



# TOWN OF FAIRFAX

## STAFF MEMO

### November 18, 2020

**TO:** Mayor and Town Council

**FROM:** Janet Coleson, Town Attorney  
Kara Spencer, Assistant Planner

**SUBJECT:** Responses to Questions and Issues Raised at the November 4, 2020 Town Council Meeting regarding the Appeal of the Planning Commission Approval for the Project at 6 Walsh Lane

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Questions were raised at the Fairfax Town Council meeting of November 4, 2020 regarding the appeal of the Planning Commission's approval of the proposed remodel of 6 Walsh Lane. The questions related to certain Town Code provisions concerning legal non-conforming structures and the conclusion that no variances are required for this project, the proper way to calculate the proposed Floor Area Ratio (FAR) and whether there is an issue with Fire Department access.

Staff has reviewed the recording of the November 4, 2020 Council meeting as well as the appellant's submitted letters and offers this supplemental memorandum to address these issues.

**Legal Non-Conforming Structure - No Variance Required:**

The existing house at 6 Walsh Lane is a "legal non-conforming structure" because it has a less than standard side setback (it intrudes 6 inches into the required 5 foot setback on the northeast side) and because it has a less than standard combined front and rear setback (it intrudes 9 feet (at the deck) into the required 35 foot combined front and rear setback).

Chapter 17.016 of the Fairfax Town Code governs Non-Conforming Uses and Structures. Sections 17.016.010 and 020 contain the definition of legal non-conforming structure and the provision allowing continuation and maintenance of such structures. Section 17.016.030 deals with non-conforming *uses*, and is not applicable to *structures*. Section 17.016.040 is applicable to this remodel, as it governs alterations and additions to non-conforming structures. This section begins with subsection (A) stating a general prohibition on moving, enlarging or reconstructing a non-conforming structure. Subsection (B) continues describing this general prohibition.

Subsection (C), however, provides,

**The restriction in this division shall NOT apply:**

(1) to projects that are (simple window replacements, roof repair or energy efficiency improvements and similar projects); **OR**

**(2) When ALL of the following conditions exist:**

- (a) The off-street parking requirements of Title 17 are met or a variance for an exception has been granted; **[The proposed project meets the off-street parking requirements.]**

AND

- (b) The work does not increase an existing or create any new non-conformity; **[The proposed project does not increase the existing non-conformity in the side setback or the combined front/rear setback as there is no further intrusion into the side, rear or front yard setbacks. The increase in height is not creating a new non-conformity as the proposed height is still within the height limit of 35 feet.]**

AND

- (c) The structure or building is not located in an area that is subject to the provisions of either Chapter 17.060 (Ridgeline Development) or Chapter 17.068 (Flood Zones). **[The proposed project is not located in either area.]**

As a result, the general prohibition on moving, enlarging, or reconstructing a non-conforming structure found in Section 17.016.040(A) and (B) **is NOT applicable** to this proposed project. Accordingly, no variance is required.

**Floor Area Ratio - the existing sub-floor area:**

The appellant makes several claims concerning the sub-floor area of the home. The appellant claims this sub-floor area is not a basement as defined by the Fairfax Town Code<sup>1</sup>, should be considered living space, and therefore should count towards the Floor Area and Floor Area Ratio (FAR) of the current structure.

While it is correct to state that this area does not fit the definition of "Basement" found in the Code, the sub-floor area is not habitable space as supported by the FTC's definition of "Habitable Room"<sup>2</sup>, and the California Building Code's (CBC) definition of "habitable space"<sup>3</sup>. The sub-floor area is unfinished, without heat, and therefore cannot be considered a space for living, sleeping, eating, or cooking. This conclusion is supported by the Marin County Assessor's records (see Attachment) that clearly show the sub-floor area is not considered habitable space by the Assessor and accordingly, has not been assessed as such. This means it is currently not included in the calculation of floor area.

