

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-05**

**APPROVAL OF A DESIGN REVIEW PERMIT WITH HEIGHTENED REVIEW TO DEMOLISH
AN EXISTING SINGLE-FAMILY HOME AND CARPORT AND CONSTRUCT A NEW SINGLE-
FAMILY HOME WITH AN ADU AND TWO-CAR GARAGE AT 21 ATWOOD AVENUE**

APN: 065-202-54

PROJECT ID: 2023-00057

WHEREAS, an application has been filed by the applicant and owner, Leo Chow, requesting a Design Review Permit with Heightened Review to demolish an existing 2,684 square-foot single family home with a 380 square-foot carport and construct a new 3,324 square-foot single family home with one attached Accessory Dwelling Unit (ADU) and a 546 square-foot two-car garage at 21 Atwood Avenue (APN: 065-202-54) ("the Project"); and

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

WHEREAS, the Planning Commission has reviewed a Design Review Permit with Heightened Review for the proposed Project 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 "Atwood Residence", received February 26, 2024; 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 Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) Guidelines;

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

1. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) Guidelines.
2. The Design Review Permit with Heightened Review to demolish an existing 2,684 square-foot single family home with a 380 square-foot carport and construct a new 3,324 square-foot single family home with one attached Accessory Dwelling Unit (ADU) and a 546 square-foot two-car garage at 21 Atwood Avenue (APN: 065-202-54)) 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 "Atwood Residence", received February 26, 2024 (Attachment 3).

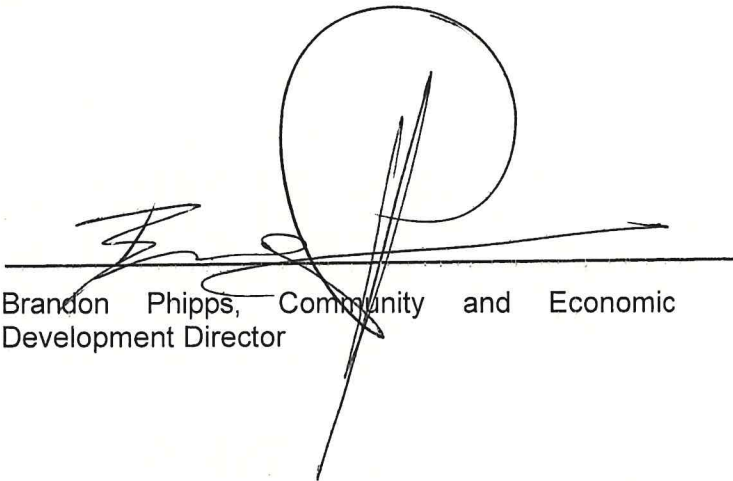
RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 27th day of March 2024, by the following vote:

AYES: Commissioner: Junius, Feller, Marlatt

NOES: Commissioner: Saad

ABSENT: Commissioner:

ABSTAIN: Commissioner: Luxenberg



Brandon Phipps, Community and Economic
Development Director

ATTACHMENTS

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2024-05
March 27, 2024
21 Atwood Avenue
APN: 065-202-54
PROJECT ID: 2023-00057**

ATTACHMENT 1: FINDINGS

Design Review Permit

To approve or conditionally approve the Design Review Permit, the Planning Commission must determine whether the proposed project is in conformance with the required Design Review Findings in SMC Section 10.54.050 D. Staff has concluded that the required findings can be made as follows:

- 1. The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, and this chapter. (The adopted historic design guidelines can be found in the Community Development Department or the office of the City Clerk.)***

As proposed, the project is compliant with the general plan and all applicable zoning requirements. There are no applicable specific plans or historic overlays that pertain to the parcel and no variances are requested/required.

- 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 architecture and site design complement the surrounding neighborhood by maintaining the prevailing design character of the neighborhood, which features multiple mid-century modern homes. The new home, which replaces a decaying mid-century modern home, aims to honor the architectural lineage of the street and neighborhood by providing an updated, modernized take on the mid-century modern tradition and employs a site strategy that matches the footprint of the original home by stepping back from the street and receding into the hillside much like the adjacent homes on the north side of Atwood Avenue.

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

The scale of the proposed project is consistent with the surrounding structures and buildings in the neighborhood as it is terraced up the slope and recedes into the hillside like adjacent homes on the north side of Atwood Avenue. The proposed structure complies with the applicable height limits, floor area ratio, and building coverage required by the municipal code and has been designed to be compatible with the surrounding homes.

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

The proposed project has been intentionally designed to minimize the obstruction of public and private views with particular attention paid to the views of neighbors at 15 and 23 Atwood Avenue. As the new home will occupy approximately the same footprint as the existing home, this positions the south face of the new home to be nearly midway between the south faces of 15 and 23 Atwood, thereby maintaining the off-set relationship of these facades as they step back from Atwood Ave. This staggered relationship of street facades is characteristic of homes along the north side of Atwood Avenue. In addition, the project applicants have a view-easement agreement with the owners of 15 Atwood Avenue and the home has been designed to comply with this agreement. No public views will be affected by the construction of the home.

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

Not applicable. The proposed project will not result in any building profile above 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 proposed landscaping, which maintains much of the existing landscaping, provides appropriate visual relief, complements the structures on site, and provides an attractive environment for public enjoyment. In the front yard, the existing shrubs and trees will be largely maintained as only three small, 'undesirable' trees are to be removed for the construction of the garage. In the rear yard all existing trees will be retained.

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

The proposed design complies with the height limits and special setback requirements outlined in SMC 10.40.070(D)1 and 10.40.090(D). By positioning the new home within the footprint of the existing home and designing it to honor a view easement agreement with 15 Atwood Avenue the design and location of the proposed home provides adequate light and air to the site and adjacent properties.

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.*

As proposed, the project does not feature a chimney and the exterior lighting is minimal and shall be directed downward per city code. There is no hot tub, and all mechanical equipment will be located outside of required setbacks per city code.

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.*

Since the new home is situated in the same location as the existing structure the south face of the new home is nearly midway between the south faces of 15 and 23 Atwood, thereby maintaining the off-set relationship of these facades as they step back from Atwood Avenue. This staggered relationship of street facades provides a reasonable level of privacy to the site and adjacent properties. The rear primary suite is constructed next to a 14'-6" privacy wall and the east side of 15 Atwood, which is adjacent to the primary suite has no exterior windows. Much of the existing landscaping will be retained and window and deck locations have been designed to look out towards the bay, rather than towards neighbors, and also have louvers, sheathing, and eaves for privacy.

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

The new garage is located to the south of the primary residence in the same location as the original carport. This approach permits for the continued use of the shared driveway with 15 Atwood which in turn maintains a landscaped zone between the residence and the street. The new garage has been increased in size to accommodate the two required cars for the primary residence plus one space for the ADU on the driveway at the required size of 19' x 9'. The entrances to the house will be via an entry stairway connected to the garage that ascends one level to the front door. The entrance to the ADU will be reachable from the driveway pad and is located on the west side of the house.

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.*

The proposed design will not result in the loss of any protected trees or significant natural features as it is approximately within the same footprint as the existing home. As such, it will require minimal grading, and site degradation from construction activities will be greatly reduced.

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).*

As the proposed project exceeds 80 percent of the maximum floor area and building coverage allowed it is subject to heightened review and the findings for this level of review are made below.

- 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.***

By segmenting the proposed design into three smaller volumes that respect sightlines and setbacks, the proposed project has been designed to not crowd or overwhelm existing structures. The homes on the north side of Atwood Avenue are all offset and staggered, and the design of this project will mimic that of the existing home as it recedes into the hillside and features step backs, articulation, divisions, and varying rooflines.

Heightened Review Findings

For residential projects that require a discretionary Design Review and exceed 80 percent of the permitted floor area ratio (FAR) and/or building coverage limitations, the Planning Commission must determine whether the site can support maximum build-out, consistent with SMC 10.54.050(E). Staff has concluded that the required findings can be made as follows:

- 1. Proposed development of the site maximizes preservation of protected trees.***

No protected trees will be affected by the proposed development.

- 2. The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.***

The parcel is approximately 60 feet wide and 144 feet deep. The proposed design complies with the special setback requirements outlined in SMC 10.40.070(D)1 and 10.40.090(D). By positioning the new home within the footprint of the existing home it will largely maintain preexisting setbacks that proportional to the size of the structure.

- 3. The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.***

The proposed project has been intentionally designed to minimize the obstruction of public and private views with particular attention paid to the views of neighbors at 15 and 23 Atwood Avenue. Since the new home is situated in the same location as the existing structure, the south face of the new home is situated nearly midway between the south faces of 15 and 23 Atwood, thereby maintaining the off-set relationship of these facades as they step back from Atwood Avenue. In addition, the project applicants have a view-easement agreement with the owners of 15 Atwood Avenue and the home has been designed to comply with this agreement. No public views will be affected by the construction of the home.

- 4. The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities.***

The proposed development will be on a site currently developed with an existing single-family home. It requires minimal grading (as shown in the submitted grading plan) and is on a residential street with little traffic. It features a driveway and enclosed garage that is adjacent to the primary residence. As such, it presents no hazards to public safety regarding vehicle traffic, pedestrian circulation, and slope and tree stability. A site plan with required fire access has been provided and a drainage plan is to be submitted during the building permit phase.

5. *The slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of structures.*

The proposed home will largely occupy the same footprint as the existing home to be demolished and minimal additional grading will be required. No protected trees will be removed, and the site topography will remain largely the same.

6. *The site will provide adequate guest parking either on site or within the immediate street frontage.*

The new garage has been increased in size to accommodate the two required cars for the primary residence plus one space for the ADU on the driveway at the required size of 19' x 9'. Guest parking is also available on the street on Atwood Avenue and North Street.

7. *The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.*

The proposed landscaping, which maintains much of the existing landscaping, provides appropriate visual relief, complements the structures on site, and provides an attractive environment for public enjoyment. In the front yard, the existing shrubs and trees will be largely maintained as only three small, 'undesirable' trees are to be removed for the construction of the garage. In the rear yard all existing trees will be retained. As the house recedes up the slope in a terraced fashion it does not create a bulky appearance and instead blends in with the homes on the northern slope of Atwood Avenue that navigate the slope in varying ways.

SAUSALITO PLANNING COMMISSION

RESOLUTION NO. 2024-05

March 27, 2024

21 Atwood Avenue

APN: 065-202-54

PROJECT ID: 2023-00057

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project at 21 Atwood Avenue depicted on plans prepared by Luat Duong and Leo Chow titled "Atwood Residence", received February 26, 2024 (Attachment 3).

COMMUNITY DEVELOPMENT DEPARTMENT:

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 titled "Atwood Residence", received February 26, 2024 (Attachment 3).
3. The Applicant/Property Owner(s) 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, or construction thereof.
4. 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.
5. 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.

6. 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.

Specific Items:

7. A drainage plan shall be provided to the Community Development Department when the building permit application is submitted.
8. The Applicant shall provide staff with an updated color and materials palette and work with staff to adjust colors of the metal siding.

DEPARTMENT OF PUBLIC WORKS:

General Items:

1. A utility plan shall be submitted for review and approval. All utilities shall be shown on the utility plan. Utilities of importance shall include, but not limited to, sanitary sewer, gas, water and electrical lines. This helps ensure they are protected and away from the construction site.
2. The project shall adhere to all recommendations in the Report Geotechnical Investigation, prepared by Herzog Geotechnical, dated December 28, 2021.
3. 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.
4. 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.

Drainage

5. Per 2019 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.
6. 2019 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Currently, no roof gutters nor rain leaders nor existing drainage are shown on the plans.

7. CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line. Show location of drainage outlets and, if applicable, show how excessive outlet velocities would be limited and controlled with energy-dissipating facilities.
8. Since the impervious area is greater than 2,500 square feet, a Storm Water Control Plan will be required by Marin County Code § 24.04.627 Permanent Stormwater Controls for New and Redevelopment. You may refer to the BASMAA Post Construction Manual which you can access at the County's website for post-construction stormwater management requirements, publications and resources at: [BASMAA Post Construction Manual 2019 \(secureservercdn.net\)](https://secureservercdn.net). Directions for this are in Appendix C of the BASMAA manual, Stormwater Control Plans for Small Projects / Single Family Homes. Provide completed Appendix C (all three steps) with your submittal as well as showing the runoff reduction measures on the grading, drainage and/or stormwater control plan contained within the building permit plan set. If you are proposing a bioretention planter, be sure to include the drainage area each bioretention planter is filtrating.

Right of Way Items:

9. 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.
10. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
11. 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>
12. 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.

13. Ensure best management practices (BMPs) are used 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/erosionsediment-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 – 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.

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.

