

**1 & 3 HARBOR DRIVE** | ENTITLEMENT  
SAUSALITO, CA | **AC MARTIN** | 06/01/26



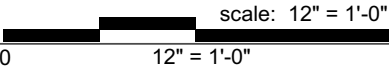
|        |                                               |         |                                        |       |                                             |
|--------|-----------------------------------------------|---------|----------------------------------------|-------|---------------------------------------------|
| C-1.00 | DEMOLITION PLAN                               | G-00    | SHEET INDEX                            | A-000 | MATERIAL BOARD                              |
| C-2.00 | OVERALL GRADING PLAN                          | G-000   | COVER SHEET                            | A-002 | SITE PLAN                                   |
| C-2.10 | EROSION AND SEDIMENT CONTROL PLAN             | G-001   | 1 HARBOR DRIVE PROJECT INFORMATION     | A-003 | SIDE BY SIDE SITE PLANS                     |
| C-2.11 | EROSION AND SEDIMENT CONTROL PLAN DETAILS     | G-001.5 | 3 HARBOR DRIVE PROJECT INFORMATION     | A-090 | 1 HARBOR EXISTING OFFICE TO BE DEMO'D       |
| C-3.00 | UTILITY PLAN                                  | G-002   | VICINITY                               | A-091 | 1 HARBOR DRIVE EXISTING OFFICE TO BE DEMO'D |
| C-3.01 | LID EXHIBIT                                   | G-003   | EXISTING SITE PHOTOS                   | A-092 | 3 HARBOR DRIVE EXISTING OFFICE TO REMAIN    |
| L-100  | COMPOSITE SITE PLAN                           | G-004   | EXISTING SITE PHOTOS                   | A-110 | LEVEL 01 PLAN                               |
| L-101  | TREE MITIGATION DIAGRAM                       | G-005   | EXISTING SITE PHOTOS                   | A-120 | LEVEL 02 PLAN                               |
| L-102  | GROUND LEVEL LANDSCAPE PLAN                   | G-008   | SURVEY                                 | A-130 | LEVEL 03 PLAN                               |
| L-103  | LEVEL 3 AND ROOF LANDSCAPE PLANS              | G-011   | LOT LINE ADJUSTMENT - EXHIBIT          | A-140 | LEVEL 04 PLAN                               |
| L-104  | GROUND LEVEL LANDSCAPE LIGHTING PLAN          | G-100   | SMC - FAR SF DIAGRAM                   | A-150 | LEVEL 05 PLAN                               |
| L-105  | LEVEL 3 AND ROOF DECK LANDSCAPE LIGHTING PLAN | G-102   | GROSS SF DIAGRAM                       | A-160 | LEVEL 06 PLAN                               |
| L-106  | MATERIALS AND PLANTS PALLETE                  | G-105   | LANDSCAPE AREA                         | A-170 | ROOF PLAN                                   |
| T-1    | 1 HARBOR DR. TREE REMOVAL PLAN                | G-200   | WAIVER - SETBACK REDUCTION             | A-171 | ROOF PLAN-FIRE ACCESS                       |
|        |                                               | G-202   | WAIVER - HEIGHT INCREASE               | A-200 | SECTIONS                                    |
|        |                                               | G-203   | WAIVER - MAX BUILDING COVERAGE         | A-201 | SECTIONS                                    |
|        |                                               | G-204   | INCENTIVE - 3 HARBOR FAR INCREASE      | A-300 | ELEVATIONS                                  |
|        |                                               | G-205   | INCENTIVE - 3 HARBOR PARKING REDUCTION | A-301 | ELEVATIONS                                  |
|        |                                               |         |                                        | A-302 | ELEVATIONS                                  |
|        |                                               |         |                                        | A-303 | ELEVATIONS                                  |
|        |                                               |         |                                        | A-304 | SIGNAGE                                     |
|        |                                               |         |                                        | A-305 | SIGNAGE                                     |
|        |                                               |         |                                        | A-306 | SIGNAGE                                     |
|        |                                               |         |                                        | A-400 | UNIT PLANS                                  |
|        |                                               |         |                                        | A-401 | UNIT PLANS                                  |
|        |                                               |         |                                        | A-500 | PERSPECTIVES                                |



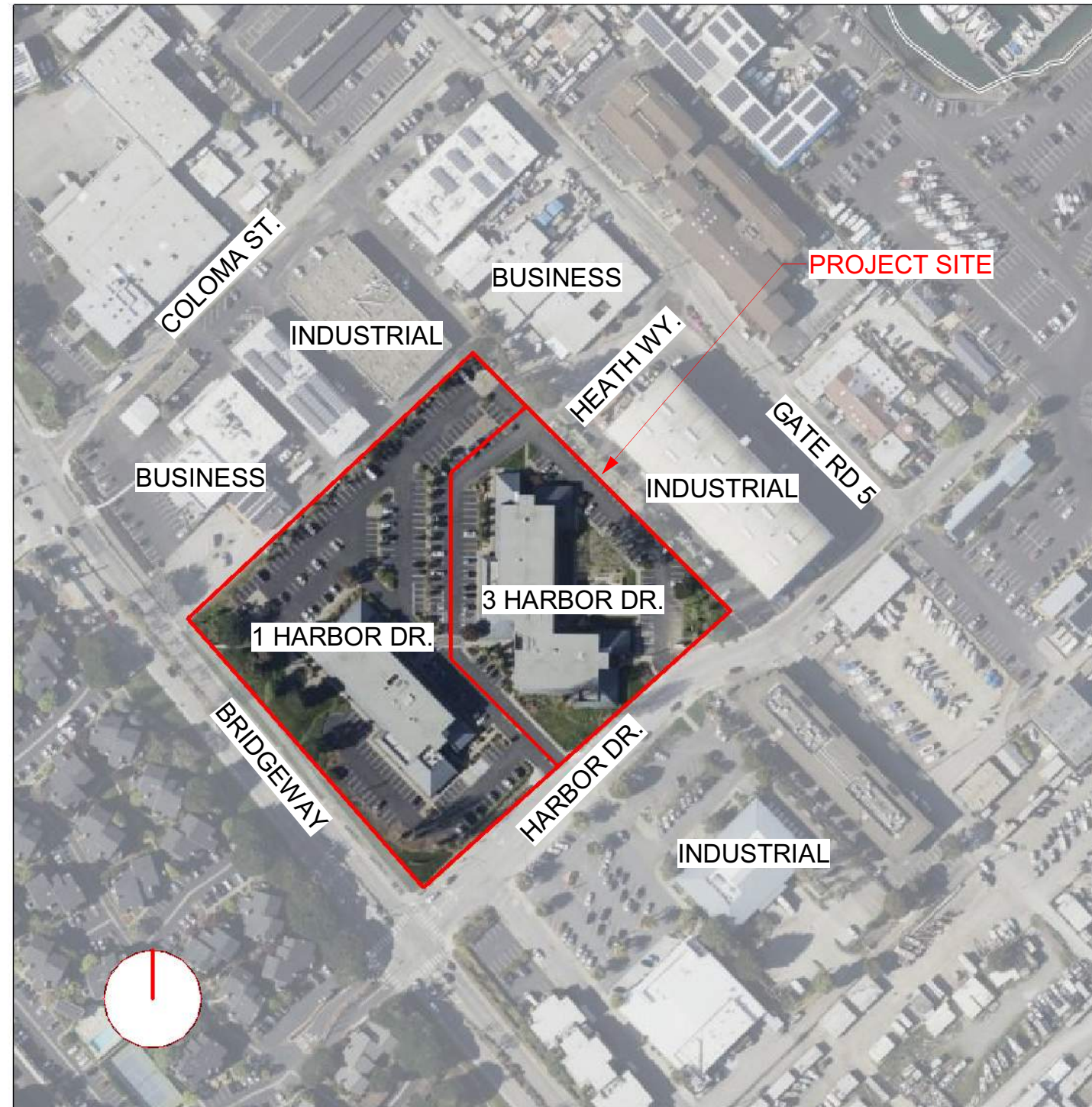


| UNIT COUNT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |                                                                                                                                           |       | PARKING SUMMARY (1 HARBOR)                                                                                                            |  | ZONING DATA                                                                                                                   |  | INCENTIVES/WAIVERS                                                                                                                                                                                                  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| RESIDENTIAL UNIT COUNT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |                                                                                                                                           |       | RESIDENTIAL PARKING REQUIRED: 344 STALL<br><small>(SDBL Ratio: Government Code Section 65915(p))</small>                              |  | ZONING DISTRICT: GENERAL PLAN MU-49 OVERLAY (SMC). INDUSTRIAL ZONING APPLICABLE ONLY WHERE MU-49 DOES NOT PROVIDE GUIDELINES. |  | DENSITY BONUS INCENTIVES:<br>1. SEE * BELOW<br>2. SEE G-001.5 FOR 3 HARBOR INCENTIVES                                                                                                                               |  |
| PERMITTED UNITS PER STATE DENSITY BONUS LAW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |                                                                                                                                           |       | RESIDENTIAL PARKING PROVIDED:                                                                                                         |  | MARINSHIP OVERLAY SPECIFIC PLAN REQUIREMENTS NOT APPLICABLE.                                                                  |  | DENSITY BONUS WAIVERS:<br>1. SETBACK REDUCTION<br>2. HEIGHT INCREASE FROM 35' TO 64'<br>3. 50% MAXIMUM BUILDING COVERAGE EXCEPTION                                                                                  |  |
| BASE DENSITY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | 147 DU                                                                                                                                    |       | STANDARD - PRIME 301 STALLS<br>ACCESSIBLE 6 (INCLUDED IN 301 ABOVE)<br>VAN ACCESSIBLE 1 (INCLUDED IN THE 6 ABOVE)<br>TANDEM 78 STALLS |  | LOT SIZE: 131,745 SQ. FT.                                                                                                     |  | * THE APPLICANT RESERVES THE RIGHT TO MODIFY THIS LIST OF REQUESTED DENSITY BONUS INCENTIVES AND/OR WAIVERS OF DEVELOPMENT STANDARDS BASED ON PLANNING DEPARTMENT FEEDBACK AND/OR POSSIBLE PROJECT DESIGN EVLUTION. |  |
| REQUIRED AFFORDABLE UNITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     | 20% (59 AFFORDABLE)                                                                                                                       |       | RESIDENTIAL PARKING STALLS TOTAL: 379 STALLS                                                                                          |  | ALLOWABLE FAR: UNLIMITED FOR RESIDENTIAL PURPOSES<br>0.4 FOR NON-RESIDENTIAL (SMC TABLE 10.28-4)                              |  | BUILDING AREA PER CBC                                                                                                                                                                                               |  |
| AFFORDABLE UNITS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | 59 DU                                                                                                                                     |       | EV CHARGERS 22 OF 379<br>EV READY 294 OF 379                                                                                          |  | PROPOSED FAR: 2.65 : 1 (349,479 / 131,745 )                                                                                   |  | LEGAL DESCRIPTION                                                                                                                                                                                                   |  |
| MARKET RATE UNITS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | 235 DU                                                                                                                                    |       | ACCESSIBLE PARKING REQUIRED: 6 STALLS                                                                                                 |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PERMITTED UNITS: (SDBL 147 X 2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     | 294 DU                                                                                                                                    |       | (PER CBC 2025 1109A.3: 2% OF DWELLING UNITS<br>294 UNITS X 0.02 = 6 STALLS)                                                           |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| TOTAL PROPOSED:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     | 294 DU                                                                                                                                    |       | ACCESSIBLE PARKING PROVIDED: 6 STALLS                                                                                                 |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| AVERAGE UNIT SIZE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | 865 SF                                                                                                                                    |       | EV READY WITH RECEPTACLES: 294 STALLS                                                                                                 |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PROPOSED UNIT MIX                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |                                                                                                                                           |       | (PER CALGREEN 4.106.4.2.2: 1 STALL PER DWELLING UNIT 294 UNITS X 1 = 294 STALLS)                                                      |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| UNIT TYPE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     | TOTAL:                                                                                                                                    |       | PERCENTAGE:                                                                                                                           |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| STUDIO - MARKET RATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | 27                                                                                                                                        |       | 9                                                                                                                                     |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| STUDIO - AFFORDABLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | 6                                                                                                                                         |       | 2                                                                                                                                     |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| TOTAL STUDIO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | 33 DU                                                                                                                                     |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| 1 BEDROOM - MARKET RATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | 129                                                                                                                                       |       | 43                                                                                                                                    |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| 1 BEDROOM - AFFORDABLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | 33                                                                                                                                        |       | 12                                                                                                                                    |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| TOTAL 1 BEDROOM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     | 162 DU                                                                                                                                    |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| 2 BEDROOM - MARKET RATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | 73                                                                                                                                        |       | 25                                                                                                                                    |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| 2 BEDROOM - AFFORDABLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | 18                                                                                                                                        |       | 6                                                                                                                                     |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| TOTAL 2 BEDROOM:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | 91 DU                                                                                                                                     |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| 3 BEDROOM - MARKET RATE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | 6                                                                                                                                         |       | 2                                                                                                                                     |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| 3 BEDROOM - AFFORDABLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | 2                                                                                                                                         |       | 1                                                                                                                                     |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| TOTAL 3 BEDROOM:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | 8 DU                                                                                                                                      |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| TOTAL:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | 294 DU                                                                                                                                    |       | 100%                                                                                                                                  |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| AFFORDABLE HOUSING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |                                                                                                                                           |       | BASE DENSITY STUDY                                                                                                                    |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| AFFORDABLE UNIT MIX:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |                                                                                                                                           |       | BASE DENSITY: 49 DWELLING UNITS PER ACRE<br>LOT SIZE: 3.02 ACRES:                                                                     |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| VERY LOW                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | LOW | MODERATE                                                                                                                                  | TOTAL | PARKING REQUIRED: 242 STALLS (2 STALLS PER 2 BED/3BED, 1.5 STALLS PER 1 BED/STUDIO UNITS)                                             |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| --                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 59  | --                                                                                                                                        | 59    | UNIT MIX:<br>STUDIO - 37 UNITS<br>1 BED - 68 UNITS<br>2 BED - 36 UNITS<br>3 BED - 6 UNITS                                             |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| --                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 20% | --                                                                                                                                        | 20%   | DENSITY WITH BONUS: 147 X 2.0 = 247 UNITS<br>PARKING REQUIRED: 496 STALLS (2 PER DU)<br>PARKING PROVIDED: 375 STALLS                  |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| BIKE PARKING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |                                                                                                                                           |       | LANDSCAPE REQUIREMENTS                                                                                                                |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| SMC 10.40.100.B.2 - PARKING STANDARDS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |                                                                                                                                           |       | SMC TABLE 10.26-2                                                                                                                     |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| BICYCLE RACKS. PARKING LOTS WITH 20 OR MORE SPACES SHALL PROVIDE ONE BICYCLE RACK FOR EACH 20 PARKING SPACES. BICYCLE RACKS SHALL BE DESIGNED TO PROVIDE A MINIMUM OF FOUR BICYCLE SPACES IN EACH RACK AND TO ALLOW A BICYCLE TO BE LOCKED TO THE RACK.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |                                                                                                                                           |       | MINIMUM LANDSCAPE AREA: 10% OF FLOOR AREA<br>LANDSCAPE REQUIRED: 322,196 X .10 = 32,220 SF<br>LANDSCAPE PROVIDED: 41,793 SF           |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PARKING STALLS: 379 (SUBJECT TO CHANGE)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |                                                                                                                                           |       | LANDSCAPE                                                                                                                             |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| BIKE RACKS REQUIRED: 19 (76 BIKE STALLS)<br>BIKE RACKS PROVIDED: 20 (80 BIKE STALLS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |                                                                                                                                           |       | LANDSCAPE TABLE                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| NAME                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     | LEVEL                                                                                                                                     |       | AREA                                                                                                                                  |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| LANDSCAPE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Level 01                                                                                                                                  |       | 14,200 SF                                                                                                                             |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| LANDSCAPE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Level 03                                                                                                                                  |       | 5,764 SF                                                                                                                              |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| LANDSCAPE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Level 03                                                                                                                                  |       | 17,349 SF                                                                                                                             |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| LANDSCAPE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Level 03                                                                                                                                  |       | 1,703 SF                                                                                                                              |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| LANDSCAPE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Level 03                                                                                                                                  |       | 1,230 SF                                                                                                                              |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| LANDSCAPE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Level 03                                                                                                                                  |       | 455 SF                                                                                                                                |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| LANDSCAPE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | Level 06                                                                                                                                  |       | 1,092 SF                                                                                                                              |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| TOTAL AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |                                                                                                                                           |       | 41,793 SF                                                                                                                             |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| BUILDING AREA PER SMC 10.40.040.B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| LEVEL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | AREA                                                                                                                                      |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| Level 01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | 37,530 SF                                                                                                                                 |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| Level 02                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | 31,137 SF                                                                                                                                 |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| Level 03                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | 69,895 SF                                                                                                                                 |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| Level 04                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | 70,439 SF                                                                                                                                 |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| Level 05                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | 70,238 SF                                                                                                                                 |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| Level 06                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | 70,238 SF                                                                                                                                 |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| TOTAL AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     | 349,479 SF                                                                                                                                |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| MEASUREMENT OF FLOOR AREA PER SMC 10.40.040.B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| THE SUM OF THE GROSS HORIZONTAL SURFACES OF ALL ENCLOSED BUILDINGS AND ANY COVERED PATIO, BALCONY, COURT, DECK, PORCH OR TERRACE WITH OVER 50 PERCENT OF THE SURFACE OF THE EXTERIOR VERTICAL AREA (NOT INCLUDING THE VERTICAL AREA OF THE MAIN BUILDING WALL) ENCLOSED BY WEATHERPROOF MATERIALS (INCLUDING CLOSABLE WINDOWS, DOORS AND LOUVERS). FLOOR AREA SHALL BE MEASURED FROM THE INTERIOR FACES OF THE EXTERIOR WALLS AND SHALL EXCLUDE VENT, UTILITY AND ELEVATOR SHAFTS; INNER COURTS; 500 SQUARE FEET OF ENCLOSED AUTOMOBILE PARKING SPACES FOR SINGLE-FAMILY DWELLINGS AND THE MINIMUM AREA FOR PARKING AND CIRCULATION REQUIRED BY SMC § 10.40.110 (PARKING SPACE REQUIREMENTS BY LAND USE) AND 10.40.120 (DESIGN AND IMPROVEMENT OF PARKING) FOR ALL OTHER USES AND SHALL INCLUDE ATTICS, CRAWL SPACES AND OTHER CONFINED SPACES WITH A CEILING HEIGHT GREATER THAN FIVE FEET 11 INCHES WHERE SUCH SPACE HAS A FINISHED FLOOR. INTERIOR VOLUMES IN RESIDENTIAL STRUCTURES WITH A FINISHED FLOOR TO TOP OF ROOF HEIGHT OF OVER 20 FEET FOR SLOPED ROOFS (MINIMUM 4:12 PITCH) AND OVER 17 FEET FOR FLAT ROOFS SHALL BE COUNTED AS 1.5 TIMES THE FINISHED FLOOR AREA. CONTINUOUS STAIRCASES (E.G., STACKED) SHALL BE MEASURED AS FLOOR AREA ON ONE FLOOR ONLY. DISCONTINUOUS (E.G., OFFSET) STAIRCASES IN RESIDENTIAL STRUCTURES SHALL BE MEASURED AS FLOOR AREA ON EACH FLOOR. SEE DIAGRAM 10.40-10.[1] |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| MIN. BASE DENSITY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | 43 UNITS PER ACRE PER (SMC TABLE 10.284)                                                                                                  |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| MAX. BASE DENSITY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | 49 UNITS PER ACRE PER (SMC TABLE 10.284)                                                                                                  |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| SETBACKS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     | (SMC 10.28-4)                                                                                                                             |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| FRONT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | 0'                                                                                                                                        |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| SIDE STREET:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | 5'                                                                                                                                        |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| INTERIOR SIDE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     | 5'                                                                                                                                        |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| BACK:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | 15'                                                                                                                                       |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| MAXIMUM BUILDING COVERAGE:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     | 50% (SMC TABLE 10.26-2)                                                                                                                   |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| AFFORDABLE UNIT REQUIREMENT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     | 20% (SMC TABLE 10.28-4)                                                                                                                   |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PROJECT DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| THE PROJECT PROPOSES THE DEMOLITION OF THE EXISTING OFFICE BUILDING AT 1 HARBOR AND CONSTRUCTION OF A NEW SIX-STORY RESIDENTIAL COMMUNITY COMPRISING OF 294 RENTAL HOMES INCLUDING 59 AFFORDABLE UNITS. THE APPLICANT INCLUDES A LOT LINE ADJUSTMENT BETWEEN 1 HARBOR DR. AND 3 HARBOR DR. TO RECONFIGURE THE UNDERLYING LEGAL PARCELS TO ACCOMMODATE THE EXISTING OFFICE BUILDING AND THE FOOTPRINT OF THE PROPOSED RESIDENTIAL BUILDING, CONSISTENT WITH THE MU-49 OVERLAY ZONING DISTRICT. THE EXISTING OFFICE BUILDING AT 3 HARBOR DRIVE WILL REMAIN IN ITS CURRENT OFFICE USE, WITH ASSOCIATED SITEWORK ON THE 3 HARBOR DRIVE PARCEL INCLUDING ADDITIONAL SURFACE PARKING STALLS INCLUDED AS PART OF THE PROJECT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PROJECT INFO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PROJECT NAME:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     | 1 HARBOR DRIVE                                                                                                                            |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| ADDRESS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     | 1 HARBOR DRIVE, SAUSALITO CA, 94965                                                                                                       |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| OWNER:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | SAUSALITO DEVELOPMENT PARTNERS<br>100 WILSHIRE BLVD., SUITE 1270<br>SANTA MONICA, CA 90401                                                |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| ALLOWABLE DENSITY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     | 294 UNITS<br>BASE DENSITY = 147 (49 UNITS PER ACRE)<br>DENSITY BONUS 100% (147 X 2) = 294 UNITS                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PROPOSED DENSITY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     | 294 UNITS                                                                                                                                 |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| ALLOWABLE BLDG HEIGHT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | 35 FT. (3 STORIES) PER SMC                                                                                                                |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PROPOSED BLDG HEIGHT:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |     | 80'-0" FT. (6 STORIES) WAIVER                                                                                                             |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| CONSTRUCTION TYPES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | TYPE IA LEVELS 1 UP TO 2<br>TYPE IIIA LEVELS 3 TROUGH 6                                                                                   |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| OCCUPANCY TYPES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     | S2 - PARKING<br>R2 - RESIDENTIAL<br>B - LEASING<br>A3 - AMENITY AND ROOF DECK                                                             |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PARCEL A:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     | THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| BEGINNING AT A POINT WHICH BEARS SOUTH 39° 29' EAST 85.566 FEET AND SOUTH 45° 52 30" WEST 1359.661 FEET, AND NORTH 44° 12' 30" WEST 83.01 FEET FROM THE MOST SOUTHERLY CORNER OF TIDE LOT NO. 276, AS DESCRIBED IN DEED FROM THE TIDELAND COMMISSIONER'S, RECORDED IN BOOK N OF DEEDS, AT PAGE 9, MARIN COUNTY RECORDS, AND RUNNING THENCE SOUTH 45° 47' 30" WEST 579.68 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD, THENCE ALONG SAID COUNTY ROAD LINE, NORTH 39° 30' 30" WEST 104.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID COUNTY ROAD LINE, NORTH 45° 47 30" EAST 222.00 FEET; THENCE NORTH 44° 12 30" WEST 106.27 FEET; THENCE NORTH 00° 47' 30" EAST 241.80 FEET; THENCE NORTH 45° 47 30" EAST 178.11 FEET TO THE NORTHERLY LINE OF THE DEED RECORDED NOVEMBER 26, 2025 AS DOCUMENT NUMBER 20250030584 RECORDS OF MARIN COUNTY; THENCE NORTH 44° 12 30" WEST 108.00 FEET TO THE WESTERLY LINE OF SAID DEED RECORDED NOVEMBER 26, 2025 AS DOCUMENT NUMBER 2025-0030584 RECORDS OF MARIN COUNTY; THENCE ALONG SAID WESTERLY LINE SOUTH 45° 47' 30" WEST 539.42 FEET TO THE SAID NORTHEASTERLY LINE OF THE SAID COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD LINE SOUTH 39° 30 30" EAST 386.55 FEET TO THE SAID TRUE POINT OF BEGINNING. CONTAINING 3.02 ACRES MORE OR LESS                                                                                                               |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| APN: 063-140-15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| PARCEL B:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     | THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| BEGINNING AT A POINT WHICH BEARS SOUTH 39° 29' EAST 85.566 FEET AND SOUTH 45° 52 30" WEST 1359.661 FEET, AND NORTH 44° 12' 30" WEST 83.01 FEET FROM THE MOST SOUTHERLY CORNER OF TIDE LOT NO. 276, AS DESCRIBED IN DEED FROM THE TIDELAND COMMISSIONER'S, RECORDED IN BOOK N OF DEEDS, AT PAGE 9, MARIN COUNTY RECORDS, AND RUNNING THENCE SOUTH 45° 47' 30" WEST 579.68 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD, THENCE ALONG SAID COUNTY ROAD LINE, NORTH 39° 30' 30" WEST 104.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID COUNTY ROAD LINE, NORTH 45° 47 30" EAST 222.00 FEET; THENCE NORTH 44° 12 30" WEST 106.27 FEET; THENCE NORTH 00° 47' 30" EAST 241.80 FEET; THENCE NORTH 45° 47 30" EAST 178.11 FEET TO THE NORTHERLY LINE OF THE DEED RECORDED NOVEMBER 26, 2025 AS DOCUMENT NUMBER 20250030584 RECORDS OF MARIN COUNTY; THENCE SOUTH 44° 12 30" EAST 381.76; THENCE SOUTH 45° 47' 30" WEST 579.68 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD, THENCE ALONG SAID COUNTY ROAD LINE, NORTH 39° 30' 30" WEST 104.86 FEET TO THE SAID TRUE POINT OF BEGINNING.                                                                                                                                                                                                                                                                                                             |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| TOGETHER WITH LOT 5, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF RESUBDIVISION OF LOT 27, OF MARINSHIP PROPERTIES, IN THE CITY OF SAUSALITO, CALIFORNIA, FILED FOR RECORD SEPTEMBER 17, 1964 IN VOLUME 12 OF MAPS, AT PAGE 96, MARIN COUNTY RECORDS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| CONTAINING 3.33 ACRES MORE OR LESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| APN: 063-130-05                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |
| scale: 12" = 1'-0"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |                                                                                                                                           |       |                                                                                                                                       |  |                                                                                                                               |  |                                                                                                                                                                                                                     |  |

