Agenda Item No. 11b.

Staff Report

Date: April 29, 2026

To: Mayor McMillan and Councilmembers

From: Alex Lopez-Vega, Planner

Subject: Barry Residence, 230 Wellington Avenue (DRP26-03)

Recommendation
It is recommended that the Town Council consider Design Review, Demolition Permit, Nonconformity Permit, Hillside Lot Permit, and a Variance for the project described below located at 230 Wellington Avenue. The Town Council may adopt Resolution No. 2622 (Attachment 1) approving the project, subject to conditions.

Project Information:
Property Owner: Piers and Nina Barry
Applicant: Sutro Architects
Street Address: 230 Wellington Avenue
Parcel Number: 072-121-29
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	16,728 SF	No change
Building Coverage	20%	1,780 (10%)	3,206 (19%)
Floor Area (FAR) for Hillside Lot	1,289 SF Max	2,267 SF (13 %)	2,787 SF (16%)
Front Setback	25’	House 110’ Garage 2’ 4”	House 73’ 3” Garage 1’ 3”

	Code Standard	Existing	Proposed
			Trash Enclosure 6”
Side Setback (South)	25’	House 40’ 8” Garage 8”	House 28’ 1” Garage 16’ 1” Pool 9’ 2” Outdoor Kitchen, pergola and Patio 8’ 9”
Side Setback (North)	25’	House 25’ 8”	House 25’ 5” Garage 16’ 1” Trash Enclosure 1’
Rear Setback	40’	House 12’ 8”	House 30’ 2” Pool 19’ 6” Patio 17’ 8”
Building Height	30’	30’	No change
Parking Spaces	3 (1 covered)	0 (1 covered)	6 (2 covered)
Impervious Surface Coverage	Minimize and/or mitigate for any increase.	3,015 SF	4,782 SF

Project Description:
The applicant requests approval from the Town Council for Design Review, Demolition Permit, Nonconformity Permit, Hillside Lot Permit and a Variance. The project proposes the demolition of the existing single-family residence and construction of a new two-story single-family residence. The residence will feature a standing seam metal roof, light beige Hardie lap siding, vertical cedar accents, black aluminum windows and exterior doors, and a detached two-car garage with parking pad. The main level will include a rear patio with a trellis above. A second-story deck off the primary bedroom will wrap around the north and west sides of the room and will feature glass guardrails. The residence will also include a bronze metal fascia along the roofline. Additionally, a trash enclosure is proposed adjacent to the garage.

The project includes new landscaping, including a swimming pool, patios, a vegetable garden, planters, turf between the house and garage, walkways, permeable parking pad, and retaining walls up to six feet in height. Outdoor amenities include a pergola aligned with the roof eave that extends to an outdoor kitchen area. The pool equipment will be located beneath the garage. All exterior lighting will be shielded and directed downward. A Variance is required to 1) exceed the allowable floor area by 520 square feet, 2) construct the outdoor kitchen, pergola, patio, trellis, pergola and pool in the rear and side yard setbacks, and 3) construct a 2-car garage and trash enclosure in the front and side yard setbacks.

Impervious Surfaces
The project proposes an impervious surface increase of 1,767 SF. A new 390-SF bioretention area for stormwater control is included to meet the Town's no net increase policy.

Project plans are included as **Attachment 2;** Project Application and Materials are included as **Attachment 4**.

The proposed project is subject to the following permit approval:

- **Design Review Permit is required pursuant to RMC Section 18.41.010** to allow the construction of all new buildings; a project resulting in more than 50 cubic yards of grading or filling; construction of any retaining wall greater than forty-eight inches in height; for alteration of more than twenty-five percent of exterior wall coverings of a residence; a project resulting in over 1,000 square feet of new impervious landscape surface; and redevelopment, rehabilitation, and/or renovation of existing landscape over 2,500 square feet.

- **Demolition Permit is required pursuant to RMC 18.50.020** for the demolition of an existing single-family residence.

- **Nonconformity Permit is required pursuant to RMC Section 18.52.040** to allow for the reconstruction of an existing nonconforming single-family residence.

- **Hillside Lot Permit is required pursuant to RMC Section 18.39.020** for lots with a slope of 30 percent or more.

- **Variance is required pursuant to RMC Chapter 18.48** to exceed the allowable floor area, to construct the outdoor kitchen, pergola, patio, and pool in the rear and side yard setbacks, and to construct a 2-car garage and trash enclosure in the front and side yard setback.

Background
The project site is a 16,728 square-foot lot at the end of Wellington Avenue. The lot has an existing single-family residence which includes a detached carport. The property is home to an extensive collection of trees and mature vegetation.

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.

The project was reviewed by the ADR Group in February, May, and June of 2025, undergoing several revisions throughout that process. During those meetings, ADR members expressed concerns regarding the size of the proposed pool, while generally supporting the additional floor area for the two-car garage and the second-story deck. The deck was ultimately supported due to the site's topography and the lower placement of the residence, which limits potential impacts on neighboring properties. In response to ADR feedback, the pool was reduced in size, and its revised location was supported by the Group.

The project returned to the ADR Group on March 17, 2026. At that meeting, members discussed the proposed 520-square-foot garage variance, raised concerns about the arrangement of the basement windows, and revisited the second-story deck. The deck continued to receive support based on the site's topography and privacy. The ADR Group approved the project by a 2-1 (yes-no) vote, with conditions requiring refinement of the lower-level window design for greater consistency, while maintaining majority support for the garage variance.

In response, the applicant revised the plans to address the window arrangement for the basement. The garage is maintained at 520 square feet for a two-car garage, consistent with the majority support expressed by the ADR Group to accommodate on-site parking and reduce potential on-street parking impacts. Majority of the ADR group recommends 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 February 25, 2025, May 20, 2025, June 17, 2025, and March 17, 2026, ADR meeting are included as **Attachment 5**.

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; 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 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 required to be shielded and directed downward to avoid creating glare, hazard or annoyance to adjacent property owners or passersby. The post-project stormwater runoff rates from the site would be no greater than pre-project rates.

Demolition Permit
Pursuant to Section 18.50.20, the proposed project requires a Demolition Permit for the demolition of an existing nonconforming single-family residence.

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

The project is consistent with the purpose of Design Review as outlined in Section 18.41.010. The demolition will not remove housing 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 is 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 people residing or working in the neighborhood.

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: B-10 district, the minimum side setback is 25 feet, rear side setback is 40 feet, and front setback is 25 feet. The existing nonconforming residence does not meet the current code for rear yard setbacks and the existing nonconforming covered parking does not meet the current code for front and side yard setback. 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 setbacks.

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.

The nonconforming structure was in existence prior to adoption of the Zoning Ordinance that now requires the above-mentioned rear and front yard setbacks. The structure was constructed in 1946. The demolition will not remove housing units 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 proposed single-family home does not expand the nonconformity. The project will comply with all Fire, Building and Flood regulations.

Hillside Lot Permit

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

Pursuant to Section 18.39.20, the proposed project requires a Hillside Lot Permit for lots with a slope of 30 percent or more; any project resulting in more than fifty cubic yards of grading or filling.

Staff recommends consideration of the Hillside Lot Permit as summarized below and by the findings in Exhibit “A”.

The proposed project protects and preserves public and private open space; significant features of the natural environment, includes steep slopes, creeks, significant native vegetation, and wildlife; and other environmental resources. Development is limited to a level consistent with

available public services and road access that can be reasonably provided to and within the parcel. Development will not create or increase fire, flood, slide or other hazards to public health and safety. Design is well articulated to minimize the appearance of bulk. Materials and colors are of subdued tones and blend with the natural landscape. Development minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views. Consistent with Chapter 18.48, the findings are recommended to support the approval of the requested landscape structures as proposed.

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.

In accordance with RMC Section 18.48.010 (c), a Variance is recommended for approval for the house to exceed the allowable floor area by 520 square feet, to construct the outdoor kitchen, pergola, patio, trellis, pergola and pool in the rear and side yard setbacks, and to construct a 2-car garage and trash enclosure in the front and side yard setbacks 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.**

   The special circumstances and conditions applicable to the land include the irregular shape of the lot, geometry of the lot, and the existing topography, geology, and lot layout and patterns which makes it difficult to construct new improvements that are entirely compliant with the minimum required yard setback, such as to construct a new pool, outdoor kitchen, garage and patio, the special circumstance also include the Town's Hillside lot zoning requirements with regards to the F.A.R (Floor Area Ratio). The zoning for this district has a maximum FAR of 20%, the Hillside ordinance reduces the FAR to 7.7%. The existing house is 13% which is within the zoning district maximum of 20% but exceeds the hillside ordinance limitations. Granting a variance for the proposed 520 square feet of new floor area and new improvements within required setbacks would allow the property owner to enjoy privileges enjoyed by other properties in the vicinity while considering the property's unique characteristics and constraints.

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

   Associated landscape improvements are commonly enjoyed by owners of residential properties in the immediate vicinity , and the additional 520 SF of new floor area for a garage would improve the livability and functionality of the existing lot, providing a safe

and direct access from the roadway as well as maintaining adequate clearance for emergency and fire access and reducing the need for on street parking. Granting the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

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

The proposed new floor area and landscape structures would not adversely affect the health and safety of nearby residents. It would not be detrimental to the public welfare, nor injurious to other properties in the neighborhood. The project would also be constructed in compliance with the building code and fire codes and all conditions of approval.

Fiscal, Resource and Timeline Impacts

If approved, the project would be subject to one-time fees for a building permit and 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. Make findings to deny the application.

Environmental Review

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities), consisting of the demolition of a single-family residence and Section 15303 (New Construction or Conversion of Small Structures) consisting of the construction of a new single-family residence in a residential zone, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Public Comment

Public Notices were mailed to property owners within 500 feet of the project site 10 days prior to the meeting date. At the time of writing this report, no written public comments have been made.

Attachments

1. Resolution No. 2622
2. Project Plans

3. Historic Resource Report
4. Project Application and Neighborhood Outreach
5. ADR Meeting Minutes for February 25, 2025, May 20, 2025, June 17, 2025, and Draft ADR Meeting Minutes for March 17, 2026

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2622

RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVIEW, DEMOLITION PERMIT, NONCONFORMITY PERMIT, HILLSIDE LOT PERMIT, AND A VARIANCE TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE WITH A DETACHED GARAGE, POOL AND NEW LANDSCAPING AT 230 WELLINGTON AVENUE, A.P.N. 072-121-29

WHEREAS, the applicant, Sutro Architects, on behalf of the property owners, Piers and Nina Barry, submitted an application requesting approval of Design Review, Demolition Permit, Nonconformity Permit, Hillside Lot Permit, and a Variance to demolish an existing nonconforming single-family residence and detached garage and construct a new two-story single-family residence with a new detached two-car garage along with new landscaping throughout the lot, incorporating a pool, and patios at 230 Wellington Avenue APN 072-121-29 (herein referred to as "the Project"); and

WHEREAS, the Project is determined to be exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities), consisting of the demolition of a single-family residence and Section 15303 (New Construction or Conversion of Small Structures) consisting of the construction of a new single-family residence in a residential zone involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination; and

WHEREAS, on April 29, 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, Demolition Permit, Nonconformity Permit, Hillside Lot Permit, and a Variance 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 29th day of April 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:
ATTEST:

_____ _____

Town Clerk Julie McMcMillan, Mayor

EXHIBIT "A"
FINDINGS
230 Wellington Avenue
A.P.N. 072-121-29

A. Findings

I. In accordance with Ross Municipal Code (RMC) Section 18.41.070, <u>Design Review</u> 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 with new development 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 majority of the Advisory Design Review (ADR) Group, the Project is in substantial compliance with the design criteria of RMC Section 18.41.100. The new residence is compatible with the neighborhood, minimizing visual impact and bulk and utilizing high-quality materials. The site proposes landscaping be integrated into the architectural scheme to accent and enhance the appearance of the development; include 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 18.50.050 (a|, <u>Demolition Permit</u> 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 property is not designated as a significant architectural, historical, or cultural resource at the local, state, or federal level and does not appear to be eligible for listing in the California Register based on specific criterion as noted in the Historic Resource Report by Kirby Preservation & Planning dated April 2026, and included as Attachment 3. The existing single-family residence does 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 medium 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 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.

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), building and fire codes.

III. In accordance with Ross Municipal Code (RMC) Section 18.52.030 (c), <u>Nonconformity Permit</u> 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 approximately 1906 per the Historic Resource Report and 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 project does not result in the demolition of a single-family home that is considered a building of historic, architectural, cultural or aesthetic value per the Historic Resource Report provided. The project proposes to demolish the existing residence and construct a new single-family residence.

(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 includes an increase in floor area to accommodate a detached garage, for which a Variance has been requested.

(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 new structure will be 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.

The project has been reviewed by Ross Valley Fire Department and adequate access and water supply exist for firefighting purposes.

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

Condition of Approval No. 10 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 parking spaces, one of which must be covered. The project includes the required number of parking spaces, including two covered parking spaces and a parking pad, and therefore complies with the minimum parking requirements for this zoning district.

IV. In accordance with Ross Municipal Code Section 18.39.060, <u>Hillside Lot Permit</u> is approved based on the following mandatory findings:

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

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

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

Graded slopes do not exceed 2:1. Development adheres to the wildland urban interface building standards within the California Building Standards Code. The project would produce no net increase in peak runoff from the site compared to pre-project conditions.

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

Architectural design complements the form of the existing residence. Design is well-articulated to minimize the appearance of bulk. Materials and colors blend with the natural landscape.

V. In accordance with RMC Section 18.48.010(c), a <u>Variance</u> is approved based on the following mandatory findings:

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

The special circumstances and conditions applicable to the land include the irregular shape of the lot, geometry of the lot, and the existing topography, geology, and lot layout and patterns which makes it difficult to construct new improvements that are entirely compliant with the minimum required yard setback, such as to construct a new single family residence, pool, outdoor kitchen, garage and patio, the special circumstance also include the Town's

Hillside lot zoning requirements with regards to the F.A.R (Floor Area Ratio). The zoning for this district has a maximum FAR of 20%, the Hillside ordinance reduces the FAR to 7.7%. The existing structures have a 13% FAR and the proposed project has an FAR of 16%, which is within the zoning district maximum of 20% but exceeds the hillside ordinance limitations. Granting a variance for the proposed 520 square feet of new floor area and new improvements within required setbacks would allow the property owner to enjoy privileges enjoyed by other properties in the vicinity while considering the property's unique characteristics and constraints.

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

Associated improvements (SFR, ADR, pool, garage, landscaping) are commonly enjoyed by owners of residential properties in the immediate vicinity , and the additional 520 SF of new floor area for a garage would improve the livability and functionality of the existing lot, providing a safe and direct access for parking from the roadway as well as maintaining adequate clearance for emergency and fire access and reducing on street parking. Granting the variance would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

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

The proposed new floor area and landscape structures would not adversely affect the health and safety of nearby residents. It would not be detrimental to the public welfare, nor injurious to other properties in the neighborhood. The project would also be constructed in compliance with the building code and fire codes and all conditions of approval.

EXHIBIT "B"
CONDITIONS OF APPROVAL
230 Wellington Avenue
A.P.N. 072-121-29

1. The building permit shall substantially conform to the plans entitled, "Barry Residence" submitted on 4-7-26, dated 3-9-26 and reviewed and approved by the Town Council on 4-29-26.

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.

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 project shall comply with all standards and policies set forth in Chapter 10.32 Truck Routes. The operator of any vehicle carrying a load in excess of two tons to drive or operate it during the months of November, December, January, February, March and April, over or along any of the following streets in the town: Walnut Avenue, Oliver Avenue-, Pearl Avenue, North Road, West Road, East Road, Hill Road, Upper. Road, Canyon Road, that portion of Wellington Road lying easterly of the intersection of Garden Road therewith, Prospect Avenue, Fallen Leaf Avenue, Baywood Avenue, Madera Avenue, Redwood Avenue, Loma Linda Avenue and Crest Avenue, without written permit from the chief of police. The chief of police is hereby authorized to establish over an appropriate street or streets and to designate by appropriate signs, through-traffic routes for the movement of vehicles of two or more tons capacity designed for carrying merchandise, freight or material.

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

230 WELLINGTON AVE

230 WELLINGTON AVE, ROSS, CA 94957 | APN: #072-121-29

NEW PROPOSED SINGLE-FAMILY RESIDENCE, ATTACHED ADU, AND LANDSCAPING

PRICING SET

PROJECT DIRECTORY:

OWNER:	**PIERS & NINA BARRY** 230 WELLINGTON AVE ROSS, CA 94957	CONTACT: TELEPHONE: EMAIL:	PIERS & NINA BARRY XXX.XXX.XXXX barryfamross@gmail.com
ARCHITECT:	**SUTRO ARCHITECTS** OFFICE ADDRESS: 1055 POST STREET SAN FRANCISCO, CA 94109 MAILING ADDRESS: PO BOX #640429 SAN FRANCISCO, CA 94164 www.sutroarchitects.com	CONTACT: TELEPHONE: EMAIL:	STEPHEN SUTRO 415.956.3445 ssutro@sutroarchitects.com
SURVEYOR & CIVIL ENGINEER:	**MUNSELLE CIVIL ENGINEERING** 513 CENTER ST HEALDSBURG, CA 95448 www.munsellecivil.com	CONTACT: TELEPHONE: EMAIL:	DAN HUGHES 707.775.8986 dan@munsellecivil.com
GEOTECH ENGINEER:	**DAVE ONLES** 7915 CREST AVE OAKLAND, CA 94605	CONTACT: TELEPHONE: EMAIL:	DAVE OLNES 510.568.2162 daveolnes@sbcglobal.net
LANDSCAPE ARCHITECT:	**IMPRINTS LANDSCAPE ARCH.** 202 ROSEMONT AVE MILL VALLEY, CA 94941	CONTACT: TELEPHONE: EMAIL:	BRAD EIGSTI 415.380.0755 brad@imprintsgardens.com

PROJECT DESCRIPTION:

REPLACE EXISTING SINGLE-FAMILY HOME WITH NEW 2-STORY HOUSE OVER BASEMENT WITH ROOF DECK, ATTACHED ADU, PATIO SPACES, POOL , DETACHED GARAGE, AND OPEN PARKING PAD.

DEFERRED SUBMITTALS:
HOUSE AND ATTACHED ADU TO BE FULLY SPRINKLERED ON SEPARATE PERMITS PER NFPA 13D.

PROJECT DATA:

PARCEL INFORMATION

PARCEL:	072-121-29
PROPERTY ADDRESS:	230 WELLINGTON AVE, ROSS, CA 94957
LOT AREA:	1 16,728 SF
EXISTING BLDG COVERAGE:	1,780 SF = 10.6%
PROPOSED BLDG COVERAGE:	1 3,206 SF = 19.2%
ALLOWED PER RMC 18.32.060:	2 3,346 SF = 20%
EXISTING F.A.R.:	1 2,267 SF, 13.6%
PROPOSED F.A.R.:	2 2787 SF,16.7%
ALLOWABLE F.A.R.:	1,289 SF BASED ON 35.5% SLOPE
PROPOSED AREA OF ADDITIONAL DISTURBANCE:	SEE CIVIL DRAWINGS
EXISTING PARKING:	1 (1 COVERED)
PROPOSED PARKING:	6 (2 COVERED)
4 REQUIRED PER RMC 18.32.040	

ZONING INFORMATION

ZONING DISTRICT:	R-1:B-10 SINGLE FAMILY RESIDENTIAL
PERCENT SLOPE:	35.5%
FLOOD ZONE:	X
WUI:	Y
FRONT YARD SETBACK HOUSE:	25' MIN - 100'-0" EXISTING, 73'-3" PROPOSED
FRONT YARD SETBACK GARAGE:	25' MIN - 2'-4" EXISTING, 1'-3" PROPOSED
SIDE YARD SETBACK HOUSE:	25' MIN - 25'-8" EXISTING, 28'-1" PROPOSED
SIDE YARD SETBACK GARAGE:	25' MIN - 8" EXISTING, 16'-1" PROPOSED
REAR YARD SETBACK HOUSE:	40' MIN - 12'-8" EXISTING, 18'-6" PROPOSED
REAR YARD SETBACK GARAGE:	10' MIN - 135'-1" EXISTING, 136'-3" PROPOSED
MAX BLDG HEIGHT:	30' MAX, 30' PROPOSED
MAX BLDG HEIGHT ADU:	16' MAX

BUILDING INFORMATION

OCCUPANCY:	R-3 SINGLE FAMILY RESIDENTIAL
NO. UNITS:	1 EXISTING / 1 PROPOSED + ADU
NO. STORIES MAIN HOUSE:	2 EXISTING / 2 PROPOSED + BASEMENT
CONSTRUCTION TYPE:	V-B
SPRINKLER PROTECTION:	TO BE SPRINKLERED PER NFPA 13D ON SEPARATE PERMIT

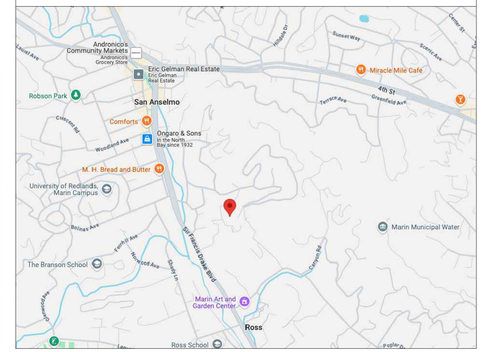
PROPOSED RENDERING:

AERIAL PHOTO:

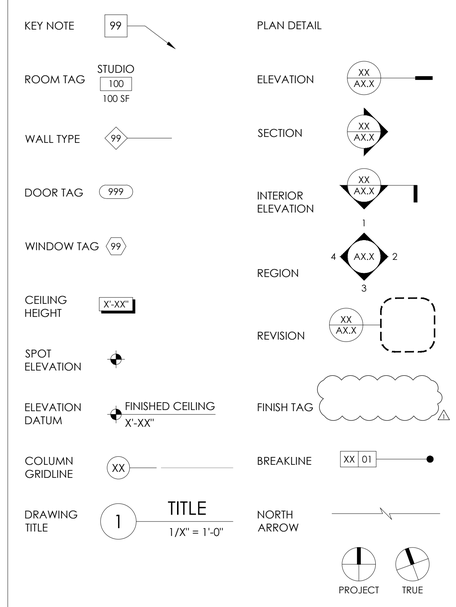
AREA CALCS:

SEE A1.6

VICINITY MAP:



SYMBOL LEGEND:



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				■	A1.0 EXISTING SITE PLAN
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					LANDSCAPE DRAWINGS
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				■	L3.1 VMP PLANTING PLAN
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				■	SURVEY

TOTAL SHEET COUNT : 35 PAGES

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230 WELLINGTON AVE

230 WELLINGTON AVE
ROSS, CA 94957
APN #072-121-29 | PROJECT NO. 2025.033

DESIGN REVIEW
02.02.2026

DESIGN REVIEW REV 1
03.04.2026 1

DESIGN REVIEW REV 2
03.09.2026 2

COVER SHEET / PROJECT INFO

NO SCALE

A0.1

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

230 WELLINGTON AVE

230 WELLINGTON AVE, ROSS, CA 94957 | APN: #072-121-29
NEW PROPOSED SINGLE-FAMILY RESIDENCE, ATTACHED ADU, AND LANDSCAPING

ABBREVIATIONS:

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
C.L.	CENTERLINE
CAB.	CABINET
CEM.	CEMENT
CHIM	CHIMNEY
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CTR.	CENTER
C.W.	COLD WATER
D.	DRYER
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.P.	DRY STANDPIPE
D.W.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
EA.	EACH
ELEV.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
E.O.	EDGE OF
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.D.	FLOOR DRAIN
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.PLY	FACE OF PLYWOOD
F.O.S.	FACE OF STUDS
F.P.	FIREPROOF
FR.	FRAME
FT.	FOOT OR FEET
FURR.	FURRING
FUT.	FUTURE
G.	GAS OUTLET
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
G.D.	GARBAGE DISPOSAL
GEN.	GENERAL
GL.	GRIDLINE
GND.	GROUND
G.O.	GAS OUTLET
GR.	GRADE
G.S.M.	GALVANIZED SHEET METAL
GYP.	GYPSUM
H.B.	HOSE BIBB
HD.	HEAD
HDR.	HEADER
HGR.	HANGER
HORIZ.	HORIZONTAL
H.R.	HANDRAIL
HT.	HEIGHT
H.W.H.	HOT WATER HEATER
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LT.FIXT	LIGHT FIXTURE
LIN.	LINEAR
LN.	LINE
LT.	LIGHT
MACH.	MACHINE
MAINT.	MAINTENANCE
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MSRY.	MASONRY
MTD.	MOUNTED
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.OR#	NUMBER
NOM.	NOMINAL
N T S.	NOT TO SCALE
O.	OWNER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
PG & E	PACIFIC GAS & ELECTRIC COMPANY
P.I.P.	POURED IN PLACE
PL.	PLATE
PLAST.	PLASTER
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNT.	PAINT
PR.	PAIR
P.S.I	PER SQUARE INCH
PT.	POINT
P.T.	PRESSURE TREATED
PTD.	PAINTED
Q.T.	QUARRY TILE
R.	RISER
R.A.	RETURN AIR
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REC.	RECESSED
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED
REQ'D.	REQUIRED
RET.	RETAINING
REV.	REVISION,REVISED,REVERSED
RM.	ROOM
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.	SOLID CORE
S.C.E.D.	SEE CIVIL ENGINEERING DRAWINGS
SCHED.	SCHEDULE
SECT.	SECTION
SEP.	SEPARATION
SERV.	SERVICE
SH.	SHELF
S.H.	SPRINKLER HEAD
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SL.	SLIDING
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
SPEC.	SPECIFICATION
SQ.	SQUARE
STA.	STATION
ST.STL.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STN.	STONE
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.V.	SHEET VINYL
S.W.	SHEAR WALL
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.O.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T & G	TONGUE & GROOVE
THK.	THICK
THRU.	THROUGH
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.PLY	TOP OF PLYWOOD
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
W.C.	WATER CLOSET OR WALL COVERING
WD.	WOOD
W/D.	WASHER / DRYER
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WATERPROOFING
W.P.M.	WATERPROOF MEMBRANE
WT.	WEIGHT
W.R.	WATER RESISTANT

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
3. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
4. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), THE CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
5. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
6. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
8. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
9. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.28 GALLONS, ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 1.8 GALLONS PER MINUTE, ALL BATHROOM FAUCETS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 1.2 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
10. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 408).
11. GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPORVED PLASTIC OF A SHATTER-RESISTANT TYPE. (CBC 2406.4.5).
12. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 72" OR GREATER ABOVE DRAIN INLET.
13. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

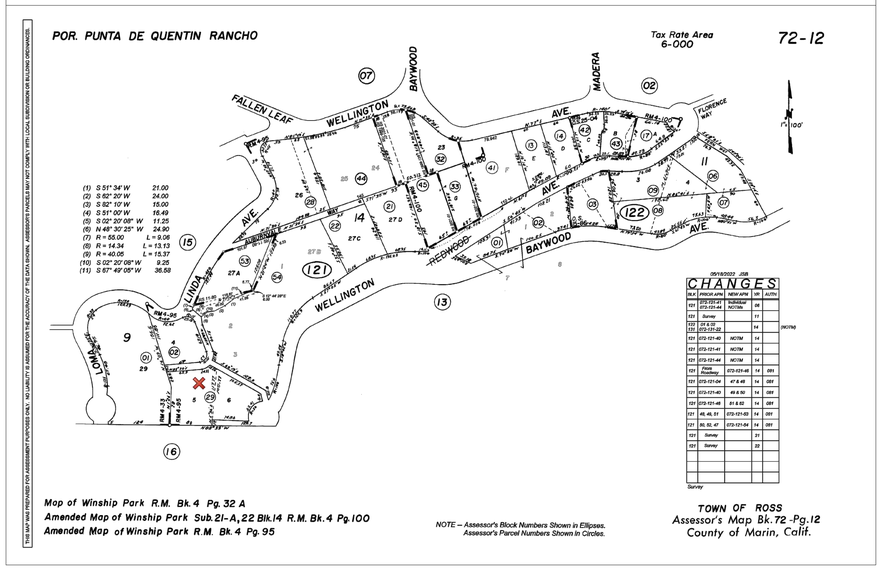
WUI NOTES:

1. THE EXPOSED UNDERSIDE OF A CANTILEVERED FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AND EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
   - NON-COMBUSTIBLE MATERIAL
   - IGNITION-RESISTANT MATERIAL
   - ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
   - THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR PROJECTION INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
   - THE UNDERSIDE OF A FLOOR PROJECTION ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
2. **WILDLAND-URBAN INTERFACE: YES**
   ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING STANDARDS IN 2022 CFC CHAPTER 7A AND 2022 CRC SECTION 337. ALL VEGETATION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION (DEFENSIBLE SPACE).
3. ALL (N) DECKING & STAIRS TO BE 1-1/4" MIN. THICK SOLID CON HEART REDWOOD (LISTING 8110-2041:0002) OR 1X6 IPE BY REDWOOD EMPIRE (LISTING 8110-2065:0001) PER SFM 12-7A-4 & 12-7A-5.

APPLICABLE BUILDING CODES:

2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE(CPC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 GREEN BUILDING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA EXISTING BUILDING CODE
TOWN OF ROSS MUNICIPAL CODE

ASSESSOR'S PARCEL MAP:



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ROSS, CA 94957
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LICENSED ARCHITECT
STEPHEN SUTRO
C-31702
02.28.2027
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW
02.02.2026

GENERAL NOTES & PLOT PLAN

SCALE AS NOTED

A0.2

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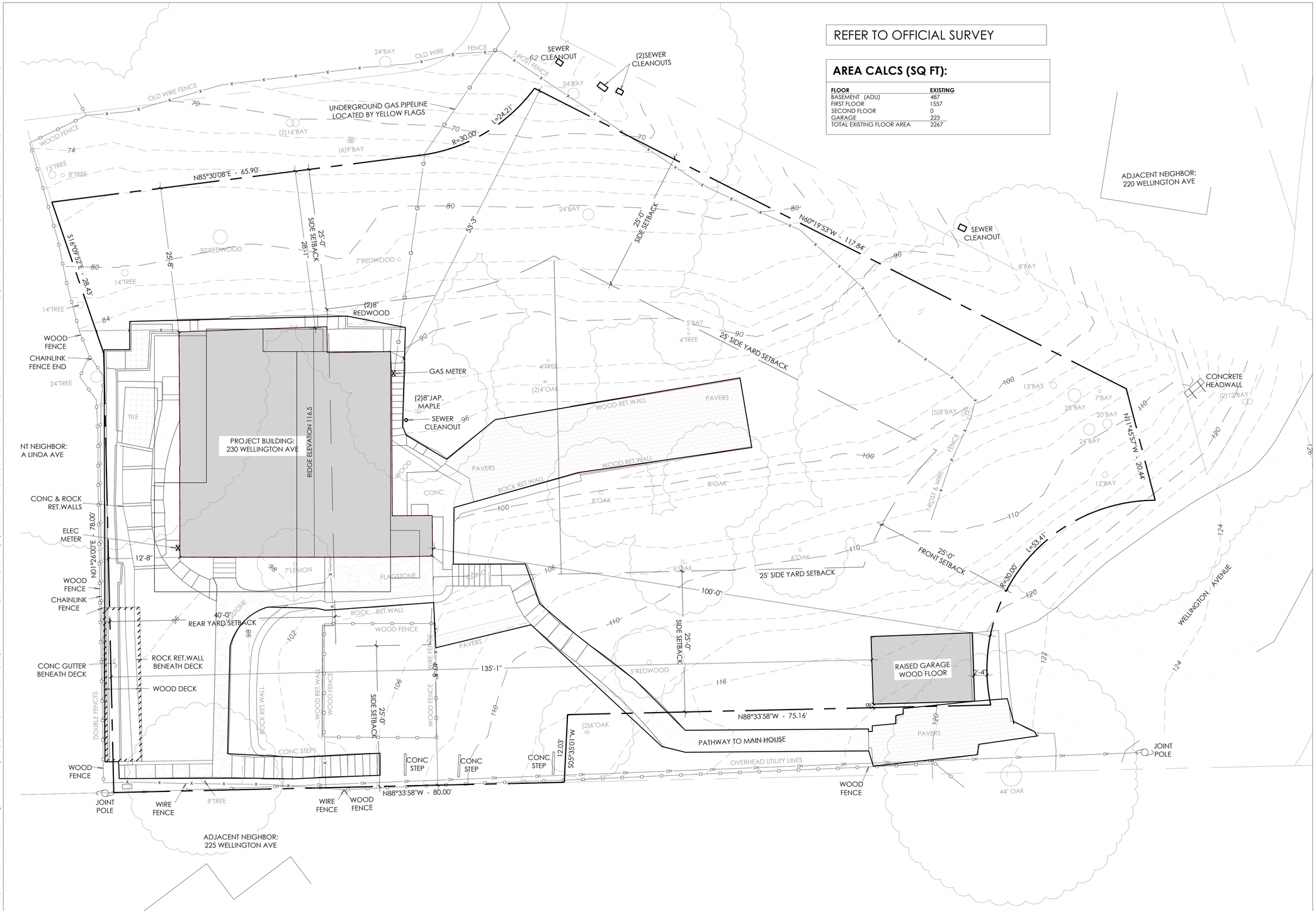

1 EXISTING SITE PLAN

1/8" = 1'-0"

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EXISTING SITE PLAN

1/8" = 1'-0"

A1.0

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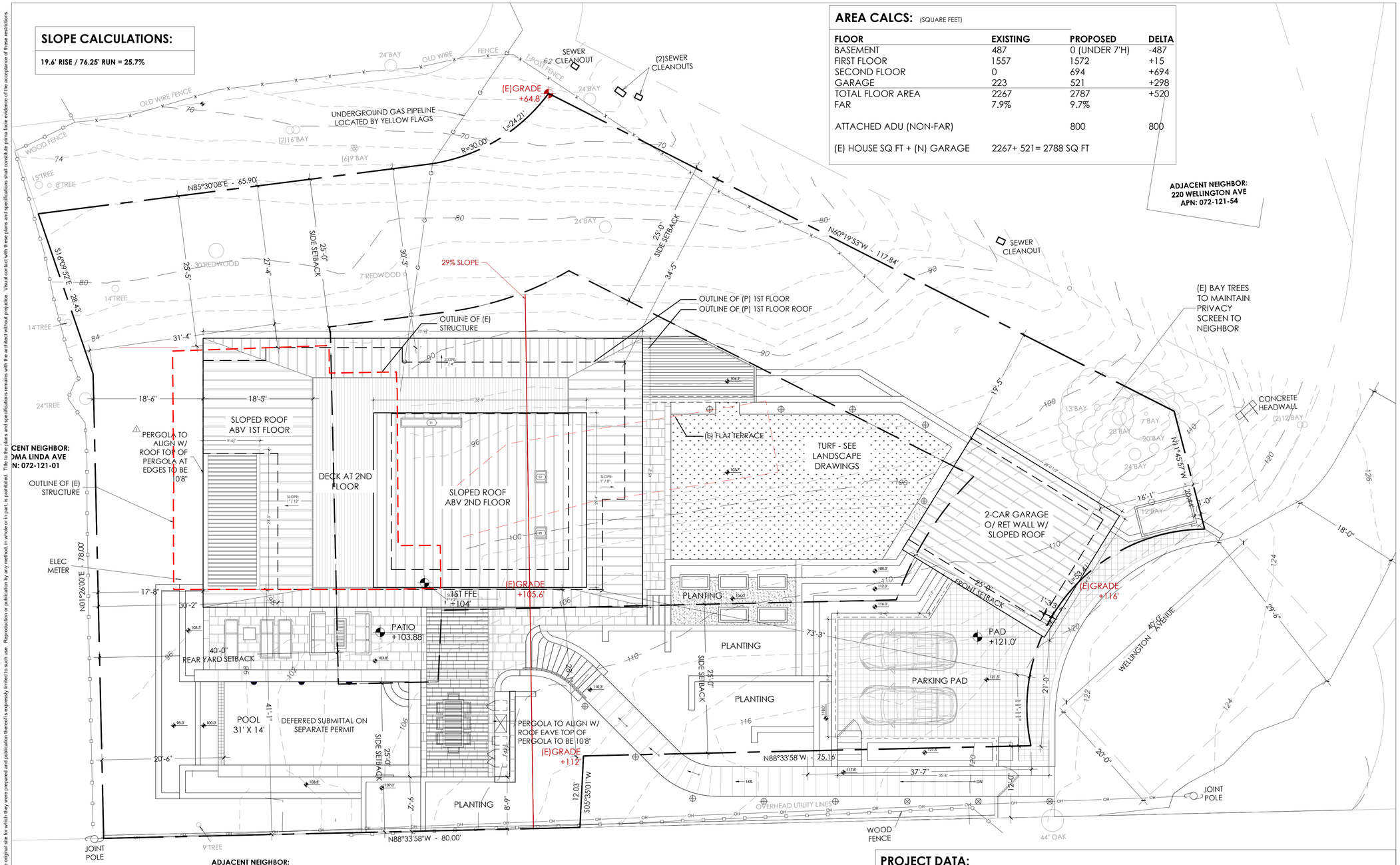
SLOPE CALCULATIONS:

19.6' RISE / 76.25' RUN = 25.7%

AREA CALCS: (SQUARE FEET)

FLOOR	EXISTING	PROPOSED	DELTA
BASEMENT	487	0 (UNDER 7'H)	-487
FIRST FLOOR	1557	1572	+15
SECOND FLOOR	0	694	+694
GARAGE	223	521	+298
TOTAL FLOOR AREA	2267	2787	+520
FAR	7.9%	9.7%	
ATTACHED ADU (NON-FAR)		800	800
(E) HOUSE SQ FT + (N) GARAGE	2267+ 521= 2788 SQ FT		



1 PROPOSED SITE PLAN

1/8" = 1'-0"

PROJECT DATA:

PARCEL INFORMATION

PARCEL:	072-121-29
PROPERTY ADDRESS:	230 WELLINGTON AVE ROSS, CA 94957
LOT AREA:	16,728 SF
EXISTING BLDG COVERAGE:	1780 SF = 10.6%
PROPOSED BLDG COVERAGE:	3206 SF = 19.2%
ALLOWED PER RMC 18.32.060:	3,346 SF = 20%
EXISTING F.A.R.:	2267 SF/ 13.6%
PROPOSED F.A.R.:	2787 SF/ 16.7%
ALLOWABLE F.A.R.:	1,289 SF BASED ON 35.5% SLOPE
EXISTING PARKING:	1 COVERED
PROPOSED PARKING:	2 COVERED, 4 UNCOVERED
4 REQUIRED PER RMC 18.32.040	

ZONING INFORMATION

ZONING DISTRICT:	R-1:B-10 SINGLE FAMILY RESIDENTIAL
PERCENT SLOPE:	35.5%
FLOOD ZONE:	X
WUI:	Y
FRONT YARD SETBACK HOUSE:	25' MIN - 100'-0" EXISTING, 73'-3" PROPOSED
FRONT YARD SETBACK GARAGE:	25' MIN - 2'-4" EXISTING, 1'-3" PROPOSED
SIDE YARD SETBACK HOUSE:	25' MIN - 25'-8" EXISTING, 28'-1" PROPOSED
SIDE YARD SETBACK GARAGE:	25' MIN - 8" EXISTING, 16'-1" PROPOSED
REAR YARD SETBACKS HOUSE:	40' MIN - 12'-8" EXISTING, 18'-6" PROPOSED
REAR YARD SETBACKS GARAGE:	10' MIN - 135'-1" EXISTING, 136'-3" PROPOSED
MAX BLDG HEIGHT:	30' MAX - 30' PROPOSED (ALL ADDITIONS TO BE <30')
MAX BUILDING HEIGHT ADU:	16' MAX

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02.02.2026

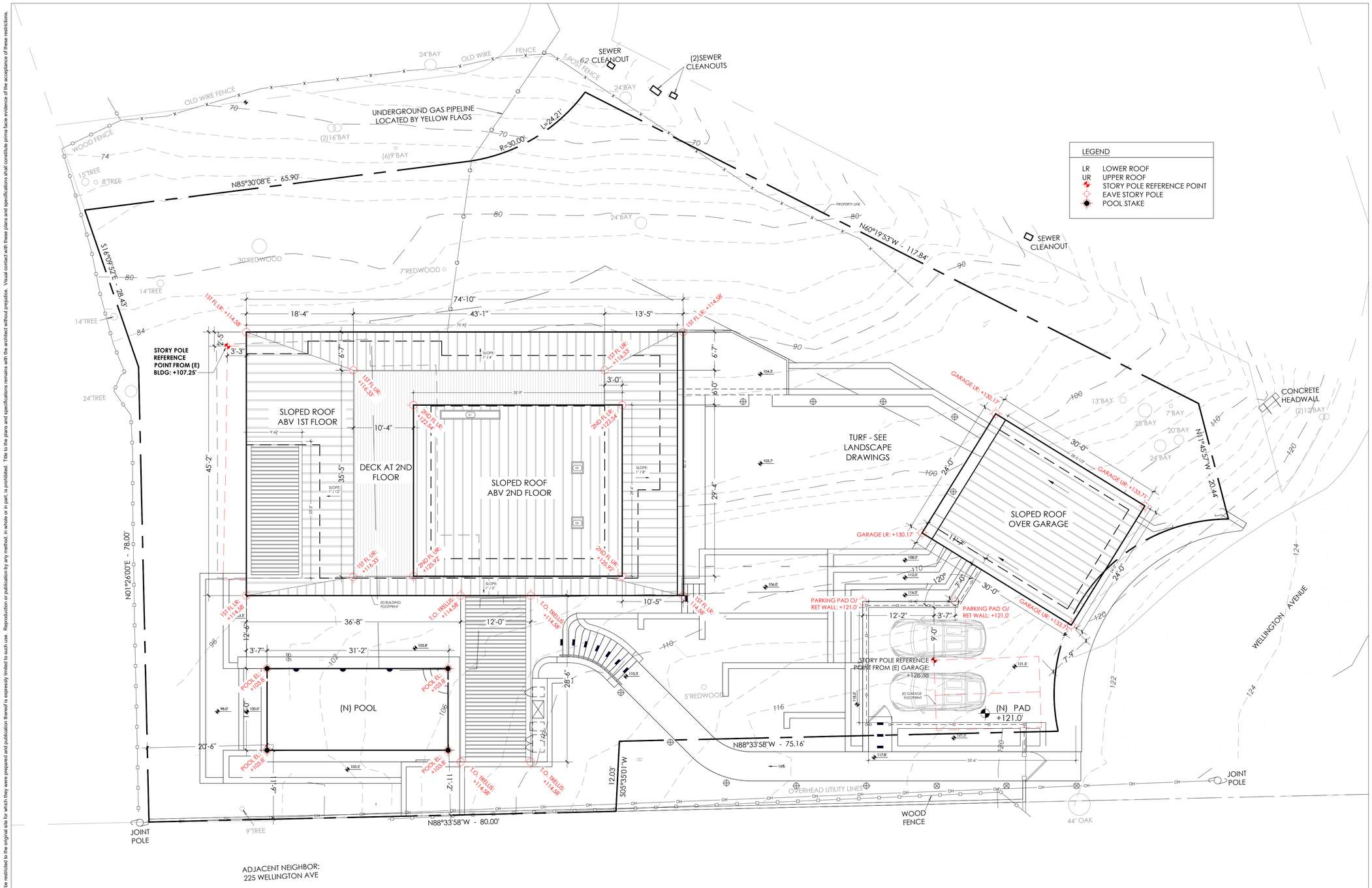
DESIGN REVIEW REV 1
03.04.2026 1

DESIGN REVIEW REV 2
03.09.2026 2

PROPOSED SITE PLAN

1/8" = 1'-0"

A1.1



1 STORY POLE PLAN

1/8" = 1'-0"

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02.03.2027
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW
02.02.2026

STORY POLE PLAN

1/8" = 1'-0"

A1.3

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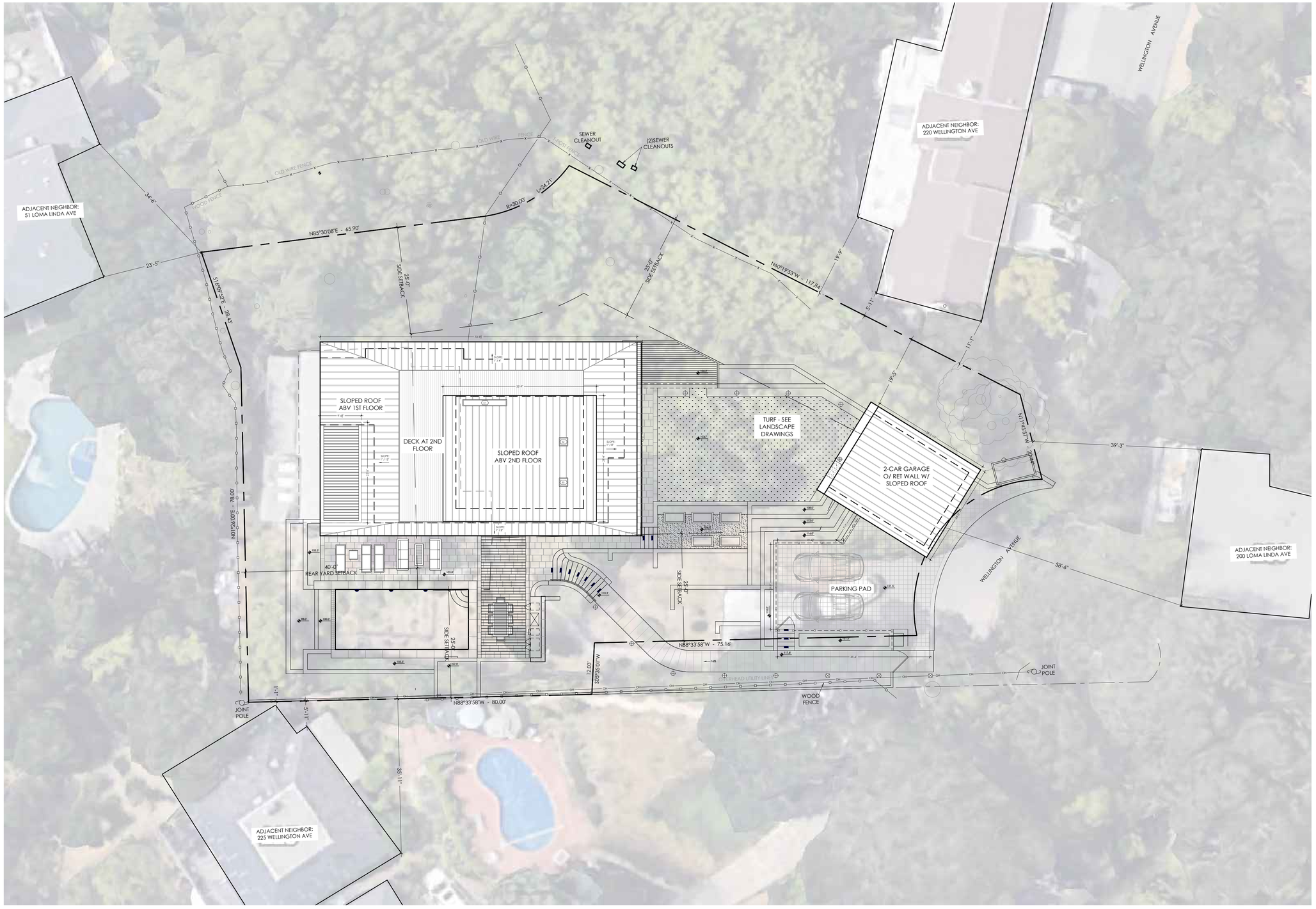

1 VICINITY PLAN

3/32" = 1'-0"

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VICINITY PLAN

1/8" = 1'-0"

A1.4

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CMP NOTES:

HOURS OF OPERATION

CONSTRUCTION HOURS ARE LIMITED PER THE ROSS MUNICIPAL CODE TO WEEKDAYS FROM 8:00 AM TO 5:00 PM. CONSTRUCTION NOISE IS NOT ALLOWED BEFORE 8 AM OR AFTER 5 PM.

PROJECT DELIVERIES AND OFF-HAUL (INCLUDING EQUIPMENT, MATERIALS, REMOVAL OF SOIL, REFUSE OR DEMOLITION DEBRIS) ARE LIMITED TO WEEKDAYS BETWEEN THE HOURS OF 9:00 AM AND 4:00PM. ALL DRIVERS SHALL BE ADVISED OF THE DESIGNATED PROJECT TRUCK ROUTE, INCLUDING APPROVED TURN AROUND LOCATIONS, PRIOR TO ANY DELIVERIES OR MATERIAL REMOVAL. ALL OPEN-BED TRUCKS SHALL BE TARPED.

JOB SITE RULES

1. ALL DEBRIS FROM DAY'S ACTIVITIES WILL BE PICKED UP AND THE AREA BROOM SWEPT, AND PROPERLY DISPOSED OF OR STOCKPILED.
2. SMOKING IS PROHIBITED ON SITE AND WITHIN TWENTY-FIVE FEET OF ANY BUILDING.

MATERIAL STORAGE

ALL CONSTRUCTION MATERIALS, DEBRIS, FACILITIES, AND EQUIPMENT SHALL BE STORED ON SITE. IF THAT IS NOT POSSIBLE, AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO PLACING ANY CONSTRUCTION MATERIALS, PARKING, DEBRIS, OR UNLICENSED EQUIPMENT IN THE PUBLIC RIGHT-OF-WAY. A MINIMUM OF 12 FEET OF CLEARANCE SHALL BE MAINTAINED AT ALL TIMES ALONG THE ROADWAY. PORTABLE TOILETS AND JOB SHEDS SHALL NOT BE PERMITTED TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY OR WITHIN CREEK SETBACKS. PORTABLE TOILETS SHALL UTILIZE A SECONDARY CONTAINMENT SYSTEM. A VIOLATION OF THE CMP WITH RESPECTS TO PORTABLE TOILET SHALL RESULT IN A NOTICE VIOLATION, APPLICABLE FINES, AND A RESULT IN WORK ORDER.

PARKING

PROJECT VEHICLES PARKED IN THE PUBLIC RIGHT-OF-WAY ON THE SITE STREET OR NEARBY SITE STREETS, REQUIRE A ROAD IMPACT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS. A SEPARATE ROAD IMPACT PERMIT WILL BE GIVEN IF PROJECT DEMONSTRATES THAT NO ON-SITE PARKING IS FEASIBLE. CONTACT DPW AT (415)453-1453. VEHICLES PARKED IN THE PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT DISPLAYED ON DASHBOARD WILL BE TOWED. ROAD IMPACT PERMITS FOR PARKING REQUIRE "NO PARKING" SIGNS TO BE POSTED A MINIMUM OF 72 HOURS IN ADVANCE. PROJECT VEHICLES SHALL PARK ON THE PROJECT SITE AND CARPOOL FROM AN ACCEPTABLE PUBLIC LOT. ANY PROJECT-RELATED WORKERS, CONTRACTORS OR SUBCONTRACTORS UNABLE TO PARK ON-SITE WILL CARPOOL TO THE SITE. WORKER PARKING SHALL BE CONSISTENT WITH THE APPROVED PROJECT SCHEDULE. ANY UNPERMITTED ROAD IMPACT WILL RESULT IN A STOP WORK ORDER FOR VIOLATION OF THE CONSTRUCTION MANAGEMENT PLAN. WORK WILL NOT PERMITTED TO RESUME UNTIL THE PROJECT CONTRACTOR AND ANY INVOLVED SUBCONTRACTORS ATTEND A CONSTRUCTION MANAGEMENT REVIEW MEETING WITH CITY STAFF, INCLUDING, BUT NOT LIMITED TO THE DEPARTMENT OF PUBLIC WORKS, PLANNING DEPARTMENT AND BUILDING DEPARTMENT AND ALL APPLICABLE FEES HAVE BEEN PAID IN FULL.

