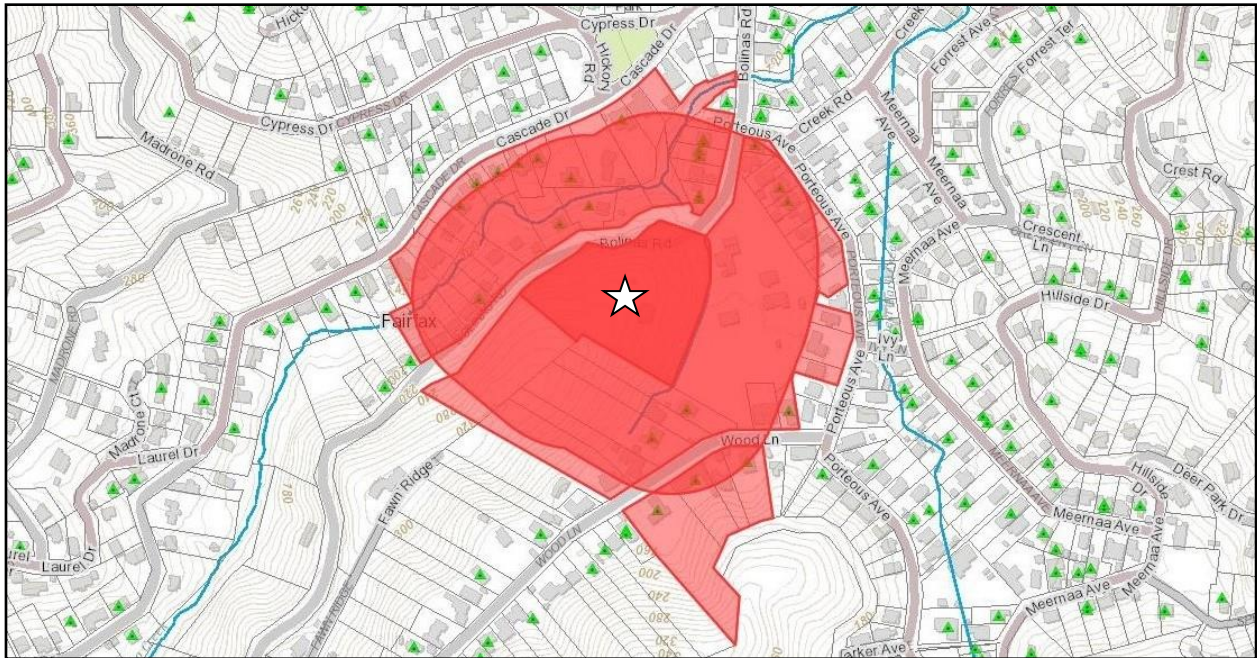


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: September 21, 2023
FROM: Kara Spencer, Assistant Planner
LOCATION: 18 Wood Lane; APN 002-041-37
ZONING: RS-6 Single-family Residential Zone
PROJECT: Construction of an approximately 668 square foot detached garage/workshop in a Ridgeline Scenic Corridor
ACTION: Design Review Permit (Ridgeline Development), Application No. 23-25
APPLICANT: Gabriel Dunne
OWNER: Wendy Labov Dunne
CEQA STATUS: Categorically exempt, § 15303(e)



18 WOOD LANE

PROJECT DESCRIPTION

The project proposes to construct an approximately 668 square foot, 14'-8" tall, detached garage/workshop on an approximately three and a half acre property that is located mostly within a ridgeline scenic corridor as identified on Visual Resources Map No. 9. The new garage/workshop would be located in an existing graded parking area near the two-story house on the property. It would be a five-sided building constructed in the shape of a pentagon, which helps to save space and maximize the amount of graded level area for vehicular parking and turnaround. The garage/workshop could accommodate one 9'x19' standard parking space and one 8'x16' compact parking space or two 8'x16' compact parking spaces. The north, south, and east sides of the

structure would each have one eight foot wide garage door for a total of three garage doors. There would be two 4'-7" double-hung windows flanking either side of the garage door on the east side of the building and four clerestory windows on the building's two western facing sides.

The garage/workshop would be clad in six inch, burnished (Yakisugi), cedar lap siding. The roof would be a class "A" composition shingle roof with CertainTeed "Presidential Shake" country gray laminated shingles. The garage doors would be natural wood carriage style doors. Window and door trim would be white to match the existing house on the property. Eaves would be a natural wood color. No exterior lighting is proposed. Resolution No. 2023-23 approving the project includes a condition that any future exterior lighting be "dark sky" compliant.

BACKGROUND/EXISTING CONDITIONS

At approximately three and a half acres, the project property is quite large compared to most properties in Fairfax. It is located at the end of a relatively broad northeast to southwest trending ridge that separates the San Anselmo Creek Valley from the Deer Park Creek Valley. The property slopes down on three sides, ranging in elevation from approximately 140 feet up to approximately 280 feet with an average slope of approximately 53 percent. The driveway on the property is fairly long and is accessed from the Deer Park Villa property between 12 and 22 Wood Lane. There is a private easement agreement between the property owner and Deer Park Villa, LLC that allows the property owner to use the Deer Park Villa property to access the project property.

The project property is developed with a two-story house that was originally constructed in 1933, a garden shed, the driveway, and various retaining walls, a wooden stairway, and a temporary yurt. The project applicant began construction on the garage/workshop but was stopped in process by the Building Department. There is a wide, flat area at the end of the driveway. Native bay and oak woodland covers the property's hillsides. According to maps prepared by Marin County Parks in conjunction with the Marin Audubon Society, the project site is not within a quarter mile of a known Northern Spotted Owl nesting site.

Due to the project site's large size and the siting of the existing structures on the site, the property meets the all the required setbacks, FAR, and lot coverage requirements. The existing house also meets the building height requirement of 28'-6."

DISCUSSION

Required Discretionary Approvals

Design Review (Town Code Chapter 17.060, Ridgeline Development)

Because the proposed garage/workshop would be within a ridgeline scenic corridor, it requires Planning Commission approval of a design review permit for development in a ridgeline scenic corridor [Town Code § 17.060.030(A)(2) and § 17.060.060].

Compliance with Town Code Chapter 17.060, Ridgeline Development

Town Code § 17.060.040(A)(1) requires the Planning Commission to determine the

significant view corridors affected by the project. Section 17.060.040(A)(2) identifies significant view corridors as public gathering places and major roadways; neighboring properties and neighborhood roadways; and, critical points within the subject property. Town Code § 17.060.040(B)(1) states that public gathering places and major roadways will be considered significant view corridors unless the Planning Commission makes a specific finding that a given location is not significant for a project. Based on staff reconnaissance of the project area; review of Google Earth images; and, review of the Marin County GIS database “Marin Map,” Planning staff determined that the project site is not visible from any public gathering places (library, ballfield, etc.) or major roadways (Bollinas Road), due to either intervening slopes or vegetation. Town Code § 17.060.040(B)(2) indicates that impacts on neighboring properties, neighborhood roadways, and points within a subject property are limited to those that the Planning Commission can make a finding that the regulations of views from the point are necessary to protect the general welfare.

Town Code § 17.060.050 identifies the criteria that the Planning Commission shall use to review an application for development in a ridgeline scenic corridor. Criteria relevant to the proposed project include the following:

- Cuts, fills, and retaining structures will be minimized.
- Native planting shall be retained to provide screening and avoid abrupt changes in the natural, vegetative cover. Extensive tree pruning and tree removal around structures shall be avoided.
- Buildings, fences, and structures shall be of materials and colors compatible with the surrounding area.
- All structures shall be located so that the roof does not extend above the ridgeline.
- No part of a building may exceed 35 feet to the adjacent grade.
- In order to minimize bulk and mass, long, unbroken rooflines and large, uninterrupted wall surfaces will be avoided.
- All utilities and cables shall be placed underground.

The proposed garage/workshop would be located in a graded, flat area on the project property that the property owner had historically used for storage, parking, and parking turnaround (refer to Attachment B). No additional cutting or filling would be required to construct the proposed garage/workshop. Moreover, the area does not contain any vegetation that would need to be removed to construct the proposed garage/workshop. As identified on plan page A1.1 the small unvegetated area where the garage/workshop is proposed is imperceptible within the surrounding, heavily wooded hillsides; it is an existing condition that does not present an abrupt change in the natural vegetative cover. Surrounding native oak trees would not require extensive pruning due to the relatively low height of the proposed garage/workshop and its position downslope from the trees, which places it lower than the surrounding tree limbs; refer to Attachment C. Natural burnished cedar siding, natural wood garage doors, white window and door trim, and the gray composition shingle roof would blend into the surrounding area and match the aesthetic and style of the existing house on the property.

The adjacent affected ridgeline to the southwest reaches a maximum elevation of approximately 320 feet. The project site is at an elevation of approximately 230 feet, approximately 90 feet below the top of the ridge. At approximately 15 feet in height, the proposed garage/workshop would not extend above the adjacent affected ridgeline and would be well below the adjacent grade; see Attachment C. It would also be approximately 90 feet lower in the ridgeline scenic corridor than the nearest neighboring house at 10 Fawn Ridge Road, which is located at the top of the ridge at an elevation of approximately 320 feet (Plan page A1.1).

The proposed garage/workshop would be a small, 15 foot tall structure that would only be visible from upper Crest Road. As indicated on plan page A1.1, from upper Crest Road the existing structure is practically indiscernible due to the surrounding heavily vegetated hillsides. The garage/workshop has been placed in the most practical location on the project site: an existing, flat, graded area, nestled below the ridgeline. It would not block views of the ridgetop nor negatively alter the scenically attractive character of the ridgeline corridor.

Resolution No. 2023-23 recommending project approval includes a condition that all utilities and cables shall be placed underground.

OTHER AGENCY/DEPARTMENT COMMENTS/CONDITIONS

No comments or conditions were received from the Ross Valley Fire Department, the Ross Valley Sanitary District, Marin Municipal Water District, or the Town of Fairfax Police, Building, or Public Works Departments.

RECOMMENDATION

Move to approve Application No. 23-25 by adopting Resolution No. 2023-23 setting forth the findings and conditions for the project approval.

ATTACHMENTS

Attachment A – Resolution No. 2023-23

Attachment B – Photographs of project site prior to garage/workshop construction

Attachment C – Photographs of the partially constructed garage/workshop

RESOLUTION NO. 2023-23

A Resolution of the Fairfax Planning Commission Approving Application No. 23-25 for a Design Review Permit for the Construction of an Approximately 668 Square Foot Detached Garage/Workshop in a Ridgeline Scenic Corridor

WHEREAS, the Town of Fairfax received an application from Gabriel Dunne on July 17, 2023 for the construction of a detached garage/workshop at 18 Wood Lane; and,

WHEREAS, the Planning Commission held a duly noticed Public Hearing on September 21, 2023, at which time the Planning Commission determined that the project complies with the Town Code and that findings can be made to grant the requested Design Review Permit for Development within a Ridgeline Scenic Corridor; and,

WHEREAS, based on the plans and other documentary evidence in the record the Planning Commission determined that the applicant met the burden of proof required to support the findings necessary to approve the discretionary Design Review Permit for Development within a Ridgeline Scenic Corridor; and

WHEREAS, The project is exempt from the California Environmental Quality Act per Categorical Exemption Section 15303(e); 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-1.2.2: New or renewed development in Visually Significant Areas shall be designed and sited to have the least visual impact as seen from the majority of the Town.

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-7.2.1: New and renewed development shall be compatible with the general design 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.

Policy OS-3.2.3: Prevent development from blocking or impairing existing views of Visually Significant Areas identified in Figure OS-1.

Ridgeline Development [Town Code § 17.060.050(B)]

1. The proposed project would not impact any significant views.

ATTACHMENT A

2. The project does not conflict with the purpose of the Ridgeline Development Ordinance which is to conserve the general public welfare by not allowing or strictly regulating development on underdeveloped ridgelines with publicly accessible views.
3. An alternative location for the detached garage/workshop on the project site is less desirable due to the steep approximately 53 percent average slope that would require more excavation and site disruption.
4. The project site is located on a developed hillside with houses constructed at higher elevations on the ridgeline than the proposed detached garage/workshop.
5. The requested exception to the Ridgeline Development Ordinance is minimum necessary for the use and enjoyment of the property. Granting the exception to allow the development would result in a project that meets the intent of the Ridgeline Development Ordinance.

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

1. The project is approved per the plans by Gabriel Dunne received by the Town on 8/29/23.
2. 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.
3. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application No. 23-25. Modifications that do not significantly change the project, the project design, or the approved discretionary permits **may** be approved by either 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 No. 23-25 will result in the job being immediately stopped and red tagged.
4. Any damage to the public portions of Wood Lane, Porteous Avenue, Bolinas Road or other public roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner.

