

Marni & Jeff Nuzum

Nuzum Residence Fence Addition & Alteration

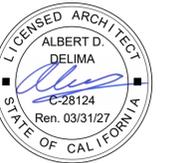
1901 Mar West, Tiburon, CA 94920

APN: 059-121-35



WJA ASSOCIATES, INC
ARCHITECTS & ENGINEERS

1430 4th Street
San Rafael, CA 94901
T: 415.485.9797
www.waassoc.com

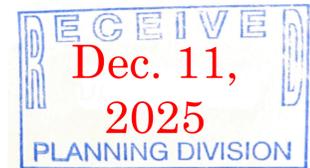


Marni & Jeff Nuzum

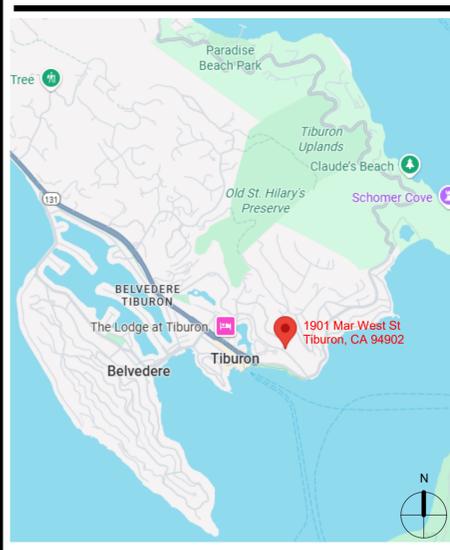
Nuzum Residence Fence Addition & Alteration

1901 Mar West, Tiburon, CA 94920

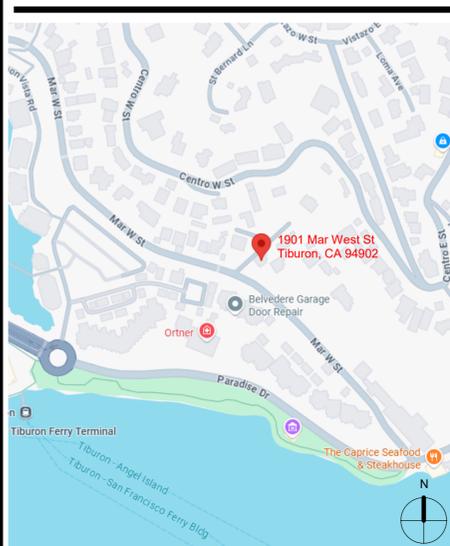
APN: 059-121-35



REGIONAL MAP



VICINITY MAP



PROJECT DIRECTORY

OWNER:

MARNI & JEFF NUZUM
1901 MAR WEST ST
TIBURON, CA 94902

TEL: (415) 741-4857
EMAIL: mdhuz2@gmail.com
CONTACT: MARNI NUZUM

ARCHITECT:

W | A ASSOCIATES, INC.
1430 4TH STREET
SAN RAFAEL, CA 94901

TEL: (415) 485-9797
EMAIL: wa-adm@waassoc.com
CONTACT: ALBERT DELIMA

CONTRACTOR:

HADLEY GENERAL CONTRACTORS, INC.
85 BEACH RD
BELVEDERE, CA 94920

TEL: (415) 383-0583
EMAIL: nicky@hadleyconstruction.com

CONTACT: NICKY BELLAS

APPLICABLE CODES

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE, NEC
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN CODE
- 2022 ENERGY CODE T-24
- TIBURON MUNICIPAL CODE

PROJECT DESCRIPTION

- DRIVEWAY FENCE ALTERATION: REPLACE EXISTING FENCE WITH A 6' TALL SOLID WOOD FENCE & GATE

PROJECT DATA

ZONING: R-2
CONSTRUCTION CLASSIFICATION: V-B
OCCUPANCY CLASSIFICATION: R-3
BUILDING HEIGHTS: EXISTING, NO CHANGE
BUILDING AREA INFORMATION: 2,550 SQFT EXISTING, NO CHANGE
EXISTING LOT AREA: 4,000 SQFT EXISTING, NO CHANGE
YEAR BUILT: 1904

DRAWING INDEX

ARCHITECTURAL
A-001 COVER
A-002 ABBREVIATION, SYMBOLS LIST, AND CODE ANALYSIS
A-100 SITE PLAN & SITE DATA
ARCHITECTURAL: 3
NUMBER OF PAGES: 3

| MARK | DATE | DESCRIPTION |
|------|------------|------------------------|
| | 10/14/2025 | PLAN CHECK |
| 1 | 12/10/2025 | FENCE HEIGHT AND GRADE |

SCALE:
DRAWN BY: EL
CHECKED BY: AD
JOB NUMBER: 19011

SHEET TITLE
COVER

DRAWING

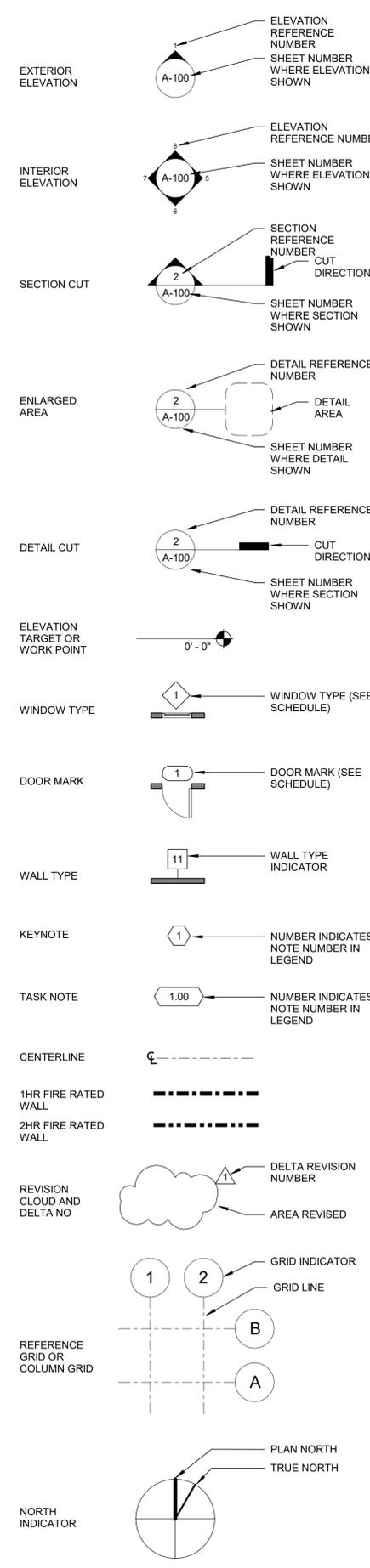
A-001

COPYRIGHTS 2025
WJA ASSOCIATES, INC.
ALL DESIGN, DRAWINGS, SPECIFICATIONS, AND PLANS PREPARED OR REPRESENTED BY THIS DRAWING ARE OWNED BY WJA ASSOCIATES, INC. NO PARTS OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WJA ASSOCIATES, INC. REPRODUCTION OF PLANS FOR PUBLIC REVIEW IS ALLOWED.

