



Staff Report

Date: July 13, 2017
To: Mayor Robbins and Council Members
From: Heidi Scoble, Planning Manager
Subject: McReynolds Residence, 177 Lagunitas Road, File No. 2017-014

Recommendation

Town Council approval of Resolution 2015 conditionally approving a Nonconformity Permit and a Tree Removal Permit to allow to allow a modification to the existing roofline of the main residence, the demolition and the new construction of a garage, and the landscape and hardscape improvements within the backyard portion of the project (rear and side yard), and the removal of three trees, and denial of the Design Review for the new construction of 6-foot tall gate and the new driveway and parking hardscape improvements fronting the façade of the main residence adjacent to Lagunitas Road and denial of the Encroachment Permit to allow a new encroachment from Lagunitas Road.

Property Information:

Owner: Zach and Alexandra McReynolds
Design Professional: Integrated Design Studio and John Clarke Architects
Location: 177 Lagunitas Road
A.P. Number: 073-231-02
Zoning: R-1:B-6 (Single Family Residence, 6,000 sq. ft. min. lot size)
General Plan: Medium (6-10 Units/Acre)
Flood Zone: Zone X (Outside of 100 year floodplain)
Project Number: 2017-014 DR-NCP-EP

Lot Area	11,008 square feet	
Existing Floor Area/Ratio	3,698 sq. ft.	33.5%(20% permitted)
Proposed Floor Area/Ratio	No Change	
Existing Lot Coverage	2,334 sq. ft.	21.2%(20% permitted)
Proposed Lot Coverage	No Change	
Existing Impervious Surfaces	4,043 sq. ft.	27%

Proposed Impervious Surfaces

2,786 sq. ft.

25%

Project Description

The project applicants, Integrated Design Studio and John Clarke Architects, on behalf of property owners Zach and Alexandra McReynolds, are requesting Design Review, a Nonconformity Permit, and a Tree Removal Permit to allow a modification to the existing roofline of the main residence, the demolition and the new construction of a garage in addition to a substantial landscape and hardscape project, and the removal of three trees. The project is also requesting an Encroachment Permit to allow for a new driveway encroachment from Lagunitas Road to provide vehicular access and parking adjacent to the front of the house. Driveway and parking access to the project site is currently from Woodside Way.

The project materials and colors associated with the roofline modification and the new garage would match the existing residence. The project materials and colors for the entry gate would consist of red brick columns, a black metal driveway and pedestrian gate, a wood and metal "hogwire" fence, bluestone rock for the stairs and seat-walls, grey colored permeable pavers, decomposed granite, and a solid white wooden fence.

The project also would include the removal of a protected 8 inch in diameter Flowering Crabapple tree and a significant 32 inch in diameter Deoder Cedar tree. The health of the Flowering Crabapple tree is good and the health of the Deoder Cedar tree is fair with a poor structure and a significant lean.

The proposed improvements require the following permits.

- **Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020** because the project would entail the construction of a 6-foot tall fence.
- **A Non-Conformity Permit is required pursuant to Ross Municipal Code (RMC) Section 18.52.030** to allow for the structural alteration to the roofline of the nonconforming residence and the detached garage.
- **A Tree Removal Permit is required pursuant to Ross Municipal Code (RMC) Section 12-24.080** to allow for the removal of one protected tree and one significant tree (12" in diameter or greater) on improved land.
- **An Encroachment Permit is required pursuant to Ross Municipal Code (RMC) Section 12.08.030** to allow a new driveway encroachment from the Lagunitas Road public right-of-way to the project site.

Background

The project site was established as lots 1 and 2 of the Woodside Tract subdivision that was recorded with the County of Marin in 1908. The project site is an upward sloping lot with an average slope of approximately 9%. Access to the site is via Woodside Avenue. The project site

consists of a single family residence with single detached garage and carport. The original residence was constructed circa 1908 with driveway access via Woodside Way.

Advisory Design Group Review

On April 25, 2017 and May 23, 2017, the Advisory Design Review (ADR) Group conducted Advisory Design Review. With the exception of one ADR Group member, the ADR Group generally supported the project and provided the following comments/recommendations:

1. Supports the front and side landscape and hardscape elements.
2. Recommended reducing the amount of hardscape and landscape along the front of the property because it appears too excessive.
3. Recommend a more English Garden design concept for the front of the property.
4. Provide articulation along the façade of the garage, such as either pushing back the garage or providing a “notch” along the front wall plane.
5. Consider reducing the height of the garage to reduce the scale of the garage.

Since the April and May ADR Group meeting, the applicant has incorporated the suggested comments relative to the garage. The applicant has also slightly reduced the amount of hardscape elements along the front of the property.

Key Issues

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 primary residence and the detached garage were constructed prior to the Town’s zoning regulations and therefore considered to be legal nonconforming.
2. The scope of the project would allow for structural alterations to the existing nonconforming walls associated with a legal nonconforming primary residence and the detached garage.
3. The project would be in keeping with the architectural, cultural and aesthetic value of the primary residence and guest house 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. The project is also subject to conditions of approval to provide project screening to ensure a balanced and harmonious relationship among structures on the site, between structures and the site itself, and between structures on the site and on neighboring properties.
4. The project would not result in a net increase in existing floor area associated with the project site.

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 designed to comply with the Town's Flood Damage Prevention regulations of Chapter 15.36.
7. The project is designed to provide the requisite parking requirements (one enclosed parking space and one on-site parking space) for the R-1:B-6 zoning district.

Design Review

In order to approve the Design Review for the 6-foot tall gate and related landscape and hardscape improvements, the Council is charged within making the following requisite findings:

1. The project is consistent with the purpose of this chapter as outlined in Section 18.41.010.
2. The project is in substantial compliance with the design criteria of Section 18.41.100.
3. The project is consistent with the Ross general plan and zoning ordinance.

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. **Preservation of Natural Areas and Existing Site Conditions.** The existing landscape should be preserved in its natural state by keeping the removal of trees, vegetation, rocks and soil to a minimum. Development should minimize the amount of native vegetation clearing, grading, cutting and filling and maximize the retention and preservation of natural elevations, ridgelands and natural features, including lands too steep for development, geologically unstable areas, wooded canyons, areas containing significant native flora and fauna, rock outcroppings, view sites, watersheds and watercourses, considering zones of defensible space appropriate to prevent the spread of fire.
2. **Minimizing Bulk and Mass.** 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.
3. **Drives, Parking and Circulation.** Access ways and parking areas should be in scale with the design of buildings and structures on the site. They should be sited to minimize physical

impacts on adjacent properties related to noise, light and emissions and be visually compatible with development on the site and on neighboring properties. Off-street parking should be screened from view. The area devoted to driveways, parking pads and parking facilities should be minimized through careful site planning.

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

Upon review of the project, staff suggests the project is not consistent with the Design Review findings related to General Plan consistency and conformance with the Design review criteria and standards of Section 18.41.100. Related to General Plan consistency, the project appears to be in conflict with General Plan policy 3.8 which states that driveways and parking areas should be designed to minimize visibility from the street and to provide safe access. The current condition of the project site fronting Lagunitas Road is that the frontage of the property is heavily screened with vegetation (refer to photograph no. 5 on Sheet L-1.0 of the project plans). Additionally, as seen in the photograph number 8 on Sheet L-1.0, access to the front of the residence is from an approximate five foot wide gate, with a dense vegetated arbor appearance. Although the project includes a comprehensive landscape plan that would provide new landscaping, the scope of the project would entail denuding the existing vegetation mature vegetation along the frontage of Lagunitas Road and construct a new 16 feet wide driveway with an open gate, a 4 feet wide open metal pedestrian gate, and 20 feet of low lying vegetation to facilitate enhanced visibility for use of the driveway. In total, approximately 50 feet of the 90 foot frontage of the property would be visible from public vantage points along the road and the pedestrian path, thus exposing the large expanse of driveway and parking areas and not consistent with the aforementioned General Plan policy.

The project would also not be consistent with the Town's Design review criteria and standards of Section 18.41.100 of the Ross Municipal Code as follows:

1. The design criteria states that new structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Although the project is designed to meet the Ross Valley Fire Department regulations for driveway access and turnaround movements, the resultant appearance of the driveway and parking areas appear out of scale and character with the neighborhood.
2. The design criteria states that the area devoted to driveways, parking pads, and parking facilities should be minimized. The project as designed appears to maximize the driveway and parking area to accommodate more on-site parking with turn-around areas than required.
3. Wherever possible, development should be designed to preserve, protect, and restore native site vegetation and habitat. The project would remove the existing plantings along the property frontage and replace the screening plants within non-native plantings. Furthermore, the project would only include the planting of three California native plantings,

whereas the planting of native plantings should be encouraged.

In summary, staff suggests that the requisite finding to support the proposed vehicular and pedestrian gates, in addition to the landscape and hardscape to accommodate the driveway and parking area cannot be supported as discussed above.

Encroachment Permit

Pursuant to Section 12.080.030 of the Ross Municipal Code, an Encroachment Permit is required to construct and/or use a portion of the public right-of-way for private purposes. The applicant is requesting an Encroachment Permit to allow for a curb cut and driveway apron to provide access to a new driveway and parking area.

As referenced in Section 12.080.010 of the Ross Municipal Code, the purpose of the Encroachment provisions states as follows:

“The public right-of-way and public property are resources held by the Town for the benefit of the public. While it is recognized that special and unusual conditions may justify the installation, use, or operation of encroachments upon the public property, it is the policy of this Town to discourage encroachments onto public lands, and such encroachments shall be kept to a minimum. Encroachments shall be permitted on the public right-of-way or other public property only when necessary or desirable and not in conflict with the General Plan. The encroachment shall not create a substantial adverse impact on persons or property or adversely affect the public health, safety and welfare.”

Consistent with the intent of Section 12.08.010 of the Ross Municipal Code which discourages encroachments onto public lands, there are no new special or unusual conditions associated with the site that would warrant the need for an additional encroachment. The project site was constructed circa 1908 with driveway and vehicular access from Woodside Way. The project site has been able to provide adequate parking and access to the site for the past 109 years. Additionally, parking on Lagunitas Road and Woodside Way has been restricted since the 1970's. The past and present owners of the project site have lived with and have been able to manage with the on and off site parking limitations for over 50-years without ever requesting a need for an additional encroachment.

As stated previously in the Design Review section of the staff report, the encroachment would be in conflict with General Plan policy 3.8 in that the driveway and related improvements would be highly visible. Additionally, it would be difficult to minimize visibility of the driveway and parking area because those modifications would either be in conflict with the Ross Valley Fire Department driveway width requirements, and/or impede visibility of the pedestrian path, thus potentially impeding safe use and access of the path.

Furthermore, it is staff's opinion that the construction of a new driveway crossing over the well-traveled pedestrian path within the Lagunitas Road right-of-way would adversely impact the public health, safety, and welfare establishing an over-proliferation of encroachments along the

existing pathway by adding an additional obstacle to pedestrians. Specifically, within approximately 660 linear feet, one would need to navigate 7 driveway encroachments, which is approximately one drive for every 94 feet. Lastly, the primary historic development pattern along the southside of Lagunitas Road for corner lots is to locate the driveway and parking areas on the side streets adjacent to Lagunitas Road. With the exception of 201, 161, and 121 Lagunitas Road, the remaining four out of seven corner lot properties which front Lagunitas Road have access from an alternative side street.

Public Comment

Public Notices were mailed to property owners within 300 feet of the project site. As of the writing of the staff report, no public comments letters have been received.

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 further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline under CEQA Guideline Section 15301 –*additions to existing structures*, because it involves a modification to roofline to an existing single family residence and Section 15303 –*new construction or conversion of small structures*, because it involves the new construction of a detached one car garage with no potential for impacts as proposed. No exception set forth in Section 15300.2 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 2014
2. Project plans
3. Project Overview, date stamped received June 21, 2017
4. Project Description of Neighborhood Outreach prepared by the applicant
5. Neighborhood Gates and Driveway exhibit prepared by the applicant
6. Arborist Report prepared by PNLA dated March 17, 2017
7. Preliminary Drainage Report prepared by Dan Hughes dated March 20, 2017
8. Advisory Design Review Group minutes dated April 25, 2017 and May 23, 2017
9. Driveway Encroachments of Corner Properties along Lagunitas Road prepared by the Town of Ross

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2015

A RESOLUTION OF THE TOWN OF ROSS APPROVING A NONCONFORMITY PERMIT TO ALLOW A MODIFICATION TO THE ROOFLINE OF THE MAIN RESIDENCE AND THE NEW CONSTRUCTION OF THE ONE CAR GARAGE, APPROVING A TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF TWO TREES, AND DENYING THE DESIGN REVIEW OF A 6-FOOT TALL GATE AND DENYING AN ENCROACHMENT PERMIT TO ALLOW A NEW DRIVEWAY ENCROACHMENT FRONTING LAGUNITAS ROAD AT 177 LAGUNITAS ROAD, APN 073-231-02

WHEREAS, project applicants Integrated Design Studio and John Clarke Architects, on behalf of property owners Zach and Alexandra McReynolds have submitted an application for Design Review, a Nonconformity Permit, and a Tree Removal Permit to allow a modification to the existing roofline of the main residence, the demolition and the new construction of a garage in addition to a substantial landscape and hardscape project, and the removal of two trees. The project is also requesting an Encroachment Permit to allow for a new driveway encroachment from Lagunitas Road to provide vehicular access and parking adjacent to the front of the house. Driveway and parking access to the project site is currently from Woodside Way at 177 Lagunitas Road, Assessor's Parcel Number 073-231-02 (the "project"); and

WHEREAS, on July 13, 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

WHEREAS, the project was determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline under CEQA Guideline Section 15301 *-additions to existing structures*, because it involves a modification to roofline to an existing single family residence and Section 15303 *-new construction or conversion of small structures*, because it involves the new construction of a detached one car garage with no potential for impacts as proposed. No exception set forth in Section 15300.2 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.

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 a Nonconformity

Permit and a Tree Removal Permit and denies Design Review and an Encroachment Permit for the project described herein, located at 177 Lagunitas Road, 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 13th day of July 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN: Council Member Hoertkorn (*recused*)

Elizabeth Robbins, Mayor

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS
177 LAGUNITAS ROAD
APN 073-231-02

A. Findings

- I. Non-Conformity Permit (RMC § 18.52.040) - Approval of a Non-Conformity Permit to allow for structural alterations to a legal nonconforming detached garage in accordance with Ross Municipal Code Section 18.52.030, Non-Conformity - Alteration, and is approved based on the findings:**

The project is consistent with the purpose of the Nonconformity Permit chapter as outlined in Ross Municipal Code Section 18.52.040:

- a) The nonconforming structure was in existence at the time the ordinance that now prohibits the structure was passed. The structure must have been lawful when constructed. The property owner has the burden to prove by substantial evidence the nonconforming and legal status of the structure.**

The existing garage was constructed along the southern rear property line, where a 40 foot setback is required. The garage was constructed circa late 1920's prior to any Town zoning regulations and therefore considered to be legal nonconforming.

- b) The town council can make the findings required to approve any required demolition permit for the structure: The demolition will not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.**

Pursuant to Section 18.50.020 of the Ross Municipal Code, a demolition permit does not apply to garages, therefore this finding is not applicable as no structures are proposed to be demolished.

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

As summarized in the staff report dated July 13, 2017, the scope of the project associated with the new construction of the garage only would be consistent with the design review criteria and standards relative to architectural design, materials, colors, and landscaping. 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.

- d) Total floor area does not exceed the greater of the total floor area of the existing nonconforming and/or legal nonconforming structure.**

The resultant project would not result in a new garage that would have more floor area than the existing garage, therefore the new garage would be consistent with this finding.

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

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

The project site is located outside of a designated flood plain and therefore not subject to a development permit pursuant to Section 15.36.130 of the Ross Municipal Code or other development related regulations associated with Chapter 15.36.

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

The Ross Valley Fire Department has indicated they would approve the project as presented to the Town Council.

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

Condition of approval number 9 would require the applicant to indemnify and hold harmless from any claim, action, or proceeding ("action") against the Town, therefore the project would be consistent with this finding.

- i) The site has adequate parking. For purposes of this section, adequate parking shall mean that the site complies with at least the minimum number of parking spaces required for the zoning district (covered or not covered).**

The project would comply with the Town's R-1:B-6 zoning district parking regulations whereby two on-site parking spaces can be accommodated, one of would be enclosed.

II. In accordance with Ross Municipal Code Section 12.24.080, a Tree Removal permit is approved based on the following findings:

1. The alteration or removal is necessary to allow the economic enjoyment of the property, such as construction of improvements because some of the trees are located over the

most feasible development area;

2. The alteration or removal would not adversely impact the subject property or neighboring properties because a large number of trees will remain;
3. Tree removal would not result in significant erosion or the diversion of increased flows of surface water because engineered fill would be placed where stumps are removed;
4. The alteration or removal is necessary due to the Ross Valley Fire Department's requirements for improved on-site circulation. The Ross Valley Fire Department has also approved a Vegetation Management Plan that includes tree removal that is required to comply with state mandated defensible space criteria.

III. 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:

As supported in the July 13, 2017 staff report, the project would not meet the purpose of design review in that the project would not be consistent with General Plan policy 3.8 which states that driveways and parking areas should be designed to minimize visibility from the street and to provide safe access. The project site fronting Lagunitas Road is heavily screened with vegetation (refer to photograph no. 5 on Sheet L-1.0 of the project plans). Additionally, as seen in the photograph number 8 on Sheet L-1.0, access to the front of the residence is from an approximate four foot wide gate. Although the project includes a comprehensive landscape plan that would provide new landscaping, the scope of the project would entail denuding the existing vegetation mature vegetation along the frontage of Lagunitas Road and construct a new 16 feet wide driveway and a 4 feet wide pedestrian gate. Furthermore, in order to provide enhanced visibility for use of the driveway, low plantings would be planted. In total, approximately 46 feet of the 90 foot frontage of the property would be visible from public vantage points along the road and the pedestrian path, thus exposing the driveway and parking areas.

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

Pursuant to Section 18.41.100, the Council has determined the project is not consistent with the following Design Review criteria and standards:

1. The design criteria states that new structures and additions should avoid monumental or excessively large size out of character with their setting or with other dwellings in the neighborhood. Although the project is designed to meet the Ross Valley Fire Department regulations for driveway access and turnaround movements, the resultant appearance of the driveway and parking areas appear out of scale and character with the neighborhood.
2. The design criteria states that the area devoted to driveways, parking pads, and parking

facilities should be minimized. The project as designed appears to maximize the driveway and parking area to accommodate more on-site parking with turn-around areas than required.

3. Wherever possible, development should be designed to preserve, protect, and restore native site vegetation and habitat. The project would remove the existing plantings along the property frontage and replace the screening plants within non-native plantings. Furthermore, the project would only include the planting of three California native plantings, whereas the planting of native plantings should be encouraged.

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

As summarized in the above Design Review finding a), the project would not be consistent with General Plan policy 3.8. Therefore, the project is not consistent with this finding.

IV. In accordance with Ross Municipal Code Section 12.08.010, an Encroachment Permit is denied based on the following:

Consistent with the intent of Section 12.08.010 of the Ross Municipal Code which discourages encroachments onto public lands, there are no new special or unusual conditions associated with the site that would warrant the need for an additional encroachment. The project site was constructed circa 1908 with driveway and vehicular access from Woodside Way. The project site has been able to provide adequate parking and access to the site for the past 109 years. Additionally, parking on Lagunitas Road and Woodside Way has been restricted since the 1970's. The past and present owners of the project site have lived with and have been able to manage with the on and off site parking limitations for over 50-years without ever requesting a need for an additional encroachment. Furthermore, the construction of a new driveway crossing over the well-traveled pedestrian path within the Lagunitas Road right-of-way would adversely impact the public health, safety, and welfare establishing an over-proliferation of encroachments along the existing pathway by adding an additional obstacle to pedestrians. Specifically, within approximately 660 linear feet, one would need to navigate 7 driveway encroachments, which is approximately one drive for every 94 feet. Lastly, the primary historic development pattern along the southside of Lagunitas Road for corner lots is to locate the driveway and parking areas on the side streets adjacent to Lagunitas Road. With the exception of 201, 161, and 121 Lagunitas Road, the remaining four out of seven corner lot properties which front Lagunitas Road have access from an alternative side street.

Lastly, as summarized in the July 13, 2017 staff report, the encroachment would be in conflict with General Plan policy 3.8 in that the driveway and related improvements would be highly visible. Additionally, it would be difficult to minimize visibility of the driveway and parking area because those modifications would either be in conflict with the Ross Valley Fire Department driveway width requirements, and/or impede visibility of the pedestrian path, thus potentially impeding safe use and access of the path.

EXHIBIT "B"
CONDITIONS OF APPROVAL
177 LAGUNITAS ROAD
APN 073-231-02

1. This approval authorizes a Nonconformity Permit and Tree Removal Permit to allow a modification to the existing roofline of the main residence, the demolition and the new construction of a garage in addition to a substantial landscape and hardscape project within the backyard portion of the project (rear and side yard), and the removal of two trees at 177 Lagunitas Road. The elements of the project that are not approved is the Design Review for the new construction of 6-foot tall gate and the new driveway and parking hardscape improvements fronting the façade of the main residence adjacent to Lagunitas Road. An Encroachment Permit is also not approved to allow a new encroachment from Lagunitas Road.
2. The building permit shall substantially conform to the plans entitled, "McReynolds Residence", date-stamped received June 21, 2017 with the exception of those elements of the project which are not approved as described in the above condition of approval.
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. A Tree Permit shall not be issued until the project grading or building permit is issued.

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.
 - 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 10.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. 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

MCREYNOLDS RESIDENCE

ROSS, CALIFORNIA

VICINITY MAP/PROJECT LOCATION:



ABBREVIATIONS

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
BC	BOTTOM OF CURB	MAX	MAXIMUM
BS	BOTTOM OF WALL	MIN	MINIMUM
BS	BOTTOM OF SITE	(N)	NEW
C	CONDUIT	NIC	NOT IN CONTRACT
CB	CATCH BASIN	N/T/S	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
DO	DECOMPOSED GRANITE	OD	OUTSIDE DIAMETER
DI	DRAIN INLET	PA	PLANTING AREA
DIA	DIAMETER	PSI	POUNDS PER SQUARE
DMS	DRAWING	PVC	POLYVINYL CHLORIDE
EA	EACH	R	RADIUS
ELEC	ELECTRIC	RP	RADIUS POINT
(E)	EXISTING	RM	RIM ELEVATION
EJ	EXPANSION JOINT	SAD	SEE ARCHITECT DRAWINGS
EQ	EQUAL	SCD	SEE CIVIL DRAWINGS
FT	FEET	SSD	SEE STRUCTURAL DRAWINGS
FG	FINISH GRADE	SCH	SCHEDULE
FN	FIRE HYDRANT	SD	STORM DRAIN
G	GAS	SJ	SCORE JOINT
GA	GUAGE	STL	STEEL
GALV	GALVANIZED	TC	TOP OF CURB
GPH	GALLONS PER HOUR	TR	TOP OF RAILING
GPM	GALLONS PER MINUTE	TP	TOP OF PAVEMENT
IN KIND	TO MATCH EXISTING	TS	TOP OF STEP
INV	INVERT	TW	TOP OF WALL
HD	HOT DIPPED	TYP	TYPICAL
HP	HIGH POINT	UN	UNLESS OTHERWISE
HT	HEIGHT	VF	VERIFY IN FIELD
L.O.W	LIMIT OF WORK	W	WITH

SYMBOLS

	ENLARGED		CENTER LINE
	FLUSH		PROPERTY LINE
	ALIGN		LIMIT OF WORK
	BREAKLINE		

PROJECT DESCRIPTION

SEE ATTACHED PROJECT OVERVIEW AND ENCROACHMENT FINDINGS

ASSESSOR PARCEL NUMBER	073-231-02	
ADDRESS	177 Lagunitas Rd.	
JURISDICTION	Ross	
ZIP CODE	94957	
USE CODE	11	
DESCRIPTION	Single-Resid - Improved	
AVERAGE SLOPE	9.206%	
ASSESSOR PARCEL SQUARE FOOTAGE	12151	
TAX RATE AREA	006-000	
ZONING	R1-B0	
BUILDING CODES	Structural: 2018 CRC Nonstructural: 2016 CRC Other: 2016 CMC, CPC 2016 CEC 2016, CFC 2016 CGBS 2016, 2016 CEES	
LATITUDE, LONGITUDE	37.961, 122.563	
PROPERTY INFORMATION:	EXISTING	PROPOSED:
LOT COVERAGE	2,334 SF	2,334 SF
FRONT SETBACK	25	25
LEFT SIDEYARD SETBACK	15	15
RIGHT SIDEYARD SETBACK	15	15
REAR SETBACK	40	40
CUT	N/A	126 CY
FILL	N/A	32 CY
ON/OFF HAUL	N/A	94 CY
IMPERVIOUS SURFACE	4,043 SF	2,786 SF
PERVIOUS SURFACE	7,207 SF	1,444 SF
PARKING SPACES	1 COVERED 1 UNCOVERED	1 COVERED 5 UNCOVERED
FLOOR AREA	3,696 SF	3,696 SF

GENERAL NOTES

1. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS CONTAINED IN THIS SET OF CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE UNIFORM BUILDING CODE, AND ALL STATE AND LOCAL CODES.
3. THE DRAWINGS AND SPECIFICATIONS DESCRIBE IN GENERAL THE QUALITY AND CHARACTER OF THE MATERIALS, SHAPE, AND CONFIGURATION OF IMPROVEMENTS AND THE DESIGN INTENT OF THE COMPLETED, INSTALLED WORK. MISCELLANEOUS ITEMS OF WORK, MATERIAL, EQUIPMENT, ETC., NECESSARY TO COMPLETE THE INSTALLATION SHALL BE PROVIDED BY THE CONTRACTOR WHETHER OR NOT MENTIONED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
4. PROJECT SUBMITTAL LIST: IT IS THE RESPONSIBILITY OF EACH CONTRACTOR TO READ AND UNDERSTAND THE REQUIREMENTS LISTED IN THE PLANS AND SPECIFICATIONS AND PROVIDE SUBMITTALS TO OWNER'S REPRESENTATIVE PER THE PROJECT SUBMITTAL LIST.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH SUBCONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACT WITH THE OWNER. CONTRACTOR SHALL COORDINATE ALL WORK TO PREVENT CONFLICTS BETWEEN TRADES, AND REPORT CONFLICTS OR INCONGRUITIES BEFORE PROPOSED IMPROVEMENTS AND/OR EXISTING FACILITIES TO THE LANDSCAPE ARCHITECT, OR OWNER'S REPRESENTATIVE, AS NECESSARY.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OF RELATED WORK.
7. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. IF CONTRACTOR REQUIRES DIMENSIONS NOT NOTED, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH WORK RELATED TO THOSE DIMENSIONS.
8. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE INDICATED OR NOTED.
9. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE, UNLESS OTHERWISE INDICATED OR NOTED.
10. "TYPICAL" OR "TYP" MEANS FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE INDICATED OR NOTED.
11. THE LOCATION OF EXISTING UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. IT SHALL BE THE DUTY OF THE CONTRACTOR TO MAKE EXACT DETERMINATIONS AS TO THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THOSE DETERMINATIONS HAVE BEEN MADE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND FACILITIES. IF UTILITIES ARE DAMAGED DURING THE COURSE OF WORK, CONTRACTOR WILL RESTORE TO NEW CONDITION AT NO ADDITIONAL COST TO THE CLIENT. CALL UNDERGROUND SERVICE ALERT (USA) 1-800-227-2600, A MINIMUM OF 48 HOURS BEFORE ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.
12. ALL UTILITY CONNECTIONS AND/OR DISCONNECTIONS NECESSARY TO COMPLETE THE WORK SHALL BE PERFORMED IN SUCH MANNER AS TO MINIMIZE UTILITY SERVICE INTERRUPTIONS TO FACILITY OPERATIONS IN THE VICINITY OF CONSTRUCTION. COORDINATE ALL "DOWN TIME" WITH OWNER AND THE APPROPRIATE AGENCY. OBTAIN PRIOR APPROVAL FOR ANY INTERRUPTIONS OF BUILDING SERVICES, INCLUDING FIRE PROTECTION SYSTEMS, SECURITY SYSTEMS.