|  | PARKING SUMMARY (3 HARBOR)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ZONING DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | INCENTIVES/WAIVERS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <div><div>OFFICE PARKING REQUIRED:240 STALLS (1 STALL PER 300 SF) PER SMC TABLE 10.40-1</div><div>OFFICE PARKING PROVIDED BEFORE LOT LINE ADJUSTMENT:118 STALLS</div><div>OFFICE PARKING PROVIDED AFTER LOT LINE ADJUSTMENT:</div><div>EXISTING ONSITE SURFACE STALLS TO REMAIN AFTER LLA:112 STALLS</div><div>NEW ONSITE SURFACE STALLS WITH SITEWORK UPGRADE AND RESTRIPING :32 STALLS</div><div>NEW OFFSITE SURFACE STALLS ON 1 HARBOR:31 STALLS</div><div>OFFICE PARKING STALLS TOTAL:175 STALLS</div></div> | <div><div>ZONING DISTRICT:GENERAL PLAN MU-49 OVERLAY (SMC). INDUSTRIAL ZONING APPLICABLE ONLY WHERE MU-49 DOES NOT PROVIDE GUIDELINES.</div><div>MARINSHIP OVERLAY SPECIFIC PLAN REQUIREMENTS NOT APPLICABLE.</div><div>LOT SIZE:145,055 SF</div><div>GROSS BUILDING AREA:71,911 SF (NO CHANGE)*</div><div>FLOOR AREA:69,551 SF (NO CHANGE)*</div><div>ALLOWABLE FLOOR AREA RATIO:0.40 (SMC TABLE 10.26-2)</div><div>FLOOR AREA RATIO AFTER LOT LINE ADJUSTMENT:0.47 ( 69,551 SF / 145,055 SF )*</div><div>*AREA TAKEOFFS BASED ON INFORMATION RECEIVED FROM THE OWNER/STEVENSON SYSTEMS</div><div>MEASUREMENT OF FLOOR AREA PER SMC 10.40.040.B<br/>THE SUM OF THE GROSS HORIZONTAL SURFACES OF ALL ENCLOSED BUILDINGS AND ANY COVERED PATIO, BALCONY, COURT, DECK, PORCH OR TERRACE WITH OVER 50 PERCENT OF THE SURFACE OF THE EXTERIOR VERTICAL AREA (NOT INCLUDING THE VERTICAL AREA OF THE MAIN BUILDING WALL) ENCLOSED BY WEATHERPROOF MATERIALS (INCLUDING CLOSABLE WINDOWS, DOORS AND LOUVERS). FLOOR AREA SHALL BE MEASURED FROM THE INTERIOR FACES OF THE EXTERIOR WALLS AND SHALL EXCLUDE VENT, UTILITY AND ELEVATOR SHAFTS; INNER COURTS; 500 SQUARE FEET OF ENCLOSED AUTOMOBILE PARKING SPACES FOR SINGLE-FAMILY DWELLINGS AND THE MINIMUM AREA FOR PARKING AND CIRCULATION REQUIRED BY SMC § 10.40.110 (PARKING SPACE REQUIREMENTS BY LAND USE) AND 10.40.120 (DESIGN AND IMPROVEMENT OF PARKING) FOR ALL OTHER USES AND SHALL INCLUDE ATTICS, CRAWL SPACES AND OTHER CONFINED SPACES WITH A CEILING HEIGHT GREATER THAN FIVE FEET 11 INCHES WHERE SUCH SPACE HAS A FINISHED FLOOR. INTERIOR VOLUMES IN RESIDENTIAL STRUCTURES WITH A FINISHED FLOOR TO TOP OF ROOF HEIGHT OF OVER 20 FEET FOR SLOPED ROOFS (MINIMUM 4:12 PITCH) AND OVER 17 FEET FOR FLAT ROOFS SHALL BE COUNTED AS 1.5 TIMES THE FINISHED FLOOR AREA. CONTINUOUS STAIRCASES (E.G., STACKED) SHALL BE MEASURED AS FLOOR AREA ON ONE FLOOR ONLY. DISCONTINUOUS (E.G., OFFSET) STAIRCASES IN RESIDENTIAL STRUCTURES SHALL BE MEASURED AS FLOOR AREA ON EACH FLOOR. SEE DIAGRAM 10.40-10.[1]</div><div>SETBACKS:(SMC 10.26-2 &amp; SMC 10.28-4)<br/>FRONT:0'<br/>PROPERTY LINES:0'<br/>PUBLIC STREETS:0'</div><div>MAXIMUM BUILDING COVERAGE:50% (SMC TABLE 10.26-2)</div><div>PROPOSED BUILDING COVERAGE:20% (29,310 SF / 145,055 SF)- NO CHANGE</div><div>ALLOWABLE BLDG HEIGHT: 32 FT. (3 STORIES) PER SMC</div><div>ALLOWABLE BLDG HEIGHT: 32 FT. (3 STORIES) - NO CHANGE</div></div> | <div><div>DENSITY BONUS INCENTIVES:<br/>1. OFFICE PARKING REDUCTION FROM 232 STALLS TO 175 STALLS<br/>2. FAR INCREASE FROM 0.40 TO 0.47</div><div>* THE APPLICANT RESERVES THE RIGHT TO MODIFY THIS LIST OF REQUESTED DENSITY BONUS INCENTIVES AND/OR WAIVERS OF DEVELOPMENT STANDARDS BASED ON PLANNING DEPARTMENT FEEDBACK AND/OR POSSIBLE PROJECT DESIGN EVLUTION.</div><div><div>BUILDING AREA PER CBC</div><div>LEGAL DESCRIPTION</div><div><div><div>BUILDING AREA PER 2025 CBC SECTION 202:<br/>THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES. THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS.</div><div><div>PARCEL A:<br/>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:<br/><br/>BEGINNING AT A POINT WHICH BEARS SOUTH 39° 29' EAST 85.566 FEET AND SOUTH 45° 52 30" WEST 1359.661 FEET, AND NORTH 44° 12' 30" WEST 83.01 FEET FROM THE MOST SOUTHERLY CORNER OF TIDE LOT NO. 276, AS DESCRIBED IN DEED FROM THE TIDELAND COMMISSIONERS, RECORDED IN BOOK N OF DEEDS, AT PAGE 9, MARIN COUNTY RECORDS, AND RUNNING THENCE SOUTH 45° 47' 30" WEST 579.68 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD, THENCE ALONG SAID COUNTY ROAD LINE, NORTH 39° 30 30" WEST 104.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID COUNTY ROAD LINE, NORTH 45° 47 30" EAST 222.00 FEET; THENCE NORTH 44° 12 30" WEST 106.27 FEET; THENCE NORTH 00° 47' 30" EAST 241.80 FEET; THENCE NORTH 45° 47 30" EAST 178.11 FEET TO THE NORTHERLY LINE OF THE DEED RECORDED NOVEMBER 26, 2025 AS DOCUMENT NUMBER 20250030584 RECORDS OF MARIN COUNTY; THENCE NORTH 44° 12 30" WEST 108.00 FEET TO THE WESTERLY LINE OF SAID DEED RECORDED NOVEMBER 26, 2025 AS DOCUMENT NUMBER 2025-0030584 RECORDS OF MARIN COUNTY; THENCE ALONG SAID WESTERLY LINE SOUTH 45° 47' 30" WEST 539.42 FEET TO THE SAID NORTHEASTERLY LINE OF THE SAID COUNTY ROAD; THENCE ALONG SAID COUNTY ROAD LINE SOUTH 39° 30 30" EAST 386.55 FEET TO THE SAID TRUE POINT OF BEGINNING. CONTAINING 3.02 ACRES MORE OR LESS</div><div>APN: 063-140-15</div><div><div>PARCEL B:<br/>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:<br/><br/>BEGINNING AT A POINT WHICH BEARS SOUTH 39° 29' EAST 85.566 FEET AND SOUTH 45° 52 30" WEST 1359.661 FEET, AND NORTH 44° 12' 30" WEST 83.01 FEET FROM THE MOST SOUTHERLY CORNER OF TIDE LOT NO. 276, AS DESCRIBED IN DEED FROM THE TIDELAND COMMISSIONERS, RECORDED IN BOOK N OF DEEDS, AT PAGE 9, MARIN COUNTY RECORDS, AND RUNNING THENCE SOUTH 45° 47' 30" WEST 579.68 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD, THENCE ALONG SAID COUNTY ROAD LINE, NORTH 39° 30 30" WEST 104.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID COUNTY ROAD LINE, NORTH 45° 47 30" EAST 222.00 FEET; THENCE NORTH 44° 12 30" WEST 106.27 FEET; THENCE NORTH 00° 47' 30" EAST 241.80 FEET; THENCE NORTH 45° 47 30" EAST 178.11 FEET TO THE NORTHERLY LINE OF THE DEED RECORDED NOVEMBER 26, 2025 AS DOCUMENT NUMBER 20250030584 RECORDS OF MARIN COUNTY; THENCE SOUTH 44° 12 30" EAST 381.76; THENCE SOUTH 45° 47' 30" WEST 579.68 FEET TO THE NORTHEASTERLY LINE OF THE COUNTY ROAD, THENCE ALONG SAID COUNTY ROAD LINE, NORTH 39° 30' 30" WEST 104.86 FEET TO THE SAID TRUE POINT OF BEGINNING.</div><div>TOGETHER WITH LOT 5, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF RESUBDIVISION OF LOT 27, OF MARINSHIP PROPERTIES, IN THE CITY OF SAUSALITO, CALIFORNIA, FILED FOR RECORD SEPTEMBER 17, 1964 IN VOLUME 12 OF MAPS, AT PAGE 96, MARIN COUNTY RECORDS.</div><div>CONTAINING 3.33 ACRES MORE OR LESS</div><div>APN: 063-130-05</div></div></div><div>PROJECT DESCRIPTION</div><div>THE PROJECT PROPOSES THE DEMOLITION OF THE EXISTING OFFICE BUILDING AT 1 HARBOR AND CONSTRUCTION OF A NEW SIX-STORY RESIDENTIAL COMMUNITY COMPRISING OF 294 RENTAL HOMES INCLUDING 59 AFFORDABLE UNITS. THE APPLICANT INCLUDES A LOT LINE ADJUSTMENT BETWEEN 1 HARBOR DR. AND 3 HARBOR DR. TO RECONFIGURE THE UNDERLYING LEGAL PARCELS TO ACCOMMODATE THE EXISTING OFFICE BUILDING AND THE FOOTPRINT OF THE PROPOSED RESIDENTIAL BUILDING, CONSISTENT WITH THE MU-49 OVERLAY ZONING DISTRICT. THE EXISTING OFFICE BUILDING AT 3 HARBOR DRIVE WILL REMAIN IN ITS CURRENT OFFICE USE, WITH ASSOCIATED SITEWORK ON THE 3 HARBOR DRIVE PARCEL INCLUDING ADDITIONAL SURFACE PARKING STALLS INCLUDED AS PART OF THE PROJECT.</div><div>PROJECT INFO</div><div><div>PROJECT NAME:3 HARBOR DRIVE</div><div>ADDRESS:3 HARBOR DRIVE, SAUSALITO CA, 94965</div><div>OWNER:SAUSALITO DEVELOPMENT PARTNERS<br/>100 WILSHIRE BLVD., SUITE 1270<br/>SANTA MONICA, CA 90401</div></div></div></div></div></div> |



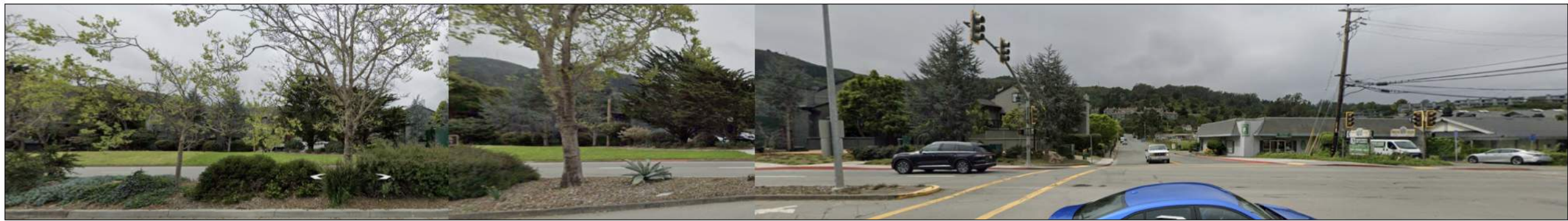




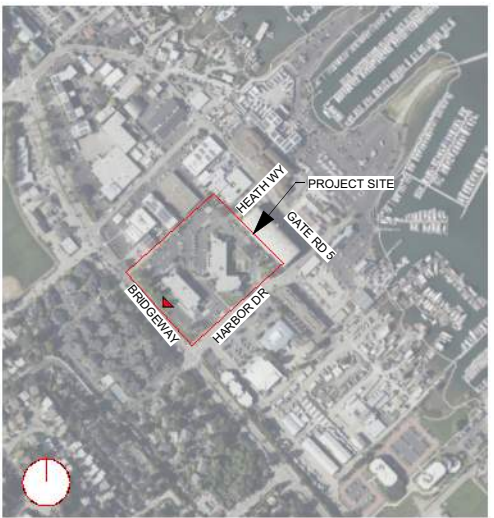




1. BRIDGEWAY BLV. FACING SOUTH WEST



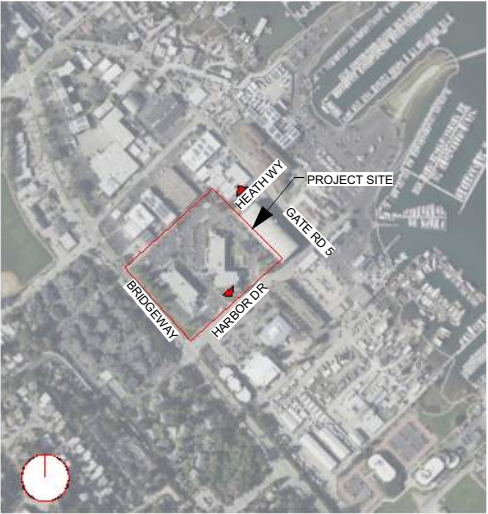
2. BRIDGEWAY BLV. FACING SOUTH WEST







3. HARBOR DR. FACING SOUTH EAST

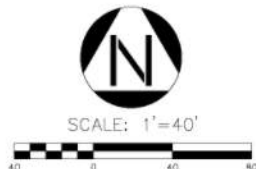








| LEGEND  |                            |
|---------|----------------------------|
| A.P.N.  | ASSESSORS PARCEL NUMBER    |
| BR      | BIKE RADK                  |
| ASPH    | ASPHALT                    |
| SSGO    | SEWER SINK CLEAN OUT       |
| TO      | TO                         |
| CL.F.   | CHAIN-LINK FENCE           |
| UV      | UTILITY VAULT              |
| CONC    | CONCRETE                   |
| D       | DELTA                      |
| TE      | TRASH ENCLOSURE            |
| GM      | GAS METER                  |
| H       | HEIGHT                     |
| WM      | WATER METER                |
| TH      | FIRE HYDRANT               |
| TS      | TRAFFIC SIGNAL             |
| B       | BOLLARD                    |
| SLV     | STREET LIGHT VAULT         |
| SW      | SWY WIRE                   |
| FW      | FAC BELL WAREHOUSE         |
| CV      | CABLE TV VAULT             |
| EL      | OVERHEAD ELECTRICAL LINE   |
| L       | LENGTH                     |
| PA      | PLANTER AREA               |
| PL      | PROPERTY LINE              |
| PP      | POWER POLE                 |
| R       | RADIUS                     |
| SMH     | SEWER MANHOLE              |
| TO      | TOP OF GRADE               |
| TSV     | TRAFFIC SIGNAL VAULT       |
| TD      | TELEPHONE PEDISTAL         |
| SGN     | SIGN                       |
| SL      | STREET LIGHT               |
| SQ. FT. | SQUARE FEET                |
| WALL    | WALL                       |
| INST    | INSTRUMENT                 |
| T       | TANGENT                    |
| WV      | WATER VALVE                |
| TRANS   | TRANSFORMER                |
| FOC     | FIRE DEPARTMENT CONNECTION |
| PV      | PRESSURE INDICATOR VALVE   |
| DS      | DITCH BASIN                |
| UP      | UTILITY PEDISTAL           |
| WV      | WATER VAULT                |
| COMP    | COMPACT                    |
| EDA     | EQUIPMENT AREA             |
| TR      | TREE                       |
| UR      | UTILITY RISER              |
| TE      | TRASH ENCLOSURE            |
| BRL     | BOLLARD RAILING            |
| CL      | CASEMENT LINE              |
| PL      | PARKING SETBACK LINE       |
| FEMA    | FEMA LINE                  |
| P.M.B.  | PARCEL MAP BOOK            |



#### BASIS OF BEARINGS

THE CENTERLINE OF HARBOR DRIVE AS SHOWN ON MAP FILED IN MAP BOOK 12, PAGE 98, COUNTY OF MARIN, CA  
BEARING BEING NORTH 45° 47' 30" EAST

#### BENCHMARK

NGS BENCHMARK  
BENCHMARK DESIGNATION: F 1444 ELEVATION(NAVD88): 8.84'  
DESCRIPTION: IN SAUSALITO AT THE INTERSECTION OF BRIDGEWAY BOULEVARD AND GATE 6 ROAD, 15.0 M NORTHEAST OF THE CENTER OF THE NORTHBOUND LANES OF THE BOULEVARD, 9.2M SOUTHEAST OF THE CENTER OF THE ROAD, 3.7M NORTH-NORTHEAST OF A TRAFFIC SIGNAL POST, 0.6M NORTHWEST OF UTILITY POLE, AND A 0.3M BELOW THE LEVEL OF THE BOULEVARD

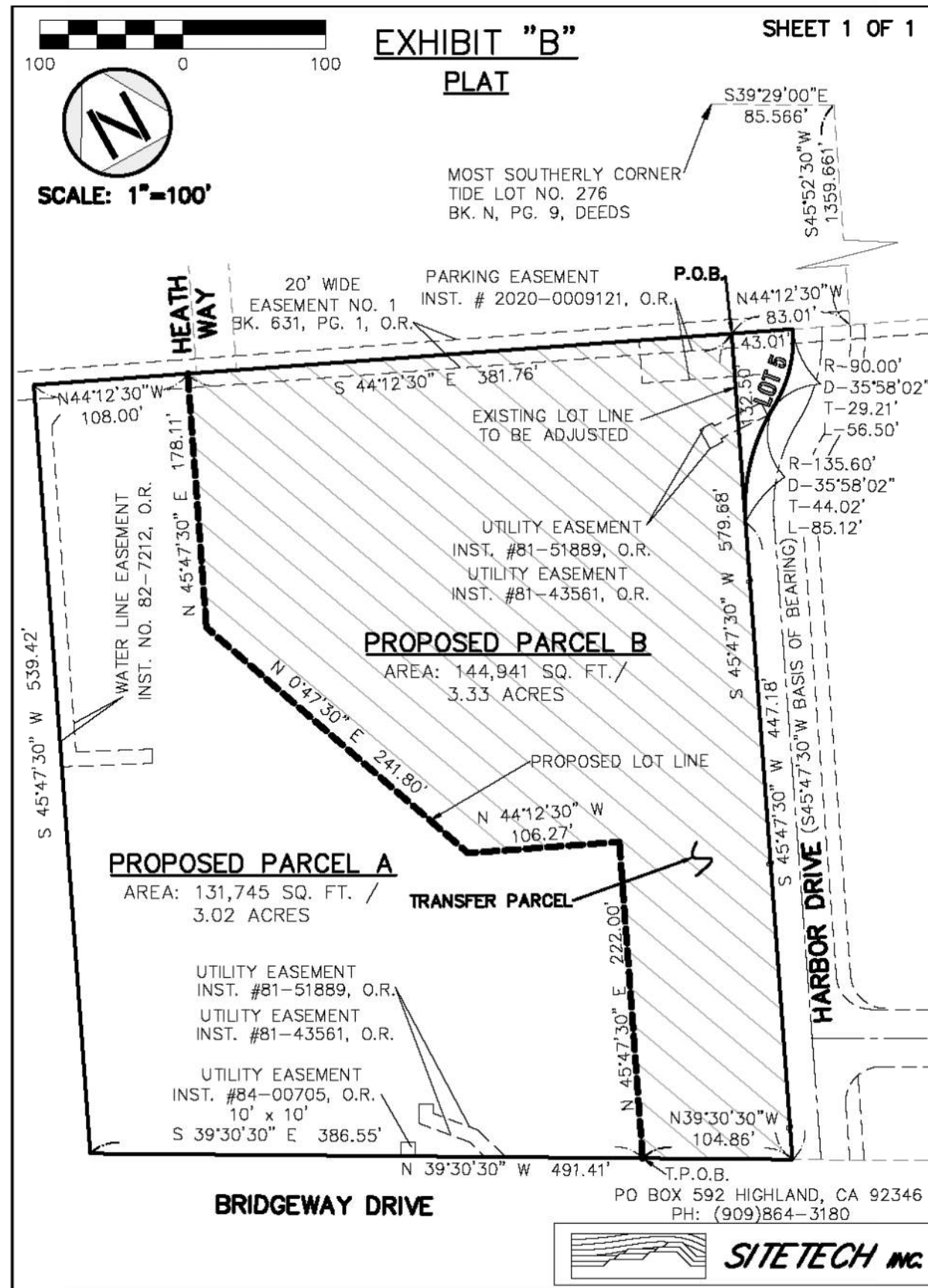


**SITETECH INC.**  
8081 CHURCH STREET (MAIL: P.O. BOX 592) HIGHLAND, CA 92346  
Ph: (909) 864-3180 FAX: (909) 864-0850

4/24/2026  
BERNHARD K. MAYER R.C.E. 36866 DATE  
L.S. 7319

**SITETECH, INC.**  
 PHONE: (909) 864-3180 FAX: (909) 864-0850  
 8081 CHURCH STREET, (P.O. BOX 592) HIGHLAND, CA 92346  
 Sheet 1 of 1









Level 06  
SCALE: 1" = 200'-0"

6  
G-100



Level 03  
SCALE: 1" = 200'-0"

3  
G-100



Level 05  
SCALE: 1" = 200'-0"

5  
G-100



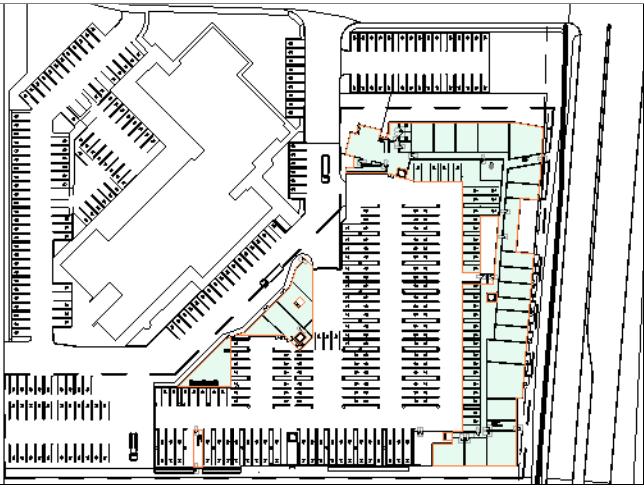
Level 02  
SCALE: 1" = 200'-0"

2  
G-100



Level 04  
SCALE: 1" = 200'-0"

4  
G-100



Level 01  
SCALE: 1" = 200'-0"

1  
G-100

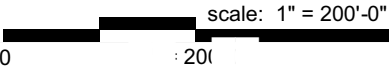
| AREA SCHEDULE (FLOOR AREA) |            |
|----------------------------|------------|
| LEVEL                      | AREA       |
| Level 01                   | 37,530 SF  |
| Level 02                   | 31,137 SF  |
| Level 03                   | 69,895 SF  |
| Level 04                   | 70,439 SF  |
| Level 05                   | 70,238 SF  |
| Level 06                   | 70,238 SF  |
| TOTAL AREA                 | 349,479 SF |

MEASUREMENT OF FLOOR AREA:  
**SMC 10.40.040.B**

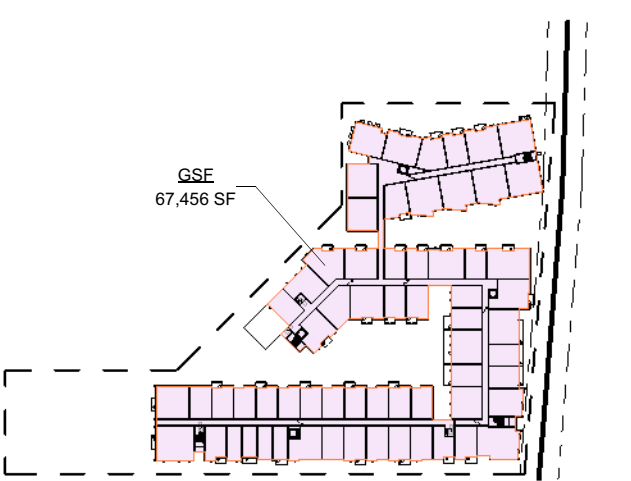
The sum of the gross horizontal surfaces of all enclosed buildings and any covered patio, balcony, court, deck, porch or terrace with over 50 percent of the surface of the exterior vertical area (not including the vertical area of the main building wall) enclosed by weatherproof materials (including closable windows, doors and louvers). Floor area shall be measured from the interior faces of the exterior walls and shall

**exclude vent, utility and elevator shafts; inner courts; 500 square feet of enclosed automobile parking spaces for single-family dwellings and the minimum area for parking and circulation required by SMC § 10.40.110 (Parking space requirements by land use) and 10.40.120 (Design and improvement of parking) for all other uses;**

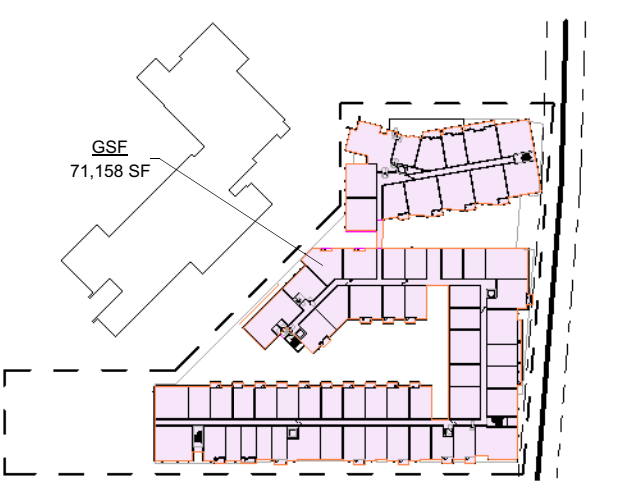
and shall include attics, crawl spaces and other confined spaces with a ceiling height greater than five feet 11 inches where such space has a finished floor. Interior volumes in residential structures with a finished floor to top of roof height of over 20 feet for sloped roofs (minimum 4:12 pitch) and over 17 feet for flat roofs shall be counted as 1.5 times the finished floor area. Continuous staircases (e.g., stacked) shall be measured as **floor area on one floor only**. Discontinuous (e.g., offset) staircases in residential structures shall be measured as floor area on each floor..



