

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2025-02**

**APPROVAL OF A DESIGN REVIEW PERMIT AND VARIANCE APPLICATION TO  
CONSTRUCT A NEW 92-SQUARE-FOOT TWO-LEVEL REAR ADDITION, TWO 5-SQUARE-  
FOOT FRONT ADDITIONS, AND TO FACILITATE AN EXTERIOR AND INTERIOR  
RENOVATION/REMODEL AT 303 BRIDGEWAY BOULEVARD  
APN: 065-241-32  
PROJECT ID: 2023-00086**

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**WHEREAS**, on July 12, 2023, a Design Review Permit application was filed by the Applicant, Elmer Lin, on behalf of Property Owner, Brenda Wood, requesting approval of a Design Review Permit to construct a new one-story 300-square-foot rear addition at 303 Bridgeway Boulevard (APN: 065-241-32); and

**WHEREAS**, on August 8, 2023, Community Development Department Staff deemed the Design Review Permit application incomplete and provided comments to the Applicant; and

**WHEREAS**, on July 30, 2024, a Design Review Permit and Variance application was filed by the Applicant, Austin Carrier, on behalf of Property Owner, Brenda Wood, requesting approval of a Design Review Permit and Variance to construct a new 92-square-foot two-level rear addition, two 5-square-foot front additions, and to facilitate an exterior and interior renovation/remodel at 303 Bridgeway Boulevard (APN: 065-241-32); and

**WHEREAS**, the project site is located within the General Plan High Density Residential land use designation and the Multiple-Family (R-3) Zoning District; and

**WHEREAS**, the Planning Commission has reviewed the Design Review Permit and Variance, requested 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; and

**WHEREAS**, the Planning Commission has reviewed and considered the Project plans titled "Wood Residence", received October 7, 2024; and

**WHEREAS**, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

**WHEREAS**, the Planning Commission considered the application during a public meeting on January 15, 2025, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission finds that the requisite findings for approval set forth in Sausalito Municipal Code (SMC) Sections 10.54.050 and 10.68.050 can be made; and

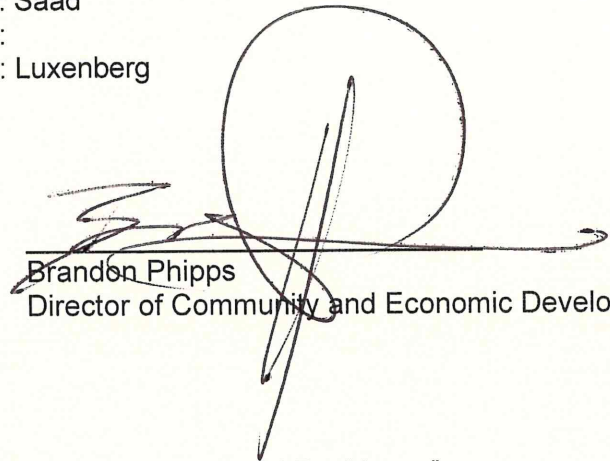
**WHEREAS**, the Planning Commission finds that the application is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 and Section 15304 of the CEQA Guidelines; and

**NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:**

1. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 and Section 15304 of the CEQA Guidelines
2. The requested Design Review Permit and Variance to construct a new 92-square-foot two-level rear addition, two 5-square-foot front additions, and to facilitate an exterior and interior remodel at 303 Bridgeway Boulevard (APN: 065-241-32) is hereby 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 "Wood Residence", received October 7, 2024 (Attachment 3)

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Planning Commission on the 15<sup>th</sup> day of January 2025, by the following vote:

AYES: Commissioner Member: Feller, Marlatt, Junius  
NOES: Commissioner Member: Saad  
ABSENT: Commissioner Member:  
ABSTAIN: Commissioner Member: Luxenberg



Brandon Phipps  
Director of Community and Economic Development

**ATTACHMENTS**

1. Findings
2. Conditions of Approval
3. Project Plans, received October 7, 2024, titled "Wood Residence"

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2025-02  
January 15, 2025  
APN: 065-241-32  
PROJECT ID: 2023-00086**

**ATTACHMENT 1: FINDINGS**

**DESIGN REVIEW PERMIT FINDINGS**

The Planning Commission may approve or conditionally approve a Design Review Permit only if the following findings in SMC 10.54.050(D) can be made:

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

*The proposed project is consistent with the general plan, any applicable specific plans, all applicable design guidelines, and SMC 10.54 – Design Review Procedures since the proposed project expands the utility of the existing residence through the proposed rear addition while maintaining the existing residence’s relationship with its surroundings. The proposed rear addition was designed to minimize obstruction of light, air, and privacy as well as mass, bulk, and density.*

- 2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either:**
  - a. Maintaining the prevailing design character of the neighborhood and/or district; or**
  - b. Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.**

*The proposed architecture and site design complements the surrounding neighborhood by utilizing materials which maintain the prevailing diverse design character of the surrounding neighborhood. The surrounding neighborhood features a diverse array of designs ranging from Spanish Colonial style architecture at 301 Bridgeway Boulevard, to Queen Anne Victorian style architecture at 221 Bridgeway Boulevard, to Brown Shingle style architecture at 305-307 Bridgeway Boulevard. The proposed design at 303 Bridgeway Boulevard utilizes a blend of wood and stone materials which both complement the materials used at neighboring 305-307 Bridgeway Boulevard and provide a distinctive design which will contribute to the prevailing diverse design character of the homes in the surrounding neighborhood.*

- 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 consistent with the general scale of structures and buildings in the surrounding neighborhood. The scale of the existing structure will largely remain the same*

and will continue to be smaller than the scale of neighboring properties along Bridgeway Boulevard.

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

*The proposed project has been designed to minimize the obstruction of public and private views from private property. The proposed additions do not present potential view impacts for the upper windows and deck areas of surrounding properties with the exception of one lower level deck area at 305-307 Bridgeway Boulevard. The proposed chimney has been designed to reduce the existing vertical view impact for surrounding properties by decreasing the overall height of the chimney by about 2.5 feet.*

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

*The proposed project will not result in a prominent building profile or silhouette above a ridgeline as the property is not located on a hill or mountain, and the proposed project does not propose any prominent building profile which could appear above a ridgeline.*

- 6. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.**

*The proposed landscaping is all located in the rear yard area and will not visually impact the character of the surrounding neighborhood since it will be screened by fencing.*

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

*The proposed additions will not adversely affect light and air quality for the project site, nor adjacent properties, nor the general public. The additions will match the scale of the existing property which is smaller than the scale of neighboring properties along Bridgeway Boulevard.*

- 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 chimney was designed to minimize visual, noise, and air quality impacts to adjacent properties and the general public. The proposed chimney will be lower in height than the existing chimney thus reducing the vertical view impact posed by the existing chimney. The proposed chimney was slightly widened which does present a very minor but present horizontal view impact, but the reduction in height works to offset this aspect of the chimney design.

- 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 proposed project incorporates a design which provides a reasonable level of privacy to the site and adjacent properties in the neighborhood. The new design, same as the current design of the existing residence, will provide ample privacy to the site that does not encroach upon the neighbors' site-lines and does not increase visual access into their properties. Furthermore, the proposed addition will not result in a change in floor level which would visually impact the site lines into neighboring properties.*

- 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 will not pose any impact to ingress and egress, internal circulation, parking, or traffic safety.*

- 11. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.**

*The proposed project poses no impact to protected trees or significant natural features on the site. The site is a developed site and the proposed project includes a retaining wall system which will retain the existing grade in order to accommodate an on-grade walkway along the southerly side of the property.*

- 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 site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and site coverage. The Heightened Review findings which are outlined in subsection E of SMC 10.54.050 have been addressed in the Heightened Review Findings section 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 ensure on-site structures do not crowd or overwhelm structures on neighboring properties. The proposed rear addition was stepped five feet in from the northerly property line to both minimize crowding for neighboring 305-307 Bridgeway Boulevard and to attempt to comply with Sausalito's side yard setback requirements. The proposed project also proposes the removal of an existing rear bump out which further contributes to minimizing crowding for neighboring 301 Bridgeway Boulevard.*

*This existing rear bump out will be replaced by a retaining wall which will serve to retain the slope that was previously retained by that existing rear bump out.*

## **DESIGN REVIEW PERMIT – HEIGHTENED REVIEW FINDINGS**

For residential projects that require a discretionary design review (either administrative design review or a design review permit) and exceed 80 percent of the permitted floor area ratio (FAR) and/or building coverage limitations, the decision-making body must determine whether or not the site can support maximum build-out, consistent with the following findings in SMC 10.54.050(E):

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

*The proposed development of the site maximizes preservation of protected trees by not posing any adverse impacts on protected trees on the property or in the surrounding area.*

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

*The site as it currently exists is a substandard lot (less than 5,000 square feet) with a substandard width (less than 50 feet in width). The property as it currently exists does not comply with setback requirements per SMC 10.40.080(A) and SMC 10.40.070(D)(1). The proposed project is designed to work with the restrictions that the existing substandard site presents with the unavoidable aspects being addressed through a Variance application.*

