



THE CITY OF
NOVATO
CALIFORNIA

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DESIGN REVIEW COMMISSION STAFF REPORT

MEETING

DATE: July 6, 2016

STAFF: Matt Gilster, Planner II
(415) 493-4708; mgilster@novato.org

SUBJECT: **RODAS SINGLE FAMILY RESIDENCE
P2015-075; DESIGN REVIEW WORKSHOP
CEQA CATEGORICALLY EXEMPT - SECTION 15303
APN 153-141-31; 715 LAMONT AVENUE**

PROJECT DESCRIPTION

Conduct a public workshop to consider and provide feedback to the applicant on the construction of a two-story single-family residence located at 715 Lamont Avenue, APN: 153-141-31. The site is located in a single-family neighborhood and is zoned Medium Density Detached Residential District (R4-6.0). The proposed residence would include 1,970 square feet of ground floor area, 1,055 square feet of second story area, and 540 square feet of garage space. Per Section 19.42-030 of the City Zoning Ordinance, Design Review is required for single-family residences in the R4-6.0 district.

PROJECT BACKGROUND & SITE DESCRIPTION

Background

The project was originally proposed to staff as a large single family home that maximized development potential of the 7,000 square foot lot. The original proposal included 1,978 square feet of ground floor area and 1,492 square feet of second story living area. After initial review and comments by planning staff the project plans were revised to 1,970 square feet of ground floor area and 1,394 square feet of second story living space for a 48% floor area ratio (50% floor area is the maximum). The 1,970 square foot building foot print of the home, 540 square foot garage, 132 square foot covered patio, and 722 square foot rear yard deck added to a total of 48% lot coverage which exceeded the 40% maximum building coverage standard for the R4-6.0 zoning district.

After reviews of the first revision by staff and the surrounding neighbors the applicant was asked to reduce the size of the home in order to meet City development standards for lot coverage and to be more consistent in size with the surrounding homes. The second revised design included the reduction of the second story floor area, overall height of the building, and rear yard deck. A Community Development Director action date for the project was scheduled by staff and noticed to the surrounding neighborhood. Staff was contacted by the members of the public who requested

a Design Review Commission hearing in order to fully engage the community and continue the discussion with the Design Review Commission on the compatibility of the second revision of the proposed home with the surrounding neighborhood. The project applicant also felt that it would be appropriate to bring the current home design before the Design Review Commission in order to address neighborhood concern and to receive feedback on the building massing and architecture.

Site Description

The residence would be located on a vacant lot on Lamont Avenue surrounded by one and two-story residences. The residences on Lamont Avenue differ in terms of architectural style, with a mixture of craftsman, board-and-batten and lap board-sided ranches, and stucco. The majority of the residences in the immediate vicinity are single-story, although the two residences immediately to the west are two-story. With a few exceptions, most of the surrounding residences have hipped shingle roofs. The home sizes range greatly in the neighborhood between 1,000 and 2,300 square feet. Many of the homes were built in the 1950s some are as old as the 1920s.

Lamont Avenue contains an eighty-foot right-of-way, which is considerably wider than the typical forty to fifty-foot right-of-way for local streets in the City of Novato. Curb, gutter, and sidewalk have been installed sporadically along Lamont Avenue, and there are no such improvements in the right-of-way fronting the subject property or either of the immediate neighbors' properties. The City has applied for a grant to install curb improvements along Lamont Avenue in order to improve the functionality of the right-of-way and to widen the pavement for a bicycle lane.

Due to the absence of right-of-way improvements, as well as the width of the street asphalt, vehicles are parked both parallel and perpendicular to the street along both sides of the right-of-way. The parking conditions, in combination with the varied residential setbacks which range from eleven to twenty-eight feet, produces a streetscape that lacks cohesion.

PROJECT DESCRIPTION

Home Design and Architecture

The proposed two-story home will take access off of Lamont Avenue and will consist of 1,970 square feet of ground floor area, 1,055 square feet of second story area, 540 square feet of garage space, 132 square feet of covered porch, and 143 square feet of rear yard deck. The two car garage is attached to the front of the home and the driveway accesses Lamont Avenue. The covered front porch will also access Lamont Avenue with a slate walkway extending from the porch to the gravel right-of-way along Lamont Avenue.

The second story would be stepped back from the exterior edges of the first story, and first story eave lines would run along the sides of the residence in order to break up the mass of the exterior walls on the eastern and western elevations. The second story would be located fully over the balance of the house, rather than only over the garage. The residence would have multiple roof lines, several of which would be located on the first floor. As mentioned earlier, first story eave lines would run along the side facades. The second story floor area on the south side of the home was reduced by 300 square feet to reduce the overall massing of the structure and was replaced by an uncovered second story deck with see-through metal wire railing.

The proposed building materials consist of a beige Hardie panel lap siding and white trim, with a stone veneer foundation skirt along the front façade. The roof pitches range from 4:12 to 5:12. The second story has been integrated into the overall design of the residence, and the architectural style, materials, and roof pitch would match the lower portions of the residence.

Drainage

As per the requirements of the City of Novato Department of Public Works the proposed home will pipe all roof runoff to three bio retention planters which are located in the side yards of the home. In addition to the bio retention planters French drains will run along the front and sides of the home depositing any excess rainwater into two drainage basins located on opposite ends of the rear yard.

Sanitary

In order to hook up to City sewer services the applicant will install a connection line to the main sewer line that runs through the center of Lamont Avenue as per requirements of the City of Novato Sanitary District. The plumbing will be gravity fed to the main line.

Tree Removal

Two poplar trees will be removed in the front yard in order to pave the driveway and front entry walk way. The poplar trees are not heritage trees.

BACKGROUND

Applicant and Property Owner: Jose Milton Rodas

Assessor's Parcel Number: 153-141-31

Property Size: 7,004 square feet

General Plan Designation: Medium Density Detached Residential (R4)

Zoning: Medium Density Detached Residential (R4-6.0)

Adjacent Land Uses; General Plan Designation; (Zoning):

North – Single family residences; Low Density Residential (R1-7.5)

South – Single family residences; Medium Density Detached Residential (R4-6.0)

East – Single family residences; Medium Density Detached Residential (R4-6.0)

West – Single family residences; Medium Density Detached Residential (R4-6.0)

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City of Novato Environmental Review Guidelines pursuant to CEQA Guidelines Section 15303, *New Construction or Conversion of Small Structures*. CEQA Guidelines Section 15303 exempts projects involving construction and location of limited numbers of new, small facilities or structures. This exemption includes one single family residence, in addition to accessory structures including garages, carports, and patios.

STAFF ANALYSIS

Design Review Process

Design Review is a mandatory process for all new second-story home applications in the City of Novato. Design Review applications for single family homes are usually processed at a Community Development Director level, however in cases where a member of the public requests a public hearing the application is brought before the Design Review Commission for final action. In this case staff was contacted by members of the public who requested the application come before the Design Review commission in order to address neighborhood concerns regarding the compatibility of the home with the surrounding neighborhood. The applicant has requested that a public workshop be held before the application comes before the Design Review Commission for formal action, with the intent of receiving comments and design feedback from the Commission and interested members of the public in an informal setting.

Design Review Findings

To approve the proposed project, the Design Review Commission will need to make three design review findings. These findings are listed below for the Commission's consideration:

Design Review Finding No. 1: The design, layout, size, architectural features and general appearance of the proposed project is consistent with the General Plan, and any applicable specific plan and with the development standards, design guidelines, and all applicable provisions of the Zoning Ordinance and any approved Master Plan and Precise Development Plan.

Design Review Finding No. 2: The proposed project would maintain and enhance the community's character, provide for harmonious and orderly development, and create a desirable environment for the occupants, neighbors, and visiting public.

Design Review Finding No. 3: The proposed development would not be detrimental to the public health, safety, or welfare; is not materially injurious to the properties or improvements in the vicinity; does not interfere with the use and enjoyment of neighboring existing or future developments and does not create potential traffic, pedestrian or bicycle hazards.

1996 Novato General Plan

Land Use and Density

The property at 715 Lamont Avenue is assigned a General Plan Land Use Designation of Medium Density Detached Residential (R4). This designation is intended to allow uses such as detached single-family dwellings, recreation, home occupations, community facilities, and other similar uses. The allowable density range for the R4 designation is 4.1 to 7.0 dwelling units per gross acre. The project lot size, 7,004sf, results in a residential density of 6.2 dwelling units per acre, which is within the allowable range.

Policies

In addition to the base Land Use Designations and development intensity discussed above, the General Plan provides a framework of policies and programs that were adopted to coordinate all major components of Novato's physical development over a 20+/-year period, addressing such matters as land use, transportation and circulation, the environment, and community character. These policies and programs serve as a basis to assess whether public and private development proposals are consistent with the General Plan. In this instance, the Design Review Commission should consider the conceptual site design and architecture for this proposed single family home development in light of the design related policies of the Novato General Plan listed below. Staff will prepare a detailed analysis and recommendation regarding whether the proposal meets these policies when the project returns to the Commission for action.

Community Identity Policy 1 Compatibility of Development with Surroundings. Ensure that new development is sensitive to the surrounding architecture, topography, landscaping, and to the character, scale, and ambiance of the surrounding neighborhood. Recognize that neighborhoods include community facilities needed by Novato residents as well as homes, and integrate facilities into neighborhoods.

Novato Zoning Ordinance

The site is zoned R4-6.0, a zoning district that allows for medium density, detached single-family residences and accessory structures. The subject parcel comprises 7,004 square feet. The primary residence must conform to twenty-five foot front yard, five-foot side yard, and twenty-foot rear yard setbacks. The residence and attached garage would be located outside of the required yards, with minor and permitted encroachments by roof eaves and bay windows. The applicable development standards for the project are included in Table 1 below.

R4-6.0 Medium Density Detached Residential Zoning District Development Standards		
	Required	Proposed
Required Setbacks		
Front	25 ft	26.5 ft
Side	5 ft	5 ft
Rear	20ft (or 10 for single-story element occupying no more than 25% of required rear setback)	35 ft
Max. Height Limit	30 ft	24'6" ft
Max. Building Coverage	40%	37%
Max. Floor Area Ratio	0.5	0.29

As indicated above, the residence meets the applicable development standards for the R4-6.0 zoning district.

Guidelines for Second Story Additions

The Community Development Director has promulgated Design Review Guidelines for upper-story additions and modifications in order to promote better design for such additions and to limit potential impacts on adjacent properties. These guidelines also apply to the construction of new two-story residences. When the project returns to the Design Review Commission for a formal recommendation in addition to the design review findings staff will analyze and report on the project's consistency with these guidelines. The guidelines are listed below for the commission's consideration:

Windows Facing the Rear & Side Yards. Place upper-story windows so as to preserve the privacy of adjacent residential properties.

Window Facing the Front Yard. Windows, balconies, doors or other openings above the first story are encouraged. When proposing these improvements, consider matching the style and scale of the windows and doors of the existing structure.

Outside Stairways. Design outside stairways to upper stories as modest structures which do not dominate the façade of the building. Fully [sic] exposed stairway extensions along a building exterior are discouraged in favor of stairs placed so as to not dominate the building exterior treatment. Where possible, upper-story additions should be an extension of the existing residence with internal circulation connecting to the existing structure.

Design Consistency. Design window style and building materials to be compatible with the window style and materials of the existing structure. Have roof pitches be compatible with the existing roof slopes. Design the home addition to be architecturally compatible with the existing house or modified existing house, with any second story addition integrated into the overall design of the house

Neighborhood Compatibility. Where a prevailing design exists on both sides of the street for the length of the block, design the addition or modification to be compatible with the design character and scale of the neighboring buildings.

Placement of Addition. Locate second story additions away from the edges of the house. Keep volumes placed over the primary mass of the house where feasible. Set the major portions of second story additions away from front, side and rear house lines. Where feasible, place the second story addition over the house instead of only over the garage.

Lowering Eave Line. If the neighborhood does not have a dominant pattern of tall two story walls, consider bringing some portions of the second floor roof down to the gutter or eave line of the first story roof to reduce the apparent mass of the building

Shadowing. New construction should not significantly shade the existing light reception of the existing solar collectors and primary, active recreation areas in the rear and/or side yards of adjacent properties.

Public Notice

Section 19.58.020 of the Novato Municipal Code requires an action of the Design Review Commission to be publicly noticed. Accordingly, notices have been mailed to property owners and residents within 600 feet of the project site.

Staff has been in contact with multiple members of the surrounding neighborhood who have raised concerns regarding the proposed size of the home and the overall compatibility of the large home with the surrounding smaller single story homes in the neighborhood.

RECOMMENDATION

Conduct a workshop to receive public comment and Commission feedback for the applicant and staff regarding the project's proposed conceptual site design, massing, and architecture.

FURTHER ACTION

This project proposal will return to the Design Review Commission for a public hearing and formal action on the design review application.

ATTACHMENTS

1. Applicant's Project Overview
2. Architectural Plans

Date: June 27, 2016

Project: 715 Lamont Avenue
Novato, CA 94945
Rodas Residence
APN: 153-141-31

From: Steve Maskulka, Project Designer
SCM Design Group
1.415.777.2949, Steve@SCMDesignGroup.com

Re: **Project Overview – Design Comments**

The project proposes to construct a new two-story, single-family residence with a required two-car attached garage, located on a vacant lot on Lamont Avenue in Novato, CA. The owner requirements are to build a two-story, 4 bedroom, 3-1/2 bath house to meet the present needs of their family, while incorporating house design standards of today's housing market.

Development Background:

Over the course of the past year, we have been working with the planning department and with neighborhood comments to be responsive and develop a house that is acceptable to the design context of the neighborhood, meet city planning/zoning guidelines and address the space and living requirements of the owner. This project has been resubmittal three times and with each submittal, we feel it has been evolving successfully to achieve these goals.

The project was originally submitted with a 1,978 SF first floor and a 1,492 SF second floor. This has been reduced to the present 1,970 SF first floor and a 1,055 SF second floor. Through this process, exterior wall setbacks have been increased and delineated; rooflines have been reduced in height and made more varied; a rear portion of the second floor deleted, interior rooms removed or relocated, staircases reconfigured and floor heights reduced.

The owner's living requirements for a house, places this structure at the top range of the square footage allowances for the lot. In addition to incorporating the living and design standards as found in modern houses of today, the design goal is to package these requirements into a house that visually reads with the design vocabulary of surrounding neighborhood homes.

