

ZONING INFORMATION

303 BRIDGEWAY SAUSALITO, CA 94965
 APN: O65-241-32

Residential Site Data Table

The following table must be placed on the cover sheet of the plan set for all residential projects. If something is inapplicable to your project, please indicate "Not Applicable" or "N/A".

ZONING	Existing	Proposed	Zoning Max	Staff Notes
R-3				
PARCEL SIZE (Gross and Net Areas) See 10.88.040 Parcel Size Net	3418.5 FT2			
AVERAGE SLOPE	6%			
NUMBER OF UNITS	1			
FLOOR AREA				
SMC 10.40.040 & 10.44.330				
Primary Residence	1814.37 FT2	1864.87 FT2	2121.33 FT2	
Garage	500 FT2	500 FT2		
Accessory Structures	N/A	N/A		
ADU	N/A	N/A		
Sub-Total	N/A	N/A		
Exemptions	500 FT2	500 FT2		
Adjusted Floor Area (Less Exemptions)	1814.37 FT2	1864.87 FT2		
FAR (Floor Area Ratio)	53.28%	54.68%	62.28%	
LOT COVERAGE				
SMC 10.40.050				
Square Feet	1762 FT2	1605 FT2	1635.25 FT2	
Percentage of Lot Coverage	51.66%	47.06%	47.95%	
IMPERVIOUS SURFACES				
SMC 10.40.050 C.				
Square Feet	2370	2434.41	2523.77%	
Percent of Impervious Surfaces	69.49%	71.38%	74.00%	
SETBACKS - Primary Structure				
SMC 10.40.070 - 090				
Front Yard Setback	1'	1'	0'	
Side Yard Setback	0'	5' addition	0'	VARIANCE REQUESTED
Rear Yard Setback	0'	9' - 2.375" addition	0'	
HEIGHT - Primary Structure				
SMC 10.40.060				
Building Height	26'8"	23'-9"	32'	
SETBACKS - Accessory Structure				
SMC 10.44.020				
Side Yard Setback	N/A	N/A		
Rear Yard Setback	N/A	N/A		
HEIGHT Accessory Structure				
SMC 10.44.020 C. 4.	N/A	N/A		
PARKING				
SMC 10.40.110 - 120				
On-Site Spaces	N/A	N/A		
GRADING QUANTITIES				
Cut				
Fill		~49 yards		

SCOPE OF WORK

REMODEL OF EXISTING RESIDENCE, REMOVAL OF 35.03 FT² OF THE EXISTING RESIDENCE AND ADDITION OF 103.58 FT² TO THE REAR OF THE RESIDENCE. THE REMODEL WILL CONSIST OF NEW FOUNDATION WORK, REMOVAL AND REPLACEMENT OF EXTERIOR SIDING MATERIAL, WINDOWS AND DOORS & ROOFING.

APPLICABLE CODES

2022 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, & PLUMBING CODES INCORPORATING THE 2021 INTERNATIONAL BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE
 ALL LOCAL BUILDING CODES & ORDINANCES
 2022 CALIFORNIA ENERGY CODE

INDEX

- A0.0 PROJECT INDEX
- A1.0 SURVEY
- A1.1 SITE PLAN
- A1.2 EXISTING / PROPOSED LOWER FLOOR PLAN
- A1.3 EXISTING / PROPOSED UPPER FLOOR PLAN
- A1.4 PROPOSED FLOOR PLANS WITH OVERLAYS
- A1.5 EXISTING ROOF PLAN
- A1.6 PROPOSED ROOF PLAN
- A2.1 EXISTING / PROPOSED EAST EXTERIOR ELEVATIONS
- A2.2 EXISTING / PROPOSED NORTH EXTERIOR ELEVATIONS
- A2.3 EXISTING / PROPOSED WEST EXTERIOR ELEVATIONS
- A2.4 EXISTING / PROPOSED SOUTH EXTERIOR ELEVATIONS
- A2.5 CROSS SECTIONS
- A2.6 CROSS SECTIONS
- ID1.1 FURNITURE FLOW FLOOR PLAN
- ID1.2 ENTRY HALL ELEVATIONS
- ID1.3 LIVING ROOM / FIREPLACE ELEVATIONS
- ID1.4 KITCHEN ELEVATIONS
- ID1.5 GUEST BEDROOM ELEVATIONS
- ID1.6 GUEST BATHROOM ELEVATIONS
- ID1.7 PRIMARY BEDROOM / CLOSET ELEVATIONS
- ID1.8 PRIMARY BATHROOM ELEVATIONS
- ID1.9 MUDROOM / LAUNDRY ROOM ELEVATIONS
- E1.1 1ST FLOOR ELECTRICAL PLAN
- E1.2 2ND FLOOR ELECTRICAL PLAN
- D1.1 ARCHITECTURAL DETAILS
- D1.2 ARCHITECTURAL DETAILS

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PROJECT

WOOD RESIDENCE
 303 BRIDGEWAY
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APN: O65-241-32

DRAWING REVISIONS

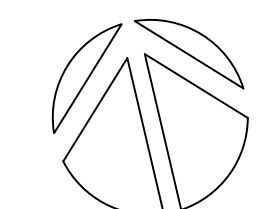
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9/23/24	PLANNING COMMENTS	1

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PROJECT INDEX

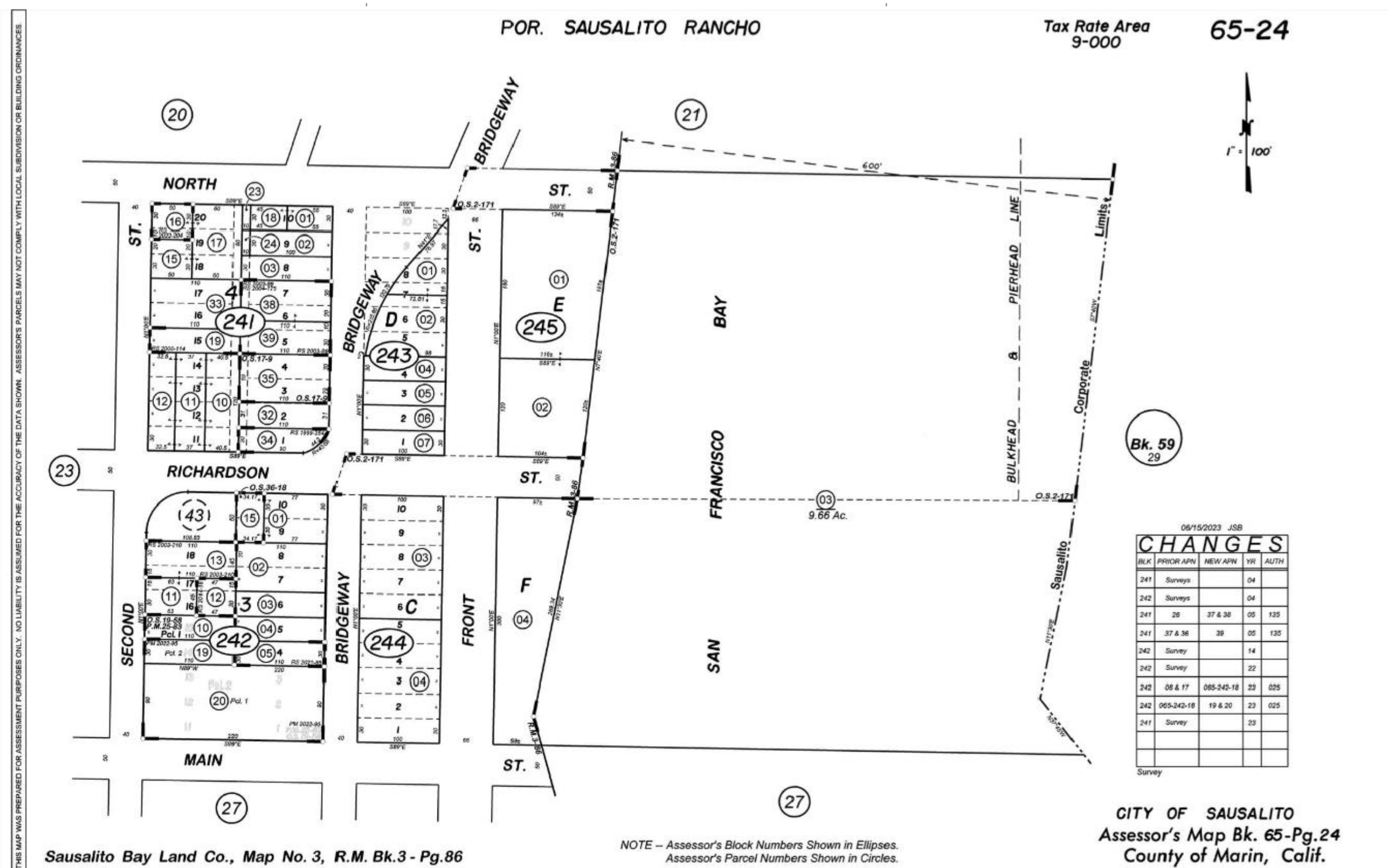
NORTH ARROW

DATE: 9/23/24
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 PROJECT: WOOD
 DRAWING NUMBER:



A.O.O

VICINITY MAP



PROJECT RENDER



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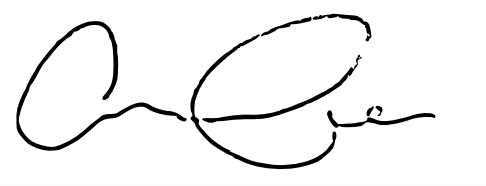
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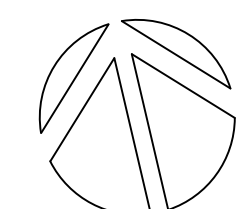
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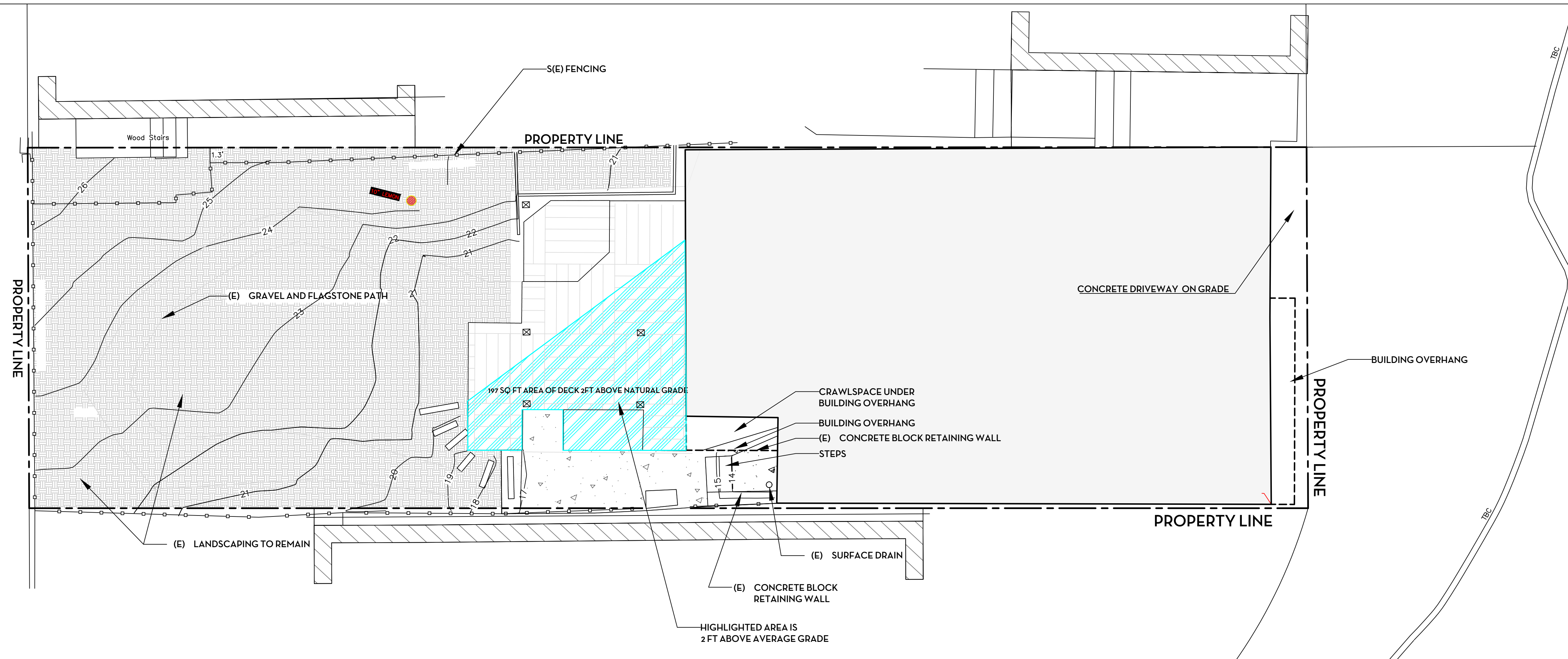
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EXISTING AND PROPOSED SITE PLAN

NORTH ARROW

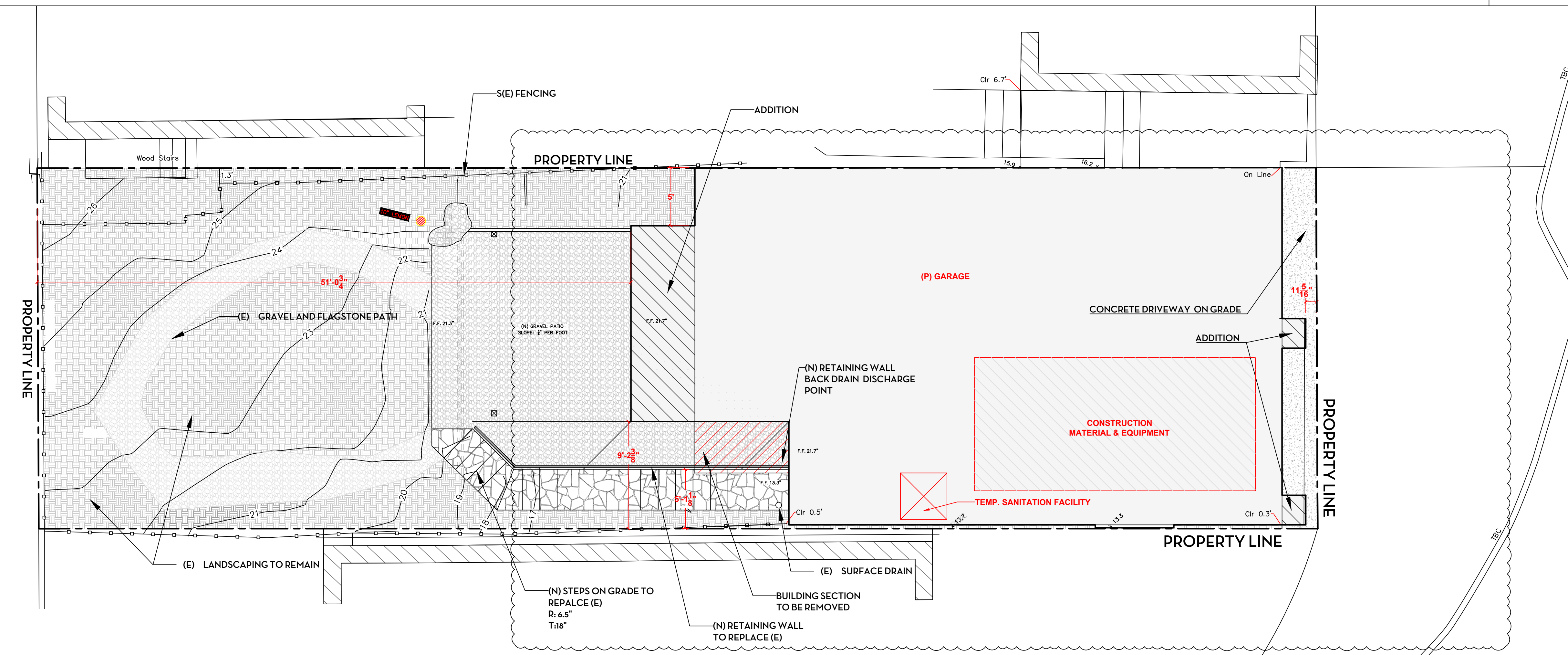
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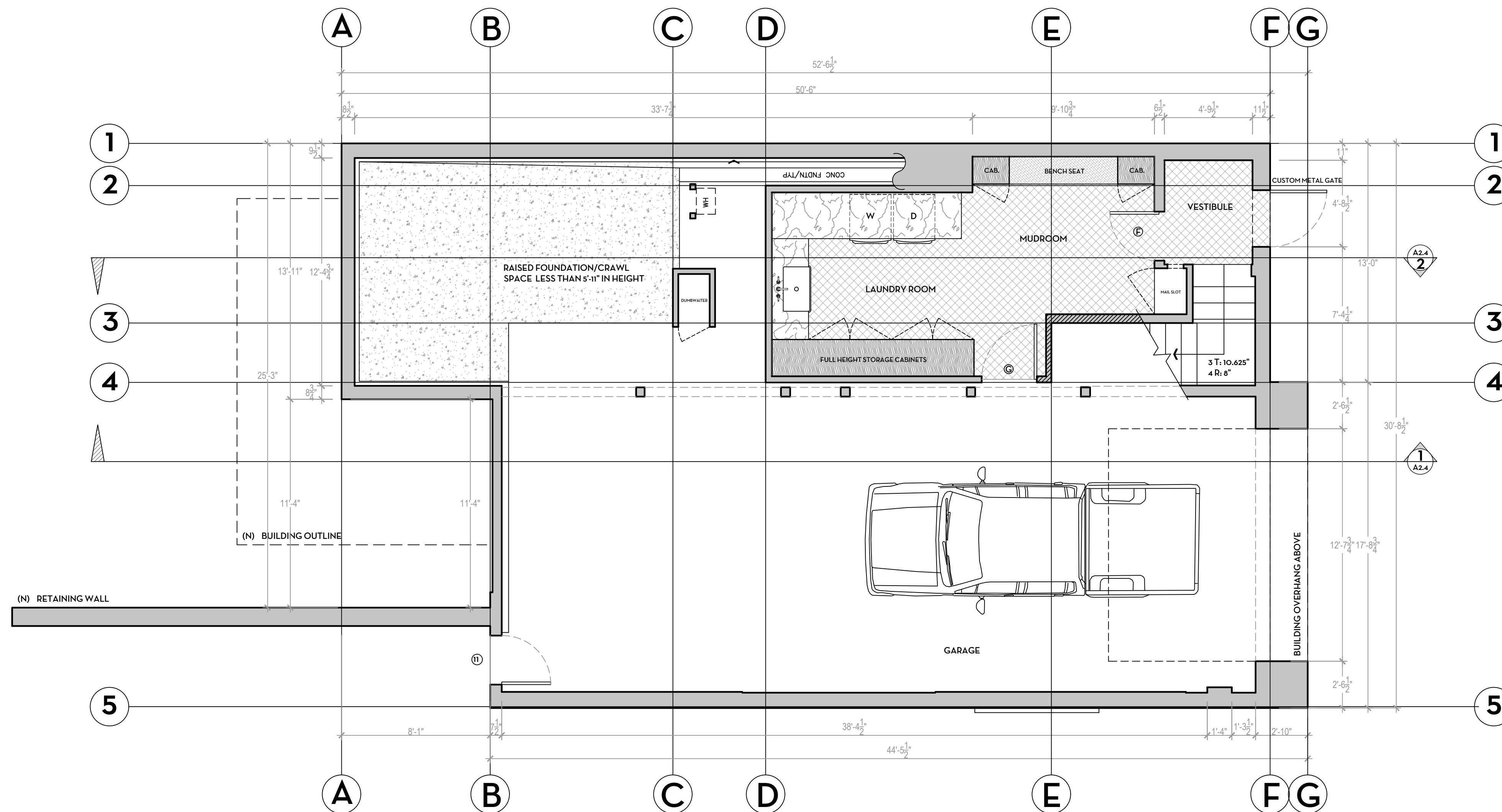
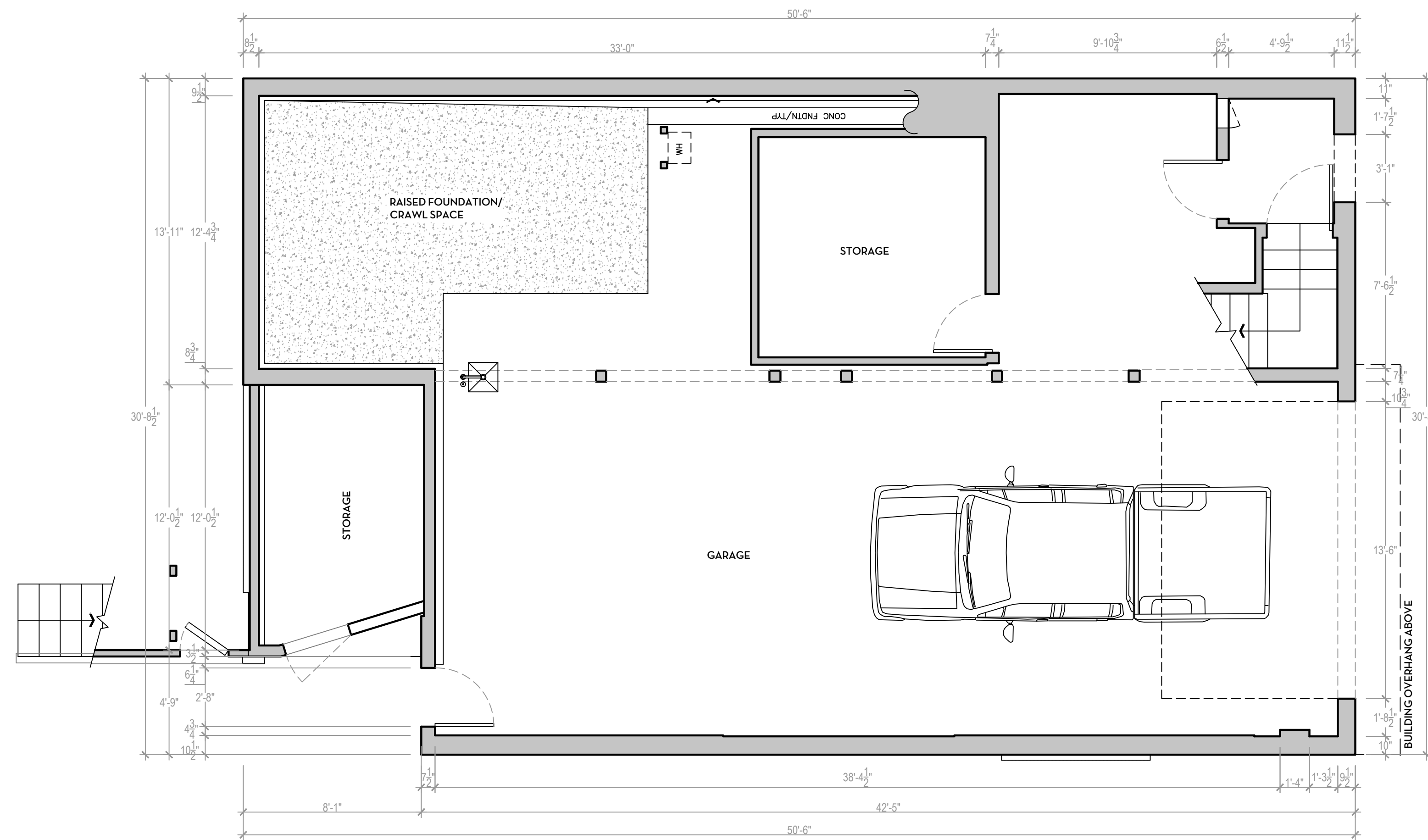
A1.1



