

VESTING TENTATIVE MAP

ENGINEER
OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS, INC.
7200 REDWOOD BLVD STE. 308
NOVATO, CA 94945
tel. (415) 897-2800

OWNER-DEVELOPER
KARUNA LAND LLC
11 SACRAMENTO AVE
SAN ANSELMO, CA 94960
tel. (415) 457-3431

SHEET INDEX

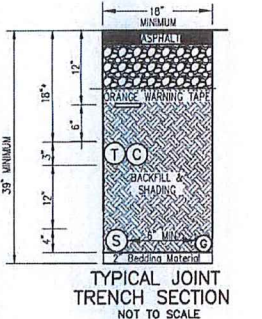
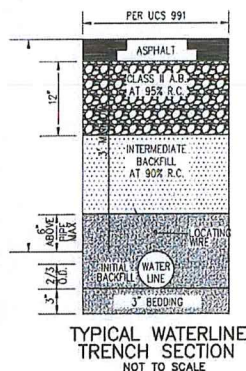
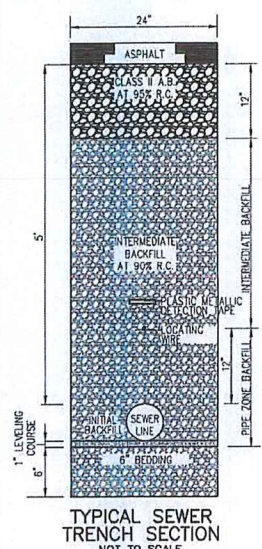
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MAP NOTES:

1. TOTAL SITE AREA: 10.6 ACRES
2. The Land is not presently in use.
3. Proposed use will be residential.
4. All construction shall be in accordance with Standard Specifications and Uniform Construction Standards, Cities of Marin, County of Marin.
5. Assessors Parcel ~ 177-220-10
6. Sewage disposal will be by SANITARY DISTRICT NO. 1
7. Water supply by MARIN MUNICIPAL WATER DISTRICT
8. Gas and Electric Service by PG&E
9. Telephone service by AT&T
10. TV Service by COMCAST
11. A Storm Water Pollution Prevention Plan utilizing Best Management Practices shall be included with Construction Drawings and Documents
12. The total proposed pavement area is 18,800 square feet.
13. The Basis of Bearing for this map is based on the California Coordinate System NAD 83 Zone 3 determined by GPS Observation. There is a rotation of 01°15'18" clockwise from the Basis of Bearing as shown on the Record of Survey recorded in 10 O.S. 92.

PROJECT DATA

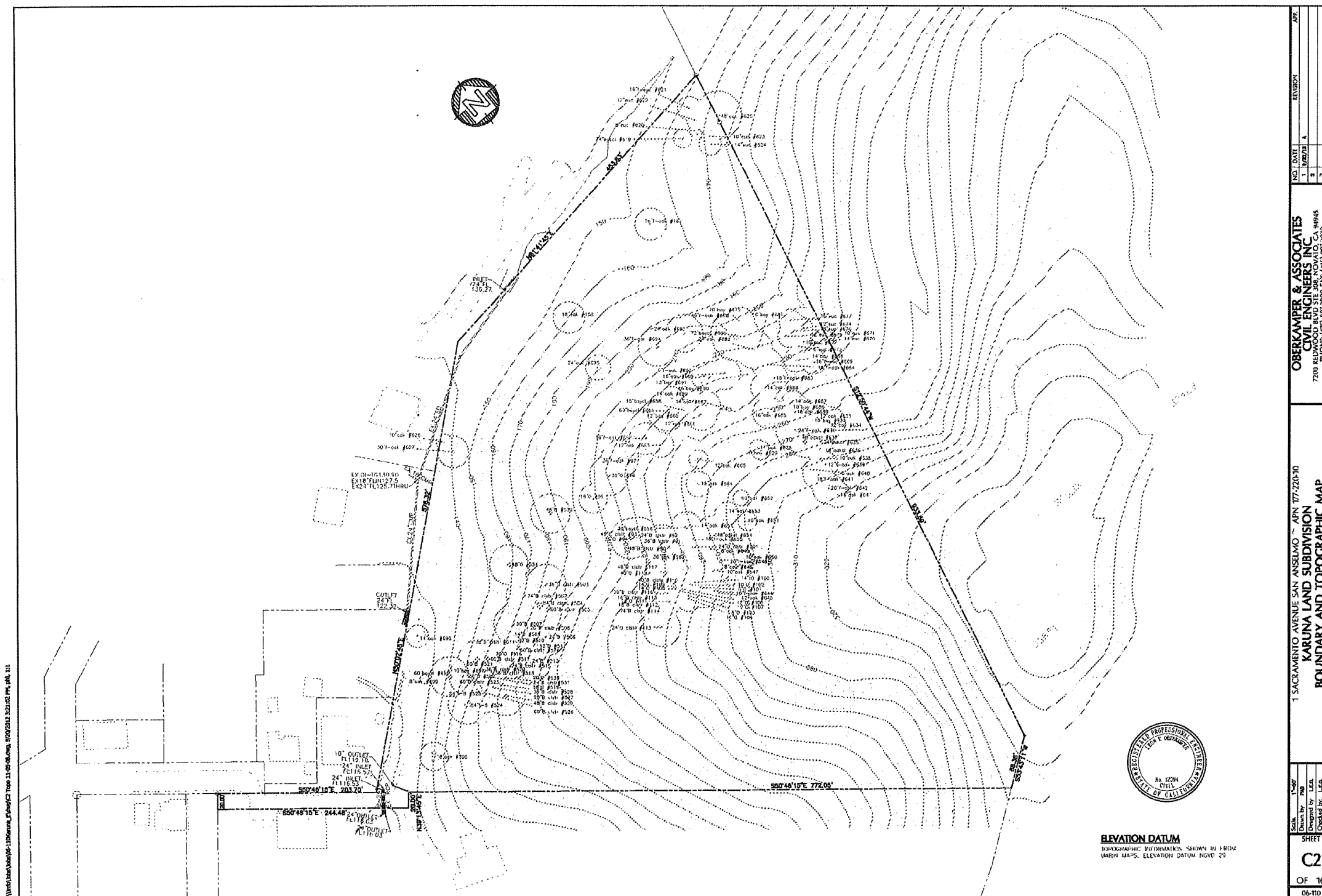
Item	Information
General Plan Designation	MF-2 (Multiple Family, 1 to 4 units per acre), partial Ridge and Upland Greenbelt
Zoning	RMP-1.33 (Residential Multiple Family, 1.33 units per acre maximum density)
Existing lot area	461,561 sq ft; 10.6 acres
Proposed Lot 1; 1,500 sq ft single family home	5,268 sq ft; 0.121 acres; Generally 3 story, bedroom, 2 bath; 1,250 sq ft footprint
Proposed Lot 2; 1,500 sq ft single family home	6,119 sq ft; 0.140 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint
Proposed Lot 3; 1,500 sq ft single family home	5,914 sq ft; 0.136 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint
Proposed Lot 4; 1,500 sq ft single family home	5,339 sq ft; 0.081 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint; Affordable housing lot
Proposed Lot 5; 1,500 sq ft single family home	4,133 sq ft; 0.095 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint
Proposed Lot 6; 1,500 sq ft single family home	4,133 sq ft; 0.095 acres; Generally 3 story, 2 bedroom, 2 bath; 1,250 sq ft footprint
Proposed Remainder Parcel	401,725 sq ft; 9.222 acres; future uses consistent with RMP zoning. Specific master plan uses include but are not limited to agriculture, recreation, memorial site, and/or meditation area.
Proposed Driveway and Utility Parcel	30,730 sq ft; 0.705 acres
Existing building area	None
Proposed building area	One 1,500 sq ft home on each of lots 1-6
Existing floor area ratio (FAR)	Not applicable
Proposed FAR Lot 1	28% FAR
Proposed FAR Lot 2	25% FAR
Proposed FAR Lot 3	25% FAR
Proposed FAR Lot 4	42% FAR
Proposed FAR Lot 5	36% FAR
Proposed FAR Lot 6	36% FAR
Minimum proposed setbacks	Refer to building envelopes on Oberkammer drawings S1 through S6
Maximum height of proposed development	Thirty feet (30) Maximum Building Height
Average slope of property	0%-18%; 42,891 sq ft; 9.3% 18%-25%; 37,780 sq ft; 8.2% 25%-UP; 361,065 sq ft; 82.6% See Oberkammer drawing C8
Total parking space required/provided	24 required/26 provided; For locations see Oberkammer drawing C3
Project description	See project description letter submitted with application
Adjacent land uses	Residential, light industrial, and open space
Vegetation	Ruderal vegetation and oak/bay woodland with some open grass areas
Topography and slope	Varies from flat to very steeply sloped

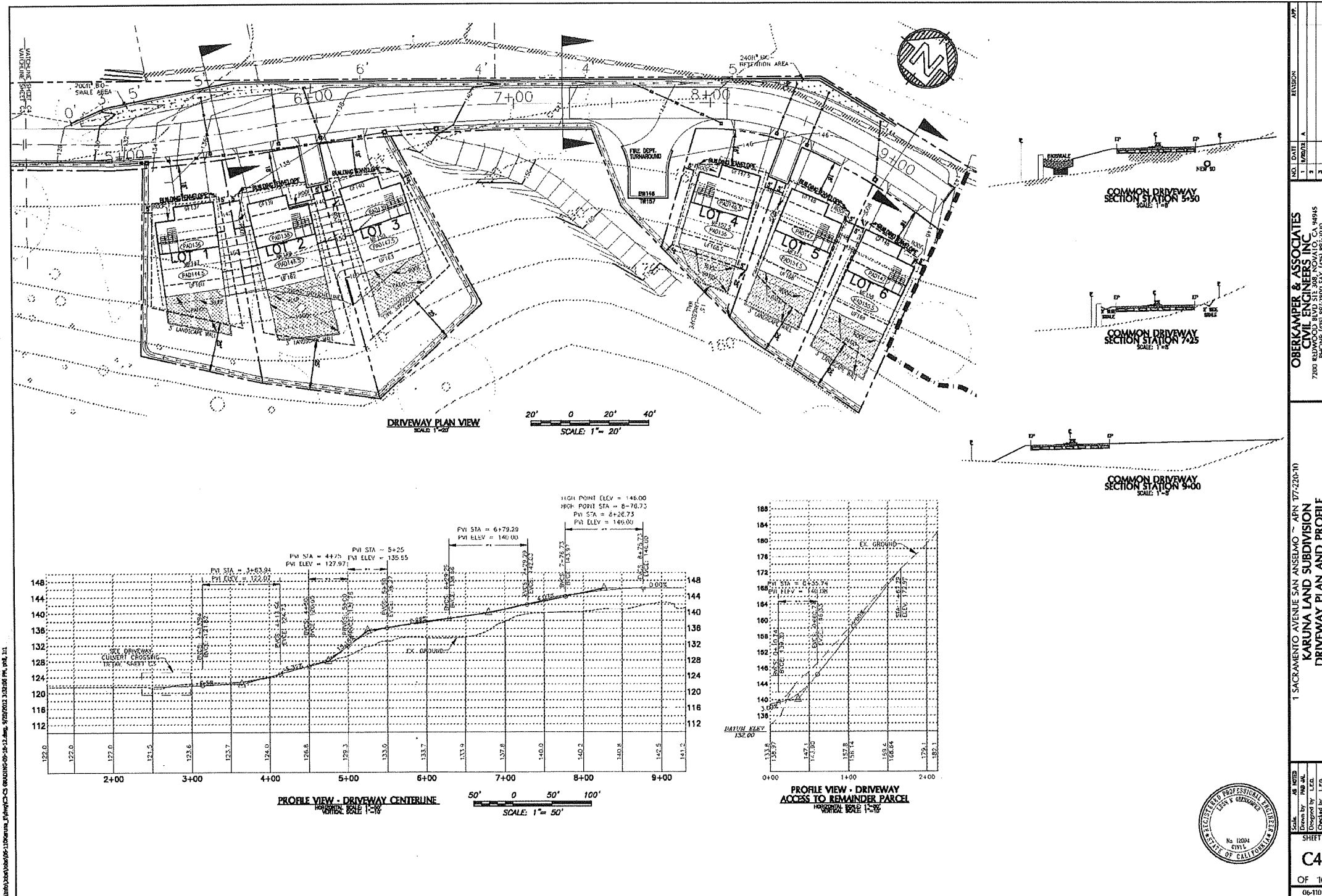


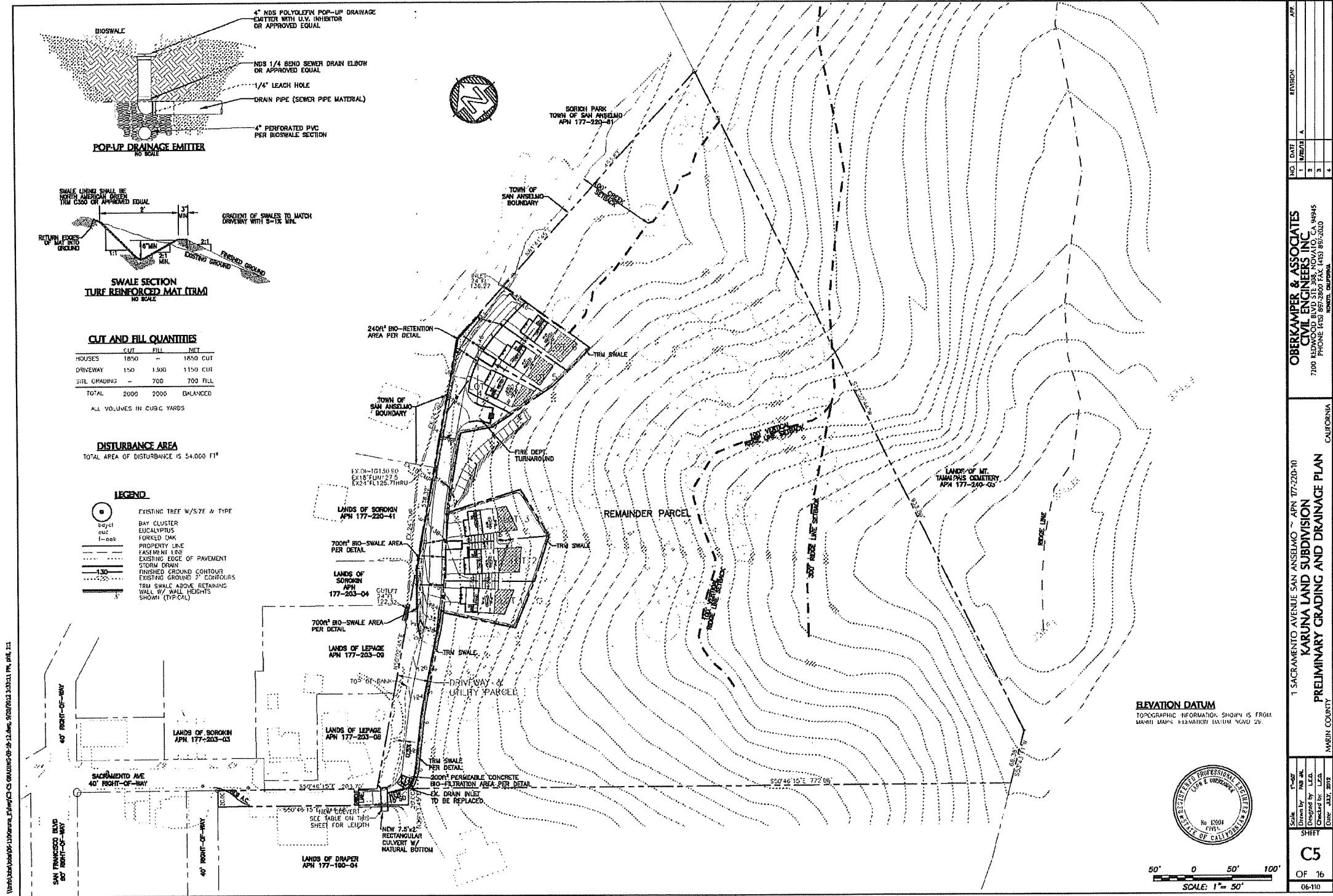
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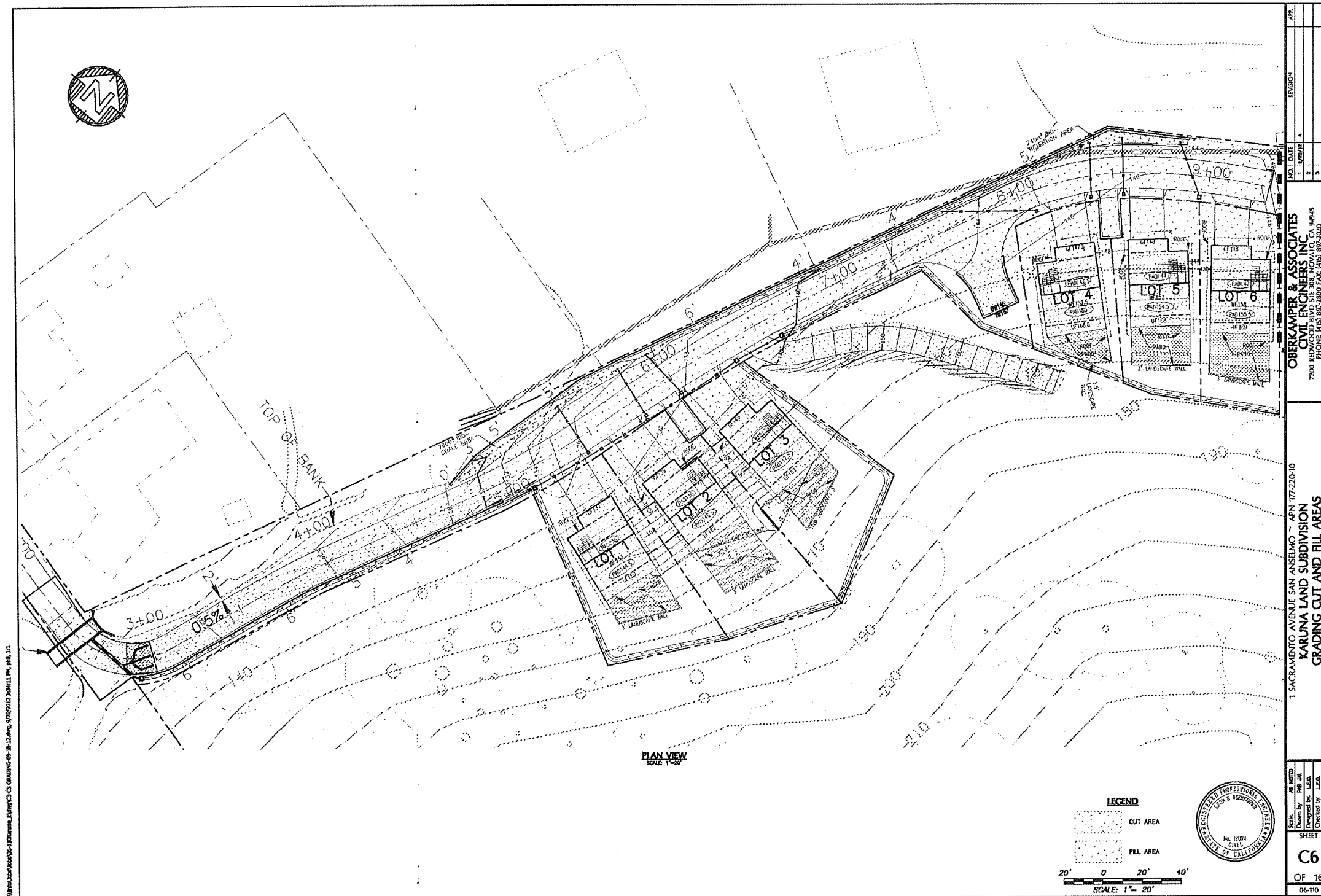
- PROPERTY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- SEWER MAIN EXTENSION
- SEWER LATERAL
- WATERMAIN EXTENSION W/ HYDRANT
- FENCE
- RETAINING WALL
- EXISTING MAILBOX
- EX. 15' DRIVEWAY EASEMENT FOR LANDS OF LEPAGE INSTR. #1997-023905
- EX. 20' DRIVEWAY AND UTILITY EASEMENT FOR LANDS OF DRAPER INSTR. #1999-017863

