



Staff Report

Date: February 12, 2026
To: Mayor McMillan and Council Members
From: Alex Lopez-Vega, Planner
Subject: Thomson Residence, 10 Walnut Avenue (DRP25-11)

Recommendation

It is recommended that the Town Council consider Design Review and a Nonconformity Permit for the project described below located at 10 Walnut Avenue. The Town Council may adopt Resolution No. 2601 approving the project, subject to conditions.

Project Information:

Property Owner: Julie and Jeffrey Thomson
Applicant: Pederson Associates
Street Address: 10 Walnut Avenue
Parcel Number: 073-171-24
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: X (Moderate to Low)

Project Data

	Code Standard	Existing	Proposed
Lot Area	10,000 SF	13,448 SF	No Change
Building Coverage	20%	2,805 SF (20%)	No Change
Side Setback (South)	15'	Pool Shed 11' 6"	No Change
Rear Setback	40'	Pool Shed 11' 11"	No Change

	Code Standard	Existing	Proposed
Impervious Surface Coverage	Minimize and/or mitigate for any increase.	5,731 SF	1,945 SF

Project Description:

The applicant requests approval from the Town Council for Design Review, and a Nonconformity Permit to rehabilitate the existing landscape area exceeding 2,500 square feet. The project proposes improvements to the existing deck, pool area, and surrounding landscape. The scope of work includes repair and replacement of existing deck framing; installation of new partition walls and footings for the area below the deck, construction of a new pool equipment shed in the same location as the existing shed, realignment of the existing landscape terrace wall, replacement of pool-area paving, resetting existing brick paving below the deck, construction of new brick stairs connecting the area below the deck to the swimming pool, installation of a new stepping-stone path to the pool equipment shed, lowering the existing well head and construction of a vault with a drive-on lid, and installation of new landscape lighting.

Impervious Surfaces

The project proposes reducing impervious surfaces by 3,786 square feet.

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

The proposed project is subject to the following permit approval:

- **Design Review is required pursuant to RMC Section 18.41.020** to allow the redevelopment, rehabilitation, and/or renovation of existing landscaping over 2,500 square feet.
- **Nonconformity Permit is required pursuant to RMC Section 18.52.040** to allow for the reconstruction of an existing nonconforming pool shed.

Background

The project site is a 13,448 square-foot lot on the corner of Walnut Avenue and Olive Avenue. The lot has a single-family residence which includes a detached garage, and a pool.

Advisory Design Review

Pursuant to Resolution No. 1990, Advisory Design Review is required for all applicants seeking discretionary land use permits, such as Design Review, a Demolition Permit, a Nonconformity Permit, Exceptions for Attics, a Hillside Lot Permit, and/or a Variance. The ADR Group discusses the merits of the project and provides a formal recommendation to the Town Council regarding the merits of the project consistent with the requisite findings associated with the land use

permits being requested, in addition to consistency with the Design Review criteria and standards of the Ross Municipal Code. A majority vote of the Advisory Design Review Group is necessary to provide a recommendation to the Town Council. The vote count of the recommendation would also be forwarded to the Town Council.

On January 20, 2026, the Advisory Design Review (ADR) group voted 5-0-0 (for–against–recused) in support of the project. The ADR supported the nonconformity Permit for the proposed pool shed since it is in the same location as the existing shed, recommending 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.

Draft minutes of the January 20, 2026, ADR meeting are included as **Attachment 4**.

Discussion

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

Design Review

Design Review is intended to guide new development to preserve and enhance the special qualities of Ross and to sustain the beauty of the town’s environment.

The Town Council may approve, conditionally approve or deny an application for design review. The Town Council shall include conditions necessary to meet the purpose of Design Review pursuant to Chapter 18.41 and for substantial compliance with the criteria set forth in this chapter. If Council intends to approve Design Review, staff recommends that the required findings for approval be satisfied for the proposed project, as follows:

- The project is consistent with the purpose of Design Review as outlined in Section 18.41.010. (Section 18.41.070 (b) (1))
- The project is in substantial compliance with the design criteria of Section 18.41.100. (Section 18.41.070 (b) (2))
- The project is consistent with the Ross General Plan and zoning ordinance. (Section 18.41.070 (b) (3))

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

The project provides excellence of design consistent with the scale and quality of existing development; preserves and enhances the historical “small town,” low-density character and identity that is unique to the Town of Ross; 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 project proposes materials 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. The post-project stormwater runoff rates from the site would be no greater than pre-project rates.

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; 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.

Town Council may consider a Nonconformity permit, as summarized below and as supported by the findings in Exhibit "A".

- (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.
- (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.
- (c) The project substantially conforms to relevant design review criteria and standards in Section 18.41.100, even if design review is not required.
- (d) Total floor area does not exceed the greater of: a) the total floor area of the existing conforming and or legal nonconforming structure(s); or b) the maximum floor area permitted for the lot under current zoning regulations. The town shall apply the definition of floor area in effect at the time of the application for a nonconformity permit.
- (e) Granting the permit will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
- (f) The project will comply with the Flood Damage Prevention regulations in 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.

- (h) The applicant has agreed in writing to the indemnification provision in Section 18.40.180.
- (i) The site has adequate parking. For the 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). If the site does not comply with the covered parking requirement; the Town Council may require covered parking to be provided.

Fiscal, Resource and Timeline Impacts

If approved, the project would be subject to one-time fees for a building permit and impact fees if applicable, 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 impact associated with the project.

Alternative actions

1. Continue the item to revise the project, gather information, conduct further analysis; or
2. Deny the application and direct staff to bring a resolution to the next meeting.

Environmental Review

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

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site 10 days prior to the meeting date. At the time of writing this report, no written public comments have been made.

Attachments

1. Resolution No. 2601
2. Project Plans
3. Project Application and Neighborhood Outreach
4. Draft ADR Meeting Minutes for January 20, 2026

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2601

RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW AND A NONCONFORMITY PERMIT TO REHABILITATE THE EXISTING LANDSCAPE AND CONSTRUCT OF A NEW POOL EQUIPMENT SHED IN THE SAME LOCATION AS THE EXISTING SHED AT 10 WALNUT AVENUE A.P.N. 073-171-24

WHEREAS, the applicant, Pederson Associates, on behalf of the property owner, Julie and Jeffrey Thomson, submitted an application requesting approval of Design Review and a Nonconformity Permit to rehabilitate the existing landscape area exceeding 2,500 square feet. The project proposes improvements to the existing deck, pool area, and surrounding landscape. The scope of work includes repair and replacement of existing deck framing; installation of new partition walls and footings for the area below the deck, and construction of a new pool equipment shed in the same location as the existing shed at 10 Walnut Avenue APN 073-171-24 (herein referred to as “the Project”); and

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

WHEREAS, on February 12, 2026, the Town Council held a duly noticed public hearing to consider the Project; and

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

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit “A” and approves Design Review and a Nonconformity Permit to approve the Project, subject to the Conditions of Approval attached as Exhibit “B”.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 12th day of February 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Cyndie Martel, Town Clerk

Julie McMillan, Mayor

EXHIBIT "A"
FINDINGS
10 Walnut Avenue
A.P.N. 073-171-24

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 upgrades the appearance, quality and condition of the site; 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 project is compatible with the neighborhood, minimizing visual impact and bulk and utilizing high-quality materials. The site utilizes landscaping that is integrated into the architectural scheme to accent and enhance the appearance of the development; and includes plantings to soften and screen the appearance of structures.

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 Low-Density land use designation of the General Plan, the Single-Family Residence and Special Building Site zoning regulations, therefore the Project is found to be consistent with the Ross General Plan and Zoning Ordinance.

II. In accordance with Ross Municipal Code (RMC) Section 18.52.030 (c), Nonconformity Permit is approved based on the following mandatory findings:

(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 nonconforming single-family home was originally constructed in 1905 per the County records.

- (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 requirement for a demolition permit does not apply to accessory structures pursuant to RMC Chapter 18.50.020(b).

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

As described in the Design Review findings in Section I above, the project is consistent with the Design Review criteria and standards per RMC Section 18.41.100.

- (d) Total floor area does not exceed the greater of: a) the total floor area of the existing conforming and or legal nonconforming structure(s); or b) the maximum floor area permitted for the lot under current zoning regulations. The town shall apply the definition of floor area in effect at the time of the application for a nonconformity permit.**

The proposed project will not result in any increase in the existing nonconforming floor area. The proposed pool shed will be reconstructed in the same floor area as the existing shed.

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

The project will promote public health, safety and welfare, and avoid material injury to properties and improvements in the vicinity. The subject structure will be re-constructed in compliance with building and fire codes.

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

The project is not in the flood plain.

- (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.**

Adequate access and water supply exist for firefighting purposes as confirmed by RVFD.

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

Condition of Approval No. 9 requires indemnification pursuant to RMC Section 18.40.180.

- (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). If the site does not comply with the covered parking requirement, the Town Council may require covered parking to be provided.**

The project site is located within the R-1:B-10 zoning district, which requires a minimum of three 3 parking spaces, one of which must be covered. The project maintains the required number of parking spaces, including the required covered parking space, and therefore complies with the minimum parking requirements for this zoning district.

EXHIBIT "B"
CONDITIONS OF APPROVAL
10 Walnut Avenue
A.P.N. 073-171-24

1. The building permit shall substantially conform to the plans entitled, "Thomson Residence" dated 1-20-26 and reviewed and approved by the Town Council on 2-12-26.
2. Except as otherwise provided in these conditions, the Project shall comply with the plans submitted for Town Council approval. Plans submitted for the building permit shall reflect any modifications required by the Town Council and these conditions.
3. No changes from the approved plans, before or after project final, including changes to the materials and material colors, shall be permitted without prior Town approval. Red-lined plans showing any proposed changes shall be submitted to the Town for review and approval prior to any change. The applicant is advised that changes made to the design during construction may delay the completion of the Project and will not extend the permitted construction period. The Planning and Building Director may administratively approve an amendment to town council approved plans that is in substantial conformity with the approved plans or minor or incidental in nature and consistent with the intent and criteria of this chapter and with zoning ordinance regulations.

Standard Conditions of Approval

4. The Project shall comply with the Fire Code and all requirement of the Ross Valley Fire Department (RVFD).
5. 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.
6. A Tree Alteration or Removal Permit is required to alter or remove a tree. Tree Permit approval shall not be issued prior to payment of building permit fees.
7. The Project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within

the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.

- b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
- c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the Project. Any additional costs incurred by the Town, including costs to inspect or review the Project, shall be paid as incurred and prior to project final.
- d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (i.e., temporary seeding and mulching or straw matting).
- e. No grading shall be permitted during the rainy season between October 15 and April 15 unless permitted in writing by the Building Official/Director of Public Works. Grading is considered to be any movement of earthen materials necessary for the completion of the Project. This includes, but is not limited to cutting, filling, excavation for foundations, and the drilling of pier holes. It does not include the boring or test excavations necessary for a soils engineering investigation. All temporary and permanent erosion control measures shall be in place prior to October 1.
- f. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director.
- g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas. The plan shall demonstrate that on-street parking associated with construction workers and deliveries are prohibited and that all project deliveries shall occur during the allowable working hours as identified in the below condition 10n.

- i. The applicant shall submit a schedule that outlines the scheduling of the site development to the building official. The schedule should clearly show completion of all site grading activities prior to the winter storm season and include implementation of an erosion control plan. The construction schedule shall detail how the Project will be completed within the construction completion date provided for in the construction completion chapter of the Ross Municipal Code (Chapter 15.50).
- j. A preconstruction meeting with the property owner, project contractor, project architect, project arborist, representatives of the Town Planning, Building/Public Works and Ross Valley Fire Department and the Town building inspector is required prior to issuance of the building permit to review conditions of approval for the Project and the construction management plan.
- k. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- l. The Building Official and other Town staff shall have the right to enter the property at all times during construction to review or inspect construction, progress, compliance with the approved plans and applicable codes.
- m. Inspections shall not be provided unless the Town-approved building permit plans are available on site.
- n. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).
- o. Failure to comply in any respect with the conditions or approved plans constitutes grounds for Town staff to immediately stop work related to the noncompliance until the matter is resolved (Ross Municipal Code Section 18.39.100). The violations may be subject to additional penalties as provided in the Ross Municipal Code and State law. If a stop work order is issued, the Town may retain an independent site monitor at the expense of the property owner prior to allowing any further grading and/or construction activities at the site.

- p. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and rights-of-way free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely covered, and the public right-of-way must be kept free of dirt and debris at all times. Dust control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- q. Applicants shall comply with all requirements of all utilities including, the Marin Municipal Water District, Ross Valley Sanitary District, and PG&E prior to project final. Letters confirming compliance shall be submitted to the building department prior to project final.
- r. All electric, communication and television service laterals shall be placed underground unless otherwise approved by the director of public works pursuant to Ross Municipal Code Section 15.25.120.
- s. The Project shall comply with building permit submittal requirements as determined by the Building Department and identify such in the plans submitted for building permit.
- t. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.
- u. Final inspection and written approval of the applicable work by Town Building, Planning and Fire Department staff shall mark the date of construction completion.
- v. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.
- w. BEFORE FINAL INSPECTION, the Soils Engineer shall provide a letter to the Department of Public Works certifying that all grading and drainage has been constructed according to plans filed with the grading permit and his/her recommendations. Any changes in the approved grading and drainage plans shall be certified by the Soils Engineer and approved by the Department of Public Works. No modifications to the approved plans shall be made without approval of the Soils Engineer and the Department of Public Works.
- i. The existing vegetation shall not be disturbed until landscaping is installed or erosion control measures, such as straw matting, hydroseeding, etc., are implemented.

