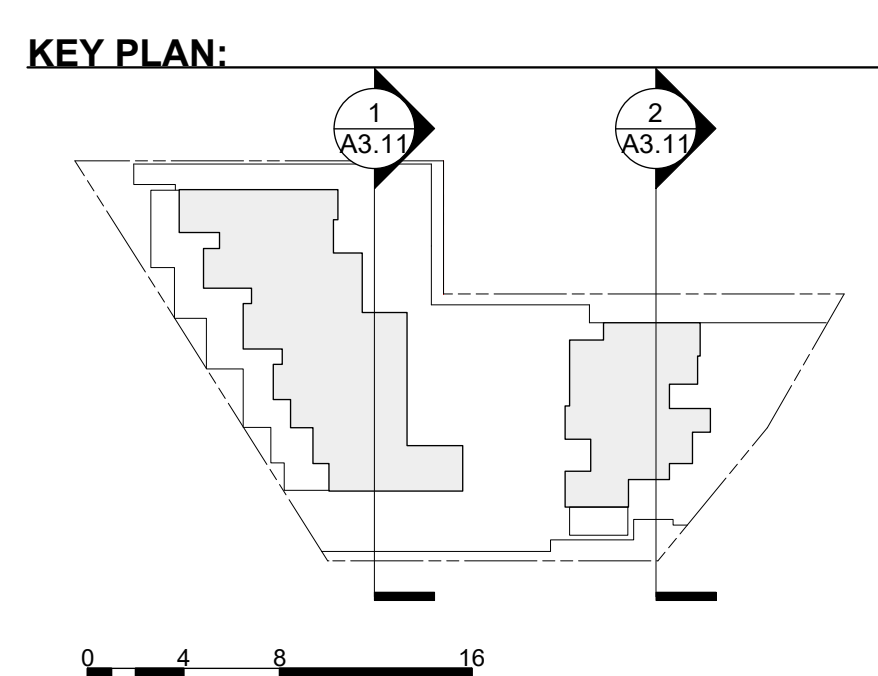
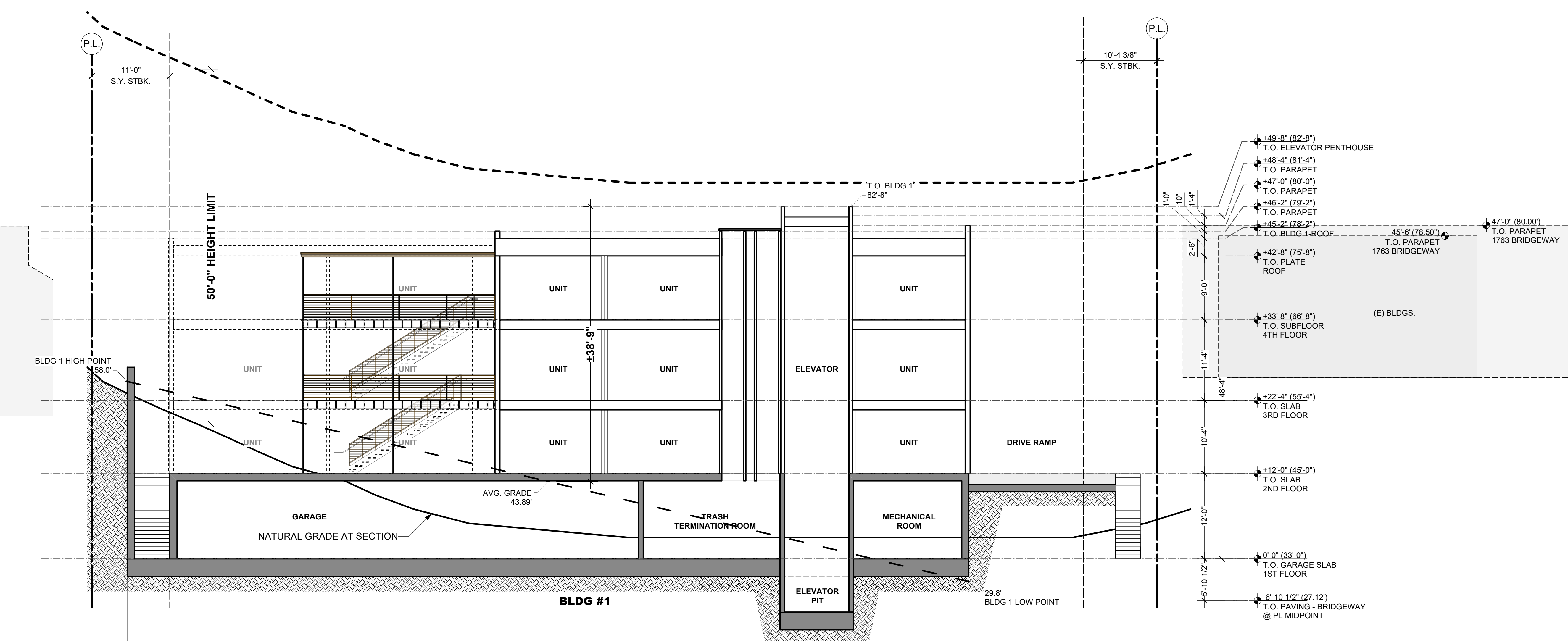
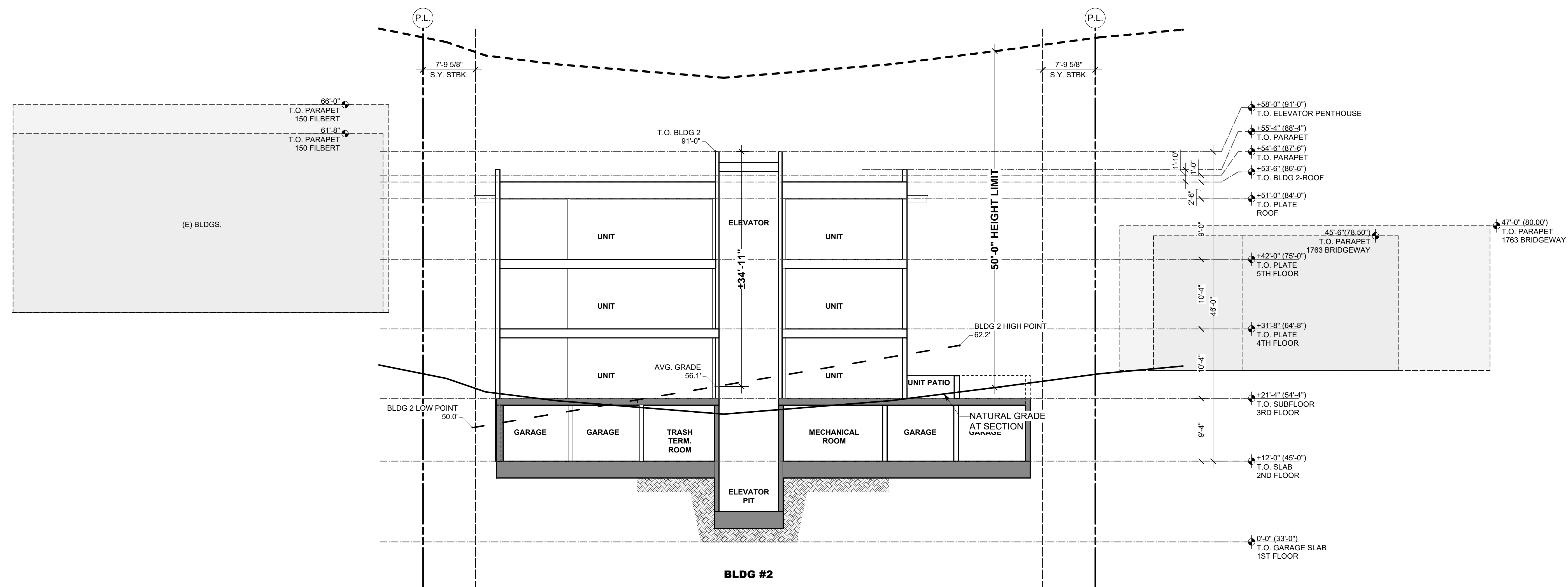






