

DRAWING INDEX

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PROJECT DATA

ASSESSORS PARCEL NUMBER 003-192-20
 ZONING RS-6 - SINGLE FAMILY RESIDENTIAL
 OCCUPANCY R-3 - RESIDENTIAL
 CONSTRUCTION TYPE TYPE VB - SPRINKLERED
 SITE AREA (FROM ASSESSOR RECORDS) 7,200 SF

AVERAGE SLOPE (FROM MARIN MAP) 32.10 %

FLOOR AREA	EXISTING	NEW	TOTAL
LOWER FLOOR	0 SF	950 SF	950 SF
UPPER FLOOR	1,510 SF	406 SF	1,916 SF
TOTAL	1,510 SF	1,356 SF	2,866 SF

GARAGE 421 SF
 UTILITY/ BASEMENT 93 SF

LOT COVERAGE ALLOWED 7,200 SF x .40 2,880 SF

LOT COVERAGE / BLDG. HT.

LOT COVERAGE	EXISTING	NEW	TOTAL
STRUCTURES	1,510 SF	421 SF	1,931 SF
WALKWAYS	13 SF REMOVED	15 SF	15 SF
PATIOS	835 SF REMOVED	203 SF	203 SF
IMPERVIOUS DECK	0 SF	0 SF	0 SF
	2,358 SF	650 SF	2,149 SF

WOOD DECKS	EXISTING	NEW	TOTAL
	66 SF	294 SF	360 SF

DRIVEWAY	EXISTING	NEW	TOTAL
	0 SF	704 SF	704 SF

LOT COVERAGE ALLOWED 7,200 SF x .35 2,520 SF

BUILDING HEIGHT ALLOWED 35'-0" 3 STORIES
 EXISTING 20'-10" 2 STORIES
 PROPOSED 31'-10" 2 STORIES

SCOPE OF WORK

- REMODEL AND ADDITION TO EXISTING SINGLE FAMILY RESIDENCE, INCLUDING:
 - REMODEL EXISTING KITCHEN AND 2 BATHROOMS
 - CONVERT EXISTING BASEMENT TO LIVING SPACE
 - NEW 2 STORY ADDITION WITH GARAGE AT LOWER FLOOR AND MASTER BEDROOM ABOVE
 - NEW DRIVEWAY WITH RETAINING WALLS TO REPLACE EXISTING UNCOVERED DIRT PARKING AREA
 - UPGRADE EXISTING ELECTRICAL SERVICE

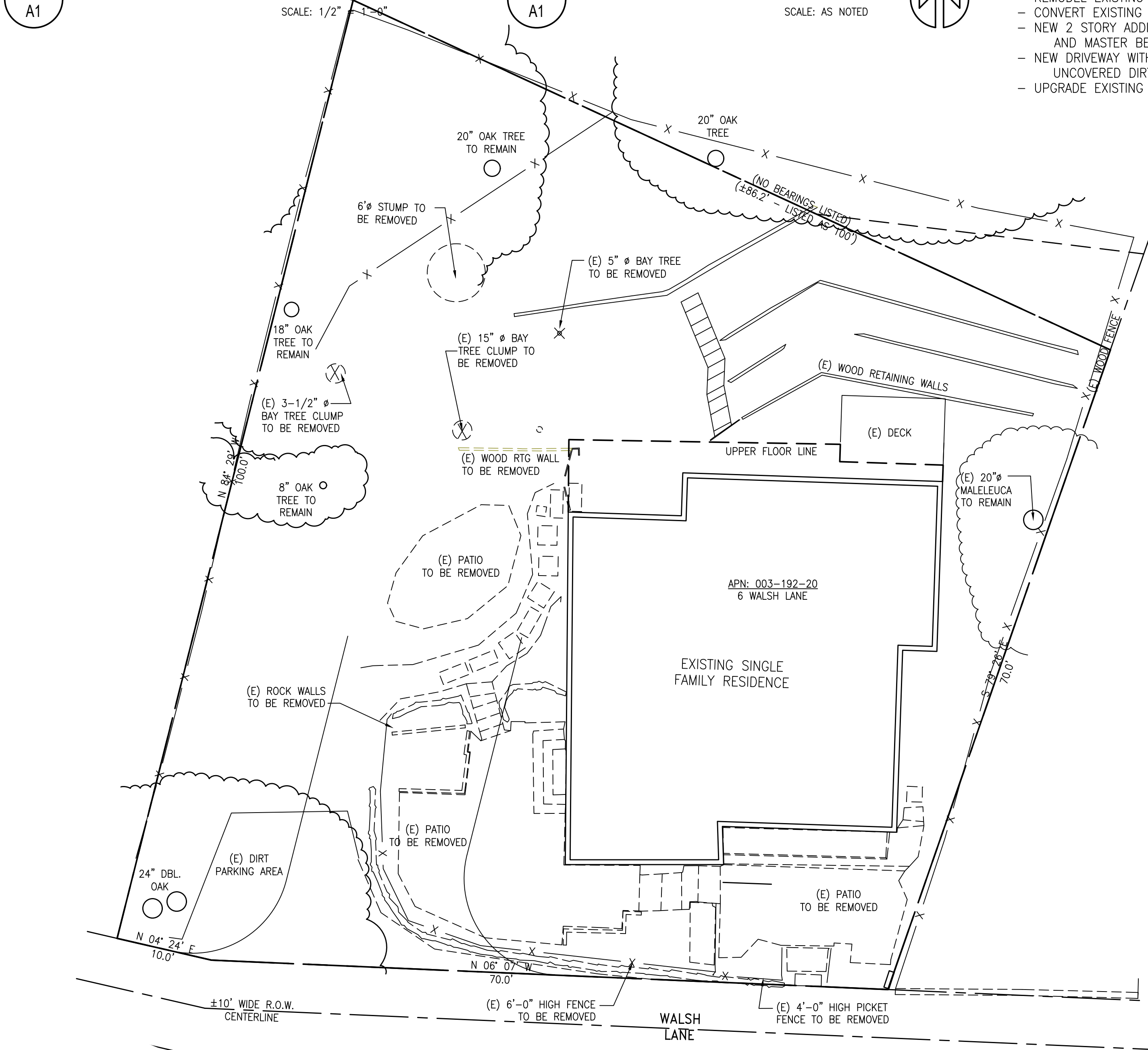
4 FENCE DETAIL

3 VICINITY MAP

SCOPE OF WORK

PROJECT DATA

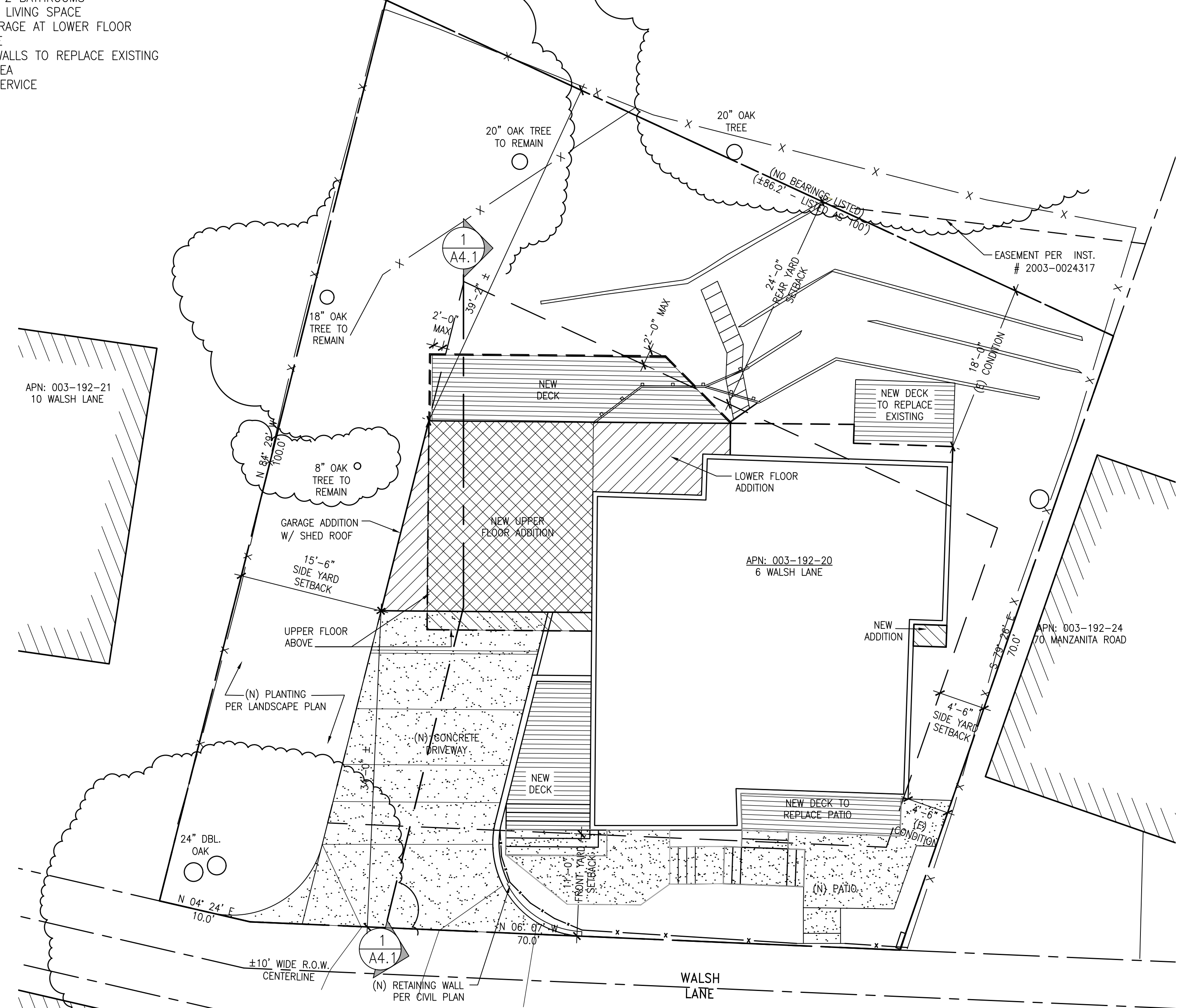
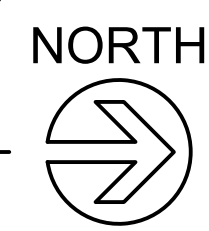
LOT COVERAGE / BLDG. HT.



2 AS BUILT / DEMOLITION SITE PLAN

BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY OBERKAMPER AND ASSOCIATES DATED 10-14-2019 AND MARIN MAP GIS.

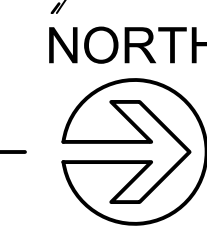
SCALE: 1/8" = 1'-0"



1 PROPOSED SITE PLAN

BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY OBERKAMPER AND ASSOCIATES DATED 10-14-2019 AND MARIN MAP GIS.

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



ARCHITECTS
 FREDRIC C. DIVINE ASSOCIATES
 1924 FOURTH ST., SAN RAFAEL, CA 94901
 Phone: (415) 457-0220 Fax: (415) 454-9561

RESIDENTIAL ADDITION / REMODEL
 6 WALSH LANE
 FAIRFAX, CA 94930
 APN: 003-192-20
 FOR: PANAGOLIAS SURVIVORS TRUST

SITE PLAN
VICINITY MAP
PROJECT DATA

Revisions	Date	By
PLANNING APPLICATION	12-20-2019	
VEGETATION MANAGEMENT SUBMITTAL	02-18-2020	
RESPONSE TO VMP COMMENTS	03-26-2020	
FINAL DESIGN DEVELOPMENT SUBMITTAL	05-05-2020	
CLIENT REVISIONS	08-03-2020	
PLANNER COMMENTS	08-12-2020	

Date: 10-31-19
 Scale: As Noted
 Drawn: JMK
 Job #: 19046.00
 Prototype: DIVINE

A1

D:\Crew-Render\CAD\Design_Development\A1 - Site_Plan.dwg, 8/12/2020 9:00:25 PM

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF IRENE PAN PANAGOULIAS SURVIVOR'S TRUST IN OCTOBER 2019.



SHANE W. RAUCH _____ DATE _____
 PLS 9471

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS _____ DAY OF _____ 2019.

TRACY W. PARK, PLS 8176 – COUNTY SURVEYOR

DAVID O. KNELL, PLS 5301 – DEPUTY COUNTY SURVEYOR



RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2019 AT _____ M. IN BOOK _____ OF MAPS AT PAGE(S) _____, AT THE REQUEST OF THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS.

COUNTY RECORDER

BY DEPUTY

LEGEND:

- FOUND MONUMENT AS NOTED
- SET 3/4" IRON PIPE MONUMENT TAGGED PLS 9471
- () MAP DATA PER RECORD REFERENCE, AS SHOWN.
- A.P.N. ASSESSOR'S PARCEL NO.
- B.O.B. BASIS OF BEARING
- (C) CALCULATED
- (D#) DEED REFERENCE DOCUMENTS
- DIST. DISTANCE
- D.N. DOCUMENT NUMBER
- FND FOUND
- I.P. IRON PIPE
- M.C.R. MARIN COUNTY RECORDER
- N&T NAIL AND TAG
- NRF NO (RECORD) REFERENCE FOUND
- O.S. OFFICIAL SURVEY
- (R#) MAP REFERENCE DOCUMENTS
- R&M RECORD AND MEASURED
- RS RECORD OF SURVEY
- R/W RIGHT OF WAY
- (SFNF) SEARCHED FOR NOT FOUND
- (T) TOTAL DISTANCE

LINETYPE LEGEND

- ADJACENT PROPERTY LINE
- BASIS OF BEARINGS/TIE LINE
- BOUNDARY LINE THIS SURVEY
- - - EASEMENT LINE

SURVEYORS NOTES:

- ① POINT ESTABLISHED AT RECORD ANGLE AND DISTANCE.

RECORD REFERENCES:

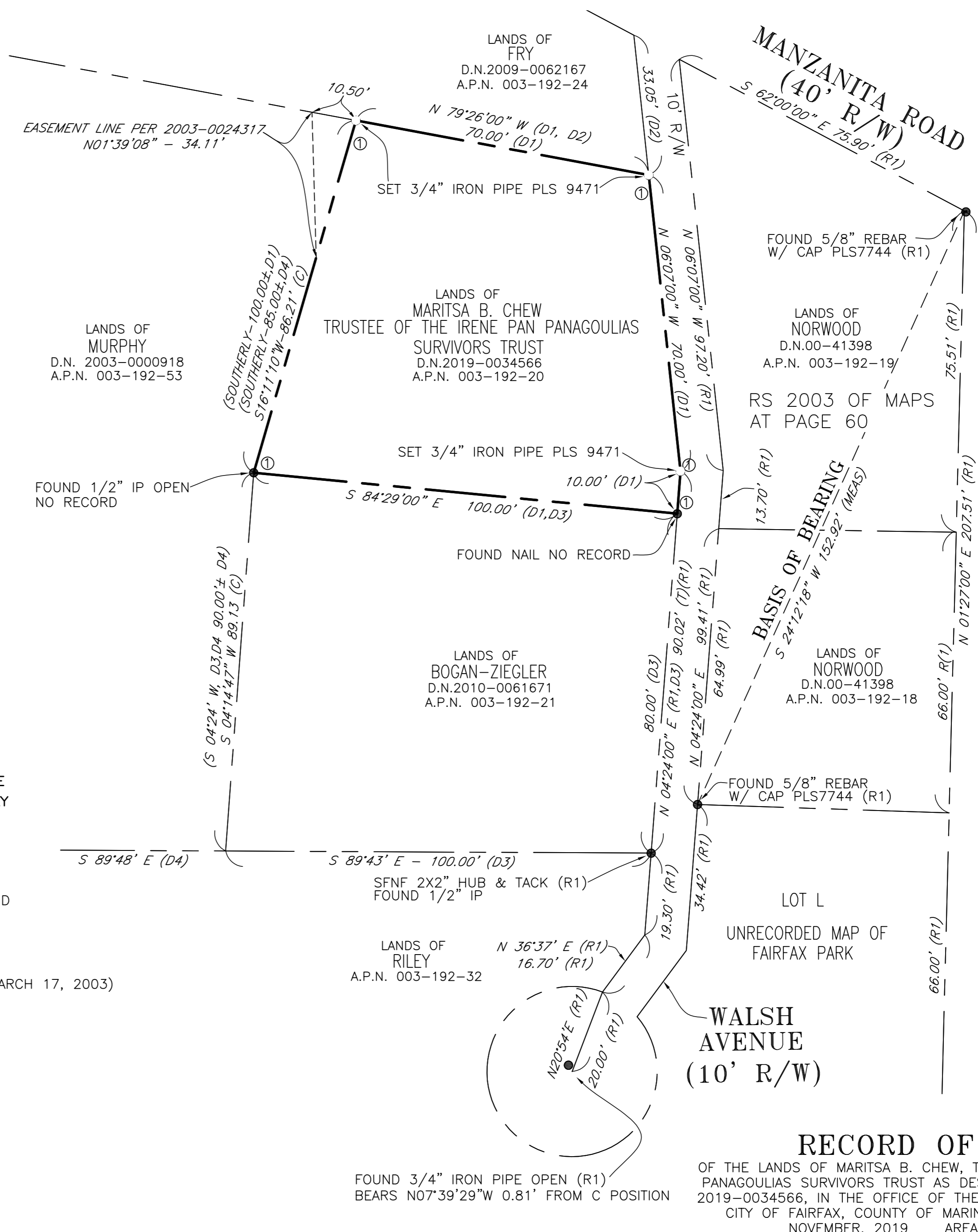
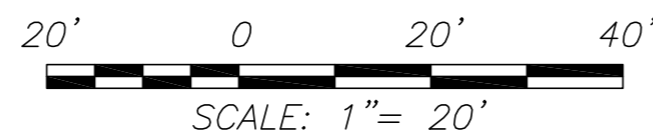
- | | |
|----|---|
| R1 | BOOK 2003 OF MAPS, PAGE 60 (MARCH 17, 2003) |
| D1 | D.N.: 2019-0034566 |
| D2 | D.N.: 2009-0062167 |
| D3 | D.N.: 2010-0061671 |
| D4 | D.N.: 2003-0000918 |

GENERAL NOTES:

- ALL DISTANCES SHOWN HEREON ARE GROUND U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8762, PARAGRAPHS a, b.1, b.2, b.3, b.4, & b.5 OF THE PROFESSIONAL LAND SURVEYOR'S ACT (8764 PLSA).
- DATE OF FIELD SURVEY: OCTOBER 8, 2019

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS S24°12'18"W BETWEEN THE FOUND MONUMENTS, SET PER RS 2003 OF MAPS AT PAGE 60, LANDS OF NORWOOD (R1).