5. 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, 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.
6. 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 following: 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.
7. In accordance with Town Code §8.20.060(C)(1) and (2), the operation of any tools or equipment used in construction 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.
8. Conditions placed upon the project by outside agencies may be eliminated or amended with that agency's written notification to the Planning Department prior to issuance of the building permit.
9. Any future exterior light 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.
10. All utilities and cables shall be placed underground.

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

The approval of the Design Review Permit for Development within a Ridgeline Scenic Corridor is in compliance with 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 21st day of September 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair Cindy Swift

Attest:

Jeffrey Beiswenger,
Director of Planning and Building Services



ATTACHMENT B





ATTACHMENT C

DUNNE RESIDENCE GARAGE
18 WOOD LN, FAIRFAX CA 94930
Parcel # 002-041-37

SHEET INDEX

- A1.0 COVER SHEET, PROJECT DATA, INDEX, NOTES, VICINITY MAP, CONDITIONS OF APPROVAL
- A1.1 RIDGELINE
- A2.1 EXISTING OVERALL SITE PLAN
- A2.2 PROPOSED OVERALL SITE PLAN
- A2.3 PROPOSED FOCUSED SITE PLAN
- A3.1 PROPOSED FLOOR PLAN
- A4.1 PROPOSED ELEVATIONS WITH COLORS AND MATERIALS, NOTES

GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THESE PLANS, AND THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE LATEST EDITION AS ADOPTED BY THE CONTROLLING JURISDICTION AND ALL OTHER APPLICABLE CODES AND REGULATIONS AND OTHER APPLICABLE SECTIONS OF THE LOCAL MUNICIPAL CODE.
2. ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
3. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. NOTED DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
5. PROTECTION OF OWNER'S PROPERTY AND ALL ADJACENT PROPERTIES AS WELL AS THE GENERAL PUBLIC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES.

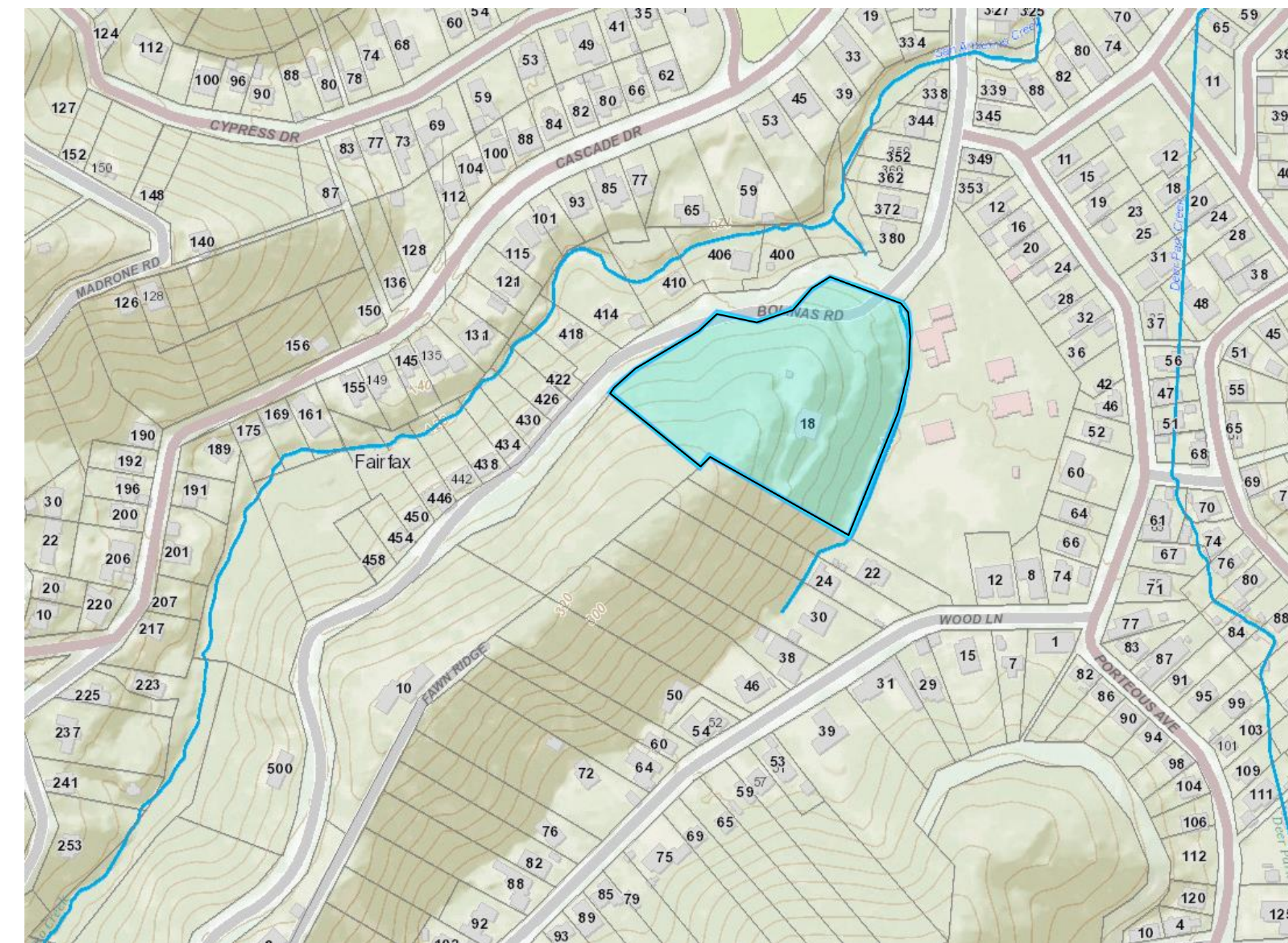
PROJECT PRINCIPALS

OWNER
 WENDY LABOV DUNNE
 18 WOOD LN
 FAIRFAX CA 94930

DESIGNER, BUILDER
 GABRIEL DUNNE
 18 WOOD LN
 FAIRFAX CA 94930

STRUCTURAL ENGINEER
 GREG MILLER
 433 CALLE DE LA MESA
 NOVATO CA 94949

VICINITY MAP



DIRECTIONS
 BOLINAS RD TO PORTEOUS AVE, RIGHT ON WOOD LN CONTINUE ON DRIVEWAY TO TOP OF HILL

PROJECT DATA

PROJECT DETAILS:

CONSTRUCTION OF NEW 1 STORY -617 SQ FT GARAGE ON EXISTING PARKING AREA.

ACCESSOR'S PARCEL NUMBER 002-041-37
 ZONING RS-6
 DESCRIPTION OF USE GARAGE / WORKSHOP
 CONSTRUCTION TYPE V-B
 STORIES 1
 SPRINKLERS

LOT AREA 152,024 S.F. / 3.5 Acres

PROPOSED BUILDING AREA 668 sq ft
 PROPOSED FLOOR AREA 617 sq ft
 PROPOSED FLOOR AREA RATIO % 0.4
 PROPOSED LOT COVERAGE 668 sq ft

MINIMUM SET BACKS FOR EXTERIOR WALLS

WESTERN 25' MIN
 SOUTHERN 25' MIN
 NORTHERN 25' MIN
 EASTERN 25' MIN

PROPOSED SET BACKS FOR EXTERIOR WALLS

PROPOSED 298'
 PROPOSED 175'
 PROPOSED 170'
 PROPOSED 212'

MAXIMUM HEIGHT FOR GARAGE / ACC. BUILDING 15' MAX PROPOSED 14.8'

CONDITIONS OF APPROVAL

DUNNE RESIDENCE GARAGE
18 WOOD LN, FAIRFAX CA 94930
Parcel # 002-041-37

DATE: 2023-07-16
 DRAWN BY: GLD

REVISIONS BY

REVISIONS	BY

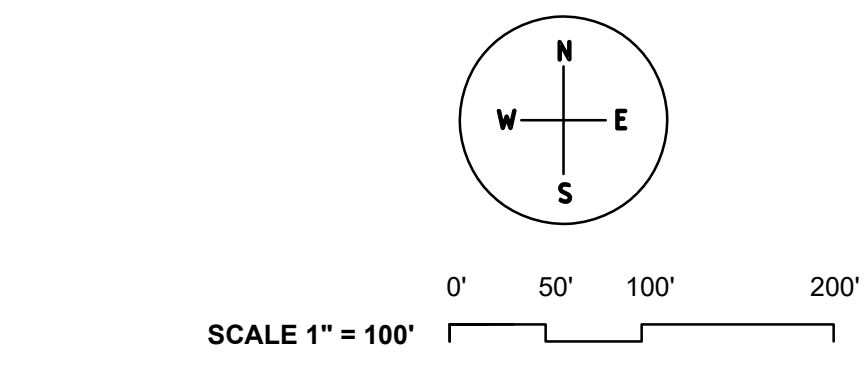
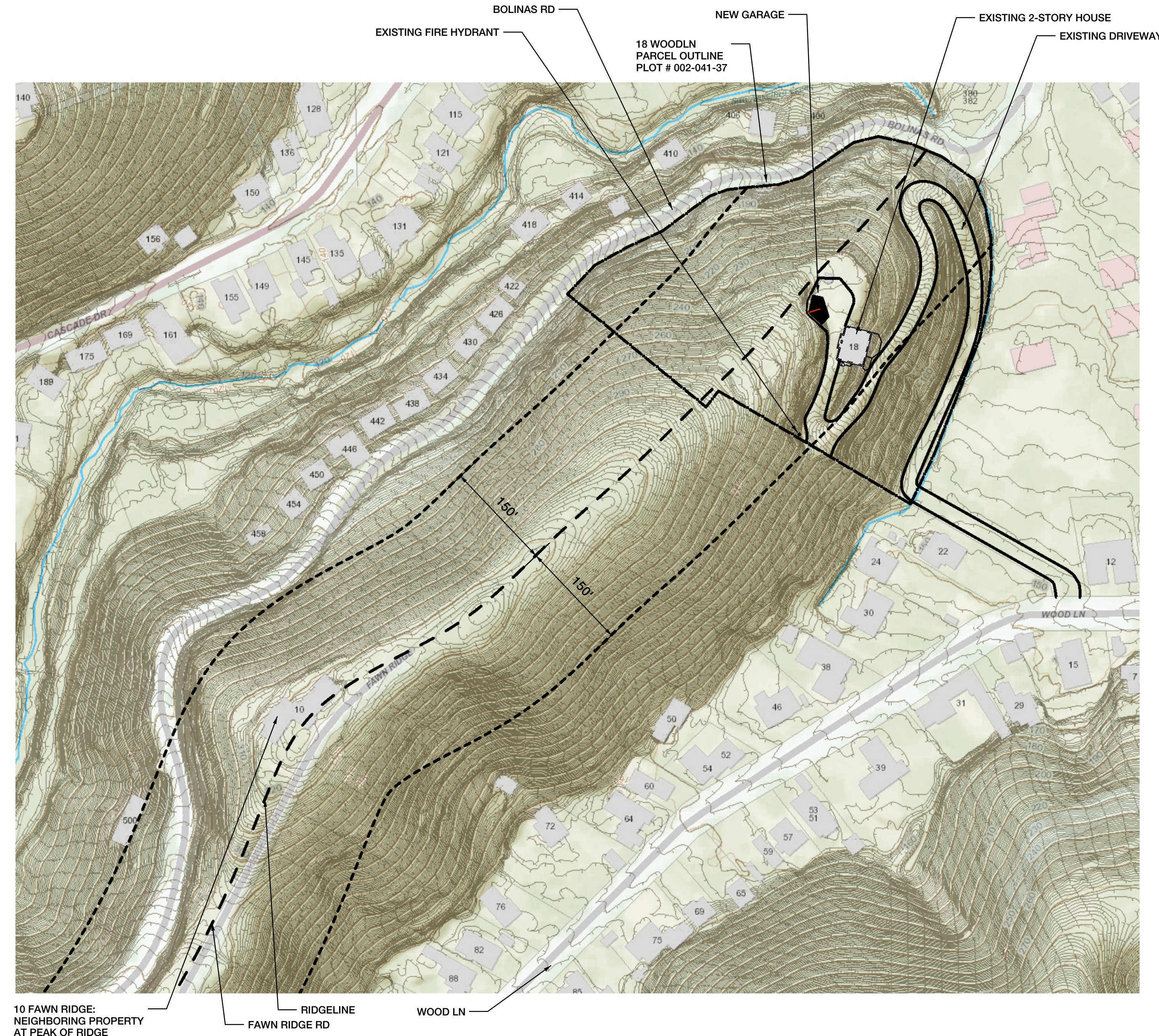
COVERSHEET

A1.0

RIDGELINE

AS PART OF THE REQUIREMENTS OF FAIRFAX RIDGELINE DEVELOPMENT PERMIT, THE PROPOSED GARAGE STRUCTURE'S IMPACT ON THE VIEWS OF THE RIDGELINE CORRIDOR IS WITHIN THE FOLLOWING CRITERIA (§ 17.060):

