Length from ODU to IDU without Branch Box	Ft. [m]	492 [150]
	Farthest Piping Length after Branch Box	Ft. [m]	82 [25]
	Total Piping Length between Branch Boxes and IDU	Ft. [m]	311 [95]
	Maximum Number of Bends for IDU		15

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
Conditions	[4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB

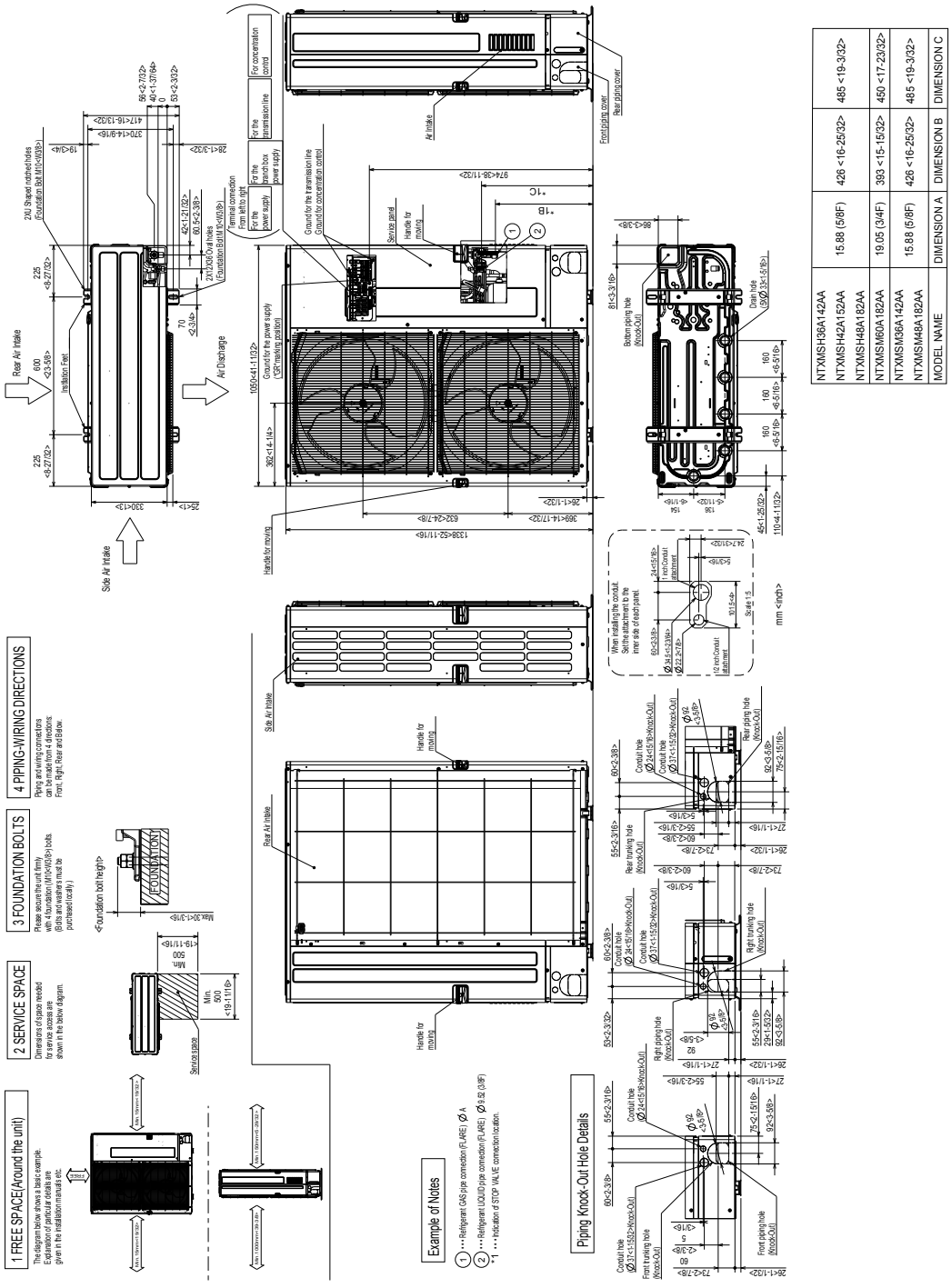
*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
*A when 1 or more PLA-A·EA7 connected
*B Branch box should be placed within the level between the outdoor unit and indoor units
*C 5°F DB - 115°F DB when optional wind baffles are installed
For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

OUTDOOR UNIT ACCESSORIES: NTXMSM48A182AA

Air Deflector	Vertical Air Deflector	☐ ADV-1
Air Outlet Guide	Air Outlet Guide (1 Piece)	☐ PAC-SH96SG-E (two pieces are required)
Ball Valve	Refrigeration Ball Valve - 1/2”	☐ BV12FFSI2
	Refrigeration Ball Valve - 1/4”	☐ BV14FFSI2
	Refrigeration Ball Valve - 3/8”	☐ BV38FFSI2
	Refrigeration Ball Valve - 5/8”	☐ BV58FFSI2
Branch Box	3 Port Branch Box	☐ TAC-MKA32BC
	5 Port Branch Box	☐ TAC-MKA52BC
	Branch Box Enclosure	☐ BBE-1
Centralized Drain Pan	Central Drain Pan	☐ PAC-SH97DP-E
Control Wire	M-Net Control Wire, 1,000’ Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-1000
	M-Net Control Wire, 250’ Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-250
Control/Service Tool	Maintenance Tool Interface	☐ PAC-USCMS-MN-1
Distribution pipe	Brazed Connection	☐ MSDD-50BR-E
	Flare Connection	☐ MSDD-50AR-E
Drain Socket	Drain Socket	☐ PAC-SG60DS-E
Hail Guards	Hail Guard	☐ HG-A2
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 24” x 42” x 3”	☐ ULTRILITE2
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	☐ DSD-400P
Optional Defrost Heater	Optional Defrost Heater	☐ PAC-SJ20BH-E
Port Adapter	Adaptor: 1/2” x 3/8”	☐ MAC-A455JP-E
	Adaptor: 1/2” x 5/8”	☐ MAC-A456JP-E
	Adaptor: 3/8” x 1/2”	☐ MAC-A454JP-E
	Adaptor: 3/8” x 5/8”	☐ PAC-SG76RJ-E
Stand	18” Dual Fan Stand	☐ QSMS1802M
	24” Dual Fan Stand	☐ QSMS2402M
	Condenser Wall Bracket	☐ QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWBSS
	Outdoor Unit Stand — 12” High	☐ QSMS1202M
Wind Baffle	Front Wind Baffle	☐ WB-PA3 (two pieces are required)

OUTDOOR UNIT DIMENSIONS: NTXMSM48A182AA

Unit: mm
<inch>



MODEL NAME	DIMENSION A	DIMENSION B	DIMENSION C
NTXMSH36A142AA NTXMSH42A152AA NTXMSH48A182AA	15.88 (5/8F)	426 <16-25/32>	485 <19-3/32>
NTXMSM60A182AA	19.05 (3/4F)	393 <15-15/32>	450 <17-23/32>
NTXMSM36A142AA NTXMSM48A182AA	15.88 (5/8F)	426 <16-25/32>	485 <19-3/32>

FORM# NTXMSM48A182AA - 202209

Pool Equipment Cut Sheets

3 Skyland – ADR Review

2-13-23

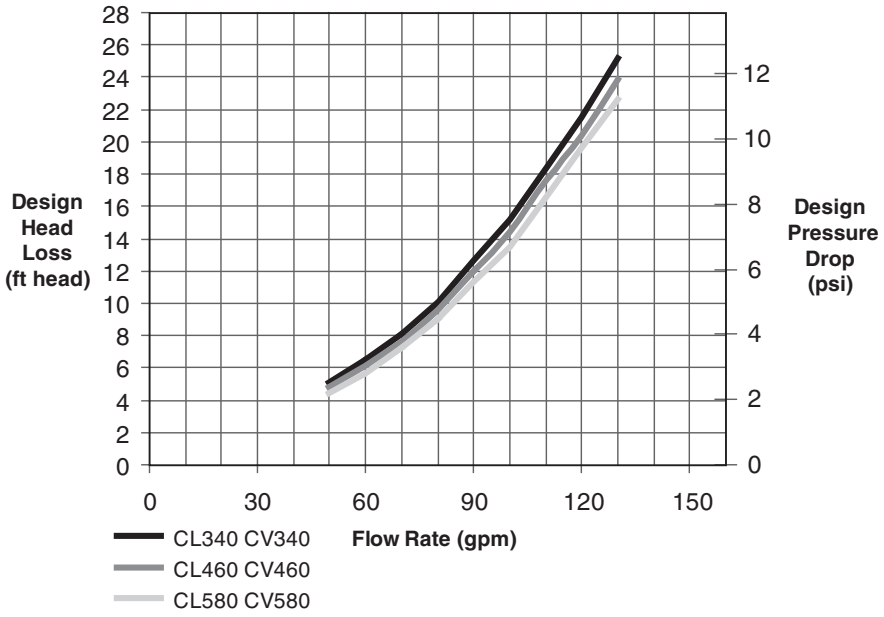
Technical Specifications

CV / CL Series Filters

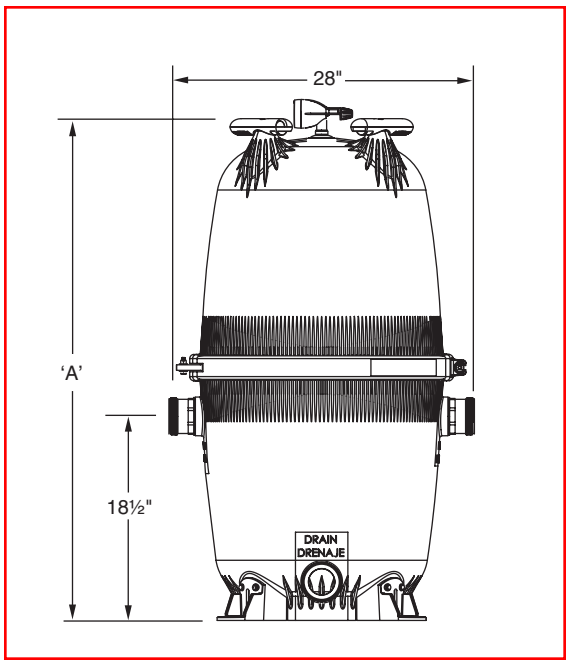
Part No.	Description	Size
CV340	CV Cartridge Filter	340 Sq. Ft.
CV460	CV Cartridge Filter	460 Sq. Ft.
CV580	CV Cartridge Filter	580 Sq. Ft.

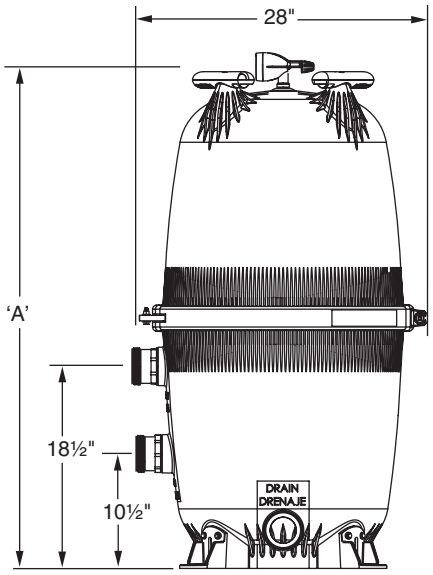
Part No.	Description	Size
CL340	CL Cartridge Filter	340 Sq. Ft.
CL460	CL Cartridge Filter	460 Sq. Ft.
CL580	CL Cartridge Filter	580 Sq. Ft.

CV/CL Filter Head Loss Curves



CV/CL Filter Specifications





Specifications and Dimensions, CV Series Filters			
Model No.	CV340	CV460	CV580
Filter Area	340 ft^2	460 ft^2	580 ft^2
Design Flow Rate	.37 gpm/ft^2	.33 gpm/ft^2	.26 gpm/ft^2
Maximum Flow	127 gpm	150 gpm	150 gpm
Six (6) Hour Capacity	45,720 gallons	54,000 gallons	54,000 gallons
Eight (8) Hour Capacity	60,960 gallons	72,000 gallons	72,000 gallons
Maximum Working Pressure	50 psi	50 psi	50 psi
Cartridges Required	4 (85ft^2 each)	4 (115ft^2 each)	4 (145ft^2 each)
Shipping Weight	106 lbs.	106 lbs.	112 lbs.
Height ('A')	41"	41"	47"
Footprint	25" diameter circle	25" diameter circle	25" diameter circle

Specifications and Dimensions, CL Series Filters			
Model No.	CL340	CL460	CL580
Filter Area	340 ft^2	460 ft^2	580 ft^2
Design Flow Rate	.37 gpm/ft^2	.33 gpm/ft^2	.26 gpm/ft^2
Maximum Flow	127 gpm	150 gpm	150 gpm
Six (6) Hour Capacity	45,720 gallons	54,000 gallons	54,000 gallons
Eight (8) Hour Capacity	60,960 gallons	72,000 gallons	72,000 gallons
Maximum Working Pressure	50 psi	50 psi	50 psi
Cartridges Required	4 (85ft^2 each)	4 (115ft^2 each)	4 (145ft^2 each)
Shipping Weight	93 lbs.	95 lbs.	101 lbs.
Height ('A')	41"	41"	47"
Footprint	25" diameter circle	25" diameter circle	25" diameter circle
Distance Between Inlet and Outlet	8½"	8½"	8½"

ePUMP 2.2 & 2.7 HP
VARIABLE-SPEED PUMP

Jandy®

THE BEST POOLS BEGIN WITH THE BEST PUMP

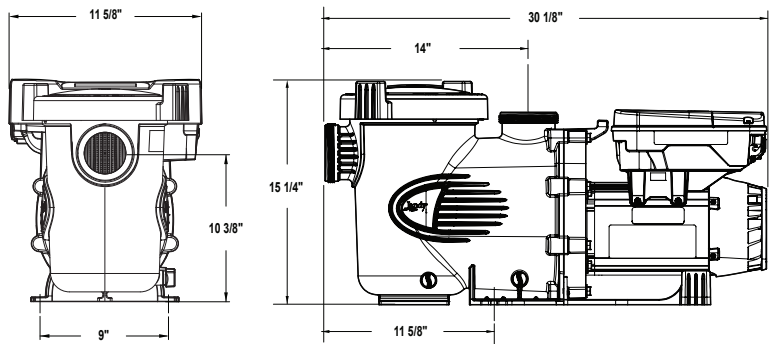
ePUMP™
VARIABLE-SPEED PUMP

The Jandy® ePump™ is designed for energy savings, efficient operation and easy maintenance.

When building a high-end pool, you want a high-end pump. The ePump is a high-performance, low-maintenance, energy-saving variable-speed pool pump, in a large-sized body.

- **Maximum Savings**
  Save over $1,100[1] per year in energy costs! The ePump allows for dramatic energy savings compared to high energy consuming single-speed pumps.
- **Improved Performance, Reduced Maintenance**
  Small pump baskets fill faster — restricting flow and eroding performance. The ePump features the largest capacity smooth surface basket in the industry for reduced maintenance and improved performance.
- **Less Noise**
  "Quiet Pump" technology controls flow dynamics within the pump, resulting in less hydraulic noise — allowing you to simply enjoy a peaceful day by your pool.
- **Maximum Convenience**
  Two auxiliary relays enable instant automation for your pump — plus two additional pieces of equipment — such as a booster pump or salt chlorinator.
- **Multiple Control Options**
  Programmable and customizable control options with Jandy AquaLink® automation systems, iQPUMP01, or the JEP-R controller (controller sold separately).
- **No Rewiring Necessary**
  Auto-sensing dual voltage motor automatically recognizes and adapts to 115- or 230-volt power supplies.
- **Additional Features**
  - › Available in 2.2 and 2.7 HP models
  - › RS485 Quick Connect Port for faster installation and maintenance
  - › Dry contact relay control
  - › Easy Controller Setup auto detects connection to an automation system or a traditional controller, eliminating the need to adjust settings manually
  - › 2" x 2.5" unions included / 2.5" x 3" compatible[2]
  - › Ergonomic carry handle for easy installation
  - › Tool free lid allows for quick and easy cleaning of the pump basket
  - › Zero Clearance Totally Enclosed Fan-Cooled (TEFC) permanent magnet brushless DC motor that provides cooler operation and extended motor life.

