



Staff Report

Date: December 14, 2017

To: Mayor Robbins and Council Members

From: Heidi Scoble, Planning Manager

Subject: Little Residence at 18 Sylvan Lane
File No. 2017-030

Recommendation

Town Council approval of Resolution 2034 conditionally approving a Demolition Permit, Design Review, a Nonconformity Permit, and a Tree Permit to allow the demolition and the new construction of a 4,595 square-foot single-family residence, including a 405 square foot garage, and landscape/hardscape improvements, such as a newly reconfigured swimming pool at 18 Sylvan Lane.

Project Information

Owner: Dan Little and Elena Batalla

Applicant: Barbara Chambers, Chambers + Chambers Architects

Location: 18 Sylvan Lane

A.P. Number: 073-161-08

Zoning: R-1:B-20 (Single Family Residence, 20,000 sq.ft. min. lot size)

General Plan: Low Density (1-3 Units/Acre)

Flood Zone: Zone AE (1-percent annual chance floodplain)

Project Summary

Lot Area	20,359 square feet		
Existing Floor Area/Ratio	4,666 sq. ft.	23%	(15% FAR Permitted)
Proposed Floor Area/Ratio	4,595 sq. ft.	22.5%	
Existing Lot Coverage	3,026 sq. ft.	15%	(15% Permitted)
Proposed Lot Coverage	2,805 sq. ft.	14%	
Existing Impervious Surfaces	8,750 sq. ft.	43%	
Proposed Impervious Surfaces	5,930 sq. ft.	29%	

***The applicant is requesting a Nonconformity Permit to allow floor area beyond the 15% permitted Floor Area Ratio. A Nonconformity Permit is also being requested to allow an existing legal nonconforming

residence that is currently located within the side yard setbacks to be reconstructed within the existing side yard setbacks.

Project Description

The applicant is requesting a Demolition Permit, Design Review, a Nonconformity Permit, a Use Permit, and a Tree Permit to allow the demolition and the new construction of a two-story 4,595 square-foot single-family residence which includes an attached 405 square foot garage. The proposed residence is designed with a height of 29.25 feet. The proposed residence would also be designed with a finished floor height of 36.5 feet, which would be 1.5 feet above the base flood elevation.

The proposed residence consists of a contemporary version of a classically designed two-story pitched roof architectural vernacular. The proposed building materials would be as follows:

- Roof: Metal Standing Seam

- Siding: Painted Horizontal Siding- Grey Tone
Natural Cedar Vertical Board
Stone Fireplace

- Trim/Doors/Windows: Painted Wood- Grey Tone

The project would also include a revised landscape and hardscape design. The driveway would be relocated from the south side of the property to the north side of the property adjacent to the Sylvan Lane frontage. The existing driveway would revert back to a natural lawn area. Other landscape features include the plantings of new trees, shrubs, bushes, and native groundcover as shown on Sheet L1 of the project plans.

Proposed hardscape features would include the use of a permeable gravel driveways, permeable stone pavers, and a newly reconfigured swimming pool. Additionally, the project is designed with a six-foot tall solid entry gate with two 6 foot tall stone columns. The solid gate and proposed Laurel shrubs are intended to screen the driveway and parking areas. The Laurel shrubs would grow to a maximum height of 12 feet tall at maturity.

Lastly, the applicant is requesting a Tree Removal Permit to allow the removal of 26 trees. The trees to be removed consist of a hazardous Valley Oak, a Box Elder in fair condition, three cherry trees in fair to poor condition, five birch trees in fair to poor condition, a plum tree in fair conditions, a redwood in fair condition, and the remaining trees to be removed are overgrown bay tree clusters in fair condition. As shown on the proposed landscape as shown on Sheet L1, the project would include the planting of 21 trees (Dogwood, Redwood, and Japanese Maple), in addition to a minimum of 20 24" box Laurels, thus exceeding the Town's tree replacement requirements per Chapter 12.24 of the Ross Municipal Code

The proposed improvements require the following permits.

- **A Demolition Permit is required pursuant to Ross Municipal Code (RMC) Section 18.50.020** because the project would result in demolition of more than 25% of existing walls and exterior wall coverings of the main residence.
- **Design Review is required pursuant to Ross Municipal Code (RMC) Section 18.41.020** because the proposed improvements would result in demolition of more than 25% of existing walls and a six-foot tall gate to be constructed adjacent to the Sylvan Lane right-of-way.
- **A Non-Conformity Permit is required pursuant to Ross Municipal Code (RMC) Section 18.52.030** to allow for structural alterations to a nonconforming residence that has nonconforming floor area, lot coverage and side yard setbacks.
- **A Tree Removal Permit is required pursuant to Ross Municipal Code (RMC) Section 12-24.080** to allow for the removal of 26 trees on improved land.

Background

The project site was established as a part of the Fern Hill Tract subdivision that was recorded with the County of Marin. The Fern Hill Tract was further subdivided as shown on Parcel Map known as Sylvan Acres that was recorded with Marin County on October 5, 1951. The project site consists of a relatively flat west-to-east orientated lot that borders Corte Madera Creek along the eastern property line. Access to the site is via Sylvan Lane.

The existing residence to be demolished was constructed in 1951 and was considered to be legal nonconforming relative to floor area, lot coverage, and both right and left side yard setbacks. The applicant is requesting a Nonconformity Permit to be allowed to reconstruct the residence with nonconforming floor area, lot coverage, and side yard setbacks. The proposed project would reduce the nonconforming floor area by 71 square feet and would increase the north facing side yard setback from 0 feet to 16 feet, as well as increase the south facing side yard setback from 14 feet to 24 feet, where a 25-foot side yard setback is required.

Advisory Design Group Review

On June 27, 2016, the Advisory Design Review (ADR) Group conducted Conceptual Design Review. The ADR Group members unanimously supported the project based on the improved design of the residence and designing a project that is in keeping with the mass and scale of the site. The ADR Group provided a recommendation to approve the project and requested the project applicants to consider the following:

1. Verify that the story poles have been installed accurately
2. Determine if additional tree removal would be required as a result of the project. Consider the requirements for "non-intrusion" zones.
3. Consider softening the appearance of the façade as it appears too austere and imposing
4. Consider pushing the residence back further from the street
5. Consider reducing the pitch of the roof

6. Consider stretching out the house so it appears more wider and shorter
7. Consider the architectural context of the streetscape relative to mass and scale
8. Consider a one-story element at the front and then a two-story element in back (e.g., consider project in reverse)

On October 24, 2017, the ADR Group conducted a formal review of a revised project submittal. The project that was presented to the ADR Group was redesigned from the June 2017 proposal as follows:

1. The building was stepped back 5 feet towards the east, resulting in a 30-foot front yard setback, where a 25-foot front yard setback was previously proposed.
2. The middle gable was modified to a cricket roof.
3. The roof pitch was modified from a 12:12 to a 10:12
4. The residence was four feet into the north setback

The ADR Group generally supported the project and stated that the project has been improved since the last proposal. The ADR Group especially supported that the residence was pushed back farther from the street, that the building forms were staggered to provide additional articulation, and liked the proposed materials and earth-tone colors.

The ADR Group supported both the original hipped roof design presented at the October 2017 meeting and gabled roof design that was presented at the June 2017 meeting. The ADR Group, suggested that if the gabled roof design was chosen, then the building should be stepped back a minimum of 10 additional feet from Sylvan Lane. The ADR Group also suggested that the cars in the driveway should be screened, that the driveway should be permeable with either gravel or permeable pavers, that the front driveway gate should be reduced in size, and that a portion of the front south-facing garden should be left open and have a manicured design aesthetic.

Since the October ADR Group meeting, the applicant has chosen to present a hipped roof design. Accordingly, the project has been redesigned to step the residence back an additional 10 feet resulting in a 40-foot front yard setback. The project also been designed to reduce the amount of impervious surfaces from 8,720 square feet to 5,824 square feet and would incorporate the use of permeable gravel material for the driveway and permeable stone pavers for hardscaped paths and patios.

Key Issues

Design Review

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. 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. When nonconforming floor area is proposed to be retained with site redevelopment, the Council may consider the volume and mass of the replacement floor area and limit the volume and mass where necessary to meet the intent of these standards.
- ✓ To avoid monotony or an impression of bulk, large expanses of any one material on a single plane should be avoided, and large single-plane retaining walls should be avoided. Vertical and horizontal elements should be used to add architectural variety and to break up building plans. The development of dwellings or dwelling groups should not create excessive mass, bulk or repetition of design features.

2. Materials and Colors.

- ✓ Buildings should use materials and colors that minimize visual impacts, blend with the existing land forms and vegetative cover, are compatible with structures in the neighborhood and do not attract attention to the structures. Colors and materials should be compatible with those in the surrounding area. High-quality building materials should be used.
- ✓ Natural materials such as wood and stone are preferred, and manufactured materials such as concrete, stucco or metal should be used in moderation to avoid visual conflicts with the natural setting of the structure.
- ✓ Soft and muted colors in the earth-tone and wood-tone range are preferred and generally should predominate.

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. Fences and Screening.

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

5. Landscaping.

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

Upon review of the project, staff suggests the project is designed to be consistent with the Town’s Design review criteria and standards of Section 18.41.100 of the Ross Municipal Code and generally supports the size, location, and materials of the project, with the exception of the proposed fence. Staff recommends as a condition of approval that would require the front entry gate to be redesigned to be semi-transparent so not to have a “walled-in” feeling or a harsh, solid expanse when viewed from the Sylvan Lane right-of-way. The condition would require the applicant to submit a revised fence design to be approved by the Planning Manager, in consultation with the ADR Group, prior to issuance of a building permit.

With the above condition of approval, staff suggests the project is consistent with the Design review criteria and standards as follows:

1. As conditioned, the project would maintain the bucolic appearance of the grounds and appearance to neighboring properties.
2. As conditioned, the mass and scale of the project would be more in keeping with character of the setting and the surrounding neighboring properties.
3. As conditioned, the project would be in keeping with the architectural style and materials of the existing residence.
4. The project is designed within high quality, long lasting materials and earth-tone colors.
5. The project would provide adequate driveway access and circulation consistent with the requirements of the Town’s Department of Public Works and the Ross Valley Fire Department.
6. The project would not impact any creeks and drainage ways to ensure protection of any natural resource area of the riparian area.
7. The project would not reduce the Town’s housing stock.

In summary and as supported above, staff suggests the project is consistent with the intent of the Town’s Design Review criteria, standards, findings, and conditions of approval.

Nonconformity Permit

The applicant is requesting a Nonconformity permit to allow the continuance of the legal nonconforming floor area, lot coverage, and side yard setbacks. In order for a Nonconformity Permit to be approved, to project must be determined to be consistent with the findings in Section 18.52.040(f).

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 demolition of the existing residence would not impact a building that has any historical, architectural, cultural and/or aesthetic value to the Town of Ross or the context of the neighborhood.
2. The project would result in a project that would bring the residence into greater conformity than the existing residence by reducing floor area and increasing both the north and south side yard setbacks.
3. The project would be in keeping with the Design review criteria and standards as described in the Design Review section of the staff report.
4. 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.
5. The project is located within a flood zone and is designed to comply with the Town's Flood Damage Prevention regulations of Chapter 15.36. Specifically, the residence is designed to be 1.5 feet about the base flood elevation.
6. The project is designed with adequate on-site parking.

Public Comment

Public Notices were mailed to property owners within 500 feet of the project site. Apart from four Neighbor Acknowledgement Forms supporting the project, staff has not received comments as of the distribution of this report.

Fiscal, resource and timeline impacts

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

Alternative actions

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

Environmental review (if applicable)

The project is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15303(e), Class 3 – New construction or Conversion of Small Structures, because the project consists of the new construction of a single-family residence and related improvements. No exception set forth in Section 15301.2 of the CEQA Guidelines applies to the project including, but not limited to, Subsection (a), which relates to impacts on environmental resources; (b), which relates to cumulative impacts; Subsection (c), which relates to unusual circumstances; or Subsection (f), which relates to historical resources.

Attachments

1. Resolution 2034
2. Project Plans
3. Project Description prepared by Chambers and Chambers
4. Project History
5. Neighborhood Outreach
6. Advisory Design Review Group Minutes dated June 27, 2017 and October 24, 2017
7. Arborist Report prepared by Urban Forestry Associates, Inc. dated July 10, 2017

ATTACHMENT 1

TOWN OF ROSS

RESOLUTION NO. 2034

A RESOLUTION OF THE TOWN OF ROSS APPROVING A DEMOLITION PERMIT, DESIGN REVIEW, A NONCONFORMITY PERMIT, AND A TREE REMOVAL PERMIT TO ALLOW THE NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND A SWIMMING POOL AT 18 SYLVAN LANE, APN 073-161-08

WHEREAS, project architect Chambers and Chambers, on behalf of property owners Dan Little and Elena Batalla, have submitted an application for a Demolition Permit, Design Review, and a Nonconformity Permit from FAR to allow the demolition and the new construction of a 4,595 square-foot single-family residence, including a 405 square foot garage, and landscape/hardscape improvements, such as a newly reconfigured swimming pool at 18 Sylvan Lane (herein referred to as the "project"); and

WHEREAS, the project was determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15303 – *New Construction*, because it involves construction of new single family residence with no potential for impacts as proposed and as outlined in the staff report and no exception set forth in Section 15300.2 of the CEQA Guidelines (including but not limited to subsection (a) which relates to impacts on environmental resources; subsection (b) which relates to cumulative impacts, subsection (c) which relates to unusual circumstances; or subsection (f) which relates to historical resources) was found to apply to the project; and

WHEREAS, on December 14, 2017, the Town Council held a duly noticed public hearing to consider the proposed project; and

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

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to the Conditions of Approval attached as Exhibit "B" at 18 Sylvan Lane.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 14th day of December 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Elizabeth Robbins, Mayor Pro Tempore

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS TO APPROVE
18 SYLVAN LANE
APN 073-161-08

A. Findings

I. Demolition Permit (RMC § 18.50.060) - Approval of a Demolition Permit for removal of existing single family residence is based on the findings outlined in Ross Municipal Code Section 18.50.060 as described below:

a) The demolition would not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.

The project 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.

b) The proposed redevelopment of the site protects the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town.

As supported in the December 14, 2017 Staff Report, the project would meet the purpose of the Design Review chapter through its design and landscaping. Additionally, the project would retain a similar, but updated design character, mass and bulk, and materials of the existing residence, therefore preserving the small town quality and feeling of the town.

c) The project is consistent with the Ross general plan and zoning ordinance.

With the exception of the existing legal nonconforming floor area, lot coverage, and both north and south facing side yard setback, the scope of the project is consistent with the allowed structures and uses that may be permitted within the low density land use designation of the General Plan and the R-1:B-20 zoning district.

d) The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

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

II. 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 December 14, 2017 staff report and as conditioned, the project would meet the purpose of the Design Review chapter through its high quality design and materials. The project is designed with a similar architectural style and materials of the existing residence. The project would not impact the “small town” character of the Town because the project is designed to maintain the overall mass, bulk, and style of the existing residence and garage. As conditioned, the project would also minimize visibility with landscaping to soften the appearance of the residence. Additionally, the project would not impact any unique environmental resources due to the location of the project site relative to any sensitive wildlife habitat, species, and/or creeks. Lastly, the project would be required to address drainage and stormwater prior to issuance of any building permit to allow for the construction of the project.

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

As summarized in the staff report dated December 14, 2017, the project 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.

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

The scope of the project is consistent with the allowed structures and uses that may be permitted within the Low Density land use designation of the General Plan and the single family residence chapter of the zoning ordinance.

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

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

The existing structures were originally constructed circa 1951, prior to the Town’s zoning regulations, therefore the project is consistent with this finding.

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

These findings have been made under the demolition findings above.

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

See Design Review Findings above.

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

The project would result in less floor area than the existing floor area. Specifically, the project would result in a reduction in floor area from 4,666 square feet to 4,595 square feet. Therefore, the project 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 or improvements in the vicinity.**

As stated in the December 14, 2017 staff report, the project would be required to comply with the Town's Building Code and Fire Code requirements, therefore ensuring the health, safety, and general welfare of the residence residing or working in the neighborhood.

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

The project site is designed to comply with the base flood elevation requirements of FEMA. Specifically, the finished floor of the residence would be 1.5 feet above the base flood elevation.

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

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

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

Indemnification requirements have been included as conditions of approval

- i) The site has adequate parking.**

The project would provide the required four on-site parking spaces, one of which would be covered consistent with the R1:B-20 zoning district regulations.

IV. 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 to removal diseased and/or hazardous trees.

EXHIBIT "B"
CONDITIONS OF APPROVAL
18 SYLVAN LANE
APN 073-161-08

1. This approval authorizes a Demolition Permit, Design Review, and a Nonconformity Permit from FAR to allow the demolition and the new construction of a 4,595 square-foot single-family residence, including a 405 square foot garage, and landscape/hardscape improvements, such as a newly reconfigured swimming pool at 18 Sylvan Lane.
2. The building permit shall substantially conform to the plans entitled, "Little Residence" consisting of 21 sheets prepared by Ann Bool Design and Planning, date stamped received November 20, 2017.
3. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, the following conditions of approval shall be reproduced on the cover sheet of the plans submitted for a building permit: The property owner shall certify on the building permit plans that they have read and agree to the following conditions.
4. The Tree Removal Permit cannot be issued until issuance of any grading or building permit for the project.
5. 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.
6. 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.
7. Prior to Building Permit Issuance, the applicant shall submit proposed exterior lighting fixtures if any new lighting will be installed as a result of the project. All lighting shall be shielded (no bare bulb light fixtures or down lights that may be visible from down-slope sites). Exterior lighting of landscaping by any means shall not be permitted if it creates glare, hazard or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or public right-of-ways is prohibited. No up lighting is permitted. Interior and exterior lighting fixtures shall be selected to enable maximum "cut-off" appropriate for the light source so as to strictly control the direction and

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

8. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.
 - b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
 - c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the project. Any additional costs incurred by the Town, including costs to inspect or review the project, shall be paid as incurred and prior to project final.
 - d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (e.g. 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, who may consult with the town hydrologist at the applicants' expense (a deposit may be required). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard). As far as practically feasible, the plan shall be designed to produce a net decrease in peak runoff from the site compared to pre-project conditions. Applicants are encouraged to submit a drainage plan designed to

produce peak runoff from the site that is the same or less than estimated natural, predevelopment conditions which existed at the site prior to installation of impermeable surfaces and other landscape changes (natural predevelopment rate standard). Construction of the drainage system shall be supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a letter of certification shall be provided to the Town building department prior to project final.

- g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas.
- 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 Final construction management plan shall be submitted in time to be incorporated into the job.
- k. 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.
- l. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- m. 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.
- n. Inspections shall not be provided unless the Town-approved building permit plans are available on site.

