

# ZONING INFORMATION

303 BRIDGEWAY SAUSALITO, CA 94965  
 APN: 065-241-32

### 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".

	Existing	Proposed	Zoning Max	Staff Notes
<b>ZONING</b>	R-3			
<b>PARCEL SIZE (Gross and Net Areas) See 10.88.040 Parcel Size Net</b>	3410.5 FT2			
<b>AVERAGE SLOPE</b>	6%			
<b>NUMBER OF UNITS</b>	1			
<b>FLOOR AREA</b>				
<b>SMC10.40.040 &amp; 10.44.330</b>				
Primary Residence	1814.37 FT2	1869.37 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	1869.37 FT2		
FAR (Floor Area Ratio)	53.28%	54.81%	62.28%	
<b>LOT COVERAGE</b>				
<b>SMC 10.40.050</b>				
Square Feet	1762 FT2	1616 FT2	1635.25 FT2	
Percentage of Lot Coverage	51.66%	47.38%	47.95%	
<b>IMPERVIOUS SURFACES</b>				
<b>SMC 10.40.050 C.</b>				
Square Feet	2370	2445.41	2523.77%	
Percent of Impervious Surfaces	69.49%	71.70%	74.00%	
<b>SETBACKS - Primary Structure</b>				
<b>SMC 10.40.070 - 090</b>				
Front Yard Setback	1'	3'	0'	
Side Yard Setback	0'	5' add'l 110m	5'	
Side Yard Setback	0'	0' add'l 110m	4'	
Rear Yard Setback	56'	51'	15'	
<b>HEIGHT - Primary Structure</b>				
<b>SMC 10.40.060</b>				
Building Height	26'-8"	23'-9"	32'	
<b>SETBACKS - Accessory Structure</b>				
<b>SMC 10.44.020</b>				
Side Yard Setback	N/A	N/A		
Side Yard Setback	N/A	N/A		
Rear Yard Setback	N/A	N/A		
<b>HEIGHT Accessory Structure</b>				
<b>SMC 10.44.020 C. 4.</b>	N/A	N/A		
<b>PARKING</b>				
<b>SMC 10.40.110 - 120</b>				
On-Site Spaces	N/A	N/A		
<b>GRADING QUANTITIES</b>				
Cut				
Fill		~45 yards		

# SCOPE OF WORK

REMODEL OF EXISTING RESIDENCE, REMOVAL OF 35.03 FT<sup>2</sup> OF THE EXISTING RESIDENCE AND ADDITION OF 102.95 FT<sup>2</sup> 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 2ND FLOOR ELECTRICAL PLAN
- E1.2 1ST FLOOR ELECTRICAL PLAN

# HOMMEBOYS

INTERIORS

## ROTTMAYER

DESIGN + BUILD

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 SONOMA, CA 95476  
 E: HOLLER@HOMMEBOYS.COM  
 P: 901.569.1577

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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

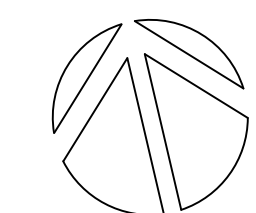
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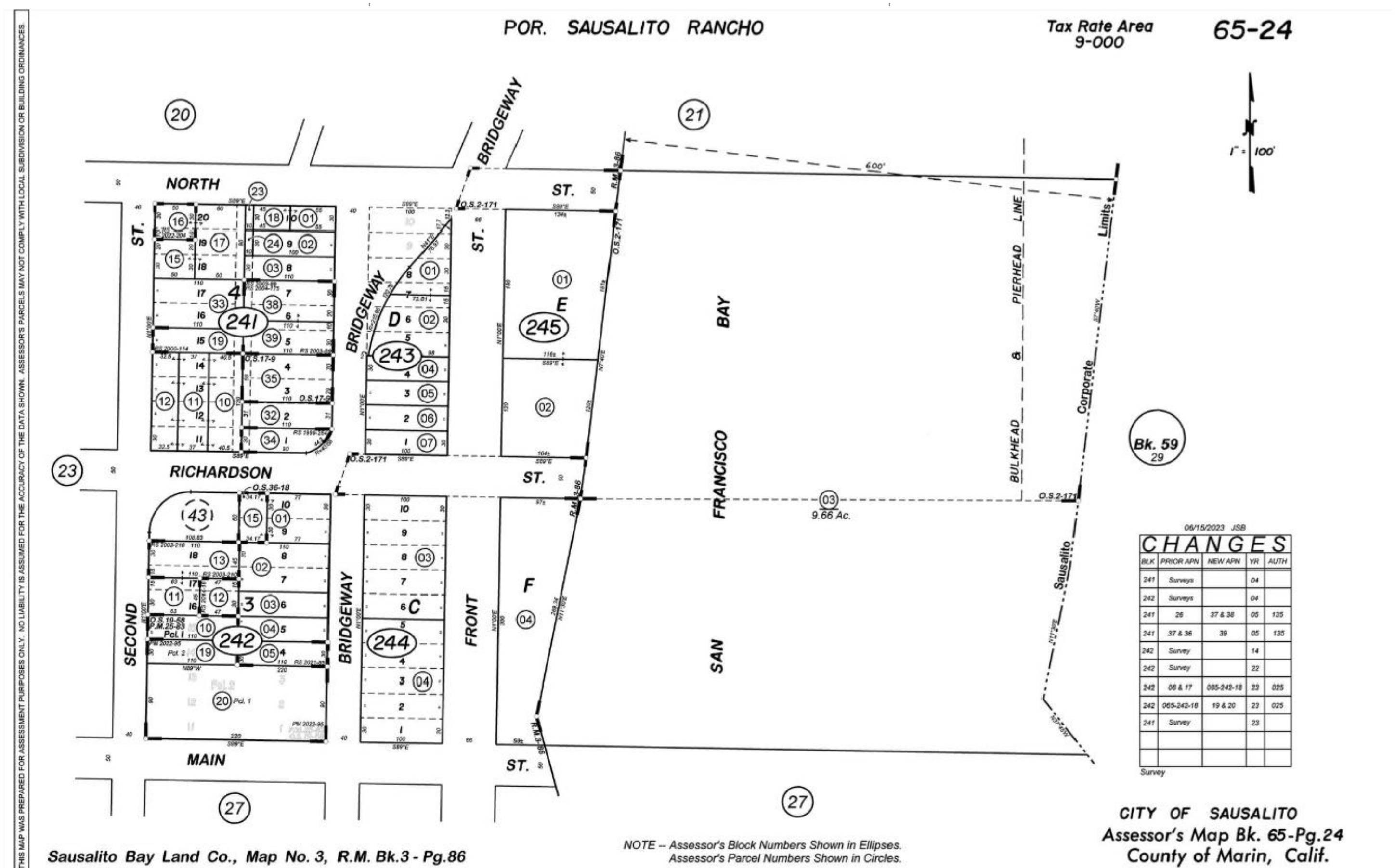
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# Ao.o

# VICINITY MAP



# PROJECT RENDER





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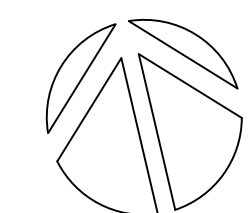
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DRAWING TITLE

SITE PLAN

NORTH ARROW



DATE 7/22/24

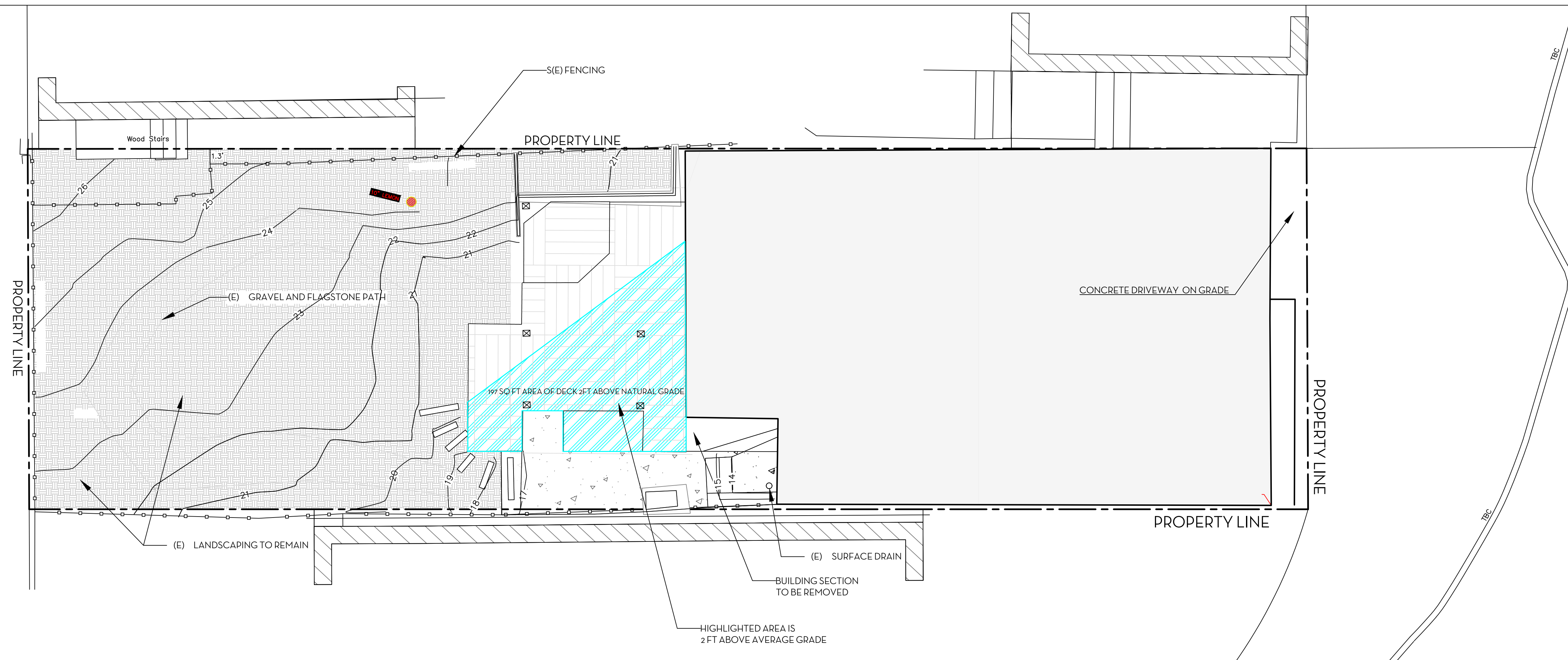
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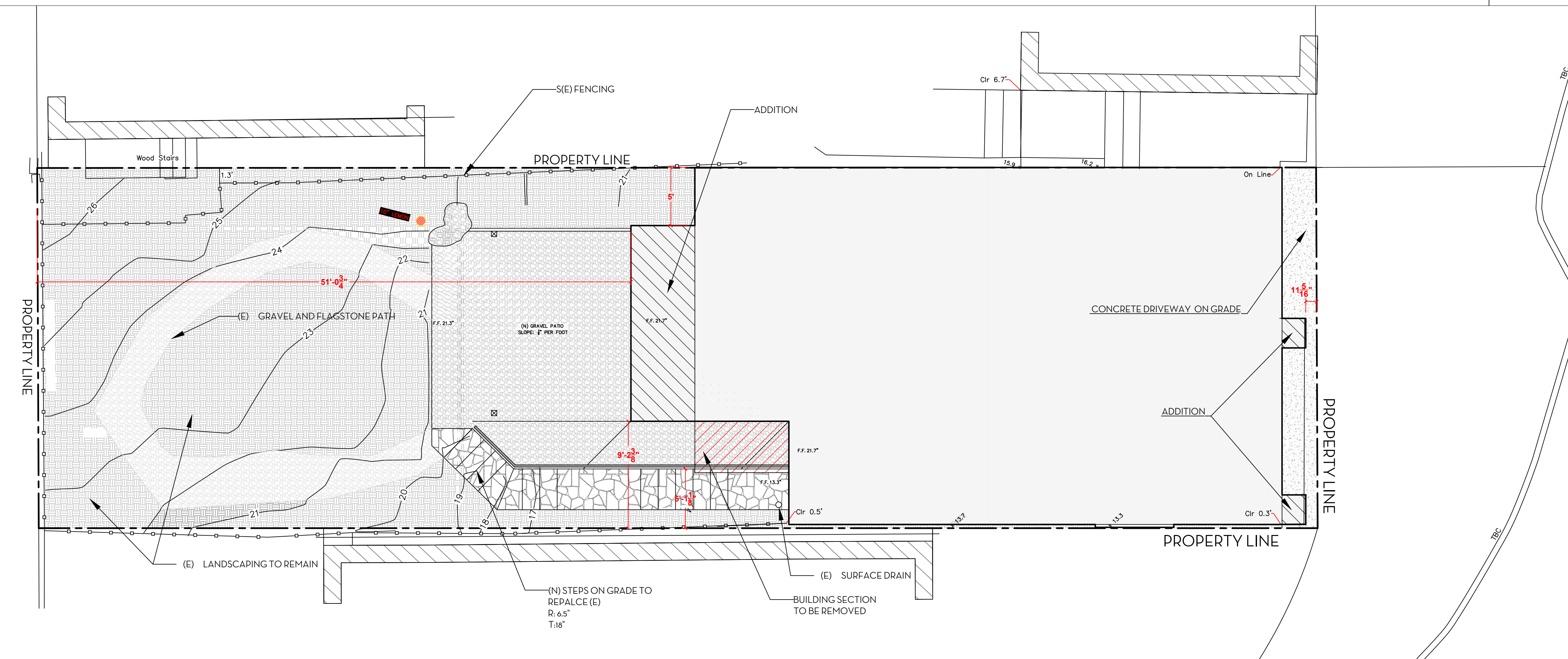
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DRAWING NUMBER