ABBREVIATIONS LIST

| | | | | | |
|-----------|--|---------|---------------------------|--------|---------------------------------------|
| AB | ANCHOR BOLT | GLT | GLUE LAMINATED TIMBER | SAM | SELF-ADHERING MEMBRANE |
| A/C | AIR CONDITION | GLU LAM | GLUE LAMINATED WOOD | SC | SOLID CORE |
| AC | ASPHALTIC CONCRETE | GP | GROUP | SCD | SEE CIVIL DRAWINGS |
| ACST | ACOUSTIC | GSM | GALVANIZED SHEET METAL | SCH | SCHEDULE |
| AD | AREA DRAIN | GSN | GENERAL STRUCTURAL NOTES | SECT | SECTION |
| ADA | AMERICAN WITH DISABILITIES ACT | GYP | GYPSPUM | SED | SEE ELECTRICAL DRAWINGS |
| ADJ | ADJUSTABLE | GYP BD | GYPSPUM BOARD | SFD | SQUARE FOOT/FEET |
| AFF | ABOVE FINISH FLOOR | H | HIGH | SHR | SINGLE HUNG |
| AGGR | AGGREGATE | HB | HOSE BIBB | SHT | SHEET |
| ALT | ALTERNATE | HC | HOLLOW CORE | SHTG | SHEATHING |
| ALUM | ALUMINUM | HDG | HOT DIPPED GALVANIZED | SIM | SIMILAR |
| APB | ANTHONY POWER BEAM | HDR | HEADER | SLD | SEE LANDSCAPE DRAWINGS |
| APPROX | APPROXIMATE | HDWR | HARDWARE | SLD | SLIDING |
| ARCH | ARCHITECT | HDWD | HARDWOOD | SLDR | SLIDER |
| ARCHL | ARCHITECTURAL | HF | HARDY FRAME | SM | SHEET METAL |
| ASPH | ASPHALT | HGR | HANGER | SMD | SEE MECHANICAL DRAWINGS |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS | HI | HEARING IMPAIRED | SMS | SHEET METAL SCREW |
| | | HLDN | HOLDDOWN | SN | SEE NOTE |
| ATR | ALL-THREAD ROD | HM | HOLLOW METAL | SOG | SLAB ON GRADE |
| | | HORIZ | HORIZONTAL | SP | SPACE |
| BD | BOARD | HR | HOUR | SPD | SEE PLUMBING DRAWINGS |
| BITUM | BITUMINOUS | HSB | HIGH STRENGTH BOLTS | SPEC | SPECIFICATION |
| BLDG | BUILDING | HSS | HOLLOW STRUCTURAL SECTION | SQ | SQUARE |
| BLK | BLOCK | HST | HEIGHT | SS | STAINLESS STEEL |
| BLKG | BLOCKING | ID | INSIDE DIAMETER | SSD | SELECT STRUCTURAL |
| BLW | BELOW | IF | INSIDE FACE | SSDG | SEE STRUCTURAL DRAWINGS |
| BM | BEAM | IN | INCH / INCHES | SSP | STRUCTURAL SLAB ON GRADE |
| BN | BOUNDARY NAIL | INSUL | INSULATION | STA | STANDARD |
| BO | BOTTOM OF | INT | INTERIOR | STD | STANDARD |
| BOT | BOTTOM | ISOL | ISOLATION | STIFF | STIFFENER |
| BRG | BEARING | JF | JOINT FILLER | STL | STEEL |
| BTR | BETTER | JH | JOIST HANGER | STOR | STORAGE |
| BTWN | BETWEEN | JST | JOIST | STRUCT | STRUCTURAL |
| | | | | SUSP | SUSPEND |
| CAB | CABINET | SV | SHEET VINYL | SW | SHEAR WALL |
| CB | CARRIAGE BOLT | SYM | SYMMETRICAL | SY | SYMMETRICAL |
| CBC | CALIFORNIA BUILDING CODE | | | T | TREAD |
| CBR | COUNTERBORE | | | T&B | TOP AND BOTTOM |
| CC | CENTER TO CENTER | | | TBD | TO BE DETERMINED |
| CEM | CEMENT | | | TOW | TEMPORARY |
| CEM PLAS | CEMENT PLASTER | | | TEMP | TEMPORARY |
| CER | CERAMIC | | | T&G | TONGUE AND GROOVE |
| CF | CONTRACTOR FURNISHED, OWNER INSTALLED | | | THK | THICKNESS |
| CJ | CONTROL JOINT | | | THRD | THREADED |
| | | | | TN | TOE NAIL |
| CL | CENTER LINE | | | TO | TOP OF |
| CLG | CEILING | | | TOC | TOP OF CURB |
| CLR | CLEAR | | | TOP | TOP OF CONCRETE |
| CMU | CONCRETE MASONRY UNIT | | | TOP | TOP OF PAVEMENT |
| CN | COUPLING NUT | | | TOP | TOP OF PLATE LINE |
| COL | COLUMN | | | TOP | TOP OF SLAB |
| COND | CONDITION | | | TOP | TOP OF STEEL |
| CONC | CONCRETE | | | TOP | TOP OF SUBFLOOR |
| CONN | CONNECTION | | | TOP | TOP OF WALL |
