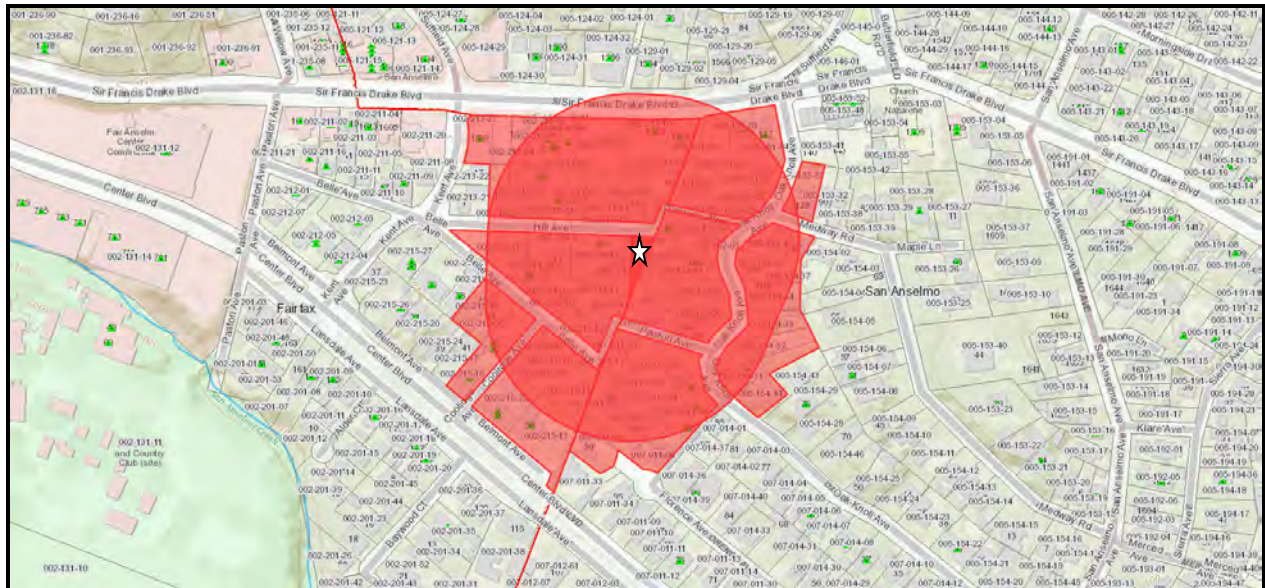


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Planning Commission
DATE: August 17, 2023
FROM: Linda Neal, Principal Planner
LOCATION: 34 Hill Avenue; Assessor's Parcel No. 002-214-01
ZONING: RD 5.5-7 Zone
PROJECT: Construction of a new single-family residence
ACTION: Conditional Use Permit, Design Review Permit, Variance, and Excavation Permit; Application # 23-18
APPLICANT: John Simenic
OWNER: Same as above
CEQA STATUS: Categorically exempt, sections 15303(a), 15304(a) and 15305(a).



34 HILL AVENUE ASSESSOR'S PARCEL NO. 002-214-01

PROJECT DESCRIPTION

Construction of a 1,318 square-foot, 2-story, 3-bedroom, 2 ½-bathroom, single-family residence with an attached 317 square-foot, 1-car garage and two uncovered parking spaces located within the west side-yard setback.

BACKGROUND

The project was continued at the July 20, 2023, Planning Commission meeting where the Planning Commission directed the applicant to:

- Re-examine whether the project can be redesigned to eliminate the need for minimum and combined side-yard setback variances for the structure. Provide revised drawings if possible and if it is not possible to redesign to comply with the setbacks, provide an explanation of why redesign cannot occur.
- Erect as many of the story poles shown on the story pole plan, project plan set page A103, a minimum of ten days prior to the August 17, 2023, regular Planning Commission meeting.

For more information regarding the project and required discretionary permits please see the original July 20, 2023, staff report using the following link:

<https://storage.googleapis.com/proudcity/fairfaxca/uploads/2023/07/Item-3-34-Hill.pdf>

DISCUSSION

The residence has been decreased approximately 1-foot in width and lengthened by approximately 3-feet to maintain the residence proposed 1,318 square-foot size while complying with the required minimum and combined side-yard setbacks as directed by the Planning Commission. The narrower width was accomplished by decreasing the width of the garage at the front of the house, relocating the master bathroom from the east side of the structure to the center, and narrowing the width of the bedrooms, living room and kitchen. The height of the house and the floor area ratio (FAR) of the house remain the same at 28-feet 5 3/8-inches in height with a FAR of .40 while the lot coverage has decreased slightly from .33 to .32, all complying with the regulations of RD 5.5-7 Zoning of the project site.

The story poles were in place on August 7, 2023, ten days prior to the August 17, 2023, as required.

The owners of 32 Hill Avenue have provided a letter from their surveyor addressing their position relating to the western property boundary location and which has been included as Attachment C.

As previously discussed, the applicant is in a property line dispute with the owners of 32 Hill Avenue who have presented the Town with a conflicting survey of the west side property line. Property boundary disputes are civil matters between property owners. The Town, on the direction of its legal counsel, is processing this application based on the applicant's survey which has been accepted by the Town Surveyor as complying with the State subdivision map act and standard surveying practices.

Based on what has been submitted by this applicant, the Town has the information necessary to take action to grant or deny the requested entitlements and we are required to proceed with processing the application by State Law (the Permit Streamlining Act). The owners of the neighboring property have had the ability and will continue to have the ability to take legal action relating to the accuracy of the submitted survey, a civil matter, after the Town acts on this application.

The narrowing and lengthening of the house do not change the drainage plan, grading amount, number of trees being removed, or staff's analysis of the project and ability to recommend findings to approve the project. The findings and recommended conditions of approval can be found in the attached Resolution No. 2023-16.

RECOMMENDATION

Move to approve application # 23-18 by adopting Resolution No. 2023-16 setting forth the findings and the conditions for the project approval.

ATTACHMENTS

A – Resolution No. 2023-16

B – Letter and attachments from licensed Land Surveyor Josh Woelbing dated 8/3/23

C – Link to July 20, 2023, staff report and attachments

<https://storage.googleapis.com/proudcity/fairfaxca/uploads/2023/07/Item-3-34-Hill.pdf>

RESOLUTION NO. 2023-16

A Resolution of the Fairfax Planning Commission Approving Application No. 23-18 for a Conditional Use Permit (CUP), Design Review Permit, Excavation Permit, Tree Removal Permit and Side-yard Setback Variance for the Construction of a Single-family Residence with Attached Garage at 34 Hill Avenue

WHEREAS, the Town of Fairfax received an application on April 7, 2022, from John Simenic to construct a two-story, three bedroom, two and one half bathroom single-family residence with an attached one car garage and two uncovered parking spaces located in the west side-yard setback at 34 Hill Avenue; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed project on July 20, 2023, and a second meeting on August 17, 2023; and

WHEREAS, after holding the public hearings the Planning Commission determined that the project complies with the Conditional Use Permit (CUP) Ordinance and that findings can be made to grant the requested CUP, Design Review permit, Excavation permit, Tree Removal permit and Setback Variance to allow parking within the side-yard setback; and

WHEREAS, The project is exempt from the California Environmental Quality Act per Categorical Exemption Sections 15303(a), 15304(a) and 15305(a); and

WHEREAS, the Planning Commission has made the following findings:

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

Policy LU-1.2.3: New and renewed development shall be designed and located to minimize the visual mass. The Town will require exterior materials and colors that blend the exterior appearance of structures with the surrounding natural landscape, allowing for architectural diversity.

Policy LU-4.1.4: New and renewed development shall be designed to minimize run-off in a manner that does not cause undue hardship on neighboring properties.

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

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.

Conditional Use Permit (Town Code § 17.032.060)

1. The approval of the CUP for a 28.5-foot tall, two-story, 1,318 square-foot, 3-bedroom, 2 ½-bathroom, single-family residence that complies with the floor

ATTACHMENT A

area ratio and lot coverage limitations and the required minimum and combined front/rear and side-yard setbacks and provides the required three parking spaces will not be a grant of special privilege.

2. The development and use of the property as described in finding one above and subject to compliance with the conditions contained in this resolution shall not create a public nuisance or cause unreasonable detriment or adverse physical or economic effects to neighboring properties.
3. Approval of the CUP is not contrary to the goals, objectives or policies of the 2010-2030 Fairfax General Plan or Town Code Title 17, Zoning.
4. Approval of the CUP and development of the site as proposed will be a better use of the property than would otherwise be the case because the residence is in scale with the site and with other structures in the neighborhood.

Excavation Permit (Town Code § 12.20.080)

Based on the Town Engineer's review and recommendation that the project can be safely constructed, the Planning Commission finds that:

1. The health, safety and welfare of the public will not be adversely affected.
2. Adjacent properties will be adequately protected by project investigation and design from geologic hazards as a result of the work.
3. Adjacent properties are adequately protected by project design from drainage and erosion problems as a result of the work.
4. The amount of the excavation or fill proposed is not more than that required to allow the property owner substantial use of his or her property.
5. The visual and scenic enjoyment of the area by others will not be adversely affected by the project more than is necessary.
6. Natural landscaping will not be removed by the project more than is necessary; and
7. The time of year during which construction will take place is such that work will not result in excessive siltation from storm runoff nor prolonged exposure of unstable excavated slopes (Town Code § 17.072.090(c)(4) prohibits grading of hillside properties from October 1st through April 1st of each year).

Design Review (Town Code § 17.020.040)

1. The project depicted in the plans submitted to the Town on April 7, 2023, is this the correct date? complies with the Design Review Criteria set forth in Town Code § 17.020.040.

2. The exterior of the structure has been articulated, landscape screening is proposed, and the setbacks have been maximized to minimize significant impacts on neighboring property and to allow the development to harmonize with the surrounding residential development.

Variance to Allow Parking in the Side-Yard Setback (Town Code § 17.028.070)

1. The small size and 3-foot to 47-foot width of the site are the features that warrant granting the requested Side-yard Setback Variance to construct the required parking spaces to support the new single-family residence within the side-yard setback. The strict enforcement of prohibition of required parking in the side yard setback would deprive the applicant of the ability to improve the on-site parking required to allow for construction of a single-family residence on this RD 5.5-7 residentially zoned site and would make designing a complying structure difficult.
2. Most properties in town that are similarly small sites have some portion of their required parking spaces and/or parking structures and portions of the residence within one or more required setbacks. Therefore, allowing the uncovered parking spaces to encroach into the minimum and combined side-yard setbacks will not be a grant of special privilege.
3. The strict application of the setback regulations would render the site undevelopable, which would be a hardship for the applicant.
4. The granting of the side-yard setback variance to allow the uncovered parking within the minimum side yard setback will not be detrimental to the public health, welfare, and safety or injurious to other property in the vicinity in which the property is situated.

Tree Removal

The seven trees proposed for removal within the structure footprint and throughout the site have been reviewed by the Tree Committee who has recommended that the Planning Commission approve the requested removal permit. Therefore, the project is in compliance with all the considerations listed in Town Code 8.36.060(B)(1 through 7) of the Tree Ordinance, Town Code Chapter 8.36.

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

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

Project Plan Set including the architectural plans by John Simenic submitted to the Town on August 7, 2023, and the engineering plans by DVC Engineering Group and the Topographic Survey by Leon Oberkamp submitted to the Town on April 7, 2022, and the Drainage Report by DVC Group dated 5/31/22 (received 8/10/22).

2. Prior to issuance of any of the building permits for the project the applicant or his assigns shall:
 - a) Submit an amended construction plan to the Public Works Department for their approval. The amended 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
3. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the public construction delivery routes (routes to be pre-approved by Public Works Director).
4. Submit a cash deposit, bond, or letter of credit to the Town in an amount that will cover the cost of grading, weatherization, and repair of possible damage to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plan for approval by the Town Engineer. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.
5. The grading, foundation and drainage elements shall be designed by a structural engineer certified as such in the state of California. Plans and calculations of the foundation and retaining elements shall be stamped and signed by the structural engineer and submitted to the satisfaction of the Town Engineer or the Building Official.
6. The grading, foundation, and drainage elements shall also be stamped and signed by the project civil engineer as conforming to the recommendations made by the DVC Engineering group in their drainage report dated 5/31/22 by the project Civil Engineer.
7. 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 and conditions.
8. Submit three copies of the recorded record of survey with the building permit plans.

9. The Tree permit must be kept on the job site while the trees are being removed and the owner must verify that the tree company performing the approved tree work has a current Fairfax Business License.
10. During the construction process the following shall be required:
 - a) Prior to the concrete form inspection by the building official, the structural engineer shall field check the forms of the foundations and provide written certification to the Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans.
 - b) The Building Official shall field check the concrete forms prior to the pour.
 - c) All construction-related vehicles including equipment delivery, cement trucks and construction materials shall always be situated off the travel lane of the adjacent public right(s)-of-way. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
 - d) Any proposed temporary closure 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.
 - e) 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.
11. Prior to issuance of an occupancy permit the following shall be completed:
 - a) The civil engineer shall field check the completed project and submit written certification to the Town Staff that the foundation, grading and drainage elements have been installed in conformance with the approved building plans and the recommendations of the drainage report.
 - b) The Planning Department and Building Official shall field check the completed project to verify that all Planning Commission conditions and required engineering improvements have been complied with including installation of landscaping and irrigation prior to issuance of the certificate of occupancy.
12. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them daily, if necessary.

13. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 23-18. Modifications that do not significantly change the project, the project design or the approved discretionary permits **may** be approved by the Planning Director or the Planning Commission. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 23-18 will result in the job being immediately stopped and red tagged.
14. Any damage to the public portions of Hill Avenue, Kent Avenue, Sir Francis Drake Boulevard, or other public roadway used to access the site resulting from construction activities shall be the responsibility of the property owner.
15. 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 or Planning Director 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.
16. 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.
17. Conditions placed upon the project by outside agencies, Town department or by the Town Engineer may be eliminated or amended with those agencies,

departments, or the Town Engineer's written notification to the Planning Department prior to issuance of the building permit.

Town Engineer

18. The building permit application plans, including the final drainage plan and associated report(s) shall be reviewed and approved by the Town Engineer and the San Anselmo Public Works Director and Town Engineer prior to issuance of the building permit.

Ross Valley Fire Department

19. A 20-foot-wide fire lane must be improved and be serviceable in compliance with Ross Valley Fire Standard #210 along the site frontage prior to delivery of combustibles to the site.
20. A fire sprinkler system that complies with National Fire Protection Association standard 13-D and local standards must be installed and requires a separate permit from Ross Valley Fire.
21. 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 one detector on each story of the occupied portion of the residence.
22. 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.
23. 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 a 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.
24. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
25. 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)

26. A copy of the building permit must be provided to the district along with the required applications and fees.

27. The foundation must be completed within 120 days of the date of application.
28. All indoor and outdoor requirements of District Code Title 13, Water Conservation must be complied with.
29. Any landscaping plans must be reviewed and approved by the District.
30. Backflow prevention requirements must be met.
31. 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.
32. All the District's rules and regulations in effect at the time service is requested must be complied with.

Ross Valley Sanitary District (RVSD)

33. A sewer connection permit and a side sewer connection permit are required for all work outside the new building footprint.
34. Fees will include sewer capacity charges as well as permit fees.
35. Test the sewer lateral(s) from the outer face of the building to the connection at the existing sewer main, in accordance with RVSD Ordinance 100 and Standards.
36. Include a sewer cleanout and backwater protection device within 2-feet of the building foundation.
37. The Ross Valley Sanitary Standard Notes shall be shown on the submitted plans and are found in Subsection L of Section 3 of the Design and Construction Standards and demonstrate that all materials used in the construction of the sewer improvements are from the approved materials list.
38. A hold will be placed on the property when the building permit is issued and will not be released for occupancy until the District permit and sewer requirements have been fulfilled.
39. A Certificate of Compliance for the lateral must be obtained from the RVSD prior to the project final inspection by the Fairfax Building Department.

Fairfax Public Works Department

40. All large trucks with more than two axles accessing the site for construction will be limited daily to the hours between 9 AM to 3 PM.
41. Complete road closures will be limited to concrete pours and steel placement and

will be coordinated with the Fairfax Police Department and Ross Valley Fire Department.

42. A detailed construction management plan must be submitted with the building permit application that includes construction delivery routes, construction schedule (deliveries, worker hours, etc.), notification to area residents, emergency access and egress routes and proposed employee parking locations during construction and be approved by the Department of Public Works.
43. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the construction delivery routes.
44. A bond will be submitted prior to issuance of the building permit in an amount that will cover the cost of grading, weatherization, and repair of possible roadway damage in an amount equaling 100% of the estimated construction costs and pay for the Town Engineer's/Plan Checker's time to review and confirm the contractor's estimate.

Building Official

45. Prior to the start of construction, the surveyor shall mark the property lines in the field and shall meet the Building Official for a preconstruction inspection once the markings are in place.
46. After the foundation framing and prior to the foundation concrete pour, the contractor shall call for a second inspection by the Building Official to ensure that the proposed setbacks are being maintained.
47. A code compliant sidewalk shall be constructed along the entire property frontage.

Miscellaneous

48. A drainage system maintenance agreement including a system location plan and required maintenance schedule shall be approved by the Town Engineer and then be recorded at the Marin County Recorder's Office setting forth the required maintenance schedule to ensure the drainage system continues to function as designed. A copy shall be provided to the Town prior to issuance of the building permit.
49. 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.

50. The driveway access shall be limited to 20-feet in width within the public right-of-way in compliance with Town Code § 12.12.030.

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

The Conditional Use Permit, Design Review Permit, Excavation Permit, Tree Removal Permit and Variance to Allow the Required Uncovered Parking in the Side-Yard Setback for Application # 23-18 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 17th day of August 2023 by the following vote:

AYES:
NOES:
ABSENT:

Chair Cindy Swift

Attest:

Linda Neal, Principal Planner

J. Timothy Nardell
Hourman Chitsaz

Nardell Chitsaz & Associates LLP

999 Fifth Avenue, Suite 230
San Rafael, CA 94901

T (415) 306-5560 (main)
F (415) 455-9482

J. Timothy Nardell

tim@ncallegal.com

VIA EMAIL

August 3, 2023

Linda Neal
Principal Planner
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

RE: Development of Lot at 34 Hill Avenue (APN 002-214-01)

Dear Ms. Neal:

I represent Aaron and Kelley O'Brien, the owners of 32 Hill Avenue. The O'Briens ask that the Planning Department and the Planning Commissioners consider the enclosed letter from Josh Woelbing before making a decision in this matter. Mr. Woelbing is a well-respected local surveyor who has surveyed the boundaries of the property located at 34 Hill Avenue (Lot 39 on the subdivision map of the neighborhood) 32 Hill Avenue, and the surrounding neighborhood. His conclusion, that the survey proposed by the owner of 34 Hill Avenue erroneously shifts the boundary of that lot 3+ feet towards the O'Briens' property, has implications for both the O'Briens and the entire neighborhood.

With two competing surveys and serious questions about the validity of Mr. Simenic's survey, it is unfair to allow the proposed project at 34 Hill Avenue to move forward. The O'Briens are willing to pay for Mr. Harmina's time to meet with Mr. Woelbing and evaluate both of the surveys that impact this project, as requested in Mr. Woelbing's letter.

A decision on this project without addressing the merits of both surveys, under the rationale that the determination of the correct boundary should be deemed "a civil matter" that could be worked out in the courts, would leave the O'Briens with no recourse. Any decision from the courts, pursued at enormous expense, would be too late to stop construction of the proposed residence at 34 Hill, situated well within the

ATTACHMENT B

Linda Neal, Principal Planner
Town of Fairfax
August 3, 2023
Page 2

minimum setbacks with parking spaces that actually encroach onto the O'Briens' property.

