Agenda Item No. 4b.

Staff Report

Date: June 4, 2020

To: Advisory Design Review Group

From: Matthew Weintraub, Planner

Subject: 70 Ivy Drive

ROLE OF THE ADVISORY DESIGN REVIEW GROUP:
The role of the Advisory Design Review (ADR) Group is to provide non-binding advisory comments and/or recommendations to the Town Council with respect to the design, neighborhood compatibility and context, in addition of materials and colors consistent with the Town Design Review criteria and standards pursuant to Section 18.41.100 of the Ross Municipal Code. The ADR Group does not provide interpretations or recommendations regarding policy related matters such as Variances, Exceptions to Attics and Basements, Use Permits, etc. or consistency findings associated with discretionary land use permits listed in the zoning ordinance. The role of the Town Council is to consider the design related comments and recommendations of the ADR Group and take final action to approve or deny discretionary land use permits after consideration of the ADR Group comments and determination as to whether the requisite findings associated with the discretionary land use permits can be achieved.

Recommendation
That the Advisory Design Review (ADR) Group receive a presentation from the applicant, consider any public comments, and provide a recommendation regarding the merits of the project as it relates to the purpose of Design Review and the Design Review criteria and standards per Section 18.41.100 of the Ross Municipal Code (RMC).

Project Information

Street Address:	70 Ivy Drive
Assessor Parcel Number:	073-143-23
Property Owner:	Charlotte & Doug Sweeny
Applicant:	Imprints Landscape Architecture
Zoning:	R-1:B-10 (Single Family Residence/Special Building Site, 10,000-square-foot Minimum Lot Size)
General Plan Designation:	ML (Medium Low Density – 3-6 Units/Acre)
Flood Hazard Area:	X (Minimal risk area outside the 1% and 0.2%-annual-chance floodplains)

The applicant is requesting approval of a Variance and Design Review to construct a new pool measuring 16 feet by 46 feet (736 square feet) and associated coping, a new 7-foot-tall fence, new stone patios, walkways, and stairs, and a new house deck located within the minimum required yard setbacks for an existing single family residence. The proposed project also includes: constructing new low fences and retaining walls; replacing a decomposed granite patio with a new low-water turf area; replacing the existing driveway; installing new landscape plantings; and removing five trees. A Variance is required to

allow for new structures to be located in the minimum required yard areas and the area between the setback line and the street line, including a pool, fence, patios, walkways, stairs, and decks. Design Review is required to allow for fences greater than 48 inches in height in any yard adjacent to the street or right-of-way, new retaining walls with a cumulative total of more than 100 linear feet, and a project resulting in over 1,000 square feet of new impervious landscape surface.

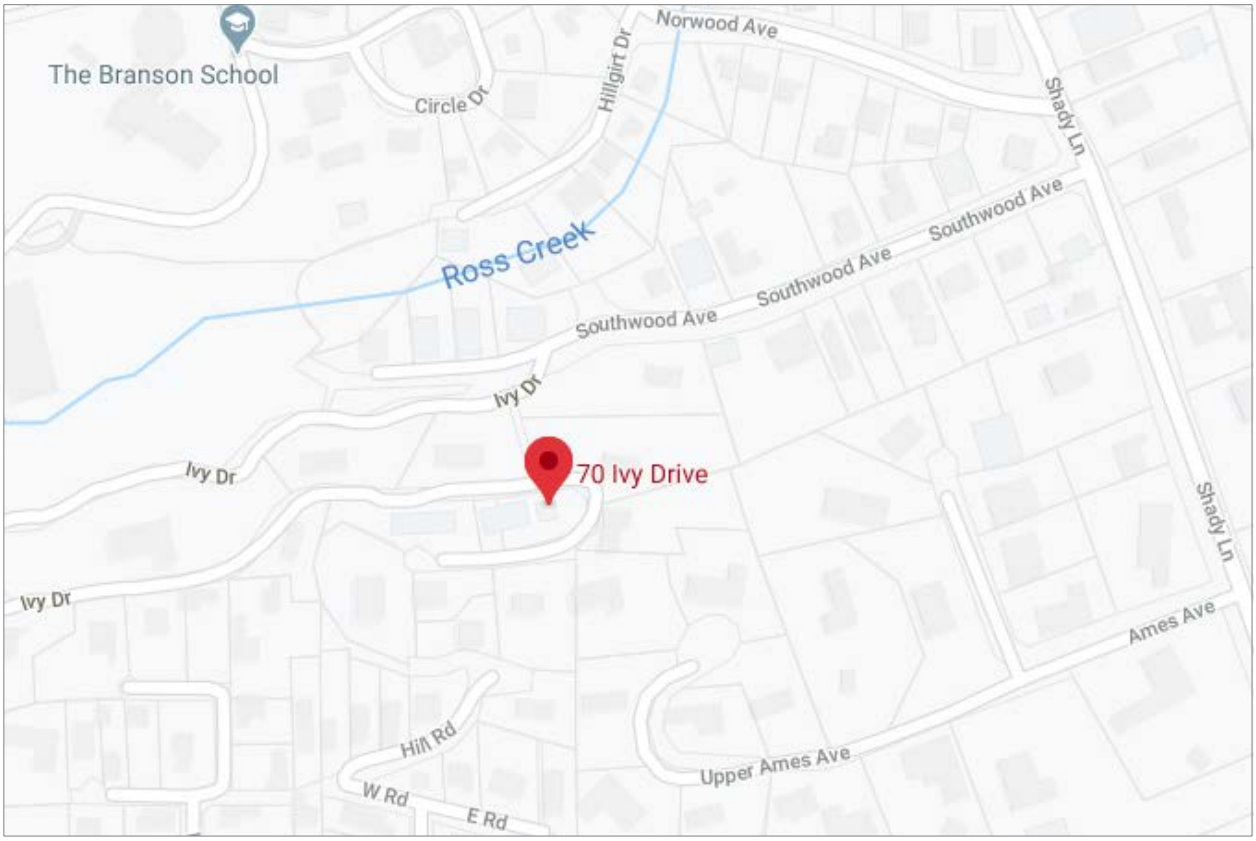

Figure 1. Location map. (Courtesy of Google Maps.)

Project Summary Data

Project Item	Allowed by Code	Existing	Proposed
Lot Area	10,000 square feet min.	15,206 sq. ft.	No change
Floor Area	3,041 sq. ft. (20%) max.	3,982 sq. ft. (26%)	No change
Lot Coverage	3,041 sq. ft. (20%) max.	3,222 sq. ft. (21%)	3,254 sq. ft. (21%)
Impervious Surfaces	Not specified	4,760 sq. ft. (31%)	5,574 sq. ft. (37%)
Front Yard Setback	25‘ min.	Deck: 23’	Deck: 24’; Pool: 4’
Side Yard Setback, West	15’ min.	Deck: 25’	Deck: 21’; Pool: 18’
Side Yard Setback, East	15’ min.	Not applicable	Not applicable
Rear Yard Setback	40’ min.	Deck: 20’	Deck: 15’
Building Height	30’ (2 stories) max.	19’ (1 story)	No change
Off-street Parking	3 spaces (1 covered) min.	3 (1 covered)	No change

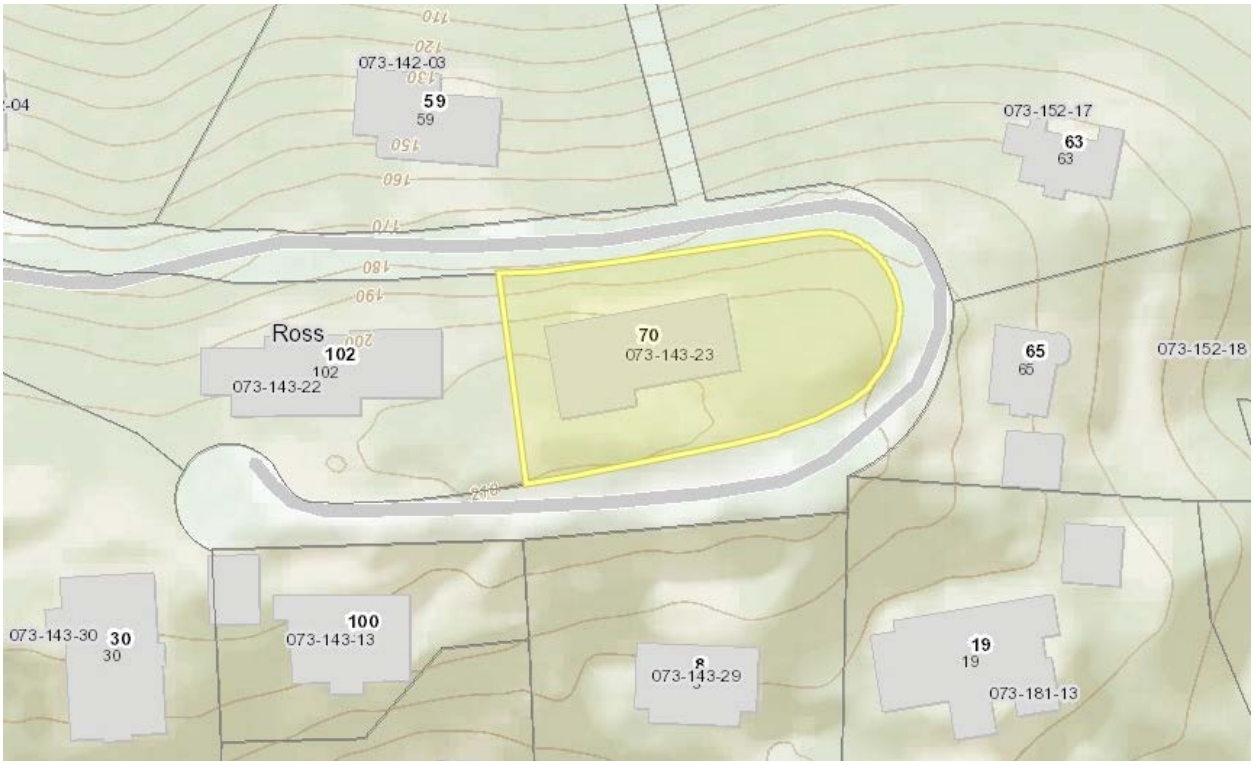

Figure 2. Vicinity Map. (Courtesy of MarinMap.)

Project Description

The project site is a 15,206-square-feet, irregular-shape lot bounded by Ivy Drive road frontage to the north, east, and south along most of the property's perimeter. The west side property line abuts the adjacent residential property at 102 Ivy Drive. The subject lot generally rises upward from north (back) to south (front), steeper at the back than the front, with an average slope of approximately 24%. The lot is accessed from the south on Ivy Drive. The existing residence is nonconforming with respect to the minimum required yard setbacks, maximum allowed building floor area, and maximum allowed building lot coverage. The Project History is included as **Attachment 2**.

The proposed project would construct a new 736-square-feet rectangular pool (16 feet by 46 feet) with 24"-wide coping around the pool, located in front of the existing residence near the southwest corner of the property. Adjacent to the new pool at the front of the property, the project would also construct a new stone paver patio, a new entry walkway and stairs, and a new 7-foot-tall wood fence at the property line. At the existing residence, the project would replace and reconfigure existing nonconforming decks at the front and back of the building. The project would also construct a new pool equipment shed between the existing residence and carport near the center of the property; replace existing brick and decomposed granite patios with a new stone patio and a new low-water turf area in the west side yard; construct new low fences and retaining walls; replace the existing driveway; remove five existing trees. and plant new screening trees along the front and west side of the property.

The proposed project materials and colors include the following:

- Bluestone pool, pavers, and steps
- Concrete patios, steps, walls, planters, and fountain
- IPE decking
- Wood fence
- Low-water turf
- Vertical "living wall"

The applicant is requesting approval of Design Review to allow for the construction of new fences greater than 48 inches in height in any yard adjacent to the street or right-of-way, new retaining walls with a cumulative total of more than 100 linear feet, and a project resulting in over 1,000 square feet of new impervious landscape surface. The applicant is also requesting approval of a Variance to allow for the construction of a new pool, patio, and 7-foot-tall fence to be located in the minimum required front yard area and the area between the setback line and the street line.

The Project Description is included as **Attachment 3**. The Project Plans are included as **Attachment 5**.

Discussion

Staff is requesting the ADR Group to provide a recommendation as to the consistency of the project with the purpose of Design Review and the Design Review criteria and standards per Section 18.41.100 of the Ross Municipal Code (see **Attachment 1**). The Town of Ross Design Guidelines provide a basis for making consistent decisions about the appropriateness of new development and improvements to existing properties that are subject to the Town's Design Review process. According to the Design Contexts map of the Design Guidelines (Figure 2.1 on page 10), the subject property is in the "Minor Street Relationship/Moderate Slope" context, which is defined on page 9 as follows:

> In these areas, steep topography often results in winding, narrow roads. Houses are somewhat, but not fully, visible from the street and are set back significantly.
>
> These areas often have thick vegetation that obscures houses from the street. In some cases, a pedestrian pathway leads from the public right of way to the entrance of the building. Driveways may be gated but are separated from the street by grade.
>
> These areas exist along Glenwood Avenue, Lagunitas Road and Ivy Drive.

The Town of Ross Design Guidelines provide specific guidelines that can be used in evaluating projects, which along with the guidelines statements themselves and associated imagery may be used in determining appropriateness. Staff finds that the following design guidelines are applicable to the proposed project:

4.14 Incorporate plantings along the length of the property line to create depth and visual interest.

4.19 Minimize the potential barrier effect of a tall fence.
- Where a tall fence is necessary, include a high degree of visual permeability in the top portion.
- Also use low plantings along the front to soften its appearance and reduce the perceived height.

4.39 Incorporate a planted buffer, fence or wall between properties to provide privacy.

4.40 Consider the existing access to views, light and air neighboring properties have when adding or incorporating tall trees or plantings, or building a new structure on a site.

4.47 Where a hard surface is needed, incorporate permeable techniques such as open-joint paving.

4.48 Strategically utilize hardscape materials to highlight components of the landscape design.

For instance: Highlight a change in paving texture to define a walkway, on-site parking or a driveway.

4.50 Select hardscape materials that complement the architecture and site. Examples include:

- Concrete with a weathered appearance
- Gravel
- Decomposed granite with stabilizer
- Precast concrete pavers or stone pavers that are compatible with the building in color and style
- Interlocking concrete pavers (rectilinear patterns are preferred)

Attachments

1. Design Review Criteria and Standards (Ross Municipal Code Section 18.41.100)
2. Project History
3. Project Description
4. Neighborhood Outreach Description
5. Project Plans

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ATTACHMENT 1

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18.41.100 Design Review Criteria and Standards.

This section provides guidelines for development. Compliance is not mandatory but is strongly recommended. The Town Council may deny an application where there are substantial inconsistencies with one or more guidelines in a manner that is counter to any purpose of this ordinance.

(a) Preservation of Natural Areas and Existing Site Conditions.

(1) The existing landscape should be preserved in its natural state by keeping the removal of trees, vegetation, rocks and soil to a minimum. Development should minimize the amount of native vegetation clearing, grading, cutting and filling and maximize the retention and preservation of natural elevations, ridgelands and natural features, including lands too steep for development, geologically unstable areas, wooded canyons, areas containing significant native flora and fauna, rock outcroppings, view sites, watersheds and watercourses, considering zones of defensible space appropriate to prevent the spread of fire.

(2) Sites should be kept in harmony with the general appearance of neighboring landscape. All disturbed areas should be finished to a natural-appearing configuration and planted or seeded to prevent erosion.(3) Lot coverage and building footprints should be minimized where feasible, and development clustered, to minimize site disturbance area and preserve large areas of undisturbed space. Environmentally sensitive areas, such as areas along streams, forested areas, and steep slopes shall be a priority for preservation and open space.

(b) Relationship Between Structure and Site. There should be a balanced and harmonious relationship among structures on the site, between structures and the site itself, and between structures on the site and on neighboring properties. All new buildings or additions constructed on sloping land should be designed to relate to the natural land forms and step with the slope in order to minimize building mass, bulk and height and to integrate the structure with the site.