**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 was designed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points. The proposed additions do not present potential view impacts for the upper windows and deck areas of surrounding properties with the exception of one lower level deck area at 305-307 Bridgeway Boulevard. The proposed chimney will be two and a half feet shorter than the existing chimney but will increase in width to 2'-5 ¾" to match the width of the chimney base. Looking at the chimney from north to south, the chimney will increase by four feet in width which will pose a minor but still present potential view impact. The decrease in height (which decreases vertical view impact) was intended to offset the minor horizontal view impact and thus minimize the obstruction of views for surrounding properties.*

**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 project does not pose any potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities. The project is a residential remodel with additions which will only impact soil/slope retention along the southerly property line. This soil/slope retention will be addressed with a proposed retaining wall that will retain the slope and accommodate the proposed project.*

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 slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of structures since the site is largely graded and developed. The only modification to the site topography will be the installation of a new retaining wall which will retain grade which is currently being supported by a portion of the existing residence which will be demolished as part of the proposed project.*

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

*Off-street and on-street parking demand will not change as a result of this project. The site provides adequate off-street parking pursuant to Sausalito's Zoning Ordinance.*

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

*The proposed project provides adequate landscaping to maximize privacy and minimize the appearance of bulk. Existing trees in the rear and northerly side of the lot provide screening which maximizes privacy. Furthermore, the landscaping improvements proposed as part of this proposed project will not adversely affect the screening provided by these existing trees.*

## **VARIANCE FINDINGS**

The granting authority may approve or conditionally approve a variance only if the following findings in SMC 10.68 can be made:

- A. **There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.**

*The lot is 68% the size of the Minimum Parcel Size of the R-3 Zoning District, and features a lot width of 31-feet which qualifies this parcel as both a narrow and substandard parcel per Sausalito's Zoning Ordinance. These lot features significantly restrict development/improvement potential relative to other properties within the R-3 Zoning District through the literal enforcement of the provisions of this title. The narrow and substandard parcel presents practical setback compliance issues for the proposed project and necessitates the need for a Variance since the proposed additions and existing nonconforming walls cannot be constructed and/or improved without either failing to comply with the required setbacks as outlined in the Sausalito Municipal Code or resulting in an impractical design which fails to meet the intent of the proposed project.*

- B. **Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the title would result in practical difficulty or unnecessary hardship.**

*The literal enforcement of this title would result in practical difficulty as the property is located on a narrow and substandard parcel that is both restricted in terms of development/improvement potential due to physical constraints, and subject to increased*

*setback requirements pursuant to SMC 10.40.080(A) and SMC 10.40.070(D)(1). The technicalities associated with the increased setback requirements and the narrow and substandard nature of the existing parcel creates practical difficulty in terms of proposing and/or making exterior improvements which accommodate the property owner's evolving lifestyle needs. The proposed additions and existing nonconforming walls fail to comply with the increased setback requirements and necessitate the granting of a variance.*

**C. Such variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.**

*The variance requested is necessary for the preservation of the property owners' right to make meaningful improvements to their property that support their evolving lifestyle needs. This is a right which is generally possessed by other property owners within the R-3 Zoning District on conforming standard lots.*

**D. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.**

*The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located. The proposed rear addition is located 5 feet away from the northerly property line in an attempt to conform with Sausalito's setback requirements and reduce the mass and bulk of the property for the neighbor adjacent to the northerly property line. While the proposed rear addition does not comply with the increased setback requirements per SMC 10.40.080(A) and SMC 10.40.070(D)(1), staff has determined that the addition does not pose any negative impacts on the property itself or improvement potential in the vicinity of the subject property. Furthermore, the proposed front additions and the height increases of the existing nonconforming northerly and southerly walls do not pose any negative impacts on the property itself or improvement potential in the vicinity of the subject property.*

**E. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.**

*The granting of the requested variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district. The proposed rear addition is proposed outside of the 5-foot side yard setback in an attempt to comply with the City's setback requirements and not to extend the existing nonconforming setback encroachment of the existing main residence. Furthermore, the proposed project is designed in a manner which attempts to work with the practical restrictions and zoning restrictions posed by the narrow and substandard nature of the parcel to the greatest practical extent possible. Given the increased setback restrictions presented by the literal enforcement of the provisions of the Sausalito Municipal Code, a variance is required to achieve the development/improvement rights possessed by other property owners within the R-3 zoning district.*

**F. The granting of such variance will be in harmony with the general purpose and intent of this title and the general plan.**

*The granting of such variance will be in harmony with the general purpose and intent of*

*this title and the General Plan. The proposed project is designed in a manner which maintains the City's residential character through minimal impact to the stepped forms, mass, bulk, and density of the surrounding homes. The proposed residential additions and the proposed improvements to the existing nonconforming northerly and southerly walls both preserve the City's residential character and increases the utility of an existing single-family home on a narrow and substandard lot to accommodate the property owner's evolving lifestyle needs. This aligns with the intent of the General Plan to increase the density and/or utility of existing uses while preserving the residential character of the City.*

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**ATTACHMENT 2: CONDITIONS OF APPROVAL**

**General Conditions**

1. Pursuant to Sausalito Municipal Code Section 10.50.120 (Implementation of Permits), it shall be the Applicant's responsibility to diligently proceed to carry out the Conditions of Approval and implement any approved permit(s). This shall include establishing the approved use/implementing the permit(s) within the time limits set forth by the applicable code.
2. The project shall be designed and constructed as shown in the set of plans "Wood Residence", received October 7, 2024 (Attachment 3), with the following exceptions:
  - a. The approved roof height for the rear portion of the main residence, including the new rear addition, as shown on Sheets A2.2, A2.3, and A2.4 shall be reduced to a 0'-6" height increase above the existing rear roofline of the main residence.
  - b. The Applicant/Property Owner(s) shall work with the Community Development Department to incorporate landscaping features into the approved plan set to soften the appearance of the front façade of the main residence. Satisfaction of this condition will be at the discretion of the Community Development Director or their designee.
3. The Applicant/Property Owner(s) shall obtain any permits as required by the Bay Conservation and Development Commission (BCDC) prior to Building Permit issuance.
4. The Applicant/Property Owner(s) shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City), and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project, or construction thereof.
5. In the event that any condition imposing a fee, exaction, dedication, or mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be subject to review by the City and substitute conditions may be imposed.
6. 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.

7. 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.

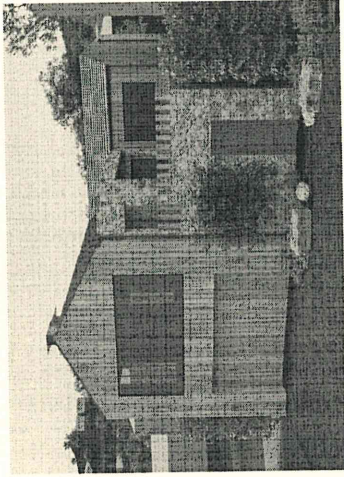
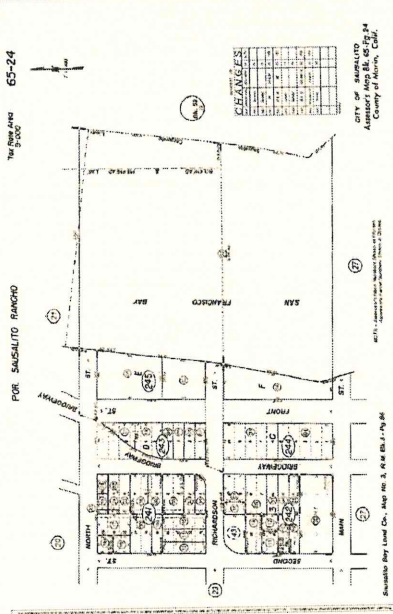
**Advisory Notes:**

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 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 and City Holidays (not including Sundays) – Prohibited
  - Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.
2. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
3. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of stormwater 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.

