

NIEHAUS RESIDENCE

200 LAGUNITAS ROAD, ROSS CA 94957 APN# 073-131-23
HORIZONTAL ADDITION AND INTERIOR REMODEL

DR PRESUBMITTAL - 11/08/23

PROJECT DIRECTORY

OWNER:
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PROJECT DESCRIPTION

REMODEL WITH HORIZONTAL ADDITIONS TO THE FRONT AND REAR AT 2 FLOORS OF MAIN HOUSE. NEW DORMERS AT MAIN ROOF. REPLACE WINDOWS AND EXTERIOR SIDING MATERIALS. UPGRADE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS. NEW POOL, HARDSCAPE AND LANDSCAPING.

ALL PROPOSED WORK SHALL CONFORM TO THE ROSS MUNICIPAL CODES. LESS THAN 25% EXTERIOR WALLS OR WALL COVERINGS TO BE REMOVED/ALTERED FOR WINDOW REPLACEMENT.

HOUSE TO BE FULLY SPRINKLERED ON SEPARATE PERMIT PER NFPA 13D. NEW POOL & SPA IS ON SEPARATE PERMIT.

PROJECT DATA

PARCEL INFORMATION
PARCEL: 073-131-23

PROPERTY ADDRESS: 200 LAGUNITAS RD
ROSS, CA 94960

LOT AREA: 44,431 SF (MARIN ASSESSOR)

EXISTING BLDG COVERAGE: 3717 SF = 9%
PROPOSED BLDG COVERAGE: 4134 SF = 10%
15% ALLOWED PER RMC 18.32.060

EXISTING F.A.R.: 6506 SF = 14.64%
PROPOSED F.A.R.: 6653 SF = 14.97%
ALLOWED PER RMC 18.32.070: 6664 SF = 15%

PROPOSED AREA OF ADDITIONAL DISTURBANCE: 2445 SF

EXISTING PARKING: 4, 1 ENCLOSED
PROPOSED PARKING: 4, 2 ENCLOSED
5 REQUIRED PER RMC 18.32.040

ZONING INFORMATION
ZONING DISTRICT: R-1.8-A SINGLE FAMILY RESIDENTIAL
PERCENT SLOPE: 31%
TRACT BLOCK: 118100
FLOOD ZONE: X
FRONT YARD (SETBACK): 25' MIN - PROVIDED
REAR YARD (SETBACK): 40' MIN - PROVIDED
SIDE YARD (SETBACKS): 25' MIN - 25' MIN PROVIDED
(ALL ADDITIONS TO BE >25')
MAX BLDG HEIGHT: 30' MAX - 26'-3" PROPOSED

BUILDING INFORMATION
OCCUPANCY: R-3 SINGLE FAMILY RESIDENTIAL
NO. UNITS: 1 EXISTING / 1 PROPOSED
NO. STORIES MAIN HOUSE: 2 EXISTING / 2 PROPOSED
CONSTRUCTION TYPE: V.8
SPRINKLER PROTECTION: FULLY SPRINKLERED ON SEPARATE PERMIT PER NFPA 13-D AND LOCAL STANDARDS

WILDLAND-URBAN INTERFACE: YES. ALL CONSTRUCTION SHALL COMPLY WITH BUILDING STANDARDS IN 2019 CFC CHAPTER 7A AND 2019 CRC SECTION 337. ALL VEGETATION AND CONSTRUCTION MATERIALS ARE TO BE MAINTAINED AWAY FROM THE RESIDENCE DURING CONSTRUCTION (DEFENSIBLE SPACE);

AREA CALCS (SQUARE FEET)

FLOOR	EXISTING	PROPOSED	DELTA
GARAGE	544	681	+137
FIRST FLOOR	2831	2986	+155
SECOND FLOOR	3131	2926*	-205
2ND FLOOR JADU	0	500	+500
TOTAL GROSS	6506	7153	+447
TOTAL FAR SF (-JADU)	6506	6653	+147
TOTAL FAR %	14.6%	15%	+0.1%

LOT AREA: 44,431 SF (MARIN ASSESSOR)

ALLOWED PER RMC 18.32.070: 6665 SF = 15%

*INCLUDES 183SF OF AREA @ 2ND FLOOR OF JADU FOR EGRESS

SHEET INDEX

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A4.0-4.5	EXTERIOR ELEVATIONS
1	SURVEY

SYMBOL LEGEND

ROOM NAME	STUDIO A 117	room name room number
WALL TYPE	99A	
DOOR NUMBER	101	
WINDOW NUMBER	9	
RCP ELEVATION	+9'-6"	
FINISH FLOOR ELEVATION	X-XX	
ELEVATION DATUM	FIRST FLR FFE EL. = +X'-X" A.F.F.	datum location elevation
SECTION	X/AXX view direction sheet number drawing number	
DETAIL	X AXX drawing number sheet number	
ELEVATION	X/AXX view direction sheet number drawing number	
INTERIOR ELEVATION	X AXX elevation designation sheet number	
COLUMN GRIDLINE	99	
ADDENDUM		
EXISTING WALLS TO REMAIN	————	
EXISTING WALLS TO BE REMOVED	////	
EXISTING ELEMENTS TO BE REMOVED	-----	
NEW TYP. NON-RATED WALL	XXXX	
1-HOUR RATED WALL: 1 LAYER TYPE X 5/8" GWB EACH SIDE	XXXX	
CENTER LINE	-----	
LINE OF ITEM ABOVE	-----	

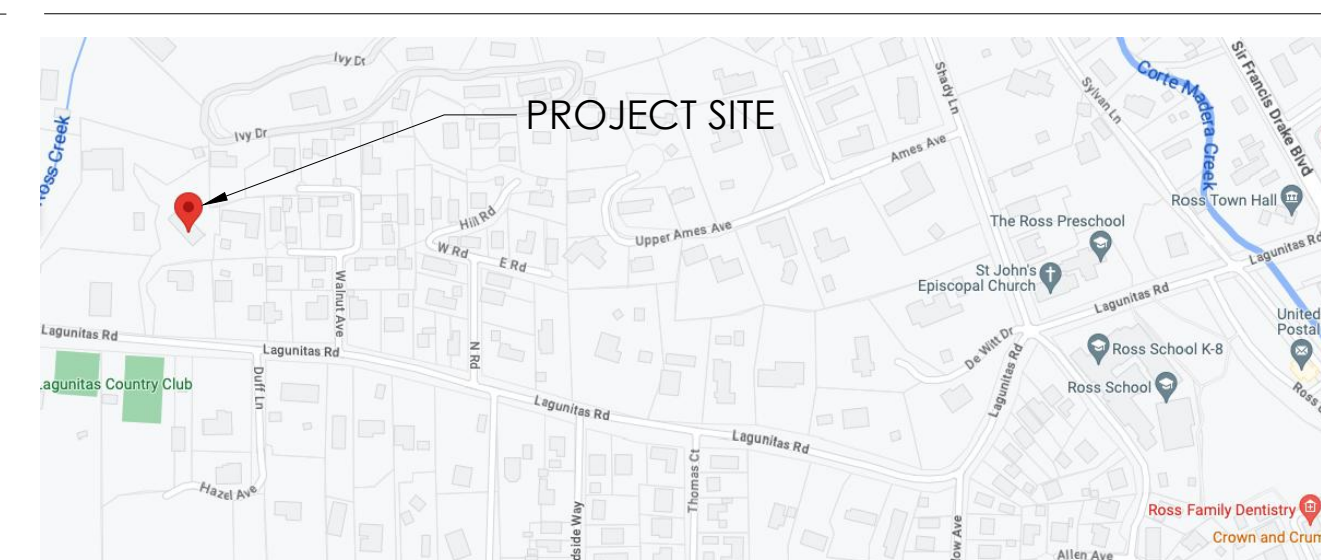
PROPOSED RENDERING



APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA ENERGY CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA GREEN BUILDING CODE WITH LOCAL AMENDMENTS
2022 TOWN OF ROSS MUNICIPAL CODE
2022 CALIFORNIA EXISTING BUILDING CODE