Even though the appellant spends a great deal of time attempting to label the sub-floor area as habitable space, it appears to be immaterial to the calculation of the proposed project's FAR. According to the Marin County Tax Assessor, the home has a total of 1,510 square feet on a 7200 square foot lot. The project proposes to add a total of 406 square feet to the 1,510 square foot existing floor for a total of 1,916 square feet on the existing floor (future upper floor). According to the applicant, who measured the entire house, the sub-floor has 1,022 square feet of area. The project would add 96 square feet to the sub-floor level for a total of 1,118 square feet. The project would convert 950 square feet of this sub-floor level to living space and 93 square feet would remain unfinished, non-habitable space. Finally, 75 square feet would be for

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<sup>1</sup> Fairfax Town Code Section 17.008.020 defines "Basement" as an area below the first floor with an exterior wall extending no more than three feet above the adjacent grade of any side wall. An interior area of any single-family dwelling or duplex that meets this definition shall not be considered floor area. As well, the FTC definition of "Floor Area" excludes any crawl space, basement area, attic without floor and any open porch, deck, balcony or terrace.

<sup>2</sup> Fairfax Town Code Section 17.008.020 defines "Habitable Room" as a room in a dwelling unit designed to be used for living, sleeping, eating or cooking, excluding bathrooms, toilet compartments, closets, halls, storage and similar space.

<sup>3</sup> The CBC defines "Habitable Space" as a space in a building for living, sleeping, eating, or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

stairs. Thus, the project would add a total of 1,356 square feet of living space (including converting 950 sq ft of the currently non-habitable sub-floor area) to the existing 1,510 square feet of living area for a finished total of 2,866 sq ft of floor area (garages under 500 sq ft are not counted toward floor area.) As a result, the majority of additional living space is created by converting non-habitable space that already exists within the home into livable space and the FAR is at the .40 allowed.

The following may aid in understanding the calculations:

	<u>Existing Sq. Ft.</u>		<u>Proposed Sq. Ft.</u>
<u>Existing Floor</u> .	1,510	plus 406	1,916
<u>Existing Sub-Floor</u>	1,022 (unfinished)	plus 96 less 168 <sup>4</sup>	<u>950</u> (converted to habitable)
Total			2,866 sq.ft.
FAR		<u>2,866</u> (habitable space) 7,200 (lot)	.398 or .40 FAR

The appellant, however, contends that the existing “floor area” in the sub-floor area is 680 square feet, but has not explained how he derived this square footage amount. He further contends that 487 square feet will be “new” floor area without explanation as to how he derived this amount. Thus, according to the appellant the total floor area of the lower level would be 1,167 square feet with project implementation resulting in the total floor area of the home of 3,083 square feet (1,167 in the lower level plus 1,916 square feet in the upper level). As such, the appellant states that the FAR for the project would be .43, which exceeds the maximum allowable FAR of .40.

The correct figures are displayed above.

**Fire Department Access:**

An allegation was made that a fire truck would not be able to access this house. The project applicant met with Geoff Aus and Rob Bastianon of the Ross Valley Fire Department on January 28<sup>th</sup>, 2020. As a result of that meeting, the Fire Department agreed that there is space for a 20 foot by 30 foot clear area at the intersection of Walsh Lane and Manzanita that will satisfy the street width requirement for a fire truck. Ross Valley Fire asked the applicant to provide a drawing illustrating the 20 foot by 30 foot clear space on Manzanita and the distance to the rear portions of the residence at 6 Walsh Lane. (See Plans page F2). Furthermore, the fire hydrant that serves this property meets the fire flow requirements and a fire flow test is not required. Accordingly, the Fire Department independently has signed off on this proposed project.

**ATTACHMENT**

Handwritten Tax Assessor Records

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<sup>4</sup> Less 168 is the 75 sq feet for the stairs and 93 sq feet left unfinished and non-habitable.