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2025-02  
January 15, 2025  
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**ATTACHMENT 3: PROJECT PLANS**

<p><b>HOMMEBOYS</b> DESIGN + BUILD</p> <p><b>ROTTMAYER</b> DESIGN + BUILD</p> <p>1000 LITTLE VALLEY ROAD Sausalito, CA 94965 P: 415.456.8000 WWW.HOMMEBOYS.COM</p> <p>CONTRACTOR 1000 LITTLE VALLEY ROAD Sausalito, CA 94965 P: 415.456.8000 WWW.HOMMEBOYS.COM</p> <p>STRUCTURAL ENGINEER JONAS KORNBLITH 1000 LITTLE VALLEY ROAD Sausalito, CA 94965 P: 415.456.8000 WWW.HOMMEBOYS.COM</p> <p>MECHANICAL ENGINEER 1000 LITTLE VALLEY ROAD Sausalito, CA 94965 P: 415.456.8000 WWW.HOMMEBOYS.COM</p> <p>ELECTRICAL ENGINEER 1000 LITTLE VALLEY ROAD Sausalito, CA 94965 P: 415.456.8000 WWW.HOMMEBOYS.COM</p> <p>ARCHITECTURAL DETAILS 1000 LITTLE VALLEY ROAD Sausalito, CA 94965 P: 415.456.8000 WWW.HOMMEBOYS.COM</p>	<p><b>PROJECT</b> WOOD RESIDENCE 303 BRIDGEWAY SAUSALITO, CA 94965 APN: 065-241-32</p> <p>DESIGNED BY: JUSTIN CARRER</p> <p>CHECKED BY: JUSTIN CARRER</p> <p>DATE: 1/15/25</p> <p>REVISIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMITS</td> <td>1/15/25</td> </tr> </tbody> </table> <p><b>PROJECT INDEX</b></p> <p>NO.   TITLE</p> <p>1   SITE PLAN</p> <p>2   EXISTING FLOOR PLAN</p> <p>3   EXISTING EXTERIOR ELEVATIONS</p> <p>4   EXISTING ROOF PLAN</p> <p>5   EXISTING FOUNDATION PLAN</p> <p>6   EXISTING NORTH EXTERIOR ELEVATIONS</p> <p>7   EXISTING SOUTH EXTERIOR ELEVATIONS</p> <p>8   EXISTING SECTION</p> <p>9   EXISTING INTERIOR FLOOR PLAN</p> <p>10   EXISTING INTERIOR ELEVATIONS</p> <p>11   EXISTING MECHANICAL PLAN</p> <p>12   EXISTING ELECTRICAL PLAN</p> <p>13   EXISTING ARCHITECTURAL DETAILS</p> <p>14   PROPOSED FLOOR PLAN</p> <p>15   PROPOSED EXTERIOR ELEVATIONS</p> <p>16   PROPOSED ROOF PLAN</p> <p>17   PROPOSED FOUNDATION PLAN</p> <p>18   PROPOSED NORTH EXTERIOR ELEVATIONS</p> <p>19   PROPOSED SOUTH EXTERIOR ELEVATIONS</p> <p>20   PROPOSED SECTION</p> <p>21   PROPOSED INTERIOR FLOOR PLAN</p> <p>22   PROPOSED INTERIOR ELEVATIONS</p> <p>23   PROPOSED MECHANICAL PLAN</p> <p>24   PROPOSED ELECTRICAL PLAN</p> <p>25   PROPOSED ARCHITECTURAL DETAILS</p>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMITS	1/15/25	<p><b>SCOPE OF WORK</b></p> <p>REMODEL OF EXISTING RESIDENCE, REMOVAL OF WEST OF THE EXISTING RESIDENCE, AND ADDITION OF GARAGE TO THE REAR OF THE RESIDENCE. THE REMODEL WILL CONSIST OF NEW FOUNDATION WORK, REMOVAL AND REPLACEMENT OF EXTERIOR SIDING MATERIAL, WINDOWS AND DOORS &amp; ROOFING.</p> <p><b>APPLICABLE CODES</b></p> <p>2022 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, &amp; PLUMBING CODES 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA RESIDENTIAL CODE ALL LOCAL BUILDING CODES &amp; ORDINANCES 2022 CALIFORNIA ENERGY CODE</p>	<p><b>PROJECT RENDER</b></p> 																																																																																																																																																																																																																																																																																																																																																													
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<p><b>ZONING INFORMATION</b></p> <p>303 BRIDGEWAY SAUSALITO, CA 94965 APN: 065-241-32</p> <p>The following information is provided for informational purposes only. It is not intended to constitute a warranty or representation of any kind. The information is based on the zoning map and other public records as of the date of this document. The user should verify the information with the appropriate authorities.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Permitted Uses</th> <th>Setbacks</th> <th>Height</th> <th>Area</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>RS-1</td> <td>Single-Family Residential</td> <td>Single-Family Detached</td> <td>30' Front, 10' Side, 10' Rear</td> <td>35'</td> <td>10,000 sq. ft.</td> <td>None</td> </tr> <tr> <td>RS-2</td> <td>Single-Family Residential</td> <td>Single-Family Detached</td> <td>30' Front, 10' Side, 10' Rear</td> <td>35'</td> <td>10,000 sq. ft.</td> <td>None</td> </tr> <tr> <td>RS-3</td> <td>Single-Family Residential</td> <td>Single-Family Detached</td> <td>30' Front, 10' Side, 10' Rear</td> <td>35'</td> <td>10,000 sq. ft.</td> <td>None</td> </tr> <tr> <td>RS-4</td> <td>Single-Family Residential</td> <td>Single-Family Detached</td> <td>30' Front, 10' Side, 10' Rear</td> <td>35'</td> <td>10,000 sq. 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None	RS-2	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-3	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-4	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-5	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-6	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-7	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-8	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-9	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-10	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-11	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-12	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-13	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-14	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-15	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-16	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-17	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-18	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-19	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-20	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-21	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-22	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-23	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-24	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-25	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-26	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-27	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-28	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-29	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-30	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-31	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-32	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-33	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-34	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-35	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-36	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-37	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-38	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-39	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-40	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-41	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-42	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-43	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-44	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-45	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None	RS-46	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	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RS-19	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-20	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-21	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-22	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-23	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-24	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-25	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-26	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-27	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-28	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-29	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-30	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-31	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-32	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-33	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-34	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-35	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-36	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-37	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-38	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-39	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-40	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-41	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-42	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-43	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-44	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-45	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-46	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-47	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-48	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-49	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																
RS-50	Single-Family Residential	Single-Family Detached	30' Front, 10' Side, 10' Rear	35'	10,000 sq. ft.	None																																																																																																																																																																																																																																																																																																																																																																



**HOMMEBOYS**  
INTERIORS  
**ROTTMAYER**  
DESIGN + BUILD

**DESIGNER:**  
HOMMEBOYS INTERIORS  
3000 CALIFORNIA AVENUE  
SUITE 100  
SAN ANTONIO, TX 78201

**CONTRACTOR:**  
ROTTMAYER DESIGN + BUILD  
10000 WILLOW VALLEY ROAD  
FRIEDRICHSTADT, TX 78624

**ARCHITECT:**  
JERICHO JENSEN ARCHITECTS  
2000 W. WILLOW VALLEY ROAD  
SUITE 100  
FRIEDRICHSTADT, TX 78624

**OWNER:**  
SHERA MOOD  
3000 CALIFORNIA AVENUE  
SUITE 100  
SAN ANTONIO, TX 78201

**DESIGNED BY:** DUSTIN AND RESHA WELLS  
**CREATED BY:** JESSICA WELLS

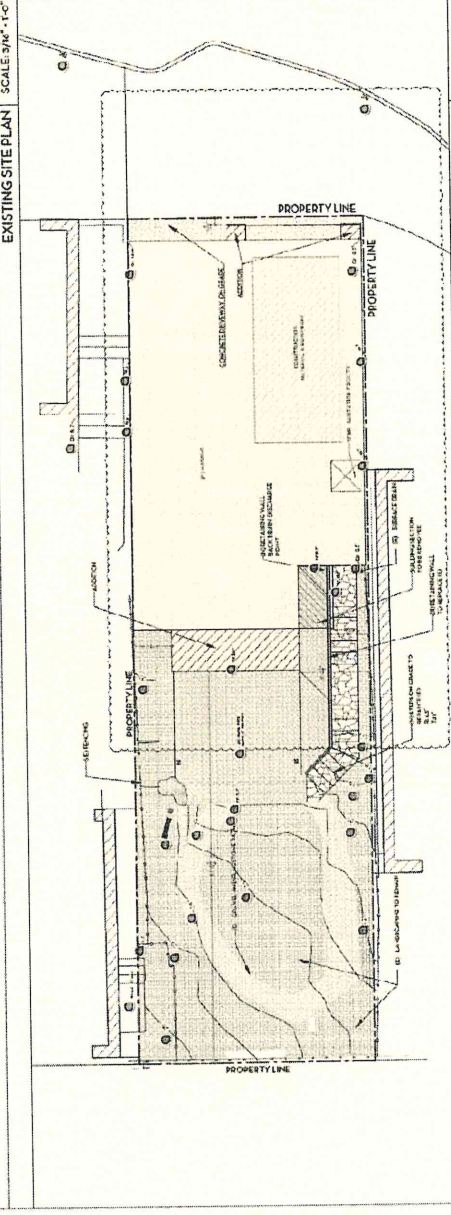
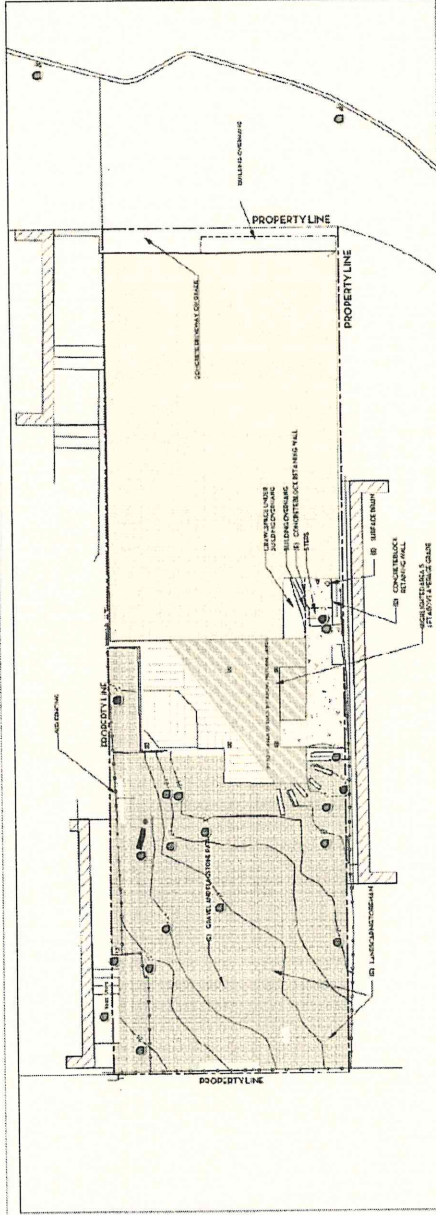
WOOD RESIDENCE  
3000 BRIDGEWAY  
SAUSALITO, CA 94965  
APN: 065-241-32