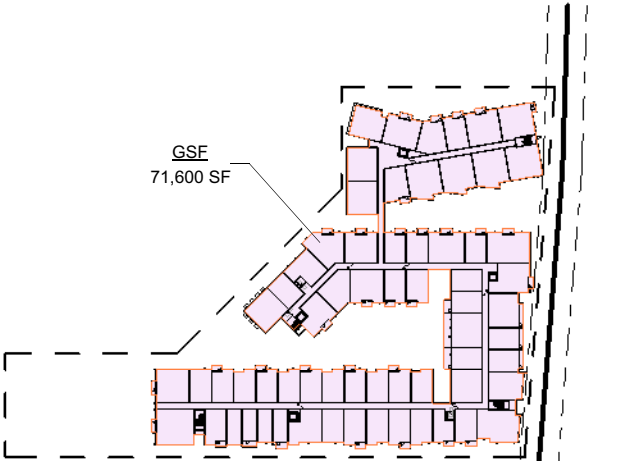




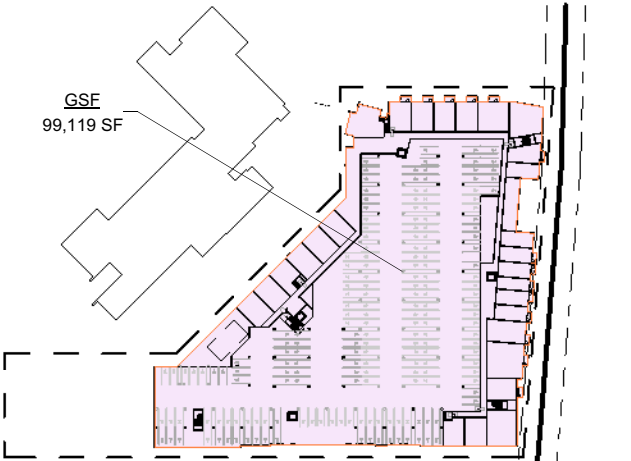
Level 06  
SCALE: 1" = 200'-0"



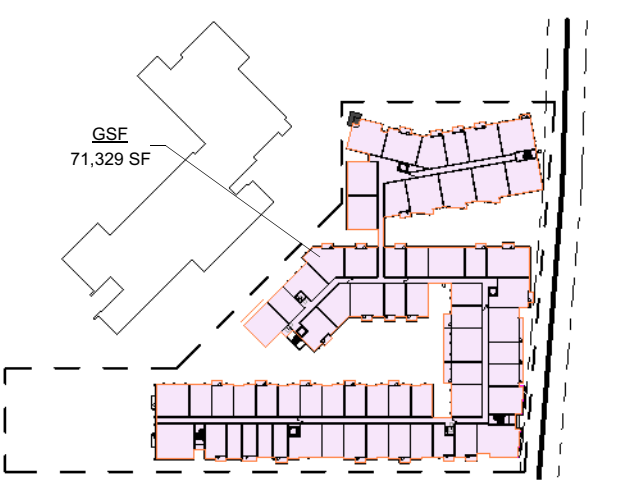
Level 03  
SCALE: 1" = 200'-0"



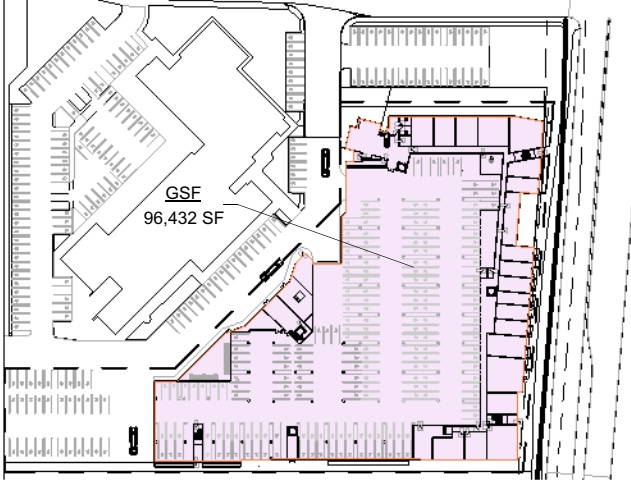
Level 05  
SCALE: 1" = 200'-0"



Level 02  
SCALE: 1" = 200'-0"



Level 04  
SCALE: 1" = 200'-0"

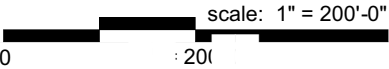


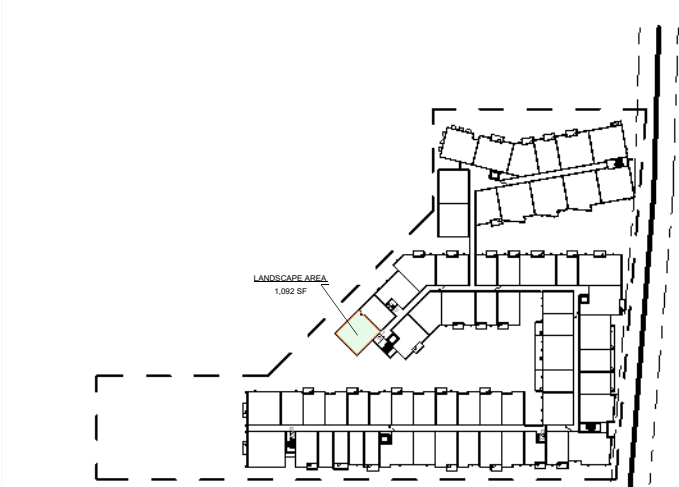
Level 01  
SCALE: 1" = 200'-0"

| AREA SCHEDULE (GROSS BUILDING) |      |                     |            |
|--------------------------------|------|---------------------|------------|
| Level                          | Name | Area Type           | Area       |
| Level 01                       | GSF  | Gross Building Area | 96,432 SF  |
| Level 02                       | GSF  | Gross Building Area | 99,119 SF  |
| Level 03                       | GSF  | Gross Building Area | 71,158 SF  |
| Level 04                       | GSF  | Gross Building Area | 71,329 SF  |
| Level 05                       | GSF  | Gross Building Area | 71,600 SF  |
| Level 06                       | GSF  | Gross Building Area | 67,456 SF  |
| TOTAL GSF                      |      |                     | 477,094 SF |

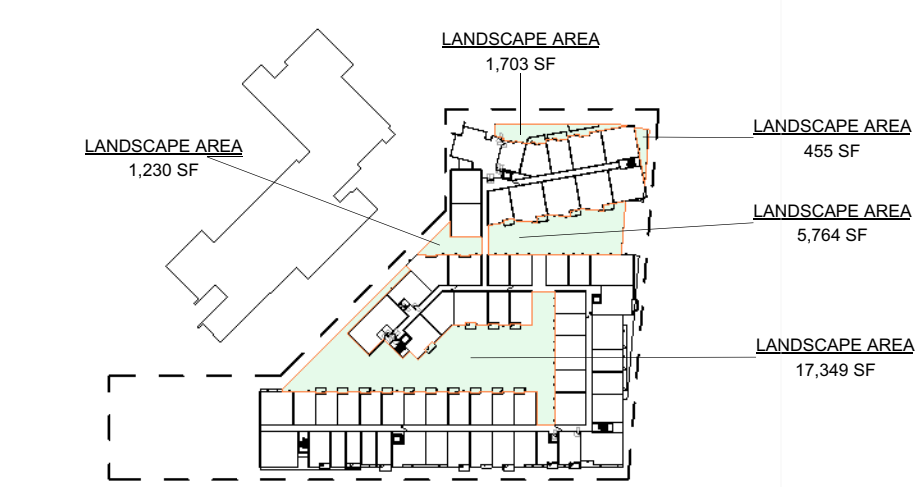
**BUILDING AREA PER 2025 CBC SECTION 202:**

THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

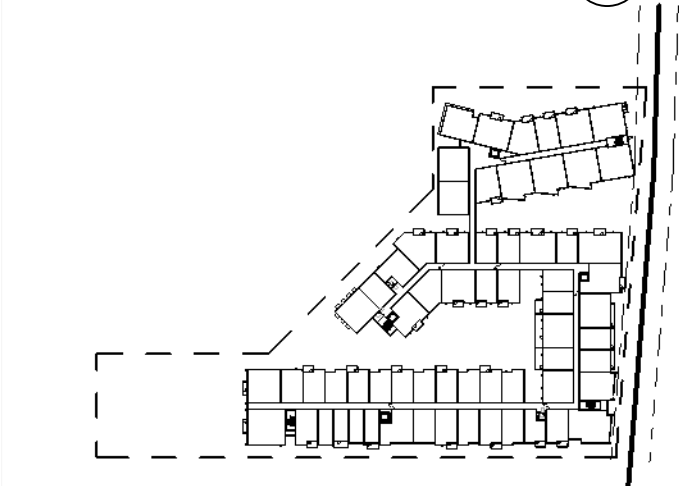




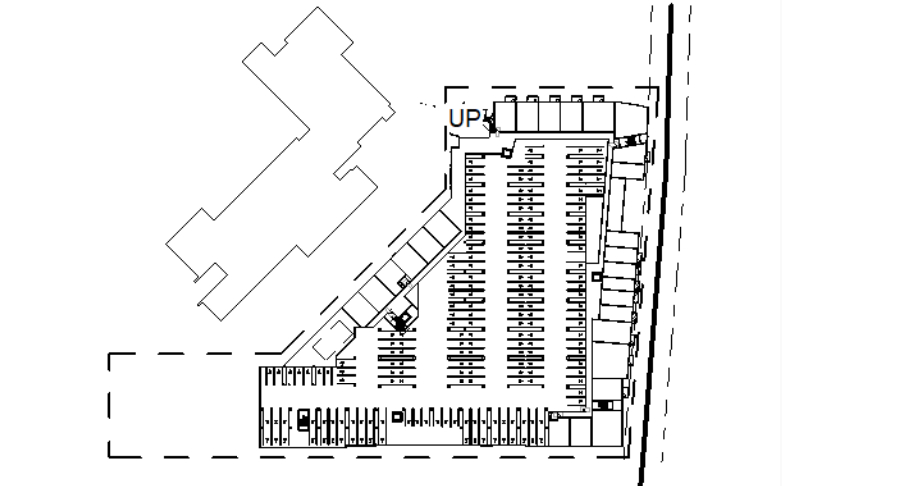
Level 06  
SCALE: 1" = 200'-0"  
6  
G-105



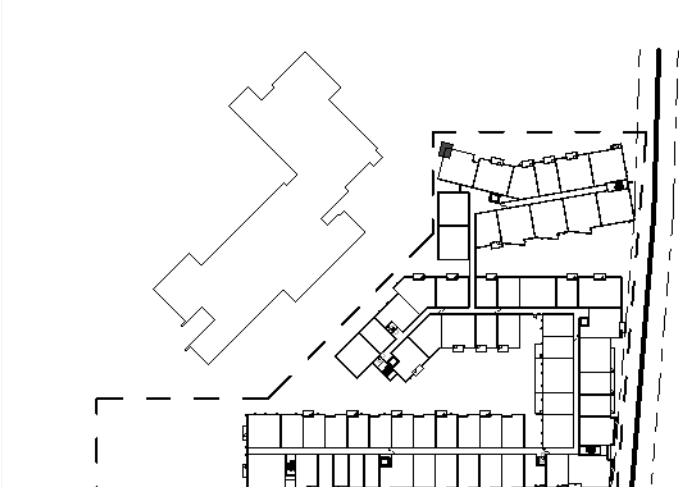
Level 03  
SCALE: 1" = 200'-0"  
3  
G-105



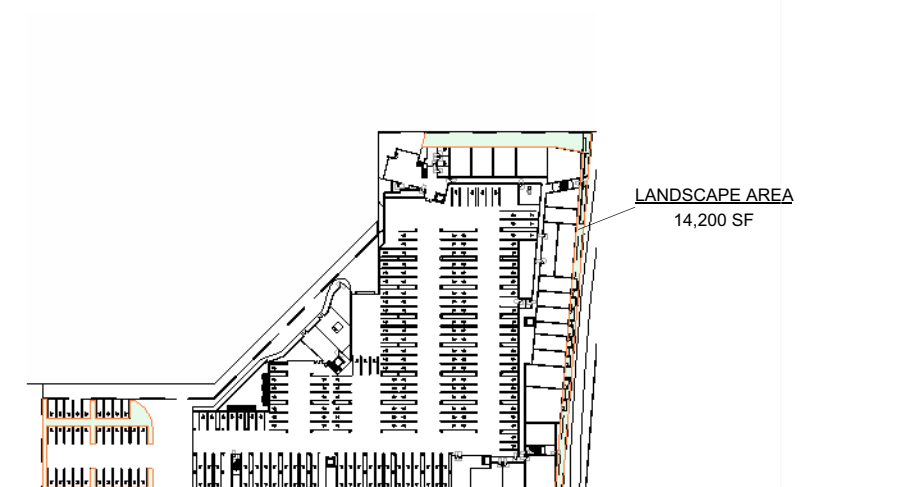
Level 05  
SCALE: 1" = 200'-0"  
5  
G-105



Level 02  
SCALE: 1" = 200'-0"  
2  
G-105



Level 04  
SCALE: 1" = 200'-0"  
4  
G-105



Level 01  
SCALE: 1" = 200'-0"  
1  
G-105

| LANDSCAPE             |                |           |
|-----------------------|----------------|-----------|
| LEVEL                 | NAME           | AREA      |
| Level 01              | LANDSCAPE AREA | 14,200 SF |
|                       |                | 14,200 SF |
| Level 03              | LANDSCAPE AREA | 5,764 SF  |
| Level 03              | LANDSCAPE AREA | 17,349 SF |
| Level 03              | LANDSCAPE AREA | 1,703 SF  |
| Level 03              | LANDSCAPE AREA | 1,230 SF  |
| Level 03              | LANDSCAPE AREA | 455 SF    |
|                       |                | 26,501 SF |
| Level 06              | LANDSCAPE AREA | 1,092 SF  |
|                       |                | 1,092 SF  |
| TOTAL LANDSCAPE AREA: |                | 41,793 SF |

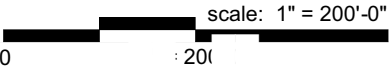
LANDSCAPE AREA REQUIRED:

**SMC TABLE 10.28-1:** MIN LANDSCAPE AREA PER MU-49 HOUSING OVERLAY: 10% OF OVERALL FLOOR AREA

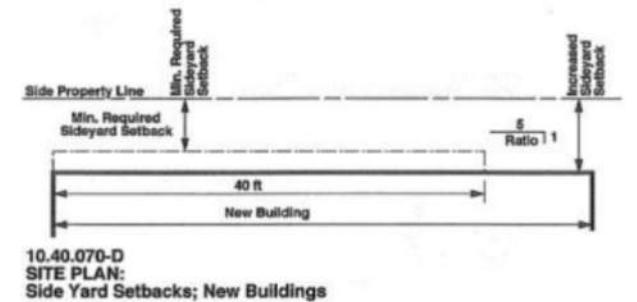
OVERALL FLOOR AREA PROVIDED: 322,196 SF

LANDSCAPE REQUIRED: 32,220 SF

LANDSCAPE PROVIDED: 41,793 SF







#### WAIVER: SETBACK REDUCTION:

WAIVE THE REQUIRED INCREASED ADDITIONAL (1'-0") OF SETBACK FOR EVERY 5'-0" OF BUILDING LENGTH OVER 40'. THE UNCONVENTIONAL SHAPE OF THE PROPERTY AS WELL AS THE DENSITY WOULD MAKE THIS PROJECT UNFEASIBLE TO COMPLY WITH THE ADDITIONAL SETBACK REQUIREMENT.

#### FRONT SETBACK (ALONG BRIDGEWAY):

BASE REQUIRED SETBACK: 0'-0"  
LENGTH OF BUILDING WALL: 353'-10"  
EXTRA SETBACK REQUIRED: 63'-0"  
SETBACK PROVIDED: 5'

#### SIDE SETBACK:

BASE REQUIRED SETBACK: 5'-0"  
LENGTH OF BUILDING WALL: 377'-3"  
EXTRA SETBACK REQUIRED: 68'-0"  
SETBACK PROVIDED: 10'-1"

#### SIDE SETBACK (ALONG HARBOR):

BASE SETBACK REQUIRED: 5'-0"  
LENGTH OF BUILDING WALL: 207'-0"  
EXTRA SETBACK REQUIRED: 34'-0"  
SETBACK PROVIDED: 5'-0"

#### SIDE SETBACK (ALONG 3 HARBOR):

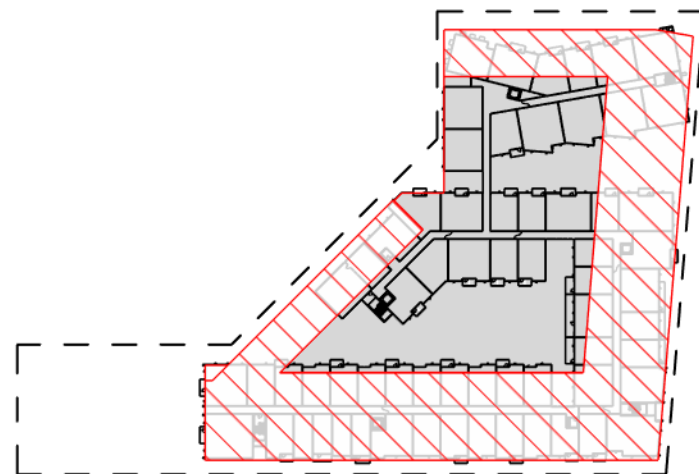
BASE SETBACK REQUIRED: 5'-0"  
LENGTH OF BUILDING WALL: 187'-0"  
EXTRA SETBACK REQUIRED: 30'-0"  
SETBACK PROVIDED: 5'-0"

#### SMC 10.40.070.D.1

LENGTH OF BUILDING. THE LENGTH OF A STRUCTURE SHALL BE MEASURED ALONG A LINE PARALLEL TO THE ADJOINING SIDE LOT LINE. WHERE THE LENGTH OF A STRUCTURE, BUILDING WALL, OR SERIES OF ATTACHED BUILDING WALLS EXCEEDS 40 FEET MEASURED PARALLEL TO THE ADJOINING SIDE LOT LINE, THE MINIMUM SETBACK SHALL BE INCREASED AT THE RATE OF ONE FOOT FOR EACH FIVE FEET SUCH LENGTH EXCEEDS 40 FEET. THE FULL LENGTH OF THE BUILDING SHALL BE SUBJECT TO THE INCREASED SETBACK.

#### LEGEND:

-  RED HATCH INDICATES NON-BUILDABLE AREA IF COMPLYING WITH REQUIRED CODE
-  GREY HATCH INDICATES BUILDABLE AREA THAT COMPLYING WITH REQUIRED CODE



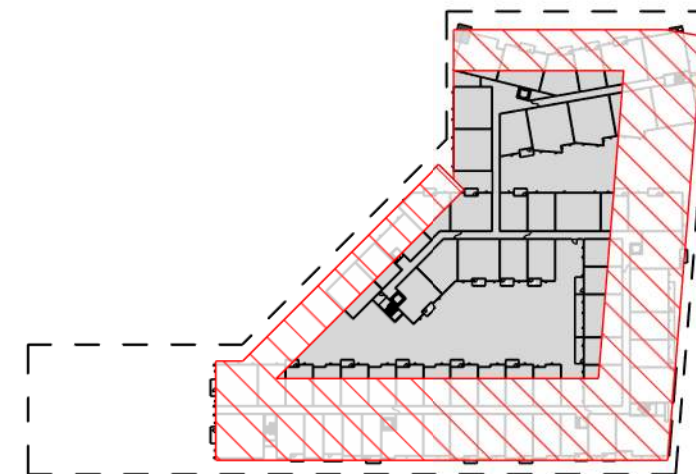
SETBACK REDUCTION LEVEL 6  
SCALE: 1" = 160'-0"

6  
G-200



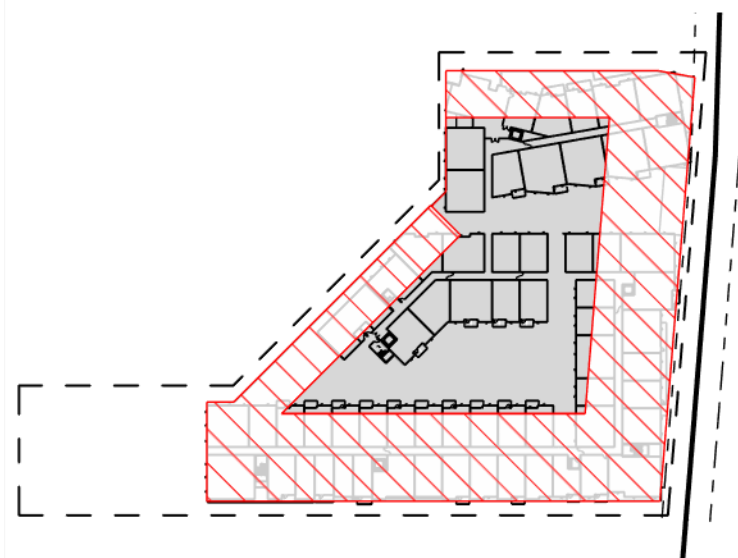
SETBACK REDUCTION LEVEL 5  
SCALE: 1" = 160'-0"

5  
G-200



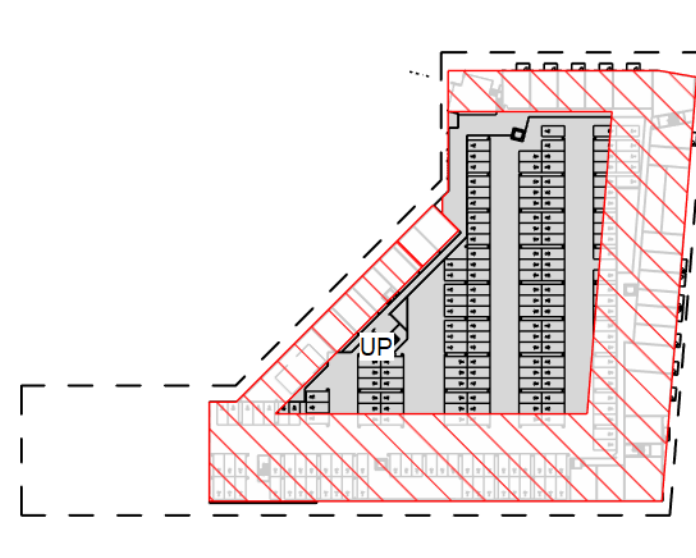
SETBACK REDUCTION LEVEL 4  
SCALE: 1" = 160'-0"

4  
G-200



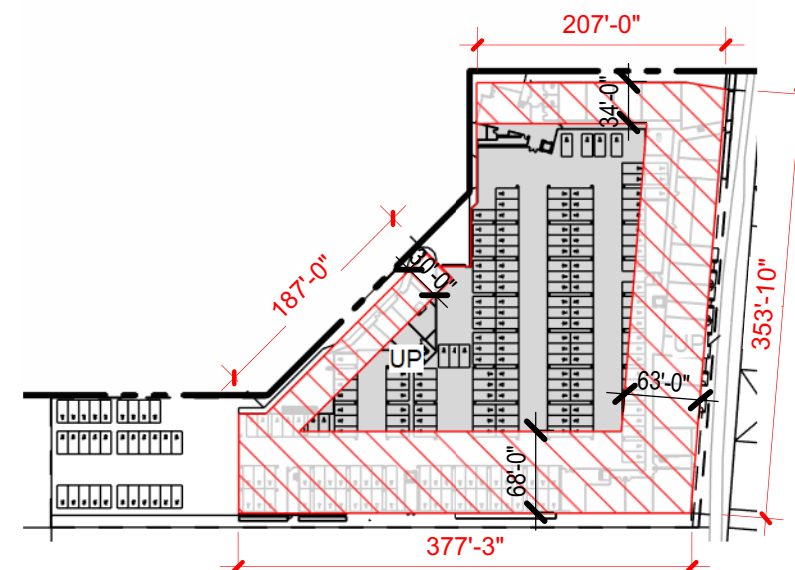
SETBACK REDUCTION LEVEL 3  
SCALE: 1" = 160'-0"

3  
G-200



SETBACK REDUCTION LEVEL 2  
SCALE: 1" = 160'-0"

2  
G-200



SETBACK REDUCTION LEVEL 1  
SCALE: 1" = 160'-0"

1  
G-200

WAIVER: HEIGHT INCREASE

SMC TABLE 10.28-4: MAX HEIGHT PER MU-49 HOUSING OVERLAY: 35'-0" (3 STORIES)  
PROPOSED HEIGHT: 80'-0" (6 STORIES)

WAIVE THE MAXIMUM BUILDING HEIGHT REQUIREMENT OF 35'/3 STORIES AS PRESCRIBED BY THE SAUSALITO MU-49 HOUSING OVERLAY. THE PROPOSED HOUSING PROJECT IS 6 STORIES (80'-0") AND WOULD REQUIRE REMOVING 3 LEVELS AND 190 DWELLING UNITS FROM THE PROJECT IN ORDER TO COMPLY.

LEGEND:

RED HATCH INDICATES NON-BUILDABLE AREA IF COMPLYING WITH REQUIRED CODE

GREY HATCH INDICATES BUILDABLE AREA THAT COMPLYING WITH REQUIRED CODE



BUILDING NORTH ELEVATION HEIGHT REDUCTION

SCALE: 1" = 30'-0"

2  
G-202



BUILDING SOUTH ELEVATION HEIGHT REDUCTION

SCALE: 1" = 30'-0"

1  
G-202



WAIVER: MAX BUILDING COVERAGE REDUCTION

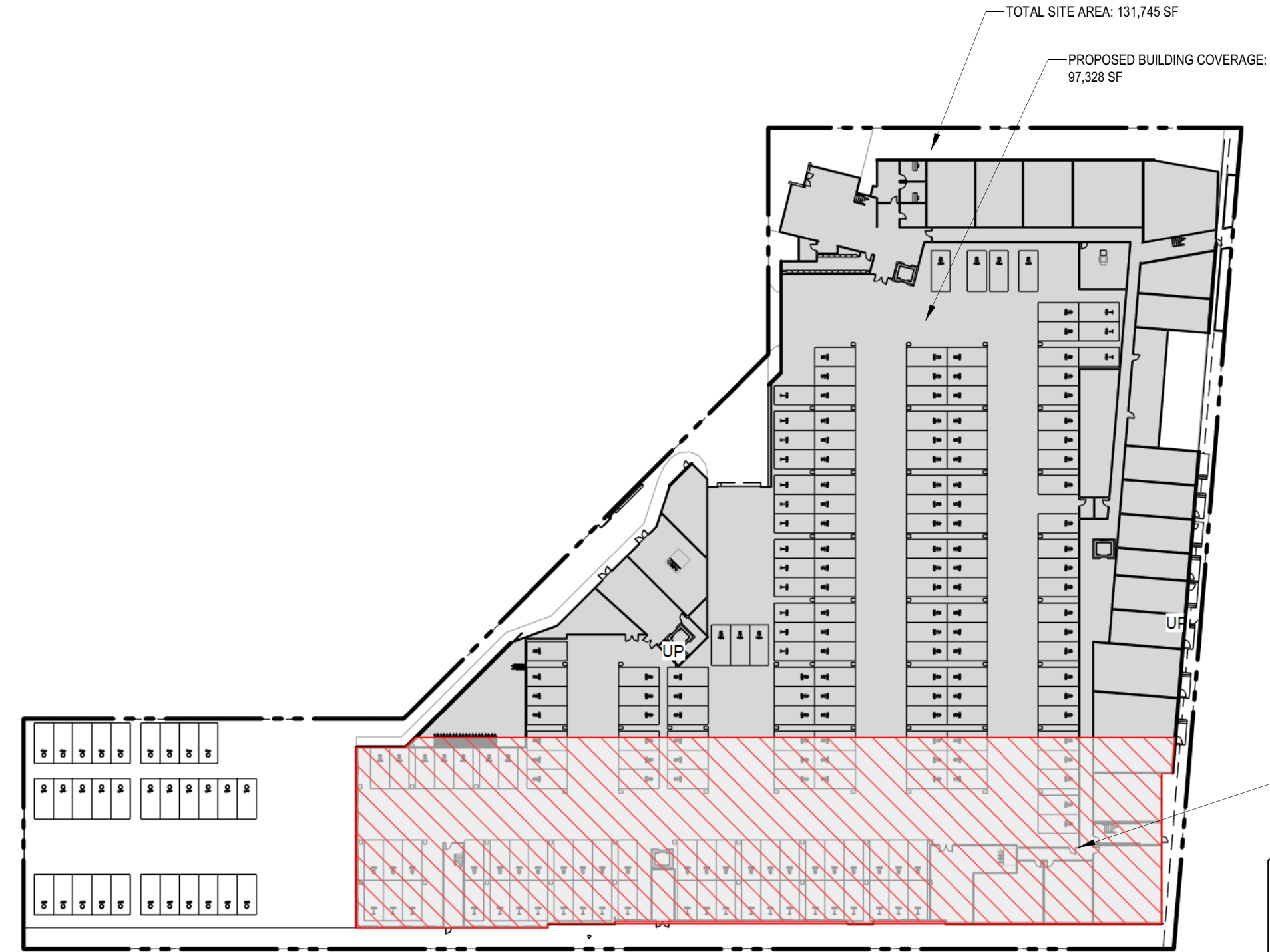
TABLE 10.26-2 - MAX BUILDING COVERAGE: 50% TOTAL SITE AREA

TOTAL SITE AREA: 131,745 SF  
MAX BUILDING COVERAGE ALLOWED: 65,872 SF (50%)

BUILDING COVERAGE PROPOSED: 97,328 SF

WAIVE THE MAXIMUM BUILDING COVERAGE REQUIREMENT OF 50% OF TOTAL SITE AREA PRESCRIBED BY THE SAUSALITO INDUSTRIAL MARINSHIP ZONING DISTRICT. THE PROPOSED BUILDING COVERAGE IS 97,328 SF AND WOULD REQUIRE REMOVING 33,146 SF FROM THE GROUND FLOOR LEVEL WHICH WOULD ELIMINATE 4 DWELLING UNITS AND 74 PARKING STALLS, MAKING US UNCOMPLIANT WITH THE PARKING REQUIREMENT.

