ATTACHMENT 2 – PC RESOLUTION

SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2022-21

APPROVAL OF A DESIGN REVIEW PERMIT TO REMODEL THE EXISTING DWELLING, A CONDITIONAL USE PERMIT FOR A 1,843 SQ. FT. ACCESSORY DWELLING UNIT, AND RECOMMENDATION OF AN ENCROACHMENT AGREEMENT FOR RETAINING WALLS WITHIN THE PUBLIC RIGHT-OF-WAY AT 3 CURREY AVENUE

(DR/EA/CUP 2021-00150)

WHEREAS, an application has been filed by applicant, Melissa Kim, on behalf of property owner William Hudson, requesting Planning Commission approval of a Design Review Permit to remodel the existing 2,628 square-foot residence, to add dormers on the north and south upper roof planes, a walkway from the primary bath to the west side of the site, new windows and doors, new layout, expand the stone patio, and demolish the existing garage and construct a 605 square-foot attached two-car garage; a Conditional Use Permit to add a 1,843 square-foot Accessory Dwelling Unit above the proposed garage; and an Encroachment Agreement to place retaining walls within the public right-of-way at 3 Currey Avenue. (APN 064-243-04) ("the Project"); and

WHEREAS, the project site is located within the General Plan Very Low to Low Density Residential land use designation and the Single-Residential (R-1-6) zoning district; and

WHEREAS, the Planning Commission has reviewed a Design Review Permit for the proposed remodel of the existing residence, a Conditional Use Permit for a 1,843 square-foot, 20' 0" tall Accessory Dwelling Unit, and an Encroachment Agreement to place retaining walls within the public right-of-way 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 has reviewed and considered the Project plans titled "Hudson Residence", date-stamped September 1, 2022; 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 Ordinance as described in the staff report; and

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 and Section 15303.

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

1. The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301(e) (Additions to Existing Structures) and Section 15303(e) (Construction of Accessory Structures).

2. The Design Review Permit for the remodel of the existing residence which will include adding dormers on the north and south upper roof planes, a walkway from the primary bath to the west side of the site, demolishing the existing garage, and constructing a 605 square-foot attached two-car garage is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Exhibit 1), and as shown in the project plans titled "Hudson Residence", date-stamped September 1, 2022 (Exhibit 2).

3. The Conditional Use Permit to construct a 1,843 square-foot, 20' 0" in height Accessory Dwelling Unit partially above the proposed garage is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Exhibit 1), and as shown in the project titled "Hudson Residence", date-stamped September 1, 2022 (Exhibit 2).

4. The Encroachment Agreement to allow retaining walls to be located within the right-of-way is recommended for City Council approval based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Exhibit 1), and as shown in the project plans titled "Hudson Residence", date-stamped September 1, 2022 (Exhibit 2).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 11th day of January 2023, by the following vote:

AYES: Commissioner: Feller, Saad, Vice Chair Junius, Chair Luxenberg
NOES: Commissioner:
ABSENT: Commissioner: Graef
ABSTAIN: Commissioner:

Brandon Phipps
Community and Economic Development Director

Exhibits
1 Conditions of Approval
2 Project Plans
3 Story Poles

APPENDIX 2 – ENCROACHMENT AGREEMENT CONDITIONS OF APPROVAL

SAUSALITO PLANNING COMMISSION NO. 2022-21
JANUARY 11, 2023
3 CURREY AVENUE
2021-00150

These conditions apply to the project at 3 Currey Avenue depicted on plans prepared by Melissa Kim with Sutro Architects, entitled "Hudson Residence", date-stamped September 1, 2022 (Appendix 1).

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:

General Items:

1. 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(s). This shall include establishing the approved use/implementing the permit(s) within the time limits set forth by the applicable code.

2. The project shall be designed and constructed as shown in the set of plans dated stamped September 1, 2022.

3. Conditions applicable to protection of trees on the project site:

a) Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be endangered by the work shall be securely fenced off at the "protected perimeter," which shall be either the outer limits of the branches of such protected tree (the drip line) or such greater limits as may be established by the reviewing agency. Such fences shall remain in place for the duration of all such work. All protected trees to be removed shall be clearly marked. A plan shall be established for the removal and disposal of logs, brush, earth, and other debris which will avoid injury to any protected tree.

b) Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No asphalt or other paving materials shall be added. No change in existing ground levels shall occur within four feet of the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.

c) No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the protected perimeter of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within the protected perimeter. Wires shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.

d) Periodically during construction, the leaves of the protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit transpiration.

e) If any damage to a protected tree should occur during or as a result of work on the site, the contractor, builder, or owner shall promptly notify the City of such damage. If such a protected tree cannot be preserved in a healthy state, the reviewing agency shall require replacement of any protected tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed.

4. Exterior lighting shall be installed according to approved plans.

5. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all attorneys' fees and costs incurred 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, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of or concern any City permit decision or approval related to the project, including without limitation, challenges to project approvals or permits under the California Environmental Quality Act, and any and all liability, loss, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of Applicant's construction of the project.

6. In the event that any condition imposing a fee, exaction, dedication, or 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 subject to review by the City and substitute conditions may be imposed.

7. All applicable City fees as established by City Council resolutions and ordinances shall be paid.

8. Any mechanical equipment installed in connection with this project shall be subject to Sausalito Municipal Code Section 12.16.130 - Machinery, equipment, fans and air conditioning.

9. 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 Sausalito Municipal Code 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.

10. Applicant shall record, in a form approved by the City Attorney, affordable housing covenants against the property restricting the use and rental of the accessory dwelling unit to 10 years at a "very low" affordable level (50 percent AMI) or 15 years at a "low" affordable (80 percent AMI), as required by SMC 10.44.080 .H.2.i, and the acknowledgement of restriction related to floor area set forth in SMC 10.44.080 .H.2.j, prior to issuance of certificate of occupancy.

11. Demolition and design permits shall be tied together – approved and issued concurrently. No demolition shall take place until building permits are approved and issued.

12. Applicant shall comply with all applicable conditions of approval by Southern Marin Fire Protection District (SMFD) and shall provide confirmation from SMFD prior to building permit issuance that they have reviewed the drawings dated September 1, 2022.

DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL:

General Items:

13. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.

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

Right of Way Items:

15. 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.

Engineering Items

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

17. An encroachment permit shall be obtained from the DPW prior to using the public right of way for non-public purposes (e.g., material storage, construction, staging or demolition) including any and all construction and demolition activities. Encroachment submittal information can be found here: https://www.sausalito.gov/departments/public-works/engineering-division/encroachment-permits.

18. 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 stockpiles & 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.

19. Applicant shall use adequate best management practices (BMPs) for control of stormwater and construction runoff during construction activity. This includes erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website,
https://www.marincounty.org/~/media/files/departments/pw/mcstoppp/development/erosion sediment-control-measures-for-small-construction-projects-_2015.pdf?la=en

Advisory Notes

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

1. 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.

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

3. 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 constitute a misdemeanor in accordance with Section 11.17.060.B.

4. 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 during the 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 and 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. in compliance with applicable City noise limits.

5. 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.

6. 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.

7. All applicable City fees as established by City Council resolutions and ordinances shall be paid.



HUDSON RESIDENCE

3 CURREY AVE. SAUSALITO, CA

ABBREVIATIONS

&	and	HD.	head	S.L.D.	see landscape drawings
<	angle	HDR.	header	S.M.D.	see mechanical drawings
@	at	HGR.	hanger	S.P.D.	see plumbing drawings
#	pound or number	H.M.	hollow metal	SPEC.	specification
±	plus or minus	HORIZ.	horizontal	SQ.	square
A.B.	anchor bolt	HR.	hour		stainless steel
A.C.	air conditioning	H.R.	handrail	STA.	station
A.D.	area drain	HT.	height	ST.STL.	stainless steel
ADJ.	adjustable	H.W.H.	hot water heater	S.S.D.	see structural drawings
A.F.F.	above finish floor			STD.	standard
AGGR.	aggregate	I.D.	inside diameter	STL.	steel
ALT.	alternate	IN.	inch	STN.	stone
ALUM.	aluminum	INSUL.	insulation	STOR.	storage
APPROX.	approximate	INT.	interior	STRUCT.	structural
ARCH.	architectural	INTER.	intermediate	SUSP.	suspended
				S.V.	sheet vinyl
B.B.	butcher block	JST.	joist	S.W.	shear wall
BD.	board	JT.	joint	SYM.	symmetrical
BITUM.	bituminous			SYS.	system
BLDG.	building	LAM.	laminate		
BLK.	block	LAV.	lavatory		tread
BLKG.	blocking	LB.	pound	T.O.C.	top of curb
BM.	beam	LT.FIXT	light fixture	TEL.	telephone
B.O.	bottom of	LIN.	linear	TEMP.	T. tempered
B.P.	building paper	LN.	line	TER.	terrazzo
B.R.	brick	LT.	light	T & G	tongue & groove
BTWN.	between			THK.	thick
		MACH.	machine	THRU.	through
C.	centerline	MAINT.	maintenance	T.M.E.	to match existing
CAB.	cabinet	MAT.	material	T.N.	toe nailed
CEM.	cement	MAX.	maximum	T.O.C.	top of concrete
CER.	ceramic	MECH.	mechanical	T.O.P.	top of plate
CHIM	chimney	MEMB.	membrane	T.O.PLY	top of plywood
C.J.	control joint	MTL.	metal	T.O.W.	top of wall
CLG.	ceiling	MFR.	manufacturer	T.V.	television
CLKG.	caulking	MIN.	minimum	TYP.	typical
CLOS.	closet	MIR.	mirror		
CLR.	clear	MISC.	miscellaneous	U.B.C.	uniform building code
C.M.U.	concrete masonry unit	MSRY.	masonry	UNEXC.	unexcavated
C.O.	clean out	MTD.	mounted	UNF.	unfinished
COL.	column	MUL.	mullion	U.O.N.	unless otherwise noted
CONC.	concrete				
COND.	condition	(N)	new	V.C.T.	vinyl compostion tile
CONN.	connection	N.	north	VEN.	veneer
CONSTR.	construction	N.I.C.	not in contract	VERT.	vertical
CONT.	continuous	NO.OR#	number	VEST.	vestibule
CPR.	copper	NOM.	nominal	V.I.F.	verify in field
CPT.	carpet	N.T.S.	not to scale	VOL.	volume
CTR.	center				
C.W.	cold water	O.	owner		west or washer
D.	dryer	O.A.	overall		with
DBL.	double	OBS.	obsure	W.C.	water closet or wall covering
DEPT.	department	O.C.	on center	WD.	wood
DET.	detail	O.D.	outside diameter	W/D.	washer / dryer
DIA.	diameter	OFF.	office	W.H.	water heater
DIM.	dimension	OPNG.	opening	W/O	without
DISP.	dispenser	OPP.	opposite	W.P.	work point
DN.	down			W.P.M.	waterproof membrane
DR.	door			WT.	weight
D.S.P.	dry standpipe	P.	pole	W.R.	water resistant
D.W.	dishwasher	PAC.	pacific		
DWG.	drawing	PBWL	paper backed wire lath	W.W.M.	welded wire mesh
DWR.	drawer	PERIM.	perimeter	W.W.F.	welded wire fabric
		PG & E	pacific gas & electric company		
	east				
(E)	existing	P.I.P.	poured in place		
EA.	each	PL.	plate		
E.J.	expansion joint	P.LAM.	plastic laminate		
ELEV.	elevation	PLAS.	plaster		
ELEC.	electrical	PLYWD.	plywood		
EMER.	emergency	PNL.	panel		
ENCL.	enclosure	PNT.	paint		
E.P.B.	electrical panel board	PR.	pair		
EQ.	equal	P.S.I	per square inch		
EQUIP.	equipment	PT.	point		
EXST.	existing	P.T.	pressure treated		
EXP.	expansion	PTD.	painted		
EXT.	exterior				
		Q.T.	quarry tile		
F.A.	fire alarm				
F.A.U.	forced air unit	(R)	existing to be removed		
F.D.	floor drain	R.	riser		
F.E.C.	fire extinguisher cabinet	R.A.	return air		
FIN.	finish	RAD.	radius		
FIXT.	fixture	R.C.P.	reflected ceiling plan		
FL.	floor	R.D.	roof drain		
FLASH.	flashing	REC.	recessed		
FLUOR.	fluorescent	REF.	reference		
F.O.C.	face of concrete	REFL.	reflected		
F.O.F.	face of finish	REFR.	refrigerator		
F.O.M.	face of masonry	REG.	register		
F.O.PLY	face of plywood	REINF.	reinforced		
F.O.S.	face of studs	REMOV.	removable		
F.P.	fireproof	REQ'D.	required		
FR.	frame	RESIL.	resilient		
F.R.P.	fiberglass reinforced panel	RET.	retaining		
		REV.	revision,revised,reversed		
FT.	foot or feet	RM.	room		
FURR.	furring	R.O.	rough opening		
FUT.	future	RWD.	redwood		
G.	gas outlet	R.W.L.	rain water leader		
GA.	gauge	S.	south		
GALV.	galvanized	S.A.D.	see architectural drawings		
		S.C.	solid core		
G.B.	grab bar	S.C.E.D.	see civil engineering drawings		
G.D.	garbage disposal	SCHED.	schedule		
GEN.	general	S.D.	soap dispenser/dish		
G.F.I.	ground fault interrupter	SECT.	section		
GL.	glass	SEP.	separation		
GND.	ground	SERV.	service		
G.O.	gas outlet	SH.	shelf		
GR.	grade	S.H.	sprinkler head		
G.S.M.	galvanized sheet metal	SHR.	shower		
GYP.	gypsum	SHT.	sheet		
		SHTG.	sheathing		
H.B.	hose bibb	SIM.	similar		
H.C.	hollow core or handicapped	SL.	sliding		

PROJECT DIRECTORY

OWNER:	**WILL HUDSON** 3 CURREY AVE. SAUSALITO, CA 941965	CONTACT: TELEPHONE: EMAIL:	WILL HUDSON 707.337.1523 BILLIAMSONG@GMAIL.COM
ARCHITECT:	**STEPHEN SUTRO / MELISSA KIM** 1055 POST ST SAN FRANCISCO, CA 94109	CONTACT: TELEPHONE: EMAIL:	MELISSA KIM MKIM@SUTROARCHITECTS.COM 415.766.4079
CONTRACTOR:	**FARALLON CONSTRUCTION** 81 FILBERT AVE SAUSALITO, CA 94965	CONTACT: TELEPHONE: EMAIL:	MARK MANNING 415.250.5233 MARK@FARALLONCONSTRUCTION.COM
STRUCTURAL ENGINEER:	**SMITHWORKS ENGINEERING** 706 VIEW POINT ROAD, MILL VALLEY, CA 94941	CONTACT: TELEPHONE: EMAIL:	ROBERT SMITH 415.559.9721 ROBERT@SWORKSENGINEERING.COM
CIVIL ENGINEER:	**TARNOFF ENGINEERING CO.** 1442A Walnut Street, #428 Berkeley, CA 94709	CONTACT: TELEPHONE: EMAIL:	MICHAEL TARNOFF 415.279.5996 MICHAEL@TARNOFFENGINEERING.COM
HISTORICAL CONSULTANT:	**LEFT COAST ARCHITECTURAL HISTORY** P.O. Box 70415, Richmond, CA. 94807	CONTACT: TELEPHONE: EMAIL:	CAITLIN HIBMA 415.745.1906 CAITLIN@LEFTCOASTARCHITECTURALHISTORY.COM
LAND SURVEYOR:	**MUIR CONSULTING** 139 CHURCH AVE OAKDALE, CA 95361	CONTACT: TELEPHONE: EMAIL:	JACK SMITH & TROY ERICKSON 209.845.8630 TROY@MUIRCONSULTING.COM JSMITH@MUIRCONSULTING.COM

SYMBOL LEGEND

WALL TYPE — 1

DOOR TYPE — 101 (E)

WINDOW TYPE — 2008 (E)

RCP ELEVATION

FINISH FLR ELEVATION

ELEVATION DAUTM — Name Elevation

SECTION — 1 / A101 SIM

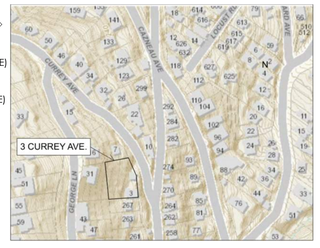
DETAIL — 1 / A101 SIM

ELEVATION — 1 Ref / ←1 Ref / 1 Ref→ / 1 Ref / A101

INTERIOR ELEVATION — 1 Ref / ←1 Ref / 1 Ref→ / 1 Ref / A101

COLUMN GRIDLINE — 0

VICINITY MAP/SITE PLAN



PROJECT DATA

SITE DATA

PROJECT NAME:	HUDSON RESIDENCE
PROJECT TYPE:	RESIDENTIAL RENOVATION
PROJECT ADDRESS:	3 CURREY AVE. SAUSALITO, CA 941965
DESCRIPTION OF WORK:	. ADDITION AT EXISTING SINGLE FAMILY HOME, . NEW GARAGE AND ADU.

BUILDING DATA:

APPLICABLE BUILDING CODES:	2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA FIRE CODE (CFC) 2019 GREEN BUILDING CODE 2019 CALIFORNIA ENERGY CODE 2019 SAN FRANCISCO BUILDING CODE AMENDMENTS 2019 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS 2019 SAN FRANCISCO MECHANICAL CODE AMENDMENTS 2019 SAN FRANCISCO PLUMBING CODE AMENDMENTS 2019 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS 2019 SAN FRANCISCO HOUSING CODE AMENDMENTS
FLOODPLAIN ZONE:	ZONE X - MINIMAL FLOOD HAZARD
TYPE OF CONSTRUCTION:	TYPE VB
SPRINKLER PROTECTION:	EXISTING: NOT SPRINKLERED PROPOSED: SPRINKLERED
OCCUPANCY TYPE/USE:	R3/SINGLE FAMILY RESIDENCE
ASSESSOR'S BLOCK/LOT:	064-243-05
ZONING DISTRICT:	R-1-6
NO. OCCUPIED FLOORS:	2 EXISTING 2 PROPOSED
NO. OF STORIES:	2 EXISTING 2 PROPOSED
NO. OF BASEMENTS:	1 EXISTING 1 PROPOSED
NO. OF BEDROOMS/BATH:	3 BED 2.5 BATH EXISTING 2 BED 2.5 BATH PROPOSED
NO. OF ADU:	0 EXISTING 1 PROPOSED
BUILDING HT (MAIN BLDG):	20' 0" EXISTING 6' 20' 0" PROPOSED
(GARAGE/ADU):	7 1/2" EXISTING 17' 7" PROPOSED
GROSS FLOOR AREA (MAIN BLDG):	1415 SF EXISTING 3507 PROPOSED
(GARAGE/ADU):	434 SF EXISTING 497 PROPOSED
DEFERRED PERMITS:	N/A

AREA CALCULATIONS

MAIN HOUSE	EXISTING	PROPOSED
BASEMENT		
CONDITIONED	0	1003 SF
UNCONDITIONED	166 SF	174 SF
1ST FLOOR		
CONDITIONED	865 SF	865 SF
UNCONDITIONED	0	0
2ND FLOOR		
CONDITIONED	455 SF	638 SF
UNCONDITIONED	0	0
MAIN HOUSE TOTAL		
CONDITIONED	1320 SF	2606 SF
UNCONDITIONED	166 SF	174 SF

ADU	EXISTING	PROPOSED
GARAGE FLOOR		
CONDITIONED	0	0
UNCONDITIONED	504 SF	605 SF
1ST FLOOR		
CONDITIONED	0	1340 SF
UNCONDITIONED	0	0
2ND FLOOR		
CONDITIONED	0	503 SF
UNCONDITIONED	0	0
ADU TOTAL		
CONDITIONED	0	1843 SF
UNCONDITIONED	504 SF	605 SF

SHEET INDEX

05.26.2022 - REV 001	05.28.2021 - A		ARCHITECTURAL DRAWINGS
■	■	A0.0	COVER
■	■	A0.1	GENERAL NOTES AND OVERALL SITE PLAN
		A0.3	TITLE 24
		A0.4	TITLE 24
		A0.5	TITLE 24
■	■	A0.7	DEMOLITION CALCULATIONS
■	■	A0.8	FLOOR AREA RATIO & BUILDING COVERAGE LIMITS
■	■	A1.0	SURVEY
■	■	A1.2	ENLARGED SITE PLAN
■	■	A1.3	PROPOSED STORY POLE PLAN
■	■	A1.4	SITE PHOTOS
		A1.5	RENDERINGS
■	■	A2.0	EXISTING / DEMO - BASEMENT PLAN
■	■	A2.1	EXISTING / DEMO - LEVEL 1 PLAN
■	■	A2.2	EXISTING / DEMO - LEVEL 2 PLAN
■	■	A2.3	EXISTING / DEMO - ROOF PLAN
■	■	A2.4	PROPOSED PLAN - BASEMENT
■	■	A2.5	PROPOSED PLAN - 1ST LEVEL
■	■	A2.6	PROPOSED PLAN - 2ND LEVEL
■	■	A2.7	PROPOSED PLAN - ROOF
■	■	A3.0 a	ELEVATIONS - MAIN HOUSE - NORTH
■	■	A3.0 b	ELEVATIONS - GARAGE/ADU - NORTH
■	■	A3.1 a	ELEVATIONS - MAIN HOUSE - SOUTH
■	■	A3.1 b	ELEVATIONS - GARAGE / ADU - SOUTH
■	■	A3.2	ELEVATIONS - EAST
■	■	A3.3	ELEVATIONS - WEST
■	■	A3.4	ELEVATION - PROPOSED EAST- CONCEPTUAL RENDERING AND MATERIAL PALETTE
		A3.5	MATERIAL PALETTE
■	■	A4.0	SECTION - EXISTING EAST / WEST
■	■	A4.1	SECTION - PROPOSED EAST / WEST
■	■	A4.2	SITE SECTION - DEMOLITION
■	■	A4.3	SITE SECTION - PROPOSED
■	■	A4.4	SITE SECTION - DEMOLITION
■	■	A4.5	SITE SECTION - PROPOSED
		A5.0	RCP & MEP GENERAL NOTES
		A5.1	REFLECTED CEILING PLAN - BASEMENT
		A5.2	REFLECTED CEILING PLAN - 1ST LEVEL
		A5.3	REFLECTED CEILING PLAN - 2ND LEVEL
		A5.4	MEP - BASEMENT
		A5.5	MEP - LEVEL 1
		A5.6	MEP - LEVEL 2
■	■	A6.0	WINDOW SCHEDULE
■	■	A6.1	DOOR SCHEDULE
		A6.2	LIGHTING SCHEDULE
		A6.4	APPLIANCE SCHEDULE
		A6.6	HARDWARE SCHEDULE
		A7.0	INTERIOR ELEVATION GENERAL NOTES
		A7.1	INTERIOR ELEVATION - BASEMENT - MEDIA RM.
		A7.2	INTERIOR ELEVATIONS - BASEMENT - FOYER
		A7.3	INTERIOR ELEVATION - BASEMENT - BEDROOM
		A7.4	INTERIOR ELEVATIONS - BASEMENT - DRUM ROOM
		A7.5	INTERIOR ELEVATIONS - BASEMENT - BATH 1
		A7.6	INTERIOR ELEVATION - BASEMENT - LAUNDRY
		A7.7	INTERIOR ELEVATION - LEVEL 1 - LIVING RM.
		A7.8	INTERIOR ELEVATION - LEVEL 1 - KITCHEN, OFFICE
		A7.9	INTERIOR ELEVATION - LEVEL 1 - BATHROOM
		A7.10	INTERIOR ELEVATION - LEVEL 2 - PRIMARY BEDROOM & CL.
		A7.11	INTERIOR ELEVATION - LEVEL 2 - HALLWAY & PRIMARY VANITY & WC
		A7.12	INTERIOR ELEVATION - LEVEL 2 - HALLWAY & PRIMARY WC & SHOWER
		A7.13	INTERIOR ELEVATION - LEVEL 2 - HALLWAY & PRIMARY WC & SHOWER
		A8.0	EXTERIOR DETAILS - FOUNDATION
		A8.1	EXTERIOR DETAILS - ROOF
		A9.0	INTERIOR WALL TYPES
		A9.3	INTERIOR DETAILS - BATHROOM DETAILS
		A9.4	INTERIOR DETAILS - DOORS
■	■	A10.0	AXON1 - NORTH EAST
■	■	A10.1	AXON 2
■	■	A10.1-	PERSPECTIVE - NORTH WEST

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APN # 064-243-04 | PROJECT NO. 2020.40