| CONT | CONTINUOUS | | | TOP | TOP OF TRANSVERSE |
| CONTR | CONTRACTOR | | | TR | TREATED |
| CP | CARPET | | | TRP | TYPICAL |
| CSK | COUNTERSINK | | | UBC | UNIFORM BUILDING CODE |
| CT | CERAMIC TILE | | | UNLESS | UNLESS OTHERWISE NOTED |
| CTR | CENTER | | | VAR | VARIES |
| CV | CALIFORNIA VALLEY | | | VAP | VAPOR BARRIER |
| | | | | VERT | VERTICAL |
| d | PENNY (NAIL SIZE) | | | VERT | VERTICAL |
| D | DEEP | | | VG | VERTICAL GRAIN |
| DA | DISABLED ACCESS | | | VF | VERIFY IN FIELD |
| DBL | DOUBLE | | | VR | VAPOR RETARDER |
| DEG | DEGREE | | | VP | VINYL PLANK |
| DEMO | DEMOLITION | | | W | WIDE / WEST |
| DET | DETAIL | | | OC | ON CENTER |
| DI | DIAMETER | | | OD | OUTSIDE DIAMETER |
| DIA | DIAGONAL | | | OF | OUTSIDE FACE |
| DIAG | DIAGONAL | | | OF/CI | OWNER FURNISHED, CONTRACTOR INSTALLED |
| DIM | DIMENSION | | | OF/IO | OWNER FURNISHED, CONTRACTOR INSTALLED |
| DJ | DECK JOIST | | | OG | OPPOSITE HAND |
| DN | DOWN | | | OH | OPPOSITE HAND |
| DR | DITTO | | | OPNG | OPENING |
| DO | DOOR | | | OPP | OPPOSITE |
| DOOR OPNG | DOOR OPENING | | | OSB | ORIENTED STRAND BOARD |
| DS | DOWNSPOUT | | | PAF | POWDER ACTUATED FASTENER |
| DTP | DOUBLE TOP PLATE | | | PCC | PRECAST CONCRETE |
| DWG | DRAWING | | | PEN | PENETRATE / PENETRATION |
| | | | | PERF | PERFORATED |
| (E) | EXISTING | | | PERIM | PERIMETER |
| EAST | EAST | | | PERP | PERPENDICULAR |
| EB | EXPANSION BOLT | | | PH | PAN HEAD |
| EF | EACH FACE | | | PL | PLATE |
| EJ | EXPANSION JOINT | | | PLAM | PLASTIC LAMINATE |
| EL | ELEVATION | | | PLAS | PLASTIC |
| ELEC | ELECTRIC | | | PN | PLATE NAIL |
| EN | EDGE NAIL | | | POI | POINT OF INTERSECTION |
| ENCL | ENCLOSURE | | | PR | PAIR |
| ENGR | ENGINEER | | | PRCST | PRECAST |
| EO | EVERY OTHER | | | PRELIM | PRELIMINARY |
| EQ | EQUAL | | | PSF | POUNDS PER SQUARE FOOT |
| EQUIP | EQUIPMENT | | | PSI | POUNDS PER SQUARE INCH |
| ES | EACH SIDE | | | PT | POINT / PRESERVATIVE TREATED |
| EW | EACH WAY | | | PVC | POLYVINYL CHLORIDE TREATED |
| EXP | EXPANSION | | | PWD | PLYWOOD |
| EXT | EXTERIOR | | | P & M | PATCH & MATCH |
| | | | | QT | QUARRY TILE |
| FB | FLAT BAR / FLOOR BEAM | | | R | RISER / RADIUS |
| FD | FLOOR DRAIN | | | RD | ROOF DRAIN |
| FDN | FOUNDATION | | | RDWD | REDWOOD |
| FH | FLAT HEAD | | | REBAR | REINFORCING STEEL BAR |
| FIN | FINISH | | | REF | REFERENCE |
| FF | FINISH FLOOR | | | REIN | REINFORCEMENT |
| FLR | FLOOR | | | REQ | REQUIRED |
| FLR | FLOOR | | | REQD | REQUIRED |
| FN | FIELD NAIL | | | RESIL | RESILIENT |
| FO | FACE OF | | | RET | RETAINING |
| FOC | FACE OF CONCRETE | | | REV | REVISION |
| FOF | FACE OF FINISH | | | RH | ROUND HEAD |
| FOS | FACE OF STUD | | | RJ | ROOF JOIST |
| FRMG | FRAMING | | | RM | ROOM |
| FS | FAR SIDE | | | RO | ROUGH / ROUGH OPENING |
| FT | FOOT / FEET | | | RSN | ROUGH SAWN |
| FTG | FOOTING | | | RWL | RAIN WATER LEADER |
| FURG | FURRING | | | S | SOUTH |
| FUT | FUTURE | | | S+P | SHELF + POLE |
| | | | | SAD | SEE ARCHITECTURAL DRAWINGS |
| G | GROUND | | | | |
| GA | GAUGE | | | | |
| GAL | GALLON | | | | |
| GALV | GALVANIZED | | | | |
| GB | GRADE BEAM OR GRAB BAR | | | | |
| GD | GRADE | | | | |
| GI | GALVANIZED IRON | | | | |
| GL | GLASS | | | | |
| GLB | GLUE LAMINATED BEAM | | | | |

