

ZONING INFORMATION

303 BRIDGEWAY SAUSALITO, CA 94965
APN: 065-241-32
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: V-B
J# : 93287

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
ZONING	R-3			
PARCEL SIZE (Gross and Net Areas) See 10.05.040 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%	54.08%	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 SUFACES				
SMC 10.40.050 C.				
Square Feet	2370	2434.41	2523.77%	
Percent of Impervious Surfaces	69.49%	71.38%	74.08%	
SETBACKS - Primary Structure				
SMC 10.40.070 - 090				
Front Yard Setback	1'	1'	0'	
Side Yard Setback	0'	5' addition	6'	VARIACE REQUESTED
Side Yard Setback	0'	9' - 2.379" addition	6'	
Rear Yard Setback	56'	51'	15'	
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		
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

CHANGE TO PREVIOUSLY APPROVED PLAN SET. REDUCTION IN CHIMNEY HEIGHT. PERMIT NUMBER B2025-0247

APPLICABLE CODES

2022 CALIFORNIA BUILDING (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CE_{nc})
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2022 CALIFORNIA FIRE CODE
INCORPORATING THE 2021 INTERNATIONAL BUILDING CODE
ALL LOCAL BUILDING CODES & ORDINANCES

DEFERRED SUBMITTALS

-FIRE SPRINKLER
-SOLAR
-DUMBWAITER STRUCTURAL CALCULATIONS

BUILDING INFO.

SPRINKLERS: YES
STORIES: 2
FLOOR AREA (S.F.)
1ST FLOOR (R3): 581,
2ND FLOOR (R3): 1,283,
GARAGE (U): 500
WUI: NO,
FLOOD: X

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS TO INCLUDE:

CONCRETE:
-INSPECT PLACING
-CAST SAMPLES
-PICK-UP SAMPLES
-COMPRESSION TESTS

FILL MATERIAL:
-ACCEPTANCE TESTS
-PLACEMENT INSPECTION
-FIELD DENSITY

STRUCTURAL WOOD
-SHEAR WALL NAILING INSPECTION
-EPOXY ANCHORS

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A2.3	PREVIOUSLY APPROVED / NEW PROPOSED WEST EXTERIOR ELEVATIONS
A2.4	PREVIOUSLY APPROVED / NEW PROPOSED SOUTH EXTERIOR ELEVATIONS

PROJECT NOTES

- PRIOR TO FINAL INSPECTION, THE PROJECT GEOTECHNICAL ENGINEER SHALL PREPARE A LETTER ON ITS LETTER HEAD, STAMPED & WET SIGNED, STATING THAT CONSTRUCTION WAS IN CONFORMANCE W/ THE PROJECT GEOTECHNICAL REPORT
- PRIOR TO FINAL INSPECTION, THE PROJECT CIVIL ENGINEER SHALL PREPARE A LETTER ON ITS LETTER HEAD, STAMPED & WET SIGNED, STATING THAT CONSTRUCTION WAS IN CONFORMANCE W/ THE PROJECT DRAINAGE PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING

HOMMEBOYS

INTERIORS



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CHECKED BY: AUSTIN CARRIER

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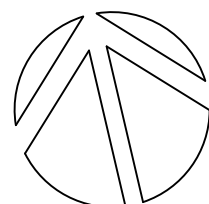
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4/29/26	CHIMNEY HEIGHT REDUCTION	6