- ii. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way.
 - iii. The applicant shall provide a hard copy and a CD of an as-built set of drawings, and a certification from all the design professionals to the building department certifying that all construction was in accordance with the as-built plans and his/her recommendations.
8. The project shall comply with all requirements, standards, and policies of the Ross Municipal Code, General Plan, County of Marin, State, and Federal laws.
9. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding (“action”) against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the Project or alleging any other liability or damages based upon, caused by, or related to the approval of the Project. The Town shall promptly notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with its attorneys with all attorney fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

ATTACHMENT 2

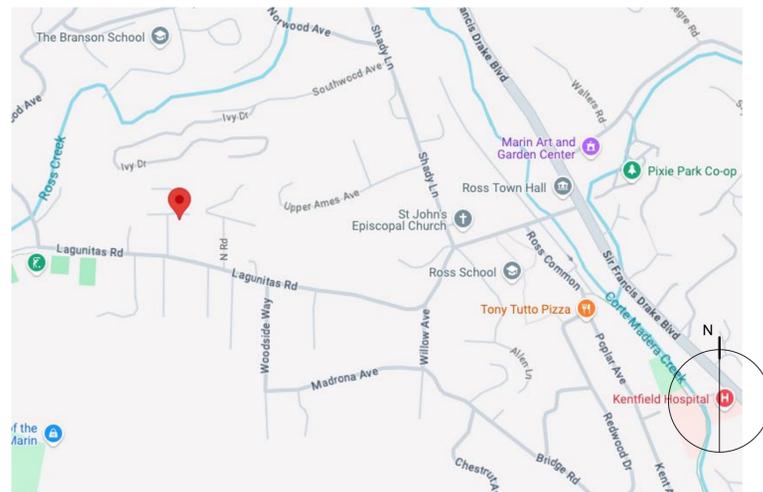
THOMSON RESIDENCE

DECK REPAIR, POOL AREA & DRIVEWAY IMPROVEMENTS

SCOPE OF WORK:

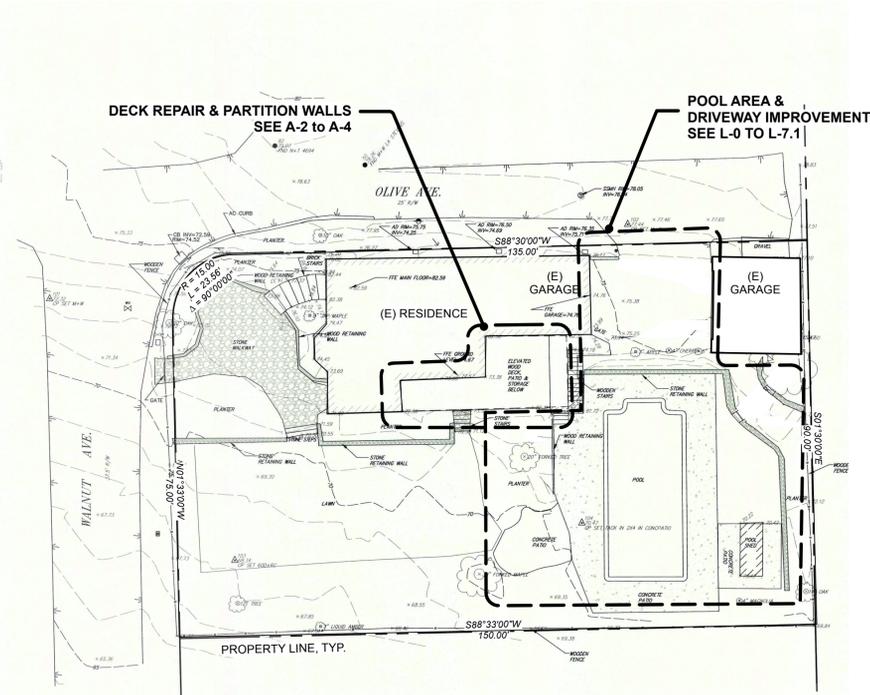
REPLACE/REPAIR (E) DECK FRAMING, INSTALL NEW PARTITION WALLS AND FOOTINGS FOR AREA BELOW DECK, BUILD NEW POOL EQUIPMENT SHED (IN SAME LOCATION AS THE EXISTING SHED), REALIGN (E) LANDSCAPE TERRACE WALL AND REPLACE POOL AREA PAVING, RESET EXISTING BRICK PAVING BELOW (E) DECK, BUILD NEW BRICK STAIRS FROM AREA BELOW DECK TO SWIMMING POOL, INSTALL NEW STEPPING STONE PATH TO POOL EQUIPMENT SHED, LOWER WELL HEAD AND CONSTRUCT A VAULT WITH DRIVE-ON LID, INSTALL NEW LANDSCAPE LIGHTING,

VICINITY MAP:



PROJECT DATA

ADDRESS:	10 WALNUT AVENUE		
ZONING	R-1 B-10		
ASSESSOR'S PARCEL NUMBER	073-171-24		
LOT SIZE	13,452 SF.		
	EXISTING	PROPOSED	CHANGE
TOTAL BUILDING COVERAGE	2,805 SF	2,805SF	0
SITE COVERAGE	20.85%	20.85%	0
FLOOR AREA (HOUSE + SHED FLOOR AREAS)	4,959 SF	4,959 SF	0
FLOOR AREA RATIO (F.A.R.)	36.87 %	36.87 %	0
PARKING	4	4	0
IMPERVIOUS COVERAGE			
RESIDENCE ROOF:	1,682 SF	1682 SF	0
GARAGE ROOF:	474 SF	474 SF	0
DRIVEWAY:	705 SF	62 SF	-643 SF
POOL:	700 SF	700 SF	0
POOL PATIO:	1,535 SF	23 SF	-1,512 SF
POOL SHED ROOF:	69 SF	69 SF	0
WALKS AND WALLS:	988 SF	1,045 SF	+57 SF
TOTAL IMPERVIOUS COVERAGE	6,153 SF	4,055 SF	-2,098 SF
PERVIOUS COVERAGE	7,299 SF	9,397 SF	
SETBACK REQUIRED			
FRONT (WEST)	25'-0"		
SIDE (SOUTH)	15'-0"		
SIDE (NORTH)	15'-0"		
REAR (EAST)	40'-0"		



1 FULL SITE PLAN
Scale: 1" = 20'-0"

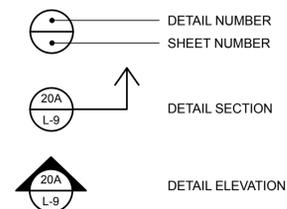
GENERAL NOTES

- ALL WORK SHALL CONFORM TO OR EXCEED THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, REGARDLESS OF WHAT IS SHOWN OR NOT SHOWN IN THE CONTRACT DOCUMENTS. ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES.
THE FOLLOWING 2022 CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY CALIFORNIA WILL BE ENFORCED BY THE TOWN OF ROSS:
• CALIFORNIA BUILDING CODE
• CALIFORNIA RESIDENTIAL CODE
• CALIFORNIA PLUMBING CODE
• CALIFORNIA MECHANICAL CODE
• CALIFORNIA ELECTRICAL CODE
• CALIFORNIA FIRE CODE
• CALIFORNIA ENERGY CODE
• CALIFORNIA GREEN BUILDING STANDARDS CODE
- THE CONTRACTOR SHALL COMPLY WITH TOWN OF ROSS ORDINANCE AND ALL OTHER APPLICABLE STATE OR LOCAL ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
- CONFLICTS IN THE CONTRACT DOCUMENTS: IN CASE OF DISCREPANCIES OR CONFLICTS IN INFORMATION OR REQUIREMENTS WITHIN THE DRAWINGS, SPECS, OR BETWEEN THE DRAWINGS AND THE SPECS, THE MOST EXPENSIVE REQUIREMENT SHOWN OR SPECIFIED SHALL BE THE BASIS OF THE CONTRACT FOR CONSTRUCTION.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC SCALE SHOWN ON THE DRAWINGS. DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE SHOWN TO THE FACE OF FINISH UNLESS OTHERWISE NOTED.
- ALL SYSTEMS AND ASSEMBLIES SHALL BE COMPLETE AND OPERATIVE THOUGH NOT FULLY DESCRIBED IN THE CONTRACT DOCUMENTS. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER OF SIMILAR CONDITIONS SHOWN OR CALLED FOR.
- UNLESS OTHERWISE NOTED ALL CONNECTIONS AND FASTENERS SHALL BE CONCEALED. THE USE OF SURFACE FASTENERS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL EXTERIOR FASTENERS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- THE OWNER AND LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR. SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR, OR FAILURE OF THE CONTRACTOR TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO EXECUTING THE WORK.
- LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER DRAWINGS.
- INSTALL ALL MATERIALS, EQUIPMENT, FIXTURES, APPLIANCES AND ACCESSORIES IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS. ALL WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL HOLD HARMLESS THE OWNER, THE LANDSCAPE ARCHITECT AND THE TOWN OF ROSS FROM ALL LIABILITIES AND DAMAGES RESULTING FROM HIS CONSTRUCTION OPERATIONS.
- ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- SPOT ELEVATIONS INDICATED ARE CRITICAL ELEVATIONS. INTERVENING ELEVATIONS NOT SPECIFICALLY NOTED SHALL BE INTERPOLATED FROM ELEVATIONS SHOWN. A MINIMUM SLOPE OF EXTERIOR SURFACES SHALL BE 2% U.O.N.
- INSURANCE: EACH CONTRACTOR SHALL MAINTAIN INSURANCE IN FULL FORCE AND EFFECT FOR THE LIFE OF THE CONTRACT, AND GIVE EVIDENCE OF SAME OR A CERTIFICATE INDICATING ITS EXISTENCE DELIVERED TO THE OWNER AND THE ARCHITECT AND GENERAL CONTRACTOR THE POLICIES LISTED HEREIN:
a) WORKER'S COMPENSATION COVERING CONTRACTOR'S FULL LIABILITY UNDER "THE WORKMAN'S COMPENSATION AND SAFETY ACTS."
b) COMPREHENSIVE GENERAL LIABILITY INSURANCE IN THE FOLLOWING AMOUNTS:
BODILY INJURY: \$1,000,000
PROPERTY DAMAGE: \$1,000,000
c) COMPREHENSIVE AUTO LIABILITY INSURANCE IN THE FOLLOWING AMOUNTS:
BODILY INJURY: \$1,000,000 EACH PERSON
PROPERTY DAMAGE: \$1,000,000 EACH OCCURRENCE
- CONTRACTOR'S LIABILITY INSURANCE SHALL INCLUDE THE "OWNER" AND THE "LANDSCAPE ARCHITECT" AS ADDITIONAL INSURED. CONTRACTOR IS TO PROVIDE CERTIFICATE OF INSURANCE TO EACH OF THE ADDITIONAL INSURED PRIOR TO COMMENCING WORK. PROGRESS PAYMENTS WILL BE WITHHELD UNTIL CERTIFICATES ARE RECEIVED BY THE OWNER AND THE LANDSCAPE ARCHITECT.
- GUARANTEE: UNLESS SPECIFICALLY STATED TO THE CONTRARY IN THE DRAWINGS, THE CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE TO THE EFFECT THAT ALL MATERIALS AND WORKMANSHIP FURNISHED UNDER THE CONTRACT SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE TO BE FREE FROM DEFECTS AND FAULTY WORKMANSHIP AND THAT ANY SUCH DEFECTS SHALL BE PROMPTLY REPAIRED OR REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.

INDEX TO DRAWINGS:

- L-0 COVER SHEET
- L-1 EXISTING AND PROPOSED SITEPLANS
- L-1.1 LANDSCAPE DEMOLITION PLAN
- L-2.1 LANDSCAPE MATERIAL PLAN AND DETAIL REFERENCES
- L-2.2 LANDSCAPE LAYOUT PLAN
- L-3.1 FINE GRADING & DRAINAGE PLAN
- L-3.2 EROSION AND SEDIMENT CONTROL PLAN
- L-4.1 LANDSCAPE LIGHTING PLAN
- L-5.1 PLANTING PLAN & LEGENDS
- L-7.1 LANDSCAPE CONSTRUCTION DETAILS
- A-2 EXISTING BASEMENT DEMOLITION FLOOR PLAN
- A-2.1 EXISTING BASEMENT PROPOSED PLAN
- A-2.2 EXISTING FIRST FLOOR DECK FRAMING PLAN, POOL MECHANICAL ENCLOSURE PLAN, ELEVATIONS AND SECTION
- A-3 ELEVATIONS AND SECTIONS
- A-4 DETAILS