- o. 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).
- p. 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.
- q. Materials shall not be stored in the public right-of-way. The project owners and contractors shall be responsible for maintaining all roadways and right-of-ways 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.
- r. 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.
- s. 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.
- t. 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.
- 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. 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 attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

TOWN OF ROSS

RESOLUTION NO. 2034

A RESOLUTION OF THE TOWN OF ROSS APPROVING A DEMOLITION PERMIT, DESIGN REVIEW, A NONCONFORMITY PERMIT, AND A TREE REMOVAL PERMIT TO ALLOW THE NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND A SWIMMING POOL AT 18 SYLVAN LANE, APN 073-161-08

WHEREAS, project architect Chambers and Chambers, on behalf of property owners Dan Little and Elena Batalla, have submitted an application for a Demolition Permit, Design Review, and a Nonconformity Permit from FAR to allow the demolition and the new construction of a 4,595 square-foot single-family residence, including a 405 square foot garage, and landscape/hardscape improvements, such as a newly reconfigured swimming pool at 18 Sylvan Lane (herein referred to as the "project"); and

WHEREAS, the project was determined to be categorically exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15303 – *New Construction*, because it involves construction of new single family residence with no potential for impacts as proposed and as outlined in the staff report and no exception set forth in Section 15300.2 of the CEQA Guidelines (including but not limited to subsection (a) which relates to impacts on environmental resources; subsection (b) which relates to cumulative impacts, subsection (c) which relates to unusual circumstances; or subsection (f) which relates to historical resources) was found to apply to the project; and

WHEREAS, on December 14, 2017, the Town Council held a duly noticed public hearing to consider the proposed project; and

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

NOW, THEREFORE, BE IT RESOLVED the Town Council of the Town of Ross hereby incorporates the recitals above; makes the findings set forth in Exhibit "A" approving the Project described herein, subject to the Conditions of Approval attached as Exhibit "B" at 18 Sylvan Lane.

The foregoing resolution was duly and regularly adopted by the Ross Town Council at its regular meeting held on the 14th day of December 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Elizabeth Robbins, Mayor Pro Tempore

ATTEST:

Linda Lopez, Town Clerk

EXHIBIT "A"
FINDINGS TO APPROVE
18 SYLVAN LANE
APN 073-161-08

A. Findings

I. Demolition Permit (RMC § 18.50.060) - Approval of a Demolition Permit for removal of existing single family residence is based on the findings outlined in Ross Municipal Code Section 18.50.060 as described below:

a) The demolition would not remove from the neighborhood or town, nor adversely affect, a building of historical, architectural, cultural or aesthetic value. The demolition will not adversely affect nor diminish the character or qualities of the site, the neighborhood or the community.

The project 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.

b) The proposed redevelopment of the site protects the attributes, integrity, historical character and design scale of the neighborhood and preserves the "small town" qualities and feeling of the town.

As supported in the December 14, 2017 Staff Report, the project would meet the purpose of the Design Review chapter through its design and landscaping. Additionally, the project would retain a similar, but updated design character, mass and bulk, and materials of the existing residence, therefore preserving the small town quality and feeling of the town.

c) The project is consistent with the Ross general plan and zoning ordinance.

With the exception of the existing legal nonconforming floor area, lot coverage, and left side yard setback, the scope of the project is consistent with the allowed structures and uses that may be permitted within the low density land use designation of the General Plan and the R-1:B-20 zoning district.

d) The project will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

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

II. 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 December 14, 2017 staff report and as conditioned, the project would meet the purpose of the Design Review chapter through its high quality design and materials. The project is designed with a similar architectural style and materials of the existing residence. The project would not impact the "small town" character of the Town because the project is designed to maintain the overall mass, bulk, and style of the existing residence and garage. As conditioned, the project would also minimize visibility with landscaping to soften the appearance of the residence. Additionally, the project would not impact any unique environmental resources due to the location of the project site relative to any sensitive wildlife habitat, species, and/or creeks. Lastly, the project would be required to address drainage and stormwater prior to issuance of any building permit to allow for the construction of the project.

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

As summarized in the staff report dated December 14, 2017, the project 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.

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

The scope of the project is consistent with the allowed structures and uses that may be permitted within the Low Density land use designation of the General Plan and the single family residence chapter of the zoning ordinance.

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

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

The existing structures were originally constructed circa 1951, prior to the Town's zoning regulations, therefore the project is consistent with this finding.

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

These findings have been made under the demolition findings above.

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

See Design Review Findings above.

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

The project would result in less floor area than the existing floor area. Specifically, the project would result in a reduction in floor area from 4,666 square feet to 4,595 square feet. Therefore, the project 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 or improvements in the vicinity.**

As stated in the December 14, 2017 staff report, the project would be required to comply with the Town's Building Code and Fire Code requirements, therefore ensuring the health, safety, and general welfare of the residence residing or working in the neighborhood.

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

The project site is designed to comply with the base flood elevation requirements of FEMA. Specifically, the finished floor of the residence would be 1.5 feet above the base flood elevation.

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

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

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

Indemnification requirements have been included as conditions of approval

- i) **The site has adequate parking.**

The project would provide the required four on-site parking spaces, one of which would be covered consistent with the R1:B-20 zoning district regulations.

IV. 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 to removal diseased and/or hazardous trees.

EXHIBIT "B"
CONDITIONS OF APPROVAL
18 SYLVAN LANE
APN 073-161-08

1. This approval authorizes a Demolition Permit, Design Review, and a Nonconformity Permit from FAR to allow the demolition and the new construction of a 4,595 square-foot single-family residence, including a 405 square foot garage, and landscape/hardscape improvements, such as a newly reconfigured swimming pool at 18 Sylvan Lane.
2. The building permit shall substantially conform to the plans entitled, "Little Residence" consisting of 21 sheets prepared by Ann Bool Design and Planning, date stamped received November 20, 2017.
3. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, the following conditions of approval shall be reproduced on the cover sheet of the plans submitted for a building permit. The property owner shall certify on the building permit plans that they have read and agree to the following conditions.
4. The Tree Removal Permit cannot be issued until issuance of any grading or building permit for the project.
5. 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.
6. 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.
7. Prior to Building Permit Issuance, the applicant shall submit proposed exterior lighting fixtures if any new lighting will be installed as a result of the project. All lighting shall be shielded (no bare bulb light fixtures or down lights that may be visible from down-slope sites). Exterior lighting of landscaping by any means shall not be permitted if it creates glare, hazard or annoyance for adjacent property owners. Lighting expressly designed to light exterior walls or fences that is visible from adjacent properties or public right-of-ways is prohibited. No up lighting is permitted. Interior and exterior lighting fixtures shall be selected to enable maximum "cut-off" appropriate for the light source so as to strictly control the direction and

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

8. The project shall comply with the following conditions of the Town of Ross Building Department and Public Works Department:
 - a. Any person engaging in business within the Town of Ross must first obtain a business license from the Town and pay the business license fee. Applicant shall provide the names of the owner, architects, engineers and any other people providing project services within the Town, including names, addresses, e-mail, and phone numbers. All such people shall file for a business license. A final list shall be submitted to the Town prior to project final.
 - b. A registered Architect or Engineer's stamp and signature must be placed on all plan pages.
 - c. The building department may require the applicant to submit a deposit prior to building permit issuance to cover the anticipated cost for any Town consultants, such as the town hydrologist, review of the project. Any additional costs incurred by the Town, including costs to inspect or review the project, shall be paid as incurred and prior to project final.
 - d. The applicant shall submit an erosion control plan with the building permit application for review by the building official/director of public works. The Plan shall include signed statement by the soils engineer that erosion control is in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPP) standards. The erosion control plan shall demonstrate protection of disturbed soil from rain and surface runoff and demonstrate sediment controls as a "back-up" system (e.g. 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, who may consult with the town hydrologist at the applicants' expense (a deposit may be required). The plan shall be designed, at a minimum, to produce no net increase in peak runoff from the site compared to pre-project conditions (no net increase standard). As far as practically feasible, the plan shall be designed to produce a net decrease in peak runoff from the site compared to pre-project conditions. Applicants are encouraged to submit a drainage plan designed to

produce peak runoff from the site that is the same or less than estimated natural, predevelopment conditions which existed at the site prior to installation of impermeable surfaces and other landscape changes (natural predevelopment rate standard). Construction of the drainage system shall be supervised, inspected and accepted by a professional engineer and certified as-built drawings of the constructed facilities and a letter of certification shall be provided to the Town building department prior to project final.

- g. An encroachment permit is required from the Department of Public Works prior to any work within a public right-of-way.
- h. The plans submitted for a building permit shall include a detailed construction and traffic management plan for review and approval of the building official, in consultation with the town planner and police chief. The plan shall include as a minimum: tree protection, management of worker vehicle parking, location of portable toilets, areas for material storage, traffic control, method of hauling and haul routes, size of vehicles, and washout areas.
- 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 Final construction management plan shall be submitted in time to be incorporated into the job.
- k. 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.
- l. A copy of the building permit shall be posted at the site and emergency contact information shall be up to date at all times.
- m. 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.
- n. Inspections shall not be provided unless the Town-approved building permit plans are available on site.

- o. 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).
- p. 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.
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- r. 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.
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- w. 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.
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ATTACHMENT 2

LITTLE RESIDENCE

ROSS, CALIFORNIA



RECEIVED
Planning Department

NOV 20 2017

Town of Ross

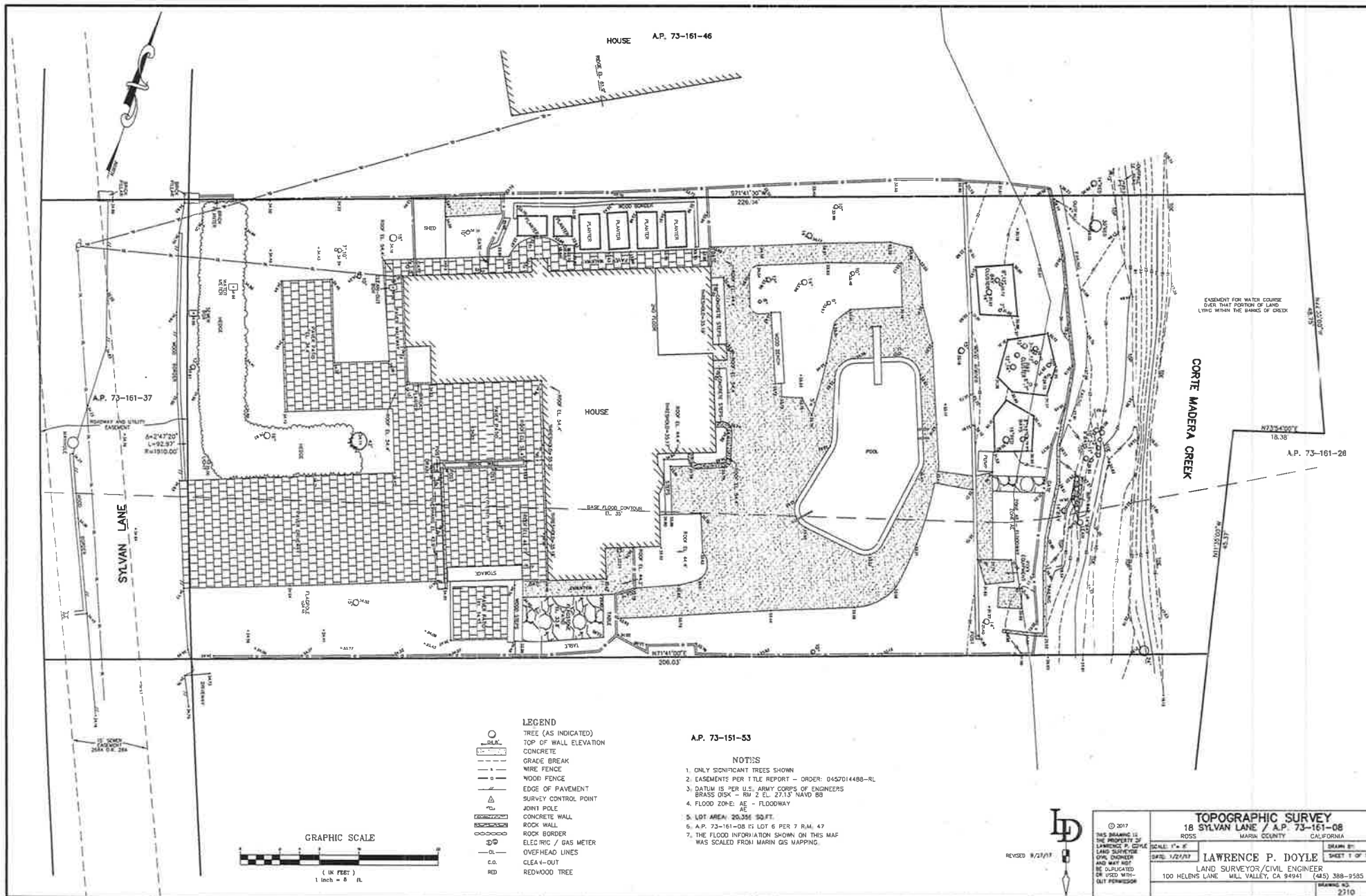
CHAMBERS
—
CHAMBERS
ARCHITECTS

300 CALIFORNIA STREET, SUITE 100
SAN RAFAEL, CALIFORNIA 94903
TEL: 415.452.4200 FAX: 415.452.4201

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information are retained by the
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They shall remain, unless
otherwise stated, the property of
Chambers + Chambers Architects and
shall not be used for any other
purpose without the written consent
of Chambers + Chambers Architects.
All rights of the copyright law in the
United States shall be reserved.

LITTLE RESIDENCE
18 SYLVAN LANE
ROSS, CA 94957
NOT FOR CONSTRUCTION

VICINITY MAP	PROJECT INFORMATION	PROJECT DESCRIPTION	CONTACT INFORMATION	SHEET INDEX	AP # 073-161-08
	<p>GENERAL INFORMATION</p> <p>ZONING: R15-20 APN: 070-01-00 LOT AREA: 20,294 S.F. BASE FLOOD ELEVATION: 55'-0"</p> <p>PROJECT-RELATED PROPERTY INFORMATION</p> <p>LOT COVERAGE (70%): 3,024 S.F. (15%) 3,270 S.F. (16%) 2,249 S.F. (11%)</p> <p>FLOOR AREA</p> <p>MAIN LEVEL OF HOUSE: 2,430 S.F. 2,440 S.F. UPPER LEVEL OF HOUSE: 1,640 S.F. 1,830 S.F. GARAGE/WORKSHOP: 308 S.F. 409 S.F. SIDE: 39 S.F. 39 S.F.</p> <p>TOTAL COATED IN FINISH</p> <p>3,024 S.F. (15%) 4,666 S.F. (23%) 4,078 S.F. (20%)</p> <p>SETBACKS</p> <p>FRONT SETBACK: 25'-0" 43'-4" 47'-0" SIDE YARD SETBACK - NORTH: 20'-0" 0'-0" 18'-0" SIDE YARD SETBACK - SOUTH: 20'-0" 14'-0" 24'-0" REAR YARD SETBACK: 45'-0" 109'-4" 71'-0" CREEK SETBACKS (FROM T.O. BANK) TO IMPROVEMENTS TO BUILDINGS: 25'-0" 43'-4" 31'-4" 57'-0" 82'-0" 56'-4"</p> <p>ADDITIONAL INFORMATION</p> <p>HEIGHT: 30'-0" 27'-0" 31'-4" PERVIOUS SURFACE: 2 SPACES 5,750 S.F. 3,024 S.F. PARKING: 2 SPACES 3 SPACES 4 SPACES MAIN FLOOR ELEVATION: 38'-0" 35'-2" 36'-4" <small>(BASE FLOOD ELEVATION)</small></p> <p>ESTIMATED ENGINEERS ELEVATION</p> <p>FILL: 10 C.Y. 130 C.Y.</p>	<p>ARCHITECT AND DESIGNER: BARBARA CHAMBERS KEYS CLASSICAL/ MODERN LANGUAGE WITH BRAGG/DES HERRON LIVING. THIS NOVELY PROPOSED RESIDENCE LOCATED AT 18 SYLVAN LANE IN ROSS, CALIFORNIA. THE SHAPES AND FORMS OF THIS HOME ARE WELL PROPORTIONED AND RESONATE A STRONG SENSE OF PLACE. THE MATERIAL PALETTE OF NATURAL WOOD AND METAL ROOF IS SIMPLE AND PURE. IT IS HARMONIOUS WITH THE NEIGHBORHOOD. DETAILS OF THIS HOME REFLECT STRONG SYMMETRY AND SIMPLICITY IN PLAN AND EXTERIOR ELEVATIONS.</p> <p>THIS ELEGANT HOME SITS ON A LONG NARROW SITE. THE PROPOSED HOME REFLECTS THIS SHELTERITY - LONG AND NARROW. THE PROPOSED HOME INCLUDING GARAGE IS 4295 SF. IT REPLACES AN OUT OF DATE RESIDENCE OF APPROXIMATELY THE SAME SIZE WITHOUT HISTORICAL RESIDENCE. THE MASSING ON THE PROPOSED HOME IS HELD TO THE CENTER OF THE PROPERTY WITH A LONGER NARROW CREOSOTEY EXTENSION TO THE REAR YARD. THE TWO-STORY VOLUME AT THE STREET SIDE CONTAINS THE MAJORITY OF THE HOME AND THE ONE STORY VOLUME AT THE REAR OF THE HOUSE CONTAINS THE GREAT ROOM, KITCHEN, DINING AND LIVING. THE REAR SIDE OF THE HOME OPENS TO THE SOUTH-FACING PORTION OF THE YARD CREATING A HARBORFUL PLACE FOR FAMILY AND FRIENDS TO GATHER. THE FRONT YARD IS FORMAL WHILE THE REAR YARD IS LESS FORMAL.</p> <p>THE STYLISTICALLY CONTEMPORARY VOCABULARY PROPOSED FOR THIS PROPERTY IS ALSO TIMELESS IN QUALITY. IT HAS MODERN DETAILS AND CLASSICAL SABLED ROOF FORMS AND VOLUMES.</p>	<p>OWNER: DAN LITTLE AND ELISA BATALLA 300 AVILA STREET SAN RAFAEL, CA 94903 (415) 283-1271 PHONE</p> <p>ARCHITECT: BARBARA CHAMBERS CHAMBERS + CHAMBERS 420 HILLER AVE HILL VALLEY, CA 94541 (415) 384-8238 PHONE (415) 384-8239 FAX</p> <p>SUBCONTRACTOR: LARRY DOYLE LAWRENCE DOYLE LAND SURVEYOR 120 BELLE HAY HILL VALLEY, CA 94541 (415) 389-7005 PHONE</p> <p>CONSULTANTS: REILLY/AN ANDERSON URBAN FORESTRY ASSOCIATES, INC. 8 HILTON STREET SAN RAFAEL, CA 94901 (415) 464-4322 PHONE</p> <p>GEOTECHNICAL ENGINEERS: DAVE OLMS 150 GREAT AVENUE OAKLAND, CA 94608 (510) 560-2863 PHONE</p> <p>LAND ENGINEERS: LTD ENGINEERING, INC. SILVER DEANER 1550 NORTHCREE DRIVE, SUITE 305 SAN RAFAEL, CA 94903 (415) 446-7422 PHONE</p>	<p>ARCHITECTURAL:</p> <p>A00 COVER SHEET</p> <p>T51 TOPOGRAPHIC SURVEY</p> <p>A11 PROPOSED SITE PLAN</p> <p>A21 PROPOSED MAIN FLOOR PLAN</p> <p>A22 PROPOSED UPPER FLOOR PLAN</p> <p>A23 PROPOSED ISOP-PLAN / STORY POLE PLAN</p> <p>A31 WEST ELEVATION (EXISTING & PROPOSED)</p> <p>A32 NORTH ELEVATION (EXISTING & PROPOSED)</p> <p>A33 EAST ELEVATION (EXISTING & PROPOSED)</p> <p>A34 SOUTH ELEVATION (EXISTING & PROPOSED)</p> <p>A41 SECTIONS (EXISTING & PROPOSED)</p> <p>A42 SECTIONS (PROPOSED)</p> <p>A51 EXISTING SITE CONDITIONS AND PHOTOS</p> <p>A52 AREA CALCULATIONS</p> <p>A53 ELEVATION OVERLAYS, STREETSCAPE ELEVATIONS</p> <p>A54 NEIGHBORHOOD MAP AND ELEVATIONS</p> <p>L1 LANDSCAPE PLAN</p> <p>G1P CONSTRUCTION MANAGEMENT PLAN</p> <p>G1 COVER SHEET</p> <p>G2 CONCEPTUAL GRADING AND DRAINAGE PLAN</p>	<p>DATES</p> <p>06-29-17 ARCH SUBMISSION</p> <p>08-03-17 ARCH SUBMISSION</p> <p>11-20-17 ARCH SUBMISSION</p> <p>COVER SHEET</p> <p>A0.0</p>