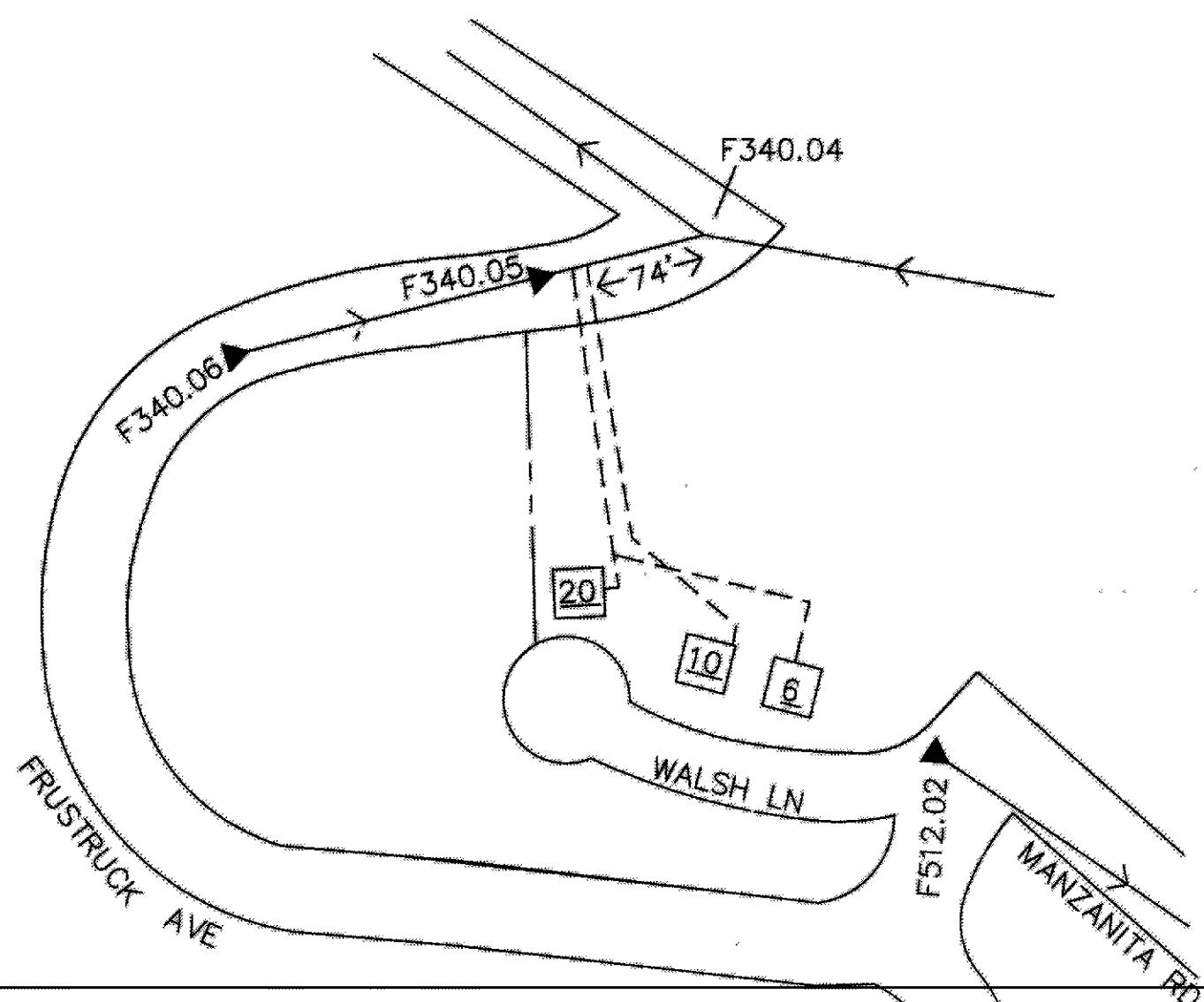
RECORD OF SURVEY

OF THE LANDS OF MARITSA B. CHEW, TRUSTEE OF THE IRENE PAN PANAGOULIAS SURVIVORS TRUST AS DESCRIBED IN DOCUMENT NO. 2019-0034566, IN THE OFFICE OF THE MARIN COUNTY RECORDER. CITY OF FAIRFAX, COUNTY OF MARIN, STATE OF CALIFORNIA NOVEMBER, 2019 AREA=0.16 ACRES±

**OBERKAMPER & ASSOCIATES
 CIVIL ENGINEERS INC.**

7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945
 PHONE: (415) 897-2800
 A.P.N. 003-192-20 SHEET 1 OF 1 SHEETS

A.P.N. 003-192-15, 033-192-13
INST. NO. 2003-0000918



SEWER LAYOUT
NO SCALE

SEWER NOTES:

1. LOWEST HABITABLE FLOOR ELEVATION 273±
2. NEAREST DOWNSTREAM MANHOLE ELEVATION 200±
3. CONNECT NEW SEWER LINES TO EXISTING LINES OR CLEANOUT

ABBREVIATIONS:

A.P.N.	ASSESSOR'S PARCEL NUMBER
CONC	CONCRETE
CU.YD.	CUBIC YARDS
CRTN	CALIFORNIA REAL TIME NETWORK
DS	DOWNSPOUT
(E)	EXISTING
FF	FINISHED FLOOR ELEVATION
GS	GROUND SHOT ELEVATION
INST.	INSTRUMENT
(N)	NEW
NO.	NUMBER
RTK	REAL TIME KINEMATIC
R/W	RIGHT OF WAY
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SSMH	SANITARY SEWER MANHOLE
□	DRAINAGE INLET

LANDS OF BOGAN-ZIEGLER
A.P.N. 003-192-21
INST. NO. 2010-0061671

LANDS OF TRUSTEE OF THE IRENE PAN
PANAGOULIAS SURVIVORS TRUST
A.P.N. 003-192-20
INST. NO. 2019-0034566

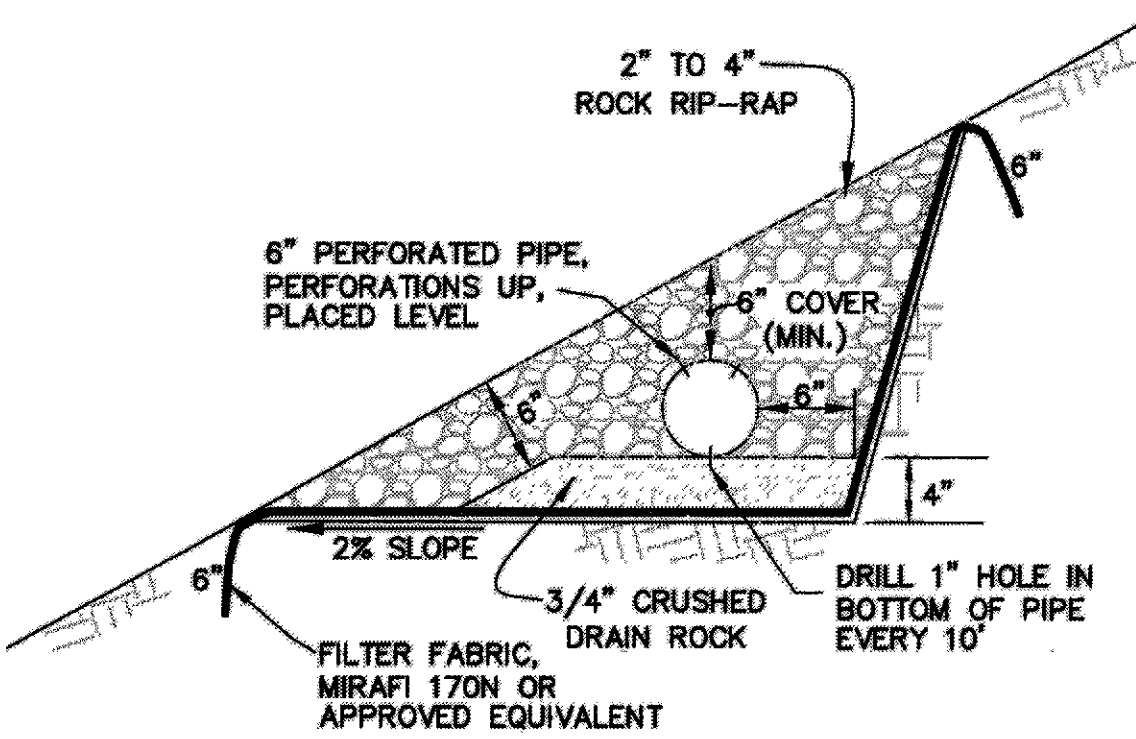
LANDS OF FRY
A.P.N. 003-192-24
INST. NO. 2009-0034566

LEGEND:

---	EASEMENT LINE
---	EXISTING WATER SERVICE
---	EXISTING GAS SERVICE
---	OVERHEAD ELECTRICAL
---	PROPERTY LINE
-x-	FENCE
-274-	EXISTING MINOR CONTOUR LINE (1')
-275-	EXISTING MAJOR CONTOUR LINE (5')
-274-	PROPOSED MINOR CONTOUR LINE (1')
-275-	PROPOSED MAJOR CONTOUR LINE (5')

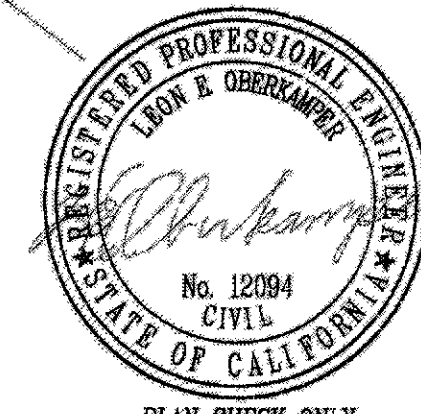
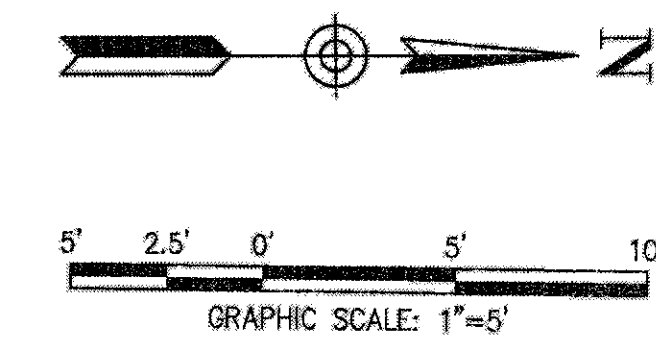
GRADING QUANTITIES:

DRIVEWAY	107 CU.YD.
	EXCAVATION
GARAGE PAD	56 CU.YD.
	EXCAVATION
BUILDING WALLS & FLOOR SLABS	70 CU.YD.
	EXCAVATION
TOTAL EXCAVATION	233 CU.YD.
TOTAL FILL	0 CU.YD.
OFFHAUL	233 CU.YD.



PERFORATED STORMWATER DISPERSAL PIPE

NOT TO SCALE



OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.
7200 REDWOOD BLVD SUITE 308 NOVA TO, CA 94945
PHONE: (415) 887-2800
WWW.OBERKAMPER.COM

PRELIMINARY GRADING AND DRAINAGE PLAN
6 WALSH LANE (A.P.N. 003-192-20)
TOWN OF FAIRFAX
MARIN COUNTY
CALIFORNIA

Scale:	1" = 5'
Drawn by:	BW/TR
Field Draw:	SNR/ALS
Checked by:	LED
Date:	4/13/2020
Rev:	8/10/20
SHEET	2
OF 2	
19-175	

DATE OF FIELD SURVEY:

OCTOBER 8, 2019

LEGEND:

A.P.N. ASSESSOR'S PARCEL NUMBER
 CONC CONCRETE
 CRTN CALIFORNIA REAL TIME NETWORK
 FF FINISHED FLOOR ELEVATION
 GS GROUND SHOT ELEVATION
 INST. INSTRUMENT
 NO. NUMBER
 RTK REAL TIME KINEMATIC
 R/W RIGHT OF WAY
 SCO SEWER CLEANOUT
 SSMH SANITARY SEWER MANHOLE

--- EASEMENT LINE
 ---w--- EXISTING WATER SERVICE
 ---g--- EXISTING GAS SERVICE
 ---OHE--- OVERHEAD ELECTRICAL
 --- PROPERTY LINE
 ---x--- FENCE
 ---274--- EXISTING MINOR CONTOUR LINE (1')
 ---275--- EXISTING MAJOR CONTOUR LINE (5')

SURVEYOR'S NOTES:

1. ALL TREES SHOWN HEREON REFLECT THEIR HORIZONTAL GROUND LOCATIONS. DIAMETERS WERE MEASURED AT BREST HEIGHT.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON INST. NO. 2019-0034566 AND A RECORD OF SURVEY TO BE FILED BY THIS FIRM WITH THE COUNTY OF MARIN SURVEYOR.