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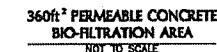




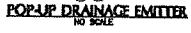




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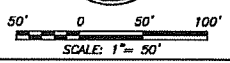
- * EXISTING NATURAL HYDROLOGIC FEATURES (DEPRESSIONS, WATERCOURSES, RELATIVELY UNDISTURBED AREAS) AND SIGNIFICANT NATURAL RESOURCES.
- * SOIL TYPES AND DEPTH TO GROUNDWATER.
- * EXISTING AND PROPOSED SITE DRAINAGE NETWORKS AND CONNECTIONS TO DRAINAGE OFF-SITE.
- * PROPOSED DESIGN FEATURES AND SURFACE TREATMENTS USED TO MINIMIZE IMPERVIOUSNESS.
- * ENTIRE SITE DIVIDED INTO SEPARATE DRAINAGE AREAS, WITH EACH AREA IDENTIFIED AS SELF RETAINING (ZERO DISCHARGE), SELF-TREATING, OR DRAINING TO A BIOTREATMENT FACILITY.
- * FOR EACH DRAINAGE AREA, TYPES OF IMPERVIOUS AREA PROPOSED (ROOF, PLAZA/SIDEWALK, AND STREETS/PARKING) AND EACH AREA.
- * PROPOSED LOCATIONS AND SIZES OF INFILTRATION, TREATMENT, OR FLOW-CONTROL FACILITIES
- * POTENTIAL POLLUTANT SOURCE AREAS, INCLUDING LOADING DOCKS, FUEL SERVICE AND WASH AREAS, OUTSIDE PROVISIONS AND STORAGE, WAREHOUSE, CANNING, REPAIR OR MAINTENANCE, FUEL DISPENSING, EQUIPMENT WASHING, ETC.

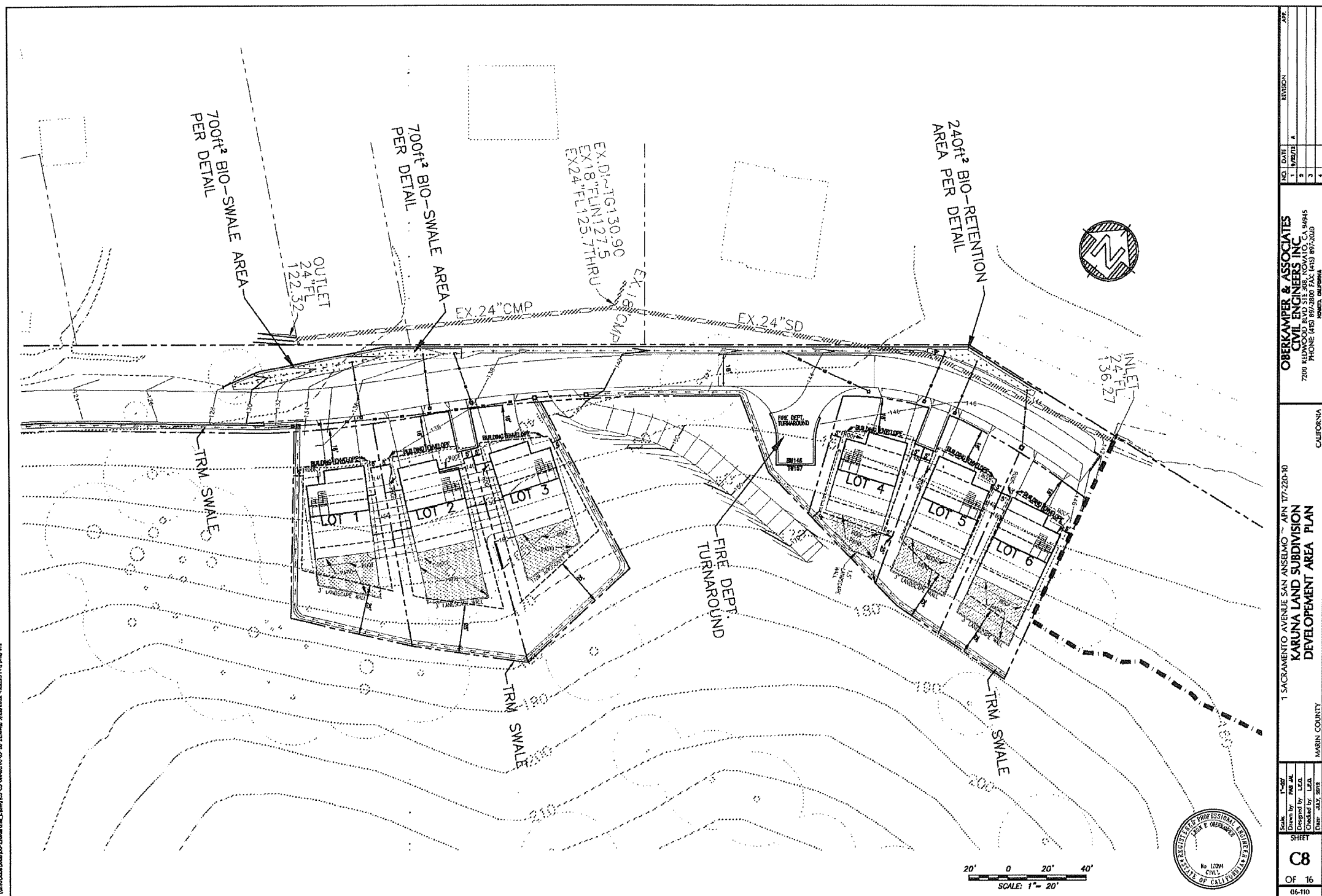
DRAINAGE MAINTENANCE AREAS (DMA'S)

ARFA A					
DMA Name	DMA Area (square feet)	Post-project surface (sq ft)	DMA Runoff factor	DMA Area x runoff factor	IMP Name
Area A	9,830	Houses	1.0	9,830	240 R Bio-Retention Area
	1,700	Driveways	1.0	1,700	
					Minimum IMP size
Total				5,530	Proposed IMP size
					0.04
					221
					240

 AREA B	DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	IMP Name	Minimum IMP size	Proposed IMP size
		5,850	Grass	1.0	5,850	700 1" Bio-Swale Area		
	10,300	Grass	10,300			IMP Spilling factor	628	700
Total:					16,150	0.04		

AREA	DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area x runoff factor	Runoff Name		
	Area 1	9,400	Driveway	1.0	9,400	Permeous Concrete Area		
						Maximum runoff rate	Minimum runoff rate	Proposed runoff rate
						1.0	0.05	0.05
	Total				9,400	0.04	1.58	2.00





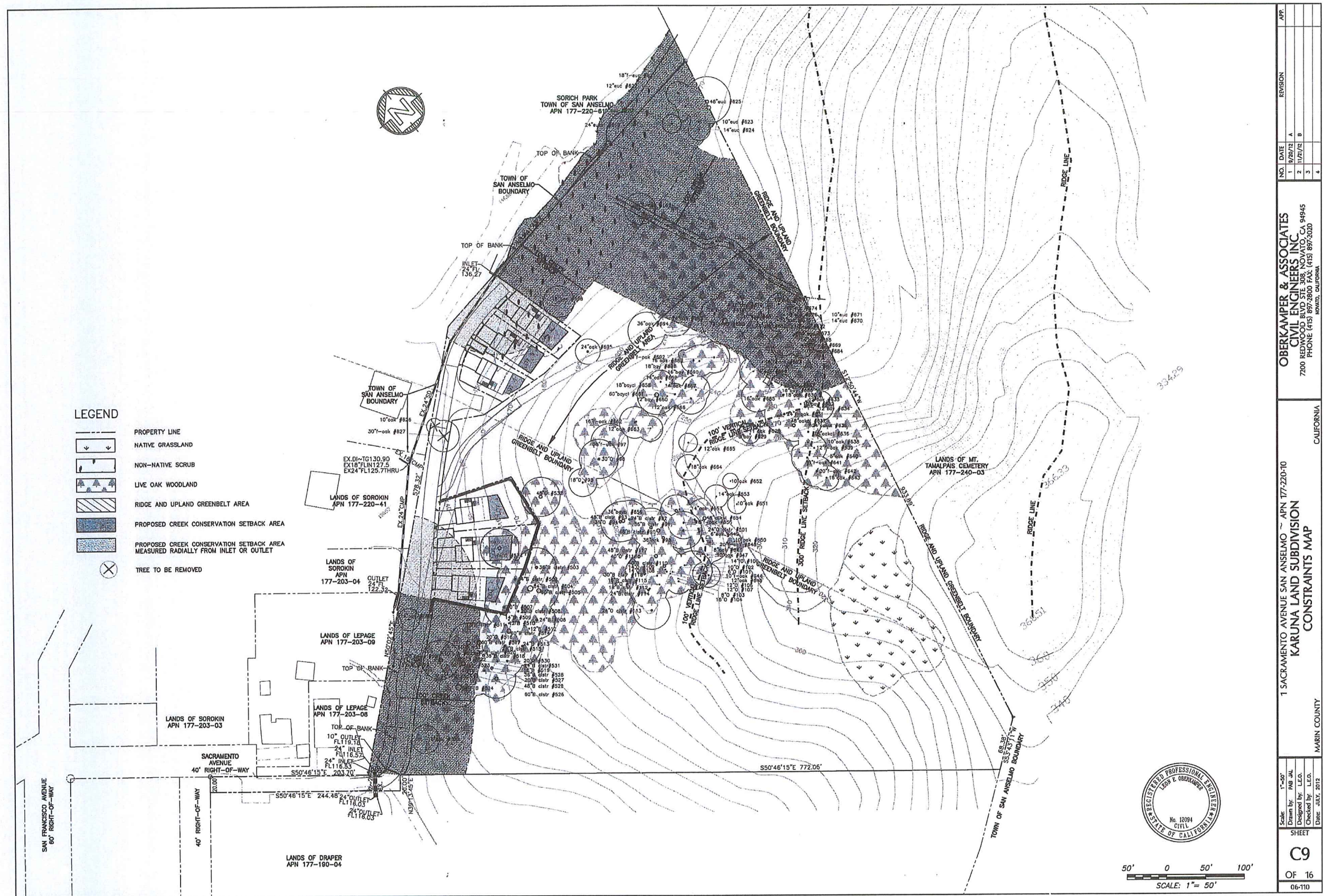
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Designed by	MM AL	
Checked by	LEA	
DRAWN	MM AL	

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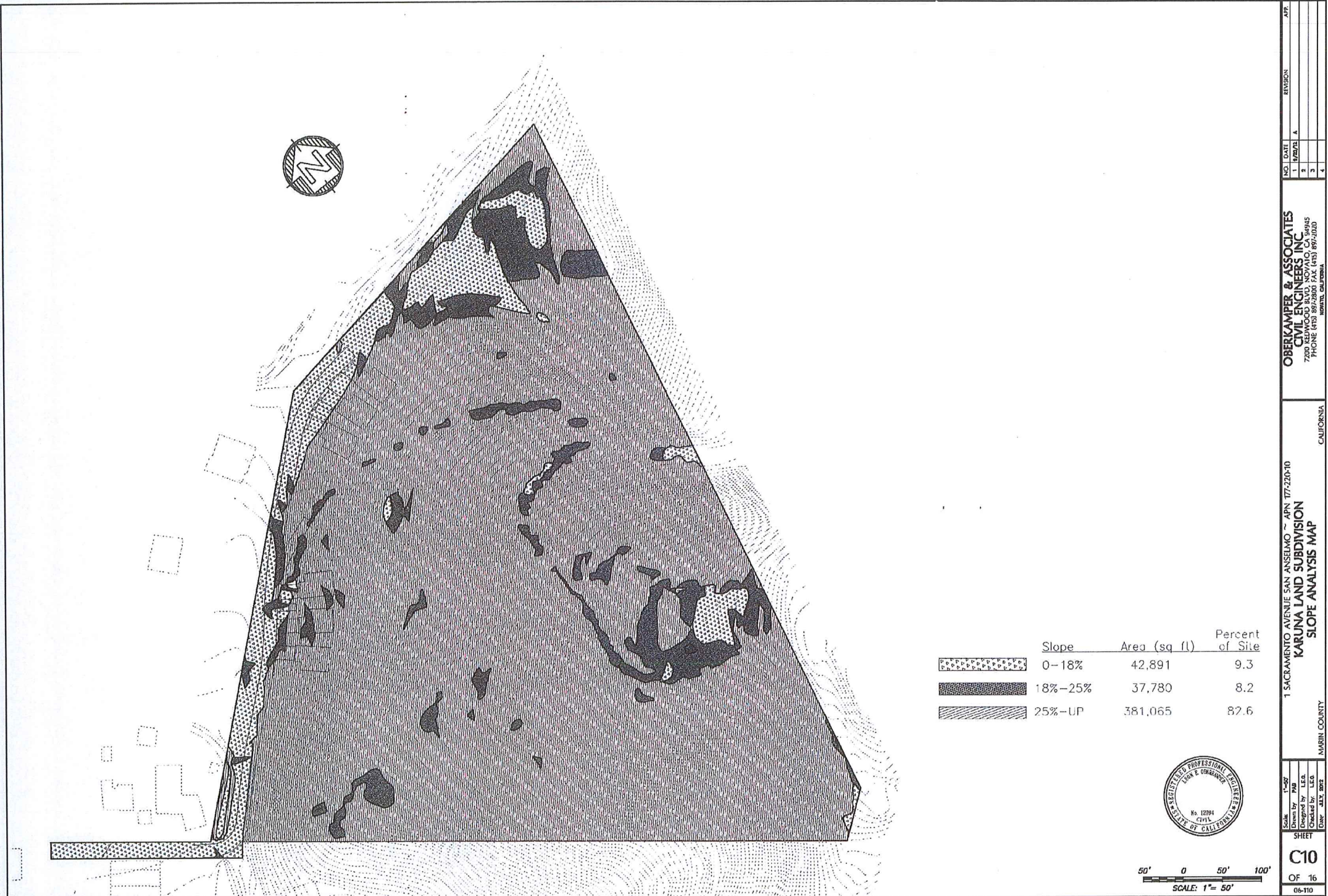
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OF 16