**SMC 10.40.050.B:**  
MEASUREMENT OF COVERAGE. COVERAGE IS MEASURED AS THE PERCENTAGE OF THE TOTAL SITE AREA OCCUPIED BY BUILDINGS AND STRUCTURES. FOR THE PURPOSES OF THIS DEFINITION, "BUILDINGS" INCLUDE PRIMARY BUILDINGS, GARAGES, CARPORTS, AND ACCESSORY BUILDINGS; DECKS AND PAVED AREAS (SUCH AS WALKWAYS, DRIVEWAYS, PATIOS, UNCOVERED PARKING AREAS OR ROADS) THAT HAVE AN ELEVATION OF AT LEAST TWO FEET ABOVE THE AVERAGE LEVEL OF THE NATURAL GRADE DIRECTLY BELOW THE CONSTRUCTED FEATURE (AVERAGE OF HIGHEST AND LOWEST POINTS); AND STAIRS TWO FEET ABOVE THE NATURAL GRADE. THE MEASUREMENT OF SITE COVERAGE SHALL NOT INCLUDE THE PORTION OF ROOF EAVES AND/OR RAIN GUTTERS THAT EXTEND NO MORE THAN TWO FEET SIX INCHES FROM THE FACE OF THE BUILDING WALL, BUT SHALL INCLUDE THE PORTION OF ROOF EAVES AND/OR RAIN GUTTERS THAT EXTEND MORE THAN TWO FEET SIX INCHES FROM THE FACE OF THE BUILDING WALL. ALSO SEE SMC § 10.56.050.



BUILDING COVERAGE LEVEL 1  
SCALE: 1" = 60'-0"

1  
G-203

- LEGEND:**
- RED HATCH INDICATES NON-BUILDABLE AREA IF COMPLYING WITH REQUIRED CODE
  - GREY HATCH INDICATES BUILDABLE AREA THAT COMPLYING WITH REQUIRED CODE

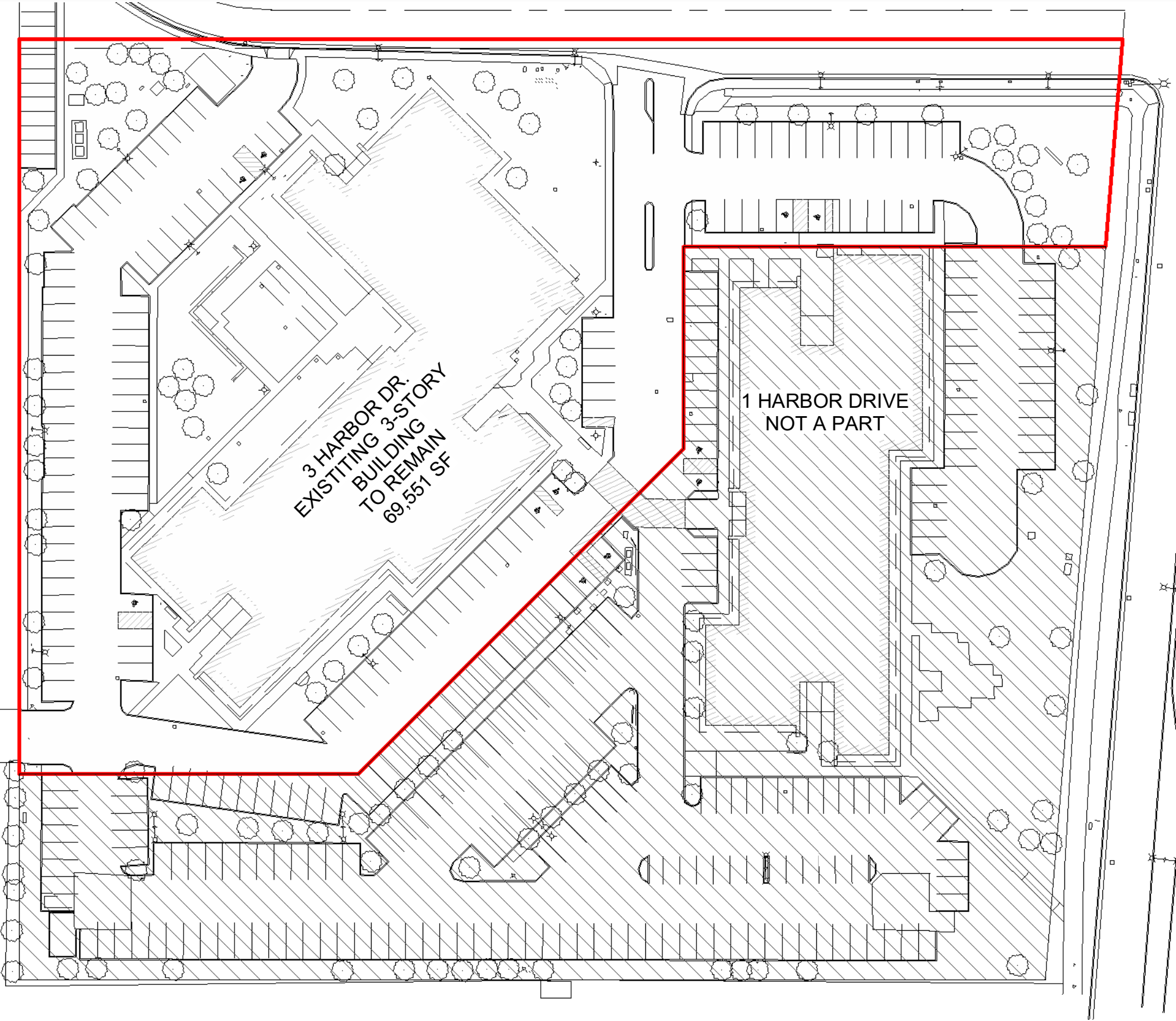
INCENTIVE TO RAISE THE FLOOR AREA RATIO FOR 3 HARBOR. THE SITE IS UNABLE TO GROW AND THE EXISTING BUILDING WILL REMAIN. RAISE THE FAR FROM 0.40 TO 0.47

SMC TABLE 10.26-2: INDUSTRIAL ZONING - MAX FLOOR AREA RATIO: 0.40

LOT SIZE: 145,055 SF

FLOOR AREA: 69,551 SF

FLOOR AREA RATIO: 69,551 SF / 145,055 SF = 0.47



scale: 1" = 60'-0"  
0 1" = 60'-0"

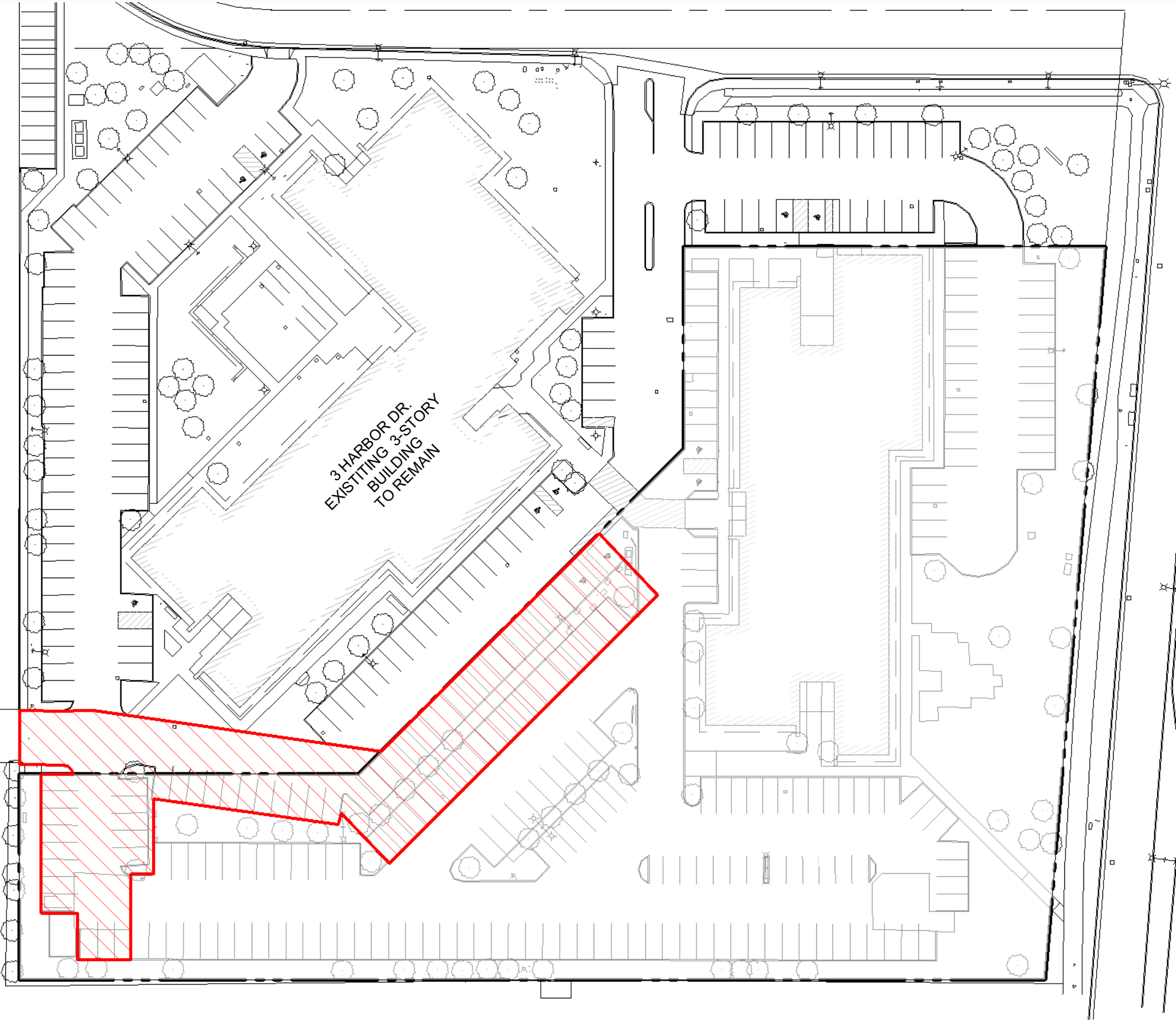


INCENTIVE FOR THE OFFICE PARKING REQUIREMENT FOR 3 HARBOR

SMC TABLE 10.40-1: OFFICE - 1 STALL PER 300 SF

LOWER THE MINIMUM REQUIRED PARKING FROM 240 STALLS TO 175 STALLS

|                                                                                                |            |
|------------------------------------------------------------------------------------------------|------------|
| OFFICE PARKING REQUIRED BEFORE LOT LINE ADJUSTMENT FOR BOTH 1 & 3 HARBOR (1 STALL PER 300 SF): | 401 STALLS |
| OFFICE PARKING PROVIDED BEFORE LOT LINE ADJUSTMENT FOR BOTH 1 & 3 HARBOR:                      | 339 STALLS |
| OFFICE PARKING REQUIRED AFTER LOT LINE ADJUSTMENT:                                             | 240 STALLS |
| OFFICE PARKING PROVIDED AFTER LOT LINE ADJUSTMENT:                                             |            |
| EXISTING ONSITE SURFACE STALLS TO REMAIN AFTER LLA:                                            | 112 STALLS |
| NEW ONSITE SURFACE STALLS WITH SITEWORK UPGRADE AND RESTRIPING :                               | 32 STALLS  |
| NEW OFFSITE SURFACE STALLS ON 1 HARBOR FOR 3 HARBOR USE:                                       | 31 STALLS  |
| OFFICE PARKING STALLS TOTAL:                                                                   | 175 STALLS |



LEGEND:

RED HATCH INDICATES AREA THAT WOULD NEED TO REMAIN AS PARKING TO SATISFY THE PARKING REQUIREMENT

scale: As indicated  
0 As indicated



S1 - STUCCO, LIGHT GREY, PPG0995-4



S2 - STUCCO DARK GREY, PPG0995-6



S3 - STUCCO, TERRACOTTA, PPG1063-7



S4 - STUCCO - BLACK



W1 - VINYL WINDOW



SF1 - ALUMINUM GLAZING SYSTEM

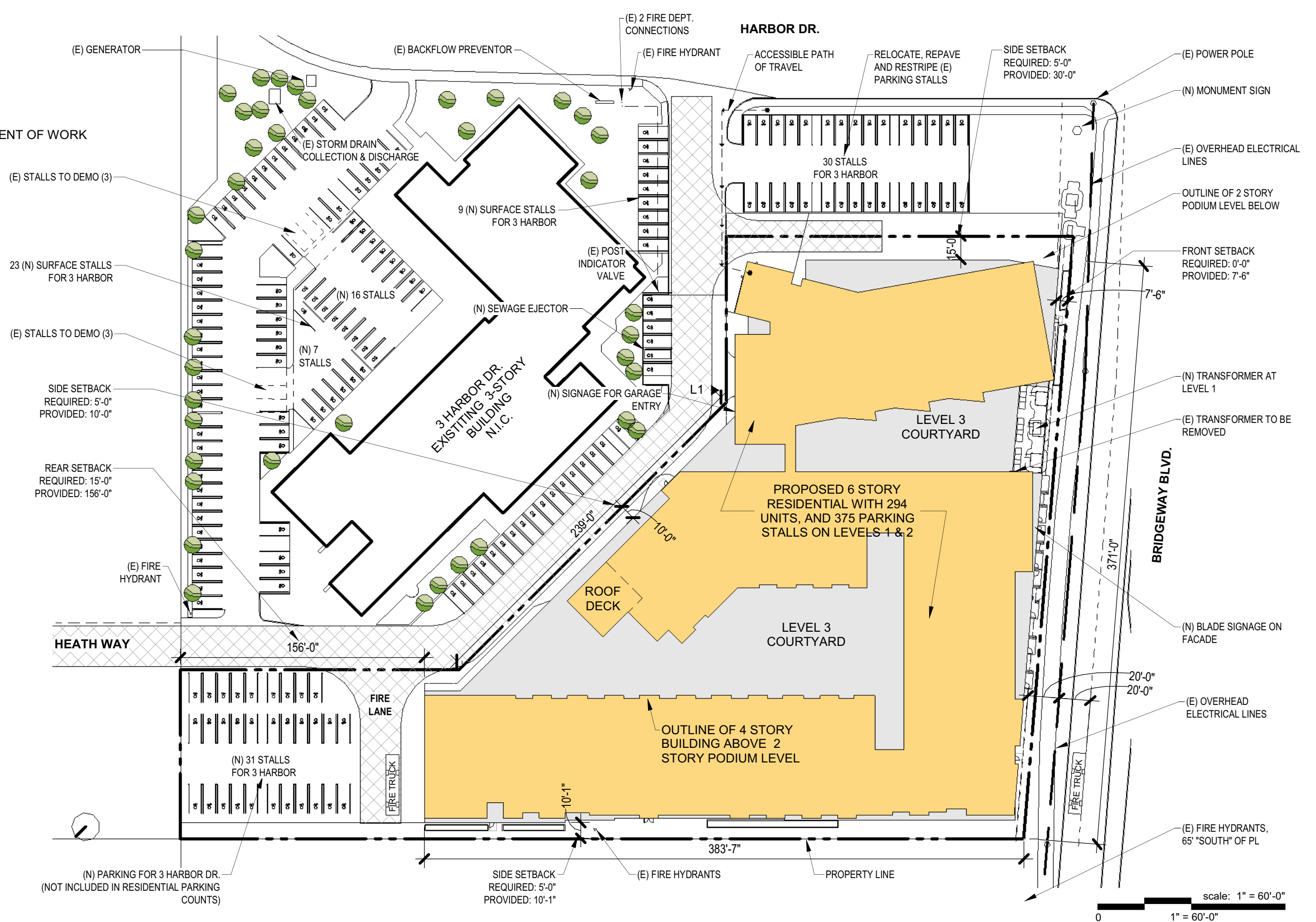
#### MATERIAL LEGEND

|      |                                |
|------|--------------------------------|
| S1   | PLASTER, LIGHT GREY, PPG0995-4 |
| S2   | PLASTER, DARK GREY, PPG0995-6  |
| S3   | PLASTER, TERRACOTTA, PPG1063-7 |
| S4   | PLASTER, BLACK                 |
| R1   | METAL RAILING                  |
| R2   | STUCCO RAILING                 |
| SF1  | ALUMINUM GLAZING SYSTEM        |
| W1   | VINYL WINDOW                   |
| ACM1 | ALUMINUM COMPOSITE             |

scale: As indicated  
0 As indicated

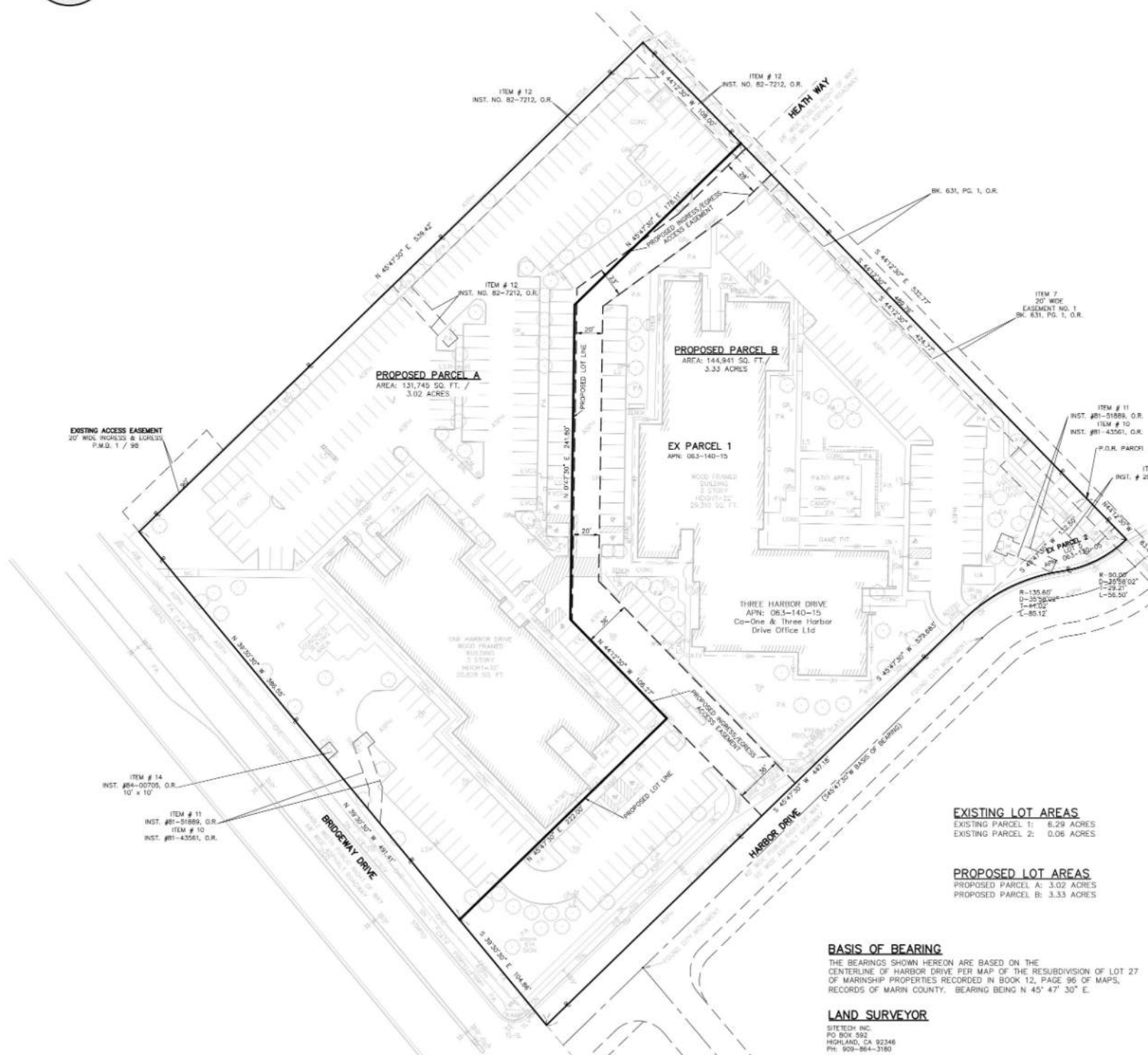


NOTE:  
SEE CIVIL FOR EXTENT OF WORK

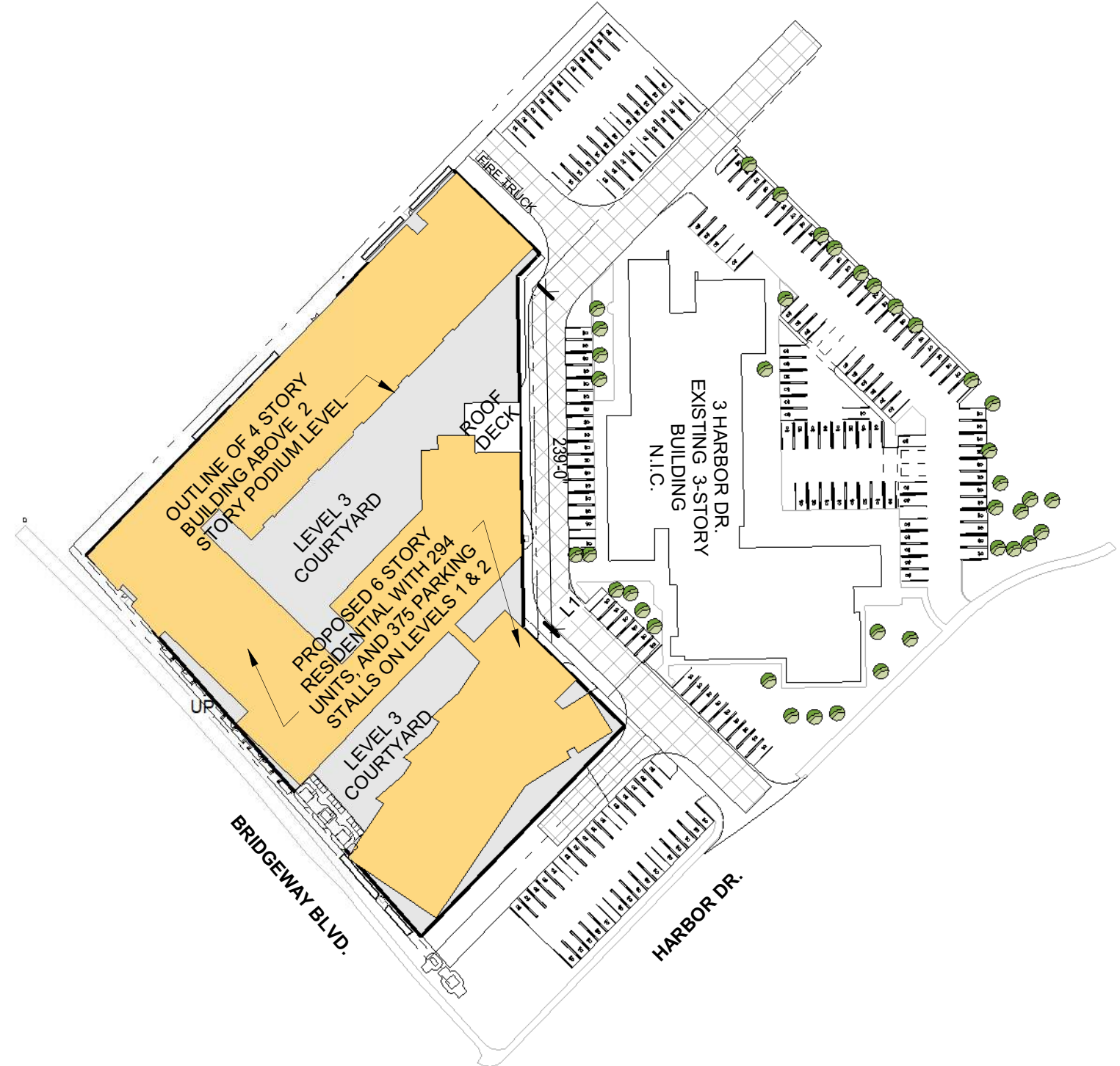




## EXISTING HARBOR 1 AND HARBOR 3 SITE PLAN

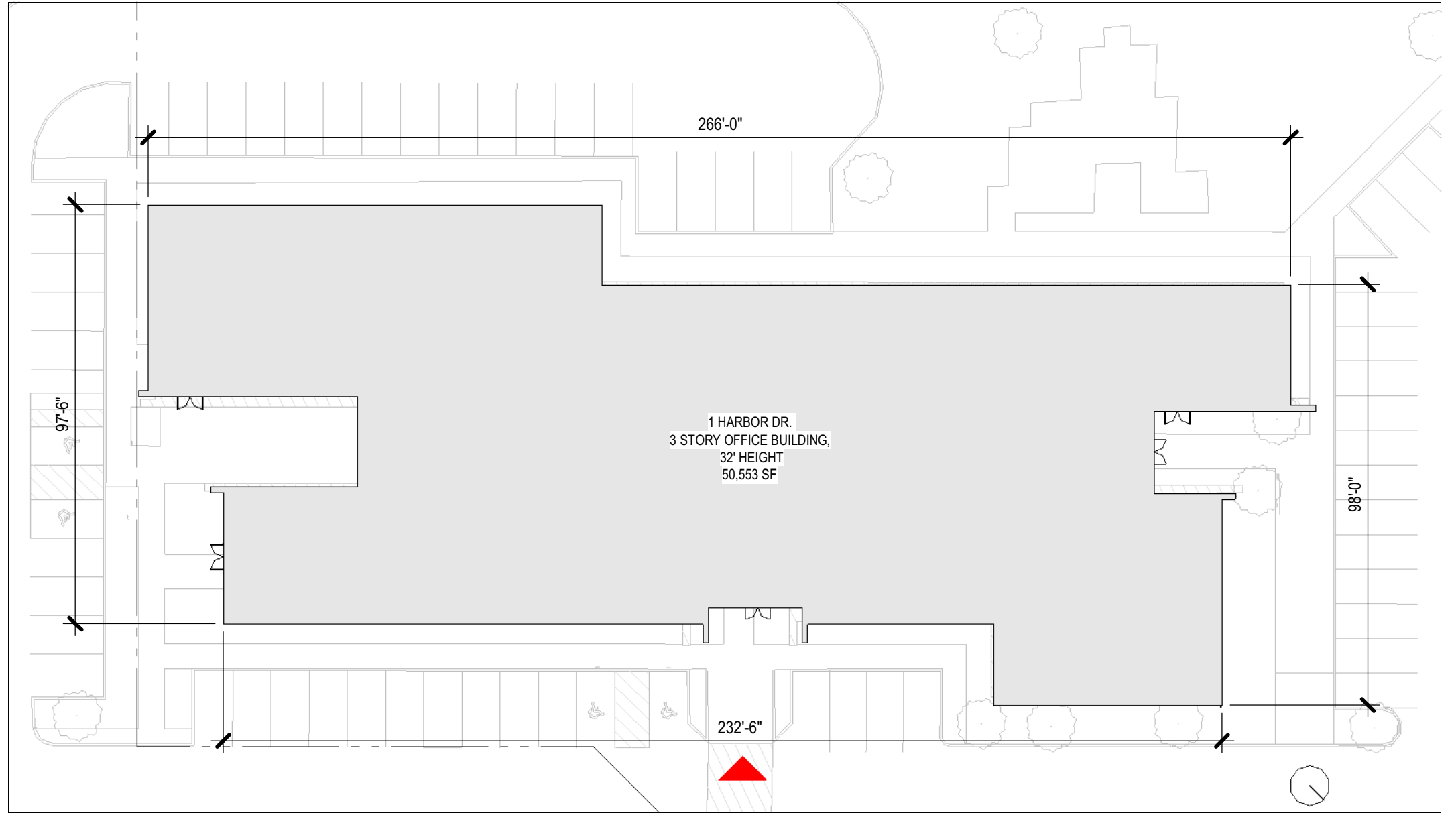
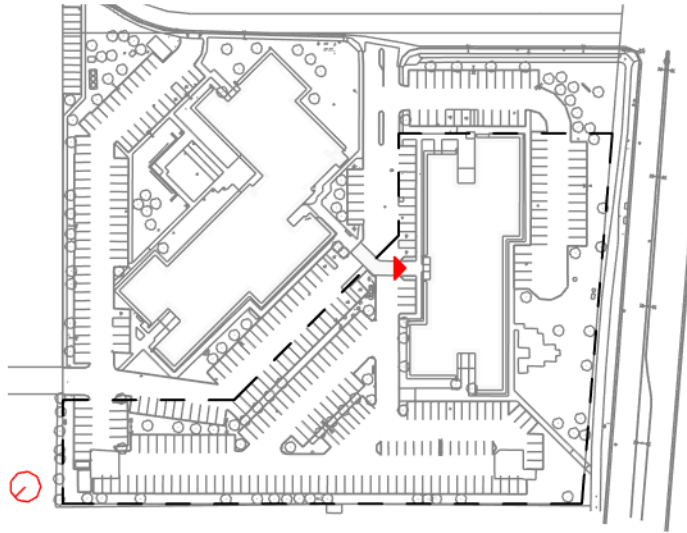