**SAUSALITO PLANNING COMMISSION
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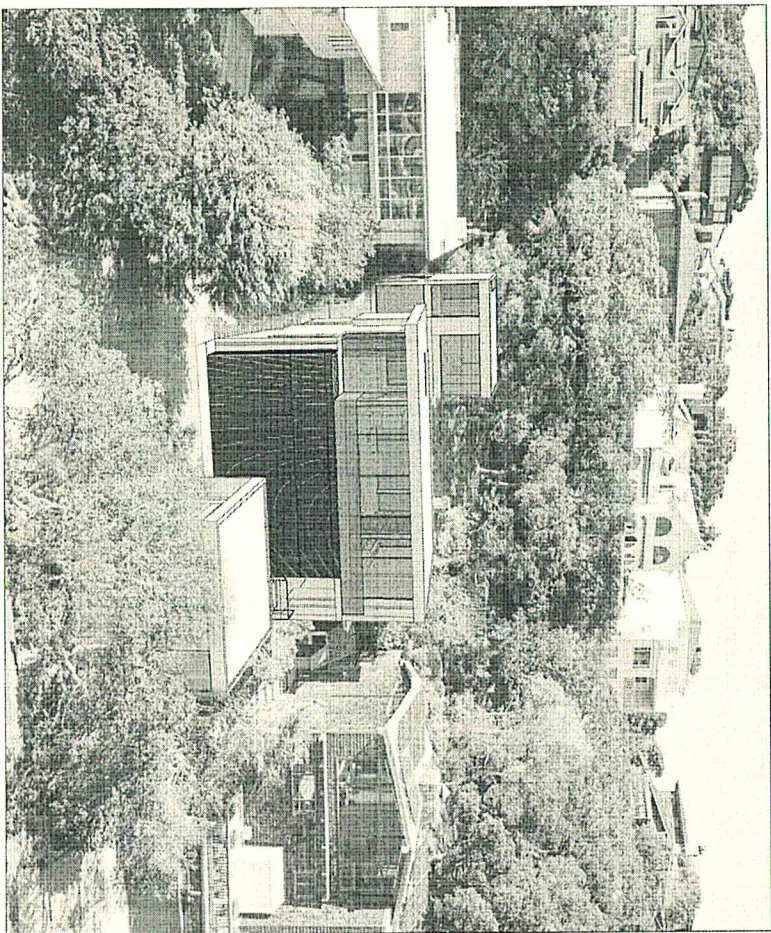
March 27, 2024

21 Atwood Avenue

APN: 065-202-54

PROJECT ID: 2023-00057

ATTACHMENT 3: PROJECT PLANS



**ATWOOD
RESIDENCE**
21 ATWOOD AVENUE
SAUSALITO, CA 94965
SITE PERMIT

SHEET INDEX: 22 SHEETS TOTAL

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A-97	92. IMPROVED ALUMINUM FINISHES	
A-98	93. IMPROVED ALUMINUM FINISHES	
A-99	94. IMPROVED ALUMINUM FINISHES	
A-100	95. IMPROVED ALUMINUM FINISHES	

FORMAL DATA SHEET TO BE COMPLETED BY ARCHITECT										STAFF USE ONLY	
PROJECT DATA		ESTIMATING		PROPOSING		REVISIONS		APPROVALS			
UNIT NAME	DESCRIPTION	UNIT QTY	UNIT PRICE	UNIT TOTAL	UNIT PRICE	UNIT TOTAL	REVISIONS	APPROVALS			
Unit 1	Unit 1 Description	1	1.00	1.00	1.00	1.00					
Unit 2	Unit 2 Description	2	2.00	4.00	2.00	4.00					
Unit 3	Unit 3 Description	3	3.00	9.00	3.00	9.00					
Unit 4	Unit 4 Description	4	4.00	16.00	4.00	16.00					
Unit 5	Unit 5 Description	5	5.00	25.00	5.00	25.00					
Unit 6	Unit 6 Description	6	6.00	36.00	6.00	36.00					
Unit 7	Unit 7 Description	7	7.00	49.00	7.00	49.00					
Unit 8	Unit 8 Description	8	8.00	64.00	8.00	64.00					
Unit 9	Unit 9 Description	9	9.00	81.00	9.00	81.00					
Unit 10	Unit 10 Description	10	10.00	100.00	10.00	100.00					
Unit 11	Unit 11 Description	11	11.00	121.00	11.00	121.00					
Unit 12	Unit 12 Description	12	12.00	144.00	12.00	144.00					
Unit 13	Unit 13 Description	13	13.00	169.00	13.00	169.00					
Unit 14	Unit 14 Description	14	14.00	196.00	14.00	196.00					
Unit 15	Unit 15 Description	15	15.00	225.00	15.00	225.00					
Unit 16	Unit 16 Description	16	16.00	256.00	16.00	256.00					
Unit 17	Unit 17 Description	17	17.00	289.00	17.00	289.00					
Unit 18	Unit 18 Description	18	18.00	324.00	18.00	324.00					
Unit 19	Unit 19 Description	19	19.00	361.00	19.00	361.00					
Unit 20	Unit 20 Description	20	20.00	400.00	20.00	400.00					
Unit 21	Unit 21 Description	21	21.00	441.00	21.00	441.00					
Unit 22	Unit 22 Description	22	22.00	484.00	22.00	484.00					
Unit 23	Unit 23 Description	23	23.00	529.00	23.00	529.00					
Unit 24	Unit 24 Description	24	24.00	576.00	24.00	576.00					
Unit 25	Unit 25 Description	25	25.00	625.00	25.00	625.00					
Unit 26	Unit 26 Description	26	26.00	676.00	26.00	676.00					
Unit 27	Unit 27 Description	27	27.00	729.00	27.00	729.00					
Unit 28	Unit 28 Description	28	28.00	784.00	28.00	784.00					
Unit 29	Unit 29 Description	29	29.00	841.00	29.00	841.00					
Unit 30	Unit 30 Description	30	30.00	900.00	30.00	900.00					
Unit 31	Unit 31 Description	31	31.00	961.00	31.00	961.00					
Unit 32	Unit 32 Description	32	32.00	1024.00	32.00	1024.00					
Unit 33	Unit 33 Description	33	33.00	1089.00	33.00	1089.00					
Unit 34	Unit 34 Description	34	34.00	1156.00	34.00	1156.00					
Unit 35	Unit 35 Description	35	35.00	1225.00	35.00	1225.00					
Unit 36	Unit 36 Description	36	36.00	1296.00	36.00	1296.00					
Unit 37	Unit 37 Description	37	37.00	1369.00	37.00	1369.00					
Unit 38	Unit 38 Description	38	38.00	1444.00	38.00	1444.00					
Unit 39	Unit 39 Description	39	39.00	1521.00	39.00	1521.00					
Unit 40	Unit 40 Description	40	40.00	1600.00	40.00	1600.00					
Unit 41	Unit 41 Description	41	41.00	1681.00	41.00	1681.00					
Unit 42	Unit 42 Description	42	42.00	1764.00	42.00	1764.00					
Unit 43	Unit 43 Description	43	43.00	1849.00	43.00	1849.00					
Unit 44	Unit 44 Description	44	44.00	1936.00	44.00	1936.00					
Unit 45	Unit 45 Description	45	45.00	2025.00	45.00	2025.00					
Unit 46	Unit 46 Description	46	46.00	2116.00	46.00	2116.00					
Unit 47	Unit 47 Description	47	47.00	2209.00	47.00	2209.00					
Unit 48	Unit 48 Description	48	48.00	2304.00	48.00	2304.00					
Unit 49	Unit 49 Description	49	49.00	2401.00	49.00	2401.00					
Unit 50	Unit 50 Description	50	50.00	2500.00	50.00	2500.00					
Unit 51	Unit 51 Description	51	51.00	2601.00	51.00	2601.00					
Unit 52	Unit 52 Description	52	52.00	2704.00	52.00	2704.00					
Unit 53	Unit 53 Description	53	53.00	2809.00	53.00	2809.00					
Unit 54	Unit 54 Description	54	54.00	2916.00	54.00	2916.00					
Unit 55	Unit 55 Description	55	55.00	3025.00	55.00	3025.00					
Unit 56	Unit 56 Description	56	56.00	3136.00	56.00	3136.00					
Unit 57	Unit 57 Description	57	57.00	3249.00	57.00	3249.00					
Unit 58	Unit 58 Description	58	58.00	3364.00	58.00	3364.00					
Unit 59	Unit 59 Description	59	59.00	3481.00	59.00	3481.00					
Unit 60	Unit 60 Description	60	60.00	3600.00	60.00	3600.00					
Unit 61	Unit 61 Description	61	61.00	3721.00	61.00	3721.00					
Unit 62	Unit 62 Description	62	62.00	3844.00	62.00	3844.00					
Unit 63	Unit 63 Description	63	63.00	3969.00	63.00	3969.00					
Unit 64	Unit 64 Description	64	64.00	4096.00	64.00	4096.00					
Unit 65	Unit 65 Description	65	65.00	4225.00	65.00	4225.00					
Unit 66	Unit 66 Description	66	66.00	4356.00	66.00	4356.00					
Unit 67	Unit 67 Description	67	67.00	4489.00	67.00	4489.00					
Unit 68	Unit 68 Description	68	68.00	4624.00	68.00	4624.00					
Unit 69	Unit 69 Description	69	69.00	4761.00	69.00	4761.00					
Unit 70	Unit 70 Description	70	70.00	4900.00	70.00	4900.00					
Unit 71	Unit 71 Description	71	71.00	5041.00	71.00	5041.00					
Unit 72	Unit 72 Description	72	72.00	5184.00	72.00	5184.00					
Unit 73	Unit 73 Description	73	73.00	5329.00	73.00	5329.00					
Unit 74	Unit 74 Description	74	74.00	5476.00	74.00	5476.00					
Unit 75	Unit 75 Description	75	75.00	5625.00	75.00	5625.00					
Unit 76	Unit 76 Description	76	76.00	5776.00	76.00	5776.00					
Unit 77	Unit 77 Description	77	77.00	5929.00	77.00	5929.00					
Unit 78	Unit 78 Description	78	78.00	6084.00	78.00	6084.00					
Unit 79	Unit 79 Description	79	79.00	6241.00	79.00	6241.00					
Unit 80	Unit 80 Description	80	80.00	6400.00	80.00	6400.00					
Unit 81	Unit 81 Description	81	81.00	6561.00	81.00	6561.00					
Unit 82	Unit 82 Description	82	82.00	6724.00	82.00	6724.00					
Unit 83	Unit 83 Description	83	83.00	6889.00	83.00	6889.00					
Unit 84	Unit 84 Description	84	84.00	7056.00	84.00	7056.00					
Unit 85	Unit 85 Description	85	85.00	7225.00	85.00	7225.00					
Unit 86	Unit 86 Description	86	86.00	7396.00	86.00	7396.00					
Unit 87	Unit 87 Description	87	87.00	7569.00	87.00	7569.00					
Unit 88	Unit 88 Description	88	88.00	7744.00	88.00	7744.00					
Unit 89	Unit 89 Description	89	89.00	7921.00	89.00	7921.00					
Unit 90	Unit 90 Description	90	90.00	8100.00	90.00	8100.00					
Unit 91	Unit 91 Description	91	91.00	8281.00	91.00	8281.00					
Unit 92	Unit 92 Description	92	92.00	8464.00	92.00	8464.00					
Unit 93	Unit 93 Description	93	93.00	8649.00	93.00	8649.00					
Unit 94	Unit 94 Description	94	94.00	8836.00	94.00	8836.00					
Unit 95	Unit 95 Description	95	95.00	9025.00	95.00	9025.00					
Unit 96	Unit 96 Description	96	96.00	9216.00	96.00	9216.00					
Unit 97	Unit 97 Description	97	97.00	9409.00	97.00	9409.00					
Unit 98	Unit 98 Description	98	98.00	9604.00	98.00	9604.00					
Unit 99	Unit 99 Description	99	99.00	9801.00	99.00	9801.00					
Unit 100	Unit 100 Description	100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10000.00	100.00	10000.00					
Total Gross Project Area		100	100.00	10							

[illegible]

PROJECT DIRECTORY

WASSER & ASSOCIATES
300 QUINTARA ST
SAN FRANCISCO, CA 94104

AC+BTCT

TO ARCHITECTURE
PO BOX 1125
SALAMEDA, CA 94501
CONTACT: LUAT DUC
LUAT@LUATDUC.COM

20 2003 6715

TEVE DEVCHI
ALCON ENGINEERING
125 BYRON ST.,
ALO ALTO, CA 94301
(501) 328-1750

ARDOCHIST
AC OULSON
12 2010 2010

CERTIFIED ARBORIST
CONTRACTOR

STRUCTURAL ENGINEER

83

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LTD ARCHITECTURE
ARCHITECTURE & DESIGN
PO BOX 1125
ALAMEDA, CA 94501
WWW.LTDARCHITECTURE.COM
LTDARCHITECTURE CO
415.651.1061

C-36383
REAL DIVISION
STATE OF CALIFORNIA

PERMIT

PROJECT:
WOOD RESIDENCE
1740889 AVENUE

ISSALTO, CA 94965
 7: 065-202-54
PLICANT & OWNER:
 CHOW & JULIA CHAN

QUINTARA ST
SAN FRANCISCO, CA 94116

OVER SHEET

DATE:	NIS
MISSION:	PERMIT
TE:	FEB 23, 2023
NAME:	N/A

HEET NUMBER: 70 00

AU-00

01 VICINITY MAP
SCALE: NTS



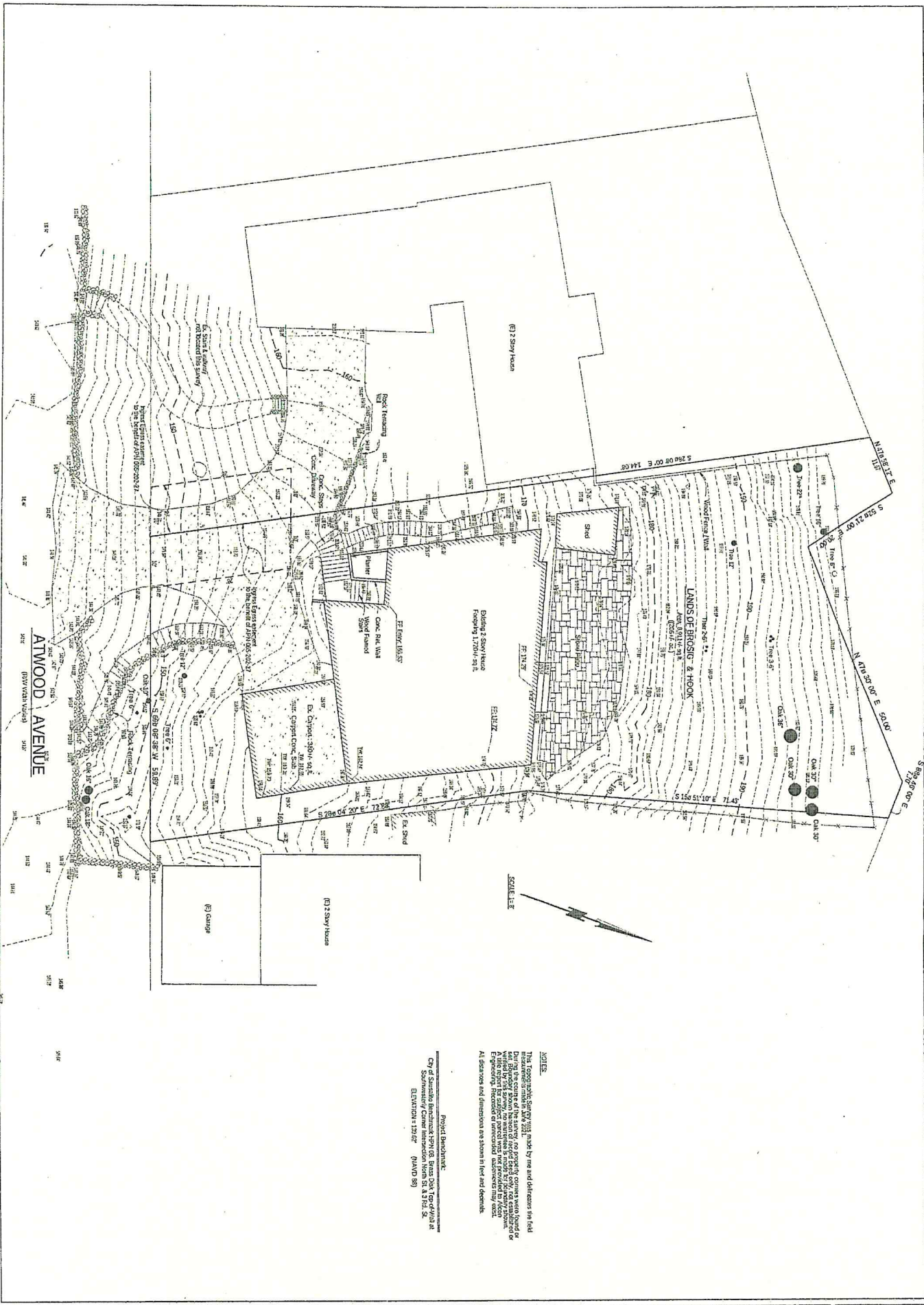
DECLASSIFIED AUTHORITY:

A

**FBI SPRINGFIELD INVESTIGATION MANAGEMENT PLAN
ON A WHOLLY EMOTIONAL AND DUMB MIND.**

[illegible][illegible][illegible]

[illegible]

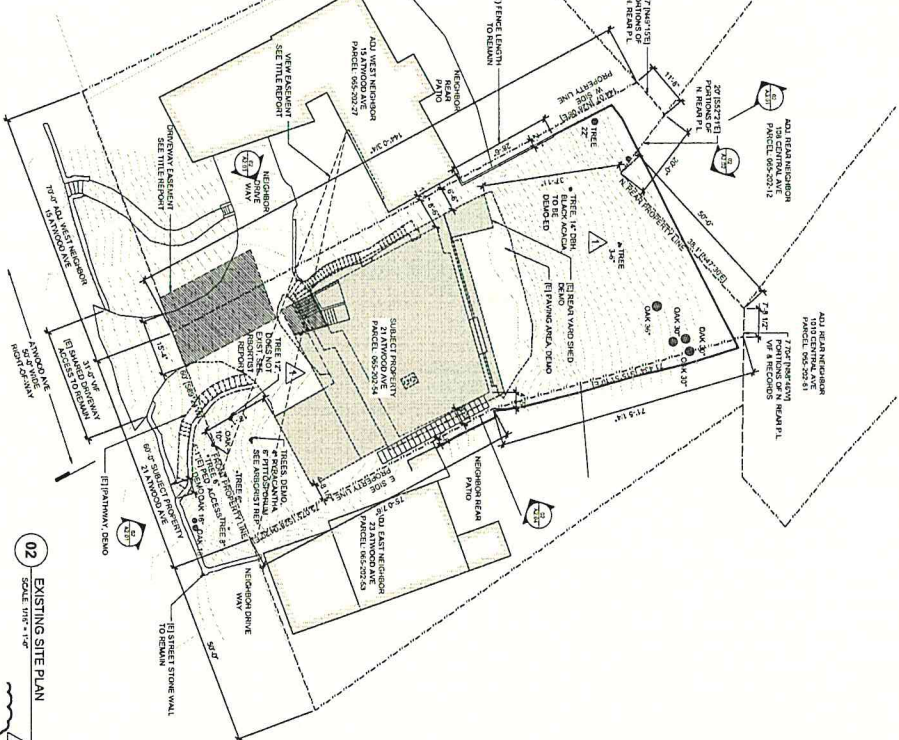


NOTES:
 The Topographic Survey was made by me and others in the field
 measurements were taken with a surveying instrument of known
 accuracy and the survey was conducted in accordance with the
 California Surveying Act of 1907. The survey was conducted on
 the lands of Hook - Bosig, and the survey was conducted in
 accordance with the California Surveying Act of 1907. The
 survey was conducted on the lands of Hook - Bosig, and the
 survey was conducted in accordance with the California
 Surveying Act of 1907. The survey was conducted on the
 lands of Hook - Bosig, and the survey was conducted in
 accordance with the California Surveying Act of 1907.

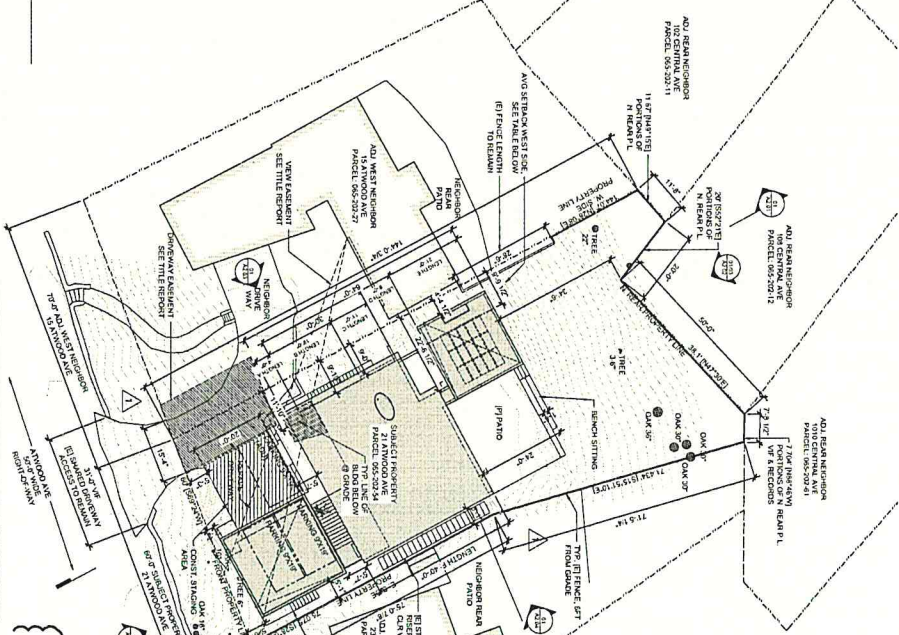
Project Description:
 City of Sausalito Benchmark 1991.08, (Data Date 1994-04-01)
 Surveying Corner Intersection North at 1.31 ft. SL
 Elevation = 129.62' (NAVD 83)

		LANDS OF HOOK - BOSIG 21 ATWOOD AVENUE SAUSALITO, CALIFORNIA APN: 065-202-54		TOPOGRAPHIC SURVEY		REVISIONS <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> </table>		1		2		3		4		5		6		7		8		9		10	
1																											
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7																											
8																											
9																											
10																											
Alcon Engineering 1155 Sausalito Blvd., Sausalito, CA 94965 (415) 339-1171		DATE: 7/20/21 SCALE: AS SHOWN JOB # 2021-01 FILE: 2021-01 DRAWN BY: J. SO SHEET: C1 OF 1 SHEETS		DATE: 7/20/21 SCALE: AS SHOWN JOB # 2021-01 FILE: 2021-01 DRAWN BY: J. SO SHEET: C1 OF 1 SHEETS		DATE: 7/20/21 SCALE: AS SHOWN JOB # 2021-01 FILE: 2021-01 DRAWN BY: J. SO SHEET: C1 OF 1 SHEETS																					

PROJECT SUMMARY (R-1.5) CONT'D			
PARTIAL AREA 1,511.37 SF	21' FEET MAX	EXISTING	PROPOSED
REAR AND SIDE YARDS	21' FEET MAX	EXISTING	PROPOSED
(FRONT 1,511.37 SF, 1,511.37 SF)	21' FEET MAX	EXISTING	PROPOSED
FRONT SETBACK	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
(FRONT 1,511.37 SF, 1,511.37 SF)	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
REAR SETBACK	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
(REAR 1,511.37 SF, 1,511.37 SF)	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
REAR SETBACK	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
(REAR 1,511.37 SF, 1,511.37 SF)	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
REAR SETBACK	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
(REAR 1,511.37 SF, 1,511.37 SF)	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)



PROJECT SUMMARY (R-1.5)			
PARTIAL AREA 1,511.37 SF	21' FEET MAX	EXISTING	PROPOSED
REAR AND SIDE YARDS	21' FEET MAX	EXISTING	PROPOSED
(FRONT 1,511.37 SF, 1,511.37 SF)	21' FEET MAX	EXISTING	PROPOSED
FRONT SETBACK	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
(FRONT 1,511.37 SF, 1,511.37 SF)	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
REAR SETBACK	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
(REAR 1,511.37 SF, 1,511.37 SF)	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
REAR SETBACK	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
(REAR 1,511.37 SF, 1,511.37 SF)	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
REAR SETBACK	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)
(REAR 1,511.37 SF, 1,511.37 SF)	9' FEET (NOT REQUIRED)	NOT REQUIRED	9' FEET (NOT REQUIRED)



02 EXISTING SITE PLAN

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

01 PROPOSED SITE PLAN

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

PERMIT

PROJECT: 21 AVENUE RESIDENCE

APPLICANT: [Name]

DATE: [Date]

EXISTING & PROPOSED

EXISTING: [Area]

PROPOSED: [Area]

LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING SETBACK
- PROPOSED SETBACK

NOTES

- VIEW EXISTING & PROPOSED TO BE 10% DIMENSIONAL
- VIEW EXISTING & PROPOSED TO BE 10% DIMENSIONAL
- VIEW EXISTING & PROPOSED TO BE 10% DIMENSIONAL

DATE

01 02/23 PERMIT

02 06/24 PERMIT

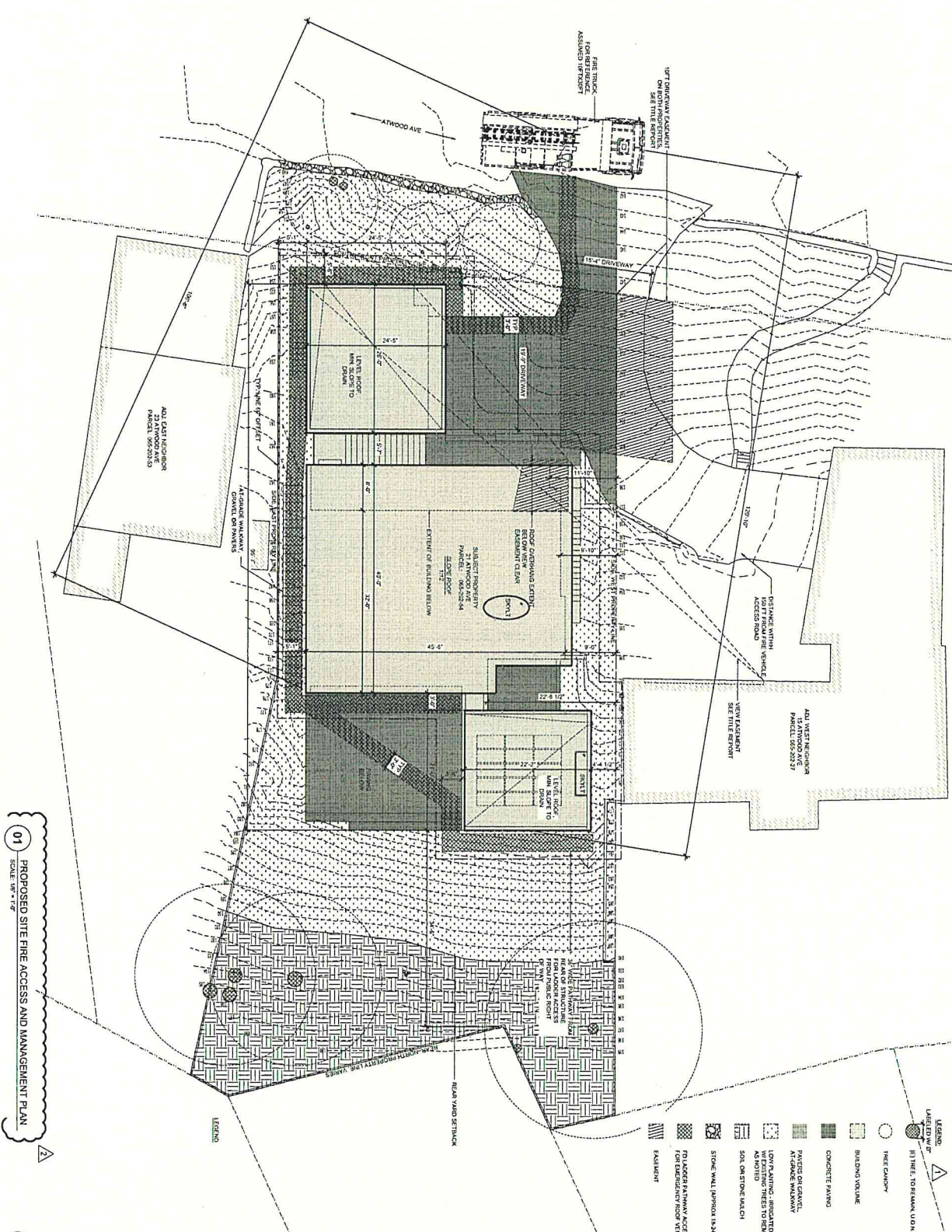
03 02/24 PERMIT

SCALE

1/8" = 1'-0"

DATE: FEB 23, 2023

SHEET NUMBER: A0.05



01 PROPOSED SITE FIRE ACCESS AND MANAGEMENT PLAN
SCALE: 1/8" = 1'-0"

NO. DATE: SUBMISSION
01 02-23 PERMIT PA
02 02-07-24 PERMIT REV. A

LEGEND
BUILDING VOLUME
TREE CANOPY
BUILDING VOLUME
CONCRETE PAVING
PAVED DRIVEWAY
LOW PLANTING - IRRIGATED
EXISTING TREES TO REMAIN
SOIL ON STONE MULCH
STONE WALL (APPROX. 18" HALL)
FIRE TRUCK ACCESS
EASEMENT

PROJECT:
ATWOOD RESIDENCE
10000 ATWOOD AVE
SAN FRANCISCO, CA 94115
DATE: FEB 22, 2023
SHEET NUMBER: A0.06

PERMIT
LTD ARCHITECTURE
ARCHITECTS
PO BOX 1155
SAN FRANCISCO, CA 94115
WWW.LTDARCHITECTURE.COM
415.831.1881

PROPOSED SITE FIRE
ACCESS AND
MANAGEMENT PLAN

NO.	DATE	SUBMISSION
01	08.24.23	PERMIT R1 Δ
02	02.07.24	PERMIT R2 Δ

ATWOOD RESIDENCE
21 ATWOOD AVENUE
SALINAS, CA 94665
APN: 06-5-202-54
APPLICANT & OWNER:
LEO CHOW & JULIA CHAN
109 DUINTARA ST
SAN FRANCISCO, CA 94115