The proposed house has always met setback and square footage requirements of the property as set fourth by city planning and zoning requirements. We feel the latest design represents a balanced compromise between modern square footage allocations and trying to accommodate the visual compatibility of the house, as it relates to the surrounding context of the existing neighborhood.

Context of the Neighborhood:

The proposed house sits adjacent to one-story, 2 / 3 bedroom homes ranging from 1,200 to 2,500 SF, built around 1950. There are a couple two-story homes located on Lamont Ave. with the majority being located one block to the North and South on Alice Street and Reichert Court, the average range is 2,200 to 2,800 SF, with the largest two-story house at 3,678 SF. Most of these homes were built in the 1970's. According to planning and zoning requirements for this area, a 7000 SF lot is allowed to build a maximum of 3,500 SF of living space (50% FAR) and have a maximum of 2,800 SF of lot coverage (40%).

One of the primary goals of the project, while staying within the required square footage allocations of the property, was to design a house that was compatible with the surrounding neighborhood in style, scale and massing. A main consideration was the adjacent homes next to the house, being only one-story structures. No one desires an over bearing, two-story cruise ship in the neighborhood that max's out square footage with no respect to surrounding houses!

While being sensitive to its surroundings, the proposed house layout and design incorporates the present day home design standards found in the houses of today, adding design value and financial feasibility to the property and neighborhood into the future. These design standards are reflected in creating a house with qualities such as, open interior living spaces, master bedroom suites, spacious kitchen/dining areas and bright natural-light filled rooms.

Presented with these goals and objectives, the followings features were incorporated:

Style – The neighborhood has a mixture a diverse materials and styles. The proposed house presents a more traditional approach found in adjacent houses, using horizontal lap siding, wood trimmed windows, doors and roof eaves with a stone wainscot at its base and a covered entry porch. A trellis over the garage, board and batten gable details and window shutters that give the house added character. Photo examples of neighborhood two-story house styles and massing are noted on Sheet DD5.1 and DD5.2.

Scale - The exterior elevations maintain the same proportions and height alignments as adjacent houses on the block. First floor house elements align with neighboring one-story home features and the second story height and scaling align with adjacent two-story homes. This example is noted on Sheet DD6.1, Street Elevation.

Massing - The second floor is setback on all sides and varies in depth to appear less imposing and to create increased design interest. In the front, on the right side, the roof profile continues to slope downward from the second floor, reducing the corner massing that would normally be in this area. This open area gives space to complement the Victorian styled house located to the immediate right.

In the rear of the house, the second story end point aligns with other adjacent houses on each side. As the first floor continues, beyond the second story rear, instead of a typical gable roof, a roof deck has been created to reduce the height of the rear roofline. The deck railing is cable railing, to minimize its appearance and allow for visual openness. In perspective, the rear first floor of the house will appear to be as non-apparent as possible, when viewed from first floor neighbors, with its height being just above fence and landscape heights.

Neighborhood Structures - In review of how the proposed house is positioned on the lot, the front of the garage aligns with or behind adjacent neighbors in the front, with the primary house being set back with an open entry porch. The second story rear aligns with adjacent neighbor houses in the rear. The first story, kitchen portion of the house extends beyond the second floor in the rear, and is located on the left side of the lot, allowing for open space on the right. The rear kitchen portion of the house height is kept low with a roof deck above it and is consistent in size and height with accessory structures the neighbors have built behind their homes.

The depth of the proposed house is consistent with development of adjacent structures next to the house and of houses located on the lots behind the property. In the future, if any of the adjacent neighbors decide to add a rear addition to their house, it would most likely meet or go beyond the rear depth of the first floor of this proposed house. Examples of this are noted on Sheet DD6.1, Neighborhood Site Views.

Neighbor Concerns:

Through discussions with the planning dept., which spoke with the neighbors about this project, several concerns were noted. The following outlines how the proposed design addresses these concerns:

Second Floor Scale and Massing:

The current planning and zoning height limit for this area is 30 feet, allowing for a two-story house to be built. The proposed house in front is 22'- 4" in height, which is consistent with adjacent two-story houses. From the front elevation, the proposed house's height and scaling has been designed to be consistent and conforming with other houses on the block for a two-story structure. Floor plate heights and roof slopes have been kept typical to maintain this compatibility. The visual appearance from the front of the house, doesn't reveal any qualities about its depth or square footage, it visually becomes a typical two-story house, as one would expect to see in this neighborhood.

Other house considerations and elements that help to make the second story less apparent: lowering the front right side eave line down to the first floor, stepped-back wall planes, reduced areas of house volumes of massing on the front right side and in the rear, addition of bay windows and varied roof profiles assist in creating a house structure that has interesting character and is conforming to its surroundings.

Site Drainage:

This site slopes slightly downhill to the rear of the lot and street curbs are not present to channel stormwater away. From the front property line to the rear of the house, there is approximately 3 feet of elevation change, over 104 ft. of distance. The concern was the added development could increase the chance of flooding on this or neighboring lots. This concern would exist for any type of house that would be built on this lot.

To address site drainage concerns, all water run off from the roofs are sent to bio-retention planters on each side of the house with added capacity, as required by Marin stormwater planning guidelines. All driveway surfaces are pervious concrete, allowing water to pass through with minimal runoff. Continuous surface drains have been located across the driveway and walkway in front of the house. Any additional water run-off on the property is captured by French drains that outline each perimeter side of the property and directs water into two drainage basins located on each side of the backyard.

These basins double the water drainage handling capacity of what is required for this property's development. Novato Public Works does not require, nor desires water runoff from the site to be connected to their main lines.

To control street stormwater runoff, the public works dept. noted they are in the planning process to install street curbs, drainage and sidewalks along this street, to commence in the near future.

Access to public sewage lines:

Most of the adjacent homes run their sewage lines downhill, to the rear of their property, to the city's main sewage line, running on center in the alleyway. At 715 Lamont, this property has the unusual condition of having a 10-foot parcel of the neighbors land (719 Lamont) directly behind their property, preventing direct access to the sewer main. When the city sold the land to 719, no utility easement was created for 715's access.

Two options exist for 715 Lamont to connect to a main sewer line, 1) purchase an easement from 719 Lamont and connect in the alleyway, or 2) connect to the sewer main in the front street. An easement purchase from 719 Lamont could not be obtained. In discussions with Novato Sanitary District, it was noted that a several adjacent houses on the same side of Lamont Ave. connect to the front street sewer main. After an elevation analysis, it was determined that adequate elevation grade exist to run the house sewer lateral line for 715 Lamont by gravity to the main line, located in front on Lamont Ave.

715 LAMONT AVE.

NOVATO, CA

NEW HOUSE CONSTRUCTION

SCM DESIGN GROUP

3145 GEARY BLVD., #503
SAN FRANCISCO, CA 94118 USA
P: 1.415.777.2949 F: 1.415.358.5832

PROJECT DATA

ADDRESS: 715 LAMONT AVE.
NOVATO, CA

OWNER: JOSE MILTON RODAS
2780 KILLARNEY DRIVE
SAN PABLO, CA 94806

DESCRIPTION: NEW HOUSE CONSTRUCTION
ON UNDEVELOPED RESIDENTIAL LOT
TWO STORY - SINGLE FAMILY
RESIDENTIAL HOUSE WITH
2 CAR GARAGE

BEDROOMS: 4
BATHROOMS: 3-1/2

OCCUPANCY: R-3 RESIDENTIAL

CONSTRUCTION TYPE: TYPE V-B, WOOD FRAME

FIRE SPRINKLERS: YES

PROPOSED HEIGHT: 26' - 6"

MAX. HEIGHT LIMIT FOR PROPERTY: 30' - 0"

SETBACKS: 25' - 0" FRONT
5' - 0" SIDES
20' - 0" BACK

JURISDICTION: CITY OF NOVATO, CA

ZONING: R4-6.0
MEDIUM DENSITY RESIDENTIAL

PARCEL NO.: 153-141-31

SQUARE FOOTAGE SUMMARY

LOT INFORMATION:

ZONING: R4-6.0
LOT AREA: 7,004 SF

LOT COVERAGE:

HOUSE 1ST FLOOR: 1,973 SF
GARAGE: 537 SF
COVERED PORCH: 132 SF
DECK & STEPS: 143 SF

TOTAL LOT COVERAGE: 2,785 SF

FLOOR AREA - LIVING SPACE:

1 ST FLOOR LIVING AREA: 1,973 SF
2ND FLOOR LIVING AREA: 1,090 SF

TOTAL LIVING AREA: 3,063 SF

FLOOR AREA RATIO:

1ST & 2ND FLR. LIVING AREA: 3,063 SF
LOT SIZE: 7,004 SF

TOTAL FLOOR AREA RATIO: 44.0 %

OTHER:

DECK AREA: 143 SF
(DECK & STEPS 18" ABOVE GRADE)

TOTAL DECK/STEPS: 159 SF

ROOF DECK: 518 SF

MAXIMUM FLOOR AREAS PER ZONING:

LOT COVERAGE - 40% 2,802 SF

FLOOR AREA RATIO - 50%: 3,502 SF

TOTAL LIVING SPACE

PROJECT DESCRIPTION

SCOPE OF WORK:

CONSTRUCT A NEW TWO-STORY, SINGLE FAMILY HOUSE WITH TWO CAR GARAGE ON AN UNDEVELOPED LOT.

IN ADDITION TO THE HOUSE STRUCTURE, A NEW DRIVEWAY, WALKWAYS AND DECK WILL BE ADDED.

WORK INCLUDES ALL BUILDING DIVISIONS - GENERAL CONSTRUCTION, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL AND FIRE PROTECTION.

APPLICABLE CODES:

2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 BUILDING ENERGY EFFICIENCY STANDARDS
LOCAL MUNICIPAL CODES

CONDITIONS OF APPROVAL:

SEE SHEET DD1.1

SHEET INDEX

DESIGN REVIEW SET

- DD0.1 PROJECT INFORMATION
- DD1.1 PROPOSED SITE PLAN
- DD1.2 VEGETATION MANAGEMT. PLAN
- DD1.3 DRAINAGE PLAN
- DD2.1 PROPOSED FIRST FLOOR PLAN
- DD2.2 PROPOSED SECOND FLOOR PLAN
- DD3.1 ROOF PLAN MATERIALS / FINISHES
- DD4.1 EXTERIOR ELEVATIONS
- DD4.2 EXTERIOR ELEVATIONS
- DD5.1 BUILDING SECTIONS
- DD6.1 NEIGHBORHOOD CONTEXT STUDY
- DD7.1 NEIGHBORHOOD PHOTOS
- DD7.2 NEIGHBORHOOD PHOTOS
- L1 LAND SURVEY

715 LAMONT AVE.
NOVATO, CA

APN: 153-141-31

DESIGN REVIEW SET

DIRECTORY

PROJECT:

715 LAMONT AVE.
NOVATO, CA 94945

OWNER / APPLICANT:

JOSE MILTON RODAS 1.415.377.0869
2780 KILLARNEY DRIVE
SAN PABLO, CA 94806
josemilton@live.com

DESIGN FIRM:

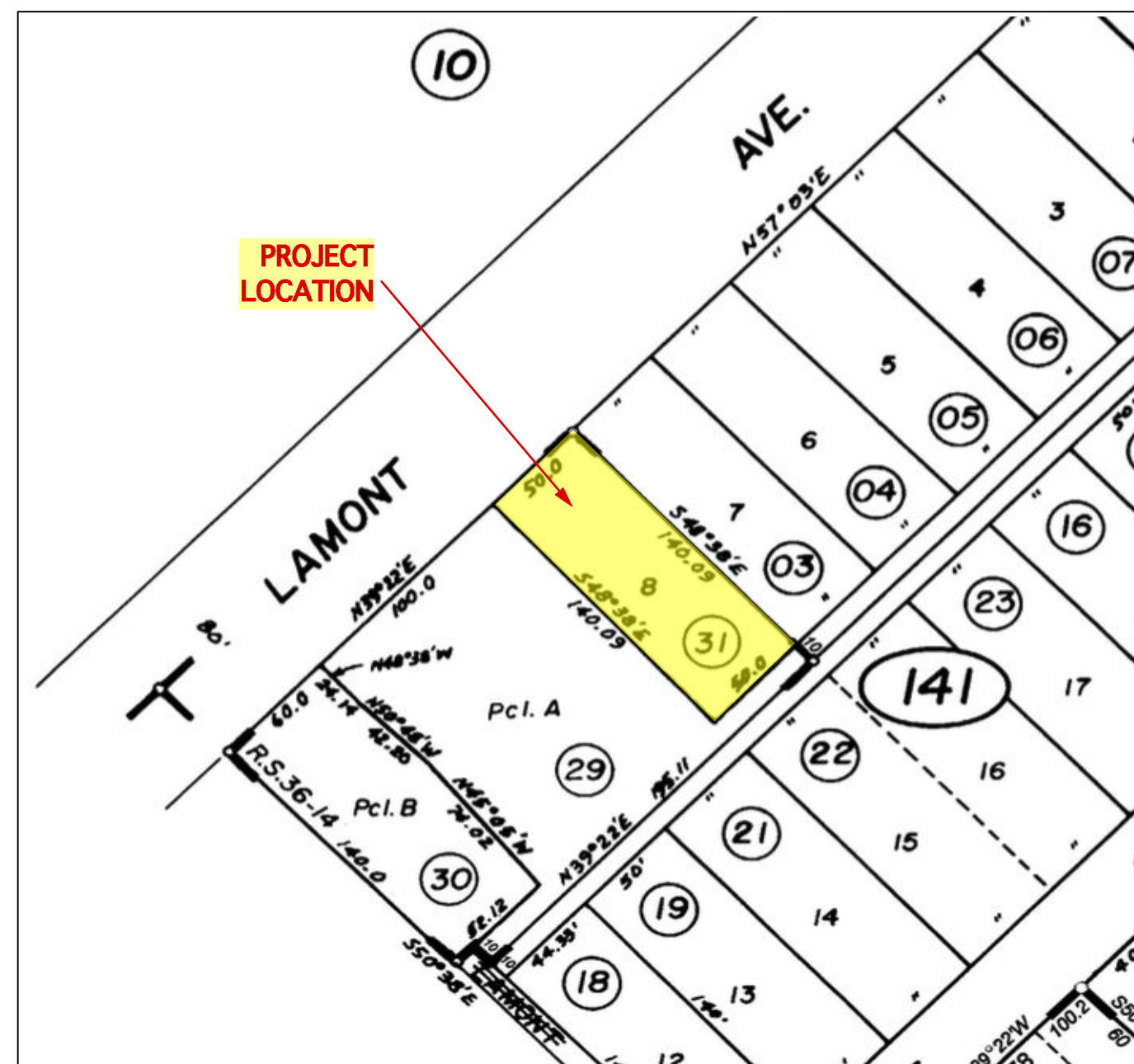
SCM DESIGN GROUP 1.415.777.2949
3145 GEARY BLVD., #503
SAN FRANCISCO, CA 94118
STEVE MASKULKA
steve@scmdesigngroup.com

