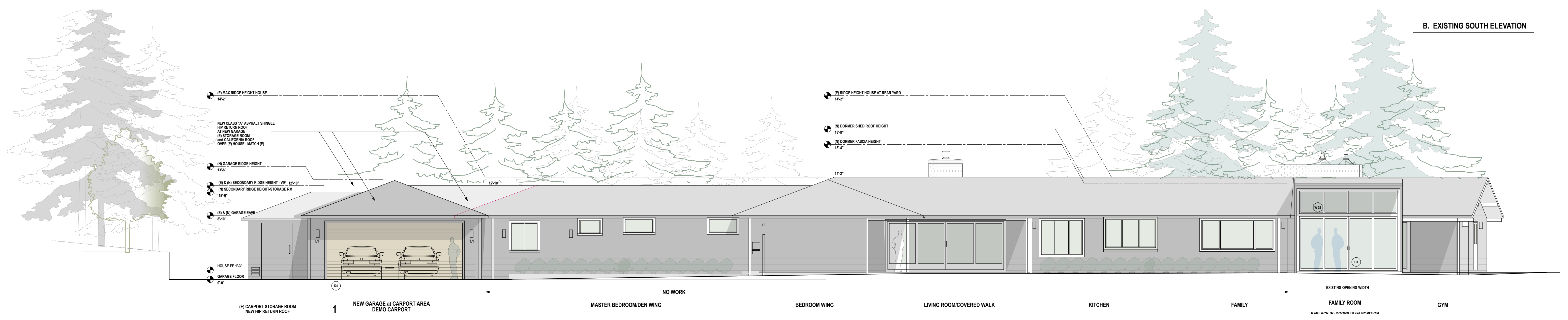


B. EXISTING SOUTH ELEVATION



SEE PROJECT INFORMATION SHEET: A0.1

MARIN COUNTY PLANNING DEPARTMENT - DESIGN REVIEW
DATE : FEB. 5, 2024

KWPOA DESIGN REVIEW - APPROVAL
DATE : JANUARY 22, 2024

**THE
BROCKMAN
DESIGN
STUDIO**

25 San Anselmo Ave.
San Anselmo, CA 94960

Telephone 415.300.6653

brockmandesignstudio.squarespace.com

 **Kent Woodlands Property Owners Association**

January 23, 2024

John Mecklenburg & Julia Violich
156 S Ridgewood Road
Kentfield, CA 94904

Subject: Application for Architectural Committee Review – 156 S Ridgewood -
C2 Minor Additions
Application # 2023-24

Dear John and Julia,

The Architectural Committee appreciated the opportunity to review your plans and to discuss them with you.

This "Approval Letter" represents the Kent Woodlands Architectural Committee's December 12, 2023, approval of your application for Improvements per the plans prepared by The Brockman Design Studio, dated November 20, 2023, and per the "Standard Conditions."

Please note this approval is subject to the KWPOA "Standard Conditions of Approval" included in this letter.

The Architectural Committee has deemed the approved Improvements to be consistent with the CC&RS. Any change to these plans requires additional review by KWPOA (see "Standard Conditions").

Please print, sign and date a copy of this letter on the spaces indicated and return the signed copy to the Architectural Coordinator as soon as possible but no later than **5 (five) calendar days after the date of this letter**. Without signatures from all applicants, this approval is null and void.

If you have questions regarding this approval or conditional approval, please call the Architectural Coordinator at 415-721-7429.

We hope your project goes well.

Sincerely,



Bruce Raabe
Architectural Committee Chair

P.O. Box 404, Kentfield, CA 94914 • 415.721.7429 • www.kupooa.com • info@kupooa.com

Page 2 of 4

 **Kent Woodlands Property Owners Association**

Standard Conditions of Approval

- The project shall conform to the plans listed above in this approval letter as herein conditioned. Any changes to the plans as approved by the AC, even if mandated by the County, must be resubmitted to the AC for approval prior to obtaining a building permit. (This includes changes required by Marin County Planning, Public Works, Kentfield Fire Department, Marin Water, or applicant's preferences or materials providers, and changes to grading and landscaping, as well as flat work and structures.)
- While under construction, the applicant or his lead consultant shall make the site and any supporting materials available to the AC in a timely manner. Such site visits may include intermittent site visits and a final site visit prior to final County inspection.
- Construction regulations and permit approvals limit the hours for construction-related activities to between 7:30 a.m. and 5:00 p.m. Monday through Friday, 9:00 a.m. and 4:00 p.m. on Saturdays. No construction is allowed on Sundays, or state/national holidays. Noise generating construction-related equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at a construction site only from 8 am to 5 pm Monday-Friday.
- Use of heavy equipment or noise-making machinery is restricted to weekdays only. The use of public streets and/or sidewalks by contractors, subcontractors or construction workers as lay down areas for materials and/or equipment is not permitted. Portable toilets are considered to be equipment. Construction vehicles, equipment and materials shall be parked or stored to allow for safe traffic circulation on and off site.
- If existing vegetation that provides screening to nearby neighbors is lost over the course of construction, that vegetation shall be replaced like for like. For tree removal, see the KWPOA tree removal policy.
- For projects in the C5, C6, and C13 categories, where Reserve Fees are collected at the start of the project, some remaining Reserve Fees may be available for reimbursement at project completion. Upon completion of an Approved C5, C6 or C13 project, applicants are required to notify the Architecture Committee that the project is completed and that all improvements have been installed or constructed in accordance with the plans as approved or conditionally approved. This can be in the form of an email or a letter to the Architecture Coordinator and **must be received within 6 (six) months of the project completion date**. Once this notification has been received, a Close Out Site Visit will be scheduled, to verify that all improvements adhere to the Approval Letter. If improvements were made as approved, any unused Reserve Fees will be refunded and returned to the applicant.
- The project shall not be considered to be completed until all landscaping improvements are installed.
- Commencement of construction of approved Improvements is to begin within (2) two years of the date of approval by the Board and all construction (whether based on initial approved plans or later approved changes to such plans) is to be completed within (2) two years after construction first commences (the "completion period"). The completion period may be extended for good cause upon application to the Board provided such application is made at least 30 days prior to the expiration of the completion period. Failure to secure permits and begin construction within that time will nullify this approval and require resubmission of the project.
- No construction, architectural or financing related signage may be displayed on any lot or posted within Kent Woodlands as per Article VIII, Section 1(e) in the KWPOA CC&RS, which states: "No signs or banners of any kind shall be displayed on any Lot or posted within Kent Woodlands except that an Owner may post on his or her Lot (i) a single "For Rent" or "For Sale" sign of reasonable dimensions and appearance, and (ii) flags, so long as they conform to the Association Rules."