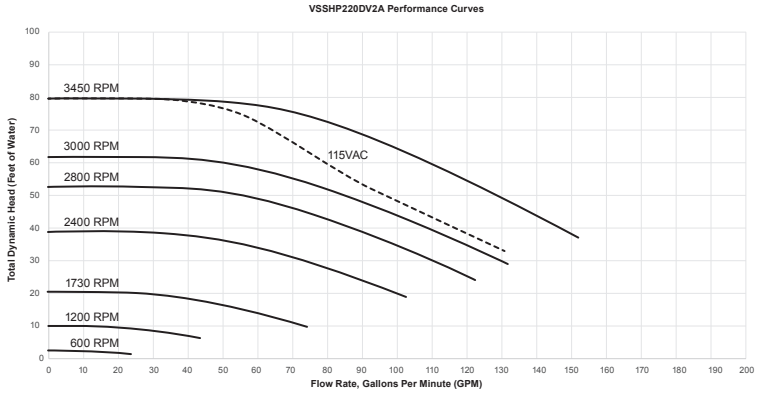
DIMENSIONS

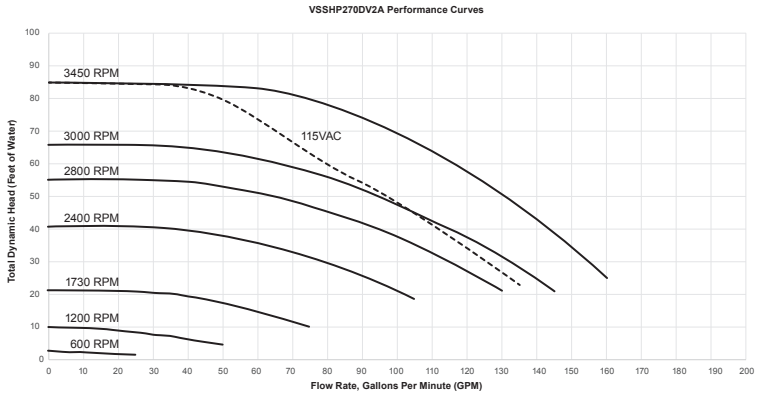


SPECIFICATIONS

Model No.	THP	WEF[3]	Voltage	Max Watts	Amps	Union Size	Rec. Pipe Size[4]	Carton Weight	Overall Length
VSSHP220DV2A	2.21	8.5 8.8	230 VAC 115 VAC	2,190W 1,660W	10.5 16.0	2" × 2 1/2"	2" – 3"	71 lbs.	30 1/8"
VSSHP270DV2A	2.70	7.5 7.7	230 VAC 115 VAC	2,370W 1,675W	10.5 16.0	2" × 2 1/2"	2" – 3"	71 lbs.	30 1/8"

PERFORMANCE





[1]Based on a 28,000 gallon pool with 2 turnovers per day at an average power cost of 0.195/kWh; when tested in accordance with the applicable requirements of 10 CFR 429.

[2]R-Kit R0446102 includes two unions, O-rings and 2.5" x 3" tailpieces

[3]WEF = weighted energy factor in kgal/kWh. WEF is a performance-based metric adopted by the Department of Energy to characterize the energy performance of dedicated-purpose pool pumps. Department of Energy 10 CFR Parts 429 and 431.

[4]Always follow local building and safety codes for pipe sizing and guidelines.

Jandy®

AN ULTRA-COMPACT AND ENERGY-EFFICIENT GAS POOL HEATER

***NEW!* ASME Certified Models Now Available**

JXi™
POOL & SPA HEATER

THE TOTAL PACKAGE

The JXi™ heater sets the standard in pool and spa heating technology with its ultra-compact size, lightweight design, and energy-efficiency options that save on electrical costs. Providing extreme installation flexibility, this high-efficiency, low-NOx heater is a top choice for pool professionals and pool owners everywhere and is available in both natural and propane gas models.

ENERGY EFFICIENT

84% thermal efficiency rating and **low-NOx** design surpasses strict DOE Energy Efficiency requirement.[1] Select JXi with VersaFlo™ or add the optional VersaFlo Accessory Kit to reduce energy costs even more.

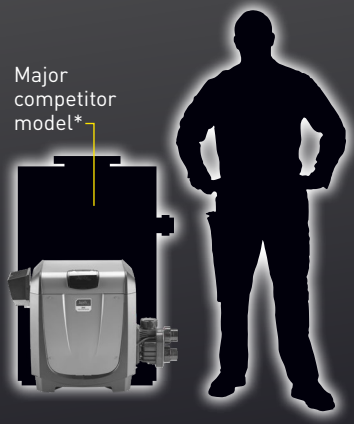
Heater Shown with Optional VersaFlo Integrated Bypass*
*Not available with ASME models

FASTEST INSTALLATION

Pro-driven features for the fastest, most customer-friendly installation include:

Best Retrofit Option

Plumbing flexibility for quick Mastertemp® and Max-E-Therm® replacement that requires no plumbing adjustments.



Ultra-Compact Lightweight Design

Easy to store, transport, and install, JXi™ easily fits on a 2' x 2' pad and is 38% lighter with a 28% smaller footprint.
*Compared to major competitor models

Flexible Installation

Top can be easily removed for increased accessibility and rotated 180 degrees so you never need to rotate headers. Also includes a flip up electrical panel for convenient setup and service.

1. 84% Thermal Efficiency applies to 260K and 400K BTU Models with Copper Heat Exchangers, 200K BTU and all models with Cupronickel heat exchangers are 83%, see back page for complete model listing.

AquaLink® | iAquaLink® COMPATIBLE
Sold separately

Versa Plumb®-Ready

Installation in the Versa Plumb system* reduces plumbing costs and increases energy efficiency, all using the smallest footprint available.

*Sweep elbow included in all JXi models

ASME Certified Models Now Available*

JXi™ models are available with robust heat exchanger tubes and corrosion resistant bronze headers to meet the high stresses of commercial installations.

*Not available with VersaFlo Integrated Bypass technology

SAVE EVEN MORE WITH OPTIONAL VERSAFLO™ INTEGRATED BYPASS*

*VersaFlo not available on ASME certified models.

Here's How:

- The heater is typically only used 3.5% of average annual pump runtime, the other 96.5% of the time the heat exchanger can be bypassed.
- JXi with VersaFlo activates the built-in flow bypass valve based on call for heat to avoid running water through the heat exchanger when water does not need to be heated.
- When used with a variable-speed pump, JXi with VersaFlo requires considerably less electricity, thereby providing for significantly reduced electricity costs.**
- VersaFlo Integrated Bypass is available on select models or can be easily added to any JXi heater in the field.***

**Versus similar system without VersaFlo. ***See JXIVFKIT installation manual for more details.

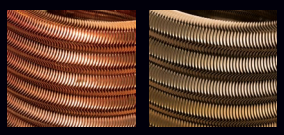
5-YEAR HEAT EXCHANGER WARRANTY

JXi heaters with VersaFlo factory installed receive an industry leading 5-Year standard warranty on the heat exchanger.

Bypass Mode

Heat Mode

ADDITIONAL FEATURES



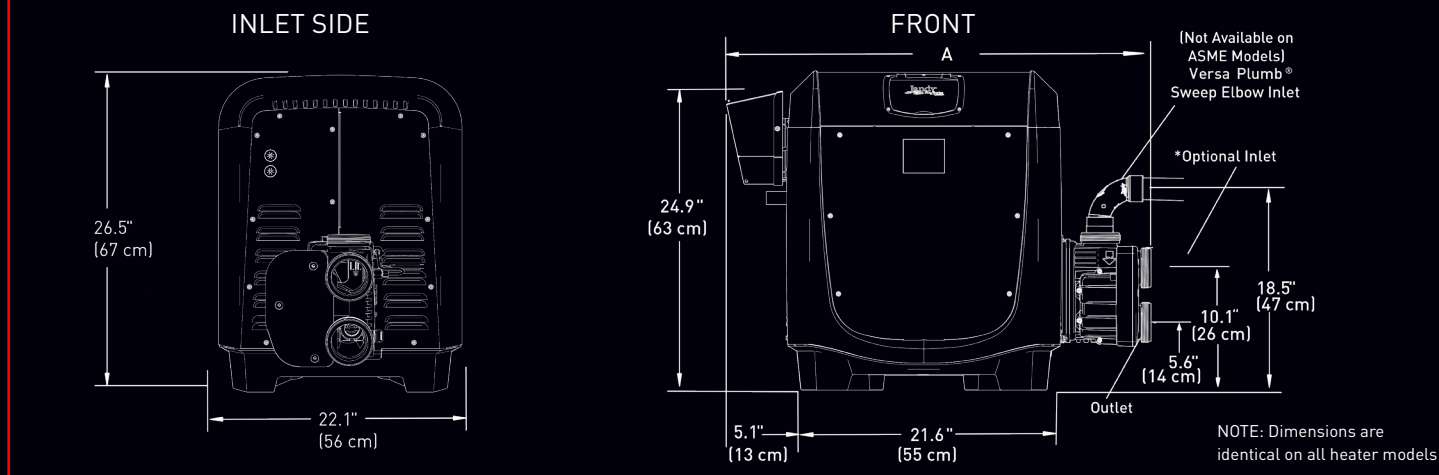
Weld-free combustion chamber for optimal corrosion resistance, models available with copper or cupronickel heat exchangers.

Venturi-driven air and gas mix for enhanced performance.

Reliable, balanced flow and temperature control with thermal regulator valve.

Differentiated limit switches meet applicable product safety standards.

Corrosion-resistant temperature sensors for reliable operation.



AVAILABLE IN THE FOLLOWING MODELS

Model #	Model # with VersFlo	Firing Rate	Gas Type	Heat Exchanger	Thermal Efficiency	Dim A	Weight	Vent Diameter*	Minimum GPM	Maximum GPM
JXi200N	JXi200NK	200K BTU	Natural Gas	Copper	83%	34.5	117 lbs.	6" (15 cm)	30	100
JXi260N	JXi260NK	260K BTU	Natural Gas	Copper	84%	34.5	120 lbs.	7" (18 cm)	30	100
JXi400N	JXi400NK	399K BTU	Natural Gas	Copper	84%	34.5	126 lbs.	8" (20 cm)	30	100
JXi400NN		399K BTU	Natural Gas	Cupronickel	83%	34.5	126 lbs.	8" (20 cm)	30	100
JXi200P	JXi200PK	200K BTU	Propane	Copper	83%	34.5	117 lbs.	6" (15 cm)	30	100
JXi260P	JXi260PK	260K BTU	Propane	Copper	84%	34.5	120 lbs.	7" (18 cm)	30	100
JXi400P	JXi400PK	399K BTU	Propane	Copper	84%	34.5	126 lbs.	8" (20 cm)	30	100
JXi400PN		399K BTU	Propane	Cupronickel	83%	34.5	126 lbs.	8" (20 cm)	30	100
JXiVFKIT	JXiVFKITK	JXi VersaFlo Accessory Kit (Not compatible with ASME certified heaters)								

ASME Certified JXi Heaters (Not available with VersaFlo Integrated Bypass technology)

Model #	Firing Rate	Gas Type	Heat Exchanger	Thermal Efficiency	Dim A	Weight	Vent Diameter*	Minimum GPM	Maximum GPM
JXi260NC	260K BTU	Natural Gas	Copper	84%	31.6	163 lbs.	7" (18 cm)	30	100
JXi260PC	260K BTU	Propane	Copper	84%	31.6	163 lbs.	7" (18 cm)	30	100
JXi400NC	400K BTU	Natural Gas	Copper	84%	31.6	168 lbs.	8" (20 cm)	30	100
JXi400PC	400K BTU	Propane	Copper	84%	31.6	168 lbs.	8" (20 cm)	30	100

* Minimum vent pipe size for Category I installations.
2 units per pallet. Trade Series Exclusive product; not available for Internet sale.

Jandy.com | 1.800.822.7933

WATERCOLORS WITH HYDROCOOL™
NICHELESS LED LIGHTS

Jandy® Pro Series

Cool by Design

Jandy Pro Series WaterColors Nicheless LED Lights with

HYDROCOOL™ Technology

TRADE SERIES
EXCLUSIVE

Cool by Design

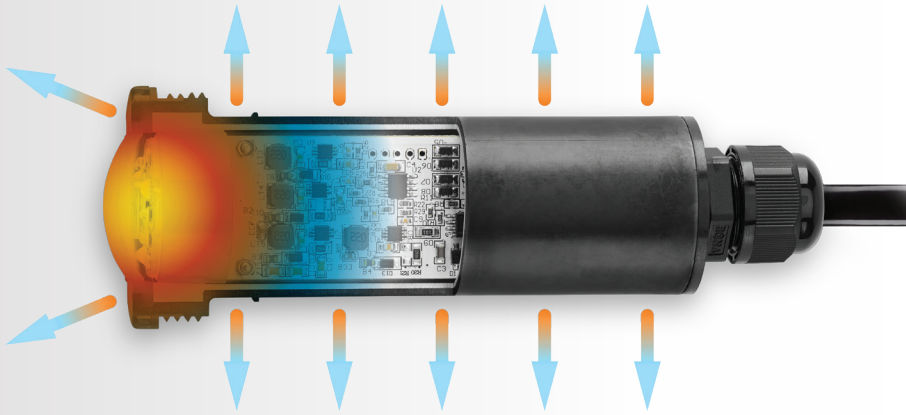
The Jandy® Pro Series WaterColors Nicheless LED Lights with **NEW HydroCool™** technology feature an innovative, energy-efficient design that runs cooler and lasts longer while providing unmatched illumination.

New HYDROCOOL™ Technology

RUNS COOLER AND LASTS LONGER

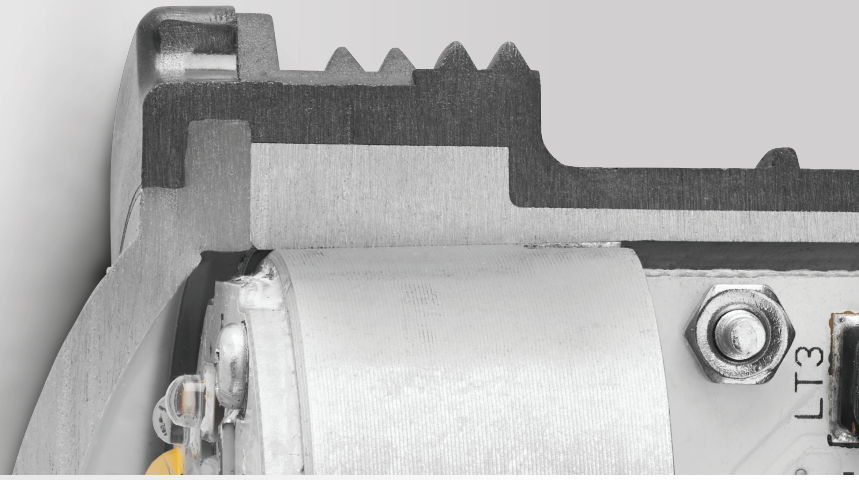
An innovative aluminum body, overmolded with thermally conductive plastic, transfers heat from the LEDs into the water ensuring that our lights run cooler and last longer.*

*Based on internal testing.