13. CONTRACTOR SHALL PROVIDE ALL TOOLS, TRANSPORTATION, UTILITIES, TEMPORARY FACILITIES, AND OTHER SERVICES AS NECESSARY FOR PROPER EXECUTION OF THE WORK, AND ASSUME FULL RESPONSIBILITY FOR PROTECTION AND MAINTENANCE OF THESE ELEMENTS DURING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR DESIGNATION OF THE MATERIAL STORAGE AREA AT THE JOB SITE.
14. CONTRACTOR SHALL PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. BARRICADES, SIGNS, LIGHTS, ETC., REQUIRED FOR THE PROTECTION OF PUBLIC AND PERSONAL, PROPERTY AND MATERIAL, SHALL BE PROVIDED FOR AND MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR, AND SHALL CONFORM TO ALL GOVERNING CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY TO CONTROL DUST AT AND NEAR THE SITE OF WORK AND ALONG APPROACH ROUTES TO THE CONSTRUCTION SITE.
15. CONTRACTOR SHALL PROTECT EXISTING TREES AND VEGETATION TO REMAIN. PROVIDE PROTECTIVE FENCING OF EXISTING PLANTED AREAS AS REQUIRED BY LOCAL CODES AND PROJECT CONSTRUCTION SPECIFICATIONS.
16. CONTRACTOR SHALL MAINTAIN "GOOD HOUSEKEEPING" PRACTICES AT THE JOB SITE. REMOVE EXCESS BUILDING MATERIALS AND DEBRIS PROMPTLY FROM THE JOB SITE AND DISPOSE OF AT AN APPROVED DUMP SITE. LEAVE THE JOB SITE "BROOM CLEAN." ALL MATERIALS SHALL BE STACKED OR FILED IN AN ORDERLY MANNER AT THE END OF EACH WORK DAY.
17. BEFORE ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, THE COMPLETED CONSTRUCTION SHALL BE CLEARED, ANY APPLICABLE LABELS REMOVED, ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPATTERED PAINT AND BLEMMISHES REMOVED AND ALL OTHER TOXIC/FLUP WORK COMPLETED. ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
18. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGE TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS THAT COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNATED TO PREVENT EXPOSURE TO RAINFALL, AND NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
19. FLUSHING OF STREETS AND PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. PREFERABLY, AREAS REQUIRING CLEANING SHOULD BE SWEEP.
20. IF PAVING STORM DRAIN, AND PLANTING IMPROVEMENTS ARE NOT COMPLETED BY 10/15, CONTRACTOR SHALL PROVIDE TEMPORARY SILT AND DRAINAGE CONTROLS. FACILITIES SHALL BE INSTALLED TO CONTROL AND OBTAIN EROSION CAUSED SILT DEPOSITS AND TO PROVIDE FOR SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES.
21. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES, COLORS, AND PAVING MATERIALS TO THE LANDSCAPE ARCHITECT FOR WRITTEN APPROVAL BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL SUBMIT LEGIBLE SHOP DRAWINGS AND CUT SHEETS FOR ALL SITE FURNITURE AND ITEMS NOT SPECIFICALLY DETAILED.
22. EQUIPMENT AND DEVICES SHALL BE NEW, UNLESS OTHERWISE NOTED.
23. CONTRACTOR TO PROVIDE FIELD LAYOUT FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION OF ALL HARDSCAPE AND PLANTING OR OTHER SOFTWARE. IN THE ABSENCE OF THIS APPROVAL, CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF ALL COSTS FOR CHANGES.
24. IN ADDITION TO THESE DRAWINGS, REFER TO STANDARD SPECIFICATIONS AND PLANS.

PROJECT CONTACTS

CLIENT:
ZACH MCREYNOLDS &
ALEXANDRA MOREHOUSE
177 LAGUNITAS ROAD,
ROSS, CA, 94957
(415) 823-0372

LANDSCAPE ARCHITECT:
INTEGRATED DESIGN STUDIO
227 FLAMINGO ROAD
MILL VALLEY, CA 94641
CONTACT: JANE SEDORAN (415) 381-9500

SURVEYOR & CIVIL ENGINEER
CIVIL GROUP:
JOHN CLARKE ARCHITECTS
4000 BRIDGEWAY, SUITE 313A
SAUSALITO, CA 94965
CONTACT: JOHN CLARKE (415) 332-1122

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	SHEET NO.	SHEET TITLE
L-0.0	COVER SHEET	A-0.0	VICINITY MAP, SITE PLAN
L-0.1	EXISTING CONDITIONS	A1.0	ARCHITECTURAL SITE DEMOLITION PLAN
L-1.0	ILLUSTRATED SITE PLAN	A2.0	PROPOSED FIRST FLOOR AND ROOF PLAN/BUILDING SECTION
L-1.1	PROPOSED EXTERIOR ELEVATIONS	A4.0	PROPOSED EXTERIOR ELEVATIONS
L-1.2	DEMOLITION PLAN	C1	COVER SHEET
L-1.3	PROPOSED PATIO VS EXISTING	C2	GRAVING AND DRAINAGE PLAN
L-1.4	3D MODEL VIEWS	C3	EROSION CONTROL PLAN AND DETAILS
L-2.0	VEGETATION MANAGEMENT PLAN	C4	DETAILS
L-2.1	LAYOUT PLAN	1	TRIANGULAR VIEW DIAGRAM
L-2.2	STAKING PLAN		
L-3.0	PLANTING PLAN		
L-3.1	PLANTING DETAILS		
L-4.0	IRRIGATION PLAN		
L-4.1	IRRIGATION DETAILS		
L-4.2	LIGHTING ELECTRICAL PLAN		
L-5.0	CONSTRUCTION DETAILS (1)		
L-6.0	CONSTRUCTION DETAILS (2)		
L-7.0	MATERIALS AND FINISHES		

- ATTACHMENTS:
- PLANNING APPLICATION FORM
 - PRELIMINARY DRAINAGE REPORT
 - ARBORIST REPORT
 - TITLE REPORT
 - PROJECT OVERVIEW AND ENCROACHMENT FINDINGS
 - GATES AND/OR DRIVEWAYS ON LAGUNITAS

NOT FOR CONSTRUCTION



MCREYNOLDS RESIDENCE
177 LAGUNITAS RD.
ROSS, CA 94957
APN #073-231-02



Jane Sedoran Landscape Architect
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RECEIVED
Planning Department

JUN 21 2017

Town of Ross

DATE	DESCRIPTION
06/21/17	DESIGN REVIEW SET

DRAWN	APPROVED
REVIEWED	JS
SCALE	NOTED

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
L-0.0



1 CURRENT BACKYARD PATIO (LOOKING SOUTH)



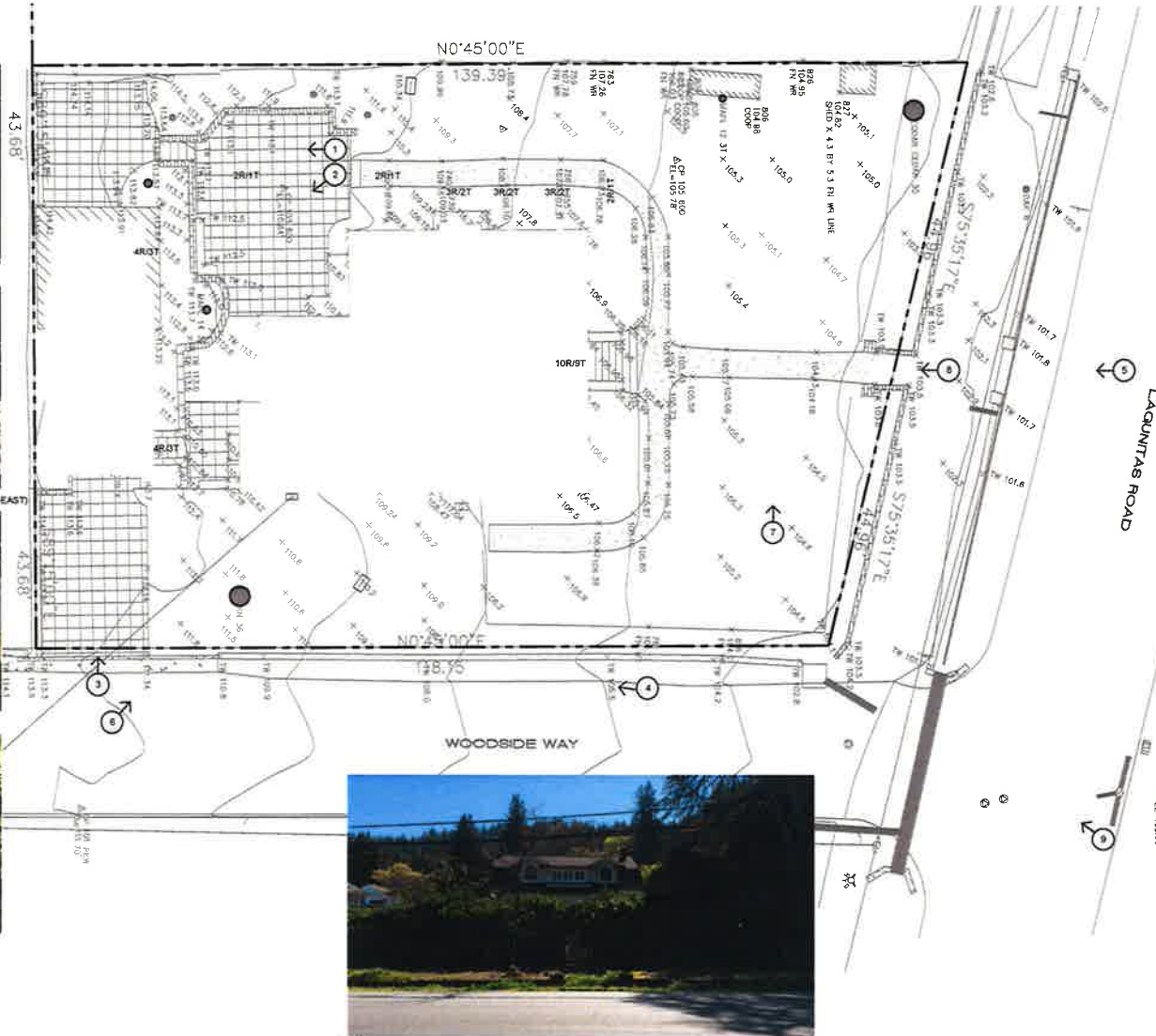
2 CURRENT BACKYARD PATIO (LOOKING SOUTH-EAST)



3 CURRENT DRIVEWAY/GARAGE



4 CURRENT GUTTER/GUEST PARKING



5 VIEW OF HOUSE FROM LAQUNTITAS



6 VIEW OF HOUSE FROM WOODSIDE



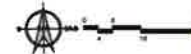
7 CURRENT FRONT YARD CONDITIONS



8 CURRENT BACKYARD PATIO



9 VIEW OF HOUSE FROM CORNER OF LAQUNTITAS & WOODSIDE



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Jane Satterman, Landscape Architect
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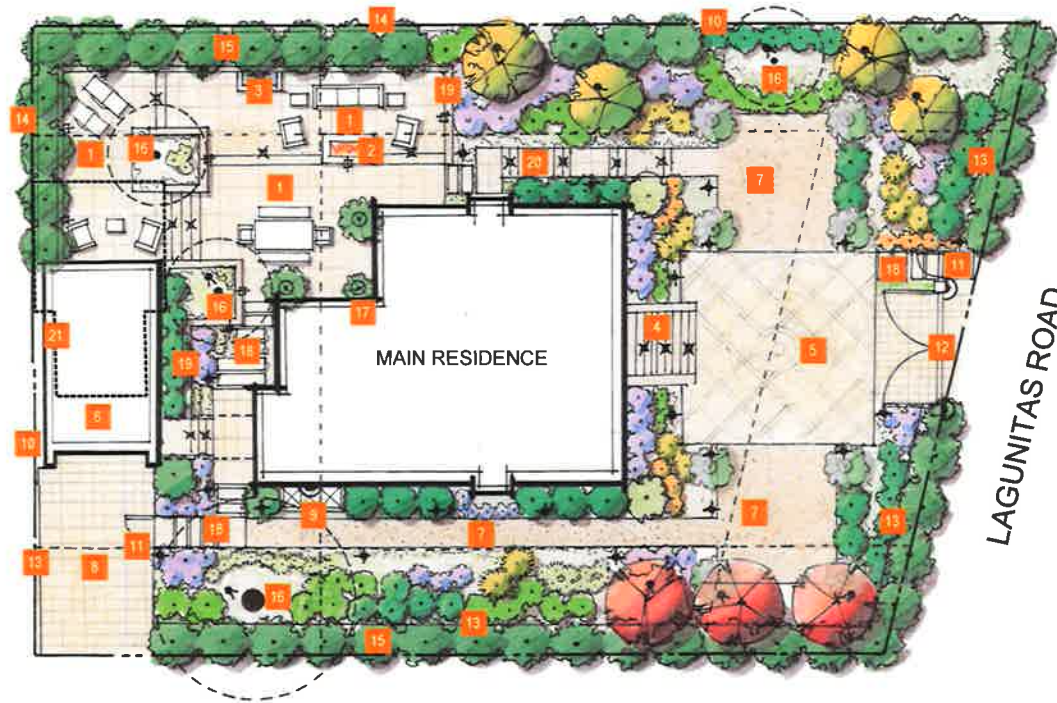
DRAWN	AFM/WOP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE
**EXISTING
CONDITIONS**

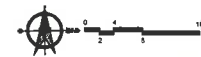
SHEET NUMBER
L-1.0

LEGEND / NOTES:

- 1 OUTDOOR PATIO, BLUESTONE PAVERS ON PERMEABLE BASE
- 2 FIRE PIT
- 3 WATER FEATURE
- 4 ENTRY STAIRS
- 5 VISITOR ENTRY, CONCRETE PERMEABLE PAVERS
- 6 (N) GARAGE SAD
- 7 WALKWAY & VISITOR PARKING, DG PAVING ON PERMEABLE BASE
- 8 (E) DRIVEWAY
- 9 TRASH ENCLOSURE
- 10 (E) FENCE TO REMAIN
- 11 (N) PEDESTRIAN GATE
- 12 (N) VEHICULAR GATE
- 13 (N) HOGWIRE FENCE
- 14 (N) SOLID FENCE
- 15 SCREENING SHRUBS TO REPLACE EXISTING, TYP.
- 16 (E) TREE TO REMAIN & PROTECT, (SHOWN DASHED)
- 17 POTTED PLANTS, 1 OF 3, TYP.
- 18 STEPPING STONES, BLUESTONE PAVERS ON PERMEABLE BASE
- 19 BLUESTONE RETAINING WALL, TYP.
- 20 (N) WALKWAY, BLUESTONE PAVERS
- 21 (E) GARAGE TO BE REMOVED (SHOWN DASHED)



WOODSIDE WAY



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APN #073-231-02



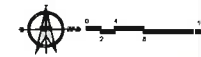
Jane Sedore, Landscape Architect
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DATE	DESCRIPTION
08/15/17	DESIGN REVIEW SET

DRAWN	ATM/WDP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE
**ILLUSTRATIVE
SITE PLAN**

SHEET NUMBER
L-1.1



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ROSS, CA 94957
APN #073-231-02



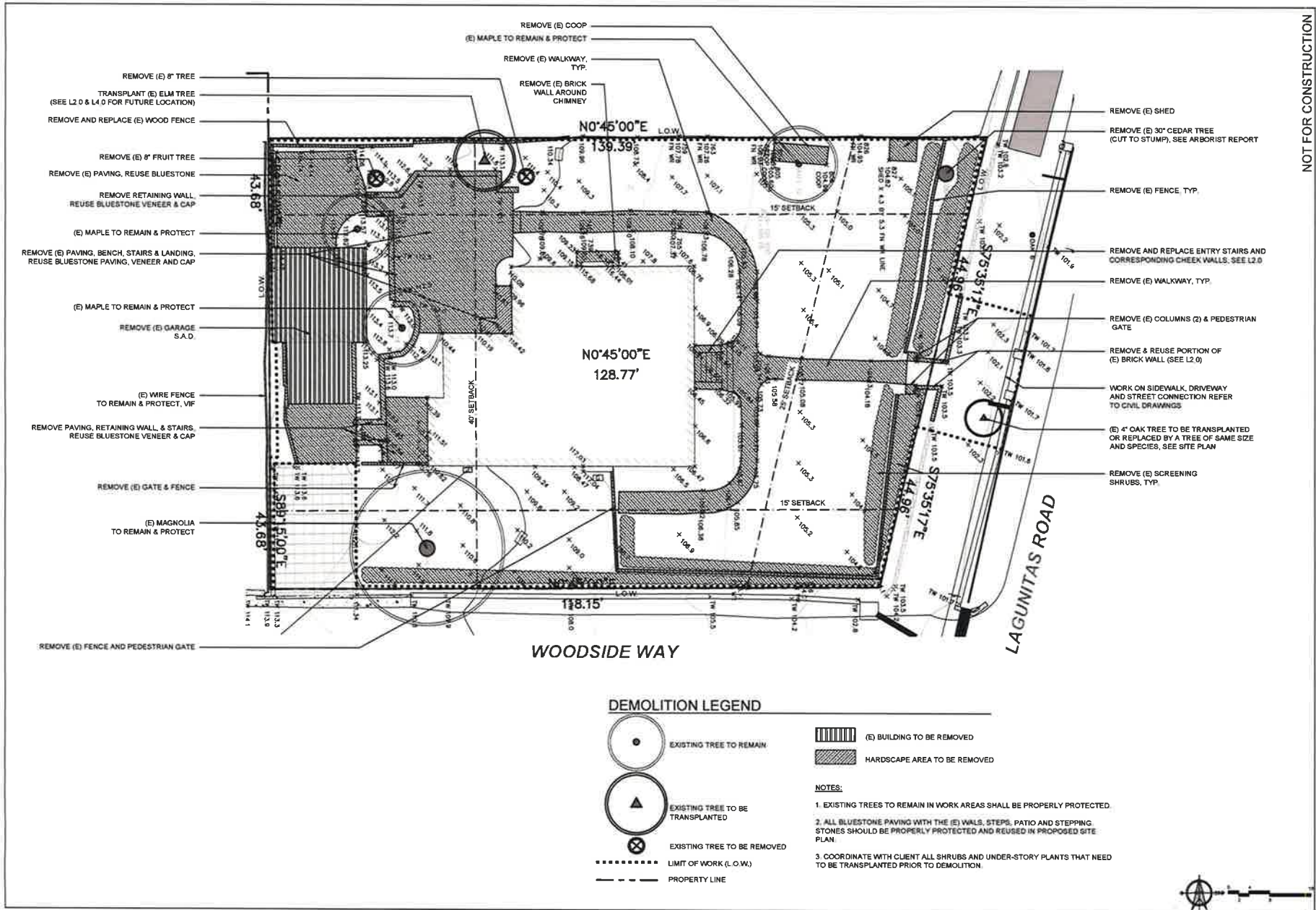
Jane Soderstrom, Landscape Architect
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DATE	DESCRIPTION
05/17/17	DESIGN REVIEW SET

DRAWN	APM/WCP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE
**SITE
CONTEXT**

SHEET NUMBER
L-1.2



NOT FOR CONSTRUCTION



**MCREYNOLDS
RESIDENCE**
177 LAGUNITAS RD.
ROSS, CA 94957
APN #073-231-02



Jane Sederman, Landscape Architect
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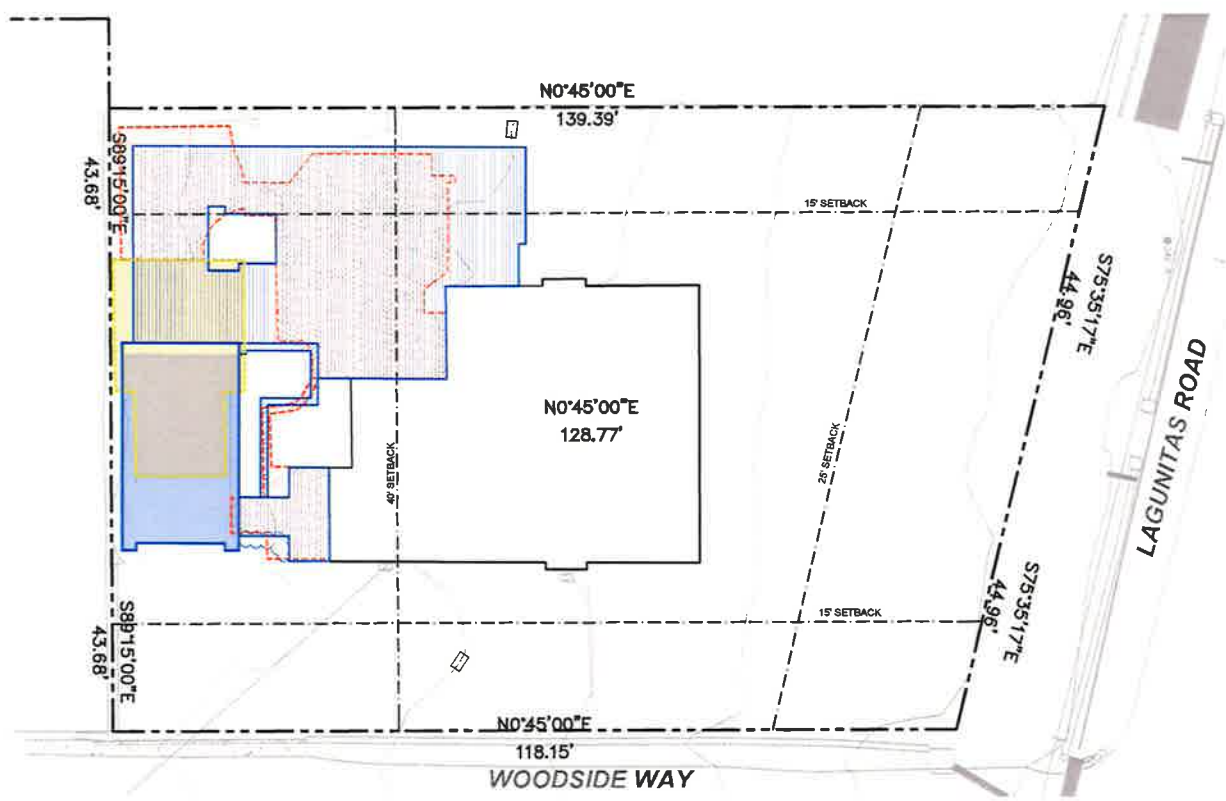
DATE	DESCRIPTION
05/15/17	DESIGN REVIEW SET

DRAWN	ARMWGP
REVIEWED	JS
SCALE	NOTED






SHEET TITLE
**DEMOLITION
PLAN**

SHEET NUMBER
L-1.3





LEGEND

	EXISTING GARAGE
	PROPOSED GARAGE
	EXISTING PATIO
	PROPOSED PATIO
	PROPERTY LINE



NOT FOR CONSTRUCTION



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RESIDENCE**
177 LAGUNITAS RD.
ROSS, CA 94957
APN #073-231-02



Jane Sedoran, Landscape Architect
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DATE	DESCRIPTION
8/25/17	DESIGN REVIEW SET

DRAWN	ARM/VCP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE:
**PROPOSED VS
EXISTING
PATIO**

SHEET NUMBER:
L-1.4

NOT FOR CONSTRUCTION



**MCREYNOLDS
RESIDENCE**
177 LAGUNITAS RD.
ROSS, CA 94957
APN #073-231-02



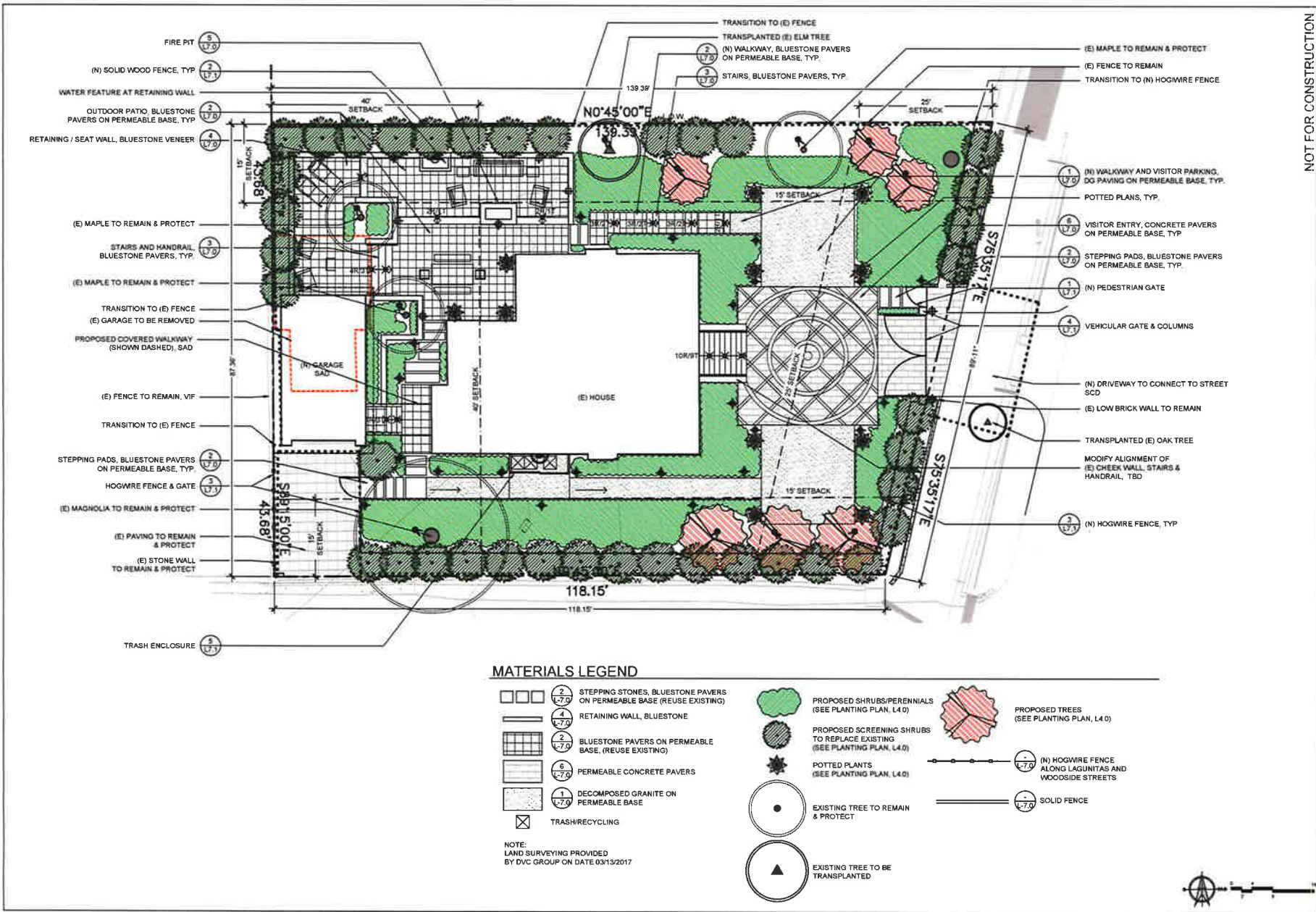
Jane Seaman, Landscape Architect
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DATE	DESCRIPTION
06/20/17	DESIGN REVIEW MET

DRAWN	APPROVED
REVIEWED	JS
SCALE	NOTED

SHEET TITLE
SITE PLAN

SHEET NUMBER
L-2.0



MATERIALS LEGEND

- STEPPING STONES, BLUESTONE PAVERS ON PERMEABLE BASE (REUSE EXISTING) (2 L-7.0)
- RETAINING WALL, BLUESTONE (4 L-7.0)
- BLUESTONE PAVERS ON PERMEABLE BASE, (REUSE EXISTING) (2 L-7.0)
- PERMEABLE CONCRETE PAVERS (6 L-7.0)
- DECOMPOSED GRANITE ON PERMEABLE BASE (1 L-7.0)
- TRASH/RECYCLING
- PROPOSED SHRUBS/PERENNIALS (SEE PLANTING PLAN, L4.0)
- PROPOSED SCREENING SHRUBS TO REPLACE EXISTING (SEE PLANTING PLAN, L4.0)
- POTTED PLANTS (SEE PLANTING PLAN, L4.0)
- EXISTING TREE TO REMAIN & PROTECT
- EXISTING TREE TO BE TRANSPLANTED
- PROPOSED TREES (SEE PLANTING PLAN, L4.0)
- (N) HOGWIRE FENCE ALONG LAGUNITAS AND WOODSIDE STREETS (1 L-7.0)
- SOLID FENCE (1 L-7.0)

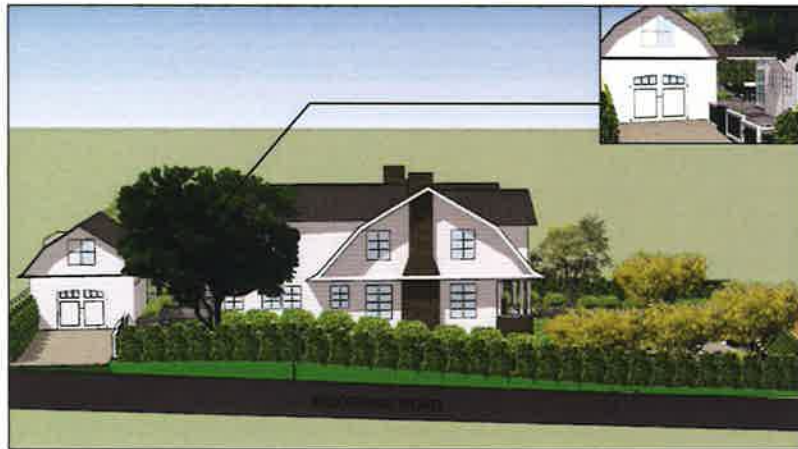
NOTE:
LAND SURVEYING PROVIDED
BY DVC GROUP ON DATE 03/13/2017



1 AERIAL VIEW FROM CORNER OF LAGUNITAS AND WOODSIDE
SCALE: N.T.S.



2 VIEW OF REAR PATIO FROM INSIDE OF THE HOUSE
SCALE: N.T.S.



3 VIEW FROM WOODSIDE ROAD
SCALE: N.T.S.



4 VIEW FROM LAGUNITAS ROAD
SCALE: N.T.S.

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Jane Soderstrom, Landscape Architect
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DATE	DESCRIPTION
08/31/17	DESIGN REVIEW SET