P.O. Box 404, Kentfield, CA 94914 • 415.721.7429 • www.kupooa.com • info@kupooa.com

Page 4 of 4

Attached:
Standard Conditions of Approval

By Signing Below, Applicant(s) acknowledge and agree to all the conditions of approval set forth herein.

Date: 24 Jan 2024

Applicant Signature: 

10. The Property owner, including any successor owner with approved plans from KWPOA, must notify the AC of the construction start date.

THE BROCKMAN DESIGN STUDIO

25 San Anselmo Ave.
San Anselmo, CA 94960

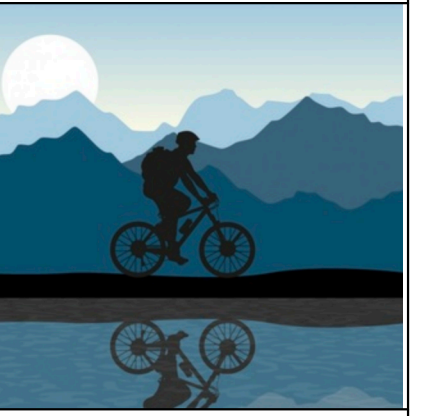
Telephone 415.300.6653

thebrockmandesignstudio.
squarespace.com

KENTWOODLANDS
KWPOA
DESIGN REVIEW

COUNTY OF MARIN

PLANNING AND
BUILDING
DEPARTMENT



EXISTING
SINGLE FAMILY
RESIDENCE

VIOLICH
MECKLENBURG
RESIDENCE

REMODEL
CARPORT/GARAGE
AND

REPLACE EXISTING
EXTERIOR DOORS
ADD TRANSOM

156 SOUTH RIDGEWOOD
KENTFIELD
CALIFORNIA
94904

APN : 075-082-04

DATE	Δ	DESCRIPTION	BY

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PLOT DATE	2/5/24
DRAWN	PB
JOB #	23-07
SCALE	

KWPOA CONDITIONS OF APPROVAL

SHEET
A0.2

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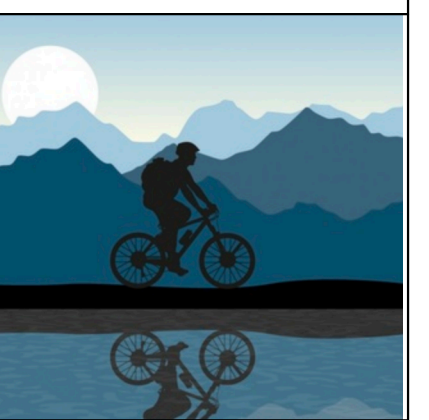
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KENTWOODLANDS

KWPOA DESIGN REVIEW

COUNTY OF MARIN

PLANNING AND BUILDING DEPARTMENT



EXISTING SINGLE FAMILY RESIDENCE

VIOLICH MECKLENBURG RESIDENCE

REMODEL CARPORT/GARAGE AND REPLACE EXISTING EXTERIOR DOORS ADD TRANSOM

156 SOUTH RIDGEWOOD
KENTFIELD CALIFORNIA
94904

APN : 075-082-04

DATE	DESCRIPTION	BY

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PLOT DATE	2/5/24
DRAWN	PB
JOB #	23-07
SCALE	