1. THE NEW GARAGE MAXIMUM HEIGHT (15') IS LOWER THAN THE EXISTING HOUSE ROOFLINE, WHICH ALREADY EXISTS ON THE RIDGELINE. § 17.060.050 (9A)
2. THE NEAREST NEIGHBORING PROPERTY ON THE RIDGE (10 FAWN RIDGE) IS BUILT AT THE TOP OF THE RIDGELINE, WITH A HIGHER ELEVATION THAN ALL EXISTING AND PROPOSED STRUCTURES.
3. NO PART OF THE NEW GARAGE EXCEEDS 35' TO THE ADJACENT GRADE. § 17.060.050 (9B)
4. THE NEW GARAGE ROOFLINE IS DESIGNED TO FOLLOW THE FORM OF THE RIDGE AS A CLEAN, UNBROKEN LINE, NEVER EXTENDING ABOVE THE RIDGELINE, AND BLENDS IN WITH THE HILLSIDE. § 17.060.050 (10)
5. THE NEW GARAGE IS PLACED IN THE MOST SUITABLE LOCATION WITH THE LEAST ENVIRONMENTAL IMPACT POSSIBLE, NESTLED INTO THE TERRAIN WITHIN THE BOUNDS OF AN EXISTING, GRADED PARKING AREA AND REQUIRES NO ADDITIONAL CUTTING, FILLING, OR TREE REMOVAL § 17.060.050 (4)
6. THE PROPERTY IS AT THE END OF THE RIDGELINE AS IT DROPS DOWN TO BOLINAS RD, WITH MINIMAL VISIBILITY FROM SURROUNDING PROPERTIES. THERE ARE HIGHER RIDGELINES SURROUNDING THE PROPERTY FROM EVERY ANGLE, ALWAYS CREATING A BACKDROP OF FOLIAGE OR HILLSIDE.
7. THE BUILD SITE IS NEARLY COMPLETELY OBSCURED BY TREES AND FOLIAGE, MINIMIZING ANY IMPACT ON SIGNIFICANT VIEW CORRIDORS.
8. ALL COLORS AND MATERIALS (SHEET 4.1) ARE NATURAL WOOD EARTH-TONE COLORS THAT BLEND INTO THE SURROUNDINGS, AND MATCH THE AESTHETIC AND STYLE OF THE EXISTING HOUSE ON THE PROPERTY.



TOPOGRAPHY SOURCED FROM USGS AND MARINMAP.ORG

GABRIEL DUNNE
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FAIRFAX, CA 94930
(415) 691 5371
GABE@GABRIELDUNNE.COM

DUNNE RESIDENCE GARAGE
18 WOOD LN, FAIRFAX CA 94930
Parcel # 002-041-37

DATE: 2023-07-16
DRAWN BY: GLD

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RIDGELINE

A1.1

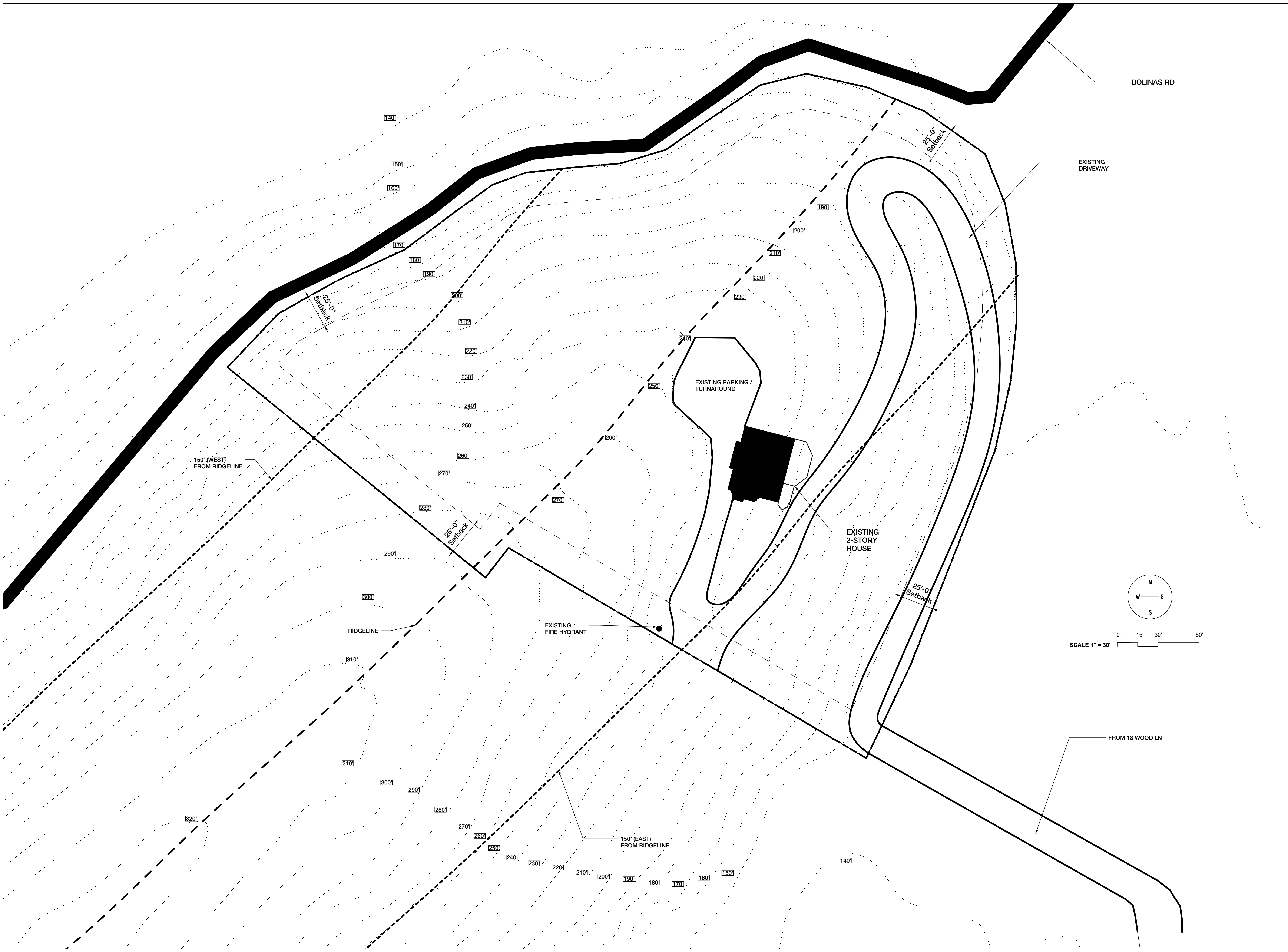
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EXISTING OVERALL SITE
PLAN

A2.1



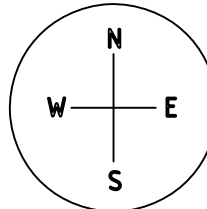
BOLINAS RD

EXISTING DRIVEWAY

EXISTING PARKING / TURNAROUND

EXISTING 2-STORY HOUSE

EXISTING FIRE HYDRANT



SCALE 1" = 30'

FROM 18 WOOD LN

150' (WEST) FROM RIDGELINE

150' (EAST) FROM RIDGELINE

RIDGELINE

NOTES

FIRE HYDRANT IS 150' DISTANCE FROM NEW STRUCTURE

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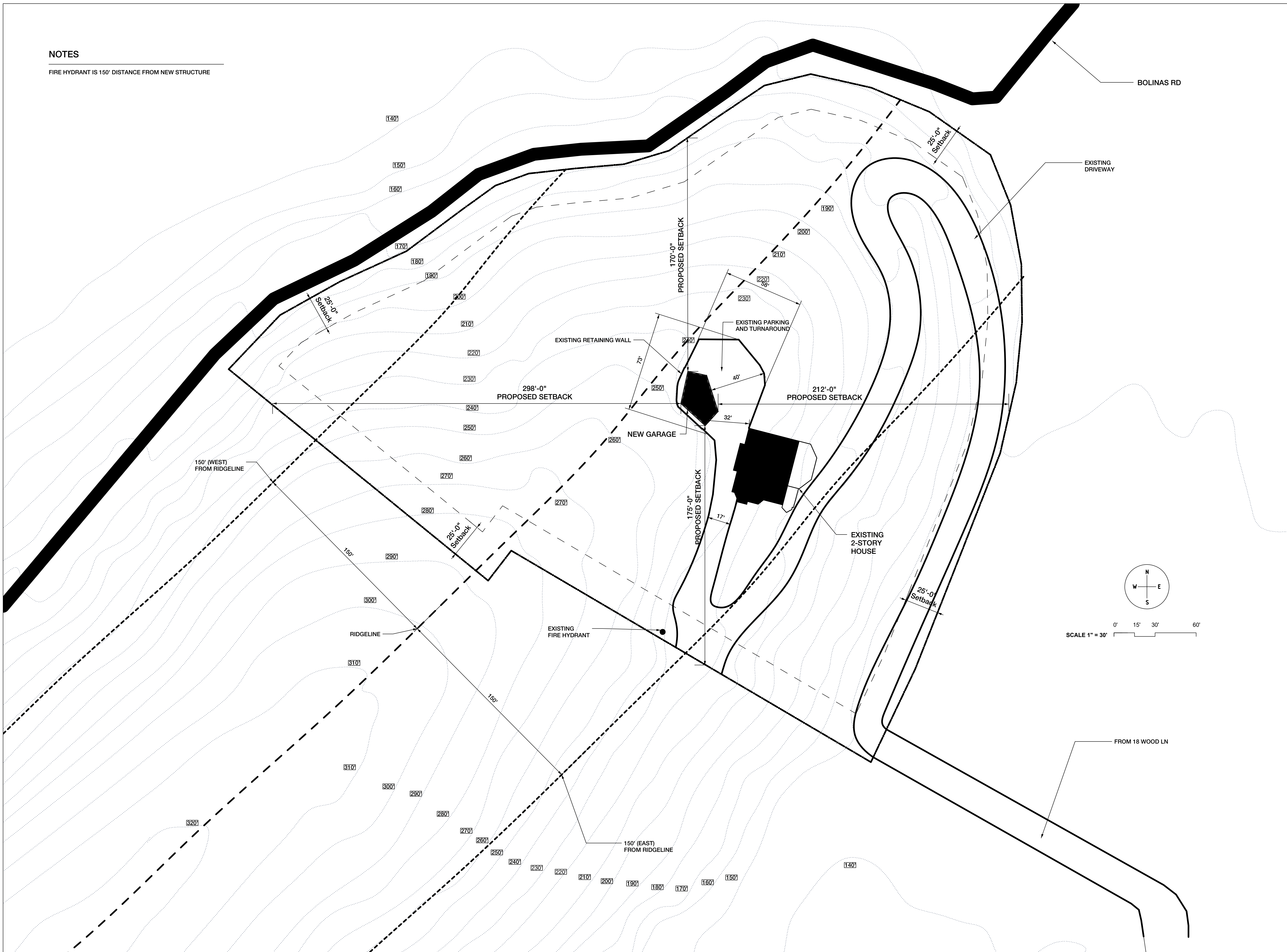
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REVISIONS	BY

PROPOSED OVERALL SITE PLAN

A2.2



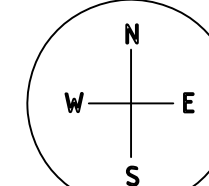
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PROPOSED FOCUSED SITE
PLAN

A2.3



SCALE 1/8" = 1'
0' 4' 8' 16'