The O'Briens request that the Town give full and fair consideration to Mr. Woelbing's conclusions regarding the correct location of the boundary between 34 and 32 Hill Avenue.

Very truly yours,

NARDELL CHITSAZ & ASSOCIATES LLP



J. Timothy Nardell

Enclosure (Letter from Joel Woelbing, with its enclosures)

Date: August 3, 2023
File: 2200107

Linda Neal, Principal Planner
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

**RE: 32 HILL AVE BOUNDARY DISPUTE LETTER
REQUESTING GJ HARMINA TO REVIEW OUR SURVEY**

Dear Linda,

I have received the letter dated July 17, 2023 that was prepared by GJ Harmina, PLS in regard to 34 Hill Avenue. In this letter Mr. Harmina mentions meeting with Oberkamper staff regarding their survey and discussed evidence they collected. However, GJ Harmina has never reached out to me at CSW/Stuber-Stroeh or even mentions reviewing the Record of Survey we created and filed with Marin County Public Works recorded in Book 2023 of maps, page 85, Marin County Records. How could a determination be made without reviewing both sides? In this letter by Mr. Harmina he states, "... that Lot 39 and Lot 40 were under the same ownership" he then goes onto say that, "The addition to the structure appears to have been constructed without regard for a boundary since the lands were all under one owner." The next paragraph then reads, "In my experiences with contiguous lots under one ownership, it is very common to find construction or other features to be located without regard for boundary". I agree with this statement it does not appear that a survey was done for the addition. However, this is irrelevant because the location of the addition has no weight over the boundary resolution to determine the common line of Lot 39 and 40. The addition was not used by Oberkamper or CSW|ST2 as evidence to resolve the boundary.

The CSW|ST2 survey shows that the Oberkamper survey took 3.1'+/- feet from the rear line of Lot 40 (which is 32 Hill Avenue -- the O'Brien parcel) and adds 3.1'+/- to the rear of Lot 39 (which is 34 Hill Avenue -- the Simenic parcel). This discrepancy means that the set back for the proposed Simenic residence is significantly narrower than is indicated on the plans submitted to the planning department. Both Lot 40 and 39 are part of a subdivision that created all lots simultaneously, which means that if any error is found in the overall block then all of the lots would share that error equally. We broke down the block and found that record bearings and distances do not fit within the block. Therefore, it is inappropriate to assign record bearings and distances for each lot. If you review the Oberkamper Record of Survey and the original subdivision and draw out Lot 46 with the record and bearings shown it does not close. There is an error on that lot. How could this be used then? In addition, how could only one lot (their client's) be larger than what is mapped? How can a single lot grow in a simultaneous conveyance? I spoke with Oberkamper to hear their perspective and they are claiming there is an error on the map and this error should be placed into Lot 39 as a "book end". However, they ignore the fact that record does not fit for all these lots and each lot MUST either grow or shrink based on a ratio proportion of measured versus record.

CSW ST 2

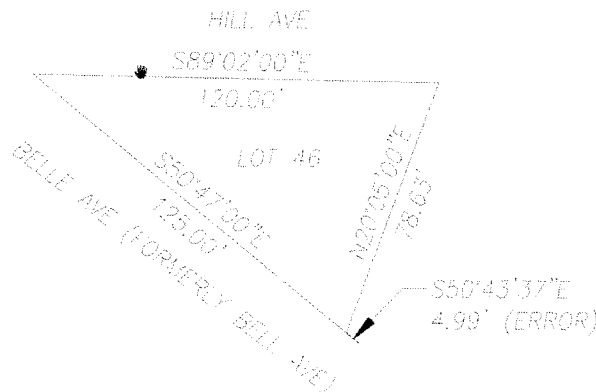
32 Hill Ave Boundary Dispute Letter to Fairfax Planning Department
Page 2

Brown's Boundary Control and Legal Principles by Curtis Brown, fifth edition (arguably the book widely accepted as the bible for boundary surveying) describes proration as, "A method of distributing discovered excess or deficiency between parties having equal rights or proportionate rights to the excess or deficiency" (Browns, page 445). Mr. Brown also states under Chapter 12 entitled, "*Locating Simultaneously Created Boundaries*", Curtis Brown states, "A simultaneously created boundary results when several parcels of land area created in the same legal instant by the same person, persons, or agency and by the same instrument. All parcels have equal standing, and no such portion can be said to have prior rights or seniority over any other portion" (Browns, page 343).

In this time and age equity is a cornerstone of our society that we recognize. In a subdivision (simultaneous conveyance) it is no different. All lots are required to share in an equal matter as a proportion of how the distances were originally mapped and labeled by the original surveyor. The survey that I prepared and as shown on 2023 M 85 breaks down the block by curb alignments and brick column occupation. This is the standard way when original monuments were never set or shown on the original map. Almost every other survey map that was done in this area used curb locations to breakdown portions of the block such as 28 OS 28, 32 OS 72, 2023 M 61, 2016 M 16, 2016 M 69, 2018 M 133 and my map 2023 M 85.

How can record be held if you don't know if it fits the block? Why would just Lot 39 be adjusted when it has no senior rights over other parcels? This is not a senior versus junior right issue. All of these lots were created at the same time chronologically and therefor are tied to each other equitably.

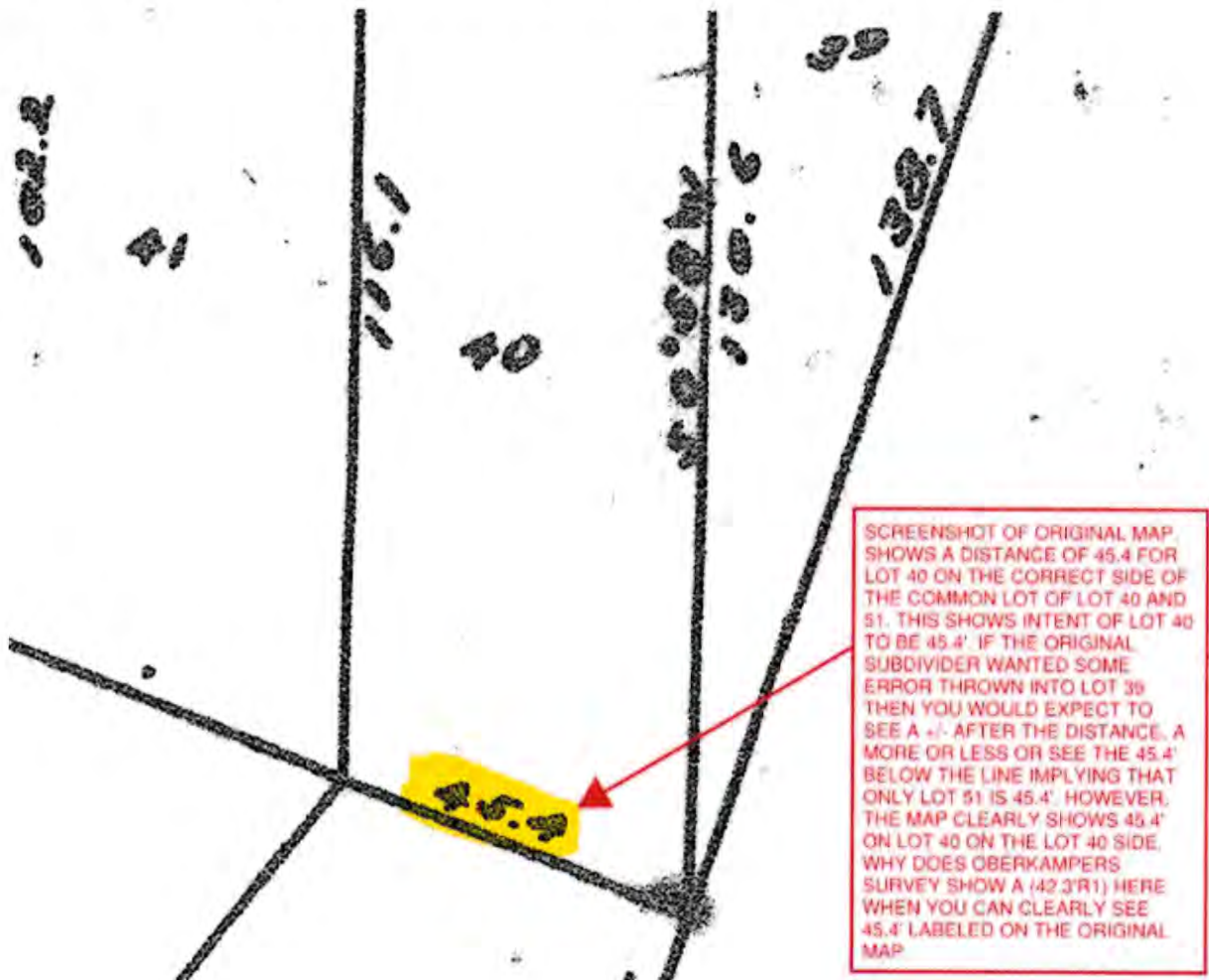
The Oberkamper survey has ramifications for the lots on the entire block. Here is a screenshot showing that record doesn't fit out there. See a breakdown of Lot 46 in the same block as Lot 39 and 40, which is at the other end of Hill Avenue. If you use the bearings and distances shown you end up with an error of 4.99'. How could you use record bearings and distances from a map that was done 116 years ago without checking it if fits the block now?



CSW ST 2

32 Hill Ave Boundary Dispute Letter to Fairfax Planning Department
Page 3

Lot 39 is shown as a triangular three course lot on the original map. The original map also unambiguously shows a rear distance of 45.4' for Lot 40, with Lot 39 converging to that rear point. Oberkamper's survey has modified the rear line of Lot 40 to 42.34' on their map and in essence removing 3.1' +/- from Lot 40 which makes their client's lot larger in the process and the O'Briens lot smaller. If the original subdivider did not intend the rear line of Lot 40 to be 45.4' then why was it labeled that way? Why was the 45.4' label placed on the northerly side of the shared line between Lot 40 and 51? Why does Oberkamper's Record of Survey show "(42.3'R1)" when clearly R1 shows a rear distance of 45.4'?

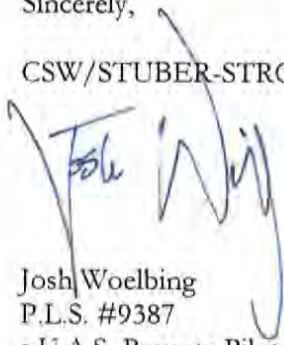


It would be unfair for the Planning Commission to approve plans based on an erroneous boundary between 32 and 34 Hill Avenue. At a minimum, fairness requires review of both neighbors' survey evidence. I request that Fairfax Planning department ask Mr. Harmina to review both sides of the story and consider evidence we found. I request that he reviews the Record of Survey I prepared, evidence we found on the map, draw out all the record lots in the block (Lots 39 through 51) of record and see if any ambiguities can be found as we discovered. If so, how could record be applied here? If any ambiguities are found then those need to be resolved and the block broken down as CSW|ST2 did and resolved equitably by a ratio proportion by lines of occupation as other surveyors have done in this block.

I am open to having a meeting with Mr. Harmina to discuss details. I would like the evidence we uncovered to be reviewed. I feel that the boundary resolution and work I have done is court defensible, follows acceptable boundary principles and standard of care for Marin County. I look forward to future discussions on this matter in a fair and equitable manner with the homeowner for 32 Hill Ave also getting a chance to sit down with their surveyor as Mr. Harmina did with the owner of 34 Hill Ave. I can be reached by phone at (415) 664-8459 or by email at JoshW@cswst2.com.

Sincerely,

CSW/STUBER-STROEH ENGINEERING GROUP, INC.



Josh Woelbing
P.L.S. #9387
s.U.A.S. Remote Pilot



President Marin Chapter of California Land Surveyors' Association

Enclosures:

- Letter by GJ Harmina, dated July 17, 2023
- Record of Survey by Oberkamper (Book 2021 M 191)
- Record of Survey by CSW|ST2 (Book 2023 M 85)
- Original Map (2 RM 114)

ENCLOSURES

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 24th DAY OF April 2023

T.K. P... TRACY W. PARK, PLS 8176 COUNTY SURVEYOR



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF AARON O'BRIEN IN SEPTEMBER OF 2022.

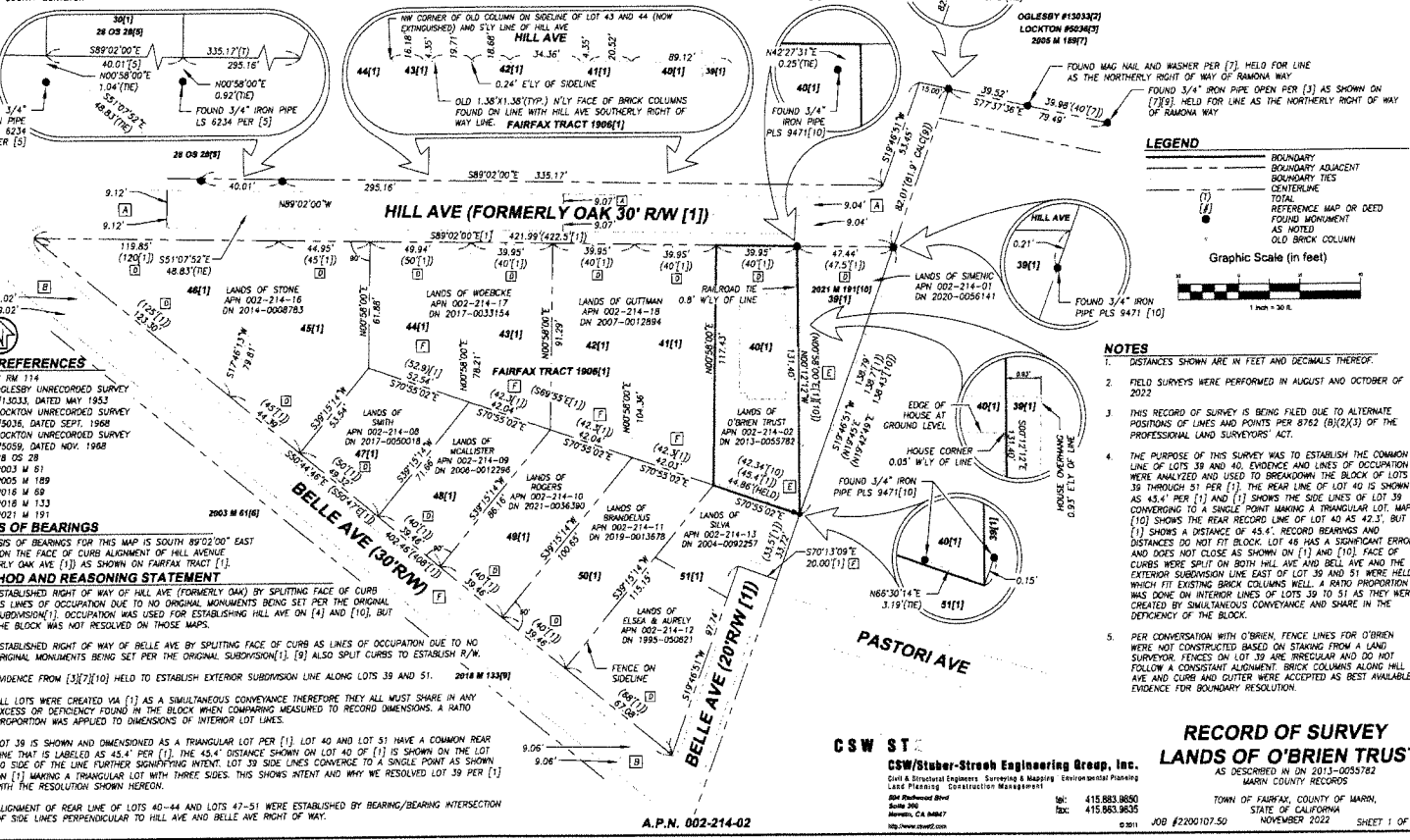
JOSH WELBING, PLS 5387 4/20/23



COUNTY RECORDER'S STATEMENT

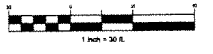
FILED THIS 28th DAY OF April 2023 AT 1:00 PM IN BOOK 2023 OF MAPS AT PAGE 85 AT THE REQUEST OF MARIN COUNTY DEPARTMENT OF PUBLIC WORKS

Sherley Scott, COUNTY RECORDER



LEGEND

- BOUNDARY ADJACENT BOUNDARY TIES CENTERLINE TOTAL REFERENCE MAP OR DEED FOUND MONUMENT AS NOTED OLD BRICK COLUMN



NOTES

- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. 2. FIELD SURVEYS WERE PERFORMED IN AUGUST AND OCTOBER OF 2022. 3. THIS RECORD OF SURVEY IS BEING FILED DUE TO ALTERNATE POSITIONS OF LINES AND POINTS PER 8762 (B)(2)(3) OF THE PROFESSIONAL LAND SURVEYORS' ACT. 4. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE COMMON LINE OF LOTS 39 AND 40. EVIDENCE AND LINES OF OCCUPATION WERE ANALYZED AND USED TO BREAKDOWN THE BLOCK OF LOTS 38 THROUGH 51 PER [1]. THE REAR LINE OF LOT 40 IS SHOWN AS 45.4' PER [1] AND [1] SHOWS THE SIDE LINES OF LOT 39 CONVERGING TO A SINGLE POINT MAKING A TRIANGULAR LOT. MAP [10] SHOWS THE REAR RECORD LINE OF LOT 40 AS 42.3', BUT [1] SHOWS A DISTANCE OF 45.4'. RECORD BEARINGS AND DISTANCES DO NOT FIT BLOCK. LOT 48 HAS A SIGNIFICANT ERROR AND DOES NOT CLOSE AS SHOWN ON [1] AND [10]. FACE OF CURBS WERE SPLIT ON BOTH HILL AVE AND BELLE AVE AND THE EXTERIOR SUBDIVISION LINE EAST OF LOT 39 AND 51 WERE HELD, WHICH FIT EXISTING BRICK COLUMNS WELL. A RATIO PROPORTION WAS DONE ON INTERIOR LINES OF LOTS 39 TO 51 AS THEY WERE CREATED BY SIMULTANEOUS CONVEYANCE AND SHARE IN THE DEFICIENCY OF THE BLOCK. 5. PER CONVERSATION WITH O'BRIEN, FENCE LINES FOR O'BRIEN WERE NOT CONSTRUCTED BASED ON STAKING FROM A LAND SURVEYOR. FENCES ON LOT 39 ARE IRREGULAR AND DO NOT FOLLOW A CONSTANT ALIGNMENT. BRICK COLUMNS ALONG HILL AVE AND CURB AND GUTTER WERE ACCEPTED AS BEST AVAILABLE EVIDENCE FOR BOUNDARY RESOLUTION.

MAP REFERENCES

- [1] 2 RM 114 OGLESBY UNRECORDED SURVEY #15533, DATED MAY 1983. [2] LOCKTON UNRECORDED SURVEY #5036, DATED SEPT. 1908. [3] LOCKTON UNRECORDED SURVEY #5059, DATED NOV. 1908. [4] 28 09 28 [5] 2003 M 81. [6] 2005 M 189. [7] 2016 M 69. [8] 2016 M 133. [9] 2021 M 191.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS SOUTH 89°02'00" EAST BASED ON THE FACE OF CURB ALIGNMENT OF HILL AVENUE (FORMERLY OAK AVE [1]) AS SHOWN ON FAIRFAX TRACT [1].