(c) Minimizing Bulk and Mass.

(1) New structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Buildings should be compatible with others in the neighborhood and not attract attention to themselves. When nonconforming floor area is proposed to be retained with site redevelopment, the Council may consider the volume and mass of the replacement floor area and limit the volume and mass where necessary to meet the intent of these standards.

(2) To avoid monotony or an impression of bulk, large expanses of any one material on a single plane should be avoided, and large single-plane retaining walls should be avoided. Vertical and horizontal elements should be used to add architectural variety and to break up building plans. The development of dwellings or dwelling groups should not create excessive mass, bulk or repetition of design features.

(d) Materials and Colors.

(1) Buildings should use materials and colors that minimize visual impacts, blend with the existing land forms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. Colors and materials should be compatible with those in the surrounding area. High-quality building materials should be used.

(2) Natural materials such as wood and stone are preferred, and manufactured materials such as concrete, stucco or metal should be used in moderation to avoid visual conflicts with the natural setting of the structure.

(3) Soft and muted colors in the earthtone and woodtone range are preferred and generally should predominate.

(e) Drives, Parking and Circulation.

(1) Good access, circulation and off-street parking should be provided consistent with the natural features of the site. Walkways, driveways, curb cuts and off-street parking should allow smooth traffic flow and provide for safe ingress and egress to a site.

(2) Access ways and parking areas should be in scale with the design of buildings and
structures on the site. They should be sited to minimize physical impacts on adjacent properties related to noise, light and emissions and be visually compatible with development on the site and on neighboring properties. Off-street parking should be screened from view. The area devoted to driveways, parking pads and parking facilities should be minimized through careful site
planning.

(3) Incorporate natural drainage ways and vegetated channels, rather than the standard concrete curb and gutter configuration to decrease flow velocity and allow for stormwater infiltration, percolation and absorption.

(f) Exterior Lighting. Exterior lighting should not create glare, hazard or annoyance to adjacent property owners or passersby. Lighting should be shielded and directed downward, with the location of lights coordinated with the approved landscape plan. Lamps should be low wattage and should be incandescent.

(g) Fences and Screening. Fences and walls should be designed and located to be architecturally compatible with the design of the building. They should be aesthetically attractive and not create a "walled-in" feeling or a harsh, solid expanse when viewed from adjacent vantage points. Front yard fences and walls should be set back sufficient distance from the property line to allow for installation of a landscape buffer to soften the visual appearance. Transparent front yard fences and gates over four feet tall may be permitted if the design and landscaping is compatible and consistent with the design, height and character of fences and landscaping in the neighborhood. Front yard vehicular gates should be transparent to let light and lines of sight through the gate.

Solid walls and fences over four feet in height are generally discouraged on property lines adjacent to a right-of-way but may be permitted for properties adjacent to Poplar Avenue and Sir Francis Drake Boulevard based on the quality of the design, materials, and landscaping proposed. Driveway gates should be automatic to encourage use of onsite parking. Pedestrian gates are encouraged for safety, egress, and to encourage multi-modal transportation and pedestrian-friendly neighborhood character.

(h) Views. Views of the hills and ridgelines from public streets and parks should be preserved where possible through appropriate siting of improvements and through selection of an appropriate building design including height, architectural style, roof pitch and number of
stories.

(i) Natural Environment.

(1) The high-quality and fragile natural environment should be preserved and maintained through protecting scenic resources (ridgelands, hillsides, trees and tree groves), vegetation and wildlife habitat, creeks, drainageways threatened and endangered species habitat, open space and areas necessary to protect community health and safety.

(2) Development in upland areas shall maintain a setback from creeks or drainageways.
The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards.

(3) Development in low-lying areas shall maintain a setback from creeks or drainageways consistent with the existing development pattern and intensity in the area and on the site, the riparian value along the site, geologic stability, and the development alternatives available on the site. The setback should be maximized to protect the natural resource value of the riparian area and to protect residents from geologic and flood hazards.

(4) The filling and development of land areas within the one-hundred-year flood plain is discouraged. Modification of natural channels of creeks is discouraged. Any modification shall retain and protect creekside vegetation in its natural state as much as possible. Reseeding or replanting with native plants of the habitat and removal of broom and other aggressive exotic plants should occur as soon as possible if vegetation removal or soil disturbance occurs.

(5) Safe and adequate drainage capacity should be provided for all watercourses.

(j) Landscaping.

(1) Attractive, fire-resistant, native species are preferred. Landscaping should be integrated into the architectural scheme to accent and enhance the appearance of the
development. Trees on the site, along public or private streets and within twenty feet of common property lines, should be protected and preserved in site planning.

Replacement trees should be provided for trees removed or affected by development. Native trees should be replaced with the same or similar species. Landscaping should include planting of additional street trees as necessary.

(2) Landscaping should include appropriate plantings to soften or screen the appearance of structures as seen from off-site locations and to screen architectural and mechanical elements such as foundations, retaining walls, condensers and transformers.

(3) Landscape plans should include appropriate plantings to repair, reseed and/or replant disturbed areas to prevent erosion.

(4) Landscape plans should create and maintain defensible spaces around buildings and structures as appropriate to prevent the spread of wildfire.

(5) Wherever possible, residential development should be designed to preserve, protect and restore native site vegetation and habitat. In addition, where possible and appropriate, invasive vegetation should be removed.

(k) Health and Safety. Project design should minimize the potential for loss of life, injury or damage to property due to natural and other hazards. New construction must, at a minimum, adhere to the fire safety standards in the Building and Fire Code and use measures such as fire-preventive site design, landscaping and building materials, and fire-suppression techniques and resources. Development on hillside areas should adhere to the wildland urban interface building standards in Chapter 7A of the California Building Code. New development in areas of geologic hazard must not be endangered by nor contribute to hazardous conditions on the site or on adjoining properties.

(l) Visual Focus.

(1) Where visibility exists from roadways and public vantage points, the primary residence should be the most prominent structure on a site. Accessory structures, including but not limited to garages, pool cabanas, accessory dwellings, parking pads, pools and tennis courts, should be sited to minimize their observed presence on the site, taking into consideration runoff impacts from driveways and impervious surfaces. Front yards and street side yards on corner lots should remain free of structures unless they can be sited where they will not visually detract from the public view of the residence.

(2) Accessory structures should generally be single-story units unless a clearly superior design results from a multilevel structure. Accessory structures should generally be small in floor area. The number of accessory structures should be minimized to avoid a feeling of overbuilding a site. Both the number and size of accessory structures may be regulated in order to minimize the overbuilding of existing lots and attain compliance with these criteria.

(m) Privacy. Building placement and window size and placement should be selected with consideration given to protecting the privacy of surrounding properties. Decks, balconies and other outdoor areas should be sited to minimize noise to protect the privacy and quietude of surrounding properties. Landscaping should be provided to protect privacy between properties. Where nonconformities are proposed to be retained, the proposed structures and landscaping should not impair the primary views or privacy of adjacent properties to a greater extent than the impairment created by the existing nonconforming structures.

(n) Consideration of Existing Nonconforming Situations. Proposed work should be evaluated in relationship to existing nonconforming situations, and where determined to be feasible and reasonable, consideration should be given to eliminating nonconforming situations.

(o) Relationship of Project to Entire Site.

(1) Development review should be a broad, overall site review, rather than with a narrow focus oriented only at the portion of the project specifically triggering design review. All information on site development submitted in support of an application constitutes the approved design review project and, once approved, may not be changed by current or future property owners without town approval.

(2) Proposed work should be viewed in relationship to existing on-site conditions Pre-existing site conditions should be brought into further compliance with the purpose and design criteria of this chapter as a condition of project approval whenever reasonable and feasible.

(p) Relationship to Development Standards in Zoning District. The town council may impose more restrictive development standards than the standards contained in the zoning district in which the project is located in order to meet these criteria. Where two or more contiguous parcels are merged into one legal parcel, the Town Council may consider the total floor area of the existing conforming and legal nonconforming structures and may reduce the permitted floor area to meet the purposes of these standards.

(q) Project Reducing Housing Stock. Projects reducing the number of housing units in the town, whether involving the demolition of a single unit with no replacement unit or the demolition of multiple units with fewer replacement units, are discouraged; nonetheless, such projects may be approved if the council makes findings that the project is consistent with the neighborhood and town character and that the project is consistent with the Ross general plan.

(r) Maximum Floor Area. Regardless of a residentially zoned parcel's lot area, a guideline maximum of ten thousand square feet of total floor area is recommended. Development above guideline floor area levels may be permitted if the town council finds that such development intensity is appropriate and consistent with this section, the Ross municipal Code and the Ross general plan. Factors which would support such a finding include, but are not limited to: excellence of design, site planning which

minimizes environmental impacts and compatibility with the character of the surrounding area.

(s) Setbacks. All development shall maintain a setback from creeks, waterways and drainageways. The setback shall be maximized to protect the natural resource value of riparian areas and to protect residents from geologic and other hazards. A minimum fifty-foot setback from the top of bank is recommended for all new buildings. At least twenty-five feet from the top of bank should be provided for all improvements, when feasible. The area along the top of bank of a creek or waterway should be maintained in a natural state or restored to a natural condition, when feasible.

(t) Low Impact Development for Stormwater Management. Development plans should strive to replicate natural, predevelopment hydrology. To the maximum extent possible, the post-development stormwater runoff rates from the site should be no greater than pre-project rates. Development should include plans to manage stormwater runoff to maintain the natural drainage patterns and infiltrate runoff to the maximum extent practical given the site's soil characteristics, slope, and other relevant factors. An applicant may be required to provide a full justification and demonstrate why the use of Low Impact Development (LID) design approaches is not possible before proposing to use conventional structural stormwater management measures which channel stormwater away from the development site.

(1) Maximize Permeability and Reduce Impervious Surfaces. Use permeable materials for driveways, parking areas, patios and paths. Reduce building footprints by using more than one floor level. Pre-existing impervious surfaces should be reduced. The width and length of streets, turnaround areas, and driveways should be limited as much as possible, while conforming with traffic and safety concerns and requirements. Common driveways are encouraged. Projects should include appropriate subsurface conditions and plan for future maintenance to maintain the infiltration performance.

(2) Disperse Runoff On Site. Use drainage as a design element and design the landscaping to function as part of the stormwater management system. Discharge runoff from downspouts to landscaped areas. Include vegetative and landscaping controls, such as vegetated depressions, bioretention areas, or rain gardens, to decrease the velocity of runoff and allow for stormwater infiltration on-site. Avoid connecting impervious areas directly to the storm drain system.

(3) Include Small-Scale Stormwater Controls and Storage Facilities. As appropriate based on the scale of the development, projects should incorporate small-scale controls to store stormwater runoff for reuse or slow release, including vegetated swales, rooftop gardens or "green roofs", catch-basins retro-fitted with below-grade storage culverts, rain barrels, cisterns and dry wells. Such facilties may be necessary to meet minimum stormwater peak flow management standards, such as the no net increase standard. Facilities should be designed to minimize mosquito production. (Ord. 653 (part), 2014; Ord. 641 (part), 2013; Ord. 619 (part), 2010; Ord. 611 (part), 2008; Ord. 575 (part), 2003; Ord. 555, 2000; Ord. 543-1 (part), 1998; Ord. 514 §1 (part), 1993).

ATTACHMENT 2

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the matter be carried over to the December meeting. Mr. Elliott informed Mr. Walter that, if he were not ready to go ahead by the December meeting, he would nevertheless have to appear at the meeting to request a further continuance.

5. Use Permits.

a. Mr. and Mrs. Henry W. Calvin, Madrona Ave. (73-252-09) Acre Zone. Construction and use of servant's quarters. There were no objections. Mr. Jones moved that the Use Permit be granted. Mr. McAndrew seconded the motion which was unanamously passed.

b. Mr. Kenneth K. Bechtel, 100 Rock Road, Kent Woodlands. (73-291-03) Acre zone. Construction and use of detached guest house. Mrs. Van Boecop objected from the floor and a letter was read from Dr. and Mrs. Gregory Smith of Kent Woodlands objecting. Mr. Jones asked Mr. Bechtel whether the plans had been submitted to Kent Woodlands for approval. Mr. Bechtel said they had not but that he would certainly comply with any and all restrictions. Mr. Jones moved the permit be granted. Mr. Scott seconded the motion which was unanamously passed.

6. Hillside Construction.

Mr. Kenneth K. Bechtel was given unanamous approval for construction of the above mentionned guest house on a slope in excess of 30%, subject to the recommendations included in the letter from Mr. John C. Oglesby, addressed to the Town Council, and dated October 28, 1964.

7. Variances.

a. Variance #257. Mr. and Mrs. Roger F. Hooper, 70 Ivy Drive. (73-143-01) 10,000 square foot zone. Construction of master bedroom, dressing room and bath, and enlarging of living room, all on west side of non-conforming house, and resulting in 3' sideline setback. Mr. Hooper maintained that the adjoining lot, owned by the Katharine Branson School and used for water storage, was too small for a building site, that architecturally it was only feasible to add to his house on the west side, and that Mr. Morrison had been granted a 5' variance on the other side of the Katharine Branson School lot. Mr. Roy Jones and Mrs. Anne Jones objected to the granting of a 3' setback. Mr. Scott was of the opinion that the lot would never be built on due to its size. He moved that the variance be granted, Mr. McAndrew seconded the motion which passed with Mr. Jones objecting.

b. Variance #258. Mr. E. Z. Lewis, Glenwood Ave. (73-031-09) 20,000 square foot zone. Construction of an enclosed entrance and access way between two separate buildings resulting in 19' sideline setback. Mr. McAndrew moved that the variance be granted, noting however that construction had been started without a building permit. Mr. Jones seconded the motion which was unanamously passed.

Virginia G. Kenney
Town Clerk

Mr. Poore moved that the subdivision be approved, subject to the following conditions:

1. Installation of a fire hydrant, details to conform to the requirements of Chief Casson, to be completed prior to recordation of a Parcel Map.
2. No improvements to be made on Parcel 2 without approval of the Council concerning removal of any trees exceeding 8" in diameter.
3. Recordation of a Parcel Map within 9 months.

Mr. Scales seconded the motion, which was unanimously passed.

3. Variances.

1. Karin Martin, 6 Berry Lane (72-231-19) Acre Zone
At the request of the applicant, the variance request was withdrawn.

2. Variance No. 563 Stephen and Bonnie Holmes
46 Woodside Way (73-231-10) 6,000 sq. ft. zone
Request to expand entryway 8½' from side setback.

Lot Area	6,560 sq. ft.	
Present lot coverage		17%
Proposed " "		18%
Present floor area ratio		28%
Proposed " " "		29%

Mr. Holmes explained that the request for an 8' x 10' redwood deck within the side yard setback will provide a safe and reasonable access to the house. At present the steps are hazardous. Mr. Scales moved approval of the request, seconded by Mr. Poore and unanimously passed.

3. Variance No. 564 Roger F. Hooper Jr.
70 Ivy Drive (73-143-18) 10,000 sq. ft. zone
Request to construct pergola inside entrance gate 5' from front property line.

Lot Area	13,550 sq. ft.	
Present lot coverage		31.1%
Proposed " "		31.8%
Present floor area ratio		30.2%
Proposed " " "		32.7%

Mr. Hooper explained that the proposed structure is an open framework intended to support vines and will replace an oak tree which formerly screened the entrance and supported garden lights. The pergola will rise 7'2" above grade, 10' at the peak.
On motion by Mr. Poore, seconded by Mr. Scales, the variance was unanimously granted.

