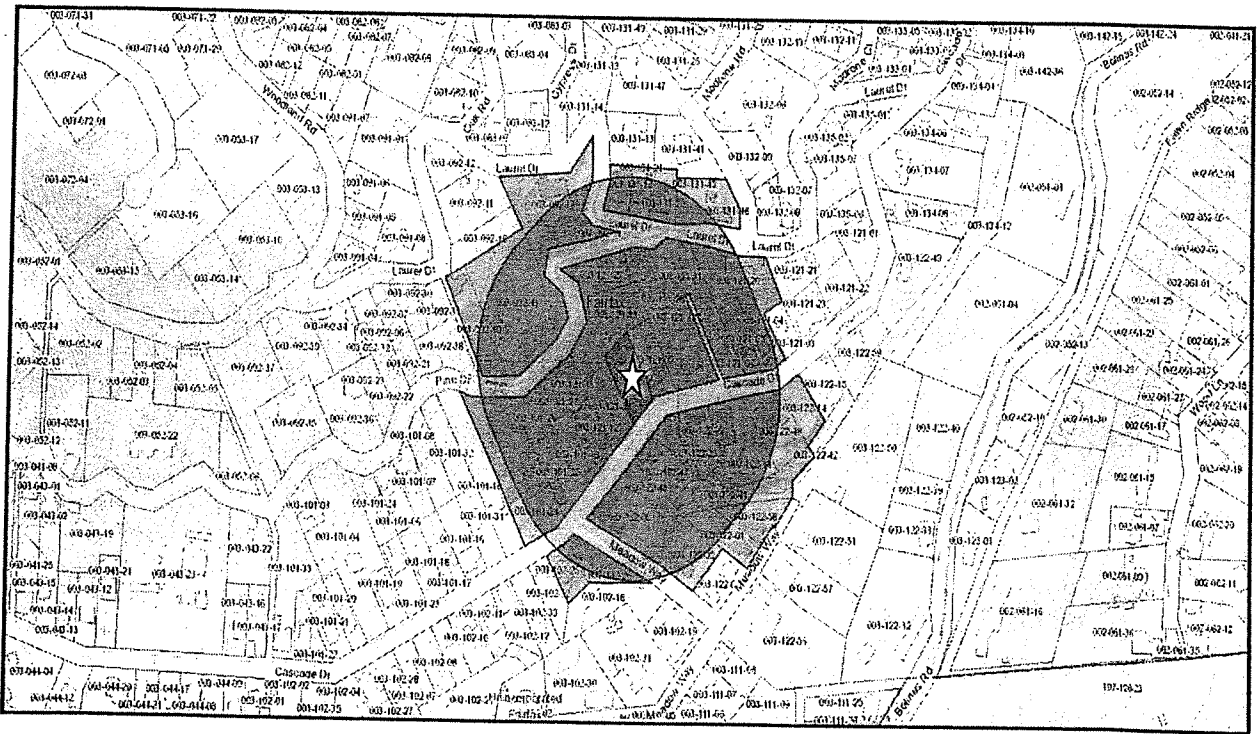


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: January 17, 2019
FROM: Linda Neal, Principal Planner
LOCATION: 308 Cascade Drive; Assessor's Parcel No. 003-121-29
ZONING: Residential Single-family RS-6 Zone
PROJECT: Accessory Structure for use as living space
ACTION: Use Permit and Setback Variance; Application # 19-01
APPLICANT: Hope Johnson and Enrique Aguirre Aves
OWNER: Same
CEQA STATUS: Categorically exempt sections 15301(4), 15303(e) and 15305(a)



308 DRIVE CASCADE

BACKGROUND

The 9,200 square-foot site slopes up from Cascade Drive with an average slope of 44 percent. The site is developed with a 960 square-foot, 2 bedroom, 1 bathroom single-family residence that was developed in 1963. The site shares driveway access with the

residence at 312 Cascade Drive to the west, and has on-site, uncovered, tandem parking for 2 vehicles at the end of the shared driveway.

The Department of Planning and Building Services discovered the construction of the accessory structure underway in October of 2018, upon investigating a complaint about construction occurring without a building permit. The owner reportedly was unaware that construction of an accessory structure proposed for use as living space and 120 square-feet in size with no electrical or plumbing still requires planning and building permits (see discussion below).

DISCUSSION

The project encompasses the legalization of a 120 square-foot, 14-foot tall accessory structure that the owners propose using for a yoga and artist’s studio . The structure’s compliance with the regulations for the Residential Single-family RS-6 Zone District where the property is located, is as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height (acc. Bldg.)	FAR
Required/ Permitted	6 ft.	12 ft.	35 ft.	5 ft & 5 ft.	20 ft.	.40	.35	15 ft., 1 story	.40
Existing	31 ft.	52 ft.	83 ft.	11 ft. & 7 ft.	18 ft.	.10	.10	N/A	.11
Proposed	no change	10 ft.	47 ft.	no change	57 ft.	.12	.12	14 ft., 1 story	no change

The project requires the approval of the following discretionary permits by the Planning Commission:

Use Permit

Town Code § 17.080.050(C) requires that a Use Permit be obtained for any use, occupancy or physical improvement of or on a building site failing to meet the minimum required parcel size and width for the zone district the site is located in. In the RS-6 Zone, a property with a 44% slope would have to be 36,000 square-feet in size and 152 feet wide to comply with the code. The project site is 9,100 square feet, and roughly 72 feet wide.

Town Code §1717.080.040 sets forth the permitted uses for accessory structures which include cabanas (pool houses), tool sheds and greenhouses. Any other use of an accessory structure, such as for living space, requires a Use Permit by the Planning Commission per Town Code §17.080.030(I).

The project requires a Use Permit based on the above code sections.

Setback Variance

Town Code § 17.080.070(B)(1) requires that all structures in the RS-6 Zone District maintain a minimum rear setback of 12 feet. The accessory structure maintains a rear setback of 10 feet, with 12 square feet of the northeastern corner of the building projecting into the required setback. Therefore, legalization of the structure in its current location requires the approval of a rear minimum setback variance by the Planning Commission.

The structure is located 26 feet in elevation higher and greater than 65 feet away from the residences to the east and west of the site at 302 and 312 Cascade Drive and 28 feet lower in elevation and over 70 feet away from the adjacent residence above the site at 31 Pine Drive.

The only windows in the structure are located in the south side of the building and there will be no plumbing except what is required for the fire sprinkler system being required by the Ross Valley Fire Department.

In order to approve a request for a variance the Planning Commission must be able to make the following legal findings [Town Code § 17.028.070(A)(1) through (4)]:

There are special circumstances applicable to the property, including size, shape, topography, location of natural features. Therefore the strict application of the setback regulations will deprive the applicant of privileges enjoyed by other property owners in the vicinity and under identical zone classifications;

1. The variance will not be a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification;
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 Ordinance.
3. The strict application of the Zoning Regulations would result in excessive or unreasonable hardship.
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 applicants have advised staff that they located the accessory structure 10 feet from the rear property line based on the "General Zoning Regulations" handout that was previously posted on the Town website (Attachment C). The handout indicate that the

rear setback for accessory structures is 10 feet. The table notation at the bottom of the handout sheet references the combined setback table (shown above) and a notation at the top of the handout advises users to refer to the Fairfax Town Code for complete information. Given the confusion, it is understandable how the applicants could conclude that the rear setback was 10 feet instead of 12 feet.

Areas of the site where an accessory structure could be located in compliance with the regulations are limited by mature oak trees, a large rock outcropping, the location of the sewer line for 31 Pine Drive which runs down the west side of the property, and the steep slope. The only alternative location for an accessory structure would eliminate the only gradually sloping area of the site which receives sun and which has historically been used as a vegetable garden on this site. Due to the constraints listed above, it is the only viable area for the garden. The applicants would like to continue to use the area for planting vegetables.

Other accessory structures on properties in the Map No. 2 Cascade Subdivision have been approved by the Town within the setbacks, including an office accessory structure with electrical that was granted a variance to be 10.5 feet from the rear property line on the property two properties to the east. That property is larger than 308 Cascade but has similar vegetation and topography. There are also accessory structures that appear to be in required setbacks at 238 Cascade, 272 Cascade, 21 Meadow Way and 27 Meadow, although there is no record of applications/variances for these structures

OTHER DEPARTMENT/AGENCY COMMENTS/CONDITIONS

Ross Valley Fire Department (RVFD)

RVFD submitted written requirements which have been incorporated into conditions of approval in the attached resolution and are summarized as follows: All vegetation and construction materials are to be maintained away from the residence during construction, a fire sprinkler system shall be installed throughout the entire building, a smoke detector and fire extinguisher (type 2A:10BC) shall be provided in the accessory structure, address numbers at least 4 " tall visible from the street and internally illuminated, of reflective material or placed near a light must be installed; or alternative materials or methods may be proposed in accordance with Fire Code section 103.3 and are subject to approval by the Fire Chief prior to issuance of the building permit.

Marin Municipal Water District (MMWD)

MMWD submitted written requirements which have been incorporated into conditions of approval in the attached resolution and are summarized as follows: Compliance with all indoor and outdoor requirements of District Code Title 13, Water Conservation and installation of backflow prevention are conditions of water service.

Other Agency/Department Conditions/Comments

No other agencies or departments commented or recommended conditions of approval for this project.

RECOMMENDATION

Conduct the public hearing.

Move to approve application # 19-01 by adopting Resolution No. 2019-02 setting forth the findings and conditions for the project approval.

ATTACHMENTS

Attachment A – Resolution No. 2019-02

Attachment B – Applicant's supplemental information

Attachment C – Marin Map topographic information

RESOLUTION NO. 2019-02

A Resolution of the Fairfax Planning Commission Approving a Conditional Use Permit and Rear Setback Variance to Legalize a 120 Square-foot Accessory Structure with no Electrical or Plumbing at 308 Scenic Road

WHEREAS, the Town of Fairfax has received an application from Hope Johnson and Enrique Aguirre Aves for a Conditional Use Permit, and Minimum Rear Setback Variance to legalize a 120 square-foot accessory structure for use as living space at 308 Cascade Drive; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on January 17, 2019, at which time all interested parties were given a full opportunity to be heard and to present evidence; and

WHEREAS, based on the plans and supplemental information provided by the applicant, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary for the project's requested discretionary Use Permit and Minimum Rear Setback Variance as long as certain conditions, listed below, are met; and

WHEREAS, the Commission has made the following findings:

The project conforms to the following 2010-2030 Town of Fairfax General Plan Policies:

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing character of the Town's neighborhoods in diversity, architectural character, size and mass.

Policy LU-7.2.2: to the extent feasible natural features including the existing grade, mature trees and vegetation shall be preserved for new and renewed development.

Conditional Use Permit

The 120 square-foot accessory structure is similar in size, mass, design and location on the site to accessory structures in the immediate Cascade Subdivision neighborhood, including approved by variance. Therefore, 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.

The completion of the accessory structure will not result in the property exceeding the Floor Area Ratio or Lot Coverage limitations and the structure will maintain setbacks from the immediately adjacent properties in excess of 65 to 70 feet. Therefore, the development and use of the property as approved shall not cause excessive or

3. The Planning Department shall field check the completed project to verify that the construction reflects the plans approved by the Planning Commission and to verify compliance with all planning commission conditions of approval.
4. Any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application No. 18-16. **Any** construction based on job plans that have been altered without the benefit of an approved modification of Application No. 18-16 will result in the job being immediately stopped and red tagged.
5. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

Ross Valley Fire Department

6. All construction shall comply with the 2016 California Fire Code Chapter 7A & 2016 California Resources Code Section R337. Required conformance to be noted on the plans. All vegetation and construction materials are to be maintained away from the residence during construction.
7. A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards.
8. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 17th day of January, 2019, by the following vote:

AYES:
NOES:
ABSTAIN:

Chair, Cindy Swift

Attest:

Ben Berto, Director of Planning and Building Services

Hope Johnson & Enrique Aguirre Aves
308 Cascade Dr, Fairfax, CA 94930

TOWN OF FAIRFAX

OCT 25 2018

RECEIVED

Dear Fairfax Planning Department,

We are Hope Johnson and Enrique Aguirre Aves and we moved into our home at 308 Cascade Dr in June this year. We absolutely love our new home and neighborhood, especially the sense of community, exposure to wildlife and nature, and the serene environment.