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PROJECT INDEX

NORTH ARROW

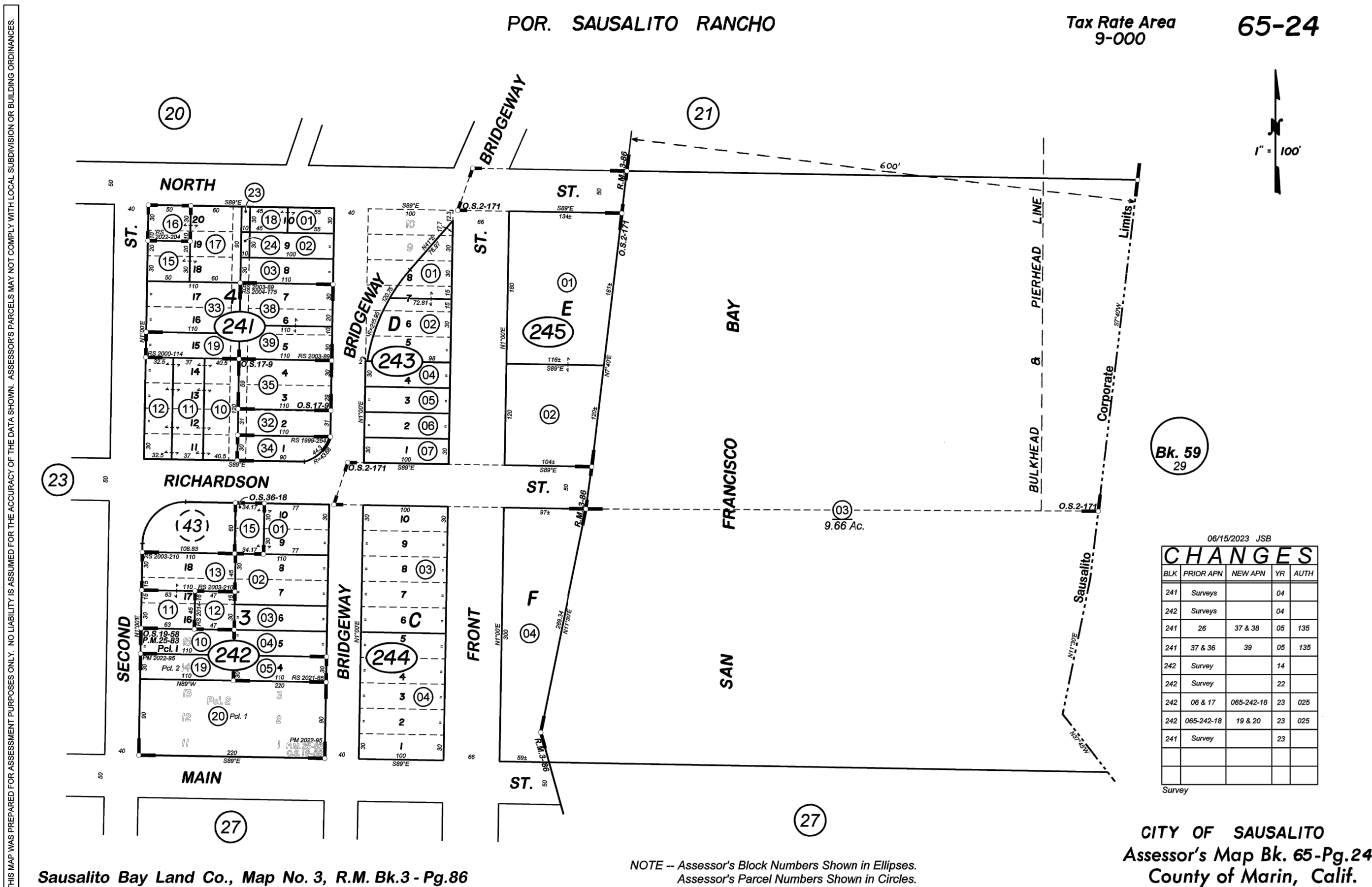


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Ao.o

VICINITY MAP

PROJECT RENDER



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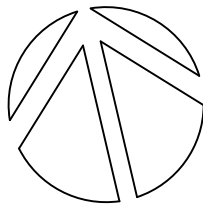
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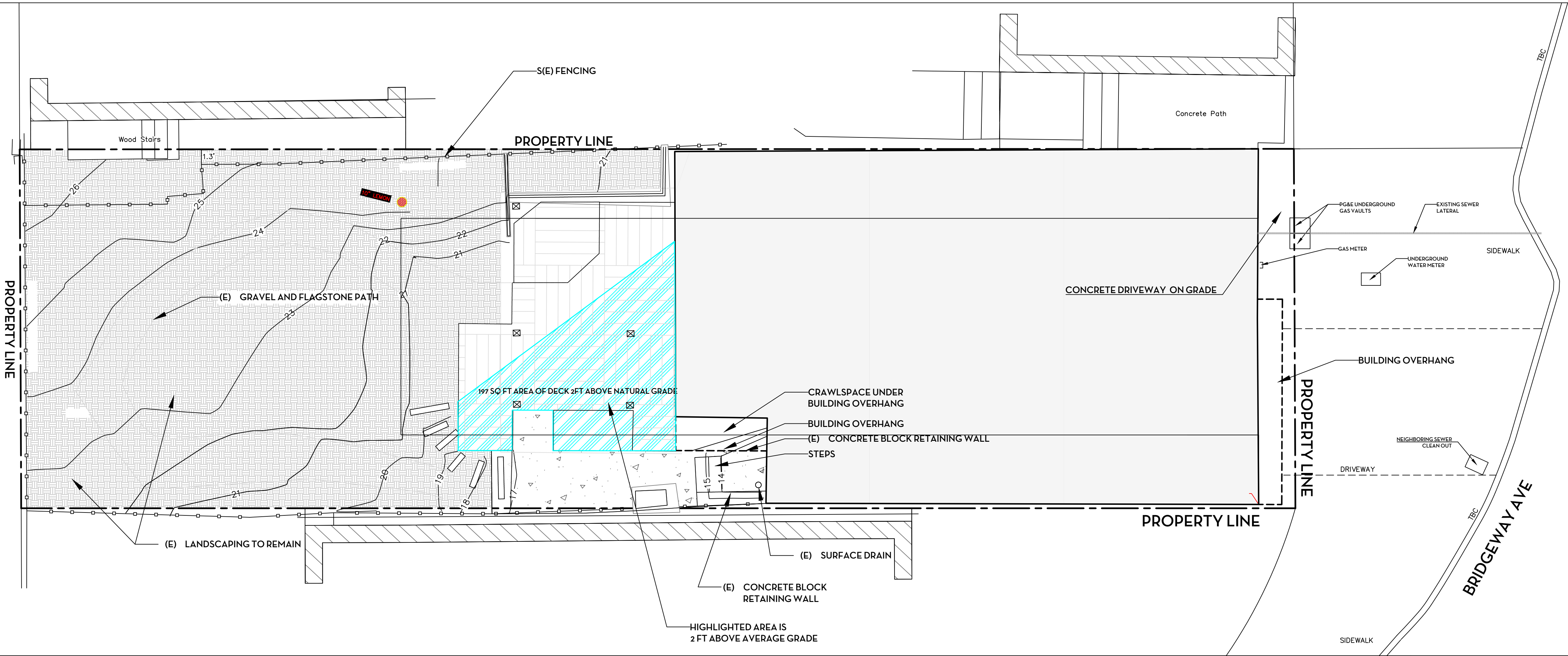
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EXISTING AND
PROPOSED SITE PLAN