# RESIDENTIAL APPRAISAL RECORD

SHEET 3-192-20 OF 3-192-20

SITUS ADDRESS: 6 WALSH LANE CITY FAIRFAX LOT INC, D BLK.												CODE 1	CHANGES	CODE 2	ACTION	CODE 3	PARCEL		
SUBDIVISION: FAIRFAX PARK												1	NEIGHBORHOOD 601-02	34	BUILDING DATA	67	COST FACTORS		
BASIC AREA: COST DATA SUMMARY												2	TRACT 0	35	CLASS & SHAPE 27.0 E	68	COST BASE YEAR 70		
APPRaiser & DATE												3	TAX RATE AREA 3-000	36	DESIGN ATT. (ET)	69	BASIC AREA 1464		
ITEM	FAC.	AREA	U.C.	COST	U.C.	COST	U.C.	COST	U.C.	COST	U.C.	COST	4	USE CODE 1	37	ARCHITECTURE CONV. MODS	70	1ST FL. AREA 1464	
1ST FLR.													5	NO. OF UNITS 1	38	PATTERN	71	2ND FL. AREA 0	
2ND FLR.	%												6	LAND & TOTAL PROP.	39	CONST. YEAR 67	72	2ND FL. FACTOR 0 %	
3RD FLR.	%												7	WIDTH (EFF.) 80	40	EFF. YEAR 70	73	3RD FL. AREA 0	
ATTIC	%												8	DEPTH (EFF.) 90	41	DEP. TABLE 60-2	74	3RD FL. FACTOR 0 %	
FIN. BSMT.	%												9	SO. FT. ACTUAL 72 00	42	LIVING ROOM 1	75	ATTIC AREA 0	
UNF. BSMT.	%												10	SO. FT. USABLE 7000	43	DINING ROOM 1	76	ATTIC FACTOR 0 %	
ADD. AREA	%												11	CUL-DE-SAC N Y	44	DINING AREA 0	77	FIN. BSMT. AREA 0	
GARAGE	%												12	CORNER N Y	45	FAMILY ROOM 0	78	FIN. BSMT. FACTOR 0 %	
REC. POR.													13	STREET COND. POOR N O	46	KITCHEN 1	79	UNF. BSMT. AREA 0	
ACC. POR.													14	NUISANCE INFL. N Y	47	BREAKFAST AREA 0	80	UNF. BSMT. FACTOR 0 %	
FIREPL.													15	UTIL. UNDERGRND. O Y	48	DEN/LIBRARY 0	81	ADD. AREA 0	
HEAT/COOL													16	SEPTIC TANK O Y	49	BEDROOMS 3	82	ADD. AREA FACTOR 0 %	
EX. PLUMB.													17	VIEW 1 2 3 4	50	SUPP. ROOMS 0	83	GARAGE AREA 0	
BLT. INS													18	ZONING USE CODE //	51		84	GARAGE FACTOR 0 %	
YD. IMPS.													19	WATERFRONT N Y	52	BATHS 2	85	REC. POR. AREA 0	
MISC. STRUC.													20	LAND PROBLEM N Y	53	KIT. BLT. INS N O	86	REC. POR. COST 0	
SP. FEAT.													21	EASE, BURDEN N Y	54	BATHS MOD. N O	87	ACCESS POR. COST 528	
MISC. ITEMS													22	LDSCP. BELOW AVG. N Y	55	STOR. SP. ADEQ. N O	88	FIREPLACE COST 0	
POOL													23	LDSCP. ABOVE AVG. N Y	56	CENTRAL HEAT N O	89	HEAT/COOL AREA 1464	
SLOPE													24	HILLSIDE N O	57	CENTRAL COOL N Y	90	HEAT/COOL COST 732	
PLAN, FEE													25	BENCH N Y	58	FUNCT. PLAN POOR N Y	91	EX. PLUMB. COST 0	
TOTAL R.C.N.													26	ARCH. ATT. POOR N Y	59	PARKING ADEQ. N Y	92	BLT. INS COST 0	
% GOOD													27	ARCH. ATT. EXC. N Y	60	DEF. MAINT. N Y	93	YD. IMPS COST 750	
R.C.L.N.D.													28	UNDERIMP. N Y	61		94	MISC. STRUC. COST 0	
													29	OVERIMP. N Y	62	INSP. DATE 1-07-72	95	SP. FEAT. COST 325	
													30	ECONOMIC UNIT N Y	63	EMPLOYEE NO. 22-72	96	MISC. ITEMS COST 0	
													31		64	USABLE IN REG. N O	97	POOL AREA 0	
													32	% OF BASE LOT 97.5	65		98	POOL COST 0	
													33	APP. DATE 11-29-73	66		99	SLOPE COST 1000	
														EMPLOYEE NO. 33-74					PLANNING FEES 0