SCALE:	1/16" = 1'-0"
SUBMISSION:	PERMIT
DATE:	FEB 23, 2023
SCHEME:	N/A
SHEET NUMBER:	

A0.07



PERMIT

ATWOOD RESIDENCE
21 ATWOOD AVENUE

SAUSALITO, CA 94965
APR: 065-202-64
APPLICANT & OWNER:
LEO CHOW & JULIA CHAN
100 QUINTARA ST
SAN FRANCISCO, CA 94115

SHEET NAME:
HYDRANT LOCATION

02 HYDRANT IMAGES
SCALE: NTS

01 LARGE SITE PLAN, CLOSET HYDRANT PROXIMITY
SCALE 1/16" = 1'-0"

A0-07

NO.	DATE	SUBMISSION
01	02.29.23	PERMIT B1
02	06.23.23	PERMIT B1
03	02.07.24	PERMIT B2

110 ARCHITECTURE
ARCHITECT
ALBUQUERQUE, NM 87103
WWW.110ARCHITECTURE.COM
415.851.1881

PROJECT:
ATWOOD RESIDENCE
3111 ATWOOD DRIVE
SANTA FE, NM 87505
OWNER:
LEO CHEN & FAMILY
3000 UNIVERSITY AVENUE
SANTA FE, NM 87505

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

DATE:
FEB 21, 2023

SHEET NUMBER:
A0.10

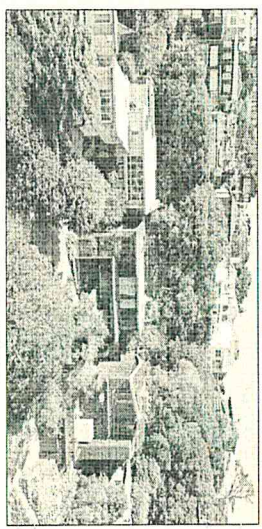


SHEET NAME:
EGRESS CALCULATIONS & EGRESS DIAGRAM

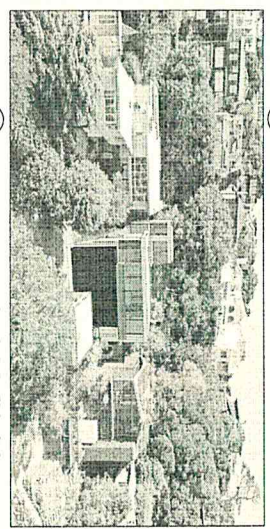
SCALE:
1/8" = 1'-0"

DATE:
FEB 21, 2023

SHEET NUMBER:
A0.10



04 EXISTING RESIDENCE VIEW FROM SW

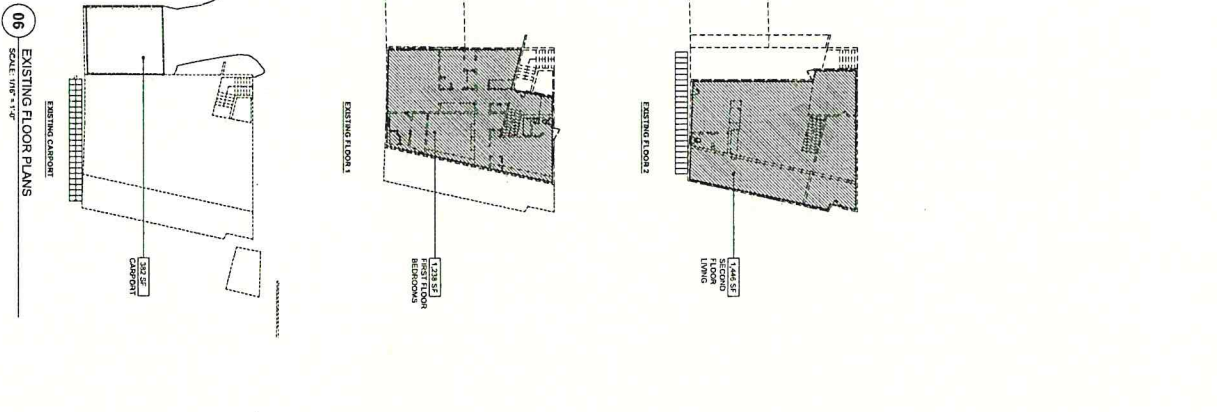
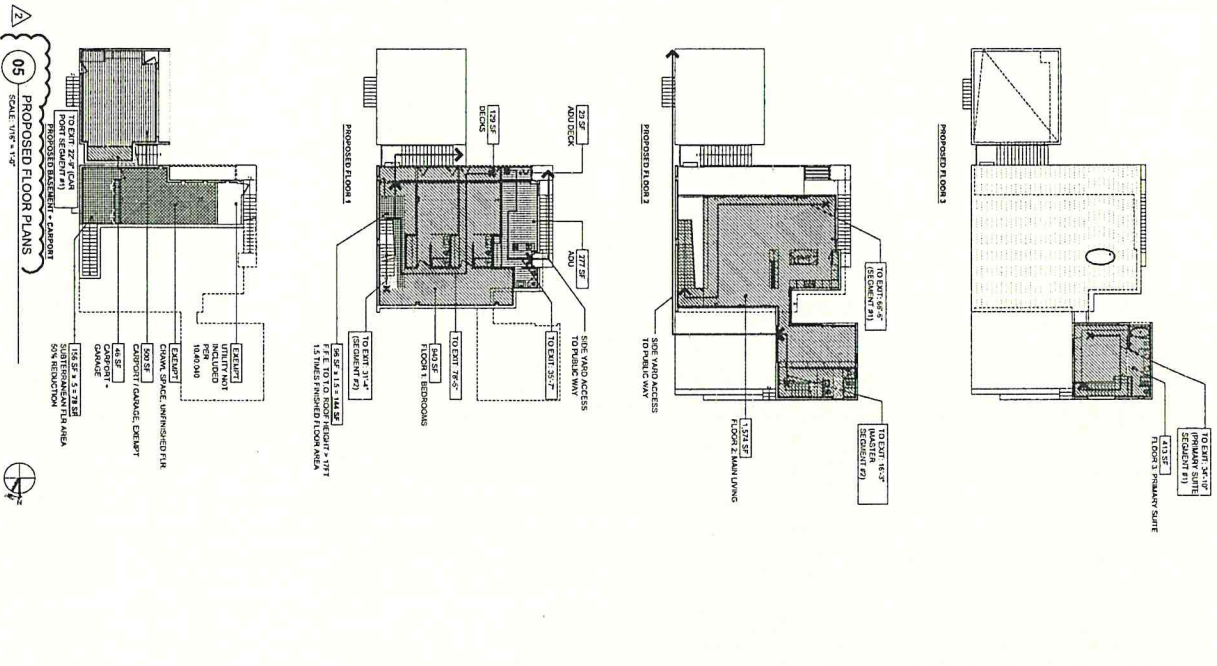


03 PROPOSED RESIDENCE COLLAGE VIEW FROM SW

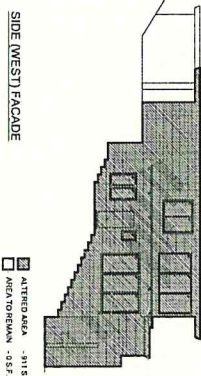
TOTAL BUILDING AREA BASED ON NET BUILDING AREA OF 4,133 SF (1,442 SQ. FT. PER FLOOR)			
FLOOR	EXISTING AREA (SQ. FT.)	PROPOSED AREA (SQ. FT.)	CHANGE
FLOOR 2	832 SF	413 SF	-419 SF
FLOOR 1	1,446 SF	1,511 SF	+131 SF
FLOOR 0	38 SF	38 SF	0 SF
BASEMENT	1,238 SF	1,238 SF	0 SF
CARPORT	44 SF	44 SF	0 SF
TOTAL AREA (GROSS OPEN SPACE)	2,588 SQ. FT.	2,588 SQ. FT.	0 SQ. FT.
FLOOR 1 FLOOR TOTAL	1,446 SF	1,511 SF	+131 SF
BASEMENT + CARPORT	1,282 SF	1,282 SF	0 SF
TOTAL AREA (GROSS OPEN SPACE)	2,728 SQ. FT.	2,793 SQ. FT.	+65 SF
FLOOR 1 FLOOR TOTAL	1,446 SF	1,511 SF	+131 SF
BASEMENT + CARPORT	1,282 SF	1,282 SF	0 SF
TOTAL AREA (GROSS OPEN SPACE)	2,728 SQ. FT.	2,793 SQ. FT.	+65 SF
FLOOR 1 FLOOR TOTAL	1,446 SF	1,511 SF	+131 SF
BASEMENT + CARPORT	1,282 SF	1,282 SF	0 SF
TOTAL AREA (GROSS OPEN SPACE)	2,728 SQ. FT.	2,793 SQ. FT.	+65 SF

TOTAL BLDG AREA			
FLOOR	EXISTING AREA (SQ. FT.)	PROPOSED AREA (SQ. FT.)	CHANGE
FLOOR 2	832 SF	413 SF	-419 SF
FLOOR 1	1,446 SF	1,511 SF	+131 SF
FLOOR 0	38 SF	38 SF	0 SF
BASEMENT	1,238 SF	1,238 SF	0 SF
CARPORT	44 SF	44 SF	0 SF
TOTAL AREA (GROSS OPEN SPACE)	2,588 SQ. FT.	2,588 SQ. FT.	0 SQ. FT.
FLOOR 1 FLOOR TOTAL	1,446 SF	1,511 SF	+131 SF
BASEMENT + CARPORT	1,282 SF	1,282 SF	0 SF
TOTAL AREA (GROSS OPEN SPACE)	2,728 SQ. FT.	2,793 SQ. FT.	+65 SF
FLOOR 1 FLOOR TOTAL	1,446 SF	1,511 SF	+131 SF
BASEMENT + CARPORT	1,282 SF	1,282 SF	0 SF
TOTAL AREA (GROSS OPEN SPACE)	2,728 SQ. FT.	2,793 SQ. FT.	+65 SF

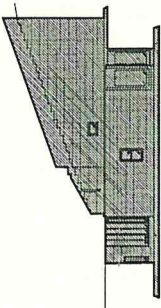
01 EGRESS DISTANCE CALCULATIONS



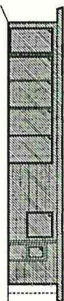
VERTICAL ENVELOPE



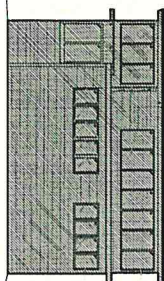
SIDE (WEST) FACADE
ALTERED AREA - 311 S.F.
AREA TO REMAIN - 35 S.F.



SIDE (EAST) FACADE
ALTERED AREA - 341 S.F.
AREA TO REMAIN - 35 S.F.



REAR (NORTH) FACADE
ALTERED AREA - 471 S.F.
AREA TO REMAIN - 35 S.F.

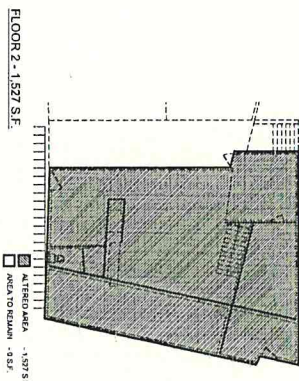


FRONT (SOUTH) FACADE
ALTERED AREA - 124 S.F.
AREA TO REMAIN - 35 S.F.

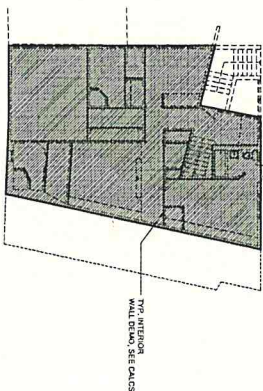
DEMO CALCULATIONS: EXTERIOR VERTICAL ENVELOPE				
FACADE	TOTAL AREA (SQ)	REMOVED (SQ)	% REMOVED	% REMAIN
FRONT (SOUTH)	159	124	78%	22%
TOTAL FRONT & REAR (SQ)	159	124	78%	22%
SIDE (EAST)	376	341	91%	9%
TOTAL EAST	376	341	91%	9%
TOTAL ALL	535	465	87%	13%
FACADE (SQ)	535	465	87%	13%

03 VERTICAL ENVELOPE DEMOLITION
SCALE NONE

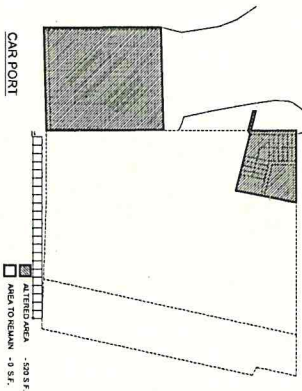
HORIZONTAL FLOOR



FLOOR 2 - 1,527 S.F.
ALTERED AREA - 1,527 S.F.
AREA TO REMAIN - 35 S.F.



FLOOR 1 - 1,366 S.F.
ALTERED AREA - 1,366 S.F.
AREA TO REMAIN - 35 S.F.

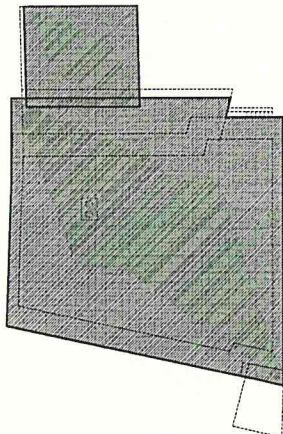


CAR PORT
ALTERED AREA - 520 S.F.
AREA TO REMAIN - 35 S.F.

DEMO CALCULATIONS: HORIZONTAL SURFACE FLOORS, ROOFS				
LOCATION	AREA (SQ)	REMOVED (SQ)	% REMOVED	% REMAIN
FLOOR 1	1,366	1,366	100%	0%
FLOOR 2	1,527	1,527	100%	0%
CAR PORT	520	520	100%	0%
TOTAL	3,413	3,413	100%	0%

02 HORIZONTAL ENVELOPE DEMOLITION
SCALE NONE

HORIZONTAL & INTERIOR VERTICAL

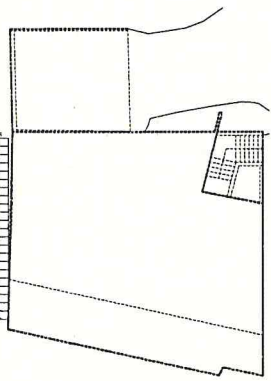


ROOF - 798 S.F.
ALTERED AREA - 798 S.F.
AREA TO REMAIN - 35 S.F.