EXISTING & DEMO FLOOR PLAN

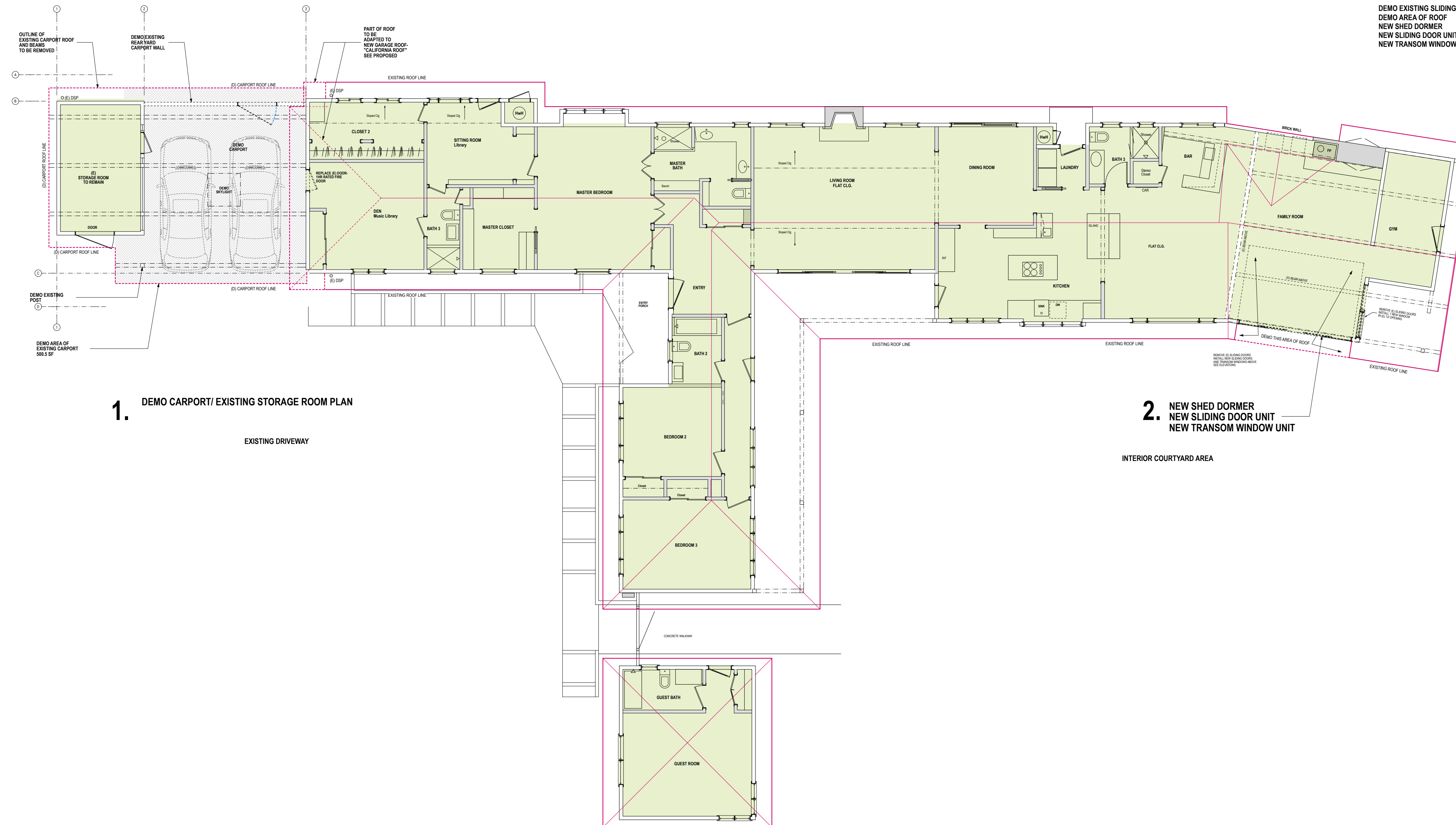
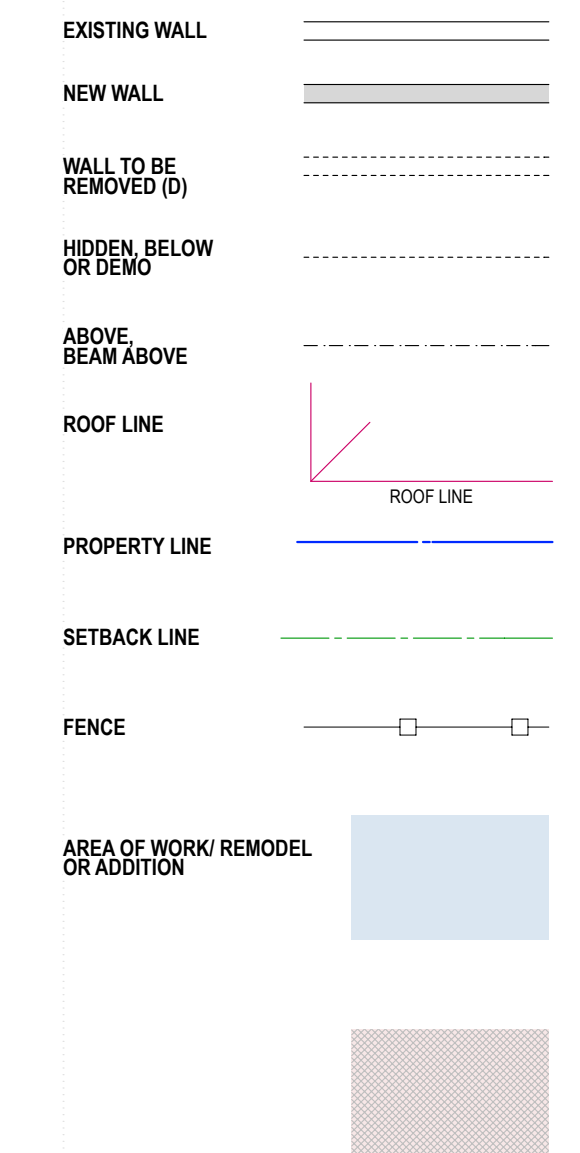
SHEET **A1.0**

KEY

EXAMPLE WINDOWS
W8'-0" W 8'6" x 11'-6"
DBL. CASSEMENT OUTSWING

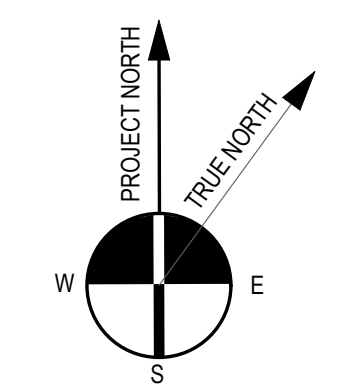
1. AREA / SCOPE OF WORK
DEMO CARPORTS AND EXISTING STORAGE ROOM ROOF PLAN
NEW GARAGE AND ROOF OVER GARAGE AND STORAGE ROOM

2. AREA / SCOPE OF WORK
DEMO EXISTING SLIDING DOOR UNIT
DEMO AREA OF ROOF
NEW SHED DORMER
NEW SLIDING DOOR UNIT
NEW TRANSOM WINDOW UNIT



1. DEMO CARPORT/ EXISTING STORAGE ROOM PLAN

**2. NEW SHED DORMER
NEW SLIDING DOOR UNIT
NEW TRANSOM WINDOW UNIT**



EXISTING & DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0" **1**

CLASS 'A' ROOF MATERIAL SPECIFICATIONS

ROOF TYPE 1 - Sloped areas

GAF Timberline HDZ- RS
Class "A" Asphalt Composite Shingles
with roof backer sheet underneath

California Energy Code / Title 24 Compliant
Highest Roofing Fire Rating:
UL Class A, listed to ANSUL 790.

