



Pahana known, architects LEED AP

May 9th 2018

TOWN OF FAIRFAX

JUL 18 2018

RECEIVED

Ben Berto, Director of Planning and Building Services
Town of Fairfax
142 Bolinas Road
Fairfax, California 94930

RE: Marinda Heights

Dear Mr. Berto,

Following below are point by point responses to those elements of your recent letter dated March 23rd 2018, which pertain to the architecture design of the project. I understand that Marshal Rothman is gathering similar responses to the other elements of your letter.

Best regards,

Evan Cross
Principal Architect, Leed AP

CC: Marshal Rothman, Managing Partner, Timberstone 4038T, LLC

From the Town of Fairfax letter dated March 23rd 2018 -

From the overview segment:

1. Information submitted to date for the individual residences and residential parcels remains inconsistent and incomplete. For example, while most of the house square footages appear to be accurate, some do not match staff's calculations. Several of the deck and patio square footages are not listed or incorrect.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. The subsequent submittal of revised drawings dated 12/20/17 addressed the various items mentioned. This was later confirmed by email dated 1/12/18. A key plan has been add to all floor plans indicating square footage calculations.

2. With the exception of the one color rendering, the rest of the building elevations, including a repeat of the one shown in the rendering, are to be unshaded with the exception of shadow lines.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. It was communicated and agreed to at that meeting that the purpose of the elevations is to accurately and completely illustrate the designs in materials, massing and detail articulation. It is both unnecessary and unwarranted to prohibit the removal of such rendered information which is critical to the presentation and understanding of the design merits. Per discussion on 4/25/18, the shadows were lightened on the drawings.

3. Eliminate shading within the canopy area of trees depicted on the site and other plan-view plans.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. It was communicated and discussed at that meeting that the trees depicted on the drawings were detailed 'symbols' in the computer aided drafting software. It was agreed to 'fade' the symbols to reduce their presence visually, but removing a portion of the

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. 'Deck' sizes (aka 'walkable surfaces') were added to the revised drawings dated 12/20/17.

9. Provide cut sheets of all proposed lighting. All exterior lighting should be fully shielded from direct out-of-building-area illumination, and should be the minimum number and wattage necessary for safety purposes.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. The lighting specifications and plan location indications were added to the revised drawings dated 12/20/17.

10. Story poles: Story poles will need to be installed for this project. Consistent with prior communication, the timing of story pole installation will be determined by the Town to facilitate public review. Insofar as many of the proposed building elements to be reflected in the story poles will be where trees are located, all story poles should feature a one-foot square (1' x 1') piece of wood at the top, painted day-glo orange, with the story pole number written in 1-inch black block numerals, to better allow distant viewing correlation with discrete building elements.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. The notations were added to the revised drawings dated 12/20/17. It appears there was a printing error at the service bureau that omitted the story pole plan sheets from some sets. This omission has been corrected.

11. Provide a story pole plan for all structures. Identify proposed story poles by numbers, which are to be reflected in the painted numbers place on the wooden square atop each story pole.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. The notations were added to the revised drawings dated 12/20/17. It appears there was a printing error at the service bureau that omitted the story pole plan sheets from some sets. This omission has been corrected.

12. Visual analysis: Additional viewpoints will need to be incorporated into the visual analysis. Photographs and possibly visual simulation viewpoints will be finalized after story poles have been installed and comments have been received on potential visual effects.

Visual analysis is under a separate professional.

13. Show all building envelopes on all sites. Call out setbacks to nearest property line (if the distance is greater than 50 feet, call out approximate distance). It is recommended that the Lot 10 site plan (sheet A-2) be used as the example/ template to be followed for site plans for other residences.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. The notations were added to the revised drawings dated 12/20/17. Additional clarifying notations have been added per comments in attachment A.

14. Provide a north arrow and graphical scale on all site plans and floor plans.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. The notations were added to the revised drawings dated 12/20/17. Additional clarifying notations have been added per comments in attachment A.