CONCEPTUAL PROJECT RENDERING 4



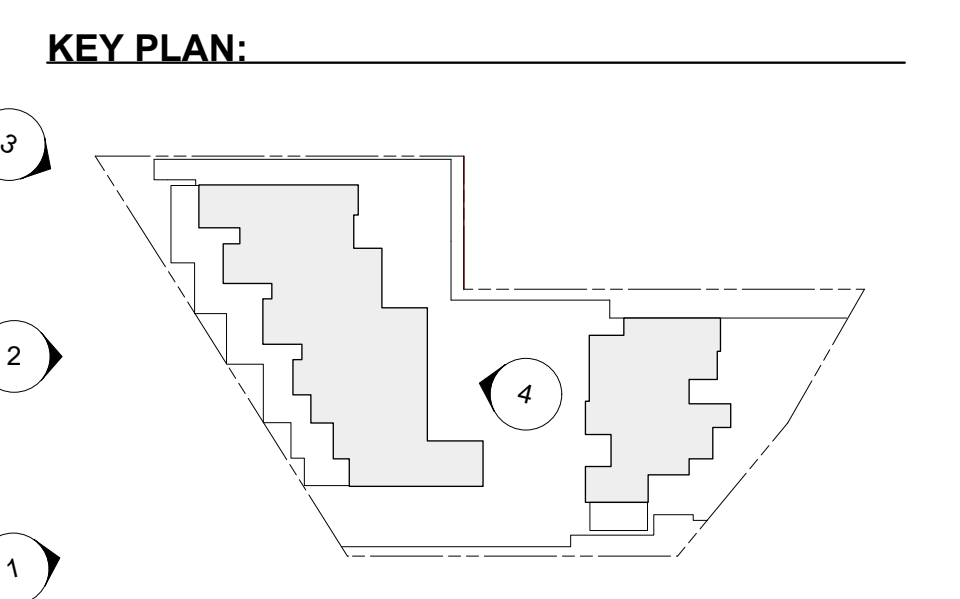
CONCEPTUAL PROJECT RENDERING 3



CONCEPTUAL PROJECT RENDERING 2



CONCEPTUAL PROJECT RENDERING 1





CONCEPTUAL PROJECT RENDERING 4



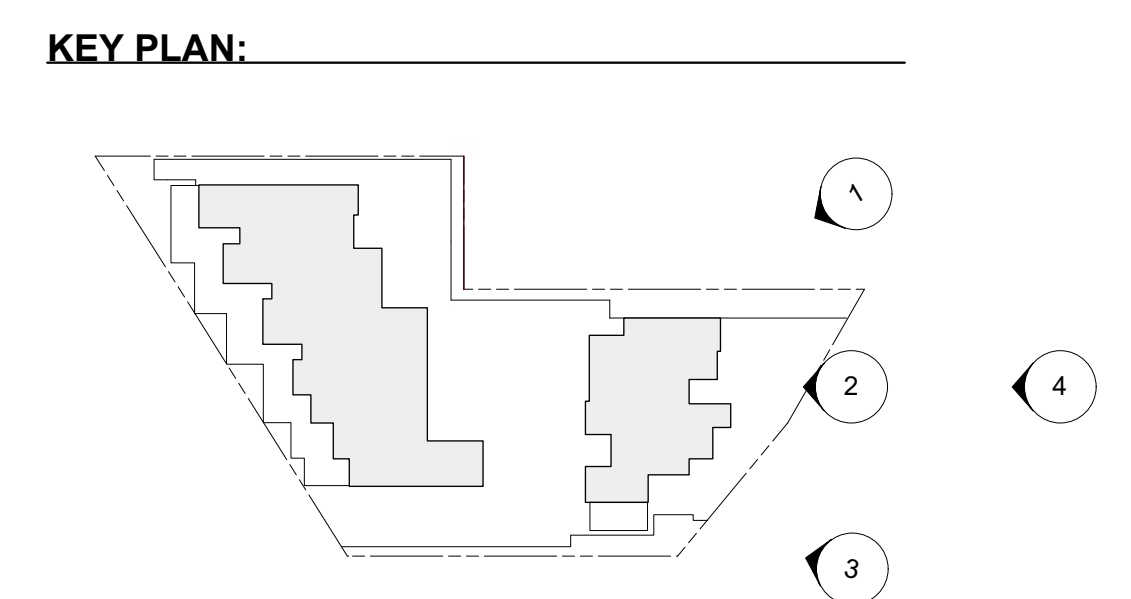
CONCEPTUAL PROJECT RENDERING 3



CONCEPTUAL PROJECT RENDERING 2

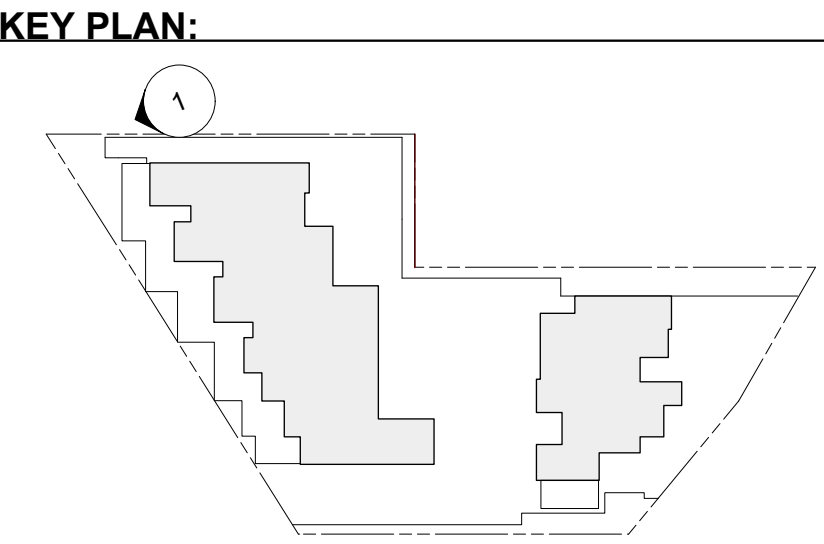


CONCEPTUAL PROJECT RENDERING 1





CONCEPTUAL PROJECT RENDERING 1





LIGHT FIXTURE



BOARD FORMED CONCRETE COLOR



DOOR PERFORATIONS FOR VENTILATION REQUIREMENTS



BI-FOLD GATE



SWING GATE



DOOR MATERIALITY AND COLOR
