



BROWN | CARTER RESIDENTIAL ADDITION

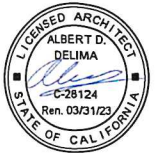
152 PORTEOUS AVENUE, FAIRFAX, CA

APN: 002-071-09



WEIR|ANDREWSON
ASSOCIATES, INC
ARCHITECTS & ENGINEERS

1430 4th Street
San Rafael, CA 94901
T: 415.485.9797
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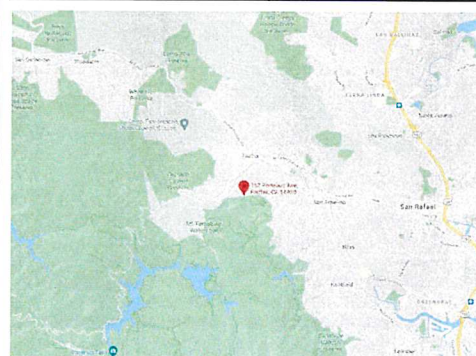
RESIDENTIAL
ADDITION

152 PORTEOUS
AVENUE, FAIRFAX, CA

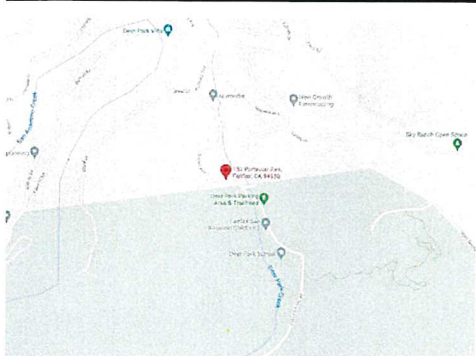
APN: 002-071-09

MARK	DATE	DESCRIPTION
6/30/21		PLANNING SUBMITTAL
1	12/23/2021	PC COMMENTS

REGIONAL MAP



VICINITY MAP



PROJECT DIRECTORY

OWNER:

BROWN / CARTER
152 PORTEOUS AVENUE
FAIRFAX, CA 94930
TEL: (415) 254-0613
CONTACT: REGINA CARTER

ARCHITECT:

ALBERT DELIMA
WEIR / ANDREWSON ASSOCIATES, INC.
1430 - 4TH STREET
SAN RAFAEL, CA 94901
TEL: (415) 485-9797
CONTACT: WILLIAM YEE
EMAIL: WILLIAM@WAASSOC.COM

CIVIL ENGINEER:

BENJAMIN P. JORDAN, P.E.
2036 NEVADA CITY HWY #642
GRASS VALLEY, CA 95945
TEL: (530) 575-1705
EMAIL: BPJORDAN@GMAIL.COM

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NUMBER OF PAGES: 18

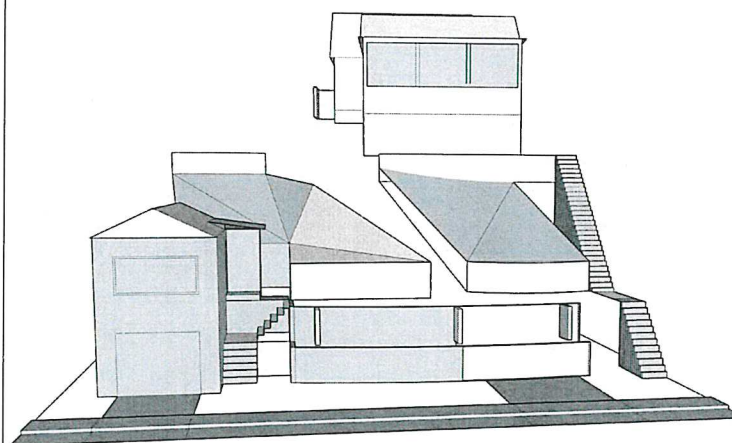
APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE, NEC
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN CODE
2019 ENERGY CODE T-24
COUNTY OR MUNICIPAL CODE

DEFERRED PERMITS

- FIRE SPRINKLER, ROSS VALLEY FIRE DEPARTMENT
- VEGETATIVE MANAGEMENT PLAN, ROSS VALLEY FIRE DEPARTMENT

STREET VIEW



PROJECT DESCRIPTION

- RESIDENTIAL ADDITION TO EXISTING STRUCTURE. NEW BUILDING ACCESS, STAIR ENTRY, ROOFING.
- NO ADDITIONAL BEDROOMS OR BATHROOMS TO BE ADDED

PROJECT DATA

ZONING:	RS-6
CONSTRUCTION CLASSIFICATION:	TYPE VB
OCCUPANCY CLASSIFICATION:	R3
SPRINKLERED:	NON-SPRINKLERED
BUILDING HEIGHTS:	EXISTING 15'-8" PROPOSED 18'-8"
BUILDING AREA INFORMATION:	
EXISTING LOT AREA:	10,062 SF
YEAR BUILT:	1948
BUILDING COVERAGE:	
MAIN HOUSE	EXISTING 714 SF PROPOSED 1,062 SF
SECOND UNIT	EXISTING 376 SF PROPOSED 376 SF
TOTAL	EXISTING 1,090 SF PROPOSED 1,438 SF
FLOOR AREA:	
MAIN HOUSE	EXISTING 714 SF PROPOSED 892 SF
LOFT AREA	EXISTING 119 SF PROPOSED 119 SF
SECOND UNIT	EXISTING 376 SF PROPOSED 376 SF
TOTAL	EXISTING 1,090 SF PROPOSED 1,387 SF
LOT COVERAGE:	
EXISTING	11% (1,090/10,062)
PROPOSED	14% (1,438/10,062)
FAR:	
EXISTING	11% (1,090/10,062)
PROPOSED	14% (1,387/10,062)



SCALE: 1/2" = 1'-0"

DRAWN BY: WY

CHECKED BY: -

JOB NUMBER: -

SHEET TITLE

COVER

DRAWING

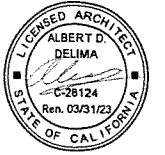
A-001

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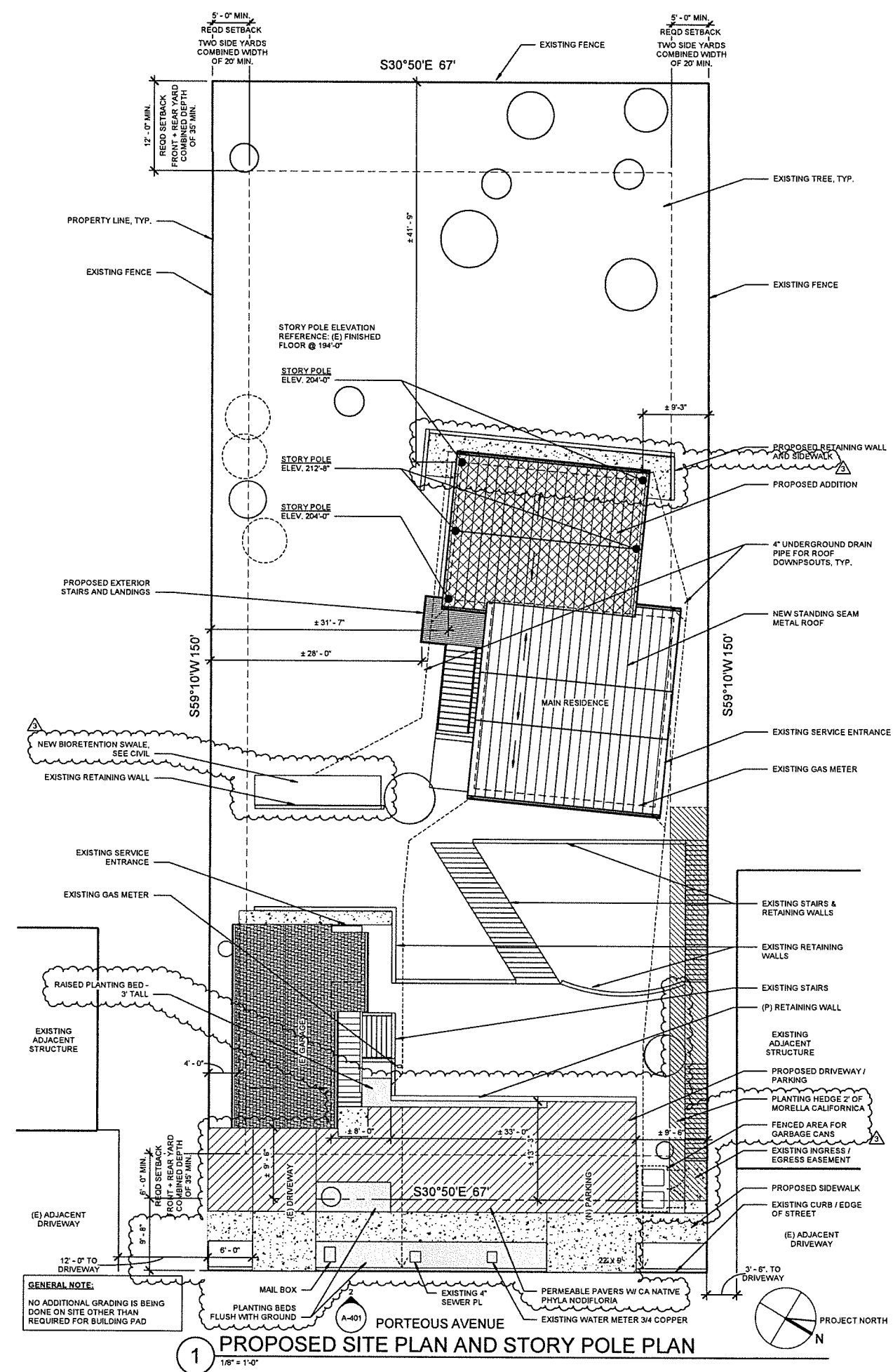
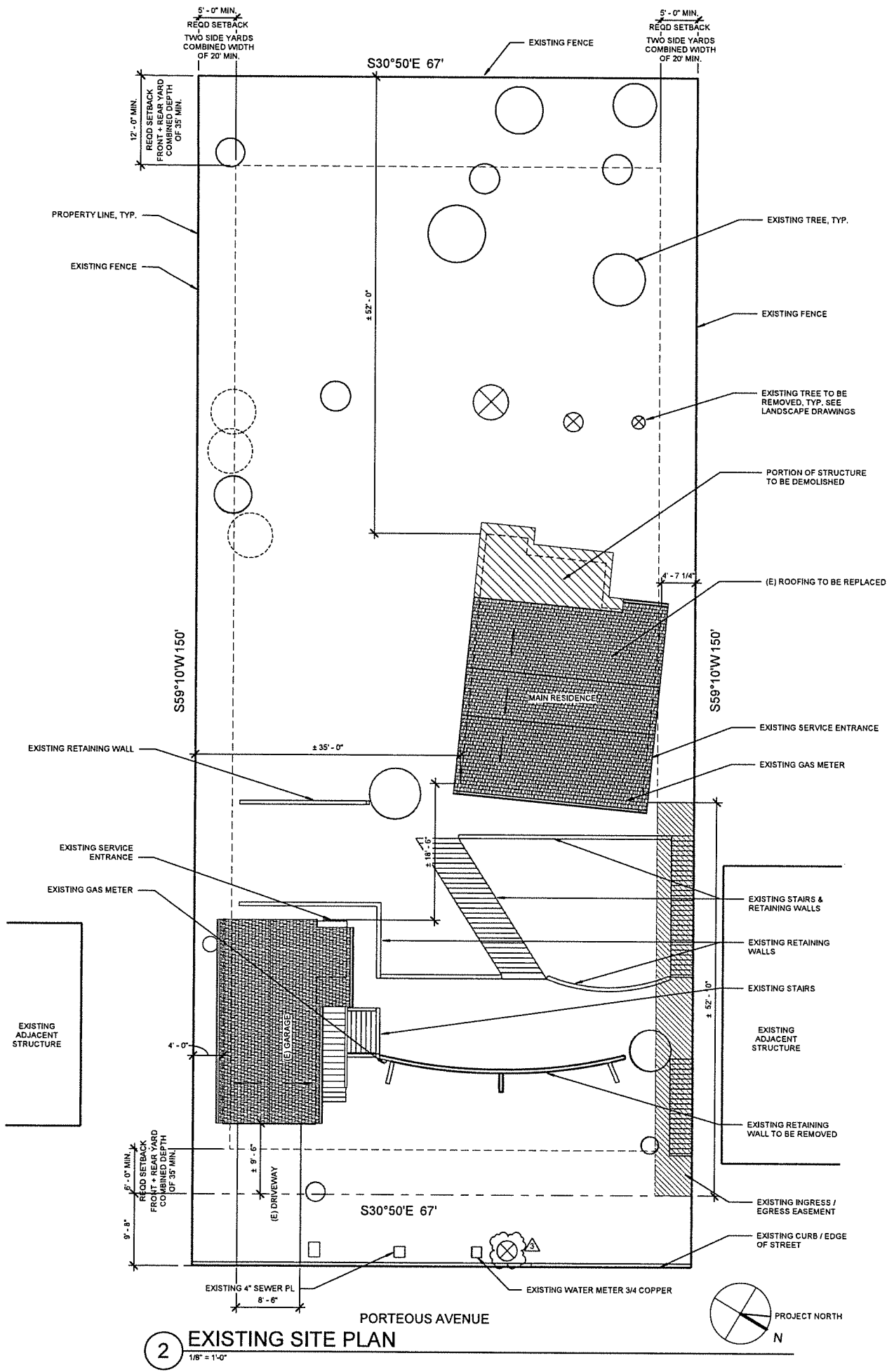
APN: 002-071-09

MARK	DATE	DESCRIPTION
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1	12/23/2021	PC COMMENTS
3	05/13/2022	PC COMMENTS