15. The residential designs feature multiple floor levels. For clarity's sake, provide dashed half-tone outlines of whatever floor isn't being represented on the floor plan for a particular floor. It is recommended that Lot 10 sheet A-3 as the example/ template to be followed for other residences.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. Adjustments were made to the revised drawings dated 12/20/17 to reduce the tone (fade) indications of items depicted on plans that are seen but below the level of the plan level depicted. Lot 10 Sheet A-3, as was discussed in December does not depict items below but rather items that are above (dashed lines). The graphic convention is to depict items above with dashed lines and items below with faded lines.

coordinated vicinity plan appears on the cover sheets of the revised drawings dated 12/20/17.

From Attachment A:

Lot 1 – 321 Marinda Drive

1. Call out setbacks to nearest property line (if >50 feet, call out approximate distance).

Additional notations made on site plan.

2. For any roof that is also proposed to be a walkable surface, please show a representation of a person on the elevation that best shows the portion of roof in question.

No walkable surfaces (other than for green roof or solar array maintenance).

3. Side elevations:

- a. Shading confusing – in some cases doesn't appear to represent any possible sun shadow

This was discussed at the 12/1/17 coordination meeting with town staff. Shadows are an important graphic element illustrating the design's articulation and massing. Shadows do not attempt to calculate or otherwise demonstrate a specific sun angle (a north elevation for example would be in complete darkness). The graphic convention is to cast 45° shadows from the upper right side of the drawing. Per discussion on 4/25/18, the shadows were lightened on the drawings.

- b. Show existing/proposed grade for all side elevations where is difference. Dash natural grade if changed

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added, however all home designs in the project are commonly designed to meet and not alter existing grade.

- c. Call out maximum building elevation.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added.

4. Shade any graded areas within building envelopes on plan view sheet. Show modified contours (existing as dashed). Call out elevation at 5-foot intervals.

These indications were added to the revised submittal of 12/20/17 as were the grading plans (although a printing error may have result in sets submitted without the grading plan sheet). Additional clarifying notations have been added. Contours show are per the civil engineer's base maps. 50 increments for major contours are highlighted.

5. Call out proposed exterior materials for every residence on at least one elevation sheet.

These indications were added to the revised submittal of 12/20/17.

6. Call out solar panels.

These indications were added to the revised submittal of 12/20/17.

7. Square footages shown on each story should match the square footages shown in the application forms for each house and the living space square footage for each floor should be shown on each page along with the patio/deck square footage for that level.

These indications were added to the revised submittal of 12/20/17.

8. Show pool and spa square footages on plans and in application form.

There is no pool or spa in this design.

9. 13 foot tall parking area retaining wall requires a retaining wall height variance application and approval.

This wall has been terraced to disperse single plane heights to acceptable levels.

Lot 2 – 351 Marinda Drive

1. Call out setbacks to nearest property line (if >50 feet, call out approximate distance).

8. Square footages shown on each story should match the square footages shown in the application forms for each house and the living space square footage for each floor should be shown on each page along with the patio/deck square footage for that level.

These indications were added to the revised submittal of 12/20/17.

9. Call out and dimension solar panels on plans.

These indications were added to the revised submittal of 12/20/17.

10. Garage exceeds the permitted 15 foot height limit for accessory structures and requires submittal of a height Variance application.

The garage has been connected to the house thereby eliminating the need for accessory structure variance.

11. All sets of submitted plan sets should match i.e. address numbers are shown on the reduced sets but not on the full sized sets.

This comment seems to be a result of a printing bureau error. Full and half sized sets are printed from the same .pdf file (online file), so it is highly unclear how differences occurred unless a previous copy or version of a plan set was used in error. Regardless, the resubmitted sets have been checked to ensure consistency.

Lot 3 – 400 Marinda Drive

1. Call out setbacks to nearest property line (if >50 feet, call out approximate distance).

Additional notations made on site plan.

2. Side elevations:

- a. Shading confusing – in some cases doesn't appear to represent any possible sun shadow

This was discussed at the 12/1/17 coordination meeting with town staff. Shadows are an important graphic element illustrating the design's articulation and massing. Shadows do not attempt to calculate or otherwise demonstrate a specific sun angle (a north elevation for example would be in complete darkness). The graphic convention is to cast 45° shadows from the upper right side of the drawing. Per discussion on 4/25/18, the shadows were lightened on the drawings.