HOUSE A.P. 73-161-46

A.P. 73-161-37

EASEMENT FOR WATER COURSE
OVER THAT PORTION OF LAND
LYING WITHIN THE BRANCH OF CREEK

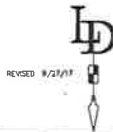
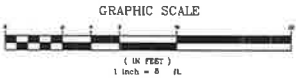
CORTE MADERA CREEK

A.P. 73-161-28

- LEGEND**
- TREE (AS INDICATED)
 - TOP OF WALL ELEVATION
 - CONCRETE
 - GRADE BREAK
 - WIRE FENCE
 - WOOD FENCE
 - EDGE OF PAVEMENT
 - SURVEY CONTROL POINT
 - JOINT POLE
 - CONCRETE WALL
 - ROCK WALL
 - ROCK BORDER
 - ELECTRIC / GAS METER
 - OVERHEAD LINES
 - CEA 4'-OUT
 - RED WOOD TREE

A.P. 73-151-53

- NOTES**
1. ONLY SIGNIFICANT TREES SHOWN
 2. EASEMENTS PER TITLE REPORT - ORDER: 0453014488-RL
 3. DATUM IS PER U.S. ARMY CORPS OF ENGINEERS
BRASS DISK - RM 2 EL. 27.13' NAVD 88
 4. FLOOD ZONE: AE - FLOODWAY
AE
 5. LOT AREA: 20,356 SQ. FT.
 6. A.P. 73-161-08 IS LOT 6 PER 7 R.M. 47
 7. THE FLOOD INFORMATION SHOWN ON THIS MAP
WAS SCALED FROM MARIN GIS MAPPING.



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PATHWAY LIGHT
COLOR: PVD BRONZE



STEP LIGHT
COLOR: PVD BRONZE



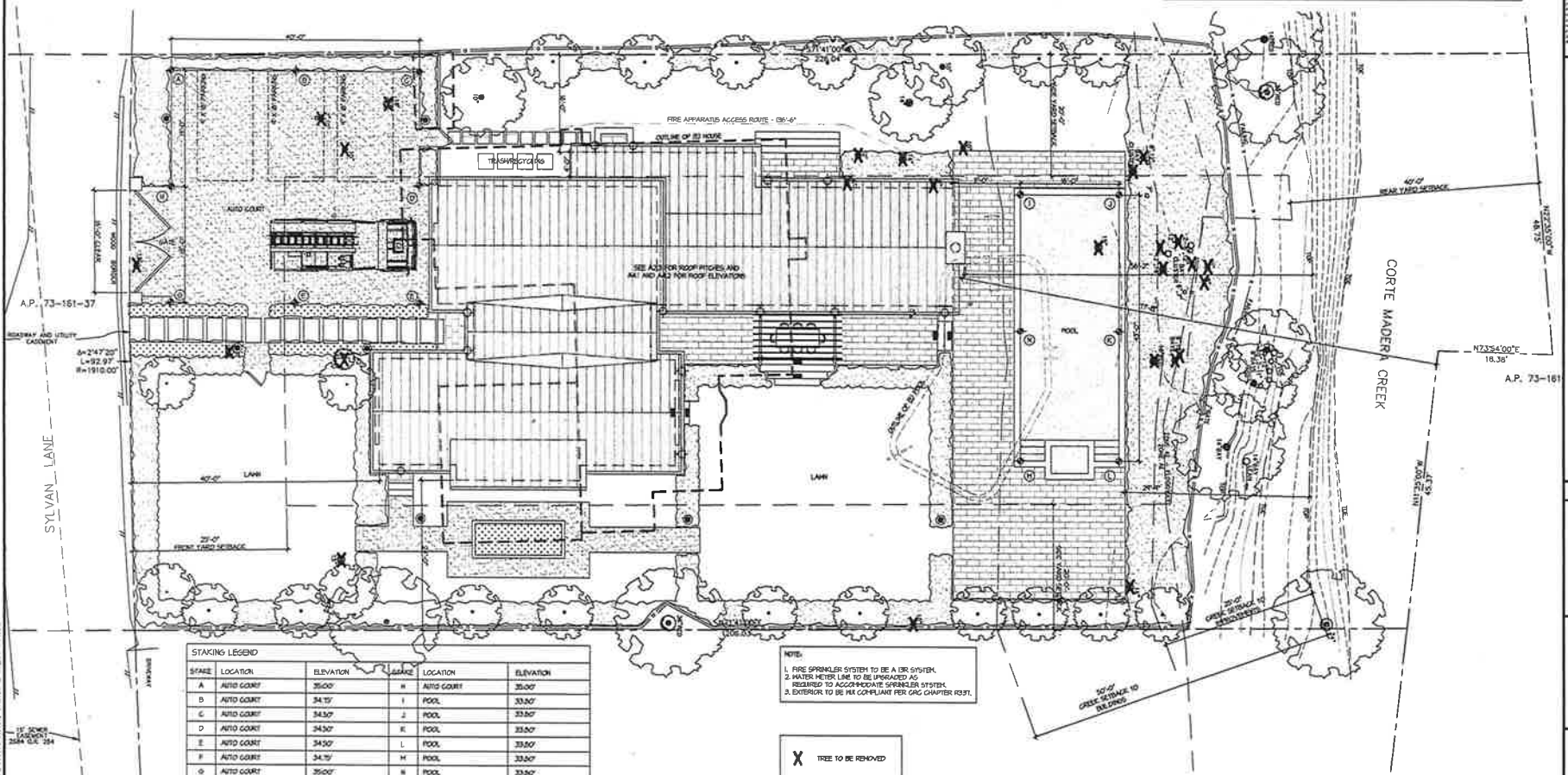
HALL SCONCE
COLOR: BLACKENED BRASS

PERIODIC SURFACES

EXISTING:	
HOSE	2410 SF
DRIVWAY AND PATIO	5600 SF
POOL	100 SF
TOTAL:	8720 SF
PROPOSED:	
HOSE	2265 SF
PATIO	1048 SF
PALMATS	180 SF
POOL	825 SF
TOTAL:	5024 SF

PRELIMINARY EXTERIOR LIGHTING

SYMBOL	DESCRIPTION	MATTAGE	VOLTAGE	QUANTITY
⊙	PATHWAY LIGHT SP1 LIGHTING SP1-REPL-0	LED 24	4-5V	8
⊕	RECESSED STEP LIGHT SP1 LIGHTING SP1-01	LED 24	5V	8
⊛	SCENCE LIGHTING DOTS LIGHTING PHANTOM SCONCE	LED 0H		0



STAKING LEGEND

STAKE	LOCATION	ELEVATION	STAKE	LOCATION	ELEVATION
A	AUTO COURT	35.00'	H	AUTO COURT	33.50'
D	AUTO COURT	34.15'	I	POOL	33.50'
C	AUTO COURT	34.30'	J	POOL	33.50'
D	AUTO COURT	34.30'	K	POOL	33.50'
E	AUTO COURT	34.30'	L	POOL	33.50'
F	AUTO COURT	34.15'	M	POOL	33.50'
G	AUTO COURT	35.00'	N	POOL	33.50'

NOTE:
 1. FIRE SPRINKLER SYSTEM TO BE A DR SYSTEM.
 2. WATER METER LINE TO BE IMPROVED AS REQUIRED TO ACCOMMODATE SPRINKLER SYSTEM.
 3. EXTERIOR TO BE PER COMPLIANT PER CAG CHAPTER 103.1.

X TREE TO BE REMOVED

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

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AP # 073-161-08

DATE	ISSUE
05-23-17	ADR SUBMISSION
06-07-17	ADR SUBMISSION
06-28-17	ADR #111
11-09-17	DR SUBMISSION

PROPOSED
SITE PLAN

A1.1

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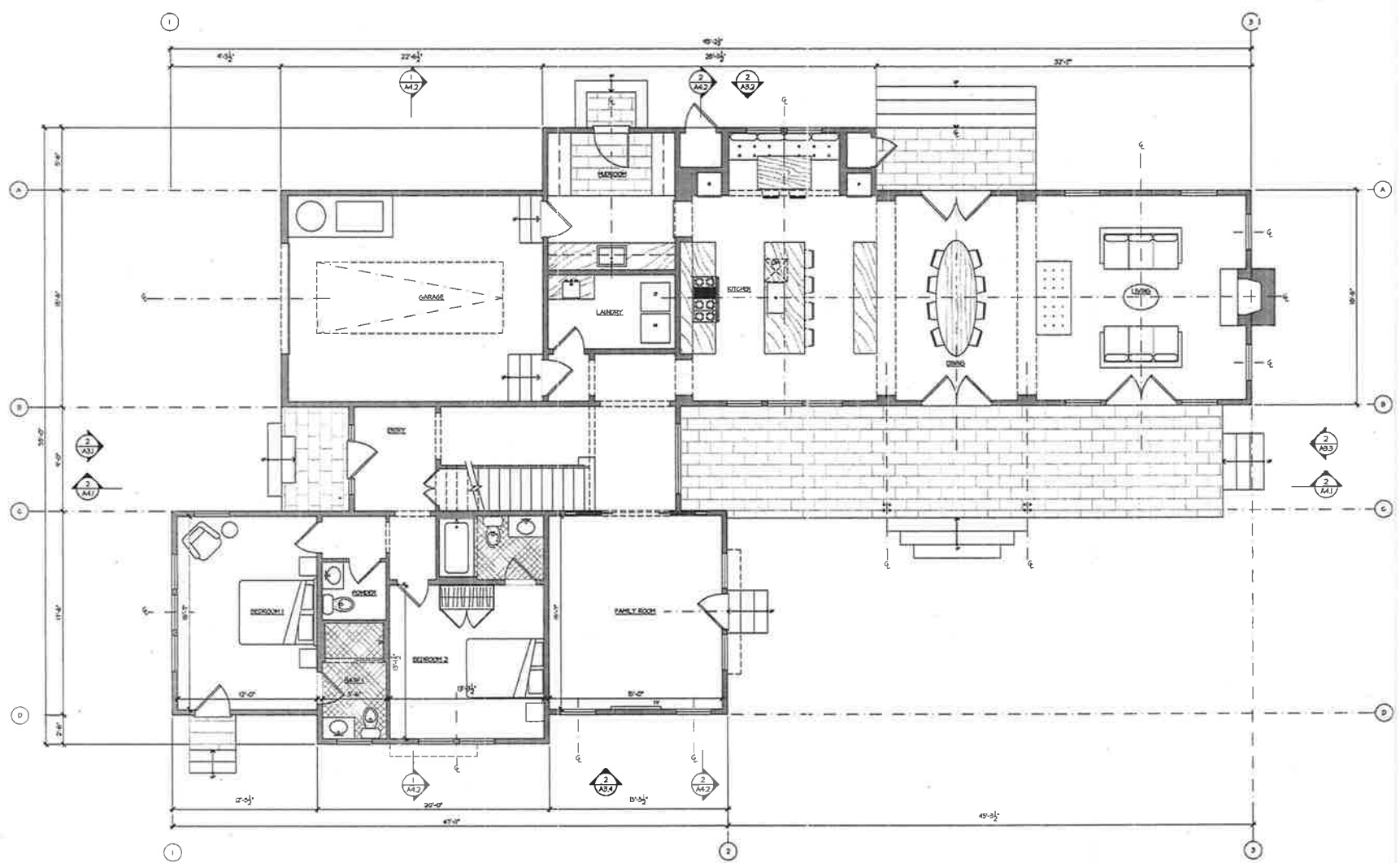
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10-05-17	ARCHITECTURAL
11-20-17	DISSEMINATION

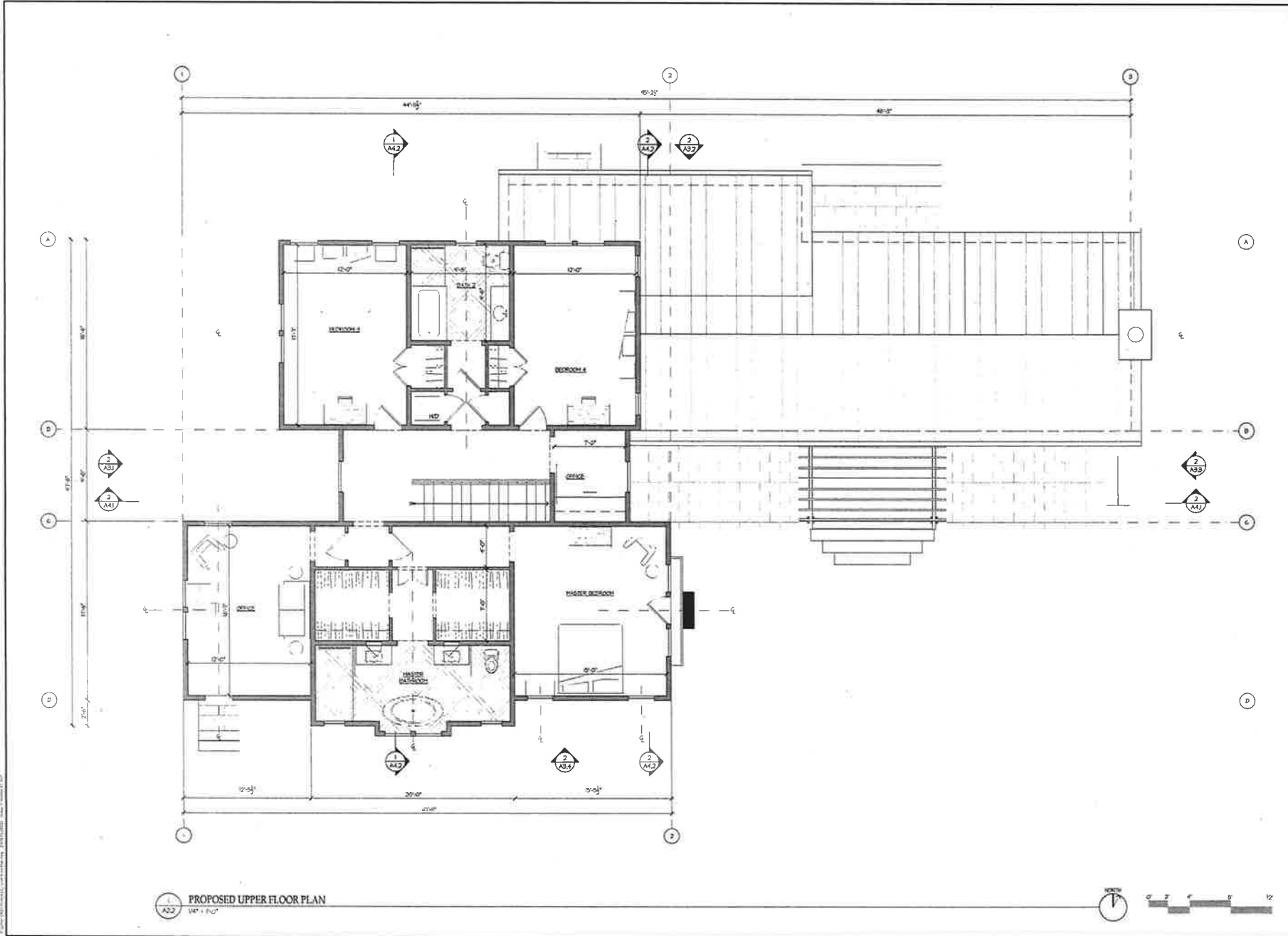
PROPOSED
MAIN FLOOR
PLAN

A2.1



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





1
A2.2
PROPOSED UPPER FLOOR PLAN
1/8" = 1'-0"

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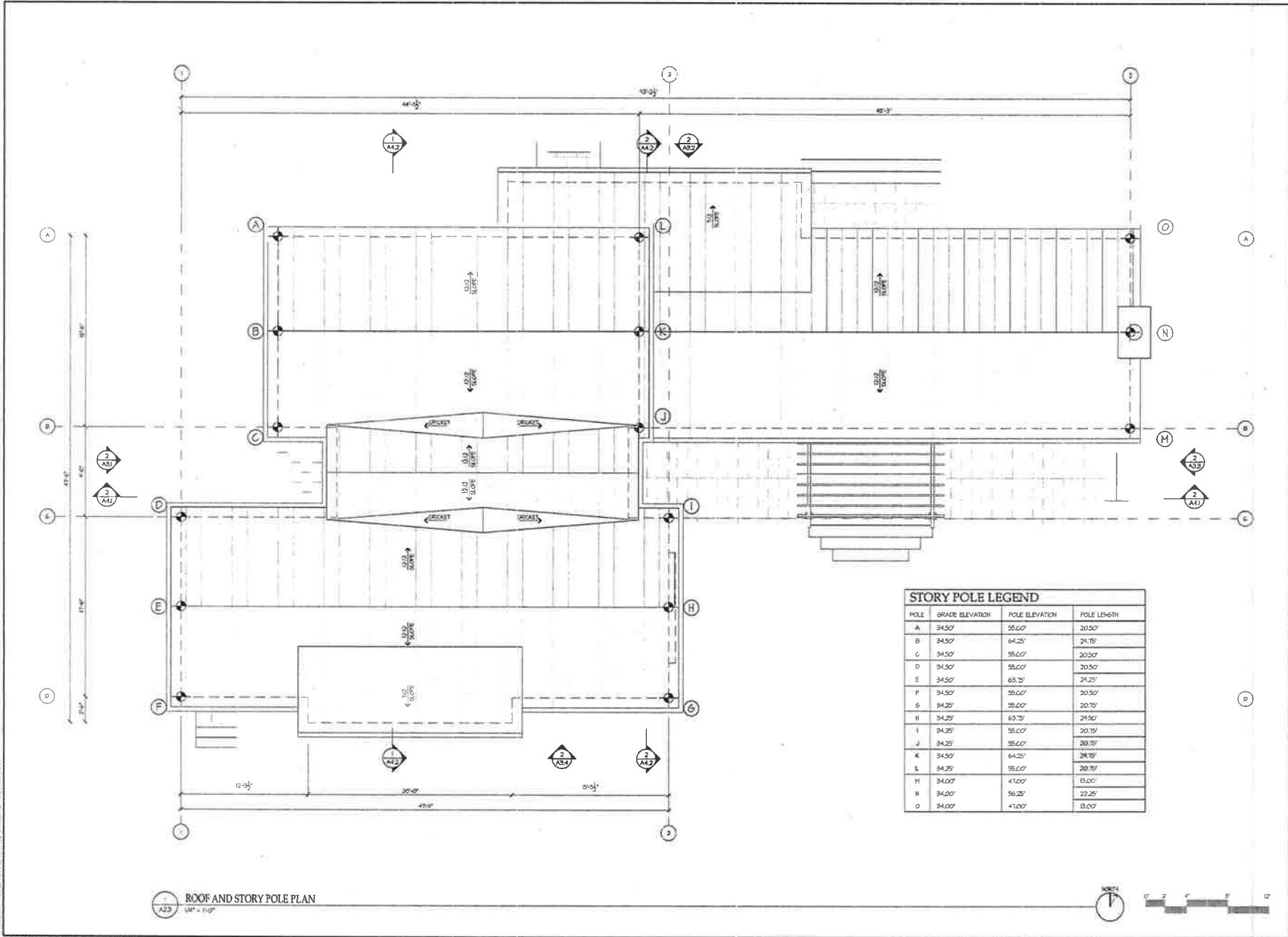
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AP # 073-161-08	
DATE	ISSUE
05-23-17	ADR SUBMISSION
08-07-17	ADR SUBMISSION
10-05-17	ADR RESUB
11-28-17	ADR SUBMISSION