2. This use permit shall expire within one year from the date of approval if not exercised.
3. The applicant is responsible for ensuring that all improvements comply with disabled access regulations, regardless of whether a building permit is required for the work.
4. A sign permit is required from the Town prior to installation of any new signage. Any exterior modifications, including repainting, shall require approval by the Planning Department staff.
5. Any encroachment into the public right of way, such as for installation or replacement of awnings, signage, or seating, requires prior approval of an encroachment permit from the Director of Public Works.
6. NO CHANGES FROM THE APPROVED PLANS AND USE SHALL BE PERMITTED WITHOUT PRIOR TOWN APPROVAL.
7. 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.
8. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding 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 because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

b. 70 Ivy Drive and 102 Ivy Drive, Merger and Resubdivision Nos. 1718 and 1719
Ward and Melinda Ching, 102 Ivy Drive, A.P. No. 73-143-18, R-1:B-10 (Single Family Residential, 10,000 sq. ft. minimum lot size), and James and Brett Collins, 70 Ivy Drive, A. P. No. 73-143-12, R-1:B-10 (Single Family Residential, 10,000 sq. ft. minimum lot size). A merger and resubdivision to equally divide an existing 3,382 square foot undeveloped parcel A.P.N. 73-143-19 between the adjacent properties to the east and west on Ivy Drive. One half of the parcel will be added to 102 Ivy Drive and one half will be added to 70 Ivy Drive. This project will result in the elimination of an existing substandard lot.

Council Member Skall noted for the record that he is related to one of the applicants, but there is no financial benefit in regard to this application.

Mayor Cahill asked for a motion.

Council Member Hunter moved and Mayor Pro Tempore Strauss seconded, to approve Consent Calendar Item "b" as submitted by staff. Motion carried unanimously.

Conditions:
1. The Town approves this merger and resubdivision tentative map as submitted except as otherwise provided in these conditions.

2. The final map document shall be submitted to the Planning Department for review for consistency with this approval prior to recordation.
3. Failure to record the tentative map by January 15, 2011 shall cause the approval to lapse without further notice.
4. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding 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 because of any claimed liability based upon or caused by the approval of the project. The Town shall promptly notify the applicants and/or owners of any such claim, action, or proceeding, tendering the defense to the applicants and/or owners. The Town shall assist in the defense; however, nothing contained in this condition shall prohibit the Town from participating in the defense of any such claim, action, or proceeding so long as the Town agrees to bear its own attorney's fees and costs and participates in the defense in good faith.

c. **59 Bridge Road, Amendment to Variance and Design Review No. 1683**
Jay and Katie Kern, 59 Bridge Road, A.P. No. 73-261-37, R-1:B-10 (Single Family Residence, 10,000 sq. ft. minimum lot size). Amendment to variance and design review application, approved by the Town Council on May 8, 2008, to allow modifications to the existing residence and landscape improvements. The approved project included modifications to each elevation of the residence and demolition of an existing, detached, garage and remodel of the basement/garage area to create parking for three vehicles. The amendment would permit a 34.5 square foot expansion of a second floor bathroom to cover new floor joists necessary to support the room. The addition would extend the bathroom approximately three feet to the south.

Lot area	32,405 square feet
Existing Floor Area Ratio	38.2%
Approved Floor Area Ratio	38.0%
Proposed Floor Area Ratio	38.1% (20% permitted)
Existing Lot Coverage	15.8%
Proposed Lot Coverage	19.0% (20% permitted)

The existing residence is nonconforming in height and number of stories.

Mayor Cahill asked for a motion.

Council Member Hunter moved and Mayor Pro Tempore Strauss seconded, to approve Consent Calendar Item "c" as submitted by staff. Motion carried unanimously.

Conditions:
The following conditions shall be reproduced on the first page(s) of the project plans:

1. The project shall be subject to all the all project conditions imposed by the Town Council on May 8, 2008.
2. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with its boards, commissions, agents, officers, employees, and consultants from

a. Town Council consideration of adoption of Ordinance No. 667, an Ordinance of the Town of Ross amending Title 15 "Buildings and Construction" of the Ross Municipal Code, adding Chapter 15.46 "Expedited Review of Small Residential Rooftop Solar Energy System Permits."

Mayor Hoertkorn asked for a motion.

Council Member Brekhus moved and Council Member Robbins seconded, to approve the Consent Calendar as submitted by staff. Motion carried unanimously.

End of Consent Agenda.

11. Public Hearings on Planning Applications.

Public hearings are required for the following planning application. Staff anticipates that this item may be acted upon quickly with no oral staff report, Council discussion, or public comment. If discussion or public comment is requested for any item, the Council may consider the item later in the agenda. The Council will act on each item separately.

a. 70 Ivy Drive, Design Review and Basement Exception No. 2007, and Town Council consideration of adoption of Resolution No. 1916.

James and Brett Collins, 70 Ivy Drive, A.P. No. 73-143-23, R-1:B-10 (Single Family Residence, 10,000 sq. ft. min. lot size), Medium Low Density (3-6 Units/Acre). Public hearing for the Town Council to consider Design Review and Basement Exception for a proposed enclosure to be used as habitable space of an existing and previously recognized understory space for the property at 70 Ivy.

Contract Planner Ali Giudice summarized the staff report and recommended that the Council approve Resolution No. 1916, conditionally approving design review to allow an enclosure of 316 sq. ft. of understory space at 70 Ivy Drive.

Mayor Pro Tempore Small knows the difficulty of driving up Ivy Drive and suggested adding more detail to the condition in regard to truck traffic. Contract Planner Giudice explained that the applicant provided a construction management plan, and staff agreed to add such detail as part of their submittal package. Mayor Pro Tempore Small believed it is important since it is a private road that all homeowners have the contact number to all contractors, so the issue can be resolved before it is a problem.

Mayor Hoertkorn opened the public hearing on this item, and seeing no one wishing to speak, the Mayor closed the public portion and brought the matter back to the Council for action.

Mayor Hoertkorn asked for a motion.

Council Member Brekhus moved and Mayor Pro Tempore Small seconded, to approve Resolution No. 1916 as revised. Motion carried unanimously.

End of Public Hearings on Planning Applications.

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ATTACHMENT 3

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PROJECT DESCRIPTION

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THE EXISTING LANDSCAPE IS A OVERGROWN AND IN POOR CONDITION. THE INTENT OF THE DESIGN IS TO RETAIN THE EXISTING CONTEMPORARY AESTHETIC AND FOLLOW THE DESIGN INTENT OF THE ORIGINAL LANDSCAPE.

EXISTING TREES ARE PROPOSED TO BE REMOVED AS SHOWN. THE TREES LOCATED AT THE REAR HILLSIDE AREA ARE TO REMAIN, WITH PRUNING TO IMPROVE FIRE SAFETY.

INCLUDED IN THE NEW LANDSCAPE IS THE REPLACEMENT OF THE EXISTING ENTRY STEPS, REPLACEMENT OF THE STEPPING STONE PATH AND REPLACEMENT OF THE LAWN. THE EXISTING BRICK PATIO IS PROPOSED TO BE CHANGED TO PERMEABLE STONE OR PRECAST CONCRETE MATERIAL.
THE EXISTING ASPHALT DRIVEWAY IS PROPOSED TO BE REPLACED WITH PERMEABLE CONCRETE PAVERS.
THE PRIMARY NEW FEATURE PROPOSED IS THE SWIMMING POOL. THE SWIMMING POOL IS LOCATED WITHIN THE FRONT SETBACK AREA. THROUGH RESEARCH, IT HAS BEEN DETERMINED THAT THERE ARE NUMEROUS SWIMMING POOLS LOCATED WITHIN SETBACK AREAS AT NEIGHBORING PROPERTIES. BASED ON PREVIOUS DISCUSSIONS AND MEETINGS WITH TOWN OF ROSS PLANNING DEPARTMENT, THIS POOL WOULD BE SUPPORTED FOR APPROVAL.

EXISTING FENCE ALONG THE WEST PROPERTY LINE IS TO REMAIN. NEW FENCING PROPOSED FOR ALONG IVY DRIVE IS TO BE REPLACED TO MATCH THE EXISTING SIDE YARD FENCE. FENCING IS TO BE REPLACED AS SHOWN. ALL NEW FENCING WILL BE LIMITED TO 6’-0” MAXIMUM HEIGHT.

ALL LIGHTING WILL BE LOW VOLTAGE AND DOWN SHIELDED.

ALL PLANTING WILL BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS.

PLANTING WILL BE SIMPLE, DROUGHT RESISTANT AND FIRE RESISTANT.

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ATTACHMENT 4

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NEIGHBORHOOD OUTREACH

Date of Outreach and How:

Initial: "August 24, 2019 we notified neighbors about the imminent start of construction on our house and also mentioned that we were finalizing landscape plans, which included a pool.
Second outreach: Feb 17, 2020/ email with plans and/or hard copy of plans sent

Neighbor and Address:
Julian and Geoff Nichol/ 8 Hill Road

Neighbor and Address:
Judy and Mike Phillips/ 59 Ivy

Neighbor and Address:
Rental / 63 Ivy

Neighbor and Address:
Steve Daane/ 100 Ivy

Neighbor and Address:
Ward and Melinda Ching/ 102 Ivy

From:	Melinda Ching
To:	Matthew Weintraub
Subject:	Fw: Advisory Design Review Group, Town of Ross - 70 Ivy Drive Variance Request
Date:	Monday, May 25, 2020 4:53:31 PM

Hello Matthew,

Ward tried to email this note to the ADR group using the email on the Town website and it did not go through. Should we email each individual listed in the ADR group using the emails on the Town website?

Thanks,

Melinda

----- Forwarded Message -----
From: Ward Ching <ward.ching@aon.com>
To: ADRGroup@townofross.org <adrgroup@townofross.org>; mweintraub@townofross.org <mweintraub@townofross.org>
Cc: Melinda Ching <melindaching@yahoo.com>; Ward Ching <ward.ching@yahoo.com>
Sent: Monday, May 25, 2020, 4:49:18 PM PDT
Subject: FW: Advisory Design Review Group, Town of Ross - 70 Ivy Drive Variance Request

Date: May 25, 2020

To: Ross Town Planner, Matthew Weintraub and Members of the Town of Ross Advisory Design Review Group

From: Melinda and Ward Ching, Owners, 102 Ivy Drive, Ross, California

Subject: Objections to the proposed 70 Ivy Drive Variance Request

The purpose of this email is to notify the Advisory Design Review Group of significant concerns and opposition to a proposed 70 Ivy Drive Variance Request being sought by Charlotte and Doug Sweeny.

These concerns are being brought to the Town of Ross Advisory Design Review Group by Ward and Melinda Ching.

Project identification:

Owner:	Charlotte and Doug Sweeny
Applicant:	Imprints Landscape Architecture
Street Address:	70 Ivy Drive
Assessor Parcel No.	073-143-23
Zoning:	R-1: B-10 (Single Family Residence/Special Building Site 10,000 square-foot Minimum Lot Size
General Design:	ML (Medium Low Density – 3-6 Units/Acre)
Flood Zone:	X (Minimum risk area outside the 1% and 0.2% - annual -chance flood

plains)

Melinda and Ward Ching are the owners of 102 Ivy Drive. We have owned the property since 1993. 102 Ivy Drive is the property most impacted by the Sweeny construction project and landscape variance requests. We have been, and continue to be significantly opposed to the installation of a pool, in any configuration, and removal of mature live trees that serve as visual screen between the properties.

We strongly oppose the proposed landscape design for 70 Ivy for the following reasons:

- The placement and construction of a pool may not be legally within the setback of the property and will permanently and adversely impact the quiet and privacy of our property.
    - Historically, there was a significant separation between the two properties which included water storage tanks used to irrigate the Branson athletic fields and a large oak tree. There was both a visual and sound screen between the two properties. Branson School decommissioned the water towers and sold the property to the us and prior owners of 70 Ivy Drive. The parcel was divided into two sections and added to the 102 and 70 Ivy Drive holdings. A simple wooden fence currently separates the two properties. We planted a fruit and vegetable garden and built a patio many years ago and the area is used by us for quiet meditation and outdoor cooking

        Our master bedroom and Melinda Ching's office face the 70 property fence. At present, there is no visual or sound barrier between the properties. Throughout the current and previous construction projects at 70 Ivy Drive, all conversations and general construction sound is heard clearly and loudly at 102 Ivy Drive.

    - The privacy and tranquility of the 102 Ivy Drive property will be permanently and irreparably destroyed by the installation of a pool and entertainment hardscape. We have been clear and consistent in their opposition to a pool within the setback because it will permanently destroy the private quiet space of the entire front garden at 102 Ivy Drive.
    - Our opposition to a pool installation at 70 Ivy Drive predates the Sweeny purchase. The Real estate agent was explicitly told of the our opposition and asked that they make their prospective clients aware of the issue.
    - At no time have we been consulted by any landscape architects working with the Sweenys to gather insights into the sound and visual impact that a pool and entertainment hardscape would have on the our privacy and quiet. While the Sweeney's indicated they were interested in the installation of a pool at the

onset of their construction project, the we made it very clear that we were in opposition.

- Removal of trees at 70 Ivy Drive adversely impacts 102 Ivy Drive property by removing the natural screen between the properties which degrades the privacy of our property. We have only seen a draft landscape proposal that was attached to an email from Charlotte Sweeny, and it would appear that an additional tree removal of a particularly a large and healthy oak tree at the adjoining corner area at the dividing fence has been requested. We oppose any tree removal that impacts the privacy and visual screening between the properties.
- A large oak tree near the Ching property was removed in late September or early October 2018. Was there a permit for the removal and why was it removed? This took away a screen between the properties which had been there for over 27 years.

Under current Town of Ross Design review standards:

18.41.100 Design review criteria and standards.

1. (a) Preservation of Natural Areas and Existing Site Conditions

(1) The existing landscape should be preserved in its natural state to keep the removal of trees, vegetation, rocks and soil to a minimum.

(j) Landscaping.

(1) Attractive, fire-resistant, native species are preferred. Landscaping should be integrated into the architectural scheme to accent and enhance the appearance of the development. Trees on the site, along public or private streets and within twenty feet of common property lines, should be protected and preserve in site planning. Replacement trees should be provided for trees removed or affected by development. Native trees should be replaced with the same or similar species. Landscaping should include planting of additional street trees as necessary.

The most important point is that according to Town rules, any changes to building or landscaping should respect neighboring properties and prioritize privacy. The current building project at 70 Ivy has already changed windows, doors and decks that will increase the noise levels directly impacting 102 Ivy Drive property.

- Any plans that are approved should come with strict, enforceable

conditions that the owners of 70 Ivy must make repairs to our private road to bring it back to pre-construction condition, which has been and will continue to be damaged by heavy trucks. There should be strict conditions to manage the construction traffic and parking on the road and enforce the rules that trucks not park on the road before 8 a.m.

Attached also is correspondence between the Ching's and Sweeney's along with other impacted neighbors on Ivy Drive. This set of email strings support the continuous and clear opposition to the Sweeney project request.

Respectfully submitted,

Ward & Melinda Ching

Residents and Property Owners, 102 Ivy Drive, Ross

From: Ward Ching <ward.ching@yahoo.com>
Sent: Saturday, May 23, 2020 2:18 PM
To: Ward Ching <ward.ching@aon.com>
Subject: Fw: 70 Ivy Drive Landscape Revisions

Begin forwarded message:

On Monday, March 9, 2020, 9:09 AM, Ward Ching <ward.ching@yahoo.com> wrote:

> Thank you Andrea. The situation has introduced a level of increased stress and discomfort for a extended period of time.
>
> On Sunday, March 8, 2020, 8:52 PM, Andrea Elkort <amielkort@gmail.com> wrote:
>
>> Hi Ward,
>>
>> Thank you for making us more aware of the issues involved in the Sweeney's proposal. I know you and Melinda to be fair minded, generous and terrific neighbors and I appreciate the effort to be transparent and clear. You and Melinda continue to contribute so much to the overall well being of the neighbors on Ivy Drive, it is distressing to think of the negative impact this would have on your quality of life in your home and yard.
>>
>> Please keep us in the loop as you deem appropriate.
>>
>> Very best to you,
>>
>> Andrea
>>
>> Sent from Andrea's iPhone

415.254.5039

On Mar 8, 2020, at 17:33, Ward Ching
<ward.ching@yahoo.com> wrote:

To All:

I first want to apologise for intruding on the tranquility of your collective weekends to communicate an issue that potentially impacts three families (Cruises, Elkort and Ching) with heightened significance for Melinda and me. I have attached below a set of communications between Charlotte Sweeney and me regarding her proposed landscape plans that include a pool, a spa and hardscape that abuts the Ching/Sweeney property line. Please read this note from the bottom of the email chain.

