TOWN OF ROSS

Agenda Item No. 13.

Staff Report

Date: February 9, 2017

To: Mayor Hoertkorn and Council Members

From: Heidi Scoble, Planning Manager

Subject: Tincher Residence, 124 Winding Way, File No. 2016-050

Recommendation

Town Council approval of Resolution 1987 approving a Design Review, a Nonconformity Permit, a Hillside Lot Permit, and an Exception to Basements and Attic regulations to allow for a remodel and a 586 square foot floor area addition to an existing single family residence. Other improvements would include hardscape improvements, such as the demolition and new construction of an existing swimming pool at 124 Winding Way.

Property Information:

Owner:	Rich and Leslie Tincher
Design Professional:	Tincher Homes
Location:	124 Winding Way
A.P. Number:	072-091-17
Zoning:	R-1:B-5A (Single Family Residence, 5 Acre min. lot size)
General Plan:	Very Low Density (.1-1 Units/Acre)
Flood Zone:	Zone X (Outside 1-percent annual chance floodplain)

Lot Area	**76,200 square feet**	
Existing Floor Area/Ratio	**3,912 sq. ft.**	**5.1%(15% permitted)***
Proposed Floor Area/Ratio	**4,498 sq. ft.**	**5.9%**
Existing Lot Coverage	**2,380 sq. ft.**	**3.1%(15% permitted)**
Proposed Lot Coverage	**2,380 sq. ft.**	**3.1%**
Existing Impervious Surfaces	**6,850 sq. ft.**	**8.9%**
Proposed Impervious Surfaces	**6,458 sq. ft.**	**8.4%**

***The maximum permitted FAR for the R-1:B5A zoning district is 11,430 square feet**
****The maximum permitted FAR for the Hillside Lot regulations is 4,210 square feet**

Project Description

The applicant is requesting Design Review, a Nonconformity Permit, a Hillside Lot Permit, and an Exceptions and Basements and Attic regulations to allow for a remodel and a 586 square foot floor area addition to an existing single family residence. Other improvements would include hardscape improvements, such as the demolition and new construction of an existing swimming pool. Per the direction from the Advisory Design Review Board, the applicant is also proposing to modify and maintain the existing legal nonconforming 32 foot roof height where a 30 foot height limit is required by the R-1:B5A zoning district.

The project would maintain a similar architectural style of the existing residence and would include earth toned stucco, black anodized metal windows and door frames, natural stone, a zinc metal roof, and wood.

- **Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020** because the proposed improvements would result in more than 200 square feet of new floor area to the existing residence.

- **A Non-Conformity Permit is required pursuant to Ross Municipal Code (RMC) Section 18.52.030** to allow for the structural alteration to a nonconforming residence relative to height.

- **A Hillside Lot Permit is required pursuant to RMC Chapter 18.39** because a portion of the project site is located in a Hazard Zone 3, thus triggering the review of the project.

- **An Exceptions to Basements and Attics is required pursuant to Ross Municipal Code (RMC) Section 18.46.020** to allow an exception for improvement of a basement in an existing residential structure created prior to the effective date of this chapter in any single-family residence district or special building site district. The exception request would allow 299 square feet of additional floor area to be distributed to the existing basement and attic.

Background

The project site is downward sloping towards the southwest and has an average slope of approximately 43%. Access to the site is via a private roadway easement accessed from the Winding Way right-of-way. A single family residence was originally constructed at the project site circa 1974. The existing residence was constructed with a 32 foot roof height where a maximum 30 foot height may be permitted and a swimming pool that was constructed within 9 feet of the right side yard setback where a 45 foot setback is required.

Advisory Design Group Review

The Advisory Design Review (ADR) Group have previously reviewed the project on January 24, 2017. The project presented to the ADR Group consisted of the subject project with the exception of the request for a Nonconformity Permit to allow the shifting of the existing nonconforming height. The applicant originally proposed to modify the roof design to bring the roof height into compliance with the 30-foot height limit required for the R-1:B5A zoning district. At the January

meeting, the ADR Group unanimously supported the project as proposed and further encouraged the applicant to maintain the existing roof height to provide for a better and more balanced design aesthetic. Per the ADR Group's direction, the applicant has modified the roof design as depicted in the project description requesting the ability to maintain the existing 32 foot maximum height. If the Town Council does not concur with the recommendation of this staff report, the applicant has a roof design with a flatter roof that would meet the 30 foot height limit.

Key Issues

R-1:B5A Zoning District Compliance

The existing residence is found to be in compliance with the R-1:B5A general development standards (e.g., floor area, lot coverage, and front, rear, and left side yard setbacks) with the exception of the legal non-conforming rear and right side yard setbacks and building height. The resultant project would also be in compliance with all of the R-1:B5A general development standards with the exception of legal non-conforming height and right side yard setbacks. However, as provided by the zoning ordinance, the applicant is able to request a Nonconformity Permit to allow the project to be constructed within the existing legal nonconforming right yard setback and building height (see the below discussion on the proposed Nonconformity Permit).

Architectural Design

The overall purpose of Design Review is to provide excellence in design consistent with the same quality of the existing development, to preserve and enhance the historical "small town," low-density character and identity that is unique to the Town of Ross, to discourage the development of individual buildings which dominate the townscape or attract attention through color, mass or inappropriate architectural expression, and to upgrade the appearance, quality and condition of existing improvements in conjunction with new development or remodeling of a site. Accordingly, pursuant to Section 18.41.100 of the Ross Municipal Code, a series of Design Review criteria and standards have been developed to guide development.

In reviewing the project, the following design review criteria and standards are most relevant to the project:

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.

3. 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.

4. 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.

5. Soft and muted colors in the earthtone and woodtone range are preferred and generally should predominate.

In response to the ADR Groups comments, the applicant has submitted a revised project based on the input and direction from ADR Group. Staff suggests the project would be designed to be compatible with the mass, scale, and development pattern of the neighborhood, would be designed to be compatible with the existing architectural vernacular of the existing residence, and would utilize high quality building materials and earth tone colors to minimize visual impacts. Additionally, the project would neither obstruct any views of hills and ridgelines from public streets or parks, nor exacerbate any shading on adjacent properties beyond the existing shading from trees. Therefore, consistent with the ADR Groups direction to support the project, staff suggests that the project meets the purpose of Design Review and suggests the requisite findings to approve the project can be achieved.

Nonconformity Permit

Pursuant to Section 18.54.030(c), a nonconforming structure in a residential zoning district may be enlarged, extended reconstructed or structurally altered with a nonconformity permit approved under Section 18.52.040, except that a floor area ratio variance shall be required to increase the square feet of nonconforming floor area. Staff suggests the Nonconformity Permit findings can be achieved as the project would meet the intent and purpose of the regulations as follows:

1. The existing residence was permitted to be constructed with a 32 foot height limit and the swimming pool to be constructed within the right side yard setback.
2. The scope of the project would allow for structural alterations to the existing nonconforming roof height as well as the reconfiguration of an existing nonconforming swimming pool located in the right side yard setback. The location of the swimming pool would reduce the existing nonconforming setback by reconstructing the pool four feet further back from the existing property line, thus increasing the setback from 9 feet to 13 feet.
3. The project would be in keeping with the existing architectural, cultural and aesthetic value of the residence by designing a project that would architecturally consistent and compatible with the design and massing of the built environs, and therefore consistent with the Design review criteria and standards as described in the Design Review section of the staff report.

4. The project would add 299 square feet of new floor area that would exceed the maximum floor area allowance per the Hillside Lot regulations, however, the applicant is requesting an exception to allow the additional floor area within the basement as permitted through the Exceptions to Basements and Attics regulations.
5. The project would be required to comply with the Town's Municipal Code and California Building Code to ensure the public health, safety, and welfare to properties or improvements in the vicinity.
6. The project is not located within a flood zone and therefore not required to comply with the Town's Flood Damage Prevention regulations of Chapter 15.36.
12. The project has been designed with adequate pedestrian and vehicular circulation to and on-site.

Exceptions to Basement and Attics

Pursuant to Section 18.46.030(a), Review and approval authority, of the Ross Municipal Code, the Town Council is able to approve, conditionally approve, or deny the applicant's request to allow for the floor area to exceed the maximum permitted provided that the floor area is located within either an attic or basement space and that the requisite findings can be achieved.

The applicant submitted the project prior to the most recent code amendments and therefore is subject to the following findings regarding basements:

If the project involves improvement of a basement:

a. If the structure is in a Special Flood Hazard Area identified on the town Flood Insurance Rate Map and/or in an area that is known for flooding, that the finished floor level of the improvements shall be above the base flood elevation.
b. That modifications proposed to the building exterior do not materially increase the visible mass of the building and that modifications, such as new windows, are compatible with the design of the existing improvements and shall not create privacy issues. The Council may limit the size of light wells to the minimum size necessary to satisfy California Building Code requirements for light, ventilation and emergency egress.
c. That any modifications to site drainage have been designed by a licensed engineer and shall result in no net increase to the rate or volume of peak runoff from the site compared to pre-project conditions. Any new mechanical pumps or equipment shall not create noise that is audible off site.

The project site is currently developed with approximately 3,912 square feet of floor area and has a 5.1% Floor Area Ratio (FAR), whereas 11,430 square feet would be permitted based on the R-1:B5A zoning district. However, since the project is subject to the Hillside Lot regulations, the maximum permitted floor area would be reduced to a maximum of 4,210 square feet based on the 43% average slope of the lot. Although the applicant is proposing a project that would result in 4,498 square feet of floor area, the applicant is requesting that 299 square feet of floor area be exempted as permitted by the Exceptions to Basements and Attics regulations. Accordingly, with the exception of the proposed improved basement, the project would be designed to have 4,199 square feet, which would conform with the Hillside Lot floor area requirements. Therefore,

as supported by the Findings in Exhibit "A" of the attached Resolution 1987, staff suggest the project can be supported.

Public Comment

Public Notices were mailed to property owners within 500 feet of the project site. No public comments have been received as of the writing of the staff report.

Fiscal, resource and timeline impacts

If approved, the project would be subject to one-time fees for a building permit and associated impact fees, which are based the reasonable expected cost of providing the associated services and facilities related to the development. The improved project site may be reassessed at a higher value by the Marin County Assessor, leading to an increase in the Town's property tax revenues. Lastly, there would be no net funding impacts associated with the project.

Alternative actions

1. Continue the project for modifications; or
2. Make findings to deny the application.

Environmental review (if applicable)

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15301 –*additions to existing structures*, because it involves an addition to an existing single family residence, including a detached accessory structure with no potential for impacts as proposed. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources.

Attachments

1. Resolution 1987
2. Project description prepared by the Tincher Homes dated November 7, 2016
3. Project plans
4. Project History

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 1987
A RESOLUTION OF THE TOWN OF ROSS APPROVING DESIGN REVEW, A NONCONFORMITY PERMIT, A HILLSIDE LOT PERMIT, AND AN EXCEPTION TO THE BASEMENTS AND ATTICS TO ALLOW THE REMODEL AND ADDITION TO AN EXISTING LEGAL NONCONFORMING SINGLE FAMILY RESIDENCE AT 124 WINDING WAY, APN 072-091-17

WHEREAS, Property owners Rich and Leslie Tincher have submitted an application for a Design Review, a Nonconformity Permit, a Hillside Lot Permit, and an Exceptions to Basements and Attics to allow for a remodel and a 586 square foot floor area addition to an existing single family residence. Other improvements would include hardscape improvements, such as the demolition and new construction of an existing swimming pool at 124 Winding Way, Assessor's Parcel Number 072-091-17 (the "project"); and

WHEREAS, the project was determined categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15301 –*additions to existing structures*, because it involves an addition to an existing single family residence, including a detached accessory structure with no potential for impacts as proposed. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources; and

WHEREAS, on February 9, 2017, the Town Council held a duly noticed public hearing to consider the proposed project; and

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

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit "A", and approves Design Review, a Nonconformity Permit, a Hillside Lot Permit, and Exceptions to Basements and Attics to allow the project, subject to the Conditions of Approval attached as Exhibit "B".

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 9th day of February 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Katie Hoertkorn, Mayor

ATTEST:

_____

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS
124 Winding Way
APN 072-091-17

A. Findings

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

a) The project is consistent with the purpose of the Design Review chapter as outlined in Ross Municipal Code Section 18.41.010:

The project would meet the purpose of the Design Review chapter through its high quality design and materials. The project is designed with a similar architectural style and materials of the existing residence. As the project is not readily seen from public vantage points, the project would not impact the "small town" character of the Town because the project is designed to maintain the overall mass, bulk, and style of the existing development pattern of the property and because the project site is not readily visible from any public vantage point. Additionally, the project would not impact any unique environmental resources due to the location of the project site relative to any sensitive wildlife habitat, species, and/or creeks. Lastly, the project would be designed to address drainage and stormwater and would be required to construct those improvements as part of the building permit process.

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

As supported in the Staff Report dated February 9, 2017 and as conditioned, the project would be consistent with the design review criteria and standards relative to having a nominal impact on the existing site conditions by providing an architectural design that is consistent and compatible with the architecture, materials, and colors of the existing residence. Lastly, the project would address health and safety through the issuance of a building permit to ensure compliance with the building, public works, and fire code regulations.

c) The project is consistent with the Ross General Plan and zoning ordinance.

With the exception of the nonconforming height and right side yard setback encroachments, the scope of the project is consistent with the allowed structures and uses that may be permitted within the very low density land use designation of the General Plan and the zoning regulations. Additionally, the project findings to support the nonconforming setback encroachments can be achieved, therefore the project is found to be consistent with the Ross General Plan and Zoning Ordinance.

II. Non-conformity Permit (RMC § 18.52.040) – Approval of a non-conformity Permit to allow reconstruction of the existing residence in its existing nonconforming location is based on the following findings:

a) The nonconforming structure was in existence at the time the ordinance that now prohibits the structure was passed. The structure must have been lawful when constructed.

The Town records show that the Town Council granted a Variance in 1974 to allow the construction of the swimming pool within the right side yard setback. Town staff also issued a building permit to allow for the residence to be constructed with a 32 foot height. Therefore, the existing structure is consistent with this finding.

b) The town council can make the findings required to approve any required demolition permit for the structure.

The project would not trigger a demolition permit, therefore the project is consistent with this finding.

c) The project substantially conforms to relevant design review criteria and standards in Section 18.41.100.

See the Design Review Findings above.

d) Total floor area does not exceed the greater of: a) the total floor area of the existing conforming and/or legal nonconforming structure(s); or b) the maximum floor area permitted for the lot under current zoning regulations.

As supported in the Staff Report dated February 9, 2017, the project would be designed to not exceed the maximum permitted floor area as required by the Hillside Lot regulations and as permitted by the Exceptions to Basements and Attics regulations.

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

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

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

The project site is located within Zone X (outside 1-percent annual chance floodplain) flood zones. Flood insurance is not required for this property. Any improvements to the existing residence would be required to comply with applicable building codes relative to flood zones, as well as any other Federal Emergency Management Agency requirements.

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

The project has been reviewed by the Ross Valley Fire Department (RVFD). The RVFD has stated that the project can be approved subject to the installation of fire sprinklers, smoke detectors, and carbon monoxide detectors.

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

Indemnification requirements have been included as conditions of approval.

i) The site has adequate parking.

The project would provide for a minimum of four on-site vehicle parking spaces as required by the zoning regulations. The two parking spaces would be covered, whereas only one covered parking space is required. The project site is also able to provide additional parking with the driveway.

III. In accordance with Ross Municipal Code Section 18.39.060, a Hillside Lot Permit is approved based on the following findings:

(1) The project complies with the stated purposes of this Chapter;

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

The project is designed in compliance with the hillside lot design regulations and guidelines as follows:

1. The existing residence was permitted to be constructed with a 32 foot height limit and the swimming pool to be constructed within the right side yard setback.
2. The project is designed within the requisite setbacks.
3. The project is designed with minimal grading.
4. The project architecture is designed to blend into the project setting.
5. The project is designed with high quality materials and subdued earth-tone colors to blend into the project setting.
7. The project would not create and view impacts from surrounding properties.
8. The project is not located on a ridge.
9. The project would be required to provide to install a Class A roof and fire sprinkler to address fire requirements.
10. A vegetation management plan has been prepared and submitted to the Ross Valley Fire Department to adhere to the California Fire Code.
11. Prior to issuance of a building permit, the project would be required to comply with the wildland urban interface building standards in Chapter 7A of the California Building Code.

12. The project has been designed with adequate pedestrian and vehicular circulation to and on-site.

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

As supported by the previous finding, the project is designed to be in compliance with the hillside development guidelines.

IV. In accordance with Ross Municipal Code Section 18.46.030(D), An exception of Basements and Attics is approved based on the following findings:

(1) That the area to be improved is an existing area created prior to the effective date of this chapter in an existing residence built prior to the effective date of this chapter. Existing area shall not include basement space with a ceiling height less than 5.5 feet.

The existing residence was constructed circa 1974 prior to the Town zoning regulations. Additionally, the proposed improved basement area below the existing porch of at least 5.5 feet tall, therefore the project would be consistent with this finding.

(2) If the project involves improvement of an attic, that the improvements proposed shall not change the exterior appearance of the structure, for example, by addition of dormers or raising the roof ridge. However, the Town Council may approve minor changes to the exterior appearance of an attic, such as the addition of windows or skylights, if they will not create view, light or privacy issues for neighbors.

The project would add approximately 299 square feet of new floor area to an existing semi-unimproved basement area. Apart from minor structural alterations the exterior walls associated with the basement would be reconstructed to have a similar appearance in terms of mass and bulk, therefore the project would be consistent with this finding.

(3) If the project involves improvement of a basement:

a. If the structure is in a Special Flood Hazard Area identified on the town Flood Insurance Rate Map and/or in an area that is known for flooding, that the finished floor level of the improvements shall be above the base flood elevation.

b. That modifications proposed to the building exterior do not materially increase the visible mass of the building and that modifications, such as new windows, are compatible with the design of the existing improvements and shall not create privacy issues. The Council may limit the size of light wells to the minimum size necessary to satisfy California Building Code requirements for light, ventilation and emergency egress.

c. That any modifications to site drainage have been designed by a licensed engineer and shall result in no net increase to the rate or volume of peak runoff

from the site compared to pre-project conditions. Any new mechanical pumps or equipment shall not create noise that is audible off site.

The project, as designed, and as supported by the Town's Advisory Design Review Group, would not materially increase the visible mass of the building. The project site is also not located within a flood zone and would not leads to an increase in impervious surfaces associated with the built environs, therefore the project is consistent with this finding.

(4) The fire chief has confirmed that there is adequate water supply for firefighting purposes for the site, or that the project includes measures to provide adequate water supply for firefighting purposes.

The Ross Valley Fire Department has reviewed the project and supports the project as proposed, therefore the project is consistent with the intent and purpose of this finding.

(5) The site has adequate parking. For purposes of this section, adequate parking shall mean that the site complies with at least the minimum number of parking spaces required for the zoning district (covered or not covered). If the site does not comply with the covered parking requirement, the Town Council may require covered parking to be provided. The Town Council may consider the size of the residence, number of bedrooms, and the size and use of the proposed attic and/or basement area and may require additional parking up to the following:

Total site floor area (excluding covered parking)	***Required off street parking***
1,300 square feet to 3,300 square feet	**3 spaces**
Over 3,300 square feet	**4 spaces**

The project site can accommodate more than 4 off street parking spaces (2 enclosed parking spaces and 2+ parking spaces within the driveway), therefore the project is consistent with the intent and purpose of this finding.

(6) That the project shall comply with the most recent California Residential Code adopted by the Town.

The project would be required to comply with the Town's Building Code and Fire Code requirements, therefore the project is consistent with the intent and purpose of this finding.

(7) Excavation, grading or cutting shall not exceed 35 cubic yards for newly created basement floor area. The excavation limit shall apply to excavation required to lower the floor to the finished floor and shall not include up to one foot of over excavation for the floor and foundation or any removal of existing foundation or flooring. Additional excavation is permitted for construction of stairs counted as floor area on an upper floor

and for existing areas that meet the definition of floor area. If the project involves excavation, grading or cutting for a basement space, new floor area shall not exceed 20% of the existing floor area.

The project grading would be significantly less than 35 cubic yards and would be limited to the area within the footprint of the existing front porch. Additionally, the new floor area within the basement area would add only 6% of new floor area, where 20% would be permitted. Therefore, the project is consistent with the purpose and intent of this finding.

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

The project is consistent with the design review criteria and standards of the Ross Municipal Code in that the project would complement the existing architecture and materials of the existing residence; would not add to the mass and bulk of the main residence as the project would be located within the footprint of the existing garage; and would not negatively impact any adjacent property owners' privacy or light as the project site provides sufficient screening along the side property lines, therefore the project is consistent with the intent and purpose of this finding.