Upon moving into our small (960 sf) home, we felt a need for a bit of extra space for quiet activities, such as Hope's meditation & yoga practice and her purse design and other art work. While the property has ample outdoor areas, these are not suitable for some of our artistic endeavors especially during the wetter winter months.

The house in its current state lacks available space for easy room extension. Adding height is impossible due to the foundation type, adding rooms to the back of the property would require extensive earthworks and would gravely impact some of the large oaks in that section of the yard and at the same time it would reduce our fabulous outdoor spaces.

Inspired by the multiple garden and storage sheds, studios, coops, and other unattached structures that we saw on the surrounding properties and other areas within Fairfax, we researched various models and manufacturers, settling on a pre-fabricated Studio Shed kit design. We chose it because of its green building solutions, such as recycled denim insulation and fire-resistant metal roof, faster construction time which decreases the noise impact to the neighborhood, and similarity to the design of the main house.

Our design is a single-level, single-room 120 sf structure with a 12 x 4 sf stairway entrance and deck, with a sloped metal roof and olive green siding that blends in with the vegetation in the back yard.

We carefully considered as many aspects of the project as possible. We had informal conversations with our direct neighbors to let them know about our plans and chose a location and timing that would have the least impact on them, the existing vegetation and local wildlife. Based on the information that we had at the time, we selected a design with a 120 sf floor plan believing we did not require a permit.

The location on the north east corner of the plot was chosen due to offering the least impact on the large oak trees on the property, as well as avoiding areas where the work could damage the sewer line from 31 Pine dr., and had minimum visual impact on the surrounding properties. There are no windows facing 31 Pine Dr and through the ones

ATTACHMENT B

facing southeast, the view of 302 Cascade is greatly obstructed by the surrounding trees. Additionally, to eliminate any possible impact to them, construction was delayed until four weeks after a family of foxes that had been visiting our property during the early summer had moved on.

The studio is intended for use only by us, with no additional traffic (foot or vehicle), occupancy, or noise. It is not a retail space nor intended for overnight sleeping, Airbnb or similar. There should be no discernible impact on our neighbors or the surrounding community. It is solely intended as a quiet space for meditation and artistic expression.

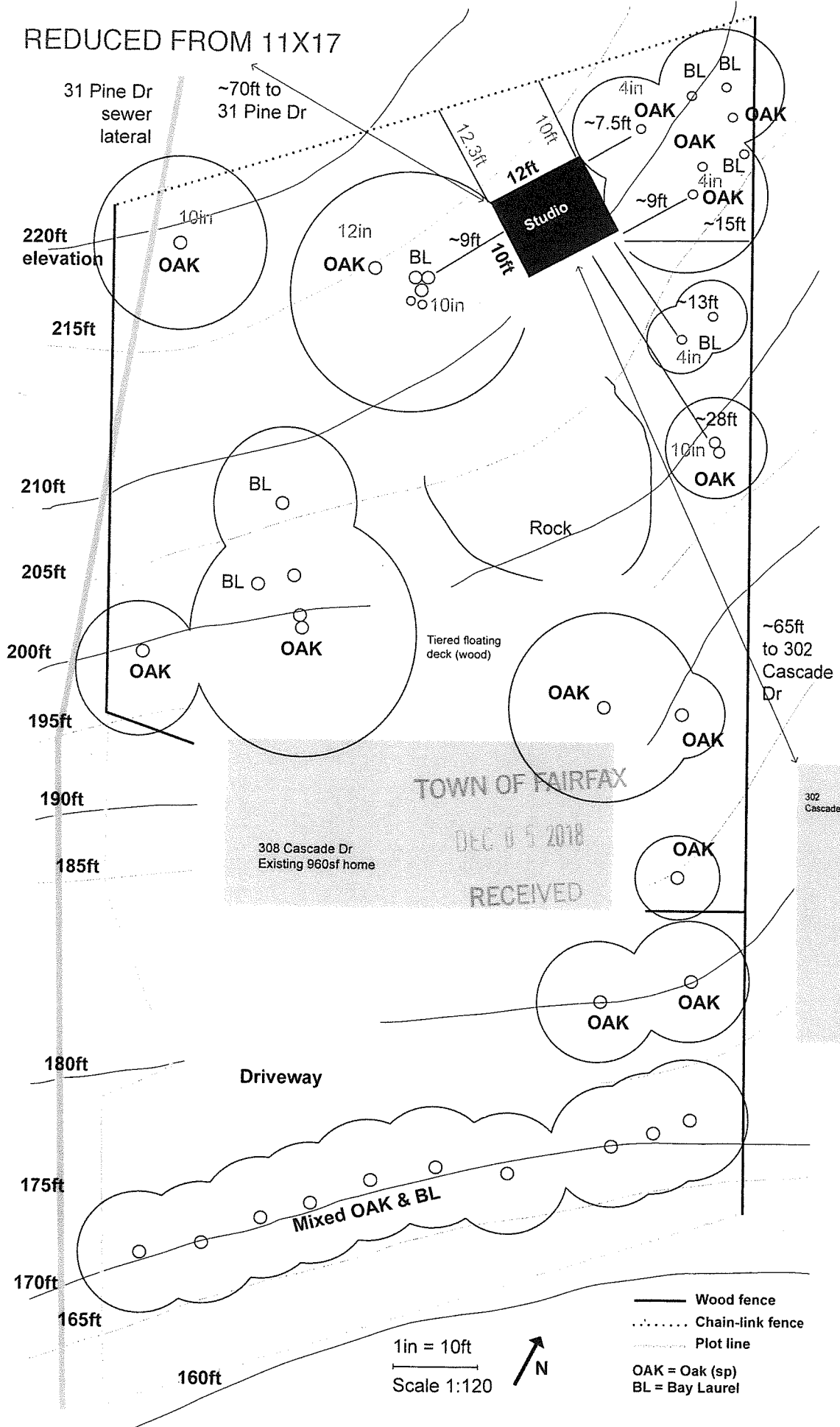
We sincerely believe that the design and intended use of this space for spiritual and artistic practice is within keeping of the character and spirit of the Cascades community and Fairfax at large and kindly request its approval.

With gratitude,
Hope & Enrique

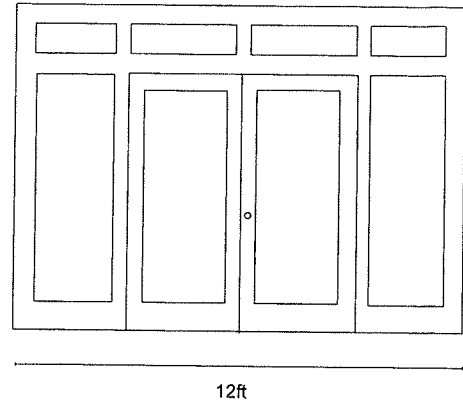
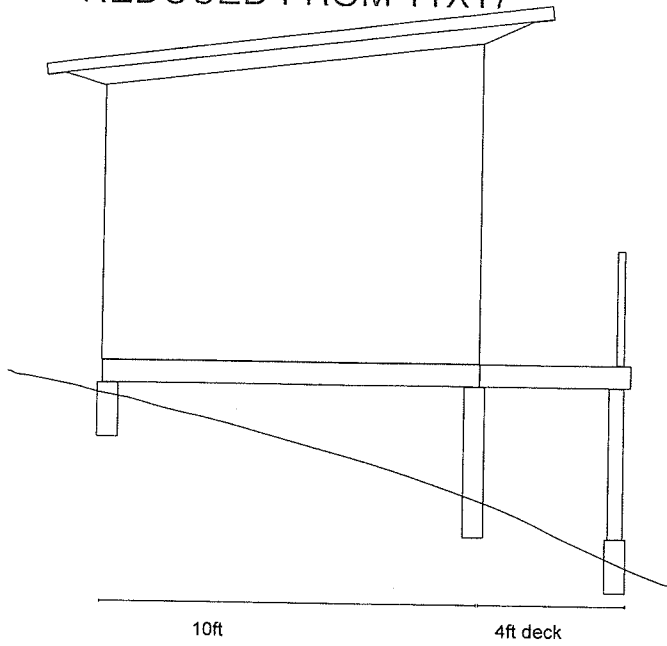
Annex to Variance Request – 308 Cascade Dr.

1. Several features of our approximately 1/4-acre property limit the location available for building our studio. The sewer lateral of neighbor at 31 Pine runs through the northwest corner of our plot. Building on the western side of our back yard is limited by this sewer lateral, and would likely require cutting or removing significant oak trees. A prominent rock outcropping and significant slope limits the practical building sites on the central and eastern portions of the back yard. We chose a location with minimal impact to the trees, and where the back side of the studio could be located on less of an incline, providing a stable footing for the structure. Several properties in the surrounding area have both primary and accessory structures that do not follow the setback guidelines, therefore we do not believe that allowing this variance would granting a special privilege.
2. Our studio is location more 70ft away from and at a significantly lower elevation than the residential structure at 31 Pine [as shown in the site plan]. There is no impact to the health or safety of persons working or residing in the neighborhood, nor any impact to public welfare. The studio is only visible from 3 properties besides our own, and is not visible from the street.
3. We initiated this project based on setback information provided on the city's planning department website [print out attached]. Based on this, we understood the setback to be 10ft from the rear property line, and selected the location of the studio per this requirement. At this point altering the structure to adhere to a 12ft setback would require constructing a new foundation and moving the structure. This would come at a cost of approximately \$10-15k dollars. If we are required to remove the structure, we would lose our total current investment of \$40k.

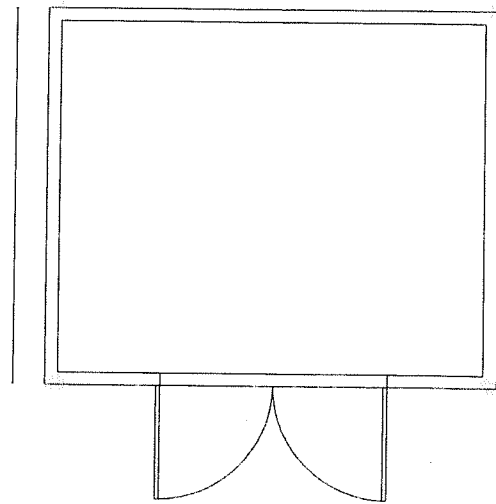
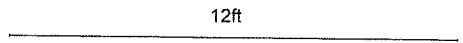
REDUCED FROM 11X17



REDUCED FROM 11X17

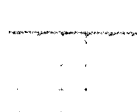
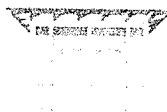
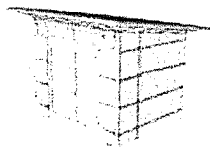
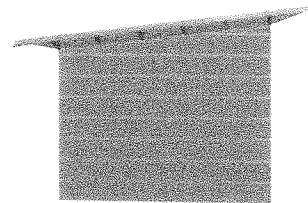
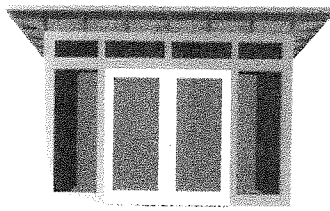
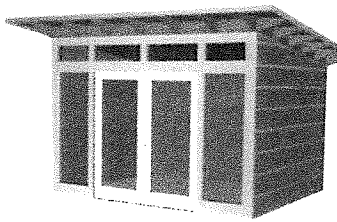


1in = 3.08ft
SCALE 1:37



steps tbd

deck



TOWN OF FAIRFAX

142 BOLINAS ROAD

FAIRFAX, CA. 94930

SUMMARY OF FAIRFAX ZONING REQUIREMENTS SINGLE FAMILY AND DUPLEX ZONES

For complete information, please refer to the Fairfax Town Code book.

