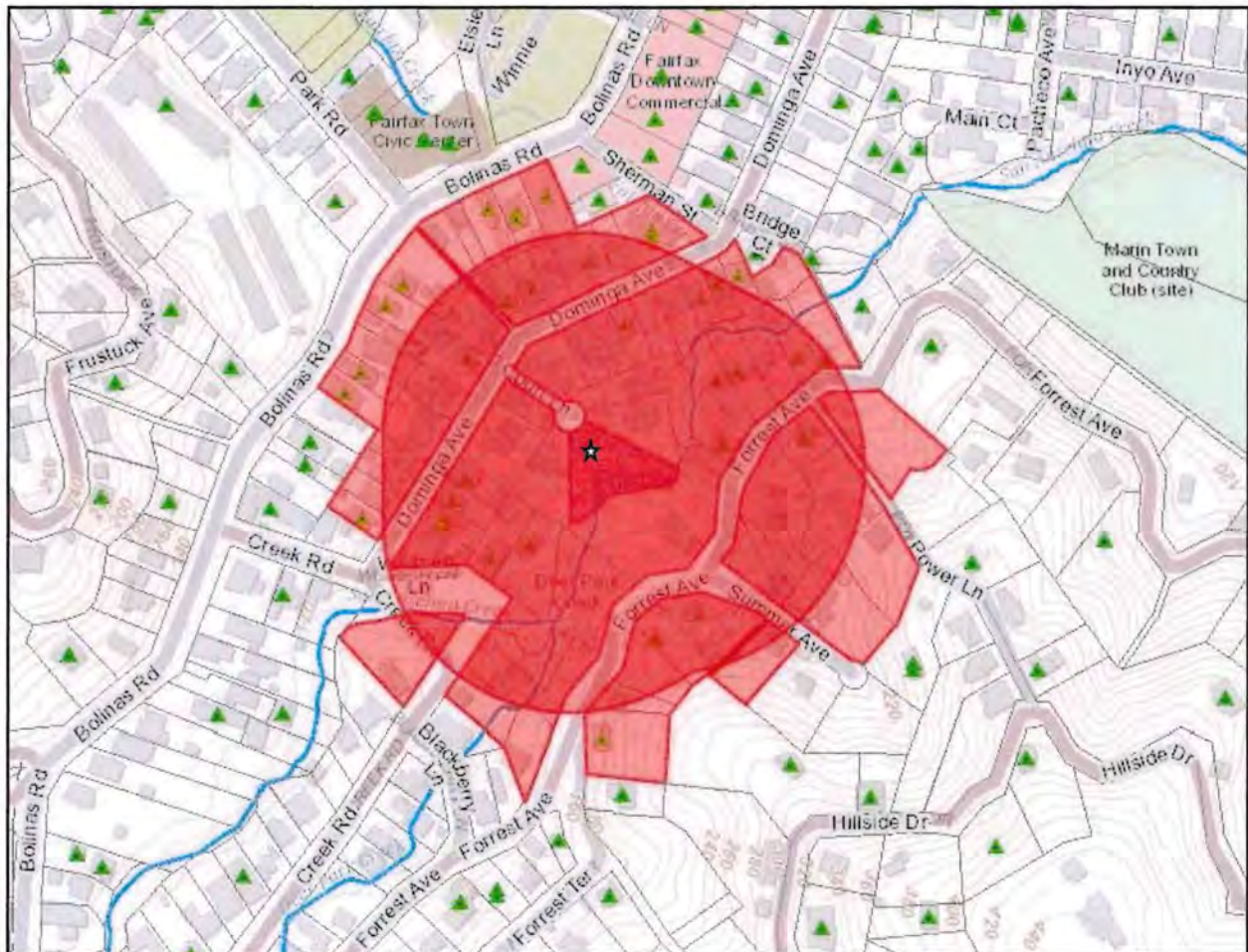


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: July 20, 2023
FROM: Linda Neal, Principal Planner
LOCATION: 10 Court Lane; Assessor's Parcel Number 002-105-01
ZONING: RD 5.5-7 Residential Zone, High Density
PROJECT: Fifty Percent Remodel of a Single-family Residence
ACTION: Conditional Use Permit, Minimum Side-yard Setback Variance, and Design Review Permit; Application # 23-19
APPLICANT: Talia Friedman
OWNER: Talia Friedman and Alec Shuldiner
CEQA STATUS: Categorically exempt, § 15301(e)(1)



10 COURT LANE

PROJECT DESCRIPTION

The project proposes the remodel an existing 1,460 square-foot, three-bedroom, two-bathroom, single-family residence to relocate/remodel the master bedroom bathroom and closet, changing the shower to a bathtub, and creating a hallway, laundry room, half bathroom, and additional storage. Included in the proposal is the reconstruction of the front sunroom, converting it to conditioned space, relocating the front entry door and access stairway from the west side of the sunroom to the south side, construction of a new peaked roof on the rear of the house, addition of an approximately 56-square-foot deck off the master bedroom (on the east side of the house), reconstruction of the approximately 113-square-foot patio cover constructed at the southeast corner of the house and relocation of the rear door from the south side of the master bedroom to the east side of that room providing access to the new deck.

The east side of the structure will have the existing flat roof replaced with a new peaked roof with three new skylights over the remodeled bathroom, laundry room, half-bathroom, and hallway areas. The new roof peak would be approximately 13-feet in height, which is approximately 2-feet higher than the existing approximately 11-foot high roof but one foot lower in height than the existing roof at the front of the residence which will be retained at its existing height of approximately 14-feet (see plan pages A-4 and A-5). The entire roof would be improved with new composite shingles.

Background

The project site is approximately 14,810 square-feet and irregularly shaped and slopes at the rear down to and including a portion of the San Anselmo Creek with an average slope of 21%. The property is approximately 20-feet-wide along the frontage and fans out at the rear along the creek in a trapezoidal in shape. The 1,460 square foot home was constructed in 1919. The detached approximately 415-square-foot, two-car garage is in the process of being rebuilt and an approximately 290 square foot barn accessory structure was rebuilt with a new foundation in 2020. There is a patio cover structure attached to the south side of the house, off the master bedroom and a pergola attached to the rear (south side) of the garage. Fencing surrounds property. A variety of miscellaneous native and ornamental plants and trees are planted throughout the property.

The Planning Commission previously granted a Conditional Use Permit (CUP) and Creek Setback Variance for stabilization of the existing accessory storage (barn) structure on the site in April of 2018 and then issued additional discretionary permits for a remodel/expansion of the existing residence in July of 2022. The 2022 action included discretionary permits for the reconstruction of the existing garage.

The building permit for the "barn" accessory structure was issued in 2020. The project was completed along with additional creek plantings in the hope that they would stabilize the failing creek bank along the southeast portion of the property. The planting portion of the creek bank failed during this past rainy season and the owners are planning to replant the area to improve the remaining bank slope stability.

In early 2023 the owners approached the Town to request a modification of the 2022 approval which was granted for the 50% remodel and expansion of the house to rebuild the 2-car garage only. The interim Planning Director granted the modification upon the condition that the modification included their giving up the remaining entitlements for remodel/addition to the residence and that future proposals to modify the home would be subject to a separate review and, if required, application for and granting of any required discretionary permits by the Planning Commission.

The building permit for the reconstruction of the garage was issued in 2023. The garage is almost complete.

The owners obtained approval of a vegetative management plan (VMP) from the Ross Valley Fire Department 6/23/22 and the plan has been provided to the Planning Commission and is still in effect for the property.

The tree removal permit approved by the Planning Commission with the 2022 remodel and reconstruction of the garage project allowed removal of a Douglas Fir and Crabapple Tree in the area of the garage and at the front of the house in the location of sewer and water supply lines. The Douglas Fir has been removed but the owners have yet to remove the crab apple tree which needs to come out to allow vehicle access to the eastern parking space in the garage and to avoid maintenance issues with the sewer and water service lines to the house.

Design Review Permit (Town Code Chapter 17.020)

Town Code § 17.020(A) requires that Design Review permits be obtained from the Planning Commission for new residences and projects that constitute 50% remodels. Town Code § 17.016.040(B)(1) and (2) defines a 50% remodel as a project affecting 50% or more of the floor area with "affecting" defined as a project that will add a bedroom or change walls, columns, beams, or girders, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles or retaining wall or similar components. Where such changes are occurring, the floor area of all rooms affected by such changes shall be included in determining the affected floor area. This project constitutes a 50% remodel due to the rear approximately 2/3 of the roof being replaced and the relocation of the front and side doors.

All new energy efficient windows are proposed to replace the existing windows of the house. The windows in the sunroom and the windows in the existing master bathroom will be changed with the sunroom windows being replaced with mullioned windows more closely matching the windows in the living room and the windows currently in the existing bathroom being slightly enlarged to allow natural light into the relocated/remodeled master bathroom and new storage room (pages A4 and A-5 of the project plan set). The front door will be replaced with a wood French door with double paned windows backed with stained glass panels and new panel windows on either side of the front door opening. The side panel windows will also be double paned with stained glass panels behind them (see plan page A-4, 2). See the applicant's supplemental information contained in Attachment B for more detailed information on

other improvements and green building and recycling measures that will be incorporated into the project.

Three new LED, downlight wall sconce fixtures with photovoltaic motion sensors are proposed to light the exterior of the house with one fixture proposed over the front entry deck and two proposed on the south side of the structure to light the back patio. Staff has included the standard dark-sky compliant condition in the resolution approving the project as follows:

All the exterior fixtures must be dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or uplight panels) as well as compliant with color temperature to minimize blue rich lighting. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety. The lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the project building permit.

One Douglas Fir with a 24-inch diameter trunk at 4 ½-feet four above grade and one crabapple with a 5 ½-in inch diameter trunk at 4 ½-feet four above grade were recommended for removal by the Fairfax Tree Committee on June 27, 2022 and approved for removal by the Planning Commission on July 28, 2022 (Attachment D). Other existing vegetation would be trimmed and pruned. New plant material proposed to be added to the site consists of one western redbud, one fruit tree, yarrow, 'UC Verde' Buffalo grass, lime tuff mat rush, mat rush, Foothill penstemon, and coffeeberry. New drip irrigation is proposed. Refer to pages L1.1 through L1.3 of the plan set for landscape details. Ross Valley Fire Department approved the proposed Vegetative Management Plan on June 23, 2002.

The following table demonstrates the project's compliance with the regulations of the RD-5.5-7 Residential Zone, High-Density District where the property is located:

	Front Setback	Rear Setback	Combined Front/Rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6 ft.	10 ft.	35 ft.	5 ft. & 5 ft.	20 ft.	.40	.35	28.5 ft., 2 stories
Existing	22 ft.	20 ft. 7 in.	42 ft. 7 in.	1 ft. & 3 ft. 7 in.	4 ft. 7 in.	.12	.12	14 ft. 1 story
Proposed	No change	No change	No change	No change	No change	No change	No change	No change

The project site is in an AE flood zone. Therefore, staff had previously requested and

received an elevation certificate for the project site determine whether a previously proposed but not executed addition proposed at the rear of the structure would alter floodway waters in the area (Attachment C). All buildings on the project site are at an elevation (including the proposed addition) that exceeds the base flood elevation so the proposed deck additions at the front and rear of the site within the level area will not impact flood waters.

REQUIRED DISCRETIONARY APPROVALS

The project requires the approval of the following: a Conditional Use Permit, Minimum and Combined Side Yard Setback Variance, and a Design Review Permit. It meets the Town’s parking requirements [Town Code § 17.052.030(A)(1)] with the two, 9’ by 19’ covered spaces in the recently rebuilt garage and the one 9’ by 19’ off-street parking space in the driveway.

Conditional Use Permit (Town Code Chapter 17.032)

Town Code Section 17.084.050 requires that a Conditional Use Permit (CUP) be obtained prior to any physical improvement of a property that does not meet the minimum size and width requirements based on the slope of the site. Town Code Section 17.084.050(C) requires a site in the RD 5.5-7 zone with a slope of 21 percent be a minimum of 13,000 square-feet in size and 83-feet wide. The site is approximately 14,810 square feet in area and approximately 20-feet wide along the frontage. Since the project site does not meet the minimum width requirement along the property frontage based on its slope, it requires the approval of a CUP by the Planning Commission.

As stated above, the project does not propose increasing the square-footage of the residence and will not change the number of bedrooms and only add a ½ bathroom. The proposed project would not increase the floor area ratio and the two new deck additions will be permeable and will not change the existing lot coverage maintained by the site. The table below illustrates that residences and properties in the neighborhood range from a 716 square-foot, two-bedroom, one-bathroom, single-family residence on an 11,645 square-foot lot with a Floor Area Ratio (FAR) of 0.06 to a 3,213 square-foot, four-bedroom, four-bathroom, single-family residence on a 28,200 square foot lot with a FAR of 0.11. Adding a ½-bath, changing the roof height at the rear of the building, and adding small decks to the east and south sides of the building will not result in a single-family residence that is out of scale or character with the surrounding neighborhood.

10 Court Lane –Neighboring House Comparison						
APN #	ADDRESS	LOT SIZE	HOUSE SIZE	# BEDROOMS	# BATHS	Floor Area Ratio
002-105-03	7 Court Lane	5,376 SF	1,942 SF	3	2	0.36
002-025-07	8 Court Lane	10,695 SF	1,145 SF	2	1	0.11
002-105-02	9 Court Lane	7,140 SF	1,698 SF	3	2	0.24
002-105-05	115 Dominga	3,700 SF	1,102 SF	2	1	0.30
002-105-04	123 Dominga	7,000 SF	1,120 SF	2	1.5	0.16
002-025-06	127 Dominga	3,700 SF	1,612 SF	3	3	0.44
002-025-05	133 Dominga	11,000 SF	1,605 SF	3	2.5	0.15

002-025-20	100 Wessen	11,645 SF	716 SF	2	1	0.06
002-025-22	336 Forrest	14,000 SF	1,246 SF	2	1.5	0.09
002-105-30	332 Forrest	28,200 SF	3,213 SF	4	4	0.11
002-105-18	308 Forrest	10,170 SF	2,274 SF	3	2.5	0.22
Project Site – Proposed						
002-105-01	10 Court Lane	14,810 SF	1,460	3	2.5	0.12*

*Adjusted to include the 290 sq. ft. floor area of the accessory barn building

The new roof over the rear portion of the structure does not increase the living space square-footage of the home and only replaces the existing flat roof with a peaked roof that reaches a maximum of approximately 13-feet to compliment the 14-foot-tall existing peaked roofs on the rest of the house. The patio cover to the rear of the garage would be rebuilt in the same footprint as the existing patio cover structure. The lot coverage and floor area ratio would comply with the regulations set forth in the Residential Single-family RD-5.5-7 Zone District. The project would maintain the current height of the home at 14'-4", which is well below the maximum 28.5-foot height allowed in the RD 5.5-7 Zone District.

The project would not increase the number of bedrooms in the house and will therefore not increase the number of people the house can accommodate. No excavation is proposed for the construction and no trees need to be removed. Trees with canopies that get closer than six feet from the structure either need to be trimmed to maintain the required clearance or be removed per the Ross Valley Fire Department (see VMP that is part of the approved plan set, page L1.2).

The project would maintain a similar size and floor area ratio as other properties in the immediate neighborhood; comply with the regulations set forth in the Residential Single-family RD-5.5-7 Zone District (with the exception of the minimum and combined side setbacks, which the applicant seeks Variances to, as discussed below); provide the required onsite parking; install sprinklers and a new type "A" fire rated roof; and, include a number of green building measures. Therefore, the project would not create a public nuisance, or cause excessive or unreasonable detriment to adjoining properties or premises, and the project would result in better development of the site than would otherwise be the case.

Minimum Side and Combined Side Setback Variance

The project proposes to replace the existing roof at the rear of the house with a peaked roof to complement the peaked roof on the front portion of the house. The new eaves will extend the standard 2-feet from the house walls maintaining a setback from the east side property line of 1 ft. ¼-inch with the existing eave of the front northeast corner of the house already maintaining a setback of only 7-inches from the eastern side property line. The project will not change the existing setbacks already maintained by the house. and which has a combined setback with the garage of 1-foot, 7-inches, and will only result in the eaves encroaching further into the required setbacks for approximately 23-feet of the rear northeast side of the house where the new roof will be installed (see page A-1.2 of the project plan set and view the dashed eave line of the existing

structure which has a jogged eave line on the east side with the proposed new eave line at the rear of the house shown with a dashed line on page A-1 of the plan set).

Town Code § 17.084.070(B)(1) requires a minimum side setback of five feet and a combined side setback of 20-feet for properties in the RD 5.5- 7 zone with a greater than ten percent slope. Town Code § 17.044.070(A)(1) allows eaves to encroach 2-feet into any required setback and § 17.044.070(B) specifies that this encroachment is only allowed as long as an eave does not come closer to a property than 3-feet unless permitted by a variance granted by the Planning Commission.

The Ross Valley Fire Department has reviewed and approved the plans subject to the following conditions:

- All vegetation and construction materials are to be maintained away from the residence during construction.
- A fire sprinkler system shall be installed throughout the residence which complies with the requirements of the National Fire Protection Association regulation 13-D and local standards. A separate sprinkler permit must be obtained, and the system must be installed, inspected, and approved by Ross Valley Fire prior to issuance of the building permit final inspection.

The triangular/trapezoidal shape of the lot at the end of a cul-de-sac with the narrow front width, a creek at the rear of the property, the location of the garage 1-foot from the west side property line, and the existing house location on the level part of the site adjacent to the street, makes it difficult to repair/maintain the existing structure without the new roof eaves projecting into the required setback as the eaves at the front of the house have done for many years. The new eaves are maintaining a greater setback than the existing eaves that will remain at the front of the house.

Design Review

The project requires a design review permit because it is a substantial remodel. Town Code § 17.020.030(A) requires substantial remodel projects to obtain design review approval from the Planning Commission. In reviewing a project for a design review approval, the Commission is required to find that the project complies with the design review criteria contained in Town Code § 17.020.040 (A) through (N) which include that the project will; 1) result in a well composed design that relates harmoniously to other structures in the vicinity; and 2) be of a quality and character that will protect the value of public and private investments in the immediate vicinity.