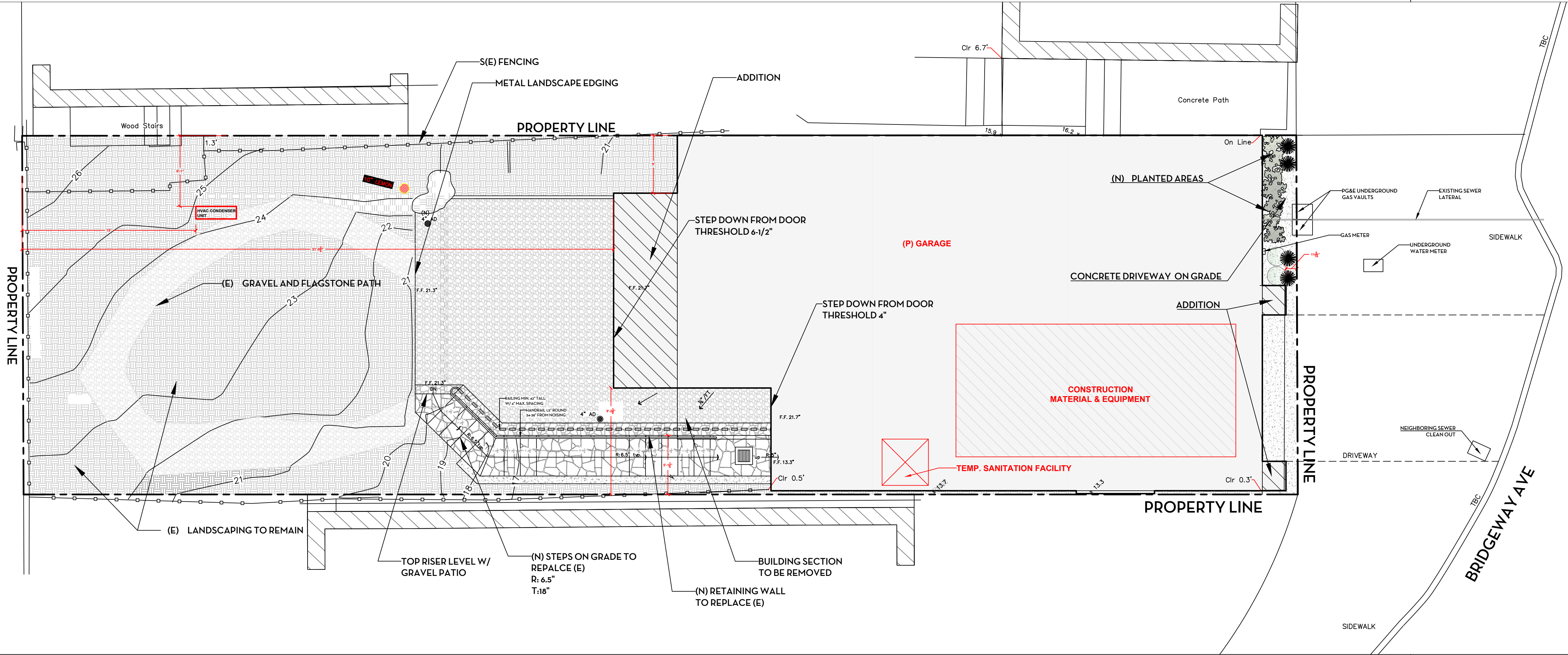
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A1.1