LICENSED ARCHITECT
STEPHEN S SUTRO
C-30702
02.28.2023
RENEWAL DATE
STATE OF CALIFORNIA

REV001 05/26/22

DESIGN REVIEW SUBMITTAL - 05/28/2021

DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

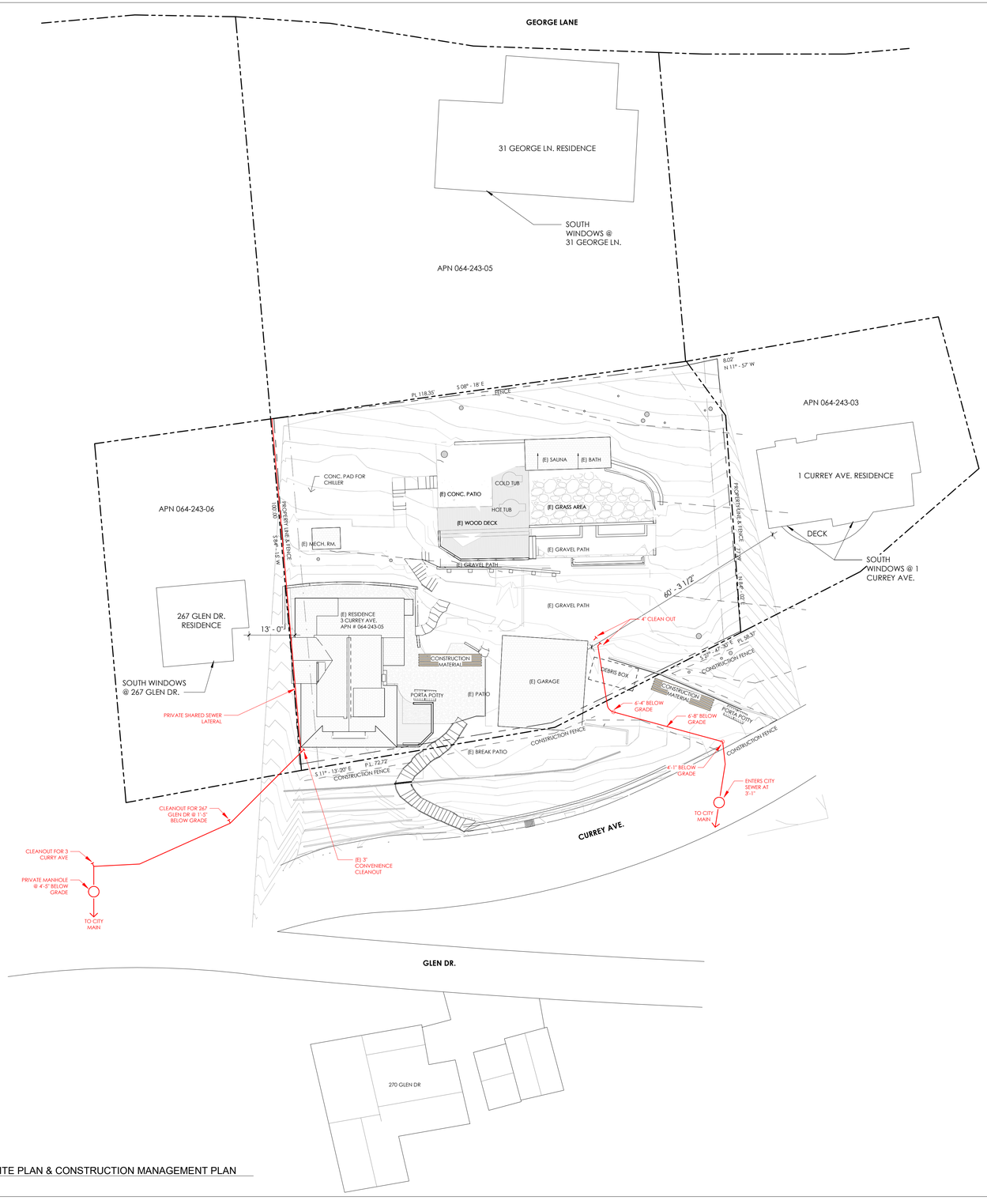
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COVER

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1 EXISTING OVERALL SITE PLAN & CONSTRUCTION MANAGEMENT PLAN
1/16" = 1'-0"

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTANT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
8. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS, ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPED WITH A HOT WATER RECIRCULATING SYSTEM.
9. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).
10. GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPORVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 5406 (D) 5)
11. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.
12. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

SITE PLAN LEGEND

PROPERTY LINE

PROJECT N

TRUE N

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APN # 064-243-04 | PROJECT NO. 2020.40

LICENSED ARCHITECT STEVEN B SUTRO C-30702 02.28.2023 RENEWAL DATE STATE OF CALIFORNIA

DESIGN REVIEW SUBMITTAL - 05/28/2021

DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

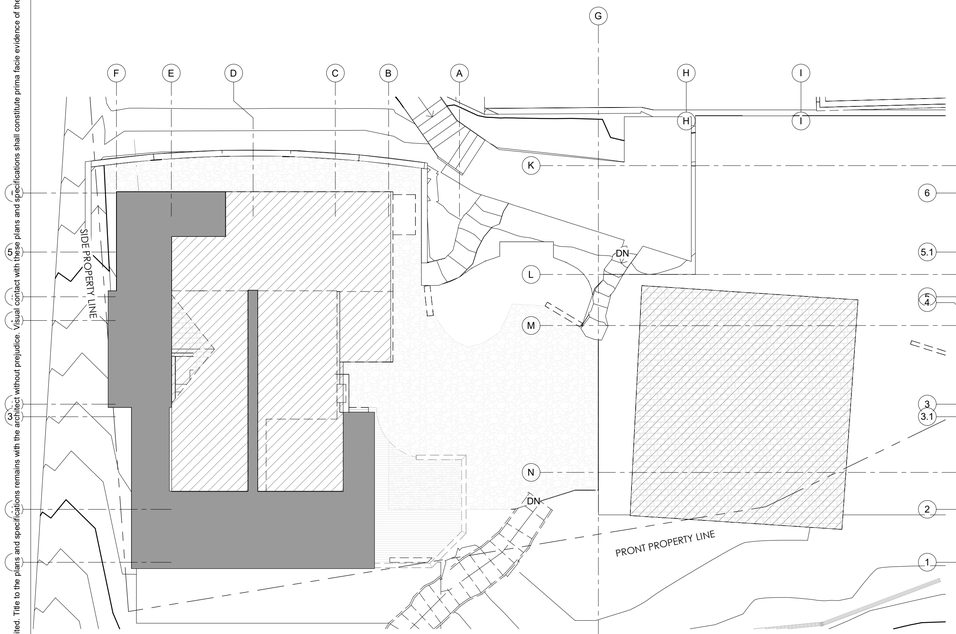
GENERAL NOTES AND OVERALL SITE PLAN

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A0.1

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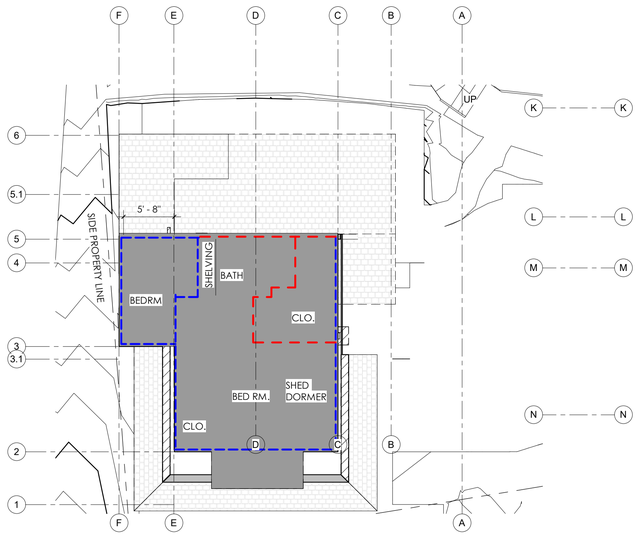
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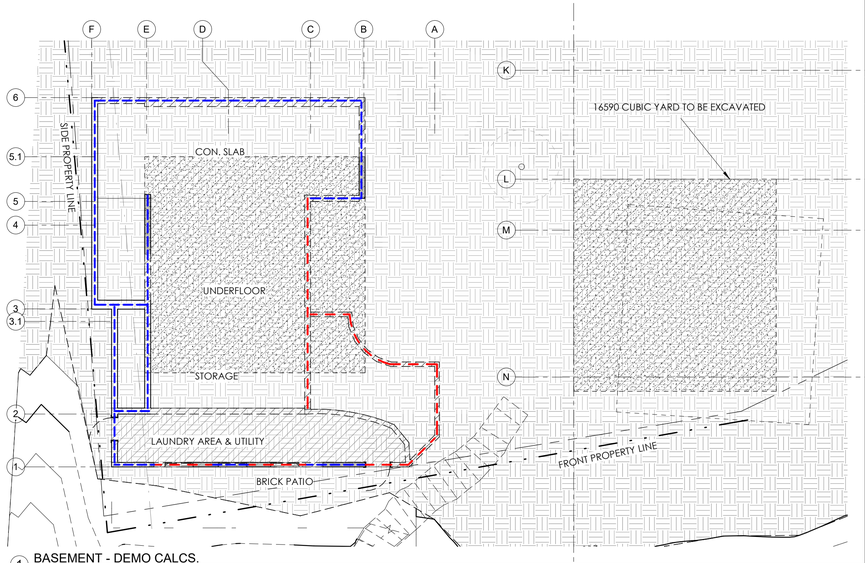
4 ROOF PLAN - DEMO CALCS.
1/8" = 1'-0"



2 FIRST FLOOR PLAN - DEMO CALCS.
1/8" = 1'-0"



3 SECOND FLOOR PLAN - DEMO CALCS.
1/8" = 1'-0"



1 BASEMENT - DEMO CALCS.
1/8" = 1'-0"

DEMOLITION AREA CALCULATIONS - HORIZONTAL ELEMENTS (MAIN HOUSE)

HORIZ. ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMOVED
B. BASEMENT	208 SF	208 SF	0	100%
C. LEVEL 1	865 SF	0	865 SF	0%
D. LEVEL 2	568 SF	0	568 SF	0%
E. ROOF	1211 SF	689 SF	522 SF	56.8%
HORIZ. TOTAL	**2852 SF**	**897 SF**	**1955 SF**	**68.5%**

DEMO. CALCS - LINEAL FEET OF INTERIOR/ EXTERIOR WALLS (MAIN HOUSE)

LEVEL	(E) LENGTH	REMOVED	RETAINED	% REMOVED
BASEMENT	311'	176.4'	135.6'	56%
LEVEL 1	223.6'	33.25'	190'	14.8%
LEVEL 2	134.5'	40.8'	93.6'	30%
LINEAL TOTAL	**669'**	**250.45'**	**419'**	**37%**

DEMOLITION AREA CALCULATIONS - HORIZONTAL ELEMENTS (GARAGE/ADU)

HORIZ. ELEMENTS	(E) AREA	REMOVED	RETAINED	% REMOVED
LEVEL 1	503.6 SF	503.6 SF	0	100%
ROOF	618 SF	618 SF	0	100%
HORIZ. TOTAL	**1121.6 SF**	**1121.6 SF**	**0**	**100%**

DEMO. CALCS - LINEAL FEET OF INTERIOR/ EXTERIOR WALLS (GARAGE/ADU)

LEVEL	(E) LENGTH	REMOVED	RETAINED	% REMOVED
LEVEL 1	87.9'	87.9'	0	100%
LINEAL TOTAL	**87.9'**	**87.9'**	**0**	**100%**

DEMOLITION AREA - KEY

- EXISTING FOUNDATION TO REMAIN
- EXISTING FOUNDATION TO BE REMOVED.
- EXISTING AREA TO REMAIN
- EXISTING AREA TO BE REMOVED.
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING AREA TO BE EXCAVATED

DEMOLITION AREA - GENERAL NOTES

- DEMOLITION PLANS AND CALCULATIONS CLEARLY INDICATING THOSE AREAS OF THE FOLLOWING THAT ARE TO BE REMOVED, REPLACED, RENOVATED, OR ALTERED, AND THAT ARE TO REMAIN UNTOUCHED:

- HORIZONTAL COMPONENTS: THE TOTAL SQUARE FOOTAGE AREA OF FLOORS, CEILINGS AND/OR ROOFS OF THE ENTIRE STRUCTURE AND THE TOTAL SQUARE FOOTAGE AREA OF FLOORS, CEILINGS AND/OR ROOFS THAT ARE TO BE REMOVED, REPLACED, RENOVATED, OR ALTERED. THIS INFORMATION SHOULD BE PROVIDED IN A DIAGRAM (E.G., PLAN VIEW) AND EXPRESSED AS A PERCENTAGE.

- VERTICAL COMPONENTS: THE TOTAL LINEAL FOOTAGE OF INTERIOR AND EXTERIOR WALLS OF THE ENTIRE STRUCTURE AND THE TOTAL LINEAL FOOTAGE OF INTERIOR AND EXTERIOR WALLS THAT ARE TO BE REMOVED, REPLACED, RENOVATED, OR ALTERED.

- THIS INFORMATION SHOULD BE PROVIDED IN A DIAGRAM (E.G., PLAN VIEW) AND EXPRESSED AS A PERCENTAGE.

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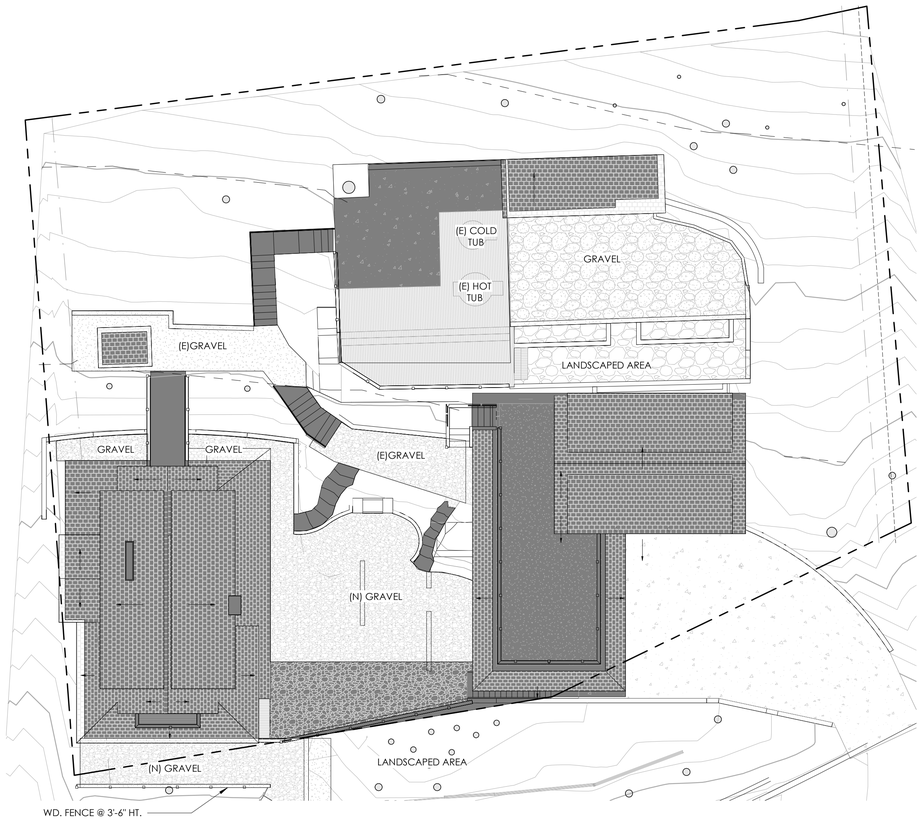
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DEMOLITION CALCULATIONS

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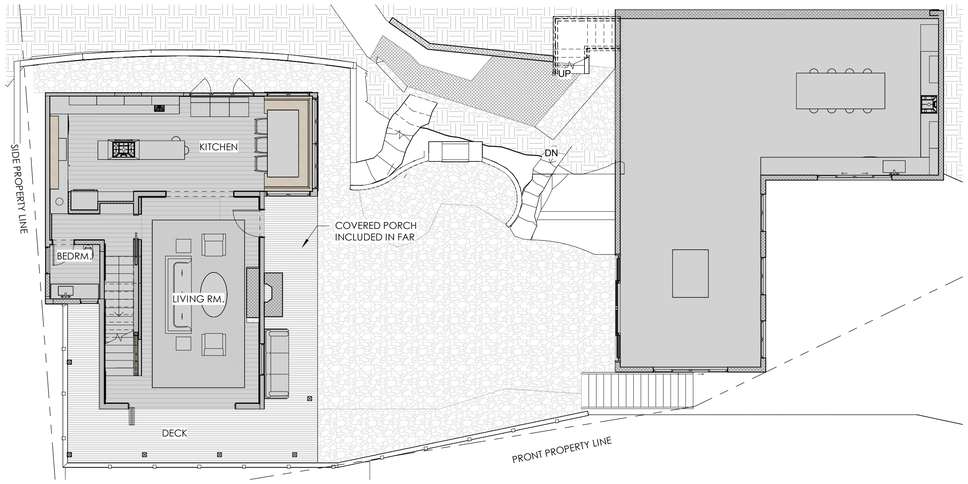
4 SITE PLAN - BUILDING COVERAGE LIMIT
3/32" = 1'-0"

BUILDING COVERAGE LIMITATION	FLOOR AREA RATIO
IMPERVIOUS SURFACE PERMEABLE SURFACE	
TOTAL BUILDING COVERAGE = 4,115 SF	
ALLOWABLE BUILDING COVERAGE LIMIT 35% of Lot 0.35 x 12,035 = **4,212 SF**	
4,115 < 4,212	

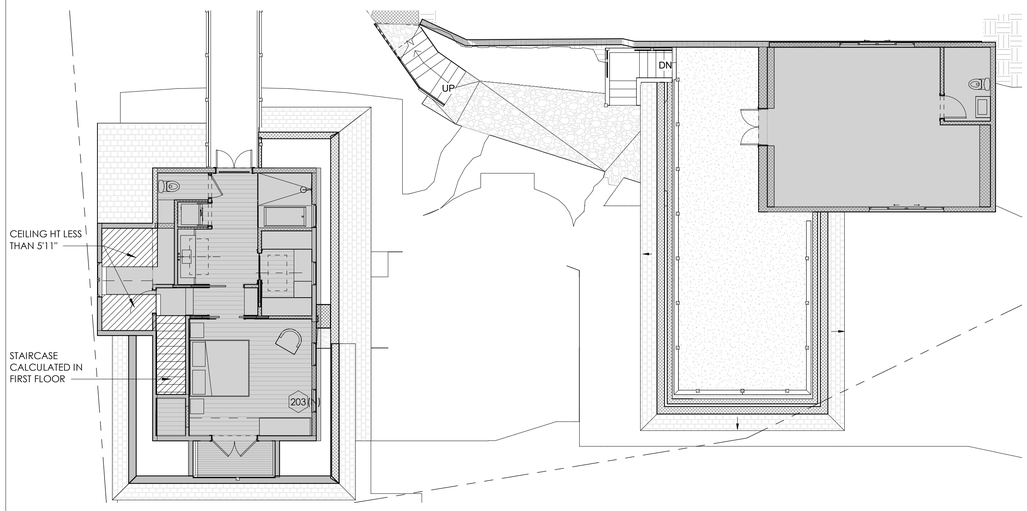
	MAIN BUILD AREA	ADU
B. BSMNT/GARAGE	834 SF	501 SF
C. LEVEL 1	1217 SF	1062 SF
D. LEVEL 2	580 SF	503 SF
TOTAL	2631 SF	2066 SF
TOTAL FLOOR AREA = 4,697 SF		

ALLOWABLE F.A.R. 45% of Lot
0.45 x 12035 = **5,415 SF**

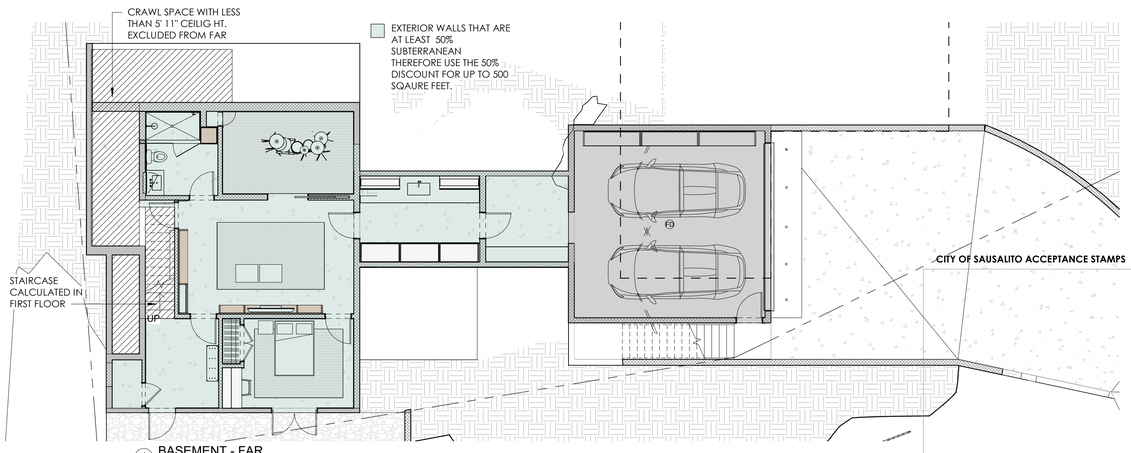
4,697 < 5,415



2 FIRST FLOOR PLAN - FAR
1/8" = 1'-0"



3 SECOND FLOOR PLAN - FAR
1/8" = 1'-0"



1 BASEMENT - FAR
1/8" = 1'-0"

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FLOOR AREA RATIO & BUILDING COVERAGE LIMITS

As indicated

A0.8

LEGEND:

AC	ASPHALTIC CONCRETE
BW	BOTTOM OF WALL
CB	CATCH BASIN
CONC	CONCRETE
CRW	CONCRETE RETAINING WALL
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FL	FLOWLINE
GB	GRADE BREAK
GM	GAS METER
GS	GROUNDSHOT
HP	HINGE POINT
LNDG	LANDING
RRW	ROCK RETAINING WALL
SSCO	SANITARY SEWER CLEANOUT
TC	TOP OF CURB
TCRW	TOP OF CONCRETE RETAINING WALL
THRESH	THRESHOLD
TRRW	TOP OF ROCK RETAINING WALL
TW	TOP OF WALL
TWRW	TOP OF WOOD RETAINING WALL
UNKN	UNKNOWN
UTIL	UTILITY
VLT	VAULT
WPB	WOOD PLANTER BOX
WRW	WOOD RETAINING WALL
WTR	WATER

X125.5 INDICATES GROUNDSHOT

12TREE INDICATES TREE SIZE

INDICATES BOUNDARY LINE

INDICATES LOT LINE

INDICATES MAJOR CONTOUR LINE

INDICATES MINOR CONTOUR LINE

INDICATES WIRE FENCE

INDICATES WOOD FENCE

INDICATES WOOD WIRE FENCE

INDICATES ROCK RETAINING WALL

INDICATES BRICK

INDICATES CONCRETE

INDICATES STONE WALKWAY

INDICATES WOOD DECK

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

CURREY AVENUE
(60' R/W)

CONCRETE CURB

STOP SIGN

CONC CURB & GUTTER

DRIVEWAY

MAIL BOX

3" PVC

WOOD RETAINING WALL

BROKEN ASPHALT DRIVEWAY

GARAGE

POOL HOUSE

HOT TUB

HOT TUB

PUMP HOUSE

WATER PUMP ON CONC PAD

GRAVEL

ROCK STEPS

WOOD STEPS

STONE STEPS

WOOD STRIP

CONCRETE STEPS

SUPPORT BEAMS

CONCRETE RETAINING WALL

STRIP DRAIN

UNKN UTIL (CAPPED)

GATE

LANDS OF DREWS-HUDSON
DOC. NO. 2015-0008968
3 CURREY AVENUE
APN:064-243-04
AREA:11701.7 S.F.±

APN:064-243-03

APN:064-243-06

APN:064-243-15

APN:064-243-05

APN:064-243-11

S85°45'11"W 98.05'

N21°58'37"W 271.74'

S09°20'00"E 92.51' SSCO

S25°50'00"E 59.25'

S85°04'00"W 77.45'

S11°57'00"E 10.08'

N07°19'47"W 116.57'

NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS MAY 5, 2021.
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
4. CONTOURS SET AT 2 FOOT INTERVALS.
5. TOPOGRAPHIC DATA DERIVED FROM HD SCAN.