GARAGE ROLL-UP DOOR



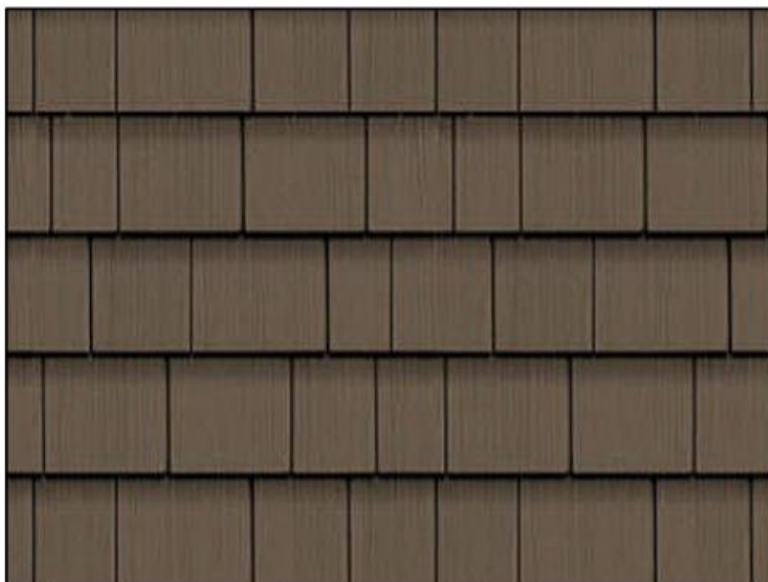
PROJECT RENDERING



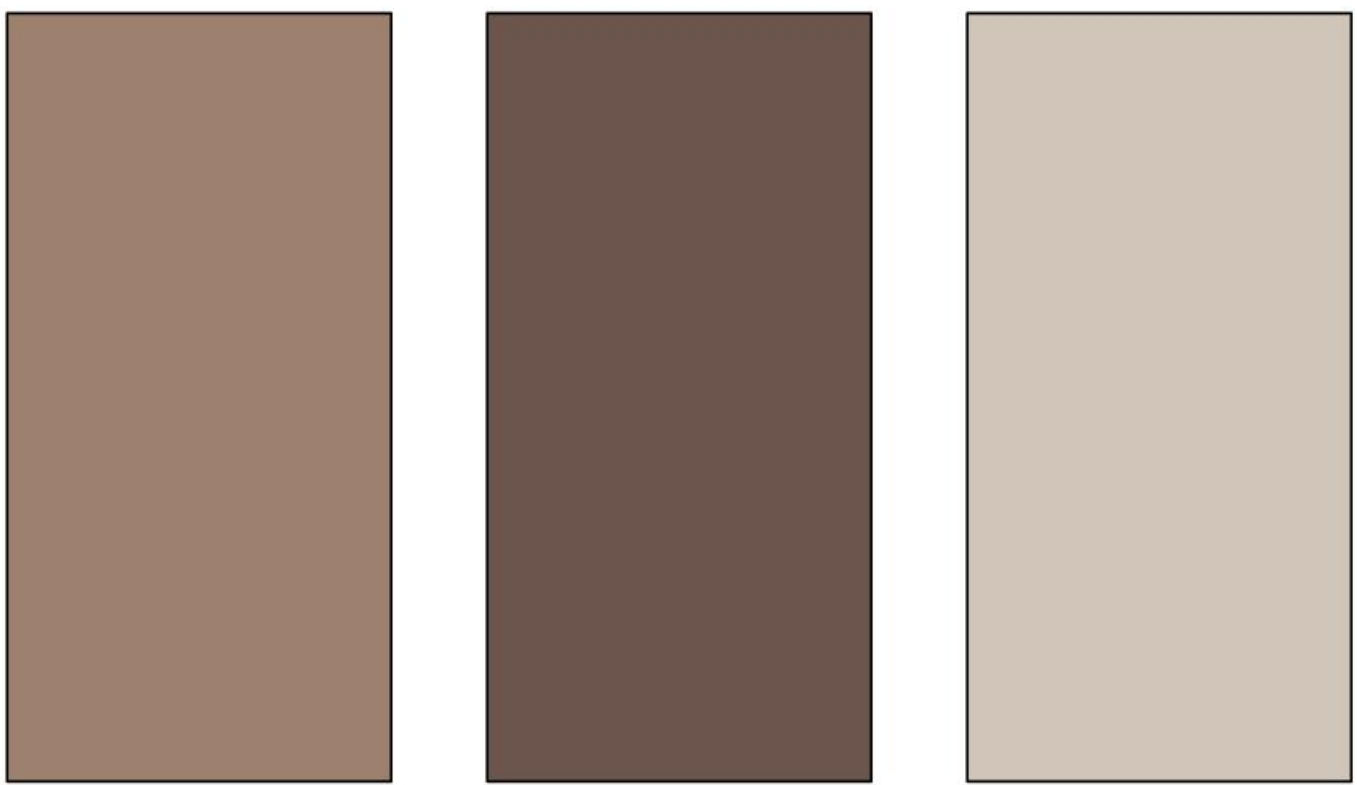
'CEDAR MILL' TEXTURE



FIBER CEMENT HORIZONTAL SIDING



FIBER CEMENT SHINGLE SIDING



SHINGLE SIDING COLOR 'FIREWOOD'
HORIZONTAL SIDING COLOR 'CUP O'JAVA'
PLASTER CEMENT COLOR 'ALPHANO BEIGE'
PAINT PALETTE



METAL RAILING



FIBER CEMENT SOFFIT & FASCIA



SAMPLE FOR TEXTURE ONLY
PLASTER CEMENT



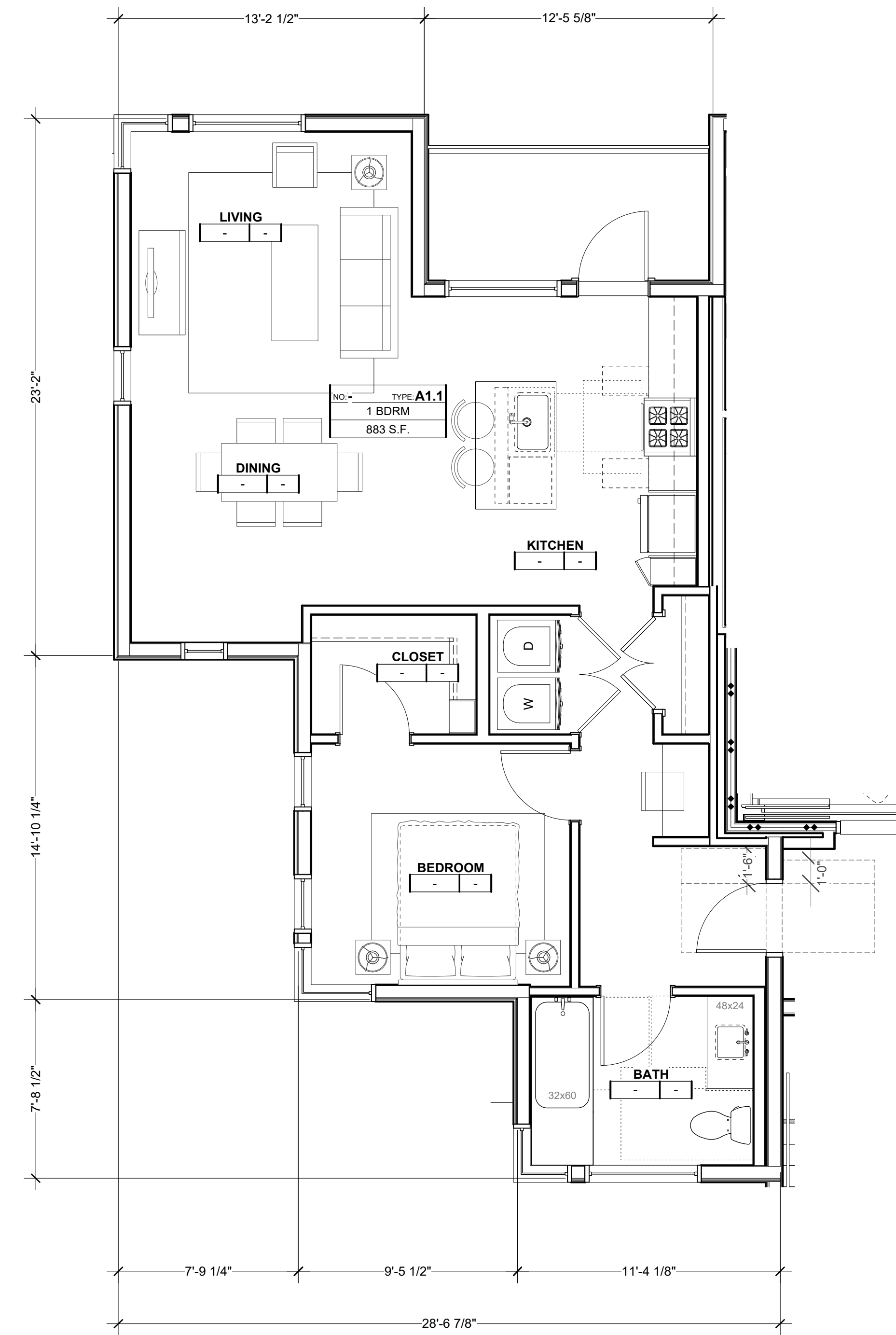
SMOOTH CONCRETE FINISH



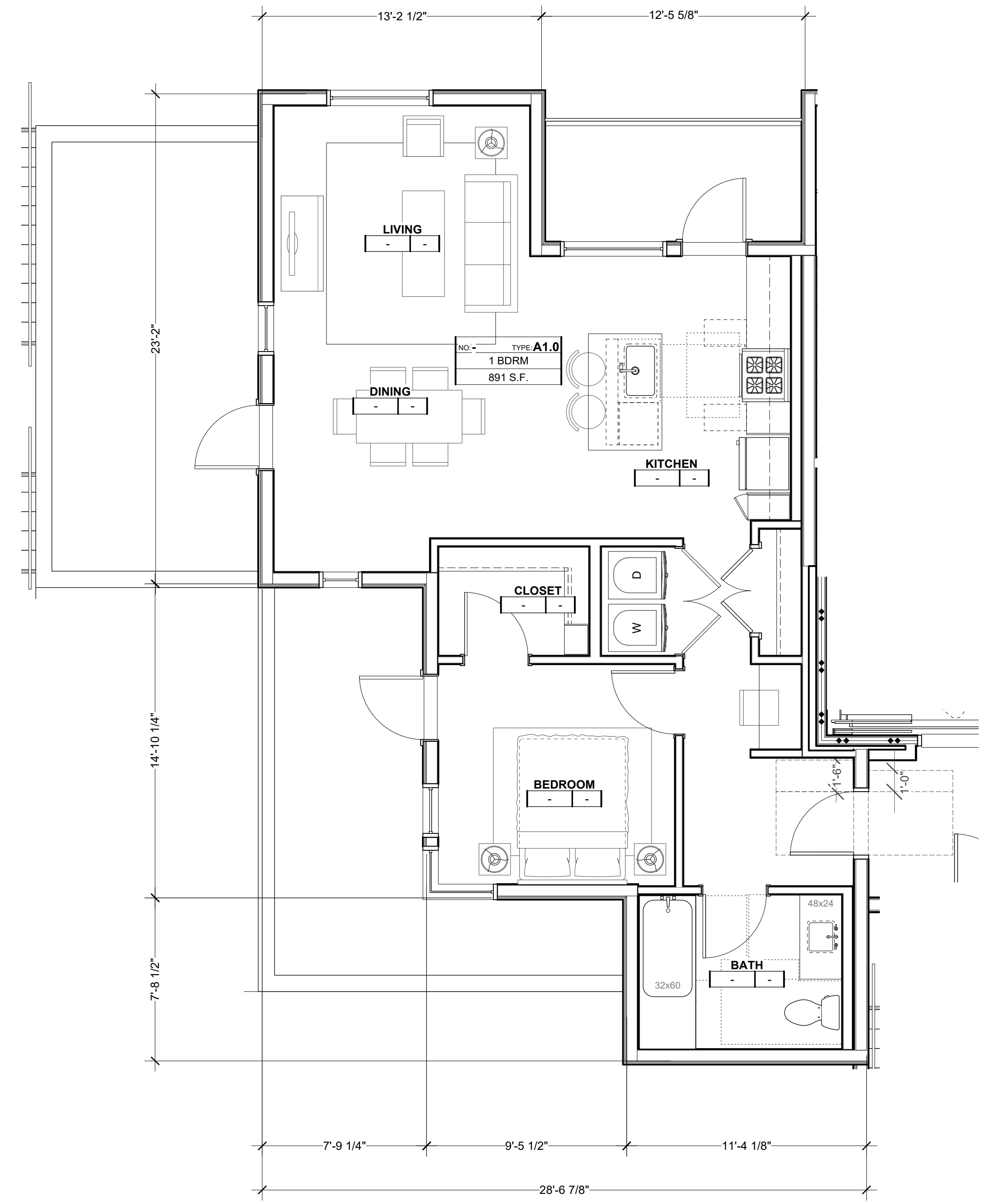
VINYL WINDOWS



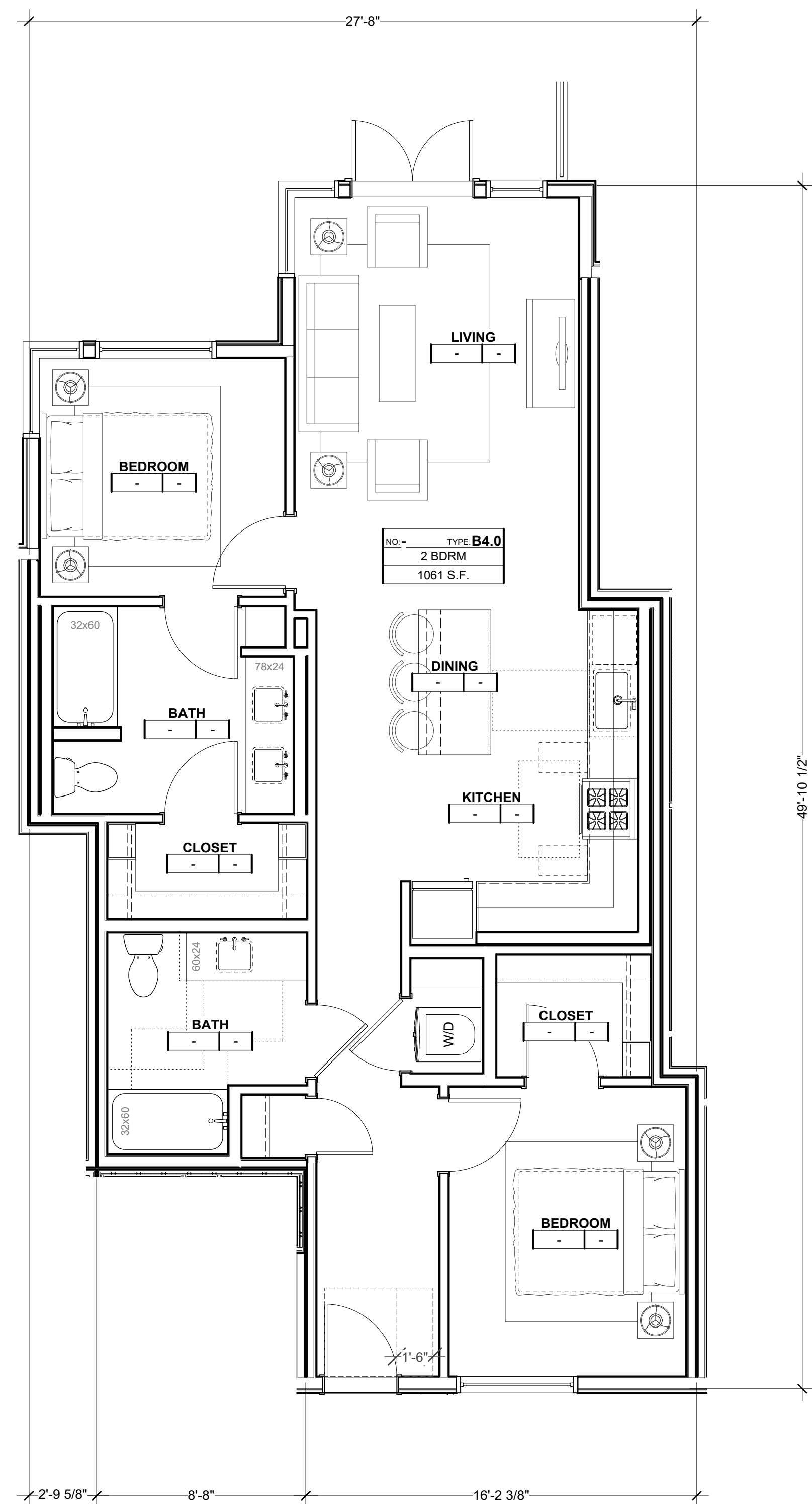
'BRONZE'