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS

**EXISTING AND PROPOSED SITE PLAN**

DATE: 10/20/2023  
SCALE: 3/8" = 1'-0"

**A1.1**



**HOMMEBOYS**  
 ROTTMAYER  
 DESIGN + BUILD

**DESIGNED BY**  
 HANSEN/ROTTMAYER INTERIORS  
 303 BRIDGEWAY  
 SAUSALITO, CA 94965  
 HANSENROTTMAYER.COM

**CONTRACTOR**  
 ROTTMAYER DESIGN BUILD  
 303 BRIDGEWAY  
 SAUSALITO, CA 94965  
 HANSENROTTMAYER.COM

**STRUCTURAL ENGINEER**  
 CIVIL & STRUCTURAL DESIGN  
 10000 RAYBURN DRIVE, SUITE 100  
 NOVATO, CA 94945  
 CSDESIGNBUILD.COM

**OWNER**  
 BERNAL WOOD  
 303 BRIDGEWAY  
 SAUSALITO, CA 94965  
 BERNALWOOD.COM

**DESIGN BY ROTTMAYER DESIGN AND BUILD**  
 CHECKED BY: J. W. CLARKE  
 PROJECT

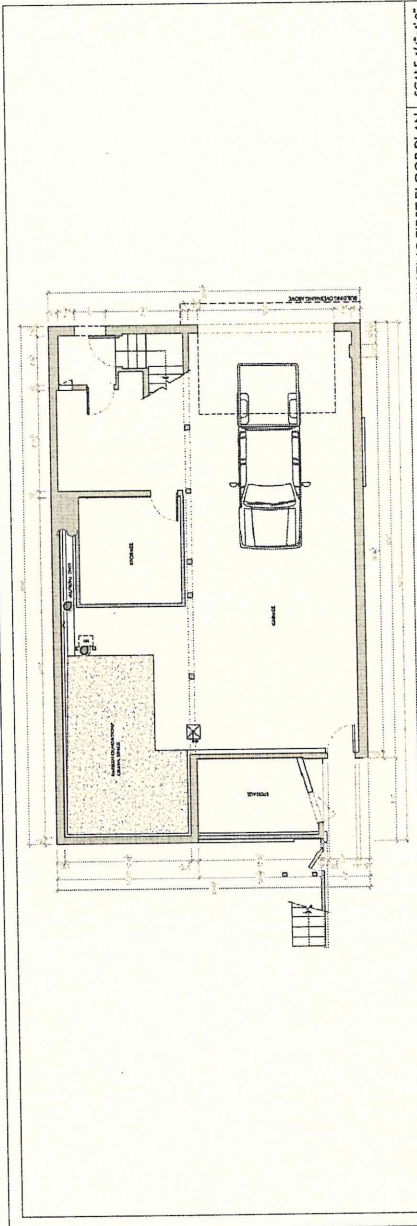
**WOOD RESIDENCE**  
 303 BRIDGEWAY  
 SAUSALITO, CA 94965  
 APN: 045-241-32

REVISIONS	DATE	BY	DESCRIPTION
1			ISSUED FOR PERMITS

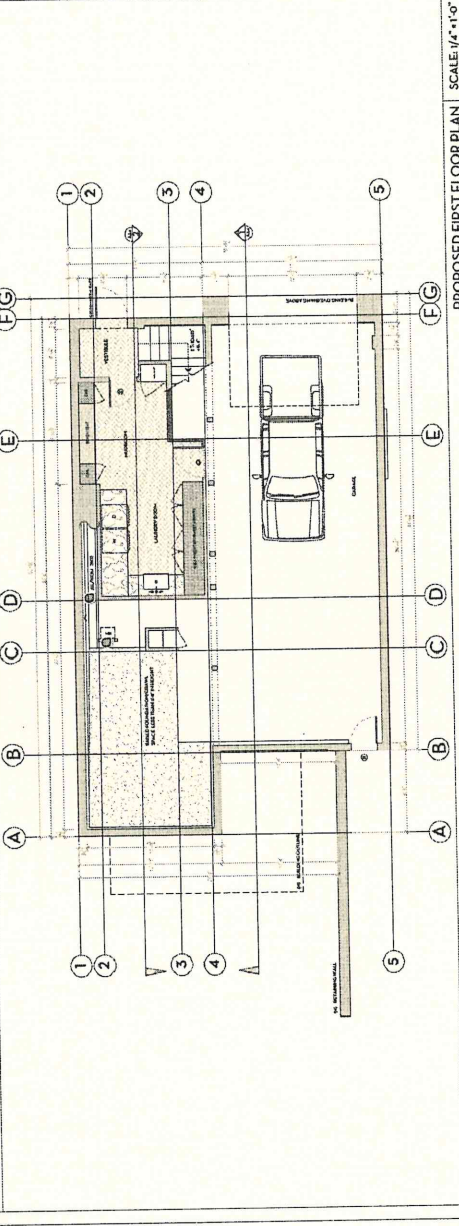
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 EXISTING / PROPOSED  
 LOWER FLOOR PLAN  
 DATE: 02/27/2020  
 DRAWN BY: J. W. CLARKE  
 CHECKED BY: J. W. CLARKE



**A1.2**



EXISTING FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



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

**HOMMEBOYS**  
 ARCHITECTURE  
**ROTTMAYER**  
 ARCHITECTS

**DESIGNER**  
 JENNIFER ROTTMAYER  
 3000 VALLEY ROAD  
 SAUSALITO, CA 94965  
 JROTTMAYER@HOMMEBOYS.COM  
 415.456.1111

**CONTRACTOR**  
 ROTHMAN/BOUGH-BUILD  
 10000 RAYBURN DRIVE  
 SAN FRANCISCO, CA 94134  
 ROTHMAN@R/BOUGH.COM

**STRUCTURAL ENGINEER**  
 JOHNSON ENGINEERING  
 CIVIL & STRUCTURAL ENGINEERS  
 1000 CALIFORNIA AVENUE  
 SAN FRANCISCO, CA 94109  
 JENGINEERING@JOHNSONENR.COM