PROPOSED
UPPER FLOOR
PLAN

A2.2



STORY POLE LEGEND

POLE	GRADE ELEVATION	POLE ELEVATION	POLE LENGTH
A	34.50'	55.00'	20.50'
B	34.50'	64.25'	24.75'
C	34.50'	55.00'	20.50'
D	34.50'	55.00'	20.50'
E	34.50'	63.75'	24.25'
F	34.50'	55.00'	20.50'
G	34.25'	55.00'	20.75'
H	34.25'	63.75'	24.50'
I	34.25'	55.00'	20.75'
J	34.25'	55.00'	20.75'
K	34.50'	64.25'	24.75'
L	34.25'	55.00'	20.75'
M	34.00'	47.00'	15.00'
N	34.00'	56.25'	22.25'
O	34.00'	47.00'	15.00'

ROOF AND STORY POLE PLAN
1/8" = 1'-0"



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AP # 073-161-08

DATE: 05-23-17
08-07-17
10-06-17
11-20-17

BY: ADR/SUBMISSION
ADR/SUBMISSION
ADR/DESIGN
DR/SUBMISSION

**ROOF AND
STORY POLE
PLAN**

A2.3



2 PROPOSED WEST ELEVATION
A3.1 1/4" = 1'-0"

ROOF: SHAKING SHALE METAL ROOF
 SIDING: PAINTED HORIZONTAL SIDING,
 NATURAL CEDAR VERTICAL BOARDS
 STONE FIREPLACE
 TRIM, DOORS, AND WINDOWS: PAINTED WOOD



1 EXISTING WEST ELEVATION
A3.1 1/4" = 1'-0"



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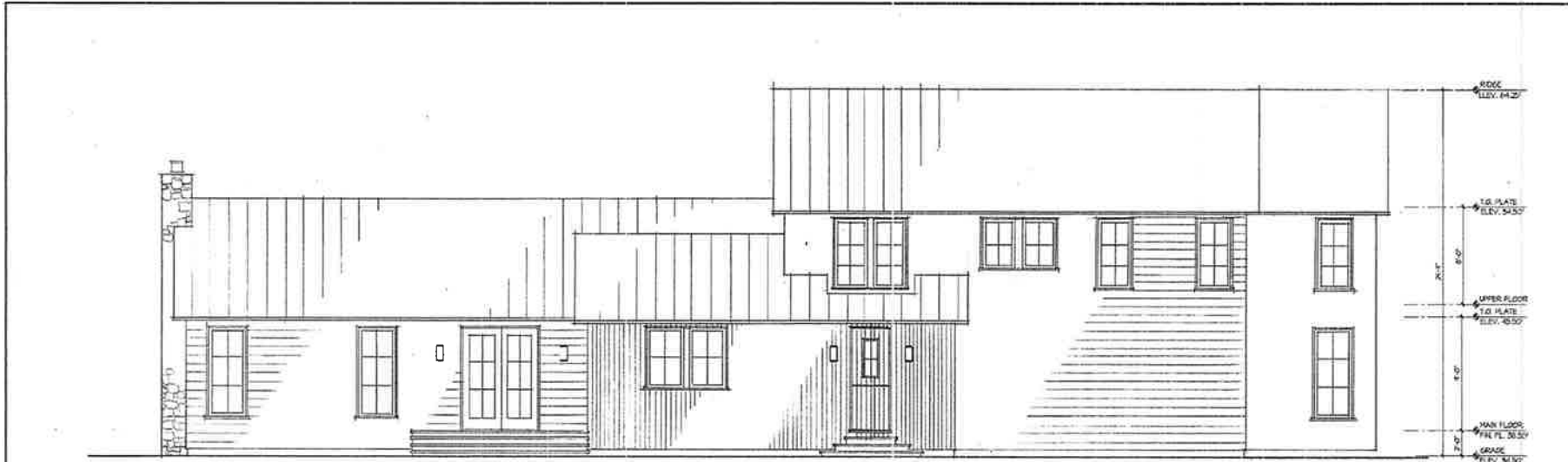
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AP # 073-161-08

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08-28-17	ADR SUBMISSION
08-07-17	ADR SUBMISSION
10-06-17	ADR IN SUR
11-26-17	DR SUBMISSION

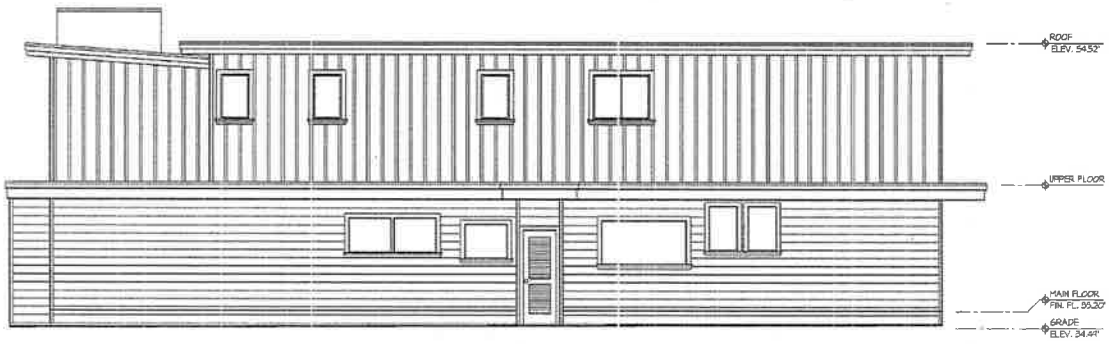
WEST
ELEVATION

A3.1



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

ROOF: STANDING SEAM METAL ROOF
SIDING: PAINTED HORIZONTAL SIDING,
NATURAL GYPSE VERTICAL BOARDS
STONE FIREPLACE
TRIM, DOORS AND WINDOWS: PAINTED WOOD



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



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DATE	ISSUE
02-23-17	ARCHITECTURE
08-07-17	ARCHITECTURE
10-05-17	ARCHITECTURE
11-20-17	ARCHITECTURE

NORTH
ELEVATION

A3.2



3 PROPOSED EAST ELEVATION
1/4" = 1'-0"

ROOF: STANDING SEAM METAL ROOF
 SIDING: PAINTED HORIZONTAL SIDING,
 NATURAL CEDAR VERTICAL BOARDS
 STONE FIREPLACE
 TRIM, DOORS, AND WINDOWS: PAINTED REDD



1 EXISTING EAST ELEVATION
1/4" = 1'-0"



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AP # 073-161-08

DATE	REVISION
05-23-17	ADD SUBMISSION
06-07-17	ADD SUBMISSION
10-05-17	ADD ISSUE
11-20-17	THE SUBMISSION

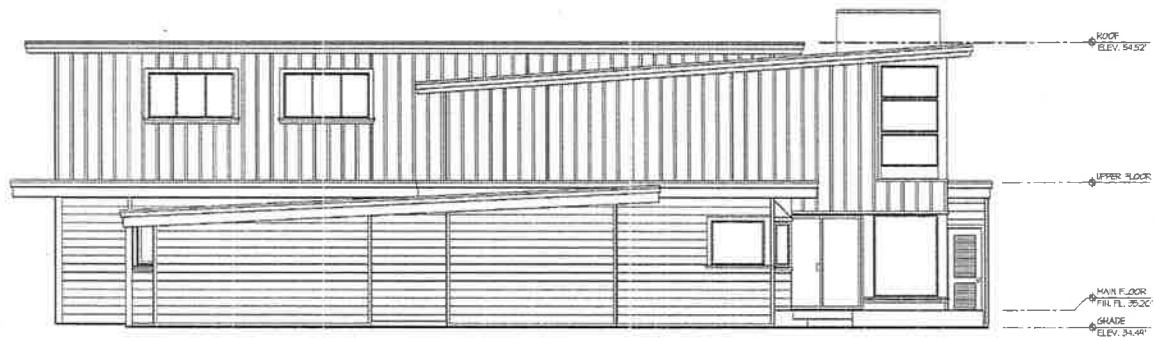
EAST
ELEVATION

A3.3



2 PROPOSED SOUTH ELEVATION
14' x 120'

ROOF: STANDING SEAM METAL ROOF
 SIDING: PAINTED HORIZONTAL SIDING,
 NATURAL CEDAR VERTICAL BOARDS,
 STONE FIREPLACE
 TRIM, DOORS, AND WINDOWS: PAINTED WOOD



1 EXISTING SOUTH ELEVATION
14' x 120'

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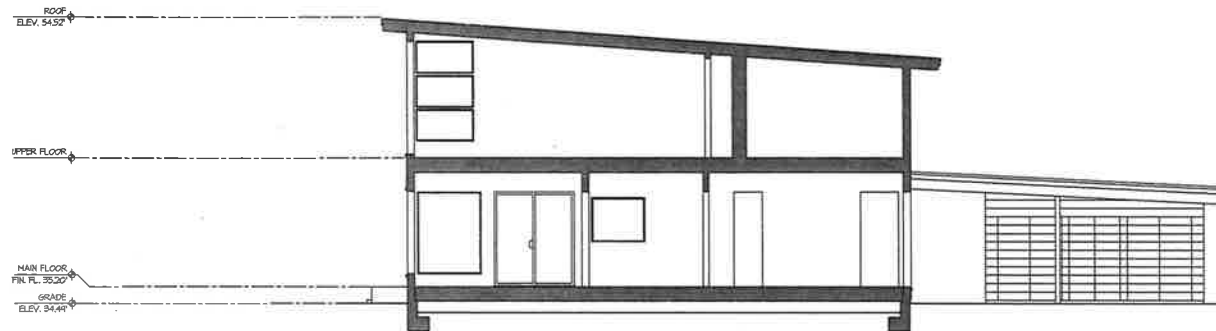
DATE	DESCRIPTION
05-21-17	ARCH. SCHEDULES
08-21-17	ARCH. SCHEDULES
10-06-17	ARCH. SCHEDULES
11-28-17	FOR SUBMITTALS

SOUTH
ELEVATION

A3.4



2 PROPOSED SECTION
A4.1 8'4" x 1'-0"



1 EXISTING SECTION
A4.1 14' x 7'-0"



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08-23-17	ADR SUBMISSION
08-27-17	ADR SUBMISSION
10-26-17	ADR FINAL
11-20-17	DR SUBMISSION

SECTIONS

A4.1



2 PROPOSED SECTION
A4.2 1/4" = 1'-0"



1 PROPOSED SECTION
A4.2 1/4" = 1'-0"



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AP # 073-161-08

DATE	REVISION
05-28-17	ADR SHEET DESIGN
05-29-17	ADR SHEET DESIGN
10-02-17	ADR 27.5.17
11-28-17	ADR 27.5.17

SECTIONS

A4.2



1. STREET VIEW



2. FRONT PATIO



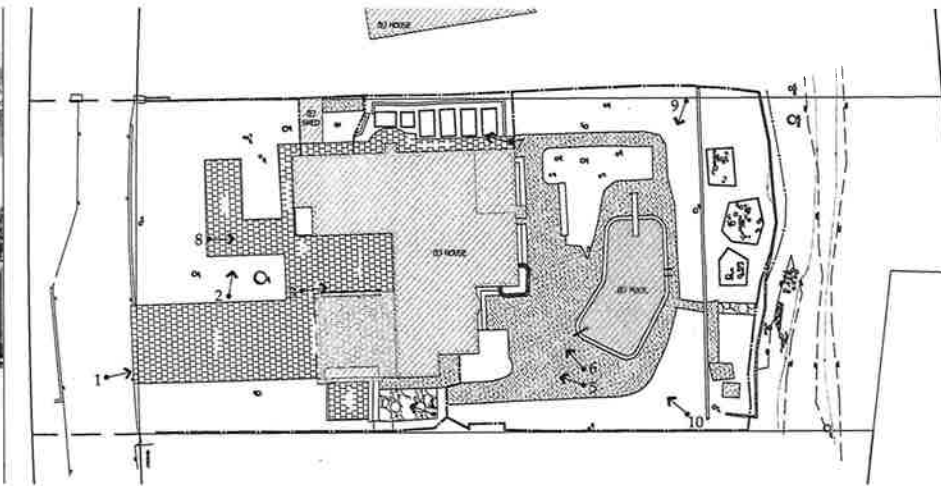
3. FRONT ENTRY



4. SOUTH SIDE OF HOUSE



5. REAR ELEVATION



6. REAR ELEVATION



7. NORTH SIDE OF HOUSE



8. WEST ELEVATION



9. POOL PATIO



10. BACK YARD

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DATE	ISSUE
05-24-17	FOR SUBMISSION
08-02-17	FOR SUBMISSION
08-09-17	FOR PERMIT
11-28-17	FOR SUBMISSION

EXISTING SITE
CONDITIONS
AND PHOTOS

A5.1

1 EXISTING SITE CONDITIONS AND PHOTOS
A5.1 1/8"=1'-0"

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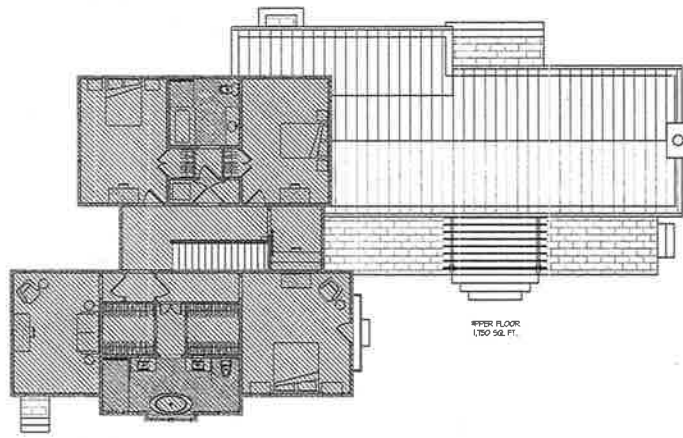
LITTLE RESIDENCE
18 SYLVAN LANE
ROSS, CA 94957
NOT FOR CONSTRUCTION

AP F #73-161-0E

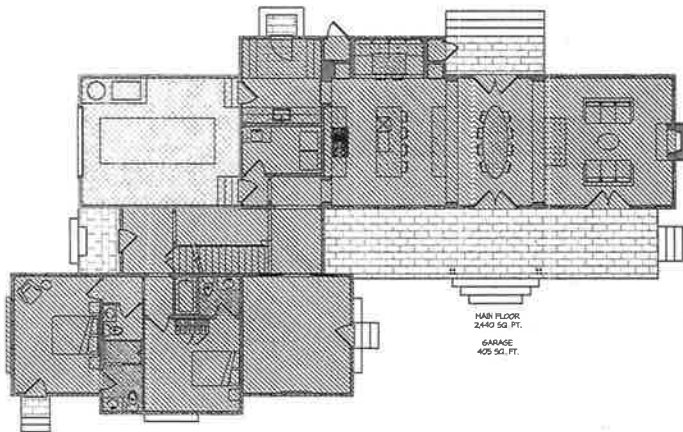
DATE	REVISION
06/13/17	ADR SUB-REVISION
06/07/17	ADR SUB-REVISION
10/05/17	ADR P.C. R.
11/08/17	DR SUB-REVISION

AREA
CALCULATIONS

A5.2



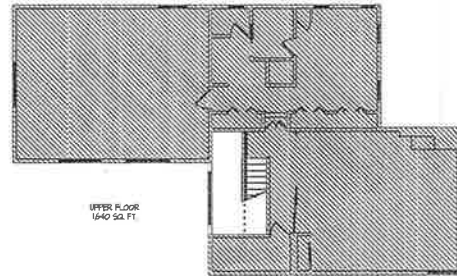
5 PROPOSED UPPER FLOOR PLAN
1/8" = 1'-0"



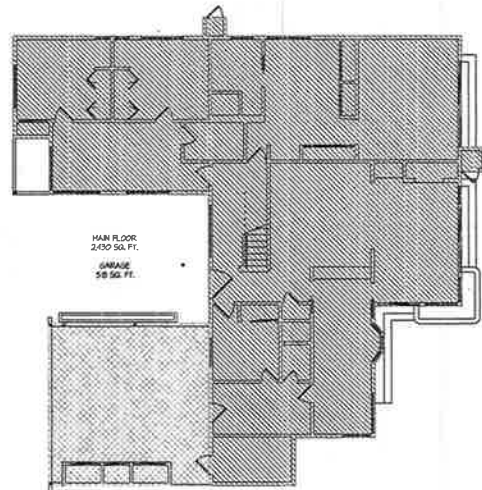
4 PROPOSED MAIN FLOOR PLAN
1/8" = 1'-0"

SHED
15 SQ. FT.

3 EXISTING SHED
1/8" = 1'-0"



2 EXISTING UPPER FLOOR PLAN
1/8" = 1'-0"



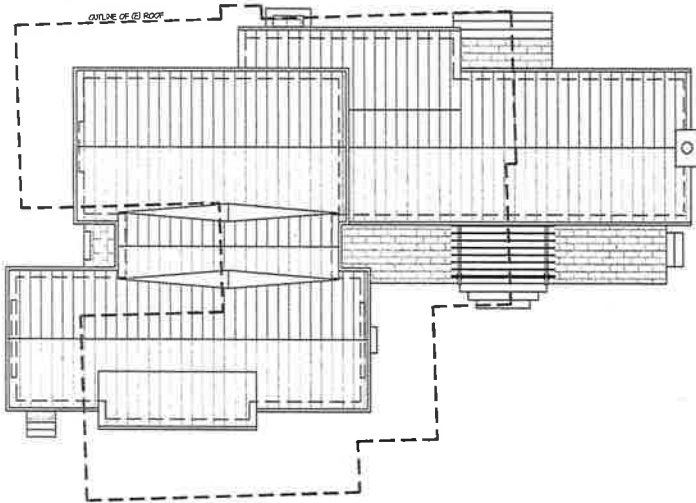
1 EXISTING MAIN FLOOR PLAN
1/8" = 1'-0"

UPPER FLOOR
1700 SQ. FT.