PLANNING DEPT.:

CITY OF NOVATO 1.415.899.8989
DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
922 MACHIN AVE.
NOVATO, CA 94945

PARCEL MAP

PARCEL NO.: 153-141-31



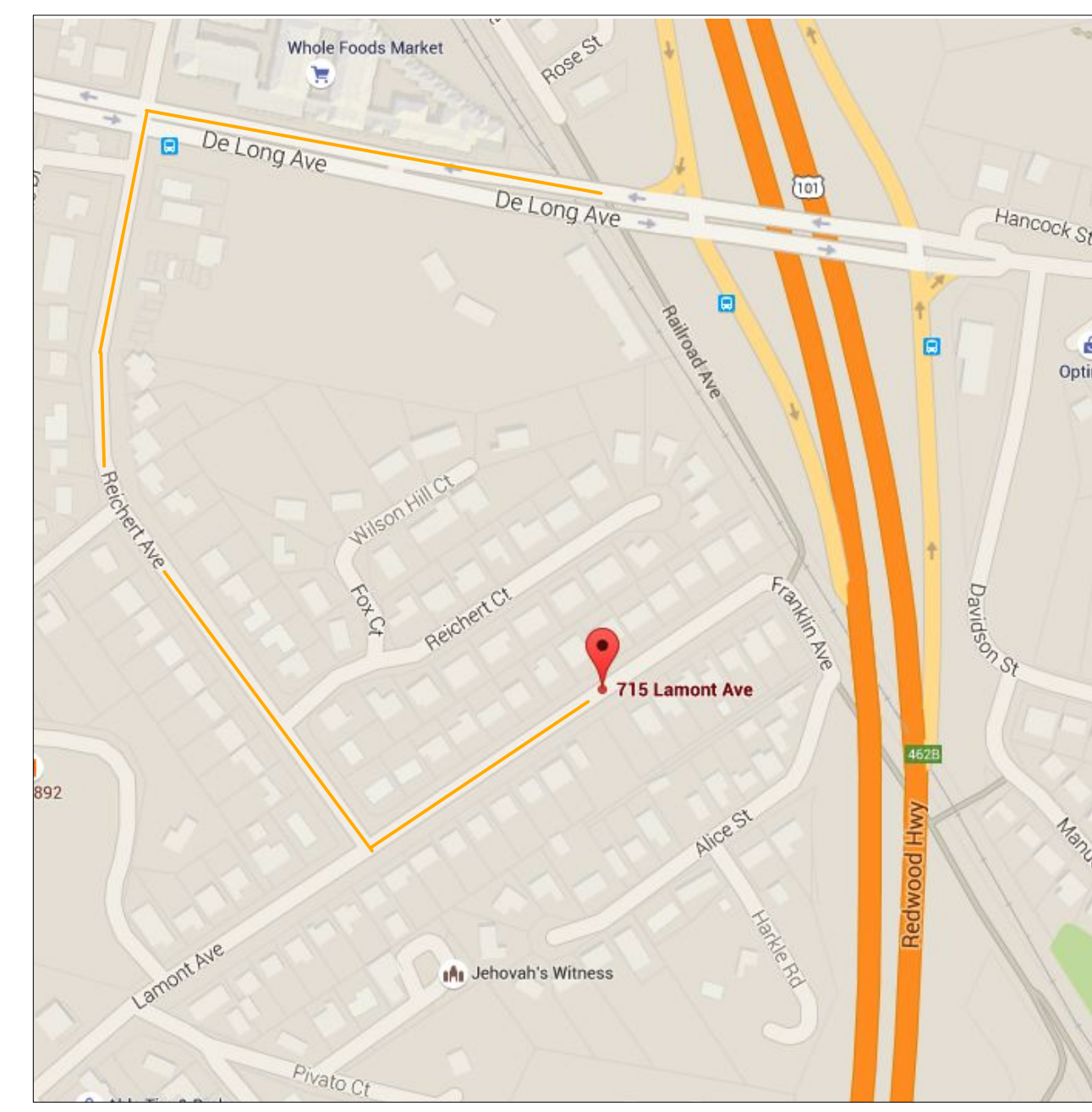
AERIAL MAP:



PROJECT DIRECTIONS:

FROM US - 101, TAKE DELONG AVE. EXIT, TRAVEL WEST TOWARD DOWNTOWN, TURN LEFT ON TO REICHERT AVE., TURN LEFT ON TO LAMONT AVE., PROJECT IS ON THE RIGHT SIDE OF STREET.

VICINITY MAP:



06.01.16 - ISSUE FOR DESIGN REVIEW

02.19.16 - DESIGN REVIEW UPDATE

01.12.16 - DESIGN REVIEW UPDATE

12.23.15 - ISSUE FOR DESIGN REVIEW

10.01.15 - ISSUE FOR DESIGN REVIEW

ISSUES / REVISIONS:

DOCUMENTS PREPARED BY:

Steve C. Maskulka, IIDA, CID
Certified Professional Interior Designer #6298
in the State of California

DATE: 08.24.15

SCALE: NOTED

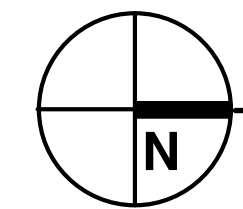
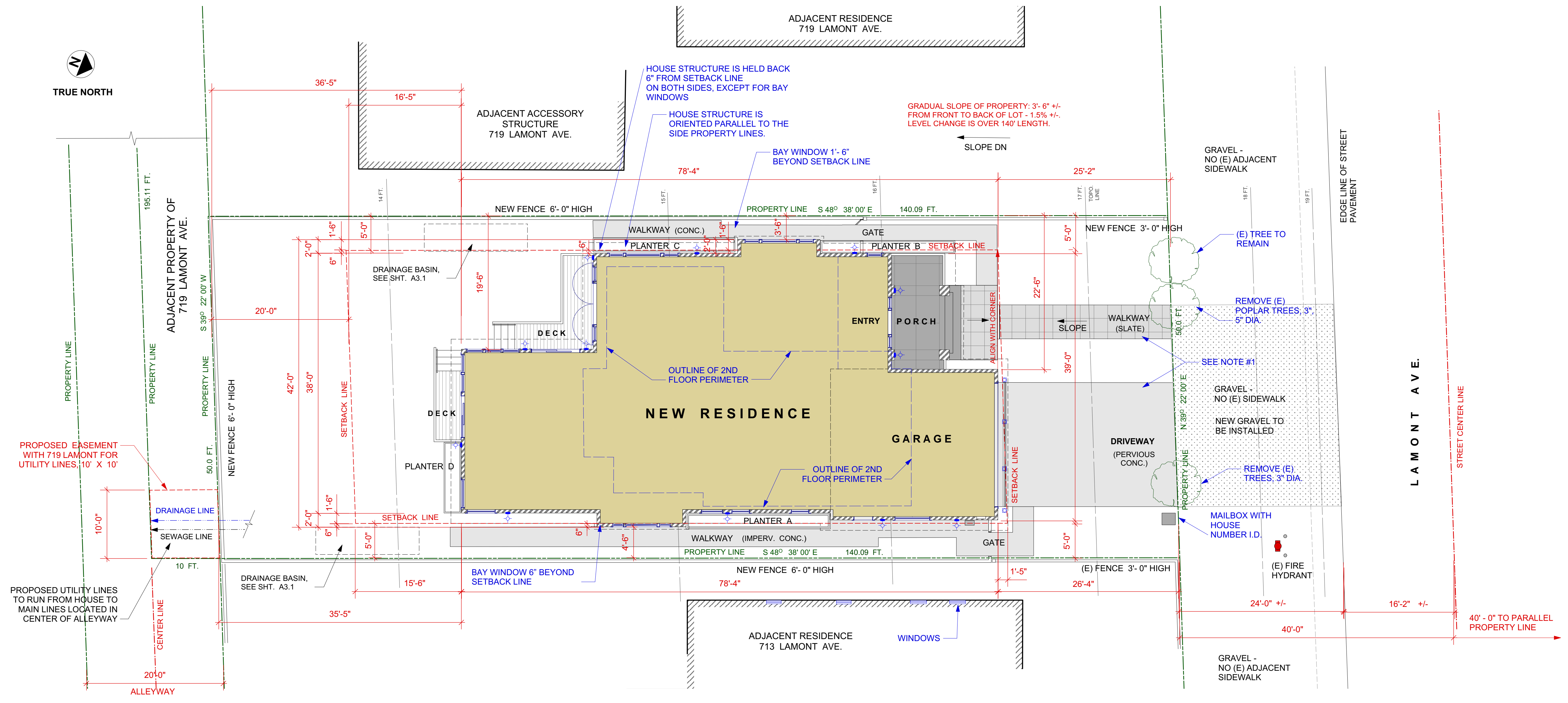
PROJECT NO.: 15012.00 - LAMONT AVE.

SHEET TITLE:

PROJECT INFORMATION

SHEET NO.:

DD0.1



PROPOSED SITE PLAN

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

PLAN NORTH

CONDITIONS OF APPROVAL:

FIRE DEPT.: - BILL TYLER / 415-878-2690

YOU ARE REQUIRED TO CONTACT THE NOVATO FIRE PROTECTION DISTRICT FOR ALL NOTED INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. WE ARE RETURNING PLANS THAT HAVE BEEN REVIEWED. THE FIRE DISTRICT WILL RETAIN ONE SET FOR OUR FILES. A REVIEWED STAMPED SET OF PLANS MUST BE MAINTAINED ON THE PROJECT SITE FOR REFERENCE BY DISTRICT INSPECTORS AT ALL TIMES.

- A. CONDITIONS:
 - I. AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED PER NFPA 13D AND NFD STANDARD #401. ADDITIONAL METER SIZING MAY BE REQUIRED BASED ON AVAILABLE STATIC AND RESIDUAL PRESSURE. CHECK WITH NMWD.
 - II. THE ADDRESS SHALL BE POSTED AND ILLUMINATED CONFORMING TO NFD STANDARD #205.
 - III. AN IRRIGATED VEGETATION MANAGEMENT PLAN "VMP" SHALL BE SUBMITTED TO NFD FOR REVIEW AND CONFORMING TO NFD STANDARD #220. THE VMP SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR APPROVAL PRIOR TO PROJECT APPROVAL OF THE DESIGN OR PLANNING APPLICATION PHASE. THE APPROVED VMP SHALL BE INSTALLED PRIOR TO FINAL ON THE PROJECT.

IV. THE PROPOSED SFD IS LOCATED IN A WILDLAND URBAN INTERFACE (WUI) AREA AND THEREFORE IS SUBJECT TO THE 2013 CALIFORNIA BUILDING CODE CH7A REQUIREMENTS FOR IGNITION RESISTANT CONSTRUCTION.

V. FOR OBTAINING COPIES OF FIRE DISTRICT STANDARDS GO TO OUR WEBSITE AT WWW.NOVATOFIRE.ORG OR CONTACT OUR OFFICE AT 878-2690.

B. SUBMITTAL REQUIREMENTS:

- I. FOR ALL AUTOMATIC FIRE SPRINKLER SYSTEMS, THREE (3) SETS OF PLANS, CUT SHEETS AND HYDRAULIC CALCULATIONS UNDER NFD PERMIT APPLICATION.
- II. FOR ALL VMP PROPOSALS, THREE (3) SETS OF PLANS AND WRITTEN DESCRIPTIONS SHALL BE REQUIRED UNDER NFD PERMIT APPLICATION.

TO SCHEDULE APPOINTMENTS FOR INSPECTIONS AND TESTS, CONTACT THE FIRE DISTRICT ADMINISTRATIVE OFFICE AT (415) 878-2620 DURING BUSINESS HOURS AND AT LEAST 48 HOURS IN ADVANCE OF THE REQUIRED INSPECTION. SHOULD YOU HAVE ANY QUESTIONS ABOUT YOUR PROJECT PLEASE CONTACT THE PROJECT INSPECTOR NOTED OR THE FIRE MARSHAL AT (415) 878-2620.

NORTH MARIN WATER DISTRICT: - DREW MCINTYRE / 415-761-8935

1) CONSTRUCTION OF NEW WATER SERVICE LATERAL AND METER IS REQUIRED BEFORE WATER SERVICE CAN BE PROVIDED TO THE ABOVE REFERENCE PROJECT. THE OWNER MUST APPLY TO THE DISTRICT; ENTER INTO AN AGREEMENT WITH THE DISTRICT AND COMPLETE FINANCIAL ARRANGEMENTS FOR THE NEW FACILITIES AS A CONDITION OF PERMIT APPROVAL. OCCUPANCY APPROVAL SHALL NOT BE GRANTED UNTIL WATER SERVICE INSTALLATION AND WATER CONSERVATION SIGN OFF IS COMPLETE.

2) THE PROJECT MUST CONFORM TO DISTRICT REGULATION 15 - MANDATORY WATER CONSERVATION MEASURES. OCCUPANCY APPROVAL SHALL NOT BE GRANTED UNTIL COMPLIANCE WITH WATER CONSERVATION MEASURES, AS APPLICABLE, CAN BE VERIFIED.

FOR THE FULL SCOPE OF THE REQUIRED WATER CONSERVATION MEASURES FOR BOTH INDOOR FIXTURES/APPLIANCES AND LANDSCAPING REFER TO REGULATION 15 (SECTION E. AND F.) AT WWW.NMWD.COM. PLEASE CONTACT THE DISTRICT WATER CONSERVATION COORDINATOR AT (415) 761-8933 IF YOU HAVE ANY QUESTIONS REGARDING CLARIFICATION OF REQUIRED WATER CONSERVATION MEASURES OR PLAN SUBMITTAL REQUIREMENTS.

