SAUSALITO PLANNING COMMISSION RESOLUTION NO. 2021-32

APPROVAL OF A DESIGN REVIEW PERMIT TO ALLOW THE CONSTRUCTION OF A NEW DETACHED GARAGE AT 514 BONITA STREET (APN 064-162-10) DR 2021-00201

WHEREAS, an application has been filed by applicant, Brad Hubbell, on behalf of property owner, Tyler Stewart, requesting Planning Commission approval of a Design Review Permit to allow the construction of a new 225 square-foot detached garage above a proposed 264 square-foot accessory dwelling unit (ADU), to be located at 514 Bonita Street (APN 064-162-10) (the "Project"); and

WHEREAS, the project site is located within the Multiple-Family Residential (R-3) Zoning District, and is designated High Density Residential (HDR) uses in the General Plan; and

WHEREAS, the Planning Commission has reviewed a Design Review Permit for the construction of a new 225 square-foot detached garage above a proposed 264 square-foot accessory dwelling unit (ADU); and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on November 17, 2021, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Bonita St. Garage + ADU" and date-stamped October 11, 2021, and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning District; and

WHEREAS, the Planning Commission hereby finds and determines that the Project is exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15303 (New construction or conversion of small structures) of the CEQA Guidelines; and

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Design Review Permit for the construction of a new 225 square foot detached garage above a proposed 264 square foot accessory dwelling unit (ADU) is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the Project plans titled "Bonita St. Garage + ADU", date-stamped October 11, 2021 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the City of Sausalito Planning Commission on the 17th day of November 2021, by the following vote:

AYES:	Commissioner:	Luxenberg, Junius, Graef, Chair Feller
NOES:	Commissioner:	None
ABSENT:	Commissioner:	None
ABSTAIN:	Commissioner:	Saad

Heidi Scoble
Secretary to the Planning Commission

Attachments:
1 Findings
2 Conditions of Approval
3 Final Project Plans

SAUSALITO PLANNING COMMISSION NO. 2021-xx
NOVEMBER 17, 2021
514 BONITA STREET
DR 2021-00201

ATTACHMENT 1
FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT

1. DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

1. The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, and this chapter.

   The Project is conditioned as consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as described in the staff report.

2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either:

   a. Maintaining the prevailing design character of the neighborhood and/or district; or

   b. Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

   The proposed garage and accessory dwelling unit will be constructed to mimic the Modern architecture of the primary residence and other homes found in the neighborhood. In addition, the proposed structure will utilize horizontal siding on the exterior, painted with the same muted color tones as the primary residence.

3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

   The proposed one car garage is consistent with the general scale of the buildings in the surrounding neighborhood as there are detached one and two-car garages serving residential properties within the district. In addition, the proposed structure is one foot shorter than the primary residence, complementing the overall scale of the property.

4. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

   The proposed structure is one foot shorter than the primary residence. In addition, the residences to the south are located on a steep upslope and have view corridors that are at a higher elevation than the height of the primary residence and proposed garage. The residences to the north are located at a lower elevation and do not possess any views in the direction of the project. No view obstructions are noted or expected.

5. The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.

   This finding is not applicable because the project site is not located on a ridgeline.

6. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

   The existing landscaping on the site will be preserved and maintained to provide appropriate visual relief, compliment the building and structures on the site, and provide an attractive environment for the enjoyment of the public.

7. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

   The Project is located next to a vacant lot to the east and has a 6'-5" separation between the structure's west wall and the primary residence. In addition, the Project is at a smaller scale than the adjacent building and will not affect light for the site. Due to the generous distance from the primary residence and neighboring properties and overall scale, the Project will provide adequate light and air for the project site, adjacent properties, and the general public.

8. Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.

   There is no chimney or mechanical equipment proposed on the exterior of the project. In addition, all proposed exterior lighting will be shielded downward, providing safety for the neighborhood while minimizing visual nuisance. The Project is appropriately designed to meet all related visual, noise, and air quality impacts.

9. The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck, and patio configurations.

   The Project is adjacent to a vacant lot on its west elevation. The proposed second-story deck for the project is located 19 feet from the rear property line and faces the backyards of the adjacent rear neighbors. In addition, the Project will maintain the existing landscape screening (consisting of trees, shrubs, and bushes) between the property lines of both adjacent properties, providing a reasonable level of privacy to the site and adjacent properties.

10. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.

    The proposed driveway to serve the garage will not reduce the number of required off-street parking spaces on-site and will not interfere with traffic safety.

11. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

    There are not protected trees in the vicinity of the proposed Project. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

12. The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings).

    Not applicable to this project.

13. The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include but are not limited to stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.

    The project will be placed 6'-5" from the primary residence and has been designed to mimic the massing of the existing structure. The majority of the massing of the project will be located below the public right-of-way and not seen from the street level. The project has been designed to match the existing single-family home on site and will not overwhelm neighboring properties.

SAUSALITO PLANNING COMMISSION NO. 2021-xx
NOVEMBER 17, 2021
514 BONITA STREET
DR 2021-00096

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by entitled "Bonita St. ADU + Garage" and date-stamped October 11, 2021.

1. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Design Review Permit is determined to be implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued.

2. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a building permit.

3. At the time of building permit application, the applicant shall provide a written statement demonstrating how each condition of approval in this resolution has been or will be met for review and confirmation by City of Sausalito staff.

4. It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter (reference SMC 10.50.120).

5. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Division for plan check shall be identical to those approved by the Planning Commission, with received date stamp of October 11, 2021. If any changes are made to the approved plans the applicant is responsible for clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building and/or Grading Permit. All changes made to the Design Review Plans approved by the Planning Commission (or any subsequent grant of approval for minor modifications to the project pursuant to SMC Section 10.50.180 granted by the Community Development Director) and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by the Director through the required approval process in the Sausalito Municipal Code are not approved. Construction, demolition or grading that does not conform to the Planning Commission/ Director approval is not valid and shall be subject to stop work orders and may require removal.

It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter(reference SMC 10.50.120).

6. Prior to installation of the roof sheathing, the applicant shall provide certification from a licensed surveyor stating that the roof height, materials, design, and location is in conformance with the Planning Commission-approved plans.

7. The Community Development Director is authorized to approve minor modifications to the project, pursuant to the SMC Section 10.50.180 regarding changes to an approved project. Major project modifications will require review and approval by the Planning Commission.

8. Upon building permit submittal, the owner or designee shall provide electronic copies of the approved colors and materials board(s), including but not limited to all manufacturers' information related to materials, specifications, and cut sheets for all exterior lighting fixtures.

9. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City) and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.

10. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.

11. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 9%) shall be paid.

12. Pursuant to Sausalito Municipal Code Section 10.50.120 (Implementation of Permits), it shall be the applicant's responsibility to diligently proceed to carry out the Conditions of Approval and implement any approved permit. This shall include establishing the approved use/implementing the permit within the time limits set forth by the applicable chapter.

13. Any mechanical equipment installed in connection with this project shall be subject to SMC Section 12.16.130 - Machinery, equipment, fans and air conditioning.

14. At the time of building permit application, the applicant shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in SMC Section 10.54.100. The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project such documentation may include without limitation an executed construction contract. The time for completion of the construction shall also be indicated on the construction permit. For projects exceeding $500,000 in project valuation, a detailed GANTT chart (or other graphic display acceptable to the Community Development Director) depicting the sequence of steps necessary for completion of the project, including detailed information on the critical path of the project, duration of critical tasks, and predicted inspection dates, shall be submitted prior to the issuance of any construction permit. Once approved, the property owner shall provide the City with written quarterly job progress reports consistent with the approved chart.

DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL:

General Items

15. Prior to issuance of a Building Permit the Developer's architect or civil engineer shall submit as applicable sealed site improvement plans, grading and drainage plans, public improvement plans and utility plans for review and approval by the Department of PublicWorks.

16. The applicant shall indemnify the City for all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.

Grading/Geotechnical Items

17. The project shall adhere to all recommendations in the Report Geotechnical Investigation, prepared by William P. Farrell dated March 5, 2021.

18. Prior to the issuance of a Building Permit, a final grading and drainage plan shall be prepared and stamped by a registered civil engineer and shall be submitted to the City for review and approval. Limits of proposed grading (cut, fill, structural excavation, etc.) shall be clearly defined and their quantities shall be shown on the plan. If the amount of earthwork is greater than or equal to 50 cubic yards, a grading permit shall be required prior to commencement of excavation.

19. Prior to the issuance of a Building Permit a note shall be added to the grading plan stating that the applicant's geotechnical engineer shall inspect and certify in writing that geotechnical aspects of the project were performed in conformance with the approved grading plan and geotechnical report

20. Prior to the issuance of a Building Permit, the project geotechnical engineer shall prepare and submit to the City a Plan Review Letter. The letter shall be on the geotechnical engineer's letterhead and shall confirm that the geotechnical engineer has reviewed the current project documents, including drainage grading, and that the design conforms to the intent of the geotechnical engineer's recommendations.

21. Construction operations shall be staged to prevent failure or yielding of slopes by providing continuous confinement of superficial deposits as may be recommended by the project geotechnical engineer.

22. Applicant is advised that should a Grading Permit be required, details of the hauling operation including, but not limited to size of trucks and weight (in tons) that they will haul, haul route, dust and debris control measures and the time and frequency of haul trips shall be submitted to the City for review prior to issuance of the Building Permit. The truck haul routes shall comply with SMC Section 15.04.150.

23. Prior to issuance of a Certificate of Occupancy, the project geotechnical engineer shall prepare a letter on its letter head, stamped and wet signed, stating that construction was in conformance with the project geotechnical report.

24. Prior to issuance of a Grading Permit applicant shall provide proof that the adjacent property owners have been notified a minimum of 30 days prior to beginning excavation to give them the opportunity to perform underpinning and other work they deem necessary

25. No grading or excavation operations shall occur between October 15 and April 1 without the written approval of the City Engineer. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence no later than August 1 of the dry season. The project excavation, construction of the main retaining walls and associated appurtenant features shall commence and conclude within a single dry season

26. The project geotechnical engineer shall be on site during earthwork operations

Drainage Items

27. Storm water shall be discharged by gravity flow to an approved (City owned and maintained) storm drain system

28. Drainage facilities shall be designed by a registered civil engineer. Drainage analysis and plans shall be subject to the review and approval of authorized City staff or independent consultant.

29. Prior to issuance of a Building Permit all existing and proposed drainage facilities serving the property from the residence to the final termination point(s) shall be clearly shown, labeled and detailed on the project grading and drainage plans. This shall include but not be limited to: downspouts, piping, retention systems, stormwater routing, stormwater treatment facilities, hydraulic structures, energy dissipaters and foundation drainage systems

Stormwater Pollution Prevention

30. Prior to issuance of a Building Permit the developer's civil engineer or contractor shall submit a detailed erosion control plan, including cost estimate, for review and approval bythe Department of Public Works. Erosion control plan shall incorporate guidelines and measures from the **M**arin **C**ounty **Sto**rmwater **P**ollution **P**revention **P**rogram's (MCSTOPPP) publication "Minimum Erosion/Sediment Control Measures for Small Construction Projects". [http://www.marincounty.org/~/media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-_2015.pdf?la=en].

31. Applicant is advised that applicant's contractor shall be required to implement and maintain erosion control measures per the approved erosion control plan for the duration of the project

32. Applicant is advised that applicant's contractor shall provide adequate dust and debris control measures for the duration of the project

33. To the maximum extent feasible, drainage from paved surfaces and roofs shall be routedthrough grassy swales, buffer strips or filters prior to discharge into the storm drainage system in conformance with MCSTOPPP's Guidance for Applicants Stormwater Quality Manual for Development Projects in Marin County

    [http://www.marincounty.org/~/media/files/departments/pw/mcstoppp/development/basmaa-postconstruction-manual.pdf?la=en]

34. During construction, the applicant's contractor shall adhere to a water pollution prevention plan that at a minimum follows guidelines in MCSTOPPP's "Pollution Prevention It's Part of the Plan" [http://www.marincounty.org/depts/pw/divisions/mcstoppp/~/media/Files/Departments/PW/mcstoppp/business/Pollution%20Prevention%20Part%20of%20the%20PlanOctober% 202011.pdf]. The plan shall addresses construction related site management practices including demolition, general construction, concrete, paving, dewatering, contaminated soils, masonry, tile work, painting, litter control, motor vehicle washing and maintenance, storage of hazardous materials.

Right of Way Items

35. Prior to issuance of a Certificate of Occupancy, applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all existing facilities not designated for removal or modification within the public right of way

36. Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards," available online at: http://www.marincounty.org/depts/pw/divisions/land-use/ucs

Utility Items

37. Prior to issuance of a Building Permit a utility plan shall be submitted for review and approval. All utilities and meters shall be shown on the utility plan. Each structure shall be served by individual utilities

38. Prior to approval from the City of Sausalito's Sewer Systems Coordinator, no backfill of the sanitary sewer lateral or main trench shall occur. Sewer pipe material and sewer appurtenances shall be per the recommendations of the City Sewer Systems Coordinator. Allowable pipe material shall depend upon the depth of the proposed new sanitary sewer below grade

39. Prior to issuance of a Building Permit, applicant shall submit a video of the sanitary sewer lateral servicing 234 Woodward for review by the City Sewer Systems Coordinator(SSC). If sewer laterals servicing other properties require relocation, video of these laterals shall also be submitted for review. The video inspection(s) shall follow the requirements listed on the City's website, under "Sewer Video Guidelines, Mandatory Requirements & Video Submittal Form"

[http://www.ci.sausalito.ca.us/index.aspx?page=1015]

40. Prior to issuance of Certificate of Occupancy an as built video inspection shall be submitted of the new sanitary sewer system for inspection and verification by the Sewer System Coordinator

41. Prior to issuance of a Building Permit, any defects or updates required by the SSC, including but not limited to those cited in the SSC's April 5, 2013 memo shall be completed to his satisfaction

Engineering Items

42. The maximum driveway slope is 25 percent per Sausalito Municipal Code 10.40.120.A.I.iii and is reviewable by the Planning Commission per 10.40.120.A.I.iv

43. Applicant is advised that encroachment permit(s) shall be obtained from the City prior to using the public right of way for non-public purposes (e.g., private parking, material & debris box storage, curb, gutter or sidewalk construction or demolition, driveway connection)

Applicant is advised that a condition of issuance of an Encroachment Permit, a traffic control plan conforming to the current edition of Caltrans publication "California Manual on Uniform Traffic Devices, Part 6 – Temporary Traffic Control" shall be submitted for review and approval by the City. The traffic control plan shall show all temporary traffic, pedestrian and bicycle control measures and signage. Woodward shall remain open to traffic at all times throughout the duration of this project which shall be documented on the traffic control plan. The traffic control plan shall be revisedto coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.

44. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project

45. Prior to issuance of an Encroachment Permit the City shall be named as an additionally insured on a separate endorsement sheet that modifies the general liability policy

46. Encroachment Permit issued by the Department of Public Works is only applicable to the City of Sausalito right of way, the applicant is responsible for ensuring that they haveobtain permission from property owners prior to the use of their land

47. Construction workers shall be prohibited from using on-street parking in the vicinity of the project and the applicant shall lease, or otherwise provide, an adequate number of parking spaces in a City parking lot to provide parking for construction workers. Workers shall car pool to the construction site which shall be documented on the construction staging plan

48. Applicant is advised that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) may not be placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stock piles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit

49. All exterior lighting shall be shielded and downward facing

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, butare not limited to, the items listed below.

50. An approval granted by the Engineering Division of the Department of Public Works does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction

51. Construction Impact Fees shall be paid in accordance with the Construction Impact FeeOrdinance. The fee is due prior to issuance of Building Permit

52. All applicable City fees as established by City Council resolutions and ordinances shall bepaid

53. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid

54. Grading/drainage permit(s) shall be obtained from the Department Public Works for earthwork of 50 cubic yards or more

55. Grading on hillside lands composed of geologic formations known to slide will be limited to between April 15 and October 15 without written approval of the City Engineer

56. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance ofany Building Permits, unless the requirement is waived pursuant to Section 8.54.050

57. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitutea misdemeanor in accordance with Section 11.17.060.B

58. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place duringthe following hours

Weekdays – Between 8:00 a.m. and 6:00 p.m
Saturdays – Between 9:00 a.m. and 5:00 p.m
Sundays – Prohibited
City holidays (not including Sundays) – Prohibited
Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m

59. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified. If undergrounding is required, the applicant shall work with affected utility companies to provide plans to the City for undergrounding of the utility services. Project plans shall be designed to avoid additional overhead lines, poles and/or transformers (i.e., potential view impacts) thereon to comply with Sausalito Municipal Code Section 18.08 Underground Electrical Wiring and Facilities. If additional overhead lines, poles and/or transformers are required, visual simulation(s) of the equipment from various viewpoints shall be provided, and may be subject to modifications to the Design Review Permit

PG&E's Underground Project Contact Information:
Phone: 1-877-743-7782
Internet: pge.com/newconstruction

60. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated sewer laterals shall be repaired prior to approval of the Building Permit

61. Pursuant to City of Sausalito Resolution 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer

62. Pursuant to City of Sausalito Resolution 5117, new private sewer construction shall comply with the City of Sausalito Standard Specification

SOUTHERN MARIN FIRE DISTRICT CONDITIONS OF APPROVAL:

63. Fire Sprinkler System Requirements: A fire sprinkler system shall be provided for the following:

a. In accessory dwelling units when the main structure is equipped with an existing fire sprinkler system, or fire department access and hydrant water supply does not meet the District's requirements.

Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the California Fire Code. Fire sprinkler system shall be installed according to NFPA standards and Southern Marin Fire Standard 401.

64. Roof Deck Materials: The roof deck shall be a class-A roofing assembly. The material shall either cover the entire surface or have clearance to enable the undersurface to be cleaned of debris. The materials must be specified on the plans.

65. The address shall be posted in accordance with requirements of the California Fire Code and SMFD standard 205 (Premises Identification).

a. The ADU shall follow the City's addressing requirements with the main address followed by the letter A.
b. Each dwelling unit (primary and ADU) shall have address numbers posted in a conspicuous place, clearly visible from the street. Numbers should be minimum 4" in height and contrasting in color to their background.

66. This project shall comply with California Fire Code Chapter 33 – *Fire Safety During Construction and Demolition*. These requirements include but are not limited to: Temporary Heating Equipment, Precautions Against Fire, Flammable and Combustible Liquids, Flammable Gases, Owners Responsibility for Fire Protection, Fire Reporting, Access for Fire Fighting, Means of Egress, Water Supply for Fire Protection, Standpipes, Automatic Fire Sprinkler Systems, Portable Fire Extinguishers, Motorized Construction Equipment, and Safeguarding Roofing Operations.

67. Fire access to the project as well as the other surrounding properties shall be maintained at all times. Unapproved restrictions in roadway access shall result in citations and vehicles being towed at the owner's expense.