Melinda and I have opposed the installation of a pool due to setback and noise reasons. We have expressed this position informally to the town dating back to the Collins ownership of the property. Historically I have had discussions with the Hoopers who were the original architects and owners of the property, who clearly expressed that the property footprint was not designed to accommodate a pool.

As you can see from my note to Charlotte, the proximity of our property lines do not permit sufficient visual and noice buffers that prevent permanent and involuntary loss of privacy for Melinda and me.

I recognise that your properties are more removed from the problem than mine is.

Originally there was a separation that included trees and water towers between the Hooper and Ching property lines. With the elimination of live oak trees prior to the start of the Sweeney construction project, only a simple property line fence separates my quiet patio designed for quiet meditation and vegetable gardens from a permanent disruptive noise source. As it stands now, Melinda and I can hear every conversation the work men have from within our master bedroom. Melinda's office faces the Sweeney property and due to the noise generated by the current and past construction project, Melinda has had to overly manage her time in her office and move work elsewhere in the house. Melinda is especially sensitive to loud noise which impacts her health.

My intent in sending you this note and attached correspondence with Charlotte is to simply make you aware of the situation. We plan to continue to vigorously object to the proposed landscape plan. All of you know how much Melinda and I love our road and our neighbours. I have expressed my concerns and objections to the Sweeney's as the started their construction project. They have not involved Melinda or me

their planning. The proposed landscape approach, as I point out in my note to Charlotte, involuntarily and negatively impacts the quality of life we all moved to Ivy Drive to enjoy. However the situation resolved itself, expect the direct and indirect cost cost of the landscape plan will be expensive to Melinda and me.

I hope you will understand my level of concern.

Begin forwarded message:

On Monday, February 17, 2020, 5:50 PM, Ward Ching <ward.ching@yahoo.com> wrote:

> Charlotte:
>
> I am expressly disappointed in your intended landscape plans that include a pool and what appears to be a spa installation. Melinda and I have been steadfastly opposed to a pool on your property now that the water tower buffer that significantly separated our properties is gone and our property lines are separated by a simple fence with no tree buffer on your side. We made our views clear to you, the town and to realtors selling the property prior to your purchase. A pool so close to the property line, attempts at sound proofing notwithstanding, will significantly disrupt and deteriorate our privacy and use of our patio garden level and my property value. Your tree removal prior to construction eliminated light of sight between the properties. The plans show lawn approaching the fence area. That will no doubt be entertaining staging space, which means there is little or no sound elimination. Good intentions aside, Melinda and I both know what a pool means in terms of sound and use. There will be unintended consequences that your plans will involuntarily impose on Melinda and me. Least of which, our tranquility will be destroyed.
>
> Because our property is at the high point on Ivy Drive, all sound coming from below and around our property magnifies and lingers. For example, we can hear every conversation your workmen have during construction from our master bedroom. I deliberately moved my spa to the other side of my house to avoid noise transmission in your direction.
>
> As I had clearly pointed out prior to the start of your construction project, the prospect of a pool introduces significant problems for Melinda and me. This, my response should come as no surprise to you.

We appreciate your sharing your plans with us.

Ward Ching
Ross, California

> On Feb 17, 2020, at 3:06 PM, Charlotte Sweeny <charlottesweeny@gmail.com> wrote:
>
>
> Hi Ward and Melinda,
>
> I hope you are both doing well! It was nice catching up with you the other day, Melinda.
>
> Enclosed are our revised landscape designs. We heard your concerns and have adjusted our plans. We moved the pool off the terrace, out of the side setback and as far to the east as possible, while still allowing access to our front door. The area along our shared fence will have screening with trees/hedges to provide a sight and sound barrier. We are also installing turf which should further dampen sound transmittal. And while this is not related to the landscape, the house will also be much more sound-tight, with new double-paned windows and doors and insulation in the exterior walls. We hope that these changes meet with your approval! Please let us know if you would like to review in person. Please confirm receipt.
>
> Thanks!
> Charlotte

> <sweeny L1.2.pdf>
> <sweeny L2.pdf>
> <Sweeny L3.pdf>

From:	Steve Daane
To:	Matthew Weintraub; Charlotte Sweeny
Subject:	We approve!
Date:	Saturday, May 30, 2020 6:49:12 PM

Dear Mr. Weintraub,

We've owned the house across from the Sweeny's at 63 Ivy Drive for 20 years. We've reviewed the Sweeny's landscape & construction plans and I'm writing to support their project.

Coincidentally, we used Brad from Imprints Landscape Design when we obtained the permit to replace our fence 15 years ago and he did great work.

Thank You! Steve Daane & Sheryl Garrett

From:	Julian Nichol
To:	Matthew Weintraub
Subject:	70 Ivy Rd, Ross
Date:	Sunday, May 31, 2020 4:04:45 PM

Dear Mathew

This email is to confirm that we support 70 Ivy Road obtaining a variance for the front set back. We are happy with their project and approve changes.

Julian and Geoff Nichol
8 Hill Road
Ross

From:	judy phillips
To:	Matthew Weintraub
Subject:	Sweeny Project
Date:	Sunday, May 31, 2020 3:39:55 PM

Hello Mr. Weintraub,
Michael and I are neighbors of the Sweenys at Ivy Dr. We wish to support their plans for a pool addition. We live at 59 Ivy Dr.,Ross.
Sincerely,
Michael & Judy Phillips

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ATTACHMENT 5

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PROJECT DESCRIPTION

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INCLUDED IN THE NEW LANDSCAPE IS THE REPLACEMENT OF THE EXISTING ENTRY STEPS, REPLACEMENT OF THE STEPPING STONE PATH AND REPLACEMENT OF THE LAWN. THE EXISTING BRICK PATIO IS PROPOSED TO BE CHANGED TO PERMEABLE STONE OR PRECAST CONCRETE MATERIAL.
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EXISTING FENCE ALONG THE WEST PROPERTY LINE IS TO REMAIN. NEW FENCING PROPOSED FOR ALONG IVY DRIVE IS TO BE REPLACED TO MATCH THE EXISTING SIDE YARD FENCE. FENCING IS TO BE REPLACED AS SHOWN. ALL NEW FENCING WILL BE LIMITED TO 7 -0" MAXIMUM HEIGHT.

ALL LIGHTING WILL BE LOW VOLTAGE AND DOWN SHIELDED.

ALL PLANTING WILL BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS.

PLANTING WILL BE SIMPLE, DROUGHT RESISTANT AND FIRE RESISTANT.

GENERAL NOTES

1. THE LANDSCAPE PLAN IS BASED ON DRAWINGS PROVIDED BY THE OWNER, SITE MEASUREMENTS AND A PROFESSIONALLY SURVEY. ANY MAJOR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS (UCS) OF THE COUNTY OF MARIN AND THE TOWN OF ROSS.
3. THIS DRAWING IS FOR DESIGN REVIEW APPLICATION PURPOSES ONLY. THIS DRAWING IS NOT EXTENSIVELY DETAILED AND IS NOT TO BE USED FOR PERMIT APPLICATION AND / OR CONSTRUCTION.

CONSTRUCTION NOTES

1. ALL PATIOS, STEPS AND POOL COPING IS TO BE PRECAST CONCRETE WITH INTEGRAL COLOR. PRODUCT TO BE "STEPSTONE" OR APPROVED EQUAL.
2. ALL WALLS ARE TO CONCRETE WITH STUCCO FINISH. COLOR DAVIS "PEWTER" OR APPROVED EQUAL.
3. EXISTING ROCK WALLS ARE TO REMAIN ... ALL ROCK FROM DEMOLITION IS TO BE INCORPORATED INTO NEW WALLS AS FEASIBLE.
4. ALL FENCES ARE TO REMAIN AS SHOWN. NEW FENCES ARE TO MATCH THE EXISTING STYLE AND DETAILS OF THE EXISTING FENCES. FENCES ARE TO BE 6'-0" MAXIMUM IN HEIGHT.

A PERIMETER FENCE SEVEN FEET HEIGHT AND TWO ADDITIONAL DROWNING PREVENTION BARRIERS SHALL BE INSTALLED AS WELL AS AUTO SAFETY COVER.

LIGHTING NOTES

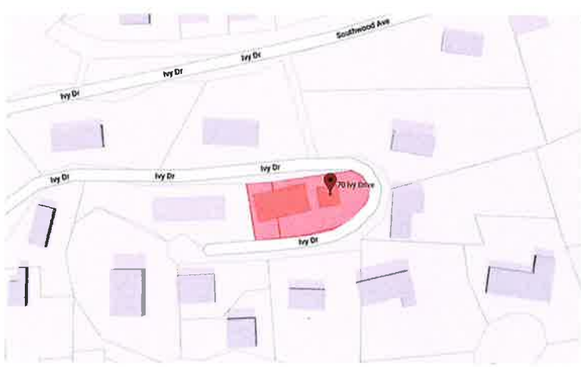
1. LIGHTING IS LIMITED TO STEP LIGHTS AND UNDERWATER POOL LIGHTS.
2. THE LIGHTING FIXTURES ARE SHOWN DIAGRAMMATICALLY AND TO COMMUNICATE DESIGN INTENT.
3. SEE LIGHTING CUT SHEET FOR EXACT FIXTURE SPECIFICATIONS.

IRRIGATION NOTES

1. ALL PLANTING TO BE IRRIGATED IN ACCORDANCE TO THE PROVISIONS OF ORDINANCE 421 OF THE MARIN MUNICIPAL WATER DEPARTMENT. ALL PLANTING AREAS ARE TO BE IRRIGATED UTILIZING DRIP METHODS.

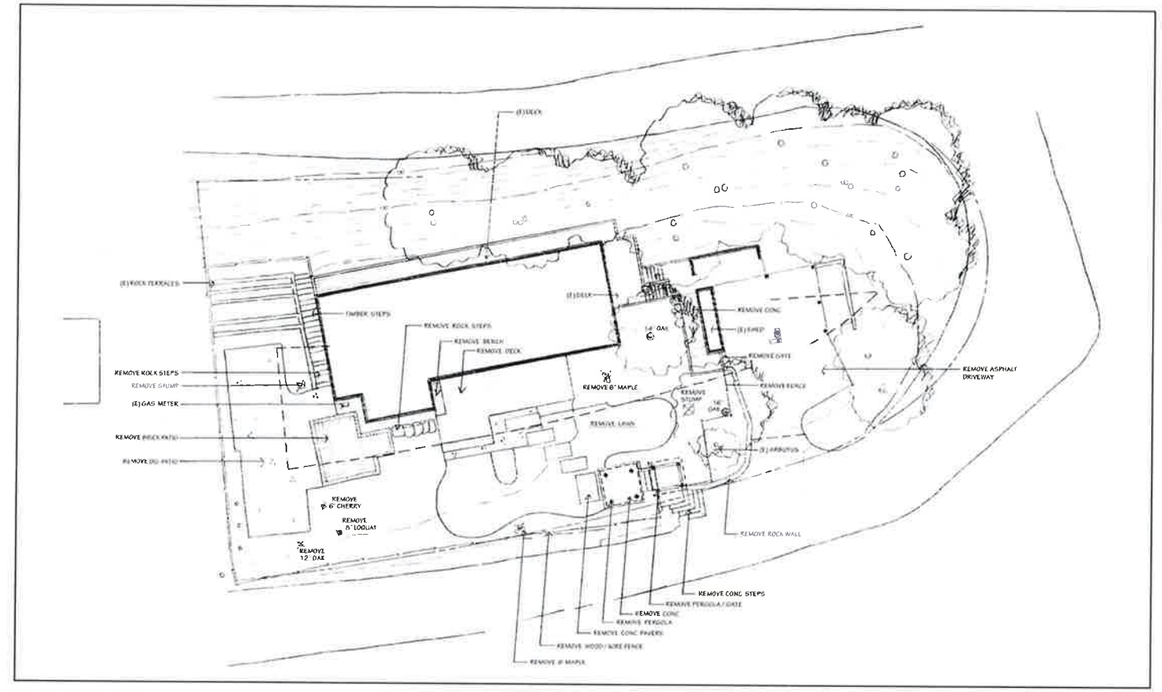
PLANTING NOTES

1. ALL EXISTING PLANT MATERIAL IS TO BE REMOVED AND REPLACED AS SHOWN.
2. NO PYROPHYTIC PLANT MATERIAL IS PROPOSED FOR THIS PROJECT.
3. ALL PLANTING IS TO CONFORM TO MMWD AND VEGETATION MANAGEMENT ORDINANCES AND REQUIREMENTS.



VICINITY MAP

SITE PHOTOS



SITE MAP

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

SHEET INDEX

SHEET L1	Landscape Demo Plan
SHEET L1.2	Preliminary Landscape Construction Plan
SHEET L2	Landscape Construction Plan
SHEET L3	Landscape Cross Sections
SHEET L3.1	Staking Plan
SHEET L4	Vegetation MGMT Plan
SHEET L5	Images and Materials
C-1	Cover
C-2	Conceptual Grading & Drainage Plan
C-3	Details

BUILDING & PLANNING CODE

ALL CONSTRUCTION, REGARDLESS OF DETAILS SHOWN ON THE PLANS, SHALL COMPLY WITH THE FOLLOWING:

APPLICABLE BUILDING CODES:
2019 California Building Code (CBC)
2019 California Electrical Code (CEC)
2019 California Mechanical Code (CMC
2019 California Plumbing code(CPC)
2019 California Fire Code (CFC)
2019 Green Building Standards
2019 California Energy Code
2019 California residential Code (CRC)
Town of Ross Local Codes

"ALTHOUGH OUR PLAN REVIEW IS COMPREHENSIVE AND INTENDED TO BE COMPLETE, NON-COMPLIANT ELEMENTS AND CONDITIONS MAY OCCASIONALLY BE OVERLOOKED, OR SOME ELEMENTS MAY LACK CLARITY, OR AN ELEMENTS MAY BE MISREPRESENTED ON THE SUBMITTED PLANS. PLEASE BE AWARE NON-COMPLIANT ELEMENTS AND CONDITIONS NOT ADDRESSED IN PLAN REVIEW ARE SUBJECT TO FIELD REVIEW, AND COMPLIANCE WITH ALL APPLICABLE CODES AND LAWS WILL BE REQUIRED."