# A1.1

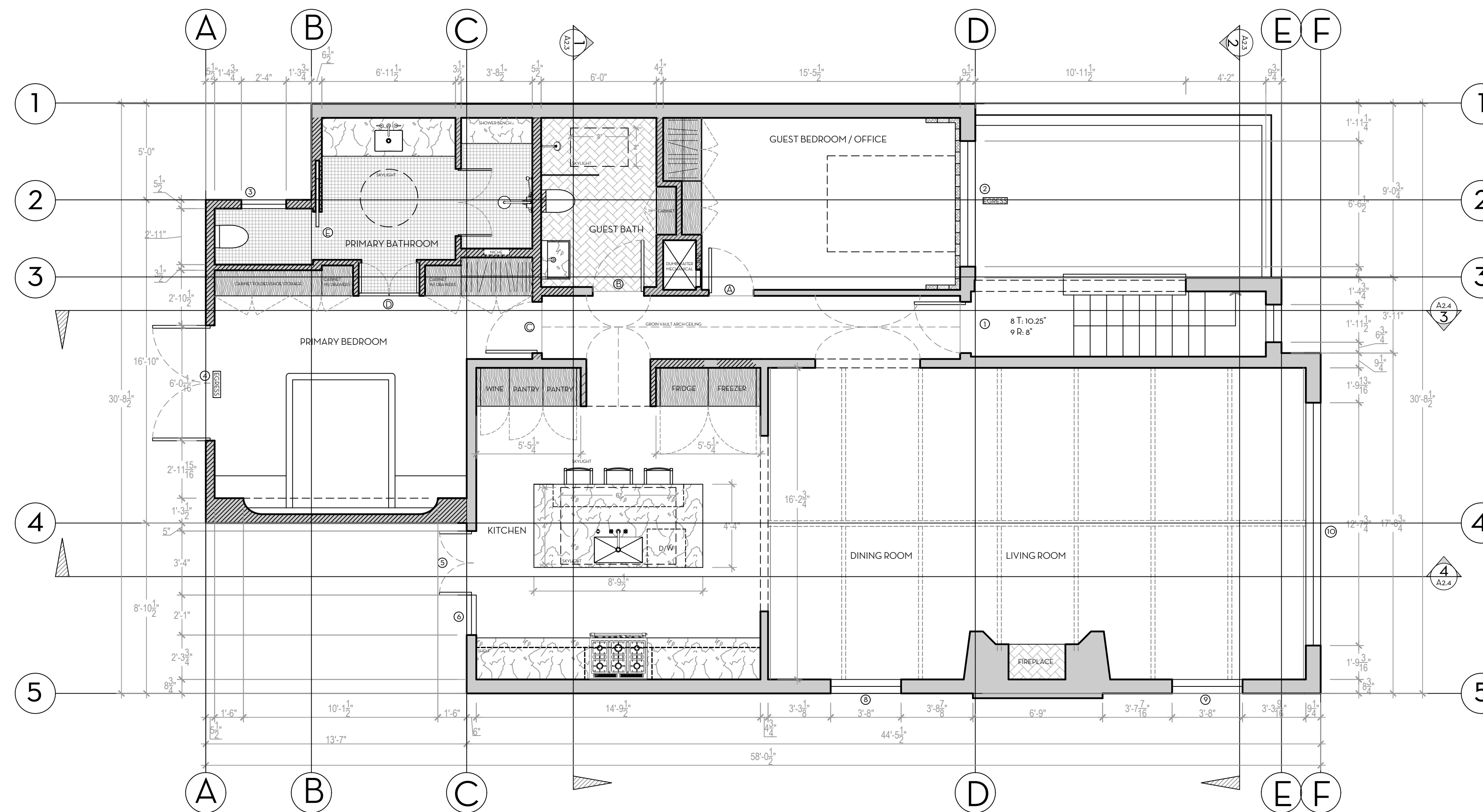
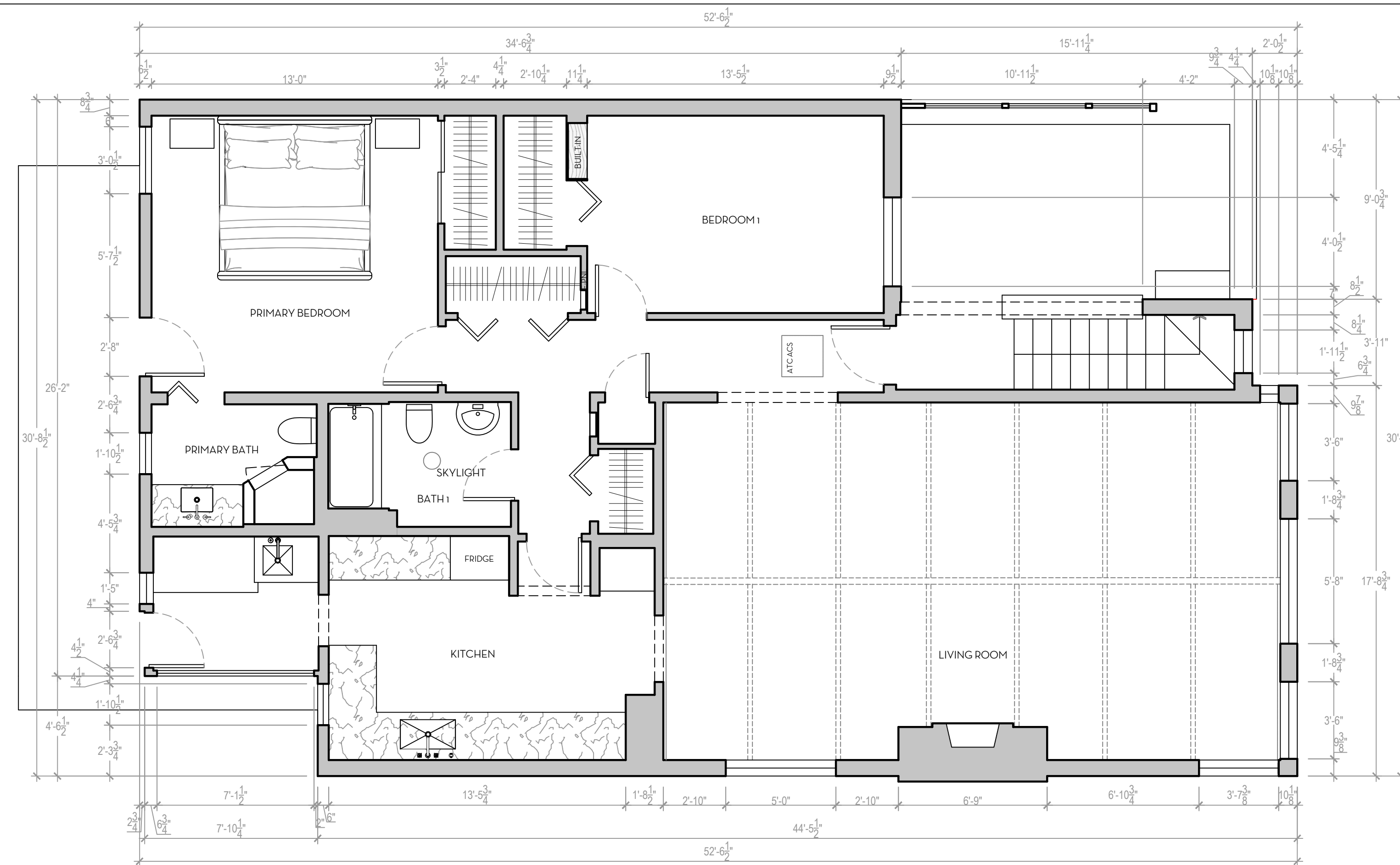


EXISTING SITE PLAN SCALE: 3/16" = 1'-0"



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





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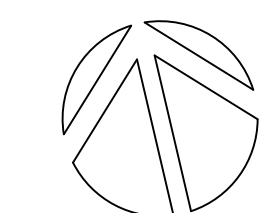
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DATE	ISSUE	REVISION #

DRAWING TITLE  
**EXISTING / PROPOSED  
 UPPER FLOOR PLAN**

NORTH ARROW

DATE: 7/22/24  
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 CHECKED BY: WOOD  
 PROJECT: WOOD  
 DRAWING NUMBER:



**A1.3**

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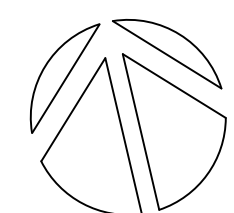
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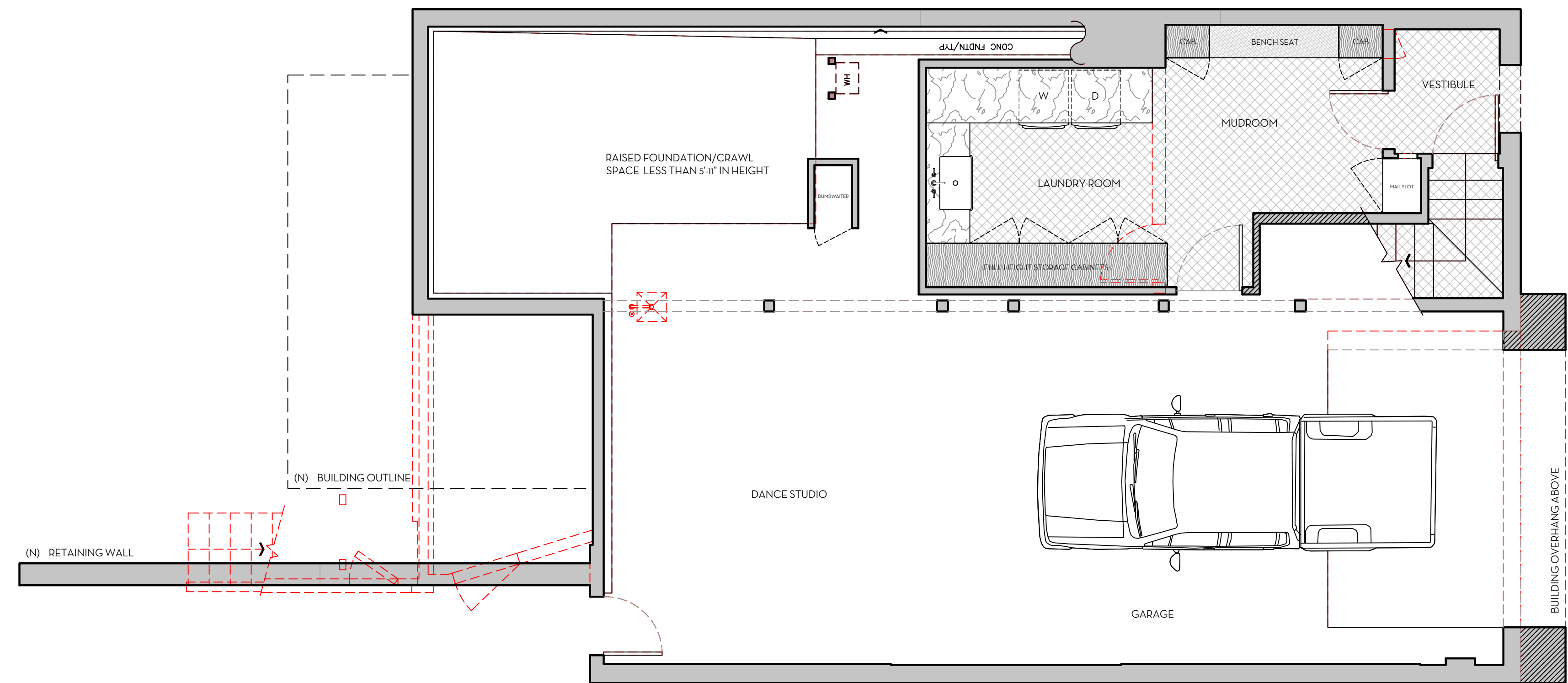
DATE	ISSUE	REVISION #

