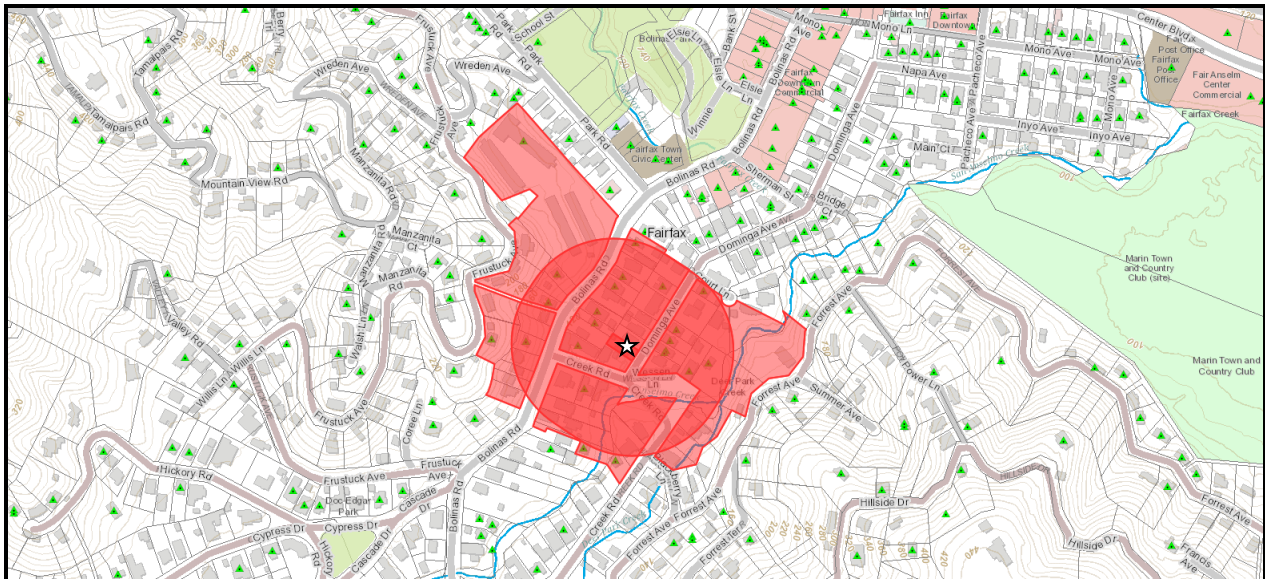


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Planning Commission
DATE: June 20, 2024
FROM: Linda Neal, Principal Planner
LOCATION: 152 Dominga Avenue; APN # 002-023-10
ZONING: RD 5.5-7 Zone, Residential, High Density
PROJECT: Remodel and second story addition to an existing single-family residence
ACTION: Conditional Use Permit, Design Review Permit and Floor Area Ratio Exception; Application # 24-06
APPLICANT: Stewart Summers, Architect
OWNER: Gary and Jessica Hanley
CEQA STATUS: Categorically exempt, § 15301(e)(2)(a) and 15305(a)



**152 DOMINGA AVENUE
APN # 002-023-10**

PROJECT DESCRIPTION

Addition of a 515 square-foot, two-bedroom, bonus room, 1-bathroom, second story addition to an existing 1,159 square-foot, two bedroom, 1 1/2-bathroom, one-story single-family residence converting it into a 1,674 square-foot, three bedroom, 2 1/2-bathroom, single-family residence. The project includes relocating the front entry porch from the northeast corner of the residence to the southeast corner to widen the driveway to 20-feet to provide an additional parking space at the front of the site out of the minimum required 5-foot and the combined 15-foot side-yard setbacks. The project also includes reducing the height of the approximately 8-foot-tall front fence to the permitted 4-feet in height [Town Code § 17.044.080(B)(1)].

BACKGROUND

The 3,750 square-foot site is level, and it was created by the recording of Map No. 2 of the Pacheco Tract on June 4, 1914, at the Marin County Recorder's Office. The site is developed with a 1,159 square-foot, 2-bedroom, 2-bathroom, single-family residence and 255 square-foot detached, one car garage that were built in 1925.

The house was originally approximately 953 square-feet in size but an approximately 226 square foot dining room and closet addition was added in 2004 increasing the house to its current size.

The site is not in a flood zone that requires flood insurance and/or elevation certificates and is not located within ¼ mile of any known Northern Spotted Owl nesting site.

DISCUSSION

The project site is located in the RD 5.5-7 Zone, Residential, High Density, and complies with the regulations of the RD 5.5-7 Zone, Residential Zone as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Coverage	Height
Required/ Permitted	6 ft.	6 ft.	25 ft.	5 ft. & 5 ft.	15 ft.	.40	.35	28.5 ft., 2 stories
Existing	15 ft.	1 ft.	16 ft.	3 ft. & 1 ft.	4 ft.	.31	.50	14 ft., 1 story
Proposed	No change	No change	No change	No change	No change	.44	.43	25 ft., 2 stories

Required Permits and Findings to Support Them

Conditional Use Permit (CUP) (Town Code § 17.084.040)

Town Code § 17.084.050(A) requires that a conforming parcel in the RD 5.5-7 Zone developed with a single-family residence be a minimum of 5,500 square-feet in size and 60-feet wide. Town Code § 17.084.050 requires that any physical improvements on a building site failing to meet the minimum size and width requirements requires the approval of a Conditional Use Permit (CUP) by the Planning Commission. The 3,750-square-foot, 37.5-foot-wide site, is legal non-conforming so the proposed project requires the approval of a CUP by the Planning Commission.

In order to approve a Conditional Use Permit (CUP) the Planning Commission must be able to make the following findings:

(A) The location, size, design, and operating characteristics of the use conform to the General Plan and the land use designations for the project site and to the objective zoning standards and objective design standards that apply to the proposed use at the proposed location.

(B) The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

(C) The development and use of property, as approved under the use permit, shall not create a public nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions or applicable performance standards, or cause significant adverse physical or environmental effects to abutting or adjoining properties and the surrounding neighborhood, or create undue or excessive burdens in the use and enjoyment thereof, any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit;

(D) Approval of the use permit is not contrary to those objectives, goals or objective standards pertinent to the particular use and location and contained or set forth in the General Plan, the Zoning Ordinance (this Title), any master plan, development plan or other plan or policy, officially adopted by the town; and

(E) Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that the approval is in the public interest and for the protection or enhancement of the community.

The findings cannot be made for this CUP because the project exceeds the objective floor area ratio maximum of .40 permitted by the Zoning Ordinance. Therefore, the project does not result in a residence that is similar to the majority of residences in the immediate area and surrounding neighborhood and permitting it would be a grant of special privilege. Granting exceptions to the floor area ratio objective condition could lead to a change in the Dominga Avenue neighborhood, an area of smaller homes on small lots which is contrary to the residents vision for the Town contained in their General Plan and Zoning Ordinance, and construction of a project that complies with the .40 floor area ratio would result in better development of the site with a house that fits into the neighborhood better than a house that exceeds that limit.

Floor Area Ratio Exception Process (Town Code § 17.136.050)

Town Code § 17.136.050 reads, "An exception to the maximum floor area requirement may be granted; 1) to prevent or minimize inconsistencies with the floor area of adjacent or neighboring properties; 2) to assist with the provision of adequate off-street parking; 3) if the lot is one acre or greater in size; and, 4) provided that, the granting of such an exception would not be a grant of special privilege, or be inconsistent with the intent of the General Plan or Zoning Ordinance. An exception that meets all of the above conditions may be granted by the Planning Commission, provided the total floor area shall not exceed 5,000 square-feet per property".

The applicants are requesting a floor area ratio (FAR) exception to exceed the permitted .40 FAR by .04 percent to construct the 515 square-foot, second story addition (total proposed FAR of .44). The staff advised them in writing in September of 2023 and again in March of 2024 that we could not support the requested exception to the .40 FAR limitation. The code language above makes it clear that in order to approve an exception to the .40 FAR regulations adjacent or neighboring properties must already have FAR's of .44 or greater, the granting of the exception must be necessary to meet

minimum parking requirements, the site must be one acre or greater in size and the exception to the .40 FAR would not be inconsistent with the intent of the General Plan or Zoning Ordinance.

The Town Code does not have a definition for “neighboring” but a survey by staff of widely used dictionaries includes the following descriptions:

Websters Dictionary: to adjoin immediately or lie relatively near to.

Oxford Dictionary: Located or living near or next to a place or person.

American Heritage College Dictionary: One who lives near or next to another.

The staff has provided tables as attachment B showing the square footage of the houses within the Dominga Avenue neighborhood and on the immediately adjacent properties sharing a property line with the project site. The tables are based on information provided by the Marin County Tax Assessor’s Office. The information reveals that out of the sixty-four properties on Dominga Avenue, Bridge Court, and Court Lane, 84% (54 properties) have a FAR of .40 or below with .40 being the maximum allowed floor area ratio permitted by the current Town Code. Only 16% (10 properties) have FAR’s over .40.

Eliminating 169 square-feet, roughly the size of the second-floor bonus room, would reduce the FAR of the project to .40. To this staff’s knowledge, no Planning Commission has granted a FAR exception under the current FAR regulations for a single-family residence.

Findings to Deny the Requested FAR Exception (Town Code § 17.136.050)

Based on the information provided above, the required findings to grant an exception to the .40 FAR cannot be made. Therefore, staff suggests the following findings for denial of the requested FAR exception:

1. 84% of properties accessed from Dominga Avenue have FAR’s at or below the .40 permitted by Town Code § 17.136.030(A), only 16% exceed the permitted .40 and they predate the current FAR Ordinance adoption, and only one immediately adjacent residential property has a FAR of .40. Therefore, there is no basis to grant an exception to the permitted .40 FAR and granting it would not prevent or minimize inconsistencies with the floor area of adjacent or neighboring properties.
2. The exception is not being requested in order to be able to provide the required parking.
3. The site is not one acre or more in size, it is 3,750 square-feet.
4. Approving an exception to the .40 floor area ratio limitation in this neighborhood where many of the properties are small would be grant of special privilege and would be inconsistent with the intent of the 2023-2031 Town of Fairfax General Plan and the Zoning Ordinance.

Design Review Permit [Town Code § 17.020.030(A)]

Town Code § 17.020.030(A) requires that new houses or projects that constitute 50% remodels obtain a design review permit from the Planning Commission along with any other required discretionary permits. The entire first floor is proposed to be remodeled and 515 square-feet of new area is proposed as a second-floor addition, so the project constitutes a 50% remodel and is subject to obtaining a Design Review Permit from the Planning Commission.

In order to approve a Design Review Permit the Commission must be able to find that the project will, "foster a good design character through consideration of objective design standards for aesthetic and functional relationships to surrounding development and in order to further enhance the town's appearance and the livability and usefulness of properties" [Town Code §17.020.020(B)].

The code directs the Planning Commission to use criteria including but not limited to the following when approving an application for a Design Review Permit:

(A) Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements include only height, building mass, building setbacks and arrangement on the site, exterior building material, signs, landscaping, pedestrian access, and appurtenances for which objective design standards have been established in this title.

(B) The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.

(E) Conformance to standards for the size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance.

(F) The extent to which the structure conforms to the standards governing the general physical character of other structures in the vicinity, including their height, building mass, and relationship to the street and adjacent structures.

(H) The extent to which natural features, including trees, shrubs, creeks and rocks and the natural grade of the site are to be retained based on the standards for protecting these features established in this title.

(I) Conformance to the standards for accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets.

Note: The criteria were amended by Ordinance 885 which went into effect on December 1, 2023. They were amended to include Objective Design Standards which would apply to qualifying workforce housing and low-income housing projects. The staff has only listed those criteria that still apply to developed single-family or duplex sites.

The gabled roof proposed for the new second story and replacement of the first story existing mansard roof with a complimenting gabled roof will substantially change the appearance of the existing house, creating a more articulated exterior, improving the

exterior appearance of the structure, and complimenting the architecture of the neighboring residences.

The addition also steps further away from the neighboring properties to the north and south getting further away from the side property lines as the design nears the rear of the site. This minimizes the impact of the proposed second floor on the immediate neighbors.

The existing shingle siding will be replaced with LAP siding creating a more contemporary visual exterior for the house.

The second story addition exceeds the required minimum and combined side-yard setbacks from both the north and south side property lines. The windows on the south side of the addition include three windows within the interior stairway area and two at the rear of the addition overlooking the garage and pool of 7 Creek Road. The two rear windows will have sill heights that exceed the standard 32 inches with sill heights of 4 feet 8 inches for the window in the south wall of rear second story bedroom and 5 feet 5 inches for the window in the upstairs bathroom. No other windows are proposed on the south side of the residence. The 5 windows on the north side of the second story have standard sill heights of 32 inches facing the second floor of the house at 148 Dominga Avenue that was built in 2008. The south facing second floor of 148 Dominga Avenue has only one large fenestrated window facing the proposed addition that lets light into the interior stairway of 148 Dominga Avenue and does not provide a view into the 148 Dominga Avenue second story master bedroom or bathroom. The Staff does not believe there is any need for any of the proposed windows to be opaque. However, if the Commission or any member of the public believes the windows will significantly affect any neighboring properties privacy the Planning Commission can consider requiring them to be opaque as an added condition of approval. There are no windows proposed for the west, rear side of the second story addition and the front windows face Dominga Avenue and will not impact any other sites private yard areas (See attachment C – site plan for 7 Creek Road and elevation and floor plan for 148 Dominga Avenue).

The roof will be dark grey (either Certainteed "Country Gray" or Timberlane "Stone Gray"), the lap siding will be painted a greenish grey (Sherwin Williams "Comfort Gray"), the trim will be off-white (Sherwin Williams "Greek Villa"), the windows will be Milgard "Vinyl White" and the front door and porch soffit will be wood stained a light brown color ("Provincial") (See color and materials board below).



The color palette proposed for the structure complies with the design review criteria and presents a well composed design complimenting the neighboring residential buildings.

New landscaping is proposed for the front yard and will be watered with a drip irrigation system. The plan does not propose using plants that are native to California. Staff would be remiss if we did not point out that there are benefits to using native plants in California landscaping that include water savings, maintenance reduction, wildlife and biodiversity and pesticide use reduction (see the following links:

<https://www.cnps.org/gardening/why-natives/benefits-of-california-native-plants>,
<https://www.calbg.org/grow-native-nursery/why-native-plants>).

The Town Code does not require the use of native plants but there are good reasons to consider using native plants, shrubs, and trees for any new plantings on the site.

The unpermitted front fence that exceeds the 4-foot front fence height limit will be lowered to 4-feet in height as part of the project [Town Code § 17.044.080(B)(1)]. The fence will be constructed of redwood posts with horizontal fence boards of redwood, cedar or IPE and will have a top cap.

The architectural style of the project, color palette, landscaping and parking fit in with the character of the neighborhood but the project does not comply with the objective .40 floor area ratio limitation in the Zoning Ordinance, Town Code §17.136.050, and the conditions required by the code to enable the Planning Commission to grant an exception to the .40 limit do not exist for this site and project.

Lot Coverage (Town Code §§ 17.008.020, Definitions and 17.040.020, Lot Coverage)

Lot Coverage is defined as, "The percentage of the lot area that is occupied by the ground area of a building, any accessory building(s), as well as any impervious surface areas such as patios (other than driveways) adjacent to the building or accessory building." Town Code § 17.040.010 limits the coverage of a site by buildings and impervious surfaces to 35% (.35).

The site coverage of the site is already at 50% including the house and garage, front patio, concrete front porch and walkways and is legal non-conforming predating the 2002 amendment to the Town Code to include impervious surfaces (Ordinance 696 in effect on October 3, 2002).

The applicants propose replacing 265 square feet of existing impervious surfaces in the yard of the residence with pervious material, reducing the lot coverage. The replacement of the front patio and walkways would reduce the lot coverage from .50 to .43. Therefore, the project does not require the approval of a lot coverage variance because it is improving the existing legal nonconforming condition by reducing the lot coverage currently existing on the site.

Parking (Town Code § 17.052.030)

The project will bring the existing legal non-conforming parking with all three of the required parking spaces in tandem within the side-yard setback on the north side of the site into compliance with Town Code §§ 17.052.030(A)(1)(d) and (A)(2), 17.052.040(B)(1) and (2) and (E). Providing a third parking space out of the minimum Nand combined side-yard setbacks south of the existing driveway to the garage at the rear of the site accomplishes this by providing the required second parking space for the residence not in tandem with the covered space in the garage (note: the required third guest parking space is in tandem with the covered parking space in the garage and is not available within the public right-of-way along the property frontage because the curb there is painted red and allows no on-street parking).

Other agency comments

The Town received no project specific conditions from the Fairfax Police, Public Works, or Building Departments or from the Ross Valley Fire Department, Ross Valley Sanitary District or Marin Municipal Water District. The agency's standard conditions of approval will be included in the resolution approving this application if the project is approved.

RECOMMENDATION

1. Conduct the public hearing.
2. Ask the applicants if they are willing to mutually agree with the Planning Commission on a continuance of their application. The continuance will extend the amount of time in which the Town has to process this application under the Permit Streamlining Act for a period not to exceed ninety days to comply with direction from the Planning Commission to revise the project so that it complies with the .40 floor area ratio (FAR) maximum.
3. Take action to continue the project to a date certain, July18, 2024, regular Planning Commission meeting.

ALTERNATIVE RECOMMENDATION

Move to deny application 24-06 based on the findings contained in Attachment A, Resolution No. 2024-09, and advise the applicants of their appeal rights.

ATTACHMENTS

- A – Resolution No. 2024-09
- B – Tables documenting adjacent and neighboring floor area ratios (FAR's)
- C – 7 Creek Road site plan and 148 Dominga elevation and floor plan
- D - Applicant's supplemental information
- E – project plan set

RESOLUTION NO. 2024-09

A Resolution of the Fairfax Planning Commission Denying Application # 24-06, a Conditional Use Permit, a Design Review Permit and a Request for an Exception to .40 Floor Area Ratio Limitation for a Remodel and Expansion of an Existing 1,159 Square-foot, Two-bedroom, One and Half Bathroom, One Story Residence, Adding 515 Square-feet Resulting in a 1,647 Square-foot, Three Bedroom, Two and One Half Bathroom Residence at 152 Dominga Avenue

WHEREAS, on August 23, 2023, the Town of Fairfax received an application from Gary and Jessica Hanley for the remodel and expansion of the existing single-family residence at 152 Dominga Avenue adding two second floor bedrooms, a bonus room, and a full bathroom; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on June 20, 2024 to consider approval of the owner's requested Conditional Use Permit, Design Review Permit and an Exception to the .40 floor area ratio limitation and at which time all interested parties were given a full opportunity to be heard and to present evidence; and

WHEREAS, remodeling and expanding the residence is exempt from the Environmental Quality Act per categorical exemption § 15301(e); and

WHEREAS, the Planning Commission has made the following findings to support their denial of the project and the associated discretionary Conditional Use Permit, Design Review Permit and Exception to the .40 Floor Area Ratio regulations:

1. The project, resulting in a floor area ratio of .44, does not comply with General Plan Land Use Policy LU-7.1.5: because the house exceeds the maximum floor area ratio permitted by the Town Code and will not preserve and enhance the existing characteristics of the Dominga Avenue neighborhood where 84% of the residential structures have a floor area ratio of .40 or below.
2. Granting an exception to the .40 floor area ratio limitation would be a grant of special privilege in the Dominga Avenue neighborhood where 84% of the existing residences, many of them also located on similarly sized or smaller properties than the 3,750 square-foot project site, maintain floor area ratios of .40 or smaller.
3. Allowing exceptions to the .40 floor area ratio in the Dominga Avenue neighborhood, an area of smaller homes on small lots, would defeat the reason the Town adopted the .40 floor area ratio in the first place, to maintain Fairfax's residential areas as they exist today and to not have areas with small lots and small houses changed by the construction of structures that maximize house size and building envelopes while minimizing the outdoor living space areas in neighborhoods where houses are already close together.
4. 83% of properties accessed from Dominga Avenue have FAR's at or below the .40 permitted by Town Code § 17.136.030(A), 17% exceed the permitted .40 and

only one immediately adjacent residential property has a FAR of .40. Therefore, there is no basis to grant an exception to the permitted .40 FAR to prevent or minimize inconsistencies with the floor area of adjacent or neighboring properties.

5. The exception is not being requested in order to be able to provide the required parking.
6. The site is not one acre or more in size, it is 3,750 square-feet.
7. Approving an exception to the .40 floor area ratio limitation in this neighborhood where many of the properties are small and the majority of the properties maintain a floor area ratio of .40 would be inconsistent with the intent of the 2023-2031 Town of Fairfax General Plan and the Zoning Ordinance.

NOW, THEREFORE, BE IT HEREBY FOUND AND RESOLVED by the Planning Commission of the Town of Fairfax:

Based on the foregoing, the Planning Commission of the Town of Fairfax does deny the requested Conditional Use Permit, Design Review Permit and Exception to the Floor Area Ratio limit of .40 for application # 24-06 by Resolution 2024-09.

The foregoing resolution was adopted at a regular meeting of the Fairfax Planning Commission held in said Town, on the 20th day of June 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Chair Robert Jansen

Attest:

Jeffrey Beiswenger, Planning Director

FAR'S FOR RESIDENCES ON
DOMINGA AVENUE

ADDRESS	APN	LOT SIZE	HOUSE SIZE	# BEDROOMS	# BATHS	FAR	Column1
122 DOMINGA AVE	002-023-01	7220	951	2	1	0.13	
132 DOMINGA AVE	002-023-04	5000	1598	2	1	0.32	
142 DOMINGA AVE	002-023-07	4000	1044	2	1	0.26	
144 DOMINGA AVE	002-023-08	3700	976	2	1	0.26	
148 DOMINGA AVE	002-023-09	3700	1476	2	1	0.4	
152 DOMINGA AVE	002-023-10	3800	933	2	2	0.25	
7 CREEK RD	002-023-11	5454	1034	2	2	0.2	
128 DOMINGA AVE	002-023-30	6000	669	2	1	0.11	
140 DOMINGA AVE	002-023-32	7500	2656	5	4	0.35	
149 DOMINGA AVE	002-025-01	6222	898	2	1	0.14	
145 DOMINGA AVE	002-025-02	3750	1640	4	2	0.44	
143 DOMINGA AVE	002-025-03	3750	1342	3	2	0.36	
141 DOMINGA AVE	002-025-04	3700	912	2	1	0.25	
133 DOMINGA AVE	002-025-05	11000	1605	3	2.5	0.15	
127 DOMINGA AVE	002-025-06	3700	1612	3	3	0.44	
8 COURT LN	002-025-07	10695	1145	2	1	0.11	
102 DOMINGA AVE	002-104-12	3700	1610	3	2.5	0.44	
106 DOMINGA AVE	002-104-13	3700	873	3	1	0.24	
120 DOMINGA AVE	002-104-15	4650	1273	4	2	0.27	2 units
4 SHERMAN ST	002-104-19	5290	1599	4	1	0.3	
116 DOMINGA AVE	002-104-20	3700	1172	2	1	0.32	
110 DOMINGA AVE	002-104-22	3700	1558	3	2	0.42	
108 DOMINGA AVE	002-104-23	3700	1656	3	2.5	0.45	
10 COURT LN	002-105-01	10400	1398	3	2	0.13	
9 COURT LN	002-105-02	7140	1698	3	2	0.24	
7 COURT LN	002-105-03	5376	1942	3	2	0.36	
123 DOMINGA AVE	002-105-04	7000	1120	2	1.5	0.16	
115 DOMINGA AVE	002-105-05	3700	1102	2	1	0.3	
109 DOMINGA AVE	002-105-06	3700	1440	3	2	0.4	
107 DOMINGA AVE	002-105-07	3700	1411	2	1.5	0.38	
103 DOMINGA AVE	002-105-08	4300	2052	2	2	0.48	
99 DOMINGA AVE	002-105-09	5060	1368	3	2	0.27	
93 DOMINGA AVE	002-105-11	4576	1068	2	2	0.23	

FAR'S FOR RESIDENCES ON
DOMINGA AVENUE

ADDRESS	APN	LOT SIZE	HOUSE SIZE	# BEDROOMS	# BATHS	FAR	Column1
89 DOMINGA AVE	002-105-12	2695	796	2	2	0.3	
6 BRIDGE CT	002-105-13	7628	1604	4	3.5	0.21	
97 DOMINGA AVE	002-105-22	3700	799	2	1	0.22	
95 DOMINGA AVE	002-105-23	3800	1000	3	1	0.26	
50 DOMINGA AVE	002-122-03	9000	1234	5	4	0.14	
52 DOMINGA AVE	002-122-12	5000	1189	3	2	0.24	
56 DOMINGA AVE	002-122-13	3700	825	2	1	0.22	
60 DOMINGA AVE	002-122-14	3700	1661	2	2	0.45	
62 DOMINGA AVE	002-122-15	3700	1449	3	2	0.39	
68 DOMINGA AVE	002-122-18	3700	994	2	1	0.27	
72 DOMINGA AVE	002-122-19	3700	1120	2	2	0.3	
74 DOMINGA AVE	002-122-20	3700	960	2	1	0.26	
78 DOMINGA AVE	002-122-21	3700	840	2	1	0.23	
80 DOMINGA AVE	002-122-22	3700	917	2	1	0.25	
84 DOMINGA AVE	002-122-23	3700	1627	3	2	0.44	
88 DOMINGA AVE	002-122-24	5050	1241	2	3	0.25	
64 DOMINGA AVE	002-122-40	3488	936	1	1	0.27	
53 DOMINGA AVE	002-123-01	2883	940	2	1	0.33	
77 DOMINGA AVE	002-123-10	4403	2429	3	3	0.55	
9 BRIDGE CT	002-123-12	2275	1271	2	2	0.56	
81 DOMINGA AVE	002-123-21	5000	1832	3	2.5	0.37	
77 DOMINGA AVE	002-123-22	2275	1271	2	2	0.56	
69 DOMINGA AVE	002-123-25	4900	876	2	1	0.18	
61 DOMINGA AVE	002-123-28	4692	1384	3	1	0.29	
57 DOMINGA AVE	002-123-29	4550	1524	4	2	0.33	2 units
55 DOMINGA AVE	002-123-30	5000	1726	5	2	0.35	
63 DOMINGA AVE	002-123-32	5000	1726	5	2	0.34	
79 DOMINGA AVE B	002-123-34	6254	1452	2	2	0.23	
7 BRIDGE CT	002-123-35	6955	1232	2	2	18	
73 DOMINGA AVE	002-123-76	7500	1191	2	1	0.16	
85 DOMINGA AVE	002-123-78	5000	1419	2	2	.28	2 units