BENCHMARK:

ELEVATIONS ARE ASSUMED, BASED ON THE FINISH FLOOR OF THE EXISTING RESIDENCE.
ELEVATION = 100.00

BASIS OF BEARINGS:

THE BEARING NORTH 05°35'00" WEST, BETWEEN THE FOUND MONUMENTS ON THE CENTERLINE OF GLEN DRIVE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON NOVEMBER 21, 1996 IN BOOK 35 OF SURVEYS AT PAGE 45, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

TITLE REPORT NOTE:

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UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

TREE NOTE:

TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

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SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JACK M. SMITH, P.L.S. #7539
LICENSE EXPIRES: 12-31-2021

LICENSED LAND SURVEYOR · JACK M. SMITH · L.S. 7539 · STATE OF CALIFORNIA

DATE

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TOPOGRAPHIC SURVEY OF 3 CURREY AVENUE

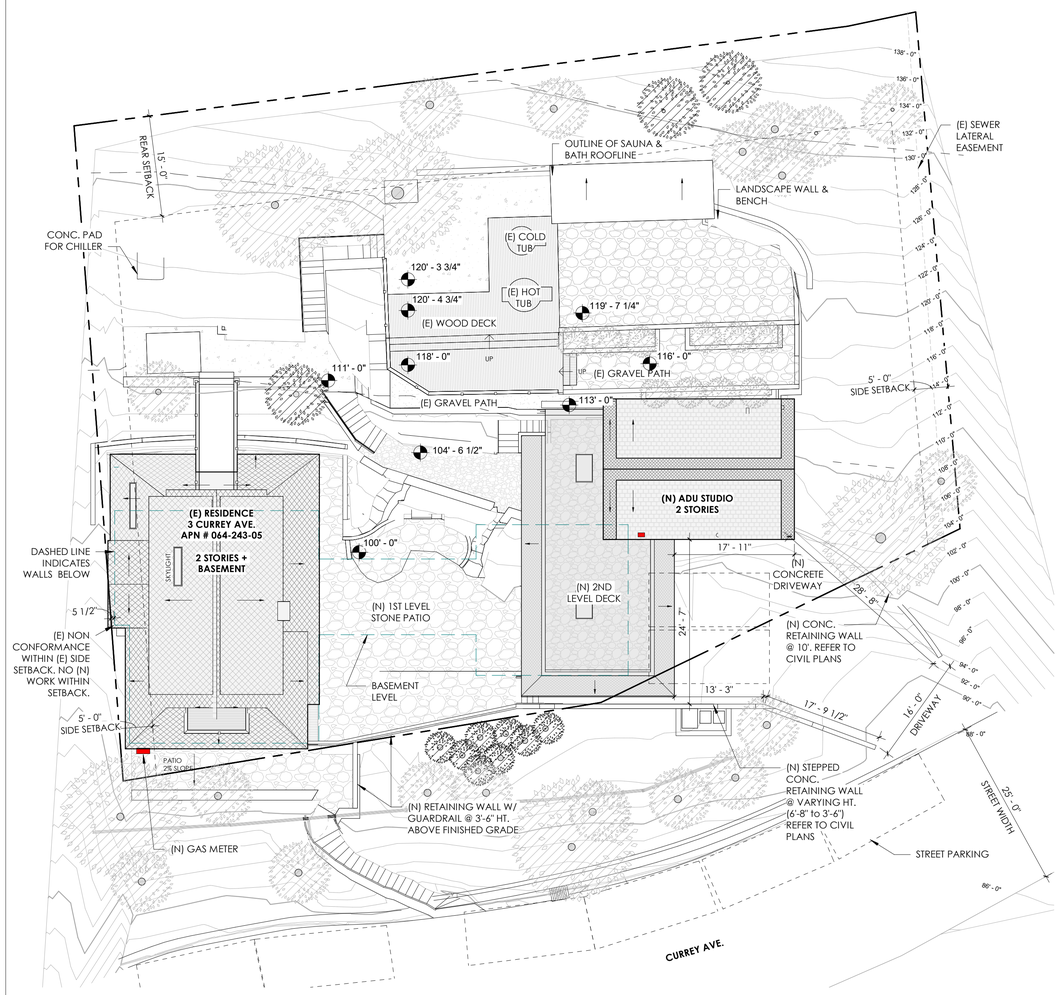
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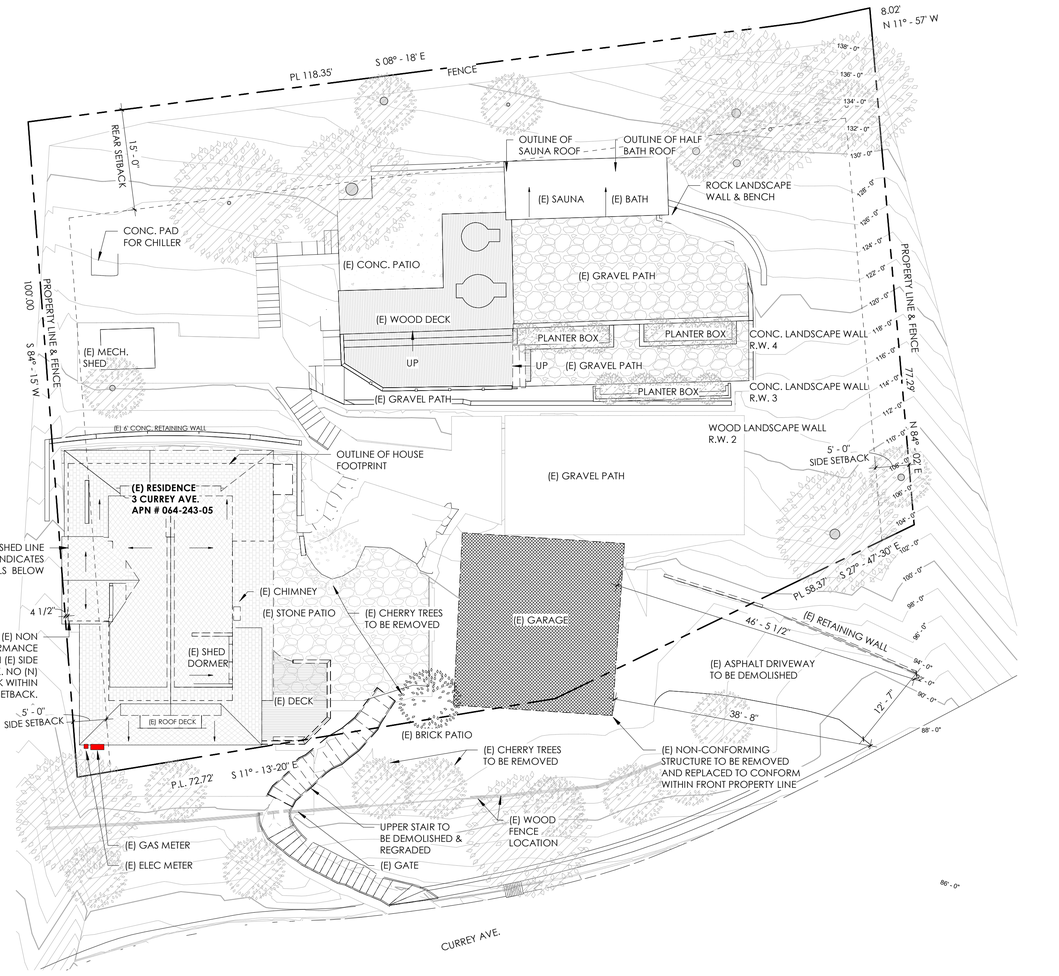
JOB NUMBER	6515-01
DRAWN BY	WCC
CHECKED BY	JMS, TJE
DATE	6/18/2021
SHEET NO.	1 OF 1
DRAWING NAME	6515-01TOPO.dwg

REVISIONS

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2 SITE PLAN - PROPOSED
3/32" = 1'-0"



1 SITE PLAN - EXISTING / DEMOLITION
3/32" = 1'-0"

PROJECT N TRUE N

SITE PLAN LEGEND

- PROPERTY LINE
- (E) RESIDENCE BUILDING
- (N) RESIDENCE BUILDING
- (N) ADU BUILDING
- 00' - 00" ELEVATION LEVEL
- GAS OR ELECTRICAL METER/PANEL: NEW LOCATIONS TO BE COORDINATED W/ PG&E
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- NEW TREE

GENERAL NOTES

SETBACK INFO : R-1-6

MINIMUM SETBACKS

FRONT : 0 FT'
SIDE : 5 FT
REAR: 15 FT

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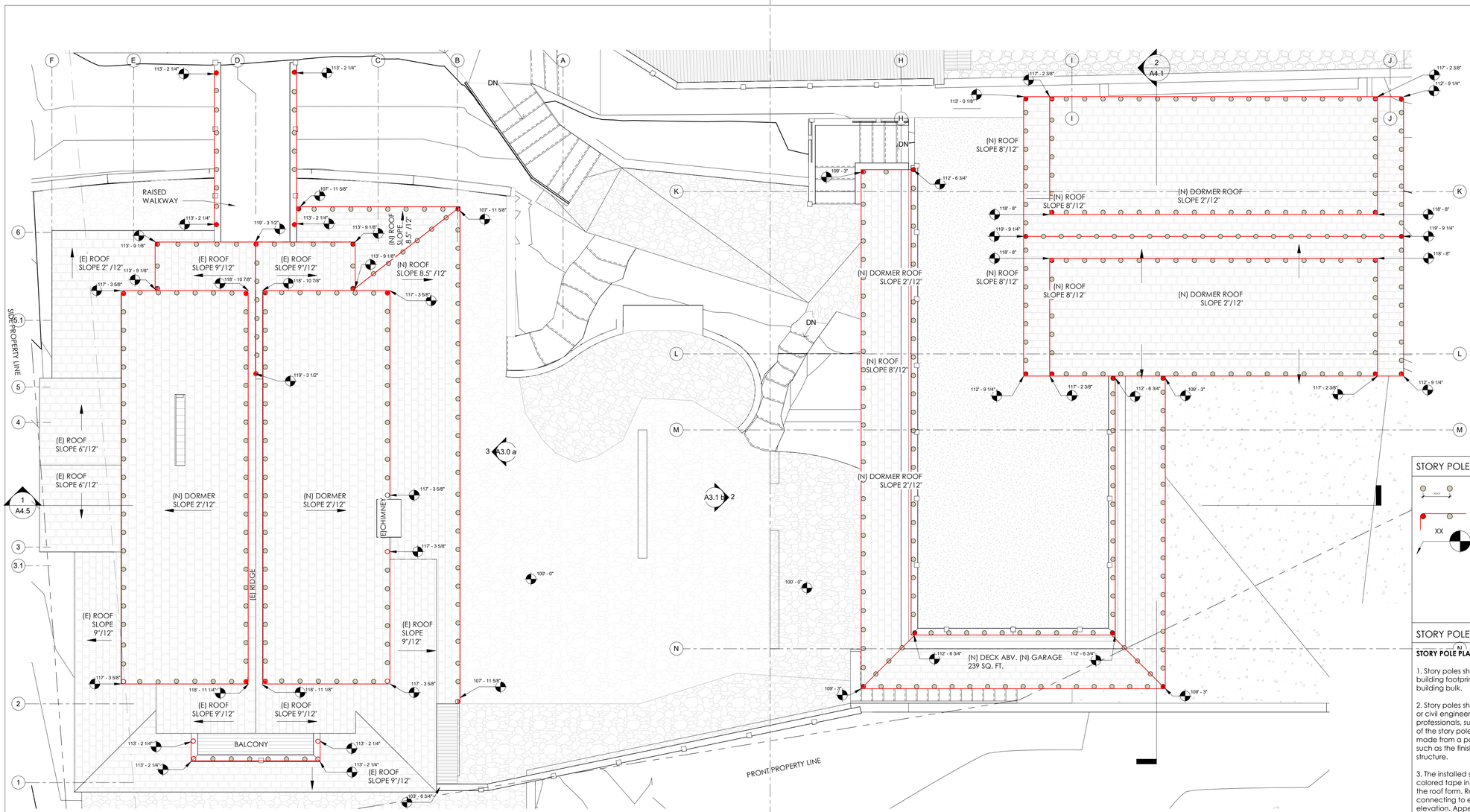
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C-30702
02.28.2023
RENEWAL DATE
STATE OF CALIFORNIA

BUILDING SUBMITTAL - 11/17/2022

ENLARGED SITE PLAN

As indicated

A1.2



1 STORY POLE PLAN
1/4" = 1'-0"

STORY POLE PLAN LEGEND

- 1 FOOT DISTANCED POLES
- CONNECTING TAPE ATTACHED TO POLE
- XX POLES ELEVATIONS

STORY POLE PLAN KEYNOTES

STORY POLE PLAN REQUIREMENTS

1. Story poles shall be installed where there is any change in building footprint, roof elevation or building bulk.

2. Story poles shall be certified by a registered land surveyor or civil engineer. Other qualified professionals, such as an architect, may certify the location of the story poles if such measurement is made from a point which can easily be verified in the field, such as the finished floor of an existing structure.

3. The installed story poles shall be connected by a bright colored tape in such a manner as to outline the roof form. Roof outlines shall include ridgeline connecting to each building corner at finish roof elevation. Appendages such as dormers, bays and decks need not be shown unless, in the opinion of staff, they have the potential to impact neighboring properties. Story poles at deck locations shall extend to the top of the railings.

4. The story pole plan shall show the location of the connecting tape and respective elevations.

5. Story poles shall be installed at least ten (10) days before a noticed public hearing on the application and be removed 10 days after a final approval or denial of the application.

6. The story poles shall be marked in one (1) foot increments.

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DESIGN REVIEW SUBMITTAL - 05/28/2021

DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

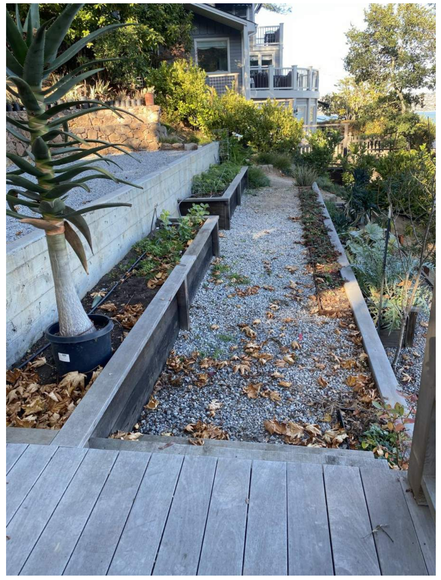
PROPOSED STORY POLE PLAN

As indicated

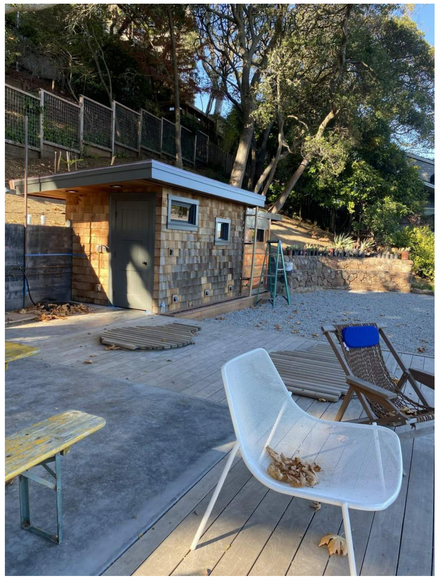
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VIEW TO (E) LANDSCAPING (NORTH SIDE)



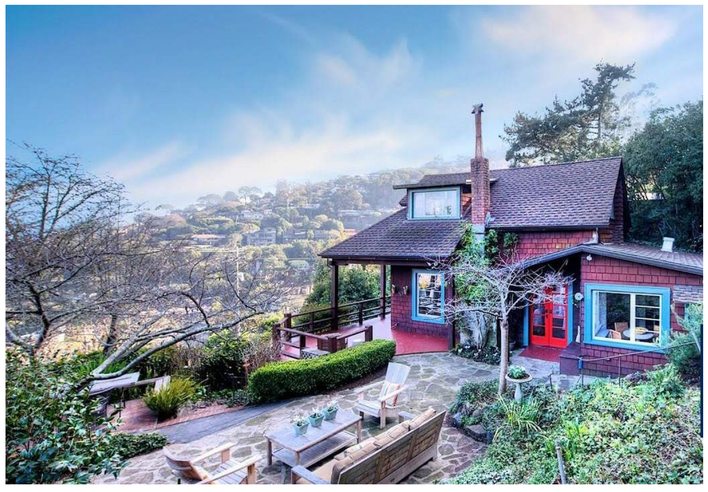
VIEW TO (E) SAUNA & BATHROOM (SOUTH EAST SIDE)



VIEW TO (E) GARAGE (SOUTH EAST SIDE)



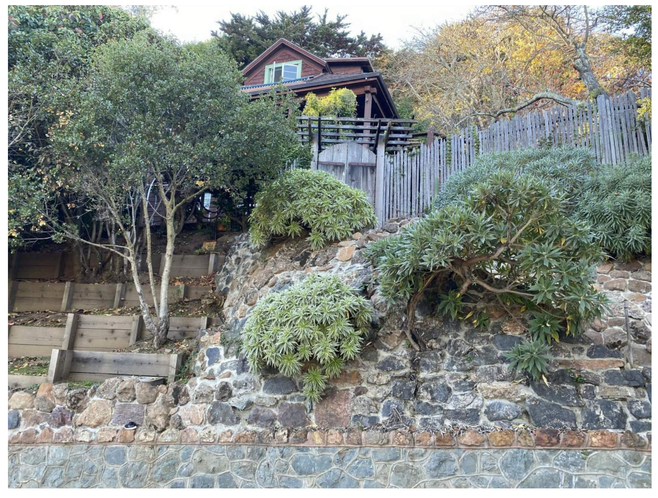
VIEW TO (E) DECK & GARAGE (SOUTH WEST SIDE)



MAIN HOUSE FRONT ENTRY (NORTH SIDE)



COURT YARD VIEW (EAST SIDE)



STREET VIEW (EAST SIDE)

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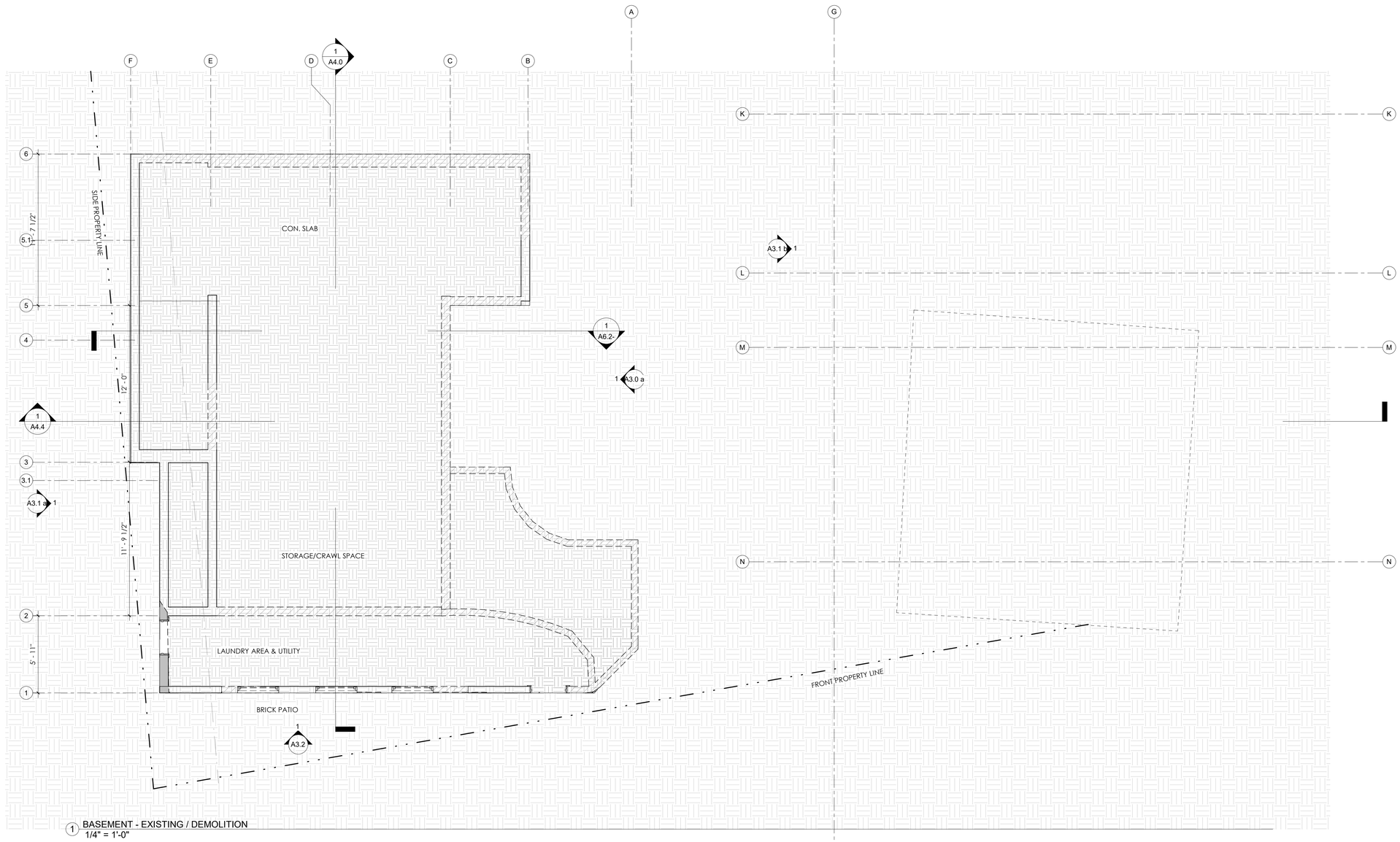
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SITE PHOTOS

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1 BASEMENT - EXISTING / DEMOLITION
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES	DEMOLITION KEYNOTES	WALL LEGEND
1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. 2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE. 3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.		PROPERTY LINE EXISTING PARTITION TO REMAIN EXISTING PARTITION TO BE REMOVED. EXISTING ELEMENTS TO BE DEMOLISHED. NEW WALLS

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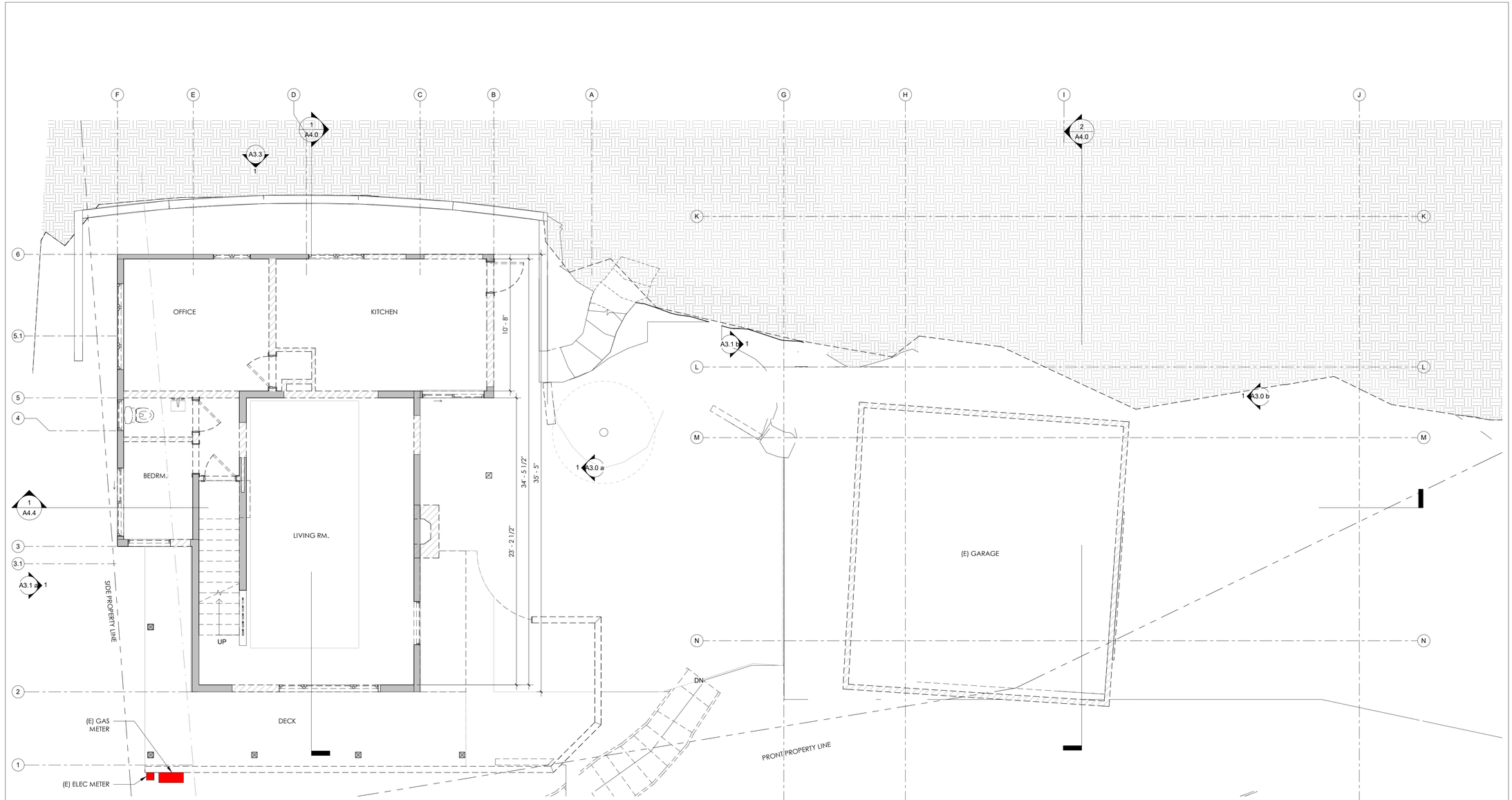
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EXISTING / DEMO - BASEMENT PLAN

As indicated

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1 FIRST FLOOR PLAN - EXISTING / DEMOLITION
1/4" = 1'-0"