TOTAL PROPERTY SUMMARY

ASSESSMENT YEAR	1976	1976
APPRaiser	INTERIM	INTERIM
MO./DAY/YEAR	7-75	1-76
IMP. R.C.N.		
IMP. R.C.L.N.D.		
LAND VALUE	Lt 50	TP-5
SUMMATION	IA 35	T. ARJ.
TOTAL PROP. VALUE	51,000	48,000
LAND VALUE	14,750	14,750
IMP. VALUE	36,250	33,250
INPUT - D/P	33-76	33-76

003-192-20	57,500	74,000
	17,500	22,000
	40,000	52,000
	69-77	69-78
	+20%	+25%
	+20%	+30%
	2/08/77	2/10/78

003-192-20	PROP. 13	8/06/78
	38,999	
	10,347	
	28,652	
	33-74	

003-192-20	83/84 ROLL	8/08/83
	49,156	
	14,209	
	34,947	
	21-75	

LAND ADJUSTMENT SUMMARY	
BASE LOT VALUE =	10,000
ADJ. LAND VALUE =	9750
ADJ. VAL. + BASE VAL. =	%
FACTORS CONSIDERED:	
SIZE	SHAPE
USE, AREA	TOPOG.
PRIVACY	
SETTING	
LANDSCP.	
TREES	
UTILITIES	
ACCESS	
VIEW	
WATERFRNT.	
DRAINAGE	

E.D.P. STAMP



PLAT

SCALE: 1" = 20'

TRANSACTION RECORD

DATE	STAMPS	SALE PRICE	GRANTEE
11-62		10-750	HOOVER, E.
8-64		17,000 ML	WALLACE, R.
1979			Wallace, Robert O. & Cathye G. 3494-303

003-192-20 \$ NA  
 FEB 14 95 \$ 95-007654  
 WALLACE, ROBERT O

CONSTRUCTION RECORD

PERMIT NO.	FOR	AMOUNT	DATE	APP. YR.
FIRE ROP	REP	11,000	10-67	72

ROOM & FINISH DETAIL

ROOMS	B	1	2	FLOOR	WALL	CLIL.
TYPICAL					SR	SR
ENTRY AREA						
LIVING		1		Hard		
DINING		1		VIN		
DINING AREA						
FAMILY						
KITCHEN		1		VIN		
BREAK. AREA						
DEN/LIBRARY						
BED		1		PLY		
BED		2		WWT		
SUPP. ROOM						
BATH		2				

BATH FIXTURES

NO. BATHS	W. C.	LAV.	TUB	S.O.T.	ST. SH.	TYPE	GR.
1	1	1	1	1	-	WOOD	STL
1	1	1	-	-	1	"	"

COMPUTATIONS:

REMARKS: ① AREA REV NOH NO CHANGES NOTED.  
 CILLEY 5/2/84

MISCELLANEOUS STRUCTURES

STRUCTURE	CLASS	SIZE	AREA	FNDN	EXT.	INT.	ROOF	FLR.	COST

FOUNDATION	EXTERIOR	ROOF	BUILT-INS
REINF. CONC. <input checked="" type="checkbox"/>	BRICK	COMPO.	RANGE/HOOD <input checked="" type="checkbox"/>
CONC. SLAB	STUCCO	TAR & GRAV.	OVEN <input checked="" type="checkbox"/>
PIER	SIDING	SHINGLE/SHAKE	GARB. DISP. <input checked="" type="checkbox"/>
SONOTUBE	SHINGLE/SHAKE <input checked="" type="checkbox"/>	TILE	
JOISTS	WINDOWS	SPEC. FEATURES	A. C.
2"x8"-16"	D.H. WOOD	BREAK. BAR	C.F.A.H. <input checked="" type="checkbox"/>
STRUC. - WALLS	CSMT. METAL <input checked="" type="checkbox"/>	WET BAR	OUTLETS
WOOD FRAME <input checked="" type="checkbox"/>	PLATE CRYST.	INTERCOM.	RADIATOR
STUDS	SL. GLASS DOOR <input checked="" type="checkbox"/>	WARDROBES	RADIANT
BRICK	LIGHTING	REFRIG.	FLOOR
CONC. BLK.	REC. 220 <input checked="" type="checkbox"/>	DISHWASHER <input checked="" type="checkbox"/>	WALL
			CENT. COOL



# RESIDENTIAL PROPERTY APPRAISAL RECORD

TAX CODE 3-000  
 USE CODE 11  
 # UNITS       

PARCEL 3-192-20

AREA CODE 3-000

CITY Fairfax

COMM.       

WALLACE

ADDRESS 6 Walsh Lane  
 Ptn C-D Resub of  
 LOT Lot 90

SUBDIVISION Fairfax Park Tract

BLK.       

LOT Lot 90

CHARACTER OF SUBJECT PROPERTY					CHARACTER OF NEIGHBORHOOD					
USE		TOPOGRAPHY	LAND IMPS.	BUILDING	USE			TOPOGRAPHY		TREND
<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Motel	<input type="checkbox"/> Level	<input type="checkbox"/> Sidewalk	Class: <u>340</u>	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Level	<input type="checkbox"/> Slope	<input type="checkbox"/> Developing
<input type="checkbox"/> Double	<input type="checkbox"/> Proper	<input type="checkbox"/> Low	<input type="checkbox"/> Curb	Built: <u>1925</u>	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Retail	<input type="checkbox"/> Light	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Undulating	<input checked="" type="checkbox"/> Stationary
<input type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> High	<input type="checkbox"/> Gutter	Stories: <u>1</u>	<input type="checkbox"/> Income	<input type="checkbox"/> Wholesale	<input type="checkbox"/> Heavy	<input checked="" type="checkbox"/> High	<input type="checkbox"/> Marsh	<input type="checkbox"/> Declining
<input type="checkbox"/> Flat	<input type="checkbox"/> SubMarg'l	<input checked="" type="checkbox"/> Hill <u>↓ 50°</u>	<input type="checkbox"/> Pavement	Area: <u>406</u>	<input checked="" type="checkbox"/> Area	<input type="checkbox"/> Area	<input type="checkbox"/> Area	<input checked="" type="checkbox"/> Hilly	<input type="checkbox"/> Blighted	<input type="checkbox"/> Blighted
<input type="checkbox"/> Apartment	<input type="checkbox"/> Proper	<input type="checkbox"/> Bank	<input type="checkbox"/> Orn. Lights	<input checked="" type="checkbox"/> Proper	<input type="checkbox"/> Spotted	<input type="checkbox"/> Spotted	<input type="checkbox"/> Spotted	<input type="checkbox"/> View	<input type="checkbox"/> View	<input type="checkbox"/> View
<input checked="" type="checkbox"/> Zoning: <u>R</u>	<input type="checkbox"/> Slope	<input type="checkbox"/> Parkway	<input type="checkbox"/> Park. Strip	<input checked="" type="checkbox"/> Typical	<input type="checkbox"/> Ribbon	<input type="checkbox"/> Ribbon	<input type="checkbox"/> Ribbon	<input type="checkbox"/> Zoning: <u>Res</u>	<input type="checkbox"/> Zoning: <u>Res</u>	<input type="checkbox"/> Zoning: <u>Res</u>
UTILITIES		Fill	Parkway	Over Imp.	GENERAL					
<input checked="" type="checkbox"/> All Installed	<input type="checkbox"/> Undergroud	<input type="checkbox"/> Retain. Wall	<input type="checkbox"/> Parking Trees	<input type="checkbox"/> Under Imp.	Desirability: <u>A</u>	Planning: <u>F</u>	Utilities: <u>F</u>	Com. Centrs: <u>D</u>	Typ. No. Stories: <u>1 1/2</u>	Bldg. Rest.: <u>F</u>
<input type="checkbox"/> Poles, Rear	<input type="checkbox"/> Poles, Front	<input type="checkbox"/> View	<input checked="" type="checkbox"/> <u>Oiled Rd.</u>	<input type="checkbox"/> Under Imp.	Sq. Ft. Imp.: <u>G</u>	Land Imps.: <u>F</u>	Transp.: <u>F</u>	Typ. Date Imps.: <u>1973</u>	Built-up %: <u>80</u>	Race: <u>W</u>