INTERIOR LINEAR
LINEAR LENGTH DEMO @
INTERIOR WALLS
WALL TO REMOVE - 441.32 FT
WALL TO REMAIN - 0 FT

DEMO CALCULATIONS: LINEAR @ INTERIOR WALLS (SEE 02/24/20 PLANS)				
LOCATION	TOTAL LENGTH (FT)	REMOVED (FT)	% REMOVED	% REMAIN
INT. WALLS	441.32	441.32	100%	0%

EXTERIOR LINEAR



LINEAR LENGTH DEMO @
EXTERIOR WALLS
WALL TO REMOVE - 244.82 FT
WALL TO REMAIN - 0 FT

DEMO CALCULATIONS: LINEAR @ EXTERIOR WALLS, FOUNDATION				
LOCATION	TOTAL LENGTH (FT)	REMOVED (FT)	% REMOVED	% REMAIN
EXTERIOR WALLS	244.82	244.82	100%	0%

01 LINEAR WALL DEMOLITION
SCALE NONE

NO. DATE: SUBMISSION
01 02.23.20 PERMIT R1
02 06.24.20 PERMIT R1
03 02.07.24 PERMIT R2

LTA ARCHITECTURE
ARCHITECT
ATWOOD RESIDENCE
1000 115
WWW.LTAARCHITECTURE.COM
115.871.1001



PERMIT
ATWOOD RESIDENCE
1000 115
SAN FRANCISCO, CA 94105
APR 06/2024
LTA ARCHITECTURE
LTO CHOW & TALA CHAN
SAN FRANCISCO, CA 94115

SHEET NAME
DEMOLITION DIAGRAMS
& CALC
SCALE:
SUBMISSION: FEB 23, 2020
DATE: FEB 23, 2020
SCALE: N/A
SHEET NUMBER: A0.20

LTD ARCHITECTURE
ARCHITECTURE & DESIGN
PO BOX 1125
ALAMEDA, CA 94501
WWW.LTDARCHITECTURE.COM
MAIL@LTDARCHITECTURE.COM
415.851.1081



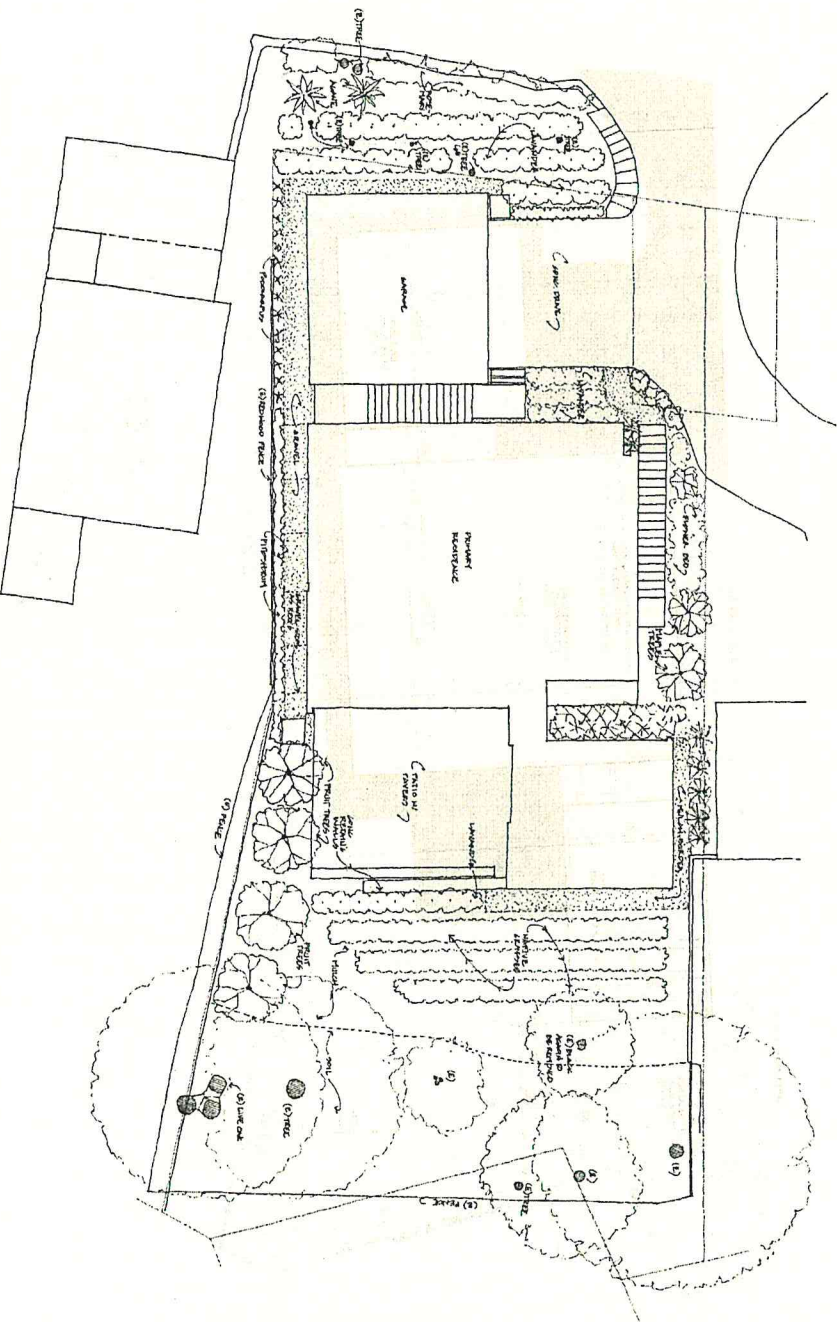
PROJECT:
ATWOOD RESIDENCE
21 ATWOOD AVENUE
SAUSALITO, CA 94965
APN: 065-202-64
APPLICANT & OWNER:
LEO CHOW & JULIA CHOW
100 CUNTA ST
SAN FRANCISCO, CA 94116

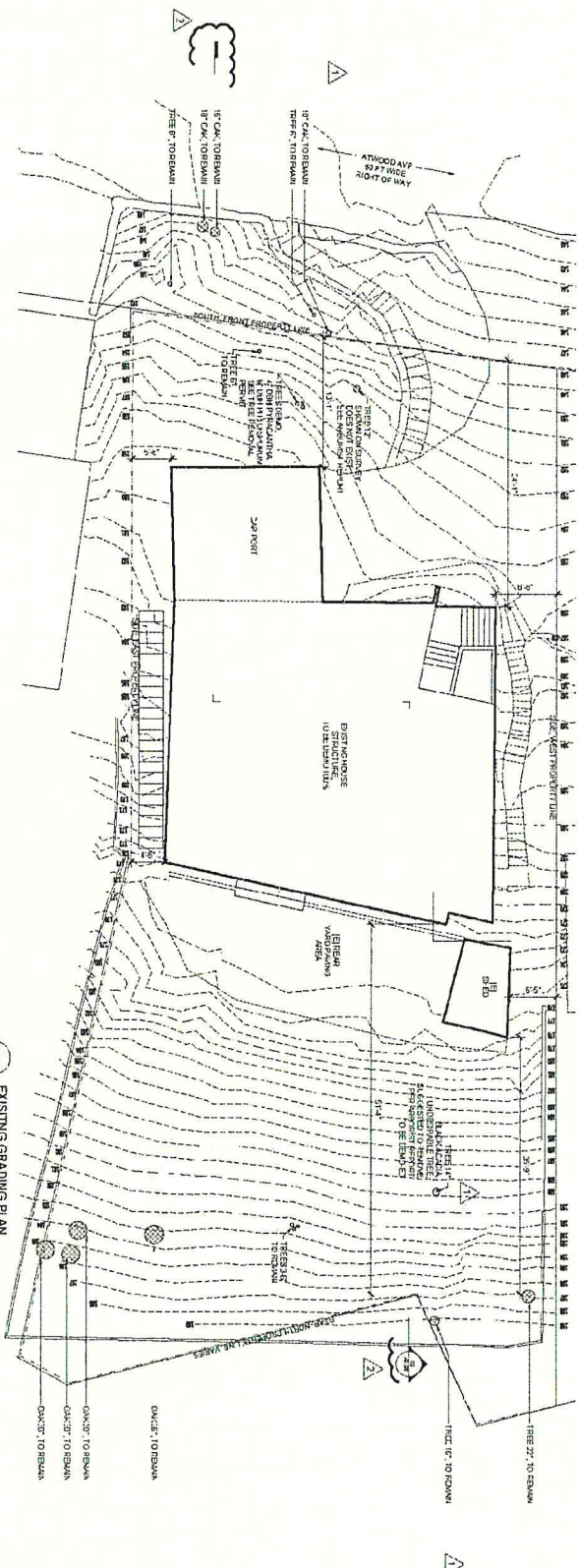
SHEET NAME:
PROPOSED LANDSCAPE
CONCEPT PLAN

SCALE:	1/8" = 1'-0"
SUBMISSION:	PERMIT
DATE:	FEB 29, 2023
SCHEME:	N/A
SHEET NUMBER:	

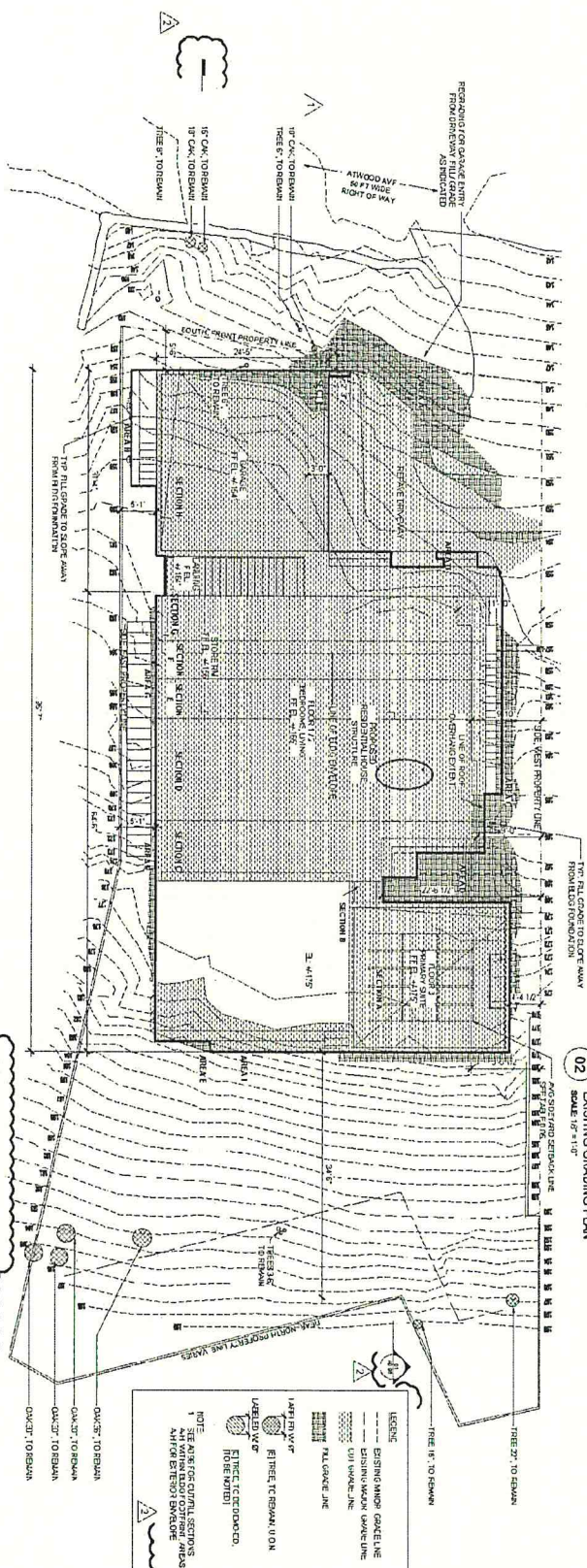


01 PROPOSED LANDSCAPE CONCEPT PLAN
SCALE: 1/8" = 1'-0"





02 EXISTING GRADING PLAN
SCALE: 1/8" = 1'-0"



01 PROPOSED GRADING PLAN
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISION
01	03/13	PERMIT
02	06/24	PERMIT F1
03	07/24	PERMIT F2

ATWOOD RESIDENCE
11500 115TH AVE
ALBUQUERQUE, NM 87135
WWW.ALMANACARCHITECTURE.COM
ALMANACARCHITECTURE.COM
11500 115TH AVE



