



CITY OF SAUSALITO

Community Development Department
420 Litho Street Sausalito, California 94965
Telephone: (415) 289-4128
www.sausalito.gov

DECISION DATE: June 22, 2026

EFFECTIVE DATE: July 2, 2026

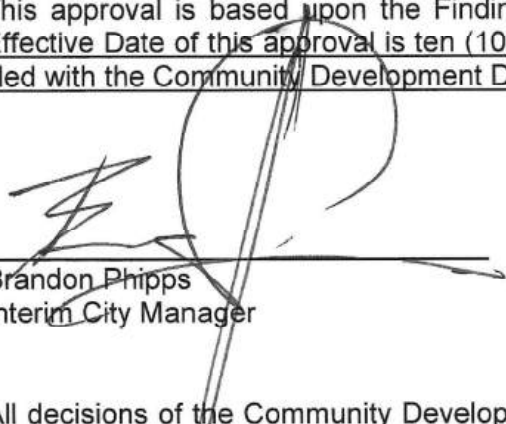
Austin Carrier
HOH Builders
2030 Lovall Valley Road
Sonoma, CA 95476

RE: Notice of Decision regarding approval of an Administrative Change to an Approved Project; 303 Bridgeway Boulevard (CAP 2026-00094)

Dear Austin Carrier,

Following issuance of public notice and review by the Community Development Department, the Interim City Manager (serving as the Community Development Director) has approved administrative changes to approved project 2023-00086 as proposed in the project plans titled "Wood Residence 303 Bridgeway Sausalito, CA 94965 APN: 065-241-32", dated April 23, 2026, for 303 Bridgeway Boulevard (APN: 065-241-32). The approved change to approved project 2023-00086 is a reduction of the height of the residential chimney structure by 3-feet from 38.8-feet in height to 35.75-feet in height. The project has been determined to be exempt from further environmental review under California Environmental Quality Act (CEQA) Section 15301 (Existing Facilities).

This approval is based upon the Findings and Condition of Approval as outlined below. The Effective Date of this approval is ten (10) days from the Decision Date unless a timely appeal is filed with the Community Development Department.


Brandon Phipps
Interim City Manager

6/22/2026
Date

All decisions of the Community Development Department are subject to appeal to the Planning Commission in accordance with Chapter 10.84 of the Zoning Ordinance. Any appeal must be made in writing to the Community Development Department within ten (10) days of the decision date and accompanied by an appeal fee. The permit's findings, conditions of approval, project plans and associated materials are available at the Community Development Department located in City Hall, 420 Litho Street, Sausalito, CA 94965. The office is open from 8:00 a.m. to 5:00 p.m. Monday through Thursday.

**Findings and Conditions of Approval
Changes to an Approved Project
PROJECT ID 2026-00094
303 Bridgeway Boulevard**

CHANGES TO AN APPROVED PROJECT FINDINGS

The Community Development Department must determine whether the project is in conformance with the following findings (SMC 10.50.180(B)):

1. Changes are consistent with all applicable provisions of this title.

The proposed changes are consistent with all standards applicable to a residential building within the R-3 Multiple-Family Residential zoning district. The project, as conditioned, is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance.

2. Changes do not involve a feature of the project that was specifically addressed, or was a basis for findings, in a negative declaration or environmental impact report for the project.

The proposed changes do not involve a feature of the project that was specifically addressed, or was a basis of findings, in a negative declaration or environmental impact report for the project. The original project, which was approved by the Sausalito Planning Commission through Planning Commission Resolution No. 2025-02, was found to be exempt from CEQA under Section 15303 (New Construction or conversion of Small Structures) and Section 15304 (Minor Alterations to Land).

3. Changes do not involve a feature of the project that was specifically addressed or was a basis for the project's conditions of approval or that was a specific consideration by the granting authority in the approval of the permit.

The proposed changes maintain all major elements included in the original Design Review Permit and Variance approval (Project ID: 2023-00086) with the exception of the chimney structure which will be reduced in height. The proposed changes are minor in scale and do not conflict with the project's conditions of approval. Furthermore, none of these changes conflict with specific considerations by the granting authority in the approval of the permit (Project ID: 2023-00086). The proposed chimney height reduction is intended to minimize view impact for surrounding properties along Bridgeway Boulevard.

4. Changes do not result in a significant expansion of the use.

Proposed changes are consistent with the continued use of the property as a single-family residence. No increase in the number of dwelling units and no expansion of the use of this site will occur as a result of these changes.

5. Changes do not adversely impact a view.

Staff has determined that the proposed changes do not adversely impact any views. The proposed

chimney height reduction is intended to minimize view impact for surrounding properties along Bridgeway Boulevard. The original project (Project ID: 2023-00086) was reviewed and approved by the Sausalito Planning Commission and was originally conditioned so that the roof of the main residence was reduced in height to minimize view impact for surrounding properties. View impact was a noteworthy consideration by both the applicant team as well as the Planning Commission in the review and approval of this project, and the proposed chimney height reduction further contributes to achieving a design which minimizes potential view impact for surrounding properties.

CONDITIONS OF APPROVAL

General Items

1. The building permit plans shall be consistent with approved Project Plans Project Plans, titled "Wood Residence 303 Bridgeway Sausalito, CA 94965 APN: 065-241-32", dated April 23, 2026, prepared by Rottmayer Design and Build, and kept on file in the Community Development Department (**Attachment 1**).
2. Except as modified by this approval, all conditions of approval for Design Review Permit and Variance 2023-00086 which are outlined in Planning Commission Resolution No. 2025-02 (**Attachment 2**), shall remain in full force and effect.

ATTACHMENTS

1. Project Plans, titled "Wood Residence 303 Bridgeway Sausalito, CA 94965 APN: 065-241-32", dated April 23, 2026, prepared by Rottmayer Design and Build, and kept on file in the Community Development Department
2. Planning Commission Resolution No. 2025-02

**Attachment 1: Project Plans, titled “Wood Residence 303 Bridgeway Sausalito, CA 94965
APN: 065-241-32”, dated April 23, 2026, prepared by Rottmayer Design and Build, and
kept on file in the Community Development Department**

J#: 93287

DESIGNER
HOMMEBOYS INTERIORS
303 BRIDGEWAY
SAUSALITO, CA 94965
E: HOLLER@HOMMEBOYS.COM
P: 415-549-3777

CONTRACTOR
HOH BUILDERS
100 VALLEY ROAD
SONOMA, CA 94965
E: INFO@ROTHMAYERDESIGNBUILD.COM
P: 415-477-3444

STRUCTURAL ENGINEER
JOHNSON ENGINEERING
CIVIL & STRUCTURAL DESIGN
400 COMMERCIAL BLVD. SUITE 3
SAN FRANCISCO, CA 94104
E: JOHNSON@JOHNSONENR.COM
P: 415-883-8324

CIVIL ENGINEER
ADORE ASSOCIATES INC.
CIVIL ENGINEERING AND
SURVEYING/WASTEWATER
1280 DUDDITION AVE. SANTA ROSA, CA 95401
P: 707-541-2320

GEOTECHNICAL ENGINEER
RGH GEOTECHNICAL CONSULTANTS
3501 INDUSTRIAL DR #A,
SAN FRANCISCO, CA 94134
E: RYAN@RGHCC.COM
P: 707-544-1072

OWNER
BRENDA WOOD
303 BRIDGEWAY
SAUSALITO, CA 94965
E: BKW@SUNSET@GOL.COM

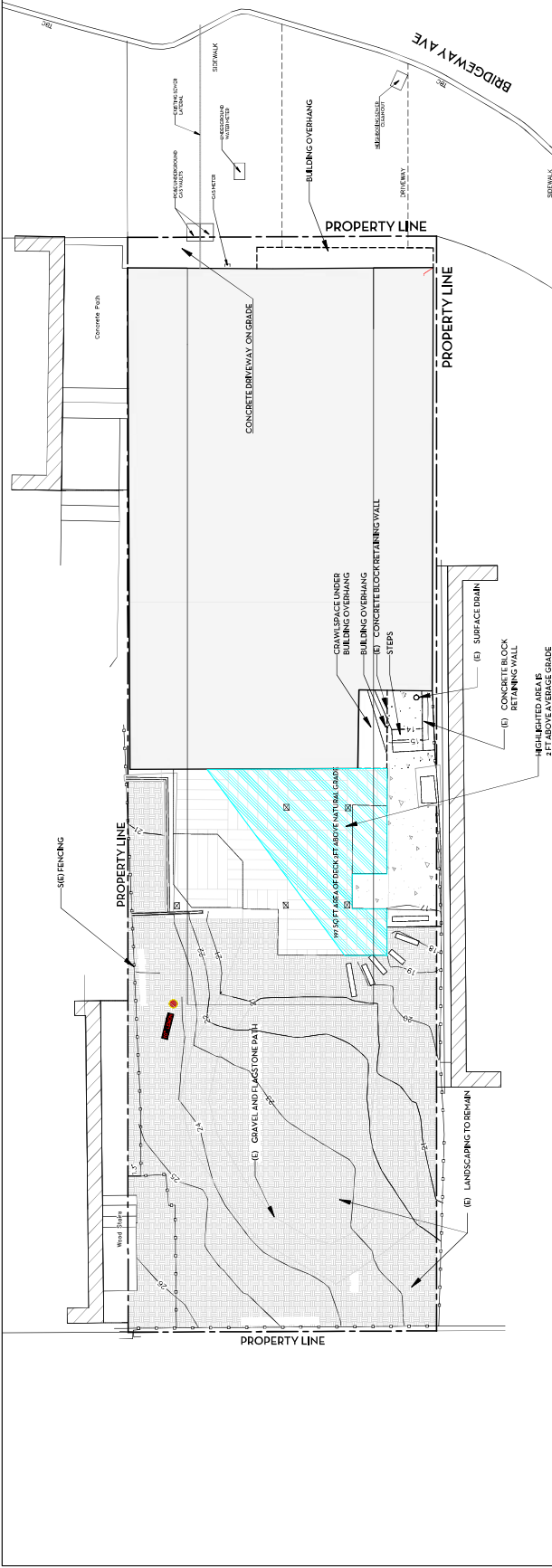
DRAWN BY: ROTHMAYER DESIGN AND BUILD
CHECKED BY: AUSTIN CARRIER

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

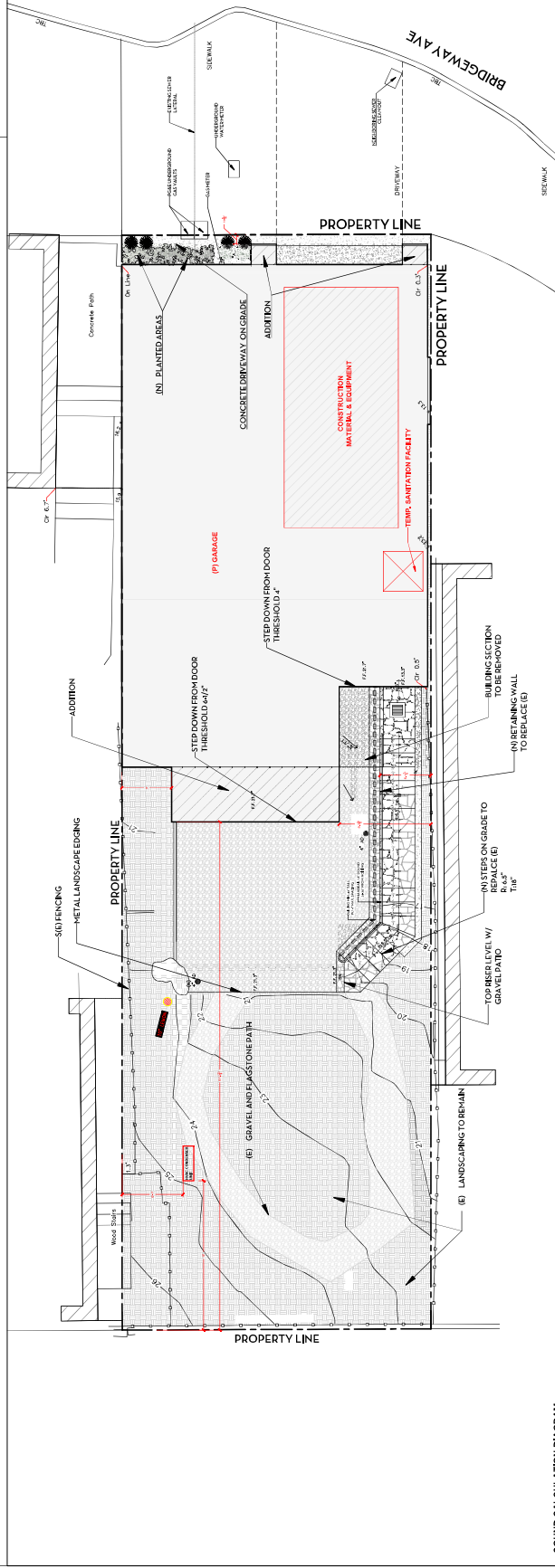
DATE	ISSUE	REVISION #
9/23/24	PLANNING COMMENTS	1
4/16/25	BUILDING COMMENTS	2
4/16/25	BUILDING COMMENTS	3
10/17/25	NEW CONSTRUCTION	4
1/12/26	REVISION	5
4/17/26	BUILDING COMMENTS	6
4/17/26	REVISION	