METHOD AND REASONING STATEMENT

- [A] ESTABLISHED RIGHT OF WAY OF HILL AVE (FORMERLY OAK) BY SPLITTING FACE OF CURB AS LINES OF OCCUPATION DUE TO NO ORIGINAL MONUMENTS BEING SET PER THE ORIGINAL SUBDIVISION [1]. OCCUPATION WAS USED FOR ESTABLISHING HILL AVE ON [4] AND [10], BUT THE BLOCK WAS NOT RESOLVED ON THOSE MAPS. [B] ESTABLISHED RIGHT OF WAY OF BELLE AVE BY SPLITTING FACE OF CURB AS LINES OF OCCUPATION DUE TO NO ORIGINAL MONUMENTS BEING SET PER THE ORIGINAL SUBDIVISION [1]. [9] ALSO SPLIT CURBS TO ESTABLISH R/W. [C] EVIDENCE FROM [3] [7] [10] HELD TO ESTABLISH EXTERIOR SUBDIVISION LINE ALONG LOTS 39 AND 51. [D] ALL LOTS WERE CREATED IN [1] AS A SIMULTANEOUS CONVEYANCE THEREFORE THEY ALL MUST SHARE IN ANY EXCESS OR DEFICIENCY FOUND IN THE BLOCK WHEN COMPARING MEASURED TO RECORD DIMENSIONS. A RATIO PROPORTION WAS APPLIED TO DIMENSIONS OF INTERIOR LOT LINES. [E] LOT 39 IS SHOWN AND DIMENSIONED AS A TRIANGULAR LOT PER [1]. LOT 40 AND LOT 51 HAVE A COMMON REAR LINE THAT IS LABELED AS 45.4' PER [1]. THE 45.4' DISTANCE SHOWN ON LOT 40 OF [1] IS SHOWN ON THE LOT 40 SIDE OF THE LINE FURTHER SIGNIFYING INTENT. LOT 39 SIDE LINES CONVERGE TO A SINGLE POINT AS SHOWN ON [1] MAKING A TRIANGULAR LOT WITH THREE SIDES. THIS SHOWS INTENT AND WHY WE RESOLVED LOT 39 PER [1] WITH THE RESOLUTION SHOWN HEREON. [F] ALIGNMENT OF REAR LINE OF LOTS 40-44 AND LOTS 47-51 WERE ESTABLISHED BY BEARING/BEARING INTERSECTION OF SIDE LINES PERPENDICULAR TO HILL AVE AND BELLE AVE RIGHT OF WAY.

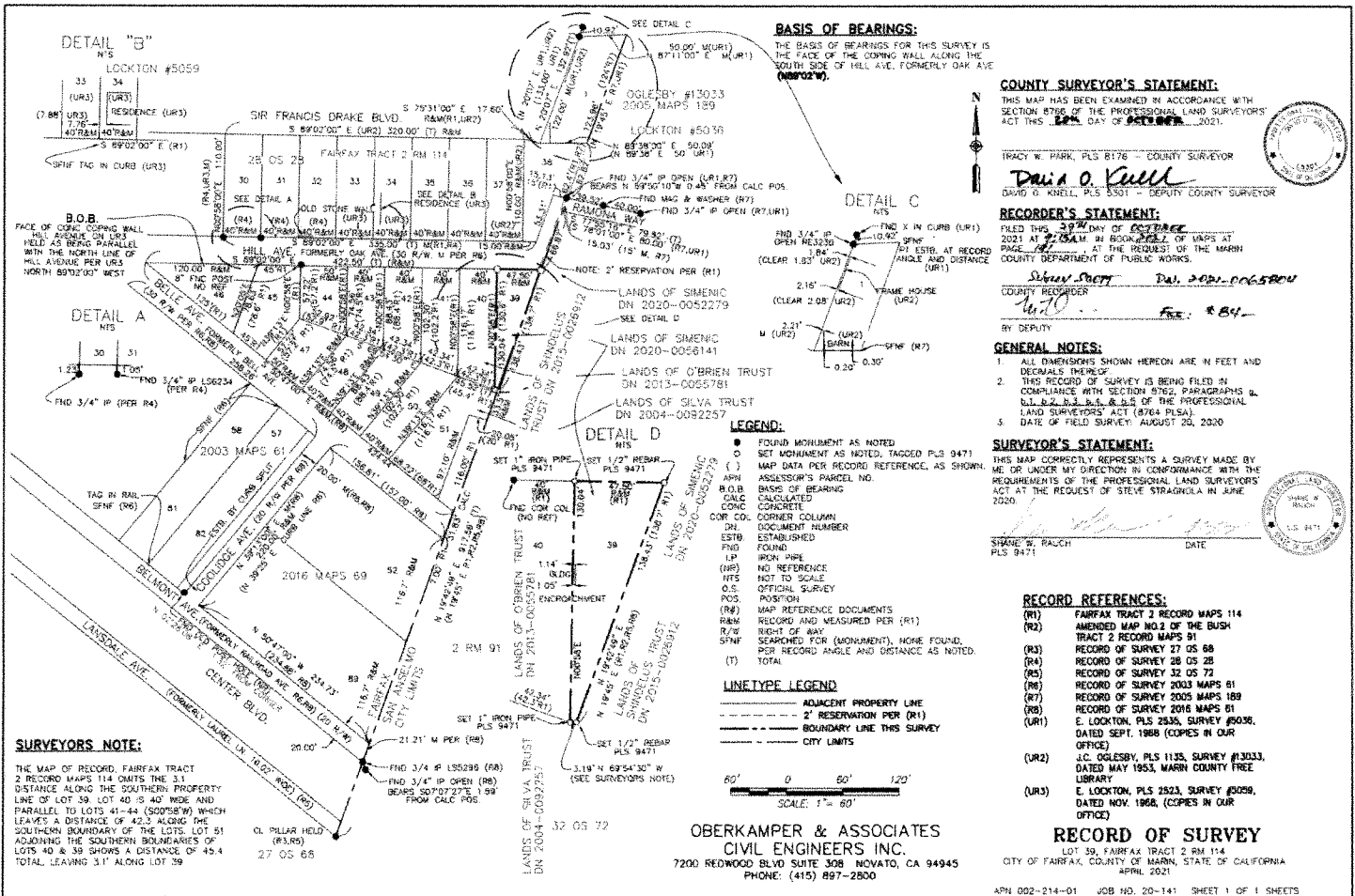
CSW ST

CSW/Stuber-Stroeh Engineering Group, Inc. Civil & Structural Engineers, Surveyors & Mapping, Environmental Planning, Landscape Planning, Construction Management. 800 Piedmont Blvd, Suite 200, Hercules, CA 94847. Tel: 415.883.8650, Fax: 415.883.8635. www.cswst.com

RECORD OF SURVEY LANDS OF O'BRIEN TRUST AS DESCRIBED IN DN 2013-0053762 MARIN COUNTY RECORDS

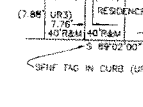
TOWN OF FAIRFAX, COUNTY OF MARIN, STATE OF CALIFORNIA, NOVEMBER 2022, SHEET 1 OF 1. JOB #2200107.50

A.P.N. 002-214-02



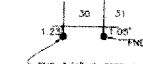
DETAIL "B"
N/S

LOCKTON #5059



B.O.B.
FACE OF CONCRETE CORNER WALL
HILL AVENUE ON UR3
FIELD AS BEING PARALLEL
WITH THE NORTH LINE OF
HILL AVENUE PER URS
NORTH 89°02'00\"/>

DETAIL A
N/S



FND 3/4\"/>

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE FACE OF THE CORNER WALL ALONG THE
SOUTH SIDE OF HILL AVE, FORMERLY OAK AVE
(R1/R2).

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH
SECTION 8760 OF THE PROFESSIONAL LAND SURVEYORS'
ACT THIS 28th DAY OF OCTOBER, 2021.

TRACY W. PARK, PLS 8176 - COUNTY SURVEYOR
Dawn O. Knull
DAWN O. KNULL, PLS 5301 - DEPUTY COUNTY SURVEYOR

RECORDER'S STATEMENT:

FILED THIS 29th DAY OF OCTOBER
2021 AT 9:25 AM IN BOOK 2832 OF MAPS AT
PAGE 100 AT THE REQUEST OF THE MARIN
COUNTY DEPARTMENT OF PUBLIC WORKS.

Steven Stragola PLS 2001-0065800
COUNTY RECORDER
4/1/21 FEE: \$ 841

GENERAL NOTES:

1. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THIS RECORD OF SURVEY IS BEING FILED IN COMPLIANCE WITH SECTION 8760, PARAGRAPHS 4, 6, 11, 12, 13, 14, & 15 OF THE PROFESSIONAL LAND SURVEYORS' ACT (8764 PLSA).
3. DATE OF FIELD SURVEY: AUGUST 20, 2020

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF STEVE STRAGOLA IN JUNE 2020.

STEVE W. WALSH DATE
PLS 9471

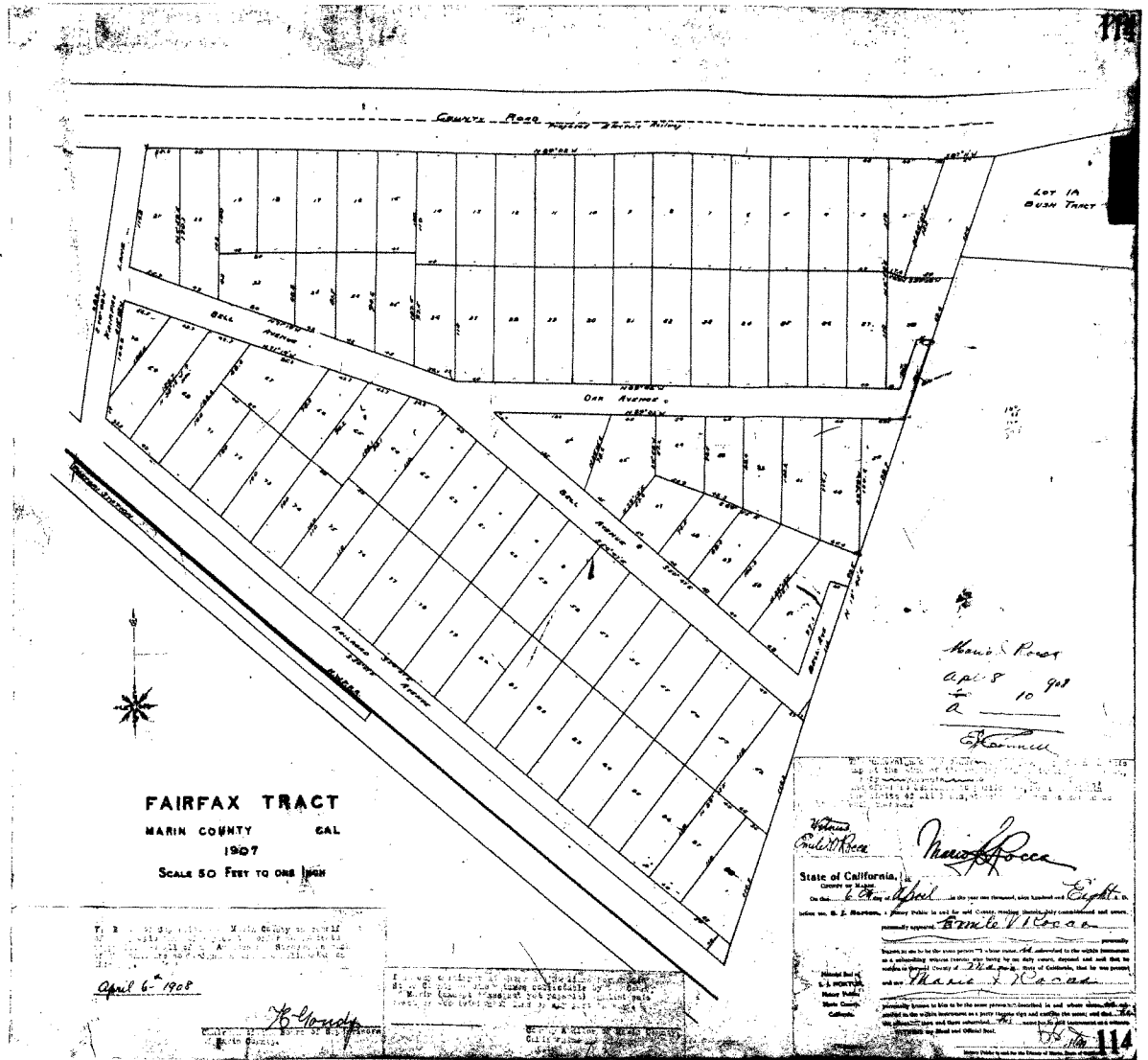
RECORD REFERENCES:

- (R1) FAIRFAX TRACT 2 RECORD MAPS 114
- (R2) AMENDED MAP NO. 2 OF THE BUSH TRACT 2 RECORD MAPS 91
- (R3) RECORD OF SURVEY 27 05 58
- (R4) RECORD OF SURVEY 28 05 28
- (R5) RECORD OF SURVEY 32 05 72
- (R6) RECORD OF SURVEY 2003 MAPS 61
- (R7) RECORD OF SURVEY 2005 MAPS 189
- (R8) RECORD OF SURVEY 2016 MAPS 61
- (UR1) E. LOCKTON, PLS 2335, SURVEY #5036, DATED SEPT. 1988 (COPIES IN OUR OFFICE)
- (UR2) J.C. OGLESBY, PLS 1135, SURVEY #13033, DATED MAY 1953, MARIN COUNTY FREE LIBRARY
- (UR3) E. LOCKTON, PLS 2523, SURVEY #5059, DATED NOV. 1968, (COPIES IN OUR OFFICE)

RECORD OF SURVEY
LOT 39, FAIRFAX TRACT 2 RM 114
CITY OF FAIRFAX, COUNTY OF MARIN, STATE OF CALIFORNIA
APRIL 2021

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.
7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945
PHONE: (415) 897-2800

ENGINEER'S COPY



FAIRFAX TRACT
 MARIN COUNTY CAL
 1907
 SCALE 50 FEET TO ONE INCH

April 6, 1908
H. Moody

Mar 18 1908
 10 98
Thomson

State of California, County of Marin
 I, *John A. [unclear]*, County Clerk, do hereby certify that the within plat is a true and correct copy of the original as the same appears on file in my office.
 Witness my hand and the seal of said County, this 6th day of April, 1908.
 John A. [unclear]
 County Clerk

ARCHITECTURAL ABBREVIATIONS			
& L @ C #	AND ANGLE AT CENTERLINE DIAMETER PERPENDICULAR CHANNEL POUND OR NUMBER	ID INSUL INT	INSIDE DIAMETER INSULATION INTERIOR
A/C ALT	AIR CONDITIONING ALTERNATE	JAN JC	JANITOR JANITOR'S CLOSET JOINT
AB ACC ANOD ASPH ACOUS ADJ AFF	ANCHOR BOLT ACCESSIBLE ANODIZED ASPHALT ACOUSICAL AREA DRAIN ADJUSTABLE ABOVE FINISH	LAV LAM LAV LKR LT	LAVATORY LAMINATE LAVATORY LOCKER LIGHT
FLOOR AGGR AL APPROX ARCH ASB ASR	AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS AUTOMATIC SPRINKLER RISE	MECH MEMB MTL MFR MIN MIRR MISG MPOE	MECHANICAL MEMBRANE METAL MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MAIN POINT OF ENTRY MOUNTED MULLION
BSMT BET BD BITUM BLDG BLK BLKG BM BOTT BP	BASEMENT BETWEEN BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BOTTOM BACK PAINTED	MTD MUL	MOUNTED MULLION
CB CBB CT CMP CMU CJ COOR CAB CEM CER CAI CLG CLO CLR COL CONC CONST CONT CORR CTSK CNTR CTR	CATCH BASIN CEMENTITIOUS BACKER BOARD CERAMIC TILE COMPARTMENT CONCRETE MASONRY UNIT CONTROL JOINT COORDINATE CABINET CEMENT CERAMIC CAST IRON CEILING CLOSING CLOSURE CLOSET CLEAR COLUMN CONCRETE CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CENTER	OFD OFS OBS OC OD OFF OPNG OPP	OVERFLOW DRAIN OVERFLOW SCUPPER OVERLAP OBTURCURE ON CENTER OUTSIDE DIAMETER (DIM.) OPENING OPPOSITE
DIAG DBL DPT DET DIA DIM DISP DRYW DN DO DOM DR DWR DS DSP DWG EOS EMER EGCB	DIAGONAL DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOMESTIC WATER DOOR DRAWER DOWNSPOUT DRY SANDPIPE DRAWINGS DISH WASHER EDGE OF SLAB EMERGENCY EXTERIOR GYPSUM BOARD CEILING EXISTING EACH EXPANSION JOINT ELEVATION ELECTRICAL ENCL ENCL ELEC ENCL EQ EQPT EWC COOLER	PRCST PLATE PLAS PLWYD PR PT PTD/P QTY R RAD REF REFR RGRTR REINFR REOD RESIL RSLT RSLT RSLT RWL	PRECAST PLATE PLASTIC LAMINATE PLASTER PLYWOOD PAIR POINT PAPER TOWEL DISPENSER COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE QUARRY TILE
DIAG DBL DPT DET DIA DIM DISP DRYW DN DO DOM DR DWR DS DSP DWG EOS EMER EGCB	DIAGONAL DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOMESTIC WATER DOOR DRAWER DOWNSPOUT DRY SANDPIPE DRAWINGS DISH WASHER EDGE OF SLAB EMERGENCY EXTERIOR GYPSUM BOARD CEILING EXISTING EACH EXPANSION JOINT ELEVATION ELECTRICAL ENCL ENCL ELEC ENCL EQ EQPT EWC COOLER	RAD RREF REINFR REOD RESIL RSLT RSLT RSLT RWL	RELOCATE RADIUS ROOF DRAIN REFERENCE REFERENCING REFRIGERATOR REGISTER REINFORCED REQUIRED RESILIENT ROUGH OPENING RAIN WATER LEADER
DIAG DBL DPT DET DIA DIM DISP DRYW DN DO DOM DR DWR DS DSP DWG EOS EMER EGCB	DIAGONAL DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOMESTIC WATER DOOR DRAWER DOWNSPOUT DRY SANDPIPE DRAWINGS DISH WASHER EDGE OF SLAB EMERGENCY EXTERIOR GYPSUM BOARD CEILING EXISTING EACH EXPANSION JOINT ELEVATION ELECTRICAL ENCL ENCL ELEC ENCL EQ EQPT EWC COOLER	SECT SHR SHS SIM SLD SMD SND SNR SNT SQ SS	SECTION SHELF SHOWER SHEET SIMILAR SEE LANDSCAPE DRAWINGS SEE MECHANICAL DRAWINGS SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SEALANT SEE PLUMBING DRAWINGS SPECIFICATION SQUARE STAINLESS STEEL
DIAG DBL DPT DET DIA DIM DISP DRYW DN DO DOM DR DWR DS DSP DWG EOS EMER EGCB	DIAGONAL DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOMESTIC WATER DOOR DRAWER DOWNSPOUT DRY SANDPIPE DRAWINGS DISH WASHER EDGE OF SLAB EMERGENCY EXTERIOR GYPSUM BOARD CEILING EXISTING EACH EXPANSION JOINT ELEVATION ELECTRICAL ENCL ENCL ELEC ENCL EQ EQPT EWC COOLER	SSD SSK STD STL STRL STRL STRL STRL STRL STRL SYM	SEE STRUCTURAL DRAWINGS SERVICE SINK STANDARD STEEL STORAGE STRUCTURAL STRUCTURAL SUSPENDED SYMMETRICAL
DIAG DBL DPT DET DIA DIM DISP DRYW DN DO DOM DR DWR DS DSP DWG EOS EMER EGCB	DIAGONAL DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOMESTIC WATER DOOR DRAWER DOWNSPOUT DRY SANDPIPE DRAWINGS DISH WASHER EDGE OF SLAB EMERGENCY EXTERIOR GYPSUM BOARD CEILING EXISTING EACH EXPANSION JOINT ELEVATION ELECTRICAL ENCL ENCL ELEC ENCL EQ EQPT EWC COOLER	TRD T&G T&G T&G T&G T&G T&G T&G T&G T&G T&G	TREAD TOWEL BAR TOP OF CURB TELEPHONE TERRAZZO TONGUE AND GROOVE TOP OF PAVEMENT TOP OF... (ABBREVIATION) TYPICAL TRENCH DRAIN
DIAG DBL DPT DET DIA DIM DISP DRYW DN DO DOM DR DWR DS DSP DWG EOS EMER EGCB	DIAGONAL DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOMESTIC WATER DOOR DRAWER DOWNSPOUT DRY SANDPIPE DRAWINGS DISH WASHER EDGE OF SLAB EMERGENCY EXTERIOR GYPSUM BOARD CEILING EXISTING EACH EXPANSION JOINT ELEVATION ELECTRICAL ENCL ENCL ELEC ENCL EQ EQPT EWC COOLER	UN UN UR VCT VERT VEST VIF W W/W W/O W/P W/SCT WT	UNLESS OTHERWISE NOTED URINAL VINYL COMPOSITION TILE VERTICLE VESTIBULE VERIFY IN FIELD WEST WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAJNSCOT WEIGHT
DIAG DBL DPT DET DIA DIM DISP DRYW DN DO DOM DR DWR DS DSP DWG EOS EMER EGCB	DIAGONAL DOUBLE DEPARTMENT DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOMESTIC WATER DOOR DRAWER DOWNSPOUT DRY SANDPIPE DRAWINGS DISH WASHER EDGE OF SLAB EMERGENCY EXTERIOR GYPSUM BOARD CEILING EXISTING EACH EXPANSION JOINT ELEVATION ELECTRICAL ENCL ENCL ELEC ENCL EQ EQPT EWC COOLER	XC X	EXTERIOR