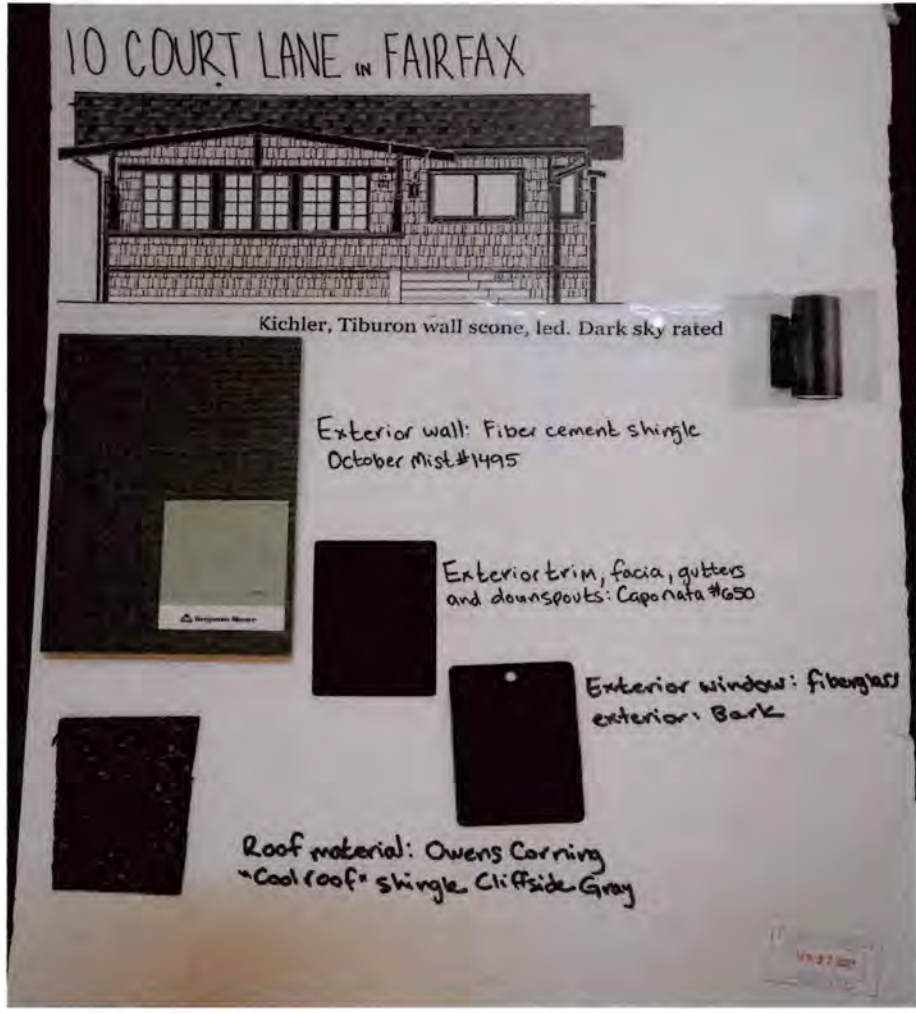
The proposed exterior changes that include replacing the inefficient windows with double paned windows, replacement of the flat roof at the rear with a peaked roof to complement the existing front portion of the house, the construction of two small new decks and reconstruction of the patio cover will result in structure that has more balance in its exterior appearance without creating new impacts that might affect the neighbors at 9 Court Lane. All the residences along Court Lane are close together with windows

facing their respective neighbors. The neighbors at 7 Court Lane, 8 Court Lane and 9 Court Lane have all provided letters indicating their support for the project (Attachment C).

The exterior fixture locations are shown on pages A-4 and A-5 of the project plan set. An image of the light fixture proposed for use is depicted in the colors and materials design review materials below. The exterior lighting notes indicate that all the proposed lighting will be dark sky rated directing the light downward in a manner that prevents light spillage beyond the project area.

New plant native material is proposed to be added to the site to compliment the adjacent riparian corridor of San Anselmo Creek. Refer to pages L1.1 through L1.3 of the plan set for landscape details. Ross Valley Fire Department approved the proposed Vegetative Management Plan on June 23, 2002.

Any siding that requires replacement due to dry rot or from the installation of the new windows will be painted grey (Benjamin Moore "October Mist" #1495), the new roof shingle will be gray asphalt shingles (Cliffside Gray), any new trim, fascia gutters and downspouts will be painted dark gray (Benjamin Moore "Camponata" AF#650) and the new windows will be dark gray (Millar Ultra C650 exterior frame color "Bark" (see color Board below:



The proposed changes will not substantially change the architectural style of the structure and the resulting house will comply with the Design Review Criteria set forth in Town Code § 17.020.040.

OTHER DEPARTMENT/AGENCY COMMENTS/CONDITIONS OF APPROVAL

RVFD is the only agency with specific conditions or comments on the project, which include that a fire sprinkler system must be installed throughout the entire building which complies with the National Fire Protection Association (NFPA) 13-R and local standards. This requirement along with the Fire Department's standard conditions of project approval have been included and can be reviewed in the attached Resolution No. 2023-17.

Marin Municipal Water District (MMWD)/ Ross Valley Sanitary District (RVSD)/Fairfax Public Works, Police, and Building Departments

Ross Valley Sanitary District, Marin Municipal Water District, Fairfax Police, Public Works, and Building Departments had no comments on the project or project specific conditions of approval. Standard conditions of approval from the Ross Valley Sanitary

District and Marin Municipal Water District apply and have been incorporated as conditions of approval in attached Resolution No. 2022-16.

RECOMMENDATION

Move to approve application # 23-19 by adopting the attached Resolution No. 2023-17 setting forth the findings and conditions of project approval.

ATTACHMENTS

Attachment A – Resolution No. 2023-17

Attachment B – Applicant supplemental project information

Attachment C – Neighbor Letters in Support of the Project

Attachment D – Previous PC approval letter and Tree Committee recommendation fir
Douglas Fir and Crabapple

Plans

RESOLUTION NO. 2023-17

A Resolution of the Fairfax Planning Commission Approving Application No. 23-19 for a Conditional Use Permit, Minimum and Combined Side-Yard Setback Variances and a Design Review Permit for the 50 Percent Remodel of the Existing Single-Family Residence at 10 Court Lane

WHEREAS, the Town of Fairfax received an application from Talia Friedman and Alec Shuldiner for 50 percent remodel of a single-family residence at 10 Court Lane on June 12, 2023; and

WHEREAS, after holding a duly noticed public hearing on July 20, 2023, on the project, the Planning Commission determined that the project complies with the Conditional Use Permit Regulations, the Minimum and Combined Side-Yard Setback Variance Regulations, and the Design Review Ordinance and findings can be made to grant the requested discretionary permits at 10 Court Lane; and

WHEREAS, the Commission has made the following findings:

The project is consistent with the 2010-2030 Fairfax General Plan as follows:

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

Policy LU-7.2.1: New and renewed development shall be compatible with the general character and scale of structures in the vicinity.

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

WHEREAS, the project complies with the setback from the top the San Anselmo Creek bank in compliance with Town Code § 17.040.040

Conditional Use Permit Findings (Town Code § 17.032.060)

1. The proposed addition conforms to most of the regulations set forth in the RD 5.5-7 Residential Zone, High Density, and findings can be made for the requested variance for the non-conforming aspects of the property and Conditional Use Permit.
2. The development and use of the property, as approved under the use permit, shall not create a public nuisance, cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, any

ATTACHMENT A

or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit. The project will not increase the height or number of bedrooms in the structure and will not impact neighboring properties visually or increase the use of public parking.

3. Approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any master plan, development plan or other plan or policy, officially adopted by the town; and
4. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and the approval is in the public interest and for the protection or enhancement of the community because it will allow much needed maintenance upgrades to this residence that was built in 1919.

Minimum and Combined Side-yard Setback Variances (Town Code § 17.028.070)

1. The irregular shape of the lot at the end of a cul-de-sac with a creek at the rear is the special circumstance applicable to the property which makes it difficult to comply with the minimum and combined side yard setback regulations adopted in 1973, after the residence was built. Therefore, the strict application of this title will deprive the applicant of privileges enjoyed by other property owners in the vicinity and under identical zone classification.
2. The variance will not constitute a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification and is consistent with the objectives of this title. Many of the residences on Court Lane and Dominga Avenue do not comply with the required minimum side-yard and combined side yard setback regulations as they were also constructed prior to the adoption of said regulation in 1973.
3. The strict application of this title would result in excessive or unreasonable hardship.
4. The granting of the variance of adjustment will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

Design Review (Town Code § 17.020.040)

1. The project depicted in the plans submitted 6/12/23 and in the colors and materials board submitted 4/27/22 complies with the Design Review Criteria set forth in Town Code § 17.020.040 and will create a well composed design that relates harmoniously to the other structures on the site and within the neighborhood.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

The project is approved based on the following plans and reports:

The architectural plans received by the Town on 6/12/23 and the colors and materials pages received by the Town on 4/27/22.

1. Prior to issuance of any of the building permits for the project the applicant or his assigns shall:
 - a) Submit a construction management plan to the Public Works Department for their approval. The plan shall include but is not limited to the following:
 - I. Construction delivery routes approved by the Department of Public Works.
 - II. Construction schedule (deliveries, worker hours, etc.)
 - III. Notification to area residents
 - IV. Emergency access routes
 - V. Construction worker staging area
2. The applicant shall prepare, and file with the Public Works Director, a video tape of the roadway conditions on the public construction delivery routes (routes to be approved by Public Works Director).
3. Prior to submittal of the building permit plans, the applicant shall secure written approval from the Ross Valley Fire Department, Marin Municipal Water District, and the Ross Valley Sanitary District noting the development conformance with their recommendations.
4. During the construction process the following shall be required:
 - a) All construction-related vehicles including equipment delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public right(s)-of-way at all times. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
 - b) Any proposed temporary closures of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
5. Prior to issuance of an occupancy permit the Planning Department shall field check the completed project to verify that it has been constructed per the plans that were approved by the Planning Commission.
6. The roadways shall be kept free of dust, gravel and other construction materials by sweeping them, daily, if necessary.

7. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 23-19. Modifications that do not significantly change the project, the project design or the approved discretionary permits *may* be approved by the Planning Commission or the Planning Director. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 23-17 will result in the job being immediately stopped and red tagged.
8. Any damages to the public portions of Court Lane, Dominga Avenue, or other public or private roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner.
9. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.
10. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act and Best Management Practices for Stormwater Pollution Prevention.
11. In accordance with Town Code §8.20.060(C)(1) and (2), the operation of any tools or equipment used in construction or demolition work or in property maintenance

work between the hours of 6:00 PM and 8:00 AM Monday through Friday, or on weekends and holidays between 4:00 PM and 9:00 AM is prohibited.

12. Conditions placed upon the project by outside agencies, Town departments or by the Town Engineer may be eliminated or amended with that agency's, department's, or the Town Engineer's written notification to the Planning Department prior to issuance of the building permit.

Ross Valley Fire Department Conditions

13. All vegetation and construction materials are to be maintained away from the residence during construction.
14. The property is located within the Wildland Urban Interface Area for Fairfax and the new construction must comply with Chapter 7A of the California Building Code or equivalent.
15. A class A roof assembly is required.
16. The project requires installation of a fire sprinkler system that complies with the National Fire Protection Association regulation 13-D and local standards. The system will require a permit from the Fire Department and the submittal of plans and specifications for a system submitted by an individual or firm licensed to design and/or design-build sprinkler systems.
17. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of each sleeping room in a central location in the corridor and over the center of all stairways with a minimum of 1 detector on each story of the occupied portion of the residence.
18. Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition and the cost of the permit exceeds \$1,000.00. Carbon monoxide alarms shall be located outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling, including basements.
19. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers must be placed in location that is visible from the street. The numbers must be internally illuminated or illuminated by an adjacent light controlled by a photocell that can be switched off only by a breaker so it will remain illuminated all night.
20. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
21. All approved alternatives requests, and their supporting documentation, shall be

included in the plan sets submitted for final approval by the Fire Department.

Marin Municipal Water District (MMWD) Conditions

- 22. All indoor and outdoor requirements or District Code Title 13, Water Conservation must be complied with.
- 23. Backflow prevention requirements must be met.
- 24. Any landscaping plans must be reviewed and approved by the District.
- 25. Ordinance 420, requiring installation of a grey water recycling system when practicable, must be incorporated into the project building permit plans or an exemption letter from the District must be provided to the Town.
- 26. All the District's rules and regulations in effect at the time service is requested must be complied with.

Ross Valley Sanitary District (RVSD)

- 27. If the project requires work on the sewer lateral/s, that work must be done under an RSVD permit, after payment of applicable fees, inspected by RSVD inspectors before backfill, and must comply with District Codes, including Ordinance 100.
- 28. If lateral work is needed, the project applicant shall: hire a licensed contractor to perform a video inspection of the sewer lateral/s to determine the condition; obtain a permit from Ross Valley Sanitary District; pay applicable Capacity and Permit fees; test the sanitary sewer lateral/s from the outer face of the building to the connection at the existing sewer main, per RVSD Ordinance 100 and Standards; and, obtain a Certificate of Compliance for the lateral from RVSD.

Miscellaneous Conditions

- 29. All the exterior fixtures must be dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or uplight panels) as well as compliance with color temperature to minimize blue rich lighting. The lighting plan shall be submitted with the building permit application and be approved by the Planning Department prior to issuance of the project building permit. The lighting shall not emit direct offsite illumination and shall be the minimum necessary for safety. The fixtures to be mounted on the garage front wall must be reviewed and approved by the Planning Department prior to submittal of the building permit.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the Conditional Use Permit, Minimum and Combined Side-yard Setback

Variances and Design Review Permit for the 50% remodel of the residence at 10 Court Lane are approved and the findings have been made to grant the requested discretionary permits. Therefore, the project is in conformance with the 2010 – 2030 Fairfax General Plan, the Fairfax Town Code and the Fairfax Zoning Ordinance, Town Code Title 17; and, construction of the project can occur without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 20th day of July 2023 by the following vote:

AYES:

NOES:

ABSENT:

Acting Chair Cindy Swift

Attest:

Linda Neal, Principal Planner

Appendices:

1. Narrative describing the project:

The house at 10 Court Lane, built in 1919, has been added on to multiple times with designs that are inconsistent with the original structure. The structure was in poor shape when we purchased it: the front door doesn't fit properly, the woodwork around the porch is rotting, and it is badly in need of fresh paint. This project addresses these issues as follows:

- Rebuild the existing enclosed front porch to make it a conditioned space
- Replace the flatish roof on the back half of the house with a peaked roof consistent with the existing roof on the front half of the house, and shingle the entire roof to make it consistent with the new roof on the garage
- Rework the layout of 388 square feet in the back of the house to add a powder room and make better use of the space for a master bedroom, master bath, and utility space (no new bedrooms will be added)

The neighbors on Court Lane will be glad to see this improvement, especially as the general style of the house—the type of window, the roof line, the type of siding—will remain true to its bungalow origins and thus in keeping with the neighboring houses and neighborhood generally. Only the neighbors at 9 Court Lane see the north side of the house. None of the proposed changes will have a significant impact on the amount of light reaching their property and, as seen from their rooms, the impact on the view is minor. Likewise, the small changes we are making to windows facing their yard will not materially change either their or our sense of privacy: the two new windows are similar in size to the existing windows and are changing location only minorly; furthermore, there is an existing wood fence between the two houses that partially obscures the view from both windows.

The proposed improvements are also good for the environment:

1. In the back half of the house we will upgrade from the existing poorly-fitting, single-pane windows and doors to energy-efficient ones properly installed. The new roof will have a Solar Reflectance Index superior to that required by CALGREEN.
2. The existing open eaves will be enclosed to improve fire resistance. The landscaping around the house will eliminate flammable material adjacent to the house as shown in the landscape plan.
3. The addition of a graywater system will reduce our water consumption, as will the landscaping plan, which uses only native, drought-tolerant plants. We will also be upgrading some interior plumbing fixtures so they, too, consume less water, in line with CALGREEN code.
4. Low or zero VOC finishes will be used throughout and composite materials containing formaldehyde avoided altogether.
5. Unfortunately, due to the age of the property and its lack of previous maintenance, very little of the material created by disassembling the old structures will be reusable:
 - The demolition of the home will leave us with many single paned windows of limited functionality, a couple of doors in poor condition, and a lot of drywall, old insulation, etc. The only reusable material we expect to produce is some interior wood siding, which will be preserved for a future project, and possibly some trim.
 - The existing appliances, plumbing fixtures, light fixtures, and ceiling fans will be sold, donated, or recycled, depending on their condition.

Finally, the rebuild will significantly increase the value of the property without significantly increasing the size of the house or changing its character, both by addressing the overdue maintenance and by making these improvements:

1. Improves master bathroom by adding heat and a tub. Also adds a separate small powder room.
 2. Provides more separation between the master bedroom and the common areas and rear entry.
 3. Improves circulation.
 4. Increases storage.
2. Letters of support from all neighbors with houses on Court Lane:
- Steve and Cindy Merrifield, 9 Court Lane
 - Joan Brady, 8 Court Lane
 - Anita Toney and Rudi Graeter, 7 Court Lane
3. How the project meets the design review criteria set forth in section #17.020.040 of the Fairfax Zoning Ordinance:

As described above, the house will be improved but will continue to fit well, or even better, with the neighborhood for the following reasons:

1. Replacing the elements of the house that are visibly deteriorating will improve the street appeal of the property, thereby helping our neighbors maintain the value of their own properties.
2. The garage and house will now have matching roof lines. The roof lines are of low slope in keeping with the original bungalow style of the house and to minimize the shade cast on neighboring properties.
3. The roofing material is composition shingle, a class A fire-rated material.
4. The new roof will improve the view of the house from Forrest Ave., which is the only elevated vantage point with a view of the property. The new roof will make the house appear to be a unified structure rather than a mishmash of roofs from past remodels running at various widths and angles to one another.
5. No changes are being made to grade, creek, rocks, or any other natural feature.
6. There is no impact from this project on parking, either on-street or off-street, or on traffic in the neighborhood.

The following criteria shall be applied in considering an application for design review approval.

(B) Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements may include height, arrangement on the site, texture, material, color, signs, landscaping and appurtenances.

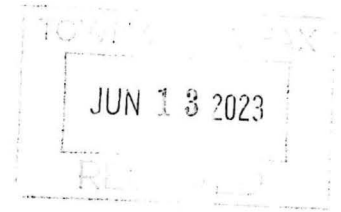
(H) The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable.

(I) The extent to which ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used.

(L) The reservation of landscaping areas for the purpose of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites and separating building areas from paved areas to provide access from buildings to open space areas.

1 June 2023

Mark Lockaby, Ben Berto, Linda Neal, Kara Spencer
Department of Planning and Building Services
Town of Fairfax, California



RE: 10 Court Lane house renovation proposal

Dear all,

We write in support of the proposal submitted by Talia Friedman and Alec Shuldiner to renovate their house located at 10 Court Lane. We live at 7 Court Lane across the cul-de-sac from 10 Court. The new garage is a big improvement and a redone front porch will be a great complement. We support this project.

Sincerely,

Handwritten signatures of Rudi Graeter and Anita Toney.

Anita Toney and Rudi Graeter, Property owners
7 Court Lane
Fairfax, California

ATTACHMENT C

1 June 2023

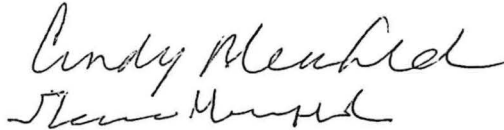
Linda Neal
Department of Planning and Building Services
Town of Fairfax, California

RE: 10 Court Lane house renovation proposal

Dear Linda,

We write in support of the proposal submitted by Talia Friedman and Alec Shuldiner to renovate their house located at 10 Court Lane. We live at 9 Court Lane and share a property line with 10 Court. From our property we have a clear view above our shared fence of the house. We have reviewed their plans and understand that the proposed design will make some minor changes to window placement on the north side of the house facing us, will add a rear deck, and will replace the flat roof on the back half of the house with a peaked one to match the existing peak in front. We have no objection to these changes, they do not impact our ability to enjoy our own property, and the changes to the front porch, which we and the rest of the neighbors on Court Lane see, should make the house at 10 Court more attractive.

Sincerely,

Handwritten signatures of Cindy Merrifield and Steve Merrifield. The signature of Cindy Merrifield is written in a cursive style, and the signature of Steve Merrifield is written in a similar cursive style below it.

Steve and Cindy Merrifield
Property owners
9 Court Lane
Fairfax, California

1 June 2023

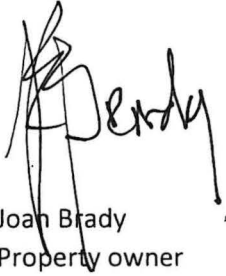
Linda Neal
Department of Planning and Building Services
Town of Fairfax, California

RE: 10 Court Lane house renovation proposal

Dear Linda,

I write in support of the proposal submitted by Talia Friedman and Alec Shuldiner to renovate their house located at 10 Court Lane. I live at 8 Court Lane and share a property line with 10 Court. I am very happy with the recent garage remodel and am looking forward to similar improvements in the house itself.