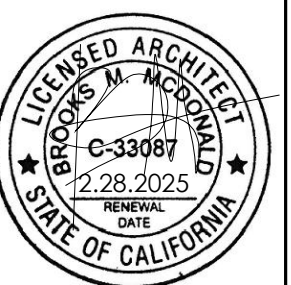
VICINITY MAP



ISSUED
SCHEMATIC:
11.08.2023

PROJECT INFO

A0.1



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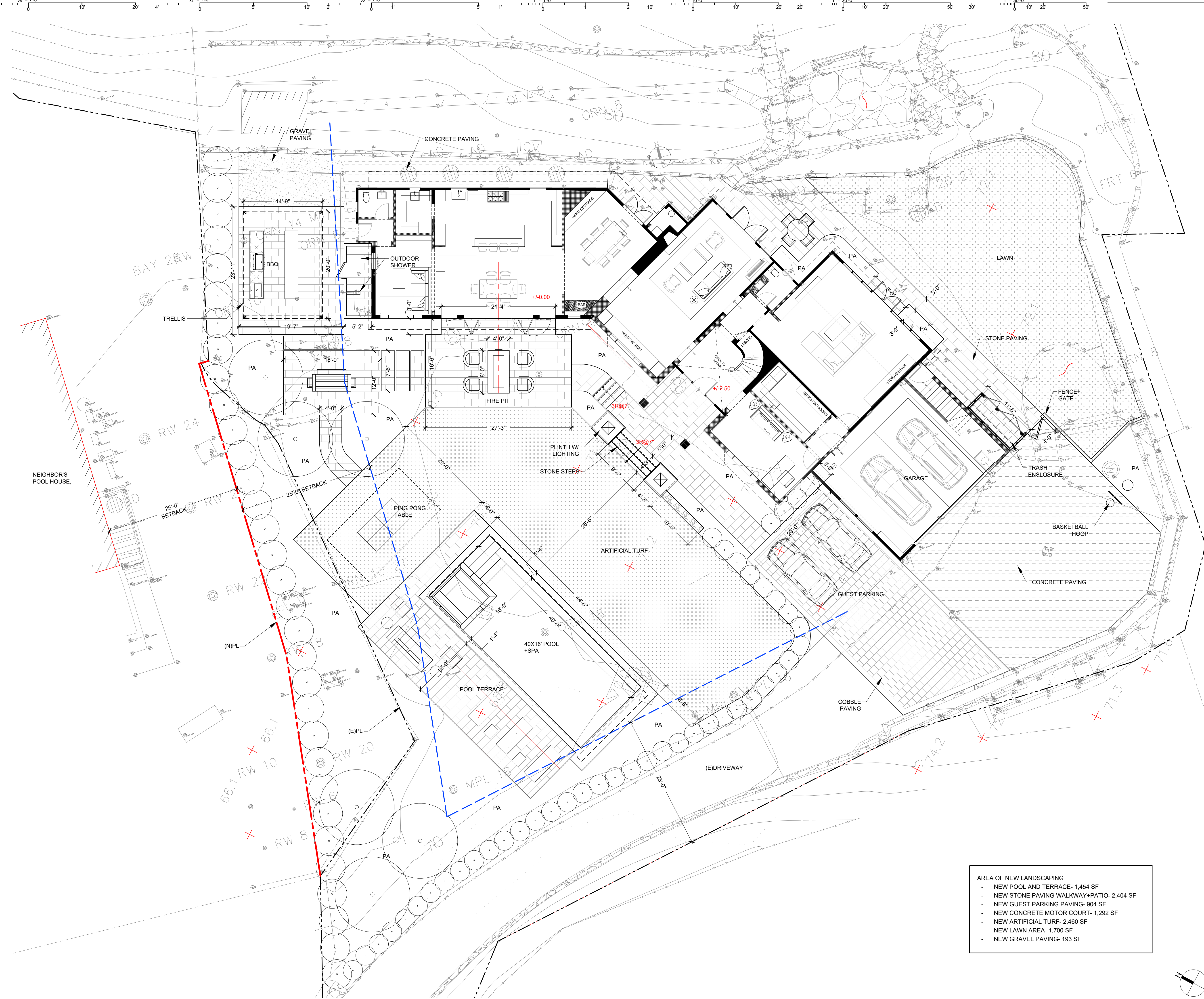
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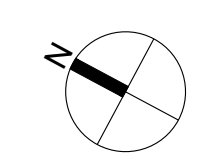
ADR SET

LAYOUT PLAN

L1.0



- AREA OF NEW LANDSCAPING
- NEW POOL AND TERRACE- 1,454 SF
 - NEW STONE PAVING WALKWAY+PATIO- 2,404 SF
 - NEW GUEST PARKING PAVING- 904 SF
 - NEW CONCRETE MOTOR COURT- 1,292 SF
 - NEW ARTIFICIAL TURF- 2,460 SF
 - NEW LAWN AREA- 1,700 SF
 - NEW GRAVEL PAVING- 193 SF



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TOTAL AREA OF LOT: 47,117.5 SF
TOTAL EXSITING IMPERVIOUS AREAS: 17,684.3 SF
TOTAL EXSITING PERVIOUS AREAS: 29,433.2 SF