## PROPOSED HARBOR 1 AND HARBOR 3 SITE PLAN





KEY PLAN:

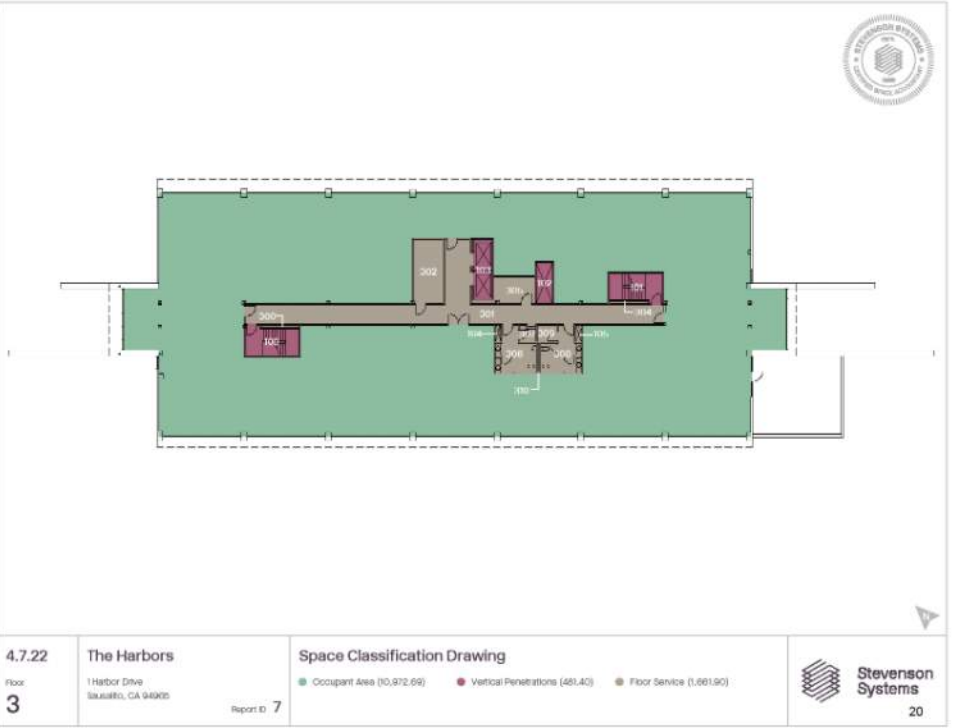


(E) OFFICE TO BE DEMO'D

SCALE: 1" = 30'-0"

1  
A-090

scale: As indicated  
0 As indicated



1 HARBOR EXISTING LEVEL 1 FLOOR PLAN

1 HARBOR EXISTING LEVEL 2 FLOOR PLAN

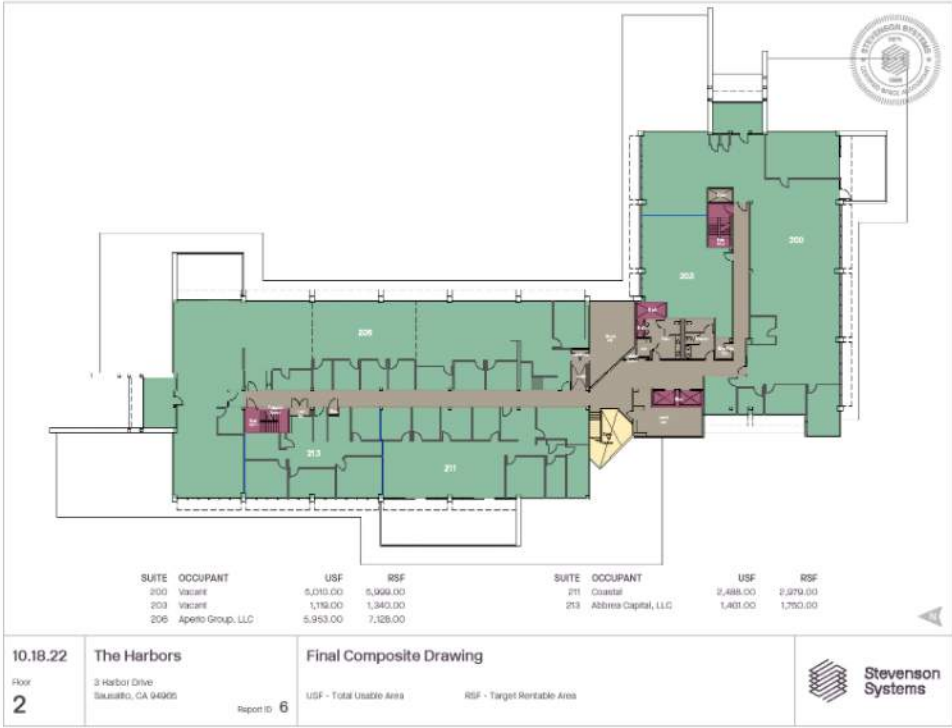
1 HARBOR EXISTING LEVEL 3 FLOOR PLAN







3 HARBOR EXISTING LEVEL 1 FLOOR PLAN



3 HARBOR EXISTING LEVEL 2 FLOOR PLAN



3 HARBOR EXISTING LEVEL 3 FLOOR PLAN



NET RENTABLE - UNIT SUMMARY

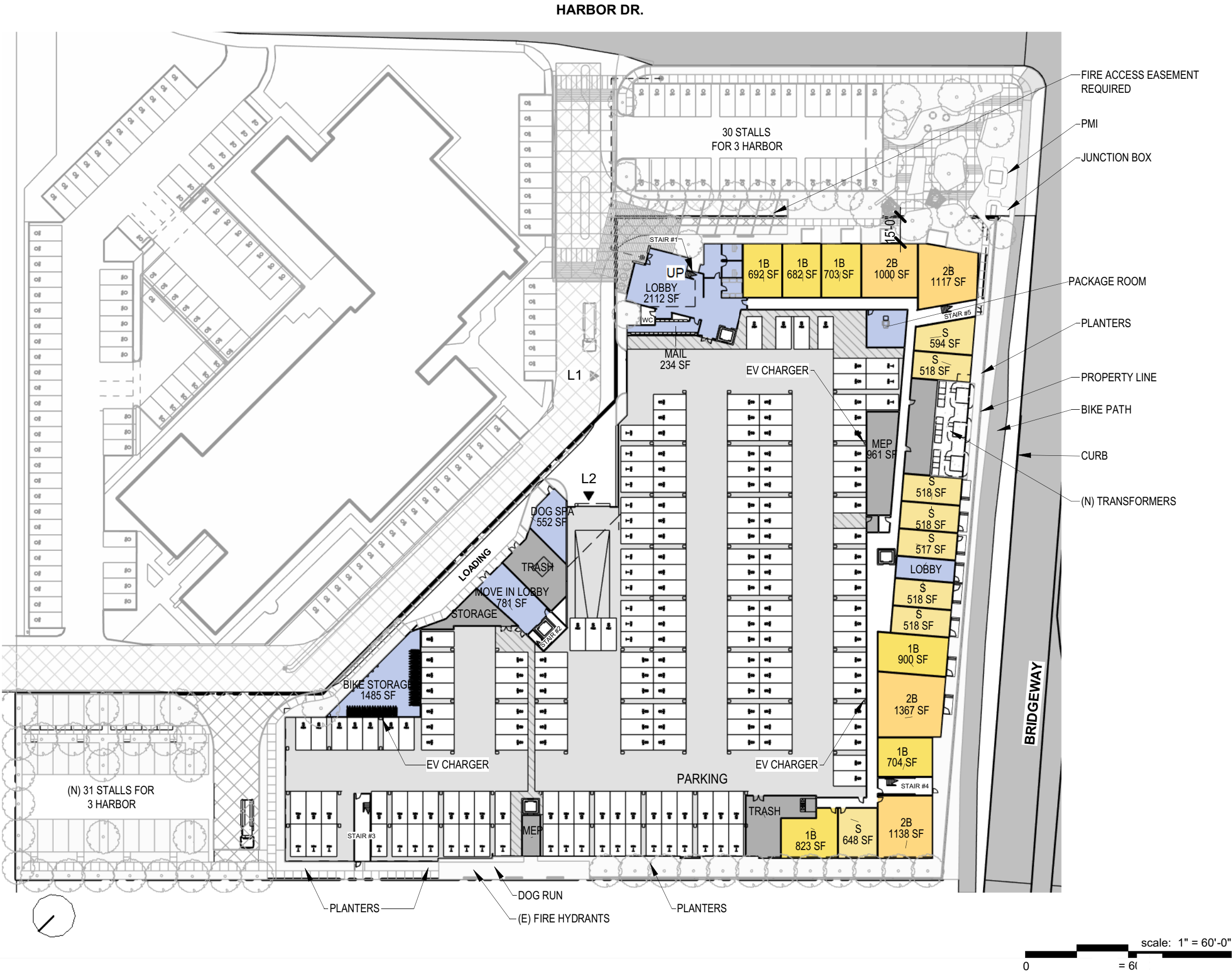
| Name | Quantity | Area       | %    | AVG. AREA |
|------|----------|------------|------|-----------|
| 1B   | 162      | 122,744 SF | 55%  | 758 SF    |
| 2B   | 91       | 102,975 SF | 31%  | 1,129 SF  |
| 3B   | 8        | 11,217 SF  | 3%   | 1,402 SF  |
| S    | 33       | 17,561 SF  | 11%  | 537 SF    |
|      | 294      | 254,496 SF | 100% |           |

AMENITY SUMMARY

| Name           | Quantity | Area      |
|----------------|----------|-----------|
| AMENITY        | 1        | 705 SF    |
| BIKE STORAGE   | 1        | 1,485 SF  |
| CLUB ROOM      | 1        | 1,661 SF  |
| CO-WORK        | 2        | 1,105 SF  |
| DOG SPA        | 1        | 552 SF    |
| FITNESS        | 1        | 1,801 SF  |
| LEASING OFFICE | 3        | 228 SF    |
| LOBBY          | 2        | 2,528 SF  |
| MOVE IN LOBBY  | 1        | 781 SF    |
| PACKAGE RM     | 1        | 132 SF    |
| PACKAGE ROOM   | 1        | 484 SF    |
| WELLNESS       | 1        | 727 SF    |
|                | 16       | 12,189 SF |

PARKING SCHEDULE (RESIDENTIAL)

| Type                                           | Count |
|------------------------------------------------|-------|
| *Schematic - Residential - Standard (9' x 19') | 301   |
| *Schematic - Residential - Tandem (9' x 19')   | 78    |
|                                                | 379   |





NET RENTABLE - UNIT SUMMARY

| Name | Quantity | Area       | %    | AVG. AREA |
|------|----------|------------|------|-----------|
| 1B   | 162      | 122,744 SF | 55%  | 758 SF    |
| 2B   | 91       | 102,975 SF | 31%  | 1,129 SF  |
| 3B   | 8        | 11,217 SF  | 3%   | 1,402 SF  |
| S    | 33       | 17,561 SF  | 11%  | 537 SF    |
|      | 294      | 254,496 SF | 100% |           |

AMENITY SUMMARY

| Name           | Quantity | Area      |
|----------------|----------|-----------|
| AMENITY        | 1        | 705 SF    |
| BIKE STORAGE   | 1        | 1,485 SF  |
| CLUB ROOM      | 1        | 1,661 SF  |
| CO-WORK        | 2        | 1,105 SF  |
| DOG SPA        | 1        | 552 SF    |
| FITNESS        | 1        | 1,801 SF  |
| LEASING OFFICE | 3        | 228 SF    |
| LOBBY          | 2        | 2,528 SF  |
| MOVE IN LOBBY  | 1        | 781 SF    |
| PACKAGE RM     | 1        | 132 SF    |
| PACKAGE ROOM   | 1        | 484 SF    |
| WELLNESS       | 1        | 727 SF    |
|                | 16       | 12,189 SF |

PARKING SCHEDULE (RESIDENTIAL)

| Type                                           | Count |
|------------------------------------------------|-------|
| *Schematic - Residential - Standard_(9' x 19') | 301   |
| *Schematic - Residential - Tandem_(9' x 19')   | 78    |
|                                                | 379   |



NET RENTABLE - UNIT SUMMARY

| Name | Quantity | Area       | %    | AVG. AREA |
|------|----------|------------|------|-----------|
| 1B   | 162      | 122,744 SF | 55%  | 758 SF    |
| 2B   | 91       | 102,975 SF | 31%  | 1,129 SF  |
| 3B   | 8        | 11,217 SF  | 3%   | 1,402 SF  |
| S    | 33       | 17,561 SF  | 11%  | 537 SF    |
|      | 294      | 254,496 SF | 100% |           |

AMENITY SUMMARY

| Name           | Quantity | Area      |
|----------------|----------|-----------|
| AMENITY        | 1        | 705 SF    |
| BIKE STORAGE   | 1        | 1,485 SF  |
| CLUB ROOM      | 1        | 1,661 SF  |
| CO-WORK        | 2        | 1,105 SF  |
| DOG SPA        | 1        | 552 SF    |
| FITNESS        | 1        | 1,801 SF  |
| LEASING OFFICE | 3        | 228 SF    |
| LOBBY          | 2        | 2,528 SF  |
| MOVE IN LOBBY  | 1        | 781 SF    |
| PACKAGE RM     | 1        | 132 SF    |
| PACKAGE ROOM   | 1        | 484 SF    |
| WELLNESS       | 1        | 727 SF    |
|                | 16       | 12,189 SF |





NET RENTABLE - UNIT SUMMARY

| Name | Quantity | Area       | %    | AVG. AREA |
|------|----------|------------|------|-----------|
| 1B   | 162      | 122,744 SF | 55%  | 758 SF    |
| 2B   | 91       | 102,975 SF | 31%  | 1,129 SF  |
| 3B   | 8        | 11,217 SF  | 3%   | 1,402 SF  |
| S    | 33       | 17,561 SF  | 11%  | 537 SF    |
|      | 294      | 254,496 SF | 100% |           |

AMENITY SUMMARY

| Name           | Quantity | Area      |
|----------------|----------|-----------|
| AMENITY        | 1        | 705 SF    |
| BIKE STORAGE   | 1        | 1,485 SF  |
| CLUB ROOM      | 1        | 1,661 SF  |
| CO-WORK        | 2        | 1,105 SF  |
| DOG SPA        | 1        | 552 SF    |
| FITNESS        | 1        | 1,801 SF  |
| LEASING OFFICE | 3        | 228 SF    |
| LOBBY          | 2        | 2,528 SF  |
| MOVE IN LOBBY  | 1        | 781 SF    |
| PACKAGE RM     | 1        | 132 SF    |
| PACKAGE ROOM   | 1        | 484 SF    |
| WELLNESS       | 1        | 727 SF    |
|                | 16       | 12,189 SF |



| Name | Quantity | Area       | %    | AVG. AREA |
|------|----------|------------|------|-----------|
| 1B   | 162      | 122,744 SF | 55%  | 758 SF    |
| 2B   | 91       | 102,975 SF | 31%  | 1,129 SF  |
| 3B   | 8        | 11,217 SF  | 3%   | 1,402 SF  |
| S    | 33       | 17,561 SF  | 11%  | 537 SF    |
|      | 294      | 254,496 SF | 100% |           |

| Name | Quantity | Area       | %    | AVG. AREA |
|------|----------|------------|------|-----------|
| 1B   | 162      | 122,744 SF | 55%  | 758 SF    |
| 2B   | 91       | 102,975 SF | 31%  | 1,129 SF  |
| 3B   | 8        | 11,217 SF  | 3%   | 1,402 SF  |
| S    | 33       | 17,561 SF  | 11%  | 537 SF    |
|      | 294      | 254,496 SF | 100% |           |

| Name           | Quantity | Area      |
|----------------|----------|-----------|
| AMENITY        | 1        | 705 SF    |
| BIKE STORAGE   | 1        | 1,485 SF  |
| CLUB ROOM      | 1        | 1,661 SF  |
| CO-WORK        | 2        | 1,105 SF  |
| DOG SPA        | 1        | 552 SF    |
| FITNESS        | 1        | 1,801 SF  |
| LEASING OFFICE | 3        | 228 SF    |
| LOBBY          | 2        | 2,528 SF  |
| MOVE IN LOBBY  | 1        | 781 SF    |
| PACKAGE RM     | 1        | 132 SF    |
| PACKAGE ROOM   | 1        | 484 SF    |
| WELLNESS       | 1        | 727 SF    |
|                | 16       | 12,189 SF |

| Name           | Quantity | Area      |
|----------------|----------|-----------|
| AMENITY        | 1        | 705 SF    |
| BIKE STORAGE   | 1        | 1,485 SF  |
| CLUB ROOM      | 1        | 1,661 SF  |
| CO-WORK        | 2        | 1,105 SF  |
| DOG SPA        | 1        | 552 SF    |
| FITNESS        | 1        | 1,801 SF  |
| LEASING OFFICE | 3        | 228 SF    |
| LOBBY          | 2        | 2,528 SF  |
| MOVE IN LOBBY  | 1        | 781 SF    |
| PACKAGE RM     | 1        | 132 SF    |
| PACKAGE ROOM   | 1        | 484 SF    |
| WELLNESS       | 1        | 727 SF    |
|                | 16       | 12,189 SF |





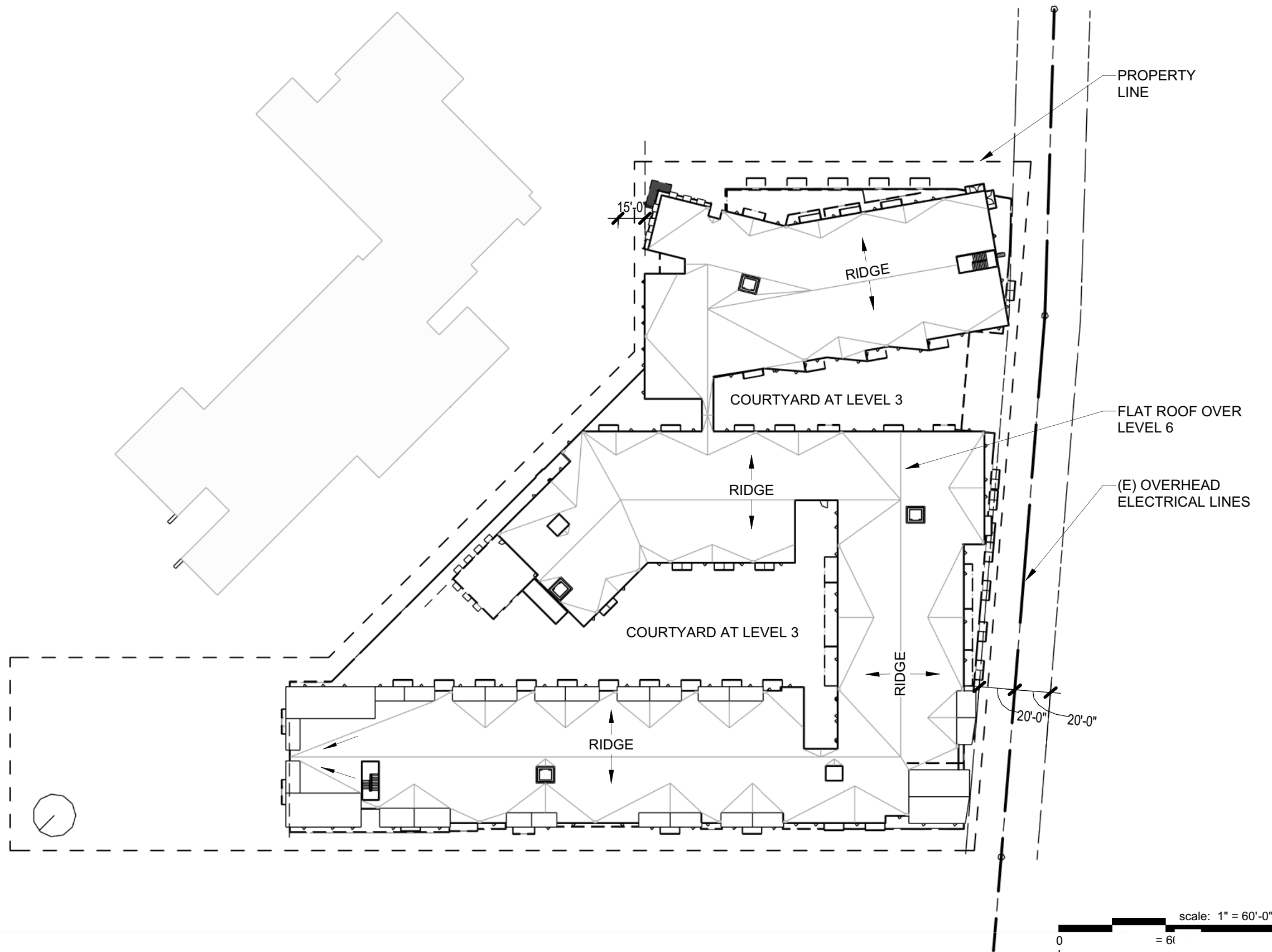
NET RENTABLE - UNIT SUMMARY

| Name | Quantity | Area       | %    | AVG. AREA |
|------|----------|------------|------|-----------|
| 1B   | 162      | 122,744 SF | 55%  | 758 SF    |
| 2B   | 91       | 102,975 SF | 31%  | 1,129 SF  |
| 3B   | 8        | 11,217 SF  | 3%   | 1,402 SF  |
| S    | 33       | 17,561 SF  | 11%  | 537 SF    |
|      | 294      | 254,496 SF | 100% |           |

AMENITY SUMMARY

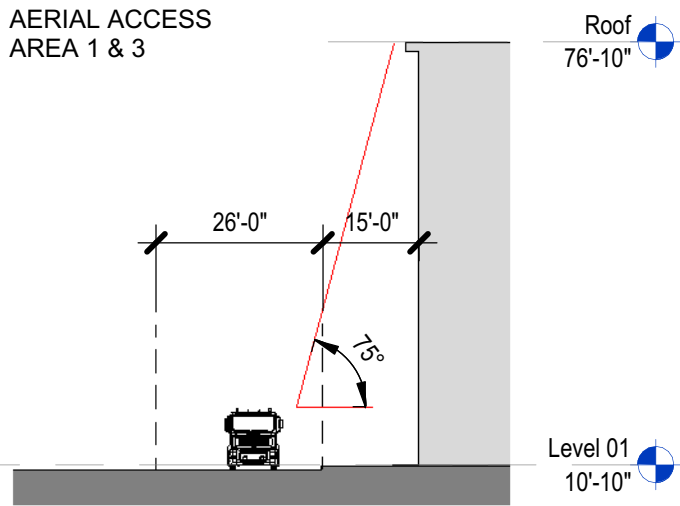
| Name           | Quantity | Area      |
|----------------|----------|-----------|
| AMENITY        | 1        | 705 SF    |
| BIKE STORAGE   | 1        | 1,485 SF  |
| CLUB ROOM      | 1        | 1,661 SF  |
| CO-WORK        | 2        | 1,105 SF  |
| DOG SPA        | 1        | 552 SF    |
| FITNESS        | 1        | 1,801 SF  |
| LEASING OFFICE | 3        | 228 SF    |
| LOBBY          | 2        | 2,528 SF  |
| MOVE IN LOBBY  | 1        | 781 SF    |
| PACKAGE RM     | 1        | 132 SF    |
| PACKAGE ROOM   | 1        | 484 SF    |
| WELLNESS       | 1        | 727 SF    |
|                | 16       | 12,189 SF |







AERIAL ACCESS  
AREA 1 & 3

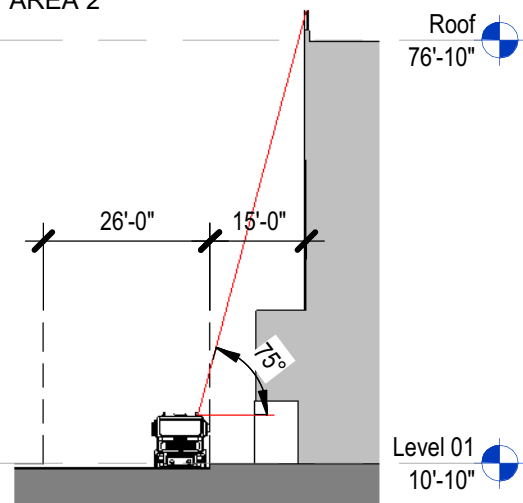


FIRE APARATUS SECTION A

SCALE: 1" = 30'-0"

1  
A-171

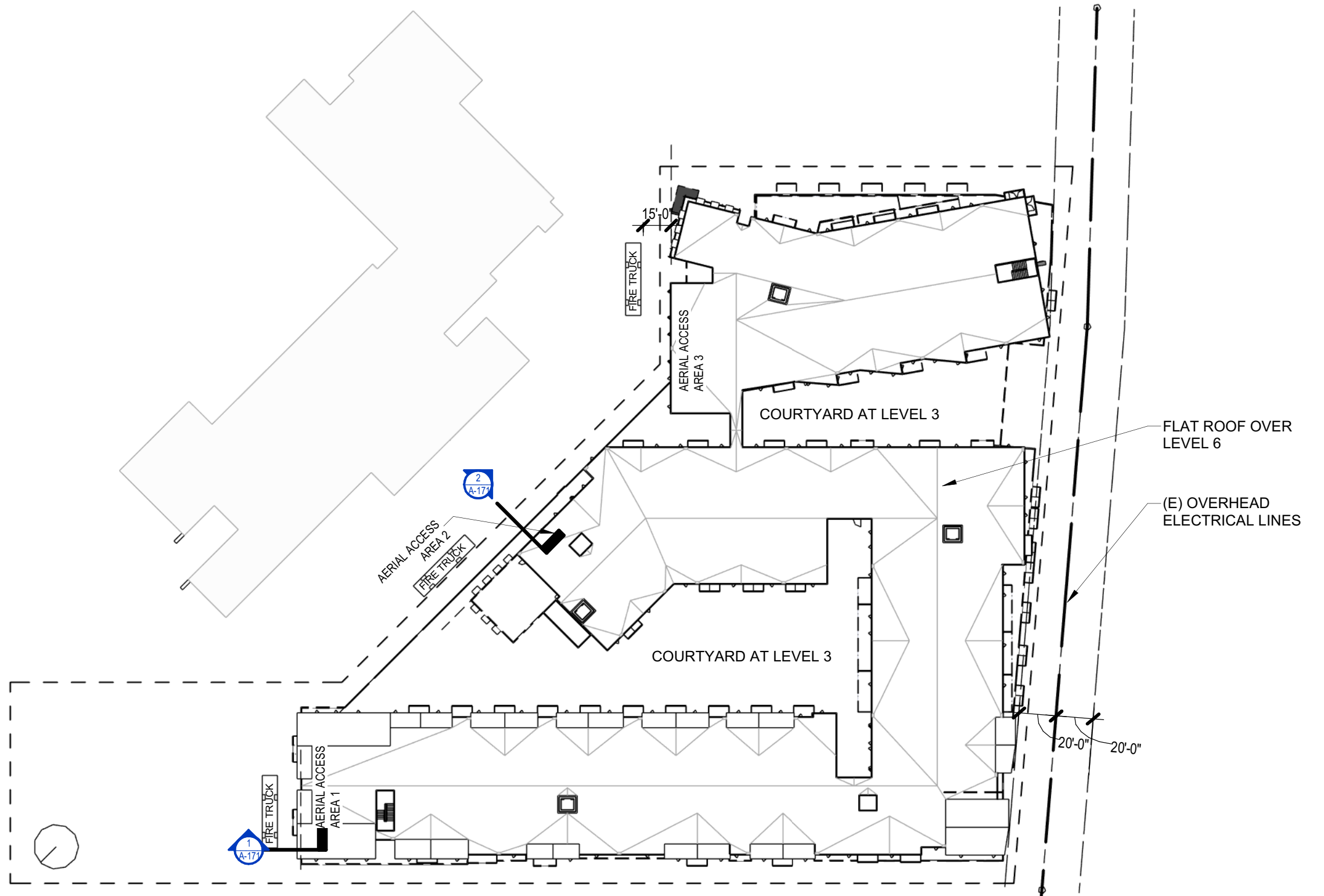
AERIAL ACCESS  
AREA 2



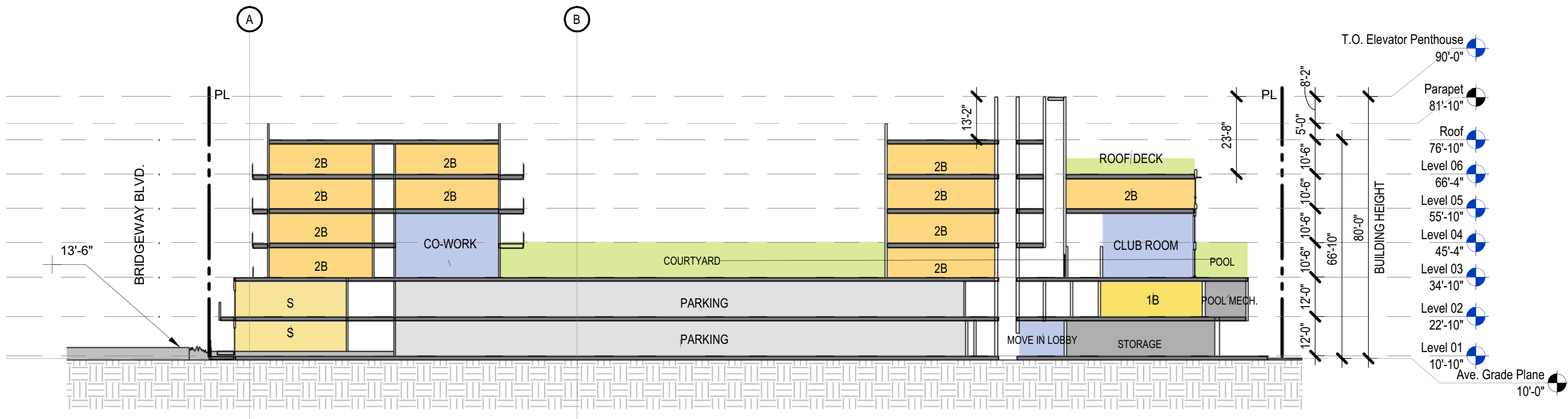
FIRE APARATUS SECTION B

SCALE: 1" = 30'-0"