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**LOWER & UPPER OVERLAYS**

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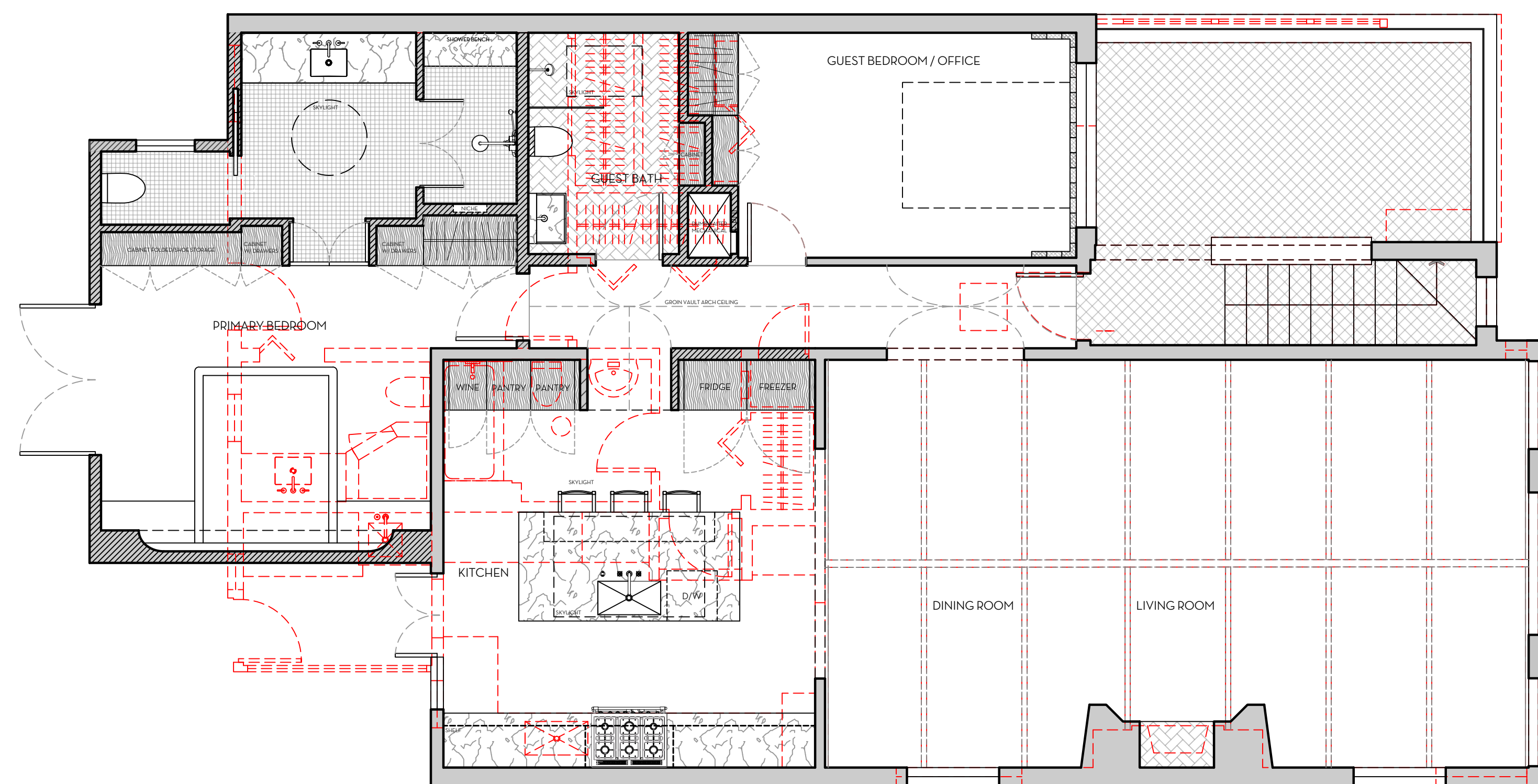


**A1.4**



- (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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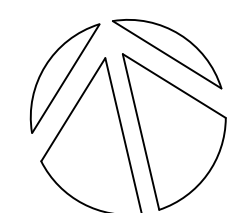
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DATE	ISSUE	REVISION #

DRAWING TITLE  
EXISTING ROOF PLAN

NORTH ARROW

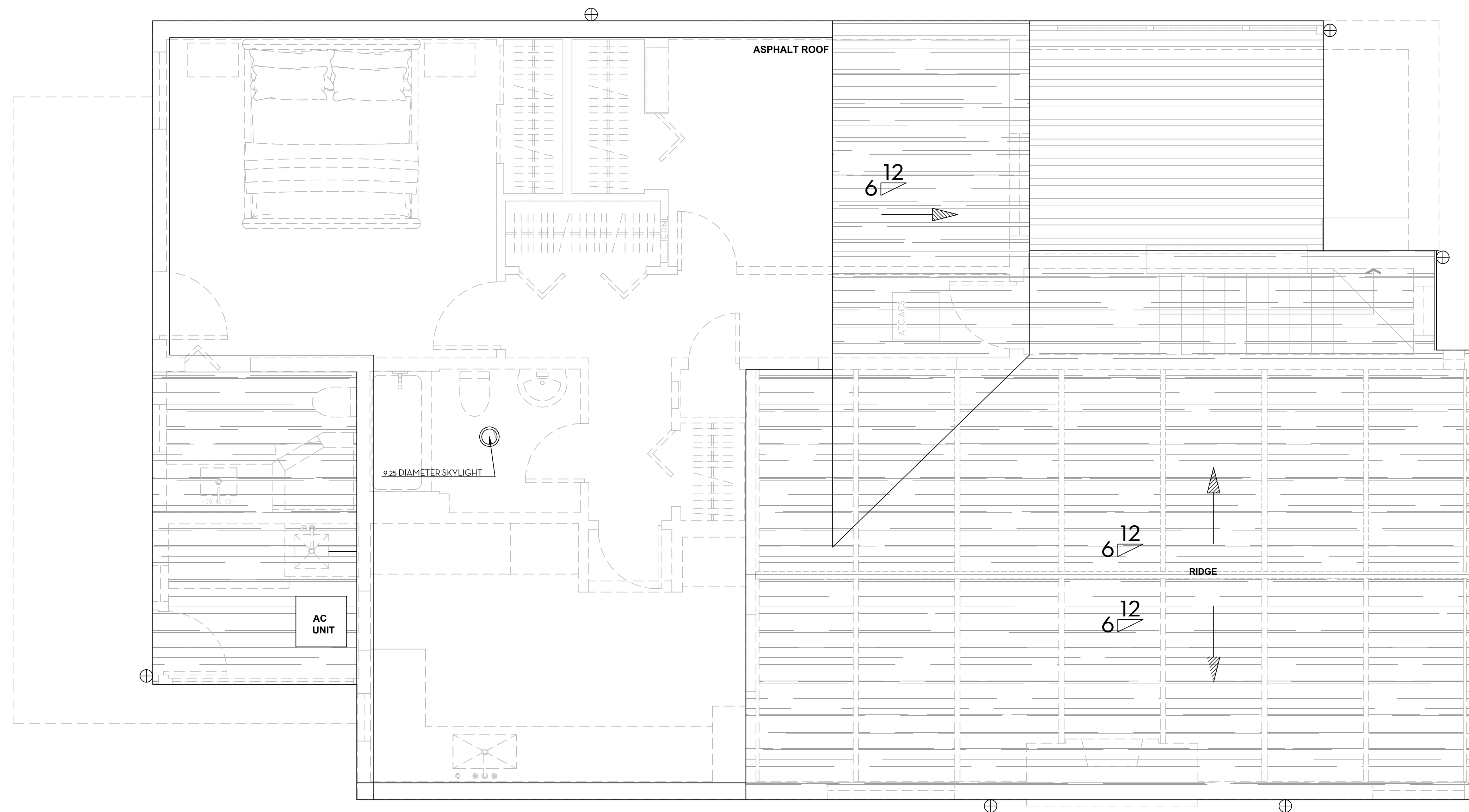
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A1.5

DRAIN LEGEND

⊕ EXTERIOR DOWNSPOUT



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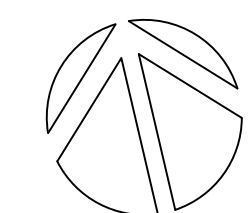
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DRAWING TITLE  
PROPOSED ROOF  
PLAN

