

## DESIGN REVIEW COMMISSION STAFF REPORT

MEETING: May 4, 2016

STAFF: Matt Gilster, Planner II  
(415) 493-4708

SUBJECT: **Bahia Heights**  
**Design Review Workshop**  
**File: P2015-084; Design Review Workshop**  
**APN 143-272-07; End of Misty Court, Bahia**



THE CITY OF  
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CALIFORNIA

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### REQUESTED ACTION

Conduct a public workshop to consider and provide feedback to the applicant on a conceptual site design and home architecture for development of a 9-lot residential subdivision. The project site is an 8.72 acre unimproved hillside parcel located in the Bahia subdivision at the end of Misty Court; APN 143-272-07.

### PROJECT SETTING & SITE DESCRIPTION

The project site is an 8.72-acre hillside parcel that is located inside of the Bahia subdivision, accessed at the end of Misty Court. The nine proposed residential lots have been designed to take advantage of previously disturbed portions of the site which were cut into the bottom of the hillside, graded, and filled with material in a deliberate fashion in anticipation of new development as part of the previously developed Bahia residential subdivision. The proposed building areas are relatively flat, devoid of trees, and are notably disturbed from prior grading. Approximately half of the parcel's upper areas include undisturbed oak woodlands, ridgelines, and hilltops.

The site is situated on a sloping hillside that faces east toward San Pablo Bay. The location of the building areas are staggered up the sloping hillside with the lowest proposed home sitting at 40 feet in elevation and the highest proposed home sitting at 95 feet in elevation. An aerial photo showing the existing site configuration is seen below.



## **PROJECT DESCRIPTION**

The Bahia Heights Subdivision consists of a Precise Development Plan, Tentative Map, non-access strip vacation request, and Design Review applications for development of a 9-lot residential subdivision. The subdivision is of an 8.72 acre unimproved parcel. The final subdivided residential lots will range from a quarter acre to over an acre in size.

### *Site Plan, Building Orientation, and Massing*

The nine proposed homes will be accessed from the proposed extension of Misty Court. The nine homes will be clustered around and oriented onto the extension of Misty Court and take advantage of the previously disturbed portions of the site, which were graded for building pads and cut into the lower portions of the hillside. The proposed residential lots will range from a quarter acre to over an acre in size. The proposed site layout will not disturb the steepest slopes on the property and most of the wooded areas. These steeper sloped areas and wooded areas will be retained on five of the proposed lots outside of their respective building envelopes. Maintenance of the developed and undeveloped limits of each parcel will be the responsibility of the individual property owner(s).

Five homes will be placed on the northern side of Misty Court and four homes will be placed on the southern side. The homes will be separated by at least a difference of 10 feet in elevation from one another at a maximum of 2:1 slope ratio. The lowest sitting home will be at 40 feet in elevation and the highest two homes at 95 feet in elevation. The homes on lots 1-3, 8, and 9 will adhere to a 20 foot front yard setback, homes on lots 4-7 will adhere to a 15 foot setback due to their placement on the cul-de-sac. All homes will have a 5/10 foot side yard and 20 foot rear yard setbacks.

The applicant has presented 3 different home designs. The proposed homes range in size from 2,748sf to 3,569sf. The home designs include one (Lots 1, 2, 3 and 4) and two (Lots 5, 6, 7, 8 and

9) story plans that provide a range of footprints, resulting façade/roof designs and front setbacks that create variation in the building massing and streetscape interest. The required parking for the homes are within individual two to three-car garages that are accessed by driveways directly off of Misty Court.

Water Service: To provide water service to the nine lots, the North Marin Water District will require that a new water line be installed from Laguna Vista Drive downhill through Misty Court to Topaz Drive. This new waterline will connect two existing systems creating an emergency system backup for the main line on Topaz Drive while reducing the energy it would take to serve the proposed homes by pumping water up to Misty Court. To install the water line, the project will include a request from the City of Novato to allow a water line to extend from Laguna Vista Drive to the project site through a water line easement over City property.

Fire Management: The Novato Fire District will require a 6-8 foot wide access and utilities easement off of Misty Court order to access the open space behind the homes for the purpose of fire safety and brush removal. Access to the easement will be controlled via curb cuts and a gate to allow for 4-wheel drive maintenance vehicle access. The location of this access has yet to be determined.

Tree Removal: Seven (7) Trees are proposed to be removed as a result of this project (see the preliminary grading plan for the location of trees proposed for removal).

Staff requests that the Commission provide feedback to the applicant regarding the overall approach taken with the site plan, including: context with the surrounding setting, the arrangement/orientation/massing of buildings, on and off site circulation, and ancillary site improvements.

### *Landscaping*

The landscaping plan for the project has not been finalized, however front yard landscaping will be required as per the requirements of the City of Novato Zoning Code Section 19.28. Final landscaping plans will be brought before the commission for review when the application returns to the Design Review Commission for final action.

### *Architecture*

Based on the project plans submitted to the City by Ryder Homes, Inc. the proposed houses will be Contemporary Farmhouse and Neo-Bungalow style with horizontal siding, vertical batt & board and plaster finishes, standing seam metal roofs, front porches, and second story balconies. The styles presented for the homes are each unique and the homes will differ in appearance and massing. Staff finds the overall appearance of the homes to be fitting with the surrounding Bahia neighborhood and rural setting, which is comprised of similar architectural styles. Based on the conceptual architectural drawings, including dimensions, provided by the applicant, any Commissioner feedback regarding building architecture for the single-family homes is appropriate.

*Development Entitlements*

Master Plan: Request to approve a Master Plan to establish allowable land uses and allowable density and intensity of development. The Master Plan will also establish the suitability of the property for the proposed development and the capacity of existing public facilities and systems to support the proposed development.

Precise Development Plan: Request to approve a Precise Development Plan to establish site planning, home designs and development standards such as setback requirements, height limits parking requirements, and landscaping. The final design plans approved for the Bahia Heights project will be treated as a component of the Precise Development Plan.

Request to Vacate Non-Access Easement: Request the removal of the 1 foot non-access easement in benefit of the City of Novato located at the end of Misty Court that currently blocks legal access to the site.

Tentative Subdivision Map: A subdivision will be necessary to facilitate the sales of the individual homes as approved through the Precise Development Plan process.

Design Review: Request to obtain a recommendation from the Design Review Commission regarding the project’s site design, architecture, and landscaping. A formal Design Review recommendation is required for new development projects proposed on PD zoned parcels.

**BACKGROUND**

Applicant/Owner:	Ryder Homes of California, Inc.
Assessor’s Parcel No.:	143-272-07
Property Size:	8.72+/- acres
General Plan Designation:	Low Density Single Family Residential (R1); Density Range: 1
Zoning:	Planned District
Existing Use:	Vacant site
Proposed:	9 Single Family Dwellings.
Adjacent Zoning:	North – Planned District (PD): Single Family Dwellings East – Planned District (PD): Single Family Dwellings South – Planned District (PD): Single Family Dwellings West – Open Space (OS): City of Novato Vacant Parcel

## **ENVIRONMENTAL ASSESSMENT**

An environmental assessment is not required to conduct a design review workshop. A CEQA Initial Study is being prepared for the proposed project, which will be presented to the Planning Commission and City Council at future public hearings.

## **STAFF ANALYSIS**

### **Design Review and Entitlement Process**

Design review is a mandatory processes for any project prosed on a parcel zoned Planned District (PD). As such Ryder Homes Inc. requests the Design Review Commission provide a recommendation to the Planning Commission and City Council regarding the entirety of the project's design, including site plan, architecture, and landscaping. Therefore, the purpose of this design review workshop is to offer an opportunity for the Design Review Commission and interested members of the public to review and provide feedback to the applicant and staff regarding the project's site design, architecture, and landscaping prior to preparing plans for the Commission's consideration and formal recommendation.

The initial Design Review Commission workshop follows a neighborhood meeting that was conducted by Ryder Homes, Inc. on Wednesday December 9, located at the Bahia Clubhouse, 3008 Topaz Drive. At this meeting representatives of the proposed project reviewed the project with interested members of the public and answered questions regarding the proposal. The meeting was attended by a multitude of members of the Bahia Community. The residents who spoke asked general questions about the parcel, access, and architectural styles.

Staff notes that in addition to the need for Design Review approval, the project requires a Master Plan, Precise Development Plan, and a Tentative Subdivision Map for the individual home sales as well as a request to vacate the non-access easement on Misty Court. These entitlements require Planning Commission recommendations to the City Council for final action. Thus, for concurrent processing of these entitlements, a pending formal recommendation on the project's complete design from the Design Review Commission will be forwarded to the Planning Commission and ultimately to City Council for final action in conjunction with the Master Plan, Precise Development Plan, non-access easement vacation request, and Tentative Subdivision Map.

### *Design Review Findings*

To formally recommend approval of the proposed project, the Design Review Commission will need to make three design review findings. These findings are listed below for the Commission's consideration:

Design Review Finding No. 1: The design, layout, size, architectural features and general appearance of the proposed project is consistent with the General Plan, and any applicable specific plan and with the development standards, design guidelines, and all applicable provisions of the Zoning Ordinance and any approved Master Plan and Precise Development Plan.

Design Review Finding No. 2: The proposed project would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.

Design Review Finding No. 3: The proposed development would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

## **1996 General Plan**

### *Density*

The General Plan Land Use Designation of the property is Low Density Single Family Residential (R1). The R1 designation, pursuant to LU Table 2 of the General Plan, permits detached single family dwellings at a density range of 1.1 to 5 dwelling units per acre, as well as home occupations, community facilities, and other similar uses.

### *Policies*

In addition to the base Land Use Designations and development intensity discussed above, the General Plan provides a framework of policies and programs that were adopted to coordinate all major components of Novato's physical development over a 20+/-year period, addressing such matters as land use, transportation and circulation, the environment, and community character. These policies and programs serve as a basis to assess whether public and private development proposals are consistent with the General Plan. In this instance, the Design Review Commission should consider the conceptual site design and architecture for this proposed single family home development in light of the design related policies of the Novato General Plan listed below. Staff will prepare a detailed analysis and recommendation regarding whether the proposal meets these policies when the project returns to the Commission for a formal recommendation to the Planning Commission and City Council.

Housing Policy 1.3 Neighborhood Meetings. Continue to require developers of any major project to have neighborhood meetings with residents early in the process to undertake problem solving and facilitate more informed, faster and constructive development review.

Housing Policy 3.1 Housing Design Process. The City will review proposed new housing, subject to design review, to achieve excellence in development design in an efficient process.

Housing Policy 3.2 Design that Fits into the Neighborhood Context. It is the City's intent that neighborhood identity and sense of community will be enhanced by designing all new housing to have a transition of scale and compatibility in form to the surrounding area.

Housing Policy 3.3 Housing Design Principles. The intent in the design of new housing is to provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that address the following principles:

- a. Reduce the perception of building bulk. In multi-unit buildings, encourage designs that break up the perceived bulk and minimize the apparent height and size of new buildings, including, for example, the use of upper story setbacks and landscaping. Application of exterior finish materials, including siding, trim, windows, doors and colors, are important elements of building design and an indicator of overall building quality.
- b. Recognize existing street patterns. Where appropriate, encourage transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that, where appropriate, it relates to the existing street pattern.
- c. Enhance the “sense of place” by incorporating focal areas where appropriate. Design new housing around natural and/or designed focal points, emphasized through pedestrian/pathway or other connections.
- d. Minimize the visual impact of parking areas and garages. Discourage home designs in which garages dominate the public façade of the home (e.g. encourage driveways and garages to be located to the side or rear of buildings, or recessed, or along rear alleyways or below the building in some higher density developments).

Housing Program 4.B Implement “Green” Building Standards and Processes. Consistently implement the City’s adopted “Green Building Program” to encourage the use of green building materials and energy conservation.

Community Identity Policy 1 Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.

Community Identity Policy 7 Landscaping. Encourage attractive native and drought-tolerant, low-maintenance landscaping responsive to fire hazards.

Community Identity Policy 9 Undergrounding Utilities. Continue to require undergrounding of utilities.

Community Identity Policy 12 Parking Standards. Reduce the visibility of parking facilities and the amount of land necessary for them to the maximum extent feasible.

Community Identity Policy 14 Open Areas and Landscaping. Require provision of adequate landscaped, open areas in project design.

Community Identity Policy 15 Pedestrian Paths. Provide for maximum feasible pedestrian circulation.

Community Identity Policy 32 Public Art. Promote public art that enhances the cultural life of the community.

## **Hillside and Ridgeline Protection**

Provisions of the City of Novato Hillside and Ridgeline Protection, Division 19.26, reduces allowable residential density based on site slope as per Table 3-6. The 8.6 acre parcel has 5.58 acres of land over 25% slope. Areas with slopes over 25% are subject to a density reduction factor of 100%. 1.58 acres of the parcel are between 10%-25% slope and are subject to a 60% density reduction factor. 1.56 acres of the parcel are less than 10% slope and are not subject to a density reduction. After taking into account the slope area reductions there are 2.192 acres of area with which to calculate residential density. With 9 single family homes proposed for the net 2.192 acres, the project would be built out with a density of 4.1 units/acre, which satisfies the General Plan and Hillside and Ridgeline Protection Ordinance density requirements.

When the project returns to the Design Review Commission for a formal recommendation in addition to the design review findings the commission will also be required to make the supplemental design review findings required for hillside development, as listed in Section 19.26.060 of the Novato Municipal Code. The findings are listed below for the commission's consideration:

- A. The design, scale, massing, height and siting of development is compatible with the character and scale of the surrounding, developed neighborhood.
- B. The design and site layout of the hillside project is respectful of and protects the natural environment to the maximum extent feasible.
- C. Site grading has been designed to be as minimal as possible to achieve sensitive hillside design, minimize tree removal, and provide safe site access and required parking.
- D. The hillside project is designed and sited to screen development, to the extent feasible, through clustering and /or avoiding of highly visible hillsides, ridgelines, and knolls.

## **RECOMMENDATION**

Conduct a workshop to receive public and Commission comments for the applicant and staff regarding the project's proposed conceptual site design, building arrangement/ massing/ and architecture.

## **FURTHER ACTION**

This project proposal will return to the Design Review Commission for a public hearing to provide a formal recommendation to the Planning Commission and City Council regarding the project's detailed site design, architecture, and landscape plan.

## **ATTACHMENTS**

- 1. Applicant's Project Description
- 2. Architectural Plans
- 3. Civil Drawings





**Ryder  
Companies**

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4/13/16

**Bahia Heights Design Review Application – Project Description**

Ryder Homes is pleased to submit this Design Review package for nine new residences in the proposed Bahia Heights Subdivision. The nine homes will be built on an 8.72 acre unimproved parcel within the Bahia Subdivision, which will be subdivided into nine residential lots.

The nine homes will be accessed from the proposed extension of Misty Court. The lower portion of Misty Court has already been improved to provide ingress/egress from Topaz Drive to the two residences on Misty Court adjacent to the proposed Bahia Heights Subdivision.

Subsequent to design review approval, Ryder Homes will file a tentative map application with the City of Novato. The tentative map will preserve and protect the most sensitive portions of the 8.72-acre site, through clustering the residences proximate to the extension of Misty Court. The steepest slopes on the property and most of the wooded areas of the site will be preserved in a natural state.

The nine residences have been designed to take advantage of previously disturbed portions of the site, which were graded for building pads--cut into the lower portions of this hillside. The homes will sit on generously-sized lots, ranging from a quarter acre plus in size to over an acre. This project will complete the development of Misty Court that was initiated as part of the original Bahia Subdivision approval and construction.

Project architect KTG Y has considered the character of the Bahia Subdivision and the City of Novato Design Review requirements in developing the Bahia Heights Design Review Workshop packet. The sensitive site layout, attractive architecture, varied home elevations, well-conceived choices of materials and colors, and gracious lot sizes will provide a neighborhood that is compatible and complementary to the existing Bahia Subdivision.