VEGETATION CONDITIONS:

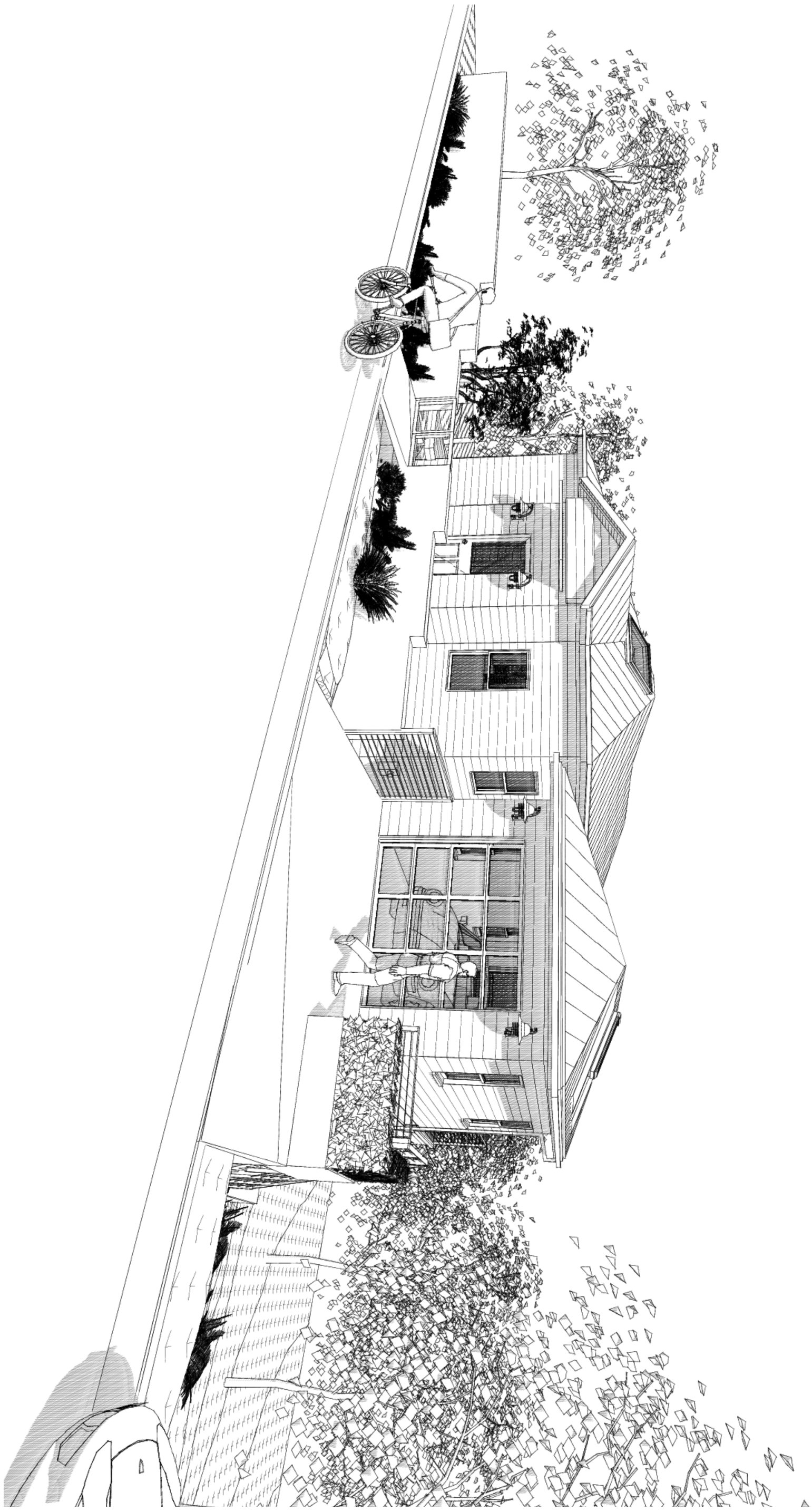
68. A vertical overhead clearance of 13' 6" shall be maintained free of obstructions above any roadbed (trees, brush, etc.).

69. The property owner shall comply with California Fire Code Section 304.1.2 and Local Ordinance Section 110.4.2 Abatement of Clearance of Flammable Brush or Flammable Vegetative Growth from Structures.

a. A minimum clearance of 30 feet from the structure or to the property line, 10 feet from roads and property lines and any tree which extends within 10 feet of any chimney or stovepipe shall be kept clear of flammable brush, tree limbs and grasses.
b. Exception: Vegetation Management Plan for the property has been submitted and approved by the Fire Code Official.

SAUSALITO PLANNING COMMISSION NO. 2021-xx
NOVEMBER 17, 2021
514 BONITA STREET
DR 2021-00201

ATTACHMENT 3: PROJECT PLANS



Copyright © 2020 by
HUBBELL DAILY / ARCHITECTURE + DESIGN

LICENSED ARCHITECT
BRADFORD HUBBELL
C-28014
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

064-162-10

PLANNING RE-SUBMITTAL: 11 OCT 2021

SEE PROJECT INFORMATION SHEET: A0.1

BONITA ST. GARAGE + ADU

514 BONITA STREET SAUSALITO, CA

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave. Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

H+D

W.U.I. REQUIREMENTS

A. New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency shall comply with provisions of chapter R327and shall be ignition resistant material, non-combustible material, fire-retardant-treated wood, fire-retardant-treated wood shingles and shakes conforming to section R327.4, R327.1.3, & R327.4.3

Exceptions:
1. Group U accessory buildings less than 120 sf and not located within 30' of an applicable building.
2. Group U accessory buildings of any size not located within 50' of an applicable building.
3. Group U agricultural buildings not located within 50' of an applicable building.
4. Additions to and remodels of buildings originally constructed prior to applicable application date, July 1, 2008.

B. Material and material assemblies tested in accordance with the requirements of Section R327.3 shall be accepted for use when the results and conditions of those tests are met. Product evaluation testing of material and material assemblies shall be approved or listed by the State Fire Marshal, or identified in a current report issued by an approved agency. R 327.3.2

C. Roof valley flashings shall be not less than No. 26 gage sheet corrosion-resistant metal installed over a minimum 36 inch wide underlayment consisting of one layer of 72 # ASTM D 3909 cap sheet running the full length of the valley. CRC 327.5.3

D. Ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation openings shall be fully covered with corrosion-resistant, noncombustible metal wire mesh where the openings are a min. of 1/16" and shall not exceed 1/8", except vents located under the roof covering, along the ridge of roofs, with the exposed surface of the vent covered by noncombustible wire mesh, may be of combustible materials. CRC 327.6.2

E. Eave or cornice vents shall not be installed unless they are designed to resist the intrusion of flame and burning embers into the attic area, or if the attic space being vented is fully sprinklered. CRC 327.6.3.

F. The exposed roof deck on the underside of unenclosed roof eaves shall consist of noncombustible material, ignition-resistant material, one layer of 5/8" type 'X' gypsum sheathing or the exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck. Except: solid wood rafter tails having a min. nominal dimension of 2", solid wood blocking installed between rafter tails on the exposed underside of open roof eaves having a min. nominal dimension of 2", gable and overhangs and roof assembly projections beyond an exterior wall other than at the lower end of the rafter tails, and fascia and other architectural trim boards. CRC R327.7.4

G. Roof or porch eaves and soffits shall be protected by ignition-resistant materials, non combustible construction, one layer of 5/8" type 'X' gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit, the exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly. CRC R327.7.5 & R327.7.6

H. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber or log construction with wall coverings extending from the top of the foundation to the roof, and terminate at 2-inch solid blocking between rafters at all roof overhangs, or in case of enclosed eave, terminate at the enclosure. The following shall be deemed to meet the assembly performance criteria and intent of this section; 1) One layer of 5/8" type 'X' gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing. 2) The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistive Design Manual. CRC R327.7.3 & R327.7.3.1

I. Exterior windows and glazed doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire rating of 20 minutes. CRC R327.8.2.1

J. Exterior doors shall be solid core with stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inch or shall have a fire rating of 20 minutes. CRC R327.8.3

K. Decking, stairs, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet of the primary structure shall be constructed of ignition-resistant materials, exterior fire-retardant-treated wood, noncombustible material or other approved noncombustible materials all meeting the performance requirements as set for by the SFM. CRC R327.7.7, R327.7.8, & R327.7.9

L. The underside area of elevated or overhanging buildings or the cantilevered and overhanging appendages and floor projections shall be constructed to the same degree as the exterior walls. CRC R327.7.7, R327.7.8, & R327.7.9

M. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. CRC R327.5.4.

N. Prior to building permit final approval the property shall be in compliance with the vegetation clearance requirements prescribed in California Fire Code Section 4906. CRC R327.1.5

ABBREVIATIONS

&	and	IN	inch
<	angle, less than	INCL	include
>	greater than	INSUL	insulation
@	at	INT	interior
℄	centerline	JT	joint
Ø	diameter	KD	kiln dried
/	per	LAV	lavatory
#	pound or number	LB	pound
AB	anchor bolt	LDSCP	landscape
A/C	air conditioning	LH	left hand
ADJ	adjustable	MAX	maximum
AFF	above finished floor	MB	machine bolt
AIA	American Institute of Architects	MEMB	membrane
ALT	alternate	MEZZ	mezzanine
APPROX	approximate	MFR	manufacturer
ARCH	architectural	MIN	minimum
AWG	american wire gage	MISC	miscellaneous
BD	board	MTL	metal
BLDG	building	(N)	new
BLKG	blocking	NIC	not in contract
BM	beam	NOM	nominal
BOT	bottom	NTS	not to scale
BUR	built-up roof	O/	over
CAB	cabinet	OA	overall
CAR	cold air return	OC	on center
CB	catch basin	OCEW	on center each way
C.E.C.	California Energy Commission	OD	outside diameter
CI	cast iron	OFCI	owner furnish, contractor install
CLG	ceiling	OPP HAND	opposite hand
CMU	concrete masonry unit	OPNG	opening
C.O.	cleanout	PL	plate
COAX	coaxial cable	PLAM	plastic laminate
COL	column	PLF	pounds per lineal foot
COMM	communication	PLY	plywood
CONC	concrete	PR	pair
CONN	connection	PSF	pounds per square foot
CONST	construction	PSI	pounds per square inch
CONT	continuous	PT	pressure treated with preservative
CONTR	contractor	RD	roof drain
CU	cubic	REINF	reinforcement
DBL	double	REQ	required
DF	douglas fir	RESIL	resilient
DIA	diameter	REV	revision or revised
DIM	dimension	RH	right hand
DISP	disposal	RM	room
DIV	divided or division	RO	rough opening
DN	down	RS	ring shank
DSP	downspout	RWD	redwood
DW	dishwasher	RWL	rain water leader
DWG	drawing	SAD	see architectural drawings
DWR	drawer	SCHED	schedule
EA	each	SD	smoke detector
ELECT	electric	SECT	section
ELEV	elevation	SH	shelf
ENGR	engineer	SIM	similar
EQ	equal	SLAD	see landscape architect drawings
(E) EXIST	existing	SPEC	specification
EXP	expansion	SPKR	speaker
EXT	exterior	SQ	square
FD	floor drain	SS	stainless steel or sanitary sewer
FDN	foundation	SSD	see structural drawings
FIN	finish	STD	standard
FL, FLR	floor	STL	steel
FOC	face of concrete	STRL	structural
FOF	face of finish	SUSP	suspend (ed)
FOS	face of stud	SYM	symmetrical
FP	fireplace	T & B	top & bottom
FR	floor register	TC	top of curb
FT	foot or feet	T & G	tongue & groove
FTG	footing	TEMP	tempered
FURR	furring	TOC	top of concrete
G	gas	TW	top of wall
GA	gauge	TYP	typical
GALV	galvanized	UON	unless otherwise noted
GB	grade beam	VERT	vertical
GEN	general	VGDF	vert. grain doug. fir (10 ring/inch min)
GFI	ground fault interrupter	VIF	verify in field
GL	glazing or glass	W/	with
GR	grade	WC	water closet
GSM	galvanized sheet metal	WD	wood
GYP	gypsum	WDW	window
HB	hose bibb	WP	waterproof
HDG	hot dip galvanized	WPING	waterproofing
HDR	header	WR	wall register
HORIZ	horizontal		
HT	height		
HW	hot water		
HWH	hot water heater		

GENERAL CONDITIONS

01. ALL WORK AND MATERIALS SHALL MEET OR EXCEED ANY APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REQUIREMENTS. SHOULD THE CONTRACTOR OR SUBCONTRACTORS FIND ANY DISCREPANCIES OR OMISSIONS FROM THESE DOCUMENTS, OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING OR INTENT, HE SHOULD NOTIFY THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
02. WRITTEN DIMENSIONS GOVERN THE CONSTRUCTION. SHOULD ADDITIONAL DIMENSIONING BE REQUIRED, NOTIFY THE ARCHITECT FOR CLARIFICATION. **DO NOT SCALE DRAWINGS.**
03. ANY DIMENSIONS, ROOF PITCHES, GRADES, ETC. RELATED TO EXISTING CONDITIONS (WHERE APPLICABLE) SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. SUBMIT ANY CONSEQUENT CLARIFICATION REQUESTS IN WRITING TO THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING.
04. THE CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND IDENTIFY CONFLICTS BETWEEN THE DOCUMENTS' EXECUTION REQUIREMENTS AND SITE CONDITIONS.
05. ALL MATERIAL AND/OR EQUIPMENT SHALL BE HANDLED, STORED AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
06. VERIFY THE LOCATION OF ALL UTILITY SERVICES AND COORDINATE THEIR PROTECTION, RELOCATION AND/OR REPLACEMENT, AS REQUIRED BY THE CONTRACT DOCUMENTS. CONFORM TO THE APPLICABLE REQUIREMENTS OF EACH AFFECTED UTILITY PROVIDER.
07. CONTRACTOR AND SUBCONTRACTORS SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM EXCESSIVE ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR OPERATIONS BY THE TIMELY REMOVAL OF DEBRIS BOXES, EMPTYING OF TRASH CANS AND REMOVAL OF DEBRIS PILES. AT THE COMPLETION OF WORK REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT SITE AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT MACHINERY, AND SURPLUS MATERIALS.
08. ALL REQUESTED MATERIALS SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PURCHASE, EITHER VERBALLY OR IN WRITING AS APPLICABLE TO THE CONDITION.
09. ALL COLORS AND/OR COLOR SAMPLES SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION OR APPLICATION.
10. THE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS IN A QUALITY, QUANTITY AND LOCATION AS REQUIRED BY LOCAL FIRE DEPARTMENT OR GOVERNMENT FIRE PROTECTION AGENCIES, (TO BE PROVIDED PRIOR TO OCCUPANCY), OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

DEFERRED APPROVAL ITEMS

Two copies of each deferred submittal will first be submitted to the Architect/Engineer-of-Record, who will review them and forward them to the Building Department with notations indicating that the submittals conform to the design of the building. The engineer(s) responsible for the design of the deferred submittal items shall stamp and wet-sign those drawings and calculations for which he/she is responsible:

- Automatic fire sprinkler system- calculations and system design drawings
- Electrical panel schedules, if required by the Building Department
- Plumbing calculations for gas line sizing, if required by the Building Department
- Manufacturer's installation instructions for the fireplaces,water heater and furnace.
- Prefabricated roof trusses

SPECIAL INSPECTIONS

1. SPECIAL INSPECTION REQUIREMENTS: SPECIAL INSPECTIONS SHALL BE PERFORMED TO THE EXTENT REQUIRED BY THE STRUCTURAL DESIGN. THE CONTRACTOR, ACTING AS THE OWNER'S AGENT, SHALL RETAIN AN INDEPENDENT TESTING COMPANY WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE FOLLOWING TYPES OF WORK, AS REQUIRED:
   a. CONCRETE WITH A DESIGN STRENGTH >2,500PSI
   b. CONC. PIERS, CAISSONS; SHOTCRETE
   c. ALL FIELD WELDING
   d. STRUCTURAL MASONRY
   e. INSTALLATION OF EPOXY ANCHORS
   f. GRADING, EXCAVATION AND FILLING (INSPECTED BY THE SOILS ENGINEER OF RECORD)
2. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS TO THE BUILDING DEPARTMENT.
3. STRUCTURAL OBSERVATION SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS. (SECTION R109 C.R.C.)
4. SOIL ENGINEER SHALL REVIEW FOUNDATION EXCAVATIONS, INCLUDING PIER HOLES, PRIOR TO PLACEMENT OF FORMS OR REINFORCEMENT. ALL FILL SHALL BE TESTED BY THE SOIL ENGINEER DURING THE GRADING AND PLACEMENT PROCESS.

DRAWING SYMBOLS LEGEND

GENERAL

- 2' - 0" — DIMENSION (FACE OF FRAMING, U.O.N.)
- 104.0 / CP#1 — DATUM POINT, CONTROL POINT
- 1 / A5.1 — DETAIL CUT: DETAIL NUMBER, SHEET NUMBER
- 123.8 — SPOT ELEVATION
- EL +118.0' — FINISH FLOOR ELEVATION
- 1 / A3.1 — EXTERIOR ELEVATION: ELEVATION NUMBER, SHEET NUMBER
- CH +9'-10" — CEILING HEIGHT
- 1 / A3.1 — CROSS SECTION: SECTION NUMBER, SHEET NUMBER
- 1 — DRAWING REVISION (MOST RECENT IS CLOUDED; PRIOR #'S ARE PERMANENT)
- A / A4.1 / B / C — INTERIOR ELEVATION: ELEVATION NUMBER, VIEW NUMBER, SHEET NUMBER
- 01 — KEY NOTE

MECHANICAL/ PLUMBING

- CW — COLD WATER
- G — GAS
- HB — HOSE BIBB
- CAR — COLD AIR RETURN REGISTER
- CLG — CEILING REGISTER
- FL — FLOOR REGISTER
- TOE — TOE KICK REGISTER
- WR — WALL REGISTER (VERIFY HEIGHTS)

SCHEDULES

- 101 — DOOR- SEE DOOR SCHEDULE
- B10 — WINDOW- SEE WINDOW SCHEDULE
- 06 — LIGHT FIXTURE- SEE LIGHT FIXTURE SCHEDULE
- AP-1 — APPLIANCE- SEE APPLIANCE SCHEDULE
- CT-3 — INTERIOR FINISH- SEE INTERIOR LEGEND SCHEDULE
- FT-2 — PLUMBING FITTING- SEE PLUMBING FITTING SCHEDULE
- FX-5 — PLUMBING FIXTURE- SEE PLUMBING FIXTURE SCHEDULE

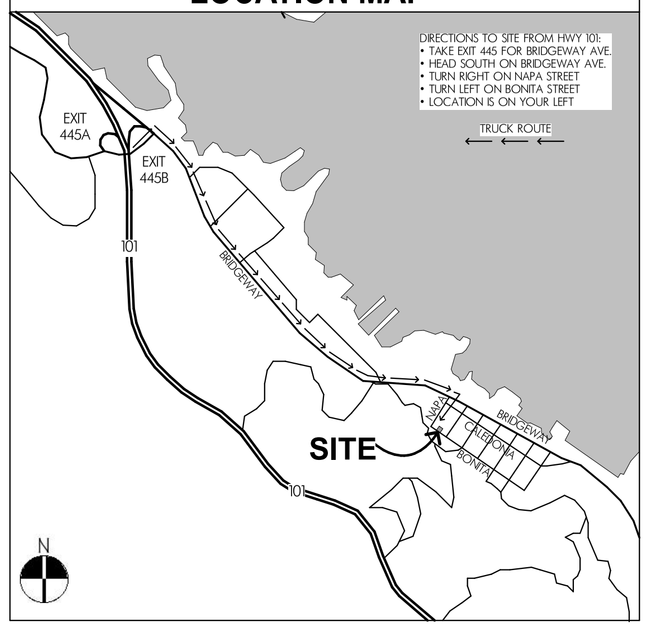
WALL TYPES

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW WALL CONSTRUCTION
- NEW 1HR. FIRE RATED WALL CONSTRUCTION
- NEW ACOUSTIC WALL CONSTRUCTION

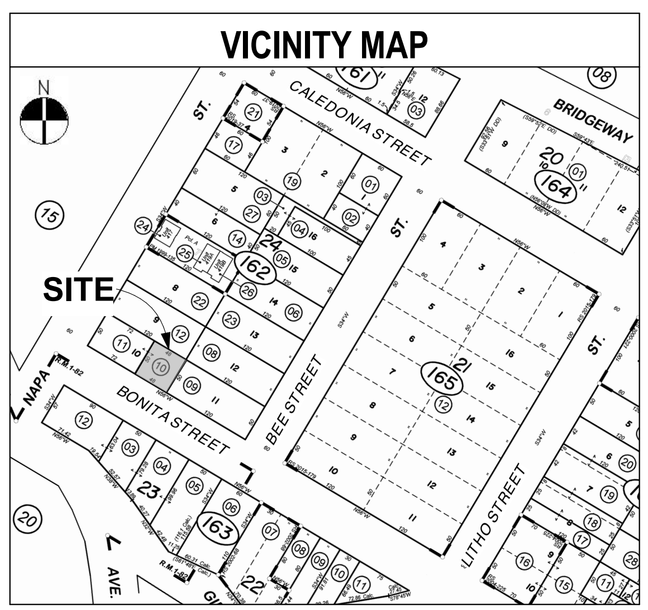
SITE ELEMENTS

- EXISTING TREE TO BE REMOVED

LOCATION MAP



VICINITY MAP



CODES

All construction shall comply with all local codes and ordinances and the codes listed below:

2019 California Residential Code: CRC
2019 California Mechanical Code: CMC
2019 California Electrical Code: CEC
2019 California Plumbing Code: CPC
2019 California Fire Code
2019 California Building Energy Standards
2019 California Building Code: CBC
2019 Green Building Standards

City of Sausalito Municipal Code

FIRE SPRINKLER SYSTEM NOTES

1. All house areas shall incorporate an automatic fire protection sprinkler system designed and installed in accordance with the requirements of the local Fire Protection District and prevailing code requirements as applicable. (NFPA, CBC, CEC, CPC and CMC)
2. A copy shall be submitted to the Architect for review of the head placements prior to agency submittal.
3. All riser components shall be located to the interior of the structure at the point of entry.
4. All heads shall be **concealed head** type, ceiling or sidewall as appropriate to the final head layout design.
5. Verify final configuration and capacity of storage tank and booster pump system.
6. Submit drawings and calculations to the building department a minimum three weeks before requesting the close-in inspection. A hold on close-in inspection is placed on this project for compliance with this item.
7. The fire protection system shall be monitored for water flow by an approved alarm company.