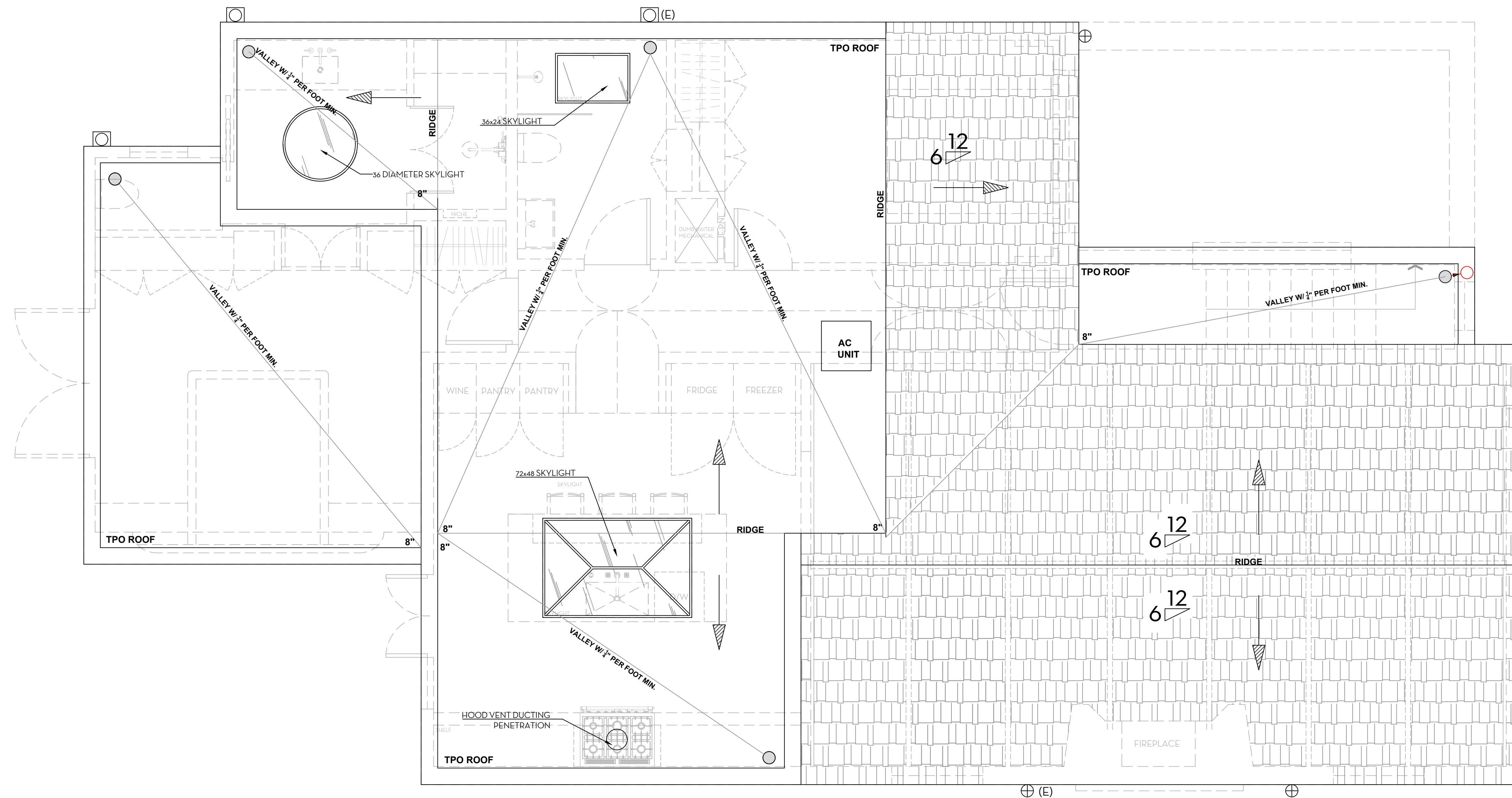
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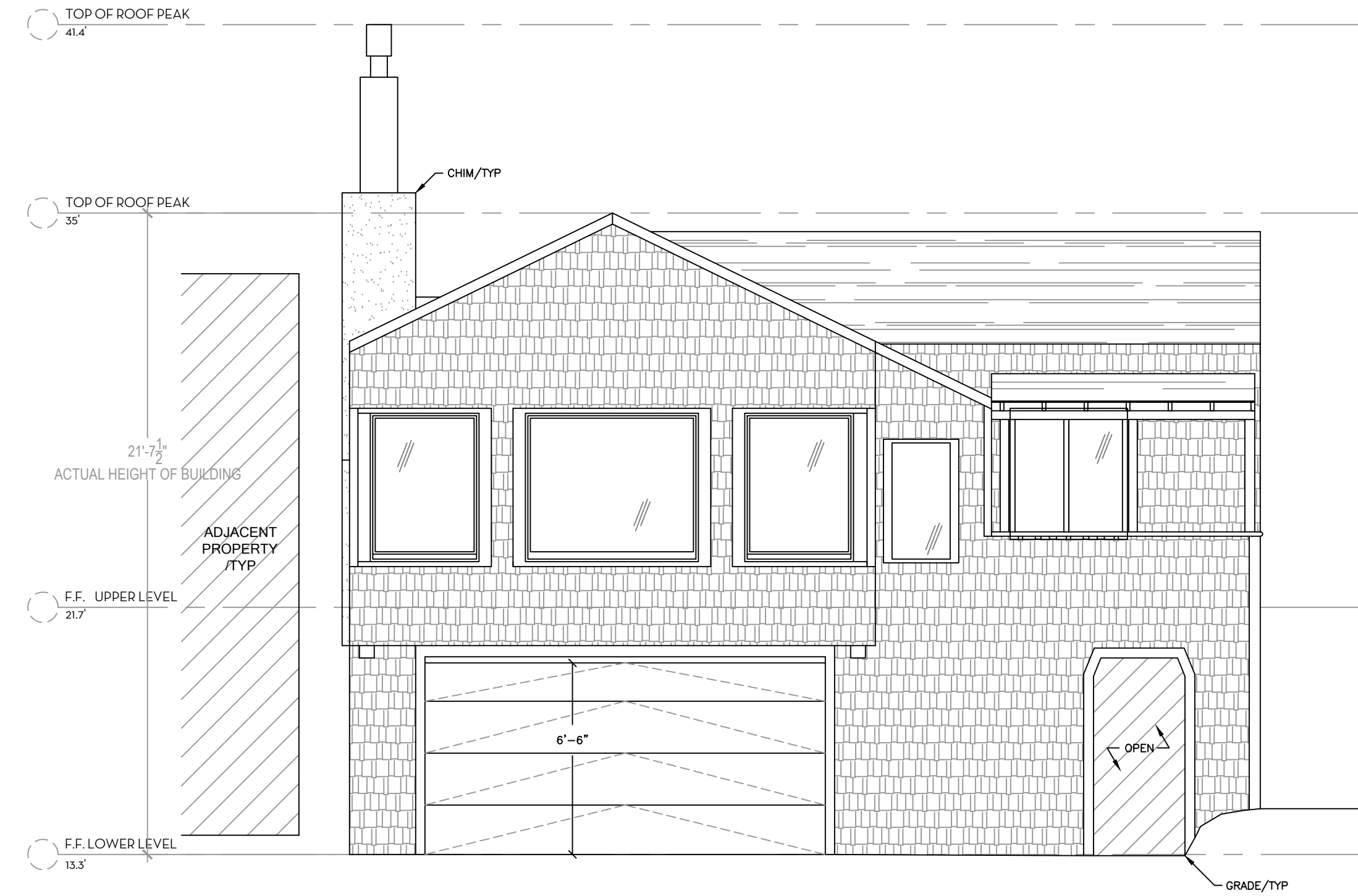


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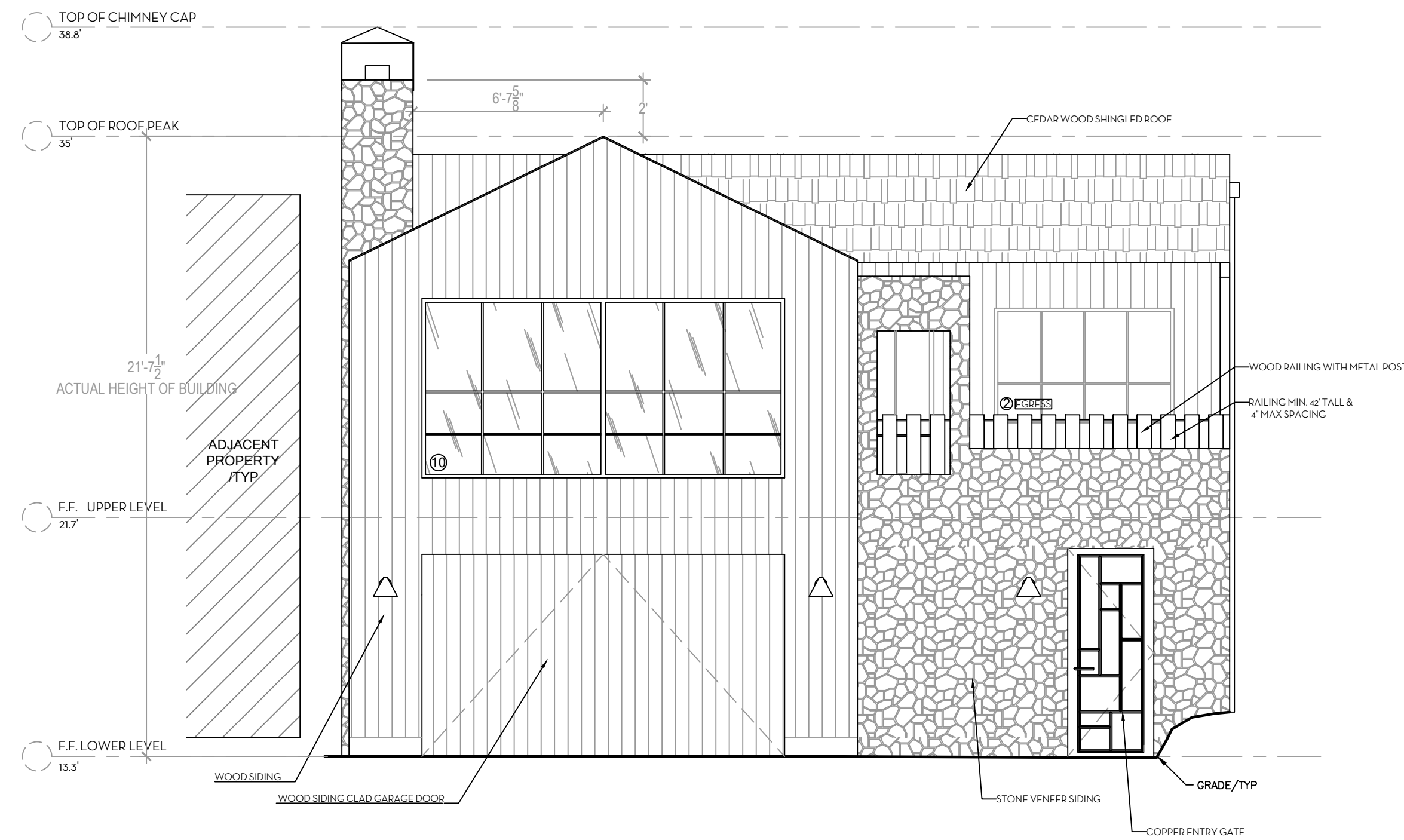
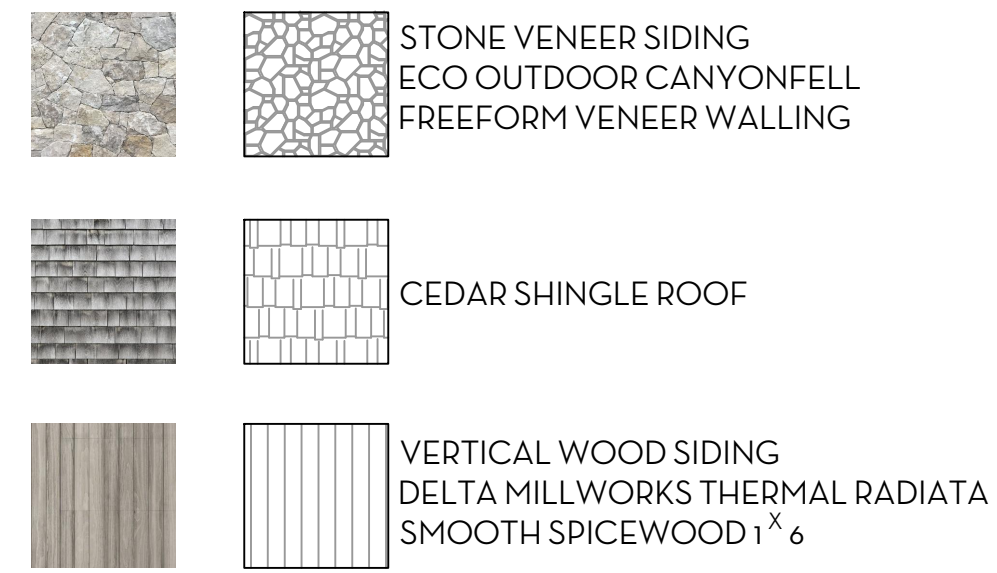
DRAIN LEGEND