Architecturally, the exteriors are a fresh take on some classic styles. Specifically the contemporary farmhouse and neo-bungalow styles are consistent and complimentary to the character of the Bahia neighborhood and the rural setting. The residences will have their unique individual look and feel through the following design variations:

Three different designs, including a single-story residence, are proposed. The designs are harmonious, but clearly create a different massing and visual feel across the home designs.

Additionally, exterior finishes will vary for each of the three units, with some of each unit type having horizontal siding, vertical batt & board and plaster finishes. Standing seam metal roofs accents add detail and richness to the exterior.

Each of the three units will additionally have both a “standard” elevation and a reversed elevation to create a “flipped” appearance.

Variation in the siting on the lots of units will provide different unit views from Misty Court.

All residences are additionally proposed to have significant undulation in exterior walls and in rooflines to create an overall visually interesting and attractive façade.

To fully create an attractive, consistent landscape palette that flows across individual lots and throughout the Misty Court neighborhood, Ryder Homes will provide front yard landscaping for all nine residences. A landscape plan will be developed after receiving input on the project at the design review workshop.

Consistent with Novato regulations, Ryder Homes will propose to the Novato City Council payment of a fee in lieu of providing the affordable units required by Section 19.24.030.

Because the property is zoned Planned District, following design review approval this project will also include applications for both Master Plan and Precise Development Plan applications for a nine-lot land division.

In order to facilitate water service to the nine lots, the North Marin Water District will require lots 2 – 8 to be served from zone 2 and the lots 1 and 9 to be served from zone 1. Zone 1 water is accessible at the Misty Court and Topaz Drive intersection. Zone 2 service will require a main extension from Laguna Vista Drive. The project will include a request from the City of Novato to allow a water line to extend from Laguna Vista Drive to the project site through a water line easement over City property. The easement is necessary to provide water to the development to meet the Water District zone requirements and also will provide another main line to the Bahia subdivision in case of emergency.

Ryder Homes and our architects KTGy are very excited to have this unique opportunity to complete the build-out of this special site and to be a part of the Bahia neighborhood. We would welcome all comments at the Design Review Workshop on the Bahia Heights residences.



3A



1B



1AX



2B



2A



3B



**BAHIA**  
Novato, Northern California

2015-0716

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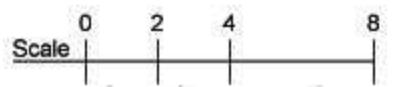


2B

2A

3B

# CONCEPTUAL STREET SCENE I



## A0.1

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# BAHIA

Novato, Northern California

2015-0716

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3A

1B

1AX

CONCEPTUAL STREET SCENE I

Scale 0 2 4 8

A0.2

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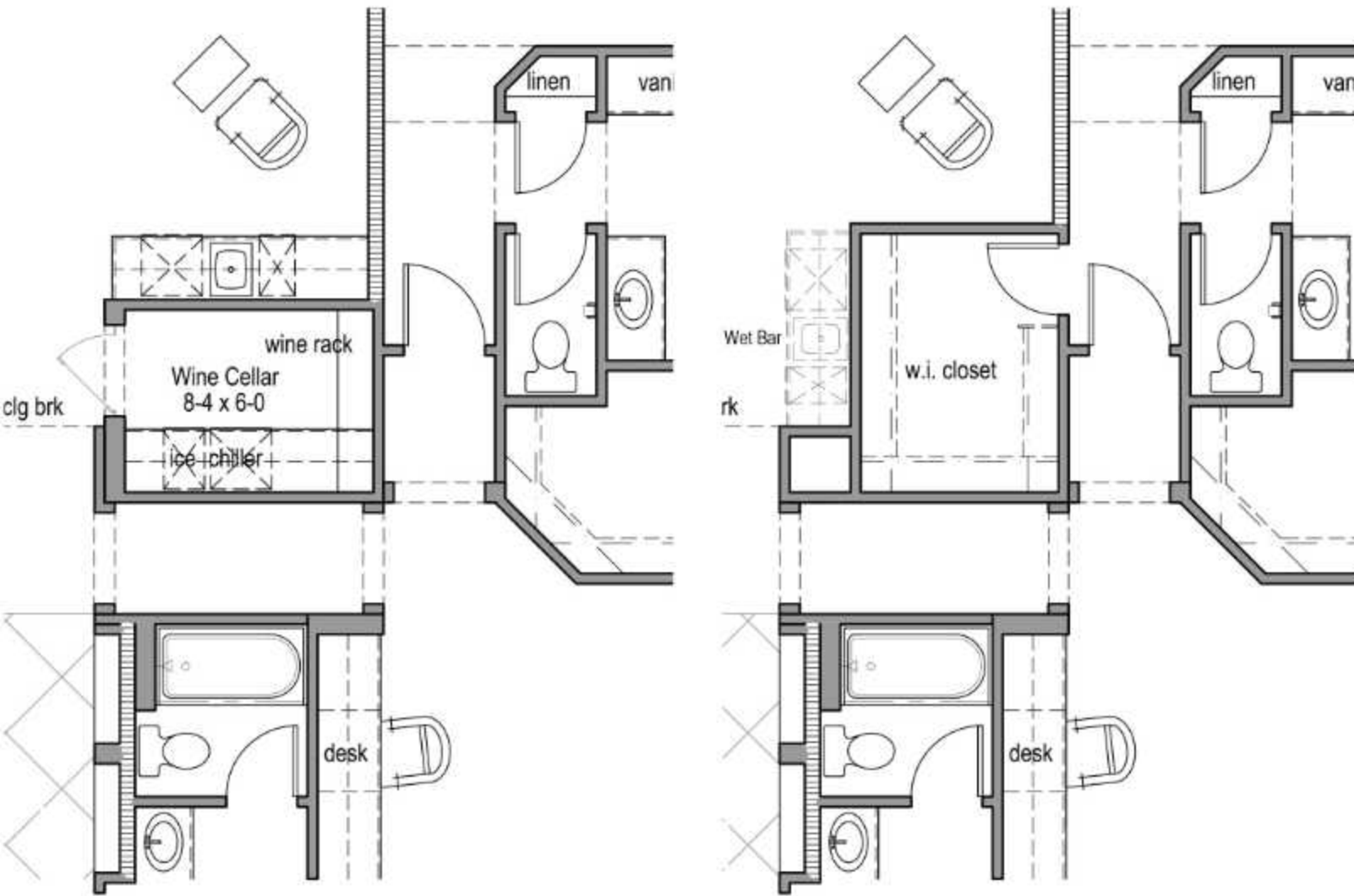
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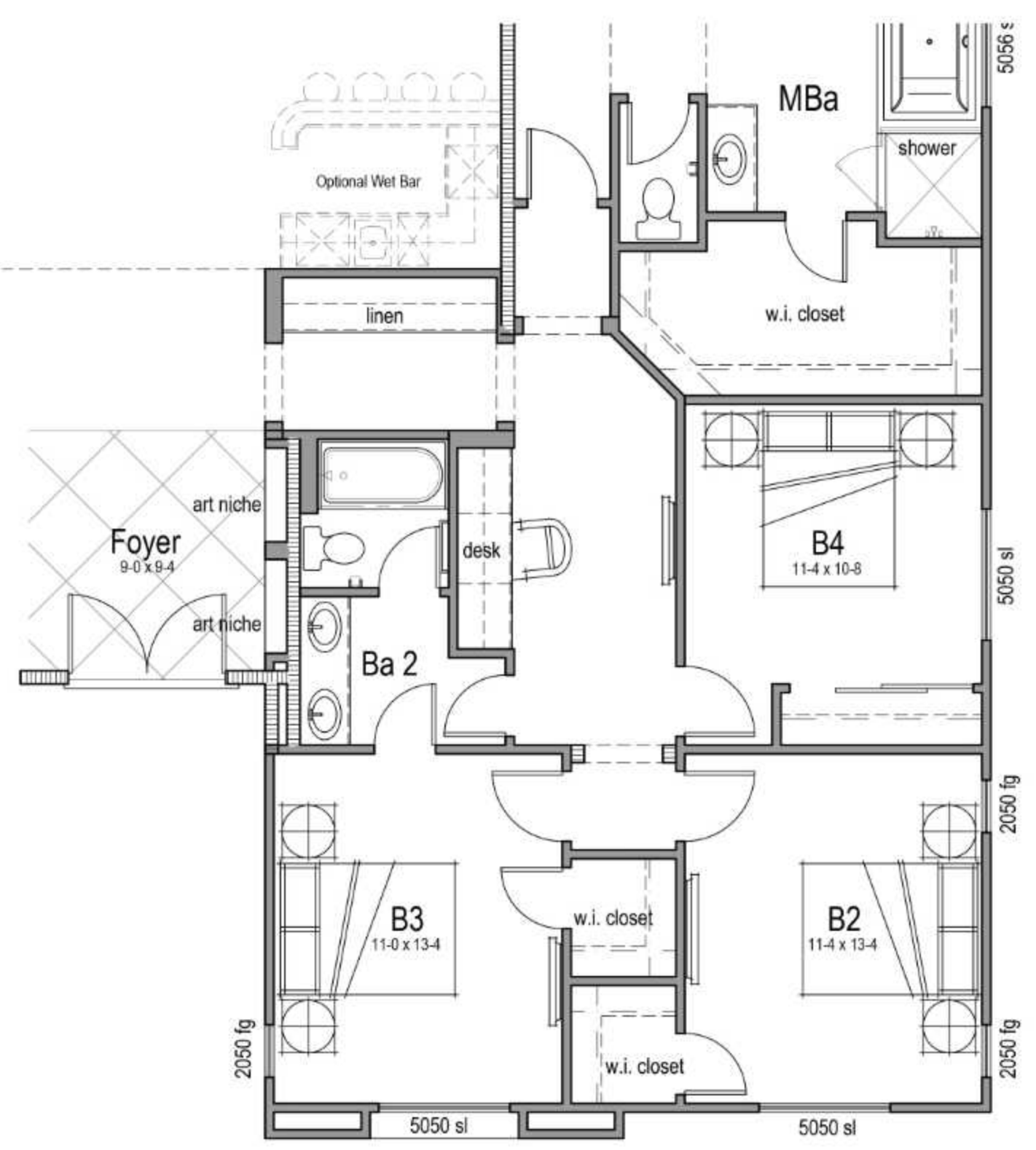


- Revision 1: 02.12.2016
- Revision 2: 02.24.2016
- Revision 3: 03.30.2016
- Revision 4: 04.06.2016
- Revision 5: \_\_\_\_\_
- Revision 6: \_\_\_\_\_
- Revision 7: \_\_\_\_\_
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- Revision 11: \_\_\_\_\_
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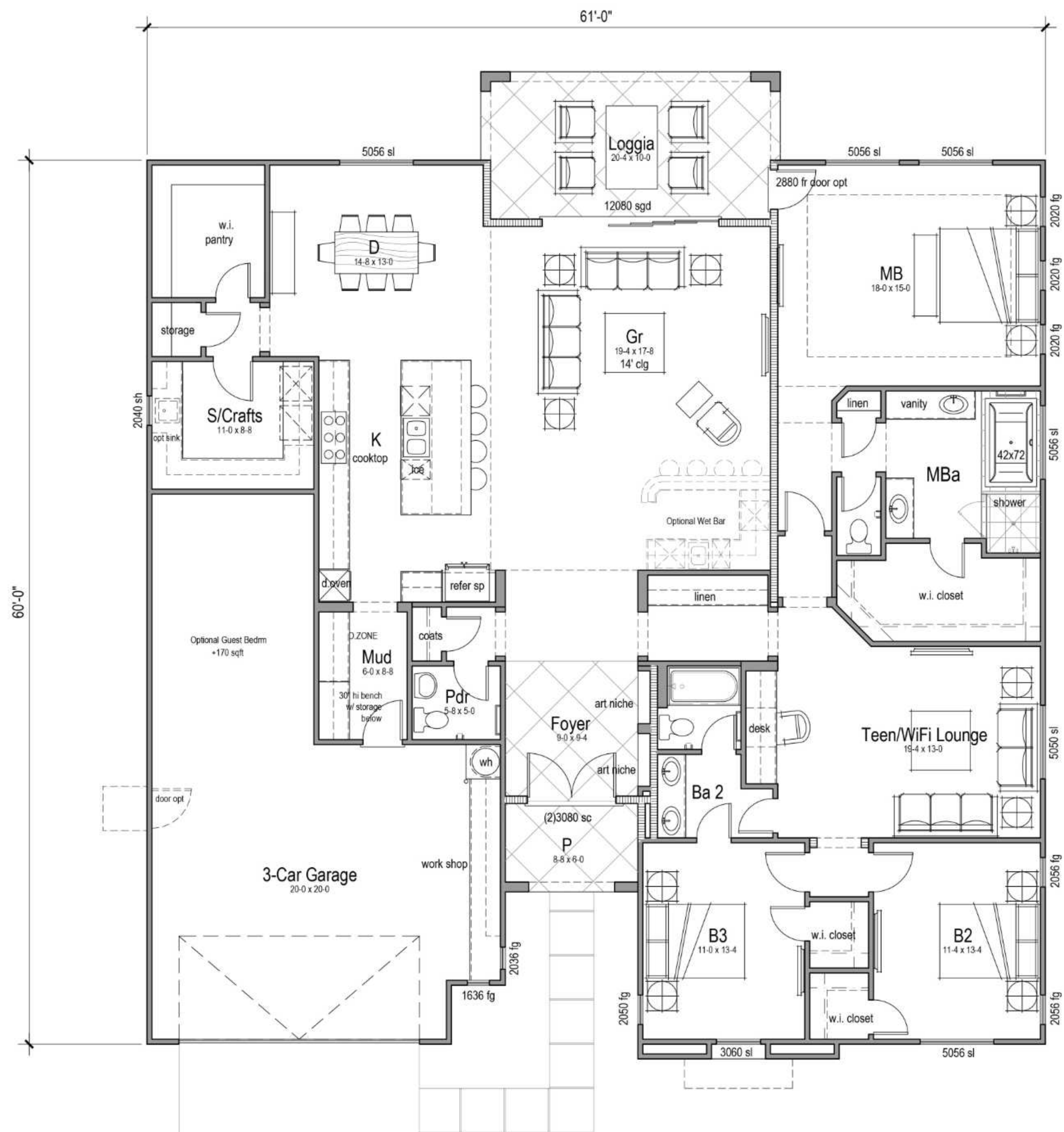