PROJECT TEAM

OWNER
Tyler Stewart
514 Bonita Street
Sausalito CA 94965
Contact: Tyler Stewart
M: 415-519-2434
E: tyler@tyler-stewart.com

ARCHITECT
Hubbell Daily Architecture + Design
469C Magnolia Avenue
Larkspur CA 94939
Tel: 415-383-4311
Contact: Brad Hubbell
M: 415-686-0595
E: brad@hubbelldaily.com

STRUCTURAL ENGINEER
TND2 Engineering, Inc
3716 Segovia Ct.
San Ramon CA 94583
Tel: 925-837-4850
Fax: 415-446-7419
Contact: Do Tran
M: 415-570-4962
E: dotran@tnd2.com

T-24 ENERGY CONSULTANTS
Wade Energy
1942 Linda Dr.
Pleasant Hill CA 94523
Tel: 925 -326-6300
Contact: Travis Wade
travis@wadeenergy.com

SURVEYOR
American Land Surveying, Inc.
316B Tennessee Ave
Mill Valley CA 94941
Tel: 415-888-8580
Contact:
office@aslpls.com

SOIL ENGINEER
Salem Howes Associates, Inc.
1202 Grant Ave
Novato CA 94945
Tel: 415-892-8528
Contact: Vince Howes
howesgeo@aol.com

SCOPE OF WORK

- NEW GARAGE WITH ACCESSORY DWELLING UNIT BELOW
- 1 YOGA EXERCISE DECK AT GARAGE LEVEL
- NEW DRIVEWAY APRON
- NEW LANDSCAPING

PROJECT DATA

Address:	514 Bonita St., Sausalito	Latitude:	37° 85' N
Assessor's Parcel No.:	064-162-10	Longitude:	122° 49' W
Zoning Designation:	R-3	Construction Type:	V B
Minimum Allowable Lot Area (SF):	2,720	Occupancy Type:	R-3
Actual Site Area (SF):	3,400	# Dwelling Units:	0
Acres:	0.08	WUI:	No
Average Slope:	35.4%		

	Allowed	Existing	Proposed	Change
Floor Areas (SF)				
Living Area				
Main Level		628.6	628.6	
Lower Level		741.3	741.3	+0
Gross Floor Area		1,369.9	1,369.9	+0
Areas Excluded from FAR				
Accessory Dwelling Unit		N/A	263.5	+264
Garage		N/A	225.0	225.0
Adjusted Floor Area [1]	2,720	1,369.9	1,369.9	
Adj Flr Area as % of Lot Area	80.0%	40.3%	40.3%	
Building Coverages (SF)				
Buildings				
Building Footprint (+ Proposed ADU)		804.0	1,230.0	+426
Total Buildings		804.0	1,230.0	+426
Decks over 18" above grade		87.8	0.0	(87.8)
Total Decks		87.8	0.0	(87.8)
Total Coverage (SF)	1700.0	804.0	1230.0	338.2
Lot Coverage (%)	50.0%	23.6%	36.2%	9.9%
Building Height				
House	32'-0"	25'-0"	25'-0"	
Garage/ADU	15'-0"	0'-0"	24'-0"	
Garage/ADU Setbacks				
Proposed Garage/ADU				
Front (South)	0'-0"	N/A	0'-0"	
Side (East)	5'-0"	N/A	5'-0"	
Side (West)	5'-0"	N/A	51'-0"	
Rear (North)	5'-0"	N/A	19'-10"	
On-Site Parking Spaces [2]	0	0	1	+0

Notes
*1 Measured of interior face of exterior walls, excluding first 500 S.F. of garage space +

*2 No parking is required for ADU due to its proximity to public transit

INDEX OF DOCUMENTS

ARCHITECTURAL

A0.0 COVER SHEET
A0.1 PROJECT INFORMATION
A0.5 WINDOWS, DOORS & SKYLIGHTS SCHEDULE
A1.1 EXISTING + PROPOSED SITE PLAN
A1.2 STORY POLE PLAN
A2.0 PROPOSED A.D.U. LOWER LEVEL + STORAGE LEVEL PLAN
A2.1 PROPOSED A.D.U. MAIN LEVEL + ROOF PLAN
A3.1 PROPOSED A.D.U. EXTERIOR ELEVATIONS + (E) HOUSE
A3.2 3D VIEWS
A3.3 SUN STUDY
A4.1 BUILDING SECTIONS
MB MATERIAL BOARD

SURVEY

SU.1 TOPOGRAPHIC SURVEY

H+D
HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT BRADFORD HUBBELL C-31014 30 JUNE 2023 RENEWAL DATE STATE OF CALIFORNIA

ISSUED FOR:

PLANNING SUBMITTAL	27 JUL 2021
PLANNING RESUBMITTAL 1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB N°:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

PROJECT INFORMATION

A0.1

HARDWARE SCHEDULE

DOOR SCHEDULE

DOOR SCHEDULE										
MARK	PANEL DIMENSIONS			TYPE	MFR.	FINISH	HDW.	ELEV.	REMARKS	LOCATION
	WIDTH	HEIGHT	THICK							
001	3'-0"	7'-0"	1 3/4"	SW				1/A3.1		ADU ENTRY
002	2'-4"	7'-0"	1 3/4"	SW						BATHROOM
003	2'-0 1/2"	7'-0"	1 3/4"	BF						LAUNDRY
004	2'-5"	7'-0"	1 3/4"	BF						CLOSET
101	8'-0"	7'-0"	1 3/4"	OH				3/A3.1		GARAGE
102	8'-0"	7'-0"	1 3/4"	BF				1/A3.1		GARAGE

GENERAL REQUIREMENTS FOR DOOR SCHEDULE:

- DOOR GLAZING @ EXTERIOR DOORS:
  - DOUBLE GLAZED WITH LOW-E² COATING, ARGON GAS FILL, SAFETY GLASS WITH SPACER BARS
  - VERIFY FINAL SPACER BAR COLOR PRIOR TO ORDERING DOORS
  - ALL EXTERIOR DOORS: ALUMINUM CLAD WOOD CONSTRUCTION WITH PAINT GRADE INTERIORS
  - ALL EXT. DOORS 1 3/4" THICK OR TO MFR'S STANDARD
- EXT. DOORS/WINDOWS FROM DOOR COMPANY TBD: DIMENSIONS LISTED IN SCHEDULE ARE NOMINAL SIZES - - FRAME TO MFR.'S STANDARD ROUGH OPENING DIMS - - USE FINAL APPROVED ORDER FOR ALL SIZES
- INTERIOR + EXTERIOR SWINGING + BI-FOLD DOOR SIZES LISTED ABOVE ARE SASH DIMENSIONS, TYP.
- HARDWARE FINISH TO BE FINALIZED
- DOOR GLAZING @ INTERIOR DOORS: TEMPERED, SAFETY GLASS, SINGLE GLAZED
- INTERIOR DOORS SHALL BE SINGLE PANEL, SOLID CORE WOOD, PAINT GRADE

REMARKS TO DOOR SCHEDULE:

1. TEMPERED SAFETY GLASS, DOUBLE GLAZING
2. ALUMINUM, SECTIONAL GARAGE DOOR WITH TRANSLUCENT, TEMPERED GLASS PANELS
   - FINISH - - TO MATCH WINDOWS AT EXISTING HOUSE
   - OPERATOR - - SIDE-MOUNTED UNIT TBD

KEY TO DOOR TYPE:

BF	BI-FOLD	SLM	SLIDING MULTI-PANEL
BP	BI-PASS	SLS	SLIDING SINGLE-PANEL
OH	OVERHEAD	SW	SWING -- SINGLE SLAB
PI	PIVOT	SWPR	SWING -- PAIR OF SLABS
PO	POCKET	TG	TEMPERED GLASS
POB	POCKET BI-PARTING		

KEY TO DOOR FINISH:

G	GLASS
M	MANUFACTURER-PROVIDED FINISH
P	PAINTED
V1	VENEER 1 --
V2	VENEER 2 --

WINDOW SCHEDULE

WINDOW SCHEDULE							
MARK	TYPE	OUTSIDE UNIT DIM		MFR.	LAYOUT	REMARKS	LOCATION
		WIDTH	HEIGHT				
A01	F	4'-10 1/2"	7'-0 3/4"		F	SEE NOTE *1	ADU- ENTRY
A02	DH	2'-9"	3'-10 1/2"			SEE NOTE *3 1	ADU- LIVING AREA
A03	DH	2'-9"	3'-10 1/2"				ADU- LIVING AREA
A04	DH	2'-9"	3'-10 1/2"			SEE NOTE *1	ADU- LIVING AREA
A05	F	2'-9"	7'-0 3/4"		F	SEE NOTE *1	ADU- LIVING AREA
B01	F	8'-0"	3'-6"		F	SEE NOTE *1	ADU- LIVING AREA
B02	H	2'-0"	2'-6"		R	SEE NOTE *3 1	STORAGE
B03	A	2'-0"	2'-6"		L		STORAGE
B04	C	2'-0"	2'-6"		R	SEE NOTE *1	STORAGE
B05	F	2'-9"	3'-6"		F		ADU- LIVING AREA
B06	F	2'-9"	3'-6"		F		ADU- LIVING AREA
C01	DH	2'-9"	4'-0"				GARAGE
C02	DH	2'-9"	4'-0"			SEE NOTE *1	GARAGE
C03	DH	2'-9"	4'-0"			SEE NOTE *1	GARAGE
C04	DH	2'-9"	4'-0"				GARAGE

GENERAL REQUIREMENTS FOR WINDOW SCHEDULE:

- ALL WINDOWS (U.O.N.) ARE ALUMINUM CLAD WOOD CONSTRUCTION, DOUBLE GLAZED WITH LOW-E² COATING, ARGON GAS FILL WITH SPACER BARS
  - MULTI-POINT HARDWARE; VERIFY FINISH OF EXPOSED HARDWARE COMPONENTS PRIOR TO ORDERING
  - PUSH-OUT HARDWARE
  - SCREENS WITH METAL FRAMES
  - JAMB EXTENSIONS AT 2x6 AND DEEPER WALLS
  - STAIN-GRADE or PRE-PRIMED, PAINT-GRADE INTERIORS
  - EXTERIOR COLOR: MATCH (E) RESIDENCE
- WINDOW DIMENSIONS LISTED IN SCHEDULE ARE NOMINAL SIZES - - FRAME TO MFR.'S STANDARD ROUGH OPENING DIMS - - USE FINAL APPROVED WINDOW ORDER FOR ALL SIZES

REMARKS TO WINDOW SCHEDULE:

1. TEMPERED SAFETY GLASS, DOUBLE GLAZED
2. EGRESS WINDOW -
   - EGRESS HINGING HARDWARE IF REQUIRED
   - MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT.; MIN.
   - NET CLEAR OPENABLE HT. = 24"
   - MIN. NET CLEAR OPENABLE WIDTH = 20"
   - BOTTOM OF OPENING NOT MORE THAN 44" ABOVE FINISH FLOOR.
3. OBSCURE/FROSTED GLASS WINDOW UNIT

KEY TO WINDOW TYPE:

A	AWNING
C	CASEMENT
C/F	MULLED UNIT (EX: CASEMENT MULLED TO FIXED)
DH	DOUBLE-HUNG
DS	DIRECT-SET
F	FIXED
H	HOPPER

KEY TO WINDOW LAYOUT:

(AS VIEWED FROM EXTERIOR)	
L	HINGE ON LEFT
R	HINGE ON RIGHT
F	FIXED

GENERAL FENESTRATION NOTES FOR DOORS + WINDOWS

01. PROVIDE TEMPERED GLASS AT THE FOLLOWING LOCATIONS: CRC R308
   a. GLAZING IN SWINGING DOORS
   b. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD DOOR ASSEMBLIES.
   c. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.
      - GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE STANDING SURFACE.
   d. GLAZING IN STORM DOORS.
   e. GLAZING IN UNFRAMED SWINGING DOORS.
   f. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
   g. GLAZING GREATER THAN 9 SQ. FT. WITH BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP MORE THAN 36" ABOVE THE FLOOR, AND A WALKING SURFACE WITHIN 36"
   h. GLAZING IN GUARDS AND RAILINGS.
   j. GLAZING IN WALLS AND FENCES ENCLOSING POOLS, HOT TUBS AND SPAS.
   k. GLAZING ADJACENT TO STAIRWAYS, LANDING AND RAMPS WITHIN 36" AND WITHIN 60" VERTICALLY OF WALKING SURFACE.
   m. GLAZING WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN GLASS IS LESS THAN 60" ABOVE THE TREAD NOSE.

02. FENESTRATION PRODUCTS, EXTERIOR DOORS & INFILTRATION/EXFILTRATION CONTROLS
   a. DOORS & WINDOWS BETWEEN CONDITIONED & UNCONDITIONED SPACES DESIGNED TO LIMIT AIR LEAKAGE.
   b. FENESTRATION PRODUCTS (EXCEPT FIELD-FABRICATED) HAVE LABEL WITH CERTIFIED U-FACTOR, CERTIFIED SHGC, AND INFILTRATION CERTIFICATION.
   c. EXTERIOR DOORS & WINDOWS WEATHERSTRIPPED; FILL ALL JOINTS & PENETRATIONS WITH SEALANT.

SKYLIGHT SCHEDULE

SKYLIGHT SCHEDULE								
MARK	TYPE	NOMINAL DIMENSION		PRODUCT #	MFR.	LAYOUT	REMARKS	LOCATION
		WIDTH	HEIGHT					
S01	OE	1'-9"	3'-2"	VSS CO 42004	VELUX			GARAGE
S02	OE	1'-9"	3'-2"	VSS CO 42004	VELUX			GARAGE

GENERAL REQUIREMENTS FOR SKYLIGHT SCHEDULE:

- ALL SKYLIGHTS (U.O.N.) ARE ALUMINUM CONSTRUCTION, DOUBLE GLAZED WITH LOW-E² COATING, ARGON GAS FILL
  - TEMPERED OVER LAMINATED DOUBLE GLAZING
  - VERIFY FINISH OF HARDWARE FOR OPERABLE UNITS
  - SCREENS WITH METAL FRAMES ON OPERABLE UNITS
  - EXTERIOR FINISH COLOR: TO MATCH (E) RESIDENCE
- PROVIDE MINIMUM 4" CURB FOR CURB MOUNT UNITS - - VERIFY R.O. FROM FINAL SKYLIGHT ORDER

REMARKS TO SKYLIGHT SCHEDULE:

KEY TO SKYLIGHT TYPE:

FC	FIXED - - CURB-MOUNTED
FD	FIXED - - DECK-MOUNTED
OE	OPERABLE - - ELECTRIC
OM	OPERABLE - - MANUAL
ST	SUN-TUNNEL

H+D
HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD C. HUBBELL
C-24014
RENEWAL DATE
30 JUNE 2023
STATE OF CALIFORNIA

ISSUED FOR:

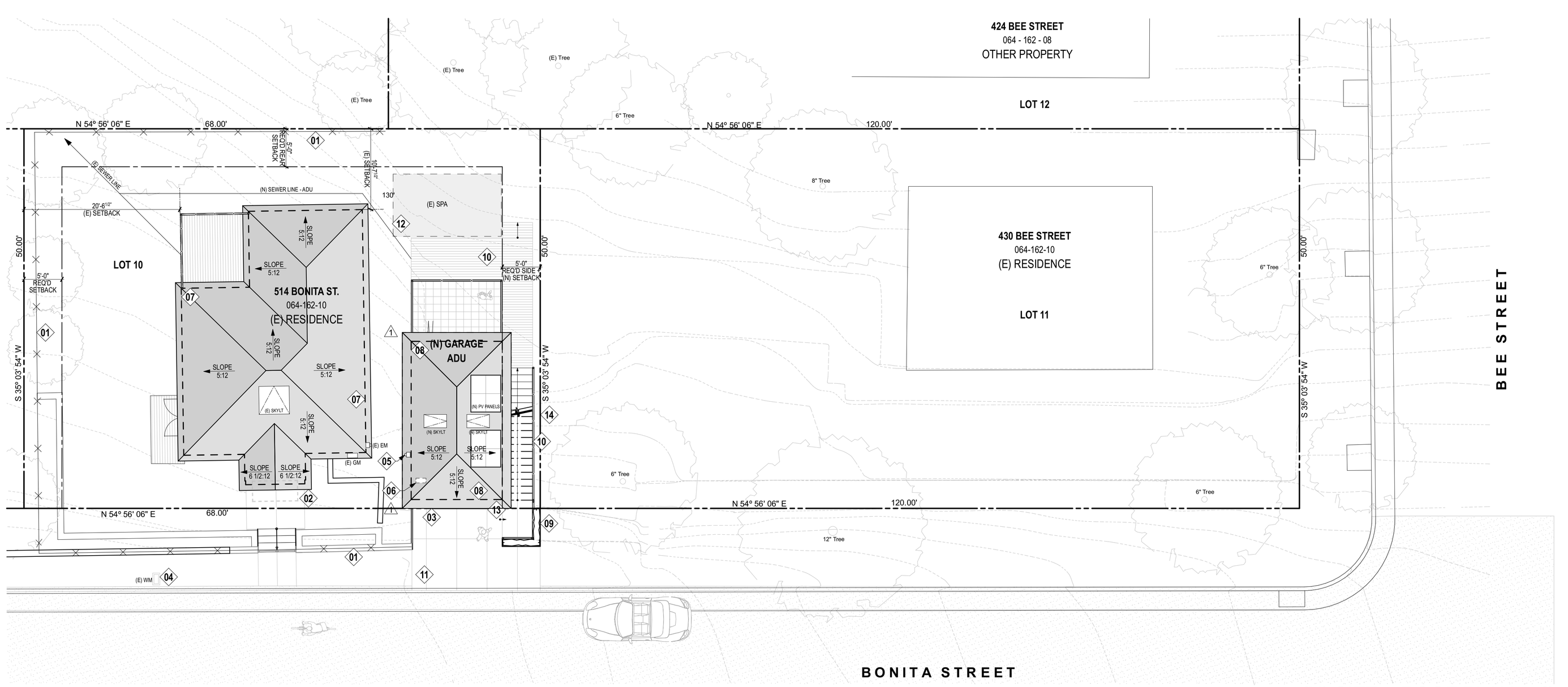
PLANNING SUBMITTAL	27 JUL 2021
PLANNING RE-SUBMITTAL 1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB N°:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