### SUMMARY

Assessment Year	1958	1961	1966	1968	1969	1970	1972	1974	1974
Appraiser	<u>Don Benschman</u>	<u>Kalamba</u>	<u>Zillman</u>	<u>Fitz</u>	<u>Fitzgerald</u>	<u>Fitz</u>	<u>Berry</u>	<u>INTERIM</u>	<u>INTERIM</u>
Date	<u>6-25-57</u>	<u>12-29-60</u>	<u>11-12-65</u>	<u>2-21-68</u>	<u>3-21-69</u>	<u>4-3-70</u>	<u>1-10-72</u>	<u>11-29-73</u>	<u>11-29-73</u>
Improvement Replacem't Cost	<u>10793</u>	<u>11647</u>		<u>Lump</u>	<u>Sum</u>		<u>25980</u>		
Improvement R.C.L.N.D.	<u>8444</u>	<u>6173</u>			<u>8740</u>	<u>17140</u>	<u>25720</u>		
Land Value	<u>2500</u>	<u>4000</u>			<u>6500</u>	<u>16500</u>	<u>8000</u>		
Total Real Estate	<u>38544</u>	<u>10173</u>			<u>15240</u>	<u>23640</u>	<u>33720</u>		
Capitalized Earning Ability					<u>(old rec destroyed by fire)</u>				
Indicated Sale Price			<u>764</u>	<u>17000</u>					
Listed Price	<u>ADJ SUM</u>	<u>11700</u>						<u>LT 25%</u>	<u>25%</u>

### APPRAISALS

Total Real Estate Value	9000	11500	16250	13000	15000	22500	29500	36750
Land Value	<u>2500</u>	<u>4000</u>	<u>8000</u>	<u>8000</u>	<u>6500</u>	<u>6500</u>	<u>8000</u>	<u>9750</u>
Improvement Value	<u>6500</u>	<u>7500</u>	<u>8250</u>	<u>5000</u>	<u>8500</u>	<u>16000</u>	<u>21500</u>	<u>27000</u>

### ASSESSED VALUES

Land	920	1840	1840	1840	1840	1840	1840	1840
Improvement	<u>1730</u>	<u>1900</u>	<u>1900</u>	<u>1900</u>	<u>1900</u>	<u>1900</u>	<u>1900</u>	<u>1900</u>
Total Real Estate	<u>1144</u>	<u>3740</u>	<u>3740</u>	<u>3740</u>	<u>3740</u>	<u>3740</u>	<u>3740</u>	<u>3740</u>

Entered 4 2 2 2 2 2 2 2 2





**REPORT OF INVESTIGATION**

B. W. BROEMMEL, ASSESSOR OF MARIN COUNTY

Code Area 3-000

Name Wallace, Robert O. & Nora Phone \_\_\_\_\_

*12000 du*  
*12,750*  
*7,375*  
*6625 du* App't Rmks.