Walk-in-Wine Cellar/ Wet Bar Option  
Plan 1 only

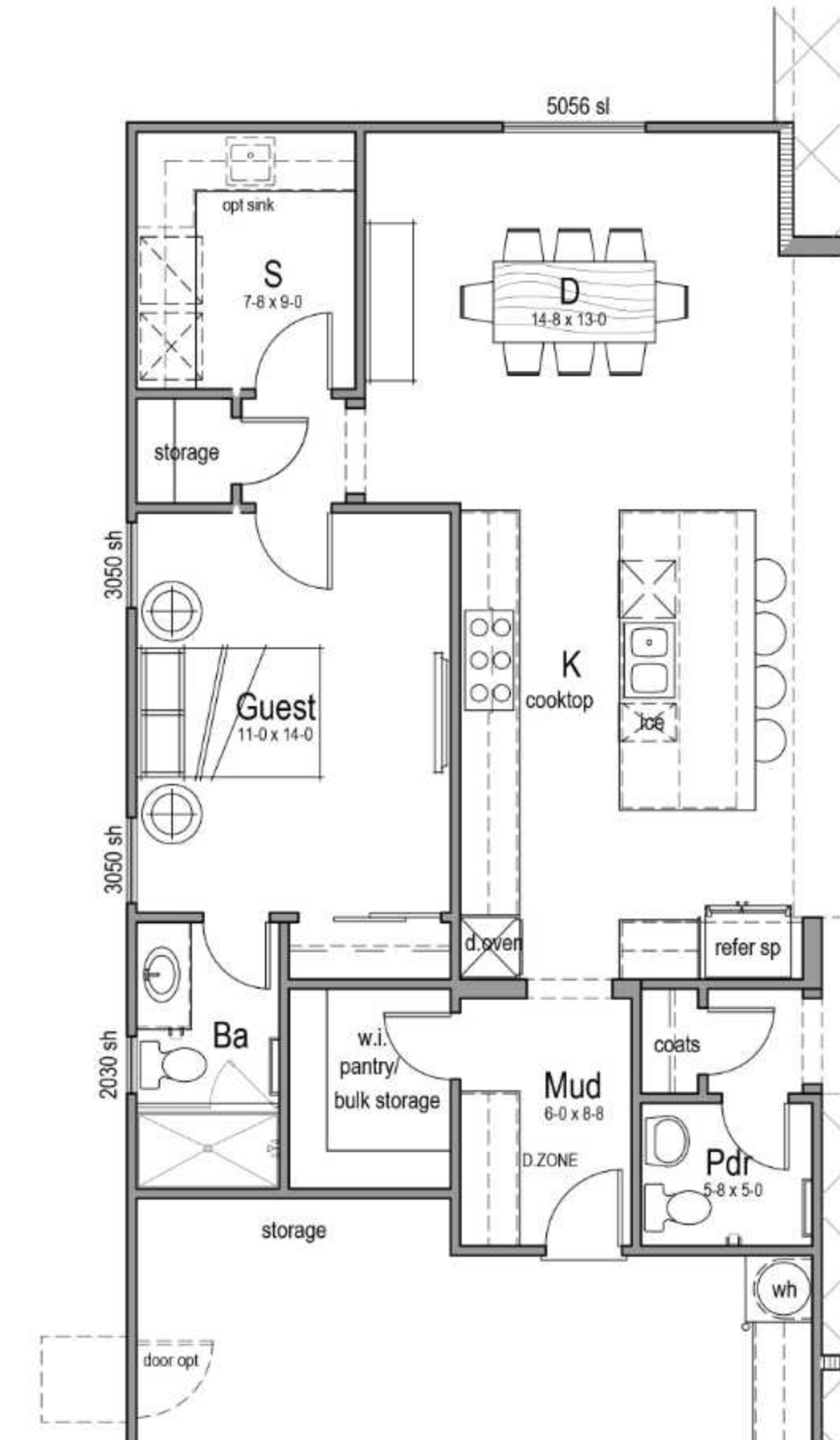
Walk-in-Closet Option  
Plan 1 only



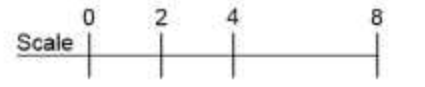
Bedroom 4 Option  
Plans 1/1X



First Floor Plan 1  
Total Floor: 2,748 sf



Guest Bedroom Suite Option  
Plans 1/1X



# CONCEPTUAL FLOOR PLAN I - 2,748 sqft



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1A  
CONTEMPORARY FARMHOUSE



1B  
NEO-BUNGALOW

CONCEPTUAL COLORED FRONT ELEVATIONS - PLAN I

Scale 0 2 4 8

AI.I

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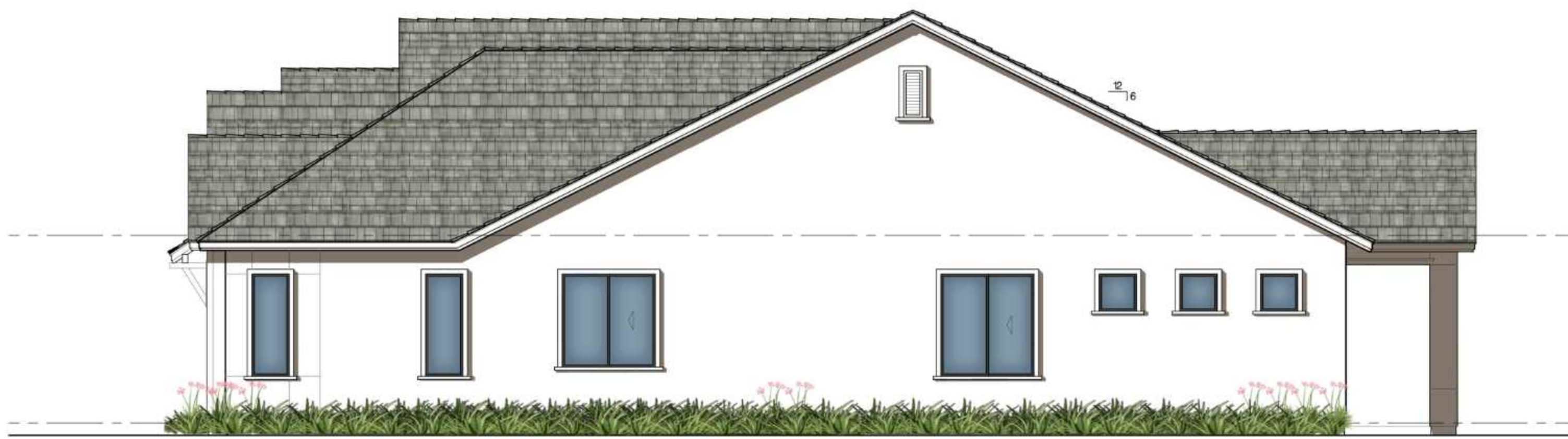
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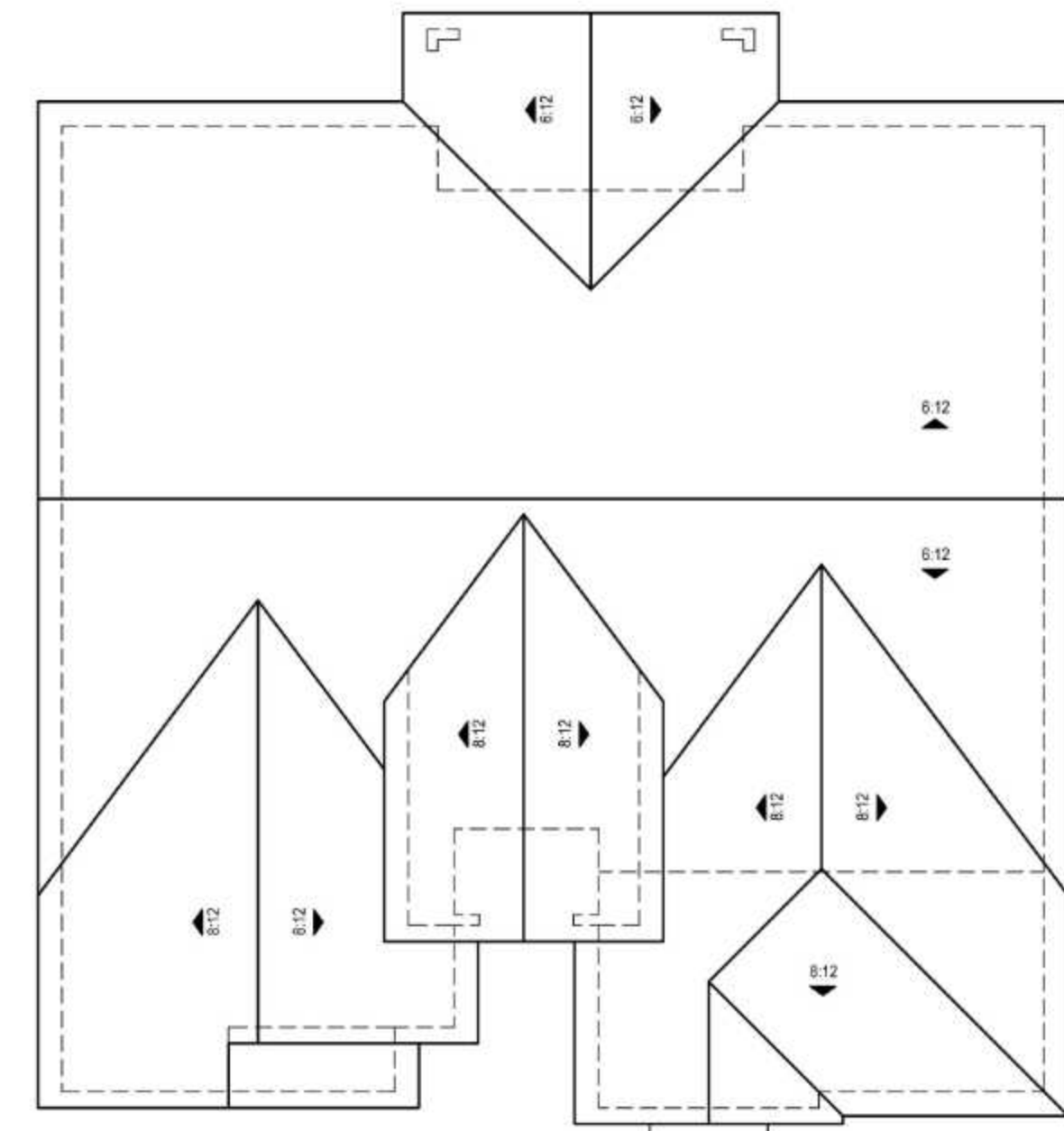
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Novato, Northern California



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Revision 3:	03.30.2016
Revision 4:	04.06.2016
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Revision 10:	
Revision 11:	
Revision 12:	



RIGHT



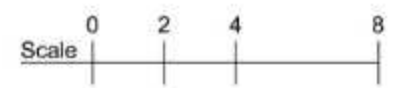
Roof Plan  
Scale: 1/8"=1'-0"



REAR



LEFT



CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 1A

A1.2  
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Novato, Northern California

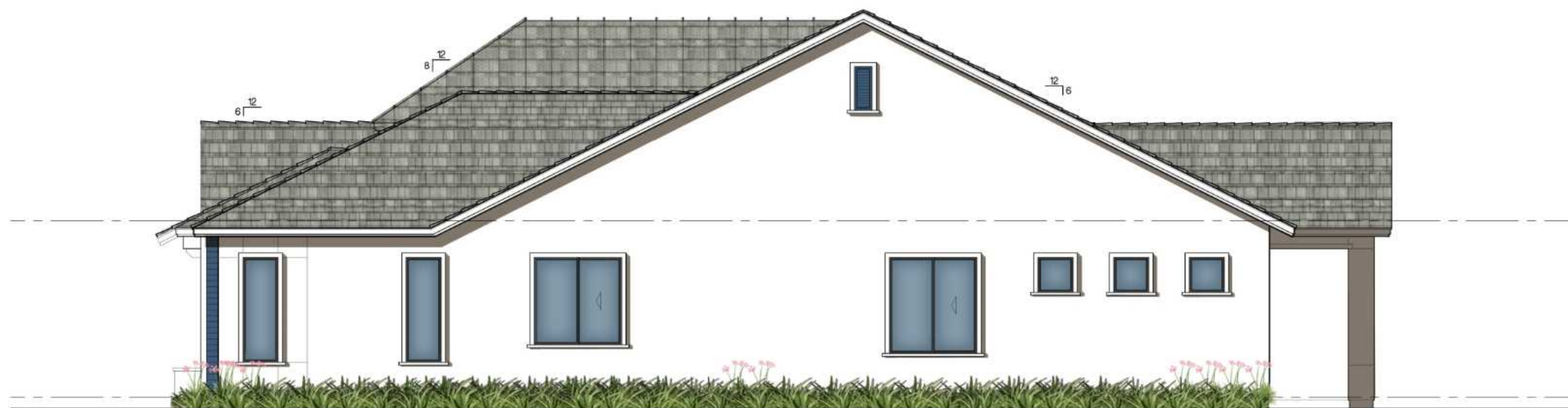
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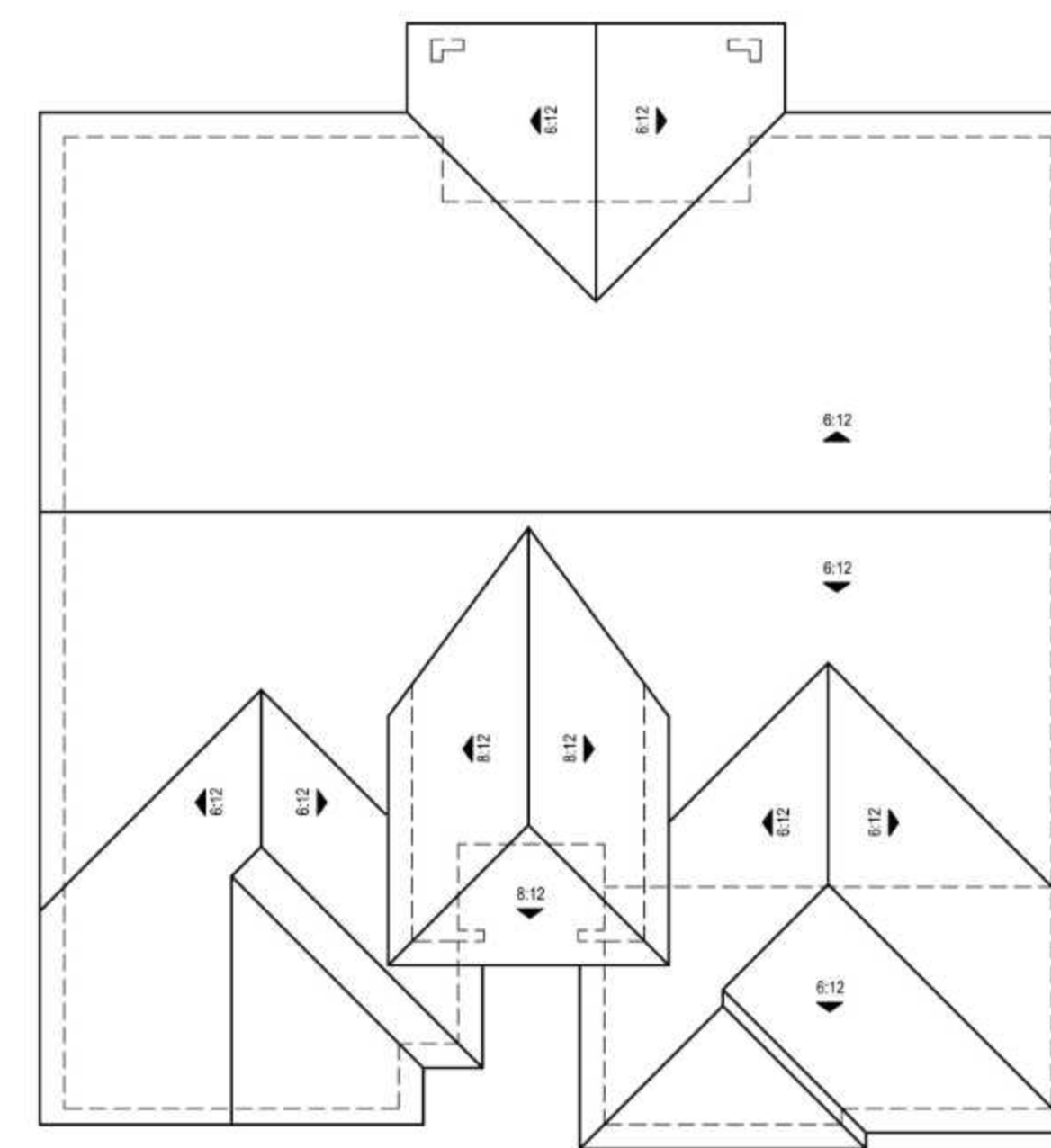