GENERAL NOTES			
1.1.0	THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERING A COMPLETE AND USABLE FACILITY, WHICH WILL FUNCTION PER THE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE THE SCOPE OF WORK WITH ALL EXISTING CONDITIONS, THOROUGHLY EXAMINE THE JOB SITE, AND BASE PRICE ON EXISTING CONDITIONS.		
1.1.1	WORK SHALL BE PERFORMED CONSISTENT WITH THE LOCAL MUNICIPALITY ORDINANCES, THE CALIFORNIA BUILDING CODE CURRENT EDITION, CONTRACTOR TO STRICTLY ADHERE TO ALL CODES, ORDINANCES, AND REGULATIONS THAT GOVERN CONSTRUCTION WHETHER LISTED HEREIN OR NOT.		
1.1.2	REFERENCE AND INCORPORATE PROJECT MANUAL AND ALL CONSULTANT AND ARCHITECT SPECIFICATIONS, SURVEYS, AND TESTING REPORTS AS A PART OF THE COMPLETE CONSTRUCTION DOCUMENT SET.		
1.1.3	CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR INsofar as THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES, OTHER CONTRACTORS, VENDORS AND THE BUILDING'S STANDARDS FOR CONSTRUCTION ACTIVITIES.		
1.1.4	THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION, AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PEDESTRIAN PROTECTION AS REQUIRED FOR SAFETY OF TENANTS, PEDESTRIANS AND JOBSITE PERSONNEL.		
1.1.5	THE CONTRACTOR'S COSTS SHALL INCLUDE THE COST OF PROPER INSURANCE AS REQUIRED BY STATE AND LOCAL LAWS, NATIONAL BUILDING REGULATIONS OR CODES TO ADEQUATELY PROTECT PERSONS AND PROPERTY. A COPY OF SUCH INSURANCE COVERAGE SHALL BE FURNISHED TO THE OWNER/MANAGER AND/OR TENANT PRIOR TO COMMENCEMENT OF ANY WORK.		
1.1.6	THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS.		
1.1.7	SEE STRUCTURAL DRAWINGS FOR ASSOCIATED FRAMING AND EXCAVATION. CONTRACTOR TO PROVIDE SHORING AS NECESSARY. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL FURNISH ALL NECESSARY SHORING, BRACING, ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR THE SAME, INCLUDING ANY REQUIRED PERMITS.		
1.1.8	THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT TO PROJECT TEAM, BEFORE STARTING WORK, COMPLETE BAR-GRAPH SCHEDULE INDICATING REQUIRED CONSTRUCTION TIME FOR EACH TRADE'S WORK AND UPDATE THROUGHOUT CONSTRUCTION PROGRESS.		
1.1.9	ALL CONTRACTORS/SUB-CONTRACTOR'S MUST PROVIDE THE OWNER/MANAGER WITH A CERTIFICATE OF INSURANCE PRIOR TO THE COMMENCEMENT OF WORK.		
1.1.10	ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY ORDINANCES, BUILDING CODES, AND REQUIREMENTS ESTABLISHED BY STATE AND LOCAL FIRE MARSHALS, AND MANUFACTURERS' RECOMMENDATIONS AND TRADE AND REFERENCE STANDARDS. IN CASE OF CONFLICT, MOST STRINGENT REQUIREMENTS SHALL APPLY.		
1.1.11	REFER TO BUILDING AND SITE DATA AND PROJECT STATISTICS FOR CODE COMPLIANCE INFORMATION.		
1.1.12	THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, & EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. NOISE, SECURITY, AND DUST BARRIERS BETWEEN CONSTRUCTION AREAS AND OCCUPIED AND PUBLIC AREAS SHALL BE MAINTAINED BY CONTRACTOR.		
1.2.0	THE ARCHITECT OF RECORD SHALL BE THE LEAD POINT OF CONTACT FOR ALL QUESTIONS, CLARIFICATIONS, AND REQUESTS FOR INFORMATION PERTAINING TO THE CONTRACT DOCUMENTS.		
1.2.1	CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION.		
1.2.2	THE INTENT OF THE CONTRACT DOCUMENTS IS TO EXCLUDE ALL MATERIALS WHICH CONTAIN KNOWN HAZARDOUS SUBSTANCES. THESE INCLUDE MATERIALS CONTAINING ASBESTOS, POLYCHLORINATED BIPHENYL (PCB), OR ANY OTHER KNOWN SUBSTANCES DETERMINED TO BE A HEALTH HAZARD BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) AND OTHER RECOGNIZED AGENCIES. IN STUDYING THE CONTRACT DOCUMENTS, AND AT ANY TIME DURING EXECUTION OF THE WORK, THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ANY MATERIALS CONTAINING HAZARDOUS SUBSTANCES THAT HE/SHE MAY DISCOVER. DO NOT PROCEED WITH INSTALLATION OF HAZARDOUS MATERIALS.		
1.2.3	CONTRACTOR SHALL VERIFY PRESENCE OF HAZARDOUS MATERIALS WITH OWNER, ARCHITECT AND ITS CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.		
1.2.4	ALL CHANGES TO THE CONTRACT DOCUMENTS AND RESULTING CHANGES TO THE CONTRACT SUM (IF ANY) OR CHANGES IN THE PROJECT DURATION (IF ANY) WILL BE ISSUED BY THE ARCHITECT AND MUST BE SIGNED BY THE OWNER/MANAGER AND CONTRACTOR PRIOR TO PROCEEDING.		
1.2.5	ARCHITECTURAL DRAWINGS ARE DIAGRAMMATIC. DO NOT SCALE MEASUREMENTS FROM DRAWINGS.		
1.2.6	THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITIES OR DISCREPANCIES BETWEEN THE DRAWINGS WITH EXISTING CONDITIONS OR WITH GOVERNING REQUIREMENTS. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN FIELD CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH WORK. ALLOW SUFFICIENT TIME FOR RESOLUTION WITHOUT DELAYING THE WORK.		
1.2.7	LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS; DETAILS TAKE PRECEDENCE OVER ALL OTHER DRAWINGS. NOTIFY OWNER OF DISCREPANCIES.		
1.2.8	IN CASE OF CONFLICT BETWEEN OR WITHIN THE VARIOUS CONTRACT DOCUMENTS, THE MORE STRINGENT REQUIREMENTS (AS DETERMINED BY ARCHITECT) SHALL GOVERN, AND THE GREATER QUANTITY AND THE HIGHER QUALITY (AS DETERMINED BY ARCHITECT) SHALL BE FURNISHED. THIS RULE DOES NOT APPLY WHERE ONE REQUIREMENT IS SPECIFICALLY MODIFIED OR SUPERSEDED BY ANOTHER AND WHERE ADDITIONS TO, DELETIONS FROM, AND OTHER CHANGES ARE SPECIFICALLY MADE, AS IN ADDENDA, CONSTRUCTION CHANGE DIRECTIVES, MODIFICATIONS, CHANGE ORDERS, AND THE LIKE.		
1.2.9	ARCHITECT AND OWNER TO REVIEW FRAMING, PLUMBING, AND ELECTRICAL PRIOR TO DRYWALL. CHARGES TO REFRAME UNREVIEWED PARTITIONS WILL NOT BE ACCEPTED.		
SYMBOL LIST			
ROOM NAME	Room name 101 150 SF	WINDOW TYPE	2008(E)
WALL TYPE	10	RCP ELEVATION	
DOOR TYPE	101(E)	FINISH FLR ELEVATION	
COLUMN GRIDLINE	0	ELEVATION DAUTM	Name Elevation
SECTION	1 A101 SIM	DETAIL	1 A101 SIM
ELEVATION	1 Ref A101 1 Ref	INTERIOR ELEVATION	1 Ref A101 1 Ref

GENERAL NOTES CONTINUED	
1.3.1	DIMENSIONS ARE FINISHED FACE TO FINISHED FACE. U.O.N. CONTRACTOR SHALL USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IN A TIMELY MANNER SO AS TO PREVENT ANY DELAYS IN THE PROJECT SCHEDULE.
1.3.2	HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR, U.O.N.
1.3.3	ALL WORK SHALL BE PLUMB, SQUARE, LEVEL, IN PROPER ALIGNMENT, AND SECURELY FASTENED.
1.3.4	DIMENSIONS SHALL BE EXACT WITHIN 1/8" IN 10'-0" ALONG FULL HEIGHT AND LENGTH OF PARTITIONS. CONTRACTOR SHALL NOT ADJUST DIMENSIONS MARKED "CLEAR" OR "CLR" WITHOUT APPROVAL FROM THE ARCHITECT.
1.3.5	NEW PARTITIONS TO BE LOCATED ON CENTERLINE OF MULLION OR ALIGNED WITH COLUMN OR WALL, U.O.N.
1.3.6	ALL FURNITURE SHOWN IS FOR REFERENCE ONLY, UNLESS OTHERWISE NOTED.
1.4.1	SUBMIT A MINIMUM OF (3) COPIES OF REQUIRED SAMPLES, SHOP DRAWINGS, & PRODUCT DATA TO ARCHITECT FOR REVIEW PRIOR TO FABRICATION, INSTALLATION, AND/OR APPLICATION. ALLOW ARCHITECT 15 DAYS TO REVIEW AND COMMENT. ARCHITECT'S REVIEW WILL BE FOR CONFORMANCE WITH DESIGN CONCEPT ONLY. CONTRACTOR SHALL REVIEW ALL SUBMITTALS FOR CONFORMANCE WITH CONTRACT DOCUMENTS PRIOR TO SUBMITTING THEM FOR ARCHITECT'S REVIEW. APPROVAL OF SHOP DRAWINGS SHALL NOT RELEASE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK AS SPECIFIED.
A. ALL FINISH ITEMS	
B. DOORS AND HARDWARE	
C. GLAZING SYSTEMS AND ASSEMBLIES	
D. LIGHT FIXTURES AND ELECTRICAL AND LOW/VOLTAGE DEVICES	
E. ARCHITECTURAL SPECIALTIES AND ACCESSORIES	
F. MECHANICAL, ELECTRICAL, PLUMBING, FIRE AND LIFE SAFETY, LAYOUT AND PRODUCT INFORMATION	
G. ALL DESIGN/BUILD DOCUMENTS	
1.4.2	WHERE PRODUCTS ARE SPECIFIED BY MANUFACTURER AND MODEL IT IS TO ESTABLISH A QUALITY STANDARD. USE MATERIAL SPECIFIED OR APPROVED SUBSTITUTION. PRODUCTS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S STANDARD SPECIFICATIONS, U.O.N.
1.4.3	TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOBSITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSIONS OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND EQUIPMENT MANUFACTURERS' INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS, WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.
1.4.4	CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, IMMEDIATELY FOLLOWING DIRECTION TO PROCEED WITH WORK, CONFIRMATION WITH DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT AND ANY LONG LEAD TIME ITEMS.
1.4.5	ALL CONTRACTORS WILL PROVIDE THE BUILDING OWNER/MANAGER WITH A MSDS LIST OF ANY CHEMICALS, COMPOUNDS OR MATERIALS TO BE USED DURING CONSTRUCTION.
1.4.6	DAMAGE: CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF ANY ACCIDENTAL DAMAGE HE/SHE INFLECTS UPON THE EXISTING WORK WHICH WILL REMAIN, IF FOR ANY REASON DAMAGE TO EXISTING WORK OR UTILITIES IS CONSIDERED TO BE UNAVOIDABLE, SUBMIT WRITTEN NOTIFICATION OF THIS BEFORE SIGNING THE CONTRACT. IN THE ABSENCE OF SUCH NOTIFICATION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR DAMAGE AND THE COSTS OF SATISFACTORILY REPAIRING OR REPLACING DAMAGED WORK.
1.4.7	WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS, EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS CONTRACT FOR A MINIMUM OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
1.4.8	GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE DRAWINGS/DETAILS AS SHOWN AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR.
1.5.1	THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE CONTRACT DRAWINGS FOR RECORD MARK-UP PURPOSES THROUGHOUT THE CONTRACT TIME. MARK UP THESE DRAWINGS DURING THE COURSE OF WORK TO SHOW BOTH CHANGES AND ACTUAL INSTALLATION IN SUFFICIENT FORM TO COMPRISE A COMPLETE RECORD FOR THE OWNER/MANAGER'S PURPOSES. GIVE PARTICULAR ATTENTION TO WORK WHICH WILL BE CONCEALED AND DIFFICULT TO MEASURE AND RECORD AT A LATER DATE, AND TO WORK WHICH MAY REQUIRE SERVICING OR REPLACEMENT DURING THE LIFE OF THE PROJECT. BIND PRINTS INTO MANAGEABLE SETS WITH DURABLE PAPER COVERS LABELED "AS-BUILT DRAWINGS", AND TRANSMIT TO OWNER/MANAGER.
1.5.2	UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNER/MANAGER COMPLETE OPERATING INSTRUCTIONS, MAINTENANCE INSTRUCTIONS, PARTS LISTS AND ALL FURTHER BULLETINS AND BROCHURES PERTINENT TO THE OPERATION AND MAINTENANCE OF THE EQUIPMENT (MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM,) AND FINISHES & FIXTURES FURNISHED AND INSTALLED TOGETHER WITH RECORD DRAWINGS.
1.5.3	SUBSTANTIAL COMPLETION IS DEFINED AS THE FOLLOWING: "THE DATE THAT ALL WORK HAS BEEN PERFORMED, OTHER THAN ANY DETAILS OF CONSTRUCTION, MECHANICAL ADJUSTMENT OR ANY OTHER SIMILAR MATTER, THE NON-COMPLETION OF WHICH DOES NOT MATERIALLY INTERFERE WITH INTENDED USE OF THE PREMISES AND IT IS LEGALLY PERMITTED TO OCCUPY THE PREMISES."
NOT CONTINGENT FOR SUBSTANTIAL COMPLETION, BUT REQUIRED FOR COMPLETION OF GENERAL CONTRACTOR'S CONTRACT AND FINAL PAYMENT ARE THE FOLLOWING:	
A. FINAL CLEANING OF SURFACES BY A PROFESSIONAL SERVICE.	
B. REPRODUCIBLE DRAWINGS WITH AS-BUILT CONDITIONS NOTED.	
C. A BINDER WITH OPERATION AND MAINTENANCE DATA AND WARRANTIES.	
D. SPECIFIED QUANTITIES OF MAINTENANCE MATERIALS.	
E. HVAC BALANCE REPORT.	
F. APPROVED OCCUPANCY PERMIT (FULL OR TEMPORARY)	
G. ALL LIEN RELEASES	
APPLICABLE BUILDING CODES	
2019 CALIFORNIA BUILDING CODE (CBC)	
2019 CALIFORNIA ELECTRICAL CODE (CEC)	
2019 CALIFORNIA PLUMBING CODE (CPC)	
2019 CALIFORNIA FIRE CODE (FC)	
2019 GREEN BUILDING CODE	
2019 CALIFORNIA ENERGY CODE	
2. AND ALL APPLICABLE FEDERAL, STATE, COUNTY, AND ALL LOCAL AMENDMENTS TO THE ABOVE CODE	
VICINITY MAP	
	NEAREST TRANSIT IS 2 MILE WALK