IMMEDIATELY ADJACENT RESIDENTIAL PROPERTIES

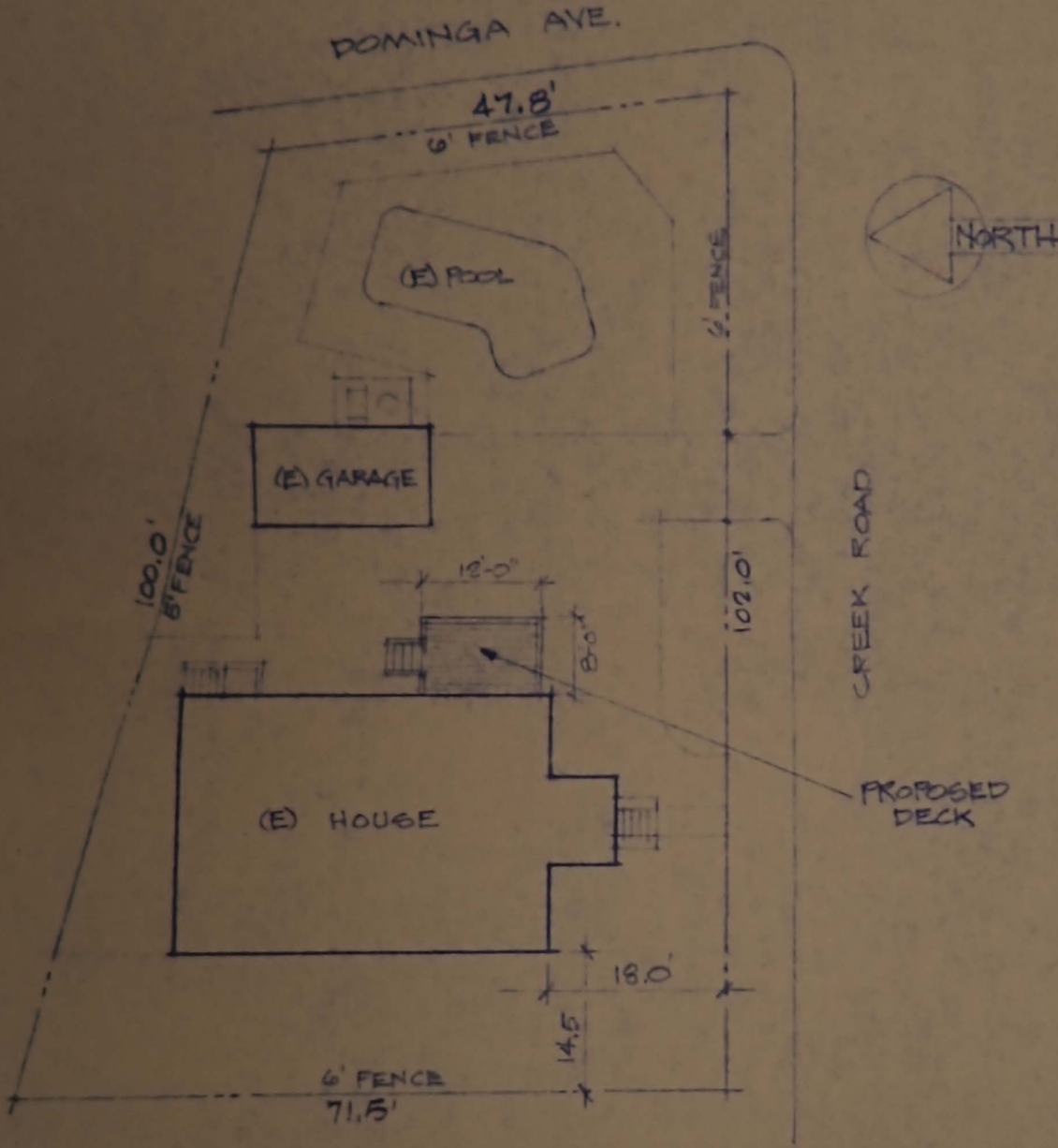
ADDRESS	APN	LOT SQUARE FOOTAGE	HOUSE SQUARE FOOTAGE	# BEDROOMS	# BATHROOMS	FAR
7 CREEK ROAD	002-023-11	5,454	1,034	2	2	0.16
148 DOMINGA AVENUE	002-023-09	3,700	1,476	2	1	0.4
223 BOLINAS ROAD	002-023-14	6,500	711	2	1	0.11
215 BOLINAS ROAD	002-023-15	3,272	819	2	1	0.25
149 DOMINGA AVENUE	002-025-01	6,222	898	2	1	0.14

PLAN

1/4" = 1'-0"

NOTE

- S.B.O. = SELECTED BY OWNER, INSTALLED BY CONTRACTOR
- P - ON ELECT. PLAN - INDICATES PUSH-ON DIMMER
- [Hatched Box] INDICATES (N) STUDWALL/GYP. BD.



SITE PLAN

1" = 20'-0"

TARABBIA RESIDENCE
 7 CREEK ROAD, FAIRFAX, CA.

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets

RECEIVED MAY - 3 1993

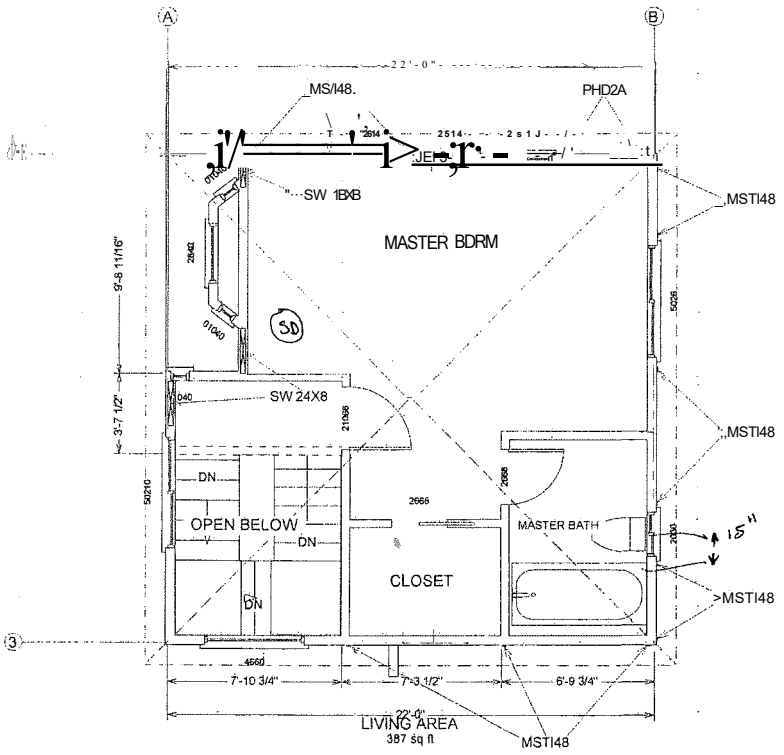
(BACK-LIT), PLACED ADJACENT TO A LIGHT, OR USE REFLECTIVE NUMBERS.

1) AUTHORIZED AGENT AS REQUIRED.
E
F TYPE SWITCH OR DIMMER.

APPLIES A SINGLE BATHROOM; OUTLETS FOR OTHER EQUIPMENT WITHIN

Bedrooms and basements shall have at least at least one operable window or door for emergency escape that has a min. operable area of 5.7 sq. ft. a min. operable height of 24 inches and a min. net clear operable width of 20 inches. Sill height max 44 inches above floor. UIC Sec. 310.4.

10a Ave.
100.0ft, m 3750 sq.ft.
424.B
396
464.2
59.4
708.0
225.2
992.5
1453.7
FAR= 0.386
94.1
94.1
18 U
1268.2
Coverage= 0.338
358.4
66.8
46.1
471.1
428.0
269.5
146.0
105.8
951.3
82.2
033.4
FAR= 0.254
Coverage 0.276



SECOND FLOOR PLANVIEW
1/4"=1'-0"

PREPARED BY GREG SHAW
69 HICKORY RD. FAIRFAX CA
94930 415-456-8614

Greg Shaw

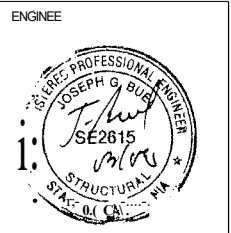
REVISIONS	
DATE	BY

SCALE	AS NOTED

STEVE AND AUDREY NEAL
148 DOMINGA AVENUE
FAIRFAX CA 94930
415-453-4532

NEAL RENOVATION
8/16/05

AP.#
I



2



February 20, 2024

Town of Fairfax
Planning Department
142 Bolinas Road
Fairfax, CA 94930
Attention: Linda Neal, Senior Planner

FEB 27 2024

Re: 152 Dominga Ave
Fairfax, CA 94930
AP # 002-123-10
Completeness Response #1

Enclosed please find our response to the NOI dated September 22, 2023 for the above referenced application.

1. Title Report Provided
2. Site plan revised to show existing trees. Landscape Plans also provided.
3. Fees for 50% remodel included
4. Landscape Plans Provided. MMWD approval of Plan Provided. Plans prepared by licensed Landscape Architect.
5. VMP not required as project is not located in the WUI
6. Contextual Photos have been added to sheet A7 to accompany the streetscape drawing.
7. Colored Rendering is located on new sheet A8. Photos of property and adjacent neighbors also added to sheet A8.
8. Staff Support. No Changes have been made to the floor plans or associated floor areas. Reviewing the included table supports that there are other properties in the immediate area that enjoy the increased F.A.R. Specifically, there is precedence of homes on Dominga with similar lot size constraints that have homes with F.A.R. of .44 which is what our project is seeking. One nearby property of similar lot size has an existing F.A.R. of .56. We find it a fair request for the modest boost of 176 sq. ft as we feel it has been thoughtfully designed to blend into the fabric of the neighborhood while respecting the surrounding properties. We request that staff revisit the findings submitted with the initial application as we feel the lot size in itself presents a hardship on the property owners to alter their home in a reasonable and modest design to support a family of 4.

If you require any further information, feel free to email me at stewart@sksarch.com or give me call during regular business hours at 415-382-1656

Sincerely,

A handwritten signature in black ink, appearing to read 'Stewart Summers', written over a white background.

Stewart Summers



FEB 27 2024

Aug 15, 2023

Town of Fairfax
Planning Department
142 Bolinas Road
Fairfax, CA 94930

Re: **Variance Findings**
152 Dominga Ave
Fairfax, CA 94930
AP # 002-123-10

Background:

The existing property and structure present challenges for reasonable expansion and improvement due to substandard existing conditions and existing non-conformities. The existing home is a 2 Bedroom home of 1,159 square feet. The owners are a family of four looking to make modest expansions to allow their family to stay for the long term. To achieve this goal some variances are required due to the physical limitation of the lot and existing improvements on the site. Additionally, the improvements would be consistent with other homes in the immediate neighborhood thus making the requests equitable with the development pattern and other families on the street.

A few of the hardships on the property. The minimum lot size in Zoning RD-5.5-7 is 5,500 square feet. The subject lot is 3,750 square feet or almost 32% smaller than the minimum. The subset lot is 37'-6" wide while the minimum for this zoning is 60'-0" or almost 38% narrower than standard. These constraints are proving to make reasonable expansion of the property impossible without a request for variances. One minor side setback variance for 12 square feet is requested to accommodate the stair accessing the new upper level. A Floor Area variance for 174 sq. ft. in excess of the allowed is requested. The resultant dwelling would be a 3 Bedroom home consistent with homes in the neighborhood and necessary for a family of four. The design is sensitive to adjacent neighbors by utilizing mass reducing techniques such as stepping the upper level in from the main level as well as not having windows that view into neighboring properties. The design is also significantly below the height limit. The 1674 square foot home is somewhat modest to sustain a growing family thus we find the minor variances are a rational request.

Finding 1

There are special circumstances applicable to the property that deprive the property owners the privileges other property owners in the vicinity with the same zoning classification enjoy. Specifically, the lot is significantly smaller and narrower than required by the zoning code. A great number of lots on Dominga Avenue share this same lot width deficiency. It is clear the development pattern of the street has structures predominantly built with encroachments into required side yards thus no special privilege would be granted to the applicant as the precedence is strong in the neighborhood. It would be equitable to grant the variance. Similarly, the minor F.A.R. variance to allow 174 square feet in excess of the maximum allowed for this lot is a reasonable request due to the lots substandard size. It appears that it would be consistent with home in the immediate neighborhood from a mass and size standpoint.



Finding 2

The variance or adjustment will not constitute a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification, and is consistent with the objectives of the zoning code. The minor variance for side setback and floor area do not grant special privilege but rather offer some equity to the applicants. Homes in the immediate neighborhood clearly have side setback encroachments as well as appear to contain floor area that may be in excess of the current F.A.R. It is likely many homes were constructed prior to the floor area ratio restriction being enacted or changes in the zoning occurred subsequent to construction.

Finding 3

The strict application of this title would result in excessive or unreasonable hardship. Due to the substandard lot size and lot width, the request for minor setback and F.A.R. variances would result in a modest sized home for a family of four. It would create a hardship to reduce the size of the home for this family. It would create a hardship due to the existing home's location on the site to deny the 12 square feet of setback variance for the stair to access the upper level.

Finding 4

The granting of the variance or adjustment will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated. The design is consistent with other homes in the vicinity. It is designed with the upper level stepped back to offer an aesthetic that is consistent with homes in the area and to reduce the perceived bulk and mass.

HANLEY RESIDENCE

152 DOMINGA AVENUE, FAIRFAX, CA 94930

VICINITY MAP

FAIRFAX, CA

PROJECT DATA



PROJECT DESCRIPTION :

- CONSTRUCT NEW 515 SF. SECOND-STORY ADDITION
- REMODEL PRIMARY BATHROOM AND WALK-IN CLOSET
- CONVERT (E) BEDROOM INTO NEW ENTRY, OFFICE, POWDER, AND STAIRCASE UP TO NEW SECOND FLOOR
- REMODEL KITCHEN
- REPLACE ENTIRE ROOF AT LOWER LEVEL
- RELOCATE ENTRY PORCH TO OPPOSITE SIDE.

SITE & BUILDING DATA :

A.P. NUMBER	002-023-10
ZONING	RD-55-1
OCCUPANCY CLASSIFICATION	R3/U
DESCRIPTION OF USE	DWELLING
CONSTRUCTION TYPE	V-B
STORIES	ONE
SPINKLERS	YES

FLOOR AREAS:

LOT AREA	= 3,150 SF.
(E) MAIN RESIDENCE FLOOR AREA	1,153 SF.
(E) DETACHED GARAGE AREA	255 SF.
TOTAL BUILDING AREA (INCLUDES GARAGE)	1,414 SF.
(E) COVERED PORCH	10 SF.
PROPOSED LOWER FLOOR AREA (NO CHANGE)	1,153 SF.
PROPOSED UPPER FLOOR AREA	515 SF.
DETACHED GARAGE AREA (NO CHANGE)	255 SF.
TOTAL BUILDING AREA	1,614 SF.
TOTAL BUILDING AREA (INCLUDING GARAGE)	1,823 SF.
PROPOSED COVERED PORCH (NO CHANGE)	10 SF.

F.A.R.:

ALLOWABLE F.A.R.	= 40% OR 1500 SF.
(E) RESIDENCE F.A.R.	1,153 SF. (30.3%)
PROPOSED RESIDENCE F.A.R. (GARAGE EXCLUDED)	1,614 SF. (44.6%)
VARIANCE REQUEST	1,614 SF. PROPOSED - 1,500 SF. ALLOWED = 114 SF. OVER ALLOWABLE

LOT COVERAGE:

(E) LOT COVERAGE	1,523 SF. (48.3%)
PROPOSED LOT COVERAGE	1,523 SF. (48.3%)

HEIGHT:

ALLOWABLE HEIGHT LIMIT	28'-6"
(E) BUILDING HEIGHT	14'-3"
PROPOSED BUILDING HEIGHT	24'-6 1/16"

IMPERVIOUS SURFACES:

(E) IMPERVIOUS SURFACES	1,516 SF. (42%)
PROPOSED IMPERVIOUS SURFACES	1,616 SF. (43.1%)

LEGEND

	EXISTING WALLS TO REMAIN U.O.N.	(E)	EXISTING
	NEW OR ALTERED EXISTING WALLS.	(R)	RELOCATED
	EXISTING TO BE REMOVED U.O.N.	FL	PROPERTY LINE
	AREA OF ADDITION, SHADED	U.O.N.	UNLESS OTHERWISE NOTED
	EXISTING FENCE	V.I.F.	VERIFY IN FIELD
	DETAIL NO. SHEET NO.	CL	CENTER LINE
	SECTION or ELEV. NO. SHEET NO.	D.S.	DOWNSPOUT
	KEY NOTE	FF.	FINISH FLOOR
	NEW	F.O.	FACE OF
		G.C.	GENERAL CONTRACTOR
		E	PLATE
		VOL	VOLUMIN
		AL	ALIGN

PROJECT PRINCIPLES

OWNER
GARY AND JESSICA HANLEY
152 DOMINGA AVENUE
FAIRFAX, CA 94930

ARCHITECT
SKS ARCHITECTS
1852 4TH STREET
SAN RAFAEL, CA 94901
(415) 382-1656
ATTN: STEWART SUMMERS

SHEET INDEX

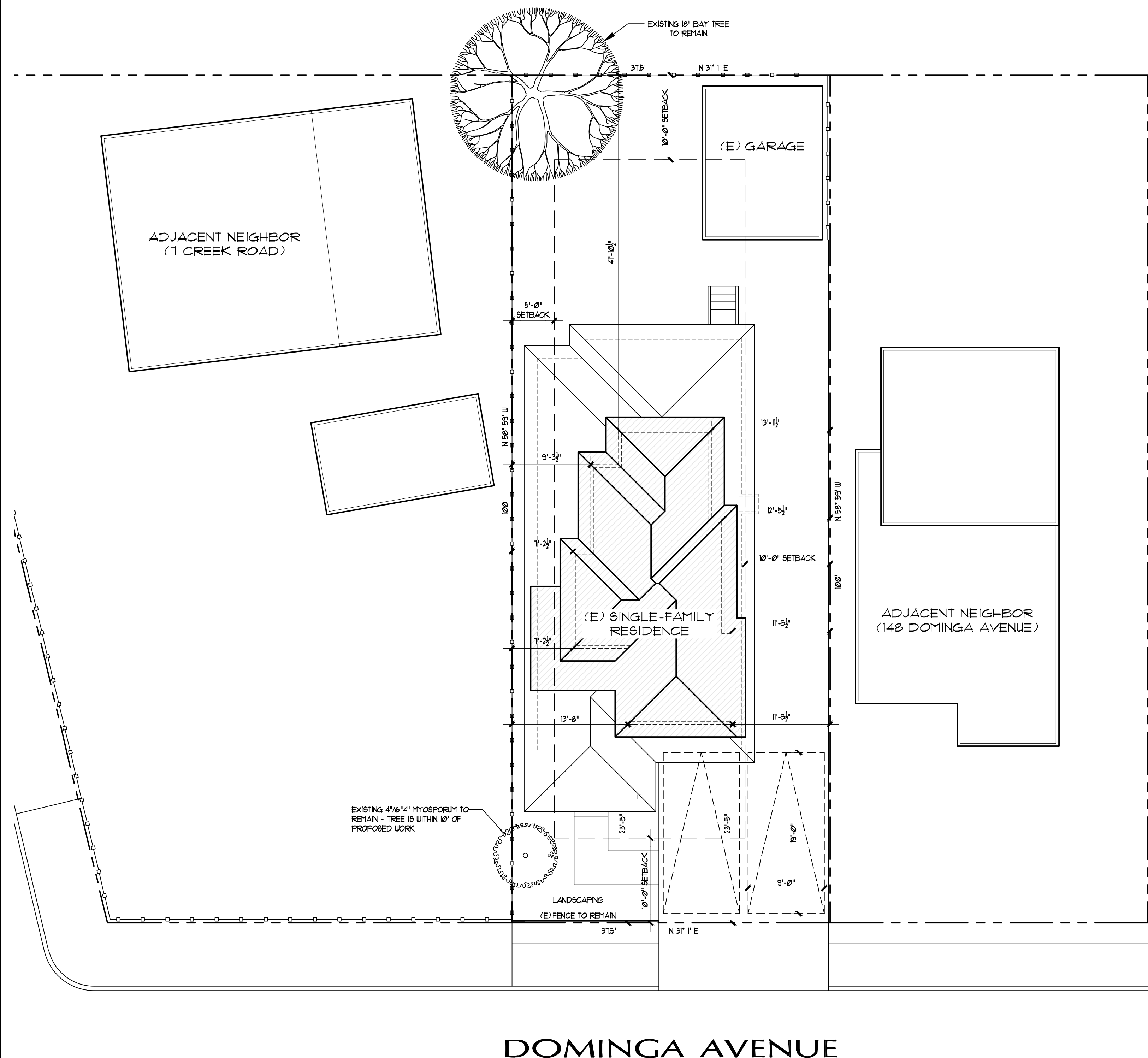
ARCHITECTURAL	
A0	SITE PLAN & PROJECT DATA
EC1	EXISTING FLOOR PLAN & ROOF PLAN
A1	PROPOSED UPPER AND LOWER FLOOR PLANS
A2	PROPOSED ROOF PLAN AND STORY POLES
A3	EXISTING AND PROPOSED ELEVATIONS
A4	EXISTING AND PROPOSED ELEVATIONS
A5	PROPOSED BUILDING SECTIONS
A6	EXISTING AND PROPOSED SHADOW STUDY
A7	NEIGHBORHOOD CONTEXT
A8	COLOR BOARD & COLOR RENDER

LANDSCAPE

L1	PLANTING & IRRIGATION PLANS
L2	LANDSCAPE DETAILS
L3	LANDSCAPE SPECIFICATIONS

GENERAL NOTES

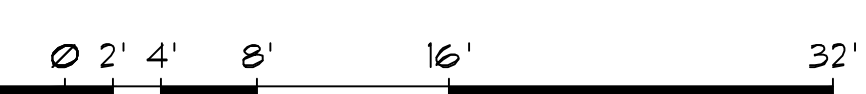
1. ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE STANDARD SPECIFICATIONS OF THE CURRENT ADOPTED EDITION 2022 CALIFORNIA BUILDING CODE INCLUDING THE 2022 CIRC, 2022 CFC, 2022 CFC, 2022 CFC, 2022 CFC, 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGS OR CALGREEN) & ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS FOR RESIDENTIAL CONSTRUCTION AND SPECIFICALLY FOR THE CONSTRUCTION OF THIS STRUCTURE IN THE TOWN OF FAIRFAX, CALIFORNIA.
2. ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
3. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NOTED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
5. PROTECTION OF OWNER'S PROPERTY AND ALL ADJACENT PROPERTIES, AS WELL AS THE GENERAL PUBLIC, ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES.
6. ALL REFERENCES TO THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN IN THESE PLANS ARE INTENDED TO BE FOR DESIGN INTENT ONLY. SPECIALTY SUBCONTRACTORS SHALL BE RESPONSIBLE FOR FINAL DESIGN SECURING PERMITS, INSTALLATION, INSPECTIONS, & PROPER OPERATION OF ALL SYSTEMS.
7. ALL PAINTS, FINISHES, AND ADHESIVES, CAULKING, AND SEALANTS SHALL BE LOW VOC.
8. PROVIDE FREQUENT AND THOROUGH DUST CONTROL AND CLEAN-UP.
9. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL THE APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION.
10. COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENT STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CDR, CFR, OR FRM SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.