N PROJECT

N TRUE

DEMOLITION PLAN GENERAL NOTES	DEMOLITION KEYNOTES	WALL LEGEND
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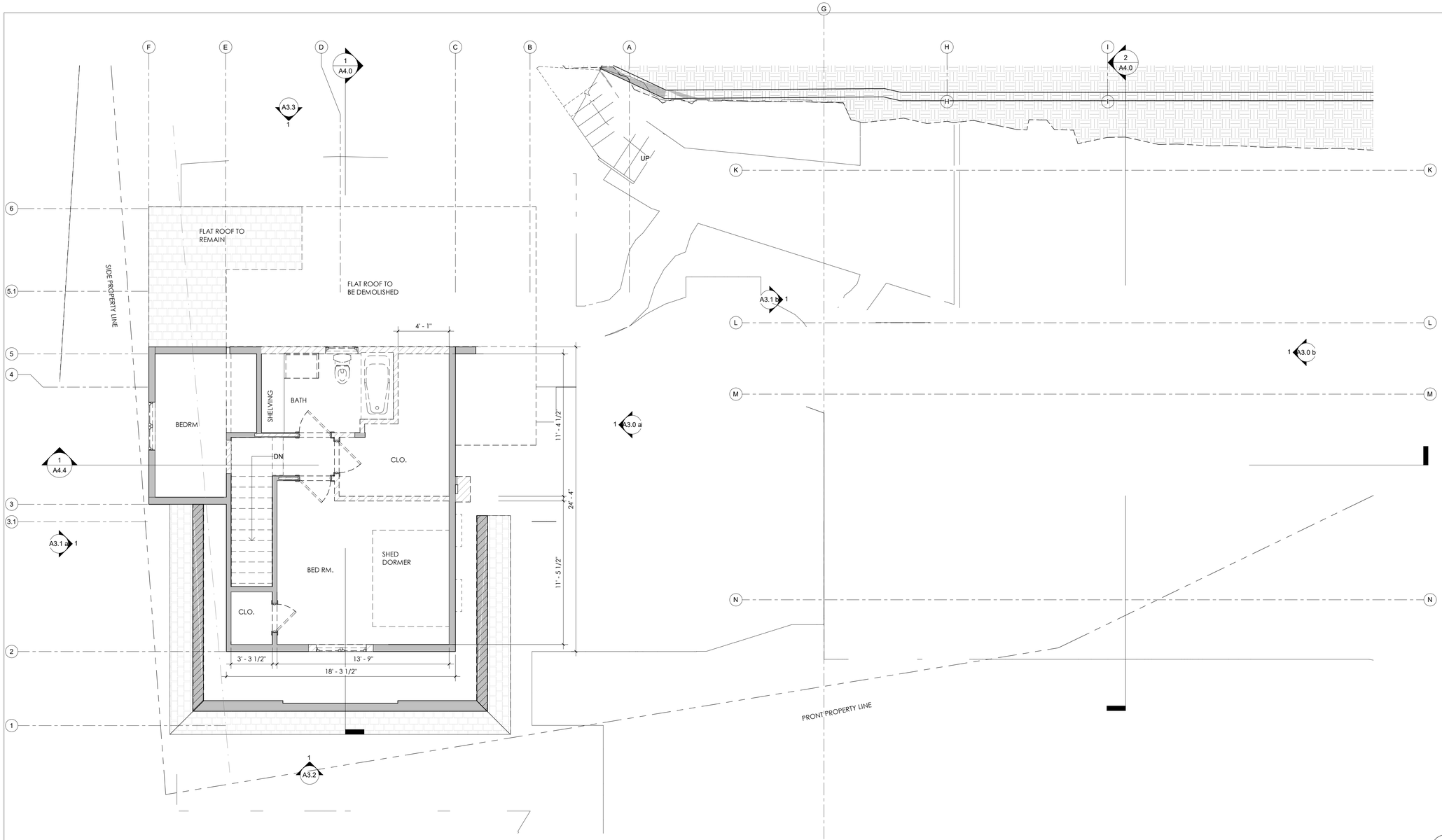
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EXISTING / DEMO - LEVEL 1 PLAN

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1 SECOND FLOOR PLAN - EXISTING
1/4" = 1'-0"

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DEMOLITION PLAN GENERAL NOTES	DEMOLITION KEYNOTES	WALL LEGEND
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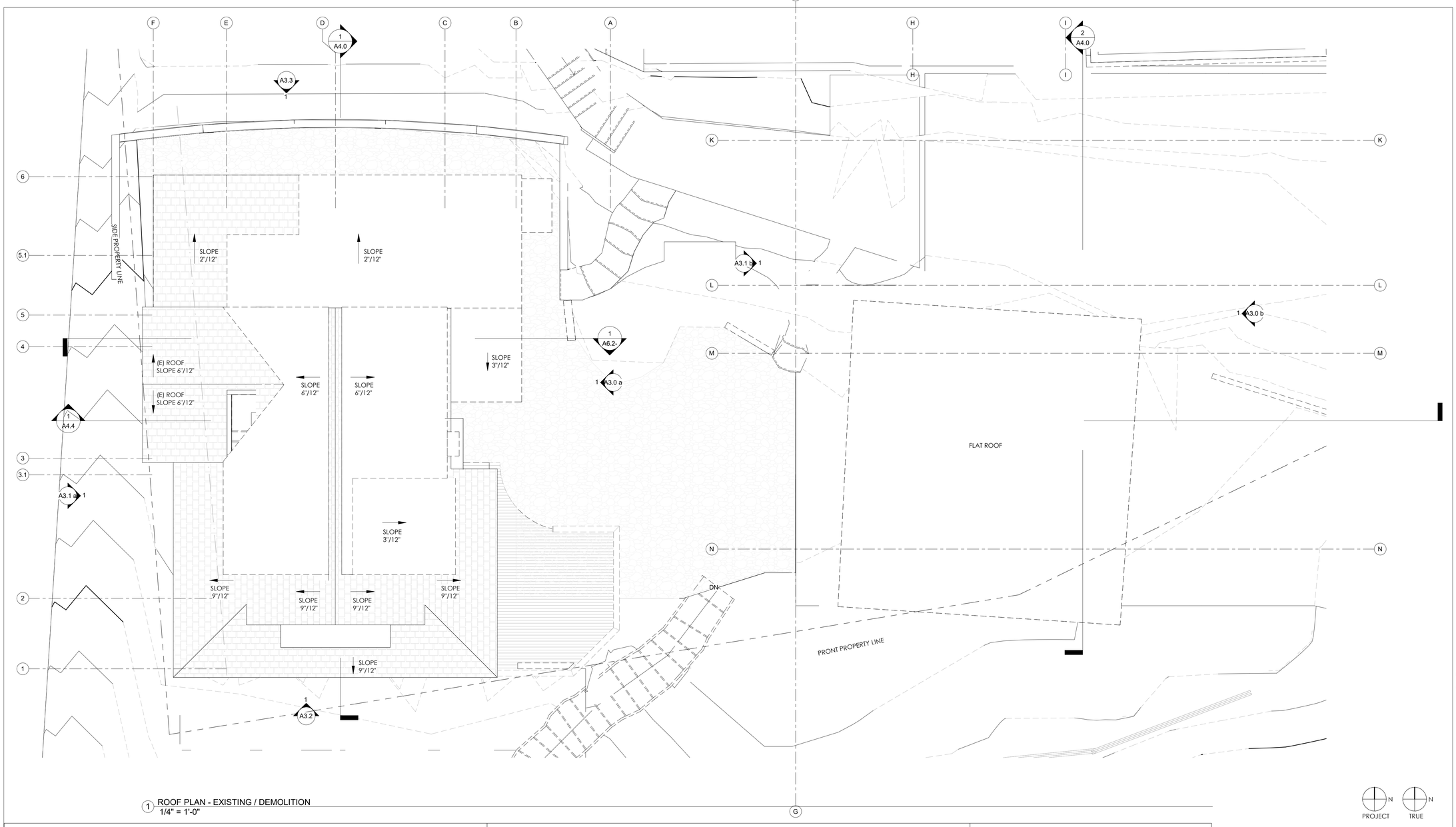
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EXISTING / DEMO - LEVEL 2 PLAN

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1 ROOF PLAN - EXISTING / DEMOLITION
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES	DEMOLITION KEYNOTES	WALL LEGEND
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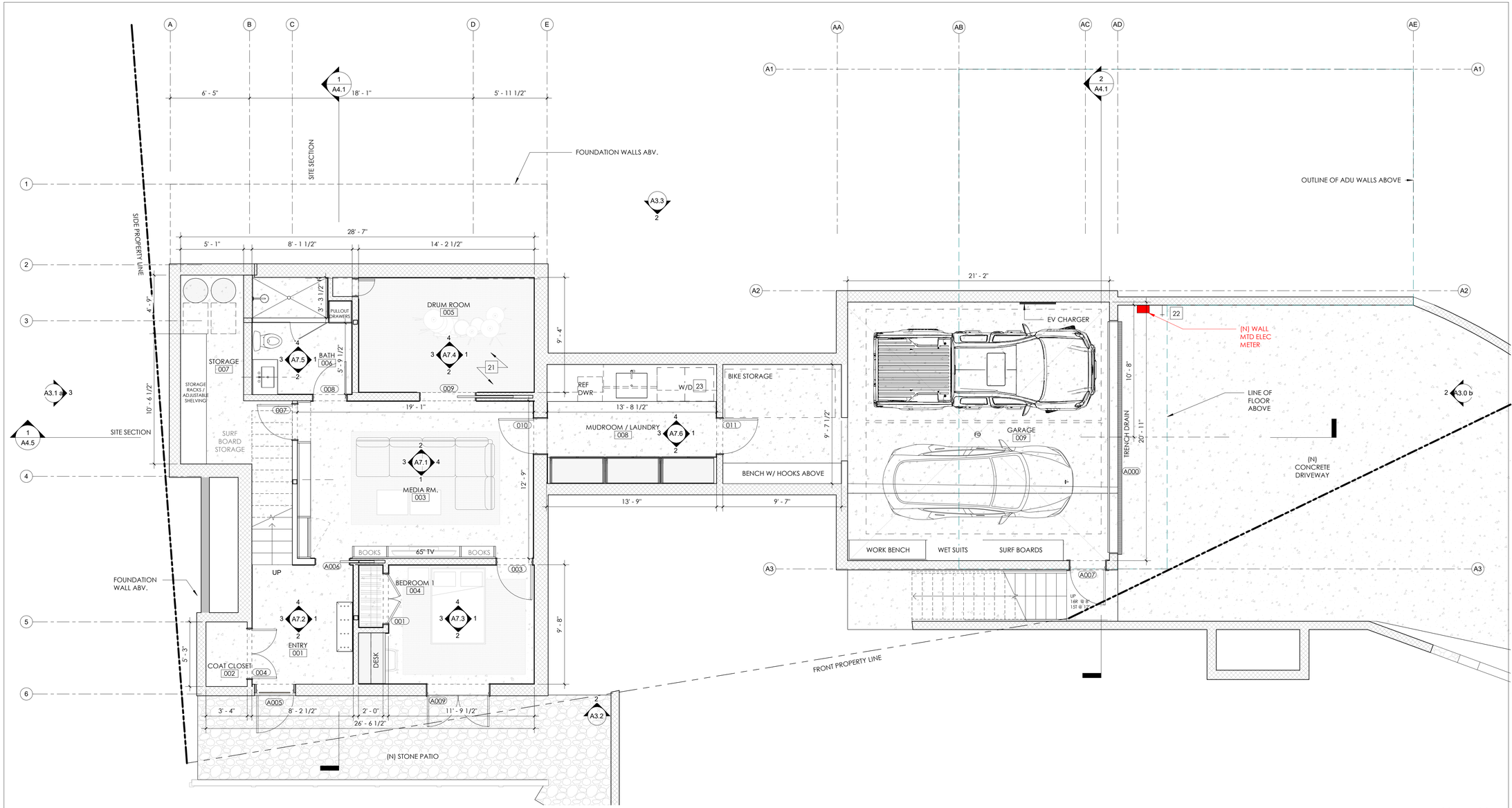
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DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

EXISTING / DEMO - ROOF PLAN

As indicated

A2.3



1 BASEMENT - PROPOSED
1/4" = 1'-0"

PROJECT N TRUE N

CONSTRUCTION PLAN GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS, ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

PLUMBING NOTES:

1. DISHWASHERS SHALL BE INSTALLED WITH AN APPROVED AIR GAP PER MANUFACTURER'S INSTRUCTIONS ON THE DISCHARGE SIDE OF THE MACHINE.
2. ALL HOSE BIBS SHALL BE PROTECTED WITH A LISTED NON-REMOVABLE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER INSTALLED 6" MIN ABOVE THE HIGHEST POINT OF USAGE.
3. IF A RECIRCULATING DOMESTIC HOT WATER SYSTEM IS INSTALLED, THE RECIRCULATING SECTIONS SHALL BE INSULATED FOR THEIR ENTIRE LENGTH (R4 MIN UP TO 1 1/2" AND R6 MIN FOR 2" OR GREATER DIAMETER.)

HVAC NOTES:

1. APPLY DUCT MASTIC ON ALL HVAC DUCT JOINTS AND SEAMS.
2. VENTILATE BATHROOMS PER CMC, TYP. FANS TO BE ENERGY STAR PER HVI STANDARDS WITH HUMIDITY/MOISTURE SENSOR (SEE SPEC.) AIR FLOW TO BE VERIFIED.
3. RANGE HOOD FAN TO BE 100 CFM MIN.
4. HVAC TO MEET ASHRAE 62.2-2010 VENTILATION RESIDENTIAL STANDARDS
5. HVAC FILTER TO BE HIGH EFFICIENCY (MERV 8+)
6. HOT WATER HEATER TO PROVIDE 80 GALLONS MINUMUM AT FIRST HOUR RECOVERY RATE

CONSTRUCTION KEYNOTES

21	ADDITIONAL SOUND INSULATION AT WALLS, CEILING AND DOOR
22	HOSE BIB 24 AFF.
23	PROVIDE DRAIN UNDER W/D

WALL LEGEND

- PROPERTY LINE
- EXISTING PARTITION TO REMAIN
- NEW WALLS
- 1-HR RATED WALL
- EGRESS ROUTE
- (#) (E) - EXISTING (R) - REPLACE (N) - NEW — WINDOW TAG
- (XXX) (E) - EXISTING (R) - REPLACE (N) - NEW — DOOR TAG
- -FD- -FD- FOUNDATION DRAIN

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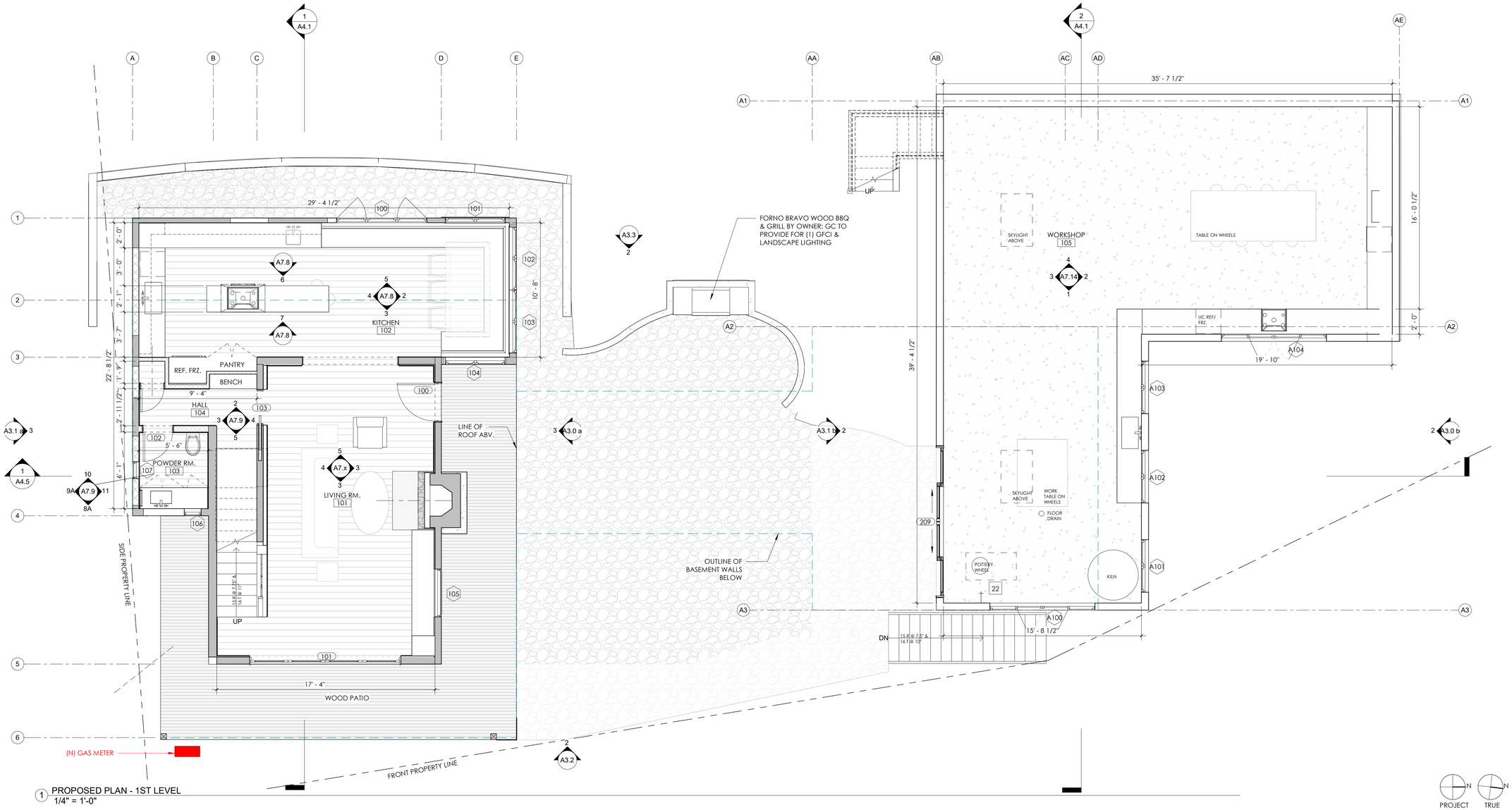
PROPOSED PLAN - BASEMENT

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1 PROPOSED PLAN - 1ST LEVEL
1/4" = 1'-0"

CONSTRUCTION PLAN GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

PLUMBING NOTES:

1. DISHWASHERS SHALL BE INSTALLED WITH AN APPROVED AIR GAP PER MANUFACTURER'S INSTRUCTIONS ON THE DISCHARGE SIDE OF THE MACHINE.
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CONSTRUCTION KEYNOTES

22	HOSE BIB 24 AFF.

WALL LEGEND

- PROPERTY LINE
- EXISTING PARTITION TO REMAIN
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- (#) (E) - EXISTING (R) - REPLACE (N) - NEW — WINDOW TAG
- (XXX) (E) - EXISTING (R) - REPLACE (N) - NEW — DOOR TAG
- -FD- -FD- FOUNDATION DRAIN

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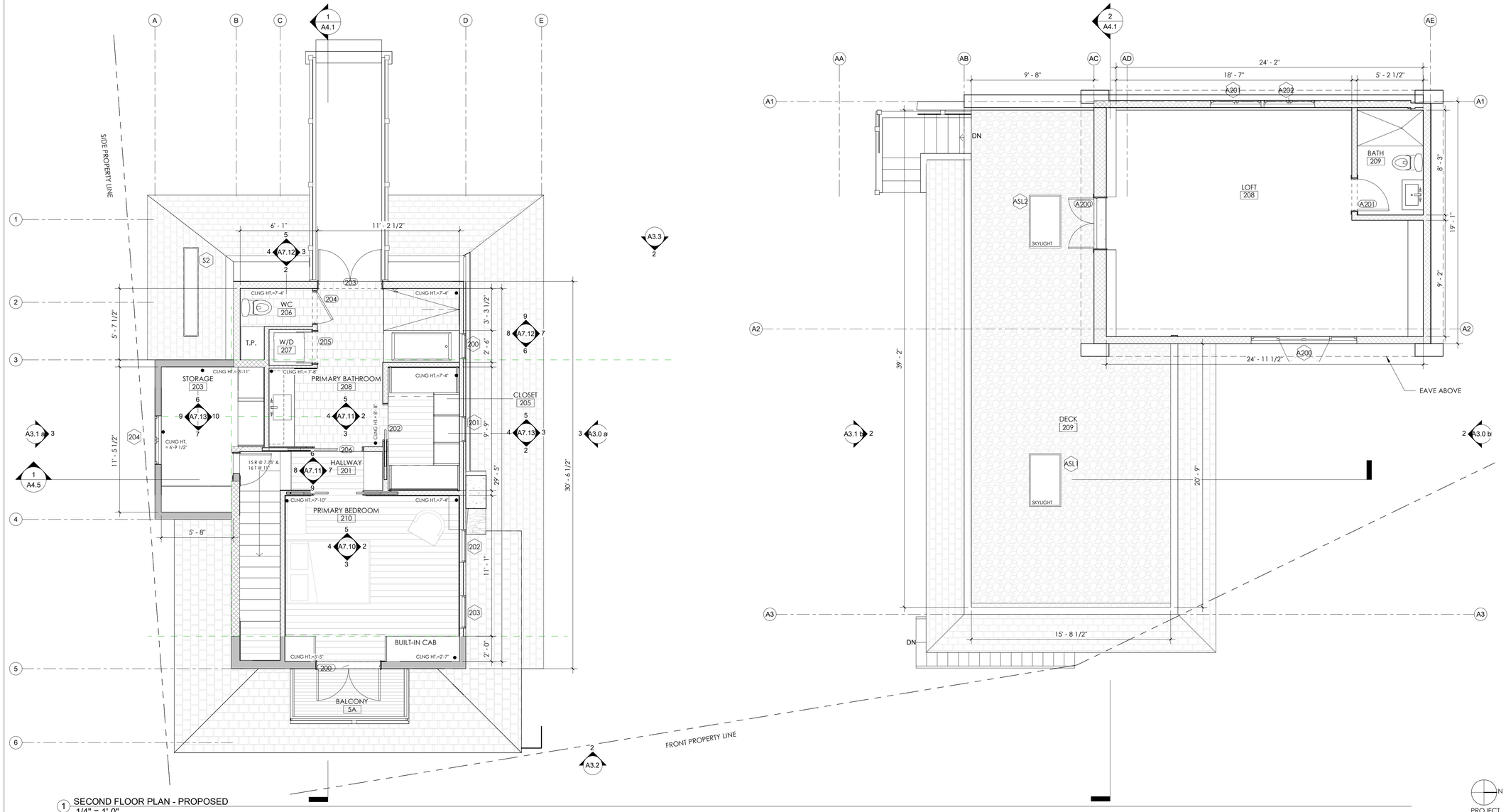
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C-30702
02.28.2023
RENEWAL DATE
STATE OF CALIFORNIA

PERMIT SUBMITTAL - 09/01/2022

PROPOSED PLAN - 1ST LEVEL

As indicated

A2.5



1 SECOND FLOOR PLAN - PROPOSED
1/4" = 1'-0"

CONSTRUCTION PLAN GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
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CONSTRUCTION KEYNOTES

WALL LEGEND

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- EXISTING PARTITION TO REMAIN
- NEW WALLS
- 1-HR RATED WALL
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- (#) (E) - EXISTING (R) - REPLACE (N) - NEW — WINDOW TAG
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- -FD- FOUNDATION DRAIN

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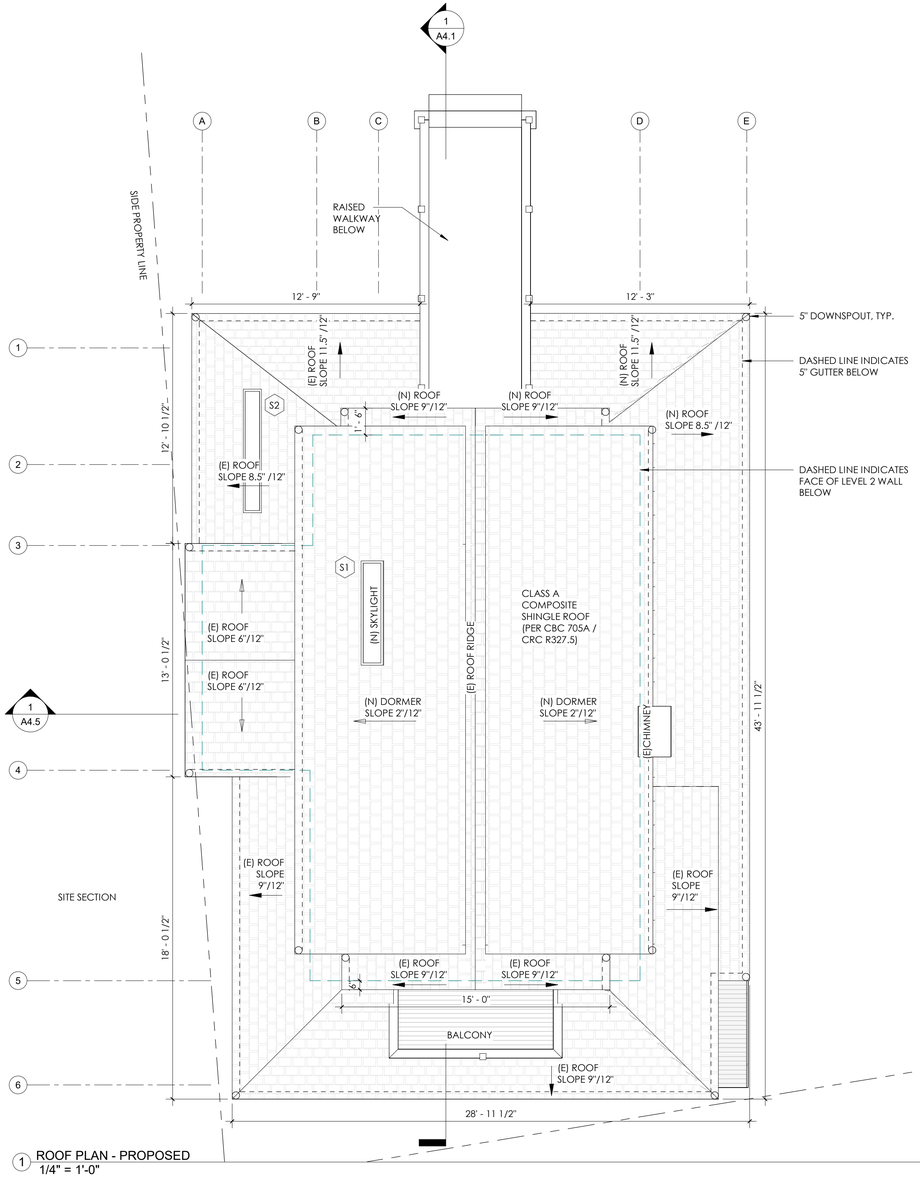
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PROPOSED PLAN - 2ND LEVEL

As indicated

A2.6



CONSTRUCTION PLAN GENERAL NOTES

1. BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS.
2. ACOUSTIC INSULATION AT ALL (N) INTERIOR WALLS AND FLOORS JOISTS WHERE ALL EXPOSED WALL AREAS, TYP.
3. NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

PLUMBING NOTES:

1. DISHWASHERS SHALL BE INSTALLED WITH AN APPROVED AIR GAP PER MANUFACTURER'S INSTRUCTIONS ON THE DISCHARGE SIDE OF THE MACHINE.
2. ALL HOSE BIBS SHALL BE PROTECTED WITH A LISTED NON-REMOVABLE BACKFLOW PREVENTER OR ATMOSPHERIC VACUUM BREAKER INSTALLED 6" MIN ABOVE THE HIGHEST POINT OF USAGE.
3. IF A RECIRCULATING DOMESTIC HOT WATER SYSTEM IS INSTALLED, THE RECIRCULATING SECTIONS SHALL BE INSULATED FOR THEIR ENTIRE LENGTH (R4 MIN UP TO 1 1/2" AND R6 MIN FOR 2" OR GREATER DIAMETER.)