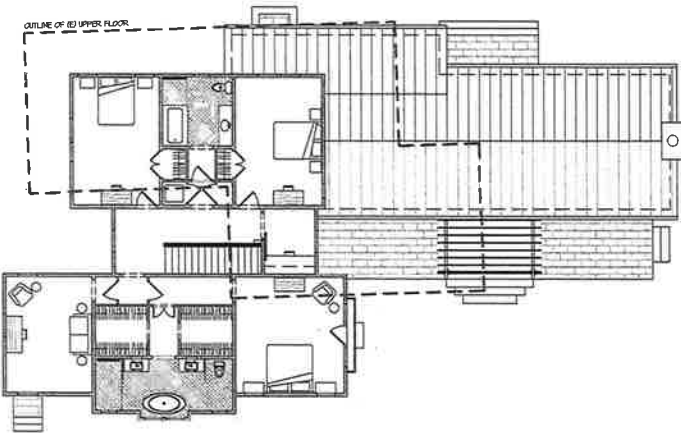
UPPER FLOOR
1540 SQ. FT.

MAIN FLOOR
2450 SQ. FT.
GARAGE
405 SQ. FT.

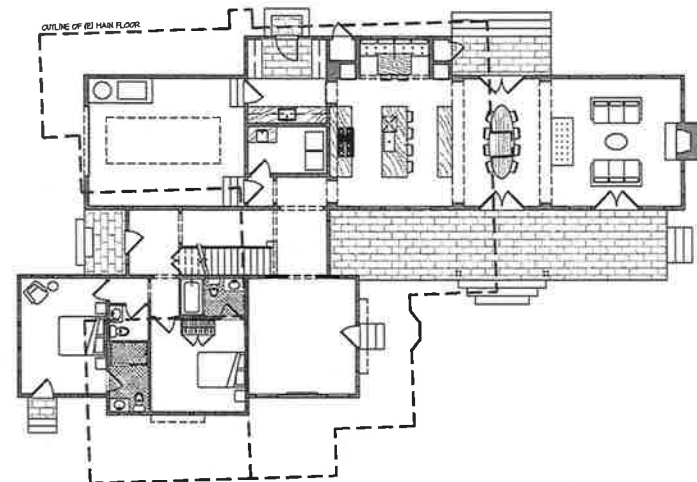
MAIN FLOOR
2430 SQ. FT.
GARAGE
58 SQ. FT.



3 ROOF PLAN
A5.3 1/8" = 1'-0"



2 UPPER FLOOR PLAN
A5.3 1/8" = 1'-0"



1 MAIN FLOOR PLAN
A5.3 1/8" = 1'-0"

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10-05-17	ADR REVISION
11-20-17	DR SUBMISSION

PLAN
OVERLAYS

A5.3



20 SYLVAN LANE

18 SYLVAN LANE

16 SYLVAN LANE

6 PROPOSED STREETSCAPE ELEVATION
A5.4 1/8" = 1'-0"



20 SYLVAN LANE

18 SYLVAN LANE

16 SYLVAN LANE

5 EXISTING STREETSCAPE ELEVATION
A5.4 1/8" = 1'-0"



4 SOUTH ELEVATION
A5.4 1/8" = 1'-0"



3 EAST ELEVATION
A5.4 1/8" = 1'-0"



2 NORTH ELEVATION
A5.4 1/8" = 1'-0"



1 WEST ELEVATION
A5.4 1/8" = 1'-0"



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10-05-17 ADR F2 SUR
11-20-17 DR SUBMISSION

**ELEVATION
OVERLAYS,
STREETSCAPE
ELEVATIONS**

A5.4



NEIGHBORHOOD MAP
1" = 100'-0"



20 SYLVAN LANE



18 SYLVAN LANE



16 SYLVAN LANE



14 SYLVAN LANE



12 SYLVAN LANE



10 SYLVAN LANE



8 SYLVAN LANE



6 SYLVAN LANE



2 SYLVAN LANE



1 SYLVAN LANE

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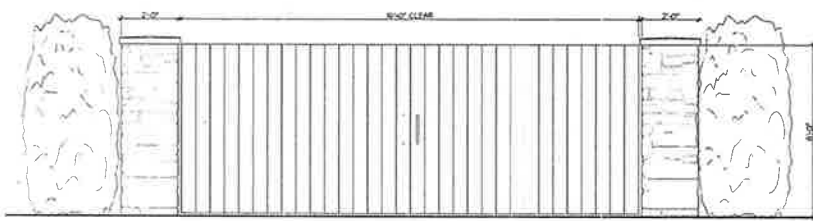
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10-06-17	ADR # 513
11-20-17	DR SUBMITTAL

NEIGHBORHOOD
MAP AND
ELEVATIONS

A5.5



2 GATE ELEVATION
L1 12' x 8' 0"

PLANTING LEGEND

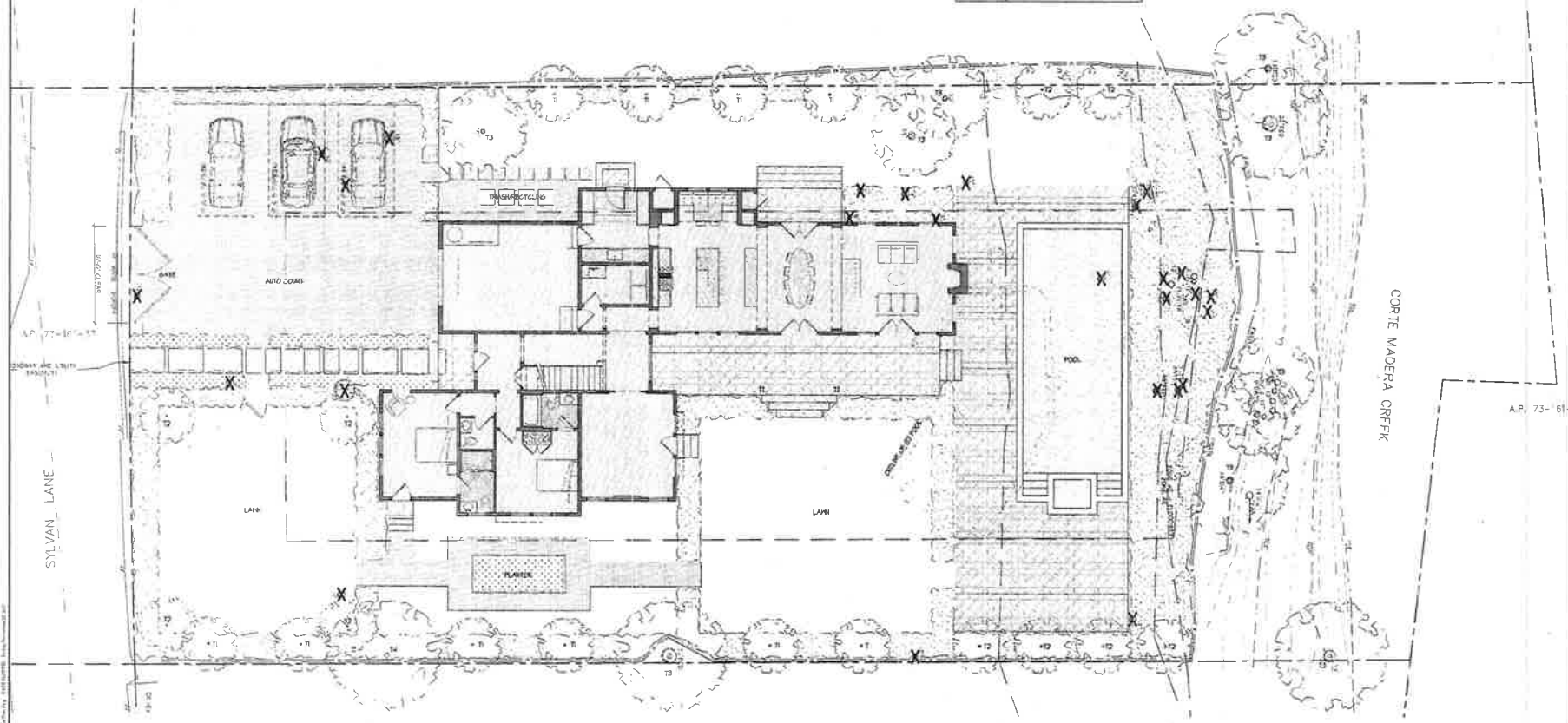
KEY	LATIN NAME	COMMON NAME	CONTAINER SIZE	SIZE AT MATURITY
T1	AGER PALMIFORMIS	JAPANESE MAPLE	24" BOX	30'
T2	FRAXINUS LAUROCARBIS	ENGLISH LAUREL	24" BOX	2'
T3	CORNUS KOUSA	DOGWOOD	24" BOX	30'
T4	HYDRANGEA SPP. PANICULATA	HYDRANGEA SPP. PANICULATA	5 GAL.	
T5	SECOIA SERRATA	REDWOOD	24" BOX	40'
X		TO BE REMOVED		

IRRIGATION DETAIL

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE IRRIGATION EFFICIENCY CRITERIA ESTABLISHED BY THE CITY WATER EFFICIENCY LANDSCAPE ORDINANCE.
2. ALL PLANTED AREAS SHALL BE IRRIGATED USING DROPPED IRRIGATION WITH PRESSURE COMPENSATION AND CHECK VALVES. THE LAWN SHALL BE IRRIGATED BY PUPUP SPRINKLER WITH PRESSURE REGULATION AND CHECK VALVES IN EACH SPREADER HEAD. THE LAWN IRRIGATION DESIGN SHALL PROVIDE FOR UNIFORM PRECIPITATION AND HEAD-TO-HEAD COVERAGE.
3. TREES SHALL BE PLACED ON SEPARATE ZONES.
4. NO VALVE SHALL EXCEED 100 PSI. PRESSURE REGULATION SHALL BE INCLUDED IN THE IRRIGATION SYSTEM.
5. ALL ISOLATION VALVES AT THE POOL AND ONE ISOLATION VALVE AT EACH LINE TAKEOFF SHALL BE INCLUDED IN THE IRRIGATION SYSTEM.
6. SMART CONTROLLER AND FAIR SENSING SHALL BE INCLUDED IN THE IRRIGATION SYSTEM.

LEGEND

[Pattern]	STONE PAVING
[Pattern]	GRAVEL PAVING
[Pattern]	STEPPING STONES



LANDSCAPE PLAN
L1 84' x 110'



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DATE SUBMITTED: 10/01/17
DATE SUBMITTED: 11/01/17

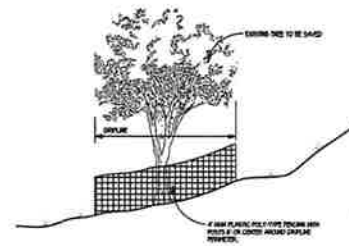
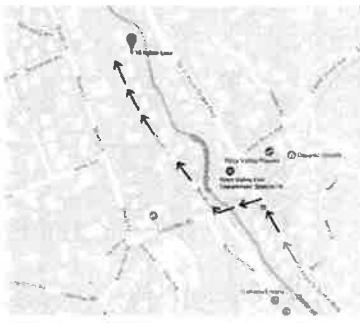
LANDSCAPE PLAN

L1

CONSTRUCTION MANAGEMENT NOTES

1. HOURS OF OPERATION: IN ACCORDANCE WITH THE TOWN OF ROSS MUNICIPAL CODE, THE CONSTRUCTION ACTIVITY IS LIMITED FROM 8AM TO 5PM MONDAY THROUGH FRIDAY. CONSTRUCTION IS NOT ALLOWED ON WEEKENDS AND HOLIDAYS.
2. PROJECT DELIVERIES: DELIVERIES ARE LIMITED TO WEEKDAYS FROM 10AM TO 2PM.
3. TRUCK SIZES: TRUCKS EXCEEDING 26 FT. IN LENGTH SHALL RECEIVE AUTHORIZATION FROM DPM BEFORE GOING TO THE SITE. CONTACT DPM AT LEAST TWO DAYS PRIOR. CONTRACTOR IS RESPONSIBLE FOR CHECKING THE ROUTE AND MAKING SURE THAT TRUCKS CAN MAKE THE TURNS AND MAKE IT SAFELY TO THE SITE.
4. ROAD CLOSURES, LANE CLOSURES, LANE SHIFT: A SEPARATE PERMIT FROM DPM IS REQUIRED PRIOR TO CLOSING THE ROAD OR DOING A LANE CLOSURE OR SHIFT. ROAD CLOSURES REQUIRE POSTING SIGNS A MINIMUM OF 48 HOURS IN ADVANCE. CONTACT DPM FOR FURTHER INFORMATION, 415-453-1453, EXT. 4.
5. MATERIALS STORAGE: ALL CONSTRUCTION MATERIALS, DEBRIS AND EQUIPMENT SHALL BE STORED ON SITE.
6. ROADWAY CLEARANCE: A MINIMUM OF 10 FT. OF CLEARANCE MUST BE MAINTAINED AT ALL TIMES ALONG THE ROADWAY.
7. PORTABLE TOILETS AND JOB SHEDS: THESE WILL NOT BE PERMITTED IN THE PUBLIC RIGHT-OF-WAY.
8. PARKING: ALL VEHICLES MUST PARK AT THE JOB SITE OR CARPOOL FROM CITY PARKING LOT BETWEEN LAGUNITAS RD AND THE POST OFFICE. NO PARKING ON SYLVAN LANE.
9. MATERIAL DELIVERIES AND OFF-HALF (MATERIALS EX AND DEBRIS): TO BE EXECUTED IN SMALLER TRUCKS (20/30 FLATBED - 1/2-TON CAPACITIES) TO LIMIT NEIGHBORHOOD AND ROAD IMPACT AND BETTER NEGOTIATE EXISTING NEIGHBORHOOD STREETS AND PARKING. JOB RELATED TRUCK AND VEHICLE TRIPS TO BE RESTRICTED DURING MORNING AND AFTERNOON SCHOOL DROP OFF AND PICK UP HOURS.
10. ALL TREE PROTECTION PER ARBORIST REPORT RECOMMENDATIONS AND BEST PRACTICES. PROTECT EXISTING TREES AGAINST INJURY DUE TO CUTTING, BREAKING OR SKINNING OR ROOTS, TRUNKS, OR BRANCHES. COMPACTION OF ROOT ZONE, OR SMOTHERING BY CONSTRUCTION MATERIALS, EXCAVATION MATERIALS, OR EQUIPMENT WITHIN THE DRIP LINE OF THE TREES.
11. NO PRUNING OF EXISTING TREES SHALL BE COMPLETED WITHOUT PRIOR APPROVAL BY THE CLIENT AND ARBORIST. GREAT CARE IS TO BE TAKEN IN WORKING UNDER TREE CANOPIES TO AVOID UNNECESSARY DAMAGE TO THE ROOT SYSTEM OR CUTTING OF MAJOR STRUCTURAL ROOTS.

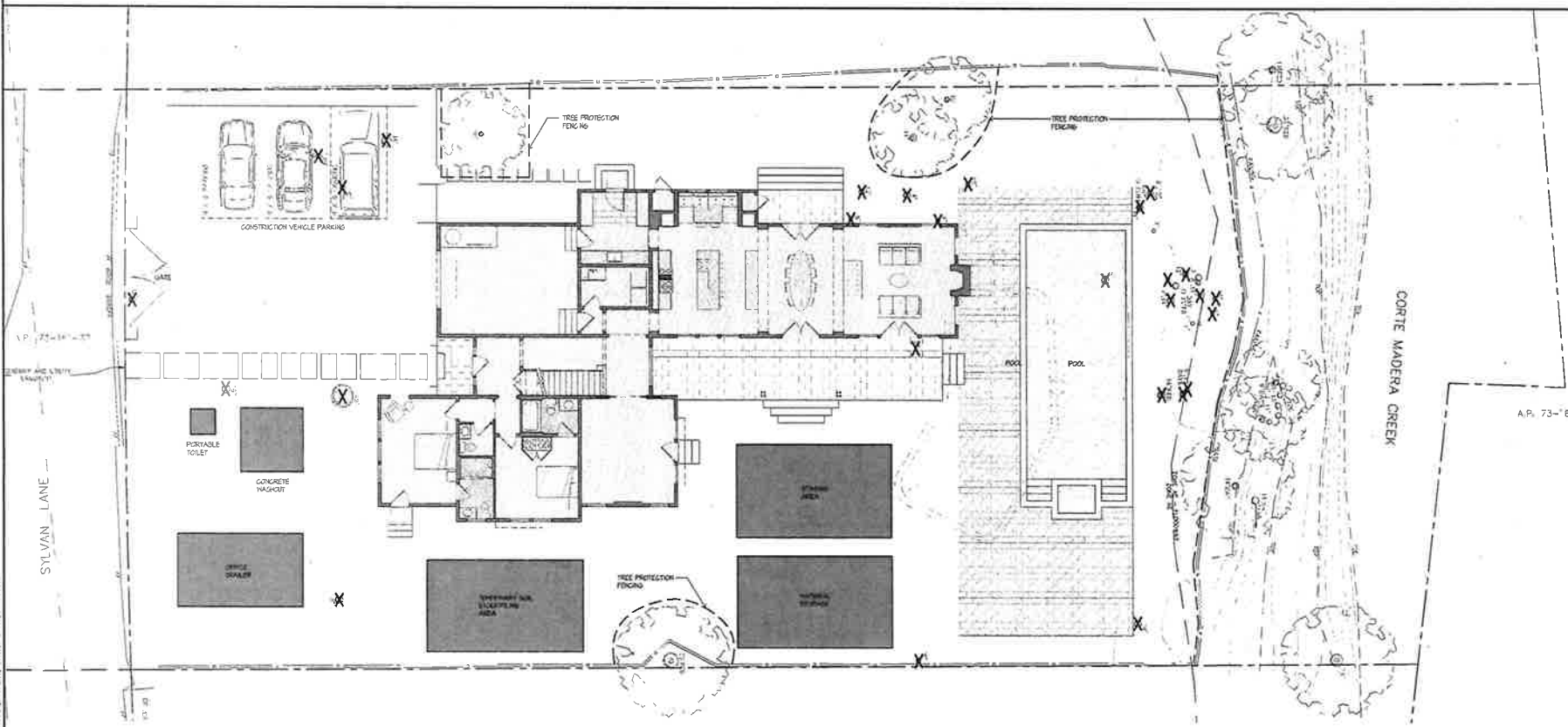
12. ALL EROSION CONTROL PER CIVIL PLANS AND BEST PRACTICES.
13. APPLY WATER TO CONTROL DUST FREQUENTLY OR AS NEEDED TO PREVENT VISIBLE EMISSIONS AND OFFSITE DUST IMPACTS FROM BUILDING CONSTRUCTION.
14. TRUCK ROUTE TO BE VIA SIR FRANCIS DRAKE BOULEVARD TO LAGUNITAS ROAD.
ROUTE TO SITE:
HWY 101 TO SIR FRANCIS DRAKE BLVD.
NORTHWEST ON SIR FRANCIS DRAKE BLVD. TO LAGUNITAS RD
WEST ON LAGUNITAS RD, TO SYLVAN LANE
NORTH ON SYLVAN LANE
ARRIVE AT 18 SYLVAN LANE ON LEFT
15. PRELIMINARY CONSTRUCTION SCHEDULE:
MOBILIZATION: JUNE 1, 2016
DEMOLITION: JUNE 15, 2016
EXCAVATION AND SITEWORK: JULY 15, 2016
FOUNDATIONS: AUGUST 15, 2016
ROUGH CARPENTRY: OCTOBER 15, 2016
PLUMBING, ELECTRICAL, MECHANICAL: DECEMBER 1, 2016
ROOF AND EXTERIOR FINISHES: JANUARY 15, 2017
INTERIOR FINISHES: APRIL 1, 2017
LANDSCAPE AND FLAT WORK: JULY 1, 2017
COMPLETION: AUGUST 15, 2017
SEPTEMBER 30, 2017