DOMINGA AVENUE

SITE PLAN

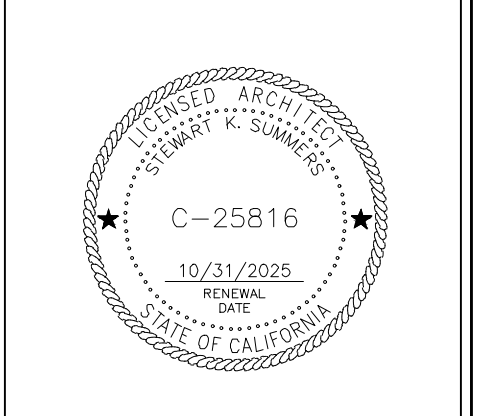
SCALE: 1/8" = 1'-0"



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REVISIONS	DATE	BY

Hanley Residence
152 Dominga Avenue
Fairfax, CA 94930
A.P. # 002-023-10

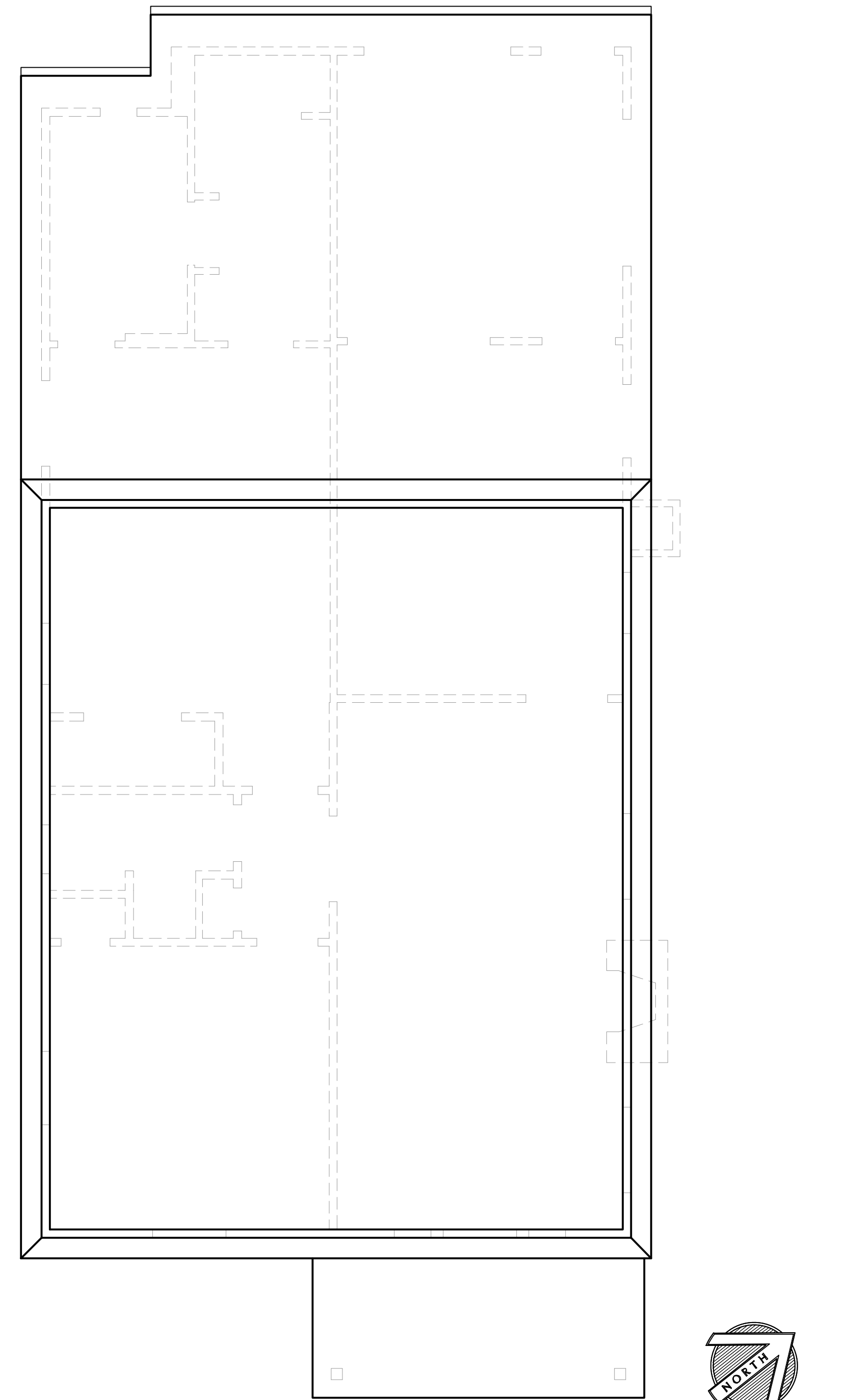


SITE PLAN & PROJECT DATA

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT, INC.

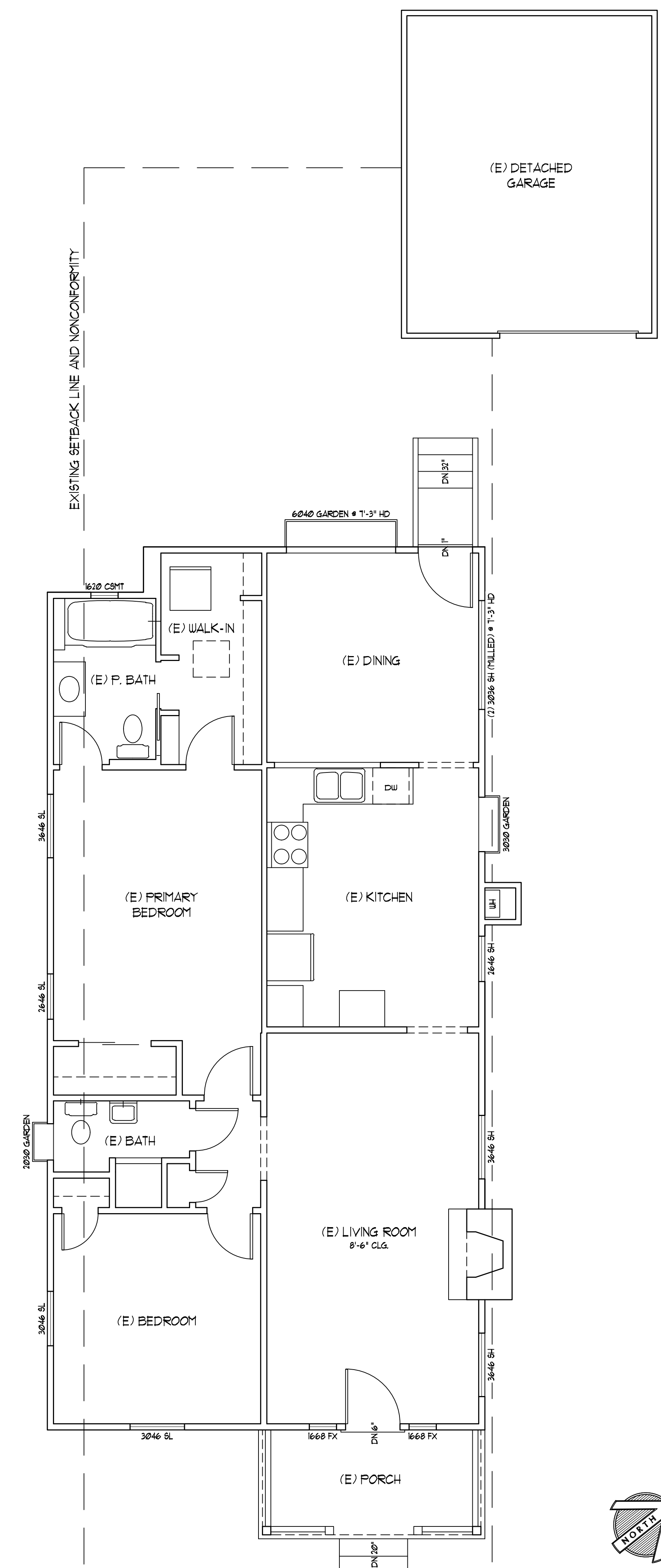
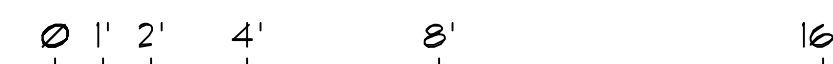
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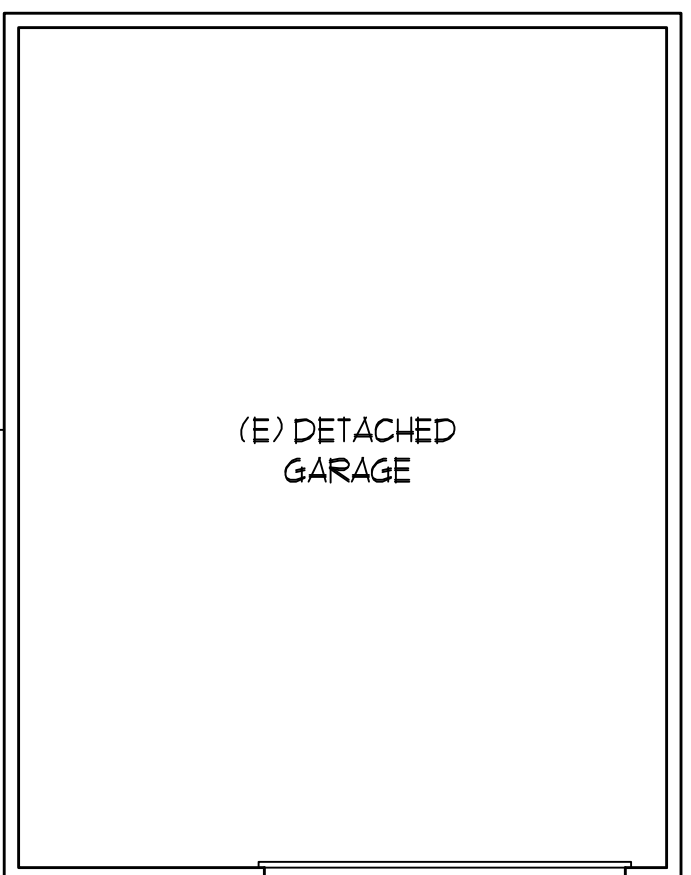
(E) ROOF PLAN

SCALE: 1/4" = 1'-0"



(E) FLOOR PLAN

SCALE: 1/4" = 1'-0"



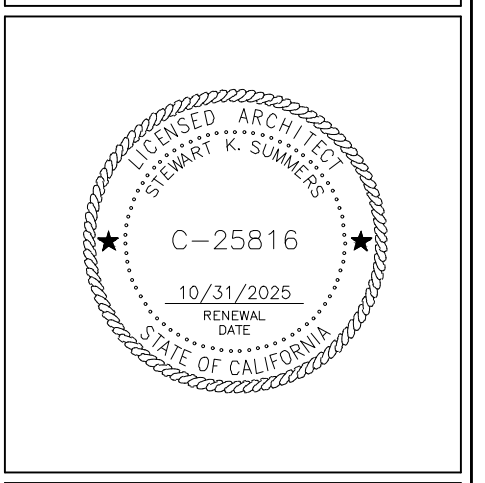
(E) DETACHED GARAGE



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EXISTING FLOOR PLANS

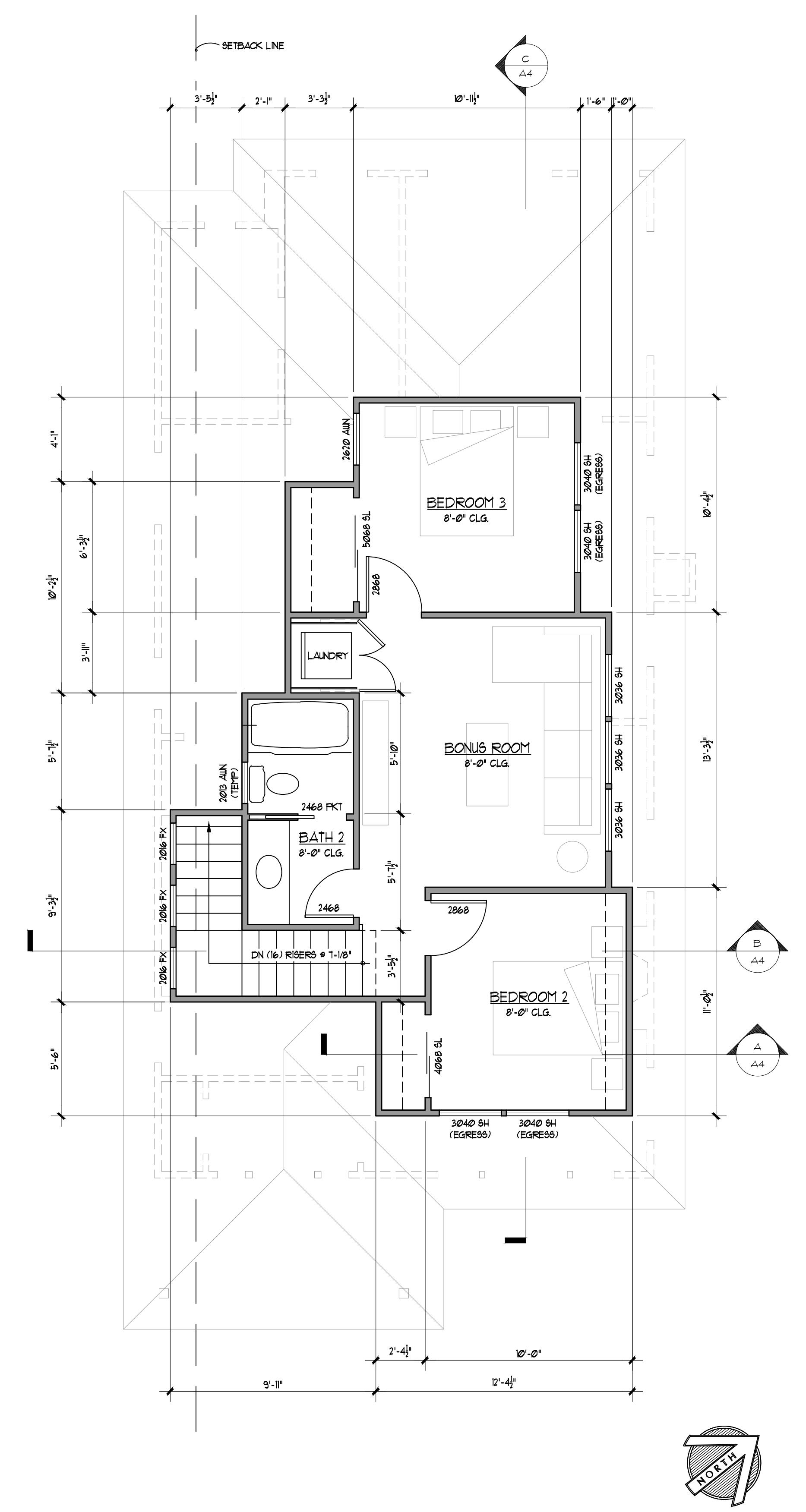
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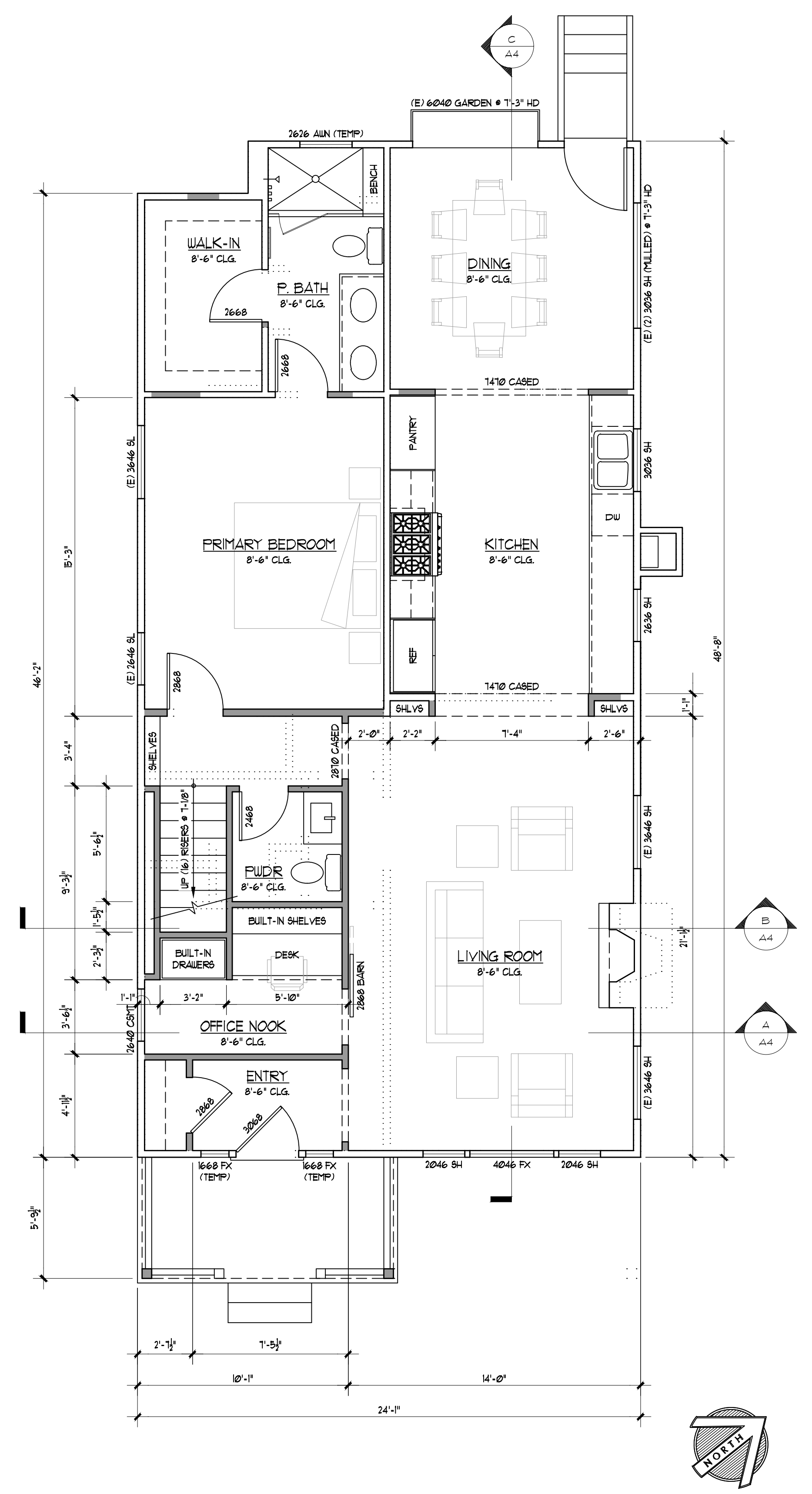
EC1

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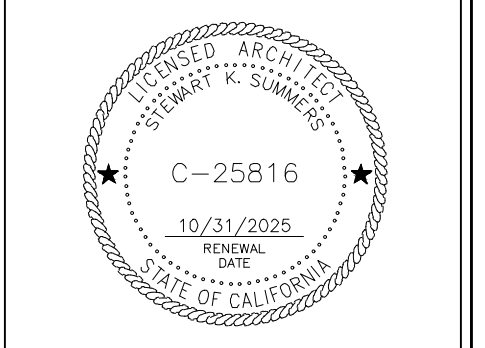


PROPOSED UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"



PROPOSED LOWER FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Hanley Residence
 152 Dorninga Avenue
 Fairfax, CA 94930
 A.P. # 002-023-10



PROPOSED UPPER AND LOWER FLOOR PLANS
 REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT, INC.
 DATE: 2/15/24
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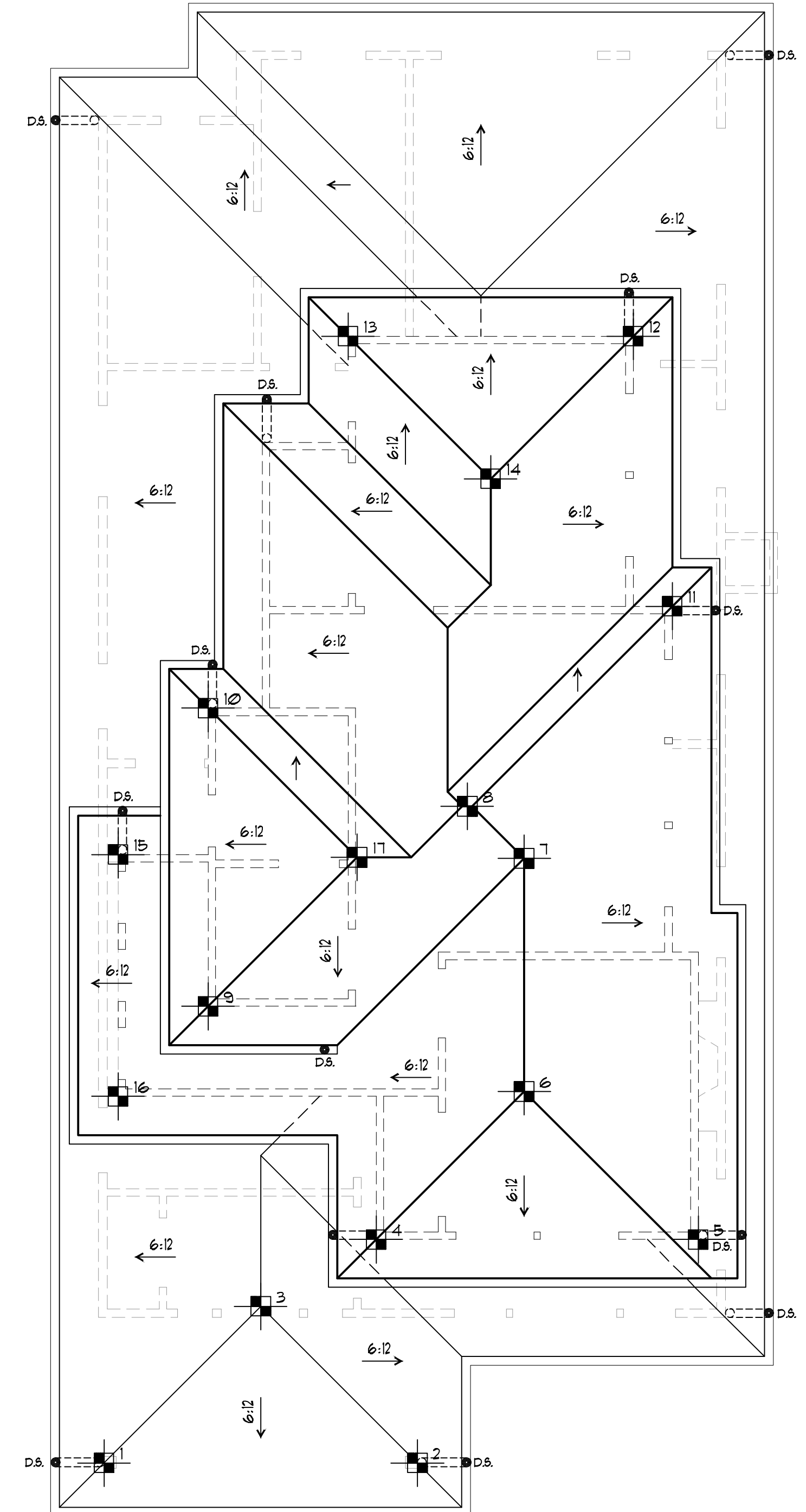
BLDG. CORNER & RIDGE HEIGHTS & STORY POLE LEGEND

NOTE: STORY POLE HEIGHTS TAKEN FROM FIRST LEVEL FINISH FLOOR SET AT 121.1'

MARK #	BASE ELEV @ 1ST LEVEL FINISH FLOOR	HEIGHT OF POLE FROM FF.	HEIGHT OF POLE FROM GRADE	POLE ELEVATION
#1	ELEVATION - 121.1'	9'-0"	11'-2"	130.11'
#2	ELEVATION - 121.1'	9'-0"	11'-2"	130.11'
#3	ELEVATION - 121.1'	12'-2"	14'-4"	133.34'
#4	ELEVATION - 121.1'	18'-1"	20'-3"	139.25'
#5	ELEVATION - 121.1'	17'-7"	19'-3 1/2"	138.75'
#6	ELEVATION - 121.1'	20'-11"	23'-2 1/2"	142.09'
#7	ELEVATION - 121.1'	20'-11"	23'-3 1/2"	142.09'
#8	ELEVATION - 121.1'	21'-11"	24'-4"	143.09'
#9	ELEVATION - 121.1'	18'-1"	20'-3"	139.25'
#10	ELEVATION - 121.1'	18'-1"	20'-3"	139.25'
#11	ELEVATION - 121.1'	18'-1"	20'-7"	139.25'
#12	ELEVATION - 121.1'	18'-1"	20'-8 1/2"	139.25'
#13	ELEVATION - 121.1'	18'-1"	20'-6"	139.25'
#14	ELEVATION - 121.1'	20'-10"	23'-5"	142.0'
#15	ELEVATION - 121.1'	13'-1"	15'-3"	134.25'
#16	ELEVATION - 121.1'	13'-1"	15'-3"	134.25'
#17	ELEVATION - 121.1'	20'-11"	23'-3 1/2"	142.09'

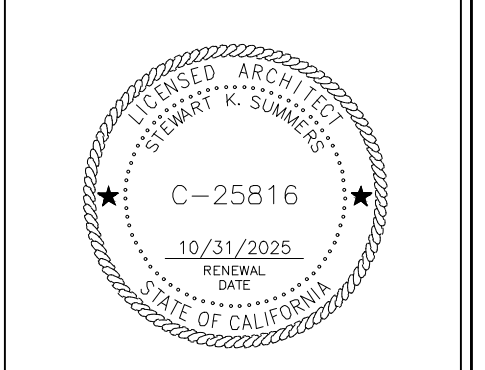
STORY POLE NOTES:

- TO IDENTIFY ROOF SLOPE, INSTALL ORANGE TAPE OR STRINGS:
- BETWEEN POLES 1 AND 2
 - BETWEEN POLES 1-3 AND 2-3
 - BETWEEN POLES 4 AND 5
 - BETWEEN POLES 4-6 AND 5-6
 - BETWEEN POLES 6 AND 7
 - BETWEEN POLES 7 AND 8
 - BETWEEN POLES 9 AND 10
 - BETWEEN POLES 9-11 AND 10-11
 - BETWEEN POLES 11 AND 12
 - BETWEEN POLES 12 AND 13
 - BETWEEN POLES 13-14 AND 13-14
 - BETWEEN POLES 15 AND 16
 - BETWEEN POLES 16 AND 6



PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"
 0' 2' 4' 8' 16'

Hanley Residence
 152 Doringa Avenue
 Fairfax, CA 94930
 A.P. # 002-023-10



PROPOSED ROOF PLAN & STORY POLES

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT, INC.