ROAD IMPACTS (ROAD/LANE CLOSURES,LANE SHIFT, PARKING, TRAFFIC DELAY)

ROAD IMPACTS SHALL ONLY BE PERMITTED WITH PRIOR AUTHORIZATION BY DPW. APPLICANT SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE IN ADVANCE OF THE PROPOSED DATE OF CLOSURE TO THE AFFECTED PROPERTY OWNERS AND POST THE ROAD CLOSURE 48 HOURS IN ADVANCE OF WORK. NOTICE SHALL INCLUDE DATE(S) AND DURATION OF PROPOSED CLOSURE, THE TRAFFIC CONTROL PLAN AS WELL AS ANY DETOURS THAT MAY BE AVAILABLE. EVIDENCE OF SUCH WRITTEN NOTIFICATION TO AFFECTED RESIDENTS AND PROPERTY OWNERS SHALL BE PROVIDED TO DPW.

CONTRACTOR MUST CONTACT THE DEPARTMENT OF PUBLIC WORKS TO OBTAIN A LANE CLOSURE, ROAD CLOSURE, AND/OR TRANSPORTATION PERMIT IF CONSTRUCTION VEHICLES ARE TOO LARGE. ALL DRIVERS SHALL BE ADVISED OF THE POTENTIAL FOR LIMITED ACCESS ALONG THE DESIGNATED TRUCK ROUTE AND THAT THE CITY, WITH 24-HOURS ADVANCED NOTICE, WILL PROVIDE TRAFFIC CONTROL AND ASSISTANCE IN REACHING THE JOB SITE SAFELY.

TRAFFIC/TRUCK ROUTE (USE CITY'S DESIGNATED TRUCK ROUTE)

TRAFFIC SHALL BE DIRECTED VIA WINSHIP AVE TO WELLINGTON AVE.

ENFORCEMENT

THIS PLAN SHALL BE A BINDING DOCUMENT; FAILURE TO ADHERE TO THE PLAN MAY RESULT IN A "STOP WORK" ORDER, THE "STOP WORK" ORDER WILL BE LIFTED ONLY AFTER THE CITY HAS SUFFICIENT ASSURANCE THAT THE REPEATED VIOLATIONS WILL CEASE THROUGH THE REMAINDER OF THE PROJECT. THIS PLAN SHALL BE UPDATED AS PROJECT CONDITIONS CHANGE. UPDATES TO PLAN SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC WORKS, POSTED ON THE JOB SITE, AND COMMUNICATED TO NEIGHBORING PROPOERTY OWNERS.

STORMWATER POLLUTION PREVENTION

APPLICANT IS RESPONSIBLE FOR USING BEST MANAGEMENT PRACTICE FOR THE CONSTRUCTION INDUSTRY ("GENERAL CONSTRUCTION AND SITE SUPERVISION" BROCHURE AVAILABLE AT DPW) TO PREVENT STORM WATER POLLUTION. APPLICANT IS RESPONSIBLE FOR ALL ENVIRONMENTAL DAMAGE RESULTING FROM THE CONSTRUCTION OF THE PROJECT.

WASTEWATER REQUIREMENTS

1. ALL WORK RELATED TO SEWER REPLACEMENT OR REHABILITATION REQUIRES A PERMIT FROM THE CITY.
2. ALL DEFICIENCIES IN THE LATERAL MUST BE REPAIRED PRIOR TO RECEIVING FINAL SIGNOFF FOR THIS PROJECT.

EROSION/SEDIMENT CONTROL MEASURES

1. STABILIZE SITE ENTRANCE AND TEMPORARY DRIVEWAY. USE 3-4" CRUSHED ROCK FOR A MINIMUM OF 50' (OR AS FAR AS POSSIBLE) TO PREVENT TRACKING SOIL OFFSITE. THIS CAN BE USED IN CONJUNCTION WITH A TIRE WASH OR RUMBLE PLATES.
2. USE STRAW WATTLES ALONG CONTOURS OF SHORT SLOPES OR SLOPES 3:1 OR FLATTER, KEYED INTO GROUND AT LEAST 3" DEEP (TYPICALLY 25' APART).
3. CONSTRUCT A CONCRETE WASHOUT SITE ADJACENT TO STABILE ENTRANCE CLEAN AS NEEDED AND REMOVE AT END OF PROJECT.
4. COVER ALL STOCKPILES & LANDSCAPE MATERIAL AND BERM PROPERLY WITH STRAW WATTLES OR SAND BAGS. HAZARDOUS MATERIAL MUST BE KEPT IN CLOSED CONTAINERS THAT ARE COVERED AND UTILIZE SECONDARY CONTAINMENT, NOT DIRECTLY ON SOIL.
5. USE PEA-GRAVEL BAGS, (OR SIMILAR PRODUCT) AROUND DRAIN INLETS LOCATED BOTH ONSITE AND IN GUTTER AS A LAST LINE OF DEFENSE.
6. COVER ALL EXPOSED SOIL WITH STRAW MULCH AND TACKIFIER (OR EQUIVALENT).
7. EXISTING VEGETATION SHOULD BE PRESERVED AS MUCH AS POSSIBLE. AREAS OF DISTURBED SOIL/VEGETATION SHOULD BE RE-VEGETATED AS SOON AS PRACTICAL.

PROJECT SCHEDULE:

MOBILIZATION/START DATE	TBD
SITE SET-UP	2 WEEKS
DEMOLITION	2 WEEKS
FRAMING	4 WEEKS
EXTERIOR SHEATHING	2 WEEKS
NAILING INSPECTION	TBD
MECHANICAL, PLUMBING, ELECTRICAL ROUGH-IN	12 WEEKS
ROUGH-IN INSPECTION	TBD
BLDG PAPER, FLASHING, WATERPROOF MEMBRANE, ROOFING	8 WEEKS
INSTALL WINDOWS & DOORS, INSTALL INSULATION	6 WEEKS
INSULATION INSPECTION	TBD
DRYWALL INSTALL	8 WEEKS
DRYWALL INSPECTION, WET WALL & PAN INSPECTION	TBD
EXTERIOR TRIM & SIDING INSTALL	4 WEEKS
DECK & STAIRS FRAMING, DECKING & RAILING INSTALLATION	4 WEEKS
PAINTING INTERIOR AND EXTERIOR	2 WEEKS
CABINETRY, COUNTERTOPS & APPLIANCE INSTALLATION	2 WEEKS
FLOORING & BASEBOARD INSTALLATION	2 WEEKS
LIGHTING & PLUMBING FIXTURE INSTALLATION	1 WEEKS
LANDSCAPING & SITE WORK	12 WEEKS
FINAL INSPECTION	TBD
PROJECT FINALIZED	14 MONTHS FROM START DATE

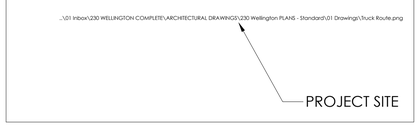
PROJECT CONTACTS:

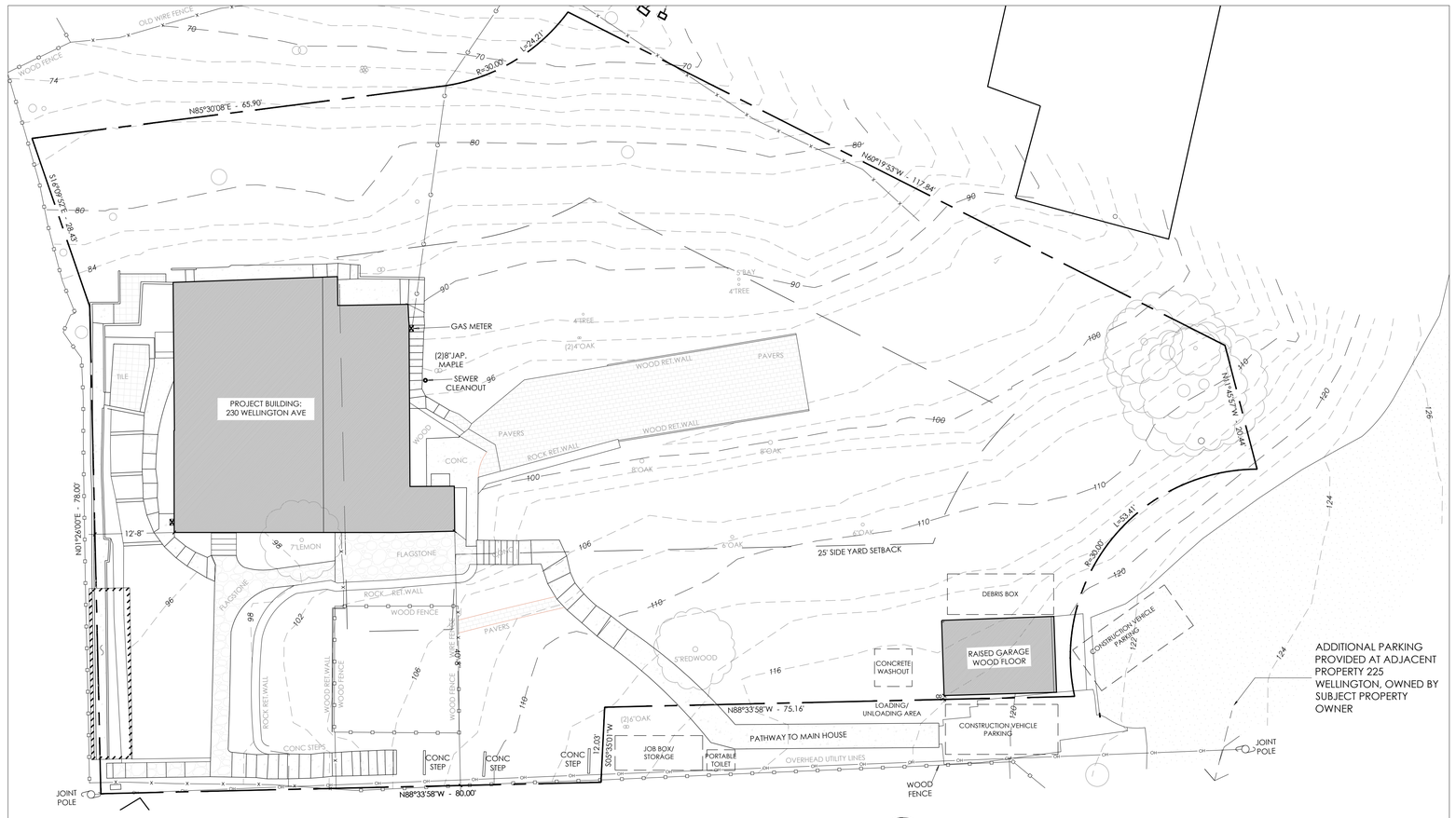
GENERAL CONTRACTOR INFORMATION:
NAME: TO BE PROVIDED WITH FINAL BUILDING PERMIT APP.
E-MAIL ADDRESS:
PHONE NUMBER:

PROJECT MANAGER INFORMATION:
NAME: TO BE PROVIDED WITH FINAL BUILDING PERMIT APP.
E-MAIL ADDRESS:
PHONE NUMBER:

EMERGENCY CONTACT:
NAME: PIERS & NINA BARRY
PHONE NUMBER: (512) 300-9720
TOWN OF ROSS ENFORCEMENT LINE (415) 453-1453 ext. 117

TRAFFIC / TRUCK ROUTE:





1 CONSTRUCTION MANAGEMENT PLAN
3/32" = 1'-0"

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CONSTRUCTION MANAGEMENT PLAN

3/32" = 1'-0"

A1.5

AREA CALCS (SQUARE FEET)

FLOOR	EXISTING	PROPOSED	DELTA
BASEMENT	487	0 (UNDER 7'H)	-487
FIRST FLOOR	1557	1572	+15
SECOND FLOOR	0	694	+694
GARAGE	223	521	+298
TOTAL FLOOR AREA	2267	2787	+520
FAR	13.6%	16.7%	
ADU		800	800

(E) HOUSE SQ FT + (N) GARAGE 2267+ 521= 2788 SQ FT

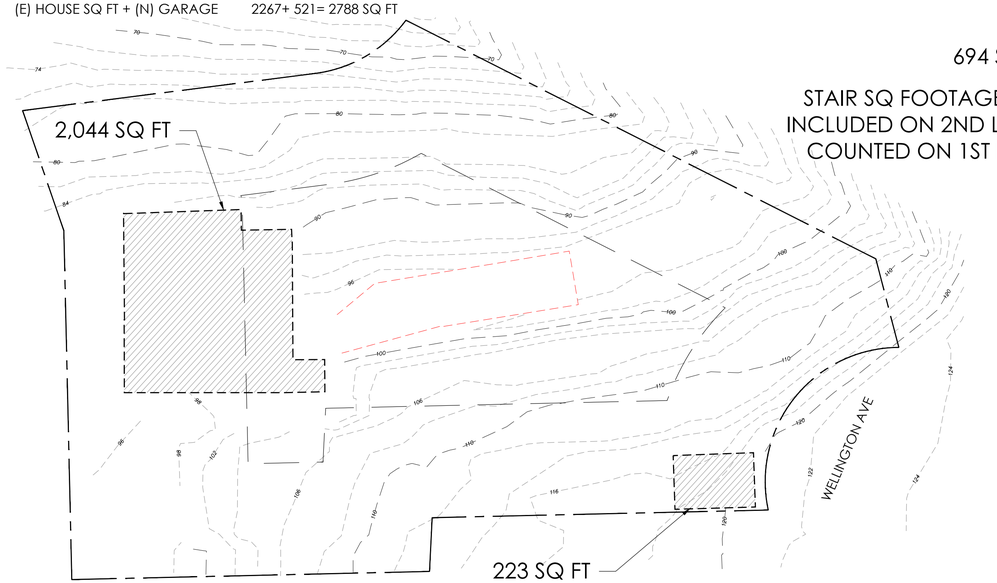
EXISTING F.A.R.	2,267 SF, 13.6%
PROPOSED F.A.R.	2,787 SF, 16.7%
1 ALLOWABLE F.A.R. PER HILLSIDE LOT MAX F.A.R. @ 35.5% SLOPE	1,289 SF

Max. Floor Area=(0.15- 0.002S)A- 0.005(A²/43,560)
Max. Floor Area=(0.15- 0.002x 35.5)16,728- 0.005(16,728²/43,560)

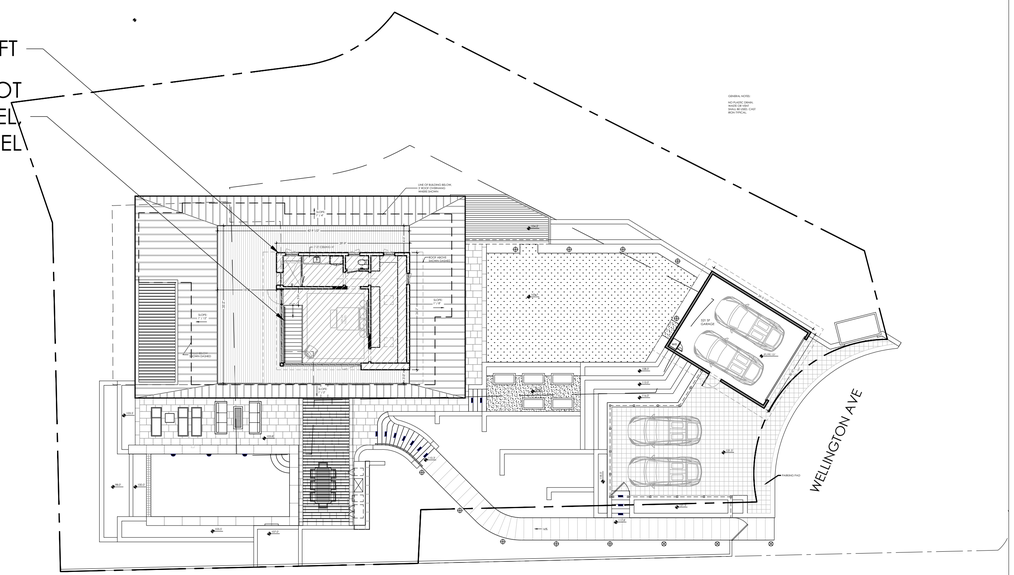
LOT AREA:	1 16,728 SF
ZONING	R-1:B-10
R1B10 FAR:	1 20%
R1B10 ALLOWABLE	3,346 SF

1 TOTAL VARIANCE REQUEST: 520 SQ FT. FOR NEW GARAGE

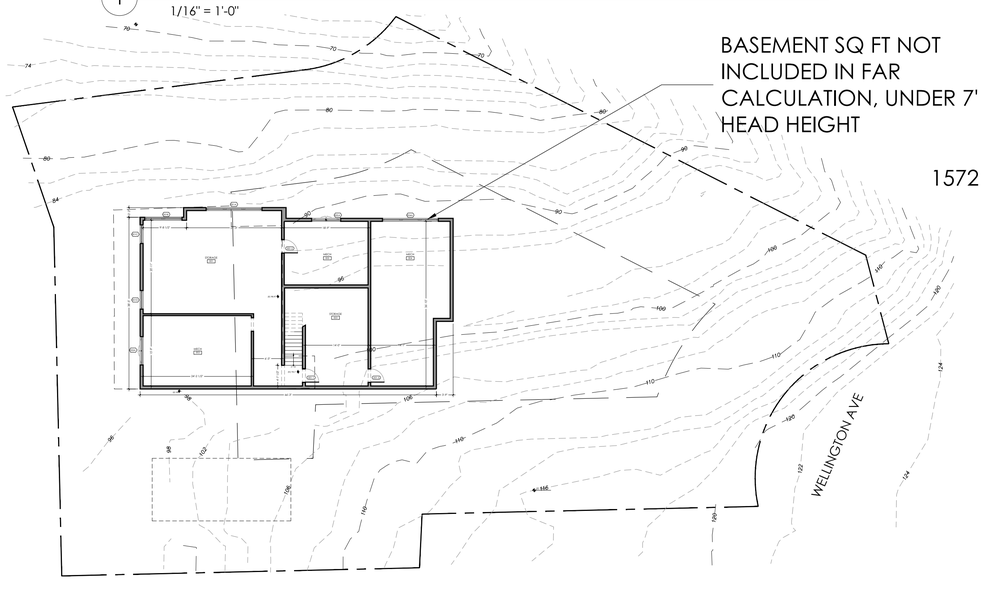
1 THE EXISTING RESIDENCE EXCEEDS THE CURRENT HILLSIDE FLOOR AREA LIMITATION AND IS CONSIDERED LEGAL NONCONFORMING. THE PROPOSED PROJECT INCREASES TOTAL FLOOR AREA BY 520 SQUARE FEET, SOLELY TO ACCOMMODATE A NEW 521 SQUARE FOOT GARAGE. THE REMAINDER OF THE PROPOSED FLOOR AREA IS ASSOCIATED WITH THE MAIN HOUSE AND DOES NOT REPRESENT ADDITIONAL VARIANCE BEYOND THE GARAGE. THE TOTAL PROPOSED FLOOR AREA OF 2,787 SQUARE FEET EXCEEDS THE HILLSIDE ALLOWABLE FLOOR AREA; HOWEVER, THE VARIANCE REQUEST IS LIMITED TO THE INCREMENTAL 520 SQUARE FOOT INCREASE ABOVE THE EXISTING RESIDENCE.



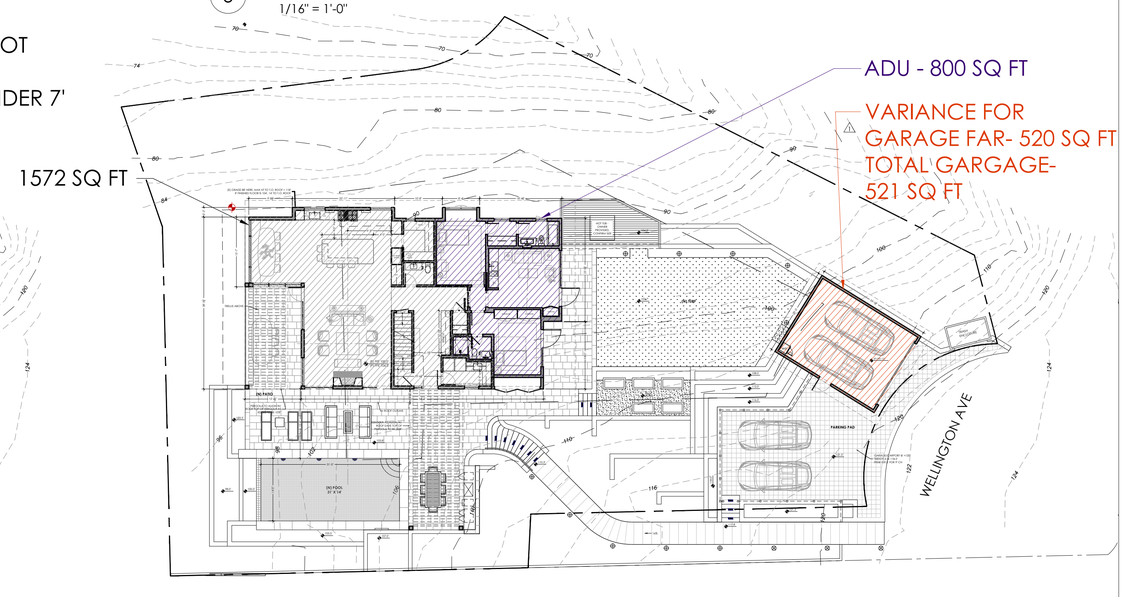
1 SQUARE FOOTAGE ALLOCATION DIAGRAMS - EXISTING
1/16" = 1'-0"



3 SQUARE FOOTAGE ALLOCATION DIAGRAMS - PROPOSED SECOND FLOOR
1/16" = 1'-0"



2 SQUARE FOOTAGE ALLOCATION DIAGRAMS - PROPOSED BASEMENT
1/16" = 1'-0"



4 SQUARE FOOTAGE ALLOCATION DIAGRAMS - PROPOSED FIRST FLOOR
1/16" = 1'-0"

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LICENSED ARCHITECT
STEPHEN SUTRO
C-30702
02.28.2027
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW
02.02.2026
DESIGN REVIEW REV 1
03.04.2026 1
DESIGN REVIEW REV 2
03.09.2026 2

SQUARE FOOTAGE ALLOCATION DIAGRAMS

3/32" = 1'-0"

A1.6

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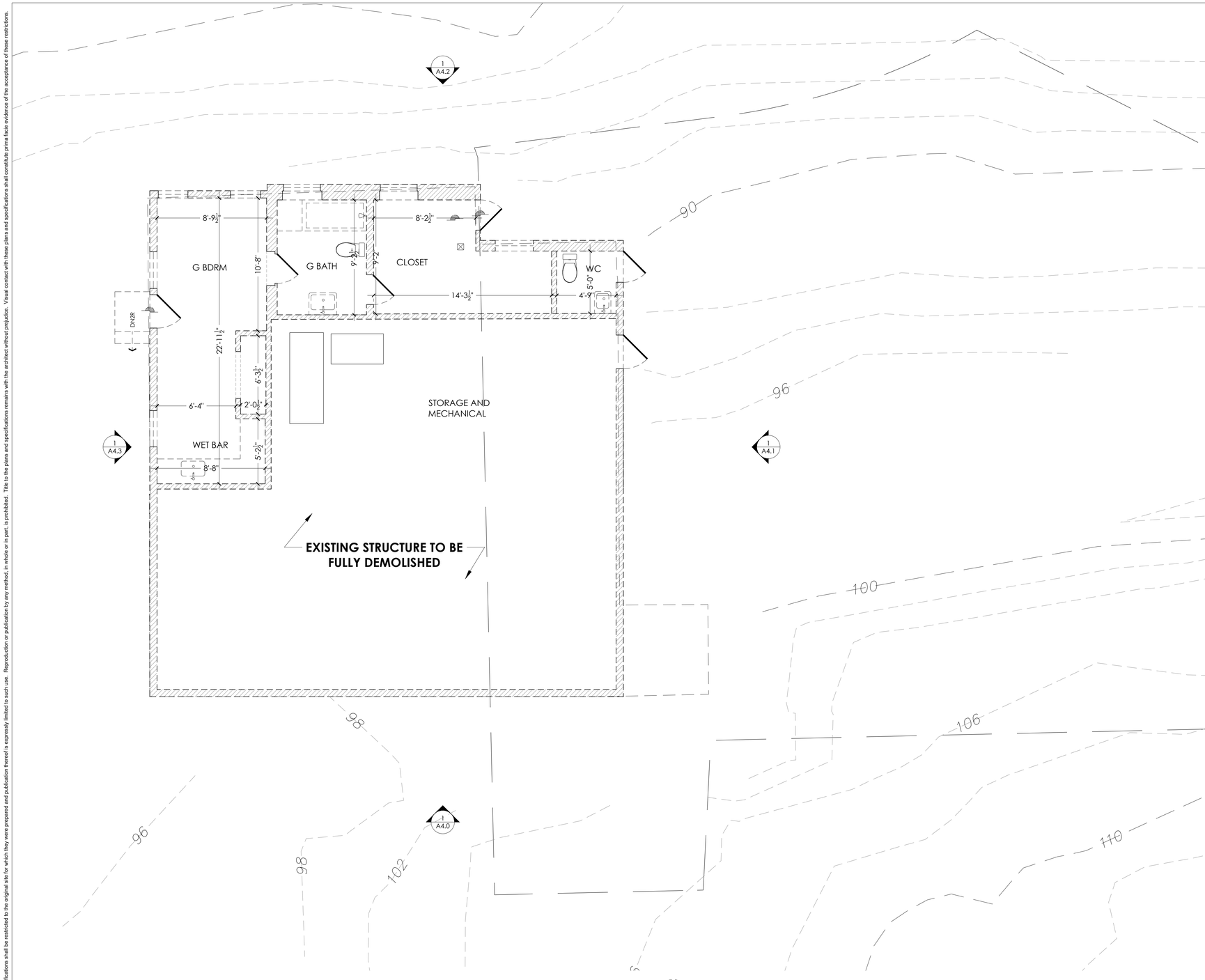

1 EXISTING / DEMO PLAN: BASEMENT

1/4" = 1'-0"

N

GENERAL DEMO NOTES:

1. CONTRACTOR TO PERFORM HAZARDOUS MATERIAL TESTING PRIOR TO DEMO.
2. CONTRACTOR TO IDENTIFY ALL AREA OF ALL WALL FINISH REMOVAL AND PERFORM WALK-THRU WITH OWNER & ARCHITECT TO VERIFY DEMO SCOPE OF WORK PRIOR TO DEMOLITION.
3. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. PROVIDE OWNER WITH DONATION/SALVAGE QUOTE & CREDIT PRIOR TO DEMOLITION EXECUTION.
4. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
5. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.
6. IF DEMOLITION FOR CONSTRUCTION PURPOSES IS REQUIRED BEYOND WHAT IS SHOWN IN DEMO CALCULATIONS, CONTRACTOR MUST SCHEDULE ON-SITE MEETING WITH PLANNING & BUILDING INSPECTORS FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION OF ANY STRUCTURAL FRAMING.
7. ALL EXISTING STRUCTURAL FRAMING MEMBERS (WOOD STUDS OR OTHER) TO BE REUSED TO MEET DEMO CALCULATIONS SHALL BE STORED ON SITE IMMEDIATELY ADJACENT (OR AS CLOSE AS POSSIBLE) TO THE ORIGINAL WALLS AND PARTITIONS.
8. DRY ROT. CONTRACTOR TO VISUALLY INSPECT FOR DRY ROT AND MAKE RECOMMENDATIONS TO OWNER AND ARCHITECT. BEFORE REMOVING AND REPLACING ELEMENTS AFFECTED BY DRY ROT BEYOND WHAT IS NOTED IN ARCHITECTURAL PLANS, CONTRACTOR TO NOTIFY BUILDING INSPECTOR.

DEMO KEY NOTES:

D1 XX

D2 XX

D3 XX

D4 XX

D5 XX

DEMO PLAN LEGEND:

PROPERTY LINE

REQ'D SETBACK

(E) WALLS TO REMAIN. UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED

(E) WALLS TO BE REMOVED

(E) ELEMENTS TO BE REMOVED

(E) FENCE TO REMAIN

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EXISTING / DEMO PLAN: BASEMENT

1/4" = 1'-0"

A2.0

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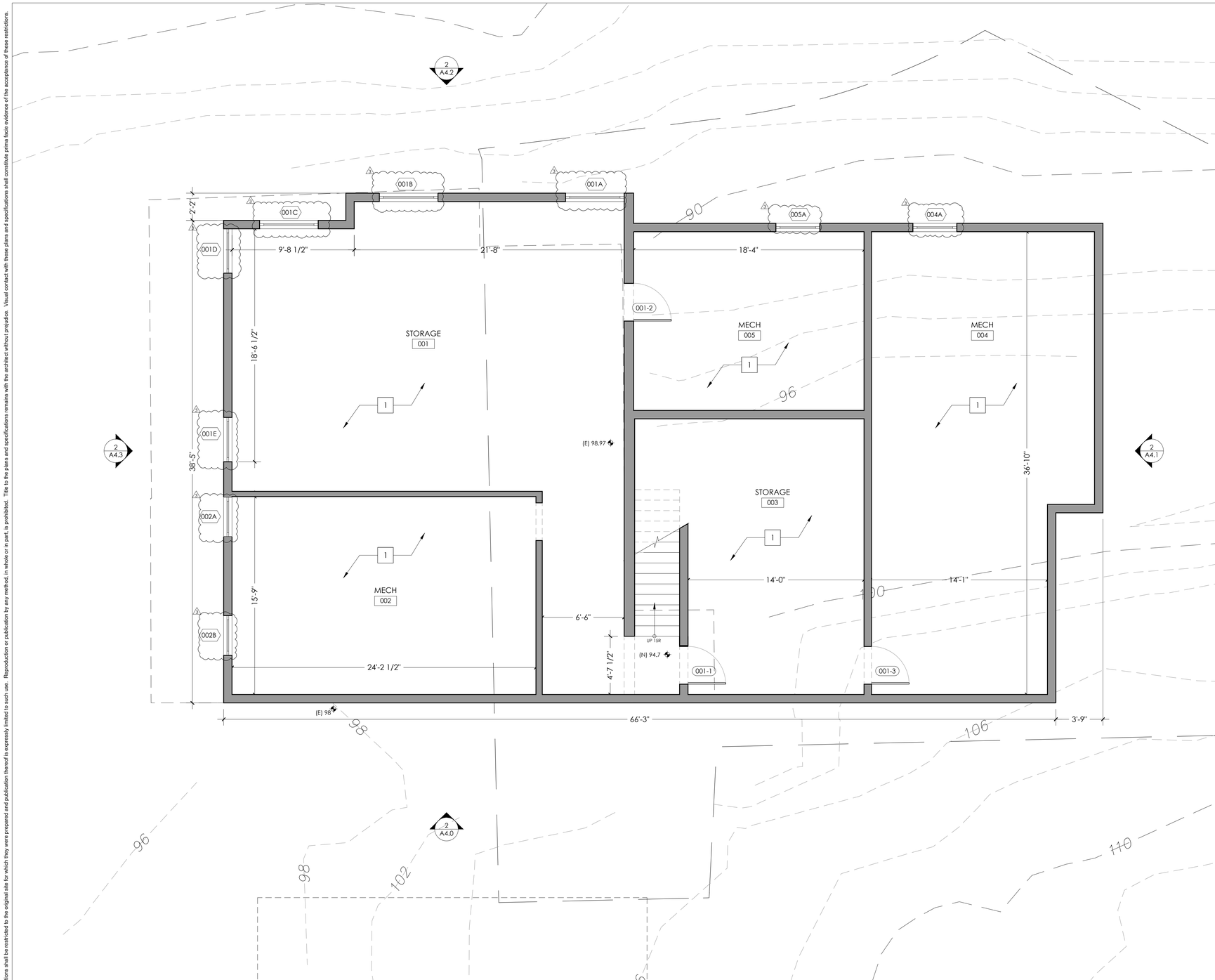

1 PROPOSED PLAN: BASEMENT

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS. ACOUSTIC INSULATION AT ALL INTERIOR WALLS AND FLOOR JOISTS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. LIGHT AND VENTILATION. HABITABLE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% THE FLOOR AREA OF SUCH ROOM PER CRC 303.1. THE OPERABLE AREA SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS. EGRESS WINDOWS AT ALL BEDROOMS SHALL MEET THE FOLLOWING REQ'TS PER CBC 1030:
   - 5.7 SF MIN NET CLEAR OPERABLE AREA
   - 44" MAXIMUM SILL HEIGHT
   - 24" MIN NET CLR HEIGHT
   - 20" MIN NET CLR WIDTH

KEY NOTES:

1 (N) BELOW GRADE BASEMENT / CRAWLSPACE HEAD HEIGHT LESS THAN 7'-0". SQUARE FOOTAGE EXCLUDED FROM F.A.R. CALCULATION

PROPOSED FLOOR PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (N) WALLS & PARTITIONS
- (N) 1 HOUR RATED WALL
- (N) SOLID 42" H. GUARDRAIL
- (N) FENCE
- X'-X" EGRESS PATH & LENGTH OF PATH SEGMENT
- STANDING SEAM METAL ROOF
- STONE PAVERS
- WOOD DECK
- PERMEABLE PAVERS
- TURF LAWN

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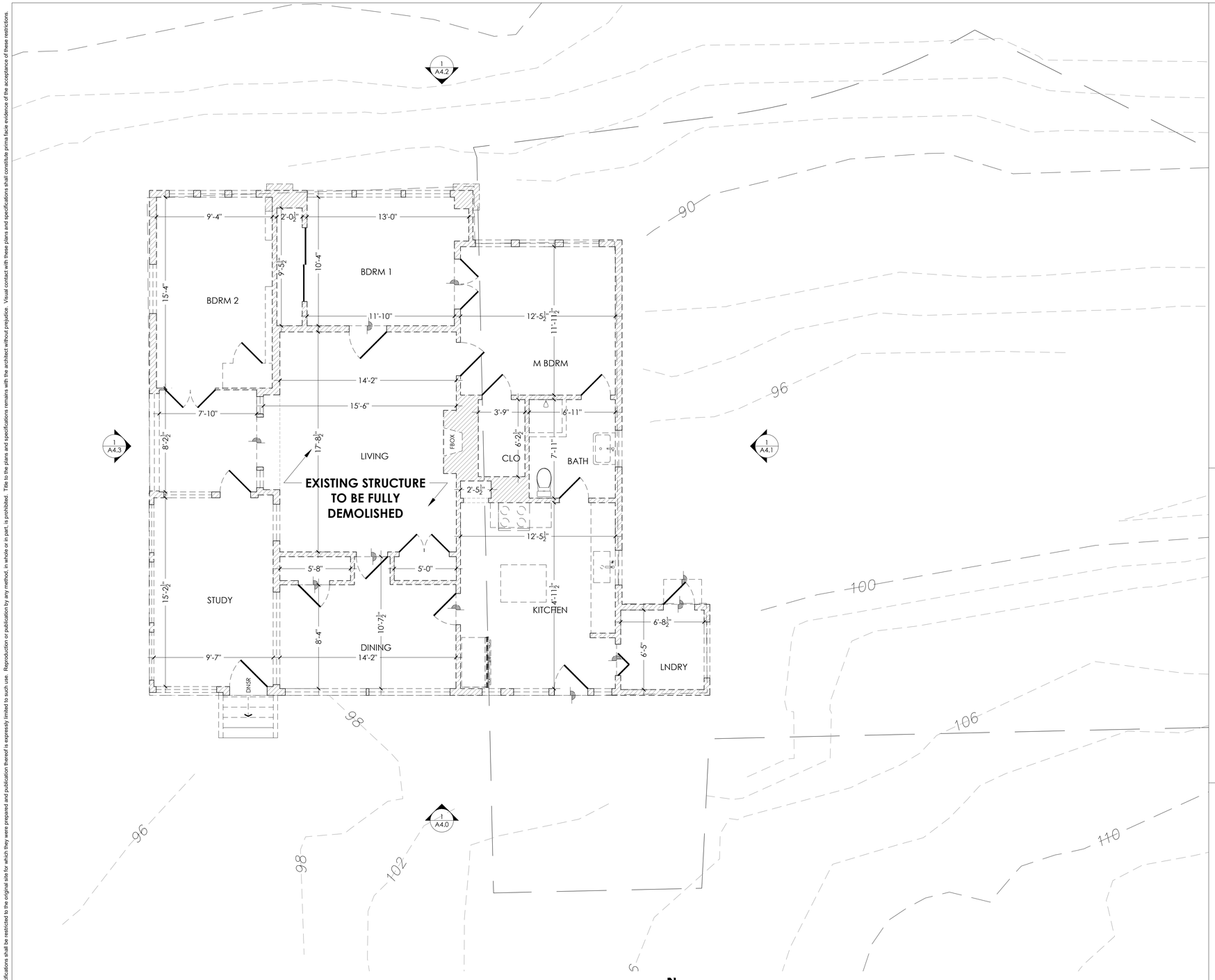
02.02.2026

DESIGN REVIEW REV 3
04.07.2026 3

PROPOSED PLAN: BASEMENT

1/4" = 1'-0"

A2.1



1 EXISTING / DEMO PLAN: FIRST FLOOR

1/4" = 1'-0"

GENERAL DEMO NOTES:

1. CONTRACTOR TO PERFORM HAZARDOUS MATERIAL TESTING PRIOR TO DEMO.
2. CONTRACTOR TO IDENTIFY ALL AREA OF ALL WALL FINISH REMOVAL AND PERFORM WALK-THRU WITH OWNER & ARCHITECT TO VERIFY DEMO SCOPE OF WORK PRIOR TO DEMOLITION.
3. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. PROVIDE OWNER WITH DONATION/SALVAGE QUOTE & CREDIT PRIOR TO DEMOLITION EXECUTION.
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DEMO KEY NOTES:

D1 XX

D2 XX

D3 XX

D4 XX

D5 XX

DEMO PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO REMAIN, UPGRADE TO MIN. 5/8" THK. FIRE CODE TYPE X FINISH IF WALL IS REMOVED AND REPLACED
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED
- (E) FENCE TO REMAIN

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02.28.2027
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW
02.02.2026

EXISTING / DEMO PLAN: FIRST FLOOR

1/4" = 1'-0"

A2.2

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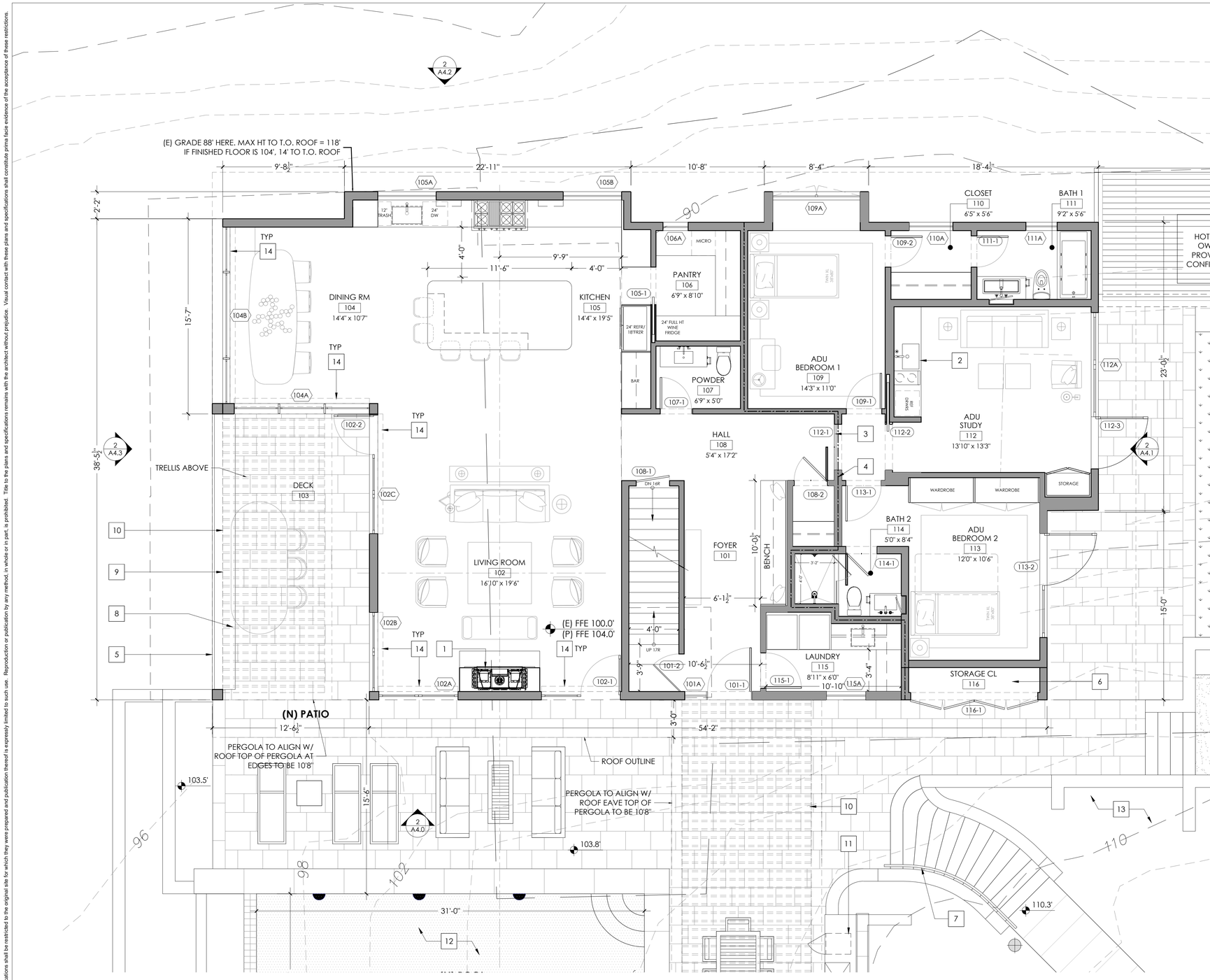

1 PROPOSED PLAN: FIRST FLOOR

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS. ACOUSTIC INSULATION AT ALL INTERIOR WALLS AND FLOOR JOISTS, TYP.
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4. LIGHT AND VENTILATION. HABITABLE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% THE FLOOR AREA OF SUCH ROOM PER CRC 303.1. THE OPERABLE AREA SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS. EGRESS WINDOWS AT ALL BEDROOMS SHALL MEET THE FOLLOWING REQ'TS PER CBC 1030:
   - 5.7 SF MIN NET CLEAR OPERABLE AREA
   - 44" MAXIMUM SILL HEIGHT
   - 24" MIN NET CLR HEIGHT
   - 20" MIN NET CLR WIDTH

KEY NOTES:

1. (N) ORTAL DIRECT VENT GAS FIREPLACE, INSTALL PER MFR REQUIREMENTS
2. (N) ADU KITCHEN TO HAVE SINK, REFRIGERATOR, AND ELECTRIC STOVETOP
3. (N) 45 MIN. FIRE RATED DOOR BETWEEN ADU AND MAIN HOUSE
4. (N) FIRE RATED WALL SEPARATING ADU AND MAIN HOUSE
5. (N) NEW GLASS GUARDRAIL
6. (N) EXTERIOR STORAGE
7. (N) 36" HIGH METAL HANDRAIL @ ENTRY STAIRS
8. (N) MOTORIZED PERGOLA LOUVERS ABOVE
9. (N) EXTERIOR ROLLER SHADES TO SHADE OUTDOOR DINING
10. (N) PERGOLA ABOVE
11. (N) OUTDOOR KITCHEN - SEE LANDSCAPE PLAN
12. (N) POOL
13. SEE LANDSCAPE FOR PLANTING AND CIVIL DRAWINGS FOR SITE WALLS AND DRAINAGE.
14. RECESSED MOTORIZED ROLLER SHADES

PROPOSED FLOOR PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (N) WALLS & PARTITIONS
- (N) 1 HOUR RATED WALL
- (N) SOLID 42" H. GUARDRAIL
- (N) FENCE
- X'-X" EGRESS PATH & LENGTH OF PATH SEGMENT
- STANDING SEAM METAL ROOF
- STONE PAVERS
- WOOD DECK
- PERMEABLE PAVERS
- TURF LAWN

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STEPHEN M. SUTRO
C-30702
02.28.2027
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW
02.02.2026
DESIGN REVIEW REV 1
03.04.2026

PROPOSED PLAN: FIRST FLOOR

1/4" = 1'-0"

A2.3

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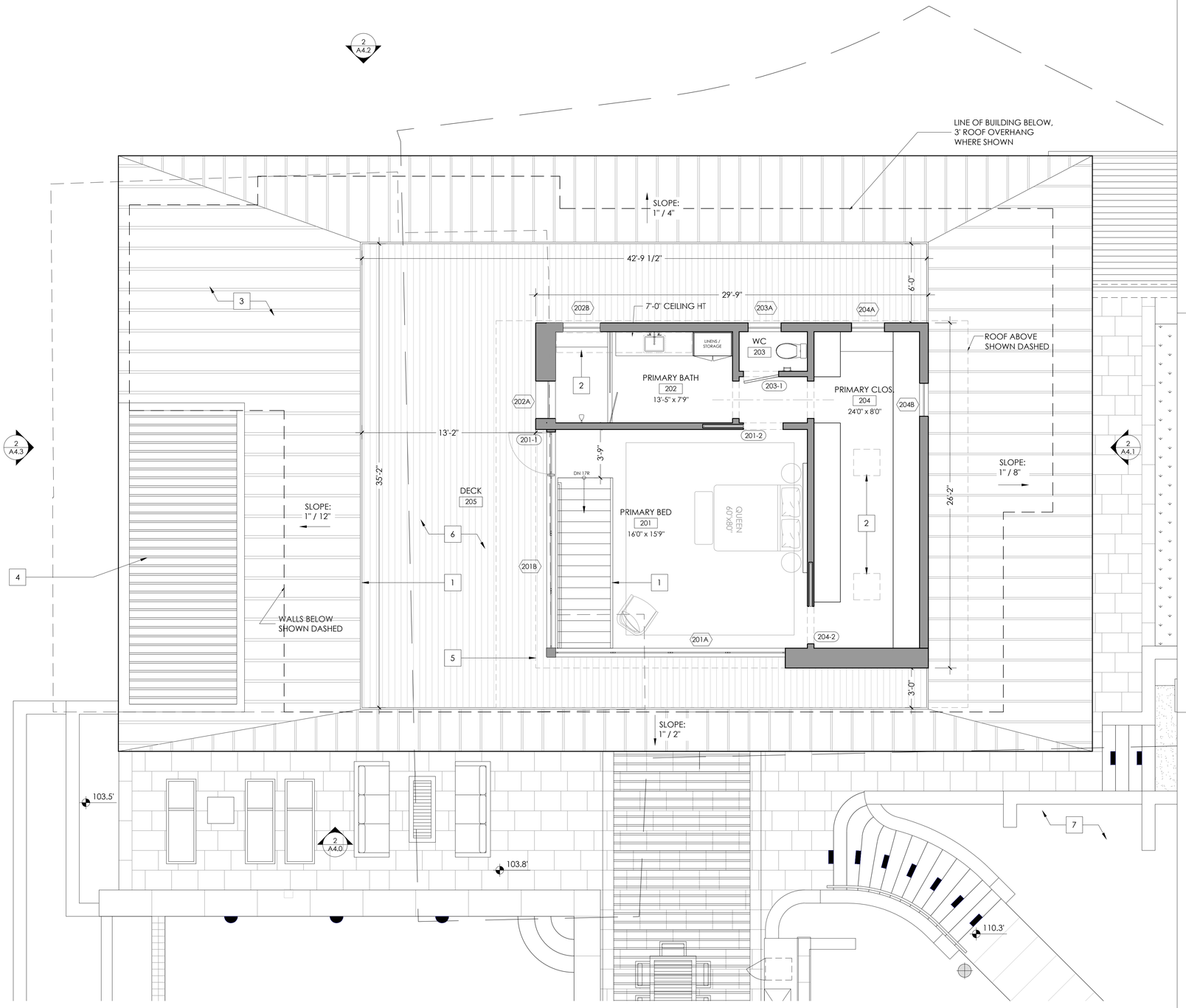

1 PROPOSED PLAN: SECOND FLOOR

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS. ACOUSTIC INSULATION AT ALL INTERIOR WALLS AND FLOOR JOISTS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. LIGHT AND VENTILATION. HABITABLE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% THE FLOOR AREA OF SUCH ROOM PER CRC 303.1. THE OPERABLE AREA SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS. EGRESS WINDOWS AT ALL BEDROOMS SHALL MEET THE FOLLOWING REQ'TS PER CBC 1030:
   - 5.7 SF MIN NET CLEAR OPERABLE AREA
   - 44" MAXIMUM SILL HEIGHT
   - 24" MIN NET CLR HEIGHT
   - 20" MIN NET CLR WIDTH

KEY NOTES:

1. (N) GLASS GUARDRAIL
2. (N) SKYLIGHT ABOVE
3. (N) MECHANICALLY FASTENED STANDING SEAM METAL ROOF - COOL ROOF
4. (N) MOTORIZED PERGOLA LOUVERS INTEGRATED INTO ROOF OVERHANG
5. (N) EXTERIOR METAL ROLLERS RECESSED INTO WALL HEAD ABOVE WINDOWS AT PRIMARY BEDROOM
6. (N) WOOD DECKING
7. SEE LANDSCAPE FOR PLANTING AND CIVIL DRAWINGS FOR SITE WALLS AND DRAINAGE.