	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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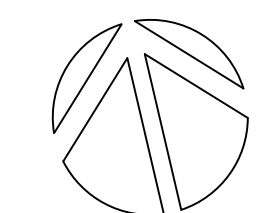
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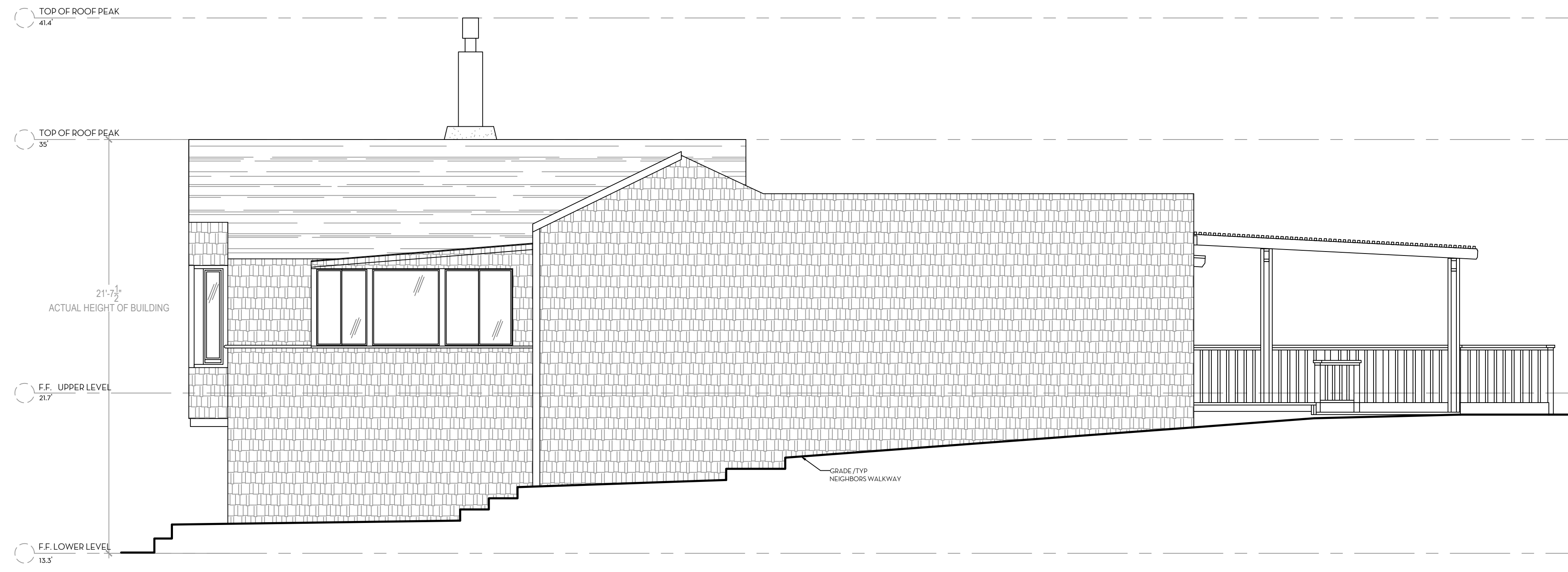
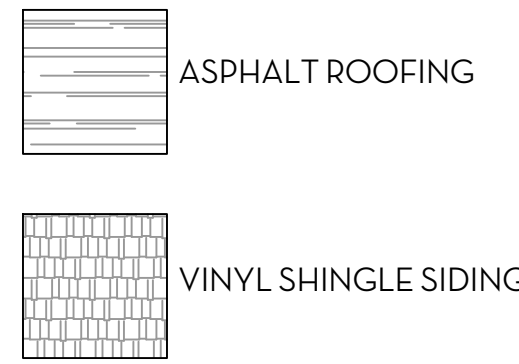
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**EAST EXTERIOR  
ELEVATIONS**

NORTH ARROW

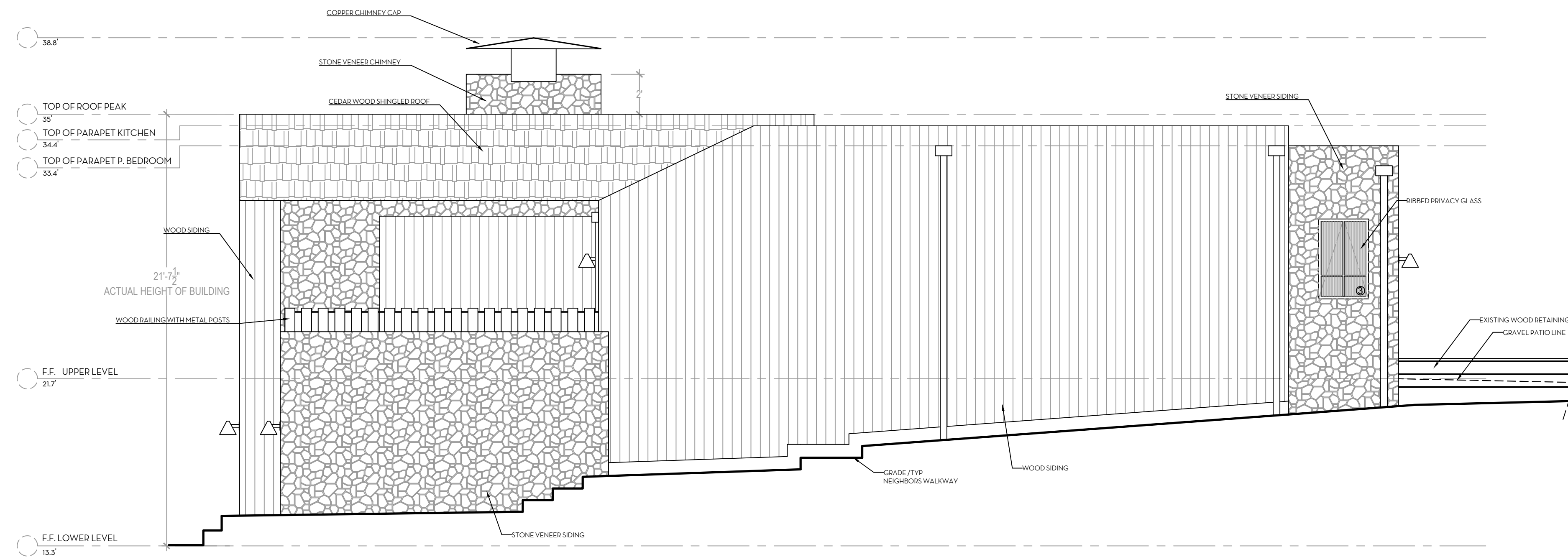
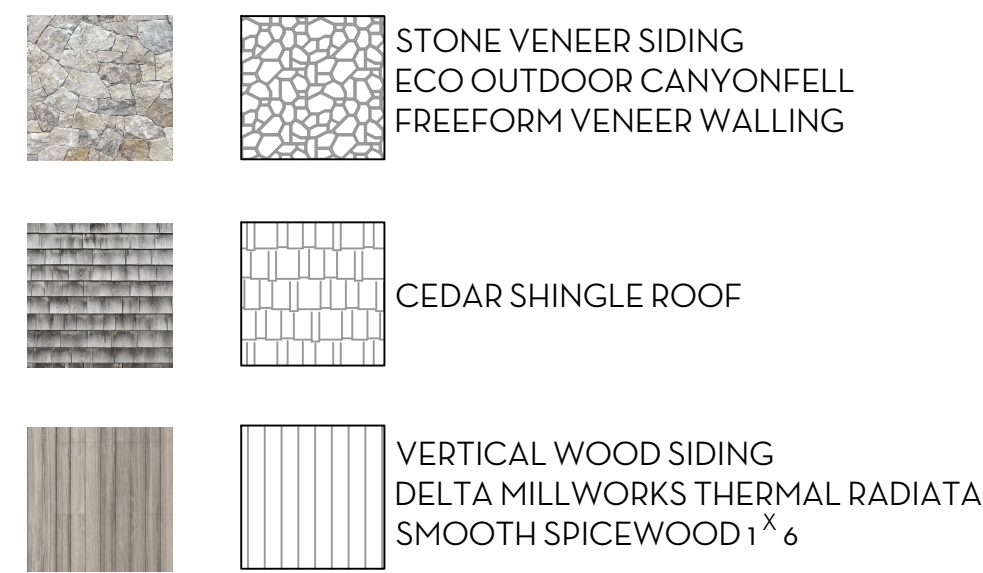
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**A2.1**



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



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

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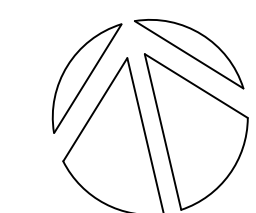
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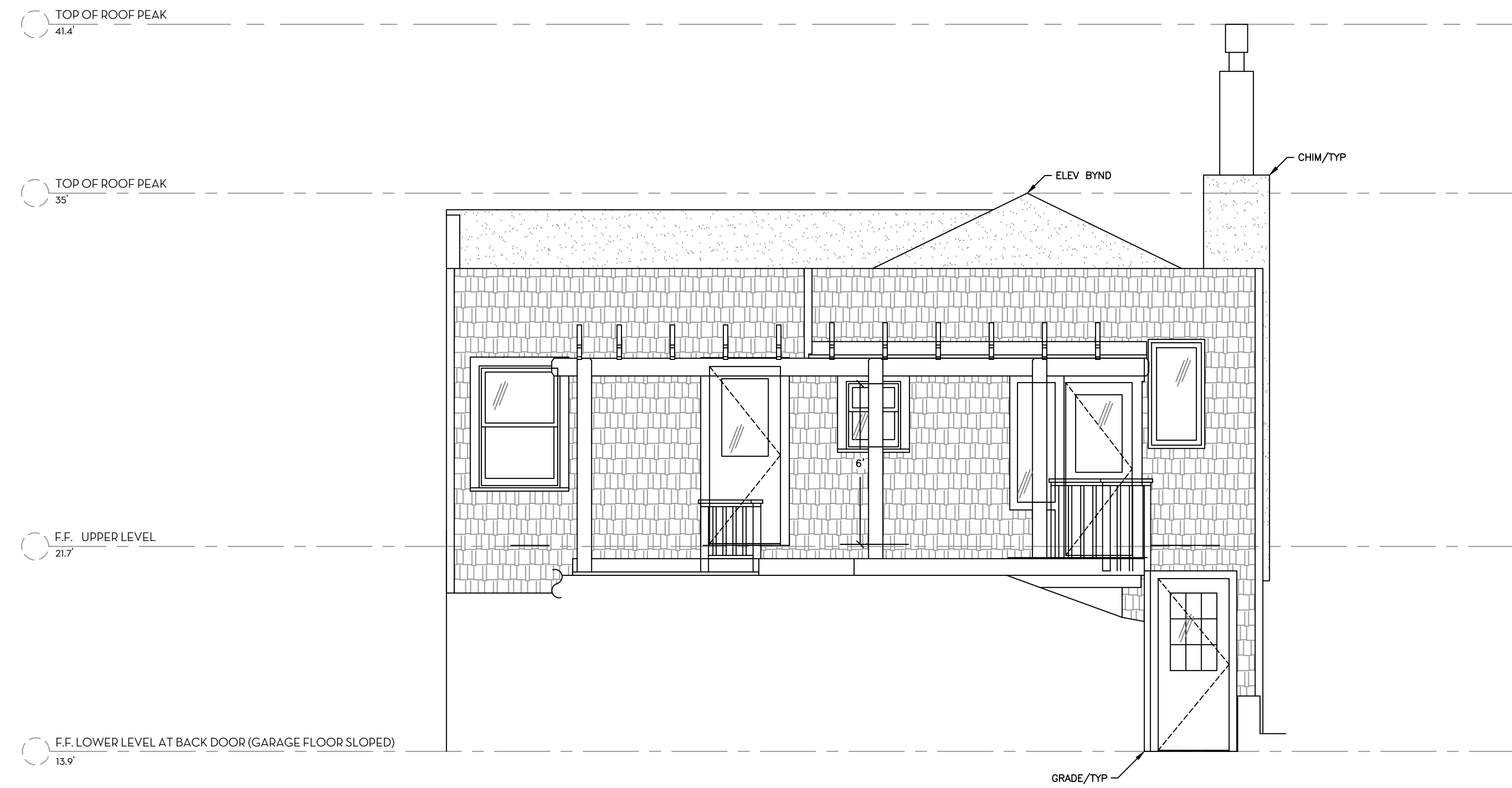
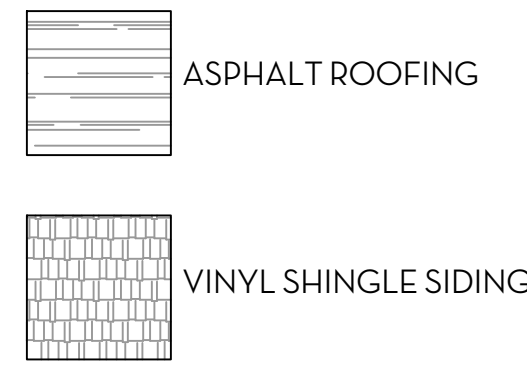
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**NORTH EXTERIOR ELEVATIONS**