DRAWING TITLE
EXISTING AND
PROPOSED SITE PLAN

DATE: 4/17/26
DRAWN BY: ACJ/JAL
CHECKED BY: WOOD
PROJECT: WOOD
DRAWING NUMBER: A1.1



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



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

DESIGNER

HOMMEBOYS INTERIORS
305 BRIDGEWAY
SAUSALITO, CA 94965
E: HOLLER@HOMMEBOYS.COM
P: 909.589.3777

CONTRACTOR

HOMMEBOYS BUILDERS
100 VALLEY ROAD
SONOMA, CA 94965
E: INFO@ROTHMAYERDESIGNBUILD.COM
P: 415.883.3444

STRUCTURAL ENGINEER

JOHNSON ENGINEERING
CIVIL & STRUCTURAL DESIGN
400 COMMERCIAL BLVD. SUITE 3
SANTA ROSA, CA 95401
E: BJOHNSON@JOHNSONENGR.COM
P: 415.883.8234

CIVIL ENGINEER

ADORE ASSOCIATES INC
CIVIL ENGINEERING AND
SURVEYING/MASTERS
1280 DUTTON AVE. SANTA ROSA, CA 95401
P: 707.544.2300

GEOTECHNICAL ENGINEER

RGH GEOTECHNICAL CONSULTANTS
3501 INDUSTRIAL DR #A,
SANTA ROSA, CA 95405
E: RYAN@RGHCO.COM
P: 707.544.1072

OWNER

BRENDA WOOD
305 BRIDGEWAY
SAUSALITO, CA 94965
E: BKW@SUNSET@OL.COM

DRAWN BY: ROTHMAYER DESIGN AND BUILD

CHECKED BY: AUSTIN CARRIER

PROJECT

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

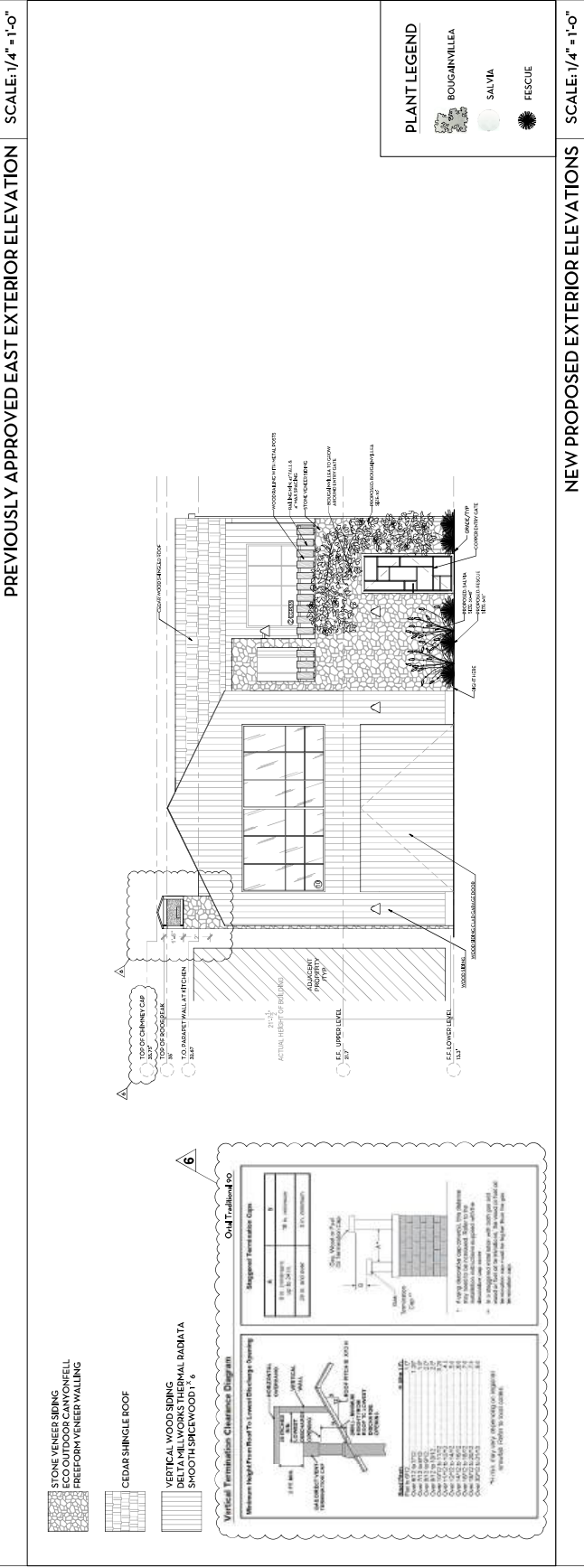
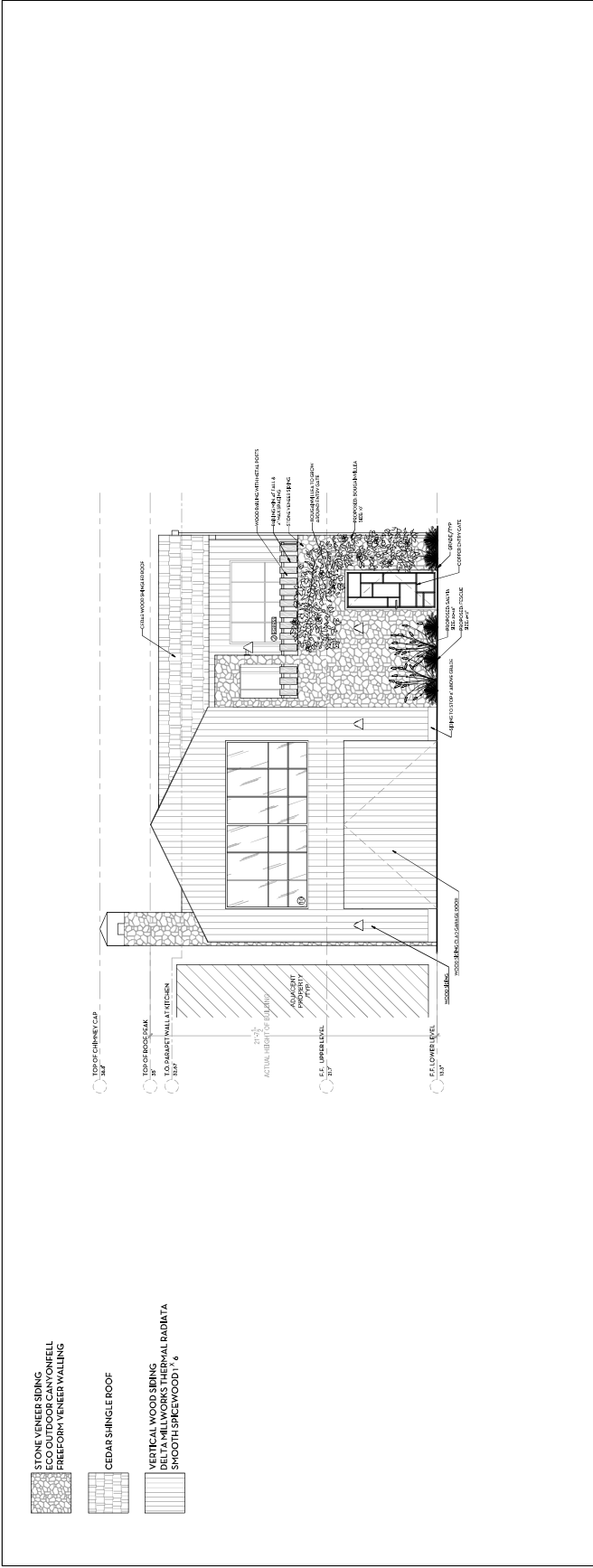
DATE	ISSUE	REVISION #
9/23/24	PLANNING COMMENTS	1
4/18/25	BUILDING COMMENTS	2
4/18/25	BUILDING COMMENTS	3
10/17/25	NEW CONSTRUCTION	4
1/12/26	REVISION	5
4/17/26	BUILDING COMMENTS	6

DRAWING TITLE

EAST EXTERIOR
ELEVATIONS

NORTH ARROW

DATE: 4/17/26
DRAWN BY: A.C. JAL
PROJECT: CARRIER
PROJECT: WOOD
DRAWING NUMBER: A2.1



DESIGNER	HOMMEBOYS INTERIORS 303 BRIDGEWAY SAUSALITO, CA 94965 E: HOLLER@HOMMEBOYS.COM P: 909.549.1977
CONTRACTOR	HOMMEBOYS BUILDERS 100 VALLEY ROAD SONOMA, CA 94965 E: INFO@ROTTHAYERDESIGNBUILD.COM P: 415.477.3444
STRUCTURAL ENGINEER	JOHNSON ENGINEERING 400 COMMERCIAL BLVD. SUITE 3 FOLSOM, CA 95630 E: BJ@JOHNSONENGINEERING.COM P: 415.883.8324
CIVIL ENGINEER	ADORE ASSOCIATES INC. CIVIL ENGINEERING AND SURVEYING/MASTWATER 1280 DUTTON AVE. SANTA ROSA, CA 95401 P: 707.541.2300
GEOTECHNICAL ENGINEER	RGH GEOTECHNICAL CONSULTANTS 3501 INDUSTRIAL DR #A, FOLSOM, CA 95630 E: RYAN@RGHGEOCO.COM P: 707.544.1072
OWNER	BRENDA WOOD 303 BRIDGEWAY SAUSALITO, CA 94965 E: BKW@SUNSET@GOL.COM
DRAWN BY	ROTTHAYER DESIGN AND BUILD
CHECKED BY	AUSTIN CARRIER