Sincerely,

A handwritten signature in black ink that reads "Joan Brady". The signature is stylized and written in a cursive-like font.

Joan Brady
Property owner
8 Court Lane
Fairfax, California

12 June 2023



TOWN OF FAIRFAX

142 Bolinas Road, Fairfax, California 94930

(415) 453-1584

July 29, 2022

Talia Friedman and Alec Shuldiner (via email)
10 Court Lane
Fairfax, CA 94930

NOTICE OF PLANNING COMMISSION ACTION

RE: 10 Court Lane; Application # 22-12

Request for a Conditional Use Permit, Minimum and Combined Side Setback Variances, a Design Review Permit, and a Tree Removal Permit for a fifty percent remodel/expansion of an existing 1,460 s.f., 3-bedroom, 2-bathroom, single-family residence into a 1,543 s.f. 3-bedroom, 2 1/2-bathroom, single-family residence and rebuild of existing 415 square foot two car garage in place; Assessor's Parcel No. 002-105-01; RD 5.5-7 Zone; Talia Friedman and Alec Shuldiner, applicants/owners; CEQA categorically exempt, § 15301(e)(1).

Dear Talia and Alec,

At its meeting on July 28, 2022, the Fairfax Planning Commission approved Application No. 22-12 by adopting Resolution No. 2022-16, which establishes the findings and the conditions for the project approval.

RIGHT TO APPEAL

You and/or any interested citizen have the right to appeal any decision of the Planning Commission to the Town Council. Any appeal must be submitted within ten *calendar* days of the project approval by submitting a completed appeal form and appeal fee to the Fairfax Town Clerk during Town Hall business hours, or by mail postmarked prior to the end of the appeal period. Town Hall business hours are from 8:30 AM through 5:00 PM Monday through Thursday (Town Hall is closed for lunch each day between 12:00 Noon and 1:00 PM and closed to the public on Fridays). Contact Fairfax Planning Department staff for further information on how to appeal a Planning Commission decision and/or condition of approval.

Plans or other supplemental information submitted for the Planning Commission hearing will be available for pick up after the ten-day appeal period. If not picked up, plans and other supplemental information will be recycled 15 days after the meeting.

Once the amended Resolution No. 2022-16 is signed by acting Planning Commission Chair, Cindy Swift, staff will mail a copy of the signed resolution for your records.

If you have any questions regarding the Planning Commission action, please feel free to contact the Fairfax Planning Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Kara Spencer".

Kara Spencer
Assistant Planner

ATTACHMENT D



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

Date: June 29, 2022

Permit #22-T-38

NOTICE OF TREE COMMITTEE ACTION

This action may be appealed to the Fairfax Town Council within 10 days of the Tree Committee decision. This permit is not in effect until the 10 day appeal period is over.

Request for a tree permit to remove: (1) Douglas Fir
(1) Crab Apple

Address of Tree(s) to be removed: 10 Court Ln

Applicant's Phone: Talia Friedman (415) 283-6657

On June 27, 2022 the Fairfax Tree Committee took the following action on the above referenced tree permit application:

FOR RECOMMENDATION TO PLANNING COMMISSION ONLY

APPROVED - Discussion re Notice now posted in public view.

Motion by Childers to approve application. Friendly amendment by Benson to add language 'for recommendation to Planning Commission'. Second by Romaidis. All ayes.

REMINDER: PLEASE KEEP PERMIT NOTICE UP DURING THE 10 DAY WAITING PERIOD

CONTINUED

DENIED

CONDITIONS OF APPROVAL:

THIS APPROVED APPLICATION IS YOUR PERMIT-KEEP IT ON THE JOB SITE. FAILURE TO HAVE THE PERMIT ON THE SITE WHILE THE TREE WORK IS IN PROGRESS MAY RESULT IN THE WORK BEING HALTED UNTIL YOU SHOW PROOF OF APPROVAL.

Please verify that the tree company performing the work has a current Fairfax Business license and worker's compensation coverage.

THIS TREE PERMIT EXPIRES IN SIX MONTHS. If necessary, you may apply for an extension in writing prior to the expiration date.



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584 / FAX (415) 453-1618

Date: May 24, 2022

Permit #22-T-38

NOTICE OF TREE COMMITTEE ACTION

This action may be appealed to the Fairfax Town Council within 10 days of the Tree Committee decision. This permit is not in effect until the 10 day appeal period is over.

Request for a tree permit to remove: (1) Douglas Fir
(1) Crab Apple

Address of Tree(s) to be removed: 10 Court Ln

Applicant's Phone: Talia Friedman (415) 283-6657

On May 23, 2022 the Fairfax Tree Committee took the following action on the above referenced tree permit application:

FOR RECOMMENDATION TO PLANNING COMMISSION ONLY

_____ APPROVED

REMINDER: PLEASE KEEP PERMIT NOTICE UP DURING THE 10 DAY WAITING PERIOD

X CONTINUED - The Committee discussed that there was no public notice displayed in a prominent location visible along the frontage of the affected property as required. Romaidis made a motion to recommend to the Planning Commission that this agenda item be continued to the June meeting in order to give the applicant an opportunity to post the required notice; the motion was seconded by Benson and voted on.

Vote:

Benson- Aye

Richardson-Mack- Aye

Romaidis- Aye

Item #1 Vote: Ayes- 3, Nocs- 0

_____ DENIED

**- CONTINUED -
AGENDA ITEM # B**

CONDITIONS OF APPROVAL:

THIS APPROVED APPLICATION IS YOUR PERMIT-KEEP IT ON THE JOB SITE. FAILURE TO HAVE THE PERMIT ON THE SITE WHILE THE TREE WORK IS IN PROGRESS MAY RESULT IN THE WORK BEING HALTED UNTIL YOU SHOW PROOF OF APPROVAL.

Please verify that the tree company performing the work has a current Fairfax Business license and worker's compensation coverage.

THIS TREE PERMIT EXPIRES IN SIX MONTHS. If necessary, you may apply for an extension in writing prior to the expiration date.

For RECOMMENDATION ONLY
 TO PLANNING COMMISSION



TOWN OF FAIRFAX
 142 BOLINAS ROAD, FAIRFAX, CA 94930
 (415) 453-1584 / FAX (415) 453-1618

MAY 9 5 2022

APPLICATION FOR TREE REMOVAL OR ALTERATION

A permit is required to remove or alter one or more trees on any parcel in the Town of Fairfax. All trees for which a permit is requested shall be tagged with an orange ribbon, a minimum of 10 days prior to the Tree Advisory Committee meeting date. Applicants must also post a notice of intent to alter or remove the marked Tree(s) in a prominent location visible along the frontage of the affected property.

APPLICANT INFORMATION

002-105-01

OWNER (APPLICATIONS MUST BE FILED BY PROPERTY OWNER): TALIA FREDMAN	DATE OF APPLICATION: 5.4.2022
JOB ADDRESS/ASSESSOR'S PARCEL NO. IF SITE IS VACANT 10 COURT LANE	PHONE NUMBER: 415-283-6657
EMAIL ADDRESS: HELLO.TALIA@GMAIL.COM	FAX NUMBER:
PROPERTY OWNER'S ADDRESS IF DIFFERENT FROM ABOVE	ALTERNATE PHONE NUMBER:

TREE INFORMATION

SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: DOG FIR Heritage	CIRCUMFERENCE BREAST HEIGHT: [REDACTED]
	REASON FOR REMOVAL/ALTERATION: [REDACTED]
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: DOG FIR	CIRCUMFERENCE BREAST HEIGHT: [REDACTED]
	REASON FOR REMOVAL/ALTERATION: [REDACTED]
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: DOUGLAS FIR HERITAGE	CIRCUMFERENCE BREAST HEIGHT: 24
	REASON FOR REMOVAL/ALTERATION: LEANING NEW CONSTRUCTION
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: CRAB APPLE UNDESIRABLE	CIRCUMFERENCE BREAST HEIGHT: 5.5"
	REASON FOR REMOVAL/ALTERATION: NEW CONSTRUCTION

Please attached a site plan to this application showing the location and species of all trees with a diameter of 4 inches (circumference of 12 inches or more), measured 4.5feet above grade at tree base, property boundaries and easements, location of structures, foundation lines of neighboring structures and paved areas including driveways, .

AGENDA ITEM # [REDACTED] B

Any tree company used for the removal or alteration must have a current and valid Fairfax Business license. Please include the name, address, and phone number of the person or company doing the above listed work:

NAME: <u>TBD</u>	PHONE NUMBER:
ADDRESS:	CONTRACTOR BUSINESS LICENSE NUMBER

Please note the Tree Advisory Committee may require applicants to submit their application to a Qualified Arborist for a report or recommendation at the expense of the applicant. A Qualified Arborist is defined as a Certified Arborist, A Certified Urban Forester, a Registered Consulting Arborist, or a Registered Professional Forester.

OWNER'S STATEMENT

I understand that in order to properly process and evaluate this application, it may be necessary for Town personnel to inspect the property, which is the subject of the application. I also understand that due to time constraints it may not always be possible for Town personnel to provide advanced notice of such inspections. Therefore, this application will be deemed to constitute my authorization to enter upon the property for the purpose of inspecting the same, provided that Town personnel shall not enter any building on the property except in my presence or the presence of any other rightful occupant of such building. I understand that my refusal to permit reasonable inspection of any portion of the property by town personnel may result in a denial of this application due to the lack of adequate information regarding the property.

Justin

Signature of Property Owner

5.5.2022

Date

[AREA BELOW FOR STAFF USE ONLY]

Permit Number: <u>22-T-38</u>	
Date Received: <u>5-5-22</u>	Received by: <u>S. Water</u>
Conditions of Approval:	
Tree Committee Action:	Date:

Tree Committee Actions can be appealed to the Town Council within 10 days of the Tree Committee Action. Contact Town Hall for more information.

Client: Talia Friedman

Arborist: Zach Vought

Project Address: 10 Court

Inspection Date: February 21, 2022



URBAN FORESTRY ASSOCIATES, INC.

ASSIGNMENT/ BACKGROUND

I was hired to inventory trees near areas of proposed construction on the Friedman property. The purpose of the assessment was to document the species, size, condition, and location of the subject trees and provide recommendations to protect trees during the project.

OBSERVATIONS

The Friedmans plan to improve portions of the existing home, garage, and use areas of the property. I was provided the "Partial Site Plan" dated 1/30/22, which shows proposed improvements and some of the existing trees. My survey included any tree with a trunk four inches in diameter or larger measured at 4.5 feet above ground level. I inventoried seven trees included in Table 1, below. Most of the subject trees are scheduled to be preserved for the project (See Figure 1). Trees 5 and 7 are scheduled for removal. The approximate location of the trees is shown in Figure 1 as is the location of tree protection fencing. Photos of the subject trees can be made available upon request.

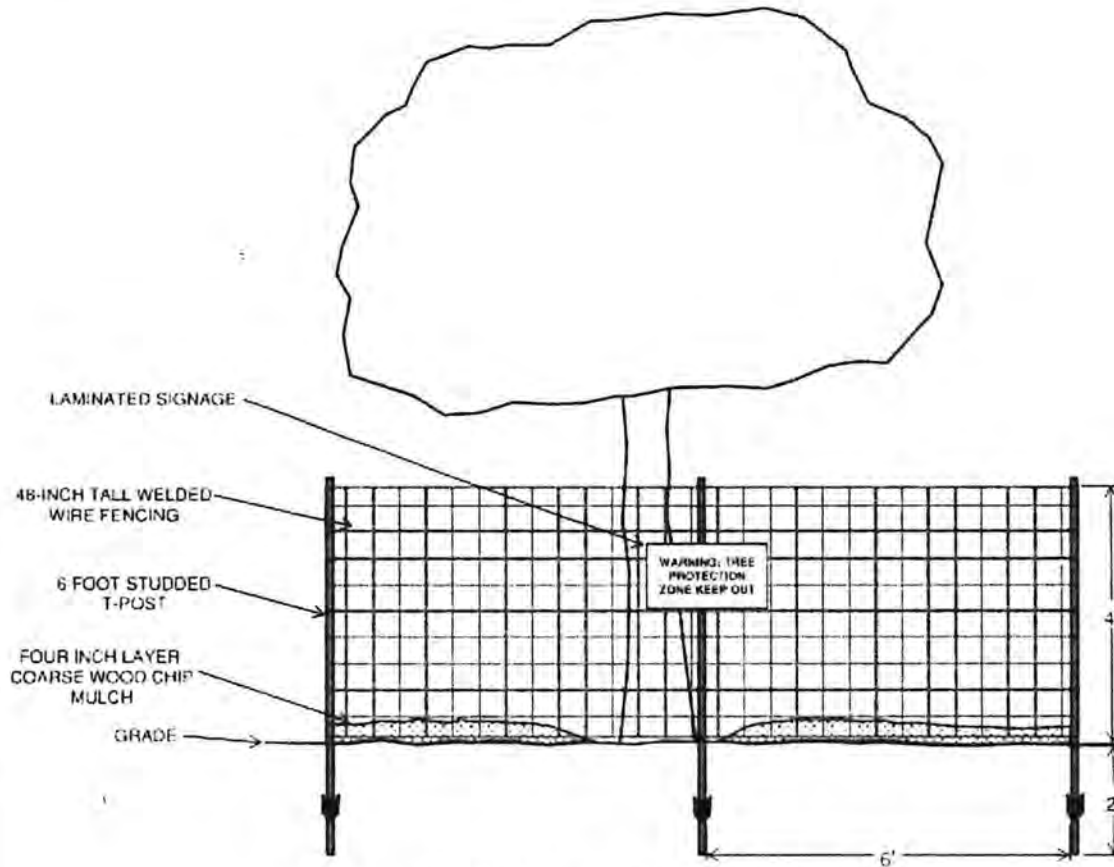
Table 1.

Tree #	Common Name	Botanical Name	Trunk Diameter	Health	Structure	Form	Comments	Construction Status
1	Pineapple guava	<i>Feijoa sellowiana</i>	4.5, 3.5	Good	Good	Good		Preserve and protect.
2	big leaf maple	<i>Acer macrophyllum</i>	26	Good	Fair to good	Fair to good	Cavities in lower trunk. On bank outside existing fence.	Preserve and protect.
3	Persimmon	<i>Diospyros kaki</i>	9	Good	Good	Good	On bank outside existing fence.	Preserve and protect.
4	big leaf maple	<i>Acer macrophyllum</i>	15, 14	Good	Fair to good	Fair	On bank outside existing fence.	Preserve and protect.
5	douglas fir	<i>Pseudotsuga menziesii</i>	24	Fair to good	Fair to good	Fair to good		Scheduled for removal.
6	Plum	<i>Prunus sp.</i>	12	Fair to good	Fair to good	Fair		Preserve and protect.
7	crabapple	<i>Malus sp.</i>	5.5	Good	Good	Good		Scheduled for removal.

APPENDIX A: Arborist's Checklist/ Inspection Schedule

- An urban forester, certified or consulting arborist shall establish the Tree Protection Zone (TPZ) prior to starting the demolition work. Four-foot-high metal wire deer fencing will be erected by the contractor and inspected by the arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The Arborist shall have a pre-demolition meeting with contractor or responsible party and all other foremen or crew managers on site prior to any work to review all work procedures, access and haul routes, and tree protection. The contractor must notify the Arborist if roots are exposed or if trunk or branches are wounded.
- Any trunk and root crown that is not protected by a TPZ where heavy equipment operation is likely to wound the trunk, install a barrel stave-like trunk wrap out of 2 X 4 studs connected together with metal straps, attached to the 2 X 4's with driver screws or 1" nails.
- Storage of equipment shall be as far away from protected trees as possible and optimally on asphalt or ground protected by mulch / plywood.
- Heavy equipment use should be limited around trees and the roots. No equipment may be transported or used on bare ground within the root zone. A 6" layer of mulch and plywood must be placed under the path for access and egress. The protective "bridge" shall be maintained by the contractor and inspected by the arborist when on site.
- Any damage to trees due to demolition or construction activities shall be reported to the arborist within 6 hours, so that remedial action can be taken.
- All trenching within ten feet of any tree shall be done pneumatically or by hand, being careful not to damage any of the bark of any root encountered.
- An arborist shall inspect all grading, trenching, tunneling or other excavation within the root zones of trees prior to backfill.
- No chemicals or other waste materials shall be dumped within 20' of the base of any tree. There shall be no material storage in the NIZ.
- Any tree pruning will be done in accordance with the latest version of ISA or ANSI best management practices/ standards. All pruning will be inspected by the arborist.
- The arborist must perform a final inspection to ensure that no unmitigated damage has occurred and to specify any pest, disease or other health care. The arborist shall specify and oversee any necessary restorative actions.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the arborist and resolved before proceeding with the work.

APPENDIX B: Tree Protection



TREE PROTECTION FENCING

1. Four foot tall welded wire fencing shall be used to create the Tree Protection Zone (TPZ) as shown on the Arborist's Map. Orange Plastic construction fencing may be placed on the outside of the wire fencing but is not a substitute for the wire fencing.
2. Fencing shall be supported by six foot tall studded metal t-posts installed six feet on center.
3. Material storage is not permitted within the TPZ.
4. Laminated signs shall be attached to fencing and read "Warning: Tree Protection Zone Keep Out" in English and Spanish. Signs shall be kept visible throughout the project. Failure to comply with the tree protection plan may result in a Stop Work order.