SCALE: 1/8" = 1'-0"
DRAWN BY: WY/VZ
CHECKED BY: AD
JOB NUMBER: -
SHEET TITLE
SITE PLANS AND STORY
POLE PLAN
DRAWING

A-101

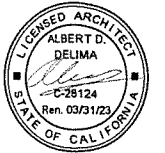
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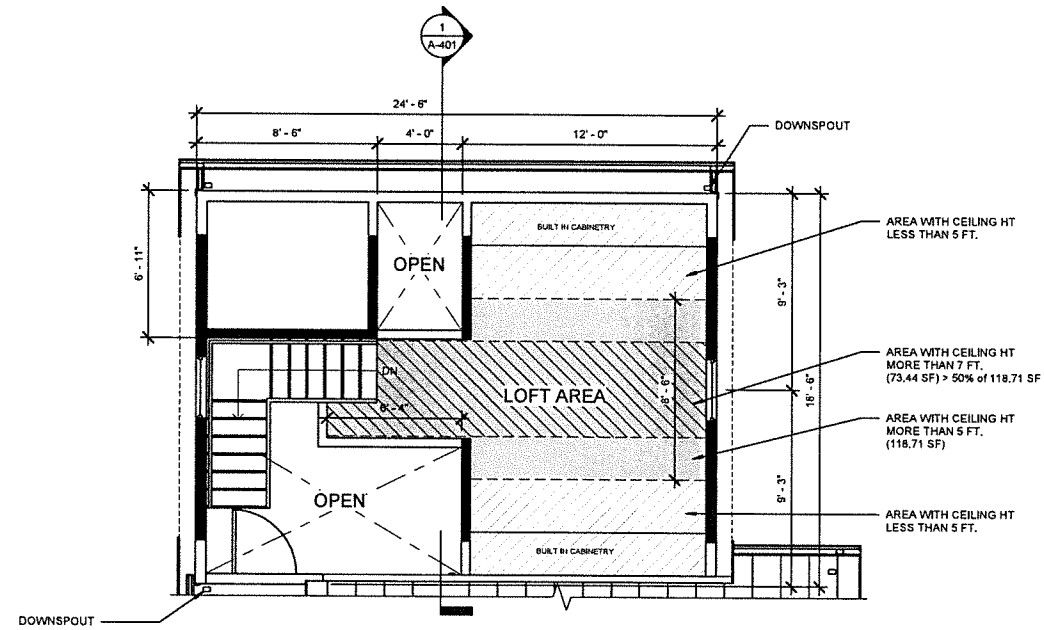
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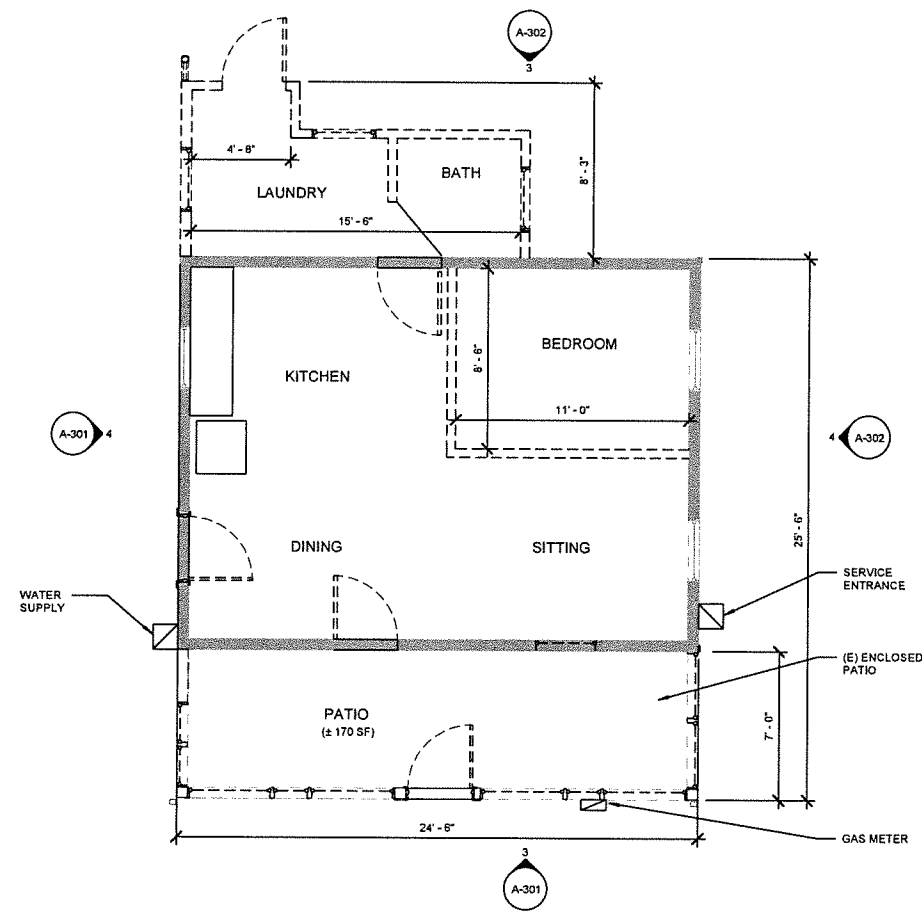
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FLOOR PLANS

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A-201

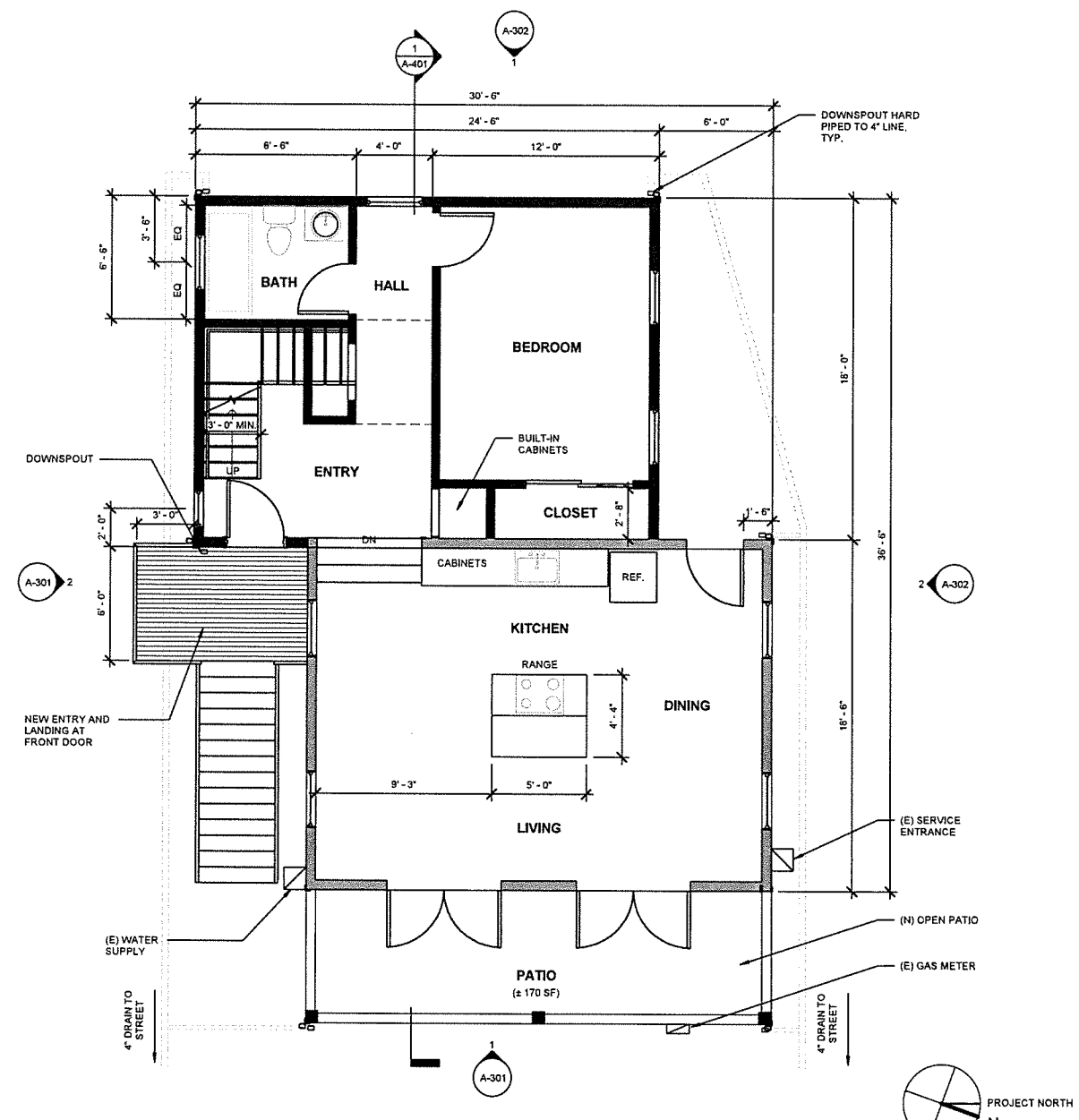
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3 LOFT AREA - PROPOSED
 1/4" = 1'-0" FLOOR AREA: 119 SF



1 FLOOR PLAN - EXISTING
 1/4" = 1'-0" FLOOR AREA: 714 SF



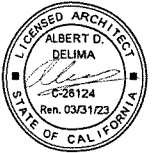
2 FLOOR PLAN - PROPOSED
 1/4" = 1'-0" FLOOR AREA: 892 SF

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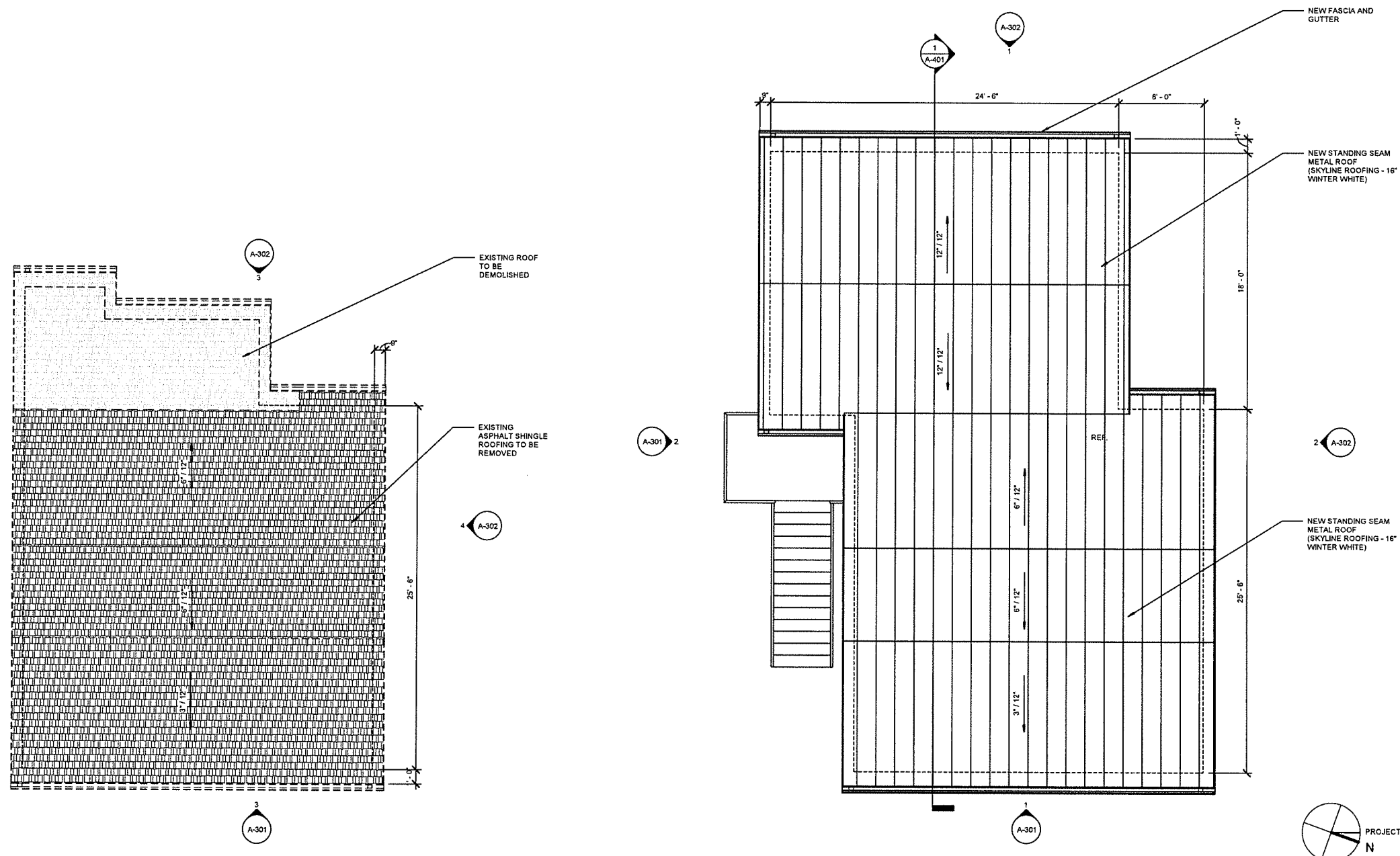
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6/08/21		PLANNING SUBMITTAL
1	12/23/2021	PC COMMENTS

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DRAWN BY:	Author
CHECKED BY:	Checker
JOB NUMBER:	-
SHEET TITLE	ROOF PLANS
DRAWING	

A-202

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2 ROOF PLAN - EXISTING
1/4" = 1'-0"

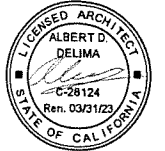
1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

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152 PORTEOUS AVENUE, FAIRFAX, CA

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00004		PLANNING SUBMITTAL
1	12/23/2021	PC COMMENTS

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DRAWN BY:	Author
CHECKED BY:	Checker
JOB NUMBER:	-

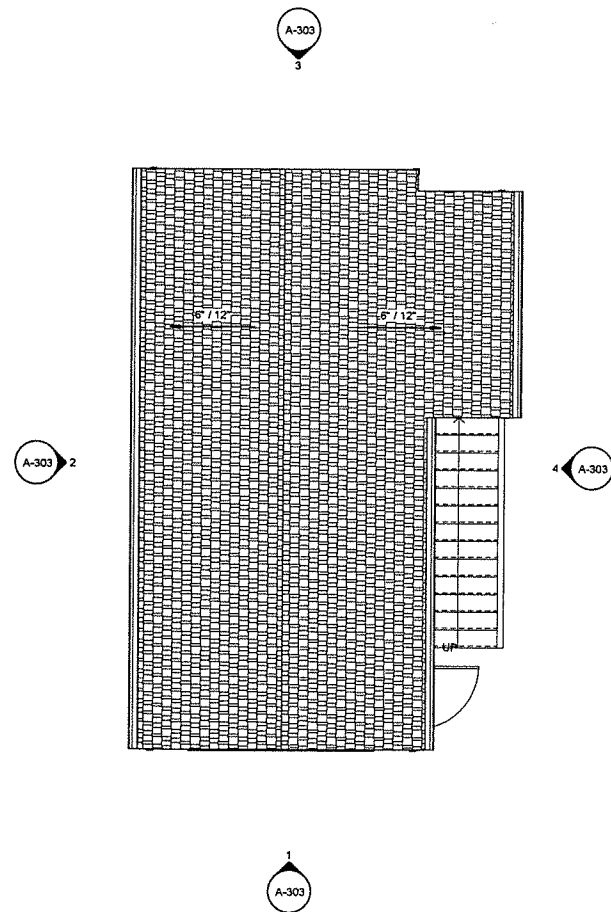
SHEET TITLE
(E) GARAGE / ADU FLOOR & ROOF PLANS

DRAWING

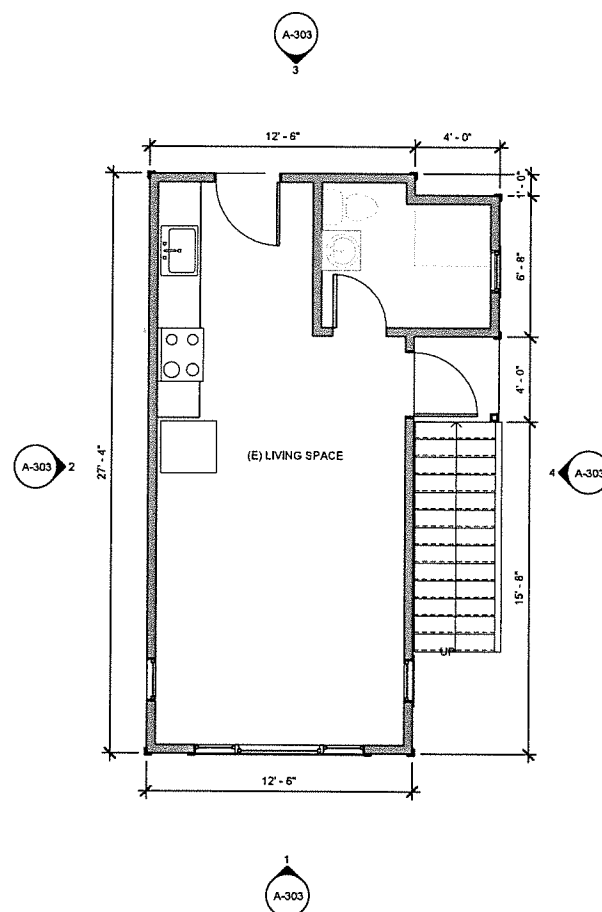
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NO WORK AT EXISTING GARAGE / ADU, FOR REFERENCE ONLY

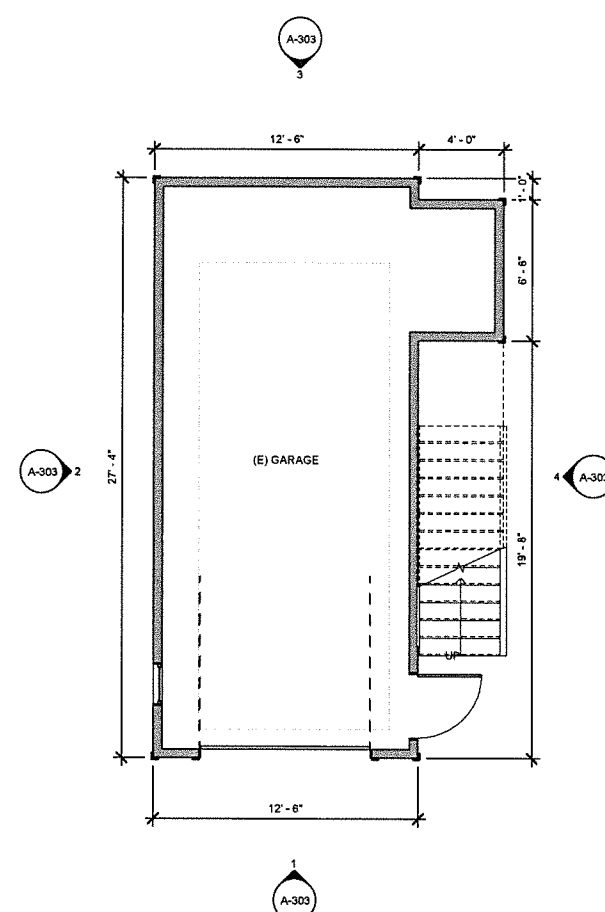


3 (E) GARAGE / ADU ROOF PLAN
1/4" = 1'-0"