Address 6 Walsh Lane Sausalito, Ca. 94965

Referred to \_\_\_\_\_ Date \_\_\_\_\_  
Taken by \_\_\_\_\_ Rural \_\_\_\_\_

PARCEL NUMBER	ASSESSED VALUES						SALES DATA				Additional Costs			
	LAND		IMPROVEMENTS		PERSONAL PROPERTY		Date of Purchase	Full Price Paid	R. E. Comm. Paid	Pers. Prop. Incl.	Cash Down Payment	1st Trust Deed	2nd Trust Deed	Cost of Improvements Made since Purchase
	1972	1972	1972	1972	1972	1972								
3-192-20	2,000	2,000	10,750	5,375	0	0								

BASIS OF COMPLAINT OR CHANGE: \_\_\_\_\_

*R & T 4831*

**REPORT OF INVESTIGATION:**

I have investigated the above and my report is as follows:

Property Owner & Date

*assessor's error*

*Through error improvement assessed value appeared on the 1972-73 roll as \$10,750. It was the intent of the assessor that the value appear as \$5,375 (\$21,500 market value)*

*o/b # 889*  
*10/20/72*

*10-20-72*  
Date

*ed*  
Deputy

*Bellevue*  
Supervisor

R. Wallace

# RESIDENTIAL BUILDING RECORD

Rek-74

PARCEL 3-192-20

ADDRESS 6 Walsh Lane

SHEET 1 OF 1 SHEETS

## DESCRIPTION OF BUILDING HHE - DATE ALLAN ALLAL COND

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		ROOM AND FINISH DETAIL											
		Light	X Frame	Box	Stucco	Flat	Pitch	WIRING	X Heat	Cool.	ROOMS	FLOORS			FLR. FIN.			INTERIOR FINISH					
D7C	Sub-Standard	2"x4"-16"	Siding "x"	X Gable 4/4		K.ET.	B.X.	X Forcd	Clean		B	I	2	Mat.	Gr.	Trim	Walls	Gr.	Coilings	Gr.			
ARCHITECTURE	X Standard	Sheath	B.W.	Hip	A	X Cable	Conduitt	Gravity	Humid.	All							Pl.	X Sh.Rk.	A	Pl.	X Sh.Rk.	X	
Split level	Above-Stand.	Conc. Blk.		B & B	T & G	Shed	A	FIXTURES	Wall Unit														
1 Stories	Special	B & B	T & G			Cut-Up	Dorm	Few	Cheap	Floor "	Ent. Hall												
TYPE		Brick		X Shingle		X Raft. 8"x6"-24"		X Avg.	X Med.	X Central	Out.	Living	1	Hdw	G							T & G - O.B.	
USE	DESIGN	FOUNDATION			Brick	Boxed Eaves		Many	Spec.	Radiant	Dining	1	Vin	A									
X Single	X Concrete	Floor Joist		Stone		Gutters	D.S.	Rec.	X 220														
Double	X Reinforced	1st: 2"x8"-16"		X Gd.	Av.	Fr.				Elect.	w. Bed	1	Ply								Sh.Rk Un P	Sh.Rk Un P	
Duplex	Brick	2nd: "x" "		WINDOWS					SPC. BLT. INS	X Thermostat	Bed	2	WVC	A								Sh.Rk Fin	Sh.Rk Fin
Apartment	Wood	Sub-Floor		Csmf.	D.H.	Shingle		1 B.I. Stove			Bed	1	WVC	A								2-Rdwld. Ply	Ex. Bm
Flat-Court	Piers	Conc. Floor		X Metal	X Scrn.	Shake		1 B.I. Oven		M-BTU													
Motel				Crystal	S.F.	Tile	Ti. Trim	1 B.I. Dishwr.		F.P.													
				X Insulated Ceiling		Plate	S.F.	T & G	Roll	B.I. Ref.	Kitchen		Vin	A									
Units	Light	Heavy	X Insulated Walls	2	Std. Gl. Dr.	S.F.	Compo. Shingle	1	Garb. Disp.	B.B.Q.	16' Base cab.	Metal	O.P.	1	Thwd.	A	Gr.	1	W-Htr.	1	Sink		

