

1 ROGERS JOSEPH O'DONNELL
AARON P. SILBERMAN (State Bar No. 161021)
2 asilberman@rjo.com
RICHARD M. HARRIS (State Bar No. 268171)
3 rharris@rjo.com
311 California Street
4 San Francisco, California 94104
Telephone: 415.956.2828
5 Facsimile: 415.956.6457

6 Attorneys for Petitioner
JACOB FRIEDMAN

FILED

AUG 29 2023

JAMES M. KIM, Court Executive Officer
MARIN COUNTY SUPERIOR COURT
By: N. Johnson, Deputy

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA

9 COUNTY OF MARIN

10 JACOB FRIEDMAN, an individual,

11 Petitioner,

12 vs.

13 CITY OF FAIRFAX, a general law city,
THE OFFICE OF BUILDING
14 INSPECTOR OF THE TOWN OF
FAIRFAX, in its official capacity, and
15 Does 1-10.

16 Respondents.

Case No. CV00000737

**VERIFIED PETITION FOR
ALTERNATIVE WRIT AND STAY AND
WRIT OF MANDAMUS (Civ. Proc. Code
§§ 1085-1087)**

Date: August 30, 2023

Time: 9:00 a.m.

Dept.: E

Judge: Hon. ANDREW E. SWEET

17
18 Petitioner JACOB FRIEDMAN ("Friedman") hereby petitions this Court for an
19 alternative writ and peremptory writ of mandamus under sections 1085, 1086 and 1087 of the
20 Code of Civil Procedure, directed to Respondent CITY OF FAIRFAX ("Fairfax" or "the City"),
21 and THE OFFICE OF BUILDING INSPECTOR OF THE TOWN OF FAIRFAX ("Building
22 Department" or "Inspector") (Collectively, "Defendants"):

23 **THE PARTIES**

24 1. Petitioner Friedman is a taxpayer and resident of Fairfax and the State of
25 California. He is seventy two years old, in the construction business in Fairfax and elsewhere in
26 California, and is authorized, qualified and licensed to perform this business in California.

27 2. Respondent Fairfax is a general law city, subject to the Court's power to
28 compel compliance with a legal duty pursuant to sections 1085, 1086 and 1087 of the Code of
Civil Procedure.

1 issue a building permit. Rather, Fairfax Building Official Mark Lockaby submitted Friedman's
2 Approved Plans to the City Engineer (an outside contractor) for further review prior to approval
3 for the Permit, further delaying prompt construction. Finally, on August 4, 2022 (over 13 months
4 after Friedman submitted his application), the City issued a building permit to Friedman ("the
5 Permit"). A true and correct copy of the Permit and receipt of payment is attached as Exhibit 2.
6 Friedman is informed and believes that these efforts were conducted in bad faith with the
7 intention of delaying and/or preventing Friedman from proceeding with the project.

8 10. After receipt of the Permit, Friedman hired a work crew and mobilized
9 equipment to begin work on the Project.

10 11. After the permit was issued, Friedman informed the City that he intended
11 to submit an application pursuant to Government Code § 65852, *et seq.* ("SB 9"), which states
12 that projects containing up to two single family homes on property meeting certain requirements
13 "shall be considered ministerially, without discretionary review or a hearing," if certain
14 requirements are met. Neal responded by email that the City would conduct several layers of
15 review contrary to SB 9.

16 12. On August 9, 2022, Friedman submitted his application for changes to his
17 plans that meets all of SB 9's requirements for ministerial, non-discretionary review.

18 13. On the morning of August 10, 2022, the City, by and through Building
19 Official Lockaby, issued and posted at the Worksite an Order to Stop Work ("OSW")
20 prohibiting any further work on the Project. The only information the OSW states regarding the
21 "cause" of its issuance was "construction, excavation beyond scope of permit issued." Friedman
22 is informed and believes that this action was in bad faith with the intention of delaying and/or
23 preventing Friedman from proceeding with the project and intimidating him out of submitting
24 plan changes.

25 14. On August 25, 2022, Friedman was forced to file a petition for alternative
26 writ and stay and mandamus in the above entitled court. After filing the petition and serving it
27 on the City, the parties were able to resolve the dispute short of court intervention. That petition
28 was dismissed by Friedman without prejudice.

1 15. Work continued on the Project fully in compliance with the laws and
2 regulations of the City, and always under safe conditions. As is typical on projects like these,
3 Friedman made various changes to the structure. Lockaby requested documentation detailing
4 these changes from Friedman, and Friedman provided these documents. The documents
5 Friedman provided to Lockaby are attached as Exhibit 3. Relevant to this dispute, Friedman
6 showed three changes to the plans:

- 7 a. A portion of the basement was shown to be an accessory dwelling unit;
- 8 b. A portion of the top floor has been prepared to be a junior accessory dwelling
9 unit, including enclosing an upper deck, and the addition of an exterior
10 stairway; and
- 11 c. The front low pitched roof is shown as being eliminated, and instead a roof
12 deck above a portion of the lower floor even with the top floor is shown.

13 16. After receiving the documents, Lockaby agreed that Friedman could
14 continue with the work. Lockaby requested that Friedman obtain approval of the changes shown
15 in paragraph 15(b) and 15(c) from the Fairfax Planning Commission, and that Friedman not
16 complete any further work on these items until Planning approved the changes.

17 17. Friedman disputed Lockaby's finding. Section 107.4 of the Building Code
18 contemplates changes will occur during construction, stating "any changes made during
19 construction that are not in compliance with the approved construction documents shall be
20 resubmitted for approval as an amended set of construction documents." Thus, Friedman
21 asserted his right to continue construction and submit the minor changes to the plan at the
22 conclusion of the Project.

23 18. While the requirements of plan submission was still under discussion, on
24 June 8, 2023, Lockaby issued a notice to stop work on the Project. The "cause" described on
25 the red tag was "CONSTRUCTION NOT APPROVED." Friedman understood this red tag to
26 allege that Friedman was allegedly constructing the Project in violation of the planning code of
27 the City (Title 17). A true and correct photograph of the red tag issued on June 8, 2023 is
28 attached as Exhibit 4.

1 19. On June 9, 2023, Friedman signed and submitted an appeal to the decision
2 of Lockaby under Title 17. On June 12, 2023, Friedman paid the required fee for an appeal to
3 the City. Friedman has not received a copy of the signed document back from the City. A true
4 and correct copy of that appeal (unsigned), and the receipt for Friedman’s payment, is attached
5 as Exhibit 5.

6 20. Pursuant to the Fairfax Municipal Code section 17.036.030, an appeal of
7 an administrative official’s enforcement of title 17 stays any enforcement of that action pending
8 a ruling by the City Council on the appeal. FTC § 17.036.030. To date, the City Council has not
9 ruled on the appeal contained in Exhibit 5.

10 21. Once the Appeal stayed the OSW, Friedman went back to work on the
11 Project. For some weeks, Lockaby continued to respond to requests for inspection. Work
12 continued in a legal and safe manner. To resolve the appeal short of a ruling, Friedman’s
13 counsel wrote to Town Counsel Janet Coleson, offering that Friedman would cease work on
14 items described in paragraphs 15(b) and 15(c) above, and request a modification from the
15 planning commission and submit plans within 60 days from June 23, 2023. The City’s counsel
16 never responded to this offer to resolve the dispute.

17 22. On July 20, 2023, Lockaby was called to complete, and did complete, an
18 electrical inspection of the Project. During this inspection, the electrical systems appeared to
19 Lockaby to be in working order and up to code and was approved. However, Lockaby refused
20 to approve the electrical system for connection to PG&E (also referred to as issuing a “green
21 tag”), notwithstanding it met all of the requirements of the code. Lockaby told Friedman that he
22 cannot release the Project’s electrical service for connection to PG&E unless and until Linda
23 Neil signs off on it.

24 23. On July 21, 2023, counsel for Friedman contacted counsel for the City to
25 discuss why the electrical was not being approved for connection to PG&E, given that the
26 electrical system was in working order and approved. During this phone call, counsel for the
27 City read to counsel for Friedman an email to her from Lockaby, which stated, in substance, that
28 the City was withholding the approval of the electrical system in order to force Friedman to

1 submit new plans to Planning and secure approval. Counsel for the City then explained that the
2 City would often withhold a “green tag” not because there was a problem with the electrical
3 work, but in order to extract other concessions from permit holders.

4 24. Despite the City’s refusal to issue the green tag, Friedman continued
5 working on the Project. Over the next few weeks he was able to complete some work on the
6 Project, although much less efficiently.

7 25. Based on this lack of efficiency, Friedman was accruing damages caused
8 by the City’s actions. On Friday, July 28, 2023, counsel for Friedman sent an email (a true and
9 correct copy is Exhibit 6) to counsel for the City, requesting that the City issue the green tag that
10 Friedman was entitled to by law.

11 26. Counsel for the City did not respond substantively until August 8, 2023,
12 stating in part “I don’t believe the electrical tag will be withheld for issues unrelated to the
13 electrical.” This was wholly contrary to the representations of counsel for the City made by
14 telephone on July 21, 2023. A true and correct copy of the City’s response is attached as Exhibit
15 7.

16 27. From July 20, 2023, until Friday, August 11, 2023, Friedman’s work on
17 the site was inefficient due to the lack of a green tag. During this time, Friedman would call
18 Lockaby for various inspections, but Lockaby would not respond. When Friedman called from
19 an anonymous number, Lockaby answered the phone, came to the site, and inspected Friedman’s
20 work. Friedman is informed and believes that ignoring his phone calls was in bad faith with the
21 intention of delaying and/or preventing Friedman from proceeding with the Project, and/or
22 convincing Friedman to capitulate to the City’s understanding of the Planning Code and submit
23 plan revisions.

24 28. On August 11, 2023, Lockaby sent an email to Friedman with an attached
25 letter. In the email, Lockaby states that he observed that the rear stairs were being constructed.
26 He then falsely claims that Friedman had agreed to obtain approval from the planning
27 commission before continuing to construct the back staircase. Lockaby then states: “I have no
28 choice but to suspend your permit until approvals [from Planning] are obtained.” A true and

1 correct copy of this letter is attached as Exhibit 8.

2 29. The letter stated that Lockaby was suspending the permit under California
3 Building Code [A] 105.6 because “the work being done is based on incorrect, inaccurate, and
4 incomplete information.” He then lists the same items contained in paragraph 15 above “have
5 not been approved by the planning commission, or building department” and that “In order to
6 commence construction, planning commission approvals must be obtained, and construction
7 drawings checked, and approved by the building department.”

8 30. On August 14, 2023, a similar letter was posted at the jobsite, together with
9 a stop work order, stating that the “cause” of OSW is “suspension of building permit.” A true
10 and correct photograph of the OSW and letter posted is attached as Exhibit 9.

11 31. That same day, counsel for Friedman contacted counsel for the City,
12 explaining that this order to stop work is contrary to law. Counsel for the City responded
13 August 15, 2023, stating that “it’s past time for your client to stop doing whatever he wants and
14 follow the direction provided.” A true and correct copy of that email is attached as Exhibit 10.

15 32. Rather than discussing the matter, Mr. Lockaby sent a new letter by email
16 to Friedman on August 17. This letter states that the permit is suspended because “your permit
17 was issued on the basis of your submittal of incorrect, inaccurate, and incomplete information.
18 The construction documents you submitted to obtain the permit did not reflect” the items in
19 paragraph 15 above. This letter does not include information about how Friedman might have
20 the permit reinstated. A true and correct copy of this letter is attached as Exhibit 11.

21 33. Counsel for Friedman wrote an email to Counsel for the City, demanding
22 reinstatement of the permit because, among other reasons, Friedman had not been afforded
23 notice or a hearing prior to the suspension. Counsel for the City responded by stating that
24 Friedman could appeal the suspension of the building permit to the town council (true and
25 correct copies of these emails are attached as exhibit 12, p. 5-7). Counsel for Friedman emailed
26 a response, stating that the Counsel for the City has stated “there is no appeal to the Planning
27 Commission or Town Council of a Building Official’s stop work order issued under the
28 authority of the CA Bldg Code.” A true and correct copy of the email that includes this quote is

1 Exhibit 13. In addition, the Fairfax Town Code does not provide for the necessary authority for
2 an appeal.

3 34. The Building Code is incorporated into the Fairfax Town Code as
4 article 15. Article 15 claims that it has a provision allowing for appeals: “Any aggrieved
5 applicant or person may appeal the determination of the chief building official regarding the
6 granting or denial of an exemption or compliance with any other provision of this chapter. An
7 appeal of a determination of the chief building official shall be filed in writing and processed in
8 accordance with the provisions of § 15.04.028 of this code.” FTC §15.04.100(C)(4). There is
9 no section 15.04.028 of the Fairfax town code.

10 35. Counsel for Friedman wrote to Counsel for the City on August 22, 2023,
11 that a permit revocation done without notice or a hearing where Friedman could present
12 evidence was is “inoperative and of no legal force,” citing *City of San Marino v. Roman*
13 *Catholic Archbishop of Los Angeles*, (1960) 180 Cal.App.2d 657, 669. On that basis, Friedman
14 would restart his construction on August 23, 2023.

15 36. Friedman also met with Lockaby at the project site on August 25, 2023.
16 During that conversation, Lockaby admitted that the green tag was not being withheld for any
17 reason related to the electrical system, but only because Town attorney Coleson told Lockaby
18 not to issue the green tag until Friedman obtained approval for the plan changes from the
19 Planning Commission. Lockaby also agreed that the changes under dispute were minor and
20 would likely be approved. A true and correct copy of an email sent by Friedman recounting this
21 conversation is attached as Exhibit 13. To date, Lockaby has not responded to this email.

22 37. That same day, Defendants caused a police officer to arrive at the Property.
23 The officer informed Friedman’s employees that if they did not stop working, they would be
24 cited and arrested.

25 38. As a result of the OSW, Friedman has no further work for his work crew.
26 Friedman is informed and believes based on current labor shortages in the construction industry,
27 it will be difficult upon rescission of the OSW to get the work crew to return to the Project as
28 they likely have taken other jobs, so Friedman has been and will be delayed as a result, and he

1 will very likely have to pay higher rates for a replacement work crew and/or a replacement
2 subcontractor.

3 39. By requiring Friedman to stop all work at the site, the City has created a
4 threat that the site will become unsafe. Specifically, if the green tag is not issued, Friedman
5 cannot power up the sump pump system to keep the property from flooding should it rain.

6 40. Friedman is informed and believes that the purported reasons given by the
7 City for its having issued, posting and refusing to rescind the OSW are contrary to law,
8 pretextual, factually unsupported and/or were devised after-the-fact in an effort to justify not
9 issuing the green tag. Friedman further is informed and believes that on or before the date the
10 City issued the OSW its actual reasons for issuance were ill will towards Friedman as a result of
11 Friedman asserting his property and statutory rights, including his right to a green tag, and in an
12 effort to convince Friedman to capitulate and agree to apply for changes in the middle, as
13 opposed to at the end, of the Project.

14 41. On August 21, 2023, counsel for Friedman emailed Counsel for the City
15 stating Friedman's intention to file this action. Attached as Exhibit 12 is a true and correct copy
16 of the email and responses to that email. Though counsel for the City responded to the email, it
17 refused to lift the OSW, refused to issue the green tag, and failed to provide any support for the
18 argument that the City has an appeals process under the Building Code.

19 **FIRST CAUSE OF ACTION**
20 **(WRIT OF MANDAMUS – Civ. Proc. §§ 1085, 1086)**

21 1. Friedman refers to and re-alleges all of the above paragraphs and by this reference
22 incorporates those paragraphs as though fully set forth at length.

23 2. Fairfax has a legal duty to comply with applicable law and its own building permits,
24 including the Permit issued by the City to Friedman.

25 3. Once Fairfax has exercised its discretion on whether a particular portion of the work
26 was installed in good and proper order, it is required by law to ministerially sign off on that
27 inspection (and issue a green tag allowing PG&E to connect the power to the house).

28 4. Further, Fairfax may not lawfully prevent work, including issuance and

1 maintenance of an order to stop work when the permit holder has a vested property interest in
2 the permit and Fairfax has not provided the permit holder with a noticed hearing where the
3 permit holder has an opportunity to present evidence and be heard.

4 5. Fairfax violated these legal duties, either intentionally or negligently, when it

5 a. Failed to issue the green tag once Lockaby had determined that the electrical
6 service and system were in good working order.

7 b. issued, posted and maintained the OSW from August 11, 2023, prohibiting
8 Friedman from continuing work under the Permit, which work was being
9 lawfully performed.

10 6. At all times relevant to this petition, Fairfax has been able to perform its
11 duties detailed herein, but has failed and/or refused and continues to fail and/or refuse to do so.

12 7. Friedman has exhausted his administrative appeals because there is no
13 administrative appeal procedure. Friedman requested that Fairfax rescind and remove the OSW
14 and issue the green tag. The City has ignored previous appeals filed pursuant to its Code, and the
15 City has stated there is no appeal procedure, inviting court intervention. Friedman is informed
16 and believes that there are no further available administrative procedures to compel Fairfax to
17 comply with applicable law and the Permit.

18 8. In the alternative, even if there were a sufficient appeal procedure, it would
19 be futile for Friedman to pursue, given that the City ignores appeals that have been filed. In
20 addition, irreparable harm will come to Friedman if he must wait an unknown time for an appeal
21 to occur. Defendants' illegal actions have caused Friedman to stop work completely, even
22 though he must continue to pay interest on his construction loan. In addition, rain may come at
23 any time, and house may flood without a green tag, so Friedman can connect the electricity to
24 run the pumps.

25 9. Friedman does not have a plain, speedy and adequate remedy at law, other
26 than the writ sought by this petition.

27 10. If Fairfax is allowed to maintain the OSW and not issue the green tag,
28 Friedman will suffer irreparable injury because (a) he will suffer pecuniary loss for which money

1 damages are not available against Fairfax and so cannot adequately compensate for Friedman's
2 crew and equipment costs caused by the OSW and the refusal to issue the green tag; (b) the
3 longer the delay in rescinding the OSW and issuing the green tag, the higher the likelihood that
4 Friedman will not be able to get his crew back or get a similarly qualified crew to complete the
5 work; and (c) significant rainfall could occur at any time and, when it does, the incomplete work
6 – which the OSW prohibits Friedman from completing – is likely to threaten public safety and
7 Friedman's and adjacent properties, all of which could create liability for Friedman for which he
8 would not have an adequate remedy at law against Fairfax, and (d) Without being able to
9 complete the work, the cost of carrying the loan on the Property may become too great for
10 Friedman to actually complete the work, and he may be forced to default on this loan.

11 11. For all of these reasons, Friedman has a beneficiary, pecuniary interest in the
12 issuance of an alternative writ and peremptory writ of mandamus, apart from that of the public at
13 large.

14 **PRAYER FOR RELIEF**

15 **WHEREFORE**, Friedman respectfully prays that the Court enter judgment against
16 Respondents as follows:

17 1. For an Alternative Writ and Stay Order requiring Respondents to rescind
18 and stay enforcement of the OSW and to show cause why they should not be enjoined, as set
19 forth in this Petition;

20 2. For an Alternative Writ and Stay Order requiring Respondents to issue the
21 green tag for the electrical system on the Project, and to show cause why they should not be
22 ordered to do so, as set forth in this Petition;

23 3. For an Alternative Writ and Stay Order requiring Respondents to establish
24 an appeal procedure under the building code as required by section 1.8.8.1 *et seq.* and *Lippman*
25 *v. City of Oakland* (2017) 19 Cal.App.5th 750.

26 4. For a Writ of Mandamus to be issued pursuant to Civ. Proc. §§ 1085, 1086
27 and 1087 ordering Respondents to immediately rescind and stay enforcement of the OSW, and
28 to issue the green tag for the Property, or to show cause before this Court, at a time and place

1 then or thereafter specified by court order, why Respondents have not done so and why a
2 peremptory writ should not issue;


3 5. For Friedman's cost in this action; and

4 6. For such other relief as the Court considers just and proper.

5 Dated: August 28, 2023

ROGERS JOSEPH O'DONNELL

6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

By: 
AARON P. SILBERMAN
RICHARD M. HARRIS
Attorneys for Petitioner
JACOB FRIEDMAN

VERIFICATION

I, JACOB FRIEDMAN, declare that:

I am the petitioner in this case, and I make this verification for that reason. I have read the foregoing VERIFIED PETITION FOR ALTERNATIVE WRIT AND STAY AND WRIT OF MANDAMUS.

I have personal knowledge of all of the facts recited in the above-referenced document, and, therefore, verify them as true and correct.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this Verification was executed at Fairfax, California.

Dated: 8/28/2023

By: *Coby Friedman*
JACOB FRIEDMAN

JACOB FRIEDMAN

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Exhibit 1

SCOPE OF WORK

- DEMOLISH EXISTING RESIDENCE ON SITE.
- CONSTRUCTION OF NEW DETACHED GARAGE W/ ACCESSORY DWELLING UNIT.
- NEW REAR RETAINING WALLS.

DRAWING INDEX

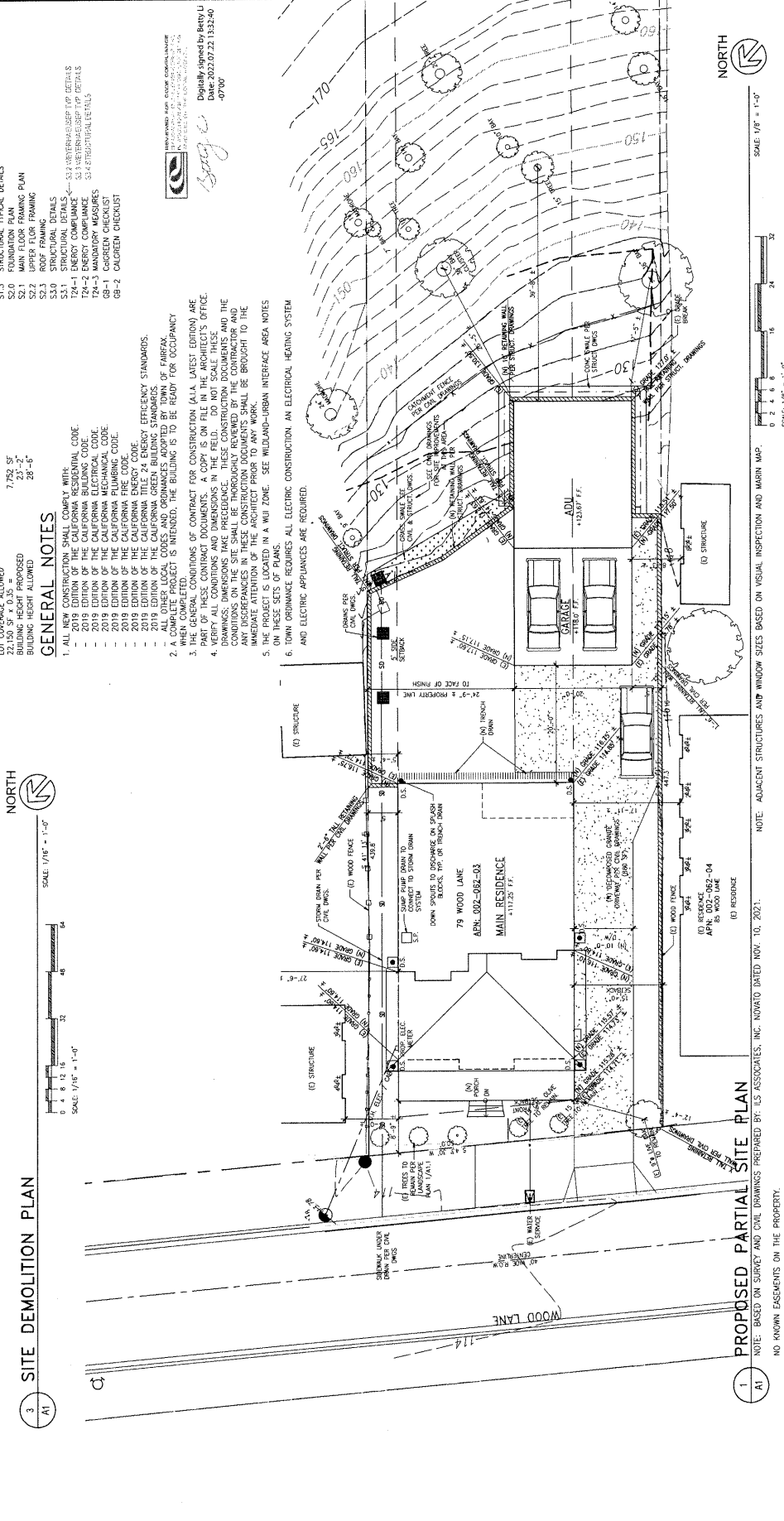
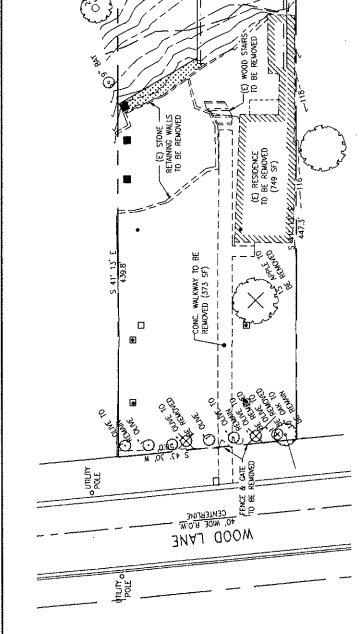
- A1.0 PROPOSED PARTIAL SITE PLAN, SITE DEMOLITION PLAN, PROJECT DATA
- A1.1 CONCEPTUAL LAYOUT AND VEGETATION MANAGEMENT PLAN
- A1.2A CONDITIONS OF APPROVAL
- A1.2B CONDITIONS OF APPROVAL
- A1.2C RECORD OF SURVEY
- A1.3 CIVIL SITE PLAN
- A1.4 ELECTRICAL PLAN AND DETAILS
- A1.5 BEST PRACTICES
- A2.1 MAIN FLOOR/ BASEMENT PLANS
- A2.2 UPPER FLOOR/ GARAGE/ ADU PLANS
- A2.3 MAIN FLOOR/ ELECTRICAL PLANS
- A2.4 EXTERIOR ELEVATIONS/ ADU ELECTRICAL PLANS
- A2.5 EXTERIOR ELEVATIONS/ ADU ELECTRICAL PLANS
- A2.6 EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTIONS/ DETAILS
- A3.2 EXTERIOR SECTIONS/ DETAILS
- A4.1 STRUCTURAL GENERAL NOTES
- A4.2 STRUCTURAL TYPICAL DETAILS
- A4.3 STRUCTURAL TYPICAL DETAILS
- A4.4 STRUCTURAL TYPICAL DETAILS
- A4.5 STRUCTURAL TYPICAL DETAILS
- A4.6 STRUCTURAL TYPICAL DETAILS
- A4.7 STRUCTURAL TYPICAL DETAILS
- A4.8 STRUCTURAL TYPICAL DETAILS
- A4.9 STRUCTURAL TYPICAL DETAILS
- A4.10 STRUCTURAL TYPICAL DETAILS
- A4.11 STRUCTURAL TYPICAL DETAILS
- A4.12 STRUCTURAL TYPICAL DETAILS
- A4.13 STRUCTURAL TYPICAL DETAILS
- A4.14 STRUCTURAL TYPICAL DETAILS
- A4.15 STRUCTURAL TYPICAL DETAILS
- A4.16 STRUCTURAL TYPICAL DETAILS
- A4.17 STRUCTURAL TYPICAL DETAILS
- A4.18 STRUCTURAL TYPICAL DETAILS
- A4.19 STRUCTURAL TYPICAL DETAILS
- A4.20 STRUCTURAL TYPICAL DETAILS
- A4.21 STRUCTURAL TYPICAL DETAILS
- A4.22 STRUCTURAL TYPICAL DETAILS
- A4.23 STRUCTURAL TYPICAL DETAILS
- A4.24 STRUCTURAL TYPICAL DETAILS
- A4.25 STRUCTURAL TYPICAL DETAILS
- A4.26 STRUCTURAL TYPICAL DETAILS
- A4.27 STRUCTURAL TYPICAL DETAILS
- A4.28 STRUCTURAL TYPICAL DETAILS
- A4.29 STRUCTURAL TYPICAL DETAILS
- A4.30 STRUCTURAL TYPICAL DETAILS
- A4.31 STRUCTURAL TYPICAL DETAILS
- A4.32 STRUCTURAL TYPICAL DETAILS
- A4.33 STRUCTURAL TYPICAL DETAILS
- A4.34 STRUCTURAL TYPICAL DETAILS
- A4.35 STRUCTURAL TYPICAL DETAILS
- A4.36 STRUCTURAL TYPICAL DETAILS
- A4.37 STRUCTURAL TYPICAL DETAILS
- A4.38 STRUCTURAL TYPICAL DETAILS
- A4.39 STRUCTURAL TYPICAL DETAILS
- A4.40 STRUCTURAL TYPICAL DETAILS
- A4.41 STRUCTURAL TYPICAL DETAILS
- A4.42 STRUCTURAL TYPICAL DETAILS
- A4.43 STRUCTURAL TYPICAL DETAILS
- A4.44 STRUCTURAL TYPICAL DETAILS
- A4.45 STRUCTURAL TYPICAL DETAILS
- A4.46 STRUCTURAL TYPICAL DETAILS
- A4.47 STRUCTURAL TYPICAL DETAILS
- A4.48 STRUCTURAL TYPICAL DETAILS
- A4.49 STRUCTURAL TYPICAL DETAILS
- A4.50 STRUCTURAL TYPICAL DETAILS
- A4.51 STRUCTURAL TYPICAL DETAILS
- A4.52 STRUCTURAL TYPICAL DETAILS
- A4.53 STRUCTURAL TYPICAL DETAILS
- A4.54 STRUCTURAL TYPICAL DETAILS
- A4.55 STRUCTURAL TYPICAL DETAILS
- A4.56 STRUCTURAL TYPICAL DETAILS
- A4.57 STRUCTURAL TYPICAL DETAILS
- A4.58 STRUCTURAL TYPICAL DETAILS
- A4.59 STRUCTURAL TYPICAL DETAILS
- A4.60 STRUCTURAL TYPICAL DETAILS
- A4.61 STRUCTURAL TYPICAL DETAILS
- A4.62 STRUCTURAL TYPICAL DETAILS
- A4.63 STRUCTURAL TYPICAL DETAILS
- A4.64 STRUCTURAL TYPICAL DETAILS
- A4.65 STRUCTURAL TYPICAL DETAILS
- A4.66 STRUCTURAL TYPICAL DETAILS
- A4.67 STRUCTURAL TYPICAL DETAILS
- A4.68 STRUCTURAL TYPICAL DETAILS
- A4.69 STRUCTURAL TYPICAL DETAILS
- A4.70 STRUCTURAL TYPICAL DETAILS
- A4.71 STRUCTURAL TYPICAL DETAILS
- A4.72 STRUCTURAL TYPICAL DETAILS
- A4.73 STRUCTURAL TYPICAL DETAILS
- A4.74 STRUCTURAL TYPICAL DETAILS
- A4.75 STRUCTURAL TYPICAL DETAILS
- A4.76 STRUCTURAL TYPICAL DETAILS
- A4.77 STRUCTURAL TYPICAL DETAILS
- A4.78 STRUCTURAL TYPICAL DETAILS
- A4.79 STRUCTURAL TYPICAL DETAILS
- A4.80 STRUCTURAL TYPICAL DETAILS
- A4.81 STRUCTURAL TYPICAL DETAILS
- A4.82 STRUCTURAL TYPICAL DETAILS
- A4.83 STRUCTURAL TYPICAL DETAILS
- A4.84 STRUCTURAL TYPICAL DETAILS
- A4.85 STRUCTURAL TYPICAL DETAILS
- A4.86 STRUCTURAL TYPICAL DETAILS
- A4.87 STRUCTURAL TYPICAL DETAILS
- A4.88 STRUCTURAL TYPICAL DETAILS
- A4.89 STRUCTURAL TYPICAL DETAILS
- A4.90 STRUCTURAL TYPICAL DETAILS
- A4.91 STRUCTURAL TYPICAL DETAILS
- A4.92 STRUCTURAL TYPICAL DETAILS
- A4.93 STRUCTURAL TYPICAL DETAILS
- A4.94 STRUCTURAL TYPICAL DETAILS
- A4.95 STRUCTURAL TYPICAL DETAILS
- A4.96 STRUCTURAL TYPICAL DETAILS
- A4.97 STRUCTURAL TYPICAL DETAILS
- A4.98 STRUCTURAL TYPICAL DETAILS
- A4.99 STRUCTURAL TYPICAL DETAILS
- A4.100 STRUCTURAL TYPICAL DETAILS

PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 002-062-03
 COUNTY: SAN RAFAEL
 OCCUPANCY: R-2 - RESIDENTIAL
 CONSTRUCTION TYPE: TYPE VB - SPRINKLERED
 SITE AREA (FROM ASSESSOR RECORDS): 22,150 SF
 LOWER FLOOR AREA - MAIN RESIDENCE: 4,213 SF
 LOWER FLOOR AREA - ACCESSORY DWELLING UNIT: 1,415 SF
 UPPER FLOOR (UP TO STAIRWAY SUBTRACTED): 2,628 SF
 GARAGE: 400 SF
 BASKETBALL COURT: 400 SF
 FLOOR AREA RATIO PROPOSED: 2.00
 FLOOR AREA ALLOWED: 44,300 (TOWN CODE MAX. 3,500)
 ZONING: R-2
 GARAGE/ADU: 1,415 SF
 HOUSE: 500 SF
 TOTAL: 2,533 SF
 LOT COVERAGE PROPOSED: 11.53 %
 LOT COVERAGE ALLOWED: 22.150 SF x 0.35 = 7,752 SF
 BUILDING HEIGHT ALLOWED: 28'-6"

GENERAL NOTES

- ALL NEW CONSTRUCTION SHALL COMPLY WITH:
 - 2018 EDITION OF THE CALIFORNIA RESIDENTIAL CODE.
 - 2018 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
 - 2018 EDITION OF THE CALIFORNIA MECHANICAL CODE.
 - 2018 EDITION OF THE CALIFORNIA PLUMBING CODE.
 - 2018 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
 - 2018 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS.
- A COMPLETE PROJECT IS INTENDED. THE BUILDING IS TO BE READY FOR OCCUPANCY WHEN COMPLETED.
- THE GENERAL CONDITIONS OF CONTRACT FOR CONSTRUCTION (ALL LATEST EDITIONS) ARE TO APPLY TO THIS PROJECT. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. DO NOT SCALE THESE DRAWINGS. DIMENSIONS TAKE PRECEDENCE. THESE CONSTRUCTION DOCUMENTS AND THE CONDITIONS ON THE SITE SHALL BE THOROUGHLY REVIEWED BY THE CONTRACTOR AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK.
- THE PROJECT IS LOCATED IN A MU ZONE. SEE MIDLAND-URBAN INTERFACE AREA NOTES ON THESE SETS OF PLANS.
- TOWN ORDINANCE REQUIRES ALL ELECTRIC CONSTRUCTION AN ELECTRICAL HEATING SYSTEM AND ELECTRIC APPLIANCES ARE REQUIRED.



PROPOSED PARTIAL SITE PLAN
 NOTE: BASED ON SURVEY AND CIVIL DRAWINGS PREPARED BY ULS ASSOCIATES, INC. NOVATO DATED NOV. 10, 2021.
 NO KNOWN EASEMENTS ON THE PROPERTY.
 SCALE: 1/8" = 1'-0"
 NORTH
 1
A1

LANDSCAPE PLAN KEY NOTES

- (1) IN 24" SQ. CONC. PAVES, SPACING AS NOTED ON PLAN.
- (2) IN CONC. CURB CUT AND RAMP FOR CIVIL DRAINAGE.
- (3) IN DETOURED CURB CUT DRAINAGE FOR CIVIL DRAINAGE.
- (4) IN FIBRE GROUND COVER, SHOWN MICHELIN.

PLANT SCHEDULE

SYMBOL	COMMON NAME	QTY.	SIZE	ROW	RESIDUE	PLANT TYPE	REMARKS
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"
(Symbol)	CELESTINE	1	1 GAL	RES	YES	SHRUB	HEIGHT 12-25" WIDTH 12-25"

NOT SHOWN SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

WHERE THESE SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

WHERE THESE SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

WHERE THESE SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

WHERE THESE SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

WHERE THESE SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

WHERE THESE SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

WHERE THESE SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

WHERE THESE SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

WHERE THESE SHALL BE SPACES 50' THAT NO CONTINITY EXIST BETWEEN THE GROUND LEVEL AND THE CEILING OF THE STRUCTURE. THE CEILING SHALL BE 10' ABOVE THE GROUND LEVEL.