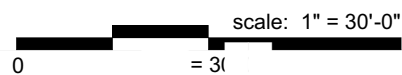
2  
A-171



scale: As indicated  
0 10 20  
feet

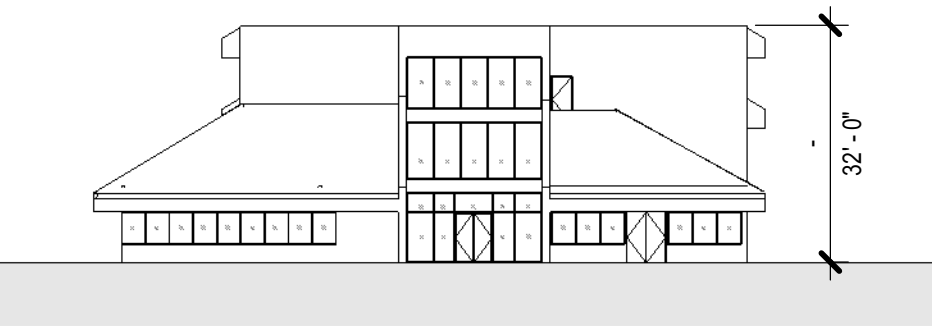


BUILDING SECTION A  
SCALE: 1" = 30'-0"









(E) OFFICE NORTH ELEVATION

SCALE: 1" = 30'-0"

2  
A-300

MATERIAL LEGEND

- S1 PLASTER, LIGHT GREY
- S2 PLASTER, MEDIUM GREY
- S3 PLASTER, RED
- S4 PLASTER, BLACK
- R1 METAL RAILING
- R2 STUCCO RAILING
- SF1 ALUMINUM GLAZING SYSTEM
- W1 VINYL WINDOW



BUILDING NORTH ELEVATION

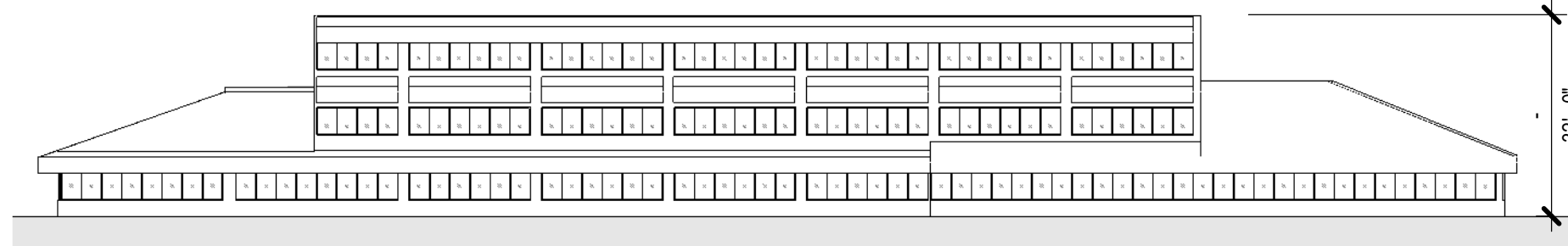
SCALE: 1" = 30'-0"

1  
A-300

scale: As indicated  
0 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

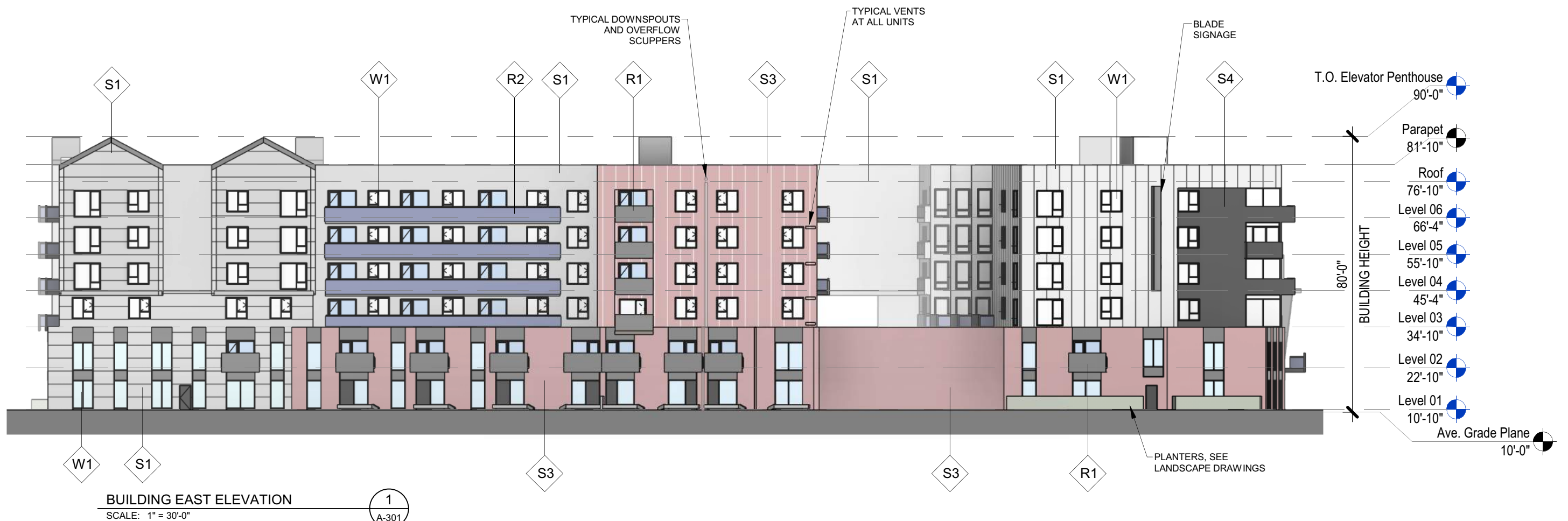
MATERIAL LEGEND

- S1 PLASTER, LIGHT GREY
- S2 PLASTER, MEDIUM GREY
- S3 PLASTER, RED
- S4 PLASTER, BLACK
- R1 METAL RAILING
- R2 STUCCO RAILING
- SF1 ALUMINUM GLAZING SYSTEM
- W1 VINYL WINDOW



(E) OFFICE EAST ELEVATION  
SCALE: 1" = 30'-0"

2  
A-301

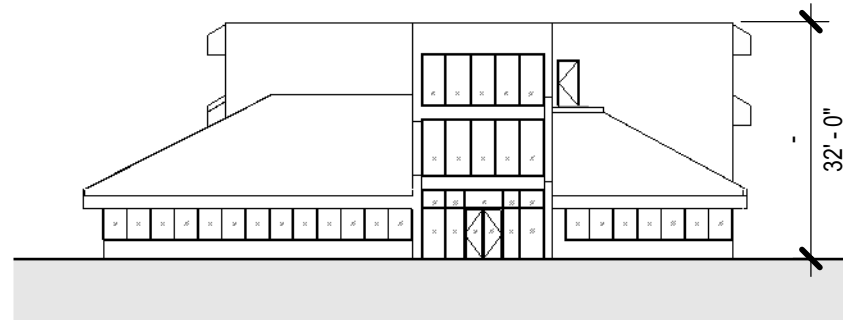


BUILDING EAST ELEVATION  
SCALE: 1" = 30'-0"

1  
A-301

scale: As indicated  
0 As indicated



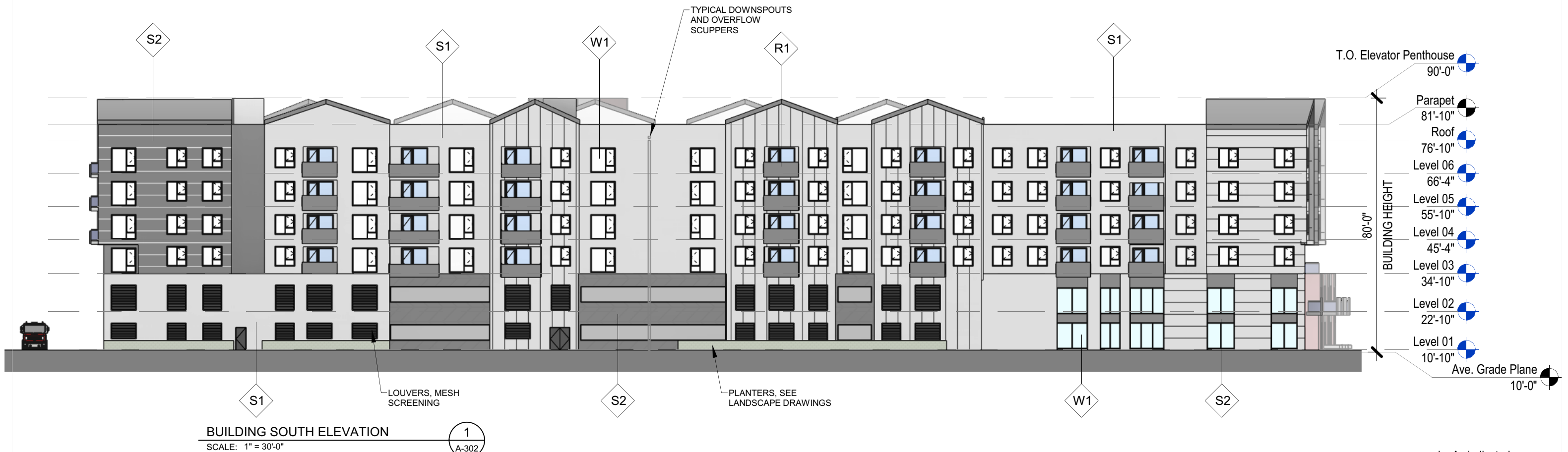


(E) OFFICE SOUTH ELEVATION  
SCALE: 1" = 30'-0"

2  
A-302

MATERIAL LEGEND

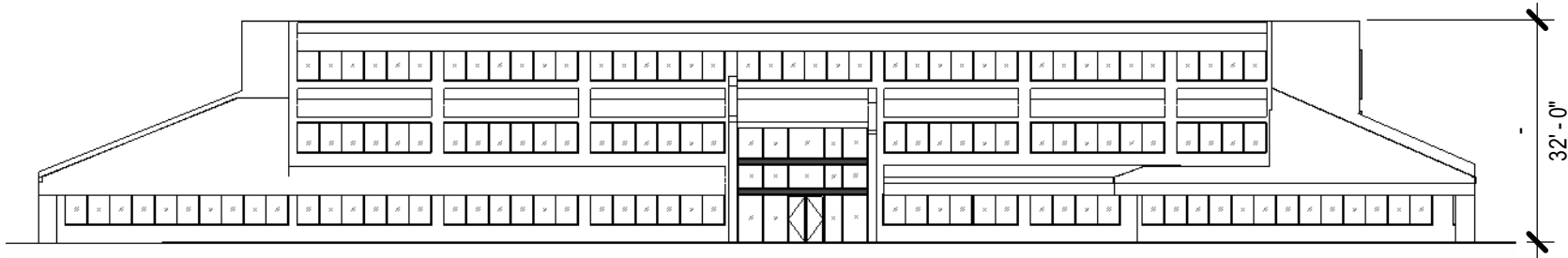
- S1 PLASTER, LIGHT GREY
- S2 PLASTER, MEDIUM GREY
- S3 PLASTER, RED
- S4 PLASTER, BLACK
- R1 METAL RAILING
- R2 STUCCO RAILING
- SF1 ALUMINUM GLAZING SYSTEM
- W1 VINYL WINDOW



scale: As indicated  
0 As indicated

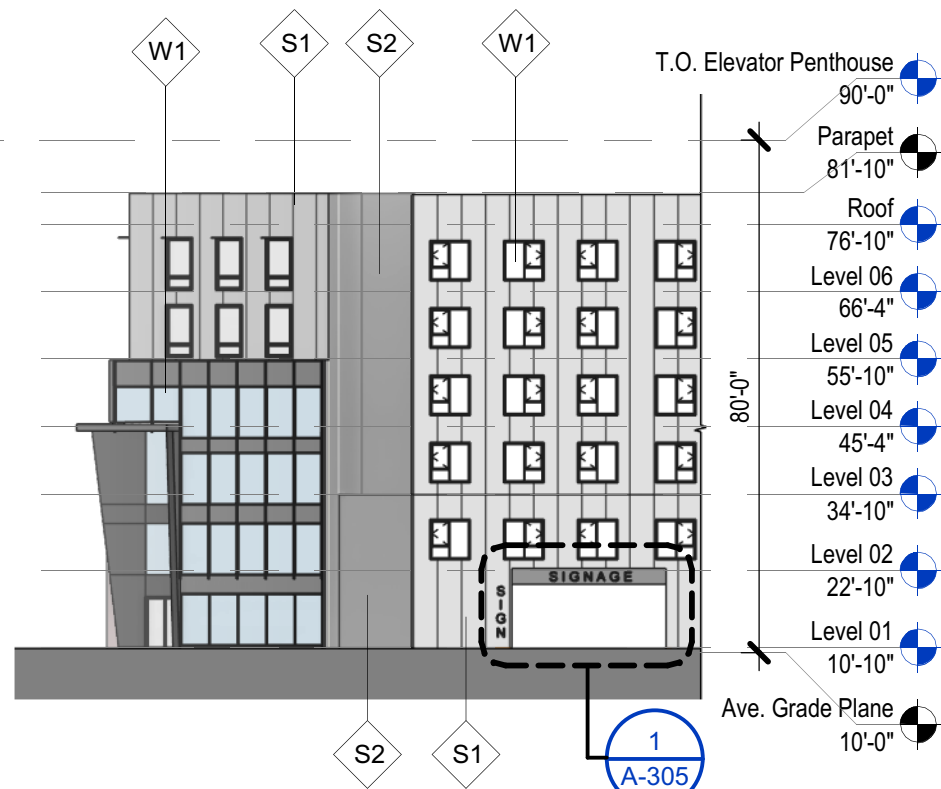
MATERIAL LEGEND

- S1 PLASTER, LIGHT GREY
- S2 PLASTER, MEDIUM GREY
- S3 PLASTER, RED
- S4 PLASTER, BLACK
- R1 METAL RAILING
- R2 STUCCO RAILING
- SF1 ALUMINUM GLAZING SYSTEM
- W1 VINYL WINDOW



(E) HOUSING WEST ELEVATION  
SCALE: 1" = 30'-0"

4  
A-303



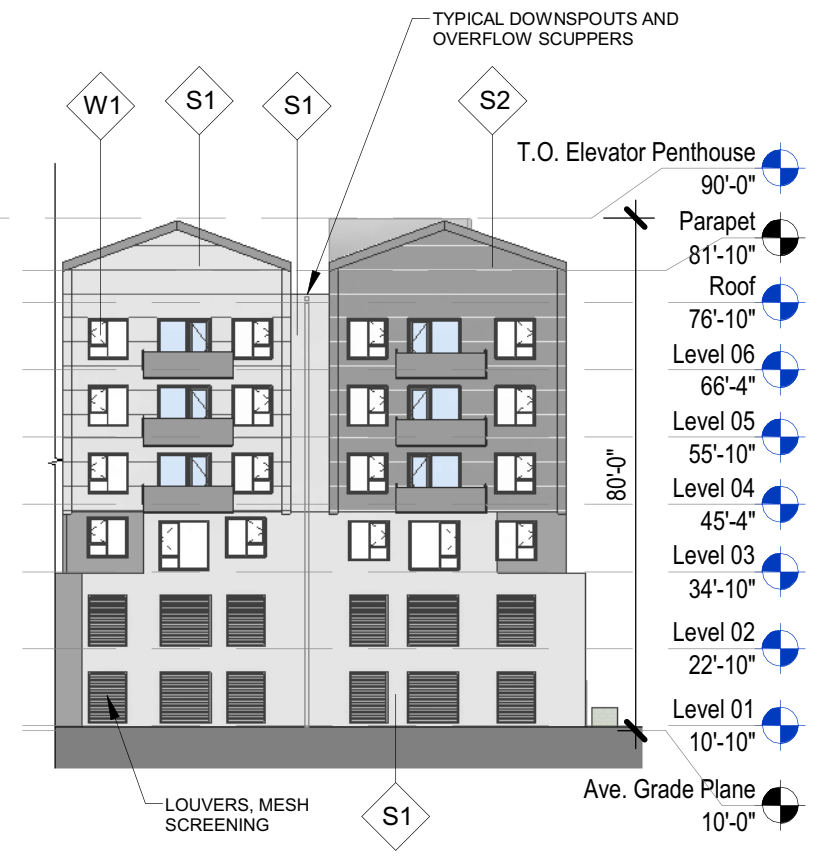
BUILDING WEST ELEVATION A  
SCALE: 1" = 30'-0"

2  
A-303



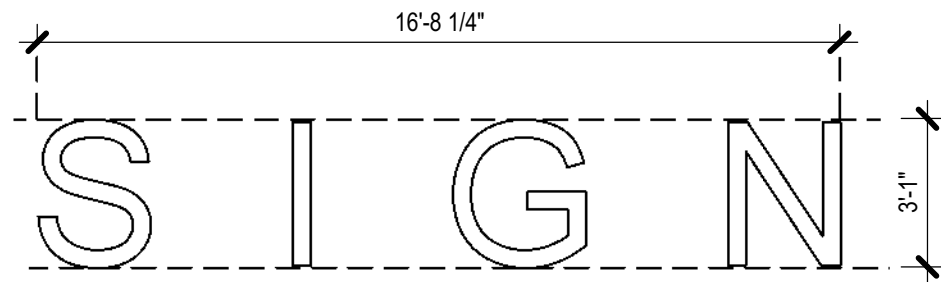
BUILDING WEST ELEVATION B  
SCALE: 1" = 30'-0"

1  
A-303



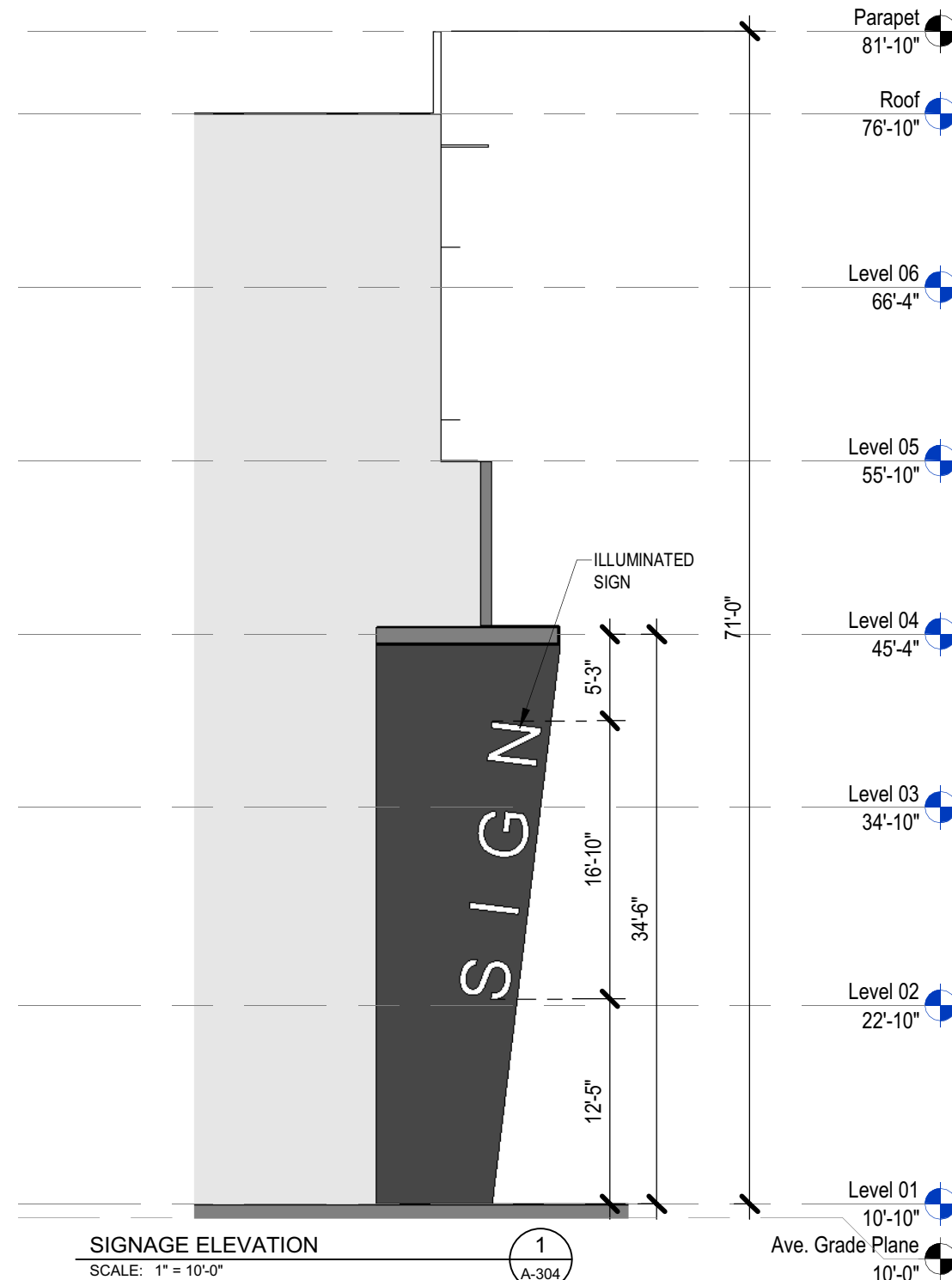
BUILDING WEST ELEVATION C  
SCALE: 1" = 30'-0"

3  
A-303



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

2  
A-304



SIGNAGE ELEVATION  
SCALE: 1" = 10'-0"

1  
A-304

SIGNAGE TO BE DEFERRED FOR SEPARATE  
REVIEW WITH CITY

SIGNAGE TO BE DESIGNED BY SIGNAGE  
CONSULTANT OR VENDOR

0 10 20 30 40 50 60 70 80 90 100  
As indicated scale: As indicated





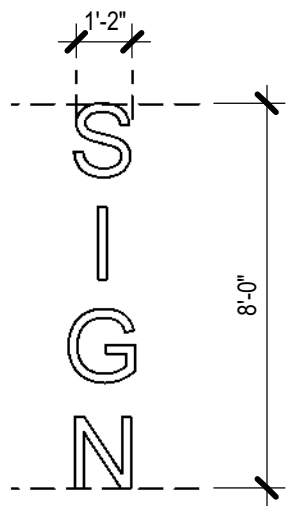
SIGNAGE TO BE DEFERRED FOR SEPARATE REVIEW WITH CITY

SIGNAGE TO BE DESIGNED BY SIGNAGE CONSULTANT OR VENDOR



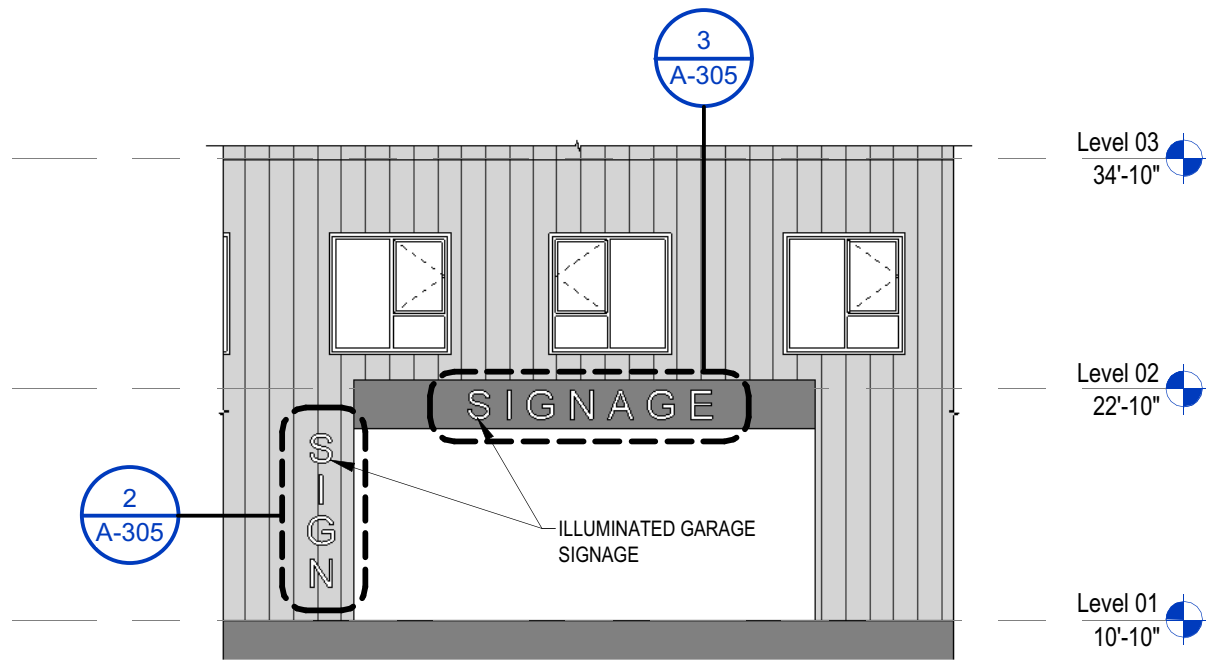
GARAGE SIGNAGE PLAN B  
SCALE: 1/4" = 1'-0"

3  
A-305



GARAGE SIGNAGE PLAN A  
SCALE: 1/4" = 1'-0"