**OWNER**  
 WOOD RESIDENCE  
 300 BRIDGEWAY  
 SAUSALITO, CA 94965  
 415.456.1111

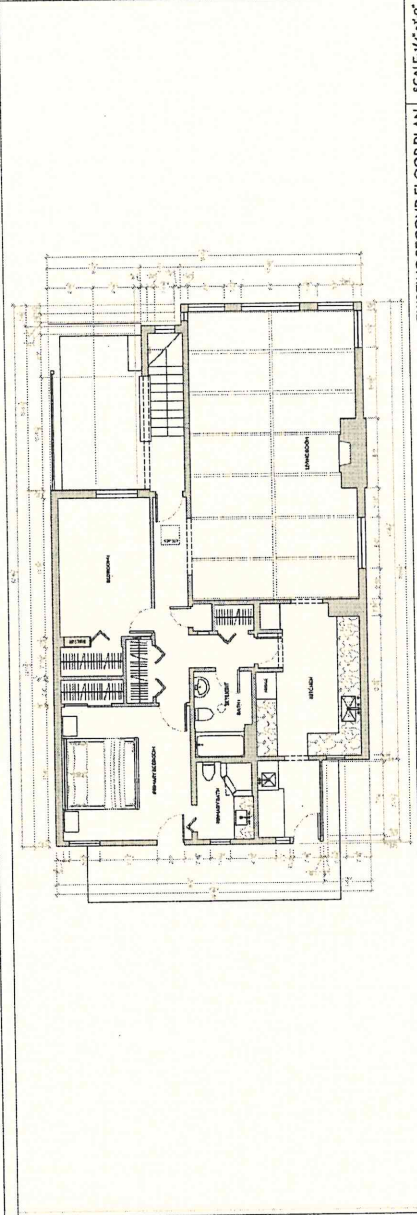
DRAWN BY: ROTHMAN/BOUGH-BUILD  
 CHECKED BY: JUSTIN JENSEN  
 PROJECT

WOOD RESIDENCE  
 300 BRIDGEWAY  
 SAUSALITO, CA 94965  
 APN: 065-241-32

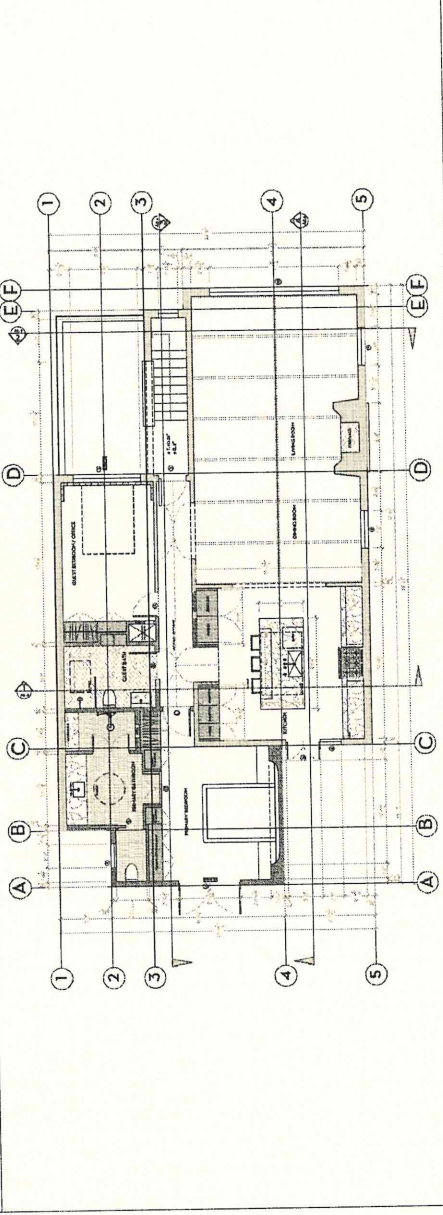
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11/11/11	ISSUED FOR PERMITS	JR
11/11/11	ISSUED FOR PERMITS	JR
11/11/11	ISSUED FOR PERMITS	JR
11/11/11	ISSUED FOR PERMITS	JR
11/11/11	ISSUED FOR PERMITS	JR
11/11/11	ISSUED FOR PERMITS	JR

**EXISTING / PROPOSED  
 UPPER FLOOR PLAN**

DATE: 11/11/11  
 SCALE: 1/4" = 1'-0"  
 SHEET: A1.3



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



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

**HOMMEBOYS**  
 ARCHITECTS  
**ROTTMAYER**  
 ARCHITECTS

**DESIGNER**  
 HOMEROTH WILSON  
 303 BRIDGEWAY  
 SAUSALITO, CA 94965  
 PH: 415.255.1000  
 WWW.HOMMEBOYS.COM

**CONTRACTOR**  
 ROTTMAYER DESIGN-BUILD  
 303 BRIDGEWAY  
 SAUSALITO, CA 94965  
 PH: 415.255.1000  
 WWW.HOMMEBOYS.COM

**TRUCKS & TRAILERS**  
 TRUCKS & TRAILERS  
 303 BRIDGEWAY  
 SAUSALITO, CA 94965  
 PH: 415.255.1000  
 WWW.HOMMEBOYS.COM

**OWNER**  
 MICHAEL WOOD  
 303 BRIDGEWAY  
 SAUSALITO, CA 94965  
 PH: 415.255.1000  
 WWW.HOMMEBOYS.COM

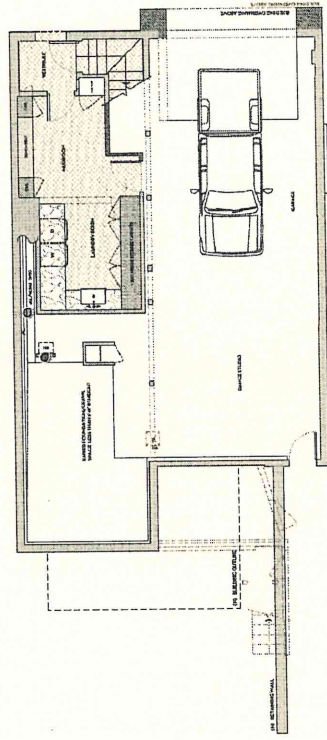
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 SHEET: 1  
 PROJECT: WOOD RESIDENCE

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

DATE	BY	REVISION
06/15/12	HW	FINAL EXHIBITION SETS

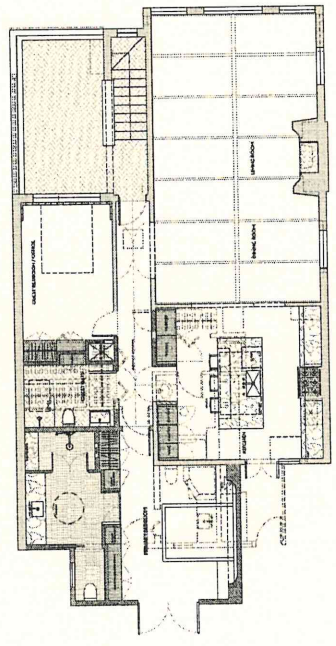
**CONTRACTOR**  
**LOWER & UPPER**  
**OVERLAYS**

**A1.4**



WALLS  
 WALLS  
 TO BE REMOVED

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



WALLS  
 WALLS  
 TO BE REMOVED

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

**HOMMEBOYS**  
 ARCHITECTURE  
**ROTTMAYER**  
 DESIGN + BUILD

**DESIGNED BY**  
 HOMMEBOYS ARCHITECTURE  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8888  
 WWW.HOMMEBOYS.COM

**CONTRACTOR**  
 CONTRACTOR NAME  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8888  
 WWW.HOMMEBOYS.COM

**STRUCTURAL ENGINEER**  
 STRUCTURAL ENGINEER NAME  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8888  
 WWW.HOMMEBOYS.COM

**MECHANICAL ENGINEER**  
 MECHANICAL ENGINEER NAME  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8888  
 WWW.HOMMEBOYS.COM

**PLUMBING ENGINEER**  
 PLUMBING ENGINEER NAME  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8888  
 WWW.HOMMEBOYS.COM

**ELECTRICAL ENGINEER**  
 ELECTRICAL ENGINEER NAME  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8888  
 WWW.HOMMEBOYS.COM

**APPROVED BY**  
 PROJECT ARCHITECT  
 PROJECT ARCHITECT NAME  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8888  
 WWW.HOMMEBOYS.COM

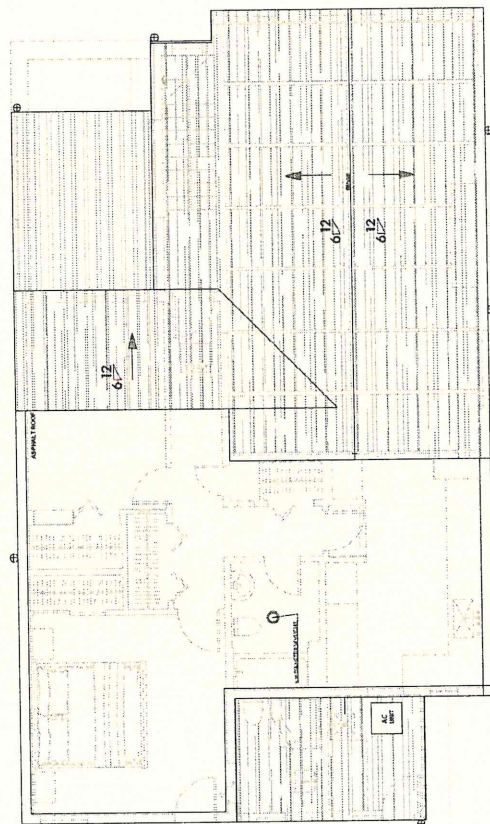
**DATE**  
 DATE  
 YEAR MONTH DAY  
 1 1 1

**REVISIONS**  
 NO. DATE DESCRIPTION

**PROJECT INFORMATION**  
 PROJECT NAME  
 PROJECT ADDRESS  
 PROJECT CITY  
 PROJECT STATE  
 PROJECT ZIP

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

**DRAIN LEGEND**  
 ● EXTERIOR DOWNSPOUT



EXISTING ROOF PLAN | SCALE: 3/8" = 1'-0"



**HOMMIEBOYS**  
 ARCHITECTS  
**ROTTMAYER**  
 DESIGN + BUILD

**DESIGNER**  
 MICHAEL PATRICKSON  
 300 S. VALLEY ROAD  
 SUITE 100  
 CARLSBAD, CA 92008  
 TEL: 760.439.8800  
 FAX: 760.439.8801  
 WWW.HOMMIEBOYS.COM