PROPOSED FLOOR PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (N) WALLS & PARTITIONS
- (N) 1 HOUR RATED WALL
- (N) SOLID 42" H. GUARDRAIL
- (N) FENCE
- X'-X" EGRESS PATH & LENGTH OF PATH SEGMENT
- STANDING SEAM METAL ROOF
- STONE PAVERS
- WOOD DECK
- PERMEABLE PAVERS
- TURF LAWN

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02.02.2026

PROPOSED PLAN: SECOND FLOOR

1/4" = 1'-0"

A2.4

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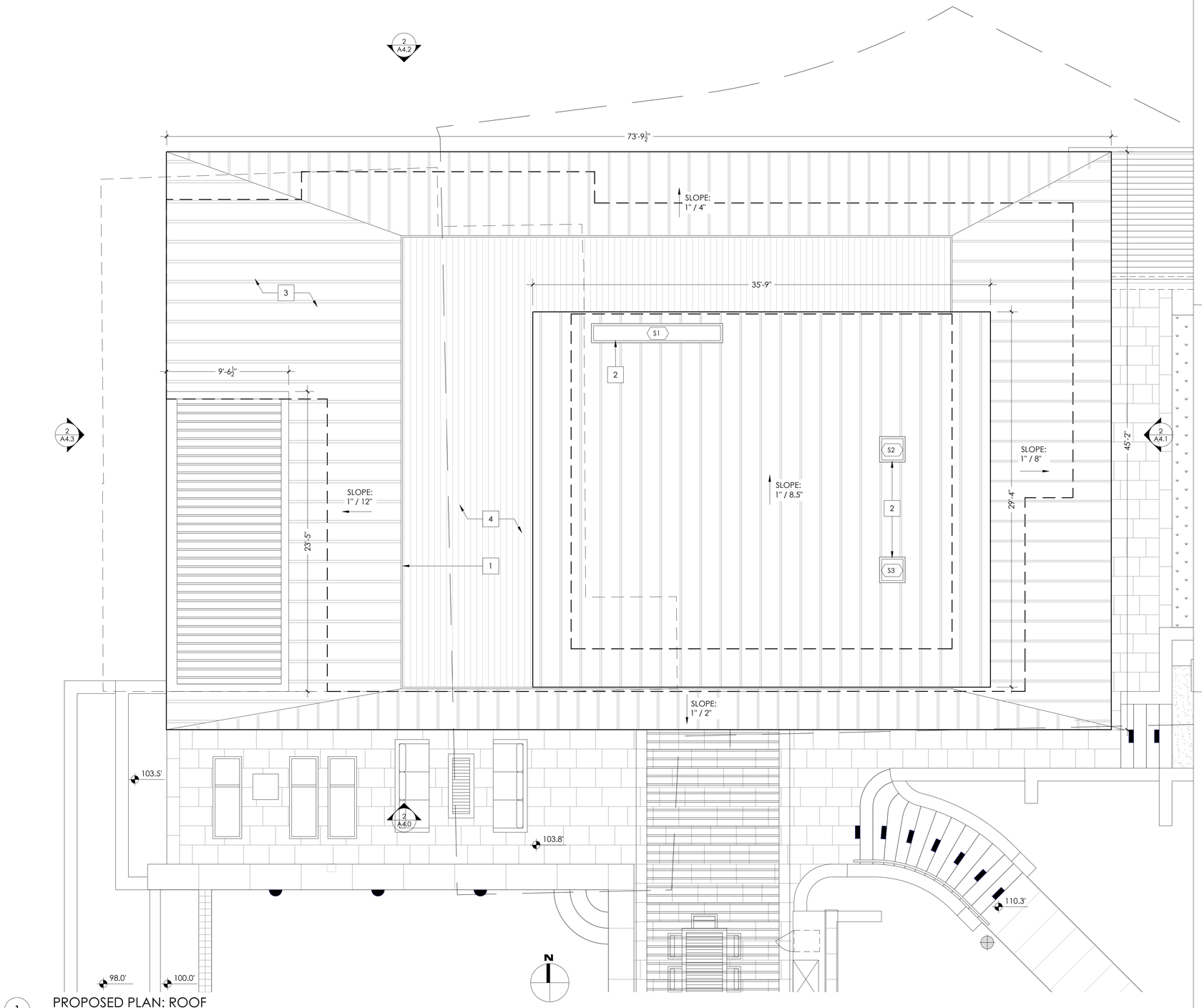

1 PROPOSED PLAN: ROOF

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS. ACOUSTIC INSULATION AT ALL INTERIOR WALLS AND FLOOR JOISTS, TYP.
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4. LIGHT AND VENTILATION. HABITABLE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% THE FLOOR AREA OF SUCH ROOM PER CRC 303.1. THE OPERABLE AREA SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED.
5. EMERGENCY ESCAPE AND RESCUE OPENINGS. EGRESS WINDOWS AT ALL BEDROOMS SHALL MEET THE FOLLOWING REQ'TS PER CBC 1030:
   - 5.7 SF MIN NET CLEAR OPERABLE AREA
   - 44" MAXIMUM SILL HEIGHT
   - 24" MIN NET CLR HEIGHT
   - 20" MIN NET CLR WIDTH

KEY NOTES:

1 (N) GLASS GUARDRAIL

2 (N) SKYLIGHT

3 (N) MECHANICALLY FASTENED STANDING SEAM METAL ROOF - COOL ROOF

4 (N) WOOD DECKING

PROPOSED ROOF PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- GLASS GUARDRAIL
- WOOD DECK
- TURF LAWN
- STANDING SEAM METAL ROOF
- STONE PAVERS
- PERMEABLE PAVERS
- (N) SOLID 42" H. GUARDRAIL
- ROOF DRAIN

SUTRO ARCHITECTS

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PROPOSED PLAN: ROOF

1/4" = 1'-0"

A2.5

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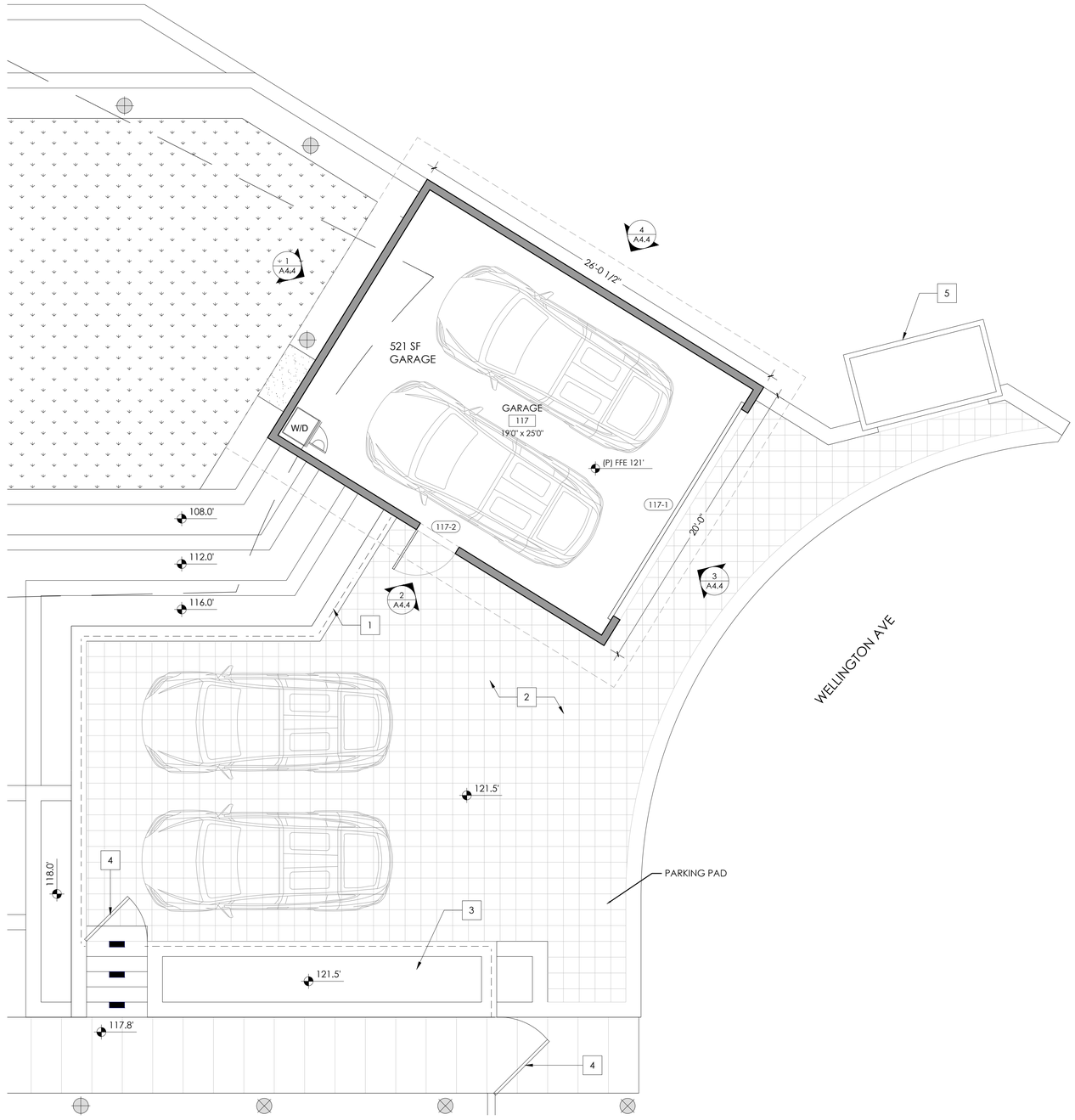

1 PROPOSED FLOOR PLAN: GARAGE & PARKING PAD

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
3. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
4. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

KEY NOTES:

1	(N) STAINLESS STEEL CABLE RAIL WITH PAINTED STEEL POSTS AND WOOD CAP
2	(N) PERVIOUS PAVERS
3	(N) PLANTER, SEE LANDSCAPE FOR PLANTING
4	(N) GATE
5	(N) TRASH COMPARTMENT, SIDING TO MATCH GARAGE

PROPOSED FLOOR PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (N) WALLS & PARTITIONS
- (N) 1 HOUR RATED WALL
- (N) SOLID 42" H. GUARDRAIL
- (N) FENCE
- X'-X" EGRESS PATH & LENGTH OF PATH SEGMENT
- STANDING SEAM METAL ROOF
- STONE PAVERS
- WOOD DECK
- PERMEABLE PAVERS
- TURF LAWN

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LICENSED ARCHITECT
STEPHEN SUTRO
C-30702
02.28.2027
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW
02.02.2026

PROPOSED FLOOR PLAN & ROOF PLAN: GARAGE & PARKING PAD

1/4" = 1'-0"

A2.6

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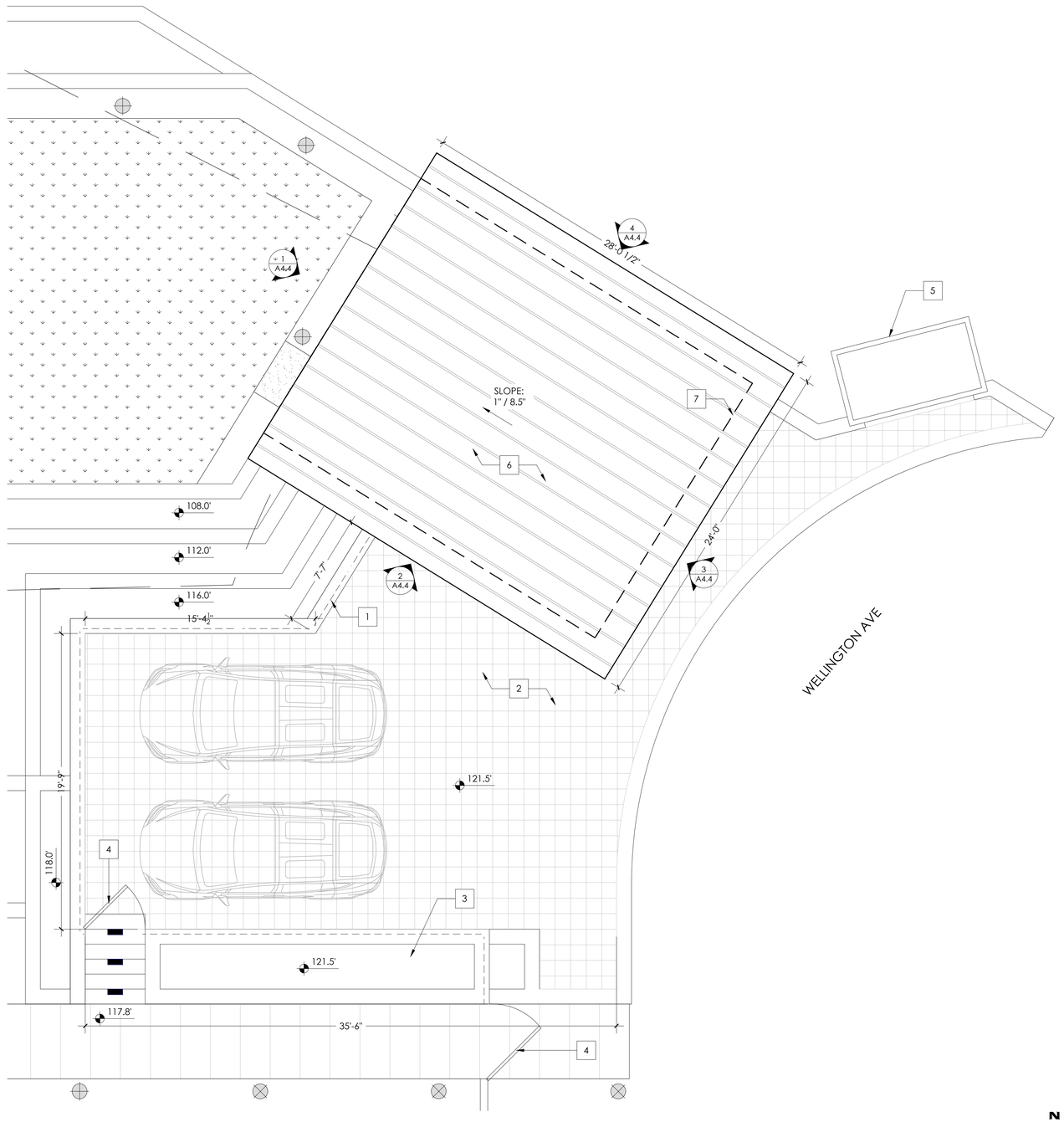

1 PROPOSED ROOF PLAN: GARAGE & PARKING PAD

1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
3. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
4. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER C.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

KEY NOTES:

1	(N) STAINLESS STEEL CABLE RAIL WITH PAINTED STEEL POSTS AND WOOD CAP
2	(N) PERVIOUS PAVERS
3	(N) PLANTER, SEE LANDSCAPE FOR PLANTING
4	(N) GATE
5	(N) TRASH COMPARTMENT, SIDING TO MATCH GARAGE
6	(N) MECHANICALLY FASTENED STANDING SEAM METAL ROOF - COOL ROOF
7	EXTERIOR WALLS BELOW SHOWN DASHED

PROPOSED ROOF PLAN LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- GLASS GUARDRAIL
- WOOD DECK
- TURF LAWN
- STANDING SEAM METAL ROOF
- STONE PAVERS
- PERMEABLE PAVERS
- (N) SOLID 42" H. GUARDRAIL
- ROOF DRAIN

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PROPOSED ROOF PLAN: GARAGE & PARKING PAD

1/4" = 1'-0"

A2.7

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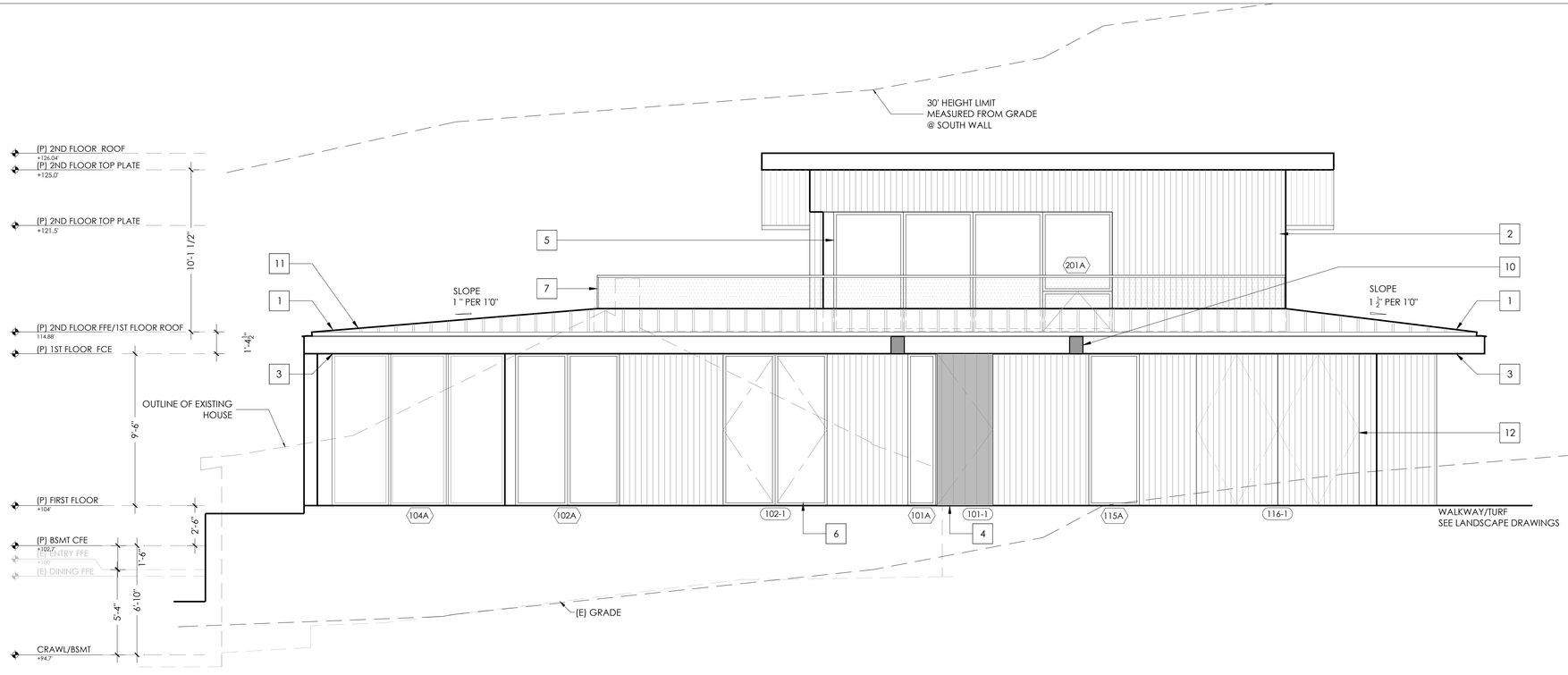
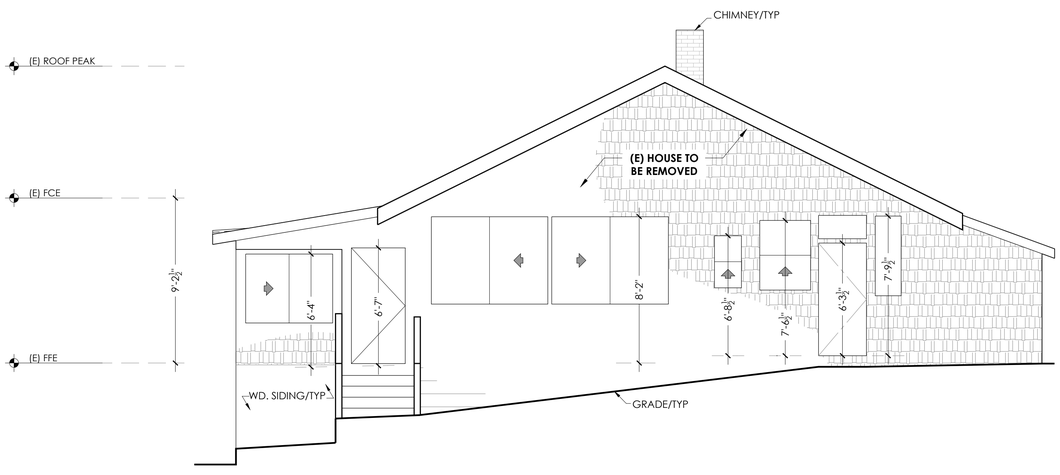


2 PROPOSED SOUTH (FRONT) ELEVATION

1/4" = 1'-0"



1 EXISTING SOUTH (FRONT) ELEVATION

1/4" = 1'-0"

RECENT PHOTO

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. WINDOWS AND DOORS - WINDOWS AND DOORS SHOWN ARE TO BE PAINTED ALUMINUM.
3. MATERIALS AND FINISHES - SEE MATERIAL BOARD ON SHEET A5.1 - MATERIALS
4. HEIGHT LIMIT - SEE ALL ELEVATIONS FOR HEIGHT LIMIT PER ELEVATION AS GRADE CHANGES THROUGHOUT SITE.

KEY NOTES:

1	(N) STANDING SEAM METAL ROOF
2	(N) VERTICAL WOOD SIDING
3	(N) BRONZE METAL FASCIA
4	(N) WOOD DOOR
5	(N) ALUMINUM WINDOWS BY FLEETWOOD OR OTHER APPROVED MFR
6	(N) ALUMINUM DOORS BY FLEETWOOD OR OTHER APPROVED MFR
7	(N) GLASS GUARDRAIL
8	(N) CABLE RAILING W/ PTD STAINLESS STEEL POSTS & WOOD CAP
9	(N) CONCRETE RETAINING WALL
10	(N) PERGOLA
11	(N) PERGOLA INTEGRATED INTO ROOF OVER OUTDOOR DINING
12	(N) EXTERIOR STORAGE DOORS CLAD IN SIDING MATERIAL

LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- CONCRETE
- STUCCO
- STANDING SEAM METAL ROOF
- WOOD SIDING

GENERAL DEMO NOTES:

1. CONTRACTOR TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD AND DONATED FOR SUCH PURPOSE.
3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES, AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMO LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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EXISTING / DEMO & PROPOSED ELEVATIONS: SOUTH

1/4" = 1'-0"

A4.0

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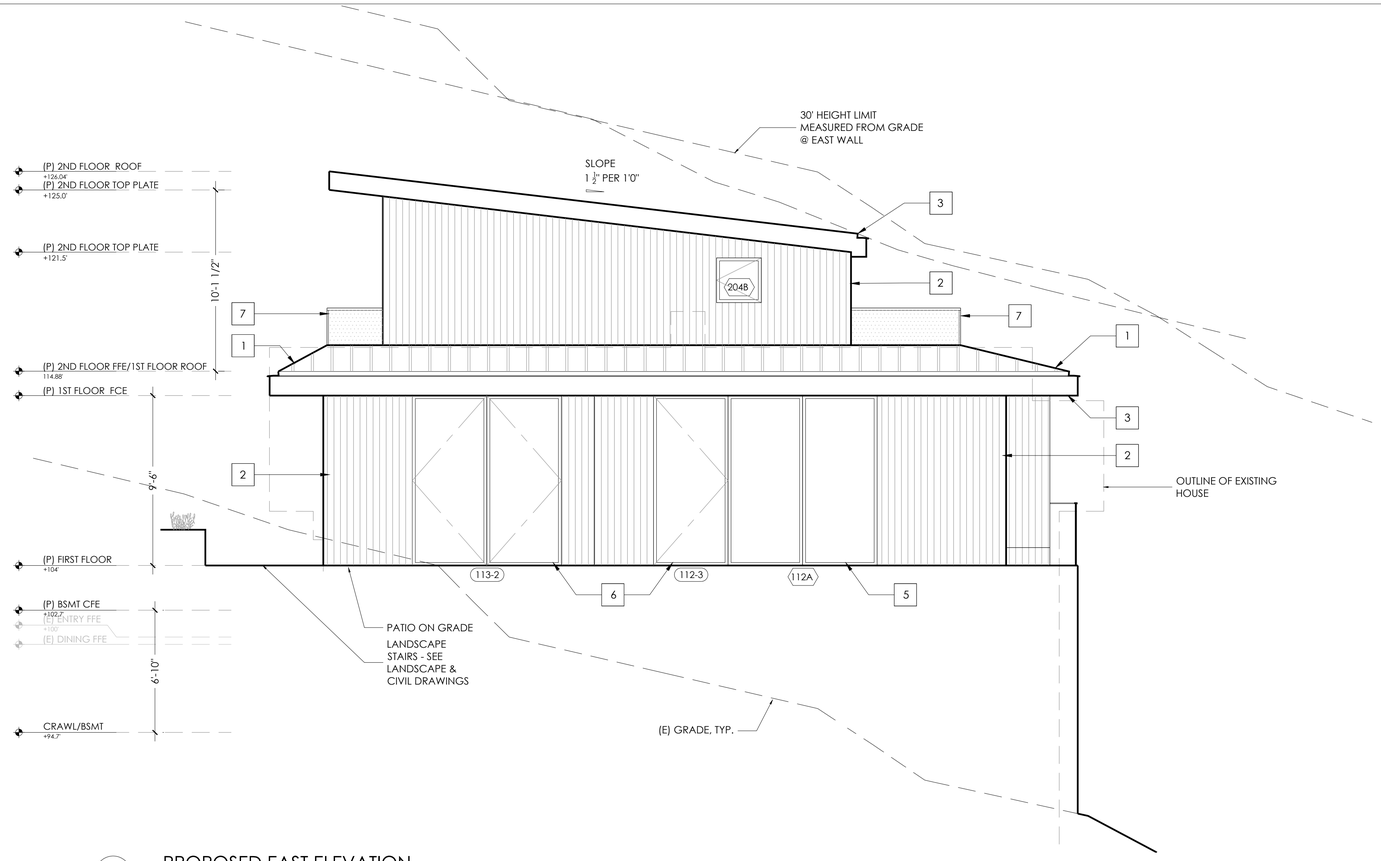
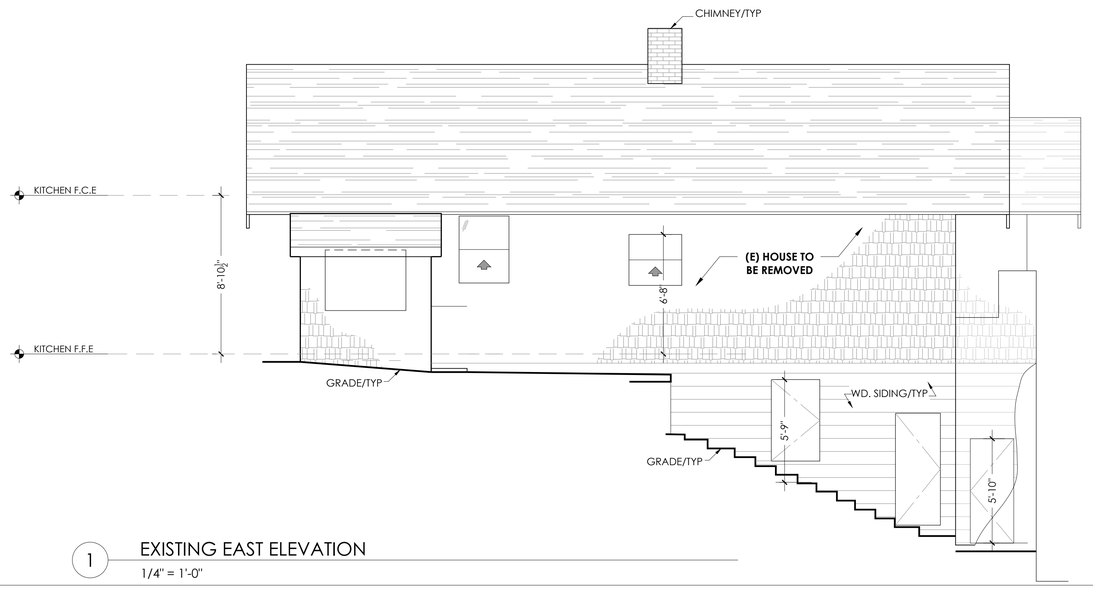


2 PROPOSED EAST ELEVATION

1/4" = 1'-0"



1 EXISTING EAST ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
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4. HEIGHT LIMIT - SEE ALL ELEVATIONS FOR HEIGHT LIMIT PER ELEVATION AS GRADE CHANGES THROUGHOUT SITE.

KEY NOTES:

1. (N) STANDING SEAM METAL ROOF
2. (N) VERTICAL WOOD SIDING
3. (N) BRONZE METAL FASCIA
4. (N) WOOD DOOR
5. (N) ALUMINUM WINDOWS BY FLEETWOOD OR OTHER APPROVED MFR
6. (N) ALUMINUM DOORS BY FLEETWOOD OR OTHER APPROVED MFR
7. (N) GLASS GUARDRAIL
8. (N) CABLE RAILING W/ PTD STAINLESS STEEL POSTS & WOOD CAP
9. (N) CONCRETE RETAINING WALL
10. (N) PERGOLA
11. (N) PERGOLA INTEGRATED INTO ROOF OVER OUTDOOR DINING
12. (N) EXTERIOR STORAGE DOORS CLAD IN SIDING MATERIAL

LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- CONCRETE
- STUCCO
- STANDING SEAM METAL ROOF
- WOOD SIDING

GENERAL DEMO NOTES:

1. CONTRACTOR TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD AND DONATED FOR SUCH PURPOSE.
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DEMO LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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EXISTING / DEMO & PROPOSED ELEVATIONS: EAST

1/4" = 1'-0"

A4.1

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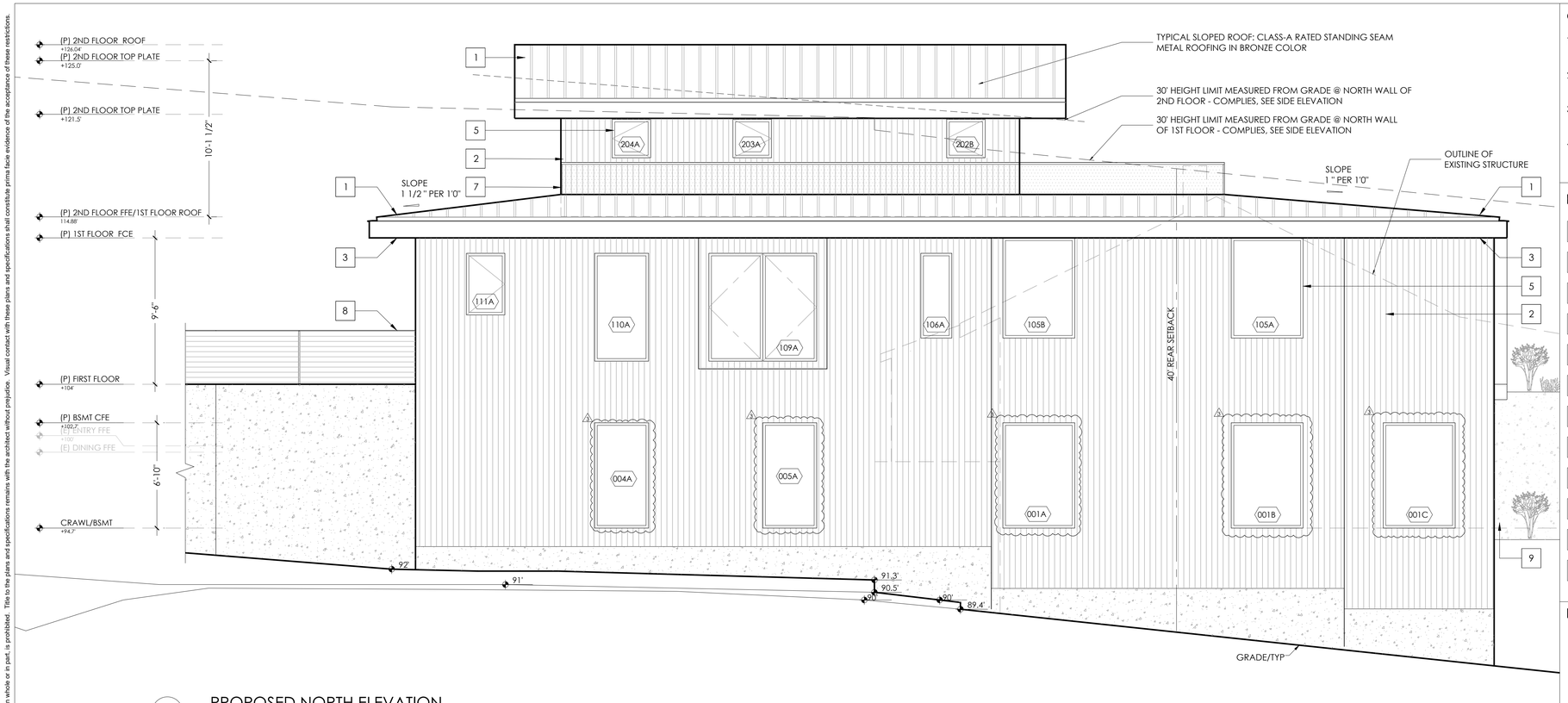
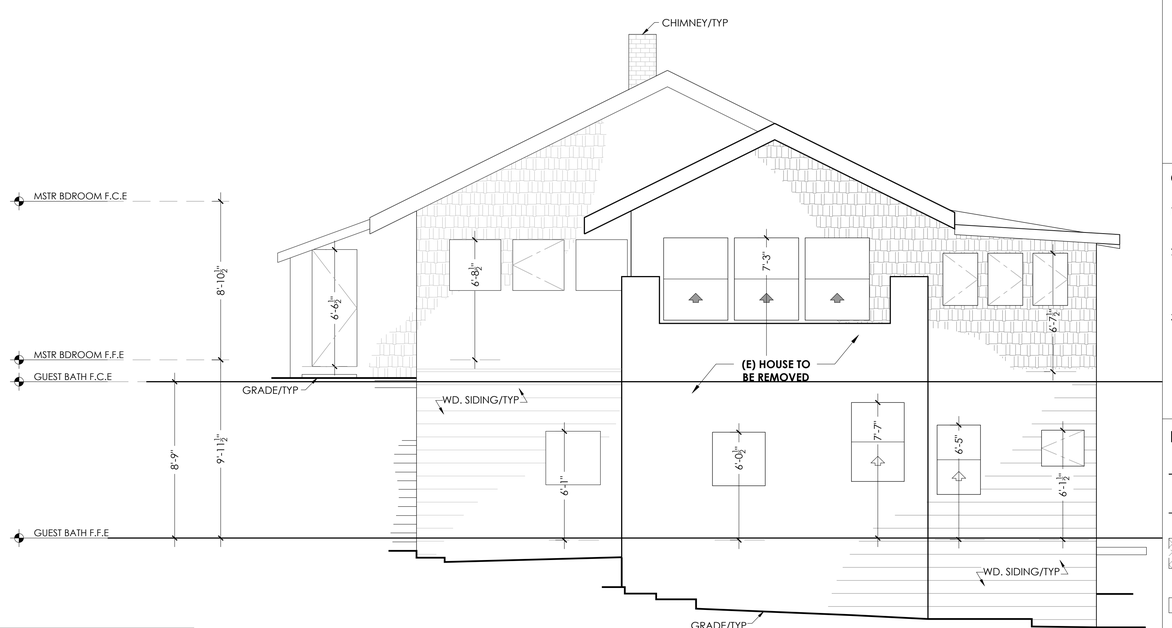


2 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



1 EXISTING NORTH ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. WINDOWS AND DOORS - WINDOWS AND DOORS SHOWN ARE TO BE PAINTED ALUMINUM.
3. MATERIALS AND FINISHES - SEE MATERIAL BOARD ON SHEET A5.1 - MATERIALS
4. HEIGHT LIMIT - SEE ALL ELEVATIONS FOR HEIGHT LIMIT PER ELEVATION AS GRADE CHANGES THROUGHOUT SITE.

KEY NOTES:

1	(N) STANDING SEAM METAL ROOF
2	(N) VERTICAL WOOD SIDING
3	(N) BRONZE METAL FASCIA
4	(N) WOOD DOOR
5	(N) ALUMINUM WINDOWS BY FLEETWOOD OR OTHER APPROVED MFR
6	(N) ALUMINUM DOORS BY FLEETWOOD OR OTHER APPROVED MFR
7	(N) GLASS GUARDRAIL
8	(N) CABLE RAILING W/ PTD STAINLESS STEEL POSTS & WOOD CAP
9	(N) CONCRETE RETAINING WALL
10	(N) PERGOLA
11	(N) PERGOLA INTEGRATED INTO ROOF OVER OUTDOOR DINING
12	(N) EXTERIOR STORAGE DOORS CLAD IN SIDING MATERIAL

LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- CONCRETE
- STUCCO
- STANDING SEAM METAL ROOF
- WOOD SIDING

GENERAL DEMO NOTES:

1. CONTRACTOR TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD AND DONATED FOR SUCH PURPOSE.
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DEMO LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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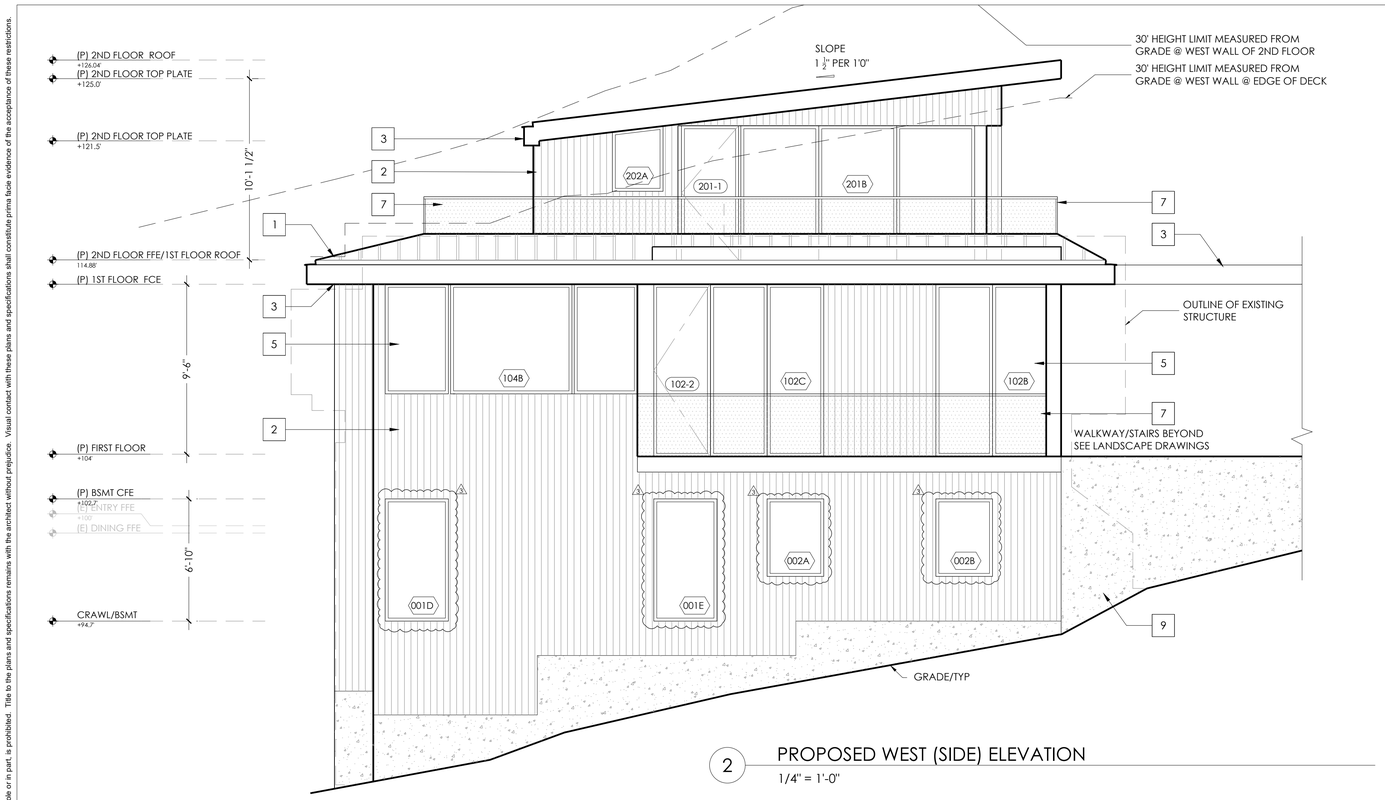
04.07.2026 3

EXISTING / DEMO & PROPOSED ELEVATIONS: NORTH

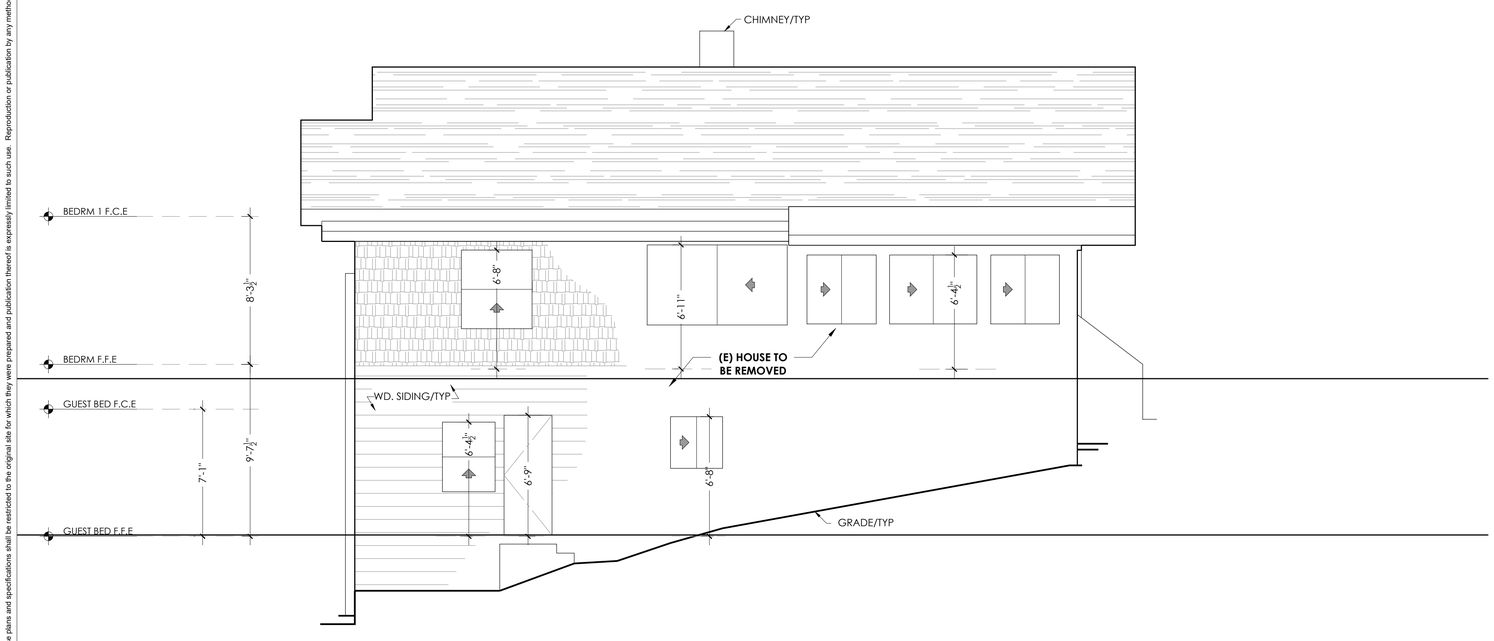
1/4" = 1'-0"

A4.2



2 PROPOSED WEST (SIDE) ELEVATION

1/4" = 1'-0"



1 EXISTING (SIDE) ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. WINDOWS AND DOORS - WINDOWS AND DOORS SHOWN ARE TO BE PAINTED ALUMINUM.
3. MATERIALS AND FINISHES - SEE MATERIAL BOARD ON SHEET A5.1 - MATERIALS
4. HEIGHT LIMIT - SEE ALL ELEVATIONS FOR HEIGHT LIMIT PER ELEVATION AS GRADE CHANGES THROUGHOUT SITE.

KEY NOTES:

1	(N) STANDING SEAM METAL ROOF
2	(N) VERTICAL WOOD SIDING
3	(N) BRONZE METAL FASCIA
4	(N) WOOD DOOR
5	(N) ALUMINUM WINDOWS BY FLEETWOOD OR OTHER APPROVED MFR
6	(N) ALUMINUM DOORS BY FLEETWOOD OR OTHER APPROVED MFR
7	(N) GLASS GUARDRAIL
8	(N) CABLE RAILING W/ PTD STAINLESS STEEL POSTS & WOOD CAP
9	(N) CONCRETE RETAINING WALL
10	(N) PERGOLA
11	(N) PERGOLA INTEGRATED INTO ROOF OVER OUTDOOR DINING
12	(N) EXTERIOR STORAGE DOORS CLAD IN SIDING MATERIAL

LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- CONCRETE
- STUCCO
- STANDING SEAM METAL ROOF
- WOOD SIDING

GENERAL DEMO NOTES:

1. CONTRACTOR TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RECYCLING TO BE SOLD AND DONATED FOR SUCH PURPOSE.
3. DASHED ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES, AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMO LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- (E) WALLS TO BE REMOVED
- (E) ELEMENTS TO BE REMOVED

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EXISTING / DEMO & PROPOSED ELEVATIONS: WEST

1/4" = 1'-0"

A4.3

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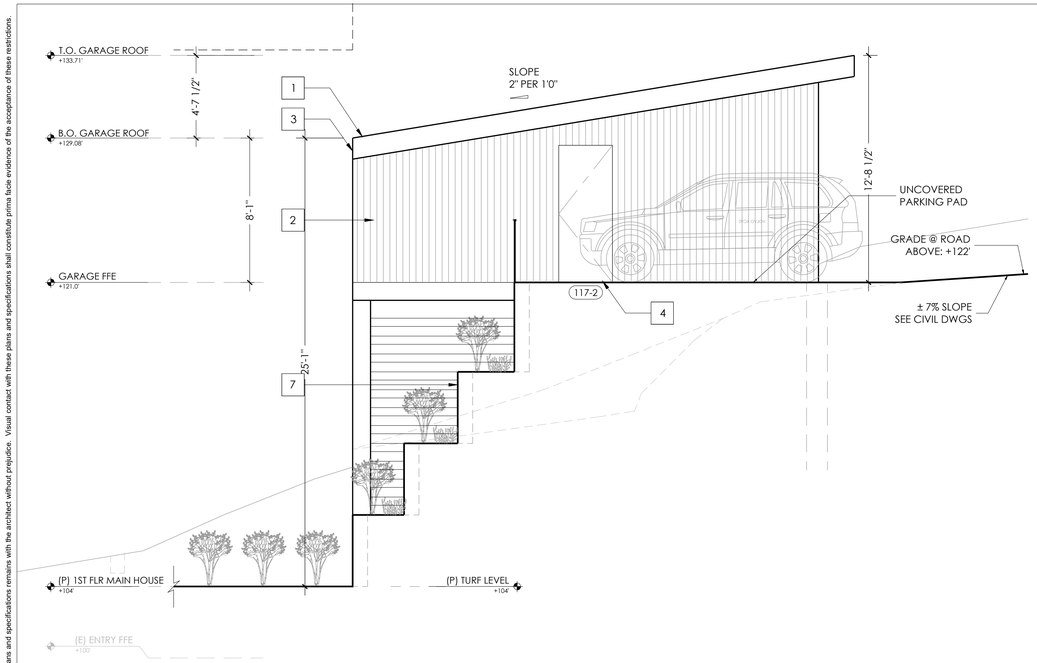
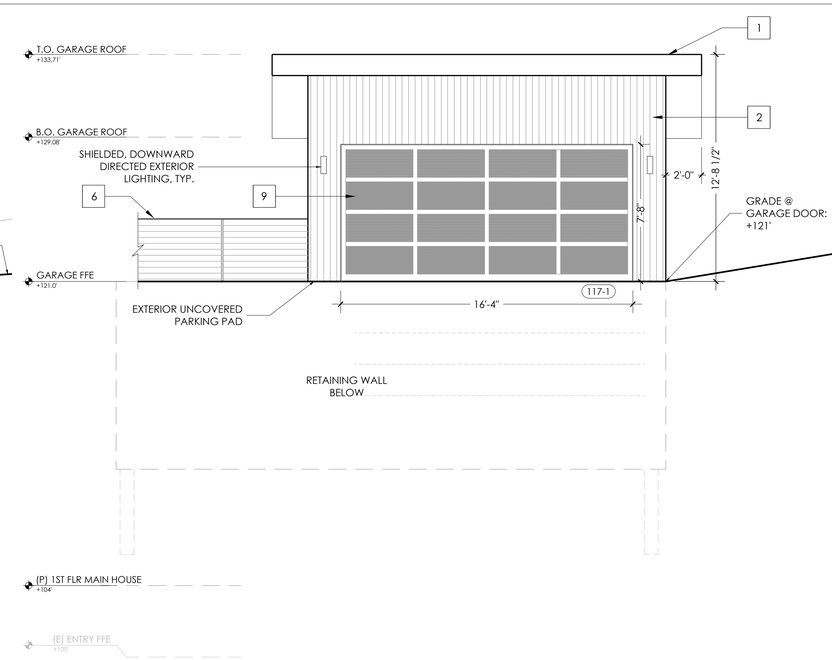


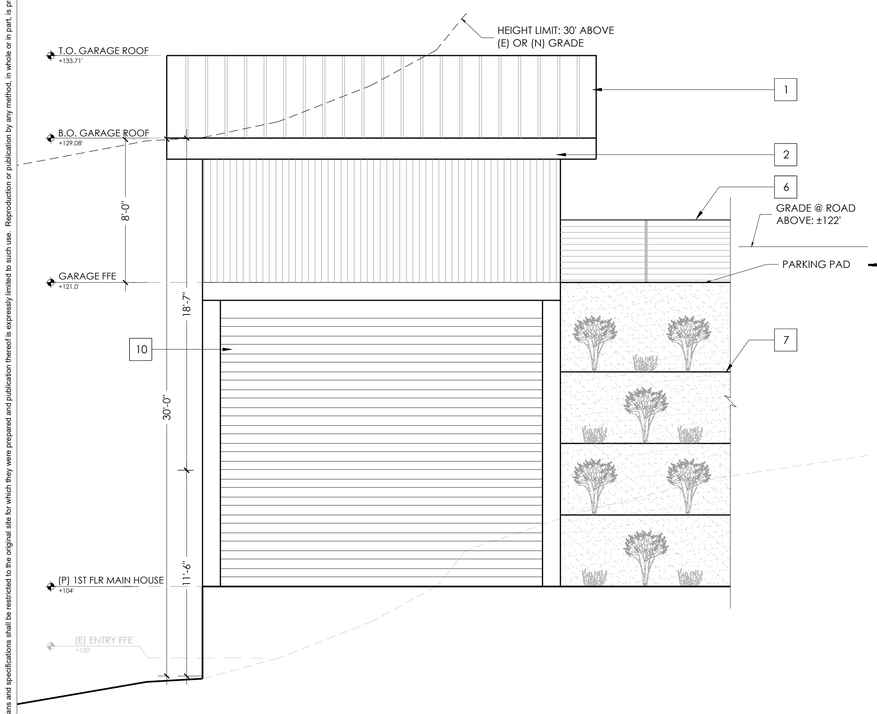
2 GARAGE SOUTH (SIDE) ELEVATION

1/4" = 1'-0"



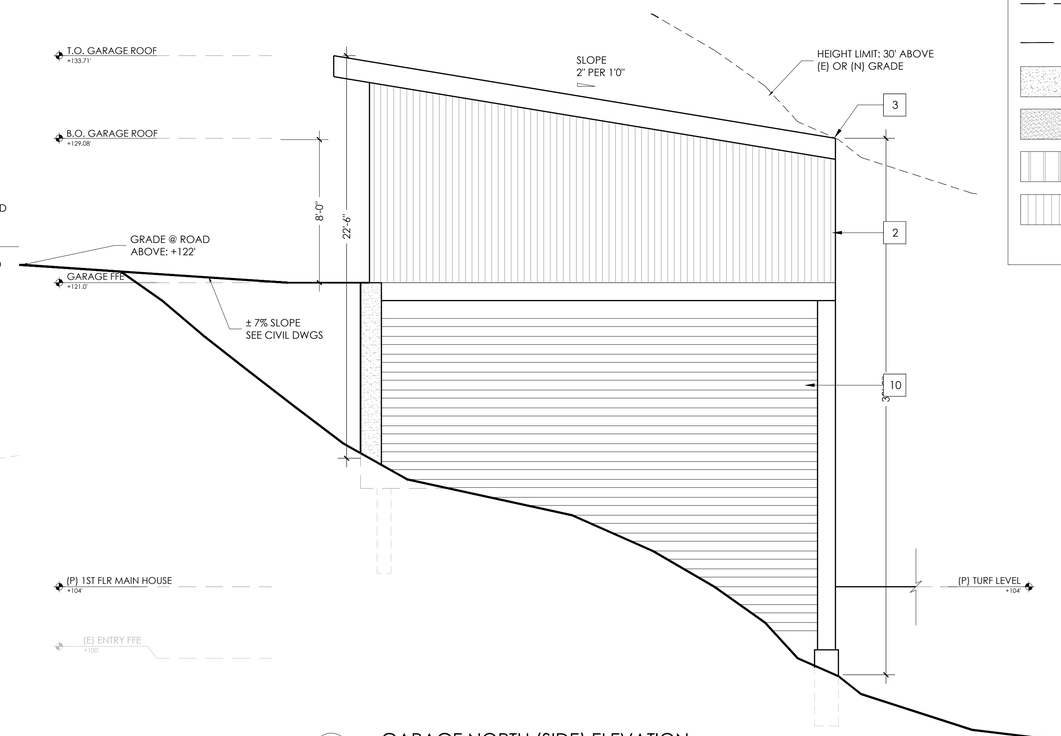
3 GARAGE EAST (FRONT) ELEVATION

1/4" = 1'-0"



1 GARAGE WEST (REAR) ELEVATION

1/4" = 1'-0"



4 GARAGE NORTH (SIDE) ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. WINDOWS AND DOORS - WINDOWS AND DOORS SHOWN ARE TO BE PAINTED ALUMINUM.
3. MATERIALS AND FINISHES - SEE MATERIAL BOARD ON SHEET A5.1 - MATERIALS
4. HEIGHT LIMIT - SEE ALL ELEVATIONS FOR HEIGHT LIMIT PER ELEVATION AS GRADE CHANGES THROUGHOUT SITE.