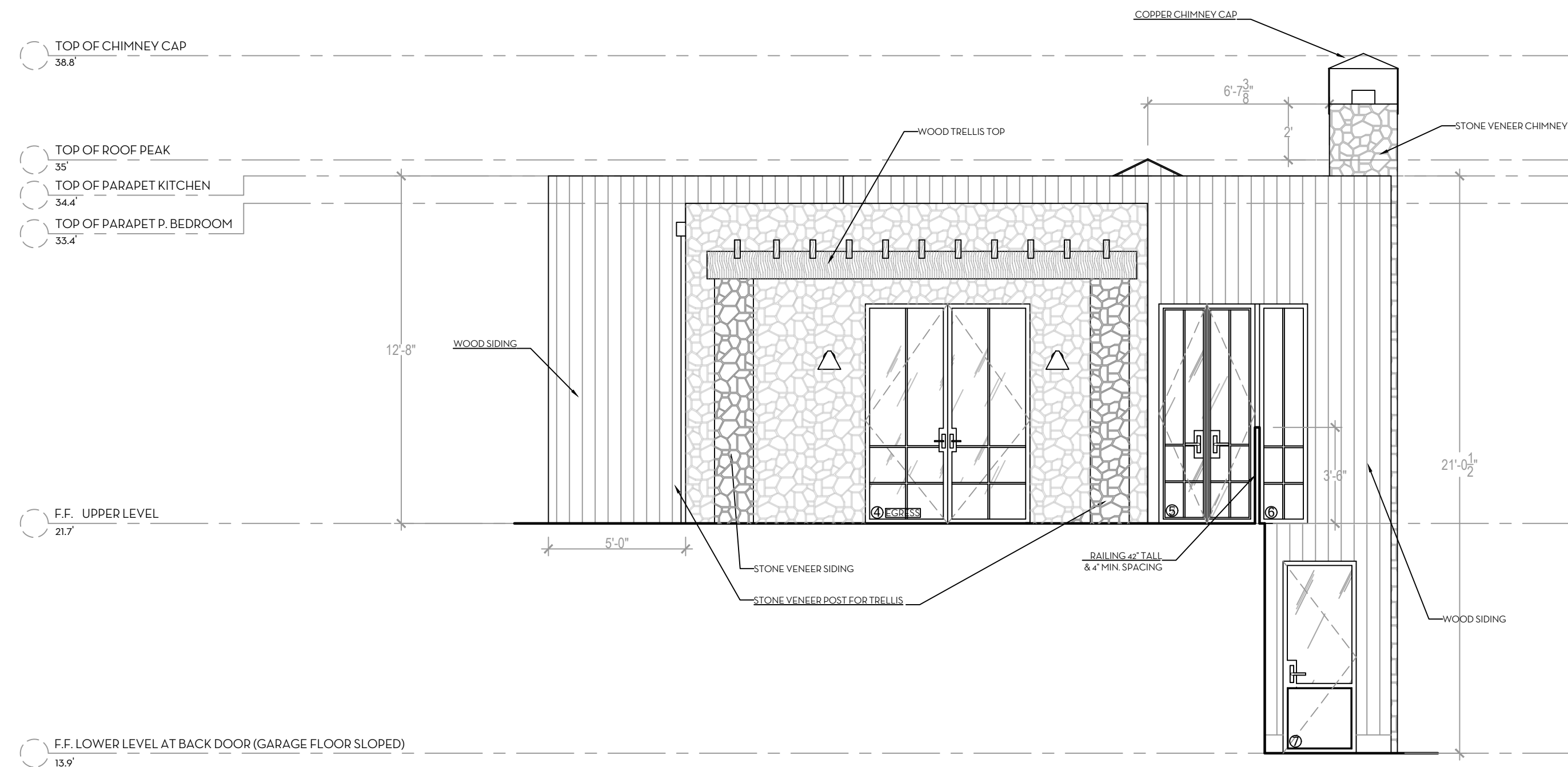
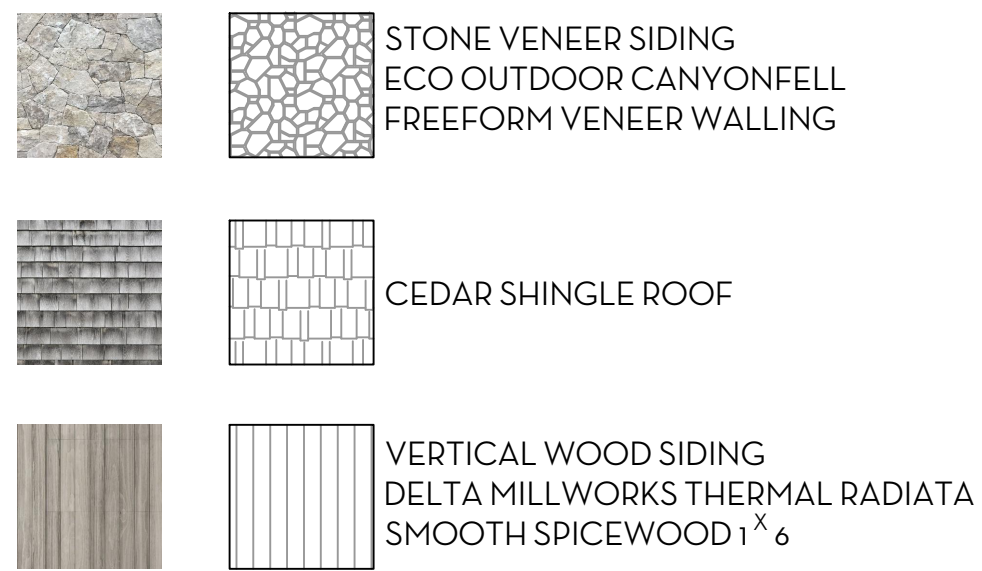
NORTH ARROW	DATE	7/22/24
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	PROJECT	WOOD
	DRAWING NUMBER	



A2.2



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



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

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PROJECT

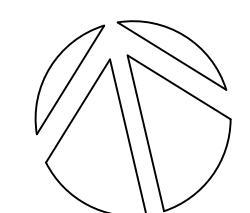
WOOD RESIDENCE  
303 BRIDGEWAY  
SAUSALITO, CA 94965

DRAWING REVISIONS

DATE	ISSUE	REVISION #

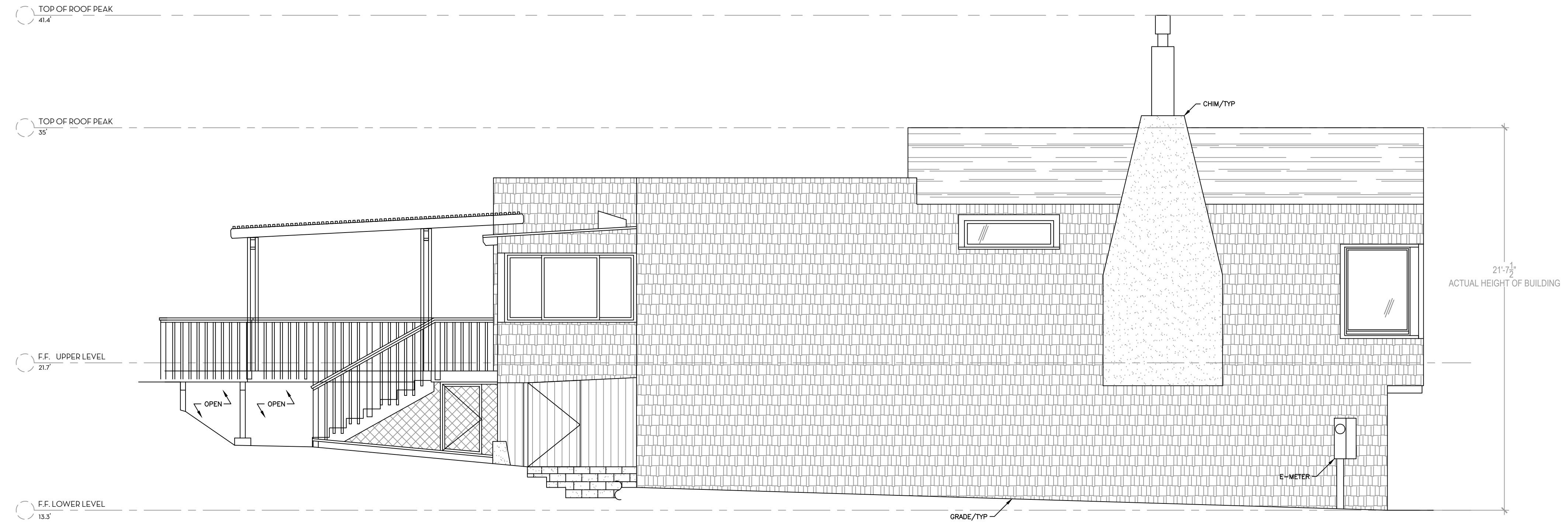
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**WEST EXTERIOR ELEVATIONS**

NORTH ARROW	DATE	7/22/24
	DRAWN BY	AC / AL
	CHECKED BY	
	PROJECT	WOOD
	DRAWING NUMBER	



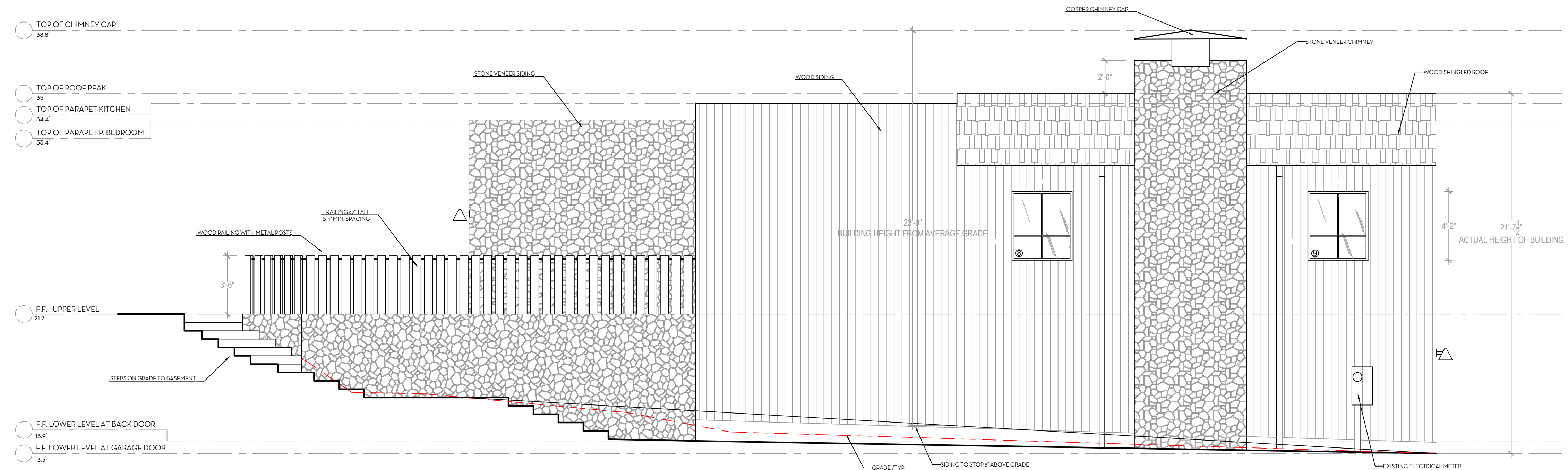
**A2.3**

- 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"