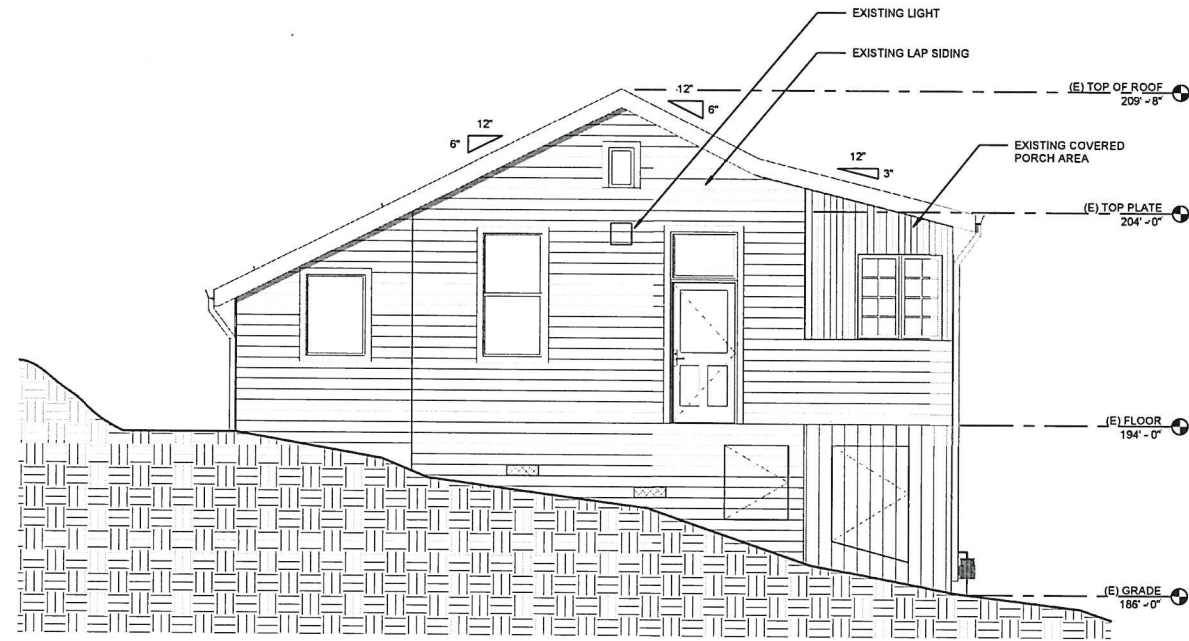


2 (E) GARAGE / ADU 2ND FLOOR PLAN
1/4" = 1'-0"

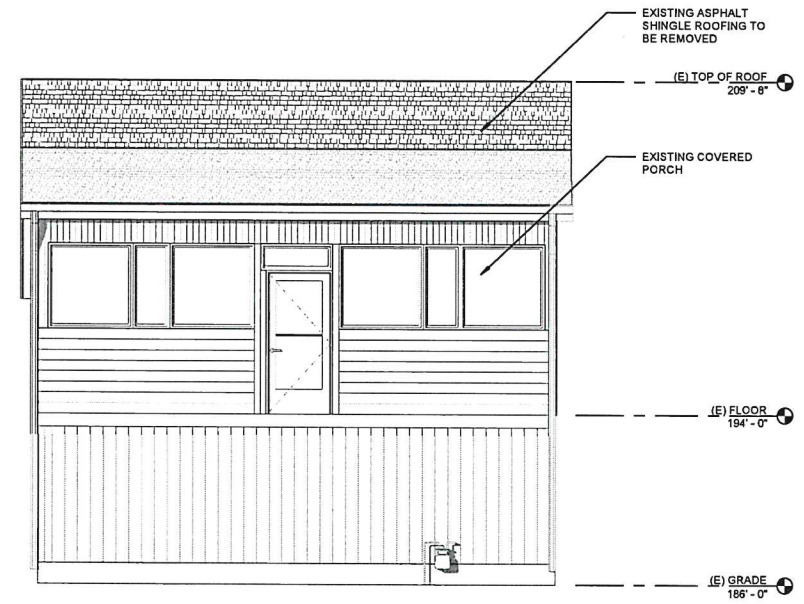
FLOOR AREA: 376 SF



1 (E) GARAGE / ADU 1ST FLOOR PLAN
1/4" = 1'-0"



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

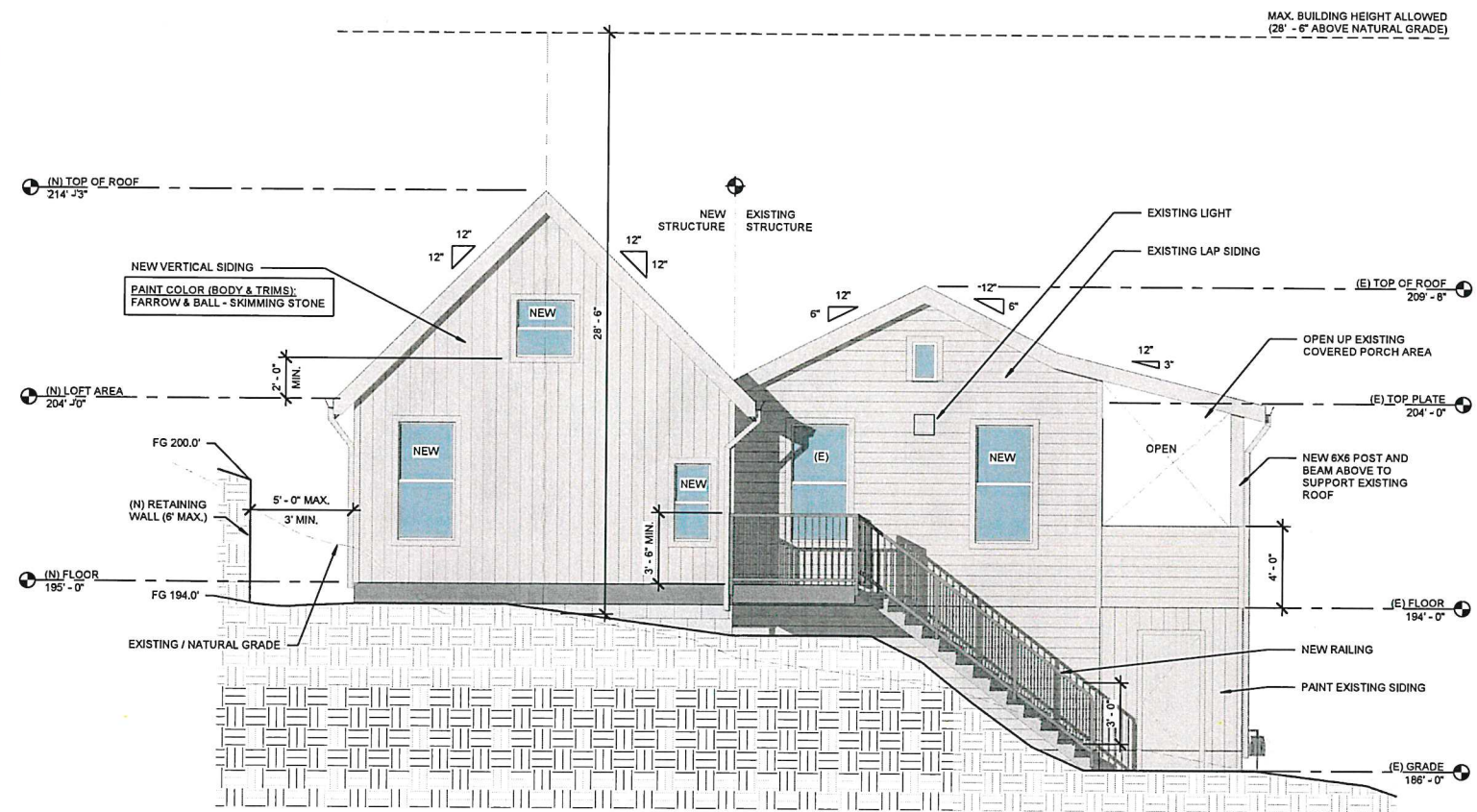


3 EXISTING EAST ELEVATION
1/4" = 1'-0"

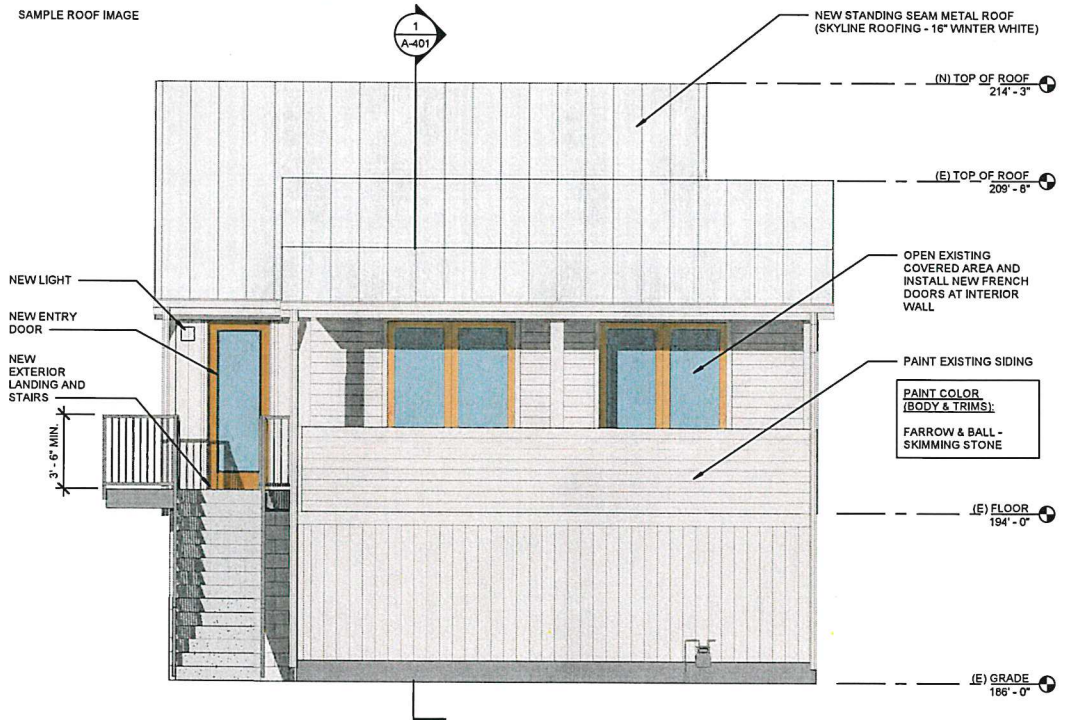


SAMPLE ROOF IMAGE

MAX. BUILDING HEIGHT ALLOWED
(28' - 6" ABOVE NATURAL GRADE)



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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



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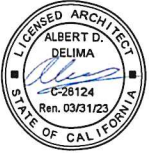
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JOB NUMBER:	-
SHEET TITLE	ELEVATIONS

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A-301

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152 PORTEOUS AVENUE, FAIRFAX, CA

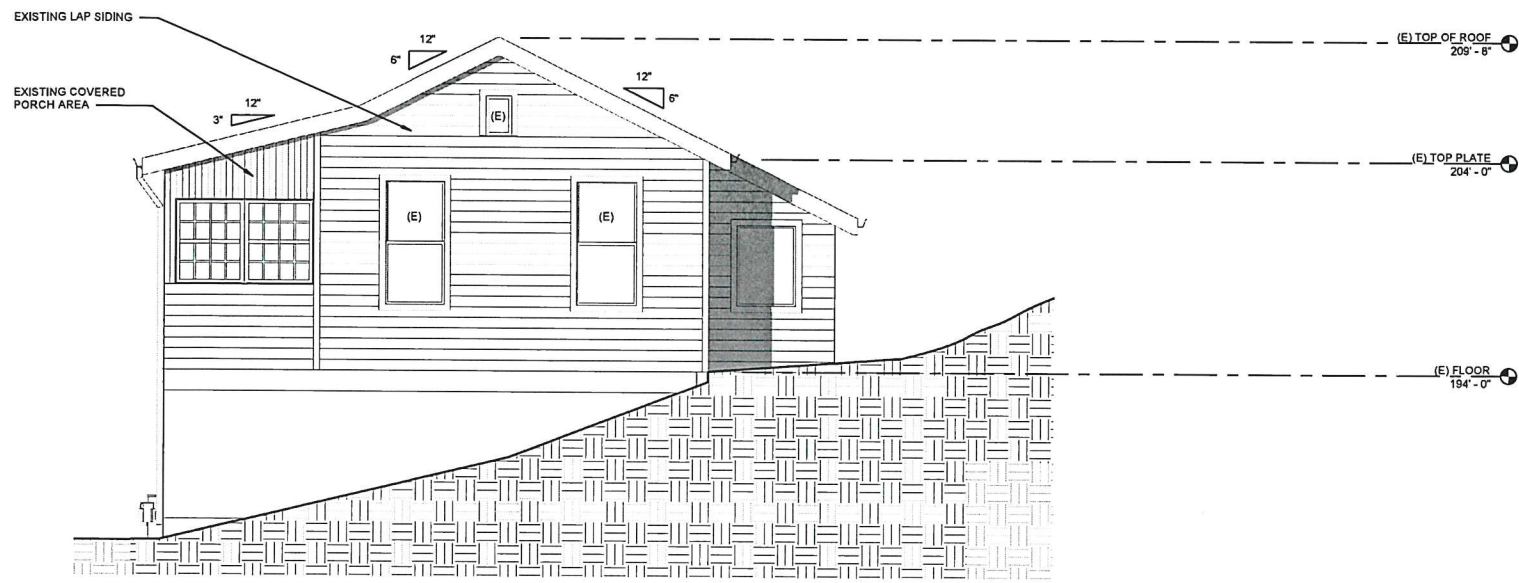
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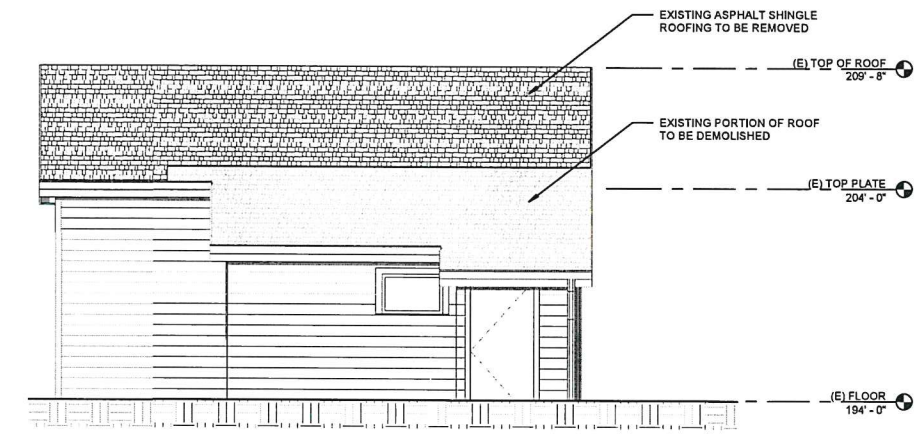
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CHECKED BY:	-
JOB NUMBER:	-
SHEET TITLE	ELEVATIONS