VEGETATION MANAGEMENT PLAN

EXISTING CONDITIONS - 60' ZONE

The tree portion of the site is heavily wooded with a variety of trees. All trees are to be retained unless otherwise noted. The site is heavily wooded with a variety of trees. All trees are to be retained unless otherwise noted. The site is heavily wooded with a variety of trees. All trees are to be retained unless otherwise noted.

EXISTING CONDITIONS - 30' ZONE

The existing conditions within this portion of the site consist of landscape setbacks, utility lines, and existing structures. The portion of the site is heavily wooded with a variety of trees. All trees are to be retained unless otherwise noted. The site is heavily wooded with a variety of trees. All trees are to be retained unless otherwise noted.

EXISTING CONDITIONS - 10' ZONE

The existing conditions within this portion of the site consist of landscape setbacks, utility lines, and existing structures. The portion of the site is heavily wooded with a variety of trees. All trees are to be retained unless otherwise noted. The site is heavily wooded with a variety of trees. All trees are to be retained unless otherwise noted.

PROPOSED MANAGEMENT - Zone 1 (60' Zone)

- A. New commercial landscaping to be installed within 10' of new residence.
- B. Any existing trees to be retained and be trimmed to 10' and dead wood removed.
- C. All trees to be retained unless otherwise noted. The site is heavily wooded with a variety of trees. All trees are to be retained unless otherwise noted.
- D. Clean all fallen leaves and needles regularly. Remove more often during the winter.
- E. Do not have firewood, lumber or construction materials stored in the zone.
- F. Use only non-combustible mulch such as stone or gravel. Compost is not acceptable.
- G. No combustible outdoor furniture should be placed in this zone. Replace with metal or stone furniture.
- H. No air conditioning units should be placed in this zone. Replace with heat pumps or mini-split systems.
- I. All trash and debris should be placed in this zone.

PROPOSED MANAGEMENT - Zone 2 (30' Zone)

- A. Cut or remove annual grasses down to a maximum height of 4 inches.
- B. Remove all dead plants, grasses, and weeds (vegetation).
- C. Remove all dead plants, grasses, and weeds (vegetation).
- D. Remove all dead plants, grasses, and weeds (vegetation).
- E. Remove all dead plants, grasses, and weeds (vegetation).
- F. Remove all dead plants, grasses, and weeds (vegetation).
- G. Remove all dead plants, grasses, and weeds (vegetation).
- H. Remove all dead plants, grasses, and weeds (vegetation).

PROPOSED MANAGEMENT - Zone 3 (10' Zone)

- A. Trim trees and shrubs to a maximum height of 4 inches.
- B. Trim trees to a maximum height of 4 inches.
- C. All landscaping shall meet the requirements for Zone 2 as shown above.

[END OF REPORT]

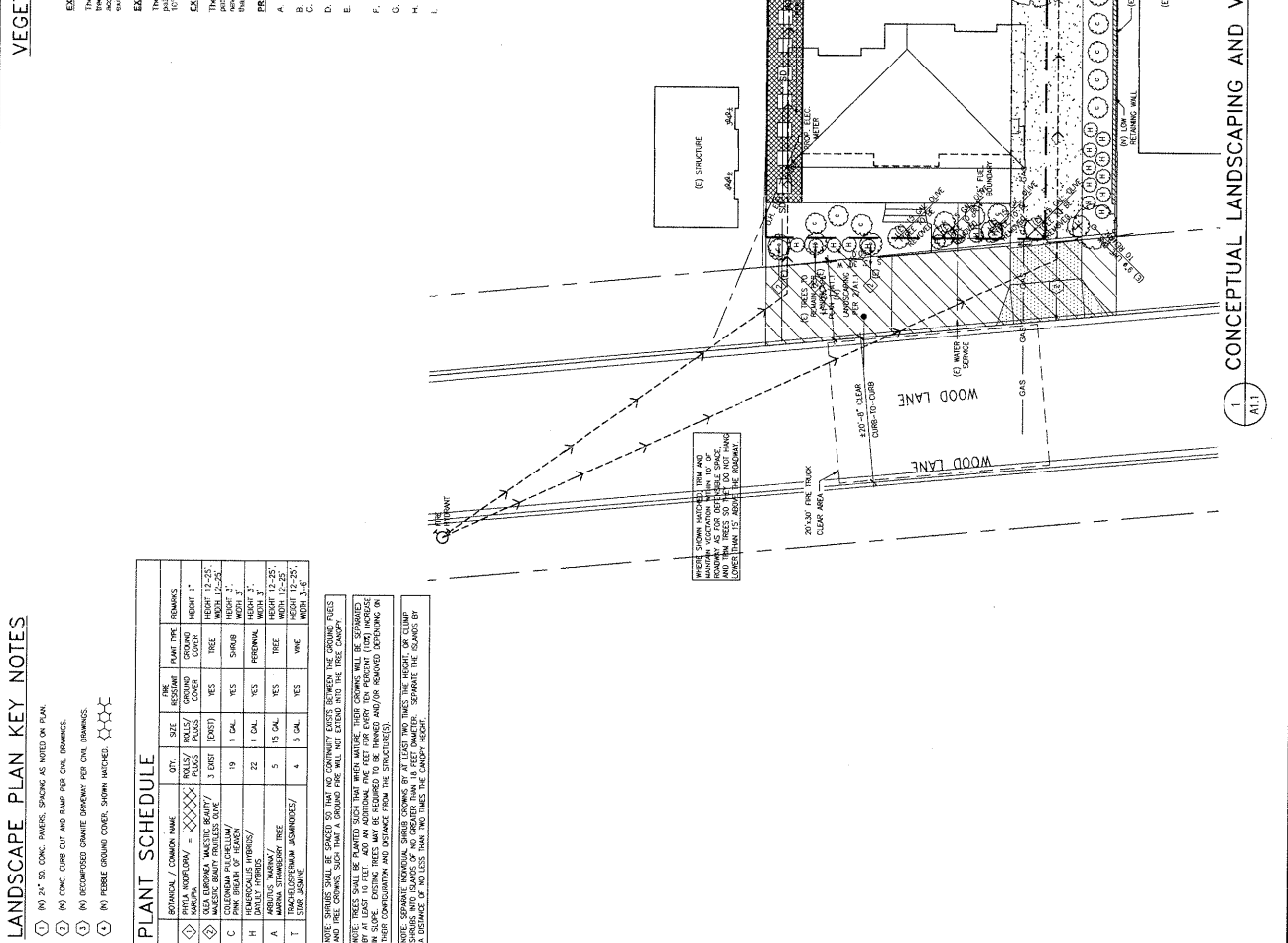
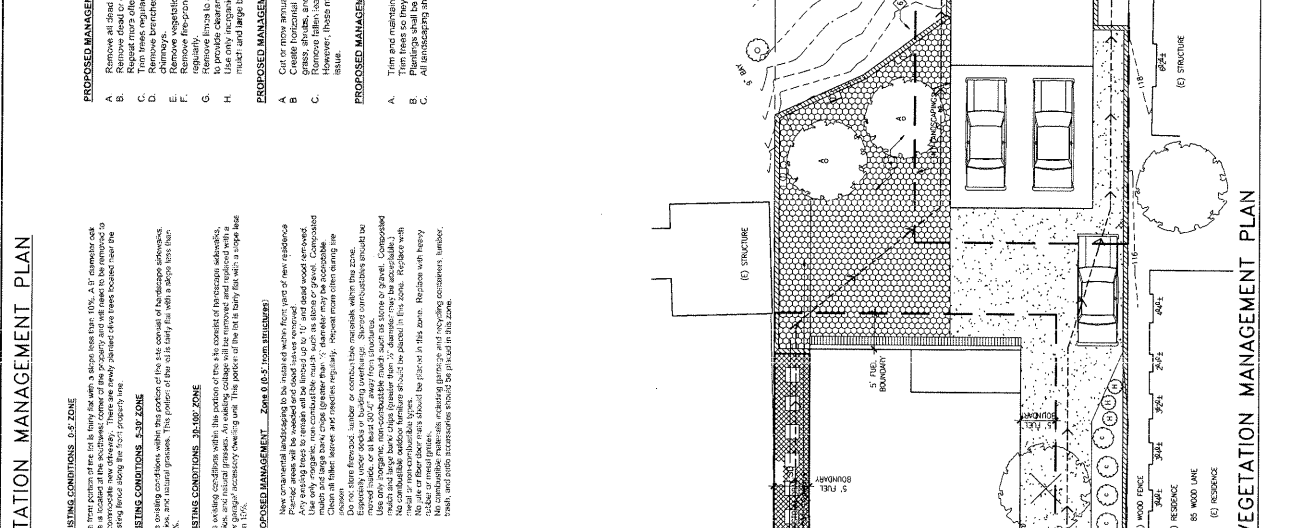
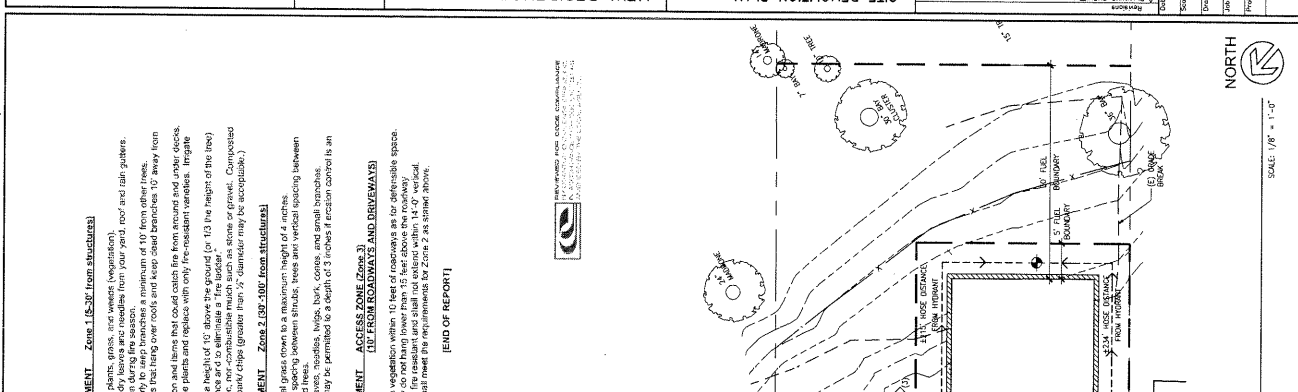
A R C H I T E C T S
 FERRIC C. DIVINE ASSOCIATES
 1924 FOURTH ST., SAN ANTONIO, TX 78201
 Phone: (512) 457-0220 Fax: (512) 454-9581

NEW RESIDENCE AND ADU
 79 WOOD LAKE
 PARK, CA 94038
 FOR: COBY FRIEDMAN

SITE DEMOLITION PLAN, CONCEPTUAL LANDSCAPE AND VEGETATION MANAGEMENT PLAN

NO.	DATE	DESCRIPTION
1	12-09-2020	PRELIMINARY SUBMITTAL
2	01-03-2021	REVISIONS
3	01-03-2021	REVISIONS
4	01-03-2021	REVISIONS
5	01-03-2021	REVISIONS
6	01-03-2021	REVISIONS
7	01-03-2021	REVISIONS
8	01-03-2021	REVISIONS
9	01-03-2021	REVISIONS
10	01-03-2021	REVISIONS

A1.1



DATE	04-06-2022
DRAWN BY	As Noted
DATE	LSK
DATE	08/16/20
DATE	
DATE	

CONDITIONS OF APPROVAL

NEW RESIDENCE AND ADU

79 WOOD LANE
FAIRFAX, CA 94930
FOR: CORN FRIEDMAN
R/N: 202-242-1133

1924 FOURTH ST, SAN RAFAEL, CA 94901
FEDERIC C. DIVINE ASSOCIATES
ARCHITECTS
Phone: (415) 457-0220 Fax: (415) 454-9581

grade on either side of each fence unless a fence height variance is obtained from the Planning Commission for a taller fence or fence/wall combination. All fencing of the lot shall be agreed upon by both the neighbors at 75 and 150' minimum from the lot boundary. The lot boundary is defined as the neighbors yards with existing the state east by the fence. If no fence exists on the neighbor's side of the lot, the lot boundary shall be defined by the proposed fence with a minimum 3'27" design review (also change) fence height and fence design will be reviewed and noted upon by the Planning Commission.

56. The building permit plans shall include details to incorporate the required infrastructure for the solar power and battery back-up systems the applicant proposes to install. The applicant shall provide a detailed solar panel array layout meeting in addition to the viable layout and function objectives.

NOTE: THIS ITEM HAS BEEN REVIEWED BY THE PLANNING COMMISSION OF THE TOWN OF FAIRFAX. HEREBY FEES AND DETERMINES AS FOLLOWS:

The approval of the Hill Area Residential Development, Design Review, Permit Elevation and Tree Removal permits and the firing have been made to grant the applicant the necessary approvals to allow the project to proceed. The project is required to meet all applicable codes and regulations. The applicant is required to meet all applicable codes and regulations. The applicant is required to meet all applicable codes and regulations.

Construction of the project shall occur without causing significant impacts on neighboring residents and the environment.

The findings resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 20th day of January, 2022 by the following vote:

YES: Guen, Jensen, Kelly, Naxson, Swett, Chair Frigoso
NOES: None

Chair Normal Frigoso
Chair Normal Frigoso

Alastair
Alastair
Linda Nair, Principal Planner

damage in an amount equalling 100% of the estimated construction costs and pay for the Town Engineer's/Plumber's/Inspector's time to review and confirm the contractor's estimate.

48. A four foot wide sidewalk shall be installed along the entire property frontage as shown on the site plan, to be completed prior to the start of construction. The contractor shall be responsible for the installation of the sidewalk.

49. Town Engineer

50. The Town Engineer shall review the final, stamped and signed project Civil and Mechanical plans and specifications, including all notes and conditions, and shall prepare a site grading and drainage report. The report shall include a site grading plan, drainage plan and drainage report. The report shall be submitted to the Planning Department for review and approval. The report shall be submitted to the Planning Department for review and approval.

51. All exterior features must be dark sky compliant (fully shielded and emit no light pollution) and shall be installed in accordance with the applicable standards. The lighting plan shall be submitted with the building permit application and approved by the Planning Department prior to issuance of the building permit. The lighting plan shall be submitted with the building permit application and approved by the Planning Department prior to issuance of the building permit.

Miscellaneous

52. The surveyor shall mark the location of all property lines in the field prior to the start of construction.

53. A drainage system maintenance agreement including a system location plan and maintenance schedule to ensure the drainage system continues to function as intended shall be recorded at the Main County Recorder's Office within 90 days of project completion. A copy shall be provided to the Town prior to issuance of the building permit.

54. An electrical load calculation shall be submitted with the building permit application. The calculation shall be submitted with the building permit application. The calculation shall be submitted with the building permit application. The calculation shall be submitted with the building permit application.

55. If the existing eastern and western side property line fences are damaged or destroyed, the applicant shall be responsible for the reconstruction of the fences at his own cost prior to the project final inspection. The side fences or combination fence/wall structures shall be no more than six feet above the lowest finished

36. A sewer connection permit for a side sewer connection permit is required for all work outside the new building footprint.

37. Fees with include sewer capacity charges as well as permit fees.

38. The sewer lateral from the outer edge of the building to the connection at the sewer main, in accordance with IVSD Ordinance 100 and Standards.

39. Schedule a sewer lateral and backflow protection device within 30 days of building foundation. The Back Valley Standard Specifications for Sewer Lateral and Backflow Protection Device shall be used. The construction of the sewer lateral and backflow protection device shall be in accordance with the applicable standards and shall be approved by the Planning Department.

40. A hold-all shall be placed on the property when the building permit is issued and will not be released for occupancy until the building permit and sewer requirements have been fulfilled.

41. A Certificate of Compliance for the lateral must be obtained from the IVSD prior to the project final inspection by the Fairfax Building Department.

Fairfax Public Works Department

42. All buildings with more than 2,000 sq ft of floor area for construction will be required to have a fire alarm system installed in accordance with the applicable standards.

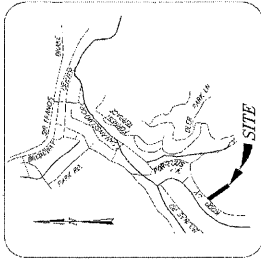
43. All electrical components shall be computerized and be signed off by the Building Department. The computerization shall be completed by the Building Department.

44. Construction shall be limited to concrete piers and steel placement and will not include any other foundation work. The construction shall be in accordance with the applicable standards.

45. 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 adjacent residents, and other information. The plan shall be approved by the Planning Department. The plan shall be approved by the Planning Department.

46. The applicant shall provide a site plan to the Public Works Department. The site plan shall be submitted with the building permit application.

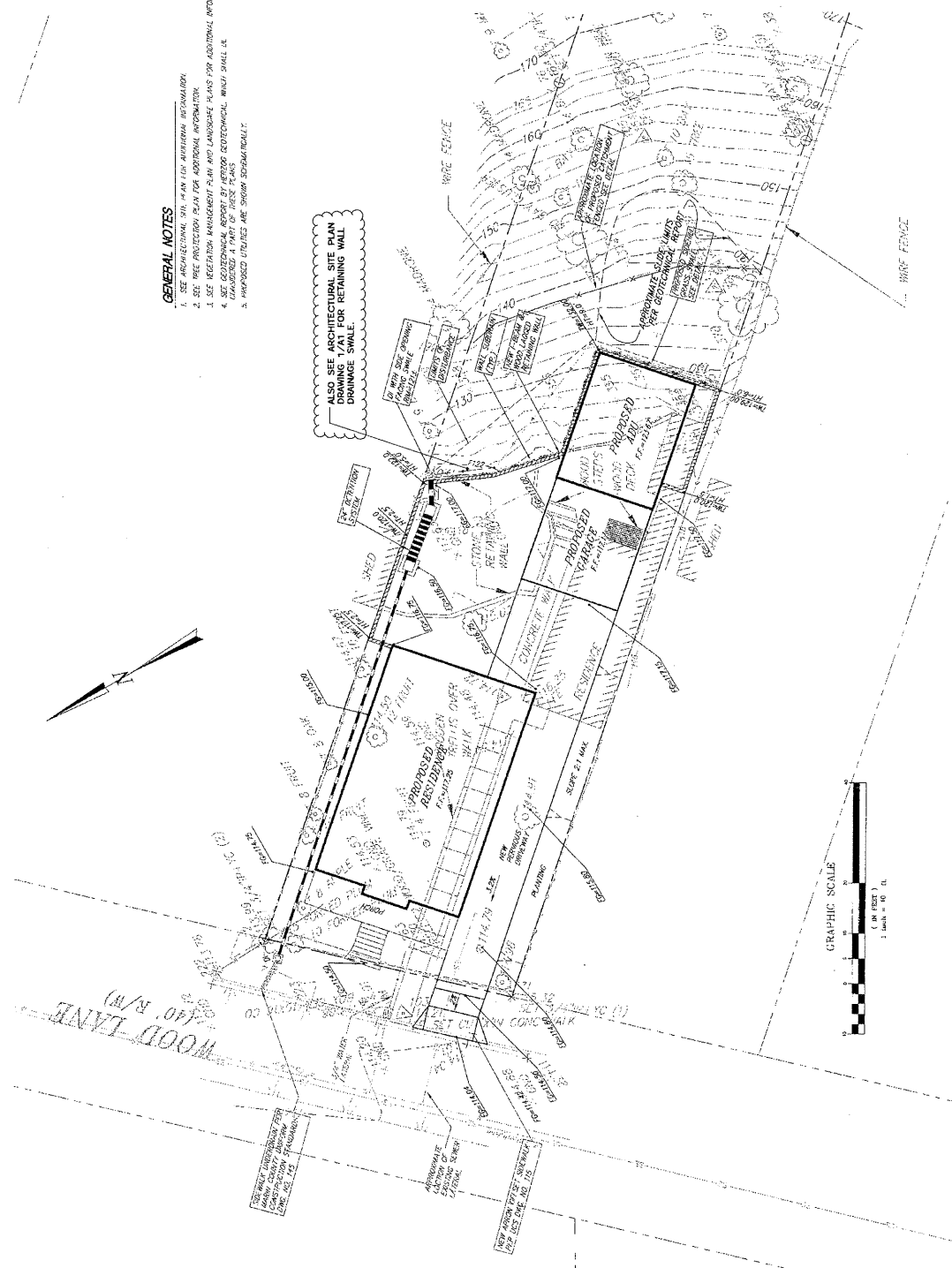
47. A hold-all shall be placed on the construction delivery permit. The hold-all shall be placed on the construction delivery permit. The hold-all shall be placed on the construction delivery permit.



VICINITY MAP
-105-

- GENERAL NOTES**
- SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
 - SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

ALSO SEE ARCHITECTURAL SITE PLAN DRAWING T-1/T FOR RETAINING WALL AND LANDSCAPE PLAN.



- LEGEND**
- WHOLE NUMBER TOP SURVEY
 - EXISTING ADJT. EASE
 - ASPHALT DRIVEWAY
 - EXISTING WATER METEOR
 - DRYWASH INLET
 - EXISTING TREE
 - EXISTING CONTIGUOUS
 - PROPERTY LINE
 - EXISTING EDGE OF PARCELS
 - WIRE FENCE
 - WIRE FENCE
 - PROPOSED DRAINAGE SYSTEM
 - TEMPORARY ASPHALT
 - TEMPORARY GRAVEL DRIVEWAY
 - EXIST. SOFT ELEVATION
 - PROPOSED GRADE
 - HEIGHT OF HILL
 - TOP OF HILL
 - PROPOSED GRADE AT WALL
 - PROPOSED FLOOR ELEVATION
 - TO BE REMOVED
 - PROPOSED RETAINING WALL
 - PROPOSED WALL SUBGRADE
 - PROPOSED ADJT. REVENUE

NOTES

- REPLACE DRIVEWAY IS ASSIGNED.
- CONTOUR INTERVAL IS 2' & 3'
- THRESH AND NO SIGNIFICANT VARIATION OF VARIATION OF SUBJECT PARCEL.
- PLAN CHECK COMMENTS 06-23-2022

IMPERVIOUS AREA QUANTITIES

PROPOSED IMPERVIOUS: 1,622 SF.
PROPOSED PERMEABLE: 597 SF.
TOTAL IMPERVIOUS: 2,219 SF.
(SEE RETAINING AND LANDSCAPING AREAS)

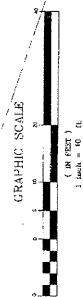
EARTHWORK

DESCRIPTION	CUT	FILL
SITE WORK	5 C.Y.	30 C.Y.
HOUSE MAT	0 C.Y.	25 C.Y.
PAVING	0 C.Y.	50 C.Y.
GRASS	0 C.Y.	0 C.Y.
ROCK	0 C.Y.	0 C.Y.
TOTALS	5 C.Y.	105 C.Y.

ANY SPECIAL MATERIALS SHALL BE APPROVED OF A LOCAL APPROVED SITE.

AREA OF DISTURBANCE

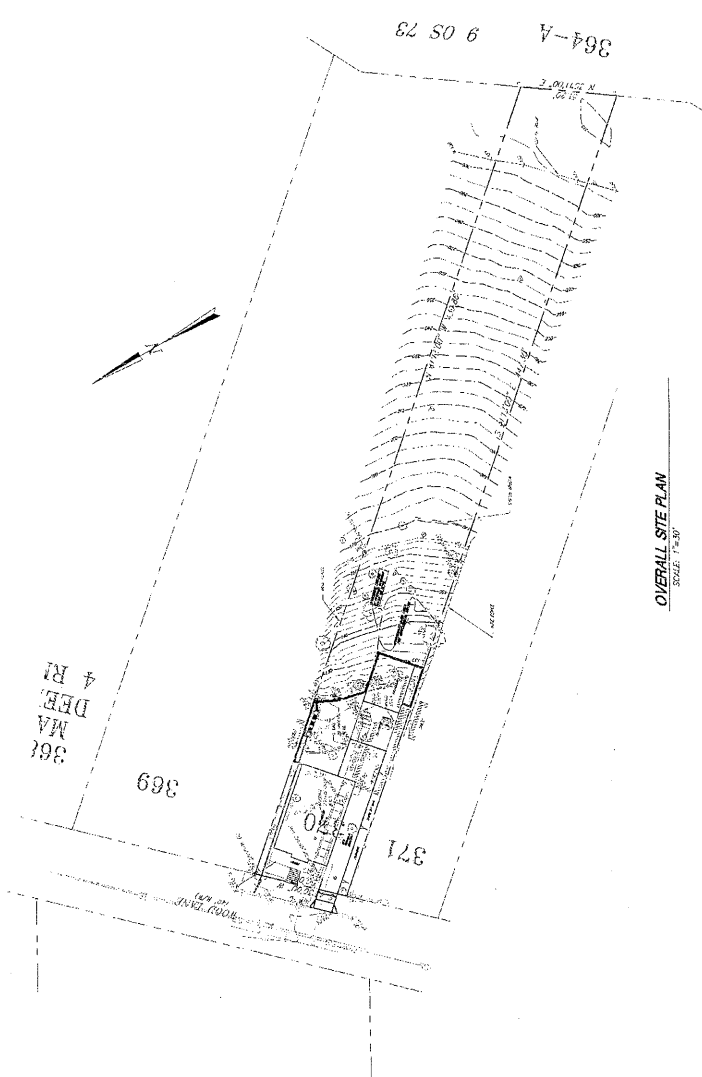
6,070 SF.



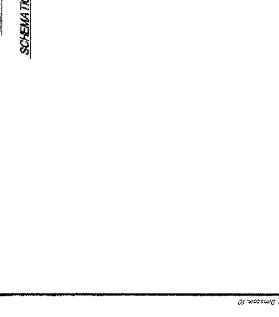
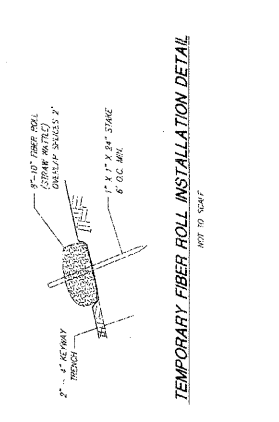
ITS ASSOCIATES, INC.
78 BALL BLVD, SUITE 100, RIVERSIDE, CA 92504-3300 FAX (951)363-7265
79 WOOD LANE
PARKWAY
SANTA ANA, CALIFORNIA 92705
06/23/2022
PAGE 2 OF 2

EROSION AND SEDIMENT CONTROL NOTES:

- TEMPERARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.
- ONCE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE INSTALLED/IMPLEMENTED AS SHOWN ON THE PLANS AND PRIOR TO SOIL DISTURBANCE ON ANY AFFLICTED AREA OF THE SITE.
- PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL INCLUDE SURROUNDING PLANTING, STABILIZATION, SPRING AND MOUNDING, AND OTHER SOIL PROTECTION AS SHOWN ON THE PLANS.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MAY BE INSTALLED FOLLOWING IMPLEMENTATION OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND RESTORATION AND/OR ESTABLISHMENT OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
- WHERE A STRIP WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED, ALL PROVISIONS OF THAT PLAN SHALL BE MAINTAINED.
- THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL FEATURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS ARE TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
- UPON THE COMPLETION OF CONSTRUCTION, THE SITE SHALL BE RESTORED TO THE ORIGINAL OR BETTER CONDITION AND SHALL BE MAINTAINED FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND RESTORATION AND/OR ESTABLISHMENT OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
- STORMWATER SHALL BE STORED OR DIVERTED TO A NEARBY STORMWATER MANAGEMENT SYSTEM OR TO A NEARBY WATERWAY. ALL STORMWATER SHALL BE STORED OR DIVERTED TO A NEARBY STORMWATER MANAGEMENT SYSTEM OR TO A NEARBY WATERWAY.
- WHERE DELETED NECESSARY BY THE ENGINEER IN THE FIELD UNDER EROSION AND SEDIMENT CONTROL MEASURES NOT BE REQUIRED.
- PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND RESTORATION AND/OR ESTABLISHMENT OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
- ALL GRADED OR OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING OR SODS AND MULCHING FOLLOWING COMPLETION OF CONSTRUCTION. SEEDING SHALL BE COMPLETED BY OCTOBER 15, 2024. MULCHING SHALL BE COMPLETED BY OCTOBER 15, 2024. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND RESTORATION AND/OR ESTABLISHMENT OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.



- NOTES**
- VERTICAL CURVE IS ASSUMED.
 - TOPOGRAPHICAL SURVEY IS BASED ON THE FIELD SURVEY AND RECORD.
 - CONTOUR INTERVAL IS 2' & 3'.
 - IN CASE OF ANY DISCREPANCIES OF RECORD OR SUBJECT PARCEL.



FOR REFERENCE ONLY

DESIGN REVIEW

ITS ASSOCIATES, INC.
CIVIL, ELECTRICAL AND MECHANICAL ENGINEERS
79 DULL DRIVE, SUITE A, IRVINE, CA 92618-5000 FAX (949) 251-7243

FRIEDMAN
79 DULL DRIVE, SUITE A, IRVINE, CA 92618-5000 FAX (949) 251-7243

DATE: 08/20/24
BY: J.S.
CHECKED: J.S.
DATE: 08/20/24

NOTES AND DETAILS

FOR REFERENCE ONLY

DATE: 08/20/24
BY: J.S.
CHECKED: J.S.
DATE: 08/20/24

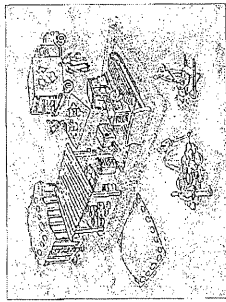
FOR REFERENCE ONLY

DATE: 08/20/24
BY: J.S.
CHECKED: J.S.
DATE: 08/20/24

Pollution Prevention - It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in creeks and the Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with pertinent ordinance requirements.



Materials storage & spill cleanup

- Non-hazardous materials management
 - ✓ Save, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
 - ✓ Use (but don't over-use) retained water for dust control as needed.
 - ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water.
 - ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
 - ✓ Check dumpsites regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters properly.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, State, and federal regulations.
- Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup material (sops, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Report any hazardous material spills to the appropriate agency(ies) immediately!

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a paved area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow run-offwater to reach gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it is least likely to be carried in the street. Transfer to dump trucks should take place on the site, not in the street.
- Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- Nature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction prevent erosion by securing the soil with erosion control fabric, or sowing with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure, to prevent erosion.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Local Agency for help in determining what testing should be done.
- Arrange disposal of contaminated soil according to Local Agency instructions.

Dewatering operations

- Remove water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to call the Local Agency's Stormwater Manager before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- Areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Local Agency to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use liner fabric, hot boxes, sand bags, or line gravel ditches to keep slurry out of the storm ditch system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you've finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- Do not allow curing wet weather or when rain is forecast.
- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Place drip pans or absorbent material under paving equipment when not in use.
- Do not sweep or wash. Sweep excess seal from road sealing into gutters, or catch basins. Collect sand and return it to the stockpile, or to the street.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach streams or waterways.
- Wash out concrete equipment/trucks off-site or in designated on-site area for washing where water will be contained with impervious plastic liner temporary pit. Do not let the water seep into the soil.
- Dispose of hardened concrete with trash when it is dried and hardened.

- If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.
- Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, storm, or storm drain. If a suitable dirt area is not available, filter the wash water through hay bales before discharging to a storm drain.

Painting

- Never rinse paint, brushes or materials in a gutter or street.
- Paint out excess water-based paint before making trimlines, rollers, or combiners in a street.
- If you can't use a silt, direct wash water to a dirt area and grade it in.
- Paint out excess oil-based paint before clearing brushes in street.
- Filter paint thinners and solvents to reuse whenever possible.
- Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Storm drain polluters may be liable for fines!

For more detailed information, contact the Stormwater Manager of the appropriate local agency.

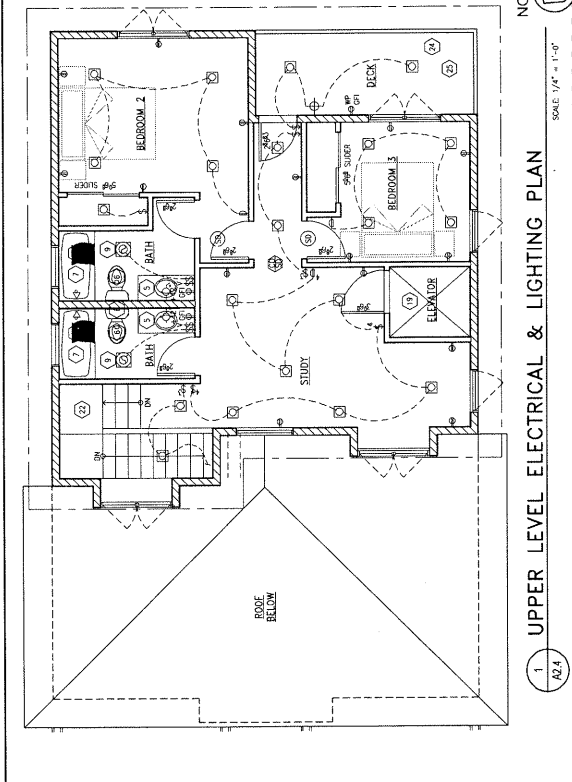
FOR REFERENCE ONLY

ILS ASSOCIATES, INC.
 CIVIL ENGINEERING AND LAND SURVEYING
 111 DAVIS DRIVE, SUITE A, NOVATO, CA 94949-0717 (415)881-9000 FAX (415)881-2933

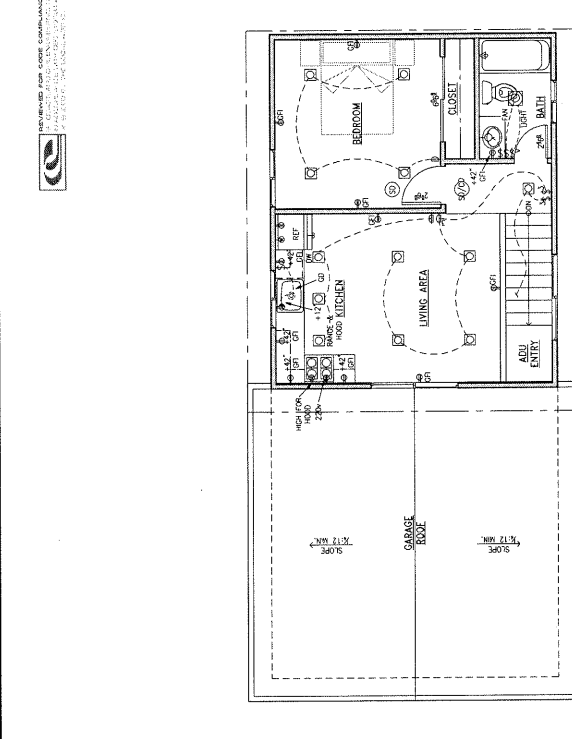
FRIEDMAN
 79 WOOD LAKE
 CALIFORNIA

ILS ASSOCIATES, INC.
 111 DAVIS DRIVE, SUITE A, NOVATO, CA 94949-0717 (415)881-9000 FAX (415)881-2933

DESB MANAGEMENT PRACTICES



1 UPPER LEVEL ELECTRICAL & LIGHTING PLAN
SCALE: 1/4" = 1'-0"



2 ADU ELECTRICAL & LIGHTING PLAN
SCALE: 1/4" = 1'-0"

HOR PER JA 15

SEE IN PLAN, INDIVIDUAL OPTIONS, ACCESSORIALS DATE: 05.04.07 LUXURY LIFT, LIT, TRACTION

NOTE:

1. MOTOR AND CONTROLLER MUST BE INSTALLED IN A DRY LOCATION.
2. CONTROLLER MUST BE INSTALLED IN A DRY LOCATION.
3. CONTROLLER MUST BE INSTALLED IN A DRY LOCATION.
4. CONTROLLER MUST BE INSTALLED IN A DRY LOCATION.

HYD HOIS

ALTERNATE MACHINE ROOM SPECIFICATIONS LUXURY LIFT, LUMINOUS LIT

NOTE:

1. HYDRAULIC HOIST MUST BE INSTALLED IN A DRY LOCATION.
2. HYDRAULIC HOIST MUST BE INSTALLED IN A DRY LOCATION.
3. HYDRAULIC HOIST MUST BE INSTALLED IN A DRY LOCATION.
4. HYDRAULIC HOIST MUST BE INSTALLED IN A DRY LOCATION.

