

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2025-21**

**APPROVAL OF A DESIGN REVIEW PERMIT WITH HEIGHTENED REVIEW TO FACILITATE
AN INTERIOR AND EXTERIOR REMODEL, ADD 1,620 FEET OF NET NEW FLOOR AREA,
A ONE-CAR GARAGE, AN INTERNAL ADU, AND A JADU AT 33 SAN CARLOS AVENUE
APN: 065-202-52
PROJECT ID: 2025-00105**

WHEREAS, an application was officially filed by the Applicant, Riyadh Ghannam, on behalf of the Owner, Kostas Kassaras, is requesting a Design Review Permit with Heightened Review to facilitate an interior and exterior remodel that will add 1,620 square feet of net new floor area, a one-car garage, an interior ADU, and a JADU to the existing single-family home at 33 San Carlos Avenue (APN: 065-202-52); and

WHEREAS, the project site is located within the General Plan Medium Low Density Residential land use designation and in the R-1-6 Single-Family Zoning District; and

WHEREAS, the Planning Commission has reviewed and considered the Project plans titled "Pappas-Kassaras Residence", received September 25, 2025 (Attachment 3); and

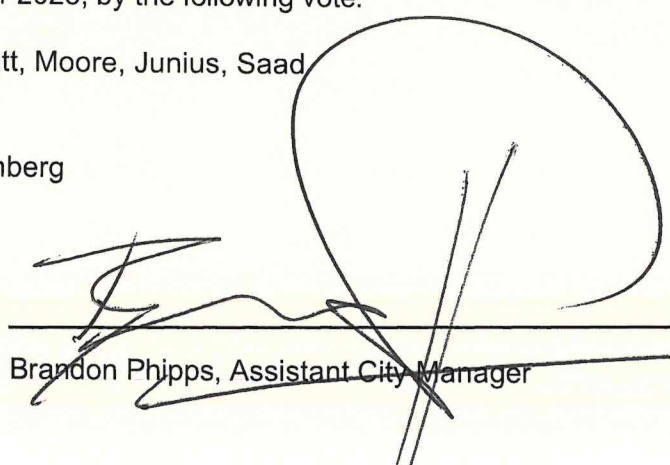
WHEREAS, the Planning Commission has conducted a public hearing for a Design Review Permit with Heightened Review for the proposed Project and considered the information contained in the staff report as well as any and all oral and written testimony on the proposed Project;

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

1. The Planning Commission finds, in the exercise of its independent judgment, that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures), and that none of the grounds preventing the use of a categorical exemption in CEQA Guidelines section 15300.2 apply to the project.
2. The Design Review Permit to add 1,620 square feet of net new floor area, a one-car garage, an interior ADU, and a JADU to the existing single-family home at 33 San Carlos Avenue (APN: 065-202-52) is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Pappas-Kassaras Residence", received September 25, 2025 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 8th day of October 2025, by the following vote:

AYES:	Commissioner: Marlatt, Moore, Junius, Saad
NOES:	Commissioner:
ABSENT:	Commissioner:
ABSTAIN:	Commissioner: Luxenberg



Brandon Phipps, Assistant City Manager

ATTACHMENTS

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

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2025-21
October 8, 2025
APN: 065-202-52
PROJECT ID: 2025-00105**

ATTACHMENT 1: FINDINGS

Design Review Findings

To approve or conditionally approve the Design Review Permit, the Planning Commission finds that the project is in conformance with the required Design Review Findings in Section 10.54.050.D:

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

The proposed project is consistent and compliant with the policies and programs for the medium low density residential land use designation in the General Plan. The proposed project site is not subject to any specific plans and complies with the development requirements in Title 10 of the Sausalito Municipal Code (SMC) for the R-1-6 Zoning District.

- 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 project maintains much of the former building's bulk and mass but remodels the existing structure to create a distinctly modern architectural solution that is more unique than the neo-mission style ranch home which occupied the site. The proposed remodel celebrates the indoor-outdoor relationship between the building and the exterior environments which creates a distinct and creative architectural expression that takes full advantage of the site's sloping topography and sweeping views.

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

The proposed project is located in The Hill neighborhood which features a number of large, multi-story single-family homes ranging from 3,000 to 5,000+ square feet and is consistent with the general scale of surrounding structure both in the neighborhood and in the immediate vicinity.

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

The proposed project does not exceed the overall height of the building and has been thoughtfully designed to repurpose much of the existing envelope. Parts of the project that do alter the prior building's envelope sit within the prior building's footprint, thus minimizing any alteration to existing view corridors. The project is terraced down a slope and is only partially visible from the public right-of-way. In addition, the project presents as a single-story home from San Carlos Avenue and the immediate neighbors at 37 and 25 San Carlos Avenue both look down on the project site from higher elevations. When the project was previously approved under Project IDs 2021-00126 and 2021-00158 all the surrounding neighbors were consulted, and any potential view impacts were mitigated by the owner and their design team.

- 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 a prominent 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 design proposal does not propose or require the removal of any significant trees and therefore does not significantly alter the visual relief that the existing foliage provides. A trellis will be added to the south facing wall adjacent to 39 San Carlos Avenue that will soften this feature, provide visual relief, and minimize the appearance of bulk. Furthermore, a significant area of hardscape at the rear of the property is being removed as part of the scope of this project which will offer more landscaping opportunities at the rear of the house and reduce the amount of impermeable surface area as compared to the former building. This will provide more opportunities for attractive landscaping that will complement the building.

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

The proposed remodel will occupy the same footprint and similar envelope of the former building. The upper floor closest to the northern property line has been modified from proposed floor area to an open-air deck. This change reduces the overall mass on this side of the home by stepping the upper level back, which will create more privacy between properties and increase light and air flow around the protected oak tree adjacent to the structure. As such, the new design will not cause any significant alterations to the amount of light and air available to the project site, adjacent properties, or the general public.

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

The proposed exterior lighting is all downlighting and will be installed with timing control and dimmers. None of the chimneys for the project will utilize direct vents for horizontal exhaust ventilation and all fireplaces are natural gas, which is a cleaner alternative to some sources of combustion for the purposes of heating. Mechanical equipment is largely contained within the building interior in a specific mechanical room location on the first (lowest) floor, except for the heat pump condensing unit which is discreetly placed on the south side of the building.

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

The bulk of proposed fenestration is on the eastern and western facades of the building, which do not directly face the closest adjacent neighbors. Balconies and decks are also organized toward the center of the property and are east facing to take advantage of the bay views. Decks and balconies are setback from the closest adjacent neighbors and occupy similar locations as the existing building. The massing on the upper floor along the northern property line was reduced by 63 square feet as previously proposed floor area was removed to create a deck which will create more privacy as well as allow for more light and air circulation. A trellis will also be added to the south facing wall adjacent to 39 San Carlos Avenue that will soften this feature, provide visual relief, and minimize the appearance of bulk.

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

The proposed project does alter the existing ingress and egress for cars or individuals into the property from San Carlos Avenue. The parking spaces are setback considerably from the street with ample space to turn around and exit the property safely.

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.*

No protected trees are proposed to be removed for this project and because the project largely occupies the same footprint as the previously existing building, site degradation from construction activities has been kept to a minimum. While several protected oak trees were previously altered over the course of construction due to their vicinity to the structure, the Owner has supplied an arborist report indicating that the subject trees remain in generally good health and do not require removal. The Owner has also supplied a tree protection plan from a licensed arborist that will be implemented prior to the issuance or reactivation of any building permits.

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).*

The project is consistent with the required findings for heightened review projects as discussed 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.**

The proposed project has been designed to have a minimal impact on neighboring properties as it occupies the same footprint as the previous structure and is terraced down a slope with each level stepped back from the previous level. The proposed project also features façade articulations, offsets, and varying rooflines to further break up the mass and bulk of the building. The massing on the upper floor nearest the northern property line was reduced by 63 square feet as previously proposed floor area was removed to create a deck. This change reduces the overall mass on this side of the home by stepping the upper level back, which will create more privacy between properties and increase light and air flow.

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 finds that the site can support maximum build-out, consistent with the following required findings:

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

No protected trees are proposed to be removed for this project. Although several protected oak trees have been altered during prior construction due to their vicinity to the structure, the Owner has supplied an arborist report indicating that the subject trees remain in good health and do not require removal. The Owner has also supplied a tree protection plan from a licensed arborist that will be implemented prior to the issuance or reactivation of any building permits.

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

The proposed project is largely built within the existing footprint of the previous structure and has maintained the pre-existing, compliant required setbacks pursuant to SMC Table 10.22-2.

- 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 does not exceed the overall height of the prior building and has been thoughtfully designed to repurpose much of the existing envelope. Parts of the proposed project that do alter the existing building's envelope sit within the existing building's footprint and minimize any alteration to existing view corridors. The project is terraced down a slope and is only partially visible from the public right-of-way as it presents as a single-story home from San Carlos Avenue. The immediate neighbors at 37 and 25 San Carlos Avenue both look down on the project site from higher elevations

and do not experience any significant impacts to their primary views. When the project was previously approved under Project IDs 2021-00126 and 2021-00158, all the surrounding neighbors were consulted, and any potential view impacts were mitigated by the owner and his design team.

- 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 design maintains and enhances the foundations of the existing building, and the slope stability will not be altered. A geotechnical engineer and a licensed structural engineer have been retained and are responsible for ensuring the proposed work meets all current building codes regarding geotechnical and structural stability. The proposed design does not alter any traffic patterns or use from the existing building's former patterns or use.

- 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 design utilizes the same footprint as the existing building and therefore does not alter the existing site topography. Some new patio and deck features are added to the northeast side of the existing building which will be built on stepped footings, and the balanced cut and fill will only cover an area of approximately 360 square feet.

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

In addition to the required parking provided, up to four additional automobiles may park on the driveway comfortably without blocking the driveway entrance in an area of approximately 1,360 square feet. There is also perpendicular on-street parking for six automobiles directly outside the west (street facing) property line.

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

The design proposal does not require the removal of any significant trees and therefore does not alter the visual relief that the existing foliage provides. A trellis will be added to the south facing wall adjacent to 39 San Carlos Avenue that will soften this feature, provide visual relief, and minimize the appearance of bulk. Furthermore, a significant area of hardscape at the rear of the property is being removed as part of the scope of this project which will offer more landscaping opportunities at the rear of the house and reduce the amount of impermeable surface area as compared to the former building. This will provide more opportunities for attractive landscaping that will complement the building.

SAUSALITO PLANNING COMMISSION

RESOLUTION NO. 2025-21

October 8, 2025

APN: 065-202-52

PROJECT ID: 2025-00105

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project at 33 San Carlos Avenue depicted on plans prepared by Riyad Ghannam titled "Pappas-Kassarar Residence", received September 25, 2025 (Attachment 3).

General Items:

1. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and the 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.
2. The project shall be designed and constructed as shown in the set of plans titled "Pappas-Kassarar Residence", received by the Planning Department September 25, 2025 (Attachment 3) except for the removal of the roof deck space on Sheet A2.7 which shall be reflected in the construction drawings and verified by City Staff prior to the issuance of a building permit. Pursuant to SMC 10.50.180.B, the Community Development Director is authorized to administratively approve minor modifications to the approved plans.
3. The Applicant/Property Owner 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.
4. In the event that any condition imposing a fee, exaction, dedication, or mitigation measure is challenged by the Applicant/Property Owner in litigation, 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. Prior to issuance of a building permit, Applicant shall fully implement the protection measures outlined in the Tree Preservation Plan prepared by Robert Bovero (WE-14881A) and dated August 16, 2025, and allow inspection by the City's Code Enforcement Officer.
6. Prior to issuance of a building permit, the Applicant/Property Owner shall reimburse the City for any known unpaid costs associated with the project, including work done by consultants.
7. Roof heights and locations of exterior walls must be verified by a licensed surveyor during building permit inspection to ensure conformance with Planning Commission approved plans.

8. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Lighting shall be designed to focus the light on to only the areas necessary to be illuminated and minimize overflow of lighting off-site.
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.
10. At the time of building permit application, the applicant shall include a Construction Management Plan within the set of construction drawings. Said construction management plans shall include contact information for the general contractor and site superintendent, phasing and staging areas for equipment and materials, flagging/road closure procedures, where employees will park to not overwhelm the surrounding neighborhood, and other information as requested by the Community Development Director.

Right of Way Items:

1. 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.
2. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
3. 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>
4. Applicant shall ensure 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) are not 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.

5. Applicant shall ensure that best management practices (BMPs) are used during construction activity. This includes erosion and sediment controls and pollution prevention practices. Erosion control BMPs shall be used as need to prevent erosion and 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. Applicant shall ensure that work is undertaken in a manner that avoids any violations of the City's MS4 permit and shall prevent all unlawful discharges into the City's stormwater system, and shall comply with any applicable construction stormwater permits and orders of the California State Water Resources Control Board and/or Regional Water Quality Control Board. You may refer to the Marin County Stormwater Pollution Prevention Program's website: <https://mcstoppp.org/2020/03/construction-projects/>

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. 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. Extensions to approved permits may be sought pursuant to SMC 10.50.140.
2. 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.
3. Pursuant to Sausalito Municipal Code Chapter 8.54, Applicant 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.
4. Pursuant to Sausalito 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.

5. 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 – 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.

6. 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.
7. 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>.
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.

**SAUSALITO PLANNING
COMMISSION RESOLUTION NO.
2025-21**

October 8, 2025

APN: 065-202-52

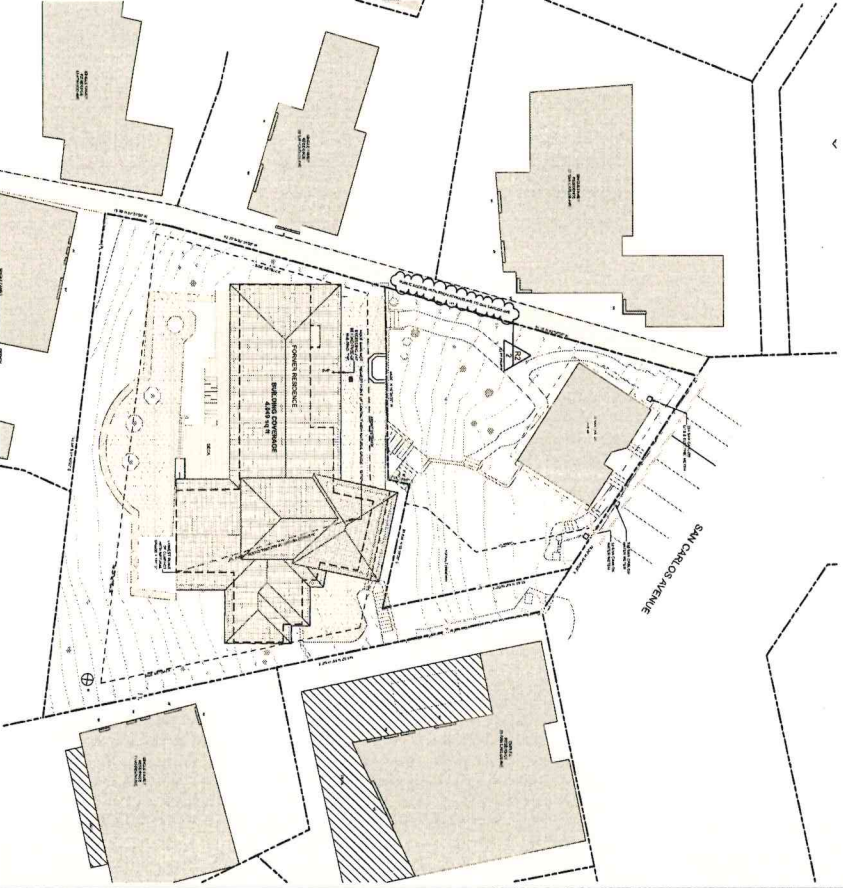
PROJECT ID: 2025-00105

ATTACHMENT 3: PROJECT PLANS

BUILDING COVERAGE FORMER SMC 10.40.050 (B)

ZONING DISTRICT R-1-6
LOT AREA: .259 ACRE, 11,280 SQ FT
ALLOWABLE BUILDING COVERAGE 35% = 3,948 SQ FT MAX.
FORMER BUILDING COVERAGE 35.9% = 4,049 SQ FT

BUILDING COVERAGE 2' ABOVE NATURAL GRADE
OUTDOOR DECK LESS THAN 2' ABOVE NATURAL GRADE

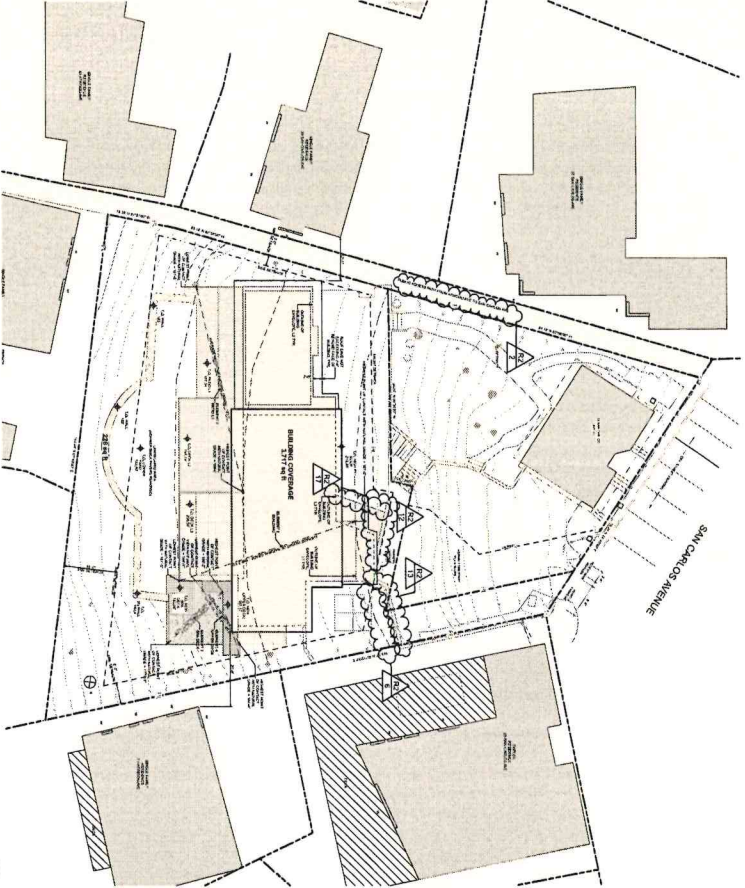


BUILDING COVER FORMER
SCALE: 1/8" = 1'-0"
003

BUILDING COVERAGE PROPOSED SMC 10.40.050 (B)

ZONING DISTRICT R-1-6
LOT AREA: .259 ACRE, 11,280 SQ FT
ALLOWABLE BUILDING COVERAGE 35% = 3,948 SQ FT MAX.
PROPOSED BUILDING COVERAGE 34.9% = 3,943 SQ FT

BUILDING COVERAGE 2' ABOVE NATURAL GRADE
OUTDOOR DECK LESS THAN 2' ABOVE NATURAL GRADE



BUILDING COVER PROPOSED
SCALE: 1/8" = 1'-0"
003



425 SOUTH MAIN STREET
SUNNYVALE, CA 94085
TEL: 415.351.1234
WWW.PAPAS-KASSARAS.COM

NOTES

- 1. Location of public access indicated.
- 2. Easement shown following.
- 3. Easement shown following.
- 4. Easement shown following.
- 5. Easement shown following.
- 6. Easement shown following.
- 7. Easement shown following.
- 8. Easement shown following.
- 9. Easement shown following.
- 10. Easement shown following.
- 11. Easement shown following.
- 12. Easement shown following.
- 13. Easement shown following.
- 14. Easement shown following.
- 15. Easement shown following.
- 16. Easement shown following.
- 17. Easement shown following.
- 18. Easement shown following.
- 19. Easement shown following.
- 20. Easement shown following.
- 21. Easement shown following.
- 22. Easement shown following.
- 23. Easement shown following.
- 24. Easement shown following.
- 25. Easement shown following.
- 26. Easement shown following.
- 27. Easement shown following.
- 28. Easement shown following.
- 29. Easement shown following.
- 30. Easement shown following.
- 31. Easement shown following.
- 32. Easement shown following.
- 33. Easement shown following.
- 34. Easement shown following.
- 35. Easement shown following.
- 36. Easement shown following.
- 37. Easement shown following.
- 38. Easement shown following.
- 39. Easement shown following.
- 40. Easement shown following.
- 41. Easement shown following.
- 42. Easement shown following.
- 43. Easement shown following.
- 44. Easement shown following.
- 45. Easement shown following.
- 46. Easement shown following.
- 47. Easement shown following.
- 48. Easement shown following.
- 49. Easement shown following.
- 50. Easement shown following.
- 51. Easement shown following.
- 52. Easement shown following.
- 53. Easement shown following.
- 54. Easement shown following.
- 55. Easement shown following.
- 56. Easement shown following.
- 57. Easement shown following.
- 58. Easement shown following.
- 59. Easement shown following.
- 60. Easement shown following.
- 61. Easement shown following.
- 62. Easement shown following.
- 63. Easement shown following.
- 64. Easement shown following.
- 65. Easement shown following.
- 66. Easement shown following.
- 67. Easement shown following.
- 68. Easement shown following.
- 69. Easement shown following.
- 70. Easement shown following.
- 71. Easement shown following.
- 72. Easement shown following.
- 73. Easement shown following.
- 74. Easement shown following.
- 75. Easement shown following.
- 76. Easement shown following.
- 77. Easement shown following.
- 78. Easement shown following.
- 79. Easement shown following.
- 80. Easement shown following.
- 81. Easement shown following.
- 82. Easement shown following.
- 83. Easement shown following.
- 84. Easement shown following.
- 85. Easement shown following.
- 86. Easement shown following.
- 87. Easement shown following.
- 88. Easement shown following.
- 89. Easement shown following.
- 90. Easement shown following.
- 91. Easement shown following.
- 92. Easement shown following.
- 93. Easement shown following.
- 94. Easement shown following.
- 95. Easement shown following.
- 96. Easement shown following.
- 97. Easement shown following.
- 98. Easement shown following.
- 99. Easement shown following.
- 100. Easement shown following.