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A-302

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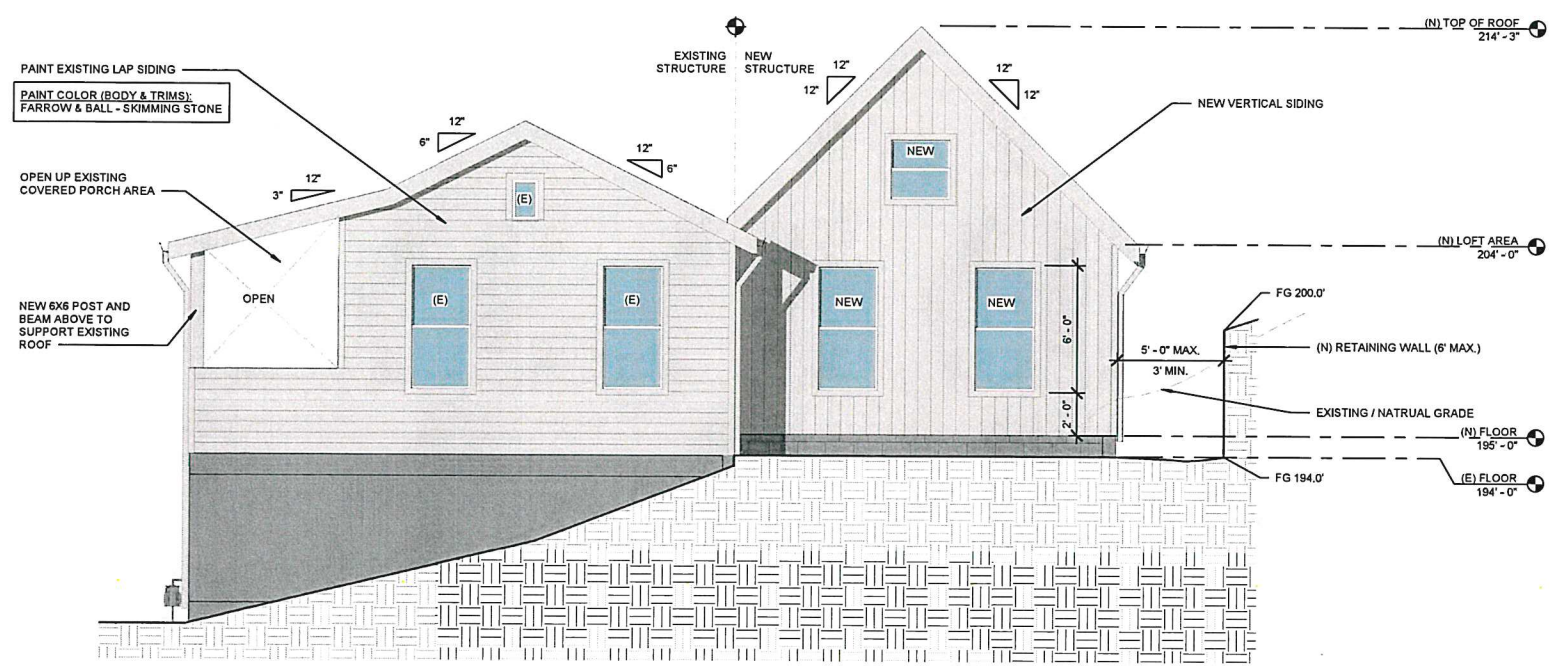
4 EXISTING NORTH ELEVATION
 1/4" = 1'-0"



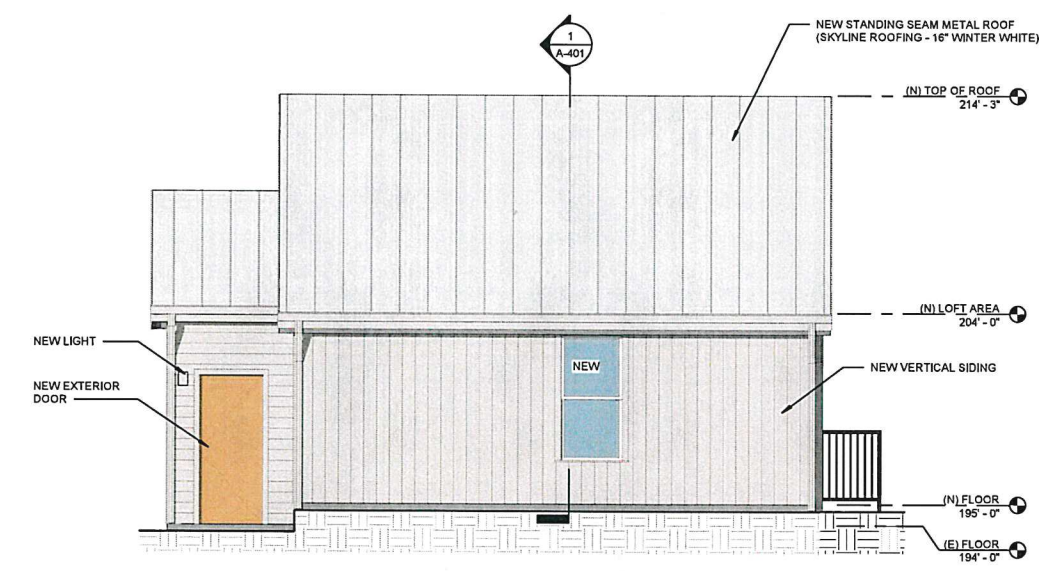
3 EXISTING WEST ELEVATION
 1/4" = 1'-0"

MAX. BUILDING HEIGHT ALLOWED
 (28' - 6" ABOVE NATURAL GRADE)

MAX. BUILDING HEIGHT ALLOWED
 (28' - 6" ABOVE NATURAL GRADE)



2 PROPOSED NORTH ELEVATION
 1/4" = 1'-0"

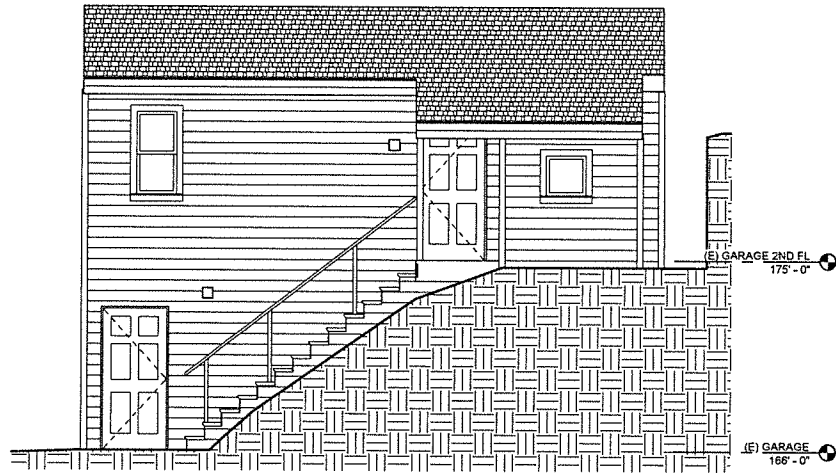


1 PROPOSED WEST ELEVATION
 1/4" = 1'-0"

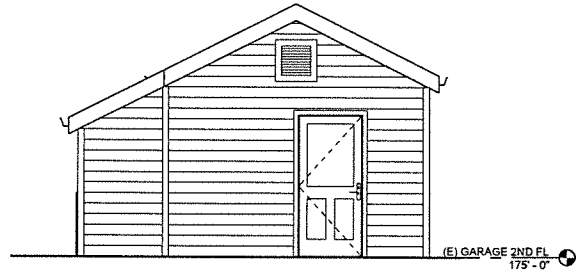
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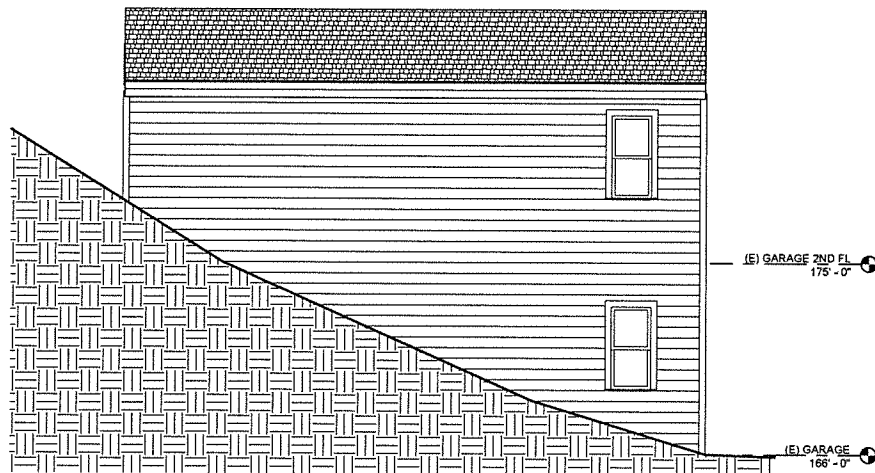
NO WORK AT EXISTING GARAGE / ADU,
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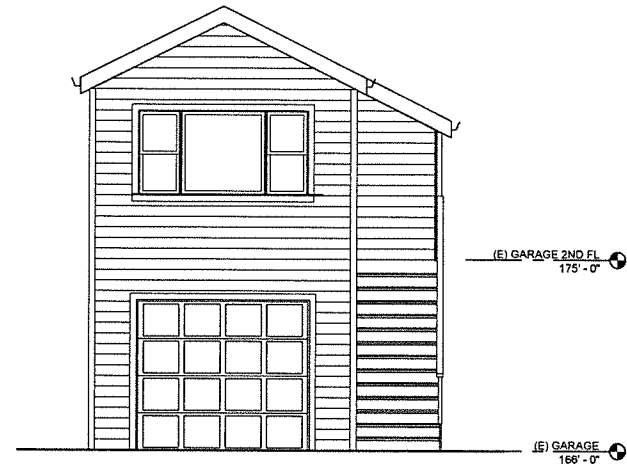
4 GARAGE / ADU RIGHT ELEVATION - EXISTING
1/4" = 1'-0"



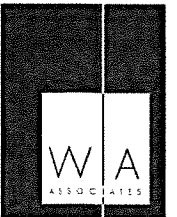
3 GARAGE / ADU REAR ELEVATION - EXISTING
1/4" = 1'-0"



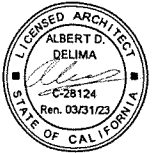
2 GARAGE / ADU LEFT ELEVATION - EXISTING
1/4" = 1'-0"



1 GARAGE / ADU FRONT ELEVATION - EXISTING
1/4" = 1'-0"



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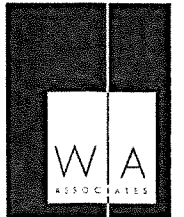
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JOB NUMBER: -

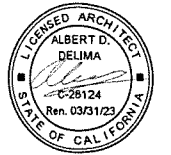
SHEET TITLE
(E) GARAGE / ADU
ELEVATIONS

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A-303

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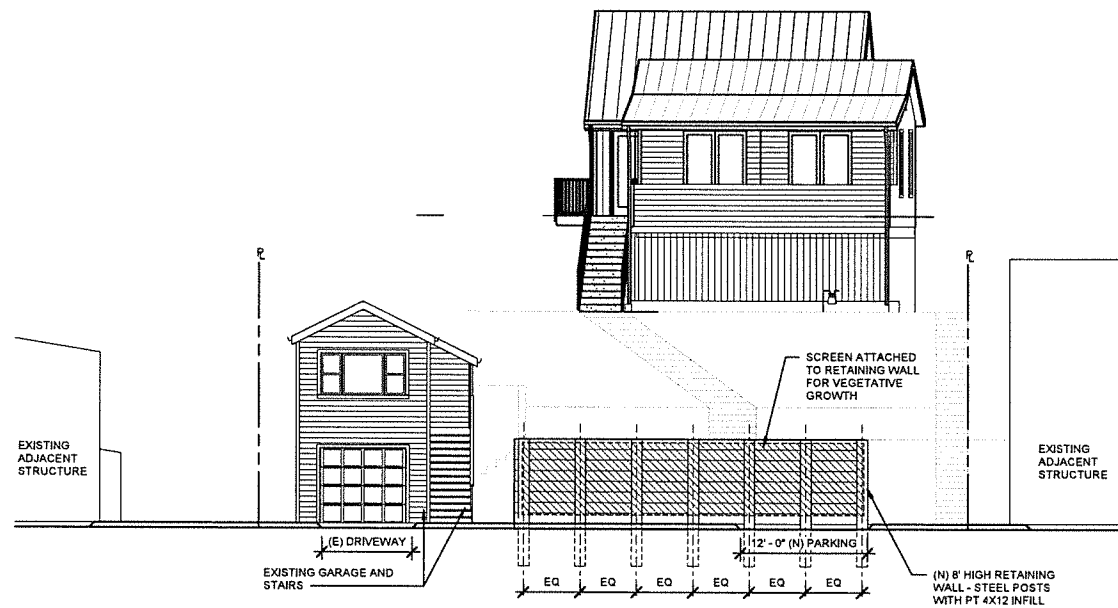
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1	12/23/2021	PC COMMENTS

SCALE: As indicated
DRAWN BY: WY
CHECKED BY: -
JOB NUMBER: -
SHEET TITLE
SECTION

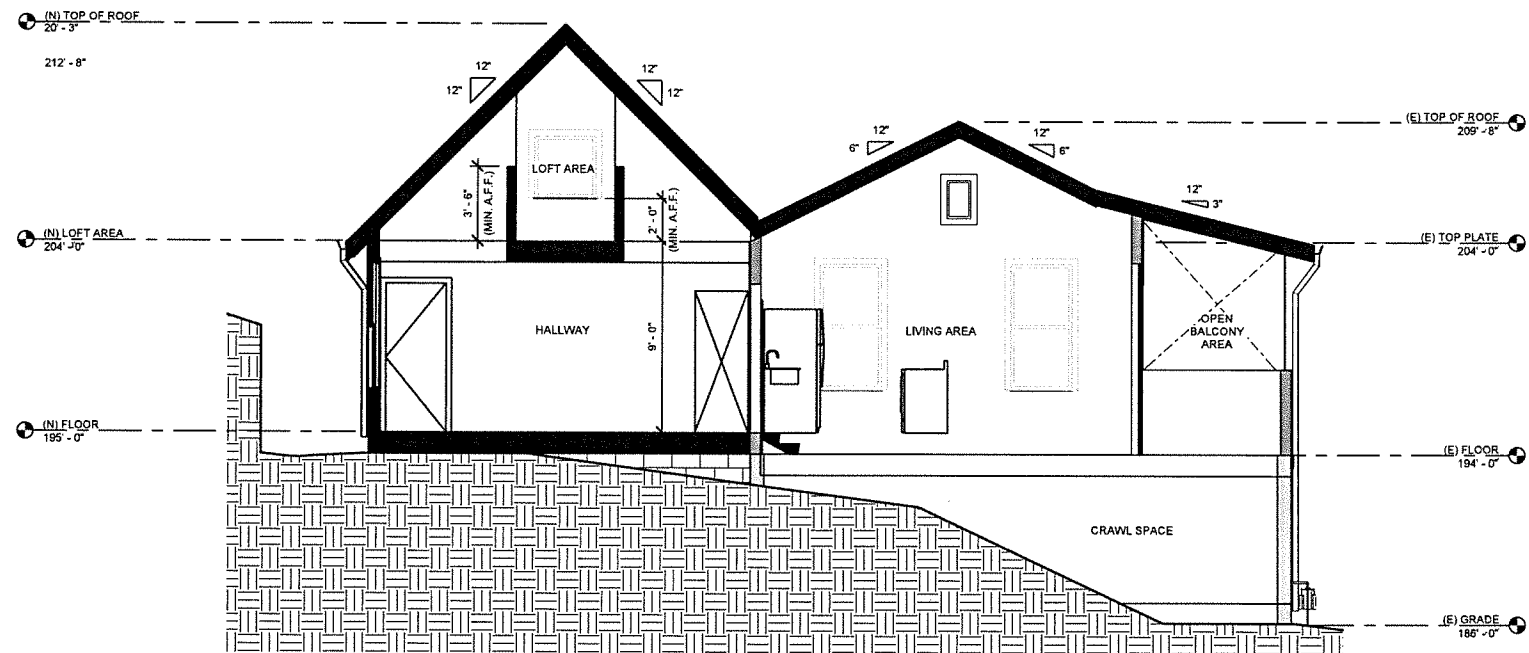
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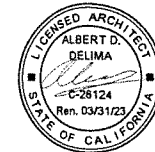
2 PROPOSED STREET ELEVATION
1/8" = 1'-0"