BENCHMARK NOTE:

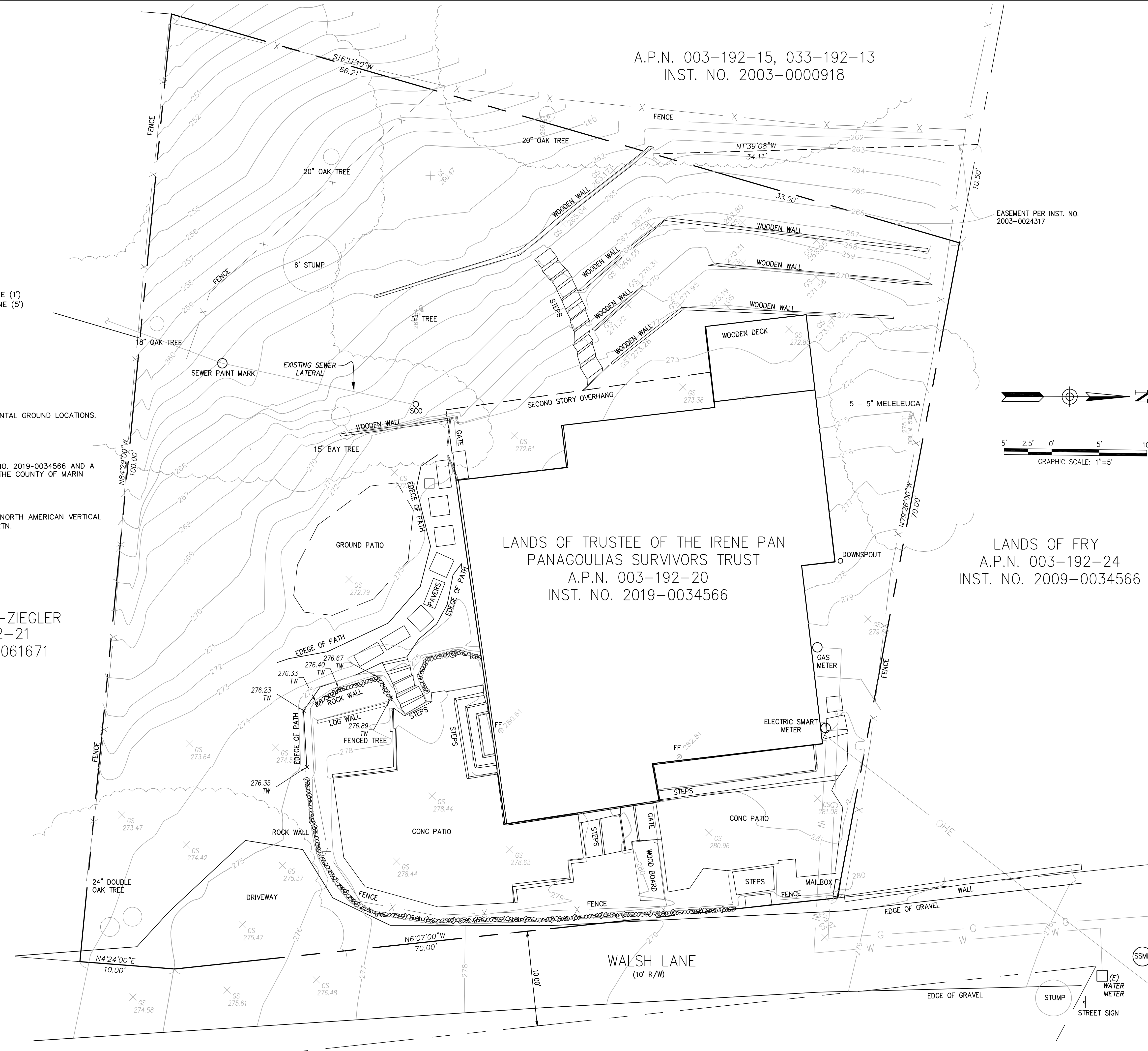
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA RTK CONNECTED TO CRTN.

LANDS OF BOGAN-ZIEGLER
 A.P.N. 003-192-21
 INST. NO. 2010-0061671

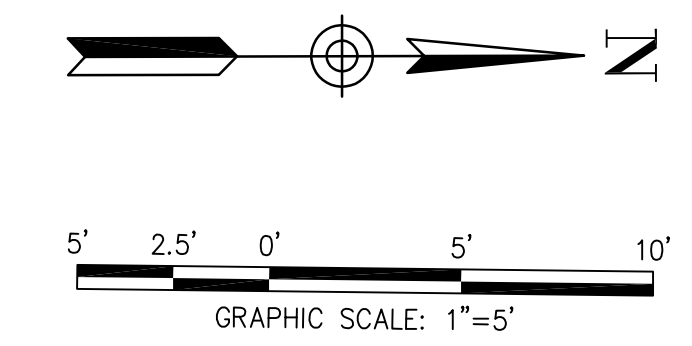
A.P.N. 003-192-15, 033-192-13
 INST. NO. 2003-000918

LANDS OF TRUSTEE OF THE IRENE PAN
 PANAGOULIAS SURVIVORS TRUST
 A.P.N. 003-192-20
 INST. NO. 2019-0034566

LANDS OF FRY
 A.P.N. 003-192-24
 INST. NO. 2009-0034566



EASEMENT PER INST. NO. 2003-0024317



PLAN CHECK ONLY

1	2	3	4	5
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC. 7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945 PHONE: (415) 897-2800 WWW.OBERKAMPER.COM				
BOUNDARY AND TOPOGRAPHIC SURVEY 6 WALSH LANE (A.P.N. 003-192-20) MARIN COUNTY CALIFORNIA				
Scale: 1" = 5'	Drawn by: JLS	Field Crew: SMR/ALS	Checked by: SMR	Date: 4/13/2020
SHEET	1			OF 2
19-175				

\\NF01\Documents\1911191175 6 Walsh Lane\DWG\DESIGN\19-175 Civil Drawings.dwg, 4/13/2020 3:52:09 PM

Plant Cod	BOTANICAL	COMMON	HEIGHT	SPREAD
ACE ACC	Acer japonicum 'Acontifolium'	Fernleaf Full-Moon Maple	10-15 ft	10-20 ft
ACE ESK	Acer pseudoplatanus 'Eskimo Sunset'	Eskimo Sunset Sycamore Maple	12-15 ft	8-15 ft
ACE PAL	Acer palmatum	Japanese Maple	15-25 ft	15-25 ft
ACE PAL	Acer palmatum 'Crimson Queen'	Crimson Queen Japanese Maple	9 ft	9 ft
AZA ALA	Azalea 'Alaska'	Alaska Azalea	3-5 ft	4-6 ft
CAR TES	Carex testacea	Orange or Brown Sedge	2 ft	5 ft
COR SEF	Cornus stolonifera	Redtwig or Red-Osier, Creek Dogwood	7-9 ft	12 ft
DIC SIL	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	2-3 in	2-4 ft
ILE VEX	Ilex crenata 'Convexa'	Compact Japanese Holly	4-6 ft	6-8 ft
MAG STE	Magnolia stellata	Star Magnolia	10 ft	20 ft
NAN DOM	Nandina domestica 'firepower'	Firepower Heavenly Bamboo	2 ft	2 ft
PHO FRA	Photinia X fraseri	Fraser Photinia	10-15 ft	10-15 ft
PIE JAP	Pieris japonica	Lily of the Valley Bush	9-10 ft	9-10 ft
PIT UND	Pittosporum undulatum	Victorian Box	30-40 ft	30-40 ft
POD GR	Podocarpus gracilior	Fern Pine	20-40 ft	10-20 ft
POL MUN	Polystichum munitum	Western Sword Fern	2-4 ft	2-4 ft
PRU LAU	Prunus laurocerasus	English Laurel	15-30 ft	15-30 ft
VIB TIN	Viburnum tinus	Laurestinus Viburnum	6-12 ft	3-6 ft

NOTE: SHRUBS SHALL BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS, SUCH THAT A GROUND FIRE WILL NOT EXTEND INTO THE TREE CANOPY.

NOTE: TREES SHALL BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10 FEET. ADD AN ADDITIONAL FIVE FEET FOR EVERY TEN PERCENT (10%) INCREASE IN SLOPE. EXISTING TREES MAY BE REQUIRED TO BE THINNED AND/OR REMOVED DEPENDING ON THEIR CONFIGURATION AND DISTANCE FROM THE STRUCTURE(S).

NOTE: SEPARATE INDIVIDUAL SHRUB CROWNS BY AT LEAST TWO TIMES THE HEIGHT, OR CLUMP SHRUBS INTO ISLANDS OF NO GREATER THAN 18 FEET DIAMETER. SEPARATE THE ISLANDS BY A DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT.

EXISTING CONDITIONS 0-30' ZONE

- A. Existing hardscape patios and dirt parking area to be removed to accommodate residence building expansion and new concrete driveway at South side yard.
- B. Existing property vegetation consists of several established oak and bay trees, and native grasses and brush. Property frontage along Walsh Lane has no existing vegetation. Multiple existing small diameter and scrub trees are to be removed from the sides and rear yard areas.

EXISTING CONDITIONS 31-100' ZONE

- A. Native grasses and scotch broom exist inside the property/site boundary within the 31'-100' zone, with live oak and small bay trees to remain at the South/Southeast corner of the property/site boundary.
- B. The existing vegetation outside the property/site boundaries within the 31'-100' zone consists of native grasses, brush and hardwood trees.

PROPOSED MANAGEMENT 0-30' ZONE

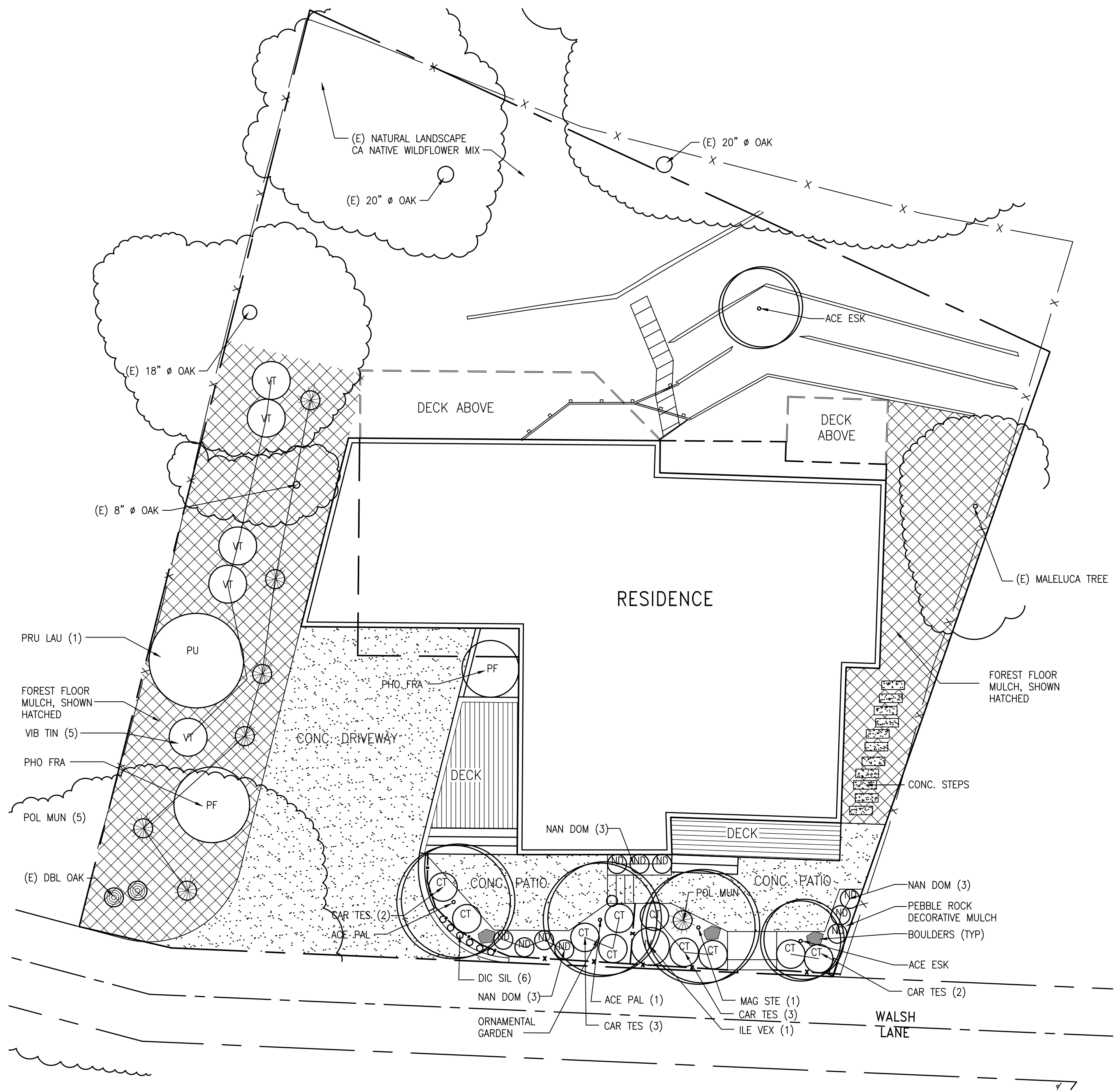
- A. All shrubs will be thinned or removed. Planted areas will be weeded and dead leaves removed.
- B. Trees will be limbed up to 10' and dead wood removed. Any tree limbs touching house or chimney will be limbed up to 10'
- C. New landscaping will be placed adjacent to the house and along driveway as shown on the landscaping plan.

PROPOSED MANAGEMENT 31-100' ZONE

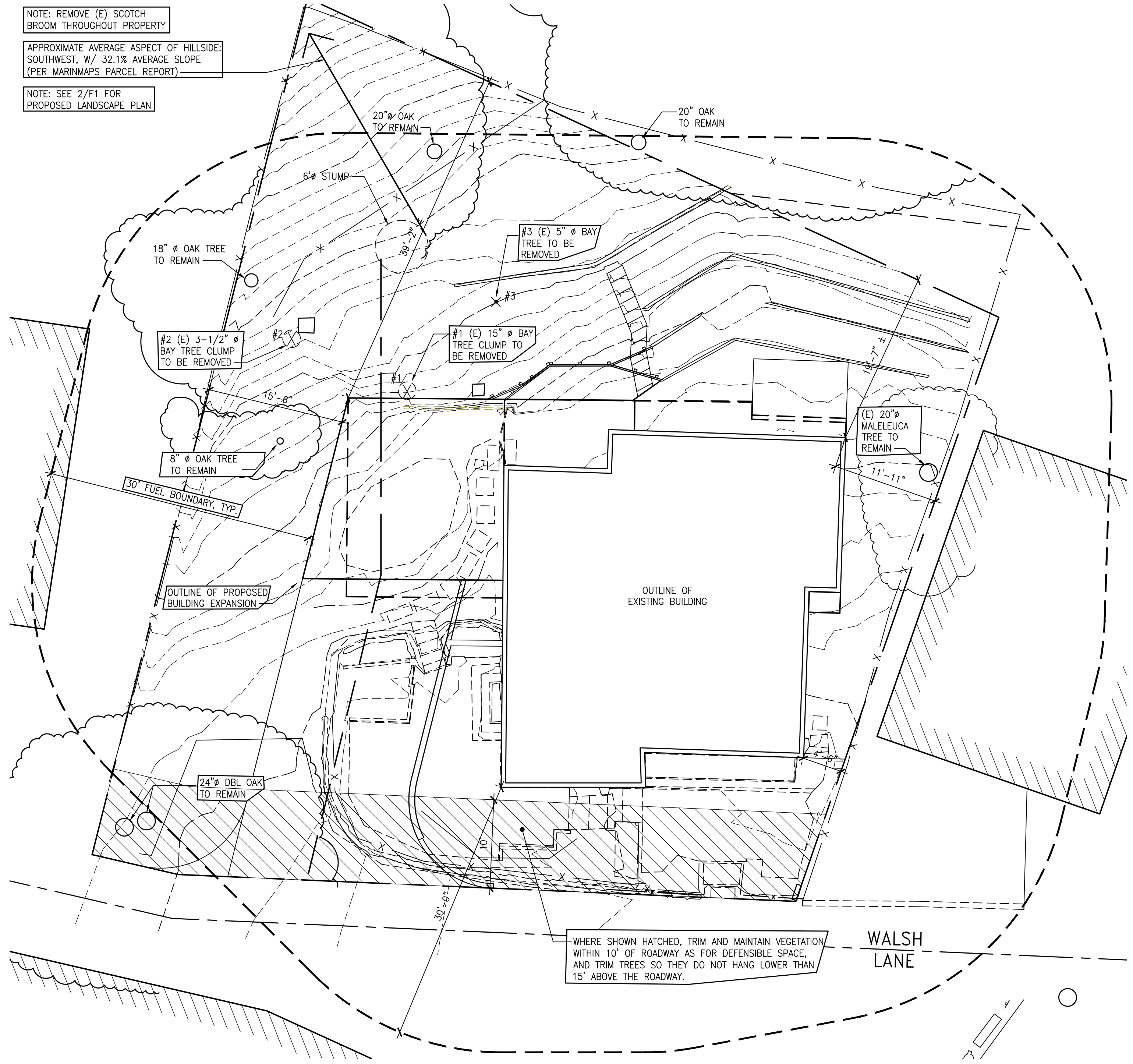
- A. All native grasses within the property/site boundaries are to be maintained and cut.

PROPOSED MANAGEMENT ADJACENT TO ROADWAYS AND DRIVEWAYS

- A. Trim and maintain vegetation within 10 feet of roadways as for defensible space. Trim trees so they do not hang lower than 15 feet above the roadway.