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



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

SOUND CALCULATION DIAGRAM

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



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

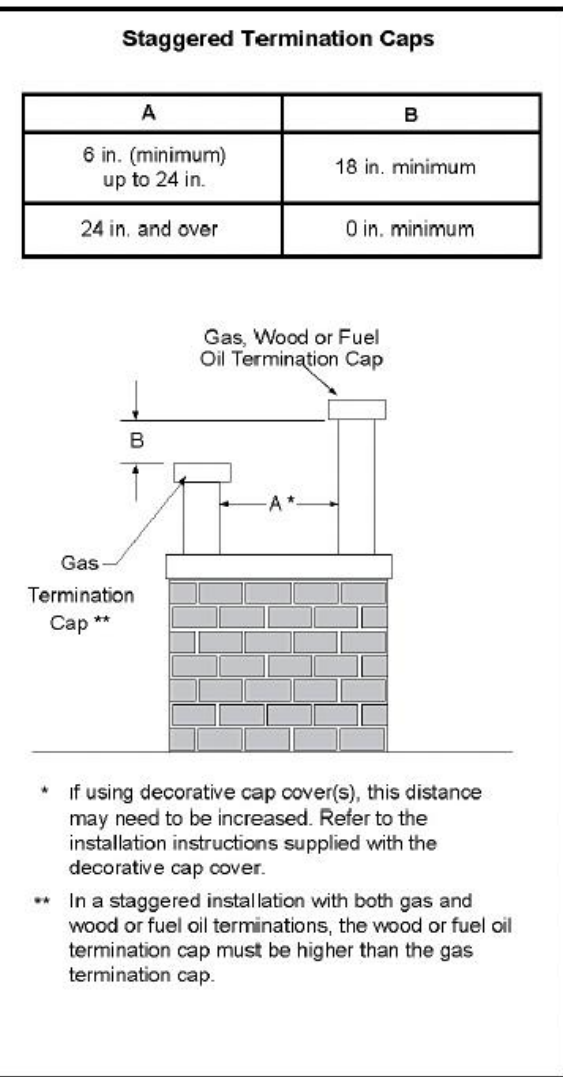
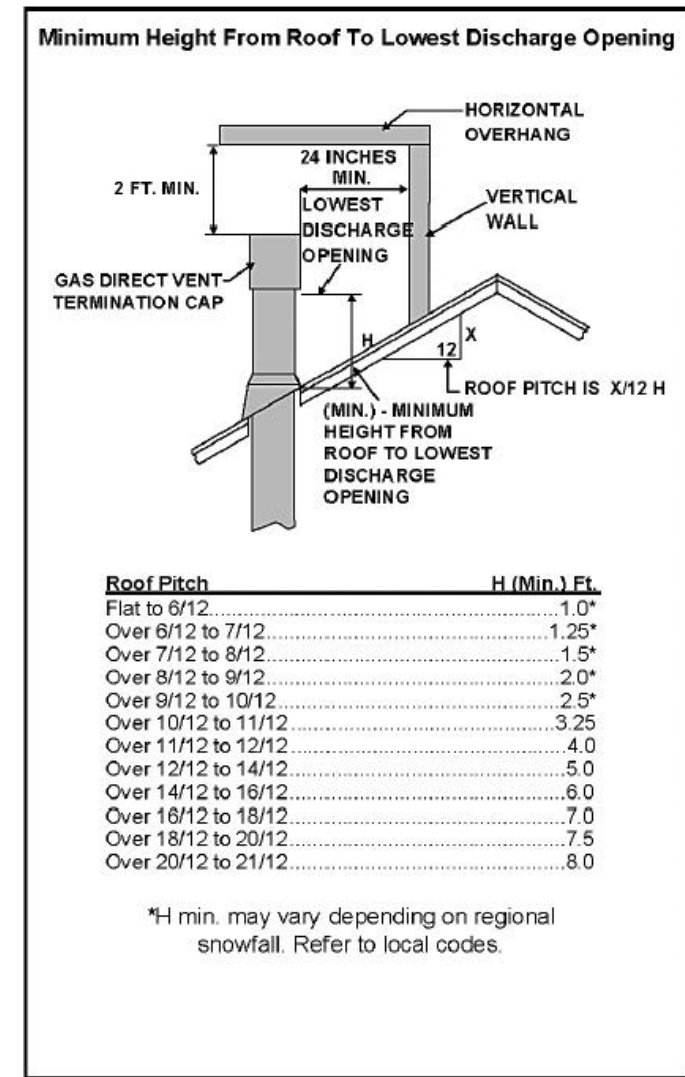
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SMOOTH SPICEWOOD 1 X 6



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

Vertical Termination Clearance Diagram

Ortal Traditional 90



PLANT LEGEND

-
- BOUGAINVILLEA
-
- SALVIA
-
- FESCUE

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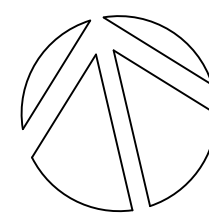
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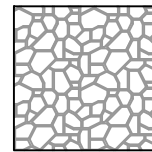
EAST EXTERIOR
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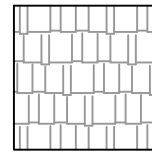
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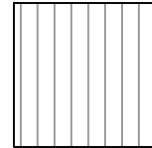