1 SECTION
1/4" = 1'-0"



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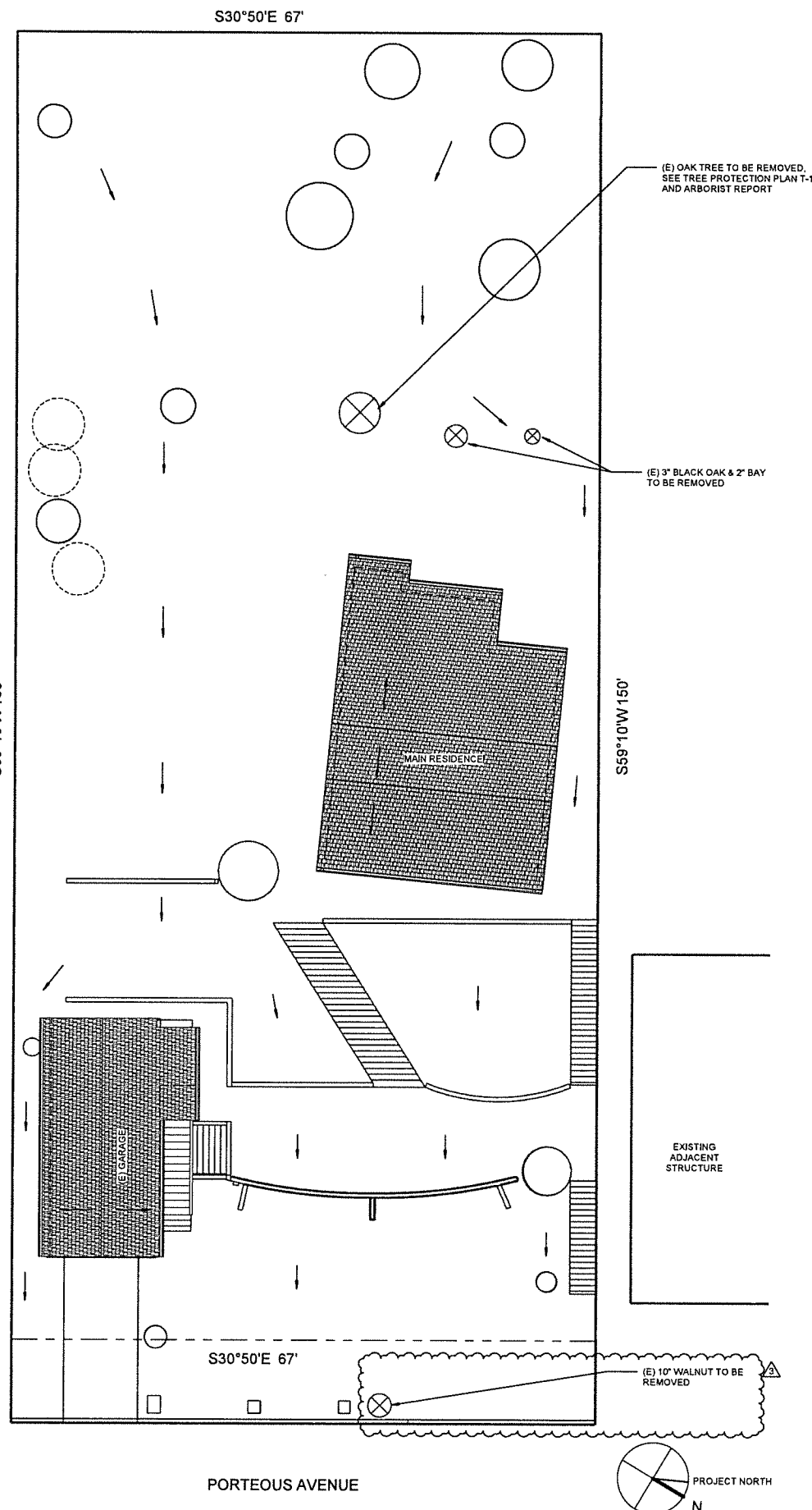
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	04/09/21	PLANNING-GU/MHT/AL
1	12/23/2021	PC COMMENTS
3	05/13/2022	PC COMMENTS

SCALE: 1/8" = 1'-0"
DRAWN BY: VZ
CHECKED BY: WY
JOB NUMBER: -
SHEET TITLE
LANDSCAPE PLANS

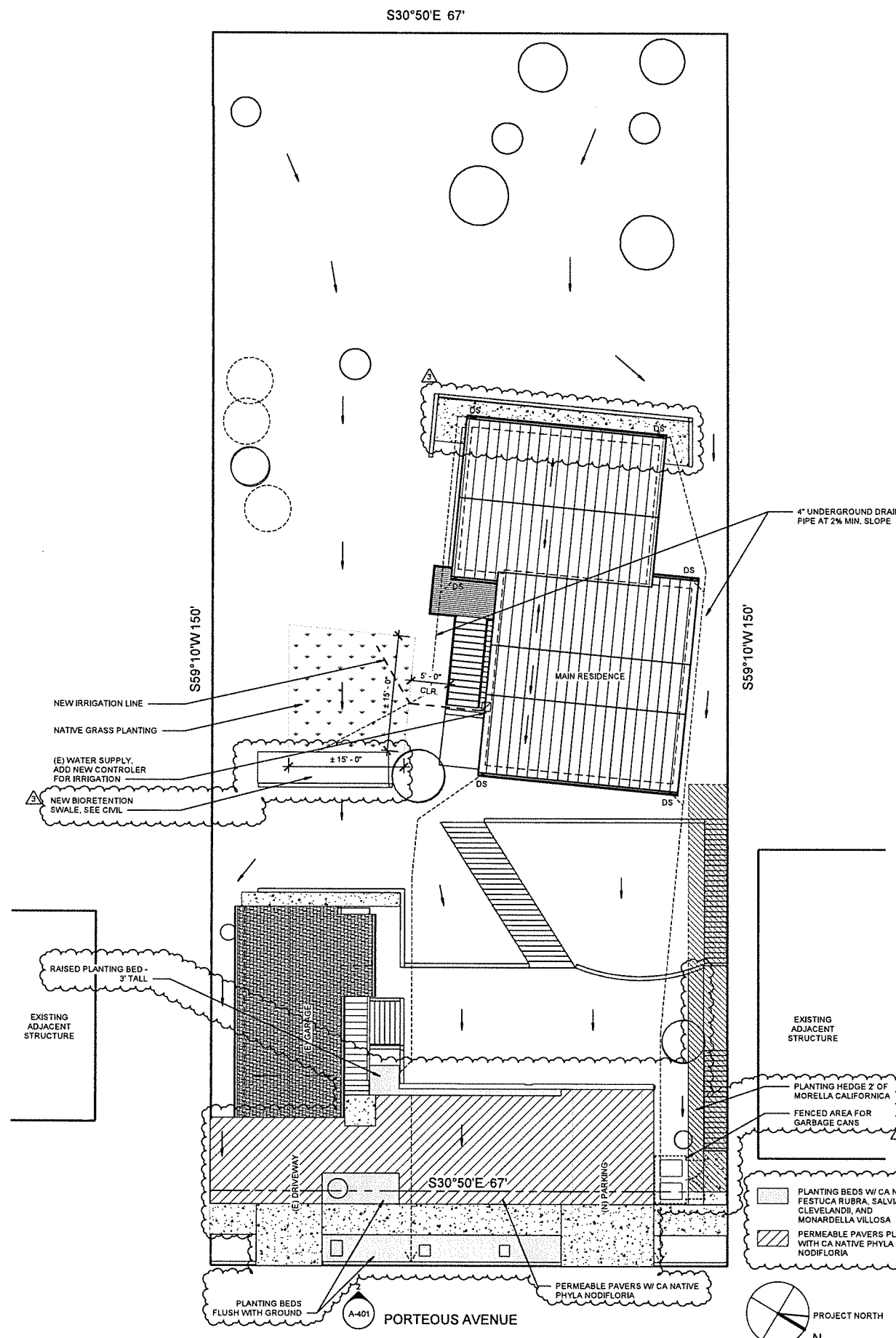
DRAWING

L-1

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2 LANDSCAPE PLAN - EXISTING
1/8" = 1'-0"



1 LANDSCAPE PLAN - PROPOSED
1/8" = 1'-0"

TREE	NAME	SPECIES	DBH	CBH	STATUS	CANOPY	SUIT.	CRZ	RIZ	RECOMMENDATION
T01	CALIFORNIA BLACK OAK	<i>Quercus kelloggii</i>	36	113	HERITAGE	80NE	3	12	36	PRESERVE (MITIGATION)
T02	AMERICAN PLUM	<i>Prunus americana</i>	5.3	3.6	TREE	10E	3	2.4	3.6	PRESERVE (MITIGATION)
T03	ENGLISH WALNUT	<i>Juglans regia</i>	10.4	33	HERITAGE	10C	3	3.5	10	PRESERVE (MITIGATION)
T04	CALIFORNIA BUCKEYE	<i>Aesculus californica</i>	14.3	45	HERITAGE	15S	3	4.8	11	PRESERVE (MITIGATION)
T05	CALIFORNIA BLACK OAK	<i>Quercus kelloggii</i>	26	82	HERITAGE	60C	2	6.7	20	PRESERVE (MITIGATION)
T06	COAST REDWOOD	<i>Sequoia sempervirens</i>	9.2	29	TREE	8C	2	3.1	4.6	PRESERVE
T07	COAST LIVE OAK	<i>Quercus agrifolia</i>	7.1	6.3	TREE	20E	4	3.4	5.1	REMOVE
T08	CALIFORNIA BAY LAUREL	<i>Umbellularia californica</i>	14	44	TREE	20E	3	4.7	11	PRESERVE
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 (1= Excellent, 2= Good, 3= Fair, 4= poor, 5=very poor).
 CRZ = Critical Root Zone is the critical area where structural roots are likely to be located (DBH times 4 in feet).
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TREE PROTECTION MEASURES:

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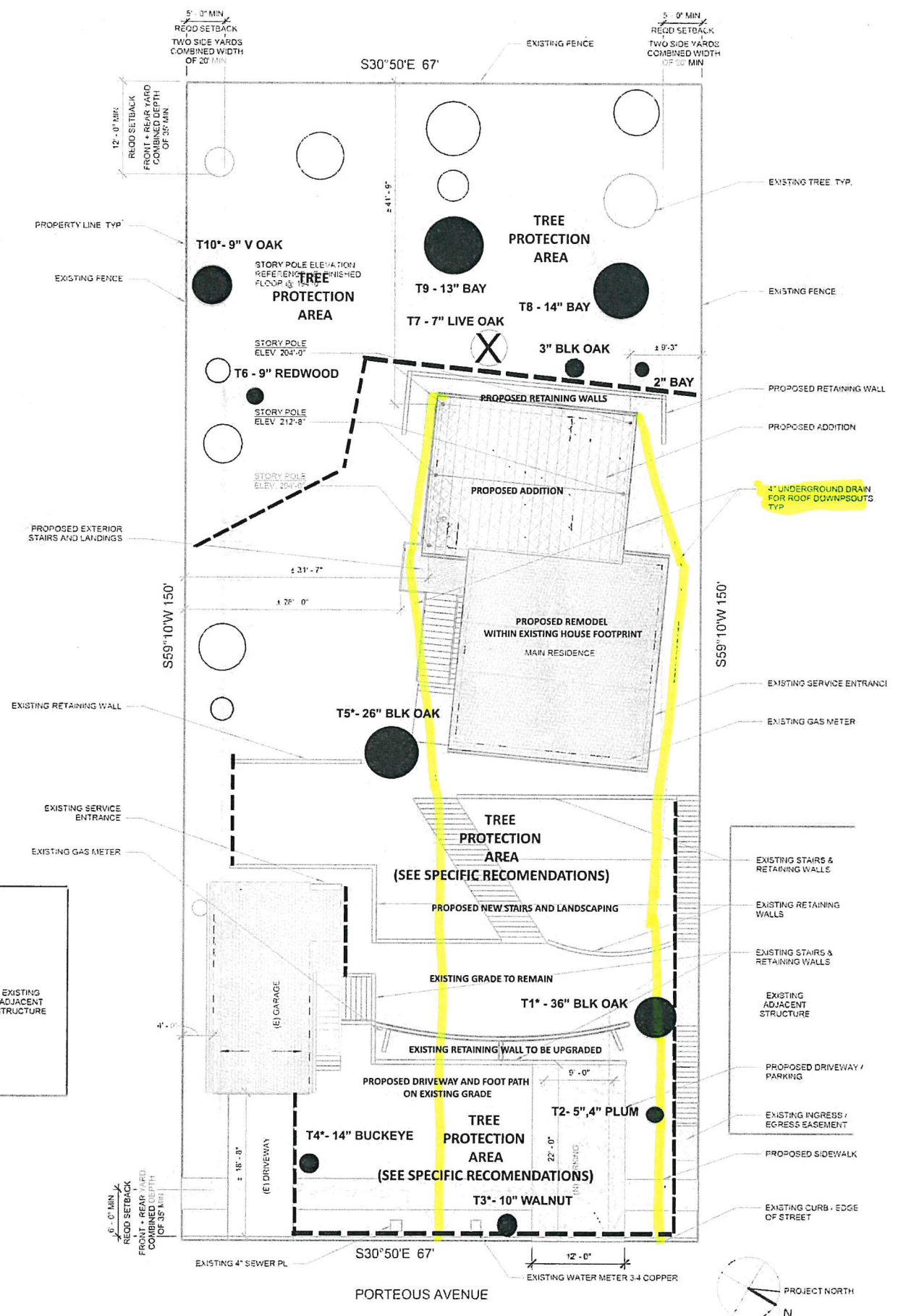
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DATE: 11/12/2021
 DRAWN: JDL
 SCALE: 1/8" = 1'-0"
 REVISED:

TREE PROTECTION PLAN
 SHEET
T-1

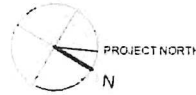


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TREE DATA: Provided by Arborlogic Consulting Arborists, San Francisco, California. See Arborist Report dated November 12, 2021.

[Signature]
 James Lascot - Principal Consulting Arborist
 ISA Certified Arborist WE - 2110



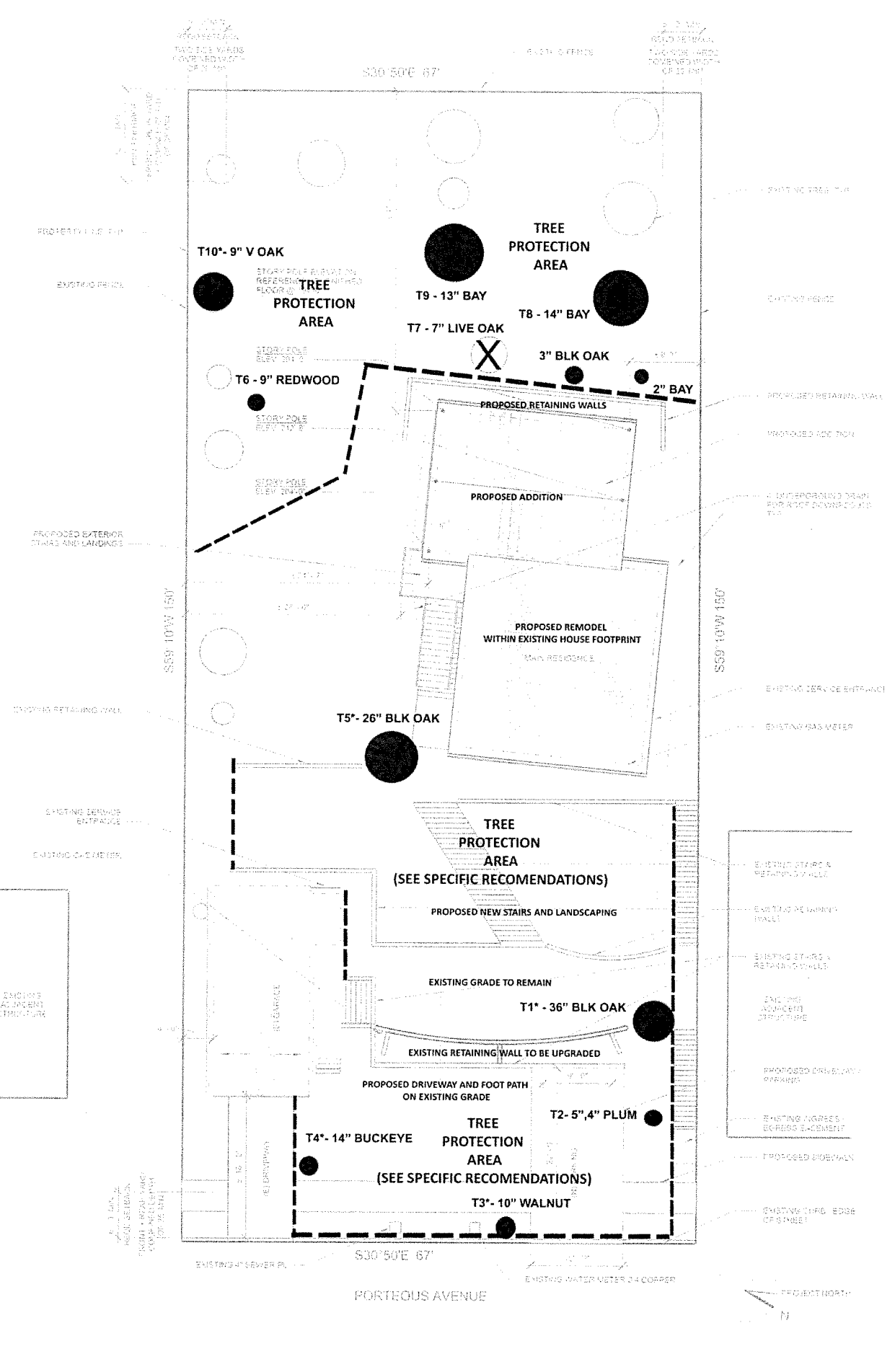
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 See Arborist Report dated November 12, 2021.