EXISTING SITE PLAN SCALE: 3/16" = 1'-0"



PROPOSED SITE PLAN WITH CONSTRUCTION STAGING MAP SCALE: 3/16" = 1'-0"



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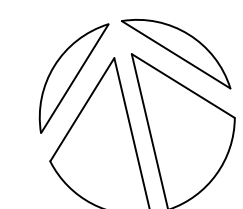
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DRAWING TITLE
EXISTING / PROPOSED
LOWER FLOOR PLAN

NORTH ARROW

DATE: 9/23/24
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PROJECT: WOOD
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A1.2

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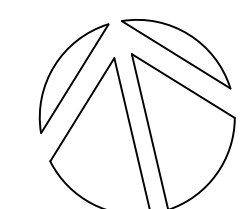
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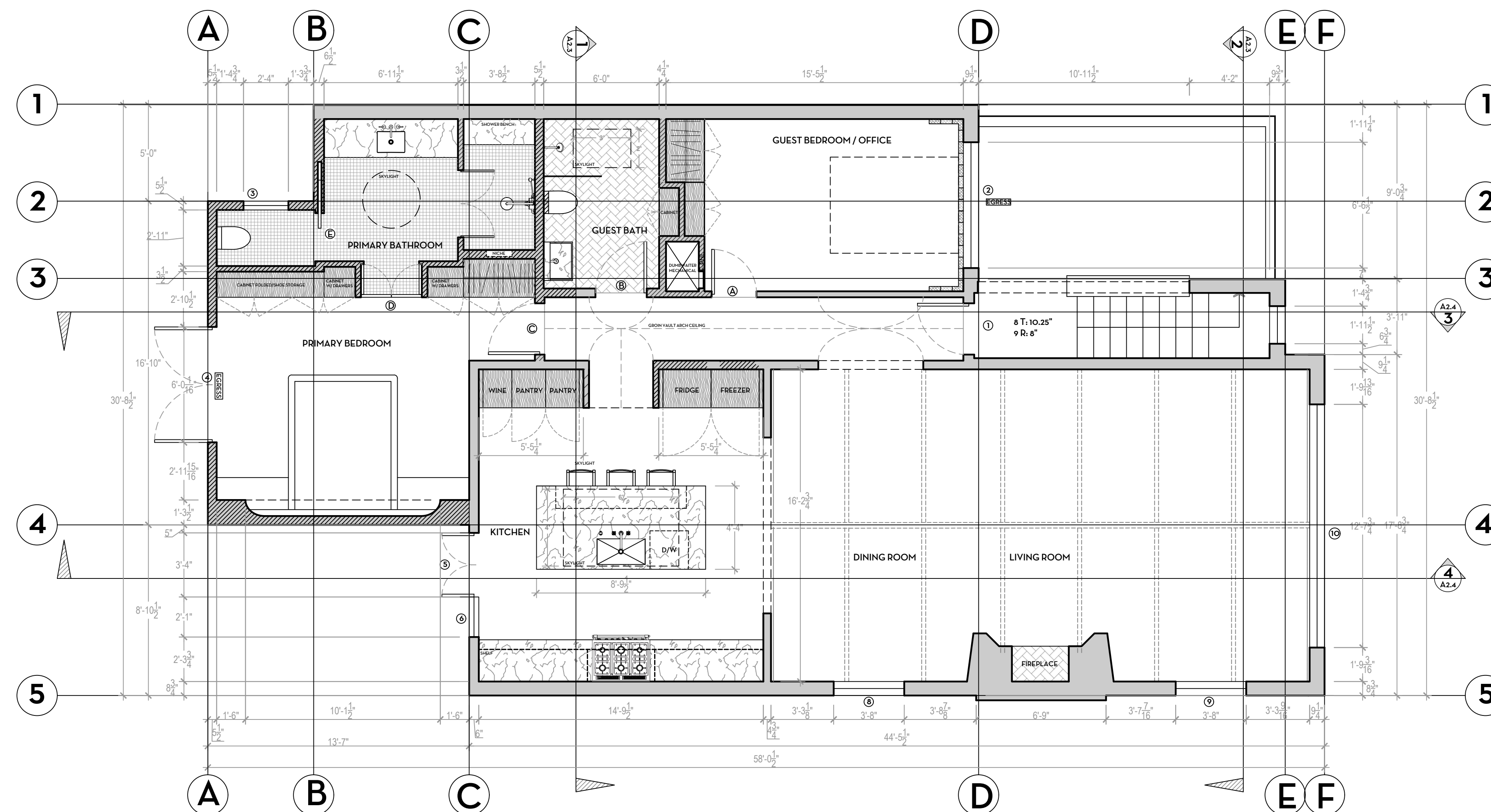
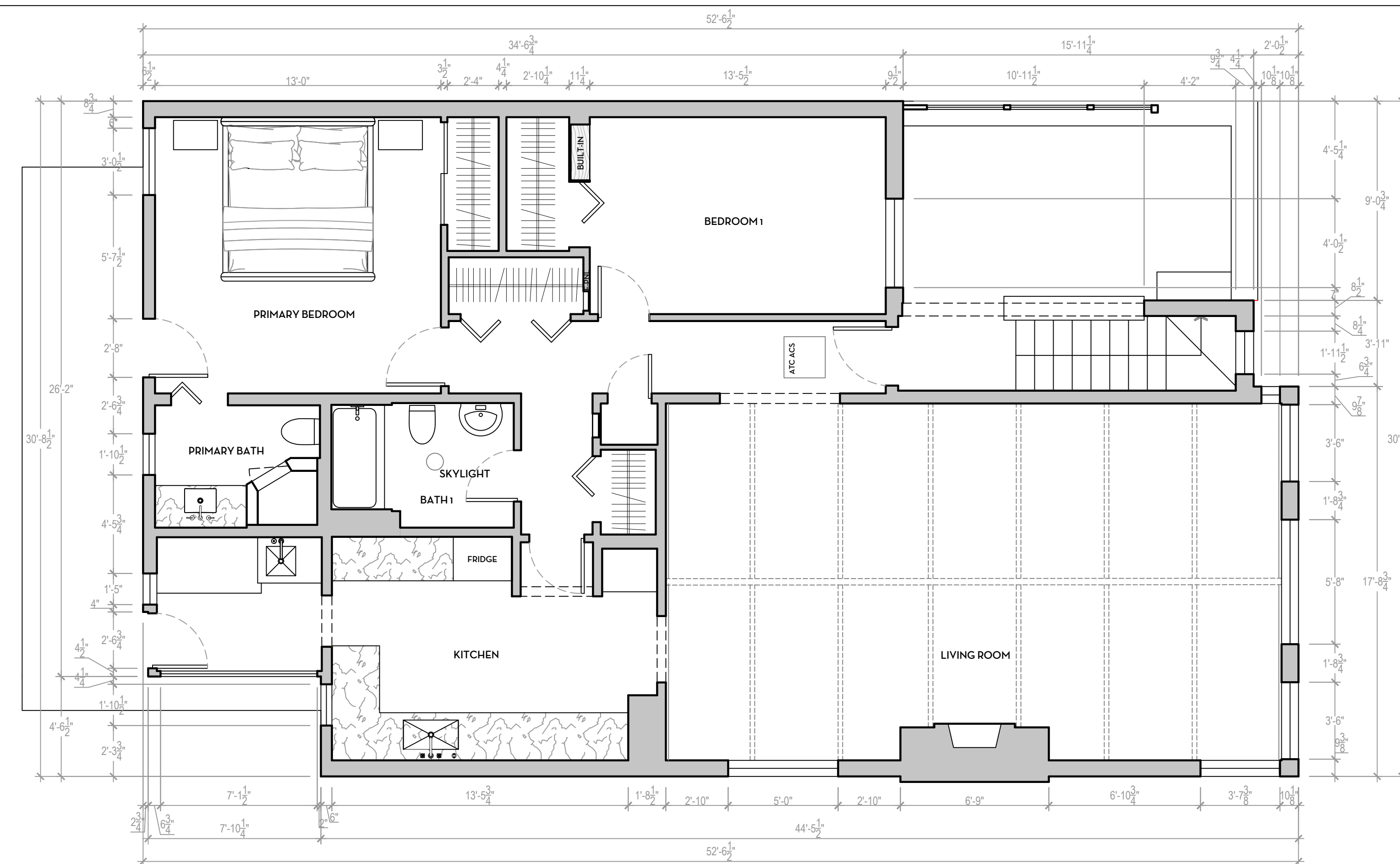
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DRAWING TITLE
EXISTING / PROPOSED
UPPER FLOOR PLAN

NORTH ARROW	DATE	9/23/24
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A1.3



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

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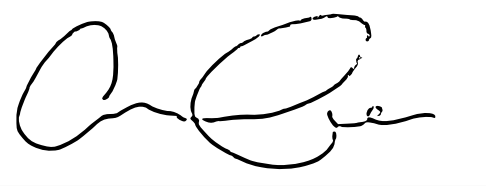
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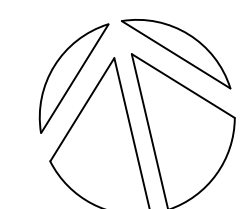
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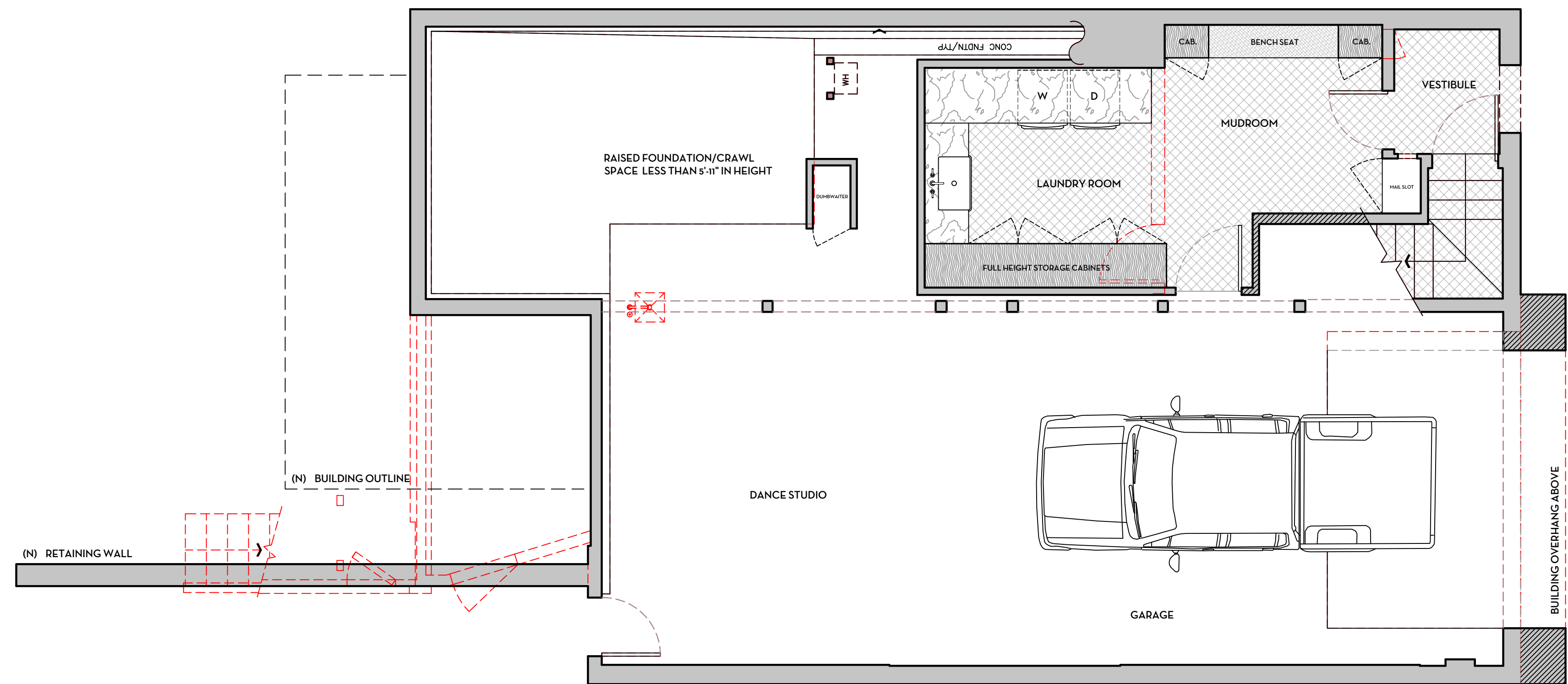
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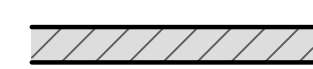

DRAWING TITLE
LOWER & UPPER OVERLAYS

NORTH ARROW	DATE	9/23/24
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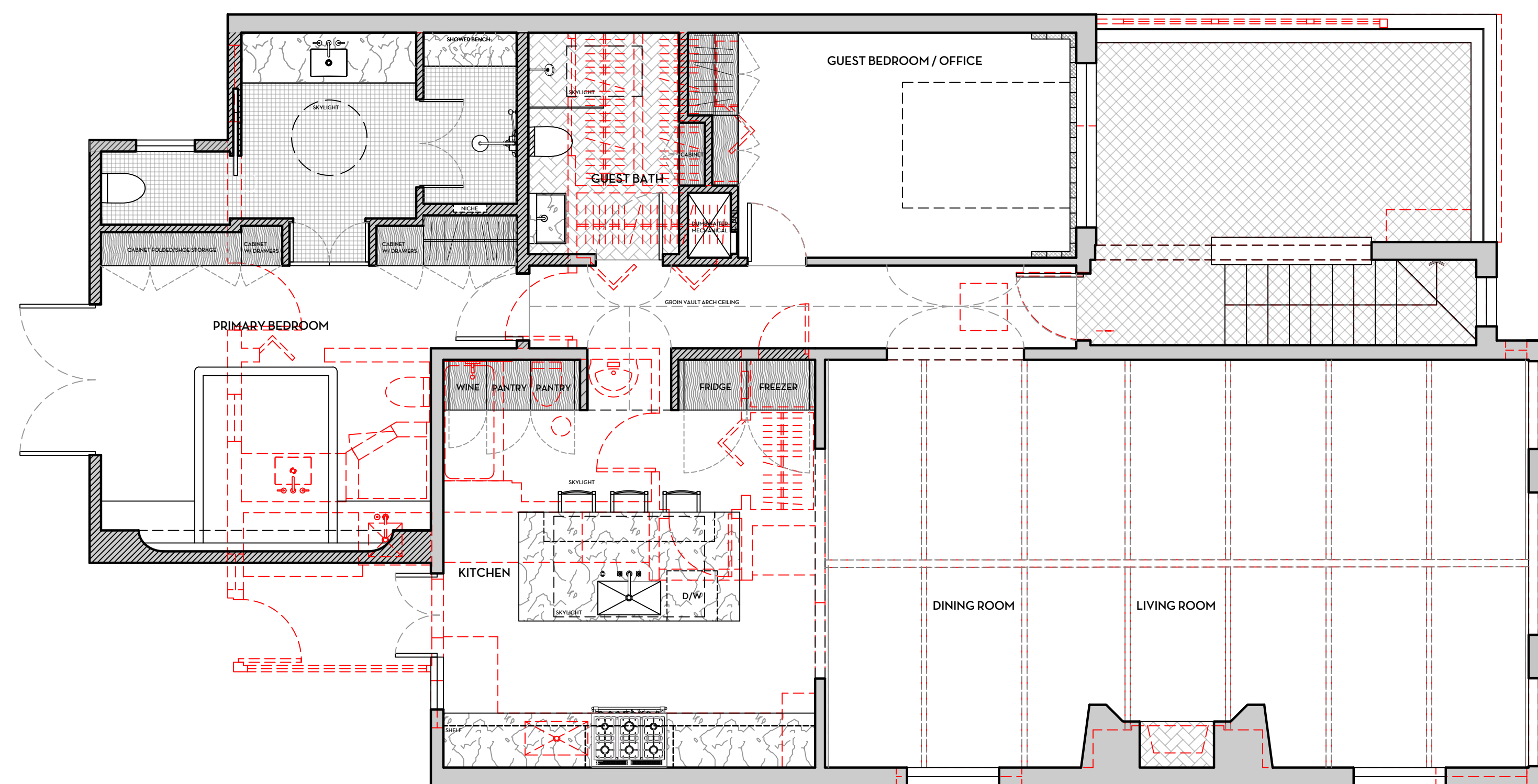





A1.4



-  (E) WALLS
-  (N) WALLS
-  TO BE REMOVED

LOWER FLOOR WITH OVERLAY SCALE: 1/4" = 1'-0"



-  (E) WALLS
-  (N) WALLS
-  TO BE REMOVED

UPPER FLOOR WITH OVERLAY SCALE: 1/4" = 1'-0"

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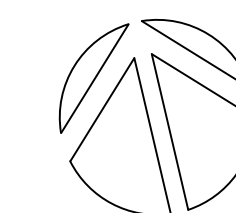
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EXISTING ROOF PLAN