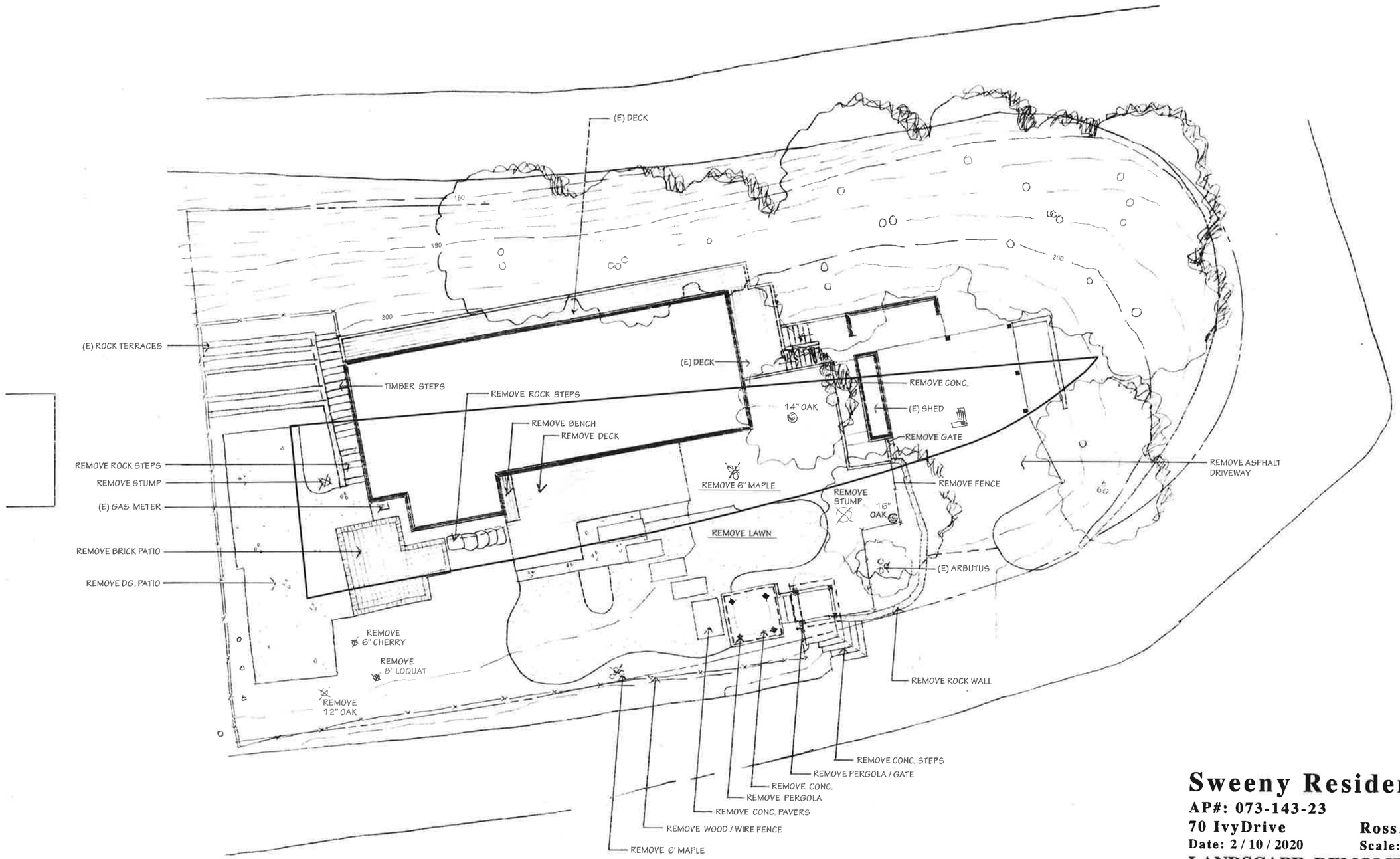
Sweeny Residence

70 IvyDrive **Ross, CA.**
AP#: 073-143-23
Date: 2 / 10 / 2020 **Scale: As Shown**

COVER SHEET

Revised: 5 / 29 / 2020

IMPRINTS LANDSCAPE ARCHITECTURE
202 Rosemont • Mill Valley, CA 94941
(415) 380-0755
brad@imprintsgardens.com
www.imprintsgardens.com



Sweeny Residence

AP#: 073-143-23

70 IvyDrive **Ross, CA.**

Date: 2 / 10 / 2020 **Scale: 1/8"=1'-0"**

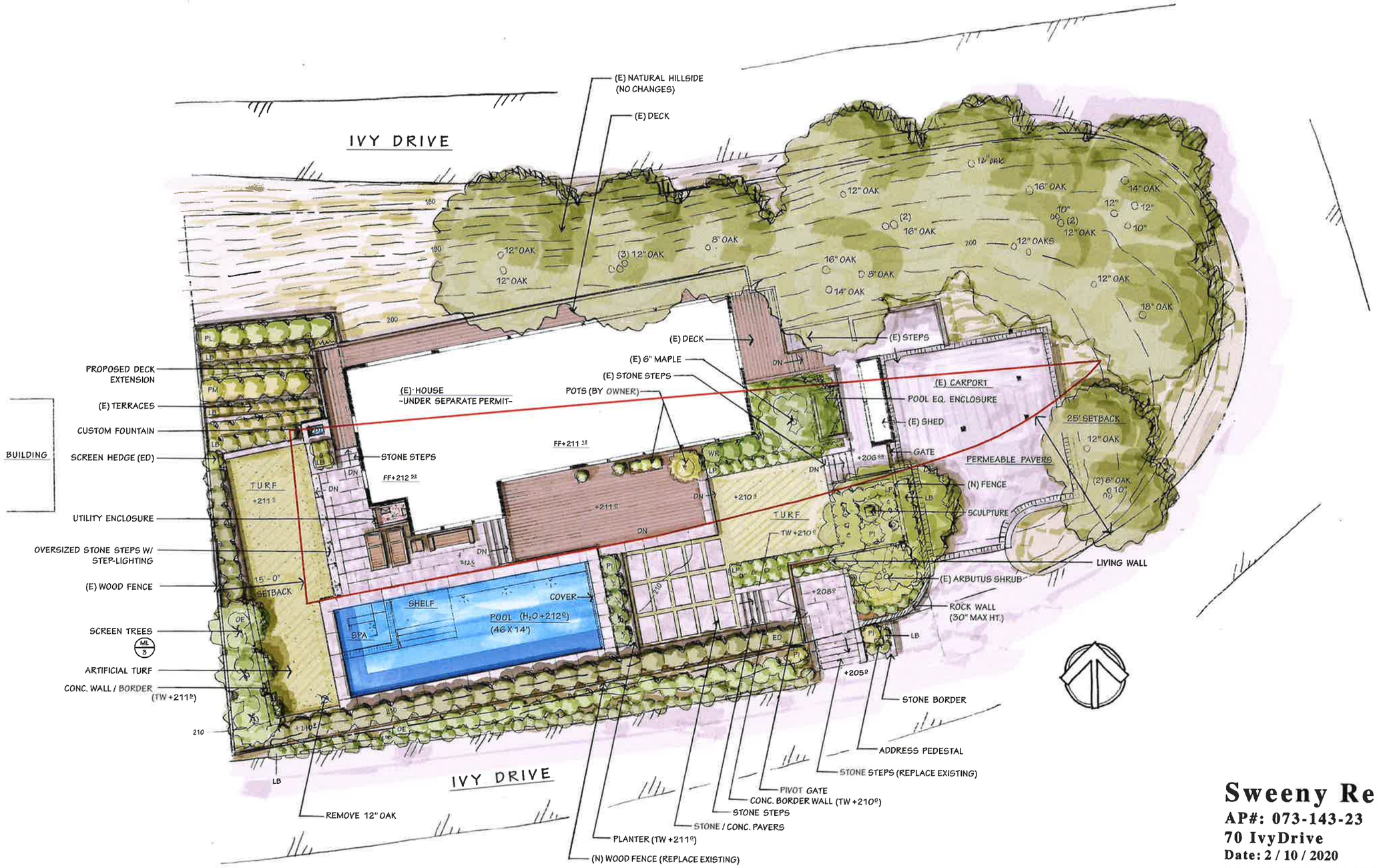
LANDSCAPE DEMOLITION PLAN

Sheet L1

Revised: 5 / 29 / 2020

IMPRINTS LANDSCAPE ARCHITECTURE

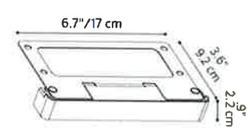
202 Rosemont • Mill Valley, CA 94941
(415) 380-0755
brad@imprintsgardens.com
www.imprintsgardens.com



LIGHTING LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION MODEL#	Q
	FX LUMINAIRE	STEP LIGHT / DOWN LIGHT (LF-ZD-) LED-BZ)	12
	FX LUMINAIRE	TRANSFORMER VERIFY W/ MANUFACTURER	3

WWW.FXL.COM



STEP LIGHT

Sweeny Residence

AP#: 073-143-23

70 IvyDrive **Ross, CA.**

Date: 2 / 10 / 2020 **Scale: 1/8"=1'-0"**

PRELIMINARY LANDSCAPE CONSTRUCTION PLAN

Sheet L1.2

Revised: 5 / 29 / 2020

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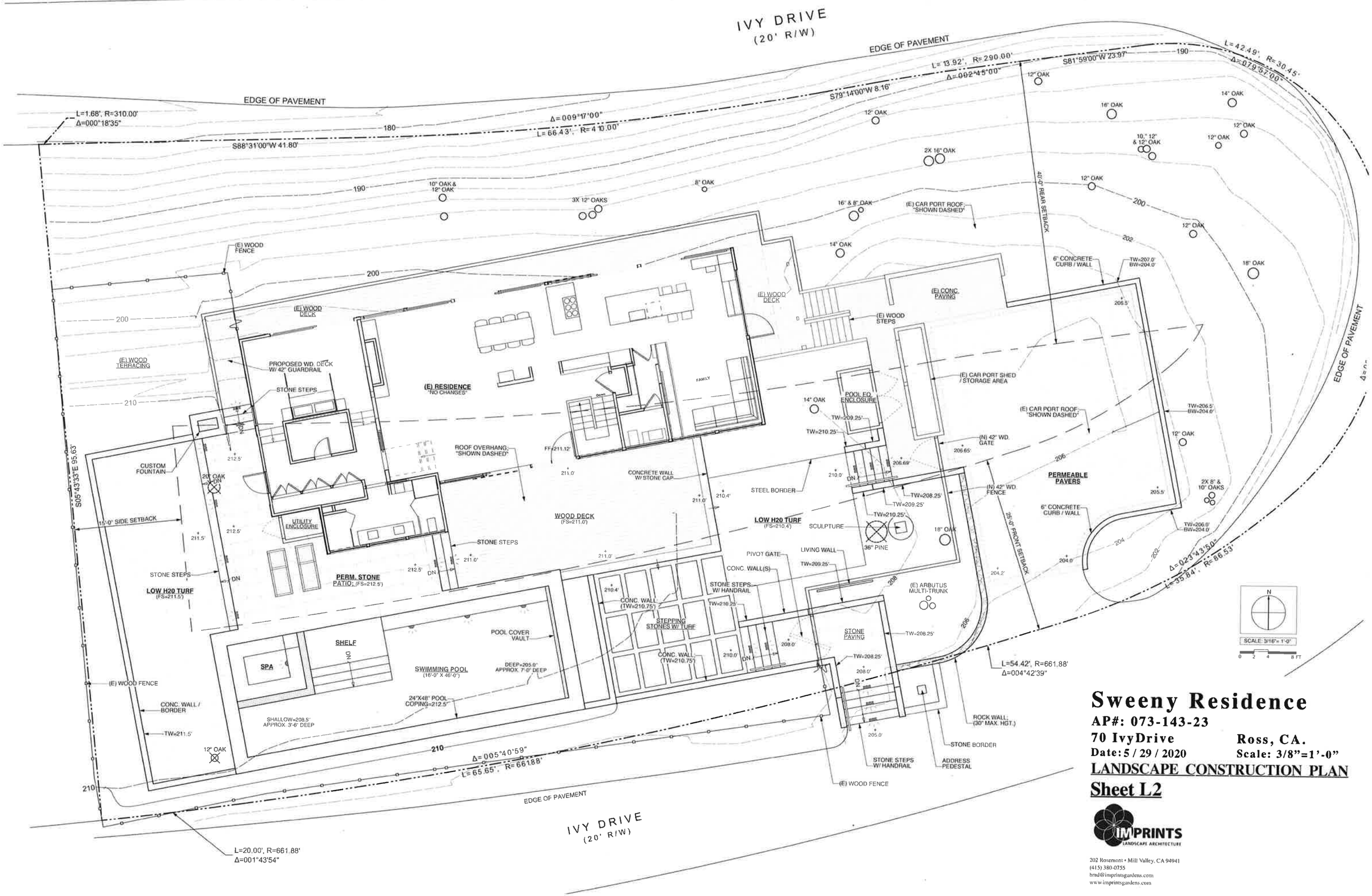

Sweeny Residence

AP#: 073-143-23

70 IvyDrive **Ross, CA.**

Date: 5 / 29 / 2020 **Scale: 3/8"=1'-0"**

LANDSCAPE CONSTRUCTION PLAN

Sheet L2

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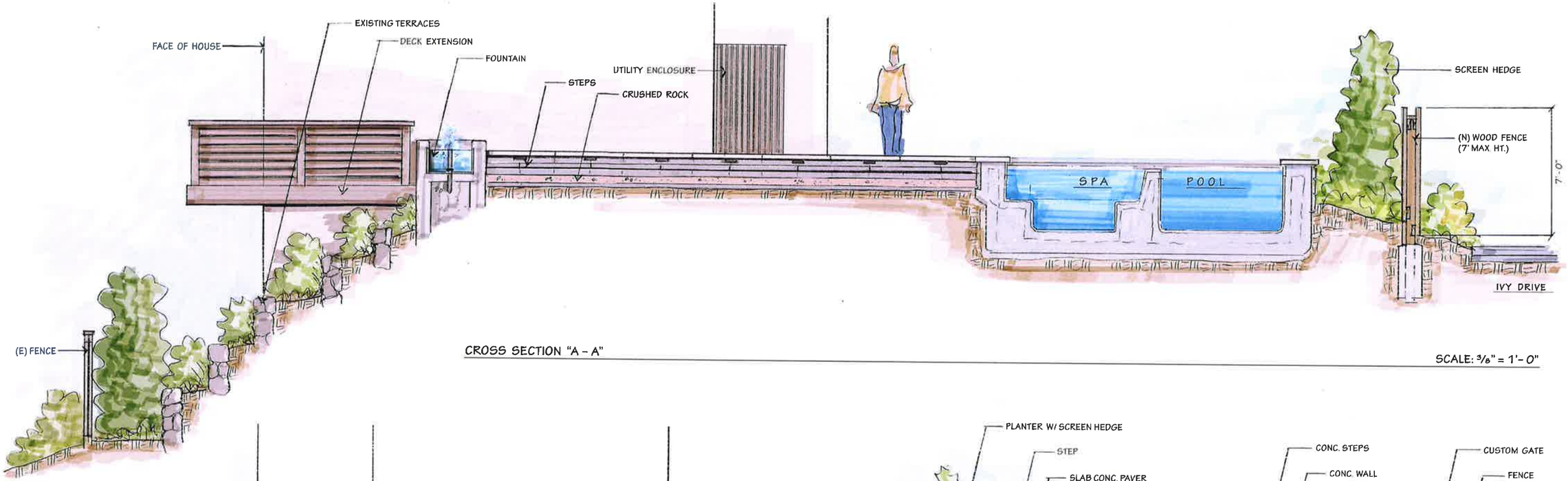
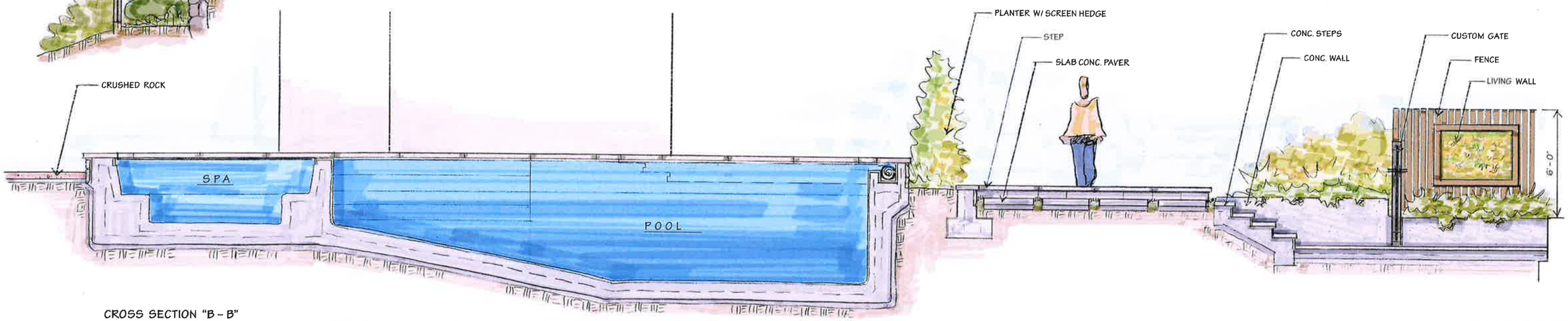