### CONSTRUCTION RECORD

Permit No.	For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD			RATING (E,G,A,F,P)					SPECIAL FEATURES													
						Age	Remain. Life	Table	%	Cond	Arch. Attr.	Func. Plan.	Con. form	Storage Sp.	Work. Cupbd	Work. Closet	Work. m'nshp	BATH Fl. No.	FINISH			FIXTURES				SHOWER	
FIRE DEP.		\$11,000	10/67	1970	1970	0	60	60-2	100	G	A	A	A	A	A	G	1	1	Vin	Sh.Rk	1	1	Mod	Std	1	1	Tile
				1970	1972	2	59	61-2	99								1	1	Paper	1	1	"	"	-	1	"	

### SPECIAL FEATURES

Lump Sum Lump Sum 76% of 25-719-116 76% Comp

Appraiser & Date	Unit	Area	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost	unit cost	Cost
Fitz 2-21-68	Res	1464		5000		7600	1.00	16104	15.69	22970						
Fitz 3-21-69	AC	1464				640		640	.50	732						
Fitz 3-24-70	FP															
Berry 1-7-72	BI							775								
	WUP	80					2.50	200	3.00	240						
	Slope Const	564					2.00	128		1000						
	YI							500		750						
	CCP (13)	72					3.67	264	4.00	288						
								19611								
							Adj.	115	Total	25980						
								22553	% Gd	99						
							% Comp	76	RCLND	25720						
								17140	% Comp	89						
									Total	22890						
TOTAL						7600				25980						
NORMAL % GOOD					63/115	8740			99							
R.C.L.N.D.					100	8740				25720						

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.

COMPUTATIONS

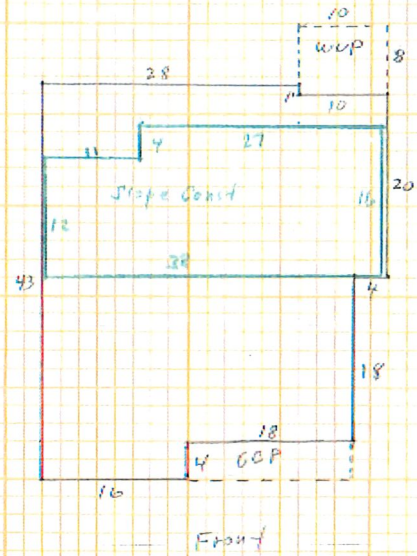
Res  $41 = 500$   
 16 X 4 = 64      Conc work  
 34 30 X 12 = 396 612      Fences.  
 38 X 20 = 760  
 28 X 1 = 28  
~~1275~~ 1464

Slope Const  
 38 X 12 = 456  
 87 X 4 = 108  
 564

WUP  
 8 X 10 = 80

CCP  
 4 X 18 = 72

Remarks: 1) Dwell. 45% Comp - Used Lump Sum - Fite 2/21/68  
 2) Very little done still Lump Sum with adjusted cost factors - Rck '70      Fite 3/21/69  
 3) Res now 76% Comp - Rck 3/71      Fite 3-24-70  
 4) Reviewed interior - Ran Incomplete Structure sheet which indicated 89% complete. Corrected room detail. I consider res to be less than average 07 quality. Surry 1-7-72  
 5) NOH. Esti. no further completion! Shuttled 3/18/73



Scale 1"=20"