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

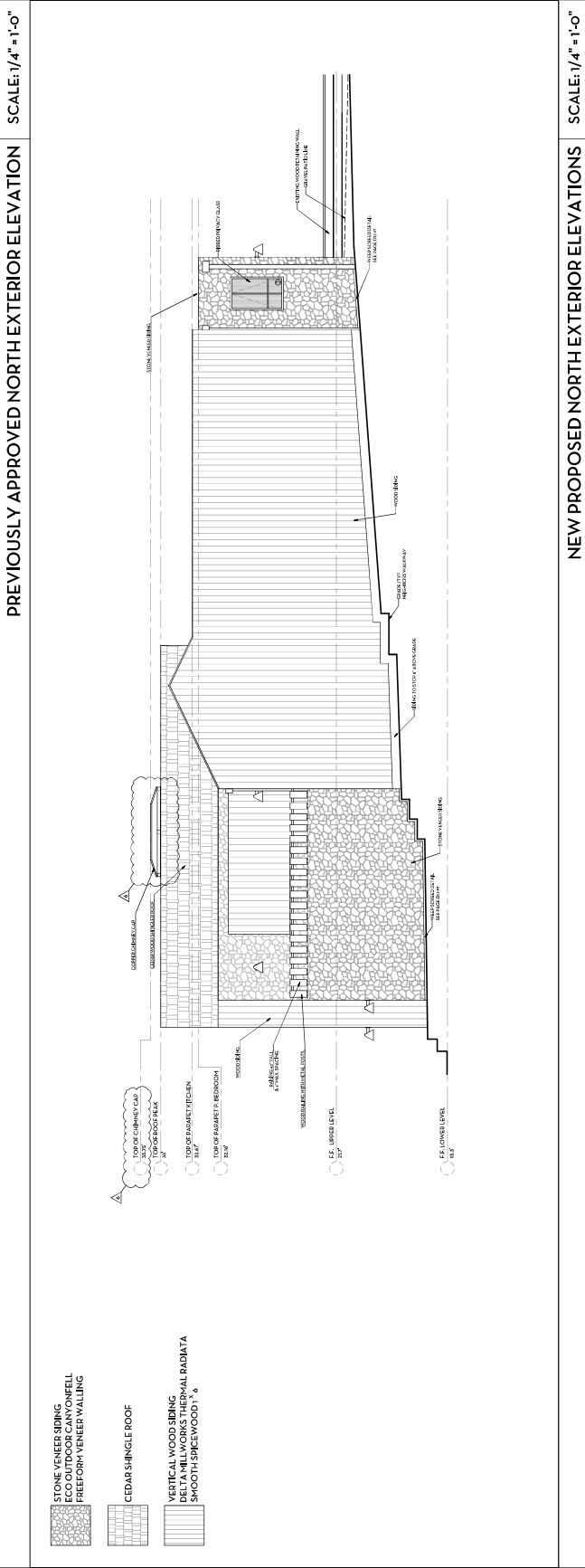
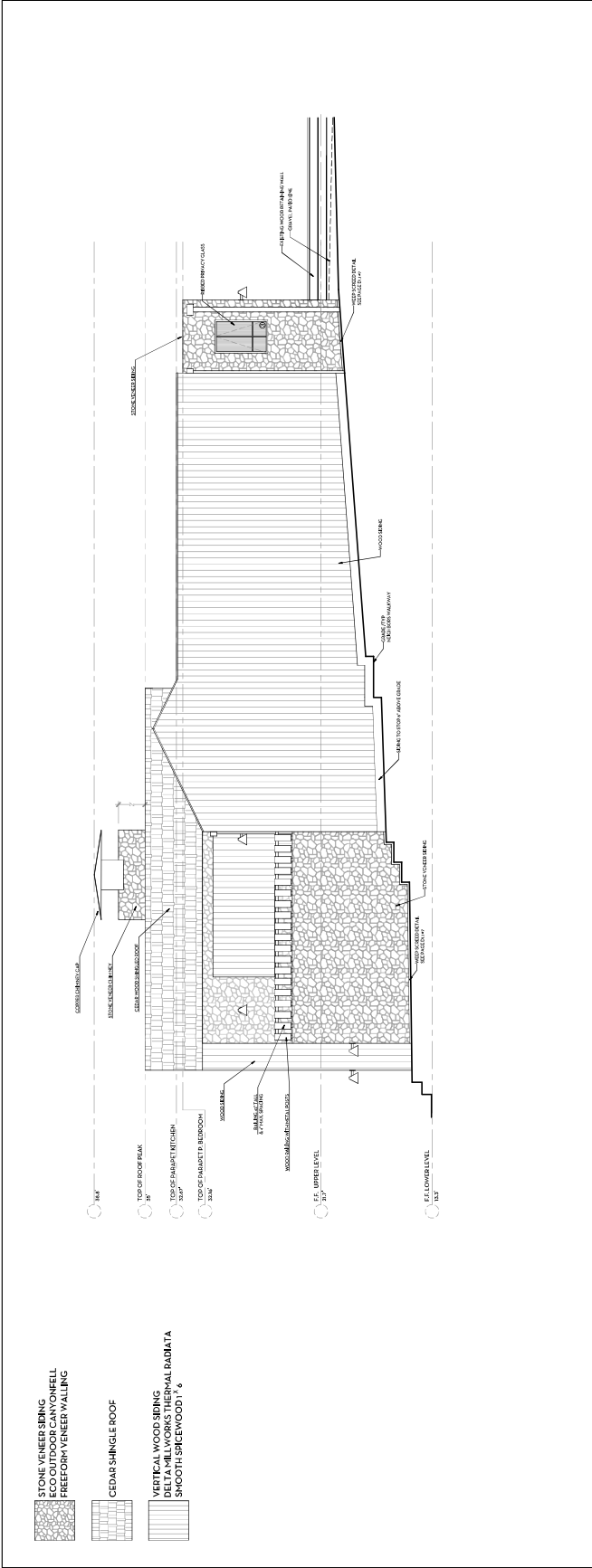
DRAWING BY	REVISION #
DATE	ISSUE
9/23/24	PLANNING COMMENTS
4/18/25	BUILDING COMMENTS
4/18/25	BUILDING COMMENTS
10/19/25	NEW CONSTRUCTION
1/12/26	REVISION
4/19/26	BUILDING COMMENTS
4/19/26	REVISION

DRAWING TITLE
NORTH EXTERIOR
ELEVATIONS

DATE	4/19/26
DRAWN BY	AC / AL
CHECKED BY	
PROJECT	WOOD
DRAWING NUMBER	



A2.2



DESIGNER
HOMMEBOYS INTERIORS
303 BRIDGEWAY
SAUSALITO, CA 94965
E: HOLLER@HOMMEBOYS.COM
P: 901.549.1977

CONTRACTOR
HOB BUILDERS
303 BRIDGEWAY
SAUSALITO, CA 94965
E: INFO@ROTHMAYERDESIGNBUILD.COM
P: 415.477.3444

STRUCTURAL ENGINEER
JOHNSON ENGINEERING
CIVIL & STRUCTURAL DESIGN
400 COMMERCIAL BLVD. SUITE 3
SAN FRANCISCO, CA 94111
E: BJOHNSON@JOHNSONENR.COM
P: 415.883.6234

CIVIL ENGINEER
ADORE ASSOCIATES INC.
CIVIL ENGINEERING AND
SURVEYING/ WASTEWATER
1280 DUTTON AVE. SANTA ROSA, CA 95401
P: 707.541.2350

GEOTECHNICAL ENGINEER
RGH GEOTECHNICAL CONSULTANTS
3501 INDUSTRIAL DR #A,
SAN FRANCISCO, CA 94134
E: RYAN@RGHCCO.COM
P: 707.544.1072

OWNER
BRENDA WOOD
303 BRIDGEWAY
SAUSALITO, CA 94965
E: BKWINSNET@GOL.COM

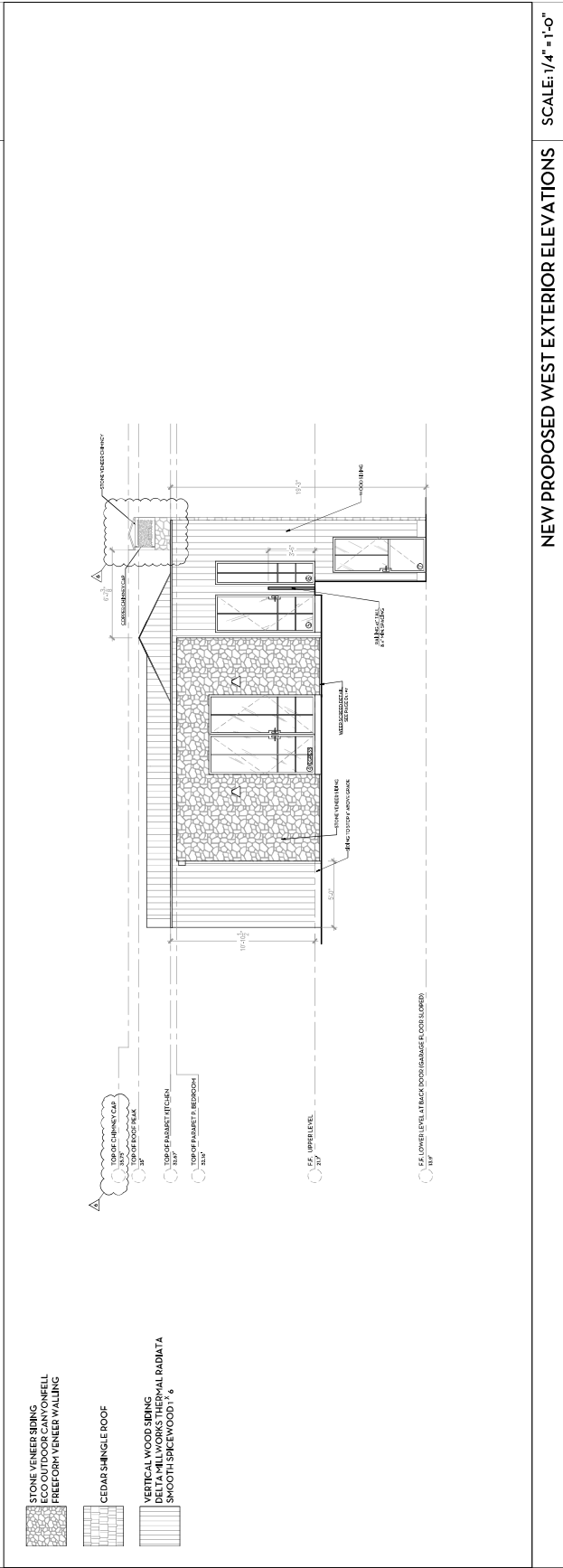
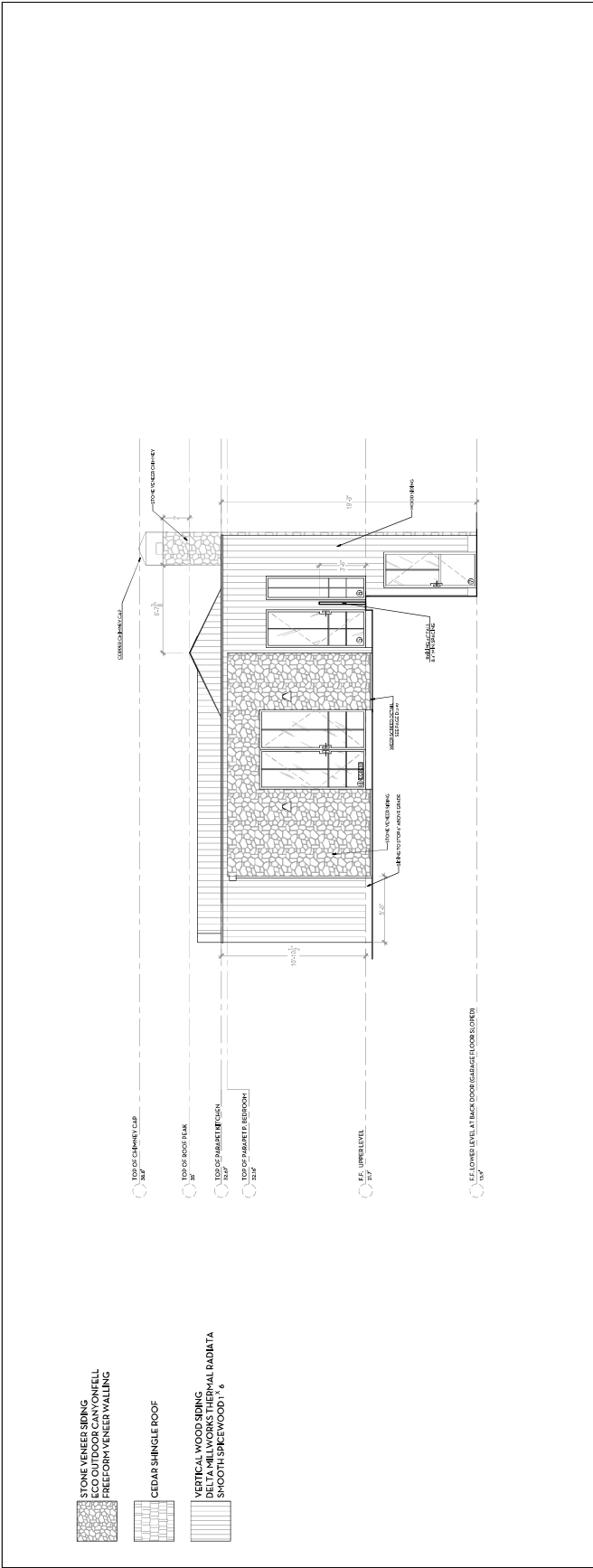
DRAWN BY: ROTHMAYER DESIGN AND BUILD
CHECKED BY: AUSTIN CARRIER