DETAIL SYMBOL KEY



ABBREVIATIONS & SYMBOLS

&	ALIGN	G	GAS
@	AND	GAL.	GALLON
⊕	AT	GALV.	GALVANIZED
⊖	CENTERLINE	GR.	GRADE
#	POUND/NUMBER	H.B.	HOSE BIB
(E)	EXISTING	HDWD.	HARDWOOD
(N)	NEW	HORIZ.	HORIZONTAL
A.C.	AIR CONDITIONING	HT.	HEIGHT
A.D.	AREA DRAIN	INST.	INSTALL
ADJ.	ADJUSTABLE	JT.	JOINT
APPROX.	APPROXIMATE	MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
BD.	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MH.	MANHOLE
B.W.	BOTTOM OF WALL	MIN.	MINIMUM
C	CABLE	MISC.	MISCELLANEOUS
C.B.	CATCH BASIN	N.I.C.	NOT IN CONTRACT
CEM.	CEMENT	NO./#	NUMBER
CER.	CERAMIC	NOM.	NOMINAL
C.J.	CONTROL JOINT	N.T.S.	NOT TO SCALE
CLR.	CLEAR	O.C.	ON CENTER
CONC.	CONCRETE	O.C.E.W.	ON CENTER EACH WAY
CONN.	CONNECTION	P.A.	PLANTING AREA
CONT.	CONTINUOUS	P.L.	PROPERTY LINE
CTSK.	COUNTERSUNK	P.O.B.	POINT OF BEGINNING
CTR.	CENTER	R.	RISER
DBL.	DOUBLE	RAD.	RADIUS
DEPT.	DEPARTMENT	REF.	REFERENCE
D.F.	DOUGLAS FIR	REINF.	REINFORCED
DET.	DETAIL	REQ.	REQUIRED
DI	DROP INLET	RM.	ROOM
DIM.	DIMENSION	RWD.	REDWOOD
DN.	DOWN	SHT.	SHEET
DR.	DOOR	SIM.	SIMILAR
DS.	DOWNSPOUT	SPEC.	SPECIFICATION
DWG.	DRAWING	SQ.	SQUARE
E	ELECTRIC	S.ST.	STAINLESS STEEL
EA.	EACH	STD.	STANDARD
E.J.	EXPANSION JOINT	STL.	STEEL
EL.	ELEVATION	STOR.	STORAGE
E.M.	ELECTRIC METER	STR.	STRUCTURAL
ENCL.	ENCLOSURE	SYM.	SYMMETRICAL
E.P.	ELECTRICAL PANELBOARD	TRD.	TREAD
EQ.	EQUAL	T.C.	TOP OF CURB
EXST.	EXISTING	T.P.	TOP OF PIER/COLUMN
EXP.	EXPANSION	T.W.	TOP OF WALL
EXT.	EXTERIOR	TYP.	TYPICAL
FIN.	FINISH	U.O.N.	UNLESS OTHERWISE NOTED
FIN.GR.	FINISH GRADE	VERT.	VERTICAL
FL.	FLOOR	W/	WITH
FLASH'G	FLASHING	WD.	WOOD
F.O.F.	FACE OF FINISH	W.M.	WATER METER
FT.	FOOT/FEET	W/O	WITHOUT
FTG.	FOOTING	WP.	WATERPROOF
FUT.	FUTURE		



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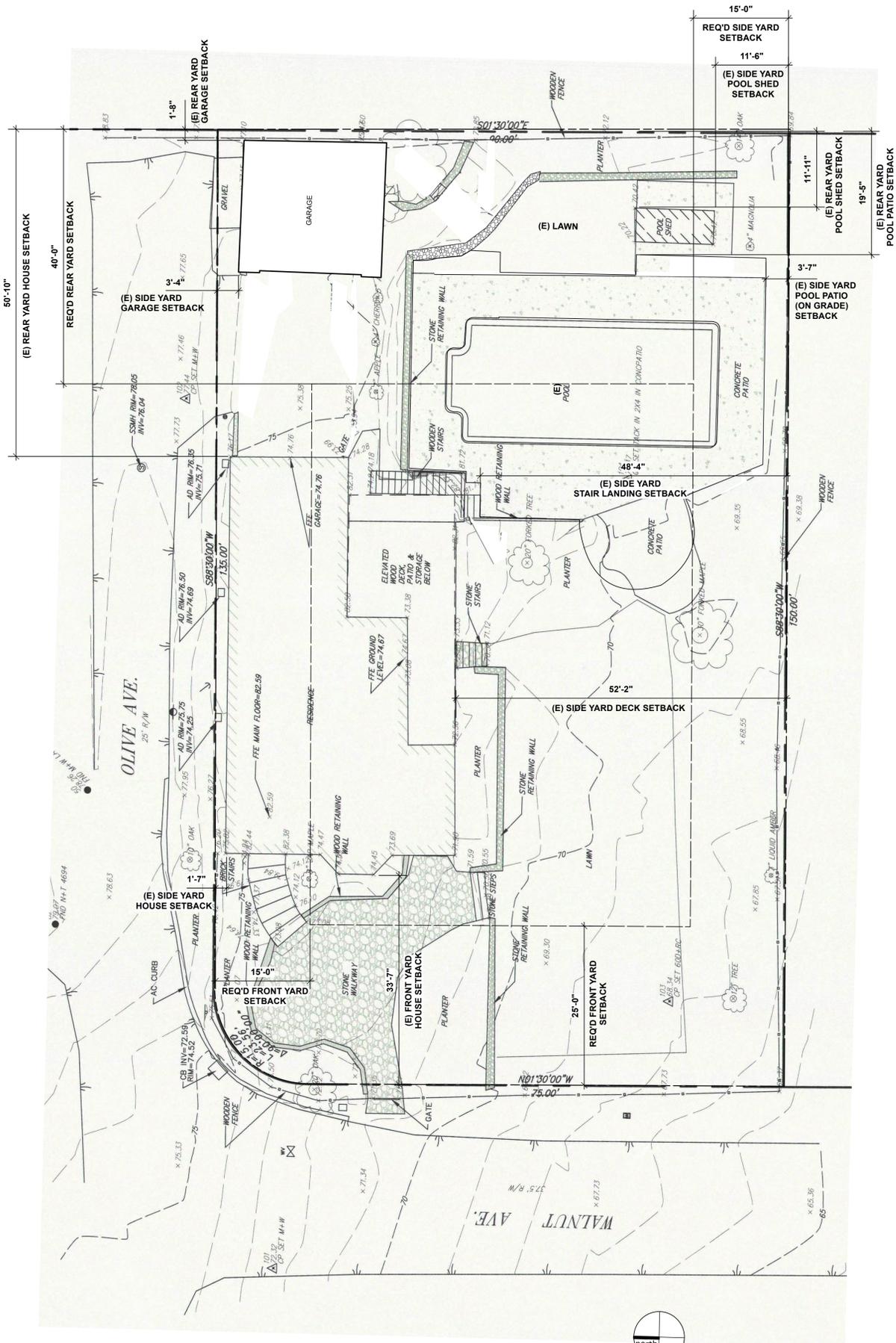
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COVERSHEET

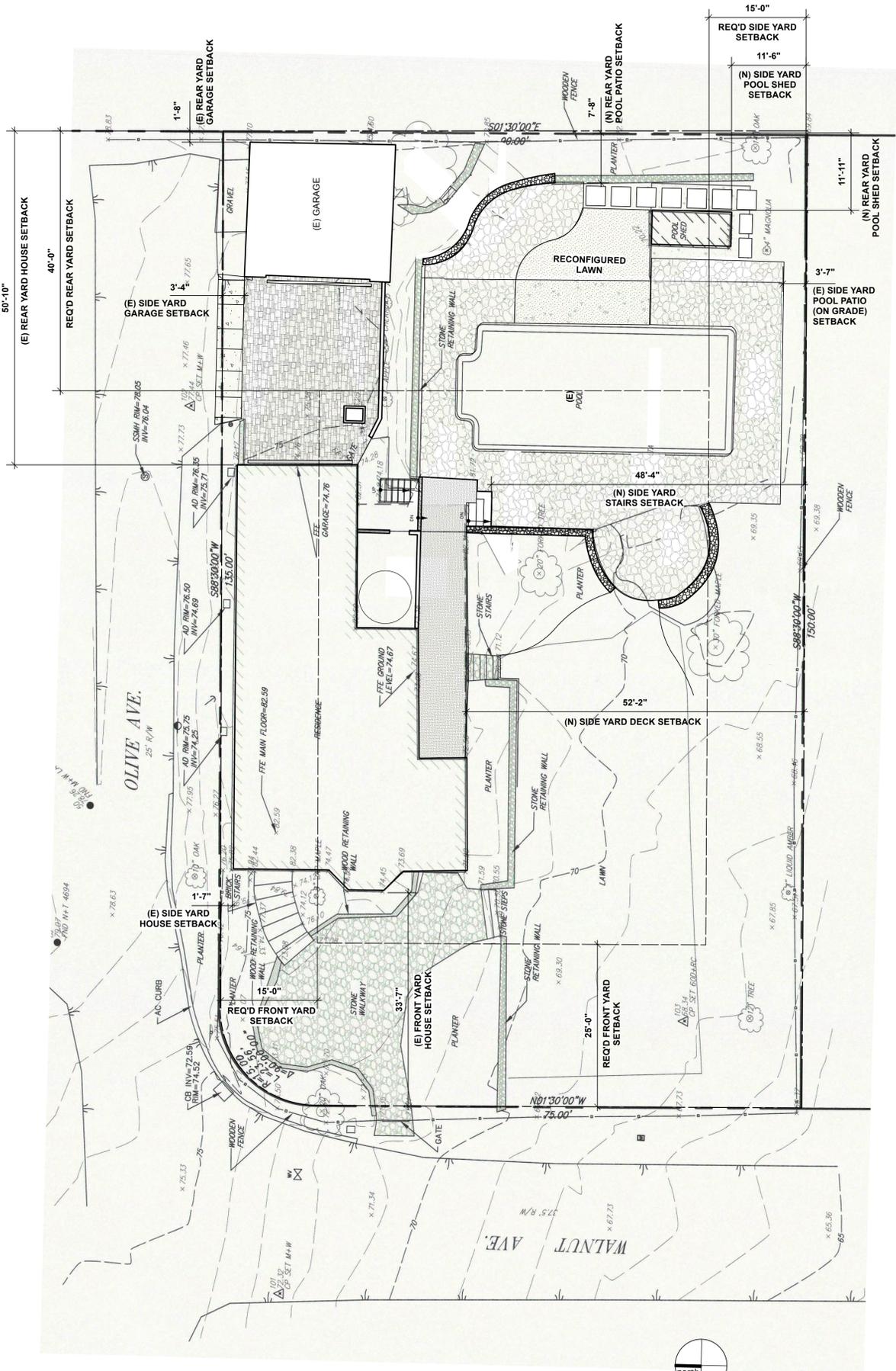
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1 EXISTING SITEPLAN
Scale: 1" = 10'-0"



2 PROPOSED SITEPLAN
Scale: 1" = 10'-0"

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SCALE AS NOTED

EXISTING AND PROPOSED SITE PLANS

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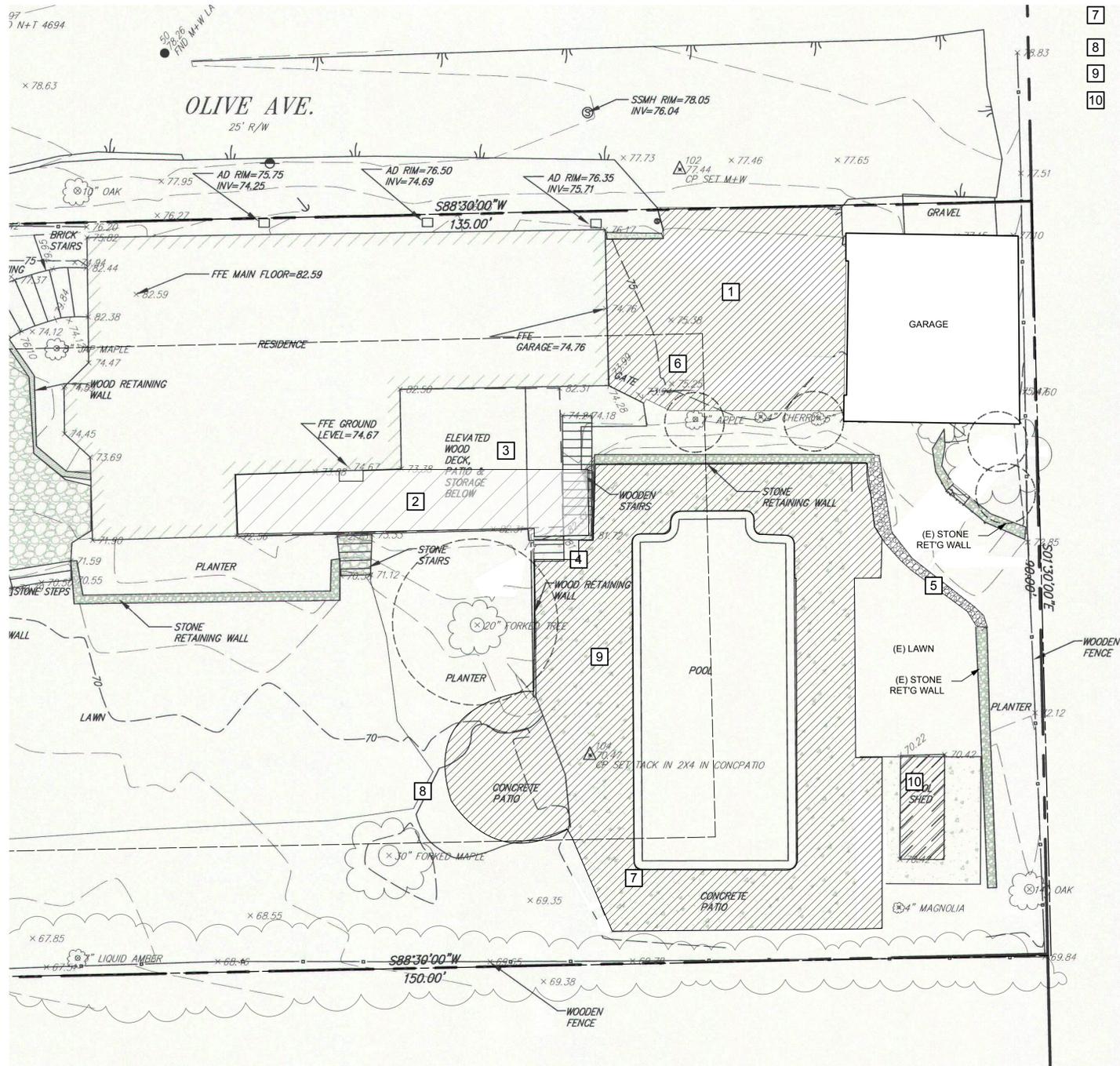
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NOTES THIS SHEET