DATE: 2/15/24
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EXTERIOR ELEVATION NOTES

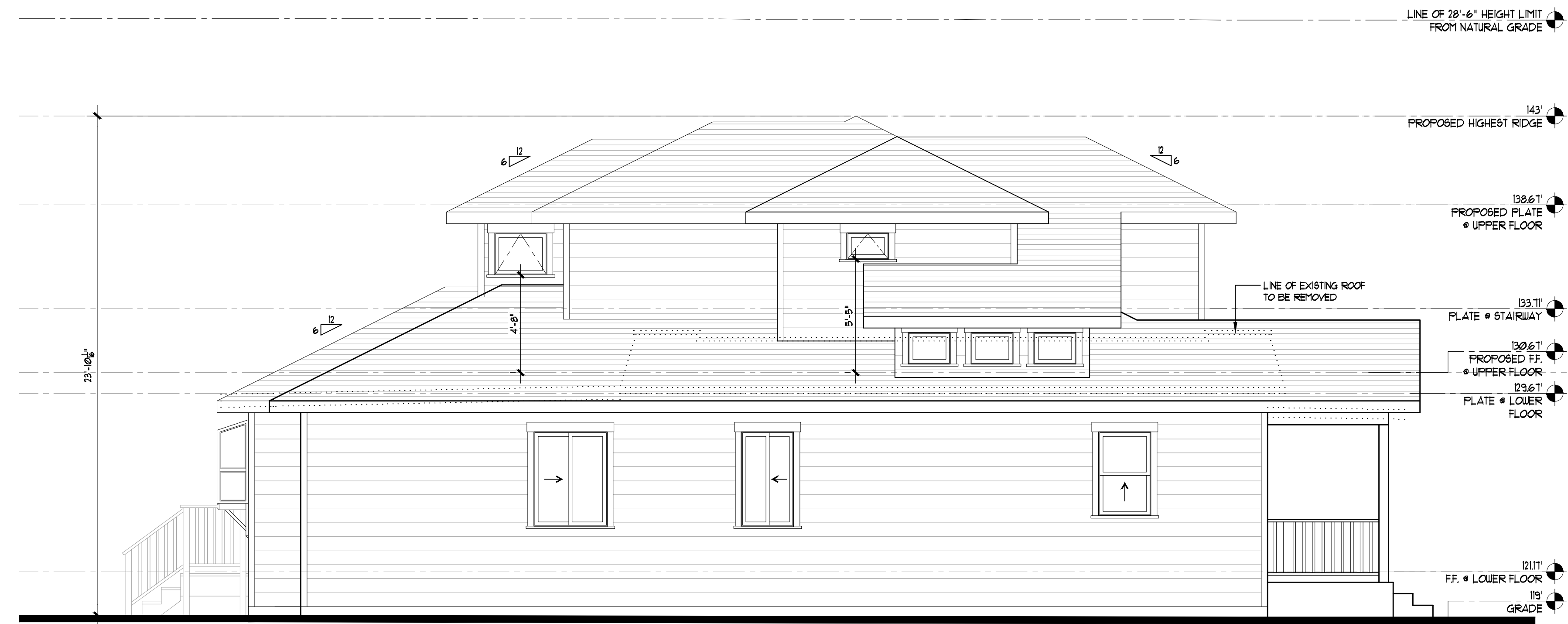
- (N) TIMBERLINE ASPHALT SHINGLE ROOFING - COLOR "STONE GRAY"
- (N) LAP SIDING - COLOR SHERWIN WILLIAMS "COMFORT GRAY"
- (N) TRIM - COLOR SHERWIN WILLIAMS "GREEK VILLA"
- (N) 4" GALVANIZED FASCIA GUTTERS TO MATCH EXISTING.
- (N) MARVIN VINYL WINDOWS - COLOR "WHITE"
- (N) CONCRETE ENTRY PATIO
- (N) GABLE END KING TRUSS - PAINT SHERWIN WILLIAMS "GREEK VILLA"
- (N) NATURAL WOOD ENTRY DOOR - STAINED "PROVINCIAL"
- T&G CEDAR SOFFIT AT ENTRY GABLE - STAINED "PROVINCIAL" TO MATCH DOOR



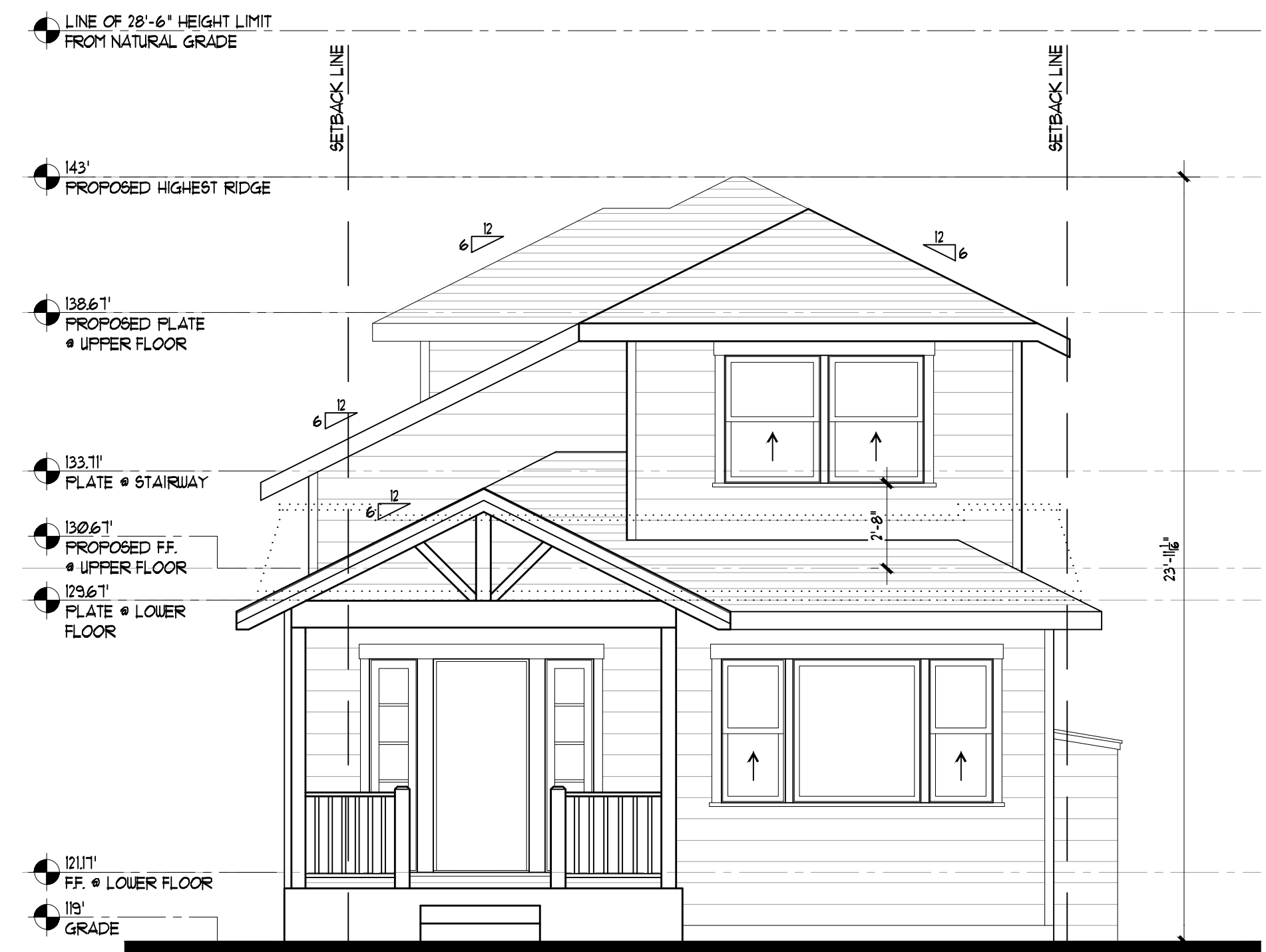
EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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

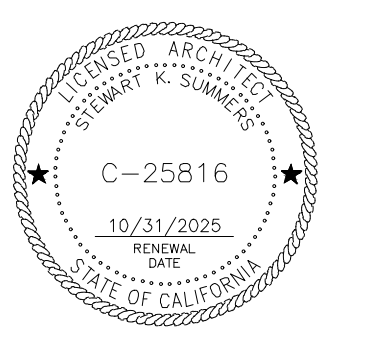


PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"

Hanley Residence
 152 Dominga Avenue
 Fairfax, CA 94930
 A.P. # 002-023-10



EXISTING & PROPOSED ELEVATIONS

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT, INC.

DATE: 2/15/24
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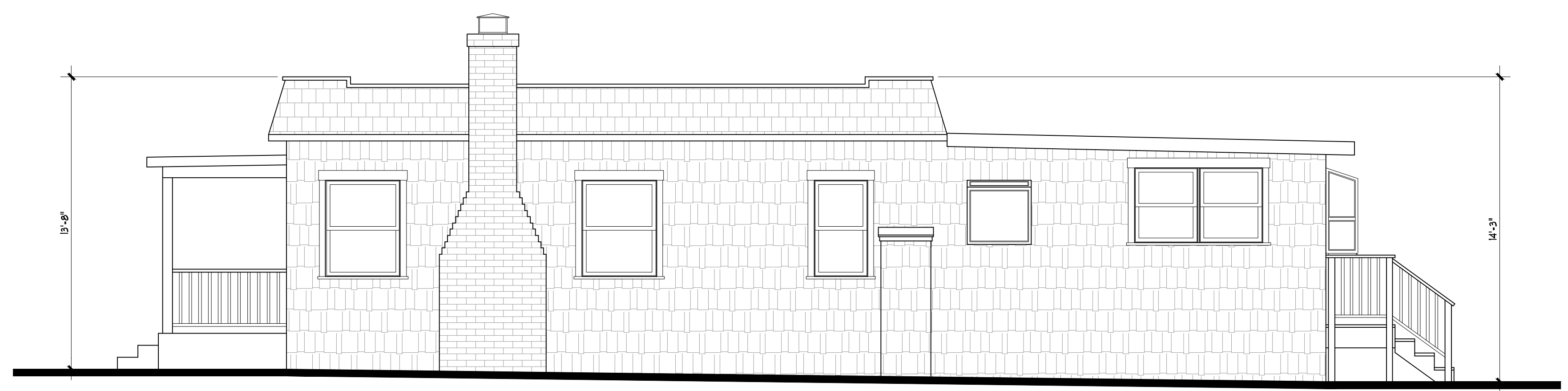
A3

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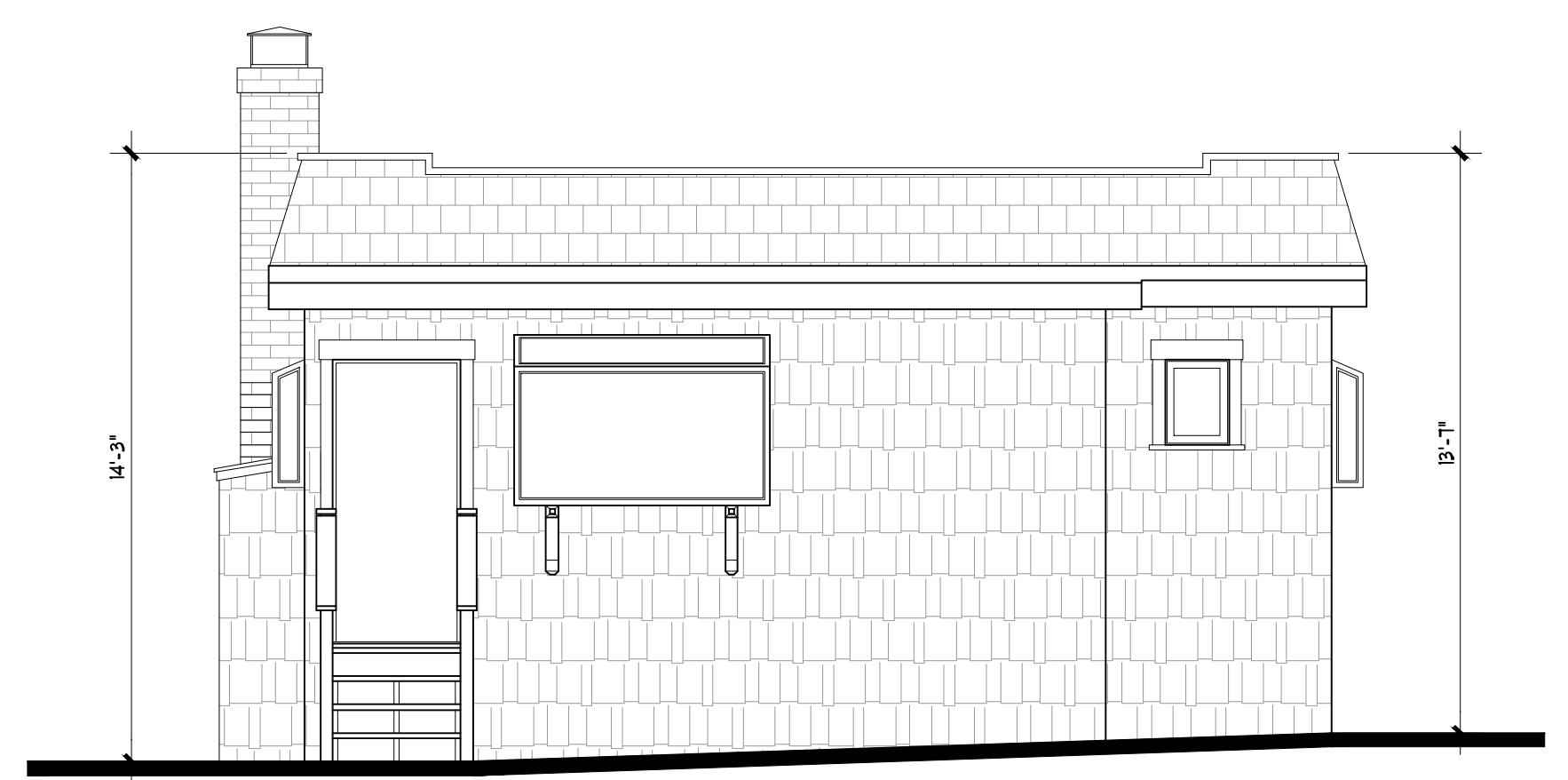
REVISIONS	DATE	BY

EXTERIOR ELEVATION NOTES

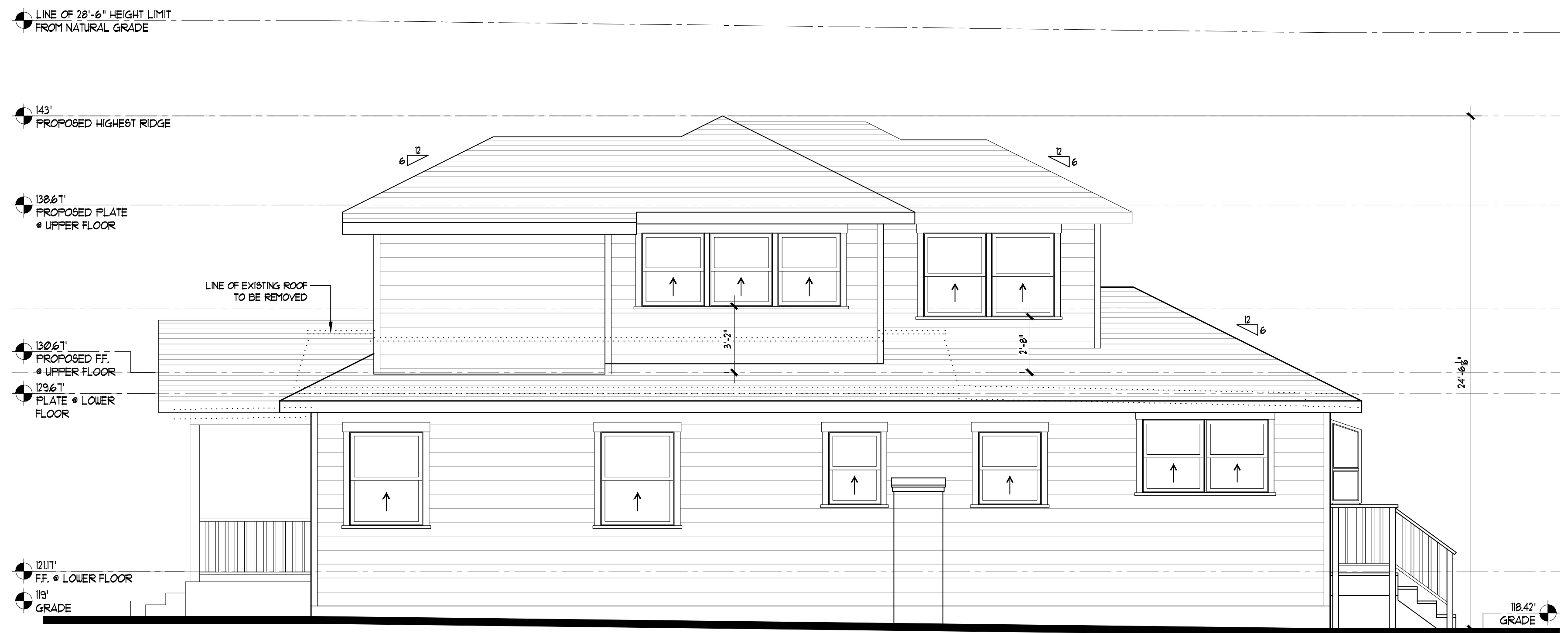
- (N) TIMBERLINE ASPHALT SHINGLE ROOFING - COLOR "STONE GRAY"
- (N) LAP SIDING - COLOR SHERWIN WILLIAMS "COMFORT GRAY"
- (N) TRIM - COLOR SHERWIN WILLIAMS "GREEK VILLA"
- (N) 4" GALVANIZED FASCIA GUTTERS TO MATCH EXISTING
- (N) MARVIN VINYL WINDOWS - COLOR "WHITE"
- (N) CONCRETE ENTRY PATIO
- (N) GABLE END KING TRUSS - PAINT SHERWIN WILLIAMS "GREEK VILLA"
- (N) NATURAL WOOD ENTRY DOOR - STAINED "PROVINCIAL"
- 1x6 CEDAR SOFFIT AT ENTRY GABLE - STAINED "PROVINCIAL" TO MATCH DOOR



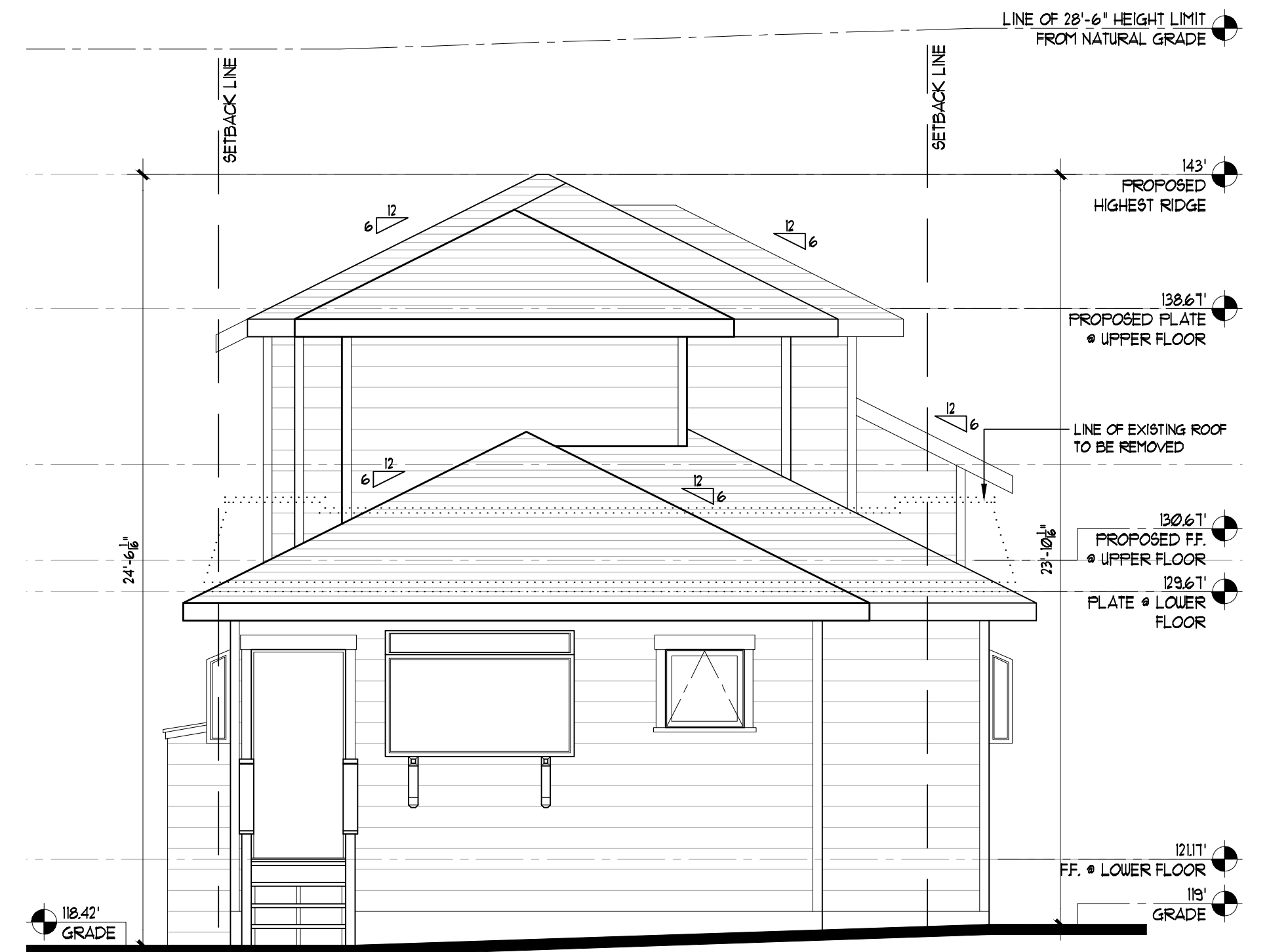
EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"

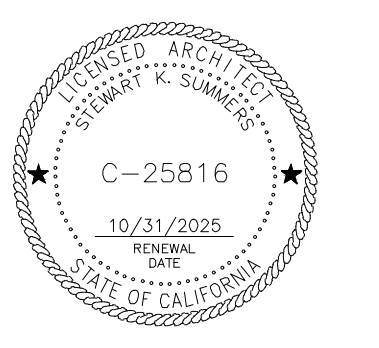


PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

Hanley Residence
 152 Dominga Avenue
 Fairfax, CA 94930
 A.P. # 002-023-10



EXISTING & PROPOSED ELEVATIONS

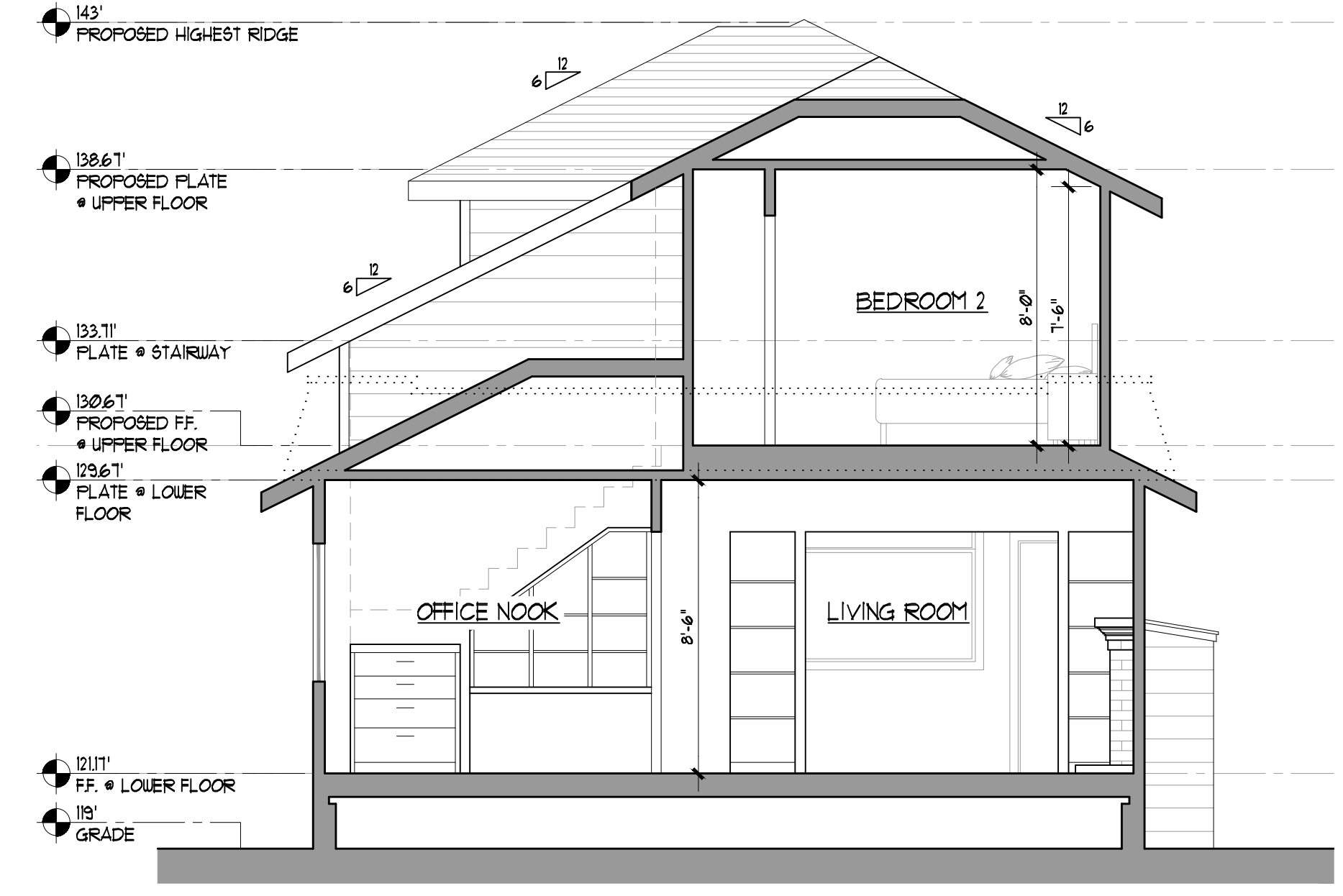
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DATE: 2/15/24
 SCALE: 1/4" = 1'-0"
 DRAWN: SKS
 JOB NO.
 SHEET NO:

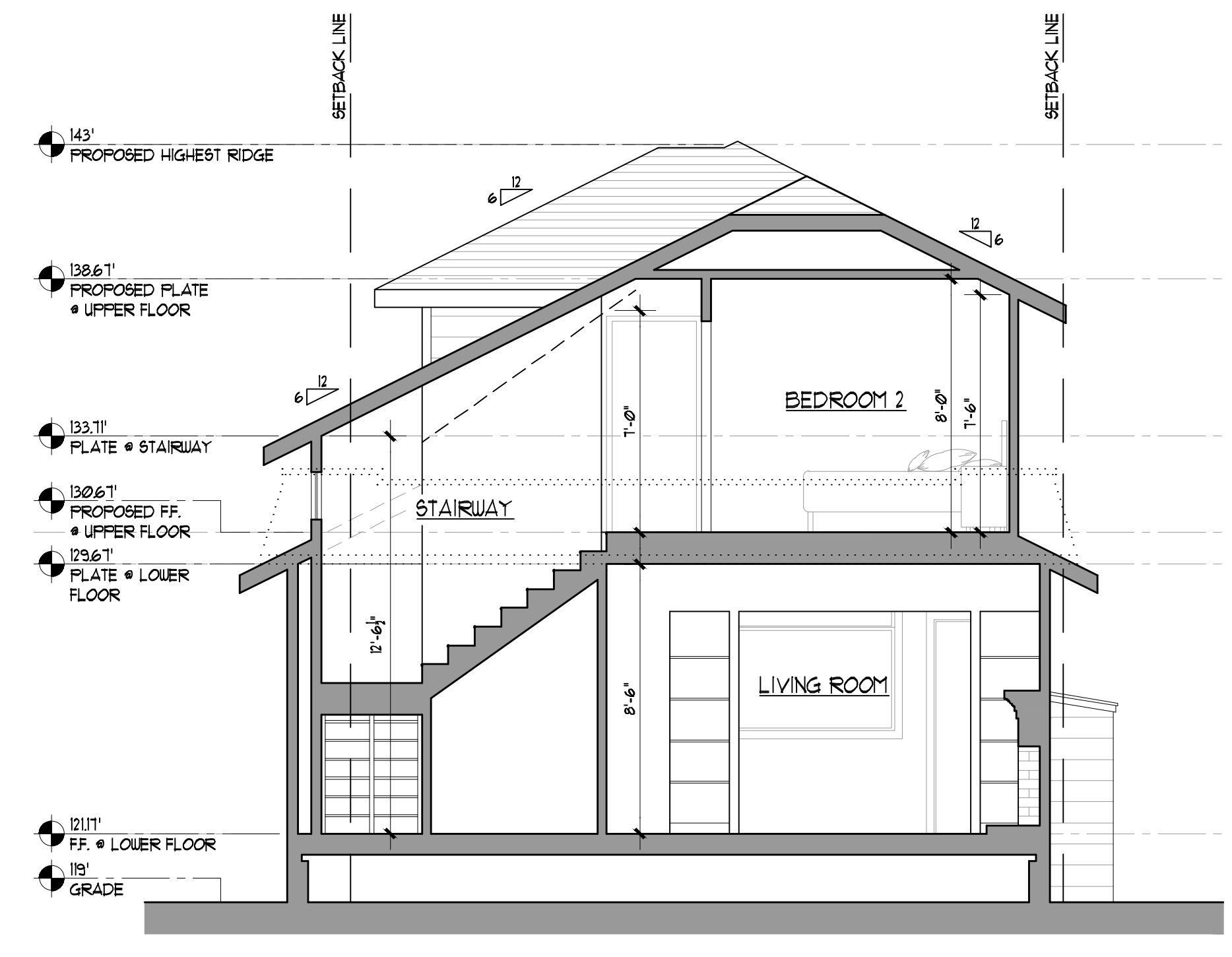
A4

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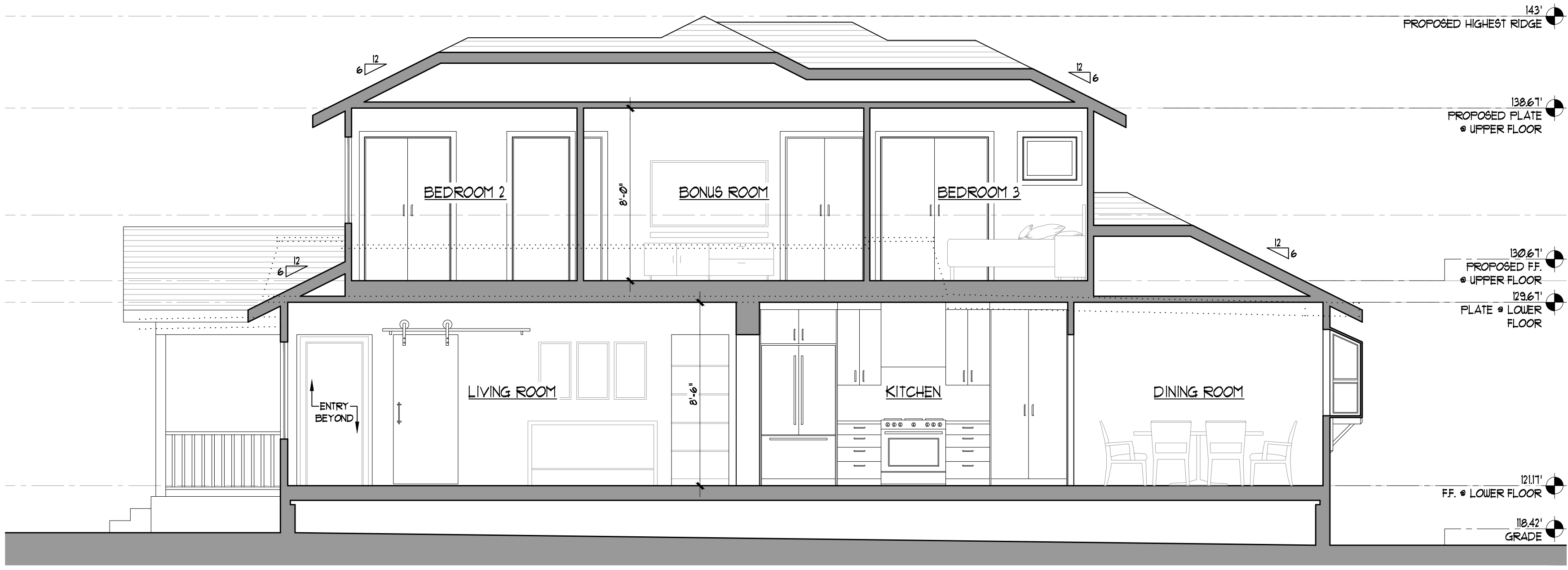
REVISIONS	DATE	BY



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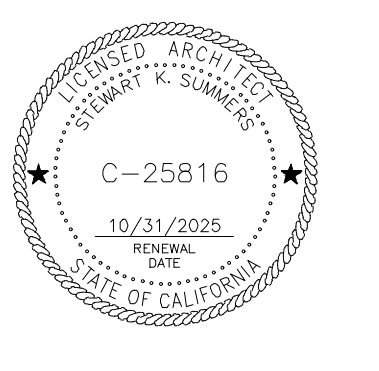


B - PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0"



C - PROPOSED BUILDING SECTION SCALE: 1/4" = 1'-0"

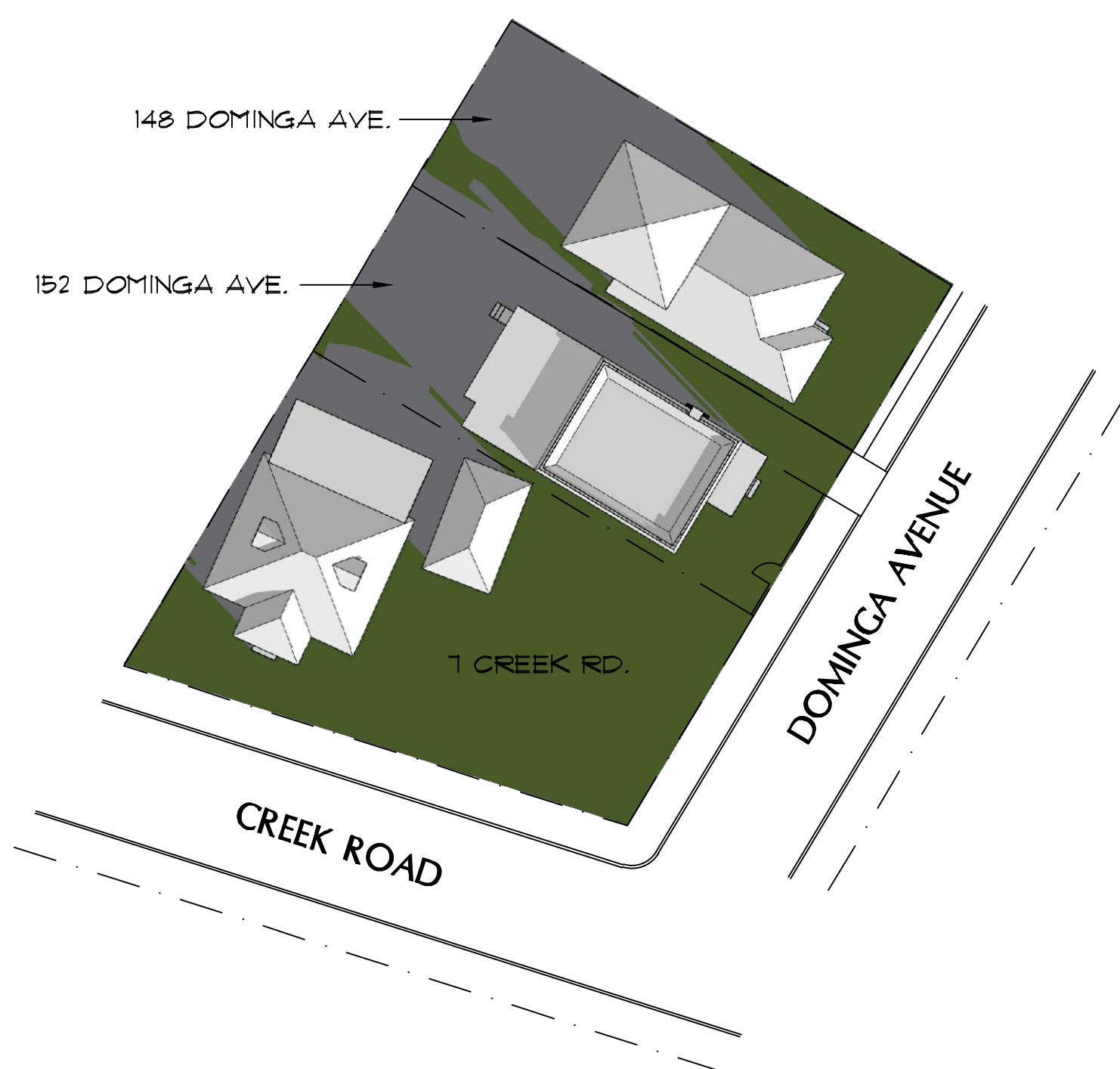
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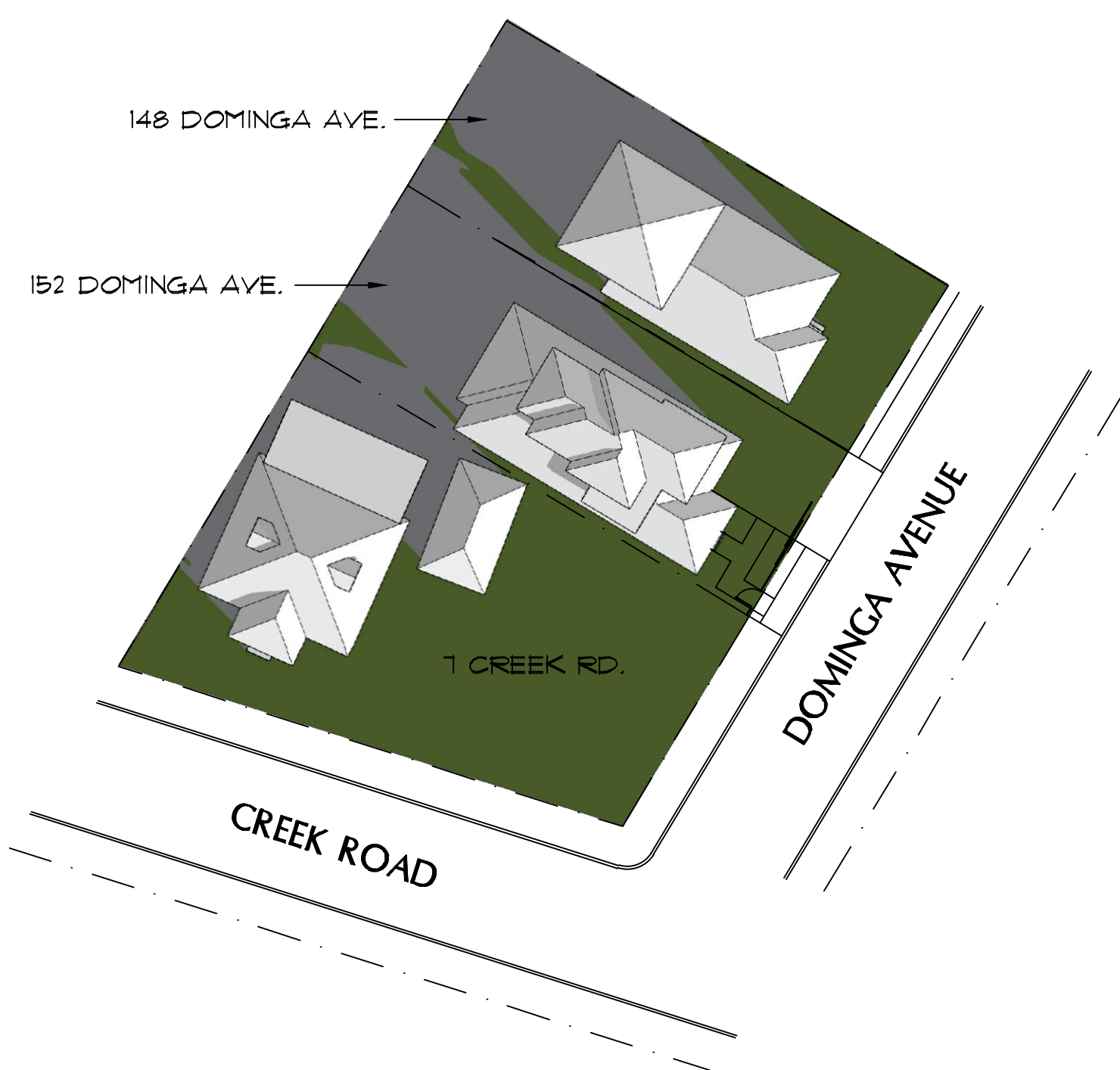
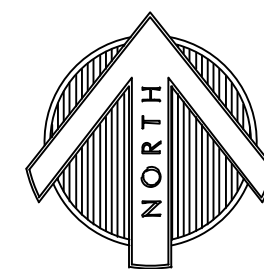
PROPOSED BUILDING ELEVATIONS

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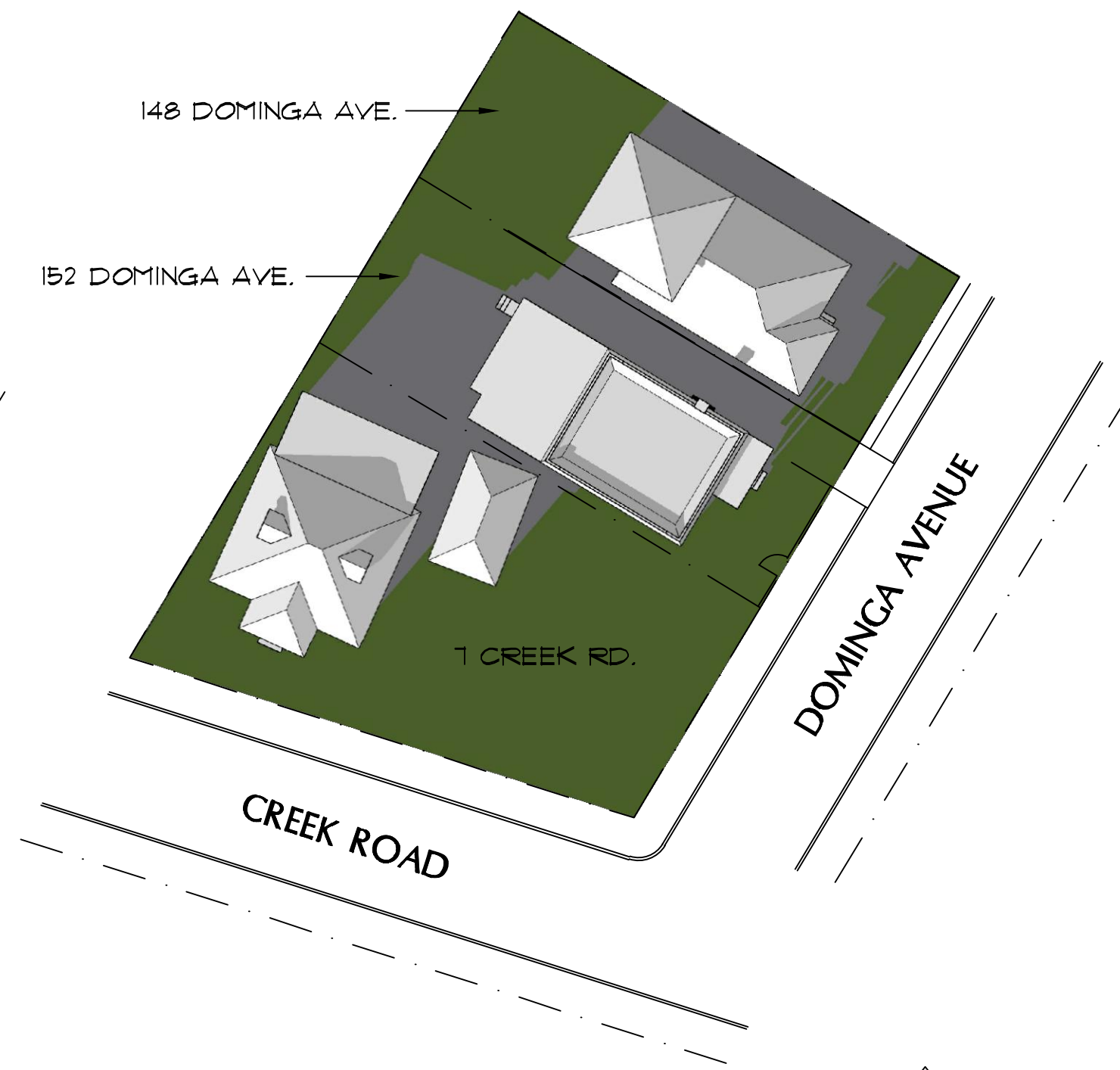
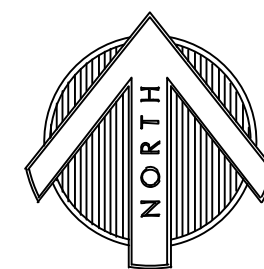
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 DRAWN: SKS
 JOB NO.
 SHEET NO.



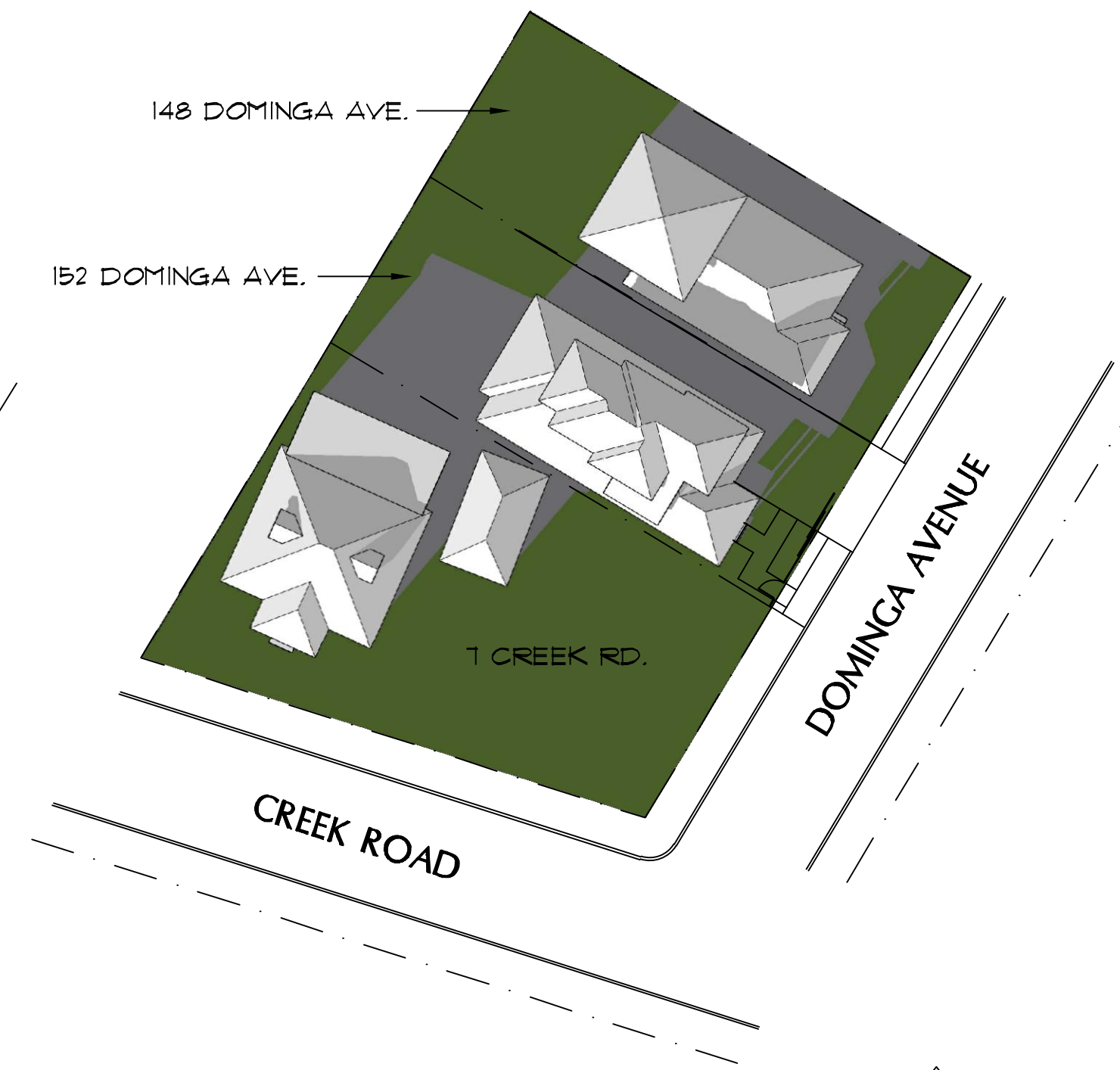
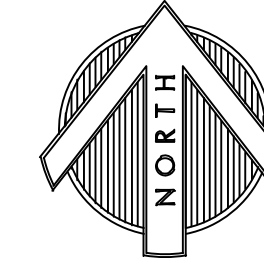
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DECEMBER 21 - 9AM