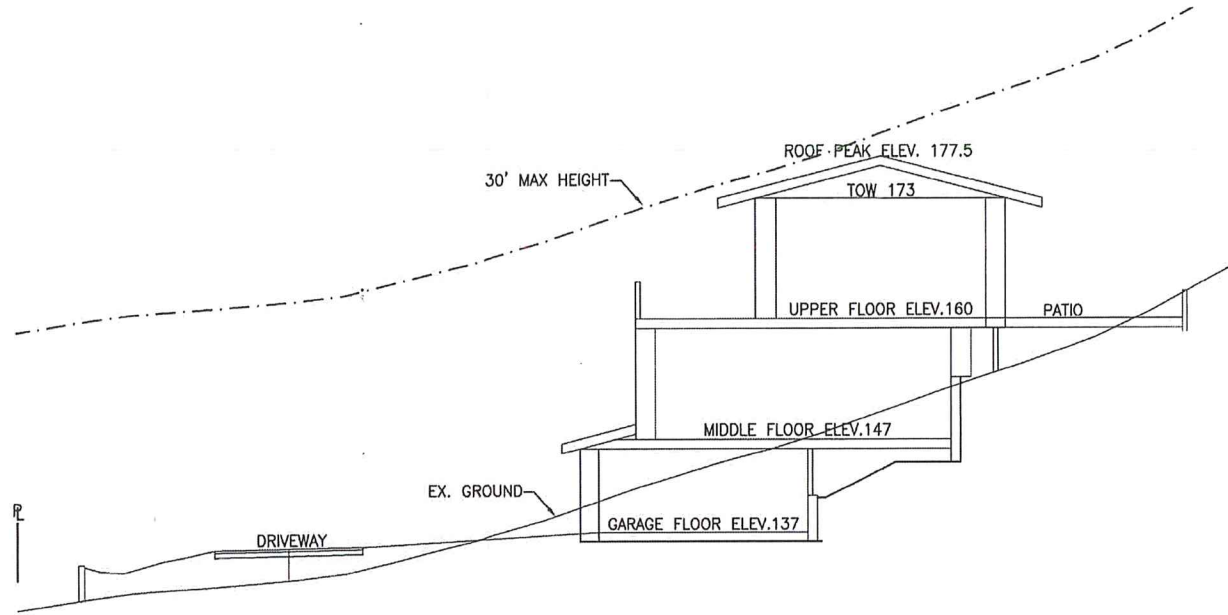
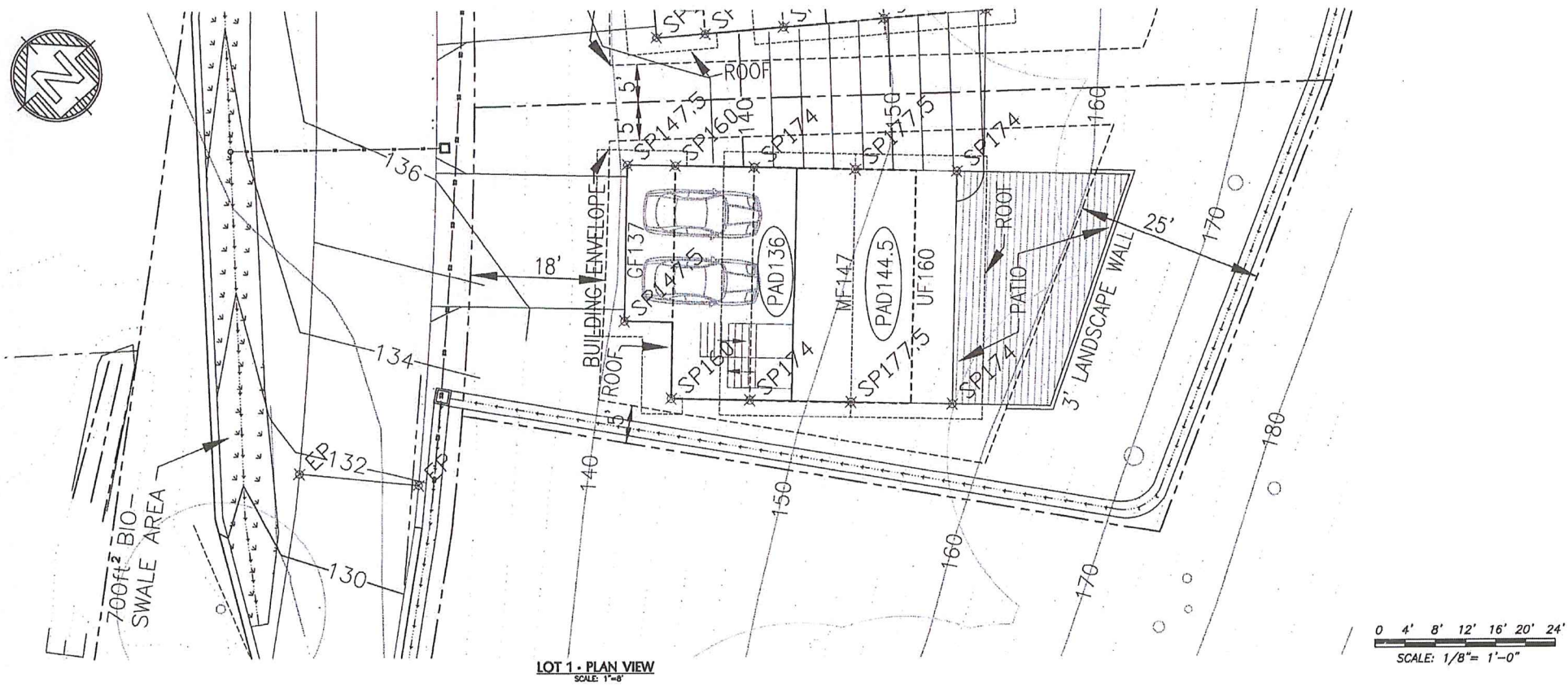
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0 4' 8' 12' 16' 20' 24'
SCALE: 1/8"= 1'-0"

Scale: AS NOTED
Drawn by: P.H. JAL
Designed by: L.E.O.
Checked by: L.E.O.
Date: JULY, 2012

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OF 16
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1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10
KARUNA LAND SUBDIVISION
LOT 1 - CROSS SECTIONS

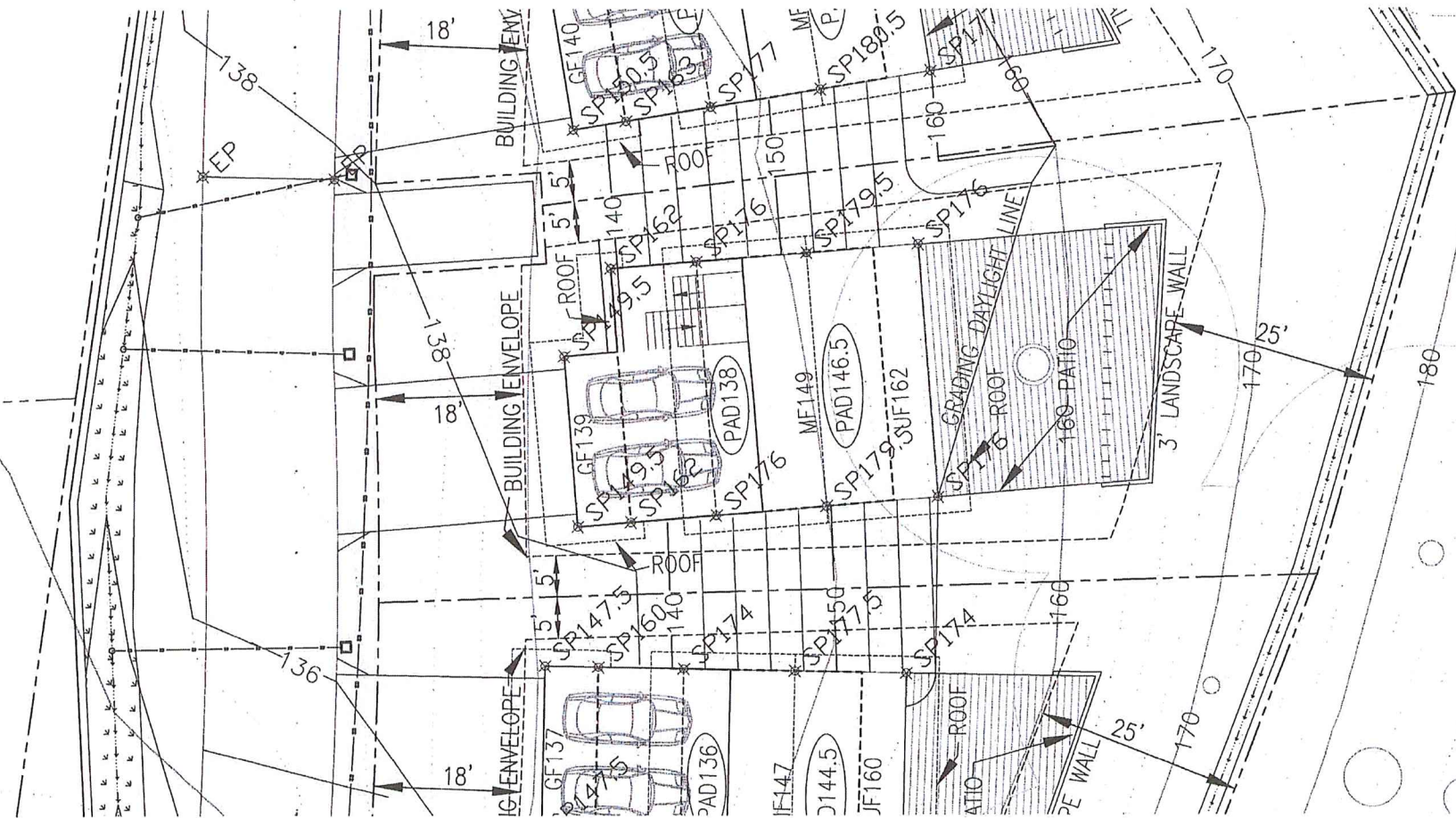
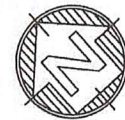
MARIN COUNTY

CALIFORNIA

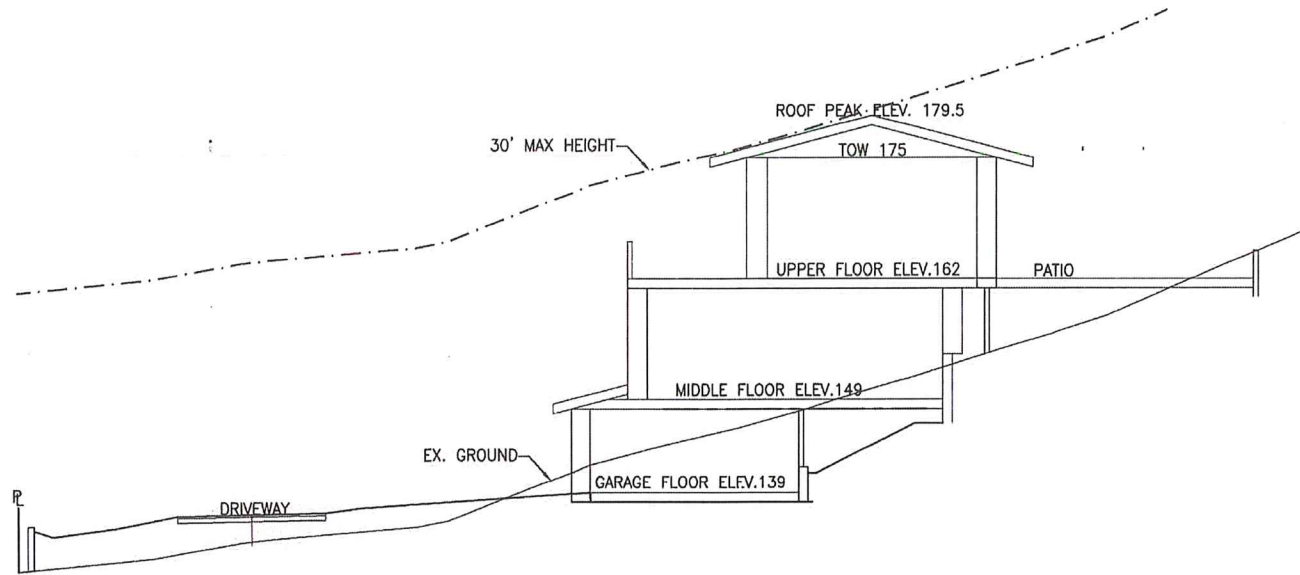
OBERKAMPER & ASSOCIATES
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7200 REDWOOD BLVD STE 308, NOVATO, CA 94945
PHONE (415) 897-2800 FAX (415) 897-2020
WWW.OBERKAMPER.COM

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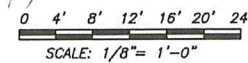
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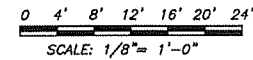
LOT 2 - PLAN VIEW
SCALE: 1"=8'



LOT 2 - BUILDING SECTION LINE SL-2
HORIZONTAL SCALE: 1"=8'
VERTICAL SCALE: 1"=8'



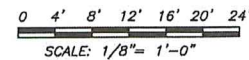
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LOT 3 - BUILDING SECTION LINE SL-3
HORIZONTAL SCALE: 1"=8'
VERTICAL SCALE: 1"=8'



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Designed by:	L.E.O.	
Checked by:	L.E.O.	
Date:	JULY, 2012	
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ROOF PEAK ELEV. 184.0