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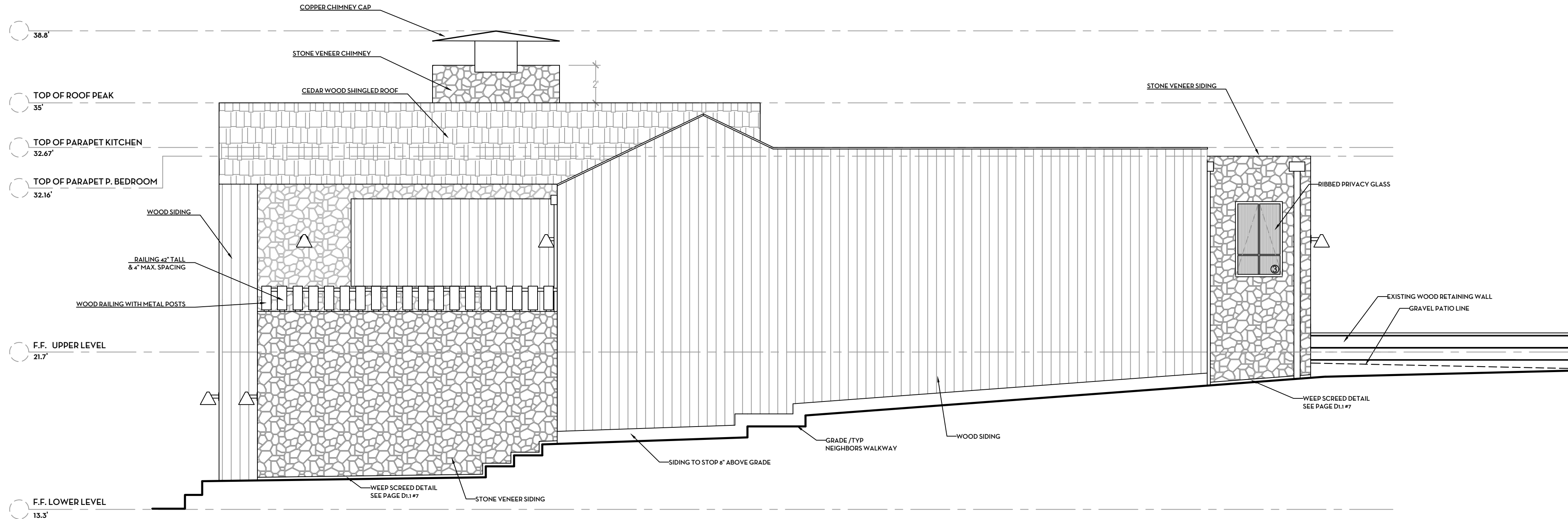
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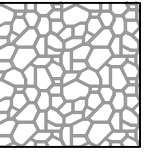
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ECO OUTDOOR CANYONFELL
FREEFORM VENEER WALLING
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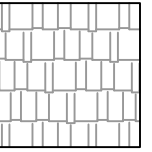
CEDAR SHINGLE ROOF
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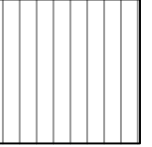
VERTICAL WOOD SIDING
DELTA MILLWORKS THERMAL RADIATA
SMOOTH SPICEWOOD 1" X 6



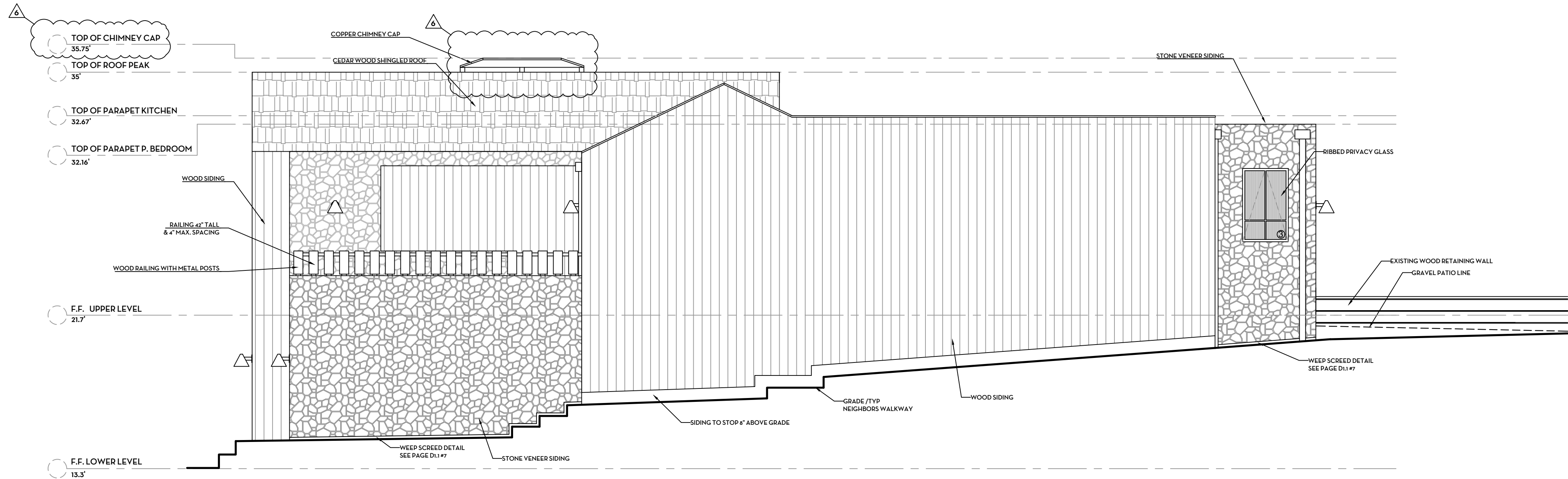
PREVIOUSLY APPROVED NORTH EXTERIOR ELEVATION SCALE: 1/4" = 1'-0"