NORTH ARROW

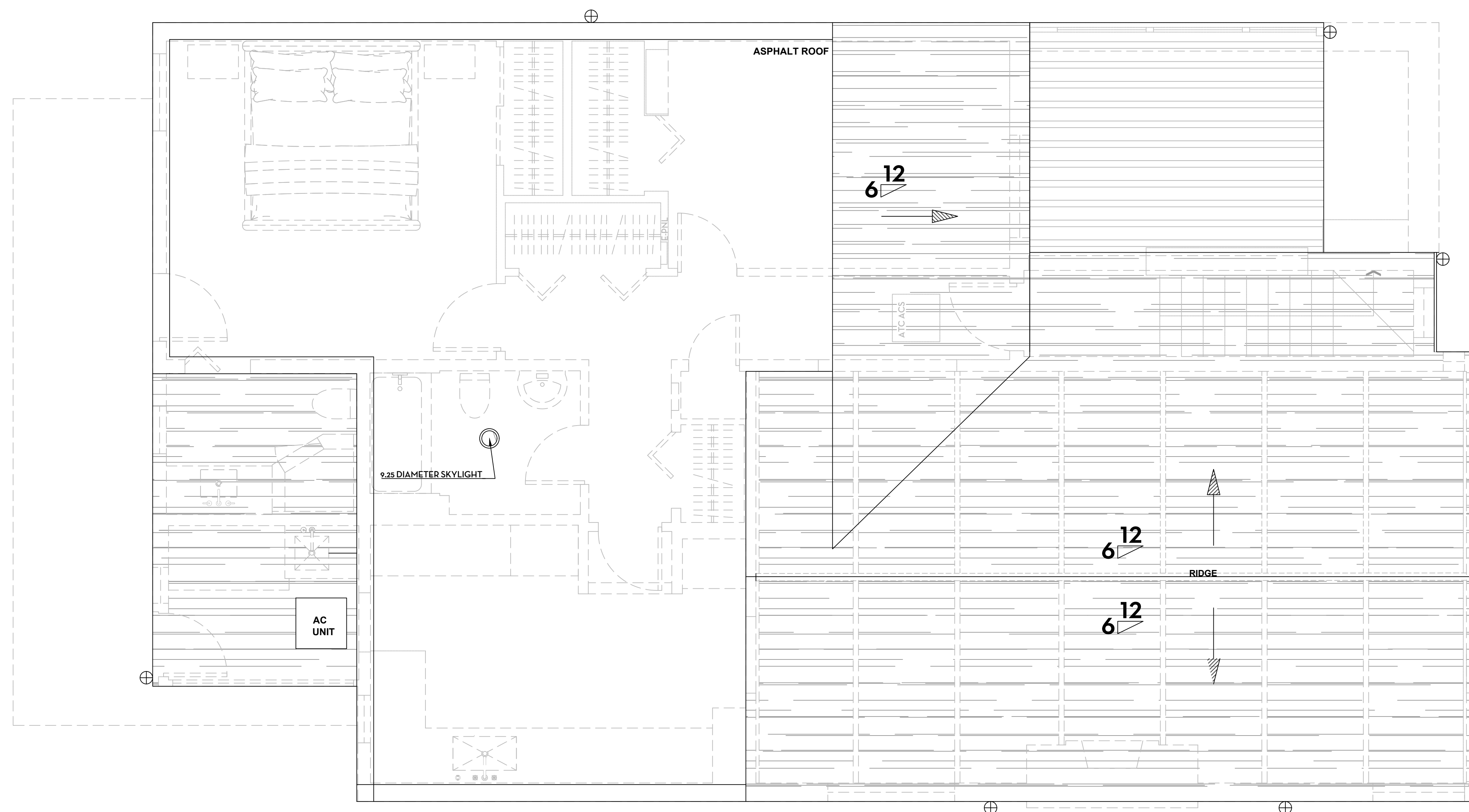


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A1.5

DRAIN LEGEND

⊕ EXTERIOR DOWNSPOUT



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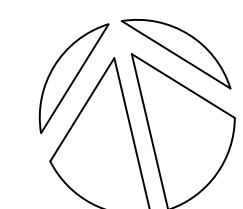
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PROPOSED ROOF
PLAN

NORTH ARROW

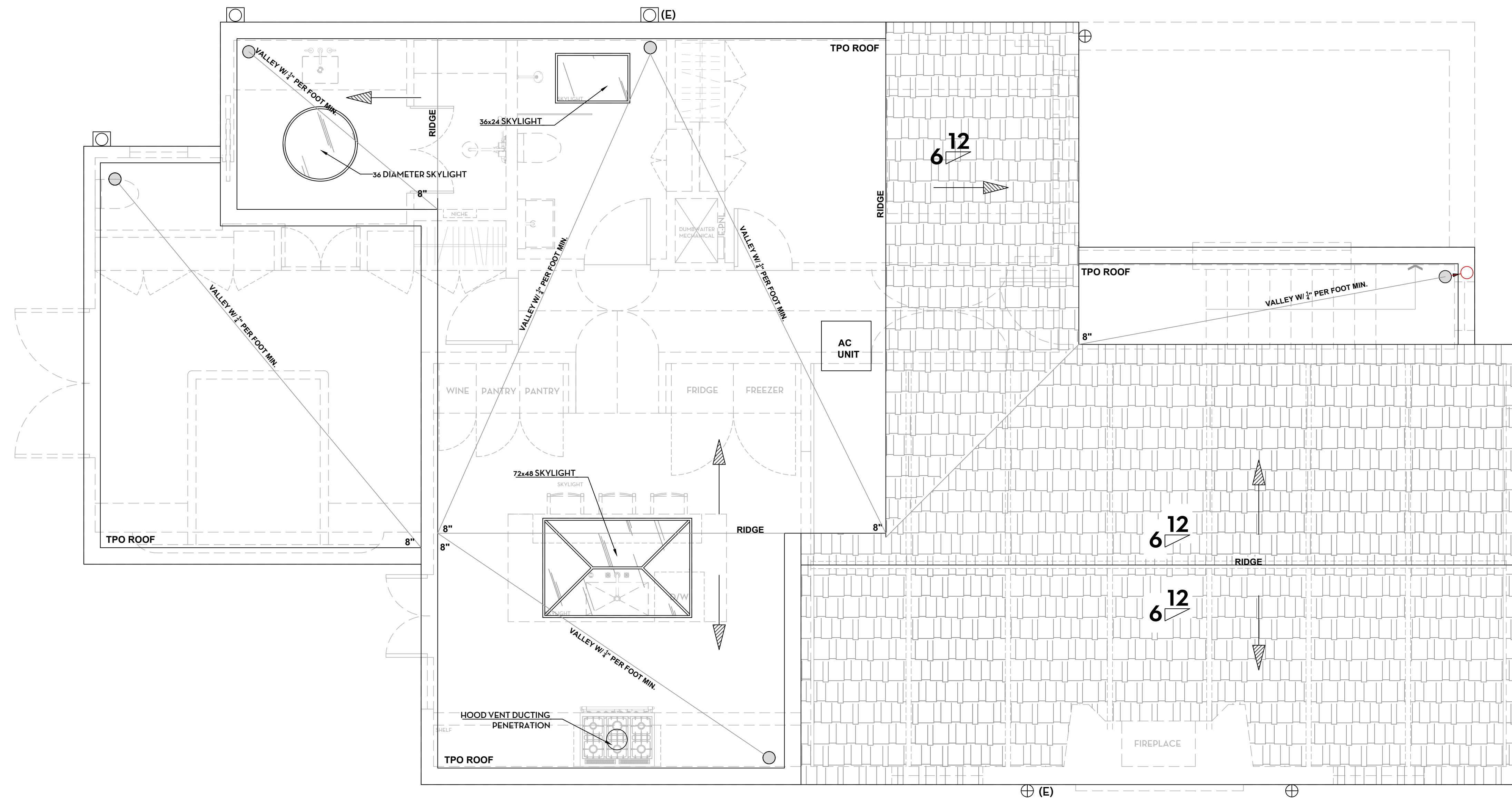


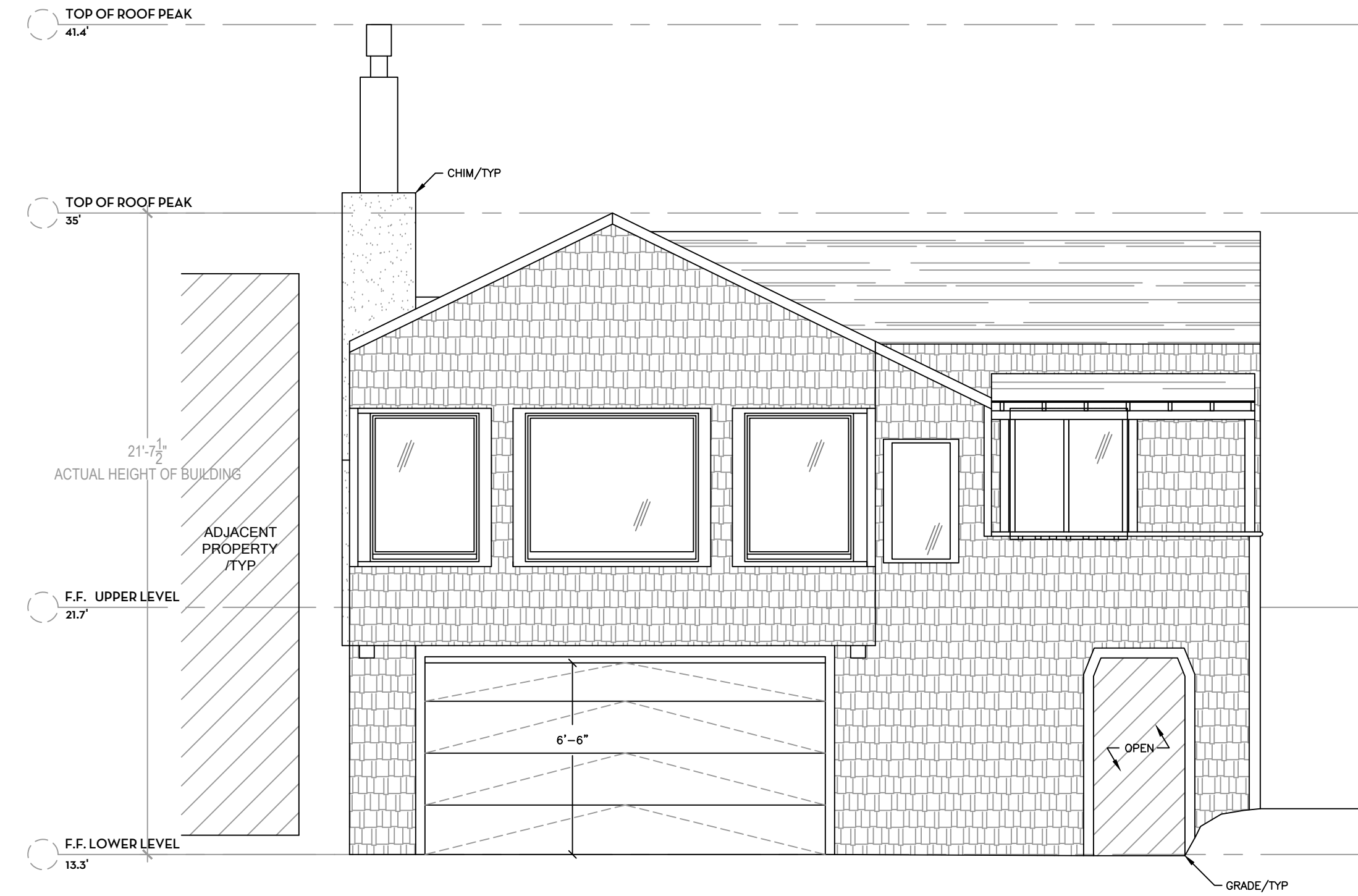
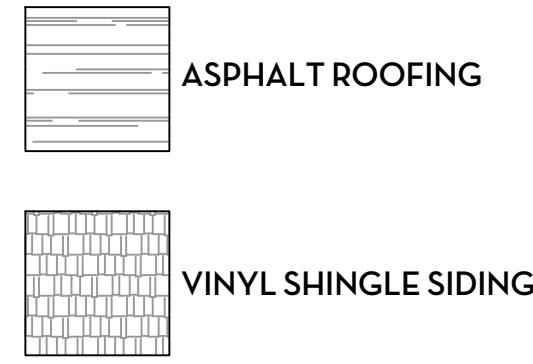
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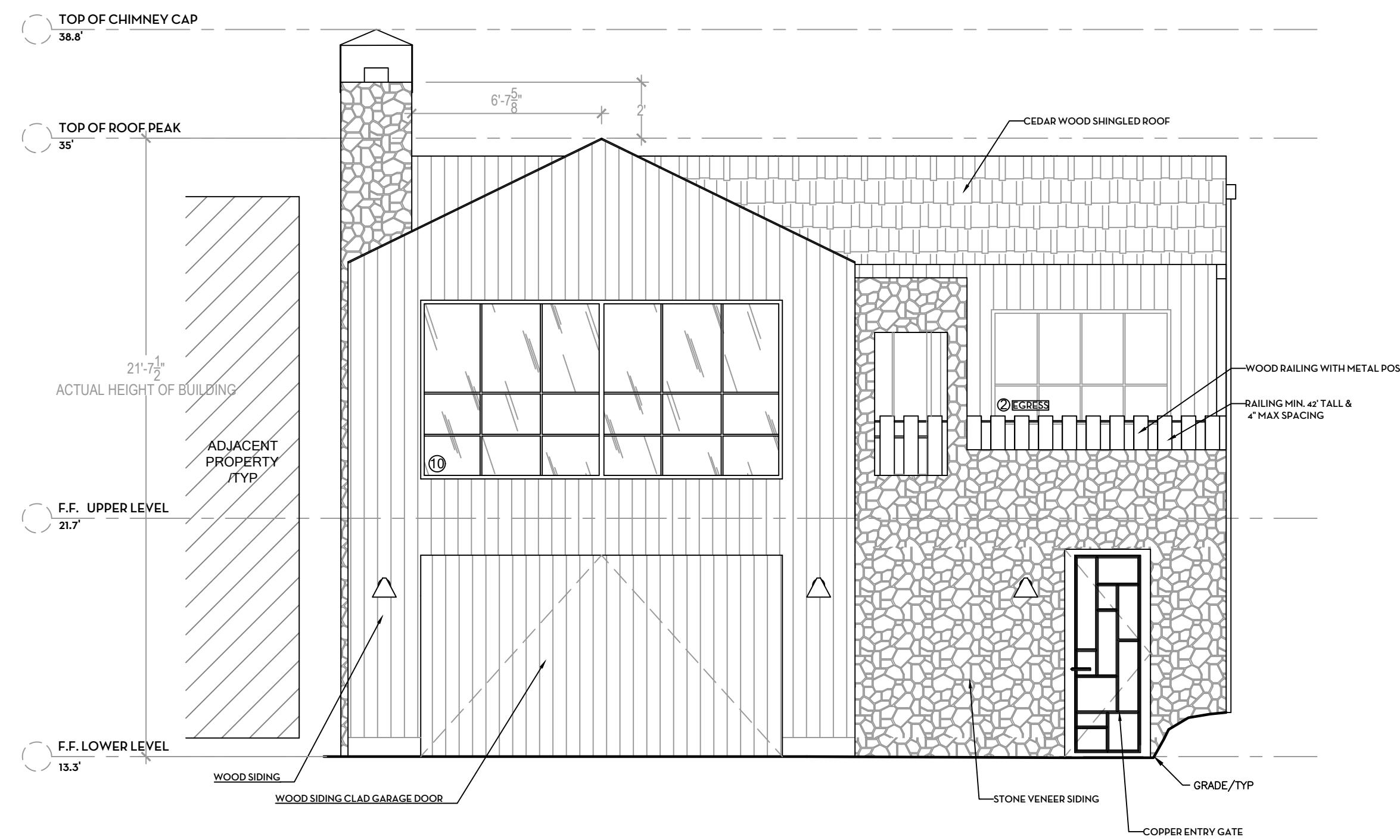
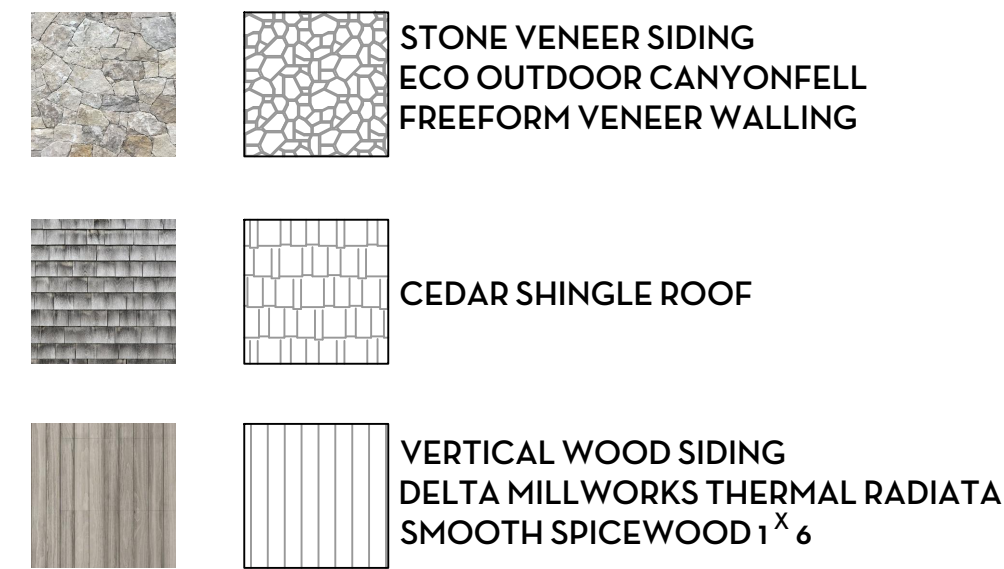
DRAIN LEGEND

	SCUPPER @ EXTERIOR WALL W/ EXTERIOR DOWNSPOUT
	EXTERIOR DOWNSPOUT
	ROOF DRAIN DOWNSPOUT ROUTING IN INTERIOR WALL
	DRAIN REROUTE IN ROOF AND INTERIOR WALL





EXISTING EAST EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"



PROPOSED EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

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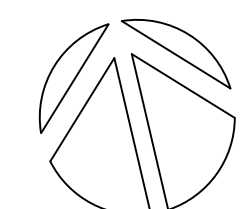
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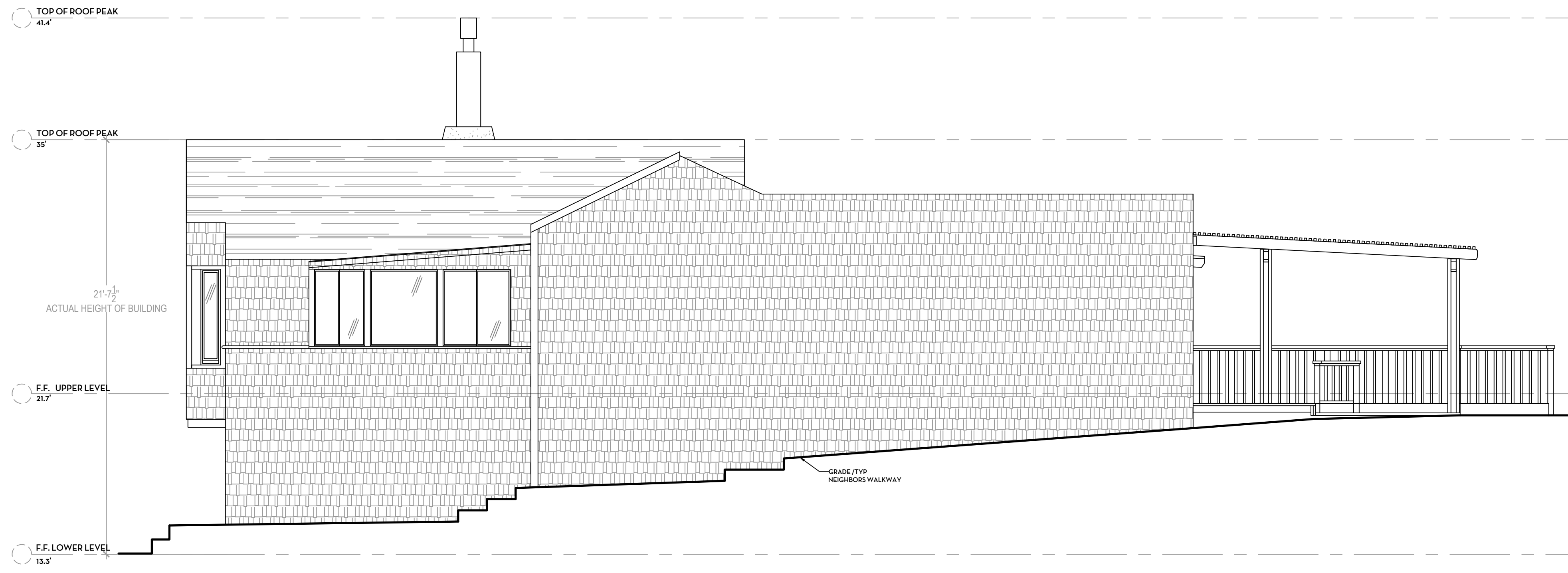
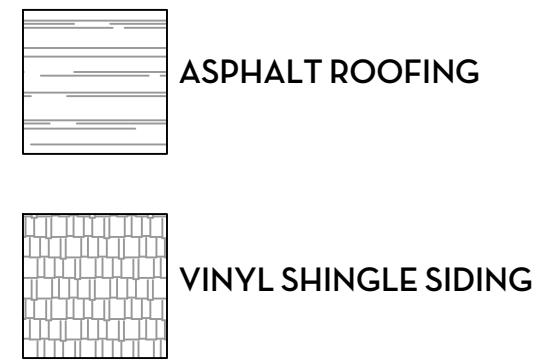
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EAST EXTERIOR
ELEVATIONS