DRAWN	AMW/JCP
REVIEWED	JIS
SCALE	NOTED

SHEET TITLE
**3D MODEL
VIEWS**

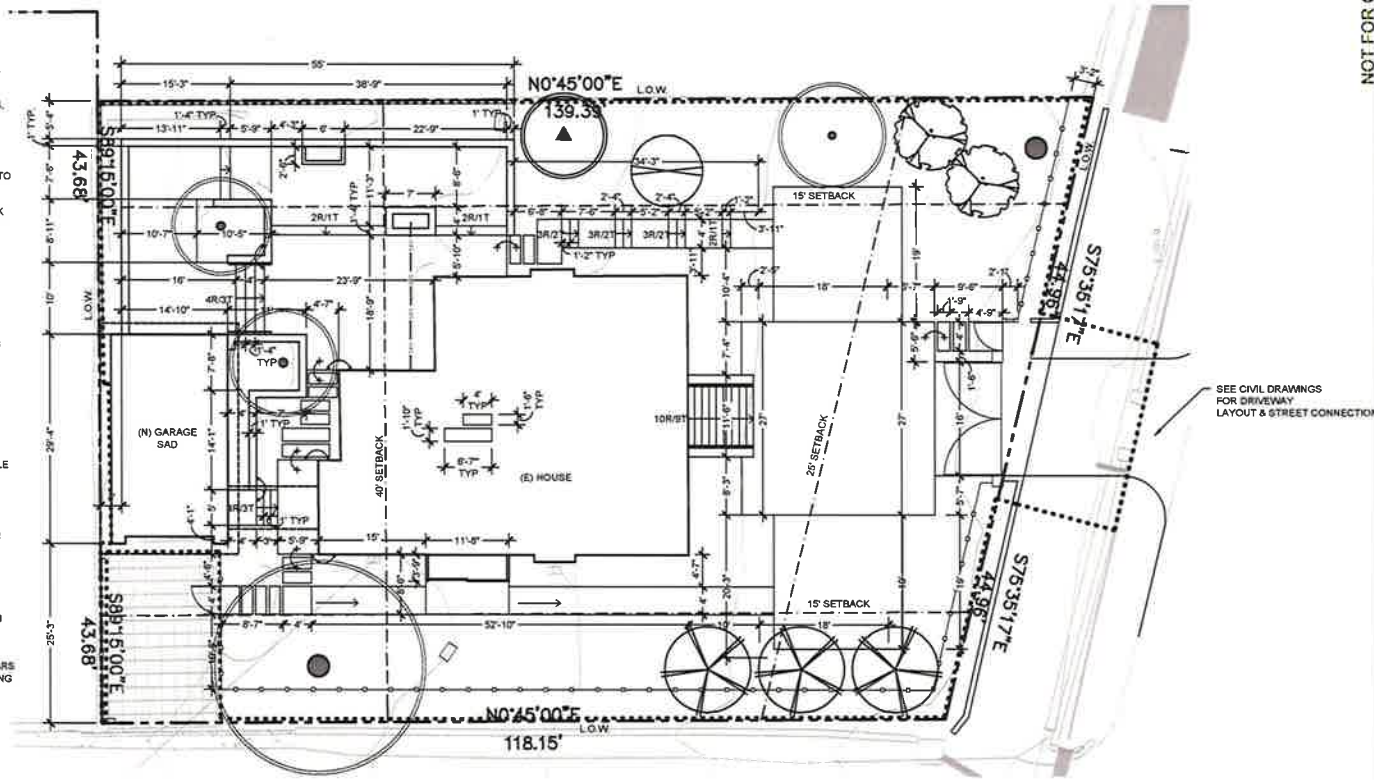
SHEET NUMBER
L-2.1

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6. ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR.
7. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
8. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
9. CENTERLINE OF CREEK SHALL BE INTERPRETED AS LOWEST POINT OF PREVAILING FLOW DURING DRY SEASON. DISREGARDING SURFACE LITTER OR DEBRIS OTHER THAN EXISTING RIP-RAP.
10. REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
11. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
12. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
13. DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.
14. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
15. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

LEGEND:

SYMBOL	DESCRIPTION
	FLUSH
	ALIGN
	LIMIT OF WORK
	PROPERTY LINE
	GAS LINE



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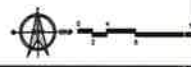
Jane Sedstrom, Landscape Architect
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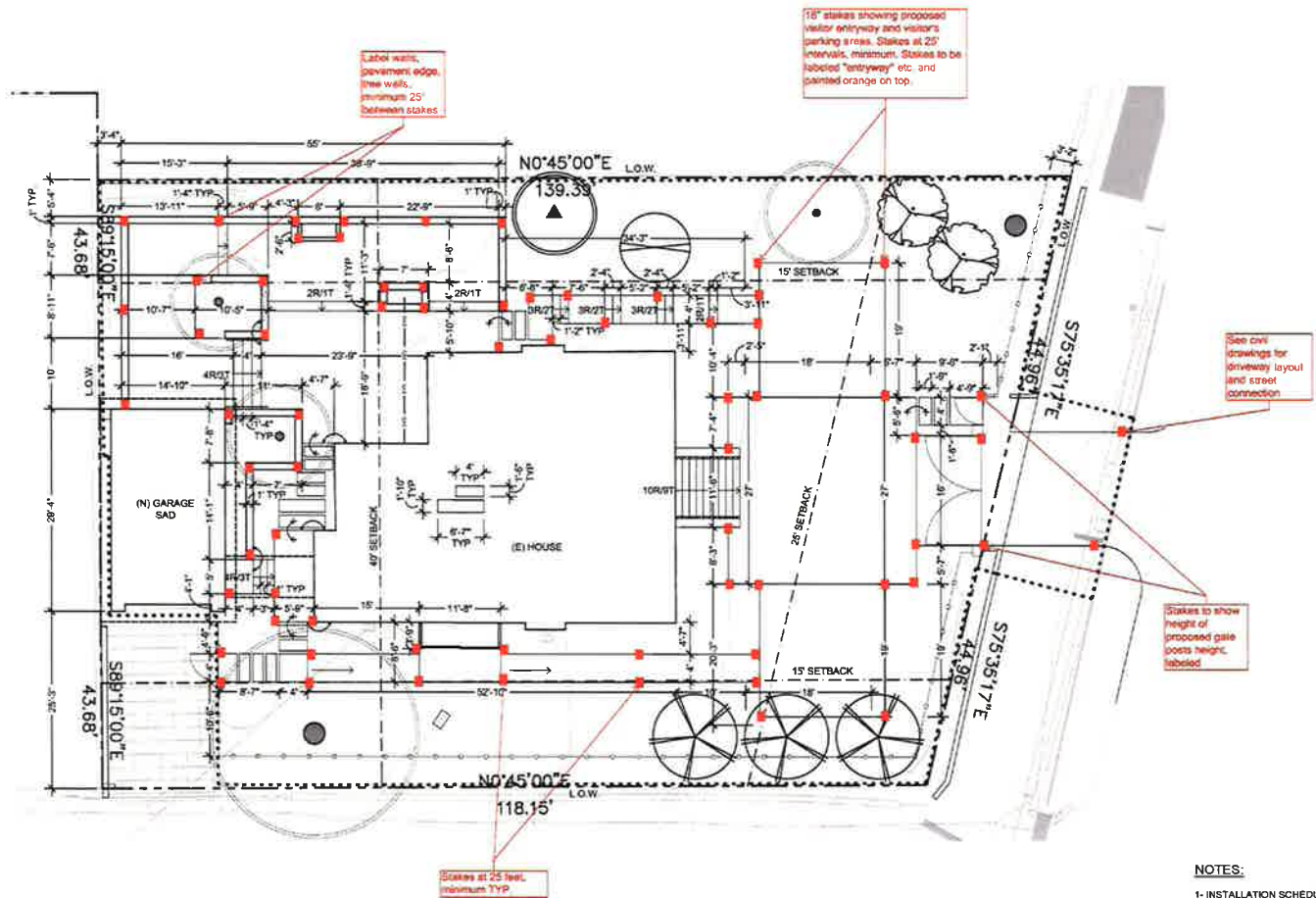
DATE	DESCRIPTION
06/19/17	DESIGN REVIEW SET

DRAWN	ARMANVP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE
**LAYOUT
PLAN**

SHEET NUMBER
L-3.0





Label walls, pavement edge, tree wells, minimum 25' between stakes

16" stakes showing proposed visitor entryway and visitor's parking areas. Stakes at 25' intervals, minimum. Stakes to be labeled "entryway" etc and painted orange on top.

See civil drawings for driveway layout and street connection

Stakes to show height of proposed gate posts being labeled

Stakes at 25 feet, minimum TYP

- NOTES:**
- 1- INSTALLATION SCHEDULE TO BE COORDINATED WITH PLANNING DEPARTMENT.
 - 2- SEE ARCHITECTURAL DRAWINGS FOR STORY POLE PLAN



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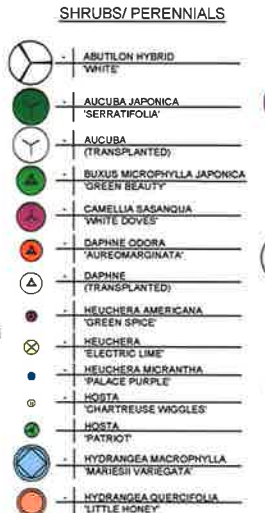
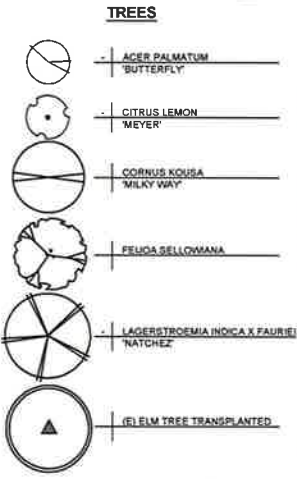
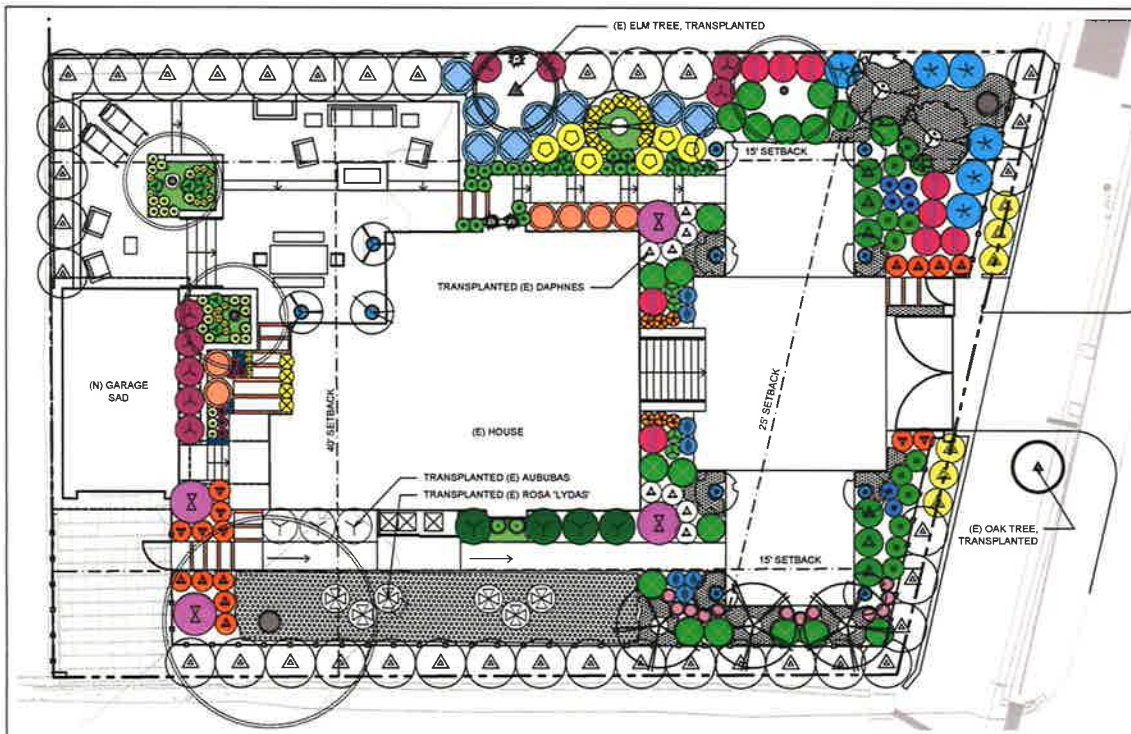
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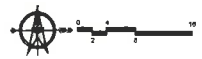
SHEET TITLE
STAKING PLAN

SHEET NUMBER
L-3.1



BOTANICAL NAME	COMMON NAME	SIZE (h x w)	Planting	Planting	Planting	Planting	Planting	Planting
TREES:								
Acer palmatum 'Butterfly'	Butterfly Japanese Maple	7-9' x 5-6'	M	X	X	X	X	X
Citrus lemon 'Meyer'	Meyer Lemon	6-12' x 6-8'	M	X	X	X	X	X
Cornus kousa 'Milky Way'	Kousa Dogwood	15-20' x 15-20'	M	X	X	X	X	X
Felicia sellowiana	Fireapple Gum	10-15' x 10-15'	M	X	X	X	X	X
Lagerstroemia indica x Faubrii 'Natchez-Mulbrunk'	Natchez Grape Myrtle	20' x 20'	M	X	X	X	X	X
SHRUBS/PERENNIALS:								
Abutilon hybrid 'White'	White Flowering Maple	5-10' x 5-10'	M	X	X	X	X	X
Aucuba japonica 'Serratifolia'	Saw toothed Japanese Aucuba	4-6' x 4-6'	M	X	X	X	X	X
Buxus microphylla japonica 'Green Beauty'	Japanese Boxwood	4-6' x 4-6'	H	X	X	X	X	X
Cameelia sasanqua 'White Doves'	White Doves Camellia	4-5' x 3-4'	H	X	X	X	X	X
Daphne odora 'Auricomarginata'	Winter Daphne	3-4' x 3-4'	H	X	X	X	X	X
Heuchera americana 'Green Spice'	Green Spice Coral Bells	1' x 1.5'	H	X	X	X	X	X
Heuchera 'Electric Lime'	Electric Lime Heuchera	1.5' x 2'	H	X	X	X	X	X
Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1-2' x 1'	X	X	X	X	X	X
Hosta 'Chartreuse Wiggles'	Hosta	6-9" - 9" - 1'	X	X	X	X	X	X
Hosta 'Patriot'	Hosta	1-1.5'-2-2.5'	X	X	X	X	X	X
Hydrangea macrophylla 'Mariess Variegata'	Lacecap hydrangeas	4-6' x 4-6'	X	X	X	X	X	X
Hydrangea quercifolia 'Little Honey'	Oak leaf hydrangeas	3-4' x 4-5'	X	X	X	X	X	X
Lavandula angustifolia	English Lavender	2' x 2-3'	H	X	X	X	X	X
Lavatera thuringiaca 'Barkley'	Barkley Tree Malva	8-8' x 6'	M	X	X	X	X	X
Loropetalum chinense - White	White Loropetalum	4-8' x 6-8'	H	X	X	X	X	X
Lychnis coronaria 'Alba'	White Flowered Rose Campion	1-2' x 1-3'	M	X	X	X	X	X
Penstemon x gloxinoides 'Garnet'	Garnet Penstemon	2-4' x 3'	M	X	X	X	X	X
Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen Kohuhu	12-16' x 6-8'	M	X	X	X	X	X
Pittosporum tobira 'Turner's Variegated Dwarf'	Turner's Mock Orange	2-3' x 2-4'	M	X	X	X	X	X
Sarcococca nana	Sw artbox	4-6' x 3-7'	H	X	X	X	X	X
Sedum 'Autumn Joy'	Autumn Joy Sedum	2-3' x 2-3'	M	X	X	X	X	X
Stachys byzantina 'Silver Carpet'	Lamb's Ears	1' x 3'	H	X	X	X	X	X
Westringia fruticosa 'Smoky'	Coast Rosemary	4-6' x 4-6'	H	X	X	X	X	X
VINES:								
Hardenbergia violacea 'Cangelands'	Lilac Vine	climbs 10-16'	H	X	X	X	X	X
Rosa banisia 'White'	Lady Bank's Rose		H	X	X	X	X	X
GROUNDCOVERS:								
Geranium x cantabrigiense 'Bickovic'	Cranesbill	6"-1' x 2-3'	H	X	X	X	X	X
Geranium incanum	Carpet Geranium	6"-10' x 2-3'	H	X	X	X	X	X
Scasivola albidia 'White Carpet'	Fan Flower	6"-2-5'	H	X	X	X	X	X
Sutera cordata	Scoupe	6" x 1-2'	H	X	X	X	X	X
Thymus serpyllum 'Reiter's'	Creeping Thyme	3" x 30"	H	X	X	X	X	X
GRASSES & GRASS LIKE PLANTS:								
Hakonechloa macro 'Albovariegata'	Variegated Japanese Forest Grass	2.5' x 3'	H	X	X	X	X	X
Hakonechloa macro 'Aureola'	Aureola Japanese Forest Grass	1.5' x 1.5'	M	X	X	X	X	X
Lomandra longifolia 'Breeze'	De art Mat Rush	2-3' x 2-4'	H	X	X	X	X	X

- NOTES:**
- 1) TRANSPLANT EIGHT (E) DAPHNES FROM BACKYARD TO FRONTYARD - SEE PLAN
 - 2) TRANSPLANT ROSA 'LYDAS' FROM FRONTYARD TO SIDEYARD - SEE PLAN
 - 3) TRANSPLANT (E) AUCUBAS TO EAST SIDE OF HOUSE FOUNDATION - SEE PLAN



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REVIEWED JS	NOTED
SCALE	NOTED

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L-4.0

TREES:



ACER PALMATUM 'BUTTERFLY'



CITRUS LEMON 'MEYER'



CORNUS KOUSA 'MILKY WAY'



FEJOA SELLOWIANA



LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'

VINES:



HARDENBERGIA VIOLACEA 'CANOELANDS'



ROSA BANKSIAE 'WHITE'

SHRUBS & PERENNIALS:



ABUTILON HYBRID 'WHITE'



AUCUBA JAPONICA 'SERRATIFOLIA'



BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY'



CAMELLIA SASANQUA 'WHITE DOVES'



DAPHNE ODORA 'AUREOMARGINATA'



HEUCHERA AMERICANA 'GREEN SPICE'



HEUCHERA 'ELECTRIC LIME'



HEUCHERA MICRANTHA 'PALACE PURPLE'



HOSTA 'CHARTREUSE WIGGLES'



HOSTA 'PATRIOT'



HYDRANGEA MACROPHYLLA 'MARIESII VARIEGATA'



HYDRANGEA QUERCIFOLIA 'LITTLE HONEY'



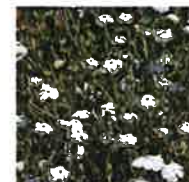
LAVANDULA ANGUSTIFOLIA



LAVATERA THURINGIACA 'BARNSLEY'



LOROPETALUM CHINENSE



LYCHNIS CORONARIA 'ALBA'



PENSTEMON X GLOXINOIDES 'GARNET'



PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'



PITTOSPORUM TOBIRA 'TURNERS VARIEGATED DWARF'



SARCOCOCCA RUSCIFOLIA



SEDUM 'AUTUMN JOY'



STACHYS BYZANTINA 'SILVER CARPET'



WESTRINGIA FRUTICOSA 'SMOKY'

GRASSES:



HAKONECHLOA MACRA 'ALBOVARIEGATA'



HAKONECHLOA MACRA 'AUREOLA'



LOMANDRA LONGIFOLIA 'BREEZE'



GERANIUM X CANTABRIGIENSE 'BIOKOVO'



GERANIUM INCANUM 'WHITE'



SCAEOVOLA ALBA 'WHITE CARPET'



SUTERA CORDATA



THYMUS SERPYLLUM 'REITER'S'

GROUNDCOVERS:

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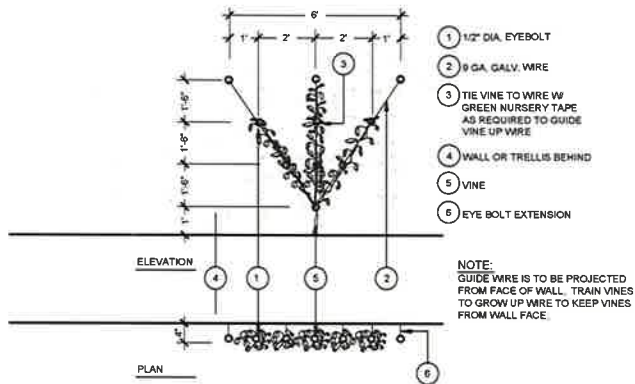
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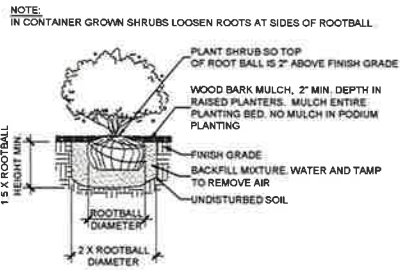
DRAWN	ARMAN/CP
REVISED	JS
SCALE	NOTED

SHEET TITLE
PLANT IMAGES

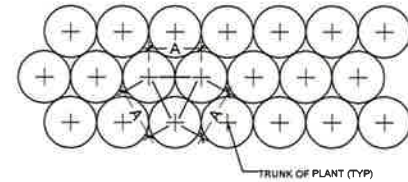
SHEET NUMBER
L-4.1



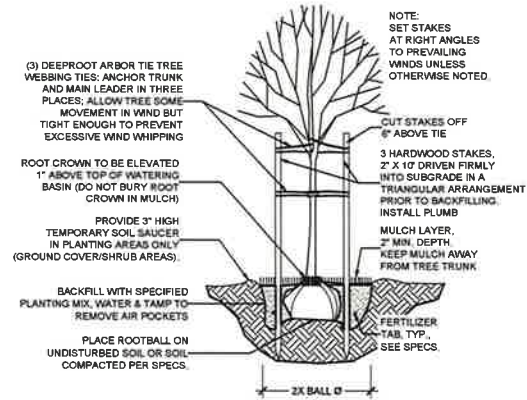
1 VINE PLANTING
SCALE: N.T.S.



3 SHRUB PLANTING
SCALE: N.T.S.



2 PLANT SPACING
SCALE: N.T.S.



4 TREE PLANTING
SCALE: N.T.S.

PLANTING NOTES:

TREE AND SHRUB PLANTING:
EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE. DO NOT FURTHER DISTURB BASE. SCARIFY SIDES OF PLANT PIT SMEARED OR SMOOTHED DURING EXCAVATION. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR CONTAINER-GROWN STOCK. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ROOT BALL 1 INCH ABOVE ADJACENT FINISH GRADES. CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE MIX AND ELIMINATE VOIDS AND AIR POCKETS.

WHEN PIT IS APPROXIMATELY ONE-HALF BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING SOIL MIX.

ORGANIC MULCHING: APPLY 3-INCH AVERAGE THICKNESS OF ORGANIC MULCH EXTENDING 12 INCHES BEYOND EDGE OF PLANTING PIT OR TRENCH. REFER TO PLANTING DETAILS FOR FURTHER INFORMATION.

CONTAINER MIX:
ASTM D 5288 TOPSOIL, WITH PH RANGE OF 5.5 TO 7, A MINIMUM OF 6 PERCENT ORGANIC MATERIAL CONTENT; FREE OF STONES 1 INCH (25 MM) OR LARGER IN ANY DIMENSION AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH.

SOIL ANALYSIS: FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER; GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; DELETERIOUS MATERIAL; PH; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL. REPORT SUITABILITY OF TESTED SOIL FOR PLANT GROWTH BASED UPON THE TEST RESULTS. STATE RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED. STATE RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.

INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

A MINIMUM OF 8\"/>

INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8\"/>

GENERAL NOTES:

- 1) PROPOSED PLANTING LIST CONTAINS NO SPECIES LISTED IN THE CALIFORNIA INVASIVE PLANT INVENTORY (CAL-IPC FEB. 2006 AND 2007 UPDATE)
- 2) PRELIMINARY PLANT LIST CONSISTS OF DROUGHT-TOLERANT, NATIVE OR ADAPTED PLANT SPECIES SUITABLE TO THE LOCAL MICRO-CLIMATE.
- 3) PER MMWD REQUIREMENTS, AREAS WITH SLOPE GREATER THAN 3:1 MUST BE AMENDED WITH ORGANIC MATERIAL AS RECOMMENDED BY LANDSCAPE ARCHITECT, SOILS ENGINEER OR SOIL LABORATORY REPORT, AND AREAS WITH SLOPE OF 3:1 OR LESS MUST MEET THE FOLLOWING SOIL PREP REQUIREMENTS:
A) RIP OR ROTARY EXISTING SOIL TO A DEPTH OF 6 INCHES, OR,
B) INCORPORATE AN ORGANIC AMENDMENT AT THE RATE OF 5 CUBIC YARDS PER 1000 SQUARE FEET INTO THE TOP SIX (6) INCHES OF SOIL.
- 4) ALL PLANTING AREAS SHOWN ON PLAN TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM.

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Jane Sederman, Landscape Architect

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DATE	DESCRIPTION
6/2/17	DESIGN REVIEW SET

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REVIEWED	JL
SCALE	NOTED

SHEET TITLE
**PLANTING
DETAILS**

SHEET NUMBER
L-4.2

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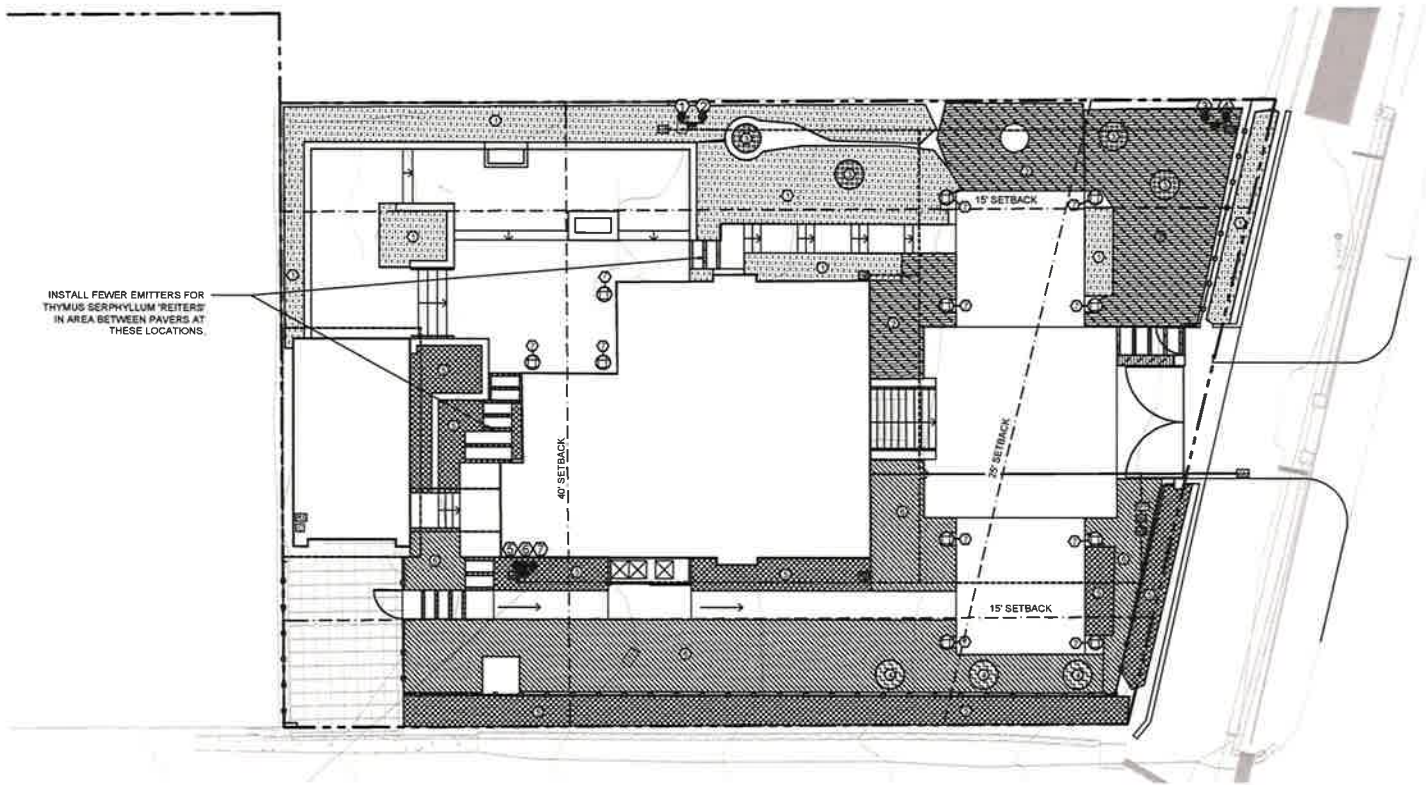
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DATE	DESCRIPTION
08/21/17	DESIGN REVIEW SET

DRAWN	APPROVED

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L-5.0



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
⊗	IRRIGATION ZONE NUMBER
⊙	REMOTE CONTROL VALVE ASSEMBLY AND BOX. SIZE AS NOTED ON PLAN.
⊕	IN-LINE BALL VALVE. INSTALL IN 7" O BOX. SAME SIZE AS LINE.
(E)	DOMESTIC WATER LINE (ASSUMED LOCATION)
—	MAIN PRESSURE IRRIGATION LINE. SCHEDULE 40 PVC
—	BACK FLOW PREVENTER ASSEMBLY / PRESSURE REGULATOR (MODEL: FEBCO 825Y)
⊗	IRRIGATION CONTROLLER. INSTALL IN GARAGE.
⊕	EXISTING 1" METER (LOCATION V.I.F.) METER #14795082
⊕	RAIN SHUT-OFF
⊕	HOSE BIB
⊕	IRRIGATION SUB-METER

ZONE SCHEDULE	
ZONE DESCRIPTION	WATER TYPE/USE:
1 SHRUBS/PERENNIALS	DRIP IRRIGATION (MOD WATER USE)
2 SHRUBS/PERENNIALS	DRIP IRRIGATION (LOW WATER USE)
3 TREES	DRIP IRRIGATION (MOD WATER USE)
4 TREES	DRIP IRRIGATION (LOW WATER USE)
5 SHRUBS/ PERENNIALS	DRIP IRRIGATION (MOD WATER USE)
6 SHRUBS/ PERENNIALS	DRIP IRRIGATION (LOW WATER USE)
7 POTTED PLANTS	DRIP IRRIGATION (MOD WATER USE)

IRRIGATION ZONING	
⊗ ZONE 1: 1177 SF	⊗ ZONE 5: 946 SF
⊗ ZONE 2: 887 SF	⊗ ZONE 6: 1214 SF
⊗ ZONE 3: 50 SF	⊗ ZONE 7: 35 SF
⊗ ZONE 4: 38 SF	

- IRRIGATION NOTES:**
- GENERAL:**
- 1) LOCATE EXISTING UTILITY LINES PRIOR TO IRRIGATION TRENCHING.
 - 2) INSTALL MAINLINES, LATERAL LINES, & EQUIPMENT IN PLANTING AREAS WHERE FEASIBLE & NOT UNDER PAVEMENT.
 - 3) INSTALL MAINLINES/LATERAL LINES UNDER PAVING ONLY WHEN NECESSARY. INSIDE SCH 40 SLEEVE SIZED 2X MAINLINE PIPE SIZE.
 - 4) WHERE LATERALS CROSS HARDSCAPE ELEMENTS, PLACE IN TRENCH WITH MAINLINE AS NECESSARY.
 - 5) LOCATION OF COMPONENTS ARE CONSIDERED DIAGRAMMATIC. CONTRACTOR TO PROVIDE SHOP DRAWING NOTING IRRIGATION ROUTING PRIOR TO INSTALLATION FOR LA REVIEW/APPROVAL.
- REMOTE CONTROL VALVES:**
- 6) VALVE NUMBERS ON PLAN INDICATE CONTROLLER ZONES TO BE USED.
 - 7) PROVIDE AN EXTRA RED WIRE AT EACH VALVE BOX TO PERMIT THE SOLENOID TO BE SERVICED.
- PIPING:**
- 8) ROUTE IRRIGATION LINES AS FAR AS POSSIBLE AROUND PROPOSED TREE LOCATIONS. REFER TO THE PLANTING PLAN.
 - 9) ALL IRRIGATION EQUIPMENT TO BE INSTALLED WITHIN PROPERTY BOUNDARY.
 - 10) HEAD-TO-HEAD COVERAGE REQUIRED FOR SPRAY IRRIGATION AT LAWN.
 - 11) MINIMUM LATERAL SIZE TO BE 3/4".
 - 12) DEPTH OF COVER FOR MAINLINE TO BE 18".
 - 13) DEPTH OF COVER FOR LATERAL LINES TO BE 12".
 - 14) PROVIDE CONTROL WIRES IN SCHEDULE 40 PVC WHEN NOT LOCATED WITH MAINLINE.
- MMWD:**
- SEE APPENDICES A & B FOR APPLIED WATER ALLOWANCE (L5.1)
 - SEE APPENDIX C FOR ADDITIONAL INFORMATION (L5.1)



Hydrant Table

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Please complete the hydrant table for each hydrant. Use as many tables as necessary to provide the square footage of landscape area per hydrant.