**CONTRACTOR**  
 WOODBRIDGE CONSTRUCTION  
 300 S. VALLEY ROAD  
 SUITE 100  
 CARLSBAD, CA 92008  
 TEL: 760.439.8800  
 FAX: 760.439.8801  
 WWW.WOODBRIDGECON.COM

**STRUCTURAL ENGINEER**  
 STEVEN R. HARRIS  
 1000 S. VALLEY ROAD  
 SUITE 100  
 CARLSBAD, CA 92008  
 TEL: 760.439.8800  
 FAX: 760.439.8801  
 WWW.HARRISENGINEERING.COM

**MATERIALS**  
 BRICK: WOOD  
 300 S. VALLEY ROAD  
 SUITE 100  
 CARLSBAD, CA 92008  
 TEL: 760.439.8800  
 FAX: 760.439.8801  
 WWW.WOODBRIDGECON.COM

DESIGNED BY ROTTMAYER DESIGN AND BUILD  
 CHECKED BY JUSTIN CARRER  
  
 PROJECT

**WOOD RESIDENCE**  
 300 BRIDGEWAY  
 SAUSALITO, CA 94965  
 APN: 065-241-32

ISSUANCE RECORD

DATE	BY	REVISION
10/15/2014	JUSTIN CARRER	1

PROJECT NAME  
**EAST EXTERIOR ELEVATIONS**

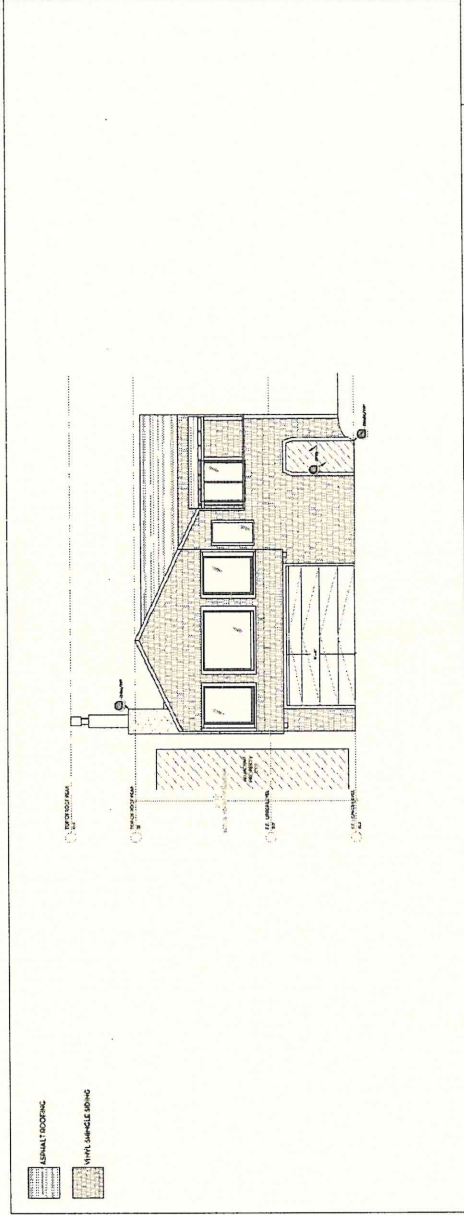
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DATE  
 10/15/2014

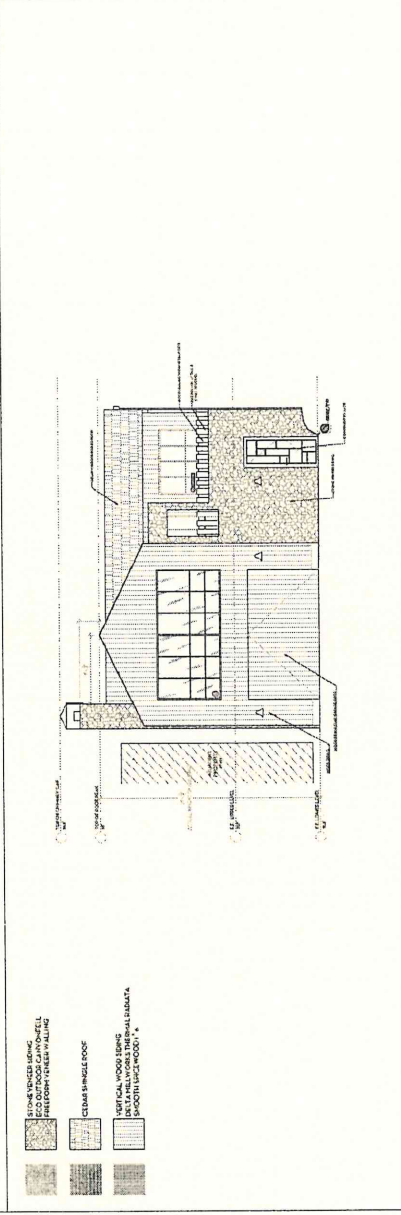
SCALE  
 1/4" = 1'-0"

PROJECT LOCATION  
 300 BRIDGEWAY  
 SAUSALITO, CA 94965

**A2.1**



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



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

EXISTING BRICK  
  
 EXISTING STUCCO  


PROPOSED BRICK  
  
 PROPOSED STUCCO  
  
 PROPOSED ROOF  
  
 PROPOSED CHIMNEY  
  
 PROPOSED WINDOW  
  
 PROPOSED DOOR  


**REGISTERED ARCHITECTS**  
 1000 CALIFORNIA STREET, SUITE 100  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8800  
 WWW.ROTTMAYERARCHITECTS.COM

**CONTRACTOR**  
 ROTTMAYER ARCHITECTS - BUILD  
 1000 CALIFORNIA STREET, SUITE 100  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8800  
 WWW.ROTTMAYERARCHITECTS.COM

**GENERAL CONTRACTOR**  
 TOWN OF SAN FRANCISCO  
 1000 CALIFORNIA STREET, SUITE 100  
 SAN FRANCISCO, CA 94109  
 TEL: 415.774.8800  
 WWW.ROTTMAYERARCHITECTS.COM

**OWNER**  
 WOOD RESIDENCE  
 503 BRIDGEWAY  
 SAUSALITO, CA 94965  
 APN: 066-241-32

DESIGNED BY ROTTMAYER ARCHITECTS  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

DATE: [ ] / [ ] / [ ]  
 PROJECT NUMBER: [ ]

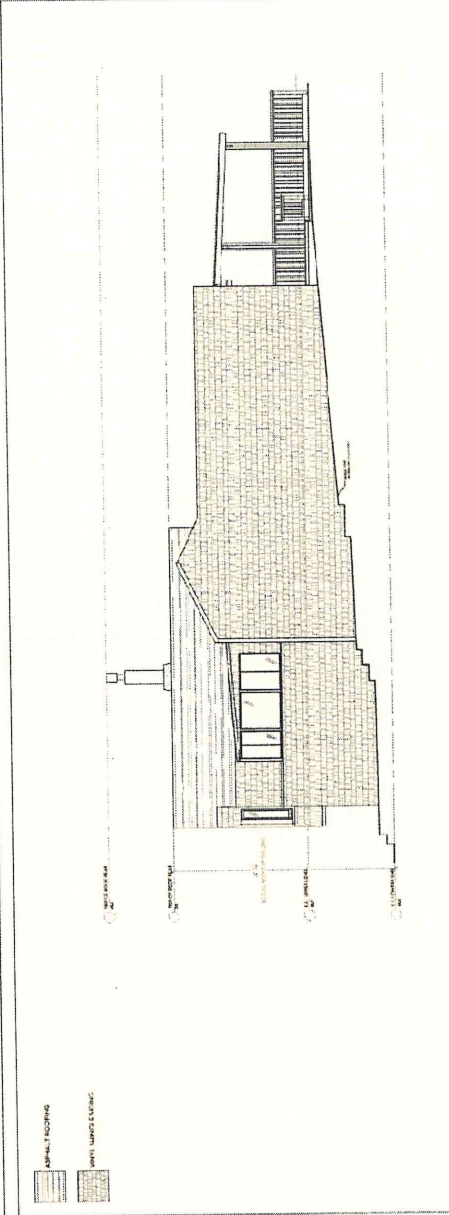
**WOOD RESIDENCE**  
 503 BRIDGEWAY  
 SAUSALITO, CA 94965  
 APN: 066-241-32

DATE	ISSUE	DESCRIPTION
[ ]	[ ]	[ ]

**NORTH EXTERIOR ELEVATIONS**

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

**A2.2**



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



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

- BRICK
- HORIZONTAL SIDING
- VERTICAL WOOD SIDING
- STONE
- METAL ROOF
- CONCRETE
- ASPHALT ROOFING
- DARK WOOD SIDING
- LIGHT WOOD SIDING
- VERTICAL WOOD SIDING
- HORIZONTAL WOOD SIDING
- STONE
- BRICK
- HORIZONTAL SIDING
- VERTICAL WOOD SIDING
- STONE
- METAL ROOF
- CONCRETE
- ASPHALT ROOFING
- DARK WOOD SIDING
- LIGHT WOOD SIDING
- VERTICAL WOOD SIDING
- HORIZONTAL WOOD SIDING