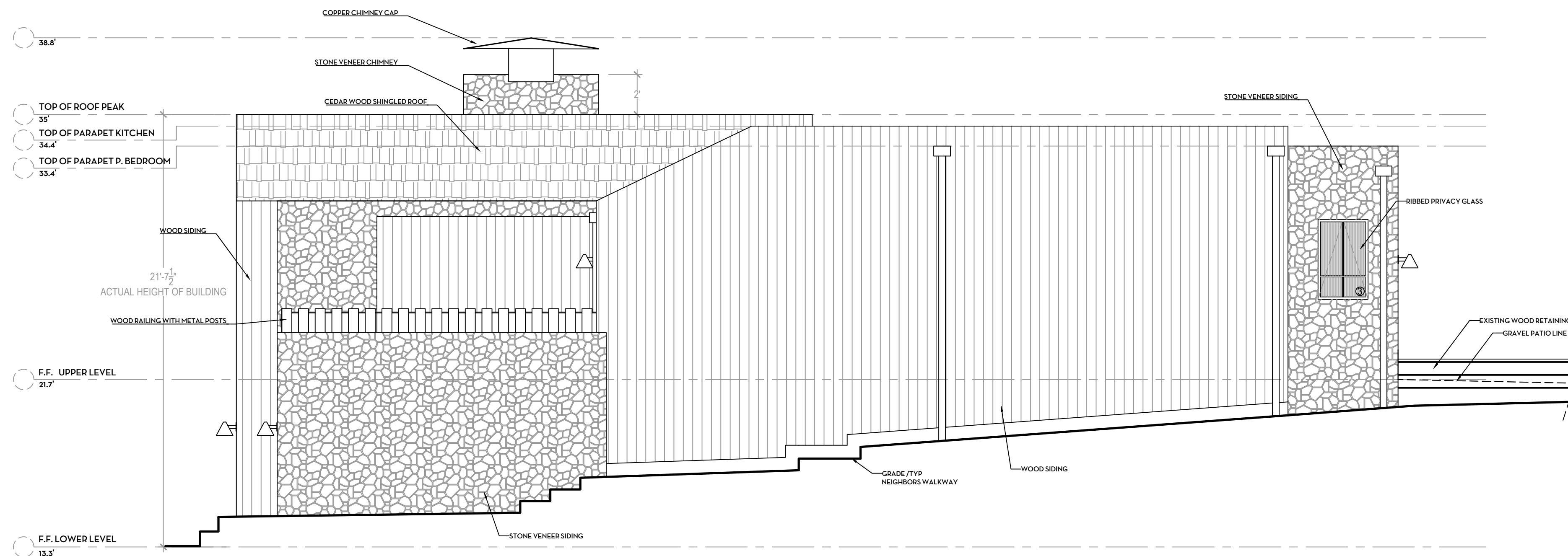
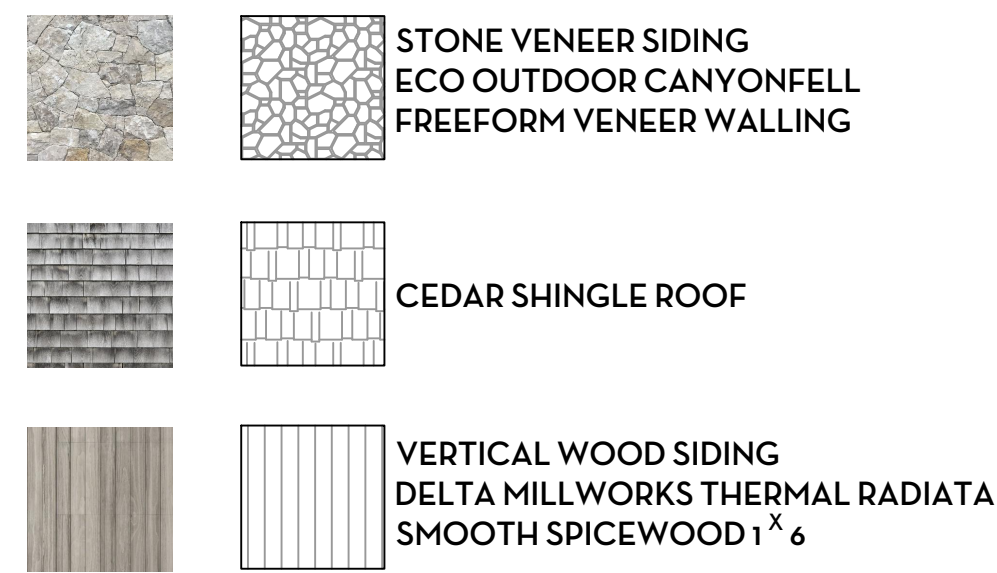
NORTH ARROW DATE 9/23/24
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A2.1



EXISTING NORTH EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

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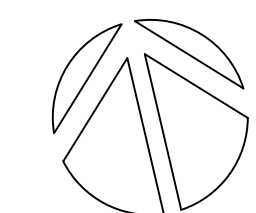
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9/23/24	PLANNING COMMENTS	1

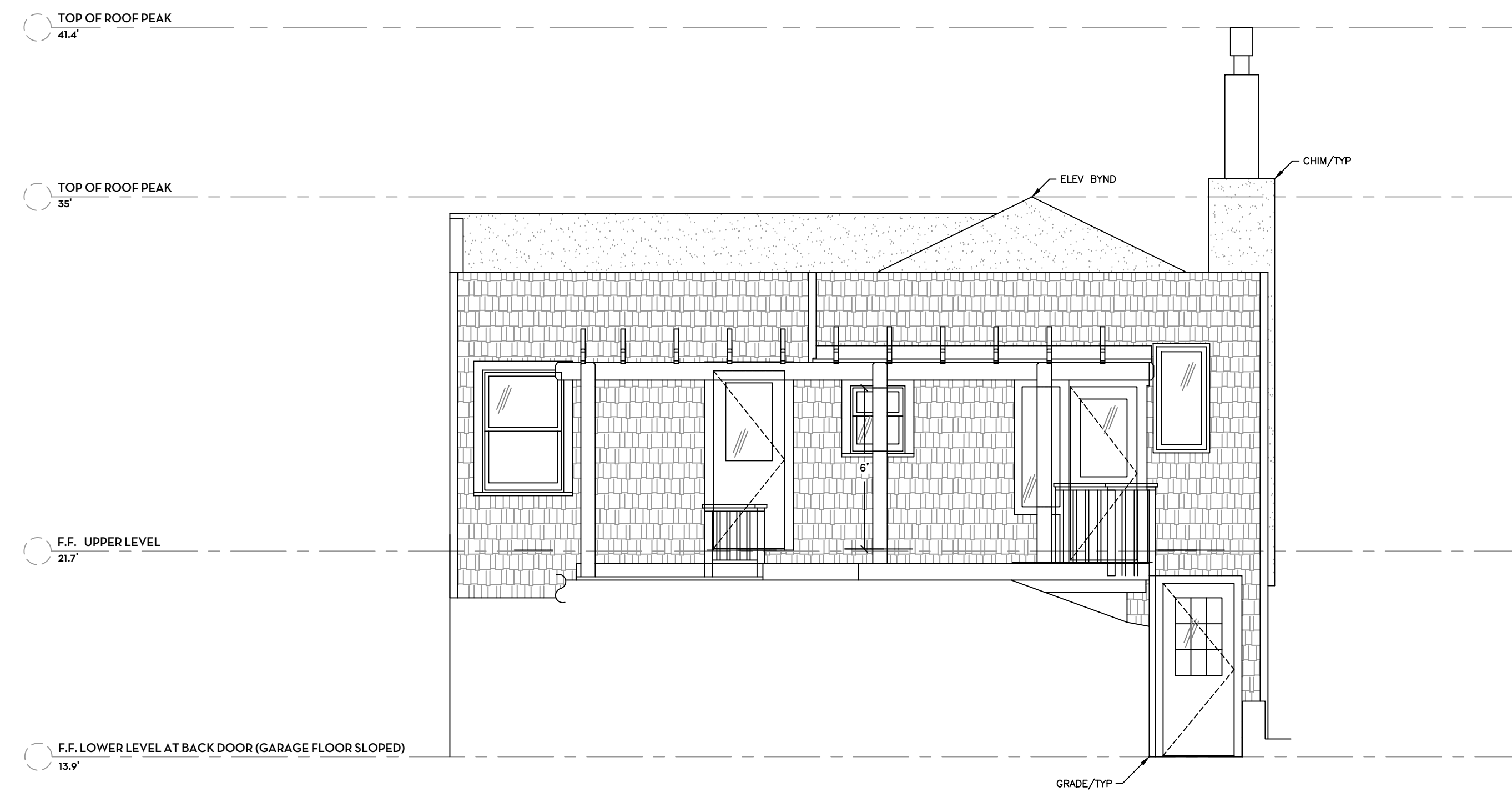
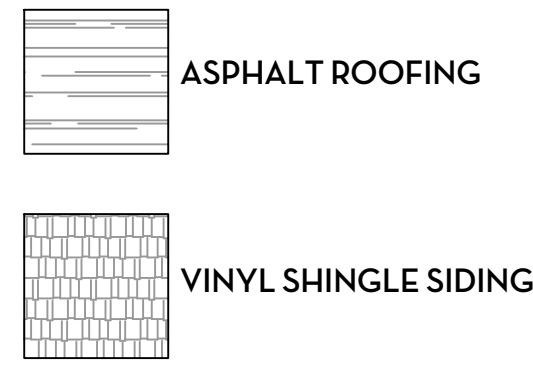
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NORTH EXTERIOR
ELEVATIONS

NORTH ARROW

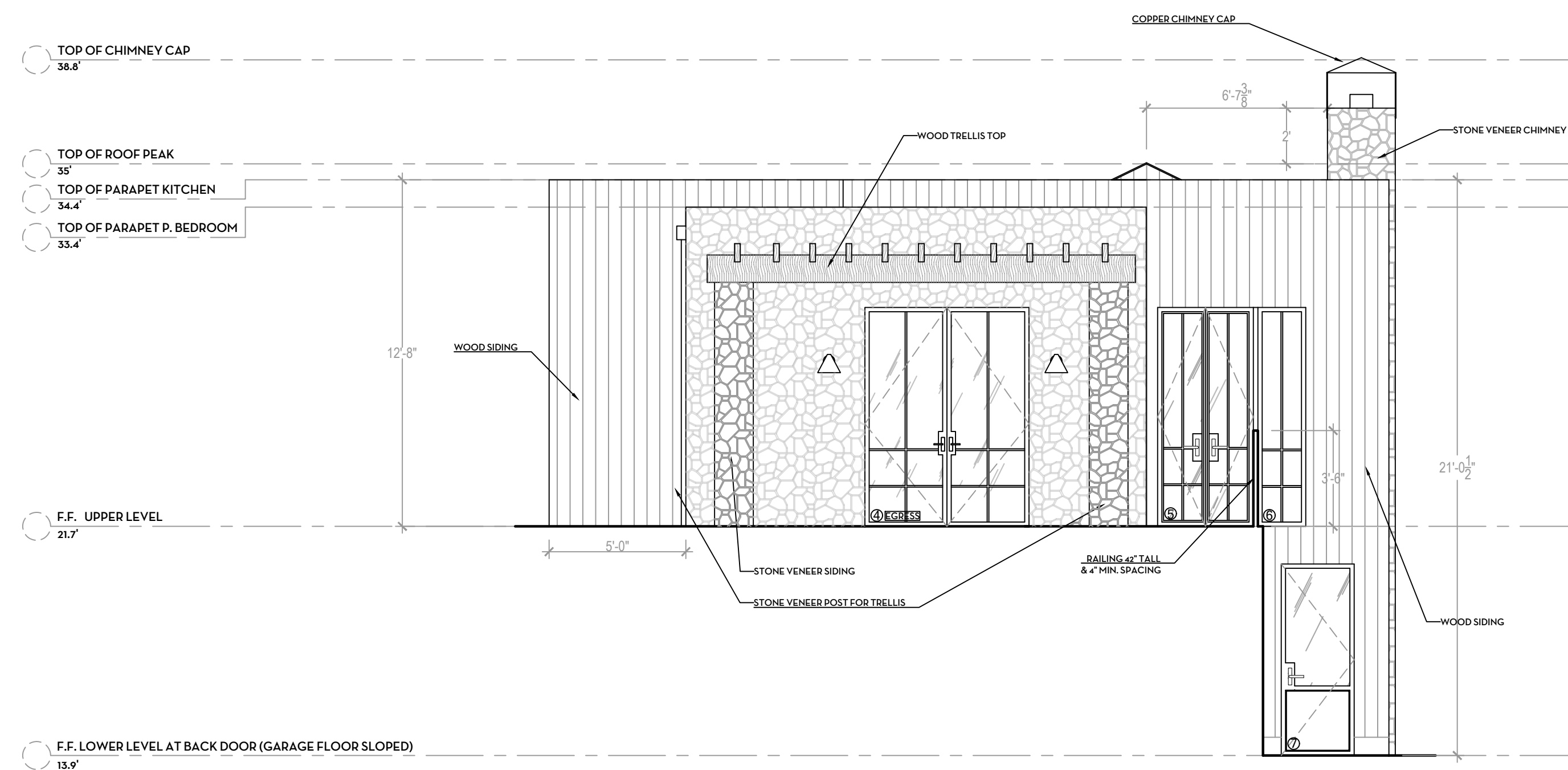
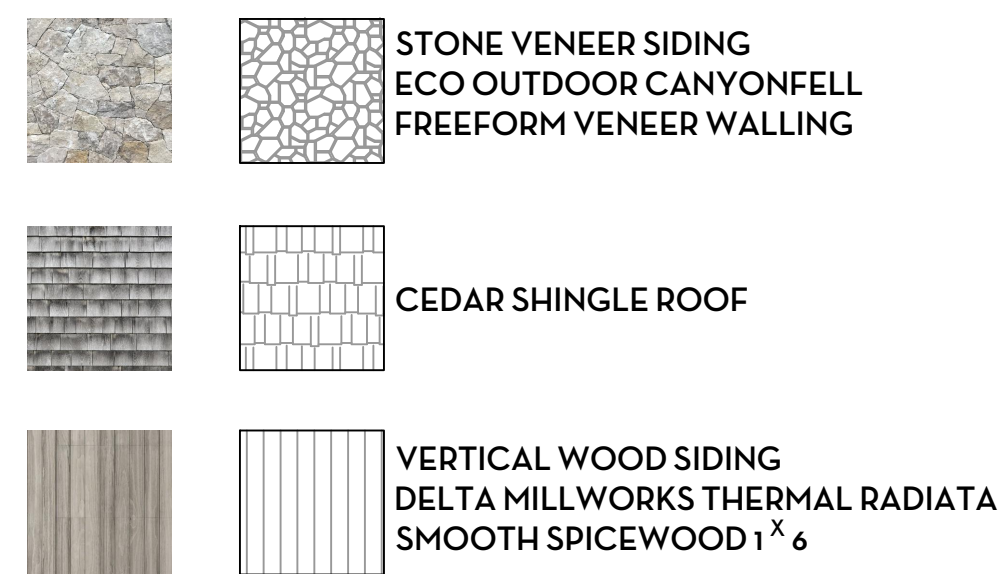
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CHECKED BY	
PROJECT	WOOD
DRAWING NUMBER	



A2.2



EXISTING WEST EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

HOMMEBOYS

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ROTTMAYER

DESIGN + BUILD

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CHECKED BY: AUSTIN CARRIER

PROJECT

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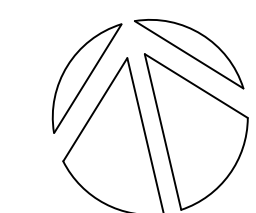
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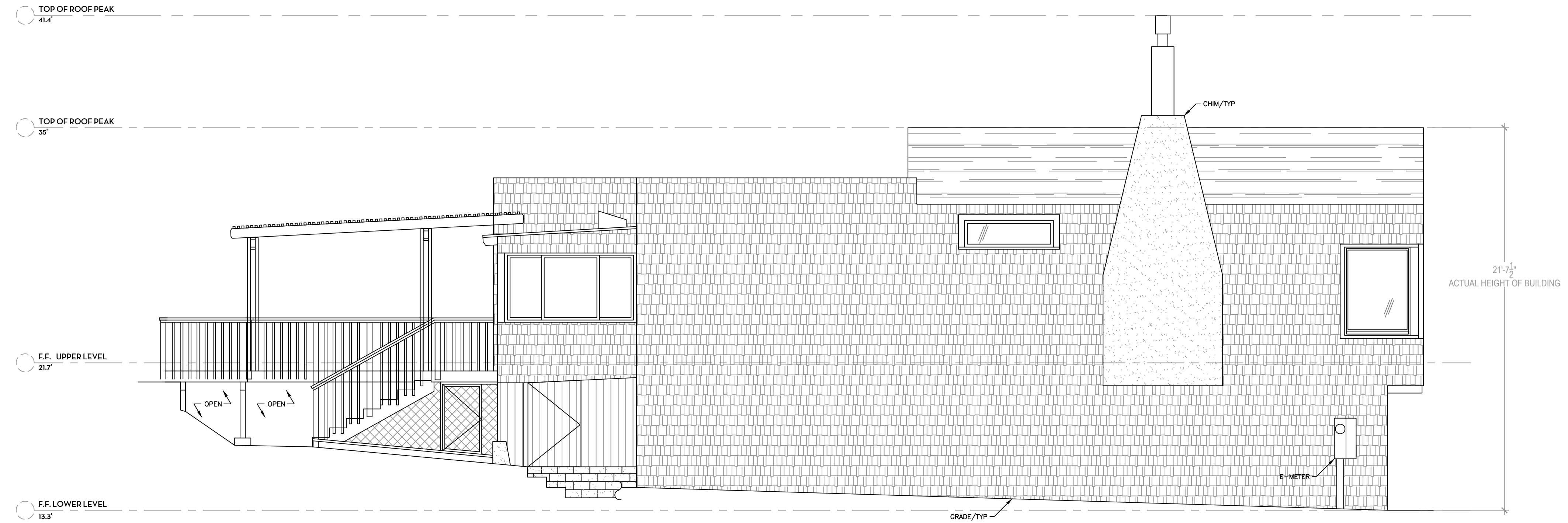
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NORTH ARROW DATE 9/23/24
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PROJECT WOOD
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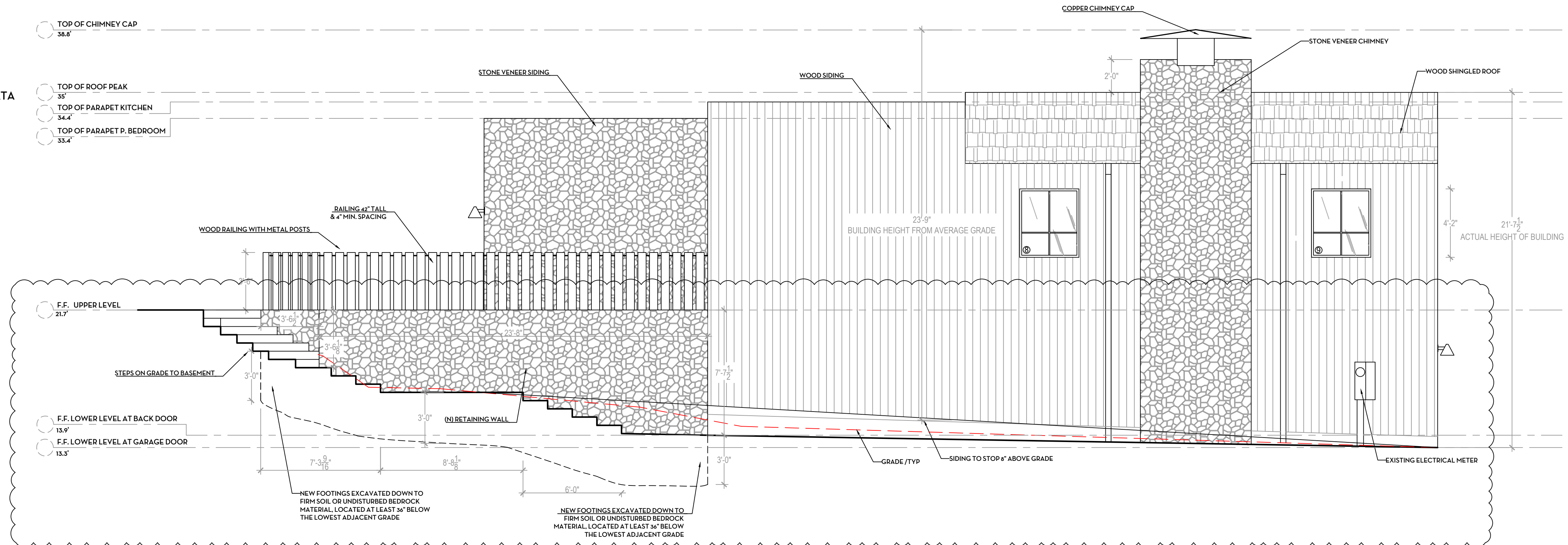
A2.3