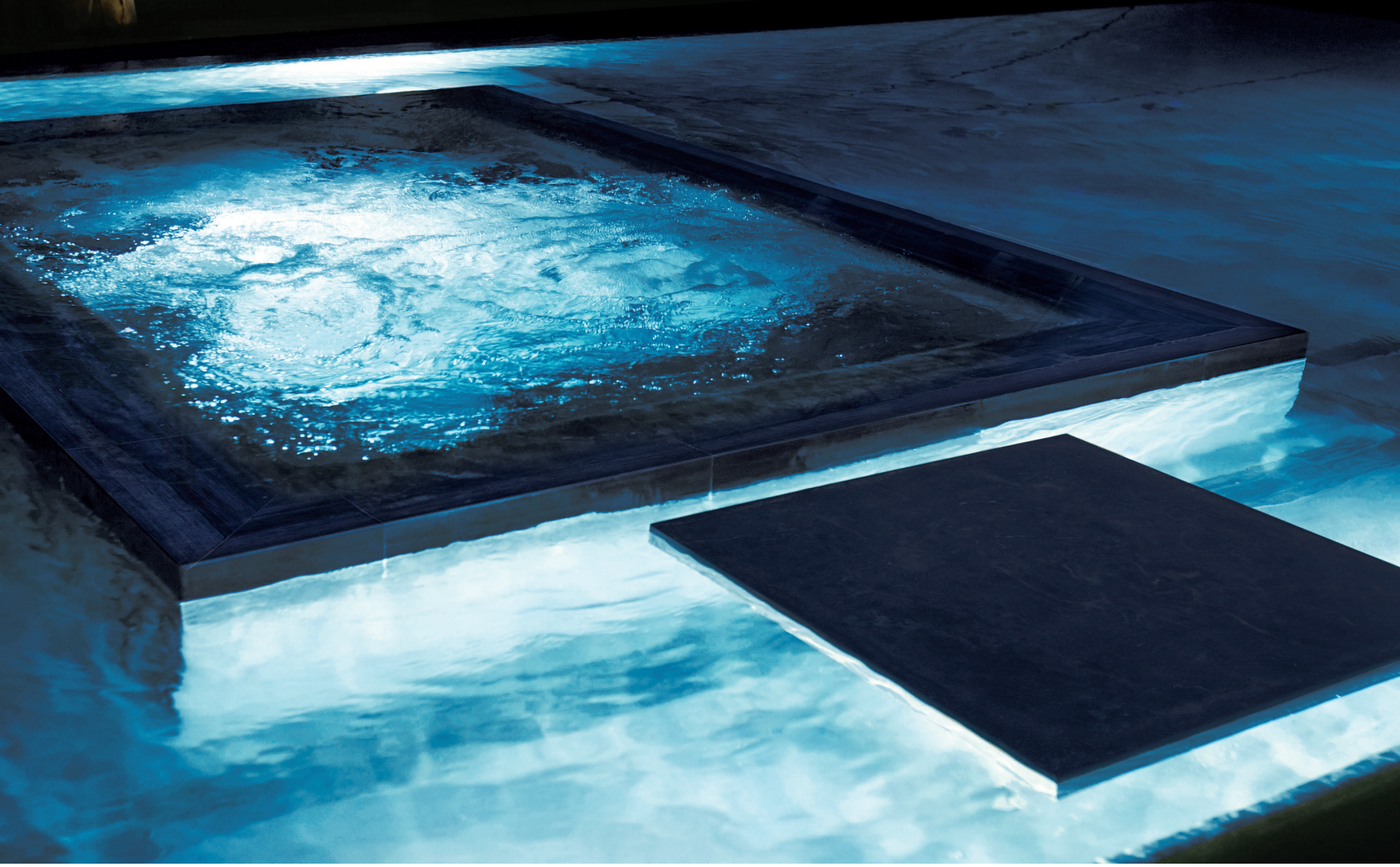
BUILT TO LAST

Triple-material, unibody construction design prevents leaks and maximizes durability under water.



A MORE EVEN GLOW

The diffuser lens provides better blending of colors for the clearest and most consistent lighting in its class.



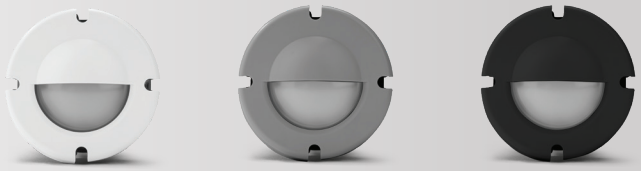
MADE TO MATCH

Lights come standard in black with complimentary gray and white cosmetic trim ring covers to match a larger variety of pool surfaces.

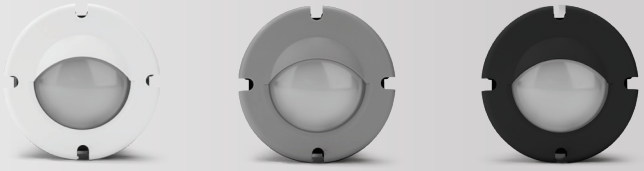
OPTIONAL ACCESSORIES

Quarter moon and half moon lens covers eliminate reflective shadows and halos on the pool floor and help keep bright light out of swimmers' eyes in shallow areas.

Half Moon



Quarter Moon



Technical Details

INCLUDED ACCESSORIES

Every light includes a construction cover, robust installation tool and white and gray cosmetic trim rings.

Construction Cover

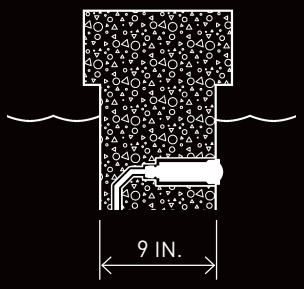
Installation Tool

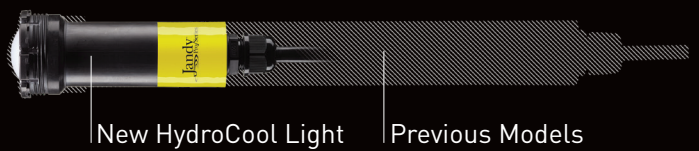
White Cosmetic Trim Ring

Gray Cosmetic Trim Ring

SMALLER SIZE, MORE FLEXIBILITY

Up to eight inches shorter than our previous models, HydroCool™ lights are only 4½" (6W) or 5½" (12W and 24W) in length to fit even the narrowest walls for ultimate design flexibility.



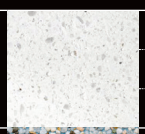
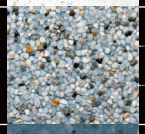
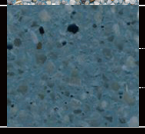


MULTI-COLOR AND WHITE LIGHT OPTIONS

Color options for use with all major automation systems. In addition to Daylight White (5000K), Warm White (2700K) lights provide incandescent-like lighting and meet Dark Sky Community requirements.

Jandy® WaterColors | P-Series | H-Series | S-Series | Warm White | Daylight White

WATTAGE SELECTOR GUIDE

POOL FINISH		ILLUMINATION DISTANCE		RECOMMENDED POWER
		Color Lights	White Lights	(Watts)
Light		Up to 12 ft	Up to 16 ft	6
		12 – 20 ft	16 – 24 ft	12
		20 ft +	24 ft +	24
Medium		Up to 10 ft	Up to 14 ft	6
		10 – 16 ft	14 – 22 ft	12
		16 ft +	22 ft +	24
Dark		Up to 8 ft	Up to 12 ft	6
		8 – 12 ft	12 – 20 ft	12
		12 ft +	20 ft +	24

Visit Jandy.com for part numbers and full list of available models

USA Jandy.com | 1.800.822.7933
Canada Jandy.ca | 1.888.647.4004

Polaris®

PB4SQ™

Booster Pump

BONUS

4 QUICK CONNECTORS

+

Softube®

TRADE SERIES
EXCLUSIVE

THE POWER BEHIND POLARIS

BOOSTER PUMP FOR POLARIS PRESSURE CLEANERS

Polaris® PB4SQ™

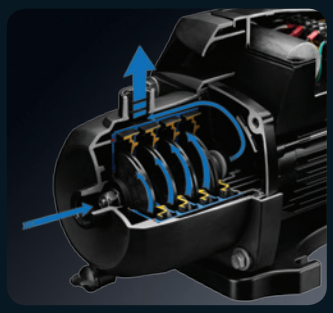
Booster Pump

The PB4SQ is an energy-efficient, multistage booster pump that operates quietly and is easy to install and service. It has been designed to provide optimum power to Polaris pressure cleaners.

TRADE SERIES
EXCLUSIVE

FEATURES:

- Compact, rugged design perfect for new or existing installations
- Works with low-flow and variable-speed pumps
- Factory wired for 230V; can be easily rewired for 115V
- Multiple conduit locations for convenient connections
- Lay-in style bonding lug



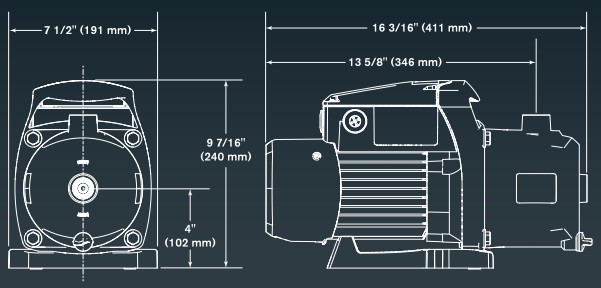
ENERGY-EFFICIENT
High-performance multistage pump reduces energy use by more than 30%*.

QUIETER OPERATION
TEFC motor and innovative fan are designed for quieter operation.

EASY INSTALLATION
Includes Quick Connect fittings and easy access to wiring.

OPTIMUM PERFORMANCE
Specifically designed to operate pressure cleaners at optimum efficiency.

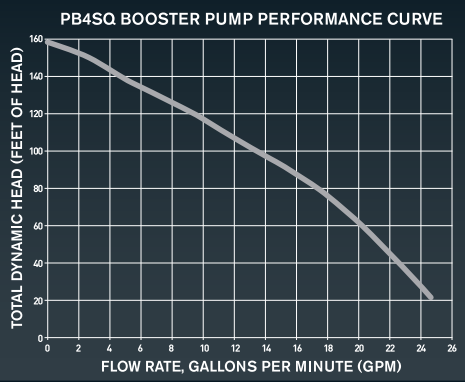
DIMENSIONS



SPECIFICATIONS

Model No.	PB4SQ
HP	0.97
Voltage	230/115
Amps	4.5/9.2
Carton weight	27.66 lbs
Overall length	16 3/16"
Inlet/outlet size	3/4"

PERFORMANCE

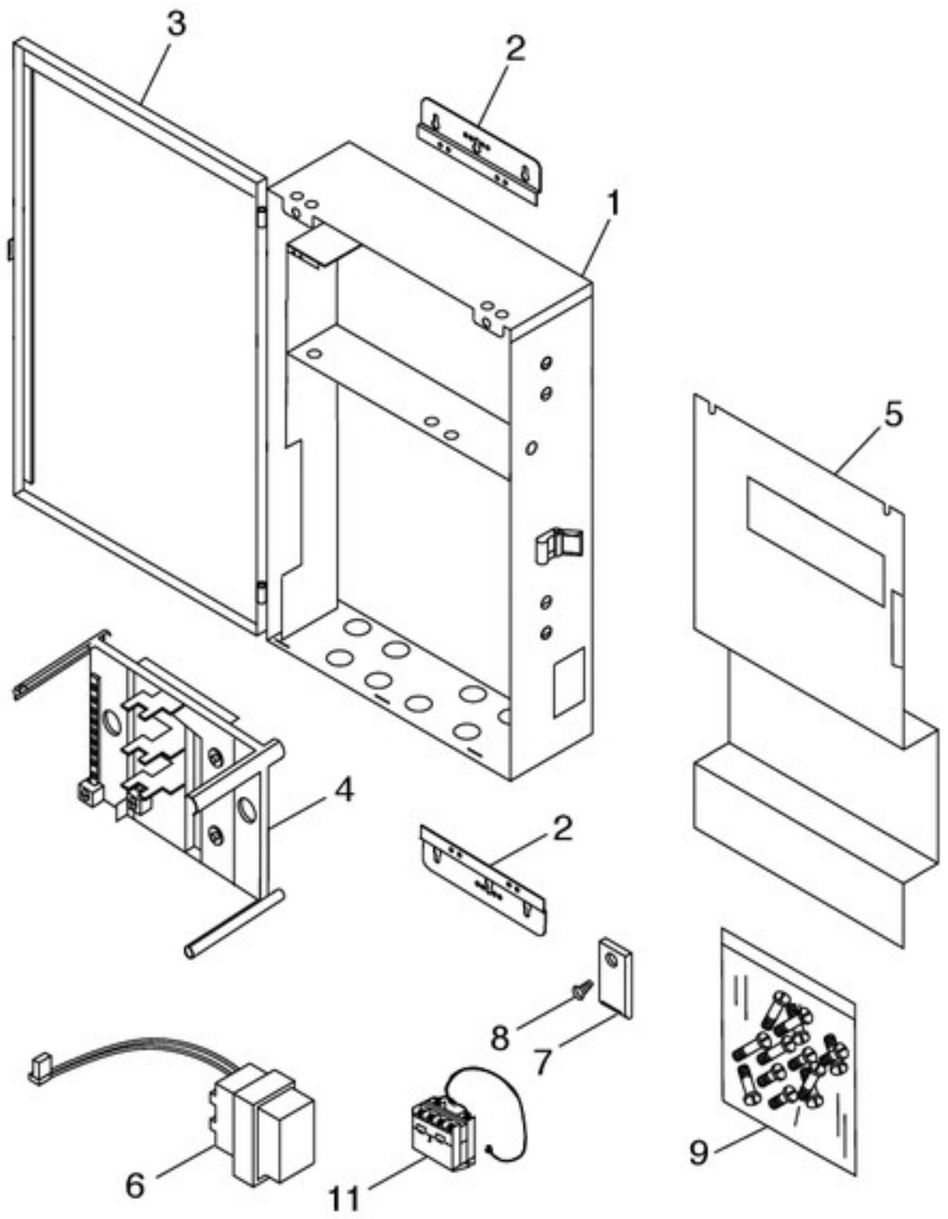


Zodiac Pool Systems, Inc.
2620 Commerce Way, Vista, CA 92081
1.800.822.7933 | www.PolarisPool.com | www.facebook.com/polarispool

*Compared to Polaris PB4-60. SL6969 Rev A 1116

Power Center — Sub-Panel Enclosure Breaker Mount Plate

(Prior to October 1, 2009)
Part# 6614 (Discontinued)



Key No.	Part No.	Description
1	6614	Sub-Panel Power Center, RS
2	6567	Mounting Brackets, Power Center
3	14-LD	Door, Sub Panel Power Center, RS
4	6929+	Breaker Mount Plate, base (Intermatic #124T2087A)
5	6932+	Faceplate, Sub Panel, Before 1/08
5	R0467000	Faceplate Bezel, Sub Panel, w/ Service Controller Knockout, 10/07 Models or Later
6	R0466400	Transformer, 120V
7	6721	Battery Door
8	6559	Screw, Battery Door
9	6918	Screw Set, Bezel/Relay Mount
11	R0658100	3 HP Relay w/ Harness
N/S	6967+	Transformer, 240V, 50/60 Hz Export