HVAC NOTES:

1. APPLY DUCT MASTIC ON ALL HVAC DUCT JOINTS AND SEAMS.
2. VENTILATE BATHROOMS PER CMC. TYP. FANS TO BE ENERGY STAR PER HVI STANDARDS WITH HUMIDITY/MOISTURE SENSOR (SEE SPEC.) AIR FLOW TO BE VERIFIED.
3. RANGE HOOD FAN TO BE 100 CFM MIN.
4. HVAC TO MEET ASHRAE 62.2-2010 VENTILATION RESIDENTIAL STANDARDS
5. HVAC FILTER TO BE HIGH EFFICIENCY (MERV 8+)
6. HOT WATER HEATER TO PROVIDE 80 GALLONS MINUMUM AT FIRST HOUR RECOVERY RATE

CONSTRUCTION KEYNOTES

WALL LEGEND

- PROPERTY LINE
- EXISTING PARTITION TO REMAIN
- NEW WALLS
- 1-HR RATED WALL
- EGRESS ROUTE
- (#) (E) - EXISTING (R) - REPLACE (N) - NEW — WINDOW TAG
- (XXX) (E) - EXISTING (R) - REPLACE (N) - NEW — DOOR TAG
- -FD- -FD- FOUNDATION DRAIN

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PROPOSED PLAN - ROOF

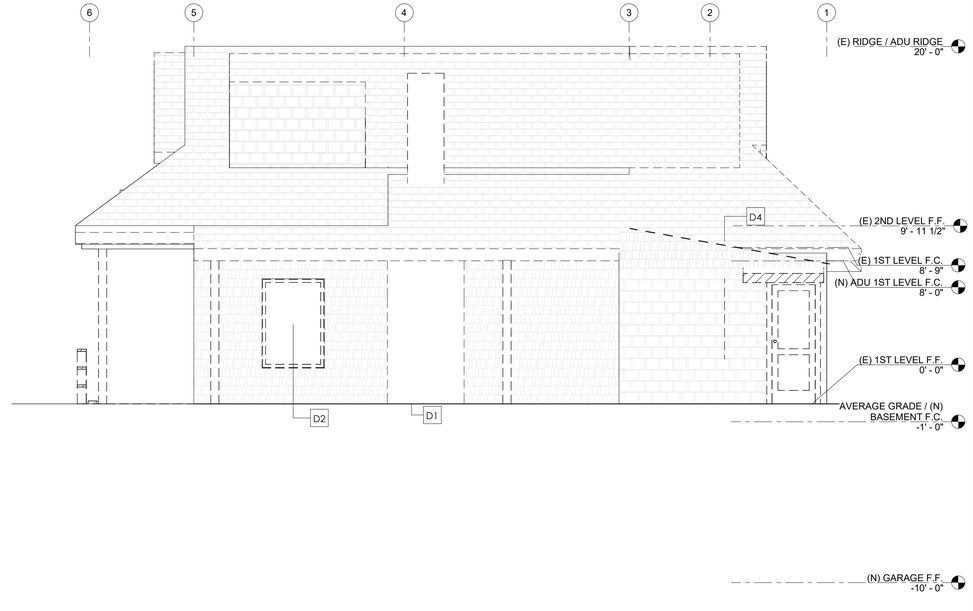
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3 ELEVATION - NORTH PROPOSED
1/4" = 1'-0"



1 ELEVATION - NORTH EXISTING / DEMOLISHED
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES
1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. 2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE. 3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES	
D1	DEMO (E) CHIMNEY STONE TO BE REPLACED BY NEW. GC TO ASSESS & SERVICE (E) FLUE FOR RE-USE.
D2	DEMO (E) WINDOWS
D4	DEMO (E) DOOR & ROOF

CONSTRUCTION ELEVATION KEYNOTES	
E1	REFER TO WINDOW & DOOR SCHEDULE. A6.0 / A6.1 FOR COMPLIANCE WITH CBC 708A / CRC 327.8
E2	REFER TO DTL #X/A8-X FOR EXTERIOR WALL DETAIL, TYP. COMPLIANT WITH CBC 707A / CRC R327.7
E4	REFER TO DTL #X/A8.X FOR ROOF VENT DTL, TYP. COMPLIANT WITH CBC 709A/CRC R327.6
E5	REFER TO DTL #X/A8.X FOR EXT. DECK DTL, TYP. COMPLIANT WITH CBC 709A/CRC R327.9.
E6	REFER TO DTL #X/A8.X FOR ROOF EAVE DTL, TYP. COMPLIANT WITH CBC707A.4/CRC R327.7.4.

LEGEND	
	PROPERTY LINE
	EXISTING AREA TO BE REMOVED.
	EXISTING ELEMENTS TO BE REMOVED.

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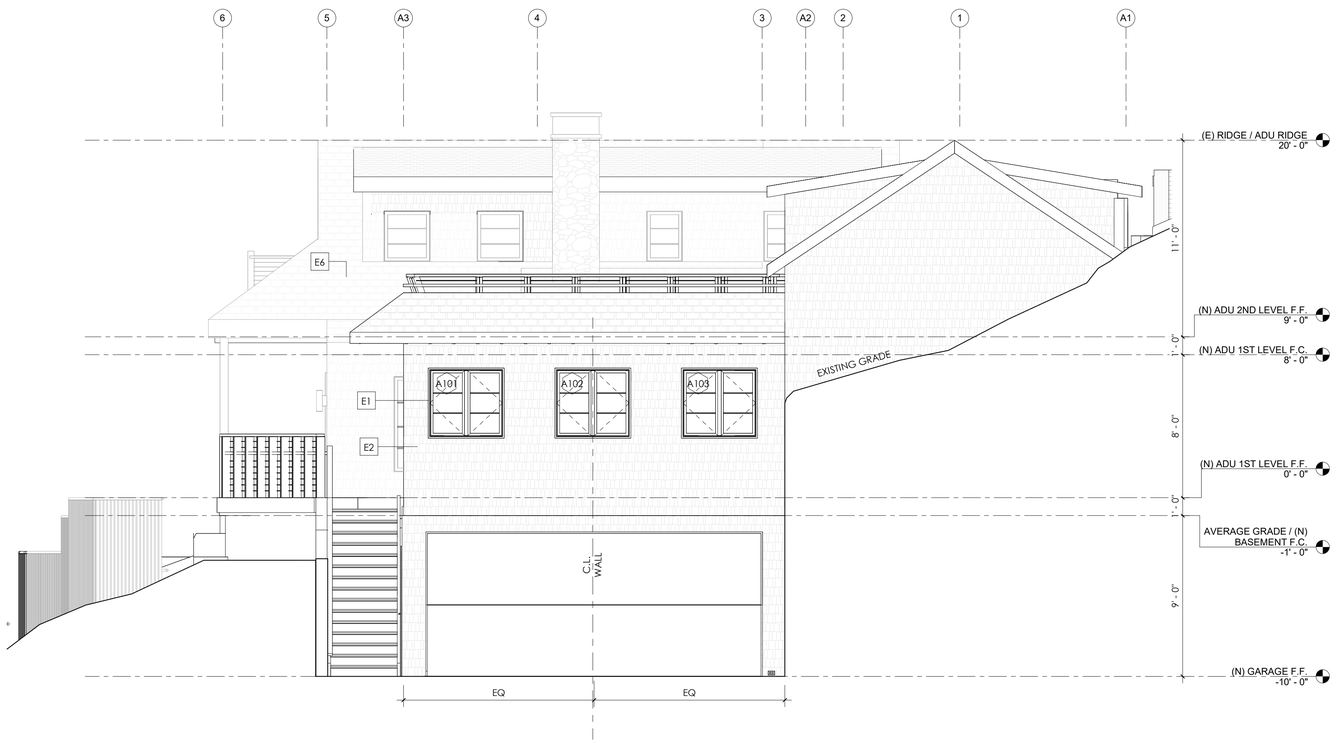
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ELEVATIONS - MAIN HOUSE - NORTH

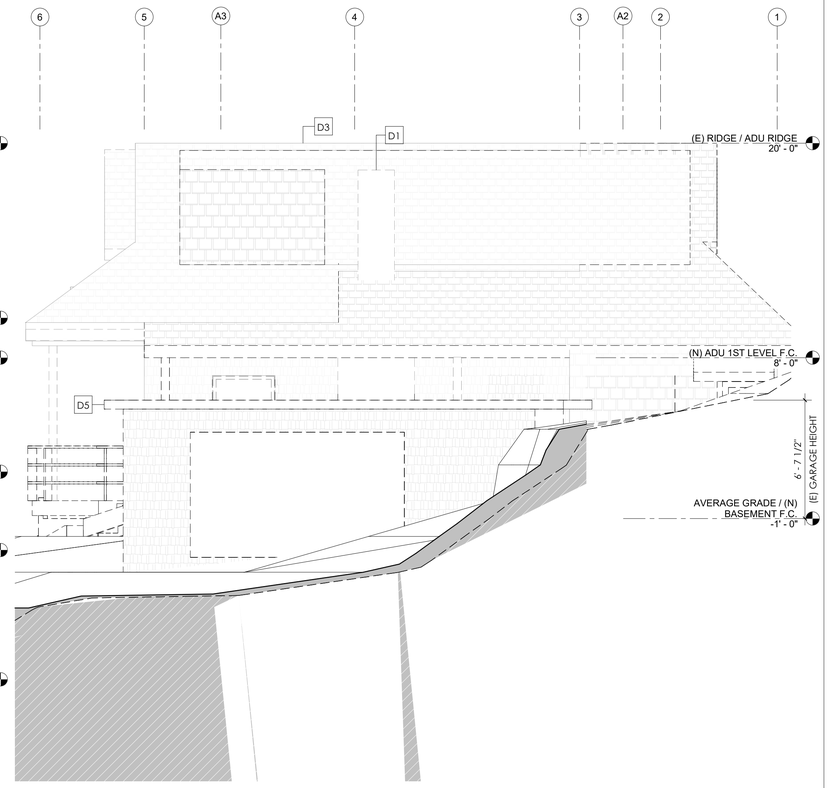
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2 ELEVATION (SUITE) - NORTH PROPOSED
1/4" = 1'-0"



1 ELEVATION - GARAGE - NORTH EXISTING / DEMOLITION
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES
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DEMOLITION KEYNOTES	
D1	DEMO (E) CHIMNEY STONE TO BE REPLACED BY NEW. GC TO ASSESS & SERVICE (E) FLUE FOR RE-USE.
D3	DEMO (E) DORMER
D5	DEMO (E) GARAGE STRUCTURE

CONSTRUCTION ELEVATION KEYNOTES	
E1	REFER TO WINDOW & DOOR SCHEDULE, A6.0 / A6.1 FOR COMPLIANCE WITH CBC 708A / CRC 327.8
E2	REFER TO DTL #X/A8-X FOR EXTERIOR WALL DETAIL, TYP. COMPLIANT WITH CBC 707A / CRC R327.7
E6	REFER TO DTL #X/A8.X FOR ROOF EAVE DTL, TYP. COMPLIANT WITH CBC707A.4/CRC R327.7.4.

LEGEND

- PROPERTY LINE
- EXISTING AREA TO BE REMOVED.
- EXISTING ELEMENTS TO BE REMOVED.

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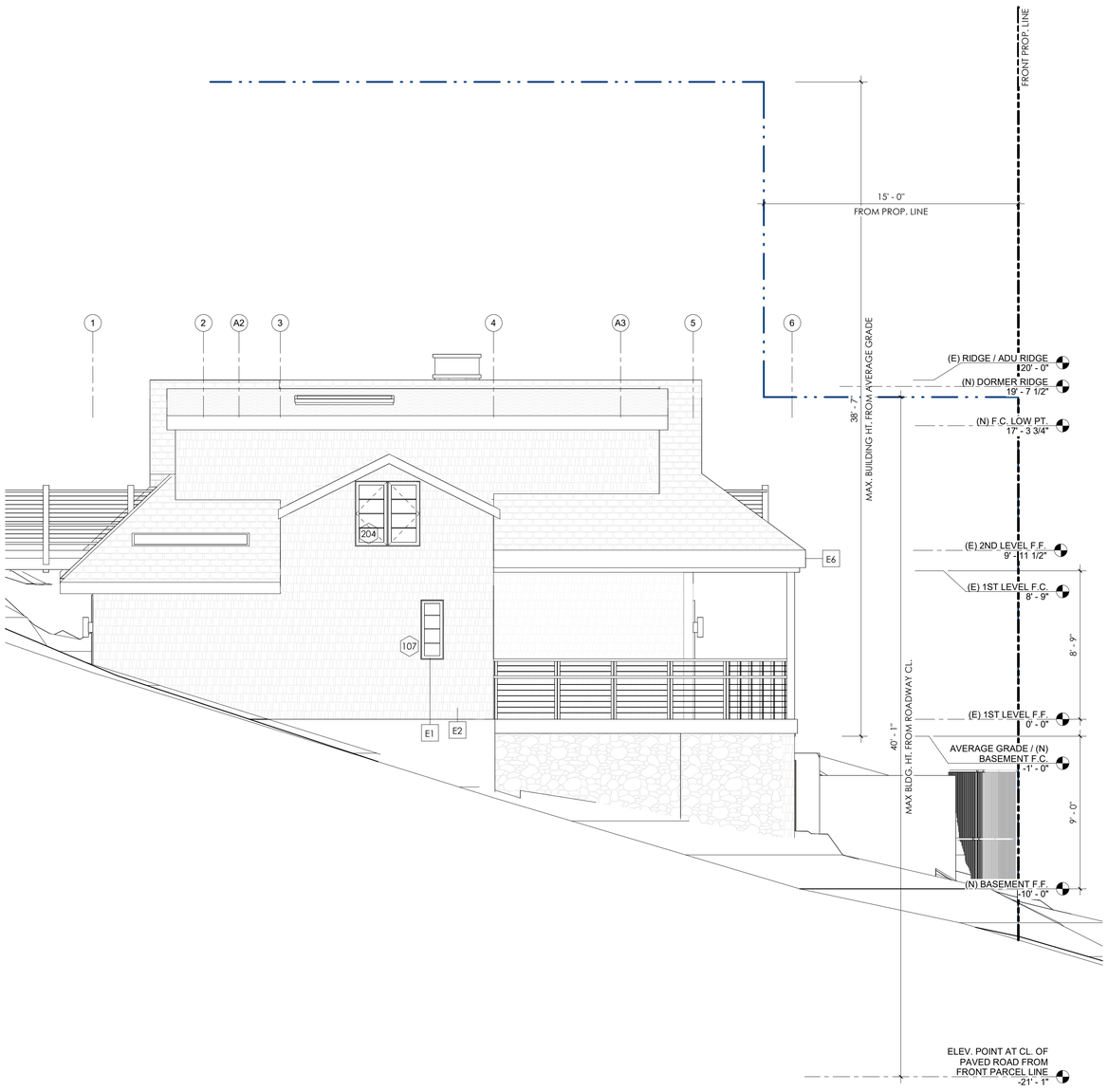
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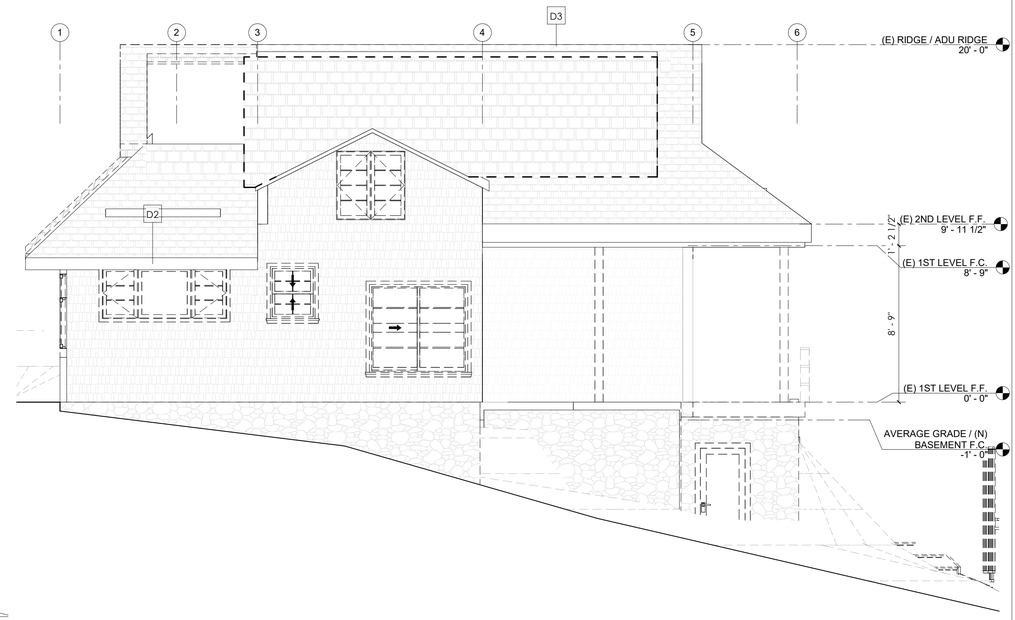
ELEVATIONS - GARAGE/ADU - NORTH

As indicated

A3.0 b



3 ELEVATION - SOUTH PROPOSED
1/4" = 1'-0"



1 ELEVATION - SOUTH DEMOLISHED
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

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DEMOLITION KEYNOTES

D2	DEMO (E) WINDOWS
D3	DEMO (E) DORMER

CONSTRUCTION ELEVATION KEYNOTES

E1	REFER TO WINDOW & DOOR SCHEDULE. A6.0 / A6.1 FOR COMPLIANCE WITH CBC 708A / CRC 327.8
E2	REFER TO DTL #X/A8.X FOR EXTERIOR WALL DETAIL, TYP. COMPLIANT WITH CBC 707A / CRC R327.7
E6	REFER TO DTL #X/A8.X FOR ROOF EAVE DTL, TYP. COMPLIANT WITH CBC707A.4/CRC R327.7.4.

LEGEND

- PROPERTY LINE
- EXISTING AREA TO BE REMOVED.
- EXISTING ELEMENTS TO BE REMOVED.

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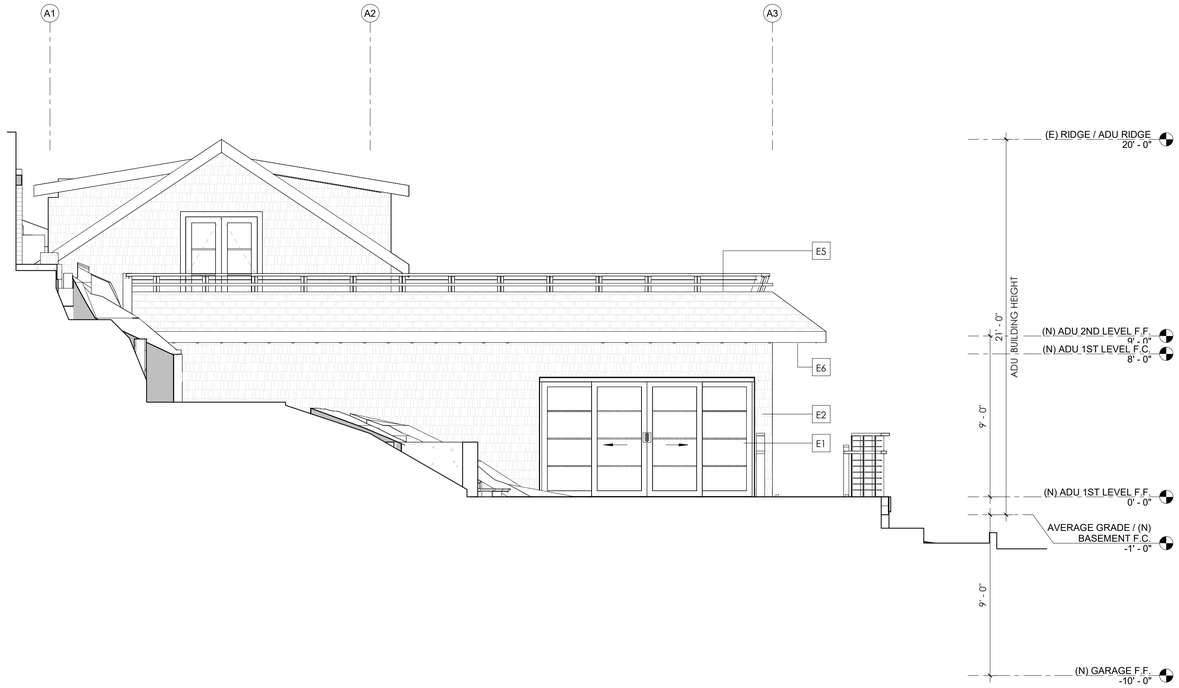
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ELEVATIONS - MAIN HOUSE - SOUTH

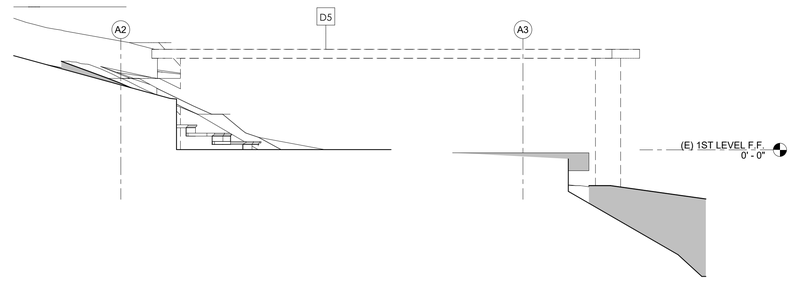
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2 ELEVATION (GARAGE / ADU) SOUTH PROPOSED
1/4" = 1'-0"



1 ELEVATION (GARAGE) SOUTH DEMOLITION
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES
1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE. 2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE. 3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES	
D5	DEMO (E) GARAGE STRUCTURE

CONSTRUCTION ELEVATION KEYNOTES	
E1	REFER TO WINDOW & DOOR SCHEDULE, A6.0 / A6.1 FOR COMPLIANCE WITH CBC 708A / CRC 327.8
E2	REFER TO DTL #X/A8-X FOR EXTERIOR WALL DETAIL, TYP. COMPLIANT WITH CBC 707A / CRC R327.7
E5	REFER TO DTL #X/A8.X FOR EXT. DECK DTL, TYP. COMPLIANT WITH CBC 709A/CRC R327.9.
E6	REFER TO DTL #X/A8.X FOR ROOF EAVE DTL, TYP. COMPLIANT WITH CBC707A.4/CRC R327.7.4.

LEGEND

- PROPERTY LINE
- EXISTING AREA TO BE REMOVED.
- EXISTING ELEMENTS TO BE REMOVED.