ROOF TYPE 2

GAF RUBEROID PLUS Tri-Ply APP Granule Membrane
Class "A" Roll Sheets, 60 mil thick
Color: Black

SHEET NOTES

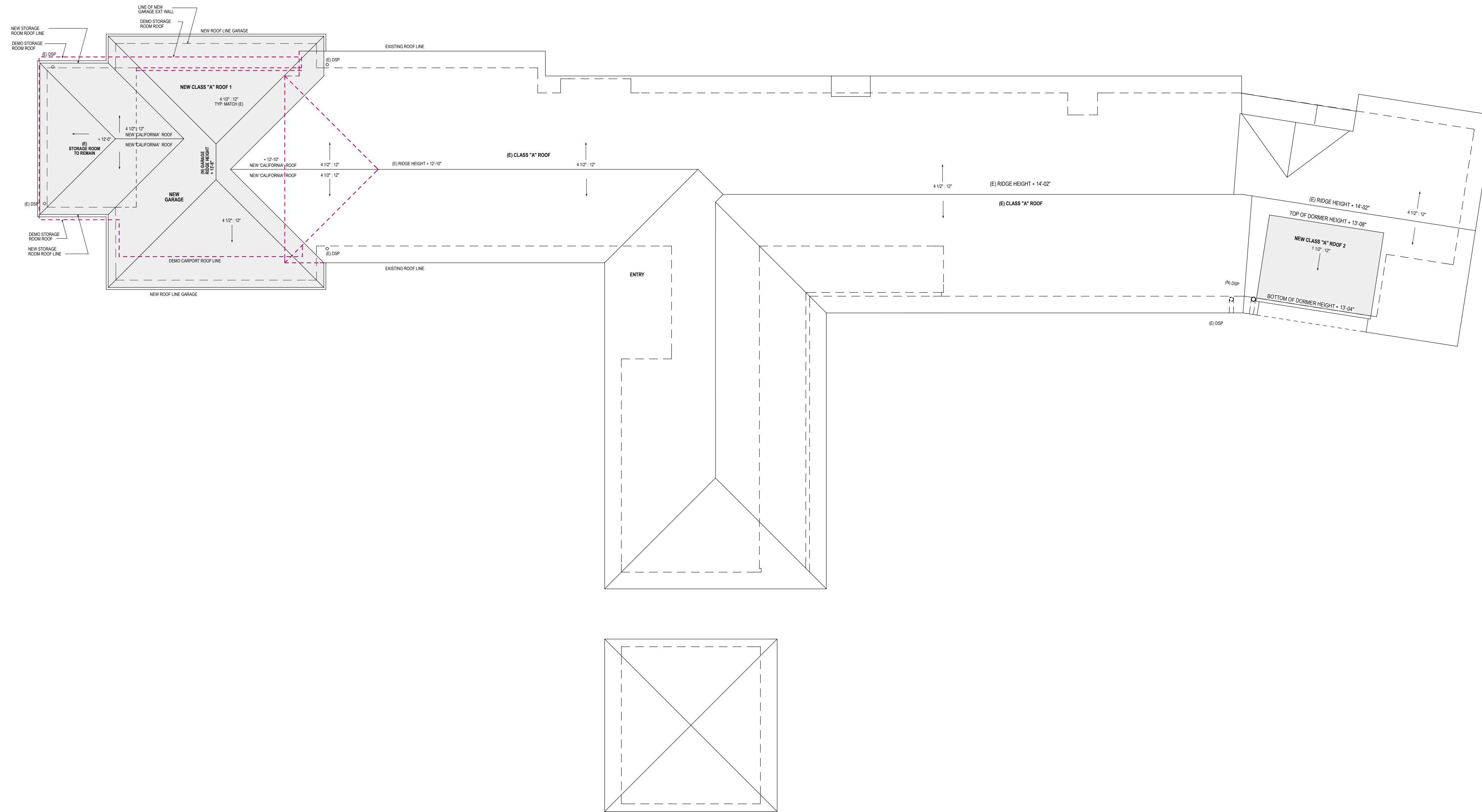
A. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTERS PER CRC R337.5.4

PROVIDE ALL GUTTERS WITH (WU) COMPLIANT GUTTER GUARDS

PRODUCT INFO :
VALOR GUTTER GUARD, STANDARD UNDER SHINGLE FLAT, MEDIUM MESH, COLOR-CHARCOAL OR EQUIVALENT

KEY

- EXISTING WALL
- NEW WALL
- TO BE REMOVED (D)
- LINE OF EXTERIOR WALL UNDER ROOF
- ABOVE BEAM ABOVE
- ROOF LINE GUTTERS NOT SHOWN FOR CLARITY
- PROPERTY LINE
- SETBACK LINE
- FENCE
- AREA OF WORK/ REMODEL OR ADDITION



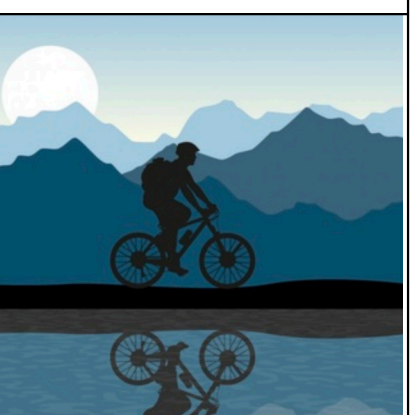
THE BROCKMAN DESIGN STUDIO

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Telephone 415.300.6653
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**KENTWOODLANDS
KWPOA
DESIGN REVIEW**

COUNTY OF MARIN

**PLANNING AND
BUILDING
DEPARTMENT**



**EXISTING
SINGLE FAMILY
RESIDENCE**

**VIOLICH
MECKLENBURG
RESIDENCE**

**REMODEL
CARPORT/GARAGE
AND
REPLACE EXISTING
EXTERIOR DOORS
ADD TRANSOM**

156 SOUTH RIDGEWOOD
KENTFIELD
CALIFORNIA
94904

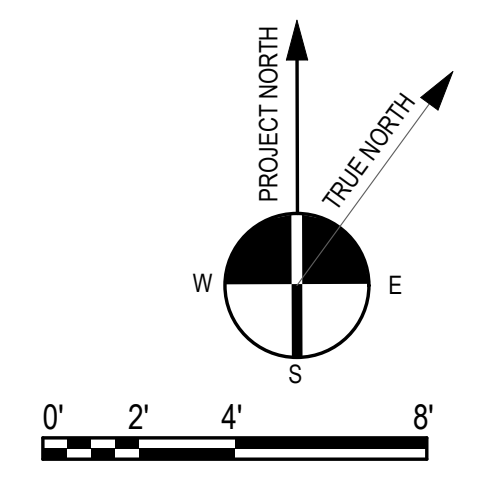
APN : 075-082-04

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PLOT DATE	2/5/24
DRAWN	PB
JOB #	23-07
SCALE	