N/S-Not shown

Suggested Circuit Breakers (Available Locally)*

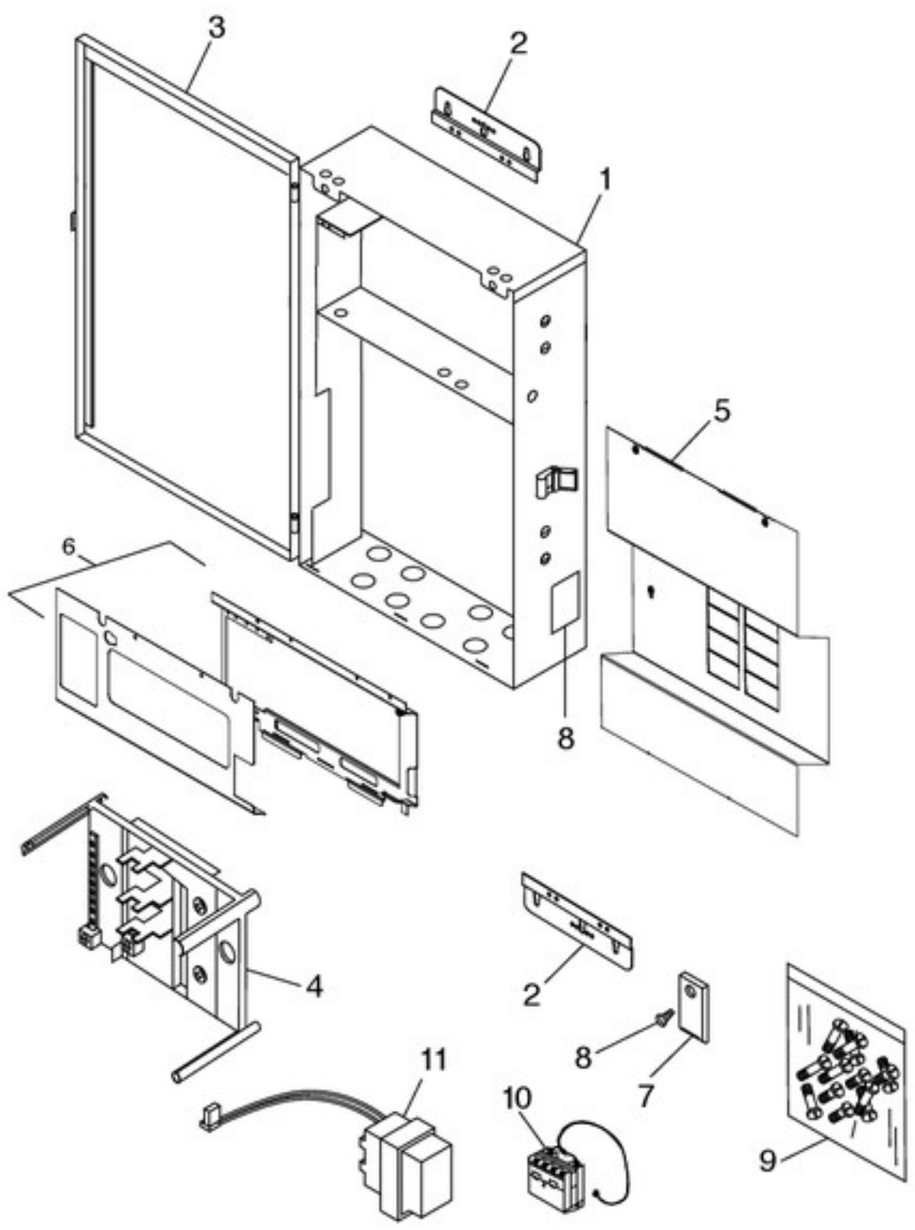
Manufacturer	Single	Double	Twin	Quad	GFCB	Filler Plate
Cutler-Hammer®	BR	BR	BRD	BRD	GFCB	BRFP
Murray®	MP-T	MP-T	MH-T	MH-T	MP-GT	LX100FP
Siemens®	QP	QP	QT	QT	QF**	QF3
Square D®	HOM	HOM	HOMT	HOMT	HOM	HOMFP
Thomas & Betts®	TB	TB	TBBD	TBBQ	GFB	FP-IC-TB

* This list is a partial list. "Equivalent" UL or ETL listed circuit breakers from other brands are also suitable for this enclosure.

** Recommended for use with variable-speed pumps.

Power Center — Sub-Panel Enclosure w/ Base Breaker Mount Plate

(After October 1, 2009)
Part# 6614-LD



Key No.	Part No.	Description
1	6614-LD	Sub-Panel Power Center, RS
2	6567	Mounting Brackets, Power Center
3	R0561800	Door, Sub Panel Power Center, RS
4	R0561900	Breaker Mount Plate, base
5	R0562000	Faceplate Dead Panel, Sub Panel, 12 Breakers
6	R0562100	Faceplate Bezel Panel, Sub Panel w/ Service Knockout
7	R0447300	Battery Door Kit
8	6559	Screw, Battery Door
9	6918	Screw Set, Bezel/Relay Mount
10	R0658100	3 HP Relay w/ Harness
N/S	6967+	Transformer, 240V, 50/60 Hz, Export
11	R0466400	Transformer, 120V

N/S-Not shown

Jandy® Pro Series

AUTOMATION

Customize automation solutions for any application. The AquaLink® family of modular components work together to provide reliable, easy to use, and easy to set up pool and spa automation.

How to use the color codes

Step 1
Select a system board. Its color code will be used to select other components.

Step 2
Select interface(s) compatible with the system board.

Step 3
Choose the power center. If a PureLink™ power center is selected, which integrates salt water chlorinator control, proceed to Step 4.

Features

System	Total Pool & Spa Automation	Variable-Speed Pump Control	Freeze Protection	Color Light Control	Solar Priority	iAquaLink Control	iAquaLink Setup & Programming	Wireless Interface Included	One-Touch™ Macros / HotKeys	8 Function Spa-Link	4-Button Spa-Side Remote	Seasonal Auto-Adjust (Energy Saving Plan)	Temperature Priority Logic	Landscape Lights at Dusk	pH Control	Integrates with Home Automation
AquaLink® RS	✔	✔	✔	✔	✔	O	O	O	6	O	O	✔	✔	✔	O	O
AquaLink PDA	✔	✔	✔	✔	✔	O	–	✔	2	–	O	–	–	–	O	–
AquaLink Z4	✔	✔	✔	✔	✔	O	–	O	–	–	–	–	–	–	–	–

KEY ✔ included | O optional | – not available

1. Select the system board

AquaLink RS

		Part Number	Power Centers Required*	Relays Included With: Power Centers		System		Total 3HP Relays	JVAs Included / Max
Pool & Spa Combo Dual Body - Shared Equipment	Pump, Heater, & 3 Aux	RS-PS4	1*	4	+	0	=	4	2 / 4
	Pump, Heater, & 5 Aux	RS-PS6	1*	4	+	2	=	6	2 / 4
	Pump, Heater, & 7 Aux	RS-PS8	1*	4	+	4	=	8	2 / 4
	Pump, Heater, & 11 Aux	RS-PS12	2*	8	+	4	=	12	2 / 8
	Pump, Heater, & 15 Aux	RS-PS16	2*	8	+	8	=	16	2 / 12
	Pump, Heater, & 23 Aux	RS-PS24	3*	12	+	12	=	24	0 / 4
	Pump, Heater, & 31 Aux	RS-PS32	4*	16	+	16	=	32	0 / 8
Pool Only / Spa Only Single Body Only	Pump, Heater, & 3 Aux	RS-P4	1*	4	+	0	=	4	0 / 4
	Pump, Heater, & 5 Aux	RS-P6	1*	4	+	2	=	6	0 / 4
	Pump, Heater, & 7 Aux	RS-P8	1*	4	+	4	=	8	0 / 4
Pool & Spa Dual Dual Body - Dual Equipment	2 Pumps, 2 Heaters, & 6 Aux	RS2-6	1*	4	+	4	=	8	0 / 4
	2 Pumps, 2 Heaters, & 10 Aux	RS2-10	2*	8	+	4	=	12	0 / 8
	2 Pumps, 2 Heaters, & 14 Aux	RS2-14	2*	8	+	8	=	16	0 / 8
	2 Pumps, 2 Heaters, & 22 Aux	RS2-22	3*	12	+	12	=	24	0 / 12
	2 Pumps, 2 Heaters, & 30 Aux	RS2-30	4*	16	+	16	=	32	0 /16

AquaLink PDA

		Part Number	Power Centers Required*	Relays Included With: Power Centers		System		Total 3HP Relays	JVAs Included / Max
Pool & Spa Combo Dual Body - Shared Equipment	Pump, Heater, & 3 Aux	PDA-PS4	1*	4	+	0	=	4	2 / 4
	Pump, Heater, & 5 Aux	PDA-PS6	1*	4	+	2	=	6	2 / 4
	Pump, Heater, & 7 Aux	PDA-PS8	1*	4	+	4	=	8	2 / 4
Pool Only / Spa Only Single Body Only	Pump, Heater, & 3 Aux	PDA-P4	1*	4	+	0	=	4	0 / 4
	Pump, Heater, & 7 Aux	PDA-P8	1*	4	+	4	=	8	0 / 4

Zodiac AquaLink Z4

		Part Number	Power Centers Required	Relays Included	Total 3HP Relays	JVAs Included / Max
Pool & Spa Combo Dual Body - Shared Equipment	Pump, Heater, & 3 Aux	ZQ-4PS	0 - included	4	4	2 / 3
	Pump, Heater, & 3 Aux	ZQ-4PSi	0 - included	4	4	2 / 3
Pool Only / Spa Only Single Body Only	Pump, Heater, & 3 Aux	ZQ-4P	0 - included	4	4	0 / 3
	Pump, Heater, & 3 Aux	ZQ-4Pi	0 - included	4	4	0 / 3

* Assumes up to eight 3HP relays per power center. The 6612F power center can only be used with four 3HP relays.

2. Select interfaces

Colored dots indicate system compatibility.

AquaLink® Interfaces

Device		Description	Part Number
Zodiac iAquaLink™ Web-Connect Device		Antenna Only Upgrade Kit	iQ20-A iQ20-RS
		May be included in some bundled kits (i.e., iQ904-PS, iQ904-P, ZQ-4PSi, & ZQ-4Pi). Smartphone not included with iAquaLink. Apple is not a participant in or sponsor of this promotion.	
AquaLink RS OneTouch™**		One-Touch, White One-Touch, Black	7953 7954
AquaLink RS All-Button**		4-Function (P&S) 6-Function (P&S) 8-Function (P&S)	6890 6888 6886

Device		Description	Part Number
AquaLink Wireless Remote		Wireless Remote & Transceiver	AQPLM
		Use to control RS & Z4 systems. Use to program PDA systems. Included with PDA systems.	
SpaLink® 8-Function Spa Remote**		White 150' w/ Frame Gray 150' w/ Frame Black 150' w/ Frame Flush-Mount Mud Box	7227 7887 7888 7940
Spa-Side 4-Function Spa Remote**		White 150' White 100' Black 100' Gray 100'	7443 7441 7442 8049
		**See catalog for other colors and cord lengths.	

** See catalog for other available configurations.

3. Select the power center(s)

AquaLink & PureLink™ Power Centers

Power Center	3HP Relays (Included/Max)	Sub-Panel	Number of Breakers (Max)	Salt Water Chlorinator Control	Part Number
PureLink Sub-Panel Power Center for Automation and Salt Water Chlorination	4/8	✔	12	✔***	6614AP-L
PureLink Power Center for Automation and Salt Water Chlorination	4/8	No	0	✔***	6613AP
Standard Sub-Panel Power Center for Automation Control Systems	4/8	✔	12	No	6614-LD
Standard Power Center for Automation Control Systems	4/8	No	0	No	6613
Compact Power Center for Basic Automation Control Systems	4/4	No	0	No	6612F
AquaPure® Power Pack. Used to Power & Control AquaPure & Fusion Soft Salt Water Chlorinators. Not an Enclosure for Automation Systems. *Note: FSOFT700 & FSOFT1400 are NSF approved only when used with FUSIONM.*	0/0	No	0	✔***	APUREM/ FUSIONM
AquaLink Z4 Systems Come Pre-Installed in a Power Center - No Additional Power Center Required. *Note: To control an AquaPure or Fusion Soft salt water chlorinator, order APUREM or FUSIONM (above).*	4	No	0	See Note	N/A *bundled with system*

*** Requires purchase of a salt water chlorinator. Proceed to Step 4 (below)

4. Choose a salt water chlorinator

Salt Water Chlorination

Device	Versa Plumb®	For Pools Up to	Part Number
AquaPure 3-Port Salt Water Chlorinator Cell	✔	12K Gallons	PLC700
	✔	40K Gallons	PLC1400
Fusion Soft — Salt Water Chlorinator System with Integrated Nature²® Mineral Sanitizer Technology	✔	12K Gallons	FSOFT700
	✔	40K Gallons	FSOFT1400

For live help selecting the right automation system or for tech support for any other Zodiac, Jandy, Polaris®, Baracuda®, or Nature² product, please call Zodiac tech support M-F 6 a.m. - 5 p.m. (Pacific), 9 a.m. - 8 p.m. (Eastern) at 1-800-822-7933, or email us any time at productsupport@zodiac.com

MILLER PACIFIC ENGINEERING GROUP

GEOTECHNICAL INVESTIGATION
NEW RESIDENCE AND ASSOCIATED IMPROVEMENTS
3 SKYLAND WAY (APN 072-211-12)
ROSS, CALIFORNIA

November 8, 2022

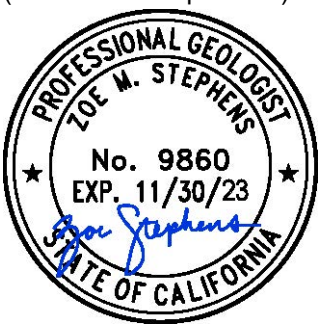
Job No. 3437.001

Prepared For:
Stephen and Hanna Ensley
200 Molino Avenue
Mill Valley, California 94941

CERTIFICATION

This document is an instrument of service, prepared by or under the direction of the undersigned professionals, in accordance with the current ordinary standard of care. The service specifically excludes the investigation of polychlorinated byphenols, radon, asbestos, or any other hazardous materials. The document is for the sole use of the client and consultants on this project. No other use is authorized. If the project changes, or more than two years have passed since issuance of this report, the findings and recommendations must be updated.

MILLER PACIFIC ENGINEERING GROUP
(a California corporation)



Zoe Stephens
Professional Geologist No. 9860
(Expires 11/30/23)

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MILLER PACIFIC ENGINEERING GROUP

GEOTECHNICAL INVESTIGATION
NEW RESIDENCE AND ASSOCIATED IMPROVEMENTS
3 SKYLAND WAY
ROSS, CALIFORNIA

TABLE OF CONTENTS

MILLER PACIFIC ENGINEERING GROUP

GEOTECHNICAL INVESTIGATION
NEW RESIDENCE AND ASSOCIATED IMPROVEMENTS
3 SKYLAND WAY
ROSS, CALIFORNIA

1.0 INTRODUCTION

This report presents the results of our Geotechnical Investigation for your proposed improvements at 3 Skyland Way in Ross, California. The project site is shown on the Site Location Map, Figure 1. Our work was performed in accordance with our Agreement for Professional Services that was authorized September 9, 2022. The purpose of our investigation is to explore subsurface conditions and to develop geotechnical criteria for design and construction of the proposed improvements. The scope of our services includes:

- Reviewing published geologic and geotechnical background information along with data in our files for nearby projects.
- Exploring subsurface conditions with seven exploratory borings located within the general vicinity of the planned improvements and laboratory testing of select samples.
- Evaluating relevant geologic hazards including seismic shaking, liquefaction, expansive soils, and other hazards.
- Engineering analyses to develop geotechnical recommendations and design criteria related to foundations, site grading, seismic design, and other geotechnical-related items.
- Preparation of this Geotechnical Investigation report which summarizes the subsurface exploration and laboratory testing programs, evaluation of relevant geologic hazards, and geotechnical recommendations and design criteria.

This report completes our Phase 1 services for the project. Subsequent phases of work should include geotechnical plan review and observation and testing of geotechnically-related work items during construction.