Zone or Valve	Hydrant*	Irrigation Method**	Gallons Per Minute	Area (sq. ft.)
1	see plan	see plan	2.00	1000
2	see plan	see plan	2.00	800
3	see plan	see plan	2.00	900
4	see plan	see plan	2.00	1000
5	see plan	see plan	2.00	1000
6	see plan	see plan	2.00	1000
7	see plan	see plan	2.00	1000
8	see plan	see plan	2.00	1000
9	see plan	see plan	2.00	1000
10	see plan	see plan	2.00	1000
11	see plan	see plan	2.00	1000
12	see plan	see plan	2.00	1000
13	see plan	see plan	2.00	1000
14	see plan	see plan	2.00	1000
15	see plan	see plan	2.00	1000
16	see plan	see plan	2.00	1000
17	see plan	see plan	2.00	1000
18	see plan	see plan	2.00	1000
19	see plan	see plan	2.00	1000
20	see plan	see plan	2.00	1000
21	see plan	see plan	2.00	1000
22	see plan	see plan	2.00	1000
23	see plan	see plan	2.00	1000
24	see plan	see plan	2.00	1000
25	see plan	see plan	2.00	1000
26	see plan	see plan	2.00	1000
27	see plan	see plan	2.00	1000
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93	see plan	see plan	2.00	1000
94	see plan	see plan	2.00	1000
95	see plan	see plan	2.00	1000
96	see plan	see plan	2.00	1000
97	see plan	see plan	2.00	1000
98	see plan	see plan	2.00	1000
99	see plan	see plan	2.00	1000
100	see plan	see plan	2.00	1000

Summary Hydrant Table
Area (sq. ft.)

Hydrant	Area (sq. ft.)
High Water Use	1000
Moderate Water Use	1000
Low Water Use	1000
Total	3000

*High Water Use Plant; **Moderate Water Use Plant; ***Low Water Use Plant
Efficiency: 0.75; *Efficiency: 0.50; ****Efficiency: 0.25

Maximum Applied Water Allowance

Enter Zip Code: 94907 40 03 Residential? Yes

Enter Project Information
 Project Name: MCREYNOLDS RESIDENCE
 Address: 177 LAGUNITAS RD.
 Meter Number:
 Location/Sheet No.: 00000001
 Date:

Maximum Applied Water Allowance (MAWA)
 Landscaped Area: 4,200 sqft
 Special Landscaped Area: 0 sqft
 MAWA = 78 GCF

Estimated Total Water Use (ETWU)
 Low water use plant: 2,100 sqft
 Moderate water use plant: 2,100 sqft
 High water use plant: 0 sqft
 Efficiency Factor: 0.88

% of Total Landscape Irrigated with Dry	Efficiency	ETWU
0-20%	0.75	1,575
21-40%	0.80	1,680
41-60%	0.85	1,785
61-70%	0.90	1,890
71-75%	0.95	1,995
76-77%	0.96	2,016
78-80%	0.97	2,037
81-85%	0.98	2,058
86-90%	0.99	2,079
91-95%	1.00	2,100
96-100%	1.00	2,100

ETWU = 2,016 GCF

ETWU	Gallons	77.5%	75%	70%	65%	60%	55%	50%	45%	40%	35%	30%	25%	20%	15%	10%	5%	0%
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

For more information, please contact 415-445-1247 or visit our website at www.mmwdnet.org

Certificate of Completion

This certificate is filed out by the project applicant, landscape architect and landscape contractor upon completion of the landscape project.

Part 1. Project Information Sheet

Project Name	177 Lagunitas Rd.
Project Address	177 Lagunitas Rd.
City	Sausalito, CA
State	CA
Zip	94965
Contract No.	
Contract Date	
Contractor Name	
Contractor Address	
Contractor City	
Contractor State	
Contractor Zip	
Contractor Phone	
Contractor Fax	
Contractor Email	
Contractor Website	
Contractor License No.	
Contractor License State	
Contractor License Exp.	
Contractor License Class	
Contractor License No.	
Contractor License State	
Contractor License Exp.	
Contractor License Class	

Part 2. Landscape Architect and Landscape Contractor/Installer

Landscape Architect Name	
Title	
Address	
City	
State	
Zip	
Phone	
Fax	
Email	
Website	
License No.	
License State	
License Exp.	
License Class	
License No.	
License State	
License Exp.	
License Class	

Part 3. Project Completion

Project Completed: Yes No

Project Start Date:

Project End Date:

Project Status:

Project Description:

Project Location:

Project Notes:

Project Photos:

Project Drawings:

Project Specifications:

Project Materials:

Project Labor:

Project Cost:

Project Value:

Project Warranty:

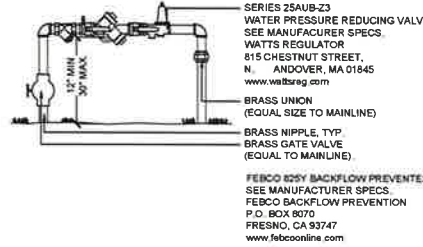
Project Maintenance:

Project Inspection:

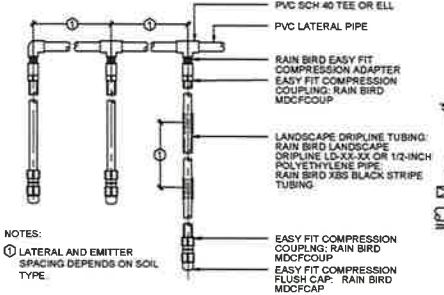
Project Approval:

Project Signatures:

Project Date:



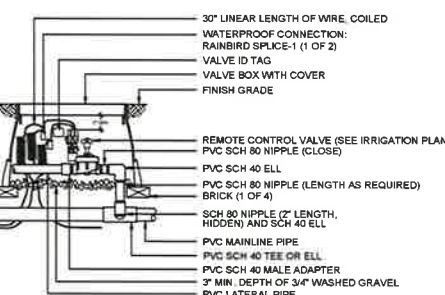
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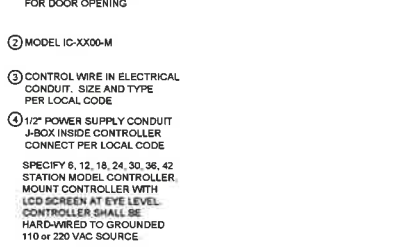
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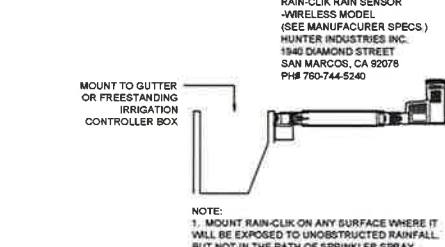
2 CONTROLLER SCALE: N.T.S.



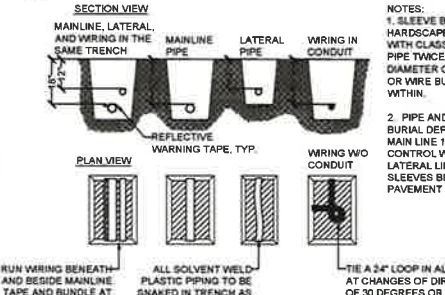
5 REMOTE CONTROL VALVE SCALE: N.T.S.



6 TREE BUBBLER SCALE: N.T.S.



3 RAIN SENSOR SCALE: N.T.S.



7 TRENCHING SCALE: N.T.S.

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MCREYNOLDS RESIDENCE
177 LAGUNITAS RD.
ROSS, CA 94987
APN #073-231-02



Jane Sedberry, Landscape Architect
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DATE	DESCRIPTION
08/11/2011	DESIGN REVIEW SET

DRAWN	ADMIN
J.S.	J.S.
REVIEWED	NOTED
J.S.	J.S.

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
L-5.1

NOT FOR CONSTRUCTION



**MCREYNOLDS
RESIDENCE**
177 LAGUNITAS RD.
ROSS, CA 94957
APN #073-231-02



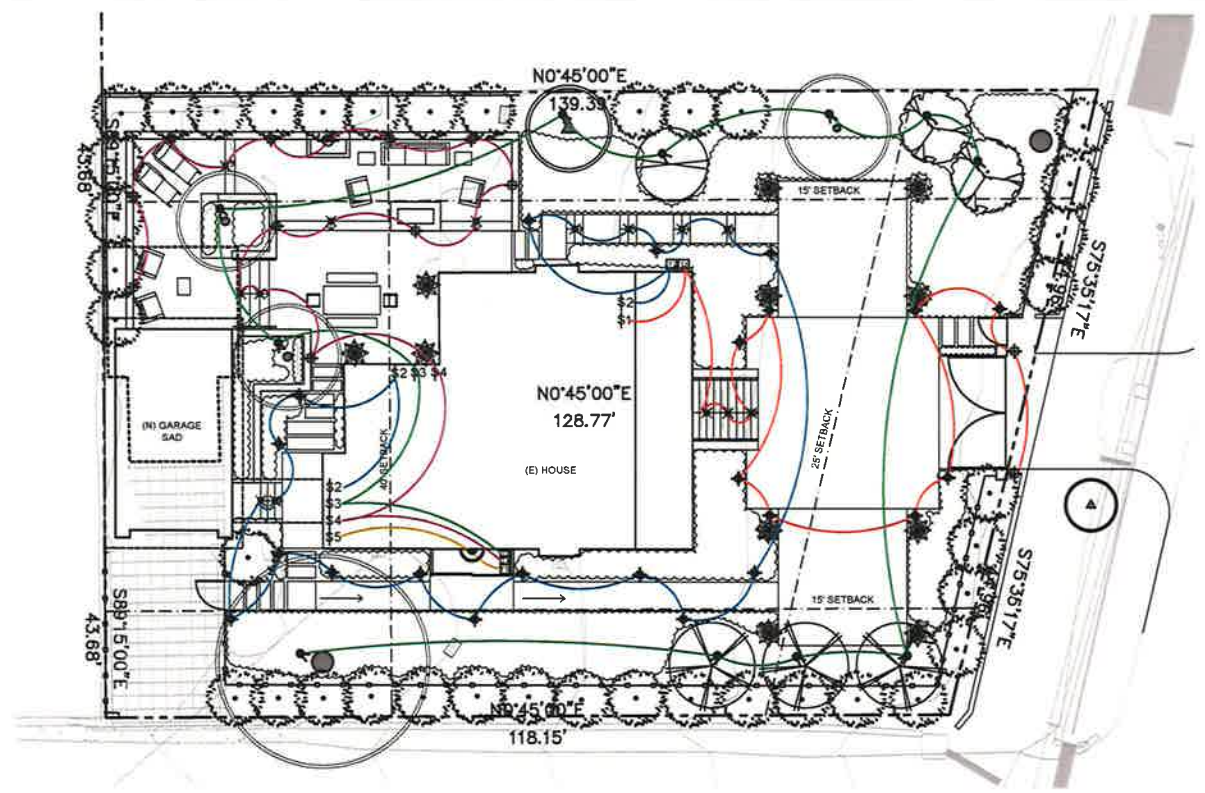
Jane Sedoreen, Landscape Architect
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DATE	DESCRIPTION
08/17/17	DESIGN REVIEW SET

DRAWN	APR/MVP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE
**LIGHTING/
ELECTRICAL
PLAN**

SHEET NUMBER
L-6.0



LEGEND:

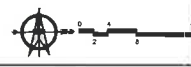
- LOW VOLTAGE LIGHTING TRANSFORMER
SIZE AS NECESSARY. TRANSFORMER & SWITCHING
VIF WITH LANDSCAPE ARCHITECT
- ⚡ PROPOSED SWITCH LOCATION FOR
LANDSCAPE LIGHTING (COORD W/ OWNER)
S.A.D FOR INTERIOR SWITCH LOCATIONS

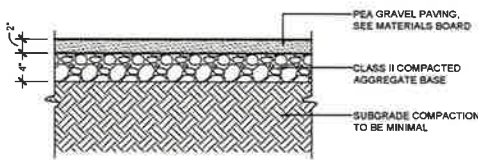
- LANDSCAPE LIGHTS**
- TREE DOWNLIGHT
SPJ LIGHTING INC.
MRS. UNIVERSE - LED
CAST BRASS - MATTE BRONZE
 - ◆ PATH LIGHT
HINKLEY LIGHTING INC.
CONTEMPO 1502BZ - LED
CAST ALUMINUM - BRONZE
 - ⊕ WALL & COLUMN LIGHT
HINKLEY LIGHTING INC.
NO.71 15440BZ - LED
BRONZE
 - ✱ STEP LIGHT
HINKLEY LIGHTING INC.
LOUVERED BRICK 1595BZ - LED
CAST ALUMINUM - BRONZE
 - ◐ WALL SCONCE
HINKLEY LIGHTING INC.
FREPCRT 1900 MF - LED
CAST ALUMINUM - BRONZE
 - ⊖ PENTAIR INTELLIBRIGHT
LED-WHITE - FOUNTAIN WALL



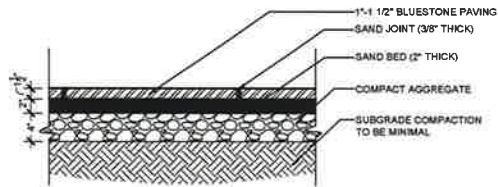
NOTES:

- 1) LIGHTING FIXTURE, SWITCH, TRANSFORMER AND GFI PLUG LOCATIONS ARE SHOWN DIAGRAMMATIC. CONTACT LANDSCAPE ARCHITECT FOR APPROVAL.
- 2) LIGHTING LAYOUT SHOULD OCCUR IN CONJUNCTION WITH PLANTING LAYOUT FOR L.A. TO REVIEW AND APPROVE.
- 3) LOW VOLTAGE LIGHTING WIRING SHALL BE DIRECT BURY 12 GAUGE OR LARGER, JUTE STAPLED IN PLACE, BURY TO A DEPTH OF 4" AND LOCATE WIRING ADJACENT TO HARDSCAPE ELEMENTS WHEREVER POSSIBLE.
- 4) TRANSFORMER SHALL BE MOUNTED IN ACCORDANCE TO THE MFR'S SPECIFICATIONS BY A LICENSED ELECTRICIAN (IF HARDWIRED) OR MAY BE PLUGGED INTO A GFI OUTLET.
- 5) SWITCHING SHOWN SHOULD BE REVIEWED AND APPROVED BY OWNER. SWITCHING & LINE VOLTAGE PROVISIONS BY OTHERS (ELECTRICIAN).
- 6) ALL LIGHT FIXTURES TO BE SHIELDED AND DOWNWARD-DIRECTED.
- 7) ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING TO BE HIGH EFFICIENCY, OR CONTROLLED BY BOTH A MOTION SENSOR AND PHOTOCONTROL.
- 8) SEE ARCH DRAWINGS FOR INTERIOR SWITCHING AND CONNECTIONS TO EXTERIOR LIGHTING ZONES

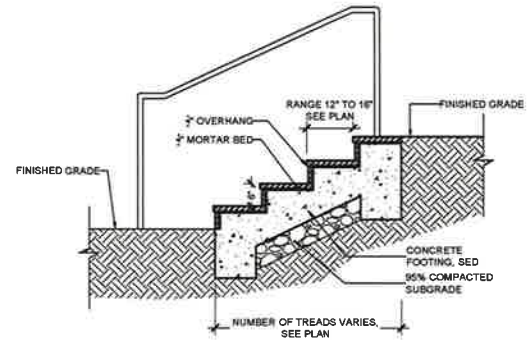




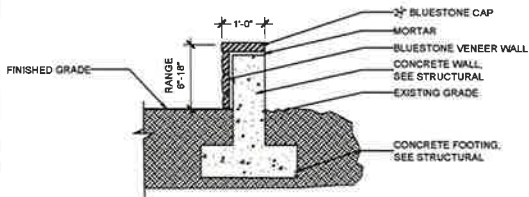
1 DECOMPOSED GRANITE PAVING ON PERMEABLE BASE



2 BLUESTONE PAVERS ON PERMEABLE BASE

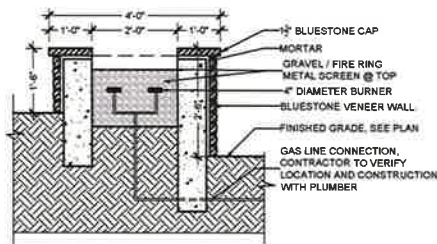


3 BLUESTONE STAIRS W/ HANDRAIL

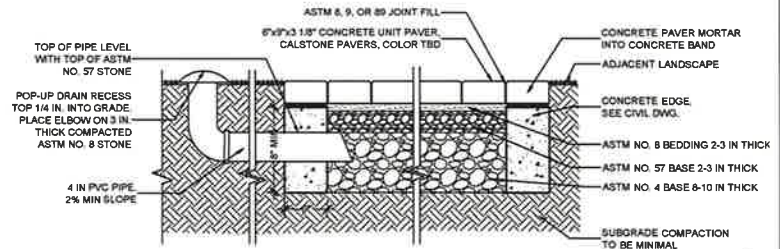


NOTE:
NEW RETAINING WALL TO BE DOWELED INTO (E) RETAINING WALL

4 RETAINING / SEAT WALL, BLUESTONE VENEER



5 FIRE PIT



6 PERMEABLE CONCRETE PAVERS @ VISITOR ENTRY

NOT FOR CONSTRUCTION



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177 LAGUNITAS RD.
ROSS, CA 94957
APN #073-231-02



Jane Soderstrom, Landscape Architect
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DATE	DESCRIPTION
09/28/17	DESIGN REVIEW SET

DRAWN	APRMWOP
REVIEWED	JS
SCALE	NOTED

SHEET TITLE
**CONSTRUCTION
DETAILS**

SHEET NUMBER
L-7.0

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APN #073-231-02



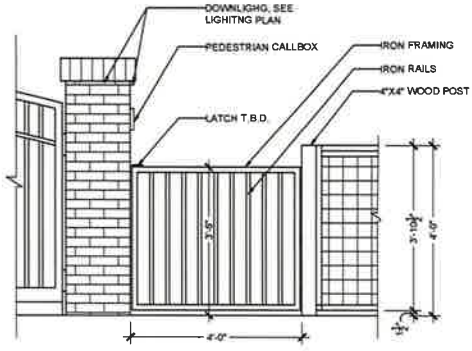
Jane Seidman, Landscape Architect
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DATE	DESCRIPTION
06/18/17	DESIGN REVIEW SET

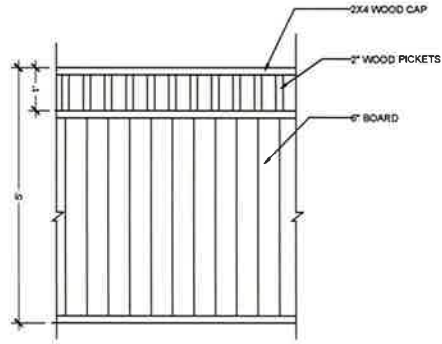
DRAWN	APPROVED
REVIEWED JS	
SCALE	NOTED

SHEET TITLE
**CONSTRUCTION
DETAILS**

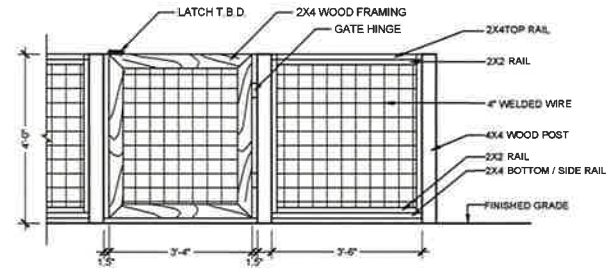
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L-7.1



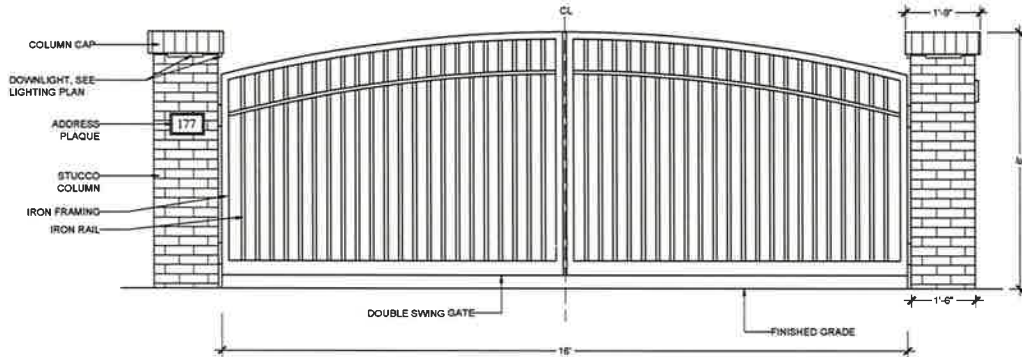
1 PEDESTRIAN GATE @ LAGUNITAS ROAD



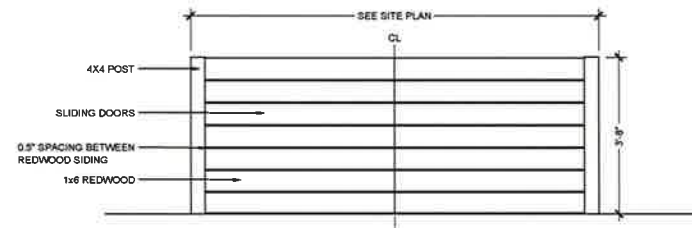
2 SOLID WOOD FENCE @ LOUNGE AREA



3 HOGWIRE FENCE & GATE @ SERVICE ENTRANCE



4 VEHICULAR GATE @ LAGUNITAS ROAD



5 TRASH ENCLOSURE



BLUESTONE STAIRS & SEATWALL



HOGWIRE FENCE



BRICK COLUMN AND VEHICULAR GATE



PERMEABLE PAVERS



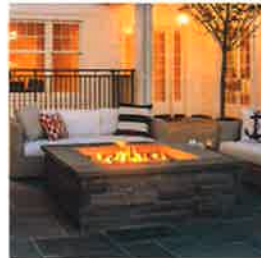
SOLID WHITE FENCE



IRON PEDESTRIAN GATE



BLUESTONE PAVING ON PERMEABLE BASE



FIRE PIT



WATER FEATURE



DECOMPOSED GRANITE

NOT FOR CONSTRUCTION



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ROSS, CA 94957
APN #073-231-02



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DATE	DESCRIPTION
08/21/17	DESIGN REVIEW SET

DRAWN	ARMWGP
REVIEWED	JS
SCALE	NOTED

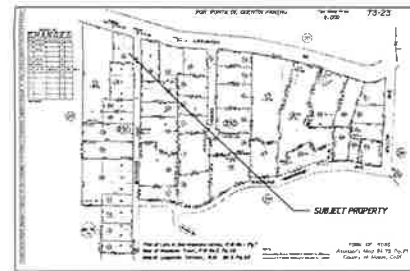
SHEET TITLE
**MATERIALS
AND
FINISHES**

SHEET NUMBER
L-8.0

VICINITY MAP



PARCEL MAP



SITE DATA

SITE/ZONING DATA
 APN 013-231-02
 ZONING R-1B-4
 PARCEL/LOT AREA 12,151 SQ. FT.

SETBACKS
 FRONT YARD 25 FT.
 REAR YARD 45 FT.
 SIDE YARD 15 FT.

PARKING SPACES
 EXISTING PARKING SPACES 1 COVERED, 1 UNCOVERED
 PROPOSED PARKING SPACES 1 COVERED, 5 UNCOVERED

EXISTING FLOOR AREA
 HOUSE 3,489 SQ. FT.
 -FIRST FLOOR 1,402 SQ. FT.
 -COVERED ENTRY PORCH 392 SQ. FT.
 -SECOND FLOOR 1,695 SQ. FT.
 GARAGE 479 SQ. FT.
 FLOOR AREA (TOTAL) 3,498 SQ. FT./30.4%
 MAX. ALLOWABLE FLOOR AREA 2,430 SQ. FT./20.0%

EXISTING FLOOR AREA
 HOUSE 1,794 SQ. FT.
 GARAGE 479 SQ. FT.
 COOP 38 SQ. FT.
 SHED 23 SQ. FT.
 TOTAL 2,334 SQ. FT./19%

PROPOSED FLOOR AREA
 HOUSE 3,489 SQ. FT.
 -FIRST FLOOR 1,402 SQ. FT.
 -COVERED ENTRY PORCH 392 SQ. FT.
 -SECOND FLOOR 1,695 SQ. FT.
 GARAGE 479 SQ. FT.
 FLOOR AREA (TOTAL) 3,498 SQ. FT./30.4%
 MAX. ALLOWABLE FLOOR AREA 2,430 SQ. FT./20.0%

PROPOSED FLOOR AREA
 HOUSE 1,794 SQ. FT.
 GARAGE 479 SQ. FT.
 COVERED WALKWAY 81 SQ. FT.
 TOTAL 2,354 SQ. FT./19%

PROJECT TEAM

OWNER:
 ZACH AND ALEXANDRA McCREYNOLDS
 177 LAGUNITAS ROAD
 ROSS, CA 94957

ARCHITECT:
 JOHN CLARKE ARCHITECTS
 4000 BRIDGEWAY, SUITE 100A
 SAUSALITO, CA 94965
 TEL: 415-332-1011
 CONTACT: JOHN CLARKE

SURVEYOR/CIVIL ENGINEER:
 DVC GROUP, INC.
 219 SHORELINE HWY
 MILL VALLEY, CA 94541
 TEL: 707-775-8986
 CONTACT: DAN HUGHES

LANDSCAPE ARCHITECT:
 WINTERA TEO DESIGN STUDIO
 219 SHORELINE HWY
 MILL VALLEY, CA 94541
 TEL: 415-381-9500 X 702
 CONTACT: MICHAEL ERSHOFF

SCOPE OF WORK

THE SCOPE OF THE PROJECT INCLUDES THE DEMOLITION OF THE EXISTING DETACHED GARAGE AND CARPORT AND THE CONSTRUCTION OF A NEW DETACHED GARAGE. THE NEW GARAGE WILL HAVE THE SAME FLOOR AREA AS THE EXISTING GARAGE AND CARPORT.