GENERAL NOTES:

- 1) PAVEMENT & WALKWAYS IN FRONT YARD MAY NOT EXCEED 50% OF THE REQUIRED FRONT YARD AREA, WHICH IS THE AREA BETWEEN FRONT YARD SETBACK LINE AND RIGHT OF WAY. (PROPOSED PAVEMENT & WALKWAY AREA IS 48%)
- 2) ALL EXTERIOR AREA FLOOD LIGHTING FIXTURES HAVE GLARE SHIELDS AND NON-GLARE OBSCURE GLASS LENS AND TO BE DIRECTED TO PREVENT LIGHT GLARE FROM PASSING ONTO ADJACENT PROPERTIES.
- 3) FOR SITE DRAINAGE - SEE DRAINAGE PLAN - SHEET DD1.3 ALL PLANTERS ARE DRAINAGE MANAGEMENT AREAS (DMA).

- 06.01.16 - ISSUE FOR DESIGN REVIEW
- 02.19.16 - DESIGN REVIEW UPDATE
- 01.12.16 - DESIGN REVIEW UPDATE
- 12.23.15 - ISSUE FOR DESIGN REVIEW
- 10.01.15 - ISSUE FOR DESIGN REVIEW

ISSUES / REVISIONS:

DOCUMENTS PREPARED BY:

Steve C. Maskulka, IIDA, CID
Certified Professional Interior Designer #6298
in the State of California

DATE: 05.12.15

SCALE: NOTED

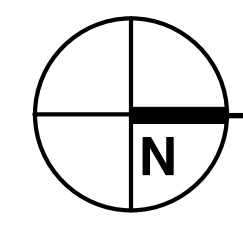
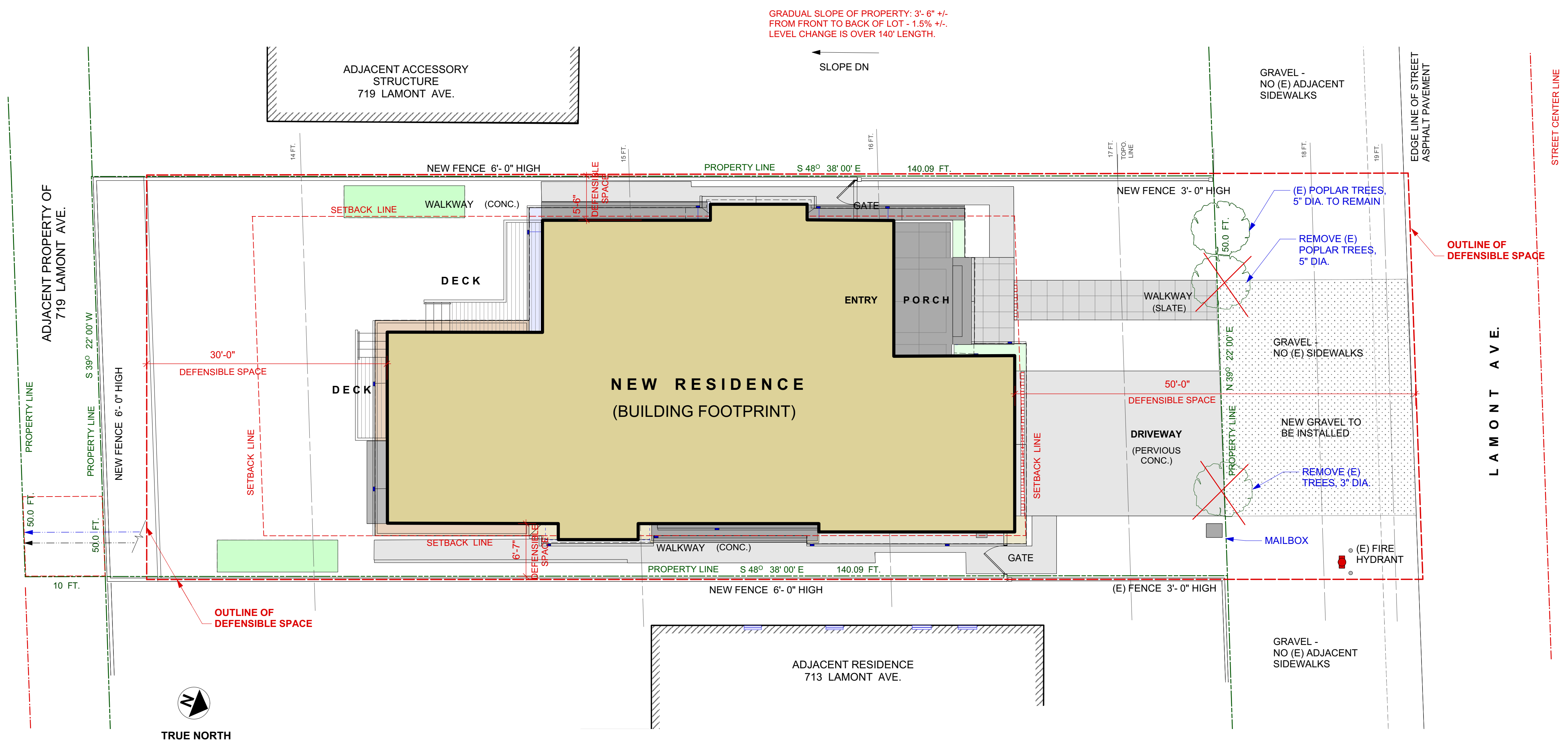
PROJECT NO.: 15012.00 - LAMONT AVE.

SHEET TITLE:

PROPOSED SITE PLAN

SHEET NO.:

DD1.1



VEGETATION MANAGEMENT PLAN

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

PLAN NORTH

VEGETATION MANAGEMENT PLAN NARRATIVE:

- 1) THE EXISTING LOT IS CURRENTLY UNDEVELOPED WITH MOSTLY GRASSES, WEEDS AND THREE POPLAR TREES IN THE FRONT. THE INTENT IS TO REMOVE TWO POPLAR TREES AND REMOVE THE GRASSES AND WEEDS.
- 2) NO NEW LANDSCAPING OR IRRIGATION SYSTEMS IS PROPOSED FOR THIS PROJECT.

LONG TERM MAINTENANCE SCHEDULE/GOALS:

- 1) ALL FLAMABLE FUELS WILL BE REMOVED WITHIN THE PROPERTY LINES.
- 2) NEEDLES, LEAVES AND OTHER COMBUSTIBLE DEBRIS SHALL BE REMOVED FROM ROOFS AND GUTTERS TWICE YEARLY, MINIMUM.
- 3) TREES SHALL BE LIMBED 8 - 10 FEET FROM THE GROUND.
- 4) ALL WEEDS AND GRASSES SHALL BE CUT REGULARLY.
- 5) MOWERS, SAWS AND YARD MAINTENANCE EQUIPMENT SHALL BE EQUIPED WITH SPARK ARRESTORS. AREAS TO BE MOWED SHALL BE CHECKED FOR ROCKS OR METAL TO AVOID SPARKING OF MOWER BLADES.
- 6) VEGETATION SHALL BE TRIMMED TO WITHIN 10' FT. OF ROADWAY AS REQUIRED FOR DEFENSIBLE AREAS. TREES SHALL BE TRIMMED SO THEY DO NOT HANG LOWER THAN 15' FT. ABOVE THE ROADWAY.
- 7) DEAD AND DYING VEGETATION SHALL BE SEASONALLY REMOVED TO REDUCE VEGETATION AND LADDER FUELS.
- 8) COORDINATE WITH ADJACENT PROPERTY OWNERS TO MAINTAIN TREE CANOPIES, VEGETATION AND LADDER FUELS ON AN ANNUAL BASIS.

HAZARD ASSESEMENT:

ASPECT: NORTH	2
SLOPE: 1.5%	2
FUEL TYPE: (0-30 FT.): MOSTLY GRASS	4
FUEL TYPE: (31-100 FT.): MOSTLY GRASS	1

TOTAL HAZARD POINTS: 9

MIN. HORIZONTAL CLEARANCE IN FEET: 30 X 30 X 30 X 50 FEET

NOTES: (FOR ANY FUTURE LANDSCAPE DEVELOPMENT)

- 1) NO NATIVE GRASSES WILL BE PLANTED WITHIN THE DEFENSIBLE ZONE.
- 2) ALL PLANTED AREAS INSIDE THE DEFENSIBLE ZONE SHALL BE IRRIGATED.
- 3) ALL PLANTINGS TO BE SELECTED IN COORDINATION WITH THE "FIRESCAPE PLANT SELECTION LIST" ON THE LIST OF THE UNIVERSITY OF CALIFORNIA COPPERATIVE EXTENSION PYROPHYTIC VS. FIRE RESISTANT PLANT BROCHURE OR OTHER APPROVED PLANT LISTS AS DETERMINED BY THE FIRE MARSHAL.
- 4) FOR PROHIBITED PLANTS - REFER TO NOVATO FIRE PROTECTION STANDARD 220, TABLE 1. (THIS LIST IS NOT ALL-INCLUSIVE AND SOME PROPOSED PLANTS MAY BE DELETED FROM THE PROJECT.
- 5) ANY NEW CONSTRUCTION AND REHABILATED LANDSCAPES GREATER OR EQUAL THAN 1,000 SQ. FT. WILL NEED TO PREPARE A LANDSCAPE PLAN PER MARIN MUNICIPAL WATER DISTRICT (<http://www.marinwater.org>)

- 06.01.16 - ISSUE FOR DESIGN REVIEW
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- 01.12.16 - DESIGN REVIEW UPDATE
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- 10.01.15 - ISSUE FOR DESIGN REVIEW

ISSUES / REVISIONS:

DOCUMENTS PREPARED BY:

Steve C. Maskulka, IIDA, CID
Certified Professional Interior Designer #6298
in the State of California

DATE: 12.15.15

SCALE: NOTED

PROJECT NO.: 15012.00 - LAMONT AVE.

SHEET TITLE:

VEGETATION MANAGEMENT PLAN

SHEET NO.:

DD1.2

06.01.16 - ISSUE FOR DESIGN REVIEW

02.19.16 - DESIGN REVIEW UPDATE

01.12.16 - DESIGN REVIEW UPDATE

12.23.15 - ISSUE FOR DESIGN REVIEW

10.01.15 - ISSUE FOR DESIGN REVIEW

ISSUES / REVISIONS:

DOCUMENTS PREPARED BY:

Steve C. Maskulka, IIDA, CID
Certified Professional Interior Designer #6298
in the State of California

DATE: 07.06.15

SCALE: NOTED

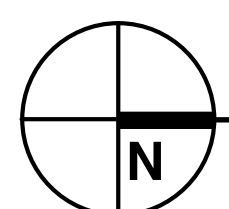
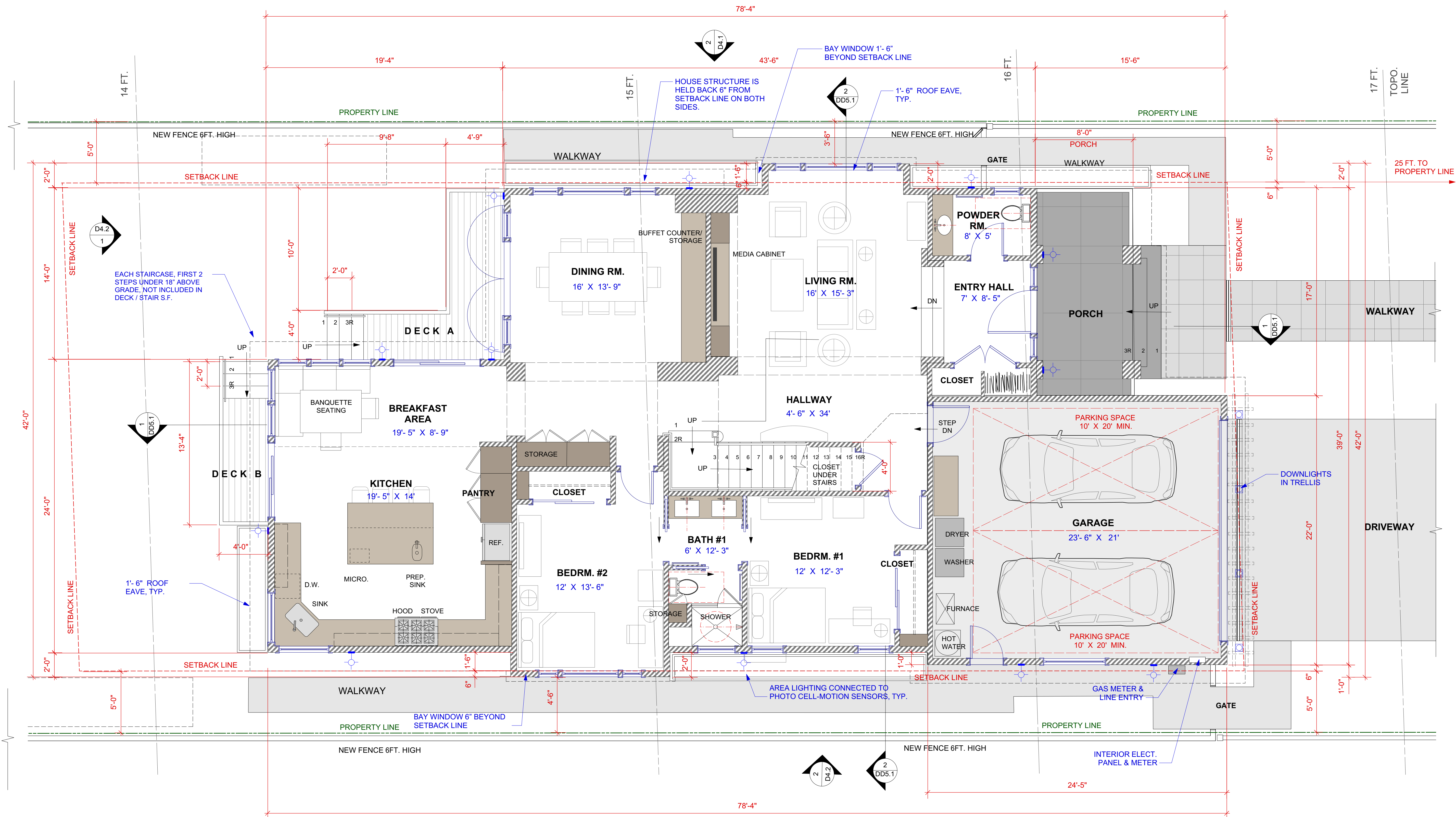
PROJECT NO.: 15012.00 - LAMONT AVE.