# HOMMEBOYS

INTERIORS

## ROTTMAYER DESIGN + BUILD

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PROJECT

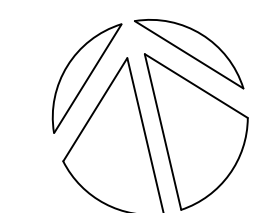
WOOD RESIDENCE  
303 BRIDGEWAY  
SAUSALITO, CA 94965

DRAWING REVISIONS

DATE	ISSUE	REVISION #

DRAWING TITLE  
SOUTH EXTERIOR  
ELEVATIONS

NORTH ARROW	DATE	7/22/24
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	PROJECT	WOOD
	DRAWING NUMBER	



A2.4

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CHECKED BY: AUSTIN CARRIER

PROJECT

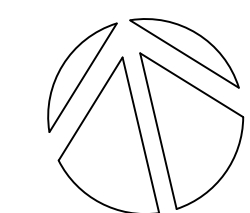
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SAUSALITO, CA 94965

DRAWING REVISIONS

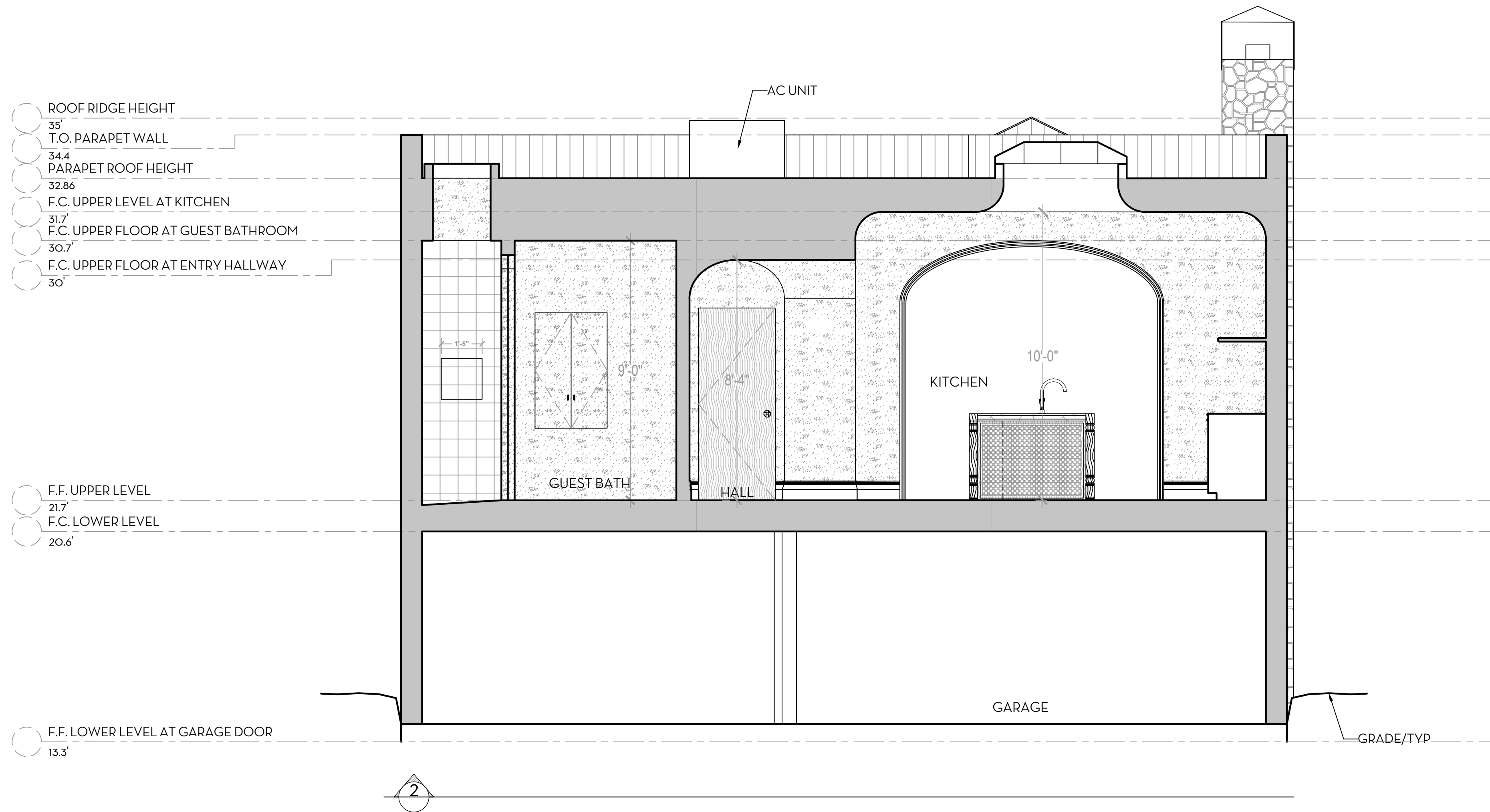
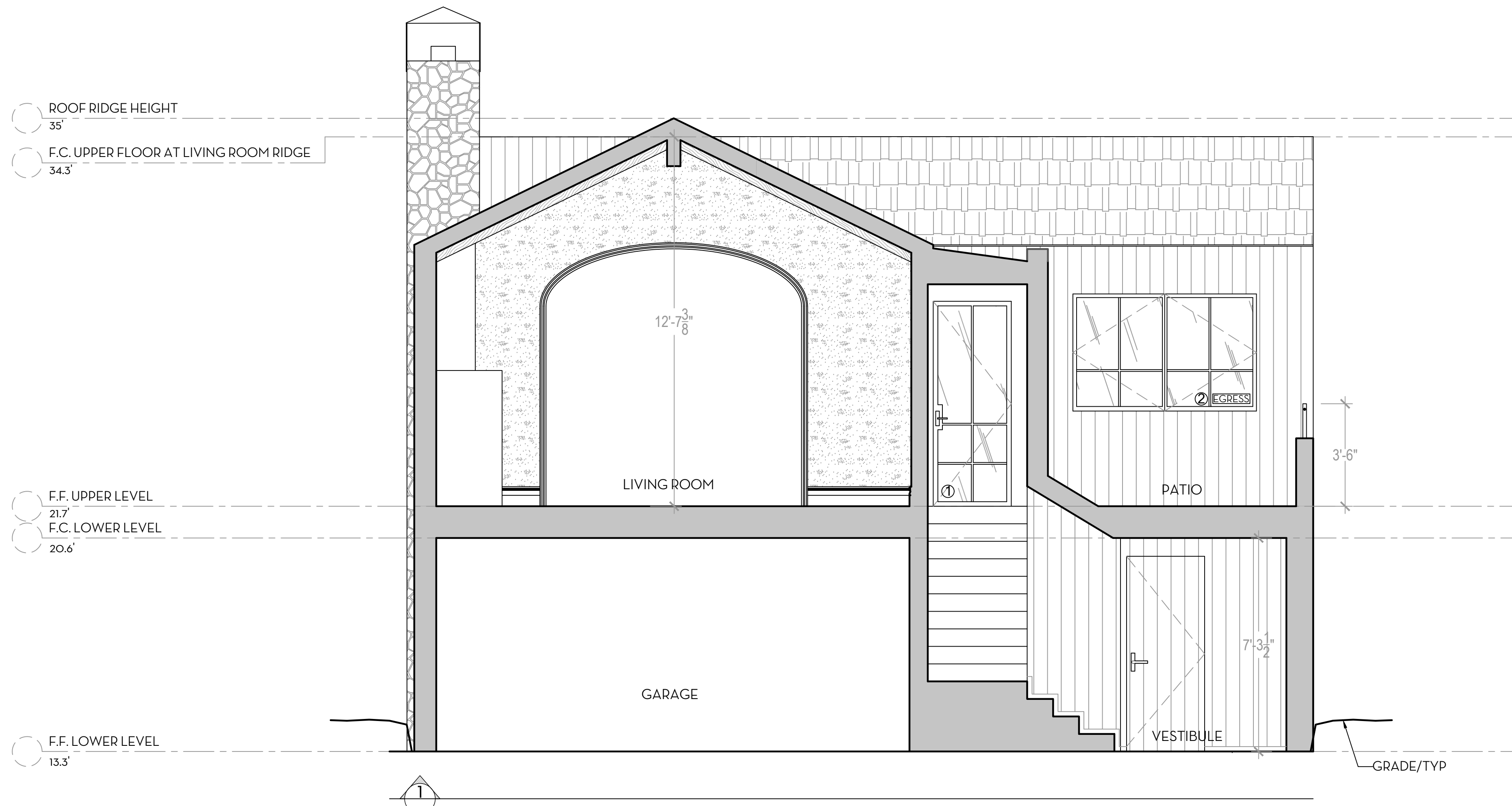
DATE	ISSUE	REVISION #

DRAWING TITLE  
**CROSS SECTIONS**

NORTH ARROW	DATE	7/22/24
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	PROJECT	WOOD
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**A2.5**



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PROJECT

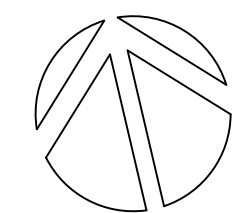
WOOD RESIDENCE  
303 BRIDGEWAY  
SAUSALITO, CA 94965

DRAWING REVISIONS

DATE	ISSUE	REVISION #

DRAWING TITLE  
**CROSS SECTIONS**

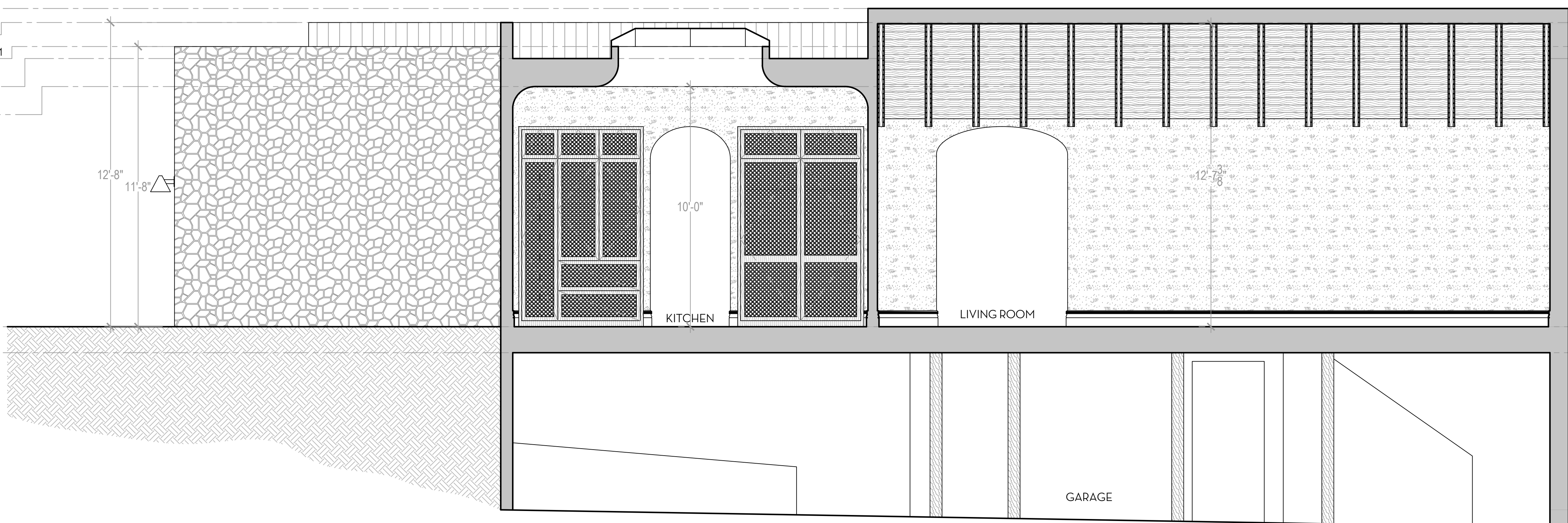
NORTH ARROW	DATE	7/22/24
	DRAWN BY	AC / AL
	CHECKED BY	
	PROJECT	WOOD
	DRAWING NUMBER	