TOTAL AREA OF LOT: 47,117.5 SF
TOTAL PROPOSED IMPERVIOUS AREAS: 18,384.3 SF
TOTAL PROPOSED PERVIOUS AREAS: 28,733.2 SF

ADR SET

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Revisions

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ADR SET

**PLAN
CALCULATIONS**

L1.1

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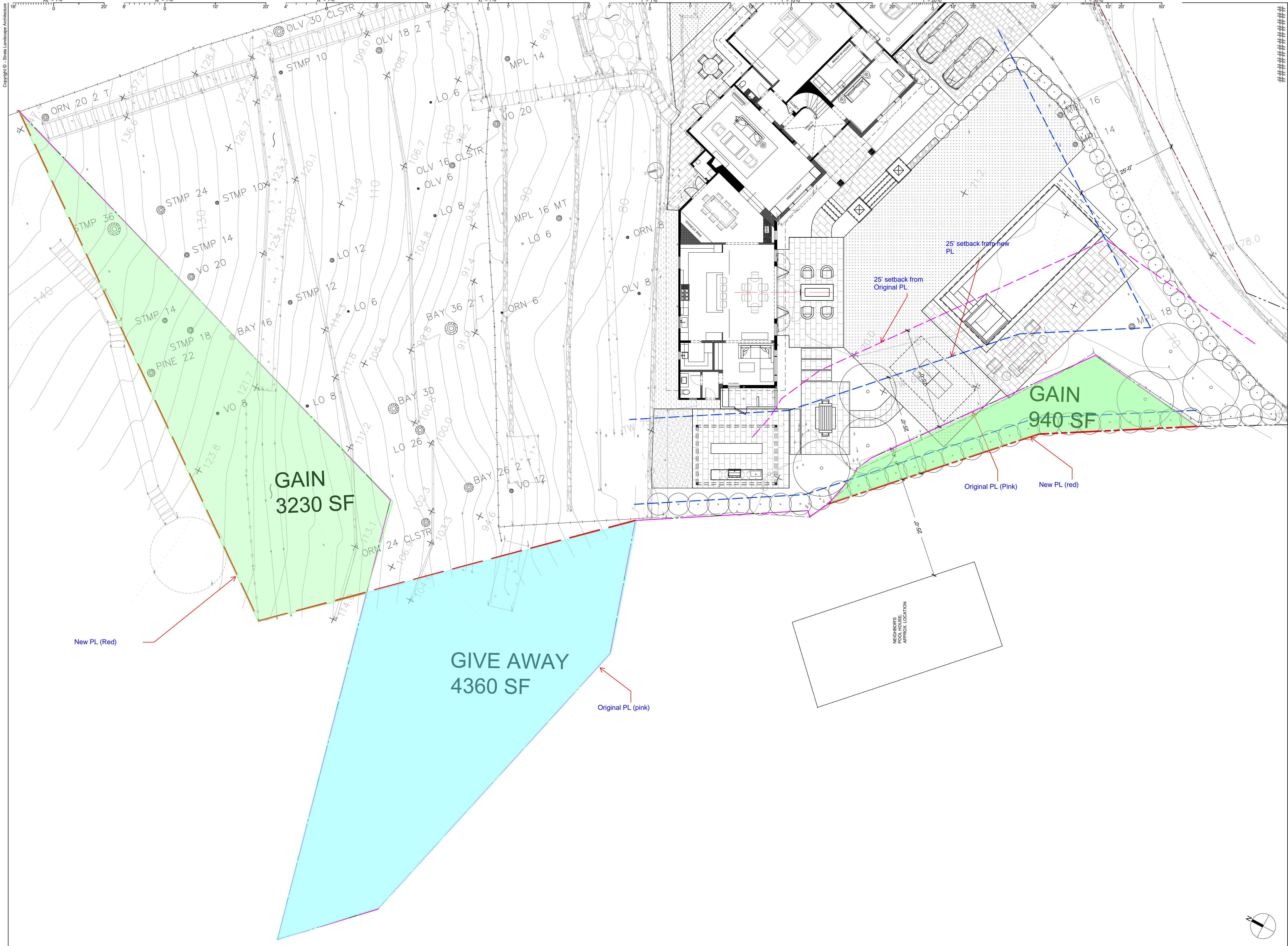
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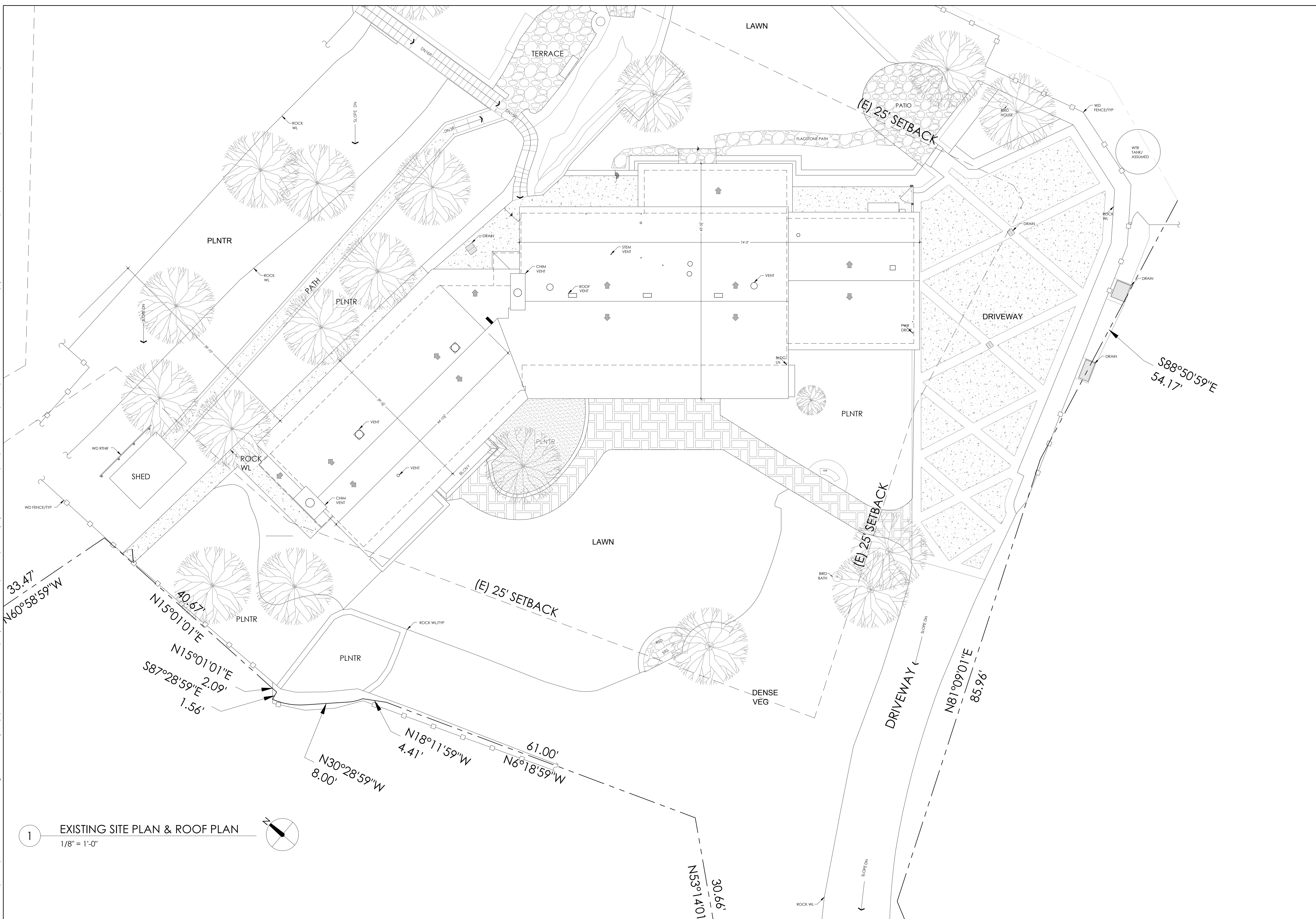


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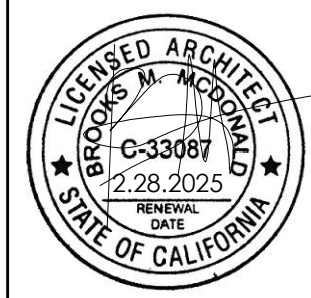
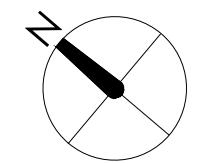
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L2.0

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1 EXISTING SITE PLAN & ROOF PLAN
1/8" = 1'-0"



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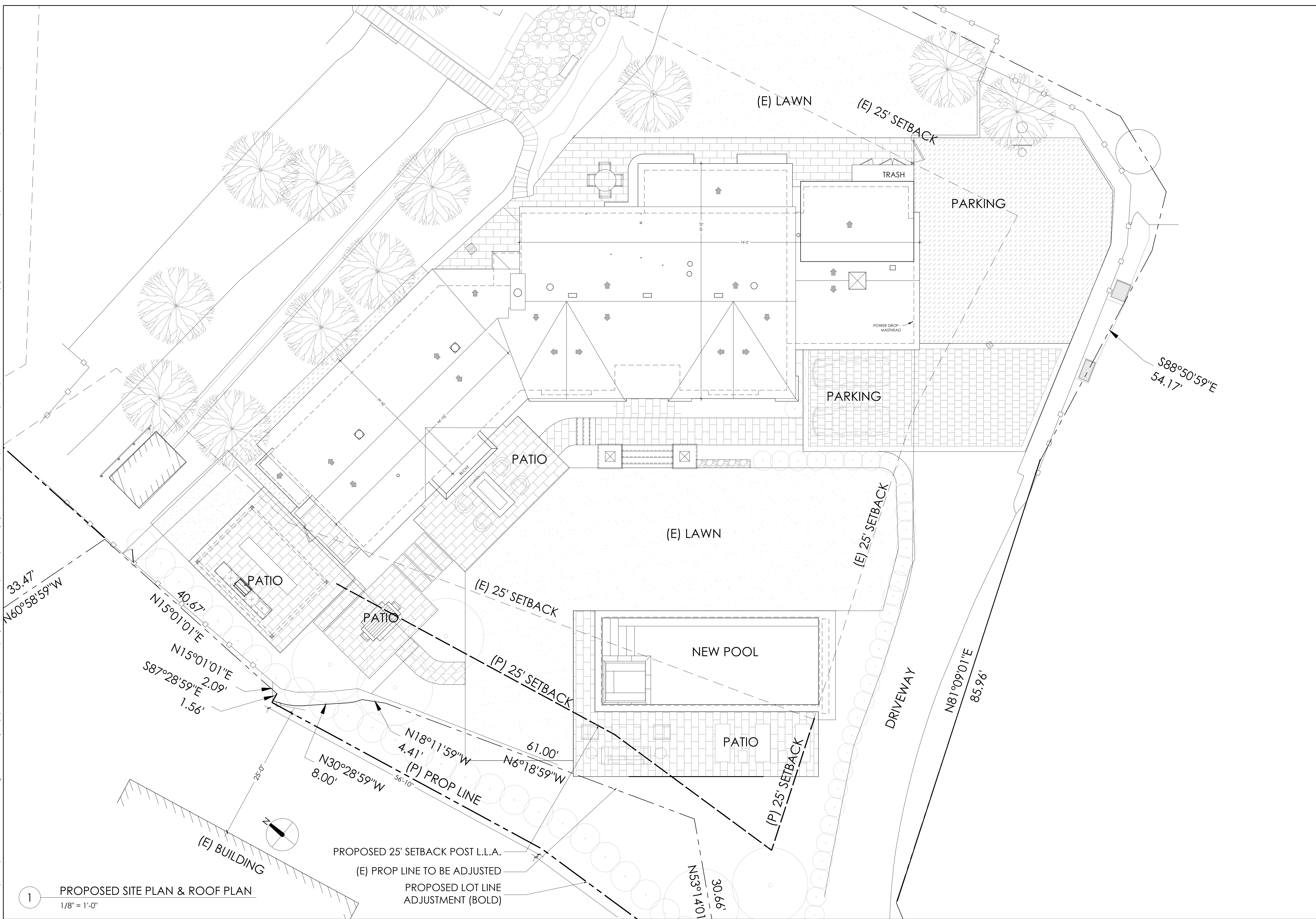
EXISTING SITE PLAN