30' MAX HEIGHT

TOW 179.5

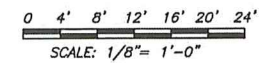
UPPER FLOOR ELEV.168.5

PATIO

MIDDLE FLOOR ELEV.157.5

GARAGE FLOOR ELEV.147.5

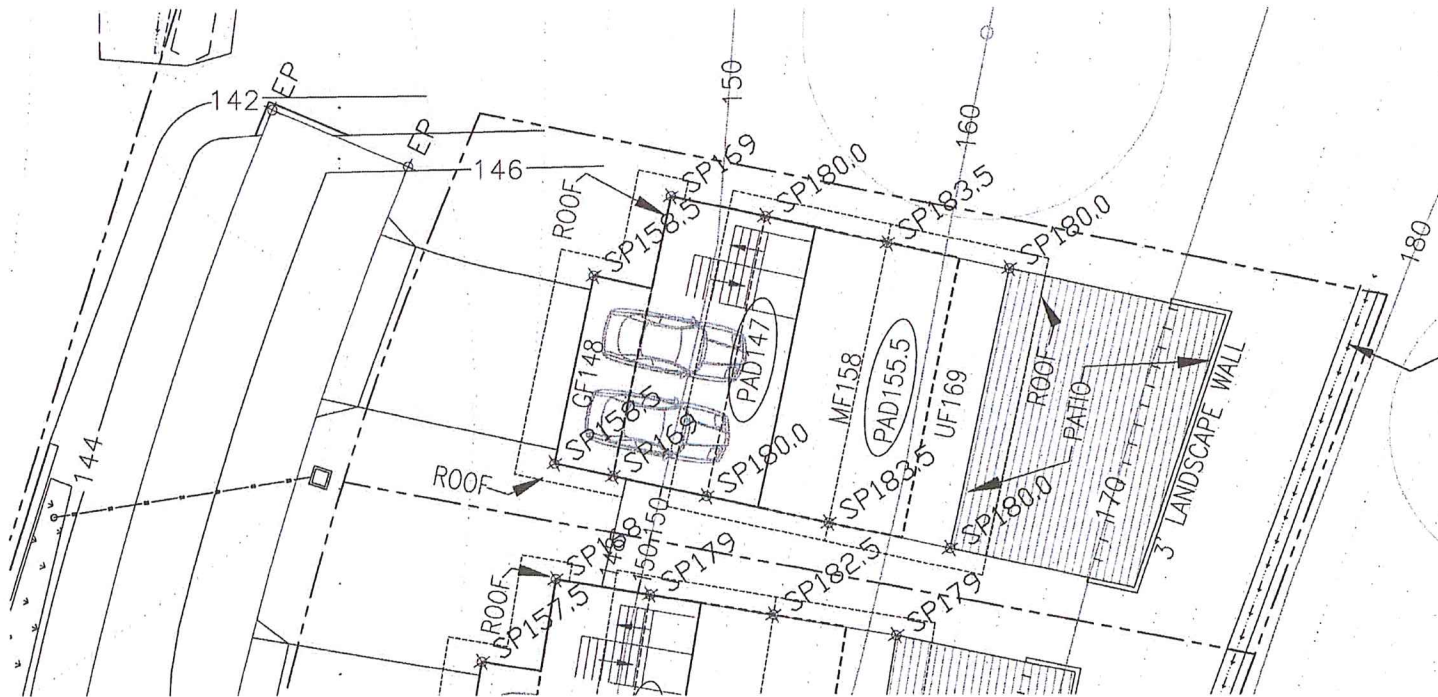
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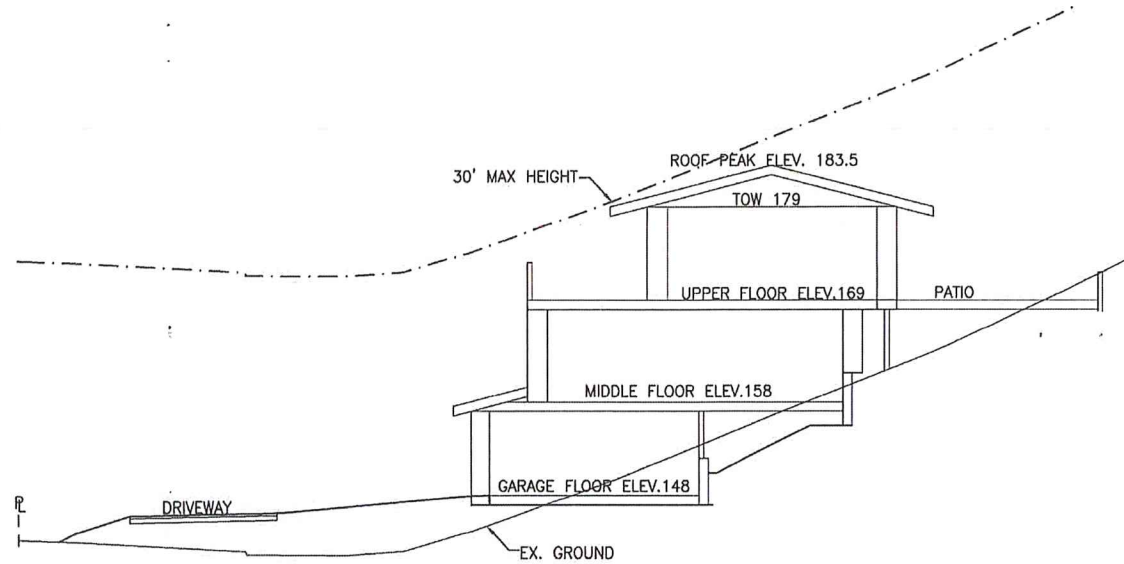
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1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10		OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC 7200 REDWOOD BLVD SAN ANSELMO, CA 94945 PHONE (415) 897-2800 FAX: (415) 897-2020 NORWAL, CALIFORNIA	
KARUNA LAND SUBDIVISION LOT 5 - CROSS SECTIONS		CALIFORNIA	
MARIN COUNTY			

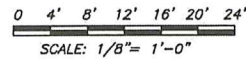
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LOT 6 - PLAN VIEW
SCALE: 1"=8'



LOT 6 - BUILDING SECTION LINE SL-6
HORIZONTAL SCALE: 1"=8'
VERTICAL SCALE: 1"=8'



Scale: AS NOTED
Drawn by: PAB JUL
Designed by: LEO
Checked by: LEO
DATE: JULY, 2012

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OF 16
06-110

1 SACRAMENTO AVENUE SAN ANSELMO ~ APN 177-220-10
KARUNA LAND SUBDIVISION
LOT 6 - CROSS SECTIONS

MARIN COUNTY

CALIFORNIA

OBERKAMPER & ASSOCIATES
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7200 REDWOOD BLVD STE 300, NOVATO, CA 94945
PHONE (415) 892-0000 FAX (415) 897-2020
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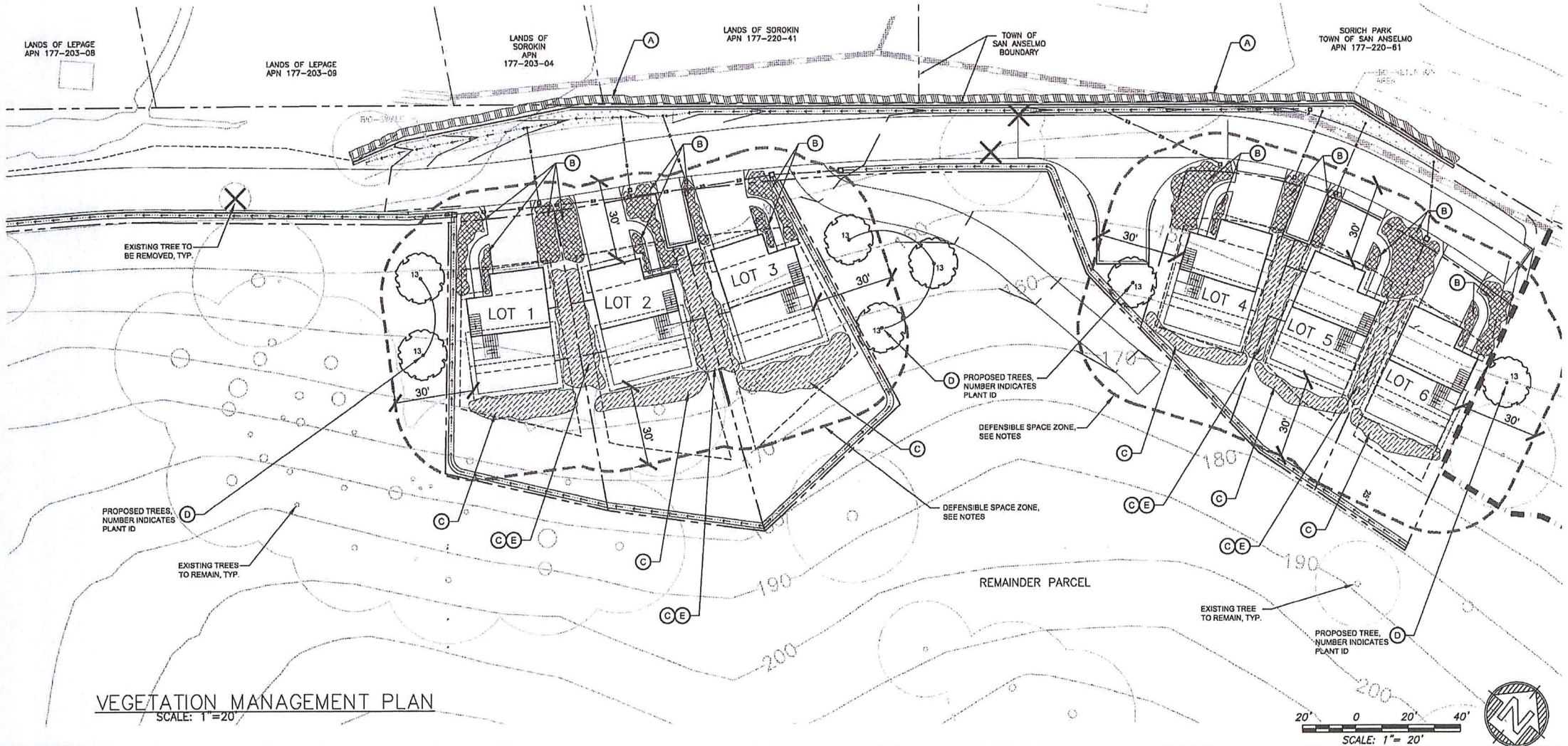
LANDSCAPE & IRRIGATION NOTES

- DEFENSIBLE SPACE VEGETATION MANAGEMENT ZONE SHALL BE 30'x30'x30'. SEE WRITTEN NARRATIVE FOR HAZARD POINTS AND OTHER INFORMATION NOT SHOWN HERE
- SHRUBS SHOULD BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS, SUCH THAT A GROUND FIRE WILL NOT EXTEND INTO THE TREE CANOPY.
- TREES SHOULD BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10 FEET. EXISTING TREES SHALL BE THINNED DEPENDING ON THEIR CONFIGURATION AND DISTANCE FROM THE HOUSES.
- SEPARATE INDIVIDUAL SHRUB CROWNS BY AT LEAST TWO TIMES THE HEIGHT OR CLUMP SHRUBS INTO ISLANDS OF NO GREATER THAN 18-FT. DIAMETER. SEPARATE THE ISLANDS BY A DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT.
- TRIM AND MAINTAIN VEGETATION WITHIN 10 FEET OF ROADWAYS AS FOR DEFENSIBLE SPACE.
- TRIM TREES SO THEY DO NOT HANG LOWER THAN 15-FT. ABOVE THE ROADWAY.
- EXISTING LANDSCAPE WITHIN DEFENSIBLE SPACE ZONE. IMMEDIATE VICINITY OF HOUSES SHALL BE MAINTAINED AS WIDELY SPACED TREES, SHRUBS AND GROUNDCOVERS. AREAS OF PAVEMENT OCCUR AROUND THE PERIMETER OF THE HOUSE PROVIDING A FIRE SAFE BUFFER.
- NEW LANDSCAPING IN INTERFACE AREAS TO THE EXISTING NATIVE VEGETATION ARE SELECTED FROM LOW PYROPHYTIC PLANTS, AND SPACED TO PROVIDE A FIRE SAFETY BUFFER, PER REGULATORY REQUIREMENTS, MARIN COUNTY FIRE DEPARTMENT AND MMWD STANDARDS.
- NEW LANDSCAPING SHALL BE "SPECIMEN GARDEN" FUEL TYPE: A WELL-MAINTAINED, IRRIGATED, ORNAMENTAL GARDEN. TREES AND SHRUBS ARE WELL SPACED OR CLUSTERED, THINNED AND FREE OF DEADWOOD. THE LAWN IS MOWED AND CLEAN. NO PYROPHYTIC PLANTS WITHIN 10 FT. OF HOUSE.
- ALL PLANTER BEDS SHALL RECEIVE A 2" MIN. LAYER OF FIR BARK MULCH TOP DRESSING PER FIRE DEPARTMENT REGULATIONS
- ALL PLANTING AREAS WILL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM
- SEPARATE IRRIGATION VALVES WILL BE PROVIDED FOR AREAS OF DIFFERENT WATER REQUIREMENTS (E.G. FULL SHADE, PARTIAL SHADE, FULL SUN, ETC.)
- CONVENTIONAL 6" & 12" POP-UP STREAM SPRAY HEADS SHALL BE USED IN ALL LAWN AREAS AROUND THE IMMEDIATE VICINITY OF THE HOUSE, AND MAY BE USED FOR SHRUB BEDS NEAR HOUSE (MODERATE WATER USE AREAS)
- DRIP IRRIGATION SHALL BE USED FOR ALL OTHER PLANTING AREAS (LOW WATER USE AREAS)

PLANT LEGEND

A Location A - Vegetation along swale/retaining wall		
Plant ID	Botanical name	Common name
TREES		
15	Arbutus unedo	Strawberry Tree
24	Ceanothus 'Ray Hartman'	Ray Hartman
13	Quercus lobata	Valley Oak
SHRUBS		
24	Ceanothus 'Concha'	Concha Ceanothus
17	Corylus comuta	Beaked Hazel
14	Garrya elliptica	Coast Silktassel
22	Myrica californica	Pacific Wax Myrtle
26	Prunus ilicifolia	Holly-Leaf Cherry
9	Rhamnus californica	Coffeeberry
11	Teucrium fruticans	Bush Germander
10	Westringia rosmariniformis	Coast Rosemary
B Location B - Entry Landscaping		
Plant ID	Botanical name	Common name
TREES		
16	Acer palmatum	Japanese Maple
15	Arbutus unedo	Strawberry Tree
SHRUBS		
28	Agapanthus 'Peter Pan'	Dwarf Blue Agapanthus
27	Berberis thunbergii	Japanese Barberry
5	Lavandula angustifolia	English Lavender
21	Nandina domestica	Heavenly Bamboo
20	Osmanthus fragrans	Sweet Olive
32	Ribes sanguineum	Red-Flowering Currant
6	Rosemarinus officinalis	Rosemary
GROUNDCOVER / SHRUB		
3	Ribes viburnifolium	Evergreen Currant
GROUNDCOVERS		
7	Achillea spp.	Yarrow
4	Armeria maritime	Sea Thrift
29	Zauschneria californica	Pyrocantha spp.
ANNUALS, PERENNIALS, BULBS & ORNAMENTAL GRASSES		
25	Iris douglasiana	Douglas Iris

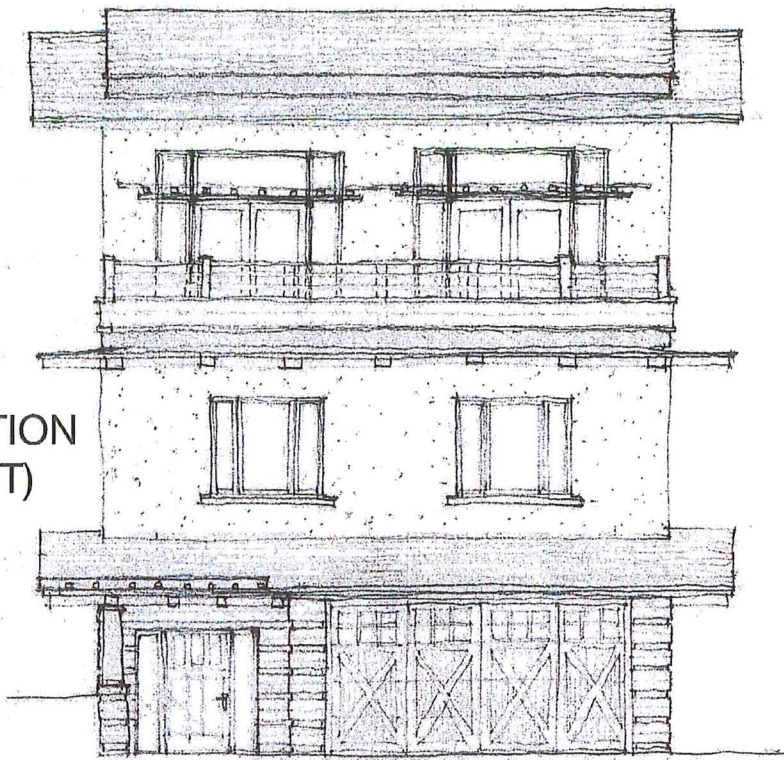
C Location C - Groundcover above and between homes		
Plant ID	Botanical name	Common name
SHRUBS		
23	Baccharis pilularis consanguinea	Coyote Brush
30	Lantana camara	Bush Lantana
2	Mahonia repens	Creeping Mahonia
20	Osmanthus fragrans	Sweet Olive
31	Ribes aureum	Golden Currant
32	Ribes sanguineum	Red-Flowering Currant
GROUNDCOVERS / SHRUBS		
3	Ribes viburnifolium	Evergreen Currant
GROUNDCOVERS		
1	Arctostaphylos uva-ursi	Kinnikinnick
23	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush
8	Salvia sonomensis	Creeping Sage
FERN AND FERN-LIKE PLANTS		
19	Polystichum munitum	Western Sword Fern
D Location D - Trees on sides of clusters; replacement oaks		
Plant ID	Botanical name	Common name
TREES		
13	Quercus lobata	Valley Oak
E Location E - Trees between homes on slope		
Plant ID	Botanical name	Common name
TREES		
18	Acer circinatum	Vine Maple
12	Fajoa sellowiana	Pineapple Guava