PROPOSED EXTERIOR FINISH COLORS

METAL ROOF: ASCE SHIRAZ IRB "SLATE GREY"

WOOD: MOORE OC-16 "CEDAR KEY"

CONCRETE: CONCRETE BRUSHED "AS IS"

PAINTS: JAMES HARVE "HARDIE STONE" PAINTED BENJAMIN MOORE IC-137 "WATERBURY GREEN"

SILICO: STICCO MANSUETI PAINTED BENJAMIN MOORE OC-16 "CEDAR KEY"

GLASS: CLEAR GLASS

WOOD: MOORE OC-16 "CEDAR KEY"

STONE: "STONE WHITE" INTERIOR COLOR

WOOD: MOORE OC-16 "CEDAR KEY"

PAINTED BENJAMIN MOORE OC-16 "CEDAR KEY"

GLASS: CLEAR GLASS

WOOD: MOORE OC-16 "CEDAR KEY"

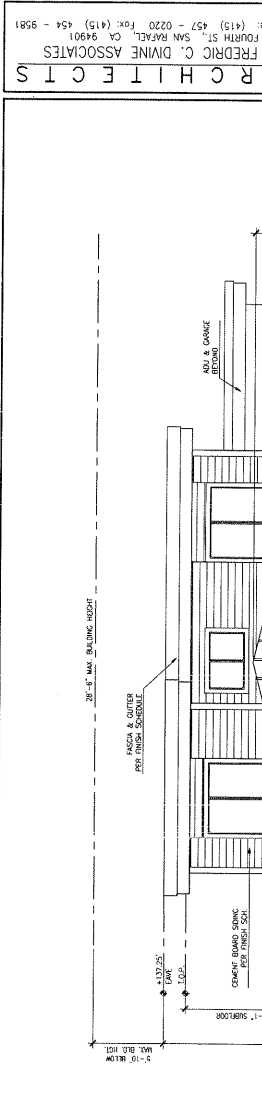
PAINTED BENJAMIN MOORE OC-16 "CEDAR KEY"

WILDLAND URBAN INTERFACE REQUIREMENTS

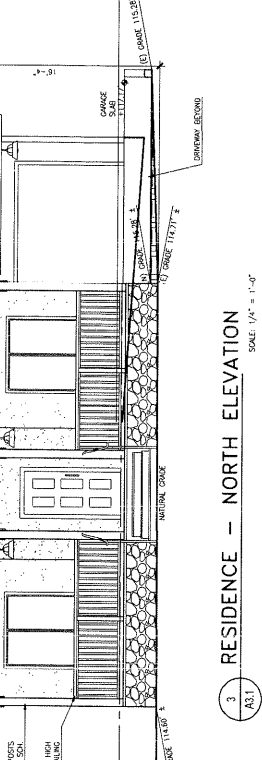
1. EXTERIOR WINDOWS, WINDOWS, GLAZED DOORS, AND GLAZED OPENINGS, IN EXTERIOR WALLS, SHALL BE EITHER LAMINATED OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.

ENERGY EFFICIENCY REQUIREMENTS

VERTICAL GLAZING SHALL HAVE U-FACTORS OF 0.32 OR LESS, AND SHGC OF 0.3 OR LESS.



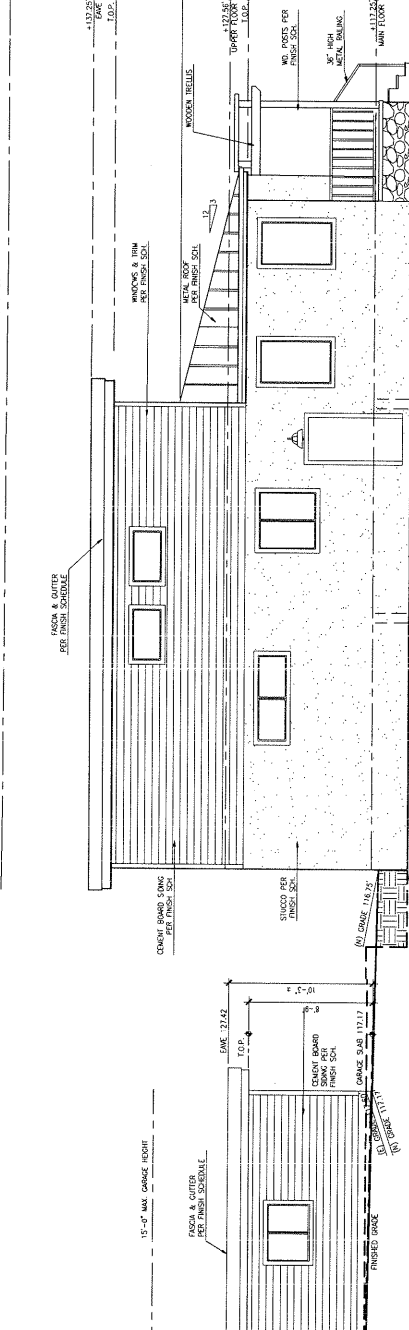
3 RESIDENCE - NORTH ELEVATION



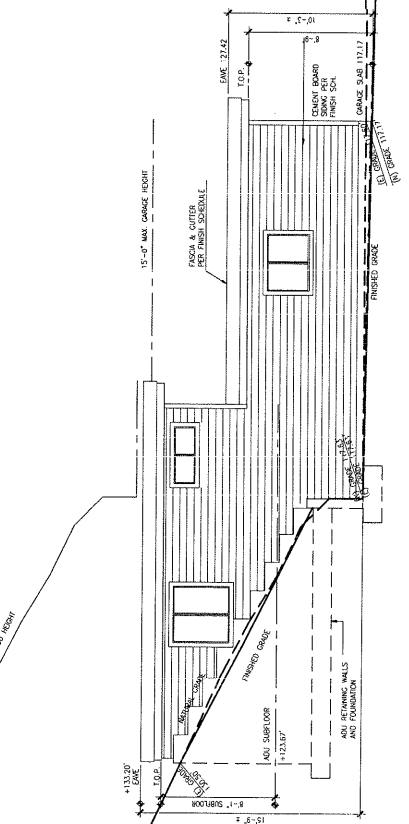
TEMPERED GLAZING REQUIREMENTS

1. IN THE SAME PLANE OF A DOOR IN THE CLOSED POSITION AND WITHIN TWO FEET OF EITHER SIDE OF THE DOOR.
2. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
3. ON A WALL PERPENDICULAR TO THE PLANE OF A DOOR IN CLOSED POSITION, WITHIN 48 INCHES OF THE HINGE SIDE OF AN SWINGING DOOR.
4. ADJACENT TO A BOTTOM STAR LANDING WHERE GLAZING IS ADJACENT TO A STAIRS OR RAMP WHERE GLAZING IS HORIZONTAL AND ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
5. ADJACENT TO STAIRS OR RAMP WHERE GLAZING IS HORIZONTAL AND ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
6. WITHIN A PORTION OF WALL ENCLOSING A TUB/ShOWER, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS WITHIN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
7. WITHIN 60 INCHES OF A TUB/ShOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
8. ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS:
 - a. ADJACENT TO A WALKING SURFACE.
 - b. EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR.
 - c. WHERE A WALKING SURFACE IS GREATER THAN 36 INCHES ABOVE THE FINISHED FLOOR.
 - d. HORIZONTAL OR HAVING A RAMPING SURFACE WITHIN 36 INCHES OF THE WALKING SURFACE.

2 GARAGE / ADU - EAST ELEVATION



1 RESIDENCE - EAST ELEVATION



PROJ. SHEET INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

PROJECT: PARK CREEK COMMONS

DATE: 05-20-2022

SCALE: 1/4" = 1'-0"

ARCHITECTS

FREDRICK C. DIVINE ASSOCIATES

1924 FOURTH ST., SAN RAFAEL, CA 94901

PHONE: (415) 452-0220 FAX: (415) 454-9581

NEW RESIDENCE AND ADU

79 WOOD LAKE

PLACER, CA 95662

FOR: COBY FRIEDMAN

EXTERIOR ELEVATIONS

SEALING

STATE OF CALIFORNIA

REGISTERED ARCHITECT

FREDRICK C. DIVINE

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

DATE: 05-20-2022

SCALE: AS SHOWN

PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

ARCHITECT'S SEAL

FREDRICK C. DIVINE

REGISTERED ARCHITECT

NO. 80258

PROJECT INFORMATION

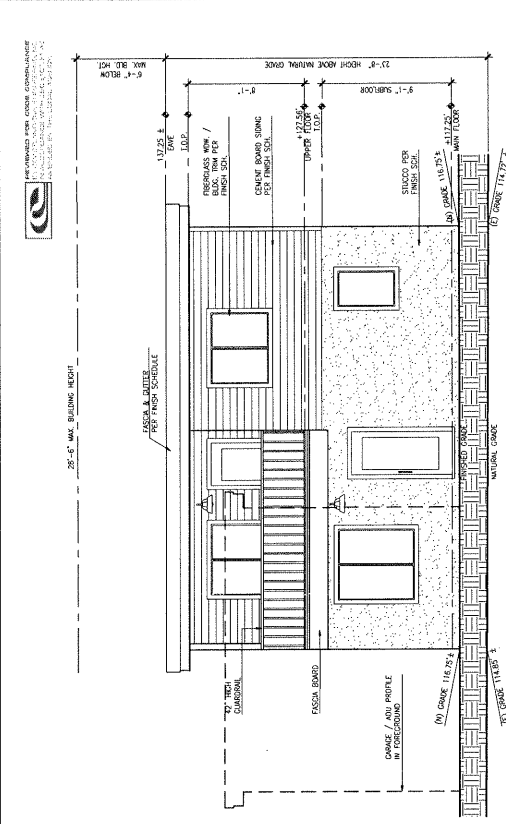
DATE: 05-20-2022

SCALE: AS SHOWN

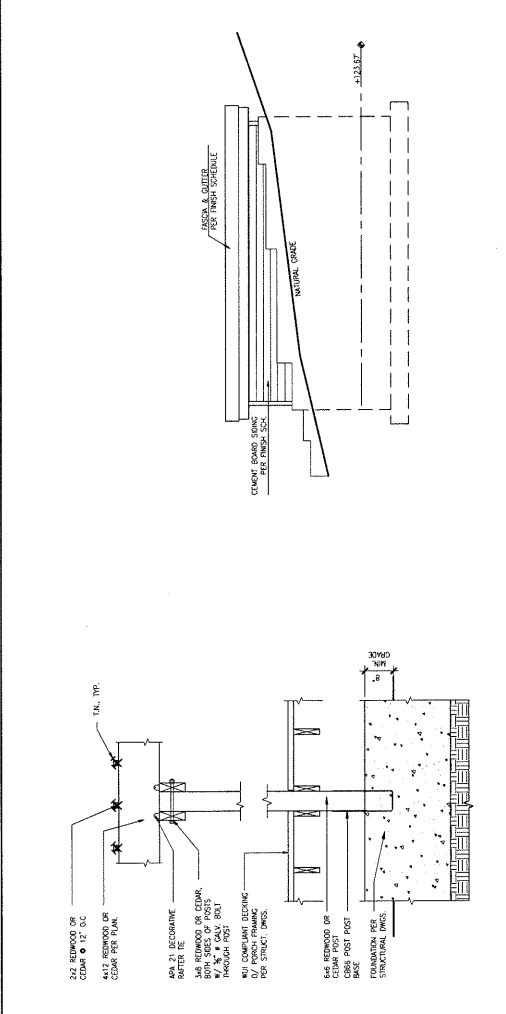
PROJECT: PARK CREEK COMMONS

SHEET: 04-06-2022

DATE: 03-17-2022

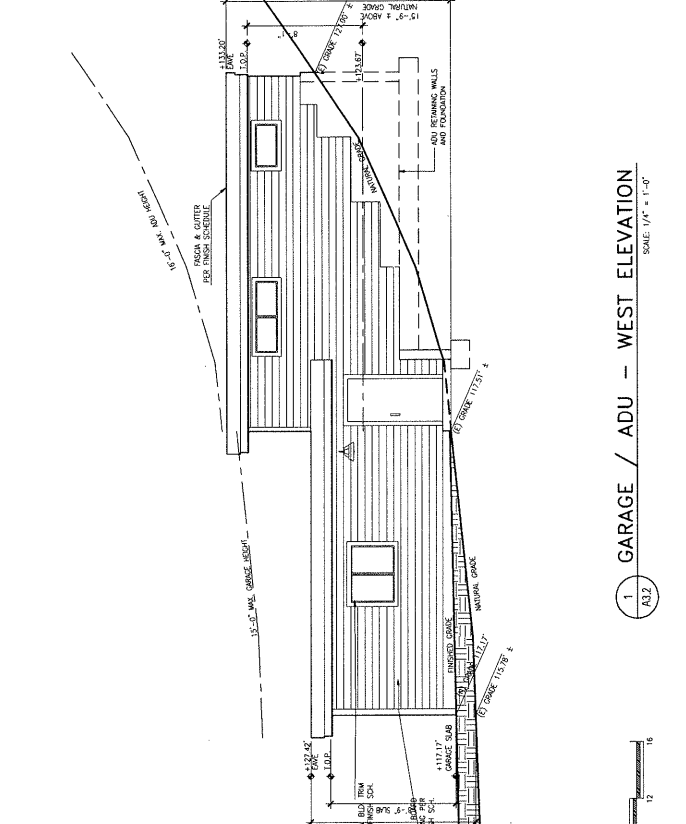


3 RESIDENCE - SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 A3.2

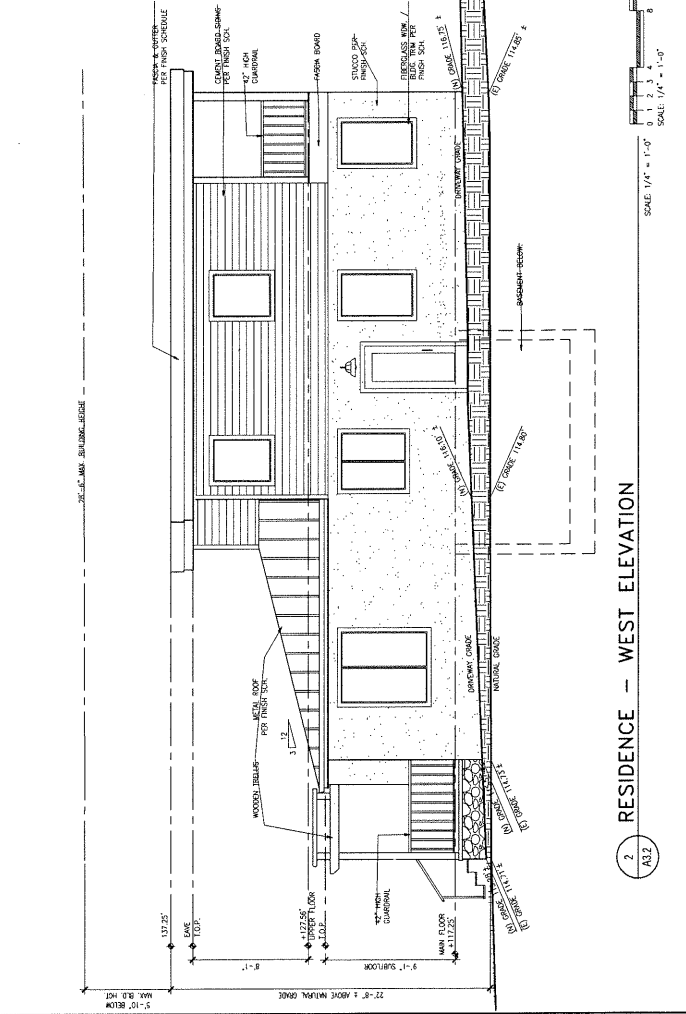


4 GARAGE / ADU - SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 A3.2

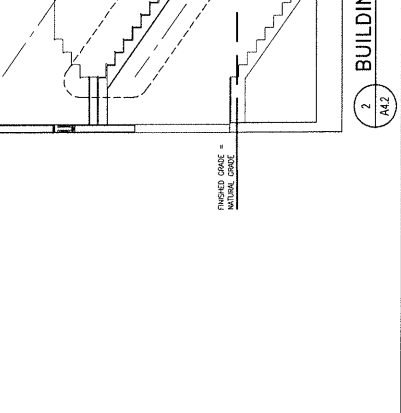
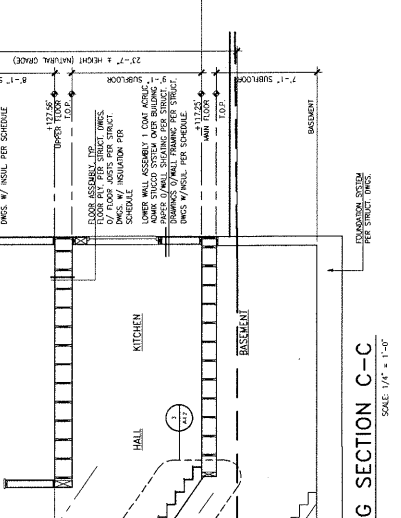
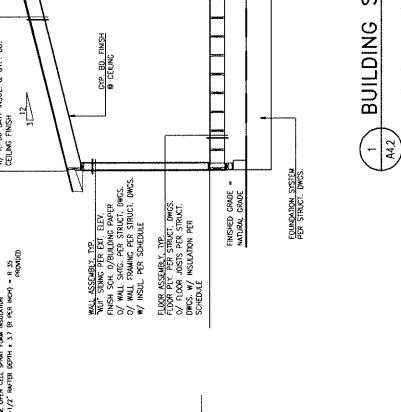
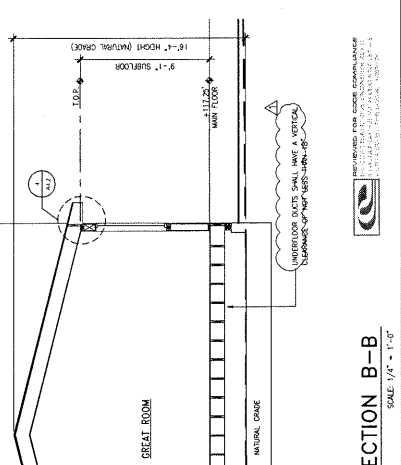
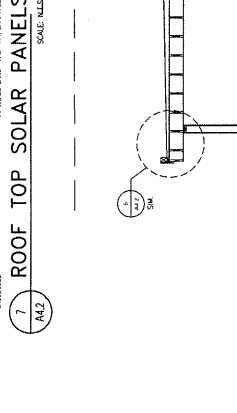
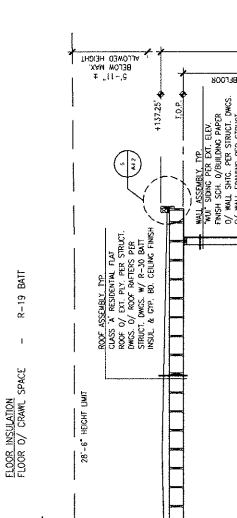
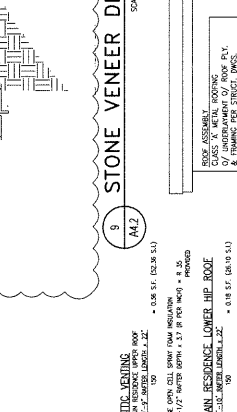
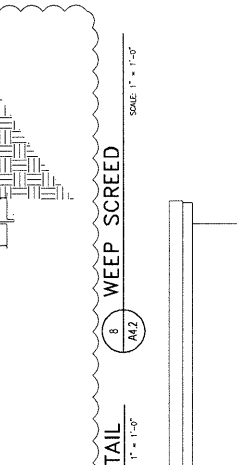
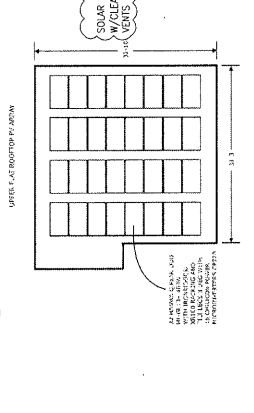
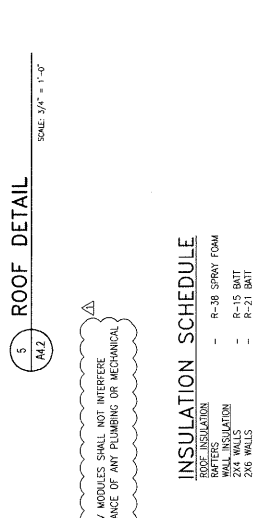
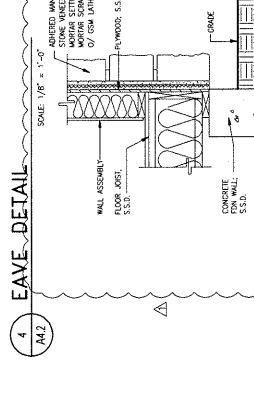
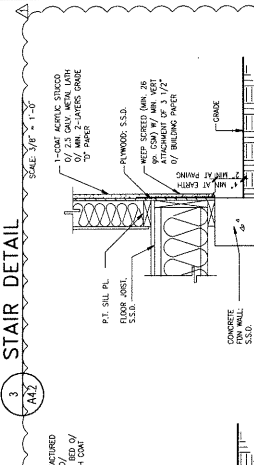
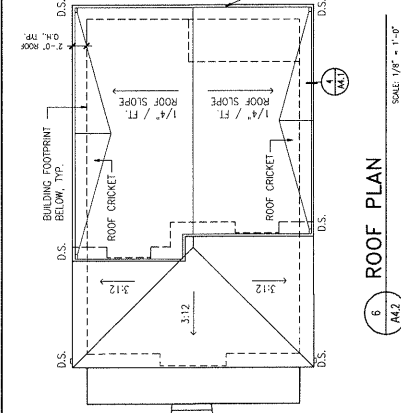
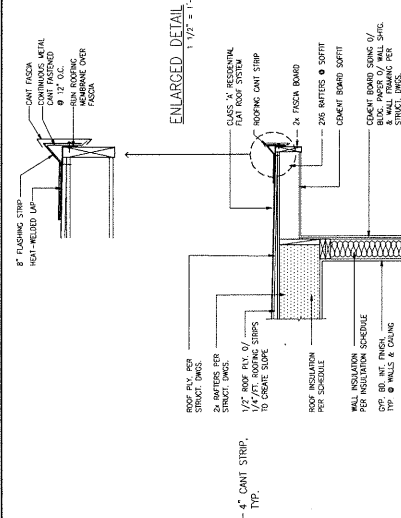
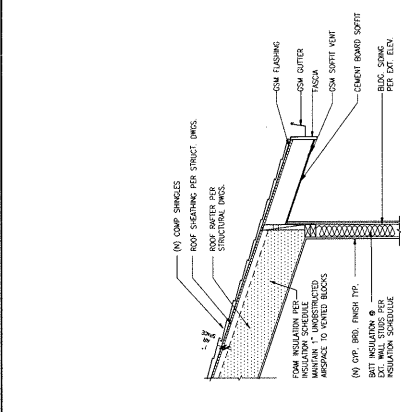
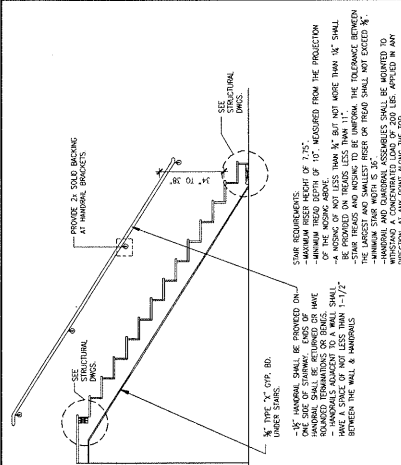
5 TRELLIS DETAIL
 SCALE: 3/4" = 1'-0"
 A3.2



1 GARAGE / ADU - WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 A3.2



2 RESIDENCE - WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 A3.2



NO.	DATE	BY
1	2022-09-21	DL

NEW RESIDENCE & ADU
79 WOOD LANE
FAIRFAX, CA 94930
 PROJECT APN 002-062-03

STRUCTURAL TYPICAL
 DETAILS

DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-1822-S
 SHEET 2 OF 12
S-1.1

Datus Abhassant Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: datus@cdccsassociates.net

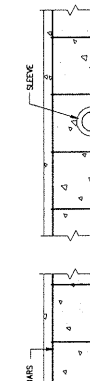


WALL AND FOOTING LAP SPICE SCHEDULE

CONCRETE STRENGTH (f'c)	REINFORCING BARS	LAP SPICE LENGTH (INCHES)
3000	6 #1	12
	8 #10	12
	11 #14	17
	20 #22	25
3500	10 #18	22
	25 #28	33
	40 #36	55
4000	15 #22	28
	33 #40	50
	52 #56	70



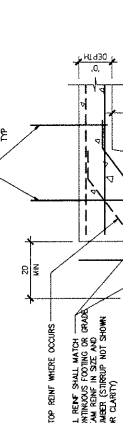
- REINFORCEMENT LAP SPICE NOTE:**
1. STAGGERED LAPS BETWEEN ADJACENT BAR SPICES.
 2. MIN. CLEARANCE BETWEEN ADJACENT BAR SPICES ARE TRUE.
 3. CLEARANCE BETWEEN ADJACENT BAR SPICES IS LESS THAN 12" BAR DIAMETER (Ø).
 4. HOOK EMBED WITH MIN. 10" SHOWN SHALL BE USED FOR SHOULDER.



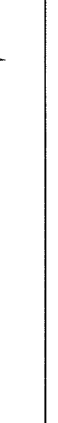
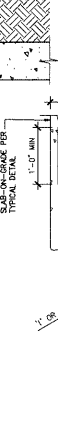
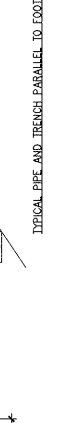
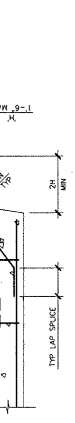
WALL REINFORCEMENT HORIZONTAL BEND

ALL REBAR SHALL MATCH CONTIGUOUS FOOTING OR GRADE BEAM REBAR. NUMBERING (E.G., 10#4) MUST BE SHOWN FOR CLARITY.

FOOTING TOP REBAR SHALL MATCH WALL TOP REBAR IN SPACING, SIZE AND NUMBER.

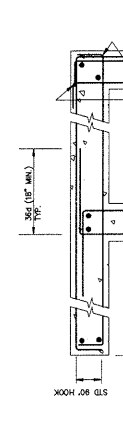


- REINFORCEMENT LAP SPICE NOTE:**
1. STAGGERED LAPS BETWEEN ADJACENT BAR SPICES.
 2. MIN. CLEARANCE BETWEEN ADJACENT BAR SPICES ARE TRUE.
 3. CLEARANCE BETWEEN ADJACENT BAR SPICES IS LESS THAN 12" BAR DIAMETER (Ø).
 4. HOOK EMBED WITH MIN. 10" SHOWN SHALL BE USED FOR SHOULDER.

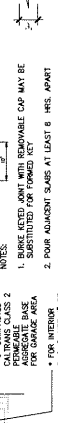
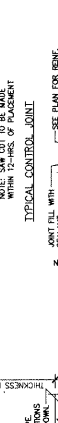
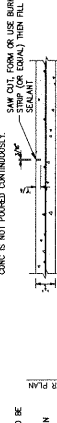
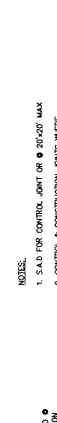
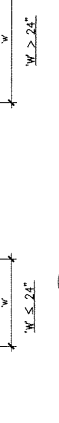
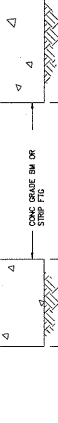
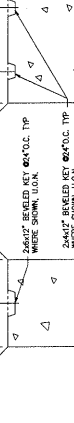


WALL DOUBLE LAYER OF REINFORCEMENT OCCURS BEHIND STEEL AS SHOWN FOR OUTSIDE BARS.

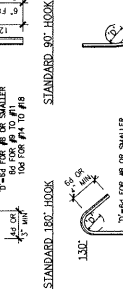
BEND ENDS 90° TO PLACE STD HOOKS.



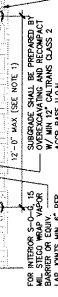
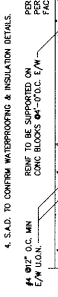
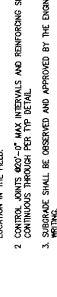
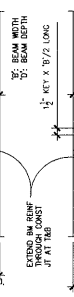
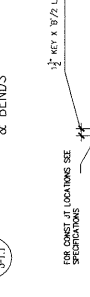
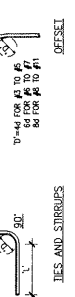
- REINFORCEMENT LAP SPICE NOTE:**
1. STAGGERED LAPS BETWEEN ADJACENT BAR SPICES.
 2. MIN. CLEARANCE BETWEEN ADJACENT BAR SPICES ARE TRUE.
 3. CLEARANCE BETWEEN ADJACENT BAR SPICES IS LESS THAN 12" BAR DIAMETER (Ø).
 4. HOOK EMBED WITH MIN. 10" SHOWN SHALL BE USED FOR SHOULDER.



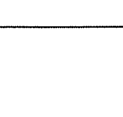
PIPE PERPENDICULAR TO FOOTING FOUNDATIONS



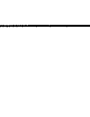
- REINFORCEMENT LAP SPICE NOTE:**
1. STAGGERED LAPS BETWEEN ADJACENT BAR SPICES.
 2. MIN. CLEARANCE BETWEEN ADJACENT BAR SPICES ARE TRUE.
 3. CLEARANCE BETWEEN ADJACENT BAR SPICES IS LESS THAN 12" BAR DIAMETER (Ø).
 4. HOOK EMBED WITH MIN. 10" SHOWN SHALL BE USED FOR SHOULDER.



PIPE PERPENDICULAR TO FOOTING FOUNDATIONS



- REINFORCEMENT LAP SPICE NOTE:**
1. STAGGERED LAPS BETWEEN ADJACENT BAR SPICES.
 2. MIN. CLEARANCE BETWEEN ADJACENT BAR SPICES ARE TRUE.
 3. CLEARANCE BETWEEN ADJACENT BAR SPICES IS LESS THAN 12" BAR DIAMETER (Ø).
 4. HOOK EMBED WITH MIN. 10" SHOWN SHALL BE USED FOR SHOULDER.



PIPE PERPENDICULAR TO FOOTING FOUNDATIONS

- REINFORCEMENT LAP SPICE NOTE:**
1. STAGGERED LAPS BETWEEN ADJACENT BAR SPICES.
 2. MIN. CLEARANCE BETWEEN ADJACENT BAR SPICES ARE TRUE.
 3. CLEARANCE BETWEEN ADJACENT BAR SPICES IS LESS THAN 12" BAR DIAMETER (Ø).
 4. HOOK EMBED WITH MIN. 10" SHOWN SHALL BE USED FOR SHOULDER.

PIPE PERPENDICULAR TO FOOTING FOUNDATIONS

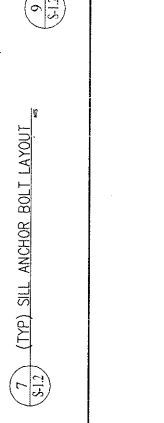
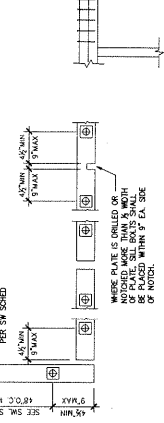
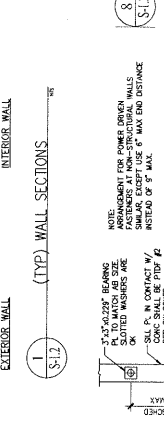
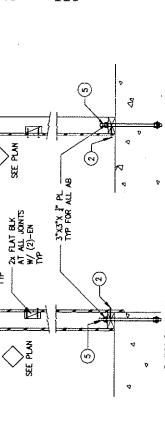
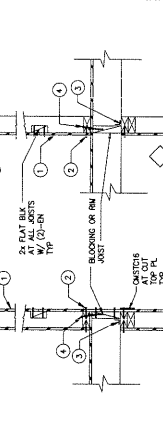
- REINFORCEMENT LAP SPICE NOTE:**
1. STAGGERED LAPS BETWEEN ADJACENT BAR SPICES.
 2. MIN. CLEARANCE BETWEEN ADJACENT BAR SPICES ARE TRUE.
 3. CLEARANCE BETWEEN ADJACENT BAR SPICES IS LESS THAN 12" BAR DIAMETER (Ø).
 4. HOOK EMBED WITH MIN. 10" SHOWN SHALL BE USED FOR SHOULDER.

PIPE PERPENDICULAR TO FOOTING FOUNDATIONS

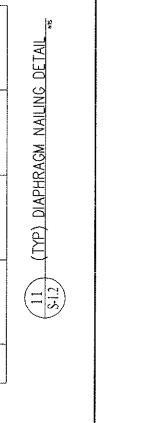
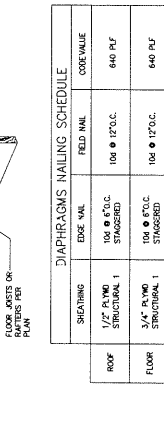
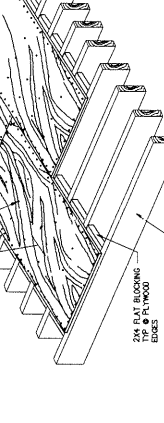
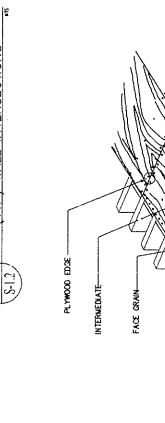
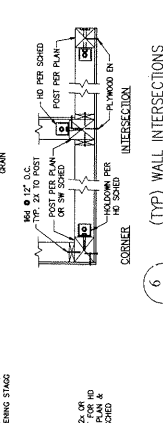
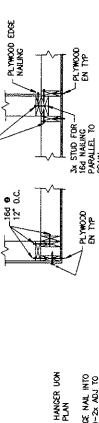
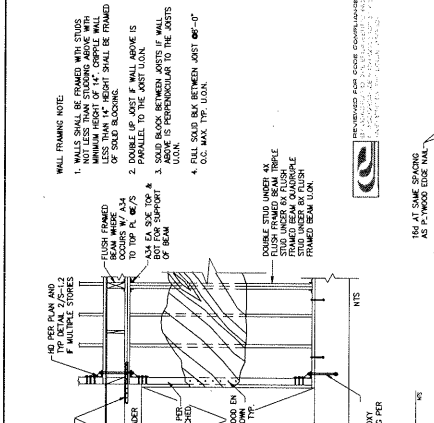
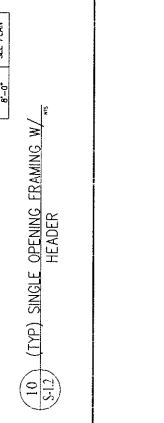
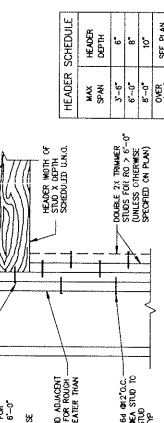
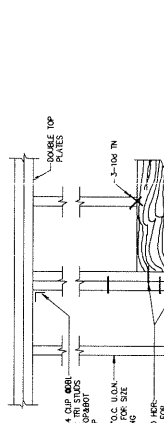
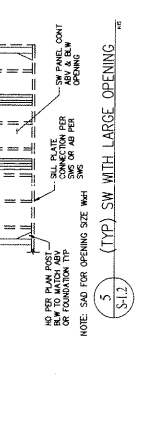
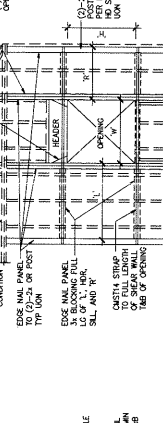
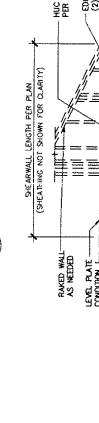
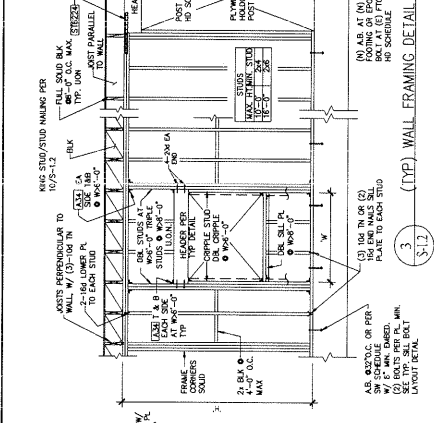
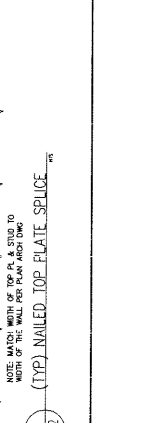
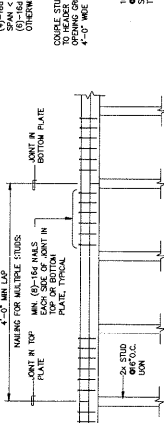
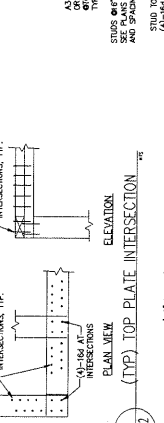
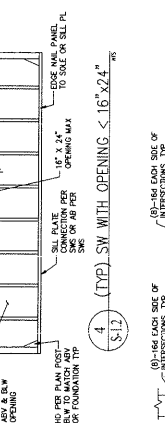
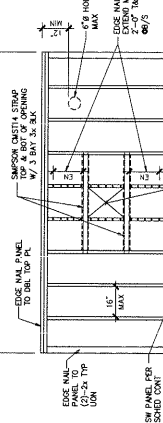
- REINFORCEMENT LAP SPICE NOTE:**
1. STAGGERED LAPS BETWEEN ADJACENT BAR SPICES.
 2. MIN. CLEARANCE BETWEEN ADJACENT BAR SPICES ARE TRUE.
 3. CLEARANCE BETWEEN ADJACENT BAR SPICES IS LESS THAN 12" BAR DIAMETER (Ø).
 4. HOOK EMBED WITH MIN. 10" SHOWN SHALL BE USED FOR SHOULDER.