- b. Call out ffl for all floors, carry as dashes across the plans

This was discussed at the 12/1/17 coordination meeting with town staff. The requested elevation markings and dashed floor lines were added to the revised drawings submitted on 12/20/17. It should be noted that many times, the dashed floor line indications correspond to lines on the elevations such as score lines or seam in siding materials and are thus obscured. Additional lines have been added to aid in clarity.

- c. Show existing/proposed grade for all side elevations where is difference. Call out elevation of finished and natural grade where maximum building height occurs. Dash natural grade if changed

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added depicting surface (non-foundational) grading at the northwest end of the pool terrace. The grading in this area has been factored into the grading calculations and diagram on the grading sheet.

- d. Call out maximum building elevation.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added.

3. Clearly depict with an "x" any trees that are proposed for removal (trees to be removed within garage footprint are currently not marked with "x").

Additional clarifying notation has been added.

4. Shade any graded areas within building envelopes on plan view sheet. Show modified contours (existing as dashed). Call out elevation at 5-foot intervals.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added, however all home designs in the project are commonly designed to meet and not alter existing grade.

- d. Call out maximum building elevation.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added.

4. Shade any graded areas within building envelopes on plan view sheet. Show modified contours (existing as dashed). Call out elevation at 5-foot intervals.

These indications were added to the revised submittal of 12/20/17 as were the grading plans (although a printing error may have result in sets submitted without the grading plan sheet). Additional clarifying notations have been added. Contours show are per the civil engineer's base maps. 5' increments for major contours are highlighted.

5. Call out any proposed solar panels and call out dimensions of swimming pool.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added.

6. The plan set for this house that staff was reviewing is missing plan sheet pages A-11 grading plan and A-12 story pole plan.

This appears to have been the result of a printing bureau error. Sheets are included.

7. Square footages shown on each story should match the square footages shown in the application forms for each house and the living space square footage for each floor should be shown on each page along with the patio/deck square footage for that level.

These indications were added to the revised submittal of 12/20/17.

8. All sets of submitted plan sets should match i.e. address numbers are shown on the reduced sets but not on the full sized sets.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. The visual analysis accounted for the current designs concluding no impact, and further the opportunity to screen the buildings with landscaping (see landscaping designs) was discussed as mitigation.

Lot 4 merits comment:

The proposed design extends substantially beyond the currently graded area and proposes extensive removal of trees that are in fair or better condition. Additional visual analysis is needed, but preliminarily it appears the residence will to be highly visible from offsite and too large.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. Preservation of numerous trees has been included consistently as has been the specific design inclusion of significant specimen trees in the home massing and layouts. Additionally, the visual analysis accounted for the current designs concluding no impact, and further the opportunity to screen the buildings with landscaping (see landscaping designs) was discussed as mitigation.

Lot 5 – 551 Marinda Drive

1. Call out setbacks to nearest property line (if >50 feet, call out approximate distance).

Additional notations made on site plan.

2. With the exception of one color rendering, the rest of the building elevations, including the one shown in the rendering, should be unshaded.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. It was communicated and agreed to at that meeting that the purpose of the elevations is to accurately and completely illustrate the designs in materials, massing and detail

9. Square footages shown on each story should match the square footages shown in the application forms for each house and the living space square footage for each floor should be shown on each page along with the patio/deck square footage for that level.

These indications were added to the revised submittal of 12/20/17.

10. All sets of submitted plan sets should match i.e. address numbers are shown on the reduced sets but not on the full sized sets.

This comment seems to be a result of a printing bureau error. Full and half sized sets are printed from the same .pdf file (online file), so it is highly unclear how differences occurred unless a previous copy or version of a plan set was used in error. Regardless, the resubmitted sets have been checked to ensure consistency.

Lot 5 merits comment:

The proposed building site appears to be exceptionally challenging to accommodate a residence and achieve adequate visual screening. Additional visual analysis is needed, but preliminarily the residence appears to be highly visible from offsite and too large.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. Preservation of numerous trees has been included consistently as has been the specific design inclusion of significant specimen trees in the home massing and layouts. Additionally, the visual analysis accounted for the current designs concluding no impact, and further the opportunity to screen the buildings with landscaping (see landscaping designs) was discussed as mitigation.