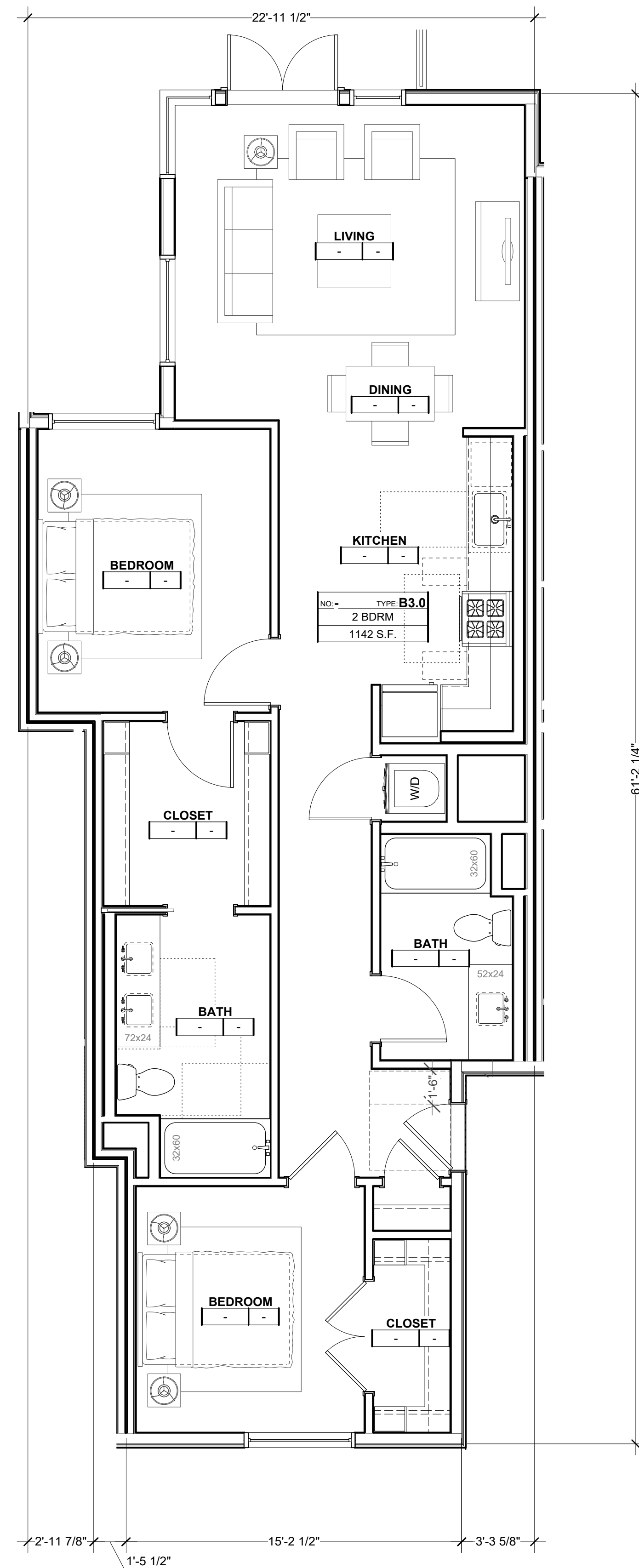
UNIT A1.1 2
1/4" = 1'-0"



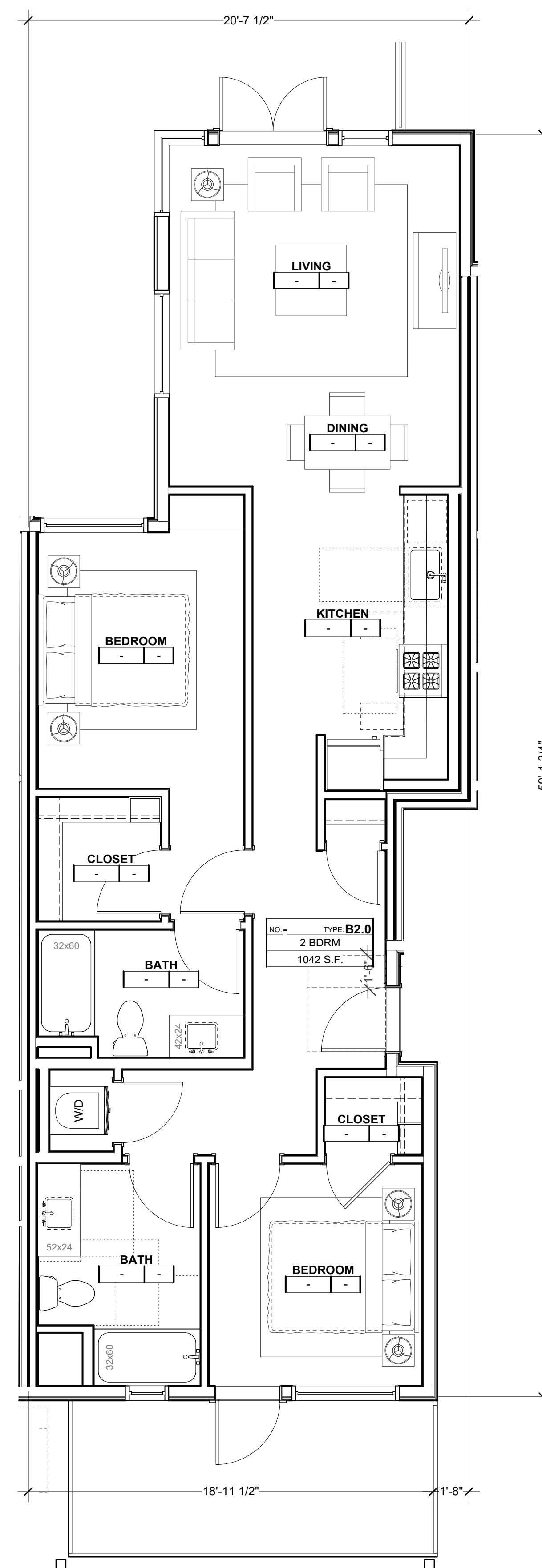
UNIT A1.0 1
1/4" = 1'-0"



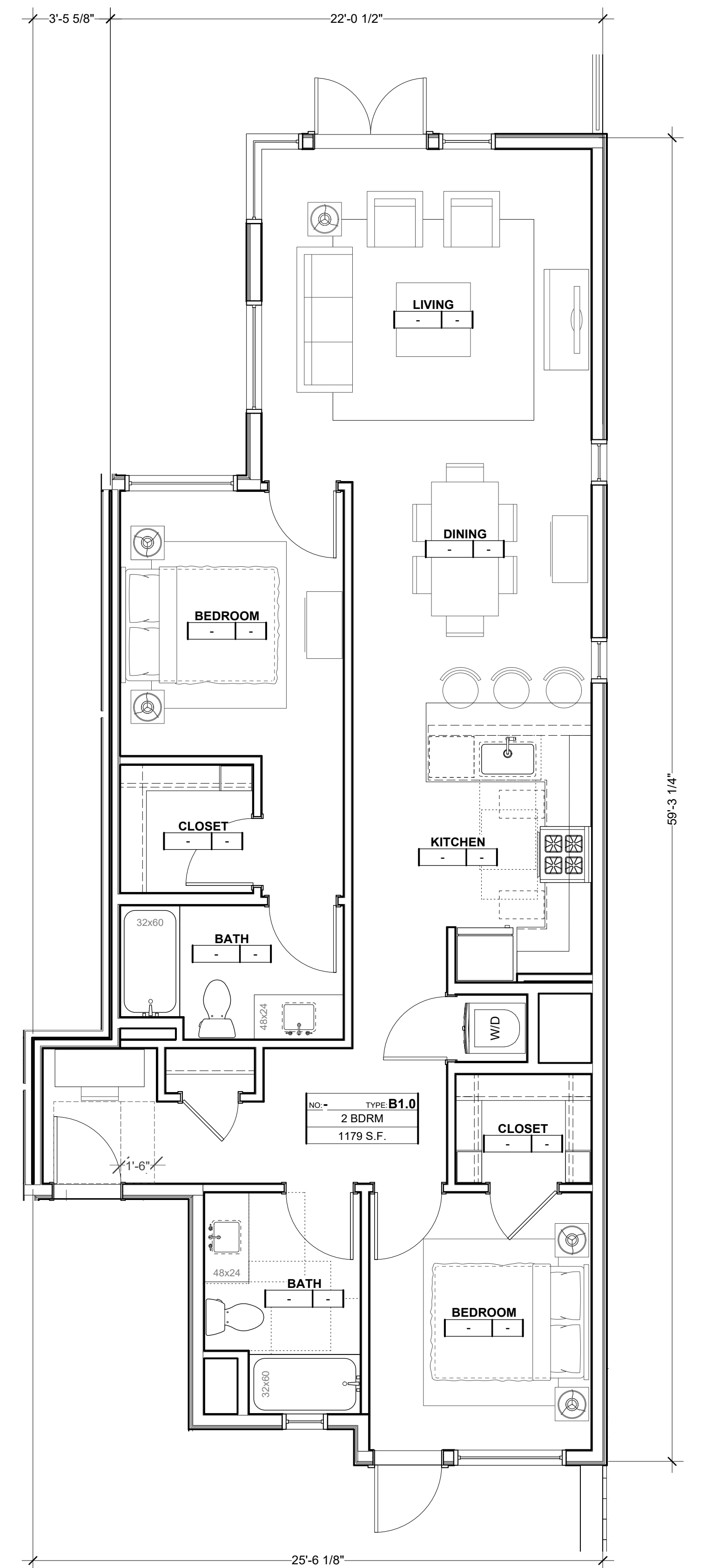
UNIT B4.0 4
1/4" = 1'-0"