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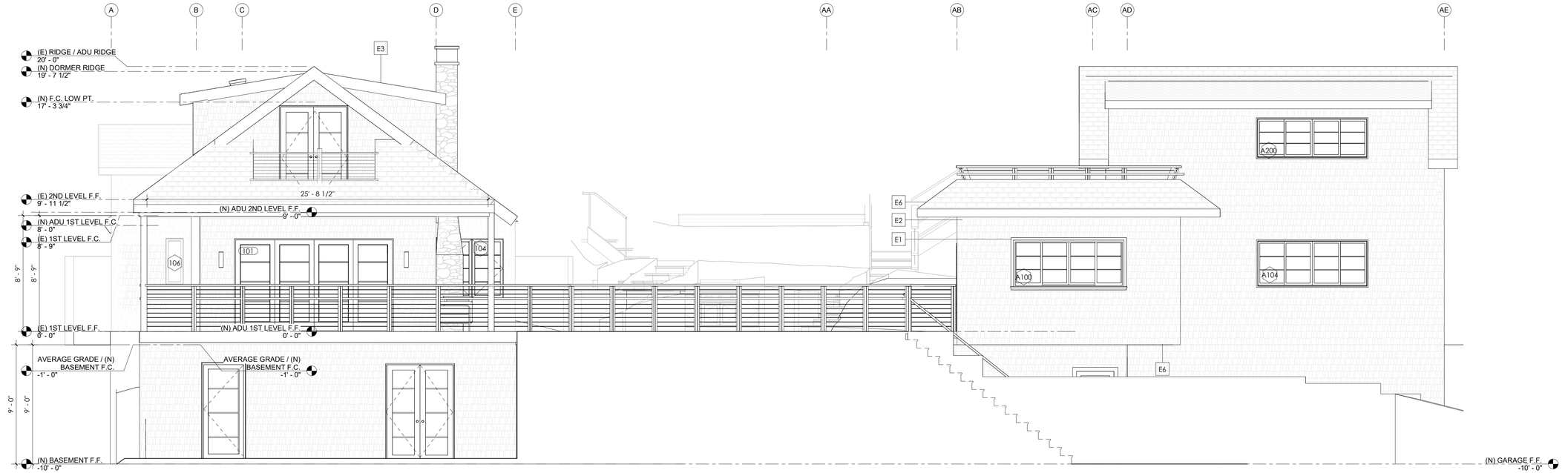
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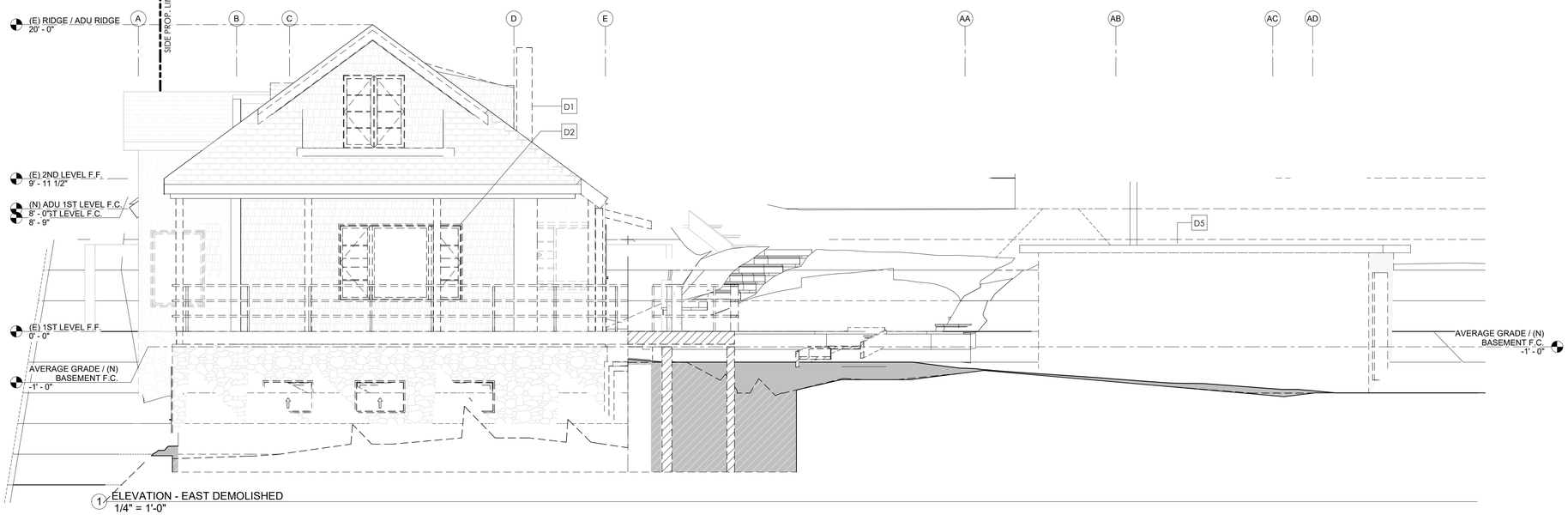
ELEVATIONS - GARAGE / ADU - SOUTH

As indicated

A3.1 b



2 ELEVATION - EAST PROPOSED
1/4" = 1'-0"



1 ELEVATION - EAST DEMOLISHED
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

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DEMOLITION KEYNOTES

D1	DEMO (E) CHIMNEY STONE TO BE REPLACED BY NEW. GC TO ASSESS & SERVICE (E) FLUE FOR RE-USE.
D2	DEMO (E) WINDOWS
D5	DEMO (E) GARAGE STRUCTURE

CONSTRUCTION ELEVATION KEYNOTES

E1	REFER TO WINDOW & DOOR SCHEDULE. A6.0 / A6.1 FOR COMPLIANCE WITH CBC 708A / CRC 327.8
E2	REFER TO DTL #X/A8-X FOR EXTERIOR WALL DETAIL, TYP. COMPLIANT WITH CBC 707A / CRC R327.7
E3	CLASS A ROOFING PER CBC 705A / CRC R327.5
E6	REFER TO DTL #X/A8.X FOR ROOF EAVE DTL, TYP. COMPLIANT WITH CBC707A.4/CRC R327.7.4.

LEGEND

- PROPERTY LINE
- EXISTING AREA TO BE REMOVED.
- EXISTING ELEMENTS TO BE REMOVED.

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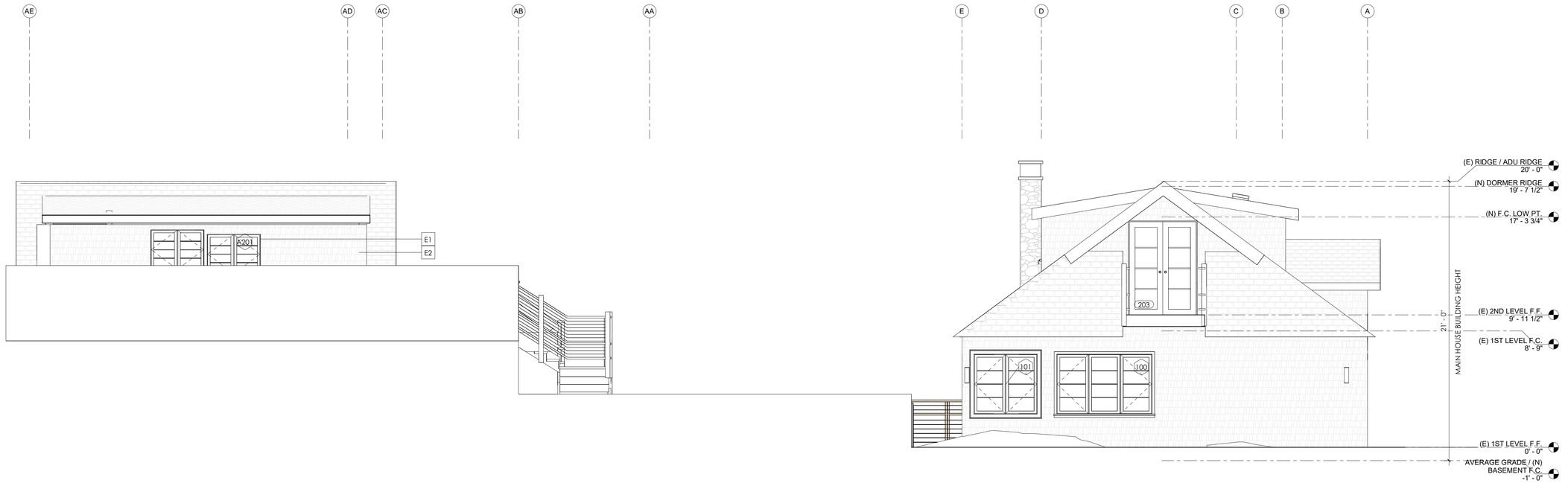
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ELEVATIONS - EAST

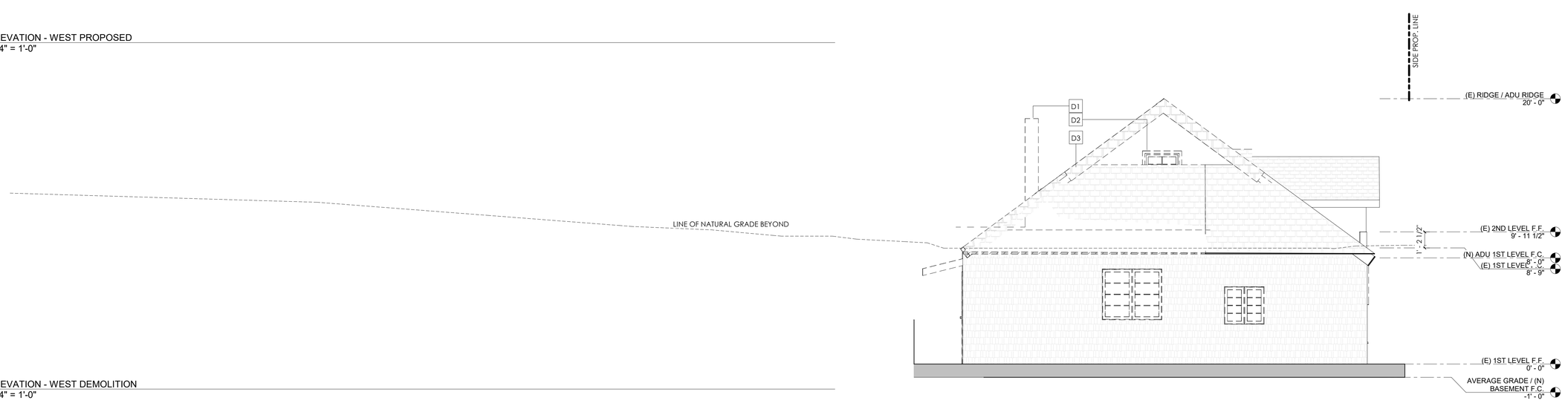
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2 ELEVATION - WEST PROPOSED
1/4" = 1'-0"



1 ELEVATION - WEST DEMOLITION
1/4" = 1'-0"

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DEMOLITION PLAN GENERAL NOTES

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DEMOLITION KEYNOTES

D1	DEMO (E) CHIMNEY STONE TO BE REPLACED BY NEW. GC TO ASSESS & SERVICE (E) FLUE FOR RE-USE.
D2	DEMO (E) WINDOWS
D3	DEMO (E) DORMER

CONSTRUCTION ELEVATION KEYNOTES

E1	REFER TO WINDOW & DOOR SCHEDULE, A6.0 / A6.1 FOR COMPLIANCE WITH CBC 708A / CRC 327.8
E2	REFER TO DTL #X/A8-X FOR EXTERIOR WALL DETAIL, TYP. COMPLIANT WITH CBC 707A / CRC R327.7

LEGEND

- PROPERTY LINE
- EXISTING AREA TO BE REMOVED.
- EXISTING ELEMENTS TO BE REMOVED.

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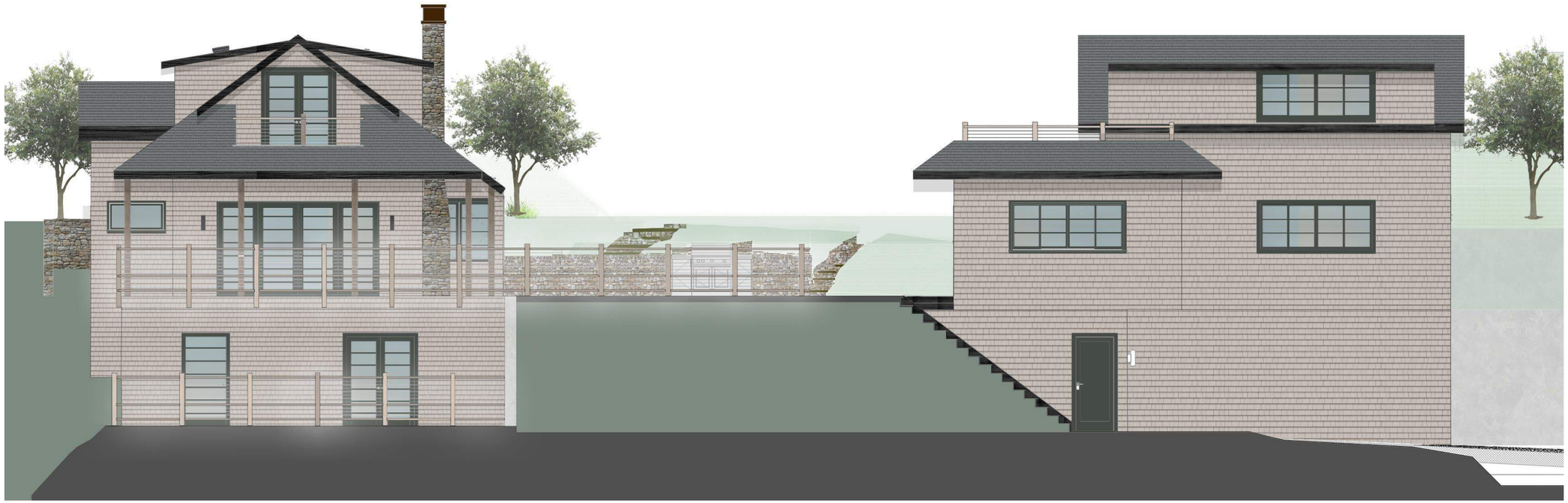
ELEVATIONS - WEST

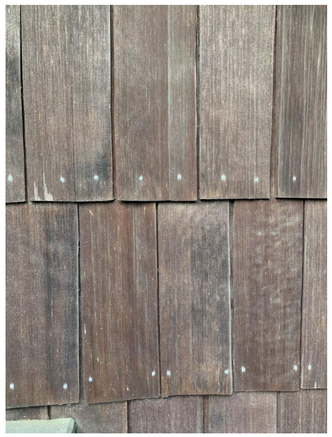
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STAVE LAKE RED CEDAR SHINGLES, PAINTED OR STAINED COLOR SIMILAR TO PHOTO
http://maibec.com/en-us/products/stave-lake/



EXISTING SHED ON SITE FOR EXAMPLE MATERIAL PALETTE



WOOD SIDING, PAINTED DOOR/ WINDOW CASINGS, STONE CHIMNEY & EXTERIOR LANDSCAPE WALLS

STAVE LAKE RED CEDAR WOOD SHINGLES: http://maibec.com/en_us/products/stave-lake/
PAINTED DARK GREEN WOOD MARVIN DOORS AND WINDOWS: http://www.marvin.com/products/collections/signature
SPLIT FACE VENEER STONE @ EXTERIOR CHIMNEY WALL: http://www.ecooutdoorusa.com/products/natural-stone-walling/drystone/jindera/
CLASS A COMPOSITE ROOF SHINGLES: http://www.certainteed.com/residential-roofing/products/andmark-solaris/ IN "WEATHERED WOOD"

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REV001 05/26/22

DESIGN REVIEW SUBMITTAL - 05/28/2021

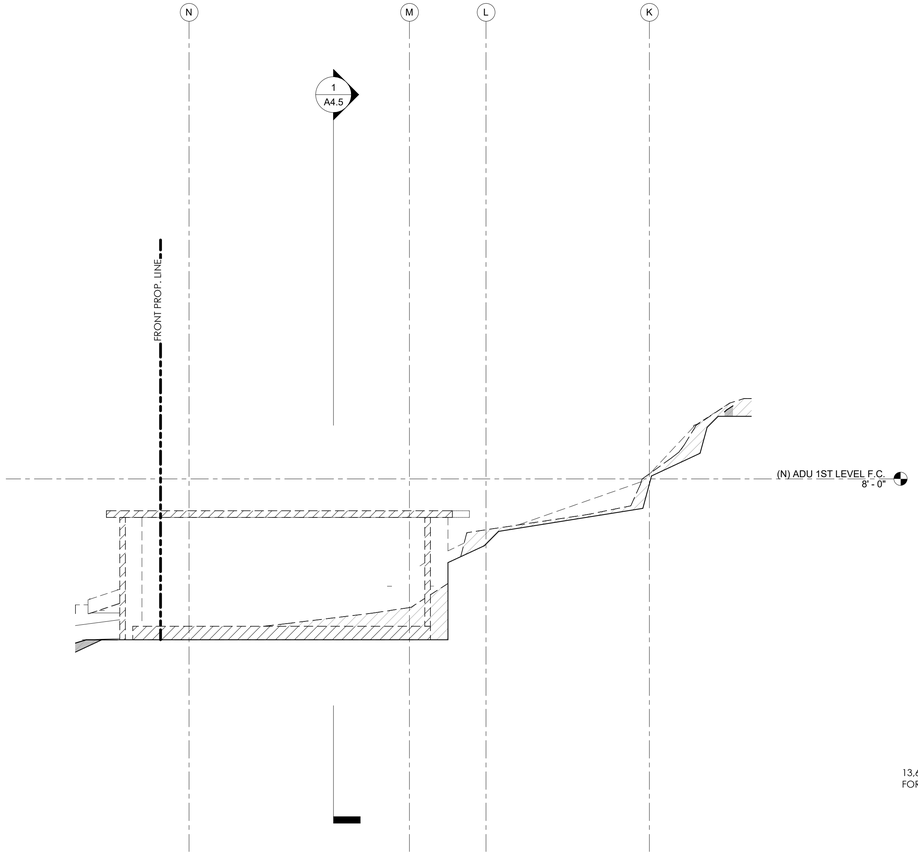
DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

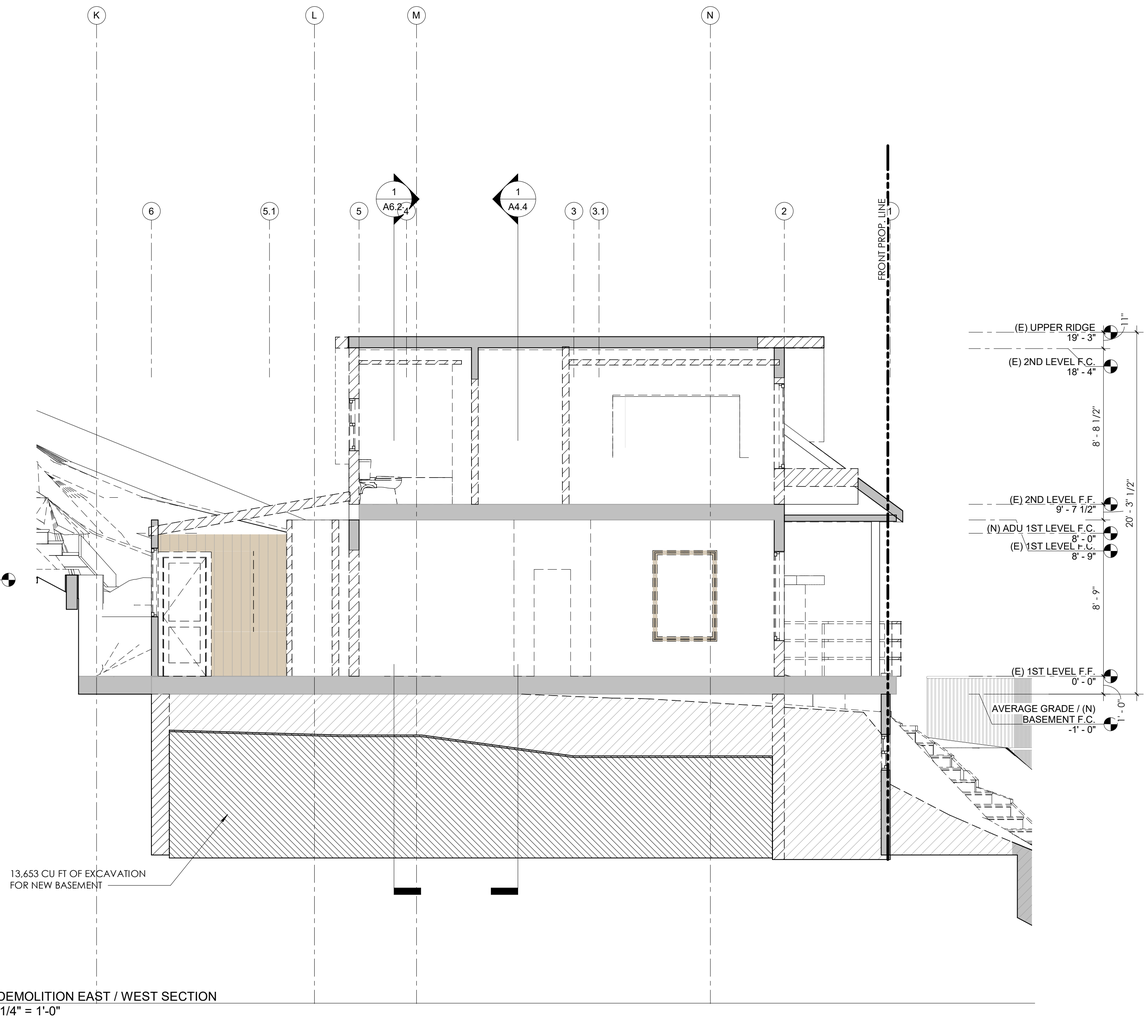
ELEVATION - PROPOSED EAST- CONCEPTUAL RENDERING AND MATERIAL PALETTE

A3.4

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2 DEMOLITION GARAGE EAST / WEST SECTION
3/16" = 1'-0"



1 DEMOLITION EAST / WEST SECTION
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES

LEGEND

PROPERTY LINE

EXISTING AREA TO BE REMOVED.

EXISTING ELEMENTS TO BE REMOVED.

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HUDSON RESIDENCE

3 CURREY AVE. SAUSALITO, CA 94965

APN # 064-243-04 | PROJECT NO. 2020.40

LICENSED ARCHITECT
STEPHEN S. SUTRO
C-30702
02.28.2023
RENEWAL DATE
STATE OF CALIFORNIA

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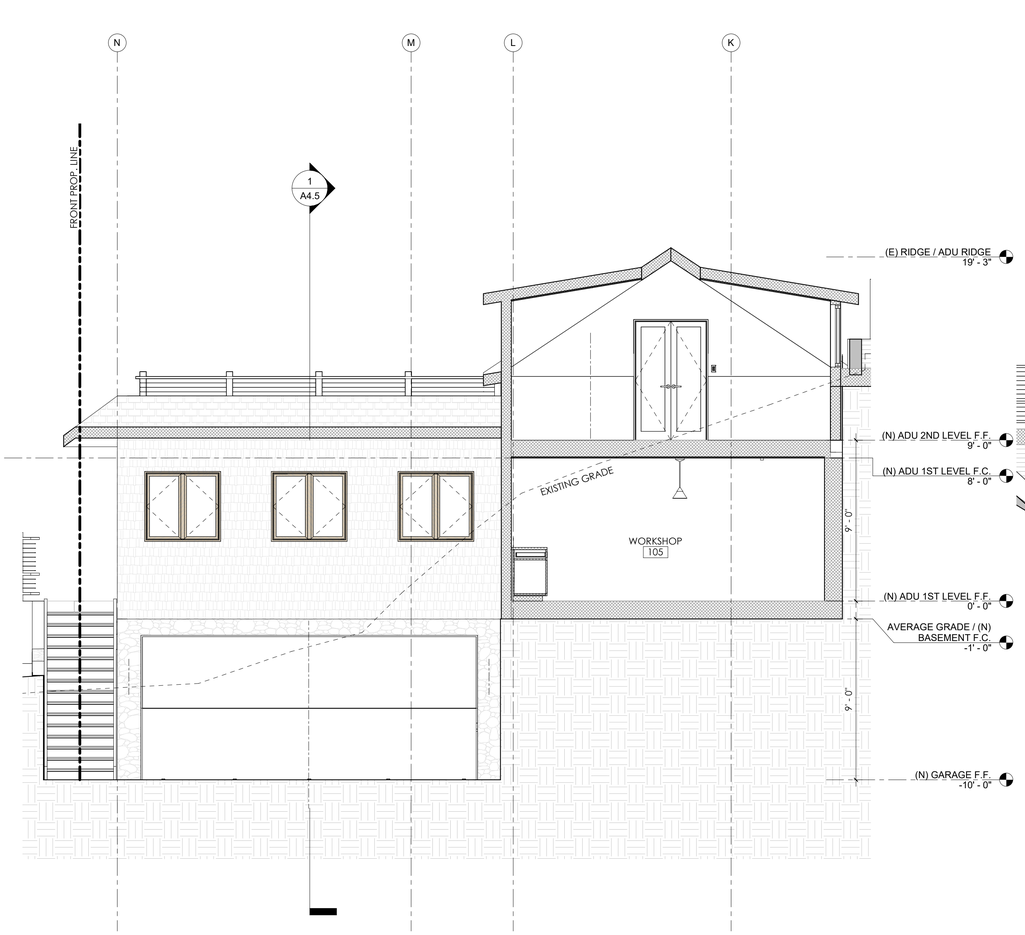
DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