REVISIONS

NO.	DATE	REVISION
000001	06/02/23	ISSUED FOR PERMIT
000002	07/03/23	ISSUED FOR PERMIT
000003	08/24/23	ISSUED FOR PERMIT

OWNER

PAPAS-KASSARAS &
KATHARINE PAPAS-KASSARAS
33 SAN CARLOS AVE
SUNNYVALE, CA 94087
CONTACT KATHARINE'S PHONE
(415) 254-1234

PROJECT NAME
PAPAS-KASSARAS
RESIDENCE

33 SAN CARLOS AVE
SUNNYVALE, CA 94087

APR: 06/02/20-02

SCALE

AS NOTED
1" = 1'-0"

CHECKED BY

RG

PROJECT NO. 202107

DATE OF PUBLICATION

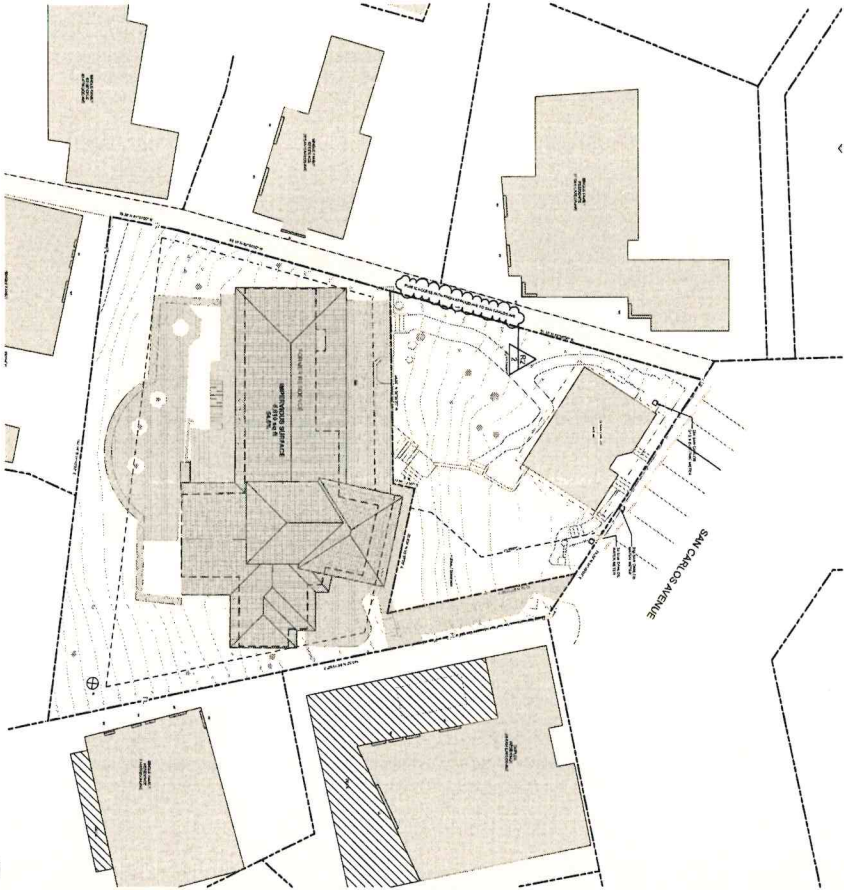
SCALE

DRAWING NO. 28 OF 47

BLDG
COVERAGE
G0.2

IMPERVIOUS SURFACE FORMER SMC 10.40.050 (C)

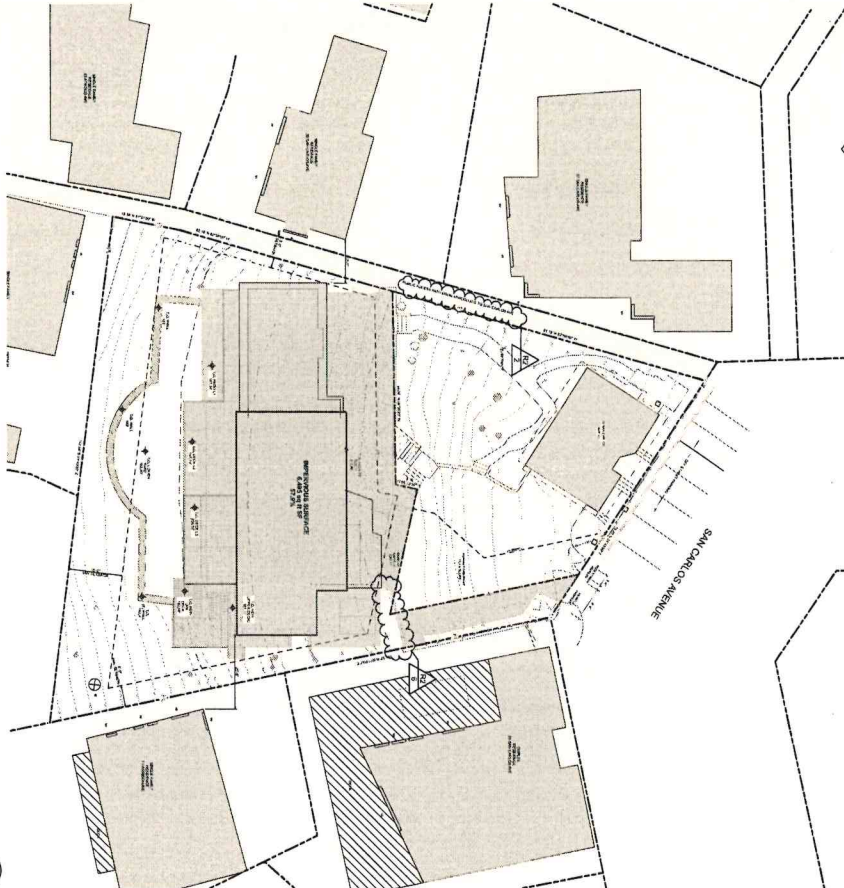
ZONING DISTRICT R-1-6
LOT AREA: .259 ACRE, 11,280 SQ. FT.
ALLOWABLE IMPERVIOUS SURFACE 67.5% = 7,614 SQ. FT. MAX.
FORMER IMPERVIOUS SURFACE 60.4% = 6,810 SQ. FT.



IMPERVIOUS AREA FORMER
SCALE: 1/8" = 1'-0"
003.3

IMPERVIOUS SURFACE PROPOSED SMC 10.40.050 (C)

ZONING DISTRICT R-1-6
LOT AREA: .259 ACRE, 11,280 SQ. FT.
ALLOWABLE IMPERVIOUS SURFACE 67.5% = 7,614 SQ. FT. MAX.
PROPOSED IMPERVIOUS SURFACE 57.6% = 6,555 SQ. FT.



IMPERVIOUS AREA PROPOSED
SCALE: 1/8" = 1'-0"
003.1



429 SOUTH SAN CARLOS AVENUE
SUNNYVALE, CA 95051
415.643.8200
m@parchitect.com

REVISIONS
NO. DATE ISSUE

06/02/25 DESIGN REVIEW COMPLETE
07/09/25 DESIGN REVIEW COMPLETE
08/24/25 DESIGN REVIEW COMPLETE

ISSUE
08/24/25 DESIGN REVIEW COMPLETE

OWNER
KOSTAS KASSARAS & ASSOCIATES
SUNNYVALE, CA 95051
(408) 558-1827

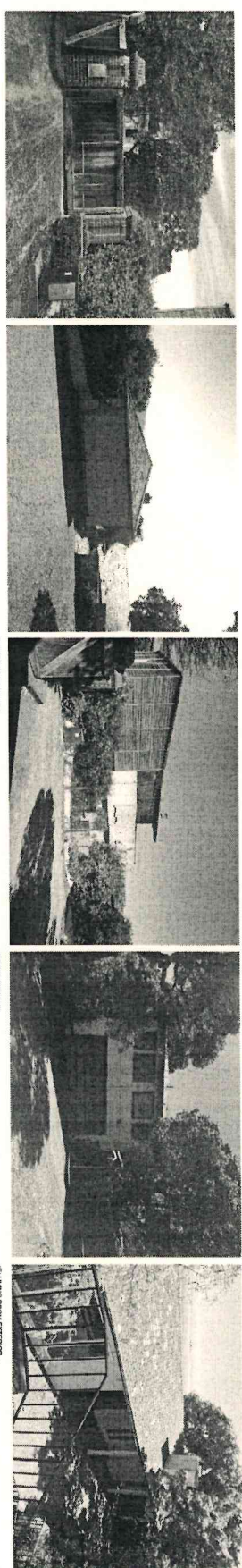
PROJECT NAME
PAPPA-KASSARAS
RESIDENCE
33 SAN CARLOS AVE
SUNNYVALE, CA 95051

APR:
06/20/25
SCALE:
AS NOTED
DRAWN BY
SP

CHECKED BY
PROJECT NO.
PROJECT NO. 202107
DATE OF PUBLICATION
8/26/25
DRAWING NO. 29 OF 47

BLDG
IMPERVIOUS
SURFACE

G0.3



(E) FRONT GATE

(E) LOBBY

(E) FRONT FENCE

(E) GUEST HOUSE

(E) LIVING ROOM EXTENSION



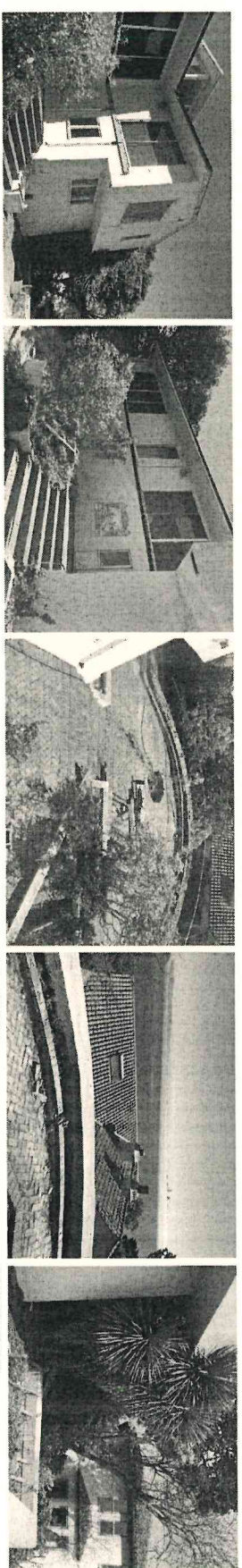
(E) BEDROOM WING

(E) KITCHEN EXTERIOR

(E) BACK OF 25 SAN CARLOS AVE.

(E) COURTYARD

(E) VIEW FROM SOUTHERN WING



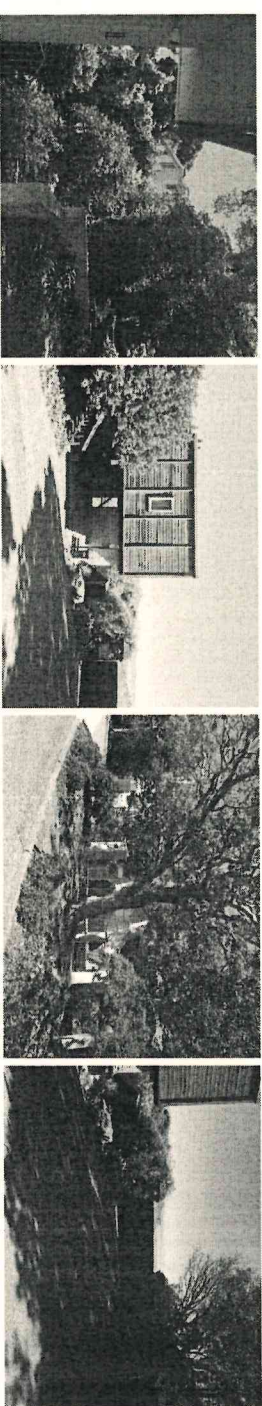
BACK OF (E) BUILDING

BACK OF (E) BUILDING

(E) BACK YARD

(E) VIEW FROM BACK DECK

NEIGHBOR ON 7 HAWTHORN AVE.



NEIGHBOR ON 27 SAN CARLOS AVE.

NEIGHBOR ON 25 SAN CARLOS AVE.

NEIGHBOR ON 42 SAN CARLOS AVE.

(E) FRONT GATE EXTENSION

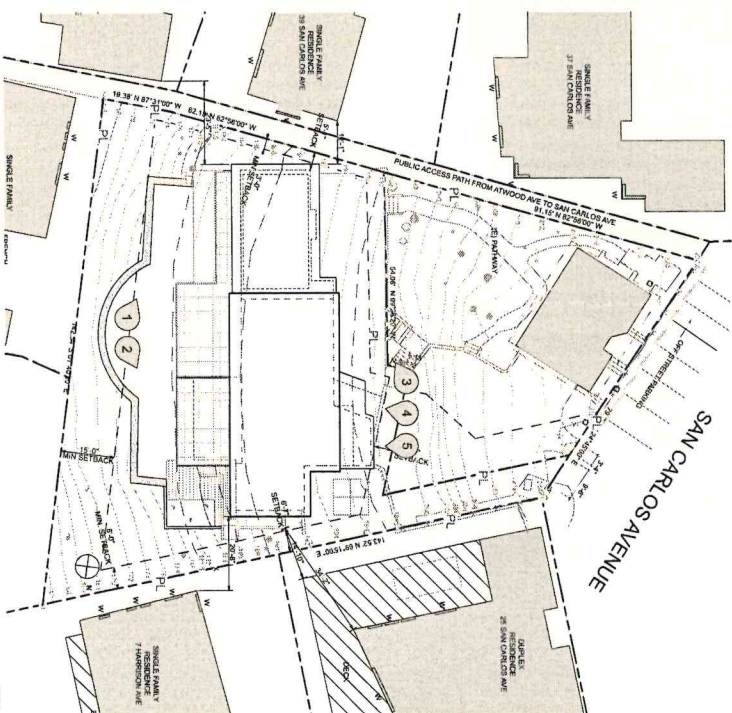
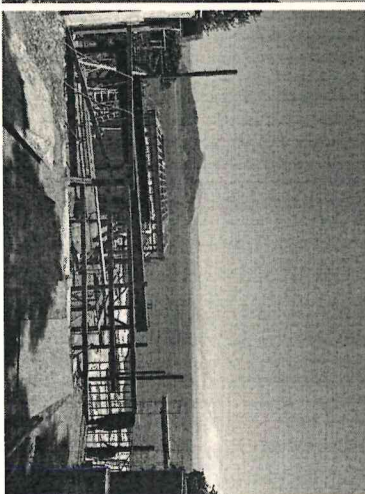
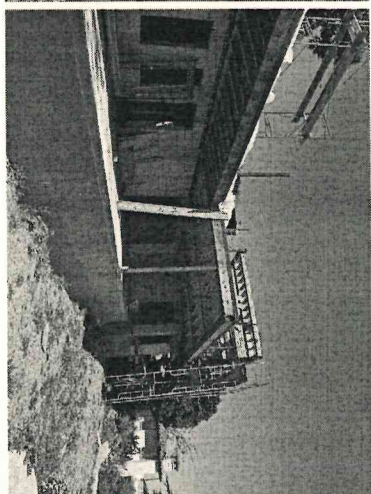
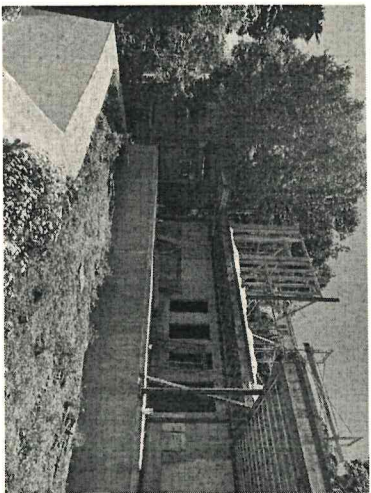
PROJECT NAME
PAPPA KASSARAS
RESIDENCE
33 SAN CARLOS AVE
SAN ANTONIO, CA 78205
APR.
06-20-02
SCALE
AS NOTED
DRAWN BY
SP
CHECKED BY
RG
PROJECT NO. 20017
DATE OF PUBLICATION
10/02/02
DRAWING NO. 31 OF 47

OWNER
KOSTAS KASSARAS &
KATHERINE PAPPAS-KASSARAS
SUNNYVALE, CA 94087
CONTACT KATHERINE'S PHONE
(415) 255-1250

DESIGNER
06/04/05 DESIGNER REVIEW REPORT TO

DATE
06/04/05

REVISIONS
NO. DATE ISSUE



PROPOSED SITE PLAN

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

GO.6

GO.6

PROJECT NAME
PAPPAS-KASSARAS
RESIDENCE
33 BAN BANG RD, UNIT
3304/101, CA 94065
APP:
065-202-52
SCALE
AS NOTED
DRAWN BY
SP
CHECKED BY
RD
PROJECT NO.
PROJECT NO. 202107
DATE OF PUBLICATION
3/24/25
DRAWING NO. 32 OF 67
SITE PHOTOS OF
RESIDENCE
UNDER
CONSTRUCTION

OWNER
KOSTAS KASSARAS &
KATHERINE PAPPAS-KASSARAS
992 WARWICK COURT
SUNNYVALE, CA 94087
CONTACT KATHERINE'S PHONE
(408) 338-7827

ISSUE	08/24/25	DESIGN REVIEW PERIOD: 14
-------	----------	--------------------------

07/09/25 DECISION REVIEW PRODUCT 101

REVISIONS	NO.	DATE	ISSUE
-----------	-----	------	-------

--

--

[illegible][illegible]

2222

10

22116

mailto:info@wulfen.com

2. **Stochastic**



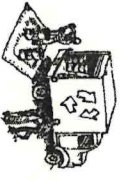
428 SOUTH VAN NESS AVENUE
SAN FRANCISCO, CA 94103
415.649.6202
mailto:info@harcourt.com



400 SOUTH VAN NESS AVE
SUNNYVALE, CA 94085
415.444.4400
info@earthandenvironment.com

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never track down streets to clean up tracking.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

Water Management

- The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of non-hazardous construction materials from the project.
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Hazardous Waste Activity that accepts these items).

- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain catch basins for all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.



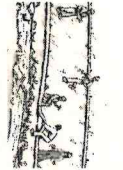
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
- Do not hose down surfaces where fluid has spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rug).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Comprehensive Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as banded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage BMPs, such as gravel bags, inlet filter, berms, etc.
- Prevent sediment from accumulating by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- If any of the following: - Unusual soil conditions, discoloration, or odor - Abandoned underground tanks - Buried barrels, debris, or trash



PAVING/ASPHALT WORK

Preparation

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt or concrete pavement.

Sealing/Cracks/Concrete Removal

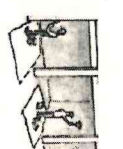
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basins to keep slurry out of the storm drain system.
- Protect storm drain inlets, gutters, ditches, and drainage BMPs, such as gravel bags, inlet filters, berms, etc.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, CROUT & MORTAR APPLICATION

Preparation

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment trucks, hoses or in a contained area, so there is no discharge into the storm drain. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing equipment and store it in a container for appropriate disposal offsite.



PAINTING & PAINT REMOVAL

Painting/Prep

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and use the thinner/solvent for cleaning brushes and equipment. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stock erodible landscape material on pallets. Cover or bag material when they are not actively being used or applied.
- Dissolve/line application of any chemicals landscape material to prevent any leakage or runoff during wet weather.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

*Adapted with permission from the San Mateo Countywide Storm Pollution Prevention Program

STORMWATER BMP PLAN

GO.8

PROJECT NAME: PAPA/CASSARAS RESIDENCE
RESIDENCE: 33 SAN CARLOS AVE, SAN MATEO, CA 94403
OWNER: KOSTAS KASSARAS & MARINNE PAPA/CASSARAS
DATE: 06/24/25
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO: 20247
DATE OF PUBLICATION: 06/24/25
DRAWING NO: 34 OF 47

--

[illegible][illegible]

KATHERINE PAPPAS-KASSARI
992 WARWICK COURT

33 SAN CARLOS AVE
SAUSALITO, CA 94965

CHECKED BY

BOILING STANDARDS

[illegible]

1000

1001

1002

1003

1004

1005

1006

1007

1008

1009

1010

1011

1012

1013

1014

1015

1016

1017

1018

1019

1020

1021

1022

1023

1024

1025

1026

1027

1028

1029

1030

1031

1032

1033

1034

1035

1036

1037

1038

1039

1040

1041

1042

1043

1044

1045

1046

1047

1048

1049

1050

1051

1052

1053

1054

1055

1056

1057

1058

1059

1060

1061

1062

1063

1064

1065

1066

1067

1068

1069

1070

1071

1072

1073

1074

1075

1076

1077

1078

1079

1080

1081

1082

1083

1084

1085

1086

1087

1088

1089

1090

1091

1092

1093

1094

1095

1096

1097

1098

1099

1100

1101

1102

1103

1104

1105

1106

1107

1108

1109

1110

1111

1112

1113

1114

1115

1116

1117

1118

1119

1120

1121

1122

1123

1124

1125

1126

1127

1128

1129

1130

1131

1132

1133

1134

1135

1136

1137

1138

1139

1140

1141

1142

1143

1144

1145

1146

1147

1148

1149

1150

1151

1152

1153

1154

1155

1156

1157

1158

1159

1160

1161

1162

1163

1164

1165

1166

1167

1168

1169

1170

1171

1172

1173

1174

1175

1176

1177

1178

1179

1180

1181

1182

1183

1184

1185

1186

1187

1188

1189

1190

1191

1192

1193

1194

1195

1196

1197

1198

1199

1200

1201

1202

1203

1204

1205

1206

1207

1208

1209

1210

1211

1212

1213

1214

1215

1216

1217

1218

1219

1220

1221

1222

1223

1224

1225

1226

1227

1228

1229

1230

1231

1232

1233

1234

1235

1236

1237

1238

1239

1240

1241

1242

1243

1244

1245

1246

1247

1248

1249

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

1260

1261

1262

1263

1264

1265

1266

1267

1268

1269

1270

1271

1272

1273

1274

1275

1276

1277

1278

1279

1280

1281

1282

1283

1284

1285

1286

1287

1288

1289

1290

1291

1292

1293

1294

1295

1296

1297

1298

1299

1300

1301

1302

1303

1304

1305

1306

1307

1308

1309

1310

1311

1312

1313

1314

1315

1316

1317

1318

1319

1320

1321

1322

1323

1324

1325

1326

1327

1328

1329

1330

1331

1332

1333

1334

1335

1336

1337

1338

1339

1340

1341

1342

1343

1344

1345

1346

1347

1348

1349

1350

1351

1352

1353

1354

1355

1356

1357

1358

1359

1360

1361

1362

1363

1364

1365

1366

1367

1368

1369

1370

1371

1372

1373

1374

1375

1376

1377

1378

1379

1380

1381

1382

1383

1384

1385

1386

1387

1388

1389

1390

1391

1392

1393

1394

1395

1396

1397

1398

1399

1400

1401

1402

1403

1404

1405

1406

1407

1408

1409

1410

1411

1412

1413

1414

1415

1416

1417

1418

1419

1420

1421

1422

1423

1424

1425

1426

1427

1428

1429

1430

1431

1432

1433

1434

1435

1436

1437

1438

1439

1440

1441

1442

1443

1444

1445

1446

1447

1448

1449

1450

1451

1452

1453

1454

THE UNDERSIGNED HAS REVIEWED AND APPROVED TO BE KEPT AS A RECORD OF COMPLIANCE WITH THE CALIFORNIA EARTHQUAKE SAFETY ACT OF 1971, AND TO THE VARIOUS BUILDING DEPARTMENT ORDINANCES, THE SPECIFICATIONS OF THE CALIFORNIA EARTHQUAKE SAFETY ACT OF 1971, AND THE VARIOUS BUILDING DEPARTMENT ORDINANCES, AND HAS BEEN MODIFIED BY THE DEDICATED TO MEET THOSE INDIVIDUAL NEEDS. THE UNDERSIGNED HAS REVIEWED AND APPROVED TO BE KEPT AS A RECORD OF COMPLIANCE WITH THE CALIFORNIA EARTHQUAKE SAFETY ACT OF 1971, AND TO THE VARIOUS BUILDING DEPARTMENT ORDINANCES, AND HAS BEEN MODIFIED BY THE DEDICATED TO MEET THOSE INDIVIDUAL NEEDS.



STORY POLE REQUIREMENTS AND CERTIFICATION FORM

City of San Jose | Community Development Department
420 Linn Street | San Jose, CA 95128 | (415) 289-4728 | cd@cityofsj.ca.gov

Story poles are required to be installed to record the history, built, and nature of proposed development. Please review and 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. 4893)

1. Story poles shall be installed where there is any change in building footprint, roof elevation, or building style.
2. Story poles shall be installed by a registered land surveyor or civil engineer. Other qualified professionals, such as an architect, may verify the accuracy of the story pole plan. The story pole plan shall be submitted to the City of San Jose for review and approval.
3. The installed story poles shall be constructed by a bright colored tape in such a manner as to be visible from the street. The story poles shall be installed in a straight line, parallel to the street, and shall be installed in a manner that does not obstruct the view of the street.
4. The story pole plan shall show the location of the story poles and the building footprint. The story pole plan shall also show the location of the building footprint and the building footprint.
5. The story poles shall be installed at least 10 days before a noticed public hearing on the application.
6. The story poles shall be maintained in good condition throughout the project.

1. The undersigned, hereby certify under penalty of perjury, that the story poles for the subject project have been installed and are in compliance with the City of San Jose's established story pole requirements.

SECTION 2 - STORY POLE CERTIFICATION BY QUALIFIED PROFESSIONAL

All fields are required.

PROJECT ADDRESS	33 San Carlos Ave
PROJECT ID NUMBER	
STORY POLE PLAN	
PREPARED BY	06/27/25 DESIGN REVIEW PERMIT R2
DATE (MM/DD/YY)	09/11/25
INSTALLATION DATE	
CERTIFICATION DATE	09/11/25
(MM/DD/YY)	

Page 1 of 2

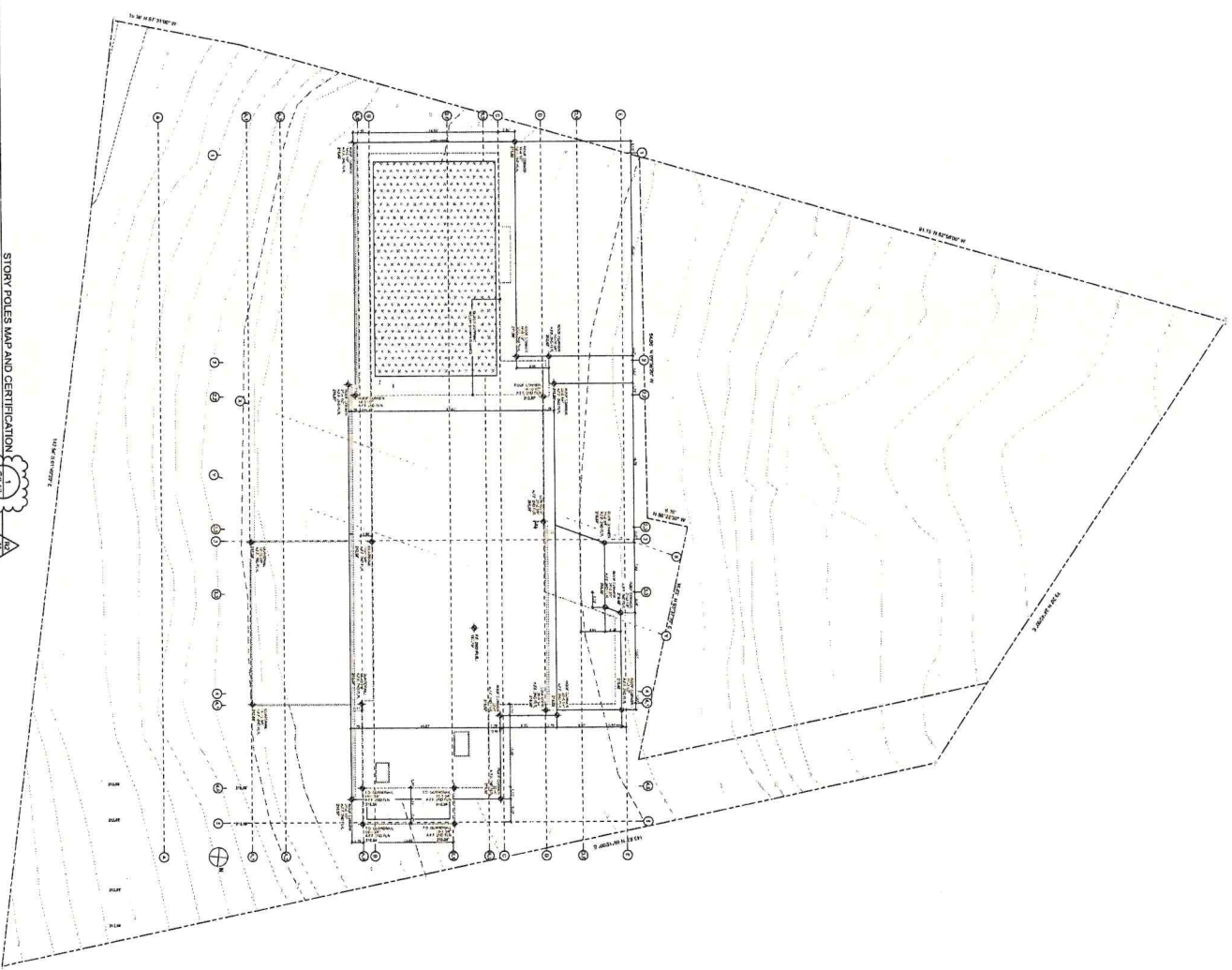
COMPANY NAME	Grant Line Land Surveying
PRINTED NAME	Karen McKeel
TITLE	P.L.S.
SIGNATURE	
EMAIL	grantline@comcast.net
MAILING ADDRESS	2275 Caim Ave, Suite 100, San Jose, CA 95131
PROFESSIONAL STAMP	

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

SIGNATURE	
-----------	--

City of San Jose | Community Development Department

Page 2 of 2



City of San Jose | Community Development Department
420 Linn Street | San Jose, CA 95128 | (415) 289-4728 | cd@cityofsj.ca.gov



REVISIONS
NO. DATE ISSUE

06/27/25 DESIGN REVIEW PERMIT R2

07/09/25 DESIGN REVIEW PERMIT R2

08/27/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

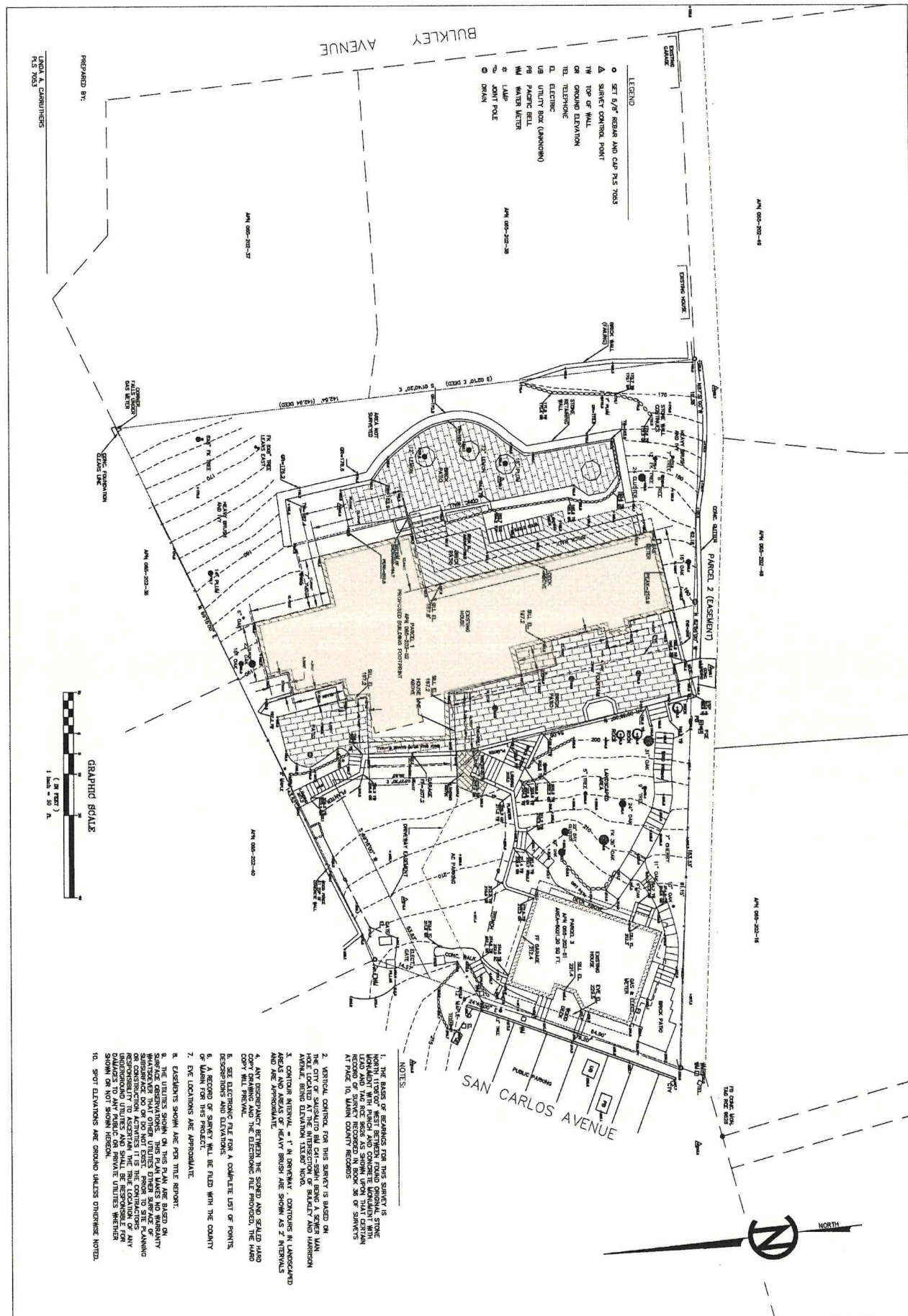
09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2

09/11/25 DESIGN REVIEW PERMIT R2





SAN CARLOS AVENUE

- SITE PLAN NOTES**
- A. UNDESIGNED VEHICLE ACCESS AND ACCESS TO ADJACENT PROPERTIES SHALL BE IN ACCORDANCE WITH THE CITY OF SAN CARLOS STANDARD SPECIFICATIONS.
 - B. PRIOR TO ISSUANCE OF AN ENCUMBRANCE FROM THE CITY SHALL BE MARKED AS AN ADJACENTLY INSURED BY A REPUTABLE ENGINEERING FIRM THAT INDICATES THE LOCATION OF THE PROPERTY LINE.
 - C. ENCUMBRANCE FROM THE CITY OF SAN CARLOS SHALL BE IN ACCORDANCE WITH THE CITY OF SAN CARLOS STANDARD SPECIFICATIONS.
 - D. APPLICABLE TO THE CITY OF SAN CARLOS: THE CITY OF SAN CARLOS IS ONLY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE SAN CARLOS PROPERTY OWNERS PRIOR TO THE USE OF THEIR LAND.
- EXTERIOR LIGHT FEATURES**
- 1. WALL MOUNTED, DOWN ONLY
 - 2. RECESSED WALL MOUNTED - LOW VOLTAGE
 - 3. FOR LOCATION, SEE SITEPLAN AND ELEVATIONS



architect
 425 JIMMY WALKER AVE
 SUITE 200
 SAN CARLOS, CA 94580
 (925) 255-1111
 www.architect.com