DRAWING INDEX

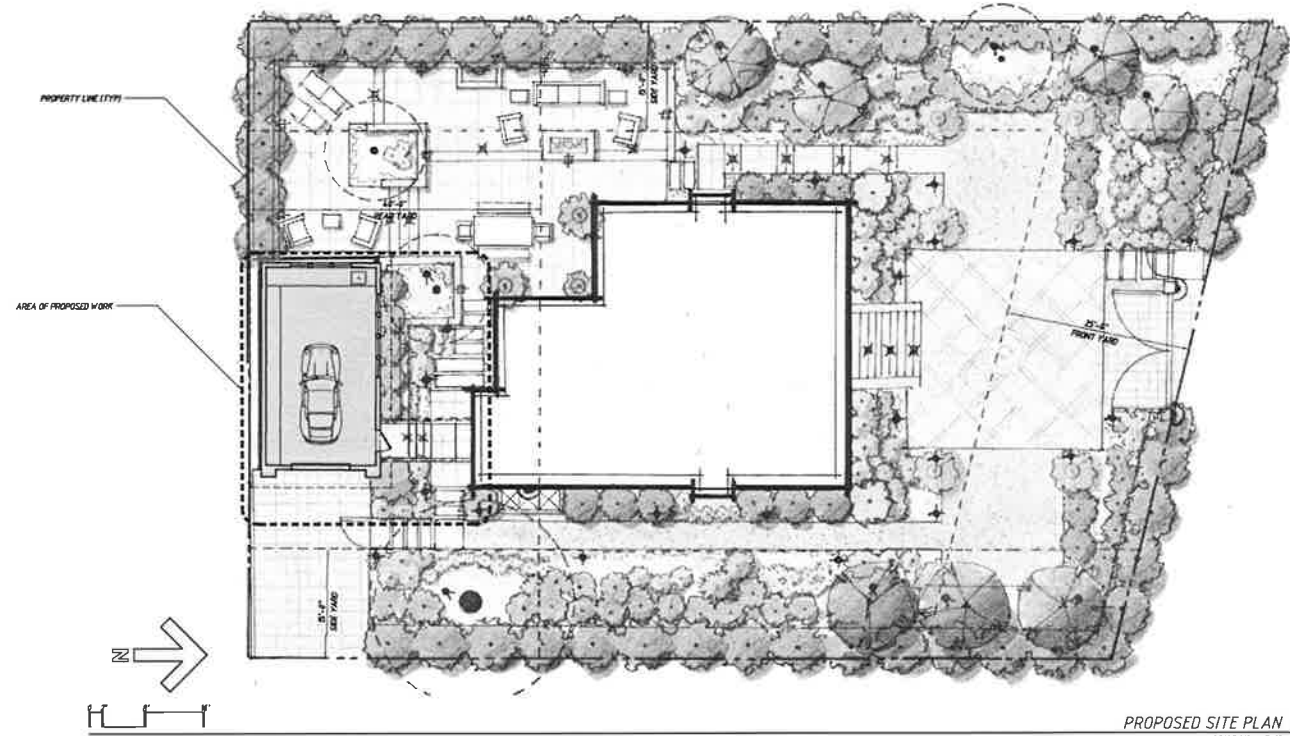
ARCHITECTURAL:
 A1.0 VICINITY MAP, SITE PLAN
 A1.0 ARCHITECTURAL SITE DEMOLITION PLAN
 A2.0 PROPOSED FIRST FLOOR AND ROOF PLAN/BUILDING SECTION
 A4.0 PROPOSED EXTERIOR ELEVATIONS

REVISIONS:
 1. ADR submitted - march 20, 2017
 2. Town council submitted - June 19, 2017

mcCreynolds residence
 177 lagunitas road
 ross, ca 94957
 apn: 073-231-02



APPROVED BY:
 DRAWING TITLE
 proposed site plan
 JOB NUMBER
 DRAWN BY
 icm/llmv
 SCALE
 as noted
 DATE
 June 19, 2017
 SHEET NO.



PROPOSED SITE PLAN
 SCALE 1/4" = 1'-0"

A0.0

REVISIONS:
 1. ADR submitted - march 26, 2017
 2. Town council submitted - june 19, 2017

mcCreynolds residence
 177 lagunitas road
 ross, ca 94957
 apr: 073-231-02



APPROVED BY:



DRAWING TITLE

architectural site demolition plan

JOB NUMBER

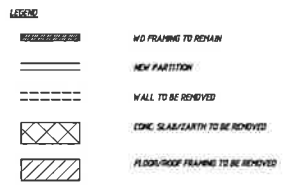
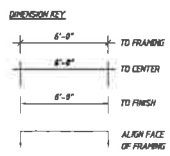
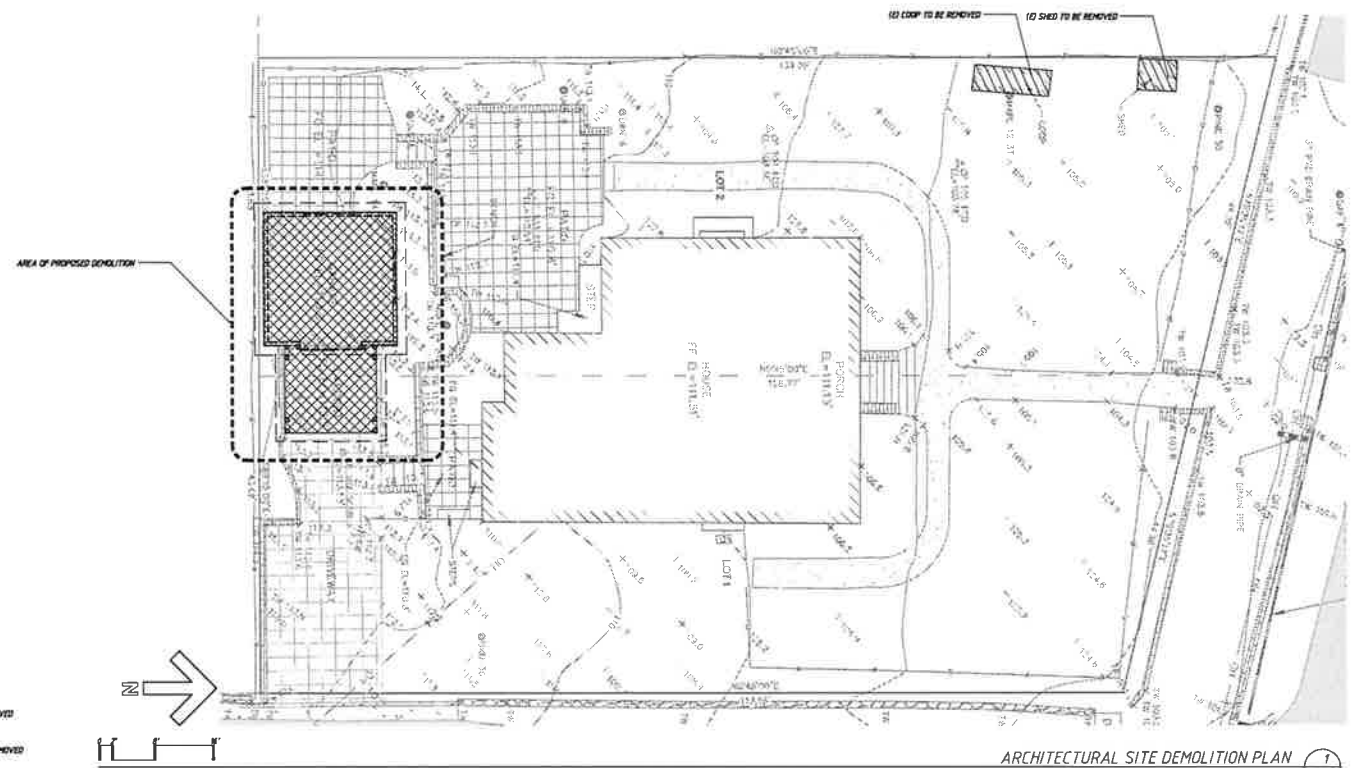
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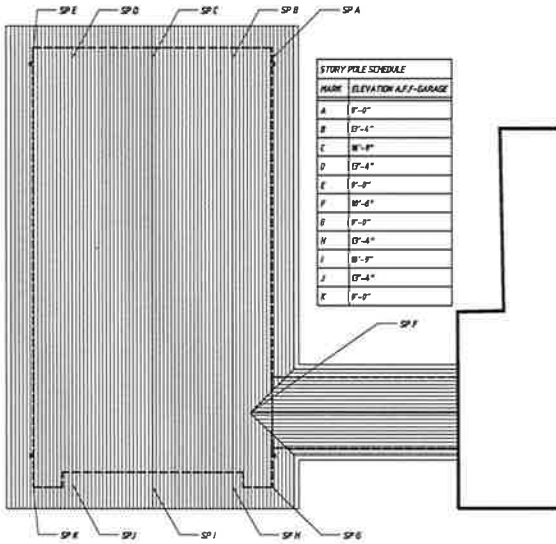
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SHEET NO.

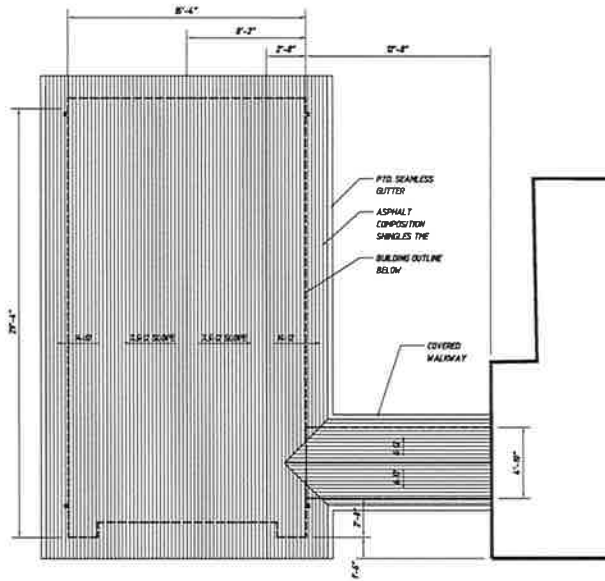
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ARCHITECTURAL SITE DEMOLITION PLAN
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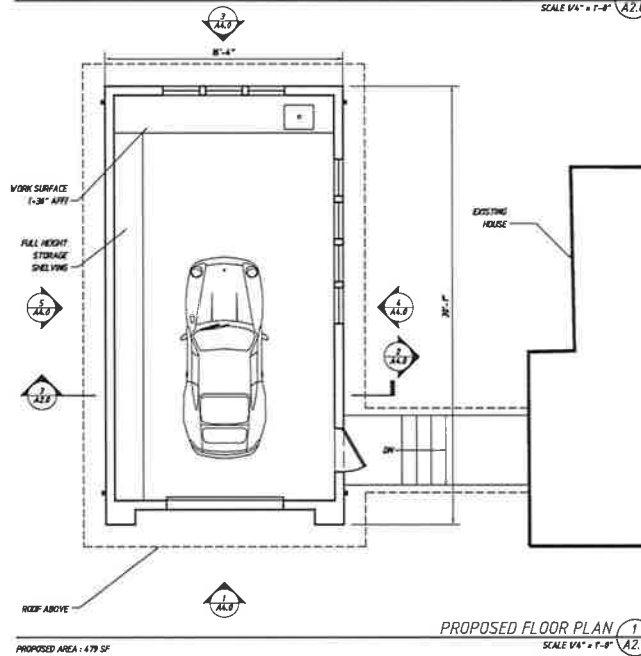
STORY POLE PLAN 4
SCALE 1/4" = 1'-0" A2.0



PROPOSED ROOF PLAN 2
SCALE 1/4" = 1'-0" A2.0



PROPOSED BUILDING SECTION 3
SCALE 1/4" = 1'-0" A2.0



PROPOSED FLOOR PLAN 1
SCALE 1/4" = 1'-0" A2.0

PROPOSED AREA: 479 SF

GENERAL PLAN NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND ALL CODE REQUIREMENTS UNDER WHICH THE PLANS AND SPECIFICATIONS WERE APPROVED.
- ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA PLUMBING, MECHANICAL AND ELECTRICAL CODES (CPLC, CMEC, CECM) AND ALL LOCAL CODES AND ORDINANCES.
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED.
- DO NOT SCALE THESE DRAWINGS.
- IF THESE DRAWINGS ARE NOT 24" X 36", THEY HAVE BEEN REDUCED OR ENLARGED.
- IF P indicates ACTUAL SIZE, T indicates TYPICAL SIZE.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- COORDINATE ALL MECHANICAL, PLUMBING AND ELECTRICAL DEVICES WITH ARCHITECTURAL INTERIOR ELEVATIONS AND REFLECTED CEILING PLANS.
- ALL ENERGY REQUIRED INSULATION SHALL MEET TITLE 24 REQUIREMENTS. THE TITLE 24 REQUIREMENTS DESCRIBED IN THE REPORT ARE PART OF THE CONTRACT REQUIREMENTS.
- ALL PIPING, VENTS AND FLUES THAT PENETRATE THE ROOF ARE TO BE LOCATED PER THE ROOF PLAN AND AS APPROVED BY THE ARCHITECT. VERIFY LOCATION PRIOR TO INSTALLATION.
- PROVIDE APPROVED BACKERBOARD (ANSI A118.9 OR ASTM C 1325) OR MORTAR BED PER TCA METHOD B411 OR B414, UNDER TILE AT SHOWER TO A HEIGHT OF 72" MINIMUM ABOVE THE DRAIN INLET.
- PROVIDE 24 GAUGE COPPER FLASHING AT ALL EXTERIOR OPENINGS.
- PROVIDE BATT INSULATION IN ROOF, IN WALLS AND FLOORS PER TITLE 24 REQUIREMENTS.
- PROVIDE 5/8" FOLY UNDER ALL EXTERIOR SIDING.
- ALL NOTES DESCRIBE NEW CONDITIONS UNLESS OTHERWISE NOTED AS SET OR EXISTING.
- PROVIDE FIRE BLOCKING AT ALL CEILING, FLOORING, FINISHED DOWN CEILING, SHOWERS AND AT CONCEALED DRAFT STOPPING NOT TO EXCEED TEN FEET MAXIMUM.
- PROVIDE SEISMIC ANCHORAGE FOR NEW AND/OR EXISTING WATER HEATER TANKS PER CPC 5072. STRAPS TO BE WITH UPPER AND LOWER ONE-THIRD OF UNIT, WITH LOWER STRAP AT LEAST 4" ABOVE CONTROLS.
- IF ANY DOORS OTHER THAN THE MAIN EXITS DOOR, THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD.

DIMENSION SET	
	TO FRAMING
	TO CENTER
	TO FINISH
	ALONG FACE OF FRAMING

LEGEND	
	NO FRAMING TO REMAIN
	NEW PARTITION
	CONCRETE

REVISIONS:
1. ADR submitted - march 20, 2017
2. Town council submitted - june 15, 2017

mcCreynolds residence
177 lagunitas road
ross, ca 94957
apn: 073-231-02



APPROVED BY:



DRAWING TITLE
Proposed floor/roof plan/building section

JOB NUMBER

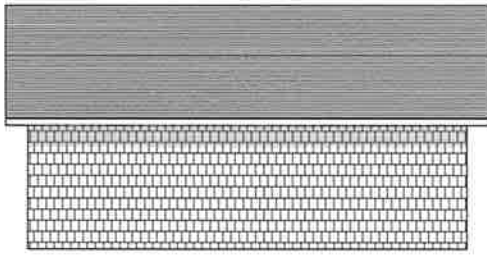
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jcm/jmv

SCALE
as noted

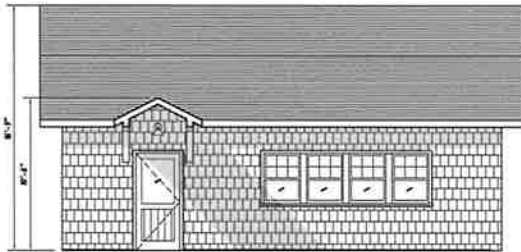
DATE
june 19, 2017

SHEET NO.

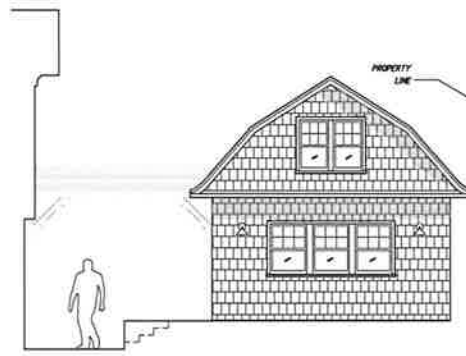
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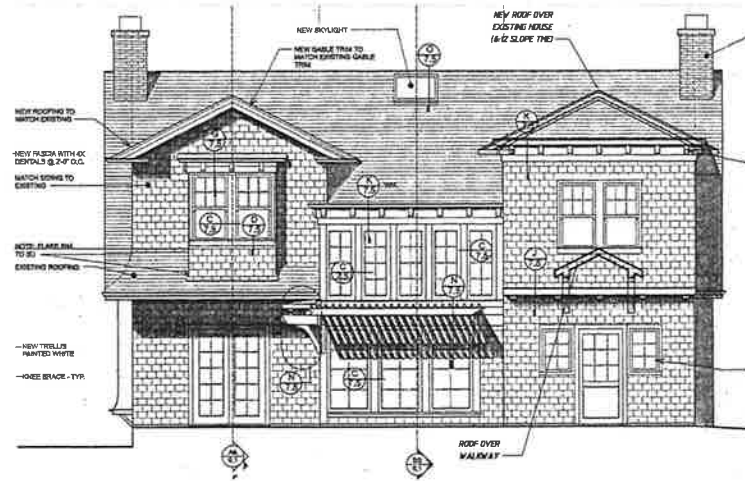
PROPOSED SOUTH EXTERIOR ELEVATION (5)
SCALE 1/4" = 1'-0" (A4.0)



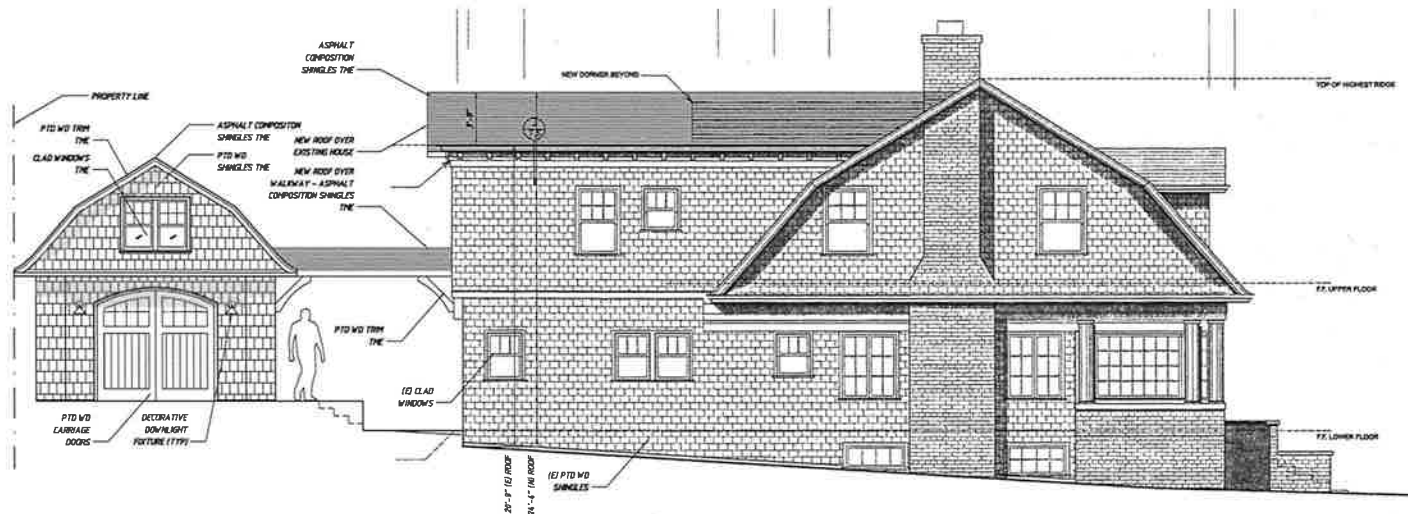
PROPOSED NORTH EXTERIOR ELEVATION (4)
SCALE 1/4" = 1'-0" (A4.0)



PROPOSED WEST EXTERIOR ELEVATION (3)
SCALE 1/4" = 1'-0" (A4.0)



PROPOSED SOUTH EXTERIOR ELEVATION (2)
SCALE 1/4" = 1'-0" (A4.0)



PROPOSED EAST EXTERIOR ELEVATION (1)
SCALE 1/4" = 1'-0" (A4.0)

REVISIONS
1. ADR submitted - march 20, 2017
2. Town council submitted - june 19, 2017

mcCreynolds residence
177 lagunitas road
ross, ca 94957
apn: 073-231-02



APPROVED BY:



DRAWING TITLE
proposed floor plan
schedules

JOB NUMBER

DRAWN BY
jcm/jmv

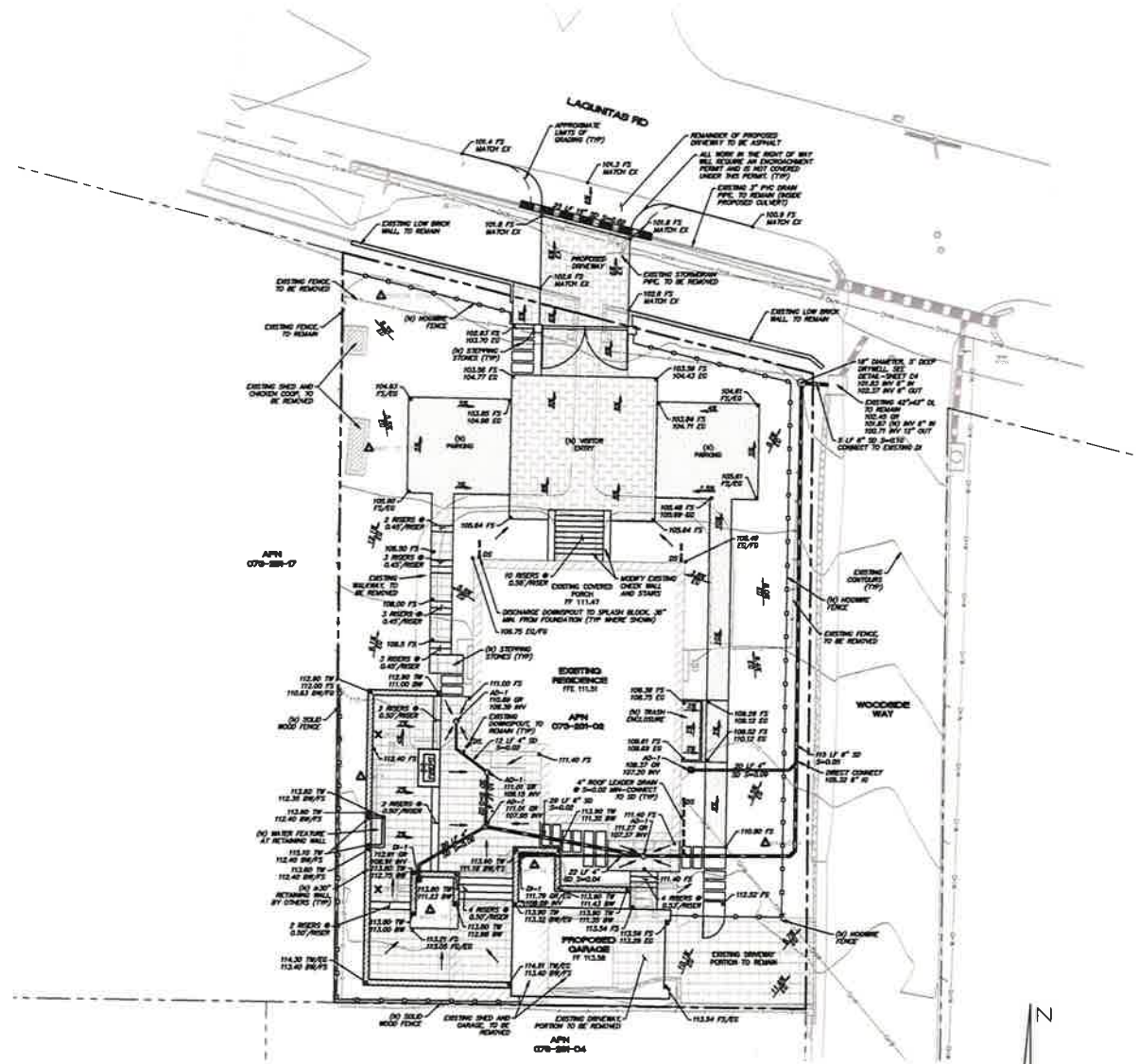
SCALE
as noted

DATE
june 19, 2017

SHEET NO.

A4.0

P:\DWG\JOB\101\101-1177_LAGUNITAS (DWG)\DWG\101-1177-P-000 5/17/2017 10:42 AM



GRADING AND DRAINAGE PLAN



LEGEND

- PERMEABLE BLUESTONE PAVING
SEE LANDSCAPE PLAN
- PERMEABLE DECOMPOSED GRANITE
SEE LANDSCAPE PLAN
- PERMEABLE PAVERS
SEE LANDSCAPE PLAN
- TREE TO BE SAVED
- TREE TO BE REMOVED
- RETAINING WALL BY OTHERS

GRADING AND DRAINAGE NOTES

1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS.
2. DOWNSPOUT LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS.
3. INSTALL RETAINING WALL AND FOUNDATION BACKDRAINS AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT BACKDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS.
4. DRAINAGE STRUCTURES CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
5. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL BE POSITIVELY DRAINED.
6. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.

DRAINAGE SCHEDULE

- AD-1: DECORATIVE AREA DRAIN TO BE SPECIFIED BY OTHERS
 - D-1: CASTLE DR212 12"x12" CONCRETE INLET WITH DECORATIVE GRATE
- ALL 4" STORM DRAIN PIPE AND 4" ROOF DRAIN LEADERS TO BE PWC SCHEDULE 40
 ALL 8" AND 15" STORM DRAIN PIPE TO BE HEPC DUAL WALL

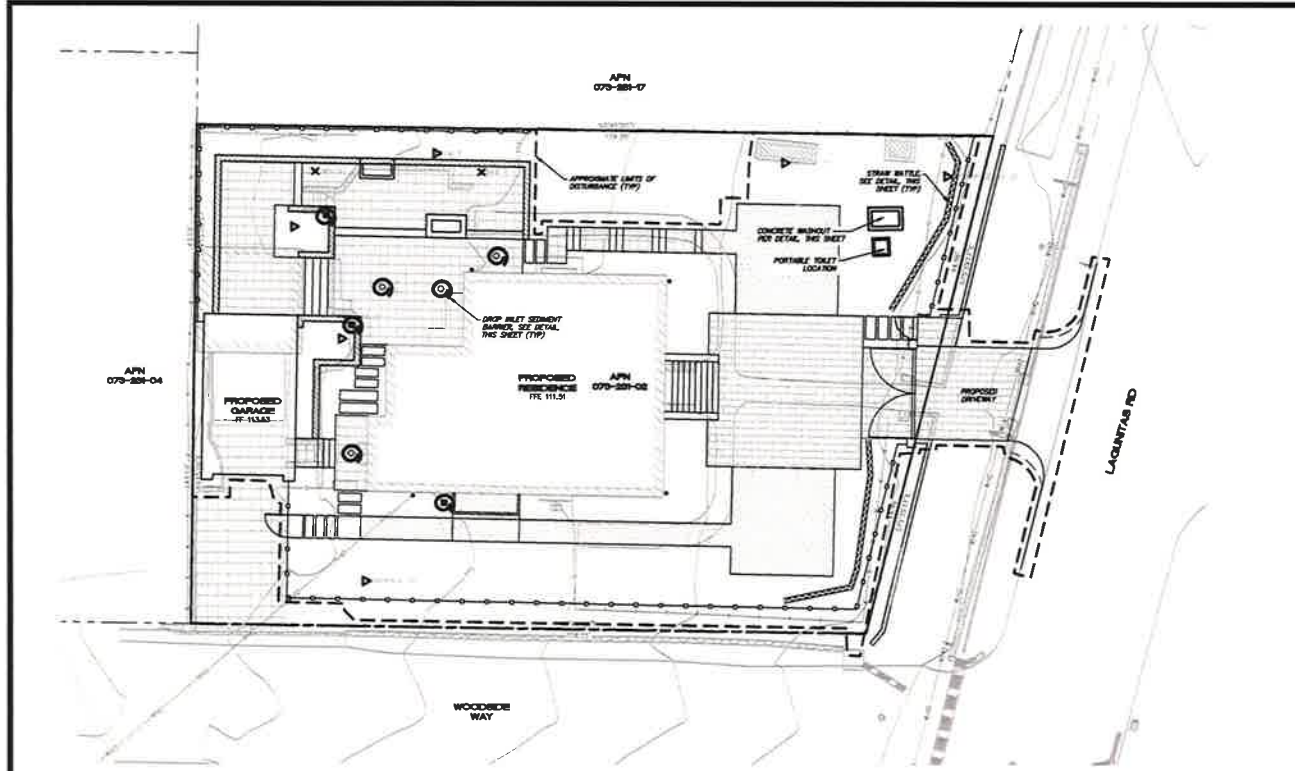
DATE	
BY	
REVISION	
REVISED	

DVC GROUP INC.
 PLANNING & ENGINEERING • C.E.M.
 10000 S. LAKEWAY, SUITE 100, DENVER, CO 80231
 PHONE: 303.755.0000 FAX: 303.755.0001

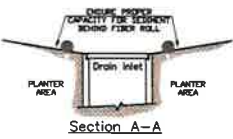
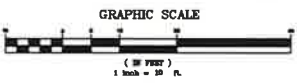
D. J. REYNOLDS
 LICENSE NO. 10000
 CIVIL ENGINEER - STATE OF COLORADO

MC REYNOLDS PROPERTY
 GRADING AND DRAINAGE PLAN
 477 LAGUNITAS RD
 FRODO, CO

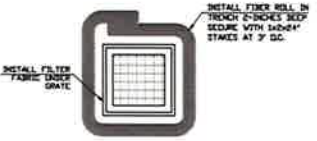
DATE: 06.18.2017
JOB NO.: 10-10
SHEET NO.:
C2
OF 4 SHEETS



EROSION CONTROL PLAN

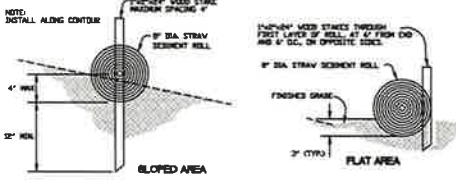


Section A-A

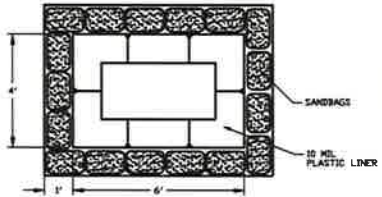


NOTES:
 1. INSPECT INLET PROTECTION DEVICE BEFORE AND AFTER RAIN EVENTS, AND WASH THROUGH THE BARRIERS DURING EXTENDED RAIN EVENTS, REMOVE AT LEAST ONCE EVERY 24 HOURS.
 2. REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SOLID AND DEBRIS TO ALLOW FOR PROPER FUNCTION OF DEVICE.