- ASPHALT ROOFING
- VINYL SHINGLE SIDING



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

- STONE VENEER SIDING
ECO OUTDOOR CANYONFELL
FREEFORM VENEER WALLING
- CEDAR SHINGLE ROOF
- VERTICAL WOOD SIDING
DELTA MILLWORKS THERMAL RADIATA
SMOOTH SPICEWOOD 1" X 6"



PROPOSED SOUTH EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

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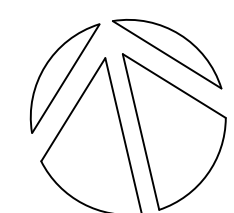
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9/23/24	PLANNING COMMENTS	1

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SOUTH EXTERIOR
ELEVATIONS

NORTH ARROW

DATE	9/23/24
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PROJECT	WOOD
DRAWING NUMBER	



A2.4

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STRUCTURAL ENGINEER

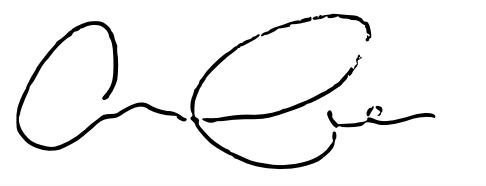
JOHNSON ENGINEERING
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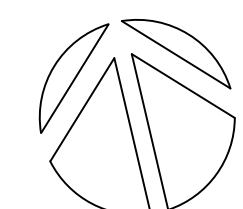
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DATE	ISSUE	REVISION #
9/23/24	PLANNING COMMENTS	1

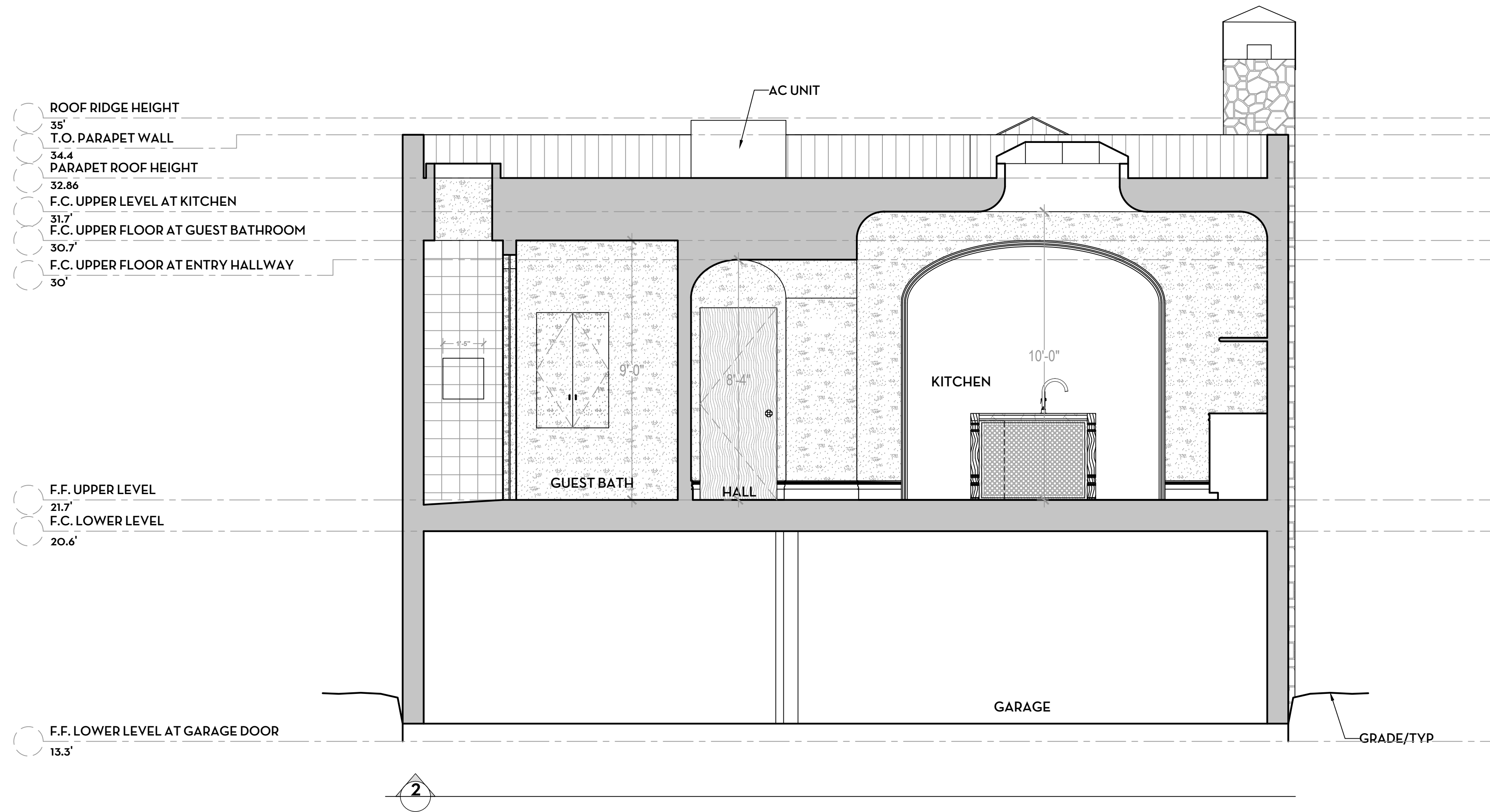
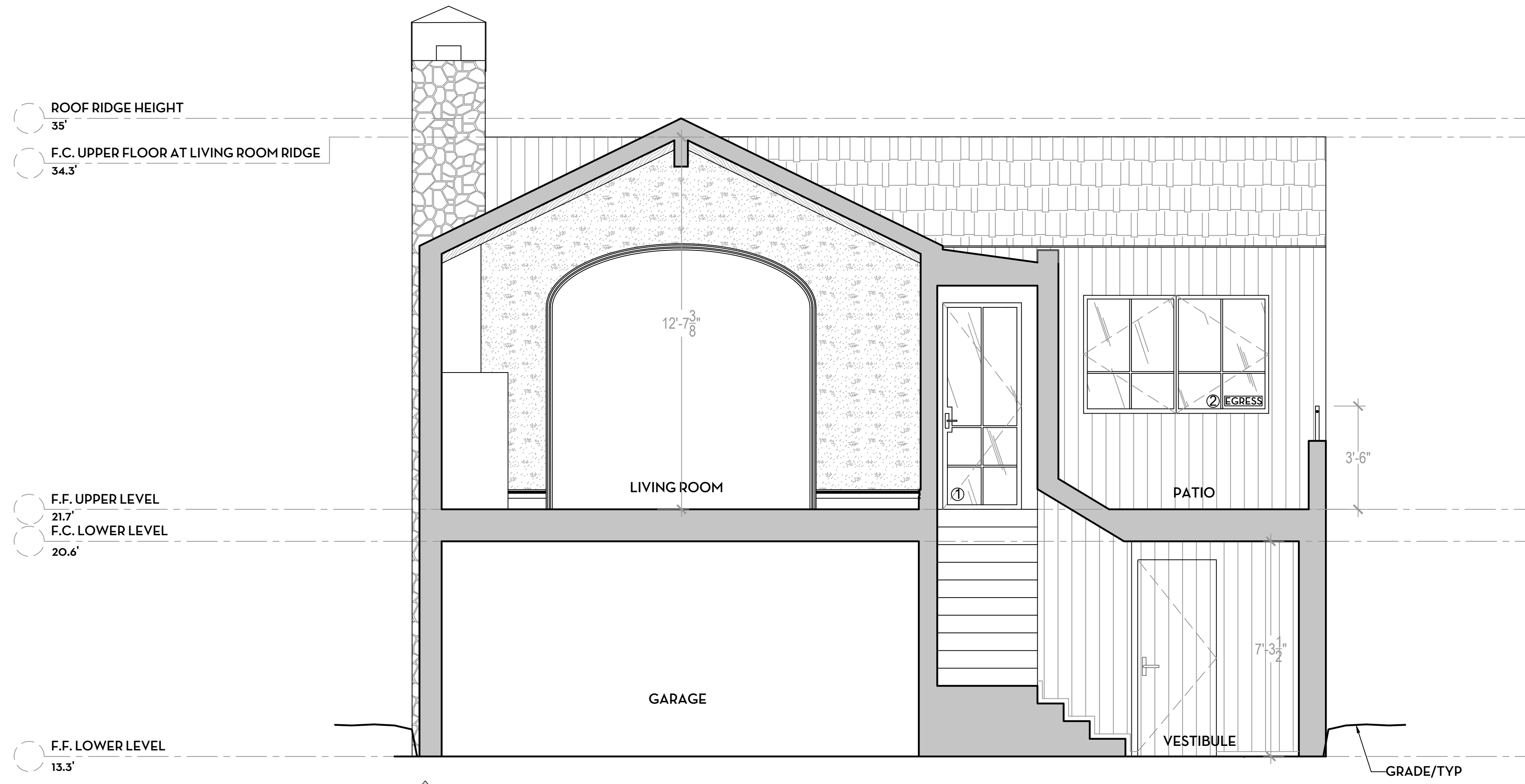
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CROSS SECTIONS

NORTH ARROW

DATE	9/23/24
DRAWN BY	AC / AL
CHECKED BY	
PROJECT	WOOD
DRAWING NUMBER	



A2.5



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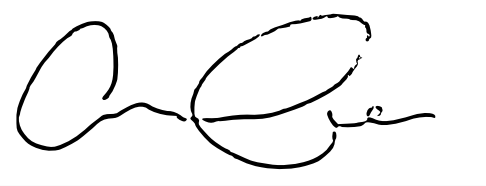
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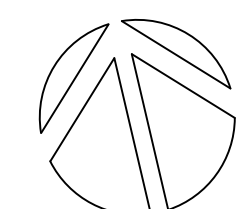
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DRAWING TITLE
CROSS SECTIONS

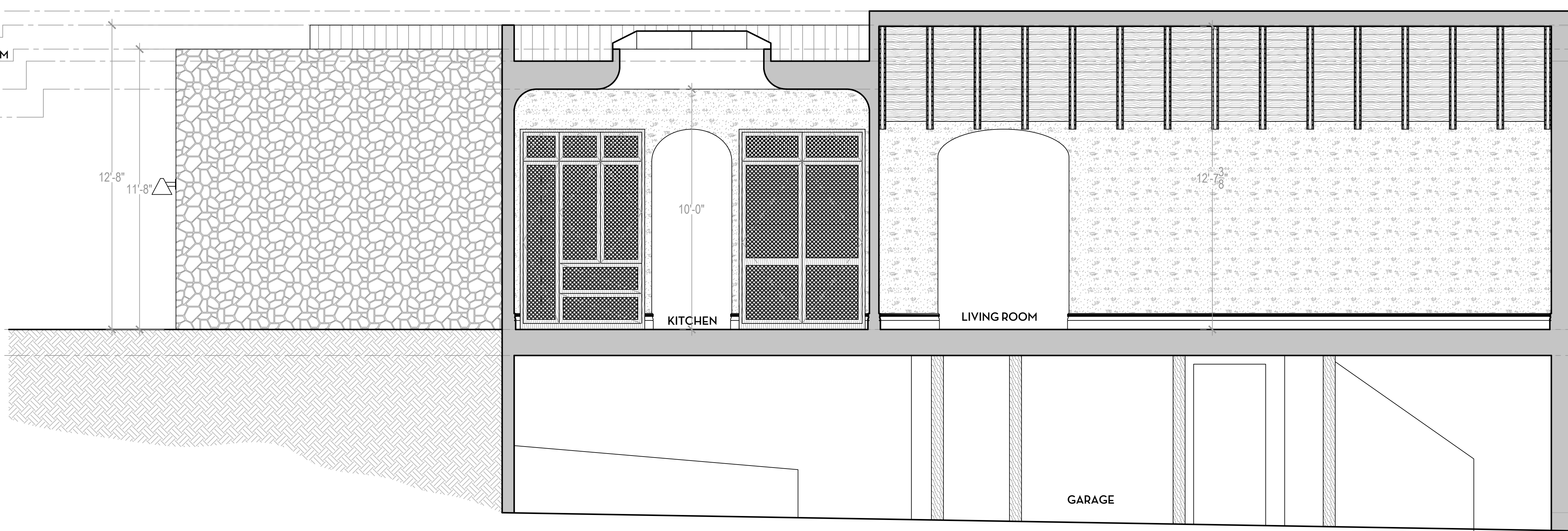
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	DRAWN BY	AC / AL
	CHECKED BY	
	PROJECT	WOOD
	DRAWING NUMBER	



A2.6

- ROOF RIDGE HEIGHT 35'
- T.O. PARAPET WALL AT KITCHEN 34.4
- T.O. PARAPET WALL AT P. BEDROOM 33.4
- PARAPET ROOF HEIGHT 32.86
- F.C. UPPER LEVEL AT KITCHEN 31.7'

- F.F. UPPER LEVEL 21.7'
- F.C. LOWER LEVEL 20.6'

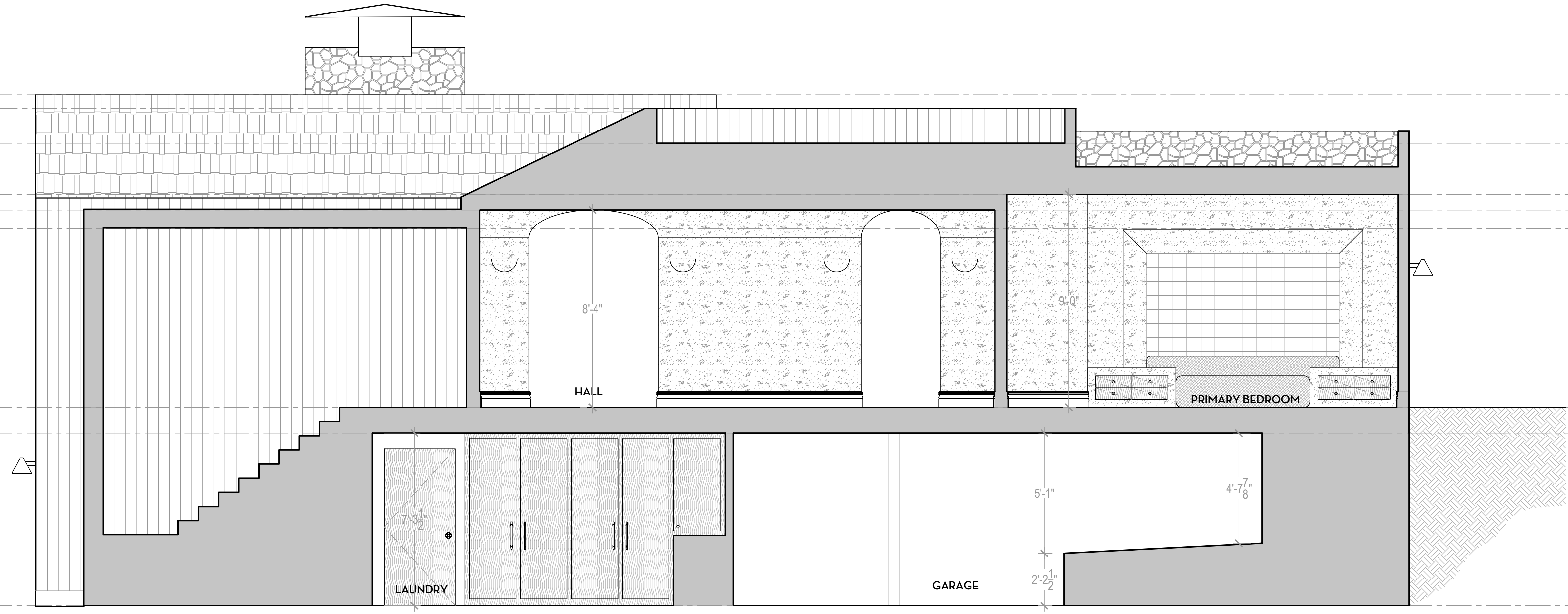


1

- ROOF RIDGE HEIGHT 35'
- T.O. PARAPET WALL 34.4
- PARAPET ROOF HEIGHT 32.86
- F.C. UPPER FLOOR AT PRIMARY BEDROOM 30.7'
- F.C. UPPER FLOOR AT ENTRY HALLWAY 30'
- F.C. UPPER FLOOR PORCH VESTIBULE 29.3'

- F.F. UPPER LEVEL 21.7'
- F.C. LOWER LEVEL 20.6'

- FINISHED FLOOR 13.3'



2

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PROJECT

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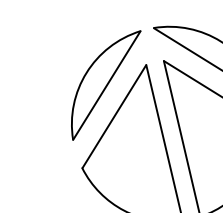
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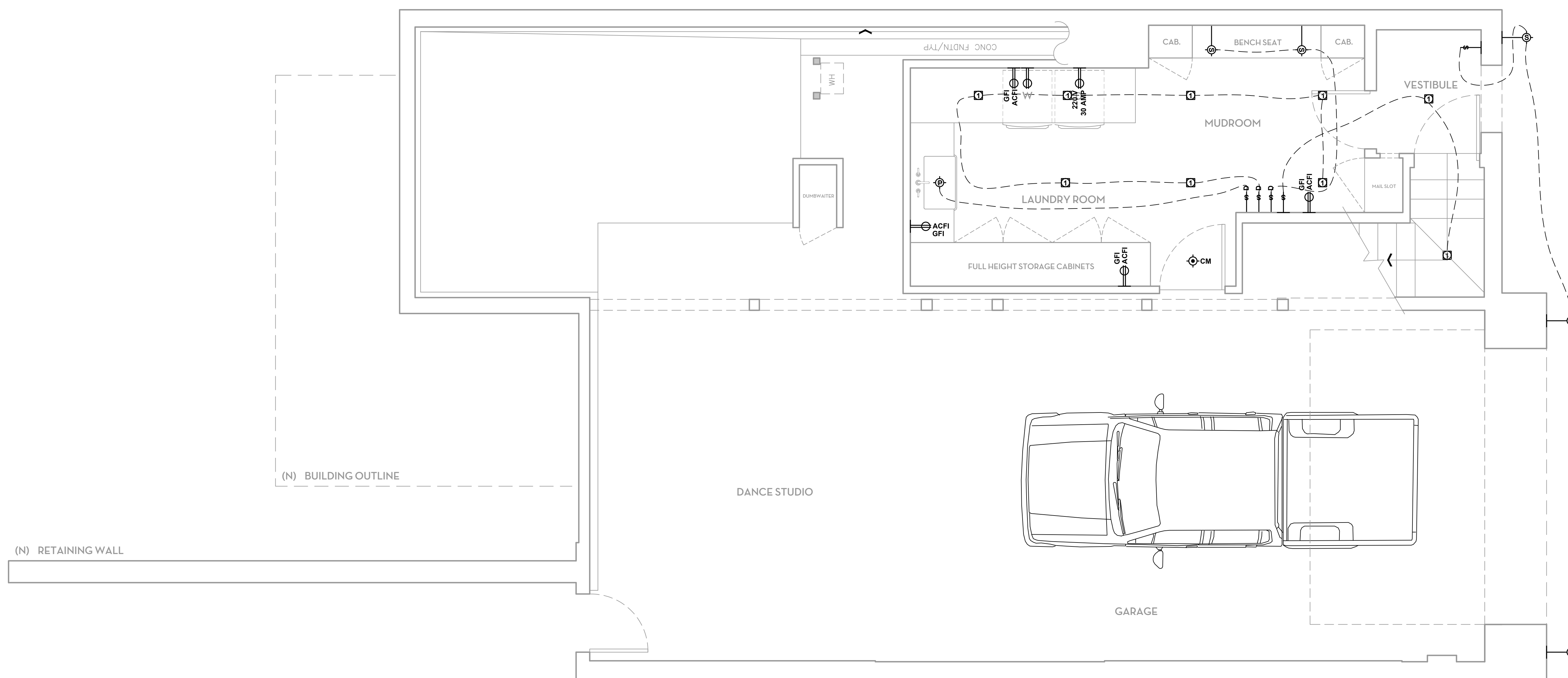
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9/23/24	PLANNING COMMENTS	1