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

DATE	ISSUE	REVISION #
9/23/24	PLANNING COMMENTS	1
4/18/25	BUILDING COMMENTS	2
4/18/25	BUILDING COMMENTS	3
10/17/25	NEW CONSTRUCTION	4
1/22/26	BUILDING COMMENTS	5
4/17/26	CONTRACT HEIGHT REDUCTION	6

DRAWING TITLE
WEST EXTERIOR
ELEVATIONS
NORTH ARROW

DATE: 4/17/26
DRAWN BY: A/C / AL
PROJECT: WOOD
DRAWING NUMBER: A2.3



Attachment 2: Planning Commission Resolution No. 2025-02

**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**

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

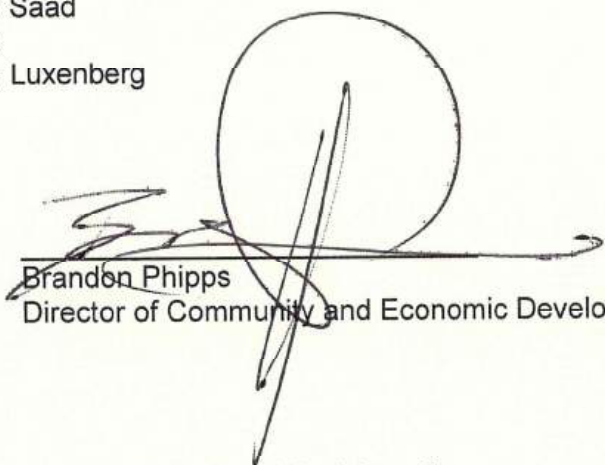
WHEREAS, the Planning Commission finds that the application is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 and Section 15304 of the CEQA Guidelines; and

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 15th 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.

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

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.

PROJECT ID: 2023-00086

ATTACHMENT 3: PROJECT PLANS

ZONING INFORMATION

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

APPLICABLE CODES

8022 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL & PLUMBING CODES INCORPORATING THE 2021 INTERNATIONAL BUILDING CODE

8022 CALIFORNIA RESIDENTIAL CODE

ALL LOCAL ORDINANCES

8022 CALIFORNIA ENERGY CODE

SCOPE OF WORK

REMODEL OF EXISTING RESIDENCE, REMOVAL OF 30x30" OF THE EXISTING RESIDENCE AND ADDITION OF 103x38" TO THE REAR OF THE RESIDENCE, THE REAR PORCH, AND REPLACEMENT OF EXTERIOR SINGING INTERNAL WINDOWS AND DOORS & ROOFING.

PROJECT INDEX

NO.	PROJECT INDEX
1.0	GENERAL NOTES
2.0	EXISTING EXTERIOR ROOFING
3.0	EXISTING EXTERIOR WALLS
4.0	EXISTING EXTERIOR FLOORING
5.0	EXISTING EXTERIOR DOORS
6.0	EXISTING EXTERIOR WINDOWS
7.0	EXISTING EXTERIOR ROOFING
8.0	EXISTING EXTERIOR WALLS
9.0	EXISTING EXTERIOR FLOORING
10.0	EXISTING EXTERIOR DOORS
11.0	EXISTING EXTERIOR WINDOWS
12.0	EXISTING EXTERIOR ROOFING
13.0	EXISTING EXTERIOR WALLS
14.0	EXISTING EXTERIOR FLOORING
15.0	EXISTING EXTERIOR DOORS
16.0	EXISTING EXTERIOR WINDOWS
17.0	EXISTING EXTERIOR ROOFING
18.0	EXISTING EXTERIOR WALLS
19.0	EXISTING EXTERIOR FLOORING
20.0	EXISTING EXTERIOR DOORS
21.0	EXISTING EXTERIOR WINDOWS
22.0	EXISTING EXTERIOR ROOFING
23.0	EXISTING EXTERIOR WALLS
24.0	EXISTING EXTERIOR FLOORING
25.0	EXISTING EXTERIOR DOORS
26.0	EXISTING EXTERIOR WINDOWS
27.0	EXISTING EXTERIOR ROOFING
28.0	EXISTING EXTERIOR WALLS
29.0	EXISTING EXTERIOR FLOORING
30.0	EXISTING EXTERIOR DOORS
31.0	EXISTING EXTERIOR WINDOWS
32.0	EXISTING EXTERIOR ROOFING
33.0	EXISTING EXTERIOR WALLS
34.0	EXISTING EXTERIOR FLOORING
35.0	EXISTING EXTERIOR DOORS
36.0	EXISTING EXTERIOR WINDOWS
37.0	EXISTING EXTERIOR ROOFING
38.0	EXISTING EXTERIOR WALLS
39.0	EXISTING EXTERIOR FLOORING
40.0	EXISTING EXTERIOR DOORS
41.0	EXISTING EXTERIOR WINDOWS
42.0	EXISTING EXTERIOR ROOFING
43.0	EXISTING EXTERIOR WALLS
44.0	EXISTING EXTERIOR FLOORING
45.0	EXISTING EXTERIOR DOORS
46.0	EXISTING EXTERIOR WINDOWS
47.0	EXISTING EXTERIOR ROOFING
48.0	EXISTING EXTERIOR WALLS
49.0	EXISTING EXTERIOR FLOORING
50.0	EXISTING EXTERIOR DOORS
51.0	EXISTING EXTERIOR WINDOWS
52.0	EXISTING EXTERIOR ROOFING
53.0	EXISTING EXTERIOR WALLS
54.0	EXISTING EXTERIOR FLOORING
55.0	EXISTING EXTERIOR DOORS
56.0	EXISTING EXTERIOR WINDOWS
57.0	EXISTING EXTERIOR ROOFING
58.0	EXISTING EXTERIOR WALLS
59.0	EXISTING EXTERIOR FLOORING
60.0	EXISTING EXTERIOR DOORS
61.0	EXISTING EXTERIOR WINDOWS
62.0	EXISTING EXTERIOR ROOFING
63.0	EXISTING EXTERIOR WALLS
64.0	EXISTING EXTERIOR FLOORING
65.0	EXISTING EXTERIOR DOORS
66.0	EXISTING EXTERIOR WINDOWS
67.0	EXISTING EXTERIOR ROOFING
68.0	EXISTING EXTERIOR WALLS
69.0	EXISTING EXTERIOR FLOORING
70.0	EXISTING EXTERIOR DOORS
71.0	EXISTING EXTERIOR WINDOWS
72.0	EXISTING EXTERIOR ROOFING
73.0	EXISTING EXTERIOR WALLS
74.0	EXISTING EXTERIOR FLOORING
75.0	EXISTING EXTERIOR DOORS
76.0	EXISTING EXTERIOR WINDOWS
77.0	EXISTING EXTERIOR ROOFING
78.0	EXISTING EXTERIOR WALLS
79.0	EXISTING EXTERIOR FLOORING
80.0	EXISTING EXTERIOR DOORS
81.0	EXISTING EXTERIOR WINDOWS
82.0	EXISTING EXTERIOR ROOFING
83.0	EXISTING EXTERIOR WALLS
84.0	EXISTING EXTERIOR FLOORING
85.0	EXISTING EXTERIOR DOORS
86.0	EXISTING EXTERIOR WINDOWS
87.0	EXISTING EXTERIOR ROOFING
88.0	EXISTING EXTERIOR WALLS
89.0	EXISTING EXTERIOR FLOORING
90.0	EXISTING EXTERIOR DOORS
91.0	EXISTING EXTERIOR WINDOWS
92.0	EXISTING EXTERIOR ROOFING
93.0	EXISTING EXTERIOR WALLS
94.0	EXISTING EXTERIOR FLOORING
95.0	EXISTING EXTERIOR DOORS
96.0	EXISTING EXTERIOR WINDOWS
97.0	EXISTING EXTERIOR ROOFING
98.0	EXISTING EXTERIOR WALLS
99.0	EXISTING EXTERIOR FLOORING
100.0	EXISTING EXTERIOR DOORS

ZONING INFORMATION

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

APPLICABLE CODES

8022 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL & PLUMBING CODES INCORPORATING THE 2021 INTERNATIONAL BUILDING CODE

8022 CALIFORNIA RESIDENTIAL CODE

ALL LOCAL ORDINANCES

8022 CALIFORNIA ENERGY CODE

SCOPE OF WORK

REMODEL OF EXISTING RESIDENCE, REMOVAL OF 30x30" OF THE EXISTING RESIDENCE AND ADDITION OF 103x38" TO THE REAR OF THE RESIDENCE, THE REAR PORCH, AND REPLACEMENT OF EXTERIOR SINGING INTERNAL WINDOWS AND DOORS & ROOFING.