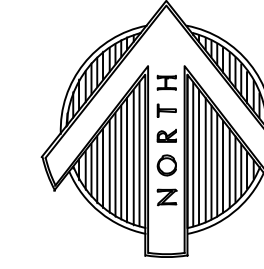
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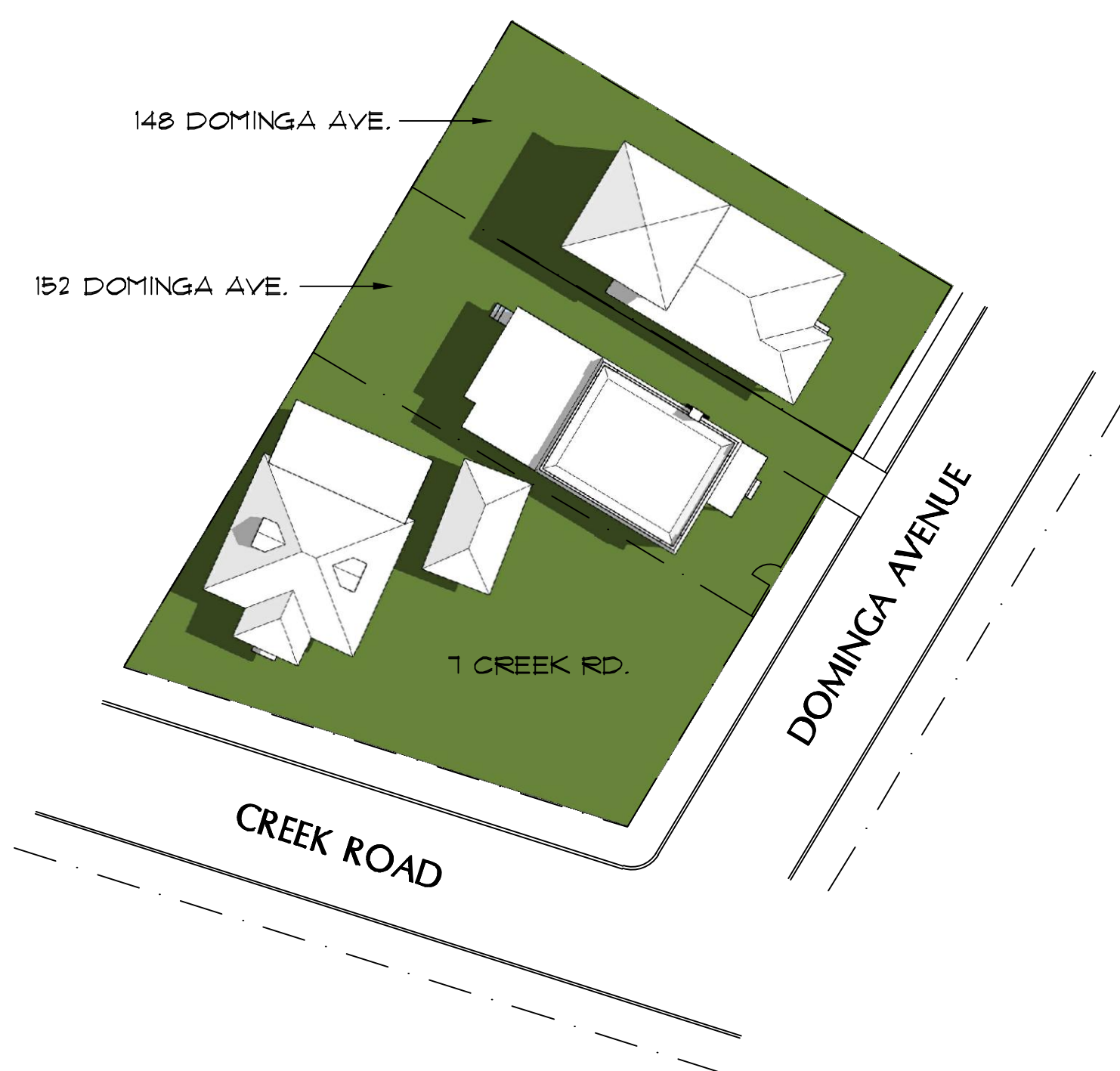
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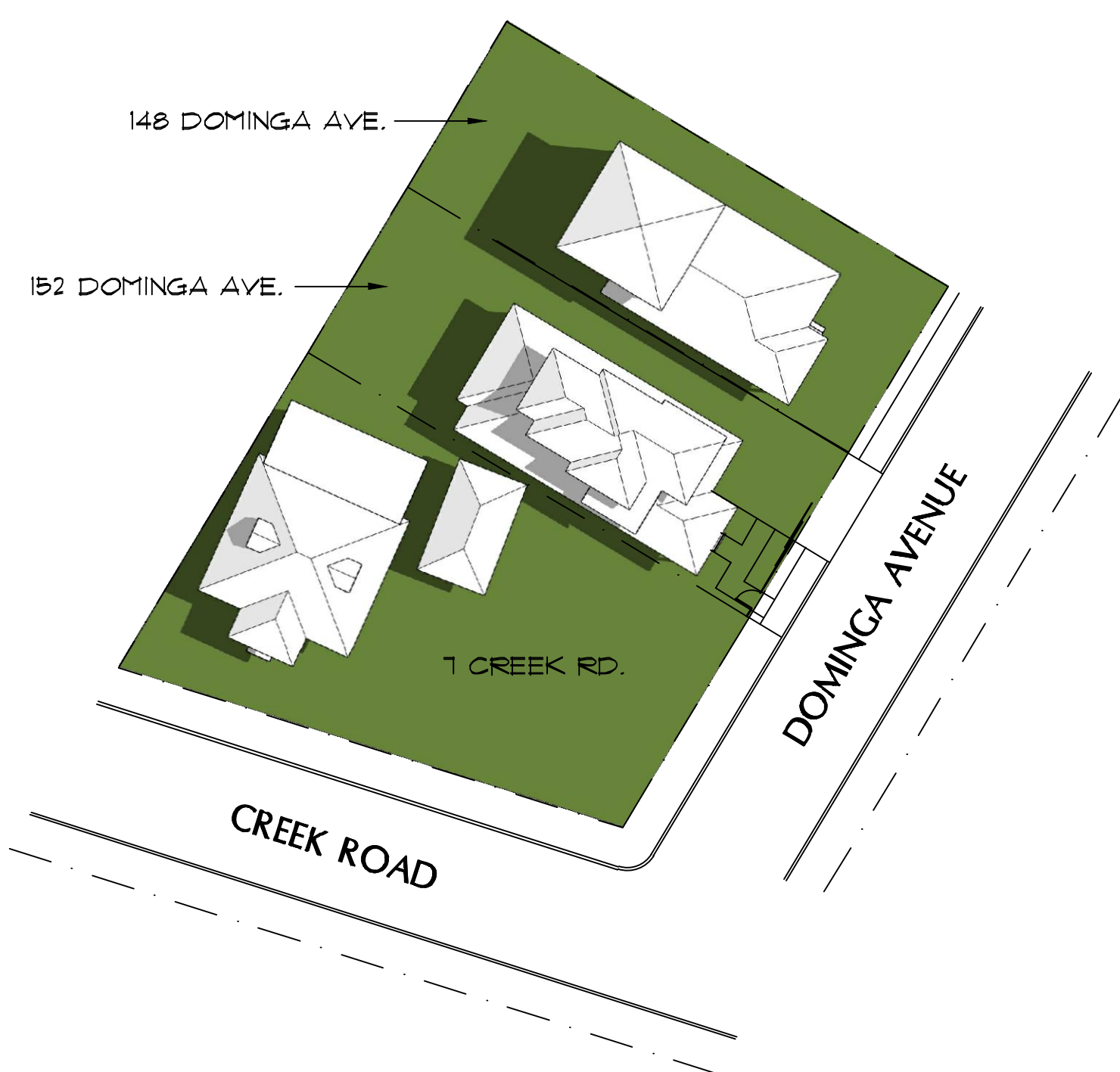
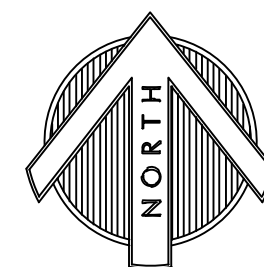
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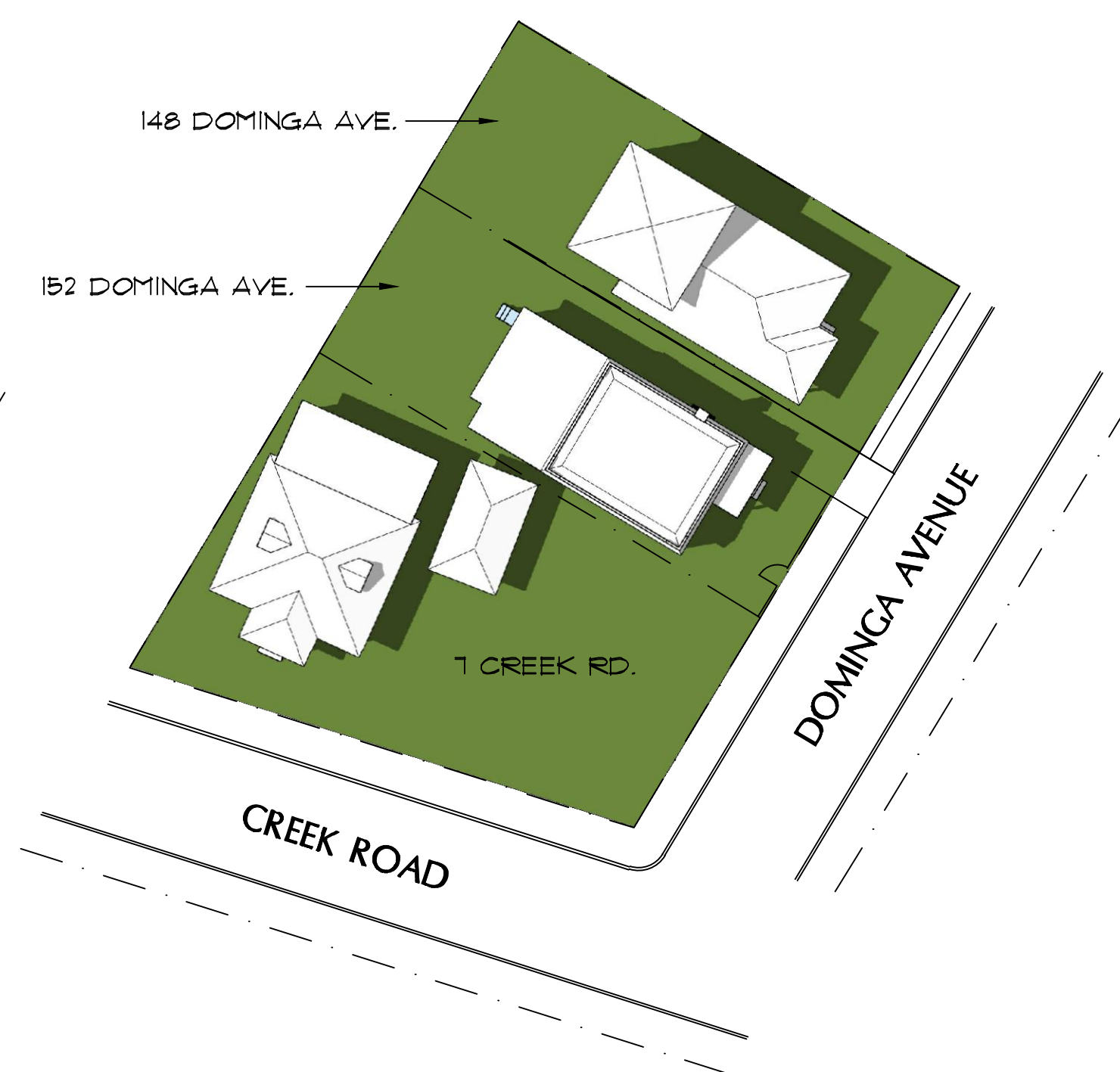
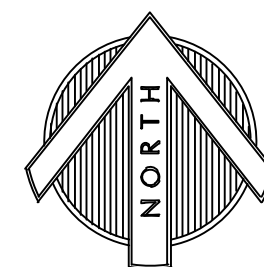
WINTER SOLSTICE SHADOWS



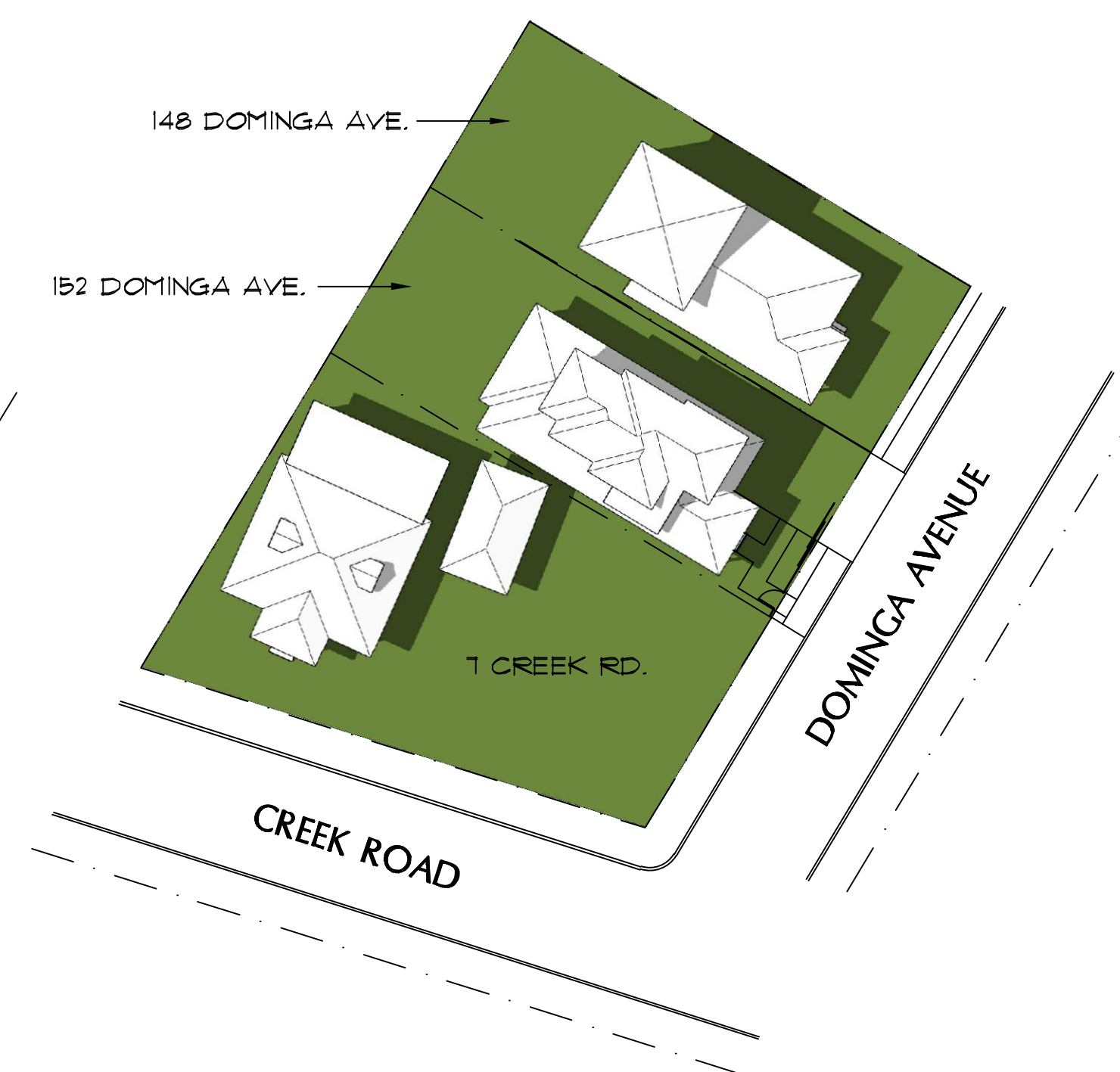
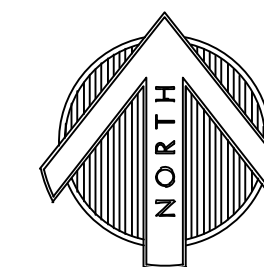
EXISTING:
JUNE 21 - 9AM



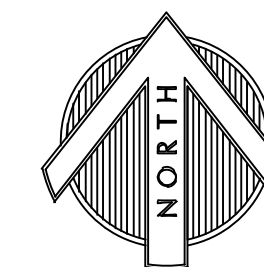
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JUNE 21 - 9AM



EXISTING:
JUNE 21 - 3PM



PROPOSED:
JUNE 21 - 3PM



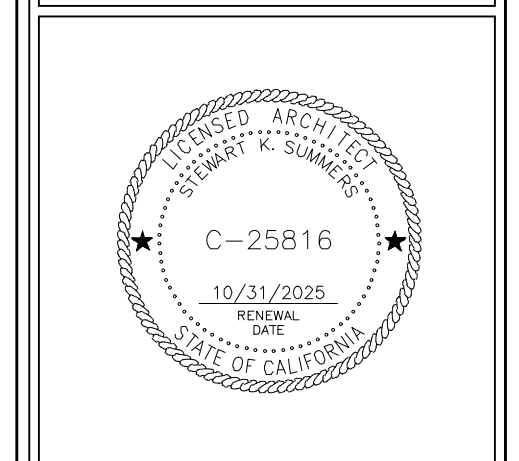
SUMMER SOLSTICE SHADOWS



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A.P. # 002-023-10



EXISTING AND PROPOSED SHADOW STUDY

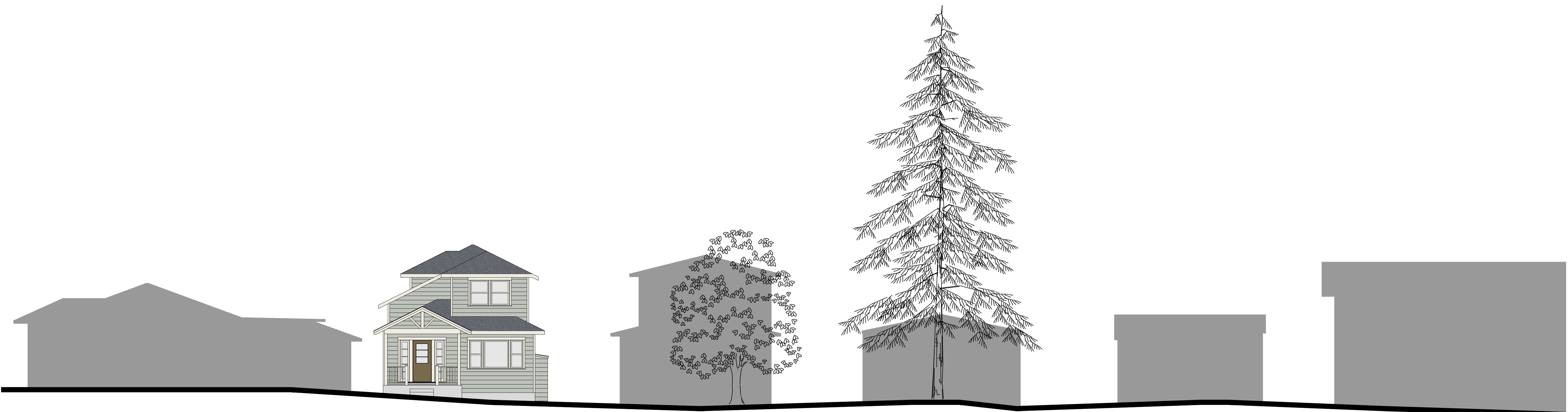
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DATE: 2/15/24
SCALE: N/A
DRAWN: SKS
JOB NO.
SHEET NO:

A6



CONTEXTUAL PHOTOS OF STREETScape



STREETScape VIEW

SCALE: 1/8" = 1'-0"

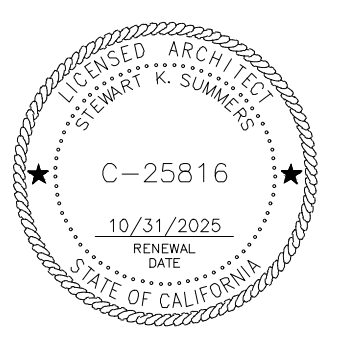
0' 2' 4' 8' 16' 32'



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NEIGHBORHOOD CONTEXT

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DATE: 2/15/24
 SCALE: AS NOTED
 DRAWN: SKS
 JOB NO.
 SHEET NO:

A7



EXISTING HOUSE



NEIGHBORING PROPERTY



NEIGHBORING PROPERTY

PHOTOS OF EXISTING HOUSE AND NEIGHBORING PROPERTIES

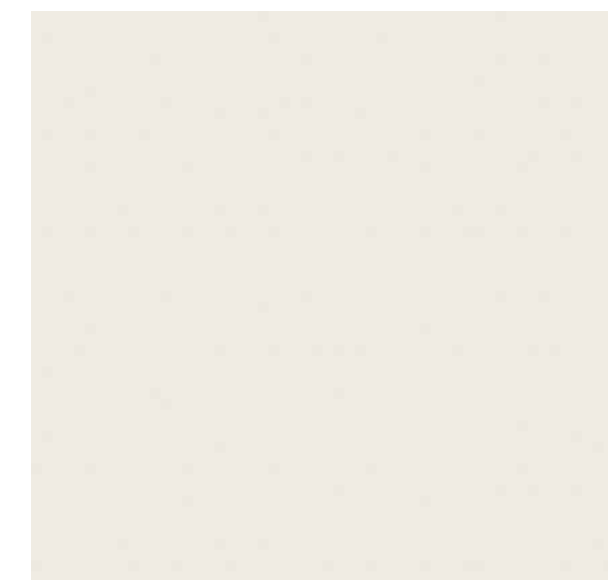
MATERIAL BOARD



1
CERTAINTEED
COLOR: "COUNTRY GRAY"
ASPHALT SHINGLES



2
SHERWIN WILLIAMS
COLOR: "COMFORT GRAY"
LAP SIDING



3
SHERWIN WILLIAMS
COLOR: "GREEK VILLA"
TRIM



4
WOOD
STAIN: "PROVINCIAL"
SOFFIT & ENTRY DOOR

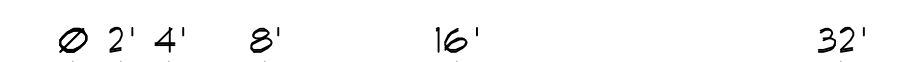


5
MILGARD
COLOR: "VINYL WHITE"
WINDOWS



COLORBOARD AND COLOR RENDER

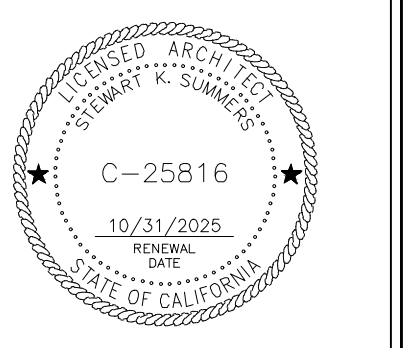
SCALE: 1/8" = 1'-0"



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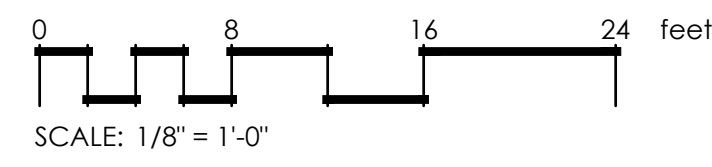
COLOR BOARD AND COLOR RENDER

REVIEW THE DRAWINGS CAREFULLY. DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF STEWART K. SUMMERS, ARCHITECT, INC.

DATE: 2/15/24
SCALE: AS NOTED
DRAWN: SKS
JOB NO.
SHEET NO:

A8

IRRIGATION PLAN



CRITICAL ANALYSIS

Generated: 2023-12-28 13:38

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 3/4"
Flow Available: 12.06 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Pressure Available: 60 PSI

DESIGN ANALYSIS
Maximum Station Flow: 0.5 GPM
Flow Available at POC: 12.06 GPM
Residual Flow Available: 11.56 GPM

Critical Station: 1
Design Pressure: 10 PSI
Friction Loss: 0.02 PSI
Fittings Loss: 0 PSI
Elevation Loss: 0 PSI
Loss through Valve: 8.04 PSI
Pressure Req. at Critical Station: 18.1 PSI
Loss for Fittings: 0.0 PSI
Loss for Main Line: 0.0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 18.1 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 41.9 PSI

GENERAL NOTES

- Locate all irrigation equipment in landscape planters. equipment shown in pavement is for clarity only. All valve boxes shall be located at least 2.5' from any pavement.
- Only hand trenching allowed under canopy of existing tree; No roots larger than 1" dia. shall be removed.