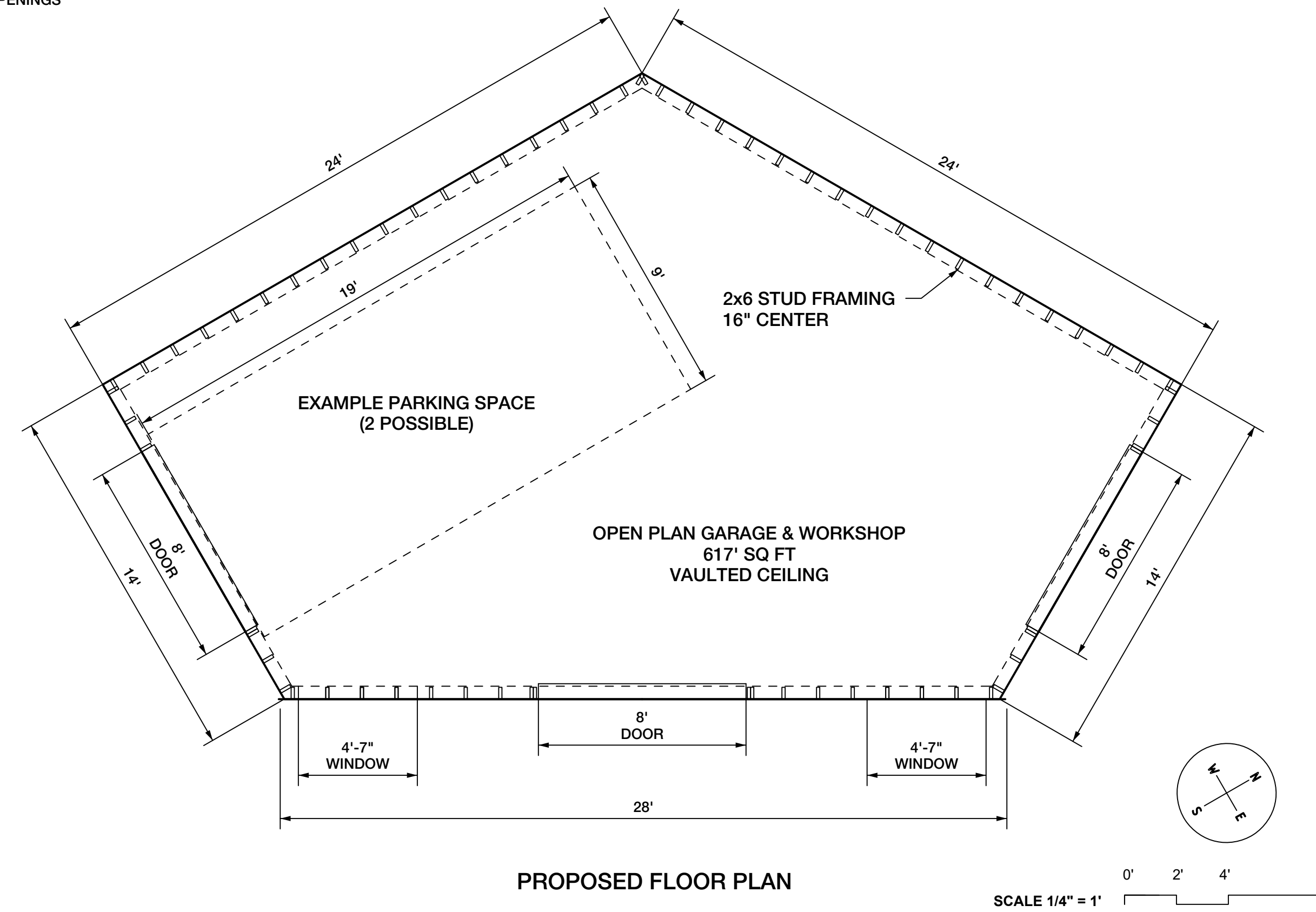
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FLOOR PLAN NOTES

- 617' INTERIOR SQ FOOTAGE
- 668' BUILDING FOOTPRINT SQ FOOTAGE (FOOTPRINT)
- 2x6 STUD FRAMING
- 8' DOOR OPENINGS

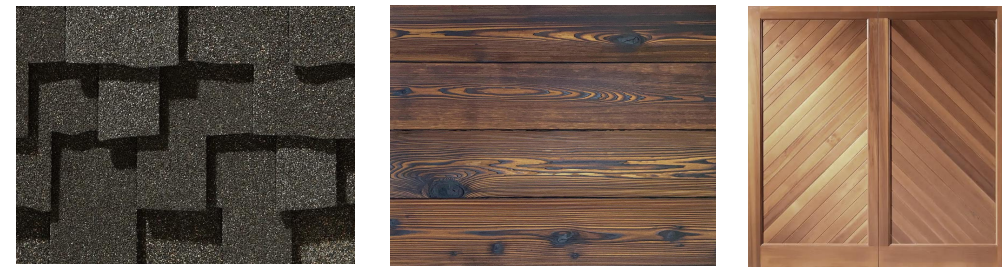


PROPOSED FLOOR PLAN

A3.1

EXTERIOR MATERIALS & COLORS

MATERIALS AND COLORS ARE CHOSEN TO MATCH EXISTING HOUSE



- [1] COMPOSITE ROOFING CERTAINTED "PRESIDENTIAL SHAKE" COUNTRY GRAY
- [2] BURNISHED (YAKISUGI) CEDAR WOOD SIDING
- [3] NATURAL WOOD CARRIAGE-STYLE GARAGE DOORS
- [4] WHITE TRIM TO MATCH EXISTING HOUSE

ELEVATION MATERIAL NOTES

1. CLASS "A" COMPOSITION SHINGLE ROOF - SEE COLOR SAMPLE THIS SHEET.
2. EXTERIOR SIDING TO BE 6" CEDAR LAP - SEE COLOR SAMPLE THIS SHEET.
3. WINDOWS - DOUBLE-HUNG - SEE COLOR SAMPLE THIS SHEET.
4. DOORS - CARRIAGE STYLE - SEE COLOR SAMPLE THIS SHEET.

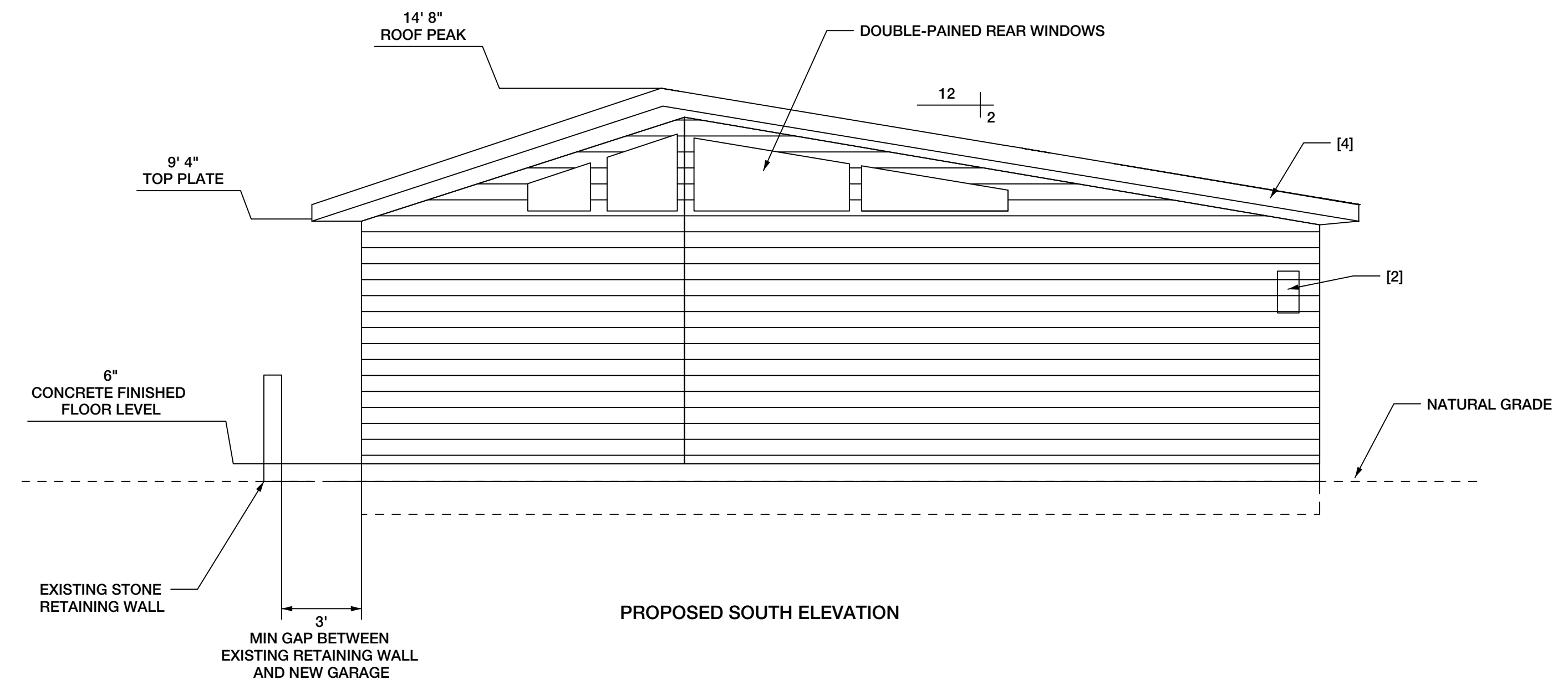
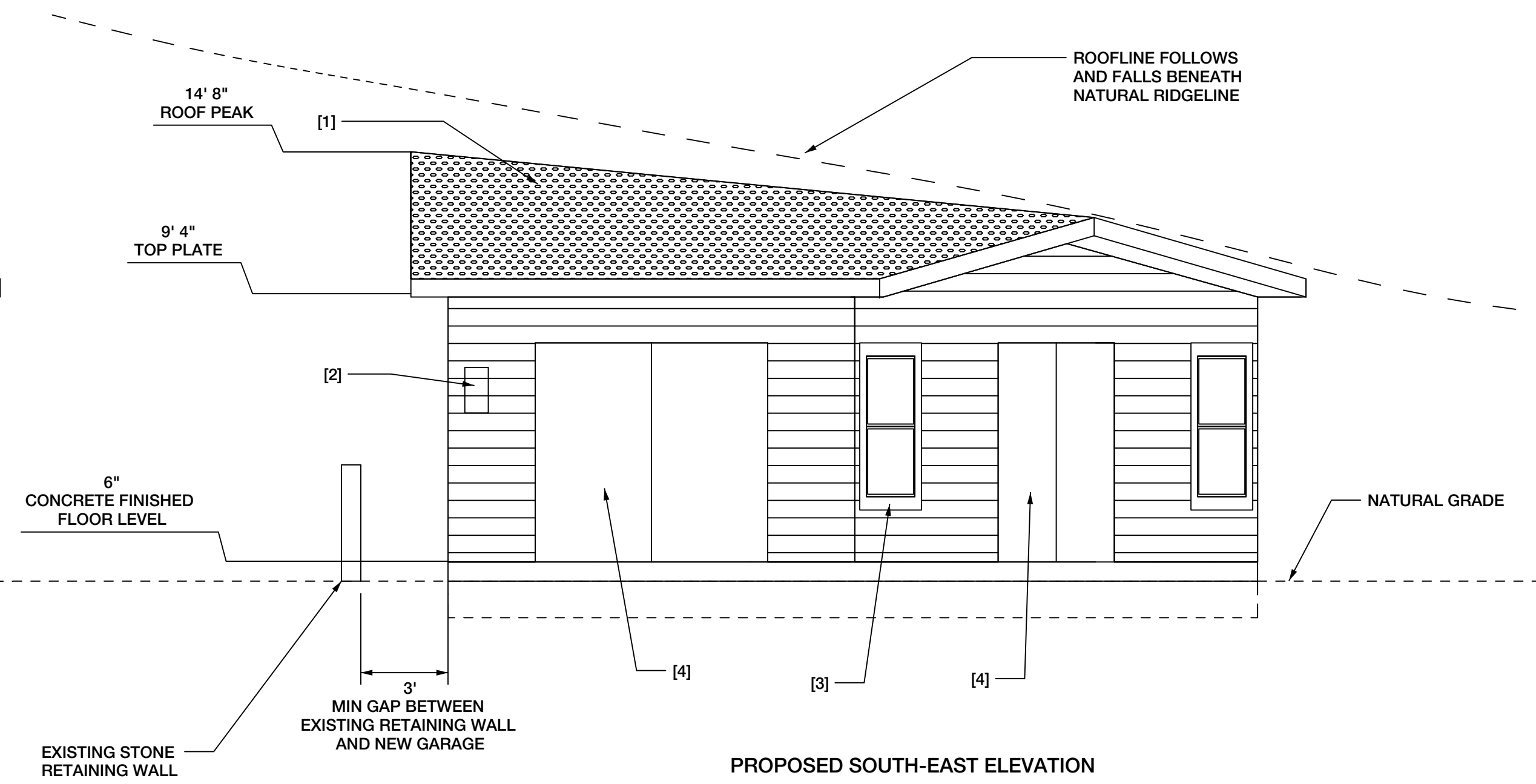
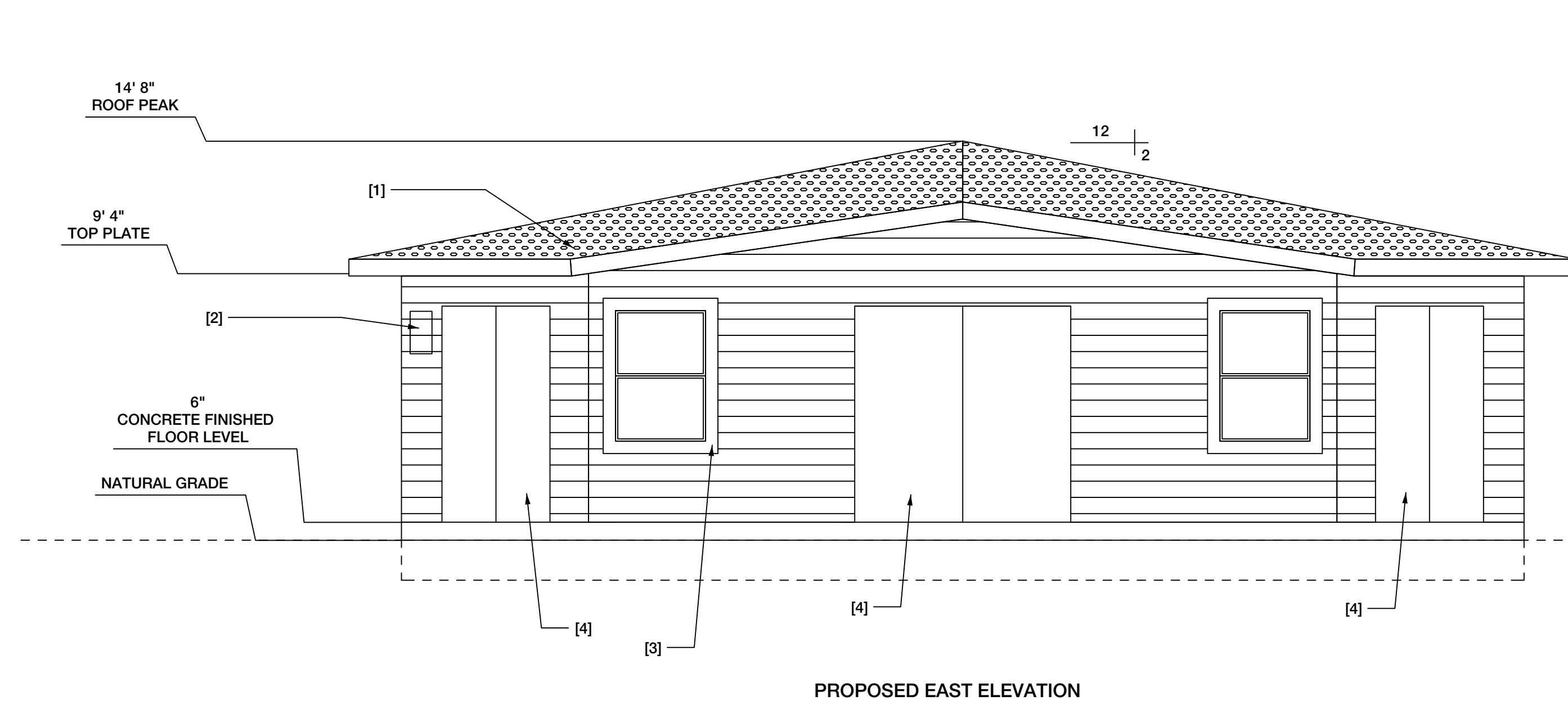
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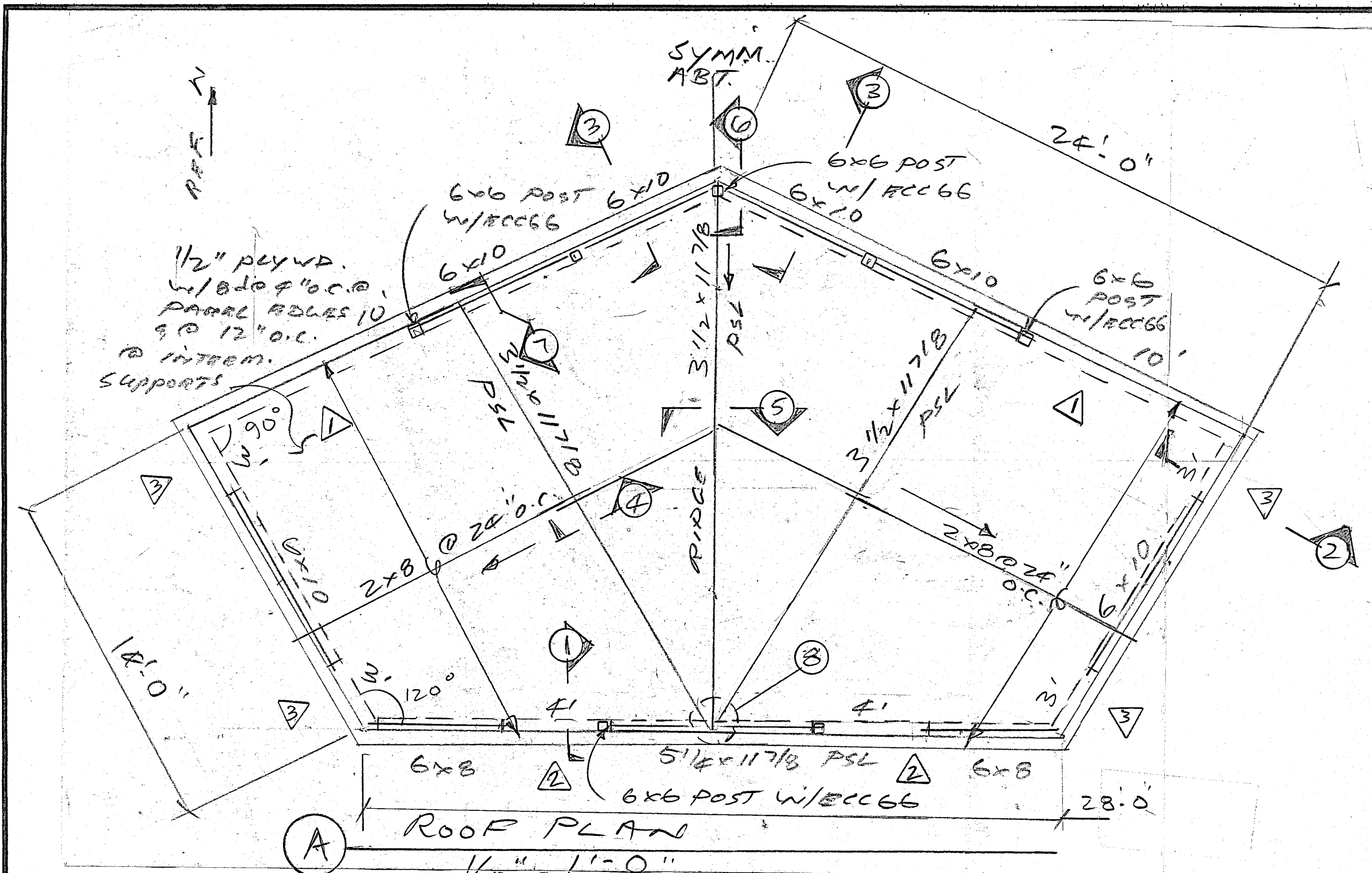
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PROPOSED ELEVATIONS
 WITH COLORS AND
 MATERIALS, NOTES