PERMIT

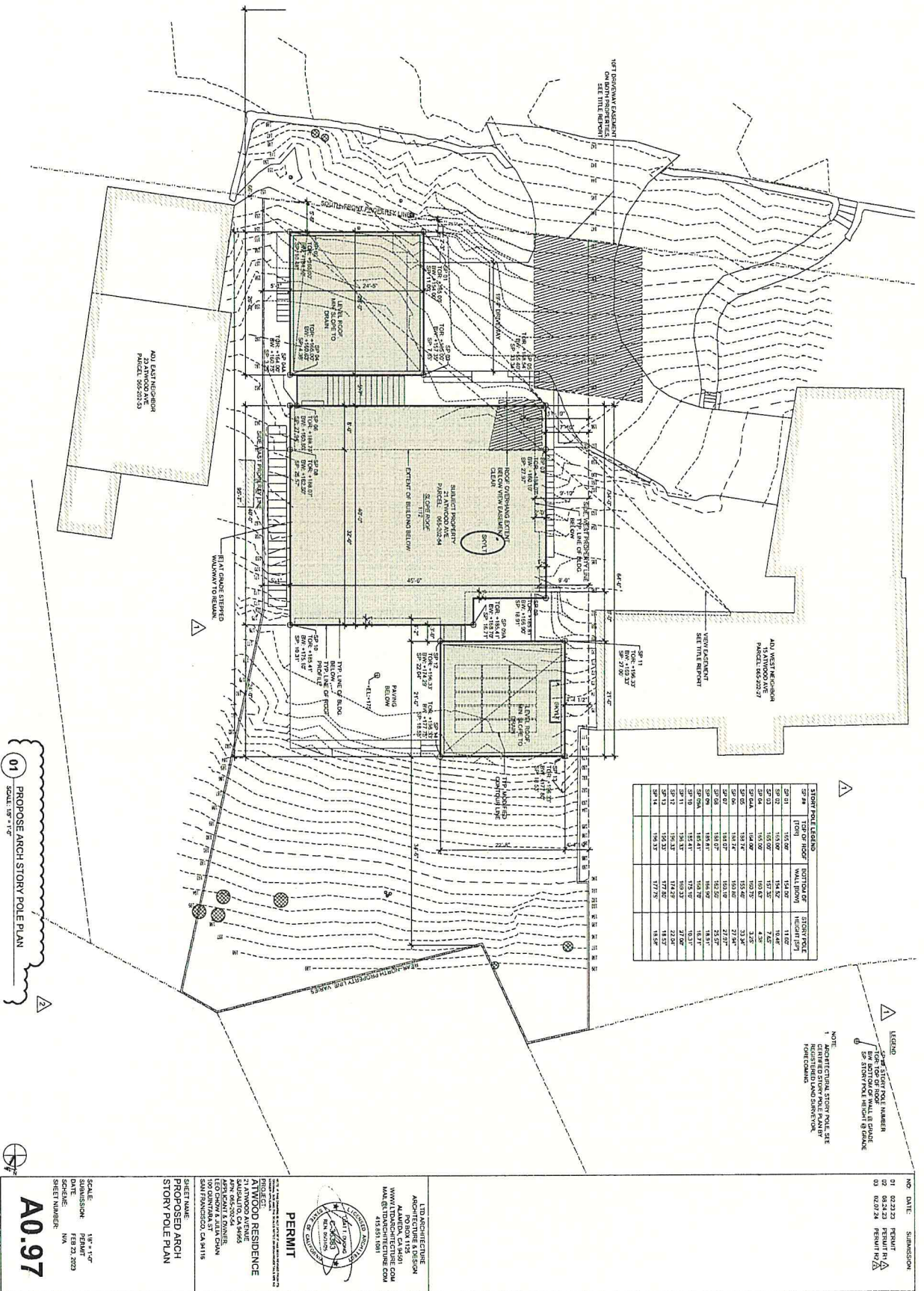
PROJECT
ATWOOD RESIDENCE
11500 115TH AVE
ALBUQUERQUE, NM 87135
ALMANACARCHITECTURE.COM
11500 115TH AVE

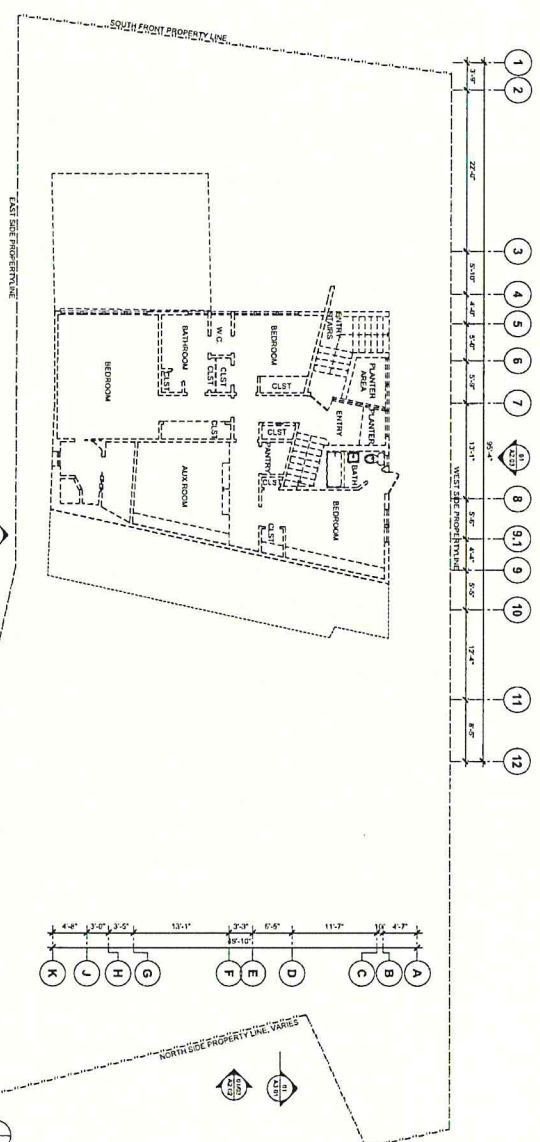
EXISTING & PROPOSED
GRADING PLANS

SCALE: 1/8" = 1'-0"
SUBMISSION: PERMIT
DATE: FEB 23, 2023
BY: CHIEF ARCHITECT
PROJECT NUMBER: A0.95

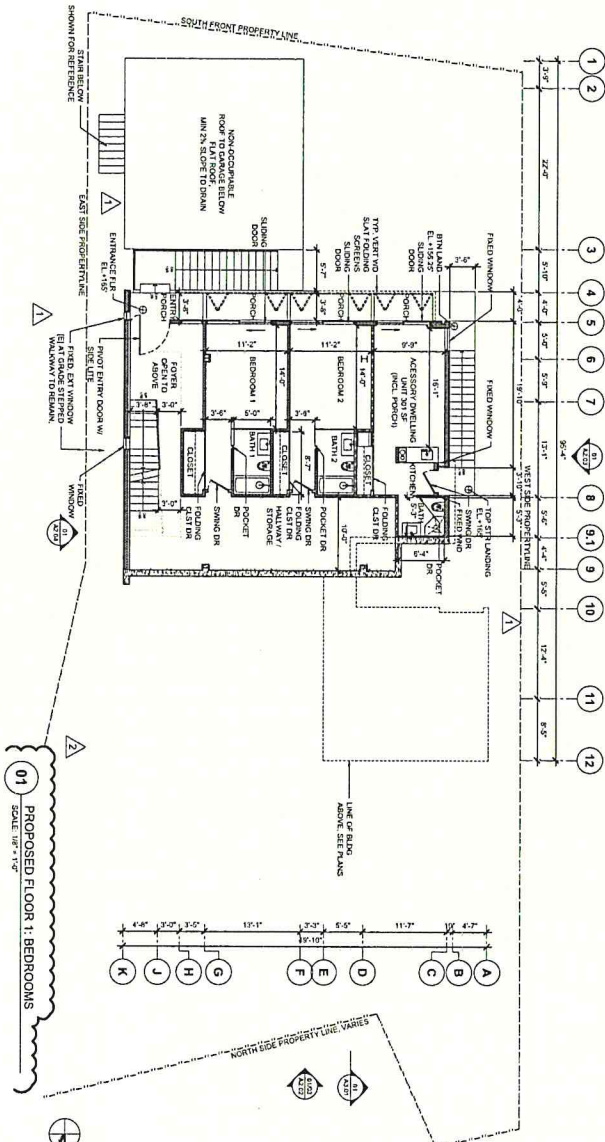
A0.95

01 PROPOSED SOUTH / NORTH LONG GRADING SECTION
SCALE 1/8" = 1'-0"





02 EXISTING & DEMOLITION FLOOR 1 PLAN
SCALE: 1/8" = 1'-0"



01 PROPOSED FLOOR 1: BEDROOMS
SCALE: 1/8" = 1'-0"

- SHEET NOTES:**
1. ALL DIMENSIONS TO FACE OF STUD. U.O.N.
 2. EXTERIOR WALLS & GROUND FLOOR ARE 24" STUD. U.O.N.
 3. ALL INTERIOR ROOMS SHALL BE 24" STUD. U.O.N.
 4. ALL INTERIOR WALLS SHALL BE 24" STUD. U.O.N.
 5. ALL INTERIOR WALLS SHALL BE 24" STUD. U.O.N.
 6. ALL INTERIOR WALLS SHALL BE 24" STUD. U.O.N.
 7. ALL INTERIOR WALLS SHALL BE 24" STUD. U.O.N.
 8. ALL INTERIOR WALLS SHALL BE 24" STUD. U.O.N.
 9. ALL INTERIOR WALLS SHALL BE 24" STUD. U.O.N.
 10. ALL INTERIOR WALLS SHALL BE 24" STUD. U.O.N.
 11. ALL INTERIOR WALLS SHALL BE 24" STUD. U.O.N.
 12. ALL INTERIOR WALLS SHALL BE 24" STUD. U.O.N.

NO.	DATE	REVISION
01	06/24/23	PERMIT R.A.
02	02/01/24	PERMIT R.A.