KEY NOTES:

1. (N) STANDING SEAM METAL ROOF
2. (N) VERTICAL WOOD SIDING
3. (N) BRONZE METAL FASCIA
4. (N) WOOD DOOR
5. (N) ALUM. DOORS BY FLEETWOOD OR OTHER APPV'D MFR
6. (N) CABLE RAILING W/ PTD STAINLESS STEEL POSTS & WD CAP
7. (N) CONCRETE RETAINING WALL
8. (N) EXTERIOR DOOR CLAD IN SIDING MATERIAL
9. (N) GARAGE DOOR W/ GLASS PANELS
10. (N) WD SLATS BETWEEN STRUCTURAL POSTS OF ELEVATED GARAGE

LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- CONCRETE
- STUCCO
- STANDING SEAM METAL ROOF
- WOOD SIDING

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PROPOSED GARAGE EXTERIOR ELEVATIONS

1/4" = 1'-0"

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2 HOUSE, OUTDOOR KITCHEN & POOL- SOUTH WEST FACADE

3 HOUSE - SOUTH EAST FACADE FRONT ENTRY PATH

1 HOUSE AND GARAGE - VIEW FROM PARKING PAD

4 GARAGE, PARKIGN PAD, & TRASH ENCLOSURE - VIEW FROM STREET

SUTRO ARCHITECTS

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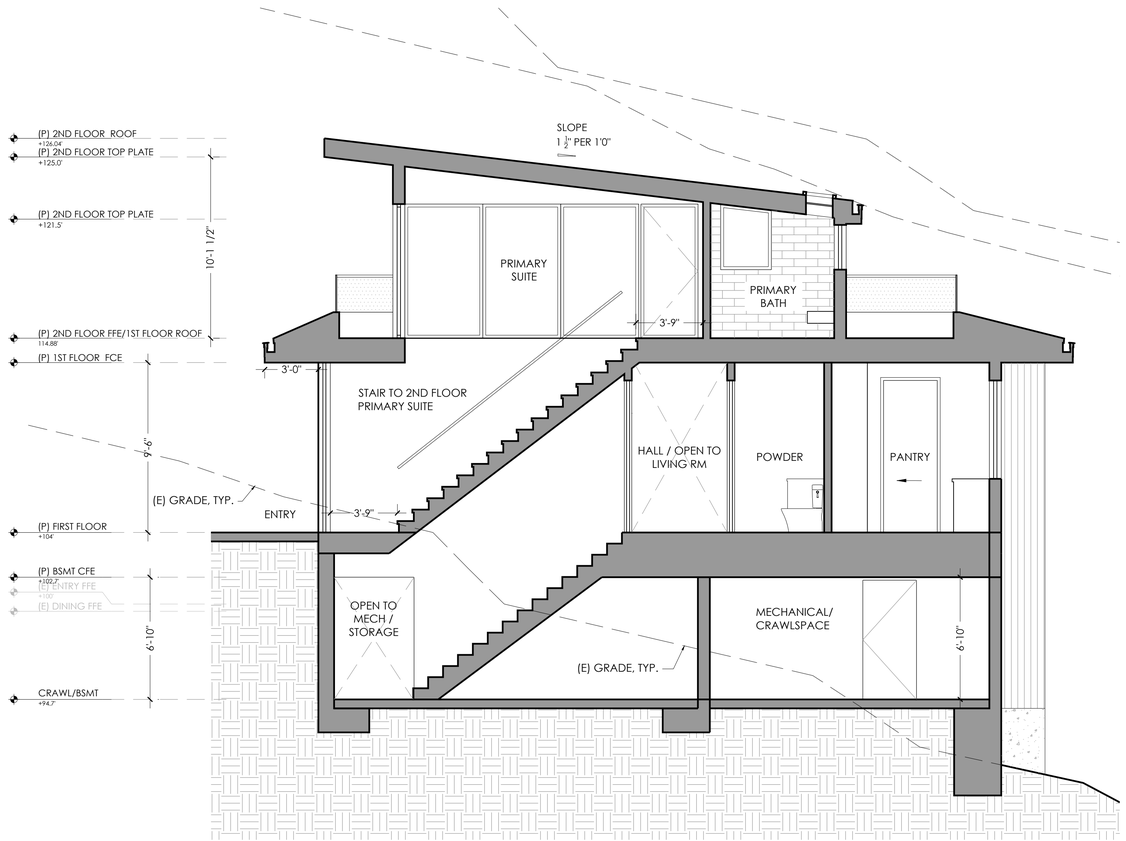
LICENSED ARCHITECT
STEPHEN SUTRO
C-31702
02.28.2027
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW
02.02.2026

PROPOSED EXTERIOR RENDERINGS

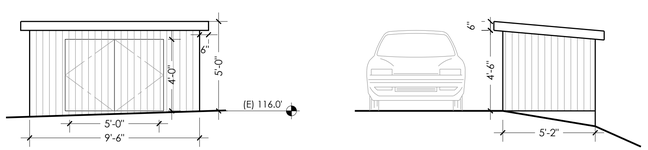
N.T.S.

A4.5



1 PROPOSED CROSS SECTION NORTH-SOUTH

1/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATIONS

1/4" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
2. WINDOWS AND DOORS - WINDOWS AND DOORS SHOWN ARE TO BE PAINTED ALUMINUM.
3. MATERIALS AND FINISHES - SEE MATERIAL BOARD ON SHEET A5.1 - MATERIALS
4. HEIGHT LIMIT - SEE ALL ELEVATIONS FOR HEIGHT LIMIT PER ELEVATION AS GRADE CHANGES THROUGHOUT SITE.

KEY NOTES:

1. (N) BELOW GRADE BASEMENT / CRAWLSPACE HEAD HEIGHT LESS THAN 7'-0". SQUARE FOOTAGE EXCLUDED FROM F.A.R. CALCULATION.
2. STAIR HANDRAIL TO BE 34"-38" ABOVE STAIR NOSING PER CBC 1014
3. (N) EXTERIOR DECK W/ GLASS GUARDRAIL
4. (N) SKYLIGHT

LEGEND:

- PROPERTY LINE
- REQ'D SETBACK
- CONCRETE
- STUCCO
- STANDING SEAM METAL ROOF
- WOOD SIDING

TRASH ENCLOSURE KEY NOTES:

1. (N) STANDING SEAM METAL ROOF
2. (N) VERTICAL WOOD SIDING
3. (N) DOORS AT TRASH COMPARTMENT TO BE CLAD WITH VERTICAL WOOD SIDING

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PROPOSED BUILDING SECTION: CROSS (NORTH / SOUTH)

1/4" = 1'-0"

A5.0

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PROPOSED RENDERING OF SOUTH FACADE

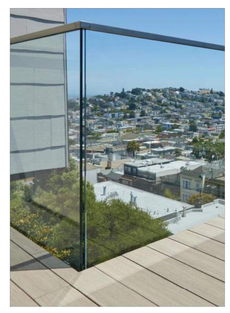
A. NICKEL GAP VERTICAL MODERN MILL ACRE SIDING W/ SHWERIN WILLIAMS CHESTNUT STAIN

B. DARK BRONZE ALUMINUM WINDOWS AND DOORS

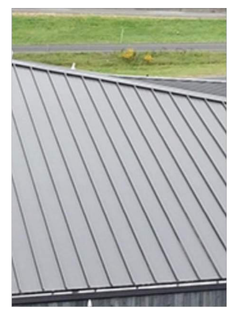
C. NICKEL GAP VERTICAL MODERN MILL ACRE SIDING W/ PPG AMORY STAIN

D. INTEGRATED, OPERABLE LOUVERS OVER OUTDOOR DINING

E. PERMEABLE PAVERS



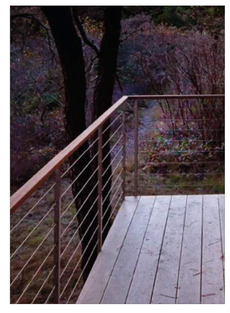
F. GLASS GUARDRAIL



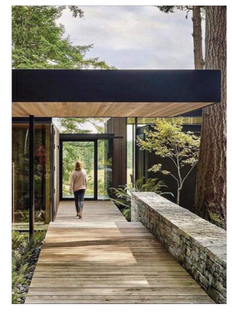
G. DARK GRAY STANDING SEAM METAL ROOF

H. DARK BRONZE PERGOLA

I. LIMESTONE PAVERS



J. CABLE RAILING W/ PAINTED STEEL POSTS & WOOD CAP



K. BRONZE METAL FASCIA

L. CONCRETE RETAINING WALLS

SUTRO ARCHITECTS

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MATERIALS BOARD & EXTERIOR LIGHTING SPEC

1/4" = 1'-0"

A5.1

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GENERAL WINDOW SCHEDULE NOTES:

1. **DIMENSIONS.** ALL DOOR DIMENSIONS PROVIDED ARE MEASURED TO THE FINISHED OPENING (NOT ROUGH OPENING).
2. **SHOP DRAWINGS.** GC TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. ALL DOOR & WINDOW SIZES LISTED IN SCHEDULES ARE FINISHED LEAF SIZES (NOT ROUGH OPENING). CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING.
3. **GLAZING.** ALL GLAZING TO BE LOW-E, INSULATED, TEMPERED GLASS, U.O.N.
3. **WEATHERSTRIPPING & SPACERS.** ALL SPACERS AND WEATHER STRIPPING TO MATCH DOOR / WINDOW PAINT COLOR, VERIFY FINAL SPEC W/ ARCHITECT PRIOR TO FABRICATION.
6. **SECURITY.** REVIEW ALL WINDOWS TO BE EQUIPPED WITH SECURITY CONTACTS. GC TO COORDINATE INSTALL WITH OWNER'S SECURITY SYSTEM CONSULTANT.

GENERAL WINDOW HARDWARE NOTES:

1. **HARDWARE**. ALL NEW WINDOW HARDWARE TO BE PROVIDED BY WINDOW MANUFACTURER. PROVIDE CUT SHEETS AND/OR SAMPLE TO BE APPROVED BY ARCHITECT.
2. **RESTRICTORS**. PROVIDE WITCO (OR APPROVED EQ.) CONCEALED CASEMENT RESTRICTOR AT ALL CASEMENTS. FOR EGRESS WINDOW, PROVIDE RELEASE MECHANISM.

SAFETY GLAZING NOTES:

TEMPERED OR SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS PER SECTION 2406.4:

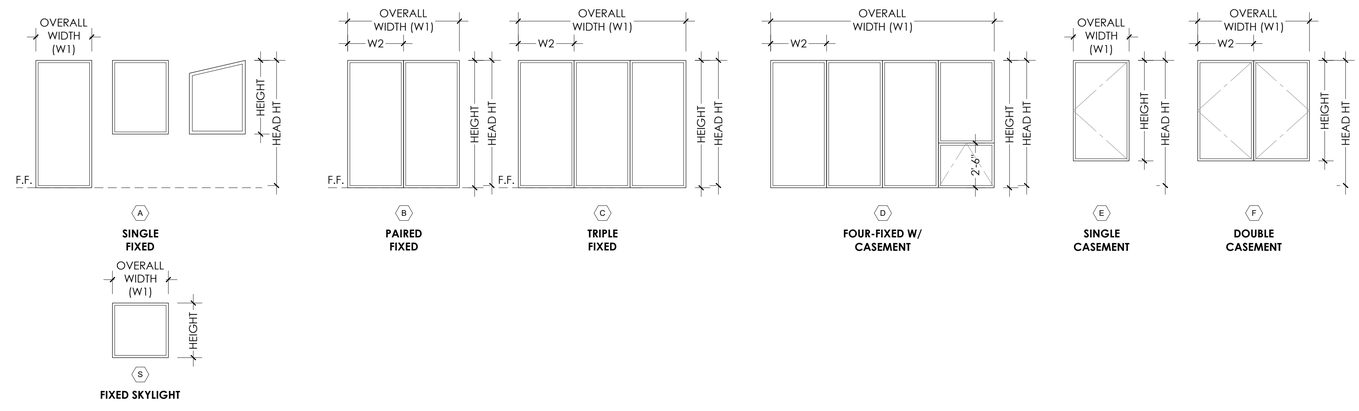
- GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS OTHER THAN WARDROBE DOORS.
- GLAZING IN STORM DOORS
- GLAZING IN ALL UNFRAMED SWINGING DOORS (I.E, SHOWER DOORS)
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS,BATH TUBS, AND SHOWERS.GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS;
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
  - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES
  - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
- GLAZING ADJACENT TO DOORS PER SECTION 2406.4.2.
- GLAZING IN WINDOWS PER SECTION 2406.4.3.
- GLAZING IN GUARDS AND RAILINGS PER SECTION 2406.4.4.
- GLAZING AND WET SURFACES PER SECTION 2406.4.5.
- GLAZING ADJACENT TO STAIRS AND RAMPS PER 2406.4.6.
- GLAZING ADJACENT TO BOTTOM OF STAIR LANDING PER 2406.4.7.

WINDOW SCHEDULE:

ALL DOOR & WINDOW SIZES LISTED ARE FINISHED LEAF SIZES, NOT ROUGH OPENINGS.

WINDOW NO.	TYPE	MANUFACTURER	DESCRIPTION	LOCATION	WINDOW SIZE (FINISHED INTERIOR JAMB TO JAMB)			HEAD HT	MATERIAL	FINISH	GLAZING	BUG SCREEN	SHADES	HARDWARE	U-FACTOR	SHGC	REMARKS
					OVERALL WIDTH (W1)	LEAF WIDTH (W2)	HEIGHT										
BASEMENT																	
001A	A	-	SINGLE FIXED	STORAGE 001	4'-8"	-	6'-10"	6'-10"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
001B	A	-	SINGLE FIXED	STORAGE 001	4'-8"	-	6'-10"	6'-10"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
001C	F	-	DOUBLE CASEMENT	STORAGE 001	8'-4"	4'-2"	6'-10"	6'-10"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
001D	A	-	SINGLE FIXED	STORAGE 001	3'-6"	-	6'-10"	6'-10"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
001E	A		SINGLE FIXED	STORAGE 001	3'-6"		6'-10"	6'-10"	ALUMINUM	PAINTED	CLEAR TEMPERED						
002A	E	-	SINGLE CASEMENT	MECH 002	3'-2"	-	4'-4"	4'-4"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
002B	E		SINGLE CASEMENT	MECH 002	3'-2"	-	4'-4"	4'-4"	ALUMINUM	PAINTED	CLEAR TEMPERED						
004A	E	-	SINGLE CASEMENT	MECH 004	3'-6"	-	6'-10"	6'-10"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
005A	E	-	SINGLE CASEMENT	MECH 005	3'-6"	-	6'-10"	6'-10"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
FIRST FLOOR																	
101A	A	-	SINGLE FIXED	FOYER 101	1'-9"	-	9'-6"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
102A	B	-	PAIRED FIXED	LIVING ROOM 102	6'-4"	3'-2"	9'-6"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
102B	B	-	PAIRED FIXED	LIVING ROOM 102	6'-4"	3'-2"	9'-6"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
102C	B	-	PAIRED FIXED	LIVING ROOM 102	6'-4"	3'-2"	9'-6"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
104A	C	-	TRIPLE FIXED	DINING ROOM 104	10'-9 3/4"	3'-6 1/4"	9'-6"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
104B	C	-	TRIPLE FIXED	DINING ROOM 104	13'-10 1/4"	3'-6 1/4" (x2); 6'-9 1/2" (x1)	6'-0"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
105A	A	-	SINGLE FIXED	KITCHEN 105	4'-8"	-	6'-6"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
105B	A	-	SINGLE FIXED	KITCHEN 105	4'-8"	-	6'-6"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
106A	E	-	SINGLE CASEMENT	PANTRY 106	2'-0"	-	5'-6"	8'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
109A	F	-	DOUBLE CASEMENT	BEDROOM 1 109	7'-0"	3'-6"	7'-0"	8'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
110A	A	-	SINGLE FIXED	CLOSET 110	3'-6"	-	5'-6"	8'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
111A	E	-	SINGLE CASEMENT	BATH 1 111	2'-6"	-	4'-0"	8'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
112A	B	-	PAIRED FIXED	STUDY 112	8'-4"	4'-2"	9'-6"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
115A	A	-	SINGLE FIXED	LAUNDRY 115	3'-2"	-	9'-6"	9'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
SECOND FLOOR																	
201A	D	-	FOUR-FIXED W/ CSMNT	PRIMARY BED 201	17'-5"	4'-4 1/2"	7'-6"	7'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
201B	C	-	TRIPLE FIXED -	PRIMARY BED 201	13'-0 3/4"	4'-4 1/2"	7'-6"	7'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
202A	A	-	SINGLE FIXED	PRIMARY BATH 202	2'-10"	-	3'-3 1/2" / 3'-7 1/2"	7'-6"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
202B	E	-	SINGLE CASEMENT	PRIMARY BATH 202	2'-6"	-	2'-6"	6'-4"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
203A	E	-	SINGLE CASEMENT	WC 203	2'-6"	-	2'-6"	6'-4"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
204A	E		SINGLE CASEMENT	PRIMARY CLOSET 204	2'-6"	-	2'-6"	6'-4"	ALUMINUM	PAINTED	CLEAR TEMPERED						
204B	E	-	SINGLE CASEMENT	PRIMARY CLOSET 204	2'-6"	-	2'-6"	6'-4"	ALUMINUM	PAINTED	CLEAR TEMPERED	-	-	-	-	-	-
ROOF - SKYLIGHTS																	
S1	S	-	FIXED SKYLIGHT	PRIMARY BATH 202	10'-3"	-	1'-6"	2ND FL FC	ALUMINUM	PAINTED	CLEAR TEMPERED						
S2	S	-	FIXED SKYLIGHT	PRIMARY CLOSET 204	2'-0"	-	2'-0"	2ND FL FC	ALUMINUM	PAINTED	CLEAR TEMPERED						
S3	S	-	FIXED SKYLIGHT	PRIMARY CLOSET 204	2'-0"	-	2'-0"	2ND FL FC	ALUMINUM	PAINTED	CLEAR TEMPERED						

WINDOW TYPE ELEVATIONS:



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APN #072-121-29 | PROJECT NO. 2025.033

LICENSED ARCHITECT
STEPHEN SUTRO
C-30702
02.28.2027
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW
02.02.2026
PRICING
02.18.2026

WINDOW SCHEDULE

1/4" = 1'-0"

A8.0

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GENERAL DOOR SCHEDULE NOTES:

1. **DIMENSIONS.** ALL DOOR DIMENSIONS PROVIDED ARE MEASURED TO THE FINISHED OPENING (NOT ROUGH OPENING).
2. **SHOP DRAWINGS.** GC TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. ALL DOOR & WINDOW SIZES LISTED IN SCHEDULES ARE FINISHED LEAF SIZES (NOT ROUGH OPENING). CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING.
3. **EXTERIOR DOORS.** ALL EXTERIOR DOORS TO BE 2 1/4" THICK SOLID WOOD & GLAZED UNITS, TYP. ALL GLAZING IN EXTERIOR DOORS TO BE DOUBLE-PANE LOW-E, INSULATED, TEMPERED GLASS TO MEET TITLE 24 REQUIREMENTS.
4. **INTERIOR DOORS.** ALL INTERIOR DOORS TO BE 1 3/4" SOLID CORE WD. DOORS, TYP., U.O.N.
5. **SWING DOORS.** ALL DOORS TO OPEN MINIMUM OF 120 DEGREES.
6. **DOOR STOPS.** INSTALL FLOOR STOPS, OR PREFERABLY WALL STOPS WHERE EVER DOORS MAY STRIKE WALLS. VERIFY DOOR STOP SPECIFICATIONS AND FINAL LOCATIONS W/ ARCHITECT IN FIELD PRIOR TO INSTALLATION.
7. **POCKET DOORS.** FOR ALL POCKET DOORS, PROVIDE ADDITIONAL MATERIAL WIDTH AT NON-LEADING EDGE AND HEIGHT AS NEEDED FOR HARDWARE TO BE FULLY RECESSED. WIDTH DIMENSION CALLED OUT IS FROM JAMB TO JAMB, NOT ACTUAL LEAF SIZE.
8. **WEATHERSTRIPPING & SPACERS.** ALL SPACERS AND WEATHER STRIPPING TO MATCH DOOR / WINDOW PAINT COLOR, VERIFY FINAL SPEC W/ ARCHITECT PRIOR TO FABRICATION.
6. **SECURITY.** ALL EXTERIOR DOORS TO BE EQUIPPED WITH SECURITY CONTACTS. GC TO COORDINATE INSTALL WITH OWNER'S SECURITY SYSTEM CONSULTANT.
7. **GARAGE DOOR.** DOOR FROM ATTACHED GARAGE INTO HOUSE TO BE 36 " WIDE 20 MIN. RATED DOOR ON SELF CLOSING HINGE.
8. **SHOWER DOORS.** FOR ALL SHOWER DOORS AND ENCLOSURES, PROVIDE STARPHIRE GLASS W/ DIAMOND FUSION COATING.

GENERAL DOOR HARDWARE NOTES:

1. **DOOR HARDWARE**. HARDWARE SPECIFICATIONS T.B.D BY OWNER & ARCHITECT. PROVIDE SUBMITTAL FOR REVIEW PRIOR TO ORDERING.
2. **MACHINING**. ALL DOORS TO BE MACHINED FOR HARDWARE (SUPPLIED BY OTHERS) AND DELIVERED PRE-HUNG WHERE APPLICABLE.

SAFETY GLAZING NOTES:

TEMPERED OR SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS PER SECTION 2406.4:

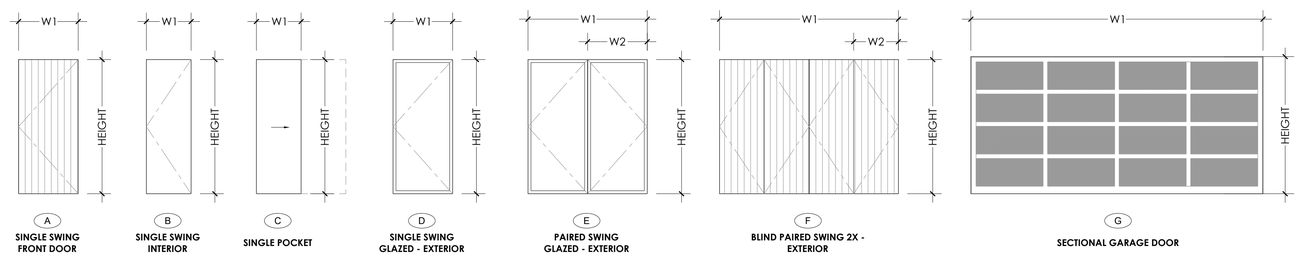
- GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS OTHER THAN WARDROBE DOORS.
- GLAZING IN STORM DOORS
- GLAZING IN ALL UNFRAMED SWINGING DOORS (I.E. SHOWER DOORS)
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS,BATH TUBS, AND SHOWERS.GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
  - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES
  - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
- GLAZING ADJACENT TO DOORS PER SECTION 2406.4.2.
- GLAZING IN WINDOWS PER SECTION 2406.4.3.
- GLAZING IN GUARDS AND RAILINGS PER SECTION 2406.4.4.
- GLAZING AND WET SURFACES PER SECTION 2406.4.5.
- GLAZING ADJACENT TO STAIRS AND RAMPS PER 2406.4.6.
- GLAZING ADJACENT TO BOTTOM OF STAIR LANDING PER 2406.4.7.

DOOR SCHEDULE:

ALL DOOR & WINDOW SIZES LISTED ARE FINISHED LEAF SIZES, NOT ROUGH OPENINGS.

NO.	TYPE	GRADE	LOCATION	MFR	DESCRIPTION	SIZE				MATERIAL	FINISH	HEAD HEIGHT	HARDWARE	SHADES / SCREEN	U-FACTOR	SHGC	REMARKS
						OVERALL WIDTH (W1)	LEAF WIDTH (W2)	HEIGHT	THICKNESS								
BASEMENT																	
001-1	B	INT	STORAGE 001	TRUSTILE	SINGLE SWING	3'-0"	-	6'-8"	1-3/4"	SOLID CORE WOOD	PAINTED	6'-8"	PASSAGE	-	-	-	-
001-2	B	INT	STORAGE 001	TRUSTILE	SINGLE SWING	3'-0"	-	6'-8"	1-3/4"	SOLID CORE WOOD	PAINTED	6'-8"	PASSAGE	-	-	-	-
001-3	B	INT	MECH 004	TRUSTILE	SINGLE SWING	3'-0"	-	6'-8"	1-3/4"	SOLID CORE WOOD	PAINTED	6'-8"	PASSAGE	-	-	-	-
FIRST FLOOR																	
101-1	A	EXT	FOYER 101	TBD	SINGLE SWING - FRONT DOOR	3'-6"	-	9'-6"	2-1/4"	SOLID CORE WOOD	STAINED	9'-6"	PRIVACY	-	-	-	-
101-2	B	INT	FOYER 101	TRUSTILE	SINGLE SWING	3'-0"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PRIVACY	-	-	-	-
102-1	E	EXT	LIVING RM 102	TBD	PAIRED SWING - GLAZED	6'-4"	3'-2"	9'-6"	2-1/4"	ALUMINUM	PAINTED	9'-6"	PRIVACY				
102-2	D	EXT	LIVING RM 102	TBD	SINGLE SWING - GLAZED	3'-2"	-	9'-6"	2-1/4"	ALUMINUM	PAINTED	9'-6"	PRIVACY				
105-1	C	INT	KITCHEN 105	TRUSTILE	SINGLE POCKET	3'-0"	-	9'-6"	1-3/4"	SOLID CORE WOOD	STAINED	9'-6"	PASSAGE	-	-	-	
107-1	B	INT	POWDER 107	TRUSTILE	SINGLE SWING	2'-6"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PRIVACY				
108-1	B	INT	HALL 108	TRUSTILE	SINGLE SWING	2'-8"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PASSAGE				
108-2	B	INT	HALL 108	TRUSTILE	SINGLE SWING	2'-8"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PASSAGE				
109-1	B	INT	BEDROOM 1 109	TRUSTILE	SINGLE SWING	2'-10"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PRIVACY				
109-2	B	INT	BEDROOM 1 109	TRUSTILE	SINGLE SWING	2'-6"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PASSAGE				
111-1	B	INT	BATH 1 111	TRUSTILE	SINGLE SWING	2'-6"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PRIVACY				
112-1	B	INT	STUDY 112	TRUSTILE	SINGLE SWING	3'-8"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PASSAGE				
112-2	C	INT	STUDY 112	TRUSTILE	SINGLE POCKET	3'-8"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PASSAGE				
112-3	D	EXT	STUDY 112	TBD	SINGLE SWING - GLAZED	8'-4"	4'-2"	9'-6"	2-1/4"	ALUMINUM	PAINTED	9'-6"	PRIVACY				
113-1	B	INT	BEDROOM 2 113	TRUSTILE	SINGLE SWING	2'-10"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PRIVACY	-	-	-	-
113-2	E	EXT	BEDROOM 2 113	TBD	PAIRED SWING - GLAZED	4'-2"	-	9'-6"	2-1/4"	ALUMINUM	PAINTED	9'-6"	PRIVACY				-
114-1	B	INT	BATH 2 114	TRUSTILE	SINGLE SWING	2'-6"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PRIVACY	-	-	-	-
115-1	B	INT	LAUNDRY 115	TRUSTILE	SINGLE SWING	2'-10"	-	8'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	8'-6"	PASSAGE	-	-	-	-
116-1	F	EXT	STORAGE CL 116	TBD	BLIND PAIRED SWING 2X	10'-0"	2'-6" (x4)	9'-6"	2-1/4"	SOLID CORE WOOD	PAINTED	9'-6"	PASSAGE				
SECOND FLOOR																	
201-1	D	EXT	PRIMARY BED 201	TBD	SINGLE SWING - GLAZED	3'-2"	-	7'-6"	2-1/4"	ALUMINUM	PAINTED	7'-6"	PRIVACY				
201-2	C	INT	PRIMARY BATH 202	TRUSTILE	SINGLE POCKET	3'-0"	-	7'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	7'-6"	PRIVACY				
203-1	B	INT	WC 203	TRUSTILE	SINGLE SWING	2'-8"	-	7'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	7'-6"	PRIVACY				
204-2	C	INT	PRIMARY CLOSET 204	TRUSTILE	SINGLE POCKET	2'-10"	-	7'-6"	1-3/4"	SOLID CORE WOOD	PAINTED	7'-6"	PASSAGE				
GARAGE																	
117-1	G	EXT	GARAGE 117	TBD	SECTIONAL GARAGE DOOR	16'-0"	-	7'-8"	2-1/4"	SOLID CORE WOOD	STAINED	7'-8"	PRIVACY				
117-2	A	EXT	GARAGE 117	TBD	SINGLE SWING - GARAGE DOOR	3'-0"	-	7'-8"	2-1/4"	SOLID CORE WOOD	STAINED	7'-8"	PRIVACY	-	-	-	-

DOOR TYPE ELEVATIONS:



SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
OFFICE ADDRESS:
155 Post Street, San Francisco CA 94109
MAILING ADDRESS:
PO Box #640429, San Francisco CA 94164

230 WELLINGTON AVE

230 WELLINGTON AVE
ROSS, CA 94957
APN #072-121-29 I PROJECT NO. 2025.033

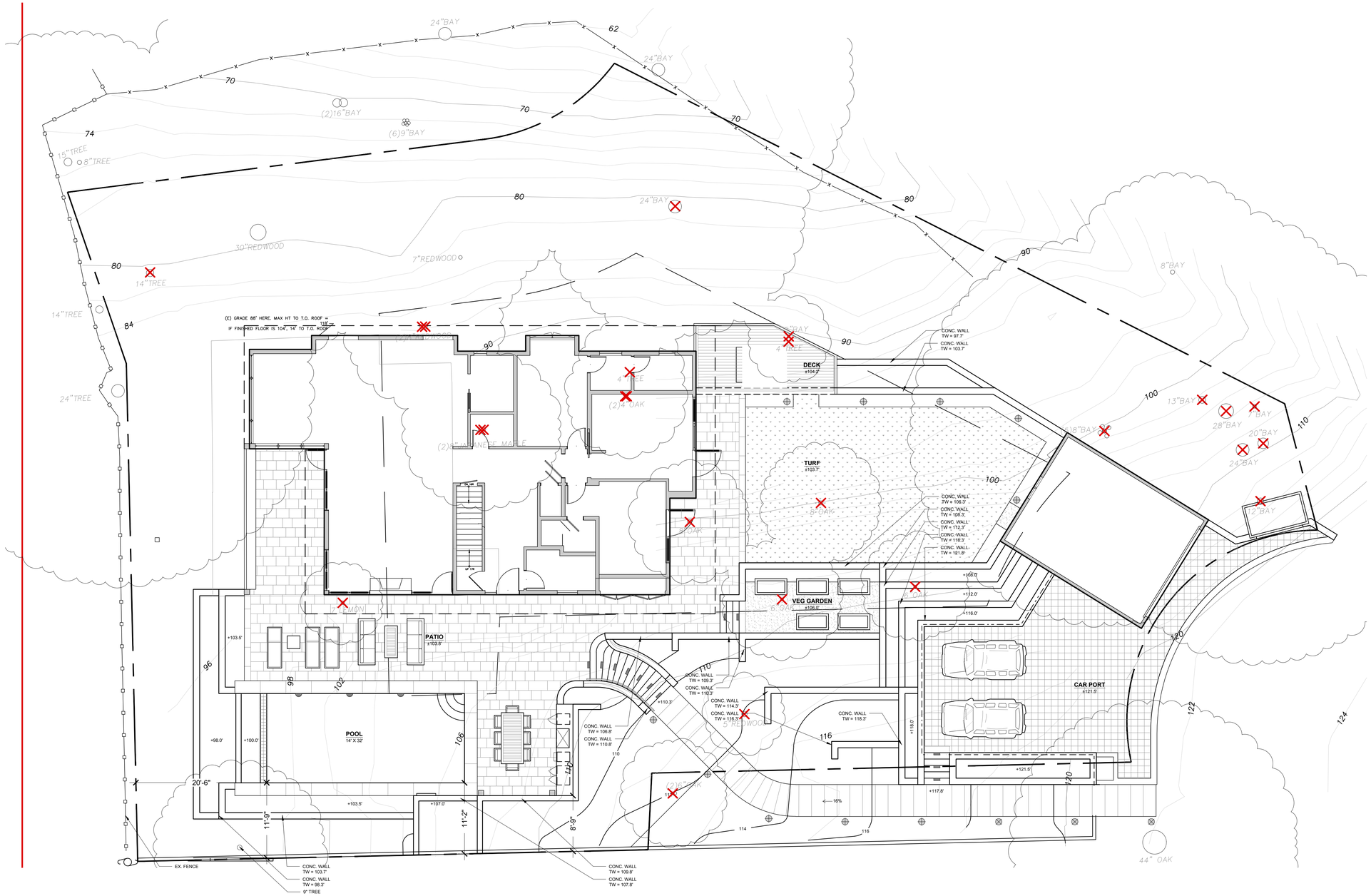
LICENSED ARCHITECT
STEPHEN SUTRO
C-30702
02.28.2027
RENEWAL DATE
STATE OF CALIFORNIA

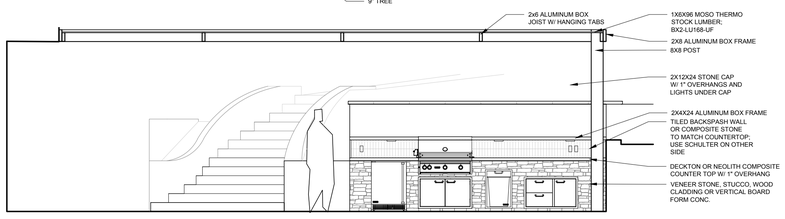
DESIGN REVIEW
02.02.2026

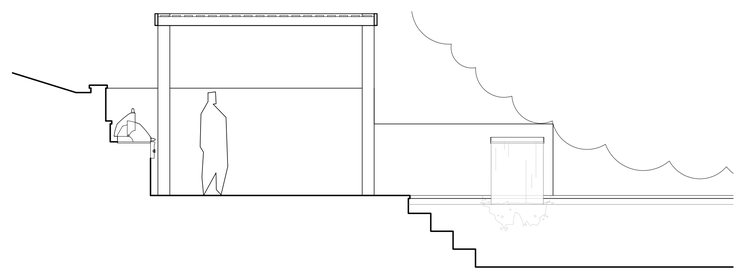
DOOR SCHEDULE

1/4" = 1'-0"

A8.1







1 OUTDOOR KITCHEN ELEVATION
SCALE: 1/4"=1'-0"

LIGHTING LEGEND

SYMB	MANUF.	DESCRIPTION (MODEL#)	Q
⊕	FX LUMINAIRE	PATH LIGHT	
▬	FX LUMINAIRE	STEP LIGHT / LD - LED20W - FB	
◠	FX LUMINARE	WALL LIGHT	

SEE SPEC SHEETS ON L2.1

IMPRINTS LANDSCAPE ARCHITECTURE
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imprints@earthlink.net
www.imprintsgardens.com

BARRY RESIDENCE
230 WELLINGTON AVE
ROSS, CA 94957
AP #: 072-121-29

REGISTERED LANDSCAPE ARCHITECT
BRADFORD EIGST
No. 4538
DECEMBER 31, 2026
STATE OF CALIFORNIA

DATE	Δ	DESCRIPTION	BY
X.XX.XX		BUILDING SUB.	JS

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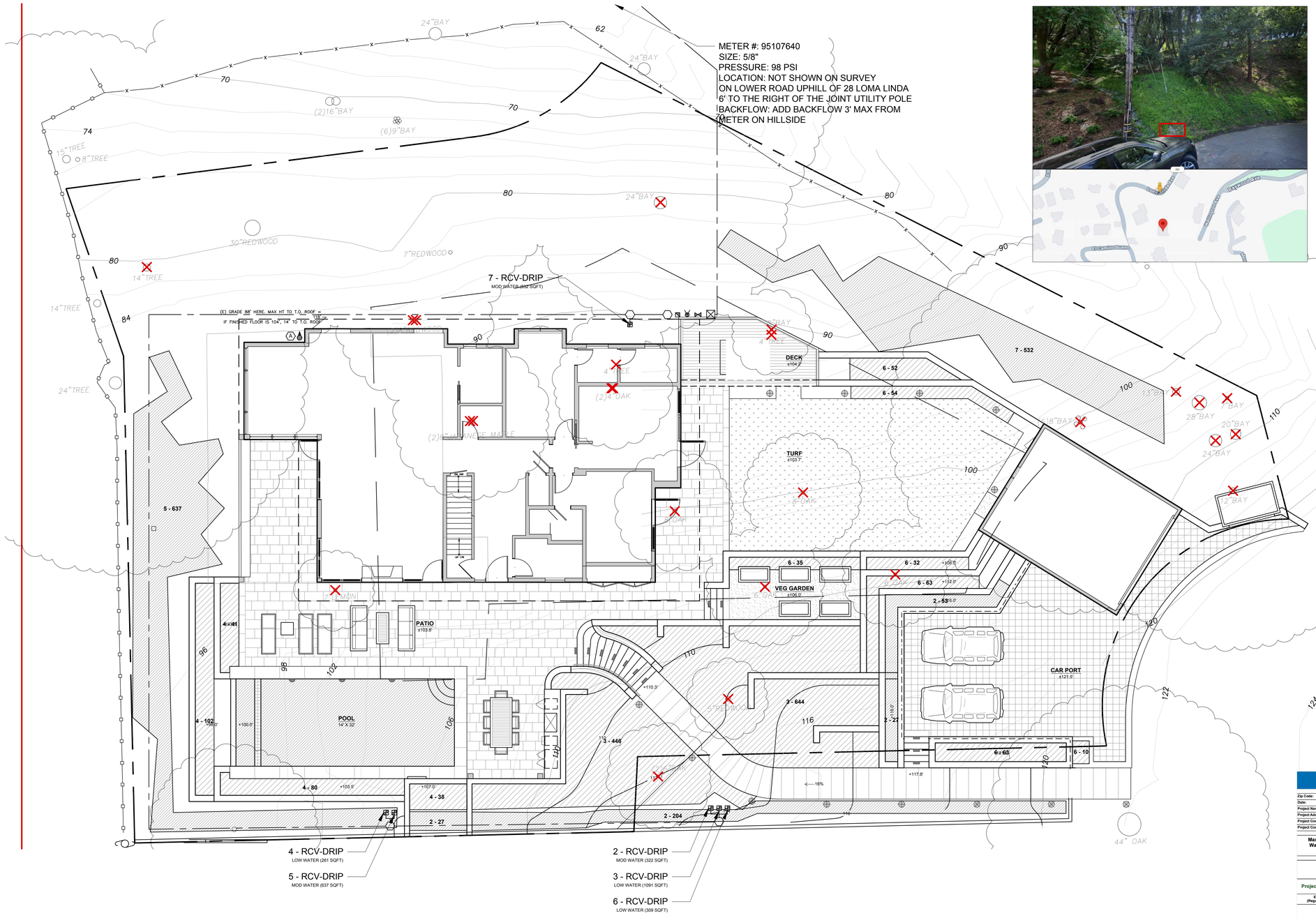
PLOT DATE	03/04/26
DRAWN	JS
TITLE	BARRY
SCALE	1/8" = 1'

LANDSCAPE CONSTRUCTION PLANS

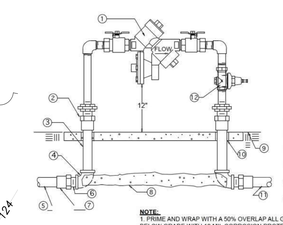
SHEET
L2.1



IRRIGATION LEGEND

SYMBOL	IRRIGATION COMPONENT
⊠	POINT OF CONNECTION
◪	DATA INDUSTRIAL FLOW METER AND BASELINE FLOW SENSOR
⋈	BACK FLOW PREVENTION - SEE DETAIL - "SHEET L3.1" (1-1/2" WILKINS MODEL 975XL2 REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER) - INSTALL WEATHERGUARD BACKFLOW PILLOW ENCLOSURE AND (OPTIONAL) BACKFLOW PROTECTION ENCOLSURE UTC-1 (LIFT-OFF)
	1" WILKINS MODEL 500XL WATER PRESSURE REDUCING VALVE W/INTEGRAL BY-PASS CHECK VALVE
⬡	1" ISOLATION VALVE (WATTS 1" BRASS)
	REMOTE CONTROL VALVE HUNTER ICV W/WATTS 1" ISOLATION VALVE
	RAIN CHECK / SHUTOFF DEVICE (IF NEEDED) (HUNTER RAINCLICK - INSTALL @ EDGE OF ROOF)
═══	4" SCHEDULE 40 PVC SLEEVE
— — —	2" SCH 40 PVC MAINLINE - 18" MIN. COVER
	DRIP: DRIP IRRIGATION TO BE NETAFIM OR APPROVED EQUAL.

SOILS AND MULCH:
A MINIMUM OF 8 INCHES OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS.
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.
A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, AND DIRECT SEEDING APPLICATIONS.



1. BACKFLOW ASSEMBLY
2. WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER X THREAD CONNECTION)
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED)
4. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER X THREAD CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. FINISH GRADE
10. PVC SLEEVE BOTH SIDES
11. PVC MAIN LINE TO IRRIGATION SYSTEM
12. WATER PRESSURE REDUCING VALVE

NOTE:
1. PRIME AND WRAP WITH A 50% OVERLAP ALL GALVANIZED STEEL PIPE AND FITTINGS BELOW GRADE WITH 10 MIL CORROSION PROTECTION TAPE (SCOTCHRAP OR EQUAL)
2. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
3. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. DAMAGE MAY OCCUR.

BACKFLOW PREVENTION ASSEMBLY

NOT TO SCALE

MARIN WATER
WATER BUDGET & WATER USE CALCULATOR

Zip Code:	94957
Date:	2/23/26
Project Name:	BARRY
Project Address:	230 WELLINGTON AVE, ROSS, CA
Project Contact:	JOSHUA SCHOTTSTAEDT
Project Contact Email:	josh@imprintsgardens.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (CCF/yr)
	Residential	40.03	0.55		3,628	66

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (CCF/yr)
	40.0	1,916	-	64

Project meets water budget. Difference between MAWA and ETWU: 2

ETWU Calculation (Regular landscape areas)	Zone #	Description	Irrigation Type	Hydrozone Area (SF)	Plant Water Use Classification	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Pool	Nater Feature or Poo	476	High	1.00	381
	2	Front Entry Screen	Drip	322	Moderate	0.81	198
	3	Front Entry Hillside	Drip	1,091	Low	0.81	404
	4	Pool Planters	Drip	261	Low	0.81	97
	5	Pool Screen	Drip	637	Moderate	0.81	393
	6	Turf Border	Drip	309	Low	0.81	114
	7	Hillside Screen	Drip	532	Moderate	0.81	328
		Landscape area (not including SLA)		3,628			1,916

ETWU Calculation Special Landscape Areas (SLA)	Description	Hydrozone Area (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Total SLA	0		0

Total Landscape Area (including SLA) from ETWU Calculation	3,628

Water Use Table							
	ETWU	Gallons:	47,875	Units:	64	AF:	0
	Billing Period	Jan/Feb	Mar/Apr	May/Jun	Jul/Aug	Sep/Oct	Nov/Dec
	Baseline (CCF)	4	7	16	20	10	7

1 CCF (hundred cubic feet) = 748.05 gallons; 1 AF (acre foot) = 435.6 CCF

MarinWater.org

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ROSS, CA 94957
AP #: 072-121-29

REGISTERED LANDSCAPE ARCHITECT
BRADFORD EIGST
No. 4538
DECEMBER 31, 20
STATE OF CALIFORNIA

DATE	Δ	DESCRIPTION	BY
X.XX.XX		BUILDING SUB.	JS

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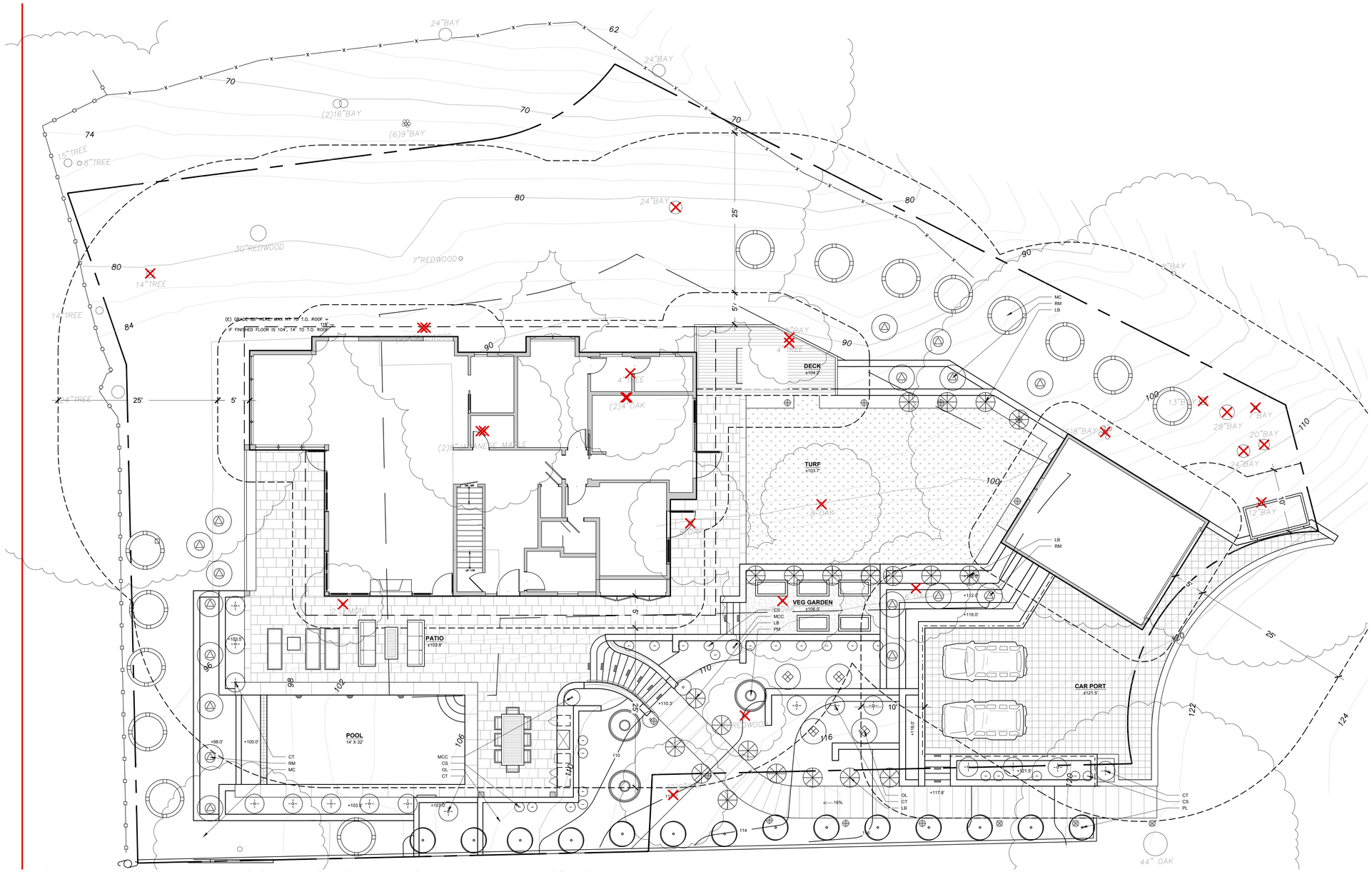
PLOT DATE	03/04/26
DRAWN	JS
TITLE	BARRY
SCALE	1/8" = 1'

IRRIGATION PLAN

SHEET
L3.1



REQUIREMENTS AND PRESCRIPTIONS PER ZONE

The following information will help identify prescriptive measures in each of the Home Ignition Zones. The VMP shall identify compliance with the requirements for each zone. Check with your local fire department or district for any additional defensible space or weed abatement requirements. FIRESafe MARIN and the NFPA Firewise USA Program are great resources for additional design information.

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.

- 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 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 the Zone 2 above.

Long Term Maintenance Schedule and Safety Practices

- All fire prone fuels and dead material will be removed within 100' of the home.
- Remove branches beneath large trees for a 6-foot minimum clearance.
- Needles and leaves and other combustible debris and litter shall be removed from roofs and gutter at minimum twice yearly.
- All weeds and grasses shall be cut regularly to a height of 4" or less.
- Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 15' of clearance vertically.
- All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder fuels.
- Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.
- No native grasses shall be planted within Home ignition zones 1 and 2.
- All planted areas inside Home ignition zones 1 and 2 shall be irrigated.
- All plantings shall be selected in coordination with the FIRESafe MARIN planting list located at https://firesafemarin.org/create-a-fire-smart-yard/plants/. Other fireresistant plants can be utilized with prior approval of the Fire Code Official.
- 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. Fire Safe Marin Spacing Guidelines
- Defensible space shall be maintained for the life of the property in accordance with the approved Vegetation Management Plan and shall be amended as changes occur based on local findings and/or state requirements. Any changes, additions, and/or modifications to the existing approved Vegetation Management Plan shall require resubmission and approval by the AHJ.

PLANT LEGEND

SHRUB / PERENNIALS / GRASSES / FERNS

ABBR	BOTANIC NAME	COMMON NAME	SIZE	HT. / WDTH	NOTE
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	1 G	3' X 4'	E W F
CS	CISTUS 'PROSTRATUS'	SAGELEAF ROCKROSE	1G	1' X 6'	E W F
LB	LOMANDRA 'BREEZE'	DWARF MAT RUSH	1 G	3' X 3'	E W F
MC	MYRICA CALIFORNICA	PACIFC WAX MYRTLE	15 G	12' X 6'	E N F
MCC	MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	5 G	3' X 3'	E W
OL	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 G	4' X 4'	E W F
PL	PRUNUS LAUROCERASUS	ENGLISH LAUREL	15 G	8' X 4'	E F
PM	PITTOSPORUM 'MAJORIE CHANNON'	VARIEGATED PITTOSPORUM	5 G	6' X 4'	E F
RM	RHAMNUS 'MOUND SAN BRUNO'	CALIFORNIA COFFEE BERRY	5 G	5' X 5'	E N W F

LEGEND

E = EVERGREEN
D = DECIDUOUS
N = CALIFORNIA NATIVE

F = LOW FIRE / NON - PYROPHYTIC
W = LOW WATER USE REQUIREMENTS

NOTES

ALL PLANTS ARE TO BE WATERED USING DRIP IRRIGATION METHODS
CREATE 10' BUFFER BETWEEN TREE CANOPIES
REMOVE VEGETATION FROM UNDER TREES

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PLOT DATE	03/04/26
DRAWN	JS
TITLE	BARRY
SCALE	1/8" = 1'

VMP
PLANTING PLAN

SHEET
L4.1

GRADING AND DRAINAGE NOTES

1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J AND APPLICABLE TOWN OF ROSS CODE AND REGULATIONS.

2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE MARIN COUNTY BUILDING DEPARTMENT. PROPOSED MODIFICATIONS TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PERMIT AUTHORITY IN WRITING, TOGETHER WITH ALL NECESSARY TECHNICAL INFORMATION AND DESIGN DETAILS.

3. THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

4. TOWN OF ROSS BUILDING DEPARTMENT MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CBC APPENDIX J, CITY OF ROSS CODE AND REGULATIONS, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC.