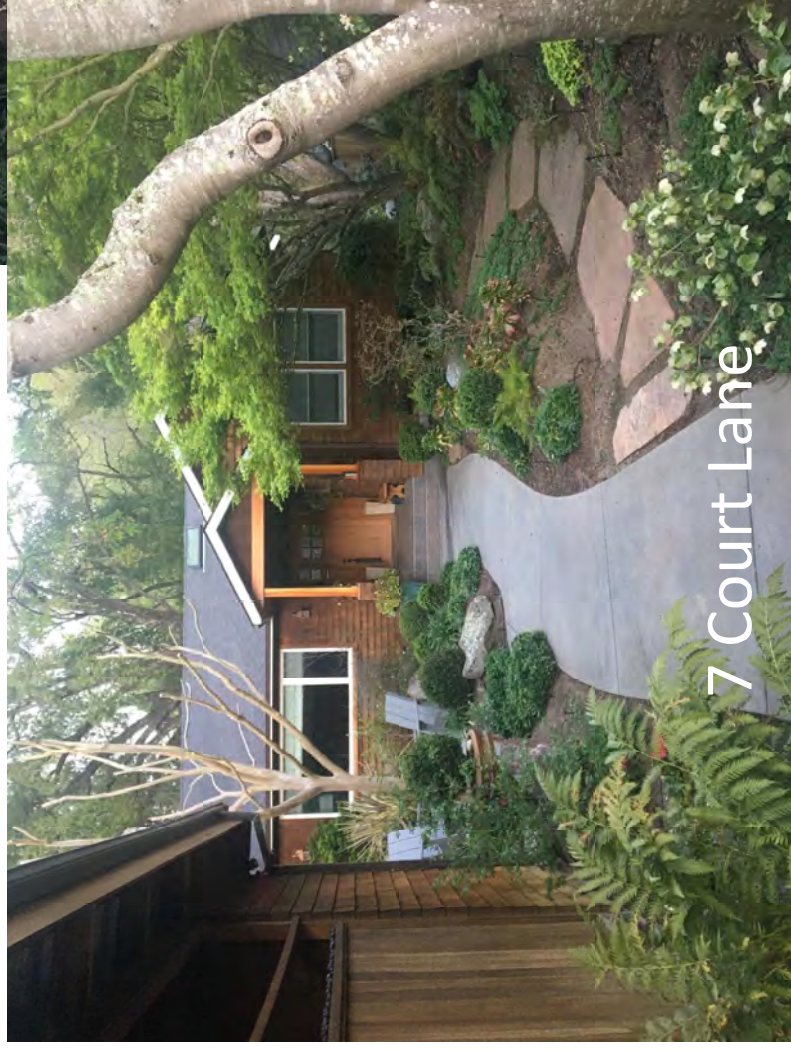
10 Court Lane, Design Review

Friedman/Shuldiner, March 2022

Photographs of existing property and neighboring properties:



10 Court Lane



7 Court Lane



8 Court Lane

FD. 3/4" IP PER
R.S. 31-12

COURT LN.
N58°52'45"W
100.00'

L=20.34 PRO (20.8YR)
R=20.00
 $\Delta=58^{\circ}15'51''$
Tan=11.15

-THIS PROPERTY IS IN AN AE FLOOD ZONE (FIRM 06041C0452E, 03/17/2014) BFE VARIES FROM 104.5 AT THE BUILDINGS TO 106 (NAVD 1988) AT THE SOUTH END OF THE PROPERTY
-THE MAP CREATING THIS LOT SHOWS THE SOUTHERLY BOUNDARY AS THE CENTER OF THE CREEK WITH NO DIMENSIONS GIVEN. THE WEST BOUNDARY IS SHOWN AS A LINE FROM THE CUL-DE-SAC TO THE CENTER OF THE WATER COURSE. A LINE ON THE RECORD BEARING FITS OCCUPATION BUT DOES NOT INTERSECT THE CREEK. A LINE WAS ADDED FROM THE END OF THE RECORD LINE TO THE APPROXIMATE CENTER OF THE CREEK. THE NLY BOUNDARY WAS EXTENDED 8+ FEET TO THE CENTER OF THE CREEK. WHETHER THE MAP WAS IN ERROR OR THE CREEK HAS MOVED CANNOT BE DISCERNED.
THE SOUTHERLY BOUNDARY SHOWN ON THE CREATING MAP IS APPROXIMATED BY A DASHED LINE HEREON.
PARCEL AREA = .34 ACRES

LOT 103C

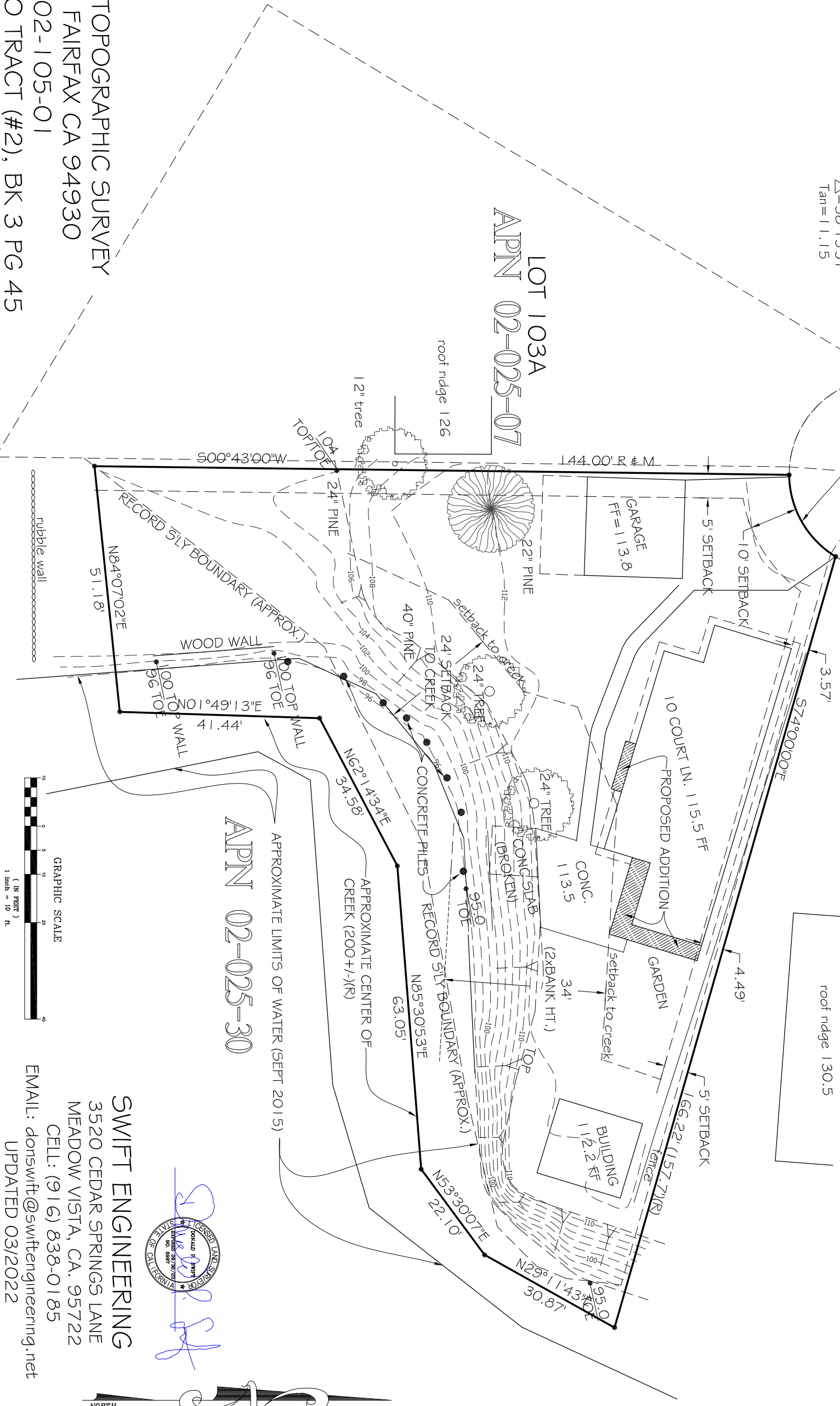
APN 02-105-02

roof ridge 130.5

LOT 103A
APN 02-025-07

roof ridge 126

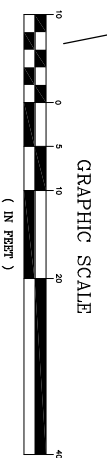
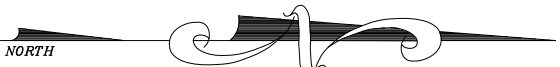
BOUNDARY AND TOPOGRAPHIC SURVEY
10 COURT LN. FAIRFAX CA 94930
APN 02-105-01
LOT 103B, PACHECO TRACT (#2), BK 3 PG 45



APN 02-025-30

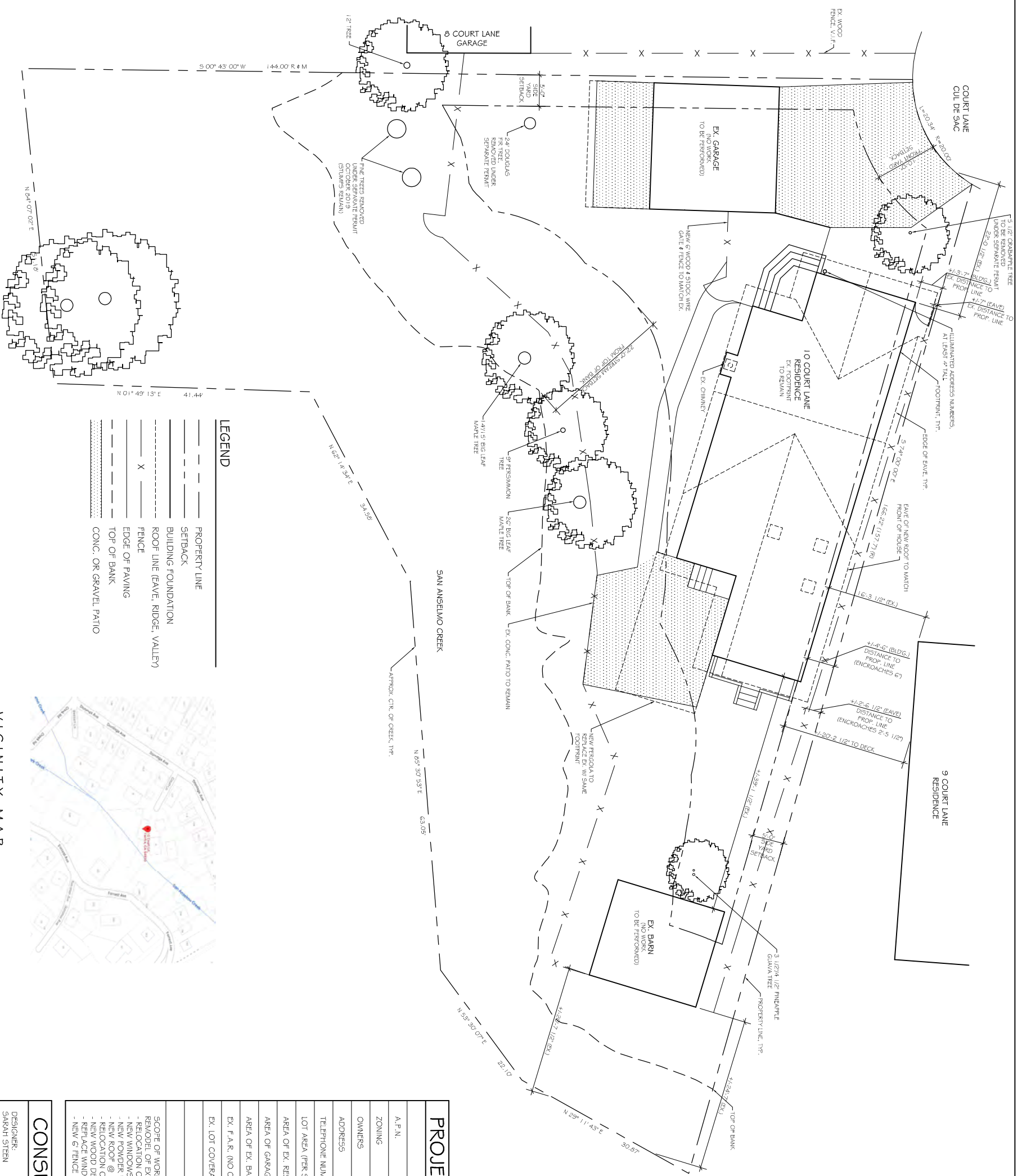
APPROXIMATE LIMITS OF WATER (SEPT 2015)

[Signature]
DON SWIFT
REGISTERED LAND SURVEYOR
STATE OF CALIFORNIA
NO. 52777



SWIFT ENGINEERING
3520 CEDAR SPRINGS LANE
MEADOW VISTA, CA. 95722
CELL: (916) 838-0185
EMAIL: donswift@swiftengineering.net
UPDATED 03/2022

LIST OF DRAWINGS	
A-1.1	PROPOSED SITE PLAN, VICINITY MAP, LIST OF DWGS., PROJECT INFO, CONSULTANTS
A-1.2	EX. SITE PLAN
A-2	EX. # PROPOSED FLOOR PLANS
A-3	EX. # PROPOSED ROOF PLANS, BUILDING SECTION
A-4	WEST # SOUTH EXTERIOR ELEVATIONS (EX. # PROPOSED)
A-5	EAST # NORTH EXTERIOR ELEVATIONS (EX. # PROPOSED)
A-6	GREEN BUILDING CHECKLIST
L-0.0	LANDSCAPE COVER SHEET
L-1.0	LANDSCAPE SITE PLAN
L-1.1	LANDSCAPE PLAN
L-1.2	VEGETATION MANAGEMENT PLAN
L-1.3	IRRIGATION # UTILITIES PLAN



NOTES:
 1. SITE PLAN BASED ON SURVEY BY SWIFT ENGINEERING, #
 SITE PLAN BY ROTH/LAMOTTE LANDSCAPE ARCHITECTURE DATED MAY 19, 2019.
 2. NO EASEMENTS EXIST FOR THIS SITE.

PROPOSED SITE PLAN

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

LEGEND

---	PROPERTY LINE
---	SETBACK
---	BUILDING FOUNDATION
---	ROOF LINE (EAVE, RIDGE, VALLEY)
X	FENCE
---	EDGE OF PAVING
---	TOP OF BANK
---	CONC. OR GRAVEL PATIO



PROJECT INFORMATION

A.P.N.	002-105-01
ZONING	RD 5.5-7
OWNERS	TALIA FRIEDMAN # ALEC SHULDINER
ADDRESS	10 COURT LN., FAIRFAX, CA 94930
TELEPHONE NUMBER	415-283-6657
LOT AREA (PER SURVEY)	.34 ACRES (14,810 SQ. FT.)
AREA OF EX. RESIDENCE (NO CHANGE)	1,460 SQ. FT.
AREA OF GARAGE (NO WORK PERFORMED)	415 SQ. FT.
AREA OF EX. BARN (NO WORK PERFORMED)	290 SQ. FT.
EX. F.A.R. (NO CHANGE)	.10 (HOUSE) + .02 (BARN) = .12
EX. LOT COVERAGE (NO CHANGE)	15.5%

SCOPE OF WORK:
 REMODEL OF EX. HOUSE TO INCLUDE
 - RELOCATION OF FRONT ENTRY # STAIRS
 - NEW WINDOWS @ SUN PORCH
 - NEW POWDER ROOM
 - NEW ROOF @ REAR OF HOUSE (OVER MASTER BEDROOM # BATH, DINING AREA, LAUNDRY, POWDER RM., # UTILITY SPACES)
 - RELOCATION OF TWO WINDOWS ON NORTH WALL
 - NEW WOOD DECK # STAIRS @ MASTER BEDROOM
 - REPLACE WINDOWS # RELOCATION OF DOOR @ MASTER BEDROOM
 - NEW 6' FENCE # GATE BETWEEN HOUSE # GARAGE TO MATCH EX.

CONSULTANTS/DESIGNERS

DESIGNER:	STRUCTURAL ENGINEER:	GENERAL CONTRACTOR:
SARAH STEEN 70 MANOR RD. FAIRFAX, CA 94930 415-485-4355	MARK WOODROW ANDERSONWOODROW 61 DOMINGA AVE. FAIRFAX, CA 94930 415-453-3431	VOLLMER CONSTRUCTION 443 SAN MARIN DR. NOVATO, CA 94945 415-328-1865
SURVEYOR:	LANDSCAPE ARCHITECT:	INTERIOR DESIGNER:
DON SWIFT SWIFT ENGINEERING 3529 CEDAR SPRINGS LN. MEADOW VISTA, CA 95722 530-878-6732	GARY ROTH ROTH/LAMOTTE 56 MANOR RD. FAIRFAX, CA 94930 415-451-8211	KRISTIN BAJOVSKI MESIS DESIGN 39 WREDDEN AVE. FAIRFAX, CA 94930 415-722-5807
REFERENCE:	GEOTECHNICAL ENGINEER:	
NORTH	MIKE JEWETT MILLER PACIFIC ENGINEERING GROUP 360 REDWOOD WAY, SUITE B PETALUMA, CA 94954 707-765-6140	

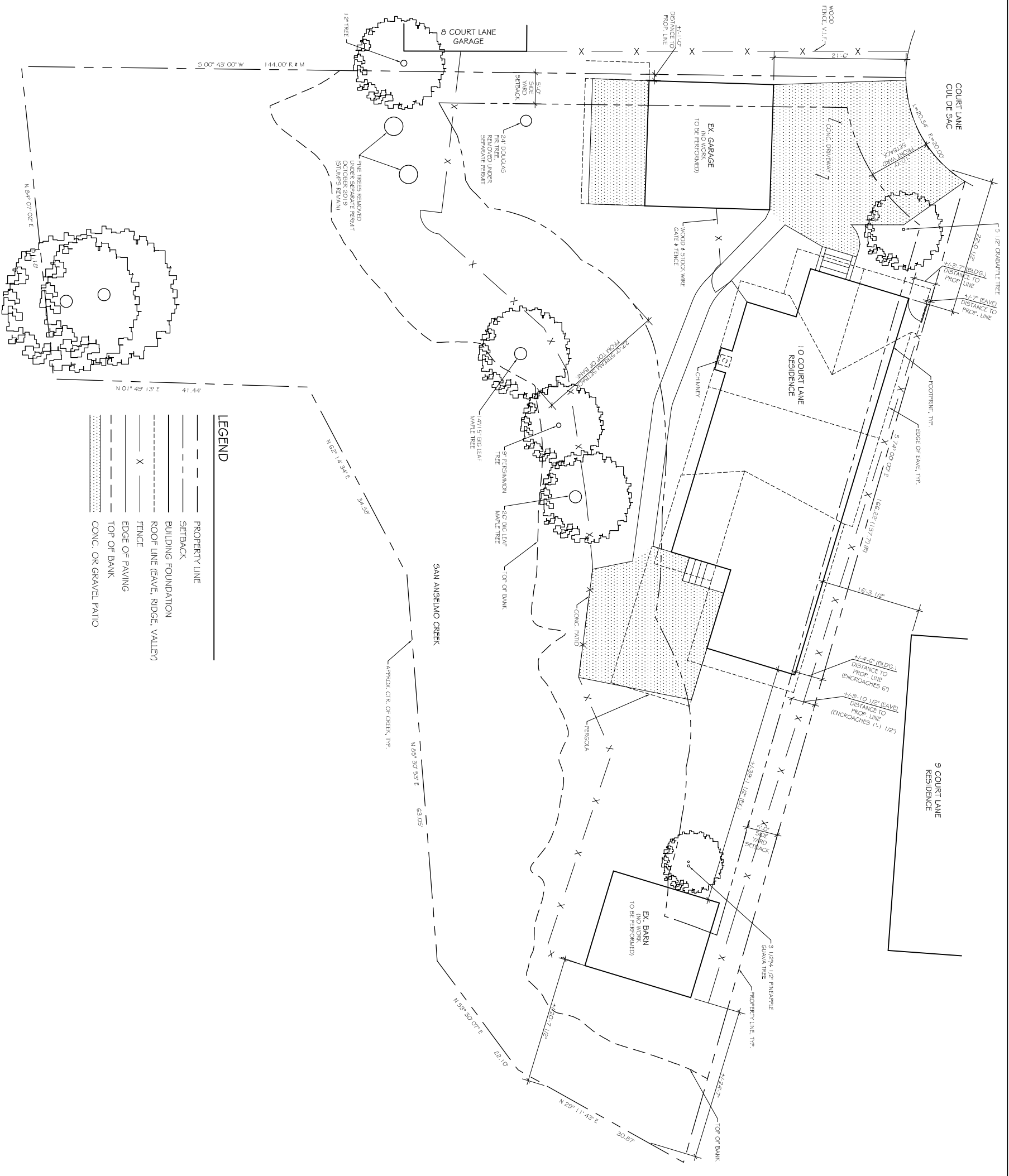
FRIEDMAN/SHULDINER RESIDENCE
 10 COURT LANE, FAIRFAX, CALIFORNIA 94930
 A.P.N. 002-105-01

SARAH STEEN
 70 MANOR ROAD
 FAIRFAX, CA 94930
 415-485-4355

PROPOSED SITE PLAN
 VICINITY MAP
 LIST OF DRAWINGS
 PROJECT INFORMATION
 CONSULTANTS/DESIGNERS

PLANNING REVIEW
 6.6.23

A-1.1



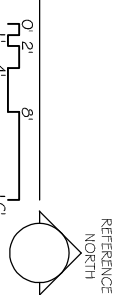
LEGEND

—	PROPERTY LINE
- - -	SETBACK
—	BUILDING FOUNDATION
- - -	ROOF LINE (EAVE, RIDGE, VALLEY)
X	FENCE
- - -	EDGE OF PAVING
- - -	TOP OF BANK
▨	CONC. OR GRAVEL PATIO

NOTES:
 1. SITE PLAN BASED ON SURVEY BY SWIFT ENGINEERING & SITE PLAN BY BOTH LAMOTTE LANDSCAPE ARCHITECTURE DATED MAY 19, 2019.
 2. NO EASEMENTS EXIST FOR THIS SITE.