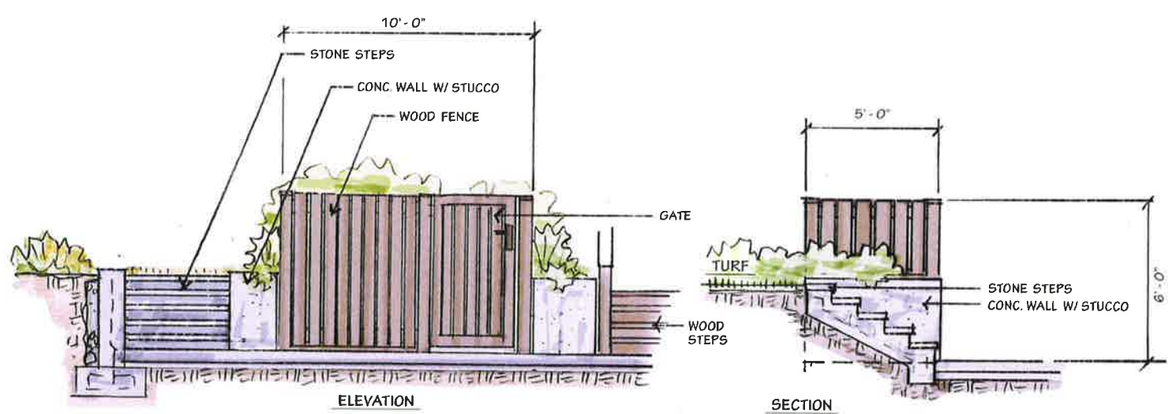
CROSS SECTION "A – A"

SCALE: 3/8" = 1'- 0"



CROSS SECTION "B – B"

SCALE: 3/8" = 1'- 0"



POOL EQUIPMENT ENCLOSURE

SCALE: 3/8" = 1'- 0"

Sweeny Residence

AP#: 073-143-23

70 IvyDrive **Ross, CA.**

Date: 2 / 10 / 2020 **Scale: 3/8"=1'-0"**

LANDSCAPE CROSS SECTIONS

Sheet L3

Revised: 5 / 29 / 2020

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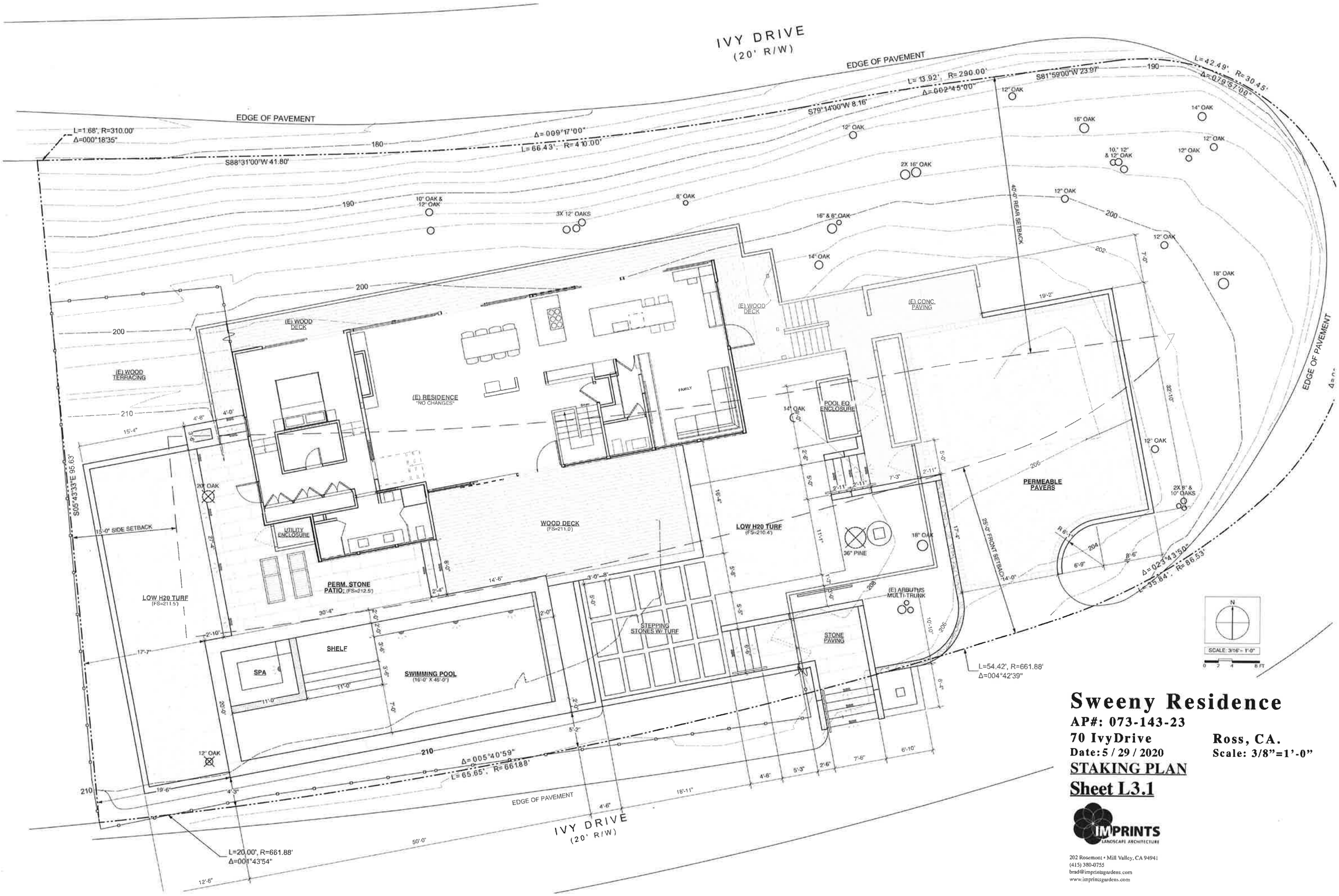

Sweeny Residence

AP#: 073-143-23

70 IvyDrive **Ross, CA.**

Date: 5 / 29 / 2020 **Scale: 3/8"=1'-0"**

STAKING PLAN

Sheet L3.1

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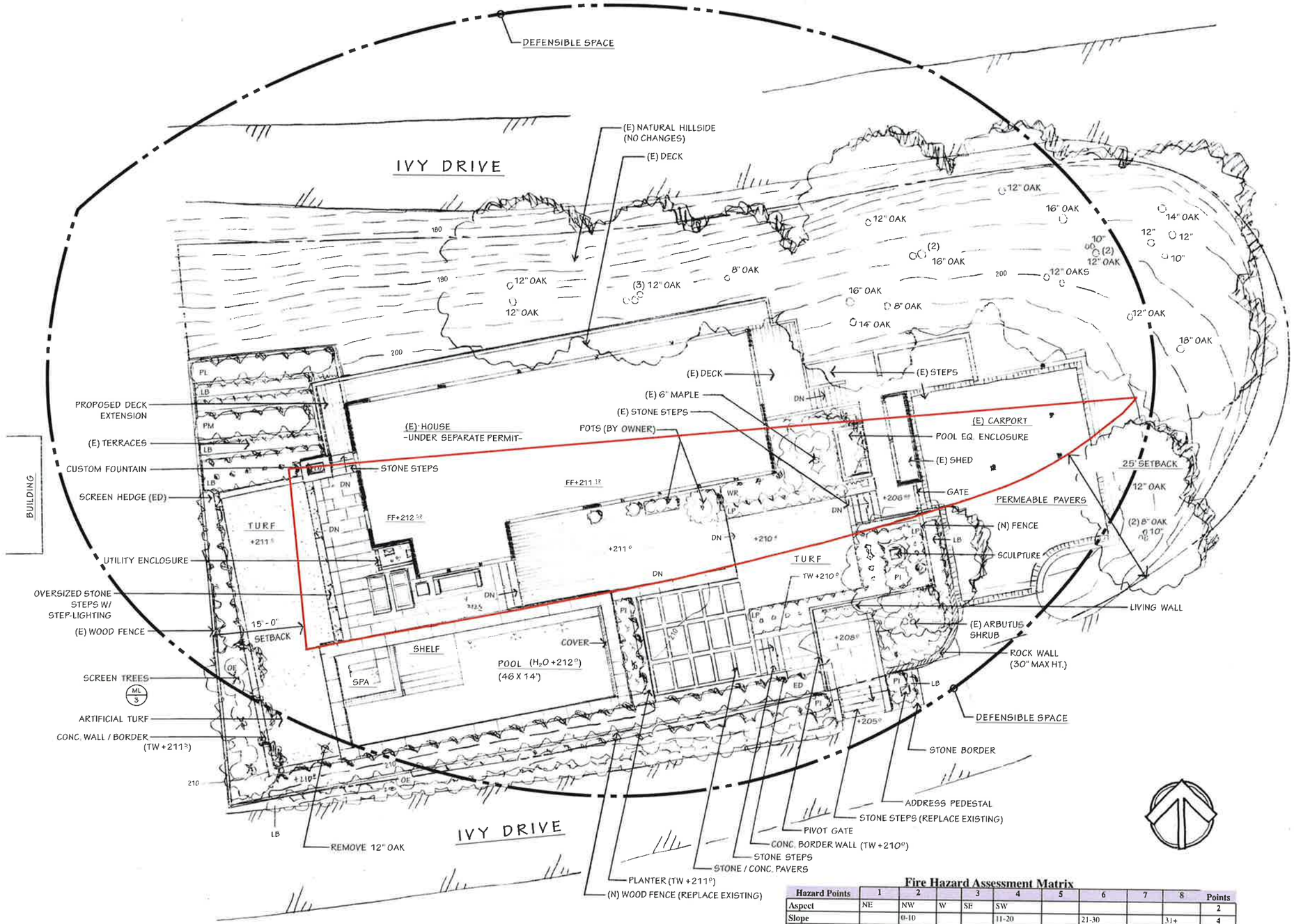

Project meets the additional building requirements of 2016 CFC Chapter 7A & 2016 CRC Section R337.

All vegetation and construction materials are to be maintained away from the residence during construction. (Defensible Space)

Fire Hazard Assessment Matrix

Hazard Points	1	2		3	4	5	6	7	8	Points
Aspect	NE	NW	W	SE	SW					2
Slope		0-10			11-20		21-30		31+	4
Fuel 0-30	Specimen Garden	Hardwood		Grass	Mostly Grass	Mostly Brush	Pyrophoric Hardwoods Chaparral	Conifer	Conifer with brush under story	1
Fuel 31-100	Mostly Grass	Mostly Brush			Pyrophoric Hardwoods Chaparral	Conifer with brush under story				4
									Total Hazard Points	11
									Minimum Horizontal Clearance Requirement in feet	30 x 30 x 50 ft.

Hazard Points						
1-7	30 x 30 x 30 ft.	8-14	30 x 30 x 50 ft.	> 14	50 x 50 x 100 ft.

VEGETATION MANAGEMENT NOTES

GENERAL

The landscape improvements are to conform to all requirements of Ross Valley Fire District (RVFD) ordinances and requirements.

SITE DESCRIPTION

The existing property is Northwest facing with a slope of approximately 20%. The existing site is landscape specimen garden with minimal upkeep. Existing pyrophytic plant materials and unsafe planting are to be removed or pruned per the direction of the RVFD.

The property is bordered by an adjacent residence and the Ivy Road street frontage on 3 sides of the property. .

In addition to the proposed Architectural remodel (currently permitted and under construction), the landscape area is proposed to replace the existing landscape, replace existing patios, rebuild the existing deck structure at the house entry and the addition of a new swimming pool, as shown.

EXISTING PLANT REMOVAL

All existing fire ladders and unsafe conditions are to be mitigated per the approval requirements of RVFD.

IRRIGATION

All planting areas will be irrigated utilizing drip irrigation methods.

PLANTING

Shrubs to be planted in groups and spaced to prevent fire ladders and the expansion of fire movement characteristics. No pyrophytic plants will be used.

MULCHING

All planting areas within the defensible space will be mulched utilizing chips (not shredded material). Mulching material to be approved by the RVFD prior to purchase and application.

PLANT SELECTION

All plants proposed for this project have been deemed fire resistant and chosen for the site specific characteristics of the property.

MAINTENANCE

All dead or dying plant material, combustible materials or debris will be removed to create clean, firesafe landscape environment. All maintenance is to conform to RVFD requirements.

PRELIMINARY PLANT LIST (SWEENY RESIDENCE)

TREES

ABBR.	BOTANIC NAME	COMMON NAME	SIZE	Q	HT. / WIDTH	NOTE
ML	MAGNOLIA "LITTLE GEM"	MAGNOLIA	24" B	3	20 X 15'	E F

REPRESENTATIVE SHRUB / PERENNIALS / GRASSES / GROUND COVER LIST

ABBR.	BOTANIC NAME	COMMON NAME	SIZE	HT. / WIDTH	NOTE
ED	ELEAOCARPUS DECIPENS (COLUMN FORM)	J. BLUEBERRY	15 G	12 X 4'	E F
LB	LOMANDRA "BREEZE"	MAT RUSH	1 G	2 X 2	E W F
LP	LOMANDRA "PLATINUM BEAUTY"	MAT RUSH	1 G	2 X 2	E W F
OE	OLEA "LITTLE OLLIE"	DWARF OLIVE	5 G	3 X 3'	E W F
PM	PITTOSPORUM TENNUIFOLIUM "MARJORIE CHANNON"	V. PITTOSPORUM	15 G	8 X 5'	E F
PI	PODOCARPUS "ICEE BLUE"	FERN PINE	15 G	6 X 4'	E F
PL	PRUNUS LAUROCERASUS "COMPACTA" - SHRUB FORM	ENGLISH LAUREL	15 G	10 X 10'	E F
WR	WESTRINGA "MORNING LIGHT"	COAST ROSEMARY	5 G	6 X 6	E W F

LEGEND

E = EVERGREEN
D = DECIDUOUS
N = CALIFORNIA NATIVE
W = LOW WATER USE REQUIREMENTS
F = LOW FIRE / NON - PYROPHYTIC

NOTE:

ALL PLANTS ARE TO BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS.
ALL PLANTS ARE NON-PYROPHYTIC

Sweeny Residence

AP#: 073-143-23

70 IvyDrive **Ross, CA.**

Date: 2 / 10 / 2020 **Scale: 1/8"=1'-0"**

VEGETATION MANAGEMENT PLAN

Sheet L4

Revised: 5 / 29 / 2020

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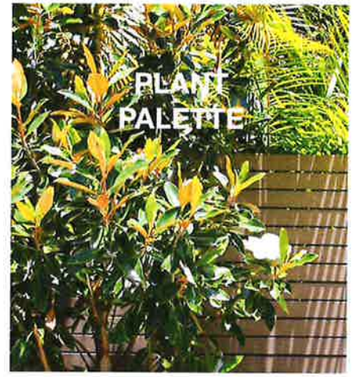
TURF

BLUESTONE PAVERS

IPE DECKING

PERMEABLE PAVERS

TURF WITH PAVERS



BLUESTONE PAVERS AND POOL

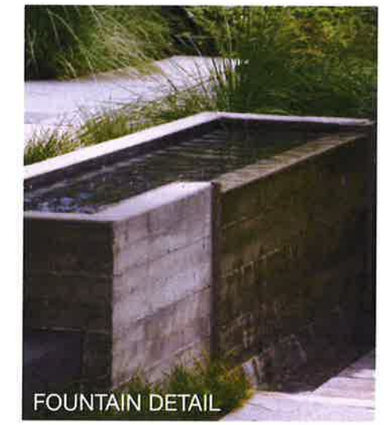
POOL WITH SPA

EXISTING FENCE

BLUESTONE STEPS

VERTICAL LIVING WALL

SIMPLE FOUNTAIN


FOUNTAIN DETAIL

Sweeny Residence

70 Ivy Drive Ross, CA.
AP#: 073-143-23
Date: 12 / 15 / 2019 Scale: As Shown
IMAGES AND MATERIALS
L5

IMPRINTS
LANDSCAPE ARCHITECTURE

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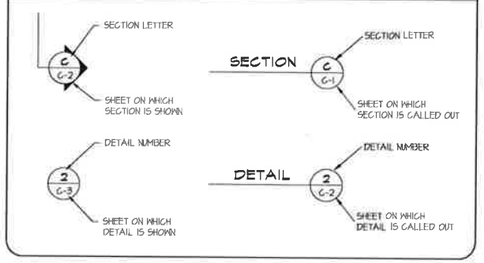
LEGEND