SETBACKS PRINCIPAL STRUCTURES	RS 6 Zone (chpt. 17.080)	RS 7.5 Zone (chpt. 17.076)	RD 5.5-7 Zone (chpt. 17.084)
Front setback - 10% slope or less	6 ft.	10 ft.	6 ft.
Over a 10% slope	6 ft.	6 ft.	6 ft.
Rear setback - 10% slope or less	6 ft.	10 ft.	6 ft.
Over a 10% slope	12 ft.	15 ft.	10 ft.
Front/Rear combination			
10% slope or less	25 ft.	30 ft.	25 ft.
Over a 10% slope	35 ft.	40 ft.	35 ft.
Side setback - 10% slope or less	5 ft.	5 ft.	5 ft.
Over a 10% slope	5 ft.	10 ft.	5 ft.
Two sides combined			
10% slope or less	15 ft.	20 ft.	15 ft.
Over a 10% slope	20 ft.	25 ft.	20 ft.

SETBACKS ACCESSORY STRUCTURES (Chapter 17.040.020)	CORNER LOT SETBACKS (Chapter 17.040.020D)
Front - 10 ft. in all zones *	10 ft. from any property line which parallels a street in all zones
Rear - 10 ft. in all zones *	
Sides - 5 ft. in all zones *	
see also combined setbacks in above table	

CREEK SETBACK (Town Code § 17.040.040) - 20 feet from the top of the creek bank or twice the depth of the creek, whichever is greater.

FLOOR AREA RATIO (FAR) (Town Code Chpt.17.136) - the maximum floor area for single family residences and duplexes shall not exceed a ratio between house size and lot area of .40. No single-family residence or duplex shall exceed 5,000 sq. ft. Garages or parking structures that are less than 500 s.f. in size are not included in the Floor Area Ratio.

LOT COVERAGE - structures and paved areas (other than driveways) may only cover 35% of the property.

HEIGHT	MAXIMUM HEIGHT AND # OF STORIES
Principal Structures - 10% slope or less	28.5 ft. above natural grade and 2 stories
10% slope or more and uphill	28.5 ft. above natural grade and 3 stories
10% or more downhill slopes	35 ft. above natural grade and 3 stories
Accessory Structures	15 ft. above natural grade and 1 story

HEIGHT OF BUILDING (Chapter 17.008.020) - means the vertical distance measured from a point on the natural grade to the highest point of the structure directly above. At no point shall the height of the building exceed the allowable height above natural grade.

PARKING (Chapter 17.052)

Studio Units - 1 space, 9' x 19' in size

Units of 1 bedroom or more - 2 spaces, 9' x 19' in size and 1 guest space, 9' x 19' in size, if legal on street parking is not available along the immediate frontage of the property

Spaces located parallel to another structure, the curb, sidewalk, or a sloped area, must be a minimum of 9' x 22' in size

In all residential zones, at least one of the required parking spaces must be covered in all zones

Uncovered parking spaces may be located in the front yard setback but not in the side yard setback

Uncovered parking decks on downslope lots with over a 15% slope are permitted within the front yard setback and may exceed 15' in height if the finished floor elevation of the parking deck is equal to or less than the adjacent right-of-way

Tandem parking is not allowed in conjunction with second unit required parking.

FENCES, RETAINING WALLS AND HEDGES (Chapter 17.044.080)

Located within the required front setback	Maximum height 4 ft. in all zones
Located behind the required front setback	Maximum height 6 ft. in all zones
Located along side and rear property lines	Maximum height 6 ft. in all zones
Corner lots	4 ft. within 10 ft. of any property line fronting on a street. 6 ft. fences may be located 10ft. or more from the property lines that front on the street

NON-CONFORMING STRUCTURES (Chapter 17.016.040)

No non-conforming structure shall be moved, altered, enlarged, or reconstructed so as to increase the discrepancy between existing conditions and the standards of coverage, front yard, side yards, rear yards or height of structures prescribed in the regulations for the district in which the structure is located without a variance issued under Chapter 17.16.

50% REMODELS OF NON-CONFORMING STRUCTURES (Chapter 17.016.040B)

No building permit or other entitlement shall be issued for any work of construction, alteration, enlargement or re-construction on any non-conforming building or structure so as to add floor space to such building or structure where the value of such work exceeds 50% of the current value of the building or structures as shown on the last equalized Marin County Tax Assessment Roll, unless such building or structures may be conformed to the provisions of the Title 17 of the Fairfax Municipal Code. Provided, however, that this restriction shall not apply when all of the following conditions exist:

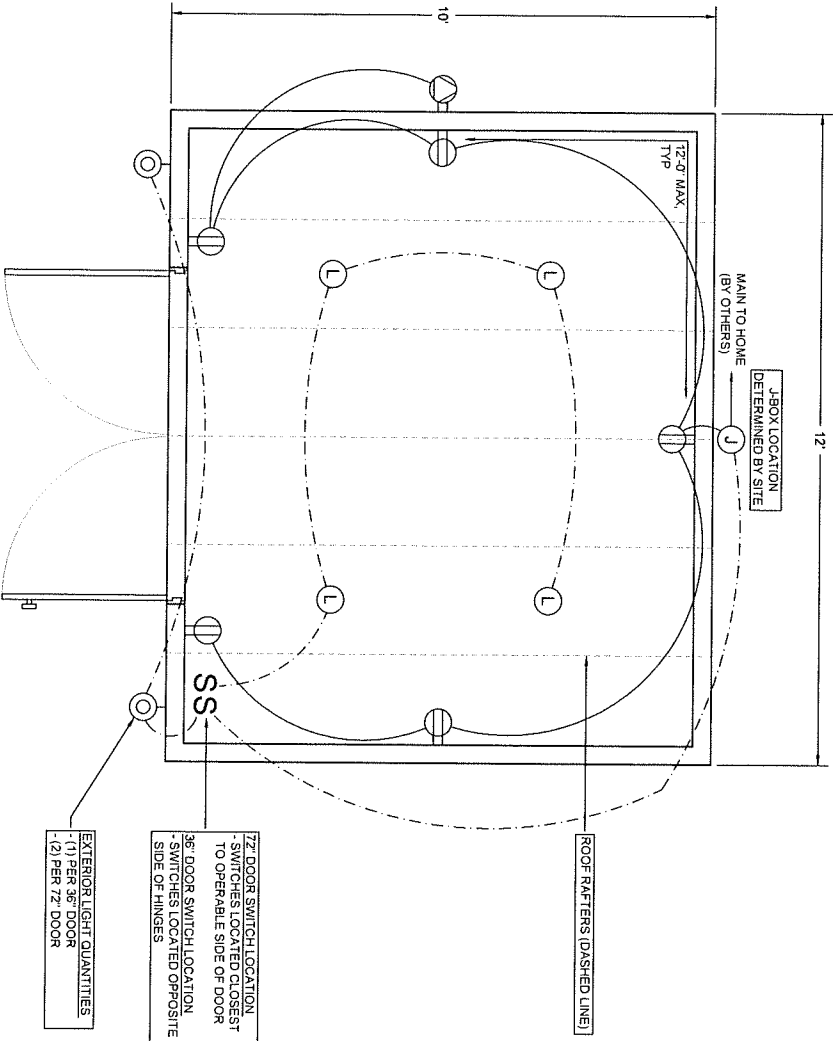
1. The floor area of the existing structure or building is increased less than 50%.
2. The off street parking requirements of Town Code Title 17 are met, or a variance from the requirements has been issued.
3. The work does not result in an increase in or creation of any non-conformity.
4. The structure or building is not located in an area which is subject to the provisions of either Chapter 17.32 (Ridgeline Development) or Chapter 17.36 (Flood Zones).

TREES (Chapter 8.36) - Removal or alteration of any tree, 12" or more in circumference when measured 4.5 feet above lowest grade, shall require a tree removal permit. Applications can be obtained from the Fairfax Town Hall.

REDUCED FROM 11X17



1.56in = 10m
SCALE 1:250



10x12 ELECTRICAL LAYOUT

J	QTY: 1		QTY: 5	L	QTY: 4		QTY: 1	
SUB-PANEL		DUPLEX RECEPTACLE		RECESSED 3" LED WITH CANISTER		EXTERIOR DUPLEX RECEPTACLE (WITH COVER)		
S	QTY: 2		QTY: VARIES	15 AMP WIRING (DASHED LINE)	20 AMP WIRING			
SINGLE-POLE SWITCH		EXTERIOR LIGHT FIXTURE						

TYPICAL LAYOUT SHOWN WITH CENTERED 72" DOOR. COMPONENT AND WIRING LAYOUT VARIES BY DOOR(S) TYPE, DOOR(S) LOCATION, DOOR(S) QUANTITIES AND VESTIBULE WINDOW PLACEMENT.

ELECTRICAL GENERAL NOTES:

1. TO RUN WIRING BETWEEN PANELS DRILL (1) 1/2" Ø HOLE THROUGH STUDS AT 12" O.C. FROM B.O. SILL PLATE
2. JUNCTION BOX INSTALLED AT 4'-6" FROM B.O. PANEL TO B.O. BOX
3. OUTLETS INSTALLED 12" A.F.F. TO BOTTOM OF BOX
4. EXTERIOR LIGHTS INSTALLED 6'-4" AFF TO MOUNTING HOLE
5. 20 AMP AFCI/GFCI CIRCUIT BREAKER IS PROVIDED TO TAKE PLACE OF NEEDED GFCI RECEPTACLE

72" DOOR SWITCH LOCATION
- SWITCHES LOCATED CLOSEST TO OPERABLE SIDE OF DOOR
- SWITCHES LOCKED OPPOSITE SIDE OF HINGES

36" DOOR SWITCH LOCATION
- SWITCHES LOCKED OPPOSITE SIDE OF HINGES

EXTERIOR LIGHT QUANTITIES
- (1) PER 36" DOOR
- (2) PER 72" DOOR

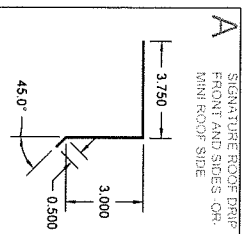
ROOF RAFTERS (DASHED LINE)

STUDIO SHED™

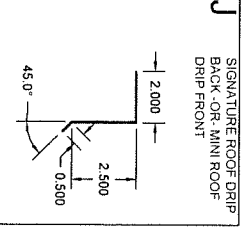
1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

INSTALLS SIGNATURE SERIES

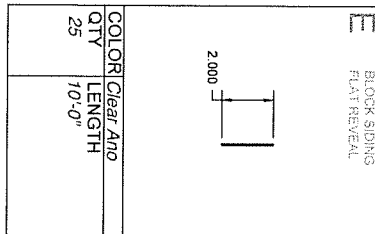
JOB #:	2894
PROJECT NAME:	PARK
FOUNDATION:	WOOD
FRAMING:	2x4
10x12 ELECTRICAL	



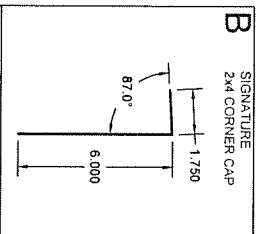
COLOR	Clear Ano
QTY	5
LENGTH	10'-0"



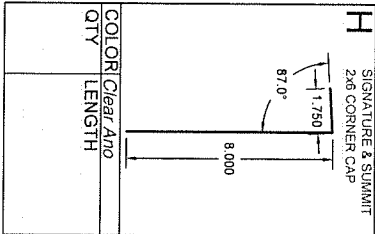
COLOR	Clear Ano
QTY	2
LENGTH	10'-0"



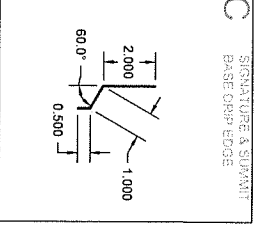
COLOR	Clear Ano
QTY	25
LENGTH	10'-0"



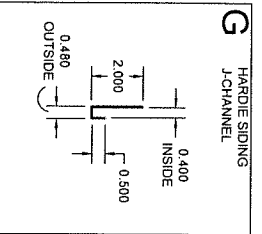
COLOR	Clear Ano
QTY	4
LENGTH	10'-0"