VEGETATION MANAGEMENT PLAN
SCALE: 1"= 20'

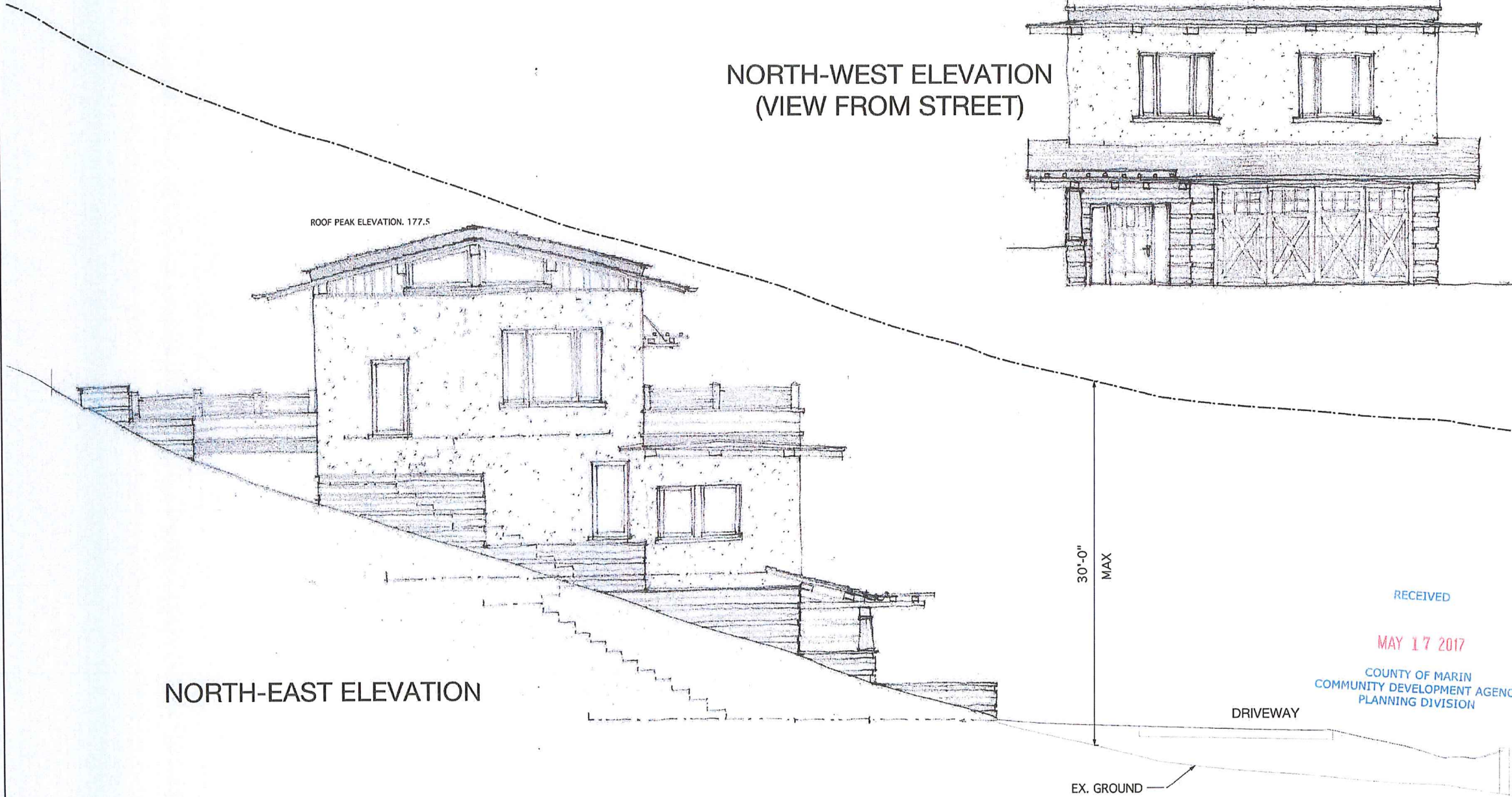
LOT 1 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'A'

NORTH-WEST ELEVATION
(VIEW FROM STREET)



ROOF PEAK ELEVATION, 177.5

NORTH-EAST ELEVATION



RECEIVED
MAY 17 2017
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO.	DATE

DRAWING
TITLE:
LOT 1
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

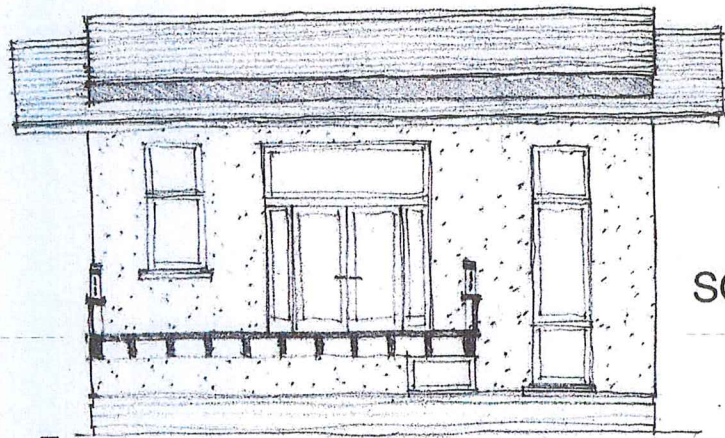
APN: 177-220-10

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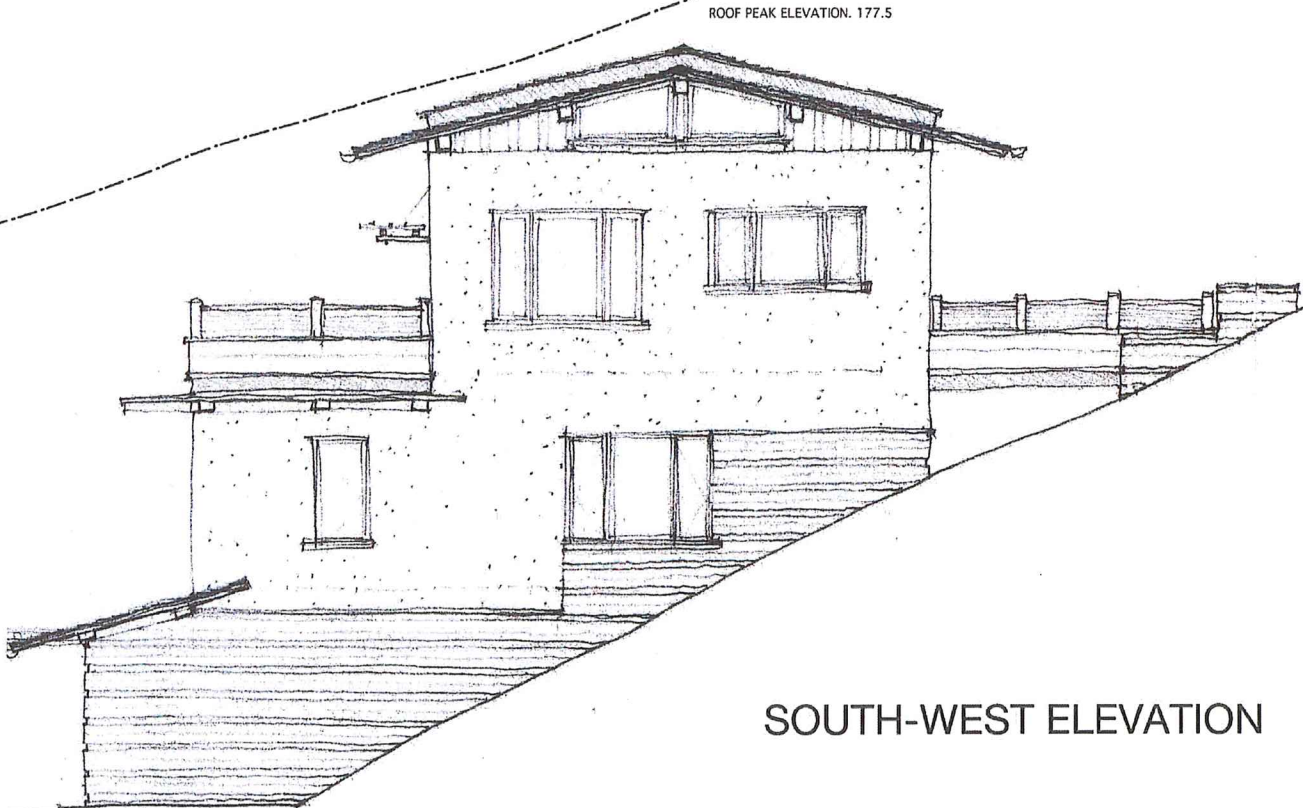
PAGE NO.:

E1A

LOT 1 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS	
NO	DATE

DRAWING
TITLE:
LOT 1
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'B'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

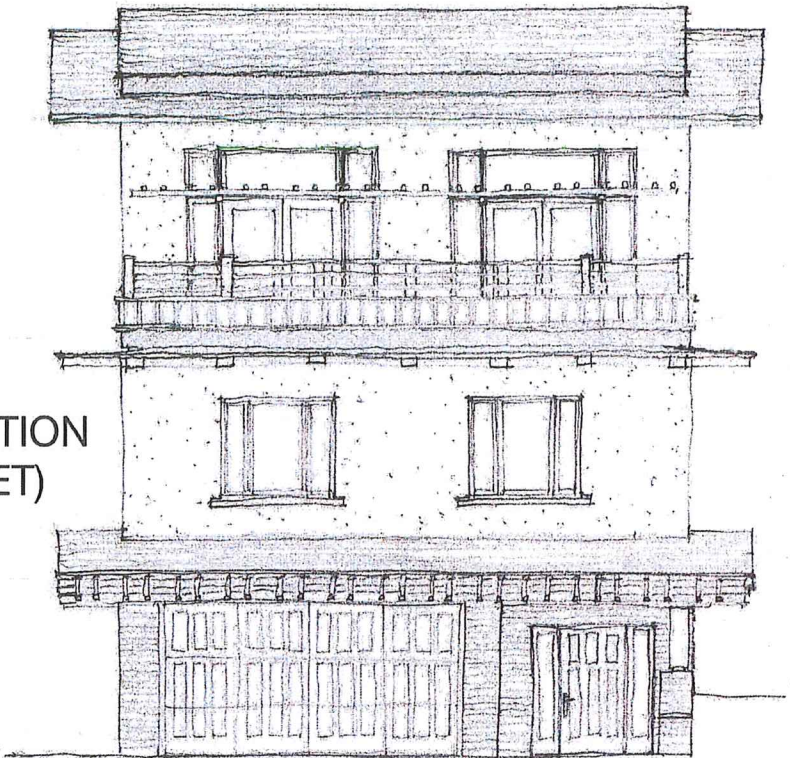
APN: 177-220-10

SCALE
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PAGE NO.:
E1B

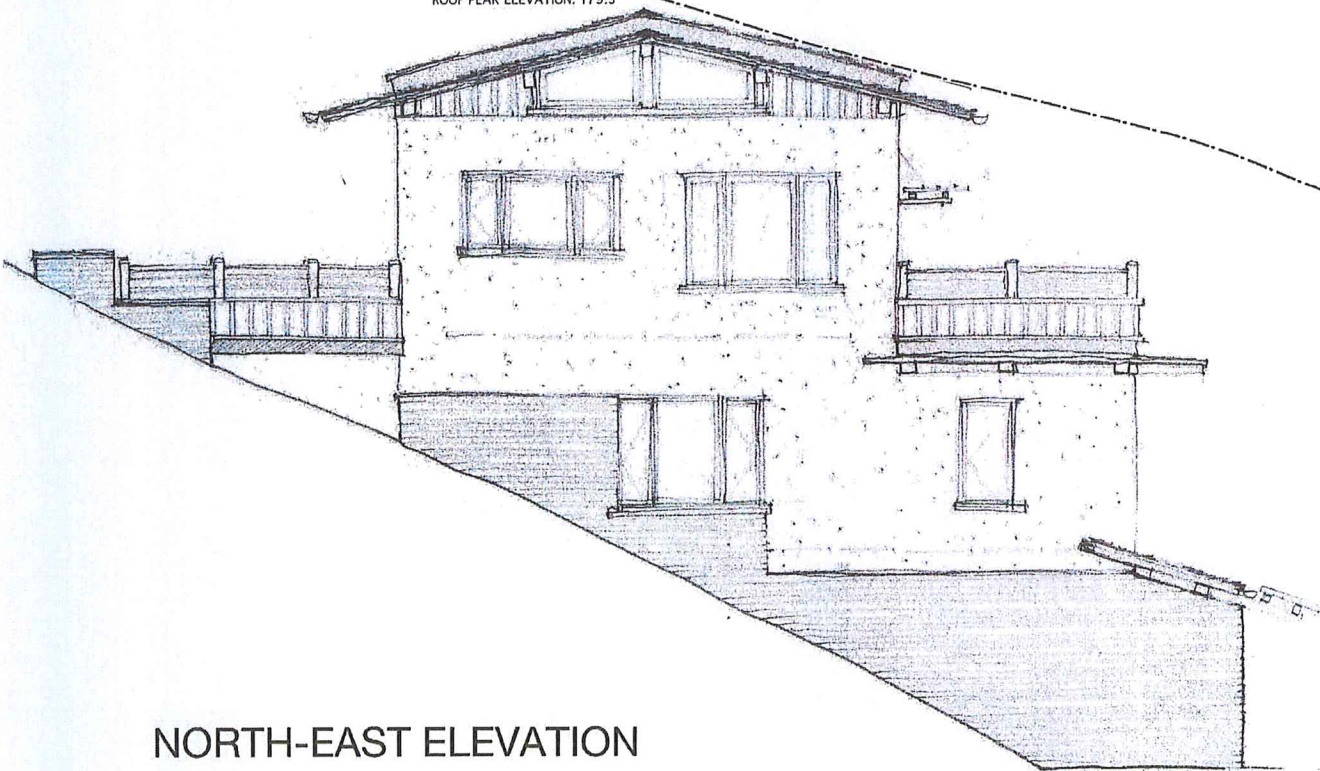
LOT 2 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'A'

NORTH-WEST ELEVATION
(VIEW FROM STREET)



ROOF PEAK ELEVATION: 179.5

NORTH-EAST ELEVATION



30'-0" MAX

DRIVEWAY

EX. GROUND

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO DATE

DRAWING
TITLE:
LOT 2
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

PROJECT:
KARUNA LAND, LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

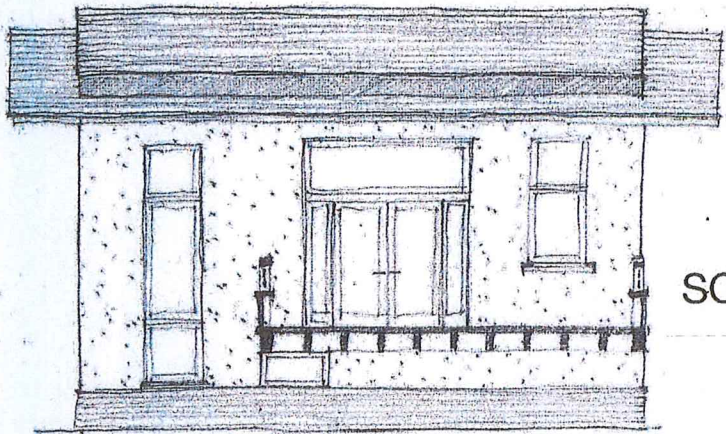
APN: 177-220-10

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PAGE NO.:

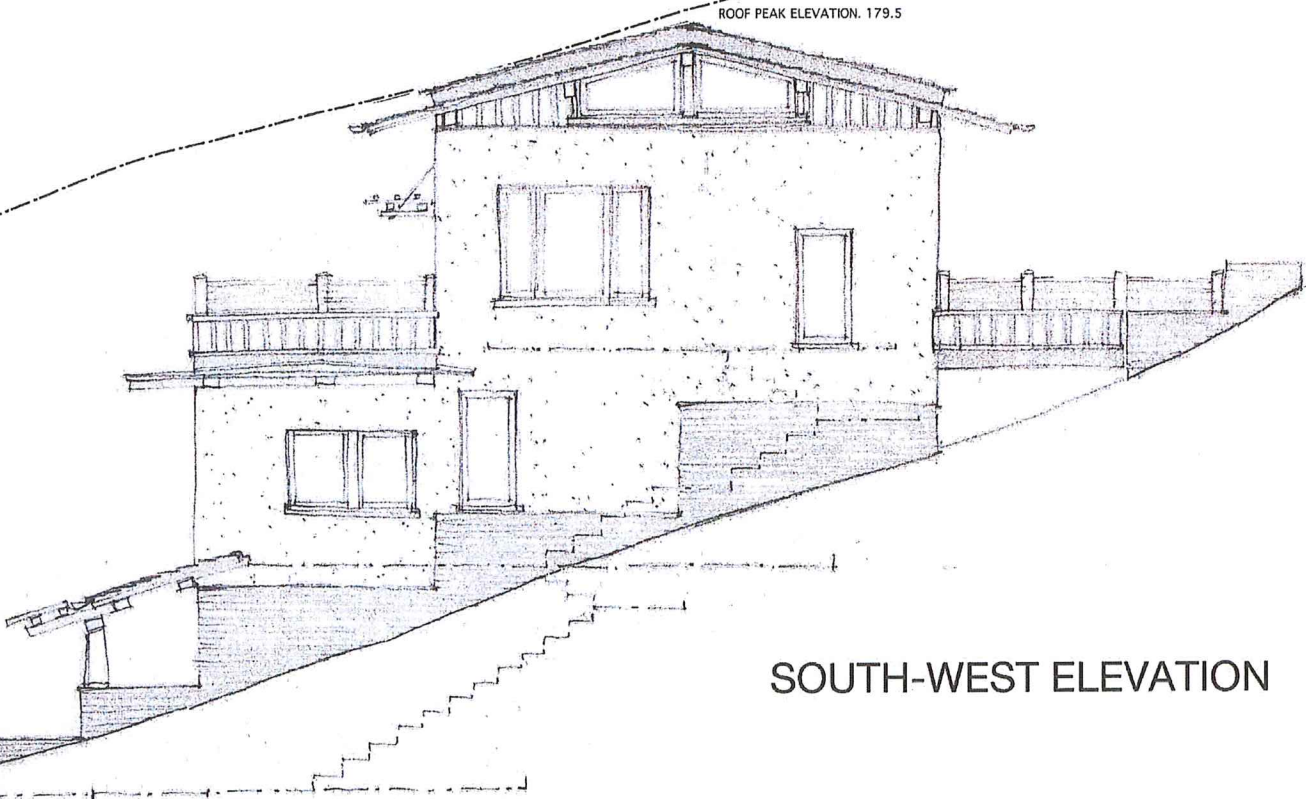
E2A

LOT 2 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION

30'-0"
MAX



SOUTH-WEST ELEVATION

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
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FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING
TITLE:
LOT 2
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'B'

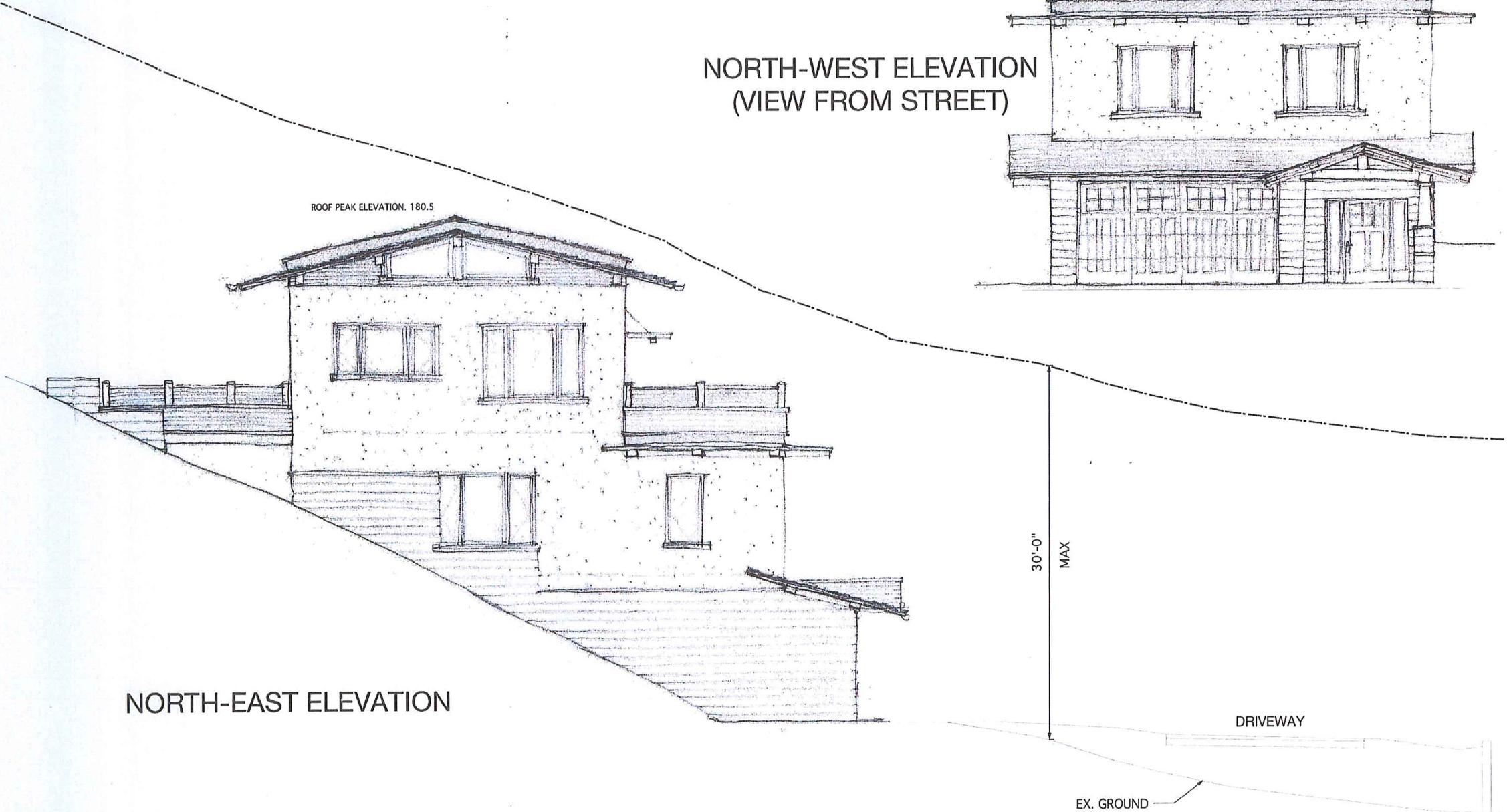
PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

SCALE:
1/4"=1'

PAGE NO.:
E2B

LOT 3 PRELIMINARY RESIDENCE, SCHEMATIC ELEVATIONS 'A'



DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING
TITLE:
LOT 3
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE
SAN ANSELMO, CA 94960

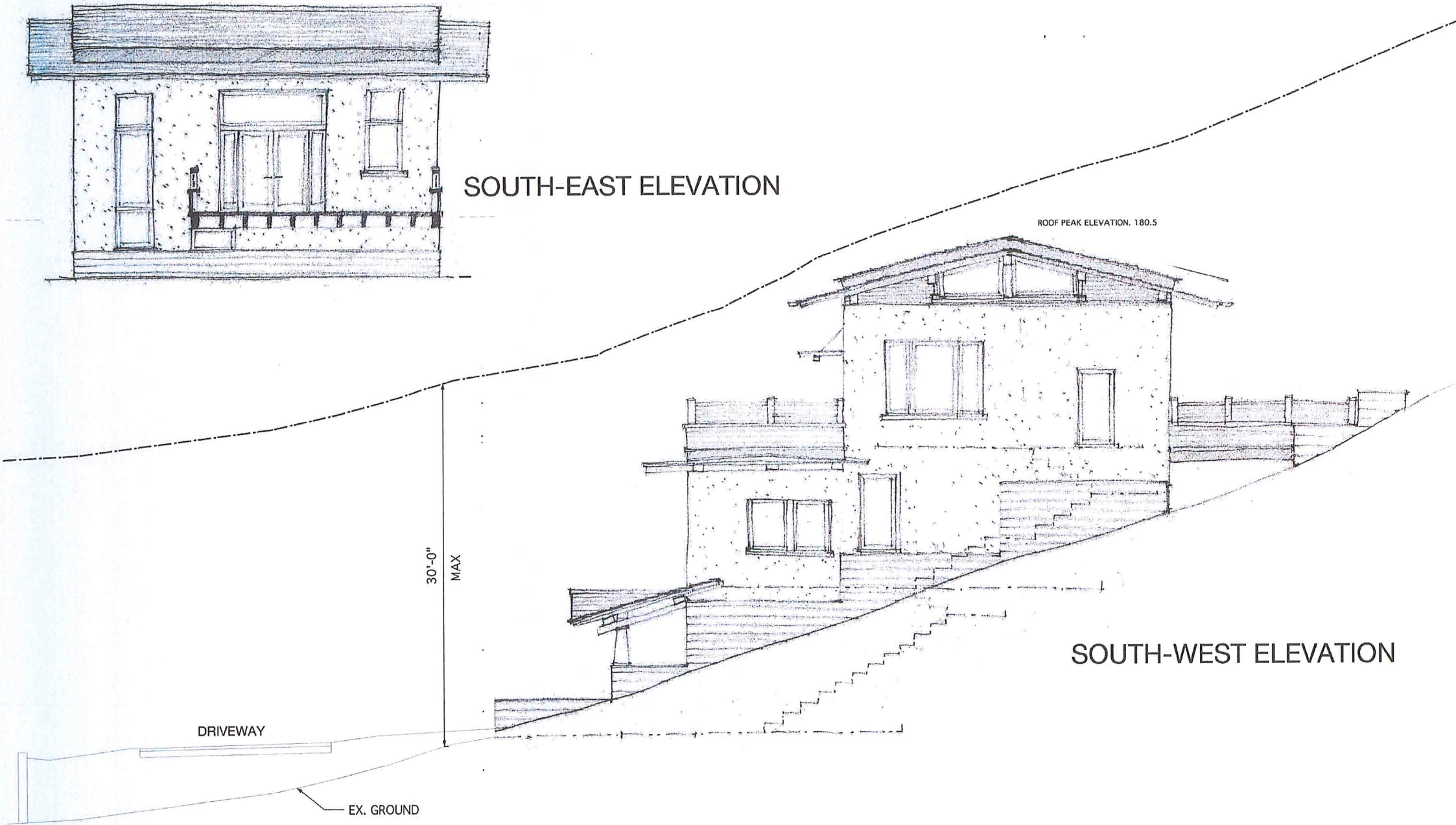
APN: 177-220-10

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PAGE NO.:

E3A

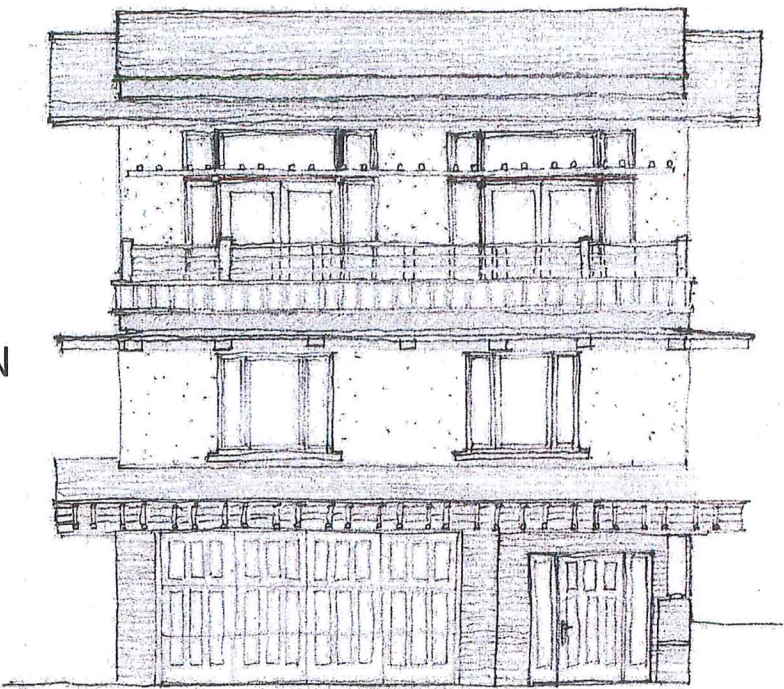
LOT 3 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'B'



DATE: 9.20.12	
PREPARED BY: RUTH HYNDMAN DESIGN PHONE: 415.945.9228 FAX: 415.945.9227	
REVISIONS	
NO	DATE
DRAWING TITLE: LOT 3 PRELIMINARY RESIDENCE SCHEMATIC ELEVATIONS 'B'	
PROJECT: KARUNA LAND LLC 1 SACRAMENTO AVENUE SAN ANSELMO, CA 94960	APN: 177-220-10
SCALE 1/4"=1'	
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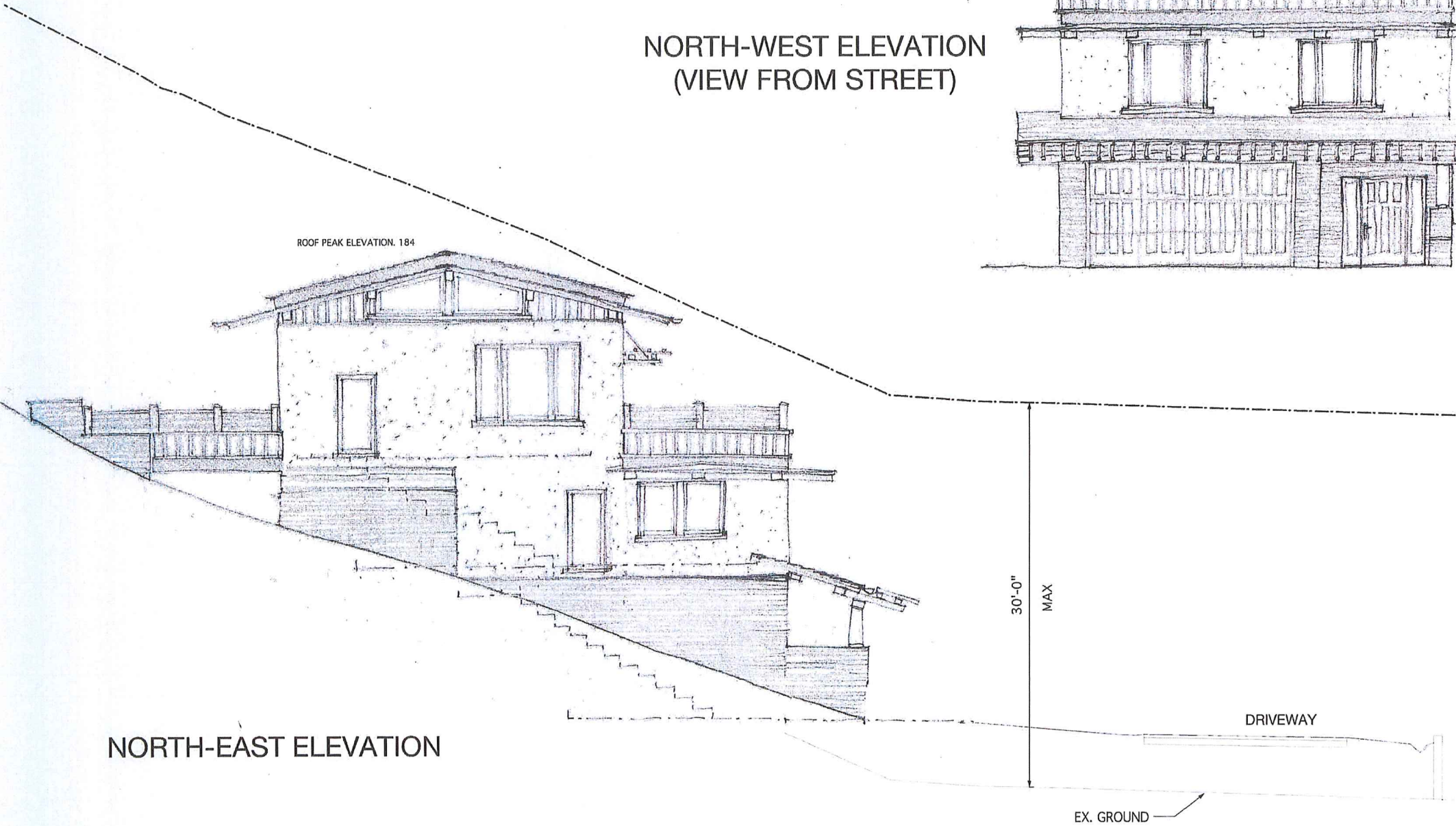
LOT 4 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'A'

NORTH-WEST ELEVATION
(VIEW FROM STREET)