- 1 REMOVE (E) ASPHALT DRIVEWAY-VERIFY DEPTH OF BASE MATERIAL FOR USE IN NEW PAVERS.
- 2 REMOVE AND STORE (E) BRICK PAVING AS NEEDED FOR GRADE BEAM AND RECONTOURING.
- 3 REMOVE (E) LATTICE PARTITIONS AND PREP AREA FOR (N) GRADEBEAM AND PARTITION WALLS
- 4 REMOVE (E) WOOD STAIRS TO POOL
- 5 REMOVE (E) MASONRY WALL AND EXCAVATE FOR NEW WALL & FOOTING LOCATION.
- 6 EXCAVATE FOR NEW WELL HEAD VAULT -PROTECT EXISTING PIPING AND CONDUITS AS NEEDED.
- 7 REMOVE AND STORE POOL COVER AND TRACK - PROTECT ALL ELECTRICAL CONDUITS
- 8 SKIN-BACK LAWN AT TRANSITION TO RAISED PATIO AREA
- 9 REMOVE (E) CONCRETE POOL DECK
- 10 REMOVE (E) POOL SHED, PREP AREA FOR NEW POOL SHED SLAB. NOTE: EXISTING EQUIPMENT SLAB AND UTILITIES TO REMAIN IN PLACE

DEMOLITION LEGEND

- PROPERTY LINE
- SETBACK
- (O) (E) TREE TO REMAIN
- (C) (E) SHRUB
- (Hatched) (E) CONCRETE AND ASPHALT PAVING TO BE REMOVED
- (Solid Grey) (E) MASONRY WALLS TO BE REMOVED
- (Grid) (E) BRICK PAVING TO BE RESET
- (Dotted) (E) PEA GRAVEL TO REMAIN



DEMOLITION NOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND SHALL TAKE WHATEVER STEPS TO PROTECT EXISTING STRUCTURES AND PLANTS TO BE SAVED DURING THE DEMOLITION AND GRADING PROCEDURES.

PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ADJACENT SERVICES, DRIVEWAYS, BUILDINGS, WALLS, FOOTINGS, FENCES AND TREES. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT OR COLLAPSE AND PROMPTLY REPAIR DAMAGE AT NO COST TO THE OWNER.

PROVIDE ERECT AND MAINTAIN BARRICADES TO PROTECT THE GENERAL PUBLIC, WORKERS AND ADJOINING PROPERTY.

CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC AND PRIVATE ROADWAYS.

EXCEPT WHERE NOTED, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED AND IMMEDIATELY REMOVE FROM SITE.

REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.

BACKFILL AREAS EXCAVATED AS A RESULT OF DEMOLITION AND ROUGH GRADE TO MAINTAIN THE CONTOURS OF THE SITE.

PROTECTION GUIDELINES FOR EXISTING TREES

PERFORM THE FOLLOWING PRIOR TO AND DURING DEVELOPMENT:

ROOT ZONE IS GENERALLY CONSIDERED THE ENTIRE AREA OF SOIL UNDER THE OUTSIDE EDGE, (DRIP LINE) OF THE TREES CANOPY.

AVOID ADDING BACKFILL OVER THE ROOT ZONES OF EXISTING TREES.

AVOID COMPACTING SOIL OVER THE ROOT ZONES. DO NOT TRAFFIC WITH HEAVY EQUIPMENT, PILE DEBRIS OR MATERIALS, OR LEAVE EQUIPMENT STANDING OVER THE ROOT ZONES OF THE TREES.

THE MOST EFFECTIVE WAY TO PROTECT TREES BEFORE DEVELOPMENT IS TO INSTALL AN INEXPENSIVE WIRE FENCE AROUND THE DRIP LINE OF TREES INTENDED TO BE PRESERVED. IF DEVELOPMENT IS INTENDED WITHIN THE DRIP LINE, OTHER PRECAUTIONS CAN BE TAKEN, SUCH AS PLACING HAY BALES AROUND THE TRUNKS SO THE BARK IS NOT STRUCK WITH EQUIPMENT.

WHEN REMOVING LARGE LIMBS, THE FINAL CUT SHOULD NOT BE FLUSH WITH THE TRUNK OF THE TREE. THIS REMOVES THE BRANCH COLLAR THAT CONTAINS A CHEMICAL BARRIER ZONE THAT CONTROLS ROTTING ORGANISMS. TRADITIONAL SURGERY PAINT SHOULD NOT BE USED, IT IS OF NO VALUE AND MAY PROMOTE ROT.

USE AERATION SYSTEMS SUCH AS TILES, GEOTEXTILES, WELLS, AND WALLS AS AN ALTERNATIVE TO PAVING OVER ROOT ZONES.

WHEN WORKING WITHIN THE ROOT ZONE, DIG TRENCHES AND TUNNELS BY HAND TO AVOID UNNECESSARY ROOT DAMAGE.

ANY ROOT OVER 3" IN DIAMETER THAT IS DAMAGED SHOULD BE CUT FLUSH TO ELIMINATE JAGGED EDGES. TO TEMPORARILY CONTROL DISEASE AND INSECTS APPLY A MIXTURE OF FIXED COPPER AND BOILED LINSEED OIL (RATIO 1 TO 6) OR ORANGE SHELLACK TO THE SURFACE.

IRRIGATE THE ROOT ZONE WITH A SOAKER HOSE. SPREAD MULCH OR WOOD CHIPS OVER THE SURFACE TO REDUCE EVAPORATION.

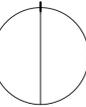
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DEMO PLAN

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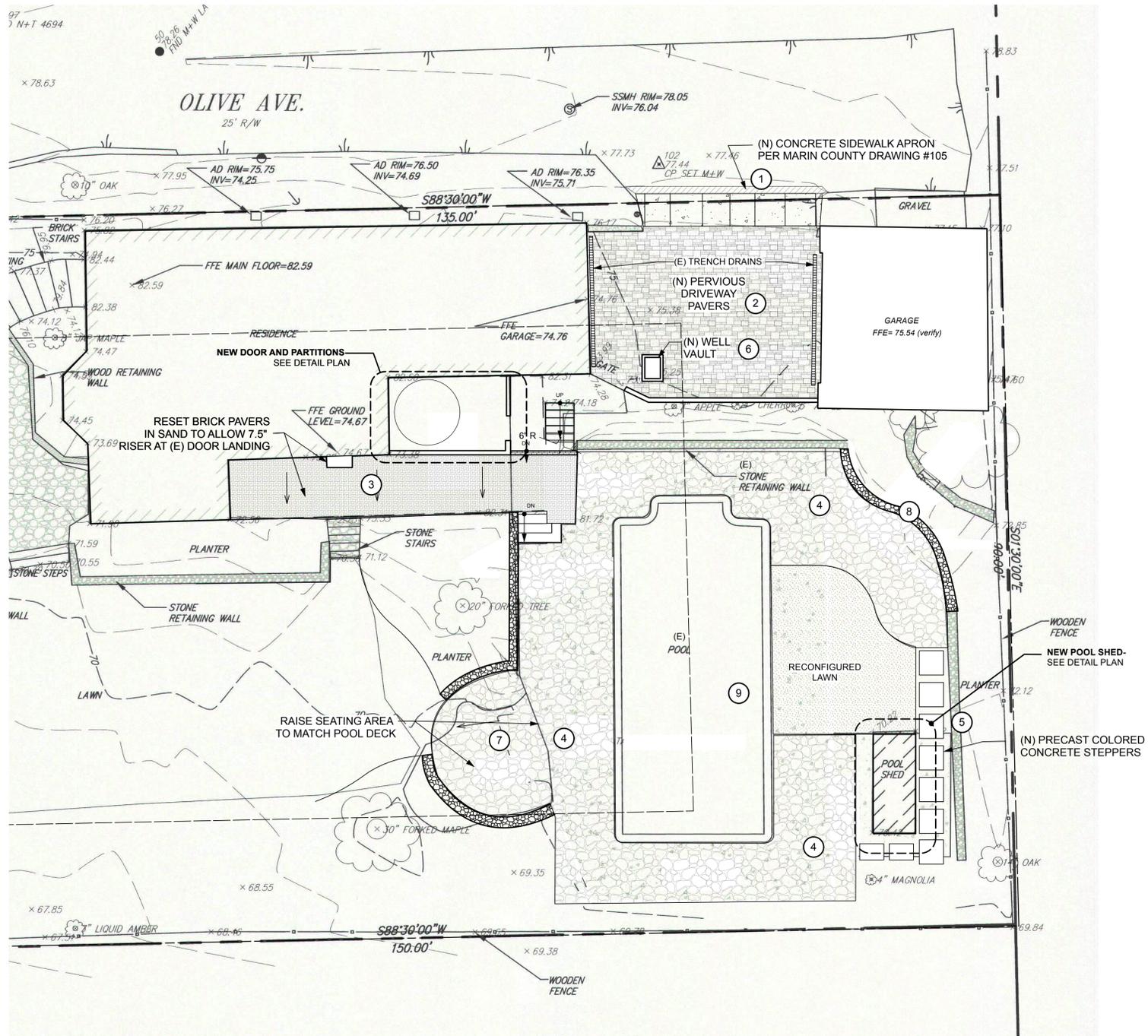
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MATERIAL LEGEND	DETAILS
① CONCRETE DRIVEWAY APRON: 6" THICK FINISH: LIGHT BROOM COLOR: LAMP BLACK PER TOWN STDS	② L-7.1
② PERMEABLE PAVERS: BY 'BELGARD O.E. COLOR : SUBMIT SAMPLES FOR OWNER APPROVAL	② L-7.1
③ RESET BRICK IN SAND: BASKET WEAVE PATTERN TOP-DRESS W/ #10 CONCRETE SAND OR DECOMPOSED GRANITE. VERIFY WITH OWNER	① L-7.1
④ PERMEABLE CUT STONE IN SAND: MATCH EXISTING STONE COLOR RANGE AND FLAGSTONE PATTERN (1/2" TO 1" WIDE JOINTS). INSTALL OVER 3" PERMEABLE CLII BASE W/ COURSE SAND BED-TOP DRESS JOINTS WITH DECOMPOSED GRANITE	③ L-7.1
⑤ 2" CONCRETE STEPPERS BY 'STEPSTONE' VERIFY COLOR WITH OWNER - PLACE PERIMETER RIVER ROCK IN METAL EDGING OVER WEED BLANKET-TYP. COLOR: TBD	⑤ L-7.1
⑥ (N) WELLHEAD VAULT - WITH DRIVE-ON CHECKER PLATE LID	⑦ L-7.1
⑦ RAISE GRADE AT CONVERSATION CIRCLE TO MATCH POOL DECK - BLEND GRADE TRANSITIONS AS NEEDED AT THE LAWN AREA	
⑧ RECONFIGURED MASONRY WALL- TO 24" TALL MATCH STONE TYPE AND LAY WITH EXISTING	④ L-7.1
⑨ REBUILD POOL SHED- LOCATION, HEIGHT AND CONFIGURATION TO MATCH EXISTING-SEE DETAIL PLAN	



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MATERIALS PLAN

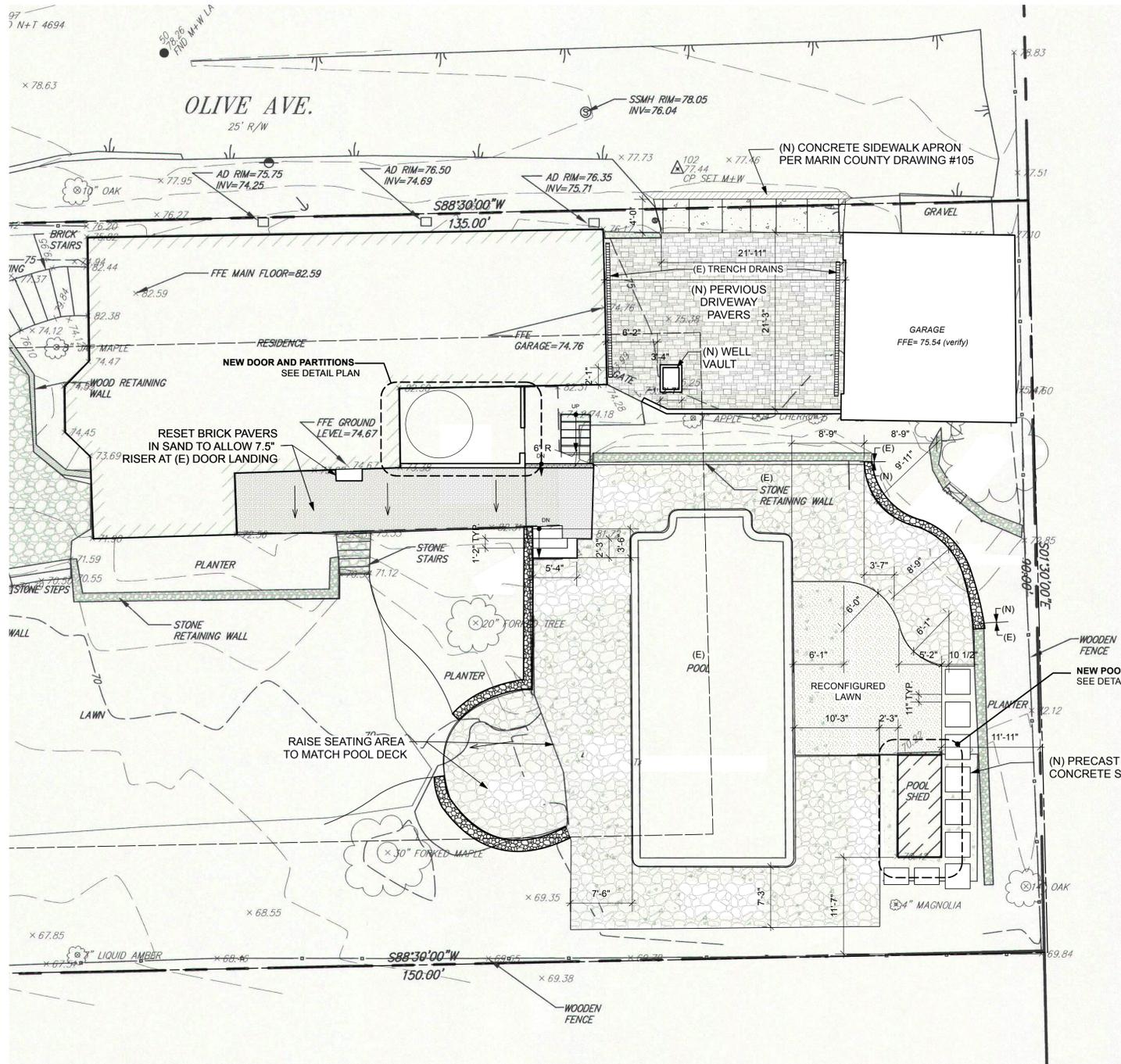
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LAYOUT LEGEND