**HOMMEBOYS**  
 INTERIOR  
**ROTTMAYER**  
 ARCHITECTS

**DESIGNED BY**  
 ROTTMAYER ARCHITECTS  
 3000 CALIFORNIA AVENUE  
 SUITE 100  
 SAN FRANCISCO, CA 94118  
 P: 415.774.1000  
 WWW.ROTTMAYER.COM

**CONTRACTOR**  
 ROTTMAYER DESIGN & BUILD  
 3000 CALIFORNIA AVENUE  
 SUITE 100  
 SAN FRANCISCO, CA 94118  
 P: 415.774.1000

**STRUCTURAL ENGINEER**  
 JUNG BRUNN ENGINEERS  
 200 CALIFORNIA AVENUE  
 SUITE 100  
 SAN FRANCISCO, CA 94118  
 P: 415.774.1000

**MECHANICAL ENGINEER**  
 CH2M HILL  
 200 CALIFORNIA AVENUE  
 SUITE 100  
 SAN FRANCISCO, CA 94118  
 P: 415.774.1000

**ELECTRICAL ENGINEER**  
 CH2M HILL  
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 SAN FRANCISCO, CA 94118  
 P: 415.774.1000

**GENERAL CONTRACTOR**  
 ROTTMAYER DESIGN & BUILD  
 3000 CALIFORNIA AVENUE  
 SUITE 100  
 SAN FRANCISCO, CA 94118  
 P: 415.774.1000

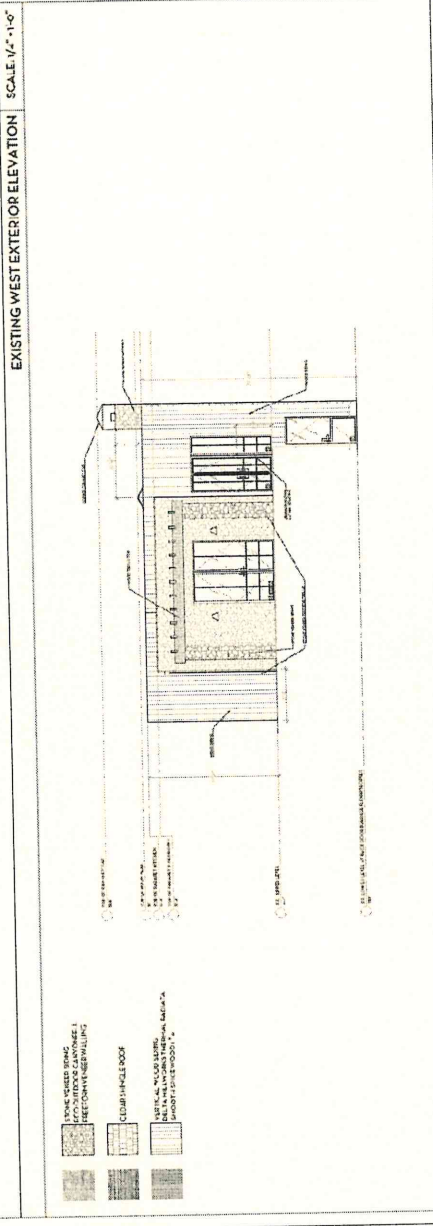
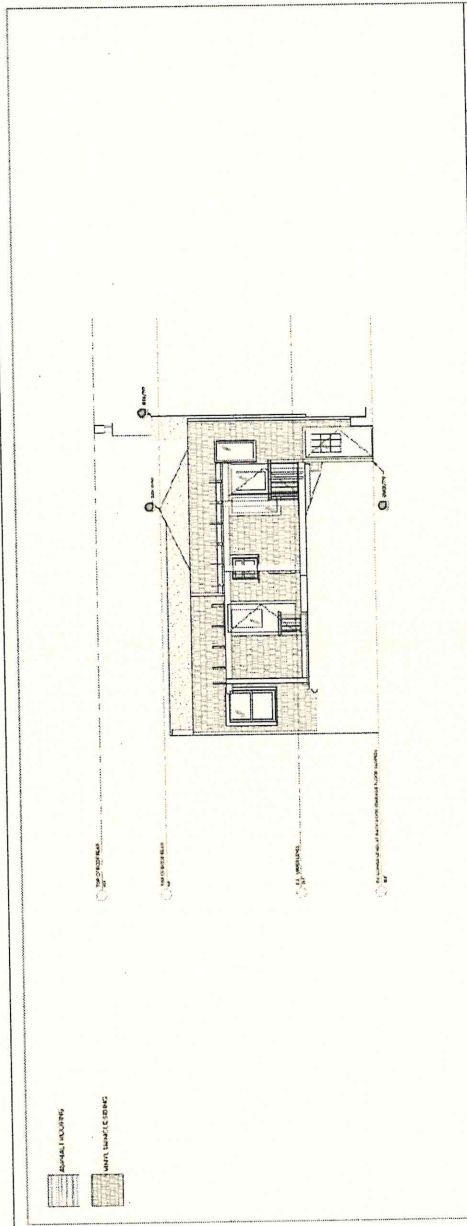
DATE: 08/15/18  
 DRAWN BY: J. ROTTMAYER  
 CHECKED BY: J. ROTTMAYER  
 SCALE: 1/2" = 1'-0"

**WOOD RESIDENCE**  
 503 BRIDGEWAY  
 SALSALITO, CA 94965  
 APN: 065-241-32

DATE	REVISION
08/15/18	ISSUE FOR PERMITS

**WEST EXTERIOR ELEVATIONS**

**A2.3**



**LEGEND**

- EXISTING BRICK
- EXISTING STONE
- EXISTING GABLE
- PROPOSED BRICK
- PROPOSED STONE
- PROPOSED GABLE
- PROPOSED WINDOW
- PROPOSED DOOR







**HOMMEBOYS**  
INTERIORS

**ROTTMAYER**  
DESIGN STUDIO

DESIGNED BY  
ROTTMAYER DESIGN STUDIO  
303 BRIDGEWAY  
SAUSALITO, CA 94965  
P. 415.456.1000  
WWW.ROTTMAYERDESIGNSTUDIO.COM

CONTRACTOR  
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303 BRIDGEWAY  
SAUSALITO, CA 94965  
P. 415.456.1000  
WWW.ROTTMAYERDESIGNBUILD.COM

STRUCTURAL ENGINEER  
JOHN H. JOHNSON ENGINEERING  
1000 S. GARDEN STREET  
SUNNYVALE, CA 94086  
P. 415.961.0000  
WWW.JHJOHNSON.COM