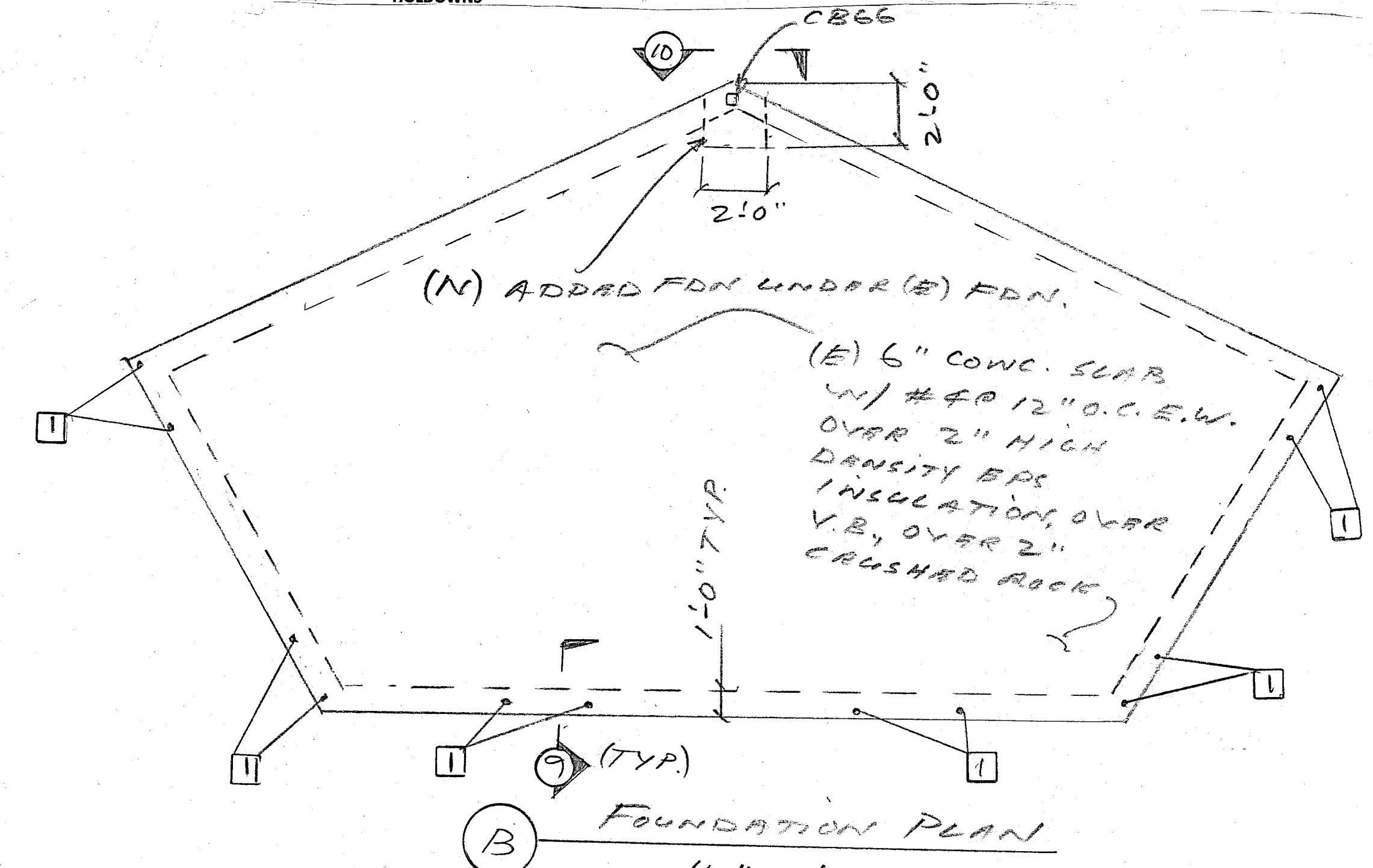
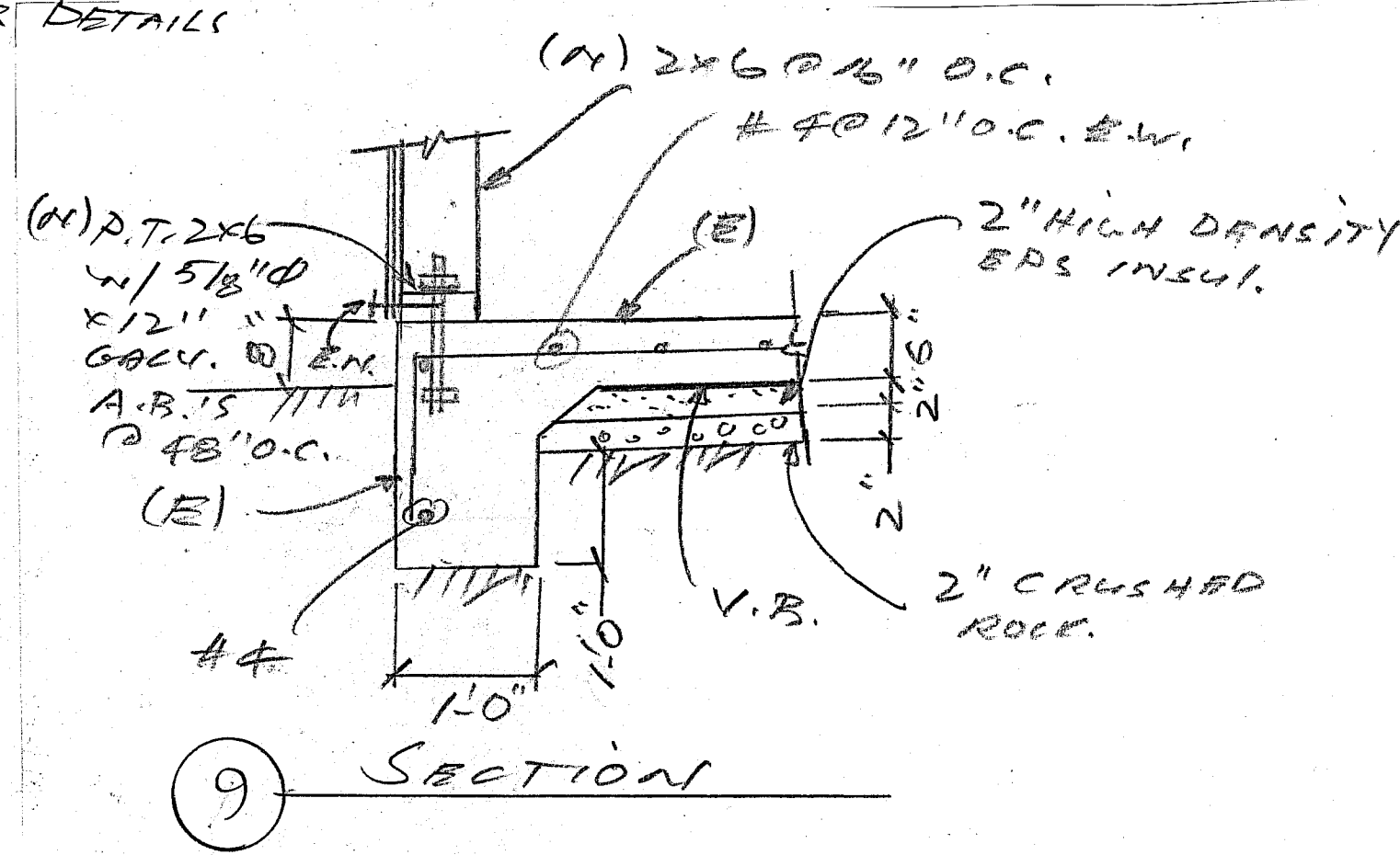
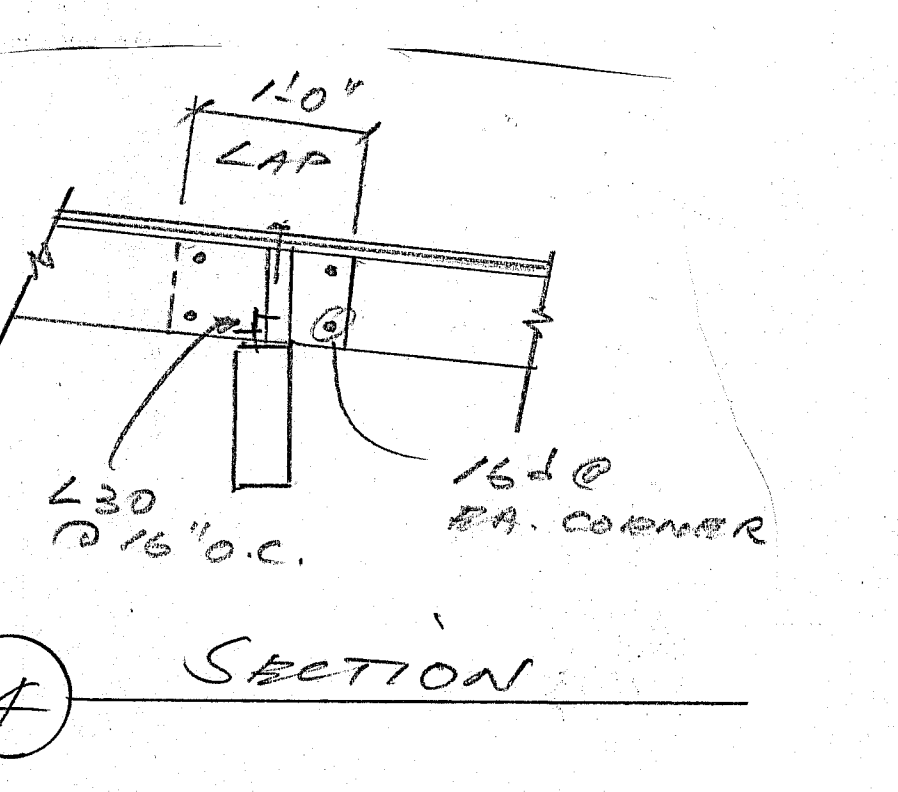
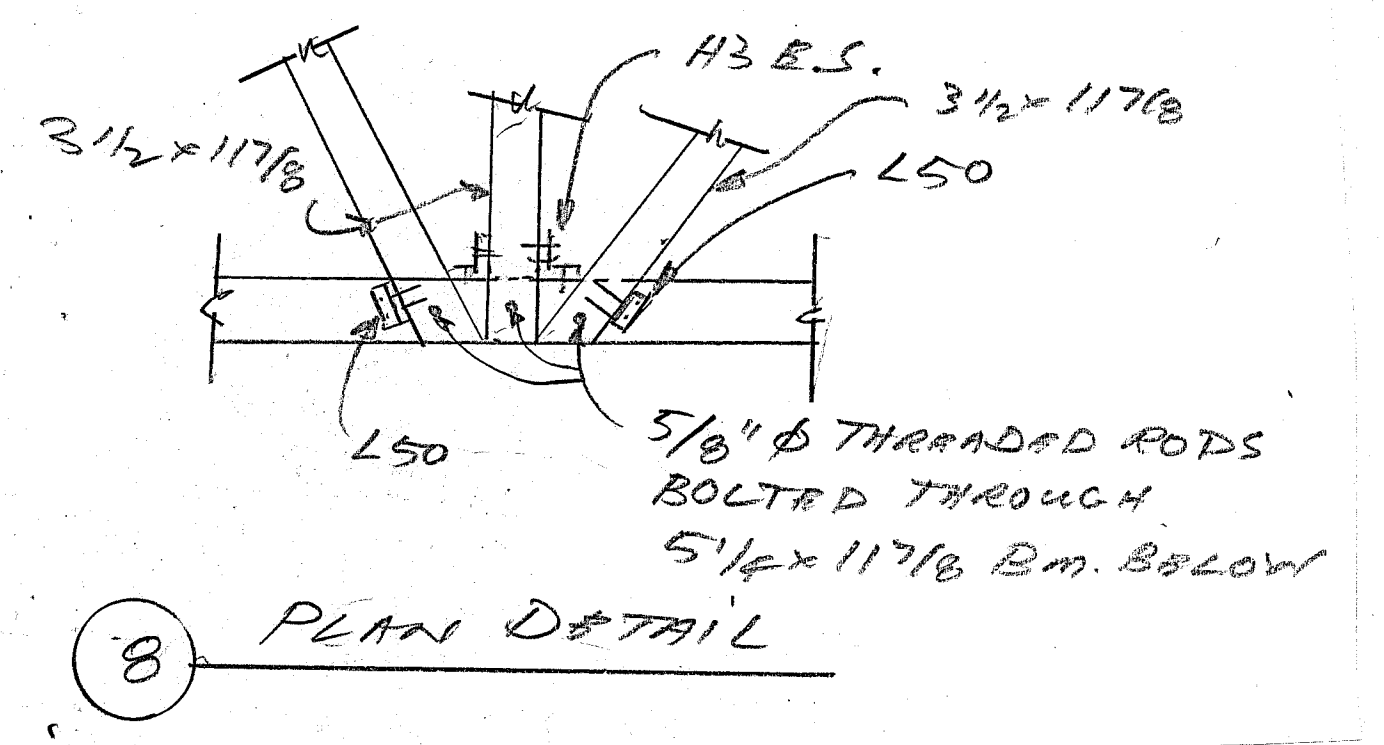
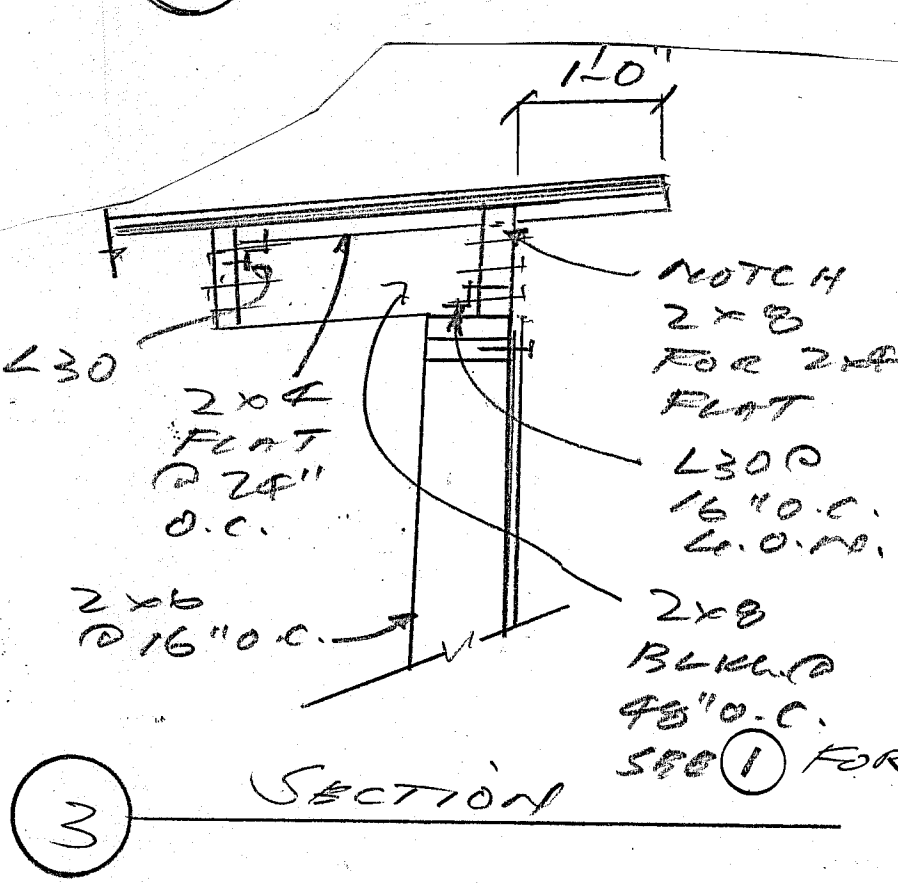