5. ISSUANCE OF A GRADING/DRAINAGE PERMIT BY TOWN OF ROSS DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.

7. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN CITY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT TOWN OF ROSS DEPARTMENT OF PUBLIC WORKS AT (415) 453-1453 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A, THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE EXCAVATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.

9. IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 664-0880. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE TOWN OF ROSS PER THE ARCHEOLOGIST'S RECOMMENDATIONS. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (415) 499-6043.

10. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.

11. RETAINING WALLS, UNLESS EXEMPTED, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.

12. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT TOWN OF ROSS APPROVED PERMIT AND BEST MANAGEMENT PRACTICES.

13. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND WETLANDS IN COMPLIANCE WITH CITY REQUIREMENTS EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORMWATER.

14. EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED.

15. CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. THE TOP OF CUT SLOPES SHALL BE ROUNDED OFF TO BLEND WITH THE NATURAL TERRAIN. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF 5-FEET TO BLEND WITH THE NATURAL TERRAIN.

16. FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.

17. GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.

18. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1(50%) OR AS DICTATED BY THE SOILS ENGINEER.

19. FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.

20. FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS: (1) FILL GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER. (2) FILLS NO GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.

21. ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERY. NOTIFICATION SHALL BE IN WRITING.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH TOWN OF ROSS REGULATIONS, WHICH FOLLOWS BEST MANAGEMENT PRACTICES (BMPs) AS SPECIFIED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) MANUAL.

2. THE APPROVED PLANS SHALL CONFORM WITH TOWN OF ROSS EROSION CONTROL REQUIREMENTS.

3. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.

4. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.

RAINY SEASON OPERATIONS

1. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 1 - APRIL 30). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH MARIN COUNTY STANDARDS . STORM WATER BMPS REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES

2. THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED 1 ACRE OR 20% OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.

3. AGRICULTURAL GRADING AND DRAINAGE IMPROVEMENTS, AND INITIAL LAND PREPARATION WORK FOR VINEYARD AND ORCHARD PLANTING, SHALL BE PERMITTED DURING THE RAINY SEASON ONLY FROM APRIL 1 TO APRIL 15, AND ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH MARIN COUNTY CODE AND REGULATIONS.

YEAR ROUND REQUIREMENTS

1. DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMPS REFERENCED OR DETAILED IN PRMD'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMPS SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.

2. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.

3. THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.

4. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.

5. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.

6. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.

7. ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL BE INSTALLED.

8. WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.

9. HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.

APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
Bromus mollis (BLANDO BROME)	40
Trifolium hirtum (HYKON ROSE CLOVER)	20
FERTILIZER	
16-20-0 & 15% SULPHUR	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M-BINDER OR SENTINEL	75-100
EQUIVALENT MATERIAL	PER MANUFACTURER

*NON-ASPHALTIC, DERIVED FROM PLANTS

10. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.

11. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.

12. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY EROSIVE STORM WATER FLOW.

13. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.

14. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.

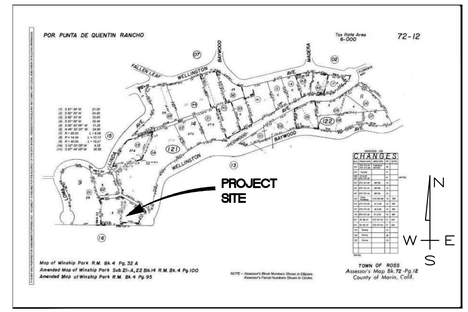
15. A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.

16. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.

17. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.

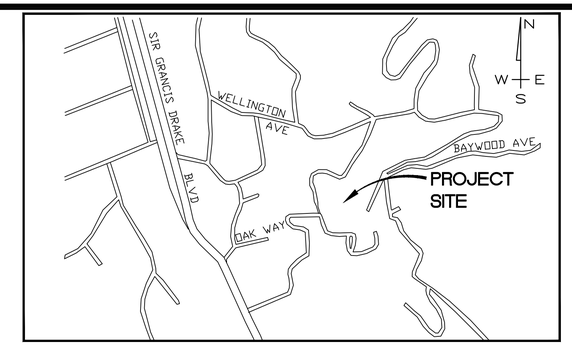
18. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

GRADING AND DRAINAGE PLAN
FOR
230 WELLINGTON AVENUE
ROSS, CA 94957
APN 073-131-23



AP MAP

NO SCALE



LOCATION MAP

NO SCALE

OWNER

PIERS BARRY
230 WELLINGTON AVENUE,
ROSS, CA 94957
(626) 422-0607
PIERSBARRY@GMAIL.COM

CONTACT

DAN HUGHES
MUNSELLE CIVIL ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

INDEX OF DRAWINGS

C1 COVER SHEET
C2 OVERALL SITE PLAN
C3 GRADING AND DRAINAGE PLAN: RESIDENCE
C4 GRADING AND DRAINAGE PLAN: DRIVEWAY
C5 EROSION CONTROL PLAN AND DETAILS
C6 DETAILS

PROJECT DESCRIPTION

PROPOSING NEW RESIDENCE,GARAGE/ADU, POOL, DRIVEWAY, LANDSCAPING, AND ASSOCIATED GRADING AND DRAINAGE IMPROVEMENTS.

CONSTRUCTION SCHEDULE

TO BE DETERMINED

SURVEY NOTES

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED BY DMG ENGINEERING, INC., DATED DECEMBER 15, 2022.

1. *BOUNDARY LINES SHOWN HEREON WERE ARE BASED UPON A SURVEY MADE BY DMG ENGINEERING INC.*

2. *UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY A SUBSURFACE UTILITY LOCATING COMPANY (IF DESIRED).*

3. *LEGAL DESCRIPTION: LOTS 5 AND 6 IN BLOCK 14, AS DEPICTED ON THAT CERTAIN MAP ENTITLED, "AMENDED MAP OF WINSHIP PARK, ROSS VALLEY, MARIN CO., CAL.", FILED MARCH 7, 1916 IN BOOK 4 OF MAPS AT PAGE 95, MARIN COUNTY RECORDS.*

4. *BASES OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. MAIN FINISH FLOOR AT THE LOCATION SHOWN, ELEVATION = 100.00 FEET*

5. *2' CONTOUR INTERVAL.*

ABBREVIATIONS/LEGEND

AB	AGGREGATE BASE	PDE	PRIVATE STORM DRAIN EASEMENT
AC	ASPHALT CONCRETE	PIV	POST INDICATOR VALVE
ANG	ANGLE	POC	POINT OF CONNECTION
BC	BEGIN CURVE	PSE	PRIVATE SEWER EASEMENT
BO	BLOW-OFF	PT	POINT OF TANGENCY
BSL	BUILDING SETBACK LINE	PUE	PUBLIC UTILITY EASEMENT
BSW	BACK OF SIDEWALK	PVC	POLYVINYLCHLORIDE PIPE
BVC	BEGIN VERTICAL CURVE	PVT	PRIVATE
BW	BOTTOM OF RETAINING WALL	R=	RADIUS
CB	CATCH BASIN	R/W	RIGHT OF WAY
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE	RET	RETAINING RETAINING WALL
CR	CURB RETURN	RPBP	REDUCED PRESSURE BACK FLOW PREVENTER
DI	DROP INLET	S.A.D.	SEE ARCHITECTURAL DESIGN
DIP	DUCTILE IRON PIPE	S=	SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN
EC	END CURVE	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GROUND	SDDI	STORM DRAIN DROP INLET
ELEV	ELEVATION	SDE	PUBLIC STORM DRAIN EASEMENT
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
ESMT	EASEMENT	S.L.D	SEE LANDSCAPE DESIGN
EVC	END VERTICAL CURVE	S.S.D.	SEE STRUCTURAL DESIGN
(E),EX.	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEANOUT
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FS	FINISH SURFACE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY POLYETHYLENE	SW	SIDEWALK
HT	HEIGHT	SWE	SIDEWALK EASEMENT
MDN	MARIN CO. SEWER DISTRICT	TC	TOP OF CURB
MMWD	MARIN MUNICIPAL WATER DISTRICT	TG	TOP OF GRATE
PAE	STANDARD CITY MONUMENT	TW	TOP OF RETAINING WALL
	PRIVATE ACCESS, MAINTENANCE, DRAINAGE, SIDEWALK, AND UTILITY EASEMENT	TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		W	WATER
		WL	WATER LINE
PC	POINT OF CURVATURE	WM	WATER METER
PCC	PORTLAND CEMENT CONCRETE	WS	WATER SERVICE
		VC	VERTICAL CURVE

PROPERTY LINE
NEIGHBORING PROPERTY LINE
CENTERLINE
BUILDING LINE
GRAVEL DRIVEWAY
EDGE OF PAVING
CONCRETE CURB & GUTTER
STRAW WATTLE
SANITARY SEWER LINE & SIZE
EXISTING OVER HEAD WIRES
EXISTING FENCE LINE (TYPE VARIES)
UNDERGROUND GAS LINE
DRIP LINE OF TREE OR BRUSH LINE
SURFACE FLOW DIRECTION
PROPOSED STORM DRAIN
PROPOSED ROOF DRAIN

EARTHWORK:

AREA	CUT	FILL	NET
POOL	79 CY	4 CY	75 CY CUT
RESIDENCE	316 CY	30 CY	286 CY CUT
SITE	223 CY	563 CY	340 CY FILL
TOTAL	618 CY	597 CY	21 CY EXPORT

NOTES:
1. THE QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE OF SURFACE GRADING ONLY. ADDITIONAL SUBSURFACE GRADING WILL BE REQUIRED FOR BENCHING, KEYWAYS, ETC.

2. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.

3. NO EXPANSION/CONTRACTION FACTORS HAVE BEEN APPLIED. EXPANSION AND/OR CONTRACTION MAY BE EXPERIENCED DUE TO ACTUAL FIELD CONDITIONS.

4. ANY EXCESS MATERIAL SHALL BE DISPOSED OF ONSITE UNDER THE DIRECTION OF THE PROJECT SOILS ENGINEER AND COORDINATED WITH THE PROJECT CIVIL ENGINEER.

5. APPROX. DISTURBED AREA OF SITE 0.42 AC. (18,250 SF±)

NOTE: ASSUMED 6' FROM TURF FG TO SG
ASSUMED 6' FROM GRAVEL FG TO SG
ASSUMED 9' FROM STONE FS TO SG
ASSUMED 12' FROM DRIVEWAY FS TO SG
ASSUMED 12' FROM HOUSE FG TO SG
ASSUMED EX. BASEMENT FF IS 98.97' PER ARCH. PLANS

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • SURVEYING • PLANNING • CONST. MANAGEMENT
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968

REGISTERED PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 CIVIL STATE OF CALIFORNIA

DANIEL JOHN HUGHES
RCE 60225
12/1/22

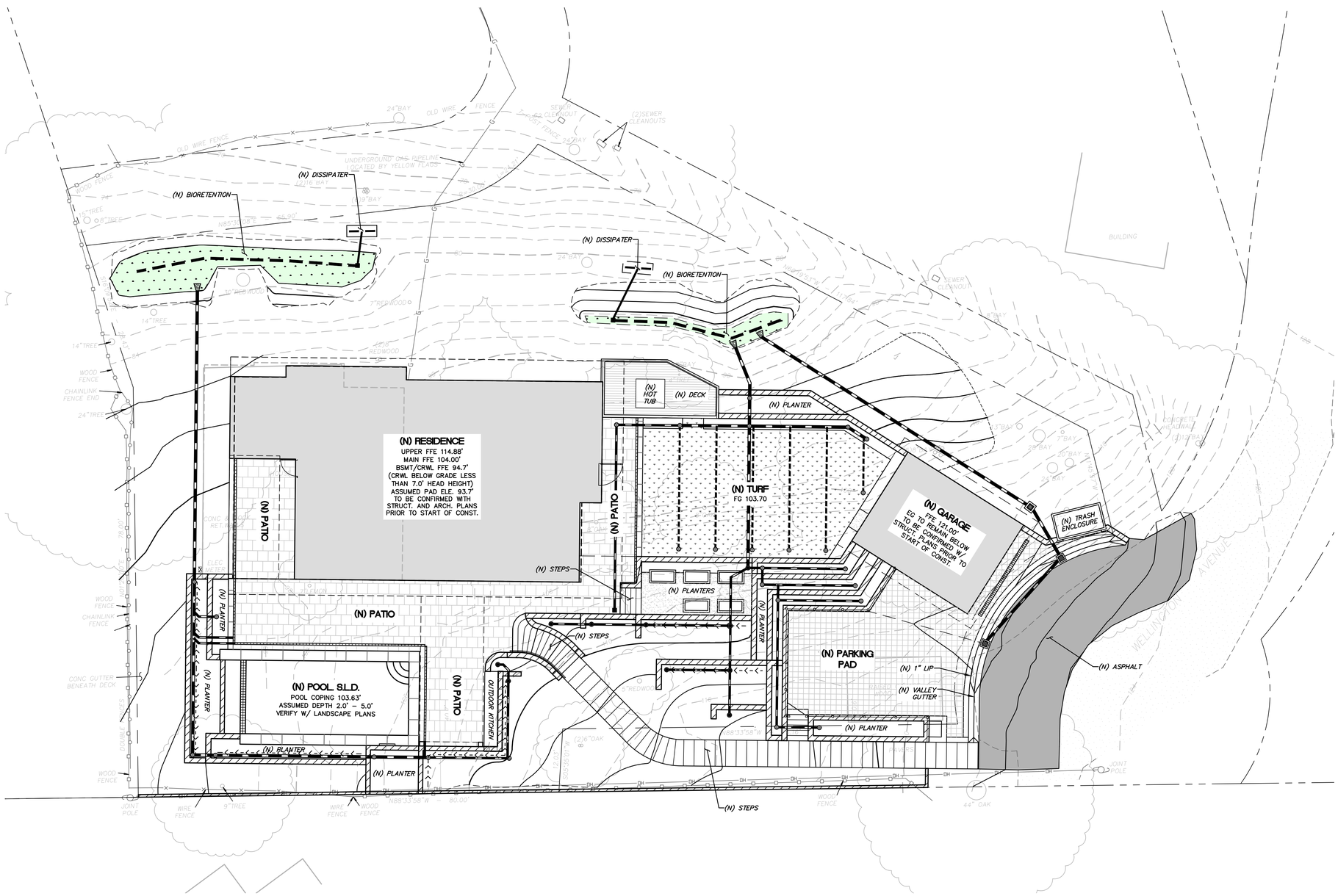
230 WELLINGTON AVENUE
COVER SHEET
APN 072-121-29
230 WELLINGTON AVENUE
ROSS, CA 94957

FEBRUARY 2, 2026

JOB NO.
186-24

SHEET NO.
C1
OF 6 SHEETS

C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2024\186-24 230 WELLINGTON AVENUE\DWGS\186-24 IP.DWG 2/2/2026 10:45 AM EL



OVERALL SITE PLAN

SCALE: 1" = 10'

0 10 20 30

(GRAPHIC SCALE IN FEET)

N
W E
S

LEGEND

- CONCRETE SEE LANDSCAPE PLAN
- PATIO PAVERS SEE LANDSCAPE PLAN
- DRIVEWAY PAVERS SEE LANDSCAPE PLAN
- ARTIFICIAL TURF SEE LANDSCAPE PLAN
- NEW RESIDENCE SEE ARCHITECTURAL PLANS
- NEW ASPHALT 3" AC OVER 9" CLIIAB
- NEW GRAVEL SEE ARCH AND OR LANDSCAPE PLAN
- NEW WALL, SEE STRUCTURAL AND OR LANDSCAPE PLAN

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING ❖ SURVEYING ❖
PLANNING ❖ CONST. MANAGEMENT
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0568
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER
DANIEL JOHN HUGHES
No. 60225
CIVIL
STATE OF CALIFORNIA

DANIEL JOHN HUGHES 12/1/22
RCE 60225

230 WELLINGTON AVENUE
OVERALL SITE PLAN

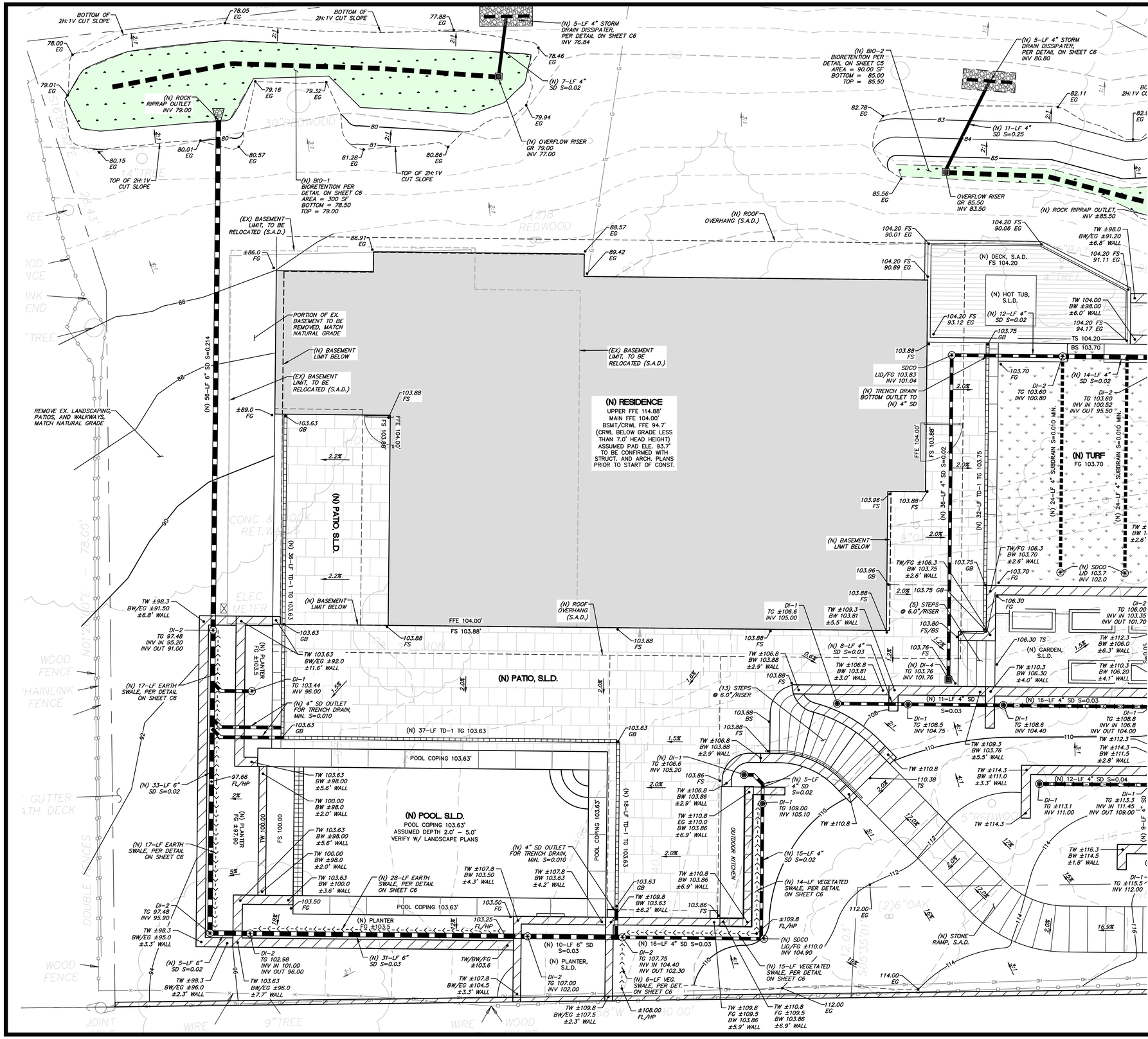
APN 072-121-29
230 WELLINGTON AVENUE
ROSS, CA 94957

FEBRUARY 2, 2026

JOB NO.
186-24

SHEET NO.
C2
OF 6 SHEETS

C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2024\186-24 230 WELLINGTON AVENUE\DWGS\186-24 IP.DWG 2/2/2026 10:45 AM EL



GRADING AND DRAINAGE NOTES

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS AND OTHER HARD SCAPE SECTIONS.
2. PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF GRADING PLAN DEVELOPMENT. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
3. DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
4. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
5. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
6. PROPOSED SWIMMING POOL/SPA, REFER TO ARCH./STRUCT. PLANS FOR DETAILS.

LEGEND

- CONCRETE SEE LANDSCAPE PLAN
- PATIO PAVERS SEE LANDSCAPE PLAN
- DRIVEWAY PAVERS SEE LANDSCAPE PLAN
- ARTIFICIAL TURF SEE LANDSCAPE PLAN
- NEW RESIDENCE SEE ARCHITECTURAL PLANS
- NEW ASPHALT 3" AC OVER 9" CLIIAB
- NEW GRAVEL SEE ARCH AND OR LANDSCAPE PLAN
- NEW WALL, SEE STRUCTURAL AND OR LANDSCAPE PLAN

DRAINAGE SCHEDULE

DI-1:	6" ROUND NDS SPEE-D BASIN WITH GREEN OR BLACK GRATE, (OR APPROVED EQUAL)
DI-2	6" PIPE RISER WITH 6" ROUND NDS GREEN OR BLACK GRATE (OR APPROVED EQUAL)
DI-3	NOT USED
DI-4	6" PIPE RISER WITH 6" SQUARE DECORATE GRATE, DESIGN BY OTHERS (OR APPROVED EQUAL)
DI-5	12"X12" TRAFFIC RATED PRECAST CONCRETE DROP INLET WITH BOLT DOWN CAST IRON TRAFFIC-RATED GRATE (OR APPROVED EQUAL)
TD-1	4" ACO BRICKSLOT KLASSIKDRAIN K100/KS100, MIN. 0.5% SLOPE (OR APPROVED EQUAL)
TD-2	8" TRAFFIC-RATED TRENCH DRAIN, MIN. 0.5% SLOPE (OR APPROVED EQUAL)

ALL 4" STORM DRAIN PIPE TO BE PVC SCHEDULE 40 W/ MIN. SLOPE OF 1.0% ALL 4" PERF. SUBDRAIN PIPE TO BE PVC SCHEDULE 40 W/ MIN. SLOPE OF 1.0% ALL 4" ROOF LEADERS TO BE PVC SHEDULE 40 W/ MIN. SLOPE OF 2.0% ALL 6" STORM DRAIN PIPE TO BE HDPE DUAL WALL W/ MIN. SLOPE OF 1.0%

N W E S

GRADING AND PLAN: RESIDENCE

SCALE: 1" = 10'

0 10 20 30

(GRAPHIC SCALE IN FEET)

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • SURVEYING • PLANNING • CONST. MANAGEMENT
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0568
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 CIVIL STATE OF CALIFORNIA

DANIEL JOHN HUGHES RCE 60225 12/1/22

230 WELLINGTON AVENUE
GRADING AND DRAINAGE PLAN: RESIDENCE

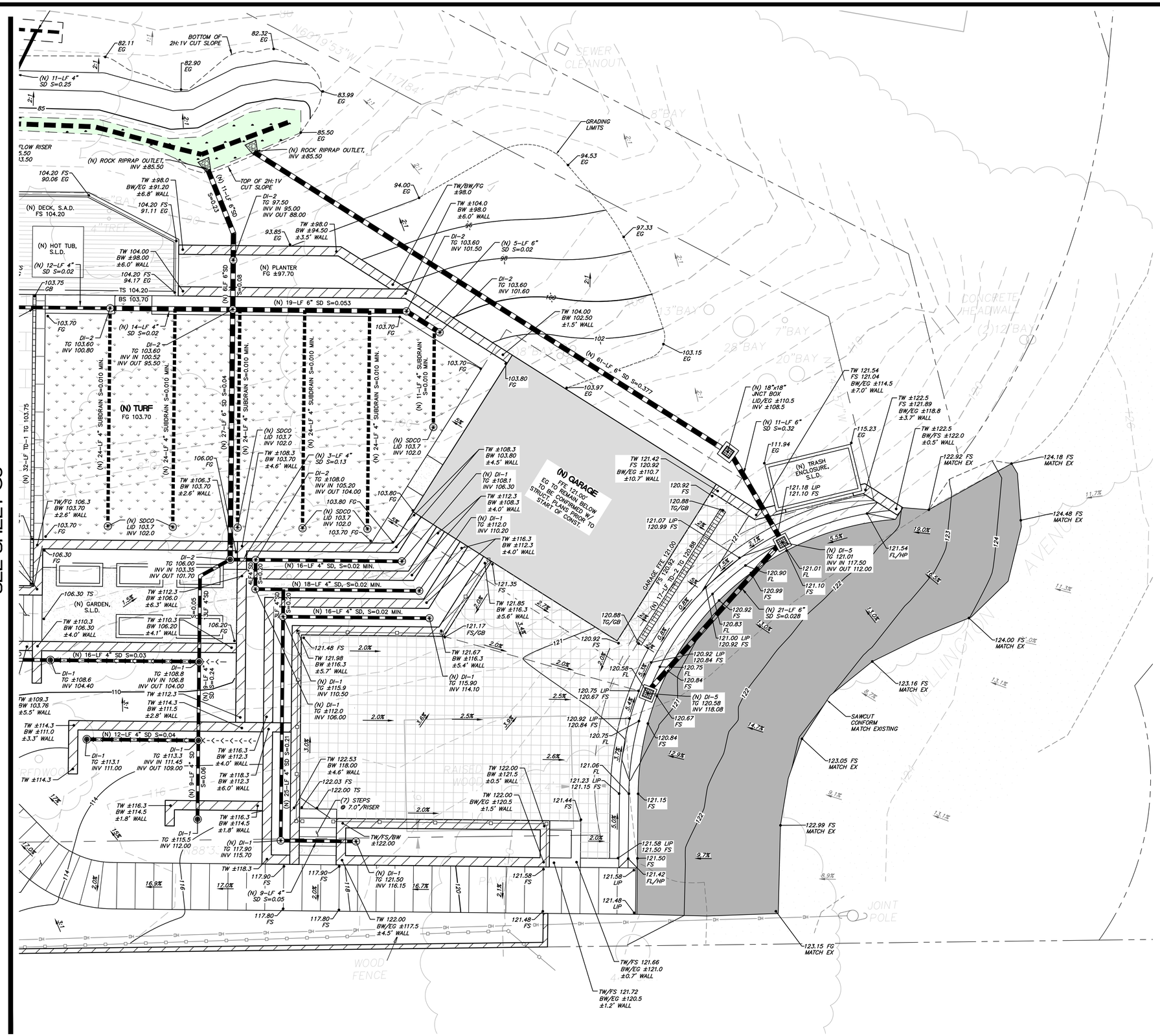
APN 072-121-29
230 WELLINGTON AVENUE
ROSS, CA 94957

FEBRUARY 2, 2026

JOB NO. 186-24

SHEET NO. C3 OF 6 SHEETS

C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2024\186-24 230 WELLINGTON AVENUE\DWGS\186-24 IP.DWG 2/2/2026 10:45 AM EL



GRADING AND DRAINAGE NOTES

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS AND OTHER HARD SCAPE SECTIONS.
2. PAD ELEVATIONS BASED ON INFORMATION PROVIDED TO THE ENGINEER AT THE TIME OF GRADING PLAN DEVELOPMENT. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, CONTRACTOR SHALL CONFIRM THAT FINISH FLOOR AND PAD ELEVATIONS CORRESPOND WITH CURRENT ARCHITECTURAL AND STRUCTURAL PLANS.
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4. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
5. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
6. PROPOSED SWIMMING POOL/SPA, REFER TO ARCH./STRUCT. PLANS FOR DETAILS.

LEGEND

- CONCRETE SEE LANDSCAPE PLAN
- PATIO PAVERS SEE LANDSCAPE PLAN
- DRIVEWAY PAVERS SEE LANDSCAPE PLAN
- ARTIFICIAL TURF SEE LANDSCAPE PLAN
- NEW RESIDENCE SEE ARCHITECTURAL PLANS
- NEW ASPHALT 3" AC OVER 9" CLIIAB
- NEW GRAVEL SEE ARCH AND OR LANDSCAPE PLAN
- NEW WALL, SEE STRUCTURAL AND OR LANDSCAPE PLAN

DRAINAGE SCHEDULE

DI-1:	6" ROUND NDS SPEE-D BASIN WITH GREEN OR BLACK GRATE, (OR APPROVED EQUAL)
DI-2	6" PIPE RISER WITH 6" ROUND NDS GREEN OR BLACK GRATE (OR APPROVED EQUAL)
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ALL 4" STORM DRAIN PIPE TO BE PVC SCHEDULE 40 W/ MIN. SLOPE OF 1.0% ALL 4" PERF. SUBDRAIN PIPE TO BE PVC SCHEDULE 40 W/ MIN. SLOPE OF 1.0% ALL 4" ROOF LEADERS TO BE PVC SHEDULE 40 W/ MIN. SLOPE OF 2.0% ALL 6" STORM DRAIN PIPE TO BE HDPE DUAL WALL W/ MIN. SLOPE OF 1.0%

N
W E
S

GRADING AND DRAINAGE PLAN: DRIVEWAY

SCALE: 1" = 10'

0 10 20 30

(GRAPHIC SCALE IN FEET)

REVISION	DESCRIPTION	BY	DATE

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CIVIL ENGINEERING ❖ SURVEYING ❖
PLANNING ❖ CONST. MANAGEMENT
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0568
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 CIVIL STATE OF CALIFORNIA

DANIEL JOHN HUGHES 12/1/22
RCE 60225

230 WELLINGTON AVENUE
GRADING AND DRAINAGE PLAN: DRIVEWAY
APN 072-121-29
230 WELLINGTON AVENUE
ROSS, CA 94957

FEBRUARY 2, 2026

JOB NO. 186-24

SHEET NO. C4 OF 6 SHEETS

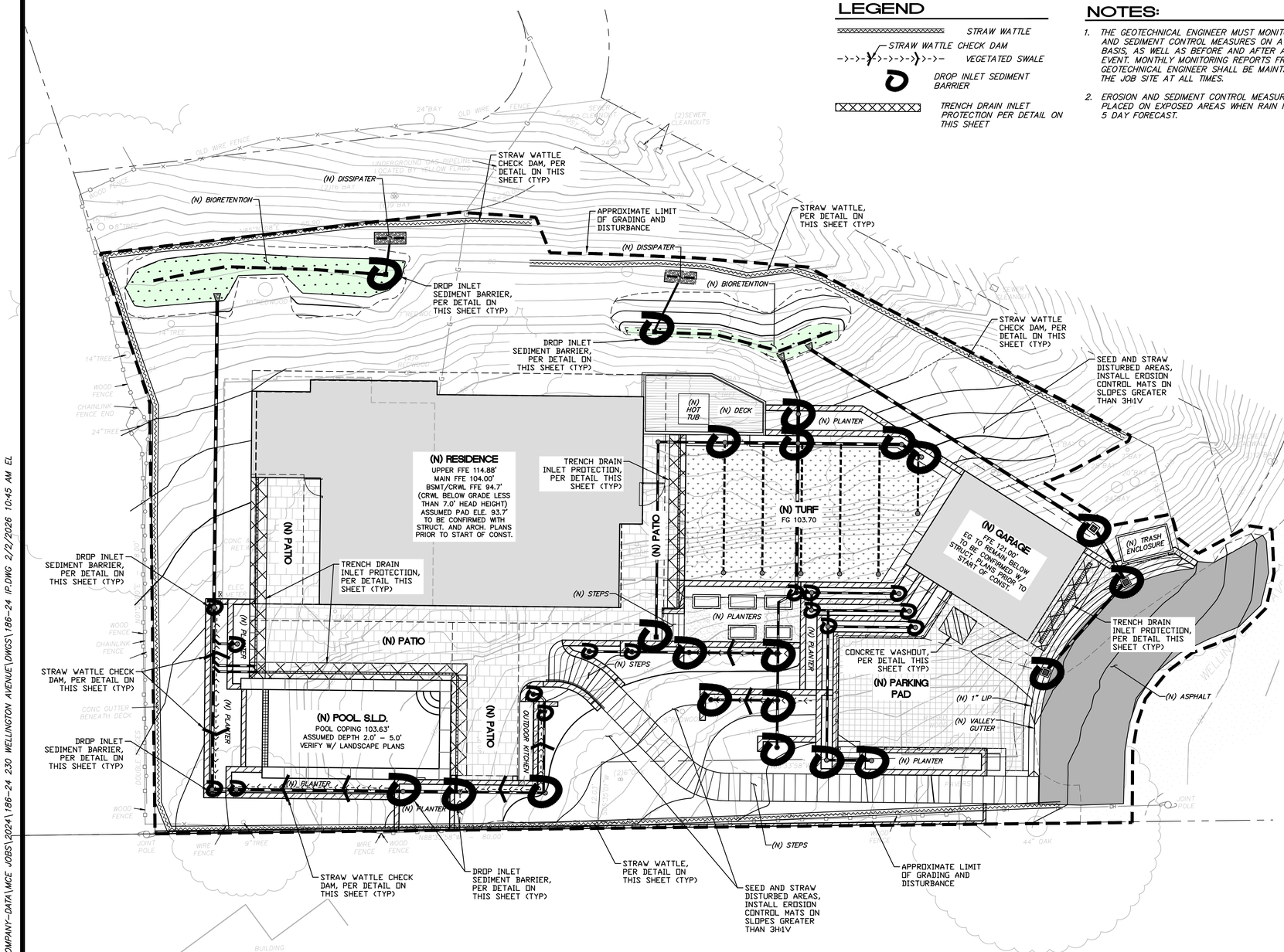
C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2024\186-24 230 WELLINGTON AVENUE\DWGS\186-24 IP.DWG 2/2/2026 10:45 AM EL

LEGEND

- STRAW WATTLE
- STRAW WATTLE CHECK DAM
- VEGETATED SWALE
- DROP INLET SEDIMENT BARRIER
- TRENCH DRAIN INLET PROTECTION PER DETAIL ON THIS SHEET

NOTES:

1. THE GEOTECHNICAL ENGINEER MUST MONITOR EROSION AND SEDIMENT CONTROL MEASURES ON A MONTHLY BASIS, AS WELL AS BEFORE AND AFTER A RAIN EVENT. MONTHLY MONITORING REPORTS FROM THE GEOTECHNICAL ENGINEER SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
2. EROSION AND SEDIMENT CONTROL MEASURES MUST BE PLACED ON EXPOSED AREAS WHEN RAIN IS WITHIN A 5 DAY FORECAST.

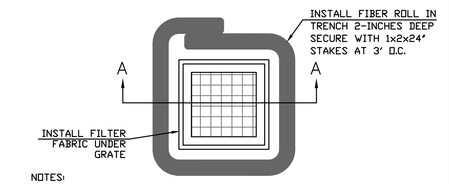


EROSION CONTROL PLAN

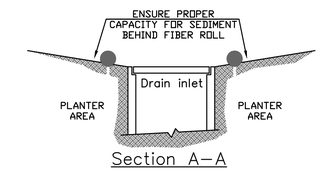
SCALE: 1" = 20'

0 20 40 60

(GRAPHIC SCALE IN FEET)

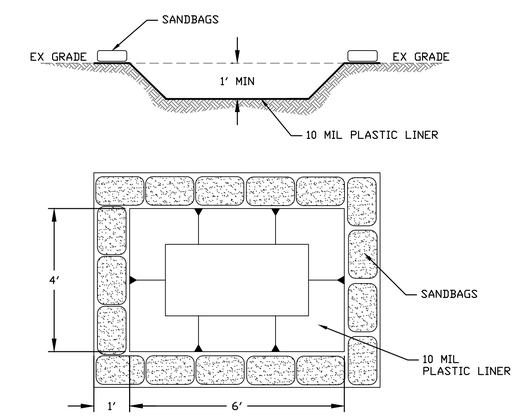


NOTES:
1. INSPECT INLET PROTECTION DEVICE BEFORE AND AFTER RAIN EVENTS, AND WEEKLY THROUGH THE RAINY SEASON. DURING EXTENDED RAIN EVENTS, INSPECT AT LEAST ONCE EVERY 24 HOURS.
2. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND DEBRIS TO ALLOW FOR PROPER FUNCTION OF DEVICE



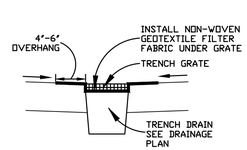
DROP INLET SEDIMENT BARRIER

NOT TO SCALE



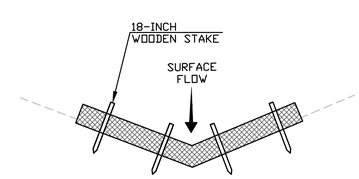
CONCRETE WASHOUT DETAIL

NOT TO SCALE



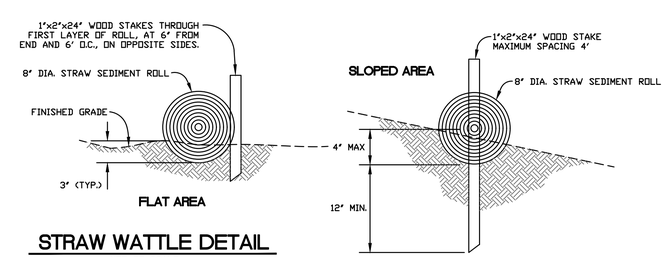
TRENCH DRAIN INLET PROTECTION

NO SCALE



STRAW WATTLE CHECK DAM DETAIL

NOT TO SCALE



STRAW WATTLE DETAIL

NOT TO SCALE

REVISION	DESCRIPTION	BY	DATE

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PLANNING ◆ CONST. MANAGEMENT
513 CENTER STREET
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(707) 395-0568
MUNSELLE

PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 REGISTERED CIVIL STATE OF CALIFORNIA

DANIEL JOHN HUGHES 12/1/22
RCE 60225

230 WELLINGTON AVENUE EROSION CONTROL PLAN

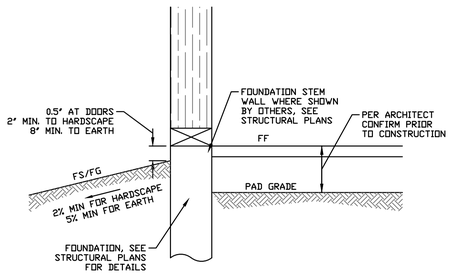
APN 072-121-29
230 WELLINGTON AVENUE
ROSS, CA 94957

FEBRUARY 2, 2026

JOB NO. 186-24

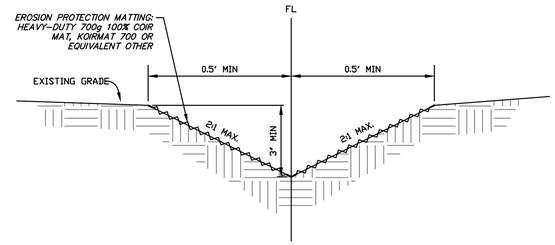
SHEET NO. C5 OF 6 SHEETS

C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2024\186-24 230 WELLINGTON AVENUE\DWGS\186-24 IP.DWG 2/2/2026 10:45 AM EL



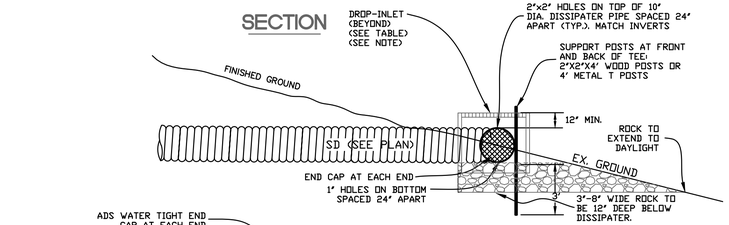
TYPICAL GRADING AT ADDITION EXTERIOR

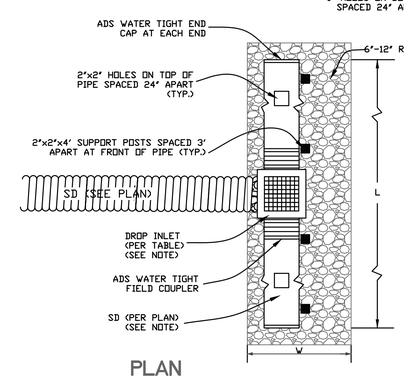
NO SCALE



EARTH SWALE

NO SCALE





NOTE:
STORM DRAIN DISSIPATER SHALL BE SET AT ZERO GRADE (COMPLETELY FLAT) PARALLEL TO CONTOURS BY USE OF SURVEY STAKES

IF LENGTH > 20', A CLEANOUT SHALL BE INSTALLED ON EACH END

IF GROUND SLOPE ≥ 4H:1V, INLET SHALL BE PRECAST CONCRETE INLET PER TABLE DIMENSIONS

IF GROUND SLOPE ≤ 4H:1V AND SD 8" OR LESS, INLET SHALL BE NDS ROUND INLET (MATCHING DISSIPATER SIZE) WITH NDS ROUND GRATE

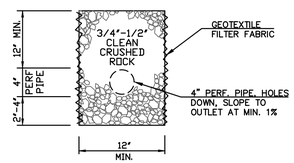
PRECAST CONCRETE INLET SIZING TABLE		
SD PIPE SIZE (IN.)	INLET SIZE (IN.)	OLD CASTLE PRECAST MODEL NO.*
4" – 10"	12" X 12"	CB1212
12" – 15"	18" X 18"	CB1818
15" – 18"	24" X 24"	CB2424
18" – 24"	30" X 30"	CB3030

*OR APPROVED EQUAL

NOTE:
DISSIPATER ROCK SIZE TO BE 6"-12".
DISSIPATER TO HAVE UNDERLAIN BY MIRAFI FILTERWEAVE 700 OR 180N FILTER FABRIC, OR EQUIVALENT.

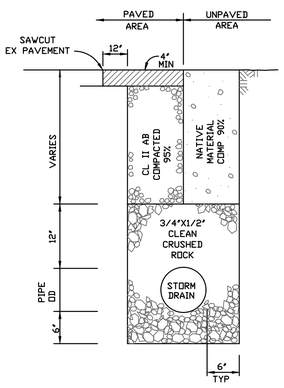
STORM DRAIN DISSIPATER

NOT TO SCALE



FRENCH DRAIN DETAIL

NOT TO SCALE



STORM DRAIN TRENCH DETAIL

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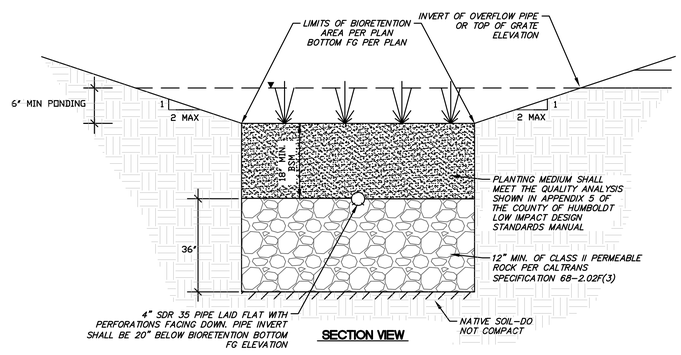
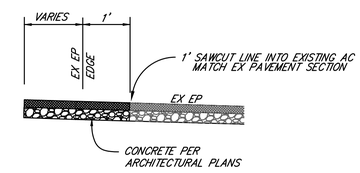
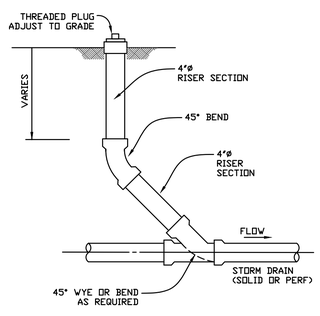




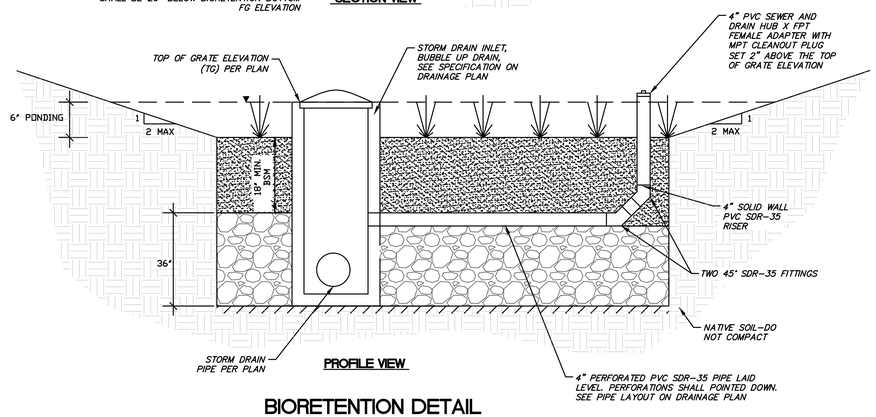
1' SAWCUT AND CONFORM DETAIL

NO SCALE



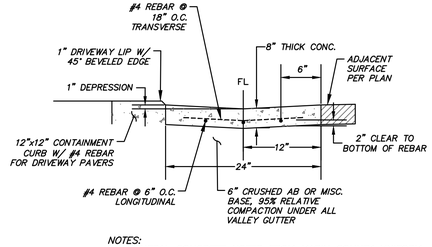
STORM DRAIN CLEANOUT DETAIL

NOT TO SCALE



BIORETENTION DETAIL

NO SCALE



NOTES:
1. GENERAL CONCRETE NOTES FROM MARIN COUNTY UNIFORM CONSTRUCTION STANDARDS DWG 100 SHALL APPLY.

24" VALLEY GUTTER

NO SCALE

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING ❖ SURVEYING ❖
PLANNING ❖ CONST. MANAGEMENT
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0568
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 CIVIL STATE OF CALIFORNIA

DANIEL JOHN HUGHES 12/1/22
RCE 60225

230 WELLINGTON AVENUE DETAILS

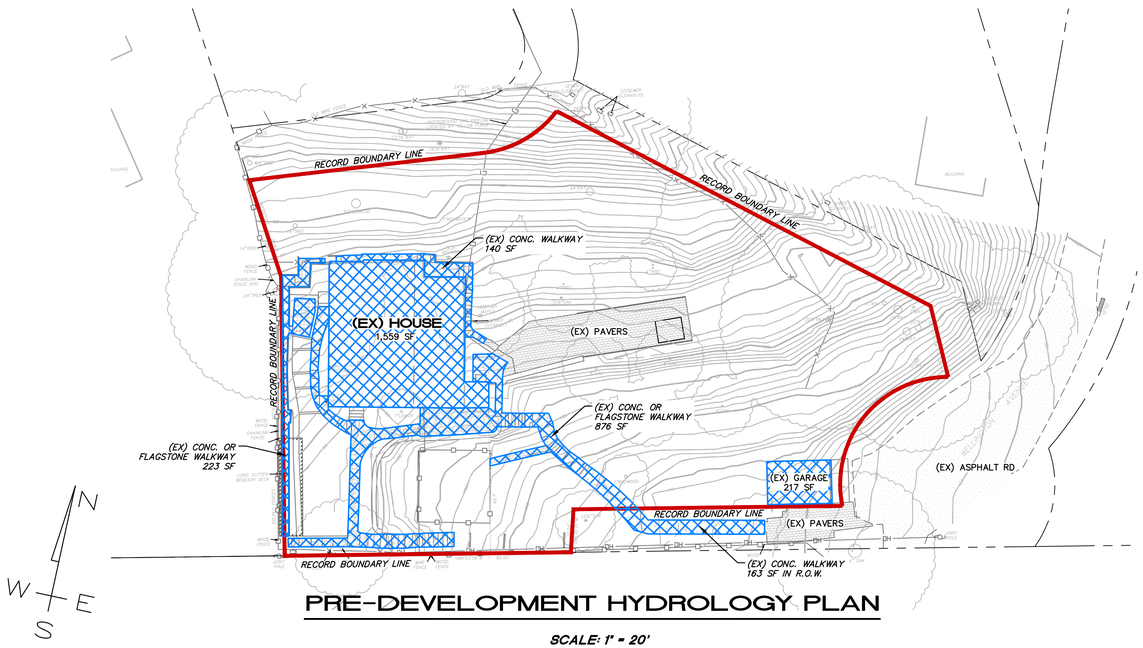
APN 072-121-29
230 WELLINGTON AVENUE
ROSS, CA 94957

FEBRUARY 2, 2026

JOB NO.
186-24

SHEET NO.
C6
OF 6 SHEETS

C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2024\186-24 230 WELLINGTON AVENUE\DWGS\186-24 IP.DWG 2/2/2026 10:46 AM EL

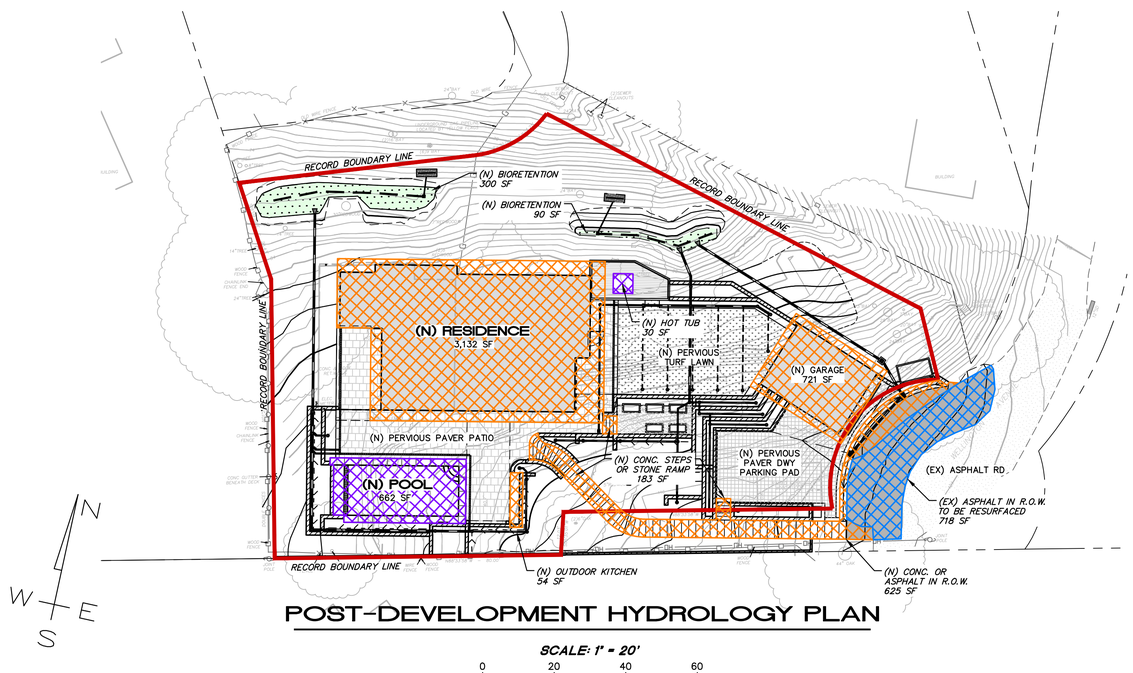


PRE-DEVELOPMENT HYDROLOGY PLAN

SCALE: 1" = 20'

0 20 40 60

(GRAPHIC SCALE IN FEET)



POST-DEVELOPMENT HYDROLOGY PLAN

SCALE: 1" = 20'

0 20 40 60

(GRAPHIC SCALE IN FEET)

PERMEABILITY CALCULATIONS

PRE-AND POST-CONSTRUCTION PERVIOUS/IMPERVIOUS AREAS (WITHIN PARCEL				
NOTE: TOTAL PARCEL AREA ±16,728 SF – 0.38 AC	IMPERVIOUS AREA (SF)	% OF TRIB	PERVIOUS AREA (SF)	% OF TRIB
PRE-CONSTRUCTION	3,015 SF	18.0%	13,713 SF	82.0%
POST-CONSTRUCTION	4,782 SF	28.6%	11,946 SF	71.4%
POST CONSTRUCTION CHANGE IN IMPERVIOUS AREA (NOT INCLUDING 625 SF NEW IMPERVIOUS AREA IN R.O.W. INCLUDING 30 SF HOT TUB AND 662 SF POOL)	+1,767 SF			

PROJECT BASMAA

TOTAL NEW AND REPLACED IMPERVIOUS AREA (SF) (NOT INCLUDING 662 SF POOL AND 30 SF HOT TUB, INCLUDING 625 SF NEW IMPERVIOUS AREA IN R.O.W.)	4,715 SF

BIORETENTION CALCULATIONS

BIORETENTION ID	IMPERVIOUS AREA DRAINING TO BMP (SF)	REQUIRED BIORETENTION: 8% x IMP. AREA (SF)	PROPOSED BIORETENTION AREA (SF)
BIO 1	4,715 SF	377 SF	390 SF

DRAINAGE LEGEND

- PARECEL BOUNDARY
- EXISTING IMPERVIOUS AREA
- PROPOSED NEW/REPLACED IMPERVIOUS AREA
- PROPOSED POOL/HOT TUB
- PROPOSED BIORETENTION

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING ❖ SURVEYING ❖
PLANNING ❖ CONST. MANAGEMENT
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968
MUNSELLE

REGISTERED PROFESSIONAL ENGINEER DANIEL JOHN HUGHES No. 60225 CIVIL STATE OF CALIFORNIA

DANIEL JOHN HUGHES 12/1/22
RCE 60225

230 WELLINGTON AVENUE
PRE/POST HYDROLOGY MAP

APN 072-121-29
230 WELLINGTON AVENUE
ROSS, CA 94957

MARCH 9, 2026

JOB NO.
186-24

SHEET NO.
H1
OF 1 SHEETS

C:\DB\MUNSELLE CIVIL DROPBOX\ELIA RODRIGUEZ-LOPEZ\COMPANY-DATA\MCE JOBS\2024\186-24 230 WELLINGTON AVENUE\DWGS\186-24 IP.DWG 3/10/2026 9:54 AM EL

TOPOGRAPHIC AND BOUNDARY SURVEY

230 WELLINGTON AVENUE
TOWN OR ROSS

MARIN COUNTY – CALIFORNIA
SCALE: 1 INCH = 8 FEET DECEMBER 2022

NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY, THEREFORE ONLY EASEMENTS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN PLOTTED.
3. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. MAIN FINISH FLOOR AT THE LOCATION SHOWN, ELEVATION = 100.00 FEET
4. 2' CONTOUR INTERVAL.