EXHIBIT "B"
Conditions of Approval
124 Winding Way
APN 072-091-17

1. This approval authorizes Design Review, a Nonconformity Permit, a Hillside Lot Permit, and an Exceptions to Basements and Attics to allow for a remodel and a 586 square foot floor area addition to an existing single family residence. Other improvements would include hardscape improvements, such as the demolition and new construction of an existing swimming pool at 124 Winding Way.

2. The building permit shall substantially conform to the plans entitled, "Tincher Residence", consisting of 29 sheets date stamp received September 28, 2016.

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

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

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

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

7. BEFORE ISSUANCE OF ANY BUILDING PERMIT OR GRADING PERMIT, the applicant shall submit proposed exterior lighting fixtures if any new lighting will be installed as a result of the project. All lighting shall be shielded (no bare bulb light fixtures or down lights that may be visible from down-slope sites). Exterior lighting of landscaping by any means shall not be permitted if it creates glare, hazard or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or public rights-of-way is prohibited. No up lighting is permitted. Interior and exterior lighting fixtures shall be selected to enable maximum "cut-off" appropriate for the light source so as

to strictly control the direction and pattern of light and eliminate spill light to neighboring properties or a glowing night time character.

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

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

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

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

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

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

   f. The drainage design shall comply with the Town's stormwater ordinance (Ross Municipal Code Chapter 15.54). A drainage plan and hydrologic/hydraulic analysis shall be submitted with the building permit application for review and approval by the building official/public works director. The drainage plan shall be peer reviewed by the town hydrologist at the applicants' expense (a deposit will be required). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard). As far as practically feasible, the plan shall be designed to produce a net decrease in peak runoff from the site compared to pre-project conditions. Construction of the drainage system shall be

supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a letter of certification shall be provided to the Town building department prior to project final.

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

h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas. The plan shall demonstrate that on-street parking associated with construction workers and deliveries are prohibited and that all project deliveries shall occur during the working hours as identified in the below condition 11.n.

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

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

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

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

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

n. Working Hours are limited to Monday to Friday 8:00 a.m. to 5:00 p.m. Construction is not permitted at any time on Saturday and Sunday or the following holidays: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, and Christmas Day. If the holiday falls on a Sunday, the following Monday shall be considered the holiday. If the holiday falls on a Saturday, the

Friday immediately preceding shall be considered the holiday. Exceptions: 1.) Work done solely in the interior of a building or structure which does not create any noise which is audible from the exterior; or 2.) Work actually physically performed solely by the owner of the property, on Saturday between the hours of 10:00 a.m. and 4:00 p.m. and not at any time on Sundays or the holidays listed above. (RMC Sec. 9.20.035 and 9.20.060).

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

p. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and rights-of-way free of their construction-related debris. All construction debris, including dirt and mud, shall be cleaned and cleared immediately. All loads carried to and from the site shall be securely covered, and the public right-of-way must be kept free of dirt and debris at all times. Dust control using reclaimed water shall be required as necessary on the site or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at site. Cover stockpiles of debris, soil, sand or other materials that can be blown by the wind.

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

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

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

t. The applicant shall work with the Public Works Department to repair any road damage caused by construction. Applicant is advised that, absent a clear video evidence to the contrary, road damage must be repaired to the satisfaction of the Town prior to project final. Damage assessment shall be at the sole discretion of the Town, and neighborhood input will be considered in making that assessment.

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

v. The Public Works Department may require submittal of a grading security in the form of a Certificate of Deposit (CD) or cash to cover grading, drainage, and erosion control. Contact the Department of Public Works for details.

w. PRIOR TO ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT, the applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The plan shall include a signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediments controls as a "back-up" system. (Temporary seeding and mulching or straw matting are effective controls).

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

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

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

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

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

ATTACHMENT 2

Project Description and Variance Application

124 Winding Way, Ross CA
November 7, 2016

Project Description

The goal of this project is to transform 124 Winding Way into a modern home for today's lifestyle and to incorporate today's technology to make the building safer, greener and more energy efficient.

Originally built in 1974 as a custom home, 124 Winding Way was designed as a family home for the lifestyle of the 1970's. The site has a wonderful Western exposure and a fantastic view of Mt. Tamalpais which the current design takes no advantage of. The floor plan incorporates individual rooms for each living function which is no longer desirable, and a long bowling alley deck which is non-functional and dangerous due to its cantilevered construction.

The proposed remodeling of the house will involve upgrades to several elements of the building and the site structures in order to turn it into a modern home.

House -

- **Floor Plan** - The upper floor will be reworked to incorporate a great room for cooking, dining and family activities. The staircase is being relocated for better circulation and egress. The master bedroom will now have a view of Mt. Tamalpais and its own private deck. The lower floor will now have a fire exit from the bedroom area which it does not currently have.

- **Roof** - The existing roof is 2 feet higher than allowed by current zoning. We propose lowering the roof to 30' and replacing it with a standing seam metal roof that is more sustainable and fire resistant.

- **Exterior Finish** - The current building is sheathed in a plywood material that is both unattractive and combustible. We propose to change the exterior finish to a integral colored plaster that will tie into the surrounding trees and be fire resistant.

House (cont.) -

- **Windows and Doors** - We propose to replace all the windows and doors with new metal framed units incorporating thermally insulated glass units for improved energy control. In 1974 the window style was small by today's standards. We propose to increase the glazing square footage by a modest 15%.

- **Decks** - The existing decks were built using a cantilevered wood system that has proven to be dangerous and even deadly. The current code will not allow these decks to remain as constructed. We propose to replace the decks with new steel framed decks that are not cantilevered.

  The existing deck is a single lane bowling alley of a deck which is accessed by multiple rooms. Due to its narrow width, it is essentially non-functional in that any furniture placed on the deck impedes movement along the deck. We propose to reduce the overall square footage of the decks by 5% by splitting the deck into 2 parts on the upper floor and a small single deck on the lower floor.

  The existing and proposed decks have a due West exposure which creates a heat gain potential through the glass doors that serve them. The previous owner used colored awnings to try to shade the glass which served only to further impede the use of the deck. We propose to mitigate this heat gain and provide shade by incorporating the solar design technique of extending the roof over the deck to shade the glass. The result will not only help with energy savings but will create a deck that is a functional benefit to the house.

House (cont.) -

- **Additional Interior Space and Basement** - The result of building on a sloped site is that there are substantial under-floor spaces created. In the case of 124 Winding Way, these under-floor areas have "ceiling" heights that are as high as 8 feet. We propose to capture some of this existing interior space on the lower floor by expanding a bathroom into one area and a kitchenette into another. Both areas are within the existing building envelope and will not be seen from the exterior. Both areas require nominal grading, primarily just the excavation for the foundation footing.

  Under the lower floor, there is additional unfinished space that qualifies as an unfinished basement. We propose to finish two areas below the lower floor, one that will be accessed from the exterior and serve as storage and the other that will be accessed from the lower floor with stairs that will serve as a wine cellar. Both areas are within the existing building envelope and will not be seen from the exterior. Both areas require nominal grading, primarily just the excavation for the foundation footing.

  Miscellaneous small additions are needed to facilitate the remodeling of the decks and roof. On the West side of the house, a 66 sq. ft. area and a 9 sq. ft. area are needed to support the new deck structure. On the East side of the house a 24 sq. ft. addition is proposed to create a more functional entry and to support the new roof design. All these areas are currently within the existing roof overhang.

Site -

- **Swimming Pool** - The existing swimming pool was built in 1974 and lacks the current safety features of a modern pool. The kidney shape doesn't allow for a safety cover to be installed and the diving board is very close to the edge where people could go off the side of the board and be hurt. There is no safety drain to prevent a swimmers hair from being caught in the suction of the drain and be held under water.

  We propose to replace the existing kidney shaped pool and separate wooden hot tub with a smaller rectangular pool with inclusive spa. The new pool will feature an automatic cover for safety and for water conservation. The new pool will incorporate all current safety features. The existing pool will be completely removed and replaced with the new pool in the same location and use the same excavation as the existing pool.

- **Deck and BBQ** - We propose to replace the existing concrete pool surround and raised wood deck with a new concrete deck around the pool and a lowered wood deck containing a BBQ. To serve the pool area, we propose to add access stairs to the pool area from the driveway level.

- **Oak Trees** - There are many mature oaks on the property. On the West side of the house, the oaks have been trimmed over the years to preserve the view of Mt. Tamalpais. This has resulted in a "flat top haircut" appearance which is very odd looking. We will allow the oaks to revert back to their normal shape which will provide better health for the trees and more light penetrating through the canopy for the plants below.

  There are a couple of oaks that need to be removed per Fire Dept. regulations. One oak is growing from under the foundation of the house and so to prevent damage to the foundation the tree needs to be removed. The others are in close proximity to the house and create a fire defense problem. The majority will remain and be trimmed back to comply.

- **Driveway** - We propose to replace the existing concrete driveway with new pavers in the same configuration.

Exception to Basement and Attics

We request an exception for the two basement areas below the lower floor. The existing ceiling height in the unfinished basement area is more than 5 feet and there will be less than 35 cubic yards removed.

Variance Request

There is one item in our proposal that falls outside of the Hillside Lot regulations and requires a variance. The increase of the floor area within the existing building envelope puts the total square footage of the home over the maximum allowable floor area for a Hillside Lot of 1.75 acres.

I propose that there are special conditions applicable to the land and building that will allow the granting of this variance. The home was constructed in 1974 under a very different set of zoning regulations. Since 1974, the Hillside Lot restrictions that overlay the R-1:B5A zoning regulations have come into play. It's these new restrictions that have triggered the variance, not the underlying zoning, which the house complies with. The house becomes unique in that the additional square footage is all within the building's envelope, and doesn't change the building's footprint or massing, but it does trigger the variance. I feel that despite exceeding the square footage limit, we are remaining within the intent of the zoning.

The proposed increase in floor area is contained within the existing building envelope and will not be seen from the exterior as an addition. The majority of the proposed interior space exists today as unfinished storage space where the previous owner installed rough shelving. On the existing lower floor there are 3 bedrooms and a family room served by one full bath and a half bath in the hall under the stairs. Adding an additional full bath would greatly increase the livability of the home. I feel that I should be allowed to finish off these areas and enjoy the value that they will add to the home.

The granting of this variance will have no material effect on the health, safety and welfare of the neighborhood. Since the variance items are all within the envelope of the building, they will have no impact on neighboring properties or improvements.

Sustainable Practices

Site development is contained within existing structures and landscaping areas, so existing natural environment will not be affected. Replaced landscaping will include a mixture of native species and drought resistant plants for water conservation. We are minimizing resource consumption by incorporating most of the existing exterior walls and floors, as well as the foundation into the new design.

We plan to use green materials and resources for both exterior and interior applications. For example, the new exterior siding will be finished in a stucco/plaster made of 100% natural components. We will incorporate recycled or reclaimed materials wherever possible, and wood will be sustainably sourced. New doors and windows throughout the house will dramatically increase the energy efficiency. The La Cantina doors we plan to use are members of the US Green Building Council, and they utilize sustainable and recycled materials, energy efficient glass, and green manufacturing practices.

We are exploring solar energy options and are hoping the new Tesla solar roof tiles will be on the market when the roof is ready for finishing. The garage will be outfitted with an electric car charger to promote sustainable transportation and lifestyle.

Submitted By:

Richard Tincher - Property Owner

Katherine Tincher - Project Designer

ATTACHMENT 3

Drawing Index

TINCHER HOMES

Date: Nov 7, 2016

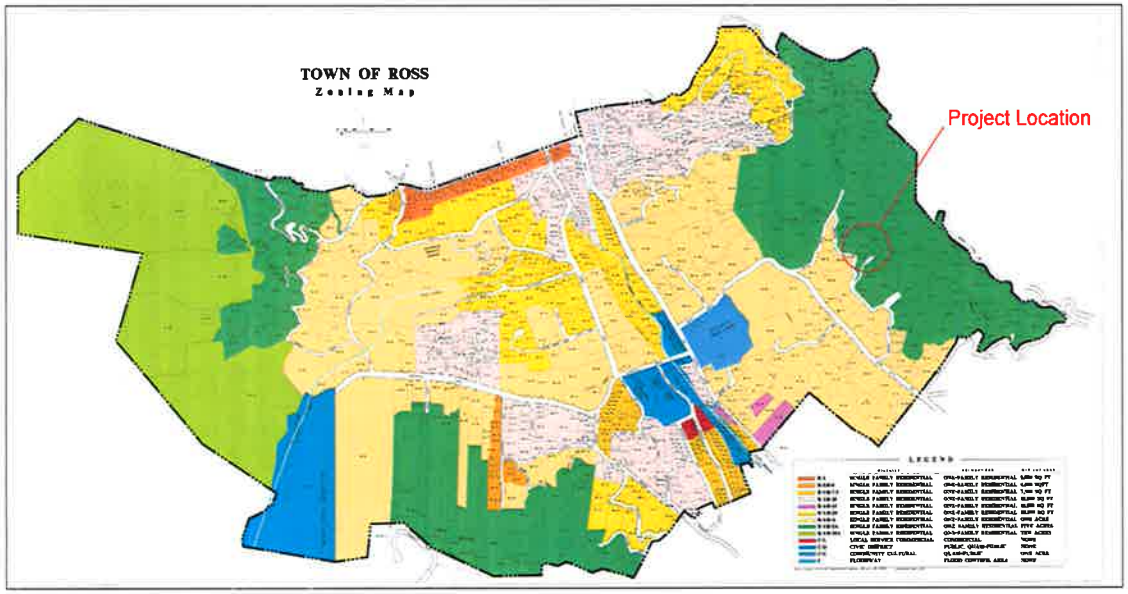
Tincher Residence

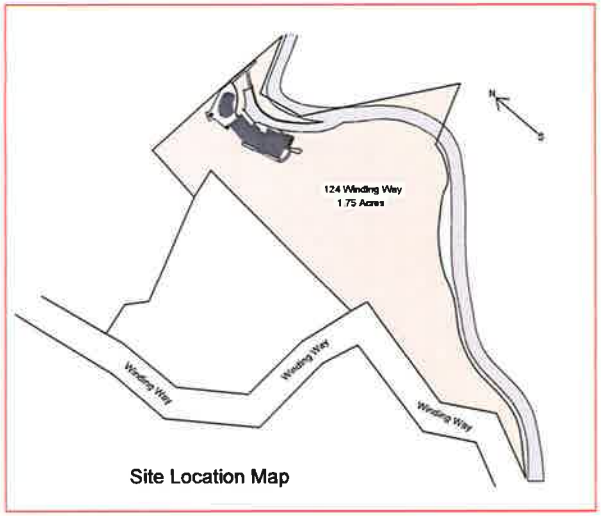
124 Winding Way Ross CA

Cover

Scale: NA

A001





Directions to Site : From Sir Francis Drake Blvd. Proceed East on Laurel Grove Ave.Turn left on Canyon Rd. and continue up the hill to Winding Way.Turn right on Winding Way and proceed to 124.

Project Data

Owner : Rich and Leslie Tincher
124 Winding Way, Ross CA 94957

Lot Data : Parcel Number - APN 072-091-17

Lot Area	76,200 sq ft , 1.75 Acres
Easement Area.....	8,769 sq ft
Net Lot Size.....	67,431 sq ft

Zoning : R-1:B-5A

Building :

Existing Upper Floor	1,881 sq ft
Existing Lower Floor	1,503 sq ft
Existing Attached Garage.....	495 sq ft
Proposed Entry Addition.....	24 sq ft
Proposed Kitchen Addition.....	75 sq ft
Proposed Basement 1 - Storage.....	128 sq ft
Proposed Basement 2 - Storage.....	171 sq ft
Proposed Expansion - Kitchenette.....	74 sq ft
Proposed Expansion - Bathroom.....	147 sq ft
Total Existing Square Footage.....	3,879 ~~3,942~~ sq ft
Total Proposed Square Footage.....	4,498 sq ft

Decks:

Existing Wood Decks	500 sq ft
Proposed Wood Decks	472 sq ft

Swimming Pool:

Existing Swimming Pool	576 sq ft
Proposed Swimming Pool.....	400 sq ft

Grading:

Exavation.....	18 cubic yrds

Non-Permeable Surface:

Existing building footprint.....	2,380 sq ft
Existing hardscape to remain.....	2,779 sq ft
Proposed hardscape.....	1,299 sq ft
Existing hardscape to be removed...	1,691 sq ft
Total proposed non-permeable surface...	4,767 sq ft

TINCHER HOMES

Date: Nov 7, 2016

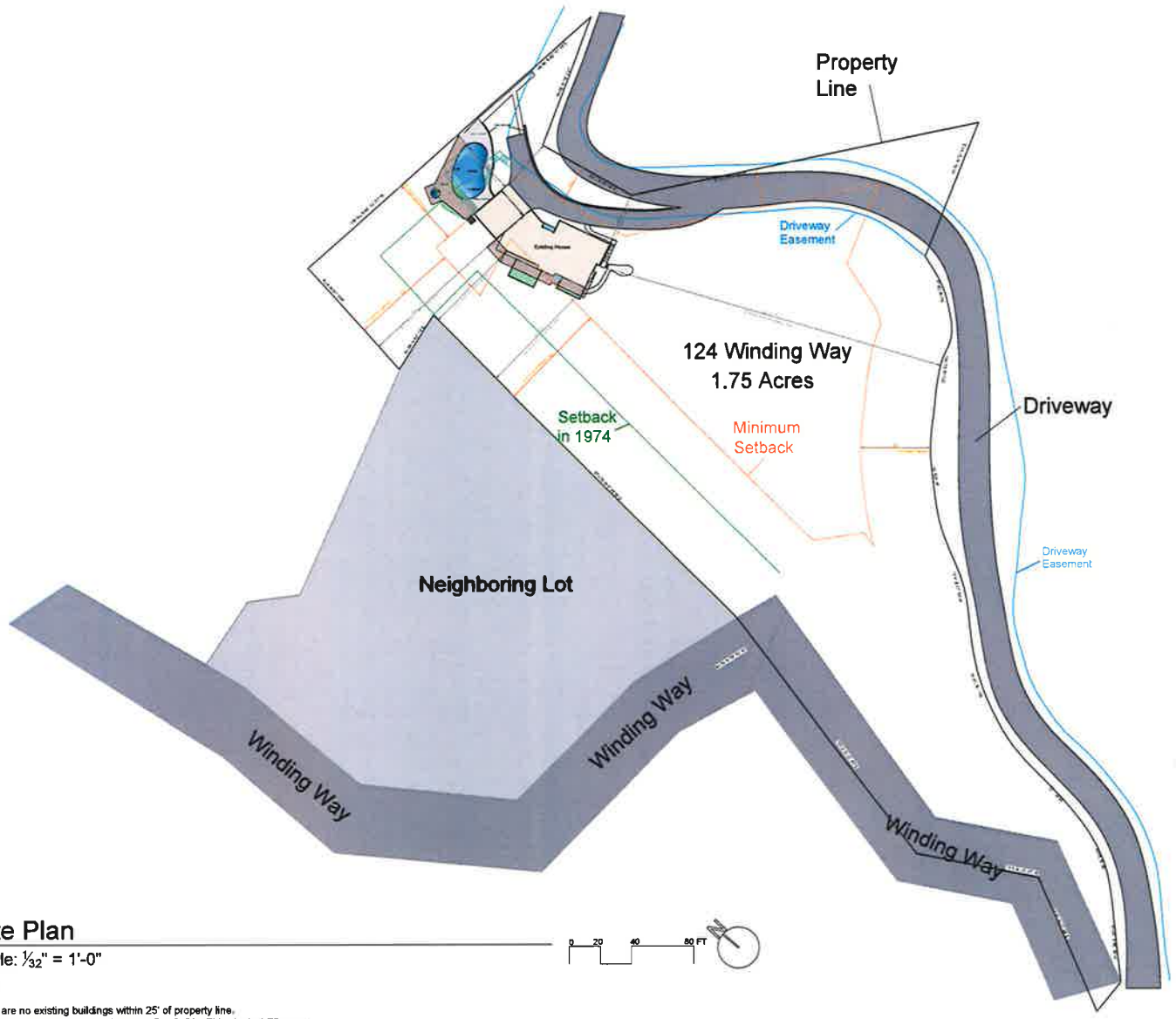
Tincher Residence

124 Winding Way Ross CA

Project Information

Scale: NA

A002



Site Plan

Scale: 1/32" = 1'-0"

0 20 40 80 FT

Notes:

There are no existing buildings within 25' of property line.
Setbacks shown for a 5 acre site (zone R-1:B-5A). This site is 1.75 acres.