PROJECT DIRECTORY			
OWNER:	JOHN SIMENIC 15 RAMONA WAY SAN ANSELMO, CA 94960	CONTACT:	JOHN.SIMENIC@GMAIL.COM 440.223.2620.
ARCHITECT:	JOHN SIMENIC 15 RAMONA WAY SAN ANSELMO, CA 94960	CONTACT:	JOHN.SIMENIC@GMAIL.COM 440.223.2620.
STRUCTURAL ENGINEER:	TBD X	CONTACT:	TBD
GEOTECHNICAL ENGINEER:	MURRAY ENGINEERS 409 4TH ST SAN RAFAEL, CA 94901	CONTACT:	ANDREW.SCAVULLO@MURRAYENGINEERS.COM 415.888.8952.
CIVIL ENGINEER:	DVC GROUP, INC. (DVC) 513 CENTER ST HEALDSBURG, CA 95448	CONTACT:	DAN.HUGHES.P.E. DAN@DVCGRP.NET 707.775.8986
GENERAL CONTRACTOR:	TBD X	CONTACT:	TBD
PROJECT DESCRIPTION			
CONSTRUCTION OF A NEW, 3 BED/2.5 BATH SINGLE-FAMILY HOME AT THE END OF HILL AVENUE IN FAIRFAX, CA			
PROJECT INFORMATION AND CALCULATIONS			
PROJECT NAME:	SIMENIC RESIDENCE		
PROJECT TYPE:	RESIDENTIAL NEW CONSTRUCTION		
PARCEL NUMBER:	002-214-01		
PROJECT ADDRESS:	TO BE DETERMINED		
TYPE OF CONSTRUCTION:	TYPE V		
SPRINKLER PROTECTION:	FULLY SPRINKLERED, DEFERRED SUBMITTAL		
OCCUPANCY TYPE / USE:	R-3 SINGLE FAMILY RESIDENCE		
ASSESSOR'S PARCEL NUMBERS:	002-214-01		
ZONING DISTRICT:	R5-5.7		
NO. OCCUPIED FLOORS:	2		
NO. OF STORIES:	2		
NO. OF BASEMENTS:	0		
AVG. LOT SLOPE:	6.23% SEE A100		
WILDLAND URBAN INTERFACE:	NO		
MAX. ALLOWABLE HEIGHT:	28'-6" PROPOSED BLDG HEIGHT: 28'-5-3/8"		
LOT AREA:	3,309SF		
FLOOR AREAS:	EXISTING	PROPOSED	
BASEMENT	0	0	
GARAGE	0	317	
LEVEL 1	0	587	
LEVEL 2	0	731	
SUBTOTAL (MAIN HABITABLE)	0	1,318	
PROJECT TOTAL	0	1,318SF + 317SF GAR	
FLOOR AREA RATIOS:			
ALLOWED = 4 + 500SF GAR.	0	1,318SF HOUSE + 317SF GAR FAR= 398	
3,309SF X 4 = 1,323 SF			
LOT COVERAGE RATIOS:			
MAX ALLOWED = 35%	0	1,066 SF .32	
3,309SF X .35 = 1,158 SF			
PERVIOUS VS. IMPERVIOUS:			
IMPERVIOUS	0SF / 3,309 SF = 0.0%	1,056SF / 3,309 SF = 32%	
PERVIOUS		2,253SF / 3,309 SF = 68%	
GRADING IN CUBIC YARDS:			
AREA	CUT	FILL	OFF-HAUL
HOUSE/GARAGE	70	11	59
SITE GRADING	81	1	80
TOTAL	151	12	139
PARKING: 3 REQUIRED 1 OF WHICH IS TO BE COVERED			
PARKING SPACE SIZE = 9' X 19'			
PROPE: 3 TOTAL SPACES, 1 OF WHICH IS COVERED			
SETBACK:	REQUIRED	PROPOSED	
FRONT YARD	25'-0" COMBINED FRONT AND REAR, BUT NO LESS THAN 6'-0"	FRONT = 6'-0"	
REAR YARD		REAR = 62'-10-1/2"	
SIDE YARDS	15'-0" COMBINED, BUT NOT LESS THAN 10% AVG. WIDTH WHEN AVG LOT WIDTH < 50' WIDE	EAST: 5'-0"	
		WEST: 10'-0"	



SHEET LIST	
08 2,07,01/23	SHEET NAME
08 2,07,01/23	COVER
08 2,07,01/23	COVER CHECKLIST
08 2,07,01/23	SITELAN AND SITE SLOPE
08 2,07,01/23	SHADE/SHADOW STUDY
08 2,07,01/23	LANDSCAPE PLAN
08 2,07,01/23	STORYPOLE PLAN
08 2,07,01/23	FLOORPLANS
08 2,07,01/23	POWER AND DATA PLANS
08 2,07,01/23	REFLECTED CEILING PLANS
08 2,07,01/23	ELEVATIONS - NORTH AND SOUTH
08 2,07,01/23	ELEVATIONS - EAST AND WEST
08 2,07,01/23	ELEVATION - RENDERED NORTH
08 2,07,01/23	SECTIONS
08 2,07,01/23	COVERSHEET
08 2,07,01/23	GRADING AND DRAINAGE PLAN
08 2,07,01/23	EROSION CONTROL PLAN AND DETAILS
08 2,07,01/23	DETAILS
08 2,07,01/23	TOPOGRAPHIC SURVEY

This drawing is the property of John Simenic and is not to be reproduced or copied in whole or part. It is to be used on any other project and it is to be returned upon request. Review the actual notes on the drawings and the actual specifications for the material as indicated by the notes and the actual specifications for the material as indicated by the notes. This drawing is the property of John Simenic and is not to be reproduced or copied in whole or part. It is to be used on any other project and it is to be returned upon request. Review the actual notes on the drawings and the actual specifications for the material as indicated by the notes and the actual specifications for the material as indicated by the notes.

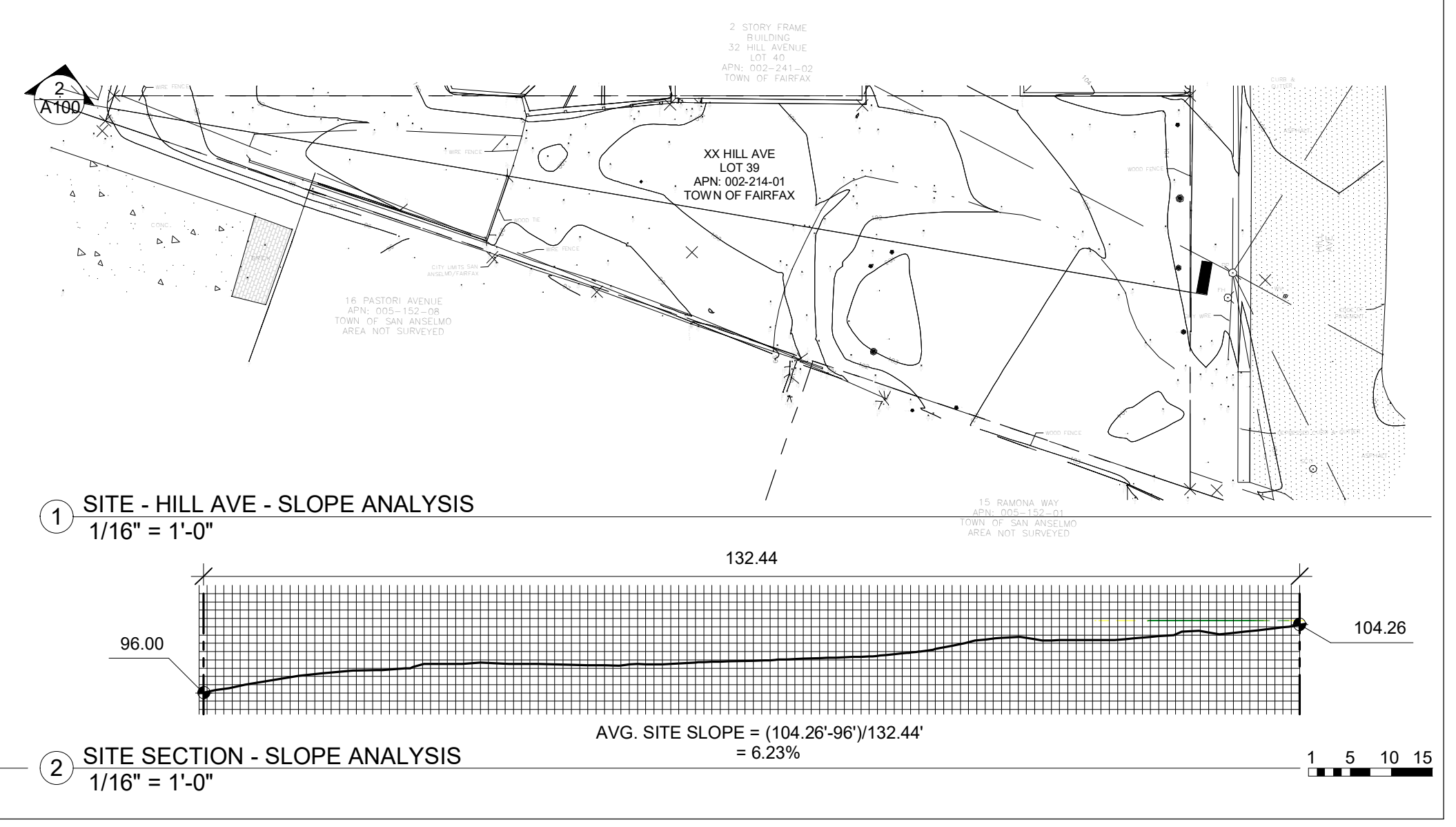
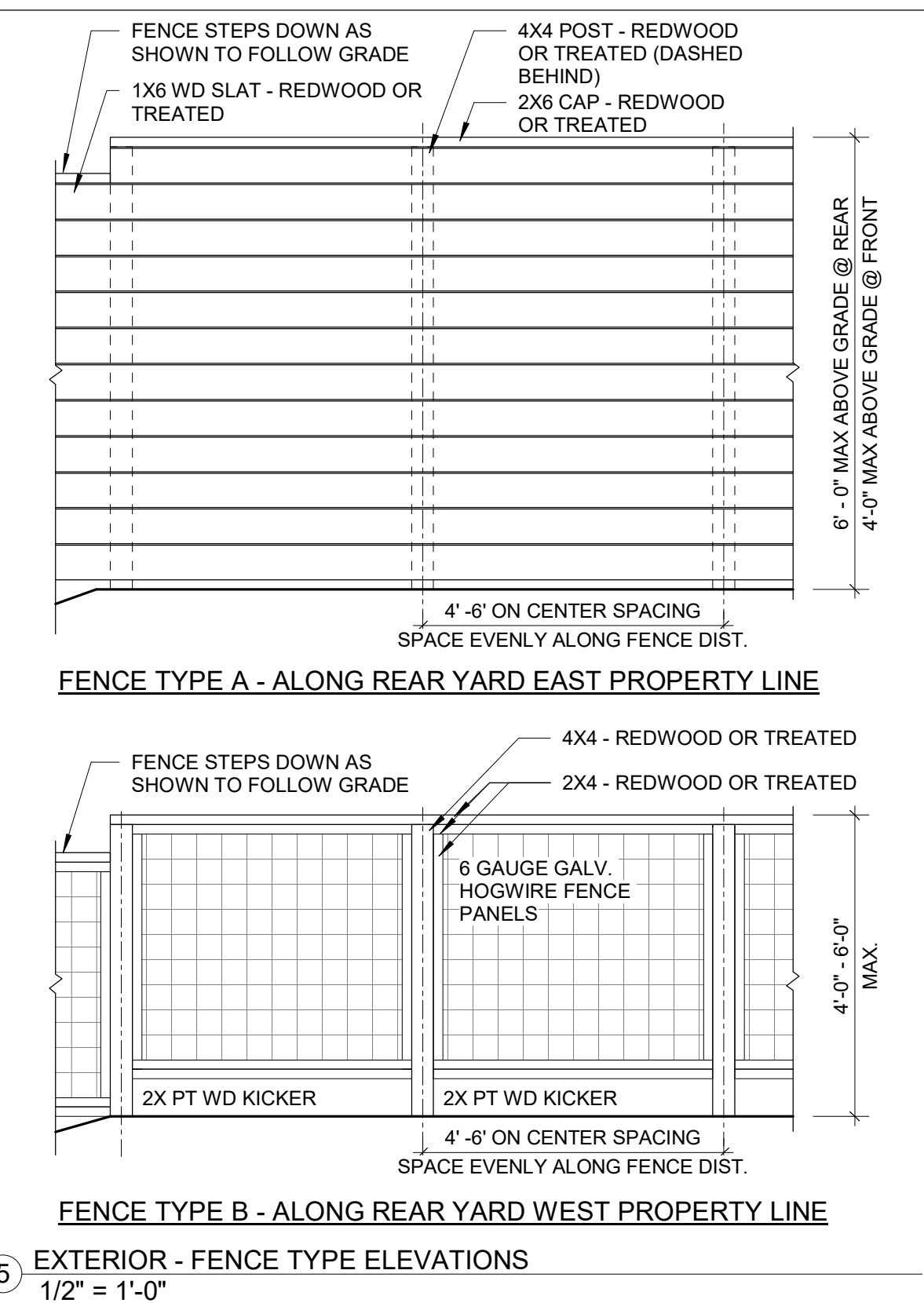
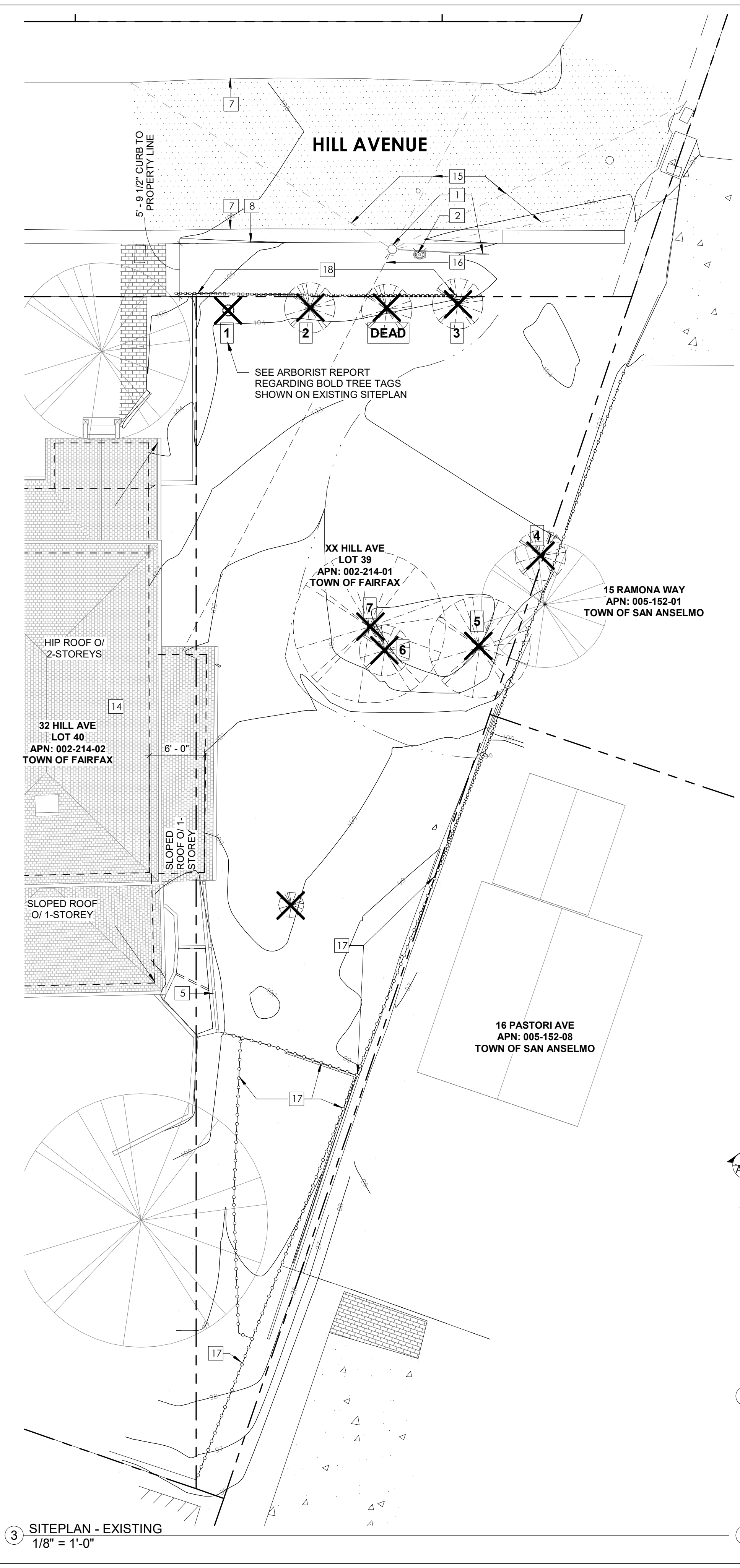
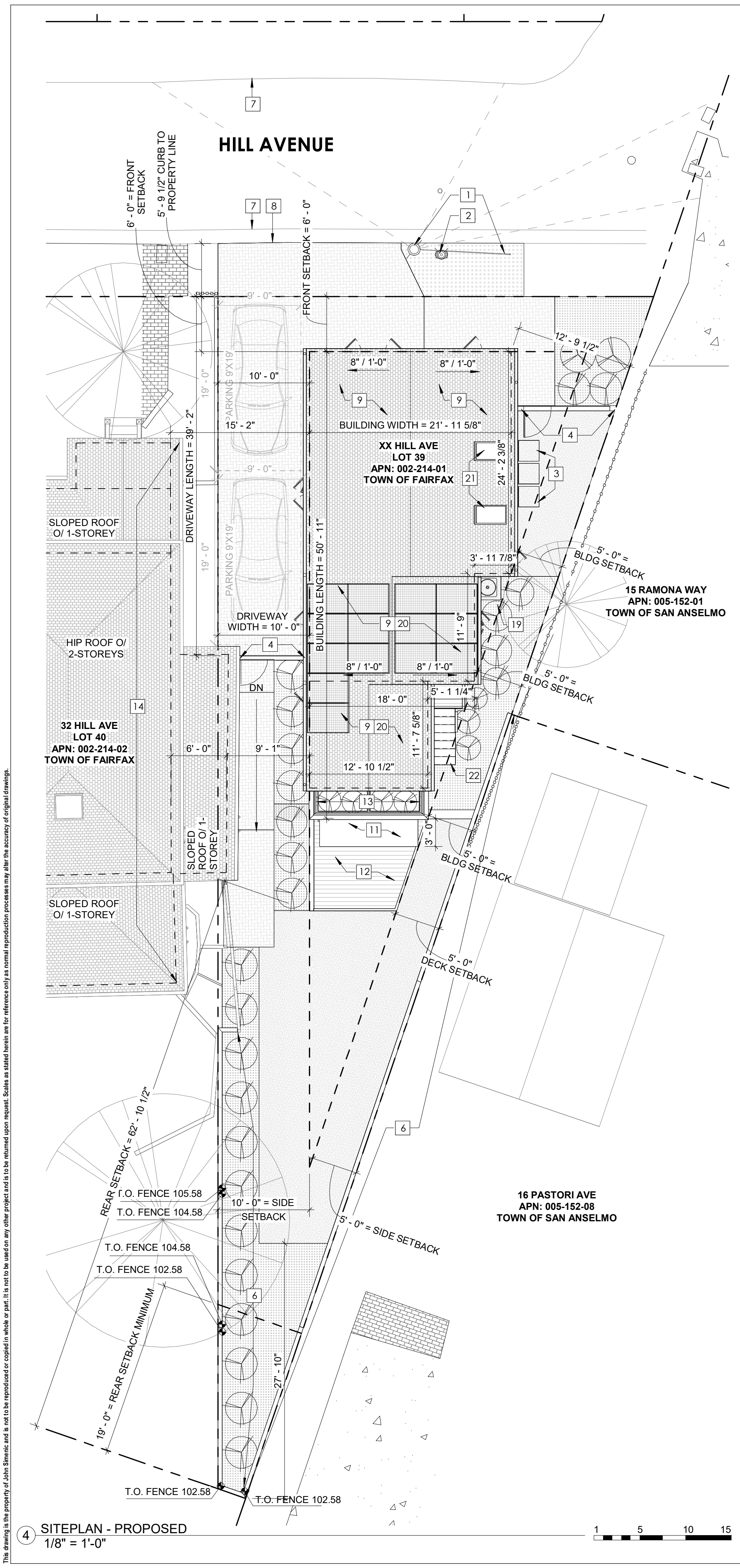
SIMENIC RESIDENCE

7.31.23 DR 2
4.01.22 DESIGN REVIEW
DATE: REMARKS:
REVISIONS
DRAWING TITLE:
COVER
SHEET

A000

SIMENIC RESIDENCE
XX HILL AVE, FAIRFAX, CA 94930
APN 002-214-01

JOHN SIMENIC | ARCHITECT
JOHN.SIMENIC@GMAIL.COM
440.223.2620



GENERAL NOTES

- SEE PROPOSED ELEVATIONS AND SECTIONS FOR EXISTING AND PROPOSED GRADE MARKERS WHICH HIGHLIGHTS PROPOSED HEIGHT OF BUILDING.
- SEE WEST ELEVATION FOR NEIGHBOR WINDOW LOCATIONS AND SIZES.

SITEPLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- BLDG EXTENTS
- ELEVATION MARKER
- PLANTED AREA
- PLANTING BED
- COMPACTED, DECOMPOSED GRANITE O/ GEOGRID
- CONCRETE
- PERMEABLE PAVING
- TREE - TO BE REMOVED
- TREE PROPOSED - BLACK EXISTING - GREY
- SHRUB AND/OR HEDGE
- (E) WD FENCE
- (E) WD AND WIRE FENCE
- (E) WIRE FENCE

SITEPLAN KEYNOTES

NO.	NOTE
1	(E) POWER POLE AND GUY-WIRE SUPPORT
2	(E) FIRE HYDRANT
3	TRASH, RECYCLING, AND COMPOST BINS
4	4" MAX WOOD FENCE AND GATE - SEE FENCE TYPE "A" DETAIL THIS PAGE.
5	(E) NEIGHBOR FENCE TO REMAIN.
6	FENCE TYPE A ALONG EAST PROPERTY LINE AND TYPE B ALONG WEST PROPERTY LINE TO MATCH NEIGHBOR EXISTING FENCE. SEE DETAILS THIS PAGE.
7	EDGE OF PAVEMENT
8	EDGE OF CONCRETE CURB AND GUTTER
9	SLOPED ROOF O/ 2-STOORIES
11	FLAT AWNING ROOF O/ 1-STOORY
12	WOOD DECK @ LEVEL 1 FINISH FLOOR
13	PREFAB METAL PLANTERS HIDDEN BEHIND PARAPET, CONNECTED INTO IRRIGATION SYSTEM
14	FOR LOCATION OF NEIGHBOR WINDOWS SEE PROPOSED WEST ELEVATION WITH NEIGHBOR WINDOWS SUPERIMPOSED OVER THE ELEVATION.
15	(E) OVERHEAD LINES
16	(E) OVERHEAD LINES TO BE MOVED WEST
17	(E) WIRE FENCING TO BE REMOVED
18	(E) WOOD PICKET FENCE TO BE REMOVED UP TO WEST PROPERTY LINE.
19	A/C CONDENSER ON CONCRETE PAD
20	FUTURE SOLAR PANEL LOCATION.
21	SKYLIGHT, VELUX OR EQ.
22	STAIR AND LANDING TO REAR YARD. NOTE: PORTION OF STAIR IN SETBACK IS LESS THAN 24" ABOVE EXISTING GRADE AT ALL POINTS. SEE 1EA201.

This drawing is the property of John Simenic and is not to be reproduced or copied in whole or part. It is not to be used on any other project and it is to be returned upon request. Scale as noted herein for reference only as normal reproduction practices may alter the accuracy of original drawings.

JOHN SIMENIC | ARCHITECT
JOHN.SIMENIC@GMAIL.COM
440.223.2620

SIMENIC RESIDENCE
XX HILL AVE - FAIRFAX, CA 94930
APN: 002-214-01

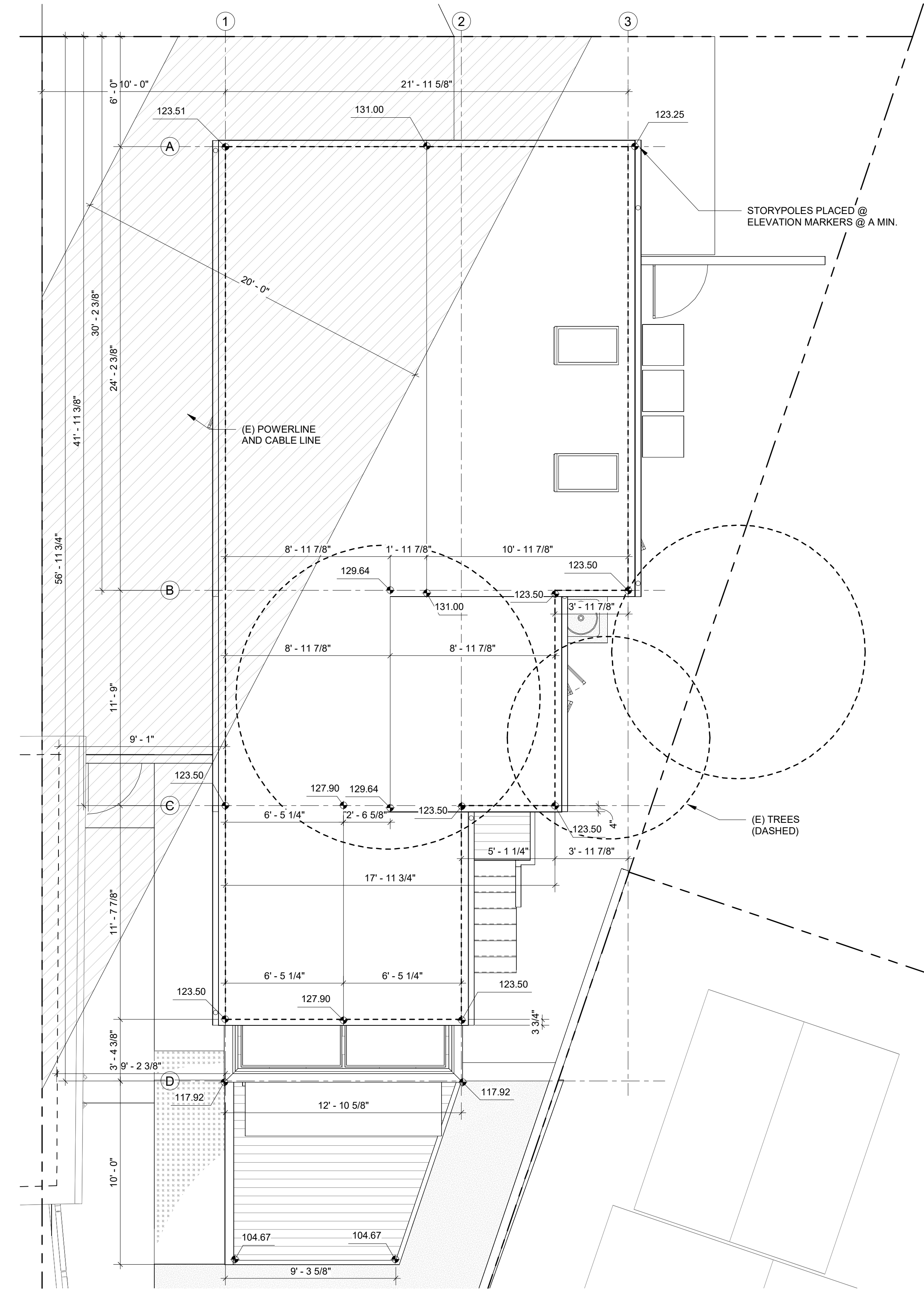
LICENSED ARCHITECT
JOHN SIMENIC
C-35266
EXP. 08/31/23
STATE OF CALIFORNIA

7.31.23 DR 2
4.01.22 DESIGN REVIEW
DATE: REMARKS:
REVISIONS:
DRAWING TITLE:
SITEPLAN AND SITE SLOPE
SHEET

A100

7/30/2023 4:05:54 PM

This drawing is the property of John Simenic and is not to be reproduced or copied in whole or part. It is not to be used on any other project and it is to be returned upon request. Some as noted herein for reference only as normal reproduction processes may alter the accuracy of original drawings.



1 STORYPOLE PLAN
1/4" = 1'-0"

WALL LEGEND

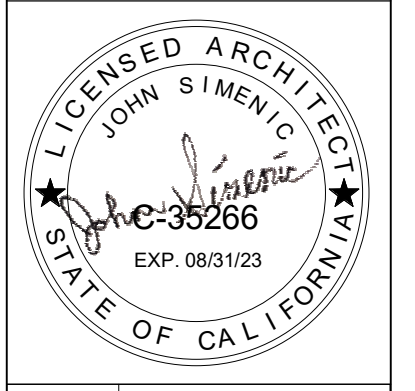
- PROPERTY LINE
- BLDG EXTENTS
- X.XX ELEVATION MARKER

1 5 10 15

N PROJECT N TRUE

JOHN SIMENIC | ARCHITECT
JOHN.SIMENIC@GMAIL.COM
440.223.2620

SIMENIC RESIDENCE
XX HILL AVE. FAIRFAX, CA 94930

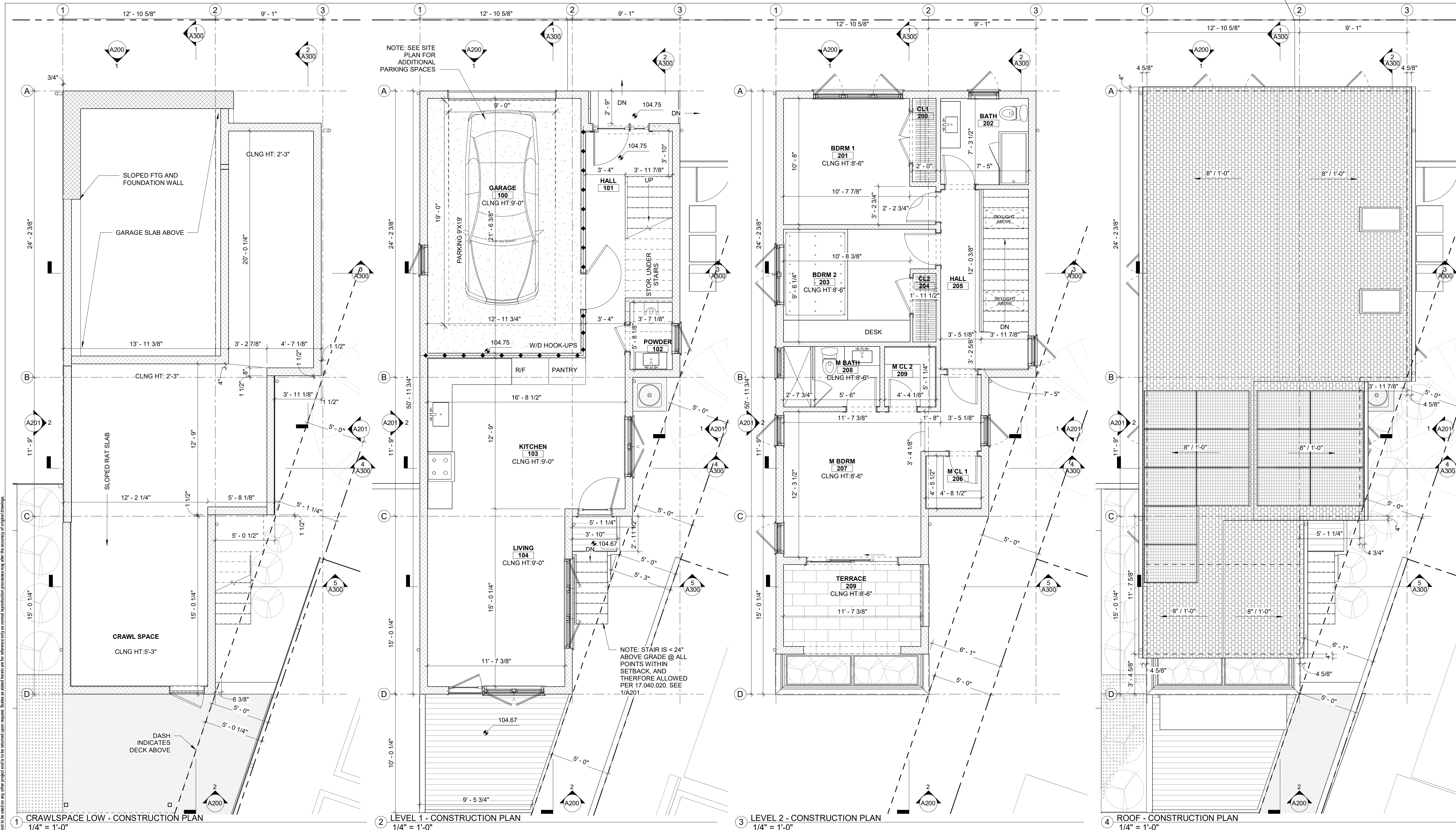


7.31.23	DR 2
4.01.22	DESIGN REVIEW
DATE:	REMARKS:

REVISIONS:
DRAWING TITLE:
STORYPOLE PLAN

SHEET
A103

7/30/2023 4:05:54 PM



GENERAL PLAN NOTES FOR PLANNING DEPARTMENT

- FOR ADDITIONAL PARKING SPACES AT DRIVEWAY SEE SITEPLAN. ONLY GARAGE PARKING SHOWN IN THESE PLANS.
 - THE LEVEL 2 TERRACE HAS BEEN OMITTED PER DEFINITION OF "FLOOR AREA" IN THE ZONING CODE.
- | AREAS PER FLOOR: | TOTALS: |
|--------------------------|--------------------|
| LEVEL 1 HABITABLE: 587SF | HABITABLE: 1,318SF |
| LEVEL 1 GARAGE: 317SF | GARAGE: 317SF |
| LEVEL 2 HABITABLE: 731SF | |

CONSTRUCTION PLAN GENERAL NOTES

- BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
- ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
- NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

PLUMBING NOTES:

- DISHWASHERS SHALL BE INSTALLED WITH AN APPROVED AIR GAP PER MANUFACTURER'S INSTRUCTIONS ON THE DISCHARGE SIDE OF THE MACHINE.
 - ALL HOSE BIBS SHALL BE PROTECTED WITH A LISTED NON-REMOVABLE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER INSTALLED 6" MIN ABOVE THE HIGHEST POINT OF USAGE.
 - IF A RECIRCULATING DOMESTIC HOT WATER SYSTEM IS INSTALLED, THE RECIRCULATING SECTIONS SHALL BE INSULATED FOR THEIR ENTIRE LENGTH (R4 MIN UP TO 1 1/2" AND R6 MIN FOR 2" OR GREATER DIAMETER.)
- HVAC NOTES:**
- APPLY DUCT MASTIC ON ALL HVAC DUCT JOINTS AND SEAMS.
 - VENTILATE BATHROOMS PER C.M.C. TYP. FANS TO BE ENERGY STAR PER HVI STANDARDS WITH HUMIDITY/MOISTURE SENSOR (SEE SPEC.) AIR FLOW TO BE VERIFIED.
 - RANGE HOOD FAN TO BE 100 CFM MIN.
 - HVAC TO MEET ASHRAE 62.2-2010 VENTILATION RESIDENTIAL STANDARDS
 - HVAC FILTER TO BE HIGH EFFICIENCY (MERV 8+)
 - HOT WATER HEATER TO PROVIDE 80 GALLONS MINIMUM AT FIRST HOUR RECOVERY RATE

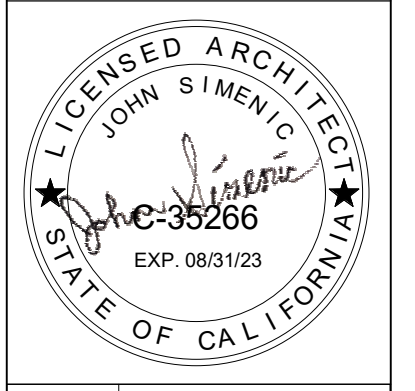
CONSTRUCTION KEYNOTES

WALL LEGEND

- PROPERTY LINE
 - NEW WALLS
 - 1-HR RATED WALL
 - (#) (E) - EXISTING
 - (#) (R) - REPLACE
 - (#) (N) - NEW
 - (XXX) (E) - EXISTING
 - (XXX) (R) - REPLACE
 - (XXX) (N) - NEW
- 1 5 10 15 PROJECT TRUE

JOHN SIMENIC | ARCHITECT
 JOHN.SIMENIC@GMAIL.COM
 440.223.2620

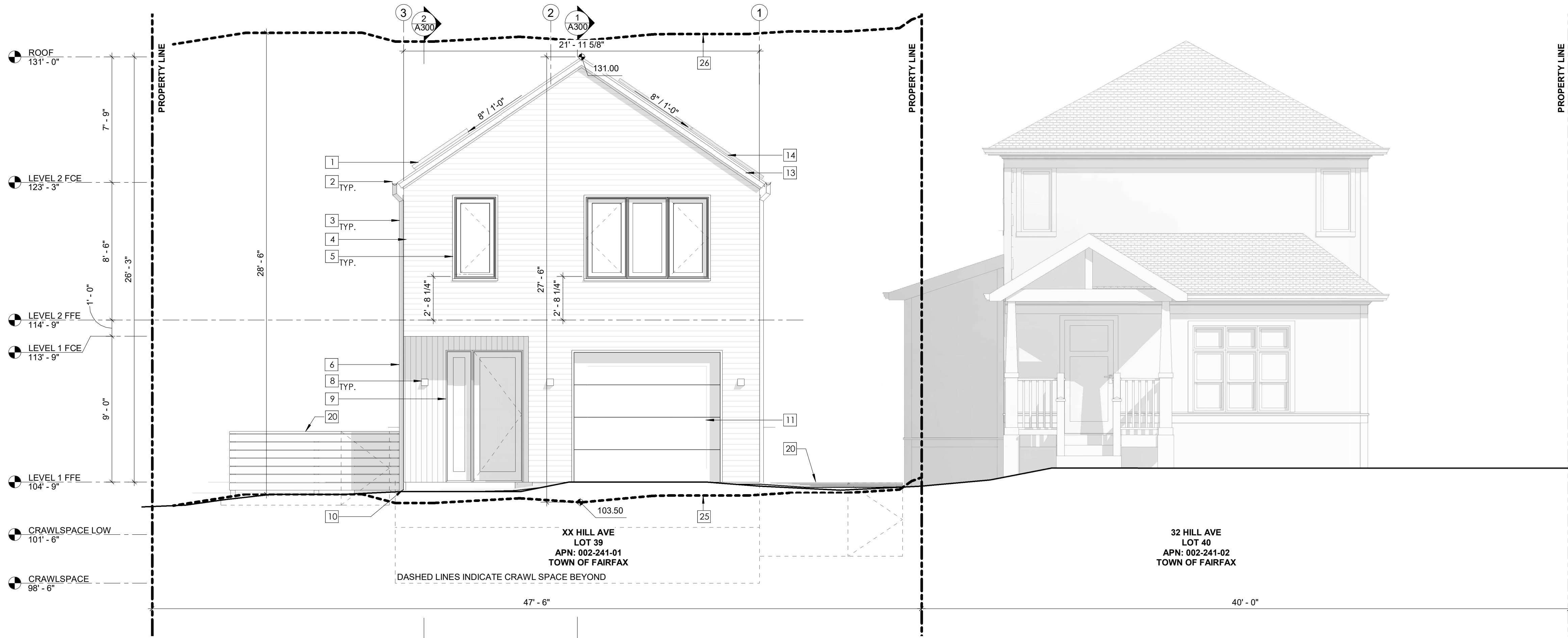
SIMENIC RESIDENCE
 XX HILL AVE. FAIRFAX, CA 94930
 APN002-21401



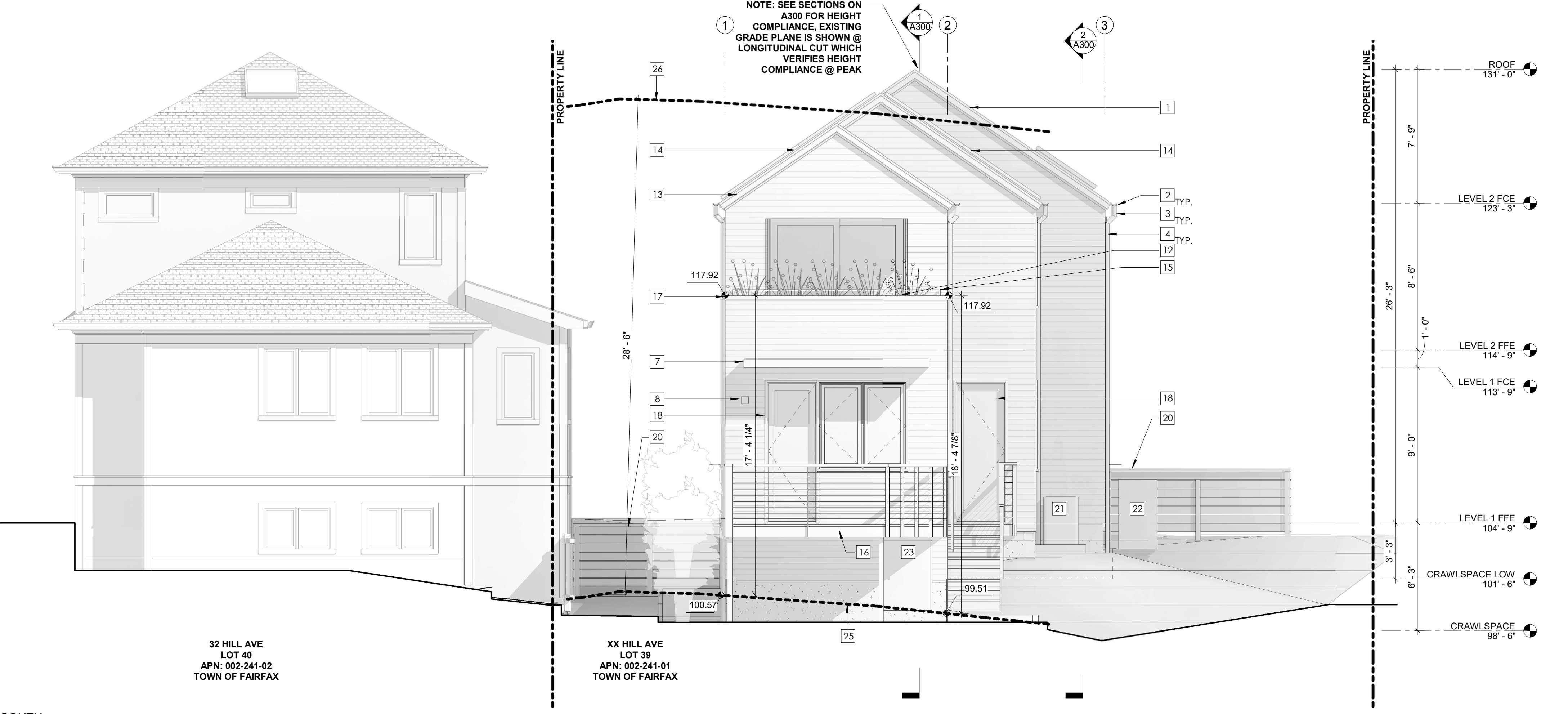
DATE:	REVISIONS:
7.31.23	DR 2
4.01.22	DESIGN REVIEW