EX. SITE PLAN

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



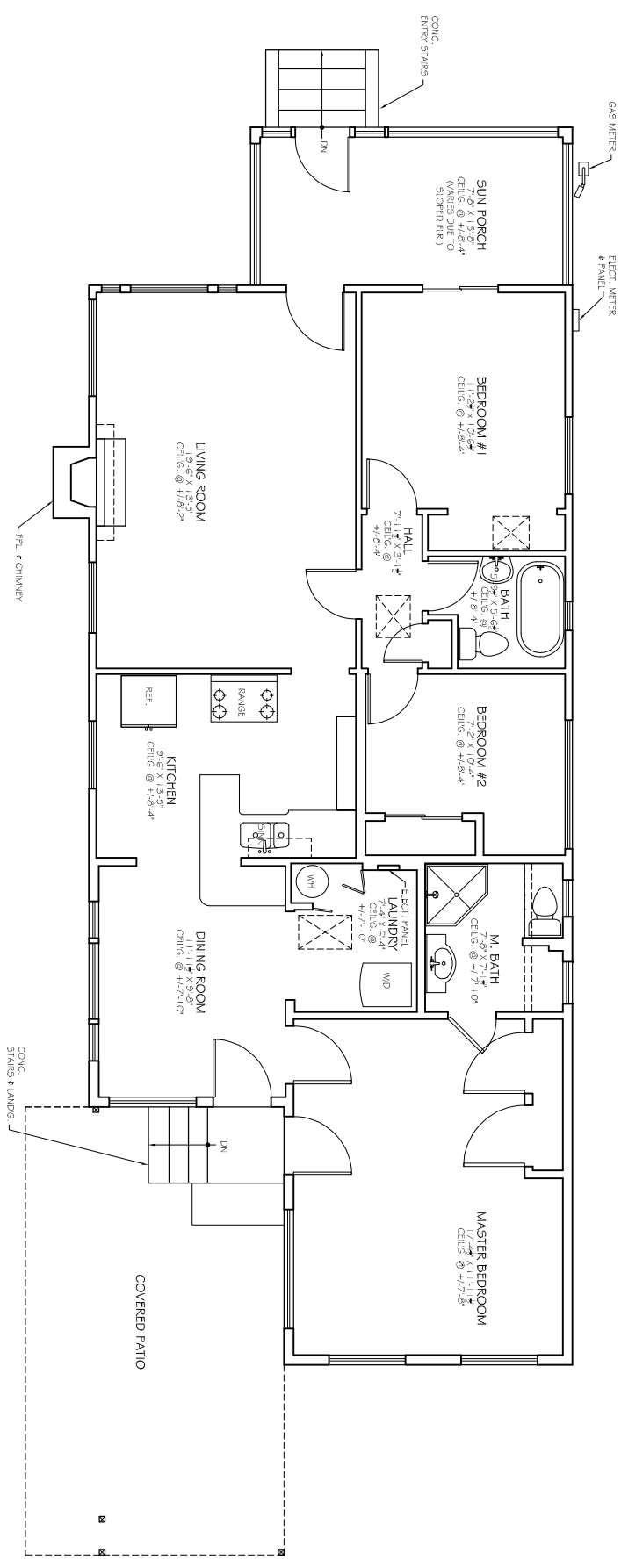
SARAH STEEN
 70 MANOR ROAD
 FAIRFAX, CA 94930
 415-485-4355

FRIEDMAN/SHULDINER RESIDENCE
 10 COURT LANE, FAIRFAX, CALIFORNIA 94930
 A.P.N. 002-105-01

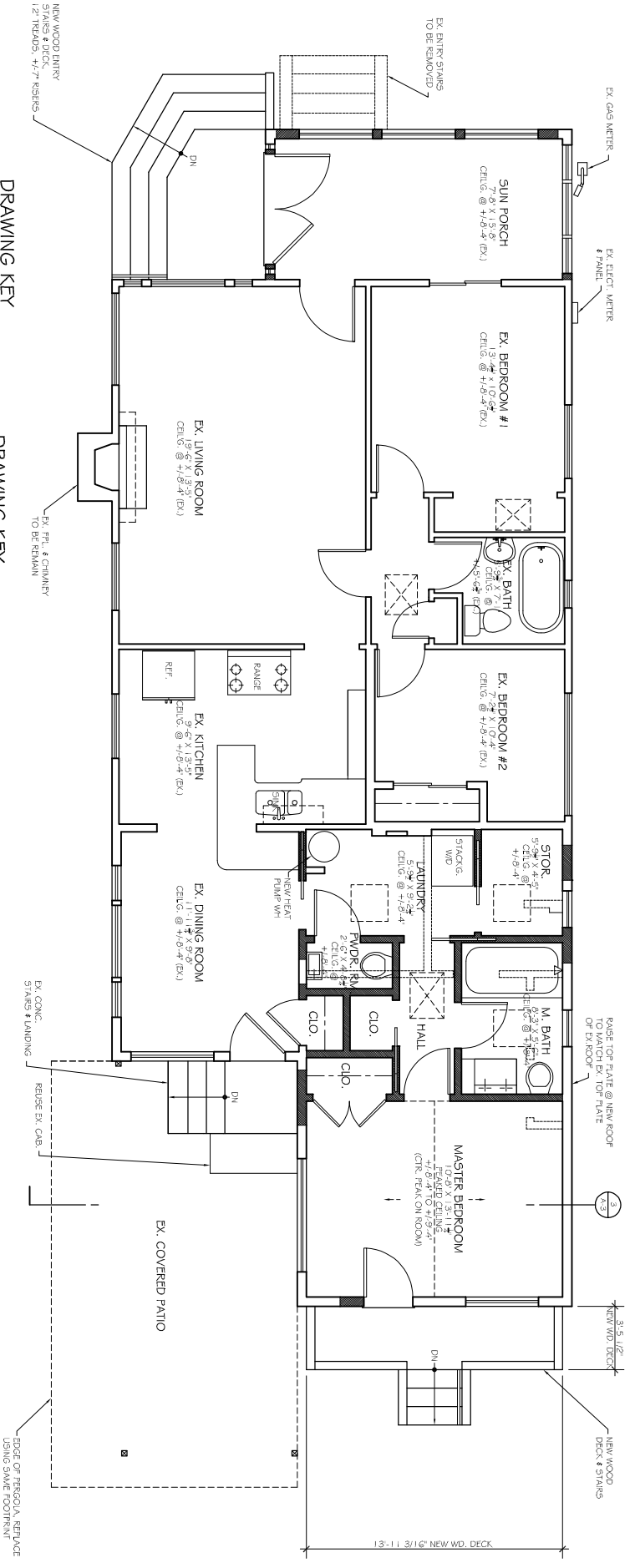
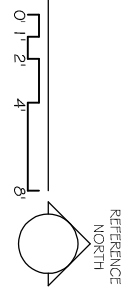
PLANNING REVIEW
 6.6.23

EX. SITE PLAN

A-1.2

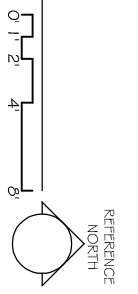


1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

- DRAWING KEY**
- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE REMOVED
 - NEW WALLS



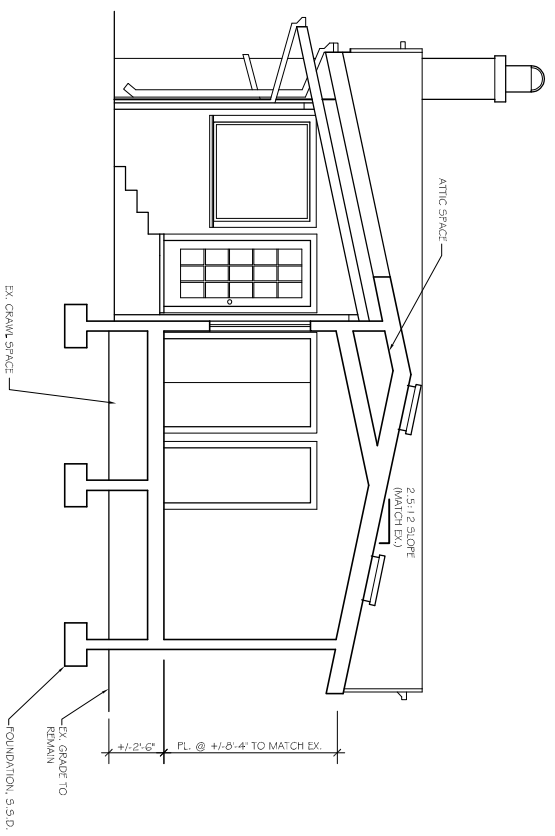
SARAH STEEN
70 MANOR ROAD
FAIRFAX, CA 94930
415-485-4355

FRIEDMAN/SHULDINER RESIDENCE
10 COURT LANE, FAIRFAX, CALIFORNIA 94930
A.P.N. 002-105-01

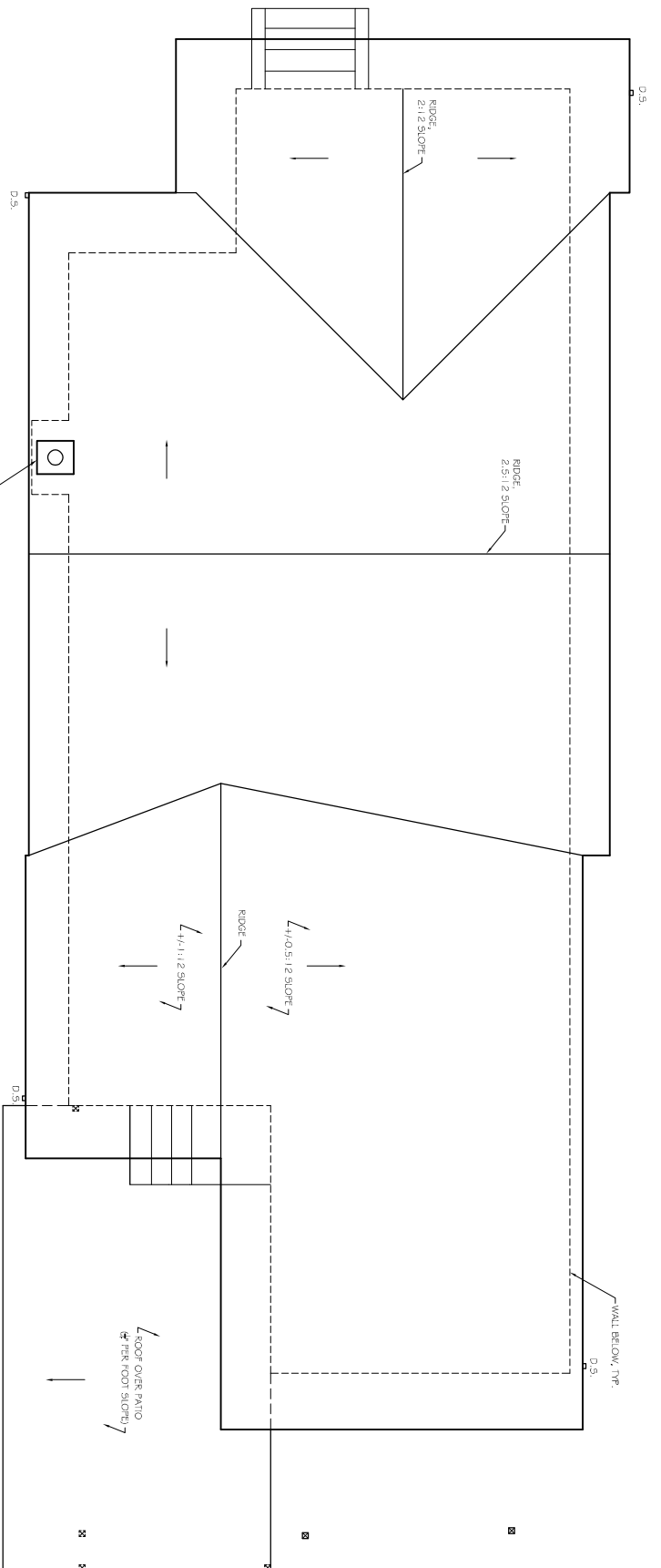
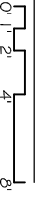
PLANNING REVIEW
6.6.23

EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN

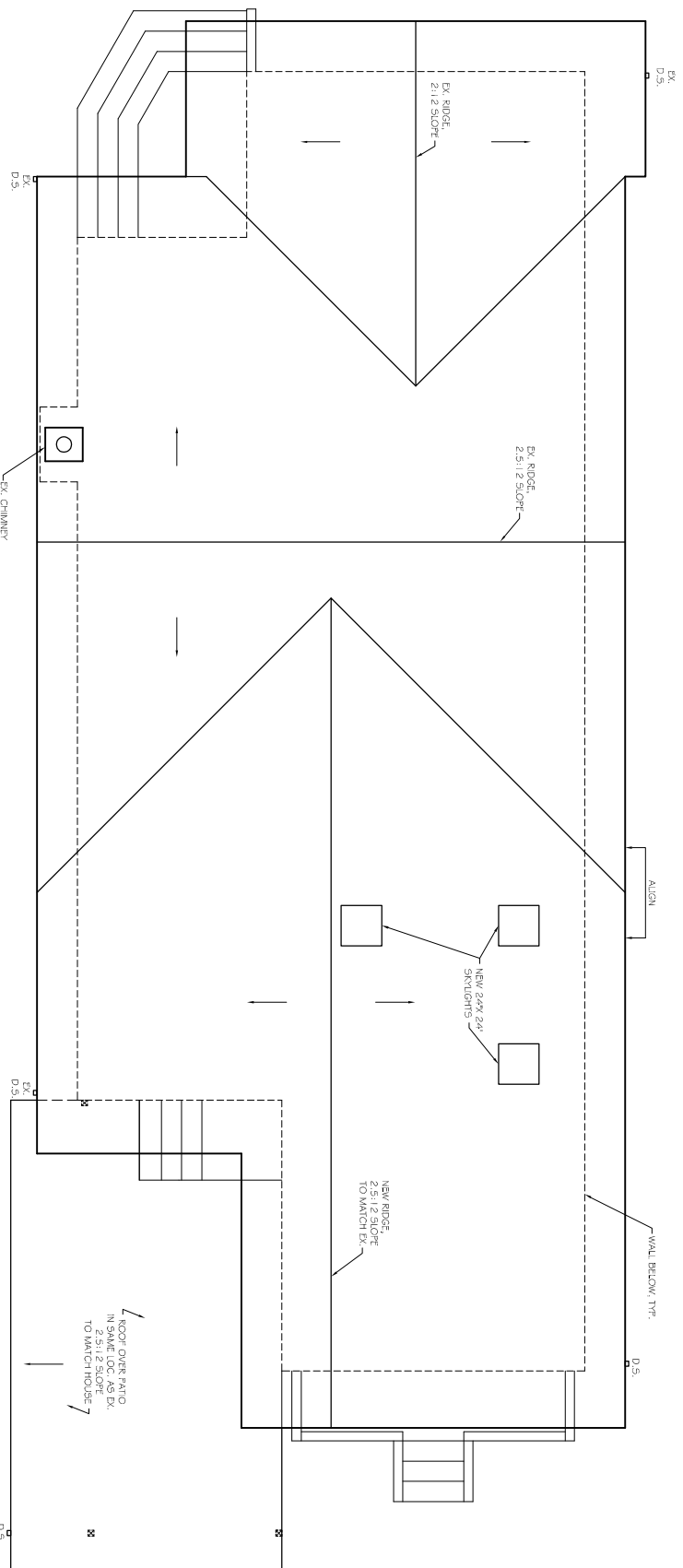
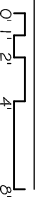
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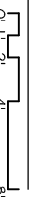
3 BUILDING SECTION @ M.B.R.
SCALE: 1/4" = 1'-0"



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



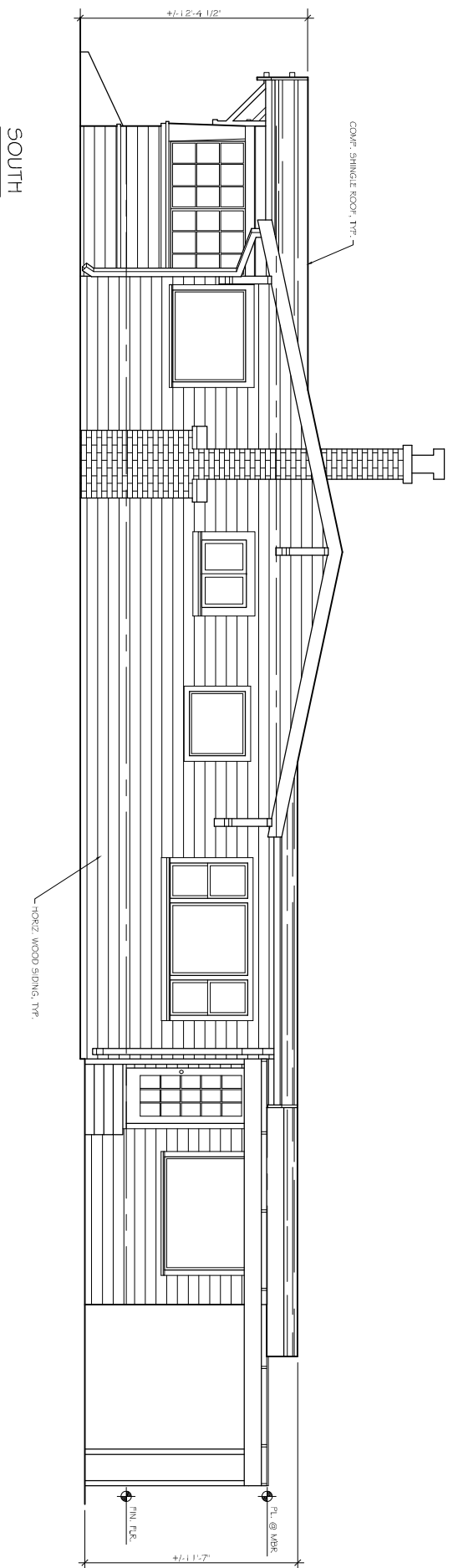
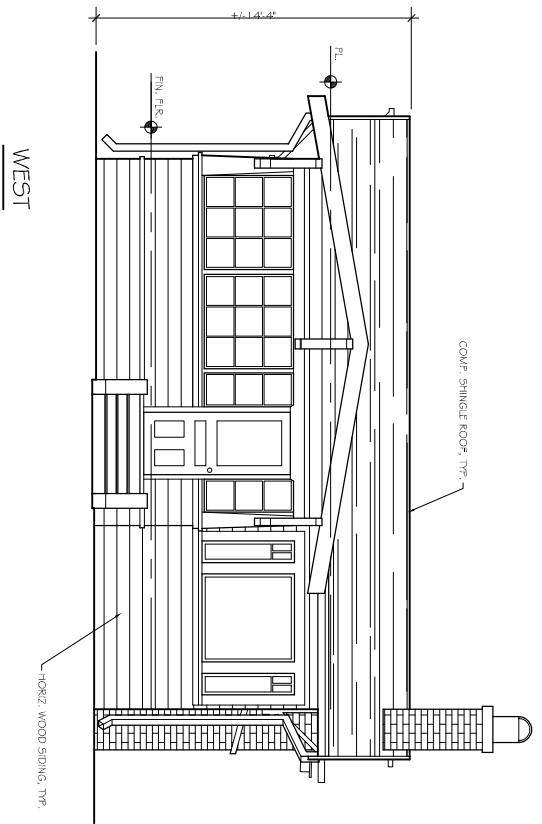
SARAH STEEN
70 MANOR ROAD
FAIRFAX, CA 94930
415-485-4355