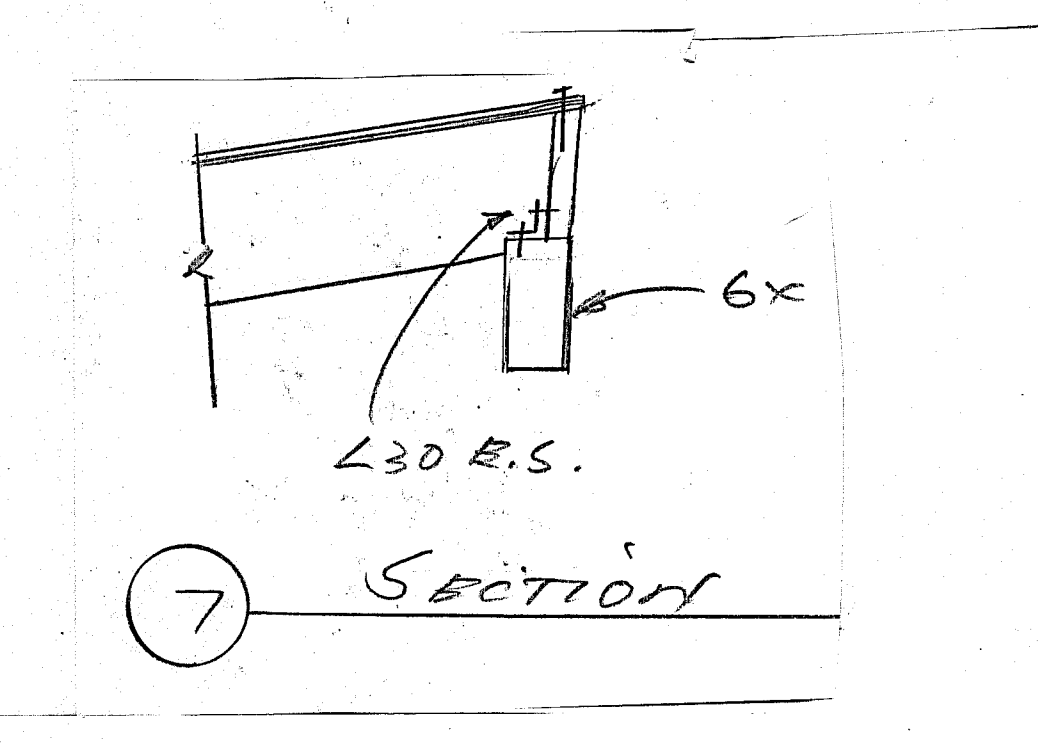
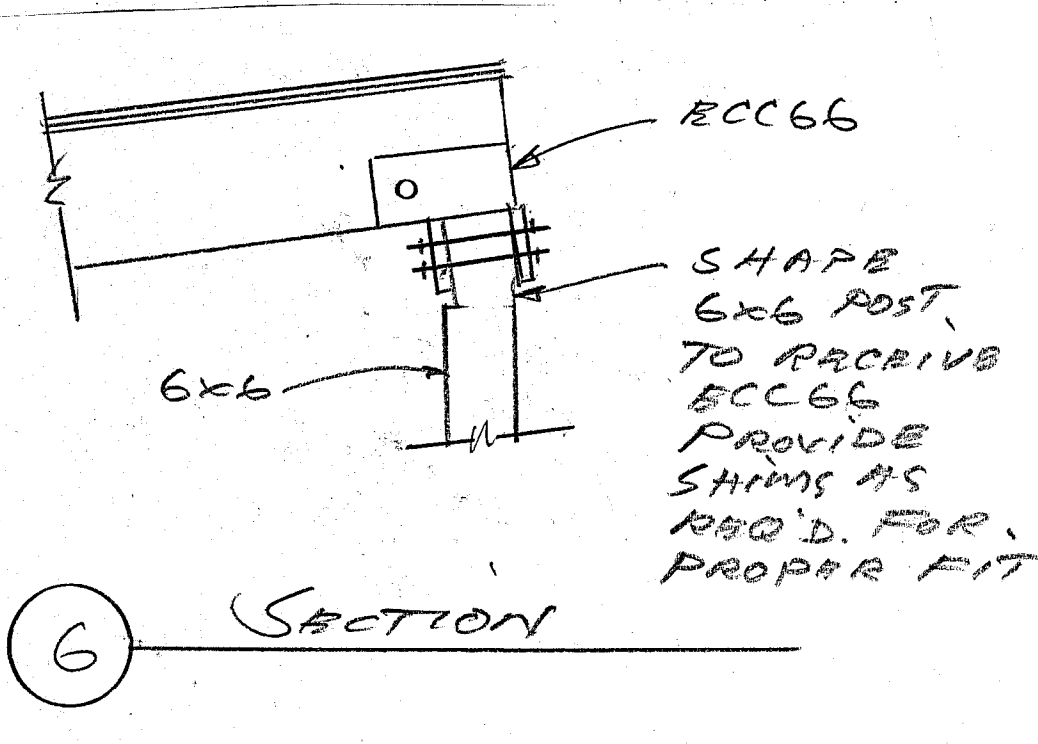
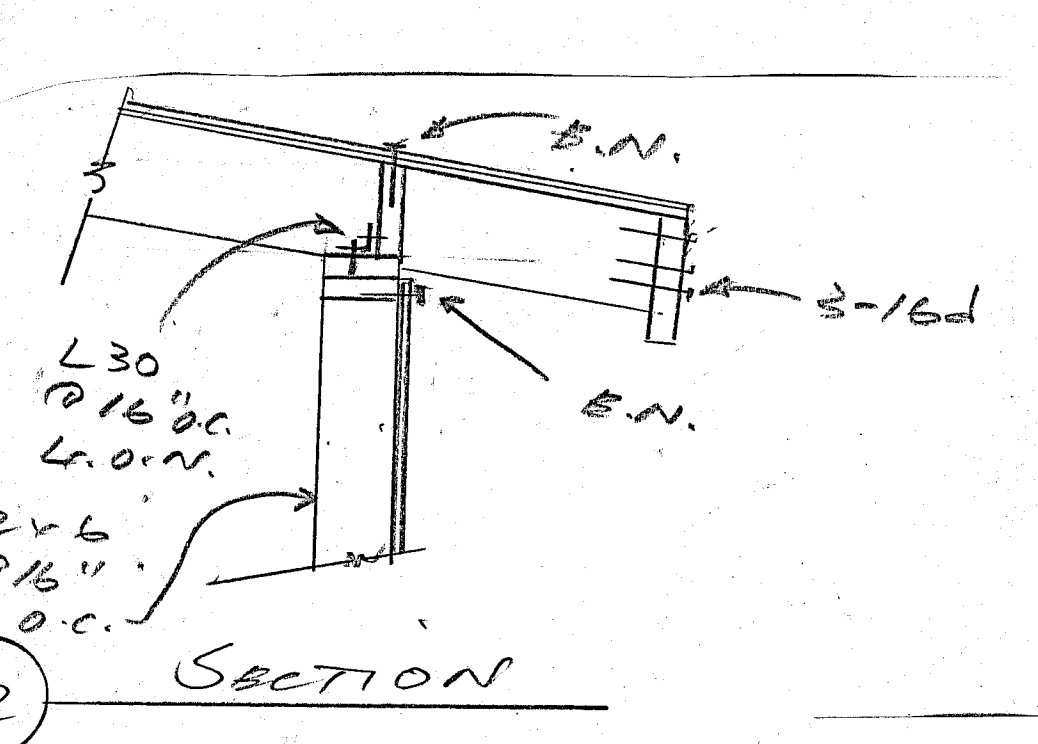
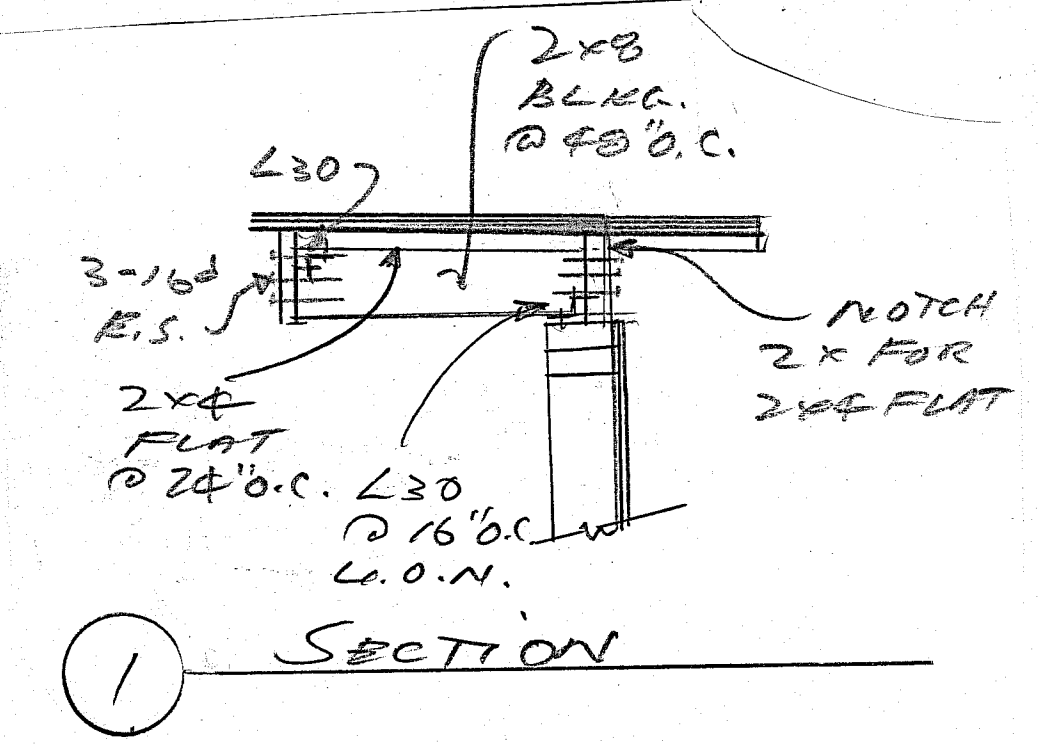
A4.1