LEGAL DESCRIPTION:

LOTS 5 AND 6 IN BLOCK 14, AS DEPICTED ON THAT CERTAIN MAP ENTITLED, "AMENDED MAP OF WINSHIP PARK, ROSS VALLEY, MARIN CO., CAL.", FILED MARCH 7, 1916 IN BOOK 4 OF MAPS AT PAGE 95, MARIN COUNTY RECORDS.

ASSESSOR PARCEL NUMBER:

072–121–29

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

PIERS BARRY IN: OCTOBER 2022

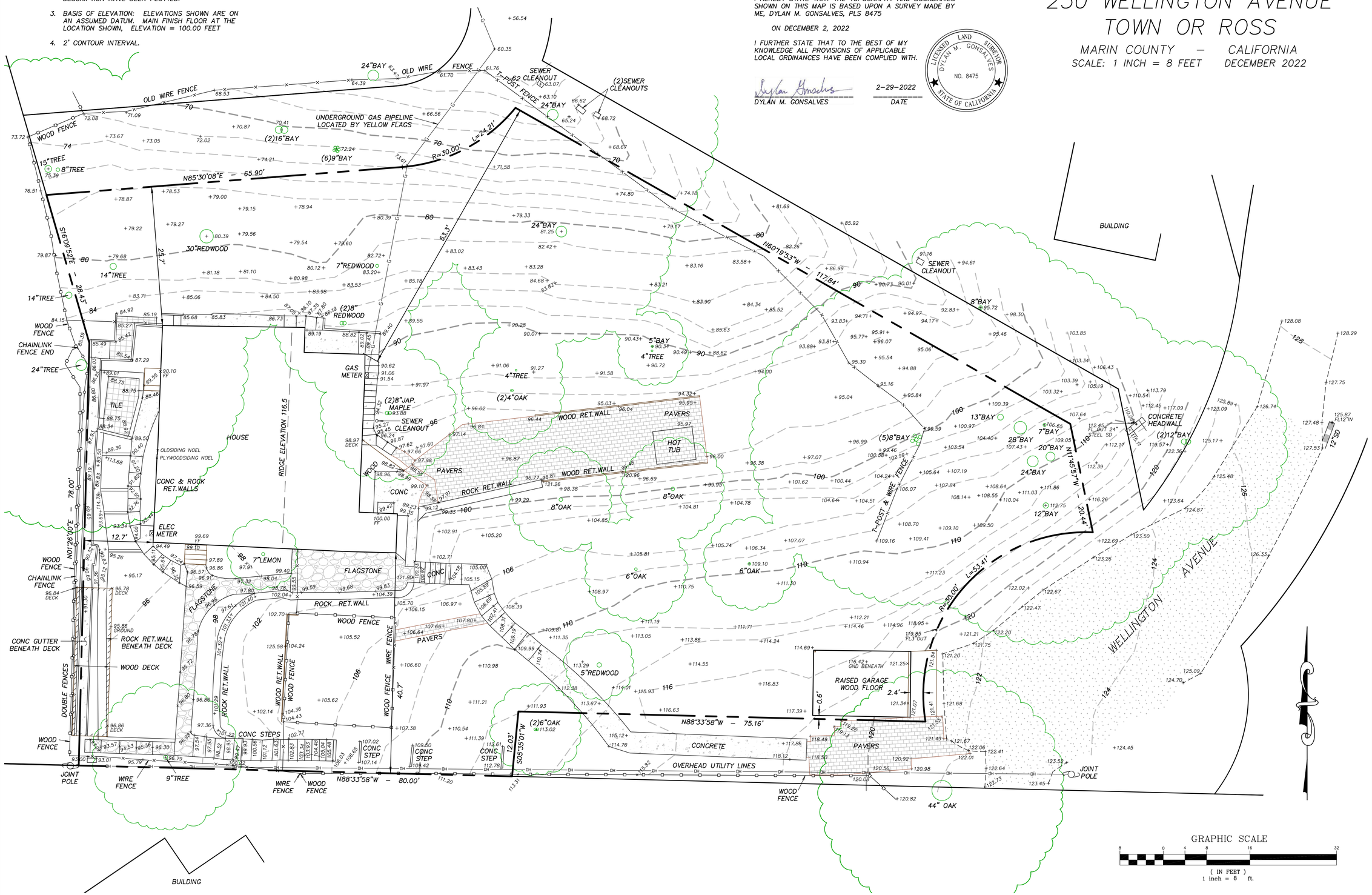
I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON DECEMBER 2, 2022

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DYLAN M. GONSALVES — 2–29–2022 DATE

LICENSED LAND SURVEYOR — DYLAN M. GONSALVES — NO. 8475 — STATE OF CALIFORNIA



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DMC ENGINEERING, INC.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
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REVISIONS

No.	DATE	DESCRIPTION	BY
1	2/29/24	CORRECTED SPOT ELEV DATUM	AWPM

TOPOGRAPHIC AND BOUNDARY SURVEY
230 WELLINGTON AVENUE
TOWN OF ROSS – CALIFORNIA
SCALE: 1 INCH = 8 FEET DECEMBER 2022

SHEET 1
OF 1 SHEET(S)
ORIG.DWG: 12–15–2022
REV.DWG: 2–29–2024
JOB: 22–117

ATTACHMENT 3

HISTORICAL RESOURCE REPORT FOR 230 WELLINGTON AVENUE, MARIN COUNTY, ROSS, CALIFORNIA

April 2026

PREPARED FOR

NINA & PIERS BARRY
230 WELLINGTON AVENUE
ROSS, CA, 94957

PREPARED BY

Alexandra Kirby, M.S.H.P.
Kirby Preservation & Planning

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Historical Resource Report for
230 Wellington Avenue, Town of Ross, Marin County, California

Prepared for

Nina and Piers Barry
230 Wellington Avenue
Ross, CA

Prepared by

Alexandra Kirby, M.S.H.P.

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April 2026

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EXECUTIVE SUMMARY

Purpose and Scope: Alexandra Kirby of Kirby Preservation & Planning (Consultant) was retained to prepare a Historical Resource Evaluation (HRE) for the property (Assessor Parcel No. 072-121-29) located at 230 Wellington Avenue (subject property) in the Winship Park neighborhood of the Town of Ross, California (Town). The property contains a one-story-over-basement vernacular residence constructed between 1906 and 1920 by an unknown builder or architect. This HRE includes the following: 1) the results of a cultural resource records search and literature review, 2) an intensive-level built environment survey, 3) a site history, and 4) an evaluation to determine if the property is eligible for listing in the California Register of Historical Resources (CRHR) and therefore constitutes an historical resource for the purposes of the California Environmental Quality Act (CEQA). The methodology for this HRE complies with best professional practices.

Dates of Investigation: On March 20, 2026, the Property Owner requested building permit records from the Ross Planning Department. Photographs of the property were taken on March 24, 2026. Archival research was completed in March and April 2026.

Survey Findings: According to Assessor's data, the property was constructed in 1906 and is age-eligible to be listed individually or as a contributor to an eligible historic district on the CRHR. Neither the building nor the surrounding neighborhood appears to have been previously evaluated for consideration.

Based on the following investigation and analysis, 230 Wellington Avenue is not individually eligible for listing in the CRHR, nor is it a contributor to a listed or eligible historic district. The property does not have a strong association with events or patterns that have made a significant contribution to the broad patterns of national, state, or local history (Criterion 1). Research to date did not reveal the property to have an association with the lives of persons or companies significant in national, state, or local history (Criterion 2); the residence is not designed in a masterful execution of any architectural style, and no architect or builder was identified in association with the property (Criterion 3), so it is not individually eligible for the CRHR. Lastly, a Criterion 4 evaluation is not required as part of the Town of Ross historic resource evaluation process and is beyond the scope of this report (Criterion 4). Lastly, the subject property is not currently part of any eligible or formally designated historic districts. The building was not found to be within the boundaries of any identified CRHR-eligible districts.

Therefore, 230 Wellington Avenue does <u>not</u> appear to be a historic resource for the purposes of CEQA review.

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Appendix A. Building Permits

I. INTRODUCTION

Purpose and Scope: The property owners retained Kirby Preservation & Planning to prepare a Historical Resource Evaluation (HRE) for the property located at 230 Wellington Avenue (subject property, Assessor Parcel No. 072-121-29) in the Town of Ross, California (Town). The property contains a one-story-over-basement vernacular single-family residence. This HRR includes the following: 1) the results of a cultural resource records search and literature review, 2) an intensive level built environment survey, 3) a site history, and 4) an evaluation to determine whether the property is eligible for listing in the California Register of Historical Resources (CRHR) and therefore constitutes a historic resource for the purposes of the California Environmental Quality Act (CEQA).

Architectural Historian Alexandra Kirby conducted and authored this evaluation. Ms. Kirby has a Master's degree in Historic Preservation from Columbia University and over a decade of experience as a preservation specialist, including eight years' experience working for the San Francisco Planning Department as a senior preservation specialist. Ms. Kirby exceeds the Secretary of the Interior's Professional Qualifications Standards (PQS) for Architectural History.

Property Location

The subject property is located in the Town of Ross, California (Figures 1, 2). The property occupies an odd-shaped .66-acre lot that measures approximately 110 feet wide by 150 feet in depth at the southwest terminus of Wellington Avenue, south of Loma Linda Avenue. The property is situated on a steep slope in the Winship Park neighborhood, overlooking the town of Ross to the west, with Sir Francis Drake Boulevard and San Anselmo Creek at the base of the slope.

1. Project Address: 230 Wellington Avenue
2. Block/Lot Number: 072-121-29
3. Current use: Residential, single family

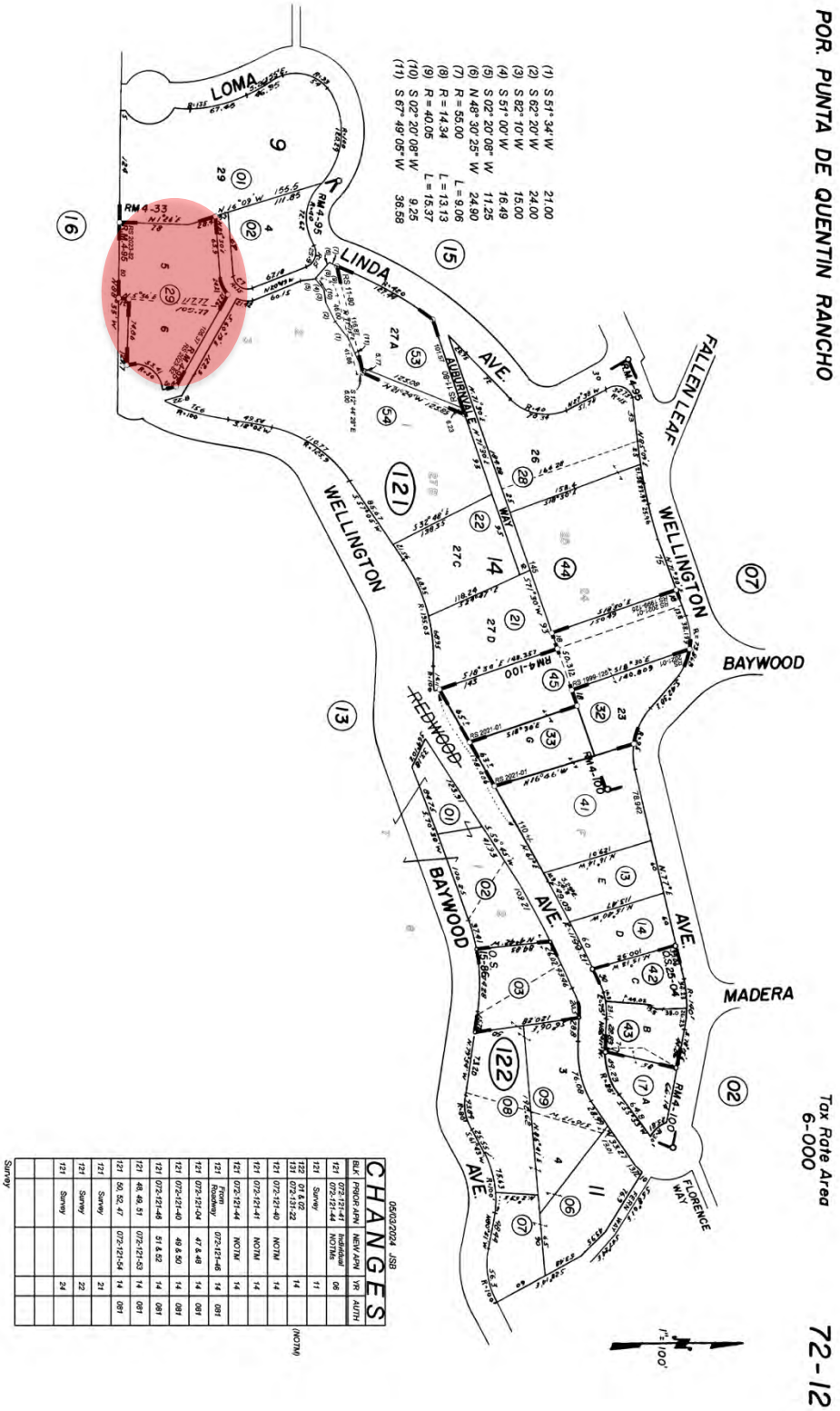

Figure 1. Assessor's map of the subject block (121) with subject parcel highlighted in red.

Source: Marin County Assessor's Office, 2026.

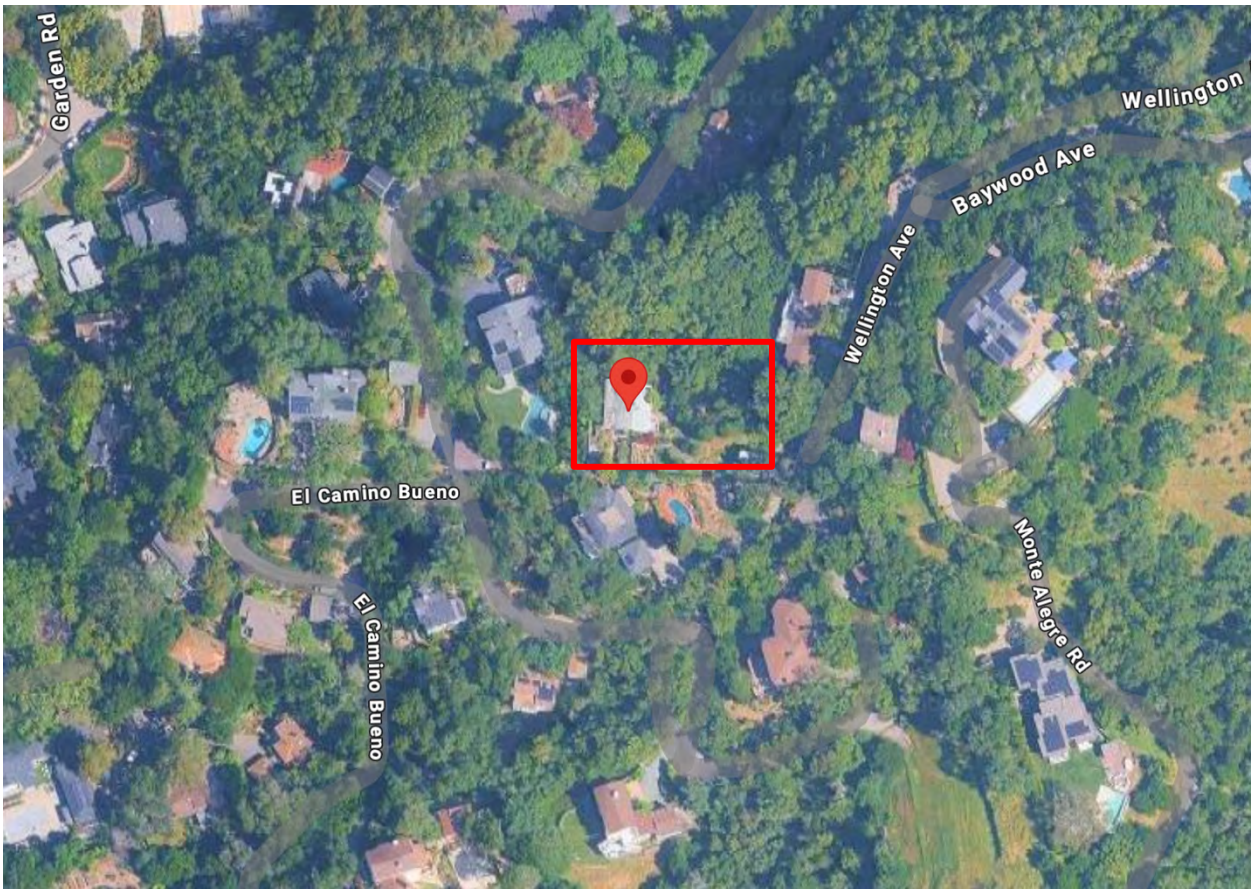

Figure 2. Project location on 2024 aerial photography, 1:5,000 scale (Image courtesy of Google Earth).

II. REGULATORY SETTING

This section discusses the applicable federal, state, and local laws, ordinances, regulations, and standards informing the identification of eligible historical resources.

Federal Regulations

National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 Code of Federal Regulations [CFR] 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B: It is associated with the lives of persons who are significant in our past;
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance."[1] In order to assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities:

1. *Location* – the place where the historic property was constructed or the place where the historic event occurred;
2. *Design* – the combination of elements that create the form, plan, space, structure, and style of a property;
3. *Setting* – the physical environment of a historic property;
4. *Materials* – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
5. *Workmanship* – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. *Feeling* – a property's expression of the aesthetic or historic sense of a particular period of time; and
7. *Association* – the direct link between an important historic event or person and a historic property.

[1] National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 2002).

State Regulations

California Register of Historical Resources

Created in 1992 and implemented in 1998, the California Register of Historical Resources (CRHR) is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."[2] Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in, or determined eligible for, the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Criterion 2: It is associated with the lives of persons important in our past;
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and/or
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.[3]

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Assessments of historic integrity typically follow the same process as for the NRHP; however, resources whose historic integrity does not meet NRHP standards may still be eligible for listing in the CRHR. Resources eligible for the NRHP, under the corresponding Criteria A, B, C, and D, are automatically listed in the CRHR.

In order to assess integrity, the same seven qualities that the National Park Service recognizes are applied to establish historic integrity. To retain integrity, a property must possess several, if not all, of the above-listed qualities.

III. RESEARCH AND FIELD METHODOLOGY

This evaluation was conducted in accordance with the practices described in the Secretary of the Interior's *Standards and Guidelines for Historic Preservation*, including standards for planning, identifying, evaluating, and documenting resources. In addition, this report was prepared according to the requirements of the Planning Department for historical resource evaluations. Applicable national, state, and local level criteria were considered.

[2] Public Resources Code, Sections 21083.2 and 21084.1.

[3] Public Resources Code, Section 15024.1(c).

Cultural Resource Record Search

In addition to official maps and records on the Ross Planning Department and Marin County records, the following sources of information were consulted as part of the records search:

- National Register of Historic Places (NRHP)
- California Register of Historical Resources (CRHR)
- California State Historical Landmarks
- California Points of Historical Interest
- California Historic Resources Inventory (HRI)
- Moya del Pino Library – Ross Historical Society
- San Anselmo Historical Society
- Marin County Free Library – Anne T. Kent California Room

Additional Research

Further property and neighborhood-specific research was performed to confirm and/or inform building construction dates of the subject property and characterize the historical development of the surrounding area. In addition to reviewing building permits on file with the Town of Ross, the following digital archives and organizations were consulted to identify relevant historic photographs, newspaper articles, city directories, and maps:

- San Francisco Public Library
- Berkeley Bancroft Archives
- Online Archive of California
- Calisphere
- California Digital Newspaper Collection

A built environment survey of the subject property was conducted on March 24, 2026, by the property owner. The purpose of the survey was to identify and photograph the subject property and to inform its historical significance evaluation. The field survey consisted of a visual inspection of the existing building and its associated features and landscape.

IV. ARCHITECTURAL DESCRIPTION

230 Wellington Avenue is located at the west end of a cul de sac on Wellington Avenue in the Winship Park neighborhood on a lot that slopes down on an east-west axis. The subject property consists of an irregular-shaped parcel that measures approximately 150 feet deep by approximately 110 feet deep. The residence is a one-story-over-basement single-family residence designed in a vernacular shingle style with Craftsman influences. It is clad in wood shingles with a low-pitched gable roof that has a prominent eave with exposed rafter beams (Figures 3, 4). The building features a rectilinear plan with minor extensions on the east and north elevations.

The building is set to the rear of the lot with an unenclosed, gabled one-car garage structure at the street level. The residence is accessed via a stepped concrete walkway with a single wood handrail that meanders through a mature garden setting, and a fenced in vegetable garden is located on the south side of the lot (Figure 4). The access stairs end at a paved stone patio, where the front door is set on the east (right) side of the south elevation, which is one story in height (Figure 5). The entrance features a single paneled door glazed on the upper third with a single transom light above, a fixed window to the right, and a double-hung vinyl window with simulated divided lites to the left. The west side of the southern elevation is partially obscured by a mature citrus tree and features a three-over-five double slider window on the west (left) side (Figure 6). An addition to the west side of the house features a shed roof that extends from the side of the gable. The addition has a single glazed door accessed via steps with handrails, and to the left of the door is an aluminum slider window.

The east side elevation is one story in height on the south side and the topography of the site exposes the basement level below on the north side. A small bump out extends from the south side of the elevation with a two-over-two fixed wood sash window facing east. On the north side of the extension, a wood paneled door opens out to the paved stone patio and a compact wood deck that runs along the side of the house (Figure 7). Two one-over-one double hung vinyl windows are set on the primary plane of the east elevation. To the north, the basement level is clad in painted wood clapboard siding and a concrete stair runs along the slope of the hillside against the east wall. Two plywood doors open to the side yard (Figure 8).

The north rear elevation is two stories in height with shingle siding on the main upper floor and wood clapboard on the basement level. An original two-story extension extends out from the main wall, capped with a gable roof set below the main roofline (Figure 9). The upper floor features three fixed-pane windows on either side of the extension, and two-over-two fixed wood windows are set on either side of it. The north elevation of the extension features a tripartite vinyl window with a modern fixed window in the center and double-hung windows on either side, framed with thick squared pilasters at the corners (Figure 10). On the lower level, a small two-over-two wood window is set on the east side of the north elevation, and a solid wood door leads to the basement. On the west side, a screened wood double-hung window looks out into the forested side yard.

The west side elevation features the same siding as the north on the rear side of the building and painted plywood siding on the western sunroom addition to the south. The basement level features a wood paneled door with glazing in the upper portion, covered by a simple awning supported by wood posts (Figure 11). A double-hung wood window with ogee lugs is set to the left (north) of the door and a small vinyl slider window to the south. Above, wood sash two-over-two fixed windows are set in wood frames and an air conditioning unit project from the center of the upper floor level. To the south, there is no fenestration on the ground floor level, and three aluminum slider windows are located on the upper floor.

Figure 3. Walkway leading to 230 Wellington Avenue from the garage, looking west.

Figure 4. Overview of 230 Wellington Avenue, looking west.

Figure 5. Primary entrance, looking northeast.

Figure 6. South side of primary elevation, looking north.

Figure 7. Rear elevation, looking west.

Figure 8. East elevation from north corner, looking southwest.

Figure 9. North elevation from east corner, looking west.

Figure 10. North elevation, looking south.

Figure 11. South elevation and side yard, looking east.

Setting

230 Wellington Avenue is located in the center of the Winship Park neighborhood, on the east side of Sir Francis Drake Boulevard and San Anselmo Creek, and south of the town of San Anselmo. The properties surrounding the subject property are composed primarily of two- to three-story single-family homes designed in a variety of architectural styles ranging from the early 20th Century to the post-WWII modern period and through modern day. Buildings are typically set back from the street on larger parcels, concealed by the wooded landscape, and many have stand-alone covered parking structures at the street front due to the dramatic topography of the neighborhood.

V. HISTORIC AND NEIGHBORHOOD CONTEXTS

Below is a summary of the history of the area, primarily adapted from the historical contexts provided by the Ross Historical Society and the San Anselmo Historical Museum.

Indigenous Roots and Early Settlement

Long before European contact, the Coast Miwok Indians occupied the Ross Valley, living off the land, with seven mounds located in what is now the Town of Ross. Their way of life was devastated by Spanish incursion and the establishment of Mission San Rafael in 1817, after which survivors were displaced from their ancestral land. The area then passed through Mexican and then American hands following the Treaty of Guadalupe Hidalgo in 1848. James Ross, a Scottish immigrant who came to California during the Gold Rush, purchased the nearly 8,900-acre Rancho Punta de San Quentin from Benjamin Buckelew in 1857 for $50,000 in gold coin, establishing Ross Landing and operating tri-weekly schooners to San Francisco.[4] He prospered not as a miner but as a wine and spirits wholesaler, though he died just five years after acquiring the rancho.

Growth and Incorporation

After James Ross's death in 1862, his widow Annie managed the estate and began selling off parcels to meet legal obligations. Ross's daughter Annie Ross Worn and her husband established "Sunnyside," an estate on 21 acres that became the site of the present-day Marin Art and Garden Center, where they planted specimen trees and gardens gathered from their travels abroad. By the 1890s, many prosperous San Francisco families had established beautiful estates in Ross, and in 1908 the Town of Ross was officially incorporated, with approximately 750 dwellings.[5] The 1906 San Francisco Earthquake brought additional families across the bay, many of whom chose to settle in Ross permanently. Early civic investments included five reinforced concrete bridges, a fire house, a grammar school, and the donation of Ross Common to the town by Annie Ross Worn in 1911.

The land that would become the Winship Tract has its roots in the Barber family's 71-acre purchase from the Ross estate in 1866. Shortly after purchasing their property in Ross Valley, the Barbers built a home on a portion of the property, the site of which is now at 1 Garden Way in Winship Park. The Barbers were prominent San Franciscans - William was a noted attorney and his wife Elizabeth was a cousin of Ralph

[4] Ross Historical Society, "A Timeline of Ross History," n.d. https://www.moya-rhs.org/ross-timeline, Accessed April 1, 2026.
[5] Ibid.

Waldo Emerson. In 1892, they built a second home on their property to rent as a summer residence, designed by architect Maxwell G. Bugbee; that house survives today at 73 Winship Avenue.[6]

In June 1905, Elizabeth Barber deeded 61.5 acres, including the Barber home, to Emory and Kate Winship (nee Dillon) of San Francisco for $76,000 (Figure 12). The Winships had leased the summer house in 1904 and ultimately purchased the property as a country home.[7] Kate May Dillon, born in 1877, was an adopted niece of Charles and Kate McLaughlin, who had left Kate and her cousin, Mary Ives Crocker, with an inheritance of nearly $4,000,000 in 1888, when she was 11 years old. Much of the fortune was invested in extensive real estate holdings in San Francisco and throughout the state in the following decades, including the property in Ross.[8] Kate married U.S. Navy Lieutenant Emory Winship in 1904. The couple sold the relocated to Emory's hometown of Macon, Georgia, around 1910, and sold the property in 1916, after subdividing it into individual parcels in 1912.[9] Their primary residence was listed in San Francisco during this time and they are listed in the 1910 Federal Census in Macon, Georgia, with their two children, Dillon and Katherine, as well as a number of servants.[10] Kate Dillon Winship died in 1920 in Georgia at the age of 39 due to an illness. Emory Winship returned to San Francisco after her death and remarried, residing in San Francisco. He died in 1931.[11]

The Winship Tract was subdivided in 1912, later than neighboring tracts in the area. The Barber Tract had been subdivided in July 1904, the Linda Vista Tract was put on the market in 1907, and Ross incorporated in 1908.[12] The Winship subdivision created what is now the residential neighborhood of Winship Park, centered on Winship Avenue, which today contains addresses ranging from 4 to 73 Winship Avenue. The original street layout is still largely intact, with a series of winding roads that curve along the slopes of the hillside.

Property Development History

The subject property and neighborhood are not depicted in the 1914 Sanborn Fire Insurance map, which cuts off west of the subject parcel (Figure 13). The map does, however, illustrate that the lower area (west) of the Winship tract remained sparsely developed at the time, as it had been subdivided only two years prior, and presented difficult topography to develop on. A 1915 map of Ross illustrates the meandering paths of the roads, which needed to navigate the hilly terrain, and a 1916 subdivision map shows the original layout of the subject block parcels and earlier name of the subject street, Redwood Avenue (Figures 14, 15). The 1942 Sanborn map depicts the subject building in approximately its current layout (Figure 16). At the time the parcel was composed of two distinct lots, 5 and 6, and a small street named Laurel Way ran between Loma Linda Avenue to the north and Wellington Avenue (then Baywood Avenue, previously Redwood Avenue, as noted on the map) to the east. By 1955, the two lots were merged to form lot 29, and the Knapp family operated a small nursery on the site. No historic photos of the building were located, nor were any development announcements in local papers.

[6] San Anselmo Historical Museum, "The Barber Family," n.d. https://sananselmohistory.org/articles/barber-tract/barber-family/ Accessed April 1, 2026.
[7] Ibid.
[8] *San Francisco Examiner*, "A Large Fortune Given to Two Young Ladies" April 1, 1888.
[9] San Anselmo Historical Museum.
[10] 1910 U.S. Federal Census,
[11] *San Francisco Chronicle,* "Emory Winship, Wealthy Society Man, Kills Self." March 22, 1931, Page 54.
[12] San Anselmo Historical Museum.

Figure 12. Official Map of the Town of Ross, 1909, Richardson Survey, prior to the subdivision of the Winship Tract. Courtesy of the Anne T. Kent California Room, Marin County Free Library. Digital ID R A-3-18a

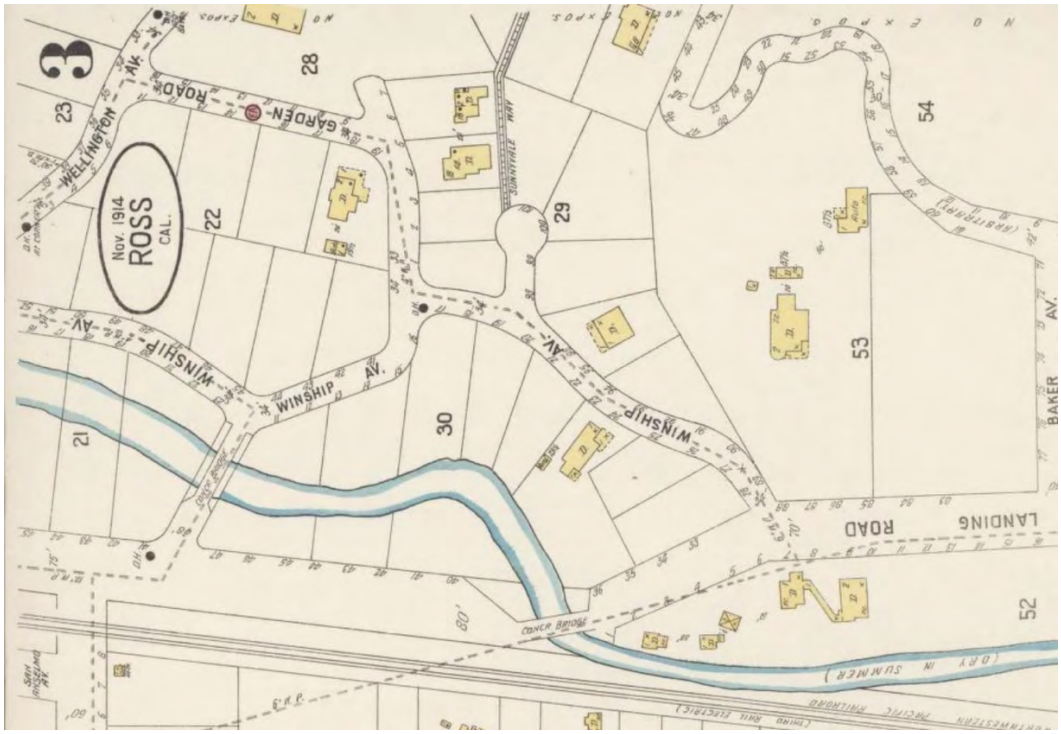

Figure 13. Upper right corner of the 1914 Sanborn Fire Insurance map for Ross, California, Sheet 3. North is left. The subject parcel is not shown on the map.

Figure 14. Official Map of the Town of Ross, 1915, Richardson Survey, showing initial street layout within Winship Park. Courtesy of the Anne T. Kent California Room, Marin County Free Library. Digital ID R A-3-18b.

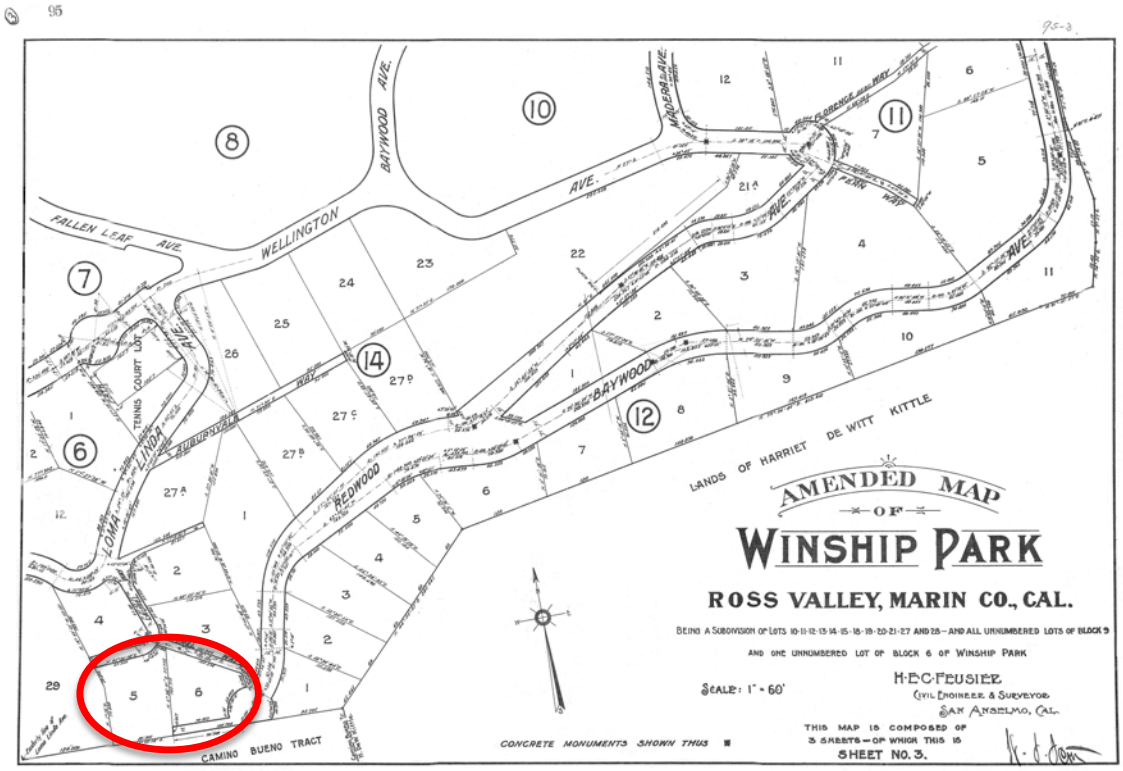

Figure 15. 1916 Subdivision map of Winship Park, parcel highlighted in red. Marin County Recorder's Office.

Figure 16. Subject property, as depicted in the Sanborn Fire Insurance Maps of Marin County, 1942 (Sanborn Fire Insurance Map Company, revised 1942 – Sheet 5). Subject property outlined in red, north is up.

Figure 17. 1965 Aerial image of 230 Wellington Avenue, courtesy of the UC Santa Barbara Aerial Photography archives. The landscape and greenhouse for Knapp Nursery are visible.

ARCHITECTURAL CONTEXT

The Assessor's data note that the building was constructed in 1906, however no original permit was located to verify this. The building appears to have been originally designed in a vernacular style with Craftsman elements such as the pilasters framing the rear windows on the upper floor and the low-pitched gable with exposed rafters; however, the design of the building is not a typical expression of the Craftsman style, which typically have entry porches and more stylized windows.

VI. SITE HISTORY

Ownership and Residents

The subject parcel was originally part of the property of Kate D. Winship, a wealthy heiress who owned thousands of acres of land throughout the Bay Area and Sacramento delta areas as well as numerous holdings in San Francisco. Kate and her husband, Navy Lieutenant Emory Winship, relocated to Macon Georgia in 1910, and subdivided and sold the land in 1912. Water, sidewalks, and roads were installed in the summer of 1912.[13]

Gustave Henry Umbsen, a successful San Francisco-based realtor who operated G.H. Umbsen & Co., purchased much of the Winship Tract in 1919, after it had been subdivided.[14] Following his death in 1921, his widow Helen D. Umbsen sold the subject property to Dr. Edward Knapp in September of 1922. Ads for Winship Park were placed in local papers to draw families to the bucolic setting (Figure 18). The Umbsens resided in the Winship Tract as of 1912 as a second seasonal home.[15]

Dr. Edward V. Knapp was born in Pennsylvania in 1878 and served as a surgeon at Fort Miley in San Francisco from 1908 to 1909.[16] He moved to Marin by 1920 with his wife and practiced medicine in San Francisco and Ross General Hospital until his retirement in 1952. He and his wife, Ethel Marie Knapp (nee O'Connor), were married in San Francisco in 1913 and had four children: Thomas Crandall, Elizabeth Marie, William G., and John G. Knapp. The Knapp family was listed as residing at "Winship Park and County Road" in Ross in 1920, and Edward's draft card in 1918 notes them as living in Ross with no numerical address noted.[17] Edward died at the age of 78 in 1956 and Ethel appears to have remained at 230 Wellington Avenue until her death in 1986, with Thomas and William, who do not appear to have married.

The residence was passed on to the Knapp children in a trust and remained in the Knapp family until 2007. Thomas and William continued to live at the residence and operated a wholesale nursery called "Knapp Nursery" from the property while John worked as a tile setter. Elizabeth worked in San Francisco as a secretary for various charities.[18] John married in 1959 and relocated.

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[13] *San Anselmo Herald,* "Events of the Week," June 22, 1912. Page 5.
[14] Marin County Assessor's records, accessed April 2, 2026.
[15] *San Anselmo Herald,* "The Valley in Brief," October 5, 1912. Page 6.
[16] *Daily Independent Journal*, "Dr. Knapp Dies at Ross Home." Sep 28, 1956 ·Page 4; National Archives and Records Administration (NARA); Returns from U.S. Military Posts, 1800-1916; Microfilm Serial: M617, Roll: 778
[17] 1920 US Federal Census, Marin County.
[18] *Marin Independent Journal,* Obituaries, August 5, 2006.

Table 1. Chronology of ownership of 230 Wellington Avenue, Marin County Assessor's Office.

Date	Seller	Buyer	Seller Occupation/ Details
2/27/1920	Crocker Investment Company	Helen D. Umbsen	Real Estate investment firm owned by the Crocker family
10/26/1937	Helen D. Umbsen	Edward V. and Ethel M. Knapp	Umbsen's husband purchased over 20 parcels within the Winship Tract in 1919
7/15/1946	Edward M. and Ethel V. Knapp	Ethel Marie Knapp	Edward Knapp, a physician, died in 1956
6/20/1988	Ethel Marie Knapp	Thomas C., Elizabeth Marie, and William G. Knapp	Ethel Knapp died in 1986
4/18/2007	William G. Knapp 2006 Revocable Trust	Peter A. Barry & Janice D. Barry	Thomas Knapp died in 1998, Elizabeth Knapp died in 2006.
12/21/2015	Peter A. Barry & Janice D. Barry	Piers Ambrose Barry and Anna Danielle Barry	

Figure 18. 1921 Advertisement for Winship Park by G.H. Umbsen & Co. Daily Independent Journal*, November 7, 1970.*

Permit History

No original permit for the building was on file with the Ross Building Department, nor were permits for the west side addition of the sunroom. Similarly, no newspaper building contracts were identified for the original construction of the property. The Assessor's records note the property as being developed in 1906; however, that appears highly unlikely based on the development history of Winship Park, where the only building noted during Kate D. and Emory Winship's residence from 1905 to 1912 was their own residence. Water and roads were also not laid by 1906, and no water tap record was on file for the property. As such, the construction date is likely in the 1910s or 20s, based on the architecture of the building. The residence was presumably already constructed when the Knapp family purchased it in 1937, but no information was found to clarify the original date of construction.

Alterations

The subject property appears to have undergone nominal alterations since its original construction, although the available records on file only date back to 1997.[19] These include the minor side addition to the west elevation, creating a sunroom, and partial replacement of windows. The full permit history for 230 Wellington Avenue is provided in Appendix A. A 1974 appraisal of the property additionally notes the removal of a greenhouse on the property.

Table 2. Permit History for 230 Wellington Avenue, Ross Department of Buildings.

Date	Permit No	Owner	Architect/ Contractor	Scope of Work, Cost
April 1997	14035	Bill Knapp	Ongaro & Sons	Replace furnace
August 1997	14086	Bill Knapp	Illegible	Termite repair
December 1997	14167, 14119	William Knapp	DeMello Roofing	Replace roof with composition shingle
May 2007	16329	P. Barry	Rortech Electric	Upgrade electrical service
March 2018	Bld180-0001	Piers Barry	Gopher-It Trenching	Replace sewage line
September 2018	Bld18-0164	Piers Barry	The Energuy	Replace furnace

[19] The property owners requested a Building Address File from the Ross Planning Department in March 2026, and Alexandra Kirby spoke with Planning staff on March 25, 2026, to confirm that no additional records were available for review.

VII. EVALUATION

California Register of Historical Resources Eligibility

Criterion 1: 230 Wellington Avenue does not have a strong association with events or patterns that have made a significant contribution to the broad patterns of national, state, or local history.

Research has not uncovered any historically significant events that have taken place at the property. As for an association with historically significant patterns, the property was reportedly constructed in 1906, however it appears to be much more likely, based on its design and the history of Winship Park, that it was likely constructed during the 1910s, while the surrounding neighborhood was being developed as well as the Town of Ross more broadly. No research suggests that the building was one of the first on the tract, but rather that the Assessor's records are inaccurate. Therefore, the subject property is not individually eligible under Criterion 1 for listing in the CRHR.

Criterion 2: Research to date did not reveal the property to have an association with the lives of significant persons in our past.

The first known owner of the parcel, prior to subdivision, was Kate D. Winship, an heiress who was heavily invested in real estate throughout California, most notably in San Francisco. The subject parcel is not directly associated with Winship, as it was developed following her residence in the area, which ended in 1910. Helen D. Umbsen, the wife of deceased real estate developer Gustave H. Umbsen, purchased the subject parcel from the Crocker Investment Company and sold the property to Edward V. Knapp in 1937. The Umbsens may have been significant figures in the general development of the broader Bay Area, but the subject parcel was part of a broader investment in the neighborhood and is not significantly tied to G.H. Umbsen's work in the region. The building was presumably already constructed by the time Edward V. Knapp purchased it from Umbsen in 1937. Knapp and his family occupied the residence for over 70 years and two generations. While they were likely valued figures in the Ross community, both through their contributions to local healthcare and the operation of the Knapp Nursery, they do not rise to a level of local, state, or national significance. Therefore, the subject property is not individually eligible under Criterion 2 for listing in the CRHR.

Criterion 3: The subject property is not an exemplary expression of Craftsman-style architecture, but rather a loose, vernacular iteration of the style. No architect or builder was identified in association with the building, and it does not represent a unique, distinctive, or exemplary design, but rather a modest, single-family residence. Therefore, it does not rise to the level of individual significance for architecture.

Criterion 4: Evaluation under Criterion 4 is beyond the scope of this report. Criterion 4 applies to the potential for sub-surface materials to yield important historic information and can only be evaluated by qualified archeologists.

District Status: The subject property is not located within a previously identified listed or eligible historic district. It is located within the Winship Park neighborhood, which is composed of residences that were constructed between 1912 and modern day, with a variety of styles including Mediterranean Revival, Craftsman bungalows, and traditional vernacular residences.

The subject block was less than 50 percent developed by 1942, as seen in the Sanborn Fire Insurance Map (Figure 16). There is no clear record of the development of the block more broadly. As such, the block represents typical infill development of many Marin County neighborhoods, with construction spanning from the turn of the century to present day. Therefore, the subject block and surrounding area within Winship Park does not appear to consist of an eligible historic district.

Character-Defining Features

For a cultural resource to be eligible for national, state, and/or local designation, the essential physical features, or character-defining features, that enable a property to convey its historic significance must be present. These features must be retained with sufficient integrity to convey historic significance. Character-defining features can be expressed in terms of form, massing, proportion, historical development, plan, aesthetic design, architectural style, and materiality.

In addition to being significant under one or more criteria, a resource must retain enough of its historic character and appearance to be recognizable as a historical resource and retain integrity, which is defined as the ability of a resource to convey the reasons for its significance [CCR Title 14 Section 4852(c)]. Generally, a cultural resource must be 50 years old or more to qualify for the California Register.

A list of character-defining features was not developed for 230 Wellington Avenue, as the property was not found to be eligible for listing on the CRHR.

Integrity Assessment

National Register Bulletin *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1997) states that the quality of significance is present in districts, sites, buildings, structures, and objects that possess integrity. There are seven aspects of integrity to consider when evaluating a cultural resource: location, design, setting, materials, workmanship, feeling, and association. Each aspect is described below:

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

3. *Setting* is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Physical features that constitute the setting of a historic property can be either natural or manmade, including topographic features, vegetation, paths or fences, or relationships between buildings and other features or open space.

4. *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

5. *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisan's labor and skill in constructing or altering a building, structure, object, or site.

6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.

7. *Association* is the direct link between an important historic event or person and a historic property.

Historical resources eligible for listing in the California Register must meet at least one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable

as historical resources and to convey the reasons for their significance. "To retain historic integrity a property will always possess several, and usually most, of the aspects" (National Park Service 1997; California Office of Historic Preservation 2011).

The integrity of 230 Wellington Avenue was not evaluated, as the property was not found to be historically significant.

VIII. CONCLUSION

230 Wellington Avenue is a one-story-over basement vernacular residence that was constructed by an unknown builder and architect between 1906 and 1920. Very little information was found about the history of the property.

Based on the preceding investigation and analysis, 230 Wellington Avenue is not individually eligible for listing in the CRHR, nor is it a contributor to a listed or eligible historic district. The property does not have a strong association with events or patterns that have made a significant contribution to the broad patterns of national, state, or local history (Criterion 1). Research to date did not reveal the property to have an association with the lives of persons or companies significant in national, state, or local history (Criterion 2); the residence is not designed in a masterful execution of any architectural style, and no architect or builder was identified in association with the property (Criterion 3). Lastly, a Criterion 4 evaluation is not required as part of the Town of Ross historic resource evaluation process and is beyond the scope of this report (Criterion 4). Therefore, the property is not individually eligible for listing on the CRHR.

The subject property is not currently part of any eligible or formally designated historic districts and was not found to be within the boundaries of any identified CRHR-eligible districts.

In conclusion, 230 Wellington Avenue does <u>not</u> appear to be a historic resource for the purposes of CEQA review.

REFERENCES CITED

Marin County Assessor's records, accessed April 2, 2026.

McAllister, Virginia & Lee. *A Field Guide to American Houses*. 1997.

National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: National Park Service, 2002.

National Park Service. *National Register Bulletin 32: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*. Washington, D.C.: National Park Service, 2002.

San Anselmo Historical Museum, "The Barber Family," n.d. https://sananselmohistory.org/articles/barber-tract/barber-family/ Accessed April 1, 2026.

Sanborn Fire Insurance Map Company. Marin County. Various Years.

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Newspaper References

Daily Independent Journal, "Dr. Knapp Dies at Ross Home," Sep 28, 1956 ·Page 4.

Marin Independent Journal, Obituaries, August 5, 2006.

San Anselmo Herald, "Events of the Week," June 22, 1912. Page 5.

San Anselmo Herald, "The Valley in Brief," October 5, 1912. Page 6.

San Francisco Chronicle, "Emory Winship, Wealthy Society Man, Kills Self." March 22, 1931, Page 54.

San Francisco Examiner, "A Large Fortune Given to Two Young Ladies" April 1, 1888.

Online References

Returns from U.S. Military Posts, 1800-1916; Microfilm Serial: M617, Roll: 778. Ancestry.com, accessed April 2, 2026.

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Appendix A.