PROJECT INDEX

NO.	PROJECT INDEX
1.0	GENERAL NOTES
2.0	EXISTING EXTERIOR ROOFING
3.0	EXISTING EXTERIOR WALLS
4.0	EXISTING EXTERIOR FLOORING
5.0	EXISTING EXTERIOR DOORS
6.0	EXISTING EXTERIOR WINDOWS
7.0	EXISTING EXTERIOR ROOFING
8.0	EXISTING EXTERIOR WALLS
9.0	EXISTING EXTERIOR FLOORING
10.0	EXISTING EXTERIOR DOORS
11.0	EXISTING EXTERIOR WINDOWS
12.0	EXISTING EXTERIOR ROOFING
13.0	EXISTING EXTERIOR WALLS
14.0	EXISTING EXTERIOR FLOORING
15.0	EXISTING EXTERIOR DOORS
16.0	EXISTING EXTERIOR WINDOWS
17.0	EXISTING EXTERIOR ROOFING
18.0	EXISTING EXTERIOR WALLS
19.0	EXISTING EXTERIOR FLOORING
20.0	EXISTING EXTERIOR DOORS
21.0	EXISTING EXTERIOR WINDOWS
22.0	EXISTING EXTERIOR ROOFING
23.0	EXISTING EXTERIOR WALLS
24.0	EXISTING EXTERIOR FLOORING
25.0	EXISTING EXTERIOR DOORS</

HOMMEBOYS

INTERIOR

ROTTMAYER

DESIGN + BUILD

1000 BOYD AVENUE
SUITE 100
SALASITO, CA 94965
PH: 415.455.1000
WWW.HOMMEBOYS.COM

CONTRACTOR
KOTTMAYER DESIGN + BUILD
2000 EVELYN VALLEY ROAD
SALASITO, CA 94965
WWW.KOTTMAYERDESIGN.COM

ARCHITECT
KOTTMAYER DESIGN + BUILD
2000 EVELYN VALLEY ROAD
SALASITO, CA 94965
WWW.KOTTMAYERDESIGN.COM

OWNER
BRADY WOOD
303 BRIDGEWAY
SALASITO, CA 94965
WWW.BRADYWOOD.COM

DESIGNED BY KOTTMAYER DESIGN + BUILD
DRAWN BY: J. ROTTMAYER

PROJECT

WOOD RESIDENCE
303 BRIDGEWAY
SALASITO, CA 94965

APN: 045-341-32

DATE: 08/11/11

REVISIONS

NO. DATE DESCRIPTION

1 08/11/11 INITIAL SET

2 08/11/11 REVISIONS

3 08/11/11 REVISIONS

4 08/11/11 REVISIONS

5 08/11/11 REVISIONS

6 08/11/11 REVISIONS

7 08/11/11 REVISIONS

8 08/11/11 REVISIONS

9 08/11/11 REVISIONS

10 08/11/11 REVISIONS

11 08/11/11 REVISIONS

12 08/11/11 REVISIONS

13 08/11/11 REVISIONS

14 08/11/11 REVISIONS

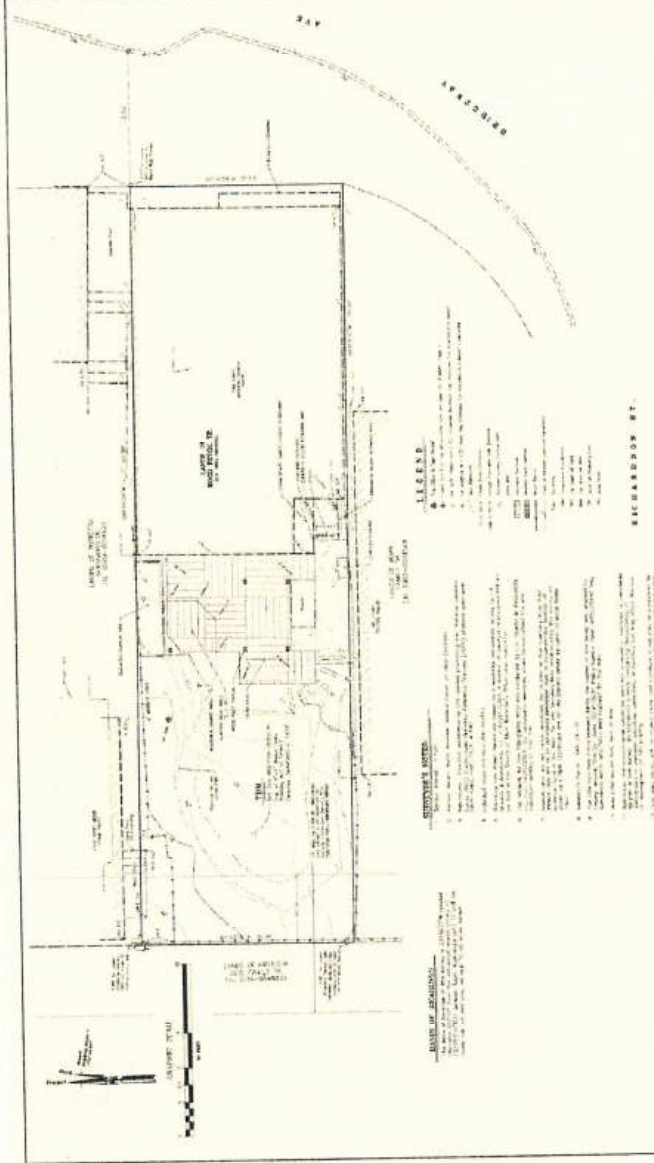
15 08/11/11 REVISIONS

16 08/11/11 REVISIONS

17 08/11/11 REVISIONS

18 08/11/11 REVISIONS

19 08/11/11 REVISIONS



LEGEND

1. EXISTING WALLS
2. EXISTING DOORS
3. EXISTING WINDOWS
4. EXISTING FLOORS
5. EXISTING ROOFS
6. EXISTING LANDSCAPE
7. EXISTING UTILITIES
8. EXISTING SITEWORK
9. EXISTING DRIVEWAYS
10. EXISTING PATIOS
11. EXISTING PORCHES
12. EXISTING STAIRS
13. EXISTING ELEVATORS
14. EXISTING MECHANICAL
15. EXISTING ELECTRICAL
16. EXISTING PLUMBING
17. EXISTING FIREPROOFING
18. EXISTING PAINT
19. EXISTING FINISHES
20. EXISTING MATERIALS

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISIONS

1. 08/11/11 INITIAL SET

2. 08/11/11 REVISIONS

3. 08/11/11 REVISIONS

4. 08/11/11 REVISIONS

5. 08/11/11 REVISIONS

6. 08/11/11 REVISIONS

7. 08/11/11 REVISIONS

8. 08/11/11 REVISIONS

9. 08/11/11 REVISIONS

10. 08/11/11 REVISIONS

11. 08/11/11 REVISIONS

12. 08/11/11 REVISIONS

13. 08/11/11 REVISIONS

14. 08/11/11 REVISIONS

15. 08/11/11 REVISIONS

16. 08/11/11 REVISIONS

17. 08/11/11 REVISIONS

18. 08/11/11 REVISIONS

19. 08/11/11 REVISIONS

20. 08/11/11 REVISIONS

SCALE

1" = 1'-0"

DATE

08/11/11

BY

J. ROTTMAYER

CHECKED BY

J. ROTTMAYER

APPROVED BY

J. ROTTMAYER

PROJECT

WOOD RESIDENCE

LOCATION

303 BRIDGEWAY, SALASITO, CA 94965

APN

045-341-32

DATE

08/11/11

REVISIONS

1. 08/11/11 INITIAL SET

2. 08/11/11 REVISIONS

3. 08/11/11 REVISIONS

4. 08/11/11 REVISIONS

5. 08/11/11 REVISIONS

6. 08/11/11 REVISIONS

7. 08/11/11 REVISIONS

8. 08/11/11 REVISIONS

9. 08/11/11 REVISIONS

10. 08/11/11 REVISIONS

11. 08/11/11 REVISIONS

12. 08/11/11 REVISIONS

13. 08/11/11 REVISIONS

14. 08/11/11 REVISIONS

15. 08/11/11 REVISIONS

16. 08/11/11 REVISIONS

17. 08/11/11 REVISIONS

18. 08/11/11 REVISIONS

19. 08/11/11 REVISIONS

20. 08/11/11 REVISIONS

SCALE

1" = 1'-0"

DATE

08/11/11

BY

J. ROTTMAYER

CHECKED BY

J. ROTTMAYER

APPROVED BY

J. ROTTMAYER

PROJECT

WOOD RESIDENCE

LOCATION

303 BRIDGEWAY, SALASITO, CA 94965

APN

045-341-32

DATE

08/11/11

SURVEY SCALE

SCALE

A1.0

HOMMEBOYS
INTERIORS

ROTTMAYER
DESIGNER

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

CONTRACT NO. 001-001
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

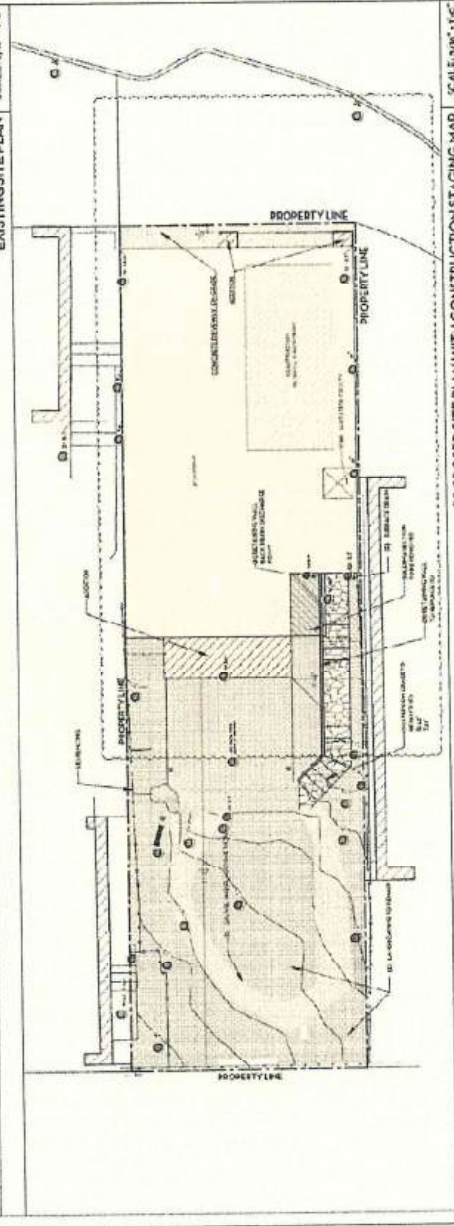
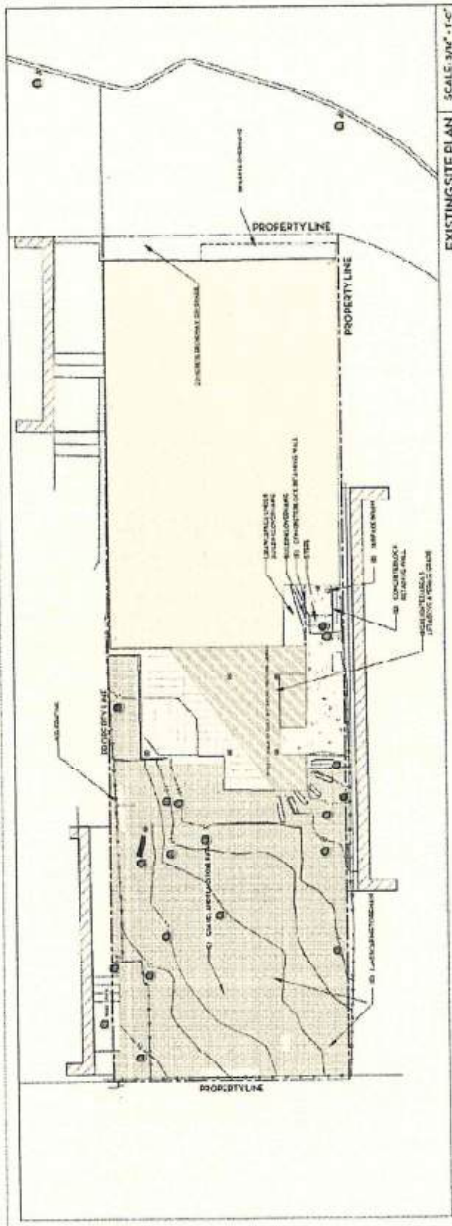
310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