EX	NEW	
		ASPHALT PAVING (IMPERVIOUS)
		CONCRETE PAVING (IMPERVIOUS)
		NEW FLAGSTONE PAVING (IMPERVIOUS)
		NEW CONCRETE PAVERS (SEMI-PERVIOUS)
		NEW WOOD DECK (PERVIOUS)
		PERVIOUS PAVING
		PLANTED, LANDSCAPED AREA
		GRAVEL OR DECOMPOSED GRANITE (PERVIOUS)
		EROSION CONTROL BLANKET
		BUILDING ADDITION
AD		AREA DRAIN
OR		DRAINAGE INLET
RL		ROOF LEADER
		FIRE HYDRANT
		JOINT POLE
G E		GAS METER, ELECTRIC METER
WM		WATER METER
		EX TREE
		EX TREE DRIPLINE

	PROPERTY LINE
	EASEMENT LINE
	EX WOODEN RET WALL
	DRAINAGE DITCH/ BIO-SWALE
	UNDISTURBED SOIL
	COMPACTED FILL MATERIAL
	GEOTEXTILE
	EROSION CONTROL BLANKET
	TURF REINFORCING MAT
	STRAW WATTLE
	RUNOFF FLOW DIRECTION
	SWALE FLOW DIRECTION
	STORMWATER LEVEL SPREADER
	BUBBLE-UP DRAINAGE EMITTER
	POP-UP DRAINAGE EMITTER
	SUBDRAIN END CAP
CO	SUBDRAIN OR STORMWATER CLEANOUT
	SUBDRAIN OUTLET
	HIDDEN FOUNDATION OR RETAINING WALL
	TREE PROTECTION FENCING

EX	NEW	
		CONC RETAINING WALL
		SUBDRAIN (PERFORATED PIPE)
		STORM DRAIN PIPE
E/OH	E/OH	ELECTRICAL OVERHEAD LINE
E/UG	E/UG	ELECTRICAL UNDERGROUND
COM/OH	COM/OH	COMMUNICATION OVERHEAD LINE
COM/UG	COM/UG	COMMUNICATION UNDERGROUND
JT	JT	JOINT TRENCH
SS	SS	SANITARY SEWER
W	W	WATER LINE
G	G	GAS LINE
		EDGE OF ROAD
		ROOF EAVE
		EX FENCE
		NEW WIRE FENCE
		NEW WOOD FENCE
		EXISTING GRADE ELEVATION CONTOUR
	82	FINISHED GRADE ELEVATION CONTOUR
	85.5 x	FINISHED GRADE ELEVATION
		REMOVE EX TREE

DETAIL AND SECTION DESIGNATIONS



UTILITY CONNECTION NOTES:

1. ALL UTILITY SERVICES PROVIDED BY EXTENDING EXISTING SERVICE LINES FROM THE EXISTING HOUSE. NO NEW OR UPGRADED SERVICE CONNECTIONS ARE PLANNED.
2. UTILITY SERVICES TO THE PROJECT SITE ARE PROVIDED BY:

   WATER: MARIN MUNICIPAL WATER DISTRICT

   SEWER: ROSS VALLEY SANITARY DISTRICT NO. 1

   ELECTRIC POWER: PACIFIC GAS AND ELECTRIC (PG&E)

   GAS: PACIFIC GAS AND ELECTRIC (PG&E)

   TELEPHONE: AT&T

   CABLE: COMCAST

INDEX OF DRAWINGS

DRAWING NO.	DESCRIPTION
C-1	COVER SHEET
C-2	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-3	DETAILS

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
ASTM	AM. SOCIETY OF TESTING MATERIALS
BM	BENCH MARK
BPD	BACKWATER PREVENTION DEVICE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COM	COMMUNICATION
COM/OH	COMMUNICATION OVERHEAD
COMM/UG	COMMUNICATION UNDERGROUND
CONC	CONCRETE
CY	CUBIC YARDS
DI	DRAINAGE INLET
DIA	DIAMETER
E	ELECTRICAL
E/OH	ELECTRICAL OVERHEAD
E/UG	ELECTRICAL UNDERGROUND
EG	EXISTING GROUND
EL or ELEV	ELEVATION
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FG	FINISHED GRADE ELEVATION
FT	FEET or FOOT
G	NATURAL GAS
GALV	GALVANIZED
GM	GAS METER
GPM	GALLONS PER MINUTE
H	HEIGHT OF EXPOSED WALL FACE
HB	HOSE BIB
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT UTILITY POLE
JT	JOINT UTILITY TRENCH
LLFF	LOWER LEVEL FINISHED FLOOR ELEV
LPFF	LOW POINT FINISHED FLOOR ELEV
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MLFF	MAIN LEVEL FINISHED FLOOR ELEV
MMWD	MARIN MUNICIPAL WATER DISTRICT
OH	OVERHEAD
PG&E	PACIFIC GAS AND ELECTRIC
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RIM	ELEV AT MH COVER OR DI GRATE
RL	ROOF LEADER
ROW	RIGHT-OF-WAY
S	SLOPE
SCH	SCHEDULE
SIM	SIMILAR
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SDR	STANDARD DIMENSION RATIO
TC	TOP OF CURB ELEVATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UCS	UNIFORM CONSTRUCTION STANDARDS, MARIN COUNTY
ULFF	UPPER LEVEL FINISHED FLOOR ELEV
VB	VALVE BOX
W	WATER
WM	WATER METER
WV	WATER VALVE

GENERAL NOTES:

1. SITE SURVEY AND TOPOGRAPHIC BASE MAP PREPARED BY MUIR CONSULTING, INC, 139 CHURCH AVENUE OAKDALE, CA 95361 LAND SURVEYING, GPS, PLANNING, (209) 845-8830. www.muirconsulting.com. DATED 06/24/15. ELEVATIONS WERE DETERMINED BY RTK GPS VIA VRN. NAVD88. THE BEARING, SOUTH 05d43'33" EAST, BETWEEN THE TWO FOUND IRON PIPE MONUMENTS ON WESTERLY LINE OF PARCEL TWO AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 23, 2011 IN BOOK 2011 OF MAPS AT PAGE 174 IN THE OFFICE OF THE RECORDER, MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES OR IMPROVEMENTS HAS NOT BEEN VERIFIED BY THE ENGINEER AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION SHOWN ON THE DRAWINGS. THE CONSTRUCTION CONTRACTOR MUST NOTIFY UTILITY COMPANIES AT LEAST TWO WORKING DAYS BEFORE EXCAVATION AND REQUEST FIELD LOCATION OF ALL UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800-227-2600. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL UTILITY ENGINEER, AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY PROPERTY DAMAGE OR DAMAGE TO CONSTRUCTED FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.

EROSION CONTROL PLAN

AN APPROVED EROSION CONTROL PLAN IS REQUIRED FOR ALL PROJECTS INVOLVING EXCAVATION, DRILLING, OTHER EARTHWORK OR EXPOSED BARE SOIL. THE PLAN MUST BE SUBMITTED TO THE TOWN ENGINEER AND APPROVED PRIOR TO STARTING WORK. IMPLEMENT EROSION CONTROL MEASURES YEAR ROUND AS APPROPRIATE. REGULARLY MONITOR EROSION CONTROL MEASURES AND PROMPTLY REPAIR OR REPLACE ANY DAMAGED OR INEFFECTIVE EROSION CONTROL MEASURES AS REQUIRED BY THE EROSION CONTROL PLAN. A SIGNED COPY OF THE EROSION CONTROL PLAN MUST BE POSTED AT THE WORK SITE.

DRAINAGE CONSTRUCTION REVIEW

THE CONTRACTOR SHALL CONTACT THE ENGINEER AND REQUEST REVIEW OF ALL SUBSURFACE DRAINAGE PIPING AND STORMWATER DRAINAGE PIPING AT LEAST 2 DAYS BEFORE PLACING BACKFILL MATERIAL.

RETAINING WALL ELEVATIONS

RETAINING WALL ELEVATIONS SHOWN ON THIS GRADING PLAN ARE BASED ON SURVEYED SITE TOPOGRAPHY. CONTACT THE ENGINEER IF ACTUAL SITE ELEVATIONS DIFFER FROM THE TOPOGRAPHY SHOWN ON THE GRADING PLAN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL RETAINING WALL ELEVATIONS WITH THE GRADING PLAN, STRUCTURAL PLANS AND LANDSCAPE PLANS. CONTACT THE ENGINEER AND ARCHITECT TO RESOLVE ANY CONFLICTS BETWEEN WALL ELEVATIONS AND THE SITE TOPOGRAPHY.

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION	170 CY
FILL	10 CY
EXCESS	160 CY
MAX. EXCAVATION DEPTH	6 FT
MAX. FILL DEPTH	1 FT
DISTURBED AREA	0.08 AC

EARTHWORK NOTES:

1. QUANTITIES ARE "IN-PLACE" ESTIMATES AND DO NOT INCLUDE AN ALLOWANCE FOR SHRINK OR SWELL. ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING QUANTITIES FOR CONSTRUCTION PURPOSES.
2. LEGALLY DISPOSE OF EXCESS MATERIAL OFF-SITE.
3. SITE GRADING IS NOT PERMITTED BETWEEN OCTOBER 15 AND APRIL 15 UNLESS PERMITTED IN WRITING BY THE BUILDING OFFICIAL/ DIRECTOR OF PUBLIC WORKS.

GREEN BUILDING STANDARDS

1. THE GRADING AND DRAINAGE PLAN SHOWN ON THE DRAWINGS COMPLIES WITH CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.3 REQUIRING MANAGEMENT OF SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR MANAGING STORMWATER DRAINAGE DURING CONSTRUCTION TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN RUNOFF ON THE SITE AS REQUIRED BY CALIFORNIA GREEN BUILDING CODE STANDARDS SECTION 4.106.2.

STORMWATER PLAN SUMMARY

	EXISTING SITE	PROPOSED SITE DEVELOPMENT PLAN
IMPERVIOUS SURFACES	4,760 SF	5,574 SF
CONCRETE PAVERS (PERVIOUS)	0 SF	565 SF
LANDSCAPE (PERVIOUS)	10,441 SF	9,627 SF
TOTAL LOT AREA	15,201 SF	15,201 SF

STORMWATER NOTES:

1. IMPERVIOUS SURFACES INCLUDE ROOF, DRIVEWAY, WALKWAYS AND PATIOS. FOR DRAINAGE PURPOSES, IMPERVIOUS AREA INCLUDES ROOF EAVE OVERHANG AREA.
2. IMPERVIOUS AREA ~~[illegible]~~ INCLUDES THE POOL.
3. CONCRETE PAVERS INCLUDE PART OF THE DRIVEWAY.
4. NEW OR REPLACEMENT IMPERVIOUS AREA IS 1,934 SF.

LTD Engineering, Inc.
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Tel 415.446.7402 Fax 415.446.7419
gdearth@LTDengineering.com

OWNER
SWEENY
70 IVY DRIVE
ROSS, CA 94957
415_ 123-4567

REGISTERED PROFESSIONAL ENGINEER GLENN D. DEARTH No. 39124 9-30-21 CIVIL CALIFORNIA

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SWEENY RESIDENCE POOL, DRIVEWAY & LANDSCAPE

APN 073-143-23
70 IVY DRIVE
ROSS, CALIFORNIA 94957

REVISIONS

NO.	DATE	DESCRIPTION
0	2/11/20	ISSUED FOR REVIEW
1	5/29/20	ADDED BIO-RETENTION BASIN
△		
△		
△		

DESIGNED BY:	G. DEARTH
DRAWN BY:	E. HAYDEN
APPROVED BY:	
SCALE:	NA
DATE: 2/11/2020	PROJECT NO. 619.001

COVER SHEET

REVISION 1

SHEET NO. 1 OF 3

DRAWING C-1

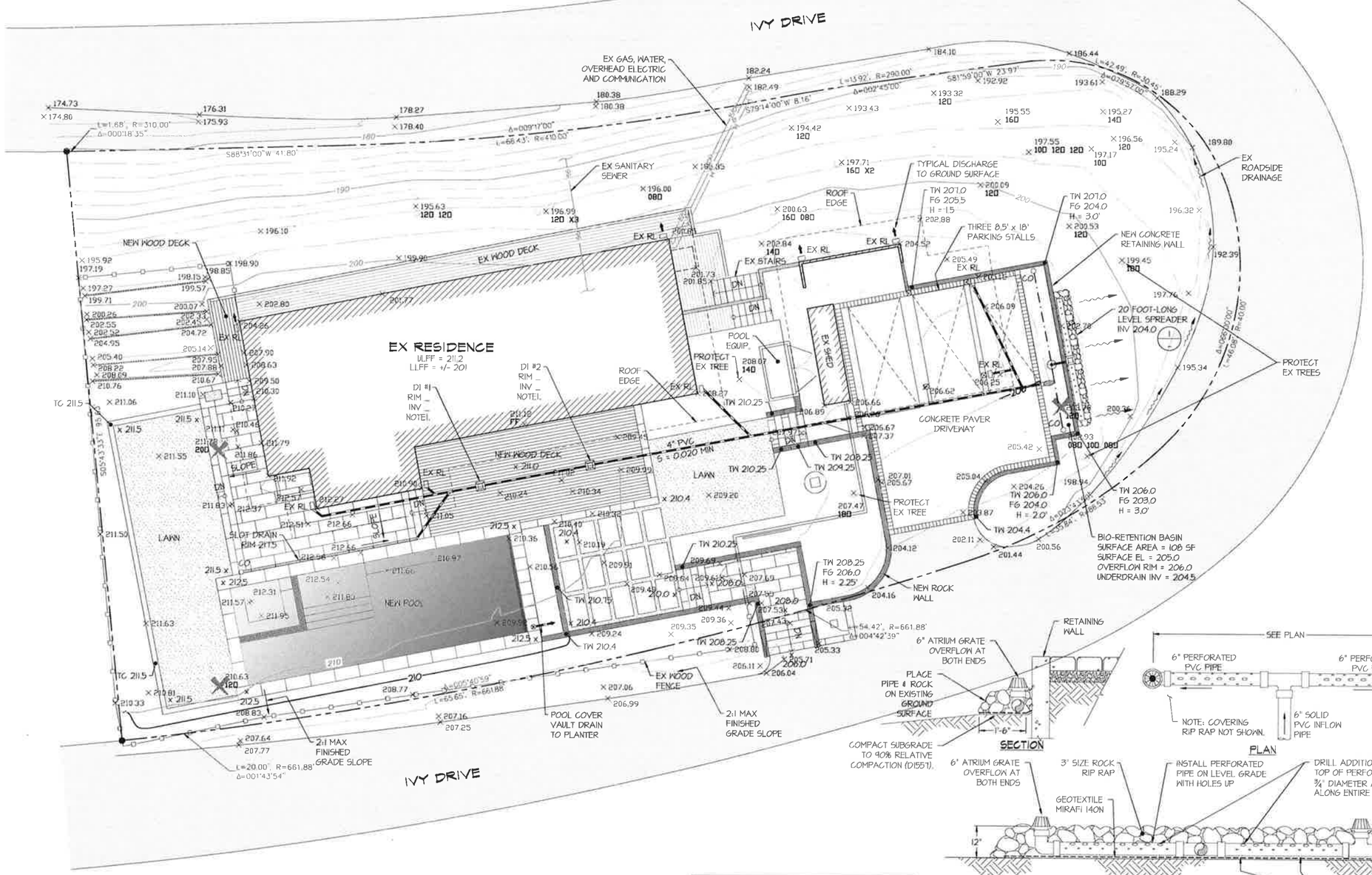
C:\CAD\Sweeny Res Ross (619.001) Landscape Drainage\Design\Sweeny Lanscape Drainage Plan (Rev 1).dwg, 5/29/2020 12:58:30 PM

EXISTING UTILITY LOCATION

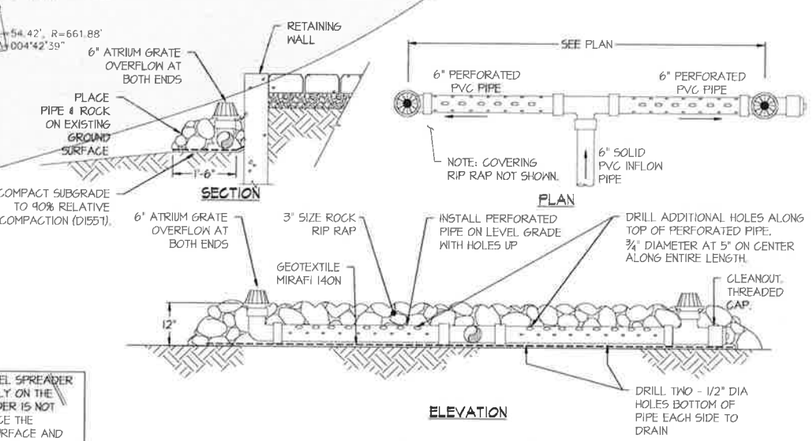
CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO STARTING WORK. CONTACT THE ENGINEER TO REVIEW UTILITY LOCATION AND ANY CONFLICTS WITH THE PROPOSED WORK PRIOR TO STARTING WORK. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE ASSUMED LOCATIONS BASED ON VISIBLE FEATURES AND MAY NOT INCLUDE ALL EXISTING UTILITIES.