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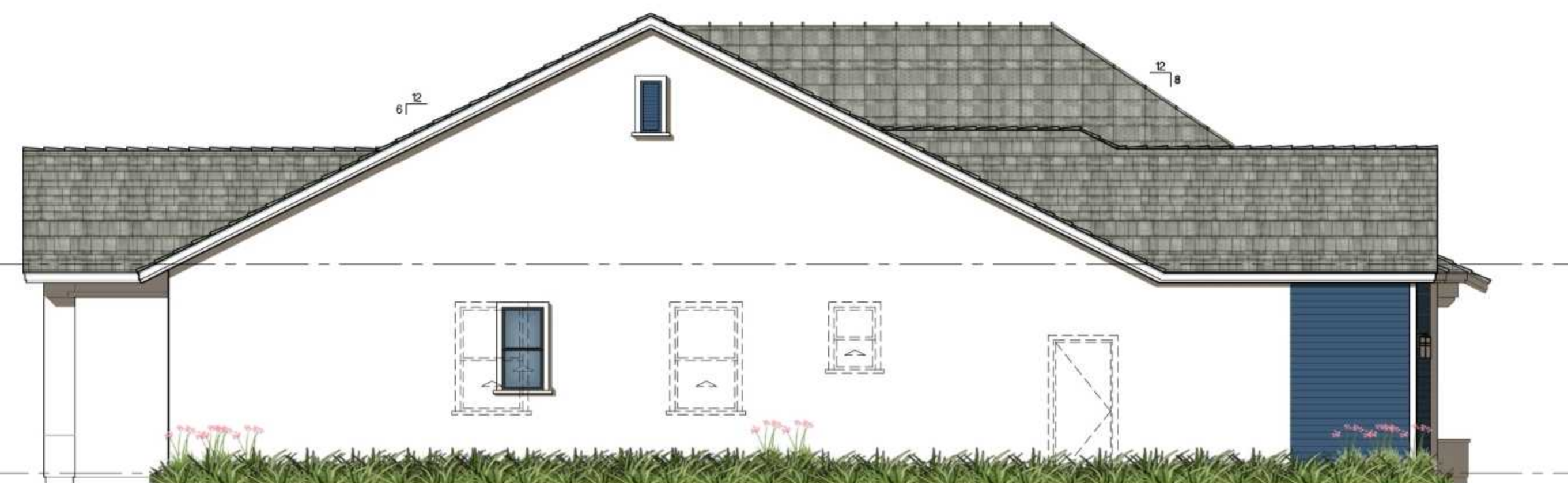
RIGHT



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



REAR



LEFT



CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 1B

AI.3

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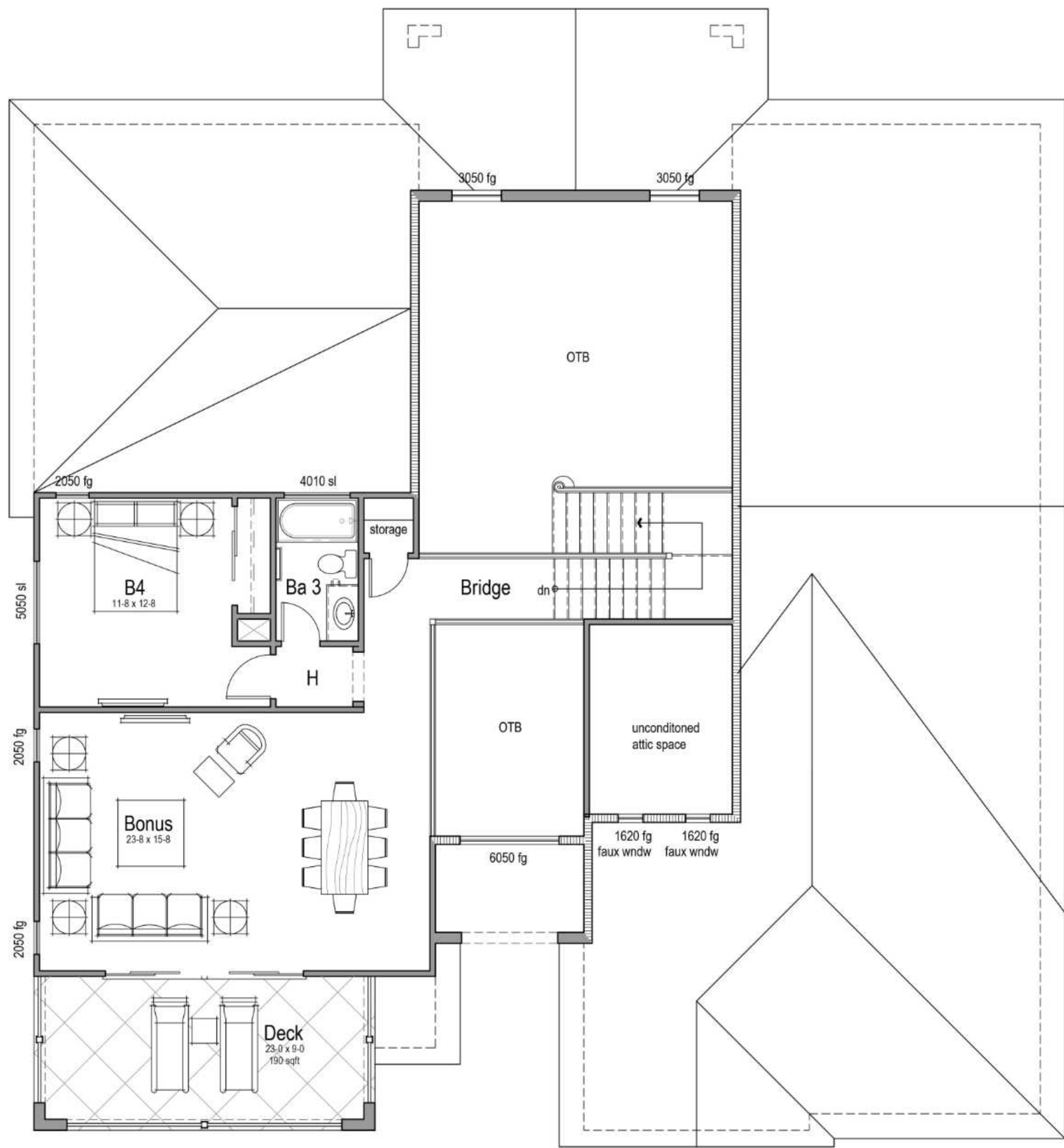
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Novato, Northern California

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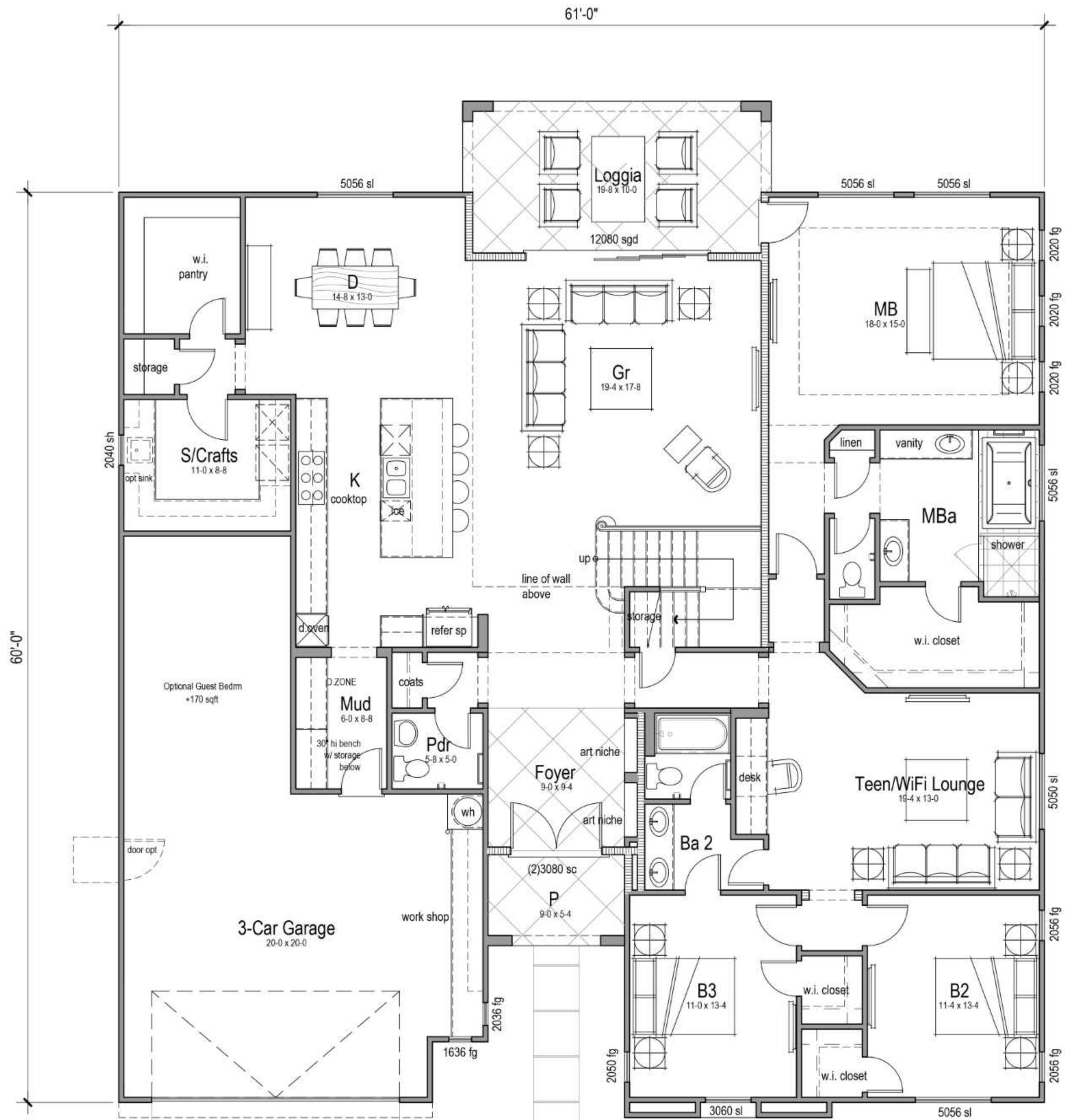
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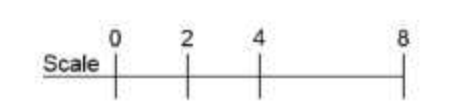


Second Floor Plan 1X  
Total Floor: 817 sf



First Floor Plan 1X  
Total First Floor: 2,748 sf  
Total Floor: 3,565 sf

CONCEPTUAL FLOOR PLAN IX - 3,565 sqft



AIX.0  
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**1AX**  
CONTEMPORARY FARMHOUSE



**1BX**  
NEO-BUNGALOW

CONCEPTUAL COLORED FRONT ELEVATIONS - PLAN IX

Scale 0 2 4 8

**AIX.I**

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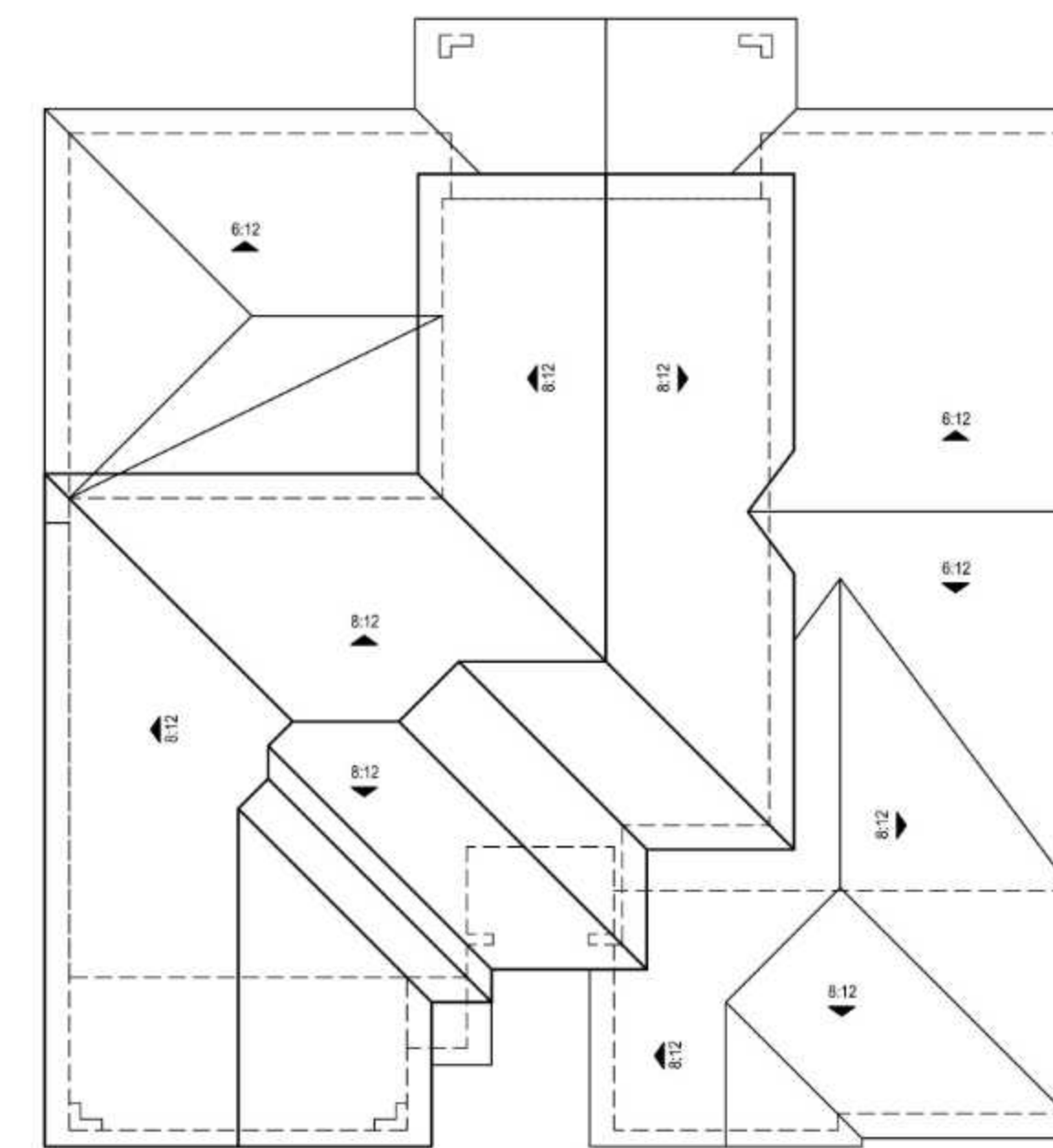
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Revision 4:	04.06.2016
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	



RIGHT



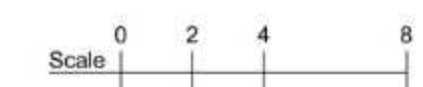
Roof Plan  
Scale: 1/8"=1'-0"