310-317-1111
1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM



WOOD RESIDENCE
300 BRIDGEWAY
SANTA MONICA, CA 90405

APN: 065-241-32

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

1400-1500 1/2 HILL STREET
SANTA MONICA, CALIF. 90401
TEL: 310-317-1111
WWW.ROTTMAYERDESIGN.COM

HOMMEBOYS

ROTTMAYER

DESIGNED BY
HOMMEBOYS INTERIOR
303 BRIDGEWAY
SAUSALITO, CA 94965
WWW.HOMMEBOYS.COM

CONTRACTOR
KOTHA DESIGN BUILD
10000 VALLEY ROAD
SAN FRANCISCO, CA 94131
WWW.KOTHADESIGNBUILD.COM

STRUCTURAL ENGINEER
CIVIL & STRUCTURAL DESIGN
10000 VALLEY ROAD
SAN FRANCISCO, CA 94131
WWW.CSDS-ENGINEERING.COM

OWNER
WOOD RESIDENCE
303 BRIDGEWAY
SAUSALITO, CA 94965
APN: 065 341-32

DATE: 10/10/2018
BY: [Signature]
PROJECT: [Signature]

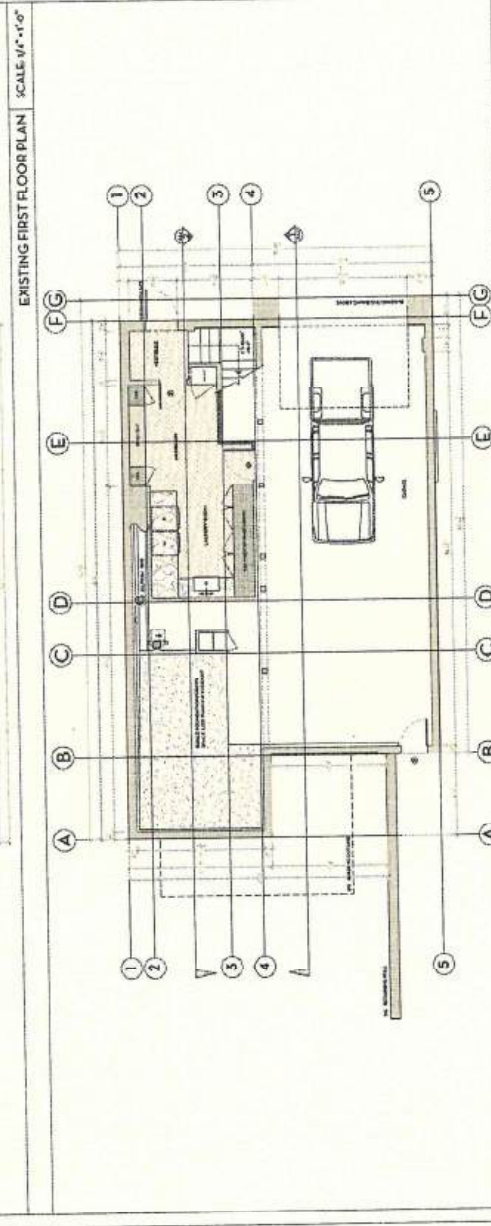
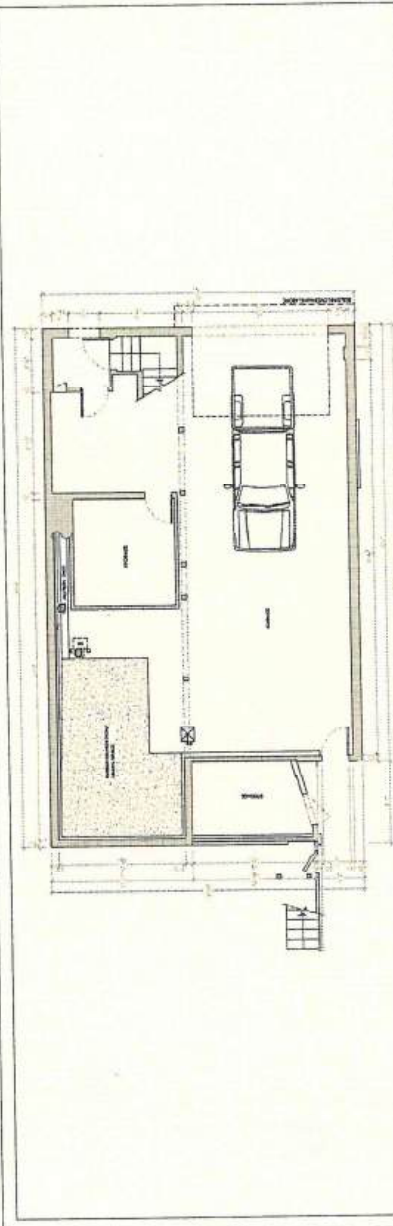
REVISIONS
DATE: 10/10/2018
BY: [Signature]
DESCRIPTION: [Signature]

EXISTING / PROPOSED
LOWER FLOOR PLAN

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

EXISTING FIRST FLOOR PLAN

PROPOSED FIRST FLOOR PLAN



HOMMEBOYS
OFFICE

ROTTMAYER
ARCHITECTS

DESIGNER
ROTTMAYER ARCHITECTS
1000 CALIFORNIA STREET, SUITE 100
SAN FRANCISCO, CA 94109
TEL: 415.398.1000
WWW.ROTTMAYERARCHITECTS.COM

CONTRACTOR
ROTTMAYER ARCHITECTS - BUILD
1000 CALIFORNIA STREET, SUITE 100
SAN FRANCISCO, CA 94109
TEL: 415.398.1000
WWW.ROTTMAYERARCHITECTS.COM

ARCHITECT
ROTTMAYER ARCHITECTS
1000 CALIFORNIA STREET, SUITE 100
SAN FRANCISCO, CA 94109
TEL: 415.398.1000
WWW.ROTTMAYERARCHITECTS.COM

OWNER
WOOD BRIDGEWAY
305 BRIDGEWAY
SAN FRANCISCO, CA 94133
TEL: 415.398.1000
WWW.ROTTMAYERARCHITECTS.COM

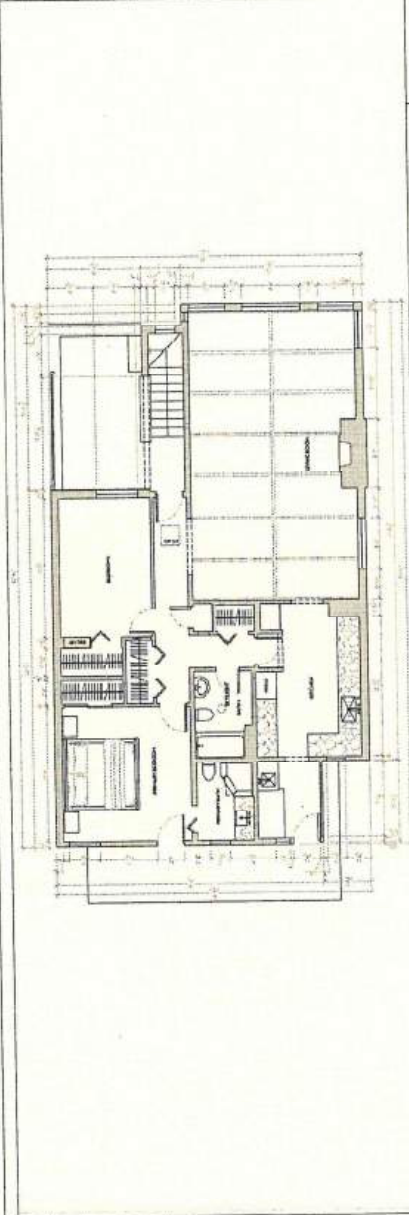
DESIGNER / ARCHITECT
ROTTMAYER ARCHITECTS
1000 CALIFORNIA STREET, SUITE 100
SAN FRANCISCO, CA 94109
TEL: 415.398.1000
WWW.ROTTMAYERARCHITECTS.COM

WOOD RESIDENCE
305 BRIDGEWAY
SAN FRANCISCO, CA 94133
APN: 005-541-32

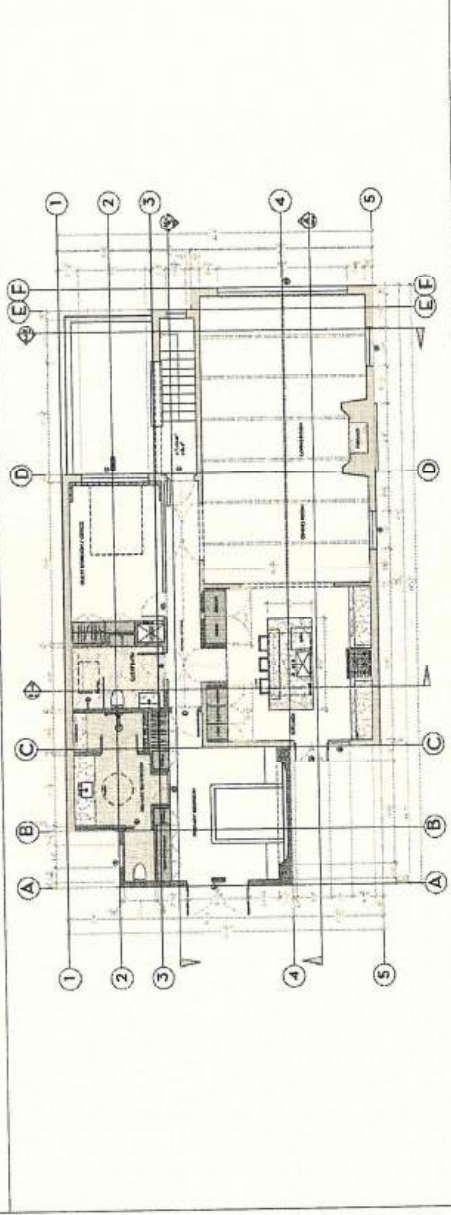
NO.	DATE	DESCRIPTION
1	10/1/11	ISSUED FOR PERMIT

**EXISTING / PROPOSED
UPPER FLOOR PLAN**

A1.3



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



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

HOMMEBOYS
 ROTTMAYER
 DESIGN + BUILD

DESIGNER
 HOMMEBOYS INTERIORS
 303 BRIDGEWAY
 SAN RAFAEL, CA 94905
 PH: 415.456.1000
 WWW.HOMMEBOYS.COM

CONTRACTOR
 ROTTMAYER DESIGN + BUILD
 303 BRIDGEWAY, SUITE 200
 SAN RAFAEL, CA 94905
 PH: 415.456.1000
 WWW.ROTTMAYERDESIGN.COM

GENERAL CONTRACTOR
 CDR & ASSOCIATES, INC.
 1000 CALIFORNIA STREET
 SUITE 200
 SAN RAFAEL, CA 94905
 PH: 415.456.1000
 WWW.CDRANDASSOCIATES.COM