James Lascot
 James Lascot - Principal Consulting Arborist
 ISA Certified Arborist WE - 2110

- SPECIFIC TREE PROTECTION:**
- REMOVE TREES T7 AS DESIGNATED IN ITEMS 3 AND 4.
 - THE PROPOSED RETAINING WALL REPLACEMENTS, STAIRS, LANDINGS, AND DRIVEWAY REPLACEMENT WITHIN THE ROOT INTRUSION ZONE OF PROTECTED TREES SHALL BE DESIGNED TO MITIGATE ROOT LOSSES. ANY DESIGN CHANGES SHALL BE APPROVED BY THE PROJECT ARBORIST.
 - THE PROPOSED DRIVEWAY AND FOOT PATH IN THE LOWER TREE PROTECTION AREA SHALL BE ON EXISTING SOIL GRADE (NO SOIL CUTS) UNLESS HAND EXCAVATED AND PRESERVING SIGNIFICANT ROOTS AS DESIGNATED BY THE PROJECT ARBORIST.
 - ANY STRUCTURAL IMPROVEMENTS TO INCLUDE UTILITY LINE LOCATIONS, DRIVING LINES, TIERS/BASIS, ETC. PROPOSED BY THE ENGINEER SHALL BE REVIEWED AND APPROVED BY THE PROJECT ARBORIST.
 - SOME AREAS OUTSIDE OF THE TREE PROTECTION FENCING BUT WITHIN THE ROOT INTRUSION ZONES OF PROTECTED TREES MAY REQUIRE BASECOURT OR MULCH TO ALLOW FOR ACCESS AND EGRESS FOR CONSTRUCTION PERSONNEL AND MACHINERY AS DESIGNATED BY THE PROJECT ARBORIST FOLLOWING PRE-CONSTRUCTION MEETING AS DESCRIBED WITHIN ITEM 2.
 - THE PROJECT ARBORIST SHALL DIRECTLY SUPERVISE AND DOCUMENT ANY DEMOLITION OR EXCAVATION WITHIN THE ROOT INTRUSION ZONE OF PROTECTED TREES AS PER ITEM 12 OF THIS PLAN UNLESS OTHERWISE DIRECTED BY THE PROJECT ARBORIST.

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DATE: 11/12/2021
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TREE PROTECTION PLAN
 SHEET
T-1

VEGETATIVE MANAGEMENT PLAN

COMMON NAME	LATIN NAME	COUNT	FIRE RESISANT?	TYPE	NEW OR EXISTING	REMARKS
Bay Laurel	Umbellularia Californica	6	No	Tree	EXISTING	
Valley Oak	Quercus Lobata	5	Yes	Tree	EXISTING	
Black Oak	Quercus Agrifolia	3	Yes	Tree	EXISTING	
Plum	unknown	1	Unknown			
Fig	Ficus Carica	1	Yes	Tree	EXISTING	
Photinia	Photinia Glabra	3	Fire Resistant	Tree	EXISTING	
Black Walnut	Juglans Nigra	1	Yes	Tree	EXISTING	
Redwood	Sequoia Sempervivens	1	Yes	Tree	EXISTING	
Native Sod	Festuca (Idahoensis, Rubra, Occidentalis)	500 sq.'	Yes	Grass	NEW	Low water -Native
Buckeye	Aesculus Californica	1	Not listed on Firesafe	Tree	EXISTING	

EXISTING CONDITIONS

There are mature valley oaks, California bay laurels and one small redwood tree (less than 10 inches in diameter) on the property. All of these trees will remain untouched except for scheduled maintenance in the future by a certified arborist. Hillside has been cleared of most of the prior overgrown vegetation, and Scotch Broom has been removed by contracted gardener. Property easement (includes stairway access for dominant property) does not contain any plantings. As a result of this clearing, property landscape is exposed dirt and presents little fire danger.

Separate dwelling unit (152-A) occupies parts of Zones 2 and 3 and is nearest Porteous Avenue and all plants and trees maintained and kept as existing.

Steps have been taken to control erosion including laying of jute cloth affixed with landscape pins, rice straw and wattles placed aligned with the contours of the land.

PROPOSED SCOPE

Defensible space has been cleared to maintain a fire break with low population of vegetation 0-30' zones from the house and shall be incorporated into the Vegetative Management Plan to allow for a buffer between any vegetative area and existing structures. Install native grass sod in 5-30' zone on drip irrigation as identified on plant schedule. Removal of split live oak located behind house, tree is 7" diameter at 4.5 feet from base and is therefore unprotected as per arborist report.

PROPOSED PLANTING

Proposed schedule of plantings included in this site plan to be native grass on drip irrigation as per plant schedule.

ZONE 0 (IMMEDIATE ZONE 0-5' FROM MAIN HOUSE)

All combustible furniture, jute or fiber door mats, fallen leaves/cellulose debris and tree limbs extending into this zone are removed. No vegetation to be planted in this zone. No cellulose/combustible mulch to be used in this zone. All surface areas to be covered with concrete, gravel or pavers.

ZONE 1 (INTERMEDIATE ZONE, 5-30' FROM MAIN HOUSE)

Maintain removal of all dead plants and cellulose debris within this zone. There are few trees/shrubs in this zone to present a fire danger.

Per landscape plan, plant native grass sod using drip irrigation system as well as three raised vegetable beds. No supplemental irrigation to be added to existing valley oaks on property. Valley oaks are trimmed by certified arborist to keep them from becoming a fire danger without endangering the legacy specimens.

ZONE 2 (EXTENDED ZONE, 30-100' FROM MAIN HOUSE)

Maintain defensible space fire break with existing native plants into this design pattern to mitigate fire danger. Pavers will occupy the lower slope of the property between retaining wall nearest to road and Zone 3.

ZONE 3 (ACCESS ZONE, 0-10' FROM ROAD)

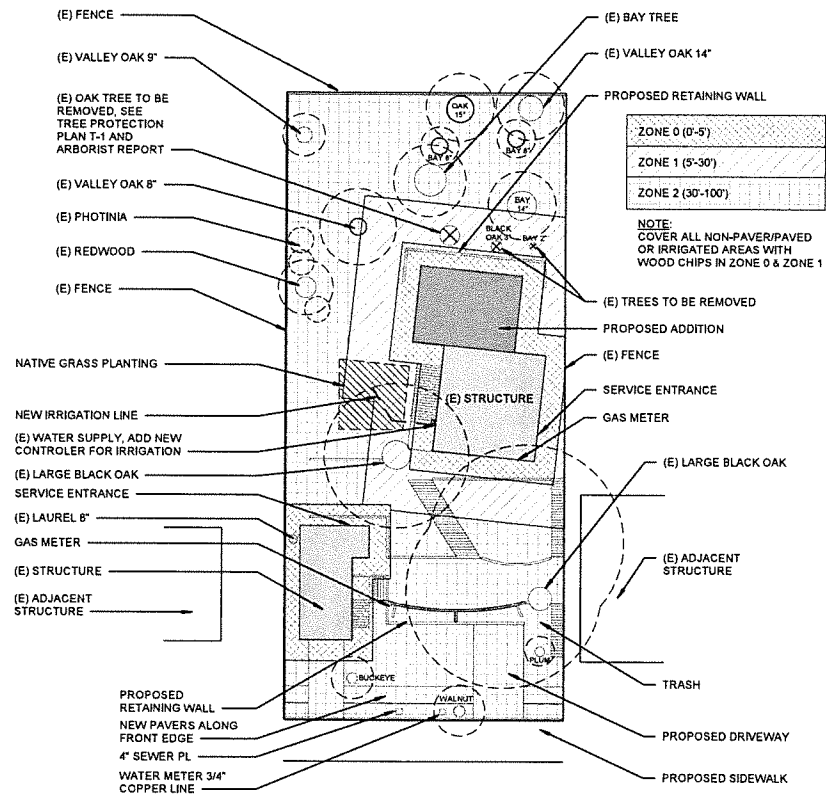
Property abuts to Porteous Avenue, there is no access road onto property. No plantings to be done in this area.

LONG TERM MAINTENANCE SCHEDULE

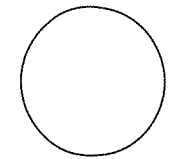
Continue monitoring of invasive plants such as Scotch Broom and removal of fallen leaves and other tree/shrub debris regularly.

Maintain continued trimming of valley oaks and other trees by certified arborist to keep limbs away from house structures as much as possible without harming the trees. Crown separation between trees to be maintained at a minimum of 10 feet within 100 feet of the structure with the exception of the valley oaks.

This will include removal of branches underneath trees within 6' from the house. Continued mitigation of all weeds, grasses, ivy and shrubs not included in attached plant schedule.



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ARCHITECTS & ENGINEERS
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www.waassoc.com



BROWN | CARTER
RESIDENTIAL ADDITION

152 PORTEOUS AVENUE, FAIRFAX, CA

APN: 002-071-09

MARK	DATE	DESCRIPTION
6/30/21		PLANNING SUBMITTAL

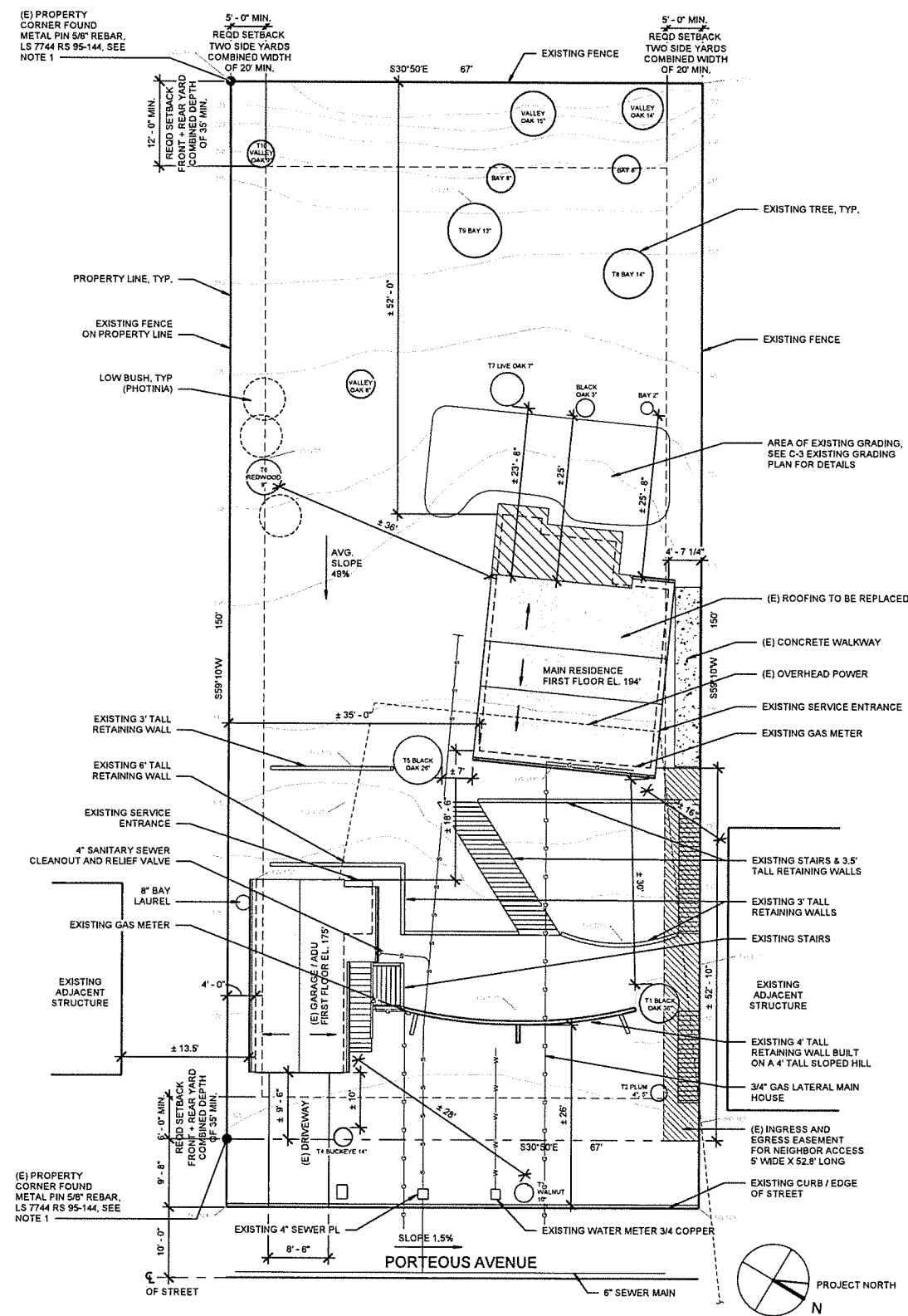
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SHEET TITLE
VEGETATIVE MANAGEMENT PLAN

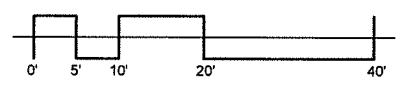
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1 EXISTING SITE PLAN - CIVIL
1" = 10'-0"



Site Plan Notes:

- South East Property Corners have been located by the Contractor and are metal pins that are flagged. Metal pins are 5/8" rebar. These corners were installed under the Record of Survey 05-144. The existing fence has been built on the property line. Four corners were checked from measurements from property line and to the curb and centerline of the street. Additional background survey maps used is RM 004-096.
- The site features and surface topography was measured Spring 2021 and was connected to the relative geographic elevations through approximate GPS measurements along the street surface. All elevation measurements are tied to local project benchmarks as control only.
- All existing and new building and site improvements are detailed in architectural plans attached.
- The intent of these drawings, which are a part of the Contract Documents, is to accomplish a complete project. The Contractor shall verify conditions on the job site match the Contract Documents. All discrepancies, variations or omissions found shall be reported to the Civil Engineer immediately. The Civil Engineer will clarify in writing within a reasonable time. Written dimensions shall take precedence over scaled dimensions. Details and notes are typical. Similar details and notes apply in similar conditions.
- The Contractor agrees that in accordance with generally accepted construction practices and construction, the Contractor shall be required to assume sole and complete responsibility for the job site and conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours. The Contractor shall hold harmless the Civil Engineer from all liabilities and damages resulting from the construction operations.
- Utilities as shown conform to all present information. However it is the Contractors responsibility to verify location and depths of all utilities with the appropriate agencies. Any conflicts shall be immediately reported to each agency and the Civil Engineer. Protect in Place all utilities not being rehabilitated and it is recommended that hand digging only be used when active work is in close proximity.
- The Contractor or any Subcontractor shall notify Underground Service Alert one call program six (6) working days prior to performing excavation work by calling (800) 227-2600. Excavation is defined as being six (6) or more inches in depth below existing grade at any location within the site. All utilities within the work area are to be clearly marked throughout the duration of the work activities.
- It is the responsibility of the Contractor to review all exported and imported soils and materials from the site to be free from potentially harmful constituents such as chemicals and invasive weed seeds.
- During construction all existing monuments and survey information shall be preserved and replaced at the Contractors expense.
- All earthwork activities are to be conducted in a safe manner and all trenches four feet or more in depth shall be shored and braced per state law.
- Site slope warrants extensive and engineered erosion control measures during all times subsoil is exposed and not fully vegetated. All erosion control measures and guidelines shall be in place at the end of each day.
- There are 10 Site Trees that are greater than 4" in size that are within the proximity of construction. They are labeled and shown with the species and diameter in inches measured at 4.5' height. All site trees have been surveyed by an arborist in a report dated November 12, 2021 which has been generated in accordance with Town of Fairfax California Municipal Code. One tree is to be removed due to tree trunk structural defects and all others are to be protected in place. See sheet T-1 "Tree Protection Plan".
- The 4" PVC sanitary sewer service lateral for the property was replaced with an encroachment permit #20-99 dated November 23rd, 2020. This lateral connection was installed to the existing garage/IADU and extended uphill and capped near the main residence in preparation of future work.
- The construction may require restoration/reconstruction of public improvements damaged during the course of construction. An encroachment permit is required for any proposed improvements within the public right of way.