PROPOSED SITE PLAN

A1.2

PROPOSED SITE
 PLAN

OWNER
 KOTAS KASSABAS & KASSABAS
 888 WILSON COURT
 SAN CARLOS, CA 94580
 (925) 338-1271

PROJECT NAME
 PAPAS KASSABAS
 RESIDENCE

ARCHITECT
 ARCHITECT
 425 JIMMY WALKER AVE
 SAN CARLOS, CA 94580

DATE OF PUBLICATION
 9/24/25

DRAWING NO.
 42 OF 47

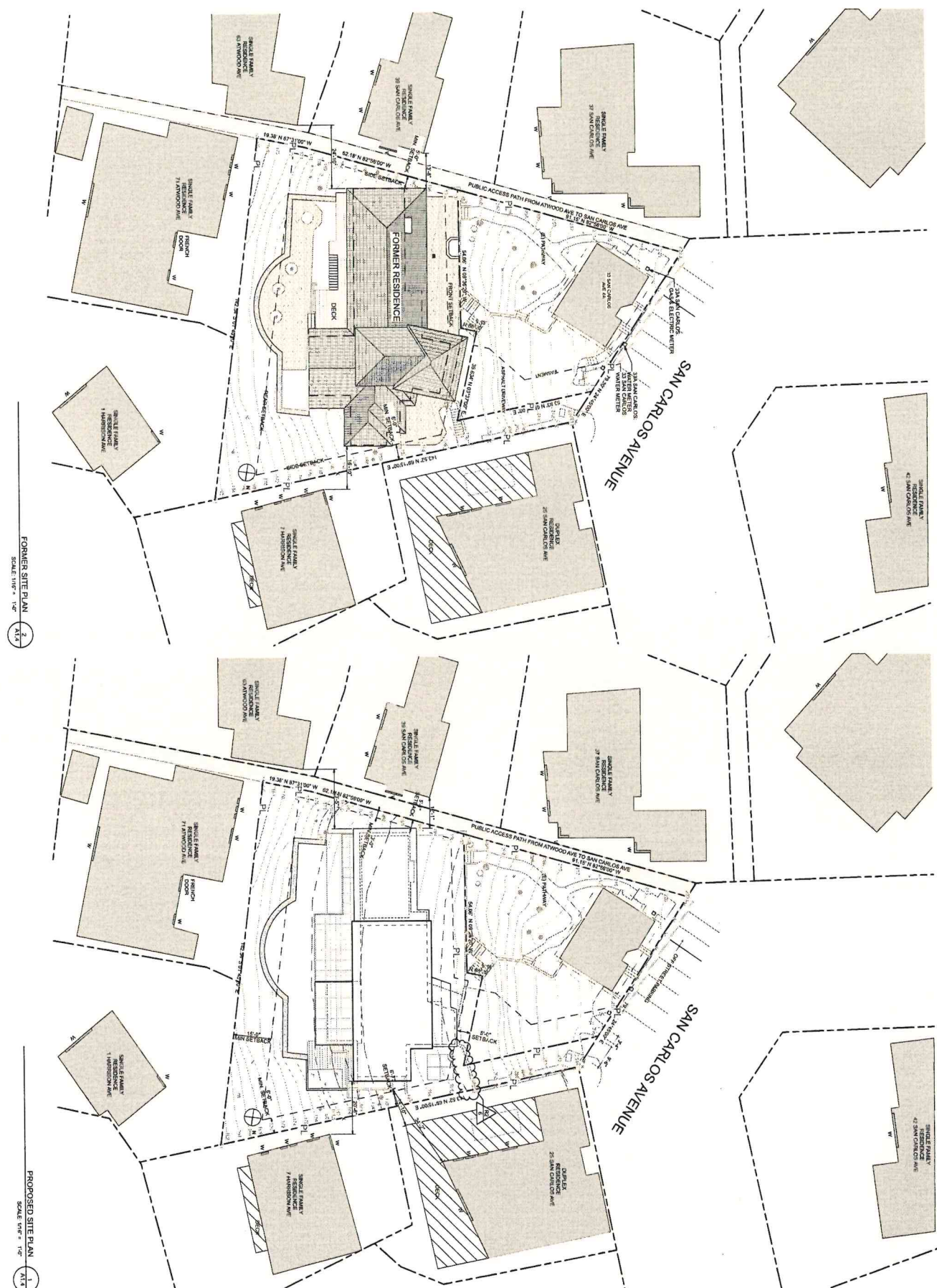
REVISIONS	NO.	DATE	ISSUE
06/02/25	1	06/02/25	ISSUE FOR REVIEW
07/09/25	2	07/09/25	ISSUE FOR REVIEW
08/24/25	3	08/24/25	ISSUE FOR REVIEW

REVISIONS

1. 06/02/25: ISSUED FOR REVIEW

2. 07/09/25: ISSUED FOR REVIEW

3. 08/24/25: ISSUED FOR REVIEW



FORMER SITE PLAN
SCALE: 1/8" = 1'-0"
A1.1

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
A1.4

A1.4

SITE PLAN COMPARISON

PROJECT NAME
PATIO CASABAS
RESIDENCE

OWNER
KOSTAS KASSABAS &
KASSABAS
955 WILLOW COURT
SUNNYVALE, CA 94086
(408) 298-1027

APN:
065-305-52

SCALE
AS NOTED

DRAWN BY
SP

CHECKED BY
RG

PROJECT NO.
PROJECT NO. 20717

DATE OF PUBLICATION
9/2/25

DRAWING NO. 44 OF 47

REVISIONS
NO. DATE ISSUE

06/02/25 DESIGN REVIEW COMPLETE

07/09/25 DESIGN REVIEW COMPLETE

08/26/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

09/02/25 DESIGN REVIEW COMPLETE

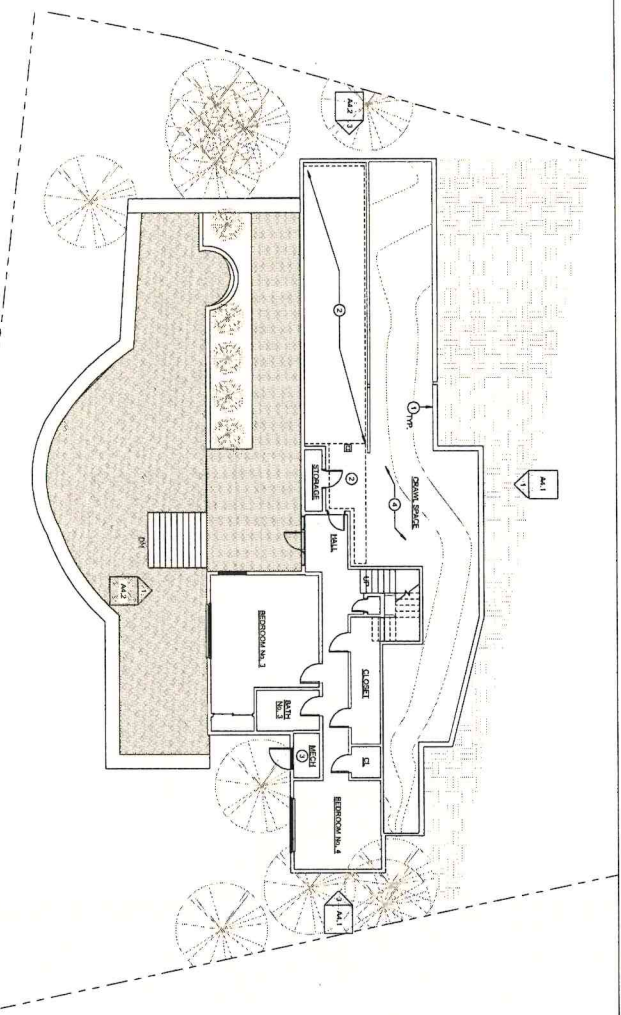
09/02/25 DESIGN REVIEW COMPLETE



2500 WILLOW CREEK AVENUE
SUNNYVALE, CA 94086
408.298.1027
info@kassabas.com

EXISTING PLAN NOTES

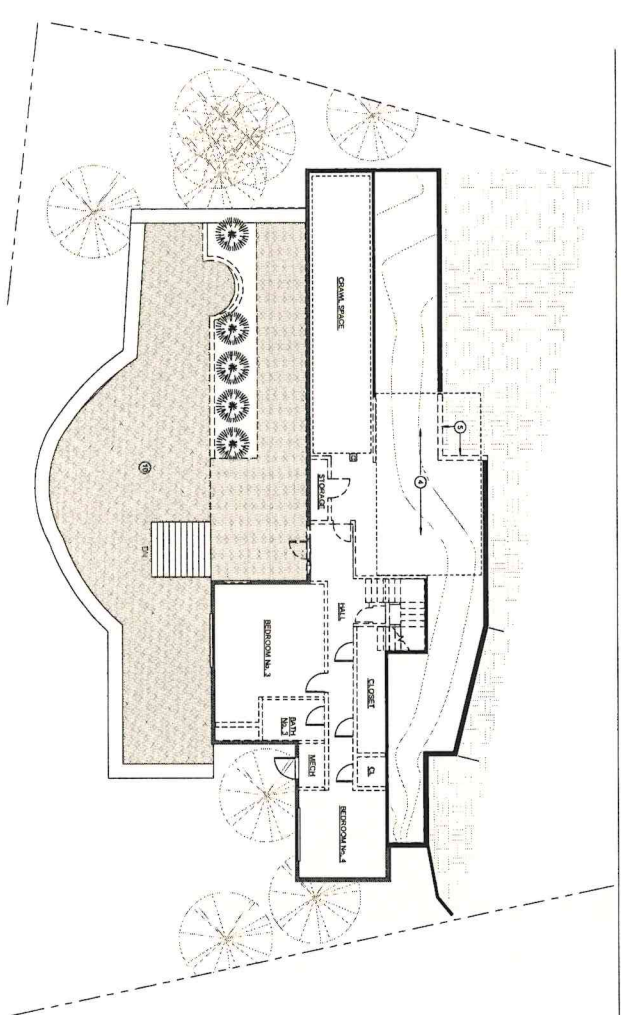
NO.	EXISTING PLAN NOTES
1	EXISTING WALL TO REMAIN
2	EXISTING CONCRETE WALL TO REMAIN
3	EXISTING CONCRETE WALL TO REMAIN
4	EXISTING CONCRETE WALL TO REMAIN
5	EXISTING CONCRETE WALL TO REMAIN



FORMER - LEVEL 1
1/8" = 1'-0"

DEMOLITION PLAN NOTES

NO.	DEMOLITION PLAN NOTES
1	REMOVE EXISTING WALL
2	REMOVE EXISTING WALL TO EXISTING WALL
3	REMOVE EXISTING WALL TO EXISTING WALL
4	REMOVE EXISTING WALL TO EXISTING WALL
5	REMOVE EXISTING WALL TO EXISTING WALL
6	REMOVE EXISTING WALL TO EXISTING WALL
7	REMOVE EXISTING WALL TO EXISTING WALL
8	REMOVE EXISTING WALL TO EXISTING WALL
9	REMOVE EXISTING WALL TO EXISTING WALL
10	REMOVE EXISTING WALL TO EXISTING WALL



DEMO - LEVEL 1
1/8" = 1'-0"

DEMOLITION PLAN LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING WALL, PARTITION TO REMAIN
[Symbol]	EXISTING WALL, PARTITION TO BE DEMOLISHED
[Symbol]	EXISTING WALL, PARTITION TO BE DEMOLISHED
[Symbol]	EXISTING DOOR TO BE REMOVED

A2.1

FORMER &
DEMO PLANS -
LEVEL 1

PROJECT NO.
06/22/25

DATE OF PUBLICATION
06/22/25

DRAWING NO. 45 OF 47

PROJECT NAME
PAPPA-KASSARAS
RESIDENCE

33 SAN CARLOS AVE
SAN JUAN, CA 95055

APR:
06/22/25

SCALE
AS NOTED

DRAWN BY
CHECKED BY
RE:

PROJECT NO.
06/22/25

DATE OF PUBLICATION
06/22/25

DRAWING NO. 45 OF 47

PROJECT NAME
PAPPA-KASSARAS
RESIDENCE

33 SAN CARLOS AVE
SAN JUAN, CA 95055

APR:
06/22/25

SCALE
AS NOTED

DRAWN BY
CHECKED BY
RE:

PROJECT NO.
06/22/25

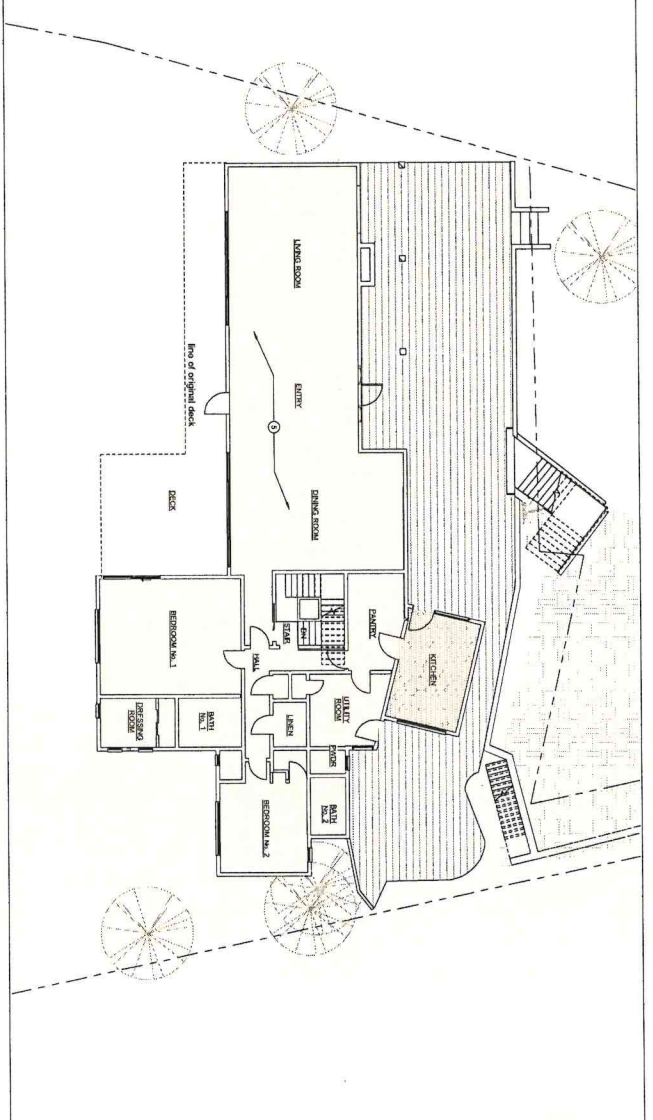
DATE OF PUBLICATION
06/22/25

DRAWING NO. 45 OF 47

EXISTING PLAN NOTES

NO.	EXISTING PLAN NOTES
1	EXISTING WALL TO REMAIN
2	EXISTING WALL TO BE DEMOLISHED
3	EXISTING WALL TO BE DEMOLISHED
4	EXISTING WALL TO BE DEMOLISHED
5	EXISTING WALL TO BE DEMOLISHED

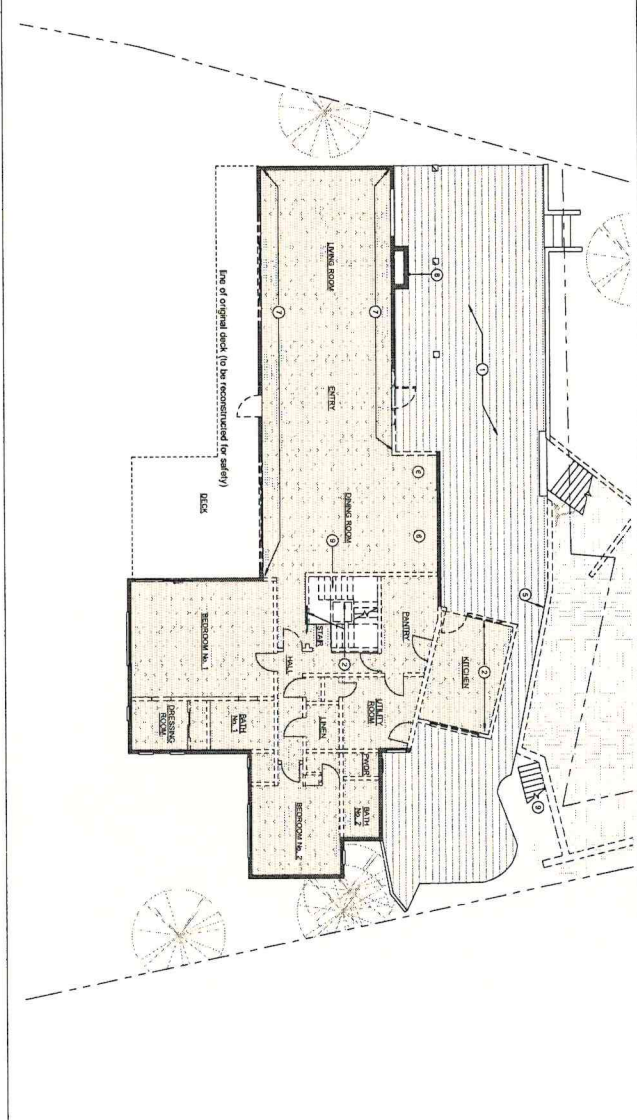
1 FORMER LEVEL 2
1/8" = 1'-0"



DEMOLITION PLAN NOTES

NO.	DEMOLITION PLAN NOTES
1	EXISTING WALL TO REMAIN
2	EXISTING WALL TO BE DEMOLISHED
3	EXISTING WALL TO BE DEMOLISHED
4	EXISTING WALL TO BE DEMOLISHED
5	EXISTING WALL TO BE DEMOLISHED
6	EXISTING WALL TO BE DEMOLISHED
7	EXISTING WALL TO BE DEMOLISHED
8	EXISTING WALL TO BE DEMOLISHED
9	EXISTING WALL TO BE DEMOLISHED

2 DEMO - LEVEL 2
1/8" = 1'-0"



DEMOLITION PLAN LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING WALL, PARTITION TO REMAIN
[Symbol]	EXISTING WALL, PARTITION TO BE DEMOLISHED
[Symbol]	EXISTING WALL, TO BE REMOVED IN SAME LOCATION
[Symbol]	EXISTING DOOR TO BE REMOVED



FOR THE PROJECT
KATHARINE PAPAS-KASSARAS
33 SAN CARLOS AVE
SAN JOSE, CA 95128
(408) 253-1234

REVISIONS
NO. DATE REASON
06/02/23 DESIGN REVIEW
07/09/23 DESIGN REVIEW
08/24/23 DESIGN REVIEW

OWNER
KATHARINE PAPAS-KASSARAS
33 SAN CARLOS AVE
SAN JOSE, CA 95128
(408) 253-1234

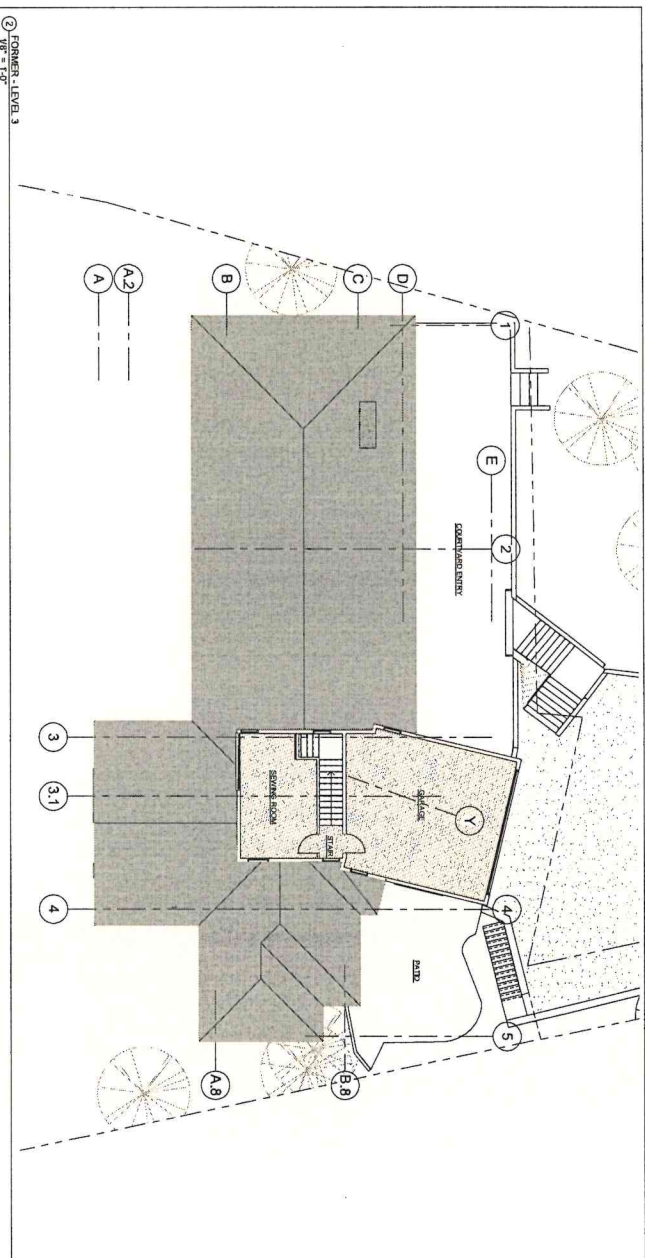
PROJECT NAME
PAPAS-KASSARAS
RESIDENCE
33 SAN CARLOS AVE
SAN JOSE, CA 95128
(408) 253-1234