DRAWING TITLE:
FLOORPLANS

SHEET
A110



1 NORTH - 01
1/4" = 1'-0"



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

ELEVATION GENERAL NOTES

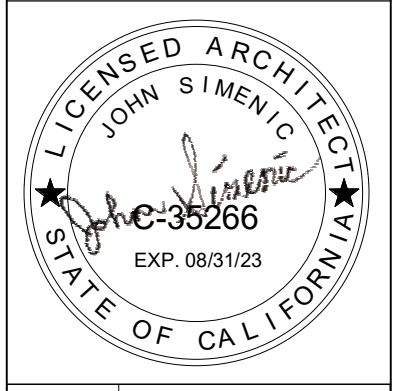
- TO SEE HOW BUILDING COMPLIES WITH THE 28'-6" HEIGHT LIMIT PLEASE SEE BUILDING SECTIONS.

ELEVATION KEYNOTES

NO.	NOTE
1	COMPOSITION SHINGLE ROOF - CERTAINTED LANDMARK PRO, MOIRE BLACK
2	HALF-ROUND COPPER GUTTER. SIZE AS REQ'D FOR PROPER ROOF DRAINAGE.
3	CIRCULAR PROFILE DOWNSPOUT, SIZED AS REQ'D., FULLY-WELDED COPPER
4	4" HORIZONTAL SHIPLAP WD OR HARDIE PLANK SIDING
5	ALUM. CLAD, WOOD WINDOW
6	VERTICAL T&G WD SIDING @ ENTRY PORCH.
7	METAL FASCIA @ FRONT OF AWNING TO MATCH ALUM. CLAD WINDOWS. UNDERSIDE OF AWNING TO BE T&G, CLEAR GRADE, WESTERN RED CEDAR.
8	EXTERIOR SCONCE WHICH ONLY CASTS LIGHT DOWNWARD SO AS TO PREVENT LIGHT POLLUTION. SPEC. TECH LIGHTING, PITCH SINGLE WALL SCONCE
9	SINGLE-PANEL, PAINTED WOOD FRONT DOOR AND GLASS SIDELITE
10	ACID-WASHED CONCRETE ENTRY PORCH, SLOPED TO DRAIN.
11	FLAT-PANEL, PAINTED WOOD GARAGE DOOR.
12	PREFAB. METAL PLANTER BOXES CONCEALED BEHIND STUCCO PARAPET HOOKED INTO IRRIGATION SYSTEM. SEE PLANS.
13	PAINTED WOOD FASCIA
14	SOLAR PANELS. SEE ROOF PLAN. FINAL PLACEMENT TBD BY SOLAR COMPANY.
15	PNT METAL RAILING
16	STEEL RAILING BALUSTERS W/ STAINED WD TOP CAP AND STEEL WIRE INFILL
17	PAINTED WD PARAPET CAP
18	ALUM. CLAD WOOD DOOR
19	PLANTING - TALL SHRUBS. SEE LANDSCAPE PLAN.
20	HORIZONTAL-CLAD WOOD FENCE. SEE SITE-PLAN.
21	A/C CONDENSER
22	WASTE BINS
23	CRAWL SPACE ACCESS HATCH
24	SKYLIGHTS, VELUX OR EQ.
25	(E) GRADE LINE
26	(E) GRADE LINE OFFSET 28'-6"
27	CONT. PNT METAL HANDRAIL ATTACHED TO HOME.

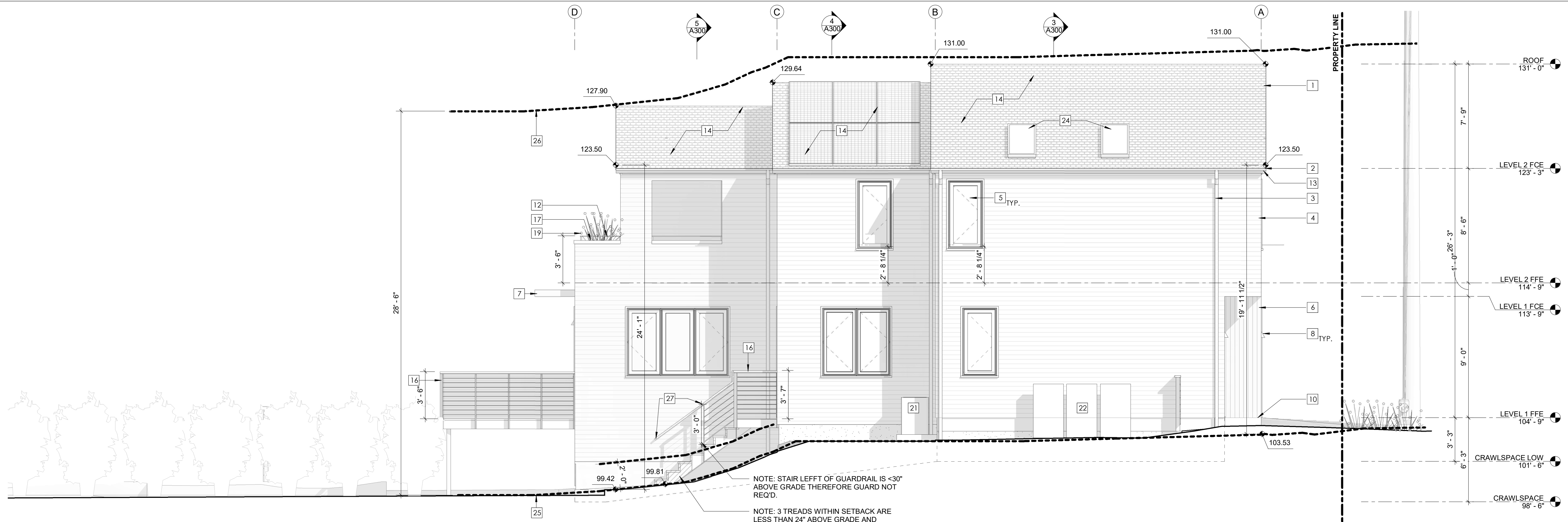
JOHN SIMENIC | ARCHITECT
JOHN.SIMENIC@GMAIL.COM
440.223.2620

SIMENIC RESIDENCE
XX HILL AVE, FAIRFAX, CA 94930
APN:002-214-01

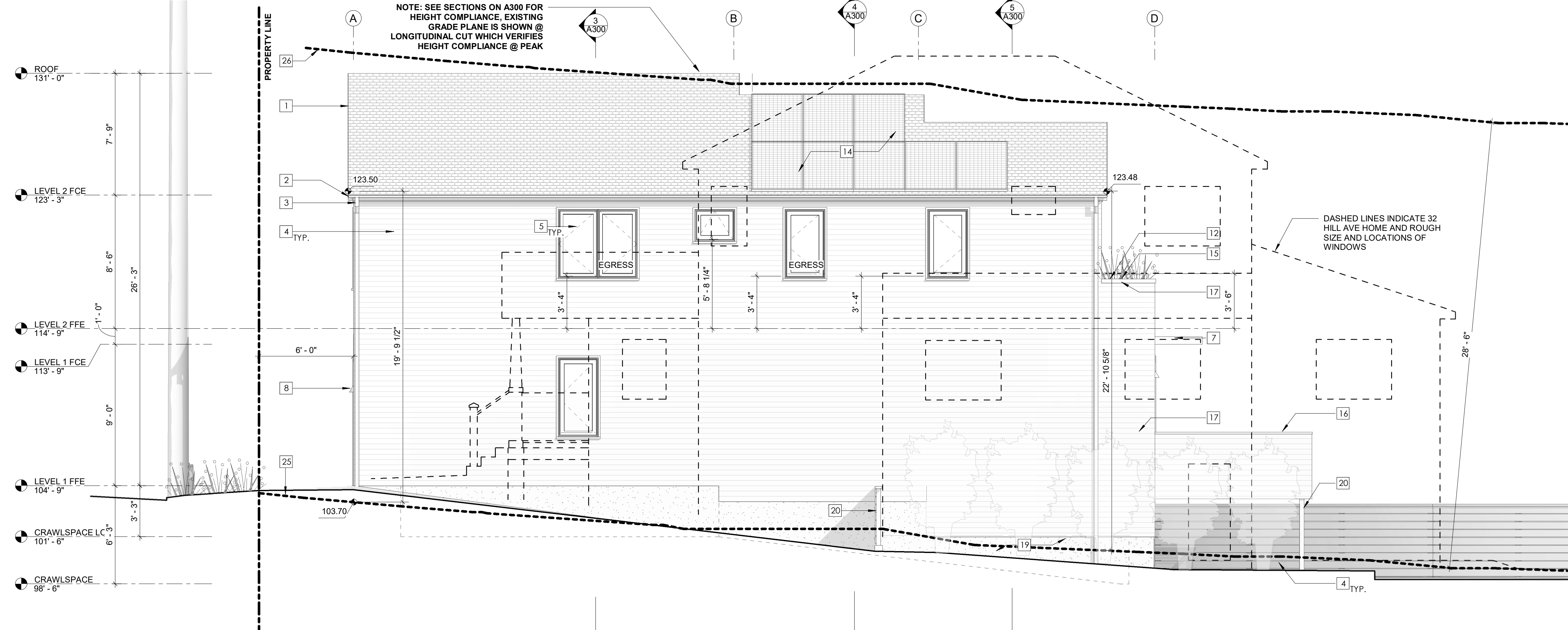


7.31.23 DR 2
4.01.22 DESIGN REVIEW
DATE: REMARKS:
REVISIONS
DRAWING TITLE:
ELEVATIONS - NORTH AND SOUTH
SHEET
A200

This drawing is the property of John Simenic and is not to be reproduced or copied in whole or part. It is not to be used on any other project and it is to be returned upon request. Some or partial notes are for reference only as a normal reproduction process may alter the accuracy of original drawings.



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



2 WEST
1/4" = 1'-0"

ELEVATION GENERAL NOTES

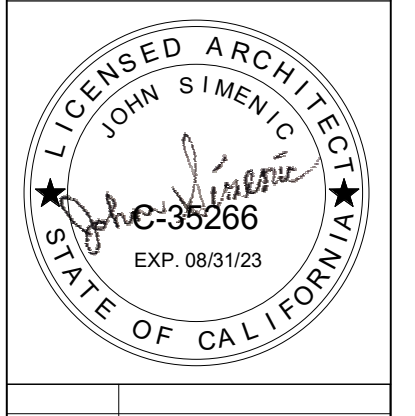
- TO SEE HOW BUILDING COMPLIES WITH THE 28'-6" HEIGHT LIMIT PLEASE SEE BUILDING SECTIONS.

ELEVATION KEYNOTES

NO.	NOTE
1	COMPOSITION SHINGLE ROOF - CERTAINTED LANDMARK PRO, MOIRE BLACK
2	HALF-ROUND COPPER GUTTER. SIZE AS REQ'D FOR PROPER ROOF DRAINAGE
3	CIRCULAR PROFILE DOWNSPOUT, SIZED AS REQ'D., FULLY-WELDED COPPER
4	4" HORIZONTAL SHIPLAP WD OR HARDIE PLANK SIDING
5	ALUM. CLAD, WOOD WINDOW.
6	VERTICAL T&G WD SIDING @ ENTRY PORCH.
7	METAL FASCIA @ FRONT OF AWNING TO MATCH ALUM. CLAD WINDOWS. UNDERSIDE OF AWNING TO BE T&G, CLEAR GRADE, WESTERN RED CEDAR.
8	EXTERIOR SCONCE WHICH ONLY CASTS LIGHT DOWNWARD SO AS TO PREVENT LIGHT POLLUTION. SPEC: TECH LIGHTING, PITCH SINGLE WALL SCONCE
9	SINGLE-PANEL, PAINTED WOOD FRONT DOOR AND GLASS SIDELITE
10	ACID-WASHED CONCRETE ENTRY PORCH, SLOPED TO DRAIN.
11	FLAT-PANEL, PAINTED WOOD GARAGE DOOR.
12	PREFAB. METAL PLANTER BOXES CONCEALED BEHIND STUCCO PARAPET HOOKED INTO IRRIGATION SYSTEM. SEE PLANS.
13	PAINTED WOOD FASCIA
14	SOLAR PANELS. SEE ROOF PLAN. FINAL PLACEMENT TBD BY SOLAR COMPANY.
15	PNT METAL RAILING
16	STEEL RAILING BALUSTERS W/ STAINED WD TOP CAP AND STEEL WIRE INFILL
17	PAINTED WD PARAPET CAP
18	ALUM. CLAD WOOD DOOR
19	PLANTING - TALL SHRUBS. SEE LANDSCAPE PLAN.
20	HORIZONTAL-CLAD WOOD FENCE. SEE SITE-PLAN.
21	A/C CONDENSER
22	WASTE BINS
23	CRAWL SPACE ACCESS HATCH
24	SKYLIGHTS, VELUX OR EQ.
25	(E) GRADE LINE
26	(E) GRADE LINE OFFSET 28'-6"
27	CONT. PNT METAL HANDRAIL ATTACHED TO HOME.

JOHN SIMENIC | ARCHITECT
JOHN.SIMENIC@GMAIL.COM
440.223.2620

SIMENIC RESIDENCE
XX HILL AVE. FAIRFAX, CA 94930
APN002-21401



7.31.23 DR 2
4.01.22 DESIGN REVIEW
DATE: REMARKS:
REVISIONS
DRAWING TITLE:
ELEVATIONS - EAST AND WEST
SHEET
A201

This drawing is the property of John Simenic and is not to be reproduced or copied in whole or in part. It is to be used only on the project for which it was prepared and is to be returned upon request. Scale as noted. No other reproduction processes may be used without the written consent of the architect. © 2023 John Simenic. All rights reserved.



1.
ROOF MATERIAL:
 CERTAINEED LANDMARK PRO, ASPHALT
 COMPOSITE SHINGLE
 COLOR: MOIRE BLACK



2.
GUTTER MATERIAL:
 UNFINISHED, FULLY-WELDED COPPER GUTTERS AND
 DOWNSPOUTS



3.
WINDOW EXTERIOR MATERIAL:
 ALUMINUM-CLAD WOOD WINDOWS WITH A POWDER-
 COATED BLACK FINISH.
 MFR IS STILL TBD, MARVIN "EBONY" COLOR SHOWN
 FOR REFERENCE



4.
SIDING MATERIAL:
 MFR: DELTA MILLWORKS
 MATERIAL: PREFINISHED MOJAVE THERMAL HEMLOCK, VG SMOOTH
 COLOR: DELTA BLACK
 ALTERNATE SIDING: HARDIE PLANK, 5.25" LAP SIDING, SMOOTH, PAINTED WITH #7 BELOW