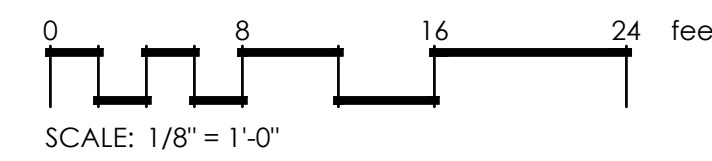
REFERENCE NOTES SCHEDULE IRRIGATION

SYMBOL	DESCRIPTION
1	Existing water meter #89927796 (located in concrete box at sidewalk)
2	Point of connection (POC) @ provided dedicated 3/4" Irrigation Stub (provided by others). Coordinate connection with General Contractor or Client Representative. Irrigation demand at POC shall be 1 GPM and a static pressure of 20 PSI. If minimum requirements are not met contact Landscape Architect. Install pressure regulating device if pressure readings exceed 70 psi at this location.
3	Install in-line isolation/shut off valve in valve box (if not already installed) at POC location.
4	Install irrigation controller at exterior wall location or per client representative. 110 Power to be provided by others. Coordinate actual location with client representative or General Contractor prior to beginning irrigation work.
5	Install wireless weather sensor within distance as specified by manufacturer. Rain sensor location shall be free from overhead obstructions.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird XACZ-075-PRF Low Flow Drip Control Kit, 3/4in. Low Flow Anti-Siphon Valve, 3/4in. pressure regulating RBY Filter, and 30psi pressure regulator, for above grade installation. 0.2 GPM-5 GPM.	1
⊙	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	2
⊕	Flush Valve	1
⊕	Area to Receive Drip Emitters Rain Bird XBCV-PC Single Outlet. Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet. With check valve. Emitter Notes: 10PC emitters (2 assigned to each 5 gal. plant) 10PC emitters (1 assigned to each 1 gal. plant) 20PC emitters (3 assigned to each 15 gal. plant)	209.1 s.f. 56 3 3
—	Irrigation Lateral Line: PVC Schedule 40 3/4" unless otherwise noted on plan. 12" minimum depth	11.7 l.f.
---	Irrigation Mainline: PVC Schedule 40 1" unless otherwise noted on plan. 18" minimum depth	2.6 l.f.
---	Pipe Sleeve: PVC Schedule 40 2x the diameter of pipes served and 1" for control wires. Minimum depth of 24"	4.8 l.f.
⊕	Valve Cutoff	
#	Valve Number	
→	Valve Flow	
⊕	Valve Size	

PLANTING PLAN

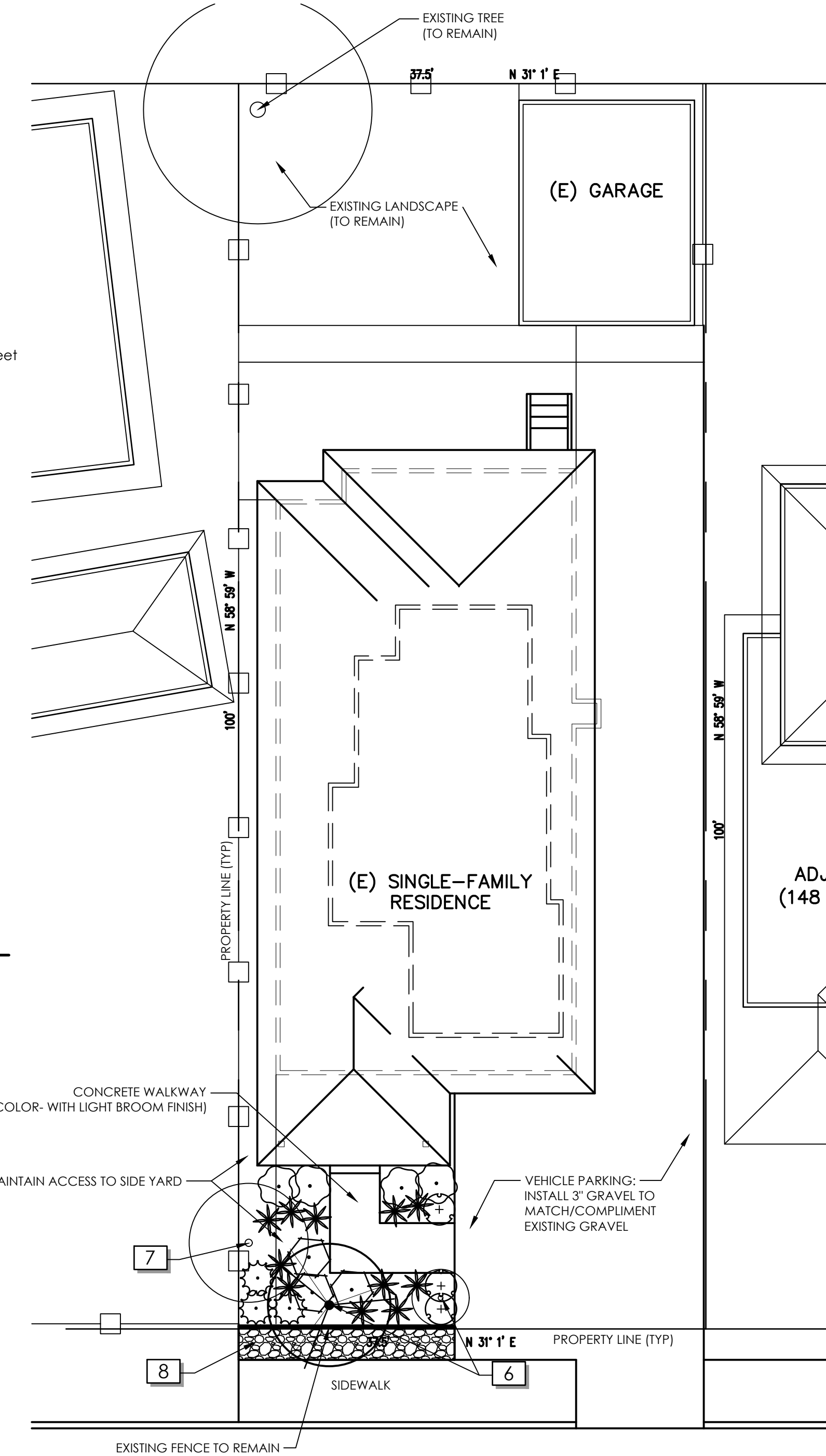


LANDSCAPE/ PLANTING NOTES

- All new landscape/planting areas, except lawn, shall receive a uniform 3" layer of organic mulch. Shredded bark (Guerrilla hair) is not an acceptable mulch.
- A minimum of 8 inches of non-mechanically compacted soil shall be available for water absorption and root growth in new planting areas.
- In planting areas incorporate compost or natural fertilizer into the soil to a minimum depth of 8 inches at a minimum rate of 6 cubic yards per 1000 square feet or per specific recommendations from a certified soils laboratory.
- Preserve and protect all existing trees and plants (to remain) to the fullest extent possible.
- All new Tree and shrub plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with MMWD Water Conservation prescriptive requirements and standards.

REFERENCE NOTES SCHEDULE PLANTING

SYMBOL	DESCRIPTION
6	Existing small Japanese Maple to be relocated 15 feet.
7	Existing 4", 6", 4" Myoporum tree to remain
8	Install 47 sf of 3"-4" Diameter Nioyo Cobble in planter adjacent to sidewalk.



DOMINGA AVENUE

PLANT SCHEDULE PLANTING

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS
TREES				
⊙	1	Acer palmatum 'Atropurpureum' / Red-leaf Japanese Maple	Transplanted	Moderate
SHRUBS				
⊕	3	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal.	Low
⊕	4	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal.	Low
⊕	3	Grevillea lanigera 'Mt. Tamboritha' / Mt. Tamboritha Woolly Grevillea	5 gal.	Low
⊕	3	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	1 gal.	Low
⊕	11	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	5 gal.	Low

Rev	Date	Description	Designed	Drawn	Checked

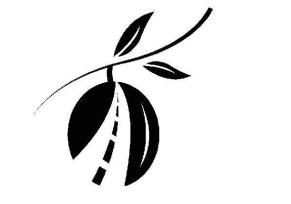
152 DOMINGA AVE.
PLANTING & IRRIGATION PLANS
APN: 002-023-10

Town Of Fairfax
County Of Marin
State Of California

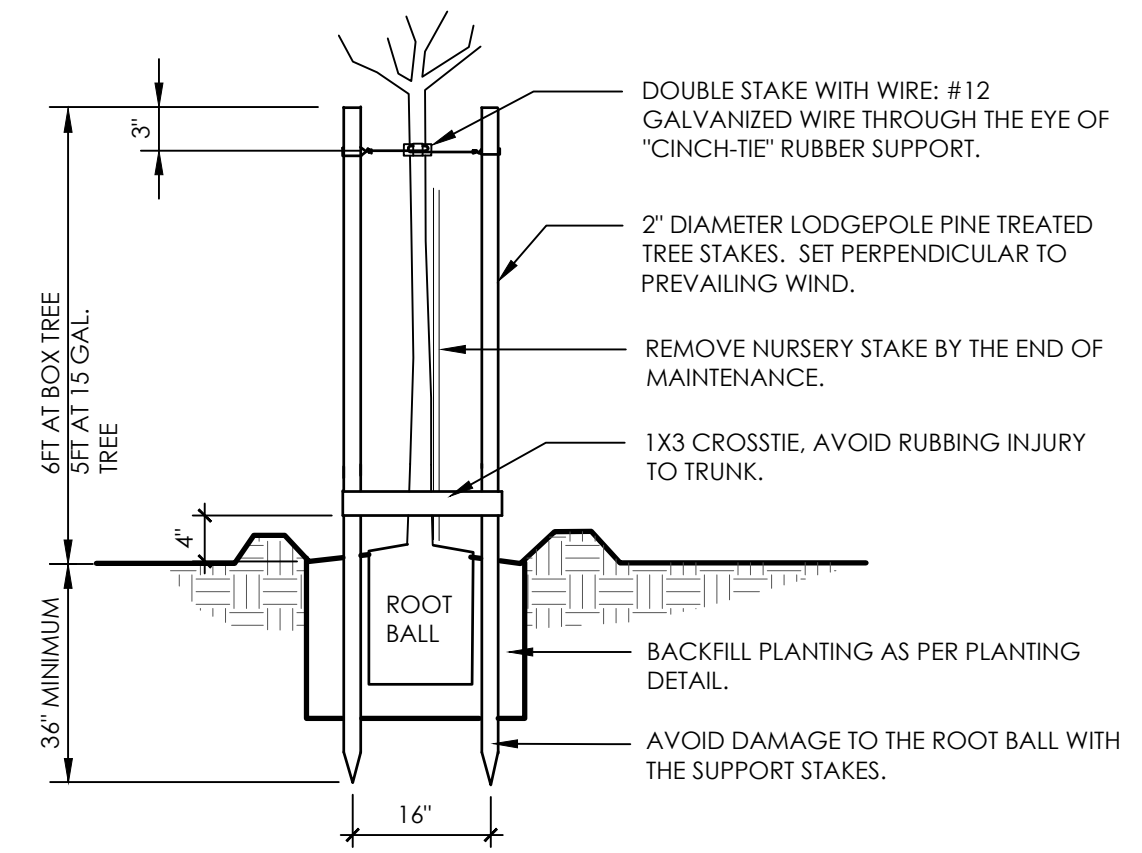
Prepared Under the Direction of:

Rodney L. Scoccalosi
No. 4452
Exp. 05/31/24
STATE OF CALIFORNIA

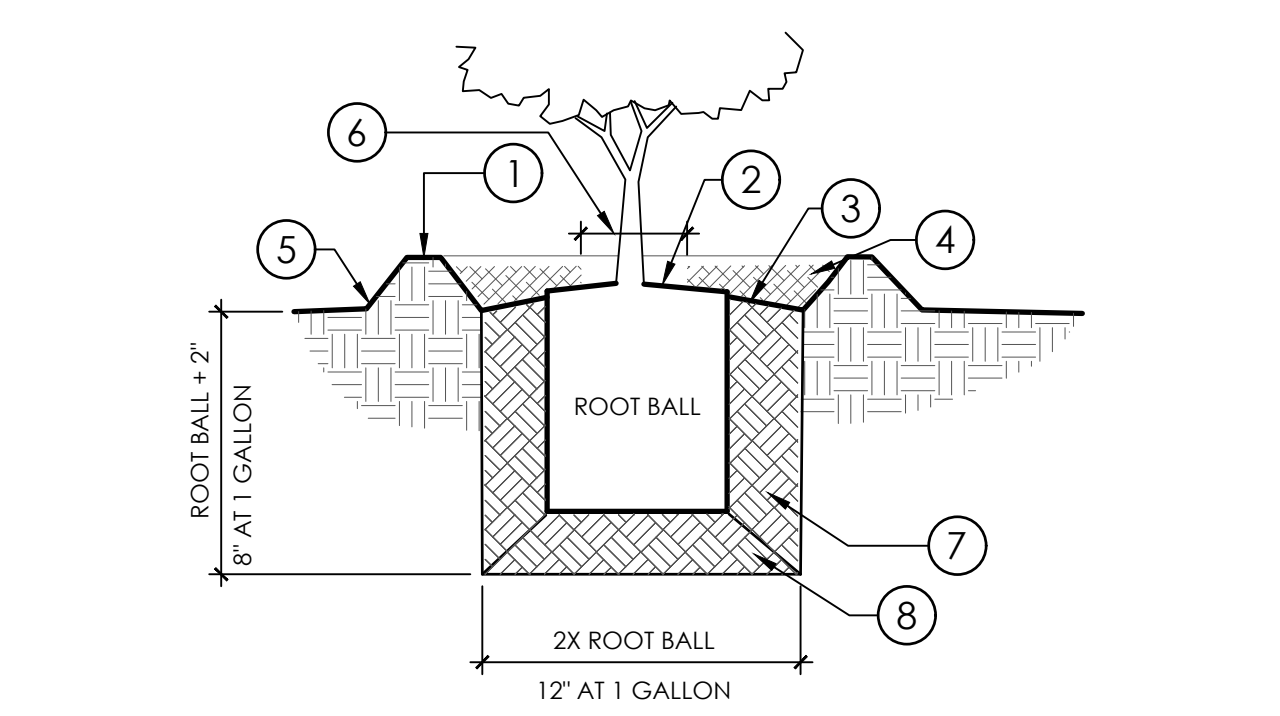
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L1
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Date: 12-28-23
Project Number: -
Plan File: -



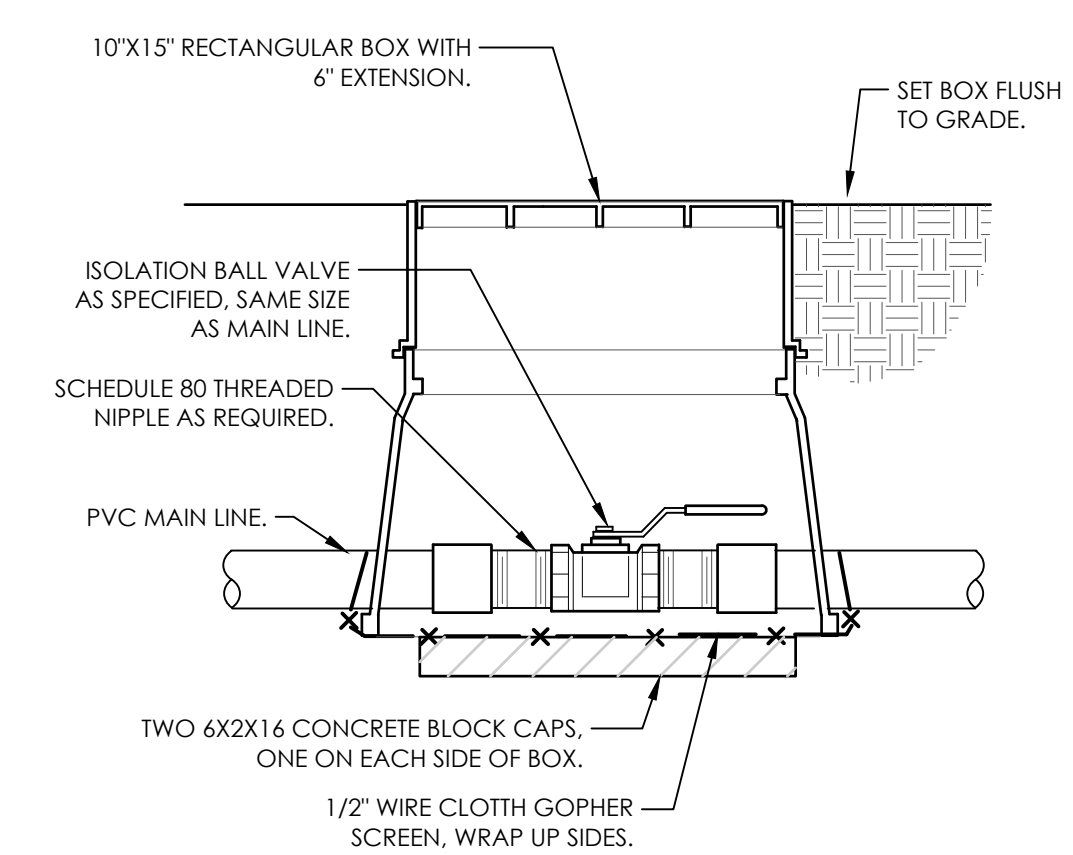
OLIVE STREET
 LANDSCAPE ARCHITECTURE
 P.O. Box 2083
 Petaluma CA 94952
 707-280-8990
 OliveStreetLandscape.com
 rod@olivestreetlandscape.com



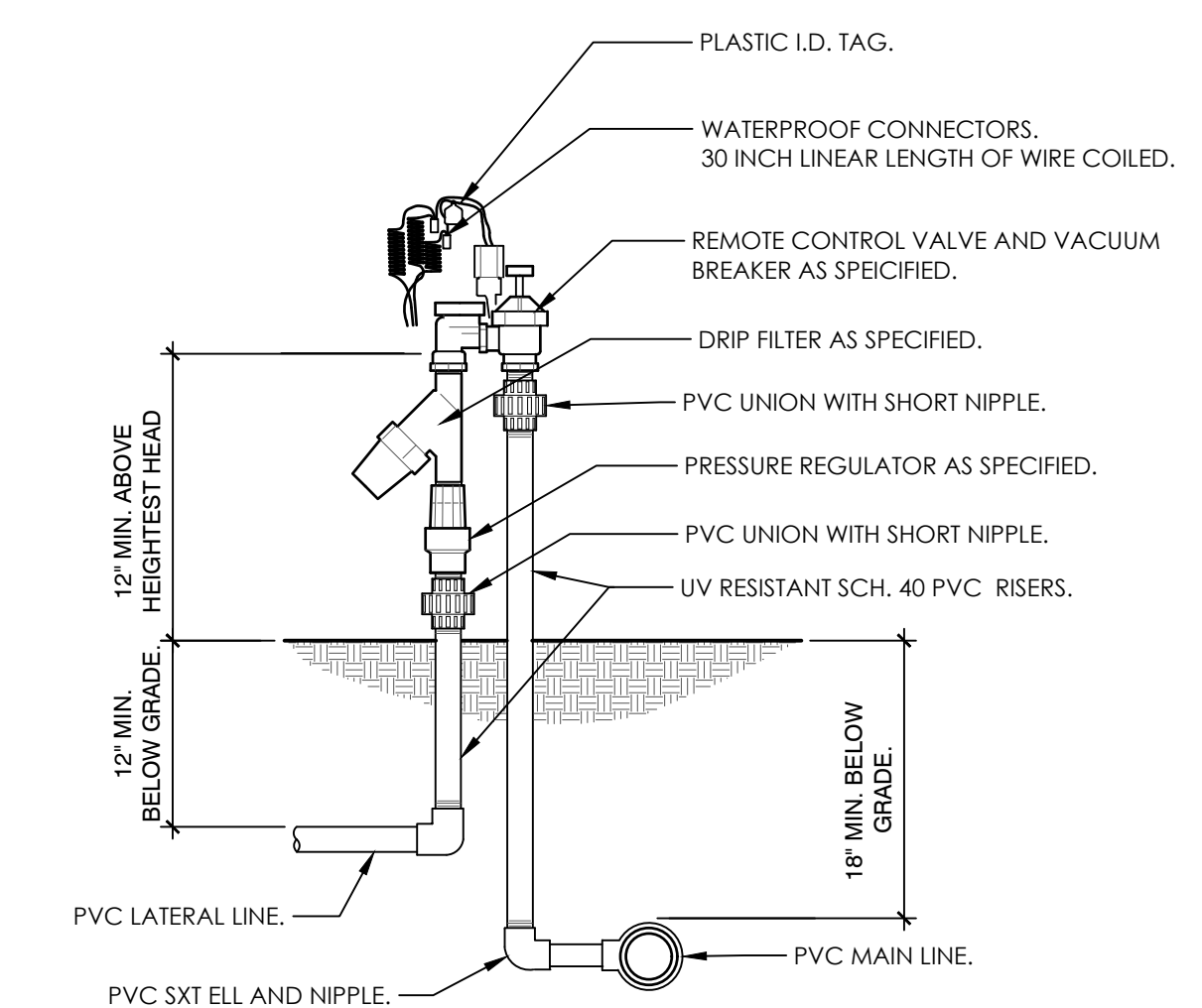
STAKING DETAIL



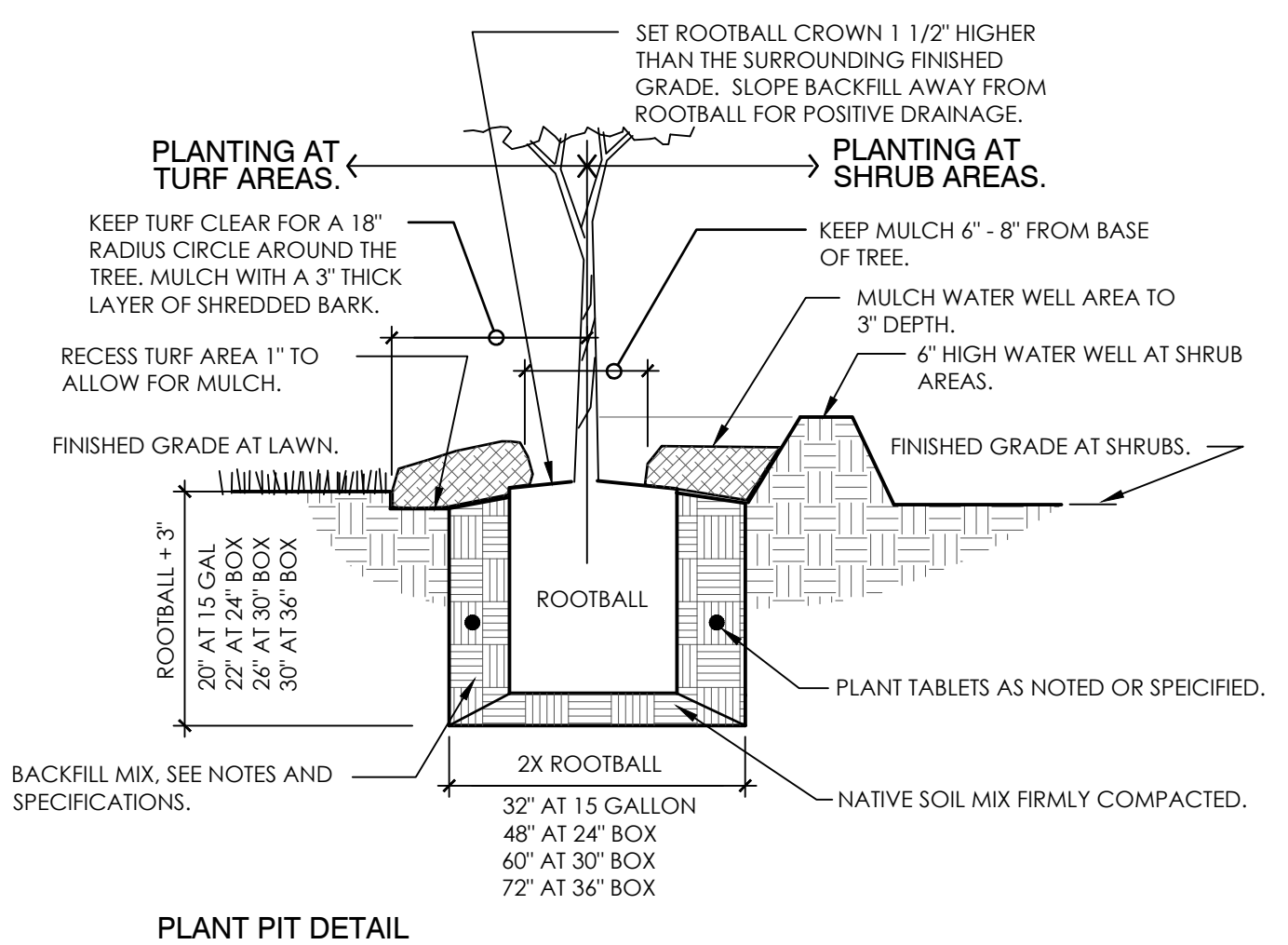
2 SHRUB PLANTING
 1" = 1'-0"
 FX-IR-FX-CONT-06