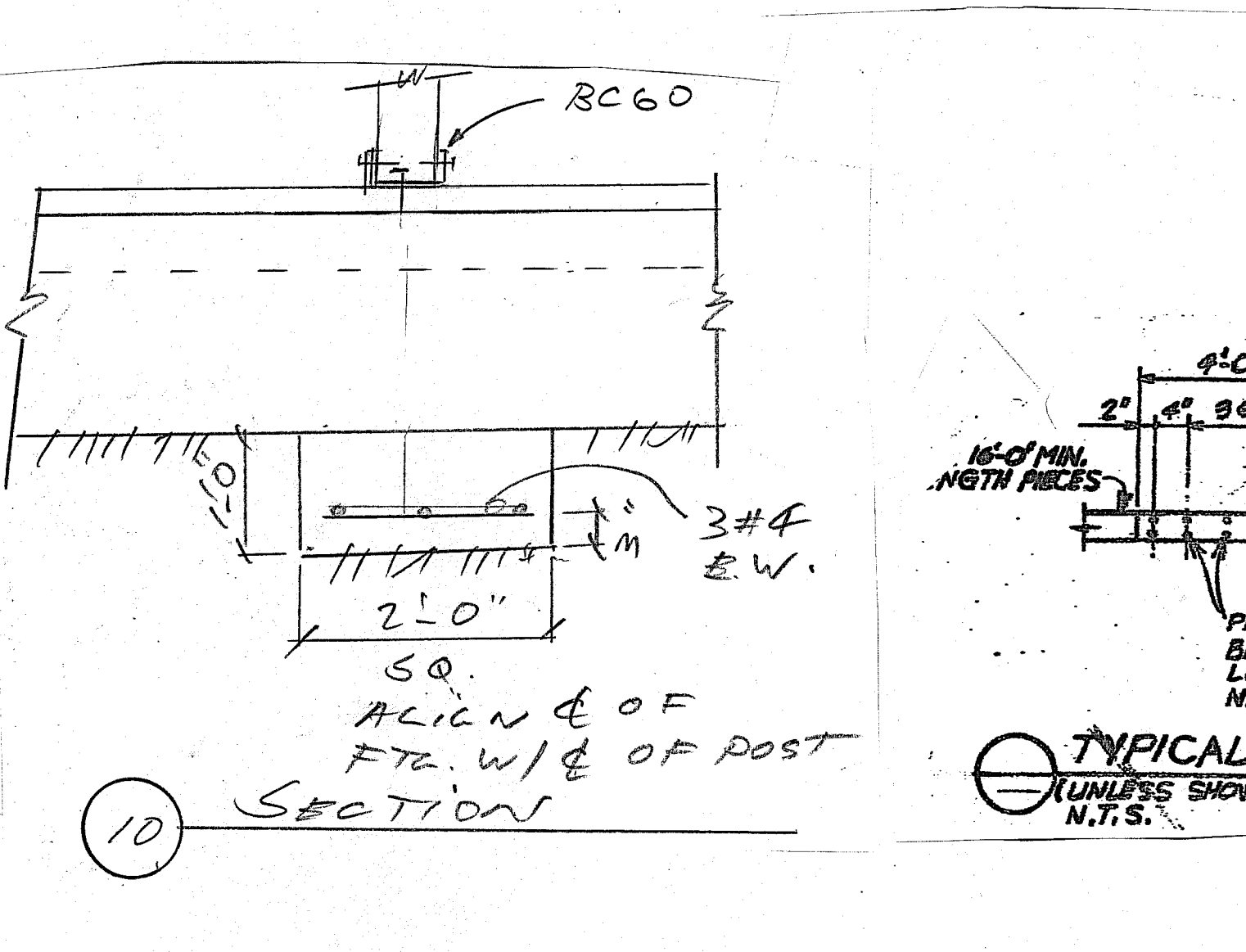
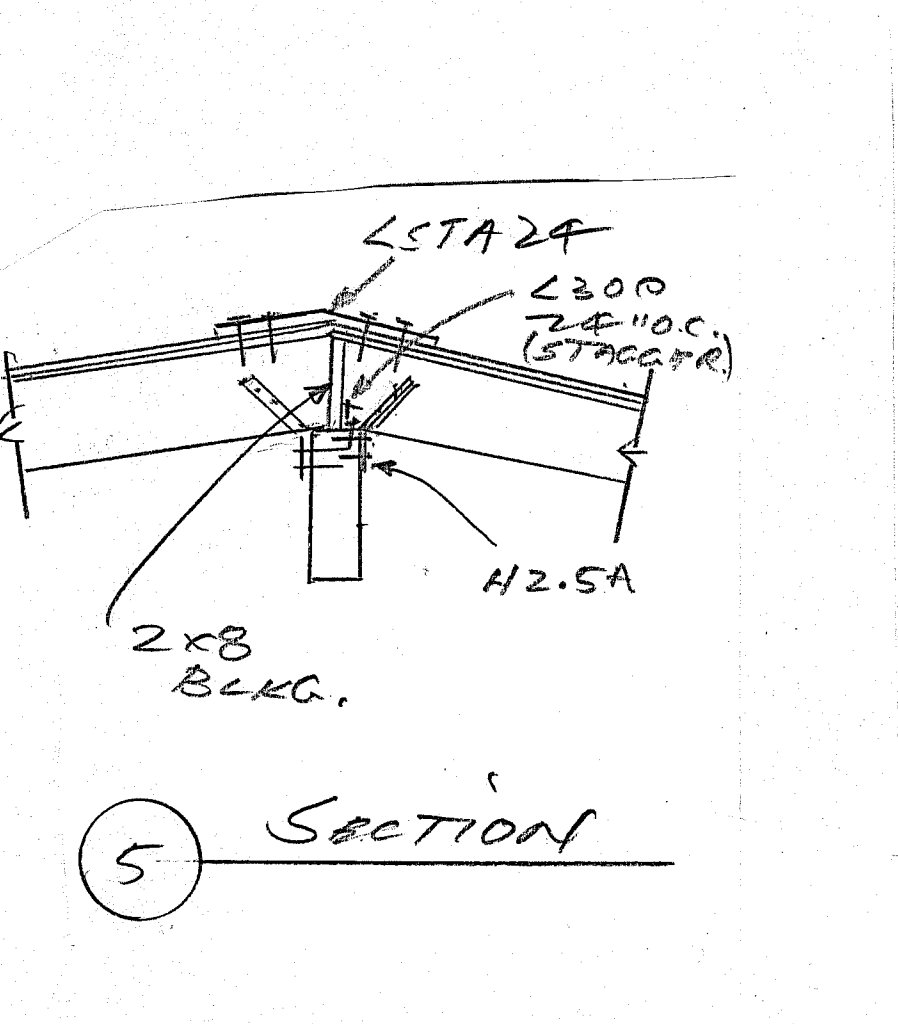
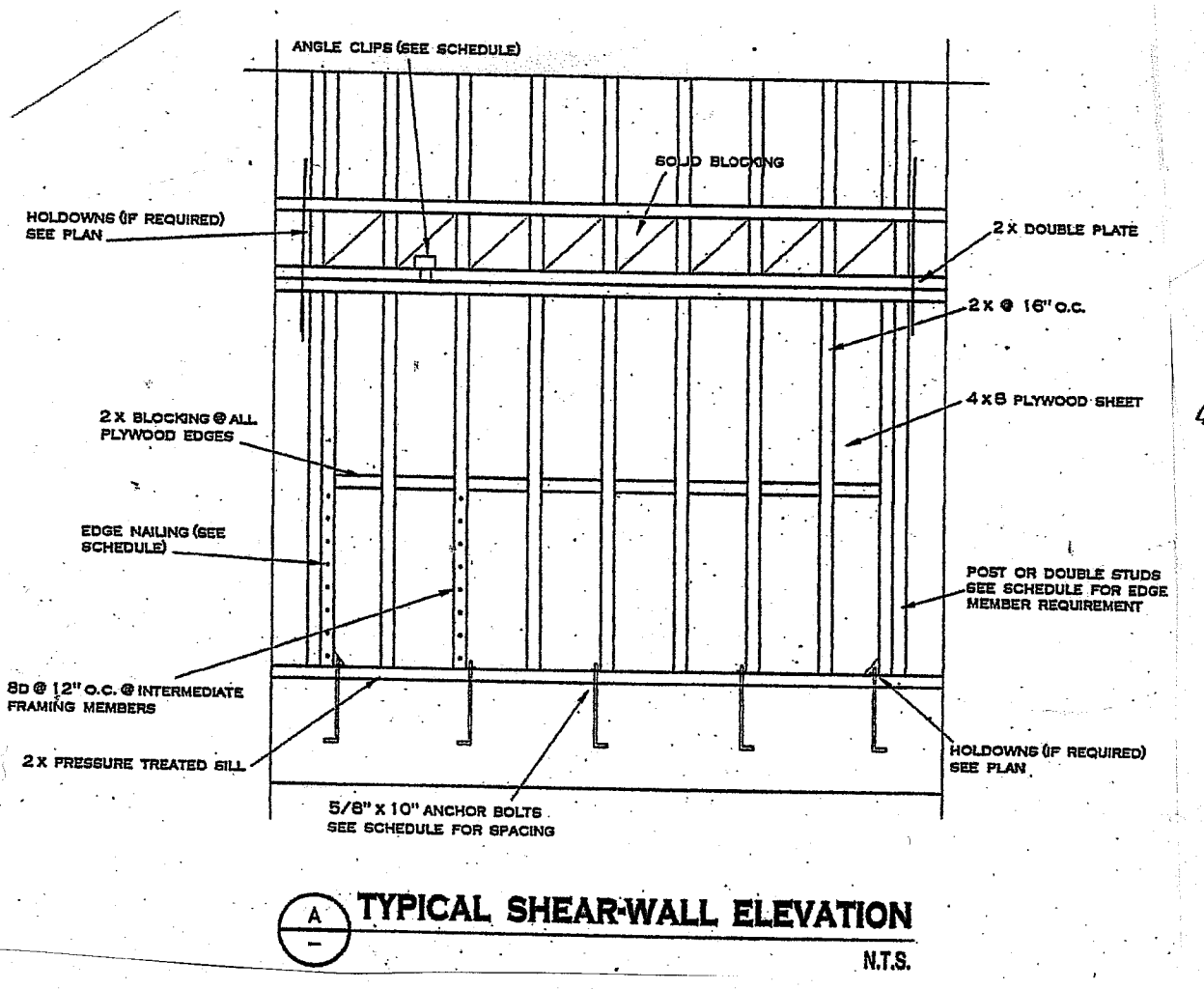
SCALE 1/4" = 1'