SCALE
AS NOTED
DRAWN BY
SP
CHECKED BY
RG
PROJECT NO. 202307
DATE OF PUBLICATION
JULY 2023
DRAWING NO. 48 OF 87

FORMER &
DEMO PLANS -
LEVEL 2
A2.2

EXISTING PLAN NOTES

NO.	EXISTING PLAN NOTES
1	EXISTING WALL TO REMAIN
2	EXISTING WALL TO BE DEMOLISHED
3	EXISTING DOWN SPURCE AND BAY OPEN ENTRY
4	EXISTING DOWN SPURCE AND BAY OPEN ENTRY
5	EXISTING DOWN SPURCE AND BAY OPEN ENTRY



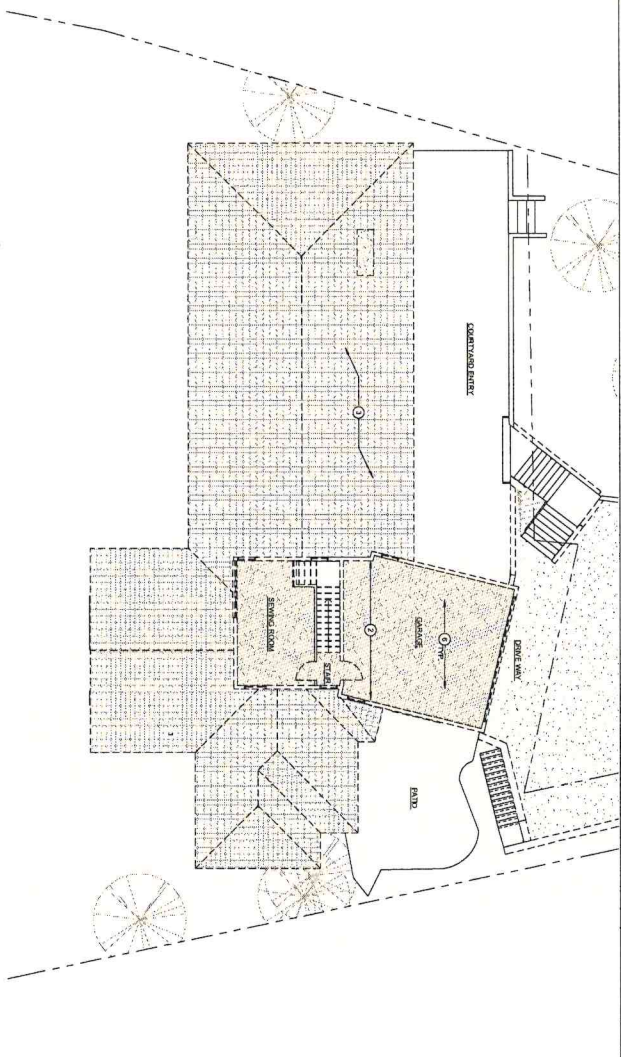
DEMOLITION PLAN NOTES

NO.	DEMOLITION PLAN NOTES
1	EXISTING WALL TO REMAIN
2	EXISTING WALL TO BE DEMOLISHED
3	EXISTING WALL TO BE DEMOLISHED
4	EXISTING WALL TO BE DEMOLISHED
5	EXISTING WALL TO BE DEMOLISHED
6	EXISTING WALL TO BE DEMOLISHED
7	EXISTING WALL TO BE DEMOLISHED
8	EXISTING WALL TO BE DEMOLISHED
9	EXISTING WALL TO BE DEMOLISHED
10	EXISTING WALL TO BE DEMOLISHED

DEMOLITION PLAN LEGEND

SYMBOL	DESCRIPTION
---	EXISTING WALL (PATTERN TO BE REMAIN)
---	EXISTING WALL (PATTERN TO BE DEMOLISHED)
---	EXISTING WALL (TO BE REMAIN IN SAME LOCATION)
---	EXISTING DOOR TO BE REMOVED

1 DEMO, LEVEL 3
1/8\"/>



STATE OF CALIFORNIA
PROFESSIONAL ENGINEER
JAMES W. KASSARAS
SAN FRANCISCO, CALIFORNIA
06/01/2025



STATE OF CALIFORNIA
PROFESSIONAL ENGINEER
JAMES W. KASSARAS
SAN FRANCISCO, CALIFORNIA
06/01/2025

REVISIONS	NO.	DATE	ISSUE
06/01/2025	01	06/01/2025	ISSUE FOR REVIEW
07/09/2025	02	07/09/2025	ISSUE FOR REVIEW
08/24/2025	03	08/24/2025	ISSUE FOR REVIEW

OWNER
JAMES W. KASSARAS &
KATHERINE KASSARAS
33 SAN CARLOS AVE
SAN FRANCISCO, CALIFORNIA
94116
CONTACT KATHERINE'S PHONE
(415) 398-1237

PROJECT NAME
PAPPAS-KASSARAS
RESIDENCE

33 SAN CARLOS AVE
SAN FRANCISCO, CA 94116

DATE
06/01/2025

SCALE
AS NOTED

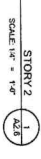
DRAWN BY
CHECKED BY
NO.

PROJECT NO.
PROJECT NO. 202107

DATE OF PUBLICATION
DRAWING NO. 47 OF 47

FORMER &
DEMO PLANS -
LEVEL 3

A2.3



	SHEAR WALL	1-HOUR RATED WALL	DIMENSION - FRAMING	DIMENSION - FINISH
1	4"	4"	16"	16"
2	4"	4"	16"	16"
3	4"	4"	16"	16"
4	4"	4"	16"	16"
5	4"	4"	16"	16"
6	4"	4"	16"	16"
7	4"	4"	16"	16"
8	4"	4"	16"	16"
9	4"	4"	16"	16"
10	4"	4"	16"	16"
11	4"	4"	16"	16"
12	4"	4"	16"	16"
13	4"	4"	16"	16"
14	4"	4"	16"	16"
15	4"	4"	16"	16"
16	4"	4"	16"	16"
17	4"	4"	16"	16"
18	4"	4"	16"	16"
19	4"	4"	16"	16"
20	4"	4"	16"	16"
21	4"	4"	16"	16"
22	4"	4"	16"	16"
23	4"	4"	16"	16"
24	4"	4"	16"	16"
25	4"	4"	16"	16"
26	4"	4"	16"	16"
27	4"	4"	16"	16"
28	4"	4"	16"	16"
29	4"	4"	16"	16"
30	4"	4"	16"	16"
31	4"	4"	16"	16"
32	4"	4"	16"	16"
33	4"	4"	16"	16"
34	4"	4"	16"	16"
35	4"	4"	16"	16"
36	4"	4"	16"	16"
37	4"	4"	16"	16"
38	4"	4"	16"	16"
39	4"	4"	16"	16"
40	4"	4"	16"	16"
41	4"	4"	16"	16"
42	4"	4"	16"	16"
43	4"	4"	16"	16"
44	4"	4"	16"	16"
45	4"	4"	16"	16"
46	4"	4"	16"	16"
47	4"	4"	16"	16"
48	4"	4"	16"	16"
49	4"	4"	16"	16"
50	4"	4"	16"	16"
51	4"	4"	16"	16"
52	4"	4"	16"	16"
53	4"	4"	16"	16"
54	4"	4"	16"	16"
55	4"	4"	16"	16"
56	4"	4"	16"	16"
57	4"	4"	16"	16"
58	4"	4"	16"	16"
59	4"	4"	16"	16"
60	4"	4"	16"	16"
61	4"	4"	16"	16"
62	4"	4"	16"	16"
63	4"	4"	16"	16"
64	4"	4"	16"	16"
65	4"	4"	16"	16"
66	4"	4"	16"	16"
67	4"	4"	16"	16"
68	4"	4"	16"	16"
69	4"	4"	16"	16"
70	4"	4"	16"	16"
71	4"	4"	16"	16"
72	4"	4"	16"	16"
73	4"	4"	16"	16"
74	4"	4"	16"	16"
75	4"	4"	16"	16"
76	4"	4"	16"	16"
77	4"	4"	16"	16"
78	4"	4"	16"	16"
79	4"	4"	16"	16"
80	4"	4"	16"	16"
81	4"	4"	16"	16"
82	4"	4"	16"	16"
83	4"	4"	16"	16"
84	4"	4"	16"	16"
85	4"	4"	16"	16"
86	4"	4"	16"	16"
87	4"	4"	16"	16"
88	4"	4"	16"	16"
89	4"	4"	16"	16"
90	4"	4"	1	

		COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF REVENUE TAXPAYER SERVICE CENTER 100 STATE STREET, 10TH FLOOR BOSTON, MA 02109-1099 TEL: 617-725-6000 FAX: 617-725-6001 WWW.MASS.TAXES.DEP.TE	
RETURN TO:		NAME:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:		TITLE:	
ADDRESS:		CITY:	
STATE:		ZIP:	
PHONE:		FAX:	
E-MAIL:		COMMENTS:	
SIGNATURE:		DATE:	
PRINTED NAME:			

OWNER
KOSTAS KASSARAS &
KATHERINE PAPPAS-KASSARAS
992 WARWICK COURT
SUNNYVALE, CA 94087
CONTACT KATHERINE'S PHONE
(408) 338-7827

PROJECT NAME
PAPPAS-KASSARAS
RESIDENCE
33 SAN CARLOS AVE
SAUSALITO, CA 94965

APN:

76-703-690

SCALE

AS NOTED
DRAWN BY

SP

CHECKED BY
EC

PROJECT NO.

PROJECT NO. _____
DATE OF SURV. _____

9/24/25

DRAFTING NO.

1

PROPOS

3RD FLC

1

23

AY.

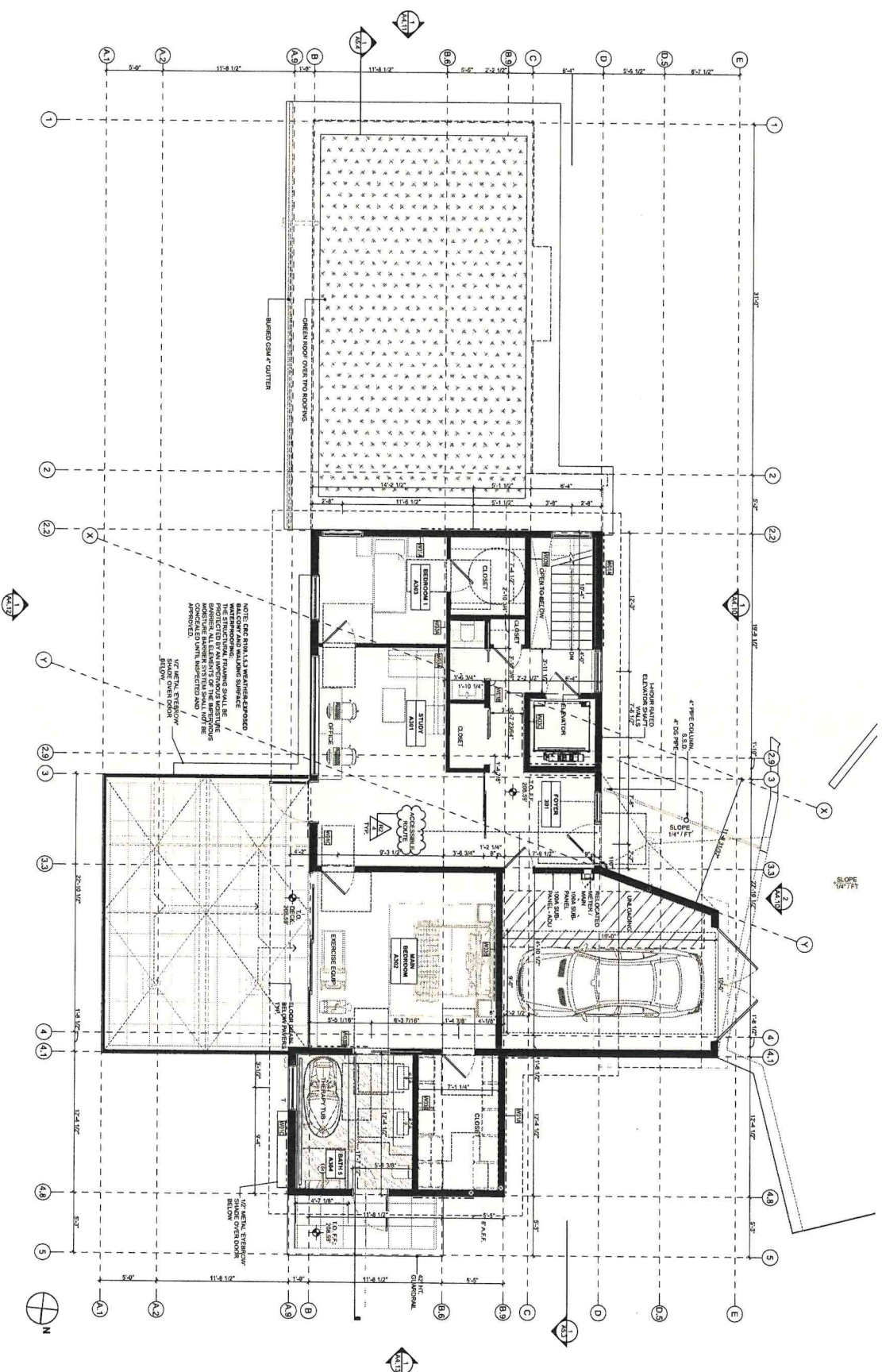
STORY 3

1

A2.7

**PROPOSED
3RD FLOOR**

A2.7



GENERAL PLAN NOTES

LEGEND - WALL TYPES

LEGEND - PLAN

STORY 3 (1)

PROPOSEN



ROOF

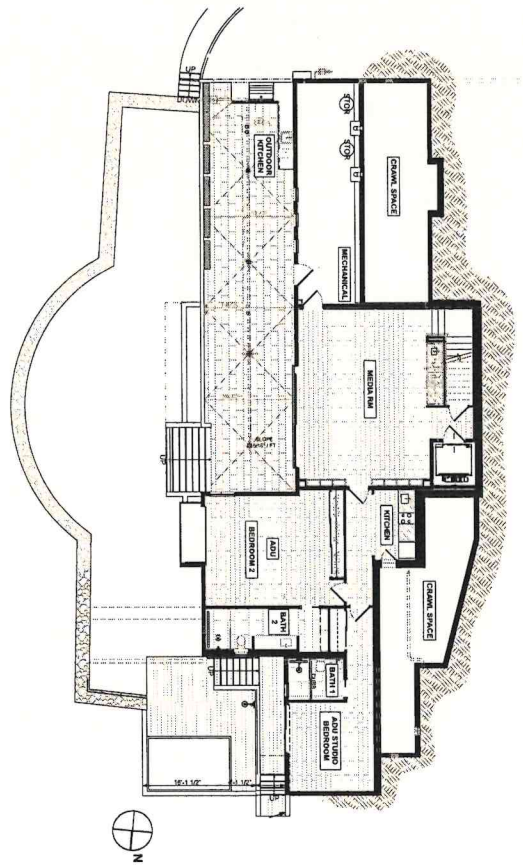
A2.8

REVISIONS	NO.	DATE	ISSUE
06/20/25	01	06/20/25	ISSUE FOR PERMIT
07/09/25	02	07/09/25	REVISION FOR PERMIT
08/24/25	03	08/24/25	REVISION FOR PERMIT

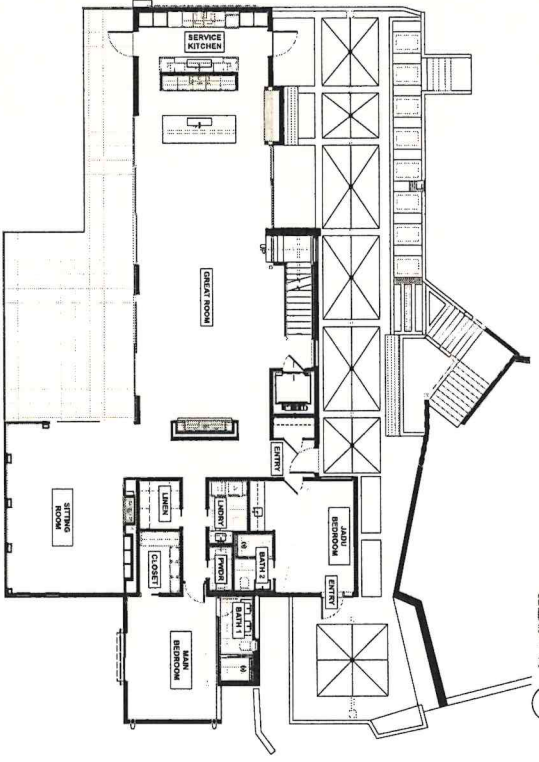
OWNER
 PAPPAS-KASSARAS &
 ASSOCIATES
 33 SAN CARLOS AVE.
 SAN RAFAEL, CA 94903
 (415) 456-1000

PROJECT NAME
 PAPPAS-KASSARAS
 RESIDENCE
 33 SAN CARLOS AVE.
 SAN RAFAEL, CA 94903
 (415) 456-1000

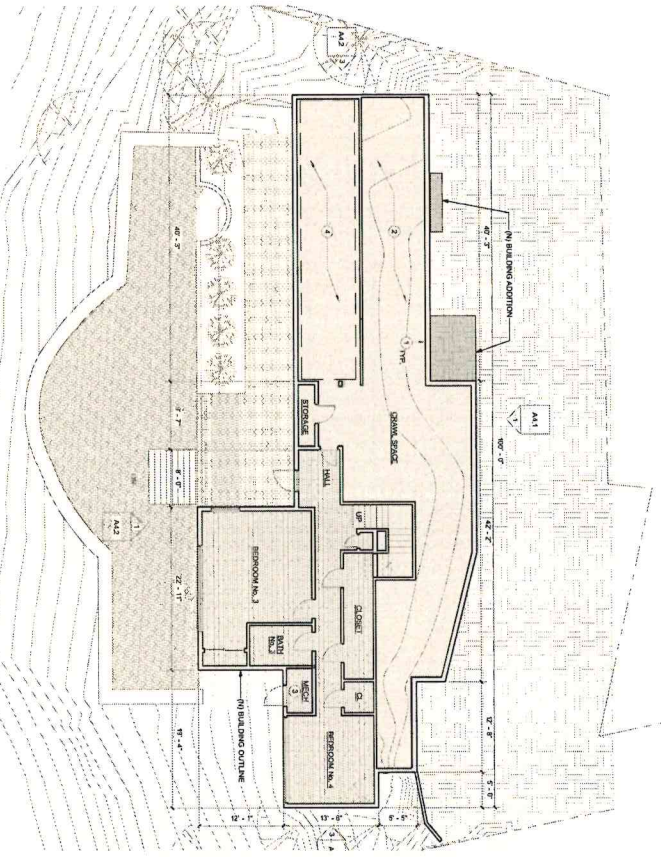
SCALE
 AS NOTED
 DRAWN BY
 CHECKED BY
 PROJECT NO.
 DATE OF PUBLICATION
 DRAWING NO. 53 OF 67