WINDOW, DOOR + SKYLIGHT SCHEDULES

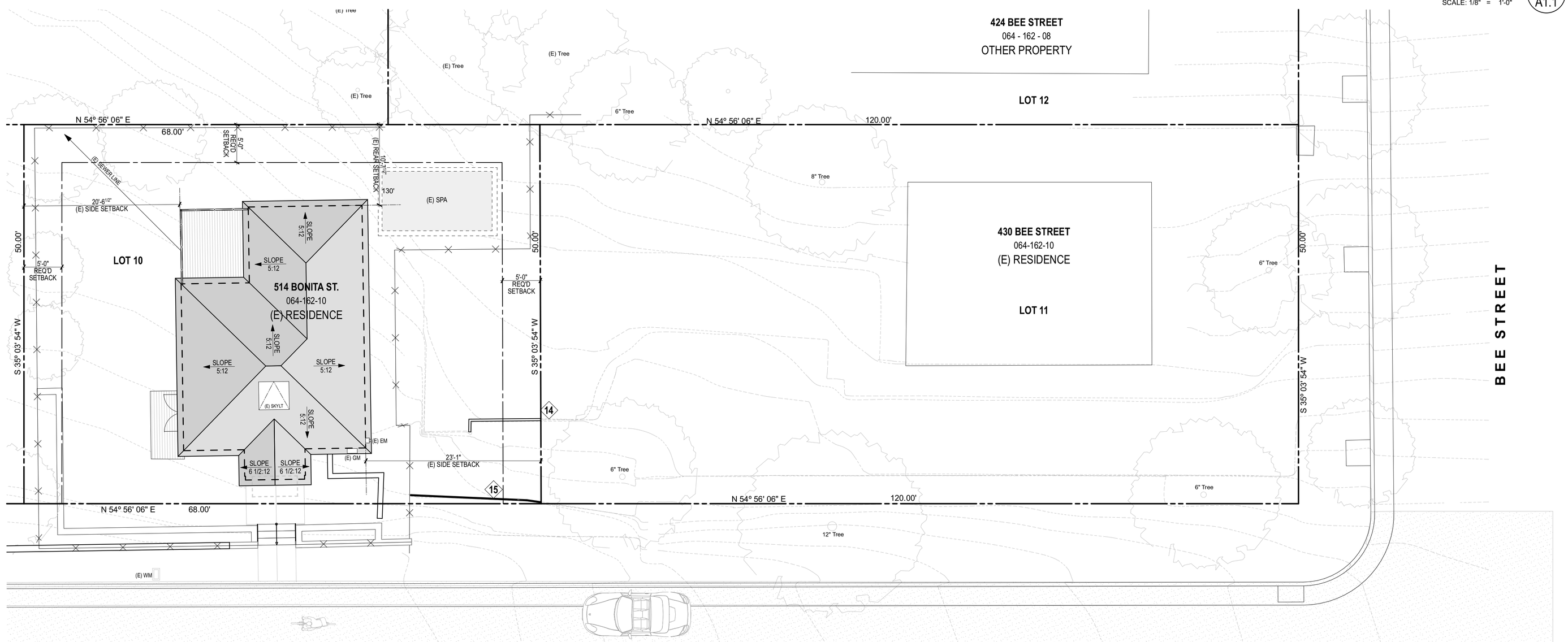
A0.5 1



(N) SITE + ROOF PLAN

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

2 A1.1



(E) SITE + ROOF PLAN

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

1 A1.1

TRUE NORTH

PLAN NORTH

0' 8' 16'

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

SHEET NOTES

A. SEE CIVIL ENGINEER'S DRAWINGS FOR ALL GRADING AND DRAINAGE WORK

B. SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR PLANTING PLAN SITE CONCEPT

C. TOPOGRAPHY & PROPERTY BOUNDARIES FROM SURVEY BY AMERICAN LAND SURVEYING, INC., AUGUST 2020

D. NO GRADING SHALL COMMENCE PRIOR TO OBTAINING A GRADING PERMIT (WHERE REQUIRED) FROM THE PUBLIC WORKS DEPARTMENT.

E. LOCATION OF ANY UTILITIES SHOWN ON THESE DOCUMENTS IS APPROXIMATE. VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES WITH THE APPROPRIATE AGENCIES AND CONFIRM FINAL TRENCHING AND PLACEMENT REQUIREMENTS PRIOR TO COMMENCING WORK.

KEY NOTES 01

01. (E) FENCES TO REMAIN
02. (E) RESIDENCE
03. (N) GARAGE/A.D.U.
04. (E) WATER METER TO REMAIN
05. (N) PG&E ELECTRIC METER + MAIN SERVICE DISCONNECT LOCATION
06. (N) PG&E GAS METER LOCATION
07. LINE OF HOUSE BELOW
08. LINE OF GARAGE BELOW
09. (N) SITE WALL
10. (N) STAIRS + PAVED PATHWAY
11. (N) DRIVEWAY APRON
12. MOVE (E) SPA
13. ADDRESS FOR (N) ADU SHALL BE CLEARLY VISIBLE AGAINST A CONTRASTING BACKGROUND FROM THE ACCESS STREET OR ROAD CRC R319.1 AND SHALL BE ILLUMINATED AT NIGHT PER LOCAL BUILDING ORDINANCE.
    - MINIMUM 4" HEIGHT
    - MINIMUM 1/2" STROKE
    - ILLUMINATED AT ALL NIGHT TIME HOURS
14. REMOVE (E) CONC. WALL + SLOPE TO 2:1 TO BOT OF STEPS
15. REMOVE (E) WOOD RET. WALL - - INCORPORATE (N) RET. WALL INTO (N) PLANTER + STAIR LANDING

H+D

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD HUBBELL
C-28014
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

ISSUED FOR:

PLANNING SUBMITTAL	27 JUL 2021
PLANNING RE-SUBMITTAL 1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by
HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB Nº:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

EXISTING + PROPOSED SITE PLANS

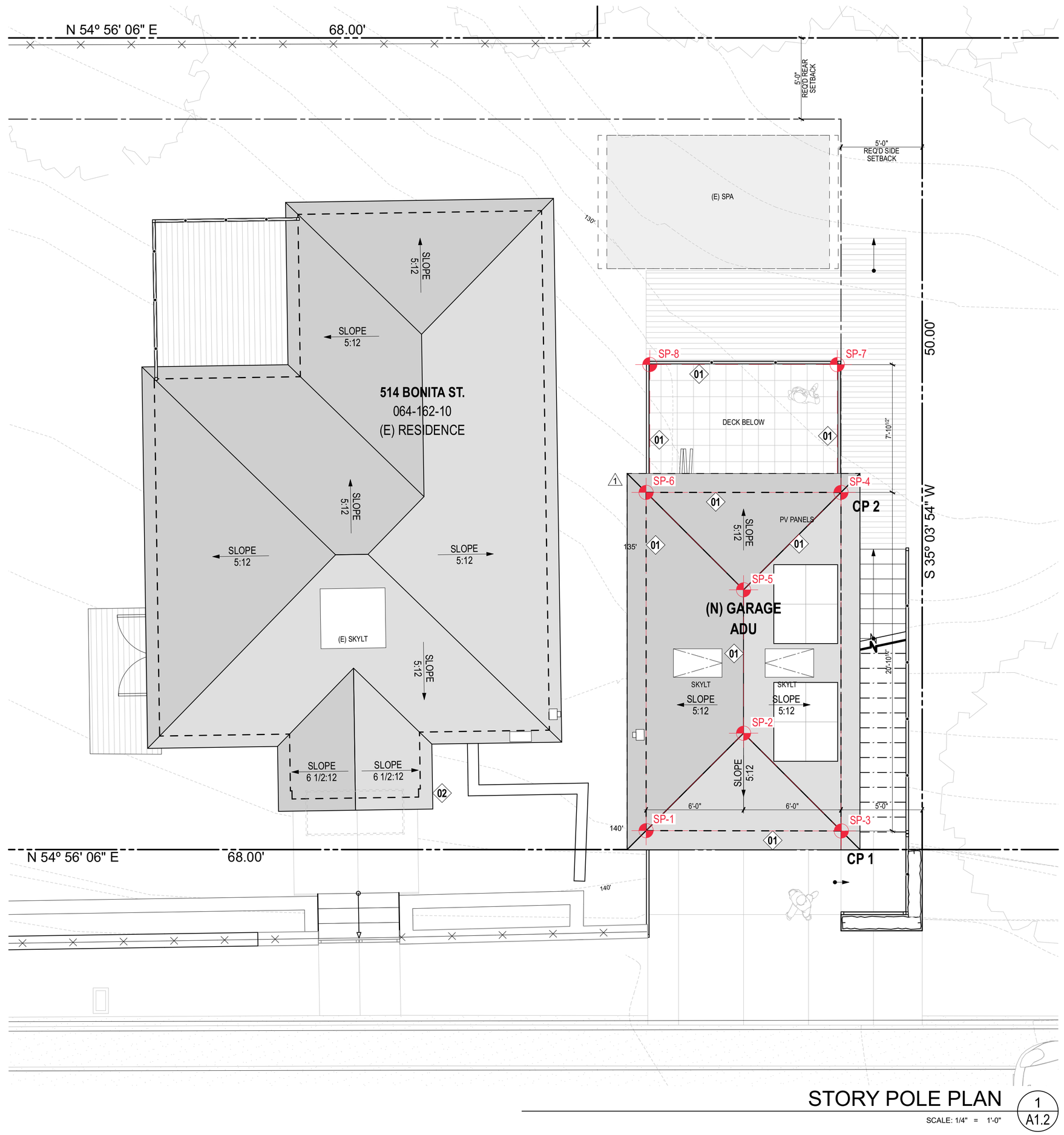
A1.1 1

STORY POLE PLAN

Pole Number	Location	Building Elevation	Ground Elevation (E)	Story Pole Height (Above Natural Grade)	Maximum per Code	Avarage Grade	Ht. above Avg. Grade
SP-1	Garage/ADU - SW wall eave	155'-0"	141'-0"	13'-9"	25'	135.625'	19.125'
SP-2	Garage/ADU - South ridge	158'-1"	139'-0"	15'-11"	25'	135.625'	20.208'
SP-3	Garage/ADU - SE wall eave	155'-0"	140'-0"	13'-7"	25'	135.625'	7.958'
SP-4	Garage/ADU - NW wall eave	155'-0"	134'-0"	22'-4"	25'	135.625'	20.708'
SP-5	Garage/ADU - North ridge	158'-1"	132'-5"	24'-11"	25'	135.625'	20.908'
SP-6	Garage/ADU - NE wall eave	155'-0"	131'-0"	19'-10"	25'	135.625'	15.208'
SP-7	ADU Deck - NE corner	133'-6"	131'-0"	13'-1"	25'	135.625'	1.542'
SP-8	ADU Deck - NW corner	133'-6"	129'-0"	14'-2"	25'	135.625'	3.459'

NOTE:

THE STORY POLE PLAN SHOWS THE PROPOSED SITE PLAN OVER THE EXISTING SITE TOPO FOR REFERENCE.



STORY POLE PLAN

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

1 A1.2

TRUE NORTH

PLAN NORTH

0' 4' 8'

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

KEY NOTES 01

01. CONNECT STORY POLES W/COLORED THICK RIBBON
02. (E) RESIDENCE

H+D

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD HUBBELL
C-32614
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

ISSUED FOR:

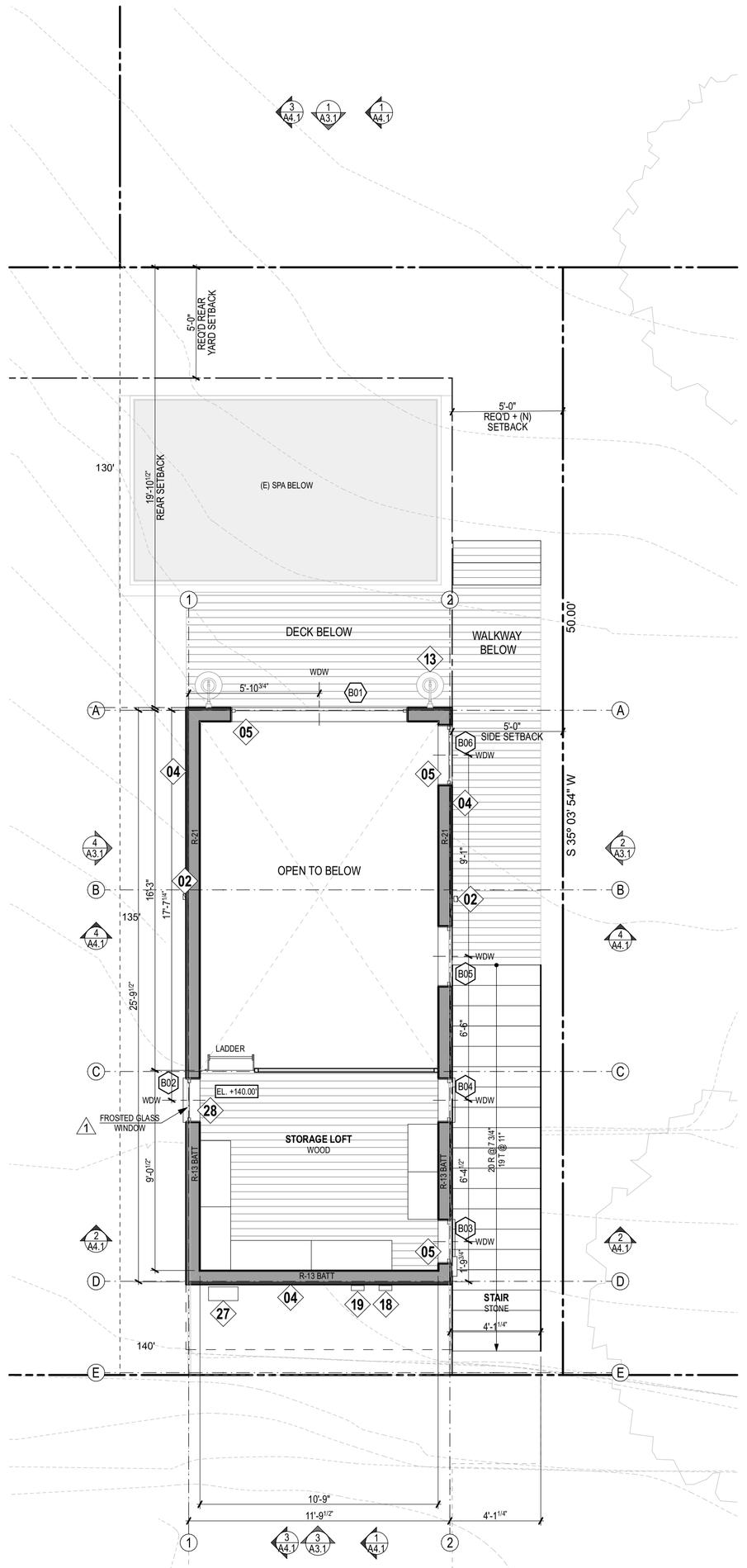
PLANNING SUBMITTAL	27 JUL 2021
PLANNING RE-SUBMITTAL 1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by
HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB Nº:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

STORY POLE PLAN

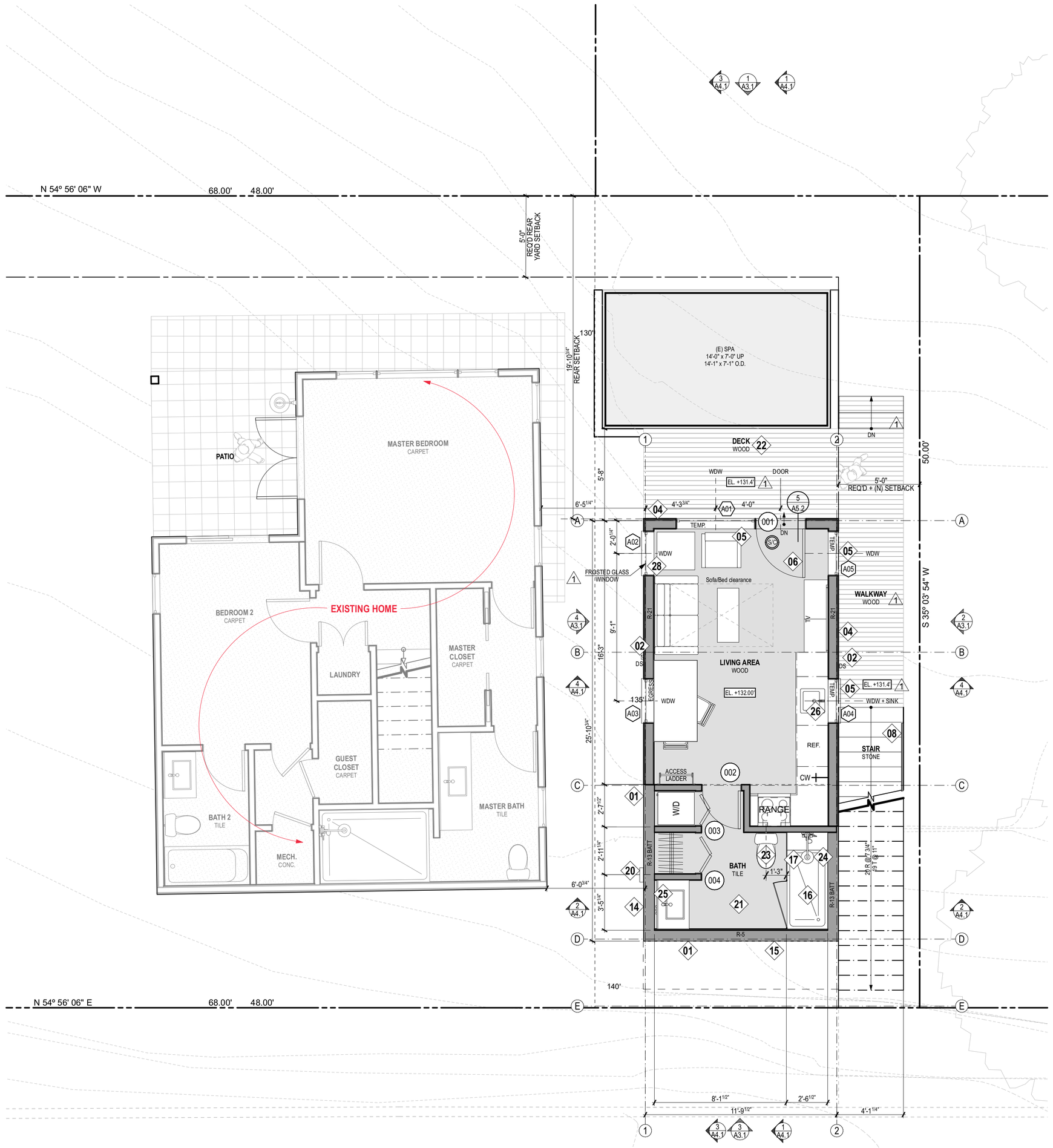
A1.2 1



PROPOSED ADU STORAGE LEVEL

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

2 A2.0



PROPOSED ADU LOWER LEVEL

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

1 A2.0

TRUE NORTH

PLAN NORTH

0' 4' 8'