1/8" = 1'-0"

A1.0

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1 PROPOSED SITE PLAN & ROOF PLAN
1/8" = 1'-0"

PROPOSED 25' SETBACK POST L.L.A.
(E) PROP LINE TO BE ADJUSTED
PROPOSED LOT LINE ADJUSTMENT (BOLD)

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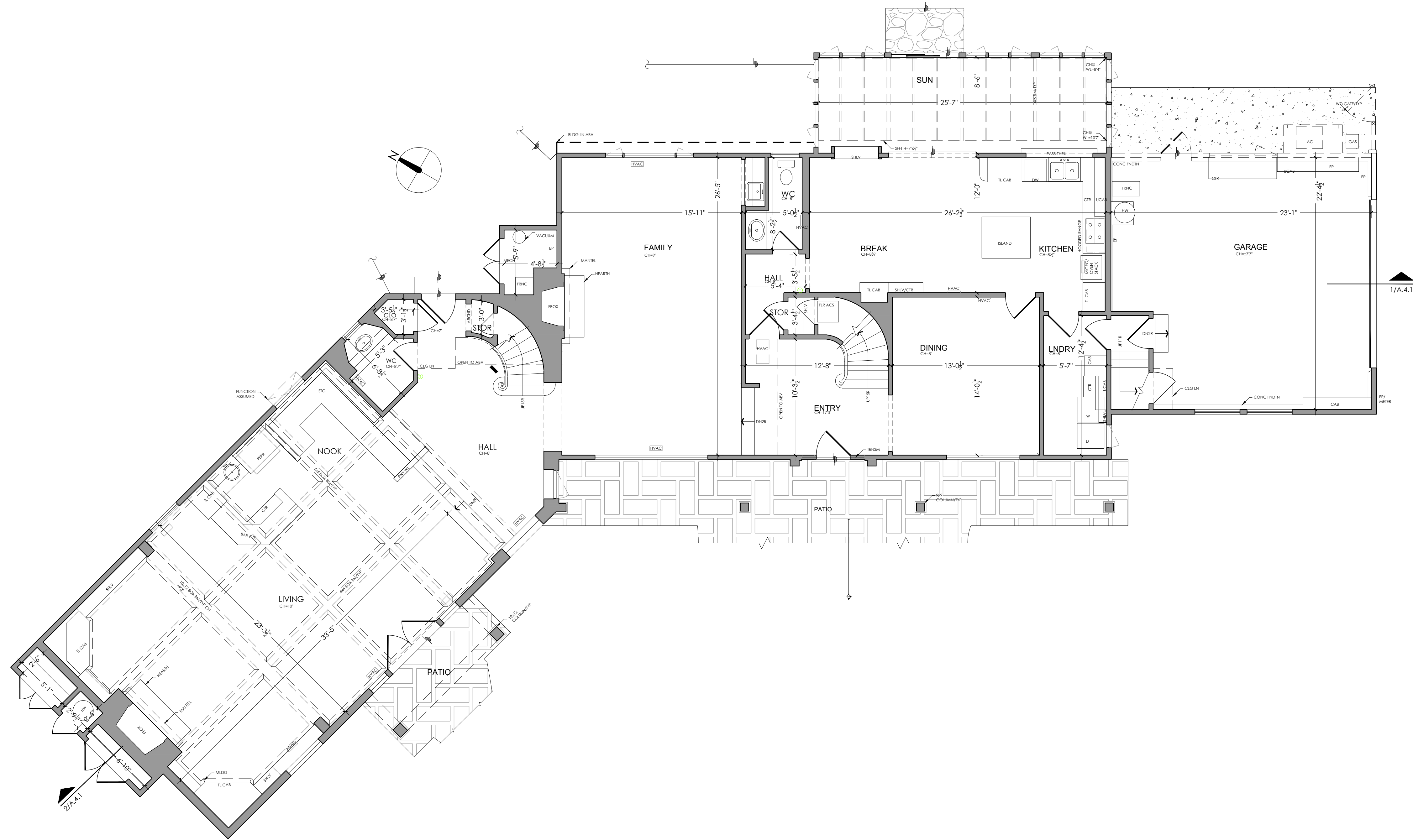
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NOTES & SCHEDULES

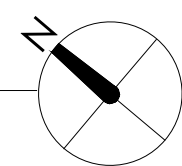
1/4" = 1'-0"

A1.1

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1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



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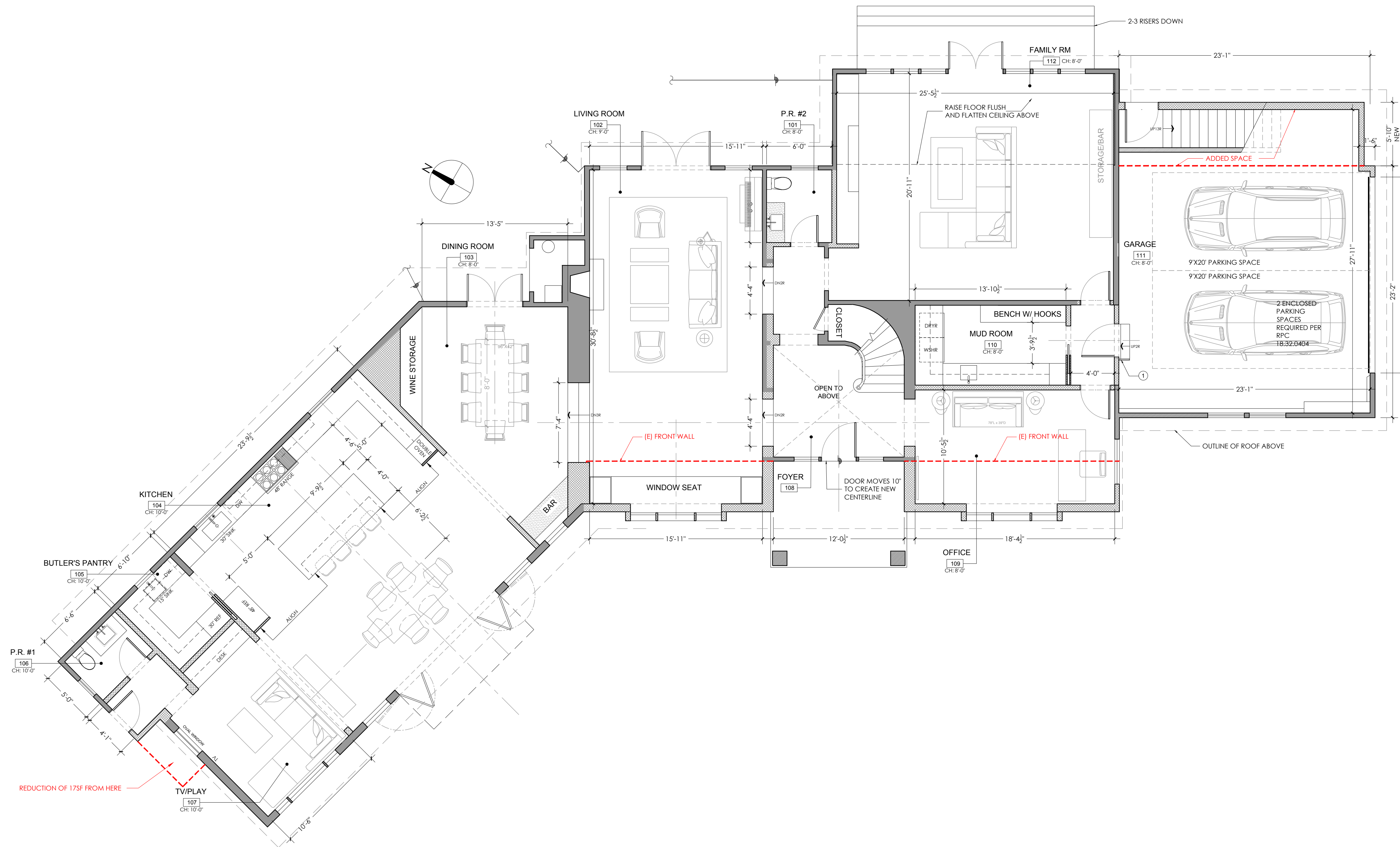
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EXISTING FIRST FLOOR
PLAN

1/4" = 1'-0"

A2.0

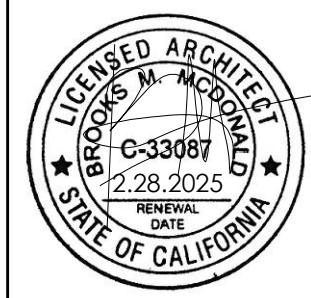
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1 FIRST FLOOR PROPOSED PLAN
1/4" = 1'-0"