INDICATES SHEAR WALL, SEE SHEAR WALL SCHEDULE FOR SHEATHING, NAILING, CLIPS, AND HOLDOWNS



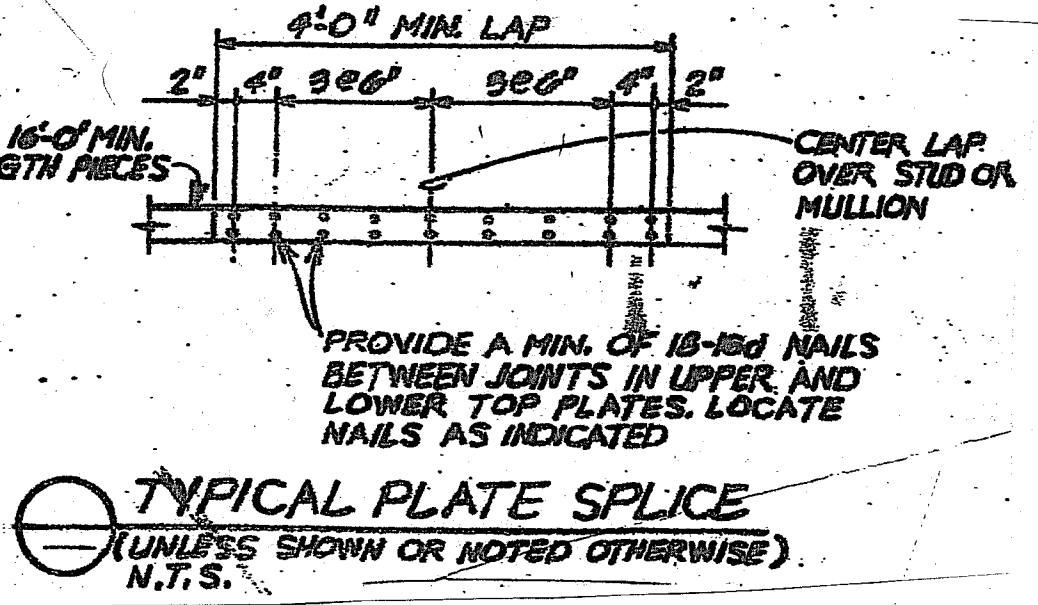
1 - DRILL 3/8\"/>



1. GENERAL NOTES
- THE GENERAL NOTES APPLY TO ALL STRUCTURAL WORK EXCEPT WHERE THEY CONFLICT WITH DETAILS AND NOTES SPECIFICALLY SHOWN.
 - RESOLVE CONFLICTS AND AMBIGUITIES ON PLANS AND SPECIFICATIONS WITH THE ENGINEER BEFORE PROCEEDING WITH THE CONSTRUCTION.
 - DETAILS AND DIMENSIONS NOT SHOWN SHALL BE OF SIMILAR CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
 - THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE CBC 2022.
 - EXISTING CONDITIONS: CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PERTINENT TO HIS WORK PRIOR TO MATERIAL, FABRICATION AND/OR CONSTRUCTION. FIELD CONDITIONS DIFFERENT FROM THOSE NOTED ON THE DRAWINGS SHALL BE PROMPTLY BROUGHT TO THE ENGINEER'S ATTENTION.
2. DESIGN LOADS
- LOADS
 - ROOF LIVE LOAD: 20 PSF
 - ROOF DEAD LOAD: AS CALCULATED
 - FLOOR LIVE LOAD: 40 PSF
 - FLOOR DEAD LOAD: AS CALCULATED
3. CONCRETE
- AT 28 DAYS, CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI
 - CEMENT SHALL CONFORM TO ASTM C150, TYPE II.
 - REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
 - WELDING OF REINFORCING BARS SHALL CONFORM WITH "STRUCTURAL WELDING CODE REINFORCING STEEL", AWS D1.4.
 - AGGREGATES SHALL CONFORM TO ASTM C33 AND SHALL HAVE MAXIMUM SIZE OF 3/4".
 - UNLESS OTHERWISE SHOWN ON THE DRAWINGS:
 - MINIMUM CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE:
 - 3" FOR SURFACES CAST AGAINST EARTH.
 - 2" FOR FORMED SURFACES EXPOSED TO EARTH OR WEATHER.
 - 3/4" FOR SLABS.
 - 1 1/2" FOR ALL OTHER SURFACES
 - CHAMFER ALL EXPOSED CONCRETE EDGES 1/2", U.O.N.
 - EXCEPT WHERE SHOWN OTHERWISE ON THE DRAWINGS, LAP SPLICES FOR BARS SHALL BE 48 DIAMETERS OR 24" WHICHEVER IS GREATER.
 - HORIZONTAL CONSTRUCTION JOINTS SHALL BE ROUGHENED TO 1/4" AMPLITUDE.
4. ROUGH CARPENTRY
- GRADING RULES AND REGULATIONS IN ACCORDANCE WITH THE WESTERN WOOD PRODUCTS, LATEST EDITION. ALL EXPOSED TIMBER SHALL BE PRESSURE TREATED.
 - ALL STUDS SHALL BE GRADE MARKED D.F. CONSTRUCTION GRADE OR BETTER.
 - COLUMNS SHALL BE D.F. NO.1.
 - HORIZONTAL RAFTERS AND JOISTS SHALL BE GRADE NO. 2 OR BETTER.
 - ALL HEADERS AND BEAMS SHALL BE GRADE NO. 1 OR BETTER.
 - 2X SILLS RESTING ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR.
 - NAILING (COMMON GALVANIZED) AS SHOWN ON PLANS, MINIMUM NAILING SHALL BE PER 2022 CBC TABLE 2304.10.1.
 - FRAMING HARDWARE SHALL BE OF SIMPSON COMPANY, OR APPROVED EQUAL. ALL FRAMING ANCHORS SHALL HAVE NAILS IN ALL NAIL HOLES. ALL TIMBER SHALL BE AT 19% MOISTURE CONTENT OR LESS.
 - PLYWOOD SHALL BE APA RATED, APA EXPOSURE I CD PS 195.
 - BOLTS FOR TIMBER SHALL CONFORM TO ASTM A307, AND WASHERS SHALL CONFORM TO ASTM A36. BOLT HOLES SHALL BE DRILLED THE SAME DIAMETER AS THE BOLT. A WASHER SHALL BE USED UNDER THE BOLT HEAD AND UNDER THE NUT WHERE THERE IS DIRECT CONTACT WITH THE WOOD.
 - PLYWOOD SHEATHING
 - CENTER PLYWOOD JOINTS ON FRAMING MEMBER OR BLOCKING
 - SPACE PANELS 1/8" AT SIDES AND ENDS.
 - PROVIDE 1/2" SPACE BETWEEN UNTREATED PLYWOOD AND CONCRETE OR MASONRY.
5. SOIL AND FOUNDATIONS
- SOIL REPORT BY GEOENGINEERING, INC. 3/2/20 FILE 3-202-GD
6. SPECIAL INSPECTIONS
- SHEAR WALL HOLD DOWN BOLTS INTO EXISTING CONCRETE.
 - SHEAR WALL NAILING WHERE NAIL SPACING IS LESS THAN 6" ON CENTERS.

Wind Data
91 mph basic wind speed
I=1.0 Residential Group R3
Exposure B Both Directions

Seismic Data
LAT 37.98 LONG. -122.59
Ss=1.5 I=1.0 Residential Group R3, Occup. II
Sds=1.5 Seismic Design Category D
Simplified Analysis Method



MARK	SHEATH EDGE NAILING	CLIPS	SILL NAILING OR BOLTING	HOLDOWNS
1	1/2" PLYWD. W/ 8d @ 6"	L30 @ 24"	5/8" DIA. X 12" @ 48" O.C.	HD3B
2	1/2" PLYWD. W/ 8d @ 6"	L50 @ 16"	5/8" DIA X 12" @ 48" O.C.	HD3B
3	1/2" PLYWD. W/ 8d @ 6"	L50 @ 16"	5/8" DIA X 12" @ 48" O.C.	HD3B

THE EDGE MEMBERS REQUIRED AT THE HD'S

ANCHOR BOLTS SHALL BE PROVIDED WITH A 25" x 3" x 3" PLATE WASHER
BOLTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED.



REVISIONS BY

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NEW GARAGE AT 18 WOOD LANE
FAIRFAX

Date 4/26/23
Scale 3/8" = 1'-0"
Drawn CCM
Job
Sheet S1