Building Permit History

Building Address File

Address: *230 Wellington Ave*

APN: 072-121-29

930-10

TOWN OF ROSS --- INSPECTION REQUEST

DATE ~~2/26/19~~ 3/5/19

ADDRESS 230 Wellington

NAME Piers 626 422-0607

DATE RECEIVED

REMARKS Final Mech

BUILDING	PLUMBING	ELECTRICAL	HEATING	POOL
Site Grade	Under Floor	Temp. Pole	Under Floor	Site
Footings / Foundation	2nd Floor	U Ground	Ducts	Steel
Piers Slab	Rough	Roof	Vents	Plumbing
Fireplace Roof	Topout	Slab	Air Cond.	Electric
Structural Frame	Gas Piping	Rough	Radiant	Heater
Floor Frame	Water Service	New Service	Final	Gas Piping
Drywall Lath	Chemical Toilet	Final		Pre-gunnite
Scratch Brown	Sewer			Final
Insulation	Final			
Close-In				
Final	Solar			
			03/5/19 EP	
Approved	Approved	Approved	Approved	Approved
Correction	Correction	Correction	Correction	Correction
FINALED	FINALED	FINALED	FINALED	FINALED

TOWN OF ROSS --- INSPECTION REQUEST

DATE 12/18/18

ADDRESS 230 Wellington

NAME Pierce 422-0607

DATE RECEIVED

REMARKS Mech final furnace

BUILDING	PLUMBING	ELECTRICAL	HEATING	POOL
Site Grade	Under Floor	Temp. Pole	Under Floor	Site
Footings / Foundation	2nd Floor	U Ground	Ducts	Steel
Piers Slab	Rough	Roof	Vents	Plumbing
Fireplace Roof	Topout	Slab	Air Cond.	Electric
Structural Frame	Gas Piping	Rough	Radiant	Heater
Floor Frame	Water Service	New Service	Final	Gas Piping
Drywall Lath	Chemical Toilet	Final		Pre-gunnite
Scratch Brown	Sewer			Final
Insulation	Final			
Close-In				
Final	Solar			
Approved	Approved	Approved	Approved	Approved
Correction	Correction	Correction	Correction	Correction
FINALED	FINALED	FINALED	FINALED	FINALED

Nobody home, please reschedule 453 1453 ext 170

TOWN OF ROSS --- INSPECTION REQUEST

DATE 10-23-2018

ADDRESS 230 Wellington

NAME

DATE RECEIVED

BLD18-2044

REMARKS Mech Final
1-Need Fuse Tab Receptacle
For Furnace
2-Need CPR Forms From
Mech. Contractor

BUILDING	PLUMBING	ELECTRICAL	HEATING	POOL
Site Grade	Under Floor	Temp. Pole	Under Floor	Site
Footings / Foundation	2nd Floor	U Ground	Ducts	Steel
Piers Slab	Rough	Roof	Vents	Plumbing
Fireplace Roof	Topout	Slab	Air Cond.	Electric
Structural Frame	Gas Piping	Rough	Radiant	Heater
Floor Frame	Water Service	New Service	Final	Gas Piping
Drywall Lath	Chemical Toilet	Final		Pre-gunnite
Scratch Brown	Sewer			Final
Insulation	Final			
Close-In				
Final	Solar			
Approved	Approved	Approved	Approved	Approved
Correction	Correction	Correction	Correction	Correction
FINALED	FINALED	FINALED	FINALED	FINALED

BUILDING PERMIT APPLICATION

TOWN OF ROSS P.O. Box 320 Ross, CA 94957 (415) 453-1453 ext. 106

TOWN OF ROSS PERMIT NUMBER: B018-0164

FOR APPLICANT TO FILL IN

Assessor's parcel No. 72-121-29

Project address 230 Wellington

Project description: Replace Furnace

New construction:

Remodel-Addition

Repair

Owner Piers Barry

Telephone # (626) 422-0607

Contractor Ourgas and Sons

Address 2545 Dutton Ave Santa Rosa CA 95407

Telephone # (707) 525-3511

Please initial appropriate section below:

____ "I certify in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California."

✓ I certify as the applicant I am licensed under the provisions of the Contractor's License Law and further that my License No: 215233 in Classification C-20 is in full force and effect: or

____ I certify I am exempt from the "Licensed Required" provisions of the Contractor's License Law. (State basis of exemption.)

I hereby acknowledge I have read this application and state that the above is correct and agree to comply with all Town and State Laws regulating building and improvements.

I (We) agree to save, indemnify and keep harmless the Town of Rose against liabilities, judgments, costs and expenses which may in any way accrue against said Town in consequence of the granting of this permit.

SIGNATURE OF APPLICANT/CONTRACTOR

DATE 9/25/18

APPLICATION FOR PERMITS

ELECTRICAL PERMIT INSTALLATION	NO.	EACH	FEE
Light Outlets ☐ Switches ☐			
Circuits ☐ Receptacles ☐			
Range ☐ Cook Top ☐ Oven ☐			
Dryer ☐ Dishwasher ☐ Garb. Disp. ☐			
220 Volt Outlet ☐			
Construction Pole			
New Service-100 amp			
Each additional 100 amp or Portion			
New Construction per 100 sq. ft.			
120 Volt Motor 1 H.P. or less. Each add'l 1.00			
Electric Heaters			
Misc. Per Ordinance			
		Issuance	
		TOTAL ELECTRICAL PERMIT FEE	$

PLUMBING PERMIT INSTALLATION	NO.	EACH	FEE
Gas System with up to 5 outlets			
Each additional outlet			
Water Piping (installation, Alt. or Repair)			
Water Heater ☐			
Water Closet ☐ Shower Pan ☐ Bathtub ☐ Sink ☐			
Wash. Mach. ☐ Dishwasher ☐ Garb. Disp. ☐			
Fixture ☐ Trap ☐			
Sewer System			
Lawn Sprinkler System $5.00 + 20¢ per head			
Well Drilling and Pump			
Rain Water System - Per Drain			
Drainage, Vent (Installation, Alt. or Repair)			
New construction per 100 sq. ft.			
Misc. per ordinance			
		Issuance	
		TOTAL ELECTRICAL PERMIT FEE	$

HEATING/COOLING PERMIT INSTALLATION	NO.	EACH	FEE
Forced Air Unit to 100,000 BTU			
over 100,000 BTU			
Comfort Cooling Unit to 3 ton/HP			
Chimneys			
Space Heater ☐ Wall Heater ☐			
Vent Fan ☐ Range ☐ Bath ☐			
New Construction per 100 sq. ft.			
Misc. per Ordinance			
		Issuance	
		TOTAL HEATING/COOLING PERMIT FEE	$

INSPECTIONS

Inspections are required for the items listed on the Inspection Record Card. Do not proceed until each item has been approved.

Request for inspection must be called in before 12 Noon of the day preceding the date the inspection is needed.

Any work done without the proper inspections will be considered illegal Construction and will not be accepted.

All site work must be completed prior to final inspection.

The Town of Ross Code requires an encroachment permit from the Public Works Dept. before any construction work is done within any Town Road (for driveway or sewer connection, etc.) and Town's right-of-way.

VALUATION OF PROJECT $2,700

Permit	212.00
Plan Check	
Drainage	
Impact	
Planning	
General Plan	
SMIP	
DRF	
BSASRF	
FPA	
SUBTOTAL	
TSF	13.36
TOTAL	225.36

CERTIFICATE OF COMPLIANCE			CF1R-ALT-02-E
Alterations to Space Conditioning Systems (formerly CF-1R-ALT-HVAC)			(Page 1 of 3)
Project Name:	Piers Barry	Date Prepared:	2018-09-25

A. General Information

CF1R-ALT-02 is applicable to multiple space conditioning systems contained within a single dwelling unit. When multiple dwelling units must be documented, use one CF1R-ALT-02 document for each dwelling unit.

01	Project Name	Piers Barry	02	Date Prepared	2018-09-25
03	Project Location	230 Wellington Avenue	04	Building Type	Single family
05	CA City	San Anselmo	06	Dwelling Unit Name	230 Wellington Avenue
07	Zip Code	94960	08	Dwelling Unit Conditioned Floor Area (ft^2)	1400
09	Climate Zone	2	10	Number of Space Conditioning (5C) Systems in this Dwelling Unit:	1

B. Space Conditioning (SC) System Information

01	02	03	04	05	06	07	08	09	10
SC System Identification or Name	SC System Location or Area Served	CFA served by this SC System (ft^2)	Is the SC system a ducted system?	Installing a refrigerant containing component?	Installing new SC system components?	Installing more than 40 feet of ducts?	Installing entirely new duct system?	Installing entirely new SC system?	Alteration Type
System 1	Location 1	1400	Yes	No	Yes	No	No	No	Altered space conditioning system

C. Extension of Existing Duct System, Greater Than 40 Feet (Section150.2(b)1Diib)

This section does not apply to this project.

D. Altered Space Conditioning System (Sections 150.2(b)1E and F)

01	02	03	04	05	06	07	08	09	10	11	12
System Identification or Name	Heating System Type	Altered Heating Components	Heating Efficiency Type	Heating Minimum Efficiency Value	Cooling System Type	Altered Cooling Components	Cooling Efficiency Type	Cooling Minimum Efficiency Value	Required Thermostat Type	New or Replaced Duct Length	New Duct R-Value
System 1	Central gas furnace	All new heating components	AFUE	80	Central split AC	No Cooling Component Altered	This field or section is not applicable	This field or section is not applicable	Setback	This field or section is not applicable	This field or section is not applicable

Required Documentation:
CF2R-MCH-01-E - Space Conditioning Systems
- Duct insulation requirement for the new portions of supply-air and return-air ducts or plenums: R6 (CZ 1-10, 12 and 13) and R8 (CZ 11 and 14-16)
CF2R and CF3R-MCH-20-H - Duct Leakage Test required when heating or cooling components are installed in ducted systems, or when more than 40 ft of duct length is replaced
-Leakage rate compliance: <= 15 percent or <= 10 percent leakage to outside, or seal all accessible leaks.
CF2R and CF3R-MCH-25-H Refrigerant Charge verification required when refrigerant containing components are installed or altered (applicable in CZ 2, 8-15).
CF2R and CF3R-MCH-23 Airflow Rate >= 300 CFM per ton required when MCH-25 is required.
Exceptions:
- Duct systems registered with HERS provider as previously sealed are exempt from MCH-20 Duct Leakage Testing requirements.
- Heating-only systems and Air Handler Furnace changes do not require verification of Air Flow MCH-23, or Refrigerant Charge MCH-25.
-Existing duct systems constructed, insulated or sealed with asbestos are exempt from MCH-20 Duct Leakage Testing requirements.

E. Entirely New or Complete Replacement Duct System, with or without Equipment Changeout (Sections 150.2(b)1Diia and 150.2(b)1E, F)

This section does not apply to this project.

F. Entirely New or Complete Replacement Space Conditioning System (Section 150.2(b)1C)

This section does not apply to this project.

Documentation Author's Declaration Statement

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Nicole Godina	Documentation Author Signature: Nicole Godina
Company: The Energuy	Signature Date: 2018-09-25
Address: 1215 K Street	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Sacramento CA 95814	Phone: 877-600-0123

Responsible Person's Declaration statement

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Dean Ongaro	Responsible Designer Signature: Dean Ongaro
Company : Ongaro & Sons	Date Signed: 2018-09-25
Address: 2995 Dutton Avenue	License: 215233
City/State/Zip: Santa Rosa CA 95407	Phone: 707-579-3511

Digitally signed by CHEERS™. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

3182

79-1198/759 5454

THE ENERGUY INC.
1215 K ST FL 17
SACRAMENTO, CA 95814
877-600-0123

9/26/18
DATE

PAY TO THE ORDER OF The Town of Ross $ 225.36

Two Hundred and Twenty Five DOLLARS

Photo Safe Deposit® Deliverabank

WELLS FARGO Wells Fargo Bank, N.A. Wisconsin wellsfargo.com

FOR Permit - 230 Wellington

⑆075911988⑆ 1507137345⑈ 03182

Hadard Clarke

RECEIPT DATE 9/26/18 No. 832696

$ 225.36

RECEIVED FROM The Energuy

Two Hundred Twenty-Five Dollars + 36/ DOLLARS

○ FOR RENT
⊘ FOR 230 Wellington 06018-0164

ACCOUNT	3182
PAYMENT	
BAL. DUE	

○ CASH
⊘ CHECK
○ MONEY ORDER
○ CREDIT CARD

FROM _____ TO _____

BY B. Riley

TOWN OF ROSS --- INSPECTION REQUEST

DATE 3-20-2018

ADDRESS 230 WELLINGTON

NAME

DATE RECEIVED

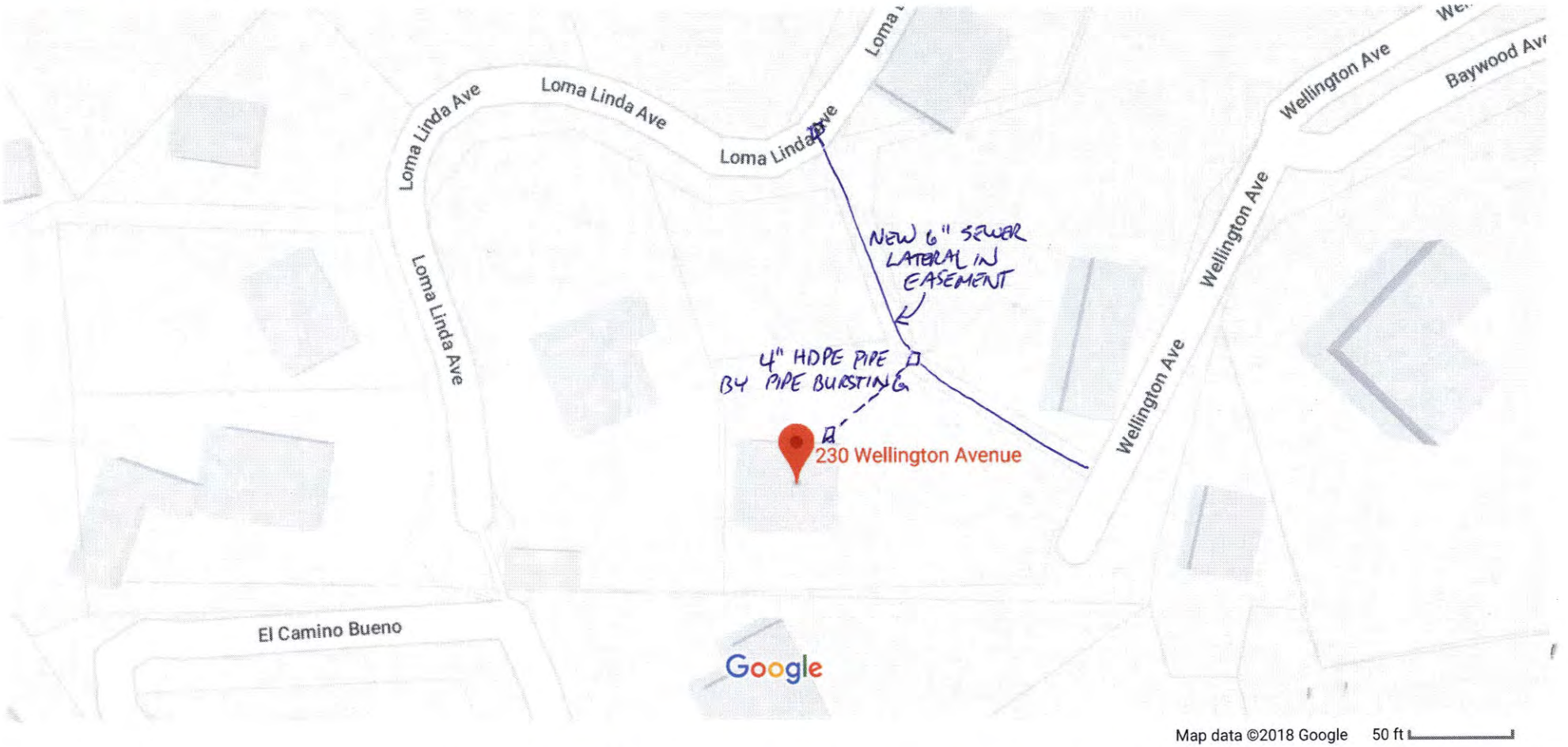
18983

REMARKS SEWER Rough Approved

BUILDING	PLUMBING	ELECTRICAL	HEATING	POOL
Site Grade	Under Floor	Temp. Pole	Under Floor	Site
Footings / Foundation	2nd Floor	U Ground	Ducts	Steel
Piers Slab	Rough	Roof	Vents	Plumbing
Fireplace Roof	Topout	Slab	Air Cond.	Electric
Structural Frame	Gas Piping	Rough	Radiant	Heater
Floor Frame	Water Service	New Service	Final	Gas Piping
Drywall Lath	Chemical Toilet	Final		Pre-gunnite
Scratch Brown	~~Sewer~~			Final
Insulation	Final			
Close-In				
Final	Solar			
Approved	Approved	Approved	Approved	Approved
Correction	Correction	Correction	Correction	Correction
FINALED	FINALED	FINALED	FINALED	FINALED

Bld18-0001

Google Maps 230 Wellington Ave



SITE PLAN - SEWER LATERAL REPLACEMENT 3-16-18

230 WELLINGTON AVE., ROSS, CA

GOPHER-IT TRENCHLESS
21675 ARNOLD DR.
SONOMA, CA. 95476

MATT MELENDEZ
707-360-7928

BUILDING PERMIT APPLICATION

TOWN OF ROSS P.O. Box 320 Ross, CA 94957 (415) 453-1453 ext. 106

TOWN OF ROSS PERMIT NUMBER: BLD18-0001

FOR APPLICANT TO FILL IN

Assessor's parcel No. 72-171-29

Project address 270 Wellington Ave

Project description: Replace Sewer

New construction: lateral

Remodel-Addition

Repair

Owner Harry Barry

Telephone #

Contractor Gopher-It Trenchless 33

Address 21675 Arnold Dr. Sonoma

Mob: 707-360-7928 Telephone #

Please initial appropriate section below:

____ "I certify in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California."

X I certify as the applicant I am licensed under the provisions of the Contractor's License Law and further that my License No. 422717 in Classification C-36 is in full force and effect: or

____ I certify I am exempt from the "Licensed Required" provisions of the Contractor's License Law. (State basis of exemption.)

I hereby acknowledge I have read this application and state that the above is correct and agree to comply with all Town and State Laws regulating building and improvements.

I (We) agree to save, indemnify and keep harmless the Town of Rose against liabilities, judgements, costs and expenses which may in any way accrue against said Town in consequence of the granting of this permit.

SIGNATURE OF APPLICANT/CONTRACTOR

DATE 3-19-18

APPLICATION FOR PERMITS

ELECTRICAL PERMIT INSTALLATION	NO.	EACH	FEE
Light Outlets ☐ Switches ☐			
Circuits ☐ Receptacles ☐			
Range ☐ Cook Top ☐ Oven ☐			
Dryer ☐ Dishwasher ☐ Garb. Disp. ☐			
220 Volt Outlet ☐			
Construction Pole			
New Service-100 amp.			
Each additional 100 amp or Portion			
New Construction per 100 sq. ft.			
120 Volt Motor 1 H.P. or less. Each add'l 1.00			
Electric Heaters			
Misc. Per Ordinance			
Issuance			
TOTAL ELECTRICAL PERMIT FEE	$		

PLUMBING PERMIT INSTALLATION	NO.	EACH	FEE
Gas System with up to 5 outlets			
Each additional outlet			
Water Piping (installation, Alt. or Repair)			
Water Heater ☐			
Water Closet ☐ Shower Pan ☐ Bathtub ☐ Sink ☐			
Wash. Mach. ☐ Dishwasher ☐ Garb. Disp. ☐			
Fixture ☐ Trap ☐			
Sewer System			
Lawn Sprinkler System $5.00 + 20¢ per head			
Well Drilling and Pump			
Rain Water System - Per Drain			
Drainage, Vent (Installation, Alt. or Repair)			
New construction per 100 sq. ft.			
Misc. per ordinance			
Issuance			
TOTAL ELECTRICAL PERMIT FEE	$		

HEATING/COOLING PERMIT INSTALLATION	NO.	EACH	FEE
Forced Air Unit to 100,000 BTU			
over 100,000 BTU			
Comfort Cooling Unit to 3 ton/HP			
Chimneys			
Space Heater ☐ Wall Heater ☐			
Vent Fan ☐ Range ☐ Bath ☐			
New Construction per 100 sq. ft.			
Misc. per Ordinance			
Issuance			
TOTAL HEATING/COOLING PERMIT FEE	$		

INSPECTIONS

Inspections are required for the items listed on the Inspection Record Card. Do not proceed until each item has been approved.

Request for inspection must be called in before 12 Noon of the day preceding the date the inspection is needed.

Any work done without the proper inspections will be considered illegal Construction and will not be accepted.

All site work must be completed prior to final inspection.

The Town of Ross Code requires an encroachment permit from the Public Works Dept. before any construction work is done within any Town Road (for driveway or sewer connection, etc.) and Town's right-of-way.

VALUATION OF PROJECT $

Permit	376. ~~219.00~~
Plan Check	
Drainage	
Impact	
Planning	
General Plan	
SMIP	
DRF	
BSASRF	
FPA	
SUBTOTAL	
TSF	23.68 ~~16.94~~
TOTAL	399.68 ~~235.94~~

TOWN OF ROSS --- INSPECTION REQUEST

~~4 yes~~ ived. 9-11

DATE 9-5-07

ADDRESS 230 Wellington.

NAME 415 302 7812.

DATE RECEIVED 9-4-07

REMARKS

BUILDING 16329	PLUMBING	ELECTRICAL	HEATING	POOL
Site Grade	Under Floor	Temp. Pole	Under Floor	Site
Footings / Foundation	2nd Floor	U Ground	Ducts	Steel
Piers Slab	Rough	Roof	Vents	Plumbing
Fireplace Roof	Topout	Slab	Air Cond.	Electric
Structural Frame	Gas Piping	Rough	Radiant	Heater
Floor Frame	Water Service	New Service	Final	Gas Piping
Drywall Lath	Chemical Toilet	Final		Pre-gunnite
Scratch Brown	Sewer			Final
Insulation	Final			
Close-In				
Final	Solar			
Approved	Approved	Approved	Approved	Approved
Correction	Correction	Correction	Correction	Correction
FINALED	FINALED	FINALED	FINALED	FINALED

New service and Resale electrical changes ok RMS 9-5-07

Fri 9AM

TOWN OF ROSS --- INSPECTION REQUEST

DATE 7-6-07

ADDRESS 230 Wellington

NAME RORtech Electric

DATE RECEIVED 7-5-07

REMARKS Bill 302 7812

BUILDING 16329	PLUMBING	ELECTRICAL	HEATING	POOL
Site Grade	Under Floor	Temp. Pole	Under Floor	Site
Footings / Foundation	2nd Floor	U Ground	Ducts	Steel
Piers Slab	Rough	Roof	Vents	Plumbing
Fireplace Roof	Topout	Slab	Air Cond.	Electric
Structural Frame	Gas Piping	Rough	Radiant	Heater
Floor Frame	Water Service	New Service	Final	Gas Piping
Drywall Lath	Chemical Toilet	Final		Pre-gunnite
Scratch Brown	Sewer			Final
Insulation	Final			
Close-In				
Final	Solar			
Approved	Approved	Approved	Approved	Approved
Correction	Correction	Correction	Correction	Correction
FINALED	FINALED	FINALED	FINALED	FINALED

RVA 7/6/07
New Service for P.G.E.

BUILDING PERMIT APPLICATION

TOWN OF ROSS P.O. Box 320 Ross, CA 94957 (415) 453-8287

TOWN OF ROSS PERMIT NUMBER 16329

FOR APPLICANT TO FILL IN

Assessor's parcel No. 072-121-29

Project address 230 Wellington

Project description:

New construction:

Remodel-Addition Service AND electrical in house

Repair

Owner BARRY

Phone

Contractor RORTOH electric

Address #2 Mt Darwin Ct

SR, CA 94903 Phone 499-770

Please initial appropriate section below:

____ "I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California."

X I certify that as the applicant I am licensed under the provisions of the Contractor's License Law and further that my License No. 770 [illegible] in Classification [illegible] is in full force and effect: or

____ I certify that I am exempt from the "Licensed Required" provisions of the Contractor's License Law. (State basis of exemption.)

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Town and State Laws regulating building and improvements.

I (We) agree to save, indemnify and keep harmless the Town of Ross against liabilities, judgements, costs and expenses which may in any way accrue against said Town in consequence of the granting of this permit.

SIGNATURE OF APPLICANT/CONTRACTOR [signature] DATE 5-2-

NOTE: When properly validated this form coustitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date, or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.

APPLICATION FOR PERMITS

ELECTRICAL PERMIT INSTALLATION	NO.	EACH	FEE
Light Outlets 15 Switches	15	$ .75	$11
Circuits Receptacles 4	4	.75	3
	1		
Range Cook Top Oven		3.00	
Dryer Dishwasher Garb. Disp.		3.00	
220 Volt Outlet		3.00	
Construction Pole		30.00	
New Service-100 amp.	1	15.00	30
Each additional 100 amp or Portion		15.00	
New Construction per 100 sq. ft.		7.50	
120 Volt Motor 1 H.P. or less. Each add'l 1.00		3.00	
Electric Heaters		3.00	
Misc. Per Ordinance			
		Issuance	30.00

TOTAL ELECTRICAL PERMIT FEE $67

PLUMBING PERMIT INSTALLATION	NO.	EACH	FEE
Gas System with up to 5 outlets		$7.50	$
Each additional outlet		1.50	
Water Piping (installation, Alt. or Repair)		7.50	
Water Heater		15.00	
Water Closet Shower Pan Bathtub Sink		7.50	
Wash. Mach. Dishwasher Garb. Disp.		7.50	
Fixture Trap		7.50	
Sewer System		30.00	
Lawn Sprinkler System $5.00 + 20¢ per head			
Well Drilling and Pump		110.00	
Rain Water System - Per Drain		7.50	
Drainage, Vent (Installation, Alt. or Repair)		7.50	
New construction per 100 sq. ft.		7.50	
Misc. per ordinance			
		Issuance	30.00

TOTAL ELECTRICAL PERMIT FEE $

HEATING/COOLING PERMIT INSTALLATION	NO.	EACH	FEE
Forced Air Unit to 100,000 BTU		$7.50	$
over 100,000 BTU		10.50	
Comfort Cooling Unit to 3 ton/HP		7.50	
Chimneys		15.00	
Space Heater Wall Heater		7.50	
Vent Fan Range Bath		6.00	
New Construction per 100 sq. ft.		6.00	
Misc. per Ordinance			
		Issuance	30.00

TOTAL HEATING/COOLING PERMIT FEE $

INSPECTIONS

Inspections are required for the items listed on the Inspection Record Card. Do not proceed until each item has been approved.

Request for inspection must be called in before 12 Noon of the day preceding the date the inspection is needed.

Any work done without the proper inspections will be considered illegal Construction and will not be accepted.

All site work must be completed prior to final inspection.

Special inspections or investigation to determine Code compliance - per hour (minimum of $40.00) $40.00

Re-inspection fee $40.00

The Town of Ross Code requires a permit from the Public Works Dept. before any construction work is done within any Town Road (for driveway or sewer connection, etc.)

No earthwork allowed between October 15th and April 15th.

SIGNATURE OF APPLICANT ____ DATE ____

VALUATION OF PROJECT

Permit

Plan Check

Energy Calc.

Issuance

Drainage

Impact

Planning

General Plan

S.M.I.P.

Other

Subtotal

Mechanical Fees

TOTAL FEES

PERMIT CONDITIONS

$67.50

$5.75 Bus lic

$72.50

SIGNATURE OF APPLICANT ____ DATE ____

TOWN OF ROSS

AP No. 072-121-29

Address: 230 Wellington Ave.

Name (please print): Peter Barry MD

BUYERS, ACKNOWLEDGE RECEIPT OF A COPY OF "RESIDENTIAL BUILDING RECORD REPORT" as required by Chapter 15.32 of the Ross Municipal Code.

REPORT NO. 152906

P Barry MD
Signature

Janice Barry
Signature

DATE: 11/5/06

DATE:

CONTACT PHONE NO.: 459-5773

EMAIL:

P.O. BOX NO. 369

MAILING ADDRESS: The Town of Ross uses the Marin County Assessor's Parcel database to address official mailing. The Town alone cannot update your records, so please contact the Assessor's office at: 415-499-7215 and give them your P.O. Box No. as soon as you obtain it to ensure that you receive legal noticing and other communications from the Town.

Please sign and return to the Building Department's Office in the enclosed self-addressed envelope.

BUILDING PERMIT APPLICATION

TOWN OF ROSS P.O. Box 320 Ross, CA 94957 (415) 453-8287

TOWN OF ROSS PERMIT NUMBER 14167

FOR APPLICANT TO FILL IN

Assessor's Parcel No. 72-121-29

Project address 230 Wellington

Project description: Tear off existing roof, Install Composition shingle roof

New construction: Class A

Remodel-Addition

Repair

Owner William Knapp

P.O. Box 192 Phone 453-4034

Contractor DeMello Roofing Inc.

Address 45 Jordan St.

San Rafael Phone 456-0741

Please initial appropriate section below:

____ "I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California."

✓ I certify that as the applicant I am licensed under the provisions of the Contractor's License Law and further that my License No. 290726 in Classification C-39 is in full force and effect: or

____ I certify that I am exempt from the "Licensed Required" provisions of the Contractor's License Law. (State basis of exemption.)

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Town and State Laws regulating building and improvements.

I (We) agree to save, indemnify and keep harmless the Town of Ross against liabilities, judgments, costs and expenses which may in any way accrue against said Town in consequence of the granting of this permit.

SIGNATURE OF APPLICANT/CONTRACTOR [signature] DATE 12/19/97

NOTE: When properly validated this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date, or, should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.

APPLICATION FOR PERMITS

ELECTRICAL PERMIT INSTALLATION	NO.	EACH	FEE
Light Outlets ☐ Switches ☐		$ .75	$
Circuits ☐ Receptacles ☐		.75	
Range ☐ Cook Top ☐ Oven ☐		3.00	
Dryer ☐ Dishwasher ☐ Garb. Disp. ☐		3.00	
220 Volt Outlet ☐		3.00	
Construction Pole		30.00	
New Service-100 amp.		15.00	
Each additional 100 amp or Portion		15.00	
New Construction per 100 sq. ft.		7.50	
120 Volt Motor 1 H.P. or less. Each add'l 1.00		3.00	
Electric Heaters		3.00	
Misc. Per Ordinance			
		Issuance	30.00

TOTAL ELECTRICAL PERMIT FEE $

PLUMBING PERMIT INSTALLATION	NO.	EACH	FEE
Gas System with up to 5 outlets		$ 7.50	$
Each additional outlet		1.50	
Water Piping (installation, Alt. or Repair)		7.50	
Water Heater ☐		15.00	
Water Closet ☐ Shower Pan ☐ Bathtub ☐ Sink ☐		7.50	
Wash. Mach. ☐ Dishwasher ☐ Garb.Disp. ☐		7.50	
Fixture ☐ Trap ☐		7.50	
Sewer System		30.00	
Lawn Sprinkler System $5.00 + 20¢ per head			
Well Drilling and Pump		110.00	
Rain Water System - Per Drain		7.50	
Drainage, Vent (Installation, Alt. or Repair)		7.50	
New construction per 100 sq. ft.		7.50	
Misc. per ordinance			
		Issuance	30.00

TOTAL PLUMBING PERMIT FEE $

HEATING/COOLING PERMIT INSTALLATION	NO.	EACH	FEE
Forced Air Unit to 100,000 BTU		$ 7.50	$
over 100,000 BTU		10.50	
Comfort Cooling Unit to 3 ton/HP		7.50	
Chimneys		15.00	
Space Heater ☐ Wall Heater ☐		7.50	
Vent Fan ☐ Range ☐ Bath ☐		6.00	
New Construction per 100 sq. ft.		6.00	
Misc. per Ordinance			
		Issuance	30.00

TOTAL HEATING/COOLING PERMIT FEE $

INSPECTIONS

Inspections are required for the items listed on the Inspection Record Card. Do not proceed until each item has been approved.

Request for inspection must be called in before 12 Noon of the day preceding the date the inspection is needed.

Any work done without the proper inspections will be considered illegal Construction and will not be accepted.

All site work must be completed prior to final inspection.

Special inspections or investigation to determine Code compliance - per hour (minimum of $40.00) $40.00

Re-inspection fee $40.00

The Town of Ross Code requires a permit from the Public Works Dept. before any construction work is done within any Town Road (for driveway or sewer connection, etc.)

SIGNATURE OF APPLICANT [signature] DATE 12/19/97

VALUATION OF PROJECT $ 6765-

FEES	AMOUNT
Permit	180-
Plan check	
Energy calcs.	
Issuance	40-
Misc.	
Subtotal	
S.M.I.P.	55.
Mechanical Fees	
TOTAL FEES	220.55.

PERMIT CONDITIONS

Signature of Applicant [signature] Date 12/19/97

BUILDING PERMIT APPLICATION

TOWN OF ROSS P.O. Box 320 Ross, CA 94957 (415) 453-8287

TOWN OF ROSS PERMIT NUMBER 14119

FOR APPLICANT TO FILL IN

Assessor's Parcel No. 72-121-29

Project address 230 Wellington

Project description: Install composition & Built up roofing.

New construction:

Remodel-Addition

Repair

Owner William Knapp

Phone 457-3638

Contractor De Mello Roofing

Address 45 Tarclan St.

San Rafael Phone 94901

Please initial appropriate section below:

____ "I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California."

✓ I certify that as the applicant I am licensed under the provisions of the Contractor's License Law and further that my License No. 249713-0 in Classification C 39 is in full force and effect: or

____ I certify that I am exempt from the "Licensed Required" provisions of the Contractor's License Law. (State basis of exemption.)

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Town and State Laws regulating building and improvements.

I (We) agree to save, indemnify and keep harmless the Town of Ross against liabilities, judgments, costs and expenses which may in any way accrue against said Town in consequence of the granting of this permit.

SIGNATURE OF APPLICANT/CONTRACTOR [signature] DATE 9/23/97

NOTE: When properly validated this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date, or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.

APPLICATION FOR PERMITS

ELECTRICAL PERMIT INSTALLATION	NO.	EACH	FEE
Light Outlets ☐ Switches ☐		$ .75	$
Circuits ☐ Receptacles ☐		.75	
Range ☐ Cook Top ☐ Oven ☐		3.00	
Dryer ☐ Dishwasher ☐ Garb. Disp. ☐		3.00	
220 Volt Outlet ☐		3.00	
Construction Pole		30.00	
New Service-100 amp.		15.00	
Each additional 100 amp or Portion		15.00	
New Construction per 100 sq. ft.		7.50	
120 Volt Motor 1 H.P. or less. Each add'l 1.00		3.00	
Electric Heaters		3.00	
Misc. Per Ordinance			
		Issuance	30.00
TOTAL ELECTRICAL PERMIT FEE			$

PLUMBING PERMIT INSTALLATION	NO.	EACH	FEE
Gas System with up to 5 outlets		$ 7.50	$
Each additional outlet		1.50	
Water Piping (installation, Alt. or Repair)		7.50	
Water Heater ☐		15.00	
Water Closet ☐ Shower Pan ☐ Bathtub ☐ Sink ☐		7.50	
Wash. Mach. ☐ Dishwasher ☐ Garb.Disp. ☐		7.50	
Fixture ☐ Trap ☐		7.50	
Sewer System		30.00	
Lawn Sprinkler System $5.00 + 20¢ per head			
Well Drilling and Pump		110.00	
Rain Water System - Per Drain		7.50	
Drainage, Vent (Installation, Alt. or Repair)		7.50	
New construction per 100 sq. ft.		7.50	
Misc. per ordinance			
		Issuance	30.00
TOTAL PLUMBING PERMIT FEE			$

HEATING/COOLING PERMIT INSTALLATION	NO.	EACH	FEE
Forced Air Unit to 100,000 BTU		$ 7.50	$
over 100,000 BTU		10.50	
Comfort Cooling Unit to 3 ton/HP		7.50	
Chimneys		15.00	
Space Heater ☐ Wall Heater ☐		7.50	
Vent Fan ☐ Range ☐ Bath ☐		6.00	
New Construction per 100 sq. ft.		6.00	
Misc. per Ordinance			
		Issuance	30.00
TOTAL HEATING/COOLING PERMIT FEE			$

INSPECTIONS

Inspections are required for the items listed on the Inspection Record Card. Do not proceed until each item has been approved.

Request for inspection must be called in before 12 Noon of the day preceding the date the inspection is needed.

Any work done without the proper inspections will be considered illegal Construction and will not be accepted.

All site work must be completed prior to final inspection.

Special inspections or investigation to determine Code compliance - per hour (minimum of $40.00) $40.00

Re-inspection fee $40.00

The Town of Ross Code requires a permit from the Public Works Dept. before any construction work is done within any Town Road (for driveway or sewer connection, etc.)

SIGNATURE OF APPLICANT [signature] DATE 9/23/97

VALUATION OF PROJECT $3145.00

FEES	AMOUNT
Permit	126-
Plan check	
Energy calcs.	
Issuance	
Misc.	40-
Subtotal	
S.M.I.P.	50
Mechanical Fees	
TOTAL FEES	166.50

PERMIT CONDITIONS

Signature of Applicant [signature] Date 9/23/97

BILL NAPP 453-2034
230 WILLINGTON AVE ROSS

CUT OUT ROT DAMAGE TO EAVES AND RAFTERS - BACK OF HOUSE
ROOF BY OTHERS

J.B. BLOMQUIST BUILDING CONTRACTOR
#464966 LIC

232 CENTER ST.
SAN RAFAEL CA 94901
415-457-3630

Approved:
BUILDING OFFICIAL
TOWN OF ROSS

Repair work only
No changes beyond existing
Bldg. envelope

BUILDING PERMIT APPLICATION

TOWN OF ROSS P.O. Box 320 Ross, CA 94957 (415) 453-8287

TOWN OF ROSS PERMIT NUMBER 14086

FOR APPLICANT TO FILL IN

Assessor's Parcel No. 72-121-29

Project address 230 WILLINGTON AVE

Project description: REPAIR ROT DAMAGE TO EAVES

New construction:

Remodel-Addition

Repair ROT DAMAGE TO EAVES &

Owner BILL NAPP

Phone 453-2034

Contractor J.B. BLOMQUIST

Address 232 CENTER ST

SAN RAFAEL CA Phone 457-3678

Please initial appropriate section below:

____ "I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California."

X I certify that as the applicant I am licensed under the provisions of the Contractor's License Law and further that my License No. 469960 in Classification ____ is in full force and effect: or

____ I certify that I am exempt from the "Licensed Required" provisions of the Contractor's License Law. (State basis of exemption.)

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Town and State Laws regulating building and improvements.

I (We) agree to save, indemnify and keep harmless the Town of Ross against liabilities, judgments, costs and expenses which may in any way accrue against said Town in consequence of the granting of this permit.

SIGNATURE OF APPLICANT/CONTRACTOR [signature] DATE 8-13-97

NOTE: When properly validated this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date, or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.

APPLICATION FOR PERMITS

ELECTRICAL PERMIT INSTALLATION	NO.	EACH	FEE
Light Outlets ☐ Switches ☐		$ .75	$
Circuits ☐ Receptacles ☐		.75	
Range ☐ Cook Top ☐ Oven ☐		3.00	
Dryer ☐ Dishwasher ☐ Garb. Disp. ☐		3.00	
220 Volt Outlet ☐		3.00	
Construction Pole		30.00	
New Service-100 amp.		15.00	
Each additional 100 amp or Portion		15.00	
New Construction per 100 sq. ft.		7.50	
120 Volt Motor 1 H.P. or less. Each add'l 1.00		3.00	
Electric Heaters		3.00	
Misc. Per Ordinance			
		Issuance	30.00
		TOTAL ELECTRICAL PERMIT FEE	$

PLUMBING PERMIT INSTALLATION	NO.	EACH	FEE
Gas System with up to 5 outlets		$ 7.50	$
Each additional outlet		1.50	
Water Piping (installation, Alt. or Repair)		7.50	
Water Heater ☐		15.00	
Water Closet ☐ Shower Pan ☐ Bathtub ☐ Sink ☐		7.50	
Wash. Mach. ☐ Dishwasher ☐ Garb.Disp. ☐		7.50	
Fixture ☐ Trap ☐		7.50	
Sewer System		30.00	
Lawn Sprinkler System $5.00 + 20¢ per head		-	
Well Drilling and Pump		110.00	
Rain Water System - Per Drain		7.50	
Drainage, Vent (Installation, Alt. or Repair)		7.50	
New construction per 100 sq. ft.		7.50	
Misc. per ordinance			
		Issuance	30.00
		TOTAL PLUMBING PERMIT FEE	$

HEATING/COOLING PERMIT INSTALLATION	NO.	EACH	FEE
Forced Air Unit to 100,000 BTU		$ 7.50	$
over 100,000 BTU		10.50	
Comfort Cooling Unit to 3 ton/HP		7.50	
Chimneys		15.00	
Space Heater ☐ Wall Heater ☐		7.50	
Vent Fan ☐ Range ☐ Bath ☐		6.00	
New Construction per 100 sq. ft.		6.00	
Misc. per Ordinance			
		Issuance	30.00
		TOTAL HEATING/COOLING PERMIT FEE	$

INSPECTIONS

Inspections are required for the items listed on the Inspection Record Card. Do not proceed until each item has been approved.

Request for inspection must be called in before 12 Noon of the day preceding the date the inspection is needed.

Any work done without the proper inspections will be considered illegal Construction and will not be accepted.

All site work must be completed prior to final inspection.

Special inspections or investigation to determine Code compliance - per hour (minimum of $40.00) $40.00

Re-inspection fee $40.00

The Town of Ross Code requires a permit from the Public Works Dept. before any construction work is done within any Town Road (for driveway or sewer connection, etc.)

SIGNATURE OF APPLICANT [signature] DATE 8-13-97

VALUATION OF PROJECT $ 6,000.00

FEES	AMOUNT
Permit	162
Plan check	Ø
Energy calcs.	Ø
Issuance	40
Misc.	Ø
Subtotal	
S.M.I.P.	5
Mechanical Fees	
TOTAL FEES	202 55

PERMIT CONDITIONS

202 55

22 50 Bus License

225.05

Signature of Applicant ____ Date ____

TOWN OF ROSS --- INSPECTION REQUEST

DATE 6-10-97

REMARKS FURNACE REPLACEMENT

ADDRESS 230 Wellington

NAME KNAPP / ONGARO Plumbing

DATE RECEIVED 6-4-97

14035 14035 453-4034

BUILDING	PLUMBING	ELECTRICAL	HEATING 14035	POOL
Site Grade	Under Floor	Temp. Pole	Under Floor	Site
Footings / Foundation	2nd Floor	U Ground	Ducts	Steel
Piers Slab	Rough	Roof	Vents NEW	Plumbing
Fireplace Roof	Topout	Slab	Air Cond. FURNACE	Electric
Structural Frame	Gas Piping	Rough	Radiant	Heater
Floor Frame	Water Service	New Service	Final	Gas Piping
Drywall Lath	Chemical Toilet	Final		Pre-gunnite
Scratch Brown	Sewer			Final
Insulation	Final			
Close-In				
Final	Solar			
Approved	Approved	Approved	Approved	Approved
Correction	Correction	Correction	Correction	Correction
FINALED	FINALED	FINALED	FINALED 6/10/97	FINALED

Water Heater

BUILDING PERMIT APPLICATION

TOWN OF ROSS P.O. Box 320 Ross, CA 94957 (415) 453-8287

TOWN OF ROSS PERMIT NUMBER 14035

FOR APPLICANT TO FILL IN

Assessor's Parcel No. 72-121-29

Project address 230 Wellington Ave.

Project description: F+T new furnace

New construction: _____

Remodel-Addition _____

Repair _____

Owner Bill Knapp

Phone 453-4034

Contractor Ongaro & Sons

Address 2413 San Anselmo Ave.

San Anselmo Phone 454-7410

Please initial appropriate section below:

_____ "I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California."

✓ I certify that as the applicant I am licensed under the provisions of the Contractor's License Law and further that my License No. 315233 in Classification C-20 is in full force and effect: or

_____ I certify that I am exempt from the "Licensed Required" provisions of the Contractor's License Law. (State basis of exemption.)

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Town and State Laws regulating building and improvements.

I (We) agree to save, indemnify and keep harmless the Town of Ross against liabilities, judgments, costs and expenses which may in any way accrue against said Town in consequence of the granting of this permit.

SIGNATURE OF APPLICANT/CONTRACTOR [signature] DATE 4/28/97

NOTE: When properly validated this form constitutes a Building Permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date, or should authorized construction be suspended or abandoned for a period of 180 days after work is commenced.

APPLICATION FOR PERMITS

ELECTRICAL PERMIT INSTALLATION	NO.	EACH	FEE
Light Outlets ☐ Switches ☐		$ .75	$
Circuits ☐ Receptacles ☐		.75	
Range ☐ Cook Top ☐ Oven ☐		3.00	
Dryer ☐ Dishwasher ☐ Garb. Disp. ☐		3.00	
220 Volt Outlet ☐		3.00	
Construction Pole		30.00	
New Service-100 amp.		15.00	
Each additional 100 amp or Portion		15.00	
New Construction per 100 sq. ft.		7.50	
120 Volt Motor 1 H.P. or less. Each add'l 1.00		3.00	
Electric Heaters		3.00	
Misc. Per Ordinance			
		Issuance	30.00

TOTAL ELECTRICAL PERMIT FEE $

PLUMBING PERMIT INSTALLATION	NO.	EACH	FEE
Gas System with up to 5 outlets		$ 7.50	$
Each additional outlet		1.50	
Water Piping (installation, Alt. or Repair)		7.50	
Water Heater ☐		15.00	
Water Closet ☐ Shower Pan ☐ Bathtub ☐ Sink ☐		7.50	
Wash. Mach. ☐ Dishwasher ☐ Garb.Disp. ☐		7.50	
Fixture ☐ Trap ☐		7.50	
Sewer System		30.00	
Lawn Sprinkler System $5.00 + 20¢ per head			
Well Drilling and Pump		110.00	
Rain Water System - Per Drain		7.50	
Drainage, Vent (Installation, Alt. or Repair)		7.50	
New construction per 100 sq. ft.		7.50	
Misc. per ordinance			
		Issuance	30.00

TOTAL PLUMBING PERMIT FEE $

HEATING/COOLING PERMIT INSTALLATION	NO.	EACH	FEE
Forced Air Unit to 100,000 BTU		$ 7.50	
over 100,000 BTU		10.50	
Comfort Cooling Unit to 3 ton/HP		7.50	
Chimneys		15.00	
Space Heater ☐ Wall Heater ☐		7.50	
Vent Fan ☐ Range ☐ Bath ☐		6.00	
New Construction per 100 sq. ft.		6.00	
Misc. per Ordinance			
		Issuance	30.00

TOTAL HEATING/COOLING PERMIT FEE $ 37.50

INSPECTIONS

Inspections are required for the items listed on the Inspection Record Card. Do not proceed until each item has been approved.

Request for inspection must be called in before 12 Noon of the day preceding the date the inspection is needed.

Any work done without the proper inspections will be considered illegal Construction and will not be accepted.

All site work must be completed prior to final inspection.

Special inspections or investigation to determine Code compliance - per hour (minimum of $40.00) $40.00

Re-inspection fee $40.00

The Town of Ross Code requires a permit from the Public Works Dept. before any construction work is done within any Town Road (for driveway or sewer connection, etc.)

SIGNATURE OF APPLICANT _____ DATE 4/28/97

VALUATION OF PROJECT $

FEES	AMOUNT
Permit	
Plan check	
Energy calcs.	
Issuance	
Misc.	
Subtotal	
S.M.I.P.	
Mechanical Fees	
TOTAL FEES	

PERMIT CONDITIONS

Signature of Applicant _____ Date 4/28/97

235 WELLINGTON 28 DM 40

RESIDENTIAL APPRAISAL RECORD

SHEET ____ OF ____

72-121-29

SITUS ADDRESS	REDWOOD AVE	CITY ROSS	
SUBDIVISION	WINSHIP TRACT	LOT	BLK.
BASIC AREA:	COST DATA SUMMARY		
APPRAISER & DATE			

ITEM	FAC.	AREA	U.C.	COST	U.C.	COST	U.C.	COST	U.C.	COST
1ST FLR.										
2ND FLR.	%									
3RD FLR.	%									
ATTIC	%									
FIN. BSMT.	%									
UNF. BSMT.	%									
ADD. AREA	%									
GARAGE	%									
REC. POR.										
ACC. POR.										
FIREPL.										
HEAT/COOL										
EX. PLUMB.										
BLT. INS										
YD. IMPS.										
MISC. STRUC.										
SP. FEAT.										
MISC. ITEMS										
POOL										
SLOPE										
PLAN. FEE										
TOTAL R.C.N.										
% GOOD										
R.C.L.N.D.										