SYMBOLS LIST



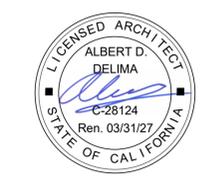
PROJECT GENERAL NOTES

- COMPLY WITH THE FOLLOWING EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SPECIFIED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS:
- INTENT:** THESE DRAWINGS ARE PREPARED BY WJA ASSOCIATES (WJA) TO SET FORTH THE GENERAL LAYOUT AND INTENT OF THE WORK IN SUFFICIENT DETAIL TO MEET THE REVIEW REQUIREMENTS OF _____ BUILDING DEPARTMENT AND TO INDICATE THE GENERAL SCOPE OF WORK.
 - CODE:** CALIFORNIA BUILDING CODE (CBC), 2022 EDITION.
 - REFERENCED STANDARDS:** ALL CONTRACTORS SHALL BE FAMILIAR WITH AND REFER TO THE MOST RECENT INDUSTRY STANDARDS REFERENCED IN THESE DOCUMENTS THAT RELATE TO THEIR WORK.
 - OWNER/CONTRACTOR AGREEMENT:** INFORMATION IN THESE GENERAL CONSTRUCTION NOTES DOES NOT INCLUDE CONDITIONS OF THE AGREEMENT BETWEEN THE CONTRACTOR AND THE OWNER. THESE DOCUMENTS ASSUME AIA DOCUMENT A107 "ABBREVIATED OWNER CONTRACTOR AGREEMENT FORM" OR ANOTHER EQUALLY COMPREHENSIVE AGREEMENT FORM, WILL BE USED AS A BASIS FOR THE CONDITIONS OF THE CONTRACTOR'S WORK.
 - NON-STRUCTURAL ITEMS:** THESE DOCUMENTS PERTAIN TO NON-STRUCTURAL INFORMATION ONLY. ANY INFORMATION IN THE DRAWINGS PERTAINING TO STRUCTURAL ITEMS SHOULD BE CONSIDERED INCOMPLETE AND IS INCLUDED FOR GENERAL INFORMATION ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR SPECIFIC INFORMATION ON ALL NON-STRUCTURAL ITEMS. THIS INCLUDES BUT IS NOT LIMITED TO SITE DRAINAGE, WATER-PROOFING MATERIALS, AND FLASHING.
 - REVIEW EXISTING SITE CONDITIONS:** CONTRACTORS SHALL VISIT THE SITE TO REVIEW THE EXISTING CONDITIONS TO BECOME FULLY FAMILIAR WITH ALL ASPECTS OF THE CONSTRUCTION AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS PRIOR TO BIDDING. THE CONTRACTOR SHALL CONSIDER THAT FIELD MEASUREMENTS AND OBSERVATIONS WERE MADE WITHOUT FULL VISUAL ACCESS TO HIDDEN OR UNDERLYING CONDITIONS. THEREFORE, CERTAIN ASSUMPTIONS MAY HAVE BEEN MADE BY THE DESIGNER THAT MAY REQUIRE RECONSIDERATION ONCE THESE CONDITIONS HAVE BEEN REVEALED. IF THE WORK UNDER THIS CONTRACT IS ON AN EXISTING BUILDING, CONTRACTORS SHALL MAKE REASONABLE ALLOWANCES FOR UNEXPECTED CONDITIONS DISCOVERED IN THE COURSE OF THEIR WORK, SUCH AS TERMITES OR WATER-DAMAGED FRAMINGS, OUT OF SQUARE OR PLUMB WALLS, OUT OF LEVEL FLOORS OR CEILINGS, ETC. WHICH COULD AFFECT THE INTENDED FUNCTION OF THEIR WORK.
 - EXISTING DRAWINGS:** THE BACKGROUND DRAWINGS IN THIS SET ARE BASED ON THE SURVEY PREPARED BY DMG ENGINEERING DATED 2/23/2022. WJA MAKES NO CLAIMS AS TO THE ACCURACY OF THE ORIGINAL DRAWINGS, NOR THE DIMENSIONS THEY PROVIDE.
 - DIMENSIONS:** THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WHICH AFFECT THE WORK SHOWN, AND SHALL NOTIFY WJA OF ANY CONDITIONS WHICH DIFFER FROM THE WORK SHOWN. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL THESE DIFFERENCES ARE RESOLVED. DIMENSIONS SCALED FROM THE DRAWINGS ARE UNRELIABLE; SCALING OF DRAWINGS SHALL BE AVOIDED. DIMENSIONS SHOWN ON FLOOR PLANS ARE FROM AND TO THE FACE OF FRAMING UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" INDICATE FACE OF FINISH MATERIALS.
 - VERIFICATION:** SOME ITEMS IN THE DRAWINGS ARE SPECIFICALLY LABELED "TO BE VERIFIED" OR "VERIFY". THE CONTRACTOR IS REQUIRED TO INFORM WJA REGARDING THE PRESENCE, CONFIGURATION, AND CONDITION OF THOSE ITEMS, AS SOON AS POSSIBLE IN THE COURSE OF CONSTRUCTION. ALTERATION OF CERTAIN DETAILS MAY BE NECESSARY IF ITEMS TO BE VERIFIED ARE NOT AS SHOWN IN THE CONSTRUCTION DOCUMENTS. PARTICULAR ATTENTION SHOULD BE PAID TO THE VERIFICATION OF THE FOLLOWING ITEMS: (list) TBD
 - INCONSISTENCIES / DEFICIENCIES:** INCONSISTENCIES IN THE DRAWINGS OR DESIGN DEFICIENCIES OF WHICH THE CONTRACTOR BECOMES AWARE, WHICH COULD AFFECT THE INTENDED FUNCTION OF THE WORK, SHALL BE BROUGHT TO THE ATTENTION OF WJA IN WRITING.
 - PLANS BY OTHERS:** UNLESS ALREADY INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS, ADDITIONAL PLANS, DIAGRAMS, OR OTHER WORK REQUIRED FOR AN ELECTRICAL, MECHANICAL, OR PLUMBING PERMIT SHALL BE PROVIDED BY THE CONTRACTOR WHO SHALL PAY FOR AND SECURE THE APPROPRIATE PERMITS.
 - FEATURES NOT SHOWN AND ITEMS NOTED AS "TYP":** FEATURES OF THE CONSTRUCTION NOT FULLY SHOWN ON THESE DRAWINGS SHALL BE THE SAME TYPE AND CHARACTER AS THAT SHOWN FOR SIMILAR CONDITIONS. ITEMS NOTED AS "TYP" OR "TYPICAL" SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYS AND NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR. FOR SPECIAL CONDITIONS OR DISCREPANCIES NOTIFY WJA PRIOR TO BIDDING OR PROCEEDING WITH WORK.