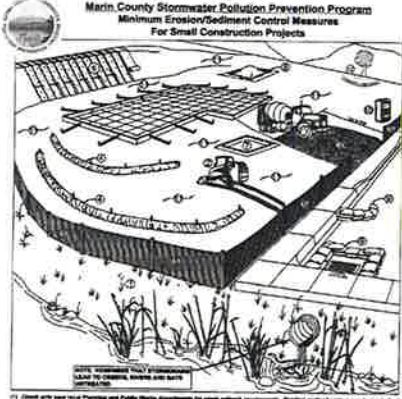
DROP INLET SEDIMENT BARRIER
 NOT TO SCALE



STRAW WATTLE
 NOT TO SCALE

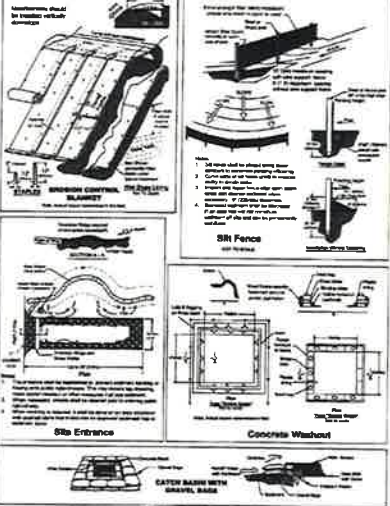


CONCRETE WASHOUT DETAIL
 NOT TO SCALE



- Marin County Stormwater Pollution Prevention Program
 Minimum Erosion/Sediment Control Measures
 For Small Construction Projects**
1. Check with your local Planning and Public Works departments for local ordinances, standards, and/or policies that may be in effect.
 2. During grading process, maintain an erodible surface that meets the following:
 - a. Maintain 1% minimum and temporary driveway - 1% (1" eroded) back up to 10' for as far as practical to prevent raveling and rutting.
 - b. Use an erodible slope between 2:1 slopes to 4:1 slopes. Levelled beds should be about 2" above dry July 20' to 25' depth.
 - c. Street gutters from along curbside on secondary streets to be constructed above curb to minimize rutting and to be the lowest grade of the distribution.
 3. Street gutters on main thoroughfares (see Appendix) on any street with 2:1 slopes to be paved.
 4. Construct a concrete apron 18" minimum to 24" maximum in width. Check on finished and remove it at end of project.
 5. Control of materials and equipment required and their placement with erosion control or used bags. Bags, silt fences and stumps must be water filled.
 6. Use pre-approved bags for erosion control around each jobsite to be used and to be water filled on 100% Silt at jobsite.
 7. Place pre-approved bags near individual site activities, behind the work area and away from public roads, and water filled.
 8. Control of equipment and soil erosion control and traffic control.
 9. Erosion control measures should be maintained as much as possible. Remove
- Notes: Sediment control facilities to reduce erosion potential. Sediment and erosion control shall be continuously maintained throughout the entire project. October 11 - April 30 and must remain effective through the construction and landscape project. Sediment and erosion control shall be maintained until the project is complete. For more information on construction site management.

TYPICAL DETAILS



If you require materials in alternative formats, please contact:
 415-473-0811 voice/TTY or disability@open.govt.ca.gov

PLANNING AND PUBLIC WORKS DEPARTMENT (CIVIL ENGINEERING) 1000 S. GAVIN AVENUE, SUITE 100, SAN RAFAEL, CA 94903

NO.	REVISION	DATE

DVC GROUP INC.
 PLANNING & ENGINEERING • O.M.
 ONE CENTER STREET
 SAN RAFAEL, CA 94903
 (415) 473-0811



DAVID J. REYNOLDS
 CIVIL ENGINEER
 1000 S. GAVIN AVENUE, SUITE 100
 SAN RAFAEL, CA 94903

MC REYNOLDS PROPERTY
EROSION CONTROL PLAN AND DETAILS
 1000 S. GAVIN AVENUE, SUITE 100
 SAN RAFAEL, CA 94903

DATE: 08/15/2017
 JOB NO.: 40-18
 SHEET #:
03
 OF 4 SHEETS

ATTACHMENT 3



RECEIVED
Planning Department

JUN 21 2017

177 LAGUNITAS ROAD, ROSS, CA - LANDSCAPE AND GARAGE REMODEL PROJECT

Project Overview and Encroachment Findings

Town of Ross

Prepared by:

Integrated Design Studio, Inc.
John Clarke Architects
DVC Group
Zach McReynolds and Alexandra Morehouse (Property Owners)

Prepared for: Town of Ross Planning Department Design Review, submitted 6/19/17

This document addresses the *Application for a Proposed Landscape and Garage Remodel Project* at 177 Lagunitas Road in Ross, CA, wherein the homeowner is requesting that their primary vehicular and pedestrian entry be relocated to Lagunitas Road, in order to match their current address. The following includes an overview of the project, in addition to justification for allowance of a driveway encroachment onto Lagunitas Road (12.08.010, 12.08.080).

1.0 PROJECT OVERVIEW

1.1 Project Rationale

The landscape and garage remodel project has been proposed to address several of the longstanding issues the homeowners have experienced over the 12 years they have lived in their house, as well as improve the use and enjoyment of their rear outdoor space. The two biggest problems over time have been the inadequate parking situation and problematic site entry into the home. Other issues include the dilapidated garage and reducing both high water consumption and high maintenance of the landscaping.

Inadequate Parking:

The current driveway and entry is accessed from Woodside Way. The current driveway/garage holds only two tandem parking spaces, which results in homeowner and guest vehicles parking on the street. Vehicles parked on Woodside Way near the intersection with Lagunitas Road impact the entire neighborhood by narrowing passage for vehicles, pedestrians, and pets walking on Woodside Way (there are no sidewalks). Compounding the problem, there is no

legal street parking at all for visitors on weekends and holidays on Woodside Road, so there are currently no spaces for guests to park at those times.

Problematic Entry Sequence:

Due to the current Woodside access and parking issues, all visitors to the home arrive via Woodside Way. This results in visitors arriving at and entering the property and home through the rear instead of through the front porch and main foyer, as was originally intended (the house and existing front door face Lagunitas Road, although the driveway access is on Woodside). Additional confusion is created when visitors and delivery people experience difficulties finding the house, since the address is on Lagunitas Road, but the entry is on Woodside Way.

Other Issues:

The existing garage is dilapidated, has significant insect damage, and floods when it rains. Since it needs to be rebuilt, there is an opportunity to relocate it slightly to the east aligning it with the house and enhance the existing rear stone terrace area. Since zoning regulations require at least one covered parking space, the garage must remain, even though the plan proposes to create additional parking in front of the house.

The Solution:

Several design alternatives were considered but rejected as unworkable. Increasing parking on site in the rear of the lot is not possible due to the placement of the house on the lot. Parking in the front of the house, with Woodside Way access, is not feasible, as the driveway would then be located too close to the corner of Woodside Way and Lagunitas Road creating an unsafe condition. Thus, moving the driveway access to match the legal property address was deemed the best solution. The proposed design provides the opportunity to get all the cars off the street, provides legal parking for visiting friends on weekends, increases Woodside safety, and allows visitors and guests to arrive and enter the house via the beautiful front porch, as it was designed and intended.

1.2 Project Design

The proposed project includes landscape remodel to both the front and rear yards, along with a rebuild of the existing garage.

Proposed Rear Landscape

The rear landscape improvements are basically a rehabilitation of the existing space, with improved seat walls, improved circulation, new impervious stone surfacing, and the addition of a fire pit. The new stone patio area is proposed to be pulled back 2 - 5 feet from the property line adjoining 179 Lagunitas Road, to allow for more planting/screening between the properties. Overall, the proposed rear design is consistent with the existing landscape design

and uses, while increasing impervious surface and screening to neighbors.

Proposed Front Landscape

The proposed front landscape improvements address the parking and entry concerns of the owners, as expressed in the earlier Project Rationale section of this document. First, a new driveway access to Lagunitas Road will match the existing address and refocus the sense of entry to the grand porch and existing architecture of the house. Proposed landscape plans also include a new gate, fence, and columns, consistent with style and look of neighboring landscape, setting, and surrounding neighborhood. Additional parking will be provided on site, using new permeable pavers. Adequate space is provided for vehicles to turn around and drive head first when exiting the property onto Lagunitas.

Proposed Garage Remodel

There is an existing detached 479 sf garage along the south boundary of the property, comprised of both an enclosed garage and carport. The existing structure has stained cedar shingles and painted wood trim. The roof has asphalt composition shingles and has a hipped construction. The existing garage is dilapidated and needs to be replaced. There has been significant insect damage and the structure floods from the south when it rains. Both have had a negative effect on the structure.

The area of the proposed garage is identical to the existing garage at 479 SF. The proposed design will match the house materials with painted cedar shingles and trim; the roof form is a gambrel roof to match the primary residence. The proposed roof height is 16'-9" above grade which is approximately 15" taller than the existing garage in order to accommodate the height of the gambrel shape congruent with the main house. The remodeled garage will be located farther from the south property line than the existing structure, to accommodate the roof eaves. The proposed garage wall is 18" from the property line, while the existing structure is as close as 8". The face of the garage has been pulled back 18" from the eastern face of the main house. Although the proposed garage still reads as secondary, it has a better street presence along Woodside. It also opens the southwest corner of the property to accommodate the rear patio rehabilitation project.

A covered walkway connecting the garage and the back door of the main house is also proposed. This would allow covered circulation between the garage and the house. This cover would run above a set of site steps that transition down to the floor elevation of the main house. To offset the increase in lot coverage, an existing coop and shed are being removed as part of the landscape remodel.

Due to its location on the lot, the existing garage is non-conforming with respect to the

required rear yard of 40'-0". To rebuild the garage, we will be applying for a non-conformity permit. The required parking is being satisfied by the proposed design – one covered, one uncovered (on driveway).

In addition to the new garage, we are also proposing to add a gable roof structure over the existing southeastern wing of the house. The slope of this gable roof will match the slope of the existing roof over the southwestern wing of the house.

Design Adjustments per ADR feedback

The following design changes are reflected in the current plans, specifically based on feedback from ADR on April 25, 2017 and May 23, 2017:

- The proposed garage was moved 18" west, away from the street. (garage was first aligned with the house and ADR suggested that pushing it back in this way would reduce visual impact)
- The proposed width of front parking areas was reduced by 6 feet, in response to comments about increasing greenery vs. crushed granite-covered area, resulting in total reduction of 228 sf hardscape area.
- Planter were added at each corner of the visitors parking, along with boxwood hedges, to enforce the symmetrical design and more "garden like" look to the front area.
- Plants within the view triangle were noted to have a maximum allowable height of 42 inches (per view triangle requirements, see Findings for 12.08.080 at the end of this document for additional information).
- Pedestrian gate within the view triangle was reduced to below 42 inches (per view triangle requirements, see Findings for 12.08.080 at the end of this document for additional information).

1.3 Neighborhood Context

The proposed plan is consistent with the design and intent of the existing house and the surrounding context and neighboring houses. To begin, the existing house already has stone columns announcing the entrance on Lagunitas Road so the visual element of an entrance at that location is not new. In addition, both houses across directly across the street as well as 179 Lagunitas Road have their similarly-styled driveway entrances located in this exact area firmly establishing it as appropriate for exactly the type of entrance being proposed.

Moreover, the proposal to have the entry/driveway location match the home address is completely consistent with the entire street (including similar corner lots), and conforms with the access and driveway style of the homes adjacent to and across the street from 177 Lagunitas Road. Specifically, there are 36 other properties with frontage and addresses on Lagunitas Road between Shady Lane and Glenwood. Of these 36 properties, there is only one

house that could have a driveway on Lagunitas Road that does not already have one. In fact, 5 of these 36 Lagunitas houses actually have two driveways on Lagunitas. In terms of corner lots similar to this project site: there are 8 houses along this stretch of Lagunitas on corner lots, and 6 out of 8 of these houses have their driveway on Lagunitas Road (one corner lot, 163 Lagunitas, does not have room for a driveway on Lagunitas). There are an additional 5 houses on corner lots that have legal addresses on the side street; all 5 of these have their driveways on the side street matching their legal address.

1.4 Neighborhood Outreach Summary

The following is a summary of the neighborhood outreach to date, with clarifications about how the design has addressed some concerns.

During the first week of December 2016, Zach McReynolds sent the adjacent neighbors copies of proposed Schematic Landscape Design Plans, together with a brief written project description and explanation of the problems that the new plans were designed to address. The materials were sent via email to the Andrews (170 Lagunitas), the Tullys (180 Lagunitas), Janet Weiner (179 Lagunitas), Monica DuFlock (1 Woodside Way), and DeLongs (4 Woodside Way). All five of these closest neighbors have reviewed and responded to the proposal; Zach received email responses from three of these neighbors, and has had extended discussions in person with the other two. Project information was also sent by email to all neighbors on Woodside Way for which email addresses were available, and subsequent updates have been sent as the plan has moved through the planning process.

Four of the five adjacent neighbors express full support for the proposal. Moreover, the two that Zach spoke to in person (owner of 1 Woodside Way and owner of 4 Woodside way) both feel that the project would eliminate the need for on-street parking on Woodside, which would be a major benefit not only to them, but also to others on Woodside. Emails supporting the project have been received from several additional neighbors residing on Woodside Way, and one neighbor felt strongly enough about the project to attend the ADR meeting on his own initiative to emphasize that this proposal could dramatically increase overall safety for both pedestrians and vehicles (see Findings for 12.08.080 at the end of this document for additional information about safety).

One neighbor (179 Lagunitas) responded by email that she does not support the proposal. In her perspective, the features being proposed would devalue their property by making it feel more crowded, and possibly create noise and smoke from the terraced patios. In response to these objections, is important to note the following: first, she is concerned about the potential for a barbeque grill, but this is not being proposed. Second, the new plan for the rear patio spaces does not propose a substantial change of use from the current uses of the space; an

outdoor entertaining area already exists, and the current proposal is for a reconfiguration and remodel of this area. She also expressed concern about the proposed pedestrian entry, vehicle entry, and courtyard/parking on the Lagunitas side of the site, as she is worried about crowding, fumes, noise, and impact of having an additional entrance along the streetscape. In response, it is important to note that there is already an existing pedestrian entry gate on this side of the site, and that the project address is 177 Lagunitas, so that is naturally the predominant location at which people seek to enter the site. Visibility of cars parked in the proposed courtyard should be minimal, as viewed from 179 Lagunitas House, since screening is provided by vegetation, the 179 Lagunitas garage, and the 177 Lagunitas house. And the proposed entry gate on Lagunitas is consistent with the aesthetic and patterns of the neighborhood along Lagunitas.

The next neighbor outreach will be a meeting on site, prior to the Town Council meeting, to enable interested neighbors to review the most recent proposal that includes various digital 3D views of the project. All adjacent neighbors, in addition to other neighbors on Woodside road, will be invited. Their comments and concerns will be recorded at this meeting and provided to the Town.

2.0 ENCROACHMENT FINDINGS

The following provides justification for approval of a driveway encroachment for the subject property (177 Lagunitas Road), onto Lagunitas Road.

2.1 Encroachment Findings (per 12.08.010, Purpose)

12.08.010 Purpose. The public right-of-way and public property are resources held by the Town for the benefit of the public. While it is recognized that special and unusual conditions may justify the installation, use, or operation of encroachments upon the public property, it is the policy of this Town to discourage encroachments onto public lands, and such encroachments shall be kept to a minimum. Encroachments shall be permitted on the public right-of-way or other public property only when necessary or desirable and not in conflict with the General Plan. The encroachment shall not create a substantial adverse impact on persons or property or adversely affect the public health, safety and welfare. (Ord. 638 (part), 2013; Prior codes §3400, §3401, §3402, §3403).

Applicant Response to 12.08.010

The problems of inadequate parking and problematic site entry for the homeowners (as described in the previous sections of this document) represent a “special and unusual condition” that would justify a driveway encroachment as a solution, per the proposed site plans. The proposed site changes would remedy the adverse conditions. Furthermore, the proposed plans improve the overall safety along Woodside Way, and have the support of many neighbors. To that end, the request for an encroachment can be categorized as “necessary or desirable,” and meets the criteria for purpose as stated in Section 12.02.010.*

**for a more detailed analysis of safety, see the following section 2.2 of this document.*

2.2 Encroachment Findings (per 12.08.080, Action on Applications)

12.08.080 Action on Applications. The Director shall grant or conditionally grant a permit if all of the following criteria are met:

- a. The Applicant has fulfilled all of the requirements listed in section 12.08.060;
- b. The encroachment for which the permit is requested is necessary or desirable;
- c. The encroachment is not in conflict with the General Plan;
- d. The encroachment does not create a substantial adverse impact on persons or property; and

- e. The encroachment does not adversely affect the public health, safety or welfare.

The Director shall deny any permit regarding an application that does not satisfy all of the above criteria. (Ord. 638 (part), 2013; Prior codes §3400, §3401, §3402, §3403).

Applicant Responses to 12.08.080, a-e:

- a) The Applicant has fulfilled all of the requirements listed in section 12.08.060;

Criteria will be met.

- b) The encroachment for which the permit is requested is necessary or desirable;

The owners of 177 Lagunitas have identified issues with inadequate parking and problematic site entry (as described in the previous sections of this document), and this proposed plan is a remedy which is highly desirable to the owners. The project is also necessary and highly desirable to the many other residents of Woodside Way who have expressed uniform strong support for the plans and the potential for improving the overall safety on Woodside Way. Importantly, as described further below, the project will further the achievement of three distinct goals of the Town of Ross General Plan, a contribution that is expressly desirable to the Town by the terms of the General Plan. To that end, the request for an encroachment can be categorized as "necessary or desirable," and meets the criteria for purpose as stated in Section 12.02.010.

- c) The encroachment is not in conflict with the General Plan;

The proposed plan does not conflict with, and instead demonstrably advances three distinct policy goals of the General Plan, as described below.

General Plan Policy 6.5 Permeable Surfaces. To the greatest extent possible, development should use permeable surfaces and other techniques to minimize runoff into underground drain systems and to allow water to percolate into the ground. Landscaped areas should be designed to provide potential runoff absorption and infiltration.

The proposed plans incorporate permeable pavers into the new hardscape areas, and replace significant areas that are currently not permeable with permeable surfaces.

General Plan Policy 7.1 Safe Streets. Provide streets that are as user-friendly and safe as possible for motorists, pedestrians and bicyclists.

The proposed plans improve safety at base of Woodside Road (see response to (e) for additional information about safety)

General Plan Policy 7.6 Parking Program. Address on-site and street parking needs through adequate parking standards and enforcement. Limit on street and overnight parking.

The proposed plan enables parking for residents and visitors on the owners' property, eliminating the need for on-street and overnight parking.

d) The encroachment does not create a substantial adverse impact on persons or property;

The proposed project does not create a substantial adverse impact on persons or property.

e) The encroachment does not adversely affect the public health, safety or welfare.

The proposed project does not adversely affect the public health, safety or welfare. To the contrary, the design improves current safety issues at Woodside Way, and a safety study prepared by a Civil Engineer confirms that the proposed driveway encroachment meets the safety standards required by the Town of Ross Department of Public Works.

Ensuring that there is no negative impact on safety from the proposed encroachment requires that it be safer than the existing crossings that occur on Woodside Way, since there would not be any net increase in total pedestrian pathway crossings or turns onto Lagunitas Road resulting from the driveway (they already cross the path and turn onto Lagunitas from Woodside Way as it is). The existing path crossing and intersection at Woodside Way has extremely limited visibility and is demonstrably less safe than the proposed new driveway. Over and above that standard required by the encroachment ordinance, the homeowners are committed to a design that is fully safe on its own merits by providing good visibility for both drivers and pedestrians. The new driveway location would have a limited number of new vehicle crossings by the homeowners, but they will be safer than they are now, and the gate and driveway are designed such that vehicles will exit the property head first and be able to view pathway traffic before exiting across the path.

Further tilting the balance towards greater safety by virtue of the encroachment, the new plans would remove both parked cars and vehicular trips on Woodside Way. Multiple

neighbors have voiced agreement that this proposal could dramatically increase overall safety for pedestrians on both the path and on Woodside Way as well as every vehicle using Woodside Way, particularly at the intersection of the path, Woodside Way, and Lagunitas Road. As noted above, currently this area is hazardous due to limited visibility for vehicles approaching Lagunitas Road (drivers cannot see either pedestrians or other cars on Lagunitas Road until they cross the path, and most do not stop before entering the path leading to frequent surprises as pedestrians emerge). Pedestrians on Woodside Way and vehicles also currently must deal with a narrow passage when cars are parked on the street above the stop sign.

In order to assure the safety of the design, the new driveway encroachment was analyzed by DVC Group, Civil Engineers, based on the standards required by the Town of Ross Department of Public works. The standards used for this analysis were clarified and confirmed at a site meeting on May 30, 2017, between Dan Hughes, DVC Group, Civil Engineer, and Richard Simonitch, Town of Ross Public Works Director. Also attending the meeting was Jane Sedonaen, Integrated Design Studio, Inc, and Heidi Scoble, Town of Ross Planning Director.

Per DVC Group, Civil Engineers:

Site distance study has been included as part of submitted plan sheet 1 "Triangular View Diagram." This plan sheet indicates the site distance areas per the Caltrans Highway Design Manual and AASHTO. Documents and details referenced have been submitted for reference (portions of) and are as follows:

- Highway Design Manual, Chapter 400, page 22 (400-22). Table 405.1A is generally used for Corner Site Distance requirements. HOWEVER, section 405.1(2)(c) states "...Rural Driveways – The minimum corner sight distance shall be equal to the stopping sight distance as given in Table 201.1, measured as previously described". Because this proposal is strictly a rural driveway, said section 201.1 should be used for this application and is as follows:
- Highway Design Manual, Chapter 200, page 1 (200-1). Table 201.1 Site Distance Standards indicates the roadway design speed and stopping distance necessary. Lagunitas Road maintains a posted speed limit of 25mph. Based on table 201.1, the necessary stopping sight distance for a 25mph design speed shall be 150ft.
- American Association of State Highway and Transportation Officials (AASHTO) Highways and Streets manual, 2001 Fourth Edition, page 384 Local Rural Roads, Site Distance and page 385 Exhibit 5-1, Minimum Design Speeds for Local Rural Roads. Based on exhibit 5-1, the necessary stopping sight distance for a 25mph design speed shall be 155ft. This section also specifies the vertical criteria for

measuring site distance (maximum height of objects within site distance 'triangle' should be 3.5ft (42"). This distance is typical design height of a driver's eye line while sitting in a car.

The site distance study includes the design stopping site distance 'triangle' 10 ft back from the edge of pavement (as is standard, the typical location of the driver of the vehicle waiting to enter the street) It also includes the stopping site distances of 155ft (+) as measured from each edge of proposed driveway and the 'triangle' zone where not plantings or improvements shall not exceed a height of 42" (with exceptions being post for fencing, signs or tree trunks, etc.).

The site distance study also includes a 'triangle' for the exiting vehicle with regard to the pedestrian pathway as well. This triangle is shown as 10ft x 10ft as pedestrians will be moving at walking/jogging pace on the pathway. The pathway is such that fast-moving bicycle riders will (and do) travel within the Lagunitas roadway (not within the pathway).

This proposed project meets the criteria set by the Highway Design Manual and AASHTO for stopping sight distances for vehicle access from the proposed new driveway entering Lagunitas Road. Meeting such standards presents a safe exit of vehicles (for the exiting vehicle, vehicles/bicycles traveling on Lagunitas Rd. and pedestrians traveling on the pedestrian pathway. The same cannot be said for the existing condition required by the driveway location of this home. The current configuration requires access exiting onto Lagunitas Rd. from Woodside Way. This exiting from Woodside Way onto Lagunitas nowhere near meets stopping sight distance standards.

The proposed project would provide incredible benefits for not only 177 Lagunitas but also all homes/residents who currently live off of and access off of Woodside Way and anyone using the pedestrian path. As mentioned above, the current access off of Woodside Way does not meet any standards noted herein. It is a difficult intersection to safely enter. This proposed project would take 177 Lagunitas vehicles off of Woodside Way and allow them a much safer entry onto Lagunitas. It will reduce the number of unsafe entries from Woodside. It would also reduce the roadside parking within Woodside. This is important because the roadside parking condition along Woodside is far from ideal. Parking is allowed only on one side of the street and that side of the street has a very large/open drainage channel right along the side of the street. Folks exiting their vehicles can experience the challenging trip hazard this poses. This proposed project allows residents and visitors of 177 Lagunitas to park on property and not have to deal with the limited parking and tripping hazard conditions. Woodside Way is also a narrow, difficult to navigate street with no turnaround (other than use of others personal driveways). Any opportunity to reduce the

amount of vehicles from Woodside Way is welcomed by the existing Woodside Way residents and should be welcomed by the Town.

ATTACHMENT 4

177 Lagunitas Site Improvements

Description of neighbor outreach

The following is a summary of the neighborhood outreach to date, with clarifications about how the design has addressed some concerns.

During the first week of December, 2016, Zach McReynolds sent the adjacent neighbors copies of proposed Schematic Landscape Design Plans, together with a brief written project description and explanation of the problems that the new plans were designed to address. The materials were sent via email to the Andrews (170 Lagunitas), the Tullys (180 Lagunitas), Janet Weiner (179 Lagunitas), Monica DuFlock (1 Woodside Way), and DeLongs (4 Woodside Way). All five of these closest neighbors have reviewed and responded to the proposal; Zach received email responses from three of the neighbors, and has had extended discussions in person with the other two.

Four of the five neighbors express full support for the proposal. Moreover, the two that Zach spoke to in person (owner of 1 Woodside Way and owner of 4 Woodside way) both feel that the project would eliminate the need for on-street parking on Woodside, which would be a major benefit not only to them, but also to others on Woodside.

One neighbor (179 Lagunitas) responded by email that she does not support the proposal. In her perspective, the features being proposed would devalue their property by making it feel more crowded, and possibly create noise and smoke from the terraced patios. In response to these objections, it is important to note the following: first, she is concerned about the potential for a barbeque grill, but this is not being proposed. Second, the new plan for the the rear patio spaces does not propose a substantial change of use form the current uses of the space; an outdoor entertaining area already exists, and the current proposal is for a reconfiguration and remodel of this area. She also expressed concern about the proposed pedestrian entry, vehicle entry, and courtyard/parking on the Lagunitas side of the site, as she is worried about crowding, fumes, noise, and impact of having an additional entrance along the streetscape. In response, it is important to note that there is already an existing pedestrian entry gate on this side of the site, and that the project address is 177 Lagunitas, so that is naturally the predominant location at which people seek to enter the site. Visibility of cars parked in the proposed courtyard should be minimal, as viewed from 179 Lagunitas House, since screening is provided by vegetation, the 179 Lagunitas garage, and the 177 Lagunitas house. And the proposed entry gate on Lagunitas is consistent with the aesthetic and patterns of the neighborhood along Lagunitas.



The next neighbor outreach will be a meeting on site, prior to the Town Council meeting, to enable interested neighbors to review the most recent proposal that includes various digital 3D views of the project. All adjacent neighbors, in addition to other neighbors on Woodside road, will be invited. Their comments and concerns will be recorded at this meeting and provided to the Town.

Sincerely,
Jane Sedonaen
March 21 of 2017

ATTACHMENT 5

McReynolds Residence
177 Lagunitas Rod. Ross, CA
Neighborhood Gates and/or Driveways
3/20/17

<p>Neighbors with two gates and/or two driveways:</p>	
	
<p>121 Lagunitas</p>	<p>121 Lagunitas</p>
	
<p>140 Lagunitas</p>	<p>140 Lagunitas</p>
	
<p>170 Lagunitas</p>	<p>170 Lagunitas</p>



186 Lagunitas



186 Lagunitas



186 Lagunitas



186 Lagunitas



194 Lagunitas



194 Lagunitas

Neighbors with single gates and/or driveways



109 Lagunitas



120 Lagunitas



123 Lagunitas



125 Lagunitas



150 Lagunita



153 Lagunitas



161 Lagunitas



171 Lagunitas



179 Lagunitas



180 Lagunitas



185 Lagunitas



187 Lagunitas



188 Lagunitas



189 Lagunitas



190 Lagunitas



196 Lagunitas



198 Lagunitas



199 Lagunitas



200 Lagunitas



200.5 Lagunitas



201 Lagunitas



203 Lagunitas

ATTACHMENT 6



PROJECT: McReynolds-Morehouse Residence
177 Lagunitas Road
Ross, CA 94957
Contacts: Zach McReynolds & Alexandra Morehouse

Date: 17 March 2017

ARBORIST REPORT

Assignment

- Project Overview: review Site Survey, preliminary project drawings and Town of Ross regulations related to tree removal and tree protection.
- Site visit: Inspect and photograph existing trees on-site within the property boundary and street right-of-way; record field notes on existing conditions & verify with existing survey plan.
- Prepare a Tree Inventory and key to site survey map provided by client.
- Prepare an Arborist Report listing the findings of the Tree Inventory and identifying all Protected and Significant Trees on the property; make recommendations for preservation and/or removal, protection, maintenance and pruning of the existing trees on site, per development plans and Town of Ross code (Chapter 12.24) and Ordinance No. 659.