CODE 1	CHANGES	CODE 2	ACTION (CA) C D	CODE 3	COST FACTORS
1	NEIGHBORHOOD 434-01		BUILDING DATA		
2	TRACT Q	34	CLASS & SHAPE D S.5A	67	COST BASE YEAR 70
3	TAX RATE AREA 6-000	35	DESIGN ATT. (DET.)	68	BASIC AREA 1499
4	USE CODE 11	36	ARCHITECTURE (CONV.) MOD.	69	1ST FL. AREA 1210
5	NO. OF UNITS 1	37	PATTERN	70	2ND FL. AREA 0
	LAND & TOTAL PROP.	38	CONST. YEAR 06	71	2ND FL. FACTOR 0 %
6	WIDTH (EFF.) 110	39	EFF. YEAR 20	72	3RD FL. AREA 0
7	DEPTH (EFF.) 260	40	DEP. TABLE 60-4	73	3RD FL. FACTOR 0 %
8	SQ. FT. ACTUAL 28600	41	LIVING ROOM 1	74	ATTIC AREA 0
9	SQ. FT. USABLE 12000	42	DINING ROOM 1	75	ATTIC FACTOR 0 %
10	CUL-DE-SAC (N) Y	43	DINING AREA 0	76	FIN. BSMT. AREA 150
11	CORNER (N) Y	44	FAMILY ROOM 0	77	FIN. BSMT. FACTOR 75 %
12	STREET COND. POOR (N) Y	45	KITCHEN 1	78	UNF. BSMT. AREA 128
13	NUISANCE INFL. (N) Y	46	BREAKFST. AREA 0	79	UNF. BSMT. FACTOR 21 %
14	UTIL. UNDERGRND. (N) Y	47	DEN/LIBRARY 0	80	ADD. AREA 139
15	SEPTIC TANK (N) Y	48	BEDROOMS 4	81	ADD. AREA FACTOR 75 %
16	VIEW 1 2 3 4	49	SUPP. ROOMS 3	82	GARAGE AREA 216
17	ZONING USE CODE 11	50		83	GARAGE FACTOR 45 %
18	WATERFRONT (N) Y	51	BATHS 2.0	84	REC. POR. AREA 160
19	LAND PROBLEM (N) Y	52	KIT. BLT. INS (N) Y	85	REC. POR. COST 360
20	EASE. BURDEN (N) Y	53	BATHS MOD. (N) Y	86	ACCESS POR. COST 32
21	LDSCP. BELOW AVG. (N) Y	54	STOR. SP. ADEQ. N (Y)	87	FIREPLACE COST 600
22	LDSCP. ABOVE AVG. (N) Y	55	CENTRAL HEAT N (Y)	88	HEAT/COOL AREA 1499
23	HILLSIDE N (Y)	56	CENTRAL COOL (N) Y	89	HEAT/COOL COST 1210
24	BENCH (N) Y	57	FUNCT. PLAN POOR (N) Y	90	EX. PLUMB. COST 0
25	ARCH. ATT. POOR (N) Y	58	PARKING ADEQ. N (Y)	91	BLT. INS COST 0
26	ARCH. ATT. EXC. (N) Y	59	DEF. MAINT. (N) Y	92	YD. IMPS COST 150
27	UNDERIMP. (N) Y	60		93	MISC. STRUC. COST 0
28	OVERIMP. (N) Y	61	INSP. DATE 11.29.72	94	SP. FEAT. COST 0
29	ECONOMIC UNIT (N) Y	62	EMPLOYEE NO. 07.72	95	MISC. ITEMS COST 0
30		63	USABLE IN REG. N (Y)	96	POOL AREA 0
31	% OF BASE LOT 130.0	64		97	POOL COST 0
32	APP. DATE 3-07-74	65		98	SLOPE COST 0
33	EMPLOYEE NO. 07.74	66		99	PLANNING FEES 0

TOTAL SUMMARY

ASSESSMENT YEAR	1976	1977		1975	1979 Roll
APPRAISER	INTERIM	INTERIM			
MO./DAY/YEAR	11-75	3-77		12-5-78	
IMP. R.C.N.				28500	
IMP. R.C.L.N.D.		TP+35		20750	
LAND VALUE	L+30	L+20		11612	
SUMMATION	I+30	I=Resid.			
TOTAL PROP. VALUE	57000	77000		52264	
LAND VALUE	33500	40000		30244	
IMP. VALUE	23500	37000		22020	
INPUT - D/P	4-76 (CO)	11-77		45-75	

072-121-29 T 96,000 L 50,000 I 46,000 4/10/78 49-78

072-121-29 T.P. 46,500 LAND 29,102 IMPS. 17,398 8/06/78 07-74 PROP. 13

072-121-29 T 57,000 L 32,000 I 25,000 8/08/83 45-75 83/84 ROLL

072-121-29 T 61,837 L 35,784 I 26,053 BY 75 87/88 RL 07/20/87

LAND ADJUSTMENT SUMMARY	
BASE LOT VALUE =	20,000
ADJ. LAND VALUE =	26,000
ADJ. VAL. ÷ BASE VAL. =	%

FACTORS CONSIDERED:

SIZE		SHAPE	
USE. AREA		TOPOG.	
PRIVACY			
SETTING			
LANDSCP.			
TREES			
UTILITIES			
ACCESS			
VIEW			
WATERFRNT.			
DRAINAGE			

SEE CONT

E.D.P. STAMP

114-510/530 - 9/74

PLAT SCALE: 1" = 20'

TRANSACTION RECORD

DATE	STAMPS	SALE PRICE	GRANTEE
			KNAPP, EDH. M. + ETHEL V.
SR			KNAPP, ETHEL V. 1178-348
7/22/86 DOD	Unec.		Estate of Ethel V. Knapp 1178-348(58)-A

072-121-29 $ TRSF TC
JUN 29 88 $ L/E 88-34762 L/E
KNAPP, WILLIAM G / KNAPP, ELIZABETH M
Knapp, Thomas C. L/E

PERMIT NO.	FOR	AMOUNT	DATE	APP. YR
	Res		1906	73
P14086	Dry rot repairs	6,000	8-97	CW

ROOM & FINISH DETAIL

ROOMS	B	1	2		FLOOR	WALL	CEIL.
TYPICAL							
ENTRY AREA							
LIVING		1			WWC		
DINING		1			LWO		
DINING AREA							
FAMILY							
KITCHEN		1			LWO		
BREAK. AREA							
DEN/LIBRARY							
BED		3			HWD		
BED	1				LWO		
SUPP. ROOM		3			OP		
BATH	1	1					

BATH FIXTURES

NO. BATHS	W.C.	LAV.	TUB	S.O.T.	ST. SH.	TYPE	GR.
1	1	1	1	—	—	O	S
1	1	1	—	—	1	O	S

COMPUTATIONS:

REMARKS: 1) NRP N/C BENEDICT 6-6-85
2) 7/86 NSTF C.O. DUE TO 7-86 DOD
SEE MARKET COMP FORM FOR VALUE
ASHDOWN 04-20-89
3) 6/88 TRSF - RECORDATION OF ESTATE.
4) P 14086. P/L attached. Dry rot repairs
No change in assessment. Cull permit.
Pierson 3-5-98
5) D 88-34762 A 33390 TRNS Based
on DOD 2-27-98 Val based on
ast mkt. Barbour 05/27/99
6) 12/4/99 Explained to Knapp's attorney, Rob. Pendel
453-0534, process to apply for PSS's re Ethel's DOD
& Thomas' DOD. Also explained Prop. Tx Postponement
Tax Assistance. Benson 12/4/99
7) Per County Council - apply Prop 58
to the 2-27-98 SOTP. Cancel
2-27-98 SOTP.
Also: Apply Prop 58 exclusion to the
7-22-86 NSTF Prospectively for the
2000 Roll. REIN column for 2000
entered. Pierson 6-13-00

MISCELLANEOUS STRUCTURES

STRUCTURE	CLASS	SIZE	AREA	FNDN	EXT.	INT.	ROOF	FLR.	COST
DET GAR			216	C	SID	UNF	SHI	70	540

FOUNDATION		EXTERIOR		ROOF		BUILT-INS	
REINF. CONC.	X	BRICK		COMPO. SHI	X	RANGE/HOOD	
CONC. SLAB		STUCCO		TAR & GRAV.		OVEN	
PIER		SIDING		SHINGLE/SHAKE		GARB. DISP.	
SONOTUBE		SHINGLE/~~SHAKE~~	X	TILE			

JOISTS		WINDOWS			SPEC. FEATURES		A. C.	
2"x8"-16"		D.H.	X	WOOD	BREAK. BAR		C.F.A.H.	X
STRUC. - WALLS		CSMT.	X	METAL	WET BAR		OUTLETS	
WOOD FRAME	X	PLATE		CRYST.	INTERCOM.		RADIATOR	
STUDS		SL. GLASS DOOR			WARDROBES		RADIANT	
2"x4"-16"					REFRIG.		FLOOR	
BRICK		LIGHTING			DISHWASHER		WALL	X
CONC. BLK.		REC.		220			CENT. COOL	

PROPERTY ADDRESS

PARCEL NUMBER

COST DATA SUMMARY

BASIC AREA

APPRAISER & DATE

ITEM	FAC	AREA	U.C	COST	U.C.	COST	U.C	COST	U.C	COST	U.C.	COST
COST YEAR												
TOTAL R.C.N												
% GOOD												
R.C.L.N.D												

TOTAL PROPERTY

ASSESSMENT YR	19 87		19 88		19 99	
APPRAISER	ASHDOWN		ASHDOWN			
MO./DAY/YR	04-20-89		04-20-89			
LAND VALUE						
IMP. VALUE	NSTF	27	NSTF	27	SOTP	31
FACTOR	L87	187	L87	187		
	07-22	86	07-22	86	02-23-98	
T.P. VALUE	175	500	179	010	660	000
LAND VALUE	95	500	97	410	550	000
IMP. VALUE	80	000	81	600	110	000
FUNCTION # INPUT STAMP	N178-348(58):A C/O Y 228/8 MAY 16 '89		N178-348(58)-A C/O Y 228/9 MAY 16 '89		D 88-34762 A .333 JUN 4 '98	

072-121-29 T 189,964 L 103,371 I 86,593 BY 91/92 RL 06/26/91 MISC 87

072-121-29 T 201,587 L 109,696 I 91,891 BY 94/95 RL 07/05/94 MISC 87

Cancel R.C. 00B

TOTAL PROPERTY SUMMARY

ASSESSMENT YR.	20 00		19		19		19		19			
APPRAISER	PIERSON											
MO./DAY/YR.	02-01-00											
LAND VALUE												
IMP. VALUE	REIN	72										
FACTOR												
	12-31-99											
T.P. VALUE	P58 prospectively											
LAND VALUE	applied as of											
IMP. VALUE	12-31-99											
FUNCTION # INPUT STAMP	JUN 13 '00											

CONSTRUCTION RECORD

PERMIT NUMBER	FOR	AMOUNT	DATE	APP YEAR	PERMIT NUMBER	FOR	AMOUNT	DATE	APP. YEAR

TOTAL PROPERTY SUMMARY

ASSESSMENT YR	19		19		19		19		19			
APPRAISER												
MO./DAY/YR.												
LAND VALUE												
IMP. VALUE												
FACTOR												
T.P. VALUE												
LAND VALUE												
IMP. VALUE												
FUNCTION # INPUT STAMP												

1240—1040 C—11/81

TRANSACTION RECORD				COMPUTATIONS	REMARKS
072-121-29 $ FEB 27 1998 $ KNAPP THOMAS C L/E EST OF / KNAPP WILLI*		~~TRSF~~ NA 88-34762A			
072-121-29 $ JUN 30 1998 $ KNAPP ELIZABETH M L/E / KNAPP WILLIAM G*		NA 98-045504		TC	

FORM 73-121-26,427

RESIDENTIAL PROPERTY APPRAISAL RECORD

TAX CODE 6-000
USE CODE 11
UNITS

PARCEL 73-121-39
6-00-0

NAME OF PROPERTY ____ ADDRESS Redwood Ave.

COMMUNITY Ross

SUBDIVISION ____ BLK. ____ LOT. ____

SHEET ____ OF ____ SHEETS

CHARACTER OF SUBJECT PROPERTY

USE				TOPOGRAPHY		LAND IMPS.		BUILDING	
x	Single		Motel		Level		Sidewalk	Class: D S S A	
	Double				Low		Curb	Built: Ex 1926	
	Duplex	x	Proper		High		Gutter	Stories: 1+B	
	Flat		Marginal		Hill	x	Pavement	Area: 1627	
	Apartment		Sub Marg'l		Bank			x	Proper
x	Zoning: D			x	Slope		Orn. Lights	x	Typical
UTILITIES					Fill		Park. Strip		Over Imp.
x	All Installed		Underground		Retain. Wall		Parkway		Under Imp.
			Poles, Rear				Park'g Trees		
		x	Poles, Front		View				

CHARACTER OF NEIGHBORHOOD

USE						TOPOGRAPHY				TREND	
Residential		Commercial		Industrial			Level		Slope	x	Developing
x	Single		Retail		Light		Low	x	Undulating	x	Stationary
	Income		Wholesale		Heavy	x	High		Marsh		Declining
x	Area		Area		Area	x	Hilly				Blighted
	Spotted		Spotted		Spotted						
	Ribbon		Ribbon		Ribbon						
Zoning: CLASS "D" 10,000 D'								x	View		

GENERAL

Desirability: G	Planning: G	Utilities: G	Com. Cent'rs: F	Typ. No. Stories: 1+B	Bldg. Rest: G
Stability: G	Land Imps.: A	Transp.: F	Date Imps.: 1915-40	Built-up %: 95	[redacted] W

SUMMARY

Assessment Year	19	1961	1966	1968	1971	1973	1974	19	19
Appraiser	Lane	Hutch	Stettinski	Cooper	Mahaney	Luce	Interim		
Date	7/9/57	1/24/61	10-15-66	5-3-68	2-2-71	3-30-73	3-74		
Improvement Replacem't Cost	14 046	15 011			19 832				
Improvement R.C.L.N.D.	7 647	7 911			14 477				
Land Value	4 000	10 000			18 000				
Total Property R.C.L.N.D.	11 647	17 911			32 477				
Capitalized Earning Ability									
Indicated Sale Price									
Listed Price				I+ 5%		L+20%	L+ 20		
~~Adj. Summ. 1st 63%~~	11 700	19 363				I+20%	I- 20		
	11,700								

APPRAISAL

Total Property Value	11 700	19	250	25	750	28	500	31	000	37 000	44	000				
Land Value	4000	10	000	15	500	17	500	18	000	21 500	26	000				
Improvement Value	7 700	9	250	10	250	11	000	13	000	15 500	18	000				
				ASSESSED VALUES				29-71		07-73		07-74				
Land		2	300	3570												
Improvements		2	130	2360												
Total Property H.H.P.	90		90	0												
Entered								3		3		3				

TRANSACTION RECORD

Date	I.R.S.	Tr. Deed	Indicated Price	Grantee	Source
				Edward M & Ethel V. Knapp	
1958	No stamps			Knapp, Ethel V	1179-348

REMARKS

1) 1971 LAND VALUE CONSIDERS LOW-WALK DOWN FROM GARAGE, UTILITY EASEMENT, AND COMMON YARD ASPECT. NO SEWER FOR GAL EXT. DIFF. MOUNT IN REC. AND GARAGE.
2/2/71 MANWARING

RENTALS

St. No.	Front	Depth	Tenancy	19	19	19	19	19	19	19	19

CAPITALIZED EARNING ABILITY

	19	19	19	19	19	19	19	19
Fair Rent								
Land Value								
Imp. R.C.N.								
Formula								
C.E.A.								

LAND VALUE COMPUTATION

Year	Width Area	Mod. Fact.	Unit Value	Fr. Ft. Value	Value

COMPUTATION OF MODIFYING FACTOR

Lot		Width	Depth	Area	Base Dpth	METHODS USED No.	Corner	No.	Misc.	No.	Misc.		No.	Depth		Mod. Fact.

KNAPP

RESIDENTIAL BUILDING RECORD

ADDRESS Redwood Ave, Ross

PARCEL 72-121-~~27~~ 29

SHEET 1 OF ~~2~~ 1 SHEETS

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION
D5.5 A	Light	X Frame	Stucco on	Flat % Pitch	Wiring	X Heating / Cooling
	Sub-Standard	2"x4"-16"		X Gable 6/12	X K.T. / Conduit	X Forced / Clean'g
ARCHITECTURE	X Standard	X Sheathing	Siding "x."	Hip	B.X. / Cable	Gravity / Humid.
CONV.	Above-Standard	Concrete Block		Shed	Fixtures	X Wall Unit / ELEC.
1+B Stories	Special	B.&B. / T.&G.		Cut Up	Few / Cheap	1500 W BATH TYP
TYPE		Brick	X Shingle	Dormers	X Avg. / X Med.	Floor Unit
Use / Design	FOUNDATION	Adobe	Shake	X Roof. 2"x4"-3'0"	Many / Special	Zone Unit
X Single / X	Concrete	X Floor Joist:	B.&B. / T.&G.	X Gutters		X Central
Double	Reinforced	1st: 2"x8"-16"		X DS	PLUMBING	E 7 outlets
Duplex	Brick	2nd "x" -	Brick	Shingle	Poor / X Std. / Spec.	
Apartment	Wood	X Sub-Floor RTL	Stone	Shake		Oil Burner
Flat-Court	X Piers Conc	Concrete Floor	WINDOWS	Tile	1 Sink	
Motel			X D.H. / X Casement	Tile Trim	1 Laundry	E 100 M-B.T.U.
		Insulated Ceilings	Metal Sash	Compo.	1 Water Htr.-Auto.	X Fireplace 3C
Units	Light / Heavy	Insulated Walls	Screens	X Compo. Shingle	Water-Softner	

ROOM AND FINISH DETAIL

ROOMS	FLOORS B	1	2	FLOOR FINISH Material	Grade	TRIM	INTERIOR FINISH Walls	Ceilings
All				Hwd	A	op	PL	PL
Utility		1		Conc			T+G	T+G
Ent. Hall								
Living		1		W/W	A			Open Beam
Dining		1		Lino	A			
Wash/Kitchen	1			op			~~T+G~~	T+G
Bed		1		op			W.P.A.	~~B+B~~
Bed		1		Hwd			W.P.A. + PL	
Sunporch				op			Stu	Stu
Bed		1		Lino			B+B	Celotex
Bed	1			op			T+G	T+G
Kitchen		1		Lino				
Drain Bd.	Material: op			Lgth: 12 Ft.	Splash: 1/2"			

CONSTRUCTION RECORD

Permit No.	Permit For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Remain'g Life	Table	%	RATING (E,G,A,F,P) Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space Cupb'd	Closet	Work-m'ship
	Res		1906	~~1906~~	~~1951~~	51	17	R-60	~~43~~	A	A	F	A	A	A	AF
				~~1920~~	~~1961~~	~~41~~	~~24~~	~~R60~~	~~58~~							
				~~1920~~	~~1971~~	~~51~~	~~18~~	~~R60-3~~	~~90~~	E/A	A	A	A	A	A	A
				1920	1973	53	17	60-4	76							

BATH DETAIL

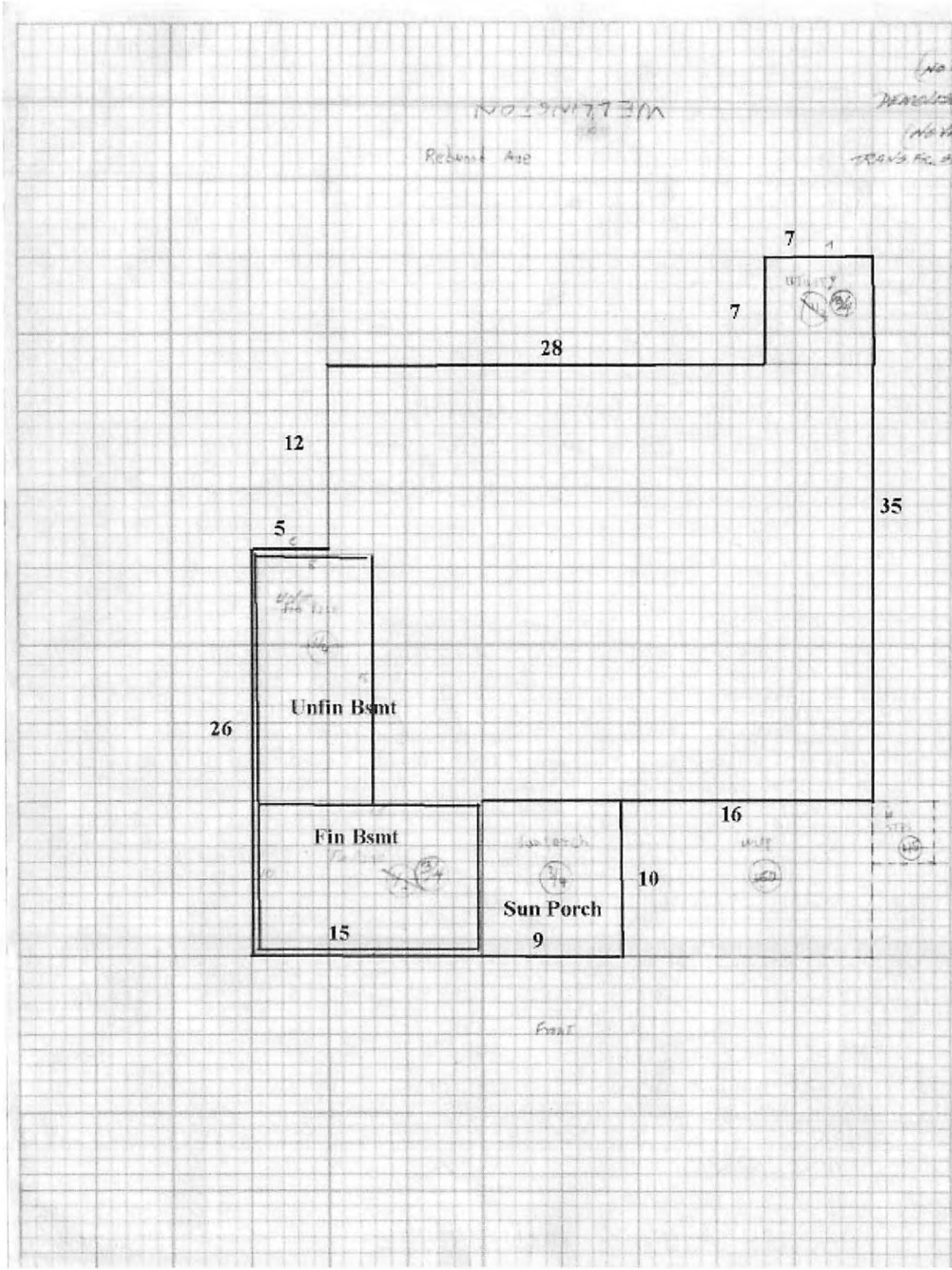
Fl.	No.	FINISH Floors	Walls	FIXTURES Wc.	Lo.	Tub	Type	Grade	SHOWER St.	D.T.	G.D.	Finish
1	1	Lino	PL	1	1	1	old	std	-	-	-	-
2	1	Lino	T+G	1	1	-	old	std	1	-	-	Metal

SPECIAL FEATURES

Book Cases		Built-in Beds		Venetian Blinds	
Shutters					

COMPUTATION

Appraiser & Date		8-7-56 Gunness		100% Comp. Hatch 7/20/60		100% Comp. Mahaney 1-4-71		Luce 11-29-72	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
RES 1499	1210	6.60	7986	8.40 - 10	164	11.81 14	290	11.95 14	459
SUNPORCH (3/4)	90	4.95	446	6.30 -	567	8.85	796	8.96	806
UT. (1/4)	49	3.30	162	4.20	205	8.85	433	8.96	439
~~WD~~ PORCH	160	1.50	240	2.00	320	2.25	360	2.25	360
W STPS	16	1.25	20	1.50	24	2.00	32	2.00	32
FIN BMT (1/4)	150	3.30	495	4.20 -	630	8.85 1	327	8.96 1	344
UNF. FIN BMT (1/4)	128	1.65	211	2.10	268	2.50	320	2.50	320
AC	1210		380		400	.40	484	.40	484
ED			500		525		500		500
EXT PLUMB			400		575		600		600
~~GAS HOOK~~	200	1.25	240	1.20	240				
~~GAS HTR~~	432	.170	73	2.00	864				
~~FOUNDS~~							150		150
~~WIRING~~	54	.120	68	1.50	84				
~~DEL FAC~~	210					2.50	540	2.50	540
TOTAL			11603		14666		19832		20034
NORMAL % GOOD		12	13690	60)	53		73	115	23040
R.C.L.N.D		65	7540		7775		14477	76	17510



Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
(Normal)							
DEMOLISHED							
(Normal)				Comp			
TRANS. FROM SHEET #2 DET. GAR.	M.S.	FR. 2x4's	1-6 BEVEL	COMP. SHG	O.P. PLANK	UNF.	12x18=216

COMPUTATIONS

REC.
15 x 10 = 150
40 x 16 = 640
35 x 12 = 420
TOTAL 1210

SUN PORCH
9 x 10 = 90

U.L.
7 x 7 = 49

~~BASEMENT AREA 1349~~

WAP
16 x 10 = 160

W. STEPS
4 x 4 = 16

UNF. BSMT
15 x 10 = 150

FIN BSMT
8 x 16 = 128

Remarks:

Extra Drapes
AC - 380
FP - 300
Extra plumb - 370

Extra plumb
Hall Area Ave 90
WC " 100
Lav " 85
Metal Stall 95
370

Convenient Remodeling has occurred over Life of Bld. But not the most in any one year. Home is better than average condition for Age. 3-1-56 RCG

3) REV. & REP. EXTERIOR, GREENHOUSE DEMOLISHED, GARDEN HOUSE AND SHED OF NO VALUE. ATT. LATH PATIO COVER INCLUDED IN V.I. MAS. DET. GAR. TRANS. FROM SHEET #1, W/ $1500 FOR REM.

ATTACHMENT 4

Docusign Envelope ID: 07E365AA-65CA-4C25-94C9-3FB1CECC22BD

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):

- ■ Accessory Dwelling Unit
- ☐ Accessory Dwelling Unit Exception
- ☐ Appeals
- ☐ Certificate of Compliance
- ■ Demolition Permit
- ■ Design Review
- ☐ Design Review- Amendment
- ☐ Exceptions for Attics
- ☐ Final or Parcel Map
- ☐ General Plan Amendment
- ■ Hillside Lot Permit
- ☐ Junior Accessory Dwelling Unit
- ☐ Lot Line Adjustment
- ☐ Minor Exception Permit
- ☐ Minor Nonconformity Permit
- ☐ Nonconformity Permit
- ☐ Tentative Map
- ☐ Tentative Map Amendment
- ☐ Time Extension
- ☐ Use Permit
- ■ Variance
- ☐ Zoning Ordinance Amendment
- ☐ Other:

To Be Completed by Applicant:

Assessor's Parcel No(s): 072-121-29

Project Address: 230 Wellington Ave.

Property Owner: Piers and Nina Barry

Owner Mailing Address (**PO Box in Ross**): _____

City/State/Zip: Ross, CA 94957 Owner's Phone: 626-422-0607

Owner's Email: barryfamross@gmail.com

Applicant: Sutro Architects: Helen Seldin, Stephen Sutro

Applicant Mailing Address: 1400 Pine Street #640429

City/State/Zip: San Francisco, CA 94164 Applicant's Phone: 415.766.4072

Applicant's Email: hseldin@sutroarchitects.com

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: 1

LOT LINE ADJUSTMENT ONLY

Describe the Proposed Lot Line Adjustment:

N/A

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: DocuSigned by: Piers Barry 5A3E0CBAF8E6427... Date: 2/4/2026

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: DocuSigned by: Piers Barry 5A3E0CBAF8E6427... Date: 2/4/2026

Docusign Envelope ID: 07E365AA-65CA-4C25-94C9-3FB1CECC22BD

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 _____

DocuSigned by:
Piers Barry
5A3E0CBAF8E6427

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 Imprints
Project Landscape Architect Brad Eigsti
Mailing Address _____
City _____ *State* _____ *ZIP* _____
Phone 415-380-0755 *Fax* _____
Email brad@imprintsgardens.com
Town of Ross Business License No. _____ *Expiration Date*

Civil/ Geotechnical Engineer
Firm Munselle Civil Engineering
Project Engineer Dan Hughes
Mailing Address _____
City _____ *State* _____ *ZIP* _____
Phone 707-775-8986 *Fax* _____
Email Dan@munsellecivil.com
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*

Docusign Envelope ID: 07E365AA-65CA-4C25-94C9-3FB1CECC22BD

ARCHITECT INFORMATION, CONSENT, AND SIGNATURE

I CONSENT or I DO NOT CONSENT to allow the Town of Ross to post online, in whole or in part, the architectural drawings and plans submitted for this project, including information protected by copyright laws, on the official Town of Ross website https://www.townofrossca.gov/ as an indefinite online record for the project, including public hearings and meetings. If I do not consent, then only those architectural sheets and materials permitted under Senate Bill 1214 (e.g., site plan and massing diagram) will be posted on the Town website. I am the design professional or copyright owner authorized to provide this consent.

Select one: ☒ **I CONSENT** or ☐ **I DO NOT CONSENT**

Architect/ Copyright Owner Name: Stephen Sutro/ Helen Seldin Phone No: 415-766-4072

Company (if applicable): Sutro Architects Email: hseldin@sutroarchitects.com

Signature of Architect/ Copyright Owner 02/04/2026 Date

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).

See attached

Docusign Envelope ID: 07E365AA-65CA-4C25-94C9-3FB1CECC22BD

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

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

See attached

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.**

See attached

Docusign Envelope ID: 07E365AA-65CA-4C25-94C9-3FB1CECC22BD

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.**

See attached

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) 230 Wellington				
NAME	**ADDRESS**	**DATE CONTACTED**	**CONCERNS (IF ANY)**	**RESOLUTION**
Scott Golden	21 Loma Linda Ave	8/5/24	None	
Zack Scheiner	220 Wellington Ave	8/2/24	None	
Peter Barry	225 Wellington Ave	8/1/24	None	
Carla Buchanan	210 Wellington Ave	8/1/24	None	
Alan Hill	200 Wellington Ave	7/26/24	None	

***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

230 Wellington – Planning Application – 2/4/26

Written Project Description

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).

We propose to demolish the existing two-story residence with a second unit at 230 Wellington Avenue, which was constructed over 100 years ago and is in severe disrepair. We propose to construct a new two-story residence over a basement with an attached ADU. The project includes significant upgrades to the property that will benefit the Town of Ross and its residents, including improved life-safety, reduced nonconformities, and enhanced site access and parking.

The property is classified as a Hillside Lot under the Ross Municipal Code and is subject to the Hillside Lot Development Requirements. These regulations substantially reduce the buildable area by increasing setbacks and reducing the allowable Floor Area Ratio (FAR). In response, the proposed design reduces overall massing relative to the existing conditions, particularly as it relates to development within setbacks and building height. A new rear deck is proposed in the location of the existing deck within the rear setback, but at a significantly reduced height compared to the existing structure. The primary volume of the home is located within the buildable area of the lot, outside of required setbacks, and the proposed height does not exceed the buildable height limits measured from existing grades. The design has been carefully developed to sit within the hillside and to avoid new view impacts from Wellington Avenue and neighboring properties.

Three variances are requested:

- **FAR / Floor Area:** An increase in existing Floor Area from **2,267 sf** by **520 sf** to a proposed total of **2,787 sf**, to accommodate a new **521 sf** two-car garage.
- **Rear setback encroachment:** An extension of the first story and rear deck over crawlspace into the 40-foot rear setback; however, the proposed encroachment is 2 feet less than the existing structure, thereby reducing the existing nonconformity.
- **Front setback / garage location:** Placement of the garage at the roadway within the front setback to provide safe, direct access given the site's slope and to support fire access at the end of the cul-de-sac.

To address off-street parking requirements and reduce on-street demand, the project includes an enclosed two-car garage and an adjacent four-car parking pad, providing a total of six on-site parking spaces. This will alleviate parking pressure along Wellington Avenue and help keep the cul-de-sac clear for emergency vehicle access.

Due to the site's slope, safe and direct garage access from Wellington requires the garage to be located within the front setback. This approach avoids a long, steep driveway, which would be

difficult to design safely given the topography and would increase impervious surface area. A garage at the front property line has existed for many years; the proposed garage replaces that condition while improving safety for vehicles and emergency access.
The landscape plan includes patios and a new pool, with limited improvements located within the side setback. This layout has been discussed with neighbors, who agree that existing slopes, separation from adjacent structures, and existing vegetation prevent privacy impacts. The landscape design also supports fire-safe vegetation and improved hardscape access to the home, while preserving the view corridor from Wellington Avenue.

Finally, the proposed development will have minimal impact on neighbors due to substantial separation distances, grade differences, and existing dense vegetation that will remain. 21 Loma Linda to the north is located at the bottom of a steep slope with dense redwoods and minimal visibility to the proposed structure. 51 Loma Linda is approximately 60 feet to the west, similarly located far below the site and screened by dense trees. 225 Wellington is approximately 60 feet to the south and is owned and occupied by the property owner's family; it is separated by fencing and grade changes that minimize visual and privacy impacts. 200 Wellington is approximately 200 feet uphill to the east and will experience little to no visibility due to the elevation differential. 220 Wellington is approximately 125 feet to the northeast and is separated by protected redwoods and is at a substantially higher elevation than the proposed development.

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 subject property contains significant slopes that materially reduce the practical buildable area and create unique constraints on siting and access. The proposed design utilizes the existing building site to minimize grading and reduce the overall perceived height of the residence. This approach necessarily results in limited rear setback nonconformity; however, the proposed rear encroachment is reduced relative to the existing condition. The adjacent neighbor at the rear property line is located at the bottom of the hillside, and privacy impacts are not a concern, as reflected in their letter of support.

The lot geometry also presents a special circumstance: it is constricted at the frontage and widens toward the rear, where the setback is greatest. Strict adherence to setbacks would push the home into less workable portions of the lot and would likely require a taller roof form or increased vertical massing to achieve functional living area—creating greater impacts to

pedestrians and neighbors and potentially obstructing the view corridor from Wellington Avenue to Ross Valley, which the proposed design preserves.
The proposed pool location is similarly driven by these site constraints. It is positioned to avoid privacy impacts and to minimize additional grading, and all adjacent neighbors have provided letters of approval for the project as designed.

Finally, Wellington Avenue terminates at this property, creating unique access and safety constraints. The requested front setback variance is necessary to provide safe, direct garage entry from the roadway, maintain a clear cul-de-sac for fire access, and avoid a long sloped driveway that is impractical given the terrain and would increase impervious area and runoff.

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.

Strict adherence to Floor Area limits and rear setback requirements would result in a residence that is not financially viable given the cost and complexity of hillside construction and would prevent the owners from enjoying a modestly sized home comparable to others in the vicinity. It would also unreasonably constrain the ability to provide safe, code-compliant off-street parking and garage access at the end of Wellington Avenue—an important life-safety consideration for both everyday vehicle use and emergency response.

The proposed residence and garage size are consistent with nearby properties facing similar hillside constraints. The requested 520 sf of additional Floor Area enables a 521 sf enclosed two-car garage to meet Ross parking requirements and to provide safer access and reduced on-street parking impacts.

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.

Granting the requested variances will not be detrimental to public welfare and will improve neighborhood compatibility and safety. The existing 100-year-old structure is in poor condition and presents heightened wildfire vulnerability. The proposed residence will incorporate non-combustible exterior materials and roofing and will include WUI-compliant landscaping and materials, significantly improving wildfire resistance and reducing potential fire spread risk to adjacent properties.

The project also materially improves circulation and emergency access by providing six off-street parking spaces (an enclosed two-car garage plus a four-car parking pad), helping keep Wellington Avenue and the cul-de-sac clear for fire department access and operations.
In addition, the home is designed to preserve key view corridors while minimizing overall perceived height and massing. The siting and existing screening reduce privacy impacts by maintaining substantial separation from neighboring structures and leveraging existing grade changes and vegetation.

ATTACHMENT 5

MINUTES
Meeting of the Ross
Advisory Design Review Group
February 25, 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
Vice Chair Buckingham called the meeting to order.
Present: Mark Kruttschnitt, Mark Fritts, Joey Buckingham; Roberta Feliciano (Planning and Building Director), Alex Lopez-Vega (Assistant Planner)
Absent: Laura Dewar, and Stephen Sutro

2. Approval of Minutes.
The ADR Group approved the minutes from January 21, 2025.

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

4. Planning Applications/Projects

a.	**Property Address:**	103 Bolinas Avenue
	A.P.N.:	073-041-12
	Applicant:	John Boesel and Arriana Van Meurs
	Property Owner:	John Boesel and Arriana Van Meurs
	Zoning:	R-1
	General Plan:	M (Medium Density)
	Flood Zone:	X (Moderate to Low)

Project Summary: The applicant requests a recommendation to the Town Council for a Nonconformity Permit, and a Variance and Minor Exception Permit. The project proposes a 36 square feet addition to the rear of the legal nonconforming single-family residence, extending it by three feet. All new siding for the addition will match the existing home. The rear deck will also be expanded by 40 square feet. A Minor Exception permit is required to place the heat pump within the side yard setback.

Mark Fritts
- Supports the project as drawn
- Southern neighbor cannot see this project in any shape and form
- Talk to the neighbor at 101 Bolinas Avenue about drainage
- No visual impact to the neighbor

Mark Kruttschnitt

- There is no privacy issue because the windows are identical with what's there already
- The storage shed is not affecting the privacy
- Show percentages to the council of neighbors lots that exceed the FAR
- Approve the project as is

Joey Buckingham –

- Also recommend to approve the project as is
- Variance findings for this neighborhood because the Ross code makes all lots on that road nonconforming (setbacks, FAR) case by case bases
- This Variance does not affect anyone and will make the home better
- Supports the project

b. **Property Address:** 230 Wellington Avenue
A.P.N.: 072-121-29
Applicant: Brooks McDonald
Property Owner: Piers and Nina Barry
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, Demolition Permit, Hillside Lot Permit, Nonconformity Permit, Accessory Dwelling Unit Permit, and a Variance. The project includes the demolition of an existing single-family residence, and the construction of a new two-story single-family residence with enclosed 2-car garage and 1-car parking pad. The project also includes new landscaping with patios, retaining walls, trash enclosure, walkways, decks, an arbor, an outdoor kitchen and a pool and spa. A Variance is required to exceed the allowable floor area by 692 square feet, allow the outdoor kitchen, arbor, patio, pool and spa in the side yard setback, and to construct a 2-car garage in the front yard setback.

Mark Fritts

- Would like to be consistent with comments from last time the project came forward to ADR
- Still thinks the house is too large for the site
- From the last ADR meeting, stick with the existing FAR to the main house, and add 200 square feet to the garage
- Does not see a hardship to go over the FAR by 500 square feet on a hillside lot
- Its over the FAR, but giving them a covered parking is a bonus
- Its appropriate to grandfather in the existing FAR and a little more for the garage, but not over 500 square feet.
- The pool does not feel appropriate to the neighbors home
- Difficult to find the findings why the pool needs be there
- Cannot recommend it as drawn, the project still needs to be reduced in size

- The house materials should be a little more toned down

Mark Kruttschnitt

- Agrees with Joey about the size of the house
- The pool should not be so close to the setback, should be elsewhere, but the neighbor is fine with it, kind of fine with it
- Maybe because of the hillside lot ordinance maybe be a hardship and therefore it needs to be there

Joey Buckingham

- From the last ADR meeting, all of us had a problem with the pool so close to the setback
- The pool is too close to the setback
- Can support the square footage of the project with one specific reason which is the two-car garage, which will take cars off the road
- Does the town a service by hiding the ADU, can support that
- Can support the FAR variance for the house, but cannot support the pool location
- Another point to make is, that propose house is still a very modest house, that's a another reason I can support the bump in FAR
- The materials should be more earth tone

c. **Property Address:** 11 Morrison Road
A.P.N.: 072-101-08
Applicant: The Hawthorne CO
Property Owner: 11 Morrison LLC
Zoning: R-1:B-5A
General Plan: VL (Very Low Density)
Flood Zone: X (Moderate to Low)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review, Hillside Lot Permit, Nonconformity Permit, and a Demolition Permit. The project proposes a renovation to an existing ±3,200 square-foot (SF) single-family residence and detached art studio reducing the floor area of the residence to ±1,800 (SF) and adding roof decks. Additionally, the project includes rehabilitating the existing landscape. A Demolition permit is required to alter more than twenty-five percent of the exterior walls or wall coverings of a residence

Joey Buckingham

- Has no problem with the project as drawn
- The applicant is doing the best they can do to comply with Fire requirements
- Its well design
- Neighbors should be happy the land is being developed
- To the windows, they are doing the best with they can make out of this site
- Would encourage to look at glass to mitigate the lanter affect

Mark Fritts

- The only concern is the lantern affect with the amount of glass
- Theres a lot of glass square footage
- Look at ways to minimize the reflectivity
- Reduce the clearstories

Mark Kruttschnitt

- Concurs with Joey
- Nothing to add

Adjournment at 7:10 PM.

The next scheduled regular meeting date and time will be March 18, 2025, at 6:00 PM.

MINUTES
Meeting of the Ross
Advisory Design Review Group
May 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, Mark Fritts, Laura Dewar; Roberta Feliciano (Planning and Building Director), Alex Lopez-Vega (Assistant Planner)
Absent: Joey Buckingham, and Stephen Sutro

2. Approval of Minutes.
The ADR Group approved the minutes from April 15, 2025.

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

4. Planning Applications/Projects

a.

Property Address:	87 Glenwood Avenue
A.P.N.:	073-031-08
Applicant:	Barbara Chambers
Property Owner:	Graham Ober
Zoning:	R-1: B-7-5
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, Demolition Permit, Nonconformity Permit, and a Variance. The project includes the demolition of an existing single-family residence, and the construction of a new two-story single-family residence with an attached garage. The project also includes new landscaping with patios, walkways, auto gate, fire pit, and a pool and spa. A Variance is required to allow the patio, pool and spa in the rear and side yard setback and increased encroachment into the side yard setbacks.

Laura Dewar
- Appreciates pushing the house to meet the 25-foot front setback
- Supports the pool equipment location
- Likes all the changes made and supports the project
- Supports the pool

Mark Fritts

- Appreciates the massing changes
- The front porch encroaching into the front yard is fine, it fits within the context of the street
- Appreciates the removal on the balcony
- Issue with the pool equipment location on the property line, should be within the buildable envelope
- Does not support the side setbacks for the main house, the building is too wide
- Would like to see the house side setbacks pulled in a foot or two
- Appreciates the massing reduction
- Supports the pool

Mark Kruttschnitt

- Agrees with Mark Fritts and Laura when it comes to the front setback, breaking of the mass
- Agrees with Mark about the pool equipment location, should be moved and not on the property line.
- Fine with the house encroaching in the side setbacks
- Supports the pool

b. Property Address: 230 Wellington Avenue
A.P.N.: 072-121-29
Applicant: Brooks McDonald
Property Owner: Piers and Nina Barry
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, Demolition Permit, Hillside Lot Permit, Nonconformity Permit, ADU Permit, and a Variance. The project includes the demolition of an existing single-family residence, and the construction of a new two-story single-family residence with enclosed 2-car garage and 1-car parking pad. The project also includes new landscaping with patios, retaining walls, trash enclosure, walkways, decks, an arbor, an outdoor kitchen and a pool and spa. A Variance is required to exceed the allowable floor area by 692 square feet, allow the outdoor kitchen, arbor, patio, pool and spa in the side yard setback, and to construct a 2-car garage in the front yard setback.

Laura Dewar

- The project is "beautifully designed" overall.
- Acknowledged the pool's proximity to the neighboring house (owned by same family) and supported the adjusted setback (12 feet from side yard setback).

- Appreciates the pool stepping down with retaining walls, mitigating visual impact on the neighbor, but concerned about the long-term implications if the properties were sold
- Not sure about findings for an additional square footage to increase for the house,
- Supports variance for the pool and garage, but not additional square footage for the house.

Mark Fritts

- Could not recommend the project move forward in its current design.
- Stated the pool location is connected to the overall design, specifically citing concerns about precedent-setting for hillside lots and square footage
- Proposed 2,959 sq ft of FAR represents a 27% overage over existing (2,267 SF) and a 38% over the hillside lot ordinance (2,137 SF), not including the ADU
- There are no "findings for variances" to justify such an increase, stating that a "hillside lot" is not a hardship
- Indicated the building is too big for the lot.
- Concerned that approval would set a precedent for future hillside lot applicants to demand similar overages, removing the town's discretion for such requests.

Mark Kruttschnitt

- Reiterate previous support and continued to be in favor of recommending the project
- The pool was moved back and was still further away than the last three approved projects (at 9-10 feet)
- Agreed the site is topographically challenged and the existing deck at the pool area is already in use. Emphasized that the property owner also owns the adjacent property, and the family living there is the closest neighbor to the pool.

c. **Property Address:** 4 Sylvan Lane
A.P.N.: 073-191-14
Applicant: Jason Lee
Property Owner: Dan Little and Elena Batalla
Zoning: R-1: B-20
General Plan: L (Low 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 includes the demolition of an existing single-family residence, and the construction of a new single-family residence with a one-car garage. The project also includes new landscaping with patios, retaining walls, trash enclosure, walkways decks, an outdoor kitchen and a pool and spa. A Variance is required to allow the outdoor kitchen, patio, pool and spa in the side yard setback.

Laura Dewar

- Massing was "too much front and center," recommended stepping back the second story or adding architectural relief rather than a 30-foot wall, especially given the narrow lot constraints.
- There is no "hardship" for a sports court. While acknowledging their desirability, she stated they should be less encroaching into side yard setbacks. Similarly, hot tubs should not be "stuck right next to the property line" but rather at least 10-12 feet away.
- Liked the chosen colors but agreed with Mark Fritts on the need for more detail.
- Encouraged the applicant to fully incorporate the future ADU into the current plan f

Mark Fritts

- Familiar with the lot's unique geometry and constraints.
- House was too massive on the front facade for its presentation to the street, despite understanding flood zone requirements, a 30-foot tall, more or less blank facade lacking relief.
- Suggests either adding a front porch to break up the mass
- Two-story garage space exacerbated the massing problem and recommended stripping this element out to make the design "more approachable."
- Suggests an alternative driveway to allow more front foliage.
- Design needs cohesiveness or a clear architectural style and asked for the introducing of a base or plinth for consistent detailing
- Recommended locating the spa outside of setbacks or further into the center of the lot
- Incorporate the AC unit into the building
- Struggled with the sports court's location (spanning lot width, 4.5 feet from northern property line with 6-foot rebound wall). Questioned what findings would justify a variance for such proximity.
- Suggested introducing another siding material to break up and articulate different sections of the building.

Mark Kruttschnitt

- Observed that the proposed house "feels very tall" relative to neighboring houses, even at the 25-foot setback.
- Supports stepping back the second story from the property line or lowering the ceiling height of the front volume to reduce its perceived height.
- Expressed strong concern about the privacy impact of north-facing windows looking directly into the neighbor's house and yard, urging more considerate design.
- Agrees with Mark F's suggestion of adding a plinth or base for architectural detail
- Clarified that the proposed 6-foot fence was a side fence, not a front fence
- Questioned whether the sports court "really fits onto the property" at only 4.5 feet from the property line, and what precedent or findings would justify such an exception

5. Adjournment at 7:30 PM.

The next scheduled regular meeting date and time will be June 17, 2025, at 6:00 PM.

MINUTES
Meeting of the Ross
Advisory Design Review Group
June 17, 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, Mark Fritts, Laura Dewar, Joey Buckingham, and Stephen Sutro; Roberta Feliciano (Planning and Building Director), Alex Lopez-Vega (Assistant Planner)
Absent: None

2. Approval of Minutes.
The ADR Group approved the minutes from May 20, 2025.

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

4. Planning Applications/Projects

a.	**Property Address:**	36 Allen Avenue
	A.P.N.:	073-261-04
	Applicant/Owner:	John and Paulette Moe
	Zoning:	R-1: B-7_5
	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 Variance to construct a 624 square foot (SF) attached two-car garage. The garage is designed to match the existing residence and will be located within the front and side yard setbacks. A variance is required to exceed the allowed floor area by 164 SF and encroach into the front and side yard setbacks.

<u>Mark Kruttschnitt</u>
- No hardship for the setback and floor area Variance

<u>Joey Buckingham</u>
- Does not support the project
- Cannot make the findings for the garage encroaching into the setbacks
- No hardship in adding square footage

Laura Dewar

- Garage makes sense in this location since an ADU can be placed at the same location, because of this, can support the garage
- It should not exceed the FAR
- Adding more landscaping would help screen the garage

Stephen Sutro

- Cannot support the project, no hardship on this lot
- Findings cannot be made

Mark Fritts

- Cannot support the project
- Cannot make the findings for the Variance

b. Property Address: 230 Wellington Avenue
A.P.N.: 072-121-29
Applicant: Brooks McDonald
Property Owner: Piers and Nina Barry
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, Demolition Permit, Hillside Lot Permit, Nonconformity Permit, ADU Permit, and a Variance. The project includes the demolition of an existing single-family residence, and the construction of a new two-story single-family residence with a 2-car garage and 1-car parking pad. The project also includes new landscaping with patios, retaining walls, trash enclosure, walkways, decks, an arbor, an outdoor kitchen and a pool and spa. A variance is required to exceed the allowed floor area by 692 square feet, allow the outdoor kitchen, arbor, patio, pool and spa in the rear and side yard setbacks, and to construct a 2-car garage in the front yard setback.

Mark Fritts

- Appreciates the calculations of the lot
- Does not see any circumstances that the lot is unique as a Hillside Lot
- Can see going beyond the existing FAR by 298 square feet to give a 2nd covered parking space
- Does not see the size of the home as a hardship
- Good use of a Variance and extra square footage is the extra covered space

Laura Dewar-

- Supportive of the additional square footage for the 2nd parking space
- Struggling to find reason for the additional square footage toward the house

Mark Kruttschnitt

- Fine with the pool and FAR for the garage

- The house FAR goes against the hillside Lot ordinance
- Fine with the design

Joey Buckingham

- Can see findings for additional square footage based on the fact that a small percentage of the lot is pushing the lot to be a Hillside Lot
- If it wasn't a Hillside Lot, the house could be bigger
- Could support the project as drawn

Stephen Sutro-

- Project is very well designed
- Can support the pool Variance
- Can support the Variance for the garage
- Cannot make the findings for additional square footage for the house

5. Adjournment at 7:10 P.M.

The next scheduled regular meeting date and time will be August 19, 2025, at 6:00 PM.

MINUTES
Meeting of the Ross
Advisory Design Review Group
March 17, 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: Laura Dewar, Joey Buckingham, and Stephen Sutro, Mark Fritts, Roberta Feliciano (Planning and Building Director) and Alex Lopez-Vega (Planner)
Absent: Mark Kruttschnitt

2. Approval of Minutes.
The ADR Group approved the minutes from January 20, 2026.

3. Open Time for Public Comments

4. Presentation for Ross Historic Walk Plaque by Tom Gaffney

- **Summary:** The ADR members praised the concept but raised design concerns about plaque visibility, QR code size, and color contrast. Suggestions included enlarging plaques slightly for readability, testing smaller QR codes, and ensuring materials deter theft. Supportive of the project's intent; recommended minor design refinements before Town Council presentation.

5. Planning Project/ Applications

a. **Property Adress:** 5 Allen Lane
A.P.N: 073-261-40
Applicant: Imprints Landscape Architecture
Property Owner: Dan Letter
Zoning: R-1:B-10
General Plan: ML (Medium Low Density)
Flood Zone: AE (Floodway)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review and a Variance. The project proposes rehabilitation of the southern portion of the yard, including construction of a new in-ground pool and spa. Additional site improvements include installation of permeable pavers adjacent to the main residence with a new arbor, turf and pavers surrounding the proposed pool area, and construction of a new outdoor kitchen. The pool equipment enclosure is proposed along the eastern side of the residence. A variance is required to construct the pool, spa, outdoor kitchen, arbor, pool equipment enclosure, and patio within the required setbacks.

DRAFT

Meeting Summary: The ADR group discussed the project at 5 Allen Lane rehabilitating the existing landscape. The ADR members supported the project because of site constraints and prior 2020 approvals noted. Pool setback variance was debated but deemed acceptable due to lot shape, slope, and neighbor support. Pergola and pool equipment placement discussed; soundproofing and height limitations recommended. Unanimous ADR support for the project as proposed, with a recommendation to minimize equipment height and maintain privacy screening.

b. **Property Address:** 3 Allen Lane
A.P.N: 073-261-10
Applicant: Imprints Landscape Architecture
Property Owner: Andy Dodge and Alea Stein
Zoning: R-1: B-10
General Plan: ML (Medium Low Density)
Flood Zone: AE (Floodway)

Project Summary: The applicant requests a recommendation to the Town Council for Design Review and a Variance. The project proposes constructing a new in-ground pool and spa in the rear yard and pavers surrounding the proposed pool area. The pool equipment will be located within an insulated mechanical closet. A variance is required to construct a pool, spa and patio within the side and rear yard setbacks.

Meeting Summary: The ADR group discussed the project at 3 Allen Lane, rehabilitating the existing rear yard. The ADR members supported the project, subject to several revisions. They asked the applicant to explore alternate pool orientations to meet 10-foot setbacks. ADR recommended design adjustments to reduce pool length to 30 ft, increase side setback to 4’-6”, maintain 10 ft rear setback, and preserve redwoods.

c. **Property Address:** 230 Wellington Avenue
A.P.N: 072-121-29
Applicant: Sutro Architects
Property Owner: Piers and Nina Barry
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, Demolition Permit, Hillside Lot Permit, Nonconformity Permit, and a Variance. The project includes the demolition of an existing single-family residence, and the construction of a new two-story single-family residence with a detached 2-car garage and parking pad. The project also includes new landscaping with pool, patios, retaining walls, trash enclosure, walkways, decks, an arbor, an outdoor kitchen and a pool. A Variance is required to exceed the allowable floor area by 520 square feet, to construct the outdoor kitchen, arbor, patio, and pool in the rear

and side yard setbacks, and to construct a 2-car garage and trash enclosure in the front and side yard setback.

Meeting Summary: The ADR group discussed the project at 230 Wellington Avenue demolishing the existing residence and constructing a new single-family residence. During the meeting, the ADR members debated over allowable square footage variance (520 sq. ft.) for garage. A concern was mentioned about basement windows suggesting potential future conversion to living space. Large second-floor deck questioned but accepted due to topography and privacy. Neighbors (Carla Buchanan) expressed strong support, citing improved aesthetics, safety, and parking. Outcome: Approved 2–1 with conditions: refine lower-level window design for consistency and maintain garage variance as previously supported.

6. 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 group discussed a project at 325 Upper Toyon Drive, where the applicant proposed construction of a new single-family residence and gym project. The discussion centered on compliance with hillside lot setbacks, FAR limits, and parking requirements. There was a debate over uncovered vs. covered parking, where majority favored maintaining two covered spaces per code. Some leniency granted for lower-level setback encroachments due to steep terrain and existing nonconforming setback. Suggestions included integrating a garage into the main structure or converting the gym to an ADU to balance FAR. **Outcome:** Direction to revise plans with two covered parking spaces, adhere to FAR limits, and minimize setback variances before formal submission.

7. Information, Discussion and New Agenda Items

a. Discuss zoning text amendments for pools and landscape structures

Meeting Summary: The group agreed to look over the zoning text amendment for pool and landscape structures and follow up with staff for recommendations.

8. Adjournment at 9:15 P.M.

The next scheduled regular meeting date and time will be April 21, 2026, at 6:00 PM.