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

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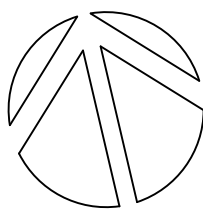
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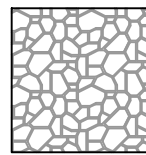
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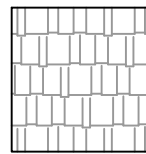
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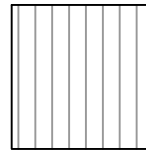
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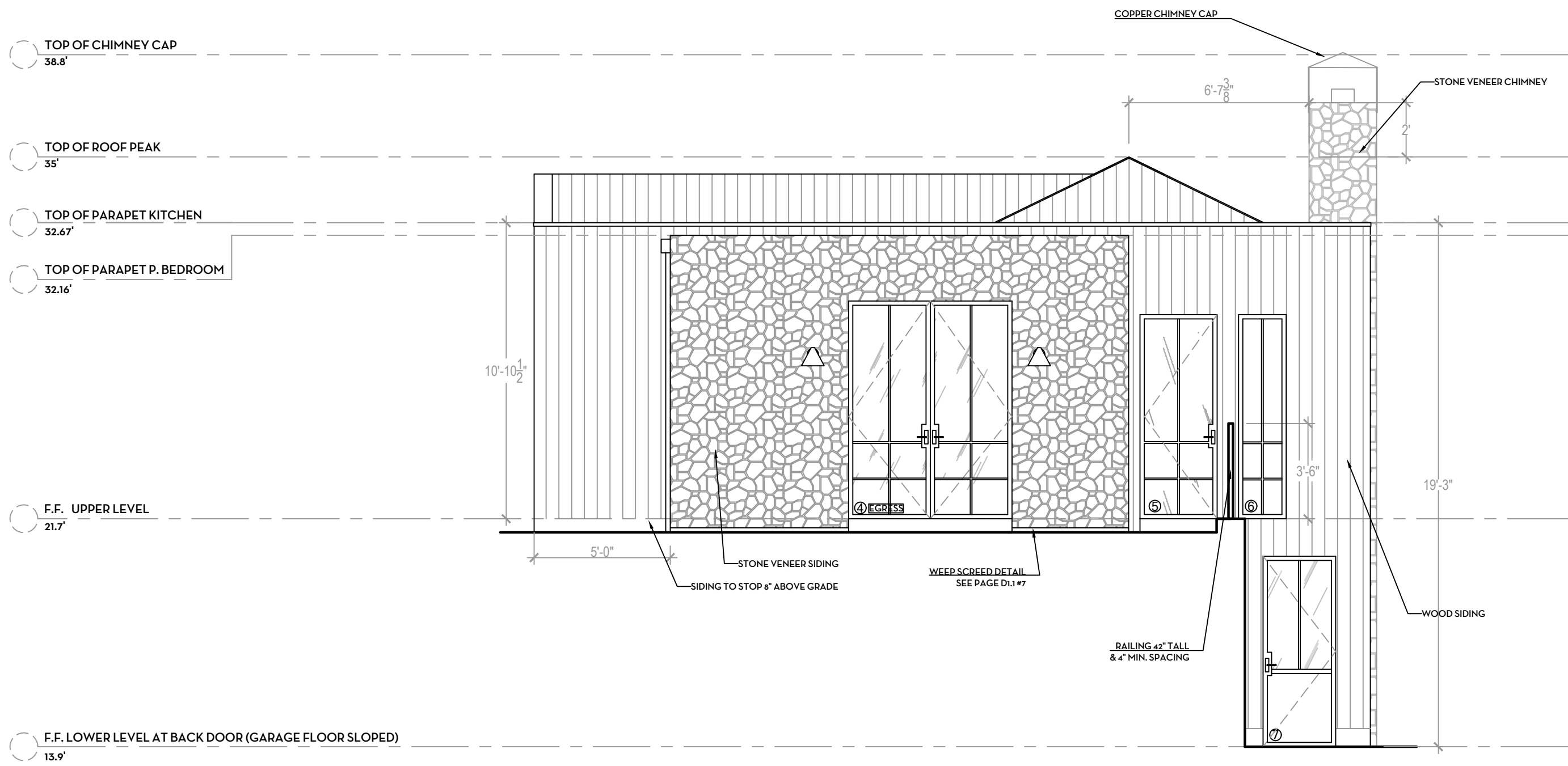