FRIEDMAN/SHULDINER RESIDENCE
10 COURT LANE, FAIRFAX, CALIFORNIA 94930
A.P.N. 002-105-01

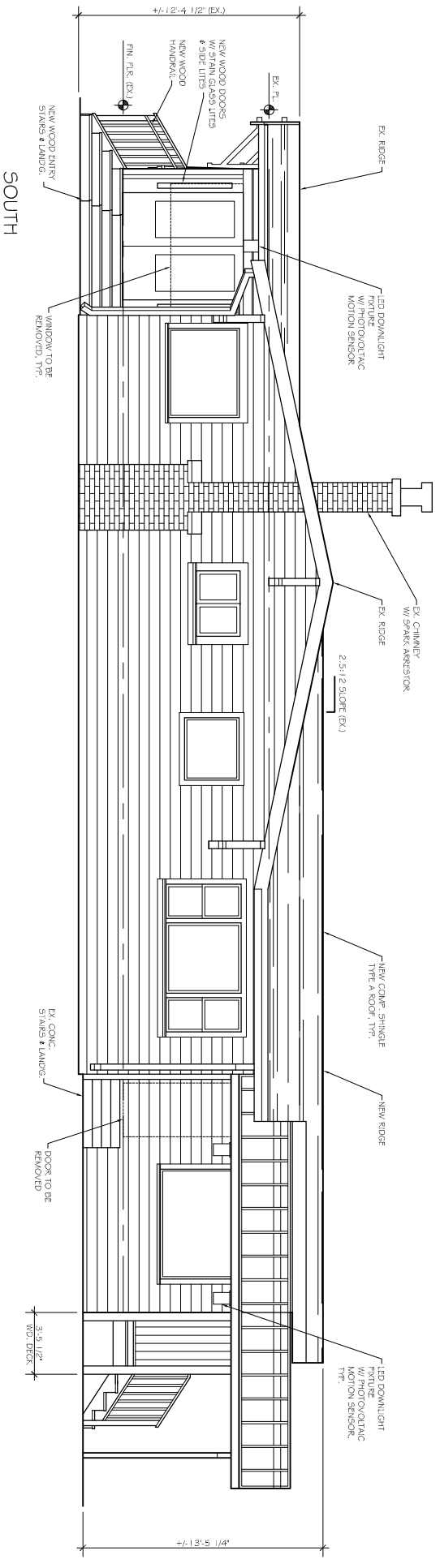
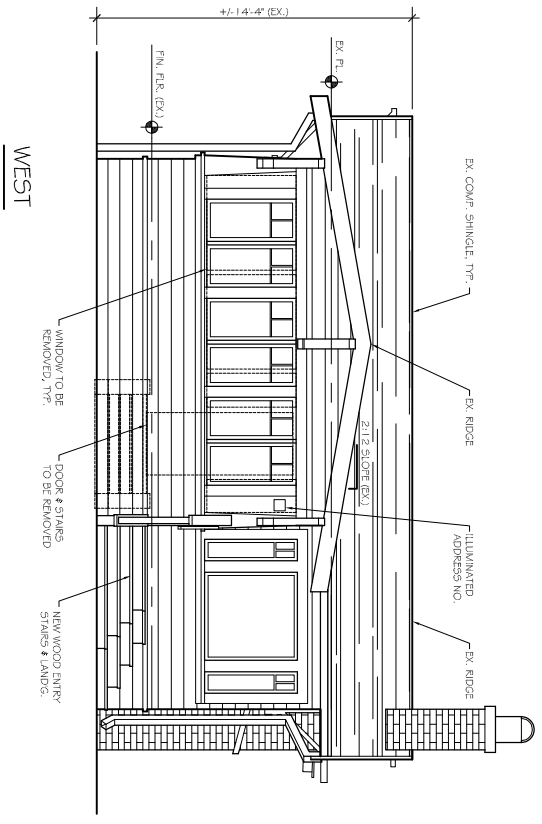
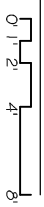
PLANNING REVIEW
6.6.23

EXISTING ROOF PLAN
PROPOSED ROOF PLAN
BUILDING SECTION

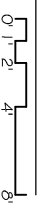
A-3



1 EX. EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



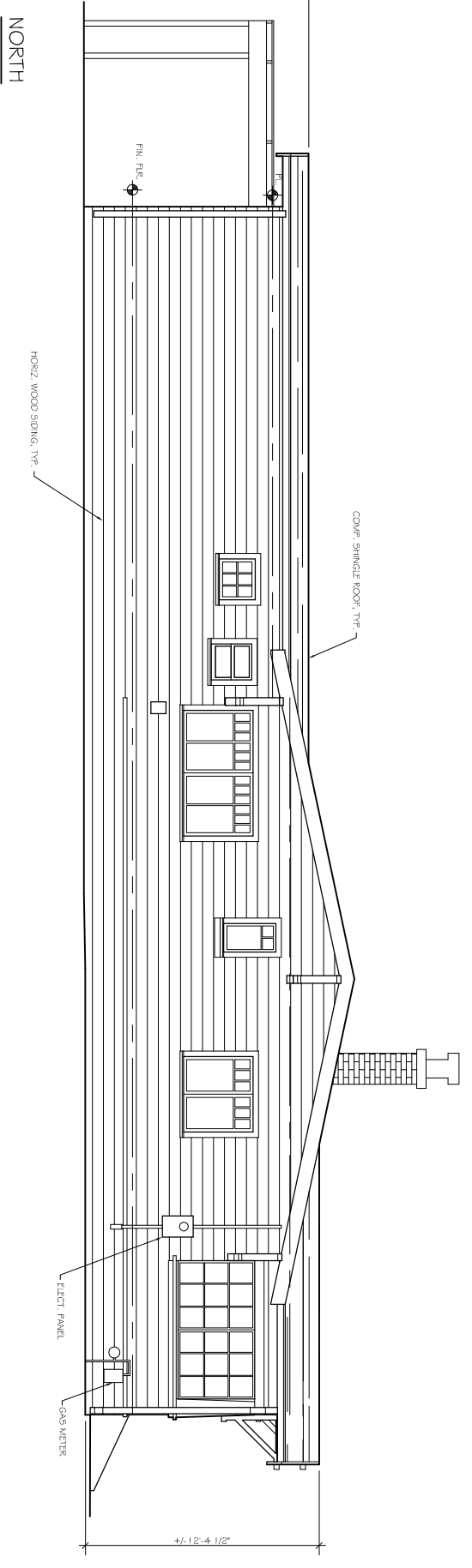
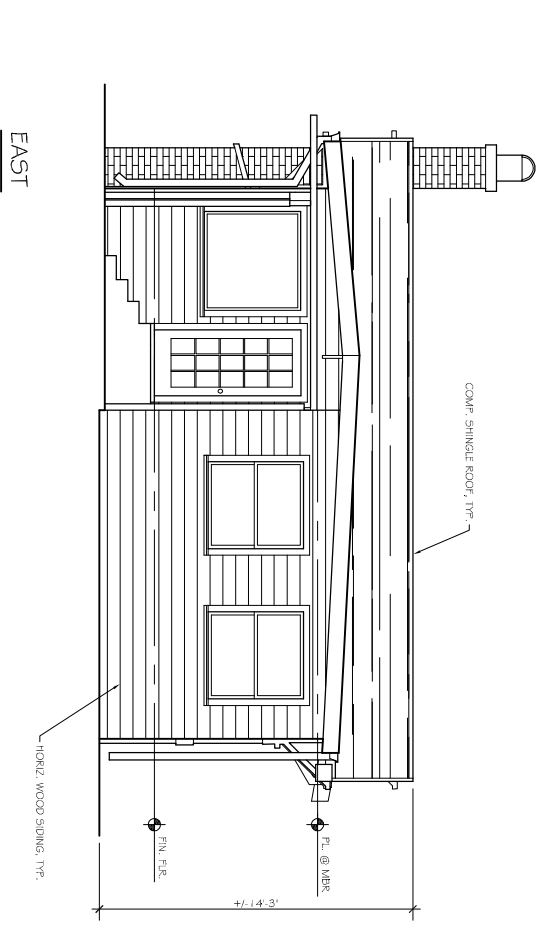
SARAH STEEN
70 MANOR ROAD
FAIRFAX, CA 94930
415-485-4355

FRIEDMAN/SHULDINER RESIDENCE
10 COURT LANE, FAIRFAX, CALIFORNIA 94930
A.P.N. 002-105-01

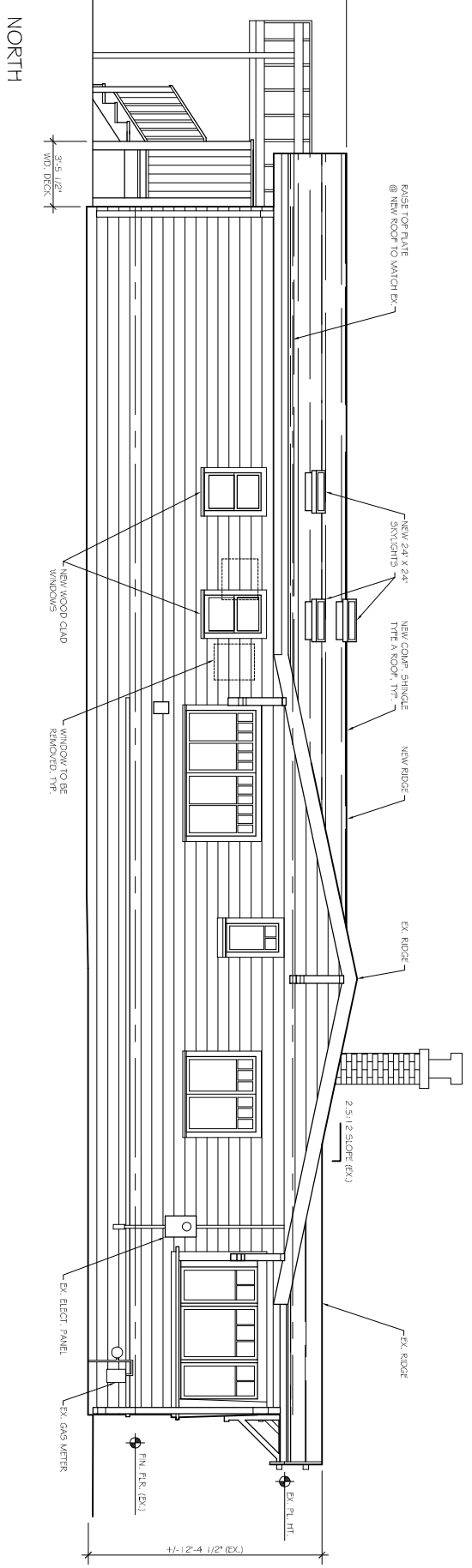
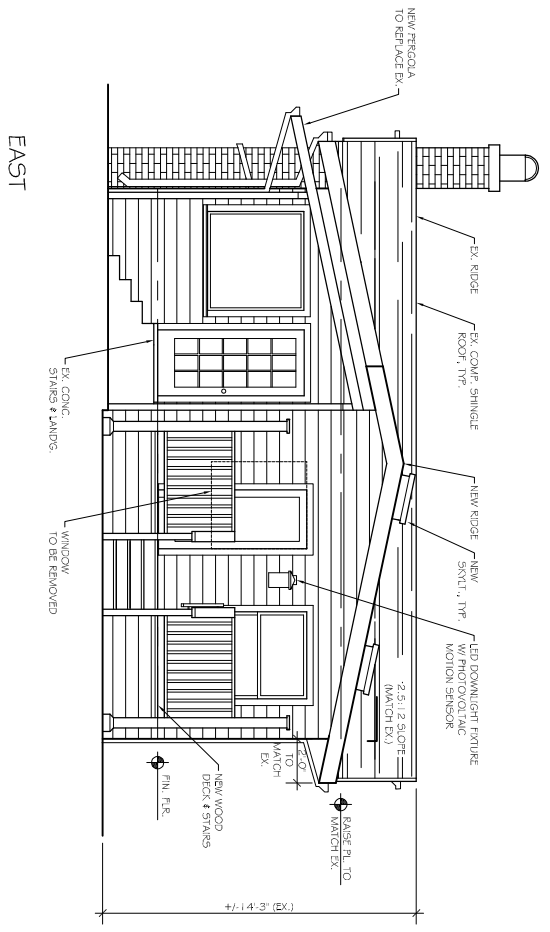
PLANNING REVIEW
6.6.23

WEST & SOUTH EXT. ELEVATIONS -
EX. # PROPOSED

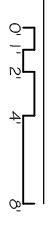
A-4



1 EX. EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"



SARAH STEEN
70 MANOR ROAD
FAIRFAX, CA 94930
415-485-4355

FRIEDMAN/SHULDINER RESIDENCE
10 COURT LANE, FAIRFAX, CALIFORNIA 94930
A.P.N. 002-105-01

PLANNING REVIEW
6.6.23

EAST & NORTH EXT. ELEVATIONS -
EX. & PROPOSED

A-5

MARIN COUNTY 2019 CALGREEN CHECKLIST
CALGreen Standards for Residential Additions & Alterations
less than 1,200 square feet

This checklist is effective January 1, 2020 and applies to additions and alterations of low-rise residential buildings including hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregative residences, employee housing, factory-built housing and other types of dwellings containing sleeping accommodations, and accessory structures.

The provisions of this checklist apply only to the portions of the building being added to or altered within the scope of the permitted work when the cumulative square footage of the project is less than 1,200 square feet. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CALGreen.

Submit this checklist with your plans to demonstrate compliance with the green building ordinance. This checklist includes modifications specific to Marin County. For more information on the County's Green Building requirements, please visit www.marincountybuilding.org.

For more information on CALGreen and complete measure language, see Chapters 4 and Appendix 4 here: <https://codes.ccsa.ca.gov/codes/150318/tables-of-contents>

PROJECT DETAILS

10 Court Lane
Project Address
APN: **002-105-01**

Talia Friedman and Alec Shuldiner
Applicant Name (Please Print)

PROJECT VERIFICATION

The green building professional has reviewed the plans and certifies that the mandatory and elective measures listed below are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2019 California Green Building Standards Code as amended by the County of Marin.

Sarah Steen
Signature
Digitally signed by Sarah Steen
Date: 2023.06.06 15:26:37 -0700

6/6/23
Date

Sarah Steen, Designer
Name & Title (Please Print)

I, a qualified building professional, can be an architect, engineer, contractor, or qualified green building professional, such as a CALGreen Special Inspector.
Last Updated: February 18, 2021
Page 1

MARIN COUNTY 2019 CALGREEN CHECKLIST
CALGreen Standards for Residential Additions & Alterations
less than 1,200 square feet

DIVISION 4.1 PLANNING AND DESIGN

Note: All measures are mandatory unless noted in project scope. (Select Completed or Not Applicable [N/A])

4.106.2 (MANDATORY) A plan is developed and implemented to manage stormwater runoff from the construction activities through compliance with the County of Marin's stormwater management ordinance.
<http://www.marincountybuilding.org>
Link: County of Marin's stormwater management ordinance

Completed N/A Plan sheet reference (if applicable) _____

4.106.3 (MANDATORY) Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
L1.0 & L1.1

Completed N/A Plan sheet reference (if applicable) _____

4.106.4.1 (MANDATORY) One- and two-family dwellings, and townhouses with attached private garages: If the project scope includes an upgrade of the electrical service panel, achieve Level 2 EV readiness including a renewable and dedicated 200/240-volt branch circuit, as required in the Marin County Building Code, Chapter 19.04, Subchapter 2
Link: Marin County Building Code, Chapter 19.04, Subchapter 2

Completed N/A Plan sheet reference (if applicable) _____

4.106.4.2 (MANDATORY) Multifamily dwellings and hotels/motels: If the project scope includes an upgrade of the electrical service panel or modification of the parking lot, comply with EV Readiness requirements outlined in the Marin County Building Code, Chapter 19.04, Subchapter 2.
Link: Marin County Building Code, Chapter 19.04, Subchapter 2

Completed N/A Plan sheet reference (if applicable) _____

DIVISION 4.2 ENERGY EFFICIENCY

Note: All measures are mandatory unless noted in project scope. (Select Completed or Not Applicable [N/A])

4.201.1 (MANDATORY) Building meets or exceeds the requirements of the California Building Energy Efficiency Standards

Completed N/A Plan sheet reference (if applicable) _____

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

Note: All measures are mandatory unless noted in project scope. (Select Completed or Not Applicable [N/A])

Last Updated: February 18, 2021
Page 2

MARIN COUNTY 2019 CALGREEN CHECKLIST
CALGreen Standards for Residential Additions & Alterations
less than 1,200 square feet

4.303.1 (MANDATORY) Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4

Completed N/A Plan sheet reference (if applicable) _____

4.303.2 (MANDATORY) Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code and shall meet the applicable referenced standards.

Completed N/A Plan sheet reference (if applicable) _____

4.304.1 (MANDATORY) Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Landscape Plans

Completed N/A Plan sheet reference (if applicable) _____

DIVISION 4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY

Note: All measures are mandatory unless noted in project scope. (Select Completed or Not Applicable [N/A])

4.405.1 (MANDATORY) Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Completed N/A Plan sheet reference (if applicable) _____

4.405.1 (MANDATORY) Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with the reporting standards outlined by Zero Waste Marin.
Link: zero.waste.marin

Completed N/A Plan sheet reference (if applicable) _____

4.410.1 (MANDATORY) An operation and maintenance manual shall be provided to the building occupant or owner.

Completed N/A Plan sheet reference (if applicable) _____

4.410.2 (MANDATORY) Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the deposit, storage and collection of non-hazardous materials for recycling, including (a) a minimum paper, curbside cardboard, glass, plastics, organic waste, and metals or metal (a) facility located for recycling ordinance, if more restrictive.

Completed N/A Plan sheet reference (if applicable) _____

Last Updated: February 18, 2021
Page 3

FRIEDMAN/SHULDINER RESIDENCE
10 COURT LANE, FAIRFAX, CALIFORNIA 94930
A.P.N. 002-105-01

SARAH STEEN
70 MANOR ROAD
FAIRFAX, CA 94930
415-485-4355

GREEN BUILDING CHECKLIST

PLANNING REVIEW
6.6.23

MARIN COUNTY 2019 CALGREEN CHECKLIST
CALGreen Standards for Residential Additions & Alterations
less than 1,200 square feet

4.504.5 (MANDATORY) Panelboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

Completed N/A Plan sheet reference (if applicable) _____

4.504.2 (MANDATORY) Install VOC compliant resilient flooring systems. Ninety (90) percent of floor area receiving resilient flooring shall comply with the VOC-emission limits established in section 4.504.2.

Completed N/A Plan sheet reference (if applicable) _____

4.504.3 (MANDATORY) Thermal insulation installed in the building shall install thermal insulation in compliance with VOC limits.

Completed N/A Plan sheet reference (if applicable) _____

4.505.2 (MANDATORY) Vapor retarder and capillary break is installed at slab on grade foundations.

Completed N/A Plan sheet reference (if applicable) _____

4.505.3 (MANDATORY) Moisture content of building materials used in wall and floor framing is checked before enclosure.

Completed N/A Plan sheet reference (if applicable) _____

4.506.1 (MANDATORY) Each bathroom shall be provided with the following:
1. ENERGY STAR lens ducted to terminate outside the building
2. Fans must be controlled by a humidity control (Separate or built-in), OR functioning as a component of a whole-house ventilation system.
3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a re-allow humidity range of 1-50 percent to a maximum of 60 percent.

Completed N/A Plan sheet reference (if applicable) _____

4.507.2 (MANDATORY) Duct systems are sized, designed, and equipment is selected using the following methods:
1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.
2. Size duct systems according to ANSI/ACCA 1 Manual D - 2016 or equivalent.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.