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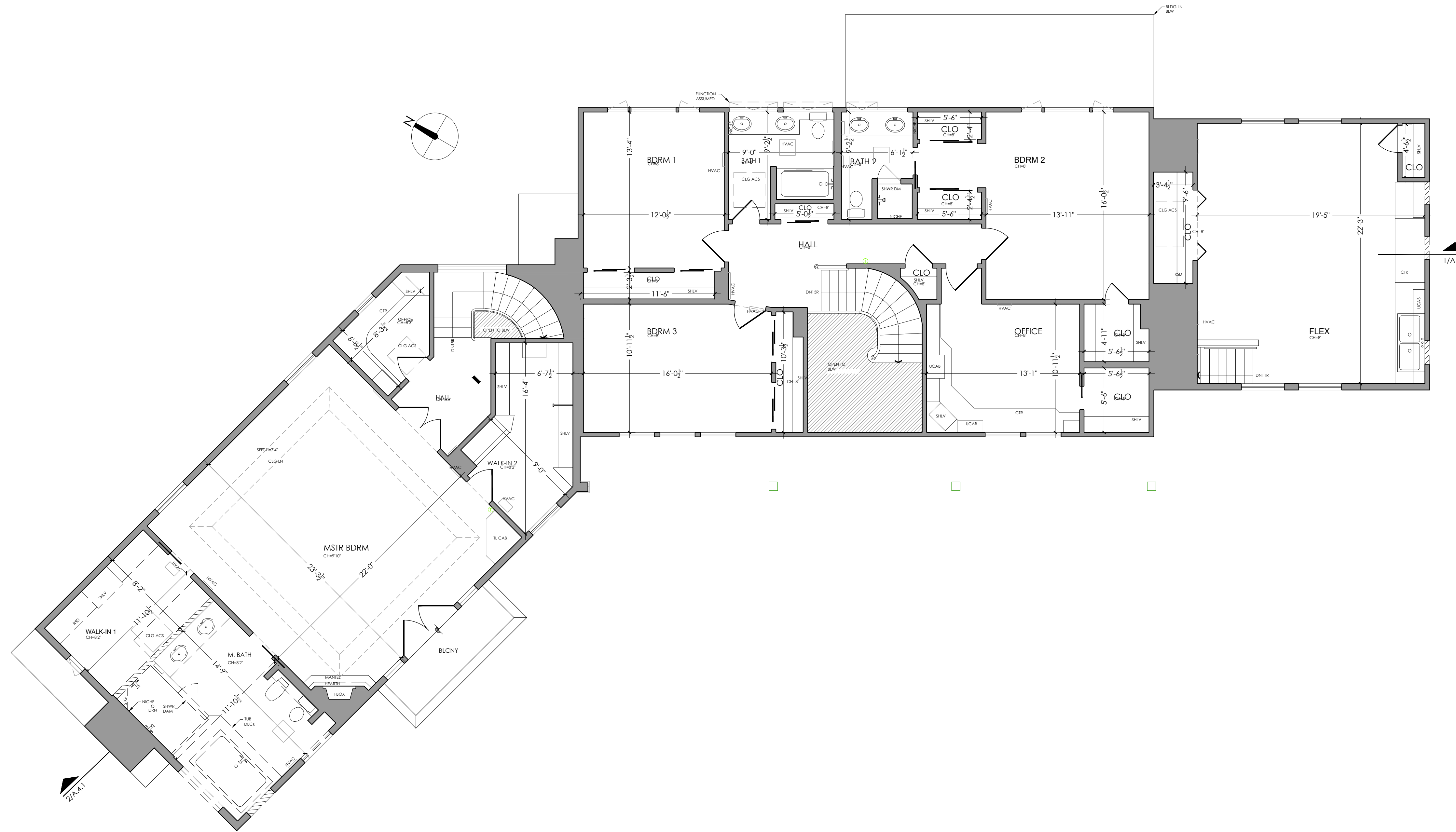
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FIRST FLOOR
PROPOSED PLANS

1/4" = 1'-0"

A2.1

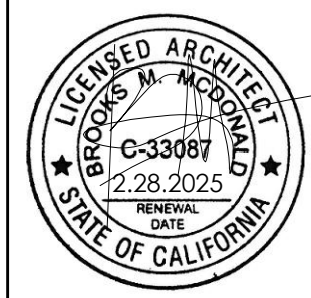
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1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

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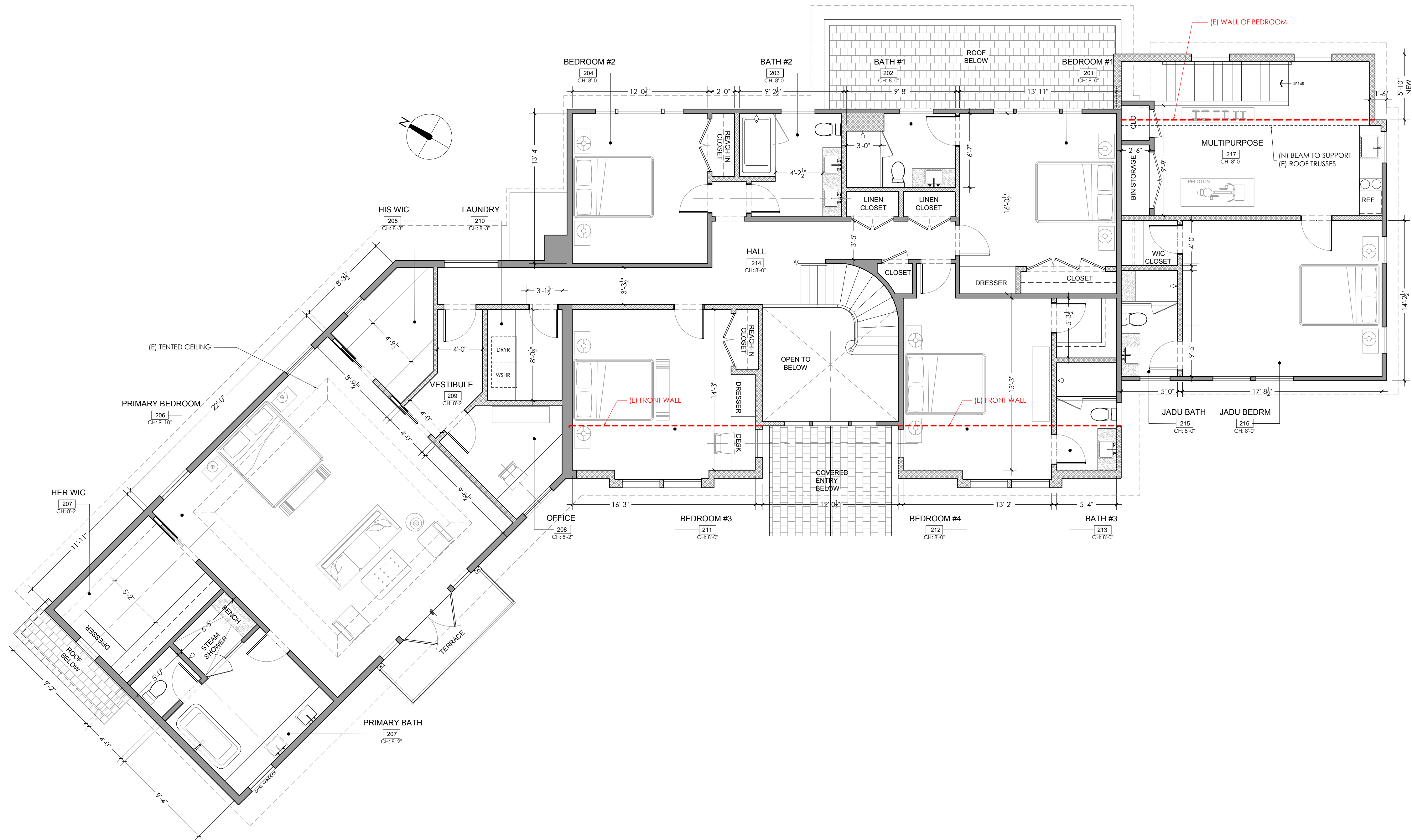
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SECOND FLOOR
EXISTING/DEMO PLANS

1/4" = 1'-0"

A2.2

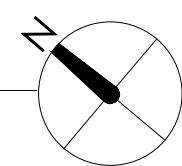
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1