 - BIDDING ASSUMPTIONS:** EACH CONTRACTOR BIDDING AND CONSTRUCTING A PORTION OF THE WORK SHALL ASSUME, UNLESS OTHERWISE NOTED IN WRITING TO THE OWNER, THAT THE WORK INCLUDES ALL MATERIALS, LABOR, AND EQUIPMENT REQUIRED FOR A COMPLETE OPERATING SYSTEM CONFORMING TO ALL APPLICABLE LAWS, CODES AND REGULATIONS. IN THE EVENT THAT INCONSISTENCIES ARE DISCOVERED IN THE BID DOCUMENTS, BIDDERS SHALL ASSUME THE MOST STRINGENT OR EXPENSIVE MATERIALS FOR INCLUSION IN THEIR BID.
 - BUILDERS INSURANCE:** ALL CONTRACTORS ON THE SITE ARE REQUIRED TO MAINTAIN IN FORCE "ALL RISK" BUILDERS INSURANCE PRIOR TO START OF THE WORK IN AN AMOUNT EQUAL TO THE REPLACEMENT VALUE OF THEIR WORK BEING PERFORMED. THIS INCLUDES LABOR, SERVICES, AND MATERIALS BEING SUPPLIED BY ALL CONTRACTORS, ARCHITECTS, AND PROFESSIONAL CONSULTANTS.
 - PRE-CONSTRUCTION MEETING:** THE GENERAL CONTRACTOR SHALL ARRANGE A MEETING OF ALL SUBCONTRACTORS ON THE JOB PRIOR TO THE START OF CONSTRUCTION, TO REVIEW THE CONDITIONS OF THE CONTRACT AND TO ASSURE THE ORDERLY PROGRESS AND COORDINATION OF THE SUBCONTRACTORS ON THE PROJECT. THE GENERAL CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUBCONTRACTORS.
 - MAINTENANCE OF RECORDS:** THE CONTRACTOR SHALL MAINTAIN THE MOST CURRENT BUILDING DEPARTMENT APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES. IN ADDITION THE CONTRACTOR SHALL MAINTAIN A CURRENT RECORD OF ALL SUBMITTALS, RFIS, CHANGE ORDERS, SHOP DRAWINGS, ADDENDA, ETC. ON SITE AT ALL TIMES.
 - AS BUILT DRAWINGS:** THE CONTRACTOR SHALL MAINTAIN A RECORD SET OF THE CONSTRUCTION DOCUMENTS, INDICATING CHANGES MADE DURING THE COURSE OF CONSTRUCTION TO INFORM THE OWNERS OF THE AS BUILT CONDITIONS. RED-LINE MARKUPS OF THE CONSTRUCTION DOCUMENTS MAY BE SUFFICIENT IF DONE IN A NEAT AND ORDERLY MANNER.
 - PREVIOUS WORK BY OTHERS:** CONTRACTORS SHALL REVIEW THE PLANS, DETAILS AND COMPLETED WORK OF OTHERS FOR SATISFACTORY AND APPROPRIATE COMPLETENESS AS ADEQUATE SUBSTRATE FOR THE INSTALLATION OF THEIR SCOPE OF WORK. REPORT DEFICIENCIES IMMEDIATELY IN WRITING TO THE OWNER OR THEIR REPRESENTATIVE. COMMENCEMENT OF WORK WITHOUT PRIOR WRITTEN NOTICE WILL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF SUITABILITY OF PREVIOUS WORK BY OTHERS.
 - PROTECTION OF WORK:** CONTRACTORS SHALL USE ALL MEANS NECESSARY TO PROTECT THE MATERIAL OF THEIR WORK BEFORE, DURING, AND AFTER INSTALLATION, AND TO PROTECT THE WORK AND MATERIALS OF ALL OTHER TRADES. IN THE EVENT OF DAMAGE, IMMEDIATE REPAIRS OR REPLACEMENT SHALL BE MADE TO THE APPROVAL OF WJA AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY WEATHER PROTECTION OF THE WORK IN-PLACE, STORED MATERIALS, AND AFFECTED PORTIONS OF THE BUILDING.
 - CUTTING AND PATCHING:** ALL CUTTING, FITTING, AND PATCHING OF MATERIALS SHALL BE DONE IN A WORKMANLIKE MANNER, WITHOUT DAMAGING OR CONFLICTING WITH THE WORK OF OTHERS.
 - DEVIATION FROM PLANS:** NO DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER AND WJA.
 - SUBSTITUTIONS:** NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE OWNER AND WJA. CONTRACTOR SHALL WARRANT THAT PROPOSED SUBSTITUTION IS COMPATIBLE WITH ALL OTHER ASSEMBLY COMPONENTS WITH WHICH THE PROPOSED SUBSTITUTION INTERFACES. CONTRACTOR SHALL REIMBURSE THE OWNER FOR ANY ADDITIONAL COST RELATED TO INCORPORATING THE SUBSTITUTION INTO THE WORK, INCLUDING BUT NOT LIMITED TO: OWNER OR REPRESENTATIVE'S ADDITIONAL TIME FOR REVIEW, ADDITIONAL TIME TO MAKE CHANGES TO OTHER RELATED WORK, OR CONSTRUCTION TIME DELAY.
 - CHANGE ORDERS:** NO ADDITION, DELETION, OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS SHALL BE MADE WITHOUT A PRIOR WRITTEN CHANGE ORDER BY THE OWNER AND WJA. NO VERBAL CHANGE ORDERS ARE PERMITTED.
 - SUBMITTALS:** ALL SUBMITTALS, INCLUDING SHOP DRAWINGS, REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO WJA FOR REVIEW AND COMMENT. SUBMITTALS SHALL BE RECEIVED BY WJA TO ALLOW FOR REVIEW AND COMMENT IN A TIMELY MANNER. ALLOW TEN DAYS FOR EACH REVIEW CYCLE. FABRICATION OR USE OF ITEMS SUBMITTED FOR REVIEW PRIOR TO WRITTEN APPROVAL IS AT THE CONTRACTOR'S RISK.
- ITEMS SUBMITTED FOR REVIEW SHALL HAVE THE CONTRACTOR'S APPROVAL AND DATE INDICATED. SUBMIT ONE HARD COPY (verify number of copies with owner's requirements) OR AN ELECTRONIC COPY FOR REVIEW. ONE HARD COPY OR ELECTRONIC COPY WILL BE RETURNED FOR THE CONTRACTOR'S USE AND DISTRIBUTION TO NECESSARY PARTIES.
- SUBMITTALS FOR THIS PROJECT INCLUDE:
(list) TBD
- JOB SAFETY:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF ALL THE WORKERS ON THE JOB SITE AND SHALL ADHERE TO ALL FEDERAL, STATE, LOCAL, AND O.S.H.A. SAFETY REGULATIONS. WJA IS NOT RESPONSIBLE FOR CONSTRUCTION PROCEDURES OR FOR THE MEANS, METHODS OR SEQUENCES OF CONSTRUCTION, BY THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