OWNER
 MICHAEL WOOD
 303 BRIDGEWAY
 SAN RAFAEL, CA 94905
 PH: 415.456.1000

DESIGNED BY ROTTMAYER DESIGN + BUILD
 DRAWN BY C. LUTHER/CDR

C. LUTHER

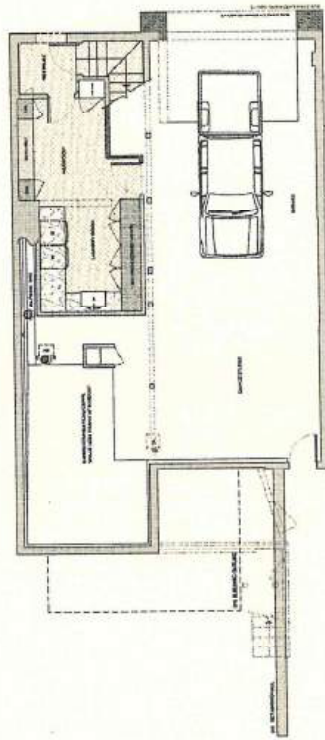
WOOD RESIDENCE
 303 BRIDGEWAY
 SAN RAFAEL, CA 94905
 ADN: 065-341-32

DATE	DESCRIPTION
11/11/11	FINAL PLANNING/CONCEPTS
11/11/11	1

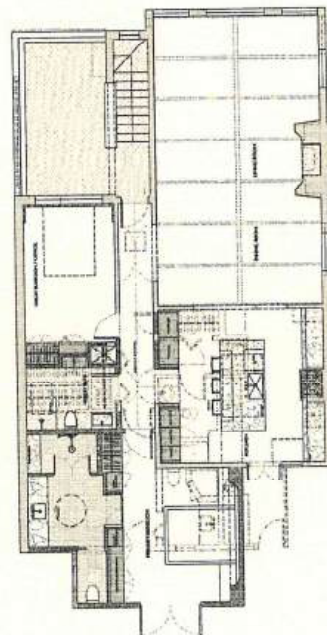
LOWER & UPPER OVERLAYS

DATE	DESCRIPTION
11/11/11	FINAL PLANNING/CONCEPTS
11/11/11	1

A1.4



03 WALLS
 04 WALLS
 TO BE REMOVED



03 WALLS
 04 WALLS
 TO BE REMOVED

HOMMEBOYS

ROTTMAYER
DESIGN + BUILD

PROJECT:
WOODBRIDGE RESIDENCE
305 BRIDGEWAY
SALISALITO, CA 94965

CLIENT:
WOODBRIDGE RESIDENCE
305 BRIDGEWAY
SALISALITO, CA 94965

DESIGNER:
WOODBRIDGE RESIDENCE
305 BRIDGEWAY
SALISALITO, CA 94965

ARCHITECT:
WOODBRIDGE RESIDENCE
305 BRIDGEWAY
SALISALITO, CA 94965

ENGINEER:
WOODBRIDGE RESIDENCE
305 BRIDGEWAY
SALISALITO, CA 94965

DATE:
08/15/2013

PROJECT:
WOODBRIDGE RESIDENCE
305 BRIDGEWAY
SALISALITO, CA 94965

APN: 085-241-32

DATE:
08/15/2013

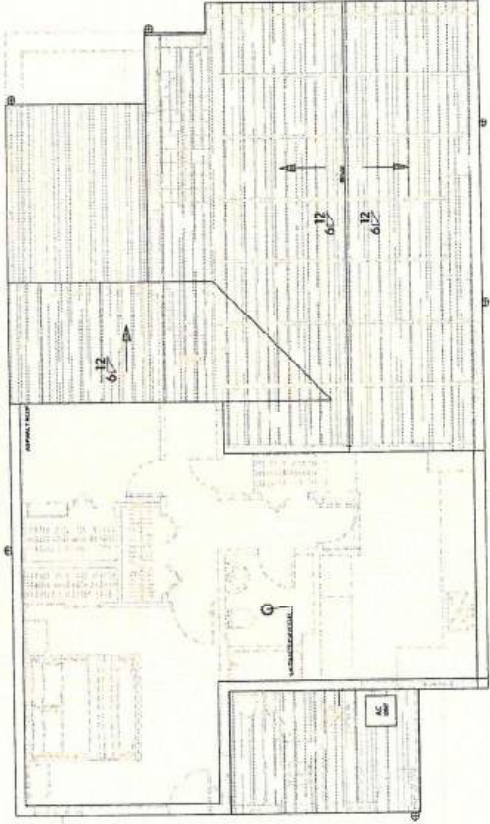
PROJECT:
WOODBRIDGE RESIDENCE
305 BRIDGEWAY
SALISALITO, CA 94965

EXISTING ROOF PLAN

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

A1.5

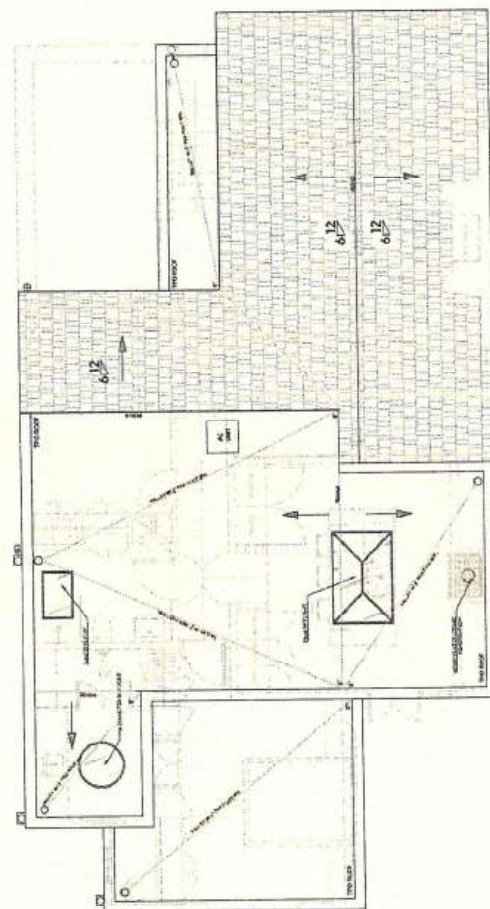
DRAIN LEGEND
● EXISTING DRAINAGE



EXISTING ROOF PLAN

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

A1.6



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

HOMMEBOYS

POTTMAYER

ARCHITECTS

1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

CONTRACT NO.
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

PROJECT NO.
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

DATE
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

BY
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

FOR
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

SCALE
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

WOOD RESIDENCE
863 BRIDGEMAN
SAUSALITO, CA 94965

APN 066-141-32

DATE
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

BY
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

FOR
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

SCALE
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

DATE
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

BY
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

FOR
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

SCALE
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

DATE
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

BY
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

FOR
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

SCALE
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

DATE
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

BY
1000 CALIFORNIA STREET, SUITE 200
SAN FRANCISCO, CA 94109
415.774.8800
WWW.POTTMAYERARCHITECTS.COM

EXISTING NORTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

DATE

BY

FOR

SCALE

DATE

BY

FOR

SCALE

DATE

BY

FOR

SCALE

DATE

BY

FOR

SCALE

DATE

BY

FOR

SCALE

DATE

BY

FOR

PROPOSED NORTH EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

DATE

BY

FOR

SCALE

DATE

BY

FOR

SCALE

DATE

BY

FOR

SCALE

DATE

BY

FOR

SCALE

DATE

BY

FOR

SCALE

DATE

BY

FOR

[illegible]

Copyright © 2000 by John Wiley & Sons, Inc.

[Signature]

WOOD RESIDENCE
303 BRIDGEWAY
SALSA LITO, CA 94045
APN: C65241-32

Year	Rate	Rate (95% CI)
1997	1.0	0.8-1.2
1998	1.0	0.8-1.2
1999	1.0	0.8-1.2
2000	1.0	0.8-1.2
2001	1.0	0.8-1.2
2002	1.0	0.8-1.2
2003	1.0	0.8-1.2
2004	1.0	0.8-1.2
2005	1.0	0.8-1.2
2006	1.0	0.8-1.2
2007	1.0	0.8-1.2
2008	1.0	0.8-1.2
2009	1.0	0.8-1.2
2010	1.0	0.8-1.2
2011	1.0	0.8-1.2
2012	1.0	0.8-1.2
2013	1.0	0.8-1.2
2014	1.0	0.8-1.2
2015	1.0	0.8-1.2
2016	1.0	0.8-1.2
2017	1.0	0.8-1.2
2018	1.0	0.8-1.2
2019	1.0	0.8-1.2
2020	1.0	0.8-1.2

WEST EXTERIOR
ELEVATIONS

A2.3

HOMMEBOYS
ARCHITECTS

ROTTMAYER
DESIGN

DESIGNER
HOMMEBOYS ARCHITECTS
1000 CALIFORNIA STREET
SAN FRANCISCO, CA 94109
415.774.1100
WWW.HOMMEBOYS.COM

CONTRACTOR
ROTTMAYER DESIGN-BUILD
3003 BRIDGEWAY
SAUSALITO, CA 94965
415.456.1100
WWW.ROTTMAYERDESIGN-BUILD.COM

OWNER
WOOD RESIDENCE
303 BRIDGEWAY
SAUSALITO, CA 94965
APN 065-141-32

DATE: 01/14/2014
PROJECT: 141-32-001

01/14/2014

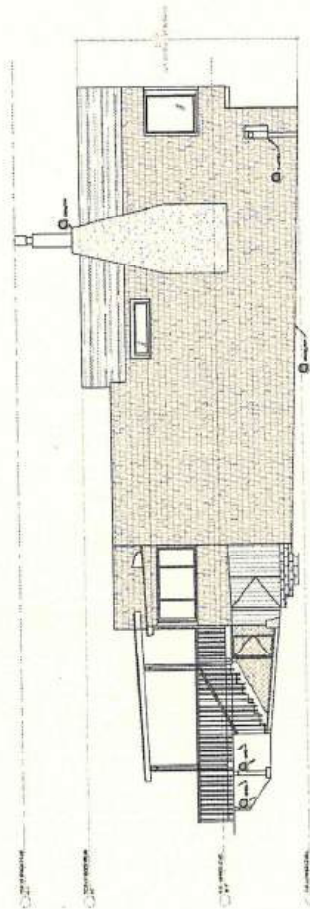
WOOD RESIDENCE
303 BRIDGEWAY
SAUSALITO, CA 94965
APN 065-141-32

NO.	DATE	DESCRIPTION
1	01/14/2014	ISSUED FOR PERMIT

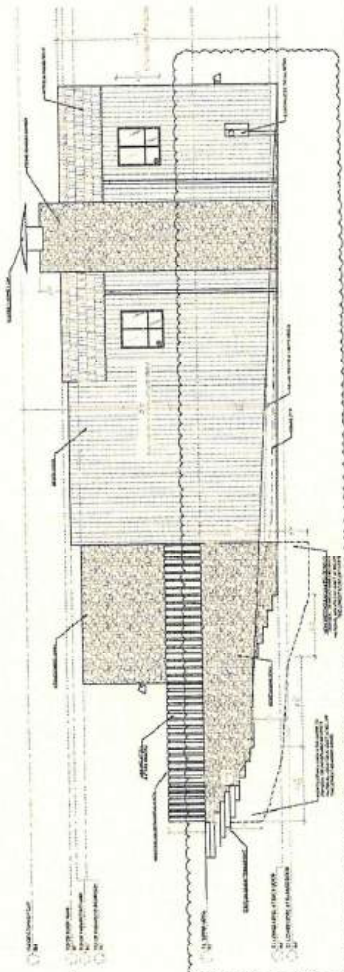
SOUTH EXTERIOR ELEVATIONS

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

A2.4



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



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



HOMMEBOYS

WITH ROTTMEYER

3100 17th Ave S

SAUSALITO, CA 94965

ARCHITECT

CONTRACTOR

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

LANDSCAPE ARCHITECT

INTERIOR DESIGNER

PAINTER

SMITH & BROS. INC.