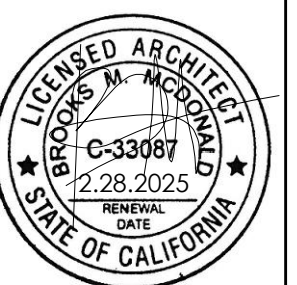
PROPOSED SECOND FLOOR PLANS

3/16" = 1'-0"



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SECOND FLOOR
PROPOSED PLANS

3/16" = 1'-0"

A2.3

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2 PROPOSED NORTH (REAR) ELEVATION
1/4" = 1'-0"



1 EXISTING NORTH (REAR) ELEVATION
1/4" = 1'-0"



ISSUED
SCHEMATIC:
11.08.2023

EXTERIOR ELEVATIONS

1/4" = 1'-0"

A4.0

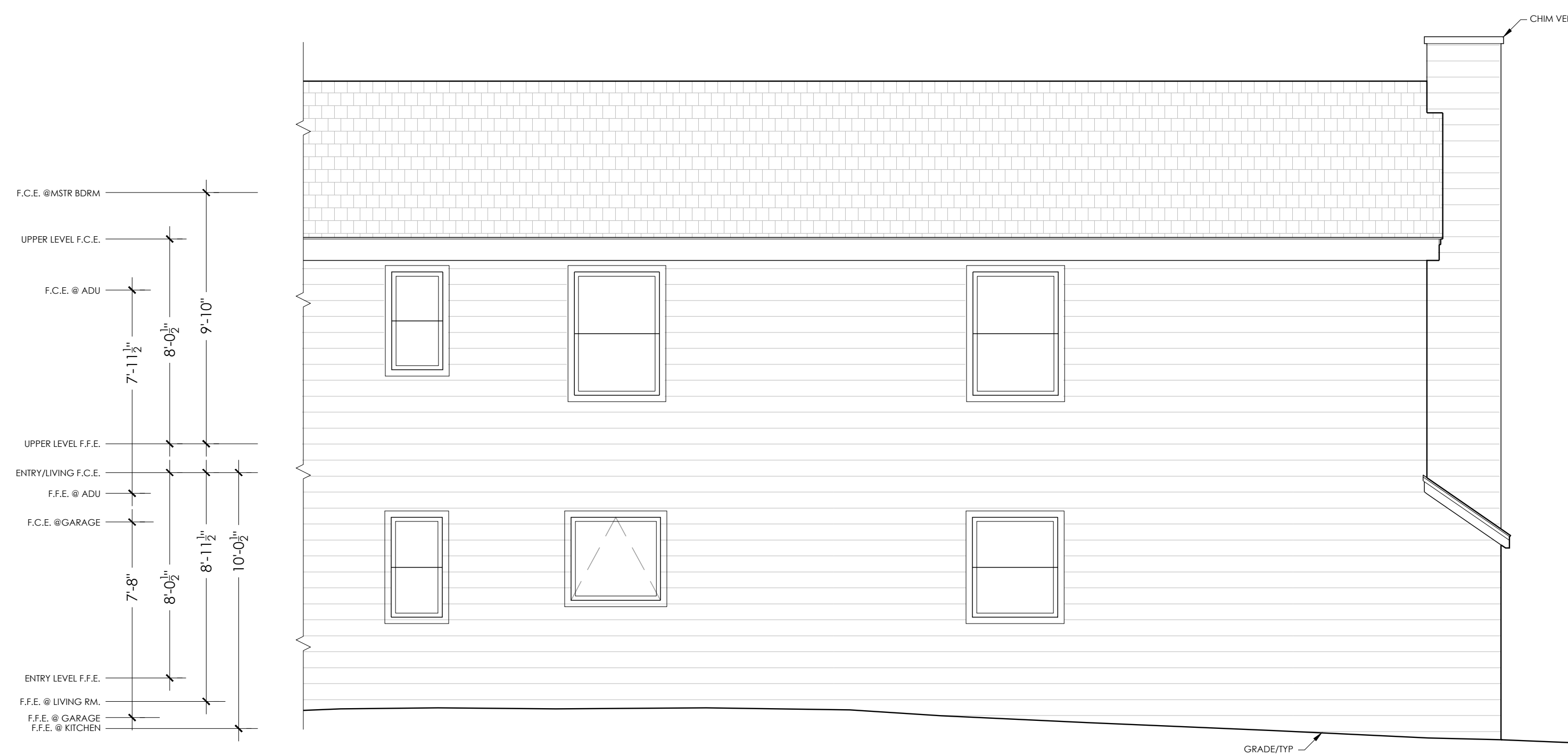
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2 PROPOSED NORTH (REAR) ELEVATION
1/4" = 1'-0"



1 EXISTING NORTH (REAR) ELEVATION
1/4" = 1'-0"



ISSUED
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11.08.2023

EXTERIOR ELEVATIONS

1/4" = 1'-0"

A4.1

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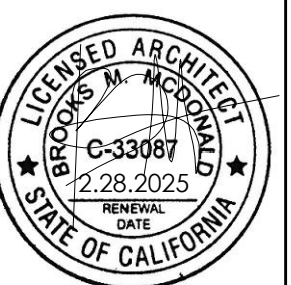
2 PROPOSED EAST (SIDE) ELEVATION
1/4" = 1'-0"



1 EXISTING EAST (SIDE) ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

1/4" = 1'-0"

A4.2

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2 PROPOSED SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



1 EXISTING SOUTH (FRONT) ELEVATION
1/4" = 1'-0"

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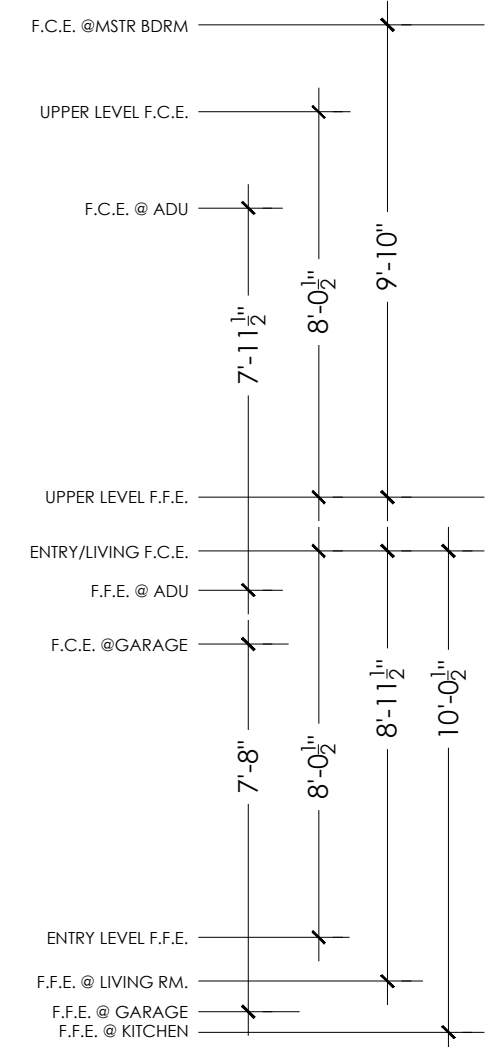
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EXTERIOR ELEVATIONS

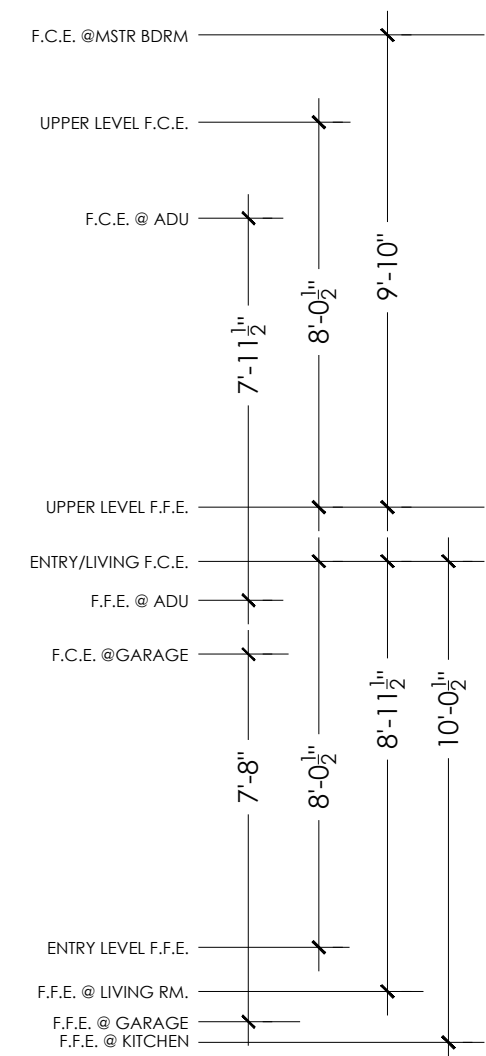
1/4" = 1'-0"