Background

At the request of Integrated Design Studio, Landscape Architects (Mill Valley, CA) and Zach McReynolds and Alexandra Morehouse (clients), this Certified Arborist report has been prepared for the **McReynolds-Morehouse Residence** in anticipation of proposed site work at the above address in Ross.

The proposed project involves renovation of an existing garage structure and installation of new landscape. The residence is located on an approximately ¼-acre lot at the corner of Lagunitas Road and Woodside Way. The property gradually slopes from south to the north end at Lagunitas Road.

Town of Ross Requirements and Process

The Town of Ross recognizes “the importance of trees to the community’s health, safety, welfare and tranquility.” According to Ordinance No. 659, which amends section 12.24 of the Ross Municipal Code (Tree Protection Ordinance), these resources must be prudently protected and managed.

Town of Ross Municipal Code protects specific trees on public or private property from removal without a permit, and requires their protection during construction. The following descriptions are taken from the Chapter 12.24 (Planting, Alteration, Removal, or Maintenance of Trees):

- **Protected Trees:** Any tree located within twenty-five feet (25’) of the front or side yard property line or within forty feet (40’) of the rear yard property line of any parcel, with such tree having a diameter greater than eight inches (8”). Due to the size of this property, this condition applies to all trees on the lot with a trunk diameter greater than 8” at 54” above grade.
- **Significant Tree:** Any tree having a single trunk diameter greater than twelve inches (12”), or any tree designated to be preserved on plans approved by the town council, or as a condition of approval of a project approved by the town council.
- **Trees in the public right-of-way:** All trees growing within the street right-of-way (publicly-owned), outside of private property. In some cases, property lines lie several feet behind the sidewalks. The pruning, maintenance, and removal of all trees greater than 1” in diameter located in the right-of-way is subject to the provisions in Chapter 12.24.040.

For removal of a Significant/Protected Tree, a Tree Alteration /Removal Application must be filed with the Town of Ross Planning Department. There is also a Replacement Tree Requirement: where feasible, Town requires that replacement trees “shall be of a species native to Ross.” Also, on parcels zoned R-1 as is the lot at 177 Lagunitas Road, one new replacement tree is required for every tree to be removed. Where on-site replacement trees are not feasible, the applicant may instead make an in lieu payment to the town for provision of off-site trees at that replacement ratio.

Tree Assessment & Survey

Site observations were conducted on December 9th & 16th, 2016, and March 14th, 2017. The client provided a topographic survey plan prepared by DVC Group, Inc. of Mill Valley, CA (3/13/2017). Proposed Design Review Set plans were made available from the Landscape Architect, Integrated Design Studio of Mill Valley, CA (March, 2017).

A Visual Tree Assessment was performed on eight (8) existing trees on the property and two (2) street trees in the right-of-way on Lagunitas Road. A site Tree Inventory, including field observations, was prepared on these trees of 4” DBH and greater size, including one of the street trees under 4” DBH. Tree species, location, size, general health, and recommendations for alternatives to removal, where possible, are noted below. A map of the site was also prepared with locations of all trees, each tree numbered in the report and corresponding to trees shown graphically on the Tree Map (Appendix A). Trees were not physically tagged with numbers in the field; this Map must be used to find specific trees.

A total of ten trees were considered, two of which are classified as Significant and Protected Trees. The trees were visually observed from the ground plane from as many angles as were accessible. No drilling, coring, excavation or aerial inspections were performed.

Summary of Findings

Ten (10) trees were identified in the Tree Inventory. Of the (8) trees on-property, three are designated for removal due to construction. One of these trees (#8) is a Significant/Protected tree, so a Tree Alteration/Removal Application will need to be filed for its proposed removal. The other two trees to be removed (#4 and 6) are not subject to the permitted removal requirement.

Subject Trees by Species: Total = 10 (See Appendix B – Tree Inventory)

Qty.	Species	Tree #
1	<i>Magnolia grandiflora</i>	1
3	<i>Acer japonicum</i>	2,3,7
1	<i>Malus spp.</i>	4
1	<i>Ulmus parvifolia</i>	5
1	<i>Cornus spp.</i>	6
1	<i>Cedrus deodara</i>	8
2	<i>Quercus lobata</i>	9, 10

The Tree Inventory contains the following information:

- *Tree number, botanical and common name.* Trees are identified by the most currently accepted scientific name and the most locally used common name.
- *Trunk diameter (DBH) at 4'-6" from the ground in inches.* DBH for multi-trunked trees was consolidated as follows: the square root of the sum of all squared stem DBHs.
- *Estimated Height and Spread (Canopy width) in feet.*
- *Health:* Rated Good, Fair or Poor, using the following criteria:
 - Good: Vigorous growth with foliage of normal size, shape and color. Canopy density 90-100%, little to no dead wood, minor or no pest infestation, little to no decay. Tree is expected to live its natural lifespan.
 - Fair: All or some of the new growth shoots are shorter than expected for the species. Canopy density 60-90%. Some small branch dieback. Possible noticeable pest infestation and/or decay. Tree is not in decline right now, but further stress such as construction impacts, increased pest pressure, drought etc. may cause a decline in health.
 - Poor: Little to no new growth and significant dieback. Foliage may be undersized, distorted, yellowed or another color abnormal for the species. Canopy density 20-60% or less. Significant dead wood, pest infestation or decay. Tree is not expected to live its natural lifespan.
- *Structure:* Rated Good, Fair or Poor, using the following criteria:
 - Good: Minor structural flaws may be corrected through pruning. Tree has an upright trunk and a single trunk tapering to a single leader at the top, or a single leader may be easily trained. Most scaffold branches are smaller than the leader, attached to the trunk at angles approaching 45 degrees and are spaced apart on the trunk both vertically and radially. Structure does not contain included bark (bark inside the juncture of multiple trunks). No sign of previous branch failures. Foliage is evenly distributed on the limbs. Symmetrical or mostly symmetrical canopy.
 - Fair: Some structural flaws not correctable through pruning. Tree may have more than one trunk or leader, trunk may have a slight lean. Scaffold branches may be attached at angles less than 30 degrees and/or may be crowded on the trunk. Structure may have included bark, previous branch failures or end-heavy limbs. Some asymmetry in the canopy.

- **Poor:** Significant structural flaws not correctable through pruning. Significant dead wood or decay. More than one trunk or leader and/or branches crowded together on the trunk. Significantly end-heavy limbs may be present. Structure may contain significant included bark, previous branch failures and/or asymmetry. Precipitous lean may be present. Tree is likely to be hazardous.
- **Removals:** Trees are recommended for removal due to health, hazard, construction impacts, or crowding. For each removal, data is included on the following
 - *Reason for Removal*
- **Recommendations** for preservation during development, improving health and pruning are included:
 - **TPZ fencing:** The edge of the Tree Protection Zone must be delineated by five or six (5' - 6') foot high chain link fences. Unless the Town specifies otherwise, fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.
 - **TPZ Radius:** TPZ radius is calculated using the standard formula of one foot for every inch of trunk diameter. Work within the TPZ must be done differently to avoid soil compaction, root loss or damage, changes in soil grade or soil moisture that would adversely affect trees.
 - **Existing pavement as root buffer:** Use existing pavement to store or stage materials or park vehicles.
 - **Trunk protection:** Wrap the first 6 feet of the trunk in straw wattles to prevent damage.
 - **Irrigate or Do not irrigate in summer:** Provide irrigation or do not irrigate in summer where indicated.
 - **Clearance prune:** Prune lower branches for at least 14 feet of clearance or as needed to accommodate equipment.
 - **Containment:** Prune tree to reduce height and spread of the canopy.
 - **Deadwood:** Remove dead branches over 2 inches in diameter.
 - **Root Crown Excavation:** Remove excess soil built up around base of tree to expose the root flare or buttress roots.

Principles of Tree Preservation During Construction

Potential Construction Impacts on Trees

- **Soil Compaction:** Driving, operating equipment or storing materials on unprotected soil severely reduces oxygen, killing tree roots.
- **Root Loss and Damage:** Excavation equipment can tear roots. A tree can more easily respond to a clearly cut injury than a ripped root. Removal of buttress (structural) roots makes a tree hazardous.
- **Grade Changes:** Adding soil on top of roots in the root zone reduces the soil oxygen necessary for root health. Removing soil from the root zone exposes and damages roots.
- **Changes in Irrigation:** Mature trees can decline or die after sudden reductions or increases in irrigation within the root zone.

The TPZ radius for each tree to be preserved is indicated in the data at the end of this report, and shown graphically in the diagram below. Special design considerations are necessary within the TPZ:

- Special foundations, footings, and pavement designs shall be employed to minimize root interference when structures must be placed within the tree protection zone.
- Utilities such as electric, gas, cable TV, telephone, water drains and sewer shall be routed outside the tree protection zone.

- Landscapes shall be designed to exclude trenching for irrigation lines within the tree protection zone and no irrigation shall be applied within 5 feet of the trunks of protected trees.
- Any new plantings within the tree protection zone shall be designed to be compatible with the cultural requirements of the retained tree(s), especially with regard to irrigation and nitrogen application. In protection zones where native drought-tolerant trees are located no summer irrigation shall be installed and no vegetation installed requiring excessive irrigation such as turf and flower beds.
- Surface drainage shall not be altered so as to direct water into or out of the tree protection zone unless specified by the Project Arborist as necessary to improve conditions for the tree.
- Site drainage improvements shall be designed to maintain the natural water table levels within tree retention areas. If water must be diverted, permanent irrigation systems shall be provided to replace natural water resources for the trees.

Tree Protection Specifications for Contractors

Tree Protection Zone (TPZ) Fencing: Place TPZ fencing around the exposed soil areas of the TPZ to prevent compaction. For some trees, part of the TPZ is paved. Where trees grow in groups, fence around a collective TPZ using the diameters of the edge trees to calculate the radius, or the edge of existing pavement.

Tree protection fencing must be installed prior to construction to minimize damage to root systems of preserved trees. The edge of the Tree Protection Zone must be delineated by five or six (5' -6') foot high chain link fences. Unless the Town specifies otherwise, fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Close the fencing with wire. Work within the fenced TPZ area must be supervised by the Project Arborist.

Posts may be also be placed into concrete blocks on pavement where no soil is available or where posts would have to be driven into soil within 3 trunk diameters of the tree. Connect with building walls or existing fencing where necessary to close gaps and prevent entry into restricted areas.

Tree protection fence locations shall be designated by the Project Arborist prior to any construction activities, including tree removal. Work must proceed within the Tree Protection Zone as follows:

- Do not park equipment, store, dump, grade or excavate within the TPZ without prior written approval of the Project Arborist.
- All trenching, excavation and equipment use within the TPZ shall be supervised by the Project Arborist.
- Immediately remove excavation tailings and do not place within the TPZ of any other trees.
- Root cutting must be performed or supervised by the Project Arborist. All root pruning must conform to the standards and Best Management Practices within Managing Trees During Construction (companion publication to ANSI A300 Part 5)
- Install a root buffer (defined below) on exposed soil areas before driving, operating equipment, storing or staging, or retain existing pavement as a root buffer.
- Do not raise or lower soil grades except as indicated by the Project Arborist.
- TPZ fencing must remain closed when no work is being performed inside.

Trunk Protection: Trunk protection is recommended in the data where fencing may not be possible, or work may be likely to take place within the TPZ. Wrap the first 6 feet of the trunk in straw wattles to prevent damage.

Irrigation: Install temporary irrigation within the TPZ fencing for all trees to be preserved, except where indicated in the Tree Inventory. Temporary irrigation should be installed above ground, not in trenches, using PVC pipe on undisturbed soil. The risers are attached to “T”s and elbows, as they would be in an underground system.

Root Buffers: Root buffers prevent soil compaction and are only needed on exposed soil. In some cases, the existing pavement serves as a root buffer. If pavement is to be replaced or removed, retain it for as long as possible for use as a root buffer. Where exposed soil must be used for equipment, storage, staging, parking or tree removal equipment, install a root buffer prior to the commencement of the project. Specifications are as follows:

- Spread tree chips (coarse mulch) over the designated area to a minimum depth of 6 inches.
- Add a second course of 3/4-inch quarry gravel.
- Top with 3/4-inch plywood.

The root buffer shall be installed prior to construction and remain in place for the duration of the project.

Prune or tie low limbs: Where tree limbs would interfere with construction equipment, prune them or tie them back prior to the beginning of construction to prevent injury. Trees recommended for low limb pruning have limbs lower than 14 feet over paved surfaces, where equipment may be operated or parked, or materials may be stored. Do not prune trees in areas not impacted by construction except as indicated on the survey data. Prune only to provide the necessary clearances; in most cases, 14 feet is sufficient. Do not remove more than 25% of living foliage unless directed by the Project Arborist. Pruning must be performed in compliance with ANSI A300 standards under the supervision of the Project Arborist.

Site-Specific Recommendations

Tree #5:

If tree is not re-located to elsewhere on the property after removal of wood prop and chains; check tree for current stability. Tree may require 3-point guying; have landscape contractor review the work in tandem with the landscape renovation plans, and install appropriate system for tree size.

Tree #8:

The fact that the Cedar tree is leaning and has codominant trunks with possibly included bark is a structural concern. Presence of decay in the roots would need to be further determined by an extensive root excavation. It should be also noted that another nearby Deodar Cedar, on the adjacent neighbor's property at #179 Lagunitas, is also leaning, at a similar or steeper angle, to the south and east. Appraisal of this tree is not included, but it may also be at risk of failing. The root systems of the two trees may be intertwined.

Considering the age and lean/general condition of the Cedar tree, removal should be considered for safety concerns if the front yard is to be developed to the extent noted in the plans. Cutting the trunk cleanly at approximately 18" above ground level (height to be reviewed by Landscape Architect) and leaving the trunk and roots in place may create the least disturbance for the neighbor's cedar tree, which may require a risk assessment as well.

For removal of a Significant/Protected Tree, a Tree Alteration /Removal Application must be filed with the Town of Ross Planning Department.

Trees #9 and #10:

The property owners have expressed an interest in replacing these trees with a different species, perhaps Red Oaks (*Quercus rubra*), similar to those planted further west along Lagunitas Avenue. This proposed removal/replacement is currently not part of the landscape project, and would need to be permitted and approved by the Town of Ross.

Coordinate location of a new driveway entrance on Lagunitas Road with Tree Protection Zones recommended in the Tree Inventory.

(See Tree Inventory for overall protection and maintenance recommendations for each tree.)

Assumptions and Limiting Conditions

1. Preparation of specifications for and oversight of tree protection measures implemented during construction should be done by a consultant or consulting arborist with a current Contractor's License for Tree Service in the State of California.
2. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as though free and clear, under responsible ownership and competent management.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of these items at the time of the site visit/s. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the trees or property inspected may not arise in the future.

DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience help people to make informed decisions about trees. Arborists examine trees, recommend measures to enhance the environmental benefits of trees, and attempt to reduce potential risks of trees.

Clients may choose to accept or disregard the recommendations of the arborist. Soliciting additional advice from a Consulting Arborist, ISA Board Certified Master Arborist or Tree Risk Assessment expert may be warranted. Local agencies in the site jurisdiction may have additional specific requirements and guidelines that must be followed.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that exist in a natural or constructed setting with variable conditions. Trees can fail in ways that we do not fully understand; even healthy trees that appear free of defects can and do fail. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Recommendations are intended to provide a reduction of risk but do not eliminate risk.

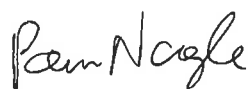
Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, sight lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Certification of Performance

I, Pam Nagle, Certify:

- That I have personally inspected the trees and/or property evaluated in this report. I have stated my findings accurately, insofar as the limitations of the assignment and within the extent and context identified by this report;
- That I have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible;
- That the analysis, opinions, and conclusions stated herein are my own and based on current arboricultural science and commonly accepted arboricultural practices;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.
- I am a member in good standing and Certified Arborist #WE-9617A with the International Society of Arboriculture, and have successfully completed the requirements established by the Certification Board to be recognized as ISA Tree Risk Assessment Qualified (TRAQ).

Signature:



Date: March 17, 2017

ATTACHMENTS

- Appendix A: McReynolds-Morehouse Residence Tree Map
- Appendix B: McReynolds-Morehouse Residence Tree Inventory

REFERENCES

Trees and Development-A Technical Guide to Preservation of Trees During Land Development
(Nelda Matheny & James R. Clark, International Society of Arboriculture, 1998)

Best Management Practices: Managing Trees During Construction
(2nd Edition, Fite/Smiley, International Society of Arboriculture, 2016)

Oaks in the Urban Landscape-Selection, Care and Preservation
(Costello/Hagen/Jones, University of California Agriculture and Natural Resources, 2011)

Up By Roots – Healthy Soils and Trees in the Built Environment
(James Urban, International Society of Arboriculture, 2008)

Arboriculture – Integrated Management of Landscape Trees, Shrubs and Vines
(4th Edition, Harris/Clark/Matheny, Prentiss-Hall, 2003)

Modern Arboriculture
(A.L. Shigo, Shigo and Trees, Assoc., 1991)

Pests of Landscape Trees and Shrubs – An Integrated Pest Management Guide
(IPM Education and Publications, U.C. Davis, Publication 3359, 2nd ed.)

Guide for Plant Appraisal
(Council of Tree & Landscape Appraisers, International Society of Arboriculture - 9th Edition, 2000)

Diseases of Trees and Shrubs
(Sinclair/Lyon/Johnson, Comstock Publishing Assoc., Cornell University Press, 1987)

Tree Risk Assessment Manual
(Julian A. Dunster et al., International Society of Arboriculture, 2013)

A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, 2nd Edition.
(Matheny and Clark, International Society of Arboriculture, 1994)

McREYNOLDS-MOREHOUSE RESIDENCE TREE MAP APPENDIX A

LEGEND

- Tree location
- # Tree number
- # Protected Tree
- # Significant/Protected Tree
- # Street Tree
- ⊗ Tree to be removed

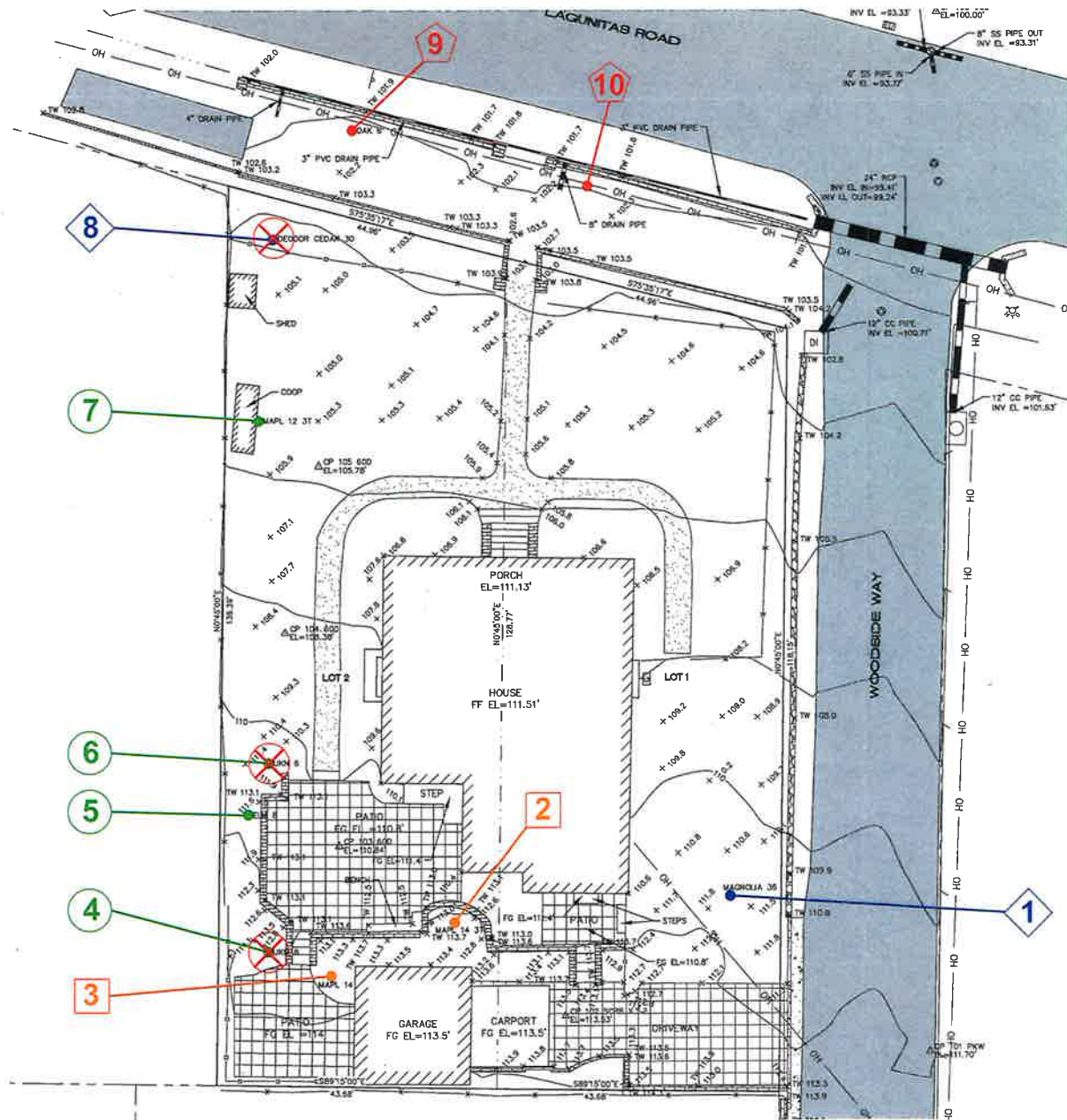
SEE ARBORIST REPORT
FOR TREE SPECIES &
DESCRIPTIONS

Prepared by:
Pam Nagle
ISA Certified Arborist #WE-9617A
472 Gates Street
San Francisco, CA 94110

17 March 2017

Base plan courtesy of:
DVC Group Inc.
Mill Valley, CA

Map N.T.S.



Tree #	Botanical Name	Common Name	Trunk Diameter (in.)	Estimated Height (ft.)	Estimated Spread (ft.)	Health	Structure	Best Time to Prune	Remove or Protect	Reason for removal	Significant Tree	Protected Tree	Street Tree	TPZ Fencing	TPZ Radius (ft.) = "Non intrusion Zone"	Existing pavement as root buffer	Prune or tie low limbs	Trunk Protection	Irrigate	Do not irrigate in summer	Clearance Prune	Containment	Deadwood	Root Crown Excavation	Notes	
1	<i>Magnolia grandiflora</i>	Southern Magnolia	22.5	25-35	25-35	Good	Fair	Any time	Protect		X	X		X	23	X			X				X		Double (co-dominant) trunks (15.7" + 16.1" diameter); split at about 30" above grade. Possible included bark; some cracking in crotch and down lower trunk. Trunk union is U-shaped, which suggests more strength than v-shaped crotch. Monitor trunk union for further cracking or splitting; if this occurs consider removing & replacing tree. Some dieback at outer edges of canopy.	
2	<i>Acer japonicum</i>	Japanese Maple	8.4	20-25	15-20	Good	Fair	When dormant	Protect			X		X	8	X	X	X	X					X		Multi-trunk w/ 3 main stems (4.9", 3.5", 5.8")
3	<i>Acer japonicum</i>	Japanese Maple	11.9	25-30	20-25	Fair	Fair	When dormant	Protect			X		X	12	X	X	X	X					X		Multi-trunk w/ 3 main stems (6.3", 7.7", 6.6"). Tree trunk has evidence of torque, and is leaning north and east around garage building. Included bark where trunk branches into stems. Lean is somewhat self-corrected. Monitor tree at co-dom union for further cracking, and for change in angle of lean.
4	<i>Malus spp.</i>	Flowering Crabapple	8.0	20-25	15-20	Good	Poor		Remove	Construction					N/A										Trunk crown partially buried.	
5	<i>Ulmus parvifolia</i>	Chinese Elm	8.0	30-35	25-30	Good	Poor	Any time	Protect					X	8	X			X		X	X	X	X	Tree is chained into upright position and propped with wooden block. Prune for structural correction and crossing branches, and excavate buried root crown. See Site-Specific Recommendations in report for further recommendations.	
6	<i>Cornus spp.</i>	Dogwood	4.8	15-20	10-15	Poor	Poor		Remove	Poor health, Construction					N/A										Co-dominant trunk, split at approx. 6' above grade. Crook in lower trunk, leans slightly to north.	
7	<i>Acer japonicum</i>	Japanese Maple	4.8	20-25	20-25	Good	Fair	When dormant	Protect					X	5				X				X	X	Multi-trunk. Low-branching w/ 3 main stems (2.2", 3.4", 2.6")	
8	<i>Cedrus deodara</i>	Deodar Cedar	32.0	70-80	40-50	Fair	Poor	Any time	Remove	Significant Lean, Construction	X	X			N/A										Tree has significant straight-line lean of approx. 20-25 to the south; main trunk splits into (2) co-dominant stems at approx. 10' above grade. Aerial inspection would be necessary to ascertain presence of included bark. Upper canopy of tree fairly balanced, but more lateral branches on south side of trunk, in the direction of the lean. No obvious soil heaving or cracking was observed in the soil on the side of the trunk opposite the lean (near sidewalk), and no signs of decay or fungus seen at the base of the trunk.	
9	<i>Quercus lobata</i>	Valley Oak	5.1	25-30	15-20	Fair	Poor	When dormant	Protect				X	X	5						X			X	X	Branches growing up into lowest overhead utility lines; notify Town for appropriate clearance & structural pruning to be scheduled. Root crown buried in soil/mulch - needs clearing. Presence of oak apple galls noted (many more than in #10)
10	<i>Quercus lobata</i>	Valley Oak	3.9	20-25	10-15	Fair	Fair	When dormant	Protect				X	X	4						X			X	X	Branches growing up into lowest overhead utility lines; notify Town for appropriate clearance pruning to be scheduled. Root crown buried in soil/mulch - needs clearing. Presence of oak apple galls noted.

ATTACHMENT 7



**PRELIMINARY DRAINAGE REPORT
DESIGN REVIEW LEVEL ANALYSIS**

Planning
Civil Engineering
Project Management
Construction Management
Surveying
Entitlements
Concept Design
Feasibility Studies

for

**MC REYNOLDS PROPERTY
177 LAGUNITAS ROAD
ROSS, CA
APN 073-231-02**



DANIEL JOHN HUGHES
RCE 60225 Exp. 6/30/18

Prepared for:

Zach A and Alexandra Mc Reynolds
P.O. Box #1706
Ross, CA 94957

Prepared under the supervision of:

Dan Hughes
RCE #60225
License Expires 6/30/18

Report Date: March 20th, 2017

RECEIVED
Planning Department

MAR 23 2017

Town of Ross

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Planning
Civil Engineering
Project Management
Construction Management
Surveying
Entitlements
Concept Design
Feasibility Studies

Project Narrative:

This preliminary drainage report details the methodology and calculations for the improvements proposed for the existing residence at 177 Lagunitas Road in the City of Ross. This report has been prepared at the request of the City as part of the Design Review Process. This project consists of remodeling a portion of the existing residence roof, construction of a garage and second driveway with parking, and assorted landscaping hardscape features, many of which are to be permeable pavers. The 0.26-acre property is located at 177 Lagunitas Road in Ross, with an elevation fall across the site of approximately 11 feet and an average slope across the disturbed area of 9%. Drainpipes and culverts run along Lagunitas Road in front of the property, and a 42" drop inlet is adjacent to the northeast corner, along Woodside Way.

Storm water currently runs down across the property to the ditch Lagunitas Road, and the existing drop inlet on Woodside Way. Proposed improvements will route storm water via new roof leader drains, hardscape areas, and stormdrain pipes downhill to the ditch and existing drop inlet. Permeable pavers, permeable bluestone pavers, decomposed granite, and a dry well will act to slow the storm water, remove sediment, and allow an opportunity for infiltration. Drainage analysis is required to ensure a non-impact for the 10-year storm event. As demonstrated in the calculations below, the proposed improvements will significantly reduce the impermeable area of the site, and in addition, provide a dry well with 1.6 cf of stormwater retention. Thus, the proposed improvements will reduce the 10-year storm runoff for the site.

Hydrology and Hydraulic Analysis

For the purposes of this drainage report we used the *Drainage Design Criteria from the County of Marin Department of Public Works Hydrology Manual, "Revision 8/2/00"*. All flow calculations were performed using the Rational Method ($Q=CIA$). Detailed calculations are shown on the following pages.

Review of the Hydrology Manual provides the following mathematical models and constant values used in the hydraulic analysis:

- Initial Time of Concentration $t_c = \frac{1.8(1.1-C)\sqrt{L}}{\sqrt[3]{S(100)}} + 5 \text{ min}$
- Zone from Map V Zone D3, 0.72/0.66
- I60 from Map I 1.5"/hr

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Feasibility Studies

- Runoff Coefficient $C = 0.7$ for pervious areas
 $C = 0.9$ for impervious areas

Quantities used to determine Runoff Coefficients were taken from Pre- and Post- Permeability Maps, see attached.

Volume Storage Calculations

Storage is proposed to balance the pre-construction and post-construction storm water runoff flows. The pre- and post- flows for the overall site are listed below:

Pre-construction 10-year flow = 0.515 cfs
Post-construction 10-year flow = 0.500 cfs
Increase in runoff = **0.000 cfs**

The Triangular Hydrograph Method was used to calculate the volume generated by the 10-year storm. See the attached calculations.