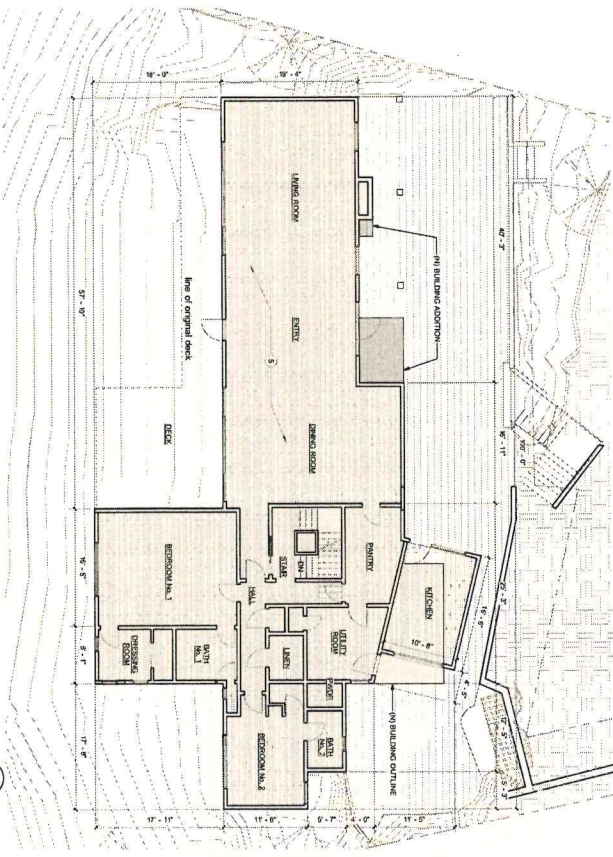
PROPOSED FLOOR PLAN LEVEL 1
 A2.9
 SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN LEVEL 2
 A2.9
 SCALE: 1/8" = 1'-0"

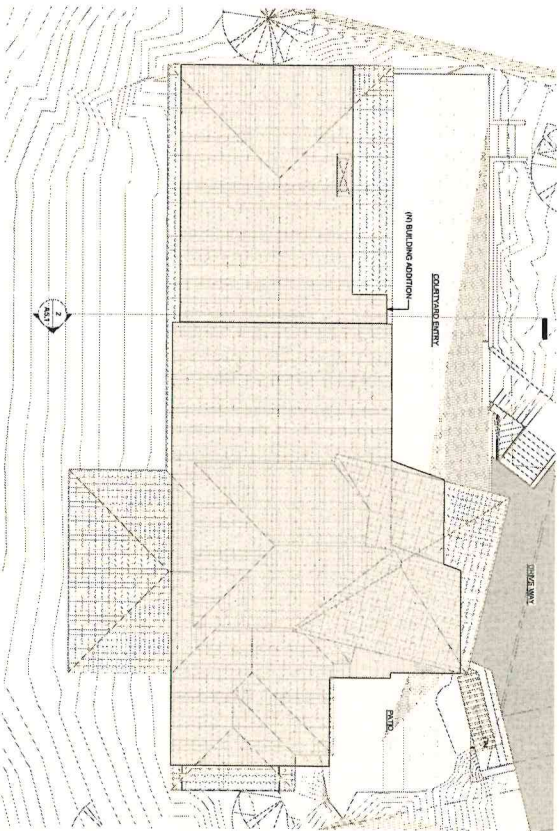


FORMER FLOOR PLAN LEVEL 1
 A2.9
 SCALE: 1/8" = 1'-0"

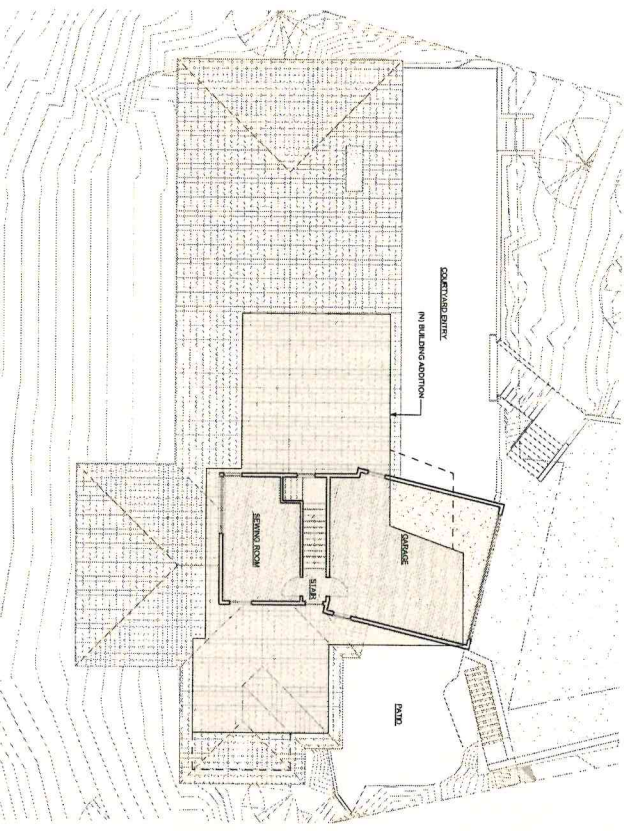


FORMER FLOOR PLAN LEVEL 2
 A2.9
 SCALE: 1/8" = 1'-0"

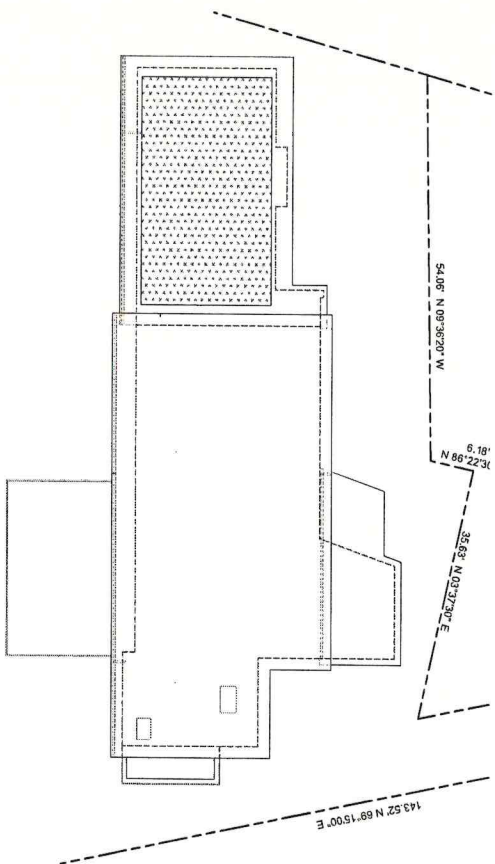
PLAN EXISTING
VS PROPOSED
A2.9



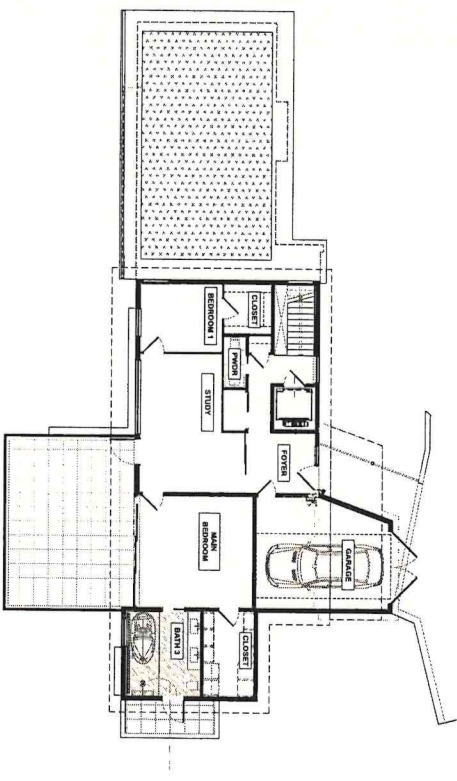
FORMER FLOOR PLAN ROOF
SCALE 1/8" = 1'-0"
A2.10



FORMER FLOOR PLAN LEVEL 3
SCALE 1/8" = 1'-0"
A2.10



PROPOSED FLOOR PLAN ROOF
SCALE 1/8" = 1'-0"
A2.10



PROPOSED FLOOR PLAN LEVEL 3
SCALE 1/8" = 1'-0"
A2.10



David A. Kassar
CALIFORNIA PROFESSIONAL ENGINEER
License No. 11653
Mechanical Engineering
City of San Francisco

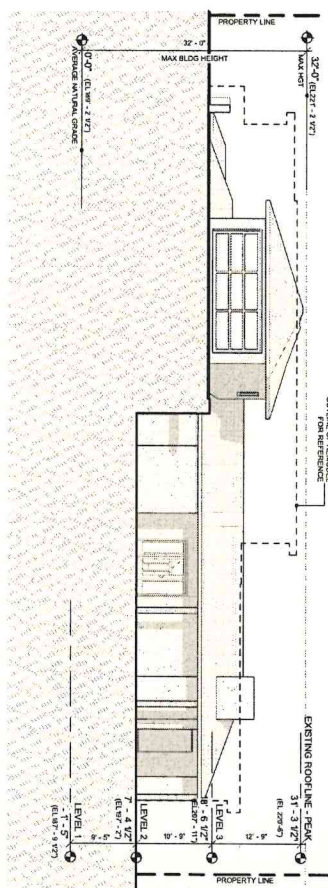
OWNER
KASSAR, KASSAR &
ASSOCIATES
922 MARIN COUNTY
CONTRACT KASSAR'S PHONE
(408) 335-7827

PROJECT NAME
PAPAS-KASSARAS
RESIDENCE
31 SAN CARLOS AVE
SAN RAFAEL, CA 94905

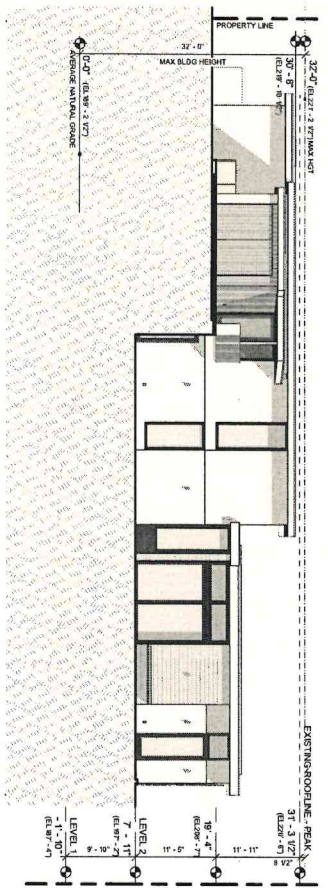
APN:
065-02-02-02
SCALE
AS NOTED
DRAWN BY
SP
CHECKED BY
DK
PROJECT NO.
PROJECT NO. 20317
DATE OF PUBLICATION
9/24/23
DRAWING NO.
14 OF 67

**PLAN EXISTING
VS PROPOSED**

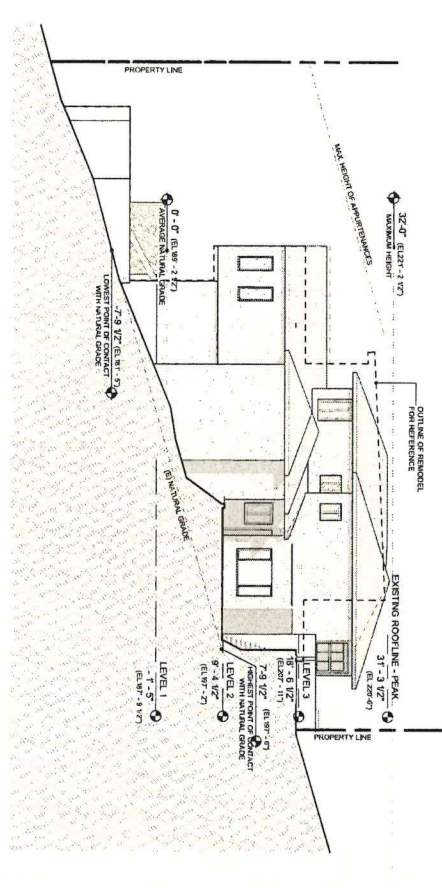
A2.10



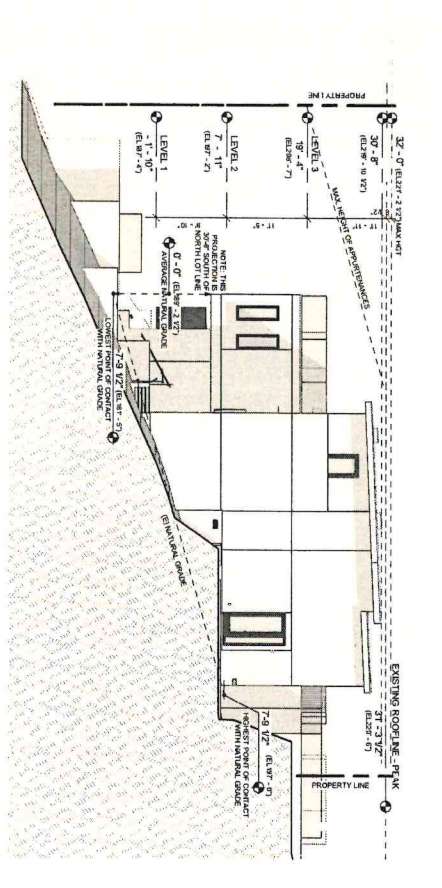
FORMER - WEST ELEVATION
SCALE: 1/8" = 1'-0"
1



PROPOSED - WEST ELEVATION
SCALE: 1/8" = 1'-0"
2



FORMER - NORTH ELEVATION
SCALE: 1/8" = 1'-0"
3



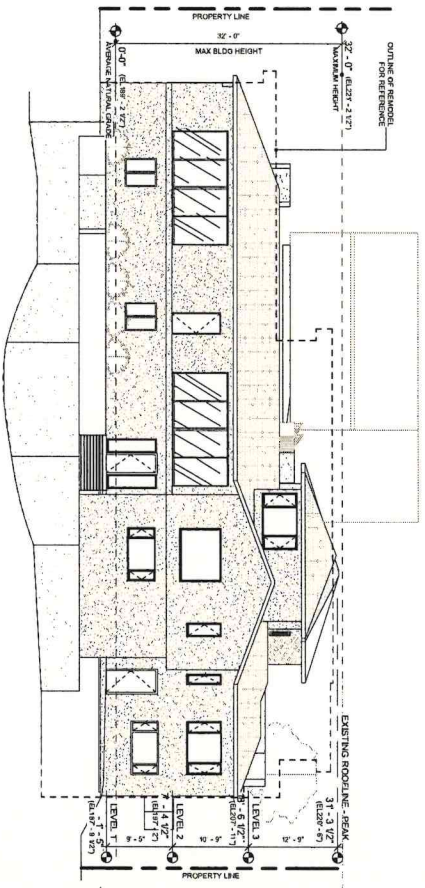
PROPOSED - NORTH ELEVATION
SCALE: 1/8" = 1'-0"
4

OWNER
KORIN KASSARAS
355 WILSON COURT
SAN FRANCISCO, CA 94117
(415) 338-1234

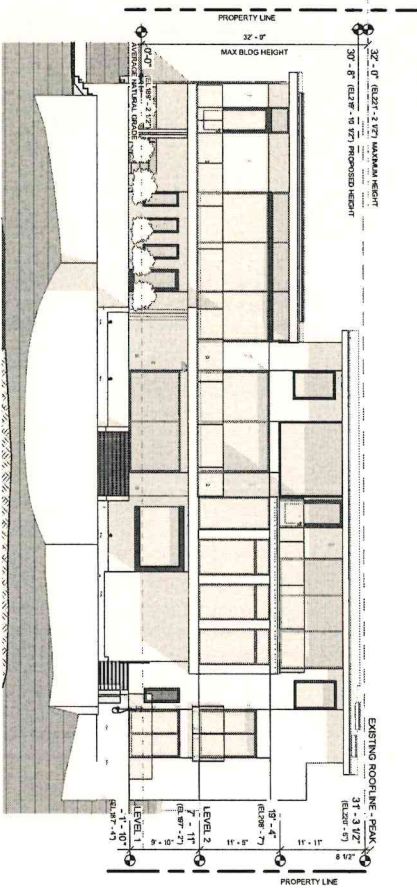
PROJECT NAME
PAPAS-KASSARAS
RESIDENCE
31 SAN CARLOS AVE
SALINAS, CA 94605

DATE
06/20/24
SCALE
AS NOTED
DRAWN BY
SP
CHECKED BY
12/15/2023

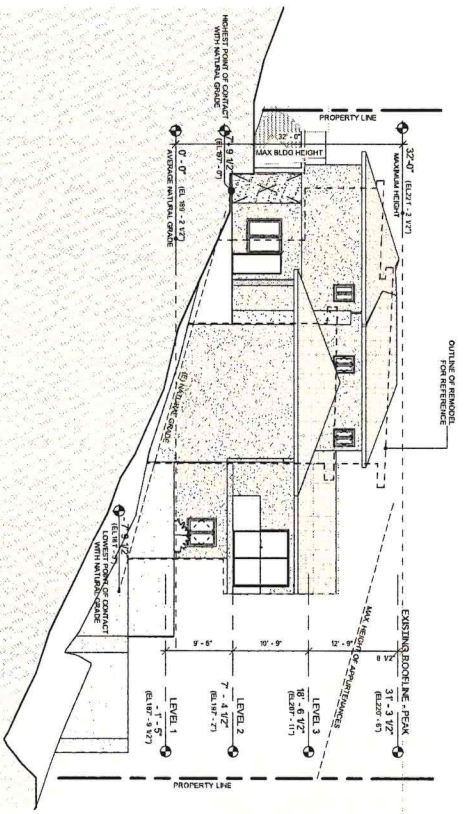
PROJECT NO.
2023017
DATE OF PUBLICATION
06/20/24
DRAWING NO.
05 OF 07
EXTERIOR
ELEVATIONS -
FORMER VS
PROPOSED



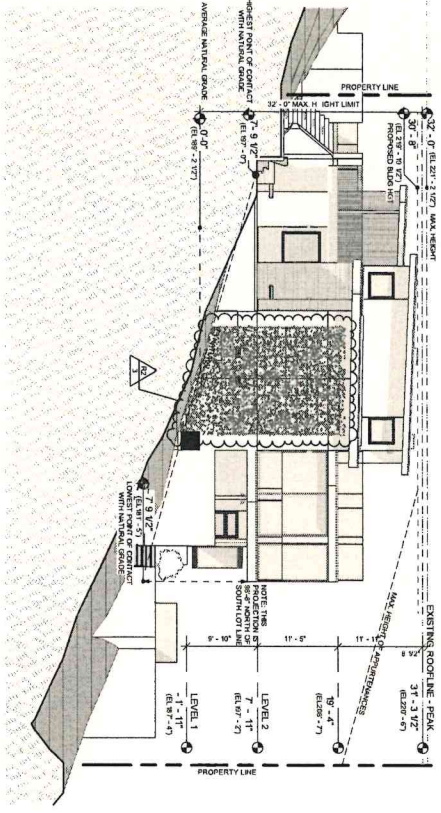
FORMER - EAST ELEVATION
SCALE: 1/8" = 1'-0"
1