NOTE:

1. LOCATE DRAINAGE INLETS BELOW WOOD DECK. FINISHED GRADE SLOPE TOWARD INLETS.



NOTE: THE DESIGN INTENT OF THE LEVEL SPREADER IS TO DISCHARGE STORMWATER EVENLY ON THE GROUND SURFACE. THE LEVEL SPREADER IS NOT INTENDED TO INFILTRATE WATER. PLACE THE PERFORATED PIPE ON THE GROUND SURFACE AND NOT IN AN EXCAVATED TRENCH.



LEVEL SPREADER DETAIL

NO SCALE

LTD Engineering, Inc.
1050 Northgate Drive, Suite 315
San Rafael, CA 94903
Tel 415.446.7402 Fax 415.446.7419
gdearth@LTDengineering.com

OWNER
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SWEENY RESIDENCE POOL
DRIVEWAY & LANDSCAPE

APN 073-143-23
70 IVY DRIVE
ROSS, CALIFORNIA 94957

REVISIONS		
NO.	DATE	DESCRIPTION
1	2/11/20	ISSUED FOR REVIEW
2	5/29/20	ADDED BIO-RETENTION BASIN

DESIGNED BY:	G. DEARTH
DRAWN BY:	E. HAYDEN
APPROVED BY:	
SCALE:	1" = 8'-0"
DATE: 2/11/2020	PROJECT NO. 619.001

CONCEPTUAL GRADING AND DRAINAGE PLAN

REVISION 1

SHEET NO. 2 OF 3

DRAWING C-2

C:\CAD\Sweeny Res Ross (619.001) Landscape Drainage\Design\Sweeny Lanscape Drainage Plan (Rev 1).dwg, 5/29/2020 12:58:31 PM

DESIGN REVIEW NOTES

STORMWATER DRAINAGE PLAN

1. THE CONCEPTUAL STORMWATER DRAINAGE PLAN IS DESIGNED TO COMPLY WITH THE TOWN OF ROSS REQUIREMENTS FOR ON-SITE STORMWATER MANAGEMENT AND CONTROL OF STORMWATER RUNOFF TO MINIMIZE OFF-SITE IMPACTS AND IMPROVE STORMWATER QUALITY.

2. THE EXISTING DEVELOPMENT ON THE SITE TOTALS 4,760 SQUARE FEET (SQ FT) OF IMPERVIOUS AREA. THIS INCLUDES ROOF AREA, IMPERVIOUS PATIOS, IMPERVIOUS WALKWAYS AND THE DRIVEWAY. THE TOTAL LOT AREA IS 15,201 SQ FT. THE EXISTING IMPERVIOUS AREA AMOUNTS TO 31 PERCENT OF THE TOTAL LOT AREA.

3. THE PROPOSED DEVELOPMENT PLAN ADDS 814 SQ FT OF EXISTING IMPERVIOUS AREA, GIVING A TOTAL OF 5,574 SQ FT OF IMPERVIOUS AREA. THE PROPOSED TOTAL IMPERVIOUS AREA AMOUNTS TO 37 PERCENT OF THE LOT AREA.

4. THE PROPOSED LANDSCAPE PLAN CREATES OR REPLACES 2,934 SQ FT OF IMPERVIOUS AREA.

5. RUNOFF FROM 2,934 SQ FT OF IMPERVIOUS AREA WILL BE COLLECTED IN A PIPED DRAINAGE SYSTEM AND DIRECTED TO A BIO-RETENTION BASIN AND LEVEL SPREADER WHERE IS WILL BE DISPERSED ON SITE. THE IMPERVIOUS AREA DIRECTED TO THE BIO-RETENTION BASIN INCLUDES ABOUT HALF ROOF AREA OF THE HOUSE, THE ROOF OF THE CARPORT, THE POOL COVER AND HARDSCAPE. RUNOFF FROM THE REMAINING ROOF AREA WILL BE DISCHARGED TO SPLASH BLOCKS.

6. AREA DRAINS IN LANDSCAPE AND HARDSCAPE AREAS ARE LIMITED TO LOCATIONS WHERE THEY ARE NECESSARY TO PREVENT WATER PONDING THAT COULD DAMAGE THE HOUSE. RUNOFF FROM MOST OF THE HARDSCAPE AREAS WILL BE ALLOWED TO SHEET FLOW TOWARD LANDSCAPED AREAS WHERE IT CAN INFILTRATE OR SLOWLY RUNOFF TOWARD THE STREET DRAINAGE SYSTEM.

EXCAVATION & GRADING PLAN

1. SITE GRADING WILL BE COMPLETED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT AND THE APPROVED SITE GRADING PLAN. SITE GRADING WILL BE LIMITED TO EXCAVATION WITHIN THE FOOTPRINT OF THE POOL. FILL WILL BE LIMITED TO THE EXPANSION OF THE CARPORT.

2. EXCESS EXCAVATED MATERIAL WILL BE LEGALLY DISPOSED OF AT AN OFF-SITE LOCATION TO BE DETERMINED BY THE CONSTRUCTION CONTRACTOR.

EROSION CONTROL

1. EROSION CONTROL MEASURES WILL BE INCORPORATED INTO THE PROJECT DURING CONSTRUCTION AND IMPLEMENTED BY THE CONSTRUCTION CONTRACTOR. STRAW WATTLES WILL BE PLACED AROUND THE DOWN-SLOPE PERIMETER OF THE DISTURBED AREA. EXCAVATED AREAS AND SOIL STOCKPILES WILL BE COVERED WITH PLASTIC TARPS TO MINIMIZE EROSION. AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED BY SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET AND STRAW WATTLES.

2. PERMANENT EROSION CONTROL WILL BE PROVIDED BY LANDSCAPING THE ENTIRE DISTURBED AREA AT THE COMPLEITON OF THE WORK IN ACCORDANCE WITH THE LANDSCAPING PLANS.

STORMWATER POLLUTION PREVENTION

1. SPECIFICATIONS WILL BE INCLUDED ON THE PROJECT DRAWINGS OUTLINING CONSTRUCTION PRACTICES THAT MUST BE FOLLOWED TO PREVENT STORMWATER POLLUTION. CONSTRUCTION WORKERS WILL BE ADVISED OF REQUIRED CONSTRUCTION MEASURES FOR AVOIDING STORMWATER POLLUTION. THESE MEASURES WILL INCLUDE PROCEDURES FOR MATERIAL STORAGE, USE AND DISPOSAL OF HAZARDOUS MATERIALS (PAINT, SOLVENTS, ADHESIVES, ETC.), WASTE DISPOSAL PROCEDURES, CONCRETE WASHOUT REQUIREMENTS AND OTHER CONSTRUCTION PRACTICES.

UTILITY PLAN

1. ALL UTILITY SERVICES FOR THE POOL AND LANDSCAPING WILL BE PROVIDED BY EXTENSION FROM THE EXISTING HOUSE. NO NEW CONNECTIONS TO SERVICE MAINS ARE PLANNED.

RETAINING WALL CONSTRUCTION NOTES

1. ALL RETAINING WALLS WILL BE REINFORCED CONCRETE CONSTRUCTION SUPPORTED BY SPREAD FOOTINGS OR DRILLED PIERS AS DETERMINED BY THE PROJECT GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

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9-30-21
PROGRESS PRINT
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SWEENY RESIDENCE POOL, DRIVEWAY & LANDSCAPE

APN 073-143-23
70 IVY DRIVE
ROSS, CALIFORNIA 94957

REVISIONS

NO.	DATE	DESCRIPTION
1	2/11/20	ISSUED FOR REVIEW
2	5/29/20	ADDED BIO-RETENTION BASIN
3		
4		
5		

DESIGNED BY:	G. DEARTH
DRAWN BY:	E. HAYDEN
APPROVED BY:	
SCALE:	AS SHOWN
DATE: 2/11/2020	PROJECT NO. 619.001

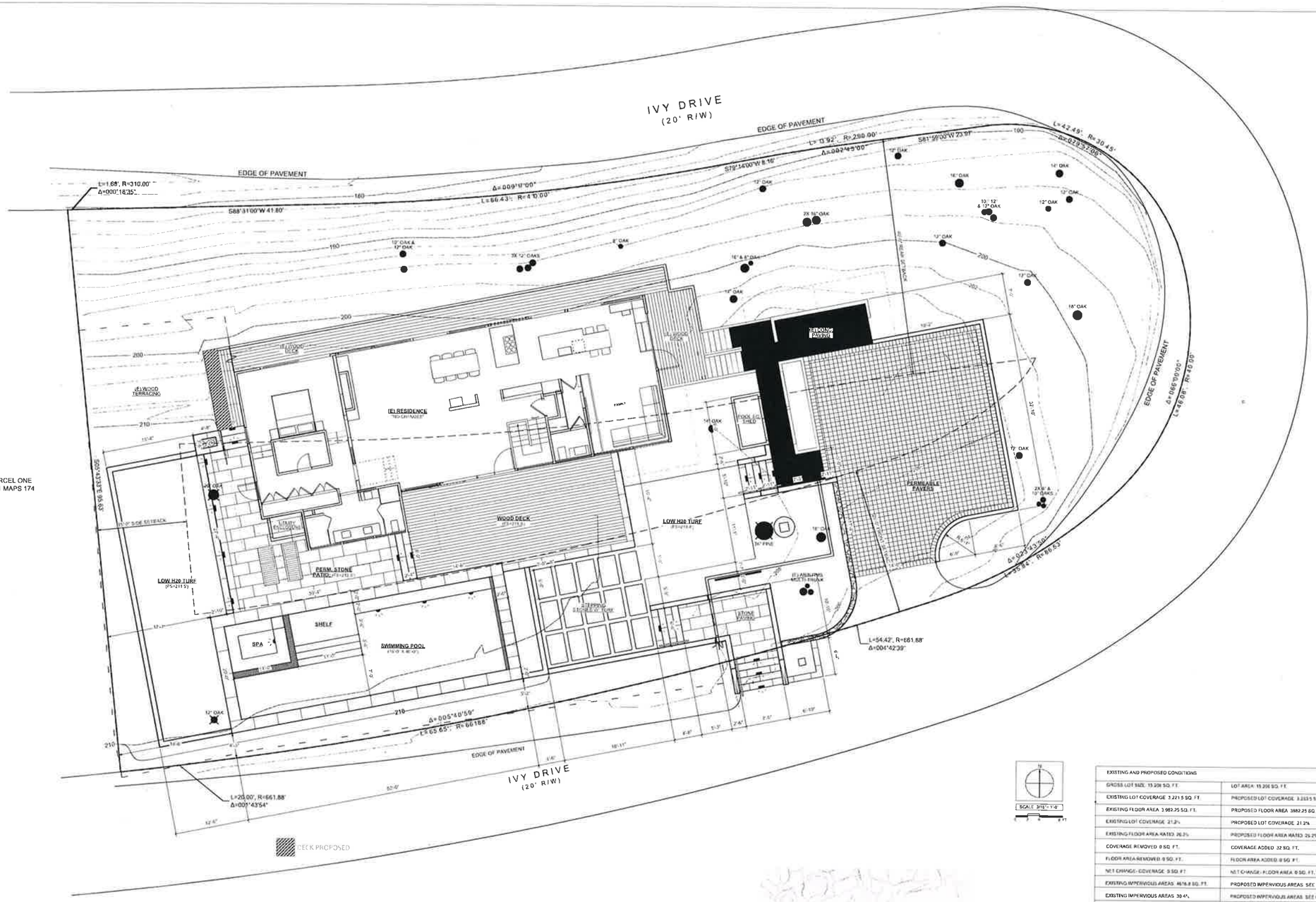
DETAILS

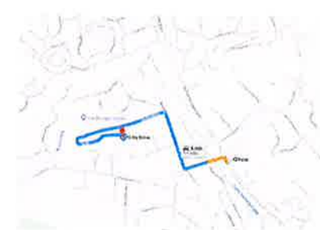
REVISION 1

SHEET NO. 3 OF 3

DRAWING C-3

C:\CAD\Sweeny Res Ross (619.001) Landscape Drainage\Design\Sweeny Lanscape Drainage Plan (Rev 1).dwg, 5/29/2020 12:58:32 PM





EXISTING AND PROPOSED CONDITIONS	
GROSS LOT SIZE: 15 206 SQ. FT.	LOT AREA: 15 206 SQ. FT.
EXISTING LOT COVERAGE: 3 221.5 SQ. FT.	PROPOSED LOT COVERAGE: 3 253.5 SQ. FT.
EXISTING FLOOR AREA: 3 982.25 SQ. FT.	PROPOSED FLOOR AREA: 3982.25 SQ. FT.
EXISTING LOT COVERAGE: 21.2%	PROPOSED LOT COVERAGE: 21.2%
EXISTING FLOOR AREA RATIO: 26.2%	PROPOSED FLOOR AREA RATIO: 26.2%
COVERAGE REMOVED: 0 SQ. FT.	COVERAGE ADDED: 32 SQ. FT.
FLOOR AREA REMOVED: 0 SQ. FT.	FLOOR AREA ADDED: 0 SQ. FT.
NET CHANGE - COVERAGE: 0 SQ. FT.	NET CHANGE - FLOOR AREA: 0 SQ. FT.
EXISTING IMPERVIOUS AREAS: 4676.8 SQ. FT.	PROPOSED IMPERVIOUS AREAS: SEE CIVIL
EXISTING IMPERVIOUS AREAS: 30.4%	PROPOSED IMPERVIOUS AREAS: SEE CIVIL
PROPOSED CUT: 0 CUBIC YARDS	PROPOSED FILL: 0 CUBIC YARDS

GROSS AREA CALCULATIONS - MAIN HOUSE - FOR BUILDING PERMIT & TITLE 24

LIVING AREA	EXISTING LOCATION		PROPOSED LOCATION		NET CHANGE
LOWER FLOOR					
HABITABLE	1099		1099		
NON HABITABLE	88	MECHANICAL/STORAGE 88		MECHANICAL/STORAGE 43	
UPPER FLOOR					
HABITABLE	1902		1902		+0
NON HABITABLE	0	CRAWL SPACE	0		+0
TOTAL HABITABLE	3001		3001		
TOTAL NON HABITABLE					+0
TOTAL GROSS	3001		3001		+0

ORLA STUDIOS

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SUBMITTALS:
PLANNING 5/30/2020

SITE PLAN

SWEENEY RESIDENCE

70 IVY DRIVE ROSS

A1.0