Completed N/A Plan sheet reference (if applicable) _____

A-6

Last Updated: February 18, 2021
Page 5

GENERAL NOTES:
PLANNING SUBMITAL

PROJECT DESCRIPTION

RENOVATE EX. HOUSE
INSTALL ENTRY AND DRIVEWAY PAVING
RESTORE DISTURBED AREAS WITH NEW PLANTINGS

SURVEY-

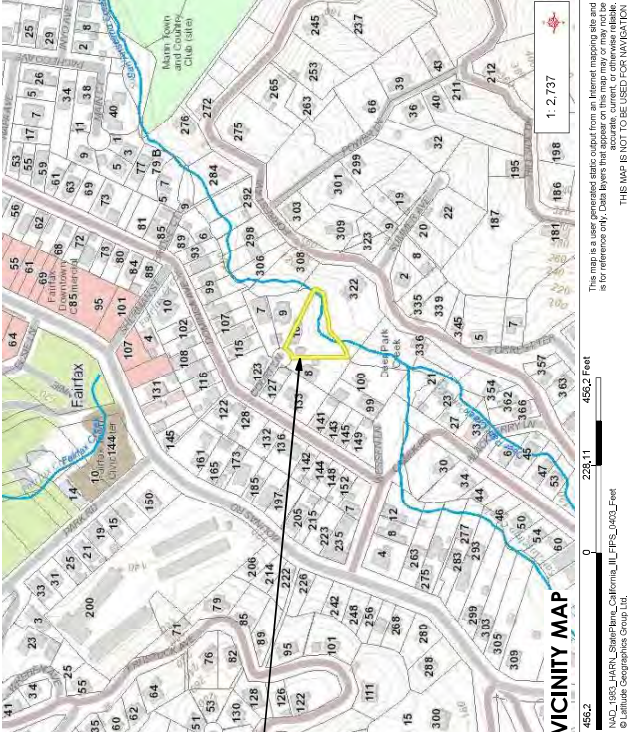
PROPERTY LINES AND BUILDINGS BY SWIFT
ENGINEERING, SEP. 2015

PLAN PREPARER:

LANDSCAPE ARCHITECTURE
56 MANOR RD. FAIRFAX, CA
TEL: 415-451-1821

APPLICABLE CODES:

- CALIFORNIA FIRE CODE 2019
- CALIFORNIA ELECTRICAL CODE 2019
- CALIFORNIA PLUMBING CODE 2019
- CALIFORNIA MECHANICAL CODE 2019
- CALIFORNIA FIRE CODE 2019



PROJECT SITE

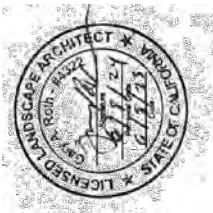
DEMOLITION NOTES AND SPECIFICATIONS

- A. GENERAL**
1. PRIOR TO BEGINNING THE WORK, LAYOUT PROTECTIVE DEVICES AS NECESSARY AND AS DIRECTED BY PROJECT ARBORIST TO PROTECT EXISTING TREES OR PLANTS TO REMAIN. PRIOR TO PROCEEDING WITH THE WORK, FOR REVIEW BY LANDSCAPE ARCHITECT, NOTIFY LANDSCAPE ARCHITECT WHEN PROTECTIVE DEVICES ARE READY FOR REVIEW. SEE II. TREE PROTECTION MEASURES SECTION BELOW.
 2. MAINTAIN ALL TREE PROTECTION MEASURES (SHEET 10.1) UNTIL SUCH PROTECTIONS ARE APPROVED FOR REMOVAL BY PROJECT ARBORIST. PRIOR TO BEGINNING EARTH/SOIL DISTURBANCE ACTIVITIES.
 3. THE CONTRACTOR SHALL OBTAIN ALL SPECIAL PERMITS AND LICENSES AND GIVE ALL NOTICES REQUIRED FOR PERFORMANCE AND COMPLETION OF THE DEMOLITION AND REMOVAL WORK, HAULING, AND DISPOSAL.
 4. ERECT AND MAINTAIN TEMPORARY BRACING, SHORING, LIGHTS, BARRICADES, SIGNS, AND OTHER MEASURES AS NECESSARY TO PROTECT THE PUBLIC, WORKERS, AND ADJOINING PROPERTY FROM DAMAGE FROM DEMOLITION WORK. ALL IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
 5. OPEN DEPRESSIONS AND EXCAVATIONS OCCURRING AS PART OF THIS WORK SHALL BE BARRICADED AND POSTED WITH WARNING SIGNS AND CONE TRAFFIC CONTROL TO PREVENT ACCESS TO ADJACENT PROPERTY OR THROUGH PUBLIC ACCESS.
 6. PROTECT UTILITIES, PAVEMENTS, AND FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATIONS.
 7. PROVIDE CONTINUOUS NOISE AND DUST ABATEMENT AS REQUIRED TO PREVENT DISTURBANCE AND NUISANCE TO THE PUBLIC AND WORKERS AND TO THE OCCUPANTS OF ADJACENT PREMISES AND SURROUNDING AREAS. DAMPEN AREAS AFFECTED BY DEMOLITION OPERATIONS AS NECESSARY TO PREVENT AIRBORNE DUST.
- B. UNKOWN CONDITIONS**
1. UNKOWN CONDITIONS AND RELATED DOCUMENTS MAY NOT REPRESENT ALL SURFACE AND SUB-SURFACE CONDITIONS AT THE SITE AND ADJOINING AREAS.
 2. THE KNOWN CONDITIONS ARE AS INDICATED, AND SHALL BE COMPARED WITH ACTUAL CONDITIONS BEFORE COMMENCEMENT OF WORK.
 3. IF DIFFERING SITE CONDITIONS ARE INVOLVED, THEY WILL BE DISCUSSED ON SITE AND PAID FOR AT AGREED UPON UNIT PRICES FOR WORK RELATED TO DISCREPANCIES PRIOR TO COMMENCING WITH THE WORK.
- C. DEMOLITION**
1. PERFORM DEMOLITION IN ACCORDANCE WITH THE DRAWINGS AND DIRECTIONS GIVEN AT SITE WALK PRIOR TO COMMENCEMENT OF WORK. PERFORM DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES AND REGULATIONS.
 2. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. PERFORM DEMOLITION WITH SMALL TOOLS AS MUCH AS POSSIBLE.
 3. BACKFILL AND COMPACT DEPRESSIONS CAUSED BY EXCAVATIONS, DEMOLITION, AND REMOVAL UNLESS AREAS TO REMAIN LOW.
 4. DISPOSE OF REMOVED MATERIALS, WASTE, TRASH, AND DEBRIS IN A SAFE, ACCEPTABLE MANNER, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION. SUCH MATERIALS MAY BE STOCK PILED PROVIDED IT IS COVERED AND DOES NOT REMAIN ON SITE MORE THAN 30 DAYS.
 5. BURNING OR BURIAL OF TRASH AND DEBRIS ON THE SITE WILL NOT BE PERMITTED.
 6. REMOVED MATERIALS, TRASH, AND DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE OWNER'S PROPERTY AND DISPOSED OF IN A LEGAL MANNER. LOCATION OF DISPOSAL SITE AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 7. ALL MATERIALS SLATED TO BE SALVAGED, TRANSPLANTED OR OTHERWISE RETAINED SHALL BE IDENTIFIED AND PROTECTED.
- D. CLEANUP**
1. CONTRACTOR TO CLEAN UP SITE TO PROVIDE A CLEAN, ORDERLY AND SAFE SITE ON A DAILY BASIS.

SHEET INDEX

SHEET	TITLE OF SHEET
L0.0	COVER SHEET
L1.0	SITE PLAN
L1.1	LANDSCAPE PLAN
L1.2	VEGETATION MANAGEMENT PLAN
L1.3	IRRIG. HYDROZONE PLAN

SHULDINER RESIDENCE
10 COURT LANE
FAIRFAX, CA
APN: 02-105-01



COVER SHEET

Date: 6/6/23
File name: Shuldiner Plan.vwx

NO.	DATE	ISSUE NOTES
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A		
B		

NO.	DATE	REV.	NOTES
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1			
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DATE: 06/06/2023

SCALE: AS SHOWN

DESIGNED BY: GR

DRAWN BY: CR/LR

CHECKED BY: GR

UNLESS OTHERWISE NOTED

WATER METER

PLANNING SUBMITAL- NOT FOR CONSTRUCTION

L0.0

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
AGG	AGGREGATE
AL	ALUMINIUM
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
B.O.	BOTTOM OF
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FINISH GRADE)
CDR	CEDAR
CI	CAST-IN-PLACE
CJ	COLD JOINT
CL	CENTERLINE
CTR	CENTER
CO	CLEANOUT
CONC	CONCRETE
CY	CUBIC YARDS
DI	DROP INLET
DS	DOWNSPOUT
E	EXISTING
EG	EXISTING GRADE
EJ	EXPANSION JOINT
FO	FACE OF
FFE	FINISH FLOOR ELEVATION
FS	FINISH SURFACE
FG	FINISH GRADE
FL	FLOW LINE
FIG	FOOTING
HDG	HOT DIP GALVANIZED
HT	HEIGHT
GB	GRADE BREAK
HB	HOSE BIB
HP	HIGH POINT
LD	LANDSCAPE DRAIN
LOG	LIMIT OF GRADING
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NIC	NOT IN CONTRACT
N/A	NOT APPLICABLE
NOM	NOMINAL
OH	OVERHEAD
OC	ON CENTER
PA	PLANTED AREA
PFD	PRESSURE TREATED DOUGLAS FIR
R	RADIUS
REQD	REQUIRED
RDWD	REDWOOD
ROW	RIGHT-OF-WAY
ROW	RIGHT-OF-WAY
SM	SMILAR
SJ	SCORE JOINT
SS	STAINLESS STEEL
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
IC	TOP OF CURB
IS	TOP OF STEP
TW	TOP OF WALL
TO	TOP OF
TYP.	TYPICAL
TW	TOP OF WALL
U.O.N.	UNLESS OTHERWISE NOTED
V.L.F.	VERIFY IN FIELD
WM	WATER METER



NO.	DATE	ISSUE NOTES
A		
B		

NO.	DATE	REV. NOTES
1		

DATE: 06/06/2023
 SCALE: AS SHOWN
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PLANNING SUBMITTAL - NOT FOR CONSTRUCTION



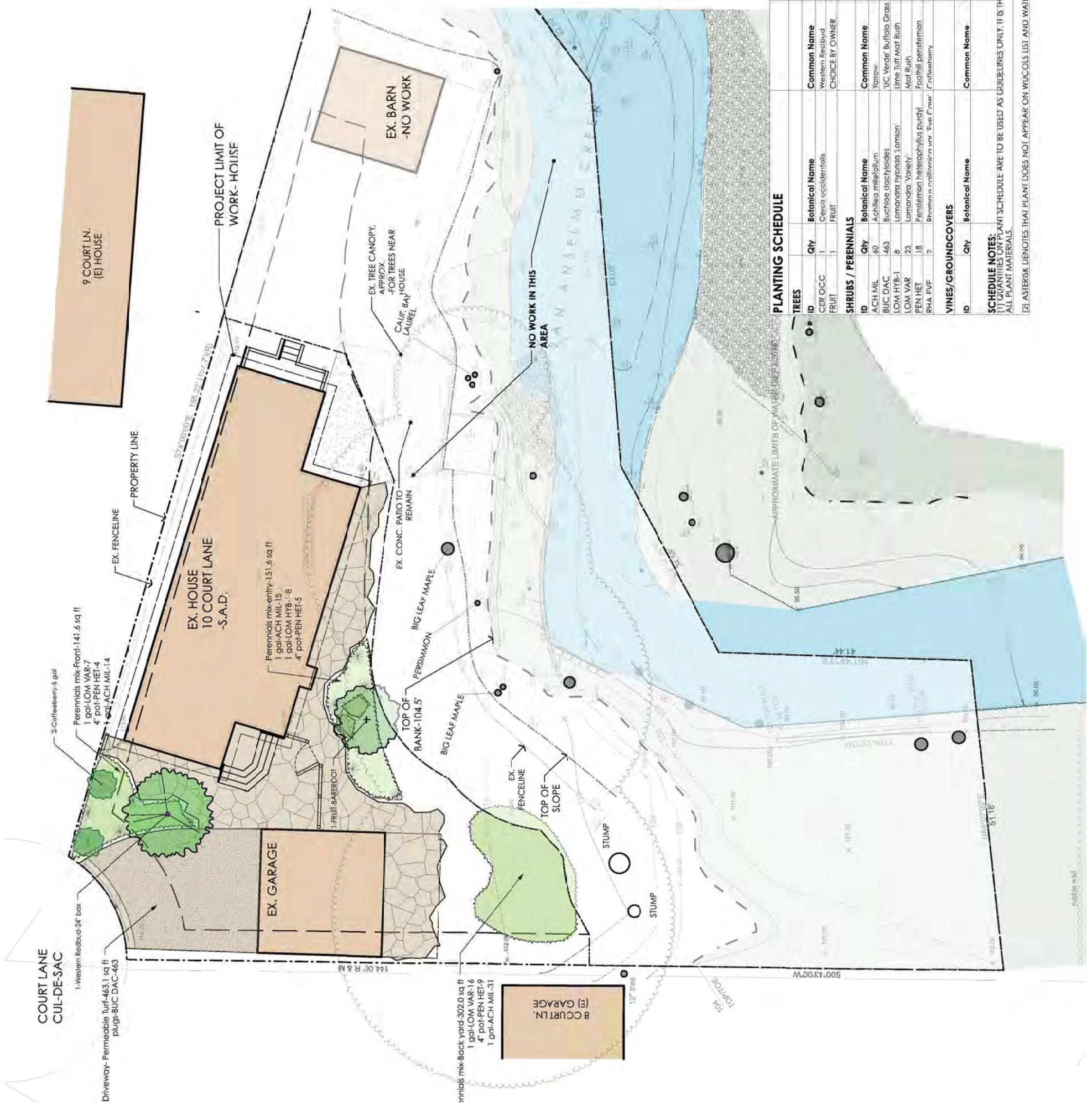
1 SITE PLAN
 L1.0 1/8" = 1'-0"



NO.	DATE	ISSUE NOTES
A		
B		

NO.	DATE	REV NOTES
1		

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PLANTING & SOIL PREPARATIONS NOTES

1. EXCAVATE ALL PLANTING AREAS TO EXPOSE SUB-SOIL.
2. SCARIFY NARROW SOIL / SUBSOIL FOR UNIFORM ROOTING TO ANTICIPATED DEPTHS FOR ROOT BOX DEPTHS. KEEPING IN MIND ROOT ZONE PROTECTION FOR EXISTING TREES.
3. PLANTING SOIL TO BE A LOCAL BLEND OF ORGANIC COMPOSTED GREENWASTE MATERIAL AND OTHER SPECIFIED ORGANIC AMENDMENTS AND FERTILIZERS. PER RATES DETERMINED BY APPROVED SOIL TESTING LABORATORY FROM SITE SOIL SAMPLES.
4. COORDINATE WITH LANDSCAPE ARCHITECT FOR FINAL SELECTION, APPROVAL AND PURCHASING OF ALL PLANT MATERIAL.
5. LANDSCAPE ARCHITECT TO VERIFY PLANT LOCATIONS, AS SPKED IN FIELD BY LANDSCAPE CONTRACTOR PRIOR TO DIGGING OF PLANTING HOLES.
6. DIG PLANTING HOLES 2 TIMES WIDER THAN DIAMETER OF CONTAINER. BACKFILL PLANTING HOLE WITH AMENDED SOIL MIXTURE AS RECOMMENDED BY SOIL TESTING ANALYSIS. TEST ALL PLANTING PITS FOR DRAINAGE.
7. PRIOR TO PLANTING ALL SPECIFIED PLANTS, TEST DRAIN ALL PLANTING AREAS AS FOLLOWS:
 a. PLANT OR TREE PITS: FILL WITH 12 INCHES OF WATER. WATER SHALL DRAIN COMPLETELY IN 48 HOURS.
 b. PLANT BEDS: IRRIGATE UNTIL SOIL IS SATURATED. SATURATED CONDITION SHALL NOT REMAIN AFTER 24 HOURS.
8. DO NOT BURY THE CROWN OF THE PLANTS. THE SOIL LEVEL OF THE CONTAINER SHOULD BE MIN. 1" HIGHER THAN EXISTING GRADE FOLLOWING PLANTING. DO NOT BURY CROWN OF PLANT WITH BACKFILL MATERIAL.
9. MULCH TO BE FIBROUS SHREDDED OR CHIPPED BARK. SAMPLE TO BE APPROVED BY LANDSCAPE ARCHITECT. APPLY TO ALL PLANTED AREAS FOLLOWING PLANTING TO A MINIMUM DEPTH OF 3". DO NOT PLACE MULCH AGAINST THE CROWN OR BASE OF PLANT. LEAVE A 4" GAP BETWEEN BASE OF PLANT AND MULCH.
10. PLANTING IS SCHEMATIC. FINAL PLANT PLACEMENT AND LAYOUT TO BE DONE IN THE FIELD WITH LANDSCAPE ARCHITECT.
11. STAKE ALL TREES PER THE FOLLOWING GUIDELINES:
 a. (3) STAKES PER TREE WITH 2 ON THE WINDWARD SIDE OF THE TREE
 b. PLACE STAKES AS LOW AS POSSIBLE BUT NO HIGHER THAN 2/3 THE HEIGHT OF THE TREE.
 c. MATERIALS USED TO THE TREE TO THE STAKE SHOULD BE FLEXIBLE AND ALLOW FOR MOVEMENT ALL THE WAY DOWN TO THE GROUND.
 d. REMOVE ALL STAKING MATERIAL AFTER ROOTS HAVE ESTABLISHED. THIS SHOULD BE NO LONGER THAN ONE GROWING SEASON.
12. INCORPORATE COMPOST OR NATURAL FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 8" AT A MINIMUM RATE OF 6 CUBIC YARDS PER 1,000 SQUARE FEET OR PER SPECIFIC AMENDMENT RECOMMENDATIONS FROM A SOILS LABORATORY REPORT.

PLANTING SCHEDULE

ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Type	WUCOLS	Notes
TREES								
CER OCC	1	Cercis occidentalis	Western Redbud	24" box	120"	Trees	Low	Native understory tree
FRUIT	1	FRUIT	CHOICE BY OWNER	BAREROOT	120"	Trees	High	Native understory tree
SHRUBS / PERENNIALS								
ACH MIL	60	Achillea millefolium	Yarrow	1 gal	20"	Perennials	Low	Notes
BUC DAC	463	Buchloe dactyloides	'UC Verde' Buffalo Grass	plugs	10"	Perennial Grass	Low	alternative low-low water, warm season grass. Will lime green leaves.
LOM HYB-1	8	Lomandra hybrida 'Lomson'	Irre Tuff Mat Rush	1 gal	30"	Perennial Grass	Low	
LOM VAR	23	Lomandra 'Variety'	Mat Rush	1 gal	24"	Perennial Grass	Low	
PEN HET	18	Pentstemon heterophyllus (purple)	Footfall penstemon	4" pot	24"	Perennial	Low	Native perennial with lavender to blue flowers.
RHA FVF	2	Rhynchospora mollisima var. 'Pur Chae'	Calisaberry	5 gal	30"	Shrub	Low	Pan-grass-like, fragrant foliage
VINES/GROUNDCOVERS								
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Type	WUCOLS	Notes
SCHEDULE NOTES:								
[1] QUANTITIES ON PLANT SCHEDULE ARE TO BE USED AS GUIDELINES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND VERIFY THE ACTUAL QUANTITY OF ALL PLANT MATERIALS.								
[2] *ASTERISK DENOTES THAT PLANT DOES NOT APPEAR ON WUCOLS LIST AND WATER USE IS BASED ON CLASSIFICATION OF SIMILAR PLANT SPECIES								



VEGETATION MANAGEMENT PLAN NARRATIVE

The property is located within a designated Wildland Urban Interface Zone, and all construction shall comply with the 2019 CFC Chapter 7A & 2019 CRC Section R337.