TINCHER HOMES

Date: Nov 7, 2016

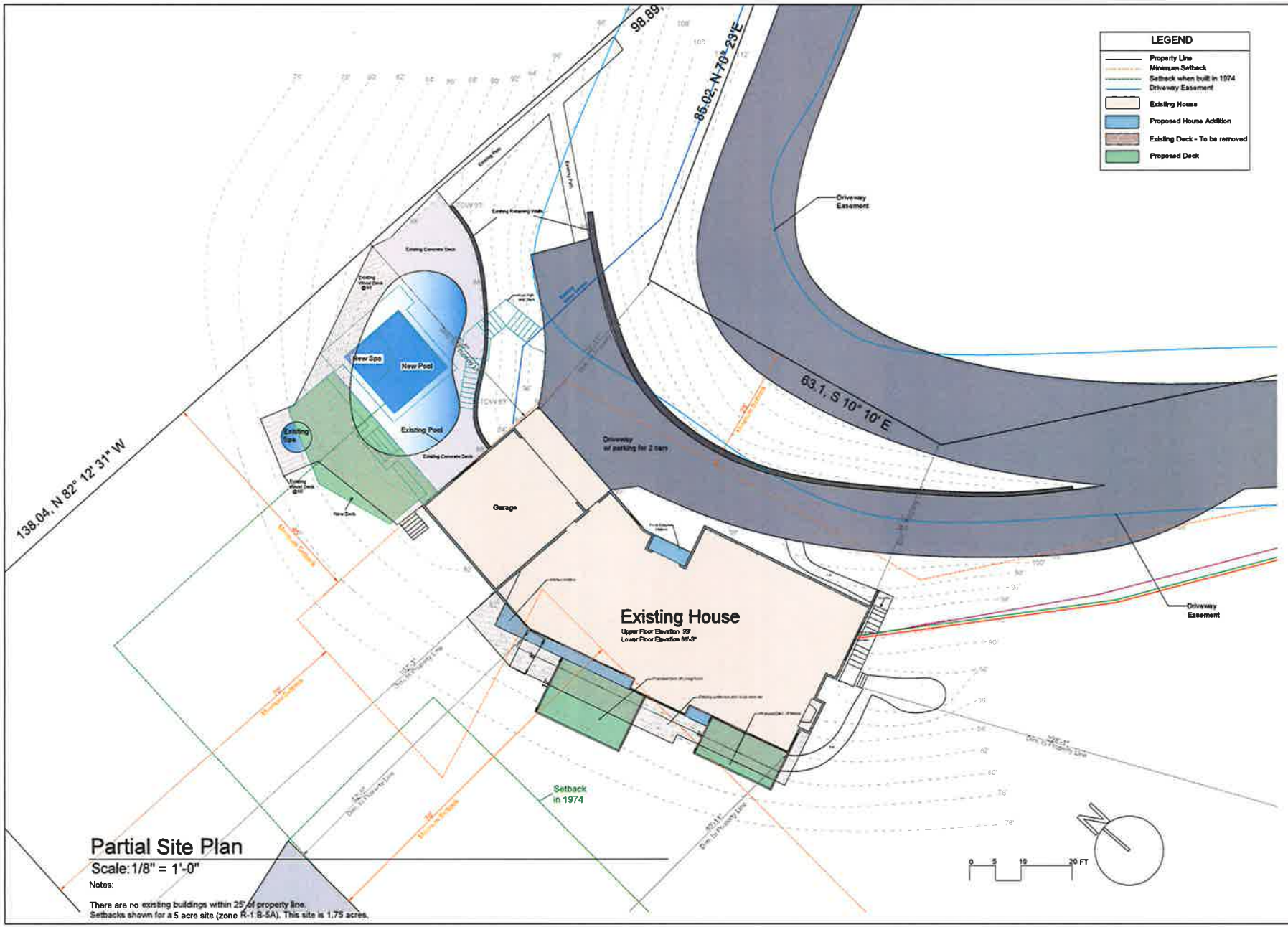
Tincher Residence

124 Winding Way Ross CA

Site Plan

Scale: 1/32" = 1'-0"

A003



Partial Site Plan

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

Notes:

There are no existing buildings within 25' of property line.
Setbacks shown for a 5 acre site (zone R-1:B-5A). This site is 1.75 acres.

TINCHER HOMES

Date: Nov 7, 2016

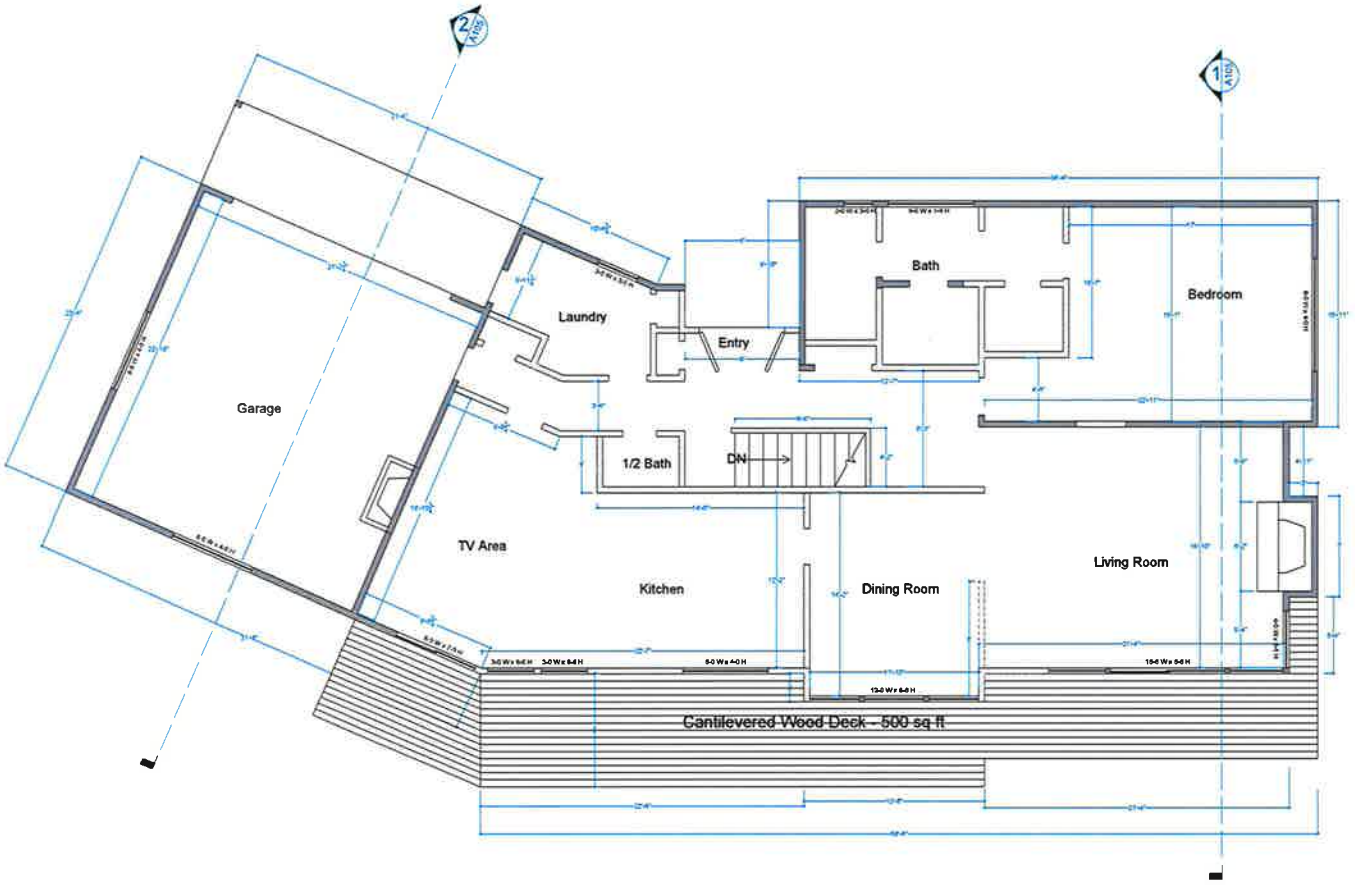
Tincher Residence

124 Winding Way Ross CA

Site Plan

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

A004



Existing Upper Level Floor Plan

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

0 5 10 20 ft

Walls to remain

Walls to demo

TINCHER HOMES

Date: Nov 7, 2016

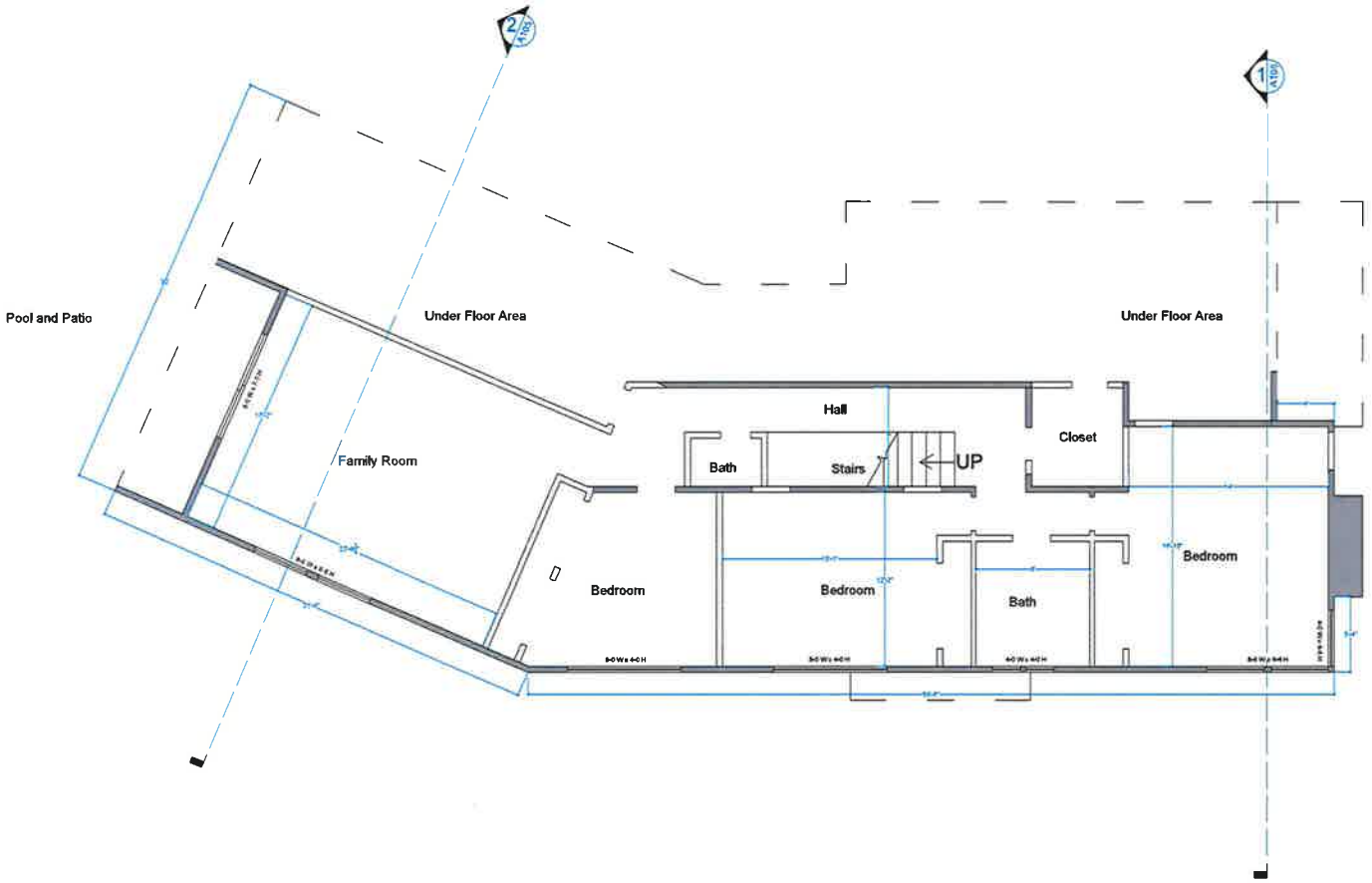
Tincher Residence

124 Winding Way Ross CA

Existing Floor Plan

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

A101



Existing Lower Level Floor Plan

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

0 5 10 20 ft

Walls to remain
Walls to demo
Floor above

TINCHER HOMES

Date: Nov 7, 2016

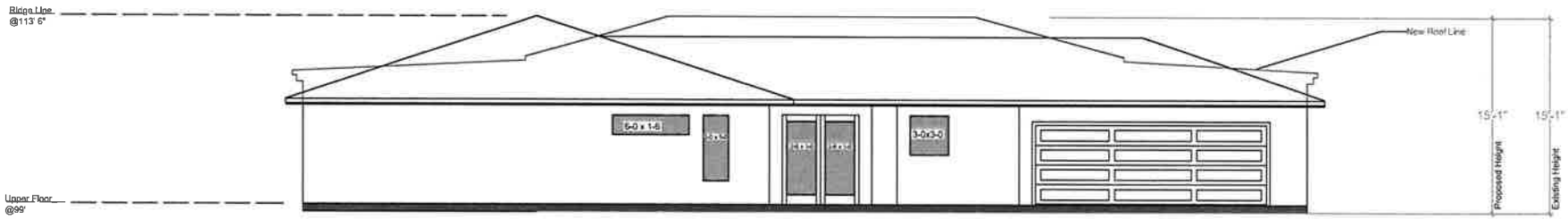
Tincher Residence

124 Winding Way Ross CA

Existing Floor Plan

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

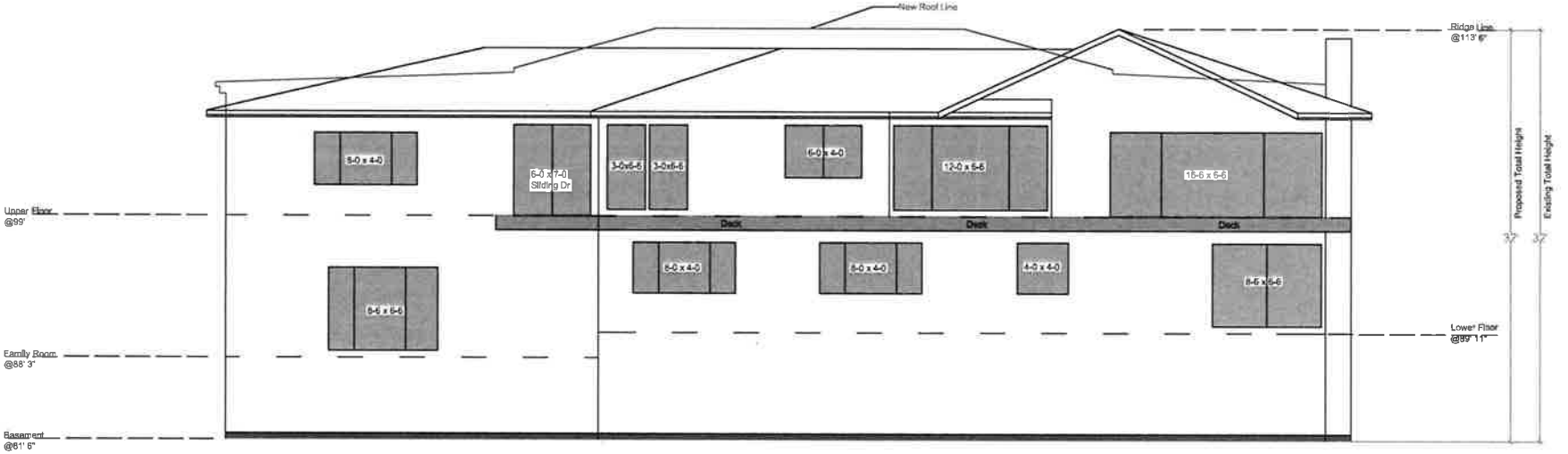
A102



Existing East Elevation

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

Notes:
Glazing = 53 sq ft



Existing West Elevation

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

Notes:
Glazing = 514 sq ft

TINCHER HOMES

Date: Nov 7, 2016

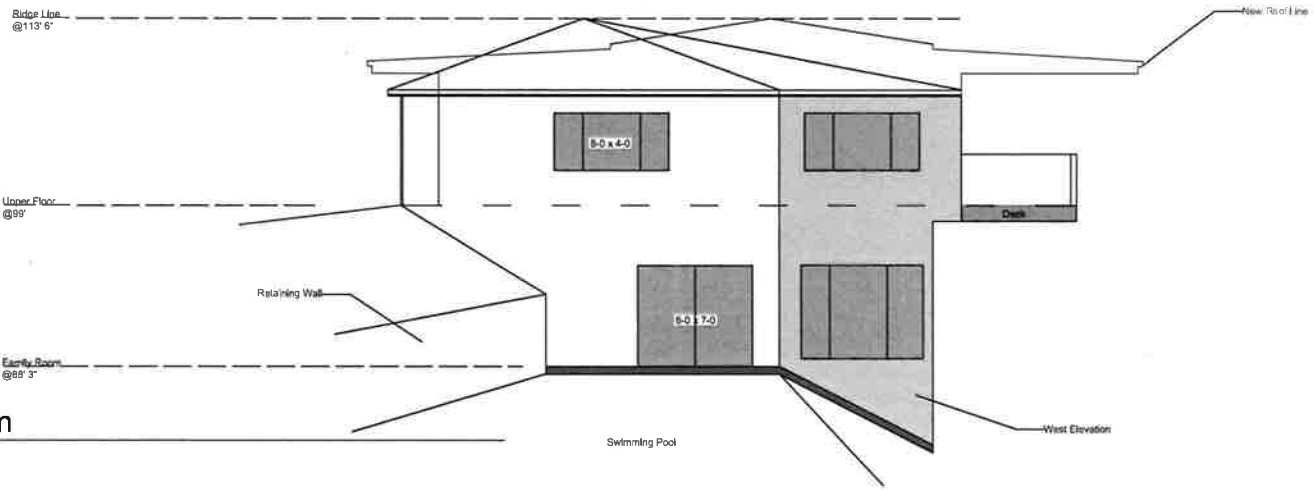
Tincher Residence

124 Winding Way Ross CA

Existing Ext Elevations

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

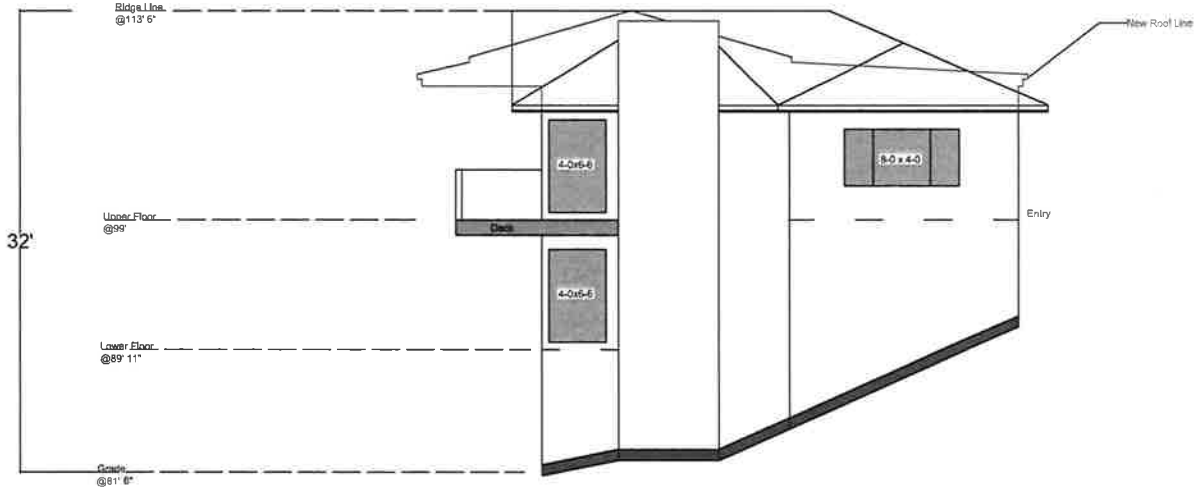
A103



Existing North Elevation

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

Notes:
Glazing = 88 sq ft



Existing South Elevation

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

Notes:
Glazing = 84 sq ft

TINCHER HOMES

Date: Nov 7, 2016

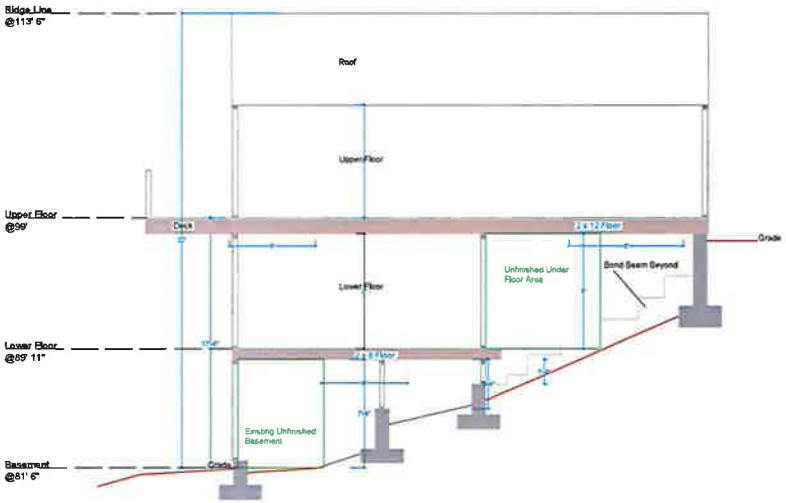
Tincher Residence

124 Winding Way Ross CA

Existing Ext Elevations

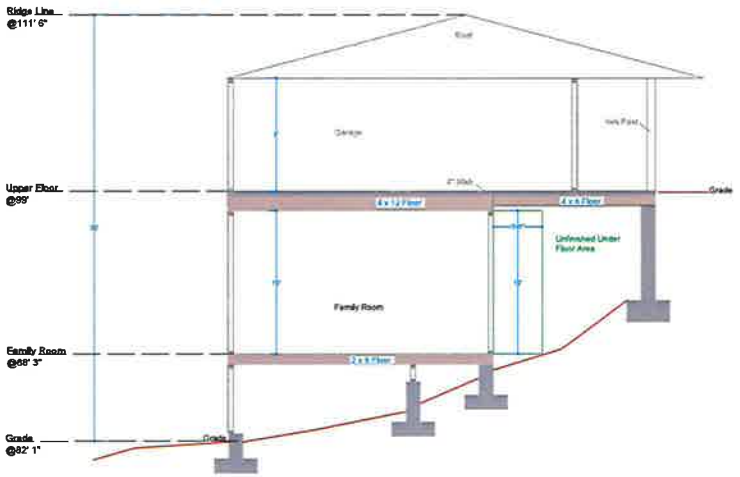
Scale: 1/4" = 1'-0"