REAR



LEFT



CONCEPTUAL EXTERIOR ELEVATIONS - PLAN IXA

AIX.2

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2015-0716

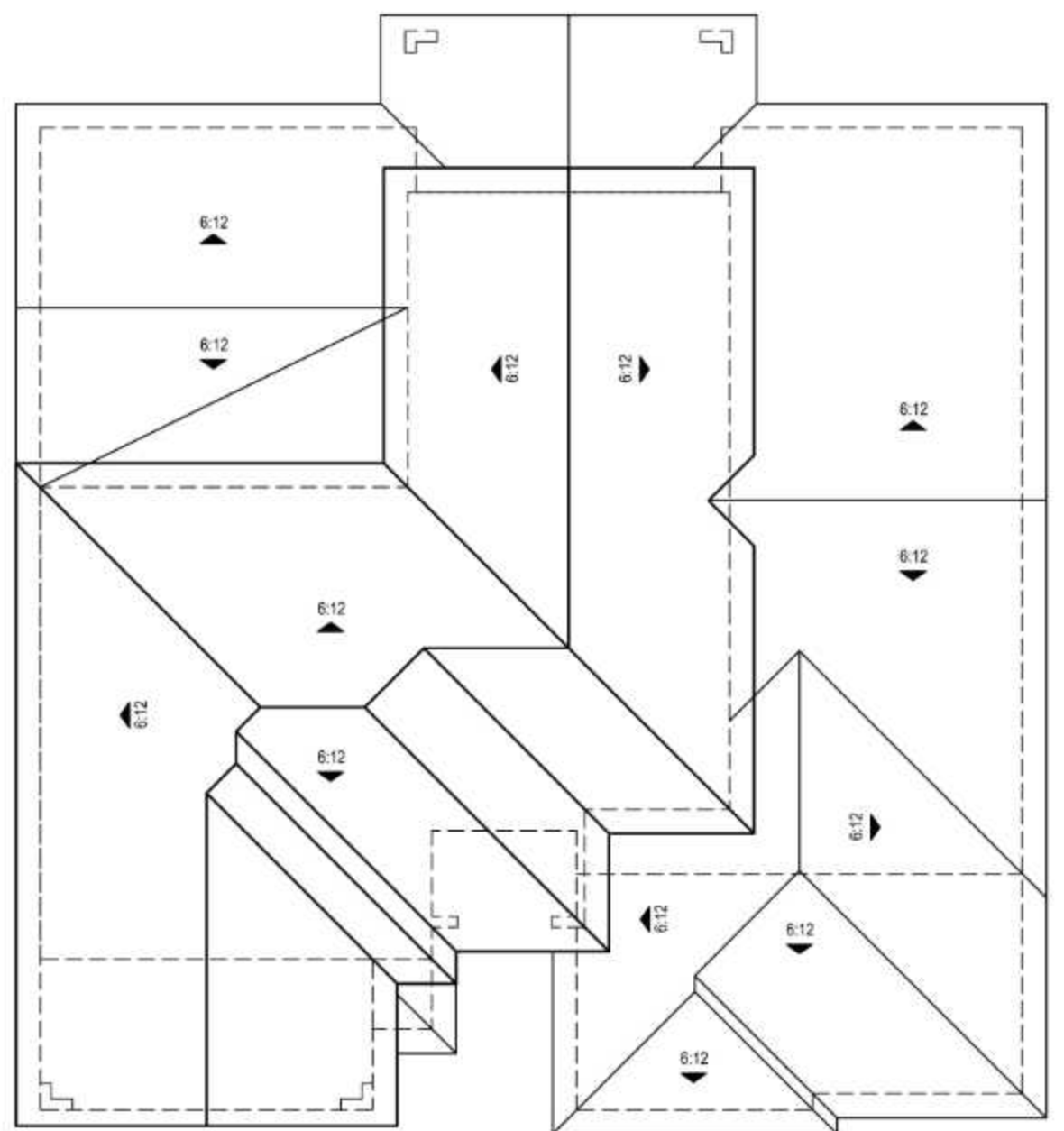
**KTGY**  
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Revision 1:	02.12.2016
Revision 2:	02.24.2016
Revision 3:	03.30.2016
Revision 4:	04.06.2016
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	



RIGHT



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



REAR



LEFT

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN IXB



AIX.3  
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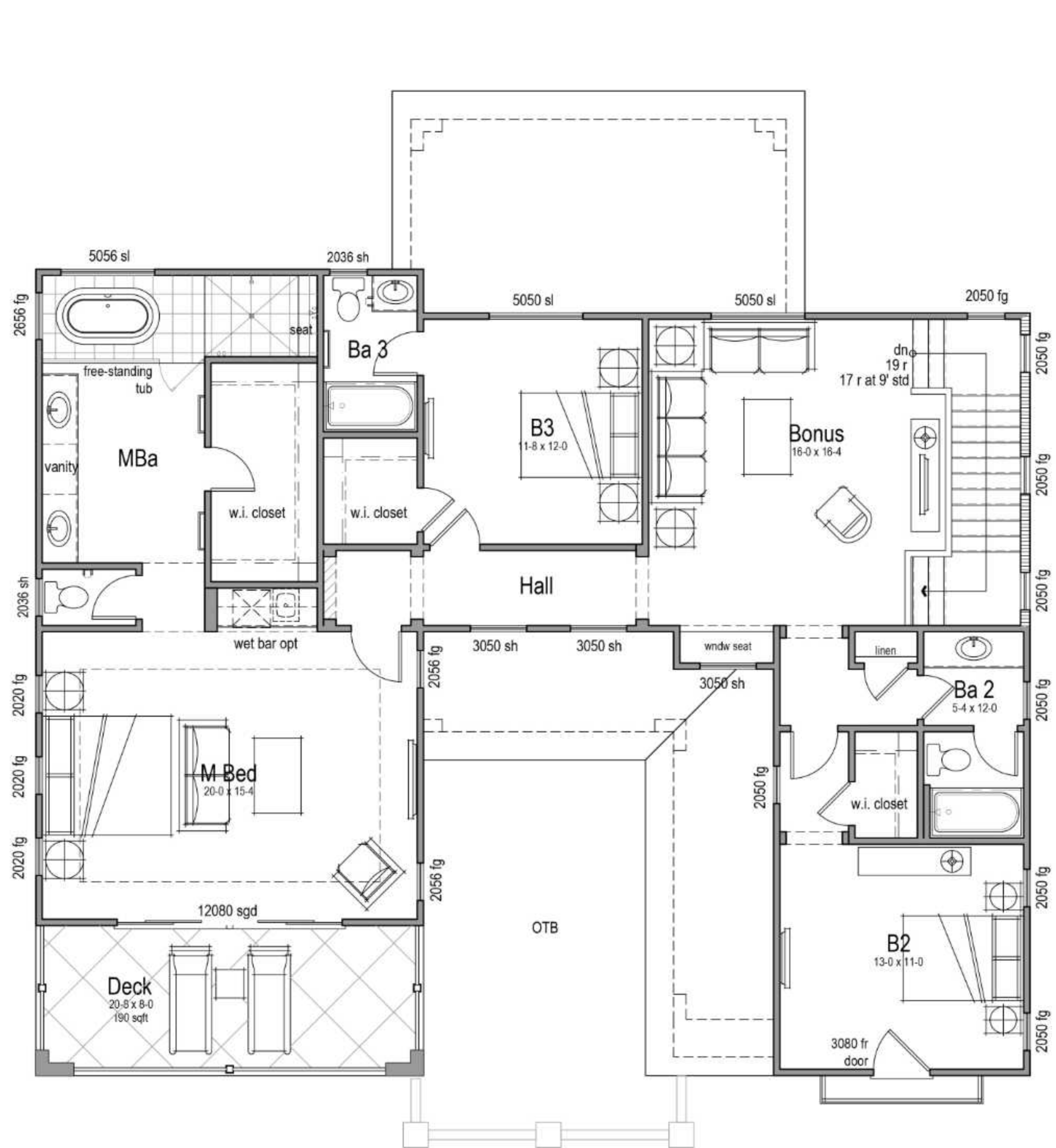
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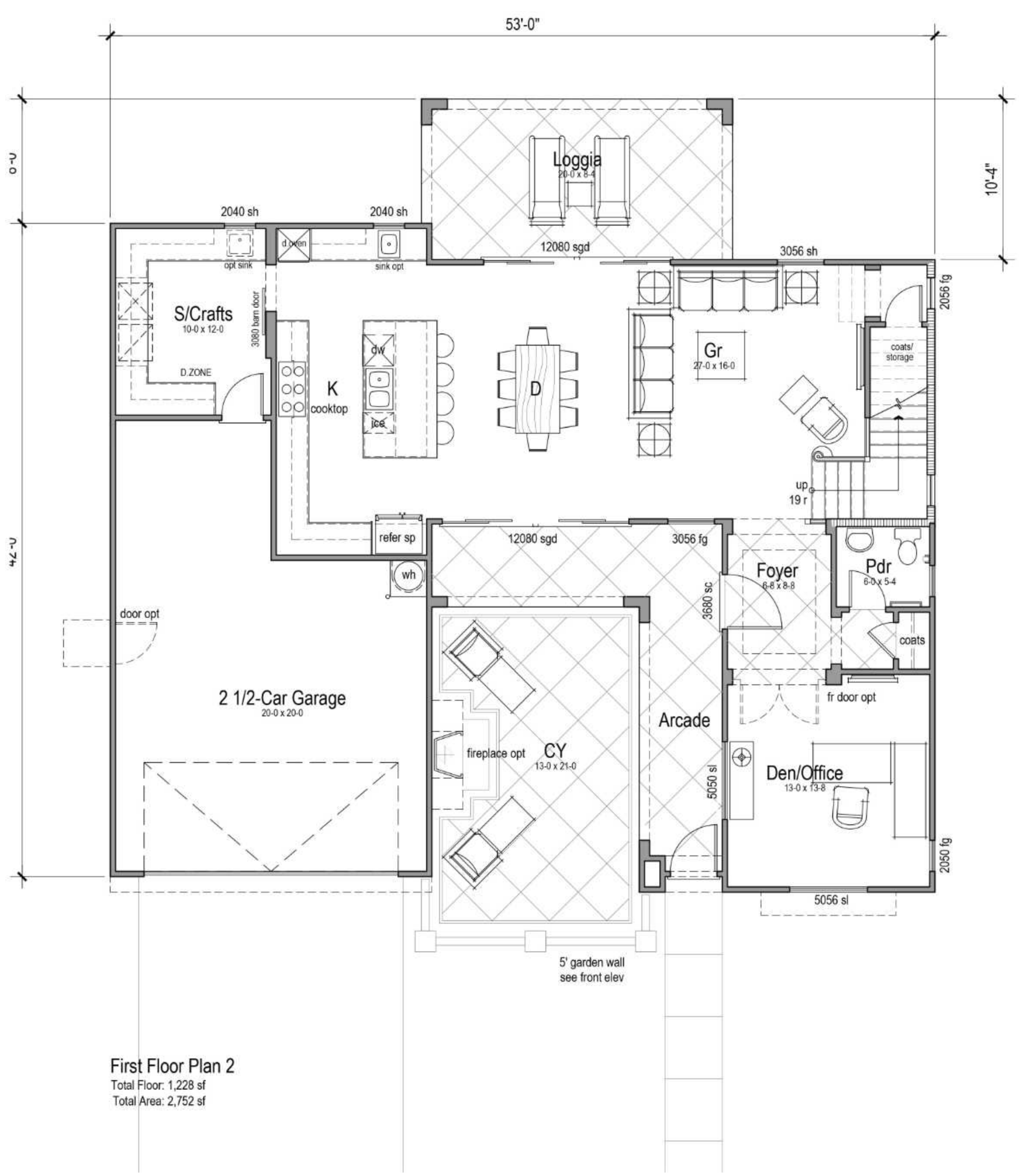
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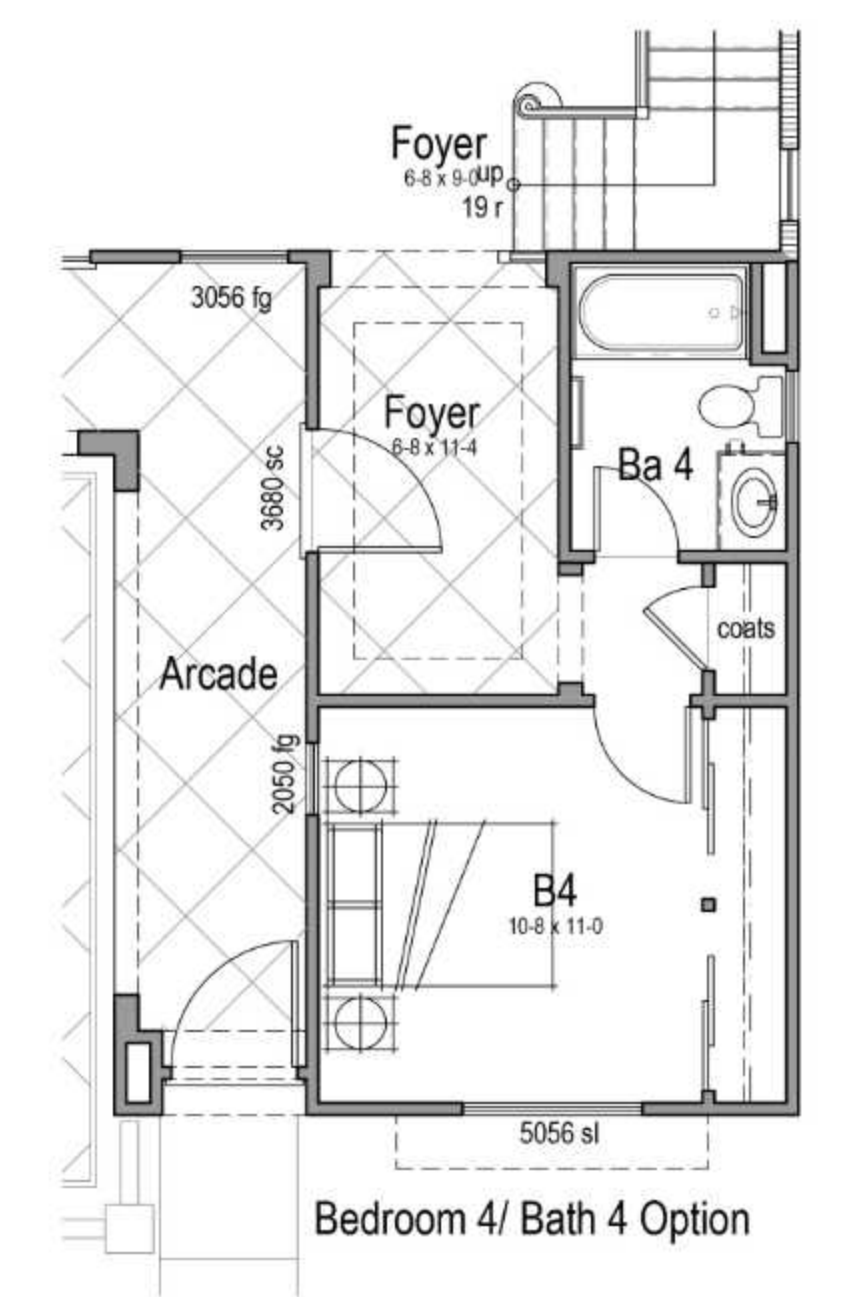
Revision 1:	02.12.2016
Revision 2:	02.24.2016
Revision 3:	03.30.2016
Revision 4:	04.06.2016
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Revision 6:	
Revision 7:	
Revision 8:	
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Revision 10:	
Revision 11:	
Revision 12:	



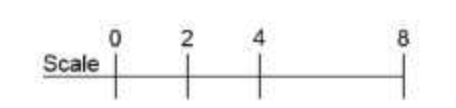
First Floor Plan 2  
Total Floor: 1,534 sf



First Floor Plan 2  
Total Floor: 1,228 sf  
Total Area: 2,752 sf



Bedroom 4/ Bath 4 Option



# CONCEPTUAL FLOOR PLAN 2 - 2,752 sqft



## BAHIA

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A2.0  
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**2A**  
CONTEMPORARY FARMHOUSE



**2B**  
NEO-BUNGALOW

CONCEPTUAL COLORED FRONT ELEVATIONS - PLAN 2

Scale 0 2 4 8

**A2.1**

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**BAHIA**  
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2015-0716