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

COMMISSION: FEB 22, 2023

SHEET NUMBER: A1.21

PROJECT: ATWOOD RESIDENCE

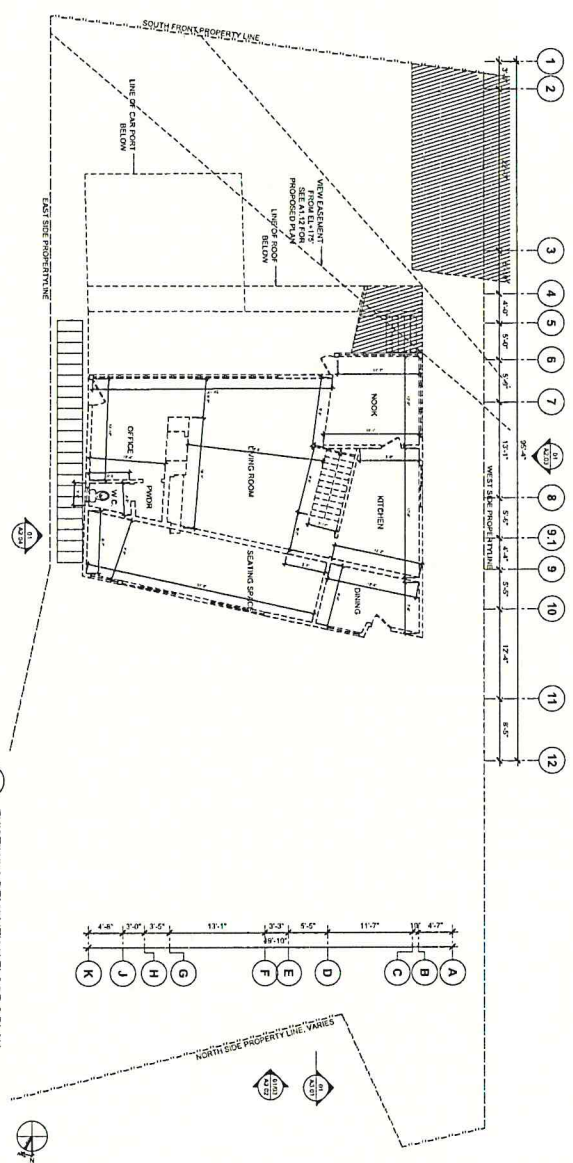
OWNER: ATWOOD CLINIC

ARCHITECT: ALBERTA, CA 94501

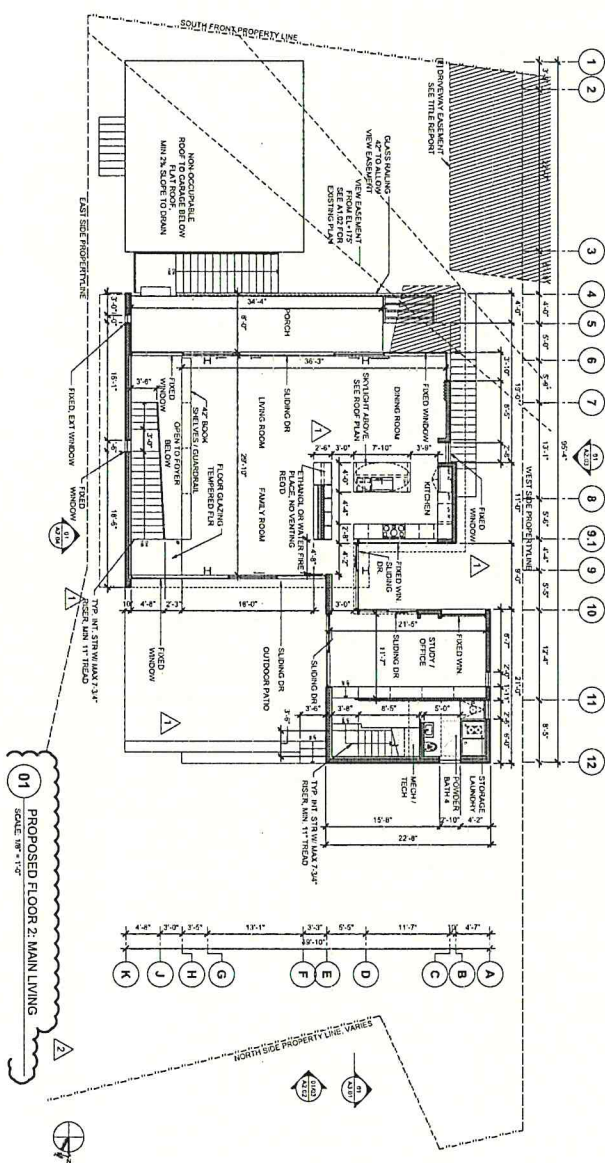
DATE: 06/24/23

PERMIT: 415 651 1081

EXISTING & PROPOSED BEDROOM FLOOR PLANS



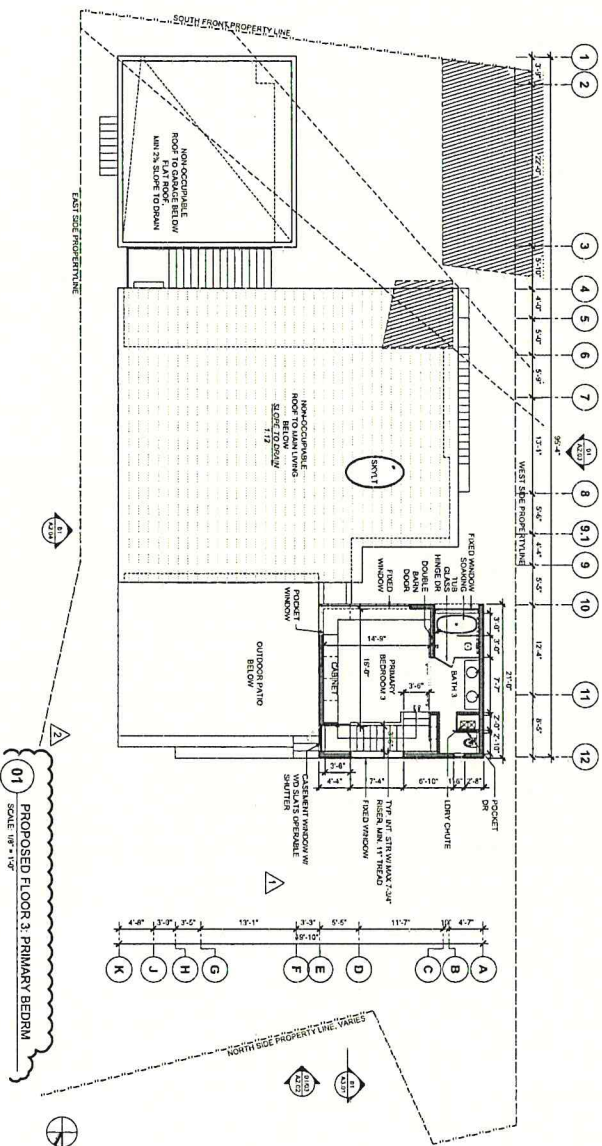
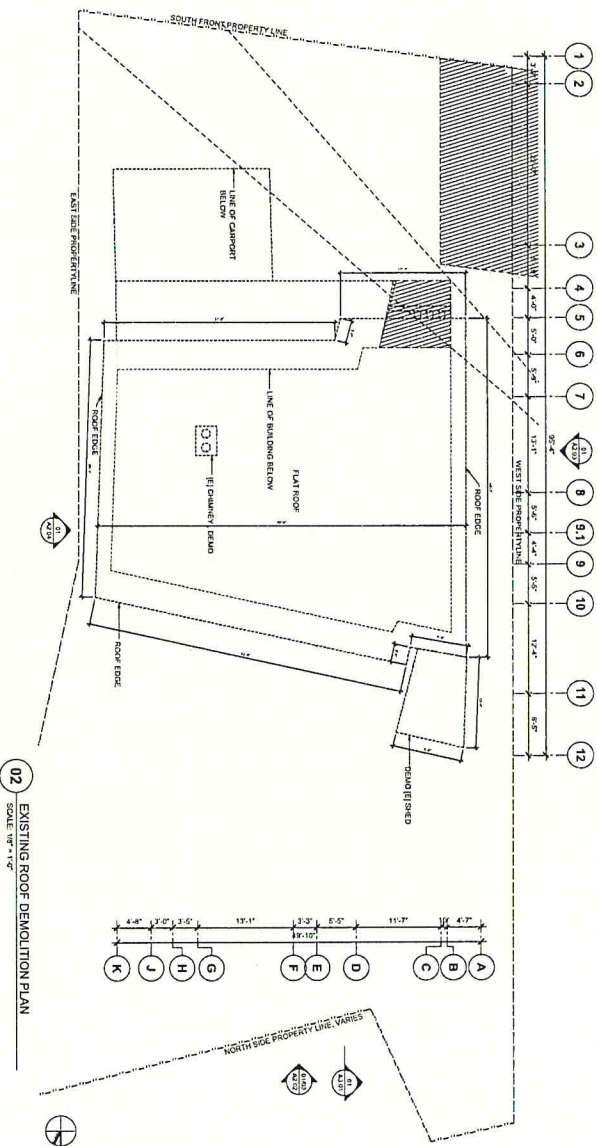
02 EXISTING & DEMOLITION FLOOR 2 PLAN
SCALE: 1/8" = 1'-0"



01 PROPOSED FLOOR 2: MAIN LIVING
SCALE: 1/8" = 1'-0"

- SHEET NOTES:**
1. ALL DIMENSIONS TO FACE OF STUD. U.O.N.
 2. EXTERIOR WALLS & GROUND FLOOR ARE 2X8 STUDS, 16" ON C.
 3. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.
 4. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.
 5. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.
 6. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.
 7. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.
 8. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.
 9. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.
 10. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.
 11. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.
 12. EXTERIOR WALLS ARE 2X8 STUDS, 16" ON C.

NO. DATE: SUBMISSION: 01 03/23/23 PERMIT #1/2	02 02/27/24 PERMIT #2/2
PERMIT PROJECT: A1.22 OWNER: A1.22 DESIGNER: A1.22 DATE: FEB 21, 2023 SHEET NUMBER: A1.22	
SCALE: 1/8" = 1'-0" SUBMISSION: PERMIT DATE: FEB 21, 2023 SHEET NUMBER: A1.22	
PROJECT: A1.22 OWNER: A1.22 DESIGNER: A1.22 DATE: FEB 21, 2023 SHEET NUMBER: A1.22	



- [illegible]

NO.	DATE	SUBMISSION
01	08.24.23	PERMIT R1 ☒
02	02.07.24	PERMIT R2 ☒

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ARCHITECTURE & DESIGN
PO BOX 1175
ALAMEDA, CA 94501
WWW.LTDARCHITECTURE.COM
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415.851.1081

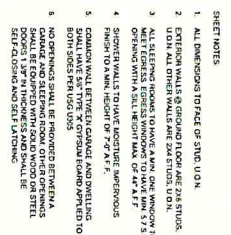


PROJECT:
ATWOOD RESIDENCE
21 ATWOOD AVENUE
SUNSAULT, CA 94965
APR: 005-202-04
APR: 001-1
LEO GONZALEZ & OWNER
109 QUINTANA ST
SAN FRANCISCO, CA 94115

SHEET NAME:
EXISTING & PROPOSED
FLOOR 3 - UPPER

SCALE:	1/8"
SUBMISSION:	PER
DATE:	FEB
SCHEME:	N/A
SHEET NUMBER:	

A1.23



NO.	DATE	SUBMISSION
01	03.24.73	PERUIT R1 ☒
02	02.07.74	PERUIT R2 ☒

WALL LEGEND

WALL TO DENOUSH

_____ (last, first, middle)

1-4PR WALL

AREA NOT IN SCOPE

LTD ARCHITECTURE

MULTI-ECTION & DESIGN
PO BOX 1125

ALAMEDA, CA 94501
WWW.LTDARCHITECTURE.COM

multiple@mcgraw-hill.com
415.851.1061

330 APC/M

15

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U.S. AIR FORCE

PERMIT

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PROJECT:

21 ATWOOD AVENUE

UNIVERSITY OF CALIFORNIA
ADP# 065-202-54

LEO CHOW & JULIA CHAN

SAI FRANCISCO, CA 94116

SHEET NAME:

PROPOSED ROOF PLAN

10

1

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

DATE FEB 23, 2023

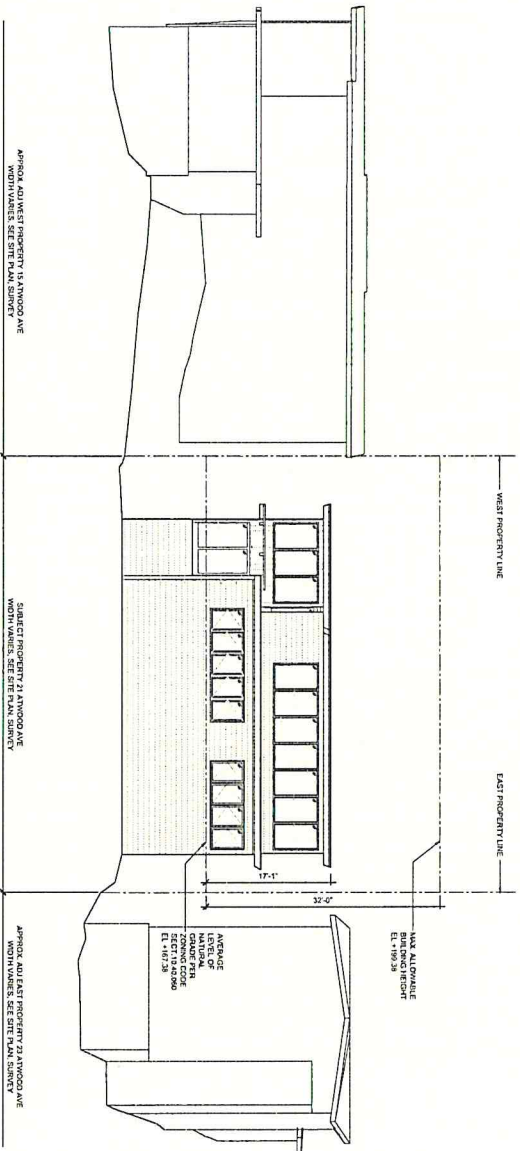
SHEET NUMBER

CONCLUSIONS

47A

100

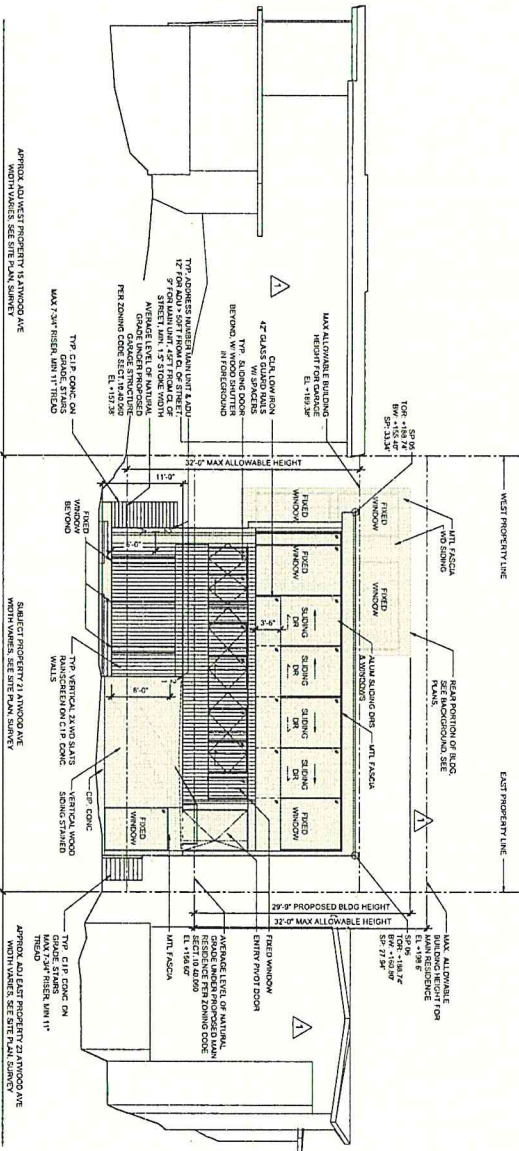
1



APPROX. ADJACENT PROPERTY 15 AYWOOD AVE
WEST VARIANTS, SEE SITE PLAN SURVEY

SUBJECT PROPERTY 21 AYWOOD AVE
WEST VARIANTS, SEE SITE PLAN SURVEY

APPROX. ADJACENT PROPERTY 23 AYWOOD AVE
WEST VARIANTS, SEE SITE PLAN SURVEY

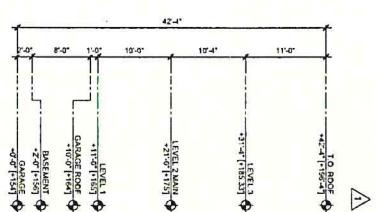
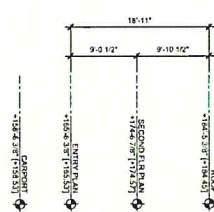


APPROX. ADJACENT PROPERTY 15 AYWOOD AVE
WEST VARIANTS, SEE SITE PLAN SURVEY

SUBJECT PROPERTY 21 AYWOOD AVE
WEST VARIANTS, SEE SITE PLAN SURVEY

APPROX. ADJACENT PROPERTY 23 AYWOOD AVE
WEST VARIANTS, SEE SITE PLAN SURVEY

01 PROPOSED FRONT ELEVATION (SOUTH)
SCALE 1/8" = 1'-0"



A2.01

SCALE: 1/8" = 1'-0"
DATE: FEB 22, 2023
SHEET NUMBER: N/A

EXISTING & PROPOSED
FRONT ELEVATION
(SOUTH)

PROJECT: AYWOOD RESIDENCE
SHEET: 01 OF 02
DATE: FEB 22, 2023
SHEET NUMBER: N/A

PERMIT
CITY OF ALAMEDA
PLANNING DEPARTMENT
1000 BAY STREET
ALAMEDA, CA 94602
415.551.1581

APPROVED FOR PERMIT
DATE: FEB 22, 2023
BY: [Signature]
TITLE: [Title]

APPROVED FOR PERMIT
DATE: FEB 22, 2023
BY: [Signature]
TITLE: [Title]

APPROVED FOR PERMIT
DATE: FEB 22, 2023
BY: [Signature]
TITLE: [Title]

APPROVED FOR PERMIT
DATE: FEB 22, 2023
BY: [Signature]
TITLE: [Title]

APPROVED FOR PERMIT
DATE: FEB 22, 2023
BY: [Signature]
TITLE: [Title]

NO. DATE. SUBMISSION
01 02/22/23 PERMIT #1
02 02/22/23 PERMIT #1
03 02/22/23 PERMIT #2

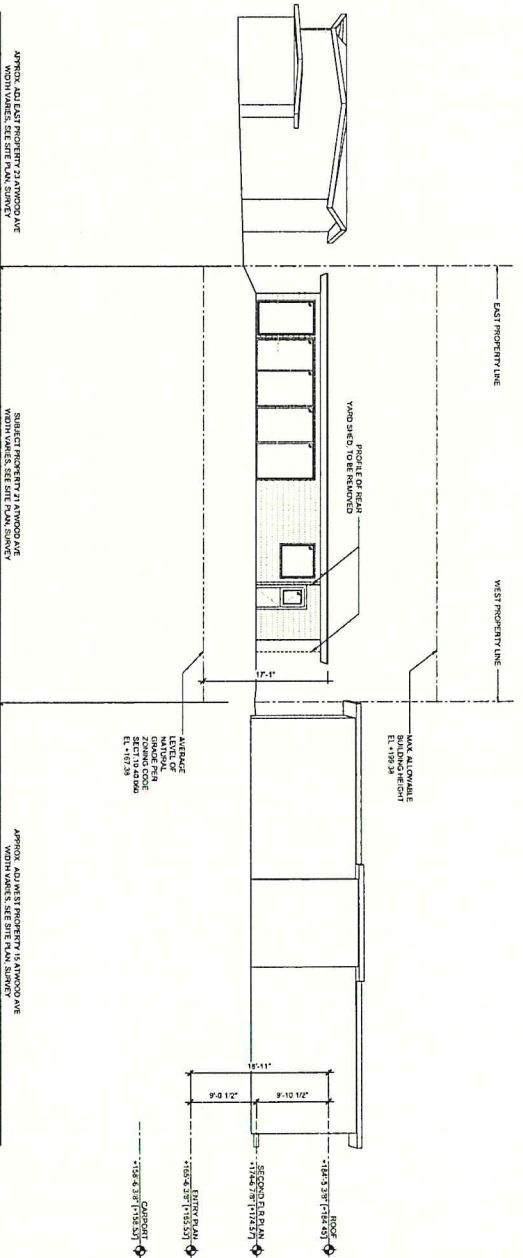
NO. DATE SUBMISSION
01 02.23.20 PERMIT # A
02 05.12.20 PERMIT # A
03 02.17.24 PERMIT # A