OWNER  
WOOD RESIDENCE  
303 BRIDGEWAY  
SAUSALITO, CA 94965  
P. 415.456.1000  
WWW.ROTTMAYERDESIGNBUILD.COM

DRAWN BY: ROTTMAYER DESIGN BUILD  
CHECKED BY: JUSTIN CHAMBERS

PROJECT

WOOD RESIDENCE  
303 BRIDGEWAY  
SAUSALITO, CA 94965

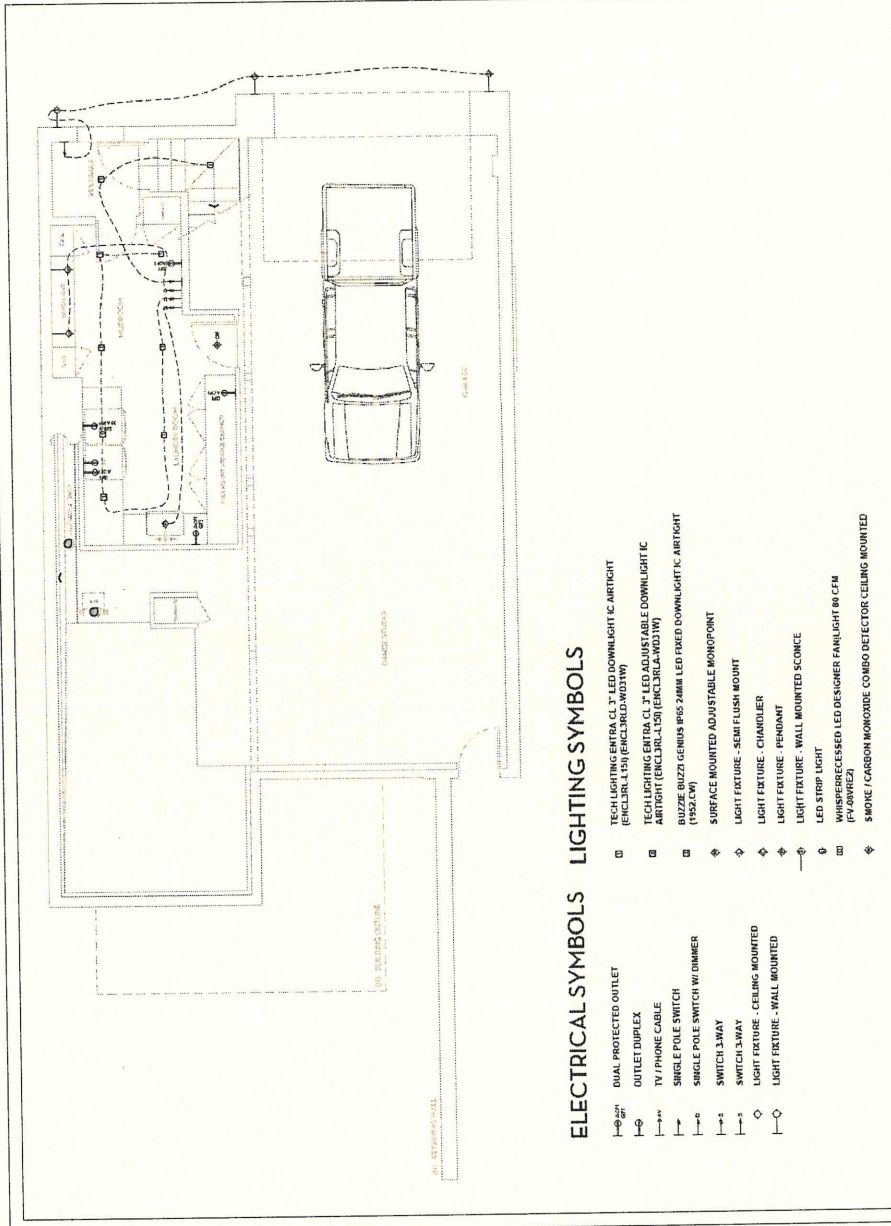
APN: 065-241-32

NO.	DATE	REVISION
1		ISSUE FOR PERMITS

1ST FLOOR  
ELECTRICAL PLAN

DATE: 08/11/15  
SCALE: AS SHOWN  
SHEET NO.: 1 OF 1

E1.1



**ELECTRICAL SYMBOLS LIGHTING SYMBOLS**

- |   |                                 |   |  |
|---|---------------------------------|---|--|
| □ | DUAL PROTECTED OUTLET           | □ | TECH LIGHTING GENIE CL 3" LED DOWNLIGHT IC AIRTIGHT (ENCLOSURE) (ENCLOSURE) (ENCLOSURE)            |
| □ | OUTLET DUPLEX                   | □ | TECH LIGHTING GENIE CL 3" LED ADJUSTABLE DOWNLIGHT IC AIRTIGHT (ENCLOSURE) (ENCLOSURE) (ENCLOSURE) |
| □ | TV / PHONE CABLE                | □ | BUZZER BUZZ GENIE IP65 24MM LED FIXED DOWNLIGHT IC AIRTIGHT (1952 CL)                              |
| □ | SINGLE POLE SWITCH              | ◇ | SURFACE MOUNTED ADJUSTABLE MONOPOINT   |
| □ | SINGLE POLE SWITCH W/ DIMMER    | ◇ | LIGHT FIXTURE - SEMI FLUSH MOUNT   |
| □ | SWITCH 3-WAY                    | ◇ | LIGHT FIXTURE - CHANDLER   |
| □ | SWITCH 3-WAY                    | ◇ | LIGHT FIXTURE - PENDANT  |
| □ | LIGHT FIXTURE - CEILING MOUNTED | ◇ | LIGHT FIXTURE - WALL MOUNTED SCROUSE   |
| □ | LIGHT FIXTURE - WALL MOUNTED    | ◇ | LED STRIP LIGHT  |
| □ |                                 | ◇ | WHISPER RECESSED LED DESIGNER FAIRLIGHT 8W CFM (P-40000)   |
| □ |                                 | ◇ | SMOKE / CARBON MONOXIDE COMBO DETECTOR / CEILING MOUNTED   |

1ST FLOOR ELECTRICAL PLAN SCALE: 3/8" = 1'-0"





**HOMMEBOYS**  
INTERIORS

**ROTTMAYER**  
RESIDENTIAL

DESIGNER  
ROTTMAYER INTERIORS  
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WWW.ROTTMAYER.COM

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STRUCTURAL ENGINEER  
JOHN L. LAMBERT ENGINEERING  
10000 RAVENWOOD DRIVE  
SUITE 100  
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OWNER  
WOOD RESIDENCE  
3000 CALIFORNIA VALLEY ROAD  
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P: 925.835.8000  
WWW.ROTTMAYER.COM

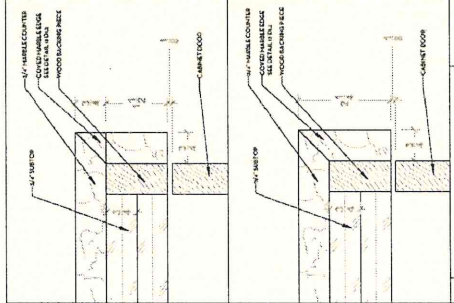
DESIGNED BY: ROTTMAYER DESIGN AND BUILD  
CHECKED BY: AUSTIN CALDER  
PROJECT

WOOD RESIDENCE  
3000 CALIFORNIA VALLEY ROAD  
SUITE 100  
DUBLIN, CA 94568  
APN: 065-34132

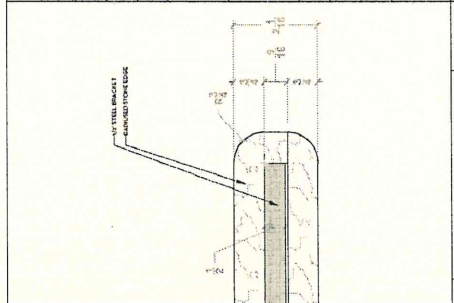
DATE	SCALE	REVISIONS
11/15/2018	1/4" = 1'-0"	1

ARCHITECTURAL  
DETAILS  
WOOD RESIDENCE  
3000 CALIFORNIA VALLEY ROAD  
SUITE 100  
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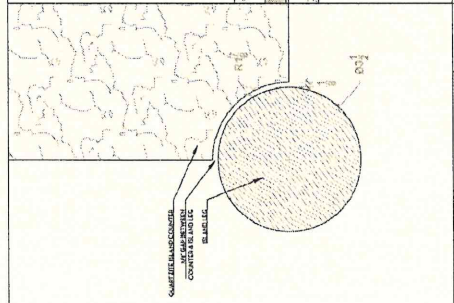
**D1.2**



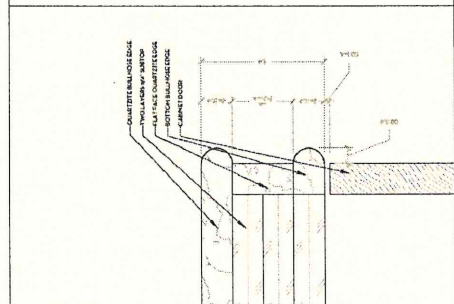
9 KITCHEN COUNTER EDGE DETAIL SCALE: 1/4" = 1'-0"



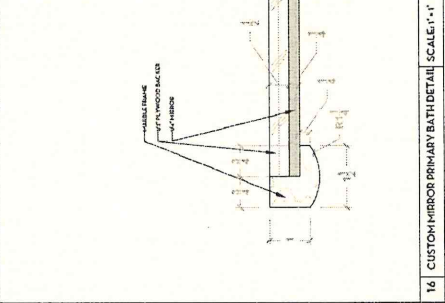
10 ISLAND LEG TO COUNTER DETAIL SCALE: 1/4" = 1'-0"



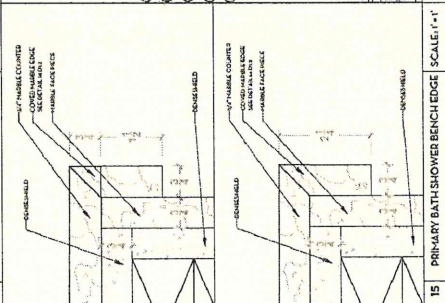
11 FLOATING STONE SHELF DETAIL SCALE: 1/4" = 1'-0"



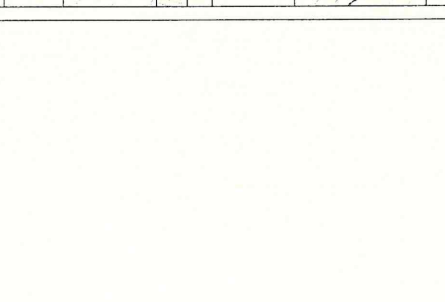
12 PRIMARY BATH COUNTER EDGE DETAIL SCALE: 1/4" = 1'-0"



13 PRIMARY BATH COUNTER EDGE FACE SCALE: 1/4" = 1'-0"



14 PRIMARY BATH SHOWER BENCH EDGE SCALE: 1/4" = 1'-0"



15 PRIMARY BATH SHOWER BENCH EDGE SCALE: 1/4" = 1'-0"



16 CUSTOM MIRROR PRIMARY BATH DETAIL SCALE: 1/4" = 1'-0"