 - SITE VISITS BY WEIR/ANDREWS ASSOCIATES:** SHALL NOT BE INTERPRETED AS REVIEW OF THE CONTRACTOR'S SAFETY MEASURES.
 - BRACING AND SHORING:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE. THIS INCLUDES ALL METHODS, DESIGNS, AND MATERIALS FOR TEMPORARY VERTICAL AND LATERAL SUPPORT OF EXISTING AND NEW STRUCTURES, AND FOR TEMPORARY RETAINAGE OF SOILS. THE PROCESS OF TEMPORARY SHORING, THE RE-DISTRIBUTION OF LOADS IN EXISTING STRUCTURES, AND THE EXCAVATION OF POTENTIALLY UNSTABLE SOILS ARE ALL INHERENTLY DANGEROUS. EXTREME CARE SHOULD BE TAKEN DURING THESE PROCESSES.
 - COVERING WORK BEFORE REVIEW:** CONTRACTOR SHALL NOT ALLOW FURTHER WORK TO PROCEED IF IT OBSCURES PREVIOUS WORK THAT HAS NOT RECEIVED REQUIRED APPROVALS.
 - HAZARDOUS MATERIALS:** IF THE CONTRACTOR ENCOUNTERS MATERIAL REASONABLY BELIEVED TO BE HAZARDOUS (SUCH AS MOLD, ASBESTOS, LEAD, TOXIC CHEMICALS, ETC.) THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER OR THEIR REPRESENTATIVE IN WRITING. ALL WORK IN THE AFFECTED AREA SHALL NOT BE RESUMED UNTIL HAZARDOUS MATERIALS HAVE BEEN REMOVED OR RENDERED HARMLESS BY A QUALIFIED ABATEMENT CONTRACTOR THAT WARRANTS THE JOB SITE IS FREE FROM ANY HAZARDS IN THE AFFECTED AREA.
 - EXISTING LANDSCAPING:** RESTORE ALL LANDSCAPING DAMAGED BY REPAIR AND IMPROVEMENT OF GRADING AND DRAINAGE, AND CONSTRUCTION PROCESS.
 - (verify applicability of this requirement)*
SITE ACCESS: CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING OCCUPANT ACCESS TO BUILDING, OR FOR ARRANGING WITH THE OWNER PROVISIONS FOR ALTERNATE ACCESS DURING CONSTRUCTION. CONTRACTOR SHALL NOT BE LIMITED TO WORK AT THE PROJECT SITE DURING THE HOURS AS DIRECTED BY THE OWNER AND AS PERMITTED BY THE CITY, MONDAY THROUGH FRIDAY, UNLESS WRITTEN PERMISSION FOR OTHER TIMES OR DAYS IS RECEIVED FROM THE OWNER AND APPROVED BY THE PERMITTING AUTHORITY FOR AFFECTED AREAS OF WORK.
 - ON-SITE STORAGE AND PARKING:** CONTRACTOR SHALL ARRANGE WITH OWNER THE LOCATION OF ALL ON-SITE STORAGE OF MATERIALS, EQUIPMENT, AND PARKING OF CONSTRUCTION VEHICLES FOR ALL TRADES, SUBCONTRACTORS, AND WORK CREWS. THE CONTRACTOR SHALL COMPLY WITH THE STORAGE REQUIREMENTS OF CBC CHAPTER 33 FOR ANY STORAGE ON PUBLIC STREETS OR ON PEDESTRIAN ACCESS WAYS TO PUBLIC STREETS.
 - CLEAN-UP AND DEMOLITION:** CONTRACTOR SHALL REMOVE ALL RUBBISH, DEBRIS, AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING. UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL LEAVE THE PREMISE AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER. DEMOLITION SHALL COMPLY WITH ANSI A106-90 "SAFETY REQUIREMENTS FOR DEMOLITION OPERATIONS".
 - WARRANTIES:** PROVIDE MINIMUM STANDARD ONE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK FOR ALL LABOR AND MATERIALS, EQUIPMENT AND SYSTEMS SPECIFIED, UNLESS LONGER PERIODS ARE SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS. ASSEMBLE ALL PRODUCT WARRANTIES, INSTRUCTION BOOKS, AND REQUIRED MAINTENANCE RECORDS OF EQUIPMENT INSTALLED IN THE PROJECT INTO A NEATLY ORGANIZED BINDER FOR THE OWNER'S USE.
 - WARRANTY FOLLOW-UP:** TEN MONTHS FOLLOWING DATE OF SUBSTANTIAL COMPLETION CONTRACTOR SHALL HOLD A MEETING WITH THE OWNER AND THE ARCHITECT FOR THE PURPOSE OF REVIEWING THE WARRANTIES AGAINST ANY APPLICABLE WARRANTY CLAIMS.
 - TEMPORARY FACILITIES:** PROVIDE TEMPORARY FACILITIES AS DESCRIBED BELOW
 - SERVICE UTILITIES FOR THE EXISTING FACILITY SHALL BE MAINTAINED IN OPERATION DURING THE PROGRESS OF ALL WORK UNDER THIS CONTRACT
 - WHERE NECESSARY TO MAKE CONNECTIONS WHICH WILL TEMPORARILY INTERRUPT EXISTING SERVICES, GIVE 10 DAYS NOTICE OF SUCH INTENT.
 - PROVIDE SANITARY FACILITIES FOR ALL CONTRACTORS AND EMPLOYEES IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
 - PROVIDE BARRIERS TO PREVENT PUBLIC ENTRY TO CONSTRUCTION AREA AND TO PROTECT THE EXISTING FACILITIES. IF EXTERIOR EXIT DOORS MUST BE BLOCKED THEY SHALL BE TEMPORARY, AND ONLY ONE AT A TIME, AND CONTRACTOR SHALL DEVELOP A TEMPORARY EXITING PLAN, ACCEPTABLE TO THE FIRE DEPARTMENT AND SUBMITTED TO ARCHITECT FOR REVIEW.
 - ARCHITECT / ENGINEER SITE VISITS:** CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED SITE VISIT REVIEWS BY THE ARCHITECT OR ENGINEER AT THE VARIOUS STAGES OF CONSTRUCTION. THE COST OF ANY SUBSEQUENT REVIEWS DUE TO INCOMPLETE CONSTRUCTION AT THE INITIAL REVIEW SHALL BE PAID FOR BY THE CONTRACTOR THROUGH REIMBURSEMENT TO THE OWNER.
 - BUILDING OFFICIAL INSPECTIONS:** CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING OF ALL REQUIRED PROJECT INSPECTIONS BY THE BUILDING OFFICIAL AT THE VARIOUS STAGES OF CONSTRUCTION. (C.B.C. SECTION 109, APPENDIX CHAPTER 1) THE COST OF ANY SUBSEQUENT RE-INSPECTIONS OF THE SAME ISSUE SHALL BE PAID BY THE CONTRACTOR.