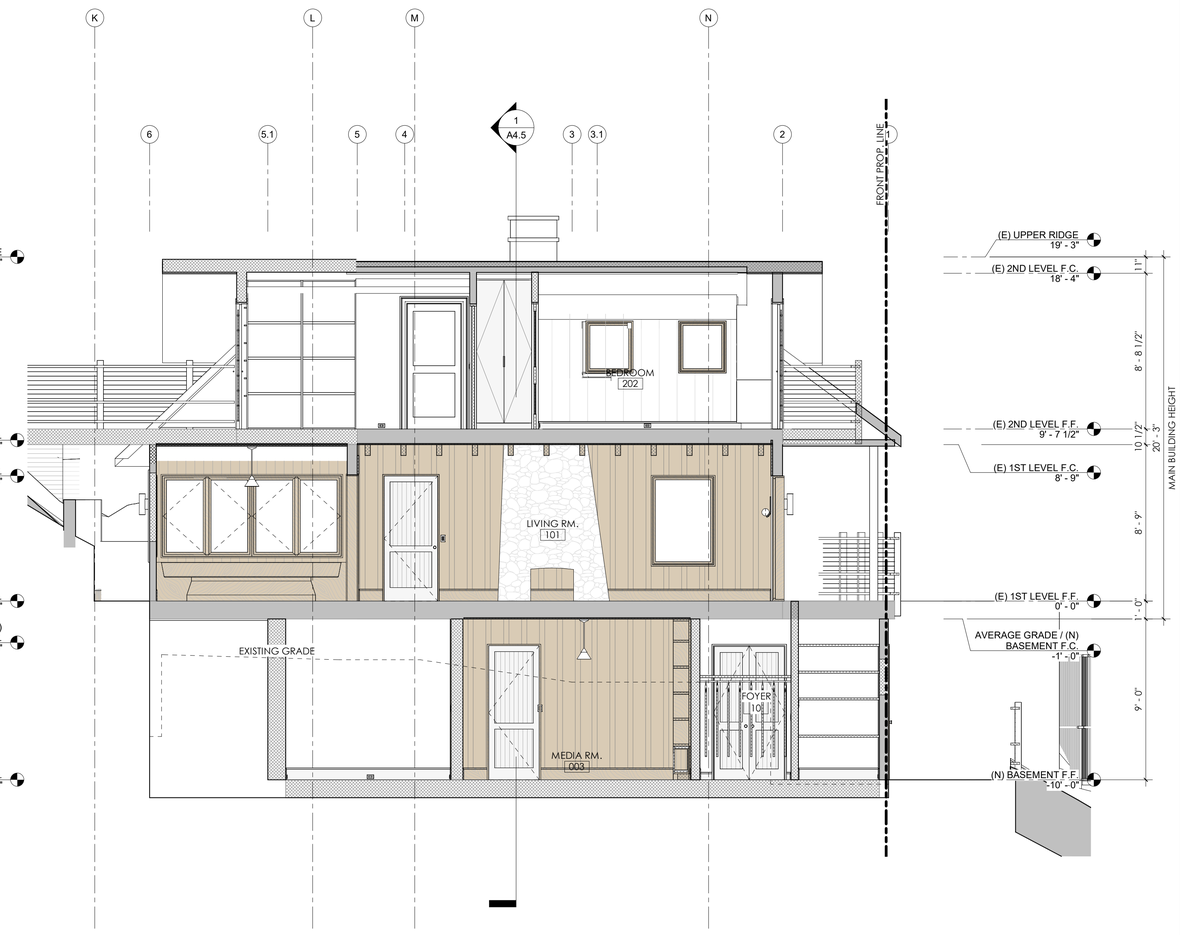
SECTION - EXISTING EAST / WEST

As indicated

A4.0



2 PROPOSED ADU EAST / WEST SECTION
1/4" = 1'-0"



1 PROPOSED MAIN HOUSE EAST / WEST SECTION
1/4" = 1'-0"

ELEVATION GENERAL NOTES	ELEVATION KEYNOTES #	ELEVATION LEGEND
-		# (E) - EXISTING (R) - REPLACE (N) - NEW WINDOW TAG

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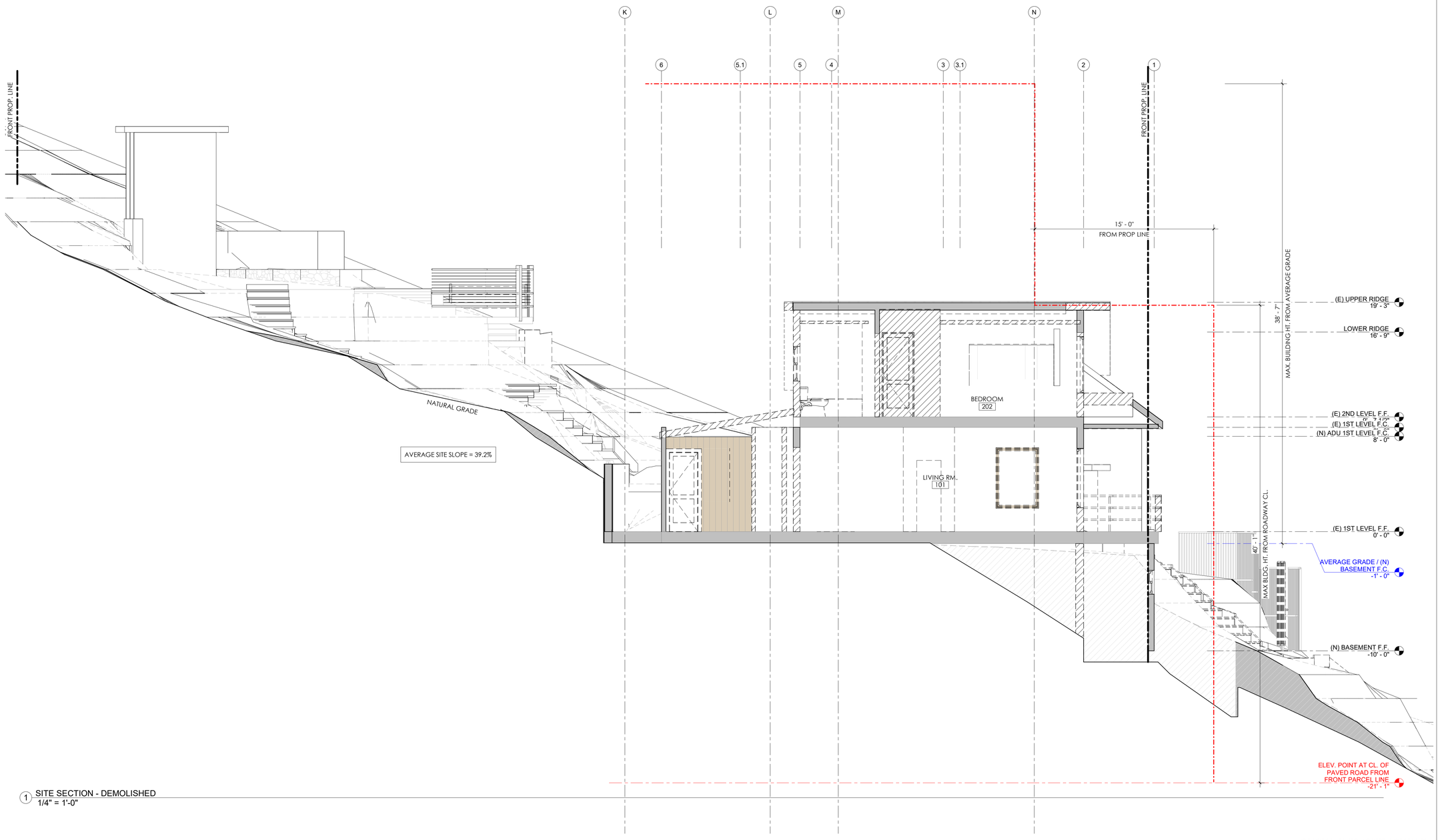
DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

SECTION - PROPOSED EAST / WEST

As indicated

A4.1



1 SITE SECTION - DEMOLISHED
1/4" = 1'-0"

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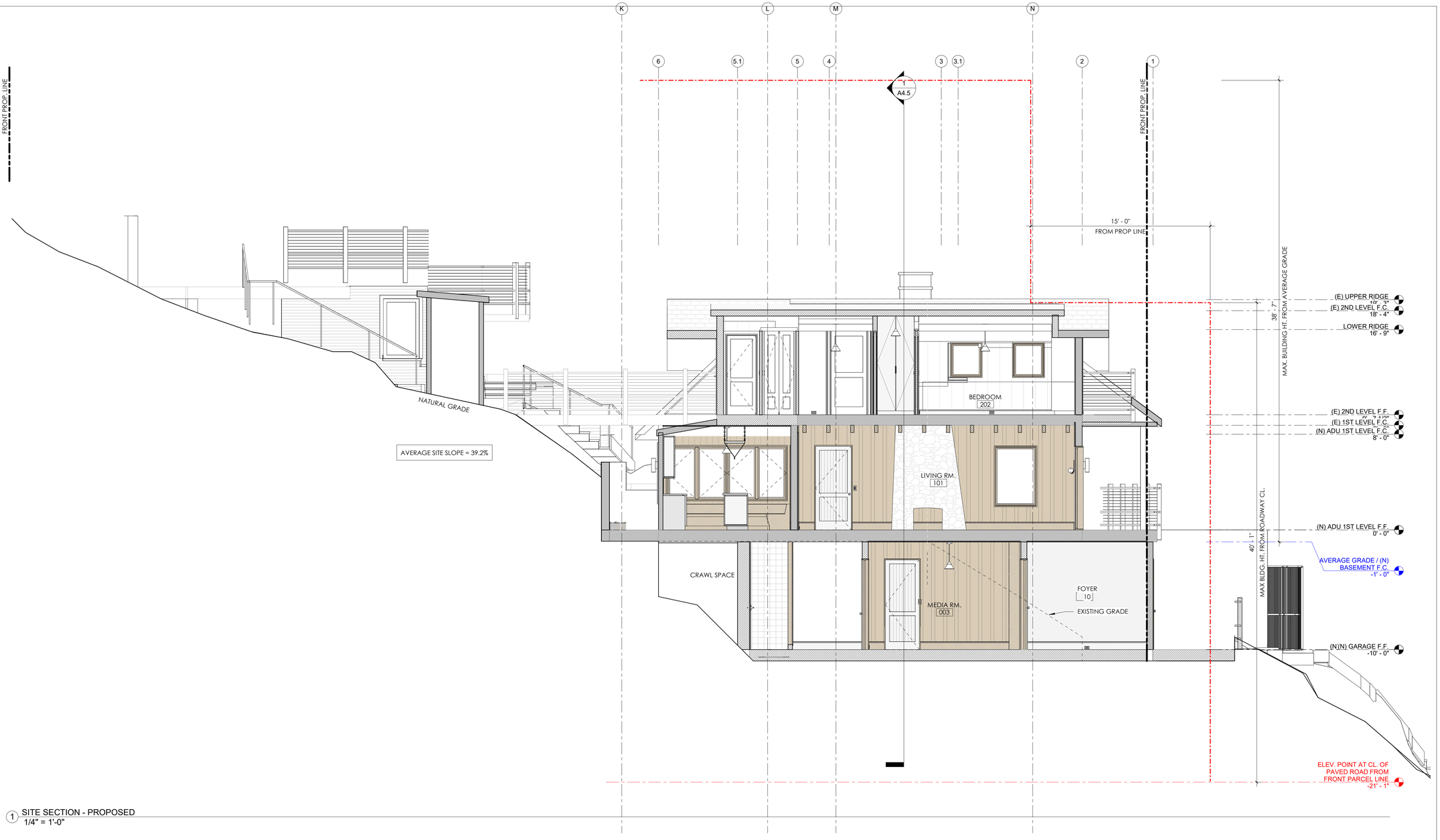
DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

SITE SECTION - DEMOLITION

1/4" = 1'-0"

A4.2

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of



1 SITE SECTION - PROPOSED
1/4" = 1'-0"

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DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

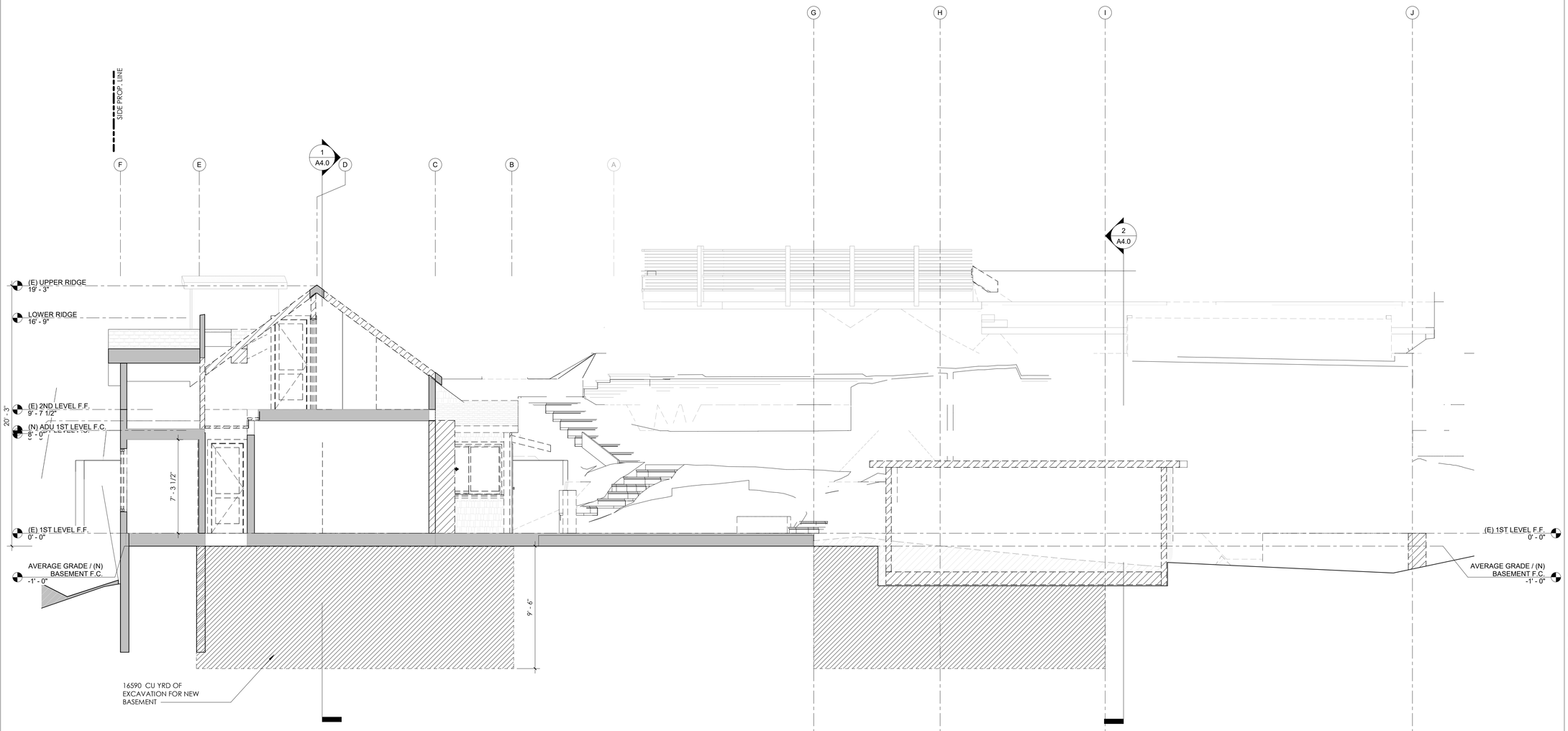
DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

SITE SECTION - PROPOSED

1/4" = 1'-0"

A4.3

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1 SITE SECTION S/N - DEMOLISHED
1/4" = 1'-0"

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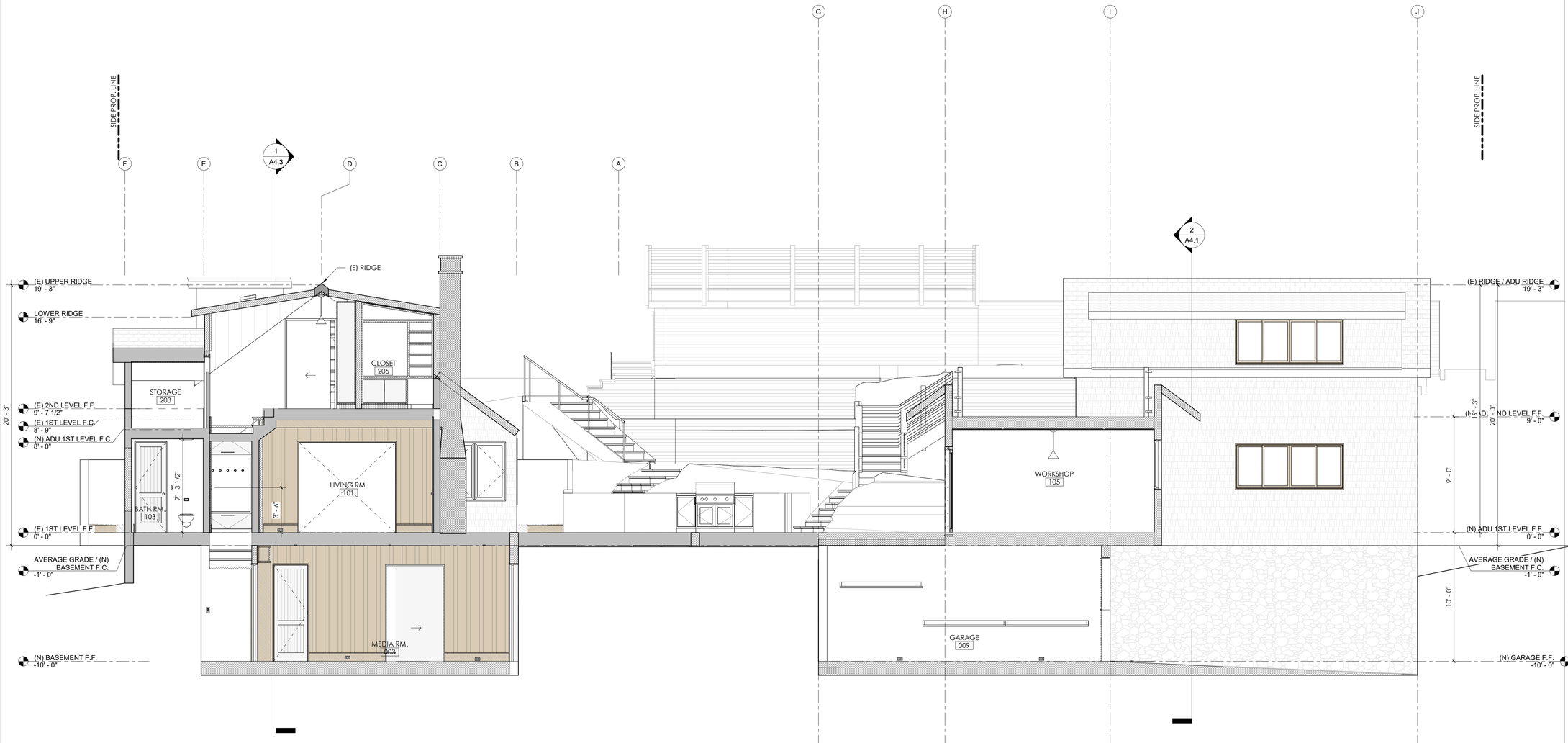
DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

SITE SECTION - DEMOLITION

1/4" = 1'-0"

A4.4

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1 SITE SECTION S/N - PROPOSED
1/4" = 1'-0"

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DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

SITE SECTION - PROPOSED

1/4" = 1'-0"

A4.5

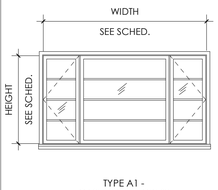
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WINDOW SCHEDULE - NEW - MAIN

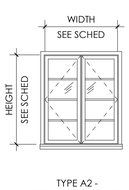
NUMBER	WINDOW TYPE	DESCRIPTION	ROOM NAME	WINDOW SIZE		MATERIAL	GLAZING	FINISH	DETAILS			Sill Height	HARDWARE	EMERGENCY ESCAPE WINDOW	REMARKS	U-FACTOR
				WIDTH	HEIGHT				HEAD	JAMB	SILL					
100	A1	N	KITCHEN	7' - 2"	4' - 6"	WOOD	CLR. GLASS	PAINT GRADE				2' - 6"				
101	A2	N	KITCHEN	4' - 9"	4' - 6"	WOOD	CLR. GLASS	PAINT GRADE				2' - 6"				
102		N	KITCHEN	5' - 0"	4' - 6"	WOOD	CLR. GLASS	PAINT GRADE				2' - 6"				
103		N	KITCHEN	5' - 0"	4' - 6"	WOOD	CLR. GLASS	PAINT GRADE				2' - 6"				
104	A2	N	KITCHEN	4' - 9"	4' - 6"	WOOD	CLR. GLASS	PAINT GRADE				2' - 6"				
105	A4	N	LIVING RM.	3' - 6"	5' - 0"	WOOD	CLR. GLASS	PAINT GRADE				1' - 11 7/8"				
106		N	BATH RM.	2' - 0"	3' - 7"	WOOD	FRS. GLASS	PAINT GRADE				3' - 4"				
107		N	BATH RM.	3' - 0"	3' - 6"	WOOD	FRS. GLASS	PAINT GRADE				3' - 4"				
200	A5	N	P SHOWER	2' - 7"	2' - 10"	WOOD	CLR. GLASS	PAINT GRADE				3' - 0"				
201	A5	N	CLOSET	2' - 7"	2' - 10"	WOOD	CLR. GLASS	PAINT GRADE				3' - 0"				
202	A5	N	BEDROOM	2' - 7"	2' - 10"	WOOD	CLR. GLASS	PAINT GRADE				3' - 2"				
203	A5	N	BEDROOM	2' - 7"	2' - 10"	WOOD	CLR. GLASS	PAINT GRADE				3' - 2"				
204	A2	N	STORAGE	3' - 10"	3' - 10"	WOOD	CLR. GLASS	PAINT GRADE				0' - 3"				
S1	S1	N	PRIM BATH	5' - 9"	1' - 2"	WOOD	CLR. GLASS	PAINT GRADE							SKYLIGHT	

WINDOW SCHEDULE - NEW - ADU

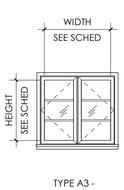
NUMBER	WINDOW TYPE	DESCRIPTION	ROOM NAME	WINDOW SIZE		MATERIAL	GLAZING	FINISH	DETAILS			Sill Height	HARDWARE	EMERGENCY ESCAPE WINDOW	REMARKS	U-FACTOR
				WIDTH	HEIGHT				HEAD	JAMB	SILL					
A100	A8	N	WORKSHOP	8' - 4"	3' - 6"	WOOD	CLR. GLASS	PAINT GRADE				3' - 4 3/4"				
A101	A3	N	WORKSHOP	4' - 2"	3' - 10"	WOOD	CLR. GLASS	PAINT GRADE				3' - 4 1/2"				
A102	A3	N	WORKSHOP	4' - 2"	3' - 10"	WOOD	CLR. GLASS	PAINT GRADE				3' - 4 1/2"				
A103	A3	N	WORKSHOP	4' - 2"	3' - 10"	WOOD	CLR. GLASS	PAINT GRADE				3' - 4 1/2"				
A104	A8	N	WORKSHOP	8' - 4"	3' - 6"	WOOD	CLR. GLASS	PAINT GRADE				3' - 4 1/2"				
A200	A8	N	LOFT	8' - 4"	3' - 6"	WOOD	CLR. GLASS	PAINT GRADE				4' - 4"				
A201	A8	N	LOFT	8' - 4"	3' - 6"	WOOD	CLR. GLASS	PAINT GRADE				4' - 1"				



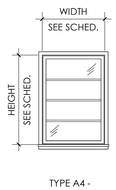
TYPE A1 -
CASEMENT - EGRESS
4 LITES HIGH



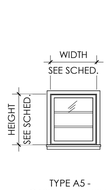
TYPE A2 -
CASEMENT - EGRESS
4 LITES HIGH



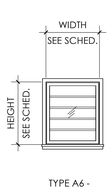
TYPE A3 -
CASEMENT - FIXED
DOUBLE-SIDED
3 LITES HIGH



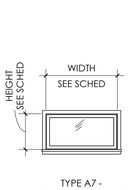
TYPE A4 -
CASEMENT - FIXED
4 LITES HIGH



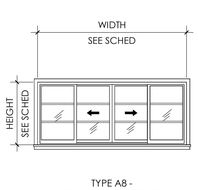
TYPE A5 -
CASEMENT - FIXED
3 LITES HIGH



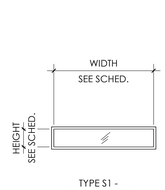
TYPE A6 -
CASEMENT - FIXED
5 LITES HIGH



TYPE A7 -
CASEMENT - FIXED
1 LITE



TYPE A8 -
CASEMENT - SLIDING
4 PANES 3 LITES HIGH



TYPE S1 -
FIXED SKYLIGHT

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WINDOW SCHEDULE

1/4" = 1'-0"

A6.0

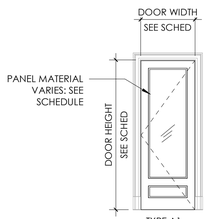
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DOOR AND HARDWARE SCHEDULE - NEW - MAIN

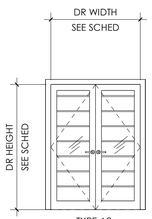
NUMBER	ROOM	TYPE	GRADE	FUNCTION	REMARKS	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	DOOR REMARKS	DOOR U-FACTOR
001	BEDROOM 1	A3	INT	DUMMY	N	4' - 0"	7' - 6"	0' - 1 3/4"	WOOD	PAINT GRADE				
002	BEDROOM 1	A2	EXT	PRIVACY	N	5' - 0"	7' - 6"	0' - 1 3/4"	WOOD & CLR GLASS	PAINT GRADE				
003	BEDROOM 1	A1	INT	PRIVACY	N	2' - 10"	7' - 6"	0' - 1 3/4"	WOOD	PAINT GRADE				
004	MECH.	A1	INT	PASSAGE	N	2' - 6"	7' - 6"	0' - 1 3/4"	WOOD	PAINT GRADE				
005	FOYER	A1	EXT	MORTISE KEYED	N	3' - 0"	7' - 6"	0' - 1 3/4"	WOOD	PAINT GRADE				
006	FOYER	A1			N	2' - 10"	7' - 6"	0' - 1 3/4"						
007	MEDIA RM.	A1	INT	PRIVACY	N	2' - 10"	7' - 6"	0' - 1 3/4"	WOOD	PAINT GRADE				
008	BATH	A1	INT	PRIVACY	N	2' - 8"	7' - 6"	0' - 1 3/4"	WOOD	PAINT GRADE				
009	DRUM ROOM				N	4' - 7"	7' - 6"	0' - 1 3/4"						
010	MUDROOM / LAUNDRY	A1	INT	PASSAGE	N	2' - 10"	7' - 6"	0' - 1 3/4"	WOOD	PAINT GRADE				
011	MUDROOM / LAUNDRY	A1			N	2' - 10"	7' - 6"	0' - 1 3/4"						
100	LIVING RM.	A1	EXT	MORTISE KEYED	N	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT GRADE				
101	LIVING RM.	A7	EXT	PRIVACY	N	12' - 0"	7' - 0"	0' - 1 3/4"	WOOD & CLR GLASS	PAINT GRADE				
102	BATH RM.	A1	INT	PRIVACY	N	2' - 4"	7' - 0"	0' - 1 3/4"	WOOD	PAINT GRADE				
103	LIVING RM.	A4	INT	PASSAGE	N	2' - 10"	7' - 0"	0' - 1 3/4"	WOOD	PAINT GRADE				
200	BALCONY	A2	EXT	PRIVACY	N	5' - 0"	7' - 0"	0' - 1 3/4"	WOOD & CLR GLASS	PAINT GRADE				
201	BEDROOM	A5	INT	PRIVACY	N	3' - 10"	7' - 0"	0' - 1 3/4"	WOOD	PAINT GRADE				
202	CLOSET	A4	INT	PASSAGE	N	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT GRADE				
203	PRIMARY BATH	A2	EXT	PRIVACY	N	4' - 0"	7' - 0"	0' - 1 3/4"	WOOD & CLR GLASS	PAINT GRADE				
204	WC	A1	INT	PRIVACY	N	2' - 6"	6' - 8"	0' - 1 3/4"	WOOD & FRS GLASS	PAINT GRADE				
205	W/D	A6	INT	PASSAGE	N	2' - 6"	7' - 0"	0' - 1 3/4"	WOOD	PAINT GRADE				
206	PRIMARY BATH	A4	INT	PRIVACY	N	4' - 0"	7' - 0"	0' - 1 3/4"	WOOD	PAINT GRADE				
207	STORAGE	A1	INT	PASSAGE	N	2' - 6"	5' - 10"	0' - 1 3/4"	WOOD	PAINT GRADE				