ROOF PLAN



ROOF PLAN
SCALE: 1/8" = 1'-0" **1**

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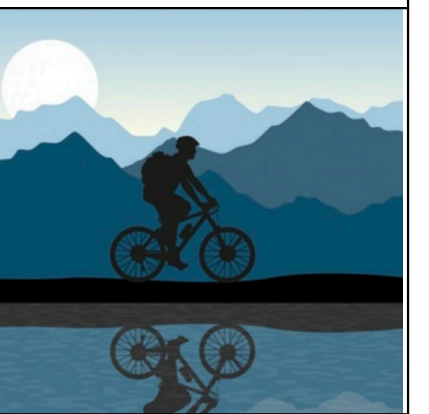
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KWPOA
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COUNTY OF MARIN

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PLOT DATE	DATE	BY
2/5/24		
PB		
23-07		

EXISTING &
PROPOSED
ELEVATIONS

SHEET
A2.1

KEY

W 13'-0" x H 40"
TRANSOM 4 UNIT-FIXED

W 13'-0" x H 96"
4 UNIT DBL SLIDER

W 18'-0" x H 96"
CUSTOM GARAGE DOOR
AUTOMATIC OPENER
PAINTED WOOD

1. AREA / SCOPE OF WORK

DEMO CARPORT/
DEMO CARPORT'S AND EXISTING STORAGE ROOM
ROOF PLAN

NEW GARAGE AND ROOF OVER
GARAGE AND STORAGE ROOM

2. AREA / SCOPE OF WORK

DEMO EXISTING SLIDING DOOR UNIT
DEMO AREA OF ROOF
NEW SHED DORMER
NEW SLIDING DOOR UNIT
NEW TRANSOM WINDOW UNIT

MATERIALS

ALL NEW EXTERIOR
MATERIALS TO MATCH
EXISTING RESIDENCE:

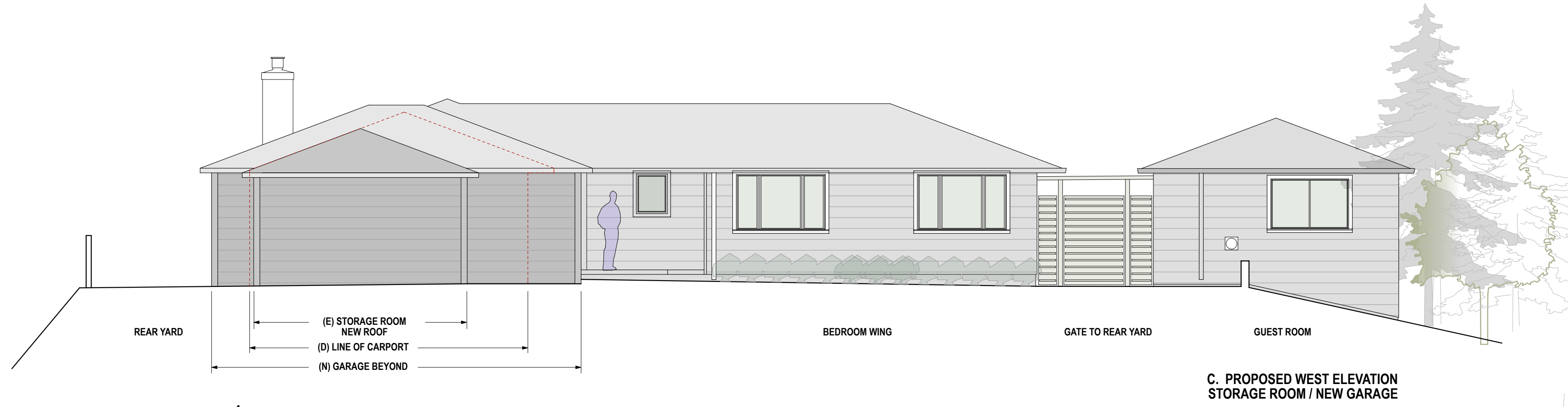
ROOF: ASPHALT SHINGLES-DARK GREY/CHARCOAL
GUTTER, DOWNSPOUTS: PAINTED GSM
EXTERIOR SIDING: PAINTED T&G 1 X 8 TYP
NEW GARAGE DOOR: HORIZONTAL PAINTED WOOD
NEW EXT. DOORS AND WINDOWS : PAINTED TO MATCH (E)