Lot 6 – 611 Marinda Drive

1. Call out setbacks to nearest property line (if >50 feet, call out approximate distance).

Additional notations made on site plan.

2. With the exception of the one color rendering, the rest of the building elevations, including a repeat of the one shown in the rendering, are to be unshaded with the exception of shadow lines. For any roof that is also proposed to be a walkable surface, please show a representation of a person on the elevation that best shows the portion of roof in question.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. It was communicated and agreed to at that meeting that the purpose of the elevations is to accurately and completely illustrate the designs in materials, massing and detail articulation. It is both unnecessary and unwarranted to prohibit the removal of such rendered information which is critical to the presentation and understanding of the design merits. Per discussion on 4/25/18, the shadows were lightened on the drawings.

3. Side elevations:

- a. Shading confusing – in some cases doesn't appear to represent any possible sun shadow

This was discussed at the 12/1/17 coordination meeting with town staff. Shadows are an important graphic element illustrating the design's articulation and massing. Shadows do not attempt to calculate or otherwise demonstrate a specific sun angle (a north elevation for example would be in complete darkness). The graphic convention is to cast 45° shadows from the upper right side of the drawing. Per discussion on 4/25/18, the shadows were lightened on the drawings.

- b. Call out ffl for all floors, carry as dashes across the plans

This was discussed at the 12/1/17 coordination meeting with town staff. The requested elevation markings and dashed floor lines were added to the revised drawings submitted on 12/20/17. It should be noted that many times, the dashed floor line indications correspond to lines on the elevations such as score lines or seam in siding materials and are thus obscured. Additional lines have been added to aid in clarity.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. It was communicated and agreed to at that meeting that the purpose of the elevations is to accurately and completely illustrate the designs in materials, massing and detail articulation. It is both unnecessary and unwarranted to prohibit the removal of such rendered information which is critical to the presentation and understanding of the design merits. Per discussion on 4/25/18, the shadows were lightened on the drawings.

4. For any roof that is also proposed to be a walkable surface, please show a representation of a person on the elevation that best shows the portion of roof in question.

No walkable surfaces (other than for green roof or solar array maintenance).

5. Side elevations:

- a. Shading confusing – in some cases doesn't appear to represent any possible sun shadow

This was discussed at the 12/1/17 coordination meeting with town staff. Shadows are an important graphic element illustrating the design's articulation and massing. Shadows do not attempt to calculate or otherwise demonstrate a specific sun angle (a north elevation for example would be in complete darkness). The graphic convention is to cast 45° shadows from the upper right side of the drawing. Per discussion on 4/25/18, the shadows were lightened on the drawings.

- b. Call out ffl for all floors, carry as dashes across the plans

This was discussed at the 12/1/17 coordination meeting with town staff. The requested elevation markings and dashed floor lines were added to the revised drawings submitted on 12/20/17. It should be noted that many times, the dashed floor line indications correspond to lines on the elevations such as score lines or seam in siding materials and are thus obscured. Additional lines have been added to aid in clarity.

- c. Show existing/proposed grade for all side elevations where is difference. Dash natural grade if changed

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added, however all home designs in the project are commonly designed to meet and not alter existing grade.

- d. Call out maximum building elevation.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added.

6. Shade any graded areas within building envelopes on plan view sheet. Show modified contours (existing as dashed). Call out elevation at 5-foot intervals.

These indications were added to the revised submittal of 12/20/17 as were the grading plans (although a printing error may have result in sets submitted without the grading plan sheet). Where applicable, additional clarifying notations have been added. Contours show as per the civil engineer's base maps. 5' increments for major contours are highlighted.

7. Call out any proposed solar panels.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added.

8. Square footages shown on each story should match the square footages shown in the application forms for each house and the living space square footage for each floor should be shown on each page along with the patio/deck square footage for that level.

These indications were added to the revised submittal of 12/20/17.