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ELECTRICAL PLAN**

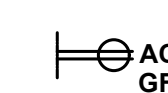

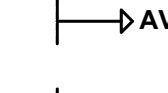
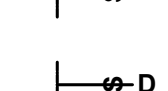
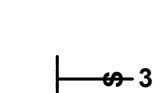
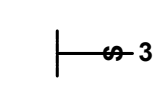
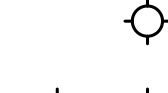
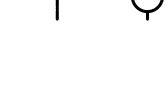

NORTH ARROW	DATE	9/23/24
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	PROJECT	WOOD
	DRAWING NUMBER	








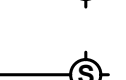



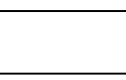

E1.1



ELECTRICAL SYMBOLS

-  DUAL PROTECTED OUTLET
-  OUTLET DUPLEX
-  TV / PHONE CABLE
-  SINGLE POLE SWITCH
-  SINGLE POLE SWITCH W/ DIMMER
-  SWITCH 3-WAY
-  SWITCH 3-WAY
-  LIGHT FIXTURE - CEILING MOUNTED
-  LIGHT FIXTURE - WALL MOUNTED

LIGHTING SYMBOLS

-  TECH LIGHTING ENTRA CL 3" LED DOWNLIGHT IC AIRTIGHT (ENCL3RL-L15I) (ENCL3RLD-WD31W)
-  TECH LIGHTING ENTRA CL 3" LED ADJUSTABLE DOWNLIGHT IC AIRTIGHT (ENCL3RL-L15I) (ENCL3RLA-WD31W)
-  BUZZIE BUZZI GENIUS IP65 24MM LED FIXED DOWNLIGHT IC AIRTIGHT (1952.CW)
-  SURFACE MOUNTED ADJUSTABLE MONOPOINT
-  LIGHT FIXTURE - SEMI FLUSH MOUNT
-  LIGHT FIXTURE - CHANDLIER
-  LIGHT FIXTURE - PENDANT
-  LIGHT FIXTURE - WALL MOUNTED SCONCE
-  LED STRIP LIGHT
-  WHISPERRECESSED LED DESIGNER FANLIGHT 80 CFM (FV-08VRE2)
-  SMOKE / CARBON MONOXIDE COMBO DETECTOR CEILING MOUNTED

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WOOD RESIDENCE
303 BRIDGEWAY
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APN: 065-241-32

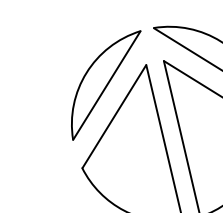
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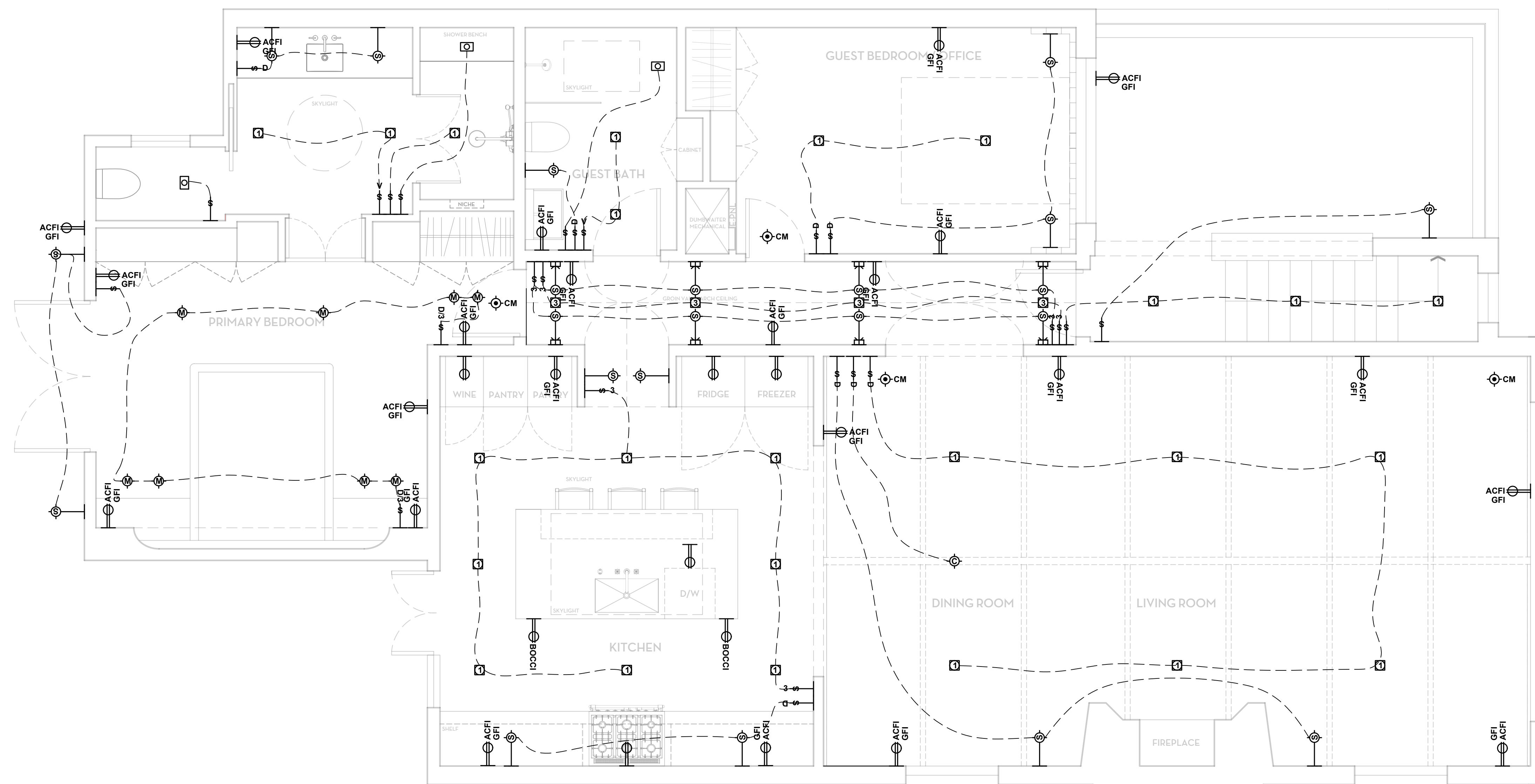
2ND FLOOR
ELECTRICAL PLAN

NORTH ARROW


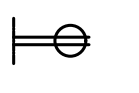
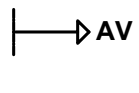
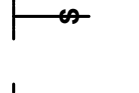
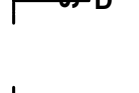
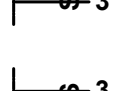

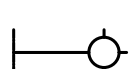



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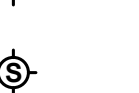
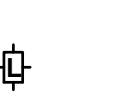

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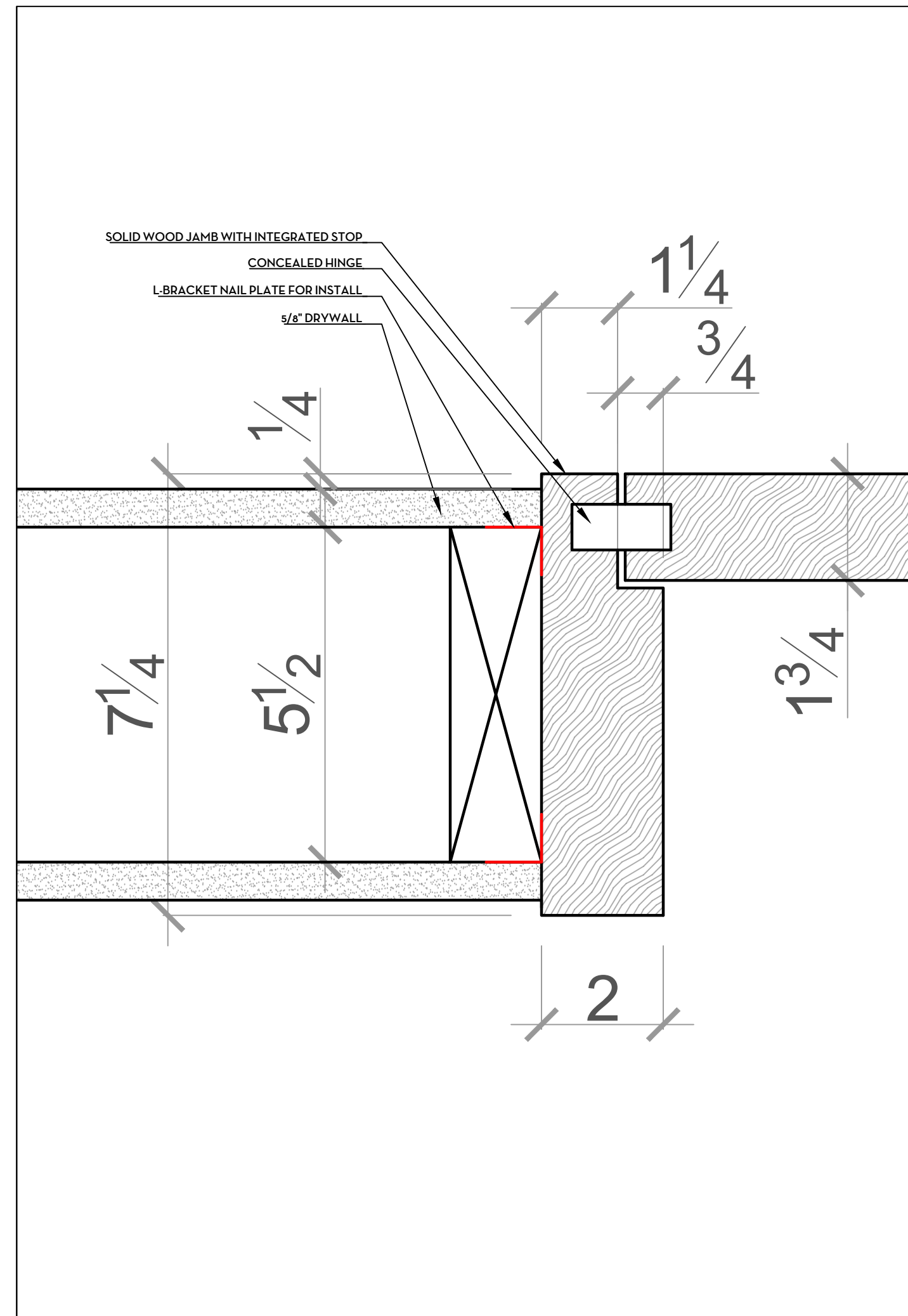


ELECTRICAL SYMBOLS

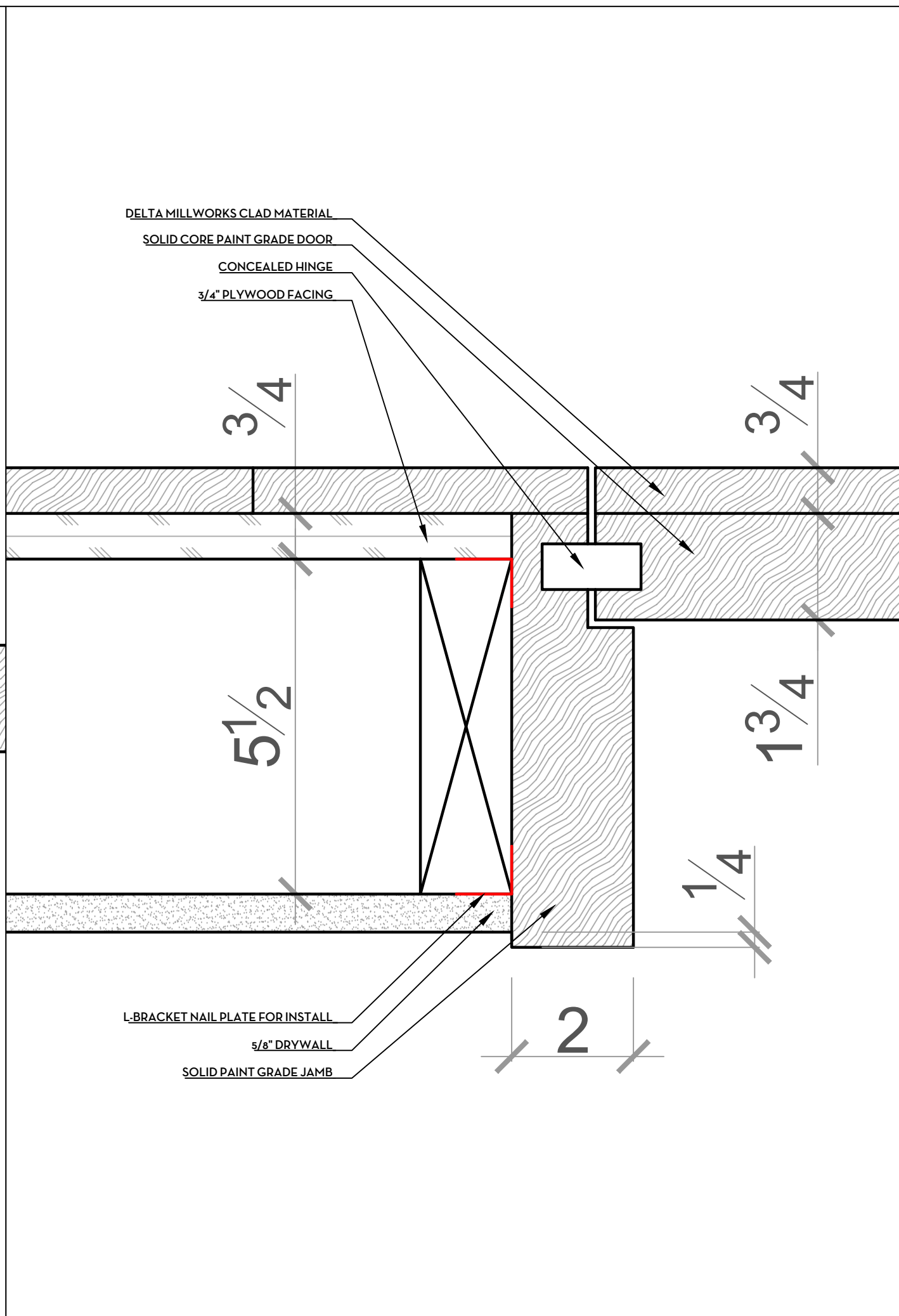
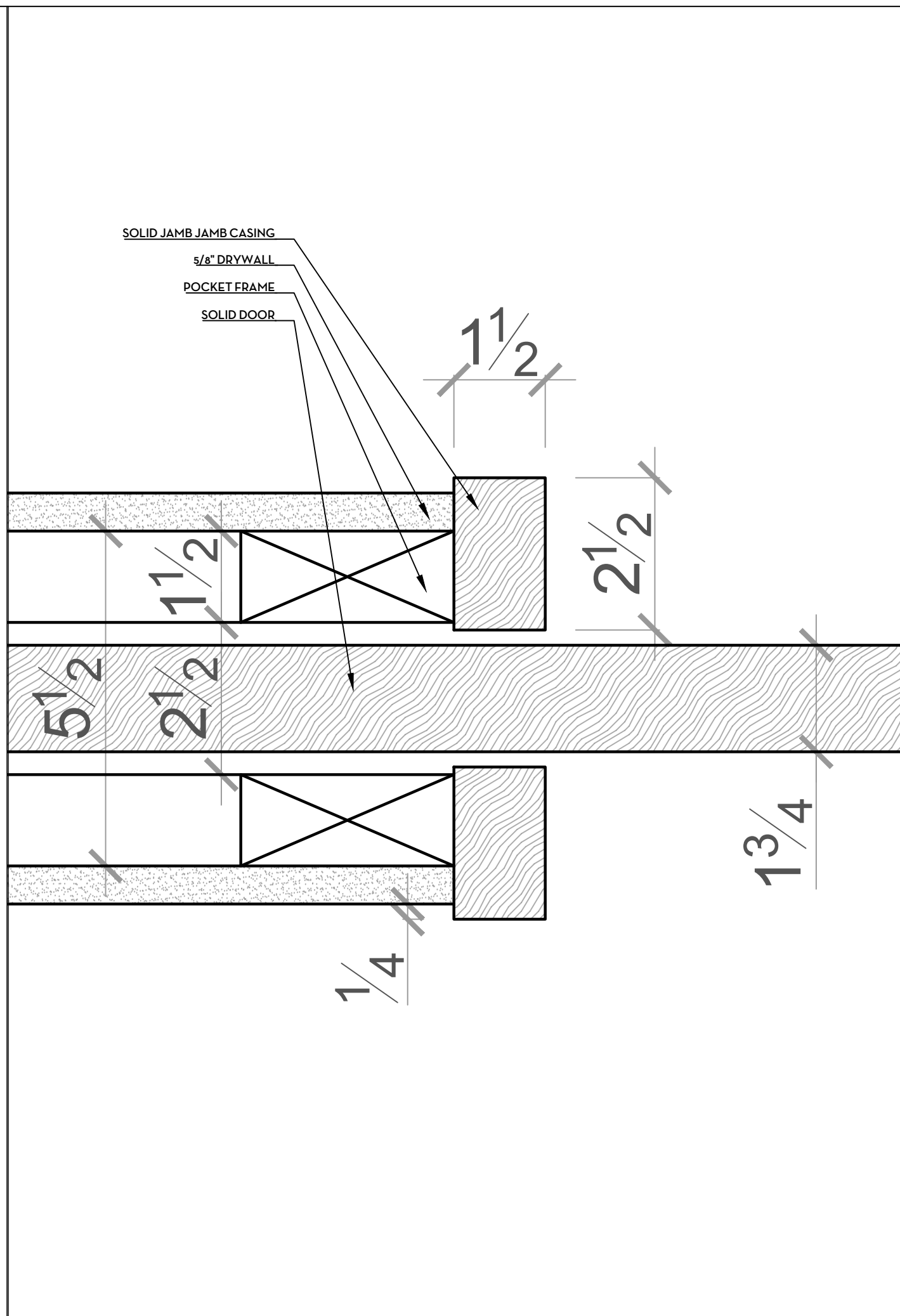
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-  WHISPERRECESSED LED DESIGNER FAN|LIGHT 80 CFM (FV-08VRE2)
-  SMOKE / CARBON MONOXIDE COMBO DETECTOR CEILING MOUNTED



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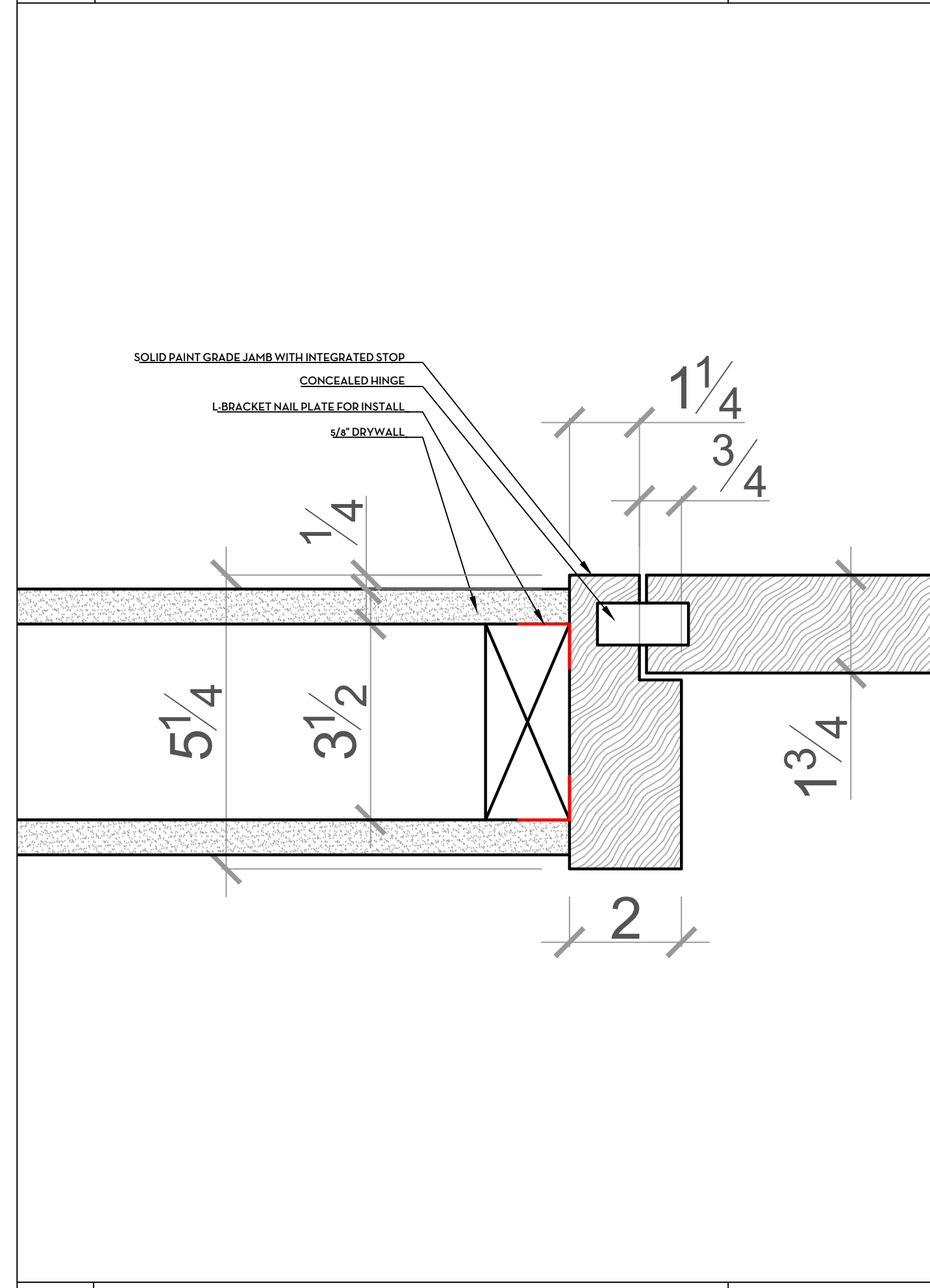