SHEAR WALL SCHEDULE			
REINFORCING	EDGE NAIL (D)	FRAMING	ANCHOR
1	2	3	4
17"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
20"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
24"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
28"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
32"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
36"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
40"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
44"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
48"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
52"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
56"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
60"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
64"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
68"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
72"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
76"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
80"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
84"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
88"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
92"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
96"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.
100"	100 @ 12" O.C.	AS 5	200 @ 12" O.C.

NOTE: STRUCTURAL PLANS FOR SHEAR WALL TYPE, DOWNDOWNS, AND LOCATION IN THE ABOVE SCHEDULE RELATES TO THE TERMS SHOWN IN THE ACCOMPANYING SHEAR WALL SCHEDULE. THE LEVELS REPRESENTED BY THE FRAMING PLAN AND THE LEVEL ABOVE IT SHALL HAVE ALL THE PARTS REQUIRED FOR A TYPE 1 WALL INSTALLED IN THE WALL. THE SECOND AND THIRD FLOORS OR SECOND FLOOR AND ROOF SHALL BE STAGGERED IN ALL CASES. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT WALLS. SHEAR WALLS SHALL BE STAGGERED IN ALL CASES. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT WALLS. SHEAR WALLS SHALL BE STAGGERED IN ALL CASES. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT WALLS. SHEAR WALLS SHALL BE STAGGERED IN ALL CASES. PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT WALLS.



HOLDDOWN/TIEDOWN SCHEDULE			
HOLDDOWN	MAX EXHIBIT IN PLAN	MIN EXHIBIT IN PLAN	MAX EXHIBIT IN PLAN
1	2	3	4
1004	3/4	1.075	58/64/75/82/91
1005	3/4	1.075	58/64/75/82/91
1006	3/4	1.075	58/64/75/82/91
1007	3/4	1.075	58/64/75/82/91
1008	3/4	1.075	58/64/75/82/91
1009	3/4	1.075	58/64/75/82/91
1010	3/4	1.075	58/64/75/82/91
1011	3/4	1.075	58/64/75/82/91
1012	3/4	1.075	58/64/75/82/91
1013	3/4	1.075	58/64/75/82/91
1014	3/4	1.075	58/64/75/82/91
1015	3/4	1.075	58/64/75/82/91
1016	3/4	1.075	58/64/75/82/91
1017	3/4	1.075	58/64/75/82/91
1018	3/4	1.075	58/64/75/82/91
1019	3/4	1.075	58/64/75/82/91
1020	3/4	1.075	58/64/75/82/91



REVISIONS	
2022-06-21	DL

Danus Abhassani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 Phone: (415)99-1919 Email: danus@dcassociates.net
 7 Mt. Lassen Drive, Suite #129, Sonoma, CA 94903

NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

STRUCTURAL TYPICAL
 DETAILS CONTINUED

DATE	SCALE	AS SHOWN
2022-04-08	DL	DL

S-1.2
 SHEET 3
 OF 12 SHEET

REVISIONS	BY
2022-08-21	DL

Darus Abhassani Consultant & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darus@dcassociates.net



NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

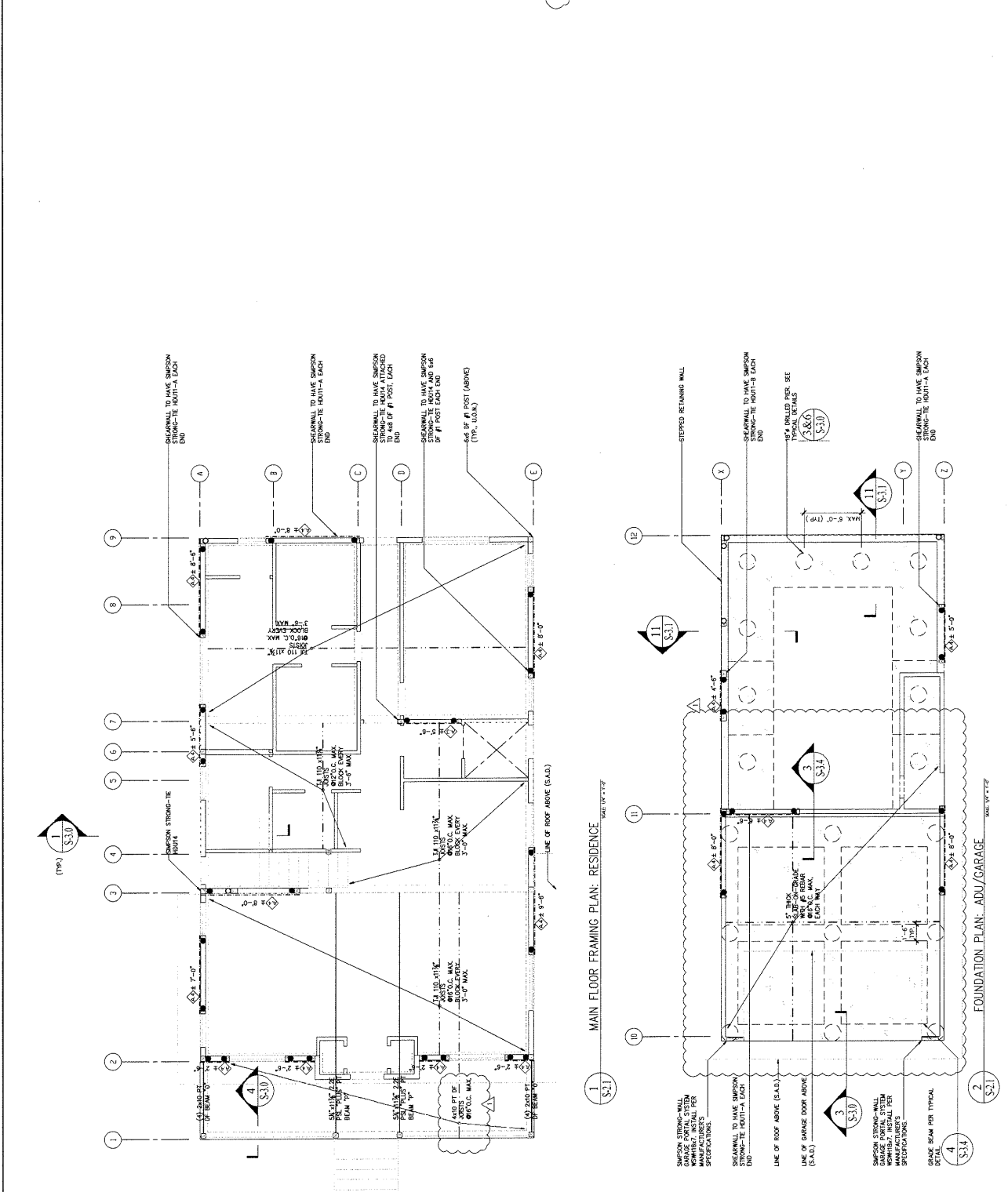
DATE	2022-04-08
SCALE	AS SHOWN
DRAWN BY	DL
JOB NUMBER	1477-0022 5
SHEET	6
S-2.1	OF 12 SHEET

PLAN LEGEND

- FOUNDATION WALL / WALL BELOW
- WALL ABOVE
- CONCRETE SLAB
- POST
- BEAM
- POST BELOW
- POST ABOVE
- POST ABOVE & BELOW
- SHEARWALL ABOVE
- SEE SCHEDULE
- HEAD & HOLLOWN
- HEAD ONLY
- SEE SCHEDULE
- HEAD, SEE TYP. DETAIL

PLAN NOTES

1. AT BEAMS WITH 2" O.C. JOIST CHANGES PROVIDE 3x8 SILL PL. AND 3x8 STUD FOR BE. 2x STUD JOINTS TOGETHER WITH 3x8 JOIST W/ O.C. FROM ASITTING PANELS. EDGE NAILING ON ASITTING PANELS SHALL BE STORED AS SCHEDULE.
2. AT SHEAR WALLS WITH 2" O.C. JOIST CHANGES PROVIDE 3x8 SILL PL. AND 3x8 STUD AT FRAMING PANELS. EDGE NAILING ON ASITTING PANELS SHALL BE STORED AS SCHEDULE.
3. ALL CHANGES SHALL PROVIDE TEMPORARY SHORING AS NEEDED.



RECEIVED FROM CLIENT/OWNER
 PROJECT NO. 1477-0022 5
 SHEET NO. S-2.1 OF 12

NO.	REVISIONS	DATE	BY
1		2022-06-21	DL

7 ML Lossen Drive, Suite A-129 Son Rafael, CA 94903
 Phone: (415)499-1919 Email: darus@deccssociates.net
Darius Abolhassani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support



NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

UPPER FLOOR
 FRAMING PLAN

DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL

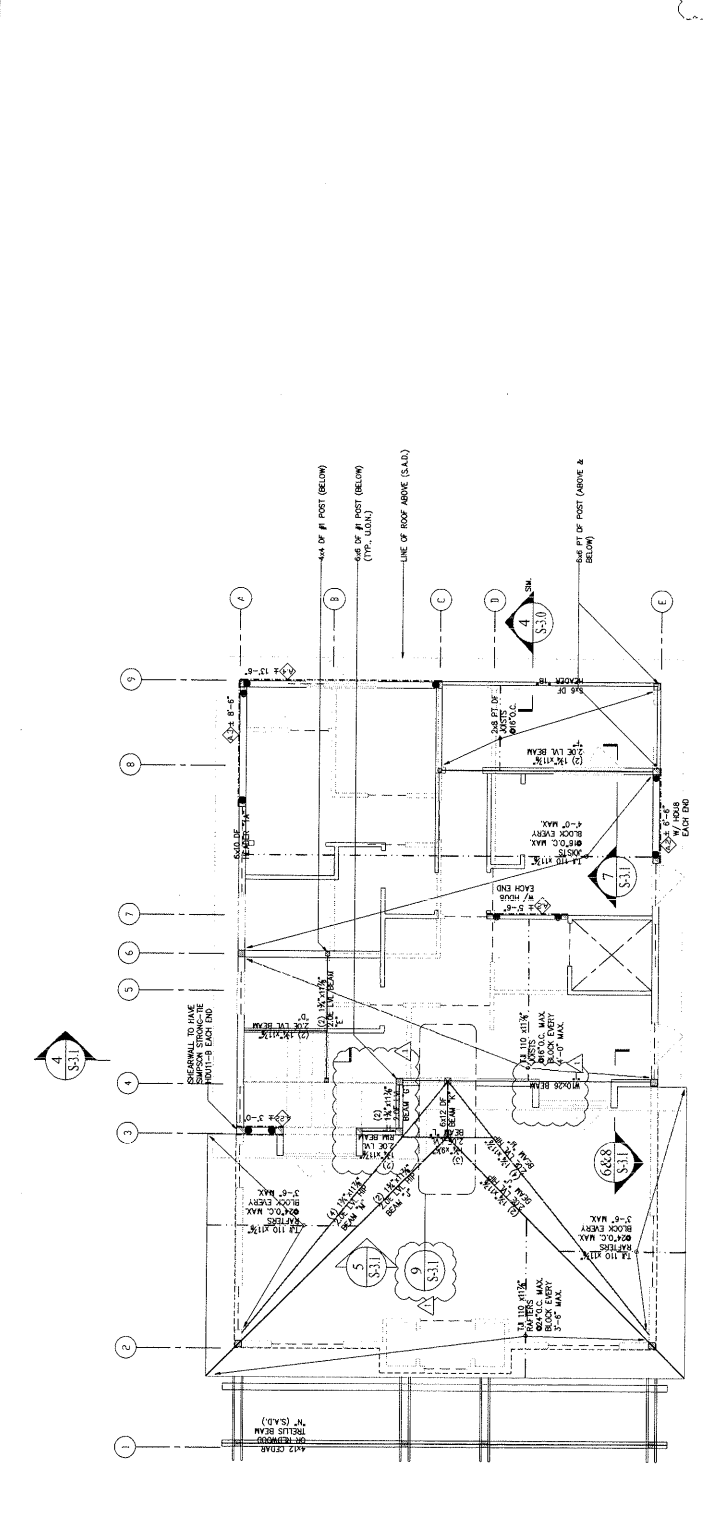
JOB NUMBER: 1437-0822 S
 SHEET 7
S-2.2
 OF 12 SHEET

PLAN LEGEND

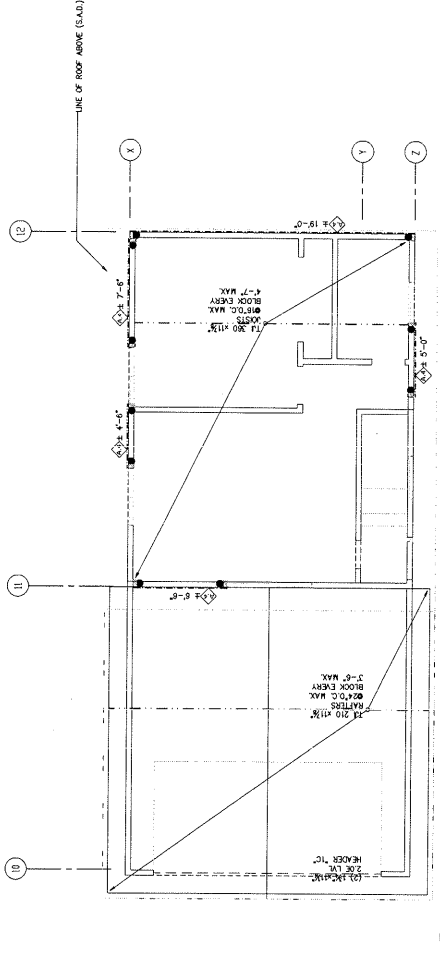
	FOUNDATION WALL/ WALL BELOW
	WALL ABOVE
	CONCRETE SLAB
	JOIST
	BEAM
	POST BELOW
	POST ABOVE
	POST BELOW & ABOVE
	SHEARWALL ABOVE
	SHEARWALL BELOW
	HOLD UP HOLDDOWN BEHIND (U.O.A.) SEE SCHEDULE
	HEADER, SEE TYP. DETAIL (U.O.A.)

PLAN NOTES

- AT SHEAR WALLS WITH ZERO VALUET ENGINEERS 350 P.F., PROVIDE 3x 14" AND 3x 12" STUD (OR PER LOCAL CODE) AT FRAMING MEMBER PERIODIC END OF WALL FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STaggerED. SEE SHEARWALL SCHEDULE.
- AT SHEAR WALLS WITH 20% EDGE NAILING, PROVIDE 3x 14" AND 3x 12" STUD (OR PER LOCAL CODE) AT FRAMING MEMBER PERIODIC END OF WALL FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE STaggerED. SEE SHEARWALL SCHEDULE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS NEEDED.



UPPER FLOOR FRAMING PLAN: RESIDENCE



UPPER FLOOR FRAMING PLAN: ADU/GARAGE



NO.	DATE	REVISIONS
1	2022-06-21	BL

Datus Abolhassani Consultant & Constructors, Inc.
 Consulting Engineering & Construction Support
 7 M. Lossen Drive, Suite A-29, San Rafael, CA 94903
 Phone: (415)499-1919 Email: datus@dacassoc.com



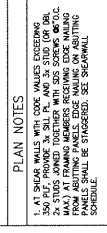
NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0622 5
 SHEET: 8

S-23
 OF 12 SHEET

NO.	DATE	REVISIONS
1	2022-06-21	BL

Datus Abolhassani Consultant & Constructors, Inc.
 Consulting Engineering & Construction Support
 7 M. Lossen Drive, Suite A-29, San Rafael, CA 94903
 Phone: (415)499-1919 Email: datus@dacassoc.com



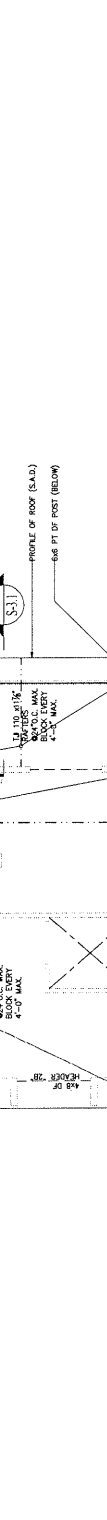
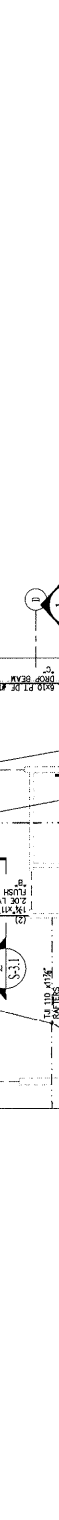
NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0622 5
 SHEET: 8

S-23
 OF 12 SHEET

NO.	DATE	REVISIONS
1	2022-06-21	BL

Datus Abolhassani Consultant & Constructors, Inc.
 Consulting Engineering & Construction Support
 7 M. Lossen Drive, Suite A-29, San Rafael, CA 94903
 Phone: (415)499-1919 Email: datus@dacassoc.com



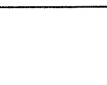
NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0622 5
 SHEET: 8

S-23
 OF 12 SHEET

NO.	DATE	REVISIONS
1	2022-06-21	BL

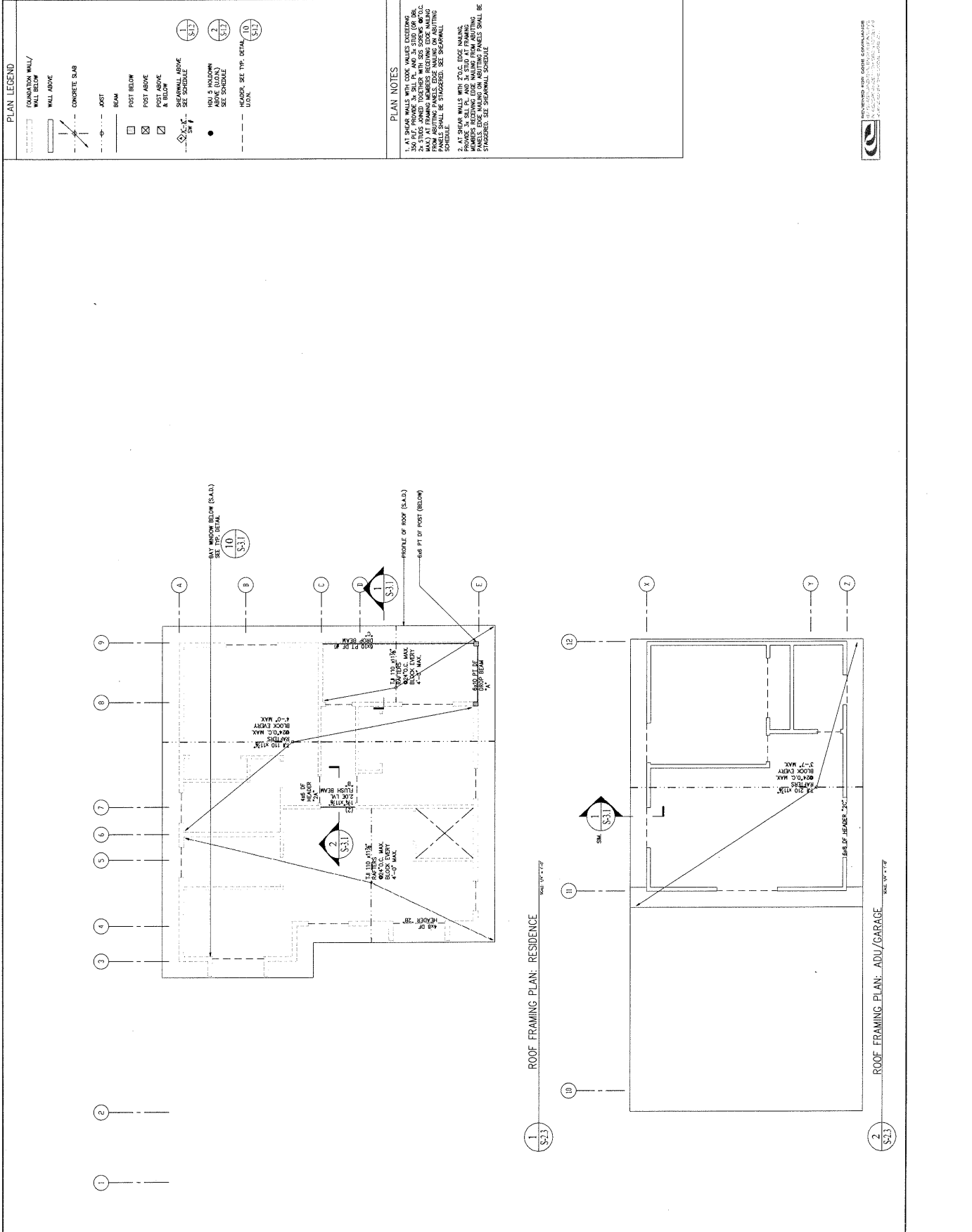
Datus Abolhassani Consultant & Constructors, Inc.
 Consulting Engineering & Construction Support
 7 M. Lossen Drive, Suite A-29, San Rafael, CA 94903
 Phone: (415)499-1919 Email: datus@dacassoc.com

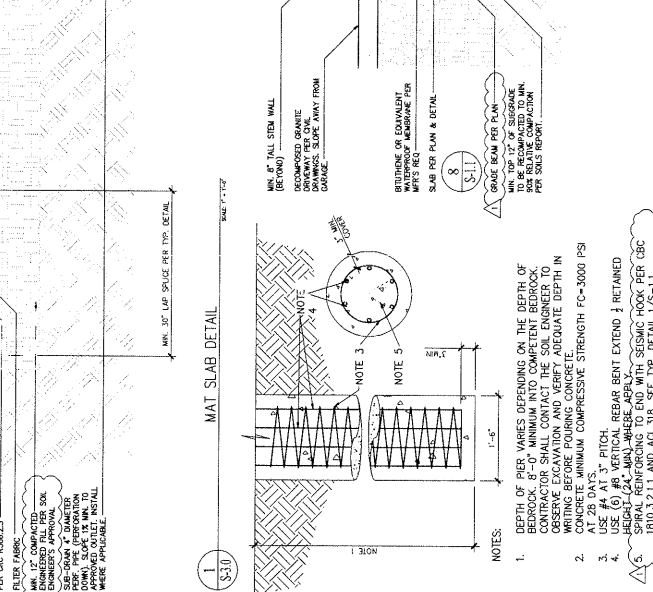
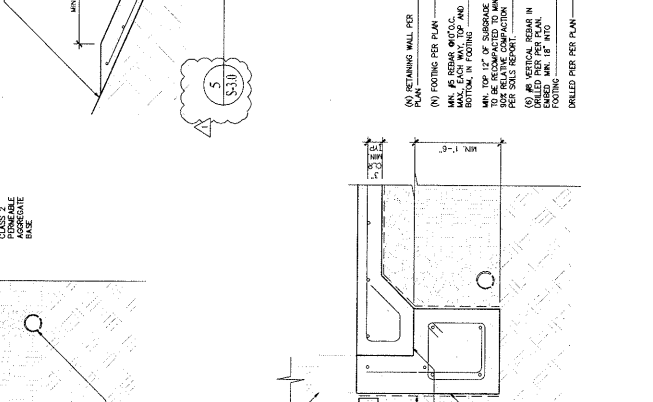
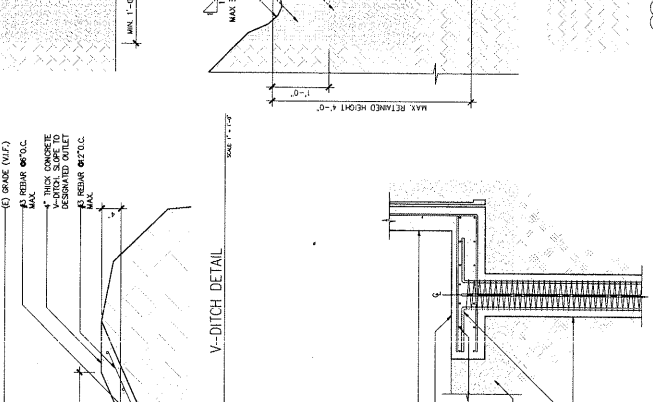
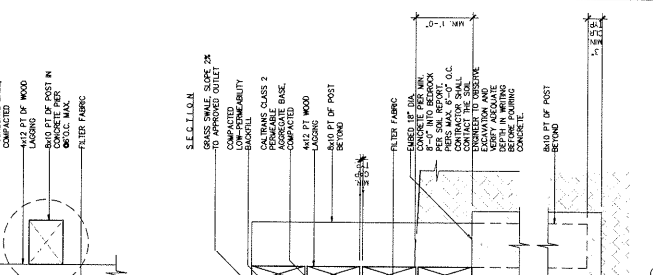
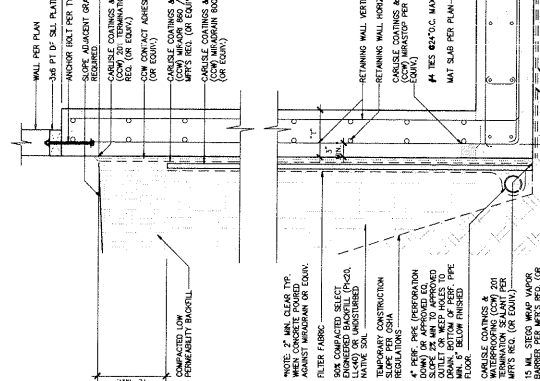
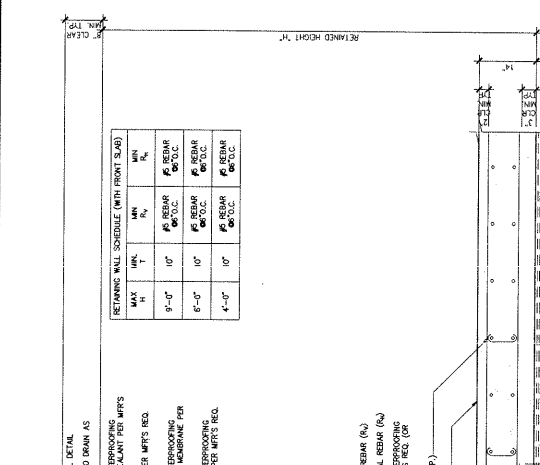
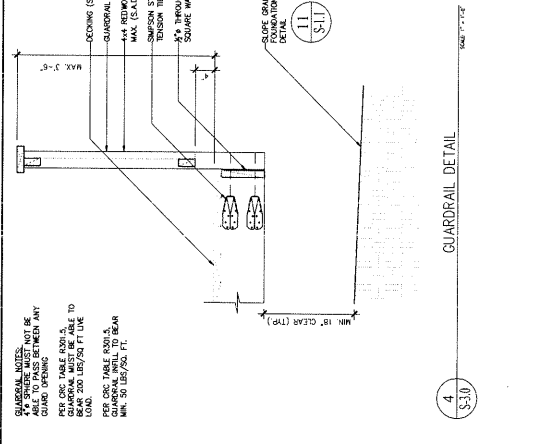
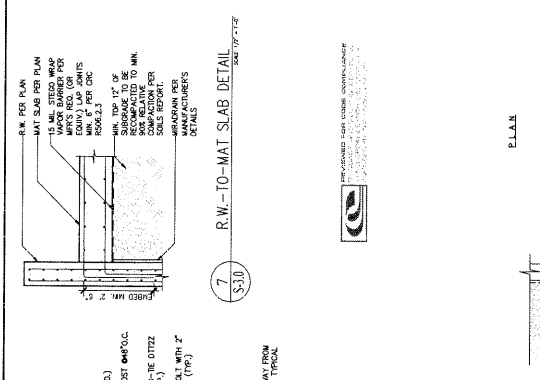


NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0622 5
 SHEET: 8

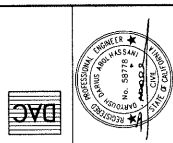
S-23
 OF 12 SHEET





NO.	DATE	BY
1	2022-06-21	DL

Datus Abhassani Consultant & Associate, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite A-129, Sonoma, CA 94903
 Phone: (415)499-1919 Email: datus@dcassociates.net

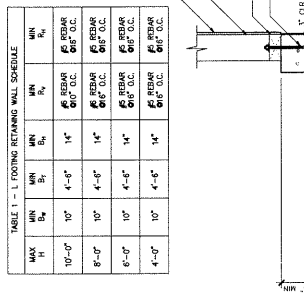


NEW RESIDENCE & ADU
79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

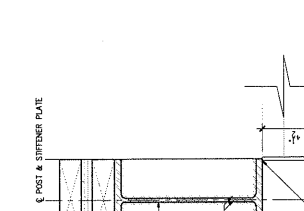
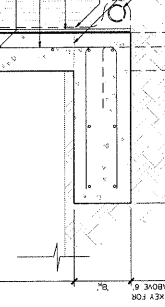
STRUCTURAL DETAILS
 DATE: 2022-06-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-1022-5
 SHEET 10 OF 12
S-3.1

TABLE 1 - 1 FOOTING RETAINING WALL SCHEDULE

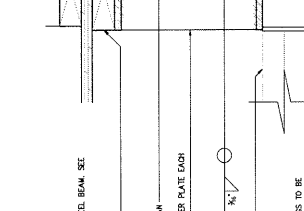
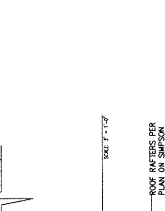
MAX H	MIN B ₁	MIN B ₂	MIN B ₃	MIN B ₄	MIN B ₅	MIN B ₆	MIN B ₇	MIN B ₈	MIN B ₉
10'-0"	10"	4'-0"	14"	14"	14"	14"	14"	14"	14"
8'-0"	10"	4'-0"	14"	14"	14"	14"	14"	14"	14"
6'-0"	10"	4'-0"	14"	14"	14"	14"	14"	14"	14"
4'-0"	10"	4'-0"	14"	14"	14"	14"	14"	14"	14"



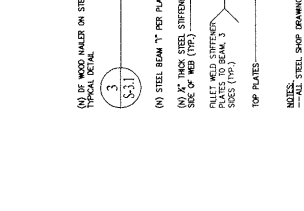
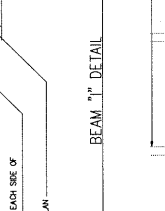
NOTES:
 1. BACKFILL OPERATIONS TO BE CARRIED OUT AFTER SUFFICIENT STRENGTH DEVELOPMENT HAS OCCURRED AND OBSERVED BY ENGINEER.
 2. ENGINEERED BACKFILL SHALL BE COMPACTED TO THE PROPOSED FINISH GRADE AND OBSERVED BY ENGINEER.



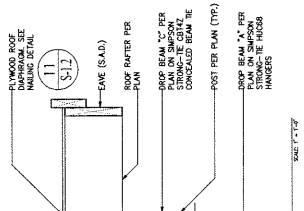
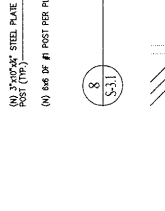
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



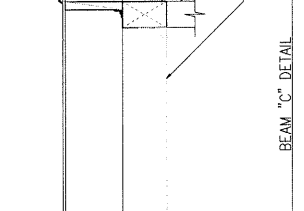
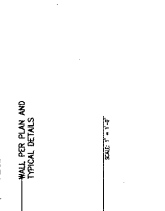
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



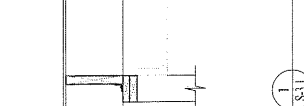
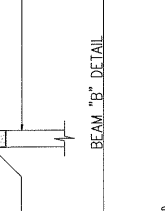
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



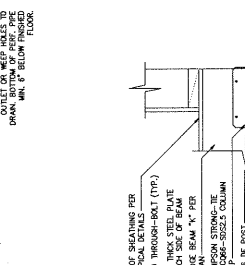
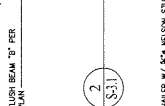
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



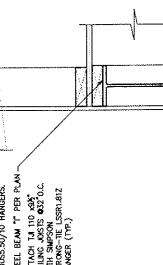
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



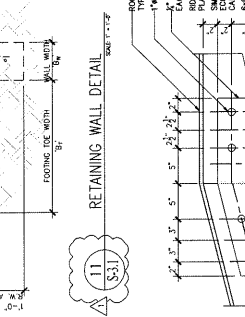
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



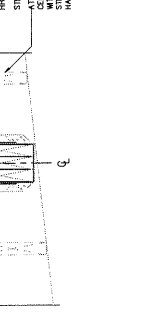
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



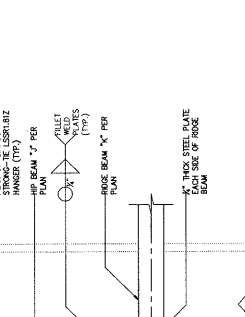
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



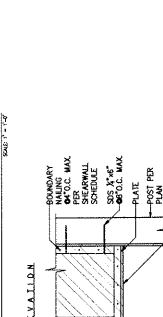
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



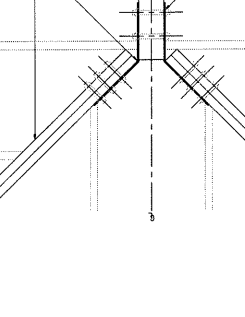
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



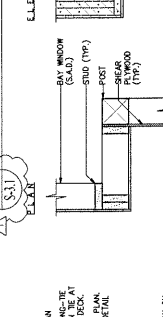
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



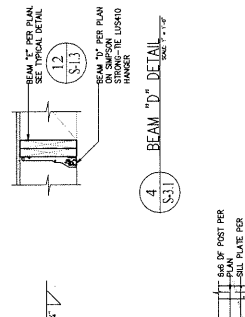
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



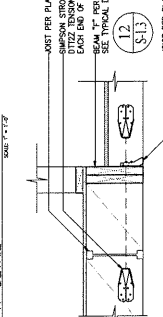
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



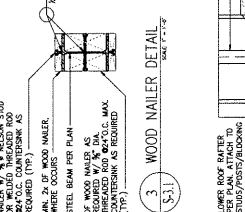
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



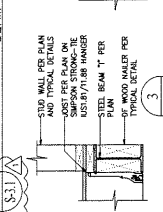
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



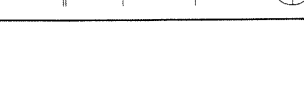
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



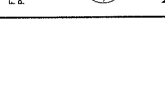
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



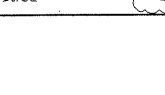
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



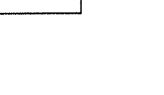
NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".



NOTES:
 1. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".
 2. ALL STEEL SHIP EXAMINED TO BE FABRICATIONAL TOLERANCES FROM 1/8" TO 1/4".