WJA ASSOCIATES, INC
ARCHITECTS & ENGINEERS

1430 4th Street
San Rafael, CA 94901
T: 415.485.9797
www.waassoc.com



Marni & Jeff Nuzum

Nuzum Residence
Fence Addition
& Alteration

1901 Mar West, Tiburon, CA 94920

APN: 059-121-35

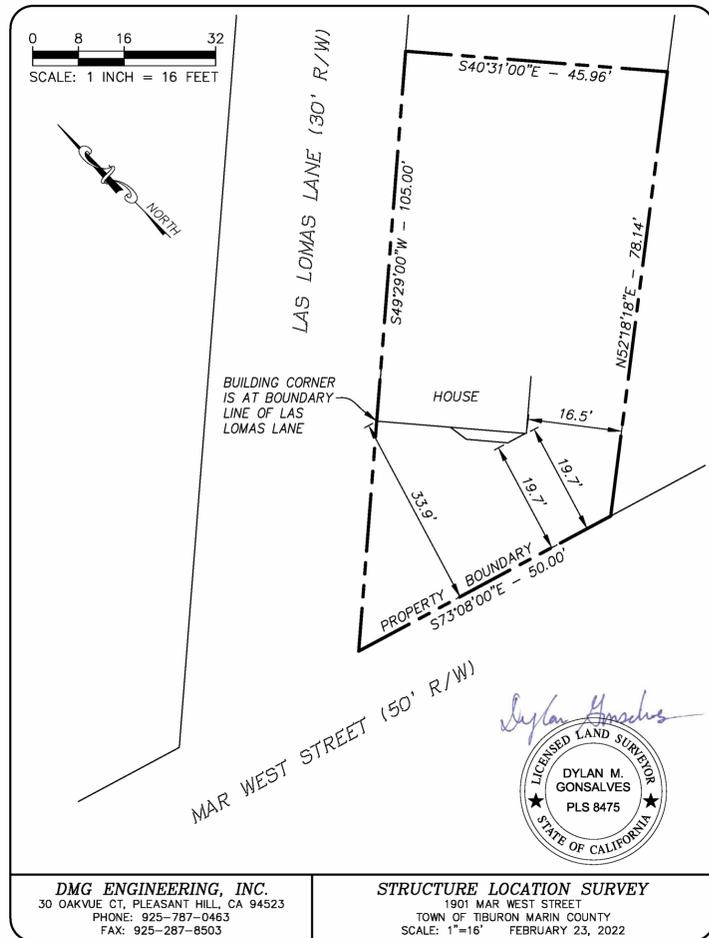
| MARK | DATE | DESCRIPTION |
|------|------------|------------------------|
| | 10/14/2025 | PLAN CHECK |
| 1 | 12/10/2025 | FENCE HEIGHT AND GRADE |

| | |
|-------------|-------|
| SCALE: | |
| DRAWN BY: | EL |
| CHECKED BY: | AD |
| JOB NUMBER: | 19011 |
| SHEET TITLE | |

ABBREVIATION,
SYMBOLS LIST, AND
CODE ANALYSIS

DRAWING
A-002

COPYRIGHTS 2025
WJA ASSOCIATES, INC.
ALL OTHER RIGHTS RESERVED. THIS DRAWING IS OWNED BY WJA ASSOCIATES, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WJA ASSOCIATES, INC. REPRODUCTION OF THIS DRAWING FOR REVIEW IS ALLOWED.



TOWN OF TIBURON BUILDING DIVISION



RESIDENTIAL FENCE GENERAL REQUIREMENTS

The following is a list of general requirements for residential fences based on the below building codes. The information provided in this document is generalized and is intended as a guide only. Each project is unique, and additional requirements may be enforced as deemed necessary. Please contact the Building Division for additional information about your specific project.

All projects that deviate from the minimum code requirements may apply for approval as Alternative Materials, Design, and Methods as described in **2022 California Residential Code R104.11**.

Applicable Building Codes:

- 2022 California Building Code (CBC)
- 2022 California Residential Code (CRC)
- 2022 California Mechanical Code (CMC)
- 2022 California Electrical Code (CEC)
- 2022 California Plumbing Code (CPC)
- 2022 California Energy Code (CEC)
- 2022 California Green Building Standards Code (CalGreen)
- Town of Tiburon Municipal Code

WARNING

- **NOT EXEMPT FROM PERMIT:** Fence construction does require a permit in the Town of Tiburon per **2022 CRC R105.1** and per **Tiburon Municipal Code 13-4.2.1(c)(2)**.

INSPECTIONS

Required Inspections

- **Fence Post Holes:** Surveyed location, hole dimensions, and drainage.
- **Final:** Framing dimensions, materials, and soil erosion management.

Fence placement.

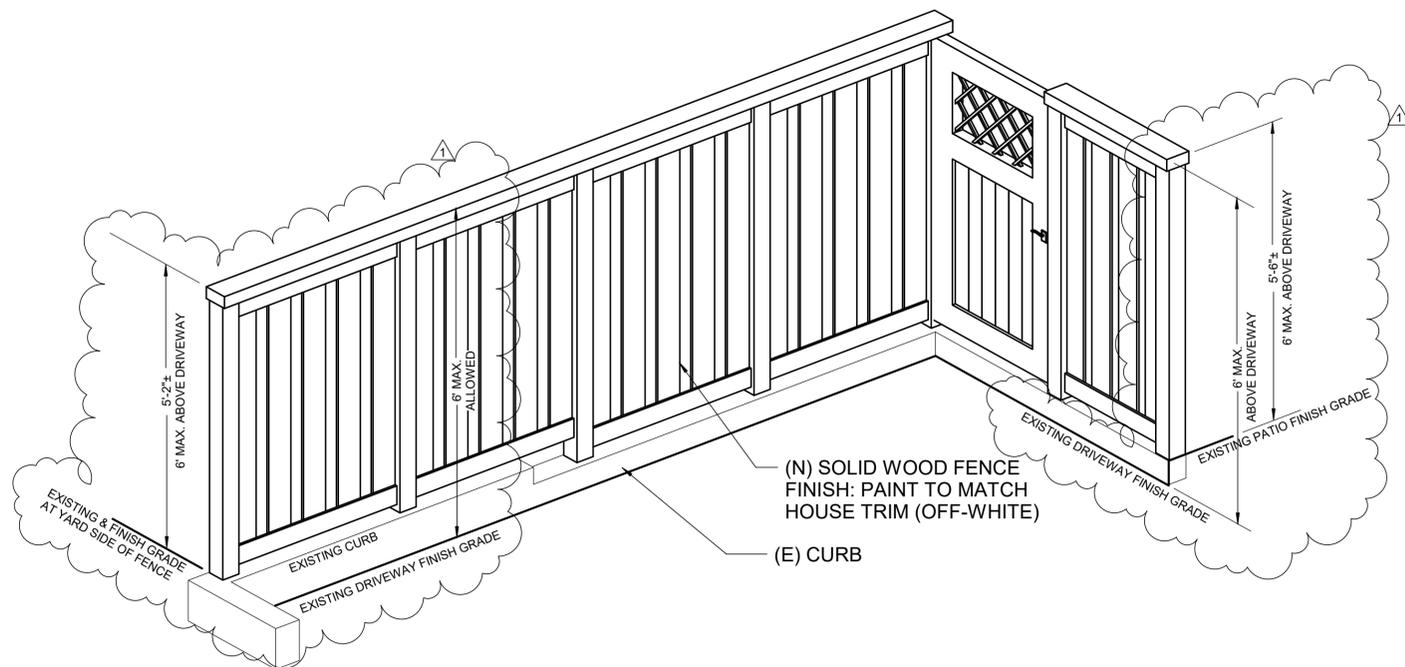
- Fence footing/post locations must be verified by existing surveyor set property corner monuments and map, with a string line run between monuments, by surveyor letter stating all footings are on permitted property, or placement must be approved by writing by adjacent property owners at time of footing inspection. All documentation must be provided to the Building Division via email @ Building@townoftiburon.org prior to the Town of Tiburon inspection. This documentation, physical or electronic, must be on site during the time of inspection.