ROOF PEAK ELEVATION: 184

NORTH-EAST ELEVATION



DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO DATE

DRAWING
TITLE:
LOT 4
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

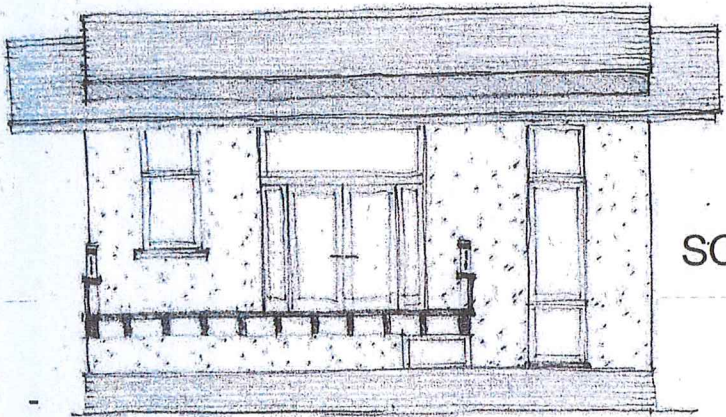
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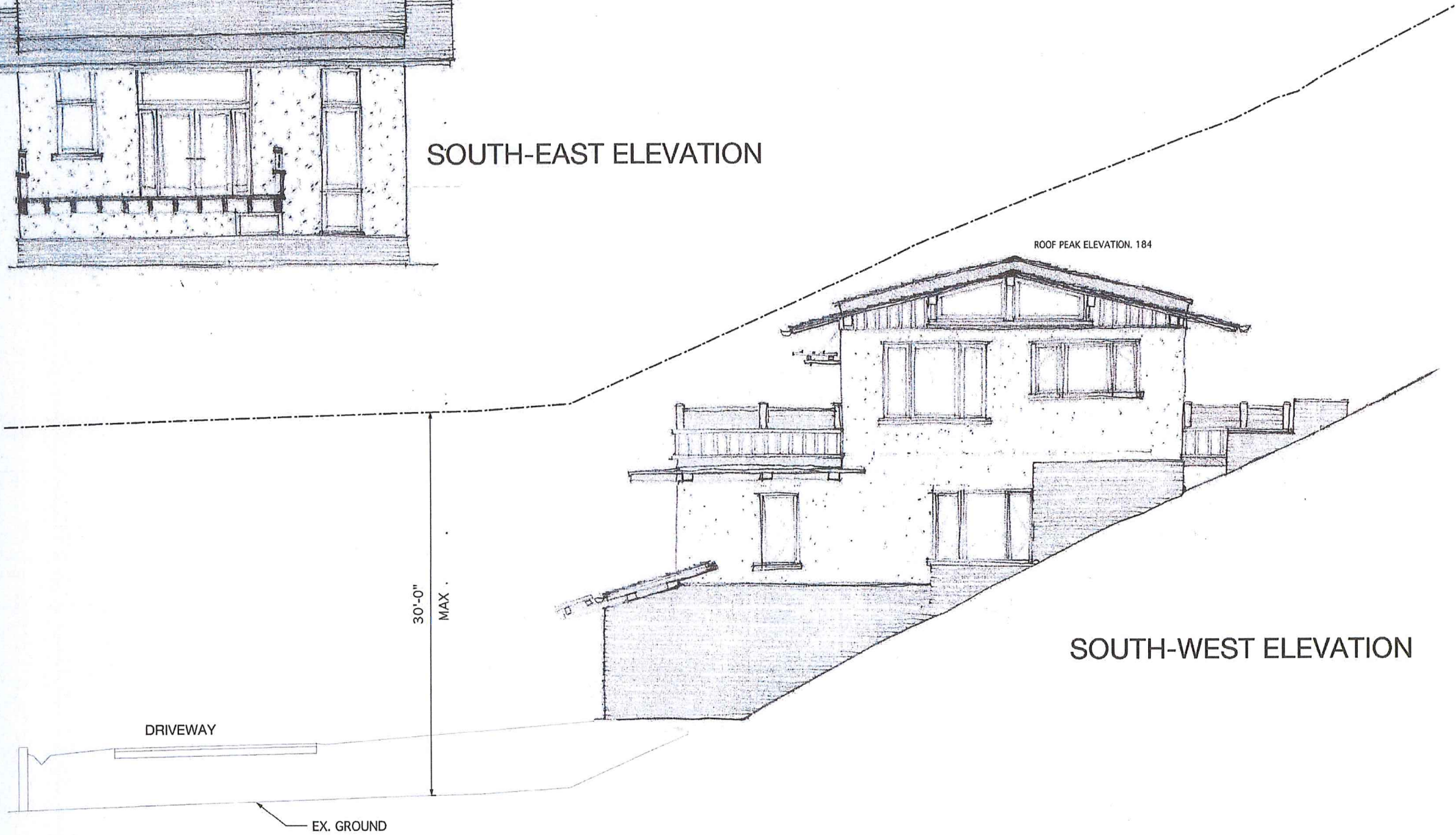
PAGE NO.:

E4A

LOT 4 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING
TITLE:
LOT 4
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'B'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

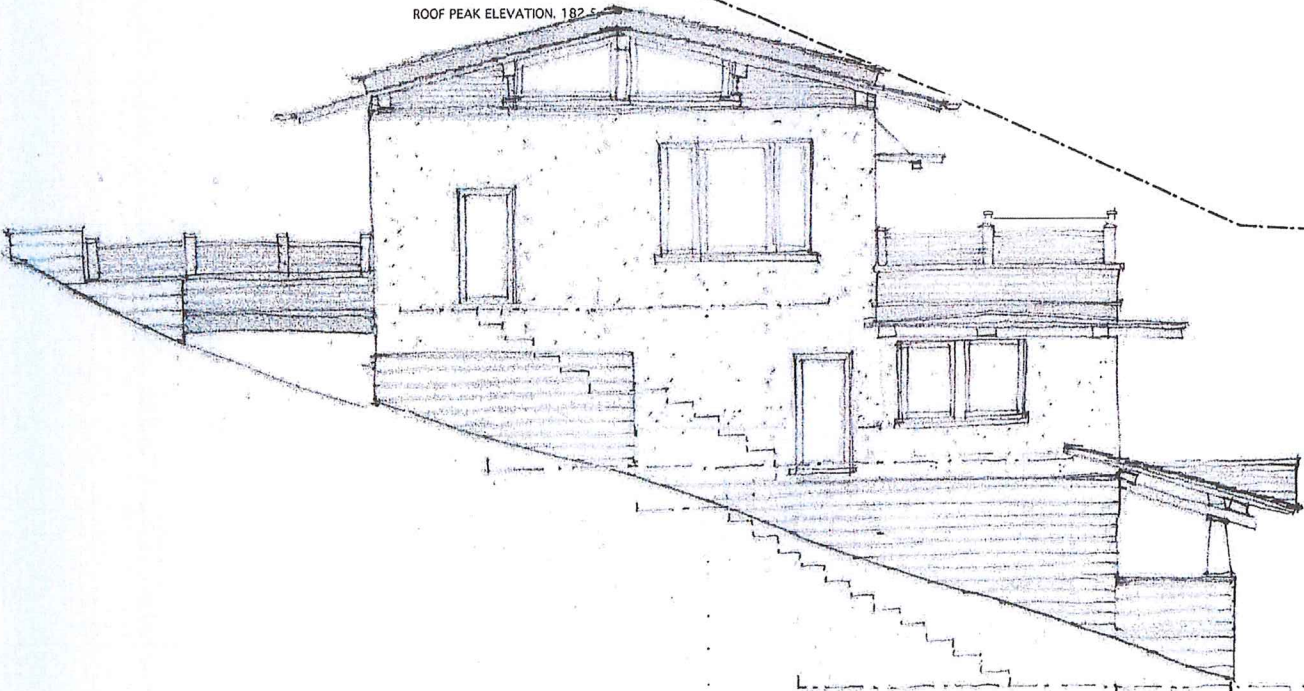
APN: 177-220-10

SCALE
1/4"=1'

PAGE NO.:
E4B

LOT 5 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'A'

NORTH-WEST ELEVATION
(VIEW FROM STREET)



NORTH-EAST ELEVATION

30'-0" MAX

DRIVEWAY

EX. GROUND

DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO DATE

DRAWING
TITLE:
LOT 5
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

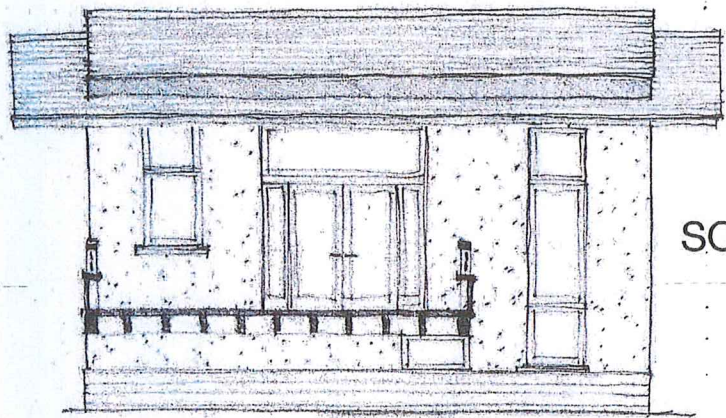
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SCALE:
1/4"=1'

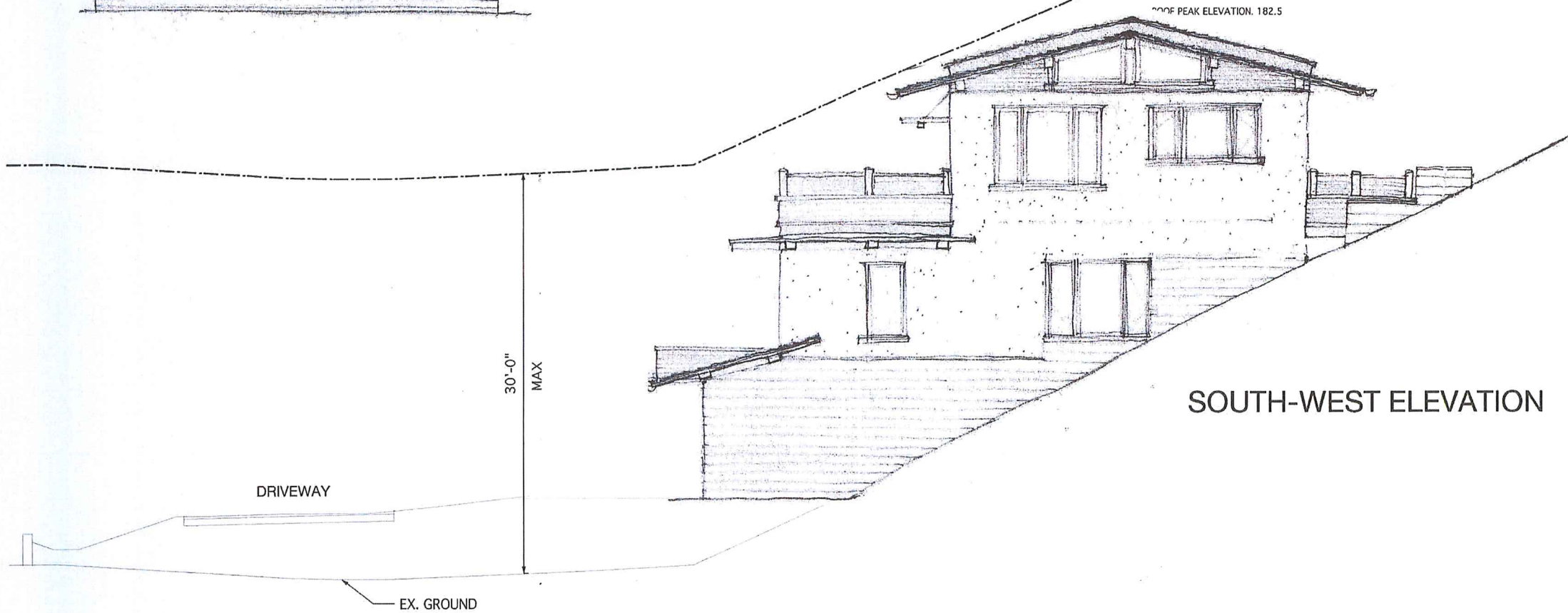
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E5A

LOT 5 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION

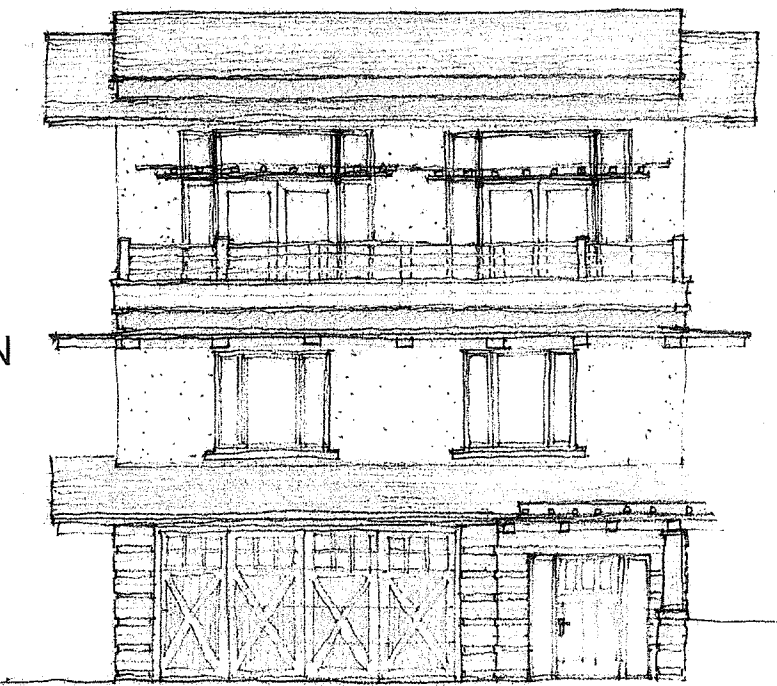


SOUTH-WEST ELEVATION

DATE: 9.20.12	
PREPARED BY: RUTH HYNDMAN DESIGN PHONE: 415.945.9228 FAX: 415.945.9227	
REVISIONS	
NO	DATE
DRAWING TITLE: LOT 5 PRELIMINARY RESIDENCE SCHEMATIC ELEVATIONS 'B'	
PROJECT: KARUNA LAND LLC 1 SACRAMENTO AVENUE, SAN ANSELMO, CA 94960	APN: 177-220-10
SCALE 1/4"=1'	
PAGE NO.: E5B	

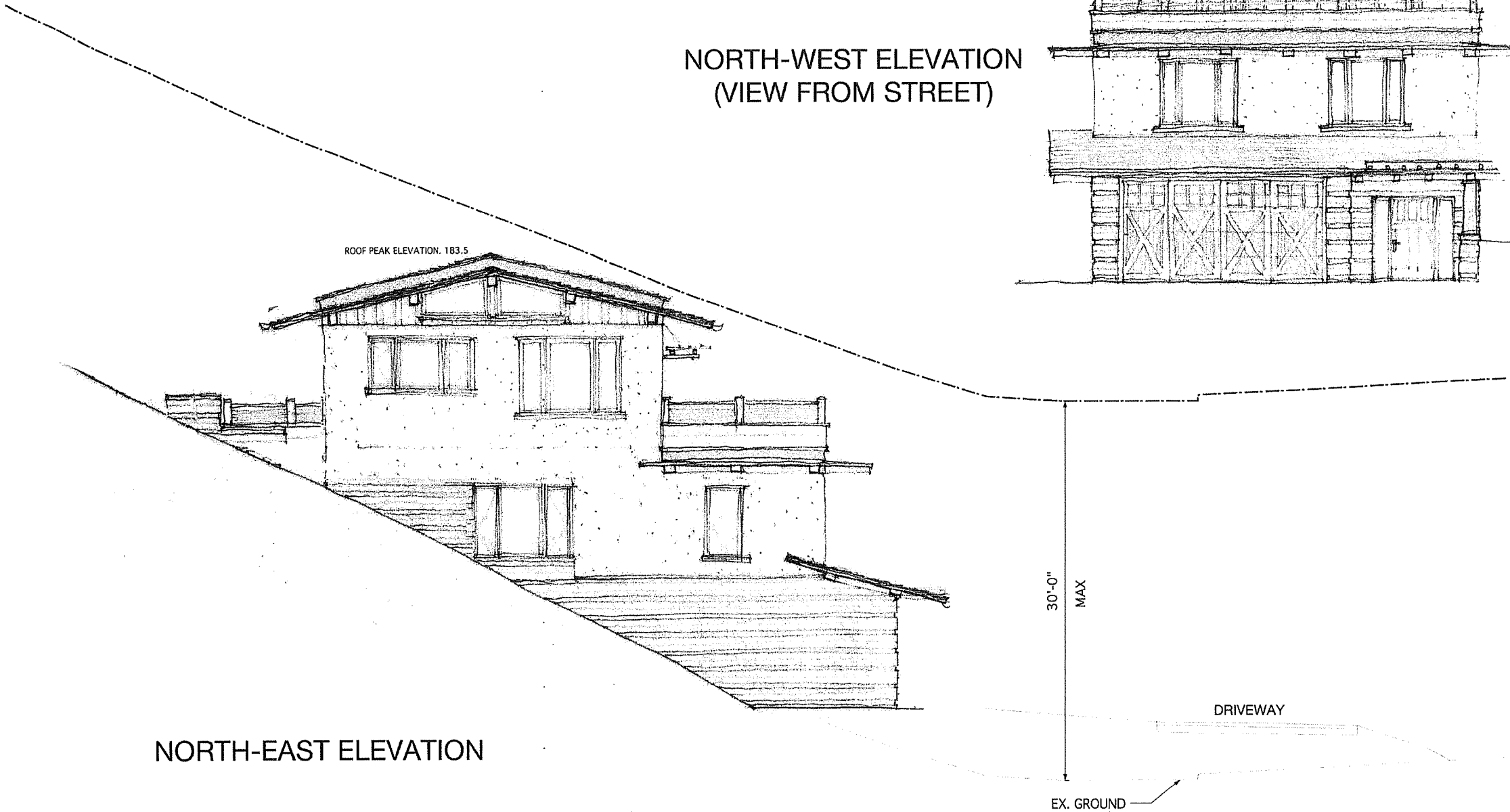
LOT 6 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'A'