**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'

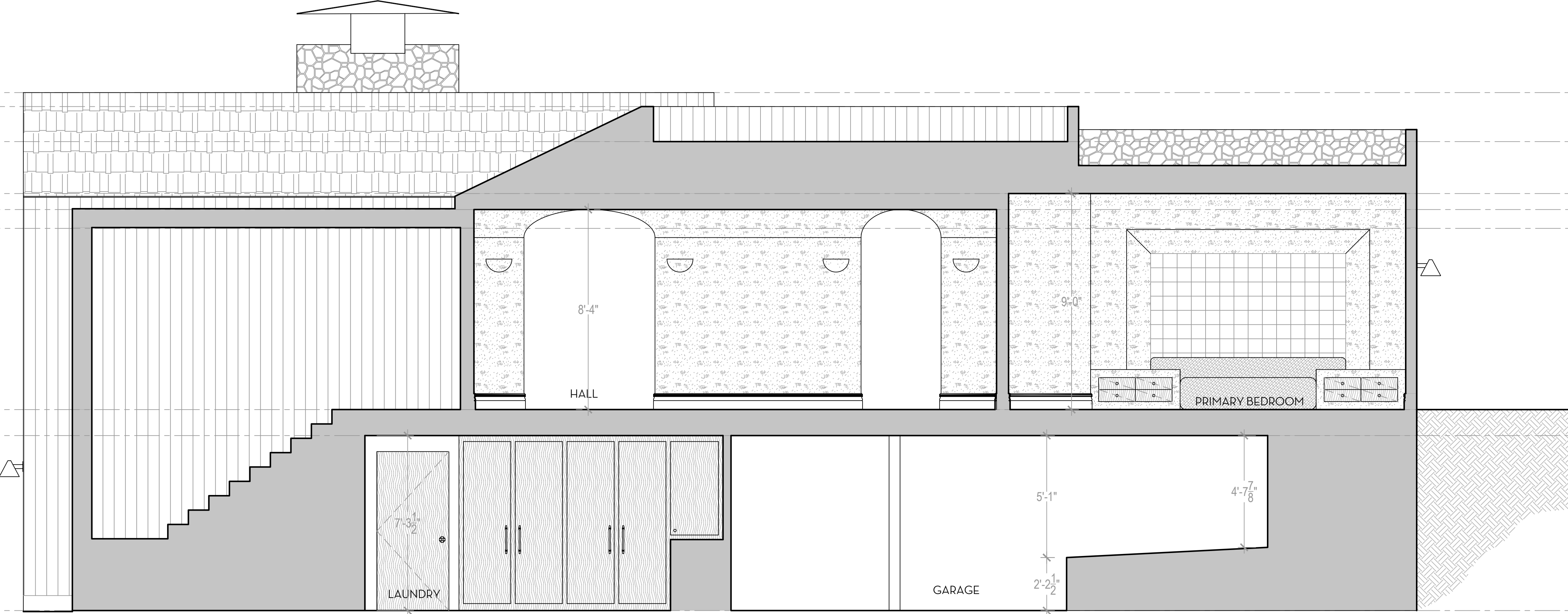


1

- 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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CHECKED BY: AUSTIN CARRIER

PROJECT

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SAUSALITO, CA 94965

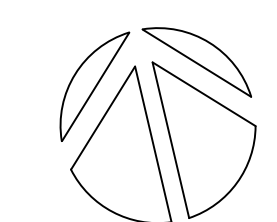
DRAWING REVISIONS

DATE	ISSUE	REVISION #

DRAWING TITLE

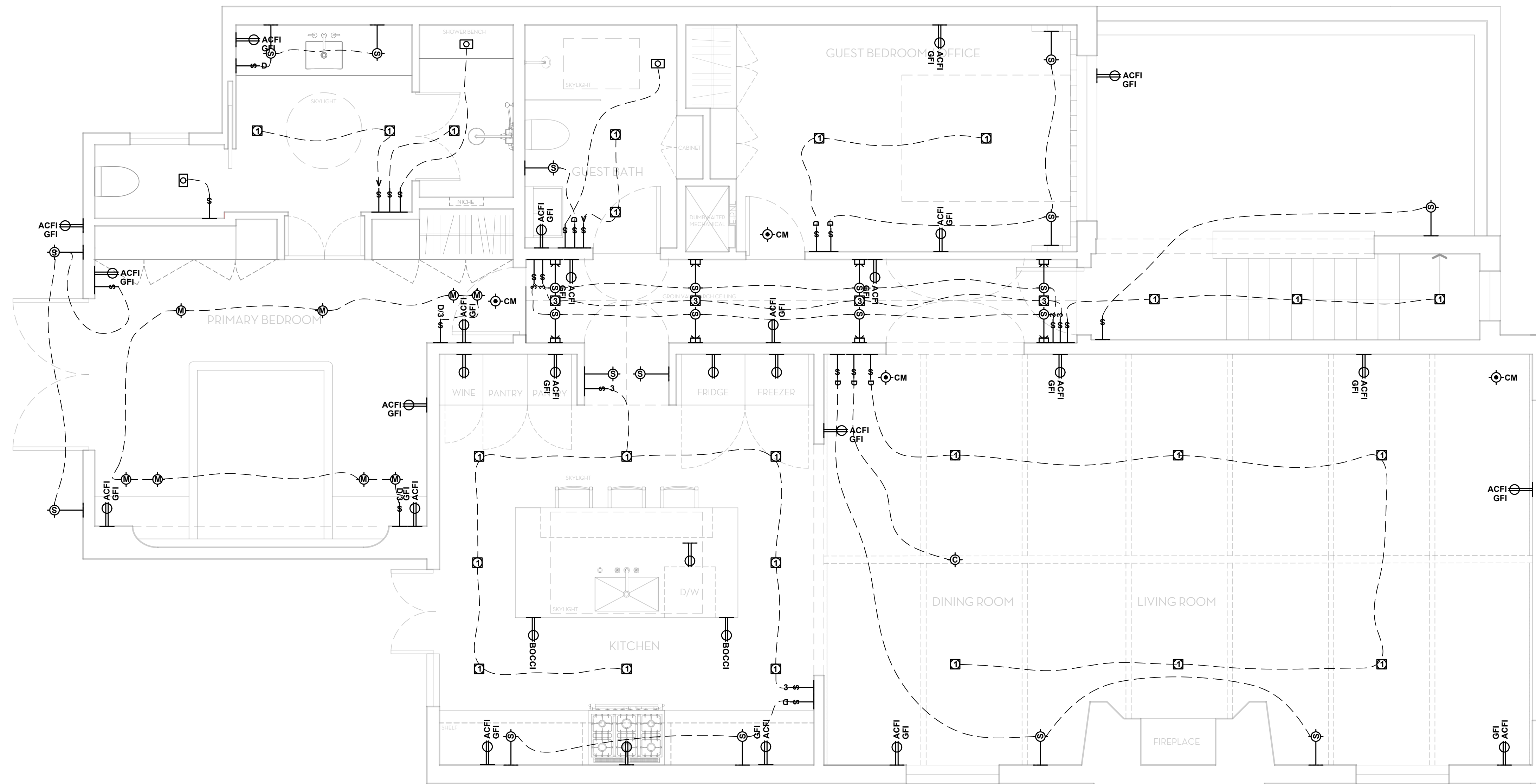
2ND FLOOR  
ELECTRICAL PLAN

NORTH ARROW



DATE 7/22/24  
DRAWN BY AC / AL  
CHECKED BY  
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 - CHANDELIER
- LIGHT FIXTURE - PENDANT
- LIGHT FIXTURE - WALL MOUNTED SCONCE
- LED STRIP LIGHT
- WHISPERRECESSED LED DESIGNER FAN|LIGHT 80 CFM (FV-08VRE2)
- SMOKE / CARBON MONOXIDE COMBO DETECTOR CEILING MOUNTED

DESIGNER

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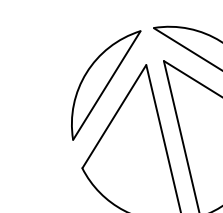
DRAWING REVISIONS

DATE	ISSUE	REVISION #

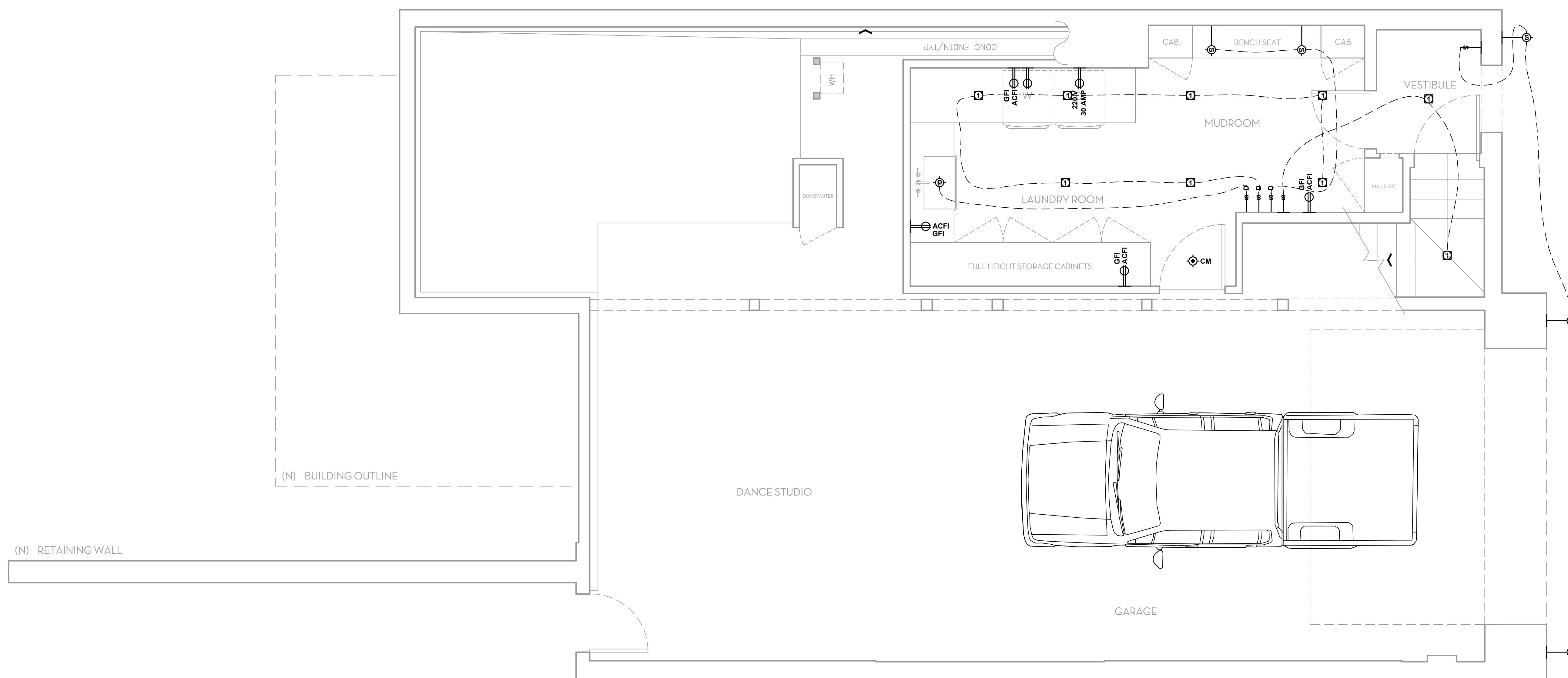
DRAWING TITLE  
**1ST FLOOR  
ELECTRICAL PLAN**

NORTH ARROW

DATE	7/22/24
DRAWN BY	AC / AL
CHECKED BY	
PROJECT	WOOD
DRAWING NUMBER	



# E1.2



## 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

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- LIGHT FIXTURE - CHANDLIER
- LIGHT FIXTURE - PENDANT
- LIGHT FIXTURE - WALL MOUNTED SCNCE
- LED STRIP LIGHT
- WHISPERRECESSED LED DESIGNER FANLIGHT 80 CFM (FV-08VRE2)
- SMOKE / CARBON MONOXIDE COMBO DETECTOR CEILING MOUNTED