2 PROPOSED LANDSCAPE PLAN (EXISTING PLANTINGS NOT SHOWN) F1 NORTH SCALE: 1/8" = 1'-0"



1 VEGETATION MANAGEMENT PLAN F1 SCALE: 1/8" = 1'-0"

Revisions	Date	Description
1	12-20-2019	PLANNING APPLICATION
2	02-18-2020	VEGETATION MANAGEMENT SUBMITTAL
3	05-05-2020	FINAL DESIGN DEVELOPMENT SUBMITTAL
4	08-03-2020	CLIENT REVISIONS
5	08-12-2020	PLANNER COMMENTS

Date: 10-31-19
Scale: As Noted
Drawn: JMK
Job #: 19046.00
Prototype: DIVINE

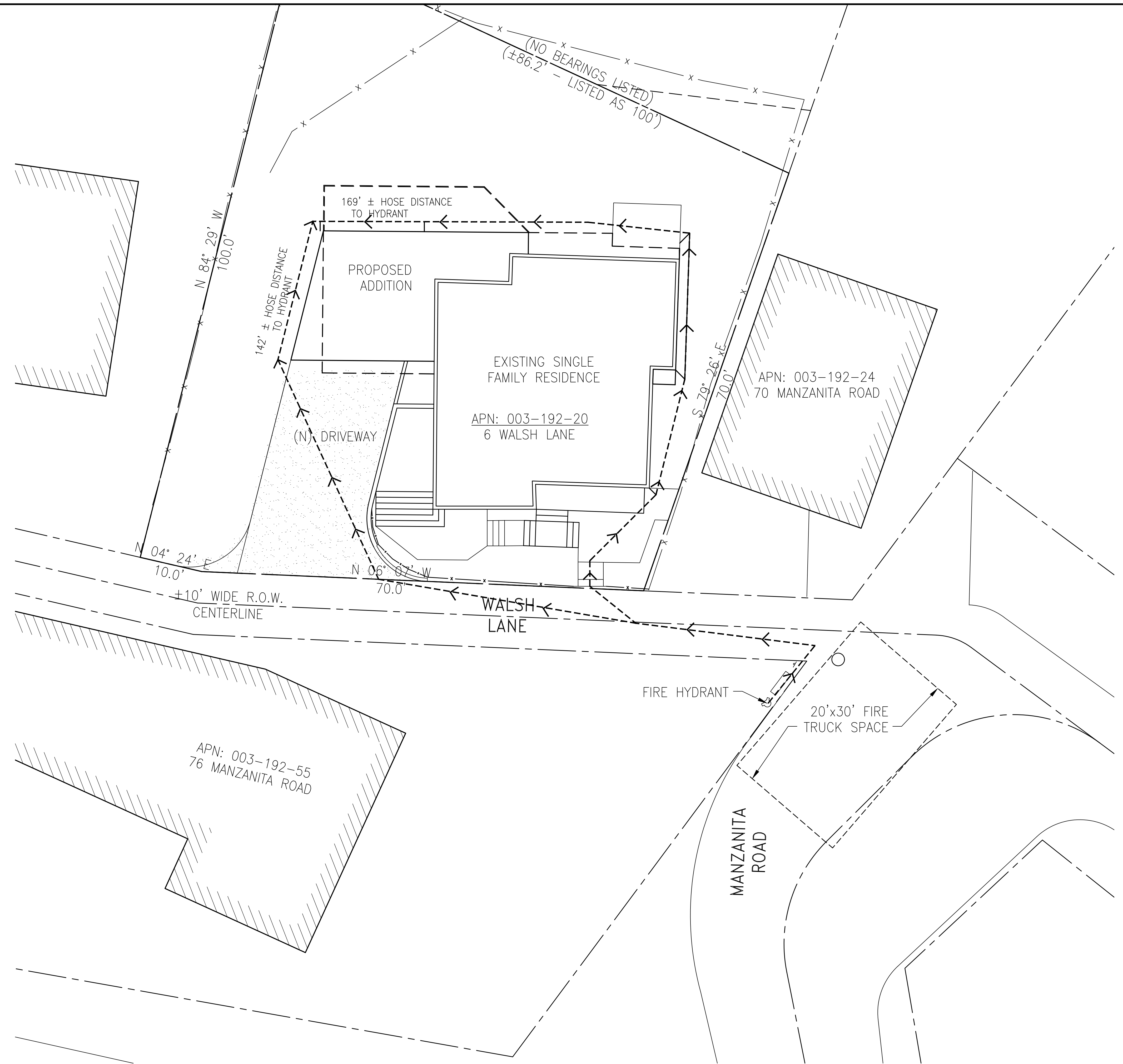
FIRE DEPT. NOTES

- THIS PROJECT IS SUBJECT TO THE REGULATIONS GOVERNING "WILDLAND-URBAN-INTERFACE AREAS" AND/OR "FIRE HAZARD SEVERITY ZONES" IN CHAPTER 7A OF THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), CHAPTER R337 OF THE CALIFORNIA RESIDENTIAL CODE (CRC), AND LOCAL ORDINANCES.
- THE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7A OF THE 2016 CALIFORNIA BUILDING CODE.

PER THE REQUIREMENTS OF THE ABOVEMENTIONED CODE STANDARDS, A CLASS-'A' ROOF ASSEMBLY IS REQUIRED.
- 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.

A SEPARATE DEFERRED PERMIT SHALL BE REQUIRED FOR THIS SYSTEM THROUGH ROSS VALLEY FIRE DEPARTMENT. PLANS AND SPECIFICATIONS FOR THE SYSTEM SHALL BE SUBMITTED BY AN INDIVIDUAL OR FIRM LICENSED TO DESIGN AND/OR DESIGN-BUILD SPRINKLER SYSTEMS.
- ALL SMOKE DETECTORS SHALL BE PROVIDED WITH AC POWER AND BE INTERCONNECTED FOR SIMULTANEOUS ALARM. DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF SLEEPING ROOMS CENTRALLY LOCATED IN THE CORRIDOR, AND OVER THE CENTER OF ALL STAIRWAYS WITH A MINIMUM OF ONE DETECTOR PER STORY OF THE OCCUPIED PORTION OF THE RESIDENCE. SEE SHEET A2.2 FOR LOCATIONS AND ELECTRICAL/MECHANICAL/PLUMBING NOTES 6 & 6a FOR REQUIREMENTS.
- CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EXISTING DWELLING WHEN A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITION EXCEEDS ONE THOUSAND DOLLARS. CO ALARMS SHALL BE LOCATED OUTSIDE EACH DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS. SEE SHEET A2.2 FOR LOCATIONS AN ELECTRICAL/MECHANICAL/PLUMBING NOTE 5 FOR REQUIREMENTS.
- ADDRESS NUMBERS AT LEAST 4" TALL MUST BE PLACED ADJACENT TO FRONT DOOR. IF NOT CLEARLY VISIBLE FROM THE STREET, ADDITIONAL NUMBERS ARE REQUIRED. RESIDENTIAL NUMBERS MUST BE INTERNALLY ILLUMINATED (BACKLIT) OR ILLUMINATED BY AN ADJACENT LIGHT CONTROLLED BY A PHOTOCCELL AND SWITCHED ONLY BY A BREAKER SO IT WILL REMAIN ILLUMINATED ALL NIGHT.
- DEFENSIBLE SPACE SHALL BE MAINTAINED AROUND CONSTRUCTION. ALL DEBRIS, VEGETATION, AND CONSTRUCTION MATERIALS ARE TO BE CLEARED TO NOT LESS THAN 30 FEET FROM CONSTRUCTION AREA.
- A VEGETATION MANAGEMENT PLAN (VMP) SHALL BE SUBMITTED FOR REVIEW TO ROSS VALLEY FIRE DEPARTMENT IN COMPLIANCE WITH STD. 220 OF THE RVFD. A REVIEW FEE IS REQUIRED FOR THIS SUBMITTAL.

THIS VEGETATION MANAGEMENT PLAN (VMP) SHALL BE PROVIDED AS A DEFERRED SUBMITTAL.



1 FIRE DEPARTMENT ACCESS
F2

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

A R C H I T E C T S
FREDRIC C. DIVINE ASSOCIATES
1924 FOURTH ST., SAN RAFAEL, CA 94901
Phone: (415) 457 - 0220 Fax: (415) 454 - 9561

RESIDENTIAL ADDITION / REMODEL
6 WALSH LANE
FAIRFAX, CA 94930
APN: 003-192-20
FOR: PANAGOLIAS SURVIVORS TRUST

FIRE DEPARTMENT ACCESS

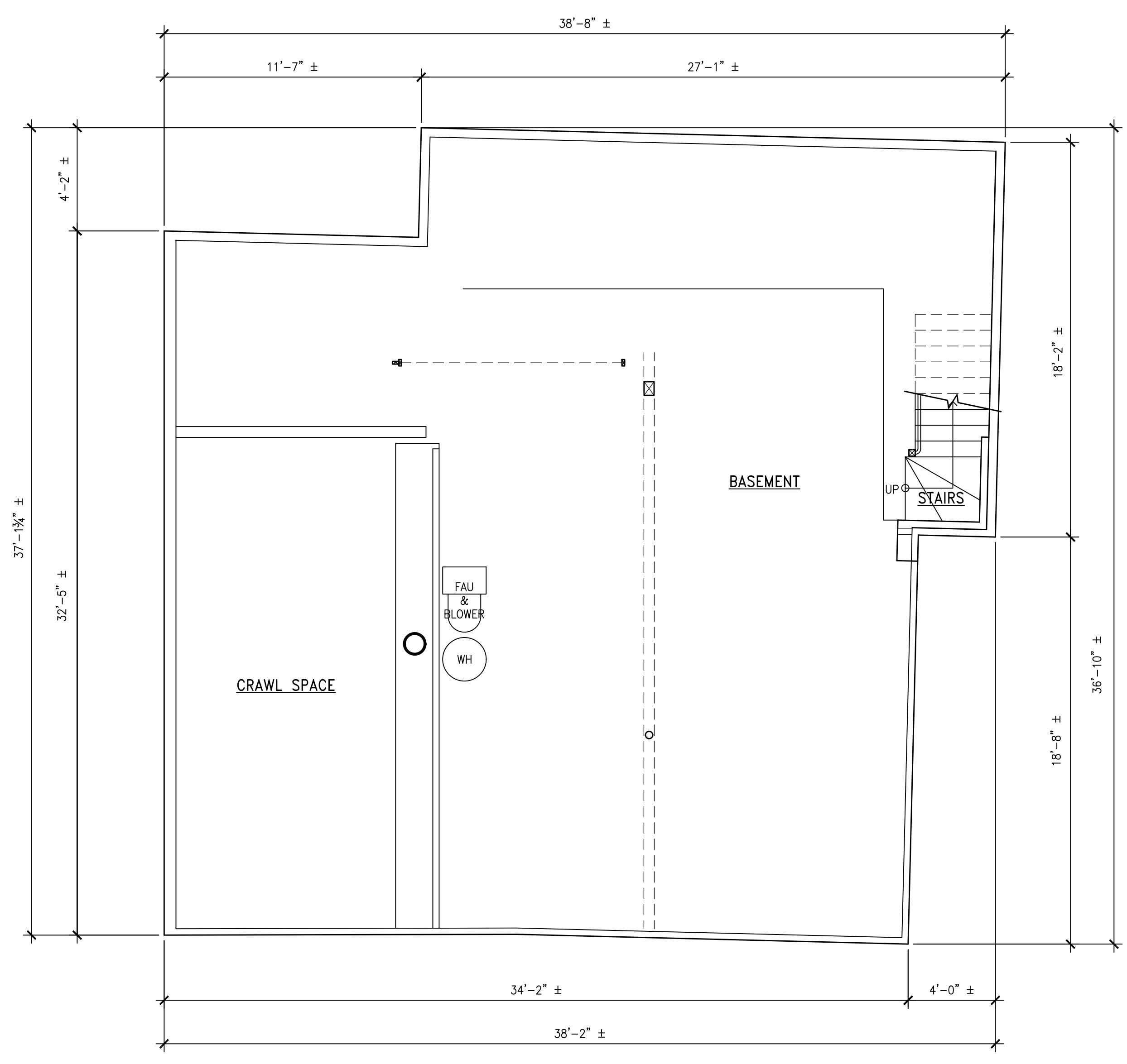
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Date: 10-31-19
Scale: As Noted
Drawn: JMK
Job #: 19046.00
Prototype: DIVINE

F2

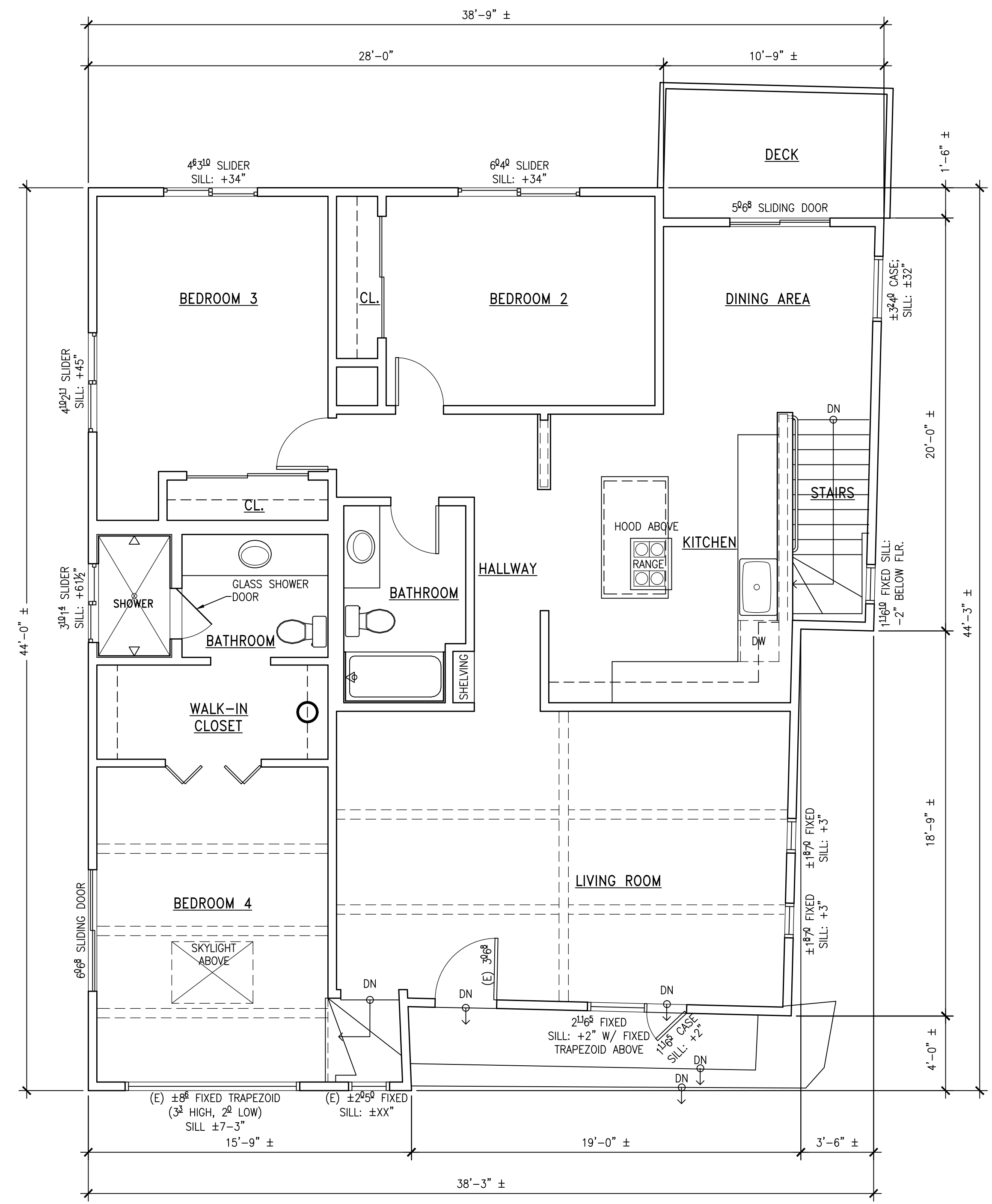
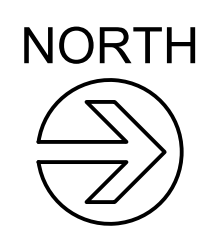
Revisions	Date	Comments
12-20-2019	12-20-2019	PLANNING APPLICATION
02-18-2020	02-18-2020	VEGETATION MANAGEMENT SUBMITTAL
03-26-2020	03-26-2020	RESPONSE TO VMP COMMENTS
05-05-2020	05-05-2020	FINAL DESIGN DEVELOPMENT SUBMITTAL
08-03-2020	08-03-2020	CLIENT REVISIONS
08-12-2020	08-12-2020	PLANNER COMMENTS