WOOD RESIDENCE

300 BRIDGEWAY

SAUSALITO, CA 94965

APN: 065-244-32

DATE: 10/1/10

BY: [Signature]

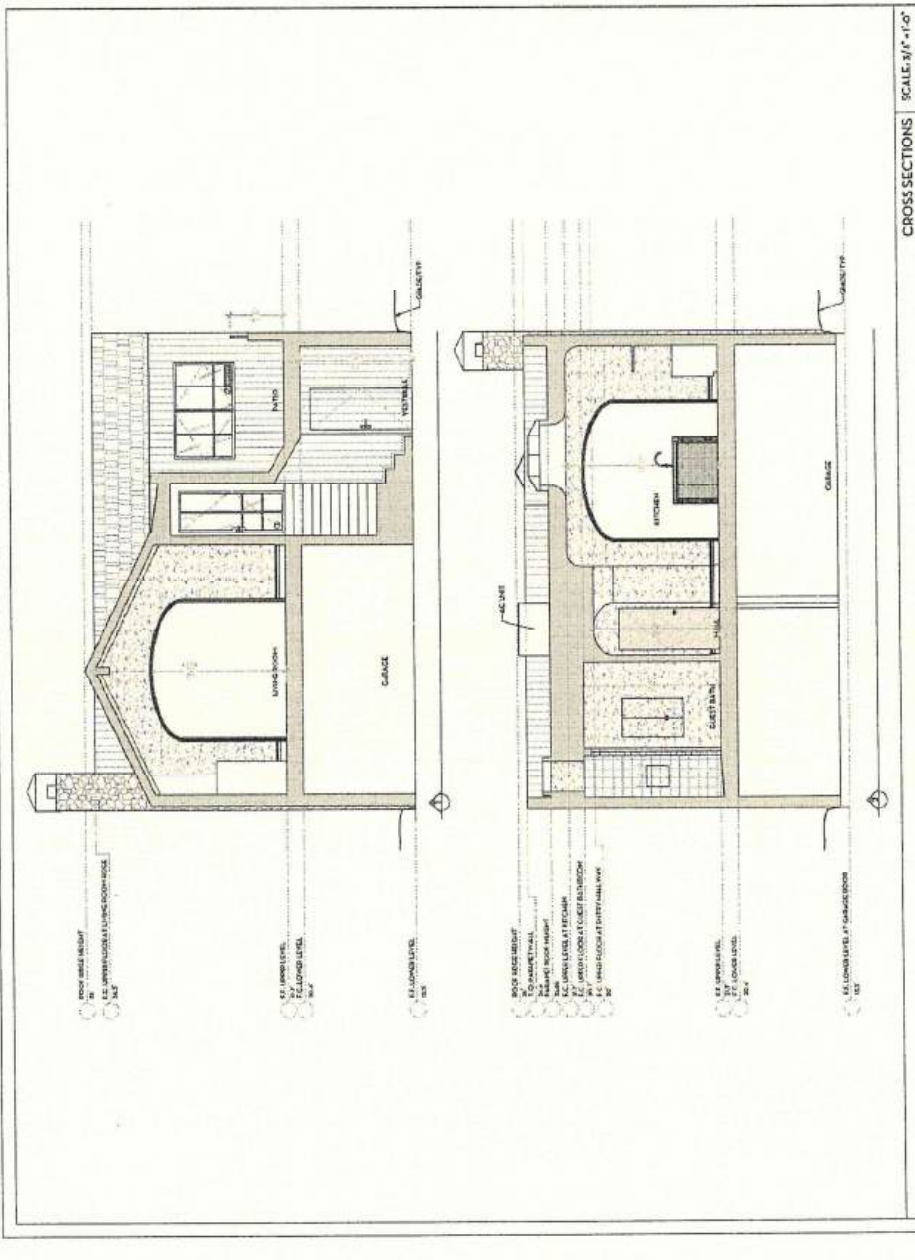
PROJECT: 1

REVISIONS:

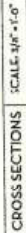
CROSS SECTIONS

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

A2.5



A2.6



HOMMEBOYS

DESIGNER

ROTTMAYER

311.3.1.10.10

DESIGNED BY
ROTTMAYER
300 BRIDGEWAY
SAUSALITO, CA 94965
P: 415.455.1000
F: 415.455.1001

CONTRACTOR
ROTTMAYER
300 BRIDGEWAY
SAUSALITO, CA 94965
P: 415.455.1000
F: 415.455.1001

TECHNICAL DRAWING
ROTTMAYER
300 BRIDGEWAY
SAUSALITO, CA 94965
P: 415.455.1000
F: 415.455.1001

OWNER
WOOD RESIDENCE
300 BRIDGEWAY
SAUSALITO, CA 94965
P: 415.455.1000
F: 415.455.1001

PROJECT
WOOD RESIDENCE
300 BRIDGEWAY
SAUSALITO, CA 94965
P: 415.455.1000
F: 415.455.1001

APN: 06524032

WOOD RESIDENCE
300 BRIDGEWAY
SAUSALITO, CA 94965

APN: 06524032

1ST FLOOR ELECTRICAL PLAN

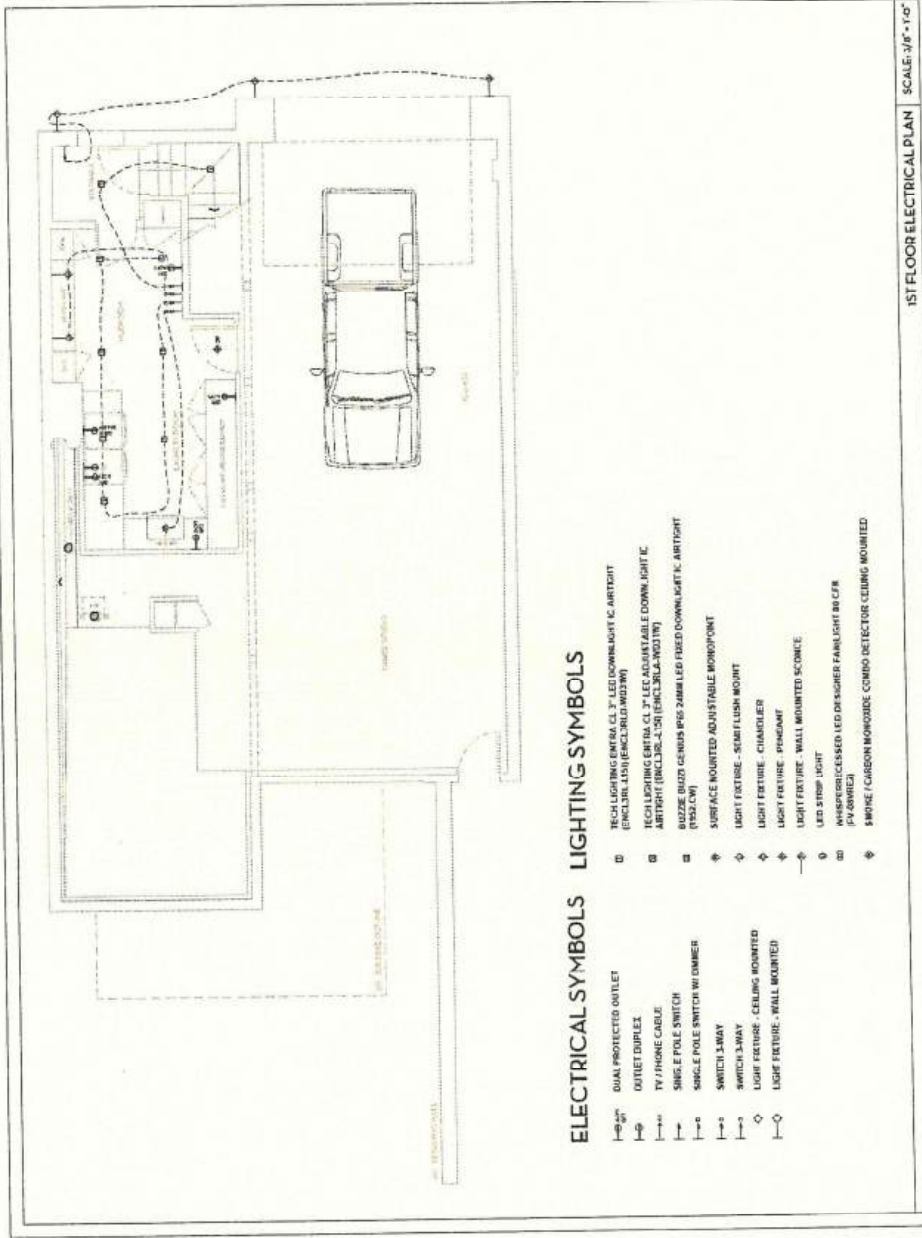
1ST FLOOR ELECTRICAL PLAN

1ST FLOOR ELECTRICAL PLAN

1ST FLOOR ELECTRICAL PLAN

1ST FLOOR ELECTRICAL PLAN

1ST FLOOR ELECTRICAL PLAN



ELECTRICAL SYMBOLS LIGHTING SYMBOLS

- DUAL PROTECTED OUTLET
- OUTLET DUPLEX
- TV / PHONE CABLE
- SINGLE POLE SWITCH
- SINGLE POLE SWITCH W/ DIMMER
- SWITCH 3-WAY
- SWITCH 4-WAY
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - WALL MOUNTED
- TECH LIGHTING (RECESSED) 3\"/>

1ST FLOOR ELECTRICAL PLAN SCALE: 3/8\"/>

E1.2

2ND FLOOR ELECTRICAL PLAN

HOMMEBOYS

ROTTMAYER

ARCHITECT
10000 ROTTMAYER DRIVE
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.HOMMEBOYS.COM

PROJECT
WOOD RESIDENCE
303 BRIDGEWAY
SAUSALITO, CA 94965

DATE
06/24/13

ARCHITECT
10000 ROTTMAYER DRIVE
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.HOMMEBOYS.COM

PROJECT
WOOD RESIDENCE
303 BRIDGEWAY
SAUSALITO, CA 94965

DATE
06/24/13

ARCHITECT
10000 ROTTMAYER DRIVE
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.HOMMEBOYS.COM

PROJECT
WOOD RESIDENCE
303 BRIDGEWAY
SAUSALITO, CA 94965

DATE
06/24/13

ARCHITECT
10000 ROTTMAYER DRIVE
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.HOMMEBOYS.COM

PROJECT
WOOD RESIDENCE
303 BRIDGEWAY
SAUSALITO, CA 94965

DATE
06/24/13

ARCHITECT
10000 ROTTMAYER DRIVE
DUBLIN, CA 94568
TEL: 925.835.1100
WWW.HOMMEBOYS.COM

	1	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	4	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	2	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>
	2	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	2	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>
	3	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	2	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>
	4	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	2	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>	5	INTERIOR DOOR JAMB DETAIL	SCALE: 6\"/>

D1.1

HOMMEBOYS

INTERIORS
ROTTMAYER
DESIGN, INC.

DESIGNER
JAMES ROTTMAYER
1000 CALIFORNIA AVENUE
SAN FRANCISCO, CA 94109
415.774.1100
WWW.ROTTMAYERDESIGN.COM

CONTRACTOR
SCOTT KESNER
1000 CALIFORNIA AVENUE
SAN FRANCISCO, CA 94109
415.774.1100
WWW.ROTTMAYERDESIGN.COM

STRUCTURAL ENGINEER
JENNIFER GARDNER
1000 CALIFORNIA AVENUE
SAN FRANCISCO, CA 94109
415.774.1100
WWW.ROTTMAYERDESIGN.COM

MECHANICAL ENGINEER
JAMES ROTTMAYER
1000 CALIFORNIA AVENUE
SAN FRANCISCO, CA 94109
415.774.1100
WWW.ROTTMAYERDESIGN.COM

ELECTRICAL ENGINEER
JAMES ROTTMAYER
1000 CALIFORNIA AVENUE
SAN FRANCISCO, CA 94109
415.774.1100
WWW.ROTTMAYERDESIGN.COM

INTERIOR DESIGNER
JAMES ROTTMAYER
1000 CALIFORNIA AVENUE
SAN FRANCISCO, CA 94109
415.774.1100
WWW.ROTTMAYERDESIGN.COM

WOOD RESIDENCE
3550 BAYVIEW AVENUE
SAN FRANCISCO, CA 94134
APN: 045-145-33

DATE: 10/1/14
BY: J. ROTTMAYER
CHECKED: J. ROTTMAYER
SCALE: 1/8" = 1'-0"

ARCHITECTURAL
DETAILS

PROJECT: 1000 CALIFORNIA AVENUE
SHEET: D1.2