3 BRASS BALL ISOLATION VALVE
 1 1/2" = 1'-0"
 FX-IR-FX-ISOV-02

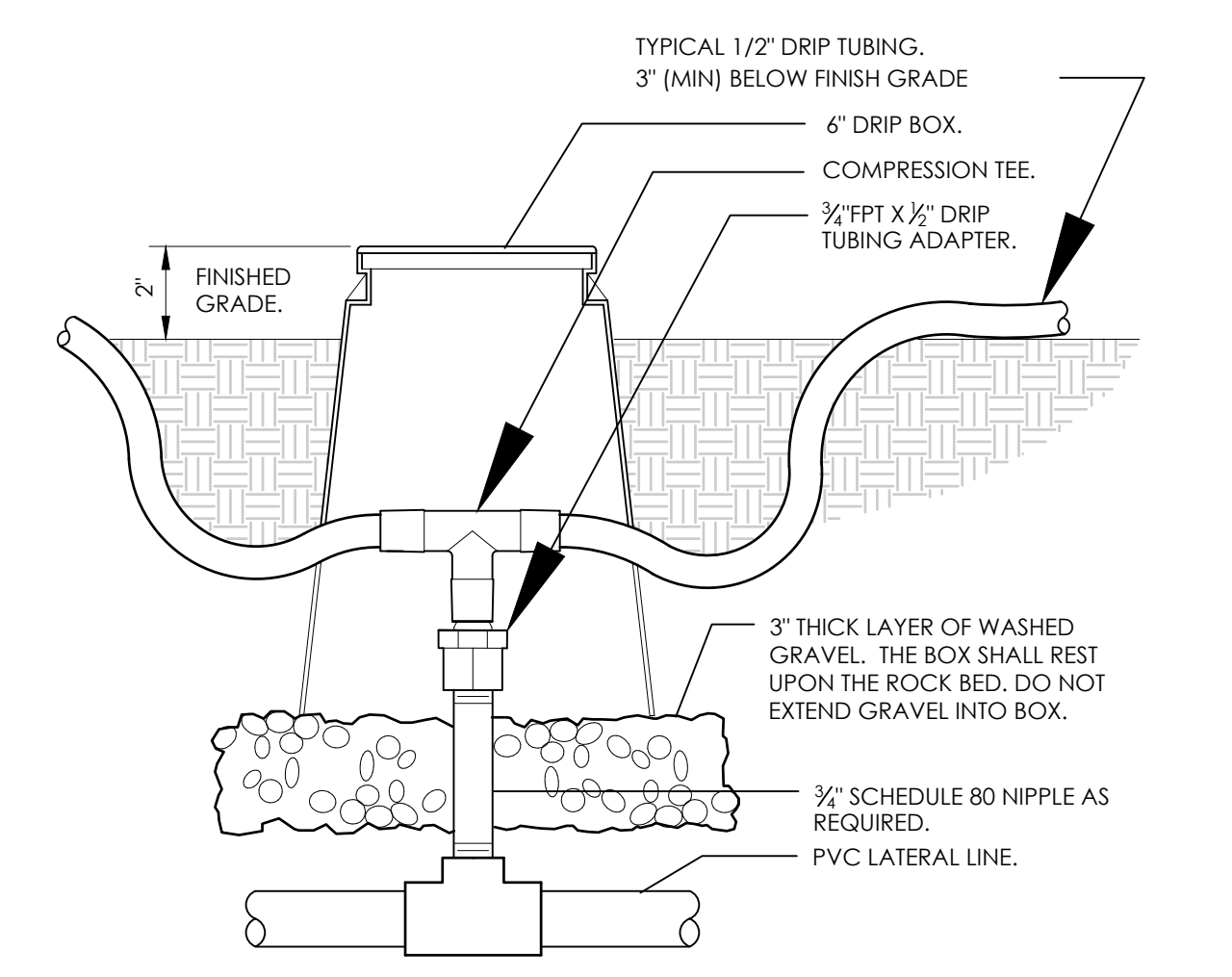


4 DRIP RCV/AVB/FILTER/REG ABOVE GRADE
 1 1/2" = 1'-0"
 FX-IR-FX-CONT-06

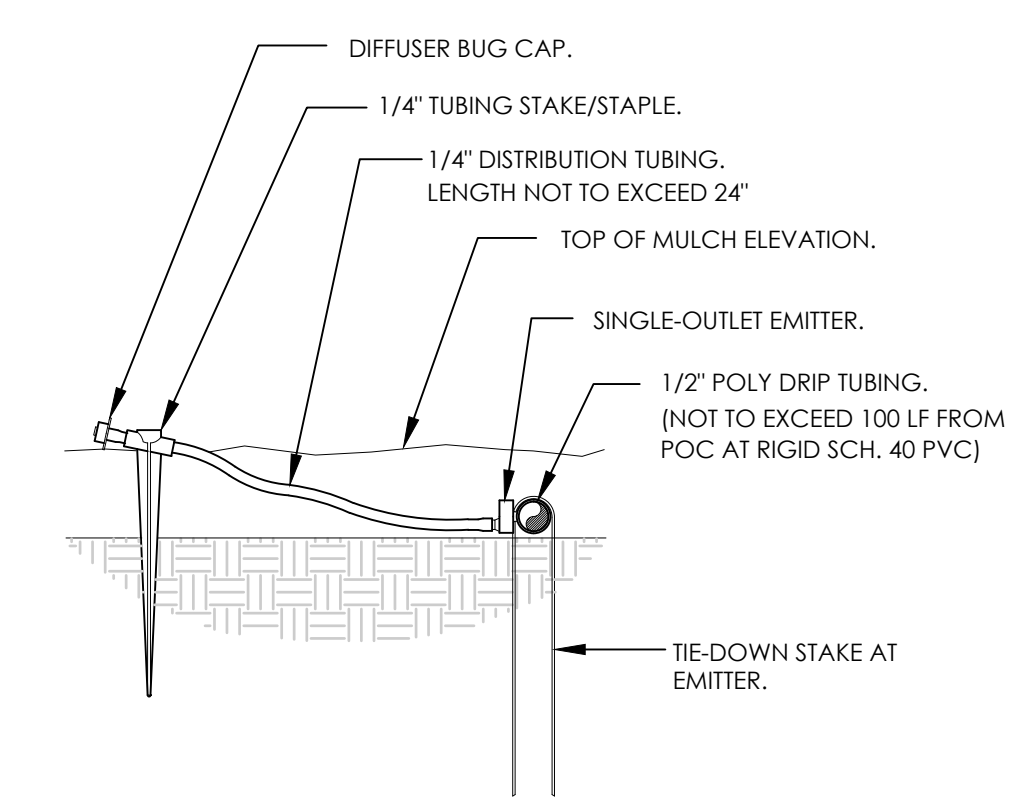


PLANT PIT DETAIL

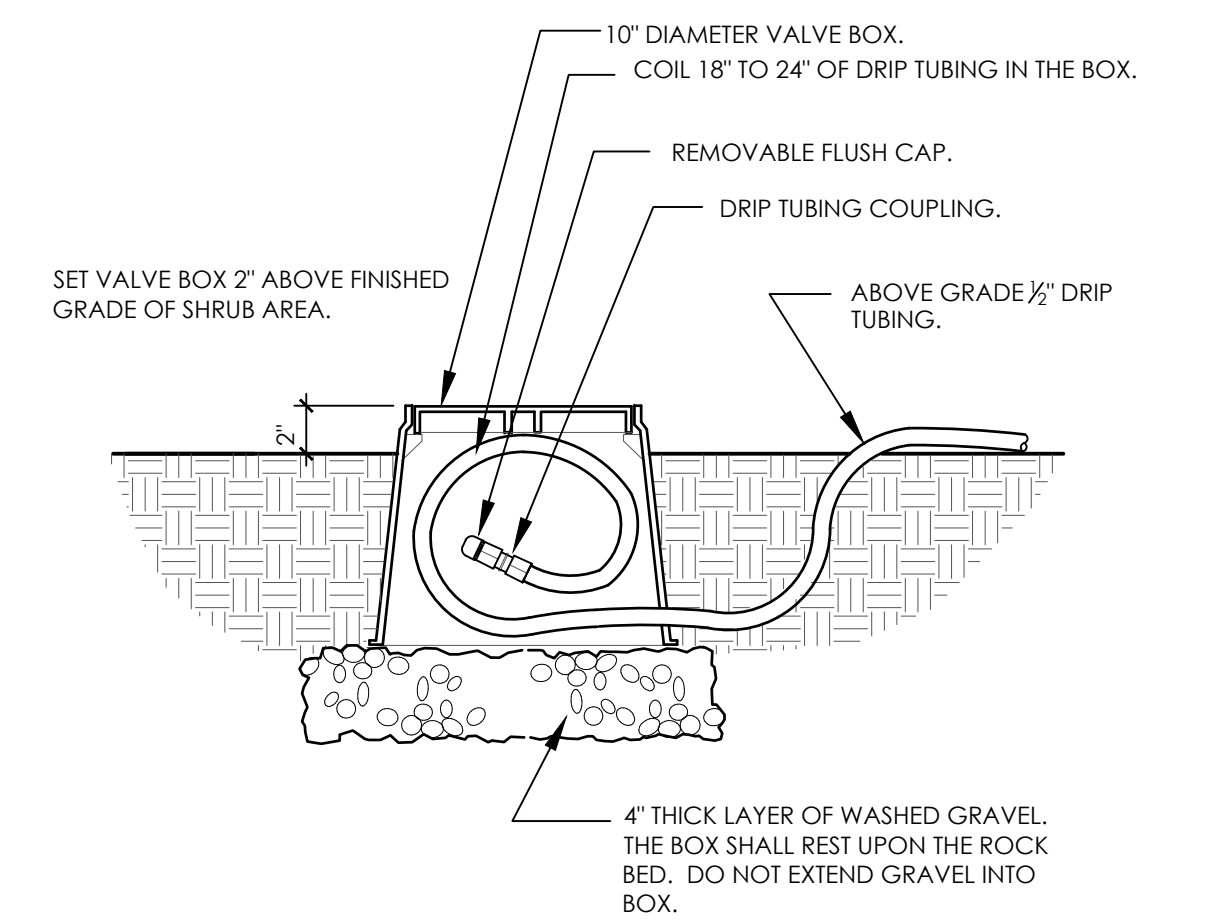
1 TREE PLANTING DOUBLE STAKE
 1" = 1'-0"
 FX-PL-FX-TREE-10



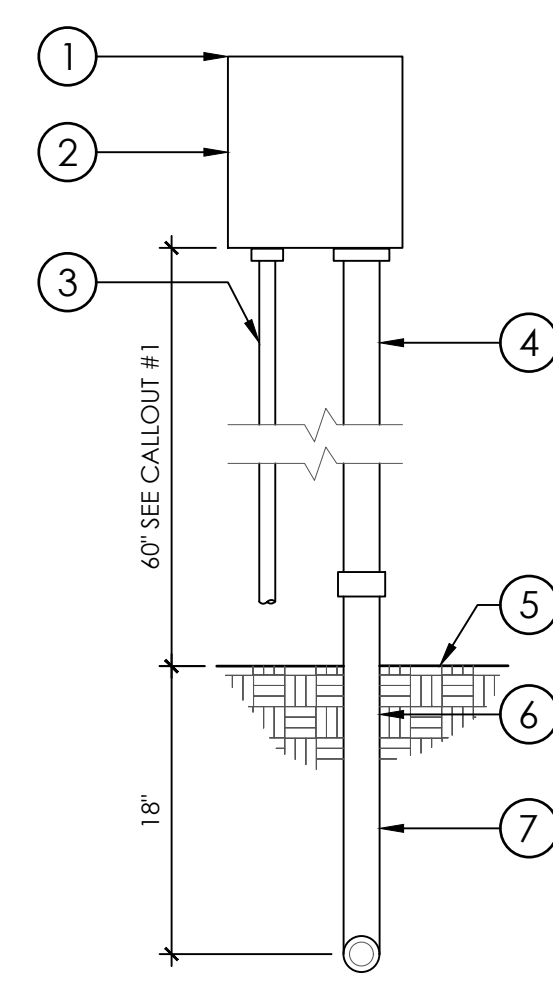
5 ZONE CONTROL
 3" = 1'-0"
 DETAIL-FILE



6 DRIP EMITTER AT 1/4" TUBING
 3" = 1'-0"
 DETAIL-FILE



7 DRIP FLUSH CAP ASSEMBLY
 1 1/2" = 1'-0"
 FX-IR-FX-DRIP-04



- 1 SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED
- 2 CONTROLLER AS SPECIFIED, SECURELY BOLTING CONTROLLER TO WALL OR AS PER MANUFACTURER SPECIFICATIONS. INSTALL BACKUP BATTERIES AS REQUIRED. GROUND AS PER MANUFACTURER SPECIFICATIONS
- 3 1/2" DIAMETER RIGID STEEL CONDUIT FOR 110VAC ELECTRICAL SOURCE. INSTALL AS PER LOCAL ELECTRICAL CODES
- 4 1-1/2" DIAMETER RIGID STEEL CONDUIT FOR RCV WIRES
- 5 FINISHED GRADE
- 6 LONG SWEEP ELL
- 7 USE PVC SCH. 40 BELOW GRADE

8 WALL MOUNT CONTROLLER
 1" = 1'-0"
 FX-IR-FX-CONT-06

Rev	Date	Description	Designed	Drawn	Checked

152 DOMINGA AVE.
LANDSCAPE DETAILS
 APN: 002-023-10

Town Of
Fairfax
 County Of
Marin
 State Of
California
 Prepared Under the Direction of:

 Rodney L. Scoccalosi
 No. 4452
 Exp. 05/31/24
 STATE OF CALIFORNIA

Sheet
L2
 Scale: 1"=8'
 Date: 12-28-23
 Project Number: -
 Plan File: -

PLANTING SPECIFICATIONS

DESCRIPTION OF WORK

Clearing, grubbing, and removal of debris as required for installation of the specified planting. Planting of trees, shrubs, vines, and groundcovers, stock piling of top soil, mixing of amendments and fertilizer as required. All planting to be done by people familiar with the type of work involved and under the direction of a licensed Landscape Contractor.

1. **WORK INCLUDED** This section includes site clearing, grubbing and removal of weeds, soil preparation, planting of trees, shrubs, vines and groundcovers. Topdress with bark or mulch, and erosion control materials.

2. **SOIL ANALYSIS:** N/A

3. **SAMPLES / SUBMITTALS** No submittals required.

4. **SITE CONDITIONS** Existing conditions all rough grading, underground utilities and site improvements should be completed prior to commencement of planting. Soil conditions must be deemed workable and favorable for good plant growth prior to the start of planting.

5. **SUBSTITUTIONS** If specified materials are not available substitutions may be made with prior approval from the Landscape Architect or the owners representative. Samples or equivalents must be presented for approval prior to installation. If changes are made without approval they may be deemed unacceptable and will need to be replaced at the cost of the installer.

6. **WARRANTY** The contractor is responsible for the quality of all materials and workmanship for a minimum period of 90 days. The contractor is responsible for successful growth and viability of all plant material, as well as competition from invasive weeds for a period of 90 days. Any plant material that has not survived the 90 day period will need to be replaced at the expense of the contractor.

7. **GROWING MEDIA** Growing media will be the existing soil mixed with the specified planting backfill mix. No other amendments should be added to the backfill mix. The soil back fill mix should be free of debris such as rocks, sticks and noxious weeds to ensure a suitable root growing area for plant establishment.

8. **PLANT MATERIAL** All plant material must be the type and variety specified. Quality and size of plant material should conform to the California Grading Code of Nursery Stock, No. 1 grade. This requires that stock, when sold, should not be dead or in a dying condition, frozen, or damaged, and should not show evidence of having had root restriction in previous containers or be abnormally pot bound. All plants should be of a reasonably uniform and standard size for each species, well formed, and in a healthy, fully rooted, thriving condition. All plants should be typical of their species and variety and should have normal habit and growth. Container grown plants should be sufficiently established so that a minimum of 75 % of each root ball stays intact during planting.

8.1 PLANTING PROCEDURES

A. 6 yards of organic amendment per 1000 SF of landscape area shall be filled into existing soil to a minimum depth of 8". A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas. Soil amendments and fertilizers shall have been incorporated into the soil prior to tree and shrub planting. Planting pits are to be 2 times the diameter of the rootball and dug as detailed.

B. After pits are dug scarify the sides of the planting holes to open the wall of pit for good root growth.

C. Percolation Test: All planting holes shall be tested for sufficient planting region) on the site to test for general site subgrade drainage conditions. Holes will be dug by the landscape contractor upon award of contract. Individual plant pits will be tested again for sufficient drainage prior to planting. The contractor shall fill plant pits with water, to see if subsoil conditions will cause retention of water in planting pits overnight. If standing water is observed over 12 hours the Landscape Architect or owners representative must be notified.

D. **Planting Backfill Mix:**
 1/4 cubic yard Nitrogen and Iron fortified organic amendment
 3/4 cubic yard Site soil
 1.5lbs 6-20-20 Best's crop maker fertilizer per cubic yard
 2.5 lb. 0-25-0 Super-phosphate per cubic yard
 1.5 lb. Iron sulfate per cubic yard

E. Fertile plants at time of planting with organic slow release fertilizer packets 20 -10-5: 1 per 1 gallon plant, 2 per 5 gallon plant, 4 per 15 gallon.

F. Plants shall be erect after planting and staked as detailed. Nursery stalled will be removed.

G. All plants will be watered in with the use of a watering tube to create settling of backfill mix and to ensure there won't be any future settling. Watering will be completed a maximum of two hours after planting to prevent wilting.

H. Plants should be removed from containers in a manner to minimize the disturbance of the root ball. Circling roots at the periphery of the root ball should be pulled outward or pruned to prevent future girdling.

I. Each plant should be placed in the hole at such a depth that, after the soil has settled, the top of the root ball will be slightly above the surrounding soil, to avoid the accumulation at the crown of the plant. Backfill should be placed around the root ball, using the backfill material from the plant hole preparation.

J. Basins should be constructed to allow two inches minimum of water over the top of the root ball. Slope plantings may not require up-slope berms, but will require higher down slope berms.

K. Trees should be staked or guyed as indicated on detail sheet, to keep them in an upright position and hold them erect, while allowing the tops and trunks to flex with the wind. Stakes should be placed perpendicular to the upwind side of the trees. Tree trunks and lateral branches should be protected from unnecessary abrasion from stakes and ties. Tree stakes should not be bound up against the tree trunks. Stakes must not pass through the root ball of the tree when staking. All stakes should be placed on parallel to each other on the site. All trees planted within 7' of paved areas shall be planted with root barriers to a minimum depth of 18" and 6' long.

9.0 **MULCH / BARK / TOP DRESS**
 Planting areas should be mulched to help keep the soil and young plant roots at a desirable temperature, maintain moisture, and reduce weed growth. All planting areas except turf beds and the bottom of retention basins shall receive an organic mulch to a minimum depth of 3" thick.

10. **MAINTENANCE**
 The landscape contractor is responsible for maintaining the plant material and associated site work for a period of 90 days, starting on the day of final acceptance. Final acceptance of the construction phase will be determined at the final walk through by the landscape contractor with Landscape Architect or the owner's represent. At this time the 90 day maintenance and the warranty periods will begin. The project will not be deemed complete until the end of the 90 day maintenance period.

A. Maintenance will include any pruning or trimming needed for proper plant growth and viability. The landscape contractor is responsible for control of weed growth within the planting areas. All leaf litter, debris, dead heading and associated clean up is the responsibility of the landscape contractor. The site must be kept clean and free of weeds, leaf litter, and debris.

B. Maintenance and monitoring of the irrigation system is the responsibility of the landscape contractor. All plant material is to receive the appropriate amount of irrigation weekly. Any repairs or associated problems with the irrigation system are to be repaired at no cost to the owner. Breaks or damage caused by an outside source other than that of faulty workmanship or factory defect is the responsibility of the landscape contractor.

IRRIGATION SPECIFICATIONS

1.0 **WORK TO INCLUDE**
 The installation, operation, management and warranty of an irrigation system as described and specified on the plans and in the specifications. This includes but is not limited to the installation of all piping; chases, mainline, laterals, and drip tubing as well as backflow prevention devices, remote control valves, filters, pressure regulators, valve boxes, quick coupling valves, controllers, wiring, as well as other associated materials. The contractor is responsible for all trenching back filling, watering of trenches and compacting. Any associated meetings, deadlines, submittals, or permits associated with the irrigation system is the responsibility of the landscape contractor. All equipment required but not specified on the plans shall be provided by the irrigation contractor to ensure a complete and functional system. Install all equipment per local codes, manufacture's specification and as indicated on the plans. Notify the Landscape Architect, prior to installation, of any area or grade differences or obstructions not indicated on the plans for further instruction.

2.0 SUBMITTALS

A. The contractor will furnish an accurate as built drawing of the installation of the irrigation system at the time of final completion. The as built drawings will depict any alteration made to the plans during the construction of the system. The drawings will be drawn to the same scale as the construction documents and will be drawn accurately and completely.

B. It is the contractor's responsibility to furnish the owner's representative with a typed sheet of instructions for the operation and maintenance of all irrigation equipment.

C. The contractor will also furnish a copy of the controller schedule indicating water zone/station requirements.

3.0 **EXISTING CONDITIONS**
 Any existing paving, utilities, structures, or trees must not be disturbed during the installation of the irrigation system. Anything damaged or broken must be repaired by the landscape contractor at no cost to the owner. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas. Avoid conflicts between the irrigation system, planting, and architectural features. Prior to trenching, the contractor shall locate all cables, conduits, sewers, and other utilities or other architectural features that are commonly encountered underground and take proper precautions not to damage or disturb such improvements. Any items damaged prior to the start of work should be documented by the landscape contractor and brought to the attention of the owners representative.

4.0 **SCHEDULING**
 It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, etc. He shall coordinate his work with the general contractor and other subcontractors for the location and installation of all pipe sleeves. If sleeving is not installed at the time of site preparation they will need to be installed at the landscape contractors expense.

5.0 **WARRANTY**
 Upon final completion of the planting, the contractor will start the warranty period of one year. The warranty will cover against faulty workmanship or manufacturers defects.

6.0 **POINT OF CONNECTION**
 The point of connection for the irrigation system will be at an existing water line as determined in the field with the homeowner. The residential irrigation system is designed for a minimum of 1 G.P.M. with a minimum static pressure of 20 P.S.I. at the point of connection. If there are any discrepancies in pressure or flow the contractor is to notify the Landscape Architect prior to the installation.

SLEEVE / PIPES/ CONDUITS

A. All sleeving is to be installed with 18" of cover. Sleeving will be installed in the locations illustrated on the plans and will be sized according to the irrigation legend. Sleeving size must be as illustrated or larger.

B. P.V.C. mainlines will be buried a minimum of 12" unless under paving where the depth will be a minimum of 18" and the mainline will be placed in a P.V.C. sleeve. All P.V.C. will meet ASTM standards and be schedule 40 unless otherwise specified on the irrigation legend. All pipe is to be sized as listed on the plan.

C. P.V.C. lateral lines will be buried a minimum of 12" unless the are to be placed in a sleeve under paving where the depth will be 18". Pipe will be sch. 40 P.V.C. ASTM unless otherwise listed in the legend. Pipe size is to be as listed on the plan. No changes in size are allowed.

D. All pipe is to be solvent weld. Fittings will be socket type P.V.C. schedule 40. Purple primer is to be used on all glued joints. Glue to be used is as recommended by the pipe manufacturer.

E. All threaded nipples used in the installation system will be sealed with Teflon tape or pipe joint compound to prevent leaks. Follow manufactures recommendations when using pipe joint compound.

8.0 PRESSURE REGULATORS / VALVES / VALVE BOXES

A. Pressure regulators will be installed according to the details and manufacturers recommendations. Pressure gauges will be installed both up stream and down stream to enable proper pressure adjustment.

B. Remote control valves are to be installed as per plans and specifications. Valves will be placed in an appropriately sized valve box to enable easy access for future repair or cleaning. When installing anti-siphon valves they shall be installed 12" above the highest outlet per the Universal Plumbing Code. If valves need to be higher than 18" above grade a double check valve will be installed instead and the anti-siphon valves will be replaced with with in ground remote control vales. Landscape Architect must be notified at this time so a new valve model can be selected. No changes to valve size or brand without written permission from the Landscape Architect.

C. Valve boxes are to be Carson / Brooks or an approved equal complete with bolt. All corners of the valve boxes must be supported with masonry blocks. Install valve boxes 12" from and perpendicular to walk, curb, lawn edges. Short side of valve box shall be parallel to walk, curb, lawn edge.

9.0 **TRENCHING**
 All trenching depths are to be at the minimum depth provided in the piping section. No staking of pipe is permitted. Pipes shall be installed parallel to each other when the sharing of trenches is necessary or possible.

10.0 **BACK FILLING** All back filling material shall be free of rocks, clods, and other extraneous materials. Water in and compact back fill to original density of soil.

11. **CONTROLLER** Install controllers where indicated on the plans. Connect 120 volt electrical supply provided into secondary pull box in immediate vicinity by others. Make final 120 volt electrical connection (by electrician). Use thin wall metal conduit above grade. Use waterproof connections for outdoor installation. Program controller so valve run times do not over lap. Install separate common wire for controller. Controllers shall be properly grounded per article 250 of the National Electric Code and conform to local regulations. Seal all conduit holes with silicone or equal water tight sealer. The irrigation contractor shall program controllers to irrigate slopes using multiple repeat cycles of an appropriate duration to prevent any run off. A reduced copy of the irrigation plan shall be placed in the controller with the areas irrigated by each station color coded.

12.0 **WIRING** All valve control wire shall be a 14 AWG copper UL for direct burial. Connect wire per manufacture's specifications. Each controller will have an extra wire run to each valve location or grouping for potential expansion. Each wire shall have a 24" coil of wire at every connection located in the valve box. Splicing of wires will not be permitted except in valve or splice boxes. Leave 24" coil of excess wire at each splice and 10 feet on center along wire run. Tape wire bundles at 10' intervals. No taping permitted in sleeving. Use waterproof connections on all valve connections or splicing.

13.0 DRIP - COMMERCIAL / RESIDENTIAL

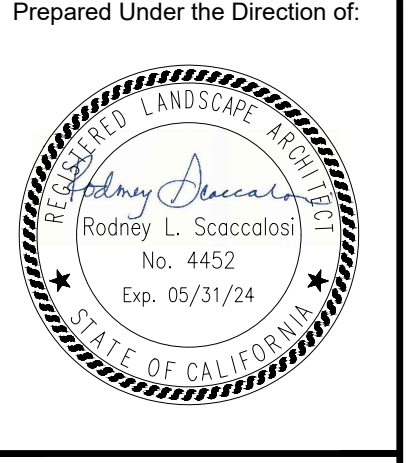
Drip emitters must be pressure compensating. Emitter selection is defined on the the Irrigation plan. All emitters must have an emitter stake to keep it above ground and visible for inspection and maintenance. Drip tubing shall be .700" polyethylene main feed line. Spaghetti tubing (.250" polyethylene) is not specified in these plans. Emitters shall be placed on .700" drip tubing as indicated on detail sheet. All drip tubing must be buried with three inches of cover and not visible at grade. Drip Valve Assemblies will require a pressure regulator and check valves as detailed. Each lateral line will be installed flushing end caps as detailed.



Rev	Date	Description	Designed	Drawn	Checked

152 DOMINGA AVE.
LANDSCAPE SPECIFICATIONS
 APN: 002-023-10

Town Of
Fairfax
 County Of
Marin
 State Of
California



Sheet
L3
 Scale: 1"=8'
 Date: 12-28-23
 Project Number: -
 Plan File: -