5., 6.
SIDING MATERIAL:
 MFR: DELTA MILLWORKS
 MATERIAL: WESTERN RED CEDAR, VG SMOOTH, CLEAR FINISH
 COLOR: CLEAR



7.
TRIM AND PAINTED WOOD:
 MFR: BENJAMIN MOORE
 COLOR: BLACK SATIN 2131-10



32 HILL AVE - NORTH VIEW



32 HILL AVE - NORTHEAST VIEW



VACANT PARCEL - APN:002-214-01



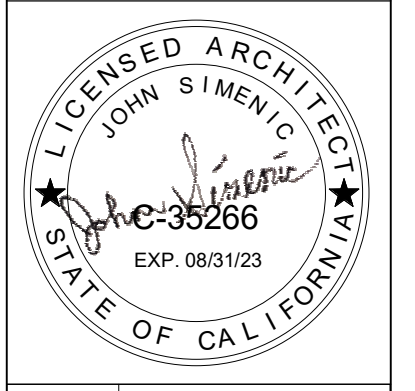
15 RAMONA WAY - WEST VIEW



VACANT PARCEL - APN:002-214-01: @ SOUTH END OF SITE
 LOOKING NORTH

JOHN SIMENIC | ARCHITECT
 JOHN.SIMENIC@GMAIL.COM
 440.223.2620

SIMENIC RESIDENCE
 XX HILL AVE - FAIRFAX, CA 94930



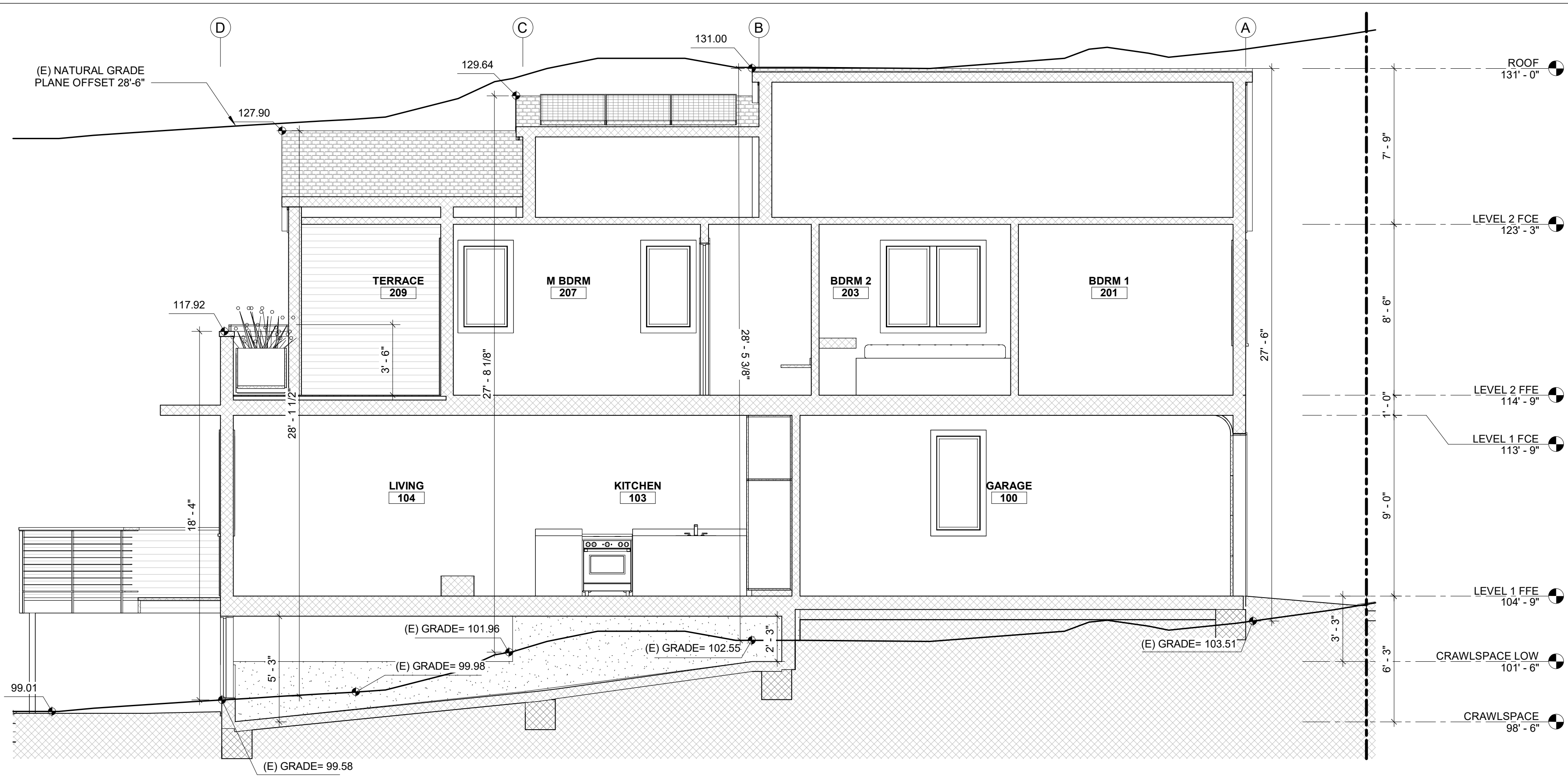
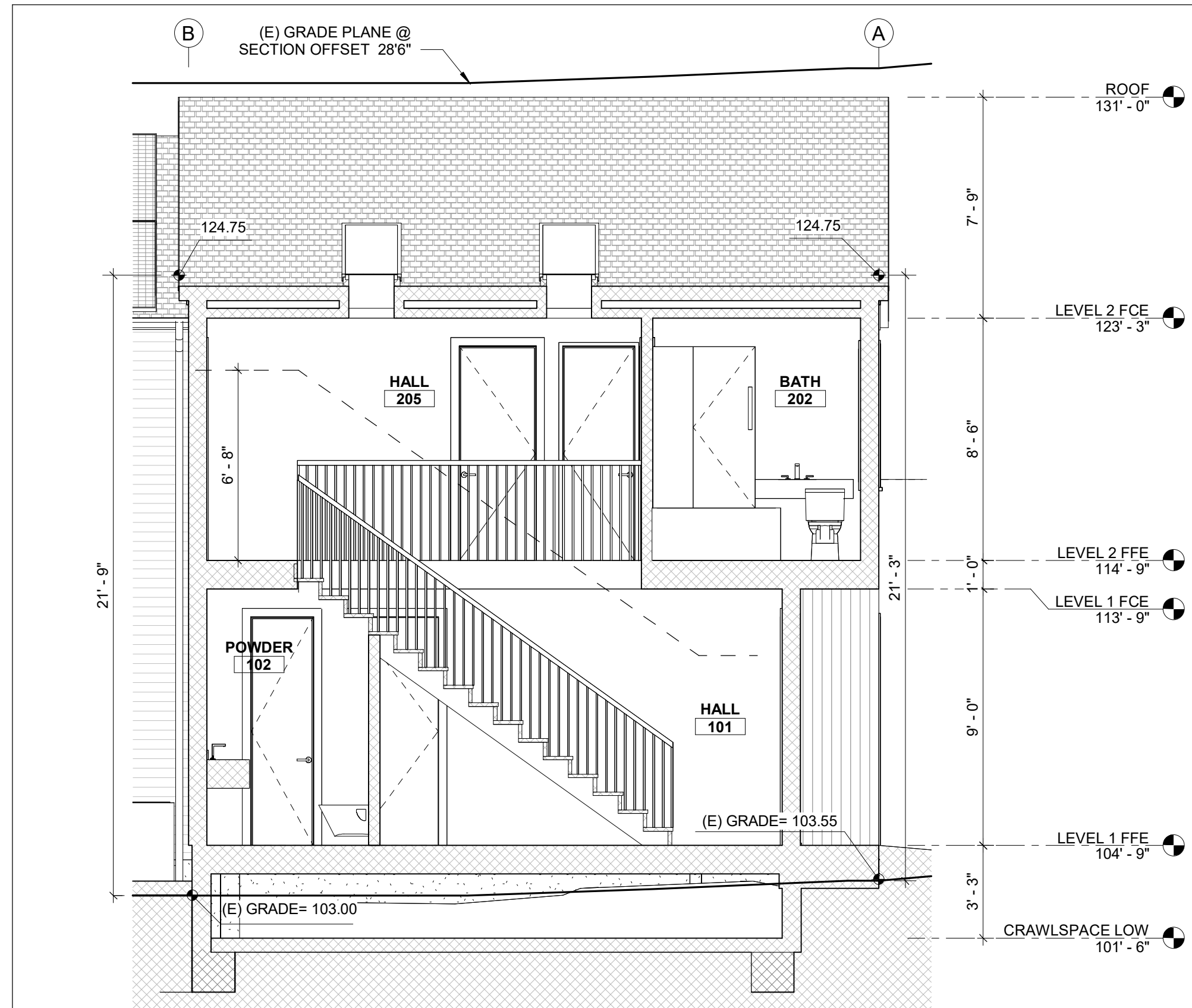
4.01.22 DESIGN REVIEW
 DATE: REMARKS:

REVISIONS
 DRAWING TITLE:
 ELEVATION -
 RENDERED
 NORTH

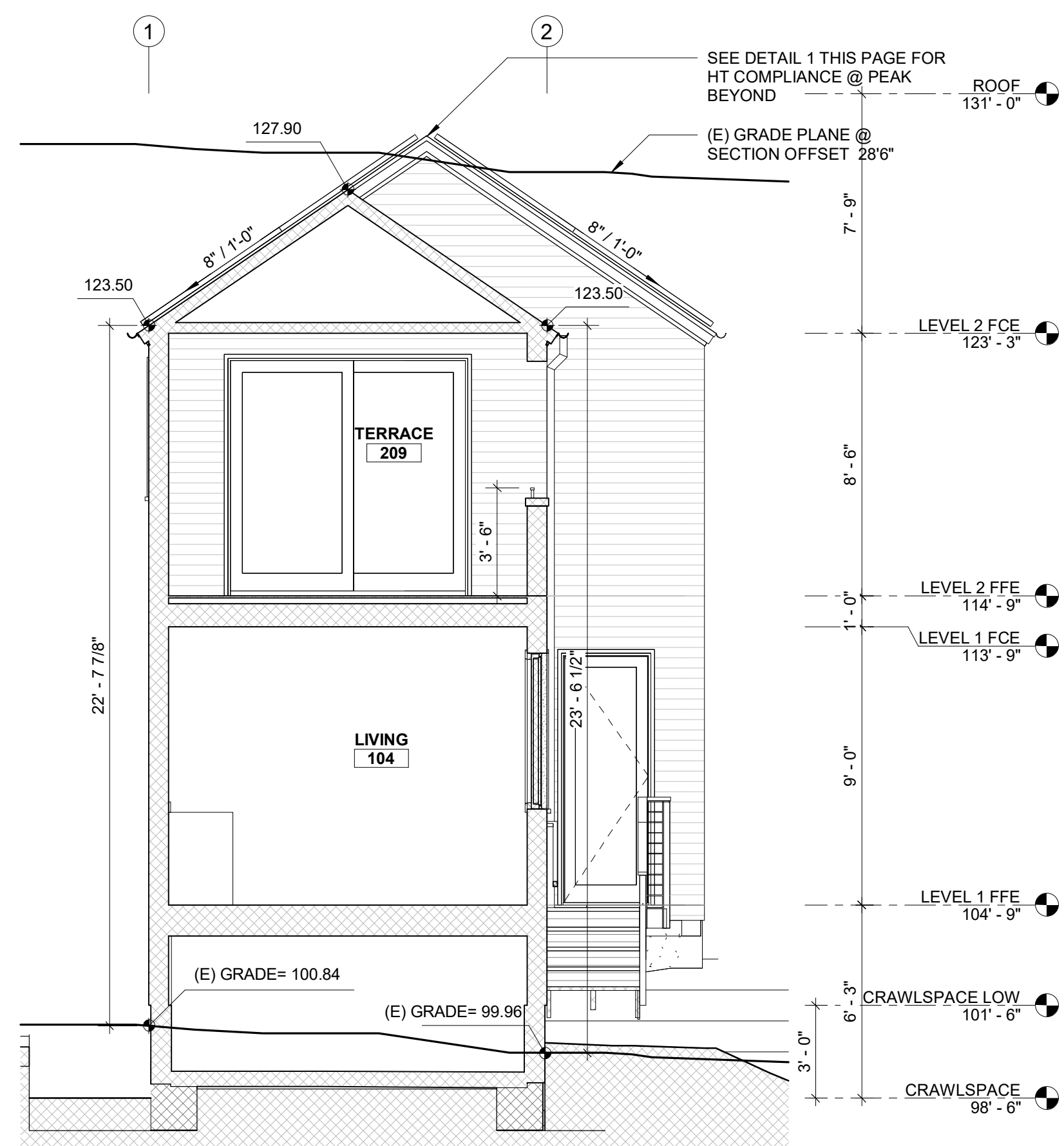
SHEET
A202

7/30/2023 4:10:12 PM

This drawing is the property of John Simenic and is not to be reproduced or copied in whole or part. It is not to be used on any other project and it is to be returned upon request. Some or partial reuse for reference only is a normal reproduction procedure may also be the account of original drawings.

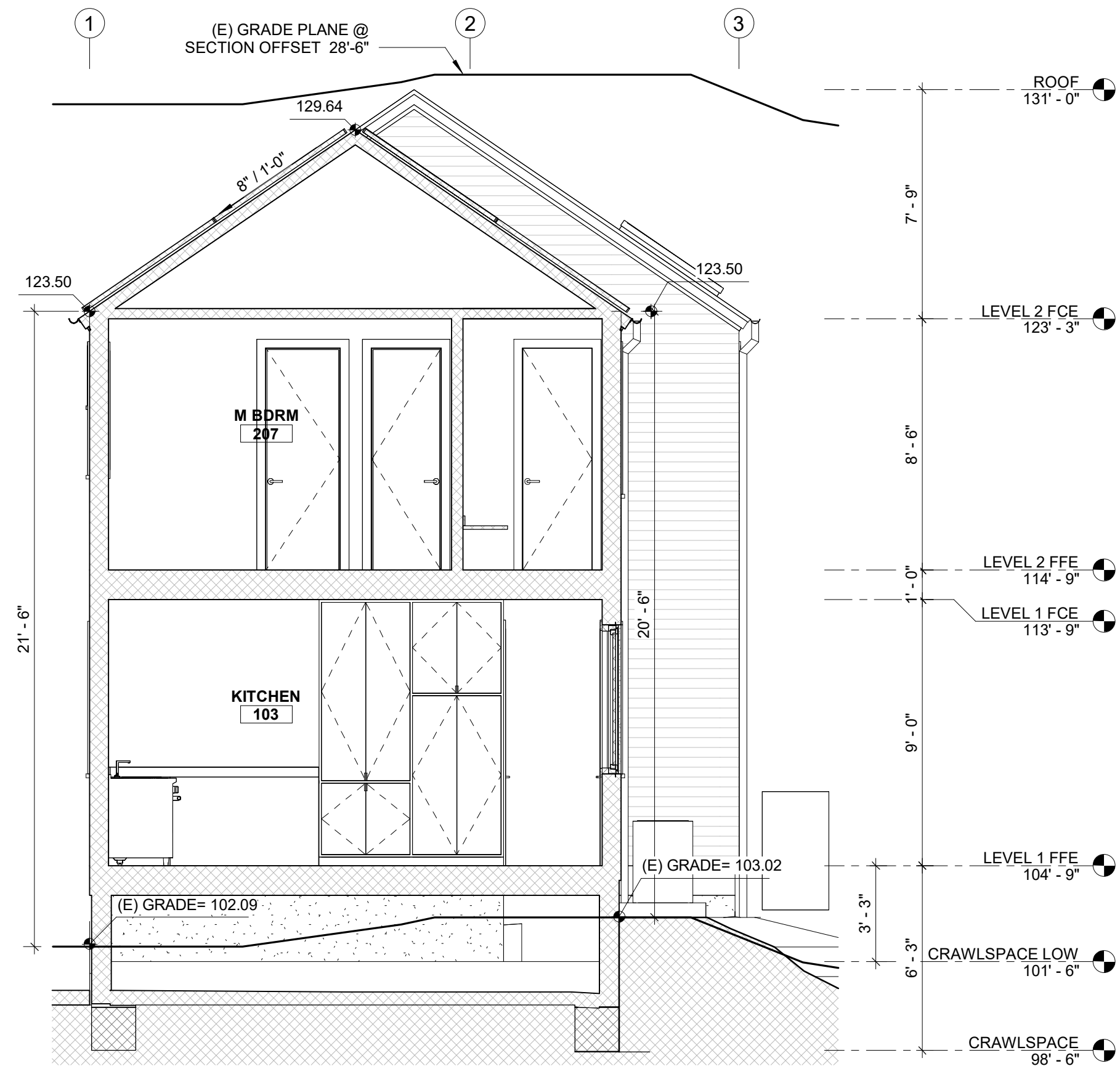


② LONGITUDINAL 2
1/4" = 1'-0"

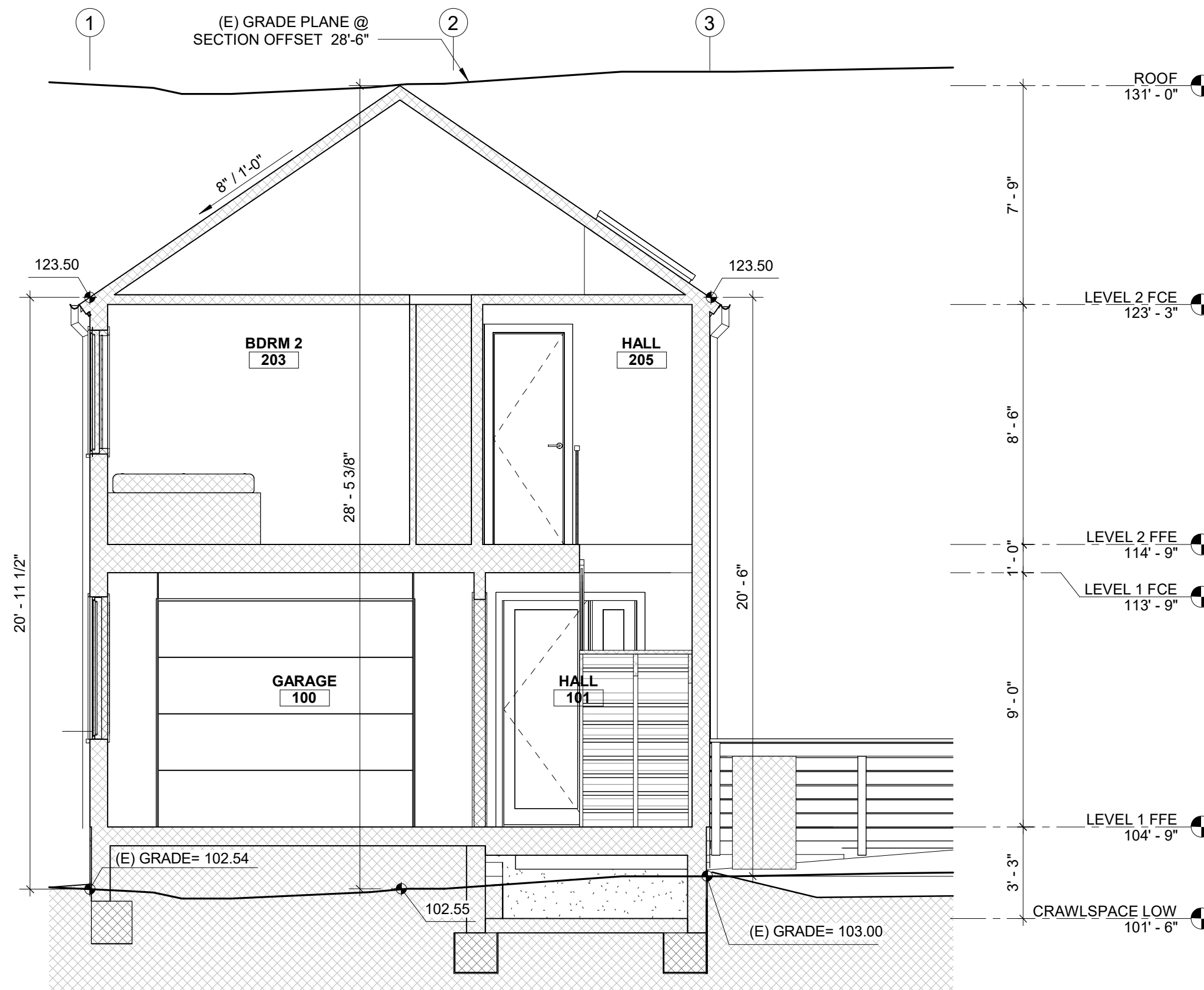


⑤ CROSS SECTION 3
1/4" = 1'-0"

① LONGITUDINAL 1
1/4" = 1'-0"



④ CROSS SECTION 2
1/4" = 1'-0"



③ CROSS SECTION 1
1/4" = 1'-0"



JOHN SIMENIC | ARCHITECT
JOHN.SIMENIC@GMAIL.COM
440.223.2620

SIMENIC RESIDENCE

XX HILL AVE. FAIRFAX, CA 94930

APN002-21401



DATE	REVISIONS	REMARKS
7.31.23	DR 2	
4.01.22	DESIGN REVIEW	

DRAWING TITLE: SECTIONS

SHEET

A300

7/30/2023 4:10:13 PM

This drawing is the property of John Simenic and is not to be reproduced or copied in whole or part. It is not to be used on any other project and it is to be returned upon request. Scale as noted. No site or aerial reproduction processes may alter the accuracy of original drawings.