9. Project appears to require the submittal variance application for front/side setback (required front setback is 6 feet, required side setback is 5 feet).

The home was positioned at 5 feet from the setback. The home has been shortened by 1 foot in order to increase the setback to 6 feet as required. Notations were added

3. Call out portions of roof that is also proposed to be a walkable surface.

No walkable surfaces (other than for green roof or solar array maintenance).

4. Side elevations:

- a. Shading confusing – in some cases doesn't appear to represent any possible sun shadow

This was discussed at the 12/1/17 coordination meeting with town staff. Shadows are an important graphic element illustrating the design's articulation and massing. Shadows do not attempt to calculate or otherwise demonstrate a specific sun angle (a north elevation for example would be in complete darkness). The graphic convention is to cast 45° shadows from the upper right side of the drawing. Per discussion on 4/25/18, the shadows were lightened on the drawings.

- b. Call out ffl for all floors, carry as dashes across the plans

This was discussed at the 12/1/17 coordination meeting with town staff. The requested elevation markings and dashed floor lines were added to the revised drawings submitted on 12/20/17. It should be noted that many times, the dashed floor line indications correspond to lines on the elevations such as score lines or seam in siding materials and are thus obscured. Additional lines have been added to aid in clarity.

- c. Show existing/proposed grade for all side elevations where is difference. Dash natural grade if changed

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added, however all home designs in the project are commonly designed to meet and not alter existing grade.

- d. Call out maximum building elevation.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added.

5. Shade any graded areas within building envelopes on plan view sheet. Show modified contours (existing as dashed). Call out elevation at 5-foot intervals.

These indications were added to the revised submittal of 12/20/17 as were the grading plans (although a printing error may have result in sets submitted without the grading plan sheet). Where applicable, additional clarifying notations have been added. Contours show are per the civil engineer's base maps. 5' increments for major contours are highlighted.

6. Call out any proposed solar panels.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added.

7. Call out dimensions of swimming pool and spa and gallonage of pool.

These indications were added to the revised submittal of 12/20/17. Additional clarifying notations have been added.

8. Square footages shown on each story should match the square footages shown in the application forms for each house and the living space square footage for each floor should be shown on each page along with the patio/deck square footage for that level.

These indications were added to the revised submittal of 12/20/17.

9. All sets of submitted plan sets should match i.e. address numbers are shown on the reduced sets but not on the full sized sets.

This comment seems to be a result of a printing bureau error. Full and half sized sets are printed from the same .pdf file (online file), so it is highly unclear how differences occurred unless a previous copy or version of a plan set was used in error. Regardless, the resubmitted sets have been checked to ensure consistency.

10. Show and call out on Sheet A-2 diameters of all trees within 25 feet of construction disturbance.

Requested indications added.

differences occurred unless a previous copy or version of a plan set was used in error. Regardless, the resubmitted sets have been checked to ensure consistency.

10. Show and call out on Sheet A-2 diameters of all trees within 25 feet of construction disturbance.

These indications were added to the revised submittal of 12/20/17 and appear on the floor plans. The scale of the site plan (sheet A-2) results in trees too dense add the indications.

11. Call out/differentiate square footage of garage vs. habitable area on Sheet A-3.

An area of shaded poche has been added to the floor plan indicating the garage space.

12. Plan set is missing sheets A-11 grading plan, and A-12 story pole plan.

This appears to have been the result of a printing bureau error. Sheets are included.

Lot 10 merits comment:

The proposed residential development on/near the top of the knoll on proposed Lot 10 appears to have potentially substantial visual effects from Sir Francis Drake and other public viewing locations. Consideration should be given to relocating the proposed building envelope and building to reduce potential visual effects, and driveway length/impervious surface area.

This comment was discussed at the coordination meeting held on December 1, 2017 after the preliminary plans were submitted for town review and comment. The home was intentionally position towards the 'rear' side of the hilltop inclusive of preservation of numerous trees as has been the specific design inclusion of significant specimen trees in the home massing and layout. Additionally, the visual analysis accounted for the current designs concluding no impact, and further the opportunity to screen the buildings with landscaping (see landscaping designs) was discussed as mitigation.