2 TREE PROTECTION FENCING
NOT TO SCALE

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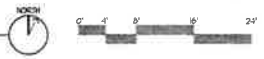


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10-05-17 ADR RESUB
11-20-17 THE SUBMISSION

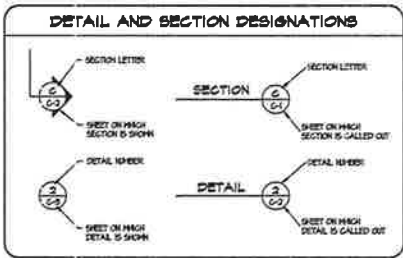
**CONSTRUCTION
MANAGEMENT
PLAN**

1 CONSTRUCTION MANAGEMENT PLAN
1/8" = 1'-0"



CMP

LEGEND	
	ASPHALT PAVING (IMPERVIOUS)
	CONCRETE PAVING (IMPERVIOUS)
	NEW FLAGSTONE PAVING (IMPERVIOUS)
	NEW CONCRETE PAVERS (SEMI-PERVIOUS)
	NEW WOOD DECK (PERVIOUS)
	PERVIOUS PAVING
	PLANTED, LANDSCAPED AREA
	GRAVEL OR DECOMPOSED GRANITE (PERVIOUS)
	EROSION CONTROL BLANKET
	BUILDING ADDITION
	AREA DRAIN
	DRAINAGE INLET
	ROOF LEADER
	FIRE HYDRANT
	JOINT POLE
	GAS METER, ELECTRIC METER
	WATER METER
	EX TREE
	EX TREE DRIPLINE
	PROPERTY LINE
	EASEMENT LINE
	EX WOODEN RET WALL
	DRAINAGE DITCH BIO-SHALE
	UNDISTURBED SOIL
	COMPACTED FILL MATERIAL
	GEOTEXTILE
	EROSION CONTROL BLANKET
	TURF REINFORCING MAT
	STRAW MATTING
	RUNOFF FLOW DIRECTION
	SHALE FLOW DIRECTION
	STORMWATER LEVEL SPREADER
	BUBBLE-UP DRAINAGE EMITTER
	POP-UP DRAINAGE EMITTER
	SUBDRAIN END CAP
	SUBDRAIN OR STORMWATER CLEANOUT
	SUBDRAIN OUTLET
	HIDDEN FOUNDATION OR RETAINING WALL
	TREE PROTECTION FENCING
	CONG RETAINING WALL
	SUBDRAIN (PERFORATED PIPE)
	STORM DRAIN PIPE
	ELECTRICAL OVERHEAD LINE
	ELECTRICAL UNDERGROUND
	COMMUNICATION OVERHEAD LINE
	COMMUNICATION UNDERGROUND
	JOINT TRENCH
	SANITARY SEWER
	WATER LINE
	GAS LINE
	EDGE OF ROAD
	ROOF EAVE
	EX FENCE
	NEW WIRE FENCE
	NEW WOOD FENCE
	EXISTING GRADE ELEVATION CONTOUR
	FINISHED GRADE ELEVATION CONTOUR
	FINISHED GRADE ELEVATION CONTOUR
	REMOVE EX TREE



UTILITY CONNECTION NOTES:

- THE PROPOSED ALIGNMENT FOR UTILITY SERVICE CONNECTIONS HAS NOT BEEN APPROVED BY SERVICE PROVIDERS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY SERVICE PROVIDERS TO DETERMINE UTILITY ROUTES AND REQUIRED SERVICE UPGRADE DETAILS. REVIEW ALL PROPOSED UTILITY ROUTES AND UPGRADE DETAILS WITH THE ENGINEER PRIOR TO CONSTRUCTION.
- UTILITY SERVICES TO THE PROJECT SITE ARE PROVIDED BY:
 - WATER: MARIN MUNICIPAL WATER DISTRICT,
 - SEWER: ROSS VALLEY SANITARY DISTRICT NO. 1,
 - ELECTRIC POWER: PACIFIC GAS AND ELECTRIC (PG&E)
 - GAS: PACIFIC GAS AND ELECTRIC (PG&E)
 - TELEPHONE: AT&T
 - CABLE: COMCAST
- INSTALL NEW WATER SERVICE PIPE BETWEEN THE EXISTING WATER METER AND THE HOUSE. SIZE THE WATER SERVICE PIPE FOR THE REQUIRED FIRE SPRINKLER FLOW RATE. REPLACE THE WATER METER IF IT HAS INADEQUATE CAPACITY FOR THE MAXIMUM FIRE SPRINKLER FLOW RATE.
- CONDUCT A VIDEO INSPECTION OF THE EXISTING SEWER LATERAL. REPAIR OR REPLACE THE LATERAL IF THE INSPECTION RESULTS SHOW THAT THE PIPE IS NOT IN SATISFACTORY CONDITION OR IF THE LATERAL DOES NOT COMPLY WITH CURRENT ROSS VALLEY SANITARY DISTRICT NO. 1 STANDARDS.

GENERAL NOTES:

- SITE SURVEY AND TOPOGRAPHIC BASE MAP PREPARED BY LAWRENCE P. DOYLE, LAND SURVEYOR/CIVIL ENGINEER, 100 HELING LANE, MILL VALLEY, CA 94541 (415) 388-8888, DATED 1/21/17, REVISED 2/24/17, DATUM IS PER U.S. ARMY CORPS OF ENGINEERS BRASS DISK - RM 2 EL. 212.8 NAVD 88. THE FLOOD INFORMATION OF THIS MAP HAS SCALE FROM MARIN GIS HAPPENS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES OR IMPROVEMENTS HAS NOT BEEN VERIFIED BY THE ENGINEER AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF INFORMATION SHOWN ON THE DRAWINGS. THE CONSTRUCTION CONTRACTOR MUST NOTIFY UTILITY COMPANIES AT LEAST TWO WORKING DAYS BEFORE EXCAVATION AND REQUEST FIELD LOCATION OF ALL UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800-227-2600. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL UTILITY ENGINEER, AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY PROPERTY DAMAGE OR DAMAGE TO CONSTRUCTED FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND OWNER AT THE SOLE EXPENSE OF THE CONTRACTOR.

ESTIMATED EARTHWORK QUANTITIES

EXCAVATION	110 CY
FILL	130 CY
IMPORT	20 CY
MAX EXCAVATION DEPTH	6 FT
MAX FILL DEPTH	6 FT
DISTURBED AREA	0.38 AC

EARTHWORK NOTES:

- QUANTITIES ARE "IN-PLACE" ESTIMATES AND DO NOT INCLUDE AN ALLOWANCE FOR SHRINK OR SWELL. ESTIMATES ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING QUANTITIES FOR CONSTRUCTION PURPOSES.

INDEX OF DRAWINGS

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

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
ASTM	AM. SOCIETY OF TESTING MATERIALS
BH	BENCH MARK
CHP	CORRUGATED METAL PIPE
CLEANIT	CLEANOUT
COM	COMMUNICATION
COMM OH	COMMUNICATION OVERHEAD
COMM UC	COMMUNICATION UNDERGROUND
CONC	CONCRETE
CY	CUBIC YARDS
DI	DRAINAGE INLET
DIA	DIAMETER
E	ELECTRICAL
E/OH	ELECTRICAL OVERHEAD
E/UG	ELECTRICAL UNDERGROUND
EG	EXISTING GROUND
EL or ELEV	ELEVATION
EXISTING	EXISTING
FD	FLOOR DRAIN
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FG	FINISHED GRADE ELEVATION
FT	FEET OF FOOT
G	NATURAL GAS
GA/V	GALVANIZED
G/H	GAS METER
GPH	GALLONS PER MINUTE
H	HEIGHT OF EXPOSED WALL FACE
HSB	HOSE END
HDP	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
INV	INVERT ELEVATION
JF	JOINT UTILITY POLE
JT	JOINT UTILITY TRENCH
LFF	LOWER LEVEL FINISHED FLOOR ELEV
LFP	LOW POINT FINISHED FLOOR ELEV
M	MANHOLE
MAX	MAXIMUM
MI	MANHOLE
MIN	MINIMUM
MFL	MAIN LEVEL FINISHED FLOOR ELEV
MWD	MARIN MUNICIPAL WATER DISTRICT
OH	OVERHEAD
PG&E	PACIFIC GAS AND ELECTRIC
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RM	ELEV AT RM COVER OR DI GRATE
RL	ROOF LEADER
ROM	RIGHT-OF-WAY
S	SLOPE
SCH	SCHEDULE
SH	SHOULDER
SOM	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSM	SANITARY SEWER MANHOLE
SOR	STANDARD DIMENSION RATIO
TC	TOP OF CURB ELEVATION
TG	TOP OF MALL ELEVATION
TYP	TYPICAL
UCS	UNIFORM CONSTRUCTION STANDARDS, MARIN COUNTY
ULF	UPPER LEVEL FINISHED FLOOR ELEV
VB	VALVE BOX
W	WATER
WM	WATER METER
WV	WATER VALVE

STORMWATER PLAN SUMMARY

	EXISTING SITE	PROPOSED SITE DEVELOPMENT PLAN
IMPERVIOUS SURFACES	9,720 SF	5,824 SF
SEMI-PERVIOUS SURFACES	0 SF	0 SF
LANDSCAPE (PERVIOUS)	11,834 SF	14,535 SF
TOTAL LOT AREA	20,554 SF	20,359 SF

NOTES:

- IMPERVIOUS SURFACES INCLUDE ROOF DRIVEWAY, WALKWAYS, PATIOS AND POOL FOR DRAINAGE PURPOSES, IMPERVIOUS AREA INCLUDES ROOF EAVE OVERHANG AREA.

FLOOD PLAIN INFORMATION

THE FEMA FLOOD INSURANCE RATE MAP CURRENTLY IN EFFECT SHOWS THE PROPERTY WITHIN THE 100-YEAR FLOOD PLAIN. THE BASE FLOOD ELEVATION IS 35.0 FEET NAVD88. THIS PROPERTY IS ALSO PARTIALLY LOCATED WITHIN THE FEMA REGULATORY FLOODWAY SEE FEMA MAP 0604160450F DATED 3-16-2016. FLOODWATER MAY RISE TO THE 35.0 FOOT ELEVATIONS SHOWN ON THIS DRAWING. FLOODS GREATER THAN THE 100-YEAR FLOOD CAN OCCUR AND FLOODWATER COULD RISE ABOVE 35.0 FEET, NAVD88.

GREEN BUILDING STANDARDS

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

EROSION CONTROL PLAN

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

DRAINAGE CONSTRUCTION REVIEW

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

FOUNDATION ELEVATIONS

BUILDING FOOTING, GRADE BEAM AND FOUNDATION WALL ELEVATIONS ARE SHOWN ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS. CONTACT THE ENGINEER IF ACTUAL SITE ELEVATIONS DIFFER FROM THE TOPOGRAPHY SHOWN ON THE GRADING PLAN. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL FOUNDATION ELEVATIONS WITH THE GRADING PLAN, ARCHITECTURAL PLANS, STRUCTURAL PLANS AND LANDSCAPE PLANS. CONTACT THE ENGINEER AND ARCHITECT TO RESOLVE ANY CONFLICTS BETWEEN FOUNDATION ELEVATIONS AND THE SITE TOPOGRAPHY.

LTD Engineering, Inc.
1050 Northgate Drive, Suite 315
San Rafael, CA 94903
Tel: 415.464.7482 Fax: 415.464.2119
gmail: ltd@ltdengineering.com



ISSUED FOR REVIEW NOT FOR CONSTRUCTION

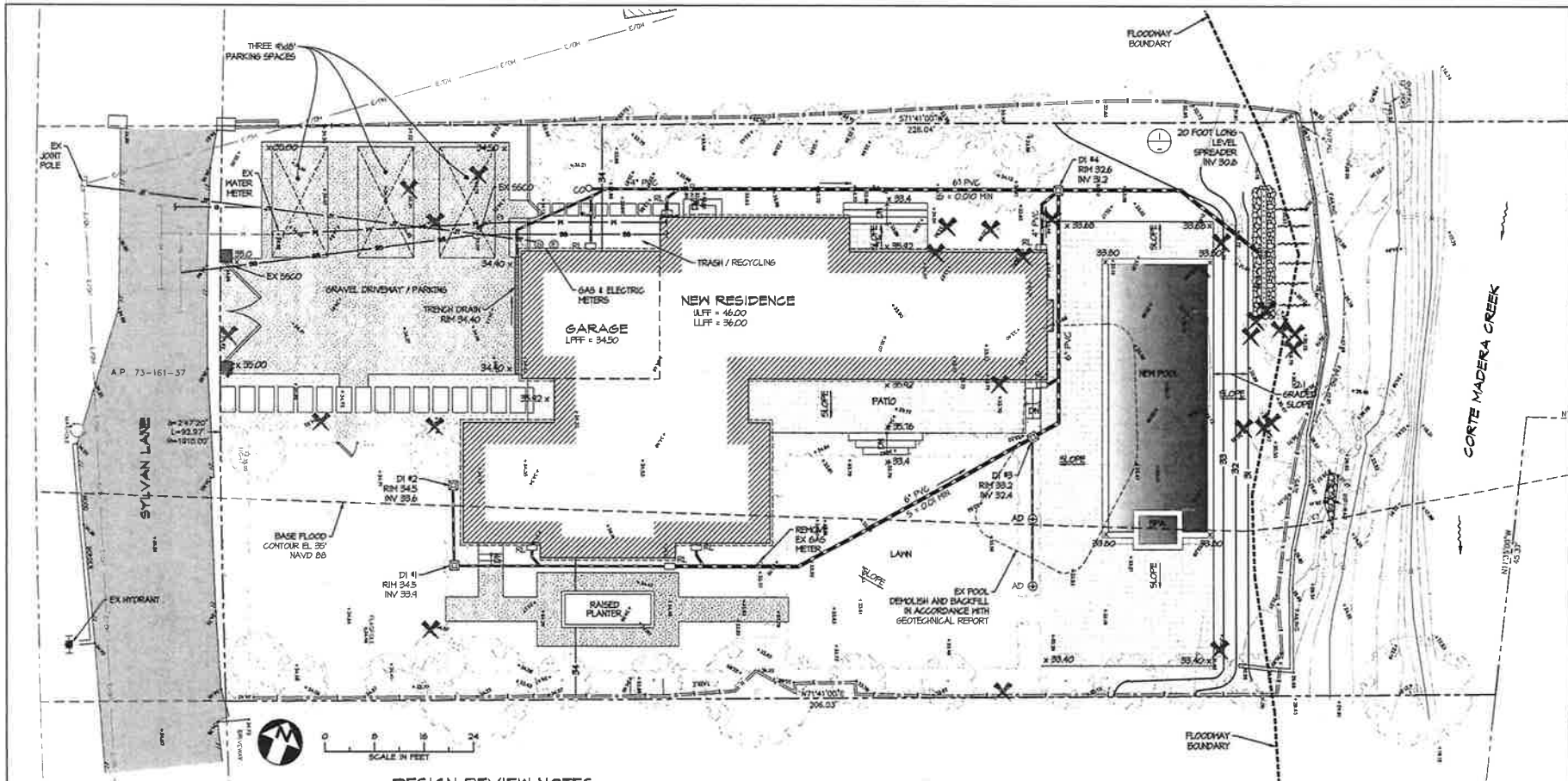
LTD Engineering, Inc. 2017
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LITTLE RESIDENCE
APN 072-161-08
18 SYLVANIA WAY
ROSS, CALIFORNIA 94987

NO.	DATE	DESCRIPTION
1	10/24/17	ISSUED FOR REVIEW
2	11/01/17	REVISE QUANTITIES
3	11/01/17	RELOCATED HOUSE

DESIGNED BY: S. DEARBY
DRAWN BY: E. HATCHER
APPROVED BY:
SCALE: 1" = 40'-0"
DATE: PROJECT NO.
2020021 30.004

COVER SHEET
REVISION 2
SHEET NO. 1 of 2
DRAWING C-1



STORMWATER DRAINAGE PLAN

1. THE CONCEPTUAL STORMWATER DRAINAGE PLAN IS DESIGNED TO CONFORM WITH THE TOWN OF ROSS REQUIREMENTS FOR ON-SITE STORMWATER MANAGEMENT AND CONTROL OF STORMWATER RUNOFF TO MINIMIZE OFF-SITE IMPACTS AND IMPROVE STORMWATER QUALITY.
2. THE EXISTING DEVELOPMENT ON THE SITE TOTALS 8574 SQUARE FEET (SQ FT) OF IMPERVIOUS AREA. THIS INCLUDES ROOF AREA, INTERIORS PATIOS, IMPERVIOUS DRIVEWAYS, THE DRIVEWAY AND THE POOL. THE TOTAL LOT AREA IS 20294 SQ FT. THE EXISTING IMPERVIOUS AREA AMOUNTS TO 42 PERCENT OF THE TOTAL LOT AREA.
3. THE PROPOSED DEVELOPMENT PLAN MINIMIZES THE USE OF IMPERVIOUS HARDSCAPE. GRAVEL WILL BE USED FOR THE DRIVEWAY, OFF-STREET PARKING AND PATHWAYS.
4. THE PROPOSED DEVELOPMENT PLAN REMOVES 2946 SQ FT OF EXISTING IMPERVIOUS AREA, GIVING A TOTAL OF 5628 SQ FT OF IMPERVIOUS AREA. THE PROPOSED TOTAL IMPERVIOUS AREA AMOUNTS TO 24 PERCENT OF THE LOT AREA.
5. RUNOFF FROM 60 SQ FT OF PROPOSED NEW IMPERVIOUS AREA WILL BE COLLECTED IN A PIPED DRAINAGE SYSTEM AND DIRECTED TO A LEVEL SPREADER WHERE IT WILL BE DISPersed ON SITE. THE IMPERVIOUS AREA DIRECTED TO THE LEVEL SPREADER INCLUDES THE ENTIRE ROOF AREA OF THE HOUSE. RUNOFF FROM THE REMAINING IMPERVIOUS AREA WILL SHEET FLOW TO LANDSCAPE AREAS.
6. AREA DRAINS IN LANDSCAPE AND HARDSCAPE AREAS ARE LIMITED TO LOCATIONS WHERE THEY ARE NECESSARY TO PREVENT WATER PONDING THAT COULD DAMAGE THE HOUSE. RUNOFF FROM MOST OF THE HARDSCAPE AREAS WILL BE ALLOWED TO SHEET FLOW TOWARD LANDSCAPED AREAS WHERE IT CAN INFILTRATE OR SLOTTY RUNOFF TOWARD THE STREET DRAINAGE SYSTEM.