Date: 10-31-19
 Scale: As Noted
 Drawn: JMK
 Job #: 19046.00
 Prototype: DIVINE



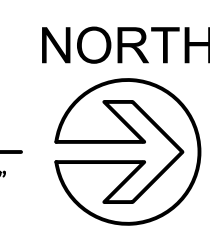
2 AS BUILT BASEMENT PLAN
 993 S.F. (NO LIVING SPACE)

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



1 AS BUILT MAIN FLOOR PLAN
 1,510 S.F.

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

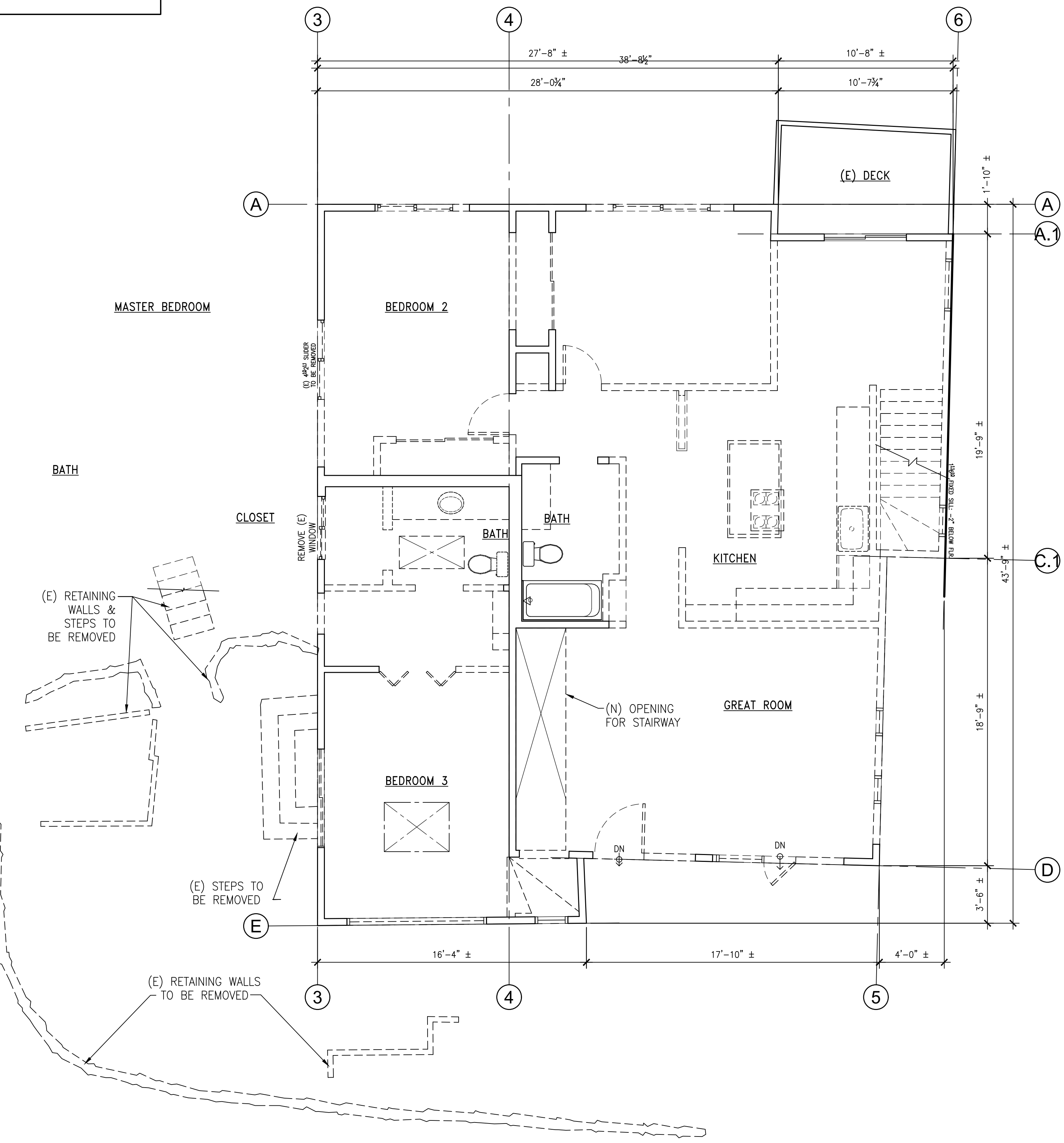
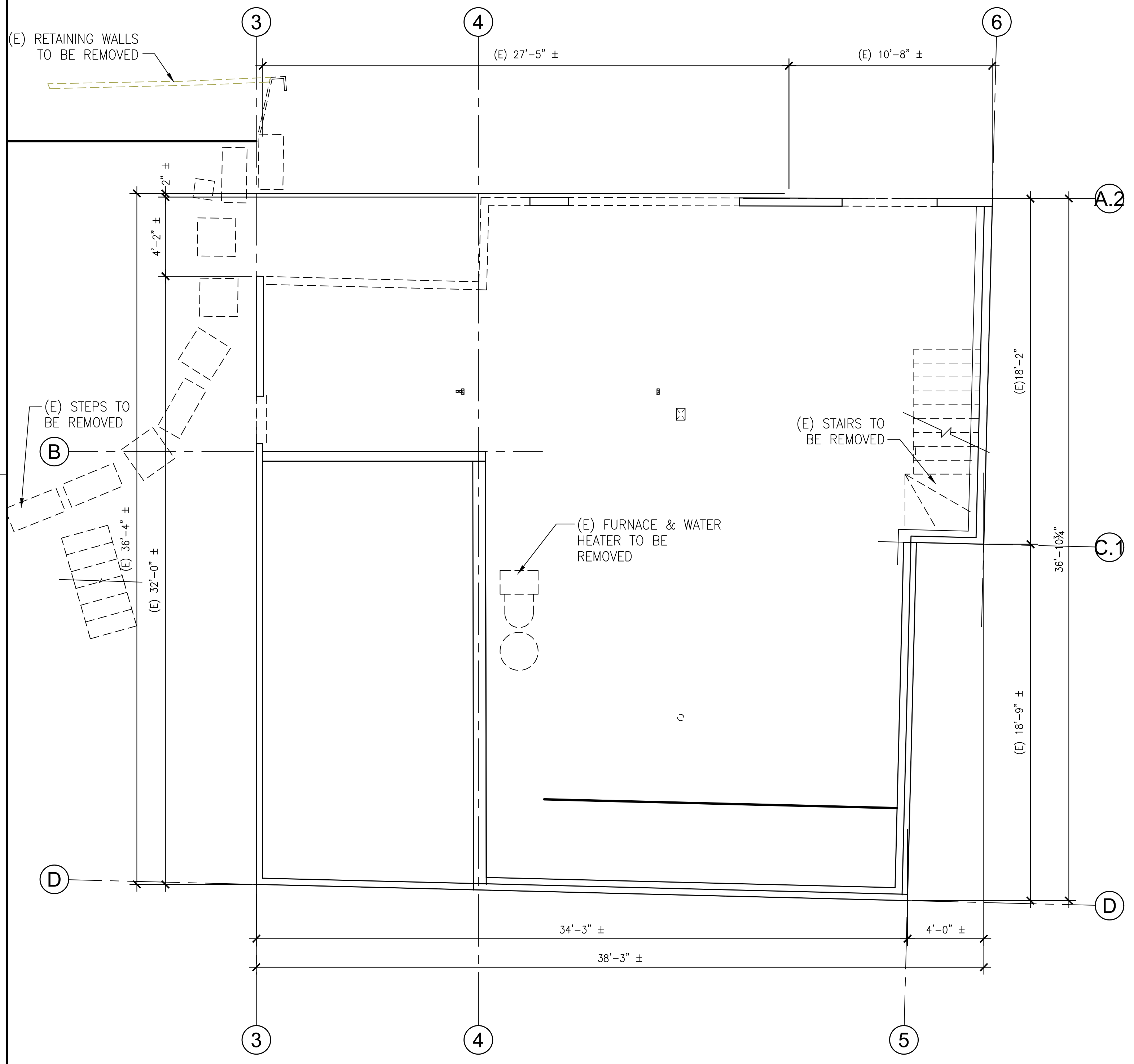


Revisions	Date
PLANNING APPLICATION	12-20-2019
VEGETATION MANAGEMENT SUBMITTAL	02-18-2020
RESPONSE TO VMP COMMENTS	03-26-2020
FINAL DESIGN DEVELOPMENT SUBMITTAL	05-05-2020
CLIENT REVISIONS	08-03-2020
PLANNER COMMENTS	08-12-2020

Date: 10-31-19
 Scale: As Noted
 Drawn: JMK
 Job #: 19046.00
 Prototype: DIVINE

WALL LEGEND

	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING WALLS TO BE REMOVED
	NEW LOW WALLS - HEIGHT AS NOTED ON PLAN - 2x4'S @ 16" o.c. U.N.O.



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Minka Lavery Everton 4.75-in H Dorian Bronze Dark Sky GU10 Pin Base Outdoor Wall Light



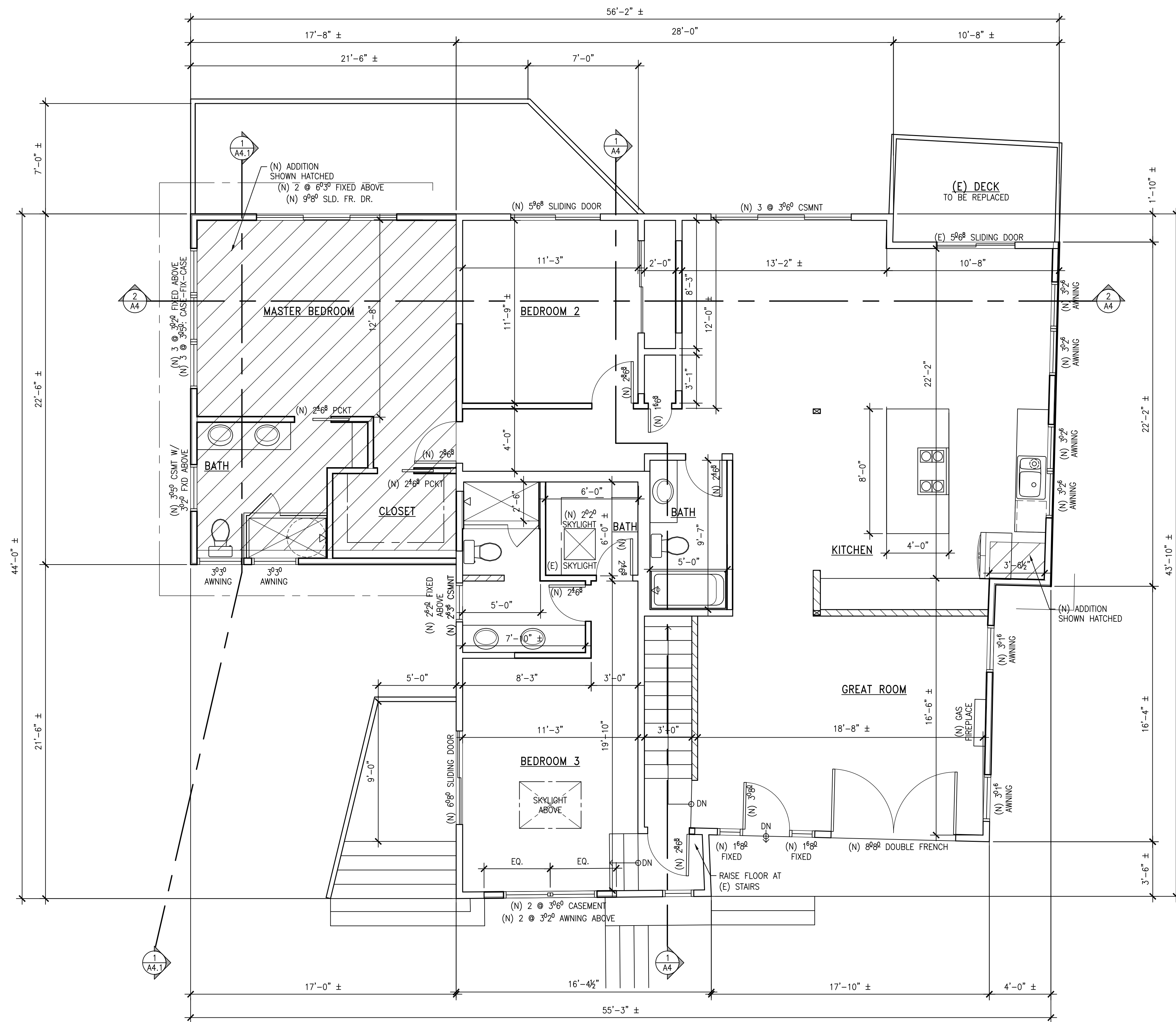
Product Information

Description	
<p>Everton, with its recessed light source and subtle design, suits as a quick, budget-conscious upgrade for interior or exterior locations. Easily increase the light in a hallway, along a hallway or in an outdoor deck. Let Everton be the perfect guide to illuminate your way.</p> <ul style="list-style-type: none"> Dorian bronze finish outdoor wall light from the Everton Rain collection offers beautiful glow when illuminated Aluminum construction is ideal for areas with harsh weather conditions Adds style and visual interest to the outside of your home Uses two GU10 35-Watt halogen base bulb (not included) 7 in W x 4.75 in H x 3.75 in D Closed on top and open on bottom IDA approved for dark-sky environmentally sensitive applications Includes assembly and installation part One (1) year limited warranty 	<ul style="list-style-type: none"> CA Residents: Prop 65 WARNING(S)
Specifications	
<p>Collection Name: Everton</p> <p>Type: Outdoor wall-mount light</p> <p>Size: Small (less than 6 inches)</p> <p>Package Quantity: 1</p> <p>Bulb Type: Halogen</p> <p>Number of Bulbs Required: 2</p> <p>Bulb(s) Included: X</p> <p>Recommended Light Bulb Shape: GU10</p> <p>Light Bulb Base Type: GU10 pin base</p> <p>Power Source: Hardwired</p> <p>Material: Aluminum</p> <p>Fixture Height (inches): 4.75</p> <p>Fixture Width (inches): 7</p> <p>Fixture Depth (inches): 3.75</p> <p>Manufacturer Color/Finish: Dorian Bronze</p> <p>Fixture Color Family: Bronze</p> <p>Fixture Finish: N/A</p> <p>Wattage Equivalent: 35</p>	<p>Lumens (Lumens): 0</p> <p>Glass Color: No glass</p> <p>Glass Style: No glass</p> <p>Style: Modern/contemporary</p> <p>Dark Sky: X</p> <p>Hardware Included: X</p> <p>Weather Resistant: X</p> <p>Weatherproof: X</p> <p>Weight (lbs.): 1.75</p> <p>ENERGY STAR Certified: X</p> <p>Low's Exclusive: X</p> <p>Warranty: 1-year limited</p> <p>CA Residents: Prop 65 Warning(s): Yes</p> <p>Safety Listing: ETL safety listing</p> <p>Wattage: 35</p> <p>UNSPSC: 39111600</p> <p>Motion Sensor: X</p>

2 PROPOSED EXTERIOR WALL LIGHT

WALL LEGEND

	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING WALLS TO BE REMOVED
	NEW LOW WALLS - HEIGHT AS NOTED ON PLAN - 2x4'S @ 16" o.c. U.N.O.