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

WALL LEGEND

- EXISTING WALL TO REMAIN - NO MODIFICATIONS
- EXISTING WALL - (N) ADDED SHEAR
- EXISTING WALL TO BE MODIFIED FOR NEW OPENING
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL

SHEET NOTES

KEY NOTES 01

01. PERIMETER FOUNDATION DRAIN - SHALL EXTEND 12" BEYOND OUTSIDE EDGE OF FOOTING - - SEE SOIL REPORT
02. DOWNSPOUT LOCATIONS - EXTEND TO TIGHT LINES BELOW GRADE
03. CONCRETE DRIVEWAY APRON
04. EXTERIOR WOOD HORIZONTAL SIDING TO MATCH THE (E) RESIDENCE
05. WINDOWS: ALUMINUM CLAD WOOD WINDOW, TYP.
06. EXTERIOR DOORS: ALUMINUM CLAD PATIO + ACCORDION DOOR, TYP.
07. 42" - TALL WROUGHT IRON GUARDRAIL TO MATCH THE (E) HOME
08. WROUGHT IRON GUARDRAIL AT STAIR 34" ABOVE NOSE OF TREAD, TYP.
09. STANDING SEAM METAL ROOFING
10. GUTTERS, DSPS, ROOF TRIM, GUTTER, MATERIAL AND FINISH TO MATCH ROOFING SYSTEM - DIMENSION TO MATCH (E) HOUSE. RADIUSED/ ANGLED CORNER DOWNSPOUTS, MATCH MATERIAL AND FINISH - USE RADIUSED/ ANGLED SWEEPS TO ELIMINATE INTERNAL DRIPPING NOISE
11. LINE OF BUILDING BELOW SHOWN DASHED
12. OVERHEAD GARAGE DOOR - - SEE DOOR SCHEDULE
13. EXTERIOR LIGHTING FIXTURE - DOWNLIGHT SCONCES
14. RETAINING WALLS
15. PROVIDE WATERPROOFING ON THE BACKSIDE OF ALL CONCRETE WALLS THAT ENCLOSE INTERIOR SPACES BELOW GRADE - - SEE ASSEMBLY KEY NOTE ON BUILDING SECTION SHEET A4.1
16. SHOWER ENCLOSURE:
    a. 30" MINIMUM CLEAR DIAMETER CIRCLE FOR STALL WIDTH
    b. MINIMUM 22" UNOBSTRUCTED SHOWER DOOR OPENING FOR EGRESS
    c. TEMPERED GLASS DOORS
    d. DAM, CURB, OR THRESHOLD 1" LOWER THAN SIDES AND BACK AND NOT LESS THAN 2" OR MORE THAN 9" IN DEPTH, MEASURED FROM THE TOP TO THE TOP OF THE DRAIN
    e. SLOPE SHOWER FLOOR TO DRAIN:
    - MINIMUM OF 1/4" PER FOOT
    - MAXIMUM OF 1/2" PER FOOT
    f. TILE WALLS TO 72" ABOVE DRAIN INLET OR FULL WALL HEIGHT AT SHOWER SURROUND- APPLY OVER CEMENT BOARD OR FIBERGLAS FACED GYPSUM BOARD
17. STRIP DRAIN AT BASE OF BENCH
18. REMOTE BLOWER FROM KITCHEN HOOD
19. FAN EXHAUST W/BACK FLOW PREVENTION FLAP FROM ADU BATHROOM
20. FAN EXHAUST W/BACK FLOW PREVENTION FLAP FROM DRYER
21. ELECTRIC BATH MATH - PER SECTION 150.1 (c) "SUPPLEMENTAL HEATING SYSTEM ARE ALLOWED PRESCRIPTIVELY AND THE DESIGNER MAY ELECT TO PROVIDE SUPPLEMENTAL HEATING TO A SPACE SUCH AS BATHROOM. SUPPLEMENTAL HEATING SYSTEM WILL BE INSTALLED IN A SPACE THAT IS SERVED BY PRIMARY HEATING SYSTEM AND MUST HAVE A THERMAL CAPACITY OF LESS THAN 2 kW OR 7,000 Btu/hr WHILE BEING CONTROLLED BY A TIME-LIMITING DEVICE NOT EXCEEDING 30MINUTES.
22. STONE PAVER DECK ON PEDESTAL SYSTEM - - SEE BUILDING SECTION NOTE
23. MINIMUM REQUIREMENTS FOR WATER CLOSETS OR BIDETS: CPC 407.5
    a. WIDTH OF 30" (15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION, NO CLOSER THAN 30" CENTER-TO-CENTER TO ANY SIMILAR FIXTURE)
    b. 24" CLEAR SPACE IN FRONT
    c. MAXIMUM 1.28 GALLON PER FLUSH
24. LOCATION OF SHOWER HEAD W/ MAX. FLOW RATE OF 1.8 GPM- - PRESSURE-BALANCING OR THERMOSTATIC VALVE
25. VANITY FAUCET SHALL NOT EXCEED A MAX FLOW RATE OF 1.2 GPM
26. KITCHEN SINK FAUCET SHALL NOT EXCEED A MAX FLOW RATE OF 1.5 GPM
27. (N) GAS METER W/ SLAM SHUT DEVICE
28. OBSCURED/FROSTED GLASS WINDOW UNIT
29. PV SOLAR PANELS

H+D

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD HUBBELL
C-28014
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

ISSUED FOR:

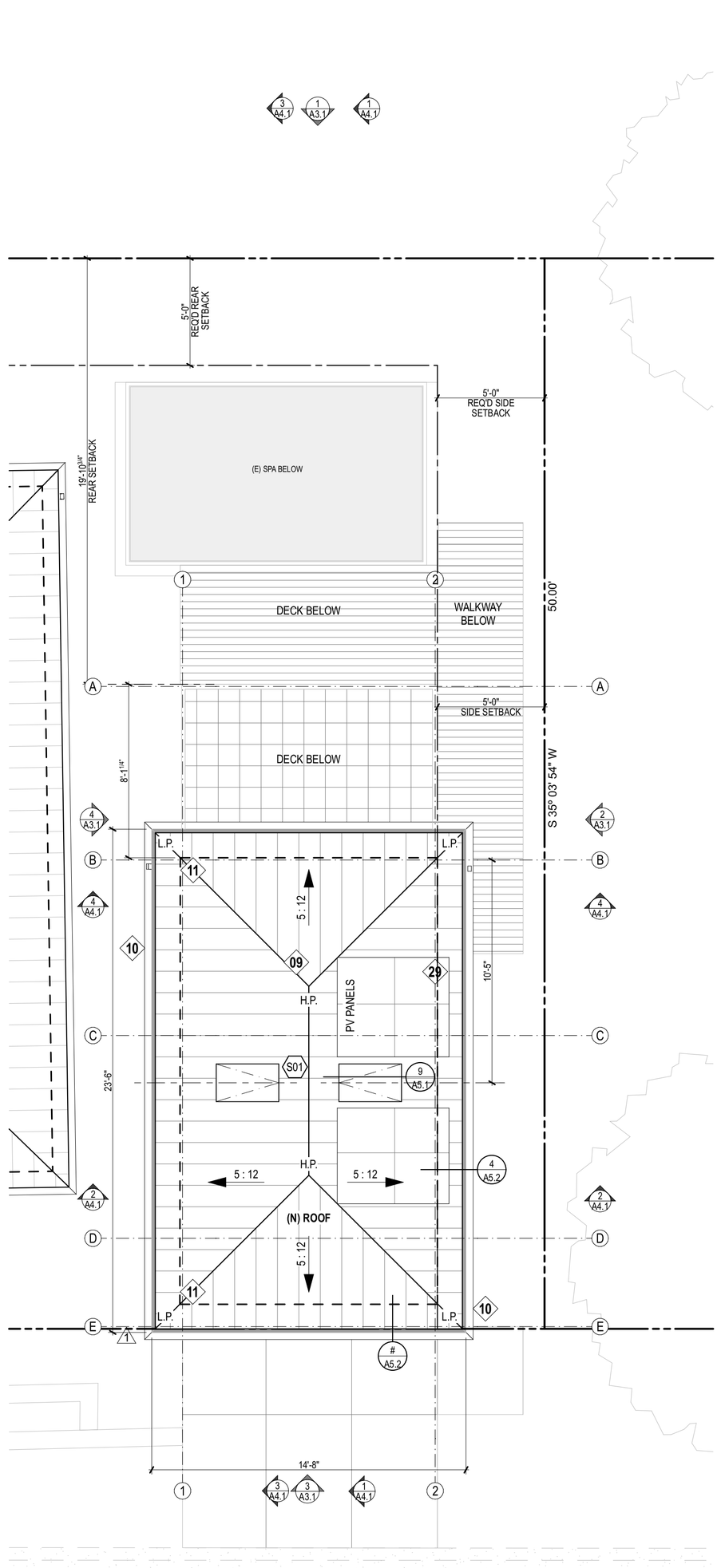
PLANNING SUBMITTAL	27 JUL 2021
PLANNING RE-SUBMITTAL 1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by
HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB Nº:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

PROPOSED ADU LOWER LEVEL + STORAGE PLAN

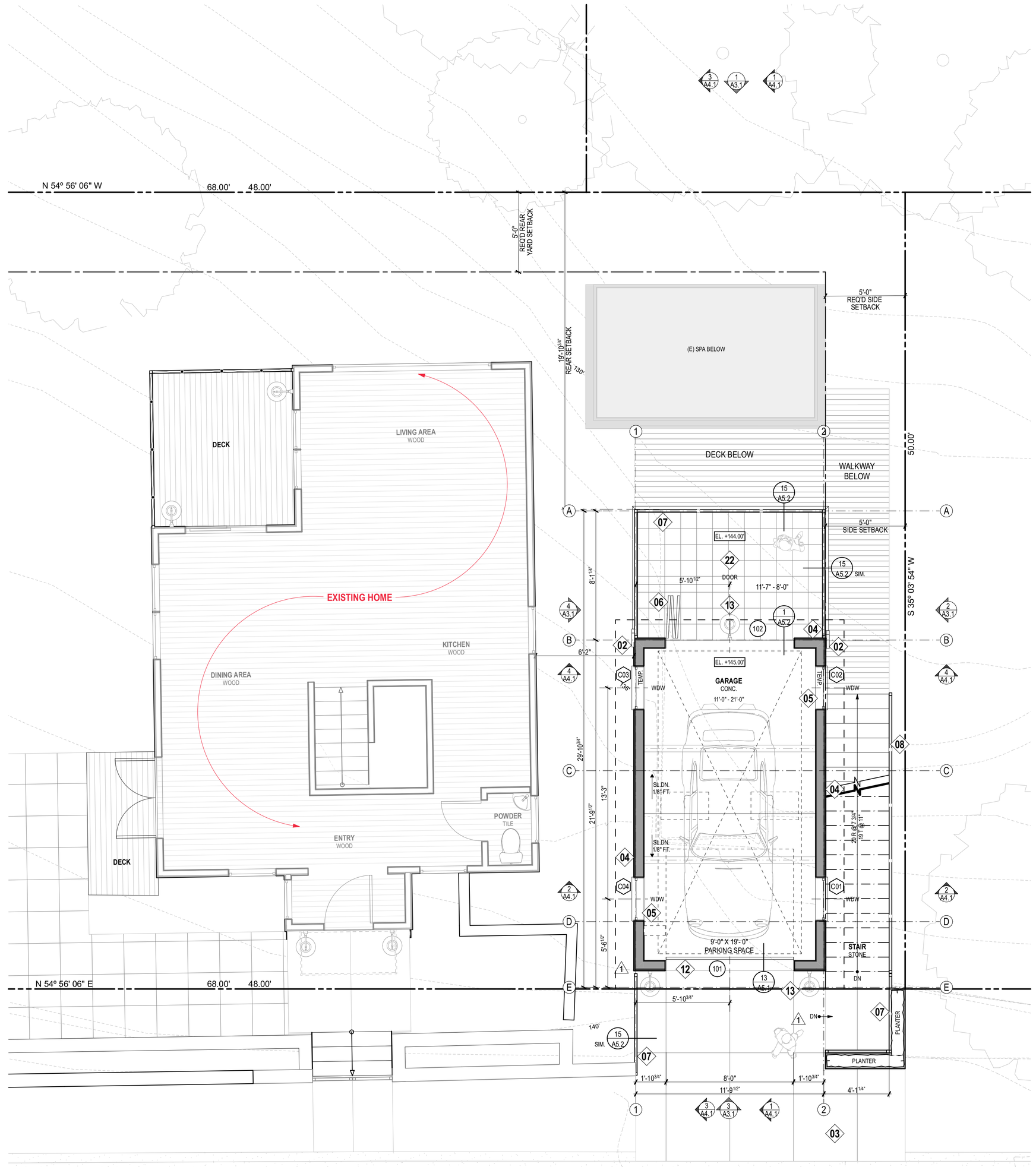
A2.0 1



PROPOSED ADU ROOF PLAN

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

2 / A2.1



PROPOSED ADU GARAGE LEVEL

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

1 / A2.1

WALL LEGEND

- EXISTING WALL TO REMAIN - NO MODIFICATIONS
- EXISTING WALL - (N) ADDED SHEAR
- EXISTING WALL TO BE MODIFIED FOR NEW OPENING
- EXISTING WALL TO BE DEMOLISHED
- NEW WALL

SHEET NOTES

KEY NOTES 01

01. PERIMETER FOUNDATION DRAIN - SHALL EXTEND 12" BEYOND OUTSIDE EDGE OF FOOTING - - SEE SOIL REPORT
02. DOWNSPOUT LOCATIONS - EXTEND TO TIGHT LINES BELOW GRADE
03. CONCRETE DRIVEWAY APRON
04. EXTERIOR WOOD HORIZONTAL SIDING TO MATCH THE (E) RESIDENCE
05. WINDOWS: ALUMINUM CLAD WOOD WINDOW, TYP.
06. EXTERIOR DOORS: ALUMINUM CLAD PATIO + ACCORDION DOOR, TYP.
07. 42" - TALL WROUGHT IRON GUARDRAIL TO MATCH THE (E) HOME
08. WROUGHT IRON GUARDRAIL AT STAIR 34" ABOVE NOSE OF TREAD, TYP.
09. STANDING SEAM METAL ROOFING
10. GUTTERS, DSPS, ROOF TRIM. GUTTER, MATERIAL AND FINISH TO MATCH ROOFING SYSTEM - DIMENSION TO MATCH (E) HOUSE. RADIUSED/ ANGLED CORNER DOWNSPOUTS, MATCH MATERIAL AND FINISH - USE RADIUSED/ ANGLED SWEEPS TO ELIMINATE INTERNAL DRIPPING NOISE
11. LINE OF BUILDING BELOW SHOWN DASHED
12. OVERHEAD GARAGE DOOR - - SEE DOOR SCHEDULE
13. EXTERIOR LIGHTING FIXTURE - DOWNLIGHT SCONCES
14. RETAINING WALLS
15. PROVIDE WATERPROOFING ON THE BACKSIDE OF ALL CONCRETE WALLS THAT ENCLOSE INTERIOR SPACES BELOW GRADE - - SEE ASSEMBLY KEY NOTE ON BUILDING SECTION SHEET A4.1
16. SHOWER ENCLOSURE:
    a. 30" MINIMUM CLEAR DIAMETER CIRCLE FOR STALL WIDTH
    b. MINIMUM 22" UNOBSTRUCTED SHOWER DOOR OPENING FOR EGRESS
    c. TEMPERED GLASS DOORS
    d. DAM, CURB, OR THRESHOLD 1" LOWER THAN SIDES AND BACK AND NOT LESS THAN 2" OR MORE THAN 9" IN DEPTH, MEASURED FROM THE TOP TO THE TOP OF THE DRAIN
    e. SLOPE SHOWER FLOOR TO DRAIN:
       - MINIMUM OF 1/4" PER FOOT
       - MAXIMUM OF 1/2" PER FOOT
    f. TILE WALLS TO 72" ABOVE DRAIN INLET OR FULL WALL HEIGHT AT SHOWER SURROUND. APPLY OVER CEMENT BOARD OR FIBERGLAS FACED GYPSUM BOARD
17. STRIP DRAIN AT BASE OF BENCH
18. REMOTE BLOWER FROM KITCHEN HOOD
19. FAN EXHAUST W/BACK FLOW PREVENTION FLAP FROM ADU BATHROOM
20. FAN EXHAUST WIBACK FLOW PREVENTION FLAP FROM DRYER
21. ELECTRIC BATH MATH - PER SECTION 150.1 (c) "SUPPLEMENTAL HEATING SYSTEM ARE ALLOWED PRESCRIPTIVELY AND THE DESIGNER MAY ELECT TO PROVIDE SUPPLEMENTAL HEATING TO A SPACE SUCH AS BATHROOM. SUPPLEMENTAL HEATING SYSTEM WILL BE INSTALLED IN A SPACE THAT IS SERVED BY PRIMARY HEATING SYSTEM AND MUST HAVE A THERMAL CAPACITY OF LESS THAN 2 kW OR 7,000 Btu/hr WHILE BEING CONTROLLED BY A TIME-LIMITING DEVICE NOT EXCEEDING 30MINUTES.
22. STONE PAVER DECK ON PEDESTAL SYSTEM - - SEE BUILDING SECTION NOTE
23. MINIMUM REQUIREMENTS FOR WATER CLOSETS OR BIDETS: CPC 407.5
    a. WIDTH OF 30" (15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION, NO CLOSER THAN 30" CENTER-TO-CENTER TO ANY SIMILAR FIXTURE)
    b. 24" CLEAR SPACE IN FRONT
    c. MAXIMUM 1.28 GALLON PER FLUSH
24. LOCATION OF SHOWER HEAD W/ MAX. FLOW RATE OF 1.8 GPM - - PRESSURE-BALANCING OR THERMOSTATIC VALVE
25. VANITY FAUCET SHALL NOT EXCEED A MAX FLOW RATE OF 1.2 GPM
26. KITCHEN SINK FAUCET SHALL NOT EXCEED A MAX FLOW RATE OF 1.5 GPM
27. (N) GAS METER W/ SLAM SHUT DEVICE
28. OBSCURED/FROSTED GLASS WINDOW UNIT
29. PV SOLAR PANELS

TRUE NORTH

PLAN NORTH

0' 4' 8'

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

H+D

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD HUBBELL
C-31014
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

ISSUED FOR:

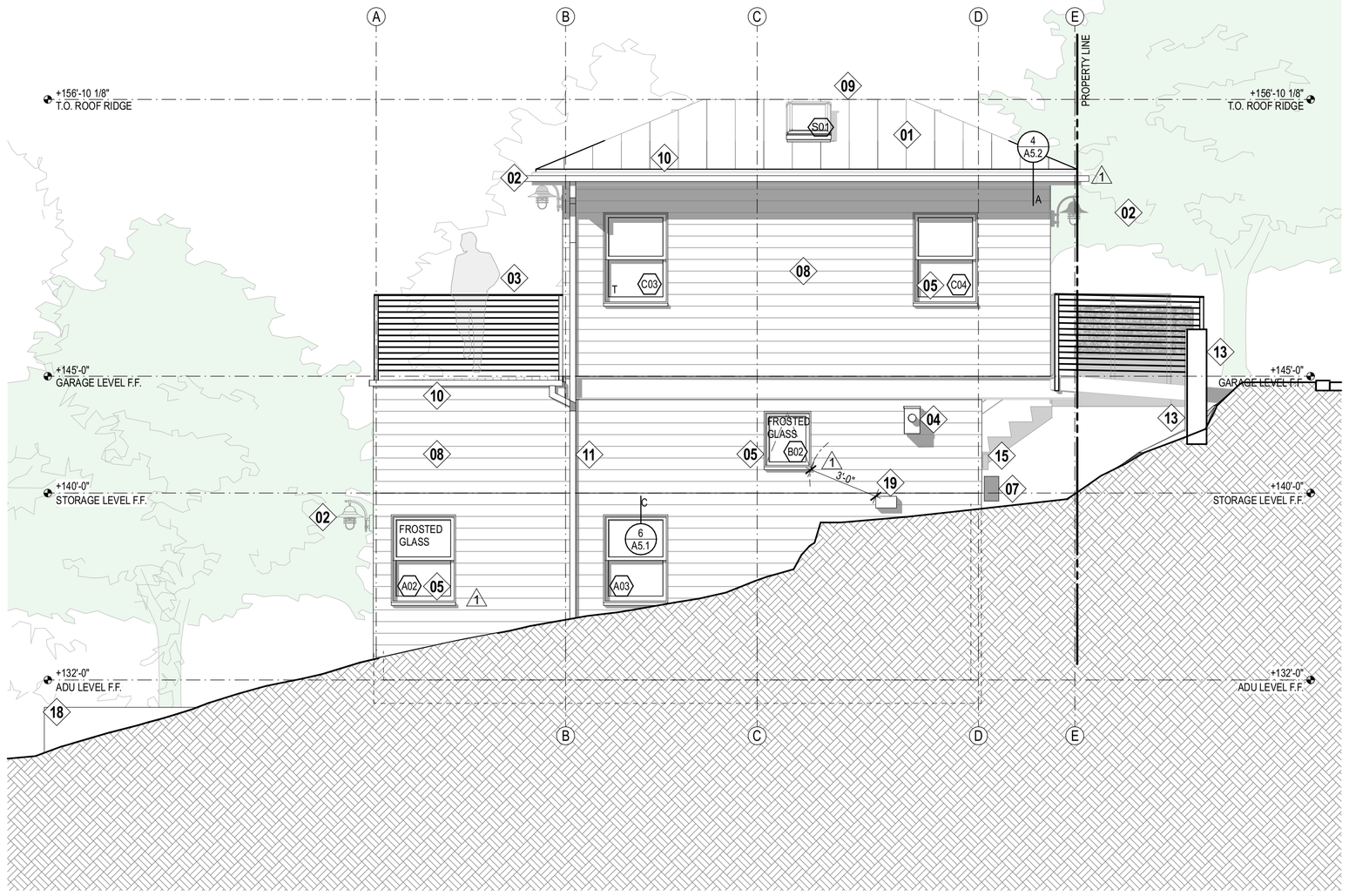
PLANNING SUBMITTAL		27 JUL 2021
PLANNING RE-SUBMITTAL	1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by
HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB Nº:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

PROPOSED ADU MAIN LEVEL + ROOF PLAN

A2.1



WEST ELEVATION

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

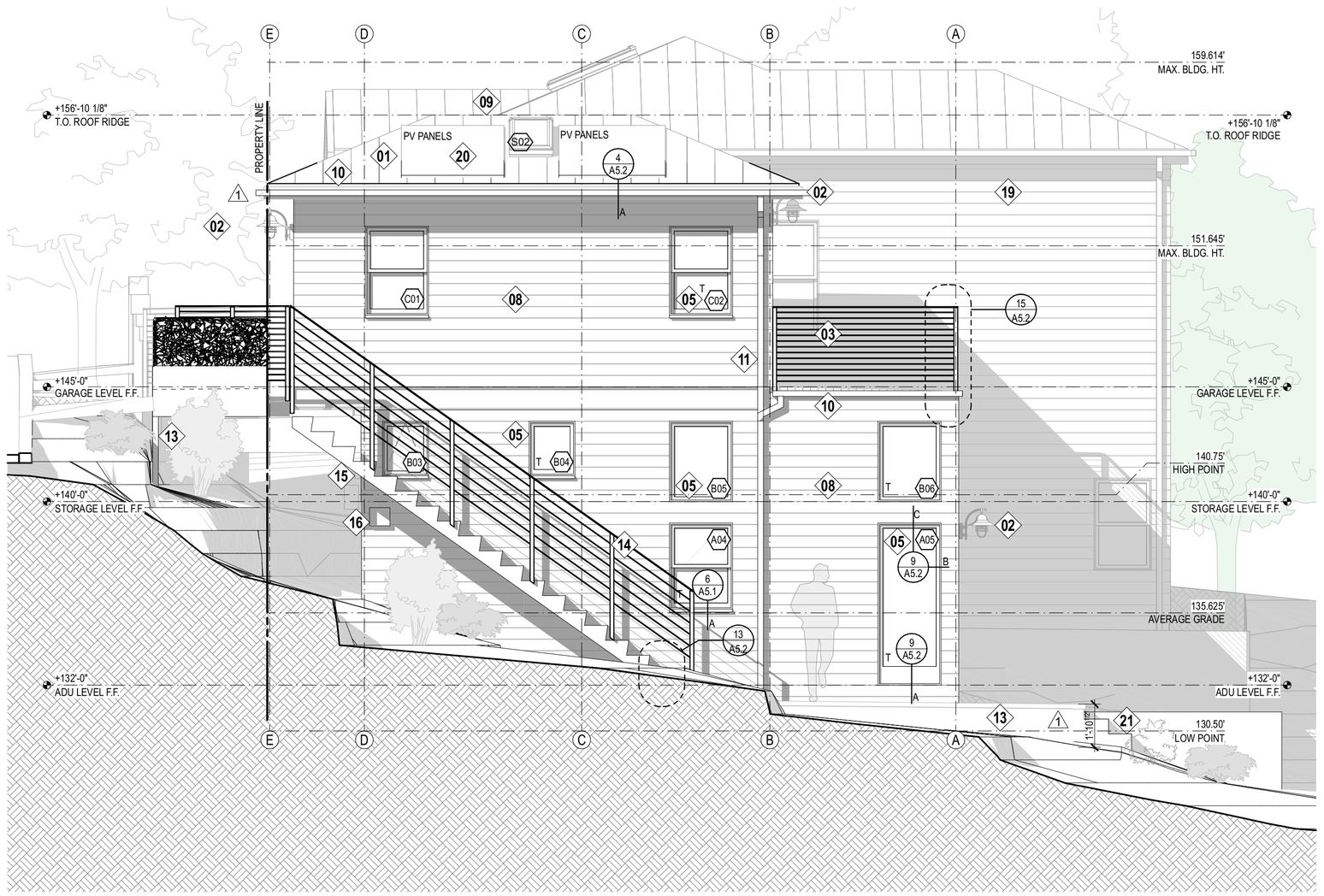
4 A3.1



SOUTH ELEVATION

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

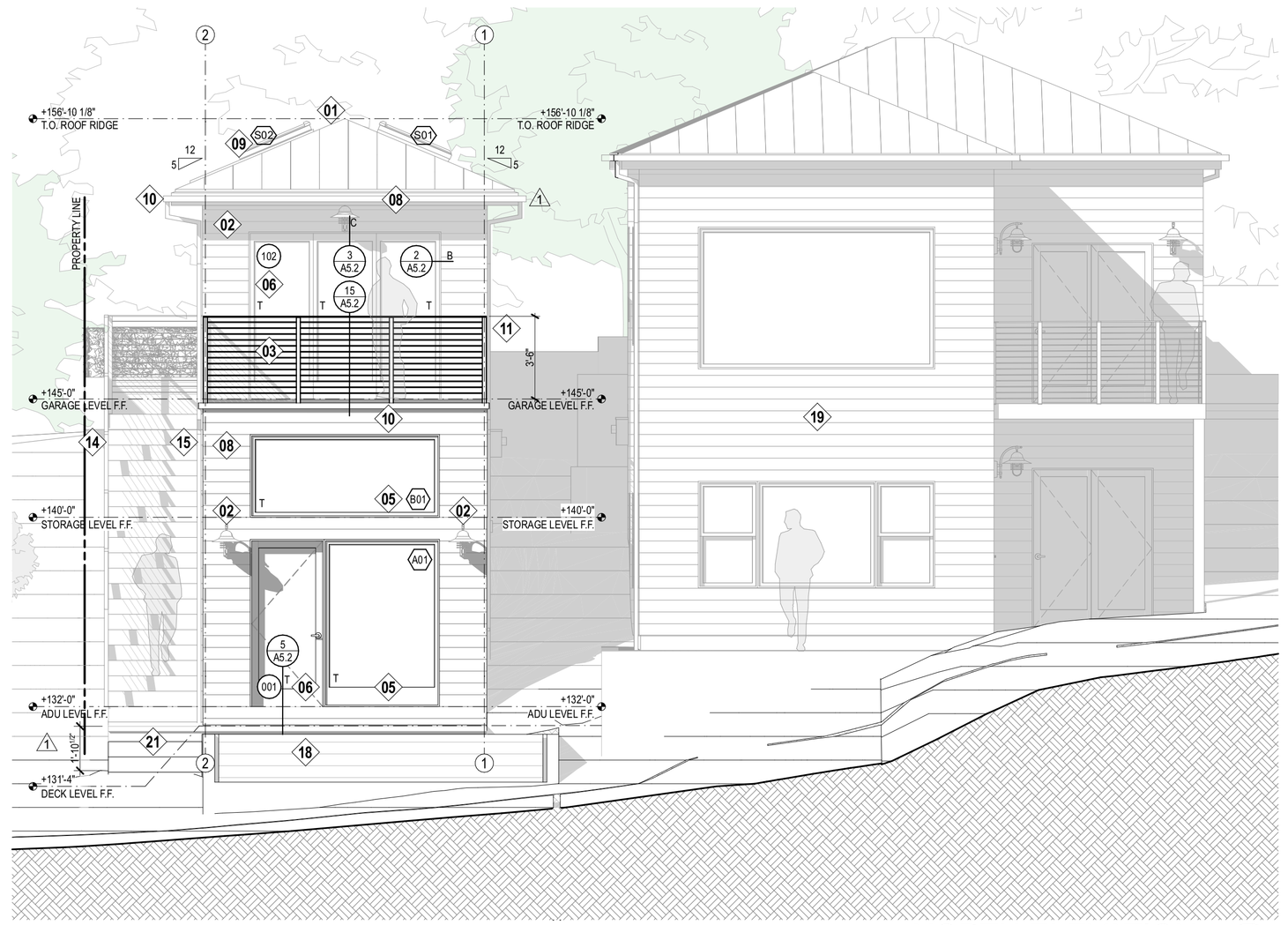
3 A3.1



EAST ELEVATION

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

2 A3.1



NORTH ELEVATION

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

1 A3.1

0' 4' 8'

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

SHEET NOTES

A. **CRAWL SPACE VENTING:** OPENINGS IN STONE W/ 1/4" X 1/4" COPPER SCREEN BEHIND 32 SQ. IN. FREE AREA EA. (= 96 SQ. IN.)– EA. VENT A TRIPLE OPENING W/ STONE VENEER LINTEL & COPPER SCREEN BEHIND STUCCO

KEY NOTES 01

01. NEW CLASS "A" METAL ROOF SYSTEM:

    CUSTOM STANDING SEAM SYSTEM #CB-150, PRE-FINISHED 24 GA GALVALUME, KYNAR "SLATE GREY" FINISH (RE-CONFIRM COLOR SELECTION PRIOR TO ORDERING)- SUBMIT SHOP DRAWINGS ILLUSTRATING FULL SYSTEM DETAILS, ASSOCIATED FLASHINGS, FASCIA GUTTERS AND DOWNSPOUTS

    ROOFING UNDERLAYMENT: GRACE "ULTRA" HIGH HEAT RESISTANT RUBBERIZED MEMBRANE UNDERLAYMENT

02. EXTERIOR SCONCE- CONFIRM MOUNTING HEIGHT IN FIELD W/ ARCHITECT
03. WROUGHT IRON RAILS TO MATCH (E), TYP. - SEE DETAIL 15/A5.2
04. PG&E ELECTRIC METER + MAIN SERVICE DISCONNECT LOCATION
05. PRE-FINISHED ALUMINUM EXTERIOR CLAD WOOD WINDOWS - COLOR TO MATCH (E) WINDOWS AT RESIDENCE
06. PRE-FINISHED ALUMINUM EXTERIOR CLAD WOOD DOORS - COLOR TO MATCH (E) DOORS AT RESIDENCE
07. GAS METER LOCATION
08. HORIZONTAL WOOD SIDING TO MATCH (E) HOME - - STAIN
09. NEW SKYLIGHT
10. GUTTERS TO MATCH EXISTING - COPPER
11. COPPER DOWNSPOUTS. RADIUS ALL BENDS TO ELIMINATE INTERNAL DRIPPING NOISES - DIM. TO MATCH (E) HOUSE
12. ALUMINUM OVERHEAD DOOR- VERIFY FINAL DESIGN WITH ARCHITECT PRIOR TO ORDERING
13. CONCRETE RETAINING WALL - - S.S.D.
14. STAIR GUARD — 34" HT. ABOVE NOSING — MAX. 3-7/8" OPENINGS BETWEEN BALUSTERS — TRIANGULAR OPENINGS FORMED BY RISER, TREAD AND BOTTOM RAIL SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH
15. SS FAN EXHAUST REMOTE BLOWER FROM KITCHEN RANGE HOOD
16. FAN EXHAUST WITH BACK-FLOW PREVENTION FLAP FROM BATHROOM
17. CONCRETE PLANTER - - S.S.D.
18. (E) WOOD SKIRT DECORATIVE SURROUNDING SPA.
19. FAN EXHAUST W/BACK FLOW PREVENTION FLAP FROM DRYER
20. PV PANELS
21. SITE STAIRS

H+D

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD HUBBELL
C-2014
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

ISSUED FOR:

PLANNING SUBMITTAL		27 JUL 2021
PLANNING RE-SUBMITTAL	1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB N°:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

PROPOSED ADU EXTERIOR ELEVATIONS + (E) HOUSE

A3.1 1



VIEW FROM SE

NOT TO SCALE

3
A3.2



EAST VIEW

NOT TO SCALE

2
A3.2



VIEW FROM SW

NOT TO SCALE

1
A3.2

H+D

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD
C-29014
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

ISSUED FOR:

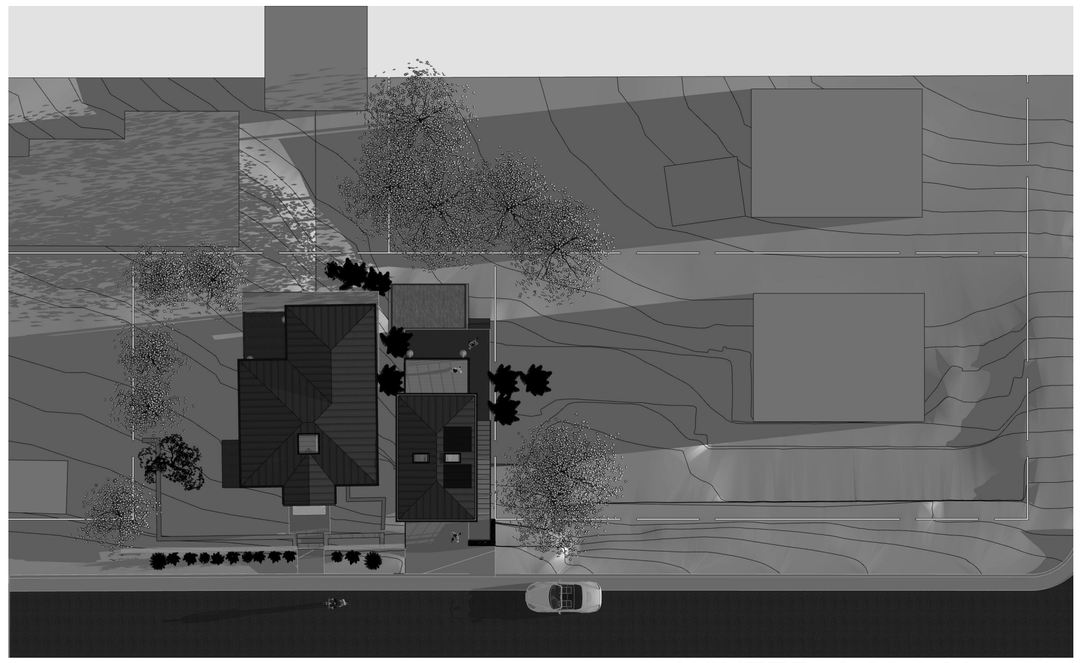
PLANNING SUBMITTAL	27 JUL 2021
PLANNING RE-SUBMITTAL 1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by
HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB N°:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

3D VIEWS

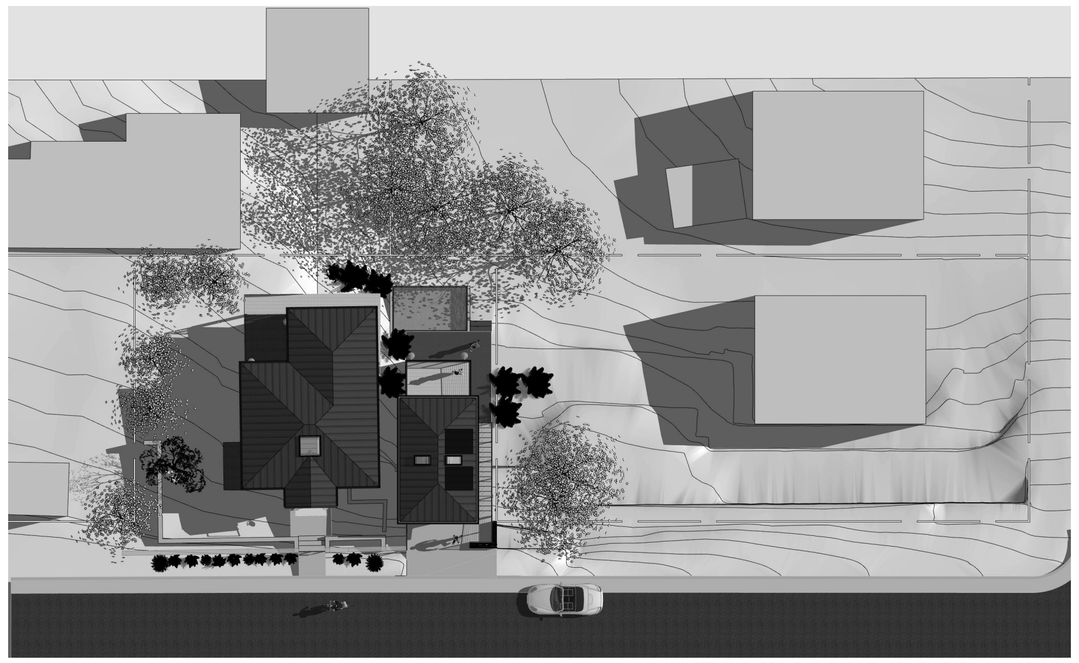
A3.2



WINTER 8:06 A.M.

NOT TO SCALE

9 A3.3



EQUINOX 8:06.M.