Drainage/Soil Erosion Control

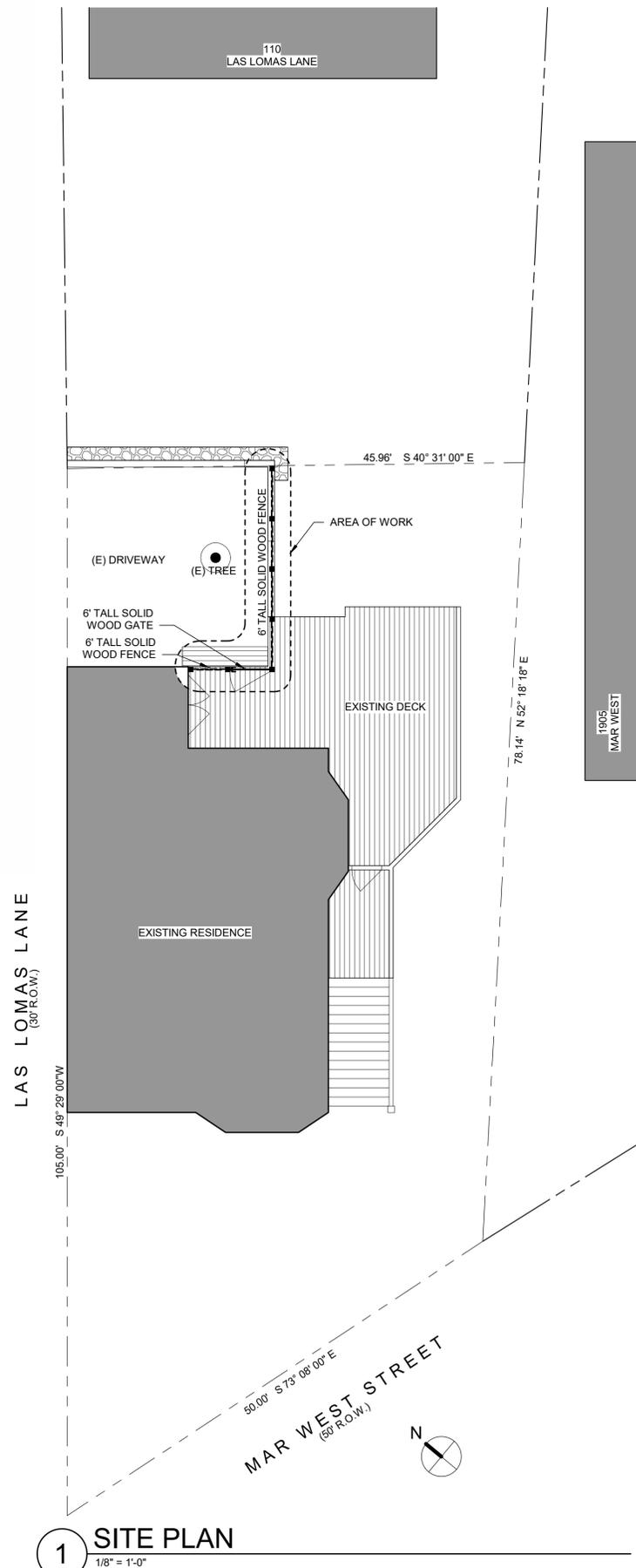
- Fence footing/post holes may require drainage rock, drainage pipes, etc. per approved plans. Fence post drainage rocks may be inspected during fence footing/post placement inspection. If a fence has drainage pipes, the drainage pipes and cleanouts must be inspected, following fence post installation. See **2022 CPC 1101.2** and **2022 CPC 1101.13**.
- Storm water drainage and soil erosion must comply with Marin Countywide Stormwater Pollution Prevention Program (MCSTOPPP) per **2022 CALGreen 4.106.2**.

Final

- All Conditions of Permit requirements must be fulfilled.
- Soil Erosion Control maintenance must be maintained to comply with MCSTOPPP standards.
- Framing dimensions and materials will be inspected.



2 FENCE AXONOMETRIC ELEVATION

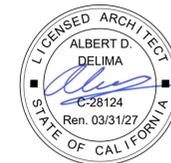


1 SITE PLAN
1/8" = 1'-0"



WJA ASSOCIATES, INC
ARCHITECTS & ENGINEERS

1430 4th Street
San Rafael, CA 94901
T: 415.485.9797
www.waassoc.com



Marni & Jeff Nuzum

Nuzum
Residence
Fence Addition
& Alteration

1901 Mar West, Tiburon, CA
94920

APN: 059-121-35

| MARK | DATE | DESCRIPTION |
|------|------------|------------------------|
| | 10/14/2025 | PLAN CHECK |
| 1 | 12/10/2025 | FENCE HEIGHT AND GRADE |

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

DRAWN BY: EL

CHECKED BY: AD

JOB NUMBER: 19011

SHEET TITLE
SITE PLAN & SITE DATA

DRAWING

A-100

COPYRIGHTS 2025
WJA ASSOCIATES, INC.
ALL DESIGN, DRAWING, APPROVALS, AND PLANS PREPARED OR REPRESENTED BY THIS DRAWING ARE OWNED BY WJA ASSOCIATES, INC. NO PART OF THIS DRAWING OR ANY INFORMATION HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WJA ASSOCIATES, INC. REPRODUCTION OF PLANS FOR PUBLIC REVIEW IS ALLOWED.