---	PROPERTY LINE
---	ROOF / OVERHANG
---	SETBACK
---	CENTER LINE
TYP.	TYPICAL
R	RADIUS
EJ	EXPANSION JOINT
SL	SCORE LINE

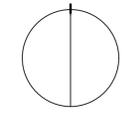
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LAYOUT NOTES

DIMENSIONS ARE TO FACE OF OR CENTERLINE OF UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING. WRITTEN DIMENSIONS SUPERSEDE SCALED DISTANCES AND DIMENSIONS. ALL LANDSCAPE ELEMENTS TO BE LOCATED AS INDICATED ON PLAN OR AS FIELD-ADJUSTED BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT TO VERIFY LAYOUT IN FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- BUILDING LAYOUT AND LOCATION IS FROM THE x
- THE CONTRACTOR IS TO VERIFY THE LOCATIONS OF ALL ON-SITE UTILITIES BEFORE COMMENCING WITH HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGED UTILITIES.
- CONTRACTORS ARE TO EXERCISE EXTREME CARE IN BACKFILLING AND COMPACTING AND EXCAVATING OR TRENCHING IN AREAS PREVIOUSLY COMPACTED.
- PROVIDE SLEEVES UNDER PAVING FOR FUTURE IRRIGATION W/ ELECTRICAL ACCESS.
- CONTRACTOR SHALL FIELD VERIFY CONCRETE EXPANSION JOINTS, SCORE LINES, COLOR AND FINISH WITH LANDSCAPE ARCHITECT PRIOR TO PLACING OF CONCRETE.

LAYOUT PLAN

SHEET #

L-2.2

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GRADING & DRAINAGE LEGEND

- + (93.5) (E) SPOT ELEVATION
- + 93.5 PROPOSED SPOT ELEVATION
- ↗ DIRECTION OF SLOPE/ FLOW
- HP HIGH POINT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- P.A. PLANTING AREA
- DS (E) DOWN SPOUT
- AD AREA DRAIN
- CB CATCH BASIN

- CLEANOUT TYP.  SUBDRAINS: MIRA DRAIN HD W/CLEANOUTS OR PERFORATED PIPE. OR 1% SLOPE MIN.
- DAYLIGHT PIPE TYP.  4" DIA. MIN. TIGHT LINES TO BE RIGID PVC PIPE, SCH#40 OR ASTM D-3034 SDR 35, 1% SLOPE MIN.
-  2" WEEP HOLES TYP.
-  ROCK MULCH: 2" MINUS NOYA COBBLE 4" DEEP ON FILTER FABRIX/WEEED BARRIER

GRADING & DRAINAGE NOTES

PROPERTY ALIGNMENT, GRADING, AND BUILDING ALIGNMENT IS BASED ON INFORMATION FROM ARCHIVE SURVEY PROVIDED BY THE OWNER.

CONTRACTOR SHALL REMOVE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED BY ITS OPERATIONS FROM THE SITE.

KEEP WORK SPRINKLED TO PREVENT DUST. PROVIDE, ERECT AND MAINTAIN BARRICADES TO PROTECT THE GENERAL PUBLIC, WORKERS AND ADJOINING PROPERTY.

SLOPE TRANSITIONS TO BE SMOOTH AND EVEN WITH NO ABRUPT CHANGES IN GRADE. SLOPE ALL SOIL AWAY FROM BUILDING AT A MINIMUM OF 2%.

THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION BEFORE PROCEEDING FURTHER WITH WORK.

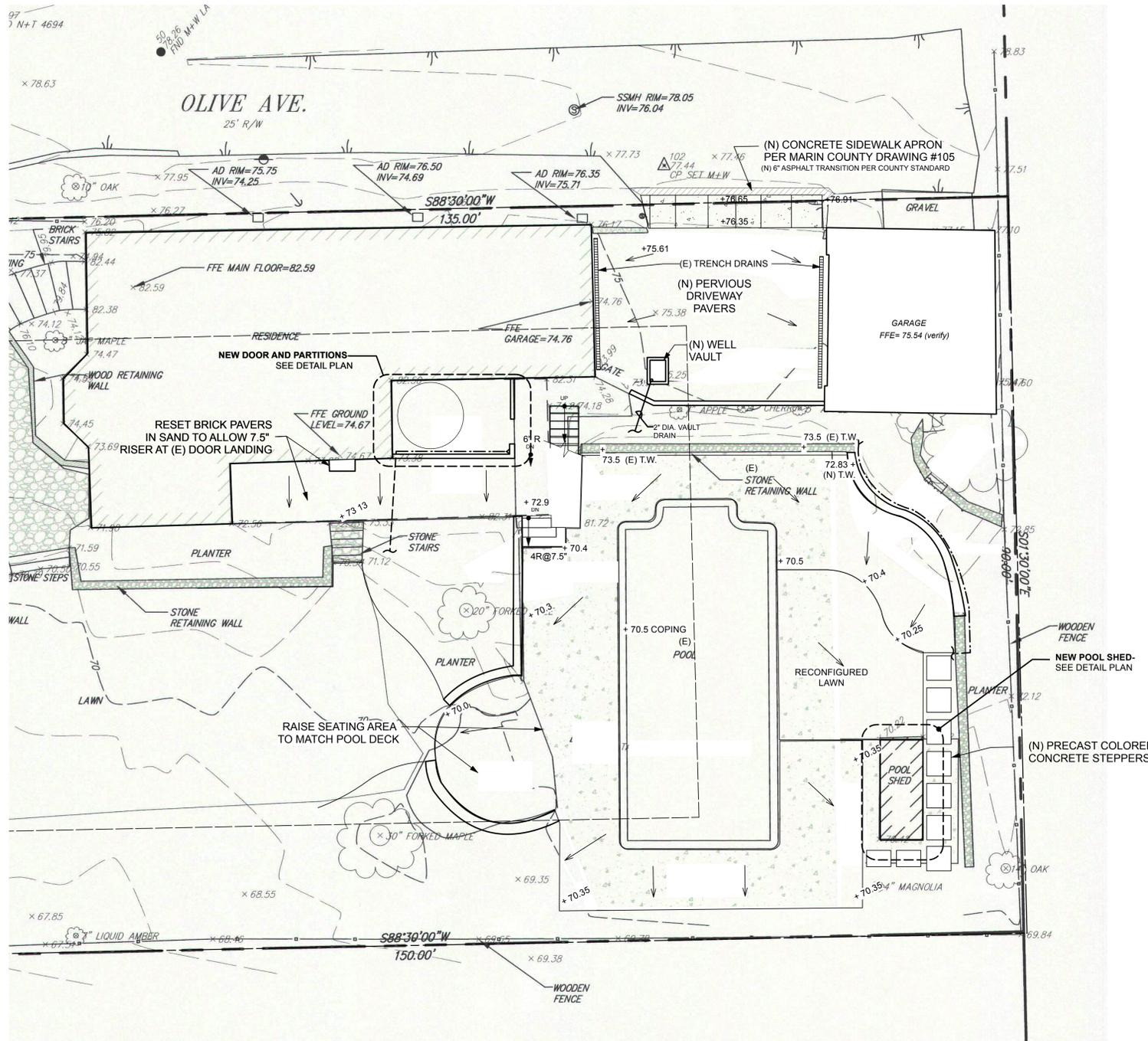
ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH SC150 EROSION CONTROL BLANKETS BY 'AMERICAN GREEN' O.E. SLOPES LESS THAN 2:1 SHALL BE COVERED BY THE DIRECTION OF THE L.A. ANY EROSION CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE L.A. FOR IMMEDIATE ACTION.

FINE GRADING
 ALL GRAVEL BROKEN GLASS, ASPHALT, WOOD AND CONCRETE CHUNKS SHALL BE REMOVED FROM PLANTING AREAS DURING FINE GRADING PROCEDURES.

FINE GRADING PROCEDURES SHALL INCLUDE EVENING OF GRADE AROUND ANY EXISTING UTILITY BOXES AND GRATES.

THE CONTRACTOR SHALL PLACE AMENDED ON-SITE STOCKPILED OR IMPORTED TOPSOIL TO ACHIEVE THE FINISH GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN TO WITHIN TWO TENTHS OF A FOOT. TOPSOIL TO BE GENERAL LANDSCAPE MIX. THE CONTRACTOR IS RESPONSIBLE TO CALCULATE FILL SETTLEMENT.

THE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPED AREAS.



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GRADING AND DRAINAGE PLAN

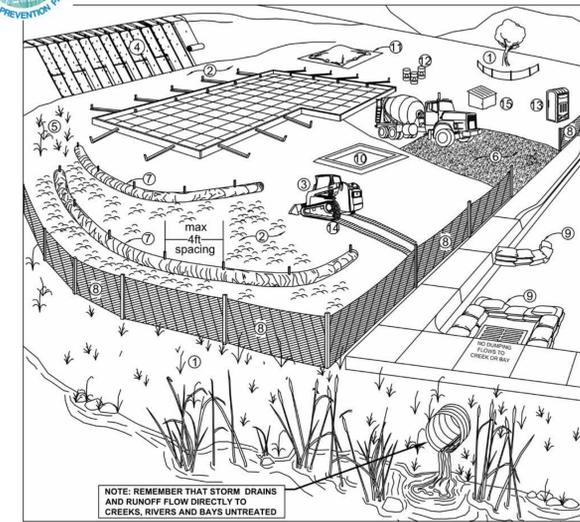
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Marin County Stormwater Pollution Prevention Program
Minimum Control Measures
For Small Construction Projects

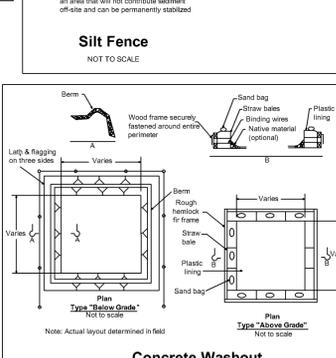
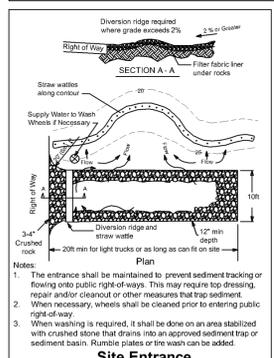
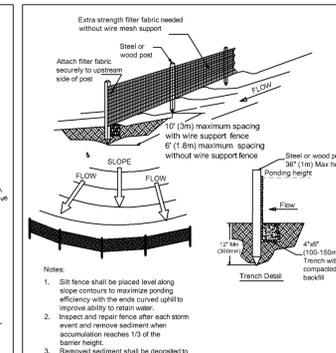
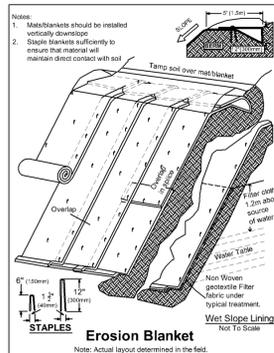


Erosion Controls			Sediment Controls			Good Housekeeping		
NS Scheduling	6. Tracking Controls	10. Concrete Washout	1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management	2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet 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/construction/bmpmanuals.htm>. Visit www.mcstopp.org for more information on construction site management and Erosion and Sediment Control Plans.