2.0 PROJECT DESCRIPTION

Based on discussions with both the property owner and the architect, we understand construction will likely include removal of the existing residence and pool. The new main residence is planned roughly in the center of the lot and will be accompanied by two new garages (one near the northwest corner of the home, one near the western boundary of the parcel), new guest house, new pool house, and new pool. A site retaining wall is proposed along the southern boundary of the parcel and is expected to be approximately 6.0-ft tall. Ancillary improvements are anticipated to include new exterior flatwork, utilities, site drainage, landscaping, gravel driveway, and other “typical” residential improvements. A Site Plan showing the approximate building footprints is provided as Figure 2.

3.0 SITE CONDITIONS

3.1 Regional Geology

The project site lies within the Coast Ranges geomorphic province of California. Regional topography within the Coast Ranges province is characterized by northwest-southeast trending mountain ridges and intervening valleys that parallel the major geologic structures, including the San Andreas Fault System. The province is also generally characterized by abundant landsliding and erosion, owing in part to its typically high levels of precipitation and seismic activity.

The oldest rocks in the region are the sedimentary, igneous, and metamorphic rocks of the Jurassic- to Cretaceous-age (190- to 65-million years old) Franciscan Complex. Within Marin County, a variety of sedimentary and volcanic rocks of Tertiary (1.8- to 65-million years old) and Quaternary (less than 1.8-million years old) age locally overlie the basement rocks of the Franciscan Complex. Tectonic deformation and erosion during late Tertiary and Quaternary time (the last several million years) formed the prominent coastal ridges and intervening valleys typical of the Coast Ranges province. The youngest geologic units in the region are Quaternary age (last 1.8 million years) sedimentary deposits, including alluvial deposits which partially fill most of the valleys, Bay Mud deposits which fringe the local bays, and colluvial deposits which typically blanket the lower portions of surrounding slopes.

The site is located on the eastern slope of a small, northwest trending knoll that rises between Sir Francis Drake Blvd and Laurel Grove Ave. Regional geologic mapping (Smith, et al., 1976) indicates the site is underlain by Holocene-age colluvial deposits on the eastern side and by Cretaceous-age sandstone and shale on the western side. The colluvial soils are described as unsorted, loosely consolidated deposits of clay, silt, sand, and gravel that have accumulated at the base of slopes by natural gravitational and slope wash processes. Sandstone and shale bedrock composes the ridgeline southwest of the site, while Franciscan Mélange bedrock is mapped along the ridgeline to the west of the site. A Regional Geologic Map and descriptions of the various geologic units are presented on Figure 3.

3.2 Seismicity

The project site is located within the seismically active San Francisco Bay Area and will therefore experience the effects of future earthquakes. Earthquakes are the product of the build-up and sudden release of strain along a “fault” or zone of weakness in the earth's crust. Stored energy may be released as soon as it is generated, or it may be accumulated and stored for long periods of time. Individual releases may be so small that they are detected only by sensitive instruments, or they may be violent enough to cause destruction over vast areas.

Faults are seldom single cracks in the earth's crust but are typically composed of localized shear zones which link together to form larger fault zones. Within the Bay Area, faults are concentrated along the San Andreas Fault zone. The movement between rock formations along either side of a fault may be horizontal, vertical, or a combination, and is radiated outward in the form of energy

waves. The amplitude and frequency of earthquake ground motions partially depends on the material through which it is moving. The earthquake force is transmitted through hard rock in short, rapid vibrations, while this energy becomes a long, high-amplitude motion when moving through soft ground materials, such as Bay Mud.

3.2.1 Regional Active Faults

The California Geological Survey (previously known as the California Division of Mines and Geology) defines a "Holocene-active fault" as one that has exhibited surface displacement within Holocene time (the last 11,700 years). CGS mapped various faults in the region as part of their Fault Activity Map of California (CGS, 2010). Many of these faults are shown in relation to the project site on the attached Active Fault Map, Figure 4. The nearest known Holocene-active faults are the San Andreas, San Gregorio, and Hayward/Rodgers Creek Faults. The San Andreas Fault is located approximately 12.5 kilometers northeast of the site while the San Gregorio and Hayward/Rodgers Creek Faults are located approximately 13.6 kilometers to the southwest and 15.9 kilometers to the northeast, respectively[1].

3.2.2 Historic Fault Activity

Numerous earthquakes have occurred in the region within historic times. The results of our USGS earthquake search catalogue indicate that at least 18 earthquakes with a Richter Magnitude of 5.0 or larger have occurred within 100 kilometers (62 miles) of the site between 1900 and 2022. The approximate locations of earthquakes which occurred between 1830 to present day are shown on the Historic Earthquake Map, Figure 5.

3.2.3 Probability of Future Earthquakes

The site will likely experience moderate to strong ground shaking from future earthquakes originating on any of several active faults in the San Francisco Bay region. Historical records do not directly indicate either the maximum credible earthquake or the probability of such a future event. To evaluate earthquake probabilities in California, the USGS has assembled a group of researchers into the "Working Group on California Earthquake Probabilities" (USGS 2003, 2008, 2013) to estimate the probabilities of earthquakes on active faults. These studies have been published cooperatively by the USGS, CGS, and Southern California Earthquake Center (SCEC) as the Uniform California Earthquake Rupture Forecast, Versions 1, 2, and 3. In these studies, potential seismic sources were analyzed considering fault geometry, geologic slip rates, geodetic strain rates, historic activity, micro-seismicity, and other factors to arrive at estimates of earthquakes of various magnitudes on a variety of faults in California.

Conclusions from the most recent UCERF3 and USGS indicate the highest probability of an earthquake with a magnitude greater than 6.7 originating on any of the active faults in the San Francisco Bay region by 2043 is assigned to the Hayward/Rodgers Creek Fault system. The Hayward Fault is located approximately 15.9 kilometers northeast of the site and is assigned a probability of 33 percent. The San Andreas Fault, located approximately 12.5 kilometers southwest of the site, is assigned a 22 percent probability of an earthquake with a magnitude

[1] Distances to faults referenced herein were estimated using Caltrans Google Earth Fault Database, accessed October 26,2022.

greater than 6.7 by 2043. Additional studies by the USGS regarding the probability of large earthquakes in the Bay Area are ongoing. These current evaluations include data from additional active faults and updated geological data.

3.3 Surface Conditions

The project site encompasses a roughly rectangular shaped parcel that is just over one acre. It is bordered to the northwest by Skyland Way, and on all other sides by existing single-family residential development. The western side of the parcel slopes to the northeast at approximately 3:1 (horizontal:vertical). The remainder of the parcel ranges from gently sloping to relatively level with slopes averaging 10:1 around the existing home and pool. Site elevations range from about 135-ft on the western edge to 112-feet[2] on the eastern side. The site is vegetated with a grass lawn and a variety of landscaped bushes, flowers, and trees. Access is provided to the site via a paved driveway extending from Skyland Way.

3.4 Field Exploration and Laboratory Testing

We explored subsurface conditions on October 3, 2022, with seven borings at the approximate locations shown on Figure 2. The borings were excavated using portable and track-mounted drilling equipment to a maximum explored depth of 31.5-feet below the ground surface. The borings were logged by our Field Geologist and samples were obtained for classification and laboratory testing. We prepared boring logs based on soil descriptions in the field as well as visual examination and testing of the soil samples in our laboratory. The boring logs and Soil Classification Chart are presented in Appendix A.

Laboratory testing of soil samples from the exploratory borings included determination of moisture content, dry density, unconfined compressive strength, percent passing the #200 sieve, particle size analysis, and plasticity index. The results of our moisture content, dry density, and unconfined compressive strength tests are presented on the boring logs. The results of the sieve analysis and the plasticity index test are presented on Figures A-11 and A-12, respectively. Our laboratory testing program is discussed in greater detail in Appendix A.

3.5 Subsurface Conditions and Groundwater

Our subsurface exploration generally confirmed the mapped geologic conditions at the site (Smith et al, 1976). Based on the borings, the site is underlain by moderately deep (10-feet or greater) deposits of silty and sandy colluvial soils overlying sandstone and shale bedrock.

Boring 1 encountered medium dense/stiff sandy silt and silty sand soils from 0- to 10-feet overlying sandstone bedrock from 10-feet to the bottom of the boring at 15-feet 2-inches. Boring 2 encountered dense silty sand in the upper 5-feet, silty gravel with sand from 5-feet to 8.5-feet, and silt with sand from 8.5-feet to the bottom of the boring at 15.5-feet. Boring 3 encountered sandy silt and silty sand surface soils from 0- to 5-feet and dense silty gravel with sand from 5-feet to 15-feet. Shale bedrock was encountered at 15-feet and extended to the bottom of the boring at 21-feet 4-inches. Boring 4 encountered medium dense silty sand from 0- to 4-feet and

[2] Surface elevations based on Google Earth imagery.

dense, interbedded silty gravel and silt with sand from 4- to 21-feet. Clayey sand with gravel was encountered from 21- to 26-feet and was underlain by shale bedrock to the bottom of the boring at 28-feet 5-inches. Boring 5 encountered sandy silt surface soils in the upper 4.5-feet over dense silty gravel with sand from 4.5- to 15-feet. Sandy clay and clay with varying amounts of gravel extended from 15-feet to the bottom of the boring at 31-feet 6-inches. Boring 6 encountered silty sand with gravel in the upper 3-feet over stiff clay with sand from 3-feet to the bottom of the boring at 16.5-feet. Boring 7 encountered sandy silt with varying amounts of gravel in the upper 7-feet, underlain by dense silty gravel from 7-feet to the bottom of the boring at 16.5-feet.

Groundwater was encountered in Borings 4 and 5 at 18-feet during drilling and measured at 18-feet upon completion of exploration. No groundwater was encountered in the other (shallower) borings. Because the borings were not left open for an extended period of time, a stabilized depth to groundwater may not have been observed. Groundwater elevations are expected to fluctuate seasonally, and higher groundwater levels will likely be present during periods of intense rainfall.

4.0 GEOLOGIC HAZARDS

This section summarizes our review of commonly considered geologic hazards, discusses their potential impacts on the proposed improvements, and identifies mitigation options. The primary geologic hazards which could affect the proposed development are strong seismic ground shaking and expansive soils. Other geologic hazards are judged relatively insignificant with regard to the proposed project. Each geologic hazard considered is discussed in further detail in the following paragraphs.

4.1 Fault Surface Rupture

Under the Alquist-Priolo Earthquake Fault Zoning Act, the California Division of Mines and Geology (now known as the California Geological Survey) produced 1:24,000 scale maps showing known active and potentially active faults and defining zones within which special fault studies are required. The nearest known active fault to the site is the San Andreas Fault located approximately 12.5 kilometers to the west. Based on currently available published geologic information, the site is not located within an Alquist-Priolo Special Studies Zone. We therefore judge the potential for fault surface rupture in the project area to be low.

Evaluation: *Less than significant.*
Recommendation: *No special engineering measures are required.*

4.2 Seismic Shaking

The site will likely experience seismic ground shaking similar to other areas in the seismically active Bay Area. The intensity of ground shaking will depend on the characteristics of the causative fault, distance from the fault, the earthquake magnitude and duration, and site-specific geologic conditions. Estimates of peak ground accelerations are based on either deterministic or probabilistic methods.

Deterministic methods use empirical attenuation relations that provide approximate estimates of median peak ground accelerations. A summary of the active faults that could most significantly affect the planning area, their maximum credible magnitude, closest distance to the center of the planning area, and probable peak ground accelerations are summarized in Table 1. The calculated accelerations should only be considered as reasonable estimates. Many factors (soil conditions, orientation to the fault, etc.) can influence the actual ground surface accelerations.

Table 1 – Deterministic Peak Ground Accelerations for Active Faults

Fault	Moment Magnitude for Characteristic Earthquake[1]	Closest Estimated Distance (km)[2]	Median Peak Ground Acceleration (g)[3,4]	Median PGA +1 Std Dev (g)[3,4]
San Andreas	8.0	12.5	0.34	0.60
San Gregorio	7.4	13.6	0.27	0.48
Hayward / Rodgers Creek	7.6	15.9	0.26	0.46
West Napa	7.0	24.8	0.23	0.39
Calaveras	7.4	46.4	0.14	0.26

Reference:
1) Values obtained from USGS Earthquake Scenario Map (BSSC 2014) (Accessed October 26 2022)
2) Values estimated using Google Earth KML Files showing Quaternary Faults & Folds in the US obtained from USGS website (Accessed October 26 2022)
3) Values determined using Vs30 = 560 m/s for Site Class “C” (very dense soil and soft rock) per 2019 CBC and 2016 ASCE-7.
4) Abrahamson, Silva & Kamai (2014), Boore, Stewart, Seyhan & Atkinson (2014), Campbell & Bozorgnia (2014), and Chiou & Youngs (2014)

The calculated accelerations should only be considered as reasonable estimates. Many factors (soil conditions, orientation to the fault, etc.) can influence the actual ground surface accelerations. Ground shaking can result in structural failure and collapse of structures or cause non-structural building elements (such as light fixtures, shelves, cornices, etc.) to fall, presenting a hazard to building occupants and contents. Compliance with provisions of the most recent version of the California Building Code (2019 CBC) should result in structures that do not collapse in an earthquake. Damage may still occur, and hazards associated with falling objects or non-structural building elements will remain.

The potential for strong seismic shaking at the project site is high. Due to their proximity and historic rates of activity, the San Andreas and San Gregorio Faults present the highest potential for severe ground shaking. The significant adverse impact associated with strong seismic shaking is potential damage to structures and improvements.

Evaluation: *Less than significant with mitigation.*
Recommendation: *Minimum mitigation includes design of new structures in accordance with the provisions of the 2019 California Building Code or subsequent codes in effect when final design occurs.*

4.3 Liquefaction and Related Effects

Liquefaction refers to the sudden, temporary loss of soil strength during strong ground shaking. The strength loss occurs as a result of the build-up of excess pore water pressures and subsequent reduction of effective stress. While liquefaction most commonly occurs in saturated, loose, granular deposits, recent studies indicate that it can also occur in materials with relatively high fines content provided the fines exhibit lower plasticity. The effects of liquefaction can vary from cyclic softening resulting in limited strain potential to flow failure which cause large settlements and lateral ground movements. Lateral spreading refers to a specific type of liquefaction-induced ground failure characterized primarily by horizontal displacement of surficial soil layers as a consequence of liquefaction of a subsurface granular layer (Youd, 1995). Lateral spreads generally move down gentle slopes or slip toward a free face such as an incised river channel.

Regional liquefaction hazard maps indicate the site is mapped within a zone of “very low” susceptibility to liquefaction (ABAG, 2022). Additionally, loose, saturated granular layers were not observed during our subsurface exploration. Therefore, the risk of damage to the new structures due to liquefaction is considered low.

Evaluation: *Less than significant.*
Recommendation: *No special engineering measures are required.*

4.4 Seismic Densification

Seismic ground shaking can induce settlement of unsaturated, loose, granular soils. Settlement occurs as the loose soil particles rearrange into a denser configuration when subjected to seismic ground shaking. Varying degrees of settlement can occur throughout a deposit, resulting in differential settlement of structures founded on such deposits. Loose granular deposits were not observed during our exploration. Therefore, the risk of damage to the new structure due to seismic densification is considered low.

Evaluation: *Less than significant.*
Recommendation: *No special engineering measures are required.*

4.5 Expansive Soil

Expansive soils will shrink and swell with fluctuations in moisture content and are capable of exerting significant expansion pressures on building foundations, interior floor slabs and exterior flatwork. Distress from expansive soil movement can include cracking of brittle wall coverings (stucco, plaster, drywall, etc.), racked door and/or window frames, uneven floors, and cracked slabs. Flatwork, pavements, and concrete slabs-on-grade are particularly vulnerable to distress due to their low bearing pressures.

The near-surface soils in the borings vary from low plasticity sandy soils to high plasticity silt and clay, suggesting moderate expansion potential (locally high expansion potential). Therefore, the risk of expansive soil affecting the proposed improvements is considered moderate to high.