DESIGN REVIEW NOTES

EXCAVATION & GRADING PLAN

1. SITE GRADING WILL BE COMPLETED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT AND THE APPROVED SITE GRADING PLAN. SITE GRADING WILL BE LIMITED TO EXCAVATION WITHIN THE FOOTPRINT OF THE HOUSE AND THE NEW POOL. FILL WILL BE LIMITED TO THE EXISTING POOL AND LANDSCAPE AREAS THE LANDSCAPE AREA IMMEDIATELY EAST OF THE POOL.
2. EXCESS EXCAVATED MATERIAL WILL BE LEGALLY DISPOSED OF AT AN OFF-SITE LOCATION TO BE DETERMINED BY THE CONSTRUCTION CONTRACTOR.

EROSION CONTROL

1. EROSION CONTROL MEASURES WILL BE INCORPORATED INTO THE PROJECT DURING CONSTRUCTION AND IMPLEMENTED BY THE CONSTRUCTION CONTRACTOR. STRAIN MATS WILL BE PLACED AROUND THE DOWN-SLOPE PERIMETER OF THE DISTURBED AREA. EXCAVATED AREAS AND SOIL STOCKPILES WILL BE COVERED WITH PLASTIC TARP TO MINIMIZE EROSION. AREAS DISTURBED DURING CONSTRUCTION WILL BE RESTORED BY SEEDING AND INSTALLATION OF EROSION CONTROL BLANKET AND STRAIN MATS.
2. PERMANENT EROSION CONTROL WILL BE PROVIDED BY LANDSCAPING THE ENTIRE DISTURBED AREA AT THE COMPLETION OF THE WORK IN ACCORDANCE WITH THE LANDSCAPING PLANS.

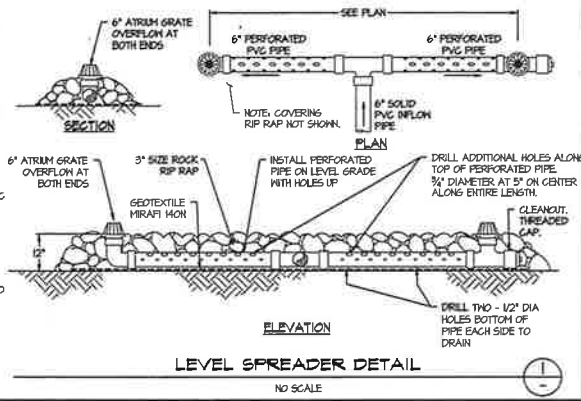
STORMWATER POLLUTION PREVENTION

1. SPECIFICATIONS WILL BE INCLUDED ON THE PROJECT DRAWINGS OUTLINING CONSTRUCTION PRACTICES THAT MUST BE FOLLOWED TO PREVENT STORMWATER POLLUTION. CONSTRUCTION WORKERS WILL BE ADVISED OF REQUIRED CONSTRUCTION MEASURES FOR AVOIDING STORMWATER POLLUTION. THESE MEASURES WILL INCLUDE PROCEDURES FOR MATERIAL STORAGE, USE AND

DISPOSAL OF HAZARDOUS MATERIALS (PAINT, SOLVENTS, ADHESIVES, ETC.), WASTE DISPOSAL PROCEDURES, CONCRETE WASHOUT REQUIREMENTS AND OTHER CONSTRUCTION PRACTICES.

UTILITY PLAN

1. WATER: THE EXISTING WATER METER WILL BE REPLACED WITH AN APPROPRIATELY SIZED METER FOR THE NEW HOUSE. THE EXISTING PIPE FROM THE METER TO THE HOUSE WILL BE ABANDONED AND A NEW PIPE SIZED FOR THE FIRE SPRINKLER FLOW RATE WILL BE INSTALLED FOLLOWING THE ALIGNMENT SHOWN ON DRAWING C-2. ALL WATER SYSTEM IMPROVEMENTS WILL BE COMPLETED IN CONFORMANCE WITH MARIN MUNICIPAL WATER DISTRICT STANDARDS.
2. ELECTRIC POWER: THE EXISTING OVERHEAD ELECTRIC SERVICE WILL BE RELOCATED UNDERGROUND AS SHOWN ON DRAWING C-2. ALL ELECTRIC POWER SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC (PG&E) AND COMPLETED IN CONFORMANCE WITH PG&E STANDARDS.
3. COMMUNICATION: THE EXISTING OVERHEAD PHONE AND CABLE TV SERVICE WILL BE RELOCATED UNDERGROUND AS SHOWN ON DRAWING C-2. ALL COMMUNICATION SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH AT&T AND COMCAST. THE WORK WILL BE COMPLETED IN CONFORMANCE WITH THEIR STANDARDS.
4. NATURAL GAS: THE EXISTING GAS METER AND SERVICE LINE WILL BE RELOCATED AS SHOWN ON DRAWING C-2. ALL GAS SYSTEM IMPROVEMENTS WILL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC (PG&E) AND COMPLETED IN CONFORMANCE WITH PG&E STANDARDS.
5. SANITARY SEWER: A VIDEO INSPECTION OF THE EXISTING SEWER LATERAL WILL BE CONDUCTED. IF THE LATERAL DOES NOT PASS INSPECTION, IT WILL BE REPLACED WITH A NEW LATERAL AND BACK FLOW PREVENTION DEVICE CONFORMING TO ROSS VALLEY SANITARY DISTRICT STANDARDS AS SHOWN ON DRAWING C-2.



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gdm@LTDengineering.com



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NOT FOR CONSTRUCTION

LTD Engineering, Inc. 2011
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LITTLE RESIDENCE
APN 073-161-08
10 SYLVAN WAY
ROSS, CALIFORNIA 94957

REVISIONS		
NO.	DATE	DESCRIPTION
1	08/07/11	ISSUED FOR REVIEW
2	09/07/11	NEW HOUSE PLAN
3	10/07/11	RELOCATED HOUSE

DESIGNED BY: A. DEARTH
DRAWN BY: E. MARDIAN
APPROVED BY:
SCALE: 1" = 8'-0"
DATE: 10/20/11 PROJECT NO.: 102004

CONCEPTUAL GRADING AND DRAINAGE PLAN

REVISION	2
SHEET NO.	2 of 2
DRAWN	C-2

ATTACHMENT 3

**18 Sylvan Lane
Design Review**

Project Description

Architect and designer Barbara Chambers weds classical modern language with gracious modern living in this newly proposed residence located at 18 Sylvan Lane in Ross, California. The shapes and forms of this home are well proportioned and resonate a strong sense of place. The material palette of natural wood and metal roof is simple and pure; it is harmonious with the neighborhood. Details of this home reflect strong symmetry and simplicity in plan and exterior elevations.

This elegant home sits on a long narrow site. The proposed home reflects this simplicity - long and narrow. The proposed home including garage is 4,595 SF; it replaces an out of date residence of approximately the same size without historical precedence. The massing on the proposed home is held to the front of the property with a longer narrow one-story extension to the rear yard. The two-story volume at the street side contains the majority of the home and the one story volume at the rear of the house contains the great room - kitchen, dining and living. The rear side of the home opens to the south-facing portion of the yard creating a magnificent place for family and friends to gather. The front yard is formal while the rear yard is less formal.

The stylistically contemporary vocabulary proposed for this property is also timeless in quality. It has modern details, but recalls classical gable forms and volumes very typical of Ross.

Changes that were made since the Advisory Design Review meeting are as follows:

1. Building moved 5' east. Front setback is now 30'.
2. Middle gable changed to a cricket
3. Roof pitch changed from 12:12 to 10:12. Ridge height reduced by approximately 1'.
4. Flat roof over north side bay changed to sloping roof with a 4:12 pitch
5. Proposed house moved 4' into north setback

Non-Conformity Permit Requested

The existing house has an FAR that exceeds the currently allowable FAR of 3,054 SF and is also within the side yard setbacks. The submission requests a non-conforming permit to construct a new 4,595 SF single family residence of equal or less FAR than the existing house. A small single story portion of the proposed house is 4' within the north side yard setback whereas the existing 2-story house is within 7'-8" of the same setback. The proposed house will lessen the non-conformity along the north side yard setback.

Sustainable Practices

The project design will include features that foster renewable energy and/or resource conservation, and the overall project (i.e., site design, building construction, energy efficiency, and waste reduction) will meet or exceed the applicable compliance threshold for green building as set forth by the California Green Building Standards (CALGreen) Code and/or Chapter 15.17 LMC. (Ord. 977 § 1(9), 2011; Ord. 956 § 2(4), 2007; Ord. 953 § 1(76), 2007; Ord. 945 § 5, 2004; Ord. 933 § 4, 2004; Ord. 929 § 65, 2004)

The proposed house will feature (but not limited to) the following CalGreen standards:

1. Water conserving plumbing fixtures (i.e. 1.28 gal/flush for water closets)
2. Irrigation system with weather or soil-based controllers
3. Rodent proofing
4. Construction Waste Management Plan to be submitted
5. Covering of duct openings and protection of mechanical equipment during construction
6. Install a direct-vent, sealed combustion type gas fireplace or EPA Phase II fireplace
7. Low VOC paints, adhesives, sealants and caulks to be used
8. Install EnergyStar exhaust fans and appliances
9. Use environmentally preferable materials for interior finish (reclaimed or FSC-certified wood)

ATTACHMENT 4

July 12, 1990

On motion by Councilman Brekhus, seconded by Councilman Goodman, Ordinance No. 485 was unanimously passed.

23. Use Permits.

USE PERMIT
NO. 136

a. Dan Ohlson and James Howey, Legal Owners and Gina and Darla Farr, Potential Tenants. 23 Ross Common, AP 73-273-10, C-L District. Request is to allow establishment of office for marketing and real estate consulting and banking consultant in the area of Federal Compliance Community Reinvestment Act; 550 sq. ft. rentable square footage; two persons on site. Hours of operation 9 a.m. to 5 p.m., Monday through Friday; approximately two clients to be received on site each day; on street parking.

Ms. Farr explained that she and her sister would be sharing the offices. There was some discussion re the possibility of renting the offices for retail and Councilman Brekhus reminded the council and audience that two of the Councilmembers had met with staff and the C-L property owners and it was determined that the landlords had exhausted the market trying to find retail tenants. Mr. Ohlson said his office had been vacant for five months. Mayor Barry stated that he had to pay taxes in San Anselmo for his offices and Mr. Elias was directed to look into San Anselmo's ordinances.

After discussion, Councilman Reid moved approval, seconded by Councilman Lill and passed with four affirmative votes. Councilman Goodman voted against, he felt the area should be used for retail.

USE PERMIT
NO. 136

b. Dan Ohlson and James Howey, Legal Owners and F. Haynes Lindley, Jr., Potential Tenant, 23 Ross Common, AP 73-273-10, C-L District. Request is to allow general business office for John Randolph Haynes and Dora Haynes Foundation, administering a trust fund benefiting research of social science; 380 sq. ft. plus 70 sq. ft. storage net rentable square footage; one person on site. Hours of operation 9 a.m. to 5 p.m., Monday through Friday; no clients will be received on site; on street parking.

Ms. Susan Bowman represented the applicant. She said Mr. Lindley is presently in Los Angeles but would be moving into the offices shortly.

After consideration, Councilman Reid moved approval, seconded by Councilman Lill and passed with four affirmative votes. Councilman Goodman voted against, he felt the area should be used for retail.

USE PERMIT
NO. 137

c. John Levinsohn, Legal Owner and Michelle Benjamin, Potential Tenant, 22 Ross Common, AP 73-272-10, C-L District. Request is to allow establishment of a coffee shop, possible future luncheon cafe, serving on back patio; 500 net rentable square footage; one or two staff persons on site. Hours of operation: 6 a.m. to Councilman Goodman moved approval and that it be reviewed in one year. He asked the residents to patronize the new cafe. This was seconded by Councilman Reid and passed unanimously.

Public Works Director Elias reminded Ms. Benjamin that due to the new smoking ordinance, smoking would not be allowed in the coffee shop.

July 12, 1990

SOLAR
PERMIT
NO. 43

25. Solar Permit Application.

Charles and Eileen King, 18 Sylvan Lane, 73-161-08, 20,000 sq. ft. zone. Request is to allow a solar permit for the installation of ten 4 ft. x 10 ft. solar panels, 8 inches on top of the south part of the main roof.

Upon motion by Councilman Lill, seconded by Councilman Reid the solar permit was granted with four affirmative votes, Councilman Goodman abstained.

6. Hillside Lot Application No. 40
Drs. Stephen and Carol Nimelstein, Canyon Road,
 Parcel 2 of Norman Subdivision 72-031-11 Acre Zone
 Samples of exterior materials, both preferred and
 alternates, were presented and approved by the Council.
 Mr. Poore moved granting the hillside lot application,
 subject to the siting as presented, the planting
 program, cuts and fills as shown and use of the approved
 exterior materials. Mr. Scales seconded the motion,
 which was unanimously passed.

7. Variations.

1. William Smyth and Wren Duffy, 6 Fernhill Ave.
 (73-051-16) 10,000 sq. ft. zone
 Request to add two rooms to 2nd story of non-conforming
 house.
 At the applicant's request, this variance was continued
 to the August meeting.

2. Variance No. 609 Drs. Eileen and Charles King,
 18 Sylvan Lane (73-161-09) 20,000 sq. ft. zone
 Request to add 312 sq. ft. for additional kitchen space
 and 1st floor living room. Non-conforming house 16'
 from sidelines (20' required).

Lot Area	23,124 sq. ft.
Present lot coverage	13.77%
Proposed " "	15.12%
Present floor area ratio	18.18%
Proposed " " "	19.5 %

(15% allowed)

Dr. Charles King explained that by squaring out part of
 the house, he would be able to correct the kitchen
 inadequacies and provide a first floor living room
 which is needed near the patio and pool.
 On motion by Mr. Scales, seconded by Mr. Poore, the
 variance was unanimously granted.

3. Variance No. 610 Your Pleasure Inc. doing business
as Le Coquelicot, 18 Poplar Ave. Space 6 of Ross
Garage Complex (73-273-10 & 11) Local Service
Commercial Area.

Request to allow outdoor lighting for seating area
 and illuminated existing projecting sign.
 Nancy Broomhead, president of Your Pleasure, Inc.,
 introduced Max Schacher, the chef at LeCoquelicot,
 and explained that the restaurant will be open evenings
 starting August 1st. She displayed mini-luminators
 which will provide light on both sides of the uneven
 brick walks for safety. Tables will be lighted by
 candles. The small lights will also define the south
 perimeter light to be placed approximately 4' on
 center. The light over the existing projecting sign
 will have a color similar to sodium vapor street lights
 and will wash down on the sign. If the light

July 9, 1981

12-11-1964

Purchase of Tax Delinquent Property
Page 3

MINUTES OF THE REGULAR MEETING OF THE ROSS TOWN COUNCIL
HELD ON SEPTEMBER 10, 1964.

1. Roll Call.

Mayor Allen opened the meeting with a call for the roll at 8:05 P.M.

Present: Mayor Allen, Councilmen Bricca, Jones, McAndrew, Scott and Town Attorney Elliott.

Absent: None.

2. Minutes.

Minutes of the Adjourned Meeting of July 27, 1964, were approved as mailed.

3. Demands.

Mr. McAndrew announced that Demands 2171-2202 and PR 278-291, with the exception of #2195 to State Comp. Ins. in the amount of \$1,530.80, had been examined and approved and the warrants signed.

4. Variance.

Variance #237. Dr. and Mrs. Charles D. King, Sylvan Lane. (73-161-08). Addition of dormitory, bath and dressing room to second floor of non-conforming house. On a motion by Mr. Jones, seconded by Mr. Bricca, the variance was unanimously granted.

5. Hillside Construction.

Mr. William C. McDuffie, Woodside Way, (73-231-Portion of lots 17 & 18). Joint Owner, Mr. Boris Silverman. Construction of house on lot having an average slope in excess of 30%. Mr. Backes presented plans, with letter from A.J. Lang, civil engineer and topographic survey from Roemer and Estes. Town Engineer Oglesby reaffirmed his letter of August 27th to the Council that a drainage plan should be made showing a gutter above and along the top of the cutback of the house and provision made for water along Woodside. Mr. Scott moved that the matter be put over until the October meeting, Mr. Jones seconded and the motion was unanimously carried.

6. Sir Francis Drake Blvd.

Town Engineer Oglesby advised that Mr. Marcus of the Asphalt Institute recommended adding quarter inch rock or sand to the resurfacing. He and Mr. Ely are experimenting and he felt he would be in a position to submit specifications to Mr. Ely on Monday, Sept. 14th. Mr. Ely said he would do up to \$700 on corrective work.

Sept. 19, 1964

18 Sylvan

#15 Recd 6/27/63

No. 232

APPLICATION FOR VARIANCE
UNDER ORDINANCE NO. 220 - THE ZONING ORDINANCE
OF THE TOWN OF ROSS

NAME OF APPLICANT Charles D. King DATE 6-25-63
ADDRESS Sylvan Lane PHONE 456-2650

To the Town Council
Ross, California

Application is hereby made for a VARIANCE from the strict application of Section 10 113 of the Zoning Ordinance of the Town of Ross to permit the following: Enlargement of a non-conforming structure as shown in the accompanying plans and within the limits of the present extreme southern structural line of the house which is now bounded by a 16' side yard for a distance of 33'

on property situated at: Assessor's Map No. 73-161-08

Address Sylvan Lane, Lot #6 Subdivision Sylvan Acres

Legal owner of parcel Charles D. and Eileen B. King

Status of applicant if not legal owner _____

The following statements and attached plans are offered in substantiation of my request:

1. The exceptional or extraordinary circumstances or conditions applying to the land, building, or use referred to in this application which do not apply generally to land, buildings and/or uses in the same district are as follows: The proposed remodeling plans conform to the previously existent 15' side yard requirement for the area and were finalized with extensive architectural drawings prior to and without knowledge of the adoption of the Ross Zoning Ordinance No. 220 on December 23, 1961.

2. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner because:

An increase in the size of the structure is necessary to provide adequate living space for the members of the family.

3. The granting of this variance under the circumstances of this case will not adversely affect the health, safety or welfare of persons residing in the neighborhood or be detrimental to the public welfare, or to other property or improvements in said neighborhood because: The plans conform to the 15' side yard and all other requirements formerly in effect in the area. The proposed addition also conforms to the existing side structure on the south where there is now a 16' side yard for a distance of 33' and simply amounts to a continuance of this structural line to the front and to the rear for a distance of approximately 22.5' and in no way protrudes beyond this point on the South.

I HEREBY CERTIFY under penalty of perjury that I have made every reasonable effort to ascertain the accuracy of the data contained in the statements, maps, drawings, plans and specifications submitted with this application and that said information is true and correct to the best of my knowledge and belief. I further consent to any permit issued in reliance thereon being declared by the Town Council to be null and void in the event that anything contained therein is found to be erroneous because of an intentional or negligent misstatement of fact.