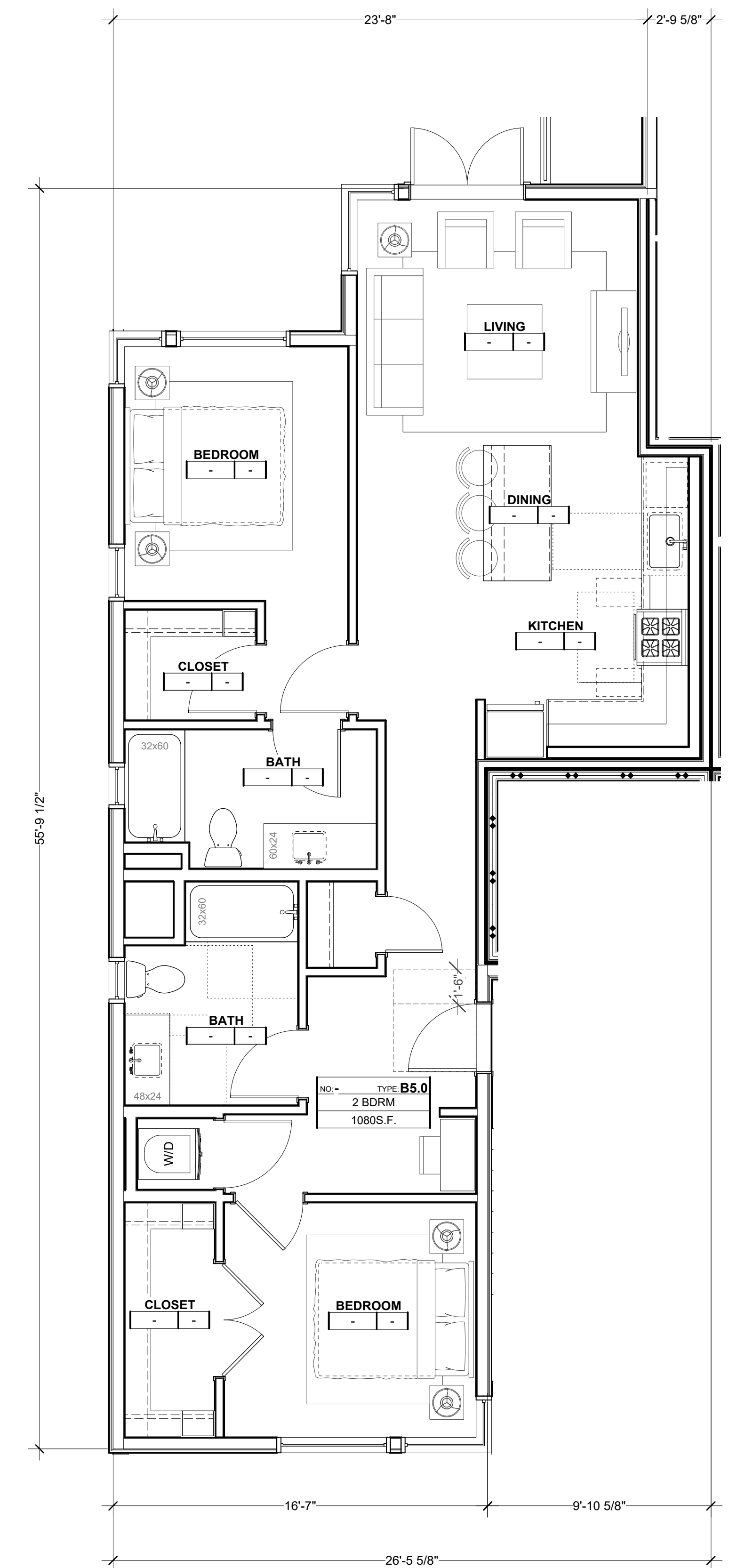
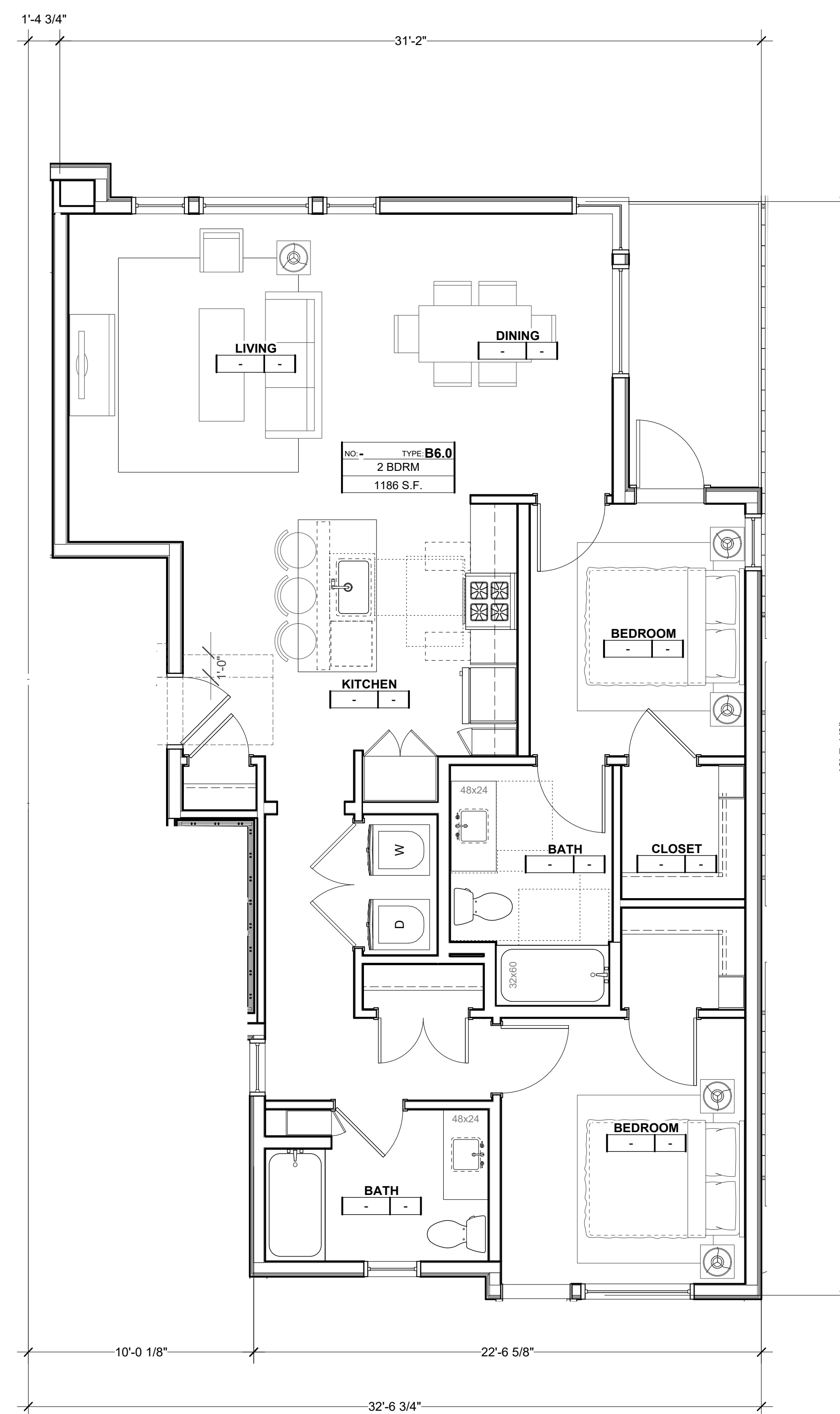
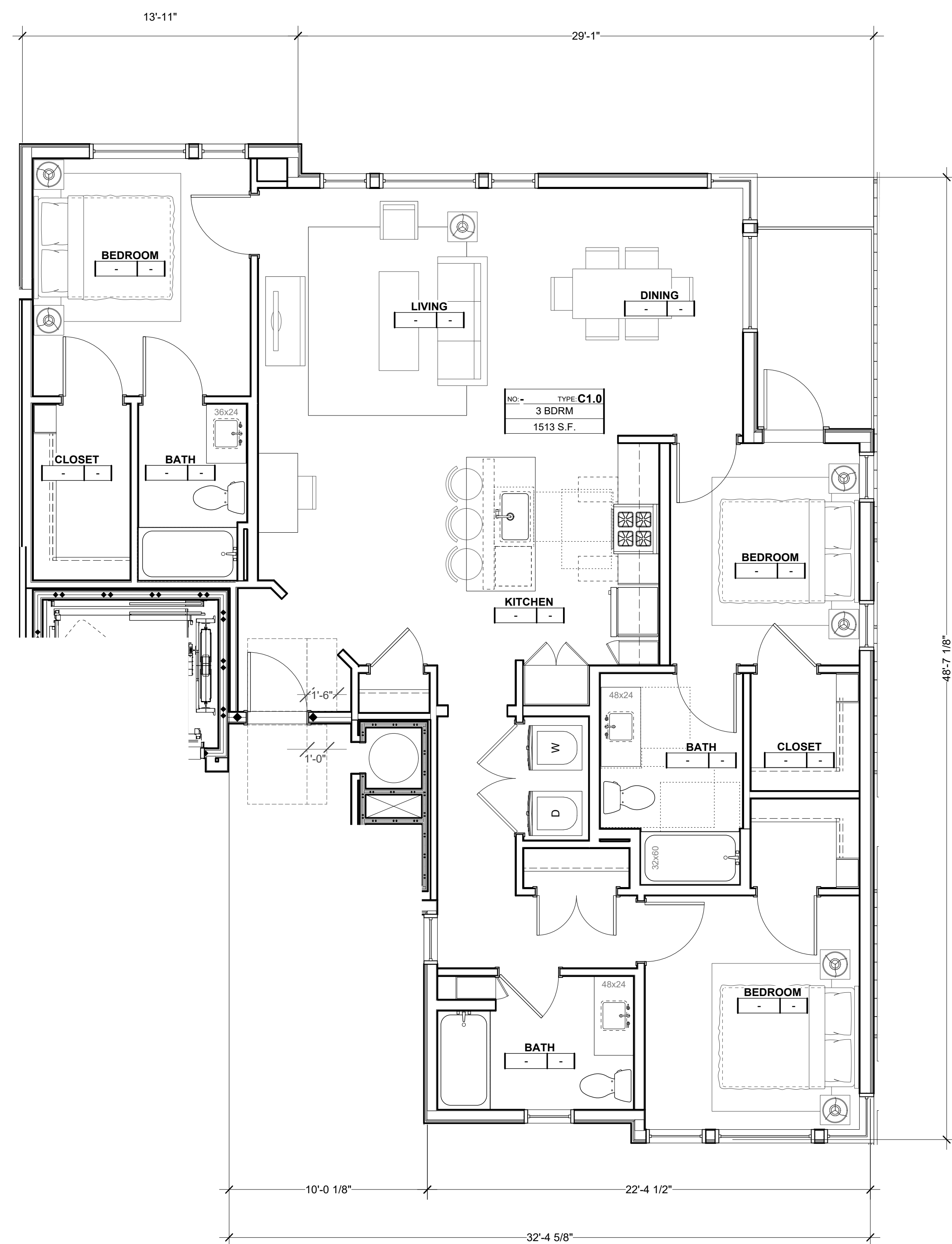
UNIT B3.0 3
1/4" = 1'-0"