Evaluation: *Less than significant with mitigation.*
Recommendation: *Exposed subgrade soils should be maintained in a moist state and at a minimum, foundations designed to account for seasonal expansive soil movement. Expansive soils should be removed and replaced with non-expansive structural fill below flatwork or new structures. Recommendations for mitigation of expansive soils are presented in the following section of this report.*

4.6 Settlement

New loads applied to loose granular soils or soft, compressible clays can cause settlement of the ground surface. Near surface soils encountered during our exploration were generally medium stiff to stiff silty soils or medium dense to dense sandy soils. We judge the risk of damage to structures due to settlement of the natural ground surface is low, provided foundation bearing pressures are not abnormally high.

Evaluation: *Less than significant.*
Recommendation: *No mitigation measures are required; provided foundations are designed per the criteria in Table 3.*

4.7 Erosion

Sandy soils on most slopes or clayey soils on steep slopes are susceptible to erosion when exposed to concentrated surface water flow. The potential for erosion is increased when established vegetation is disturbed or removed during normal construction activity.

The project site is relatively level, and it is anticipated that much of the site will be covered with buildings, pavements, concrete flatwork, or landscaped grasses and shrubs. Where slopes exist on the west side of the parcel, a site retaining wall is planned between the slope and any planned development. Therefore, erosion is not considered to be a significant long-term geologic hazard. However, care should be taken during construction to prevent excess erosion when the soils are exposed.

Evaluation: *Less than significant with mitigation.*
Recommendation: *Mitigation measures include designing a site drainage system to collect surface water and discharging it into at an appropriate location or established storm drainage system. The project Civil Engineer or Architect is responsible for designing the site drainage system.*

4.8 Flooding

The project site is located at elevations ranging from about 112 to 135 feet above sea level and is not mapped within a FEMA 100 or 500-year flood zone (ABAG, 2022). Therefore, the risk of damage due to large-scale flooding is low.

Evaluation: *Less than significant.*
Recommendation: *The project Architect or Civil Engineer should design the site drainage system to accommodate anticipated runoff resultant of the maximum credible rainfall event and should consider the potential for small-scale flooding and ponding of water around structures during design of site finished grades. Additional discussion and geotechnical recommendations for site drainage are presented in Section 5 of this report.*

4.9 Tsunami/Seiche

Seiche and tsunamis are short duration, earthquake-generated water waves in large, enclosed bodies of water and the open ocean, respectively. The extent and severity of a seiche would be dependent upon ground motions and fault offset from nearby active faults. The project site is not located near a large (open) body of water such as the San Francisco Bay or ocean. Therefore, seiche and tsunami are not considered geologic hazards at the site.

Evaluation: *Less than significant.*
Recommendation: *No special engineering measures are required.*

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on our subsurface exploration and experiences with similar projects in this area, we judge that the proposed development is feasible from a geotechnical standpoint. Shallow foundations and conventional grading should be appropriate for the site. Soils should be maintained at above optimum moisture contents and foundations should be slightly deepened to reduce effects of expansive soils. Concrete slab-on-grade floors are also suitable for the site, provided they are designed according to the following criteria. The primary geotechnical concerns at the site are strong seismic ground shaking, moderately to highly expansive soils, and appropriate foundation support.

Additional discussion and recommendations addressing these, and other considerations, are presented in the following sections.

5.1 Seismic Design

The project site is located in a seismically active area. Therefore, structures should be designed in conformance to the seismic provisions of the California Building Code (CBC). However, since the goal of the building code is protection of life safety, some structural damage may still occur during strong ground shaking.

Based on our subsurface exploration, we judge the site should be classified as “Site Class C” per the 2019 California Building Code. Minimum mitigation of ground shaking includes seismic design of new structures in conformance with the provisions of the most recent edition (2019) of the California Building Code. The magnitude and character of these ground motions will depend on the particular earthquake and the site response characteristics. Based on the interpreted subsurface conditions and proximity of active faults, we recommend the CBC coefficients and site values shown in Table 2 be used to calculate the design base shear of new improvements as applicable.

Table 2 – 2019 California Building Code Seismic Design Criteria

Parameter	Design Value
Site Class	C
Site Latitude	37.9626°N
Site Longitude	-122.5501°W
Spectral Response (short), S_S	1.50 g
Spectral Response (1-sec), S_1	0.60 g
Site Coefficient, F_a	1.2
Site Coefficient, F_v	1.4
Spectral Response (Short), S_{MS}	1.80 g
Spectral Response (1 sec), S_{M1}	0.84 g
Design Spectral Response (short), S_{DS}	1.20 g
Design Spectral Response (1 sec), S_{D1}	0.56 g
MCE_G PGA Adjusted, PGA_M	0.68 g

Reference: ATC Hazard by Location, accessed on October 27, 2022.

5.2 Site Grading

The general grading recommendations presented below are appropriate for construction in the late spring through fall months. From winter through the early spring months, on-site soils may be saturated due to rainfall and may be difficult to compact without drying by aeration or the addition of lime and/or cement (or a similar product) to dry the soils. Site preparation and grading should conform to the recommendations and criteria outlined in the following sections.

5.2.1 Site Preparation

Clear all trees, brush, roots, over-sized debris, and organic material from areas to be graded. Trees that will be removed (in structural areas) must also include removal of stumps and roots larger than two inches in diameter. Excavated areas (i.e., excavations for stump removal) should be restored with properly moisture conditioned and compacted fill as described in the following sections. Any loose soil or rock at subgrade will need to be excavated to expose firm natural soils or bedrock. Debris, rocks larger than six inches and vegetation are not suitable for structural fill and should be removed from the site. Alternatively, vegetation strippings may be used in landscape areas.

Significant cuts or fills are not anticipated for this project. Where fills or other structural improvements are planned on level ground, the subgrade surface should be scarified to a depth of about eight inches, moisture conditioned to at least 3% over the optimum moisture content and compacted to between 88% and 92% relative compaction (ASTM D-1557). If construction occurs later in the summer or fall, deeper moisture conditioning may be needed to reduce expansive potential. We will provide supplemental recommendations when the grading schedule is known. Some seasonal movement should be expected in areas where expansive soils are encountered. Relative compaction should be increased to a minimum of 95% where new asphalt pavements are planned. Relative compaction, maximum dry density, and optimum moisture content of fill materials should be determined in accordance with ASTM Test Method D 1557, "Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using a 10-lb. Rammer and 18-in. Drop." If soft, wet, or otherwise unsuitable materials are encountered at the subgrade elevation during construction, we will provide supplemental recommendations/field directives to address the specific condition. Removed expansive clayey soils from under proposed structures and replace with non-expansive fill.

5.2.2 Fill Materials, Placement and Compaction

Imported fill materials, if needed, should consist of low expansive potential materials that are free of organic matter, have a Liquid Limit of less than 40 (ASTM D 4318), a Plasticity Index of less than 15 (ASTM D 4318), and a minimum R-value of 15 (California Test 301). The fill material should also contain no more than 50 percent of particles passing a No. 200 sieve and should be well graded with a maximum particle size of four inches. Some onsite soils should be suitable for use as fill provided, they meet the criteria specified above and are free of organic materials. Any imported fill material needs to be tested to determine its suitability.

Fill materials that are not judged expansive should be uniformly moisture conditioned to just above the optimum moisture content prior to compaction. Properly moisture conditioned fill materials should subsequently be placed in loose, horizontal lifts of eight-inches-thick or less and uniformly compacted to at least 90 percent relative compaction. Where backfill is placed to fill in the old pool, it should be compacted to 92-95% relative compaction. In pavement areas subjected to vehicle loads, the upper 12 inches of fill or natural soil should be compacted to at least 95 percent relative compaction and a firm and unyielding surface. The maximum dry density and optimum moisture content of fill materials should be determined in accordance with ASTM D1557.

Maximum slopes of (permanent) new cut or fill slopes should be 2:1 (horizontal:vertical) but flatter slopes may be desirable for aesthetic and stability reasons. For excavations and temporary slopes, an OSHA soil classification of Type “B” should be appropriate for onsite materials.

5.3 Foundation Design

The near-surface soils encountered during our exploration generally consist of medium stiff to stiff silty soils with varying amounts of sand. Based on discussions with the project architect, we understand the preferred foundation systems are either slab on grade (for garages and pool house) and shallow foundations for the main house and guest house. Provided the site is prepared

in conformance with our recommendations, continuous shallow foundations may be used at the site. Isolated shallow spread footings should be avoided, but should instead be interconnected with grade beams. To “stiffen” the foundation and reduce seasonal moisture fluctuations, the perimeter footing should be deepened, while interior footing or interconnecting grade beams may be shallower. Shallow foundations should be designed using the criteria provided in Table 3.

Table 3 – Shallow Footing Design Criteria

Parameter	Design Value
Minimum Embedment, Perimeter Footing	30 inches
Minimum Embedment, Interior Footing	18 inches
Minimum Width[1]	12 inches
Allowable Bearing Pressure[1, 2]	2,000 psf
Base Friction Coefficient	0.35
Lateral Passive Resistance[3]	300 pcf

(1) Design foundations to similar bearing pressures (i.e., size footing widths to maintain relatively uniform bearing loads).
(2) Increase design values by 1/3 for total design loads including seismic.
(3) Equivalent fluid pressure, not exceed 3,000 psf. Neglect upper 6 inches unless confined by concrete.

5.4 Retaining Structures

A site retaining wall up to approximately 6-feet tall is currently planned along the portion of the western edge of the parcel nearest to the new residence. Retaining walls that can deflect a small amount at the top, such as site or landscape walls, can be designed using the unrestrained criteria shown in Table D. Walls that are structurally connected at the top and not allowed to deflect (such as tied-back or basement walls which are structurally connected at the top and not allowed to deflect) are considered restrained. Restrained conditions are commonly designed using a uniform earth pressure distribution rather than an equivalent fluid pressure. Lateral support can be obtained from either passive soil resistance (i.e., keyways) or frictional sliding resistance of footings. In addition to the soil loads, the retaining walls should be designed to resist temporary seismic loads.

Table 4: Retaining Wall Design Criteria

Shallow Foundation

Refer to the foundation design criteria in Table 3.

Drilled Piers:

Minimum Diameter:		18 inches
Skin Friction[6]:	Static	Seismic
Native Soils[9]:	500 psf	750 psf
Bedrock:	2,000 psf	3,000 psf
Lateral Passive Resistance[5,7,8]:	Level Ground	2:1 Downslope
Native Soils[9]:	300 pcf	0 pcf
Weathered Bedrock:	600 pcf	400 pcf

Lateral Earth Pressure	Unrestrained[1,2]	Restrained[1,3]
Level Ground	40 pcf	25 X H psf
2:1 Slope	60 pcf	45 X H psf

Seismic Surcharge[3,4]: 13 X H psf

Notes:

(1) Interpolate earth pressures for intermediate slopes.
(2) Equivalent fluid pressure.
(3) Rectangular uniform pressure distribution (H = height of wall).
(4) Use minimum factor of safety of 1.0 for seismic design.
(5) Dead plus live loads. May increase by 1/3 for total design loads (including wind and seismic).
(6) Uplift resistance is equal to 80% of the total skin friction. Ignore upper 3-feet for uplift.
(7) Apply values over effective width of 2 pier diameters.
(8) Use linear interpolation between values for intermediate slopes flatter than 2:1.
(9) See boring logs for approximate bedrock depths

5.5 Interior Concrete Slabs-on-Grade

We recommend that interior concrete slabs have a minimum thickness of 5-inches and be reinforced with steel reinforcing bars (not welded wire mesh). To reduce the potential for slab cracking, the slab thickness could be increased to 5- or more inches. To improve moisture conditions, a 6-inch layer of clean, free draining, 3/4-inch angular gravel should be placed beneath the interior concrete slabs to form a capillary moisture break. The rock must be placed on properly moisture conditioned and compacted subgrade that has been approved by the Geotechnical Engineer. A plastic membrane vapor barrier, 15 mils or thicker and meeting the requirements of ASTM E-1745 Class A, should be placed over the rock layer, and be installed per ASTM 1643. Eliminating the capillary moisture break and/or plastic vapor barrier may result in excess moisture intrusion through the floor slabs resulting in poor performance of floor coverings, mold growth, or other adverse conditions.

This industry standard approach to floor slab moisture control, as discussed above, does not assure that floor slab moisture transmission rates will meet floor covering manufacturer's requirements or that indoor humidity levels will be low enough to inhibit mold growth. Building design, construction, and intended use have a significant role in moisture problems and should be carefully evaluated by the owner, designer, and builder in order to meet the project requirements.

As previously noted, soils are locally expansive. Soils should be wet of optimum before concrete is placed for surface flatwork.

5.6 Exterior Concrete Slabs

Where concrete slabs are used, we recommend they be at least five inches thick and reinforced with steel bars (not wire mesh). Additionally, contraction joints should be incorporated in the concrete slabs in both directions, no greater than 6-feet on center. The reinforcing bars should extend through the control joints. The Structural Engineer should provide the specific design details for concrete slabs-on-grade.

Exterior concrete slabs should be underlain with 4-inches or more of Caltrans Class 2 Aggregate Base compacted to at least 92 percent relative compaction. Some movement should be expected for exterior concrete slabs constructed on expansive soils. If superior performance is desired, the exterior slabs can be thickened and/or be underlain with a thicker section of compacted aggregate baserock. The subgrade soil beneath concrete flatwork/patio areas should be scarified, moisture conditioned as described above prior to placing and compacting the baserock layer.

5.7 Site and Foundation Drainage

New grading could result in adverse drainage patterns causing water to pond around the structures. Careful consideration should be given to the design of finished grades at the site. We recommend that the building area be raised slightly and that the adjoining landscaped areas be sloped downward at least 0.25 feet for five feet (five percent) from the perimeter of building foundations. Where hard surfaces, such as concrete or asphalt adjoin foundations, slope these surfaces at least 0.10 feet in the first five feet (two percent).

Roof gutter downspouts may discharge onto the pavements but should not discharge onto landscaped areas immediately adjacent to the buildings. Provide area drains for landscape planters adjacent to buildings and collect downspout discharges into a tight pipe collection system that discharges well away from the building foundations. Site drainage should be discharged away from the building area and outlets should be designed to reduce erosion. Site drainage improvements should be connected into an established storm drainage system.

5.8 Underground Utilities

Excavations for utilities will generally encounter medium stiff silty and sandy soils. Groundwater may be encountered at shallow depths during the winter or spring months but should be below “normal” trench depths in the summer and fall months. Trench excavations having a depth of five feet or more must be excavated and shored in accordance with OSHA regulations, as discussed in Section 5.2.2.

Unless otherwise recommended by the pipe manufacturer, pipe bedding and embedment materials should consist of well-graded sand with 90 to 100 percent of particles passing the No. 4 sieve and no more than 5 percent finer than the No. 200 sieve. Crushed rock or pea gravel may also be considered for pipe bedding. Provide the minimum bedding thickness beneath the pipe in accordance with the manufacturer's recommendations (typically 3 to 6 inches). Trench backfill may consist of on-site soils, provided that the soils meet the fill criteria outlined in Section 5.2.2. Trench backfill should be moisture conditioned and placed in thin lifts and compacted to at least 90 percent. Use equipment and methods that are suitable for work in confined areas without damaging utility conduits.

5.9 Pavements

New pavements are anticipated for the main driveway extending from Skyland Way. We have calculated thicknesses for new asphalt pavements at the site in accordance with Caltrans procedures for flexible pavement design. Our calculations assume an R-value of 15 for subgrade soils and a range of Traffic Indices (TI) from four to five depending on the expected traffic loads for a twenty-year design life. The Civil Engineer should be responsible for determining the appropriate TI for use in design, but we anticipate a TI of four would be appropriate based on our experiences with similar projects. In general, areas expected to experience more frequent loading from heavy vehicles should be designed using the higher traffic index, while parking areas and other lightly loaded areas can utilize a thinner pavement section based on the lower traffic index. The recommended pavement sections are presented in Table 4. If a geotextile fabric is used between compacted subgrade and aggregate baserock, baserock may be reduced by one inch.