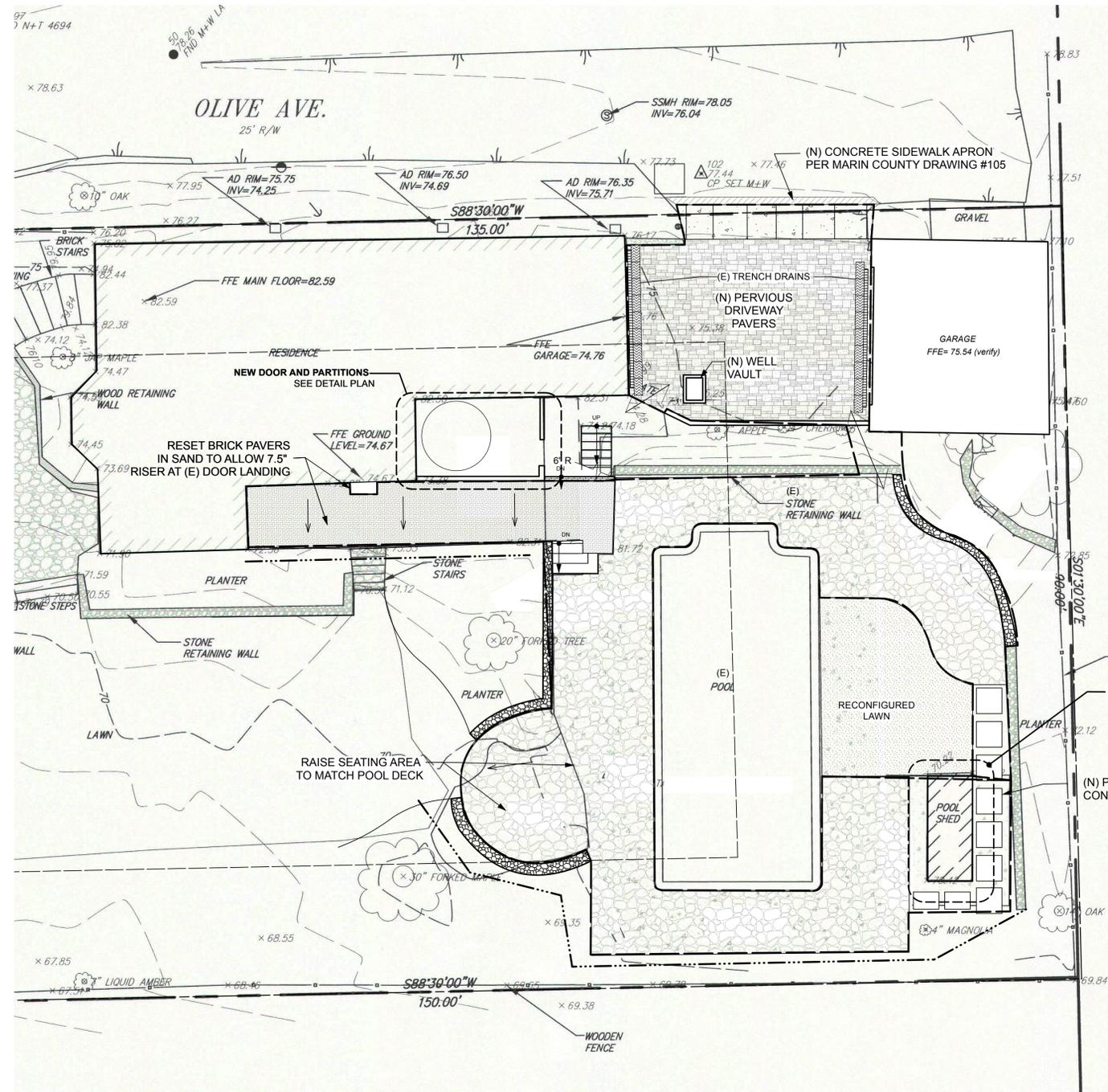
If you require materials in alternative formats, please contact:
415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us



TOTAL EARTH WORK DISTURBANCE
2,545 SF
TOTAL CUT
21.2 CY
TOTAL FILL
3.75 CY
OFF HAUL SHALL BE TAKEN TO REDWOOD LANDFILL AND RECYCLING CENTER IN NOVATO AND OTHER MARIN'S CERTIFIED C & D FACILITIES.

LEGEND

- LIMIT OF EARTHWORK DISTURBANCE
- EXCAVATION AND CONSTRUCTION ACCESS PATH
- SEDIMENTATION CONTROL: 5" FILTREXX® COMPOST SOCKS OR 6" DIAM. STRAW WATTLES
- EROSION CONTROL: CONTRACTOR'S CHOICE: 3" LAYER ARBOR/ STRAW MULCH, OR PLASTIC-FREE EROSION CONTROL BLANKETS, STRAW DOUBLE NET OR A.E. EWING IRRIGATION AND LANDSCAPE SUPPLY (415) 457-9530
- INLET PROTECTION: GRAVEL BAGS
- PORTABLE TOILET LOCATION



PA
PEDERSEN ASSOCIATES
LANDSCAPE ARCHITECTS
24 HAST STREET
SAN RAFAEL, CA 94901-1792
P 415 456 2070 F 415 456 2088
CA REG # 2300 HI REG # 7273
PA@PEDERSENASSOCIATES.COM

THOMSON RESIDENCE
10 WALNUT AVENUE
ROSS, CA
APN: 073-171-24

01/07/26 RESUB. DESIGN REVIEW
07/29/25 PERMIT SET

DATE ISSUES & REVISIONS NO.



PROJECT# 2022.24 DRAWN BY: PJP
ORIGINAL DRAWING SIZE: 24" X 36"

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

EROSION & SEDIMENT CONTROL PLAN

SHEET #

L-3.2

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LIGHTING NOTES

PROVIDE SWITCHING, TRANSFORMER LAYOUT AND WIRE SIZE FOR REVIEW BY LANDSCAPE ARCHITECT.

SIZE LOW VOLTAGE WIRE BASED ON A MAX. ALLOWABLE VOLTAGE DROP OF 50%

TRANSFORMERS SIZED TO MAXIMUM CAPACITY OF LIGHT FIXTURE.

DESIGN LOAD IS TO NOT EXCEED 80% OF TRANSFORMER CAPACITY.

PROVIDE ALL NECESSARY LOAD DESIGN AND CODE COMPLIANCE FOR PERMIT REQUIREMENTS. THE CONTRACTOR WILL ACQUIRE AND THE OWNER WILL PAY FOR THE PERMIT. THE WORK IS TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND MEET ALL TESTING REQUIREMENTS.

FIXTURE LOCATIONS AND WIRE LAYOUTS ARE DIAGRAMMATIC AND APPROXIMATE. BEFORE INSTALLATION, REVIEW ADJACENT ARCHITECTURAL FEATURES WITH THE LANDSCAPE ARCHITECT AND INSTALL AS DIRECTED. ARRANGE TRANSFORMERS AND CONTROLLER IN AN ORDERLY FASHION TO ALLOW ACCESS AS NECESSARY.

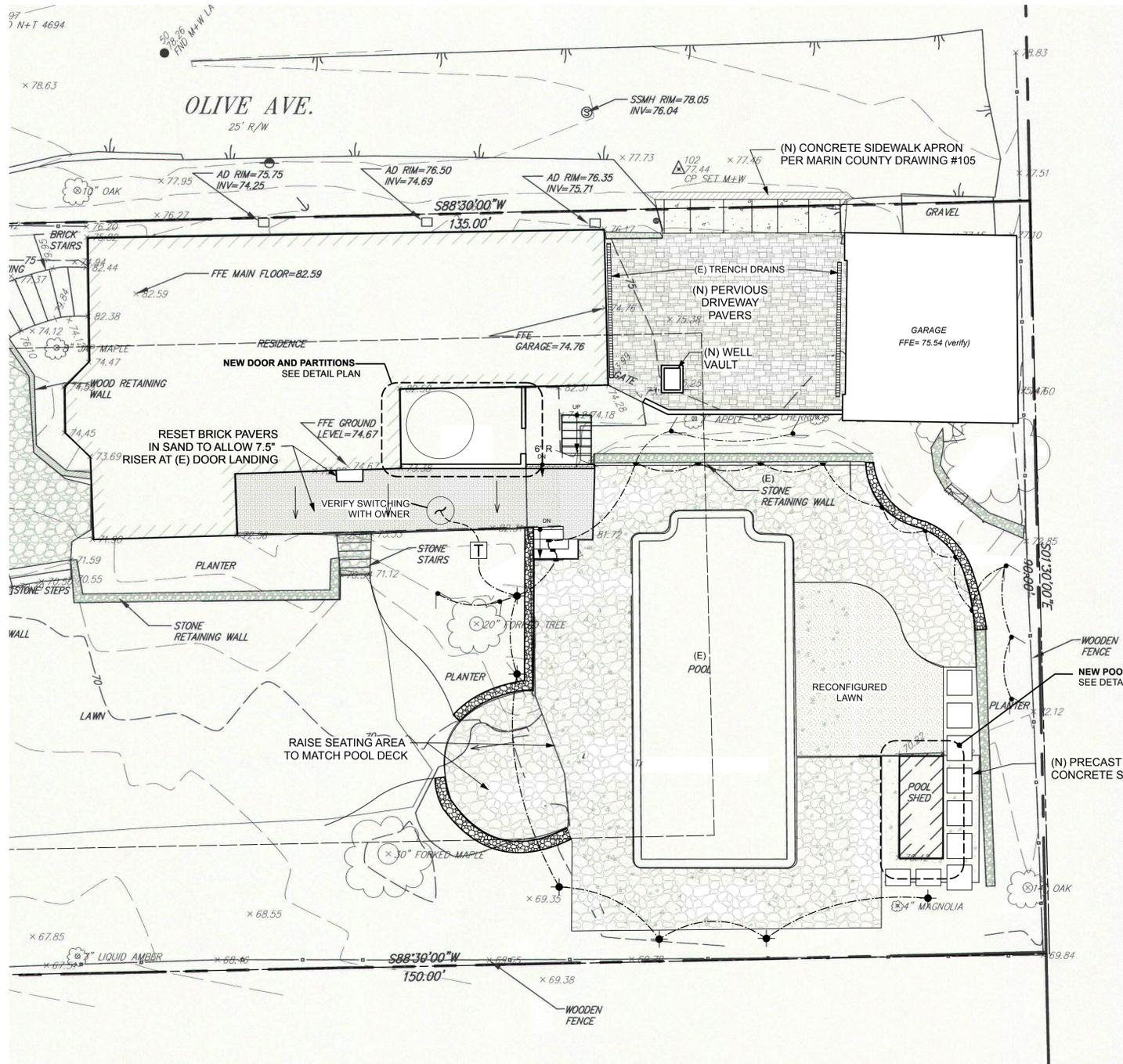
REFER TO THE PLAN FOR LIGHT FIXTURE LOCATION. UTILIZE (E) CONDUIT TIE TO (E) SWITCHING WHERE POSSIBLE.

BALANCE LOADS TO THE TRANSFORMERS, IDENTIFY "CENTER OF LOAD," CONNECT WIRE FROM TRANSFORMER TO "CENTER OF LOAD."

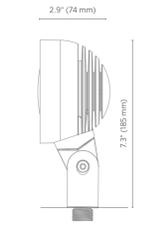
PROVIDE 120 VOLT POWER TO EACH REMOTE TRANSFORMER CONNECT TO SWITCH IN HOUSE PER DIRECTION AND ACCEPTANCE OF OWNER..

LIGHTING LEGEND

SYMBOLS	DESCRIPTION	QUAN.	MANUF.	MODEL	WATT	LAMP	VOLT	FINISH/ COLOR	NOTES
	LANDSCAPE LIGHT	5	FX LUMINAIRE	RW	4	LED, 2700K	12V	SEDONA BROWN	W/ 18" RISER
	STEP LIGHTS	3	WAC	4051	2	LED, 2700K	12V	BRONZE	
	PATH LIGHT	39	FX LUMINAIRE	HC	2	LED, 2700K	12V	ANTIQUE BRONZE	
	WALL LIGHT	8	SPJ	SPJ-SQSM2	2	LED, 2700K	12V	GRAPHITE	MOUNT ON (E) STONE FACE
	TRANSFORMER	2	FX LUMINAIRE	FX-300			120V	SS	
	LOW VOLTAGE WIRE (12V)								
	LINE VOLTAGE WIRE (120V)								
	SWITCH								
	WEATHER-PROOF OUTLET								



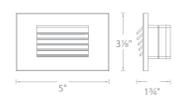
LANDSCAPE LIGHT



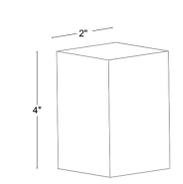
PATH LIGHT



STEP LIGHT



WALL LIGHT



PA
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LANDSCAPE ARCHITECTS
 24 H STREET
 SAN RAFAEL CA 94901-1792
 P 415 456 2070 F 415 456 2088
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THOMSON RESIDENCE

10 WALNUT AVENUE
 ROSS, CA
 APN: 073-171-24

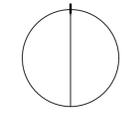
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PROJECT# 2022.24 DRAWN BY: PJP
 ORIGINAL DRAWING SIZE: 24" X 36"