PROPOSED - EAST ELEVATION
SCALE: 1/8" = 1'-0"
2



FORMER - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
3



PROPOSED - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
4



OWNER
KOTIK KASSABAS &
KATHERINE PAPPAS-KASSABAS
3333 SAN CARLOS AVE
SAN ANTONIO, CA 78205
(210) 355-1020

PROJECT NAME
PAPPAS-KASSABAS
RESIDENCE

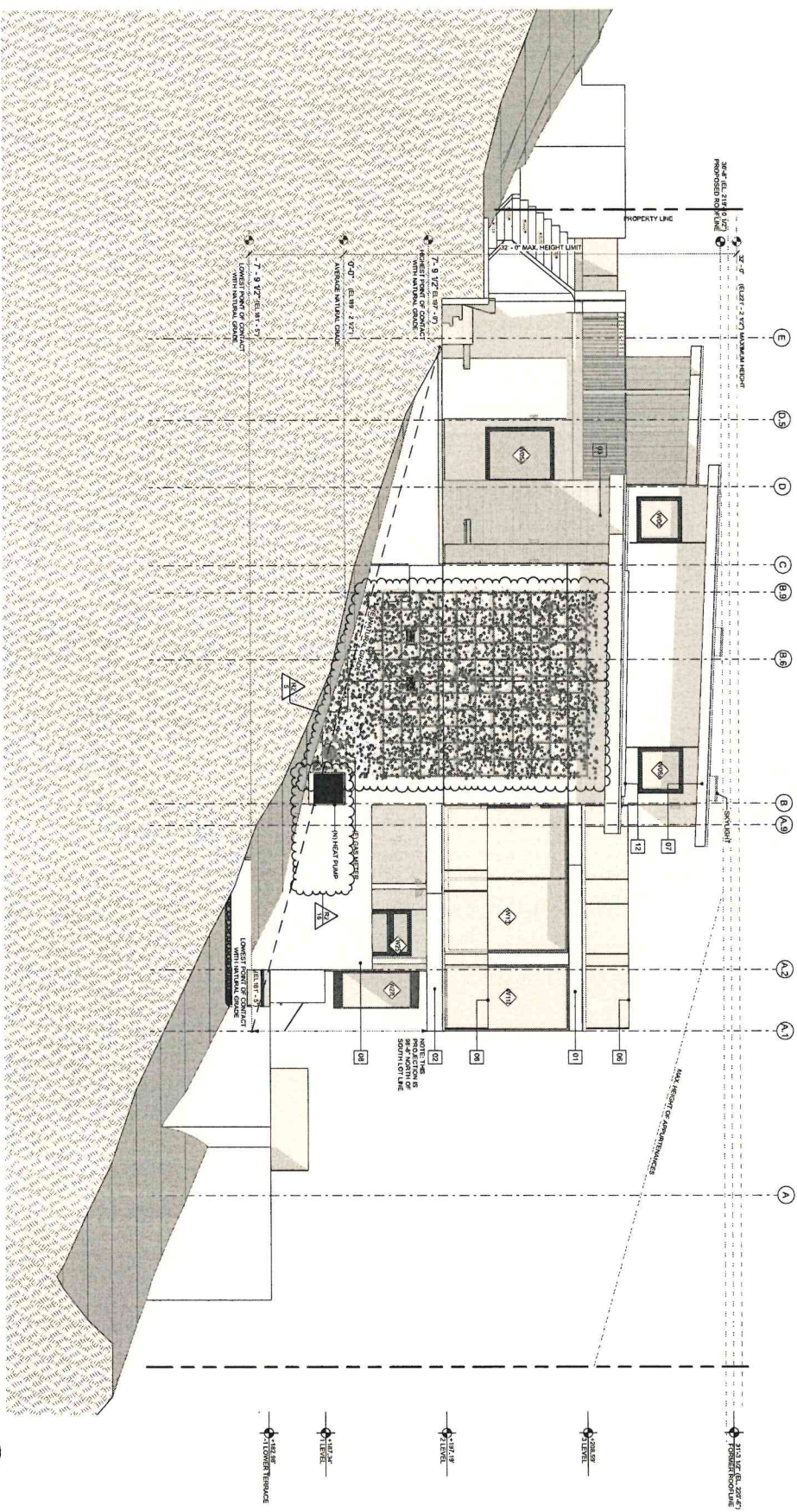
DATE
06/05/2022

SCALE
AS NOTED

DRAWN BY
CHECKED BY
PROJECT NO.
DATE OF PUBLICATION
DRAWING NO. 56 OF 57

EXTERIOR
ELEVATIONS -
FORMER VS
PROPOSED

A4.2



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

1
A6.11

A4.11

**SOUTH
ELEVATION
PROPOSED**

065-202-52
SCALE
AS NOTED
DRAWN BY
SP
CHECKED BY
RG
PROJECT NO.
PROJECT NO. 202107
DATE OF PUBLICATION
9/24/25
DRAWING NO. 58 OF 61

PROJECT NAME
PAPPAS-KASSARAS
RESIDENCE

SUNNYVALE, CA 94087
CONTACT KATHERINES PHONE
(408) 338-7827

OWNER
KOSTAS KASSARAS &
KATHERINE PAPPAS-KASSARAS

ISSUE 08/24/25 DESIGN REVIEW REPORT R2

06/02/25	DESIGN REVIEW MEETING
07/09/25	DESIGN REVIEW MEETING

REVISIONS NO. DATE	ISSUE
-----------------------	-------

--	--	--	--

--	--	--

AC-16 The air conditioner is well mounted, drawings coordinated.

REVISION CHANGE _____

--	--



415.649.6272
mailto:info@trifluoro.com

428 SOUTH VAN NESS AVENUE
CHICAGO, ILL. 60607

428 SOUTH WARENS AVENUE
SAN FRANCISCO, CA 94110
415.644.5520
maggie@pacificbusiness.com

A4.12

EAST
ELEVATION
PROPOSED

CHECKED BY
RG
PROJECT NO.
PROJECT NO. 202107
DATE OF PUBLICATION
9/24/25
DRAWING NO. 59 OF 67

PROJECT NAME
PAPPAS-KASSARAS
RESIDENCE
33 SAN CARLOS AVE
SAUSALITO, CA 94965
APN
065-202-52

KOSTAS KASSARAS
KATHERINE PAPPAS-KASSARAS
992 WARWICK COURT
SUNNYVALE, CA 94087
CONTACT KATHERINES PHONE
(408) 338-7827

08/24/25 DESIGN REVIEW PERMIT NO.

Abstract

08/24/25 DESIGN REVIEW PERMIT #2

06/02/25 DISPATCH REVIEW RESULT

REVISIONS	NO.	DATE	ISSUE
-----------	-----	------	-------

1

1

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

100%

10

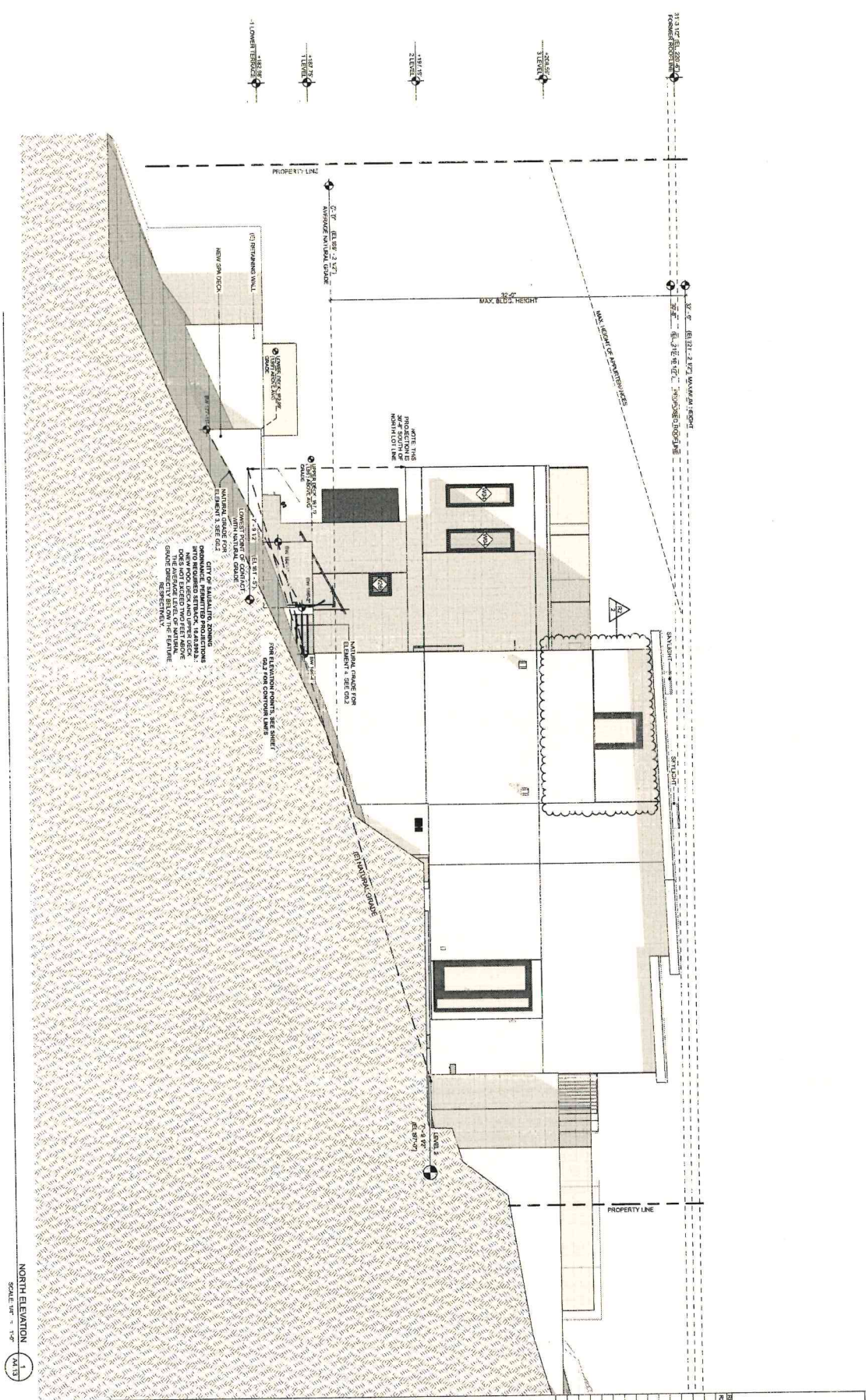


CHAP. CHAIR

415.648.6252
www.brockton.ma.us

[Faint handwritten notes or bleed-through from the reverse side]

- LEGEND - MATERIALS**
- 01 3" COAT GREEN PLASTER (FACED)
 - 02 3" COAT GREEN PLASTER (BACK)
 - 03 BRICK (COMMON)
 - 04 ALUMINUM WINDOWS (DOORS) -
 - 05 GLASS GUARDRAIL - (TEMPERED)
 - 06 PAINTED METAL BEAM
 - 07 FENCE WALL (SCREEN) / FENCE
 - 08 METAL MOUNTED DOWN ONLY
 - 09 WOODEN MOUNTED DOWN ONLY
 - 10 CLADDING - LOW VOLUME
 - 11 GREEN ROOF
 - 12 GREEN ROOF



REVISIONS

NO.	DATE	ISSUE
01	06/20/25	ISSUE FOR PERMIT
02	07/02/25	REVISIONS FOR PERMIT
03	08/01/25	REVISIONS FOR PERMIT

OWNER

KOSTAS KASABARAS & KOSTAS KASABARAS
 992 WILLOW COURT
 SAN ANTONIO, TEXAS 78205
 (409) 332-1527

PROJECT NAME

PAPPAS-KASABARAS
 RESIDENCE

PROJECT ADDRESS

31 SAN CARLOS AVE
 SAN ANTONIO, TEXAS 78205

SCALE

AS NOTED

DRAWN BY

SP

CHECKED BY

SP

PROJECT NO.

PROJECT NO. 202017

DATE OF PUBLICATION

9/24/25

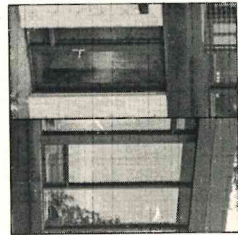
DRAWING NO.

NO. 08 OF 07

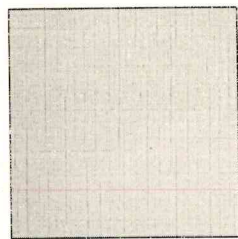
NORTH ELEVATION

PROPOSED

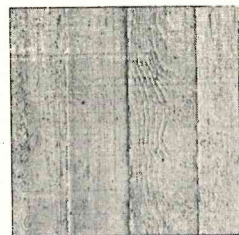
A4.13



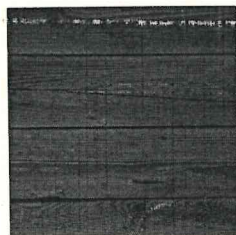
W1 - D1 ANODIZED ALUMINUM
DOORS/WINDOWS
COLOR: BRONZE



S1 - 3-COAT CEMENT PLASTER
SMOOTH FINISH
COLOR: WHITE

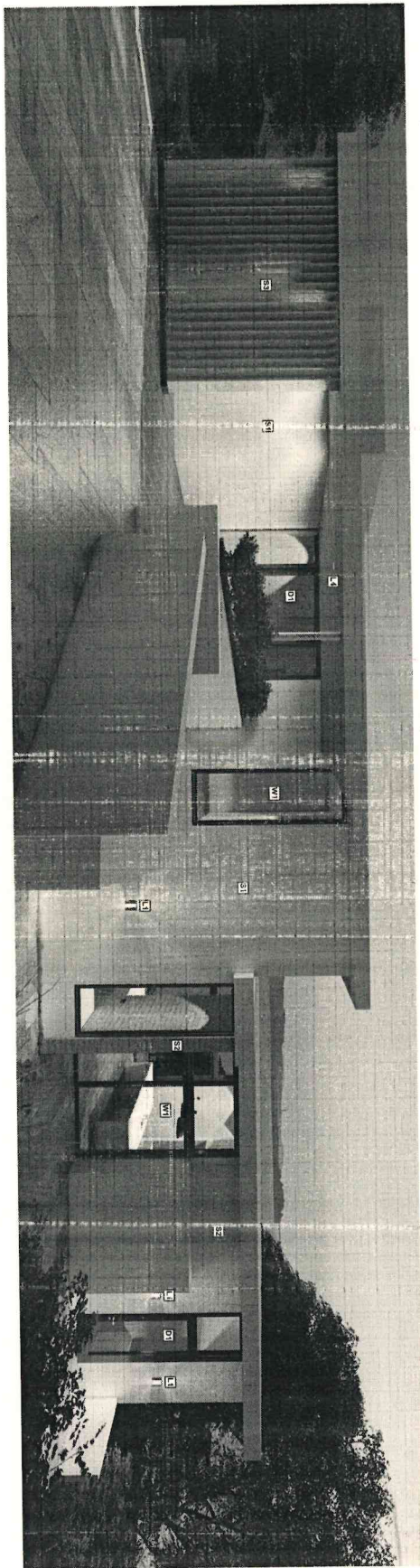


S2 - BOARD FORM CONCRETE



S3 - JPE BOARDS

EXTERIOR LIGHT FIXTURE
L1 WALL MOUNTED DOWN ONLY
L2 LANDSCAPE - LOW VOLTAGE
L3 RECESSED WALL PARTIAL FIXTURE - LOW VOLTAGE
L4 RECESSED DOWNLIGHT, SPOTLIGHT



OWNER
KOSTAS KASARBAS & KOSTAS KASARBAS
300 WILSON COURT
ANN ARBOR MI 48106
(734) 335-1227

PROJECT NAME
PAPAS KASARBAS
RESIDENCE

ARCHITECT
KOSTAS KASARBAS
300 WILSON COURT
ANN ARBOR MI 48106
(734) 335-1227

SCALE
AS NOTED

DRAWN BY
SP

CHECKED BY
RDK

PROJECT NO.
202107

DATE OF PUBLICATION
02/2025

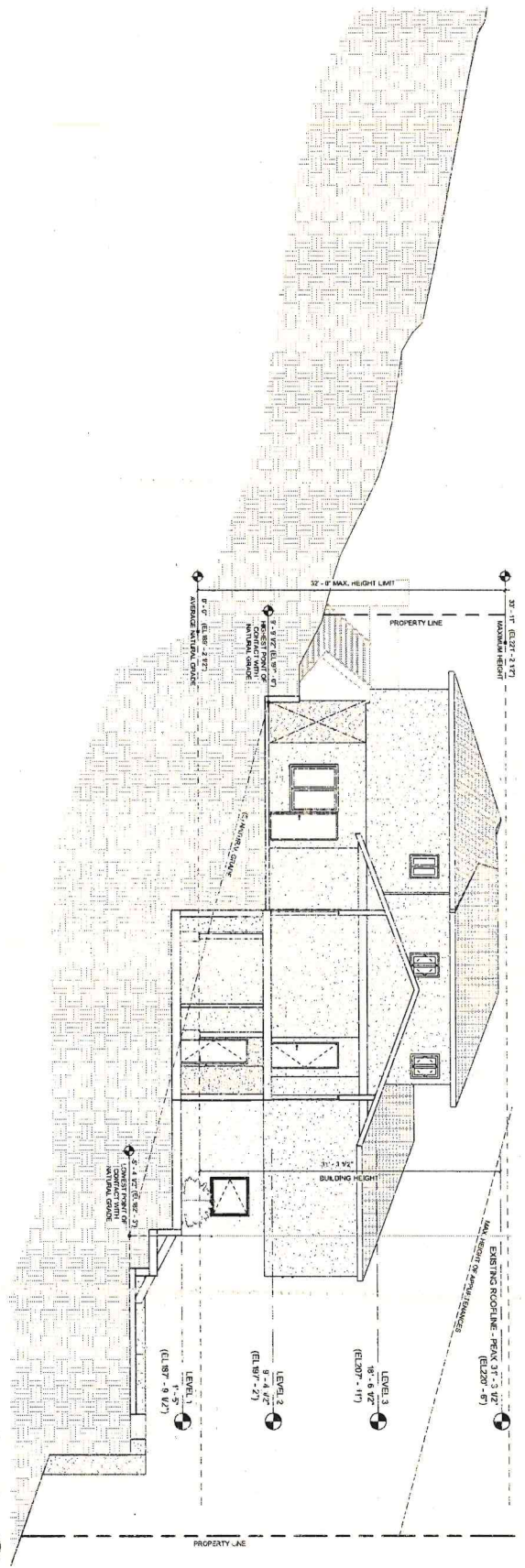
DRAWING NO. 61 OF 67

MATERIALS

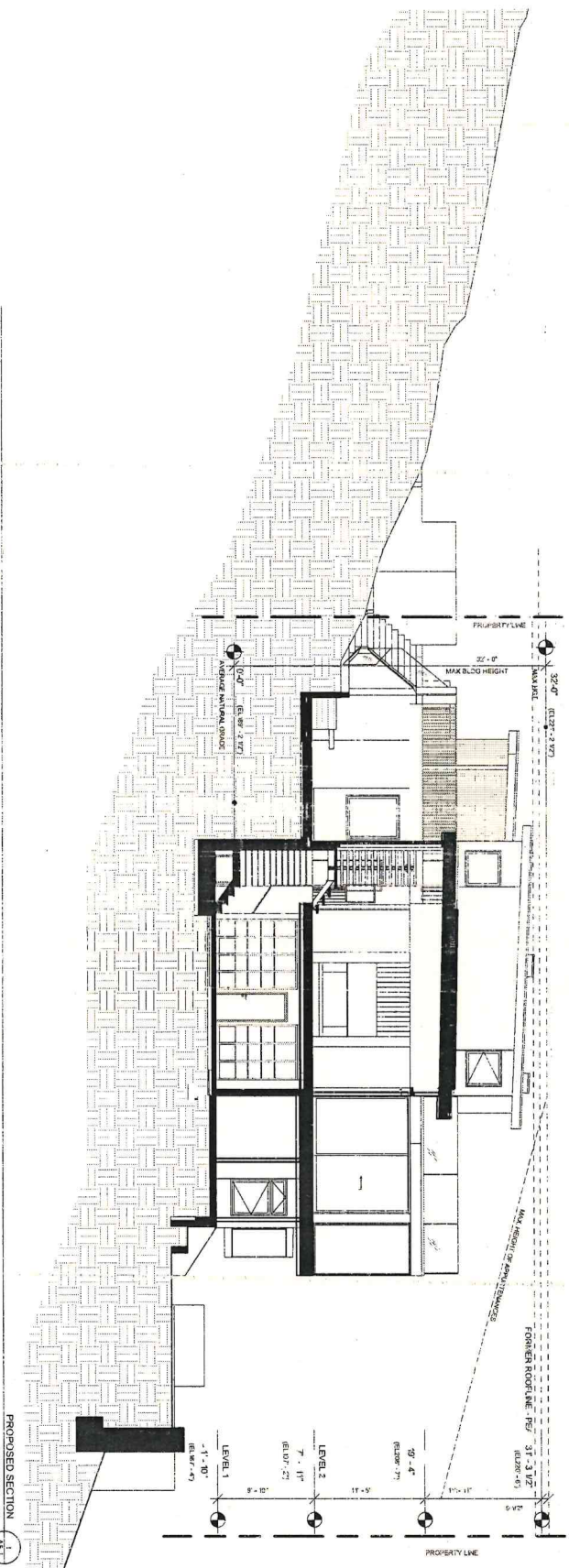
A4.14



035 SOUTH VANESSA AVENUE
SAN JOSE, CALIFORNIA 95128
TEL: (408) 261-1111
WWW.PAPAS-KASSABAS.COM



FORMER SECTION
SCALE: 3/8" = 1'-0"
A5.1



PROPOSED SECTION
SCALE: 3/8" = 1'-0"
A5.1

A5.1

SITE SECTIONS -
FORMER +
PROPOSED

DRAWING NO. 12 OF 17

PROJECT NO. 202107

DATE OF PUBLICATION

08/20/2019

CHECKED BY

SP

DESIGNED BY

SCALE

1/8" = 1'-0"