REV.	REVISIONS
1	2022-06-21
2	
3	
4	
5	

Darus Abhassani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 Phone: (415)499-1919 Email: darus@dcacsocietes.net
 7 Mt. Lassen Drive, Suite A-129, Sonoma, CA 94963

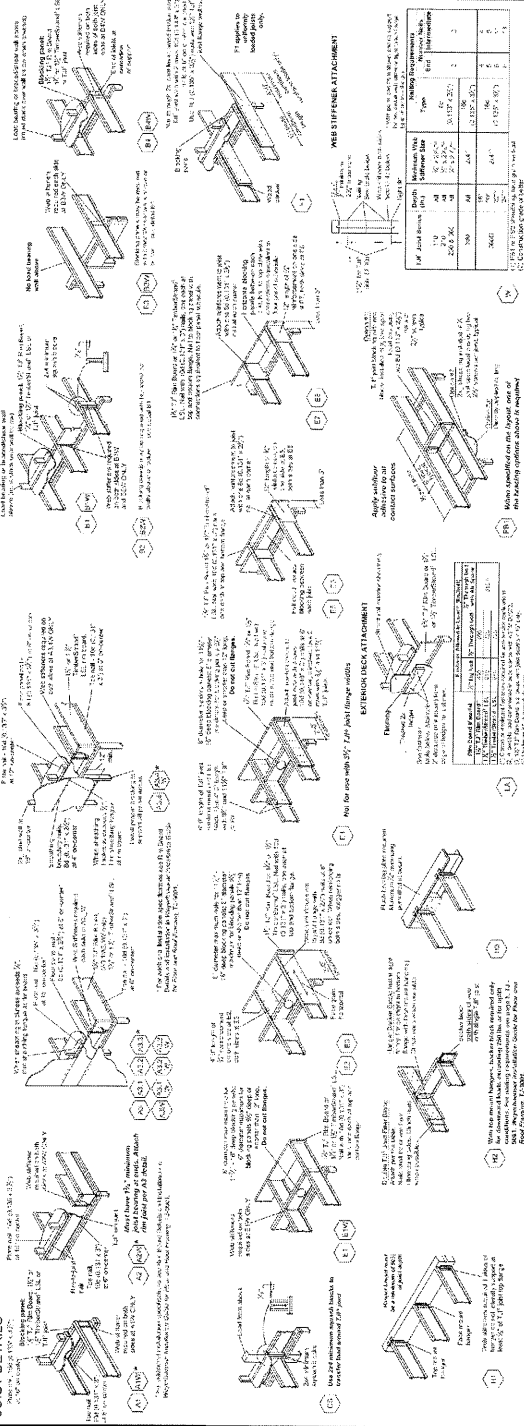


NEW RESIDENCE & ADU
 79 WOOD LAKE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

Weyerhaeuser
 TYPICAL DETAILS
 DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0022-S

SHEET 11
S-3.2
 OF 12 SHEET

SEE MANUFACTURER'S DETAILS FOR INSTALLATION.



BEARING AT WALL
 1. Joist bearing on masonry wall. 2. Joist bearing on concrete wall. 3. Joist bearing on wood wall.

BEARING AT BEAM
 4. Joist bearing on wood beam. 5. Joist bearing on metal beam.

BEARING AT DOOR
 6. Joist bearing on door frame.

BEARING AT CEILING
 7. Joist bearing on ceiling joist.

BEARING AT FLOOR
 8. Joist bearing on floor joist.

BEARING AT STAIR
 9. Joist bearing on stair stringer.

BEARING AT DECK
 10. Joist bearing on deck joist.

BEARING AT WALL ATTACHMENT
 11. Joist attachment to masonry wall.

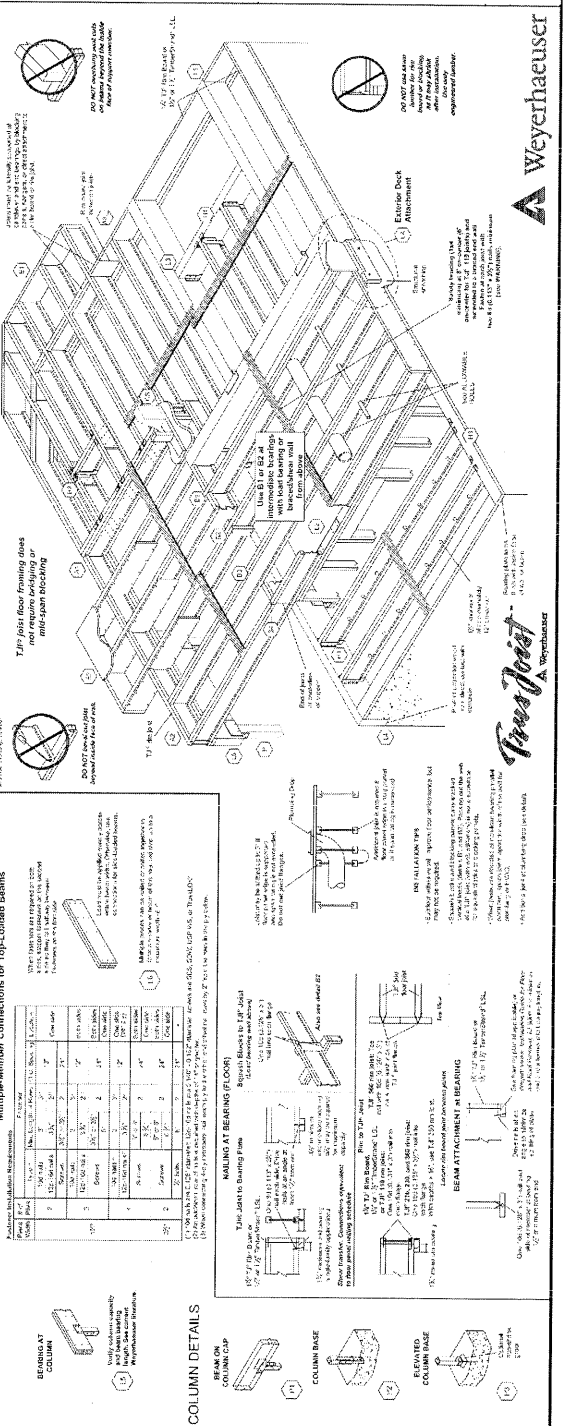
BEARING AT BEAM ATTACHMENT
 12. Joist attachment to wood beam.

BEARING AT CEILING ATTACHMENT
 13. Joist attachment to ceiling joist.

BEARING AT FLOOR ATTACHMENT
 14. Joist attachment to floor joist.

BEARING AT STAIR ATTACHMENT
 15. Joist attachment to stair stringer.

BEARING AT DECK ATTACHMENT
 16. Joist attachment to deck joist.



Weyerhaeuser
 True Joist
 VERDAMMUNG



Weyerhaeuser
 True Joist
 VERDAMMUNG

**SEE MANUFACTURER'S DETAILS FOR
 INSTALLATION.**

REVISIONS

NO.	DATE	DESCRIPTION
1	2022-04-21	DK

NEW RESIDENCE & ADU

WYERHAEUSER
 TYPICAL DETAILS

79 WOOD LANE
FAIRFAX, CA 94930
PROJECT APN 002-062-03

DATE: 2022-04-08
SCALE: AS SHOWN
DRAWN BY: DL
JOB NUMBER: 1477-1822 5
SHEET 12
OF 12 SHEET

S-3.3

ROOF FRAMING DETAILS

Ridge Connection

Shows the connection between two roof pitches. Includes a table for materials and dimensions.

Head Connection (Purlin)

Shows the connection between a roof rafter and a purlin. Includes a table for materials and dimensions.

Hip/Gable/Valley Roof Detail

Shows the connection at a hip, gable, or valley. Includes a table for materials and dimensions.

Head Connection (Rafter)

Shows the connection between a roof rafter and a purlin. Includes a table for materials and dimensions.

Hip/Gable/Valley Roof Detail

Shows the connection at a hip, gable, or valley. Includes a table for materials and dimensions.

Roof Deck Details

Shows various details for the roof deck, including edge details and transitions. Includes tables for materials and dimensions.

**SEE MANUFACTURER'S DETAILS FOR
 INSTALLATION.**

Window Detail

Shows the connection between a window and a wall. Includes a table for materials and dimensions.

Roof Edge Detail

Shows the connection between a roof edge and a wall. Includes a table for materials and dimensions.

WATER RESISTANT BARRIER & INSULATION DETAILS

Water Resistant Barrier (WRB) Details

Shows various details for the water resistant barrier, including edge details and transitions. Includes tables for materials and dimensions.

Insulation Details

Shows various details for the insulation, including edge details and transitions. Includes tables for materials and dimensions.

Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

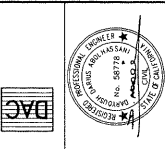
Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

Darius Abolghassi Consulting & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darius@dccassociates.net

NO.	DATE	BY	REVISIONS
1	2022-09-21	DL	

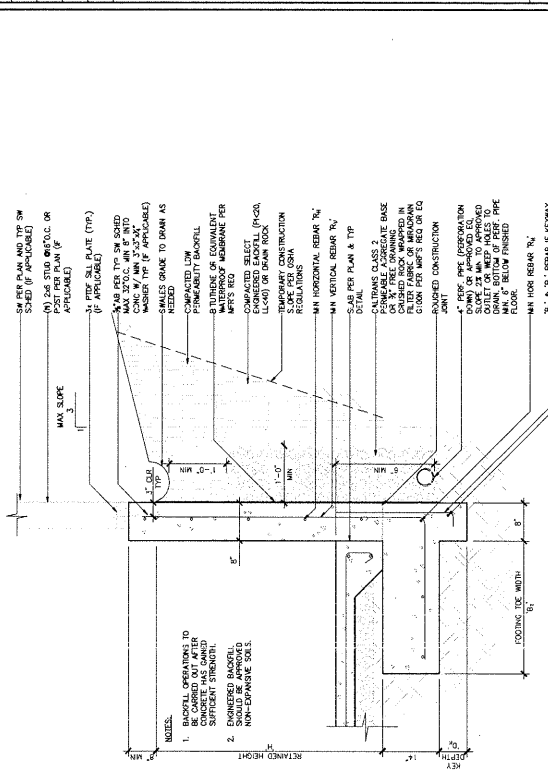
7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)999-1919 Email: dornus@dcassoc.com
Darius Abdohassani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support



NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

STRUCTURAL DETAILS
 DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0022.5

SHEET 13
S-3.4
 OF 12 SHEETS

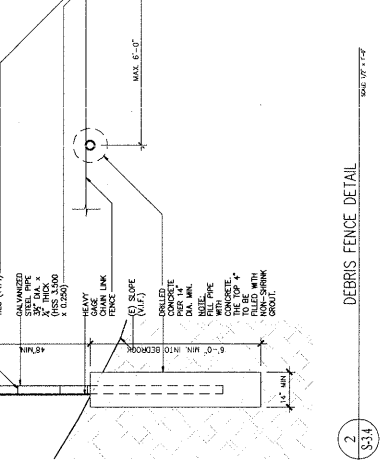
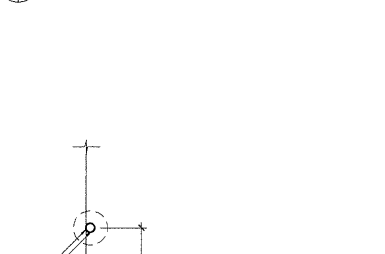
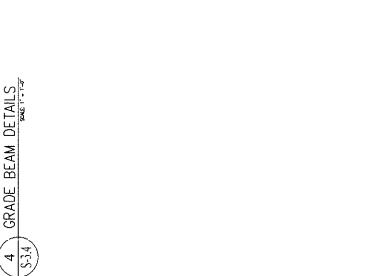
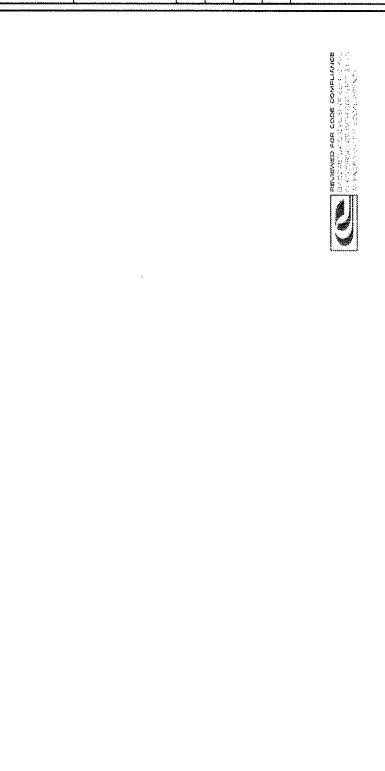
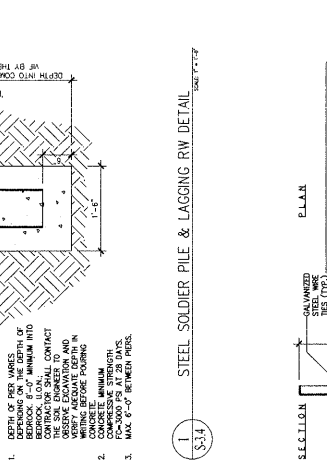
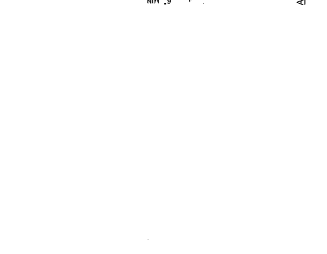
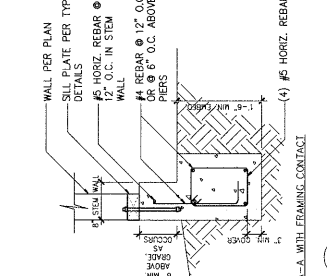
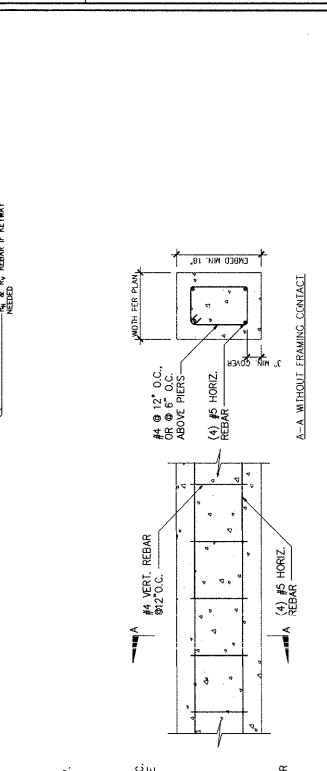
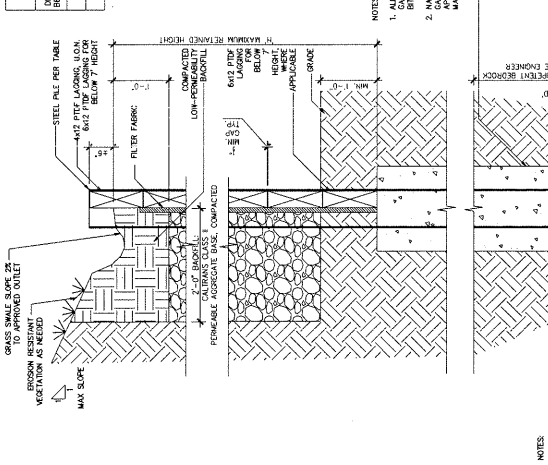


RETAINING WALL SCHEDULE (WITH FRONT SLAB)

MAX H	MIN H	MIN B	MIN U _c	MIN U _s	MIN U _o	MIN U ₁	MIN U ₂
6'-0"	8'	4'-6"	N.A.	N.A.	#5 REBAR @ 12" O.C.	#5 REBAR @ 12" O.C.	#5 REBAR @ 12" O.C.
U ₁ U ₂	8'	4'-6"	N.A.	N.A.	#5 REBAR @ 12" O.C.	#5 REBAR @ 12" O.C.	#5 REBAR @ 12" O.C.

SOLDER PILE & LAGGING RETAINING WALL SCHEDULE

DEPTH INTO UNBILLED SOLDER BEHIND TO FEET DIA. PILE	DEPTH INTO UNBILLED SOLDER BEHIND TO FEET DIA. PILE	MAX OVERALL HEIGHT IN PER DEPTH
10'-0"	18"	18'-0"
8'-0"	18"	14'-0"



DEBRIS FENCE DETAIL
 2 S-3.4
 OF 12 SHEETS



TITLE 24 COMPLIANCE

CERTIFICATE OF COMPLIANCE
 Project Name: 79 Wood Ln
 Calculation Date/Time: 2023-03-07T11:23:56-08:00
 Input file Name: Input File for the Residency - 4249 - 79 Wood Ln - 4249-1023-1

Category	Item	Value	Requirement	Pass/Fail
GENERAL INFORMATION	01 Project Name	79 WOOD LN		Pass
	02 City	FARFAX		Pass
	03 Project Address	79 WOOD LN, FARFAX, CA 94930		Pass
BUILDING COMPLIANCE REQUIREMENTS	04 Building Code	2022		Pass
	05 Building Type	Residential		Pass
	06 Building Area (sq ft)	1100		Pass
	07 Building Height (ft)	15		Pass
	08 Occupancy	Residential		Pass
	09 Foundation	Foundation		Pass
	10 Energy Code	2022		Pass
	11 Mechanical Code	2022		Pass
	12 Plumbing Code	2022		Pass
	13 Electrical Code	2022		Pass
	14 Fire Code	2022		Pass

Category	Item	Value	Requirement	Pass/Fail
ENERGY CODE COMPLIANCE	01 Energy Code	2022		Pass
	02 Building Type	Residential		Pass
	03 Building Area (sq ft)	1100		Pass
MECHANICAL CODE COMPLIANCE	04 Mechanical Code	2022		Pass
	05 Building Type	Residential		Pass
	06 Building Area (sq ft)	1100		Pass
	07 Building Height (ft)	15		Pass
	08 Occupancy	Residential		Pass
	09 Foundation	Foundation		Pass
	10 Energy Code	2022		Pass
	11 Mechanical Code	2022		Pass
	12 Plumbing Code	2022		Pass
	13 Electrical Code	2022		Pass
	14 Fire Code	2022		Pass

This building complies with all applicable California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project.

Project Name: 79 Wood Ln
 Calculation Date/Time: 2023-03-07T11:23:56-08:00
 Input file Name: Input File for the Residency - 4249 - 79 Wood Ln - 4249-1023-1

CERTIFICATE OF COMPLIANCE
 Project Name: 79 Wood Ln
 Calculation Date/Time: 2023-03-07T11:23:56-08:00
 Input file Name: Input File for the Residency - 4249 - 79 Wood Ln - 4249-1023-1

Category	Item	Value	Requirement	Pass/Fail
GENERAL INFORMATION	01 Project Name	79 WOOD LN		Pass
	02 City	FARFAX		Pass
	03 Project Address	79 WOOD LN, FARFAX, CA 94930		Pass
BUILDING COMPLIANCE REQUIREMENTS	04 Building Code	2022		Pass
	05 Building Type	Residential		Pass
	06 Building Area (sq ft)	1100		Pass
	07 Building Height (ft)	15		Pass
	08 Occupancy	Residential		Pass
	09 Foundation	Foundation		Pass
	10 Energy Code	2022		Pass
	11 Mechanical Code	2022		Pass
	12 Plumbing Code	2022		Pass
	13 Electrical Code	2022		Pass
	14 Fire Code	2022		Pass

Category	Item	Value	Requirement	Pass/Fail
ENERGY CODE COMPLIANCE	01 Energy Code	2022		Pass
	02 Building Type	Residential		Pass
	03 Building Area (sq ft)	1100		Pass
MECHANICAL CODE COMPLIANCE	04 Mechanical Code	2022		Pass
	05 Building Type	Residential		Pass
	06 Building Area (sq ft)	1100		Pass
	07 Building Height (ft)	15		Pass
	08 Occupancy	Residential		Pass
	09 Foundation	Foundation		Pass
	10 Energy Code	2022		Pass
	11 Mechanical Code	2022		Pass
	12 Plumbing Code	2022		Pass
	13 Electrical Code	2022		Pass
	14 Fire Code	2022		Pass

This building complies with all applicable California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project.

Project Name: 79 Wood Ln
 Calculation Date/Time: 2023-03-07T11:23:56-08:00
 Input file Name: Input File for the Residency - 4249 - 79 Wood Ln - 4249-1023-1

CERTIFICATE OF COMPLIANCE

Category	Item	Value	Requirement	Pass/Fail
GENERAL INFORMATION	01 Project Name	79 WOOD LN		Pass
	02 City	FARFAX		Pass
	03 Project Address	79 WOOD LN, FARFAX, CA 94930		Pass

Category	Item	Value	Requirement	Pass/Fail
ENERGY CODE COMPLIANCE	01 Energy Code	2022		Pass
	02 Building Type	Residential		Pass
	03 Building Area (sq ft)	1100		Pass

This building complies with all applicable California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project.

Project Name: 79 Wood Ln
 Calculation Date/Time: 2023-03-07T11:23:56-08:00
 Input file Name: Input File for the Residency - 4249 - 79 Wood Ln - 4249-1023-1

CERTIFICATE OF COMPLIANCE
 Project Name: 79 Wood Ln
 Calculation Date/Time: 2023-03-07T11:23:56-08:00
 Input file Name: Input File for the Residency - 4249 - 79 Wood Ln - 4249-1023-1

Category	Item	Value	Requirement	Pass/Fail
GENERAL INFORMATION	01 Project Name	79 WOOD LN		Pass
	02 City	FARFAX		Pass
	03 Project Address	79 WOOD LN, FARFAX, CA 94930		Pass
BUILDING COMPLIANCE REQUIREMENTS	04 Building Code	2022		Pass
	05 Building Type	Residential		Pass
	06 Building Area (sq ft)	1100		Pass
	07 Building Height (ft)	15		Pass
	08 Occupancy	Residential		Pass
	09 Foundation	Foundation		Pass
	10 Energy Code	2022		Pass
	11 Mechanical Code	2022		Pass
	12 Plumbing Code	2022		Pass
	13 Electrical Code	2022		Pass
	14 Fire Code	2022		Pass

Category	Item	Value	Requirement	Pass/Fail
ENERGY CODE COMPLIANCE	01 Energy Code	2022		Pass
	02 Building Type	Residential		Pass
	03 Building Area (sq ft)	1100		Pass
MECHANICAL CODE COMPLIANCE	04 Mechanical Code	2022		Pass
	05 Building Type	Residential		Pass
	06 Building Area (sq ft)	1100		Pass
	07 Building Height (ft)	15		Pass
	08 Occupancy	Residential		Pass
	09 Foundation	Foundation		Pass
	10 Energy Code	2022		Pass
	11 Mechanical Code	2022		Pass
	12 Plumbing Code	2022		Pass
	13 Electrical Code	2022		Pass
	14 Fire Code	2022		Pass

This building complies with all applicable California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project.

Project Name: 79 Wood Ln
 Calculation Date/Time: 2023-03-07T11:23:56-08:00
 Input file Name: Input File for the Residency - 4249 - 79 Wood Ln - 4249-1023-1

CERTIFICATE OF COMPLIANCE
 Project Name: 79 Wood Ln
 Calculation Date/Time: 2023-03-07T11:23:56-08:00
 Input file Name: Input File for the Residency - 4249 - 79 Wood Ln - 4249-1023-1

Category	Item	Value	Requirement	Pass/Fail
GENERAL INFORMATION	01 Project Name	79 WOOD LN		Pass
	02 City	FARFAX		Pass
	03 Project Address	79 WOOD LN, FARFAX, CA 94930		Pass
BUILDING COMPLIANCE REQUIREMENTS	04 Building Code	2022		Pass
	05 Building Type	Residential		Pass
	06 Building Area (sq ft)	1100		Pass
	07 Building Height (ft)	15		Pass
	08 Occupancy	Residential		Pass
	09 Foundation	Foundation		Pass
	10 Energy Code	2022		Pass
	11 Mechanical Code	2022		Pass
	12 Plumbing Code	2022		Pass
	13 Electrical Code	2022		Pass
	14 Fire Code	2022		Pass

Category	Item	Value	Requirement	Pass/Fail
ENERGY CODE COMPLIANCE	01 Energy Code	2022		Pass
	02 Building Type	Residential		Pass
	03 Building Area (sq ft)	1100		Pass
MECHANICAL CODE COMPLIANCE	04 Mechanical Code	2022		Pass
	05 Building Type	Residential		Pass
	06 Building Area (sq ft)	1100		Pass
	07 Building Height (ft)	15		Pass
	08 Occupancy	Residential		Pass
	09 Foundation	Foundation		Pass
	10 Energy Code	2022		Pass
	11 Mechanical Code	2022		Pass
	12 Plumbing Code	2022		Pass
	13 Electrical Code	2022		Pass
	14 Fire Code	2022		Pass

This building complies with all applicable California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project. The project is exempt from the California Building Code requirements for the project.

Project Name: 79 Wood Ln
 Calculation Date/Time: 2023-03-07T11:23:56-08:00
 Input file Name: Input File for the Residency - 4249 - 79 Wood Ln - 4249-1023-1



CERTIFICATE OF COMPLIANCE
Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-17 11:22:48 AM
Report File Name: Report New Residence - ADU - 79 Wood Ln - 124-2.dwg
Calculation Description: Title 24 Compliance

TABLE 1: SYSTEMS

System Name	System Type	Description	Code	Compliance
Water	Water	Water (see Table 2)	201.10	Yes
Sanitary Sewer	Sanitary Sewer	Sanitary Sewer (see Table 2)	201.10	Yes
Stormwater	Stormwater	Stormwater (see Table 2)	201.10	Yes

TABLE 2: MATERIALS

Name	Material Type	Material	Code	Compliance
Water	Water	Water (see Table 1)	201.10	Yes
Sanitary Sewer	Sanitary Sewer	Sanitary Sewer (see Table 1)	201.10	Yes
Stormwater	Stormwater	Stormwater (see Table 1)	201.10	Yes

CERTIFICATE OF COMPLIANCE
Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-17 11:22:48 AM
Report File Name: Report New Residence - ADU - 79 Wood Ln - 124-2.dwg
Calculation Description: Title 24 Compliance

TABLE 3: MECHANICAL SYSTEMS

System Name	System Type	Description	Code	Compliance
HVAC	HVAC	HVAC (see Table 4)	202.0	Yes
Water Heating	Water Heating	Water Heating (see Table 4)	202.0	Yes

TABLE 4: MECHANICAL SYSTEMS - DETAILS

System Name	System Type	Description	Code	Compliance
HVAC	HVAC	HVAC (see Table 3)	202.0	Yes
Water Heating	Water Heating	Water Heating (see Table 3)	202.0	Yes

CERTIFICATE OF COMPLIANCE
Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-17 11:22:48 AM
Report File Name: Report New Residence - ADU - 79 Wood Ln - 124-2.dwg
Calculation Description: Title 24 Compliance

TABLE 5: ELECTRICAL SYSTEMS

System Name	System Type	Description	Code	Compliance
Electrical	Electrical	Electrical (see Table 6)	203.0	Yes

TABLE 6: ELECTRICAL SYSTEMS - DETAILS

System Name	System Type	Description	Code	Compliance
Electrical	Electrical	Electrical (see Table 5)	203.0	Yes

CERTIFICATE OF COMPLIANCE
Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-17 11:22:48 AM
Report File Name: Report New Residence - ADU - 79 Wood Ln - 124-2.dwg
Calculation Description: Title 24 Compliance

TABLE 7: PLUMBING SYSTEMS

System Name	System Type	Description	Code	Compliance
Plumbing	Plumbing	Plumbing (see Table 8)	204.0	Yes

TABLE 8: PLUMBING SYSTEMS - DETAILS

System Name	System Type	Description	Code	Compliance
Plumbing	Plumbing	Plumbing (see Table 7)	204.0	Yes

CERTIFICATE OF COMPLIANCE
Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-17 11:22:48 AM
Report File Name: Report New Residence - ADU - 79 Wood Ln - 124-2.dwg
Calculation Description: Title 24 Compliance

TABLE 9: MECHANICAL SYSTEMS

System Name	System Type	Description	Code	Compliance
HVAC	HVAC	HVAC (see Table 10)	202.0	Yes
Water Heating	Water Heating	Water Heating (see Table 10)	202.0	Yes

TABLE 10: MECHANICAL SYSTEMS - DETAILS

System Name	System Type	Description	Code	Compliance
HVAC	HVAC	HVAC (see Table 9)	202.0	Yes
Water Heating	Water Heating	Water Heating (see Table 9)	202.0	Yes

CERTIFICATE OF COMPLIANCE
Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-17 11:22:48 AM
Report File Name: Report New Residence - ADU - 79 Wood Ln - 124-2.dwg
Calculation Description: Title 24 Compliance

TABLE 11: ELECTRICAL SYSTEMS

System Name	System Type	Description	Code	Compliance
Electrical	Electrical	Electrical (see Table 12)	203.0	Yes

TABLE 12: ELECTRICAL SYSTEMS - DETAILS

System Name	System Type	Description	Code	Compliance
Electrical	Electrical	Electrical (see Table 11)	203.0	Yes

CERTIFICATE OF COMPLIANCE
Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-17 11:22:48 AM
Report File Name: Report New Residence - ADU - 79 Wood Ln - 124-2.dwg
Calculation Description: Title 24 Compliance

TABLE 13: PLUMBING SYSTEMS

System Name	System Type	Description	Code	Compliance
Plumbing	Plumbing	Plumbing (see Table 14)	204.0	Yes

TABLE 14: PLUMBING SYSTEMS - DETAILS

System Name	System Type	Description	Code	Compliance
Plumbing	Plumbing	Plumbing (see Table 13)	204.0	Yes

CERTIFICATE OF COMPLIANCE
Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-17 11:22:48 AM
Report File Name: Report New Residence - ADU - 79 Wood Ln - 124-2.dwg
Calculation Description: Title 24 Compliance

TABLE 15: MECHANICAL SYSTEMS

System Name	System Type	Description	Code	Compliance
HVAC	HVAC	HVAC (see Table 16)	202.0	Yes
Water Heating	Water Heating	Water Heating (see Table 16)	202.0	Yes

TABLE 16: MECHANICAL SYSTEMS - DETAILS

System Name	System Type	Description	Code	Compliance
HVAC	HVAC	HVAC (see Table 15)	202.0	Yes
Water Heating	Water Heating	Water Heating (see Table 15)	202.0	Yes

CERTIFICATE OF COMPLIANCE
Project Name: 79 Wood Ln
Calculation Date/Time: 2022-03-17 11:22:48 AM
Report File Name: Report New Residence - ADU - 79 Wood Ln - 124-2.dwg
Calculation Description: Title 24 Compliance

TABLE 17: ELECTRICAL SYSTEMS

System Name	System Type	Description	Code	Compliance
Electrical	Electrical	Electrical (see Table 18)	203.0	Yes

TABLE 18: ELECTRICAL SYSTEMS - DETAILS

System Name	System Type	Description	Code	Compliance
Electrical	Electrical	Electrical (see Table 17)	203.0	Yes

Exhibit 2



TOWN OF FAIRFAX

PERMIT # BLD2220110

142 Bolinas Road, Fairfax, California 94930
(415) 453-1584 / Fax (415) 453-1618

CONSTRUCTION PERMIT APPLICATION

#1 IDENTIFY YOUR BUILDING PROJECT

JOB ADDRESS:

79 WOOD LANE

This permit is to be issued in the name of the Licensed Contractor or the Property Owner as the permit holder of record who will be responsible and liable for the construction.

Property Owner Information:

Name: Coby Friedman

Tel No: 415-310-5442

Mailing Address: 96 FORREST AVE.

City FAIRFAX State CA Zip 94930

Description of work to be performed:

CONSTRUCTION OF NEW
2,208 SF 2 STORY RESIDENCE

WITH 400 SF DETACHED GARAGE
AND 500 SF ADU

NEW REAR RETAINING WALL

Additional Square Footage: _____

Valuation: 500,000

#2 IDENTIFY WHO WILL PERFORM THE WORK

(Complete either 2a or 2b)

2a - CALIFORNIA LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor Name FF CONSULTING, INC

Tel No: (415) 210-5142

Mailing Address: 96 FORREST AVE

City FAIRFAX State CA Zip 94930

License Class and No. ARB 410-967492

Contractor's Signature: _____

2b - OWNER-BUILDER'S DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.)

I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.reginfo.ca.gov/calaw.html>.

Property Owner or Authorized Agent Signature:

Alan Klein Date 3/23/23
Agent

#3 IDENTIFY WORKERS' COMPENSATION COVERAGE AND LENDING AGENCY

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued permit is issued.

Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier ICTW Policy No 504084 Exp. 4/29/23 Tel No _____

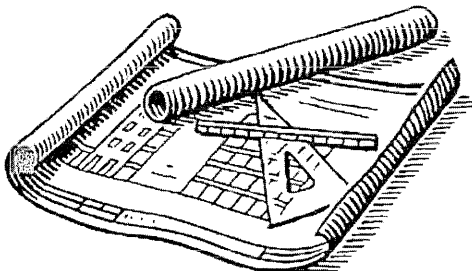
I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name and Address: _____

79 WOOD LANE



#4 DECLARATION BY CONSTRUCTION PERMIT APPLICANT

By my signature below, I certify to each of the following:

I am a California licensed contractor or the property owner* or authorized to act on the property owner's behalf**.

I have read this construction permit application and the information I have provided is correct.

I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

California Licensed Contractor, Property Owner (Requires separate verification form), or Authorized Agent (Requires separate authorization Form).

Signature _____ Date 8/4/22

For Official Use Only ↓

BUILDING.....		<u>6020,00</u>
ELECTRICAL.....		_____
MECHANICAL.....		_____
PLUMBING.....		_____
PENALTY FEE.....		_____
PERMIT RENEWAL FEE.....		_____
<u>10892,49</u> SUBTOTAL # 2000		_____
PLAN CHECK # 2035	<u>2,500,00</u>	<u>8392,49</u>
PLANNING FEE # 2030		_____
STATE SEISMIC FEE # 2015		<u>65,00</u>
PLAN RETENTION FEE # 2020		_____
ENGINEERING # 2050		_____
BUSINESS LICENSE # 1300		<u>550,00</u>
GENERAL PLAN MAINTENANCE # 2002	5% of Building Permit fee over \$10,000	<u>301,00</u>
TECHNOLOGY IMPROVEMENT # 2003	5% of Building Permit fee	<u>301,00</u>
INFRASTRUCTURE FEE # 2004	5% of Building Permit fee	<u>301,00</u>
ROAD IMPACT FEE # 2027	1% of total project valuation for projects in excess of \$5,000	<u>5,000,00</u>
STATE GREEN FEE # 2028		<u>20,00</u>

TOTAL FEES DUE \$20,950,49

This permit SHALL EXPIRE 180 days from the date of issuance. You may extend your permit by written request to the Building Official for an additional 180 days prior to your permit expiration; no permit shall be extended more than once. (Authority: CBC Sec. 105.5)

Planning: _____ Date: _____

Building: [Signature] Date: 8-4-22

TOWN OF FAIRFAX
TOWN HALL
142 BOLINAS ROAD
FAIRFAX, CA 94930
(415) 453-1584

Reg# #/Rcpt#: 001-00064790 [S]
Accounting Date: Thu, Aug 4, 2022
Date/Time: Thu, Aug 4, 2022 2:36 PM

2000\BUILDING PERMITS (311)
79 HOOD LANE
(COMMENT)

FEE AMOUNT: \$ 6,020.00

2035\PLAN CHECK-BUILDING (805)
79 HOOD LANE
(COMMENT)

FEE AMOUNT: \$ 8,392.49

2015\SMIP-SEISMIC SAFETY (317)
79 HOOD LANE
(COMMENT)

FEE AMOUNT: \$ 65.00

1300\BUSINESS LICENSE (301)
79 HOOD LANE
(COMMENT)

FEE AMOUNT: \$ 550.00

2002\GENERAL PLAN MAINT FEE (312)
79 HOOD LANE
(COMMENT)

FEE AMOUNT: \$ 301.00

2003\TECHNOLOGY IMPROV FEE (313)
79 HOOD LANE
(COMMENT)

FEE AMOUNT: \$ 301.00

2004\INFRASTRUCTURE IMPROV FEE(321)
79 HOOD LANE
(COMMENT)

FEE AMOUNT: \$ 301.00

2027\ROAD IMPACT FEES (320)
79 HOOD LANE
(COMMENT)

FEE AMOUNT: \$ 5,000.00

2026\STATE GREEN FEE
79 HOOD LANE
(COMMENT)

FEE AMOUNT: \$ 20.00

RECEIPT TOTAL \$ 20,950.49

Payment Data:

Pmt# :1
Payer: CF CONTRACTING, INC.
METHOD: CK \$ 20,950.49
Ref#: 206

RECEIPT SUMMARY

TOTAL TENDERED \$ 20,950.49
RECEIPT TOTAL \$ 20,950.49

CHANGE DUE \$ 0.00

HAVE A NICE DAY!