A4.3

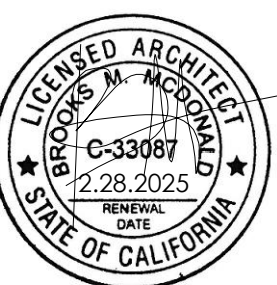
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2 PROPOSED SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



1 EXISTING SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



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EXTERIOR ELEVATIONS

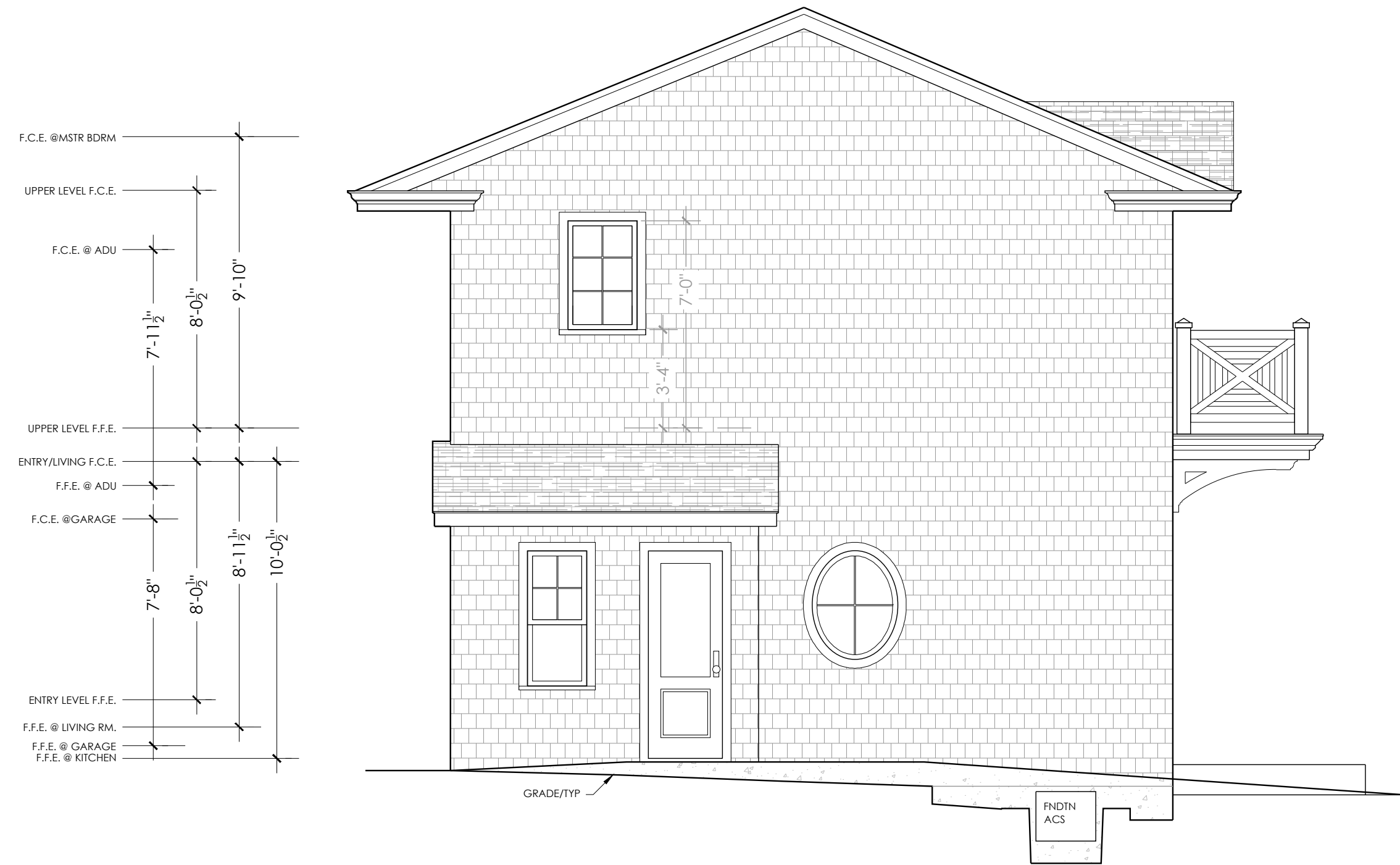
1/4" = 1'-0"

A4.4

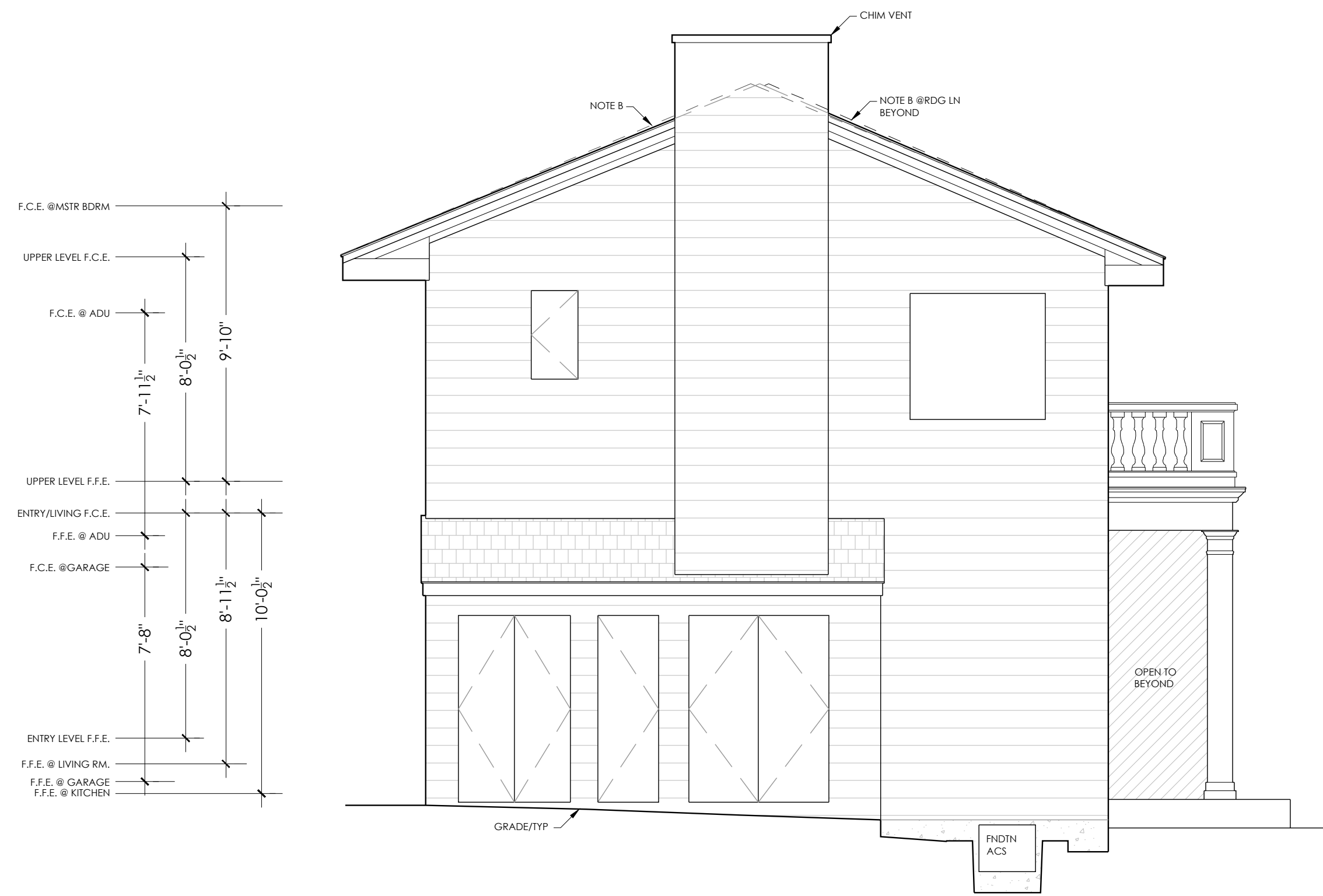
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2 PROPOSED WEST (SIDE) ELEVATION
1/4" = 1'-0"



1 EXISTING WEST (SIDE) ELEVATION
1/4" = 1'-0"



ISSUED
SCHEMATIC:
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EXTERIOR ELEVATIONS

1/4" = 1'-0"

A4.5

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GENERAL NOTES

BOUNDARY LINES SHOWN HEREON ARE DELINEATED FROM FIELD TIES TO MONUMENTS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 32 OF MAPS AT PAGE 14, MARIN COUNTY RECORDS, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THE BEARINGS SHOWN HAVE BEEN ROTATED FROM RECORD TO NORTH AMERICAN DATUM OF 1983 (NAD83) ZONE 3 GRID NORTH. THIS MAP IS NOT INTENDED TO PROVIDE A BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY.