Table 5– Asphalt-Concrete Pavement Sections

Traffic Index[1]	Asphalt Concrete (inches)	Aggregate Base (inches)
4.0	2.5	6.5
5.0	3.0	9.0

(1) Traffic Index for final pavement design to be determined by the project Civil Engineer.

The aggregate base should conform to the most recent version of Caltrans Standard Specifications and should be compacted to at least 95 percent relative compaction. Additionally, the aggregate base should be firm and unyielding under heavy, rubber-tired construction equipment. If heavier truck traffic or "superior" performance is desired, the thickness of the aggregate base and asphalt thickness may be increased.

6.0 SUPPLEMENTAL GEOTECHNICAL SERVICES

As project plans are nearing completion, we should review them to confirm that the intent of our geotechnical recommendations has been incorporated. We can also consult with the project team to supplement or clarify geotechnical recommendations, if needed. During construction, we should be present intermittently to observe foundation excavations and other geotechnical-related work items. The purpose of our observation and testing is to confirm that site conditions are as anticipated, to adjust our recommendations and design criteria if needed, and to confirm that the Contractor's work is performed in accordance with the project plans and specifications

7.0 LIMITATIONS

We believe this report has been prepared in accordance with generally accepted geotechnical engineering practices in Marin County at the time the report was prepared. This report has been prepared for the exclusive use of the project Owner and/or their assignees specifically for this project. No other warranty, expressed or implied, is made. Our evaluations and recommendations are based on the data obtained during our subsurface exploration program and our experience with soils in this geographic area. The exploratory borings and description of soils encountered reflect conditions only at the location of the boring at the time they were excavated or retrieved. Conditions may differ at other locations and may change with the passage of time due to a variety of causes including natural weathering, climate, and changes in surface and subsurface drainage.

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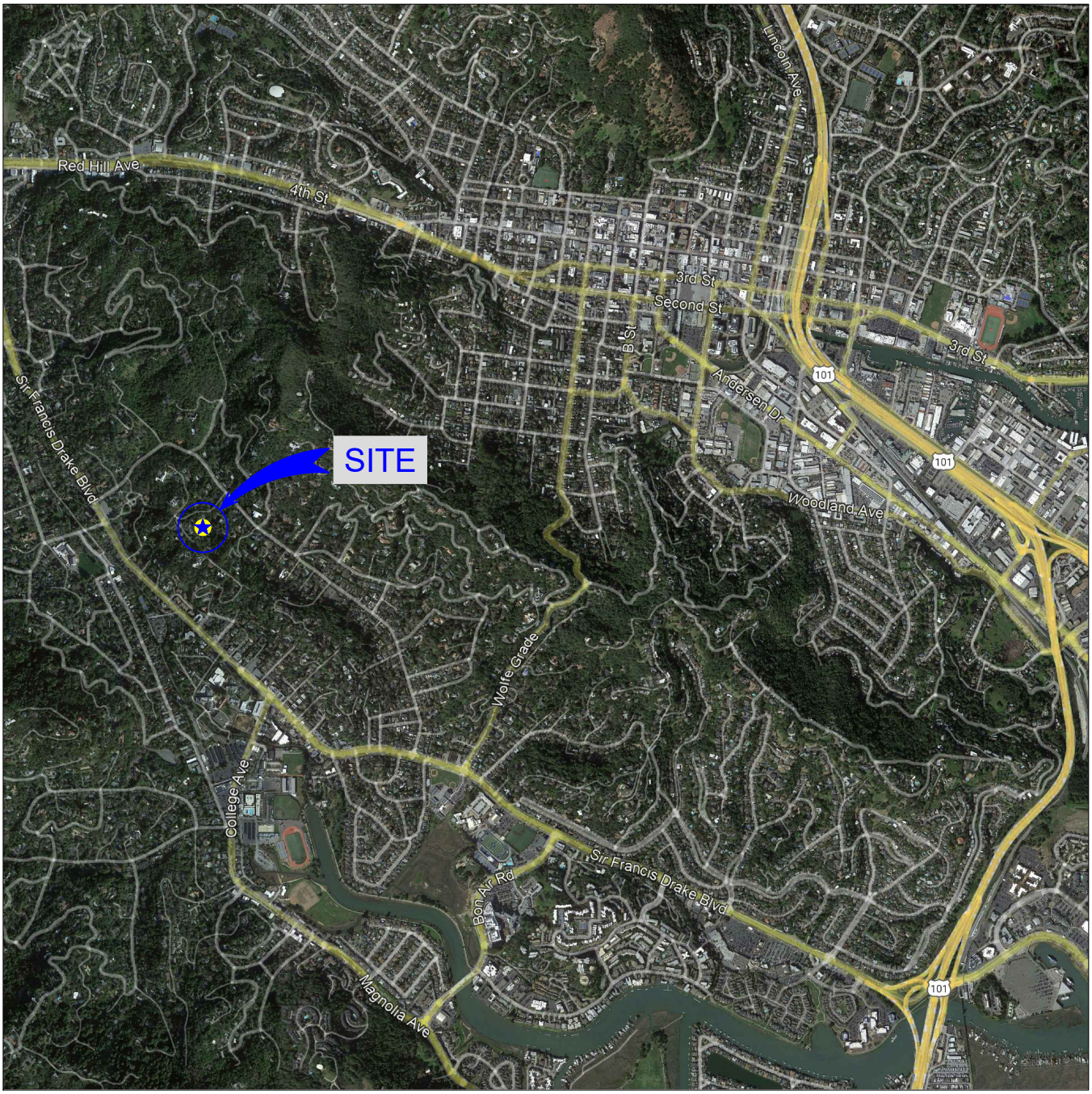
Youd, T.L. “Liquefaction-Induced Lateral Ground Displacement” (April 2, 1995). *International Conferences on Recent Advances in Geotechnical Earthquake Engineering and Soil Dynamics.* Paper 3.



SITE COORDINATES
LAT. 38.9626°
LON. -122.5501°

SITE LOCATION

N.T.S.

NORTH

REFERENCE: Google Earth, 2022

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SITE LOCATION MAP

3 Skyland Way
Ross, California

Project No. 3437.001 Date: 10/28/2022

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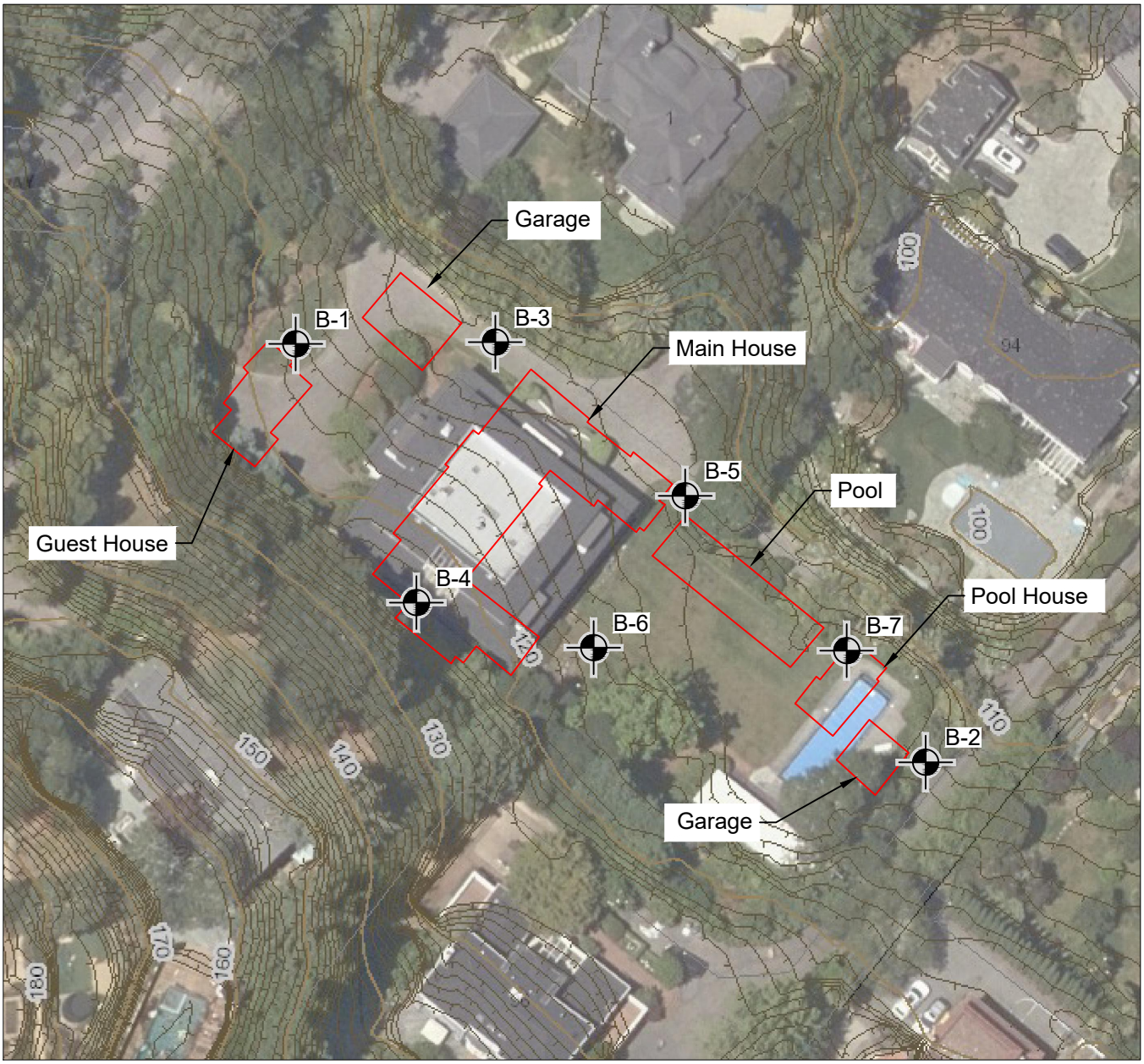
1
FIGURE



SITE PLAN

SCALE

0 30 60 120 FEET

NORTH

Approximate location of boring completed by MPEG, 2022

REFERENCE: Marin Maps, 2022

MPEG MILLER PACIFIC ENGINEERING GROUP
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SITE PLAN

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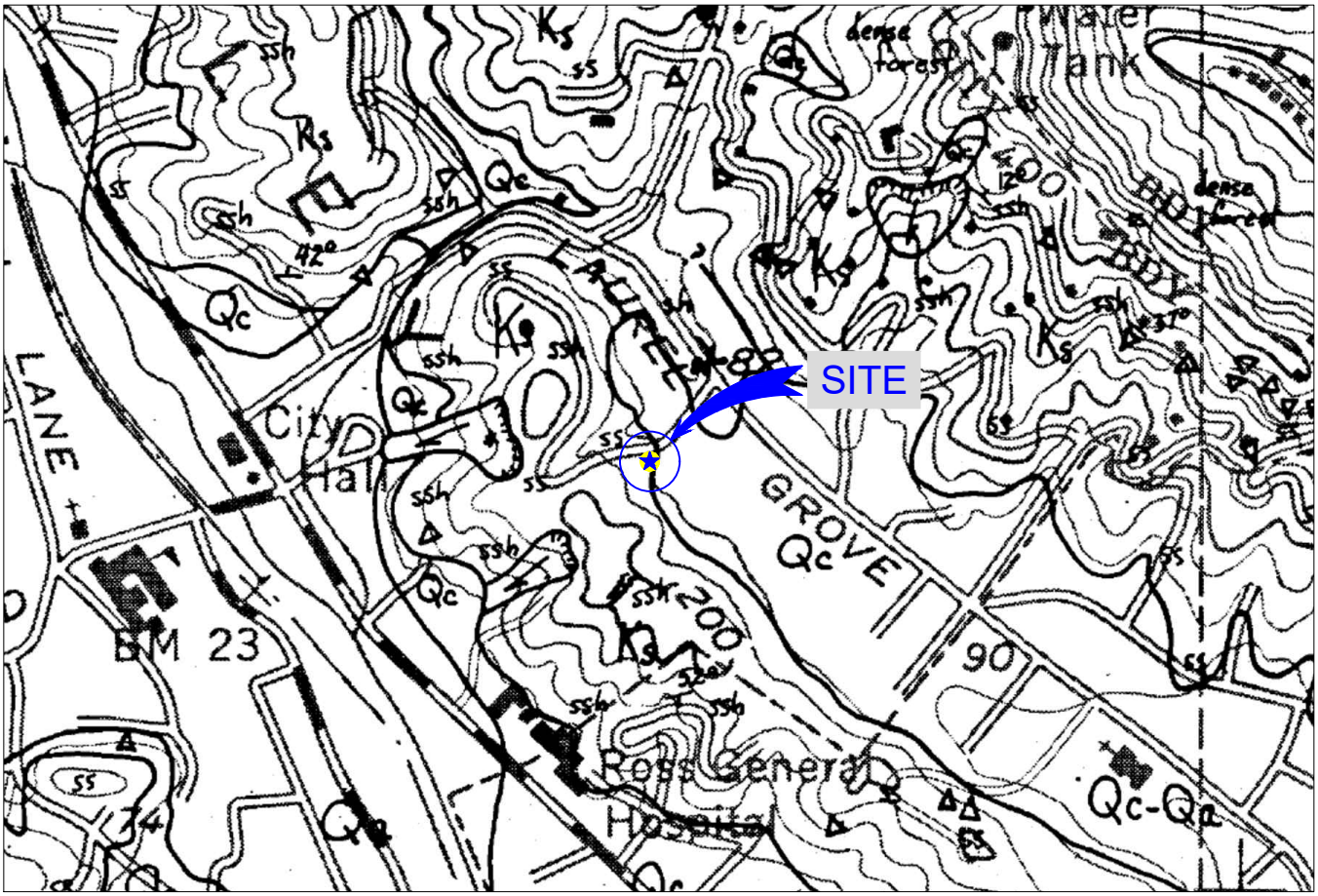
Project No. 3437.001 Date: 10/28/2022

2
FIGURE



REGIONAL GEOLOGIC MAP

NORTH

LEGEND

Qa Alluvium: Unconsolidated deposits of clay, silt, sand, and gravel underlying valley bottoms, consisting of materials transported and deposited by streams.

Qc Colluvium: Unconsolidated and unsorted soil material and weathered rock fragments accumulated at or on the bases of slopes by natural gravitational or slope wash processes. Derived by weathering and decomposition of bedrock materials underlying slopes.