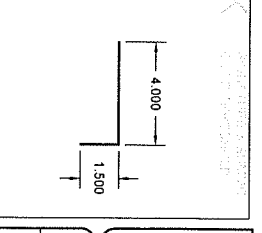
COLOR	Clear Ano
QTY	
LENGTH	



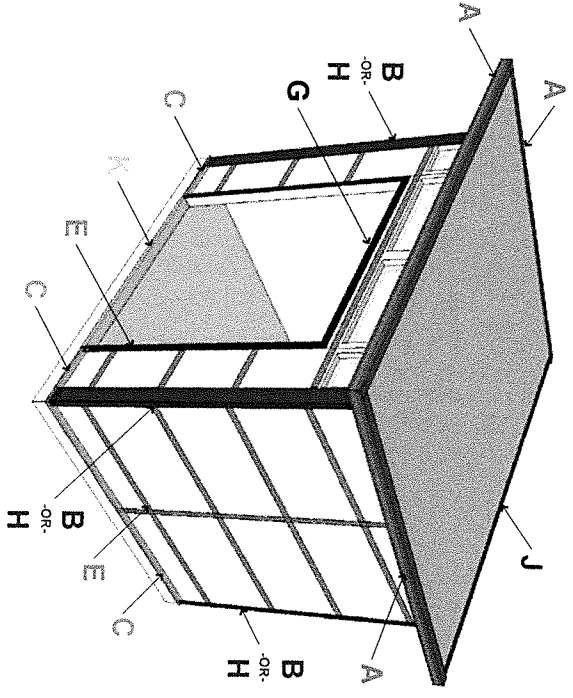
COLOR	Clear Ano
QTY	5
LENGTH	10'-0"



COLOR	Clear Ano
QTY	1
LENGTH	D727



COLOR	Clear Ano
QTY	1
LENGTH	6'-6"



STUDIO SHED
 1500 CHERRY STREET
 LOUISVILLE, CO 80027
 Ph: 888.900.3933
 WWW.STUDIOSHED.COM

INSTALLS SIGNATURE SERIES SHEDS

JOB #:
 2894
 PROJECT NAME
 PARK
 FOUNDATION:
 WOOD
 FRAMING:
 2x4
 SHED TRIM
 BLOCK SIDING

PHOTOGRAPHY - AERIAL VIEW

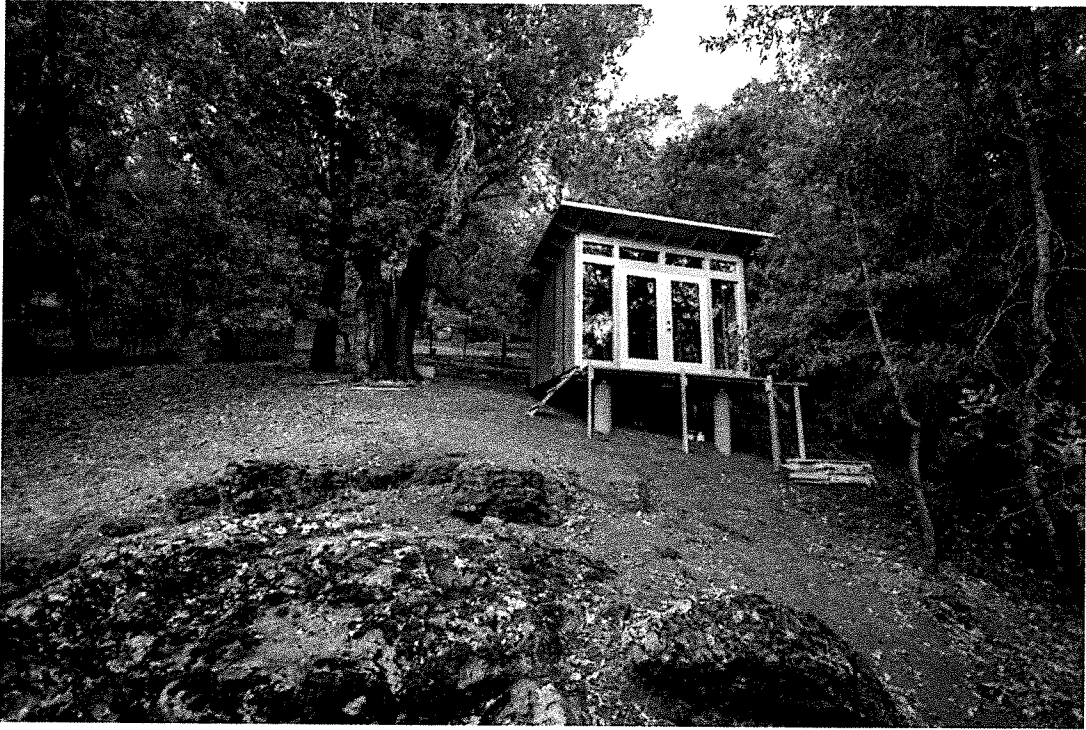


Drone photograph of the 308 Cascade Dr.
Due to lens distortion and perspective the boundary line is approximate and for visual reference only