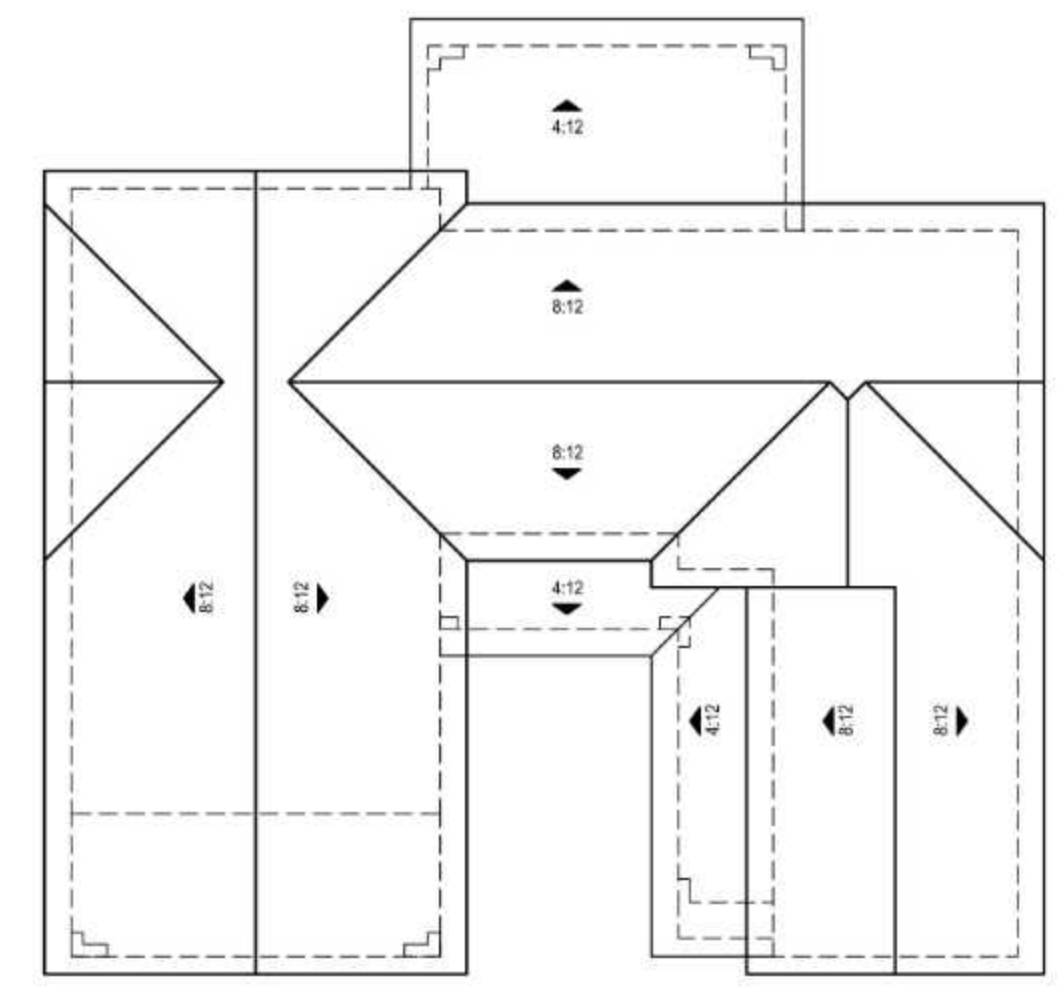
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Revision 6:	
Revision 7:	
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	



RIGHT



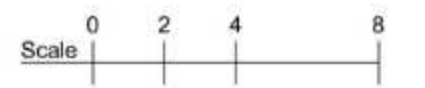
Roof Plan  
Scale: 1/8"=1'-0"



REAR



LEFT



CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2A

A2.2  
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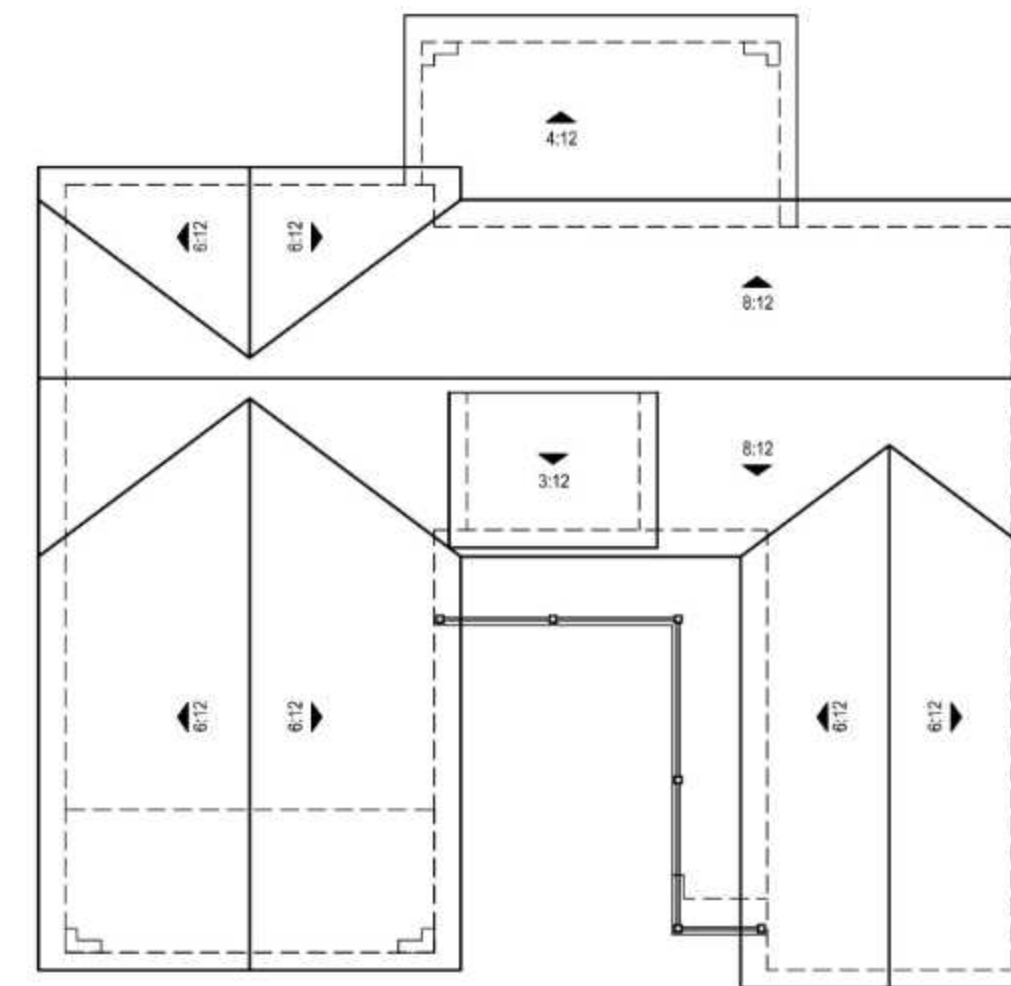




Revision 1:	02.12.2016
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Revision 4:	04.06.2016
Revision 5:	
Revision 6:	
Revision 7:	
Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	



RIGHT



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

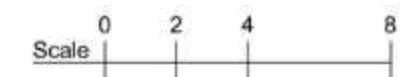


REAR



LEFT

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2 B



A2.3

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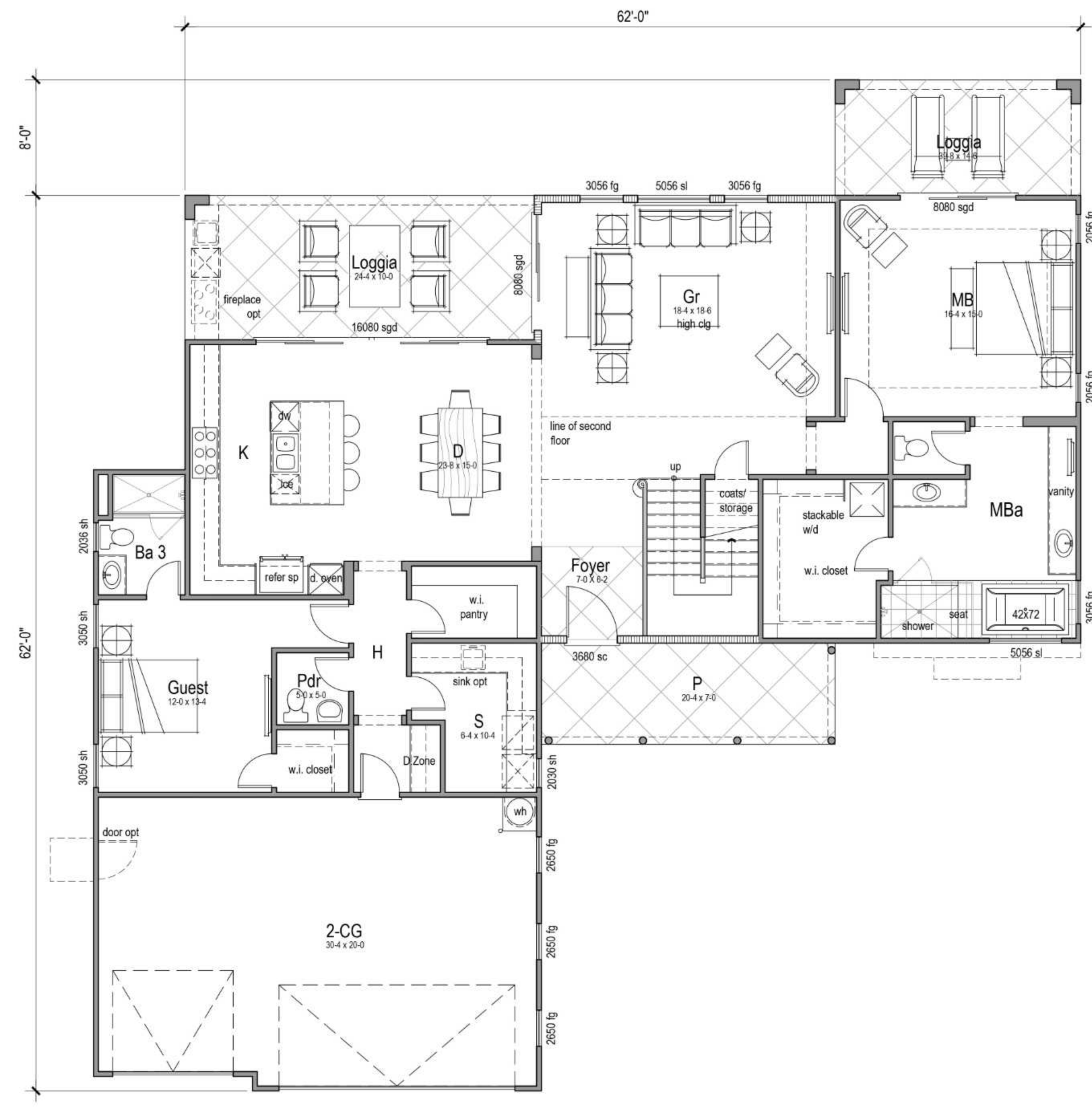
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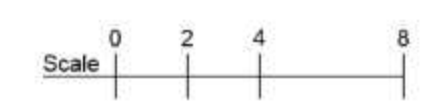
- Revision 1: 02.12.2016
- Revision 2: 02.24.2016
- Revision 3: 03.30.2016
- Revision 4: 04.06.2016
- Revision 5: \_\_\_\_\_
- Revision 6: \_\_\_\_\_
- Revision 7: \_\_\_\_\_
- Revision 8: \_\_\_\_\_
- Revision 9: \_\_\_\_\_
- Revision 10: \_\_\_\_\_
- Revision 11: \_\_\_\_\_
- Revision 12: \_\_\_\_\_



Second Floor Plan 3  
Total Floor: 1,484 sf

First Floor Plan 3  
Total Floor: 2,085 sf  
Total Area: 3,569 sf

CONCEPTUAL FLOOR PLAN 3 - 3,569 sqft



A3.0

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**3A**  
CONTEMPORARY FARMHOUSE



**3B**  
NEO-BUNGALOW

Scale 0 2 4 8

CONCEPTUAL COLORED FRONT ELEVATIONS - PLAN 3

**A3.1**  
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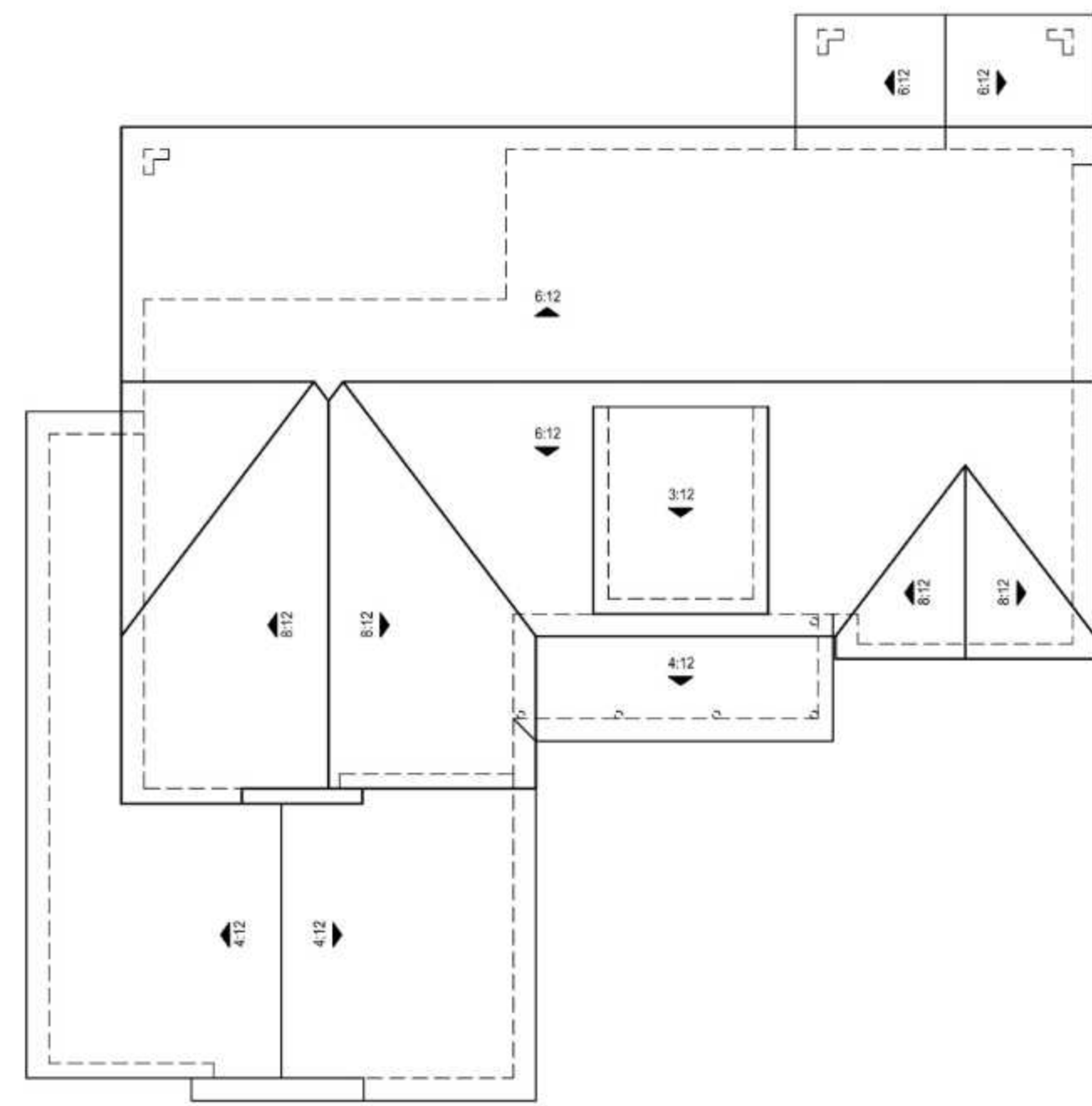


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Revision 4:	04.06.2016
Revision 5:	
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Revision 8:	
Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	