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LIGHTING PLAN

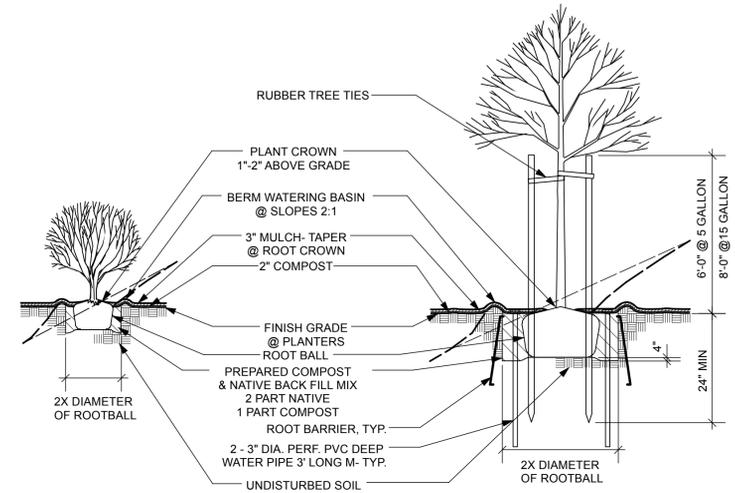
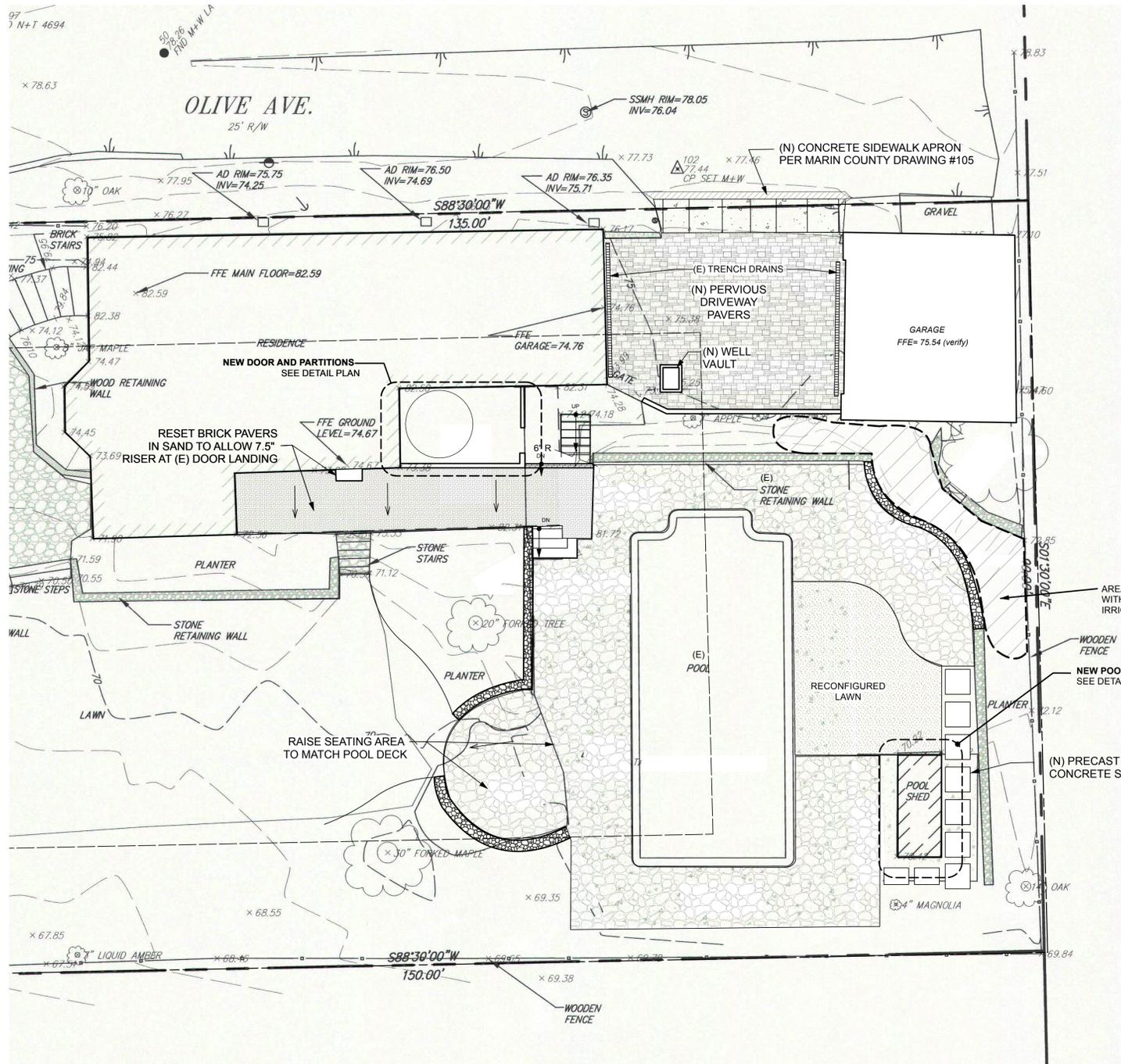
SHEET #

L-4.1

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THOMSON RESIDENCE

10 WALNUT AVENUE
 ROSS, CA
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1 TREE & SHRUB PLANTING W/ WOOD MULCH
 Scale: N.T.S. SLOPE CONDITION SHOWN DASHED

PLANTING NOTES

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.
 PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN. THE PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY, THE PLAN WILL GOVERN.
 CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSPLANTED.
 REMOVE ALL EXISTING WEEDS, BROOM AND BRAMBLE BY THE ROOTS, AND DISPOSE OF AWAY FROM THE SITE.
 PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8"
 A SOIL TEST SHALL BE PERFORMED ON THE EXISTING SOIL AND IMPORT SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:

- SOIL PERMEABILITY RATE IN INCHES PER HOUR
- SOIL TEXTURE TEST
- CATION EXCHANGE CAPACITY
- SOIL FERTILITY (INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND ELECTRICAL CONDUCTIVITY)
- RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL

PLANTING AREAS: A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. FOR SOILS LESS THAN 8% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8 INCHES AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT, OR AMEND PER THE RECOMMENDATIONS OF THE SOILS REPORT.

LAWN AREA: PLACE 8" OF CLEAN RIVER SAND. SPREAD 4" OF TOPSOIL CULTIVATE INTO THE TOP 6" OF SAND REMOVING ALL ROCKS TO 2"DIA. INSTALL PER INDUSTRY STANDARDS.

TOPSOIL TO BE 'GENERAL LANDSCAPE' AS PRODUCED BY AMERICAN SOIL & STONE PRODUCTS (PH# 415-456-1381). COMPOST TO BE FROM SONOMA COMPOST/WEST MARIN COMPOST (PH# 707-664-9113) OR US COMPOSTING COUNCIL APPROVED. GENERAL PURPOSE BACKFILL MIX FOR SHRUBS AND TREES TO BE 15% TOPSOIL, 75% NATIVE SOIL, 10% COMPOST. CECESSIVELY ROCKY AND HEAVY CLAY SOILS ARE TO BE REMOVED FROM SITE.

SPREAD 2" OF COMPOST OVER PREPARED SOIL AREA AT A RATE OF 6 CU YDS PER 1000 SQ FT. PRIOR TO MULCHING. MULCH WITH A 3" LAYER OF 'VINEYARD' MULCH FROM SONOMA COMPOST/WESTMARIN COMPOST, 'ORGANIC ARBOR MULCH' FROM GRAB N' GROW (PH# 707-575-7275) OR FOREST FLOOR' MULCH FROM AMERICAN SOIL PRODUCTS (PH# 510-860-0197). AROUND ALL PLANTINGS, 8CY/1000. HOLD 6" AWAY FROM STEM OR TRUNK.

STAKE OR GUY TREES PER DETAILS.
 THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.
 THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.

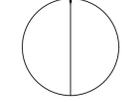
01/07/26 RESUB. DESIGN REVIEW
 07/29/25 PERMIT SET

DATE ISSUES & REVISIONS NO.



PROJECT# 2022.24 DRAWN BY: PJP
 ORIGINAL DRAWING SIZE: 24" X 36"

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

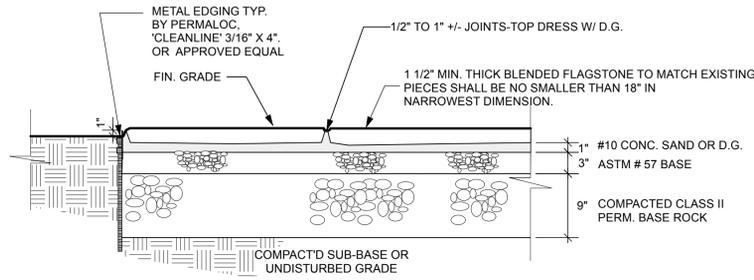


PLANTING PLAN

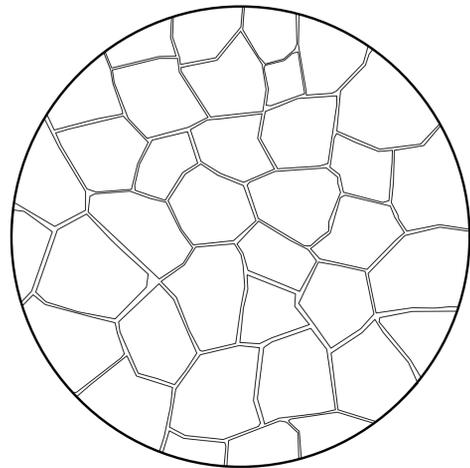
SHEET #

L-5.1

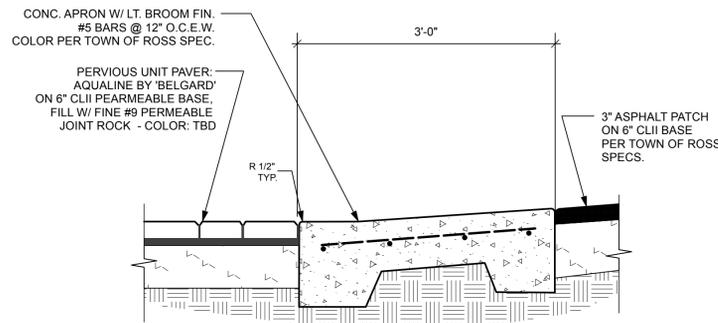
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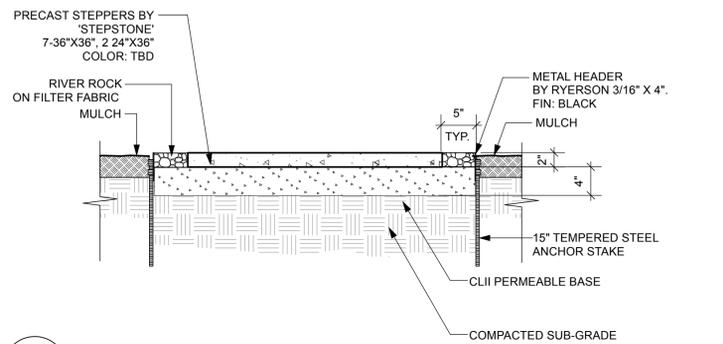
3 CUT STONE PAVING ON SAND
Scale: 1" = 1'-0"



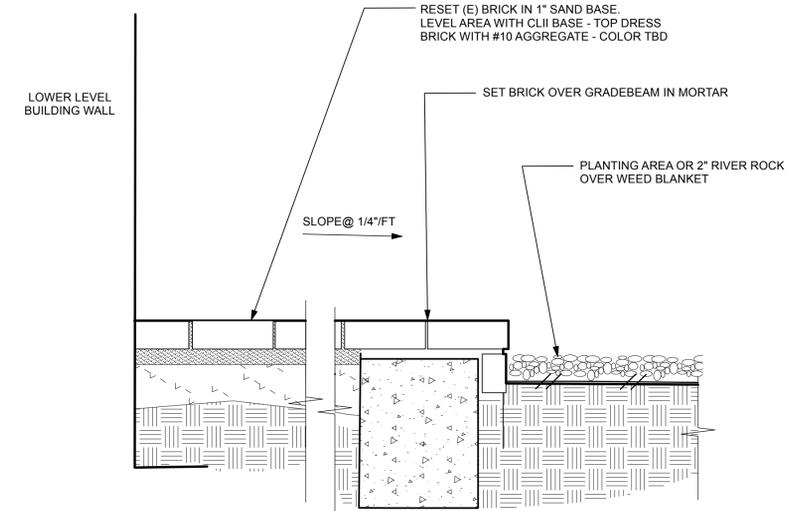
6 RANDOM FLAGSTONE PATTERN - PLAN
Scale: 1/2" = 1'-0"



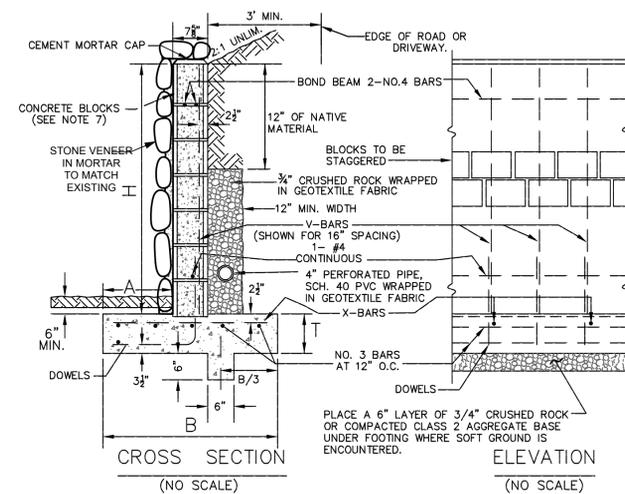
2 DRIVEWAY APRON & PERVIOUS PAVER- SECTION
Scale: 1" = 1'-0"