EXTERIOR LIGHTING

L1 : NEW EXTERIOR SCORCE
SEE A1.1 NEW FLOOR PLAN



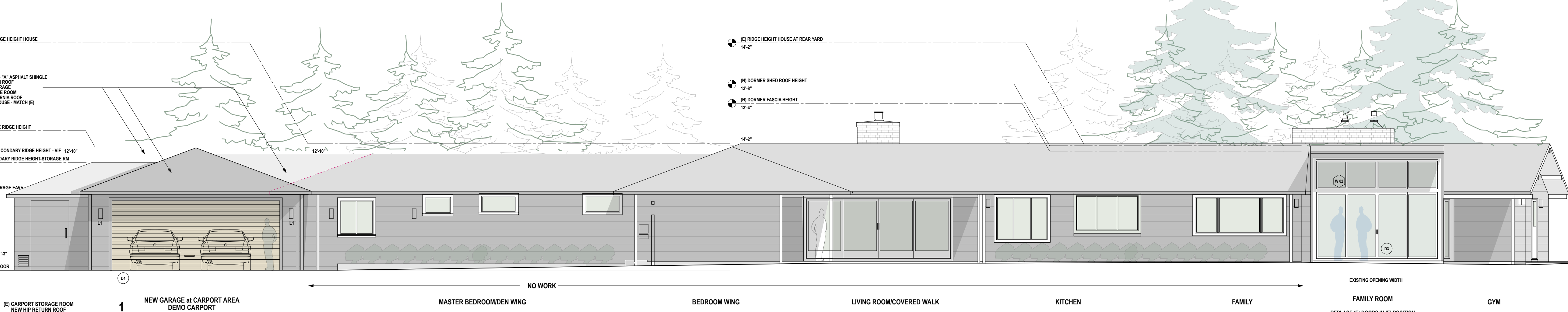
D. EXISTING WEST ELEVATION
SECTION AT CARPORT



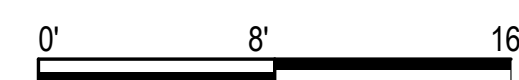
C. PROPOSED WEST ELEVATION
STORAGE ROOM / NEW GARAGE



B. EXISTING SOUTH ELEVATION



A. PROPOSED SOUTH ELEVATION



EXISTING & PROPOSED ELEVATIONS
SCALE: 1:78

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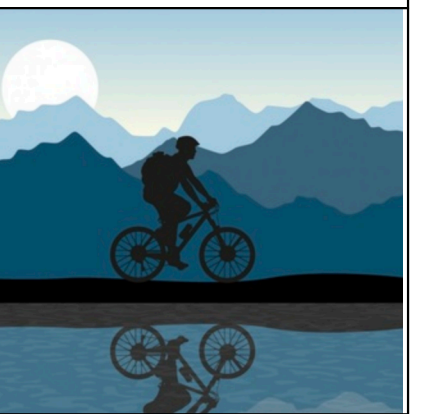
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KENTWOODLANDS

**KWPOA
DESIGN REVIEW**

COUNTY OF MARIN

**PLANNING AND
BUILDING
DEPARTMENT**



**EXISTING
SINGLE FAMILY
RESIDENCE**

**VIOLICH
MECKLENBURG
RESIDENCE**

**REMODEL
CARPORT/GARAGE
AND**

**REPLACE EXISTING
EXTERIOR DOORS
ADD TRANSOM**

156 SOUTH RIDGEWOOD
KENTFIELD
CALIFORNIA
94904

APN : 075-082-04

DATE	DESCRIPTION	BY

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PLOT DATE	2/5/24
DRAWN	PB
JOB #	23-07
SCALE	

**EXISTING &
PROPOSED
ELEVATIONS**

SHEET

A2.2

KEY

(N) 1
W 84" x H 48"
DBL CASEMENT OUTSWING

(D) 2
W 36" x H 84"
DUTCH DOOR-OUTSWING

1. AREA / SCOPE OF WORK

DEMO CARPORT/
DEMO CARPORT'S AND EXISTING STORAGE ROOM
ROOF PLAN
NEW GARAGE AND ROOF OVER
GARAGE AND STORAGE ROOM

2. AREA / SCOPE OF WORK

DEMO EXISTING SLIDING DOOR UNIT
DEMO AREA OF ROOF
NEW SHED DORMER
NEW SLIDING DOOR UNIT
NEW TRANSOM WINDOW UNIT

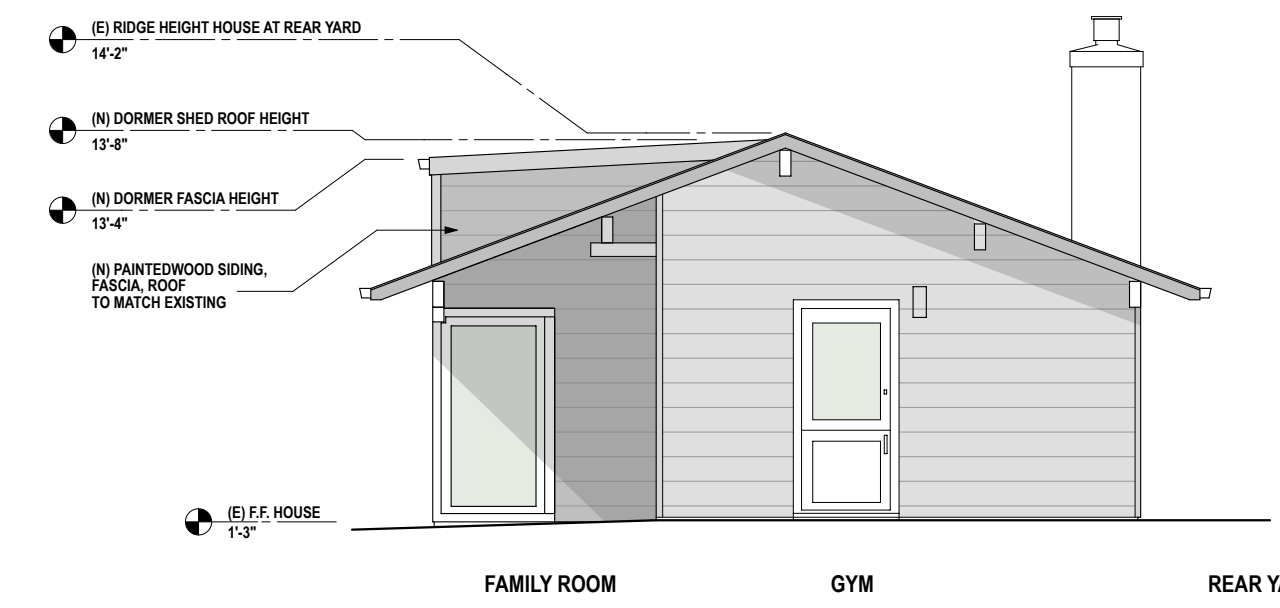
MATERIALS

ALL NEW EXTERIOR
MATERIALS TO MATCH
EXISTING RESIDENCE:

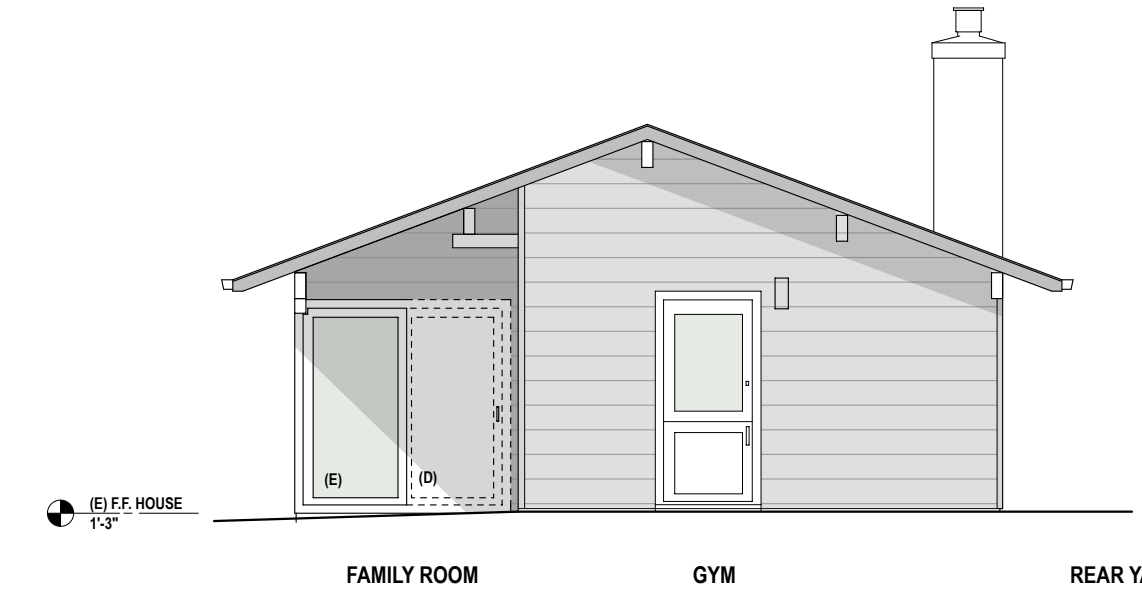
ROOF: ASPHALT SHINGLES-DARK GREY/CHARCOAL
GUTTER, DOWNSPOUTS: PAINTED GSM
EXTERIOR SIDING: PAINTED T&G 1 X 8 TYP
NEW GARAGE DOOR: HORIZONTAL PAINTED WOOD
NEW EXT. DOORS AND WINDOWS : PAINTED TO MATCH (E)

EXTERIOR LIGHTING

L1 : NEW EXTERIOR SCNCE
SEE A1.1 NEW FLOOR PLAN



**J. PROPOSED EAST ELEVATION
AT FAMILY ROOM/GYM**



**H. (E) & (D) EAST ELEVATION
AT FAMILY ROOM/GYM**



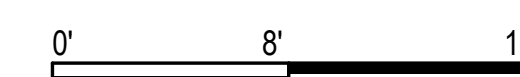
**G. EXISTING EAST ELEVATION
SECTION AT KITCHEN/DINING**



F. EXISTING NORTH ELEVATION

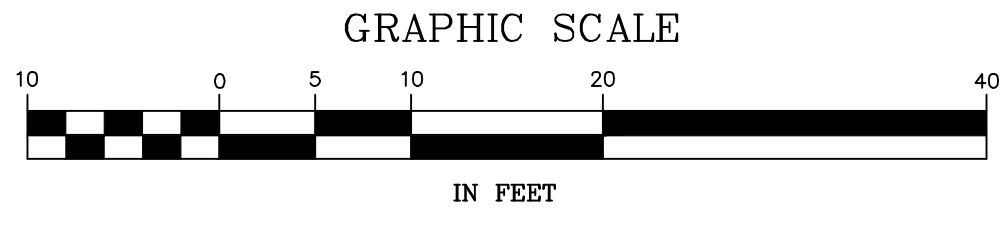
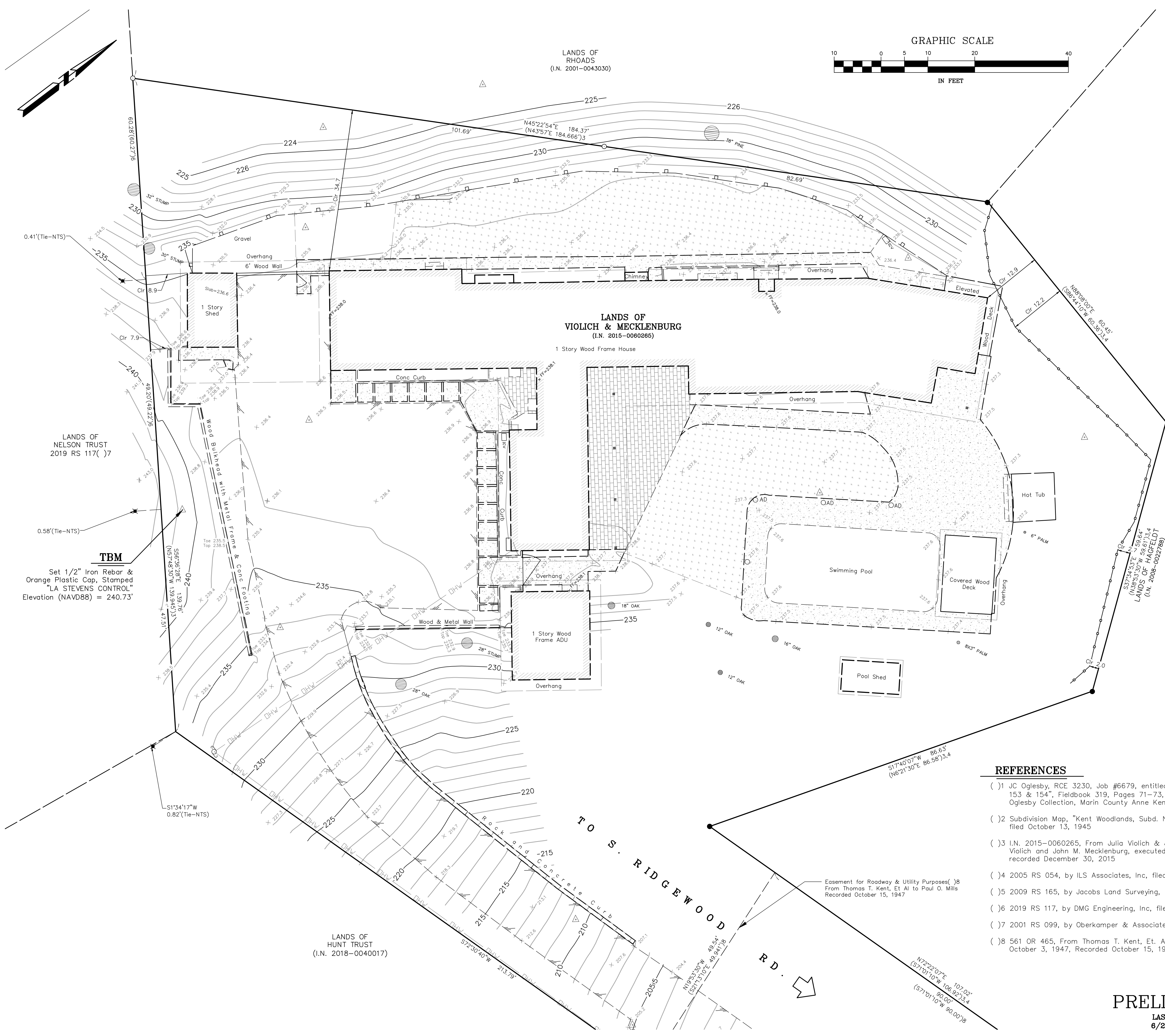