1 INTERIOR DOOR JAMB DETAIL SCALE: 6" = 1'

2 INTERIOR DOOR JAMB DETAIL SCALE: NTS

3 INTERIOR DOOR JAMB DETAIL SCALE: 6" = 1'

4 INTERIOR DOOR JAMB DETAIL SCALE: 6" = 1'



5 INTERIOR DOOR JAMB DETAIL SCALE: 6" = 1'

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[Signature]
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WOOD RESIDENCE
 303 BRIDGEWAY
 SAUSALITO, CA 94965

APN: 065-241-32

DRAWING REVISIONS

DATE	ISSUE	REVISION #
9/23/24	PLANNING COMMENTS	1

DRAWING TITLE
**ARCHITECTURAL
 DETAILS**

NORTH ARROW
 DATE: 9/23/24
 DRAWN BY: AC / AL
 CHECKED BY:
 PROJECT: WOOD
 DRAWING NUMBER

[Logo]
D1.1

DESIGNER

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OWNER

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DRAWN BY: ROTTMAYER DESIGN AND BUILD

CHECKED BY: AUSTIN CARRIER



PROJECT

WOOD RESIDENCE
303 BRIDGEWAY
SAUSALITO, CA 94965

APN: 065-241-32

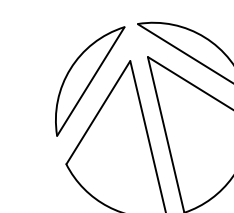
DRAWING REVISIONS

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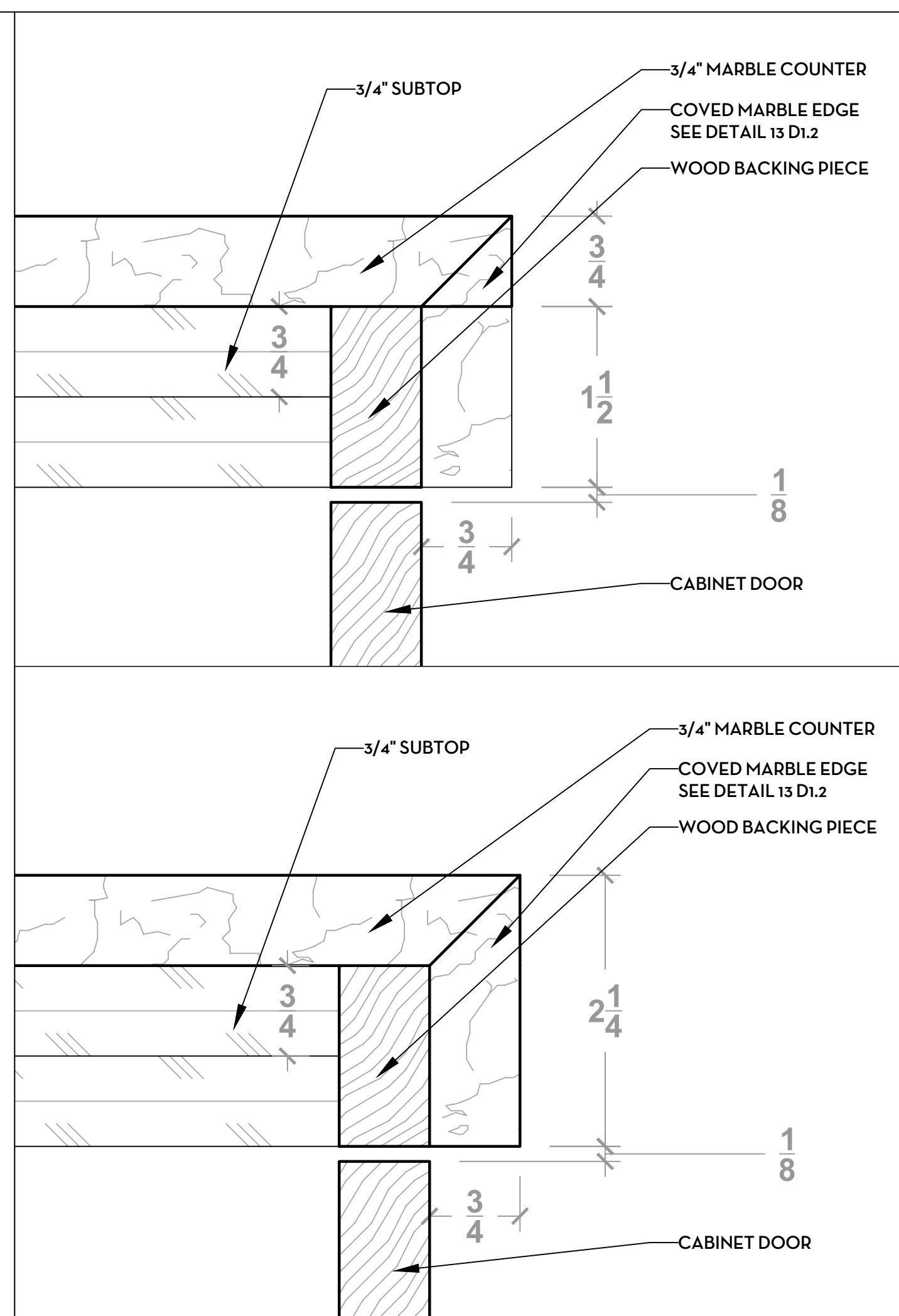
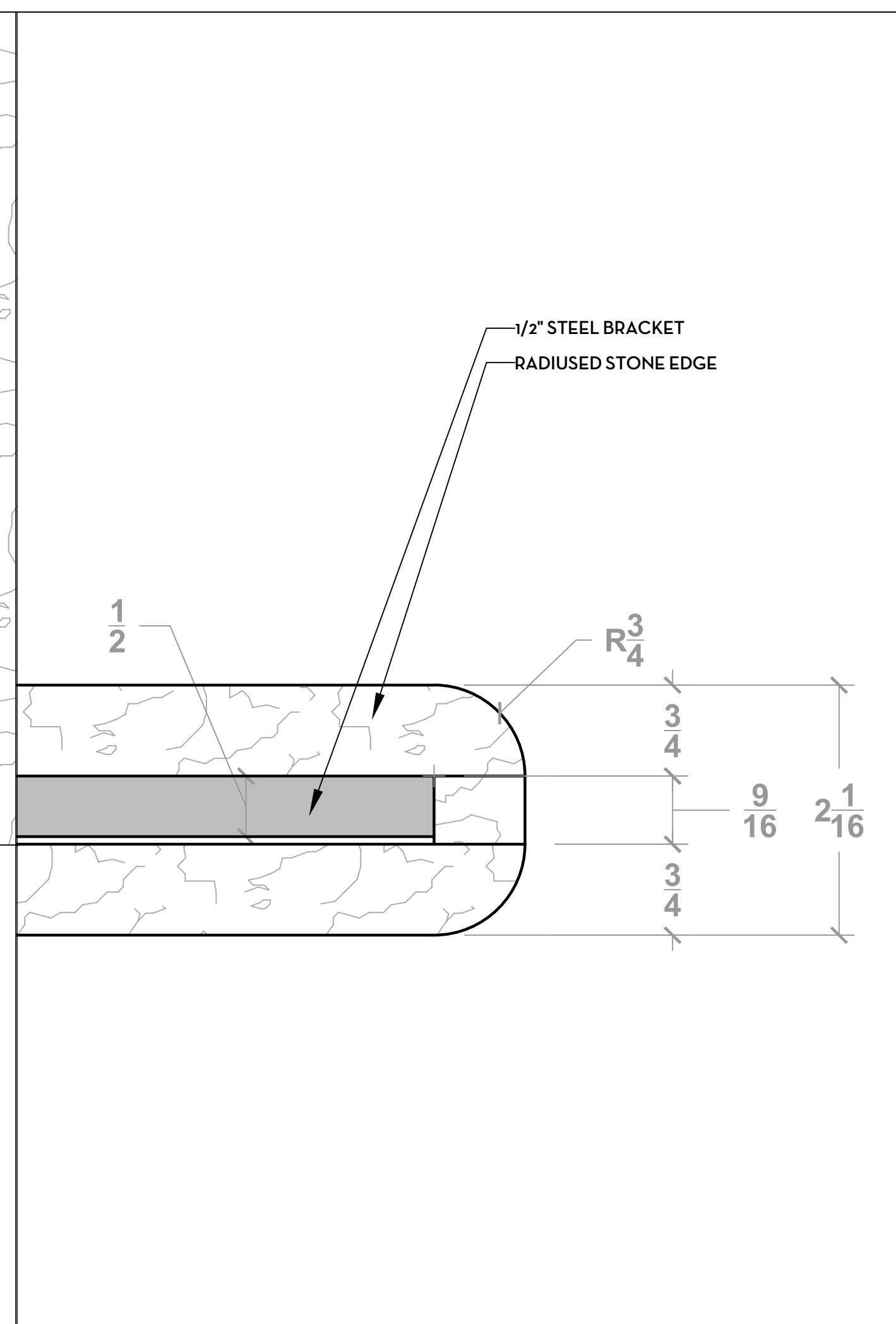
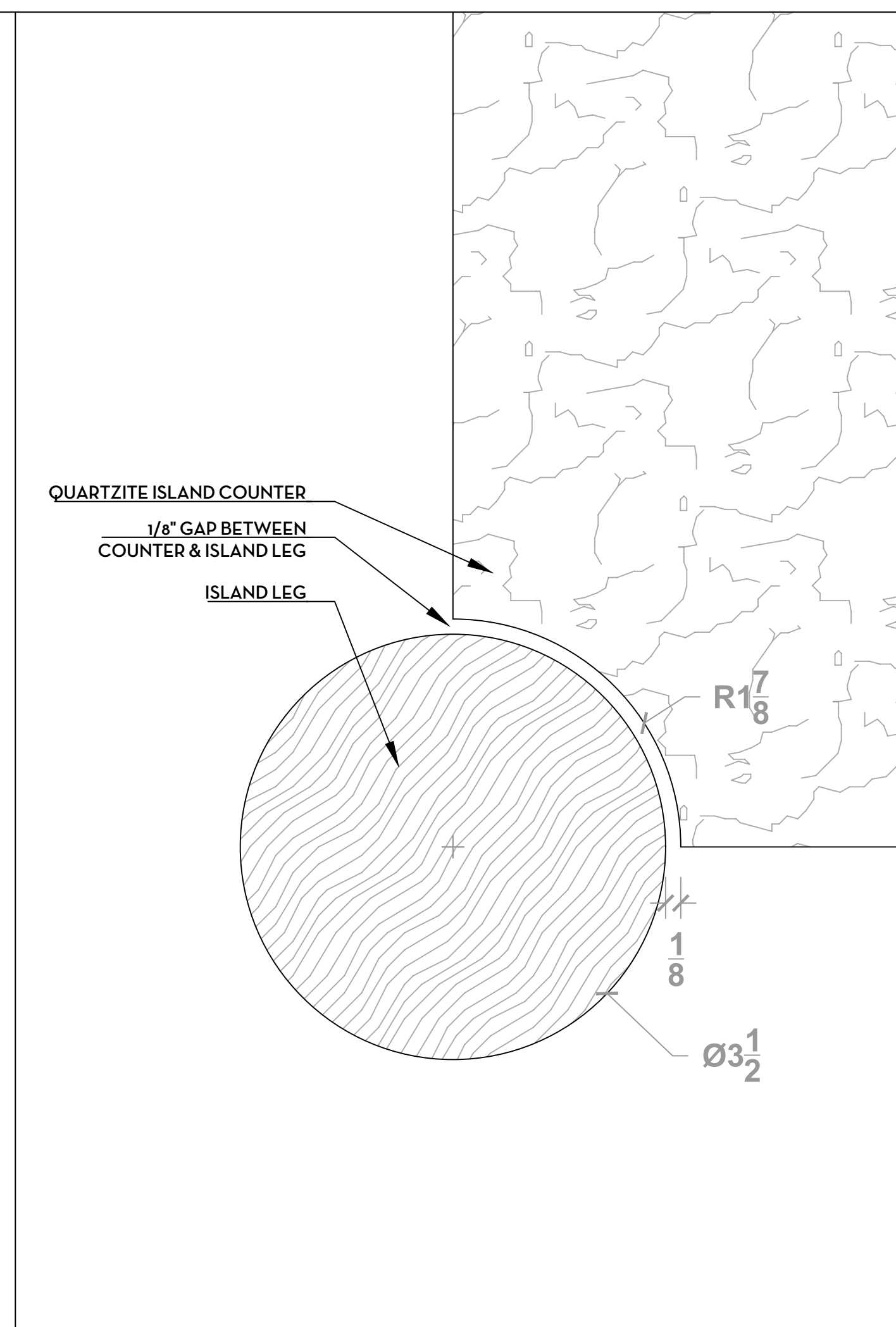
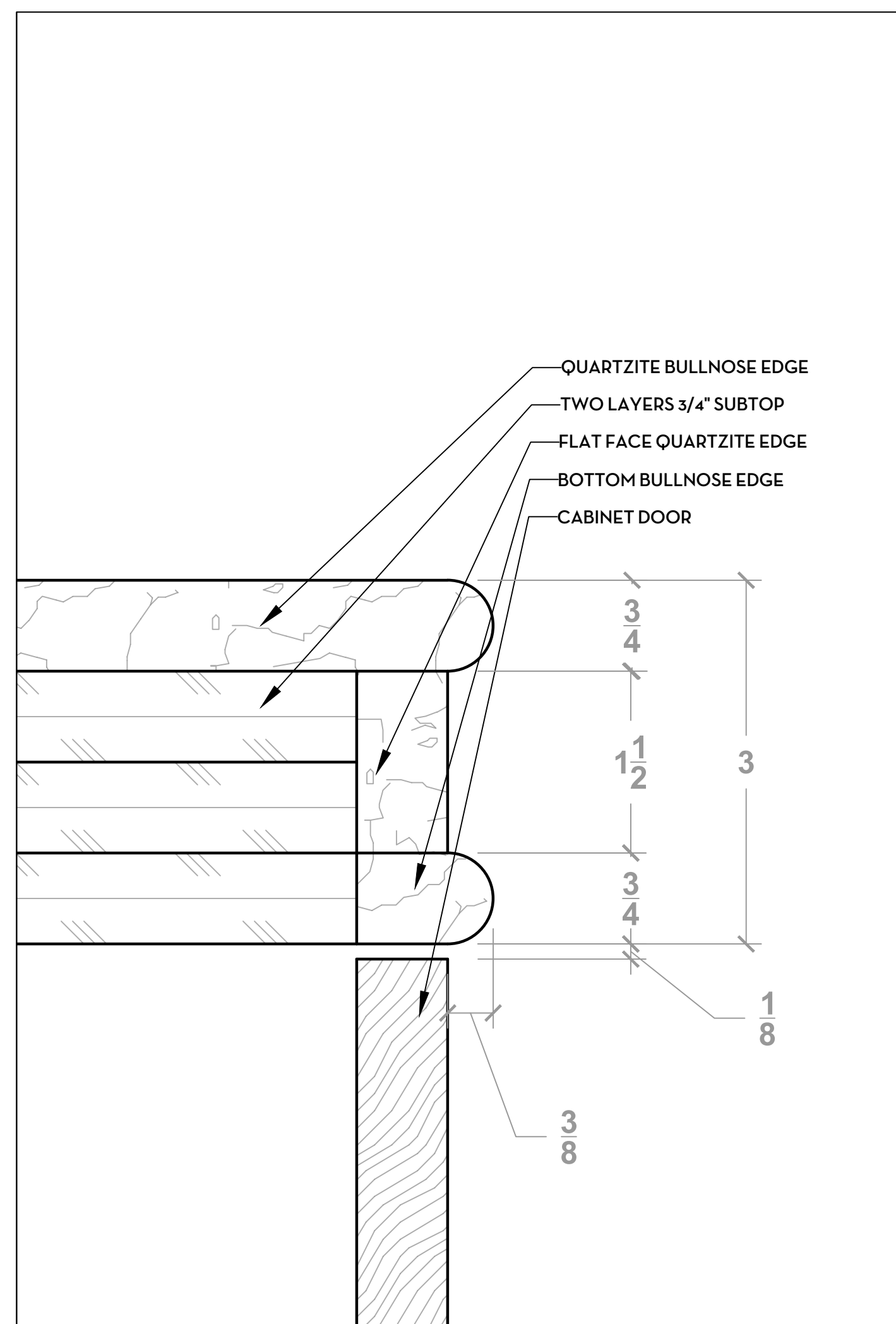
DRAWING TITLE

ARCHITECTURAL
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NORTH ARROW	DATE	9/23/24
	DRAWN BY	AC / AL
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	PROJECT	WOOD
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D1.2