SHEET TITLE:

**PROPOSED
FIRST FLOOR PLAN**

SHEET NO.:

DD2.1

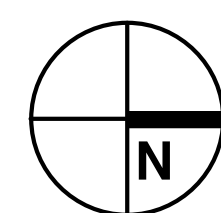
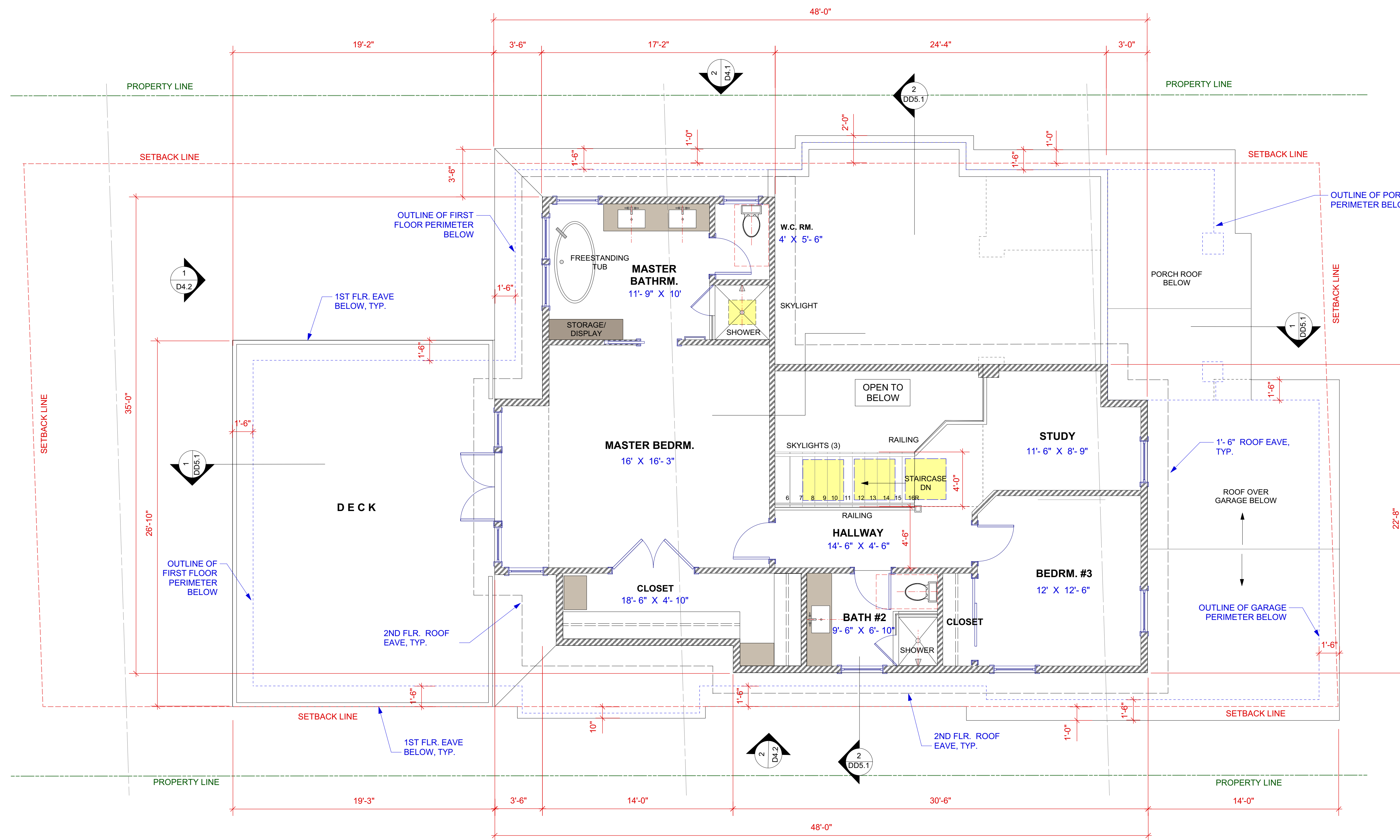


PROPOSED FLOOR PLAN - FIRST FLOOR

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

GENERAL NOTES:

- 1) NEW ROOF MATERIALS TO BE "CLASS A" FIRE-RESISTANT ASPHALT SHINGLES.
- 2) ALL EXTERIOR LIGHT FIXTURES ARE CONNECTED TO PHOTO CELL WITH ON-OFF MOTION SENSOR.
- 3) BUILDING MATERIALS / FINISHES, SEE SHEET DD3.1



PROPOSED PLAN - SECOND FLOOR

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

06.01.16 - ISSUE FOR DESIGN REVIEW

02.19.16 - DESIGN REVIEW UPDATE

01.12.16 - DESIGN REVIEW UPDATE

12.23.15 - ISSUE FOR DESIGN REVIEW

10.01.15 - ISSUE FOR DESIGN REVIEW

ISSUES / REVISIONS:

DOCUMENTS PREPARED BY:

Steve C. Maskulka, IIDA, CID
Certified Professional Interior Designer #6298
in the State of California

DATE: 07.06.15

SCALE: NOTED

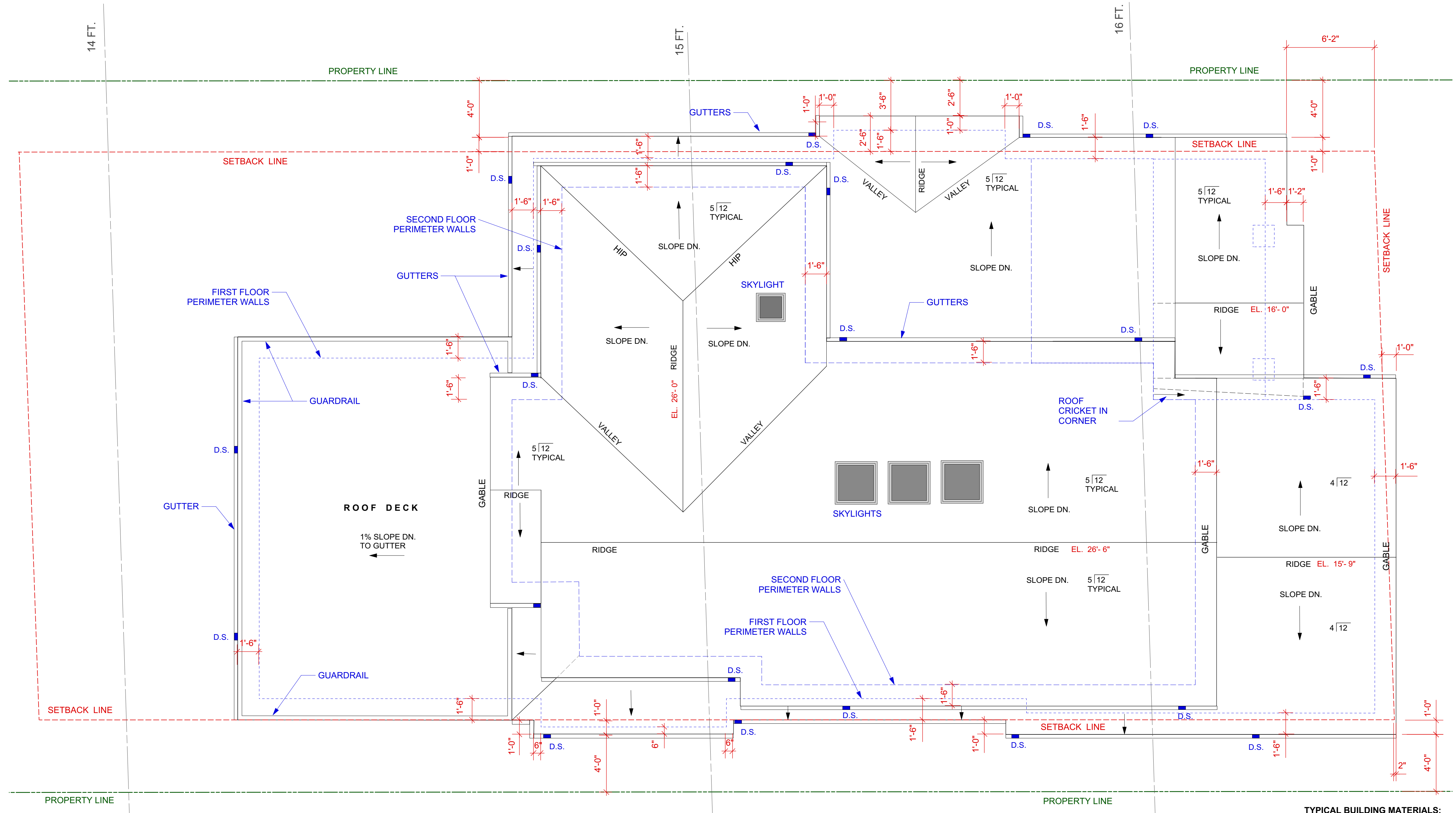
PROJECT NO.: 15012.00 - LAMONT AVE.

SHEET TITLE:

**PROPOSED
SECOND FLOOR PLAN**

SHEET NO.:

DD2.2



TYPICAL BUILDING MATERIALS:

- ROOF: ASPHALT SHINGLE ROOF "CLASS A" FIRE-RESISTANT
- WALLS: 8.25" HORIZONTAL LAP SIDING, PAINTED HARDIE-PLANK CEMENT BOARD
- WALL ACCENT: NATURAL STONE VENEER WAINSCOT
- TRIM: 1X5 HARDIE-CEMENT BOARD TRIM, PAINTED
- DOORS: PAINTED
- DECK: 2 X 6 TREK, COMPOSITE PLANK
- RAILS: WOOD POST / VERTICALS, PAINTED
- RAILS - ROOF DECK: CABLE RAIL SYSTEM
- WALKWAY: SLATE TILES AT ENTRY
- DRIVEWAY: PERVIOUS CONCRETE, SMOOTH WALKWAY:

GENERAL NOTES:

- 1) ROOF MATERIALS TO BE "CLASS A" FIRE-RESISTANT ASPHALT SHINGLES.
- 2) ROOF DOWNSPOUTS DRAIN TO GRADE OR TO CONC. WALKWAY THAT SLOPES TO FRENCH DRAIN TO REAR YARD DRAINAGE BASINS, TYPICAL.

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

- 06.01.16 - ISSUE FOR DESIGN REVIEW
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- 01.12.16 - DESIGN REVIEW UPDATE
- 12.23.15 - ISSUE FOR DESIGN REVIEW
- 10.01.15 - ISSUE FOR DESIGN REVIEW

ISSUES / REVISIONS:

DOCUMENTS PREPARED BY:

Steve C. Maskulka, IIDA, CID
 Certified Professional Interior Designer #6298
 in the State of California

DATE: 06.03.15

SCALE: NOTED

PROJECT NO.: 15012.00 - LAMONT AVE.

SHEET TITLE:

PROPOSED ROOF PLAN MATERIALS / FINISHES

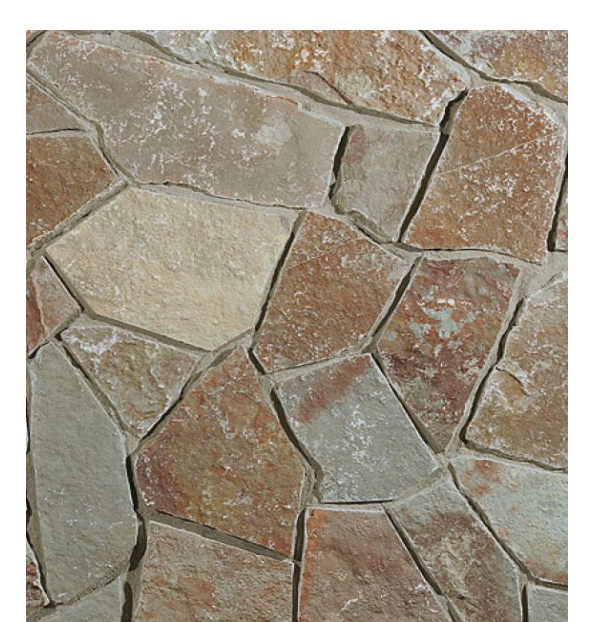
SHEET NO.:



ROOF - ASPHALT SHINGLE ROOF



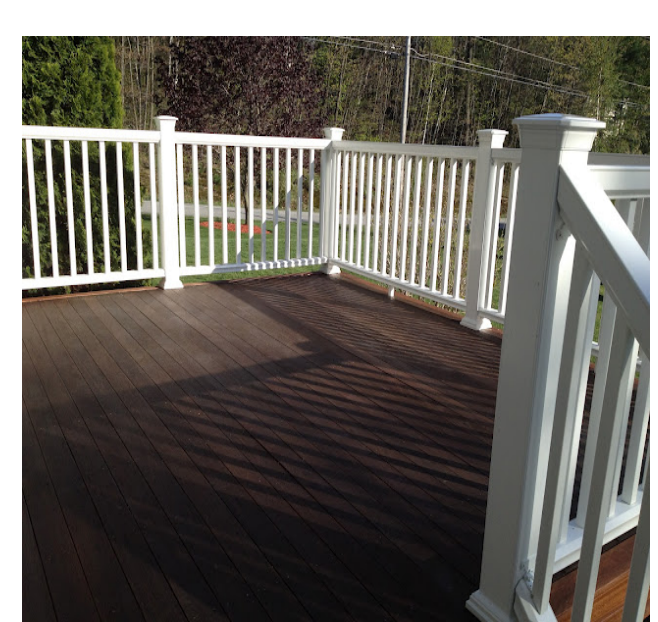
VERTICAL WALL SURFACES HORIZONTAL LAP SIDING, PAINTED



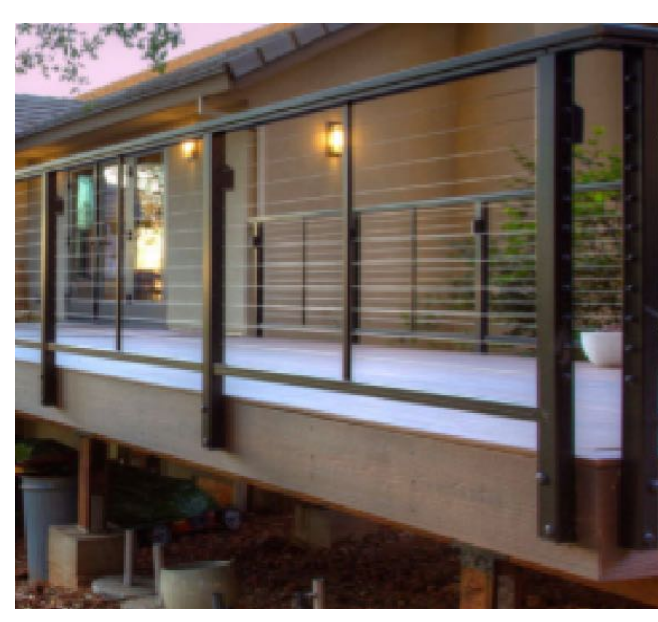
NATURAL STONE VENEER - FRONT WAINSCOT



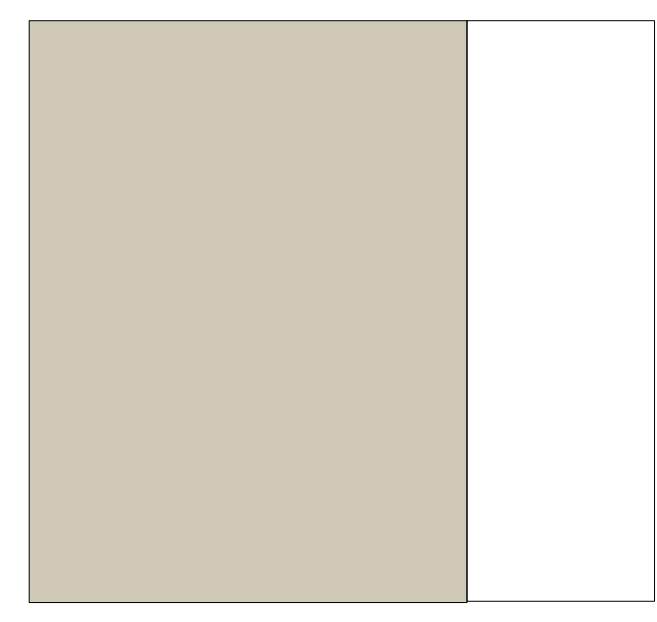
FRONT ENTRY WALKWAY - SLATE TILES



RAILINGS / DECK - 1ST FLOOR - PAINTED / STAINED



RAILINGS / 2ND FLOOR ROOF DECK - CABLE RAIL SYSTEM

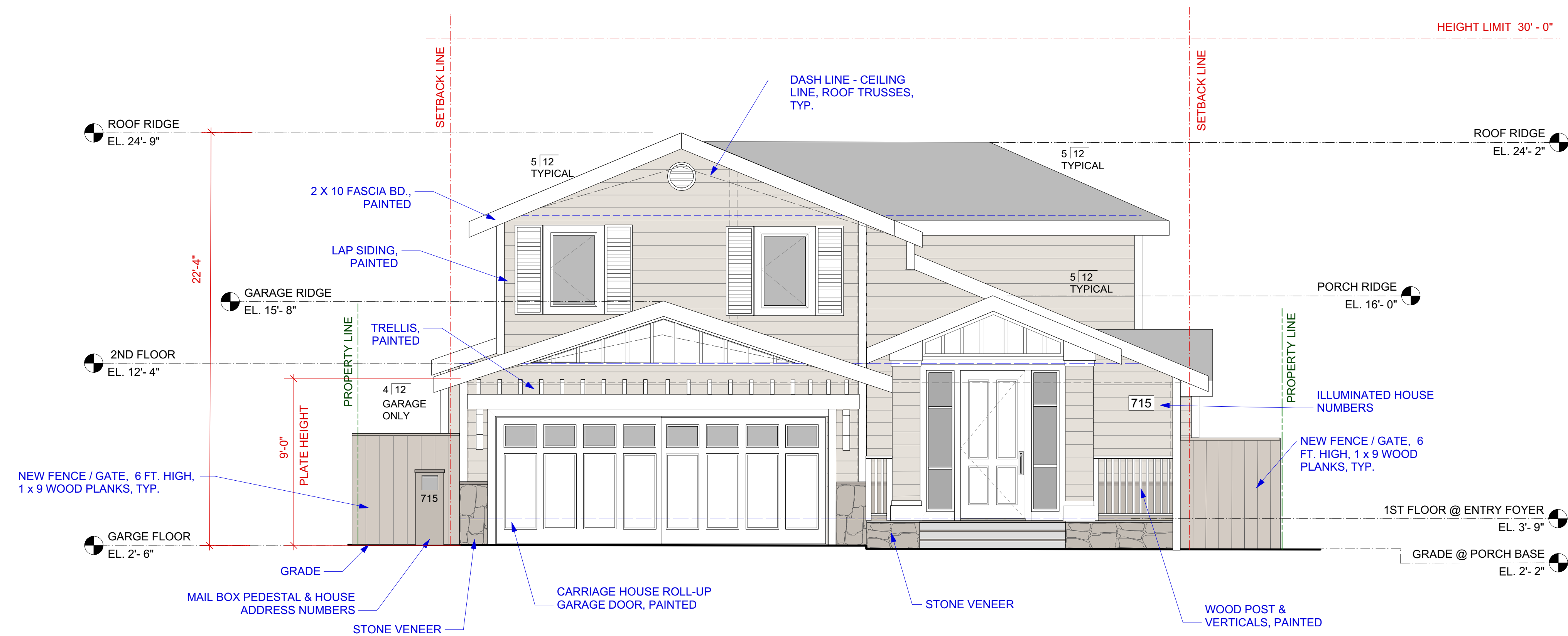


PAINT - SIDING: (BEIGE) / TRIM: (WHITE)

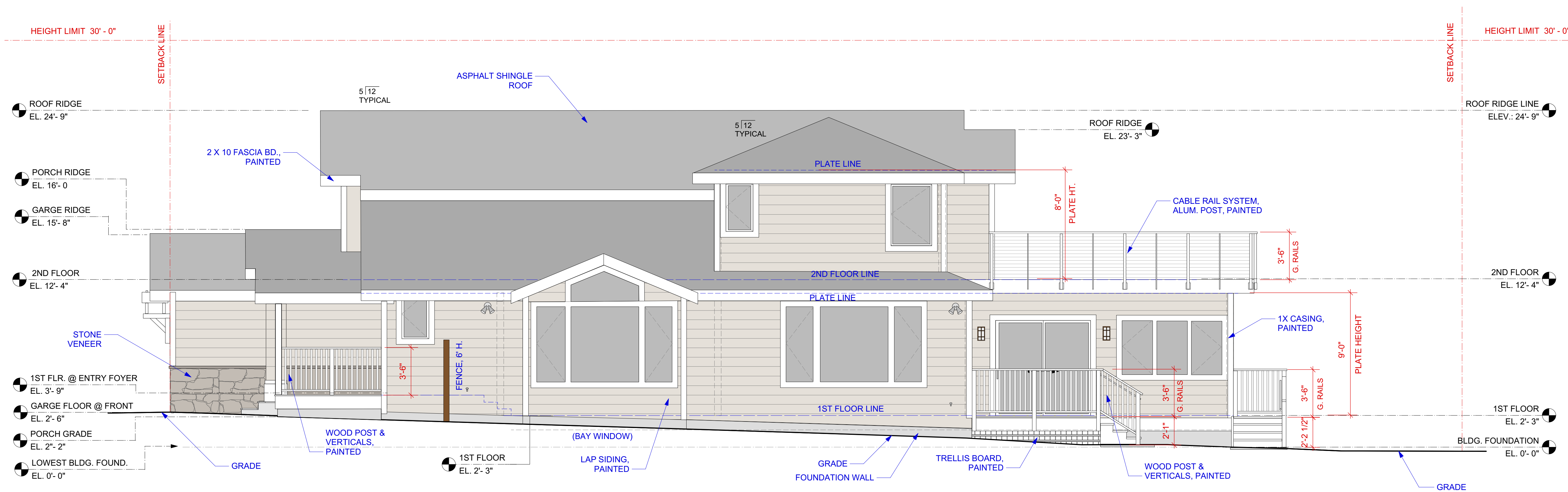


LIGHT FIXTURES - WALL SCONCES, CEILING PENDANT AT PORCH, AREA LIGHTING FIXTURE - TO HAVE GLARE SHIELD AND NON-GLARE OBSCURE GLASS LENS.

PROPOSED EXTERIOR BUILDING MATERIALS / FINISHES



1 NORTH ELEVATION - FRONT
SCALE: 3/16" = 1' - 0"



2 WEST ELEVATION - RIGHT SIDE
SCALE: 1/4" = 1' - 0"

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02.19.16 - DESIGN REVIEW UPDATE

01.12.16 - DESIGN REVIEW UPDATE

12.23.15 - ISSUE FOR DESIGN REVIEW

10.01.15 - ISSUE FOR DESIGN REVIEW

ISSUES / REVISIONS:

DOCUMENTS PREPARED BY:

Steve C. Maskulka, IIDA, CID
Certified Professional Interior Designer #6298
in the State of California

DATE: 06.02.15

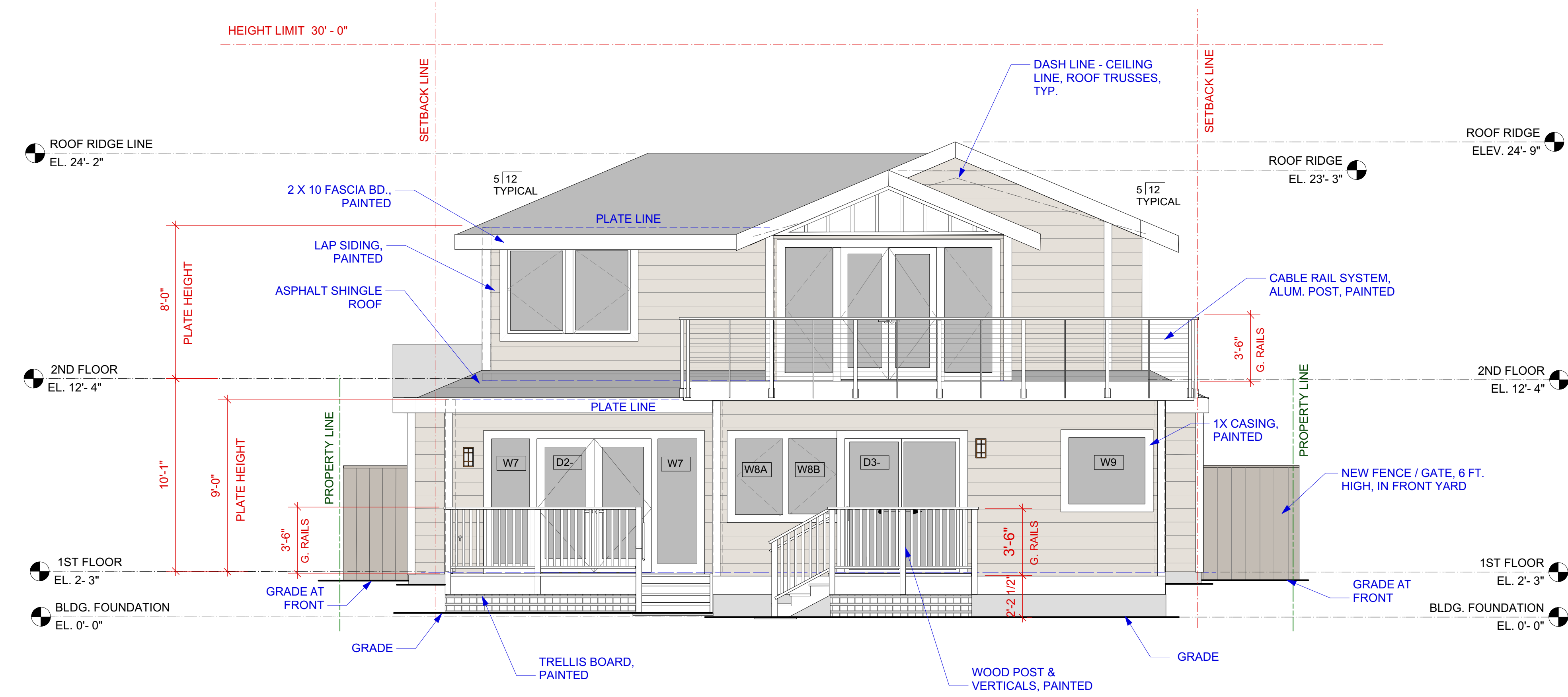
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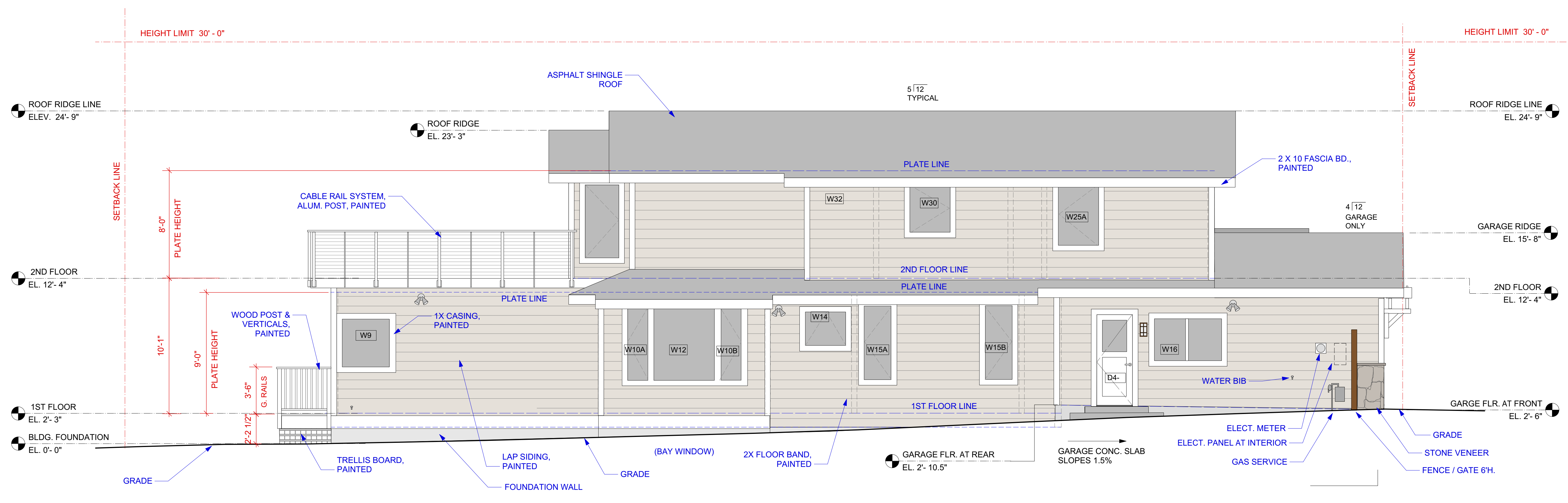
SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NO.:



1 SOUTH ELEVATION - BACK
 SCALE: 1/4" = 1' - 0"



2 EAST ELEVATION - LEFT SIDE
 SCALE: 1/4" = 1' - 0"

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DOCUMENTS PREPARED BY:

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DATE: 06.02.15

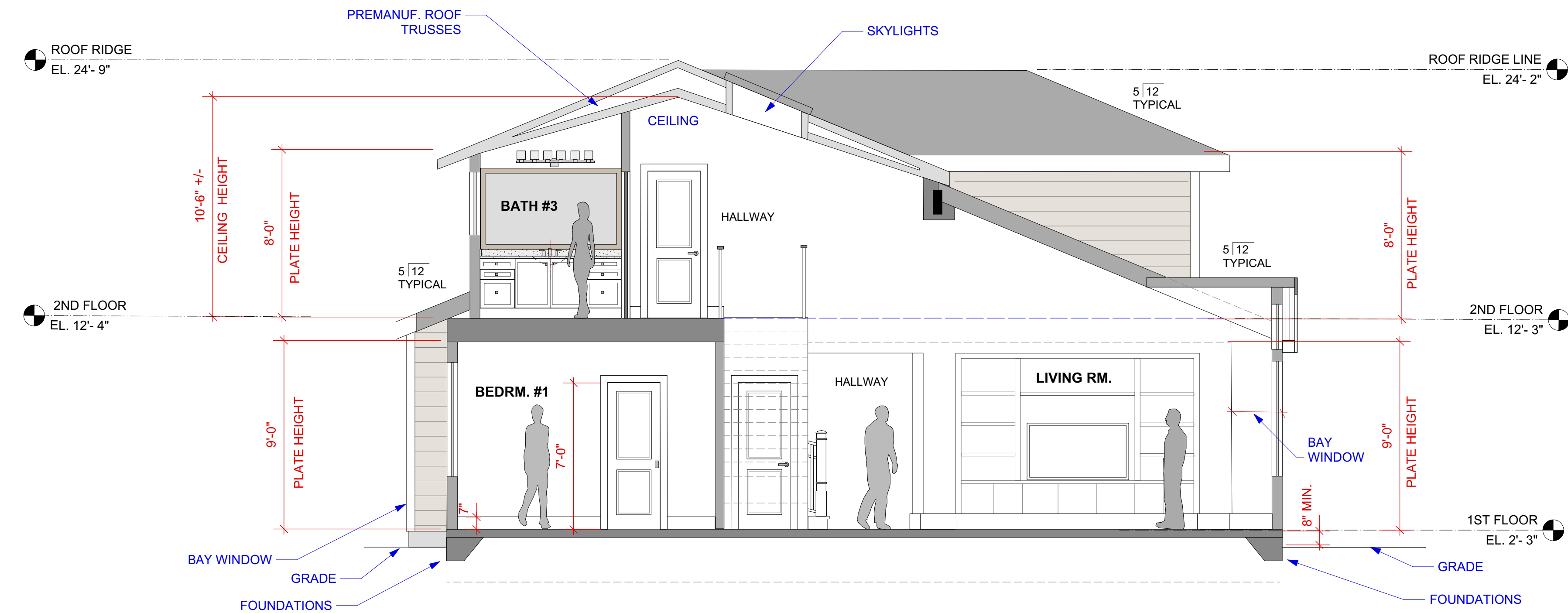
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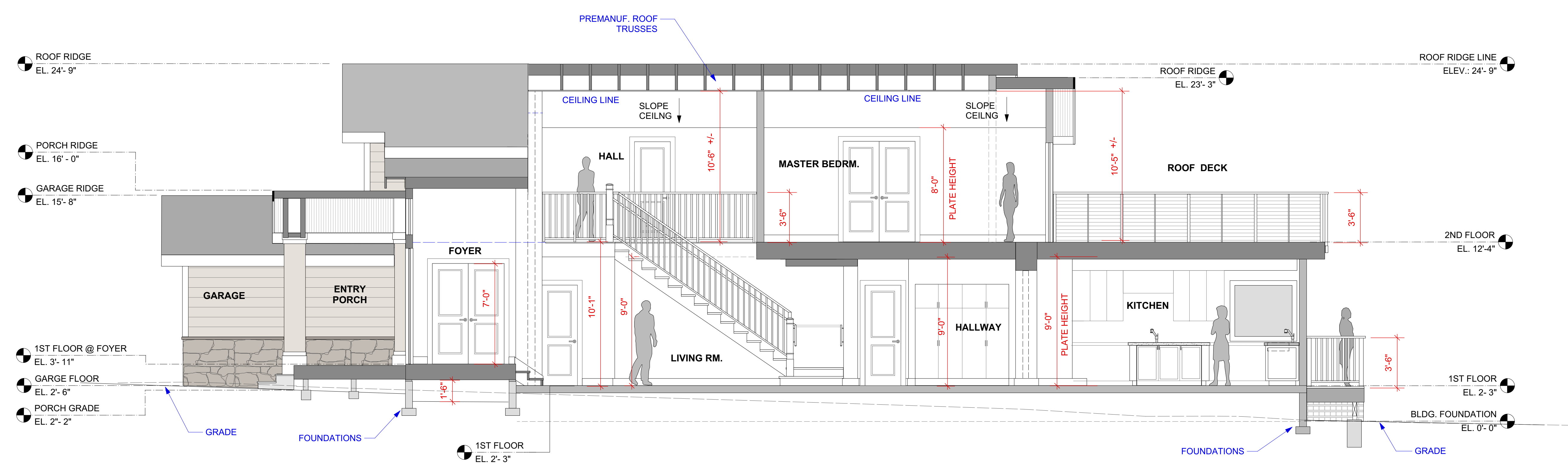
SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NO.:



1 BUILDING SECTION - SOUTH
SCALE: 1/4" = 1' - 0"



2 BUILDING SECTION - EAST
SCALE: 1/4" = 1' - 0"

- 06.01.16 - ISSUE FOR DESIGN REVIEW
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- 12.23.15 - ISSUE FOR DESIGN REVIEW
- 10.01.15 - ISSUE FOR DESIGN REVIEW

ISSUES / REVISIONS:

DOCUMENTS PREPARED BY:

Steve C. Maskulka, IIDA, CID
Certified Professional Interior Designer #6298
in the State of California

DATE: 06.10.15

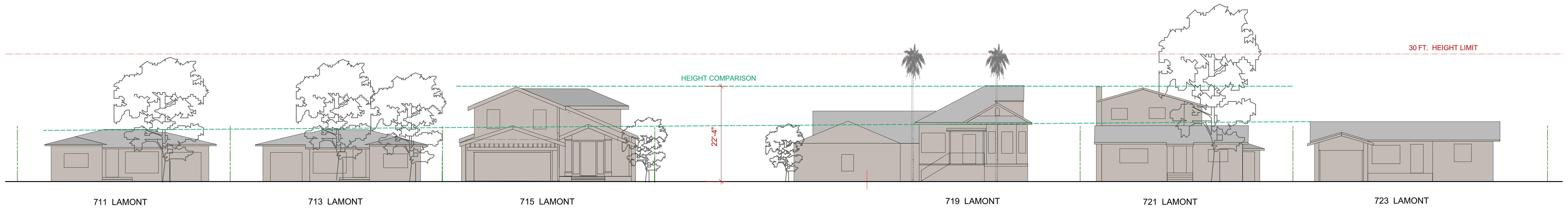
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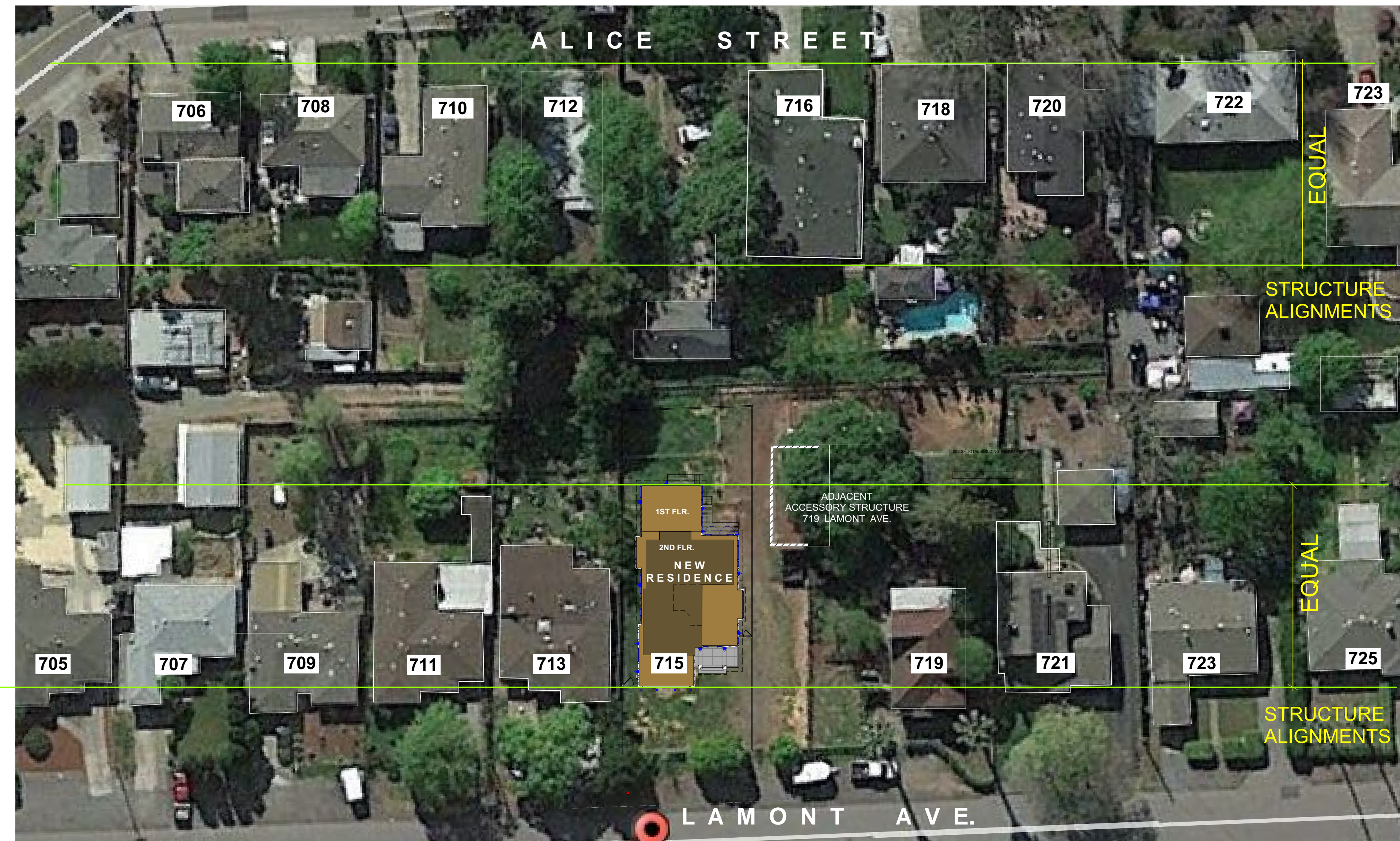
SHEET TITLE:

BUILDING SECTIONS

SHEET NO.:



STREET ELEVATION



NEIGHBORHOOD SITE VIEW

ADJACENT HOUSES ON LAMONT AVE. (SAME BLOCK AS PROJECT - BUILT 1950's)



LAMONT AVE. - WEST VIEW



LAMONT AVE. - EAST VIEW



716 LAMONT AVE. - ACROSS THE STREET FROM PROJECT



714 LAMONT AVE. - ACROSS THE STREET



711 & 713 LAMONT AVE.



715 LAMONT AVE. - PROJECT SITE



715 LAMONT AVE. - PROJECT SITE



719 LAMONT ACCESSORY STRUCTURES



PHOTO MAP KEY - 2 STORY HOMES



719 LAMONT - SIDE VIEW



719 LAMONT

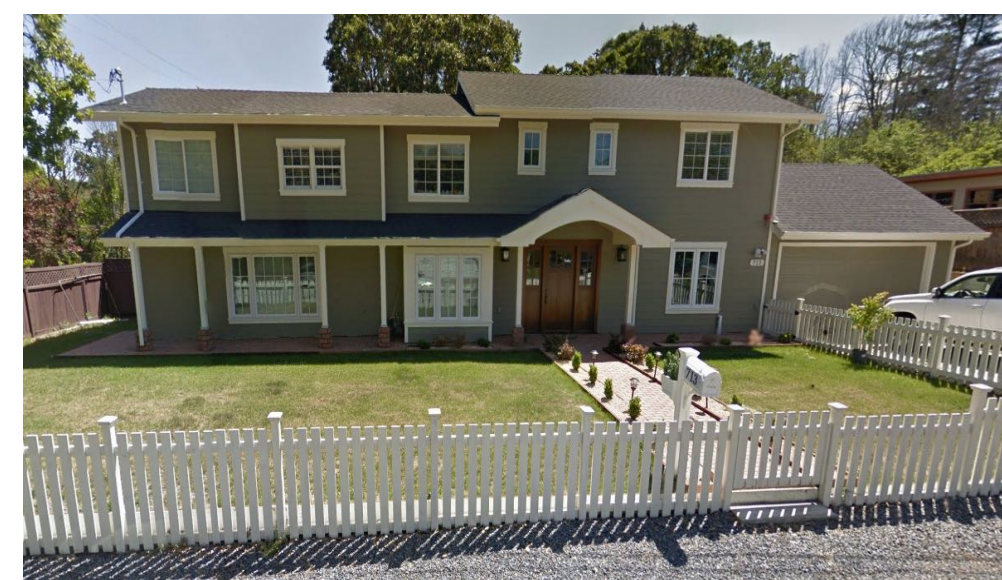


721 LAMONT

721 LAMONT

723 LAMONT

TWO STORY HOUSES ON ALICE STREET (ONE BLOCK TO THE SOUTH OF THE PROJECT - BUILT 1970's)