A104



1 **Existing Section**
Scale:1/4" = 1'-0"

Notes:



2 **Existing Section**
Scale:1/4" = 1'-0"

Notes:

TINCHER HOMES

Date: Nov 7, 2016

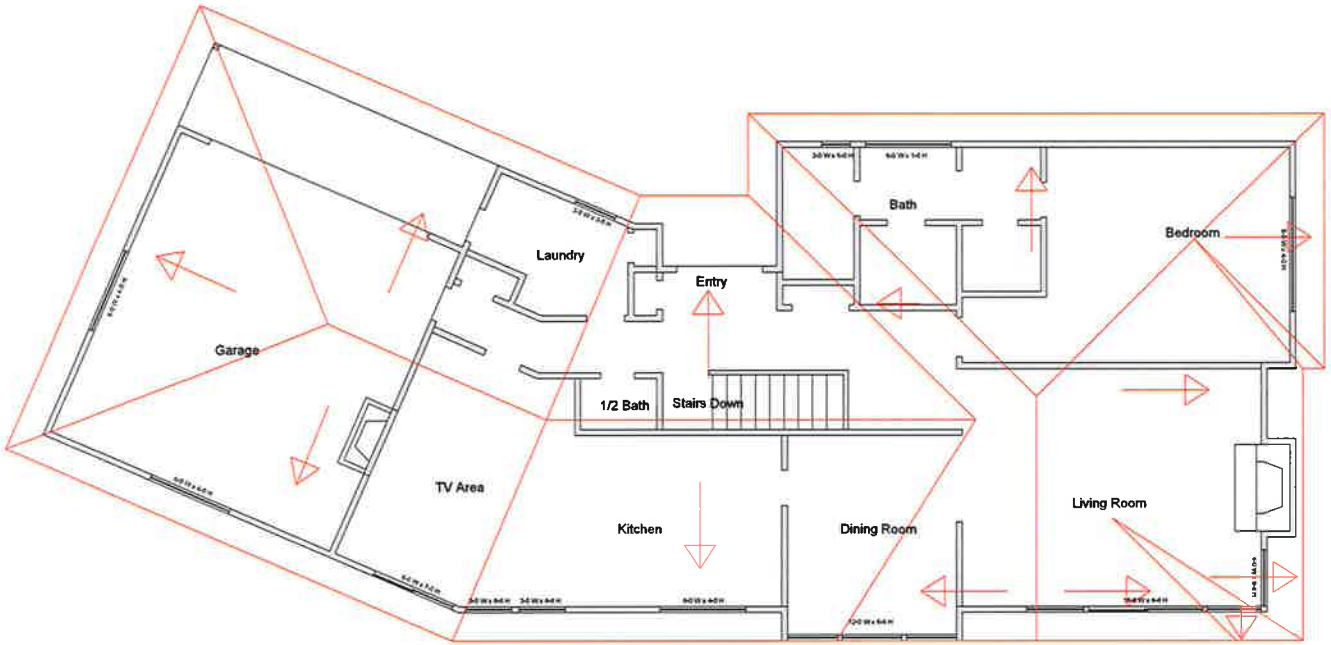
Tincher Residence

124 Winding Way Ross CA

Existing Sections

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

A105



Existing Roof Plan

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

TINCHER HOMES

Date: Nov 7, 2016

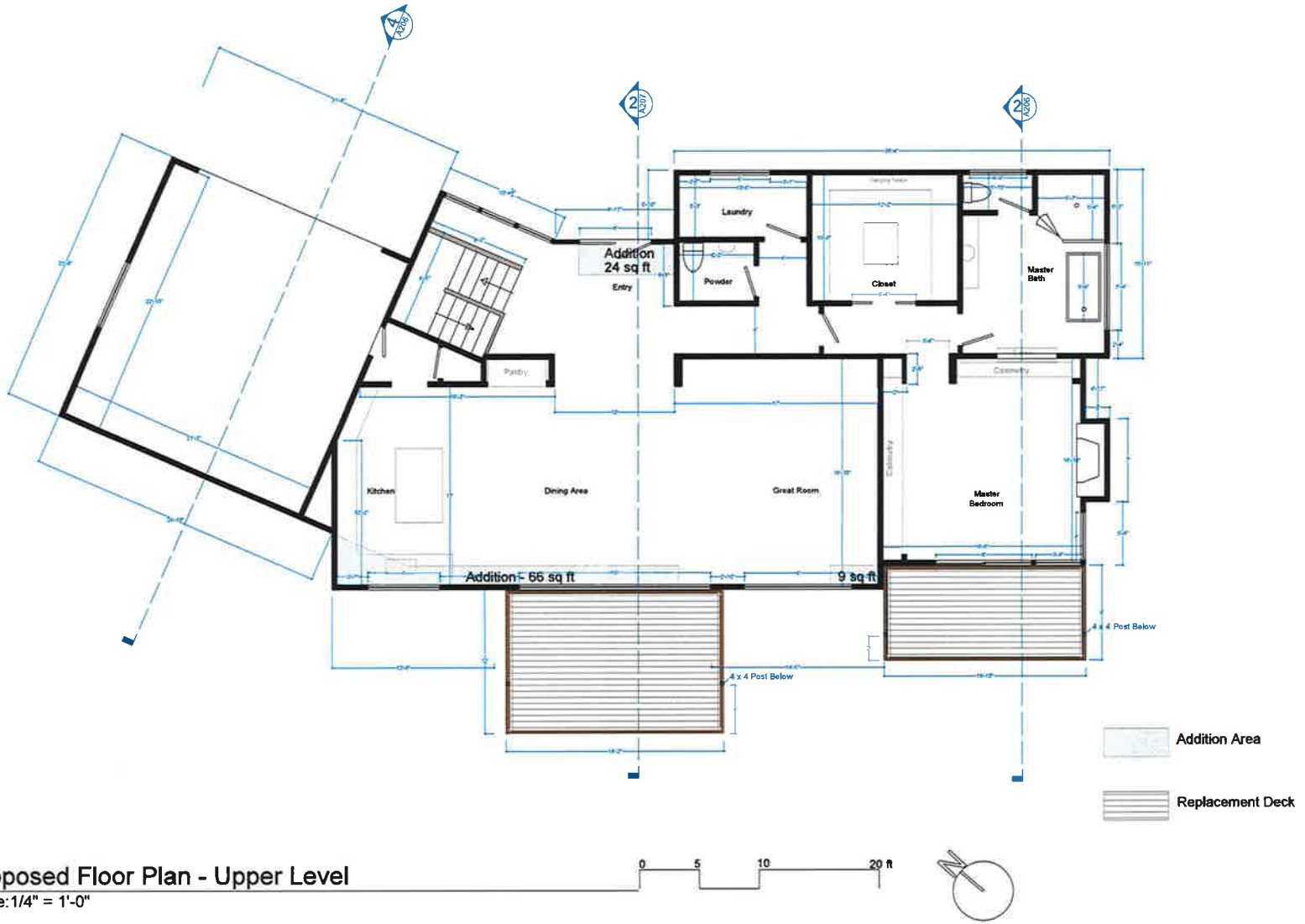
Tincher Residence

124 Winding Way Ross CA

Existing Roof Plan

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

A106



Proposed Floor Plan - Upper Level

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

0 5 10 20 ft

TINCHER HOMES

Date: Nov 7, 2016

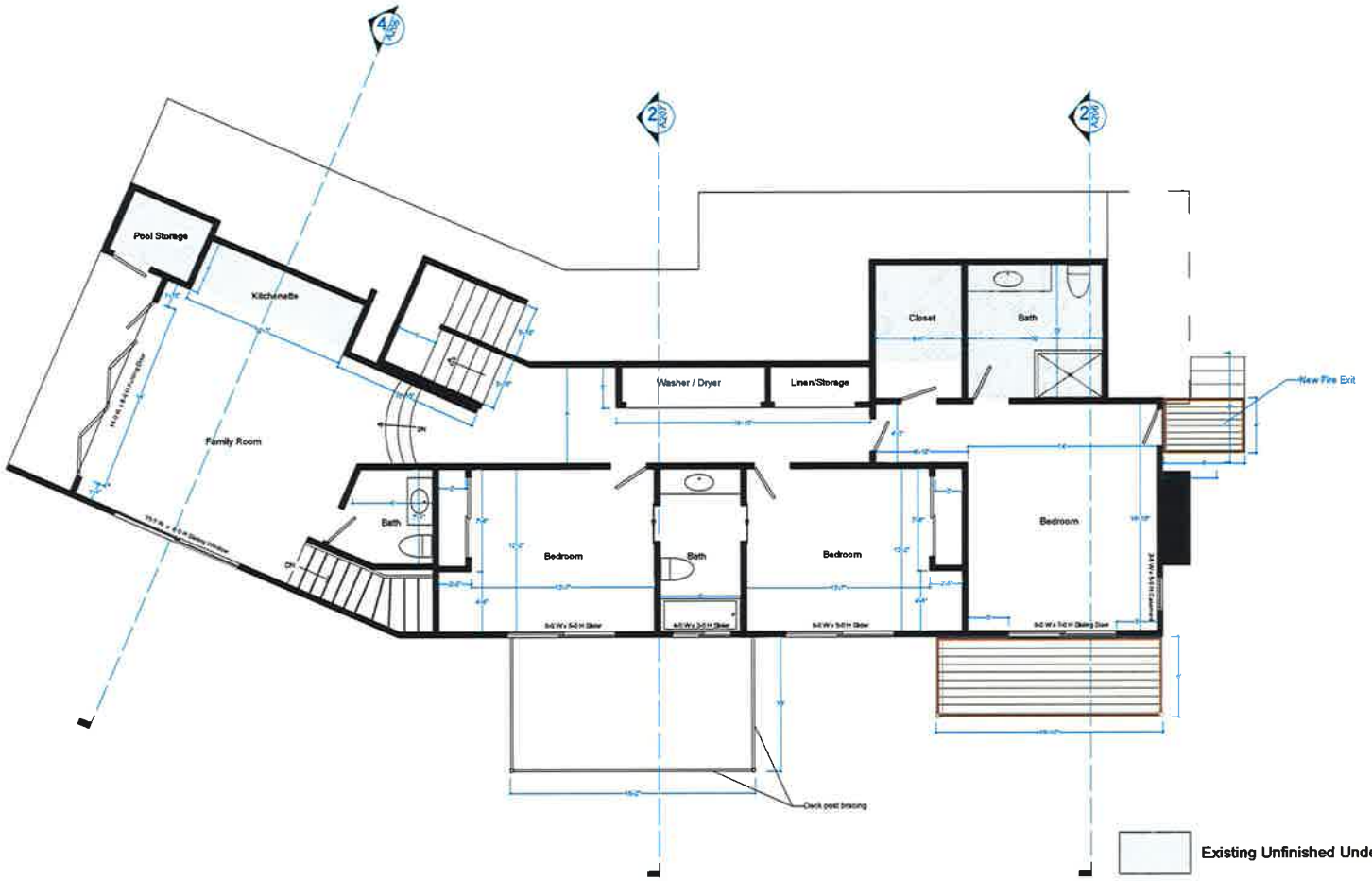
Tincher Residence

124 Winding Way Ross CA

Proposed Floor Plan

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

A201



Proposed Floor Plan - Lower Level

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

0 5 10 20 ft

TINCHER HOMES

Date: Nov 7, 2016

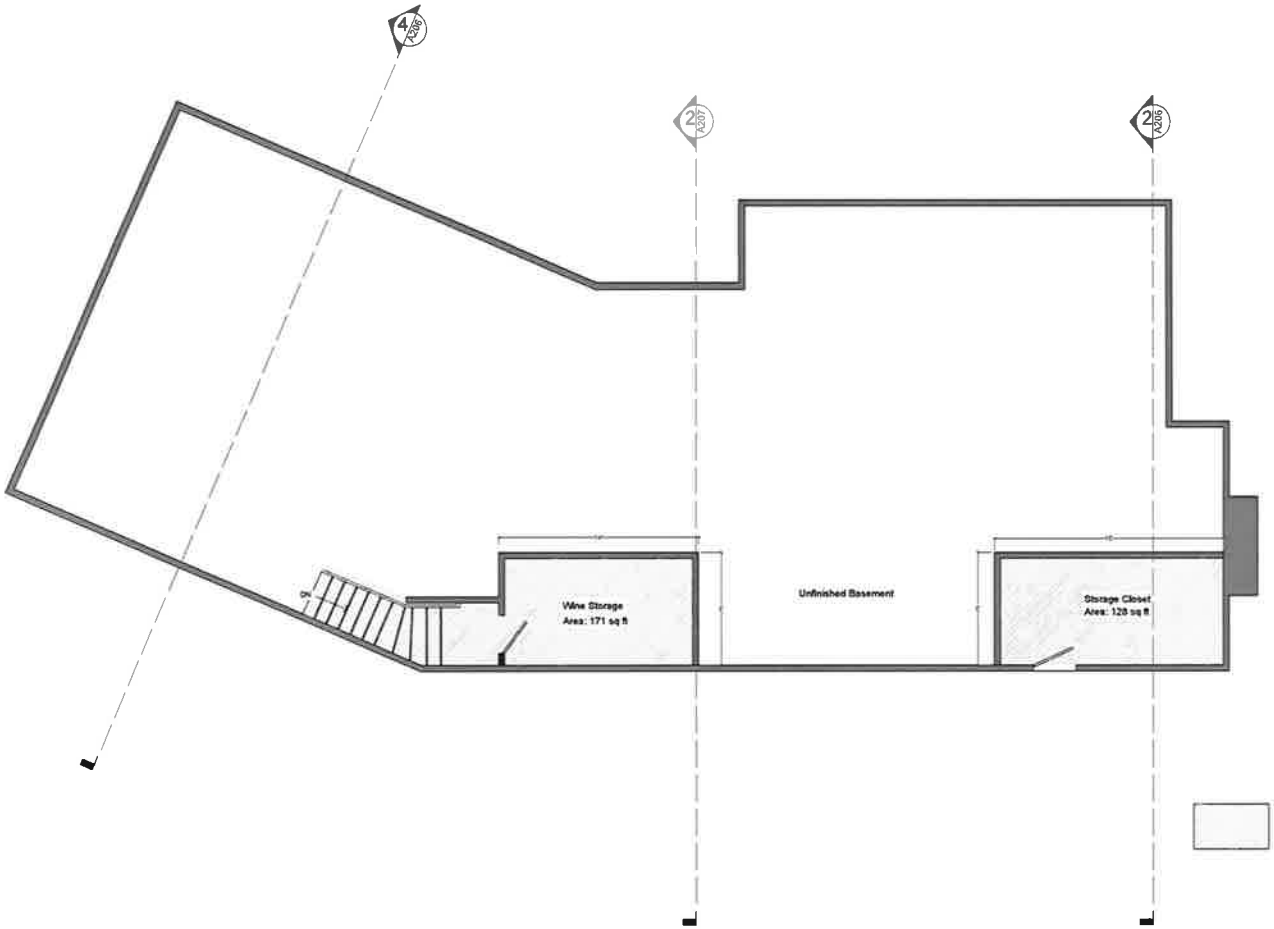
Tincher Residence

124 Winding Way Ross CA

Proposed Floor Plan

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

A202



Proposed Floor Plan - Basement

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

0 5 10 20 ft

N

TINCHER HOMES

Date: Nov 7, 2016

Tincher Residence

124 Winding Way Ross CA

Proposed Floor Plan

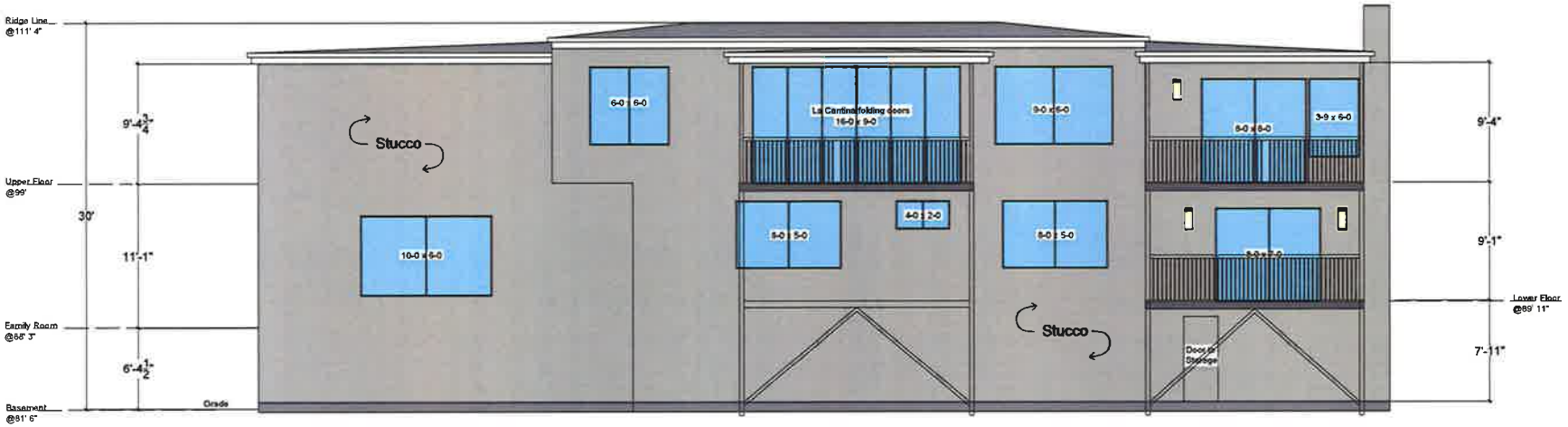
Scale: 1/4" = 1'-0"

A203

Proposed East Elevation

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

Notes:
Glazing = 120 sq ft



Proposed West Elevation

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

Notes:
Glazing = 534 sq ft
All ext lighting to comply with Dark Sky Standards

Total Existing Wood Decks	= 500 sq ft
Total New Steel Decks	= 472 sq ft
Total Deck Area Decrease	= 5%

Total Existing Glazing	= 739 sq ft
Total New Glazing	= 853 sq ft
Total Glazing Increase	= 15%