110 ARCHITECTURE
ARCHITECTURE & DESIGN
NO BOX 129
ALAMOGADO, CA 94001
WWW.110ARCHITECTURE.COM
MARIETTA@110ARCHITECTURE.COM
415.551.1511

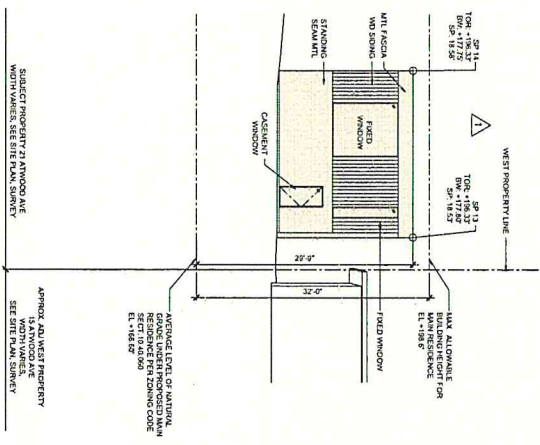


PROJECT: PROPOSED RESIDENCE
21 ALAMOGADO AVENUE
SAN DIEGO, CA 92108
ARCHITECT: 110 ARCHITECTURE
415.551.1511
SHEET NAME:
EXISTING & PROPOSED
REAR ELEVATION
(NORTH)

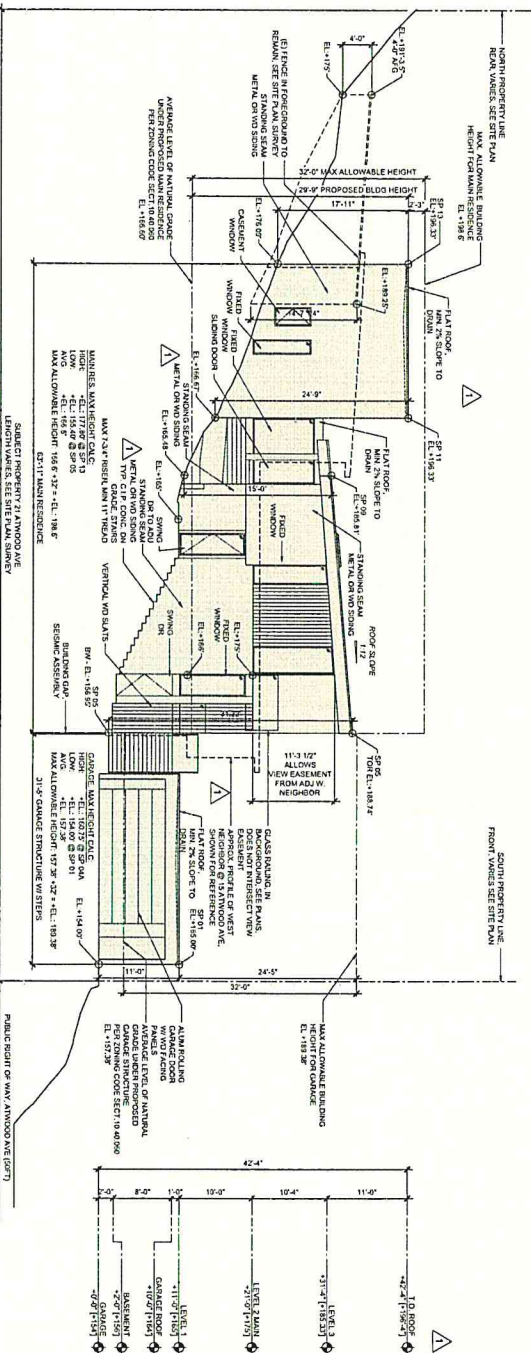
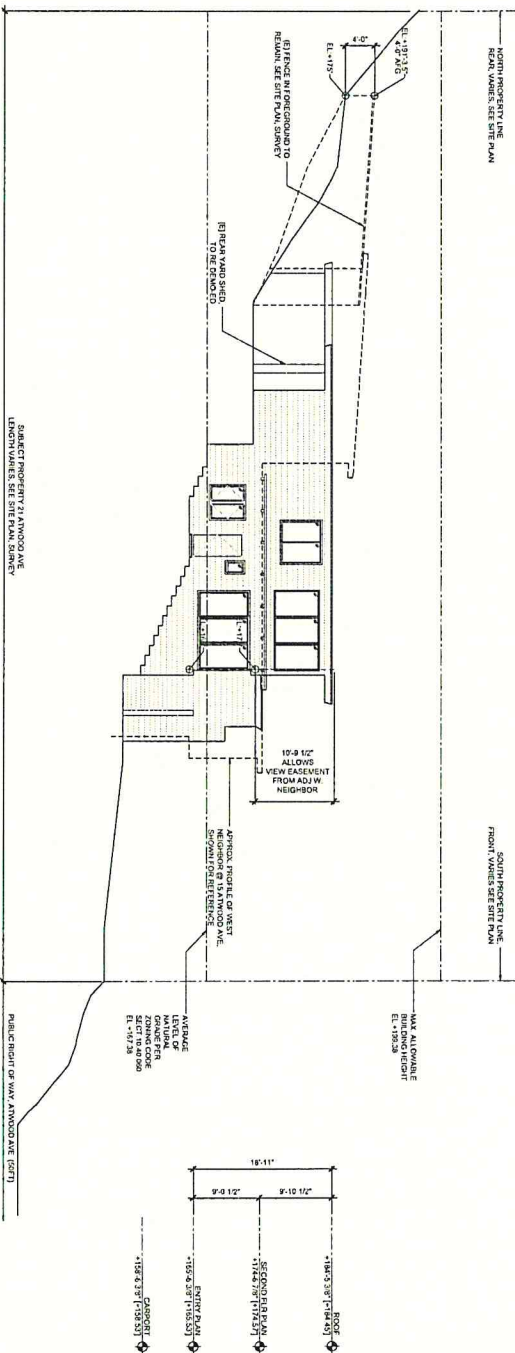
SCALE: 1/8" = 1'-0"
SUBMISSION: PERMIT
DATE: FEB 23, 2023
DRAWN BY: MARIETTA
SHEET NUMBER: A2.02



02 EXISTING REAR ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



03 PROPOSED REAR BACK VOLUME ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



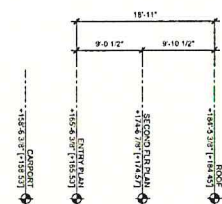
NO.	DATE	SUBMISSION
01	02/23/24	PERMIT
02	02/23/24	PERMIT
03	02/23/24	PERMIT

PROJECT
ATWOOD RESIDENCE
1500 N. 15TH AVE.
ALBUQUERQUE, NM 87104
WWW.ALMEDIA.COM
ALMEDIA@ALMEDIA.COM
415.911.1081

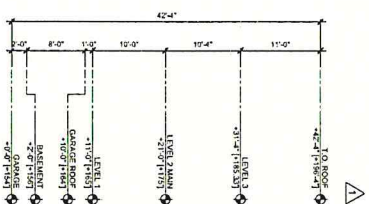
PERMIT
CITY OF ALBUQUERQUE
DEPARTMENT OF PLANNING AND DEVELOPMENT
1500 N. 15TH AVE.
ALBUQUERQUE, NM 87104
WWW.ALMEDIA.COM
ALMEDIA@ALMEDIA.COM
415.911.1081

SCALE
1/8" = 1'-0"
DATE: FEB 23, 2024
SHEET NUMBER: NA

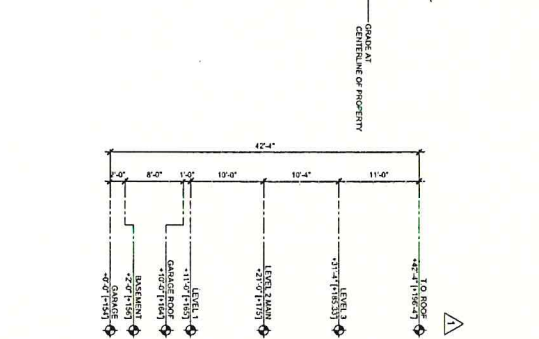
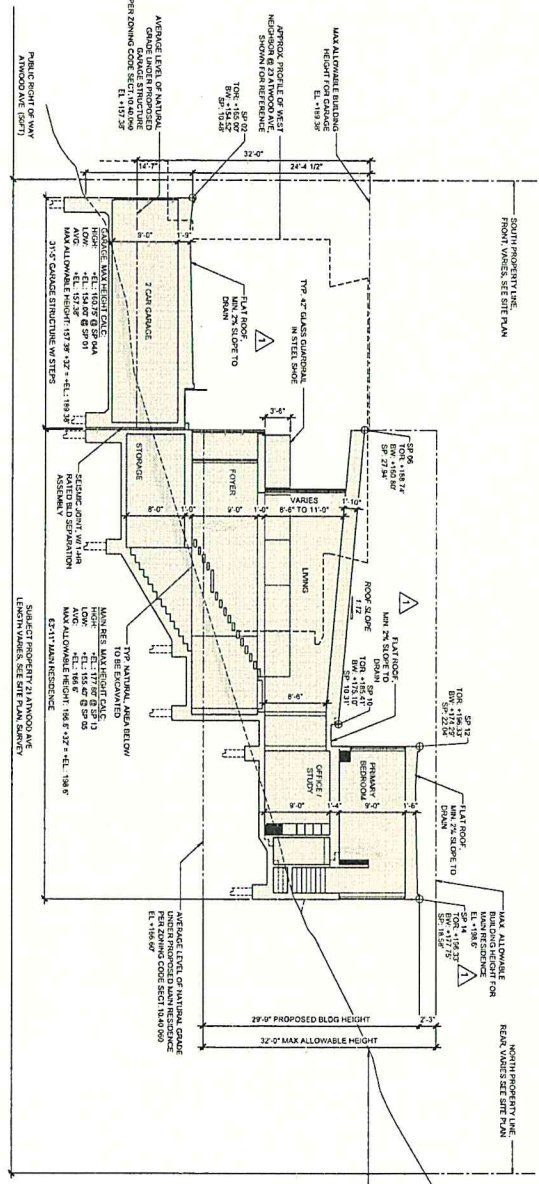
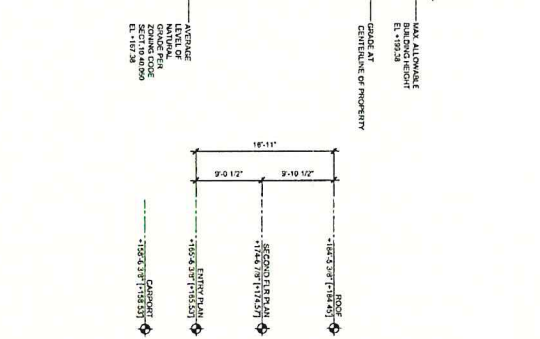
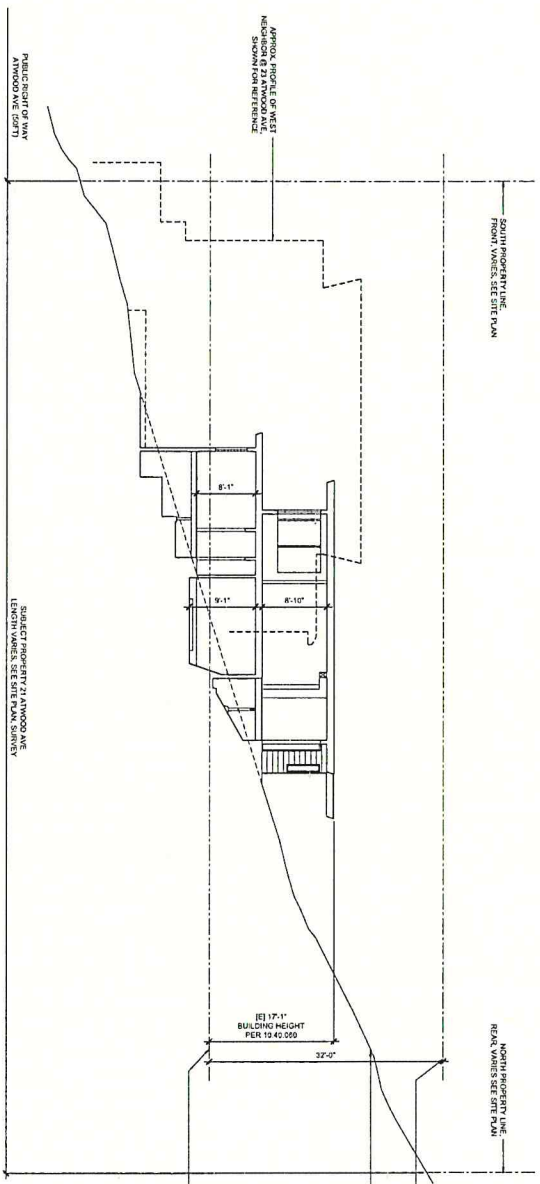
EXISTING & PROPOSED SIDE ELEVATION (WEST)



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



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



NO. DATE SUBMISSION

01 02/23 PERMIT 15/A

02 02/24 PERMIT 16/A

LTD ARCHITECTURE
ARCHITECTURE DESIGN
ALAMEDA, CA 94601
WWW.LTDARCHITECTURE.COM
415.651.1081

PERMIT

21 ATWOOD AVENUE
ALAMEDA, CA 94601
APN 066-005-054
LTD ARCHITECTURE
150 CHINWATKA ST. CA 94615

EXISTING & PROPOSED LONG SECTIONS

SHEET NAME

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

DATE: FEB 23, 2023

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

SHEET NUMBER: A3.01