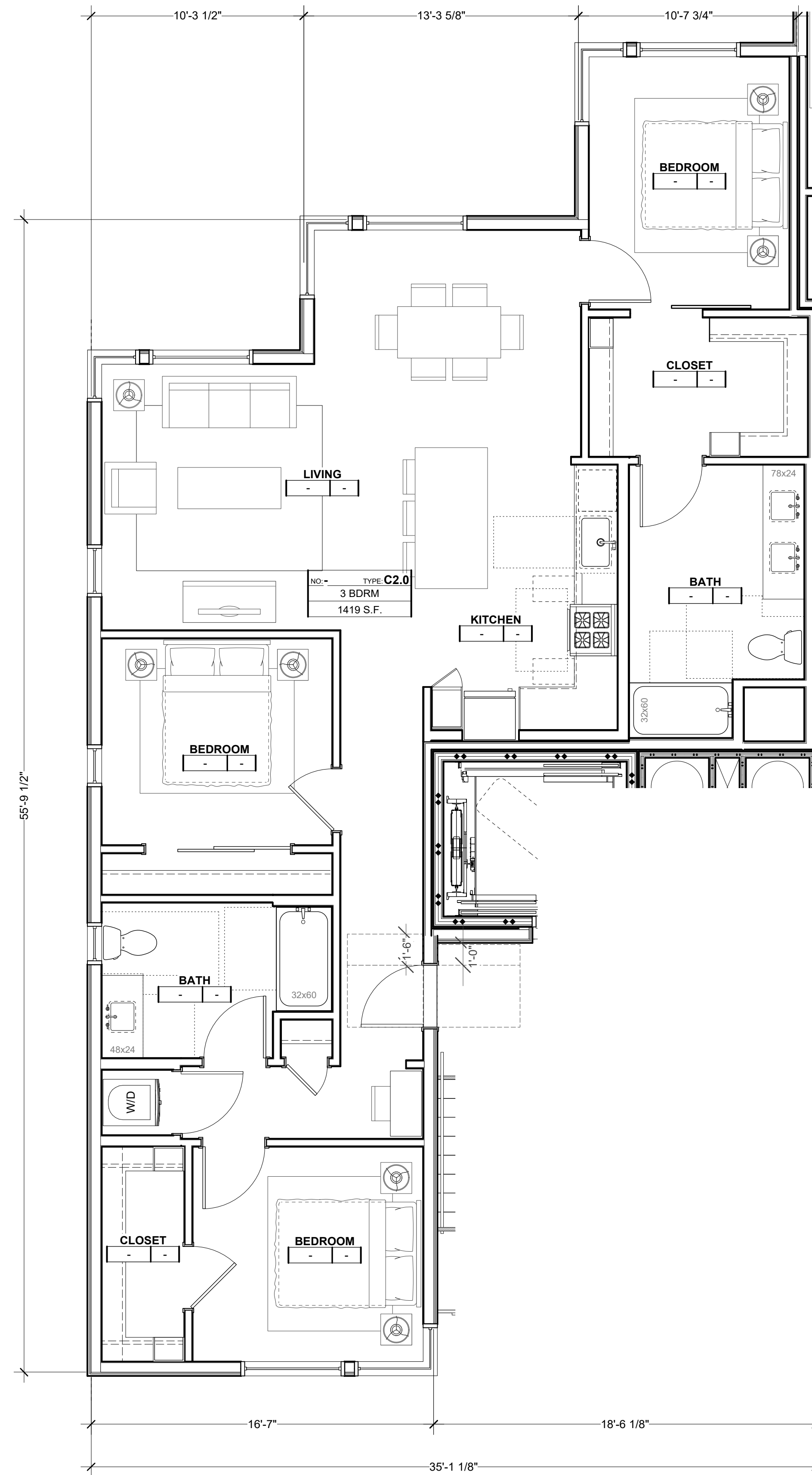


UNIT B2.0 2
1/4" = 1'-0"

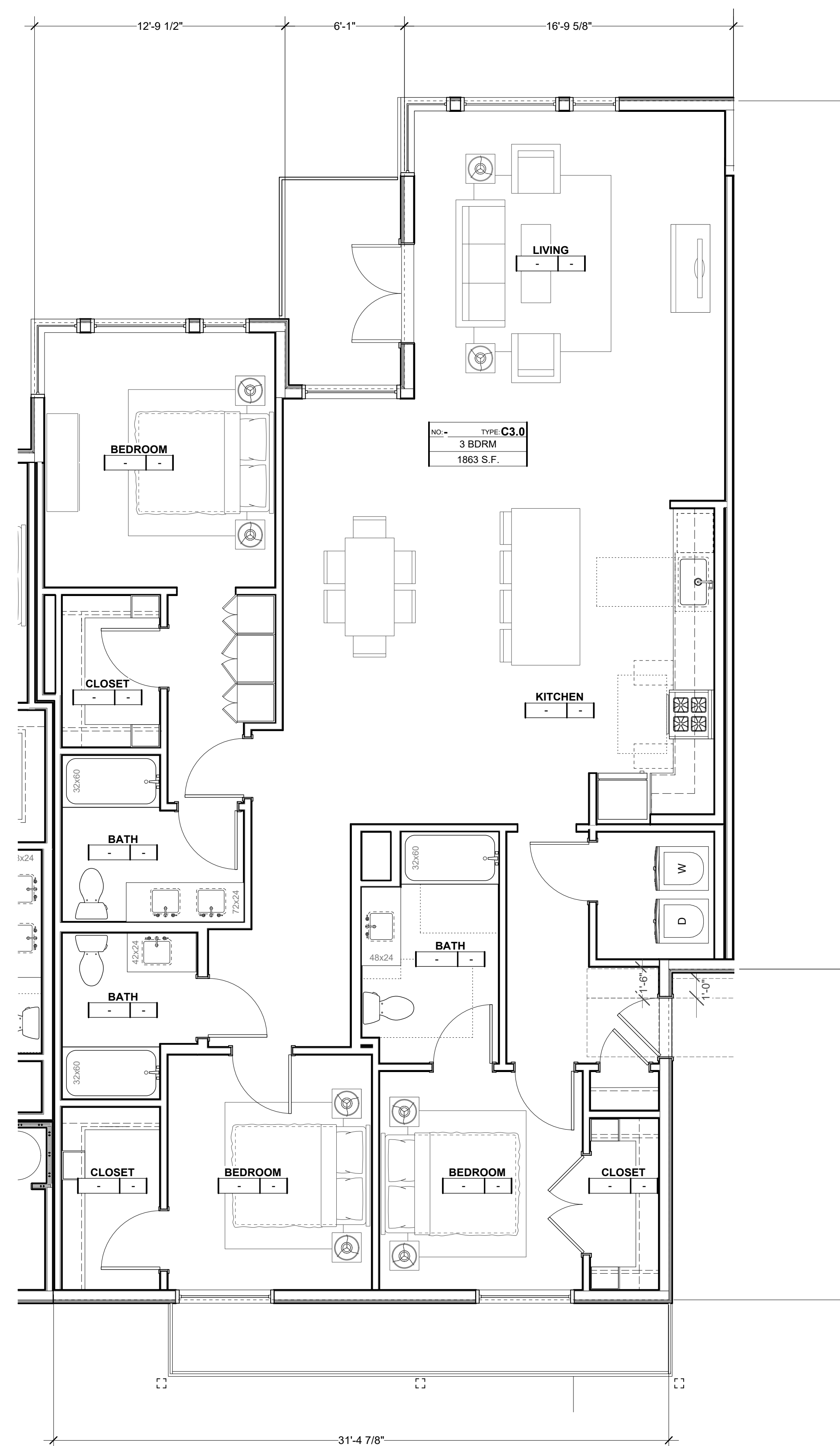


UNIT B1.0 1
1/4" = 1'-0"