713 ALICE ST.



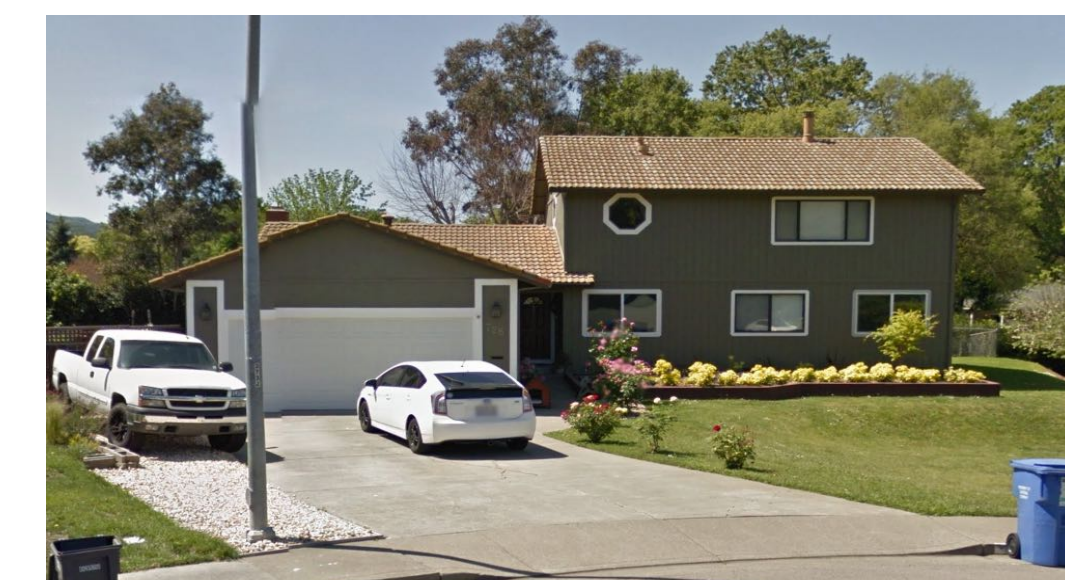
723 ALICE ST.



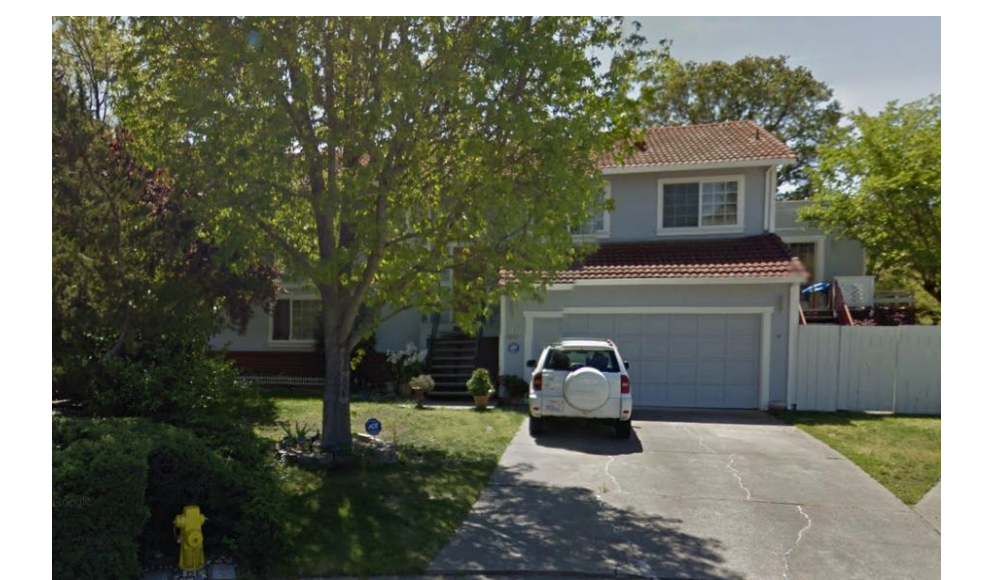
725 ALICE ST.



727 ALICE ST.



728 ALICE ST.



729 ALICE ST.

TWO STORY HOUSES ON LAMONT STREET

(ONE BLOCK TO THE WEST OF THE PROJECT - BUILT 1990's)



816 LAMONT



814 LAMONT



812 LAMONT

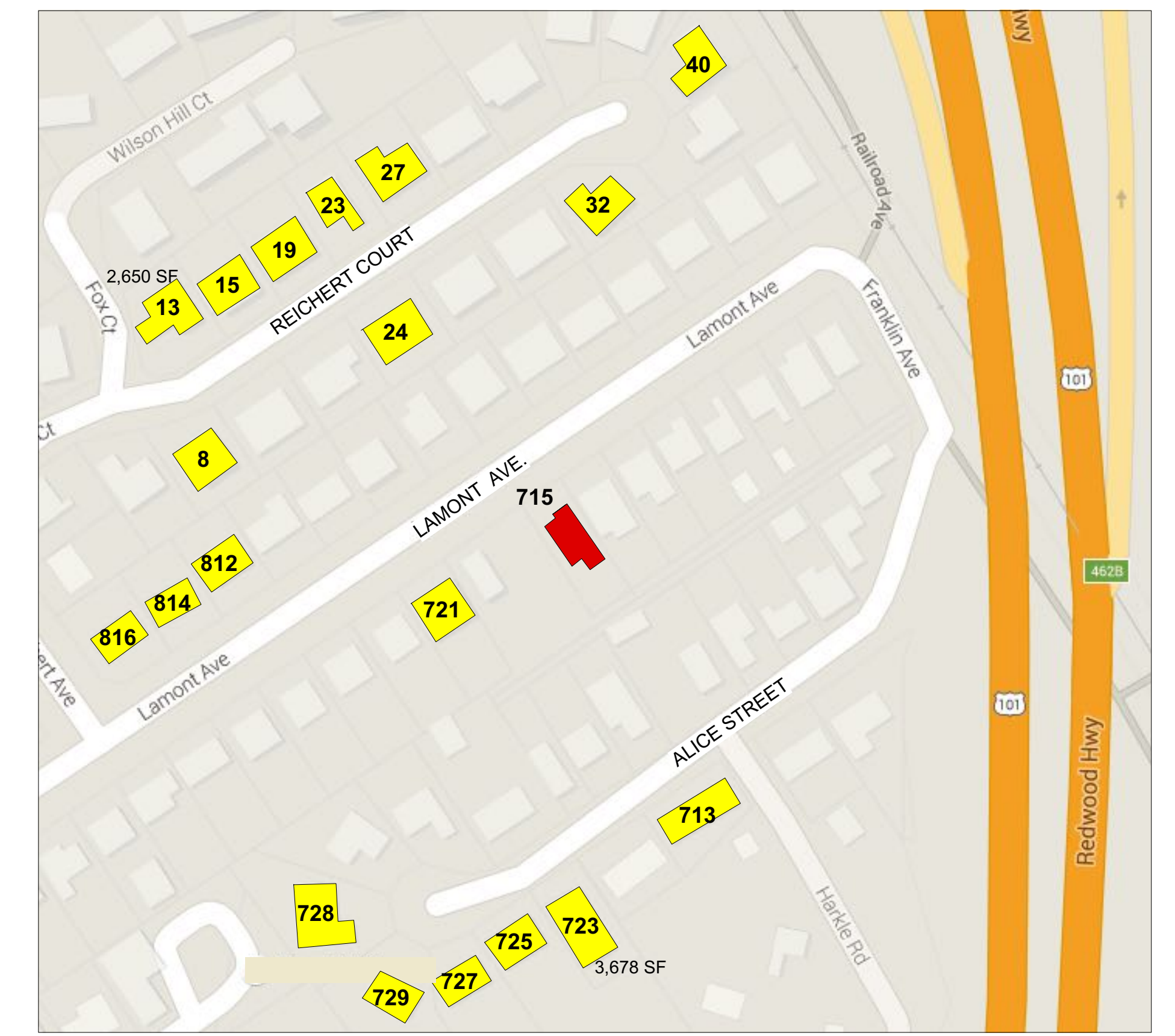


PHOTO MAP KEY - 2 STORY HOMES

TWO STORY HOUSES ON REICHERT COURT

(ONE BLOCK TO THE NORTH OF THE PROJECT - BUILT 1970's)



8 REICHERT COURT



13 REICHERT COURT



15 REICHERT COURT

19 REICHERT COURT



23 REICHERT COURT



24 REICHERT COURT



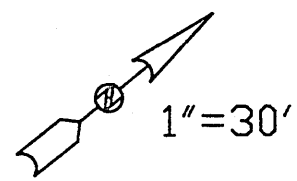
27 REICHERT COURT



32 REICHERT COURT



40 REICHERT COURT



Surveyor's Statement

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Land Surveyor's Act at the request of Erik Peterson in July, 1995.

Dale Allen White L.S. 4397
License Expires 9-30-97

County Surveyor's Statement

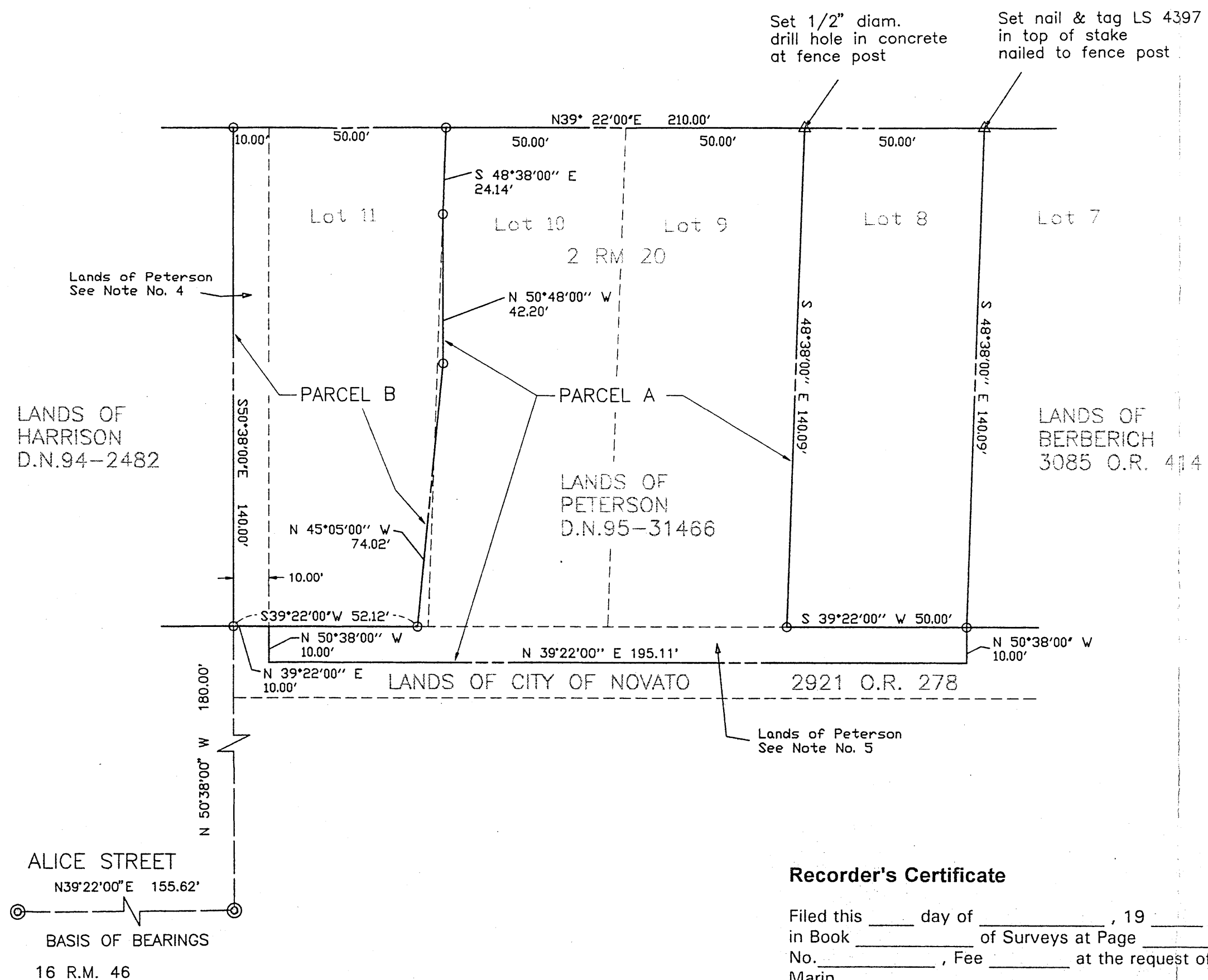
This map has been examined in accordance with Section 8766 of the Land Surveyor's Act this _____ day of _____, 19____.

Mehdi Madjd-Sadjadi
County Surveyor By: Deputy

Notes

- All dimensions are in feet and decimals of feet.
- The basis of bearings for this map is North 39° 22' 00" East between found street monuments per "Map of Alice Court", 16, R.M., 46, as shown on this map.
- The Application Map for this lot line adjustment was approved by the Novato Community Development Director on July 22, 1995.
- Portion of La Mont Court (10' by 140') quitclaimed by the City of Novato to Erik J. Peterson, Successor Trustee, by Quitclaim Deed Recorded January 3, 1997 as RDN 97-000431, Marin County Records.
- Ten foot strip of land southerly of and adjoining Lots 8, 9, 10 and 11 per 2, R.M., 20, Marin County Records granted by the Marin County Tax Collector to Orville E. Peterson et ux by Deed recorded October 11, 1965 in Book 1988 at page 531, Marin County Official Records.
- Rotate bearings shown on this map 01° 07' left to obtain bearings shown on 2, R.M., 20.

LAMONT AVE. (80' R/W)



RECORD OF SURVEY

**Lot Line Adjustment
Lands of Peterson
D.N. 95-31466**

Lots 8, 9, 10 and 11 per "Map of the Subdivision of Lots 1 and 2, Franklin Place, Novato, Marin County, Cal." filed in Volume 2 of Maps at Page 20, Marin County Records.

Novato Marin County California
Scale: 1" = 30' February, 1997

White & Prescott
Civil Engineers and Land Surveyors
1620 Grant Avenue
Novato, CA 94945