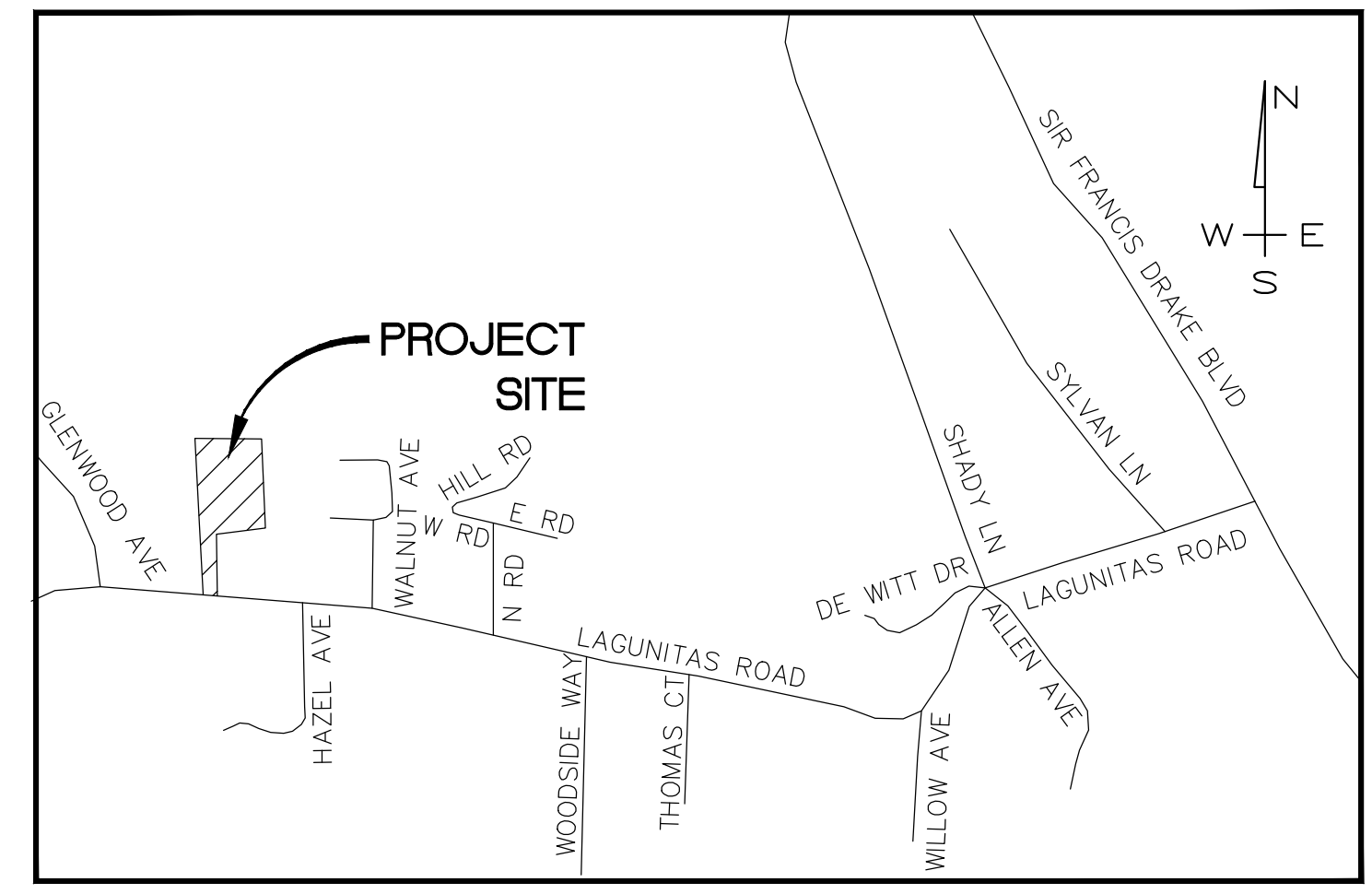
UTILITIES SHOWN HEREON ARE BASED UPON PHYSICAL FEATURES OBSERVED AT THE TIME OF THE SURVEY. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES. LOCATION OF UNDERGROUND UTILITIES SHALL BE PERFORMED BY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

BASIS OF BEARINGS: GRID NORTH BASED ON GPS OBSERVATIONS BETWEEN SET CONTROL POINTS POST PROCESSED USING OPUS (ONLINE POSITIONING USER SERVICE).

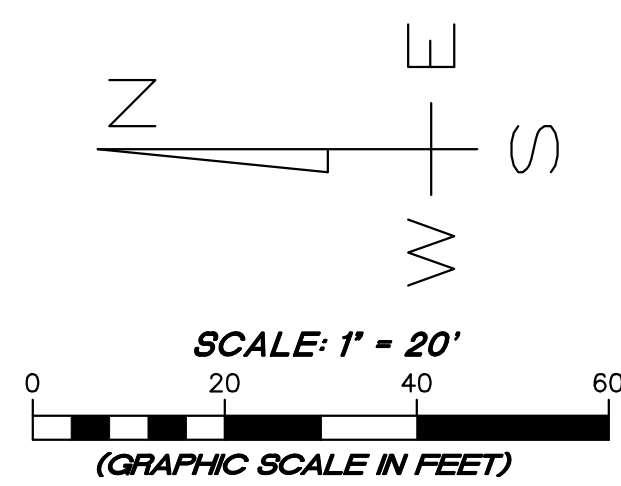
ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK CONTROL POINT #105 SET MINI PK NAIL CONTROL POINT. ELEVATION = 70.82' NAVD 88

LEGEND

- RECORD BOUNDARY LINE
- - - RECORD ADJOINING BOUNDARY LINE
- - - RECORD EASEMENT LINE
- FLOWLINE
- EDGE OF CONCRETE
- GB — GB — GRADE BREAK
- X — X — WOOD FENCE
- X — X — WIRE FENCE
- OHW — OHW — OVERHEAD WIRE
- W — W — WATER LINE
- GAS — GAS — GAS LINE
- TREE DRIPLINE
- ASPHALT CONCRETE SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- LAWN
- IRRIGATION VALVE
- HOSE BIB
- POWER/Joint POLE
- WATER METER
- ELECTRIC METER
- GAS METER
- SEWER MANHOLE
- SEWER CLEAN OUT
- AREA DRAIN
- CP 3 EL=100 SURVEY CONTROL POINT
- SPOT ELEVATION
- TOP OF WALL ELEVATION
- TREE-TYPE & DIAMETER
- OLV OLIVE TREE
- VO VALLEY OAK TREE
- LO LIVE OAK TREE
- PINE PINE TREE
- BAY BAY TREE
- MPL MAPLE TREE
- FRT FRUIT TREE
- ORN ORNAMENTAL TREE
- PCP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- INV INVERT
- FF FINISHED FLOOR
- FS FINISHED SLAB
- DI DROP INLET
- AD AREA DRAIN
- SS SANITARY SEWER
- CO CLEAN OUT
- TW TOP OF WALL
- BW BOTTOM OF WALL

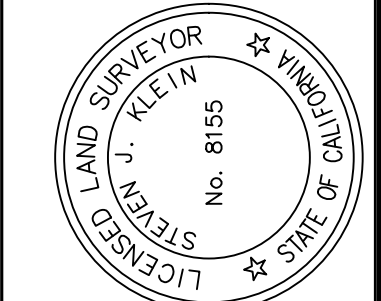


LOCATION MAP
NO SCALE



REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING • LAND SURVEYING
593 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968



DATE: 08/23/2023
STEVEN J. KLEIN
FLS 8155

200 LAGUNITAS ROAD
TOPOGRAPHIC MAP
APN 073-131-23
200 LAGUNITAS ROAD
HOSS, CA 94957

AUGUST 2023
JOB NO. 158-23

SHEET NO. **1**
OF 1 SHEETS