1 PROPOSED MAIN FLOOR PLAN

EXISTING	1,510 SF
NEW	406 SF
TOTAL	1,916 SF

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

NORTH



Revisions	Date
PLANNING APPLICATION	12-20-2019
VEGETATION MANAGEMENT SUBMITTAL	02-18-2020
RESPONSE TO VMP COMMENTS	03-26-2020
FINAL DESIGN DEVELOPMENT SUBMITTAL	05-05-2020
CLIENT REVISIONS	08-03-2020
PLANNER COMMENTS	08-12-2020

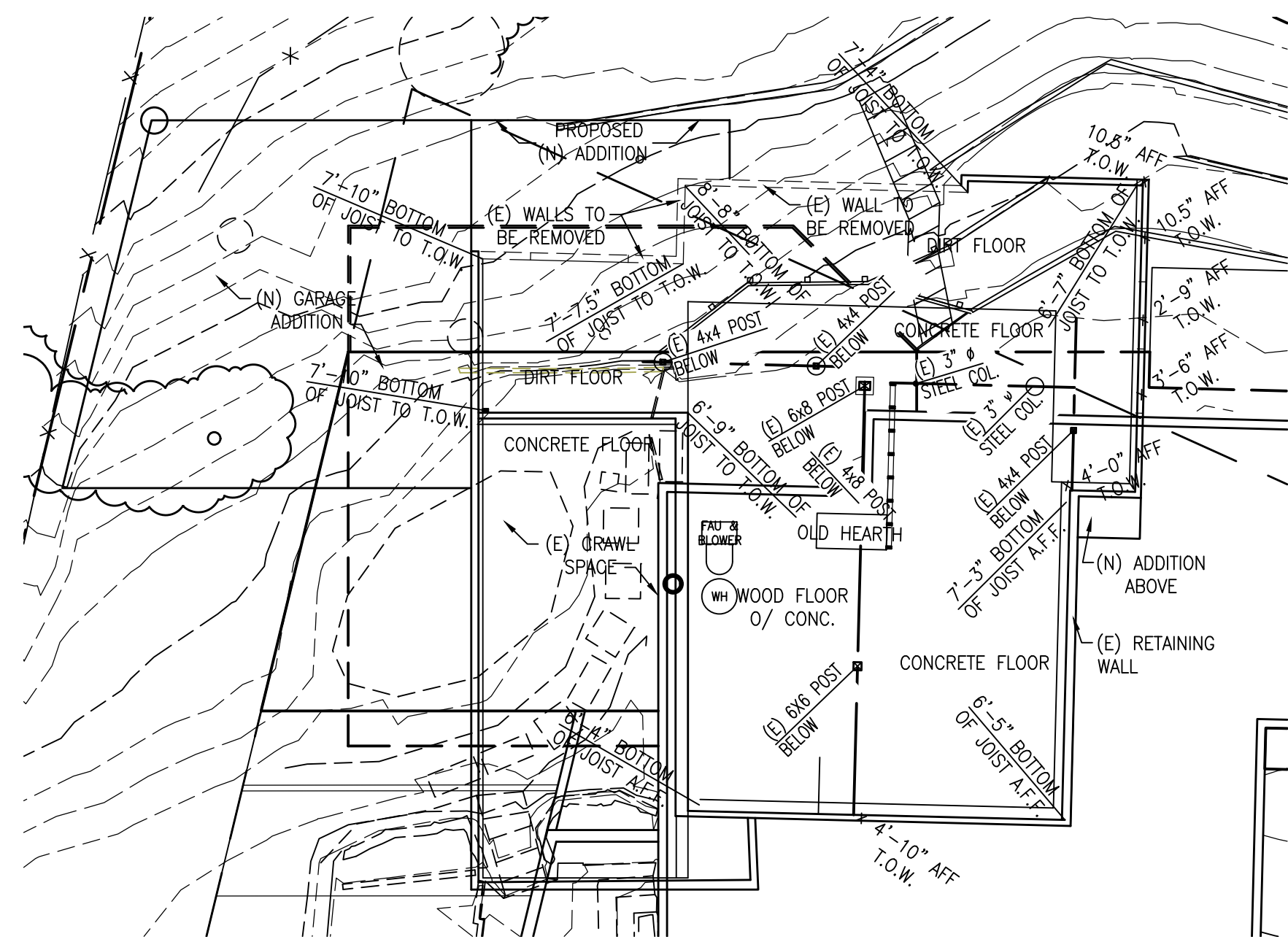
Date: 10-31-19

Scale: As Noted

Drawn: JMK

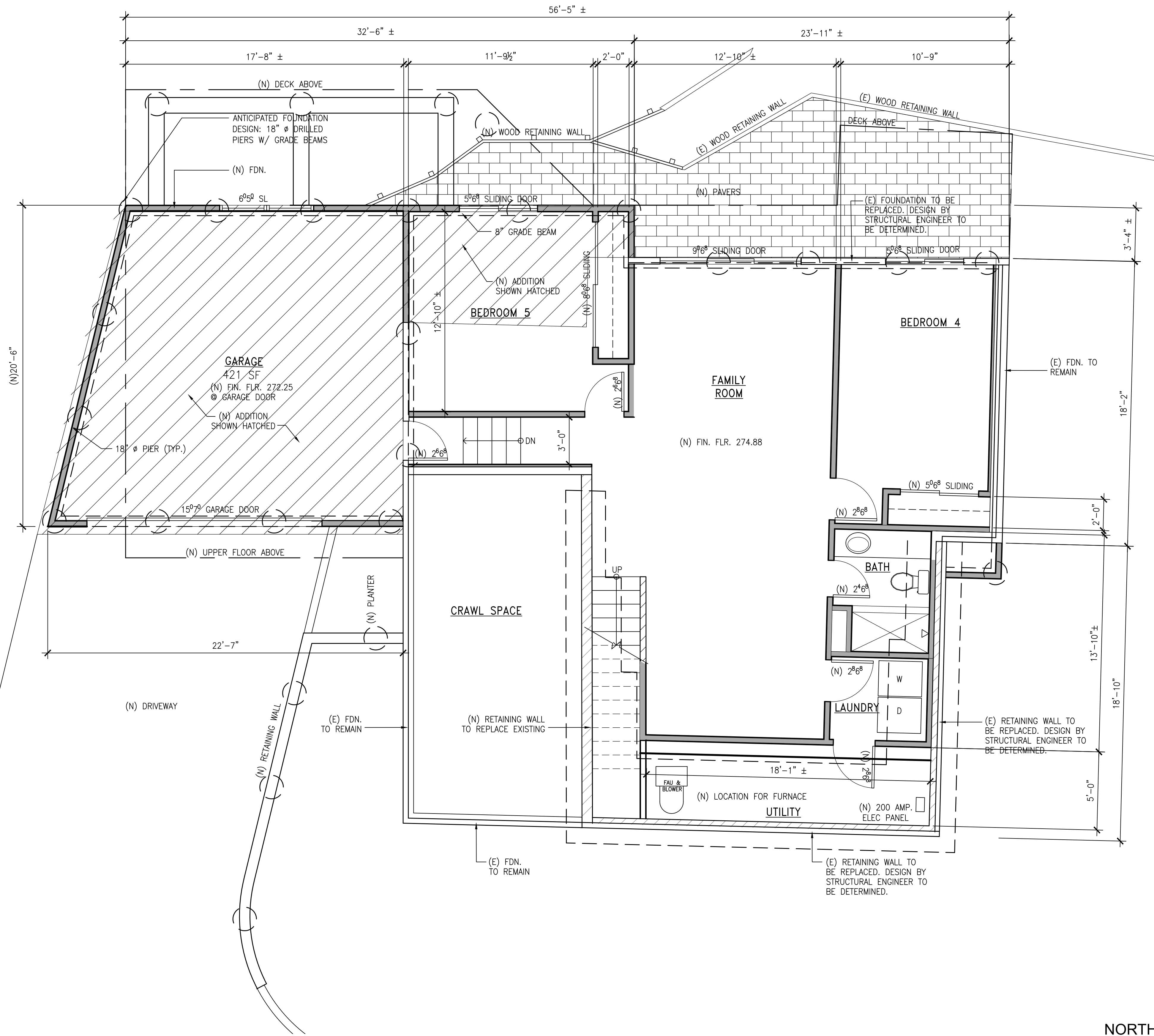
Job #: 19046.00

Prototype: DIVINE



2 AS-BUILT FOUNDATION PLAN
 A2.3 SCALE: 1/8" = 1'-0" NORTH

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	NEW WALLS
	EXISTING WALLS TO BE REMOVED
	NEW LOW WALLS - HEIGHT AS NOTED ON PLAN - 2x4'S @ 16" o.c. U.N.O.



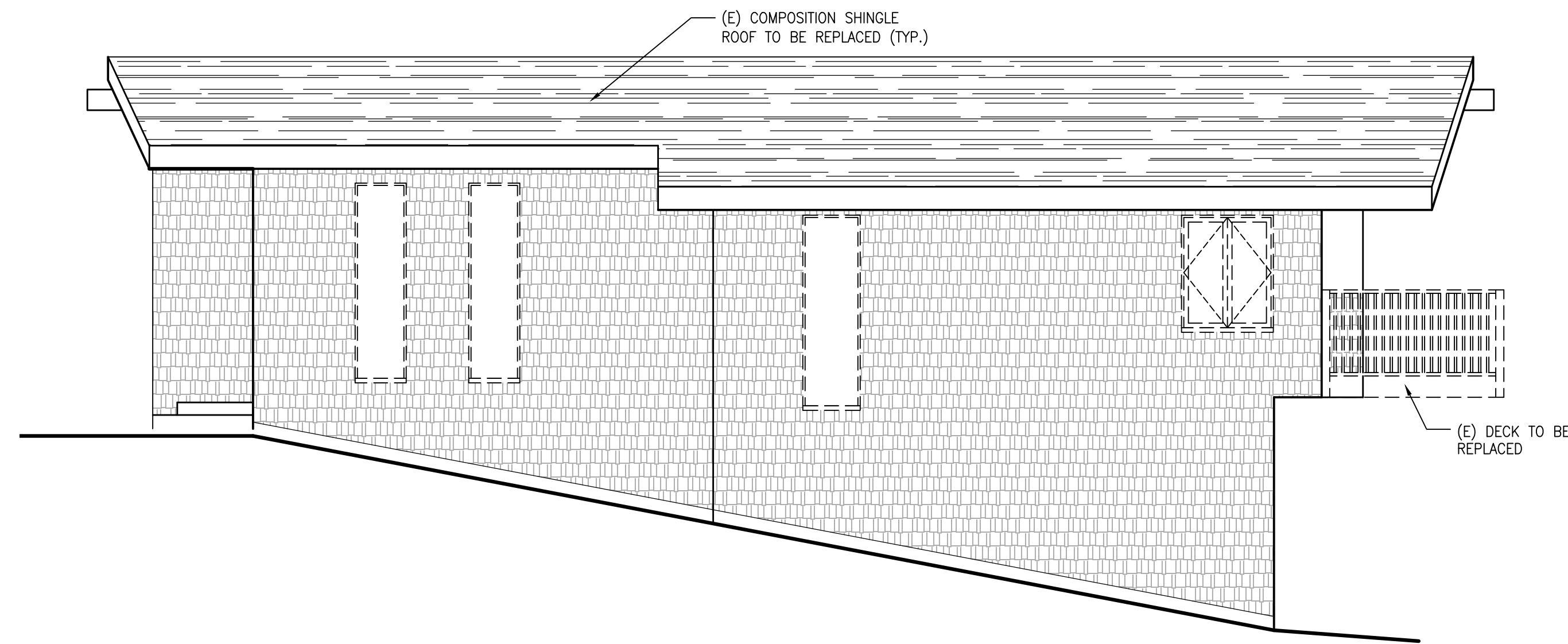
1 PROPOSED LOWER FLOOR PLAN
 A2.3 NEW FLOOR AREA 950 SF
 EXISTING BASEMENT / UTILITY 77 SF
 NEW GARAGE AREA 421 SF

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

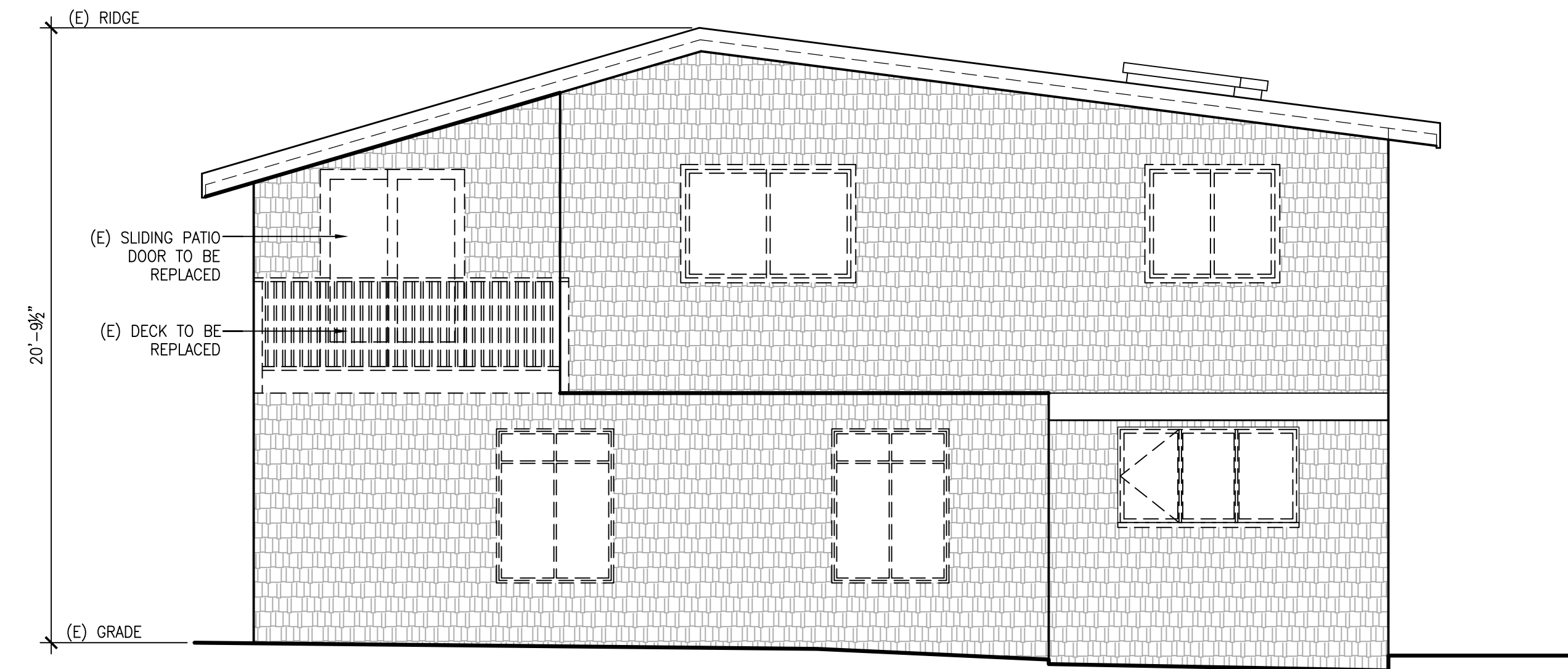
Revisions	Date
PLANNING APPLICATION	12-20-2019
VEGETATION MANAGEMENT SUBMITTAL	02-18-2020
FINAL DESIGN DEVELOPMENT SUBMITTAL	05-05-2020
CLIENT REVISIONS	08-03-2020
PLANNER COMMENTS	08-12-2020