NORTH-WEST ELEVATION
(VIEW FROM STREET)



ROOF PEAK ELEVATION: 183.5

NORTH-EAST ELEVATION



DATE:
9.20.12

PREPARED BY:
RUTH HYNDMAN DESIGN
PHONE: 415.945.9228
FAX: 415.945.9227

REVISIONS

NO. DATE

DRAWING
TITLE:

LOT 6
PRELIMINARY RESIDENCE
SCHEMATIC ELEVATIONS 'A'

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

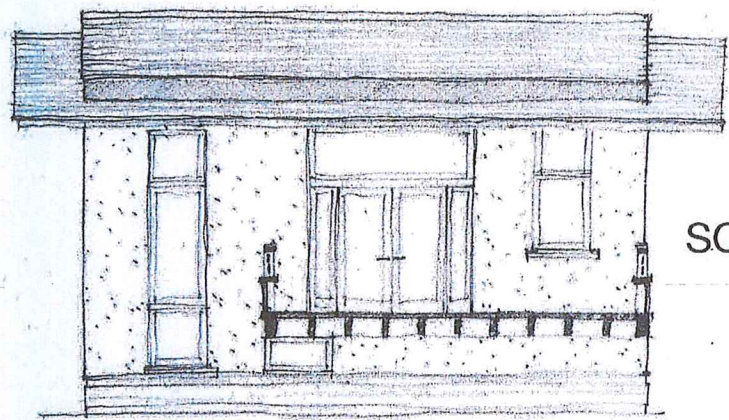
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1/4"=1'

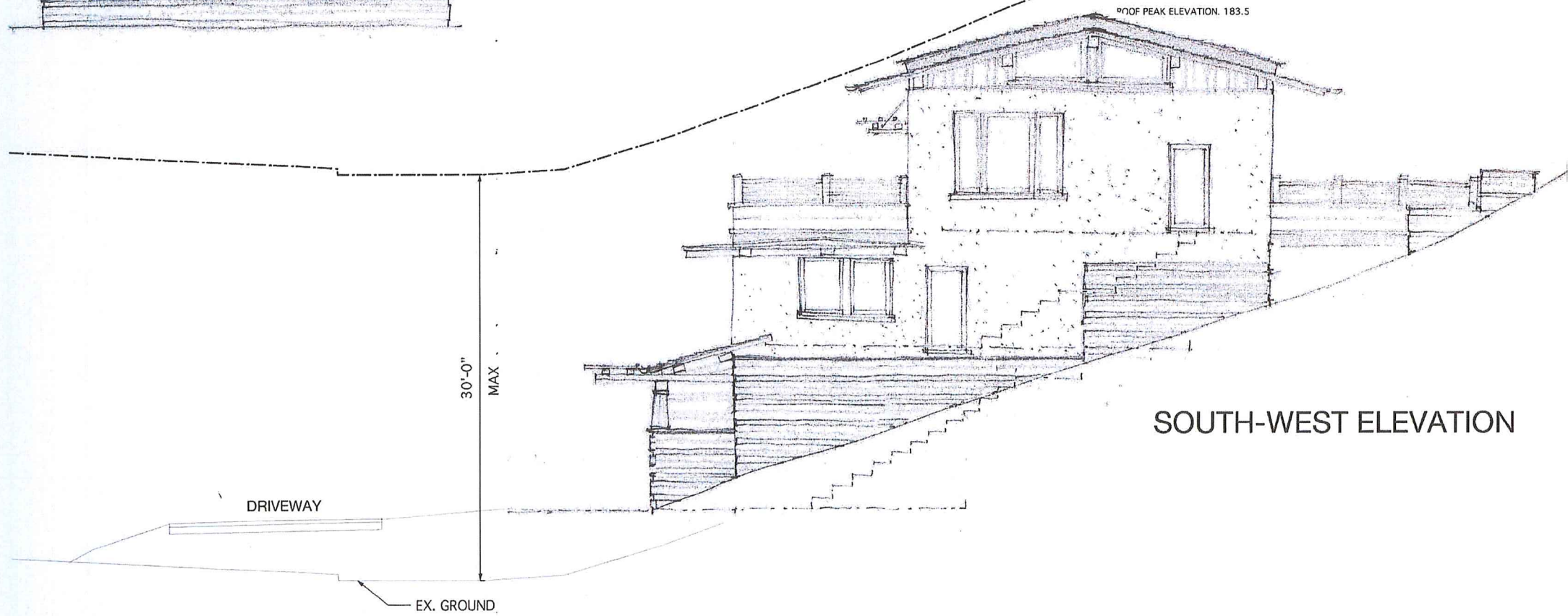
PAGE NO.:

E6A

LOT 6 PRELIMINARY RESIDENCE,
SCHEMATIC ELEVATIONS 'B'



SOUTH-EAST ELEVATION

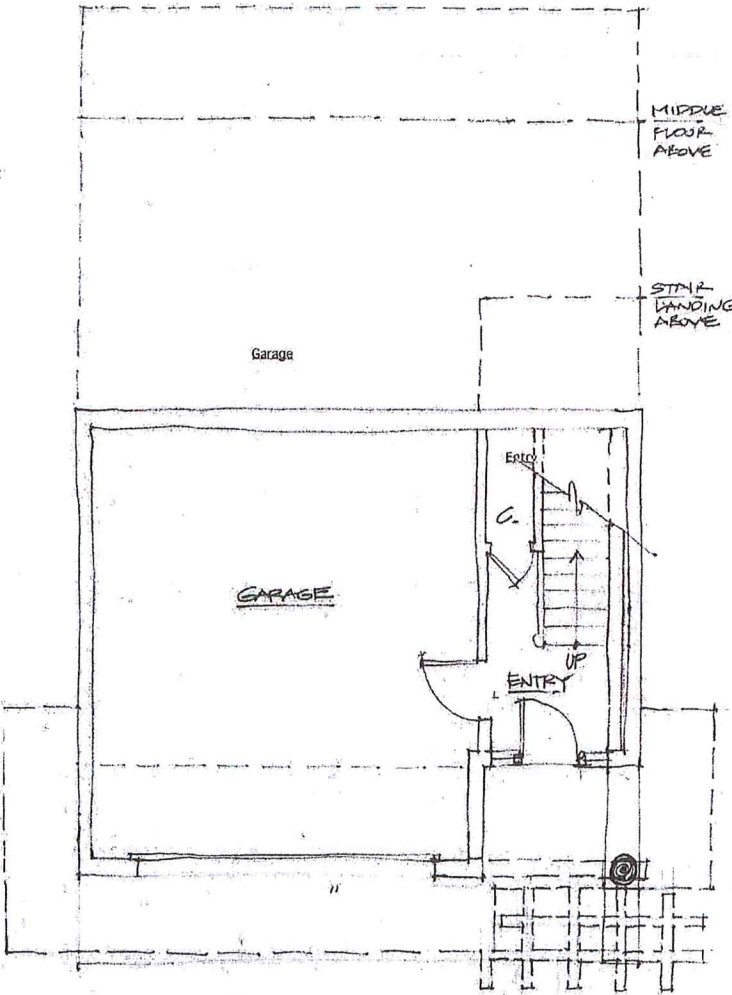
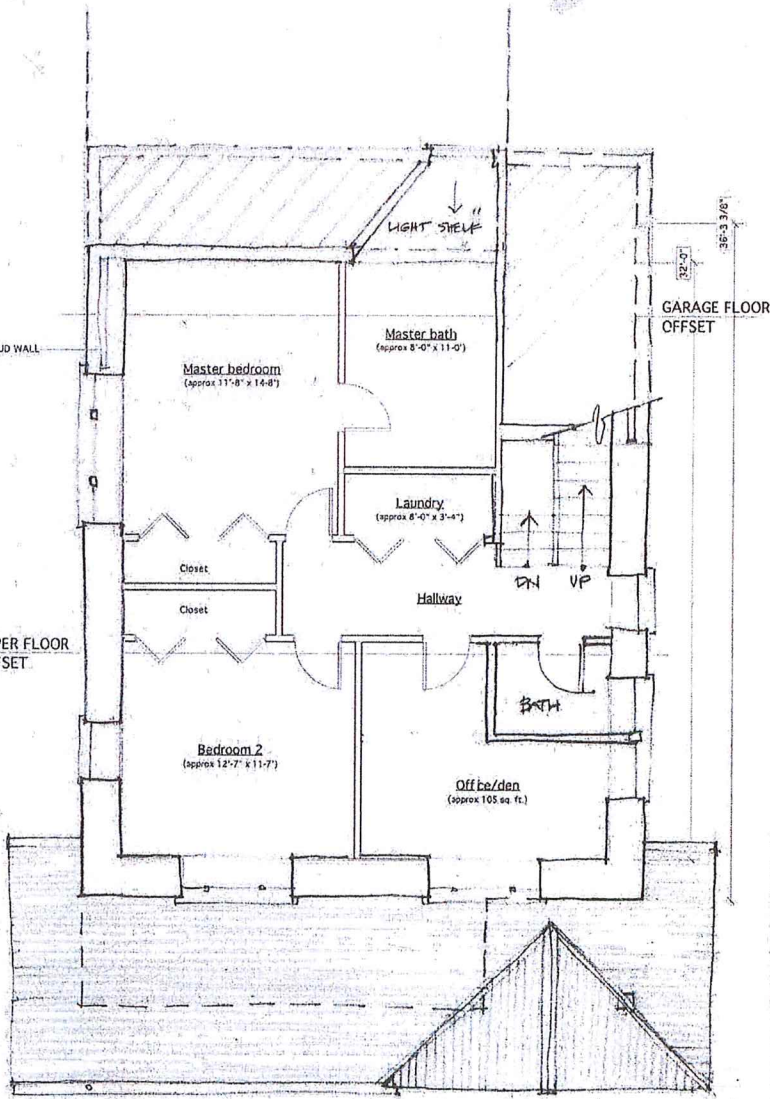
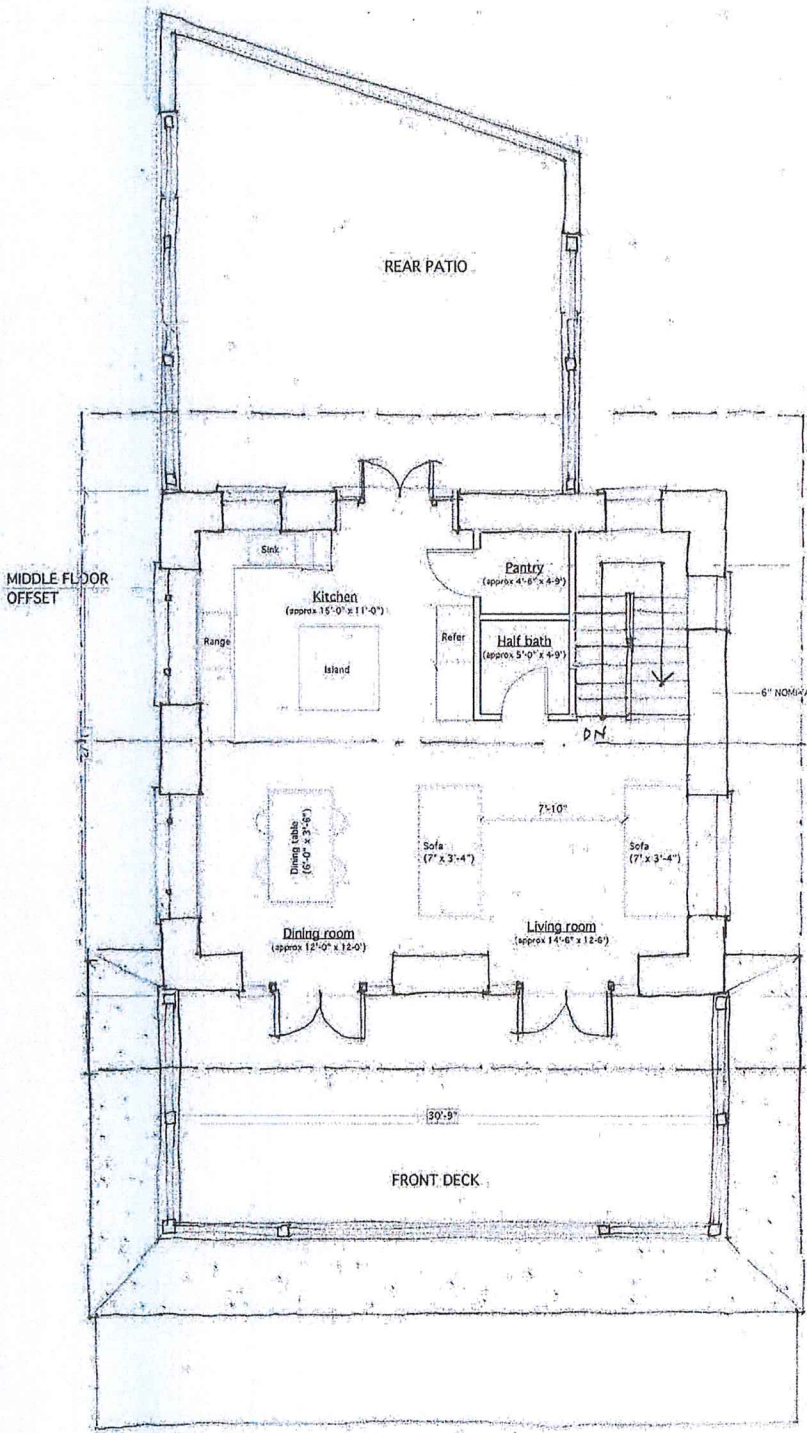


SOUTH-WEST ELEVATION

DATE: 9.20.12	
PREPARED BY: RUTH HYNDMAN DESIGN PHONE: 415.945.9228 FAX: 415.945.9227	
REVISIONS	
NO	DATE
DRAWING TITLE: LOT 6 PRELIMINARY RESIDENCE SCHEMATIC ELEVATIONS 'B'	
PROJECT: KARUNA LAND LLC 1 SACRAMENTO AVENUE, SAN ANSELMO, CA 94960	APN: 177-220-10
SCALE 1/4"=1'	
PAGE NO.: E6B	

RESIDENCES 1 THRU 6
PRELIMINARY RESIDENCE CONCEPTUAL FLOOR PLAN

TOTAL INTERIOR CONDITIONED SPACE: 1,500 SF



DATE:
9.20.12

PREPARED BY:
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FAX: 415.945.9227

REVISIONS

NO	DATE

DRAWING
TITLE:
RESIDENCES 1 THRU 6
PRELIMINARY RESIDENCE
CONCEPTUAL FLOOR PLAN

PROJECT:
KARUNA LAND LLC
1 SACRAMENTO AVENUE,
SAN ANSELMO, CA 94960

APN: 177-220-10

SCALE
1/4"=1'

PAGE NO.:

F1