TINCHER HOMES

Date: Nov 7, 2016

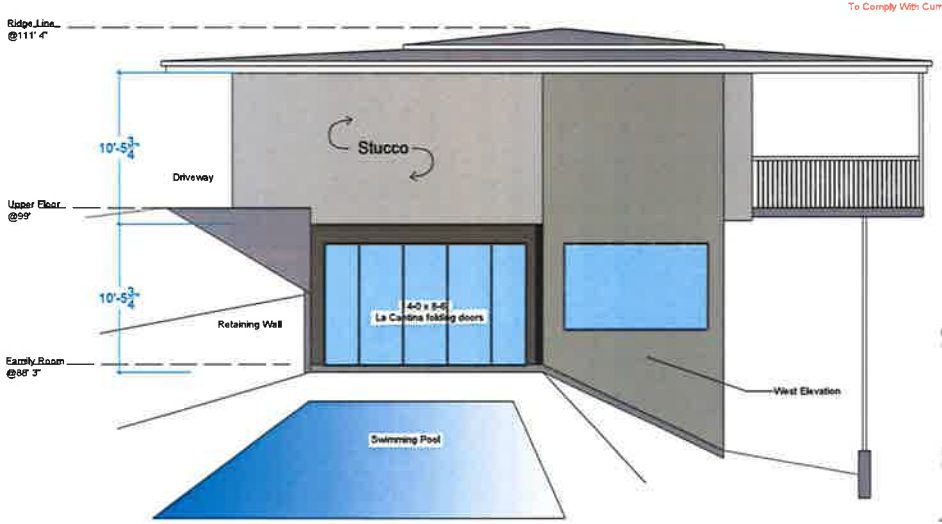
Tincher Residence

124 Winding Way Ross CA

Proposed Ext Elevations

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

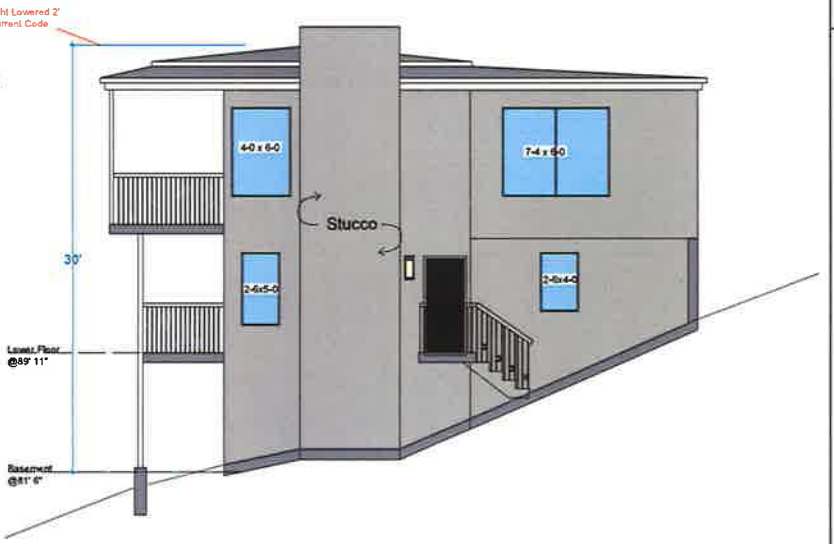
A204



1 Proposed North Elevation

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

Notes:
Glazing = 119 sq ft



2 Proposed South Elevation

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

Notes:
Glazing = 90 sq ft
Ext Lighting to comply with Dark Sky standards

TINCHER HOMES

Date: Nov 7, 2016

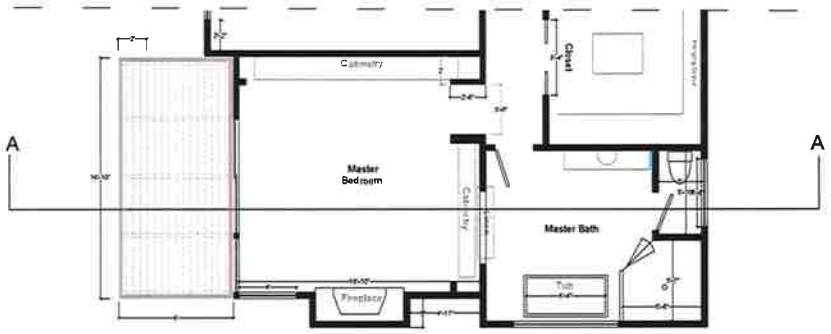
Tincher Residence

124 Winding Way Ross CA

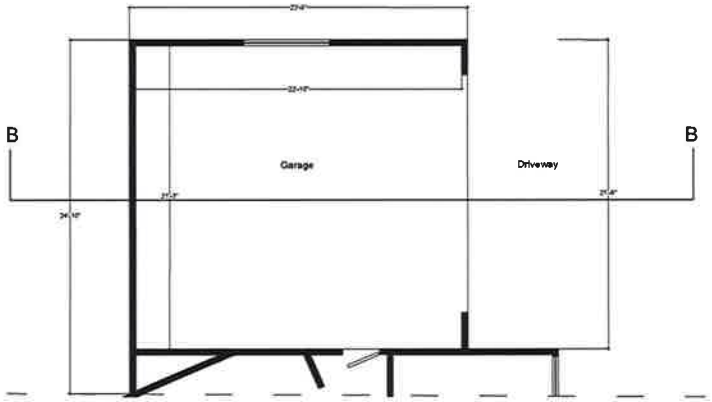
Proposed Ext Elevations

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

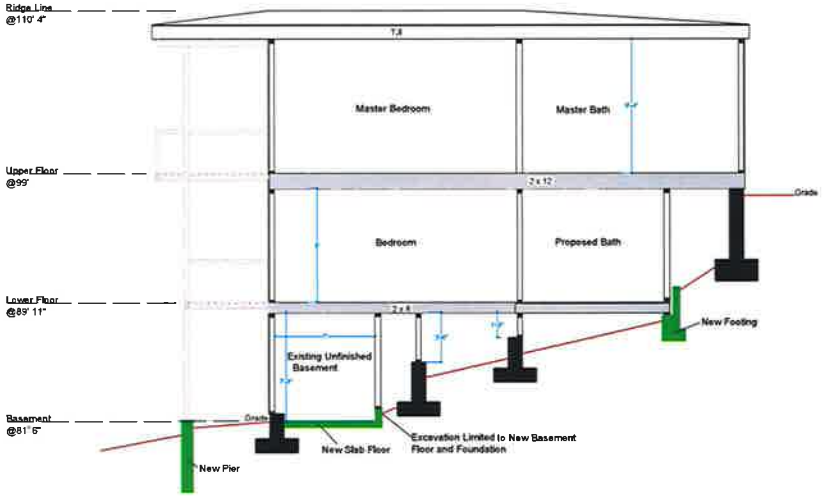
A205



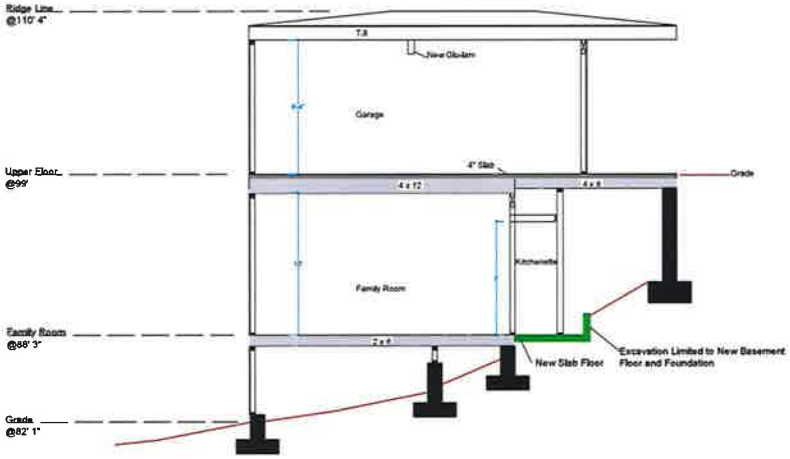
1 Proposed Upper Floor Plan, Section A Call-out
Scale:1/4" = 1'-0"



3 Proposed Upper Floor Plan, Section B Call-out
Scale:1/4" = 1'-0"



2 Proposed Section A
Scale:1/4" = 1'-0"



4 Proposed Section B
Scale:1/4" = 1'-0"

TINCHER HOMES

Date: Nov 7, 2016

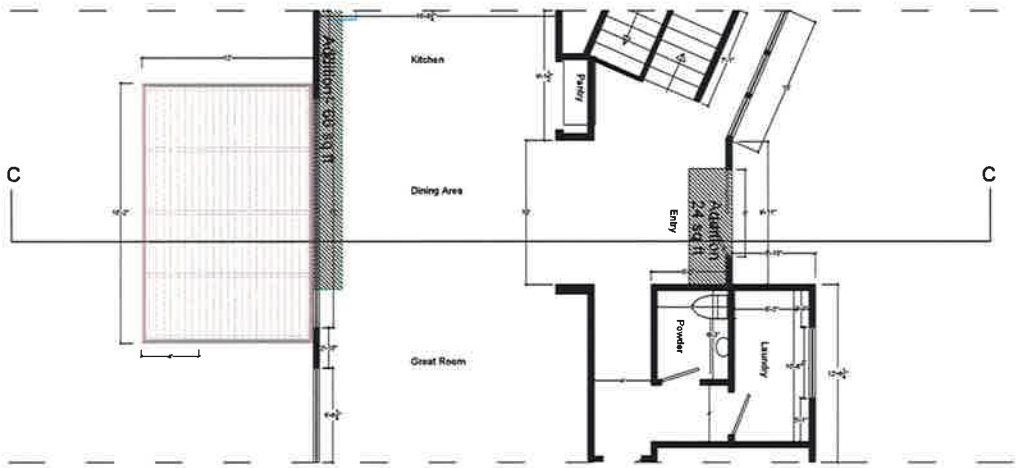
Tincher Residence

124 Winding Way Ross CA

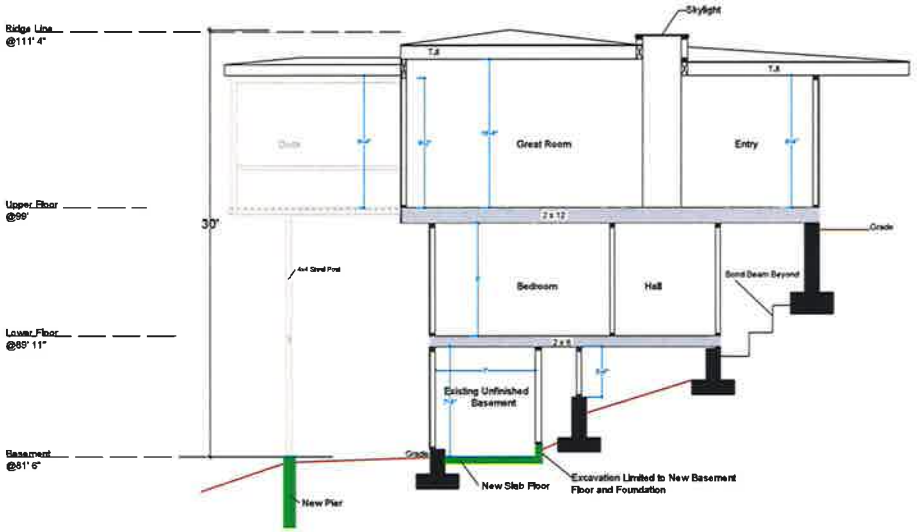
Proposed Sections

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

A206



1 Proposed Upper Floor Plan, Section C Call-out
Scale: 1/4" = 1'-0"



2 Proposed Section C
Scale: 1/4" = 1'-0"

TINCHER HOMES

Date: Nov 7, 2016

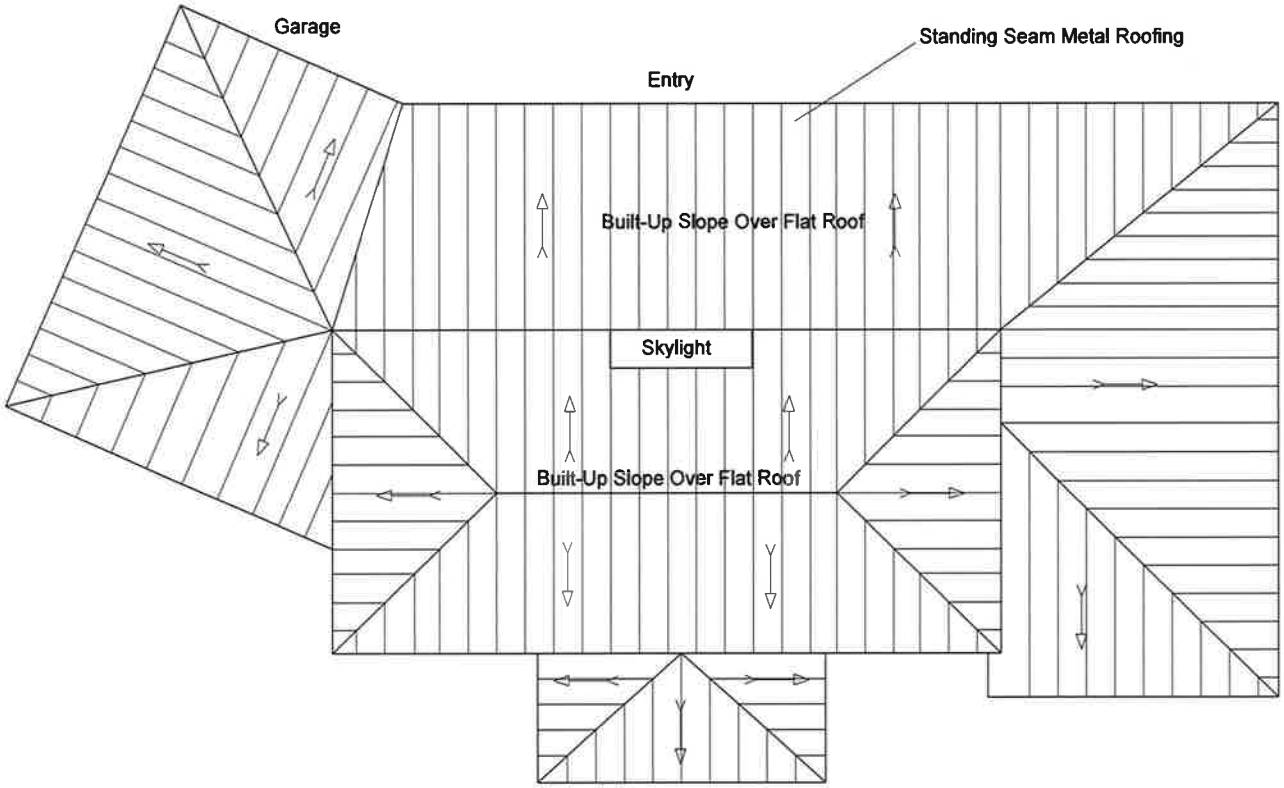
Tincher Residence

124 Winding Way Ross CA

Proposed Sections

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

A207



Proposed Roof Plan

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

0 5 10 20 ft

Notes:

Roof is flat with built-up slope

TINCHER HOMES

Date: Nov 7, 2016

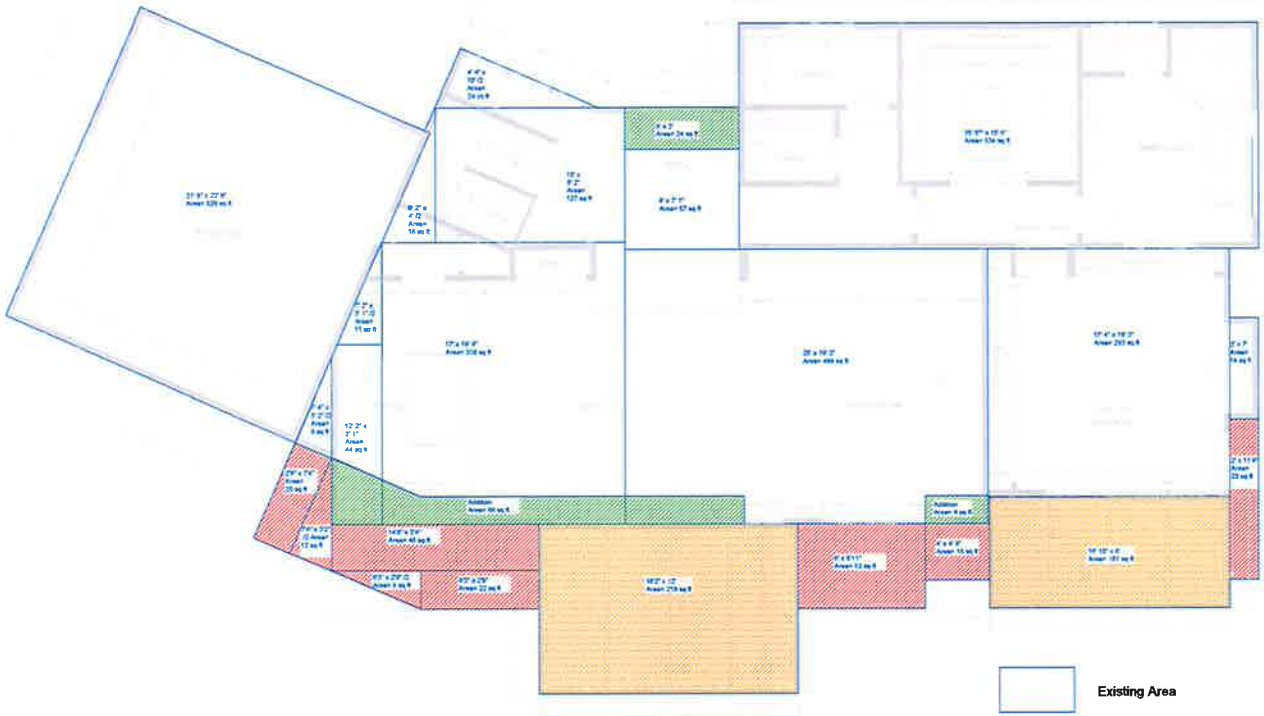
Tincher Residence

124 Winding Way Ross CA

Proposed Roof Plan

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

A208



Existing Floor Area - Upper Level:
2,396 sq ft

Addition Area - Upper Level:
99 sq ft

Total Proposed Area - Upper Level:
2,495 sq ft

Floor Area Plan - Upper Level

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

TINCHER HOMES

Date: Nov 7, 2016

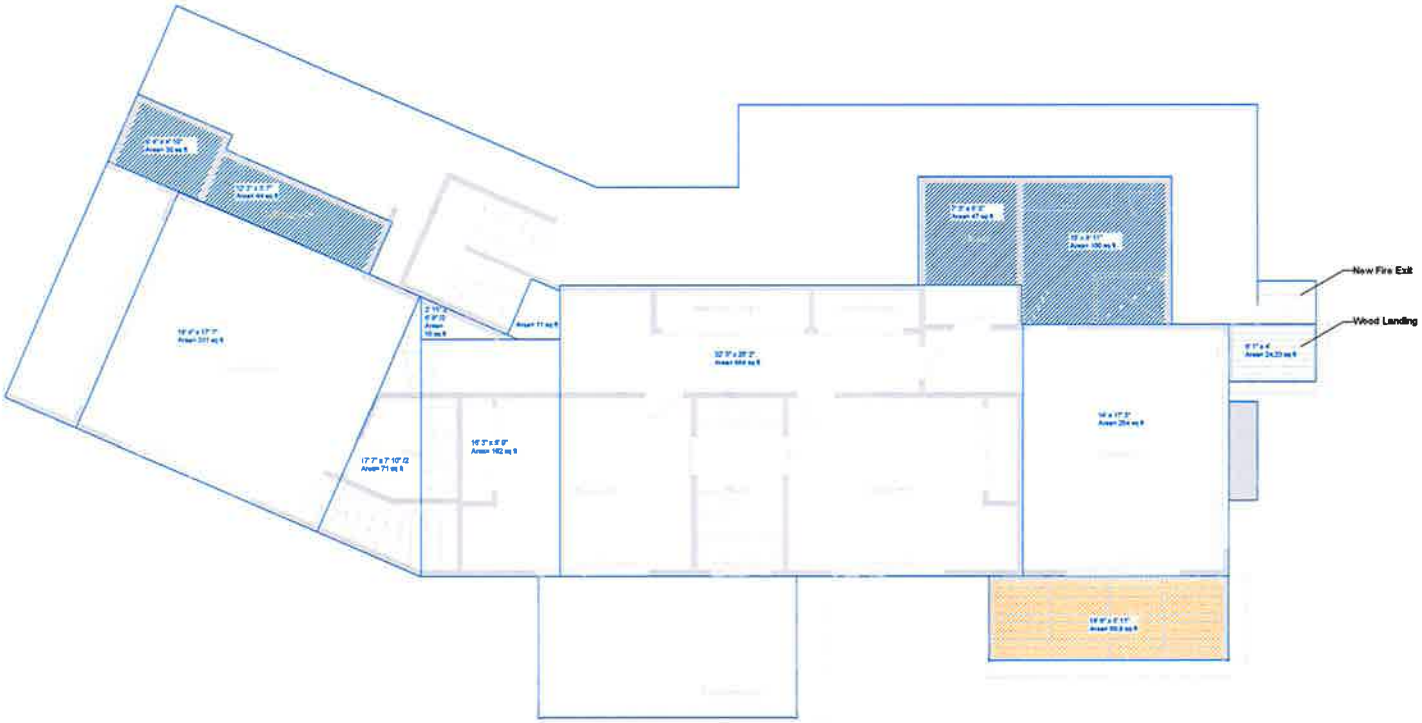
Tincher Residence

124 Winding Way Ross CA

Proposed Area Plan

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

A209



Existing Floor Area - Lower Level:
1,503 sq ft

Addition Area - Lower Level:
221 sq ft

Total Proposed Area - Lower Level:
1,724 sq ft

Existing Area

Unfinished Under Floor Area

Proposed Deck Area

Floor Area Plan - Lower Level

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

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Date: Nov 7, 2016

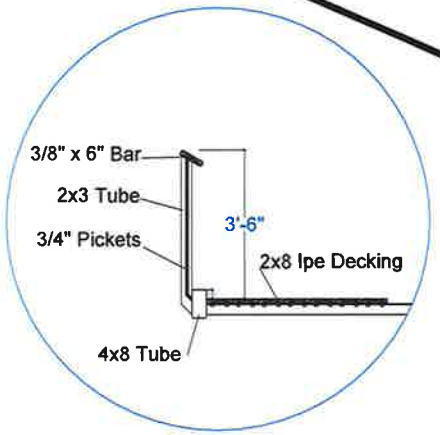
Tincher Residence

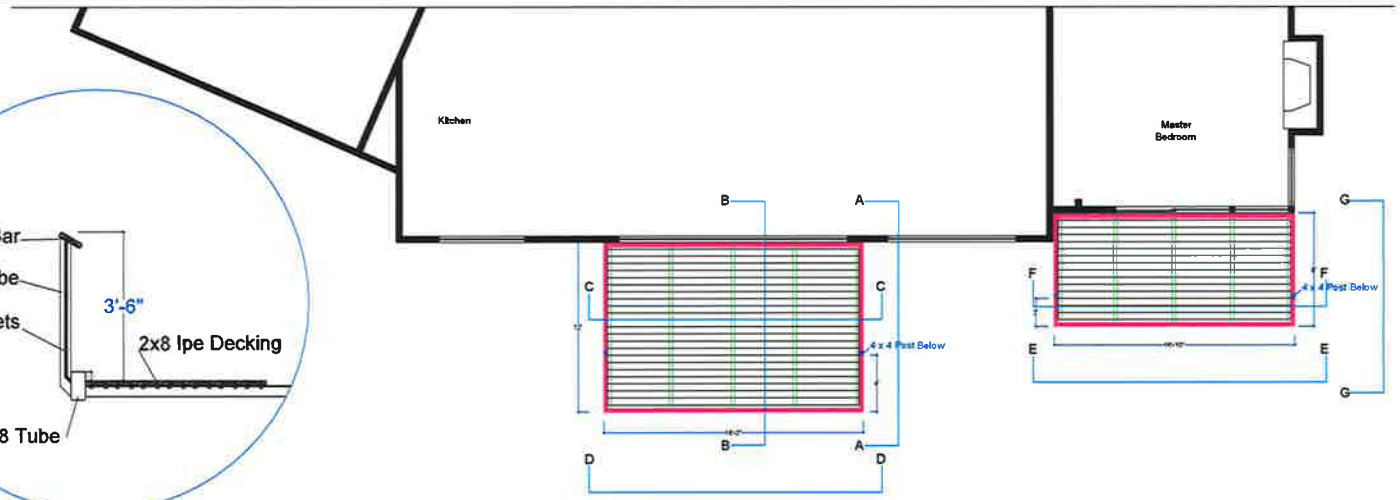
124 Winding Way Ross CA

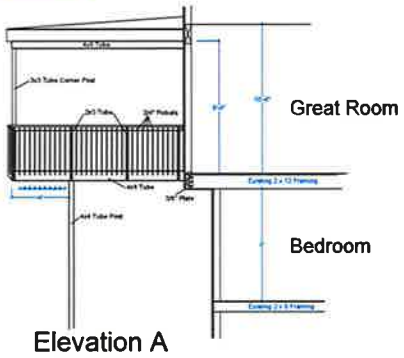
Proposed Area Plan

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

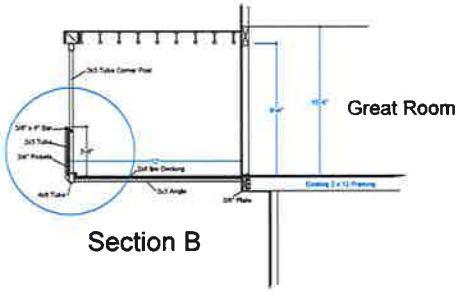
A210



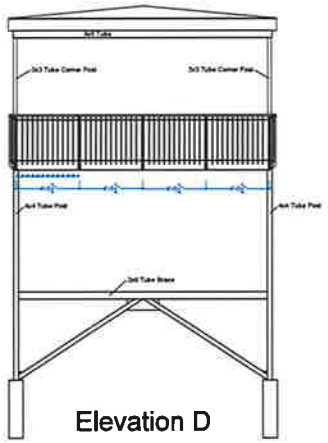




Elevation A

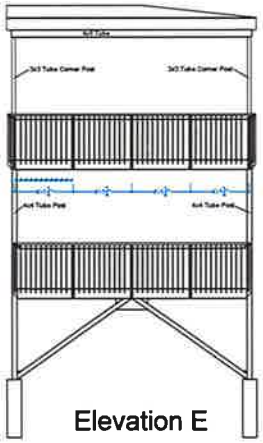


Section B

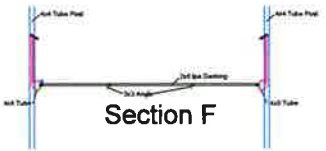


Elevation D

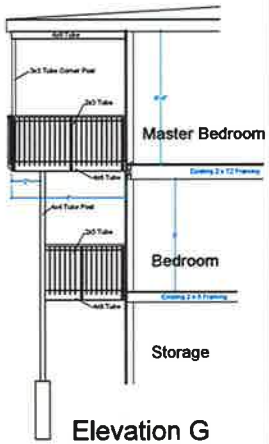
Section C



Elevation E



Section F



Elevation G

TINCHER HOMES

Date: Nov 7, 2016

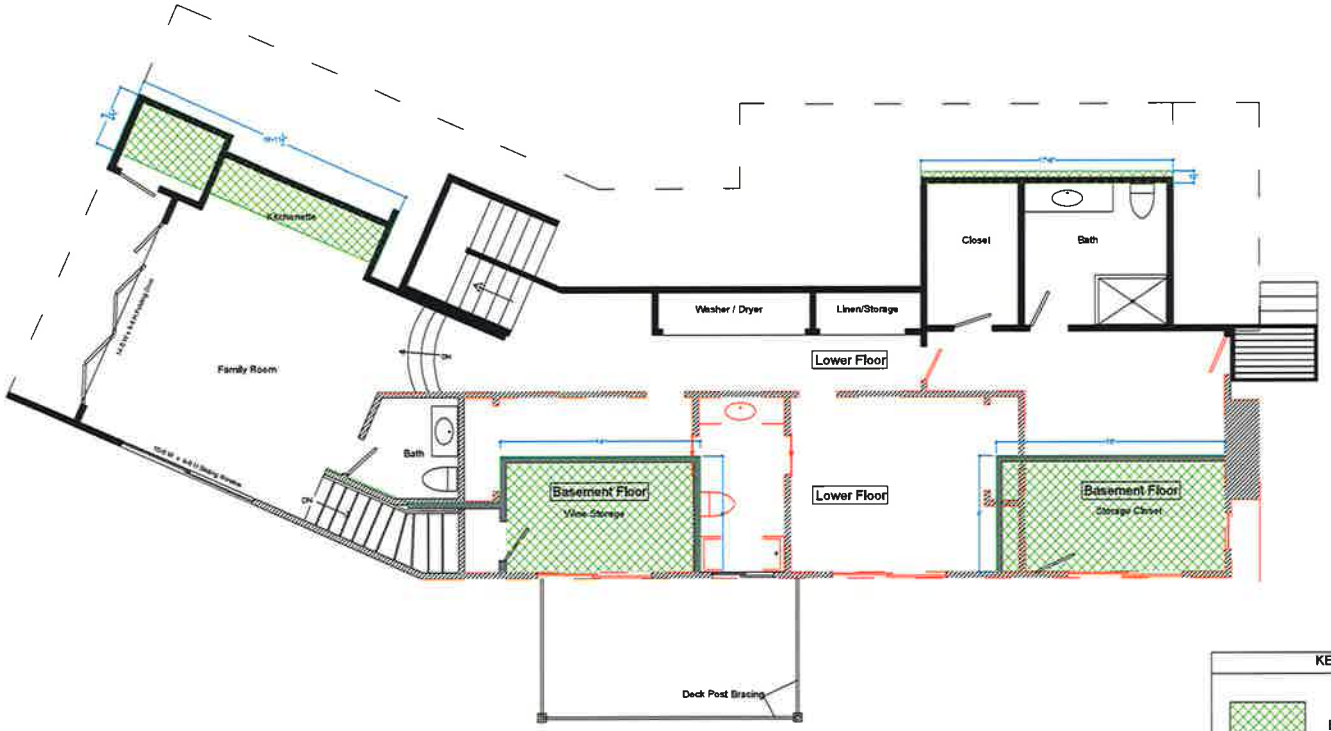
Tincher Residence

124 Winding Way Ross CA

Steel Deck Details

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

A211



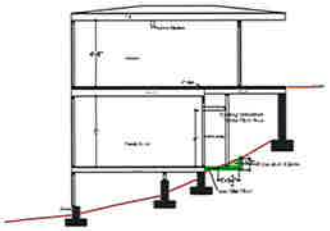
1 Lower Floor and Basement Floor Plan - Scale 1/4" = 1' 0"
Scale:1/4" = 1'-0"

KEY

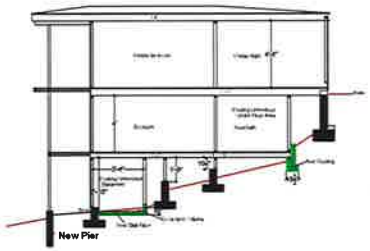
Excavation Area

Walls Above

Total Excavation: 18 cubic yrds



2 Section B - Scale 1/8" = 1' 0"
Scale:1/8" = 1'-0"



3 Section A - Scale 1/8" = 1' 0"
Scale:1/8" = 1'-0"

TINCHER HOMES

Date: Nov 7, 2016

Tincher Residence

124 Winding Way Ross CA

Grading Plan

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

A212

General Notes

1. The contractor shall perform all clearing, demolition, removal and site preparation necessary for the proper execution of all work shown on these drawings and or described in the specifications. Removal of any existing facilities shall include all subbase and base rock. In the case of plant material, the contractor shall completely remove the main trunk and significant roots to 18" depth below grade. The landscape architect shall review the site with the contractor prior to commencing clearing so as to instruct the contractor of additional plant material and existing conditions to be protected preserved.
2. The contractor shall remove from the site all debris and unsuitable material generated by his operations.
3. The contractor shall verify all dimensions, distances and grades in the field and bring any discrepancies to the attention of the landscape architect for a decision prior to commencing with work. The contractor is responsible for all applicable permits and for performing all work per applicable codes.
4. The contractor shall verify location of all utilities on site before commencing with any work. Any disruption or damage to utilities caused by work under this contract shall be corrected by this contractor at no additional cost to owner.
5. These drawings are based on information supplied by the architects: Adolph S. Rosekrans Inc.

Planting Notes

1. All new planting areas shall receive 100% coverage from an automatic, underground irrigation system. The system shall be valved with similar planting and sun/shade conditions. All new trees shall be watered with bubblers.
2. All planting areas with drip irrigation shall have soil preparation per planting details.
3. All planting area finished grades with a slope of 3:1 or greater shall receive a layer of jute mesh placed under the mulch, secured with metal staples.
4. Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the landscape architect and do not proceed until the contaminated soil is removed and replaced.
5. Planting areas shall receive a 2" layer of shredded redwood mulch. This should be spread after container planting. The contractor shall provide a sample to the landscape architect prior to shipping to site.
6. The landscape contractor shall perform an agricultural suitability test for the existing soil. The landscape contractor shall amend the soil per the recommendations in the report.
7. The plant count is for the convenience of the landscape contractor. In case of a discrepancy with the plan, the plant count shall govern.
8. All work shall be performed by personnel familiar with this type of work and under the supervision of a qualified planting foreman.
9. At completion of the installation, the landscape contractor shall provide the owner with a binder with manufacturer's specifications for all equipment installed. The landscape contractor shall also provide an as-built plan (DWG and PDF files) of the irrigation improvements including piping, heads, valves, controller, quick couplers, and sleeves to the owner.
10. Immediately replace any plant materials that die or are damaged.
11. All new trees shall receive a 2" depth of 50% mini mulch and 50% organic soil amendment, in an 8' diameter centered on the trunk. Submit sample for approval.
12. The contractor shall guarantee all new plantings for six months. The guarantee period begins after the final inspection and the planting has been approved.
13. The landscape architect reserves the right to make deletions, substitutions and additions in the planting plans as work is in progress. Such cases are to be accompanied by equitable adjustments of the contract price as necessary.
14. The landscape contractor shall maintain the planting and irrigation improvements for a period of six months. Services shall include mowing the lawn, fertilizing and weeding all new planting.
15. The landscape contractor shall make no changes to the planting plan without the consent of the landscape architect.

Irrigation Notes

1. Irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workers. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.
2. The contractor shall verify all existing conditions and water pressure. The contractor shall verify the location of existing underground utilities and structures prior to the excavation of trenches or holes. Contractor is to repair any damage caused by or during the performance of this work at no additional cost to the owner.
3. All excavations are to be backfilled to 90% compaction, minimum. The contractor to repair all settled trenches promptly for a period of one year after completion of the work. Additionally, contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of one year after final acceptance of the work.
4. All wire splices are to be made within a valve box. No in-line splices will be accepted. Splices are to be made with a copper crimp-type connector, and an approved epoxy splice pack.
5. Flush lateral lines prior to the installation of irrigation heads. Install spray heads 6-8" from the building or fence and within 2" of pavement, curbs or header edges, as applicable. The contractor to make minor adjustments in head locations, and adjust heads for radius and arc to provide optimum coverage, and to minimize the spraying of water onto pavement, buildings or adjacent areas.
6. New trees shall be irrigated with bubblers, 2 per tree. Bubblers shall be included on that area's valve (the tree will be watered during that area's water cycle). The irrigation system shall use sch 40 PVC laterals to all bubblers. Each bubbler shall be set above grade using a "cobra" type riser allowing for connection to the lateral line remote of the plant rootball: 24" from each tree rootball. The location of the tree bubbler shall be within 18" of the center of each tree.
7. The contractor shall make a point of connection from downstream of water meter and complete the entire system.
8. All pipes shall be schedule 40 pvc or upgraded.
9. Drip irrigation shall be Techline CV by Netafim. It shall be installed up to 6" below surface of soil. The Low Volume Control Zone Kit with a 12" valve box shall be installed. One TLS6 staple shall be used every 3'-5', exact distance to be determined by contractor based on soil type. There shall be 18"-22" of space between each row of Techline, exact distance to be determined by contractor based on soil type.

Fire Safety Notes

1. The fire safety measures noted here shall apply to the entire property and continue to land between the property and the adjacent public roads. (This area incorporates defensible space within the 30' – 100' zone of any structure and 30' inside the perimeter property line):
   The scope of work for maintaining fire safety shall include removal of slash, snags, other ground fuels, ladder fuels, dead trees, annual grass mowing and the thinning of live trees and bushes to reduce dead wood and vegetation continuity. Tree limbs that are dead or within 6' of grade shall be removed from the site. All dry or dead shrubs or vines shall be removed. All combustible materials (miscellaneous trash) shall be removed from the site. During construction, unused combustible building materials shall be stored in a safe manner, isolated from other combustible materials. Existing wood fences to remain shall be carefully cleared in order to insure a safe zone all around them.
2. Shrubs shall be spaced so that no continuity exists between the ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.
3. Trees shall be planted such that when mature, their crowns will be separated by at least 10 feet. Add an additional five feet for every ten (10%) percent increase in slope. Existing trees may be required to be thinned and/or removed depending on their configuration and distance from the structure(s).
4. Separate individual shrub crowns by at least two times the height or clump shrubs into islands of no greater than 18-ft. diameter. Separate the islands by a distance of no less than two times the canopy height.
5. Trim and maintain vegetation within 10 feet of roadways as for defensible space.
6. Trim trees so they do not hang lower than 15-ft. above the roadway.
7. Shredded bark, sometimes referred to as "monkey hair" shall not be used. It is prohibited from use because its ease of ignition and fire spread characteristics.

Irrigation Scheduling (MWELO § 492.10)

1. Irrigation scheduling shall be regulated by automatic irrigation controllers.
2. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
3. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA) shown on sheet LP10b. Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
4. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
   (A) The plant establishment period;
   (B) The established landscape; and
   (C) Temporarily irrigated areas
5. Each irrigation schedule shall consider for each station all of the following that apply:
   (A) irrigation interval (days between irrigation);
   (B) irrigation run times (hours or minutes per irrigation event to avoid runoff);
   (C) number of cycle starts required for each irrigation event to avoid runoff;
   (D) amount of applied water scheduled to be applied on a monthly basis;
   (E) application rate setting;
   (F) root depth setting;
   (G) plant type setting;
   (H) soil type;
   (I) slope factor setting;
   (J) shade factor setting; and
   (K) irrigation uniformity or efficiency setting.

Landscape Documentation Package checklist (§ 492.3)

☒ (1) project information:
   (A) date: as noted
   (B) project applicant: Rich Tincher
   (C) project address (if available, parcel and/or lot number(s)): as noted
   (D) total landscape area (square feet): 1,331
   (E) project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed): new, private
   (F) water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a
   private well: potable
   (G) checklist of all documents in Landscape Documentation Package: as noted
   (H) project contacts to include contact information for the project applicant and property owner: Rich Tincher (650) 269-6753
   (I) applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance
   and submit a complete Landscape Documentation Package": as noted

☒ (2) Water Efficient Landscape Worksheet
   (A) hydrozone information table: as noted
   (B) water budget calculations: as noted
      1. Maximum Applied Water Allowance (MAWA): 20,910
      2. Estimated Total Water Use (ETWU): 19,527

☐ (3) soil management report: deferred
☒ (4) landscape design plan: see drawings
☒ (5) irrigation design plan: see drawings
☒ (6) grading design plans: see civil drawings
Note: Authority Cited: Section 65595, Government Code. Reference: Section 65596, Government Code.