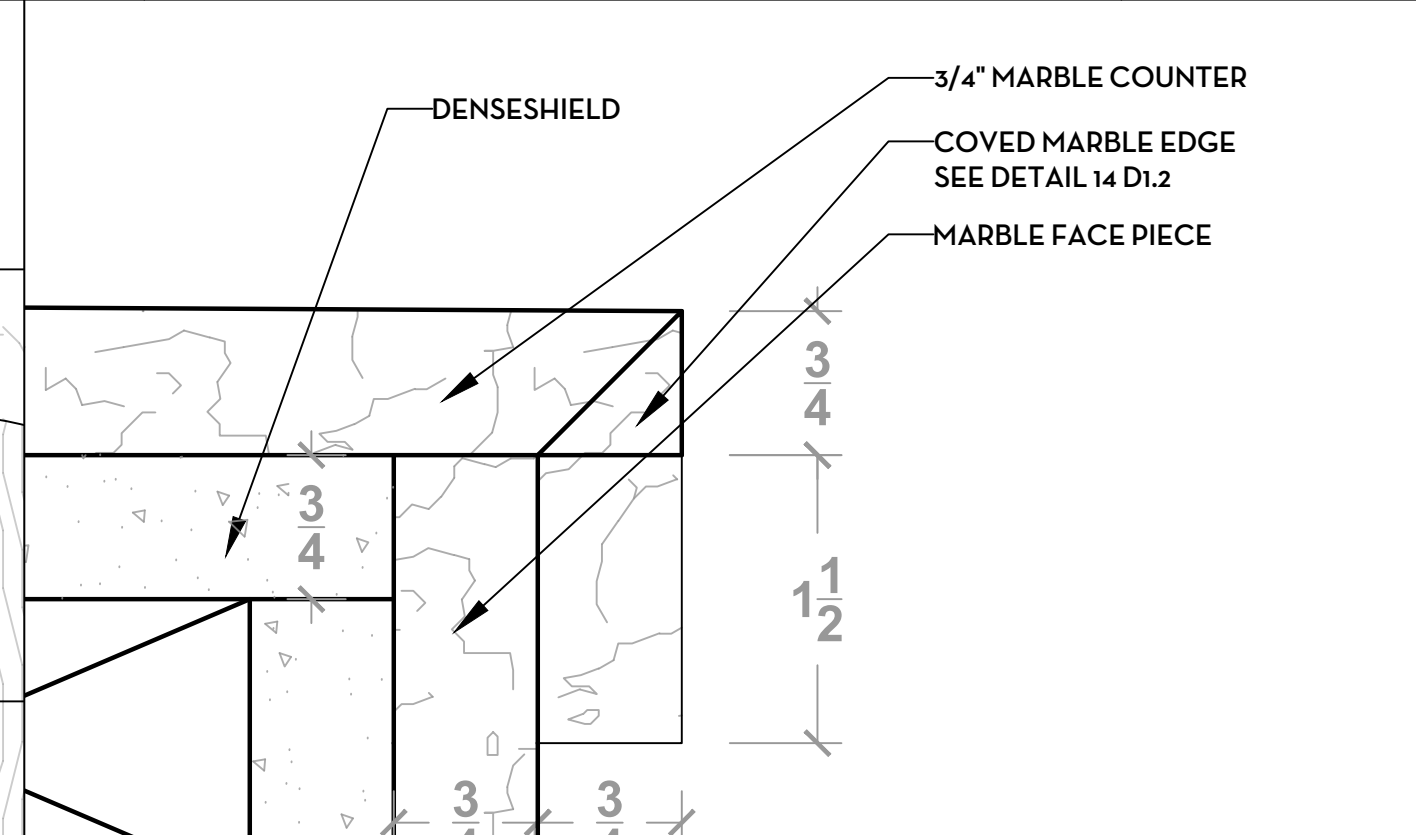
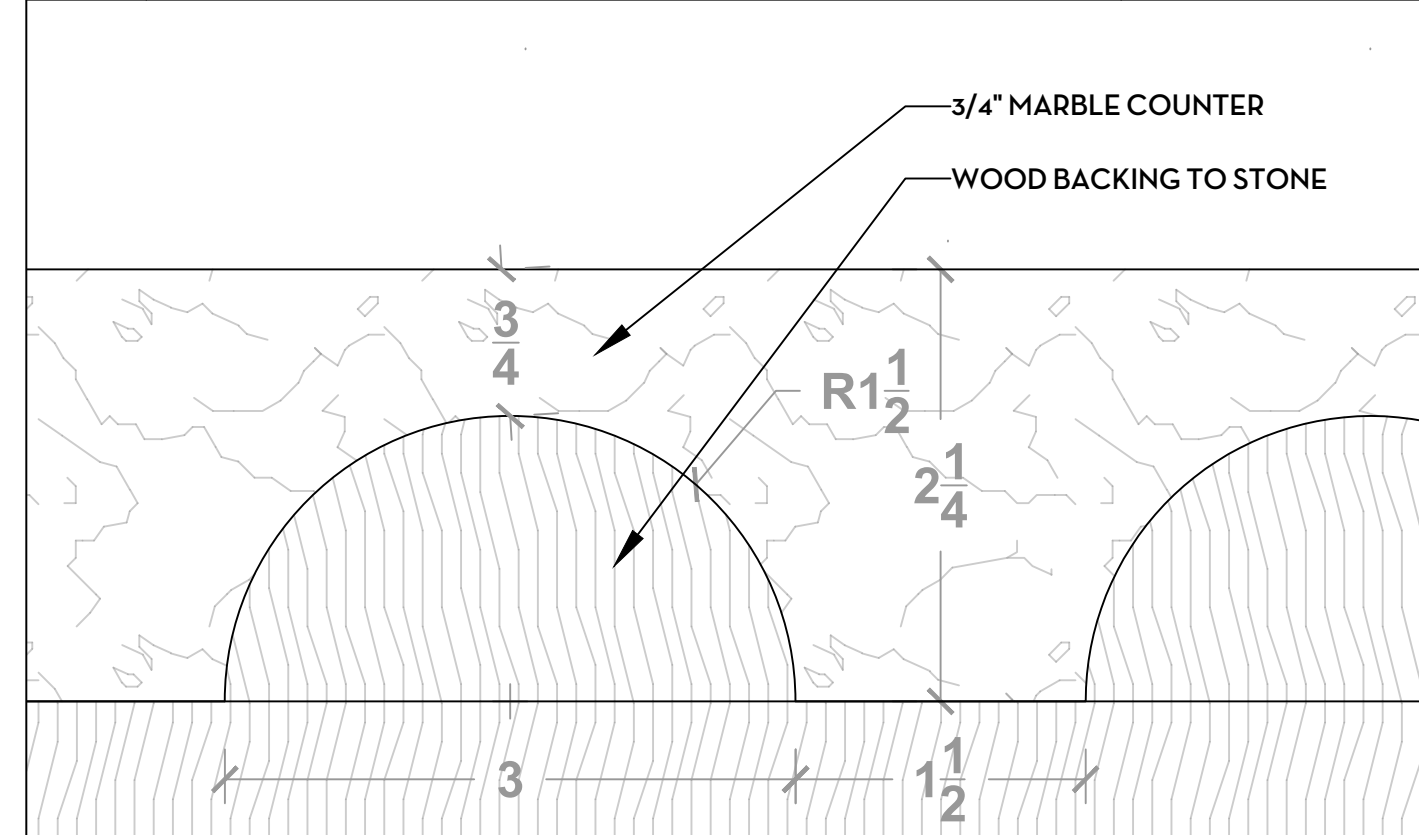


9 KITCHEN COUNTER EDGE DETAIL SCALE: 1' = 1'

10 ISLAND LEG TO COUNTER DETAIL SCALE: 1' = 1'

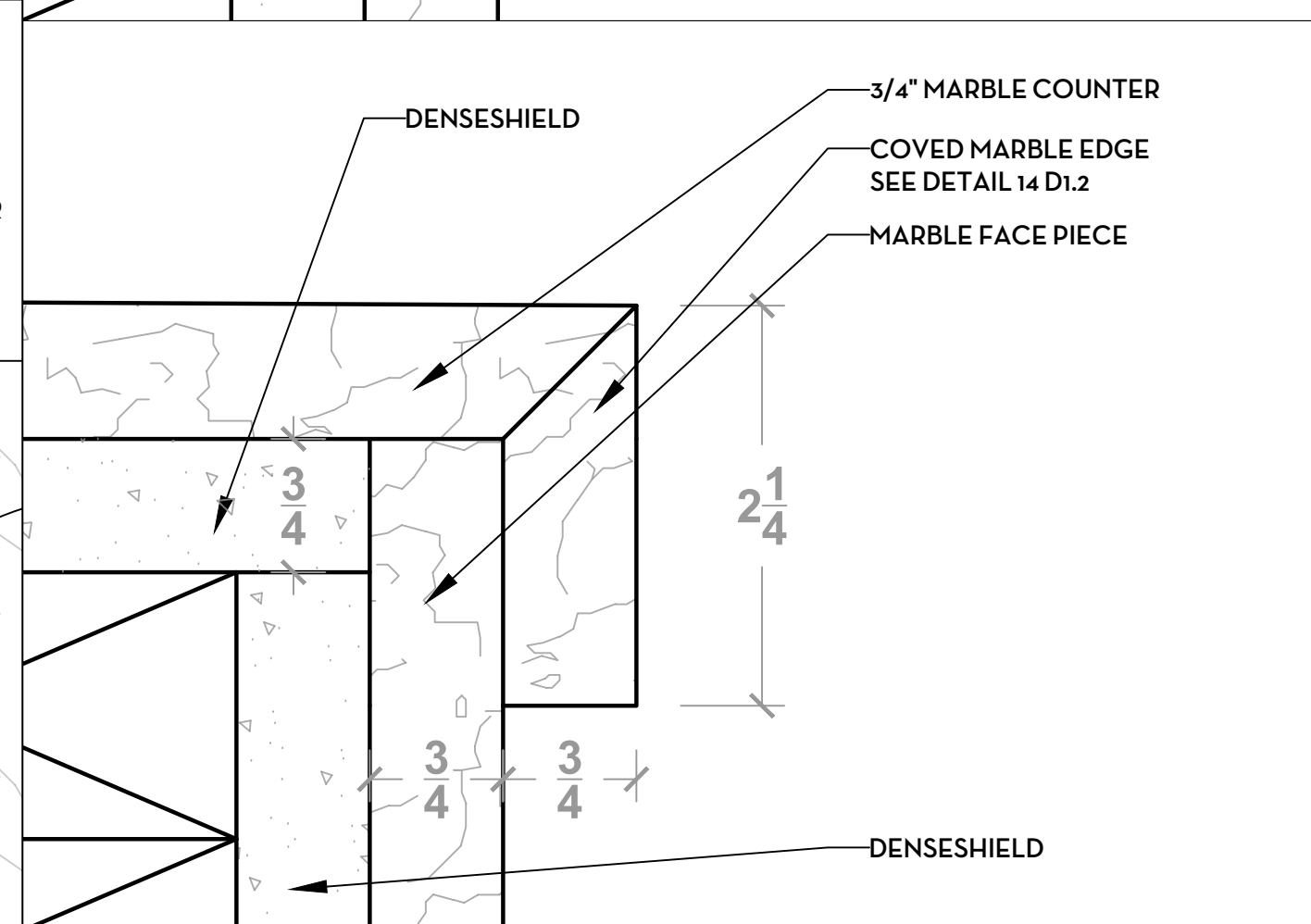
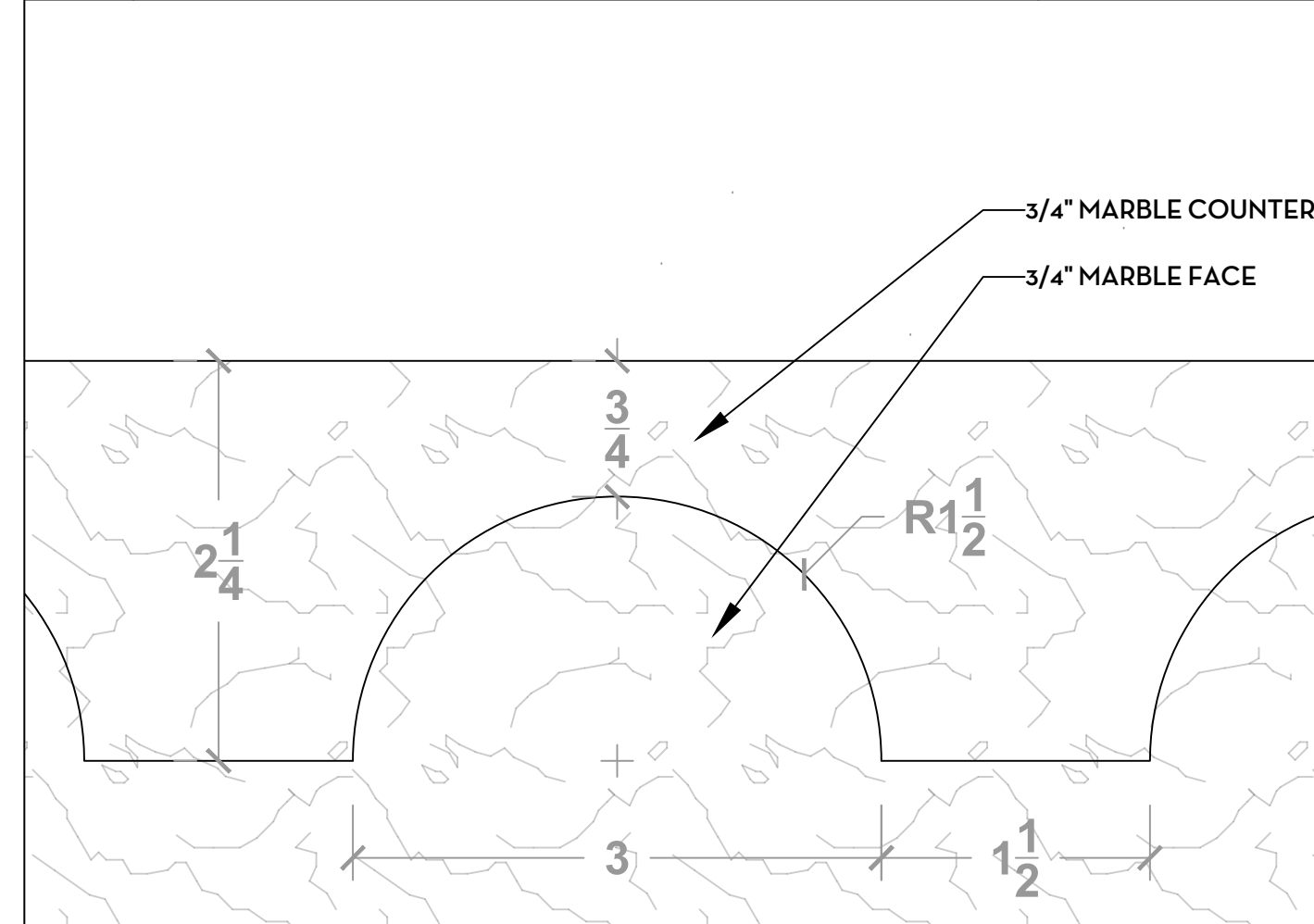
11 FLOATING STONE SHELF DETAIL SCALE: 1' = 1'

12 PRIMARY BATH COUNTER EDGE DETAIL SCALE: 1' = 1'

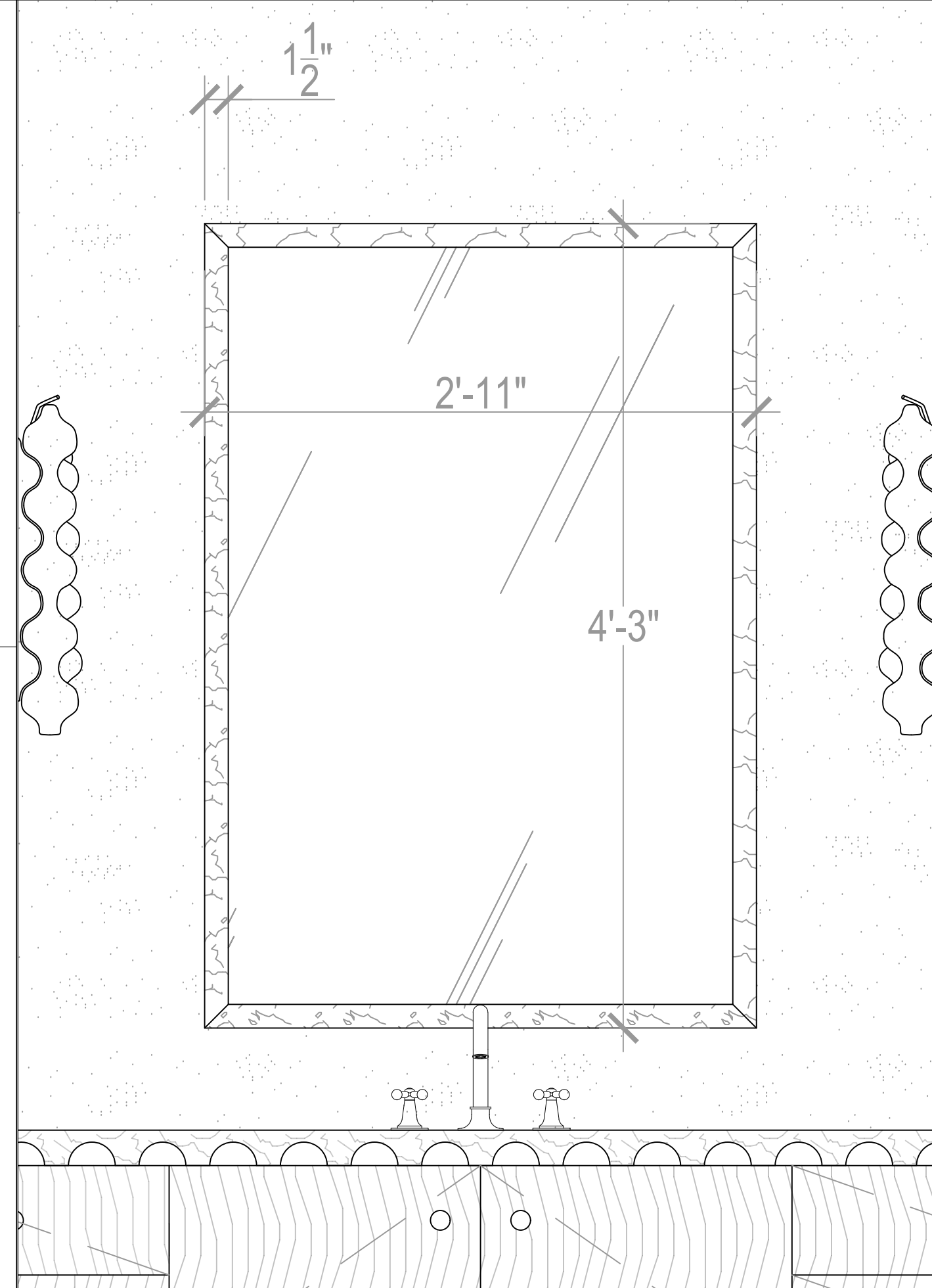


13 PRIMARY BATH COUNTER EDGE FACE SCALE: 1' = 1'

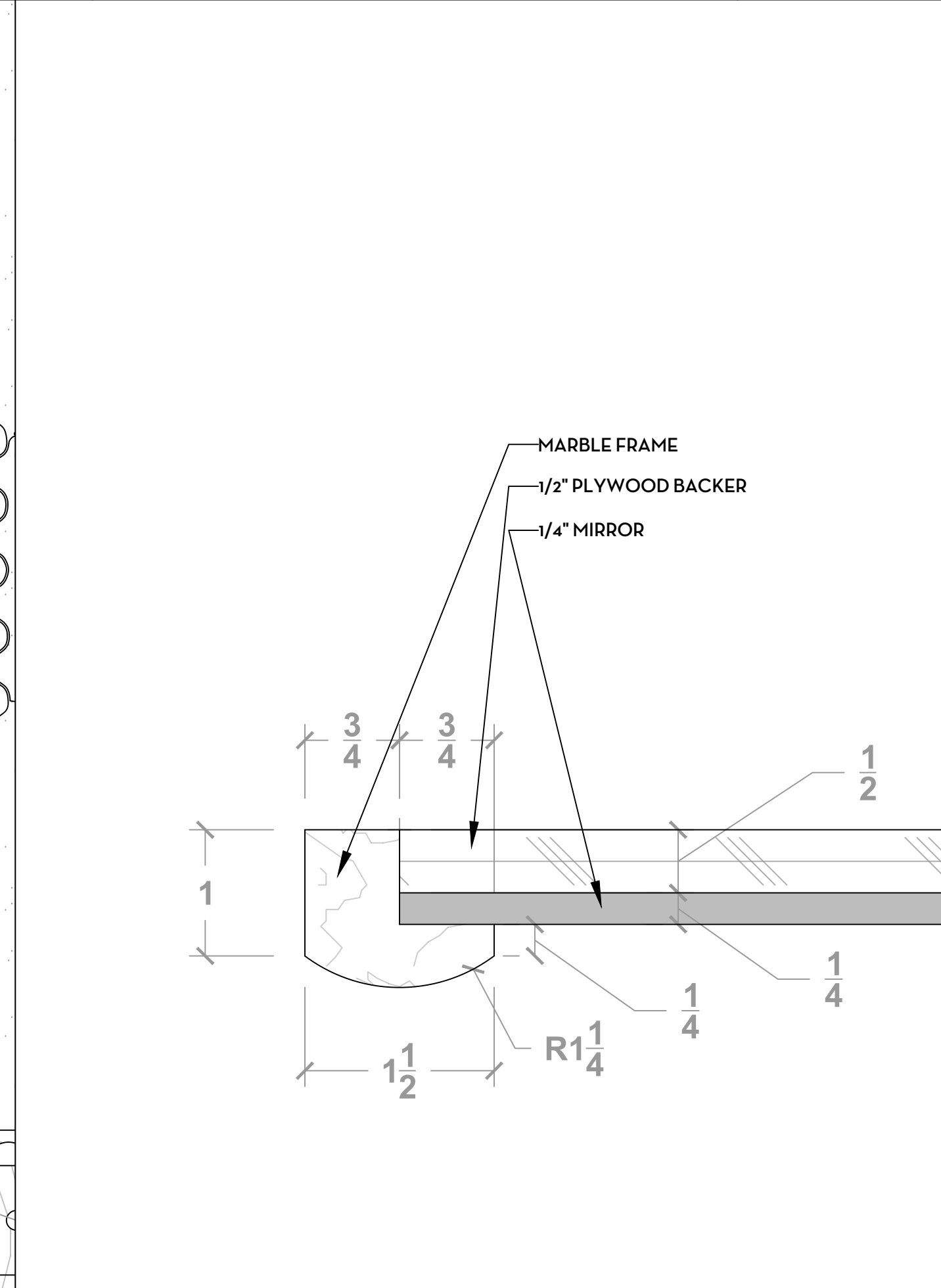
14 PRIMARY BATH SHOWER BENCH EDGE SCALE: 1' = 1'



15 PRIMARY BATH SHOWER BENCH EDGE SCALE: 1' = 1'



16 CUSTOM MIRROR PRIMARY BATH SCALE: 1 1/2" = 1'



16 CUSTOM MIRROR PRIMARY BATH DETAIL SCALE: 1' = 1'