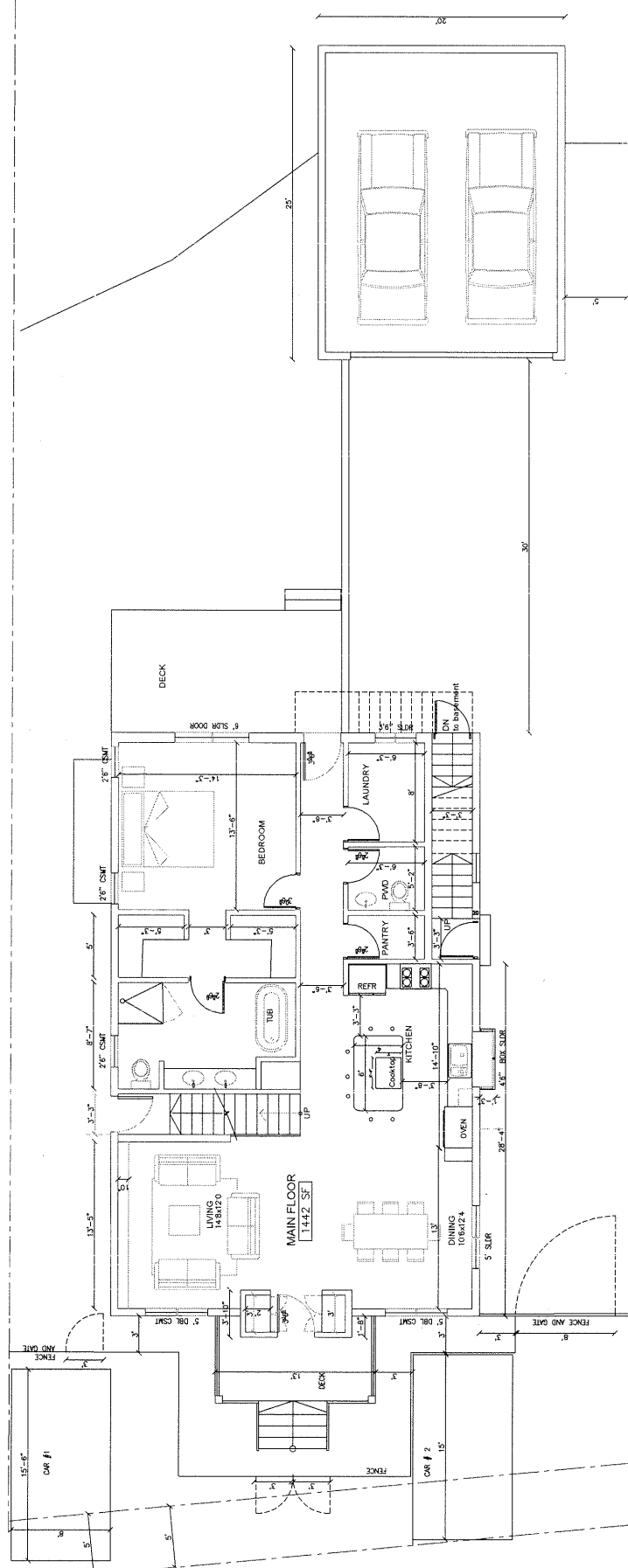
v:1.0.4586

Exhibit 3

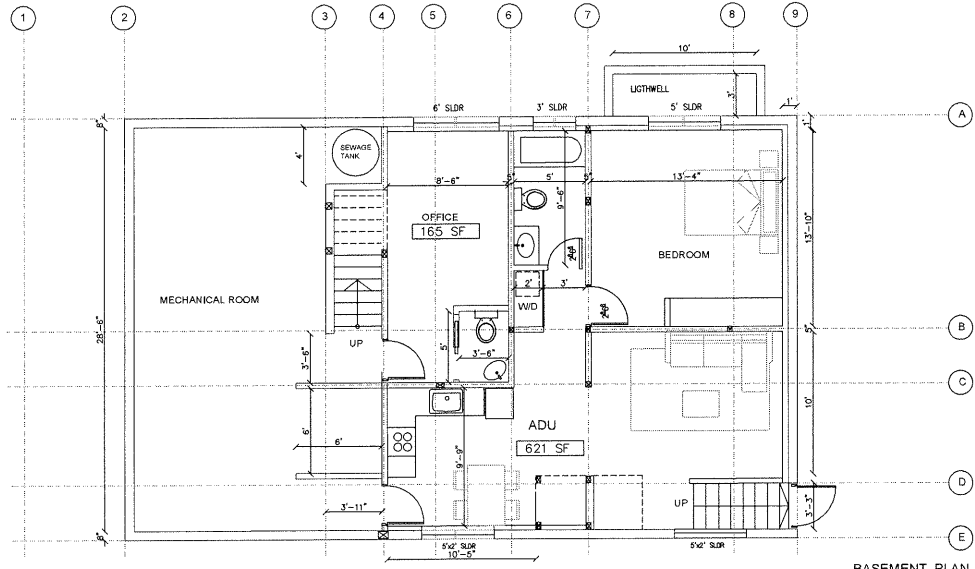
Submitted by: COBY FRIEDMAN
Tel: 415-310-6442
Email: coby@cconrad.com
Fax: 415-298-6437

FRIEDMAN RESIDENCE
79 WOOD LANE
FAIRFAX, CA 94930

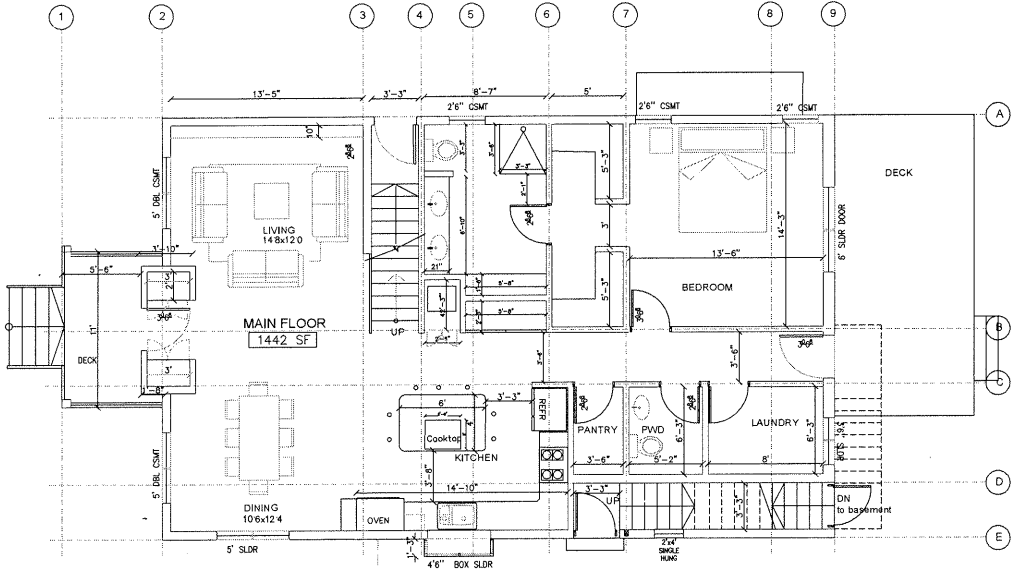
GROUND FLOOR
AND GARAGE PLAN



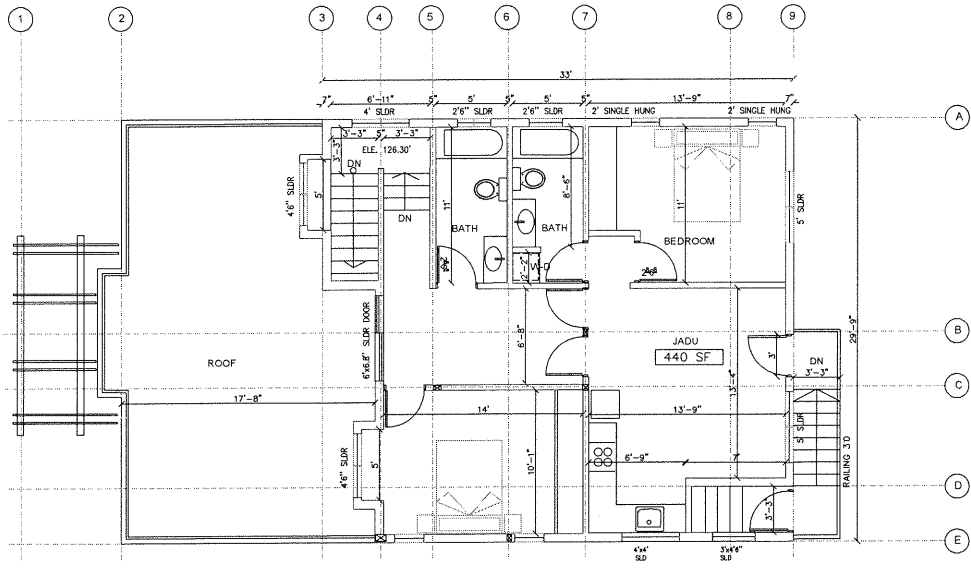
GROUND FLOOR PLAN



BASEMENT PLAN



GROUND FLOOR PLAN



UPPER FLOOR PLAN

REVISIONS	BY
2022-08-21	BL
2022-09-21	BL
2023-04-20	DL

Darius Abolhasani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite A-125, San Rafael, CA 94903
 Phone: (415)499-1919 Email: dorus@dccassociates.net



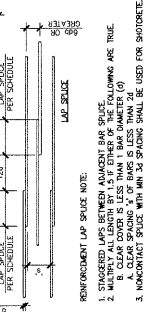
NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

STRUCTURAL TYPICAL
 DETAILS

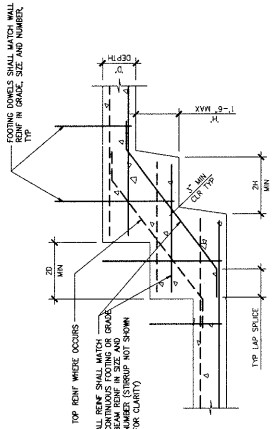
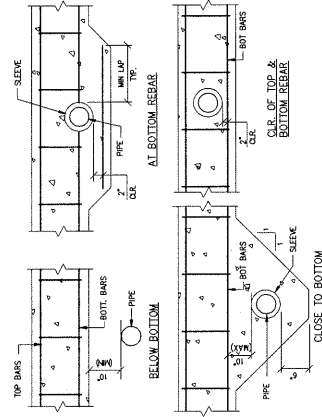
DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0822.5

SHEET 2
S-1.1
 OF 14 SHEET

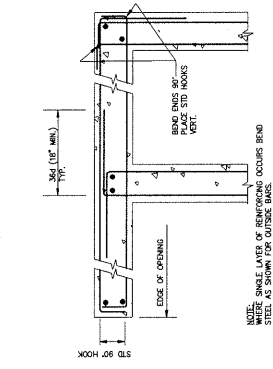
WALL AND FOOTING LAP SPlice SCHEDULE	
CONCRETE STRENGTH (f'c)	REBAR GRADE
3000	#4
3000	#5
3000	#6
3000	#7
3000	#8
3000	#9
3000	#10
3000	#11
3000	#12
3000	#13
3000	#14
3000	#15
3000	#16
3000	#17
3000	#18
3000	#19
3000	#20
3000	#21
3000	#22
3000	#23
3000	#24
3000	#25
3000	#26
3000	#27
3000	#28
3000	#29
3000	#30



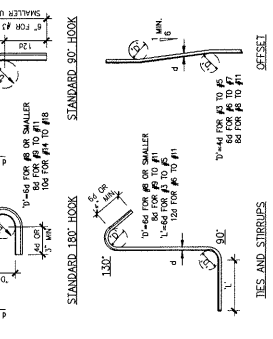
REINFORCEMENT LAP SPlice NOTE:
 1. STAGGERED LAPS BETWEEN ADJACENT BARS SPlice.
 2. CLEAR SPACING BETWEEN BARS SHALL BE MAINTAINED.
 3. CLEAR SPACING 'V' OF BARS IS LESS THAN 2X BAR DIAMETER.
 4. HORIZONTAL SPlice WITH MIN. 2X SPACING SHALL BE USED FOR SUBGRADE.



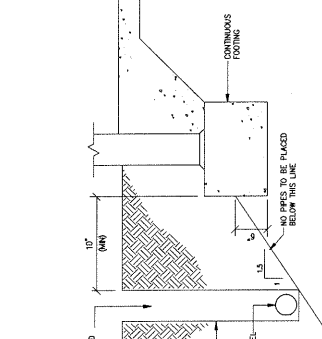
3 (TYP) STEPPED FOOTING / GRADE BEAM



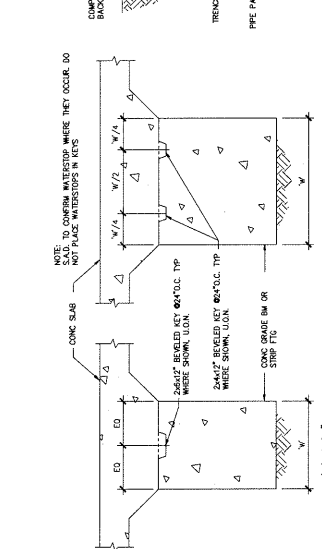
2 (TYP) REINFORCING - HORIZONTAL BEND



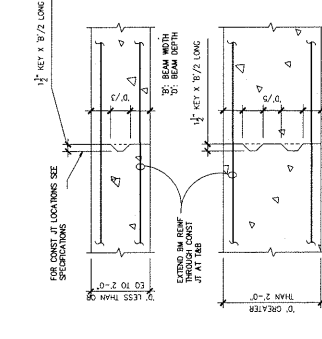
1 (TYP) STANDARD REINFORCEMENT HOOKS & BENDS



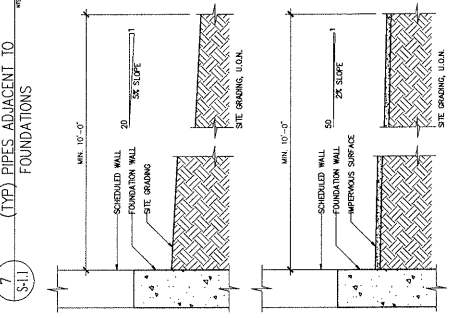
7 (TYP) PIPES ADJACENT TO FOUNDATIONS



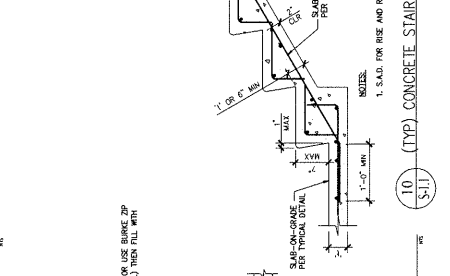
6 (TYP) FOOTING KEY



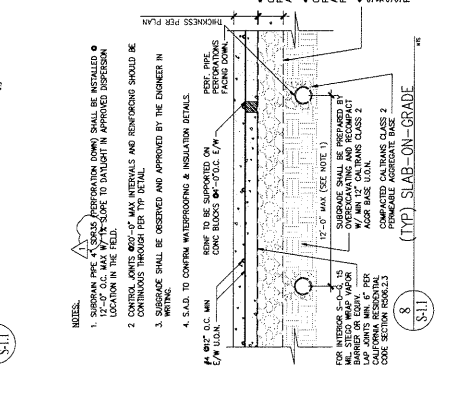
5 (TYP) CONC. BEAM CONST. JOINTS



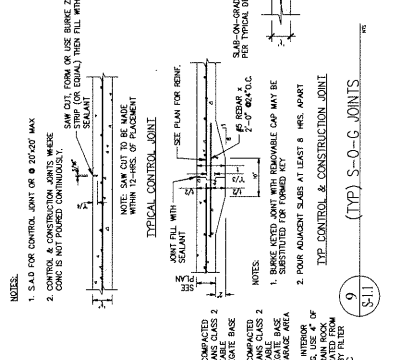
11a (TYP) PIPES ADJACENT TO FOUNDATIONS



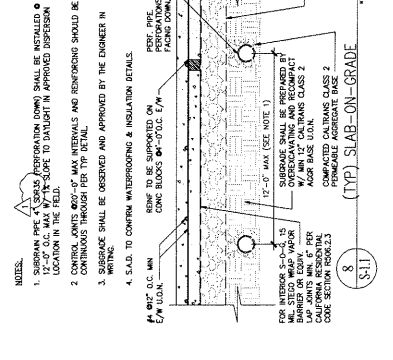
10 (TYP) CONCRETE STAIR ON GRADE



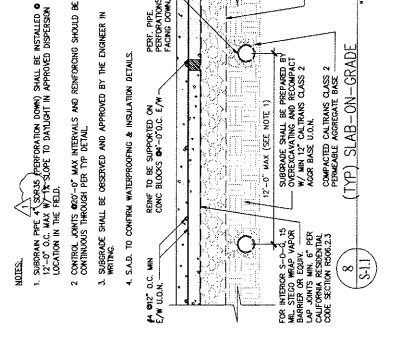
8 (TYP) SLAB ON-GRADE



9 (TYP) S-O-G JOINTS



9 (TYP) S-O-G JOINTS



9 (TYP) S-O-G JOINTS

NO.	DATE	BY	REVISIONS
1	2022-06-21	DL	
2	2022-09-21	DL	
3	2023-04-20	DL	

Danus Abolhasani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 Phone: (415)99-1919 Email: danus@dcassoc.com



7 ML Lossen Drive, Suite A-129, San Rafael, CA 94903

NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

MAIN FLOOR FRAMING
 PLAN
 DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0822-5

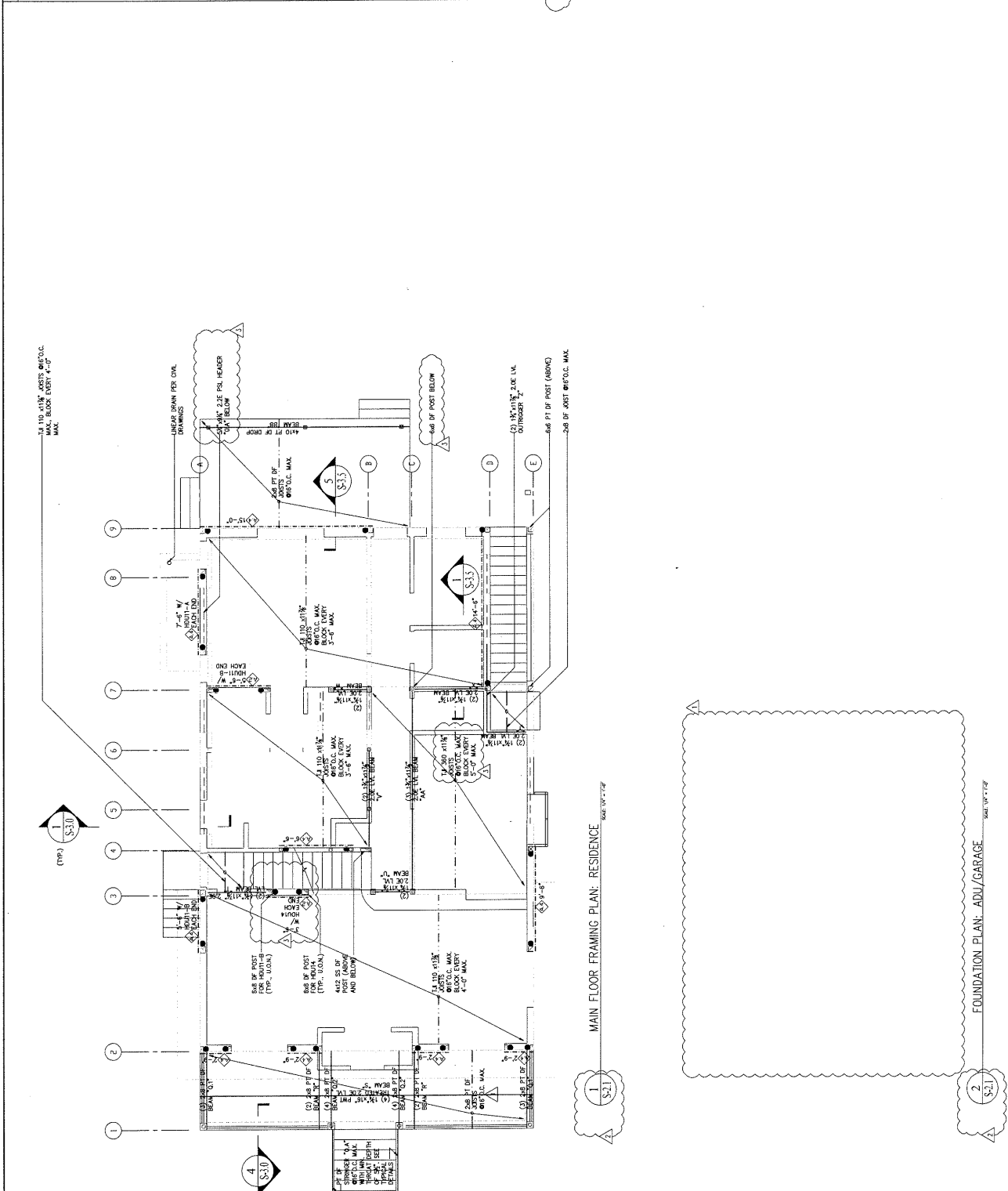
SHEET 6
 OF 14 SHEET
S-2.1

PLAN LEGEND

	FOUNDATION WALL / WALL BELOW
	WALL ABOVE
	CONCRETE SLAB
	ADJUST
	BEAM
	POST BELOW
	POST ABOVE & BELOW
	SHEARWALL ABOVE
	HOLE & HOLLOW
	HOLLOW
	HOLLOW FROM FLOOR ABOVE (LOAN)
	HOLLOW FROM FLOOR ABOVE
	HOLLOW FROM FLOOR BELOW
	HOLLOW FROM FLOOR BELOW (LOAN)
	HOLLOW FROM FLOOR BELOW

PLAN NOTES

- AT SHEAR WALLS WITH CORE WALLS EXISTING, 300 P.F. PROVIDE 3/8" SLL PL AND 3x3 STD (OR DRG) FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE SPACED AS SHOWN ON ABUTTING SCHEDULE.
- AT SHEAR WALLS WITH 2' O.C. EDGE NAILING, 300 P.F. PROVIDE 3/8" SLL PL AND 3x3 STD (OR DRG) FROM ABUTTING PANELS. EDGE NAILING ON ABUTTING PANELS SHALL BE SPACED AS SHOWN ON ABUTTING SCHEDULE.
- ALL CONNECTIONS SHALL PROVIDE TEMPORARY SHORING AS NEEDED.



MAIN FLOOR FRAMING PLAN: RESIDENCE

FOUNDATION PLAN: ADU/GARAGE

REV	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			

7 M. Lossen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415) 499-1919 Email: darus.darus@dcassociates.net
Darus Abolhassani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support



NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

UPPER FLOOR
 FRAMING PLAN

DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL

JOB NUMBER: 1417-0822 S
 SHEET 7

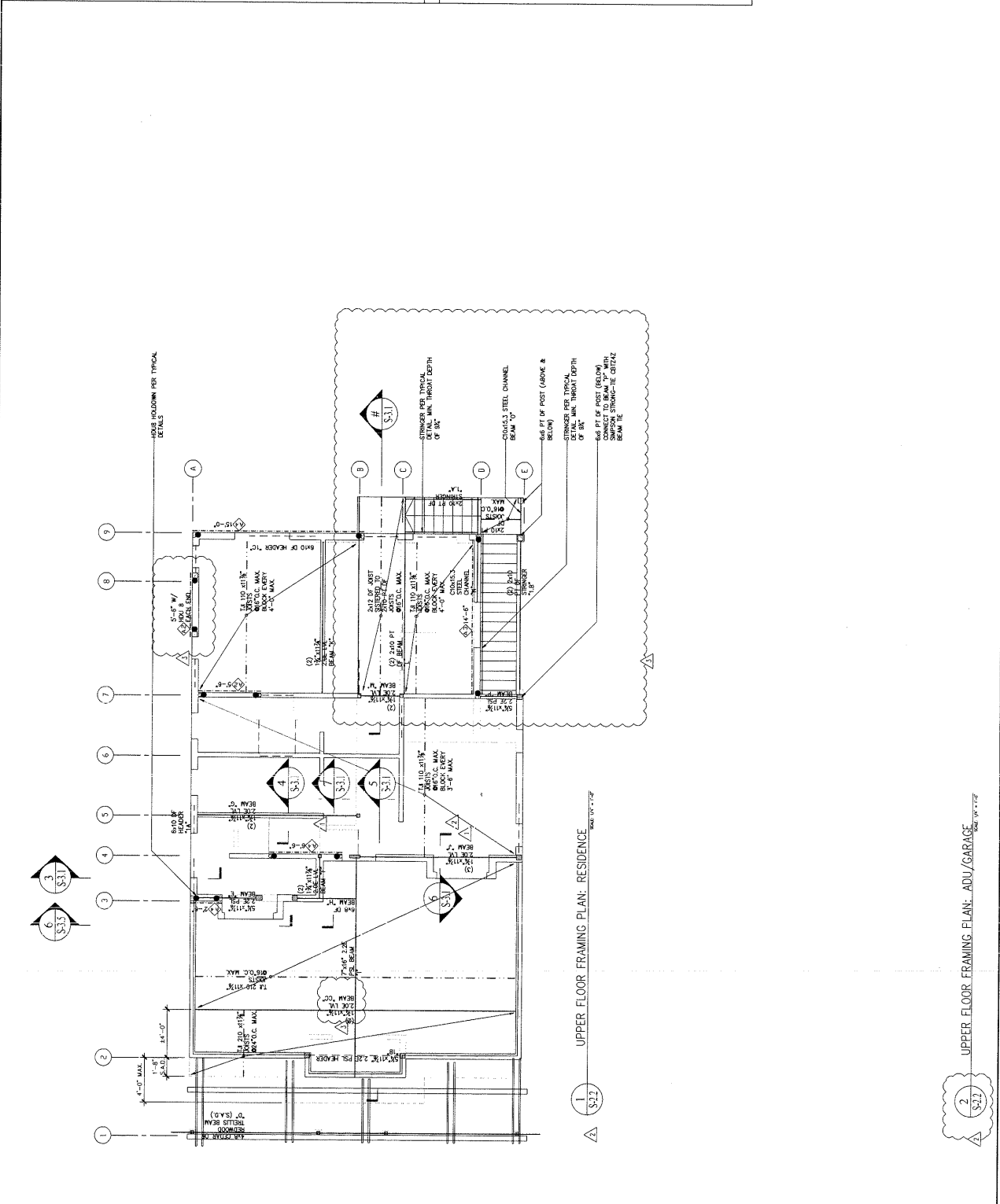
S-2.2
 OF 14 SHEET

PLAN LEGEND

[Symbol]	FOUNDATION WALL/ WALL BELOW
[Symbol]	WALL ABOVE
[Symbol]	CONCRETE SLAB
[Symbol]	JOIST
[Symbol]	BEAM
[Symbol]	POST BELOW
[Symbol]	POST ABOVE
[Symbol]	POST ABOVE & BELOW
[Symbol]	SIKEAWALL ABOVE
[Symbol]	HOLD S HOLDDOWN ANCHOR (UNTIL) SEE SCHEDULE
[Symbol]	HOLDER, SEE TYP. DETAIL S-1.7

PLAN NOTES

1. AT SHEAR WALLS WITH EDGE VALUES EXCEEDING 350 P.F.F., PROVIDE 3# SIL #4 AND 3# STUD (OR L.B.K.) PER 17.7.05. PROVIDE 3# SIL #4 AND 3# STUD (OR L.B.K.) AT FRAMING MEMBERS RECEIVING EDGE HANING. PANEL JOINTING PANELS EDGE HANING ON JOISTING SCHEDULE. SEE SCHEDULE.
2. AT SHEAR WALLS WITH 2" O.C. EDGE HANING MEMBERS RECEIVING EDGE HANING FROM JOISTING STAYS, PROVIDE 3# SIL #4 AND 3# STUD (OR L.B.K.) PER 17.7.05. SEE SCHEDULE.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS NEEDED.



1 UPPER FLOOR FRAMING PLAN: RESIDENCE
 SCALE: 1/4" = 1'-0"

2 UPPER FLOOR FRAMING PLAN: ADU/GARAGE
 SCALE: 1/4" = 1'-0"

REVISIONS	BY
2022-06-21	DL
2022-09-21	DL
2023-04-20	DL

DAC
 Darius Abolghasani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: danius@dacassociates.net

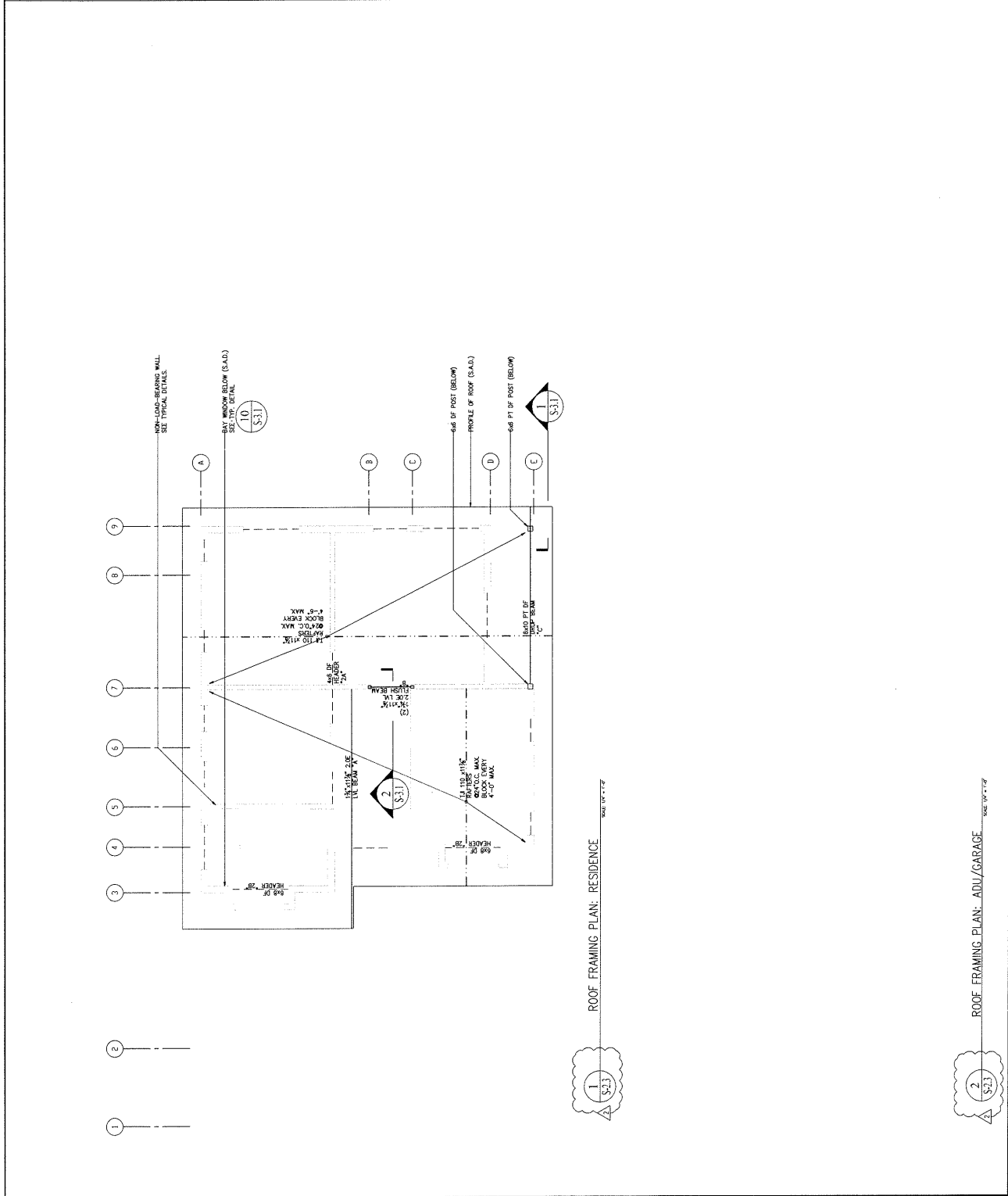
NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

DATE:	2022-04-08
SCALE:	AS SHOWN
DRAWN BY:	DL
JOB NUMBER:	1477-0822-5
SHEET	8
OF	14

PLAN LEGEND	
	FOUNDATION WALL / WALL BELOW
	WALL ABOVE
	CONCRETE SLAB
	ADJUST
	BEAM
	POST BELOW
	POST ABOVE & BELOW
	SHEARWALL ABOVE
	SHEARWALL BELOW
	HOLE IN WALL
	HOLE IN SLAB
	HOLE IN CEILING
	HOLE IN FLOOR
	HOLE IN ROOF
	HOLE IN GARAGE FLOOR
	HOLE IN GARAGE CEILING
	HOLE IN GARAGE ROOF
	HOLE IN GARAGE WALL
	HOLE IN GARAGE FLOOR SLAB
	HOLE IN GARAGE CEILING SLAB
	HOLE IN GARAGE ROOF SLAB
	HOLE IN GARAGE WALL SLAB

PLAN NOTES

1. AT SHEAR WALLS WITH CODE VALUES EXCEEDING 350 P.F., PROVIDE 3x SILL PL. AND 2x STD. (OR DR. 2x) P.F. AT JOINTS. PROVIDE 3x SILL PL. AND 2x STD. (OR DR. 2x) P.F. AT FRAMING MEMBERS RECEIVING CODE MARKING FROM ADJUTING PANELS. EDGE MARKING ON ADJUTING PANELS SHALL BE EXTENDED. USE SHEARWALL SCHEDULE.
2. AT SHEAR WALLS WITH 200L EDGE MARKING, PROVIDE 3x SILL PL. AND 2x STD. (OR DR. 2x) P.F. AT JOINTS. PROVIDE 3x SILL PL. AND 2x STD. (OR DR. 2x) P.F. AT FRAMING MEMBERS RECEIVING CODE MARKING FROM ADJUTING PANELS. EDGE MARKING ON ADJUTING PANELS SHALL BE EXTENDED. USE SHEARWALL SCHEDULE.