RIGHT



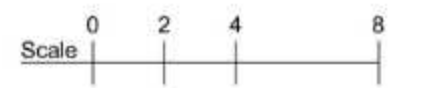
Roof Plan  
Scale: 1/8"=1'-0"



REAR



LEFT



CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 3A

A3.2  
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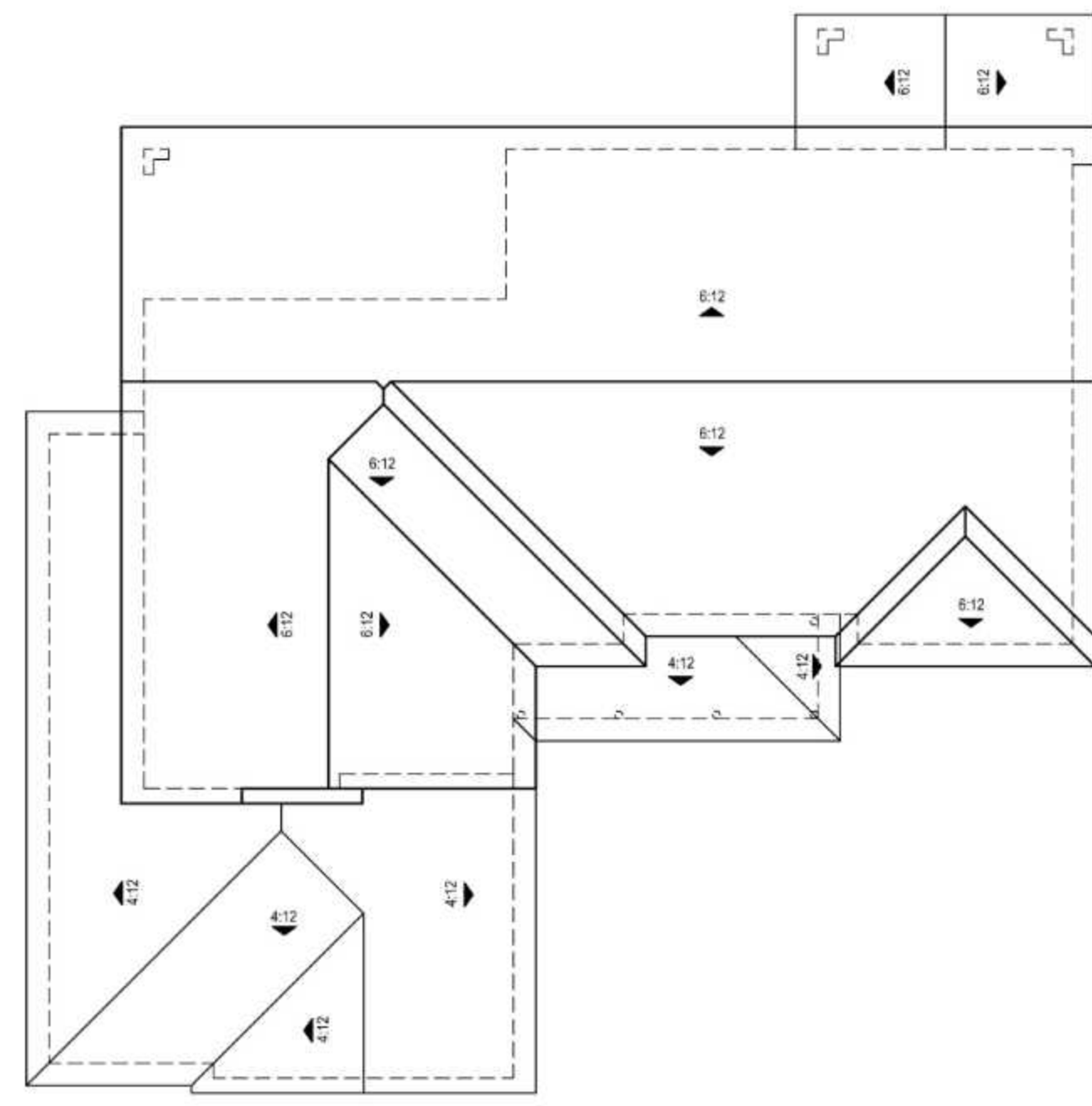
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Revision 9:	
Revision 10:	
Revision 11:	
Revision 12:	



RIGHT



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

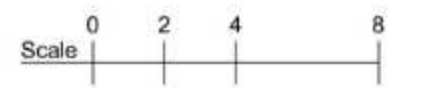


REAR



LEFT

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 3 B



A3.3

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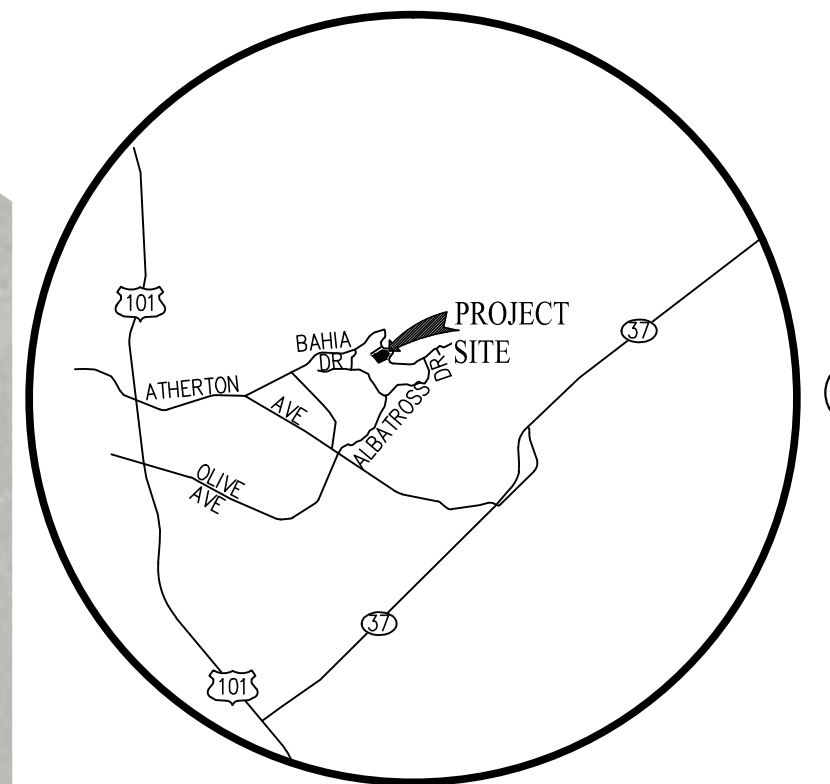


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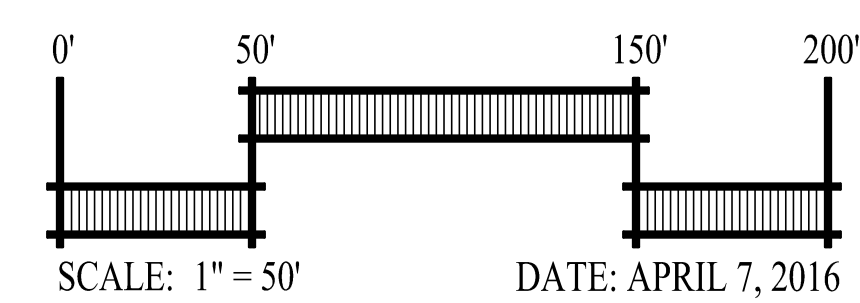
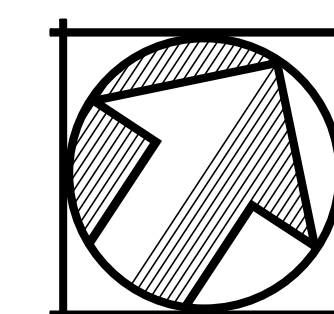




VICINITY MAP  
NOT TO SCALE

# AERIAL PHOTOGRAPH EXISTING CONDITIONS BAHIA HEIGHTS

CITY OF NOVATO MARIN COUNTY CALIFORNIA



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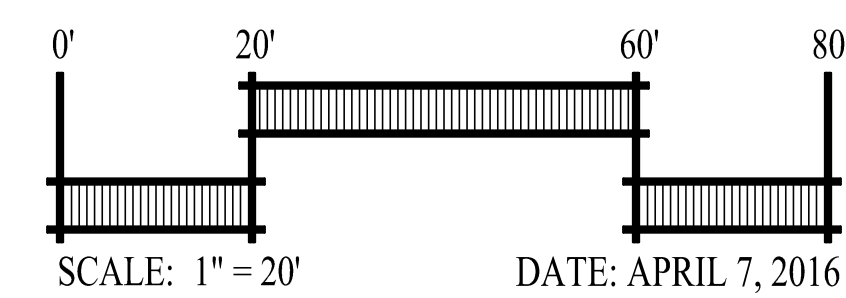
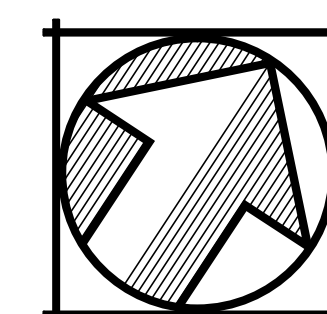
TYPICAL BUILDING SETBACKS

TYPICAL LOTS (1-3, 8-9)		CUL-DE-SAC LOTS (4-7)	
FRONT/GARAGE	20' MIN	FRONT/GARAGE	15' MIN
SIDE	5'/10' MIN	SIDE	5'/10' MIN
REAR	20' MIN	REAR	20' MIN

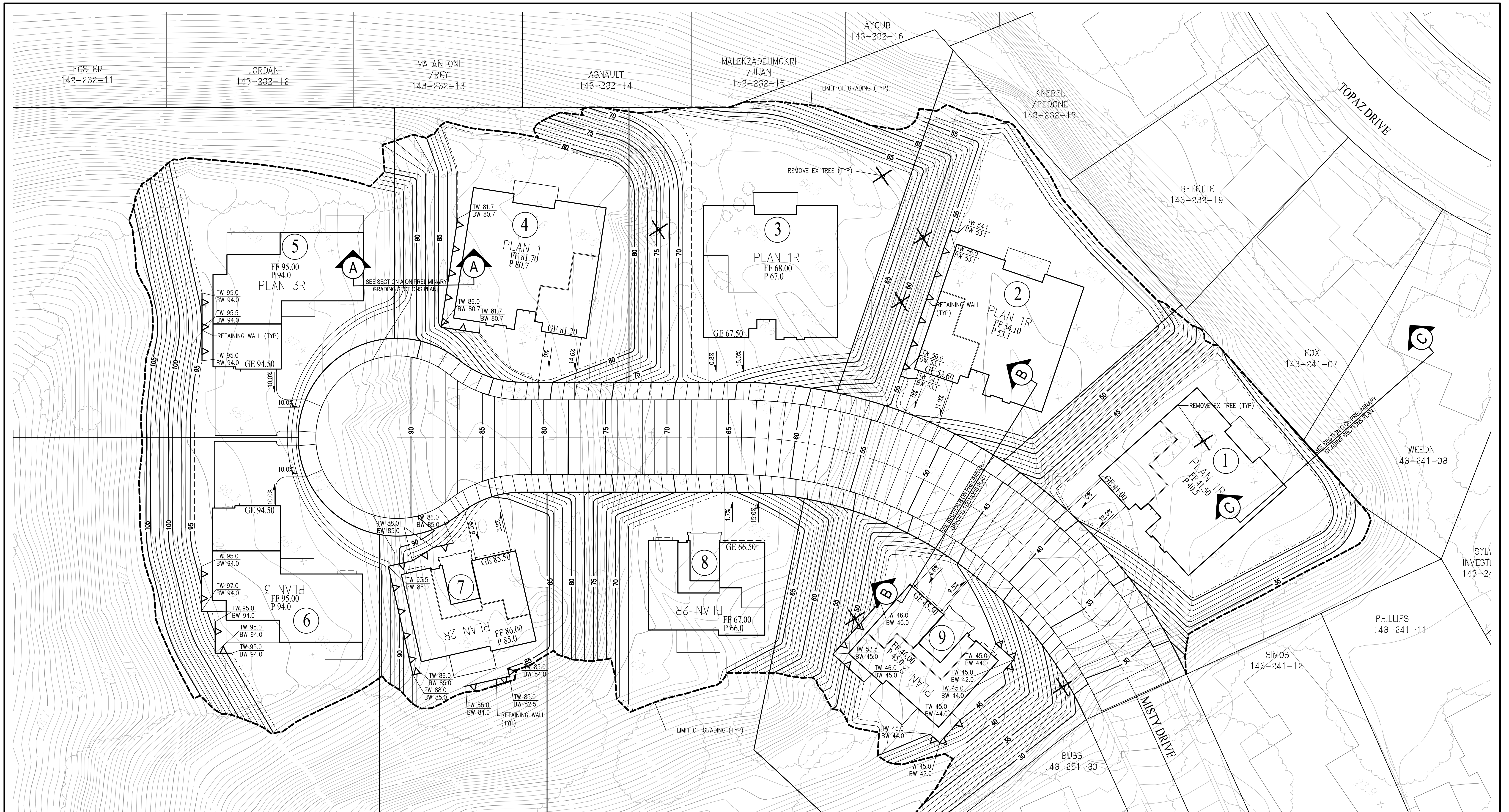
# PRELIMINARY SITE PLAN

## BAHIA HEIGHTS

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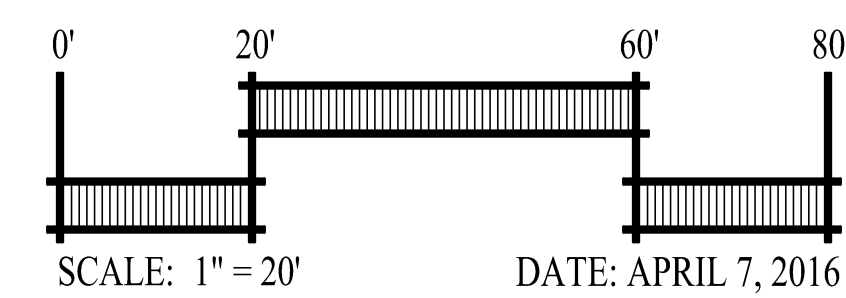
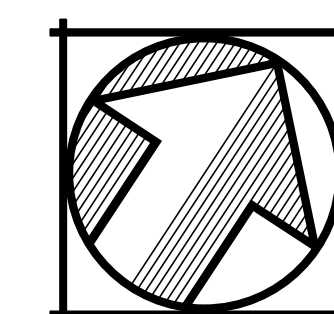
**LEGEND**