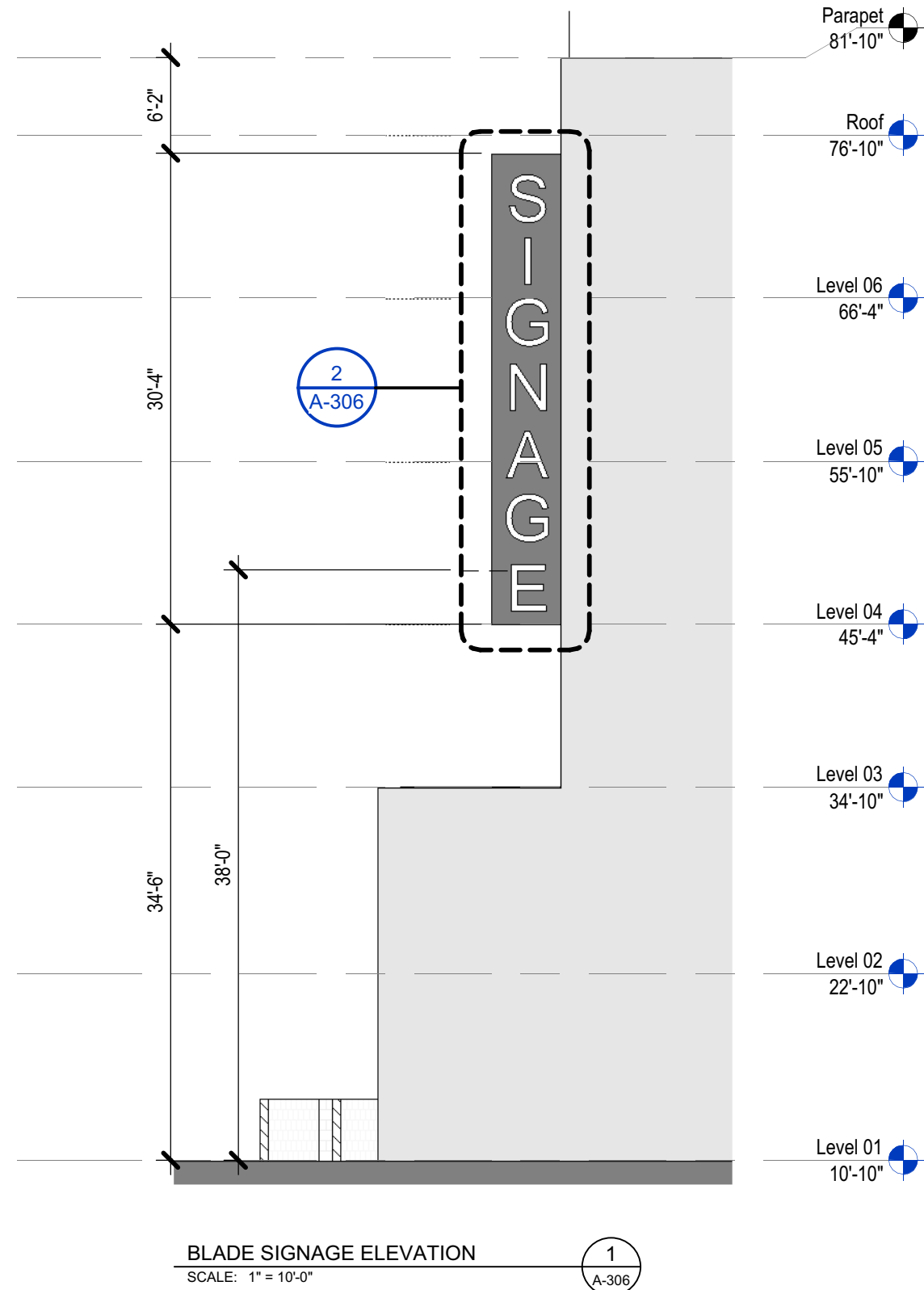
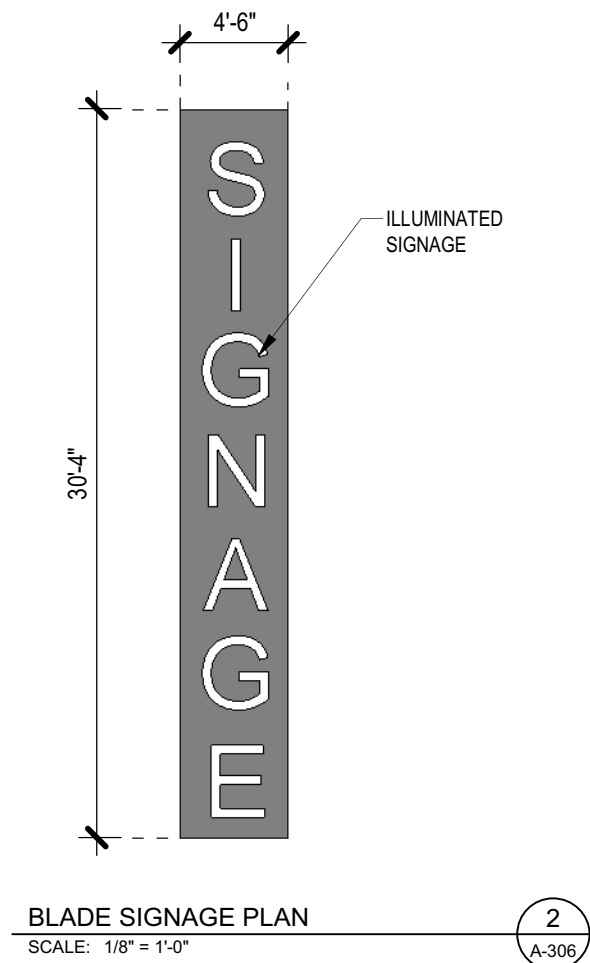
2  
A-305



GARAGE SIGNAGE ELEVATION  
SCALE: 1" = 10'-0"

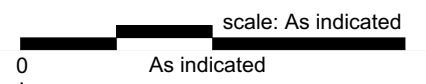
1  
A-305

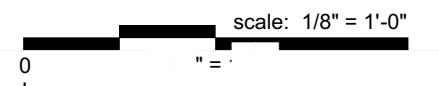
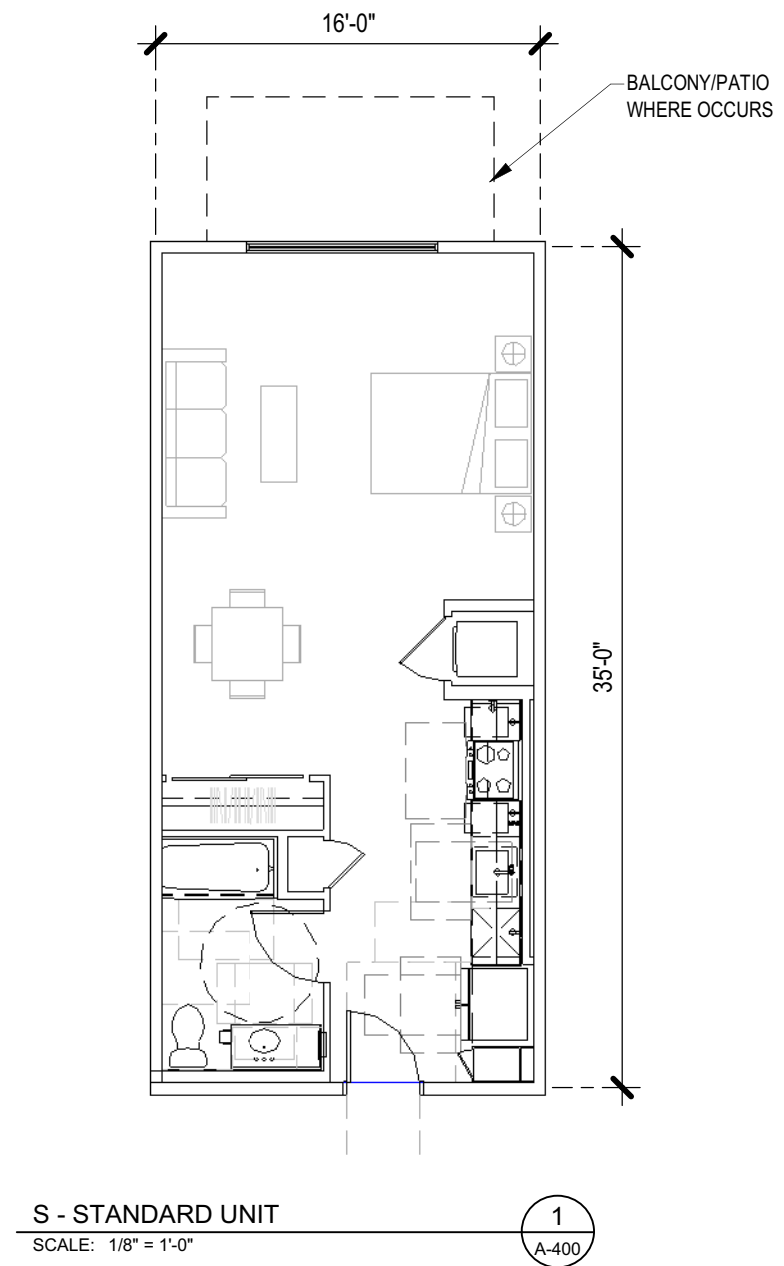
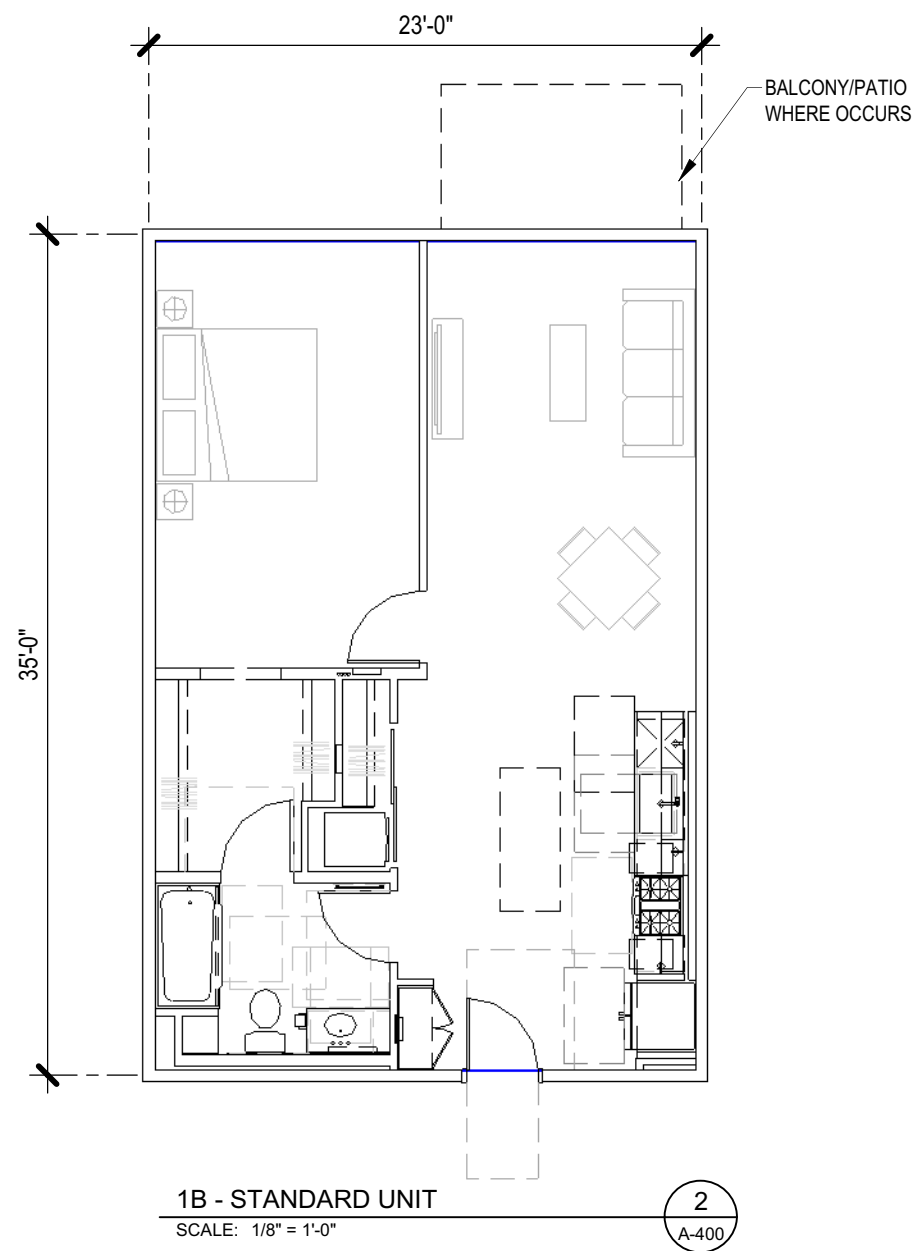
0 scale: As indicated  
As indicated



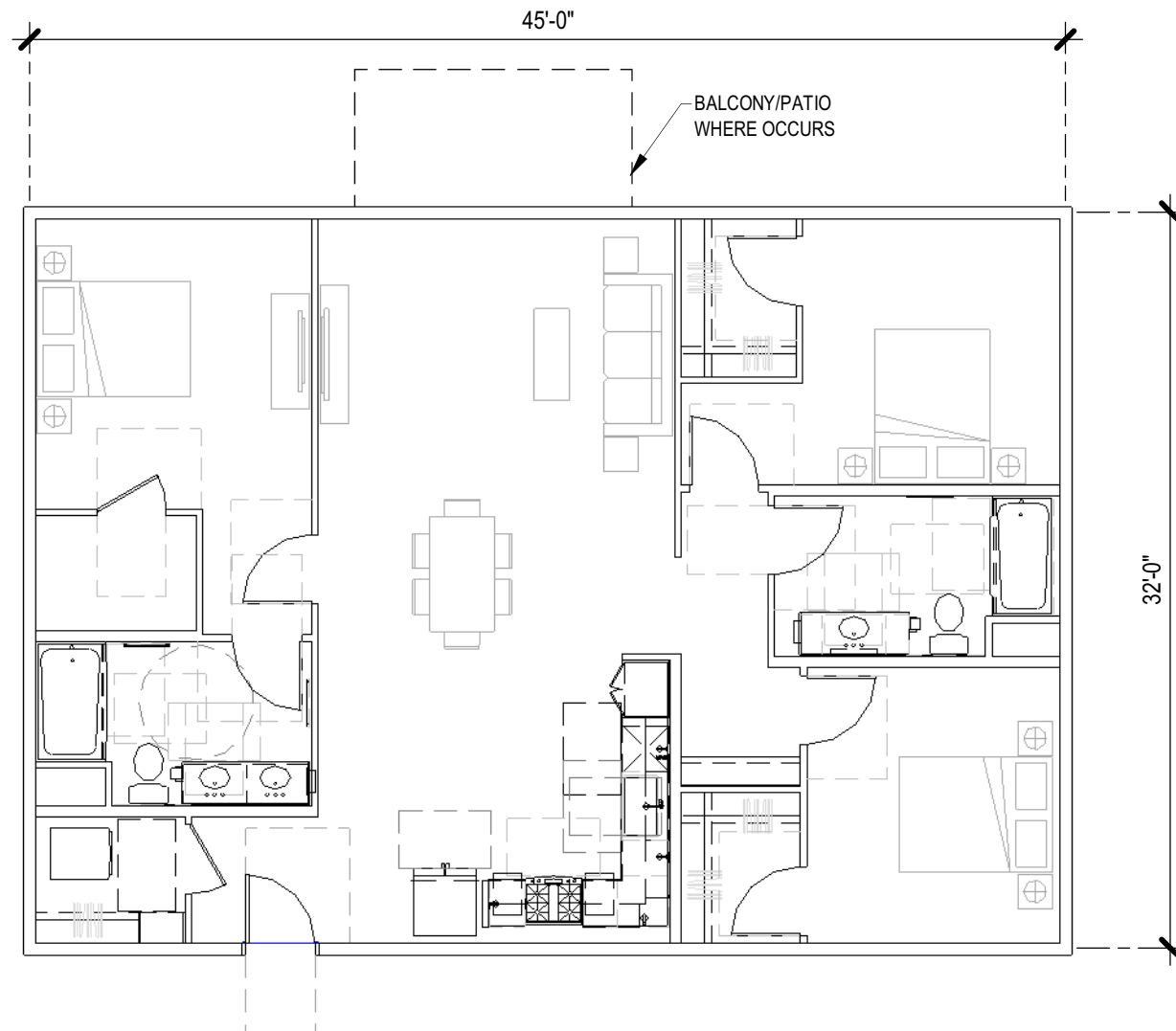
SIGNAGE TO BE DEFERRED FOR SEPARATE REVIEW WITH CITY

SIGNAGE TO BE DESIGNED BY SIGNAGE CONSULTANT OR VENDOR



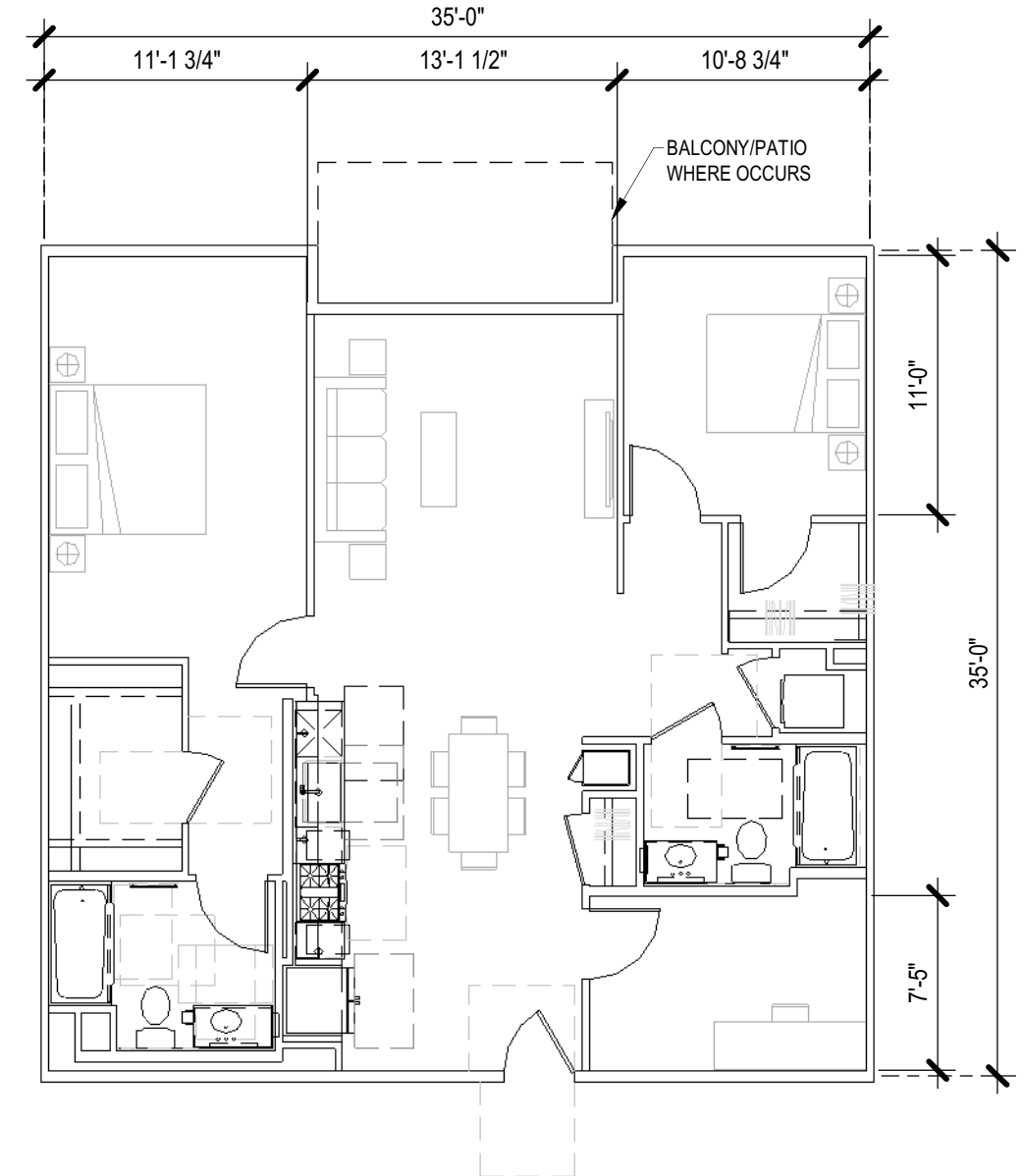






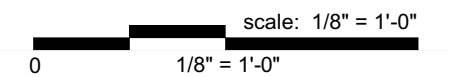
3B - STANDARD UNIT  
SCALE: 1/8" = 1'-0"

2  
A-401



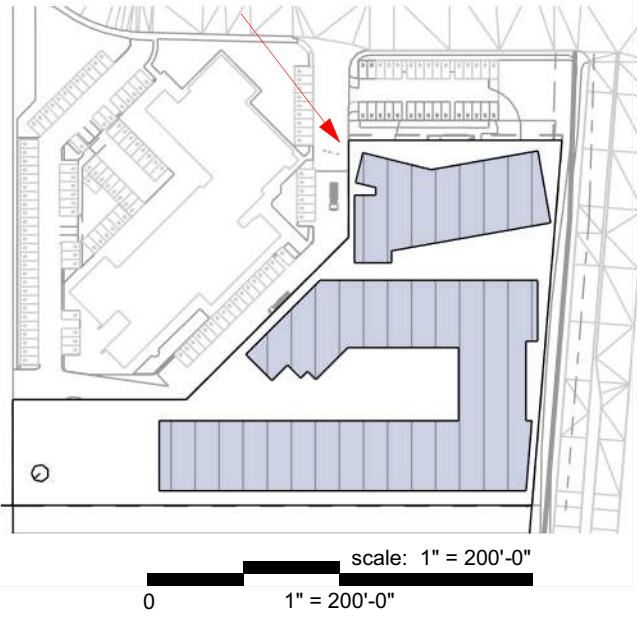
2B - STANDARD UNIT  
SCALE: 1/8" = 1'-0"

1  
A-401





KEY PLAN:





BRIDGEWAY DRIVE

HARBOR DRIVE

LEGEND:

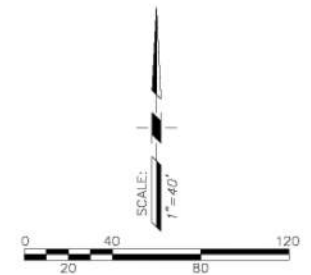
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- CENTERLINE
- DEMOLITION LIMIT
- CONSTRUCTION FENCE
- REMOVE EXISTING BUILDINGS, INCLUDING OVERHANG & ROOF DRAINS
- DEMO. REMOVE, AND DISPOSE OF EXISTING ASPHALT CONCRETE PAVEMENT, CONCRETE PAVEMENT, CONCRETE CURB, GUTTER, BLOCK WALL, GATE AND OTHER CIVIL WORK ITEMS.
- DEMO EXISTING LANDSCAPING

DEMOLITION NOTES

- 1 PROTECT IN PLACE EXISTING. TREES NOT NOTED ARE TO BE REMOVED
- 2 REMOVE EXISTING
- 3 DEMOLISH EXISTING BUILDING
- 4 CUT AND CAP EXISTING UTILITY

BUILDING DEMOLITION STATS.

|                     |                |
|---------------------|----------------|
| TOTAL BUILDING AREA | 20,829 SQ. FT. |
| FLOOR AREA          | 100%           |
| CEILING AREA        | 100%           |
| ROOF AREA           | 100%           |
| EXTERIOR WALLS      | 100%           |
| INTERIOR WALLS      | 100%           |



DESIGNED: AP/S  
DATE: 05/20/2026

DRAWN: AP/S  
SCALE: AS SHOWN

CHECKED: DS  
PROJECT NUMBER: 15A020100

DEMOLITION PLAN

SAUSALITO, CA

C-1.00  
1 of 5

27200 TOURNEY ROAD,  
SAUSALITO, CA 94355  
TEL: 415.400.9135  
WWW.PSOMAS.COM

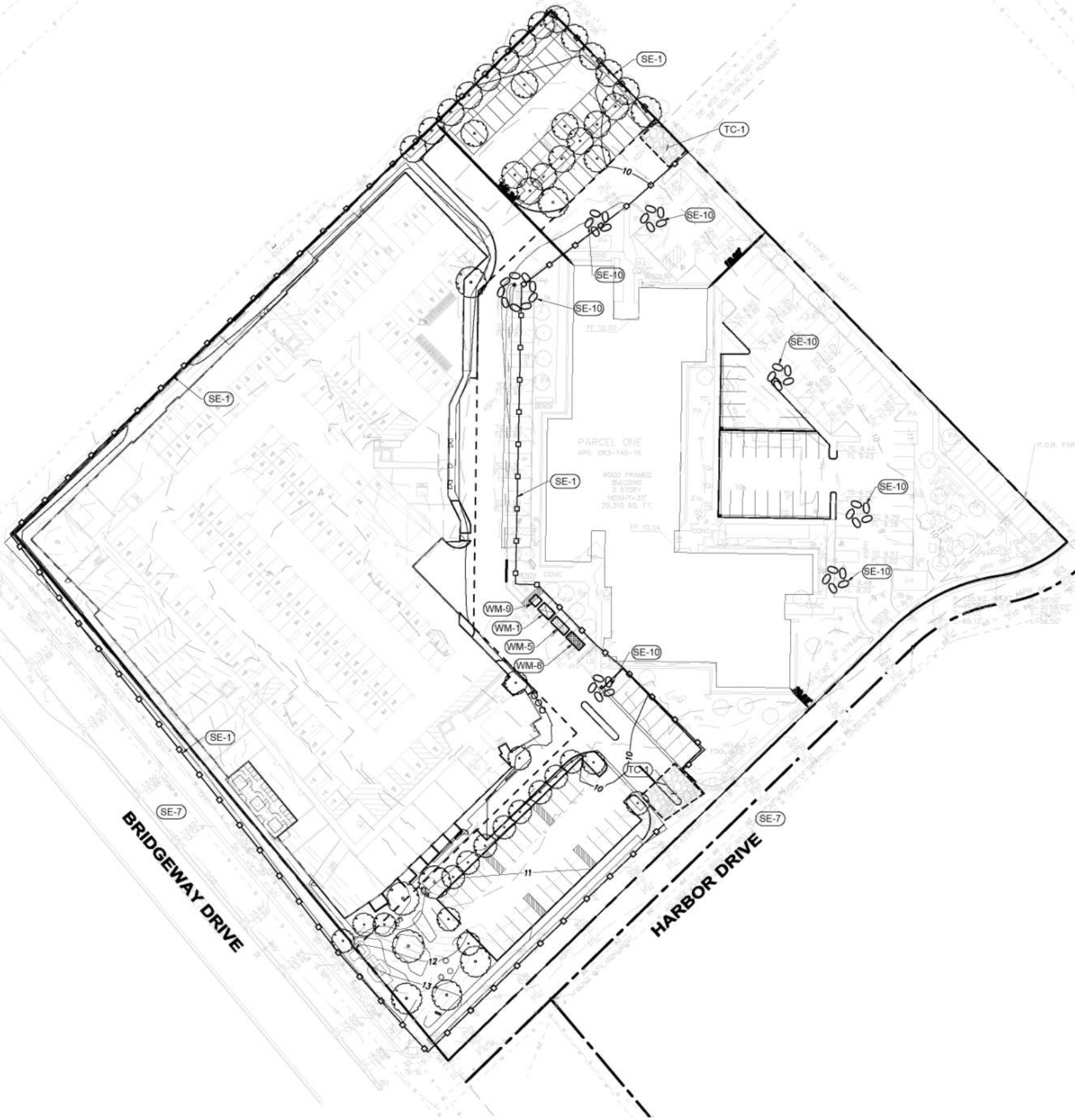
PSOMAS

REV. DATE. DESCRIPTION. BY. APP'D.