1 S-2.3
 ROOF FRAMING PLAN: RESIDENCE

2 S-2.3
 ROOF FRAMING PLAN: ADU/GARAGE

REV	DESCRIPTION	DATE
1	AS SHOWN	2022-04-08
2	AS SHOWN	2022-04-08
3	AS SHOWN	2022-04-08
4	AS SHOWN	2022-04-08
5	AS SHOWN	2022-04-08

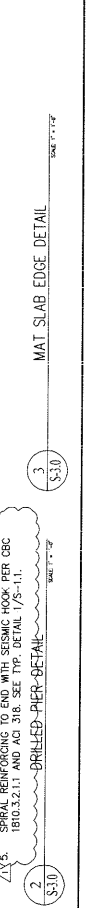
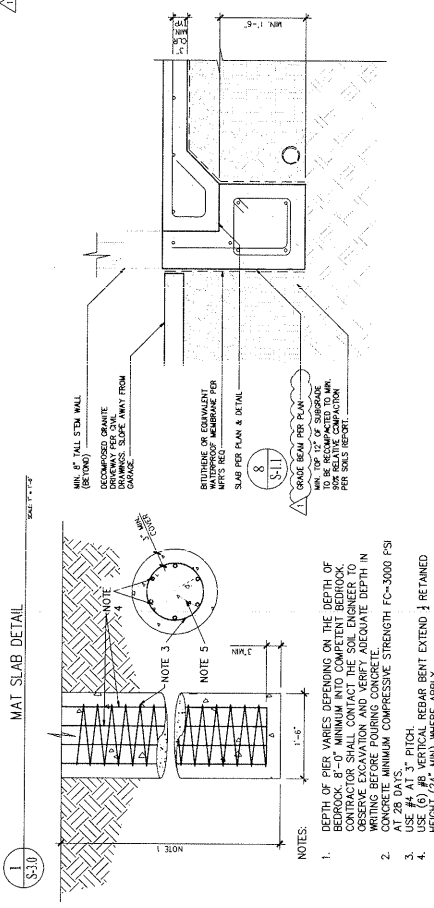
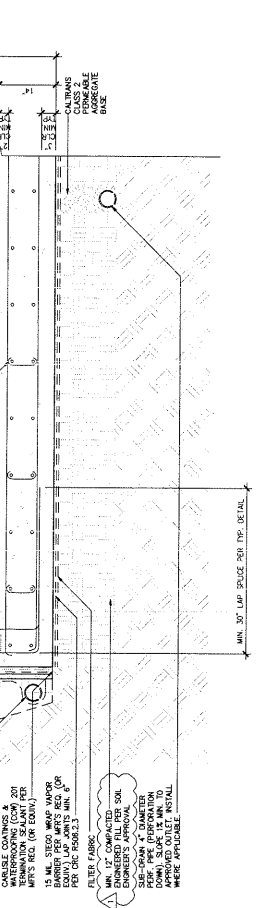
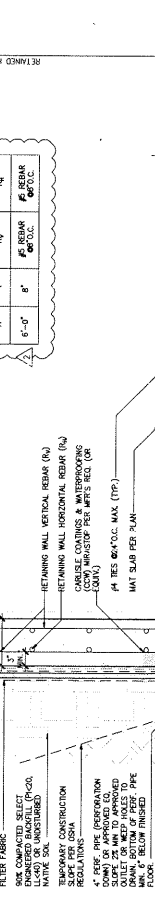
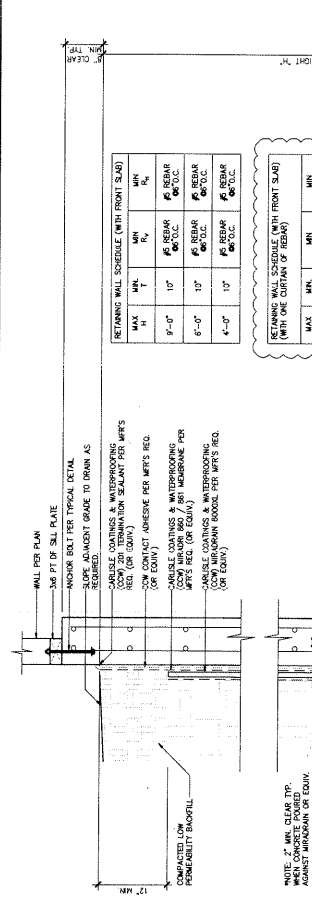
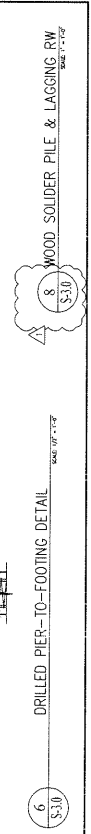
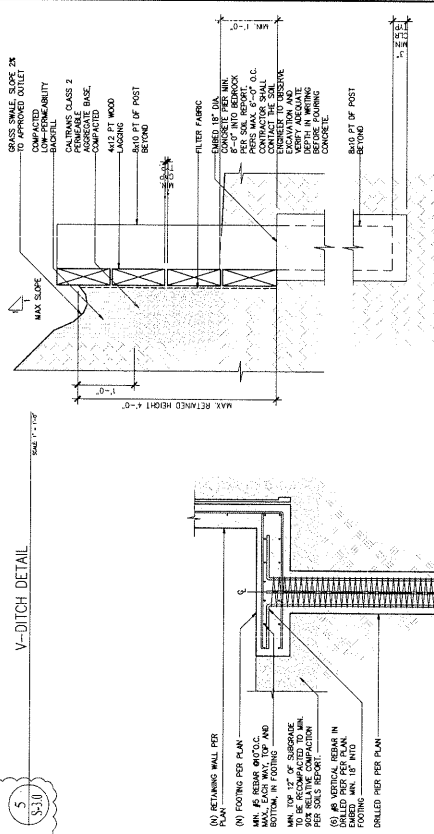
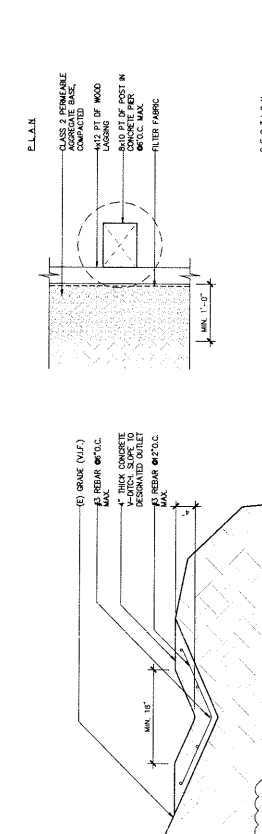
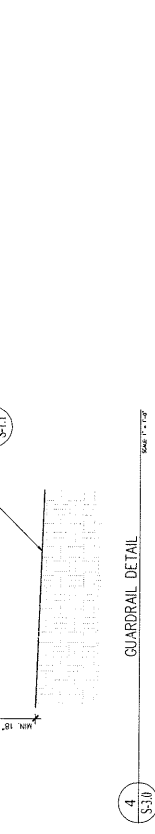
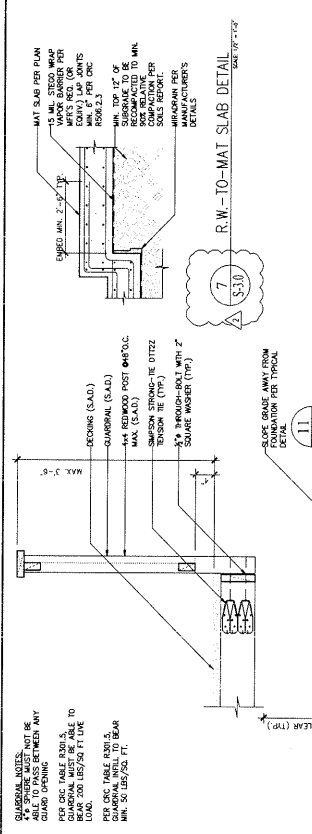
Darius Abolghasani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite A-122, Sonoma, CA 94930
 Phone: (415) 499-1919 Email: dorus@dcassoc.com



NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

STRUCTURAL DETAILS
 DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0022 S

SHEET 9
 OF 14 SHEET
S-3.0



REV	DESCRIPTION	DATE
1	AS SHOWN	2022-04-08
2	AS SHOWN	2022-04-08
3	AS SHOWN	2022-04-08
4	AS SHOWN	2022-04-08
5	AS SHOWN	2022-04-08

REVISIONS	DATE	BY
DL	2022-06-21	DL
DL	2022-06-21	DL
DL	2022-04-20	DL

Darus Abhassani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite 1-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darus@dcassociates.net

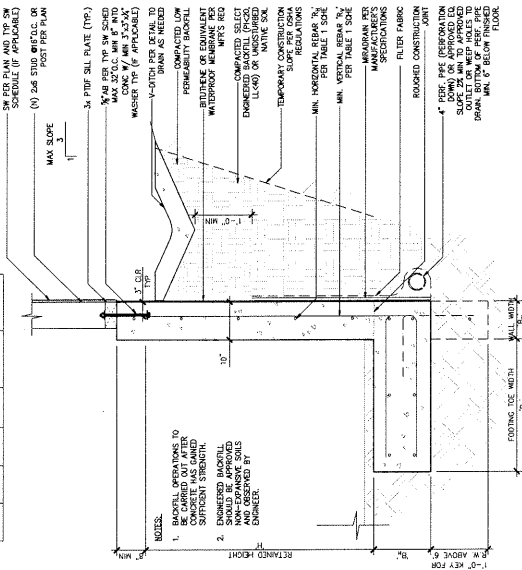


NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-082-03

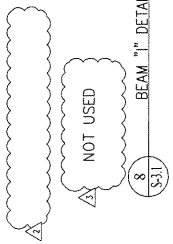
STRUCTURAL DETAILS
 DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1437-0822-S
 SHEET 10 OF 14
S-3.1

TABLE 1 - 4' FOOTING RETAINING WALL SCHEDULE

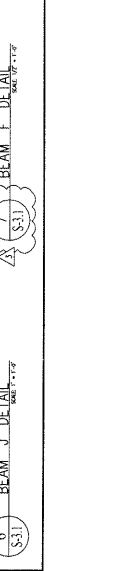
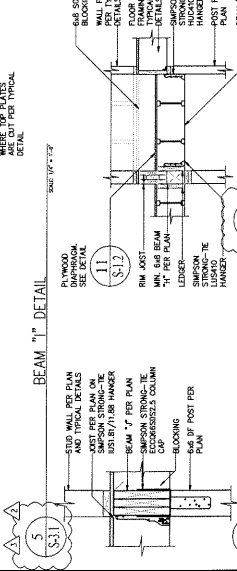
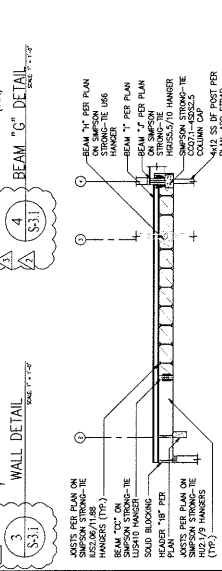
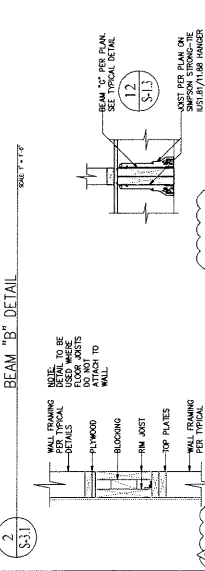
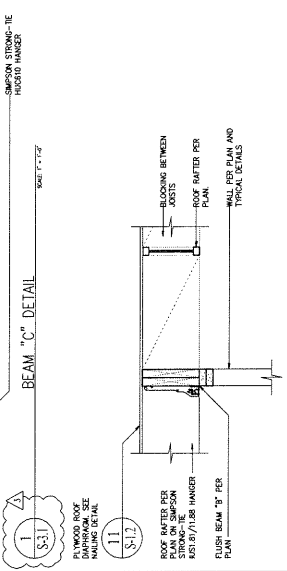
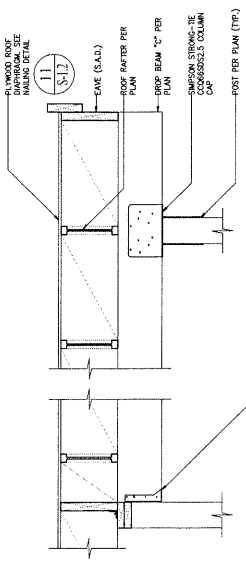
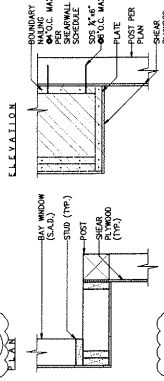
MAX H	MIN B ₁	MIN B ₂	MIN B ₃	MIN R ₁	MIN R ₂	REBAR
10'-0"	10"	4'-0"	14"	4"	6"	#6 REBAR @ 6" O.C.
8'-0"	10"	4'-0"	14"	4"	6"	#6 REBAR @ 6" O.C.
6'-0"	10"	4'-0"	14"	4"	6"	#6 REBAR @ 6" O.C.
4'-0"	10"	4'-0"	14"	4"	6"	#6 REBAR @ 6" O.C.



11 S-3.1 RETAINING WALL DETAIL SCALE: 1/4" = 1'-0"



9 S-3.1 ENLARGED PLAN AT LOWER ROOF HIP BEAMS SCALE: 1/4" = 1'-0"



12 S-3.1 ELEVATION DETAIL AT RIDGE BEAM SCALE: 1/4" = 1'-0"

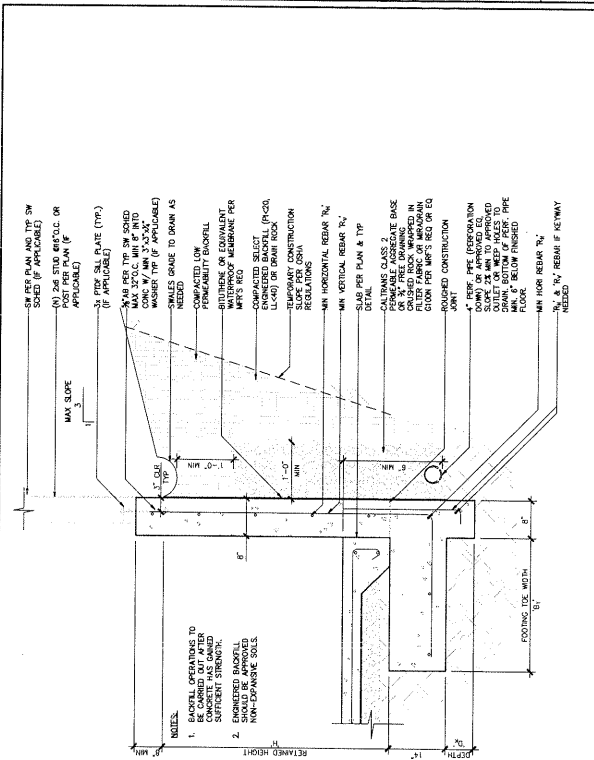
REVISIONS	DATE	BY
1	2022-06-21	DL
2	2022-09-21	DL
3	2023-04-20	DL

Darus Abhassani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1919 Email: darus@dcassociates.net



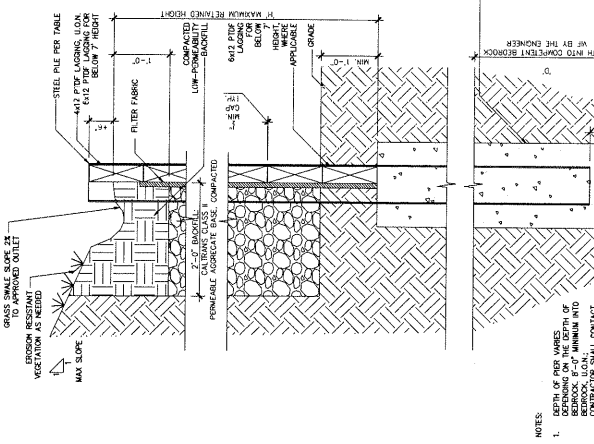
NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

STRUCTURAL DETAILS
 DATE: 2022-04-08
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-1022.5

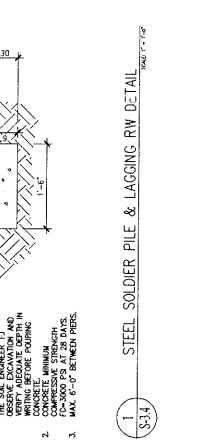
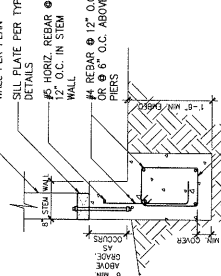
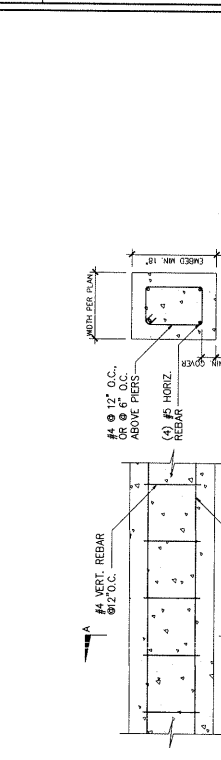


MAX	MIN	MIN	MIN	MIN	MIN	MIN	MIN	MIN	MIN
H	B	H	H	H	H	H	H	H	H
6'-0"	8"	4'-8"	N.A.	N.A.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.
10'-0"	8"	4'-8"	N.A.	N.A.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.
3'-0"	8"	4'-8"	N.A.	N.A.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.	6" REBAR @ 6" O.C.

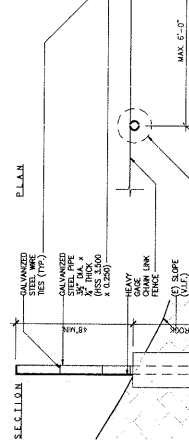
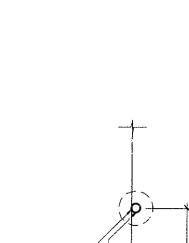
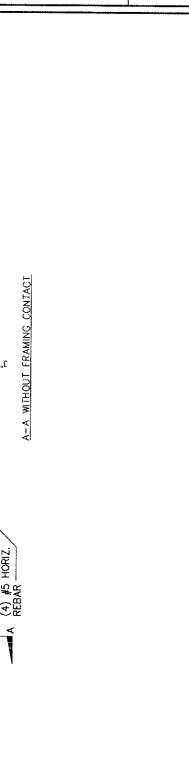
DEPTH INTO EXISTING FOUNDATION	SOILS	SOILS	SOILS	SOILS	SOILS	SOILS	SOILS
10'-0"	15'	18"	18"	18"	18"	18"	18"
10'-0"	15'	18"	18"	18"	18"	18"	18"
10'-0"	15'	18"	18"	18"	18"	18"	18"
10'-0"	15'	18"	18"	18"	18"	18"	18"
10'-0"	15'	18"	18"	18"	18"	18"	18"



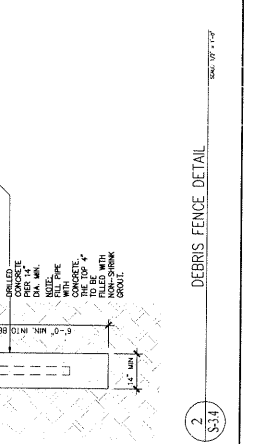
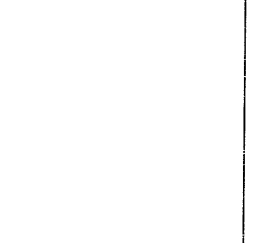
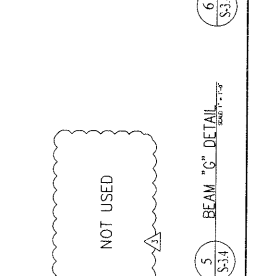
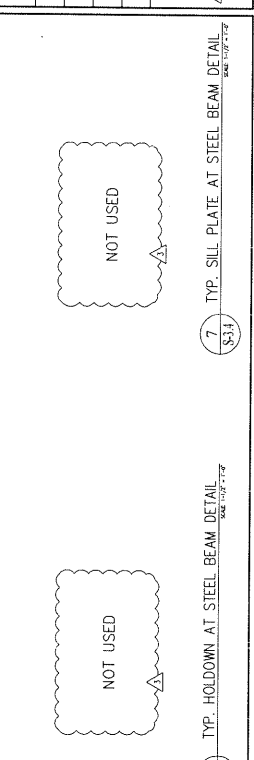
NOTES:
 1. VERIFY ALL DIMENSIONS AND MATERIALS WITH THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH OF EXISTING FOUNDATION AND OBSERVE EXCAVATION AND VERIFY DIMENSIONS AND MATERIALS BEFORE POURING CONCRETE. MINIMUM CONCRETE STRENGTH SHALL BE 3000 PSI. MAX. 6"-8" BETWEEN PILES.
 2. VERIFY ALL DIMENSIONS AND MATERIALS WITH THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH OF EXISTING FOUNDATION AND OBSERVE EXCAVATION AND VERIFY DIMENSIONS AND MATERIALS BEFORE POURING CONCRETE. MINIMUM CONCRETE STRENGTH SHALL BE 3000 PSI. MAX. 6"-8" BETWEEN PILES.
 3. MAX. 6"-8" BETWEEN PILES.



NOTES:
 1. VERIFY ALL DIMENSIONS AND MATERIALS WITH THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH OF EXISTING FOUNDATION AND OBSERVE EXCAVATION AND VERIFY DIMENSIONS AND MATERIALS BEFORE POURING CONCRETE. MINIMUM CONCRETE STRENGTH SHALL BE 3000 PSI. MAX. 6"-8" BETWEEN PILES.
 2. VERIFY ALL DIMENSIONS AND MATERIALS WITH THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH OF EXISTING FOUNDATION AND OBSERVE EXCAVATION AND VERIFY DIMENSIONS AND MATERIALS BEFORE POURING CONCRETE. MINIMUM CONCRETE STRENGTH SHALL BE 3000 PSI. MAX. 6"-8" BETWEEN PILES.
 3. MAX. 6"-8" BETWEEN PILES.



NOTES:
 1. VERIFY ALL DIMENSIONS AND MATERIALS WITH THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH OF EXISTING FOUNDATION AND OBSERVE EXCAVATION AND VERIFY DIMENSIONS AND MATERIALS BEFORE POURING CONCRETE. MINIMUM CONCRETE STRENGTH SHALL BE 3000 PSI. MAX. 6"-8" BETWEEN PILES.
 2. VERIFY ALL DIMENSIONS AND MATERIALS WITH THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH OF EXISTING FOUNDATION AND OBSERVE EXCAVATION AND VERIFY DIMENSIONS AND MATERIALS BEFORE POURING CONCRETE. MINIMUM CONCRETE STRENGTH SHALL BE 3000 PSI. MAX. 6"-8" BETWEEN PILES.
 3. MAX. 6"-8" BETWEEN PILES.



NOTES:
 1. VERIFY ALL DIMENSIONS AND MATERIALS WITH THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH OF EXISTING FOUNDATION AND OBSERVE EXCAVATION AND VERIFY DIMENSIONS AND MATERIALS BEFORE POURING CONCRETE. MINIMUM CONCRETE STRENGTH SHALL BE 3000 PSI. MAX. 6"-8" BETWEEN PILES.
 2. VERIFY ALL DIMENSIONS AND MATERIALS WITH THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE DEPTH OF EXISTING FOUNDATION AND OBSERVE EXCAVATION AND VERIFY DIMENSIONS AND MATERIALS BEFORE POURING CONCRETE. MINIMUM CONCRETE STRENGTH SHALL BE 3000 PSI. MAX. 6"-8" BETWEEN PILES.
 3. MAX. 6"-8" BETWEEN PILES.

NOT USED

NOT USED

NOT USED

NOT USED

7 TYP. SILL PLATE AT STEEL BEAM DETAIL
 SCALE: 1/2" = 1'-0"

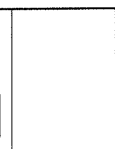
6 TYP. HOLD-DOWN AT STEEL BEAM DETAIL
 SCALE: 1/2" = 1'-0"

5 BEAM "C" DETAIL
 SCALE: 1/2" = 1'-0"

2 DEBRIS FENCE DETAIL
 SCALE: 1/2" = 1'-0"

REVISIONS	DATE	BY
1	2022-09-21	DL
2	2022-09-21	DL
3	2022-09-20	DL

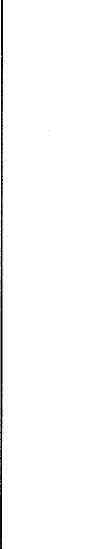
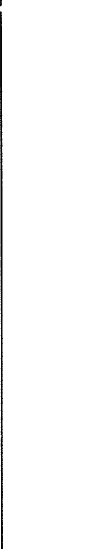
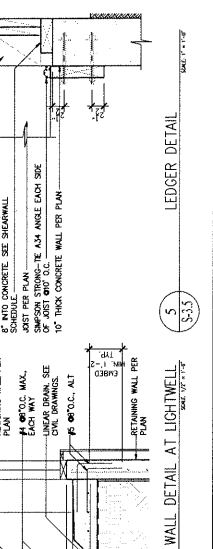
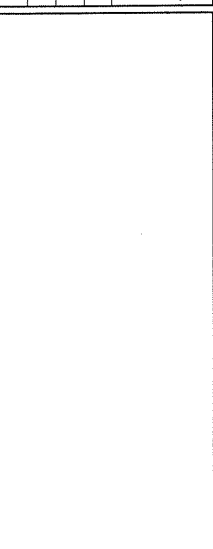
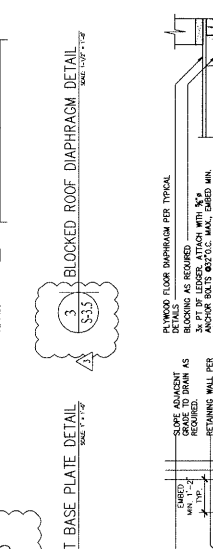
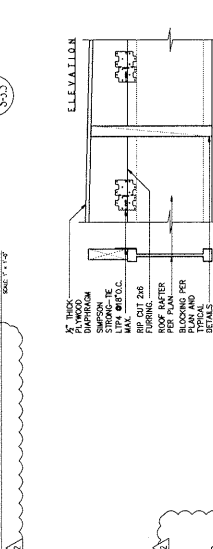
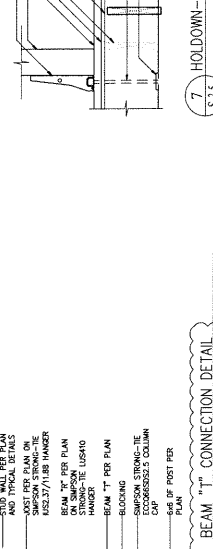
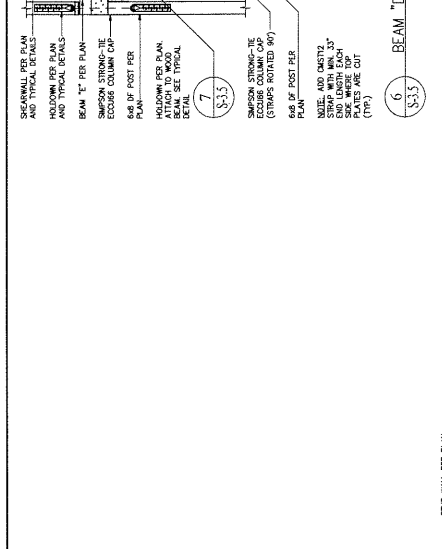
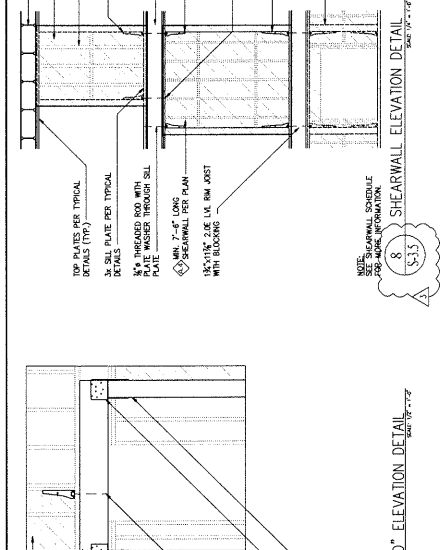
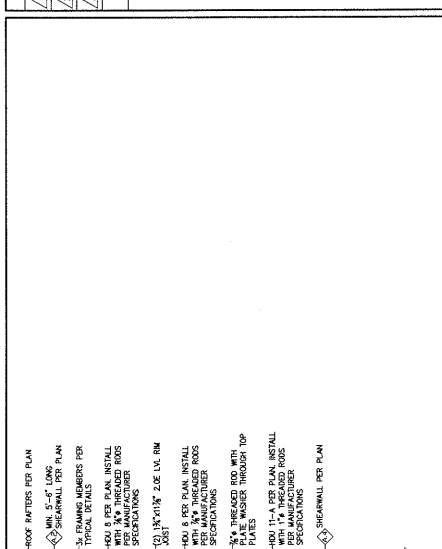
Danus Abolhasani Consultant & Associates, Inc.
 Consulting Engineering & Construction Support
 7 Mt. Lassen Drive, Suite A-129, San Rafael, CA 94903
 Phone: (415)499-1913 Email: danus@dcassoc.com



NEW RESIDENCE & ADU
 79 WOOD LANE
 FAIRFAX, CA 94930
 PROJECT APN 002-062-03

STRUCTURAL DETAILS
 DATE: 2022-09-20
 SCALE: AS SHOWN
 DRAWN BY: DL
 JOB NUMBER: 1477-0022.5

SHEET 14
S-3.5
 SHEET 14 OF 14



1 BEAM 'T' CONNECTION DETAIL SCALE: 1/4\"/>

2 STEEL POST BASE PLATE DETAIL SCALE: 1/4\"/>

3 BLOCKED ROOF DIAPHRAGM DETAIL SCALE: 1/4\"/>

4 RETAINING WALL DETAIL AT LIGHTWELL SCALE: 1/4\"/>

5 LEDGER DETAIL SCALE: 1/4\"/>

6 BEAM 'D' ELEVATION DETAIL SCALE: 1/4\"/>

7 HOLD-DOWN TO WOOD BEAM DETAIL SCALE: 1/4\"/>

8 SHEARWALL ELEVATION DETAIL SCALE: 1/4\"/>

Exhibit 4

YOUR WATER SERVICE WAS DISCONTINUED
BECAUSE NO APPLICATION FOR SERVICE
HAS BEEN RECEIVED AT OUR OFFICE AND
THAT THERE HAS BEEN NO RESPONSE TO OUR
NOTICE LEFT AT YOUR DOOR.

BY _____

Customer Service Department
(415) 945-1400



DO NOT REMOVE THIS TAG

ORDER TO STOP WORK

**CONSTRUCTIONS MUST BE MADE BEFORE ANY FURTHER WORK IS
DONE. VIOLATORS ARE SUBJECT TO CITATION AND/OR FINES
CAUSE CONSTRUCTION NOT
APPROVED**

Town of Fairfax
Building Department
142 Bollinas Road
(415) 458-2263 ext. 309 & 910

BY *Mh. Long* DATE *6-8-2023*

TITLE *BRILLIUS OFFICIAL*

Exhibit 5

APPEAL OF ADMINISTRATIVE OFFICIAL ORDER

Town Code (TC) § 17.036.010, et seq.

TO THE TOWN CLERK:

I, Jacob (Coby) Friedman, make the following verified application to the Town Council appealing an erroneous order, decision and determination by a Town official under TC § 17.036.010, et seq. I have personal knowledge of the following facts and, if called upon as a witness, I could and would testify as set forth below.

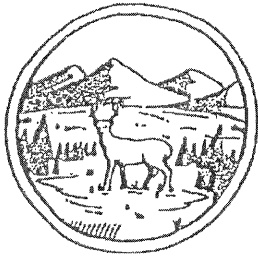
1. I own the real property located at 79 Wood Lane, Fairfax, California 94930, and the improvements and current construction project at that location (“the Project”).
2. Mark Lockaby is the Building Official for the Town of Fairfax and an administrative official under TC § 17.036.010.
3. On June 8, 2023 (less than ten days prior to this application and appeal), Mr. Lockaby issued an “Order to Stop Work” (“the Order”) directing that all work on the Project cease immediately. The Order is an order made by an administrative official in the administration and enforcement of TC Title 17 (Zoning). This order was made in error.
4. I understand that the Order is based on Mr. Lockaby’s decision and determination that (a) the work being performed on the Project is subject to Planning Commission (PC) approval which I have not yet received; (b) the work is not related to Accessory Dwelling Unit (ADU) or Junior ADU (JADU) work and so is subject to PC approval, rather than administrative approval only by the Planning Department; and (c) the work may properly be shut down under a stop work order even in the absence of any finding that the work violates any building code requirements. This is a decision and determination by an administrative official in the administration and enforcement of TC Title 17 (Zoning). This decision and determination was made in error.
5. Prior to making the Order, I had reached agreement with Mr. Lockaby regarding most of the work on the Project, i.e., for which portions I could proceed without further PC approval and for which I agreed not to do further work without PC approval. The only potential exception was exterior stairs that were added solely to provide access to a JADU (“the JADU Stairs”). Since that portion of the work was directly related to JADU work, it is not subject to PC review and approval. After I asked for

clarification and explanation of the Town's position regarding the JADU Stairs, Mr. Lockaby posted the Order at the site stopping all work. Despite repeated requests, I have not received any clarification or explanation of the Town's position. I have since inquired whether the Town would lift the Order if I agreed not to do any further work on the JADU Stairs until and unless we resolve the issue. The Town has not responded.

6. Per TC § 17.036.030, this appeal stays the Order and all actions by the Town in furtherance of the Order until this appeal is decided by the Town Council. Accordingly, I am entitled to resume work on the Project upon submission of this appeal and intend to do so.
7. I am a person aggrieved by the Order. The Order is causing me substantial financial harm. Allowing the work to continue will cause the Town no harm because, if the work is subject to additional approvals (by Mr. Lockaby or the PC), the Town will still have the opportunity to review the work and decide whether to approve it before I will be able to complete the Project. In other words, allowing me to continue the work will be solely at my own risk, not the Town's.
8. This application is timely under TC § 17.036.020.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this Declaration was executed on this 9th day of June, 2023, in Fairfax, California.

Jacob (Coby) Friedman



TOWN OF FAIRFAX
 142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
 (415) 453-1584 Fax (415) 453-1618

RECEIPT

Date: 6-14-23

From: COBY FRIEDMAN, CF Contracting Inc

Amount: \$625.00

For: Appeal of Administrative Official Order

By: S. Carter

CF Contracting, Inc.
 96 Forrest Ave
 Fairfax, CA 94930

9580
 90-3504/1211

6/17/2023

PAY TO THE ORDER OF

Town of Fairfax

Six Hundred Twenty Five

\$ 625.00

DOLLARS

Tri Counties Bank

FOR PRJTB Appeal P&R

⑆126135045⑆9580 682000596⑆

Exhibit 6

From: [Richard M. Harris](#)
To: [Janet Coleson](#)
Cc: [Aaron P. Silberman](#)
Subject: 79 Wood lane
Date: Friday, July 28, 2023 3:49:00 PM

Ms. Coleson:

As you know, we represent Coby Friedman in his effort to complete his permitted construction project at 79 Wood Lane, in Fairfax (Project). Mr. Friedman requests that the City of Fairfax (City) provides him a green tag so he can hook up power to the new construction. As the City inspector has already found, the Project has met all of the requirements to receive this green tag.

As we discussed on the phone on July 21, Mr. Friedman contacted the City inspector to inspect his electrical system and issue a green tag. And though the City inspector determined that the electrical system is proper, he still withheld the green tag based on an unrelated dispute. The City and Mr. Friedman disagree about when plan changes need to be submitted to the planning commission for approval, and the withholding of the green tag is being used as leverage to force Mr. Friedman to capitulate to the City's position. As I explained Mr. Friedman's position to you, you told me that it is "common practice" for the City to withhold the green tag to extract other things the City needs from a homeowner unrelated to the propriety of the electrical system.

After a City has exercised its discretion and determined that a party is entitled to an approval, withhold that approval for other reasons causes the City to be liable for damages. *Thompson v. City of Lake Elsinore* (1993) 18 Cal.App.4th 49, 58 (failure to provide a certificate of occupancy to extract unrelated concessions from homeowner entitled property owner to damages). That is exactly the situation here. The City has determined that the electrical system is proper, but is withholding the green tag in an effort to extract concessions on an unrelated dispute. As this dispute continues, Mr. Friedman's damages only grow, including his temporary power costs, the loss of use of his home, and the inability to complete the Project.

Please confirm that the City will issue the green tag within 7 days. If the green tag is not issued, Mr. Friedman will be forced to take further action. He expressly reserves all of his rights.

I look forward to your response.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

Exhibit 7

From: [Janet Coleson](#)
To: [Richard M. Harris](#)
Cc: [Aaron P. Silberman](#)
Subject: RE: 79 Wood lane
Date: Tuesday, August 8, 2023 4:18:42 PM

Richard,



Respectfully, it's not my responsibility to resolve your client's issues. You and I both know he needs to submit (with appropriate fee) his application to back to the Commission to ask for approval of his currently unpermitted construction. I don't believe the electrical tag will be withheld for issues unrelated to the electrical.

Please contact me to discuss why a State licensed contractor is performing construction not in conformance with approved plans.

Thank you,

Janet



Janet Coleson
Partner
janet.coleson@bbklaw.com
T: (925) 977-3319
bbklaw.com |  

From: Richard M. Harris <RHarris@rjo.com>
Sent: Monday, August 7, 2023 9:13 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Janet –

We are well past the deadline set forth in my letter. CFC's damages are accruing, including (but not limited to) inefficiencies for his construction, PG&E temporary power fees, and construction loan costs. I urge you to take this opportunity to work to resolve this issue before litigation becomes inevitable.

I look forward to your response.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation

311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Richard M. Harris
Sent: Wednesday, August 2, 2023 10:33 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <asilberman@rjo.com>
Subject: RE: 79 Wood lane

Janet –

Just checking in. Thanks.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Friday, July 28, 2023 4:04 PM
To: Richard M. Harris <RHarris@rjo.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

Richard,

Mark Lockaby, the Building Official, is out until August 1. I won't be able to discuss with him whether the electrical system is in order, or extends to unpermitted construction, until that time. I will be back in touch with you shortly after August 1.

Thank you,

Janet

Janet Coleson
Partner
janet.coleson@bbklaw.com
T: [\(925\) 977-3319](tel:(925)977-3319)

From: Richard M. Harris <RHarris@rjo.com>
Sent: Friday, July 28, 2023 3:50 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Ms. Coleson:

As you know, we represent Coby Friedman in his effort to complete his permitted construction project at 79 Wood Lane, in Fairfax (Project). Mr. Friedman requests that the City of Fairfax (City) provides him a green tag so he can hook up power to the new construction. As the City inspector has already found, the Project has met all of the requirements to receive this green tag.

As we discussed on the phone on July 21, Mr. Friedman contacted the City inspector to inspect his electrical system and issue a green tag. And though the City inspector determined that the electrical system is proper, he still withheld the green tag based on an unrelated dispute. The City and Mr. Friedman disagree about when plan changes need to be submitted to the planning commission for approval, and the withholding of the green tag is being used as leverage to force Mr. Friedman to capitulate to the City's position. As I explained Mr. Friedman's position to you, you told me that it is "common practice" for the City to withhold the green tag to extract other things the City needs from a homeowner unrelated to the propriety of the electrical system.

After a City has exercised its discretion and determined that a party is entitled to an approval, withhold that approval for other reasons causes the City to be liable for damages. *Thompson v. City of Lake Elsinore* (1993) 18 Cal.App.4th 49, 58 (failure to provide a certificate of occupancy to extract unrelated concessions from homeowner entitled property owner to damages). That is exactly the situation here. The City has determined that the electrical system is proper, but is withholding the green tag in an effort to extract concessions on an unrelated dispute. As this dispute continues, Mr. Friedman's damages only grow, including his temporary power costs, the loss of use of his home, and the inability to complete the Project.

Please confirm that the City will issue the green tag within 7 days. If the green tag is not issued, Mr. Friedman will be forced to take further action. He expressly reserves all of his rights.

I look forward to your response.

Richard M. Harris | Associate

ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

This email and any files or attachments transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and immediately delete the email you received.