✕ REMOVE EXISTING TREE

**PRELIMINARY GRADING PLAN**

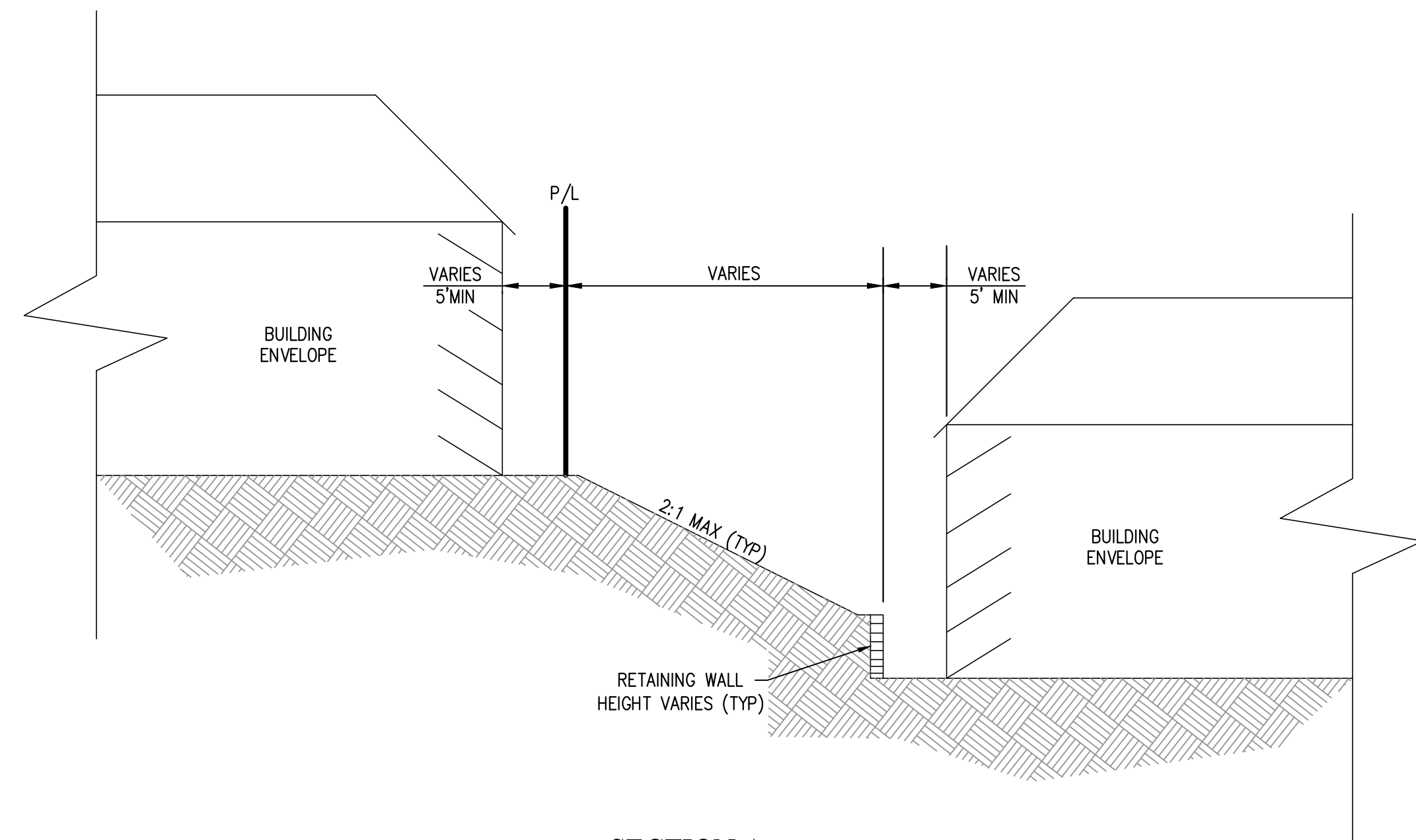
**BAHIA HEIGHTS**

CITY OF NOVATO MARIN COUNTY CALIFORNIA

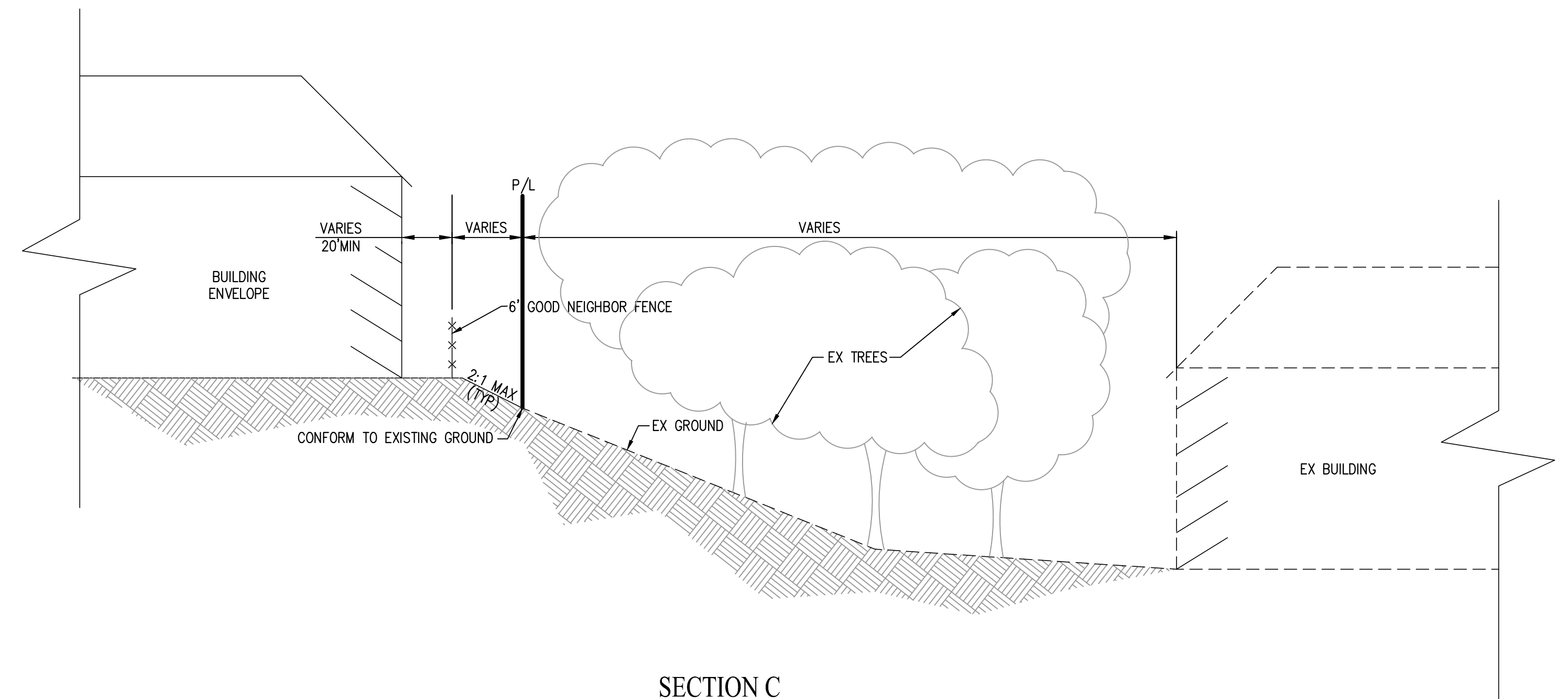


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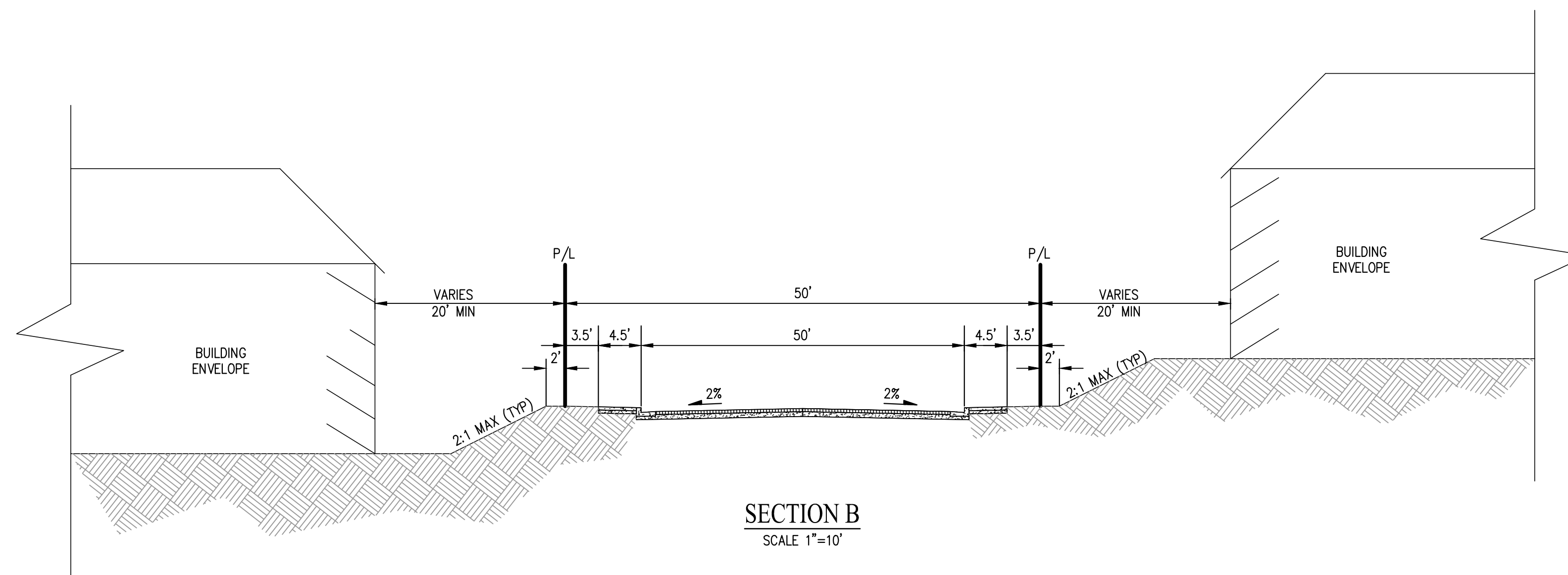




SECTION A  
SCALE 1"=10'



SECTION C  
SCALE 1"=10'

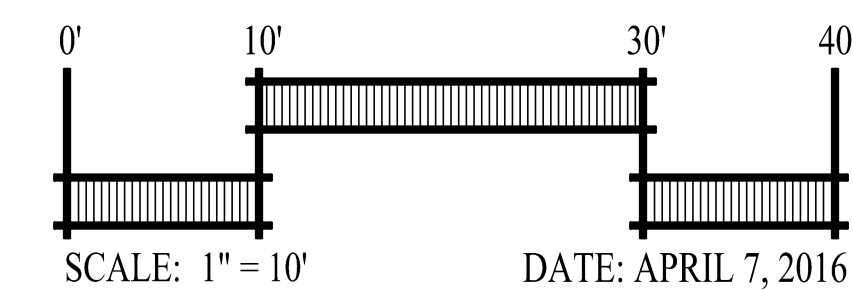


SECTION B  
SCALE 1"=10'

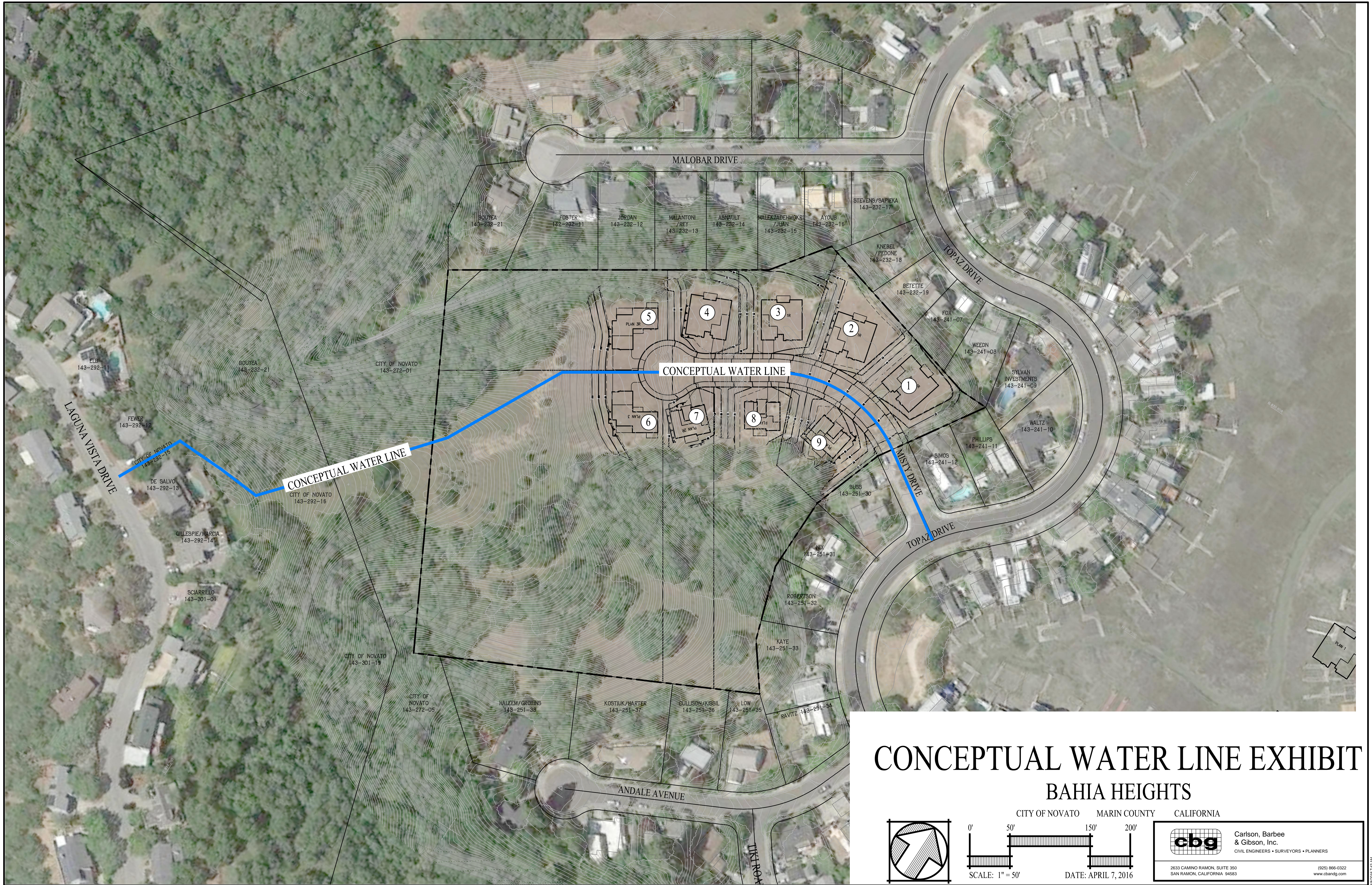
# PRELIMINARY GRADING SECTIONS

## BAHIA HEIGHTS

CITY OF NOVATO MARIN COUNTY CALIFORNIA



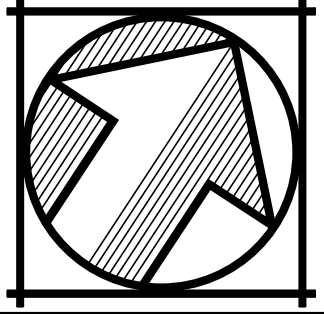
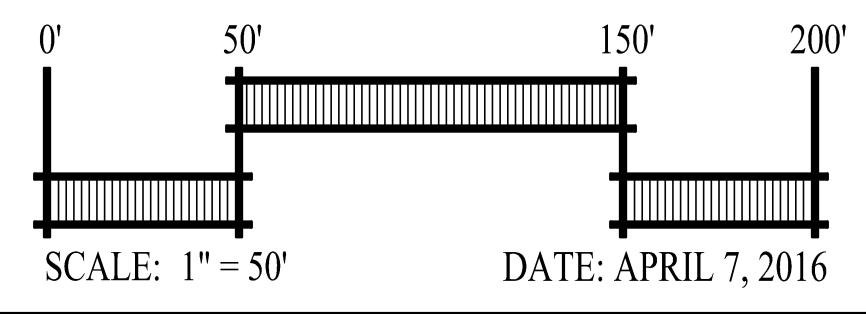
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	<small>2633 CAMINO RAMON, SUITE 350          SAN RAMON, CALIFORNIA 94583          (925) 866-0322          www.cbainc.com</small>



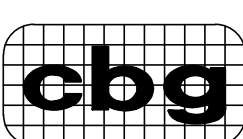
# CONCEPTUAL WATER LINE EXHIBIT

## BAHIA HEIGHTS

CITY OF NOVATO    MARIN COUNTY    CALIFORNIA

SCALE: 1" = 50'      DATE: APRIL 7, 2016



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G:\342\000\ACAD\PD\X\05\_CONCEPTUAL WATER LINE EXH.DWG 4/8/2016 7:43 AM