Ks Sandstone and shale: with minor amounts of conglomerate. Occurrences of principal rock types in this unit are indicated by the following lithologic symbols:

- ss Sandstone: mainly thick bedded to massive, medium to coarse grained, fairly well sorted, angular to sub-rounded grains. Light gray where fresh, buff where weathered.
- sh Shale: well bedded siltstone,dark gray where fresh, light gray and stained by iron oxide where weathered along joints.
- ssh Sandstone and Shale: thin beds of gray, fine grained, sandstone that grade upward and alternate with thin beds of gray to black shale.
- cg Conglomerate: composed of well rounded pebbles in a sandy matrix

REFERENCE: Rice, S.J. and Smith, T.C. (1976), "Geology of the Lower Ross Valley, Corte Madera, Homestead Valley, Tamalpias Valley, Tennessee Valley, and Adjacent Areas, Marin County, California", *in* Geology for Planning in Central and Southeastern Marin County, California Department of Conservation, Division of Mines and Geology Open-File Report 76-2 S.F., Plate 1D, Map Scale 1:12,000

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REGIONAL GEOLOGIC MAP

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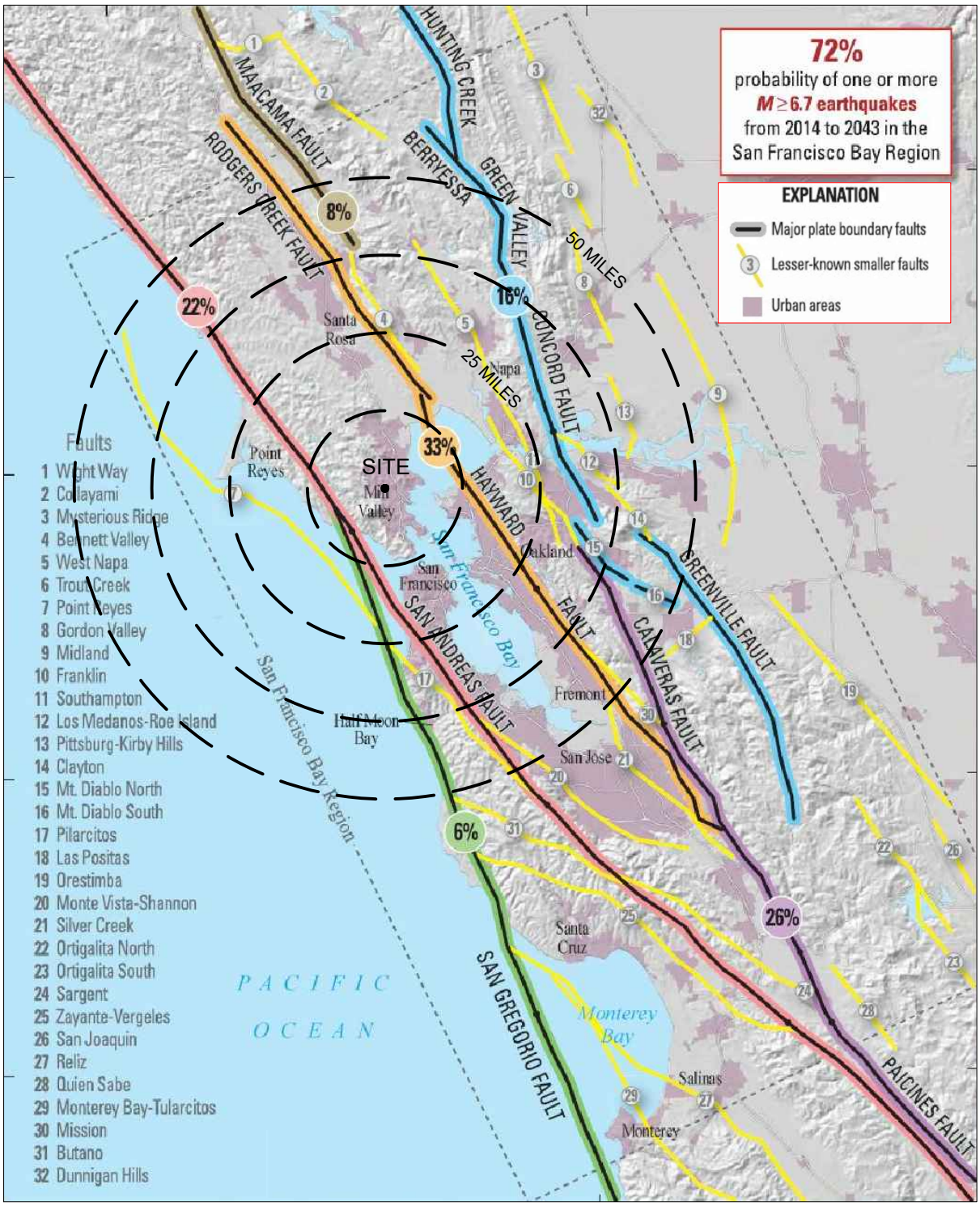
3
FIGURE



SITE COORDINATES
LAT. 38.9626°
LON. -122.5501°

SCALE
0 12.5 25 50 MILES

NORTH

DATA SOURCE:
1) U.S. Geological Survey, U.S. Department of the Interior, "Earthquake Outlook for the San Francisco Bay Region 2014-2043", Map of Known Active Faults in the San Francisco Bay Region, Fact Sheet 2016-3020, Revised August 2016 (ver. 1.1).

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ACTIVE FAULT MAP

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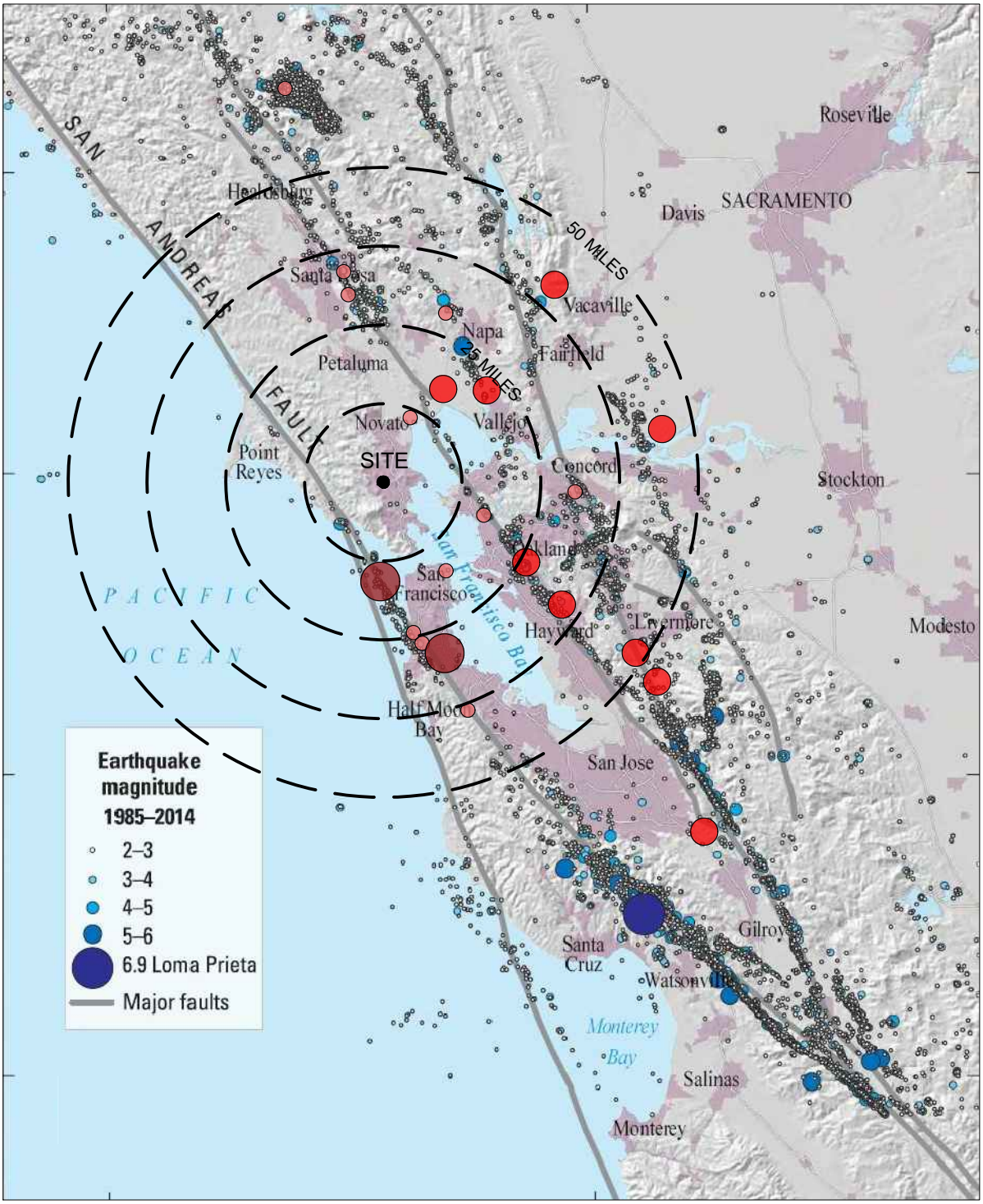
Project No. 3437.001 Date: 10/28/2022

4
FIGURE



SITE COORDINATES
LAT. 38.9626°
LON. -122.5501°

SCALE
0 12.5 25 50 MILES

NORTH

LEGEND & DATA SOURCE:

See legend above. U.S. Geological Survey, U.S. Department of the Interior, "Earthquake Outlook for the San Francisco Bay Region 2014-2043", Map of Known Active Faults in the San Francisco Bay Region, Fact Sheet 2016-3020, Revised August 2016 (ver. 1.1). Large circles indicate earthquakes M>7.0, medium circles indicate 6.0<M<7.0 and small circles indicate 5.0<M<6.0 .U.S. Geological Survey, Earthquake Catalog Search, https://earthquake.usgs.gov/earthquakes/search/. Earthquakes between 1830 and 2021.

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HISTORIC EARTHQUAKE MAP

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5
FIGURE

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APPENDIX A
SUBSURFACE EXPLORATION AND LABORATORY TESTING

A. SUBSURFACE EXPLORATION

We explored subsurface conditions near the proposed improvements on October 3, 2022, with seven borings at the approximate locations shown on Figure 2. The borings were excavated to a maximum depth of 31.5 feet below ground surface using portable and track mounted drilling equipment. The subsurface conditions encountered during our exploration are summarized and presented on the Boring Logs, Figures A-3 through A-10.

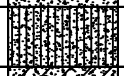
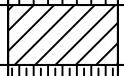
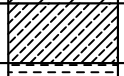
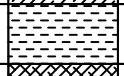
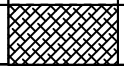
"Undisturbed" samples were obtained from the soil boring using a 3-inch diameter, split-barrel Modified California Sampler with 2.5 by 6-inch tube liners or a Standard Penetration Test (SPT) Sampler. The samplers were driven by a 140-pound hammer at a 30-inch drop. The number of blows required to drive the samplers 18 inches was recorded and is reported on the boring log as blows per foot for the last 12 inches of driving. The samples obtained were examined in the field, sealed to prevent moisture loss, and transported to our laboratory

B. LABORATORY TESTING

We conducted laboratory tests on selected intact samples to classify soils and to estimate engineering properties. The following laboratory tests were conducted in general accordance with the test method cited below. The laboratory test results are shown on the exploratory boring log.

- Laboratory Determination of Water (Moisture Content) of Soil, Rock, and Soil-Aggregate Mixtures, ASTM D 2216;
- Density of Soil in Place by the Drive-Cylinder Method, ASTM D2937;
- Percent Passing #200 Sieve, ASTM D1140
- Particle Size Analysis, ASTM D6913 and ASTM D1140
- Unconfined Compressive Strength of Cohesive Soil, ASTM D2166; and
- Liquid and Plastic Limits of Soil, ASTM D 4318.

The exploratory boring logs, description of soils encountered, and the laboratory test data reflect conditions only at the location of the borings at the time they were excavated or retrieved. Conditions may differ at other locations and may change with the passage of time due to a variety of causes including natural weathering, climate, and changes in surface and subsurface drainage.

MAJOR DIVISIONS		SYMBOL		DESCRIPTION
COARSE GRAINED SOILS over 50% sand and gravel	CLEAN GRAVEL	GW		Well-graded gravels or gravel-sand mixtures, little or no fines
		GP		Poorly-graded gravels or gravel-sand mixtures, little or no fines
	GRAVEL with fines	GM		Silty gravels, gravel-sand-silt mixtures
		GC		Clayey gravels, gravel-sand-clay mixtures
	CLEAN SAND	SW		Well-graded sands or gravelly sands, little or no fines
		SP		Poorly-graded sands or gravelly sands, little or no fines
	SAND with fines	SM		Silty sands, sand-silt mixtures
		SC		Clayey sands, sand-clay mixtures
FINE GRAINED SOILS over 50% silt and clay	SILT AND CLAY liquid limit <50%	ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
		CL		Inorganic clays of low to medium plasticity, gravely clays, sandy clays, silty clays, lean clays
		OL		Organic silts and organic silt-clays of low plasticity
	SILT AND CLAY liquid limit >50%	MH		Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
		CH		Inorganic clays of high plasticity, fat clays
		OH		Organic clays of medium to high plasticity
HIGHLY ORGANIC SOILS		PT		Peat, muck, and other highly organic soils
ROCK				Undifferentiated as to type or composition

KEY TO BORING AND TEST PIT SYMBOLS

CLASSIFICATION TESTS

PI	PLASTICITY INDEX
LL	LIQUID LIMIT
SA	SIEVE ANALYSIS
HYD	HYDROMETER ANALYSIS
P200	PERCENT PASSING NO. 200 SIEVE
P4	PERCENT PASSING NO. 4 SIEVE

SAMPLER TYPE

- MODIFIED CALIFORNIA
- STANDARD PENETRATION TEST
- THIN-WALLED / FIXED PISTON
- HAND SAMPLER
- ROCK CORE
- X DISTURBED OR BULK SAMPLE

NOTE: Test boring and test pit logs are an interpretation of conditions encountered at the excavation location during the time of exploration. Subsurface rock, soil or water conditions may vary in different locations within the project site and with the passage of time. Boundaries between differing soil or rock descriptions are approximate and may indicate a gradual transition.

STRENGTH TESTS

UC	LABORATORY UNCONFINED COMPRESSION
TXCU	CONSOLIDATED UNDRAINED TRIAXIAL
TXUU	UNCONSOLIDATED UNDRAINED TRIAXIAL
	UC, CU, UU = 1/2 Deviator Stress
DS (2.0)	DRAINED DIRECT SHEAR (NORMAL PRESSURE, ksf)

SAMPLER DRIVING RESISTANCE

Modified California and Standard Penetration Test samplers are driven 18 inches with a 140-pound hammer falling 30 inches per blow. Blows for the initial 6-inch drive seat the sampler. Blows for the final 12-inch drive are recorded onto the logs. Sampler refusal is defined as 50 blows during a 6-inch drive. Examples of blow records are as follows:

- 25 sampler driven 12 inches with 25 blows after initial 6-inch drive
- 85/7" sampler driven 7 inches with 85 blows after initial 6-inch drive
- 50/3" sampler driven 3 inches with 50 blows during initial 6-inch drive or beginning of final 12-inch drive

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SOIL CLASSIFICATION CHART

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A-1
FIGURE

FRACTURING AND BEDDING

Fracture Classification	Spacing	Bedding Classification
Crushed	less than 3/4 inch	Laminated
Intensely fractured	3/4 to 2-1/2 inches	Very thinly bedded
Closely fractured	2-1/2 to 8 inches	Thinly bedded
Moderately fractured	8 to 24 inches	Medium bedded
Widely fractured	2 to 6 feet	Thickly bedded
Very widely fractured	greater than 6 feet	Very thickly bedded

HARDNESS

Low	Carved or gouged with a knife
Moderate	Easily scratched with a knife, friable
Hard	Difficult to scratch, knife scratch leaves dust trace
Very hard	Rock scratches metal

STRENGTH

Friable	Crumbles by rubbing with fingers
Weak	Crumbles under light hammer blows
Moderate	Indentations <1/8 inch with moderate blow with pick end of rock hammer
Strong	Withstands few heavy hammer blows, yields large fragments
Very strong	Withstands many heavy hammer blows, yields dust, small fragments

WEATHERING

Complete	Minerals decomposed to soil, but fabric and structure preserved
High	Rock decomposition, thorough discoloration, all fractures are extensively coated with clay, oxides or carbonates
Moderate	Fracture surfaces coated with weathering minerals, moderate or localized discoloration
Slight	A few stained fractures, slight discoloration, no mineral decomposition, no affect on cementation
Fresh	Rock unaffected by weathering, no change with depth, rings under hammer impact

NOTE: Test boring and test pit logs are an interpretation of conditions encountered at the location and time of exploration. Subsurface rock, soil and water conditions may differ in other locations and with the passage of time.

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ROCK CLASSIFICATION CHART

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Project No. 3437.001 Date: 10/28/2022

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A-2
FIGURE