Charles D. King
Signature of Applicant

Application (Granted) ~~(Denied)~~ Date 7/11/63

Read carefully the instructions on the reverse side.

July 11, 1963

ATTACHMENT 5

CHAMBERS + CHAMBERS
ARCHITECTS

**18 Sylvan Lane
Neighborhood Outreach**

A copy of the ADR submission was sent to Lee Carson at 16 Sylvan Lane and to Charles Goodman at 20 Sylvan Lane for their review in mid-May. Mr. Carson wrote an email to Dan Little expressing his support for the project on May 11th.

Chambers and Chambers Architects sent out invitations for an open house to all the neighbors of 18 Sylvan Lane on May 31, 2017. The list of addresses was provided by the Planning Department. The open house was scheduled for June 16th, from noon to 4pm, at the office of Chambers and Chambers Architects in Mill Valley. Mr. Goodman contacted Chambers and Chambers the week of June 5th to let us know he would be unable to attend the open house and wanted to schedule a meeting on June 20th. He asked that Mr. Carson also be invited to the meeting. No other neighbors contacted Chambers and Chambers.

Chambers and Chambers met with the Goodman's on June 20th at their home at 20 Sylvan Lane, but Mr. Carson was unable to attend. Plans, materials board, and a model were presented to the Goodman's for their review. The meeting went well and the project was well received. They had no negative comments about the design and most of their comments were concerning construction (parking, road blockage, construction times, etc). Mr. Carson wrote a letter of support and sent it to the Planning Department the week of June 12th.

ATTACHMENT 6

MINUTES
Meeting of the
Ross Advisory Design Review Group
*****18 Sylvan Lane Excerpt*****

Tuesday, June 27, 2017

1. 6:05 p.m. Commencement

Mark Fritts, called the meeting to order. Joey Buckingham, Mark Kruttschnitt, and Stephen Sutro were present. DA Winey was absent. Heidi Scoble representing staff was also present.

2. New Business

a. Little and Batalla Residence- 18 Sylvan Lane

Planning Manager Heidi Scoble briefly introduced the project in place of contract planner Brett Bollinger. The project architect Barbara Chambers described the project. Property owners Dan Little and Elena Batalla introduced themselves.

As the project was submitted for conceptual advisory design review, the ADR Group provided the following comments:

- ✓ Verify that the story poles have been installed accurately
- ✓ Determine if additional tree removal would be required as a result of the project. Consider the requirements for “non-intrusion” zones.
- ✓ Soften the appearance of the façade as it appears too austere and imposing
- ✓ Consider pushing the residence back further from the street
- ✓ Consider reducing the pitch of the roof
- ✓ Consider stretching out the house so it appears more wider and shorter
- ✓ Consider the architectural context of the streetscape relative to mass and scale
- ✓ Consider a one-story element at the front and then a two-story element in back (e.g., consider project in reverse)
- ✓ Overall like the design, but not consistent with the site and street

MINUTES
Meeting of the
Ross Advisory Design Review Group
*****18 Sylvan Lane Excerpt*****

Tuesday, October 24, 2017

1. 7:00 p.m. Commencement

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

2. Old Business

a. Batalla-Little Residence- 18 Sylvan Lane

ADR Group members Joey Buckingham and Stephen Sutro disclosed that they had met with the applicants prior to the meeting. Planning Manager Scoble provided a brief introduction of the project. Project architects Jason Yee and Barbara Chambers also provided a presentation on the project revisions since the June 27, 2017 meeting. Property owner Dan Little stated that he did not like the proposed hipped roof and would prefer a gables roof, but was willing to compromise if it meant the ADR Group would provide a positive recommendation.

The ADR Group stated that the project has been improved since the last proposal and liked that the residence was pushed back farther from the street, that the building forms were staggered to provide additional articulation, and that the proposed materials and colors could be supported. The ADR Group also supported both the hipped and gabled roof design, but suggested that if the gabled roof design was chosen, that the building should be stepped back a minimum of 10 additional feet from Sylvan Lane and that the steep roof pitch should remain. The ADR Group also suggested that the cars in the driveway should be screened, that the driveway should be permeable with either gravel or permeable pavers, that the front driveway gate should be reduced in size, and that a portion of the front south-facing garden should be left open and have a manicured design aesthetic.

ATTACHMENT 7



URBAN FORESTRY ASSOCIATES, INC.

8 Willow Street San Rafael, CA 94901

(415) 454-4212 info@urbanforestryassociates.com

TREE PRESERVATION / PROTECTION PLAN

for

*18 Sylvan Lane
Ross, CA 94957*

Prepared for:
Daniel Little

Prepared by:
Urban Forestry Associates
8 Willow St.
San Rafael, CA
415.454.4212
info@urbanforestryassociates.com

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TREE SURVEY	4
OBSERVATIONS	4
NON-INTRUSION ZONE	4
TREE WORK STANDARDS AND QUALIFICATION	4
INSPECTION SCHEDULE	5
ARBORIST'S CHECKLIST	6
SOURCES	8

SUMMARY

Trees included in inventory	19
Trees to be removed with poor health or structure	2
Trees to be removed with fair health or structure	4
Total trees to be removed	6

Photos of all the subject trees can be made available upon request.

PURPOSE

Urban Forestry Associates (UFA) was hired by Daniel Little to inspect the trees at 18 Sylvan Lane in the town of Ross. The purpose was to assess the condition of the trees and provide a prognosis on tree health, vigor, structural stability and potential impacts to the trees resulting from the proposed development of the property. The inspection occurred on July 10, 2017. This report documents the health and structural condition of the trees and provides conclusions and recommendation in accordance with the Town of Ross Municipal Code, regarding protection of trees during construction.

TREE SURVEY

A full tree inventory, including a tree by tree description can be found on the supplemental Arborist's Map, dated July 10, 2017, that is to accompany this report.

OBSERVATIONS

- No grading or utility plans were assessed for this report. These may or may not pose additional impacts to the subject trees.
- Tree 2 was the subject of a previous risk assessment and found to have High to Extreme risk of whole-tree failure and impact with surrounding homes due to subterranean decay consistent with Armillaria root rot.
- The trees east of the existing wood boarder east of the pool were not included in this survey as they are outside the footprint of the proposed development with the exception of Tree 17, whose canopy extends into the development area. All these trees are to be retained and protected with fencing and all demolition work is to be performed by hand.
- Tree 19 was not included in the survey and so not accommodated in the proposed plans evaluated for this report. It was brought to the attention of the development team and accommodation should not be a problem.

NON-INTRUSION ZONE

In determining the size of the non-intrusion zone (NIZ) for the subject trees, both existing and proposed site conditions were considered. Given these restrictions, none of the subject trees will have NIZs in compliance with the table in the Ross Municipal Code, however, if they are respected and installed as described, the indicated zones should be adequate to preserve the health and stability of the subject trees.

SCOPE OF WORK / LIMITATIONS

Information regarding property boundaries, land ownership, and tree ownership was evident from a land survey, property fencing and/or provided by the client. UFA has no personal or monetary interest in the outcome of this matter. All determinations reflected in this report are objective and to the best of our ability. All observations regarding the sites and trees were made by UFA personnel, independently, based on our education and experience. Determinations of the health and hazard potential of the subject trees are through visual inspection only and of our best professional judgment.

The health and hazard assessments in this report are limited by the visual nature of the assessment. Defects may be obscured by soil, brush, vines, aerial foliage, branches, multiple trunks or other trees. None of the subject trees were examined using invasive techniques such as increment coring or Resistograph® tests. The probability of tree failure is dependent on a number of factors including: topography, geology, soil characteristics, wind patterns, species characteristics (both visually evident and concealed), structural defects, and the characteristics of a specific storm. Structurally sound, healthy trees are wind thrown during severe storms. Consequently, a conclusion that a tree does not require corrective surgery or removal is not a guarantee of no risk, hazard, or sound health.

TREE WORK STANDARDS AND QUALIFICATION

All tree work, removal, pruning, planting, shall be performed using industry standards as established by the International Society of Arboriculture. Contractor must have a State of California Contractors License for Tree

Service (C61-D49) or Landscaping (C-27) with general liability, worker's compensation, and commercial auto/equipment insurance.

Contractor standards of workmanship shall adhere to current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI) for tree pruning, fertilization and safety (ANSI A300 and Z133.1).

INSPECTION SCHEDULE

Inspection of site: Prior to Equipment and Materials Move In, Site Work, Demolition and Tree Removal: The Project Arborist will meet with the General Contractor, Architect / Engineer, and Owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection / non-intrusion zone fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: After installation of NIZ fencing: Inspect site for the adequate installation of tree preservation measures. Review any requests by contractor for access, soil disturbance or excavation areas within root zones of protected trees. Assess any changes in the health of trees since last inspection.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Non-Intrusion Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction: Inspect for tree health and make any necessary recommendations.

ARBORIST'S CHECKLIST

- An urban forester, certified or consulting arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Four-foot-high wire deer fencing will be erected by the contractor and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps, attached to the 2 X 4's with driver screws or 1" nails. The arborist shall oversee the installation of the trunk protection.
- Storage of equipment shall be on asphalt or ground protected by mulch / plywood in an area specified by the arborist in conjunction with the contractor or responsible party prior to the initiation of any demolition or construction activity.
- Heavy equipment use should be limited around trees and the roots. No equipment may be transported or used on bare ground within the root zone. A 6" layer of mulch and plywood must be placed under the path for access and egress. The protective "bridge" shall be maintained by the contractor and regularly inspected by the arborist.
- Any damage to trees due to demolition or construction activities shall be reported to the arborist within 6 hours, so that remedial action can be taken. Any damage done to the trees in violation of the contract agreement shall be appraised as a casualty loss by the arborist and provided to the tree owner.
- All trenching within the critical root zone shall be done pneumatically or by hand.
- An arborist shall over-see all grading, trenching, tunneling or other excavation within the root zones of trees.
- No chemicals or other waste materials shall be dumped in the root zone of this tree. There shall be no material storage in the.
- Pier and at-grade beam foundation construction should be used around the tree to avoid root damage. The soils shall be probed by the Arborist prior to drilling for piers to avoid major roots. Any minor roots (<3.5") encountered should be cut cleanly with a saw after excavation.
- Patios and walks shall be constructed out of permeable materials on a well-aerated base, such as "Cornell Mix". Radiating, horizontal perforated pipes shall be placed at the pavement base/native soil interface, with vertical air outlets, if the above mix cannot be used.
- Chimneys and other heat vents shall be screened and terminated or provided a trimmed clearance at least 10 feet from branches and foliage (See local fire codes).
- Any tree pruning will be done in accordance with ISA standards.
- The soil and drainage shall be rehabilitated and all debris removed after construction.
- The arborist must perform a final inspection to ensure that no unmitigated damage has occurred and to

specify any pest, disease or other health care. The arborist shall specify and oversee any necessary restorative actions.

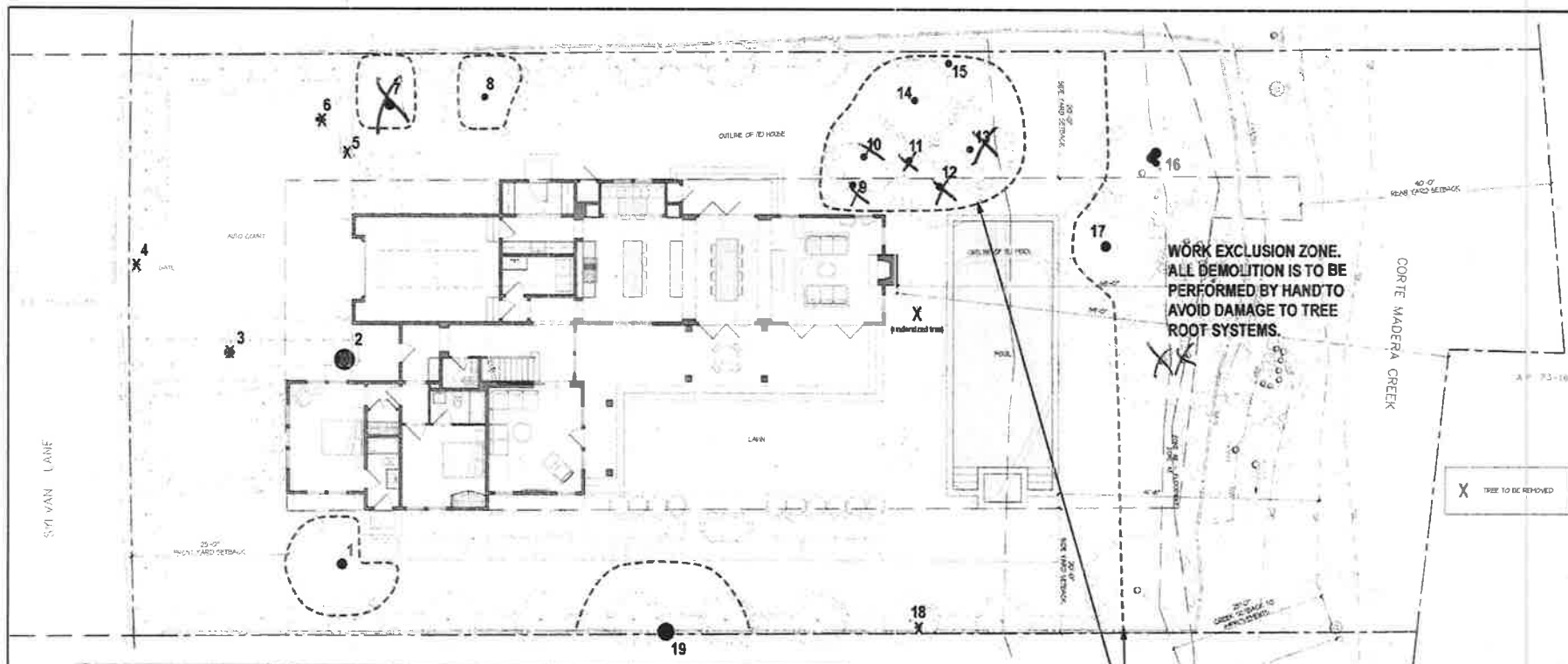
- A supplementary irrigation system designed by the Arborist shall be installed where necessary.
- The arborist shall advise the homeowner on landscaping. Landscaping shall conform to arboricultural guidelines.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the arborist and resolved before proceeding with the work.



Benjamin Anderson, Urban Forester
ISA Certified Arborist & TRAQ
WE:10160A

SOURCES

- Field Inspection performed by Ben Anderson of Urban Forestry Associates on July 10, 2017.
- Little Residence Plan set dated 5/23/2017 containing Sheets A0.0, 1.1, 2.1, 2.2, 2.3, 3.1, 3.2, 3.3, 3.4, 4.1, 5.1, 5.2, 5.3 & 5.4.
- The Town of Ross Code, Chapter 12.24, Planting, Alteration, Removal, or maintenance of trees (2002).



**WORK EXCLUSION ZONE.
 ALL DEMOLITION IS TO BE
 PERFORMED BY HAND TO
 AVOID DAMAGE TO TREE
 ROOT SYSTEMS.**

X TREE TO BE REMOVED

TREE PROTECTION FENCING IS TO BE A MINIMUM OF 4' HIGH METAL DEER FENCING AND LABELED WITH SIGNAGE READING: TREE PROTECTION ZONE / WORK EXCLUSION ZONE. DO NOT ENTER WITHOUT CONSULTING PROJECT ARBORIST. VIOLATIONS SUBJECT TO FINES AND STOP WORK ORDERS.

Tree Number	Common Name	Scientific Name	DBH 1"	DBH 2"	DBH 3"	Height	Structure	Comments	Priority	Recommendations
1	European white oak	Quercus petraea	13.0			15-20'	Fair to Good	Tree base is approximately 2 feet from the edge of the existing paved driveway. This main stem makes an abrupt turn at approximately 30 feet above grade away from the adjacent oak lawn. Minimal soil water activity.	X	Remove existing driveway through the overhanging canopy, then carefully remove by hand and install tree protection fencing in accordance with the Arborist's Map.
2	Oak	Quercus robur	15			15-20'	Extremely poor	Requires excavating with a Root-Stopper and 1/2" mesh to be clear of the main stem. Preserve with appropriate care.	X	Remove for tree integration per previous assessment.
3	Maple	Acer glaberrimum	14			15-20'	Fair to Good	There is an old, non-productive root around the base of the tree. County A surface road.	X	Remove for tree integration per previous assessment.
4	Box elder	Acer negundo	12.0			15-20'	Fair to Good	There is an old, non-productive root around the base of the tree. County A surface road.	X	Remove for tree integration per previous assessment.
5	Cherry	Prunus sp.	10.7			15-20'	Fair	Apparently topped at approximately 12 feet. Many large galls on the main stem.	X	Remove for tree integration per previous assessment.
6	Cherry	Prunus sp.	9.5			15-20'	Extremely poor	Three trunks to two stems immediately above graft at 2 feet above grade. Extremely extensive decay in base of tree. Genetically weak plant.	X	Remove for tree integration per previous assessment.
7	Cherry	Prunus sp.	19.6			15-20'	Fair to Good	Large galls on roots around base. Tree has been maintained at approximately 15 feet tall.	X	Install tree protection fencing prior to demolition phase.
8	Box elder	Acer negundo	10.5			15-20'	Fair to Good	Lean to the right away from home as supported by a base.	X	Install tree protection fencing prior to demolition phase.
9	European white oak	Quercus petraea	7.9			15-20'	Fair	None.	X	None.
10	European white oak	Quercus petraea	13.7			15-20'	Fair	Large old wound at 7 feet above grade on main stem. Lean in lawn from 10 to 15 feet.	X	None.
11	European white oak	Quercus petraea	12.6			15-20'	Fair	None.	X	None.
12	European white oak	Quercus petraea	9.1			15-20'	Fair	None.	X	Remove existing concrete path by hand and install tree protection fencing.
13	European white oak	Quercus petraea	9			15-20'	Fair	None.	X	None.
14	European white oak	Quercus petraea	14.0			15-20'	Fair to Good	Slight lean to the north west over adjacent property.	X	None.
15	Persea	Persea sp.	8.8			15-20'	Fair	None.	X	None.
16	California Buckeye	Aesculus californica	14.4	13.2	8.0	15-20'	Fair to Good	This base should be located outside of potential development tracks but the canopy extends West over area north of the pool. There is decay in the stubbed base of the multiple stems of the tree.	X	Provide fencing in accordance with Arborist's Map.
17	London plane tree	Platanus sp.	15.1			15-20'	Fair	None.	X	Provide fencing in accordance with Arborist's Map.
18	Plum tree	Prunus sp.	11.8			15-20'	Fair to Good	Growing up against and through property fence. No measurement taken at remove point below fork of approximately breast height.	X	Remove requested for development.
19	California Redwood	Sequoia sempervirens	10.8	10.8	10.8	15-20'	Fair to Good	Located on opposite side of property fence. Recently shaved tree.	X	Does not appear to be reflected in development plans but we require a slight modification to the fence and screen planting to accommodate.

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Box Elder
 Valley Oak
 Maple
 Bay clusters
 16" Redwood