DOOR AND HARDWARE SCHEDULE - NEW - ADU

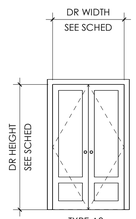
NUMBER	ROOM	TYPE	GRADE	FUNCTION	REMARKS	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	DOOR REMARKS	DOOR U-FACTOR
A000	GARAGE	D1	EXT	GARAGE DOOR	N	18' - 8"	8' - 0"	0' - 1 1/2"	WOOD	PAINT GRADE				
A012	GARAGE	A1	EXT	MORTISE KEYED	N	2' - 10"	7' - 0"	0' - 1 3/4"	WOOD & CLR GLASS	PAINT GRADE				
A100	WORKSHOP	A8	EXT	PRIVACY	N	12' - 0"	6' - 8"	0' - 0"	WOOD & CLR GLASS	PAINT GRADE				
A200	LOFT	A2	EXT	MORTISE KEYED	N	4' - 0"	6' - 8"	0' - 1 3/4"	WOOD & CLR GLASS	PAINT GRADE				
A201	LOFT	A1	INT	PRIVACY	N	2' - 6"	6' - 8"	0' - 1 3/4"	WOOD & CLR GLASS	PAINT GRADE				



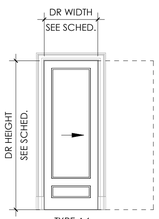
TYPE A1 -
SINGLE SWING DOOR W/ 2 INSET PANELS



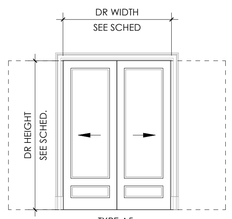
TYPE A2 -
DOUBLE DOOR W/ 1 INSET PANEL



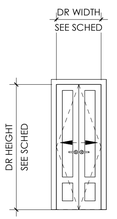
TYPE A3 -
DOUBLE DOOR W/ 2 INSET PANELS



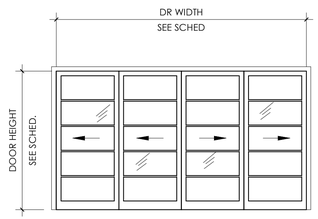
TYPE A4 -
SINGLE POCKET DOOR W/ 2 INSET PANELS



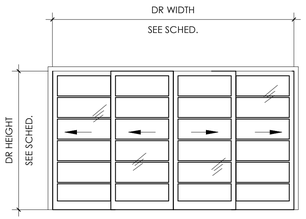
TYPE A5 -
DOUBLE POCKET W/ 2 INSET PANELS



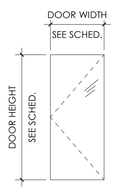
TYPE A6 -
FLIPPER POCKET DOOR



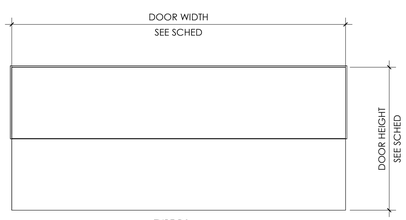
TYPE A7 -
EXTERIOR FOLDING DOOR



TYPE A8 -
SLIDING DOOR
4 PANES (2 ON EACH SIDE)



TYPE C1 -
SINGLE SWING ALL GLASS DOOR



TYPE D1 -
GARAGE DOOR

CITY OF SAUSALITO ACCEPTANCE STAMPS

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

HUDSON RESIDENCE

3 CURREY AVE. SAUSALITO, CA 94965

APN # 064-243-04 | PROJECT NO. 2020.40

LICENSED ARCHITECT
STEPHEN B SUTRO
C-30702
02.28.2023
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW SUBMITTAL - 05/28/2021

DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

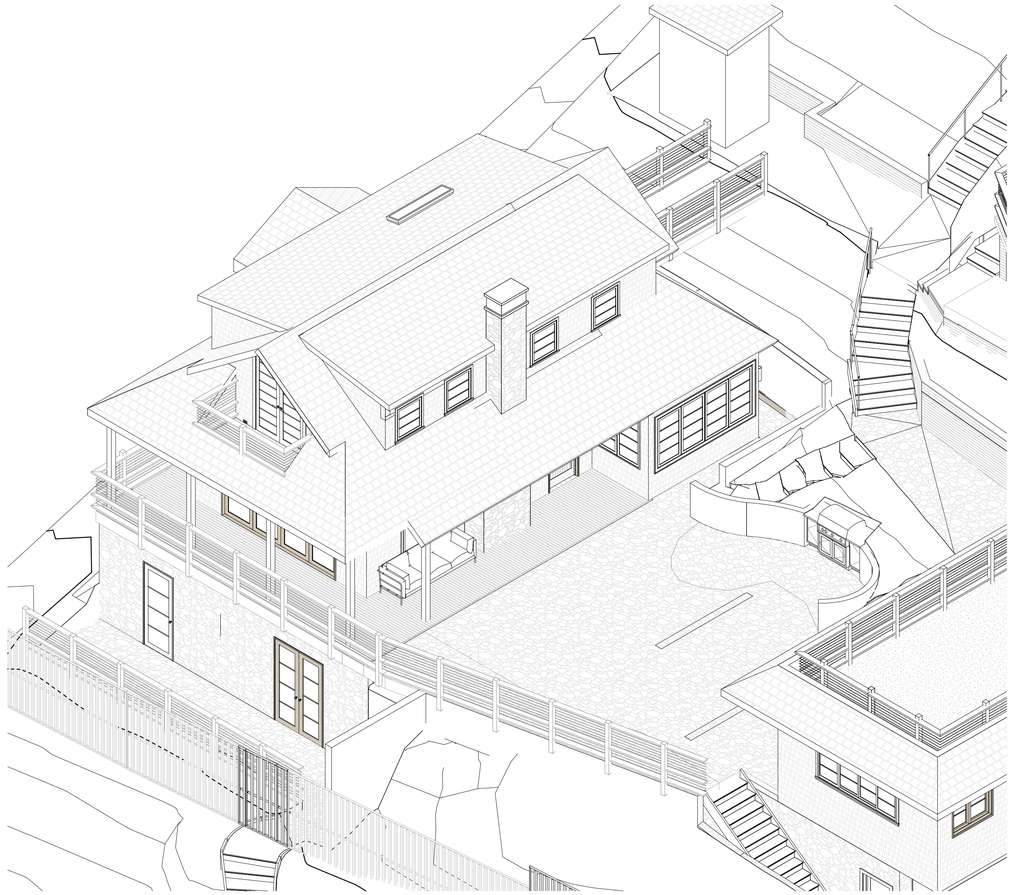
DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

DOOR SCHEDULE

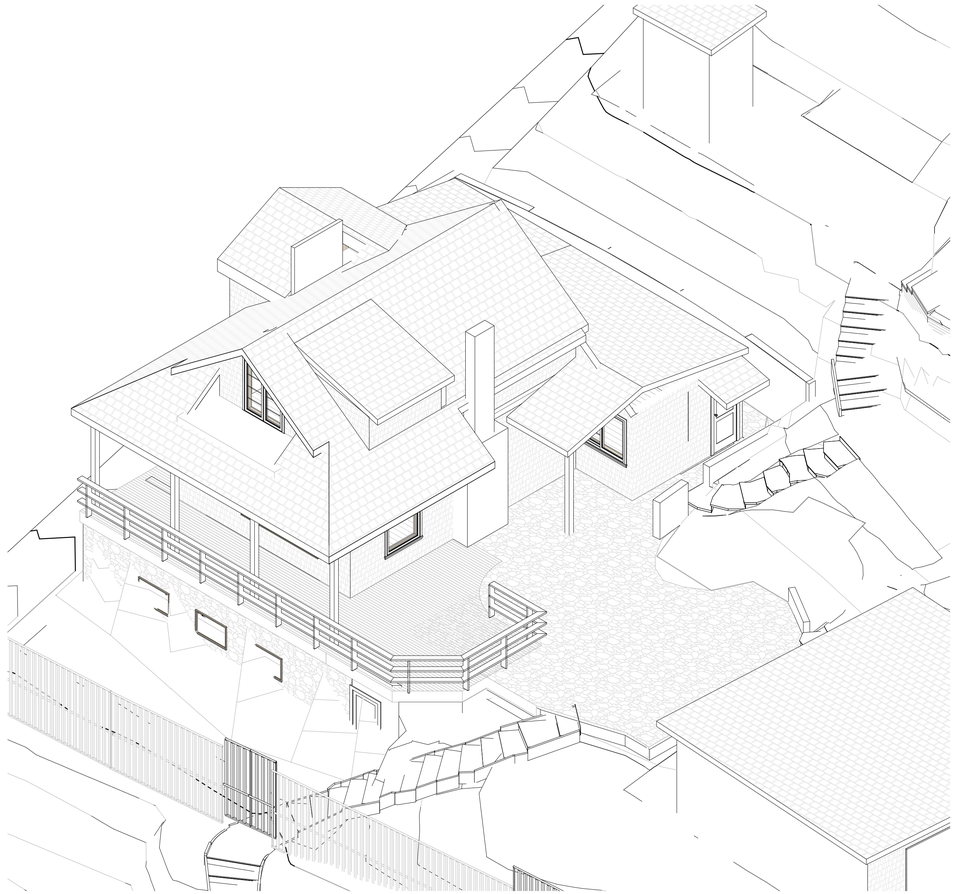
1/4" = 1'-0"

A6.1

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of



2 AXON - PROPOSED



1 AXON - EXISTING

CITY OF SAUSALITO ACCEPTANCE STAMPS

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

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LICENSED ARCHITECT
STEPHEN B SUTRO
C-30702
02.28.2023
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW SUBMITTAL - 05/28/2021

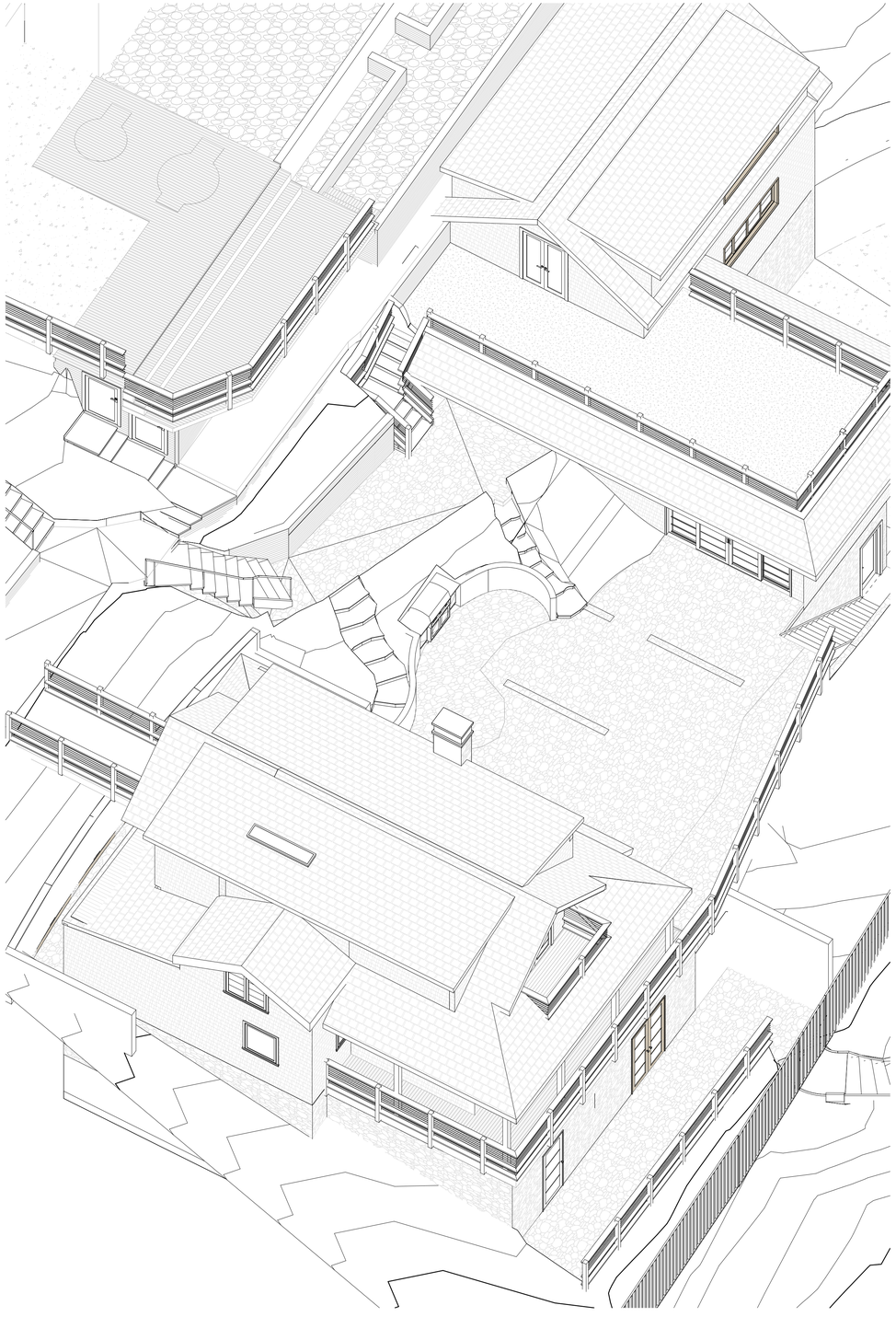
DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

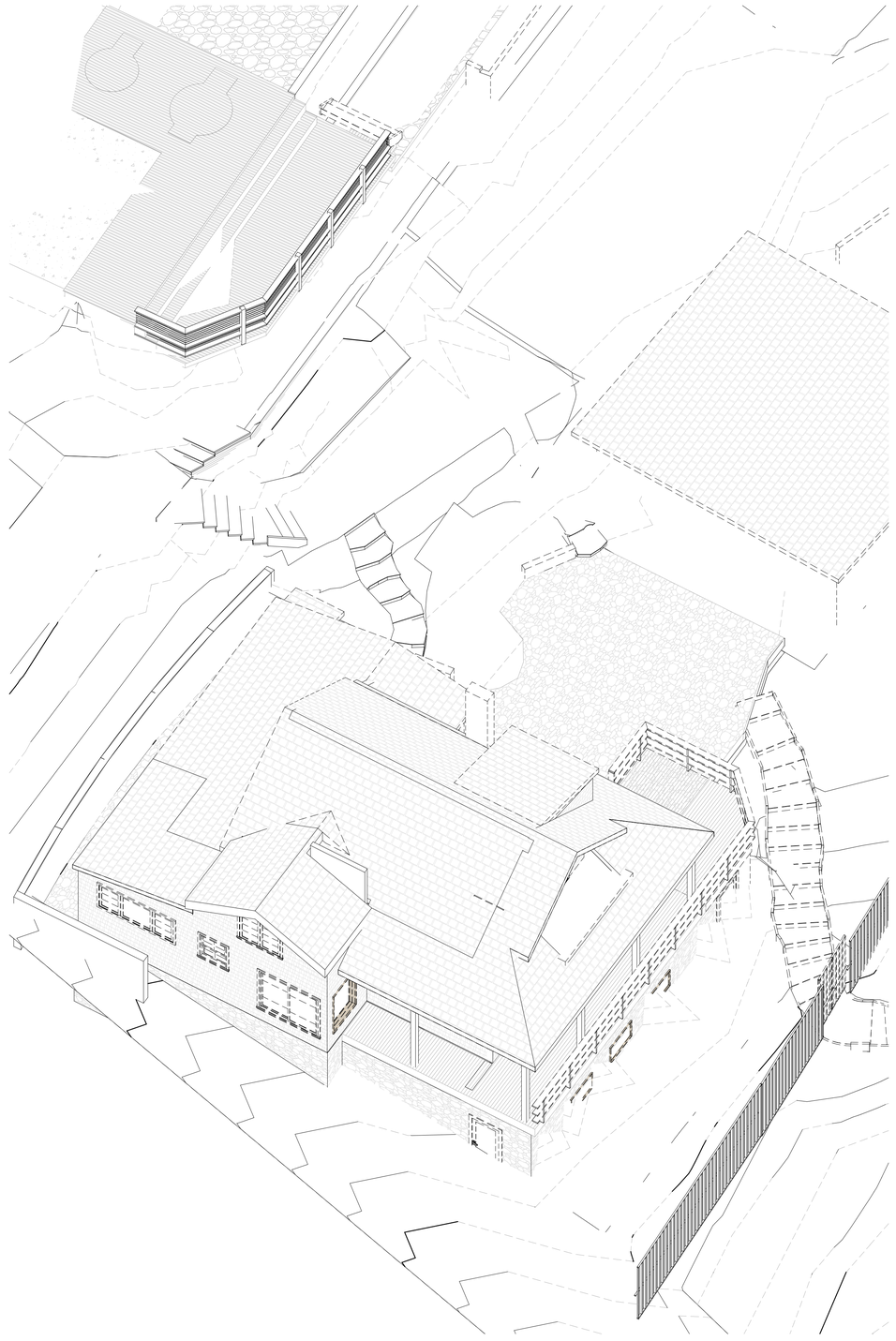
AXON1 - NORTH EAST

A10.0

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2 AXON2 - PROPOSED



1 AXON2 - EXISTING

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

HUDSON RESIDENCE

3 CURREY AVE. SAUSALITO, CA 94965

APN # 064-243-04 | PROJECT NO. 2020.40

LICENSED ARCHITECT
STEPHEN B SUTRO
C-30702
02.28.2023
RENEWAL DATE
STATE OF CALIFORNIA

DESIGN REVIEW SUBMITTAL - 05/28/2021

DESIGN REVIEW SUBMITTAL - REV001 05/26/2022

DESIGN REVIEW SUBMITTAL - REV002 09/01/2022

AXON 2

A10.1

STORY POLE REQUIREMENTS AND CERTIFICATION FORM

City of Sausalito | Community Development Department
420 Litho Street | Sausalito, CA 94965 | (415) 289-4128 | cdd@sausalito.gov

Story poles are required to be installed to depict the outline, bulk, and mass of proposed development. Please review/complete this form, include a copy of the story pole plan, and return to the project planner.

SECTION 1 – STORY POLE REQUIREMENTS (CITY COUNCIL RESOLUTION NO. 4501)

1	Story poles shall be installed where there is any change in building footprint, roof elevation, or building bulk.
2	Story poles shall be certified by a registered land surveyor or civil engineer. Other qualified professionals, such as an architect, may certify the location of the story poles if such measurement is made from a point which can easily be verified in the field, such as the finished floor of an existing structure.
3	The installed story poles shall be connected by a bright colored tape in such a manner as to outline the roof form. Roof outlines shall include ridge lines connecting to each building corner at finish roof elevation. Appendages such as dormers, bays, and decks need not be shown unless, in the opinion of staff, they have the potential to impact neighboring properties. Story poles at deck locations shall extend to the top of railings.
4	The story pole plan shall show the location of the connecting tape and respective elevations.
5	Story poles shall be installed at least 10 days before a noticed public hearing on the application and be removed 10 days after a final approval or denial of the application.
6	The story poles shall be marked in one (1) foot increments.

- *Protected trees must not be altered or removed to erect story poles without prior permitting.*
- *This certification form must be submitted to staff prior to public noticing for a public hearing.*

SECTION 2 – STORY POLE CERTIFICATION BY QUALIFIED PROFESSIONAL

All fields are required.

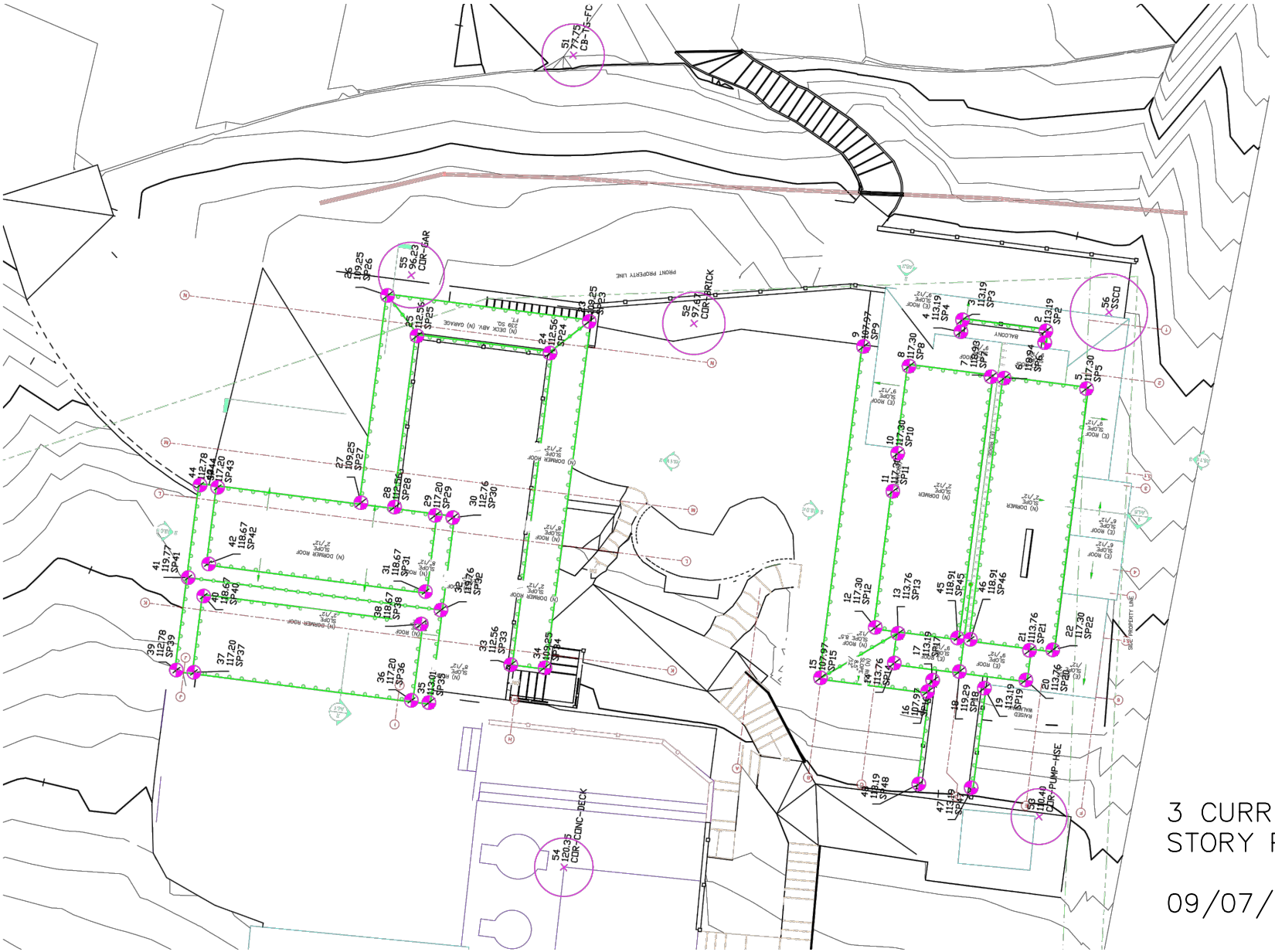
PROJECT ADDRESS	3 CURREY AVE
PROJECT ID NUMBER	
STORY POLE PLAN PREPARER	
STORY POLE PLAN DATE (MM-DD-YY)	
INSTALLATION DATE (MM-DD-YY)	09/07/22
CERTIFICATION DATE (MM-DD-YY)	09/08/22

I, the undersigned, hereby certify under penalty of perjury, that the story poles for the subject project herein identified have been installed and are in compliance with the City of Sausalito's established story pole requirements.

COMPANY NAME	GRANT LINE LAND SURVEYING
PRINTED NAME	KEVIN NICKOLAS
TITLE	
SIGNATURE	
EMAIL	91surveys@comcast.net
MAILING ADDRESS	2278 CAROL ANN DR TRACY, CA 95377
PROFESSIONAL STAMP	LICENSED LAND SURVEYOR KEVIN D. NICKOLAS No. L 7392 Exp. 12/31/23 STATE OF CALIFORNIA 09.09-21

I have attached a copy of the story pole plan (8.5"x11") to this form.

SIGNATURE	


3 CURREY AVE
STORY POLES
09/07/22