NOT TO SCALE

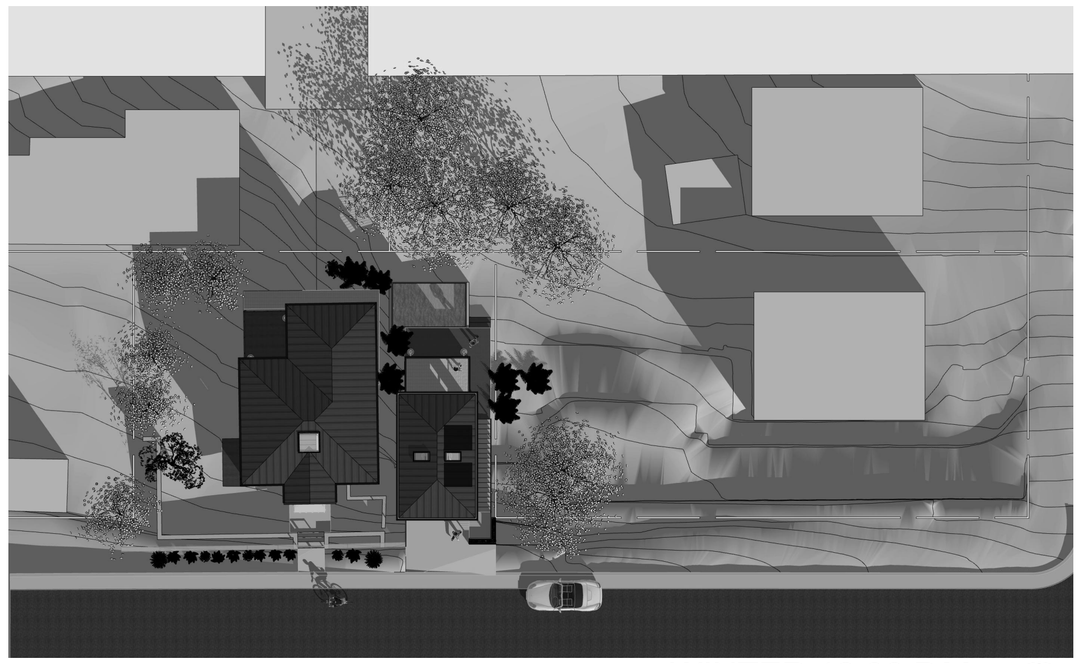
6 A3.3



SUMMER 8:33 A.M.

NOT TO SCALE

3 A3.3



WINTER 12:36 P.M.

NOT TO SCALE

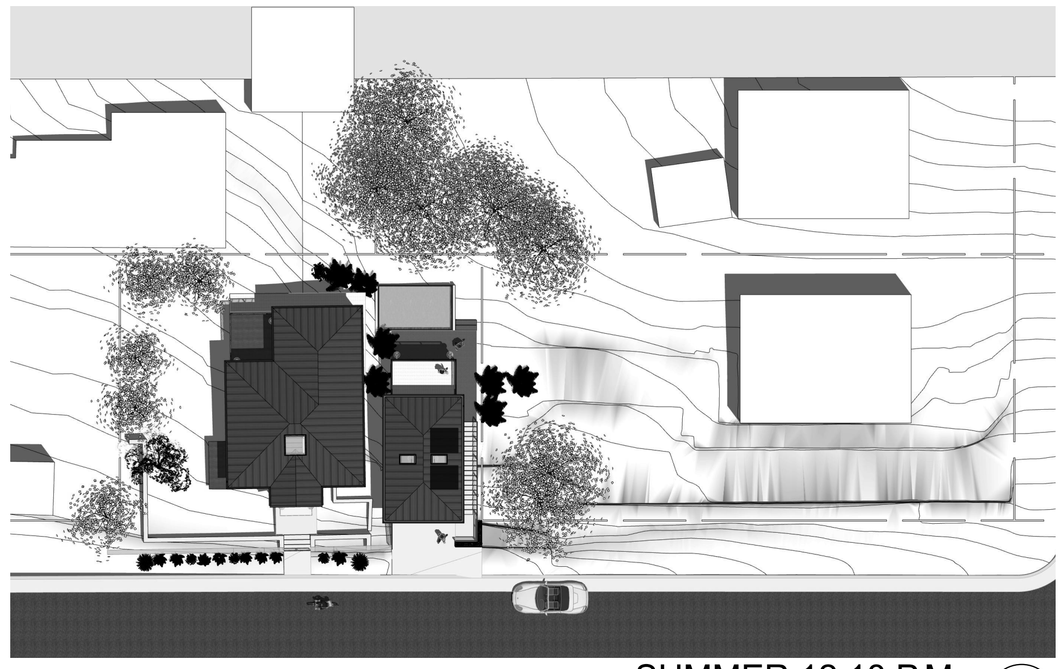
8 A3.3



EQUINOX 12:11 P.M.

NOT TO SCALE

5 A3.3



SUMMER 12:18 P.M.

NOT TO SCALE

2 A3.3



WINTER 2:51 P.M.

NOT TO SCALE

7 A3.3



EQUINOX 3:11 P.M.

NOT TO SCALE

4 A3.3



SUMMER 4:48 P.M.

NOT TO SCALE

1 A3.3

H+D

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD HUBBELL
C-29014
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

ISSUED FOR:

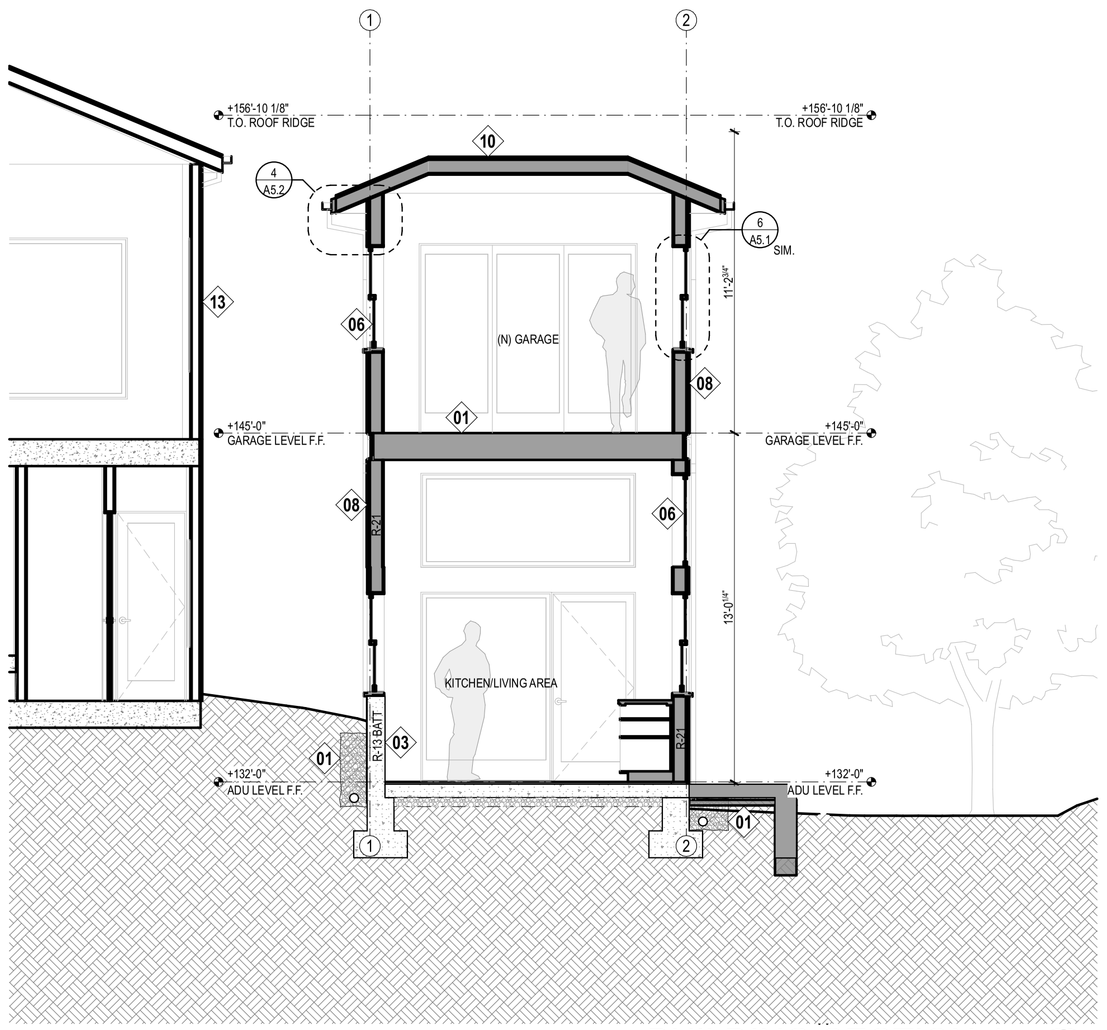
PLANNING SUBMITTAL	27 JUL 2021
PLANNING RE-SUBMITTAL 1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by
HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB Nº:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