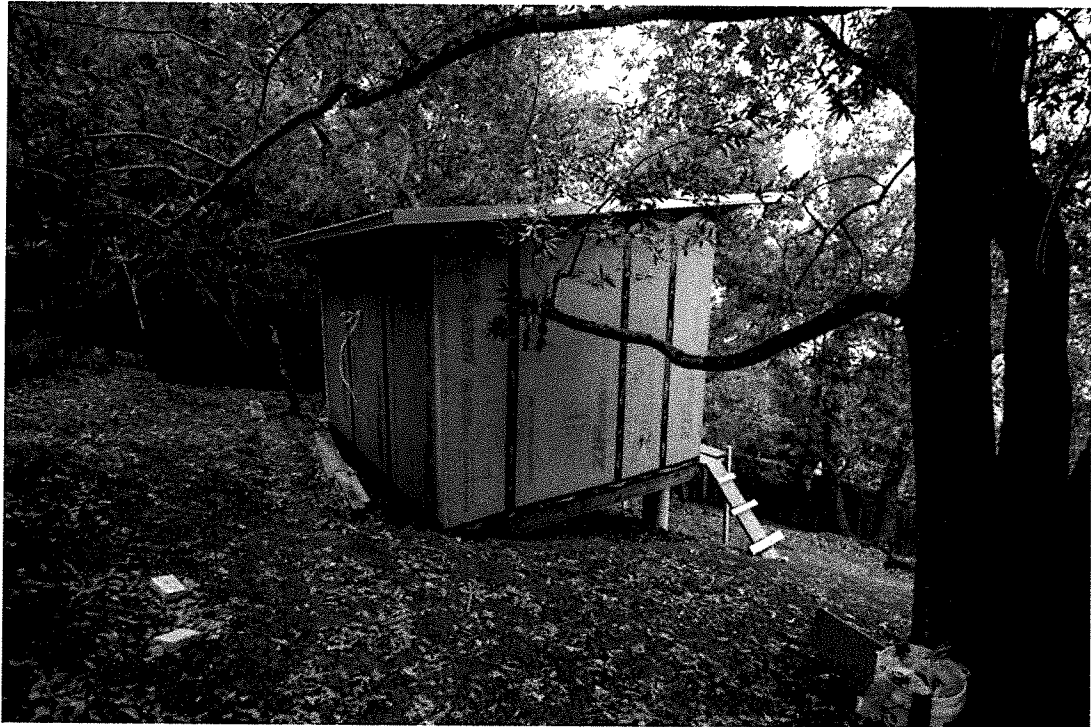
PHOTOGRAPHY - STUDIO SHED DETAIL



PHOTOGRAPHY - STUDIO SHED DETAIL



Uphill towards 31 Pine Dr



Downhill towards 302 Cascade Dr

PHOTOGRAPHY - NEIGHBOR IMPACT: VIEWS FROM STUDIO SHED

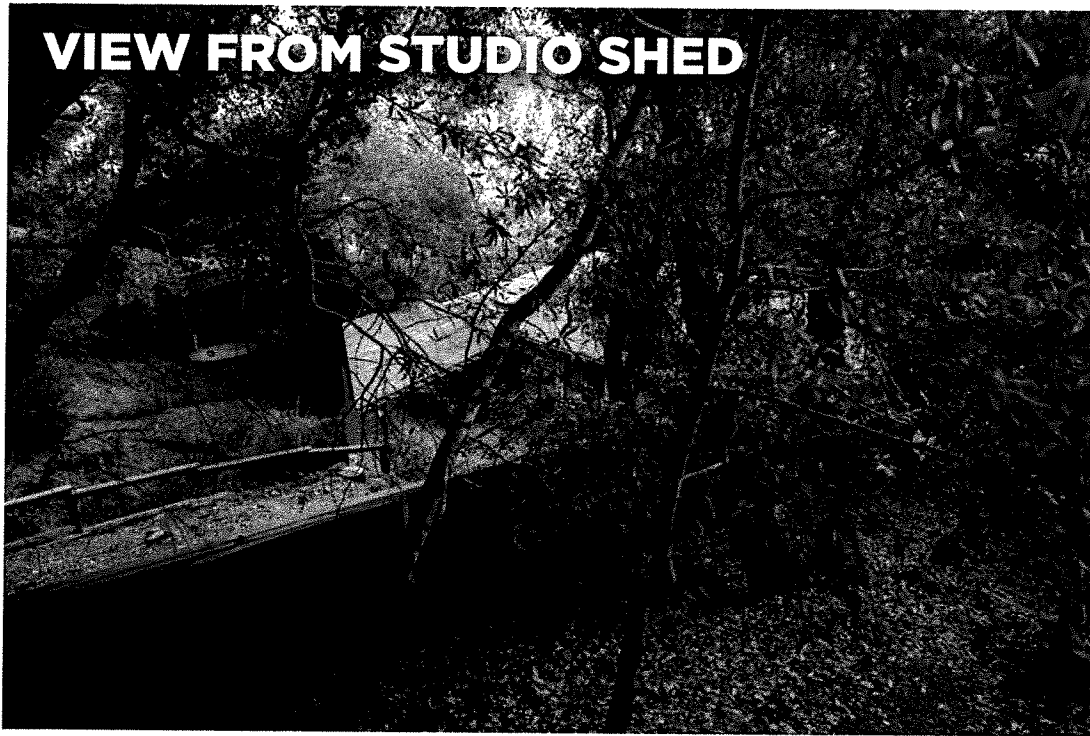


Uphill towards 31 Pine Dr

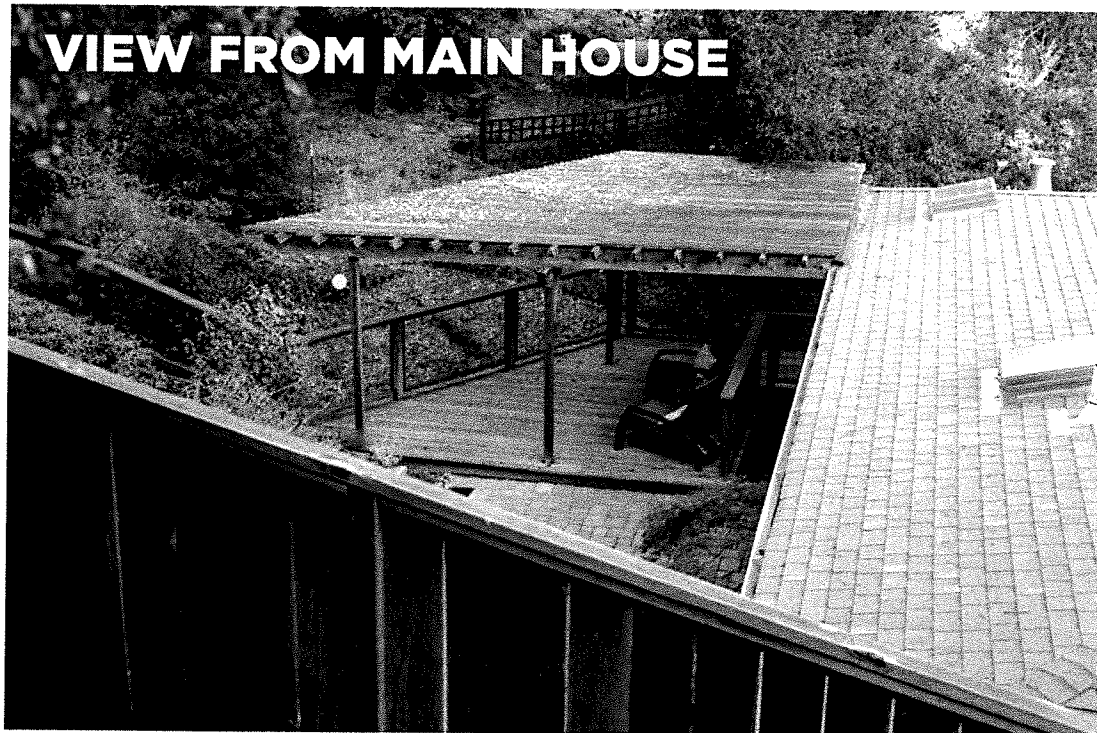


Downhill towards 302 Cascade Dr

PHOTOGRAPHY - NEIGHBOR IMPACT: VIEW COMPARISON

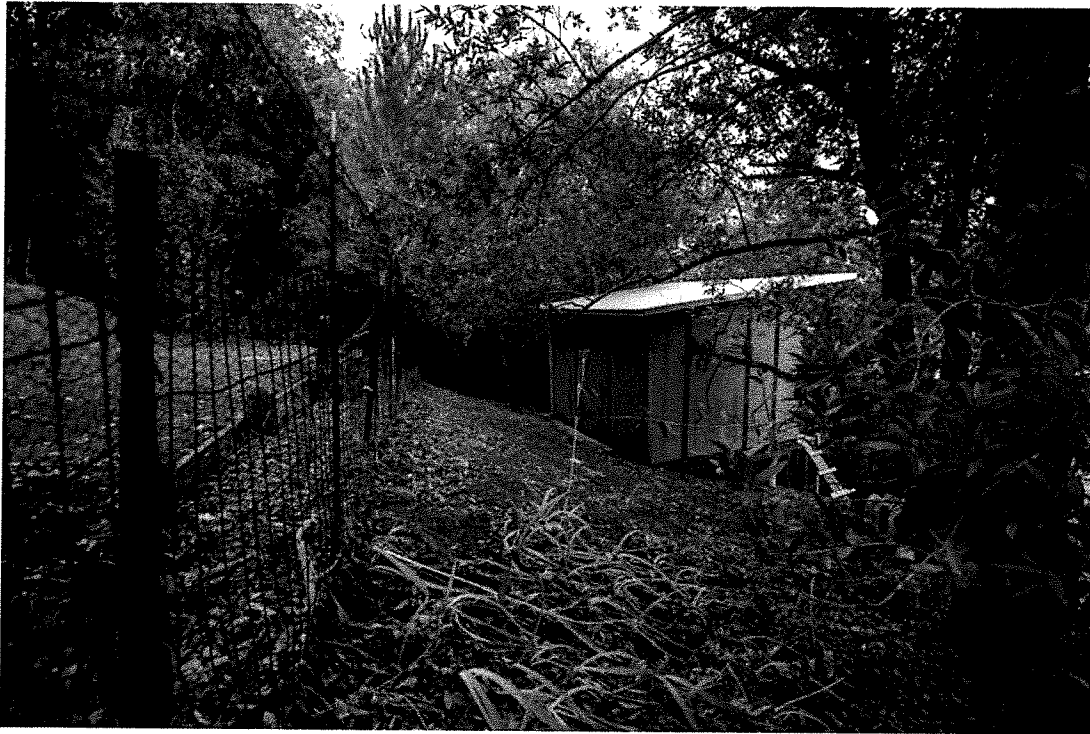


Downhill towards 302 Cascade Dr from the Studio Shed



Existing view from the main house on 308 Cascade Dr

PHOTOGRAPHY - NEIGHBOR IMPACT: SETBACKS

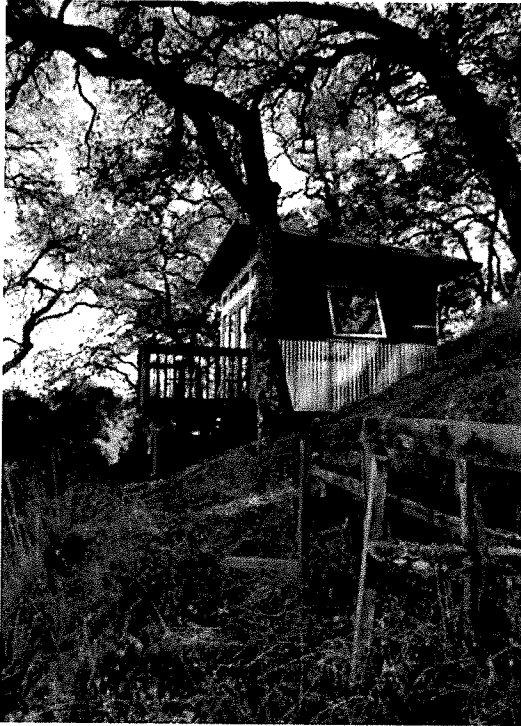


Northern boundary towards 31 Pine Dr

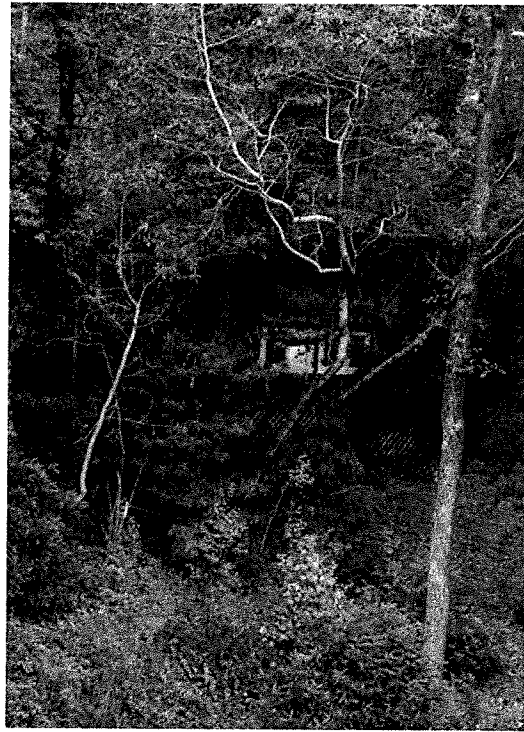


Eastern boundary towards 302 Cascade Dr

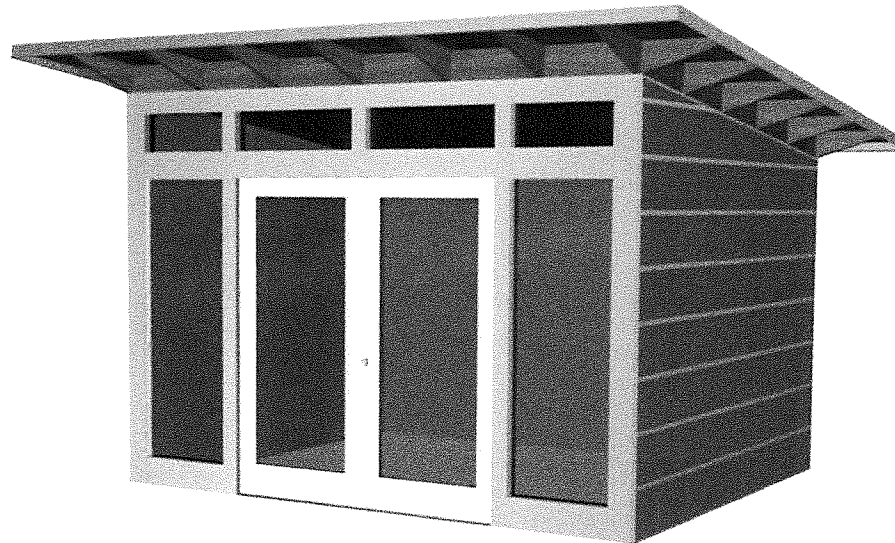
PHOTOGRAPHY - ADDITIONAL REFERENCE



Design Inspiration:
Sample on manufacturer website

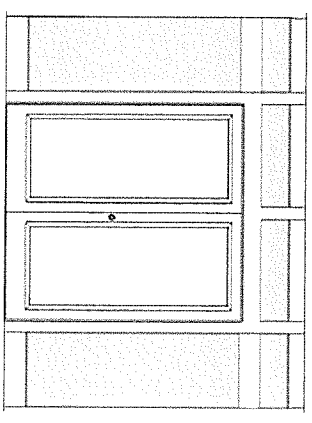


Design Inspiration:
Similar (larger) structure on neighboring property

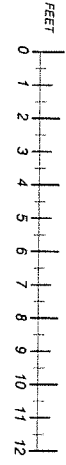
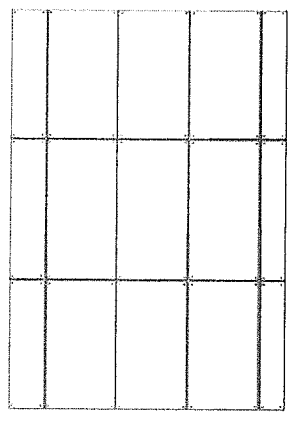


3D rendering of the final design

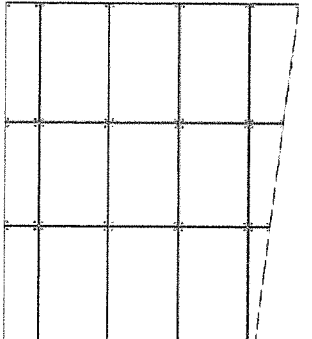
F27L-W2 : F72 : F27R-W2
 CLAD 'A' : CLAD 'B' : CLAD 'B'



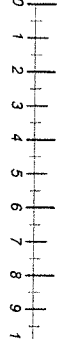
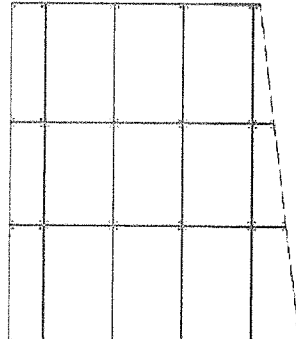
B10-3L : B10-6 : B10-3R