E. PROPOSED NORTH ELEVATION



EXISTING & PROPOSED ELEVATIONS
SCALE: 1:78

1



- LEGEND**
- Tree (Size & Type Noted)
 - Found 3/4" Iron Pipe, Wood Plug, & Brass Tag, Stamped "PLS 5296"
 - Set 5/8" & Punched Aluminum Cap, Stamped "L.A. Stevens, LS 6649"
 - ✕ Found 5/8" Iron Rebar & Yellow Plastic Cap, Stamped "PLS8475"
 - 101.4 Spot Elevation
 - FF = 101.4 Finish Floor Elevation
 - Irrigation Control Valve
 - Joint Pole
 - △ Random Survey Control Point
 - ▨ Concrete Surface
 - ▨ Tiled Surface
 - ▨ Lawn
 - Wood Fence, 6' High
 - Edge of Asphalt Concrete Pavement
 - CONC Concrete
 - E Electrical
 - OHW Overhead Wire
 - TBM Temporary Benchmark
 - AD Area Drain
 - Toe Toe of Wall
 - Top Top of Wall

BASIS OF BEARINGS

The Basis of Bearings of this survey is N26°40'44"W between a 2" Iron Pipe with Nail()2 & a Railroad Spike 12" under the pavement()1 accepted as the original nail shown upon the Oglesby Boundary Traverse. Said basis of bearings being N26°40'44"W 344.97', having been rotated 1°19'02" West from said map()2.

SURVEYOR'S NOTES:

1. Contour Interval: 2 Feet
2. Vertical Datum: North American Vertical Datum of 1988 (NAVD88)
3. Benchmark: Elevation established by GPS relative positioning from National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS). Stations used were: OHLN, P181, P198, P224, & T1BB
4. Boundary lines shown hereon are based on a boundary retracement survey by L.A. Stevens & Associates, Inc. from 5/17/2023 & 6/05/2023. A Record of Survey is in progress and will be filed at the County of Marin Recorder's Office upon completion.
5. The fieldwork for this topographic map was conducted by L.A. Stevens & Associates, Inc. from 5/17/2023 & 6/05/2023. The topographic elements shown hereon reflect the site conditions existing at that time.
6. Dashed Lines connected to the boundary hereon are approximate boundary lines of the adjoining right of way and/or adjoining land owners boundaries. Said dashed lines may not be resolved as a part of this boundary resolution, as many issues can impact the location of said boundary lines. The only boundary lines established by this survey are shown as a thick continuous line for the parcels owned by VIOLICH & MECKLENBURG.
7. Assessor's Parcel: 075-082-04
8. The Title Insurance Policy reviewed during the course of this survey was provided by STEWART TITLE Co., dated 3/27/2015, Policy Number 01180-149349 Only documents within said Policy were reviewed for this work.
9. Subsurface and environmental conditions were not surveyed or examined or considered as part of this survey. No statement is made concerning the existence of underground or overhead conditions, containers, or facilities that may affect the use or development of this property.
10. Only bond copies, with an original stamp and signature in red, may be considered to represent the work of L.A. Stevens & Associates, Inc. - Professional Land Surveyors. Any data relied upon from another format shall be checked to a bond copy mentioned above.
11. This map was prepared for the exclusive use of VIOLICH & MECKLENBURG and/or their legal representatives for the design and construction of a garage and landscaping. Use or reliance on this map by any other party is forbidden without expressed written permission by Lawrence A. Stevens whose seal and signature are shown hereon.
12. This document shall be considered a "Preliminary Check Print" without a wet signature in red ink and wet stamp of the licensee responsible for the work.

REFERENCES

- ()1 JC Oglesby, RCE 3230, Job #6679, entitled "Stake lots 149, 151, 152, 153 & 154", Fieldbook 319, Pages 71-73, dated June 31, 1945. Oglesby Collection, Marin County Anne Kent Free Library
- ()2 Subdivision Map, "Kent Woodlands, Subd. No. Three", by JC Oglesby, filed October 13, 1945
- ()3 I.N. 2015-0060265, From Julia Violich & John Mecklenburg to Julia A Violich and John M. Mecklenburg, executed December 22, 2015, recorded December 30, 2015
- ()4 2005 RS 054, by ILS Associates, Inc, filed February 28, 2005
- ()5 2009 RS 165, by Jacobs Land Surveying, filed November 13, 2009
- ()6 2019 RS 117, by DMG Engineering, Inc, filed December 6, 2019
- ()7 2001 RS 099, by Oberkamper & Associates, filed June 4, 2001
- ()8 561 OR 465, From Thomas T. Kent, Et. Al. to Paul O. Mills, Executed October 3, 1947, Recorded October 15, 1947

PRELIMINARY

LAST EDIT
6/21/2023

LAWRENCE. A. STEVENS, PLS 6649

No.	REVISION:	BY:	DATE:
L.A. Stevens & Associates, Inc. Professional Land Surveyors * (415) 382-7713 7 Commercial Blvd., Suite 1 * Novato, California 94949			
LANDS OF VIOLICH, ET AL 156 S. RIDGEWOOD RD. KENTFIELD, CALIFORNIA		BY: Z.R./L.A.S.	DATE: 6-21-2023
PARTIAL SITE TOPOGRAPHY		SCALE: 1" = 10'	DRAWING NO. 232304