5 SECTION AT CONCRETE STEPPERS
Scale: 1" = 1'-0"
NOTE: SIZE OF STEPPER VARIES, SEE PLAN



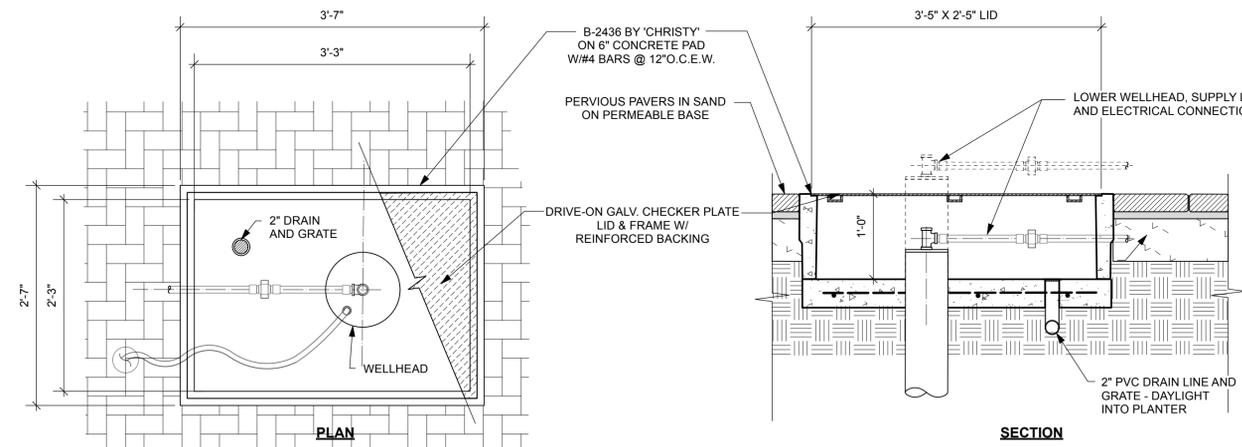
1 BRICK PAVING AT BREEZEWAY - SECTION
Scale: 1 1/2" = 1'-0"



NOTES:

1. CONCRETE FOR FOOTING TO BE CLASS "A" (6 SACK 3000 PSI) WITH 3/4" AGGREGATE AND 4 INCH MAX. SLUMP.
2. FILL ALL CELLS WITH 7 SACK CONCRETE WITH 3/8" AGGREGATE OR 3:1 MORTAR.
3. DOWELS SHALL BE SAME IN SIZE AND SPACING AS V-BARS. THEY SHALL PROJECT 40 BAR DIAMETERS, 24" MIN., INTO THE CELLS AND EXTEND TO THE TOE OF FOOTING.
4. WALLS SHALL NOT BE BACKFILLED UNTIL 7 DAYS AFTER CELLS ARE FILLED.
5. WALLS OVER 100' LONG SHALL HAVE VERTICAL EXPANSION JOINTS. WALLS OVER 50' LONG SHALL HAVE VERTICAL CONTRACTION JOINTS. SEE AGENCY ENGINEER FOR DETAILS.
6. NO CONCRETE SHALL BE PLACED UNTIL FORMS AND STEEL HAVE BEEN INSPECTED AND APPROVED BY THE AGENCY ENGINEER.
7. BLOCKS SHALL BE GRADE N OR BETTER (f_c=1,500 PSI).
8. NO FRONT FACE WEAP HOLES ALLOWED IF SIDEWALK OR PAVEMENT SLOPES AWAY FROM WALL.
9. SUBJECT TO THE APPROVAL OF AGENCY ENGINEER, DESIGN FOR DRAINAGE CONVEYANCE BEHIND WALL MAY BE MODIFIED TO UTILIZE PREFABRICATED DRAINAGE DEVICES.

4 TYPE "B" RET'G WALL W/SLOPING BACKFILL
Scale: N.T.S.
FROM MARIN CO STD



7 WELLHEAD VAULT PLAN AND SECTION
Scale: 1" = 1'-0"

B2436
CHRISTY

COVER
Style: Flush (2 Piece)
Material: Steel Checker Plate
Model: 28" x 48" (2 Piece Lid)
Weight: 218 lbs
Options: Special Markings
Surface: Skid Resistant & Marked*
Coefficient of Friction: >0.6 ASTM 1029
Performance: H20, AASHTO
Cover comes standard with permanent markings for manufacturer, load rating, model size and manufacturing location.

BODY
Material: Reinforced Concrete with Steel Frame
Model: 31" x 43"
Weight: 378 lbs
Wall Type: Straight
Mouseholes: 0
Performance: H20, AASHTO

COVER OPTIONS
Ball Down Locking
Galvanizing
EMS Marker

LOAD RATING / NOTES
TRAFFIC RATED
AASHTO H20
Actual load rating is determined by the box and cover combination.

WARNING: Cancer and Reproductive Harm - www.P66Warnings.ca.gov
All information contained on this sheet is current at the time of publication. Oldcastle reserves the right to discontinue or update product information without notice.

Oldcastle Infrastructure
oldcastleinfrastructure.com
(800) 735-5566

THOMSON RESIDENCE

10 WALNUT AVENUE
ROSS, CA
APN: 073-171-24

01/07/26	RESUB. DESIGN REVIEW
07/16/25	SUBMITTAL
DATE	ISSUES & REVISIONS
	NO.



PROJECT# 2022.24 DRAWN BY: PJP
ORIGINAL DRAWING SIZE: 24" X 36"

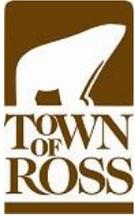
CONSTRUCTION
DETAILS

SHEET #

L-7.1

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ATTACHMENT 3



Town of Ross
Planning Department
 Post Office Box 320, Ross, CA 94957
 Telephone (415) 453-1453, Ext. 121
 Fax (415) 453-1950 www.townofross.org

PLANNING APPLICATION FORM

Type of Application
(check all that apply):

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

To Be Completed by Applicant:

Assessor's Parcel No(s): _____

Project Address: _____

Property Owner: _____

Owner Mailing Address (PO Box in Ross): _____

City/State/Zip: _____ Owner's Phone: _____

Owner's Email: _____

Applicant: _____

Applicant Mailing Address: _____

City/State/Zip: _____ Applicant's Phone: _____

Applicant's Email: _____

Primary point of Contact Email: Owner Buyer Agent Architect

To Be Completed by Town Staff:

Date Received: _____

Application No.: _____

Zoning: _____

Date paid: _____ TOTAL FEES: _____

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

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

Civil/ Geotechnical Engineer

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

Arborist

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

Other

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

Other

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



**Pedersen Associates
Landscape Architecture**

Peder Jens Pedersen ASLA
24 H Street

San Rafael CA 94901

415 456 2070

415 456 2086 F

CA Reg. No. 2300

HI Reg. No. 7273

Written Project Description – may be attached.

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

This project scope consists of;

Replacing and repair existing deck framing,

Installing new partition walls and footings for area below deck,

Building new pool equipment shed in same location as the existing shed,

Realigning existing landscape terrace wall

Replace pool area paving,

Resetting existing brick paving below existing deck,

Building new brick stairs from area below deck to swimming pool,

install new stepping stone path to pool equipment shed,

lower well head and construct a vault with drive-on lid, and

install new landscape lighting,

and

Building new pool equipment shed in same location as the existing shed, which also requires a Nonconformity Permit.

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.**

Neighborhood Outreach – *Shall be conducted for all discretionary planning projects.*

A neighborhood outreach description shall be prepared by the applicant. The description shall include how neighborhood outreach was conducted, dates neighbors were contacted, any meetings held, the specific concerns of neighbors and how those concerns were mediated (through changes to the proposal, site visits, etc.).

Neighborhood Outreach for (insert project address)				
NAME	ADDRESS	DATE CONTACTED	CONCERNS (IF ANY)	RESOLUTION

***Landscape Plan-**

All landscape plans must conform to the requirements of the Marin Municipal Water District (MMWD) Ordinance 414. Contact [MMWD](#) prior to submitting. Indicate whether project includes 500 square feet or more of landscape area per Model Water Efficiency Landscape Ordinance (MWELo) requirements.

***Vegetation Management Plan-**

Required for all projects located within the Wildlife Urban Interface (WUI) zone. Please submit VMP as a sheet in the required plan sets. For more information contact RVFD at 415.258.4673

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.**

Neighborhood Outreach – Shall be conducted for all discretionary planning projects.

A neighborhood outreach description shall be prepared by the applicant. The description shall include how neighborhood outreach was conducted, dates neighbors were contacted, any meetings held, the specific concerns of neighbors and how those concerns were mediated (through changes to the proposal, site visits, etc.).

Neighborhood Outreach for (insert project address)				
NAME	ADDRESS	DATE CONTACTED	CONCERNS (IF ANY)	RESOLUTION
P.O. Box 718	14 Walnut Ave.	10/9/25		
P.O. Box 991	26 Walnut Ave.	10/9/25		
P.O. Box 429	49 Ivy Ave.	10/9/25		
P.O. Box 1133	58 Ivy Ave.	10/9/25		
P.O. Box 1309	30 Hill Rd.	10/9/25		
P.O. Box 1466	15 West Rd.	10/9/25		

***Landscape Plan-**

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ATTACHMENT 4

MINUTES

Meeting of the Ross
Advisory Design Review Group
January 20, 2025, 6:00pm

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

1. 6:00 p.m. Commencement

Chair Kruttschnitt called the meeting to order.

Present: Mark Kruttschnitt, Laura Dewar, Joey Buckingham, and Stephen Sutro, Mark Fritts, Roberta Feliciano (Planning and Building Director)

Absent: Alex Lopez-Vega (Planner)

2. Approval of Minutes.

The ADR Group approved the minutes from December 16, 2025.

3. Open Time for Public Comments

4. Planning Project/ Applications

- a. **Property Address:** 10 Walnut Avenue
- A.P.N:** 073-171-24
- Applicant:** Pederson Associates
- Property Owner:** Julie and Jeffrey Thomson
- Zoning:** R-1:B-10
- General Plan:** ML (Medium Low Density)
- Flood Zone:** X (Moderate to Low)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review and a Nonconformity Permit to rehabilitate the existing landscape area exceeding 2,500 square feet. The scope of work includes repair and replacement of existing deck framing, installation of new partition walls and footings for the area below the deck, construction of a new pool equipment shed in the same location as the existing shed, realignment of the existing landscape terrace wall, replacement of pool area paving, resetting existing brick paving below the deck, construction of new brick stairs connecting the area below the deck to the swimming pool, installation of a new stepping-stone path to the pool equipment shed and installation of new lighting.

Meeting Summary: The ADR members discussed the project and fully supported the project. The ADR also supported the nonconformity Permit for the proposed pool shed since it is in the same location as the existing shed, recommending that the project is consistent with the purpose of Design Review and the Design Review criteria and standards.

- b. **Property Address:** 67 Bolinas Avenue
A.P.N.: 073-051-01
Applicant: David Marlatt
Property Owner: Brad and Jaclyn Hill
Zoning: R-1
General Plan: M (Medium Density)
Flood Zone: AE (Floodway)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review, Demolition Permit, Nonconformity Permit, and a Variance. The project proposes demolition of the existing 1,087-square-foot nonconforming single-family residence, a 220-square-foot studio shed, and a 153-square-foot detached garage. The applicant proposes construction of a new 1,334-square-foot, two-story single-family residence with an attached 222-square-foot one-car garage. The roof height will be increased from the existing 18 feet 5 inches to 27 feet 6 inches. A variance is requested to allow the proposed patio and deck to encroach further into the side yard setbacks and the trash enclosure within the front yard setback.

Project Summary: The ADR meeting discussed a project at 67 Bolinas Avenue, where the owners proposed construction of a single-family residence. The ADR members supported the project, subject to several revisions. All ADR members agreed that the proposed second-story deck should be removed and that the lower rear deck should be reduced in depth and pulled back to align with the proposed sliding doors. The ADR members also supported relocating the trash enclosure away from the front of the property, noting that placement along either side of the lot near the fence would be acceptable. They all supported the proposed width of the residence, except one member. Overall, the ADR group found the proposed design to be a significant improvement to the neighborhood. Additional recommendations included aligning the curb cut with the garage, replacing the wooden railing with a black metal railing, and enhancing landscaping within the front yard area.

5. Conceptual Advisory Design Review

- a. **Property Address:** 325 Upper Toyon Drive
A.P.N.: 072-051-20
Applicant: Heritage Architecture
Property Owner: Wishbone Hill Estate LLC
Zoning: R-1: B-5A
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate to Low)

Project Summary: The applicant requests Conceptual Advisory Design Review to demolish the existing guest house and construct a new 2,875 square foot guest house and gym room.

Meeting Summary: The ADR meeting discussed a project at 325 Upper Toyon Drive, where the property owners proposed construction of a new 2,875 square foot guest house and gym project. The design included thoughtful considerations for impervious cover, elevation changes, and privacy concerns, with features like pervious pavers and strategic window placement. The discussion centered on setback requirements and variance requests, particularly for the gym building which would encroach on the property line and setback. Concerns were raised about the building's height and its proximity to the road, with some suggesting it could be constructed further from the road while maintaining the required setbacks. The ADR group also discussed existing vegetation and grade considerations that influenced the building's design. The main concerns centered around the second-story facade in the setback and a second-story deck that overlooks neighboring properties. The applicant suggested moving the building to the south, away from the neighbor's property line, and reducing the size of the deck that faces the neighbors. They also discussed the importance of accurately measuring building height from the existing grade, noting that the jurisdiction requires using the more restrictive of finished or existing grade measurements. The applicant debated the need for variances, with the main issues being the placement of a detached garage and a home gym. They determined that while the owner preferred an attractive design over a utilitarian carport, they would need to proceed with the required covered parking spaces despite the aesthetic concerns. The group also discussed the placement of the gym, concluding that it should remain within the setback requirements and not be approved as a variance, particularly given the large size of the lot and the absence of a clear hardship.

6. Information, Discussion and New Agenda Items

a. Discuss zoning text amendments for pools and landscape structures

Meeting Summary: The group reviewed a draft proposal that would allow pools and landscape structures up to 10 feet from property lines, with a 3-foot planter and 4-foot height limit for certain features. They agreed to exclude sports courts and pool equipment from the new regulations and decided to limit deck height to 18 inches. The ADR group also discussed removing subjective findings required from the regulations.

7. Adjournment at 7:35 P.M.

The next scheduled regular meeting date and time will be March 17, 2026, at 6:00 PM.