R2 : R1 : R3



L3 : L1 : L2



DESIGNER: MERRITT BURNHAM (720) 465-6175 | MBURNHAM@STUDIOSHED.COM

10X12 SIGNATURE SERIES
 ADDRESS: 308 CASCADE DRIVE
 FAIRFAX, CALIFORNIA 94930

CUSTOMER: JOHNSON

ORDER: 2905

HARDWARE: NONE

ROOF METAL: GALVALUME

EAVES: STANDARD
 CLEAR ANODIZED ALUMINUM

SIDING: BLOCK
 NATURAL UNFINISHED
 GREEN EARTH SW 7748

DOORS: 72" FULL LITE FIBERGLASS DOOR
 - OUTSWING/HANDLE ON RIGHT - D7ZFL-LHO
 FACTORY FINISH

TRIM: CLEAR ANODIZED

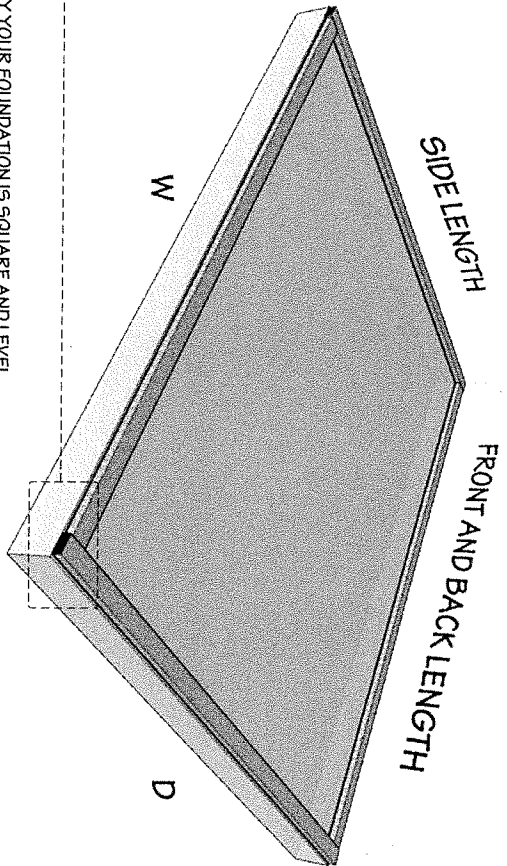
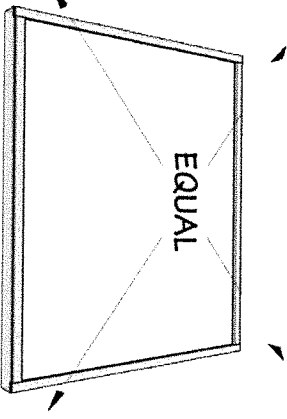
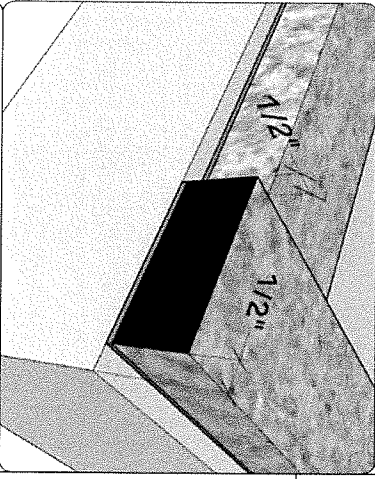
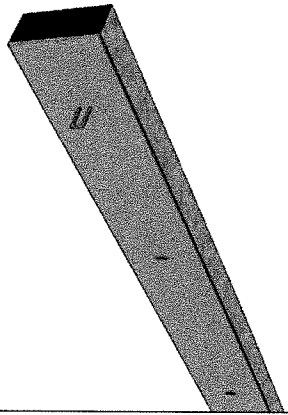
WINDOWS: MILGARD ALUMINUM
 CLEAR ANODIZED ALUMINUM

INTERIOR: ELECTRICAL PACKAGE
 (2) EXTERIOR LIGHT FIXTURES
 CLEAR ANODIZED ALUMINUM

FLOORING: PERGO
 HEATHERED OAK

INSULATION: R-13 RECYCLED DENIM - WALLS
 R-30 RECYCLED DENIM - ROOF

FOUNDATION: WOOD FRAMED FOUNDATION



VERIFY YOUR FOUNDATION IS SQUARE AND LEVEL
 STAPLE SILL GASKET TO THE BOTTOM OF EACH SILL PLATE
 RUN THE SIDE SILL PLATES FULL LENGTH FRONT TO BACK, SET BACK FROM EDGE OF FOUNDATION BY 1/2"
 FRONT AND BACK SILL PLATES SIT WITHIN SIDE SILL PLATES, SET BACK FROM EDGE OF FOUNDATION BY 1/2"
 VERIFY THE SILL PLATES ARE SQUARE

SIGNATURE SILLS - 2x4 P.T. LSL

D	Sill Length	QTY	W	Sill Length	QTY	Sill Length	QTY
8	8'-0"	2	8	7'-4"	2		
10	10'-0"	2	10	9'-4"	2		
12	12'-0"	2	12	11'-4"	2		
			14	13'-4"	2		
			16	15'-4"	2		
			18	8'-8"	4		
			18	11'-4"	2	6'-0"	2
			20	9'-8"	4		
			20	11'-8"	2	7'-8"	2



STUDIO SHED
 1500 CHERRY ST STE 5
 LOUISVILLE, CO 80027
 888.900.3935

INSTALLS
 SIGNATURE SERIES

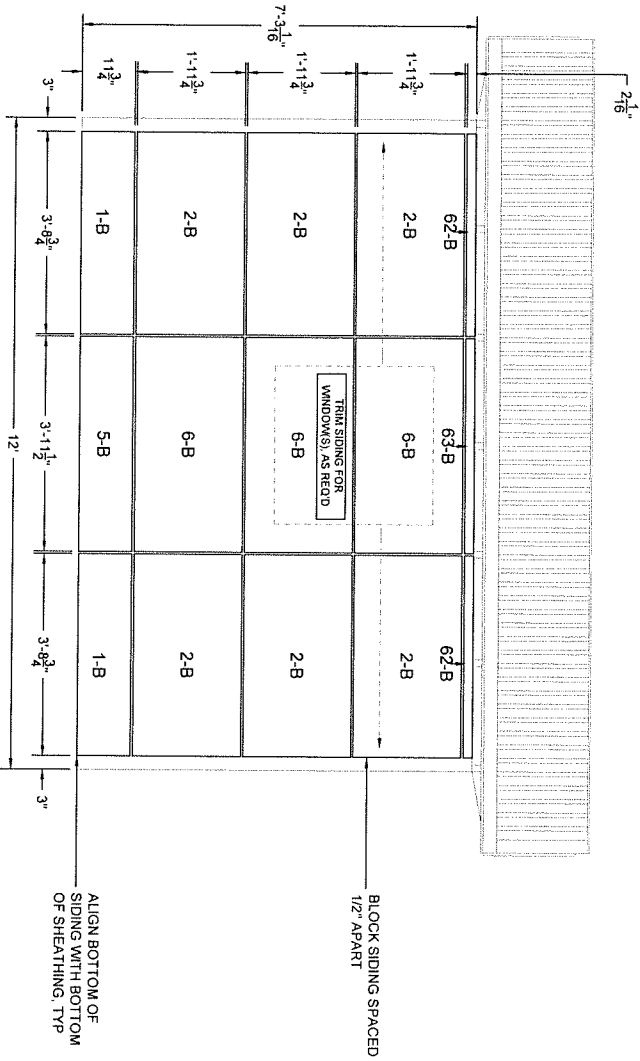
JOB #:
 2894
 PROJECT NAME:
 PARK

SILL PLATES

1

NOTE:
STANDARD ROOF SHOWN SEE
ROOF DRAWINGS FOR ACTUAL
DESIGN.

METAL TRIM				
PROFILE	DESCRIPTION	LENGTH	QTY	NOTES
B	CORNER CAP	7'-3 1/16" ACTUAL	2	
C	BASE DRIP EDGE	12'-0" ACTUAL	-	
E	BLOCK SIDING REVEAL	72'-0 1/8" ACTUAL	-	

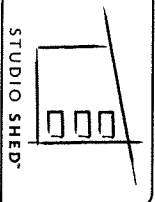


B10x12-1-BL CUT LIST

ITEM #	MATERIAL	SIZE	LENGTH	QTY	NOTES
1-B	HARDIPANEL	5/16"	0'-11 3/4" x 3'-8 3/4"	2	
2-B	HARDIPANEL	5/16"	1'-11 3/4" x 3'-8 3/4"	6	
5-B	HARDIPANEL	5/16"	0'-11 3/4" x 3'-11 1/2"	1	
6-B	HARDIPANEL	5/16"	1'-11 3/4" x 3'-11 1/2"	3	

B10x12-1-BL CUT LIST

ITEM #	MATERIAL	SIZE	LENGTH	QTY	NOTES
62-B	HARDIPANEL	5/16"	0'-2 1/16" x 3'-8 3/4"	2	
63-B	HARDIPANEL	5/16"	0'-2 1/16" x 3'-11 1/2"	1	



STUDIO SHEP
1500 CHERRY STREET
LOUISVILLE, CO 80027

PH: 888.900.3933
WWW.STUDIOSHED.COM

**INSTALLS
SIGNATURE SERIES**

JOB #:
2894

PROJECT NAME:
PARK

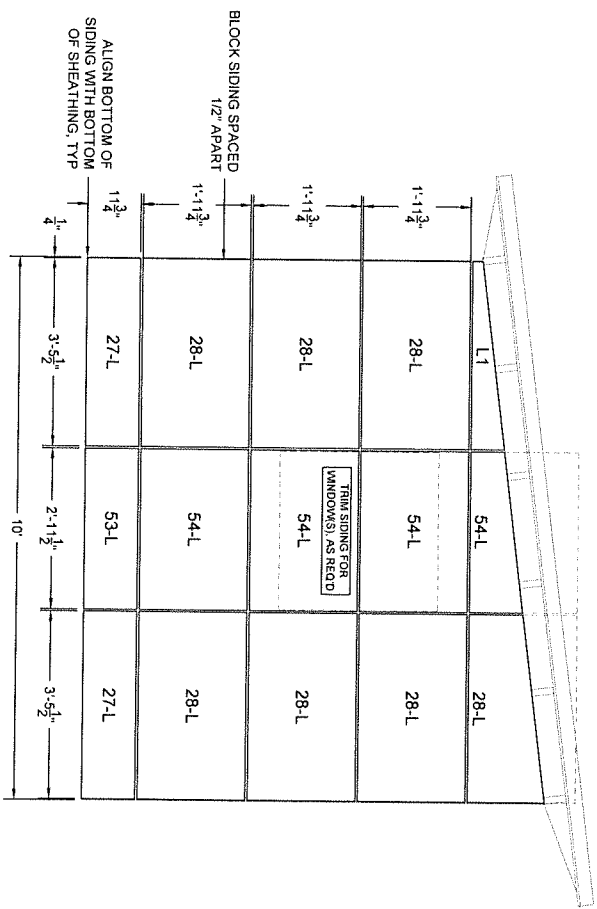
FOUNDATION:
WOOD

FRAMING:
2x4

**BLOCK
B10x12-1-BL**

NOTE:
STANDARD ROOF SHOWN. SEE
ROOF DRAWINGS FOR ACTUAL
DESIGN.

METAL TRIM				
PROFILE	DESCRIPTION	LENGTH	QTY	NOTES
C	BASE DRIP EDGE	10'-0" - ACTUAL	-	
E	BLOCK SIDING REVEAL	65'-8" - ACTUAL	-	

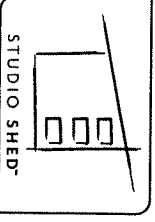


L10-4-BL CUT LIST

ITEM #	MATERIAL	SIZE	LENGTH	QTY	NOTES
27-L	HARDIPANEL	5/16"	0'-11 3/4" x 3'-5 1/2"	2	
28-L	HARDIPANEL	5/16"	1'-11 3/4" x 3'-5 1/2"	7	
53-L	HARDIPANEL	5/16"	0'-11 3/4" x 2'-11 1/2"	1	
54-L	HARDIPANEL	5/16"	1'-11 3/4" x 2'-11 1/2"	4	
L1	HARDIPANEL	5/16"	TRIM TO FIT	1	TRIM FROM 28-L WASTE IN FIELD

L10-4-BL CUT LIST

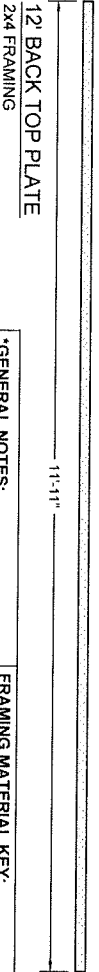
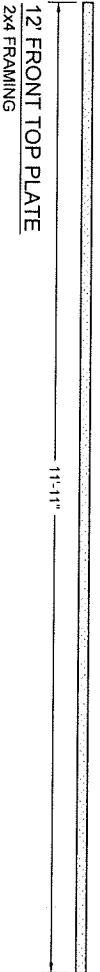
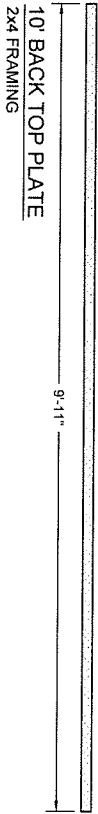
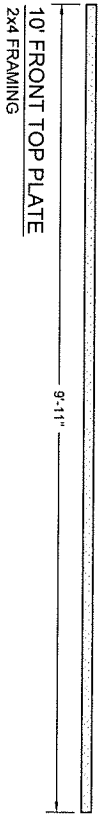
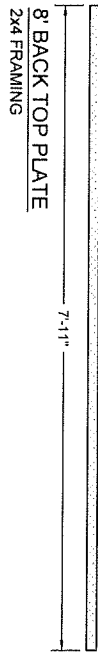
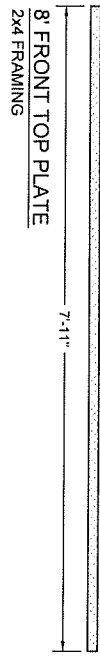
ITEM #	MATERIAL	SIZE	LENGTH	QTY	NOTES