TREE	NAME	SPECIES	DBH	CBH	STATUS	CANOPY	SUIT.	CRZ	RIZ	RECOMMENDATION
T01	CALIFORNIA BLACK OAK	<i>Quercus kelloggii</i>	36	113	HERITAGE	60NE	3	12	36	PRESERVE (MITIGATION)
T02	AMERICAN PLUM	<i>Prunus americana</i>	5.3	3.6	TREE	10E	3	2.4	3.6	PRESERVE (MITIGATION)
T03	ENGLISH WALNUT	<i>Juglans regia</i>	10.4	33	HERITAGE	10C	3	3.5	10	PRESERVE (MITIGATION)
T04	CALIFORNIA BUCKEYE	<i>Aesculus californica</i>	14.3	45	HERITAGE	15S	3	4.8	11	PRESERVE (MITIGATION)
T05	CALIFORNIA BLACK OAK	<i>Quercus kelloggii</i>	26	82	HERITAGE	60C	2	8.7	20	PRESERVE (MITIGATION)
T06	COAST REDWOOD	<i>Sequoia sempervirens</i>	6.2	29	TREE	6C	2	3.1	4.6	PRESERVE
T07	COAST LIVE OAK	<i>Quercus agrifolia</i>	7.1	6.3	TREE	20E	4	3.4	5.1	REMOVE
T08	CALIFORNIA BAY LAUREL	<i>Umbellularia californica</i>	14	44	TREE	20E	3	4.7	11	PRESERVE
T09	CALIFORNIA BAY LAUREL	<i>Umbellularia californica</i>	12.3	39	TREE	15E	3	4.2	9.4	PRESERVE
T10	VALLEY OAK	<i>Quercus lobata</i>	8.7	27	HERITAGE	15E	3	2.9	6.5	PRESERVE

DBH = Trunk Diameter at Breast Height 4.5 feet (54 inches) above soil grade in inches.
 CBH = Trunk Circumference at Breast Height 4.5 feet (54 inches) above soil grade in inches.
 STATUS = Tree Designation as defined within Town of Fairfax Municipal Code
 CANOPY = Total tree canopy diameter in feet and aspect (N= North, S= South, E=East, W=West and C= On Center).
 SUITABILITY = Suitability for Preservation or the condition and contribution of a tree without regard to proposed development
 (1= Excellent, 2= Good, 3= Fair, 4= poor, 5=very poor).
 CRZ = Critical Root Zone is the critical area where structural roots are likely to be located (DBH times 4 in feet).
 RIZ = Individual Tree Root intrusion Zone represented as a radius in feet from trunk location (Mathery / Clark).

MAP KEY

GAS	— G — G — G —
WATER	— W — W — W —
SEWER	— S — S — S —
PROPERTY LINE	— — — — —
EASEMENT LINE	- - - - -
SETBACK LINE	— · — · — · — · —
LIMIT OF WORK	— · — · — · — · —

CIVIL ENGINEER:
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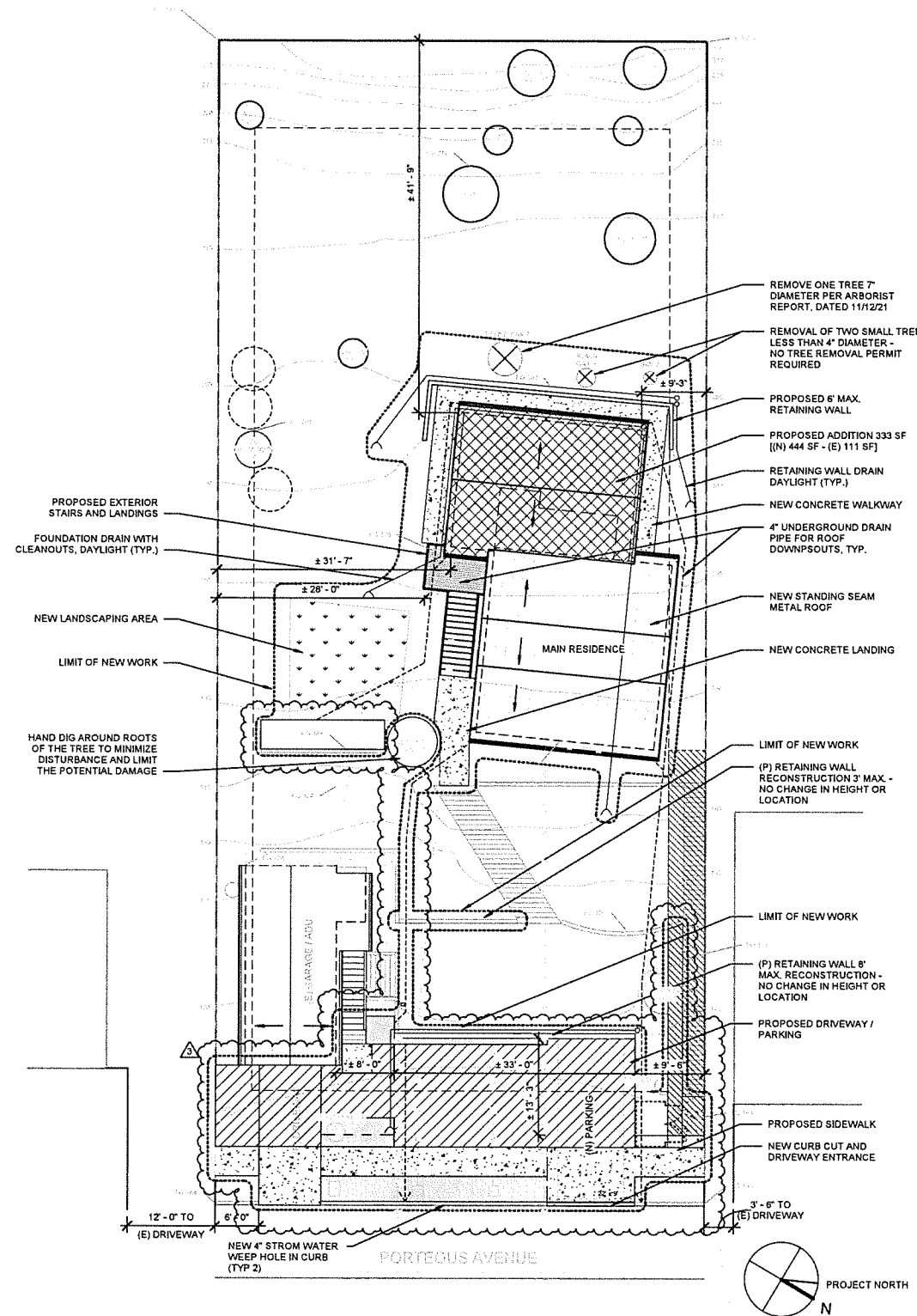
BROWN | CARTER
 RESIDENTIAL
 ADDITION
 152 PORTEOUS
 AVENUE, FAIRFAX, CA
 APN: 002-071-09

MARK	DATE	DESCRIPTION
000/01		PLANNING SUBMITTAL
1	12/23/2021	PC COMMENTS
2	03/07/2022	PC COMMENTS

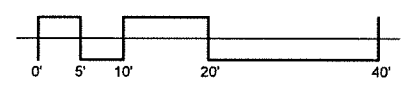
SCALE: As Indicated
 DRAWN BY: VZ
 CHECKED BY: BJ
 JOB NUMBER: -
 SHEET TITLE
 EXISTING SITE PLAN

DRAWING
C-1
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1 PROPOSED SITE PLAN - CIVIL
1" = 10'-0"



- Site Plan Project Scope:
- Grading for new residential addition, 333 SF and remodel, 111 SF
 - Removal of one 7' diameter site tree
 - New 6' max height retaining wall at the rear of the new residential addition
 - New downspout drain connections to back of curb
 - New stairs and landing for the new residential addition
 - New landscaping area
 - Reconstruction of a 3' max height retaining wall
 - Reconstruction of a 6' max height retaining wall
 - New driveway and sidewalk installation

MAP KEY

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SEWER	— S — S — S —
PROPERTY LINE	— — — — —
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**RESIDENTIAL
ADDITION**

152 PORTEOUS
AVENUE, FAIRFAX, CA

APN: 002-071-09

MARK	DATE	DESCRIPTION
00001		PLANNING SUBMITTAL
1	12/23/2021	PC COMMENTS
2	03/07/2022	PC COMMENTS
3	05/13/2022	PC COMMENTS

SCALE: As indicated
DRAWN BY: VZ
CHECKED BY: BJ
JOB NUMBER: -

SHEET TITLE
PROPOSED SITE PLAN

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Photo 1



Photo 2

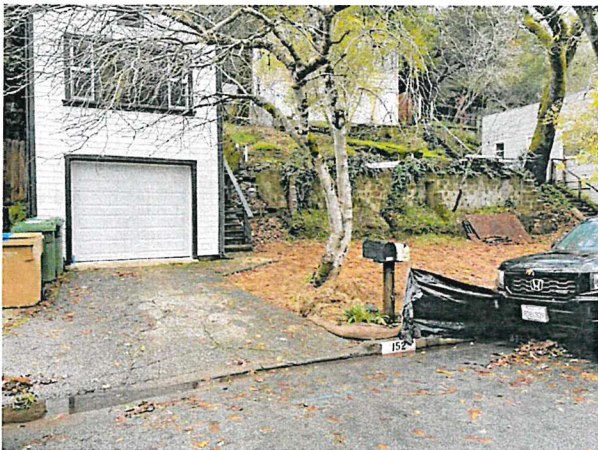
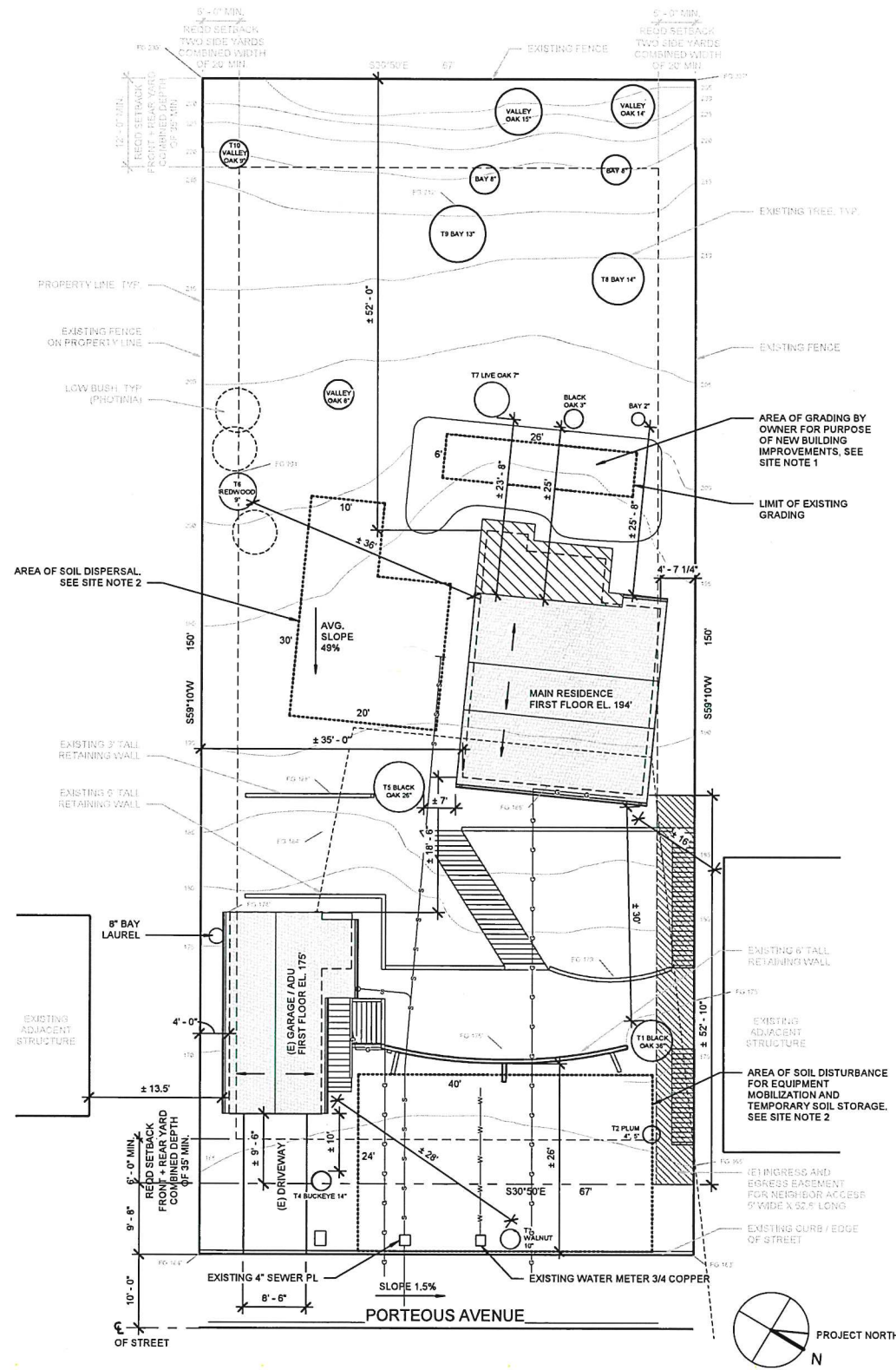
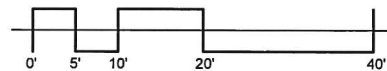


Photo 3



1 EXISTING SITE GRADING AND WINTERIZATION
1" = 10'-0"



Site Notes:
1. Currently the as-built grading areas are in a stable and winterized condition. Observation of the site indicates there has been no minor historical erosion, or sediment discharged from the grading area. The cuts and fills are stabilized with no ruffles, gullying or slumping of the final earthwork. No grading activities have occurred over the last 12 months. See Winterization Notes.

2. Existing Grading Project Description: Earthwork activities were done by the homeowner in preparation for immediate new building improvements in an area directly to the uphill and rear of the existing home. This earthwork is a cut and was performed by hand with picks and shovels. The extent of the grading is a cut 34 feet long and 8 feet wide with a max height of 6 feet. The grade in this area averages 39%. The amount of soil removed in this cut is estimated at 13 CY. This soil was spread on the adjacent area, see Site Note 2. See photo 1 and 2.

Grading Quantities
13 CY total earthwork
13 CY Cut - max 5'
13 CY Fill - max 8'
Balanced earthwork with no export or import (not for bidding)

3. The Area of Soil Dispersal: This is an area where the soil generated from the existing earthwork activities has been spread in a single thin layer in preparation for future landscaping activities. The area of this location is approximately 500 SF maximum depth of this lift was 8 inches deep and accepted 13 cubic yards of material. This lift was loosely compacted for soil health. The area has been stabilized with rice straw, jute netting and erosion control wattles. See Winterization Notes.

4. Site Photos have been provided a representation of the existing surface features.

Photo #	Description
1	Rear of existing building showing existing cut for new home construction, top-down view
2	Rear of existing building showing existing cut for new home construction, side view
3	Front street towards proposed driveway entrance and construction mobilization area
4	Front street towards existing driveway entrance and construction mobilization area

Winterization Notes:
1. The property located at 152 Porteous Ave. is currently involved in a lengthy remodel/construction project. To date the replacement of the main sewer lateral along with a preliminary "cut" into the hillside, above the main structure, has been completed. While our proposed project is in review all work on this property has ceased and steps have been made to prevent excess erosion.