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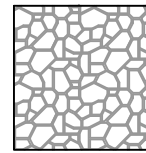
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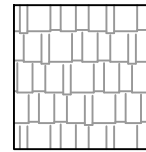
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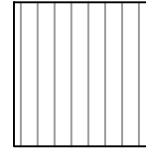
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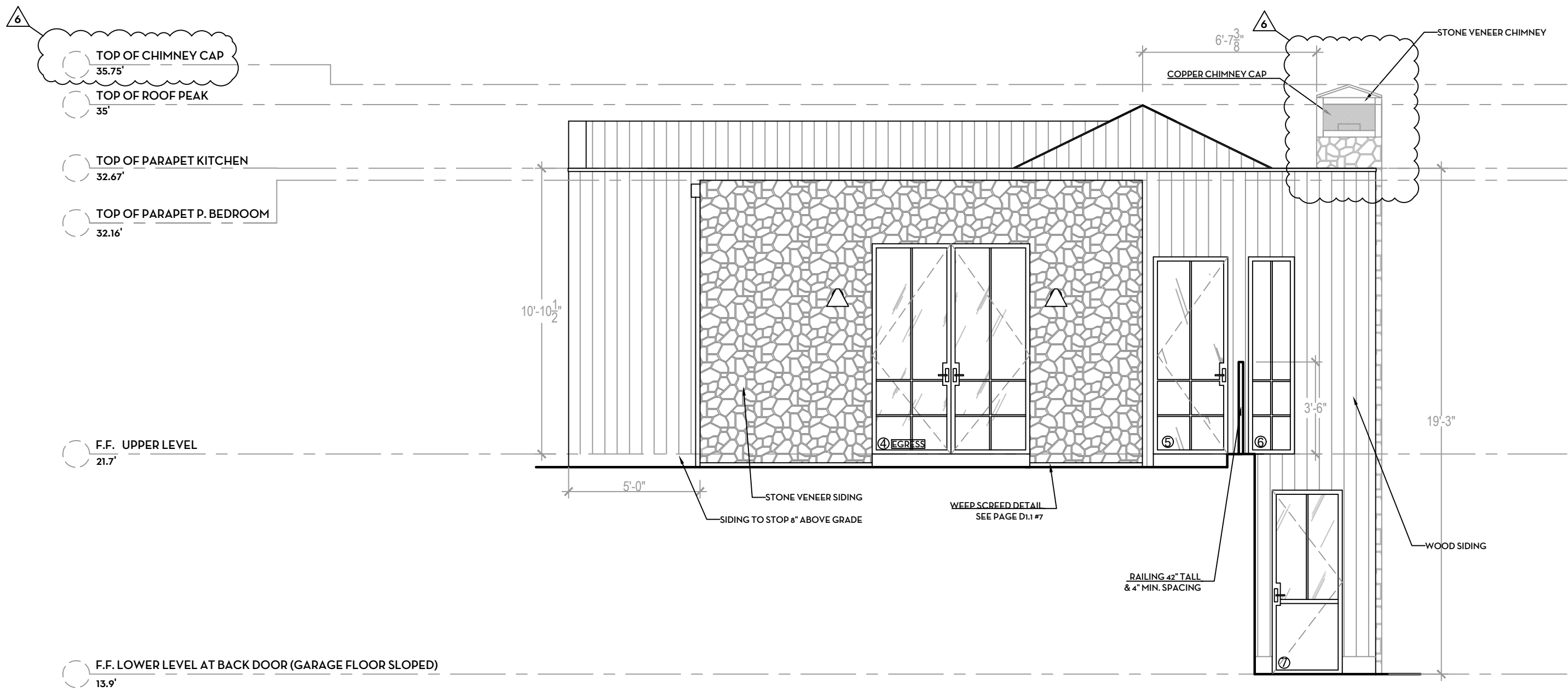
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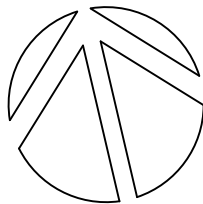
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WEST EXTERIOR
ELEVATIONS