SUN STUDY

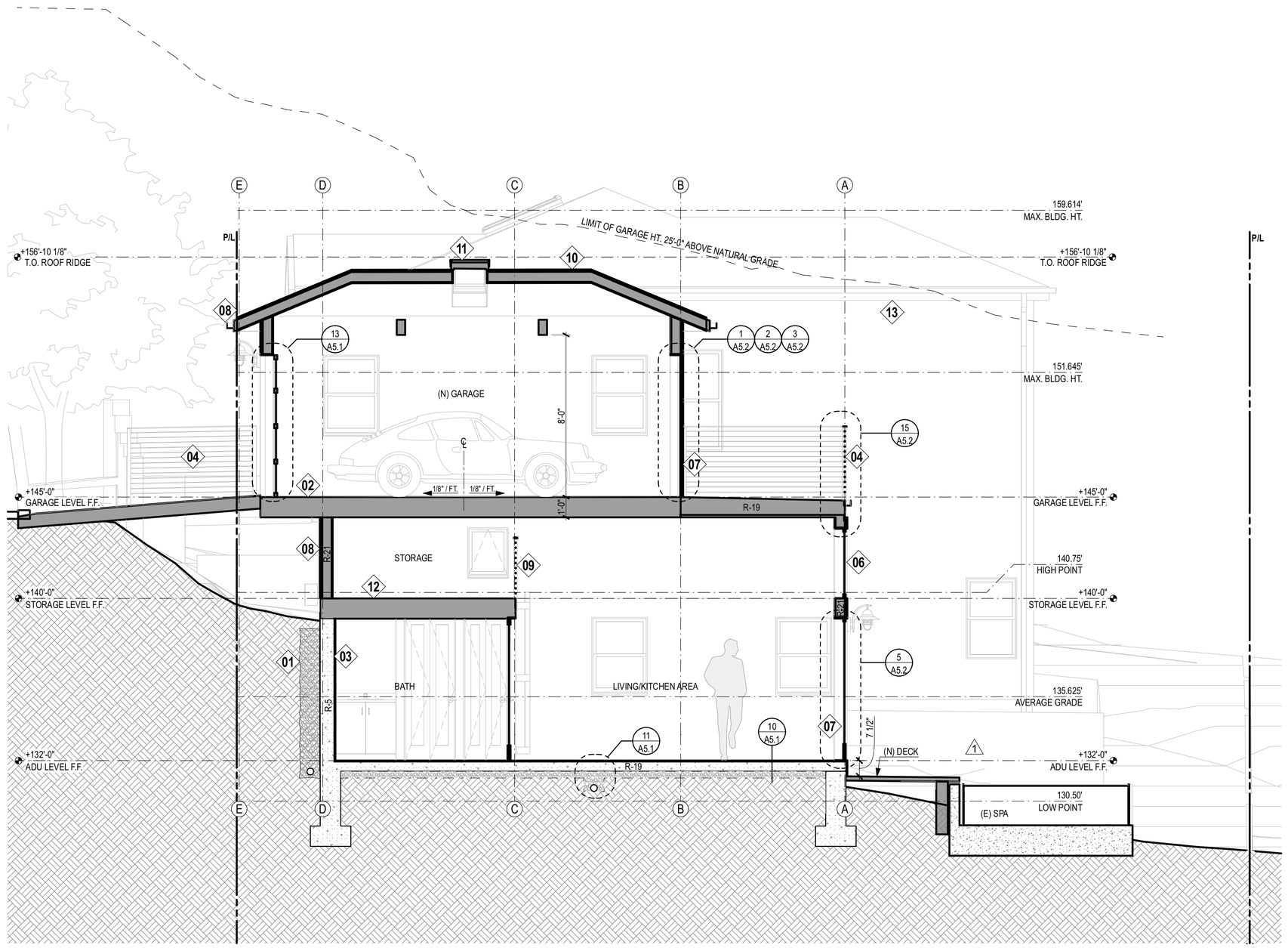
A3.3 1



BUILDING SECTION 4

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

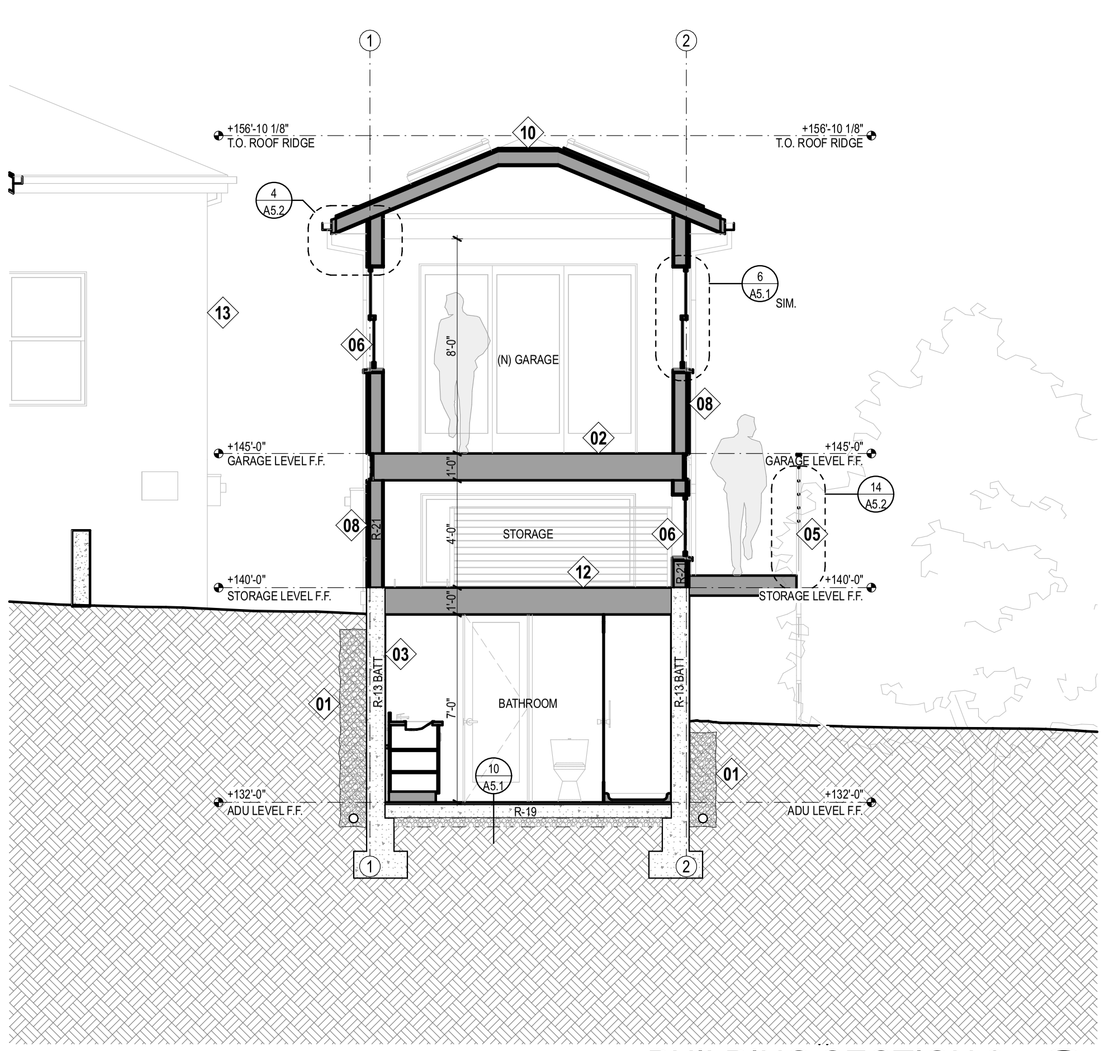
4 / A4.1



BUILDING SECTION 2

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

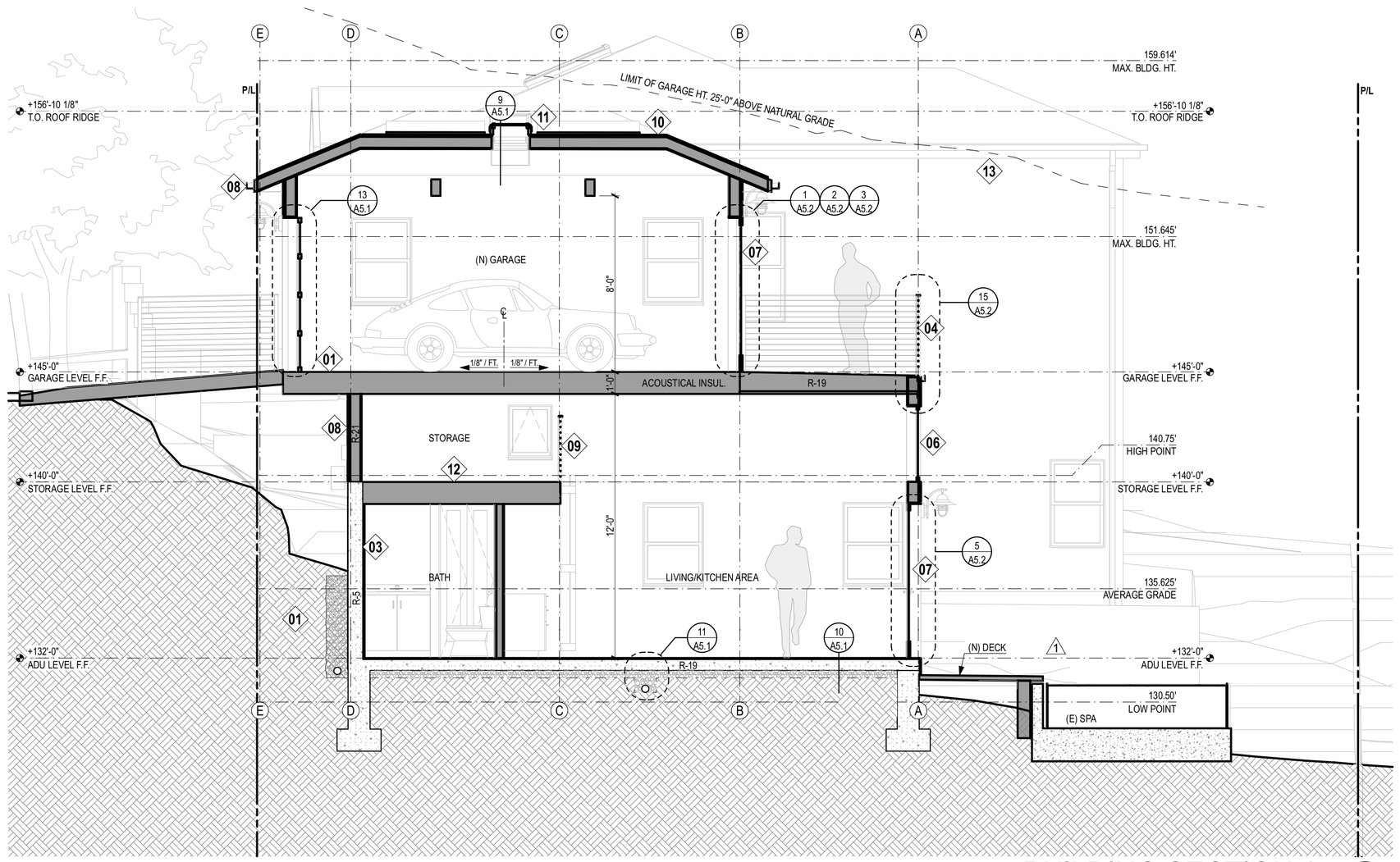
3 / A4.1



BUILDING SECTION 3

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

2 / A4.1



BUILDING SECTION 1

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

1 / A4.1

SHEET NOTES

KEY NOTES 01

01. **FOUNDATION PERIMETER DRAIN:** DRAIN ROCK WRAPPED IN FILTER FABRIC (ALT. DRAINAGE BOARD) WITH 4" PERF PIPE, HOLES DOWN, PLACED AT BOTTOM-SLOPE DRAINAGE SYSTEM AT 1/8" - 1'; DAYLIGHT BELOW HOUSE AT HILL WITH ENERGY DISSIPATOR PER GEOTECH REPORT – SEE CIVIL DWG'S
02. **GARAGE SLAB:** STEEL TROWEL FINISHED, REINF ORCED CONC SLAB OVER MOISTURE BARRIER OVER PT PLYWOOD - SLOPE 1/8"/FT TO FRONT + REAR
03. **INTERIOR WALLS @ CONC RETAINING WALLS:** 5/8" GYP BD OVER 2x FURRING R—19 MIN. - - S.S.D. **KEEP 1" AIR GAP CLEAR OF ALL CONSTRUCTION DEBRIS**
04. **EXTERIOR GUARD RAILING ASSEMBLY:**
    - GUARD RAIL TO RESIST 200LBS OF CONCENTRATED FORCE APPLIED TO THE TOP RAIL AT A RIGHT-ANGLE; 50 PLF LOAD APPLIED NON- SEQUENTIALLY TO TOP RAIL
    - 42" MIN HT. TYPICAL
05. **HANDRAIL AT STAIR:** T.O. METAL RAIL AT 34" ABOVE STAIR NOSING - 2" MAX. GRIP PROFILE, PAINT FINISH OVER GALVANIZED STEEL.
    - OPENINGS FOR GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE OF 4.375" TO PASS THROUGH
    - TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF THE STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING
06. **WINDOWS:** EXTERIOR PRE-FINISHED ALUMINUM CLAD WOOD WINDOWS (DBL GL., LOW-E^2- ARGON GAS FILL)- TYPICAL FOR ALL WINDOW OPENINGS
07. **FRENCH DOORS (LOW SADDLE):** EXTERIOR PRE-FINISHED ALUMINUM CLAD WOOD DOORS (DBL GL., LOW-E^2- ARGON GAS FILL)- LOW PROFILE ALUM. "SADDLE" THRESHHOLD SEE DETAILS- DRIP-THROUGH GAP BETWEEN EDGE OF SADLE AND FIRST DECK BOARD/ STONE TILE
08. **HORIZONTAL WOOD SIDING:** HORIZONTAL ORIENTED BUT-JOINED WOOD CEDAR BOARD SIDING (PRE-STAINED ALL SURFACES WITH EDGE CUT TOUCH-UP, S.S. NAILS) OVER OBOYKE "RAINSCREEN" DRAINAGE MAT, OVER PROSOCO "R-GUARD" FLUID APPLIED WEATHER RESISTIVE BARRIER (WRB), O/ PLYWOOD SHEATING (S.S.D.) OVER 2x WALL FRAMING- INSTALL BLOWN-IN CELLULOSE INSULATION TO R-19 MIN. - 5/8" GYPSUM BOARD TO INTERIOR
09. **LOFT RAIL:** INTERIOR LOFT RAIL - HORIZONTAL CABLE RAIL W/ MAX. 3" BETWEEN CABLES
10. **ROOF ASSEMBLY:** CLASS "A" METAL ROOFING ASSEMBLY: STANDING SEAM PANELS TO MATCH EXISTING OVER SELF- ADHERING RUBBERIZED BUTYL W.P.ING UNDERLAYMENT (VYCOR, PROTECTO WRAP JIFFY SEAL HT BUTYL) OVER CDX ROOF SHEATHING - - SSD
11. **SKYLIGHT:** ANODIZED ALUMINUM FRAME SKYLIGHT SYSTEM WITH TEMPERED OVER LAMINATED, DUAL GLAZED, UV PROTECTED GLASS PANELS

0' 8' 16'

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

H+D

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD HUBBELL
C-2014
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

ISSUED FOR:

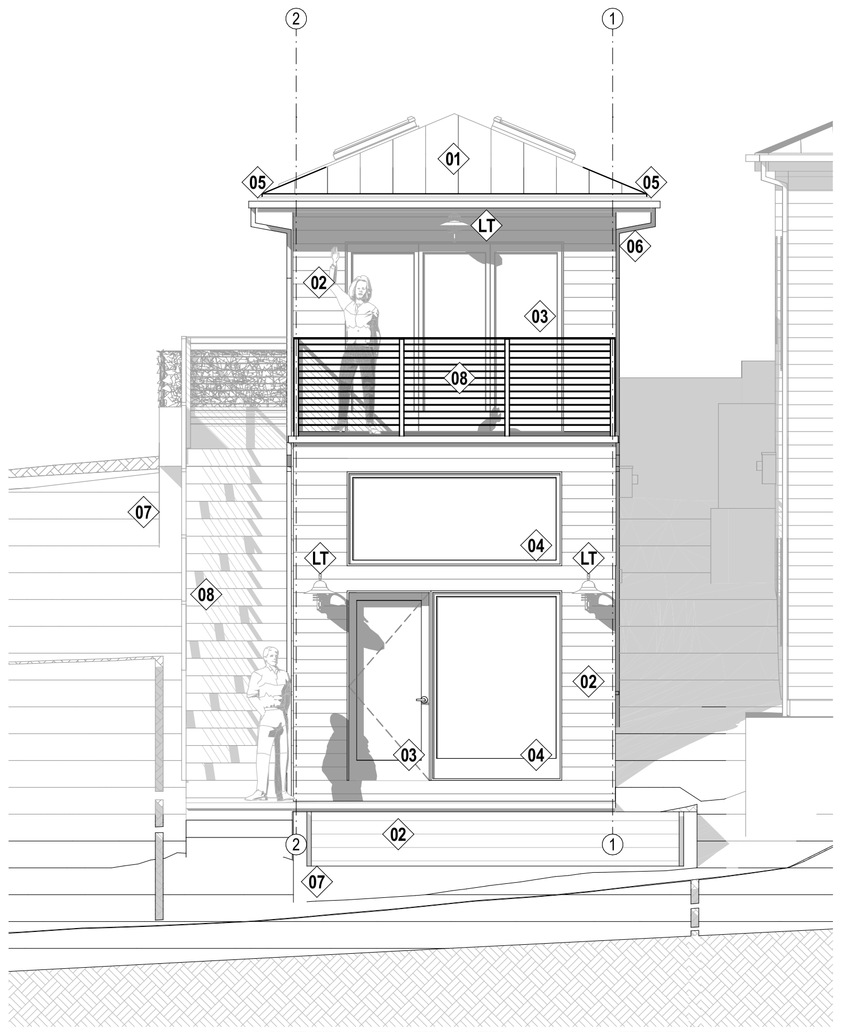
PLANNING SUBMITTAL		27 JUL 2021
PLANNING RE-SUBMITTAL	1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB N°:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

BUILDING SECTIONS

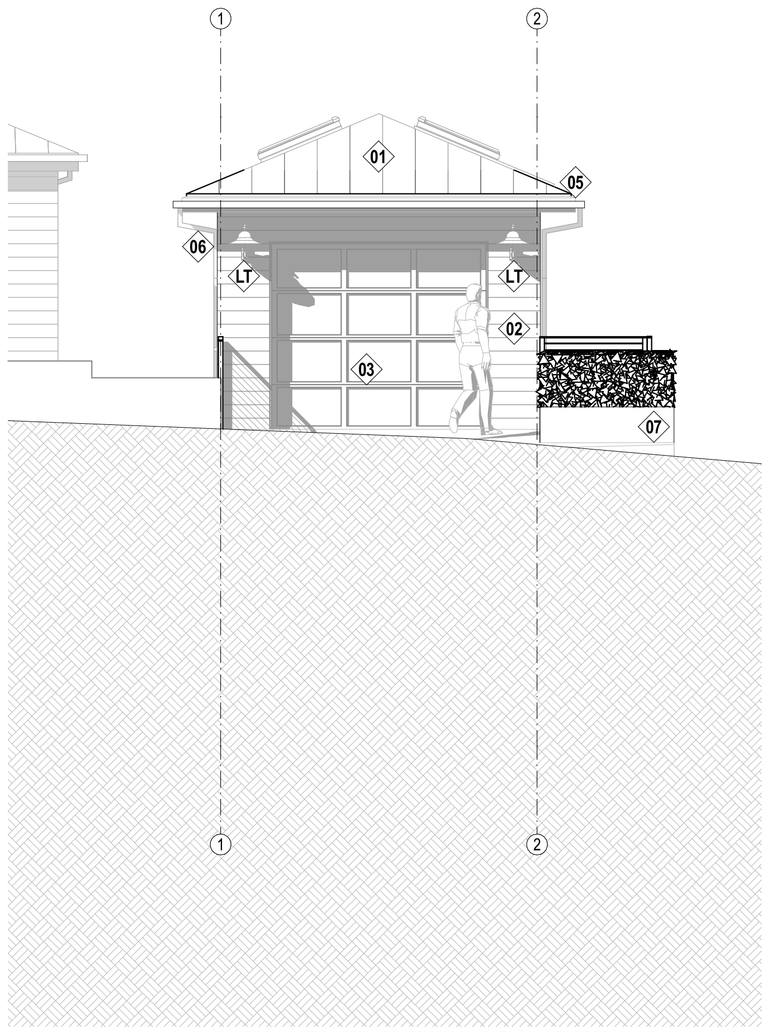
A4.1 1



NORTH ELEVATION MATERIAL

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

3 MB



SOUTH ELEVATION MATERIAL

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

2 MB



WEST ELEVATION MATERIAL

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

1 MB

EXTERIOR LIGHTS

ASSOCIATED EXTERIOR ELEVATION KEYNOTE(S): LT

LT SHIPMAN LANTER EXTERIOR WALL SCONCE:

Dark Grey Finish - LED 3000K
Finish: TBD

D: 20" Height
8" Wide



MATERIAL BOARD

ASSOCIATED EXTERIOR ELEVATION KEYNOTE(S): 00

01 STANDING SEAM METAL ROOF PANEL:

Standing Seam Metal Roof
Color: To match existing House



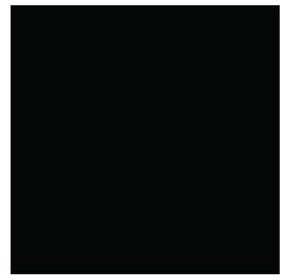
02 HORIZONTAL SIDING:

TBD
Color: To match existing Home



03 04 WOOD CLAD DOORS & WINDOWS:

WEATHERSHIELD METAL CLAD -
Color: "Ebony" - TBC



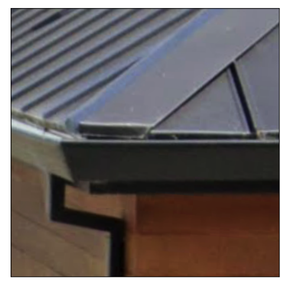
05 TRIM COLOR, FASCIA TRIM & BALUSTERS:

Painted Finish BENJAMIN MOORE -
Color: "SPACE BLACK 2119-10"



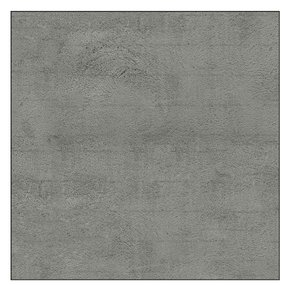
06 METAL GUTTER & DOWNSPOUT SYSTEM:

Finish: GSM
Color: To match existing House



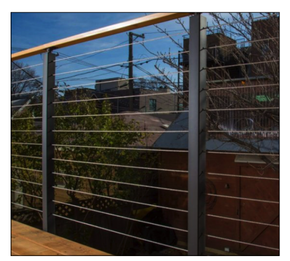
07 CONCRETE RETAINING WALL:

Color : To match existing House



08 METAL HANDRAILS & RAILINGS:

Steel Handrail - Color: TBD
Elements to match (E) Home



H+D

HUBBELL DAILY
ARCHITECTURE + DESIGN
469 C Magnolia Ave, Larkspur CA 94939
415-383-4311 + www.hubbelldaily.com

BONITA ST. GARAGE + ADU

514 BONITA STREET
SAUSALITO CA
94965

064-162-10

LICENSED ARCHITECT
BRADFORD
C-2014
30 JUNE 2023
RENEWAL DATE
STATE OF CALIFORNIA

ISSUED FOR:

PLANNING SUBMITTAL	27 JUL 2021
PLANNING RE-SUBMITTAL 1	11 OCT 2021

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF HUBBELL DAILY ARCHITECTURE + DESIGN AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF HUBBELL DAILY ARCHITECTURE + DESIGN.
Copyright © 2021 by
HUBBELL DAILY | ARCHITECTURE + DESIGN

PLOT DATE:	10/22/21
JOB Nº:	2003
DRAWN BY:	BH, AL, TP
SCALE:	AS NOTED

MATERIAL BOARD

MB

FOUND 2" BRASS DISC & PUNCH AT CALEDONIA ST W93 PER [2]

N

LEGEND

———	NEW BOUNDARY LINES
– – –	OLD BOUNDARY LINES
— – —	CENTERLINE PER [2]
—□—	WOOD FENCE
—G—	GAS LINE
—W—	WATER LINE
—SS—	SEWER LINE
—HV—	ELECTRIC LINE
—OE—	OVERHEAD ELECTRIC
	BUILDING LINE
◉	FOUND MONUMENT PER [2] AS NOTED
CB	CABLE
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
EL	ELEVATION
EM	ELECTRIC METER
FF	FINISH FLOOR
FH	FIRE HYDRANT
GM	GAS METER
HV	HIGH VOLTAGE
IV	IRRIGATION VALVE
MON	MONUMENT
PTR	PLANTER
SP	SUMP PUMP
MH	SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
R1–P9	RACK 1, PULL 9

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS N54°56'06"W BETWEEN FOUND WELL MONUMENTS PER [2] AS SHOWN HEREON FILED IN THE OFFICE OF THE MARIN COUNTY RECORDER.

GENERAL NOTES:
1) REFERENCED MAPS PER MARIN COUNTY RECORDER.
2) ALL ANGLES ARE 90°00' UNLESS NOTED OTHERWISE.
3) DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
4) ELEVATIONS SHOWN ON ASSUMED LOCAL DATUM.

REFERENCES
[1] "OFFICIAL MAP OF LANDS OF THE SAUSALITO LAND AND FERRY COMPANY" FILED 4/26/1869, IN RACK 1 PULL 9 (R1–P9)
[2] "RECORD OF SURVEY, LANDS OF CITY OF SAUSALITO DN 2780 OR 25 FILED 12/23/2015, IN BOOK 2015 OF MAPS AT PAGE 179 (2015 M 179)
[A] SEE ARCHITECTS RESPONSE DATED: 3/24/2021

UTILITY NOTE:
UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THUS, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AN CAPACITY OF SAID UTILITIES.

NOTE:
THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PROPERTY OWNER TYLER STEWART AND SHALL BE CONSIDERED PRELIMINARY UNLESS SIGNED IN BLUE INK, AND ANY PREVIOUS VERSIONS ARE NULL AND VOID. USE OR RELIANCE OF THIS PLAT BY ANY PARTY OTHER THAN THE OWNER(S) OR OWNERS' AGENT IS FORBIDDEN WITHOUT WRITTEN CONSENT FROM AMERICAN LAND SURVEYING, INC.

SPECIAL NOTES:
1. THIS LOT LINE ADJUSTMENT SHALL NOT INCREASE THE DEVELOPMENT POTENTIAL OF THE RESULTANT PARCELS AS PER [A].
2. UPON APPROVAL OF THIS LOT LINE ADJUSTMENT A RECORD OF SURVEY WILL BE FILED.

LOT 9
R1–P9

LANDS OF
OLIVA
AP:064-162-08

LOT 12
R1–P9

EXISTING HOUSE

BLOCK 24

S56°00'00"E [1]
S54°56'06"E [2]
68.00'
48.00' [2]
S56°00'00"E [1]
N54°56'06"W [2]
100.00'

WOOD FENCE
6" TREE
20.00'
SPA SETBACK TO CONFORM TO CITY REQUIREMENTS [A]
5.0' MIN
SPA
23.4
OLD BOUNDARY LINE
NEW BOUNDARY LINE
48.5
8" TREE
WOOD DECK
GRAVEL PATH
CONC. STEPS
WOOD DECK ABOVE
TILE DECK BELOW
3.4
130
UTILITY TO CONFORM TO CITY REQUIREMENTS [A]
50.00' [2]
50.00' [1,2]
50.00'
68.5
BLOCK WALL
CONC. PATH
WOOD DECK
CONCRETE DRIVEWAY
50.00' [1]
DRIVEWAY
GUTTER
PTR
CB
SS
SD
W
WM
LAND.
6" TREE
CONC. PATH
LANDING EL.: 134.67'
WOOD STEPS
LOT 10
R1–P9
20.8
GRAVEL PATH
PLANTER
CONC.
WOOD
WALL
FENCE
CONC. STEPS
WOOD LANDING
LANDS OF
STEWART
AP:064-162-10
OLD AREA: 2400 S.F.
NEW AREA: 3400 S.F.
EXISTING HOUSE
AREA OF LLA:
1000 S.F.
LOT 11
R1–P9
LANDS OF
STEWART
AP:064-162-09
OLD AREA: 6000 S.F.
NEW AREA: 5000 S.F.
EXISTING HOUSE
CONCRETE PAVER PATH
CONCRETE BLOCK WALL
CONC. PATH
CONC. SLAB
STONE PATIO
CONC. WALL TO BE REMOVED [A]
WOOD WALL TO BE REMOVED [A]
23.0
3.0
20.00'
6" TREE
12" TREE
STEPS
LAND.
S35°03'54"W [2]
(S34°00'00"W [1])
S56°00'00"E [1]
N54°56'06"W
30.00' [1,2]
S54°56'06"E
S56°00'00"E [1]
48.00' [2]
68.00'
100.00'
PLANTER
CONC. WALL
LANDING
STEP
FACE OF CURB
LIP OF GUTTER
145
140
135
130
125
120
DI
FH
MH
2WV

NAPA STREET (60' WIDE)

BEE STREET (60' WIDE)

BONITA STREET (60' WIDE)

459.96' M [2] (460.00' [1])
BASIS OF BEARINGS
S35°03'54"W [2] (S34°00'00"W [1])

FOUND CONC. MON. M41 PER [1,2]

S54°56'06"E [2]
(S56°00'00"E [1])
619.97' [2]

FOUND 2" BRASS DISC & PUNCH AT LITHO STM40 PER [2]

PROFESSIONAL LAND SURVEYOR
JOZEF MARCUS ELEMEN
No. 9361
EXP. 6-30-2021
STATE OF CALIFORNIA

JOZEF MARCUS ELEMEN, PLS 9361, LIC. EXP. 6/30/2021

DATE: 5/11/2021
SURVEYED: 10/8/2020
SURVEYED BY: JE
DRAFTED BY: JE
FILE#: ALS17056

NO.	BY	DATE	REVISION

ORIGINAL SCALE: 1/8"=1'-0"
8 4 0 4 8

AMERICAN LAND SURVEYING, INC.
316B Tennessee Avenue, Mill Valley, CA 94941
Phone:(415) 888-8580 E-Mail:office@alspls.com

TENTATIVE MAP
LOT LINE ADJUSTMENT BETWEEN
514 BONITA ST - APN:064-162-08 & 430 BEE ST- APN:064-162-09

SHEET NO. SU.1