STUDIO SHED
1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

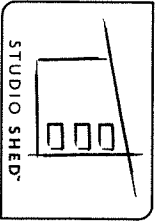
JOB #:
PROJECT NAME:
FOUNDATION:
FRAMING:
BLOCK
L10-4-BL

SIGNATURE SERIES



***GENERAL NOTES:**
1. SEE DESIGNER IF TOP PLATE EXCEEDS
RAFTER PALLET LENGTH

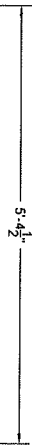
FRAMING MATERIAL KEY:
 LVL



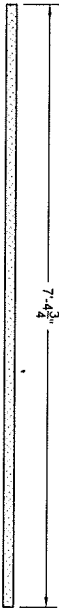
1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

**INSTALLS
SIGNATURE SERIES**

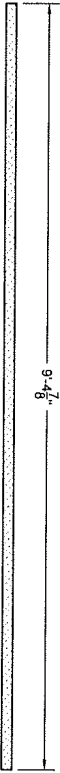
JOB #:
2894
PROJECT NAME:
PARK
FOUNDATION:
WOOD
FRAMING:
2x4
**FRONT & BACK
TOP PLATES**



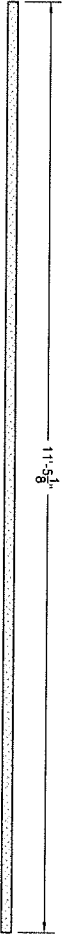
6X SIDE TOP PLATE
QTY: 2 PER SHED



8X SIDE TOP PLATE
QTY: 2 PER SHED



10X SIDE TOP PLATE
QTY: 2 PER SHED



12X SIDE TOP PLATE
QTY: 2 PER SHED

***GENERAL NOTES:**
1. SEE DESIGNER IF TOP PLATE EXCEEDS
RAFTER PALLET LENGTH

FRAMING MATERIAL KEY:



STUDIO SHED™

1500 CHERRY STREET
LOUISVILLE, CO 80027

Ph: 888.900.3933

WWW.STUDIOSHED.COM

**INSTALLS
SIGNATURE SERIES**

JOB #:

2894

PROJECT NAME:

PARK

FOUNDATION:

WOOD

FRAMING:

2x4

**SIDE
TOP PLATES**

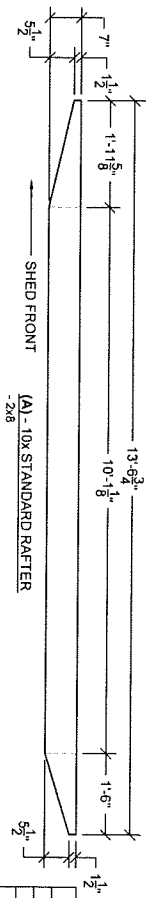


STUDIO SHED®

1500 CHERRY STREET
LOUISVILLE, CO 80027
Ph: 888.900.3933
WWW.STUDIOSHED.COM

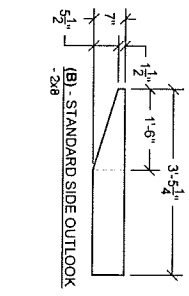
**INSTALLS
SIGNATURE SERIES**

JOB # : 2894
PROJECT NAME: PARK
FOUNDATION: WOOD
FRAMING : 2x4
10X12 ROOF
PAGE 1 OF 3



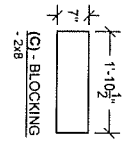
(A) - QTY

10x8	3	10x18	8
10x10	4	10x20	9
10x12	5	10x22	10
10x14	6		
10x16	7		



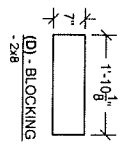
(B) - QTY

10x8	12	10x18	12
10x10	12	10x20	12
10x12	12	10x22	12
10x14	12		
10x16	12		



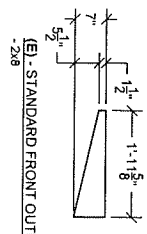
(C) - QTY

10x8	12	10x18	22
10x10	14	10x20	24
10x12	16	10x22	26
10x14	18		
10x16	20		



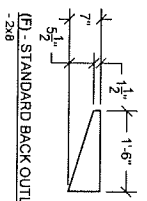
(D) - QTY

10x8	2	10x18	2
10x10	2	10x20	2
10x12	2	10x22	2
10x14	2		
10x16	2		



(E) - QTY

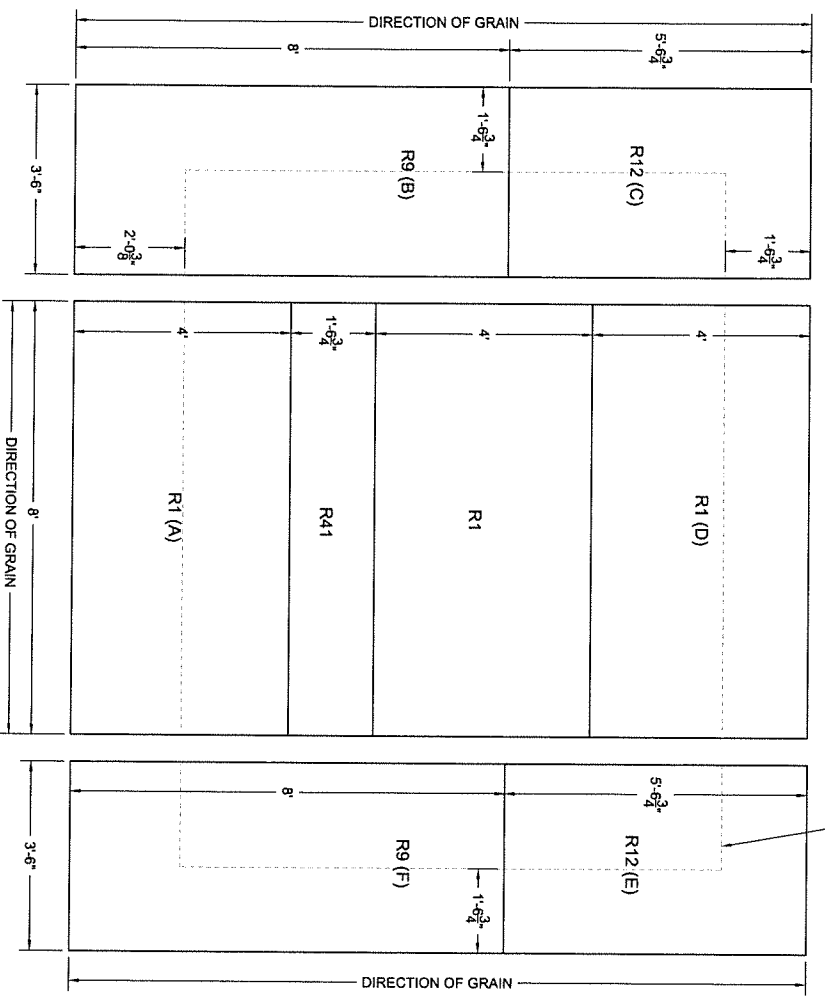
10x8	2	10x18	2
10x10	2	10x20	2
10x12	2	10x22	2
10x14	2		
10x16	2		



(F) - QTY

10x8	2	10x18	2
10x10	2	10x20	2
10x12	2	10x22	2
10x14	2		
10x16	2		

TOP OF SHEATHING SHOWN PAINT BOTTOM OF SHEATHING

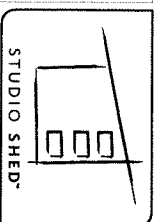


10x12 ROOF SHEATHING CUT LIST

ITEM #	MATERIAL	SIZE	LENGTH	QTY	NOTES
R1	PLY	1/2"	4'-0" x 8'-0"	3	
R9	PLY	1/2"	3'-6" x 8'-0"	2	
R12	PLY	1/2"	3'-6" x 5'-6 3/4"	2	
R41	PLY	1/2"	1'-6 3/4" x 8'-0"	1	

10x12 ROOF SHEATHING CUT LIST

ITEM #	MATERIAL	SIZE	LENGTH	QTY	NOTES

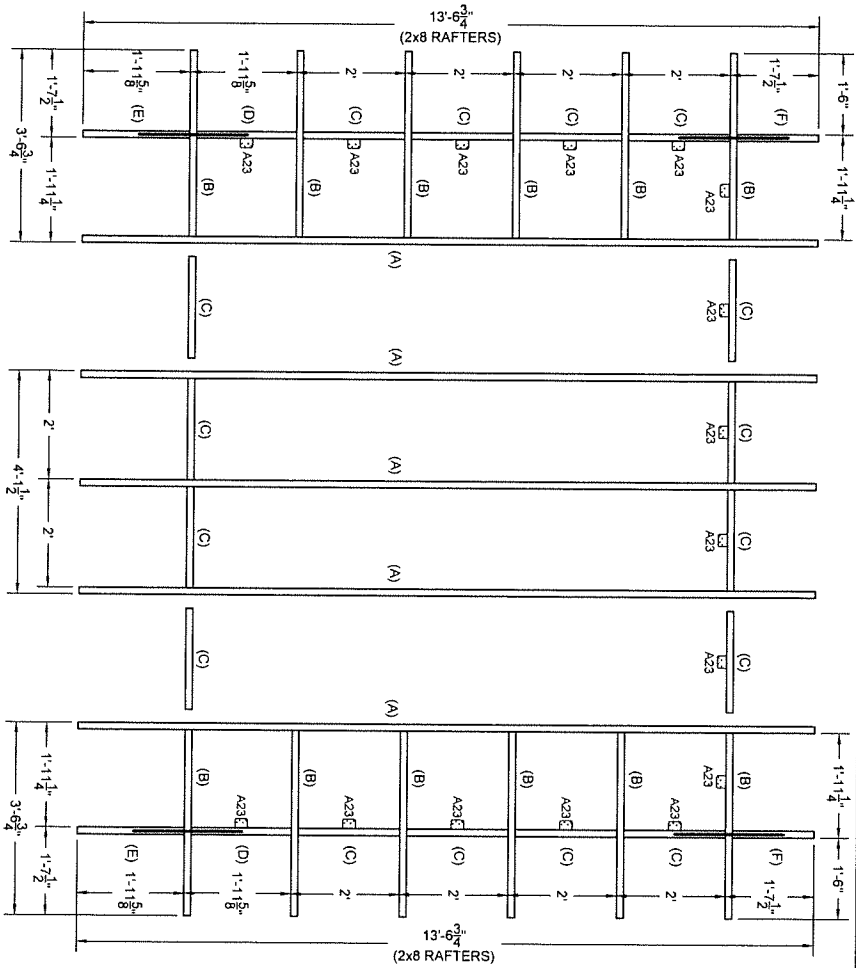


STUDIO SHED
 1500 CHERRY STREET
 LOUISVILLE, CO 80027
 Ph: 888.900.3933
 WWW.STUDIOSHED.COM

JOB # :
 2894
 PROJECT NAME:
 PARK
 FOUNDATION:
 WOOD
 FRAMING :
 2x4

INSTALLS
SIGNATURE SERIES

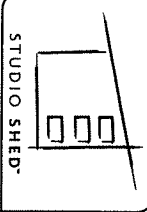
METAL TRIM			
PROFILE	DESCRIPTION	LENGTH	QTY
A	ROOF DRIP EDGE	43' - ACTUAL	-
J	ROOF DRIP EDGE	15' - ACTUAL	-