Exhibit 8



TOWN OF FAIRFAX

142 Bolinas Road, Fairfax, California 94930
(415) 453-1584 / Fax (415) 453-1618

8-10-2023

Coby Friedman
96 Forrest Avenue
Fairfax, CA 94930

Re; 79 Wood Lane Suspension of Permit

Dear Mr. Friedman,

Under the authority of the California Building Code [A] 105.6 adopted by the Town of Fairfax I hereby suspend your building permit for construction at 79 Wood Ave. for the following reasons: the work being done is based on incorrect, inaccurate, and incomplete information.

The construction to date was not approved by the planning commission, or by the building department for construction. In order to commence construction, planning commission approvals must be obtained, and construction drawings checked, and approved by the building department.

Commented [JC1]: And the building permit modified?

Following are the items that have not been approved by the planning commission, or building department:

1. A portion of the top floor has been prepared to be a junior accessory dwelling unit, including enclosing an upper deck, and adding an exterior stairway.
2. The front low roof has been eliminated, and a deck above a portion of the lower floor even with the top floor has been constructed.
3. The basement has been converted into living space for an accessory dwelling unit.

Before construction ~~may~~ resume, the changes to the approved plans must be approved by the planning commission and building department.

Sincerely,

Mark Lockaby
Building Official

Exhibit 9



DO NOT REMOVE THIS TAG
ORDER TO STOP WORK

CORRECTIONS MUST BE MADE BEFORE ANY FURTHER WORK IS DONE. VIOLATORS ARE SUBJECT TO CITATION AND/OR FINES

CAUSE SUSPENSION OF BUILDING
PERMIT

Town of Fairfax
Building Department
142 Bourne Road
Arlington, VA 22204
703-255-3310

79 WOOD LANE
BY Mary E. Lusk DATE 8-11-2023
TITLE BUILDING OFFICIAL



TOWN OF FAIRFAX
142 Bourne Road, Fairfax, VA 22034
703-255-3310 Fax: 703-255-1018

8-11-2023

City of Fairfax
300 Factory Avenue
Fairfax, VA 22030

Re: 79 Wood Lane Suspension of Permit

Dear Mr. Friedman,

Under the authority of the California Building Code (CBC) 105 as adopted by the Town of Fairfax I hereby suspend your building permit for construction of 79 Wood Lane for the following reasons:
The work being done is based on incorrect, incomplete and incorrect information.

The construction work was not approved by the planning commission, or by the building department for construction. In order to commence construction, planning commission approval must be obtained, and construction drawings checked, and approved by the building department following all the items that have not been approved by the planning commission, or building department:

1. A permit of the tag flow has been prepared to be a full masonry dwelling unit, including enclosing an upper deck.
2. An eave protection has been added to the rear of the structure.
3. The front floor joist has been eliminated, and a deck at the bottom of the lower floor joist with the top floor has been constructed.
4. The basement has been converted into living space for an accessory dwelling unit.

Before construction may resume, the changes to the approved plans must be approved by the planning commission and building department.

Sincerely,

Mary E. Lusk
Building Official

Exhibit 10

From: [Janet Coleson](#)
To: [Richard M. Harris](#)
Cc: [Aaron P. Silberman](#)
Subject: RE: 79 Wood lane
Date: Tuesday, August 15, 2023 12:08:15 PM


Richard,

I haven't seen the notice. I'll check in with Mark.

I do believe, however, that it's past time for your client to stop doing whatever he wants and follow the direction provided. I am also hopeful that he starts demonstrating he can keep to verbal agreements and it doesn't take judicial intervention to resolve the matter. Hopeful, but given the history with your client, unfortunately, not all that optimistic.

Janet



Janet Coleson
Partner
janet.coleson@bbklaw.com
T: (925) 977-3319
bbklaw.com | 

From: Richard M. Harris <RHarris@rjo.com>
Sent: Tuesday, August 15, 2023 10:24 AM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Janet –

Please let me know when we can expect a response. We would very much like to come to a solution short of further litigious action.

Thanks,

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If

you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Richard M. Harris
Sent: Monday, August 14, 2023 10:33 AM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <asilberman@rjo.com>
Subject: RE: 79 Wood lane

Janet –

We are in receipt of the Town's draft suspending the permit at 79 Wood lane. Three of the four items listed are related to the ADU/JADU changes Mr. Friedman has done and must be ministerially approved. As for the front deck, and rather than discussing the letter point-by-point (and reserving all of Mr. Friedman's rights), we suggest that Mr. Friedman submit his plans showing the changes to the front deck to the planning department. Upon submission (*not* approval), the City will reinstate the permit and allow Mr. Friedman to continue work (including supplying a green tag should the project meet all electrical requirements) until and unless the Planning commission rejects Mr. Friedman's plans.

Let us know if you agree so we can get the plans ready for submission.

Thanks,

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Richard M. Harris
Sent: Friday, August 11, 2023 3:05 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <asilberman@rjo.com>
Subject: RE: 79 Wood lane

Janet-

I find your response a bit confusing. On our phone call, you read to me an email you had received from Mark, which said in substance that green tags were being withheld in order to extract concessions from homeowners (such as forcing Coby to submit plans to the planning department according to your schedule). This whole week, Mark has not been responding to Coby's requests for a reinspection of the green tag – *still* there is no reason that the green tag was not provided when

first inspected.

Please advise.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Tuesday, August 8, 2023 4:18 PM
To: Richard M. Harris <RHarris@rjo.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane


Richard,

Respectfully, it's not my responsibility to resolve your client's issues. You and I both know he needs to submit (with appropriate fee) his application to back to the Commission to ask for approval of his currently unpermitted construction. I don't believe the electrical tag will be withheld for issues unrelated to the electrical.

Please contact me to discuss why a State licensed contractor is performing construction not in conformance with approved plans.

Thank you,

Janet

Janet Coleson
Partner
janet.coleson@bbklaw.com
T: (925) 977-3319
bbklaw.com | 

From: Richard M. Harris <RHarris@rjo.com>
Sent: Monday, August 7, 2023 9:13 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Janet –

We are well past the deadline set forth in my letter. CFC's damages are accruing, including (but not limited to) inefficiencies for his construction, PG&E temporary power fees, and construction loan costs. I urge you to take this opportunity to work to resolve this issue before litigation becomes inevitable.

I look forward to your response.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Richard M. Harris
Sent: Wednesday, August 2, 2023 10:33 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <asilberman@rjo.com>
Subject: RE: 79 Wood lane

Janet –

Just checking in. Thanks.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Friday, July 28, 2023 4:04 PM
To: Richard M. Harris <RHarris@rjo.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

Richard,

Mark Lockaby, the Building Official, is out until August 1. I won't be able to discuss with him whether the electrical system is in order, or extends to unpermitted construction, until that time. I will be back in touch with you shortly after August 1.

Thank you,

Janet

Janet Coleson

Partner

janet.coleson@bbklaw.com

T: (925) 977-3319

bbklaw.com | 

From: Richard M. Harris <RHarris@rjo.com>
Sent: Friday, July 28, 2023 3:50 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Ms. Coleson:

As you know, we represent Coby Friedman in his effort to complete his permitted construction project at 79 Wood Lane, in Fairfax (Project). Mr. Friedman requests that the City of Fairfax (City) provides him a green tag so he can hook up power to the new construction. As the City inspector has already found, the Project has met all of the requirements to receive this green tag.

As we discussed on the phone on July 21, Mr. Friedman contacted the City inspector to inspect his electrical system and issue a green tag. And though the City inspector determined that the electrical system is proper, he still withheld the green tag based on an unrelated dispute. The City and Mr. Friedman disagree about when plan changes need to be submitted to the planning commission for approval, and the withholding of the green tag is being used as leverage to force Mr. Friedman to capitulate to the City's position. As I explained Mr. Friedman's position to you, you told me that it is "common practice" for the City to withhold the green tag to extract other things the City needs from a homeowner unrelated to the propriety of the electrical system.

After a City has exercised its discretion and determined that a party is entitled to an approval, withhold that approval for other reasons causes the City to be liable for damages. *Thompson v. City of Lake Elsinore* (1993) 18 Cal.App.4th 49, 58 (failure to provide a certificate of occupancy to extract

unrelated concessions from homeowner entitled property owner to damages). That is exactly the situation here. The City has determined that the electrical system is proper, but is withholding the green tag in an effort to extract concessions on an unrelated dispute. As this dispute continues, Mr. Friedman's damages only grow, including his temporary power costs, the loss of use of his home, and the inability to complete the Project.

Please confirm that the City will issue the green tag within 7 days. If the green tag is not issued, Mr. Friedman will be forced to take further action. He expressly reserves all of his rights.

I look forward to your response.

Richard M. Harris | Associate

ROGERS JOSEPH O'DONNELL | a Professional Law Corporation

311 California Street, 10th fl | San Francisco, CA 94104

415.956.2828 main | 415.956.6457 fax

rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

This email and any files or attachments transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and immediately delete the email you received.

Exhibit 11



TOWN OF FAIRFAX

142 Bolinas Road, Fairfax, California 94930
(415) 453-1584 / Fax (415) 453-1618

8-16-2023

Coby Friedman
96 Forrest Avenue
Fairfax, CA 94930

Re; 79 Wood Lane Suspension of Permit

Dear Mr. Friedman,

Thank you for bringing to my attention a clerical error in my correspondence dated August 10, 2023.

Your building permit is suspended pursuant to California Building Code [A] 105.6 as adopted by the Town of Fairfax. Your permit was issued on the basis of your submittal of incorrect, inaccurate, and incomplete information. The construction documents you submitted to obtain the permit did not reflect the following:

1. A portion of the top floor has been prepared to be a junior accessory dwelling unit, including enclosing an upper deck, and adding an exterior stairway.
2. The front low roof has been eliminated, and a deck above a portion of the lower floor even with the top floor has been constructed.
3. The basement has been converted into living space for an accessory dwelling unit.

Sincerely,

Mark Lockaby
Building Official

Exhibit 12

From: [Richard M. Harris](#)
To: [Janet Coleson](#)
Cc: [Aaron P. Silberman](#)
Subject: RE: 79 Wood lane
Date: Wednesday, August 23, 2023 5:56:00 PM

Janet –

Apologies that you are not on vacation.

On an appeal of the alleged suspension of the building permit: Previously, you stated “there is no appeal to the Planning Commission or Town Council of a Building Official’s stop work order issued under the authority of the CA Bldg Code.” This is consistent with what I found in the Building code. Section 15.04.100 (c)(4) says that appeals of decisions by the building official will be “processed in accordance with the provisions of § 15.04.028 of this code.” But there is no section 15.04.028 of the Fairfax Code. What change in the law has there been between June 2023 and now?

In addition, regardless this alleged suspension, can you at least confirm that because the electrical system has been inspected and approved, a green tag will issue? You have concurred that the City will not withhold a green tag for reasons unrelated to the electrical, and there are no other reasons not to approve the electrical system.

Please advise.

Thanks,

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Wednesday, August 23, 2023 10:43 AM
To: Richard M. Harris <RHarris@rjo.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

Richard,

First of all, I said I was out of state for a few days (back later tomorrow), not on vacation.

Second, although I don't have the time to go into the details now, we find your cited authority to be outdated and lacking merit. We can argue the case law when I return. In the meantime, there are

several ways in which we may proceed.

1. An appeal of a suspension of a building permit is heard by the Town Council in lieu of a Building Board of Appeals (Fairfax is a small jurisdiction and does not have a Building Board of Appeals). If that is what you desire, you may request such a hearing and one will be scheduled.
2. We could schedule a hearing before the Planning Commission for revocation of his previously granted approvals because he has not built in accordance with those approvals.
3. Your client could file an application for a hearing before the Commission to gain approval of the changes he unilaterally made to his approved plans.

While it appears number 3 above is the fastest route to resolving this issue, just ignoring the Building Official's suspension of his permit is not a wise choice. Mark is preparing to have any worker on site cited. In our experience, Coby's workers are not willing to risk citation for Coby.

There is one area where Mark has already informed Coby that he does need to do work, and that is with the excavation of the garage. Once again, perhaps before you were involved with this client or project, Coby has excavated dangerously close to the adjacent property and the risk of subsidence or cave in is high. In order to not have a public safety hazard existing on the property, endangering not only his property but also that of his neighbor, Mark has told Coby he needs to shore up that excavation. That is the only work permitted on this site pending resolution of the construction not in compliance with approved plans issue.

Thank you,

Janet




Janet Coleson

Partner

janet.coleson@bbklaw.com

T: (925) 977-3319

bbklaw.com | 

From: Richard M. Harris <RHarris@rjo.com>
Sent: Tuesday, August 22, 2023 4:29 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: Re: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Janet –

I do not mean to bother you on vacation, but you have not provided me with any other contact

information for an attorney for the City. Please let the City know that, based on the case law below, the suspension of the permit is “inoperative and of no legal force.” *City of San Marino v. Roman Catholic Archbishop of Los Angeles*, (1960) 180 Cal.App.2d 657, 669. In addition, any issues related to whether the City can properly stop work due to alleged planning code violations is currently subject to an appeal which the City has not yet moved forward on. On these reasonable bases, given that the red tag is unenforceable, Mr. Friedman will continue working on his property.

Please expedite the issuance of the green tag.

Thanks,

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Richard M. Harris <RHarris@rjo.com>
Sent: Monday, August 21, 2023 6:08 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: Re: 79 Wood lane

Janet -

Please send me the contact information of the attorney while you are out of town. Because of this transition, We can wait until noon tomorrow before we will be moving forward.

Get [Outlook for Android](#)

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Monday, August 21, 2023 5:17:41 PM
To: Richard M. Harris <RHarris@rjo.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

Richard,

I'm out of the State until Thursday and able to check emails only in the evening. I will send this email onto another attorney in the firm for a response.

Thank you,


Janet

Janet Coleson

Partner

janet.coleson@bbklaw.com

T: (925) 977-3319

bbklaw.com | 

From: Richard M. Harris <RHarris@rjo.com>
Sent: Monday, August 21, 2023 12:12 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Janet:

I have begun preparing the writ, which we intend to file this week. However, I wanted to give one last chance to avoid litigation.

As I discussed below, the building official does not have the power to summarily suspend a permit just because the construction changes. But Mr. Friedman also has a vested property interest in the construction project, which cannot be taken away by the City summarily. At a minimum, he is entitled to notice and a hearing prior to taking away his right to construct the home. "In revoking a permit lawfully granted, due process requires that it act only upon notice to the permittee, upon a hearing, and upon evidence substantially supporting a finding of revocation." *Trans-Oceanic Oil Corp. v. City of Santa Barbara* (1948) 85 Cal.App.2d 776, 795. This is because "Where a permit to [build] a building has been acted upon, and where the owner has, as in this instance, proceeded to incur obligations and to in good faith proceed to erect the building, such rights are then vested property rights, protected by the federal and state Constitutions." *Id.* at 796.

Courts continue to require that permit suspensions are afforded a notice and a hearing. In *City of San Marino v. Roman Catholic Archbishop of Los Angeles*, the court stated, "As in the *Trans-Oceanic* case, it is conceded in this case that the rectory permit was 'revoked' without prior notice and without a hearing. Therefore, since the permit was validly issued, the attempted revocation was a violation of due process and 'was inoperative and of no legal force.' Furthermore, the attempted revocation of the permit by the building inspector by means of a letter to the defendants informing them that their permit would 'stand revoked, in a suspense file' was a complete nullity." (1960) 180 Cal.App.2d 657, 669. Note as well that *San Marino* shows that the notice-and-hearing requirement applies, whether it is "revoked" or "in a suspense file."

Finally, because the Town exercised its discretion in finding the electrical system sufficient, providing the green tag is a ministerial task. *Thompson v. City of Lake Elsinore* (1993) 18 Cal.App.4th 49, 58.

If the City can reinstate the permit by the end of the day, and schedule a time to come and issue the green tag this week, we can avoid this costly litigation.

I look forward to your timely response.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Richard M. Harris
Sent: Tuesday, August 15, 2023 3:33 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <asilberman@rjo.com>
Subject: RE: 79 Wood lane

Janet:

I have reviewed the stop work order (and attached the copy I received for your reference). It purports to be an action under section 105.6 of the building code, which states in its entirety:

“The building official is authorized to suspend or revoke a permit issued under the provisions of this code **wherever the permit is issued** in error or **on the basis of incorrect, inaccurate, or incomplete information**, or in violation of any ordinance or regulation or any of the provisions of this code.”
(emphasis added)

Here, Mr. Lockaby has *not* found that the permit was issued based on “incorrect, inaccurate, or incomplete information,” but instead that “the work being done is based on incorrect, inaccurate, and incomplete information.” This is not a basis for suspension of a permit under the building code.

In fact, the building code contemplates that construction will be done that is inconsistent with the plans. Section 107.4 states that “any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.” When the construction does not meet the plans, the correct remedy is an amended set of construction documents, and the Town is not empowered to force the closure of the project simply because the amended plans have not yet been submitted.

Mr. Lockaby’s decision is not an exercise of discretion, but an action contrary to law – as I discussed in our previous demand letter, this will make the City liable for damages.

To avoid further litigious action, please have Mr. Lockaby reinstate the permit as soon as possible. I would like to find a solution short of further litigation.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Tuesday, August 15, 2023 12:08 PM
To: Richard M. Harris <RHarris@rjo.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

Richard,

I haven't seen the notice. I'll check in with Mark.

I do believe, however, that it's past time for your client to stop doing whatever he wants and follow the direction provided. I am also hopeful that he starts demonstrating he can keep to verbal agreements and it doesn't take judicial intervention to resolve the matter. Hopeful, but given the history with your client, unfortunately, not all that optimistic.

Janet

Janet Coleson
Partner
janet.coleson@bbklaw.com
T: [\(925\) 977-3319](tel:(925)977-3319)
bbklaw.com | 

From: Richard M. Harris <RHarris@rjo.com>
Sent: Tuesday, August 15, 2023 10:24 AM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Janet –

Please let me know when we can expect a response. We would very much like to come to a solution short of further litigious action.

Thanks,

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Richard M. Harris
Sent: Monday, August 14, 2023 10:33 AM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <asilberman@rjo.com>
Subject: RE: 79 Wood lane

Janet –

We are in receipt of the Town's draft suspending the permit at 79 Wood lane. Three of the four items listed are related to the ADU/JADU changes Mr. Friedman has done and must be ministerially approved. As for the front deck, and rather than discussing the letter point-by-point (and reserving all of Mr. Friedman's rights), we suggest that Mr. Friedman submit his plans showing the changes to the front deck to the planning department. Upon submission (*not* approval), the City will reinstate the permit and allow Mr. Friedman to continue work (including supplying a green tag should the project meet all electrical requirements) until and unless the Planning commission rejects Mr. Friedman's plans.

Let us know if you agree so we can get the plans ready for submission.

Thanks,

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email

from your system. Thank you.

From: Richard M. Harris
Sent: Friday, August 11, 2023 3:05 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <asilberman@rjo.com>
Subject: RE: 79 Wood lane

Janet-

I find your response a bit confusing. On our phone call, you read to me an email you had received from Mark, which said in substance that green tags were being withheld in order to extract concessions from homeowners (such as forcing Coby to submit plans to the planning department according to your schedule). This whole week, Mark has not been responding to Coby's requests for a reinspection of the green tag – *still* there is no reason that the green tag was not provided when first inspected.

Please advise.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Tuesday, August 8, 2023 4:18 PM
To: Richard M. Harris <RHarris@rjo.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

Richard,

Respectfully, it's not my responsibility to resolve your client's issues. You and I both know he needs to submit (with appropriate fee) his application to back to the Commission to ask for approval of his currently unpermitted construction. I don't believe the electrical tag will be withheld for issues unrelated to the electrical.

Please contact me to discuss why a State licensed contractor is performing construction not in conformance with approved plans.

Thank you,


Janet

Janet Coleson

Partner

janet.coleson@bbklaw.com

T: (925) 977-3319

bbklaw.com | 

From: Richard M. Harris <RHarris@rjo.com>
Sent: Monday, August 7, 2023 9:13 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Janet –

We are well past the deadline set forth in my letter. CFC's damages are accruing, including (but not limited to) inefficiencies for his construction, PG&E temporary power fees, and construction loan costs. I urge you to take this opportunity to work to resolve this issue before litigation becomes inevitable.

I look forward to your response.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Richard M. Harris
Sent: Wednesday, August 2, 2023 10:33 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <asilberman@rjo.com>
Subject: RE: 79 Wood lane

Janet –

Just checking in. Thanks.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Friday, July 28, 2023 4:04 PM
To: Richard M. Harris <RHarris@rjo.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood lane

Richard,

Mark Lockaby, the Building Official, is out until August 1. I won't be able to discuss with him whether the electrical system is in order, or extends to unpermitted construction, until that time. I will be back in touch with you shortly after August 1.

Thank you,

Janet

Janet Coleson
Partner
janet.coleson@bbklaw.com
T: (925) 977-3319
bbklaw.com | 

From: Richard M. Harris <RHarris@rjo.com>
Sent: Friday, July 28, 2023 3:50 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: 79 Wood lane

CAUTION - EXTERNAL SENDER.

Ms. Coleson:

As you know, we represent Coby Friedman in his effort to complete his permitted construction project at 79 Wood Lane, in Fairfax (Project). Mr. Friedman requests that the City of Fairfax (City) provides him a green tag so he can hook up power to the new construction. As the City inspector

has already found, the Project has met all of the requirements to receive this green tag.

As we discussed on the phone on July 21, Mr. Friedman contacted the City inspector to inspect his electrical system and issue a green tag. And though the City inspector determined that the electrical system is proper, he still withheld the green tag based on an unrelated dispute. The City and Mr. Friedman disagree about when plan changes need to be submitted to the planning commission for approval, and the withholding of the green tag is being used as leverage to force Mr. Friedman to capitulate to the City's position. As I explained Mr. Friedman's position to you, you told me that it is "common practice" for the City to withhold the green tag to extract other things the City needs from a homeowner unrelated to the propriety of the electrical system.

After a City has exercised its discretion and determined that a party is entitled to an approval, withhold that approval for other reasons causes the City to be liable for damages. *Thompson v. City of Lake Elsinore* (1993) 18 Cal.App.4th 49, 58 (failure to provide a certificate of occupancy to extract unrelated concessions from homeowner entitled property owner to damages). That is exactly the situation here. The City has determined that the electrical system is proper, but is withholding the green tag in an effort to extract concessions on an unrelated dispute. As this dispute continues, Mr. Friedman's damages only grow, including his temporary power costs, the loss of use of his home, and the inability to complete the Project.

Please confirm that the City will issue the green tag within 7 days. If the green tag is not issued, Mr. Friedman will be forced to take further action. He expressly reserves all of his rights.

I look forward to your response.

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

This email and any files or attachments transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and immediately delete the email you received.

Exhibit 13

From: [Janet Coleson](#)
To: [Richard M. Harris](#)
Cc: [Aaron P. Silberman](#)
Subject: RE: 79 Wood Lane
Date: Wednesday, June 14, 2023 10:04:57 PM

Hello Richard,

Not exactly. Coby is constructing items that are not in accordance with approved plans. The Building Official has authority under the CA Bldg Code (adopted by the Town in Title 15) to issue a stop work order if construction is taking place that is not in conformance with approved plans and permits. The Building Official has the authority to issue or authorize the issuance of citations for violation of a stop work order. The Fairfax Building Official uses the Fairfax PD to issue infraction citations for violation of a stop work order. My understanding is that the citations are issued to anyone/everyone doing construction on the site.

The last time a stop work order was issued to your client (for this same construction site), I believe your firm filed a writ. I'm not trying to tell you how you should proceed, but there is no appeal to the Planning Commission or Town Council of a Building Official's stop work order issued under the authority of the CA Bldg Code. Coby's misplaced appeal and check will be returned to the address on the document. Submitting an application to the Planning Commission is the appropriate route to take to request a change to the plans (for items other than ADUs/JADUs which are ministerially approved by the Building Official per the new State laws governing ADUs /JADUs).

I have calls until 2:30pm tomorrow. Please let me know if you'd like to talk after that time.

Thank you,

Janet



Janet Coleson
Partner
janet.coleson@bbklaw.com
T: (925) 977-3319
bbklaw.com |

From: Richard M. Harris <RHarris@rjo.com>
Sent: Wednesday, June 14, 2023 11:15 AM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Cc: Aaron P. Silberman <ASilberman@rjo.com>
Subject: RE: 79 Wood Lane

CAUTION - EXTERNAL SENDER.

Janet –

I am Aaron's colleague working on this matter. I understand that Coby has submitted, and the Town has accepted, his verified appeal and the \$625 fee. The stop work order was issued because the Town contends some construction needed to be submitted to the planning commission, and was not. The rules of the planning commission are contained under title 17. Under title 17, the Town cannot enforce its stop work order until the appeal is resolved.

I am around all day today to discuss the issue if we can work out some kind of resolution which all the parties can live with. Please feel free to call me – my direct line is (415) 365 5306.

Thanks,

Richard M. Harris | Associate
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.956.6457 fax
rharris@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Aaron P. Silberman <ASilberman@rjo.com>
Sent: Tuesday, June 13, 2023 4:42 PM
To: Richard M. Harris <RHarris@rjo.com>
Subject: FW: 79 Wood Lane

From: Aaron P. Silberman
Sent: Friday, June 9, 2023 5:01 PM
To: Janet Coleson <Janet.Coleson@bbklaw.com>
Subject: RE: 79 Wood Lane

Janet:

Let's find a time to talk on Monday.

In the meantime, in order to preserve his rights, Coby submitted an application to the Town Clerk today appealing the Order to Stop Work. A courtesy copy is attached.

Hopefully, when we talk, we can find some common ground here. It still appeared to me, from Mark and Coby's recent emails, that they were close to agreement.

Aaron

Aaron P. Silberman | Shareholder
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.365.5339 dd | 415.956.6457 fax
asilberman@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Friday, June 9, 2023 10:53 AM
To: Aaron P. Silberman <ASilberman@rjo.com>
Subject: Re: 79 Wood Lane

Aaron, I'm not able to discuss today as we have a high school graduation and accompanying events happening today. Coby has already gone beyond what is allowed/permitted and he is well aware of this. He has not agreed to stop, quite the opposite. He needs to stop work until this can be resolved. If you have time on Monday, I think you and I should bring Mark into our conversation.

Janet Coleson
Partner
janet.coleson@bbklaw.com
T: (925) 977-3319
bbklaw.com | ☎ ☎ ☎

On Jun 9, 2023, at 8:56 AM, Aaron P. Silberman <ASilberman@rjo.com> wrote:

CAUTION - EXTERNAL SENDER.

Janet:

When I sent you my last email yesterday, I did not know that Mark had red-tagged the site. As a result of the Town's action, it is urgent that you please respond to my questions below. Regardless of the basis for its position, would the Town be agreeable to lifting the red-tag if Coby agreed not to do any further work on the rear stairs (at least until we can resolve the issues there)?

Aaron

From: Aaron P. Silberman
Sent: Thursday, June 8, 2023 4:41 PM

To: Janet Coleson <Janet.Coleson@bbklaw.com>

Subject: RE: 79 Wood Lane

Janet:

I agree that a call might be useful, but I need to talk to Coby first. Before I do that, I'd like to understand the City's position. Is there anything you can tell me in response to my questions below?

Aaron

Aaron P. Silberman | Shareholder

ROGERS JOSEPH O'DONNELL | a Professional Law Corporation

311 California Street, 10th fl | San Francisco, CA 94104

415.956.2828 main | 415.365.5339 dd | 415.956.6457 fax

asilberman@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>

Sent: Thursday, June 8, 2023 10:56 AM

To: Aaron P. Silberman <ASilberman@rjo.com>

Subject: Re: 79 Wood Lane


Aaron we should talk because Mark is telling me that Coby has constructed things that are not on the approved plans and not connected with ADU/JADU that Mark has authority over. Mark says there are many workers onsite attempting to finish as much as possible as quickly as possible. I believe Coby needs to stop until this gets straightened out. He cannot just submit plans to the Assessor after it's all built as he says he's going to.

Janet Coleson

Partner

janet.coleson@bbklaw.com

T: (925) 977-3319

bbklaw.com | 

On Jun 8, 2023, at 10:49 AM, Aaron P. Silberman <ASilberman@rjo.com> wrote:

CAUTION - EXTERNAL SENDER.

Hi, Janet.

It looks like the numbering is off in the forwarded email. Are you referring to the second item (starting with "A portion of the top floor ...")? Any others?

Re the second item, I'm a bit confused, and it looks like Coby is too, particularly about the following sentence from Mark: "We believe the JADU can proceed however the enclosure of the deck, and exterior stairway must go to the planning commission for approval." Since Coby responds that the deck enclosure is done, the only remaining work issue I see is the exterior stairway. Is that the City's view too? Re the exterior stairway, is the City's position that (a) the exterior stairway is not related to the JADU and so must be submitted and approved by the PC (as opposed to administrative review by Mark); (b) it is related to the JADU but nevertheless must be submitted and approved by the PC; or (c) something else?

Thanks in advance for any help you can provide me to understand where the City stands on this.

Aaron

Aaron P. Silberman | Shareholder
ROGERS JOSEPH O'DONNELL | a Professional Law Corporation
311 California Street, 10th fl | San Francisco, CA 94104
415.956.2828 main | 415.365.5339 dd | 415.956.6457 fax
asilberman@rjo.com | www.rjo.com

Notice to recipient: This email is meant for only the intended recipient(s) of the transmission and may be privileged by law. If you receive this email in error, please notify us immediately. Do not print, copy, or disseminate it. Please delete the email from your system. Thank you.

From: Janet Coleson <Janet.Coleson@bbklaw.com>
Sent: Thursday, June 8, 2023 8:09 AM
To: Aaron P. Silberman <ASilberman@rjo.com>
Subject: Fwd: 79 Wood Lane

Mr. Silberman,
This is your client's response. He must stop any work that needs to be approved by the Commission. He needs to submit an application for PC. The Town has been more than accommodating.

Thank you,
Janet

Begin forwarded message:

Janet Coleson

Partner

janet.coleson@bbklaw.com

T: [\(925\) 977-3319](tel:(925)977-3319)

bbklaw.com | 

From: Mark Lockaby <mlockaby@townoffairfax.org>

Date: June 8, 2023 at 6:32:46 AM PDT

To: Janet Coleson <Janet.Coleson@bbklaw.com>

Subject: FW: 79 Wood Lane

CAUTION - EXTERNAL SENDER.

FYI

Thanks,

Mark Lockaby
Building Official
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930
415-458-2370

From: Coby Friedman <coby@cfcontracting.com>

Sent: Wednesday, June 7, 2023 9:40 PM

To: Mark Lockaby <mlockaby@townoffairfax.org>

Subject: RE: 79 Wood Lane

Hi Mark,

My answers and comments are in red below.

Thanks,

Coby Friedman
CF Contracting, Inc.
Tel. 415-310-5442

Fax. 415-296-6437

From: Mark Lockaby <mlockaby@townoffairfax.org>

Sent: Wednesday, June 7, 2023 9:21 AM

To: Coby Friedman <coby@cfcontracting.com>

Subject: FW: 79 Wood Lane

Coby,

During a requested framing inspection I noticed that there were several changes to your approved plans. You submitted new plans for the current design. The changes are either shown on the plans, or have been started as follows:

1. A portion of the basement is shown to be an accessory dwelling unit, with an addition to meet egress requirements for the bedroom. We believe this can proceed.

Thank you

1. A portion of the top floor has been prepared to be a junior accessory dwelling unit, including enclosing an upper deck, and the addition of an exterior stairway. We believe the JADU can proceed however the enclosure of the deck, and exterior stairway must go to the planning commission for approval. No work can proceed on the rear stairs or enclosed area until planning commission approvals are obtained. Additionally there will be a deed restriction required stating that the home is to be owner occupied (State Law).

The ~50 SF rear deck has already been enclosed, the rough plumbing, electrical and HVAC work has been done. The only remaining work to do there is drywall and paint. Since you said that you believe the JADU can proceed and the remaining work (i.e. drywall, paint and the access stairs in the back) is all being done for the JADU, I'll proceed with that work.

1. A portion of the of the basement is shown as additional living space (office) for the main residence. You have agreed to remove this from the plans, or seek approval from the planning commission.

I agree to remove the "Office" and designate it as

storage space.

1. A rear deck is shown at the rear of the structure at ground level. You have agreed to remove the deck from the plans, or seek approval from the planning commission.

I agree

1. The front low roof is shown as being eliminated, and a deck above a portion of the lower floor even with the top floor is shown. This must go to the planning commission for approval. No work can continue further with the deck until planning commission approval is obtained.

The roof deck has already been constructed and water proofed with epoxy coating. The only work remaining to do there is the railings which you've okayed me to install safety railing.

1. The new plans show a garage without out the ADU that was shown on the previously approved plans. The limit for the parcel is the main house, 1 ADU, and 1 JADU. In the future the garage cannot be converted to an ADU, or have an ADU added to it (unless state laws change).

I agree

1. You agreed to be cordial during any interactions with town staff, and the planning commission.

I'll try my best

At this point only foundation inspections, and under slab plumbing inspections have been completed. At some point very soon framing, plumbing, mechanical, and electrical inspections will need to be scheduled and passed before any work can continue.

Please update your new plans to reflect the agreed upon deletions, and work with the planning department for the changes that need planning commission approvals.

I let you know that if any work is continued in the areas that need planning commission approvals a "Stop Work" order will be issued.

I intend to submit plans showing the changes when the project is done and for the County Assessor's purposes only, so the property can be assessed for tax purposes. If you'd like to show the plans to the Planning Commission then be my guest. However, I don't agree that the Planning

Commission should have anything to do with any work or changes relating to the ADU or JADU or with any other changes so long as the house complies with all the zoning standards.

Please let me know if you have any questions regarding this matter.

Regards,

Mark Lockaby
Building Official
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930
415-458-2370

This email and any files or attachments transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you may have received this communication in error, please advise the sender via reply email and immediately delete the email you received.

Exhibit 14

From: [Coby Friedman](#)
To: [Mark Lockaby](#)
Subject: RE: 79 Wood Ln. Green tag
Date: Friday, August 25, 2023 11:42:30 AM

Mark:

Thank you for meeting with me today. While we talked, you told me that the City attorney, Janet Coleson, had instructed you not to release the green tag for the meter. I told you that because the electrical system is acceptable, there is no legal basis for withholding the green tag. I told you that Janet had told my attorney the same thing. You also told me that the new Planning Director instructed you to contact the CSLB, and that you forwarded my email from this morning to him and to Janet. As I requested in my previous email, if you do contact the CSLB the contact information for my attorney so he can explain why I'm not doing anything wrong.

You also told me that the changes you put in your permit suspension letter are so minor that they'll most likely get approved. I told you that I want to submit all of my changes when I'm done making them because I don't want you to stop me again for minor changes.

I am still hopeful that the City will issue the green tag, as there is no legal basis for withholding it.

Thanks.

Coby Friedman
CF Contracting, Inc.
Tel. 415-310-5442
Fax. 415-2966437

From: Coby Friedman <coby@cfcontracting.com>
Sent: Friday, August 25, 2023 8:02 AM
To: Mark Lockaby <mlockaby@townoffairfax.org>
Subject: RE: 79 Wood Ln. Green tag

Mark:

I was entitled to the green tag when you did the inspection and cleared the house. You cannot withhold it now just because you have tried to suspend the permit based on wholly unrelated issues. And as my lawyer explained, you cannot suspend my permit without notice and a hearing where I get to provide evidence. Since there is no notice and hearing, then your "suspension" of the permit has "no legal force."

Please have your contact at the CSLB contact my attorney, Richard Harris at rharris@rjo.com. He can explain these issues and make clear that I am an owner-builder of my own house, so there's no "consumer" for the CSLB to protect except me.

Thanks,

Coby Friedman
CF Contracting, Inc.
Tel. 415-310-5442
Fax. 415-296-6437

From: Mark Lockaby <mlockaby@townoffairfax.org>
Sent: Friday, August 25, 2023 6:35 AM
To: Coby Friedman <coby@cfcontracting.com>
Subject: RE: 79 Wood Ln. Green tag

Coby,

I will not be releasing the meter until the building permit is reinstated. We have requested assistance from the Contractors State License Board. They responded immediately and conveyed that they consider contractors ignoring Stop Work Orders as a high priority.

Regards,

Mark Lockaby
Building Official
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930
415-458-2370

From: Coby Friedman <coby@cfcontracting.com>
Sent: Wednesday, August 23, 2023 4:36 PM
To: Mark Lockaby <mlockaby@townoffairfax.org>
Subject: 79 Wood Ln. Green tag

Mark,
Please let me know if Janet has cleared you to post the green tag for the electrical service.

Thanks,

Coby Friedman
CF Contracting, Inc.
Tel. 415-310-5442
Fax. 415-296-6437