Date: 10-31-19
 Scale: As Noted
 Drawn: JMK
 Job #: 19046.00
 Prototype: DIVINE

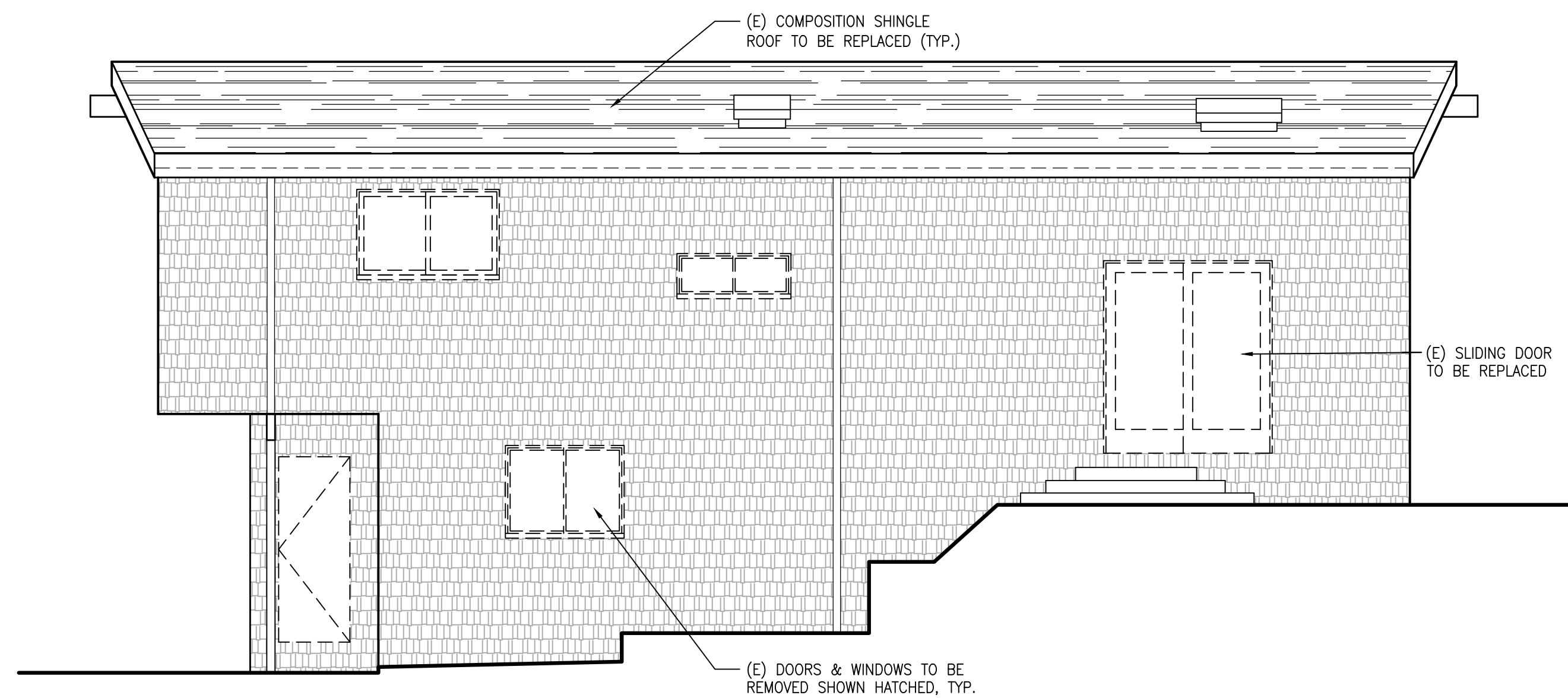
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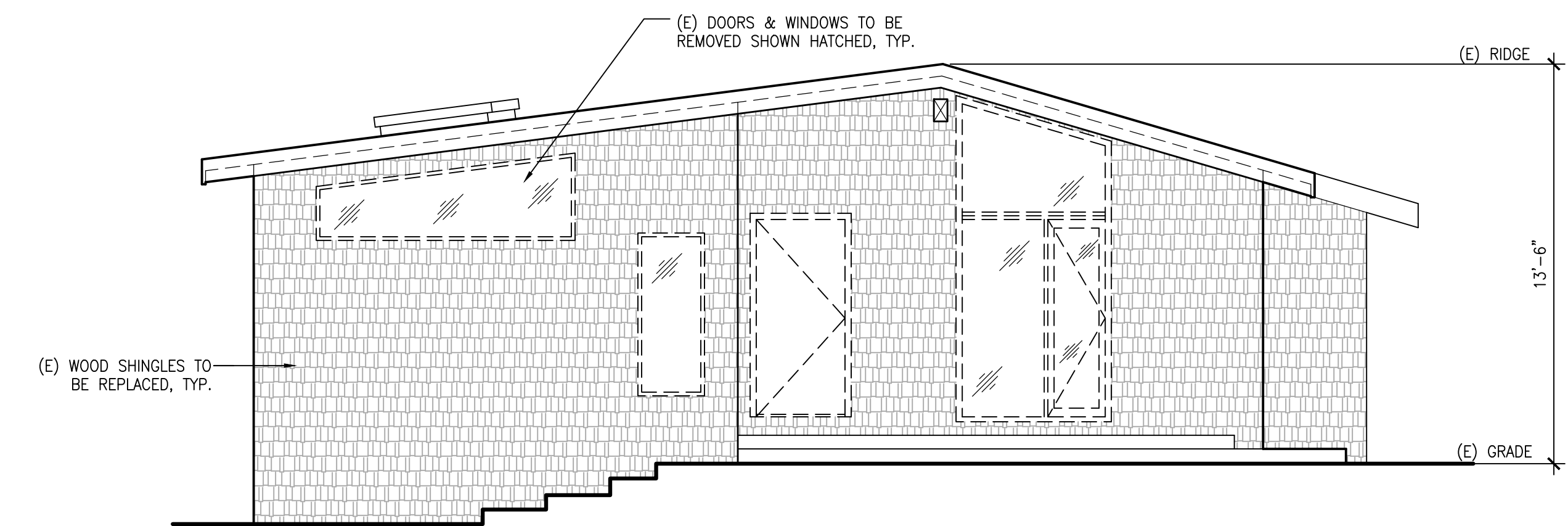
4 AS BUILT NORTH ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



2 AS BUILT WEST ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



3 AS BUILT SOUTH ELEVATION
A3.0 SCALE: 1/4" = 1'-0"



1 AS BUILT EAST ELEVATION
A3.0 SCALE: 1/4" = 1'-0"

Revisions	Date
12-20-2019	12-20-2019
PLANNING APPLICATION	02-18-2020
VEGETATION MANAGEMENT SUBMITTAL	03-26-2020
RESPONSE TO WMP COMMENTS	05-05-2020
FINAL DESIGN DEVELOPMENT SUBMITTAL	08-03-2020
CLIENT REVISIONS	08-12-2020
PLANNER COMMENTS	

Date: 10-31-19
Scale: As Noted
Drawn: JMK
Job # 19046.00
Prototype DIVINE

PROPOSED EXTERIOR FINISH COLORS

ROOF SHINGLES:
G.A.F. "OYSTER GRAY"

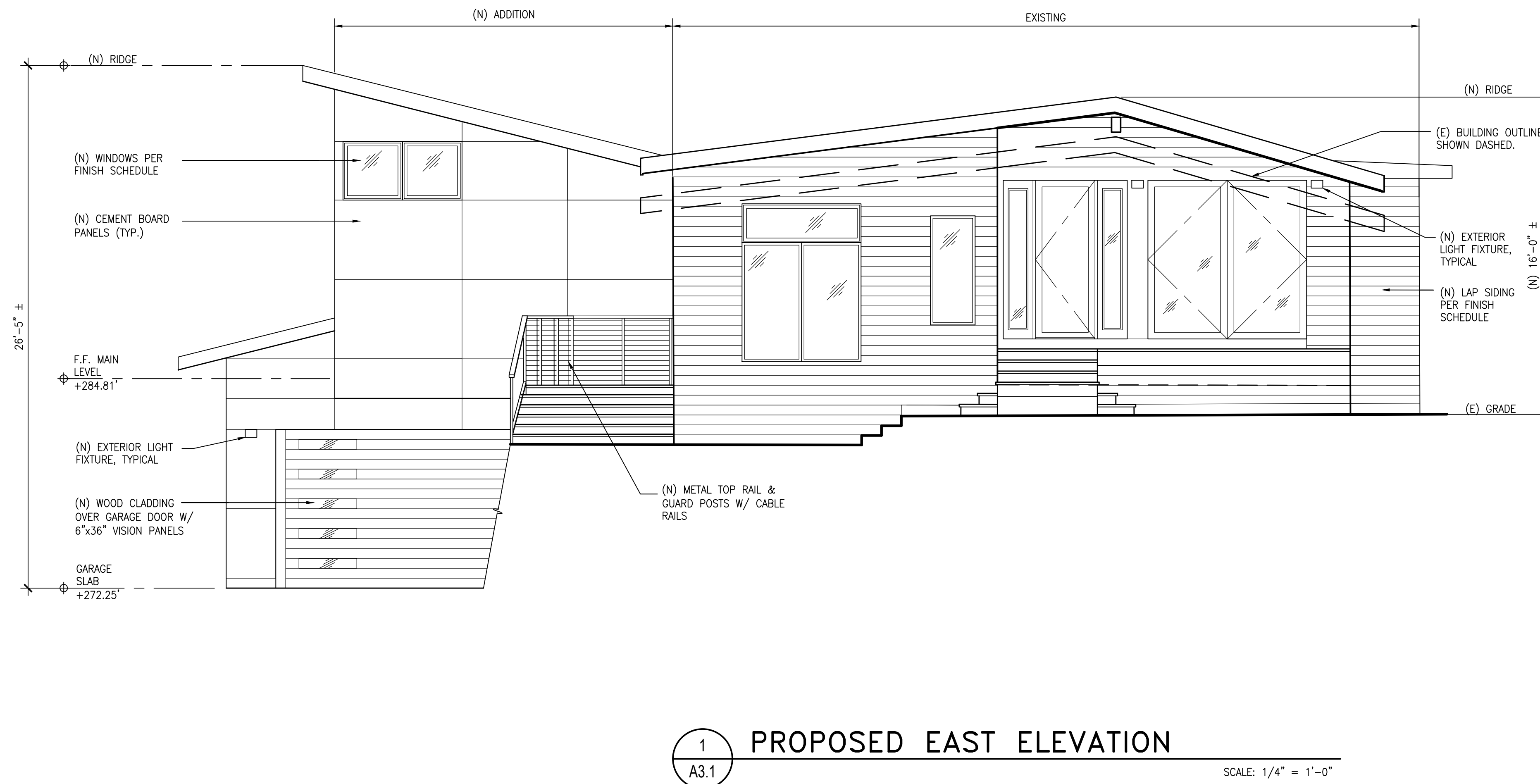
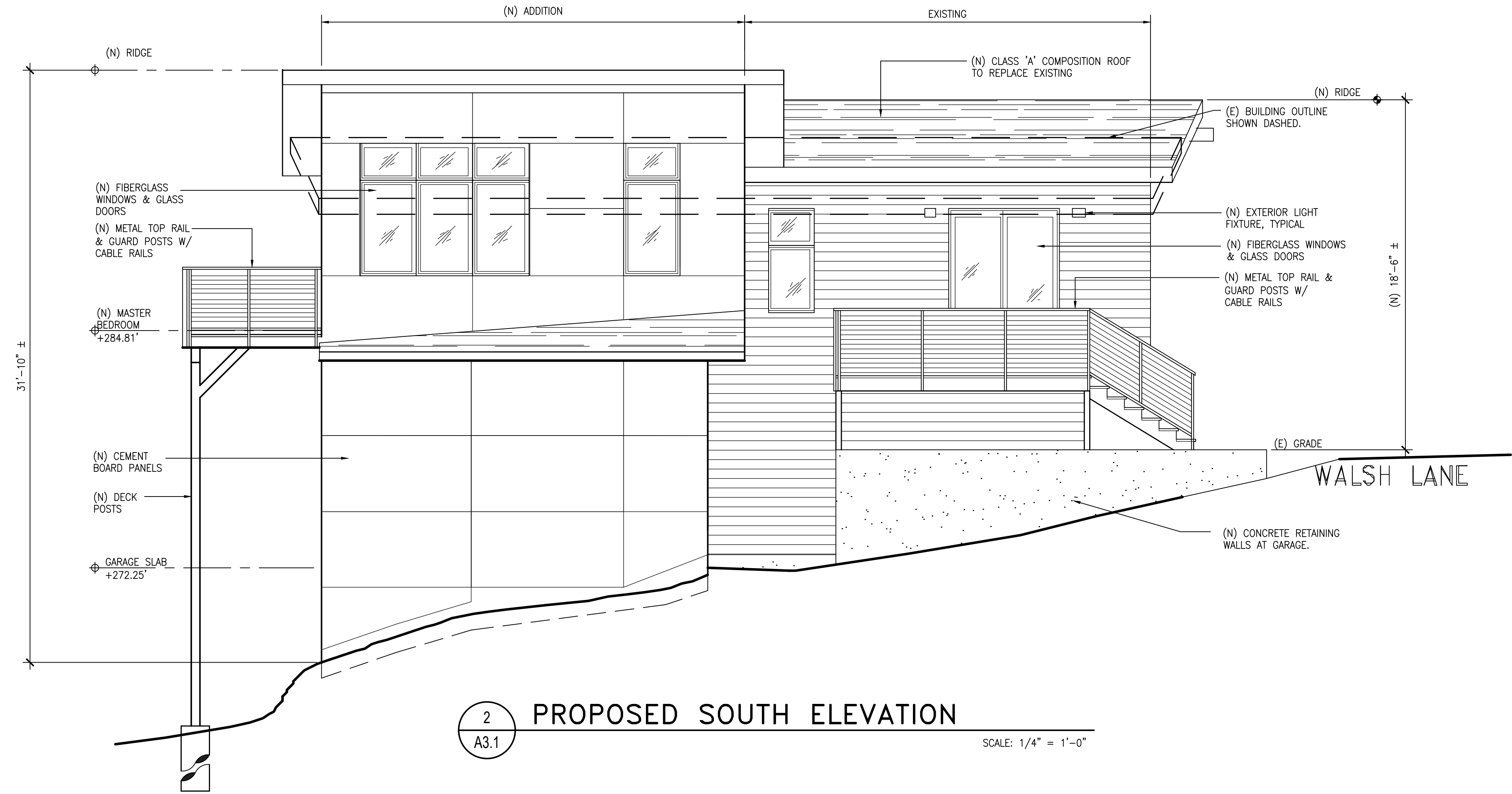
WOOD FASCIA
BENJAMIN MOORE PAINT "BLACK" READY-MIX

CEMENT BOARD WALL PANEL SYSTEM:
JAMES HARDIE / ASPYRE DESIGN - 4'x8' REVEAL PANELS "EVENING BLUE"

EXTERIOR SIDING:
J HARDIE SMOOTH LAP SIDING "KHAKI BROWN"

WINDOWS:
MARVIN ESSENTIAL FIBERGLASS "EBONY" EXTERIOR COLOR,
"STONE WHITE" INTERIOR COLOR

RAILINGS:
METAL SUPPORTS, TOP CAP "BLACK"
STAINLESS STEEL CABLE RAILS



Revisions	Date	Description
△ PLANNING APPLICATION	12-20-2019	
△ VEGETATION MANAGEMENT SUBMITTAL	02-18-2020	
△ FINAL DESIGN DEVELOPMENT SUBMITTAL	05-05-2020	
△ CLIENT REVISIONS	08-03-2020	
△ PLANNER COMMENTS	08-12-2020	

Date: 10-31-19

Scale: As Noted

Drawn: JMK

Job #: 19046.00

Prototype: DIVINE

PROPOSED EXTERIOR FINISH COLORS

ROOF SHINGLES:
G.A.F. "OYSTER GRAY"

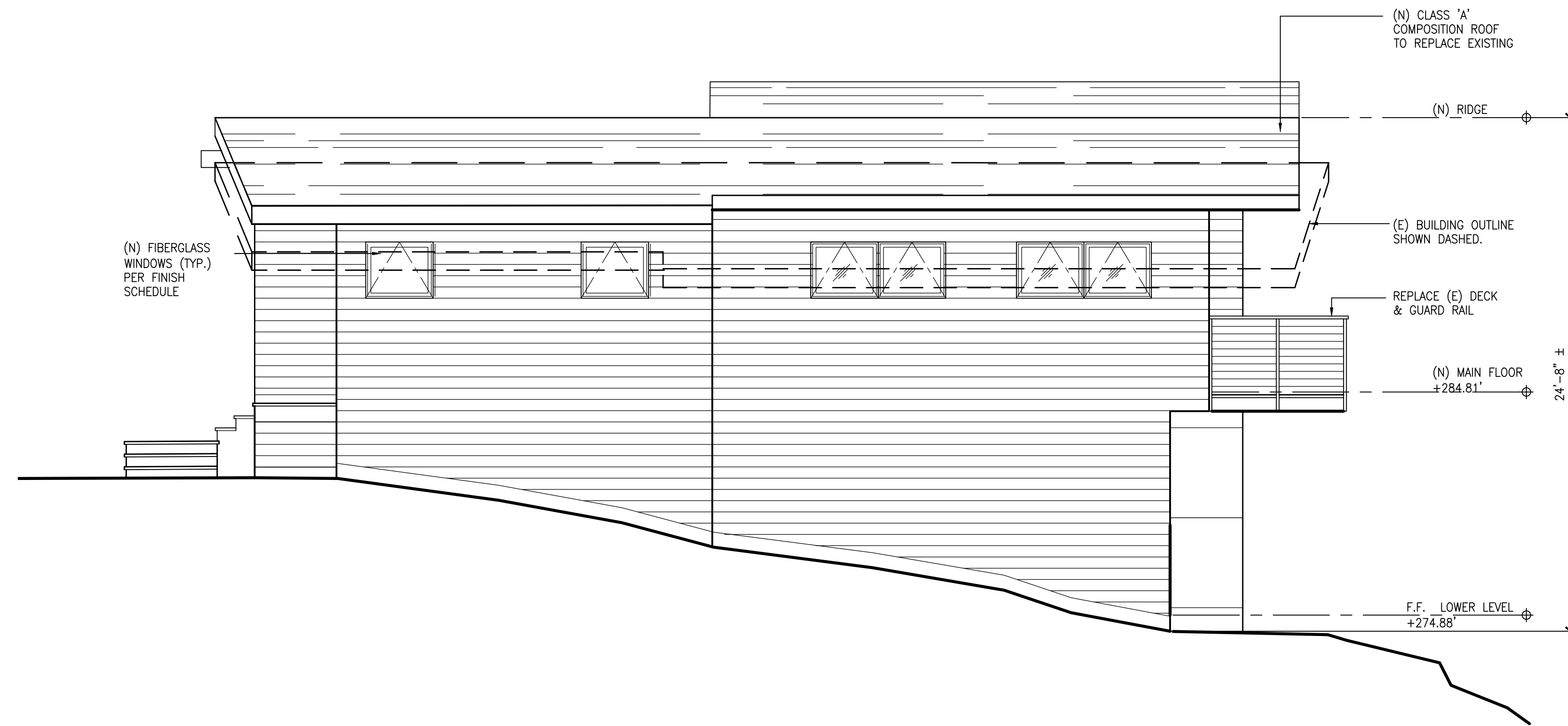
WOOD FASCIA
BENJAMIN MOORE PAINT "BLACK" READY-MIX

CEMENT BOARD WALL PANEL SYSTEM:
JAMES HARDIE / ASPYRE DESIGN - 4'x8' REVEAL PANELS "EVENING BLUE"