1. Existing Conditions

a. There are currently a mix of mature maples, full trees and some adobe and bay at top and bottom of the creek bank. All trees along the top of the bank must be retained and protected during the remodel of the new home. Removal of one pine is required due to its health, structure and pyrophytic qualities. An existing lawn between the house and the top of creek bank will be protected.

2. Proposed Scope

a. The intent of this plan is to properly maintain the perimeter areas along the top of the bank, remodel the home and garage and replace all plants along the edge of structure with irrigation path. There will be a few limited areas for ornamental plantings as indicated on the landscape plan. Planting of any 2" or larger trees is proposed for shade and fuel. The lawn between the house and top of bank will be reduced in size.
 b. All dead and dying plant material, combustible materials or debris will be removed to create a clean and clear space free of fire hazards so as to establish a defensible space from fire. All combustible materials will be removed from areas adjacent to structures, decks, fences or roofs. This includes dead branches, leaves, needles on the ground, and branches that might hang over into the immediate Zone of the house.
 c. Existing plantings along the bank will be maintained in good health and dead materials shall be removed when present and as required.

3. Future Plantings

a. Proposed Landscape plantings are shown on sheet L2.0
 b. Any future plantings will comply with RFPD recommended plant species, plant spacing and irrigation requirements. All plantings shall be installed in accordance with the landscape plan. Planting of any 2" or larger tree and chip (greater than 1/2" diameter) may be OK at the discretion of the fire inspector.
 c. Shredded woodchips or mulch shall not be used as it presents a fire hazard within the landscape.

4. Long Term Maintenance and Safety Practices

- a. All life presc fuel and dead material will be removed within 100' of the home.
- b. Remove branches beneath large trees for a 5-foot minimum clearance.
- c. Needles and leaves and other combustible debris and litter shall be removed from roofs and gutters at minimum twice yearly.
- d. All weeds and grasses shall be cut regularly to a height of 4" or less.
- e. Vegetation shall be trimmed to within 10' horizontally of roadways, and trees shall be trimmed as not to overhang roadways and provide 14' of clearance vertically.
- f. All dead and dying vegetation shall be removed seasonally to reduce vegetation volume and ladder to an annual basis.
- g. Coordinate with adjacent property owners to maintain tree canopies, vegetation and ladder fuels on an annual basis.
- h. No native grasses shall be planted within Home Ignition zone 0.
- i. All planted areas inside Home Ignition zones shall be irrigated.
- j. All plantings shall be selected in coordination with the FIREsafe Marin planting list. Other fire resistant plants can be utilized with prior approval of the Fire Code Official.
- k. Regardless of plant selection, shrubs shall be spaced so that no continuity exists between ground fuels and tree crowns, such that a ground fire will not extend into the tree canopy.

Immediate Zone (ZONE 0): 0'-5'

The Immediate Zone extends 0-5' from your house, ZONE 0 is the area closest to your house, including the structure itself, decks, outdoor furniture, and the outside walls and coverings. This area is most vulnerable, and should be most aggressively maintained for fire resistance.

- Remove any combustible outdoor furniture.
- Replace Julie or fiber door mats with fire resistant materials.
- Remove or relocate all combustible materials, including garbage and recycling containers, lumber, trash, and patio accessories.
- Clean all fabric leaves and needles regularly. Repeat often during fire season.
- Remove tree limbs that extend into this zone. Fire prone tree varieties should be removed if they extend within 5' of structures.
- Do not store firewood, lumber, or combustibles here, even (especially) under decks or overhangs. Move stored combustibles inside, or at least 30' away from structures.
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

Intermediate Zone (ZONE 1): 5'-30'

The Intermediate Zone from 5' to 30' out from buildings, structures, decks, etc. Keep ZONE 1 "Lean, Clean, and Green" and employ careful landscaping to create breaks that can help influence and decrease fire behavior.

- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Remove vegetation and items that could catch fire from around and under decks.
- Remove fire-prone plants, and choose only fire-resistant varieties, irrigate regularly.
- Space plantings 10' above the ground (or 1/3 the height of the tree) to provide clearance and to eliminate a "fire ladder"
- Use only inorganic, non-combustible mulches such as stone or gravel. Composted mulch and large bark and chips (greater than 1/2" diameter) may be OK.

Extended Zone (ZONE 2): 30'-100'

The extended zone from 30' to 100' (or more, if required due to steep slopes, nearby vegetation conditions, and/or your local fire department). The goal here is not to eliminate fire but to interrupt fire's path and keep flames smaller and on the ground.

- This zone should include at a minimum:
 - Cut or mow annual grass down to a maximum height of 4 inches.
 - Space plantings 10' above the ground, and provide spacing between grass, shrubs and trees.
 - Remove flammable liquid fuels, bare soil and small branches. However, they may be permitted to a depth of 3 inches if erosion control is an issue.

Access Zone (ZONE 3): 0'-10'

Extends 10 feet horizontally from the edge on either side of the road or driveway. Within this zone, plantings shall be fire resistant and shall not extend within the 14 foot vertical clearance above the surface of the roadway or driveway, as required for emergency access.

-All landscape shall meet the requirements for separation as stated in the Zone 2 above

NOTE: Standard 220 has been developed collaboratively with Fire Departments and Fire Districts throughout Marin County with the intent of providing a comprehensive and consistent application of regulations outlined in the California Code of Regulations Title 24, Part 9 (California Fire Code), Government Code, Title 5, Division 1, Part 1, Chapter 6.8, Section 4290 and 4291 of the Public Resources Code, the International Wildland Interface Code and locally adopted ordinances. Fuel modification distances, type of vegetation and topographic features are factors in determining adequate green belts and the fuel modification around structures. This methodology is implemented for the primary purpose of providing time for fire suppression personnel and equipment to respond and establish effective operational tactics and strategies during an ensuing wildland fire.

In the event minimum required defensible space crosses property lines, the property owner will be required to obtain a "defensible space easement" from the adjoining property owner. If this cannot be obtained, the proposed structure may be re-sited or other feasible mitigation measures shall be required to reduce the risk of ignition or spread of wildfire to the structure(s). For existing structures, additional fire protection measures may be required to mitigate a reduction in the required defensible space



Existing Plant List		Fire Resistant		Common Name		Remarks	
Botanical name	Qty	Resistant	Type	Common Name	Qty	Remarks	
<i>Fraxinus pennsylvanica</i>	1	Yes	Vine, G Cover	Star Jasmine	1	Remove if Construction Incomplete	
<i>Wickstroemia</i>	1	Yes	Vine	Wisteria	1	Remove from Structures	
<i>Fraxino japonica</i>	2	Yes	Shrub	Japanese ambo	2	Remove if Construction Incomplete	
<i>Rosa sp.</i>	1	Yes	Shrub	Ornamental Rose	1	Remove if Construction Incomplete	
<i>Feijoa sellowiana</i>	1	Yes	Shrub/Tree	Feijoa guava	1	Remove from Structures	
<i>Malus sp.</i>	1	No	Tree	Malus sp.	1	Remove if Construction Incomplete	
<i>Prunus sp.</i>	1	No	Tree	Prunus sp.	1	Remove from Structures	
<i>Prunus sp.</i>	1	Yes	Tree	Prunus sp.	1	Remove if Construction Incomplete	
<i>Malus sp.</i>	1	Yes	Tree	Malus sp.	1	Remove if Construction Incomplete	
<i>Crataegus</i>	1	Yes	Tree	Crabapple	1	Remove if Construction Incomplete	
<i>Malus sp.</i>	1	No	Shrub	Malus sp.	1	Remove if Construction Incomplete	

TREE #	Botanical Name	Common Name	DBH	Action	Status	Fire
1	Feijoa sellowiana	Pineapple guava	4.5", 3.5"	PROTECT	Edible	No
2	Acer macrophyllum	Big Leaf Maple	26"	PROTECT	Native	No
3	Diospyros sp.	Persimmon	9"	PROTECT	Edible	No
4	Acer macrophyllum	Big Leaf Maple	15", 14"	PROTECT	Native	No
5	NA	NA	NA	NA	NA	Fire
6	Prunus sp.	Plum	12"	PROTECT	Edible	No
7	Malus sp.	Crabapple	5.5"	REMOVE	Edible	NO

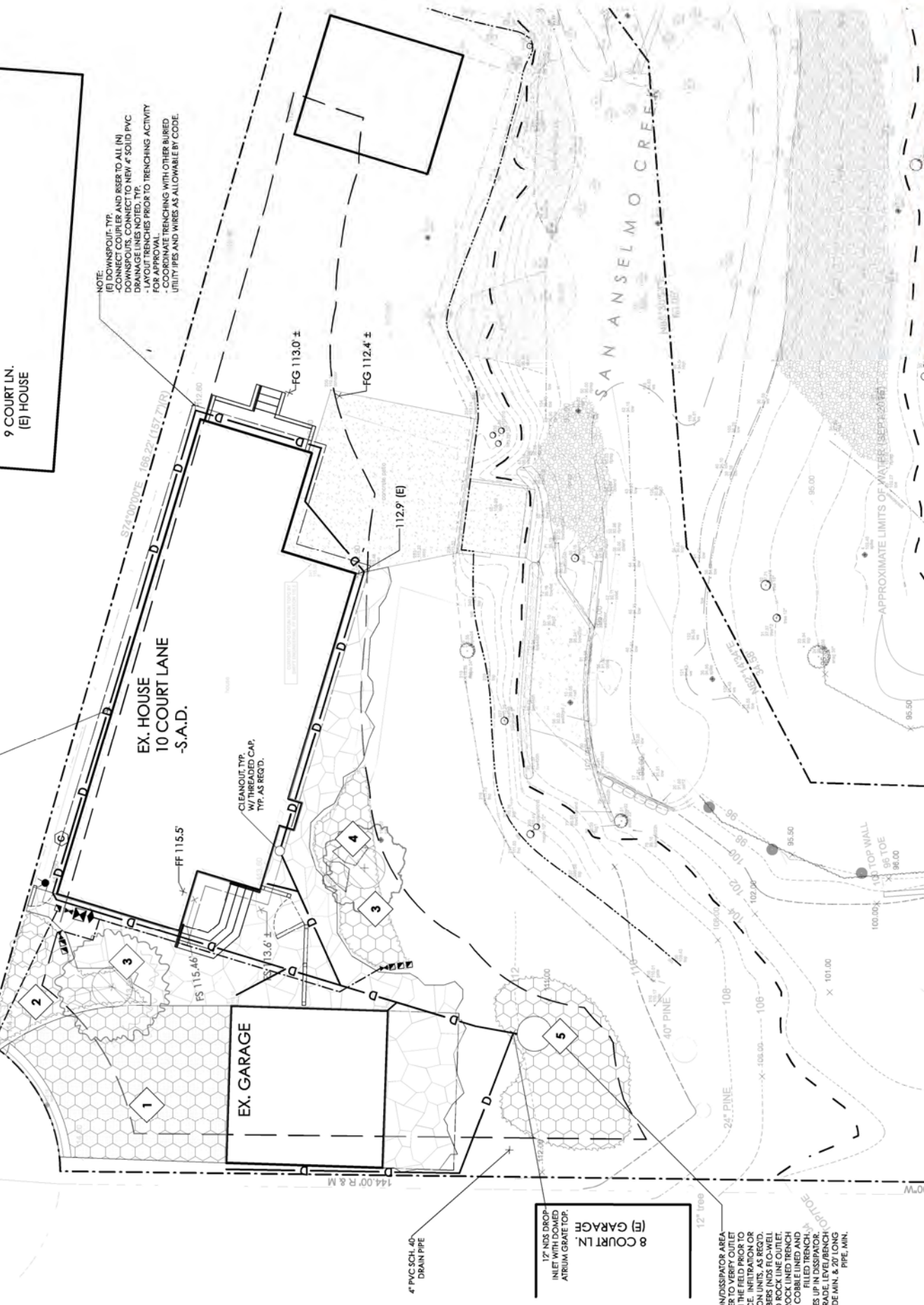
See arborist report dated 4/27/22



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EXCAVATION, IMPORT FILL AND GRADING NOTES

- CUT OR FILL TO MEET SUB GRADES NECESSARY TO ACHIEVE ELEVATIONS INDICATED IN PLANTING DETAILS AND CIVIL DRAWINGS.
- SCARIFY NATIVE SUB GRADE 3'-6" PRIOR TO PLACING ANY FILL.
- LANDSCAPE ARCHITECT AND GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE ANY FILL TO BE USED IN PLANTED AREAS.
- GEOTECHNICAL ENGINEER TO REVIEW AND APPROVE FILL TO BE USED AS SUB GRADE.
- PREVENT CONTAMINATION OF APPROVED FILL.
- FILL MATERIAL TO BE PLACED IN MAXIMUM 6" LIFTS.
- MOISTURE CONDITION FILL AND EXISTING SUB GRADE IN ORDER TO OPTIMIZE COMPACTION AS APPROVED BY GEOTECHNICAL ENGINEER.
 - CONDITION SO THAT THE WATER CONTENT IS TO A POINT AT WHICH THE SOIL CAN BE COMPACTED TO A MAXIMUM DRY UNIT WEIGHT BY A GIVEN COMPACTION EFFORT.
 - FILL BENEATH PAVING AND WALLS TO BE COMPRISED OF CLEAN MATERIAL CONTAINING NO TOXIC RESIDUE, NO ORGANIC RESIDUES, GRAVEL, SLAG, WASTE OR OTHER MATERIAL DETRIMENTAL TO INTENT OF THE FILL LAYER. NO ROCKS OR PIECES OF CONCRETE LARGER THAN 4" ARE PERMITTED.
 - DO NOT BACKFILL ON OR AGAINST STRUCTURAL CONCRETE UNTIL THE 7-DAY CONCRETE STRENGTH HAS BEEN ATTAINED AND IT IS APPROVED BY STRUCTURAL ENGINEER.
 - DO NOT COMPROMISE THE WALL BACKDRAINAGE OR THE WATERPROOFING OF THE BUILDING AT ANY TIME.
 - FILL IN PLANTING AREAS TO BE A SUITABLE HORTICULTURAL MATERIAL CONTAINING NO TOXIC RESIDUES, GRAVEL, SLAG, WASTE OR OTHER MATERIAL DETRIMENTAL TO PLANT GROWTH. SEE SOIL PREPARATION NOTES ON PLANTING PLAN, PLANTING DETAILS AND CIVIL DRAWINGS.
 - TRENCHING FOR UTILITIES, IRRIGATION AND DRAIN LINES TO BE DONE TO DEPTHS REQUIRED BY GOVERNING CODES.
 - COMPACT BACKFILL AS REQUIRED PER GEOTECHNICAL REPORT.
 - COORDINATE DRAIN LOCATIONS IN FIELD AND ENSURE THAT PLACEMENT OF AREA DRAINS IS AS SPECIFIED. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
 - NOTIFY LANDSCAPE ARCHITECT IF DRAIN LOCATION CONDITIONS CANNOT BE MET.
 - CONNECT TO EXISTING DRAINAGE SYSTEM AS CONFIRMED IN THE FIELD.
 - REVIEW DRAIN LINE AND OUTLET LOCATION WITH CONSULTING CIVIL AND GEOTECHNICAL ENGINEER IN THE FIELD PRIOR TO EXCAVATION.
 - ALL GRADING AND DRAINAGE SHALL MEET THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND APPROVAL OF THE GEOTECHNICAL ENGINEER.



NOTE:
 (E) DOWNSPOUT-TYP.
 -CONNECT COUPLER AND RISER TO ALL (N) DOWNSPOUTS, CONNECT TO NEW # 4 SOLID PVC DRAINAGE LINES NOTED. TYP.
 -COORDINATE TRENCHING WITH OTHER BURIED UTILITY LINES AND WIRES AS ALLOWABLE BY CODE.

IRRIGATION NOTES
 1. THE IRRIGATION SYSTEM WILL BE DESIGNED TO DISTRIBUTE A MINIMUM AMOUNT OF WATER IN ORDER TO PROMOTE ACTIVE AND HEALTHY GROWTH OF ALL PROPOSED PLANTINGS.
 2. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH MMWD ORDINANCE 427 AND TITLE 13 AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, BY LICENSED CONTRACTORS AND EXPERIENCED WORKMEN.
 3. THE IRRIGATION CONTROLLER SHALL BE AN AUTOMATIC WEATHER-BASED SYSTEM, RELYING ON SOIL MOISTURE, RAIN GAUGE OR OTHER LOCAL WEATHER-BASED CONTROLLING DEVICE.
 4. ALL VALVES SHALL HAVE SEPARATE PRESSURE REGULATORS, FILTERS AND SHUT OFFS, AS NECESSARY.
 5. THE SYSTEM SHALL HAVE A DEDICATED METER WITH SHUT-OFF AND AN IN-LINE PRESSURE SENSING DEVICE INSTALLED PER LOCAL ORDINANCE.
 6. SPRAY AREAS SHALL NOT BE LESS THAN 8 FEET WIDE. PAVEMENT ADJACENT TO SPRAY AREAS WILL BE GRADED SO THAT OVERSPRAY WILL BE DRAIN INTO PLANTED AREAS.
 7. DRIP IRRIGATION SHALL BE DESIGNED WITH RIGID SUBSURFACE LATERALS.
 8. PLANTS WITH SIMILAR WATER NEEDS SHALL BE GROUPED TOGETHER IN HYDROZONES.

HYDROZONES SUMMARY

HYDROZONE	SQ. FT.	IRR TYPE	% OF TOTAL
LOW	1,020 SF	DRIP	96%
MODERATE	44 SF	DRIP	4%
HIGH	0 SF	BUBBLER	0%
SLA	0 SF	-	-
TOTAL:	1,064 SF		

PROPOSED IRRIGATION HYDROZONES

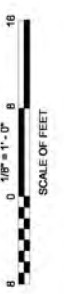
ID	AREA	TYPE	NOTES
1	DRIVEWAY TURF	DRIP	INLINE
2	ENTRY GARDEN	DRIP	INLINE
3	ENTRY TREES	BUBBLERS	INLINE
4	BACKYARD GARDEN	DRIP	INLINE
5	REAR GARDEN	DRIP	INLINE

WATER BUDGET & WATER LOSS CALCULATION

Item	Area (sq. ft.)	ET (mm)	ET (in)	ET (in/yr)	ET (in/yr)	ET (in/yr)
1. Turf	1,020	0.25	0.01	28.5	28.5	28.5
2. Entry Garden	44	0.25	0.01	10.0	10.0	10.0
3. Entry Trees	0	0.25	0.01	0.0	0.0	0.0
4. Backyard Garden	0	0.25	0.01	0.0	0.0	0.0
5. Rear Garden	0	0.25	0.01	0.0	0.0	0.0
Total	1,064	0.25	0.01	38.5	38.5	38.5

1 HYDROZONE & DRAINAGE PLAN

1/8" = 1'-0"



11.3

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SHULDINER RESIDENCE
 10 COURT LANE
 FAIRFAX, CA
 APN: 02-105-01



IRRIGATION & UTILITIES PLAN

Date: 6/6/23
 File Name: Shuldiner Plan.rvt

NO.	DATE	ISSUE NOTES
A		
B		

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1	06/06/2023	SCALE AS SHOWN
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Roth LaMotte
 Landscape Architecture
 415.487.7028