WELO (Water Efficiency Landscape Ordinance) Compliance:
I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

signature of landscape architect

WELO (Water Efficiency Landscape Ordinance) Compliance:
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

signature of applicant date

Landscape Design Intent:

Renovate an existing garden by:

1. replacing the swimming pool and spa with a smaller pool and integral spa
   - this design allows for an automatic cover (for safety and reduce water evaporation)
   - a new mechanical equipment area will be screened from offsite views and have a sound reducing enclosure
2. replacing the existing concrete terrace and wood decking and fencing with reduced concrete paving and a deck that steps down the existing slope with an open railing to reduce the appearance of new development from offsite
3. adding a path and steps from the drive for direct access to the lower pool area
4. maintaining an existing retaining wall that reduces the grading in the new pool area

Water Efficient Landscaping and Irrigation Notes (adapted from § 492 of MWELO)

1. Irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workers. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.
2. The contractor shall verify all existing conditions and water pressure. The contractor shall verify the location of existing underground utilities and structures prior to the excavation of trenches or holes. Contractor is to repair any damage caused by or during the performance of this work at no additional cost to the owner.
3. The contractor shall make a point of connection as directed by the owner.
4. The contractor shall install complete and coordinated equipment. No partial substitutions or incomplete components shall be installed.
5. The contractor shall install a "design build" underground automatic irrigation system. Areas noted are valving guides only and are to illustrate different water requirements of microclimates. The system shall have 100% coverage for planting areas on the site. An as-built drawing is to be provided to the landscape architect upon completion and acceptance of the irrigation system. Locate spray heads 24" from buildings and 12" from paving. Use MP800 series nozzles by Hunter on spray bodies to match existing standards.
6. Trenching is to be at sufficient depth to provide 24" of cover over main lines and 18" of cover over lateral lines.
7. Spray irrigation shall be used in all planting areas unless noted otherwise (see note 8). Pop-up heads shall be used adjacent to all drives, paths, and in all lawn areas. Heads shall be located to eliminate overspray onto adjacent paving and buildings (see EBMUD recommendations). Coordinate all irrigation types with the landscape architect.
8. Controller location shall be per the drawings. Control wires shall be single wire (no wire looms allowed). Provide extra wires to all terminus of the main line to allow expansion of the system, see plan.
9. All wire splices are to be made within a valve box. No in-line splices will be accepted. Splices are to be made with a copper crimp-type connector, and an approved epoxy splice pack.
10. All pipes shall be schedule 40 pvc or upgraded.
11. All excavations are to be backfilled to 90% compaction, minimum. The contractor to repair all settled trenches promptly for a period of one year after completion of the work. Additionally, contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of one year after final acceptance of the work.
12. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard". All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
13. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
14. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.
15. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
16. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
17. Flow sensors that detect high flow conditions created by system damage or malfunction are required.
18. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
19. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
    (A) If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
    (B) Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
20. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
21. Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft. (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:
    (A) a customer service meter dedicated to landscape use provided by the local water purveyor; or
    (B) a privately owned meter or submeter.
22. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
23. Master shut-off valves are required.
24. Overhead irrigation shall not be permitted within 24 inches of any nonpermeable surface. Allowable irrigation within the setback from nonpermeable surfaces may include drip, drip line, or other low flow nonspray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel or other porous material. These restrictions may be modified if:
    (A) the landscape area is adjacent to permeable surfacing and no runoff occurs; or
    (B) the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.
25. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when installing the irrigation system.
26. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
27. Slopes greater than 25% shall not be irrigated with an irrigation system with a application rate exceeding 0.75 inches per hour.
28. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
29. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.
30. The installation of the irrigation system shall conform to the hydrozones of the landscape design plan.
31. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in the Water Efficient Landscape Ordinance.
32. The irrigation system shall be installed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, nonirrigated areas, hardscapes, roadways, or structures.
33. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when installing the irrigation for the tree.

CLEAVER DESIGN

Tincher Residence

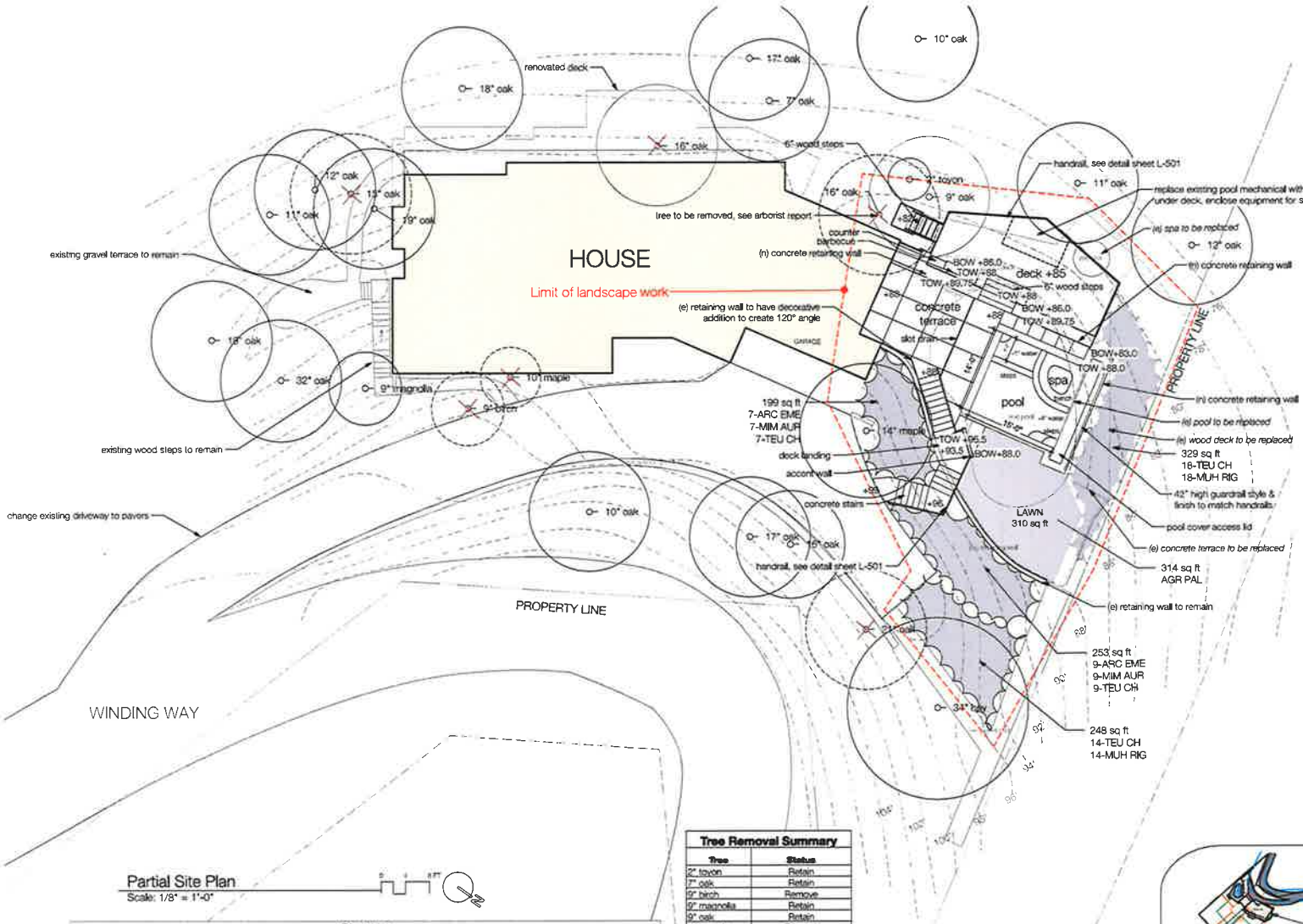
124 Winding Way
Ross, Ca

Issue	Date
City Submittal	10/MON/2015
City Resubmittal	10/MON/2015

Project ID	
CAD File Name	
Plot Date	Nov 20, 2015
Drawn By	
Scale	As Noted

Cover Sheet

L-001



Partial Site Plan
Scale: 1/8" = 1'-0"

Plant List

Category	ID	Latin Name	Common Name	Size	Quantity	Spacing	Mature size	Fire resistant	Native	Evergreen	WUCOLS
shrubs											
	ARC EME	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gallon	32	3' o.c.	1.5'h x 5'w	Y	Y	Y	L
	MIM AUR	Mimulus aurantiacus	Sticky Monkeyflower	1 gallon	32	3' o.c.	1.5'h x 2'w	Y	Y	Y	L
	TEU CH	Teucrium chamaedrys	Wall Germander	1 gallon	64	3' o.c.	1.2'h x 2.5'w	Y		Y	L
	MUH RIG	Muhlenbergia rigens	Deer Grass	1 gallon	32	4' o.c.	3'h x 4'w	Y	Y	Y	L
lawn											
	AGR PAL	Agrostis Pallens	California Native Bent Grass	sod	310 sq ft	N/A	1'0"	Y	Y	Y	M

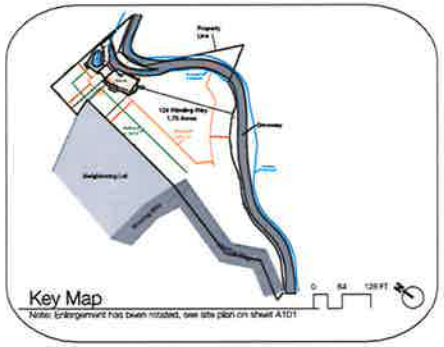
Tree Removal Summary

Tree	Status
2" toyon	Retain
7" oak	Retain
9" birch	Remove
9" magnolia	Retain
9" oak	Retain
10" maple	Remove
10" oak	Retain
10" oak	Retain
11" oak	Retain
11" oak	Retain
12" oak	Retain
12" oak	Retain
14" maple	Retain
15" oak	Remove
16" oak	Retain
16" oak	Remove
16" oak	Retain
17" oak	Retain
17" oak	Retain
18" oak	Retain
19" oak	Retain
19" oak	Retain
21" oak	Remove
32" oak	Retain
34" bay	Retain

Notes:

Trees to be removed are shown dashed with a red "X" on the site plan.

Ross Valley Fire Department has recommended the removal of the 5 that are not specified for removal by the arborist.



CLEAVER DESIGN ASSOCIATES

Tincher Residence

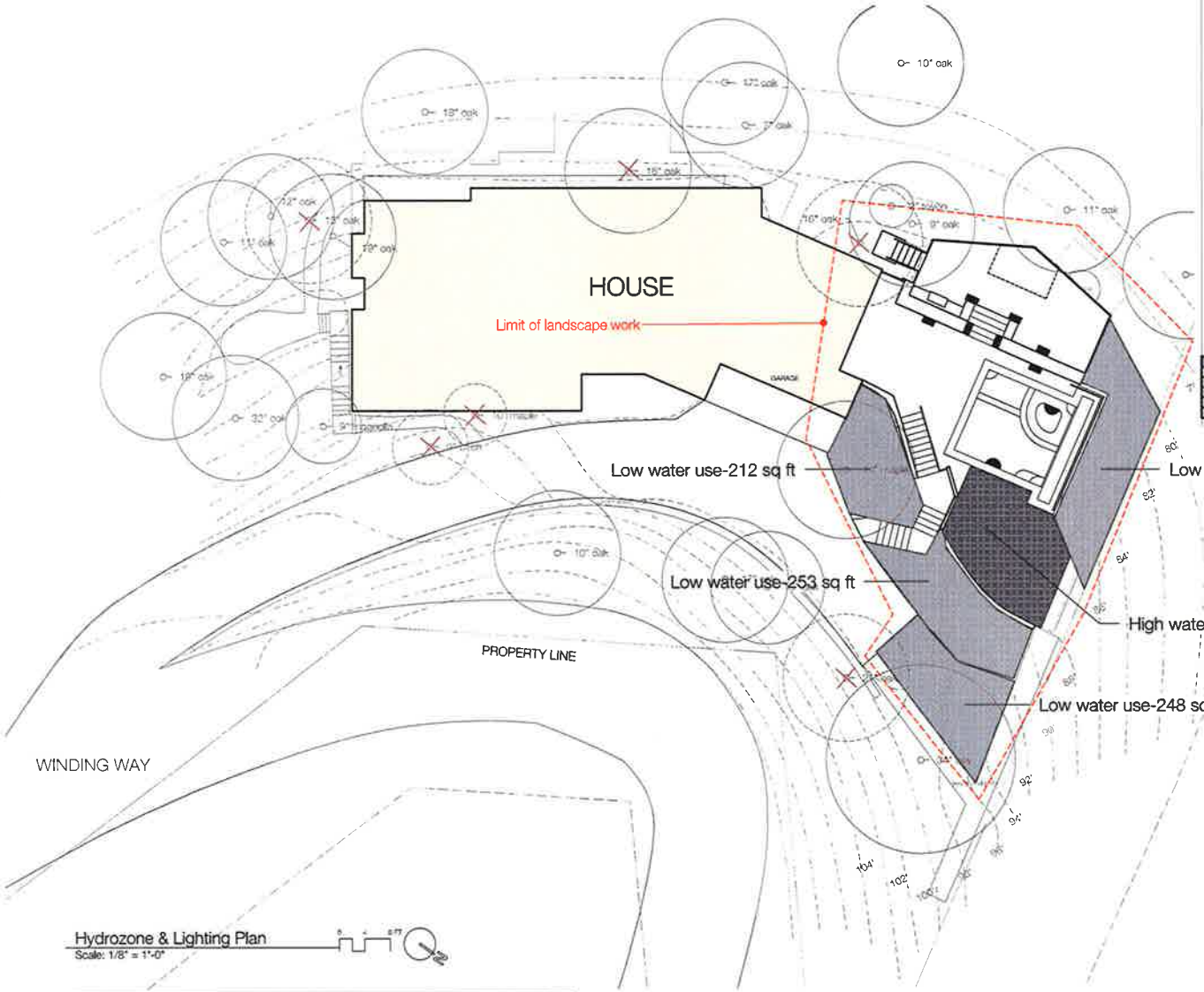
124 Winding Way
Ross, Ca

Issue	Date
City Submittal	10/NOV/2015
City Resubmittal	30/NOV/2015

Project #:
CAD File Name:
Plot Date: Nov 30, 2015
Drawn By:
Scale: As Noted

Landscape Plan

L-101



Hydrozone & Lighting Plan
Scale: 1/8" = 1'-0"

Lighting Schedule									
symbol	quantity	type	manufacturer	model	finish	lamp	voltage	wattage	height
	2	pool light	FX Luminaire	FG	brass	1LED	12V	2W	22"
	7	step light	FX Luminaire	FG	brass	1LED	12V	2W	22"

Maximum Applied Water Allowance

Enter Zip Code: 94957 Residential? Yes

Enter Project Information

Project Name:	Tincher Residence
Address:	124 Winding Way, Ross, Ca 94957
Meter Number:	
Location/Sheet No.	
Date:	11/14/15

Maximum Applied Water Allowance (MAWA)

Landscaped Area:	1,335	sqft
Special Landscaped Area:	0	sqft
MAWA =	24	CCF

Estimated Total Water Use (ETWU)

Low water use plant sqft	1,017	sqft
Moderate water use plant sqft	0	sqft
High water use plant sqft	314	sqft
Efficiency Factor	0.85	

% of Total Landscape Irrigated with Drip	Irrigation Efficiency Factor
0-33%	select 0.75
34-66%	select 0.80
67-100%	select 0.85

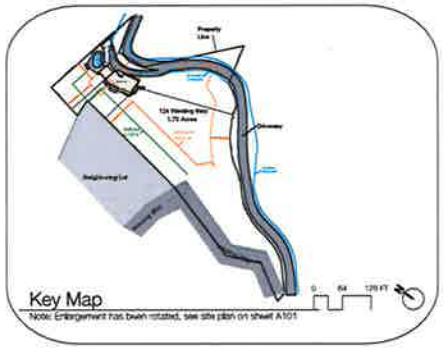
ETWU = 24 CCF

Water Use Table

ETWU	Gallons:	17,952	CCF's:	24	AF:	0.04
Baseline Period	Dec/Jan	Feb/Mar	Apr/May	Jun/Jul	Aug/Sep	Oct/Nov
Baseline CCF's	0	1	6	8	7	3

1 CCF = 748 Gallons; 1 AF = 435.6 CCF's

For more information please contact 415-945-1497 or see our website at www.marinwater.org



Note: Enlargement has been rotated, see site plan on sheet A101

CLEAVER DESIGN ASSOCIATES

Tincher Residence

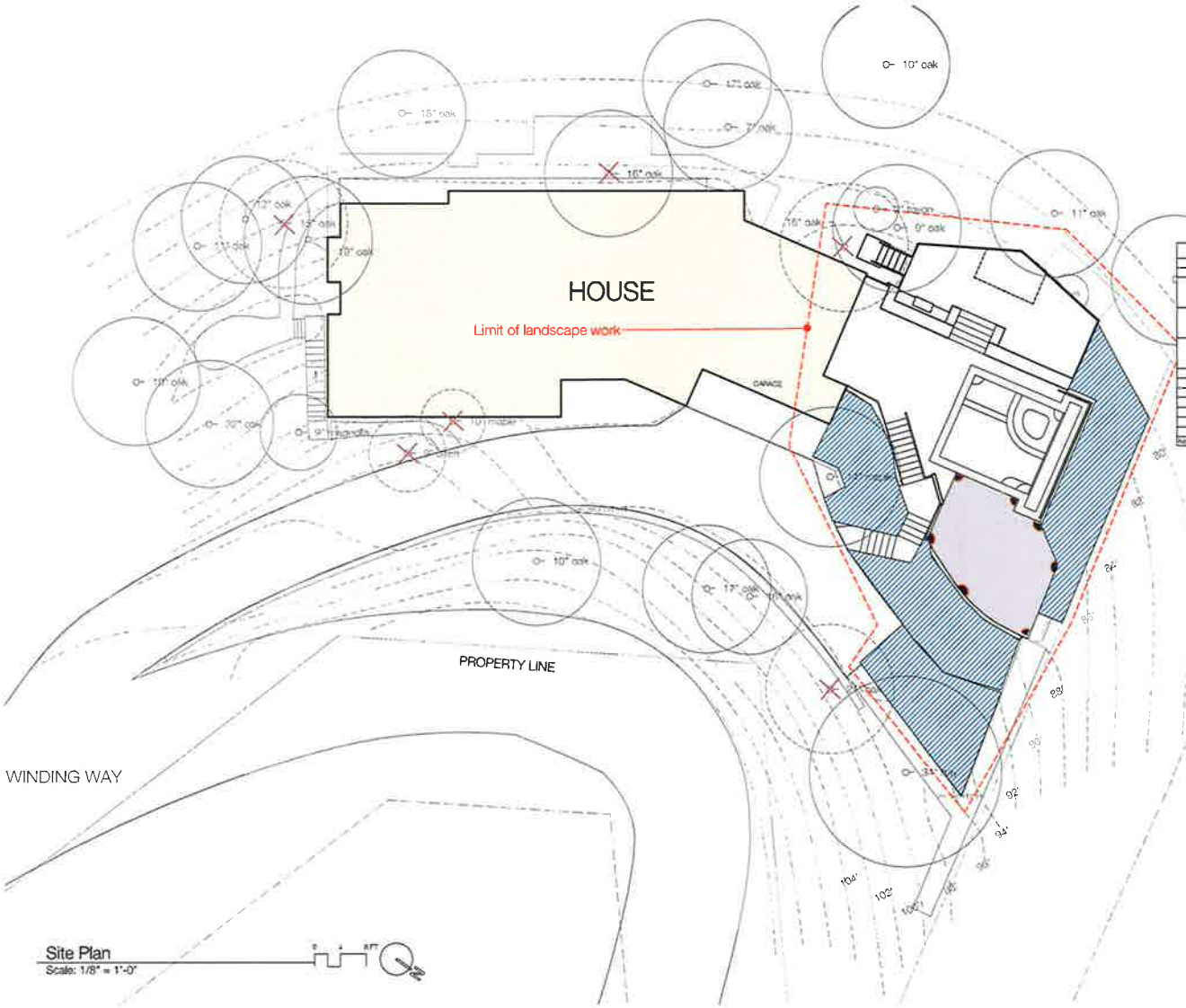
124 Winding Way
Ross, Ca

Issue	Date
City Submittal	15NOV2015
City Resubmittal	30NOV2015

Project #:
CAD File Name:
Plot Date: Nov 30, 2015
Drawn By:
Scale: As Noted

Hydrozone Plan

L-102



Site Plan
Scale: 1/8" = 1'-0"

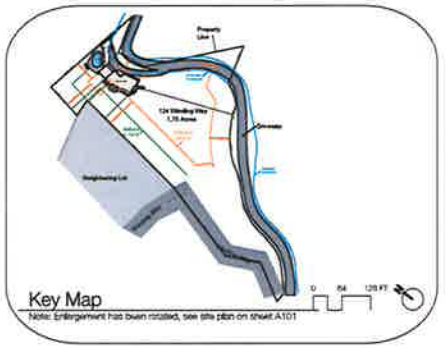
Irrigation Worksheet

Valve 1 - spray symbol	model	quantity	angle	gpm	extension
○		2	7	2	0.65	1.8
	MP800SR	5	quarter	0.23	1.38
	MP800SR	1	half	0.42	0.42
					total	1.8
Valve 2 - drip						
symbol	model	quantity	lateral spacing	gpm/ft	extension
		1	1,000 ft	1	0.0071	7.29
	Netafim Techline CV 0.4 GPH, 12" emitters		1,000 ft	18"	0.2571	0.26
					total	0.29

Note: Netafim drip irrigation layout is schematic and GPM per valve calculations are estimated

Irrigation Legend

symbol	description	remarks
	main line	2" dia, sch 40 pvc, solvent weld joints by IPS glue and primer
	lateral line	Sch 40 pvc, size varies, solvent weld by IPS glue and primer
	access sleeve	4" dia sch 40 pvc, 18" cover, extend 24" beyond paving and mark with stakes above grade
	point of connection	
	remote control valve	Drip control zone kit ICZ-101 by Hunter
	shut off valve	At valve manifold: 2" plastic butterfly valve submit sample, in Carson valve box. On main: American Flow Control 2500 series, RWGV1, in Carson valve box
	hose bibb	3/4" galvanized riser and brass threaded valve 24" above grade. Strapped to 30" 4"x4" PTDF posts, 3" from walks and paving
C	controller	I-CORE by Hunter 12 station; Model IC-600-PL & ICM-600. With remote control and Solar Sync weather station. Mount on 30" 4"x4" PTDF post.
	backflow prevention device	Connect to existing
	drip	Techline CV by Netafim. Install per manufacturer recommendations
	drip ring	Techline CV by Netafim, used at large shrubs. Install per manufacturer recommendations