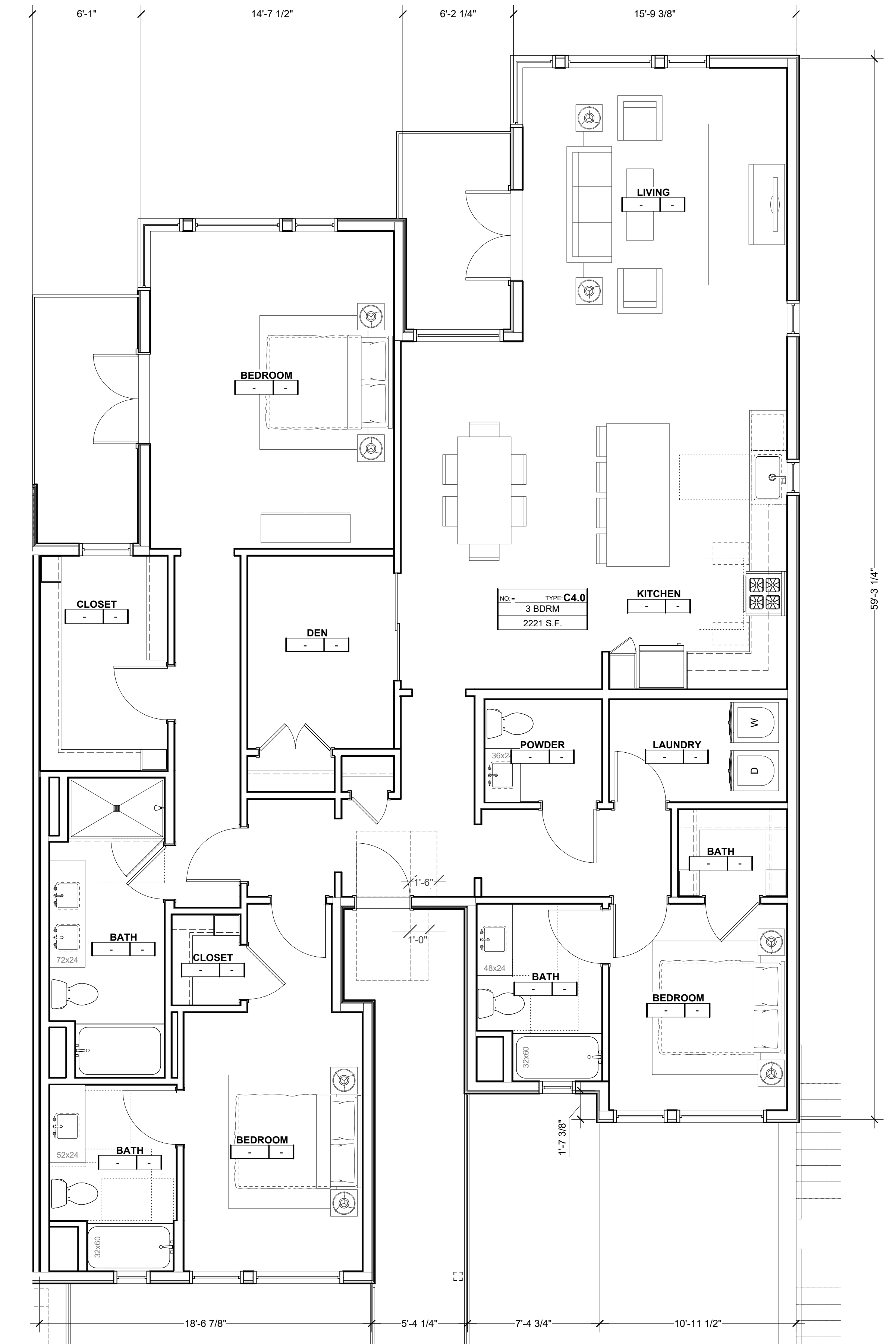




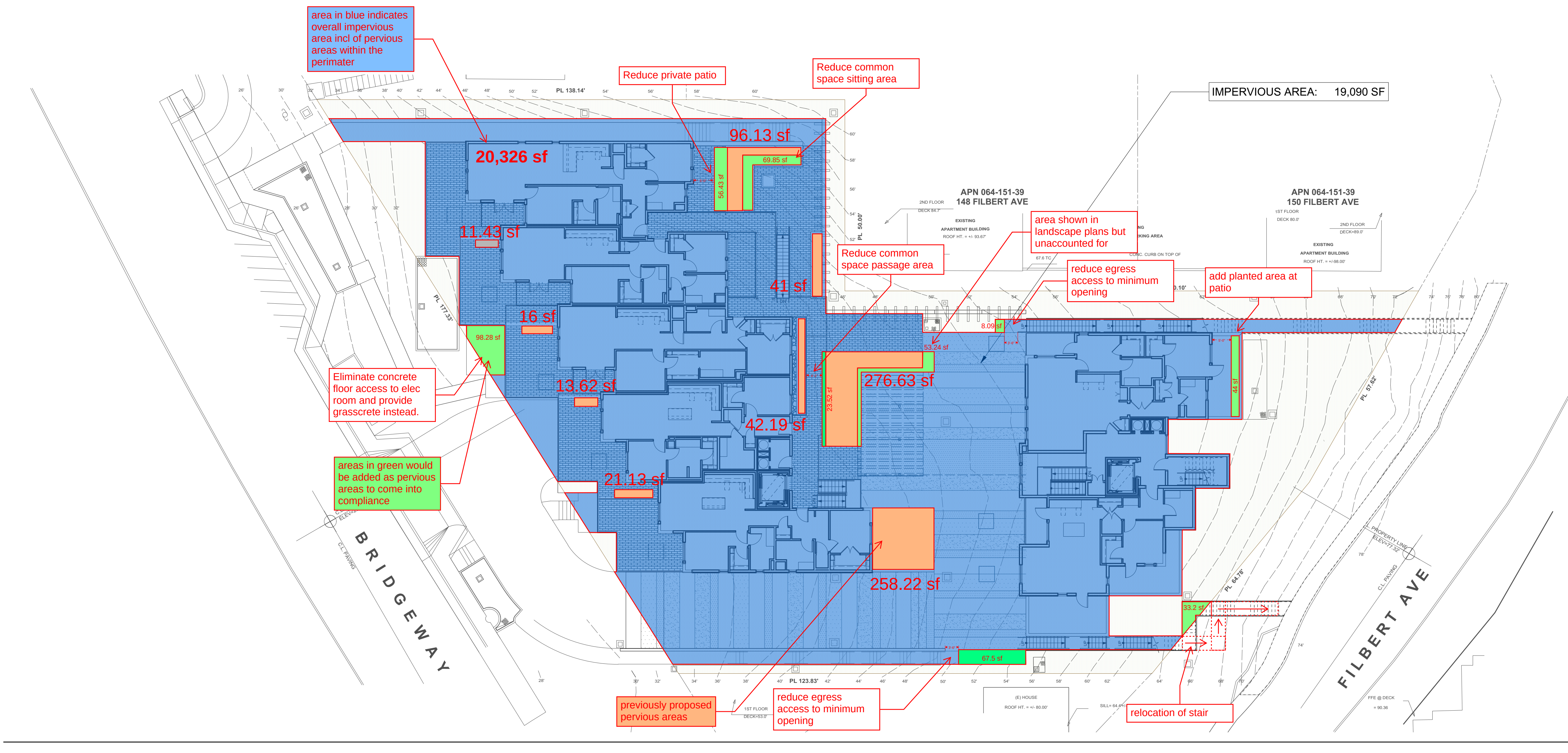
UNIT C2.0 1
1/4" = 1'-0"



UNIT C3.0 2
1/4" = 1'-0"



UNIT C4.0 3
1/4" = 1'-0"



PERMEABILITY DIAGRAM 2
1/16" = 1'-0"

20,326 SqFt

Minus:
258.22
276.63
49.19
41
96.13
11.43
16
13.62
21.13
=19549.65 SqFt

Minus
98.28
56.43
69.85
23.52
53.24
8.09
44
33.2
67.5
= 19,095.54 SqFt < 19,096SqFt Allowed

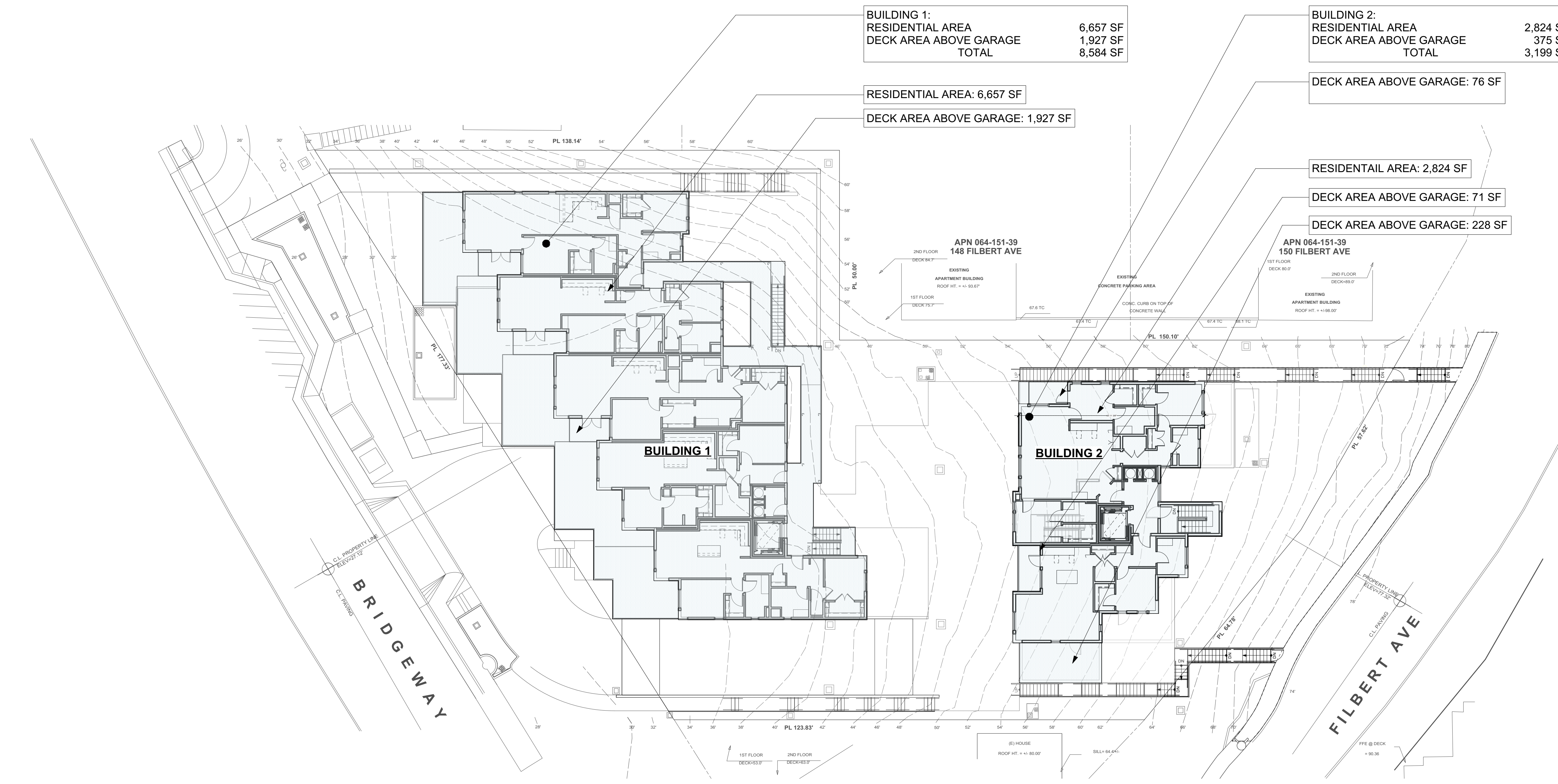
PERMEABILITY	
LOT AREA	25,461 SF
ALLOWABLE IMPERVIOUS SRF. MAXIMUM	75%
ALLOWED IMPERVIOUS SRF.	19,096 SF
PERMEABILITY CALCULATIONS	
RATIO	75%
IMPERVIOUS SRF.	19,090 SF
TOTAL IMPERVIOUS SRF.:	19,090 SF

AREA KEY:

+ PERVIOUS SURFACE

IMPERVIOUS SURFACE

ADDITIONAL PROPOSED PERVIOUS AREA TO COME INTO COMPLIANCE AT EXACTLY 75%

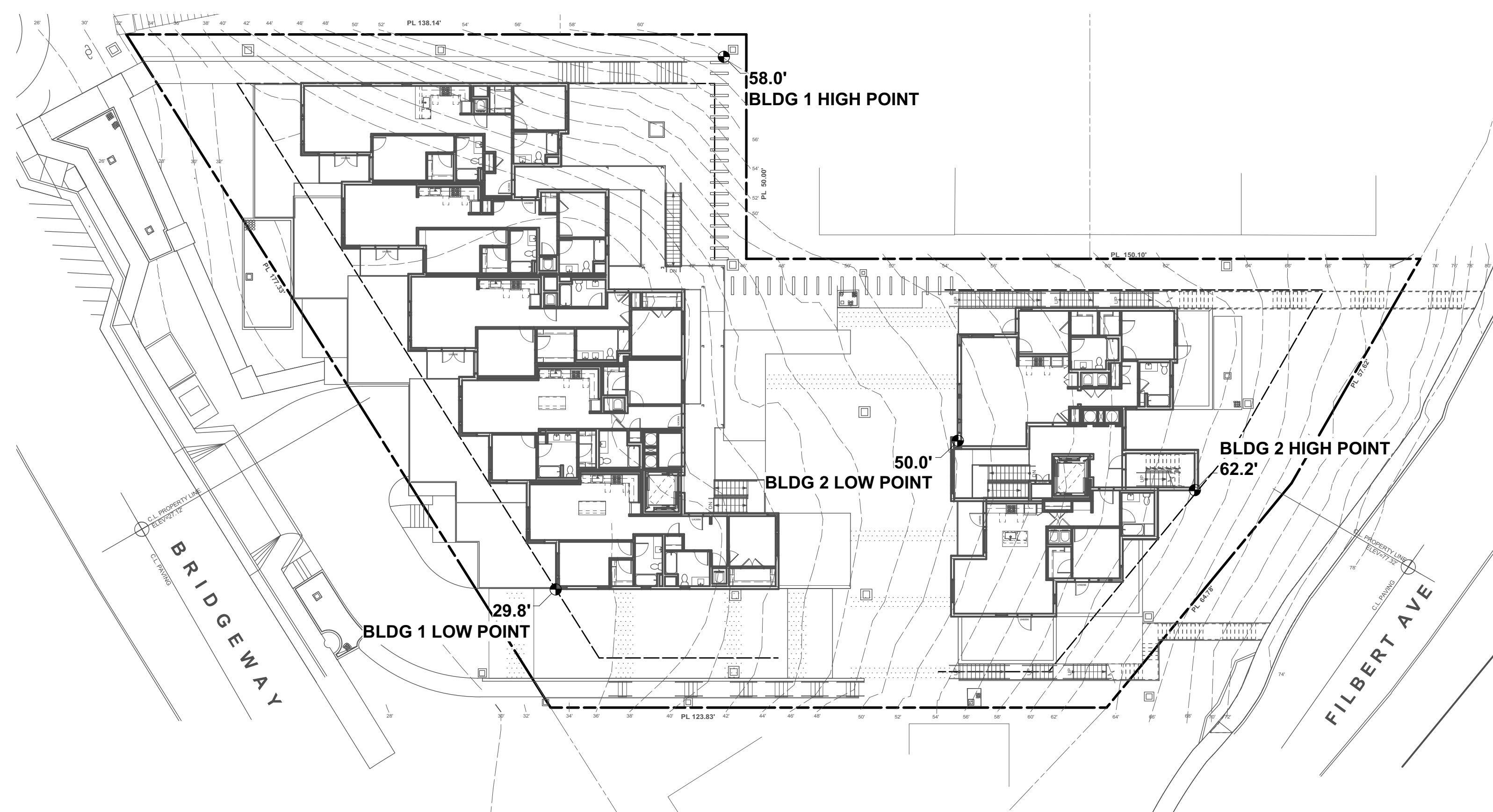


BUILDING COVERAGE DIAGRAM 1
1/16" = 1'-0"

BUILDING COVERAGE	
LOT AREA	25,461 SF
ALLOWABLE BLDG. COVERAGE MAX.	0.5
ALLOWED BLDG. COVERAGE	12,731 SF
BLDG. COVERAGE PROPOSED:	
BUILDING 1	8,584 SF
BUILDING 2	3,199 SF
TOTAL BLDG COVERAGE	11,783 SF
RATIO (11,783 SF/ 25,461SF)	0.46

AREA KEY:

BUILDING COVERAGE



Building 1					
Story Pole Number	Roof-Top of Pole Elevation (FT)	Average Natural Grade (Ft)	Building Height at Pole (Ft)	Notes	
SP21	45	43.89	1.11		
SP22	45	43.89	1.11		
SP23	45	43.89	1.11		
SP24	45	43.89	1.11		
SP25	45	43.89	1.11		
SP26	45	43.89	1.11		
SP27	45	43.89	1.11		
SP28	45	43.89	1.11		
SP29	45	43.89	1.11		
SP30	45	43.89	1.11		
SP31	45	43.89	1.11		
SP32	45	43.89	1.11		
SP33	79.17	43.89	35.28		1
SP34	79.17	43.89	35.28		1
SP35	79.17	43.89	35.28		1
SP36	79.17	43.89	35.28		1
SP37	79.17	43.89	35.28		1
SP38	79.17	43.89	35.28		1
SP39	80	43.89	36.11		1
SP40	80	43.89	36.11		1
SP41	80	43.89	36.11		1
SP42	80	43.89	36.11		1
SP43	81.33	43.89	37.44		1
SP44	81.33	43.89	37.44		1
SP45	81.33	43.89	37.44		1
SP46	79.17	43.89	35.28		1
SP47	79.17	43.89	35.28		1
SP48	79.17	43.89	35.28		1
SP49	79.17	43.89	35.28		1
SP50	79.17	43.89	35.28		1
SP51	79.17	43.89	35.28		1
SP52	79.17	43.89	35.28		1
SP53	80	43.89	36.11		1
SP54	79.17	43.89	35.28		1
SP55	79.17	43.89	35.28		1

Notes:

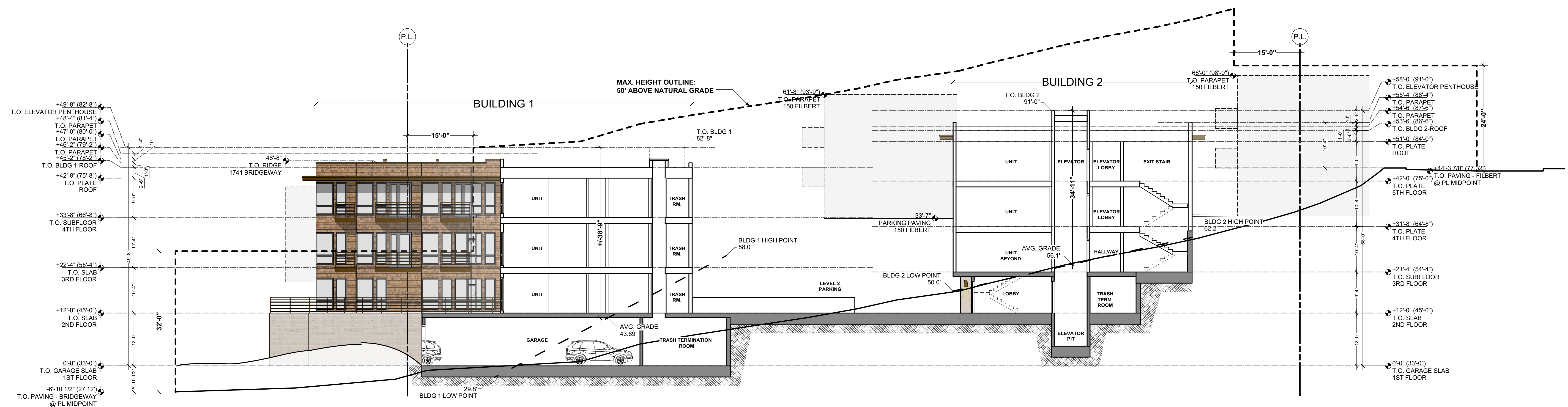
1 Exceeds height limit of R-3 District (32') SMC Table 10.22-2

Building 2				
Story Pole Number	Roof-top of Pole Elevation (FT)	Average Grade (FT)	Building Height at Pole (FT)	Notes
SP1	87.5	56.1	31.4	1
SP2	87.5	56.1	31.4	1
SP3	87.5	56.1	31.4	1
SP4	88.33	56.1	32.23	1,2
SP5	88.33	56.1	32.23	1,2
SP6	88.33	56.1	32.23	1,2
SP7	88.33	56.1	32.23	1,2
SP8	57.92	56.1	1.82	
SP9	57.92	56.1	1.82	
SP10	88.33	56.1	32.23	1,2
SP11	88.33	56.1	32.23	1,2
SP12	87.5	56.1	31.4	1
SP13	87.5	56.1	31.4	1
SP14	87.5	56.1	31.4	1
SP15	88.33	56.1	32.23	1,2
SP16	88.33	56.1	32.23	1,2
SP17	88.33	56.1	32.23	1,2
SP18	87.5	56.1	31.4	1
SP19	87.5	56.1	31.4	1
SP20	87.5	56.1	31.4	1

Notes:

1	Exceeds height for downhill slope properties (24') SMC 10.40.060
2	Exceeds height limit for R-3 (32') SMC Table 10.22-2

BUILDING HEIGHT TABLES (See Civil sheets C7 & C8 for story poles information) **2**



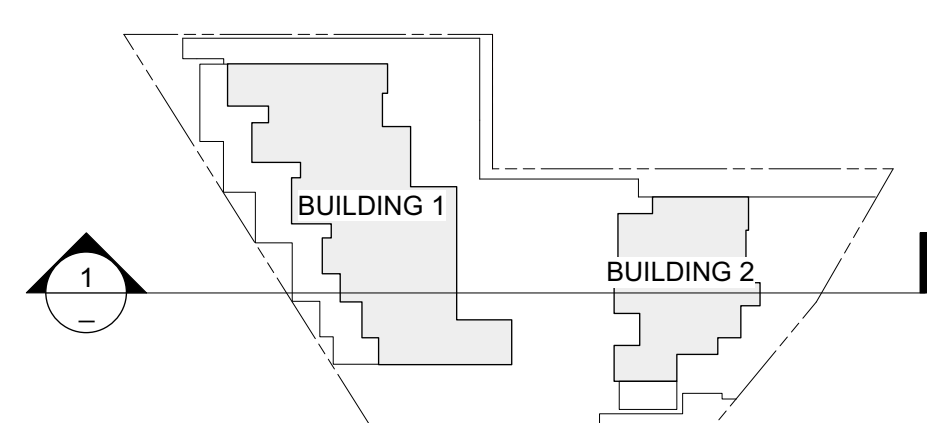
SECTION DIAGRAM 1

HEIGHT REQUIREMENTS PER SAUSALITO
MUNICIPAL CODE 10.40.060

HEIGHT CALCULATED PER SAUSALITO MUNICIPAL CODE SECTION 10.40.060

1. Standard Building Height. Building height is the vertical distance from the average level of the natural ground surface under the building to the highest point of the building or structure. To determine the height of a building, the highest and lowest points of contact with the natural grade are identified and the average of these two elevations is the point of measurement. The permitted height is the maximum vertical projection of the building. The contact are determined where the maximum vertical projections of the perimeter walls of the building contact the natural grade. Where more than one structure is proposed for construction, the permitted height shall be individually computed for each detached structure. Galvanized steel roofs and similar materials with projections shall not be included in measuring the primary structure's building height.

KEY PLAN:



BUILDING HEIGHT DIAGRAM