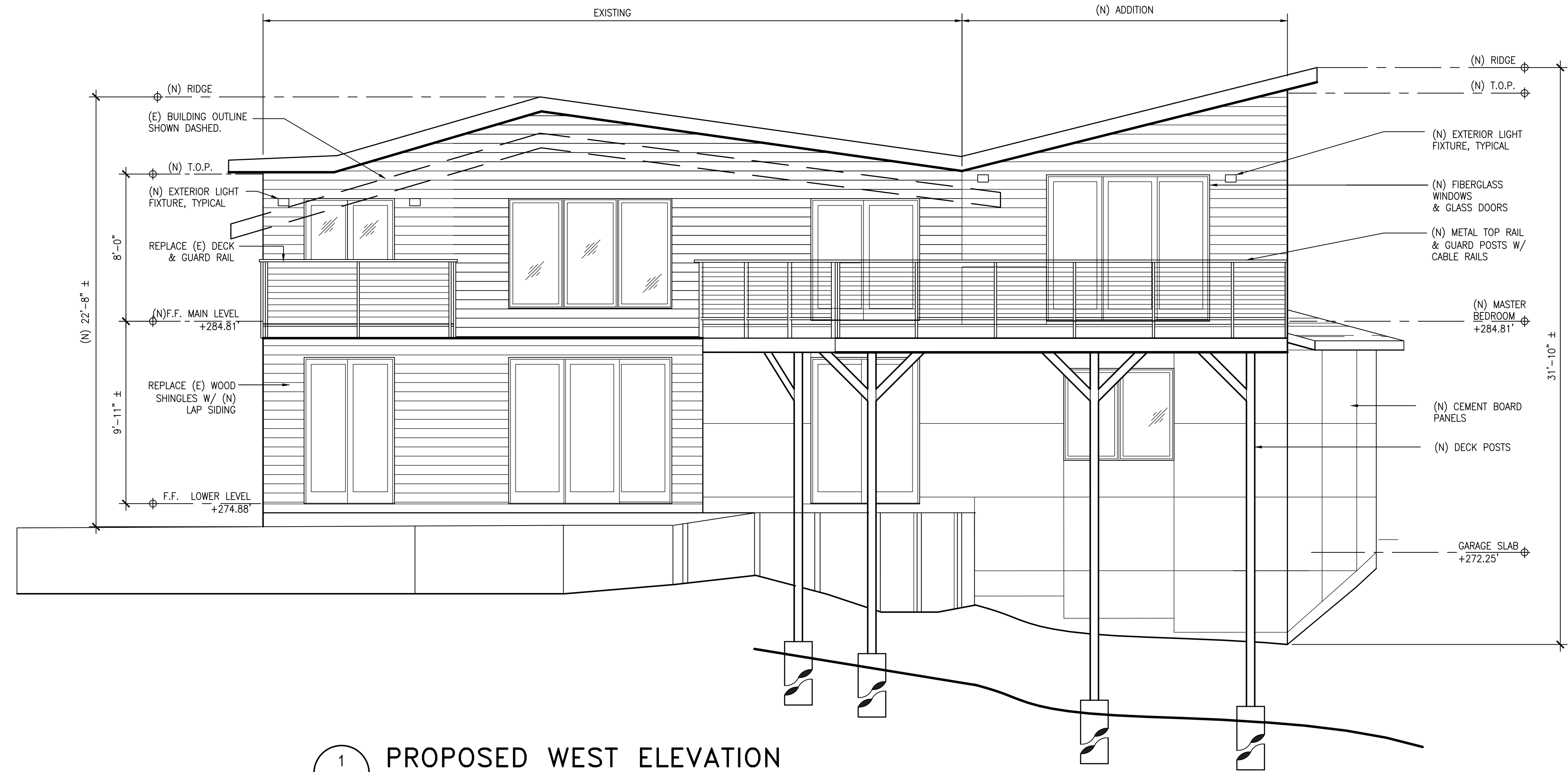
EXTERIOR SIDING:
J HARDIE SMOOTH LAP SIDING "KHAKI BROWN"

WINDOWS:
MARVIN ESSENTIAL FIBERGLASS "EBONY" EXTERIOR COLOR,
"STONE WHITE" INTERIOR COLOR

RAILINGS:
METAL SUPPORTS, TOP CAP "BLACK"
STAINLESS STEEL CABLE RAILS



2 PROPOSED NORTH ELEVATION
A3.2 SCALE: 1/4" = 1'-0"

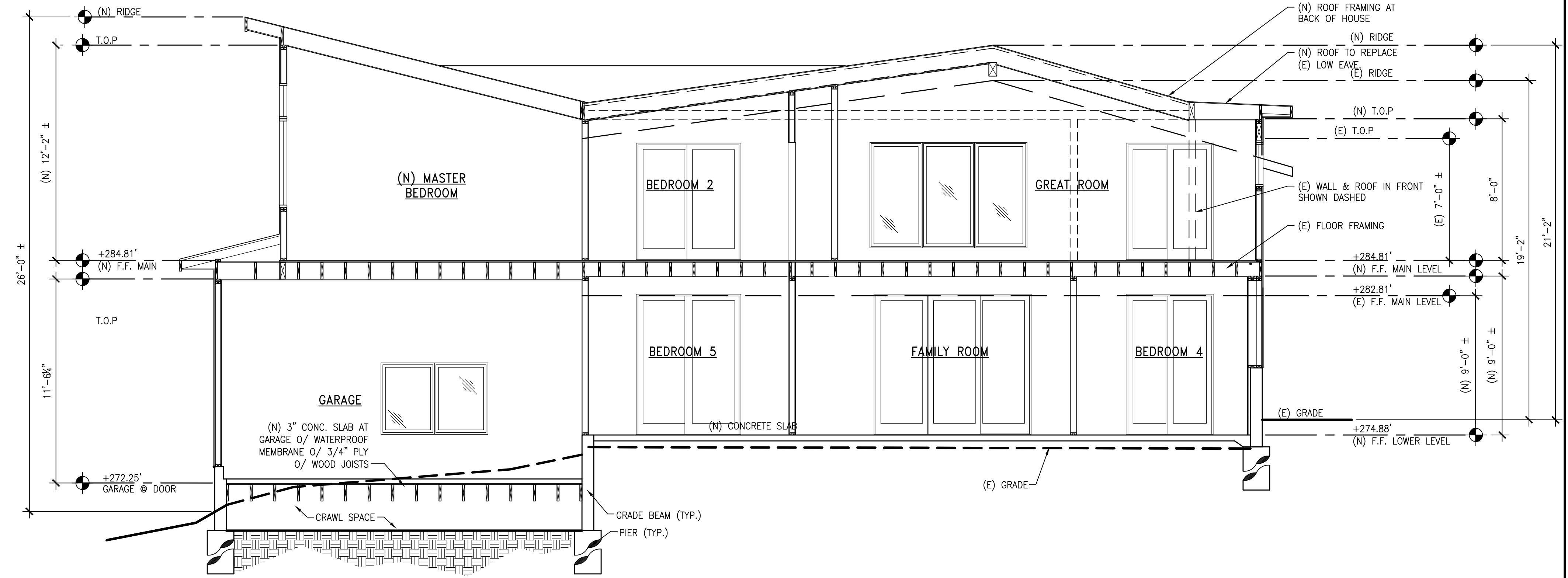


1 PROPOSED WEST ELEVATION
A3.2 SCALE: 1/4" = 1'-0"

Revisions	Date	Description
△ PLANNING APPLICATION	12-20-2019	
△ VEGETATION MANAGEMENT SUBMITTAL	02-18-2020	
△ FINAL DESIGN DEVELOPMENT SUBMITTAL	05-05-2020	
△ CLIENT REVISIONS	08-03-2020	
△ PLANNER COMMENTS	08-12-2020	

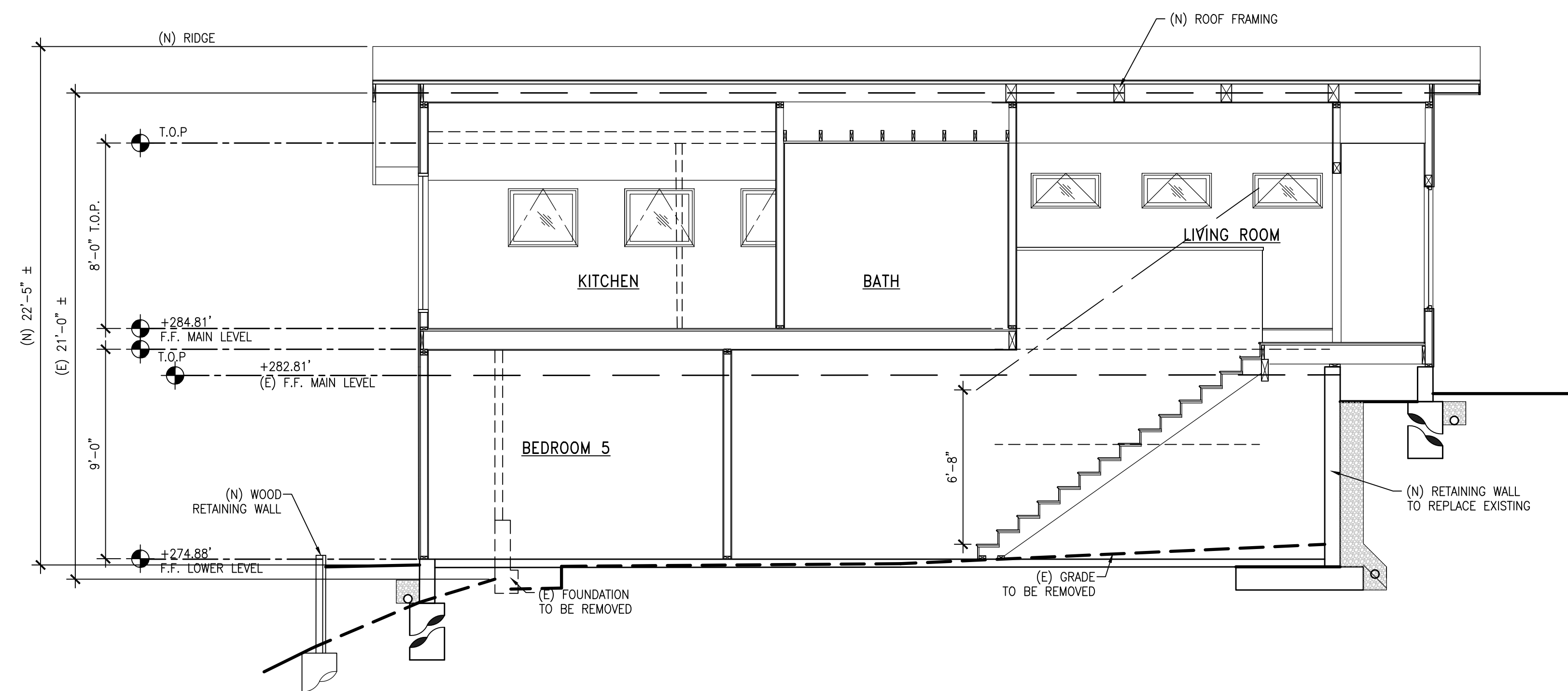
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Scale: As Noted
Drawn: JMK
Job #: 19046.00
Prototype: DIVINE

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2 SECTION B-B
A4.0

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

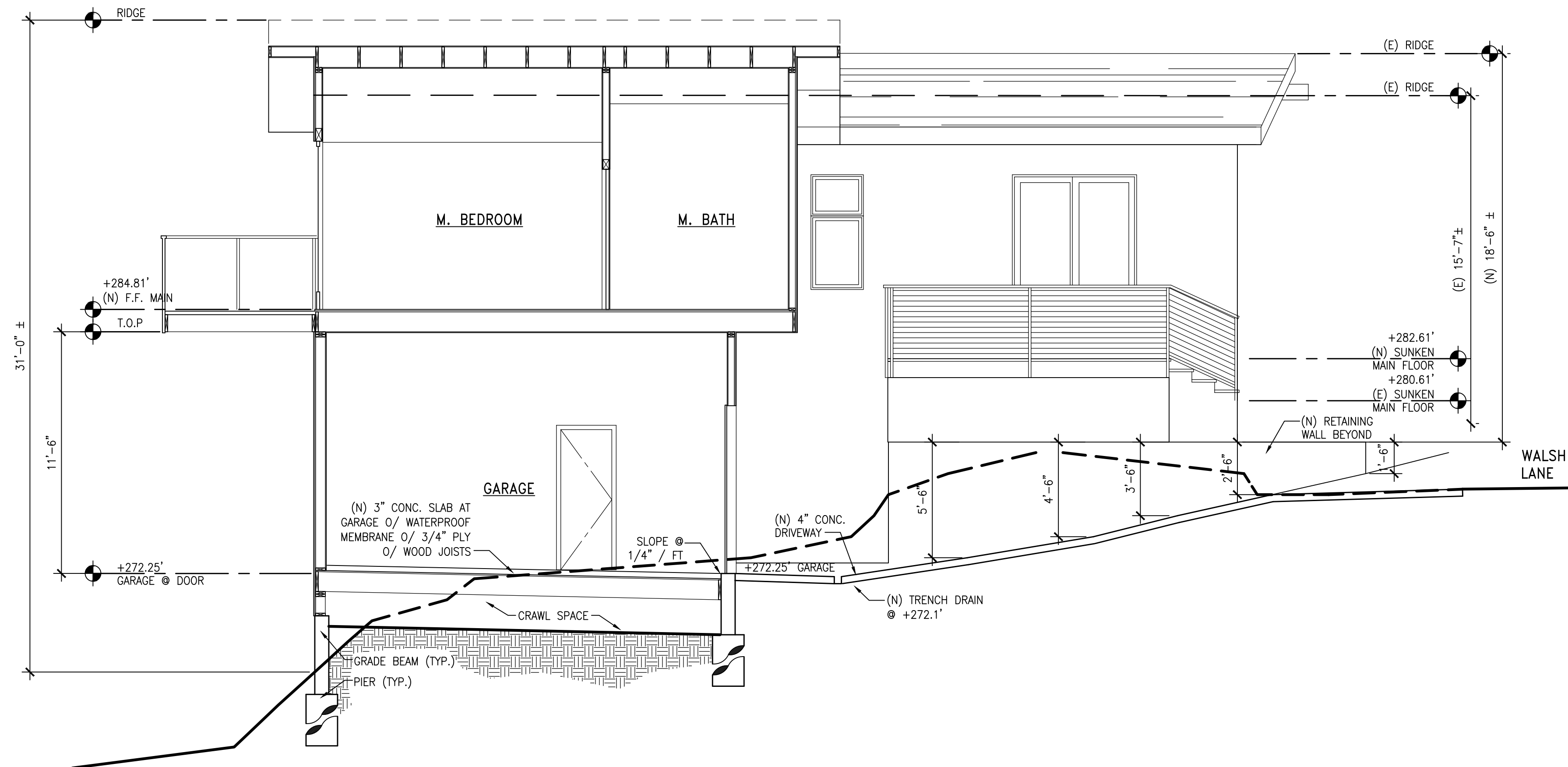


1 SECTION A-A
A4.0

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

Revisions	12-20-2019
PLANNING APPLICATION	
Date:	10-31-19
Scale:	As Noted
Drawn:	JMK
Job #	19046.00
Prototype	DIVINE

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1 SITE SECTION
A4.1

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

SITE SECTION

Revisions	Date	Description
△ PLANNING APPLICATION	12-20-2019	
△ VEGETATION MANAGEMENT SUBMITTAL	02-18-2020	
△ FINAL DESIGN DEVELOPMENT SUBMITTAL	05-05-2020	
△ CLIENT REVISIONS	08-03-2020	
△ PLANNER COMMENTS	08-12-2020	

Date: 10-31-19
 Scale: As Noted
 Drawn: JMK
 Job #: 19046.00
 Prototype: DIVINE

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