- HARDWARE QTY'S**
- (18) 6' HEADLOCKS
 - (4) 1ST A24
 - (16) A23
- CORRUGATED METAL ROOFING**
- (18) 7'-0"
- R30 DEMI INSULATION**
- (15) 4'-0"

10X12 STANDARD ROOF FRAMING
- 203 SQ FT (ACTUAL)

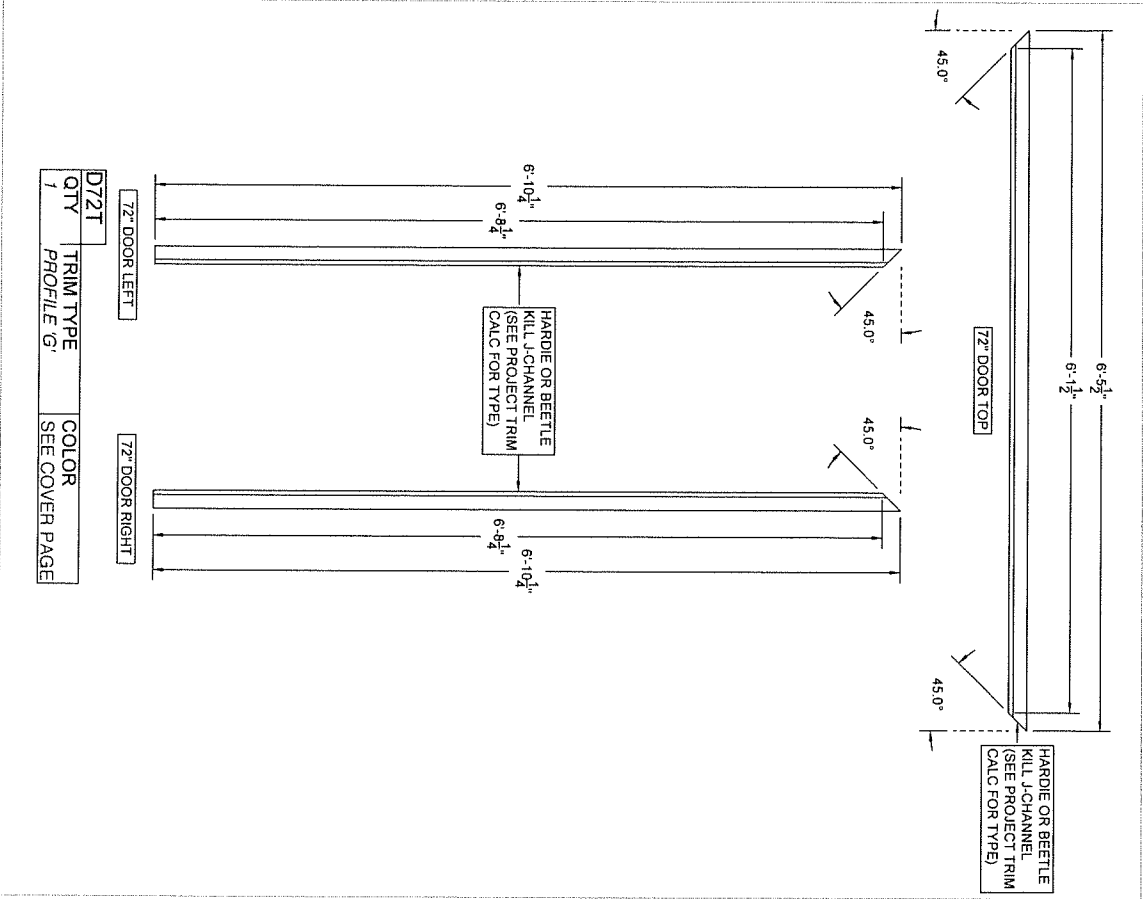
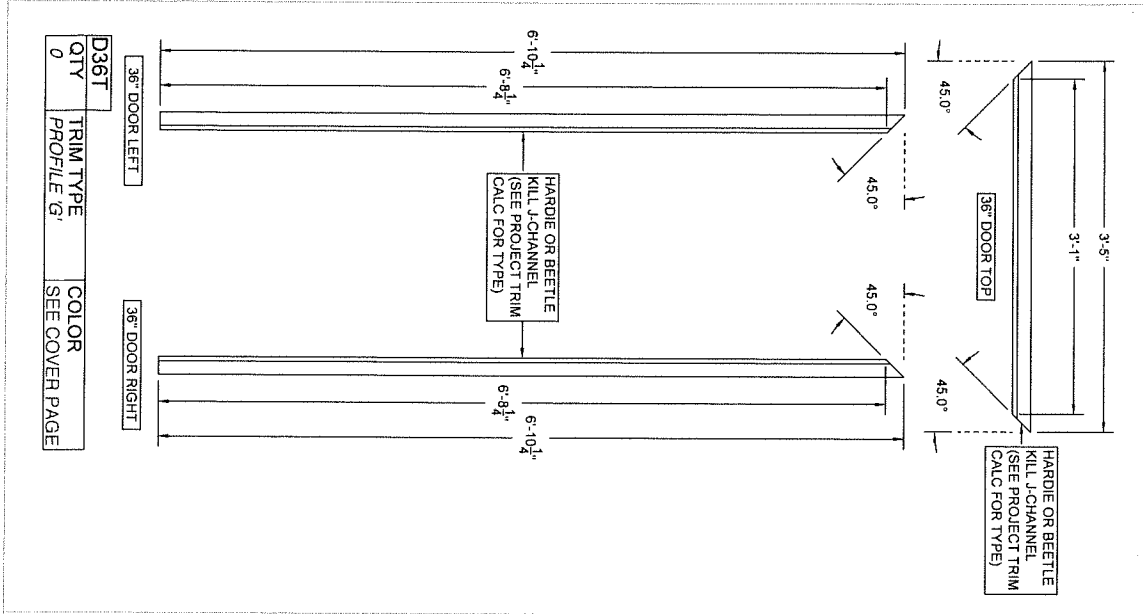
- KEY:**
- (A) - RAFTER
 - (B) - SIDE OUTLOOK
 - (C) - BLOCKING
 - (D) - BLOCKING
 - (E) - FRONT OUTLOOK
 - (F) - BACK OUTLOOK

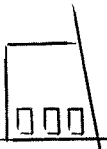


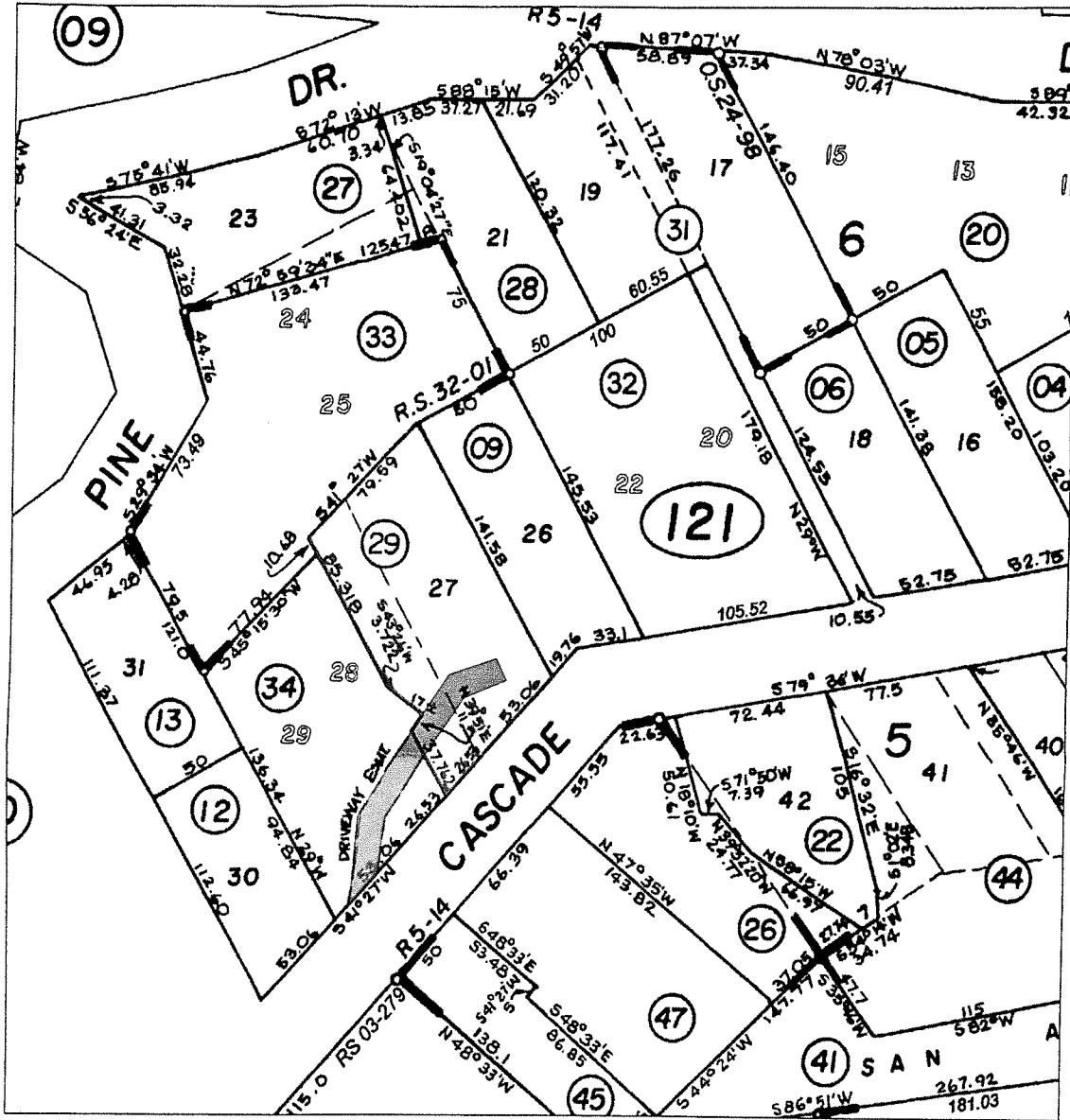
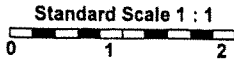
STUDIO SHED®
 1500 CHERRY STREET
 LOUISVILLE, CO 80027
 Ph: 888.900.3933
 WWW.STUDIOSHED.COM

INSTALLS
SIGNATURE SERIES

JOB # : 2894
 PROJECT NAME: PARK
 FOUNDATION: WOOD
 FRAMING: 2x4
10X12 ROOF
 PAGE 3 OF 3



 <p>STUDIO SHED</p>	<p>1500 CHERRY STREET LOUISVILLE, CO 80027</p>
	<p>Ph: 888.900.3933 WWW.STUDIOSHED.COM</p>
<p>INSTALLS</p> <p>SIGNATURE SERIES SHEDS</p>	
<p>JOB #: 2894</p>	<p>PROJECT NAME: PARK</p>
<p>FOUNDATION: WOOD</p>	<p>FRAMING: 2x4</p>
<p>SHED TRIM DOOR PACKS STANDARD</p>	



LEGEND

- Parcel One (Fee, Property In Question)
- Parcel Two (Easement)
- Item No. 5 - Easement for Driveway
09/101964, Book 1864, Page 506, of Official Records
Affects the described therein

Old Republic Title Company
 1400A Grant Avenue
 Novato, CA 94945
 (415) 897-9632 Fax: (415) 892-1137

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

NOTE: Easements depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.

Title Order No. 0436020984, Preliminary Report Dated as of December 26, 2017	Drawing Date: 01/05/2018
Reference:	Date:
Property: 308 Cascade Drive, Fairfax, CA 94930	Assessor's Parcel No.: 003-121-29

Plat Showing the land referred to in this Report is situated in the County of Marin, City of Fairfax, State of California.

Sheet
1
of
1

Archive:

PLOT