Volume = **0.0 cf required storage** to mitigate 10 year increase to storm water runoff.

Proposed storm water storage will be provided in a dry well in the corner of the property:

Dry Well = 1.6 cf proposed storage

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Weighted Runoff Coefficient Calculations
177 Lagunitas Road
3/20/2017

PRE-CONSTRUCTION						
Tributary	Area (ac)	Pervious Area (ac)	Pervious C	Impervious Area (ac)	Impervious C	Composite C
1	0.258	0.165	0.7	0.093	0.9	0.772
TOTAL	0.258	0.165	0.7	0.093	0.9	0.772

POST-CONSTRUCTION						
Tributary	Area (ac)	Pervious Area (ac)	Pervious C	Impervious Area (ac)	Impervious C	Composite C
1	0.258	0.194	0.7	0.064	0.9	0.750
TOTAL	0.258	0.194	0.7	0.064	0.9	0.750

Composite Runoff Coefficient Equation:

$$C_T = C_V \frac{A_V}{A_T} + C_P \frac{A_P}{A_T}$$

Time of Concentration
177 Lagunitas Rd
3/20/2017

POST-CONSTRUCTION				
Tributary	Length (ft)	Slope (ft/ft)	C	Tc (min)
1	140	0.07	0.772	8.63

POST-CONSTRUCTION				
Tributary	Length (ft)	Slope (ft/ft)	C	Tc (min)
1	135	0.08	0.750	8.69

Peak Flow Calculations
177 Lagunitas Rd
3/20/2017

PRE-CONSTRUCTION								
Tributary	Area (acres)	C	Tc (min)	I (60) (in/hr)	Rd (10)	I 10-year	I 100-year (Chart "K")	Q 10-year (ft³/s)
1	0.258	0.772	8.63	1.5	0.759	2.58	3.40	0.515

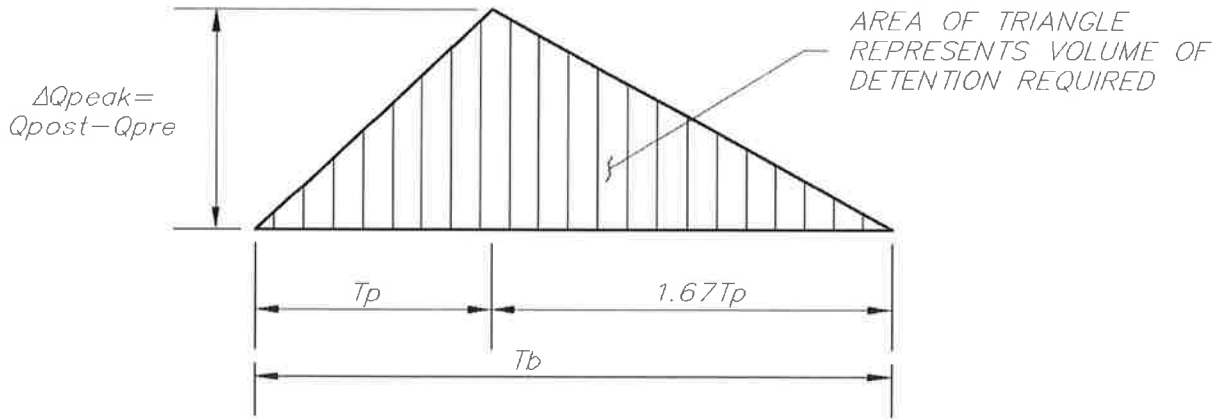
POST-CONSTRUCTION								
Tributary	Area (acres)	C	Tc (min)	I (60) (in/hr)	Rd (10)	I 10-year	I 100-year (Chart "K")	Q 10-year (ft³/s)
1	0.258	0.750	8.69	1.5	0.759	2.58	3.40	0.500

Rational Method Hydrograph
177 Lagunitas Road
3/20/2017

Q _{pre} =	0.515 cfs	
Q _{post} =	0.500 cfs	
Q=	0.000 cfs	Pre-construction runoff exceeds post-construction

Triangular Hydrograph Method*:

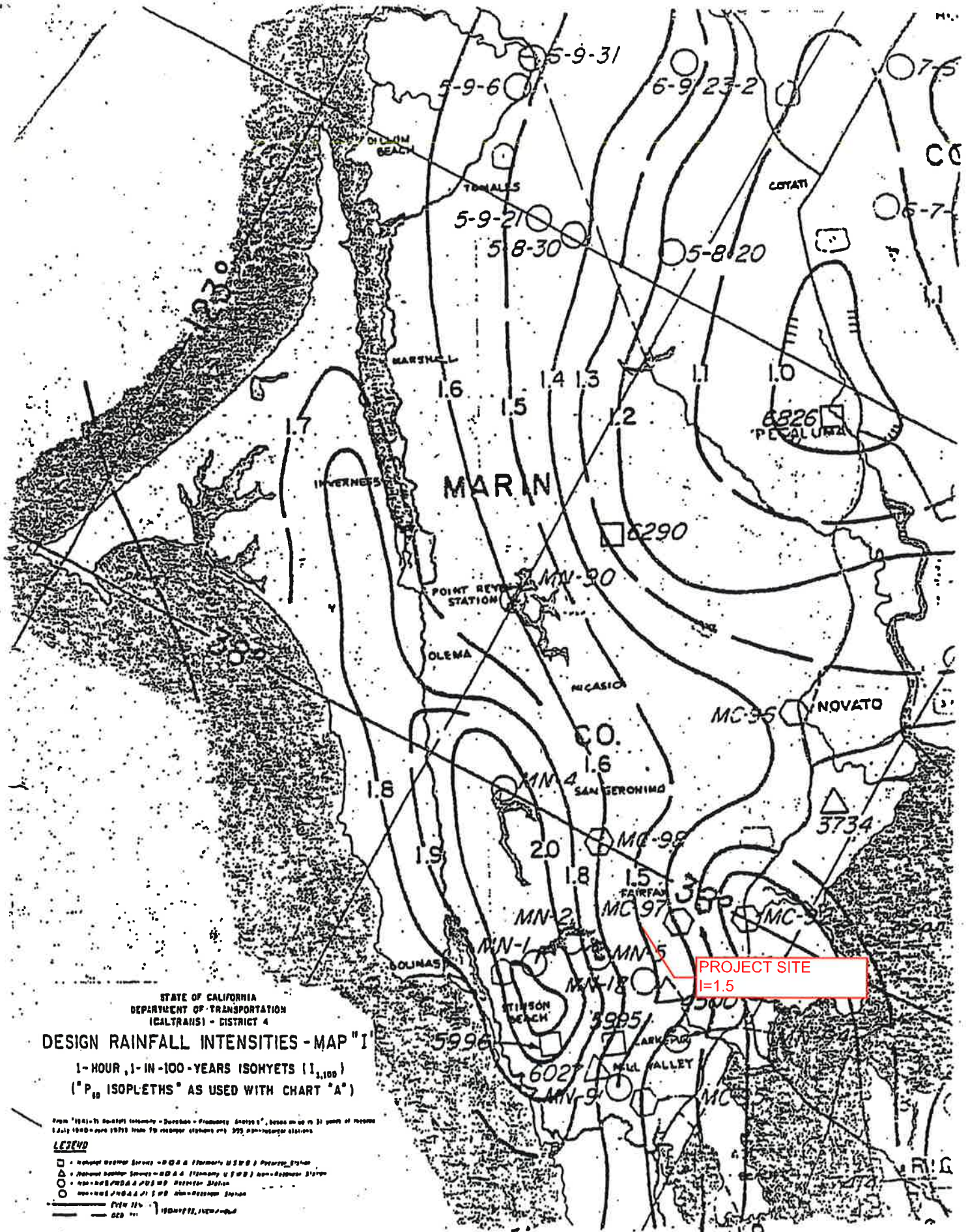
*The triangular hydrograph is an approximation of the NRCS dimensionless unit hydrograph. According to Debo and Rees (1995) this method produces results that are sufficiently accurate for most stormwater management facility designs. In this model, the base of the hydrograph is 2.67 times the time of concentration (T_p).



T _c =T _p =	8.67 minutes
T _p =	520 seconds
T _b =2.67*T _p =	1389 seconds
V=0.5* Q*T _b =	0.0 cubic ft.

Dry Well Volume Calculations							
Dry Well Diameter	Dry Well Height	Volume of Rock	Rock Storage Volume (0.3 porosity)	Pipe Diameter	Pipe Length	Pipe Volume	Total Storage Volume
(ft)	(ft)	(cf)	(cf)	(ft)	(ft)	(cf)	(cf)
1.5	5.0	2.6	0.8	0.5	4.0	0.8	1.6

Retention Volume: 1.6 cf



STATE OF CALIFORNIA
 DEPARTMENT OF TRANSPORTATION
 (CALTRANS) - DISTRICT 4

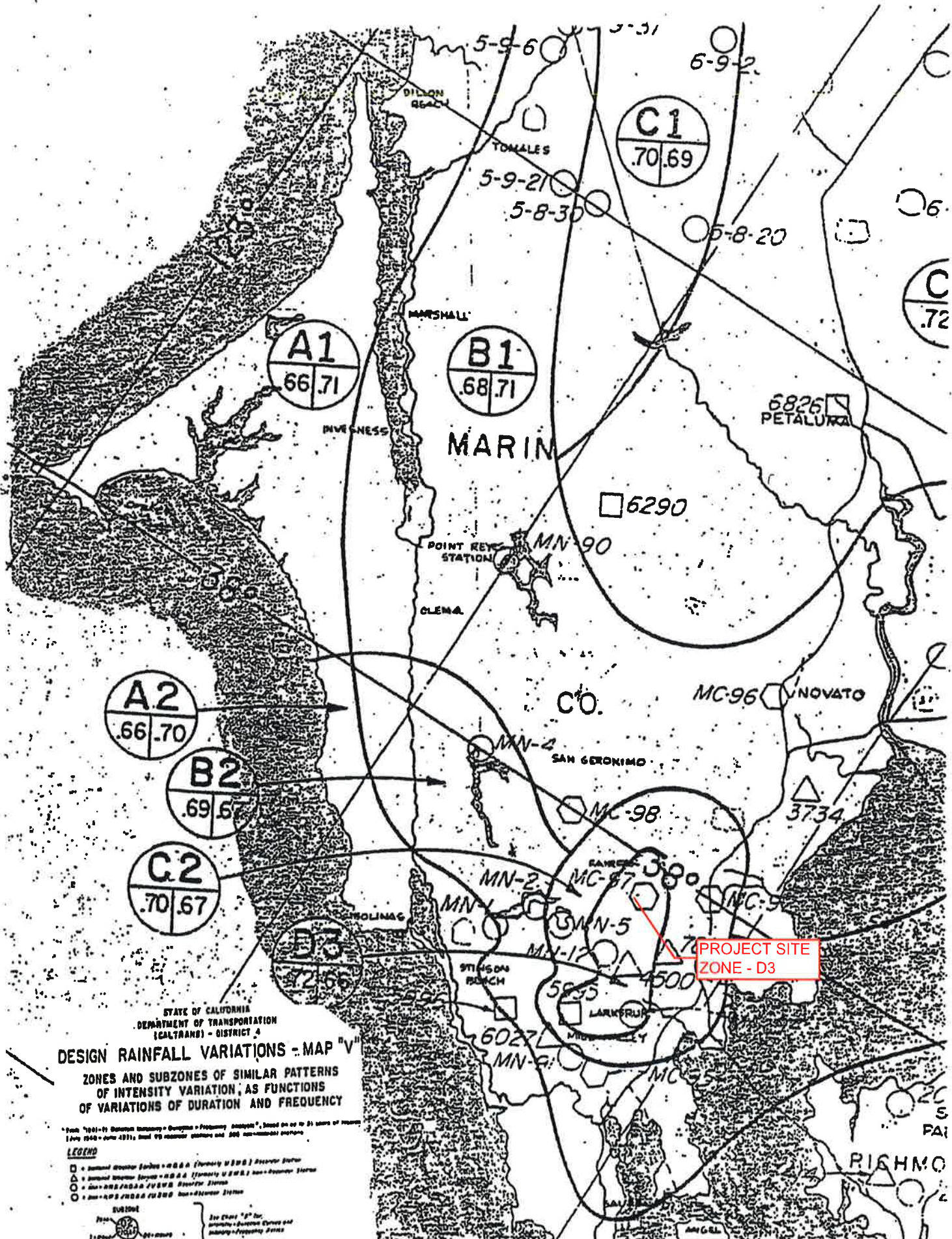
DESIGN RAINFALL INTENSITIES - MAP "I"
 1-HOUR, 1-IN-100-YEARS ISOHYETS (I_{1,100})
 ("P₁₀" ISOPLETHS AS USED WITH CHART "A")

From "1961-71 Coastal Intensity - Duration - Frequency Analysis", based on up to 31 years of records
 1 July 1960 - June 1970 from 19 recorder stations and 225 non-recorder stations

- LEGEND**
- National Weather Service - WDA & Formerly USWB Precip. Station
 - National Weather Service - WDA & Formerly USWB non-Recorder Station
 - △ non-WDA & USWB Recorder Station
 - non-WDA & USWB non-Recorder Station

PROJECT SITE
I=1.5

1.3 1.2

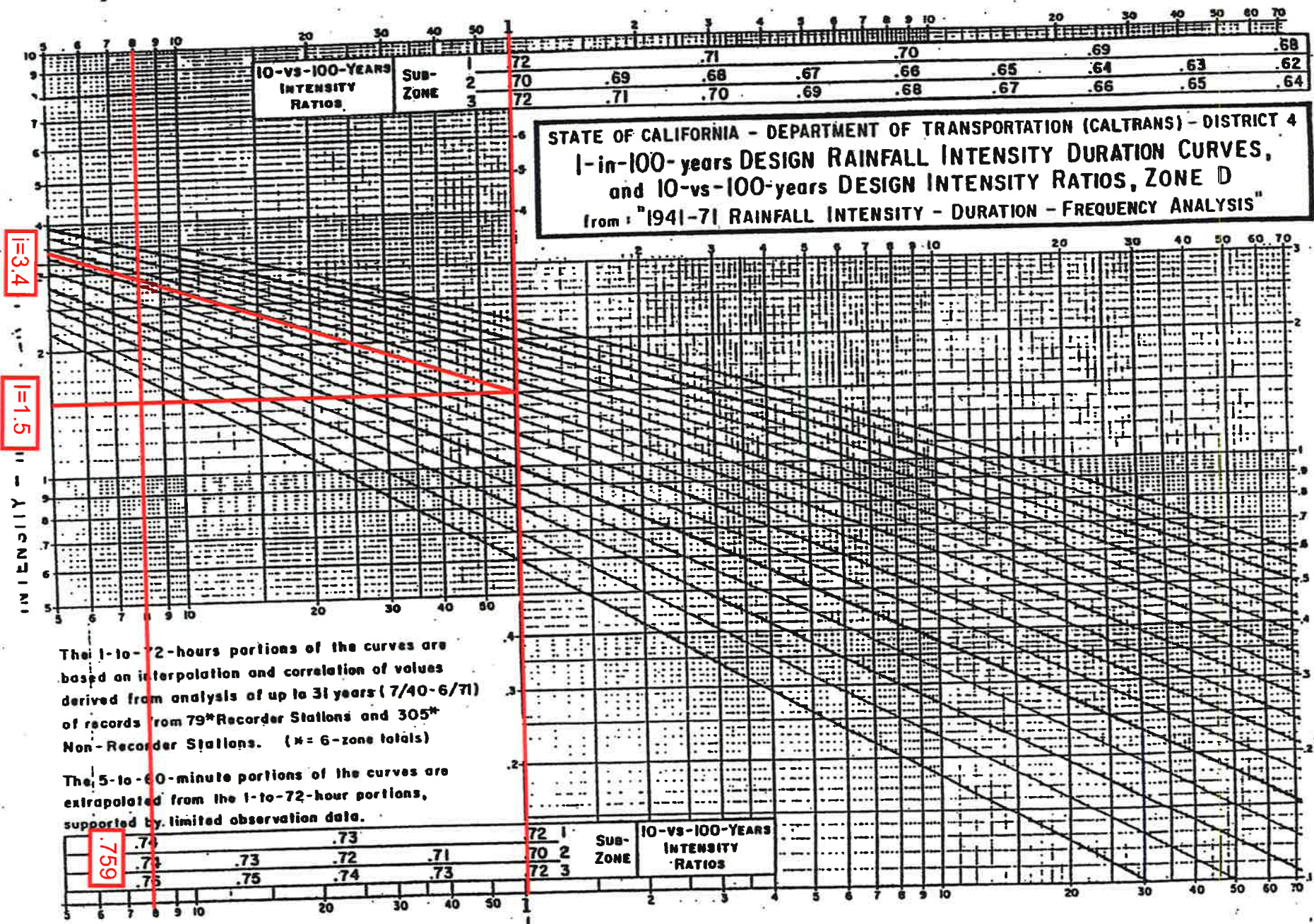


STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
(CALTRANS) - DISTRICT 4

DESIGN RAINFALL VARIATIONS - MAP "V"
ZONES AND SUBZONES OF SIMILAR PATTERNS
OF INTENSITY VARIATION, AS FUNCTIONS
OF VARIATIONS OF DURATION AND FREQUENCY

*Based on 1961-61 Duration Intensity - Duration - Frequency Analysis, based on up to 51 years of records
(see 1960 - 1961, and 1962 records stations and 500 non-records stations)

- LEGEND**
- Station location (Station - M.S.M. (formerly M.S.M.) Station Station
 - △ Station location (Station - M.S.M. (formerly M.S.M.) Station Station
 - Station location (Station - M.S.M. (formerly M.S.M.) Station Station
 - Station location (Station - M.S.M. (formerly M.S.M.) Station Station
- SUBZONE**
- See Plate "P" for
intensity-duration curves and
intensity-frequency curves



10-vs-100-YEARS
INTENSITY
RATIOS

SUB-
ZONE

1	.72		.71		.70		.69		.68
2	.70	.69	.68	.67	.66	.65	.64	.63	.62
3	.72	.71	.70	.69	.68	.67	.66	.65	.64

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION (CALTRANS) - DISTRICT 4
 1-in-100-years DESIGN RAINFALL INTENSITY DURATION CURVES,
 and 10-vs-100-years DESIGN INTENSITY RATIOS, ZONE D
 from: "1941-71 RAINFALL INTENSITY - DURATION - FREQUENCY ANALYSIS"

i=3.4

i=1.5

MINUTES

The 1-to-72-hours portions of the curves are based on interpolation and correlation of values derived from analysis of up to 31 years (7/40-6/71) of records from 79* Recorder Stations and 305* Non-Recorder Stations. (* = 6-zone totals)

The 5-to-60-minute portions of the curves are extrapolated from the 1-to-72-hour portions, supported by limited observation data.

.74	.73	.73	.72	.71	.73
.74	.73	.72	.71	.73	
.75	.75	.74	.73		

759

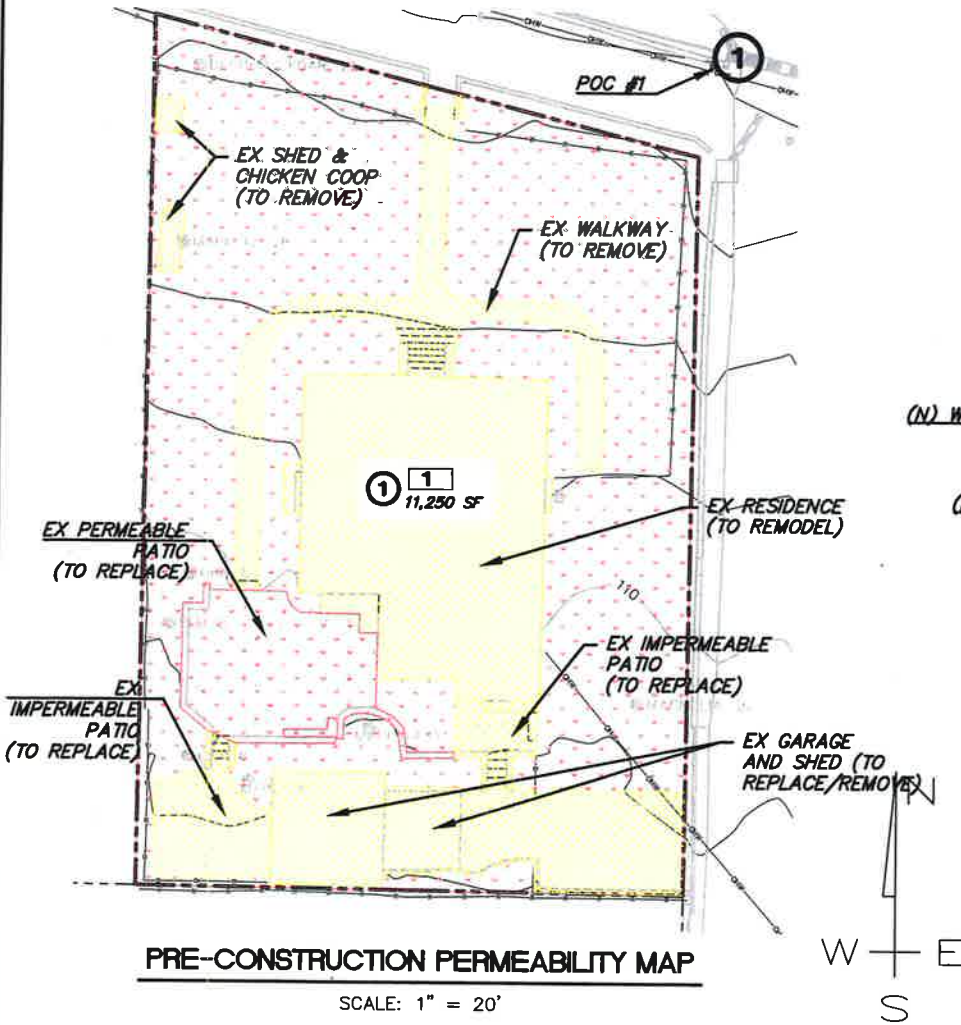
MINUTES — DURATION — HOURS

CHART "K", ZONE D

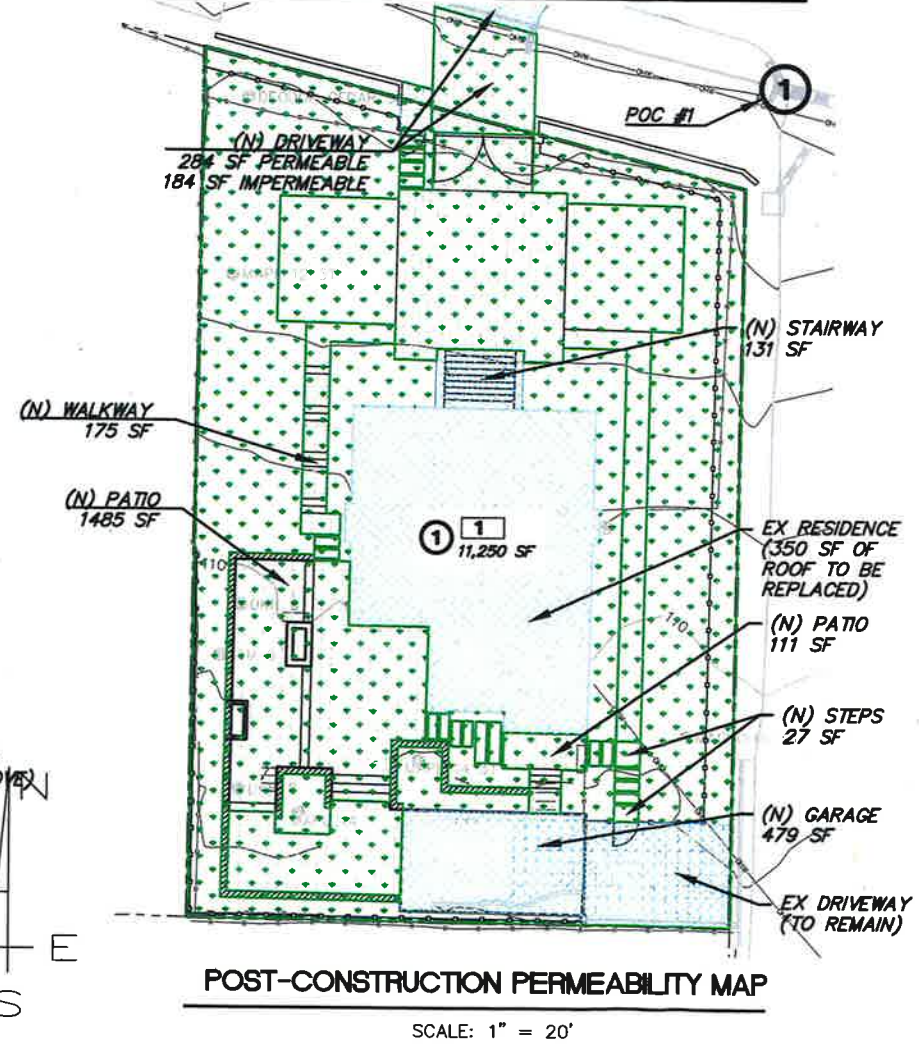
EK/ERR
9/74

APPENDIX D, D, D

EXISTING PERVIOUS/IMPERVIOUS AREAS		
	100% IMPERV. (SF)	100% PERV. (SF)
ROOF/CONC./STONE	4043	
GROUND/DG/PERM. PAVERS		7207
TOTAL EXISTING IMPERVIOUS AREA = 4,043 SF (35.9%)		
TOTAL EXISTING PERVIOUS AREA = 7,207 SF (64.1%)		



PROPOSED PERVIOUS/IMPERVIOUS AREAS		
	100% IMPERV. (SF)	100% PERV. (SF)
ROOF/CONC./STONE	2786	
GROUND/DG/PERM. PAVERS		8464
TOTAL PROPOSED IMPERVIOUS AREA = 2,786 SF (24.8%)		
TOTAL PROPOSED PERVIOUS AREA = 8,464 SF (75.2%)		
TOTAL NEW/REPLACED IMPERVIOUS AREA = 1,144 SF (10.2%)		



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PRE AND POST PERMEABILITY MAPS
 MC REYNOLDS PROPERTY
 APN 073-291-02
 177 LAGUNITAS ROAD
 ROSS, CALIFORNIA

DATE:
 MARCH 20, 2017

JOB NO.
 49-16

SHEET C5

ATTACHMENT 8

MINUTES
Meeting of the
Ross Advisory Design Review Group

Tuesday, May 23, 2017

1. 6:04 p.m. Commencement

Mark Fritts, called the meeting to order. Joey Buckingham, Mark Kruttschnitt, and Dan Winey were present. Heidi Scoble and Brett Bollinger representing staff were also present.

a. McReynolds Residence- 177 Lagunitas Road

Staff Planner Heidi Scoble provided an introduction to the project. The project landscape architect stated that the previous comments provided by the ADR Group at the April 25, 2017 meeting would be addressed at a future Town Council meeting. The project architect proceeded to provide a presentation on the proposed demolition and new construction of the detached garage and the roof modification to the main residence.

Woodside Way resident Jim Wilcox stated that he supports the project.

Property owner Zack McReynolds stated that the main reason for the project is to provide additional on-site parking due to the parking constraints on Lagunitas Road and Woodside Way.

After review of the garage element of the project, the ADR Group supports the project and had the following recommendations:

- ✓ Provide articulation along the façade of the garage, such as either pushing back the garage slightly or providing a “notch” along the wall plan.
- ✓ Consider reducing the height of the garage to reduce the scale of the garage

The majority of the ADR Group supported the proposed encroachment off of Lagunitas Road. One ADR Group member did not support the encroachment, primarily due to the gate being too large, the project would have excessive hardscape, and that the Town’s past precedent would not support the additional encroachment onto Lagunitas Road for aesthetic and public safety reasons.

MINUTES
Meeting of the
Ross Advisory Design Review Group

Tuesday, April 25, 2017

1. 6:06 p.m. Commencement

Mark Fritts, called the meeting to order. Joey Buckingham, Mark Kruttschnitt, and Peter Nelson were also present. Heidi Scoble was present representing staff.

a. McReynolds Residence- 177 Lagunitas Road

Staff Planner Scoble briefly introduced the project. The project landscape architect provided additional details of the project.

Janet Weiner, property owner of 179 Lagunitas, stated that she was objecting to the corner patio element of the project.

The ADR Group's preliminary comments were as follows:

1. Supports the front and side landscape and hardscape elements.
2. Recommended reducing the amount of hardscape and landscape along the front of the property because it appears too excessive.
3. Recommend a more English Garden design concept for the front of the property.

The project was continued to the May 23, 2017 meeting because story poles related to the garage were not installed.

ATTACHMENT 9

**DRIVEWAY ENCROACHMENTS OF CORNER PROPERTIES
ALONG LAGUNITAS ROAD**

North Side

1. 202 Lagunitas Road: Access off of Glenwood
2. 192 Lagunitas Road: Access off of Walnut
3. 190 Lagunitas Road: Historic access off of Walnut. Additional access from Lagunitas (2 encroachments)
4. 2 Glenwood Avenue: Access off of Glenwood
5. 1 North Road: Access off of North
6. 2 North Road: Access off of North

***One property has access off of Lagunitas

South Side (Path side)

1. 201 Lagunitas Road: Historic access from Duff. Additional access from Lagunitas (2 encroachments)
2. 199 Lagunitas Road: Access off of Duff
3. 177 Lagunitas Road: Access off of Woodside
4. 1 Woodside Way: Access off of Woodside
5. 163 Lagunitas Road: Access off of Thomas
6. 161 Lagunitas Road: Access off of Lagunitas
7. 121 Lagunitas Road: Access off of Lagunitas (2 encroachments off of Lagunitas)

**Three properties have access off of Lagunitas.