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	DRAWING NUMBER	



A2.3

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E: RYAN@RGHGEO.COM
P: 707.544.1072

OWNER
BRENDA WOOD
303 BRIDGEWAY
SAUSALITO, CA 94965
E: BKWSUNSET@AOL.COM

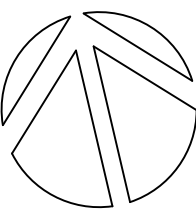
DRAWN BY: ROTTMAYER DESIGN AND BUILD
CHECKED BY: AUSTIN CARRIER

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

DRAWING REVISIONS		
DATE	ISSUE	REVISION #
9/23/24	PLANNING COMMENTS	1
4/18/25	BUILDING COMMENTS	2
6/18/25	BUILDING COMMENTS	3
11/19/25	NEW CONSTRUCTION REVISION	4
1/12/26	BUILDING COMMENTS	5
4/29/26	CHIMNEY HEIGHT REDUCTION	6

DRAWING TITLE
SOUTH EXTERIOR ELEVATIONS

NORTH ARROW
DATE 4/23/26
DRAWN BY AC / AL
CHECKED BY
PROJECT WOOD
DRAWING NUMBER

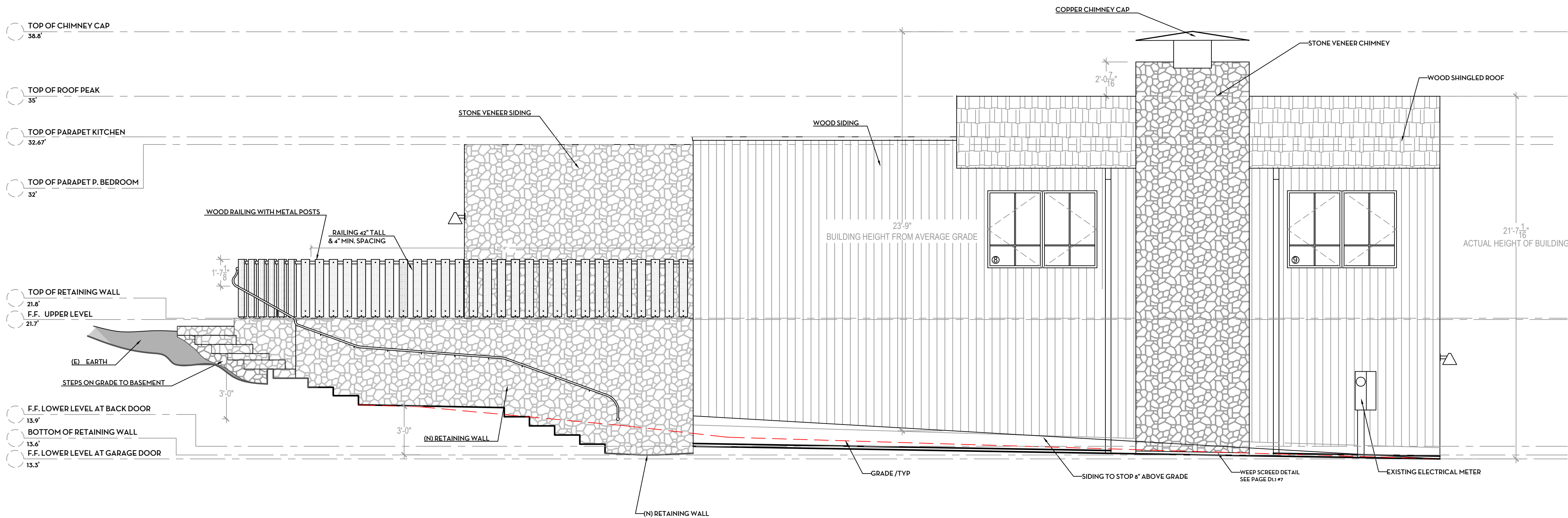


A2.4

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

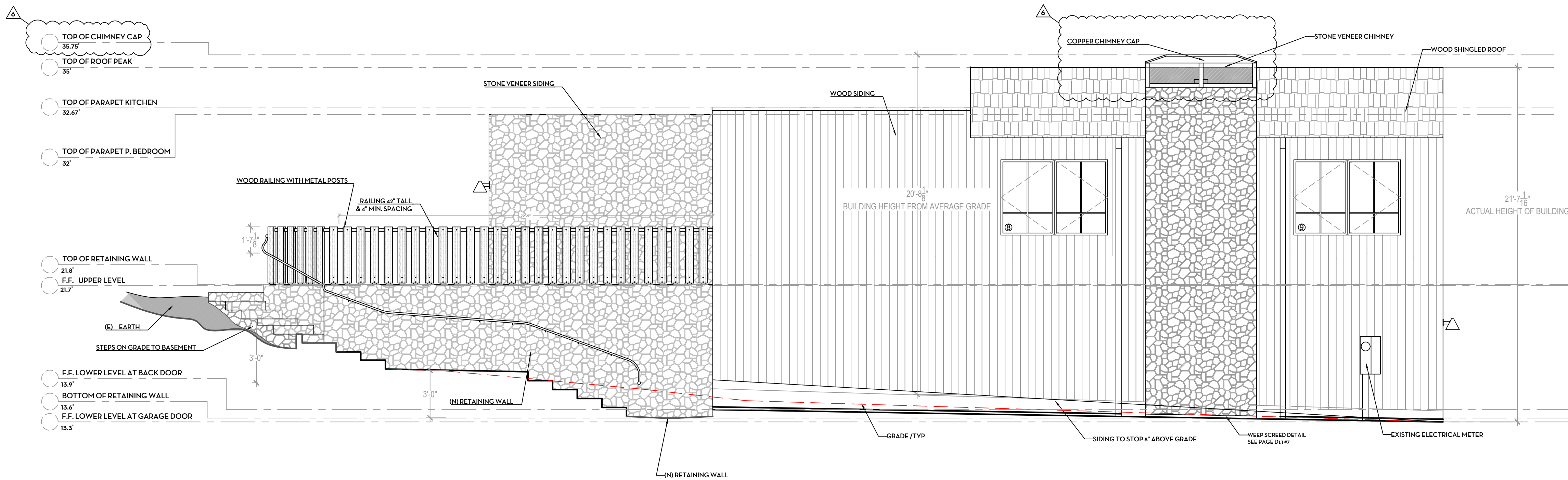
STONE VENEER SIDING
ECO OUTDOOR CANYONFELL
FREEFORM VENEER WALLING

CEDAR SHINGLE ROOF



STONE VENEER SIDING
ECO OUTDOOR CANYONFELL
FREEFORM VENEER WALLING

CEDAR SHINGLE ROOF



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