33 SAN CAYO AVENUE

SAN JOSE, CA 95128

PROJECT NAME

PAPAS-KASSABAS

RESIDENCE

OWNER

ROSEMARY KASSABAS &

WALTER PAPAS-KASSABAS

33 SAN CAYO AVENUE

SAN JOSE, CA 95128

CONTACT INFORMATION

TEL: (408) 261-1111

FAX: (408) 261-1112

WWW.PAPAS-KASSABAS.COM

DATE

08/20/2019

REVISION

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019

08/20/2019



REVISIONS	
NO. DATE	ISSUE
06/02/25	DESIGN REVIEW REPORT
07/09/25	DESIGN REVIEW REPORT A
08/24/25	DESIGN REVIEW REPORT B

ISSUE	08/24/25	DECISION REVIEW PERIOD: 92
-------	----------	----------------------------

OWNER
KOSTAS KASSARAS &
KATHERINE PAPPAS-KASSARAS
992 WARWICK COURT
SUNNYVALE, CA 94087
CONTACT KATHERINE'S PHONE
(408) 338-7827

PROJECT NAME
PAPPAS-KASSARAS
RESIDENCE

33 SAN CARLOS AVE
SAUSALITO, CA 94965

APN:
065-202-52

SCALE

DRAWN BY
SP

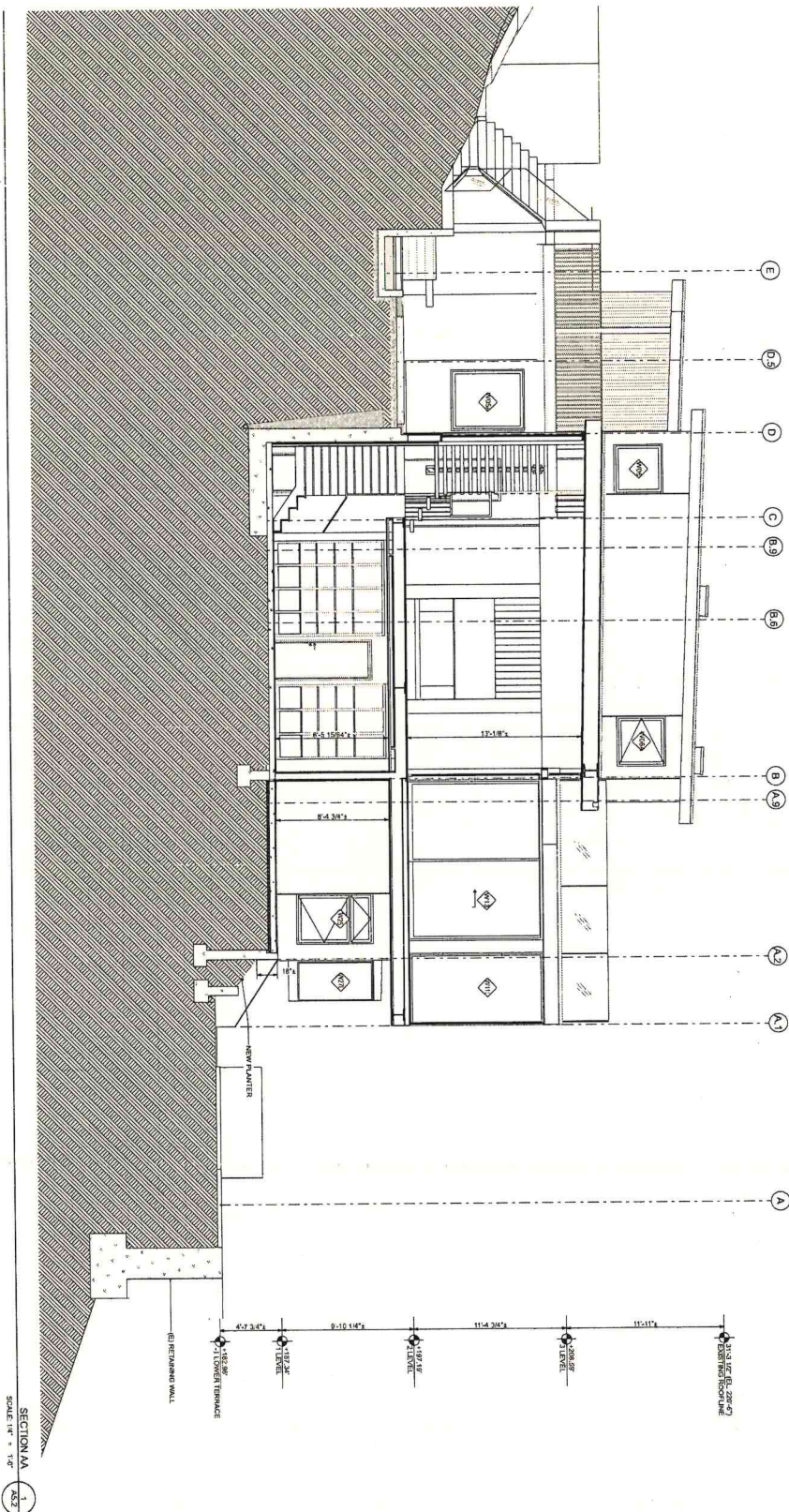
RG

PROJECT
DATE OF P

DRAWING NO. 63 OF 67

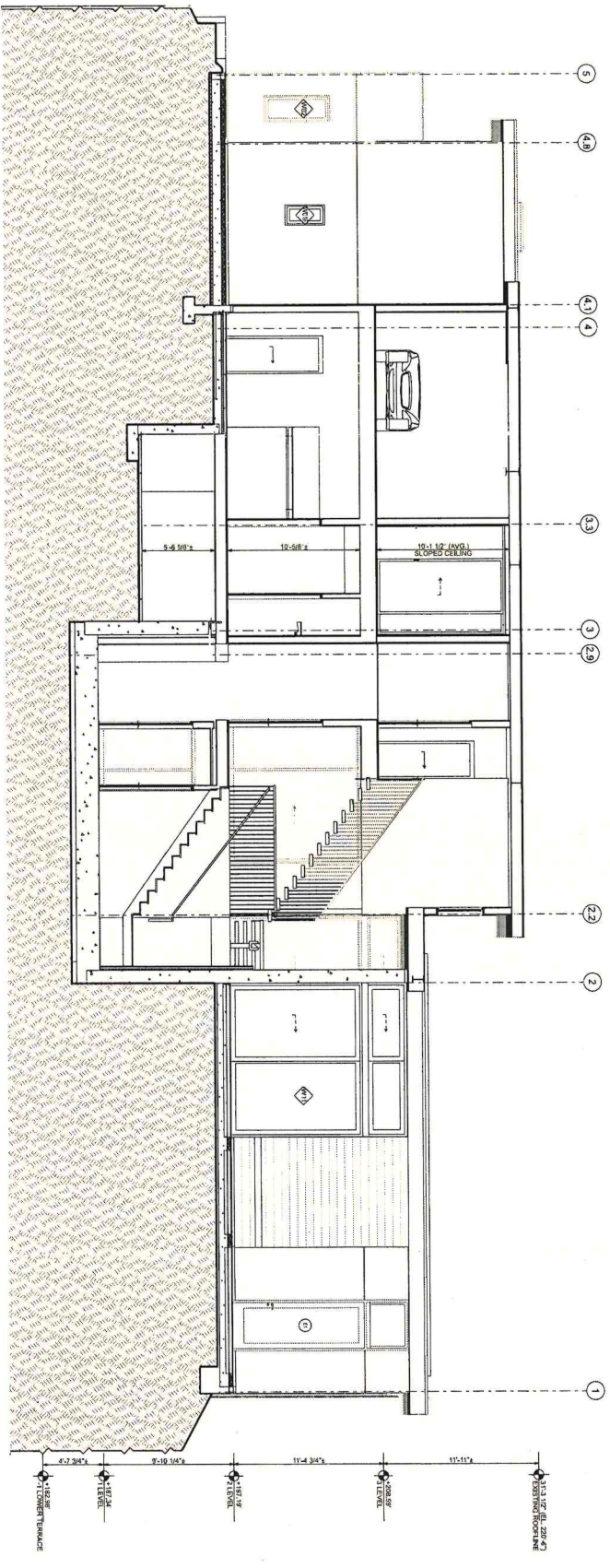
SECTIONS

A5.2





JOHN W. KASSARAS
Professional Engineer
State of New York
License No. 12172
Mechanical



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

PROJECT NAME
PAPPAS-KASSARAS
RESIDENCE
33 SAN CARMON AVE
BALDWIN, NY 11510
DATE: 06-20-23
SCALE
AS NOTED
DRAWN BY
SP
CHECKED BY
RG
PROJECT NO.
PROJECT NO. 20217
DATE OF PUBLICATION
06/20/23
DRAWING NO. 04 OF 07

SECTIONS

A5.3



KATHERINE PAPPAS-KASSARAS
3447 SAN CARLOS AVE
SAN FRANCISCO, CA 94118
m.pappas@earthlink.net

REVISIONS
NO. DATE ISSUE
06/22/25 DESIGN REVIEW PREPARED
07/09/25 DESIGN REVIEW PREPARED
08/24/25 DESIGN REVIEW PREPARED

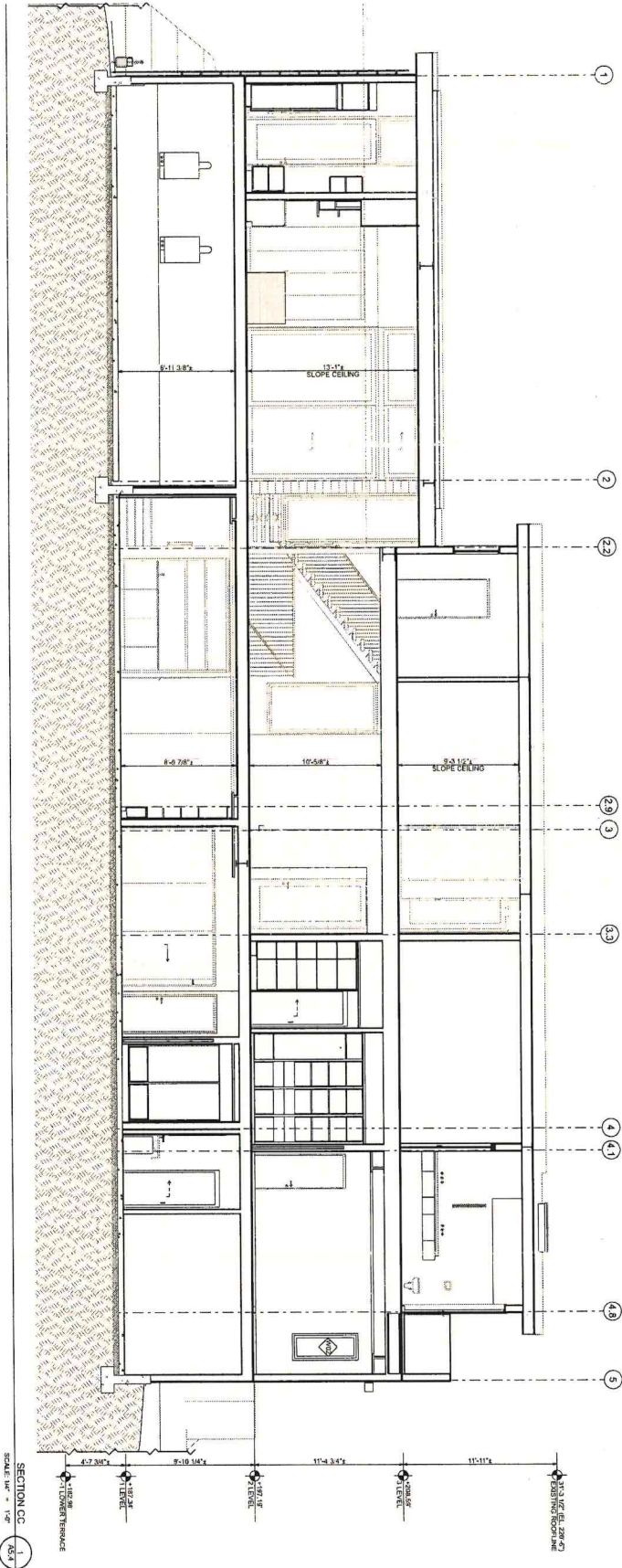
OWNER
KASSARAS &
KATHERINE PAPPAS-KASSARAS
822 MARINE COURT
SAN FRANCISCO, CA 94118
(415) 381-8627

PROJECT NAME
PAPPAS-KASSARAS
RESIDENCE
33 SAN CARLOS AVE
SAN FRANCISCO, CA 94118

SCALE
AS NOTED
DRAWN BY
CHECKED BY
PROJECT NO.
DATE OF PUBLICATION
DRAWING NO. 65 OF 67

SECTIONS

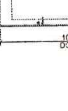
A5.4



Door No.	Width	Height
----------	-------	--------

DOOR SCHEDULE									
Door No.	Width	Height	Quantity	Type	Operation Type	Leaf Thickness	Panel Material	Frame Material	INTERIOR / EXTERIOR
A	5'0"	6'2"	1	AZ	WOOD PIVOT DOOR W/ SWIRE-OUT	1 3/4"	PAINT GLASS	ALUMINUM	INTERIOR / EXTERIOR
B	3'0"	8'0"	1	F	SWING / PUSH	1 3/4"	METAL / GLASS	ALUMINUM	EXTERIOR
C	4'0"	8'0"	1	C	SWING / PULL	1 3/4"	ALUMINUM / GLASS	ALUMINUM	EXTERIOR
D	4'0"	9'0"	1	A	SWING	1 3/4"	ALUMINUM / GLASS	ALUMINUM	EXTERIOR
E1	3'6"	10'0"	1	D	SWING W/ TRANSLATION	1 3/4"	ALUMINUM / GLASS	ALUMINUM	EXTERIOR
E2	3'6"	10'0"	1	D	SWING W/ TRANSLATION	1 3/4"	SOLID CORE / GLASS	METAL	EXTERIOR
G	3'0"	7'0"	3	F	SWING	1 3/4"	PAINT GLASS / PANT GLASS	WIPER JOINT	INTERIOR
H	2'0"	7'0"	1	F	SWING	1 3/4"	PAINT GLASS / PANT GLASS	WIPER JOINT	INTERIOR
J	2'0"	7'0"	1	F	SWING	1 3/4"	PAINT GLASS / PANT GLASS	WIPER JOINT	INTERIOR
J	2'0"	7'0"	1	F	SWING	1 3/4"	PAINT GLASS / PANT GLASS	WIPER JOINT	INTERIOR
K	2'0"	7'0"	1	F	SWING	1 3/4"	PAINT GLASS / PANT GLASS	WIPER JOINT	INTERIOR
L	7'0"	9'0"	1	G	POCKET / SLIDE	1 3/4"	ALUMINUM / GLASS	ALUMINUM	INTERIOR
L	7'0"	9'0"	1	G	POCKET / SLIDE	1 3/4"	ALUMINUM / GLASS	ALUMINUM	INTERIOR
M	2'0"	7'0"	10	H	POCKET / SLIDE	1 3/4"	ALUMINUM / GLASS	WIPER JOINT	INTERIOR
N	2'0"	7'0"	1	F	POCKET / SLIDE	1 3/4"	ALUMINUM / GLASS	WIPER JOINT	INTERIOR
P	2'0"	7'0"	1	F	POCKET / SLIDE	1 3/4"	ALUMINUM / GLASS	WIPER JOINT	INTERIOR
R	2'0"	2'0"	1	M	ACCESS PANEL	1 3/4"	ALUMINUM / GLASS	ALUMINUM	EXTERIOR
S	3'0"	7'1"	1	A	SWING / PULL / PANE LIGHT	1 3/4"	ALUMINUM / GLASS	ALUMINUM	EXTERIOR
T2	3'0"	8'0"	1	D	SWING / PULL / PANE LIGHT	1 3/4"	ALUMINUM / GLASS	ALUMINUM	EXTERIOR
T3	3'0"	8'0"	1	D	SWING / PULL / PANE LIGHT	1 3/4"	ALUMINUM / GLASS	ALUMINUM	EXTERIOR
V	1'0"	7'0"	1	F	ACCESS PANEL	1 3/4"	ALUMINUM / GLASS	ALUMINUM	EXTERIOR
V	5'0"	2'0"	1	M	ACCESS PANEL	1 3/4"	ALUMINUM / GLASS	ALUMINUM	EXTERIOR

TYPE ID:

DOOR TYPES							
TYPE ID	A	A	B	C	D	E	F
QUANTITY	1	1	1	1	1	1	1
OPERATION TYPE	SWING	SLIDING - FULL PANEL LIMIT	WOOD PIVOT DOOR W/ SIDE LIGHT	SWING - PAIR	SWING - FULL PANEL LIGHT	SLIDING W/ TRANSCOM	CLINET BYPASS
						 TRANSCOM BEAM LOCATED BETWEEN DOOR AND SLIDING DOOR PROVIDES STABILIZATION FOR THE SLIDING DOOR TO PREVENT SWAYING OF THE DOOR.	 

A. GENERAL COM

- [illegible]

A. GLAZING TO BE LOW-

- c. PICTURE PANELS HAVE A UFACTOR OF 0.4 AND A SHGC OF 0.1

TYPE D.	G	H	M	N
QUANTITY	2	10	1	1
OPERATION	POCKET - SINGLE GLAZED PANEL.	POCKET - FLUSH	ACCESS PANEL	SWING - FLAT
TYPE				

VIEW FROM
OPENING SIDE

SKYLIGHT SC-MODULE - TYPE		
ID		\$601
QTY	1	
UNIT SIZE	3'-0" x 2'-0"	3'-3 1/4" x 2'-7 1/4"
OPERATION TYPE	FIXED	FIXE

ID	
----	--

VIEW FROM EXTERIOR

TYPE ID:	QTY	OPERATION	DOUBLE SPIN
	1		

VIEW FROM
OFF CHAIN SIDE

1



NO.	DATE	ISSUE
06/02/25	DESK REVIEW REPORT	
07/09/25	DESK REVIEW REPORT AT	
08/24/25	DESK REVIEW REPORT AT	

06/24/25 DESIGN REVIEW PERMIT R2

KOSTAS KASSARAS &
KATHERINE PAPPAS-KASSARA
992 WARWICK COURT
SUNNYVALE, CA 94087
CONTACT KATHERINE'S PHONE
(408) 338-7827

PROJECT NAME
PAPPAS-KASSARAS
RESIDENCE

APN: 065202-52

CHECKED

PROJECT NO.
PROJECT NO. 202107
DATE OF PUBLICATION
9/24/25
DRAWING NO. 67 OF 67

DOOR
SCHEDULE /
TYPES

A6.2