2. Beginning at street level, the property has been fitted with a temporary three-foot sediment fence, following the curb and property line on the west side. A single length of wattle has also been placed along the curb and property line. These are attempts to prevent any erosion or construction debris from entering the storm drains.

3. As we continue into the property a combination of "native" soil stabilizing seed has been dispersed, a layer of rice straw, and finally a layer of jute Matt has been placed. The jute mat is staked with six-inch metal stakes at four foot on center.

4. The portion of the property, on the east side of the main structure, is where the spoils from the excavation were placed. This area has also received a combination of seed, straw, and mat as described above. A length of wattle has also been placed along the east property line to prevent any spill over into the neighboring property.

5. The size of the "cut" is approximately 28' x 6' and totaling less than 13 cubic yards. The area above the "cut" has been fitted with a series of wattles, following the contours of the hill, to direct any run-off away from the excavated area. As this affected area is predominately under the canopy of some larger trees, direct exposure is limited.

6. As for the remaining portions of the property all dead foliage and undergrowth have been removed. Wood chips have been dispersed on these portion of the property.

7. Rainwater runoff from the main structure is being directed away from the home and is being directed to the curb at street level.

8. These steps have been made in an attempt to limit soil erosion and promote healthy soil for the future.



Photo 4

MAP KEY

- GAS — G — G — G —
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**RESIDENTIAL
ADDITION**

152 PORTEOUS
AVENUE, FAIRFAX, CA

APN: 002-071-09

MARK	DATE	DESCRIPTION
00001		PLANNING SUBMITTAL
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JOB NUMBER: -

SHEET TITLE

EXISTING SITE GRADING
AND WINTERIZATION

DRAWING

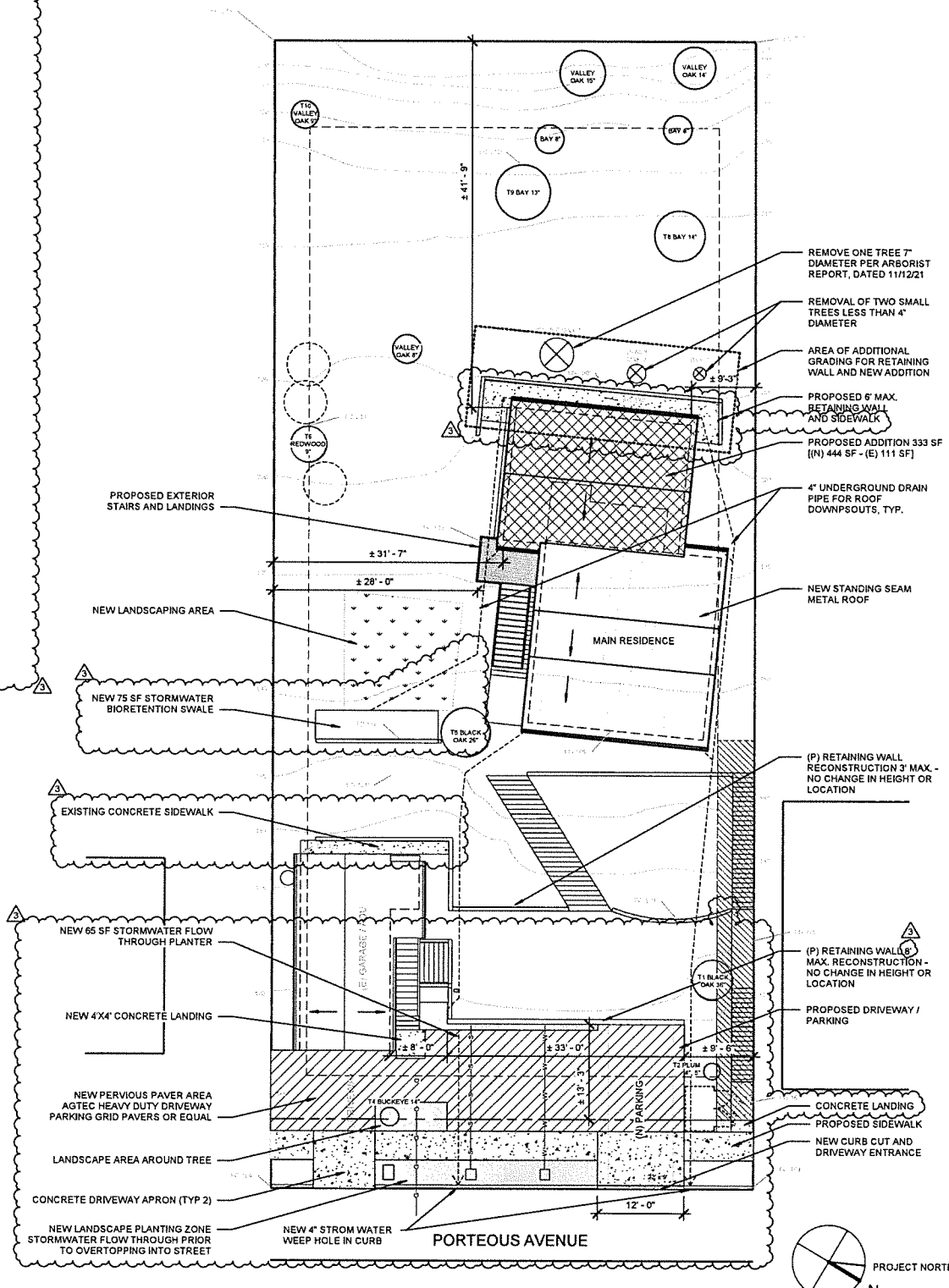
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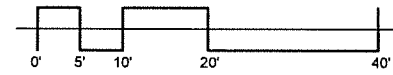
Stormwater Control Plan Notes:

- The project is located within the Marin County listed areas for the statewide Phase II municipal stormwater NPDES permit issued in 2003 from the State Water Resources Control Board. This permit requires all municipalities to address stormwater runoff from new development and redevelopment projects. This project is a single-family hillside residence that is subject to discretionary review.
- The residential lot is on a hillside with shallow soils over bedrock. The natural slope is 49% from the top to the bottom with little to no cross slope. Shallow groundwater is not present and the lot is heavily vegetated. The site hillside uniformly flows from the upper edge of the lot to the street and has one drainage management area.
- The following site design measures are described to ensure that there is adequate stormwater treatment and flow control measures to meet NPDES permit guidelines. The design integrates the functionality of bioretention areas, stormwater planter boxes and porous landscape features to meet the aesthetic and functional values of the improvement project.
- The applicant accepts responsibility of the residences and the property owners to maintain in perpetuity the stormwater treatment facilities within the site until such time it is transferred to another project operator or another designated responsible party or subsequent property owner.
- The Civil Engineer of record for the project has determined that the preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the Marin County Stormwater Pollution Prevention Program's Guidance for Applicants.
- The narrative description for the stormwater is as follows. The main increase of impervious surfaces from the proposed development is from the new roof area. The downspout from both the new and existing main house roof area directed into a bioretention basin through a bubble up facility located halfway up the slope. This is the main treatment feature with a storage of 1.2 feet with a freeboard of min 6". The overflow drains are to have demised landscape screens to reduce clogging. From the bioretention swale the water is directed to a concrete stormwater planter. After this flow through planter, the remaining water is allowed to pool near curbside prior to overtopping into the street.
- The bioretention swale is an above ground planting area and is set up as a linear fashion or swale and is considered to be a "rain garden". This swale has been sized at 75 SF and receives downspout rainwater flow from a tributary roof area of 745 sf. This provides a treatment ratio or sizing factor of 10:0%. Additional design factor of safety is provided by further treatment and retention from the flow through stormwater planter and curbside landscape zone.
- The remaining surfaces of the property are considered to be self-treating areas that are landscaped with thick mulched topsoil containing planting to encourage absorption into the vegetation and soil. These areas maintain slow sheet flow through the site across pervious surfaces prior to overtopping to the street storm drain system. Hardscape such as sidewalk, steps, retaining wall tops are less than 5% and are considered small relative to the receiving pervious areas.
- The bioretention swale and stormwater planter both are within 10' of retaining wall foundations and are to contain underdrains. The bioretention swale is to be unlined and the adjacent retaining wall is to have an underdrain uphill of the retaining wall. The stormwater planter is a hard scaped facility and is to have an under drain throughout to maintain an aerobic soil profile.
- Impervious surfaces within the lot are summarized below. This is an approximate estimate and is for planning purposes only and are not to be used for bidding purposes.

Surface Description Area in SF	Existing Impervious	Existing Pervious	Proposed Impervious	Proposed Pervious
Heavy Vegetation Areas		9,569	82	5,642
Concrete Driveway	159			
(E) Garage	376			
(E) Sidewalk behind Garage	85			
Main Home	714		1,162	
(E) Side Stairs and Landings	285		20%	
Retaining Wall Top	55		92	
Porous Driveway Pavers				711
Bioretention Swale				75
Stormwater Planter				45
New retaining wall sidewalk				468
Stairs to Main Home				50
Concrete Street Sidewalk				320
Total Area	1,597	8,465	2,589	7,473
Pervious Area (for 10:0% SFI)	15.9%	84.1%	25.2%	74.8%



1 PROPOSED GRADING PLAN
1" = 10'-0"



- Proposed Grading Notes:**
- There is additional grading required for final retaining wall and new home addition foundation work. This grading is limited to the purpose of immediate construction of a building or improvements thereon, for which a building permit is to be issued. If, in the opinion of the Building Inspector, evidenced by a statement on the aforementioned building permit, no hazard to property rights of the town or of adjoining land owners will be encountered or created by the work of excavation, the contractor is responsible to ensure the exported fill is utilized properly.
 - The proposed grading consists of hand work to make the cut and then stockpile the soil within the construction area for export off site. Stockpiled soil is to be covered and stabilized prior to export.
 - No other grades are proposed to be modified at this time. Existing drainage from the site is sheet flow to the street and is not changed with this project. Currently no water sheet flows to adjoining properties.
 - At all times erosion control measures are to be in place until site is fully stabilized.
 - 3.25 CY of additional cut is required to fully excavate for the new retaining wall footings at the rear of the new addition. The existing grading of 13 CY represents 75% of the total amount required for the construction. This 3.25 CY of material is to be used within the site as landscaping fill material for micro contouring. At no time should the placement of material be greater than 8" thick placed at a slope no greater than 1 (V) to 2 (H). If there is excess site soil to meet the sites landscaping needs, then soil can be exported to a facility or commercial entity that is permitted to manage the fill. The contractor is responsible to ensure the exported fill is utilized properly.

- Additional Grading Quantities**
3.25 CY total earthwork
3.25 CY Cut - max 6"
3.25 CY Fill - max 6"
Balanced earthwork with no export or import (not for bidding)
- Grading Notes:**
- All activities are minor in nature and does not endanger the public health, safety and welfare and is designated "regular grading" consisting of minor cut/fill activities where conducted in isolated, self-contained areas, with acceptable erosion control measures.
 - It is the Contractor's responsibility to select equipment of suitable size and utilize operating procedures that will accomplish the grading as described. The contractor must also organize the work in such a manner that geotechnical engineering representatives can observe and test the grading operations, including clearing, excavation, compaction of fill and compaction of subgrades as necessary.
 - Terrace for drainage is not recommended due to the limited pad area size, the land contouring designed to eliminate ponding or excessive erosion and fill work is limited to less than 30 vertical feet.
 - No grading work is to occur within 5' of property lines and at all time adjacent properties are to be protected.
 - All cut slopes are to be designed to support the designated loads. Slopes no steeper than 1 to 2 can be used for structures. Steeper slopes of 1 to 1.5 to be approved by building official if not for supporting structures, adequately protected against erosion and is below 6 feet in height with sturdy soil classification and is approved by Building Official.
 - Contractor shall minimize and reduce site disturbance to conserve existing natural areas and restore damaged areas to provide habitat and promote biodiversity. The Contractor shall limit mobilization, construction and demobilization activities to driveway areas. Earthwork and clearing of vegetation shall be limited to 20 feet beyond any building or structure perimeter and 7 feet beyond primary roadway curbs, walkways and main utility branch trenches. Construction material debris is to be collected using a 20lb or greater pull magnet.
 - Trees that are cut for construction activities shall be chipped and remain on site as much for disturbed soils. Tree parts that are not chipped are to be used in check dams, swales and additions to silt fencing. Additional options include the shallow (less than 12") burial of organic material in a vegetated zone away from structures or driveways for future soil moisture retention and silt creation.
 - Excess fill material generated on site is to be dispersed in a non-compacted lift less than 8" thick and in such a manner as to not create sediment or fugitive dust emissions. Rocks generated from cutting operations and that are not appropriate for fill are to be disposed of in a designated area.

- Dust Control Notes:**
- Typical operations are to be conducted to eliminate dust from leaving the site at all times and especially during construction activities with sufficient watering. In addition, all activities are to strictly adhere to the Northern Sierra Air Quality Management District's (NSAQMD) dust control requirements and applicable state and federal air pollution control laws and regulations.
 - Dust Prevention Measures to be used - Limit Surface Area Disturbed, Limit Work in Wind (>15 mph) and Maintain low vehicle speeds (10mph).
 - Stabilize all areas within 24 hrs that are not actively under work with native or other suitable groundcover planting along with placement and watering in of flaked rice straw bales.
 - Stockpiles, borrow areas and spoil areas shall be stabilized to prevent erosion and sedimentation. Securely tarp with ropes and sufficient weights to cover up recently disturbed soils and stockpiles. Keep only the portions actively being used uncovered and keep the ground at the base of the pile clear of spills. Erosion control fence or 8' fiber rolls must fully enclose all soil and material piles. Tarpaulins and/or water repellent cover shall be placed over soil piles to limit rainwater infiltration and erosion.
 - Water while construction equipment is operational, during transport truck loading, the entire site twice a day and as necessary to eliminate fugitive dust.
 - Reduce silt transported to adjacent public roadways or carryout offsite through watering and sweeping and include gravel or paving at entrances onto public roads as directed by the civil engineer or County representative.
 - For more resources contact the Northern Sierra Air Quality Management District (NSAQMD).

- Drainage and Erosion Notes**
- Contractor to supply all adequate drainage around all access areas, improvements and structures such as 5% slope from foundations and structures for a distance of 10 feet, 2% slope from all roads, driveways, walkways and terraces.
 - It is of paramount importance to protect and safeguard watercourses from excessive deposition of sediment or debris. The Contractor is to ensure that at no time or within any storm event, sediment is to be transported across the limits of grading lines shown on the plans.
 - All site grading to be conducted such that drainage is diverted to approved locations at all times during construction and no ponding or accumulation of puddles is allowed at anytime. Drainage swales shall have check dams and berms sufficient to retain runoff, reduce velocity, increase settling times and reduce soil loss. Runoff from the site shall be detained or filtered by berms, landscape drainage swales, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site.
 - Installation of fiber rolls and silt fencing is currently not shown at this time. It is the responsibility of the Contractor to install adequate erosion control measures at the end of each day as necessary to ensure no erosion occurs.
 - Actual grading shall take place within 30 days of vegetation removal or the area shall be temporarily planted to control erosion. Native surface plant growth for erosion control shall be used and which does not exceed 4 inches in rooting depth.
 - The contractor is to take care to ensure that dust and debris does not leave the site though measures such as the following such as eliminating wind blown dust and tire tracking into roadways. See Dust Control Notes.
 - The contractor is to be familiar with the California Stormwater Quality Association (CASQA) BMP Handbook and others BMP manuals such as the following CalTrans manuals.
"Construction Site Best Management Practices (BMPs) Manual"
"Stormwater Pollution Prevention Plan (SWPPP)"
"Water Pollution Control Program (WPCP) Preparation Manual"
- In addition, the contractor is to incorporate the requirements of the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) Permit as necessary.
- Disturbed soil areas to not receiving surface treatments are to be re-vegetated within 24 hours of final grading with drought-resistant native plant selections.
 - Additional erosion control measures may be required by the County Representative, Town of Fairfax and Civil Engineer based on field reviews of the site.

MAP KEY

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RESIDENTIAL ADDITION

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SHEET TITLE
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DRAWING
C-4

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