Note: Enlargement has been rotated, see site plan on sheet A101

CLEAVER DESIGN ASSOCIATES

Tincher Residence

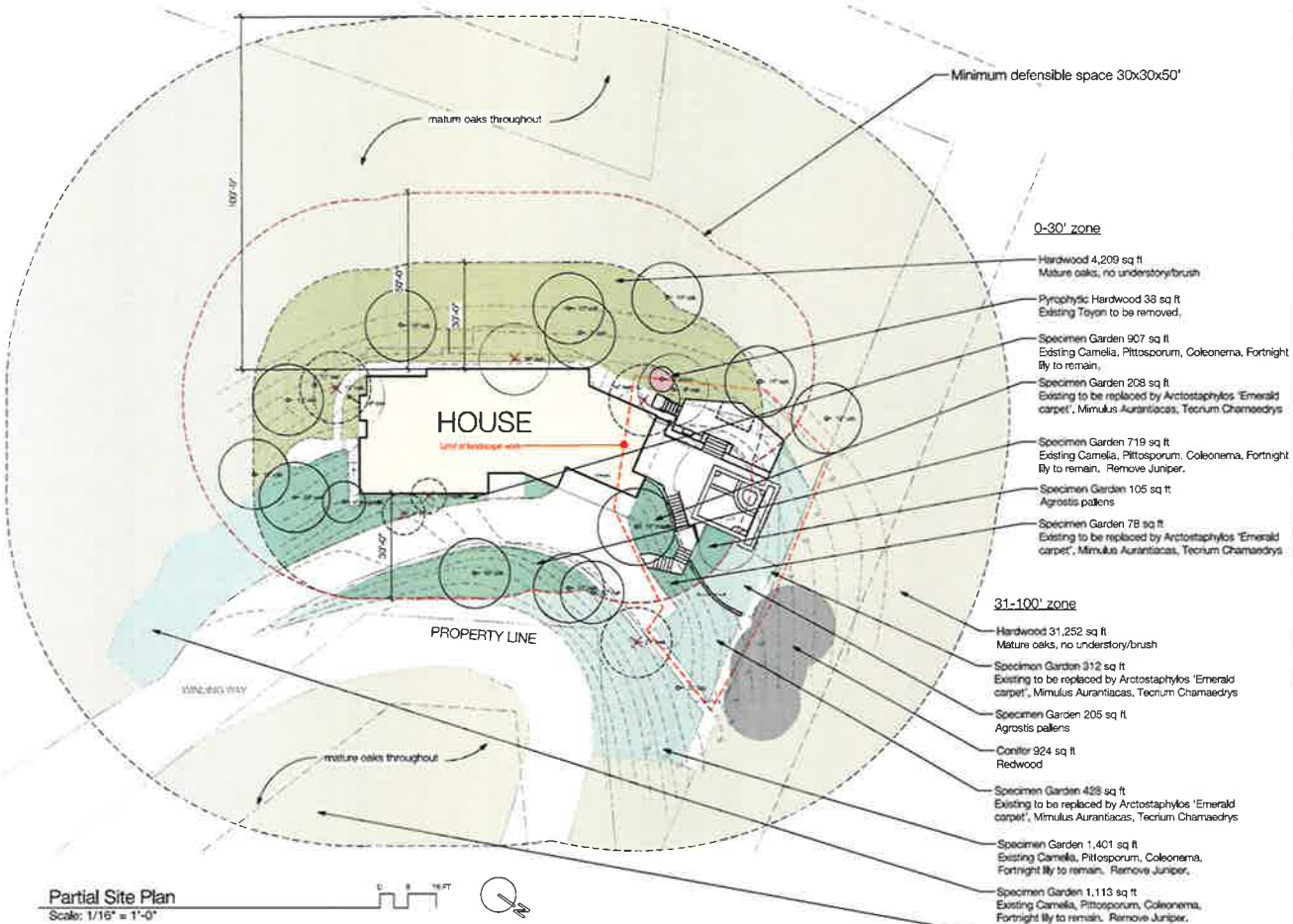
124 Winding Way
Ross, Ca

Issue	Date
City Submittal	10/NOV/15
City Resubmittal	30/NOV/15

Project #:
CAD File Name:
Plot Date: Nov 30, 2015
Drawn By:
Scale: As Noted

Irrigation Plan

L-103



Partial Site Plan
Scale: 1/16" = 1'-0"

ROSS VALLEY FIRE DEPARTMENT

Developed by: Robert Beatterson, Fire Inspector
Approved by: Roger Meagor, Fire Chief

Fire Protection Standard 220
Vegetation Fuels Management Plan

Date: 5/28/09
Revision:
Page: 4 of 6

Figure 1

HAZARD ASSESSMENT MATRIX

Hazard Points	1	2	3	4	5	6	7	8	Points
Aspect	NE, E	NW, N	SE, W	S	SW				5
Slope		0-20		11-20		21-30		31+	6
Fuel 0-30	Specimen Garden	Hardwood	Grass	Mostly Grass	Mostly Brush	Pyrophoric Hardwoods Chaparral	Conifer	Conifer w/brush under story	2
Fuel 31-100	Grass, Mostly Grass	Mostly Brush		Pyrophoric Hardwood + Chaparral	Conifer with brush under story				0

Total Hazard Points 13

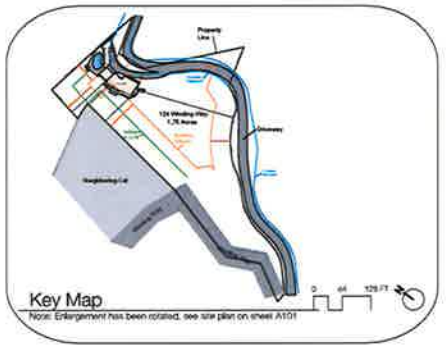
Minimum Horizontal Modification Requirement in feet 30x30x50 ft

Hazard Points:

1 2 3 4 5 6 7	8 9 10 11 12 13 14	15 16 17 18 19 20 21 22 23 24 25 >
30x30x30 ft	30x30x50 ft	50x50x100 ft

V. **Fuel Types:**

A. Specimen Garden: a well-maintained ornamental garden, usually irrigated. Trees and shrubs are well spaced or clustered, thinned and free of deadwood. The lawn is mowed and clean. No pyrophytic plants within 10 ft. of house.
B. Hardwood (Model 9): Broadleaf (non-pyrophytic) trees such as oaks, maples, ash, etc.
C. Grass (Model 1): Wild field grass dominates; trees and shrubs occupy less than 1/3 of the area.
D. Mostly Grass (Model 2): Brush and tree reproduction occupy more than 1/3 and less than 2/3 of the area.
E. Mostly Brush (Model 5): Brush and tree reproduction occupies 2/3 of the area. Includes young chaparral, coastal scrub and broom stands.
F. Pyrophytic Hardwoods (Model 12): Broadleaf trees that is high in volatile oils, which produce heavy debris and burn intensely. May have some conifers mixed in but the flammable hardwoods dominate the fire behavior.
G. Chaparral (Model 4): Six foot and taller old, pyrophytic brush with excessive deadwood. Includes mixed chaparral of Manzanita, scrub oak, chaparral pea, tall ceanothus, chamise, etc. Often has some young Douglas fir or pines.
H. Conifer (Model 8): Needleleaf trees typically with heavy litter, low branches and plentiful deadwood. Often mixed with some hardwoods or even pyrophytic hardwoods, but conifers dominated and carry the fire.



Fire Safety Notes

1. The fire safety measures noted here shall apply to the entire property and continue to land between the property and the adjacent public roads- (This area incorporates defensible space within the 30' – 100' zone of any structure and 30' inside the perimeter property line):
The scope of work for maintaining fire safety shall include removal of slash, snags, other ground fuels, ladder fuels, dead trees, annual grass mowing and the thinning of live trees and bushes to reduce dead wood and vegetation continuity. Tree limbs that are dead or within 6' of grade shall be removed from the site. All dry or dead shrubs or vines shall be removed. All combustible materials (miscellaneous trash) shall be removed from the site. During construction, unused combustible building materials shall be stored in a safe manner, isolated from other combustible materials. Existing wood fences to remain shall be carefully cleaned in order to insure a safe zone all around them.
2. New shrubs shall be spaced so that no continuity exists between the ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy. Existing shrubs shall be trimmed or removed so that no continuity exists between the ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.
3. Separate individual shrub crowns by at least two times the height or clump shrubs into islands of no greater than 18-ft. diameter. Separate the islands by a distance of no less than two times the canopy height.
4. Trim and maintain vegetation within 10 feet of roadways as for defensible space.
5. Trim trees so they do not hang lower than 15-ft. above the roadway.
6. Shredded bark, sometimes referred to as "monkey hair" shall not be used. It is prohibited from use because its ease of ignition and fire spread characteristics.
7. Trees to remain shall be thinned such that their crowns are separated be at least 10'. Add an additional five feet for every 10% increase in slope.
8. Trees should be planted such that when mature, their crowns will be separated by at least 10 feet. Add an additional five feet for every ten (10%) percent increases in slope.
9. All understory/brush within the 100' defensible space not in a specimen garden shall be cleared.

Tree Removal Summary

Tree	Status
2" toyon	Retain
7" oak	Retain
9" birch	Remove
9" magnolia	Retain
9" oak	Retain
10" maple	Remove
10" oak	Retain
10" oak	Retain
11" oak	Retain
11" oak	Retain
12" oak	Retain
12" oak	Retain
14" maple	Retain
15" oak	Remove
16" oak	Retain
16" oak	Remove
16" oak	Retain
17" oak	Retain
17" oak	Retain
18" oak	Retain
19" oak	Retain
19" oak	Retain
21" oak	Remove
32" oak	Retain
34" bay	Retain

Plant List

Category	ID	Latin Name	Common Name	Size	Quantity	Spacing	Mature size	Fire resistant	Native	Evergreen	WUCOLS
shrubs											
	ARC EME	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gallon	32	3' o.c.	1.5'h x 5'w	Y	Y	Y	L
	MIM AUR	Mimulus aurantiacus	Sticky Monkeyflower	1 gallon	32	3' o.c.	1.5'h x 2'w	Y	Y	Y	L
	TEU CH	Teucrium chamaedrys	Wall Germander	1 gallon	64	3' o.c.	1.2'h x 2.5'w	Y		Y	L
	MUH RIG	Muhlenbergia rigens	Deer Grass	1 gallon	32	4' o.c.	3'h x 4'w	Y	Y	Y	L
lawn											
	AGR PAL	Agrostis Pallens	California Native Bent Grass	sod	310 sq ft	N/A	1'0"	Y	Y	Y	H

CLEAVER DESIGN ASSOCIATES

Tincher Residence

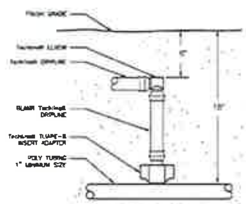
124 Winding Way
Ross, Ca

Issue	Date
City Submittal	18NOV2016
City Resubmittal	30NOV0516

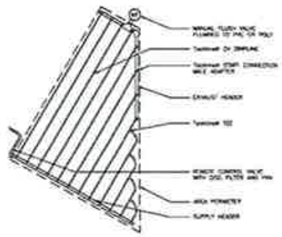
Project #:
CAD File Name:
Plot Date: Nov 30, 2016
Drawn By:
Scale: As Noted

Management Plan

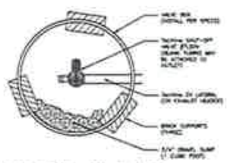
L-104



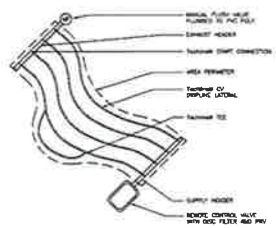
Techline CV Start Connection
Not to Scale



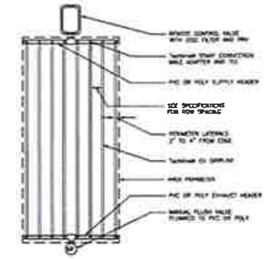
Techline CV Irregular Areas: Triangular
Not to Scale



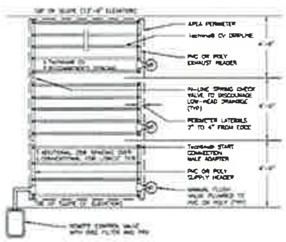
Techline CV Manual Line Flush Valve
Not to Scale



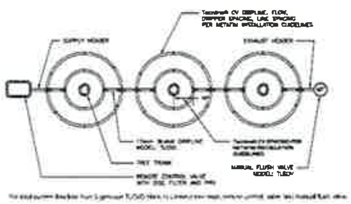
Techline CV Irregular Areas: Odd curves
Not to Scale



Techline CV End Feed layout
Not to Scale

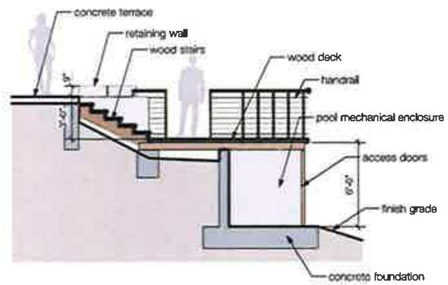


Techline CV Slope Layout, 1 valve
Not to Scale



Techline CV Multiple drip ring layout
Not to Scale

Section through proposed stairs at existing wall
Scale: 1/4" = 1'-0"



Section through proposed deck
Scale: 1/4" = 1'-0"

Handrail: Ithica by Keuka
Notes:
42", surface mount, Powder coated "Dazzling Pewter"

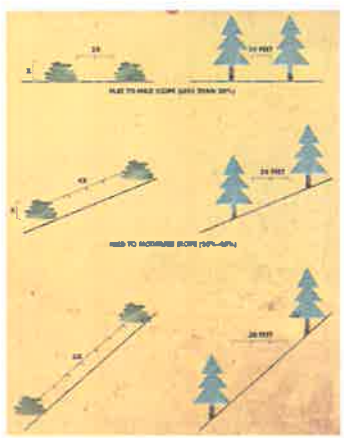
Defensible Space Zones by Cal Fire

Zone 1
Zone 1 extends 30 feet* out from buildings, structures, decks, etc.

- Remove all dead plants, grass and weeds (vegetation)
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.

Zone 2
Zone 2 extends 100 feet out from buildings, structures, decks, etc.

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



Minimum Horizontal Clearance by Cal Fire

Minimum Vertical Clearance by Cal Fire

Tincher Residence

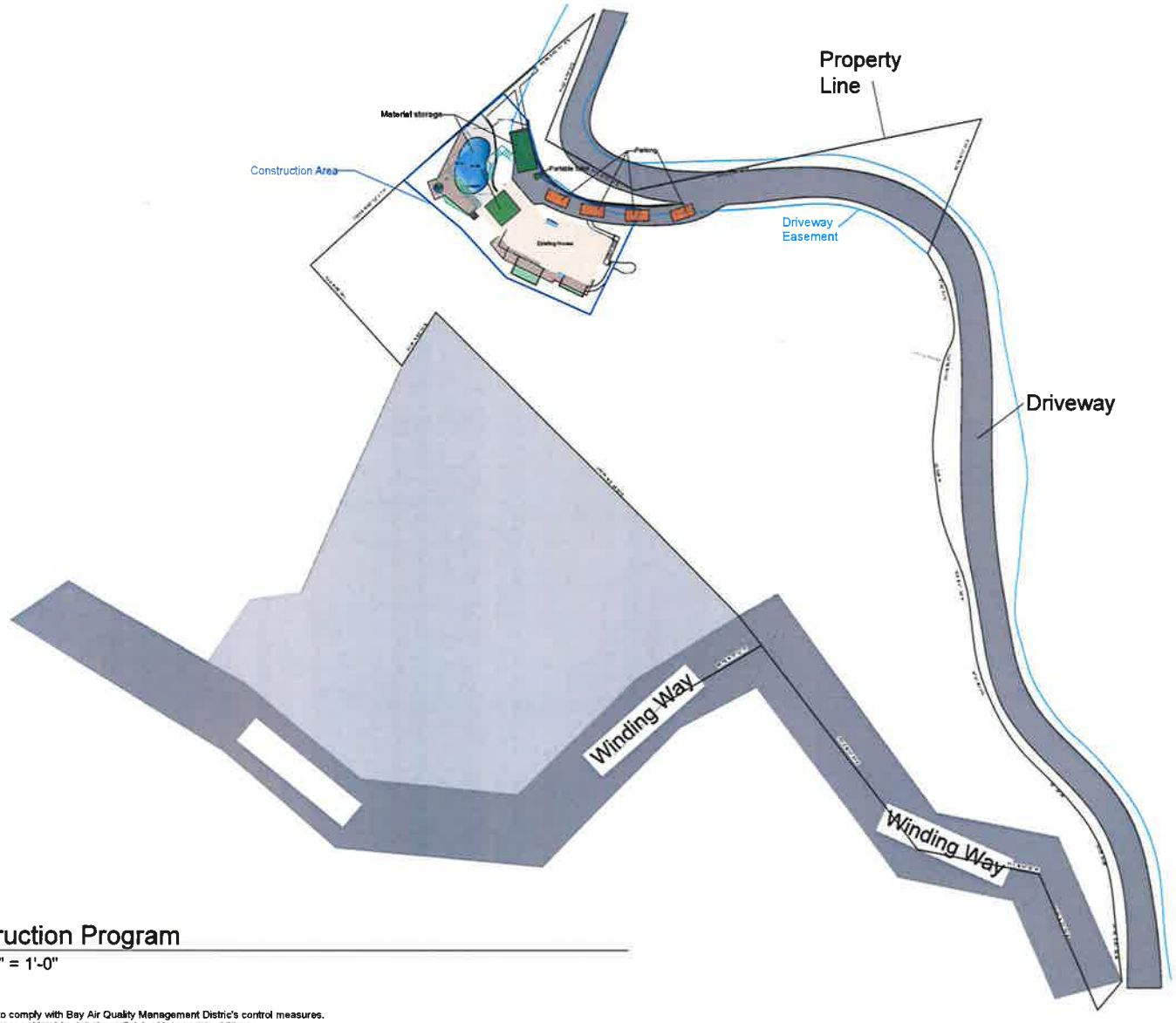
124 Winding Way
Ross, Ca

Issue	Date
City Submittal	16NOV2016
City Resubmittal	30NOV2016

Project ID:
CAD File Name:
Plot Date: Nov 30, 2016
Drawn By:
Scale: As Noted

Landscape Details

L-501



Construction Program

Scale: 1/32" = 1'-0"

Notes:

Dust reduction to comply with Bay Air Quality Management Distric's control measures.
No grading is proposed besides interior unfinished basement addition.
Traffic and noise control will comply with DPW and local standards.

TINCHER HOMES

Date: Nov 7, 2016

Tincher Residence

124 Winding Way Ross CA

Construction Program

Scale: 1/32" = 1'-0"

A701

ATTACHMENT 4

July 18, 1974

20. No. 27 Hillside Lot Construction
James E. Egger, Winding Way (72-091-08) Acre Zone. Construction of house on lot having an average slope in excess of 30%.

Mr. Hoffman reported that the drainage plan has been submitted and studied and he recommended granting the request, subject to 12 conditions, so that the water meter will not expire on October 1st.

Mr. Jones moved granting the request, subject to the following:

1. All foundations to be extended and keyed into solid rock.
2. Soils report to include data on location of solid rock strata where foundations are to be placed prior to foundation design.
3. Study to be made of driveway approach to determine practical width.
4. Provision to be made for controlled disposal of water collected behind upslope retaining walls.
5. Landscaping plan to be provided, containing means of preventing slope erosion.
6. Relief drain to be furnished so garage flooding does not occur if driveway drain gets plugged.
7. All drainage from impervious surfaces to be tied into main downslope drain, including that from roof.
8. Main drain downslope to be at least 6".
9. Main drain to be placed underground and trench above pipe backfilled with grouted rip rap.
10. Satisfactory detail furnished, showing proper disposal of water onto Winding Way.
11. Proper disposal of subsurface water from behind retaining walls to be shown.
12. Applicant's engineer to inspect and certify completion of all above conditions.

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

21. Encroachment Request to Build Six Foot Rock Wall on Town Property at end of Woodside Way.

Following presentation of plans by Stephen Lowe and Phillip Paisley, Mr. Jones moved approval of construction plans as submitted, subject to approval by Town staff. Mr. Chase seconded the motion, which was unanimously passed.