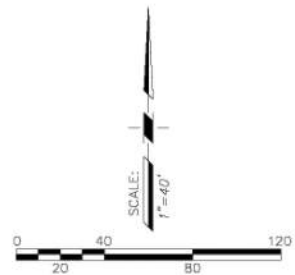






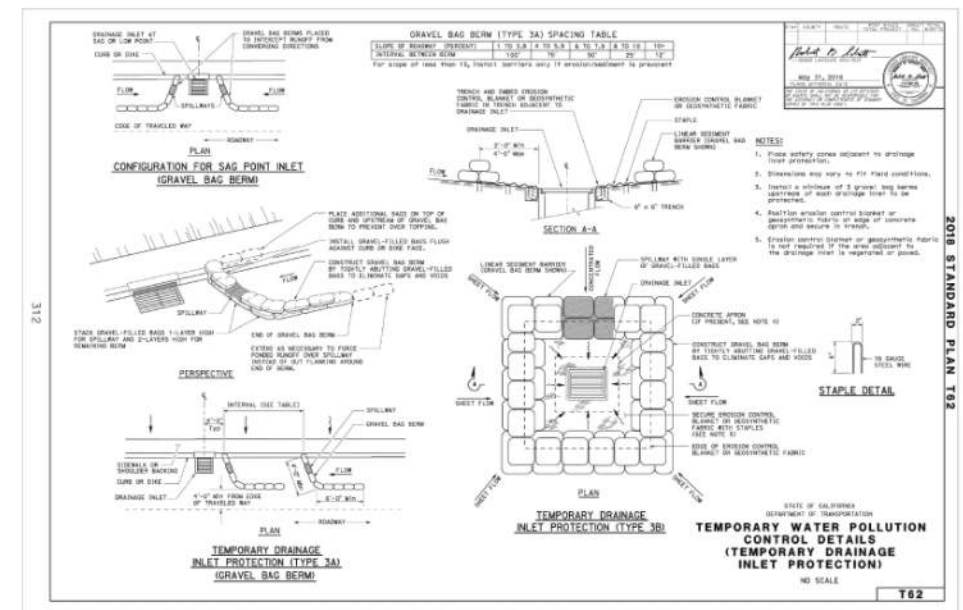
**LEGEND**

|  |       |                                       |
|--|-------|---------------------------------------|
|  | SE-1  | SILT FENCE                            |
|  | SE-7  | STREET SWEEPING                       |
|  | SE-10 | STORM DRAIN INLET PROTECTION          |
|  | TC-1  | STABILIZED CONSTRUCTION ENTRANCE/EXIT |
|  | WM-1  | MATERIAL DELIVERY AND STORAGE         |
|  | WM-5  | SOLID WASTE MANAGEMENT                |
|  | WM-8  | CONCRETE WASTE MANAGEMENT             |
|  | WM-9  | SANITARY SEPTIC WASTE MANAGEMENT      |



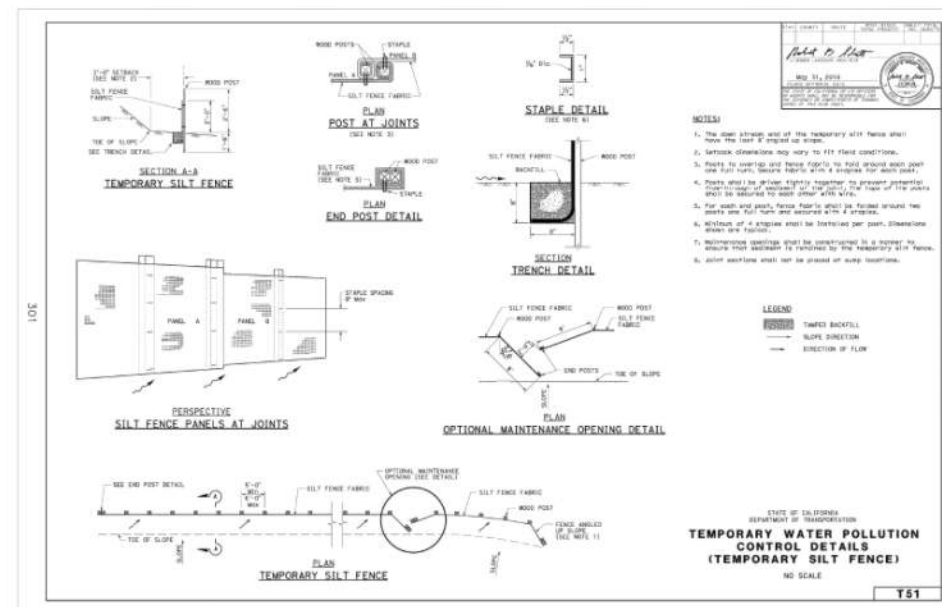
|        |                                    |           |                    |        |                                                                                         |     |      |    |
|--------|------------------------------------|-----------|--------------------|--------|-----------------------------------------------------------------------------------------|-----|------|----|
| SHEET: | EROSION & SEDIMENT<br>CONTROL PLAN | DESIGNED: | DATE:              | SEAL   | DESCRIPTION                                                                             | REV | DATE | BY |
|        |                                    | APS       | 05/20/2026         |        |                                                                                         |     |      |    |
| C-2.10 | SAUSALITO, CA                      | DRAFTED:  | SCALE:             | PSOMAS | 27200 TOURNEY ROAD,<br>SUITE 400<br>VALENCA, CA 91355<br>661.219.6000<br>www.psomas.com |     |      |    |
|        |                                    | APS       | AS SHOWN           |        |                                                                                         |     |      |    |
| 3 of 5 |                                    | CHECKED:  | PROJECT<br>NUMBER: |        |                                                                                         |     |      |    |
|        |                                    | DS        | 15AUD20100         |        |                                                                                         |     |      |    |

Plotted - 5/20/2026 3:17:41 PM :: Saved - 5/20/2026 10:23:56 AM :: J:\SC\15AUD20100\Fig\15EIN\15C21.DWG :: ds@psomas.com



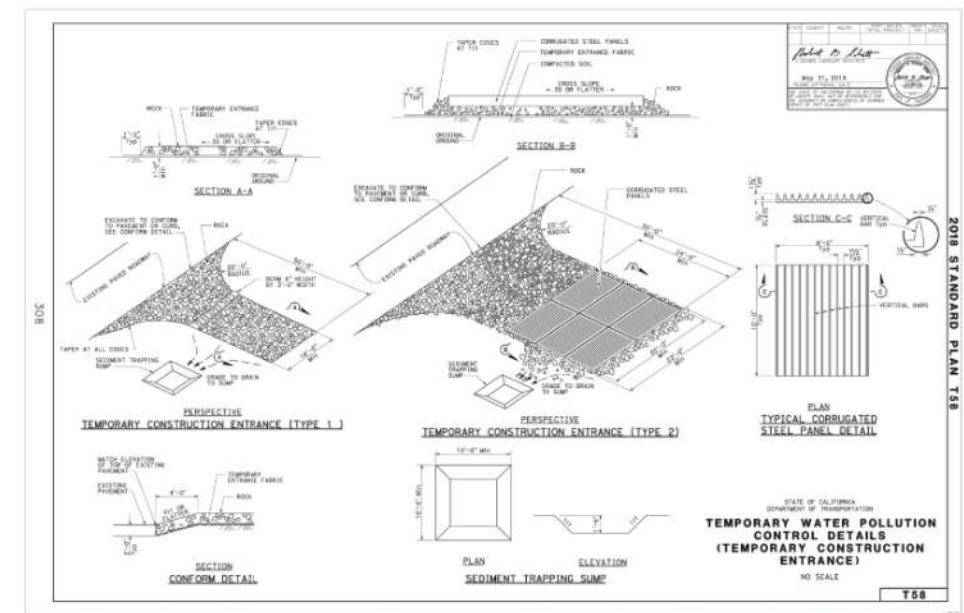
[Return to Table of Contents](#)

SE-10 STORM DRAIN INLET PROTECTION NTS



[Return to Table of Contents](#)

SE-1 SILT FENCE

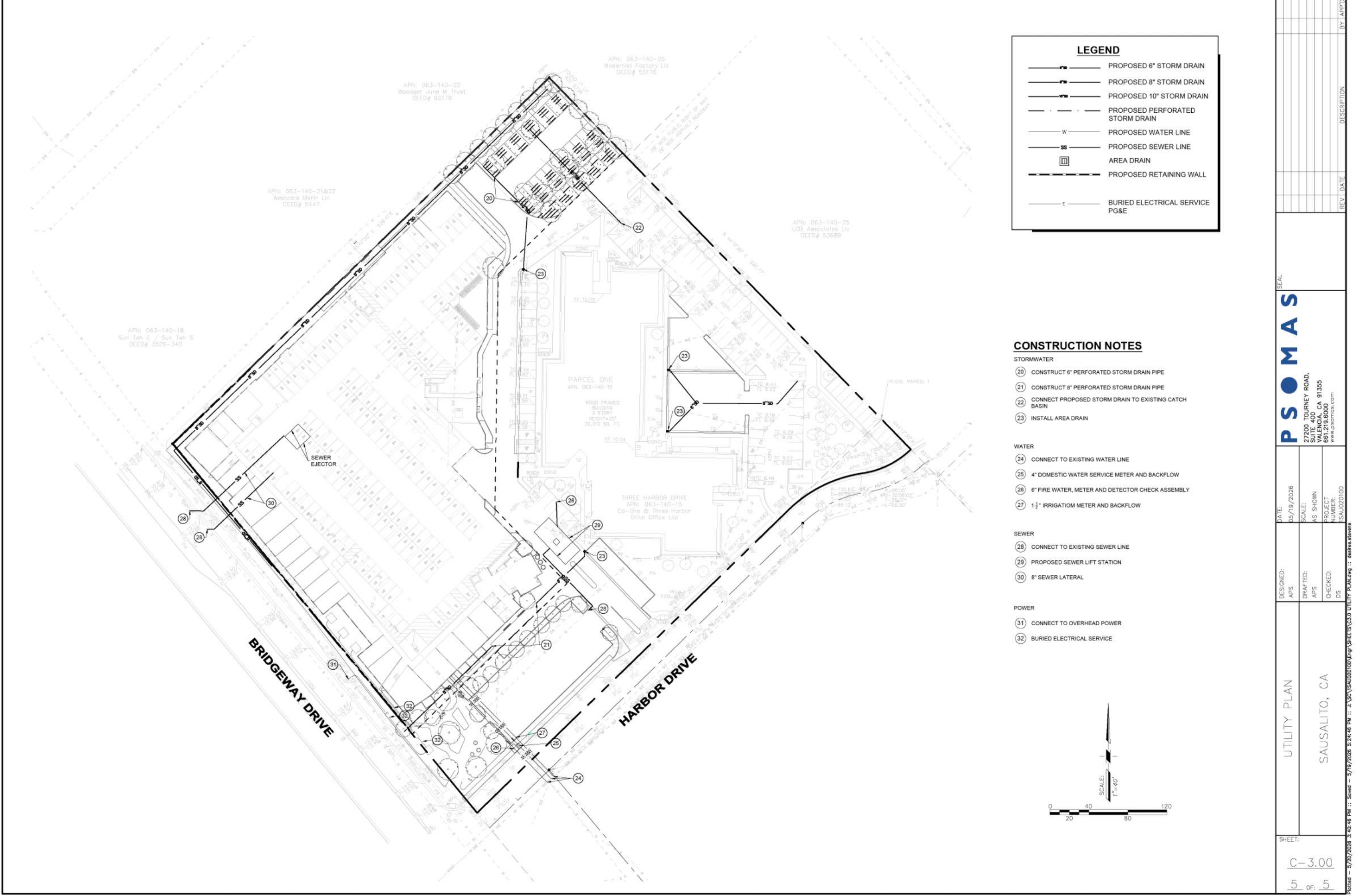


[Return to Table of Contents](#)

TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT NTS

|                                              |  |                                            |  |                                   |                     |                                                                                                                |  |             |  |
|----------------------------------------------|--|--------------------------------------------|--|-----------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------|--|-------------|--|
| SHEET: <u>C-2.11</u><br><u>4</u> OF <u>5</u> |  | EROSION & SEDIMENT<br>CONTROL PLAN DETAILS |  | DESIGNED:<br>APS                  | DATE:<br>05/20/2026 | SEAL                                                                                                           |  |             |  |
|                                              |  | DRAFTED:<br>APS                            |  | SCALE:<br>AS SHOWN                |                     | <b>P S O M A S</b><br>27200 TOURNEY ROAD,<br>SUITE 100<br>VALLEJO, CA 94555<br>661.219.6000<br>WWW.PSOTRAS.COM |  |             |  |
|                                              |  | CHECKED:<br>DS                             |  | PROJECT<br>NUMBER:<br>15SAU020100 |                     | REV. DATE                                                                                                      |  | DESCRIPTION |  |
|                                              |  |                                            |  |                                   |                     |                                                                                                                |  | BY APP'D    |  |





**LEGEND**

PROPOSED 6" STORM DRAIN

PROPOSED 8" STORM DRAIN

PROPOSED 10" STORM DRAIN

PROPOSED PERFORATED STORM DRAIN

PROPOSED WATER LINE

PROPOSED SEWER LINE

AREA DRAIN

PROPOSED RETAINING WALL

BURIED ELECTRICAL SERVICE PG&E

CONSTRUCTION NOTES

- STORMWATER
- 20

CONSTRUCT 6" PERFORATED STORM DRAIN PIPE
- 21

CONSTRUCT 8" PERFORATED STORM DRAIN PIPE
- 22

CONNECT PROPOSED STORM DRAIN TO EXISTING CATCH BASIN
- 23

INSTALL AREA DRAIN

WATER

24

CONNECT TO EXISTING WATER LINE

25

4" DOMESTIC WATER SERVICE METER AND BACKFLOW

26

6" FIRE WATER, METER AND DETECTOR CHECK ASSEMBLY

27

1 1/2" IRRIGATION METER AND BACKFLOW

SEWER

28

CONNECT TO EXISTING SEWER LINE

29

PROPOSED SEWER LIFT STATION

30

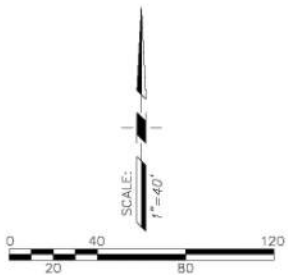
8" SEWER LATERAL

POWER

31

CONNECT TO OVERHEAD POWER

32

BURIED ELECTRICAL SERVICE

UTILITY PLAN

SAUSALITO, CA

SHEET: C-3.00

5 of 5

DESIGNED: APS

DRAFTED: APS

CHECKED: DS

DATE: 05/19/2026

SCALE: AS SHOWN

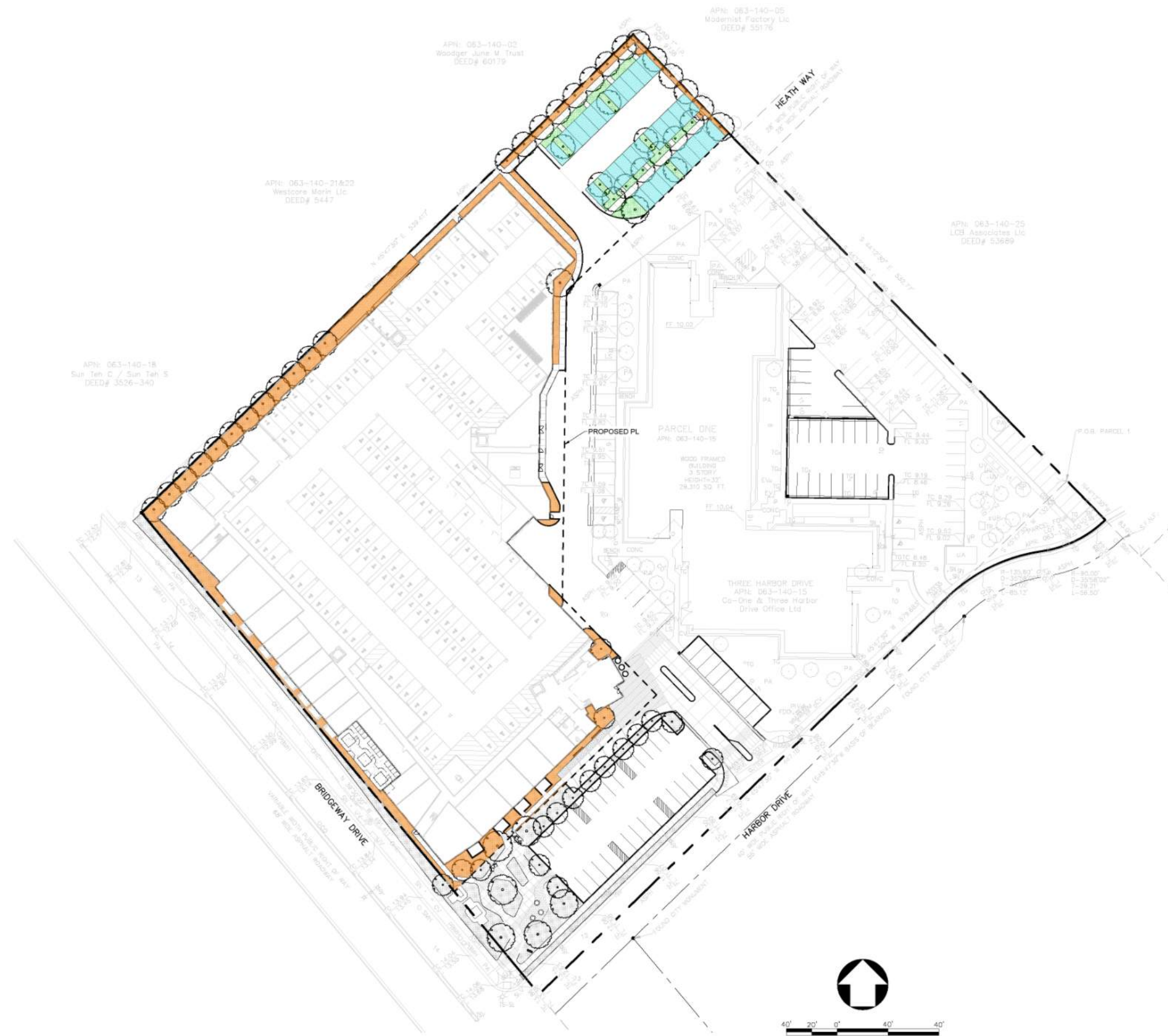
PROJECT NUMBER: SAU020100

PSOMAS

27200 TOURNEY ROAD,  
SUITE 400  
VALENCA, CA 91355  
661.219.6000  
www.psomas.com

SEAL

REV. DATE. DESCRIPTION. BY. APP'D.



LEGEND

BIOFILTRATION PLANTER AREA

GRASSCRETE AREA

LANDSCAPE AREA

CALCULATIONS:

|                              |                        |
|------------------------------|------------------------|
| PROPERTY AREA                | 131,745 SF<br>(3.02AC) |
| IMPERVIOUS AREA              | 114,829 SF<br>(87.2%)  |
| PERVIOUS AREA                | 16,916 SF<br>(12.8%)   |
| 4% OF IMPERVIOUS<br>AREA (A) | 4,593 SF               |

LID TREATMENT BMP AREAS:

|                      |          |
|----------------------|----------|
| LID PLANTER          | 1,693 SF |
| GRASSCRETE AREA      | 5,156 SF |
| TOTAL AREA PROVIDED: | 6,849 SF |

Sausalito Development Partners, LLC

1 & 2 Harbor Drive

LID Exhibit

PSOMAS

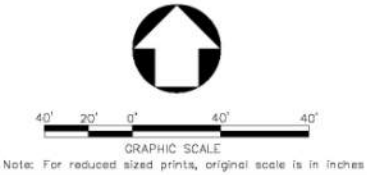
DATE: 5-06-26

REVISED ON: 5-19-26

JOB No:1SAU020100

SHEET 1 OF 1

EXHIB-01







LEGEND

- 1 Community Open Space
- 2 Entry Drive
- 3 Parking w/ Stormwater Infiltration
- 4 Level 3 Entertainment Terrace
- 5 Level 3 Community Courtyard
- 6 Pool Gardens
- 7 Roof Deck Terrace
- 8 Fitness Terrace
- 9 Dog Run
- 10 EVA Lane
- 11 Residential Drop Off

COMPOSITE SITE PLAN

1 HARBOR DRIVE

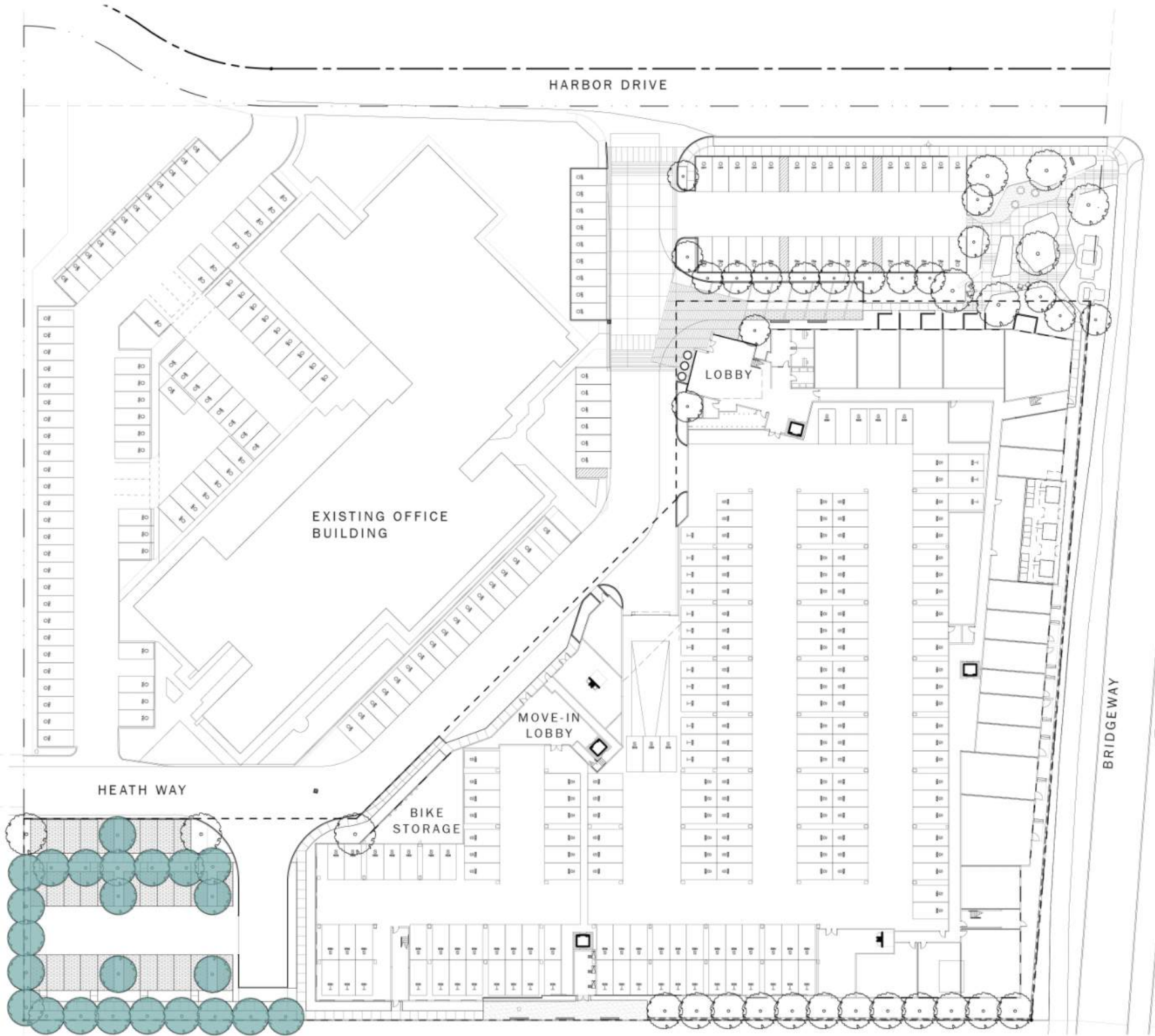
Sausalito, CA



May 20, 2026

BORDER





TREE LEGEND

Proposed Replacement Trees  
Oregon Ash, *Fraxinus latifolia*

TREE REMOVAL AND REPLACEMENT DATA

|                                            |                                   |
|--------------------------------------------|-----------------------------------|
| Heritage Trees to Remove                   | 12                                |
| * Refer to Arborist Report                 |                                   |
| Required Replacement Trees                 | Min. (24) 24" Box                 |
| * Species selection per Table 10A.02.030.B |                                   |
| Proposed Replacement Trees                 | 24                                |
| Total Project Proposed Trees               | 62 (Ground Level)<br>26 (Level 3) |

CITY OF SAUSALITO OBJECTIVE DESIGN AND DEVELOPMENT STANDARDS

10.A.02.030.B.1 EXISTING VEGETATION

Each protected and heritage tree as defined in SMC 11.12.020.P that is removed shall be replaced on-site with a minimum of two (2) 24-inch box trees. Table B (Tree Species) Below defines the tree types that qualify as eligible replacement trees.

| Table 10A.02.030.B: Tree Species |                                            |                  |                                        |
|----------------------------------|--------------------------------------------|------------------|----------------------------------------|
| Common Name                      | Botanical Name                             | Common Name      | Botanical Name                         |
| Arroyo willow                    | <i>S. lasiolepis</i>                       | Shrevea oak      | <i>Q. parvula</i> var. <i>shrevei</i>  |
| Big leaf maple                   | <i>Acer macrophyllum</i>                   | Oregon ash       | <i>Fraxinus latifolia</i>              |
| Bishop pine                      | <i>Pinus muricata</i>                      | Oregon oak       | <i>Q. garryana</i>                     |
| Blue oak                         | <i>Q. douglasii</i>                        | Pacific madrone  | <i>Arbutus menziesii</i>               |
| Box elder                        | <i>A. negundo</i> var. <i>californicum</i> | Pacific yew      | <i>Taxus brevifolia</i>                |
| California bay                   | <i>Umbellularia californica</i>            | Red alder        | <i>A. rubra</i>                        |
| California black oak             | <i>Q. kelloggii</i>                        | Red elderberry   | <i>Sambucus racemosa</i>               |
| California buckeye               | <i>Aesculus californica</i>                | Red willow       | <i>S. lasiolepis</i>                   |
| California nutmeg                | <i>Torreya californica</i>                 | Sagehen cypress  | <i>Cupressus nageshii</i>              |
| Canyon live oak                  | <i>Q. chrysolepis</i>                      | Scudder's willow | <i>S. troulletiana</i>                 |
| Chaparral oak                    | <i>Q. wislizeni</i>                        | Service berry    | <i>Amelanchier alabamica</i>           |
| Coast live oak                   | <i>Quercus agrifolia</i>                   | Shining willow   | <i>S. lucida</i> ssp. <i>lasiantha</i> |
| Coast redwood                    | <i>Sequoia sempervirens</i>                | Silk tassel      | <i>Garrya elliptica</i>                |
| Douglas fir                      | <i>Pseudotsuga menziesii</i>               | Sitka willow     | <i>S. sitchensis</i>                   |
| Gum: Chinquapin                  | <i>Catanaglyphis chrysophylla</i>          | Tanbark oak      | <i>Lithocarpus densiflorus</i>         |
| Hawthorn                         | <i>Crataegus douglasii</i>                 | Valley oak       | <i>Q. lobata</i>                       |
| Mountain mahogany                | <i>Cercocarpus betuloides</i>              | Wax myrtle       | <i>Myrica californica</i>              |
| Narrow leaved willow             | <i>Salix exigua</i>                        | White alder      | <i>Alnus rhombifolia</i>               |

- NOTES:
- All existing trees to remain that are adjacent to the property and affected by construction shall be kept in good health, reasonably free of construction dust, trash and debris, and free of damages, injury, and compaction.
  - Grind stumps of removed trees to a minimum depth of 12" below existing grade.
  - Refer to arborist report for additional information regarding tree protection guidelines.



TREE MITIGATION DIAGRAM

1 HARBOR DRIVE

Sausalito, CA

May 20, 2026





LEGEND

- 1 Enhanced Entry Drive
- 2 EVA Lane
- 3 Residential Entry
- 4 Pedestrian Park Plaza
- 5 Seating Gardens
- 6 Landscape Buffer Planting
- 7 Existing Bike Path
- 8 Dog Run
- 9 Residential Drop Off Lane
- 10 Parking w/ Stormwater Infiltration
- 11 Residential Patios (typ.)
- 12 Garage Entry

GROUND LEVEL LANDSCAPE PLAN

1 HARBOR DRIVE

Sausalito, CA



May 20, 2026

BORDER





# LEGEND

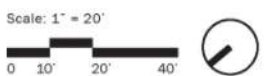
- 1 Fitness Terrace
- 2 Recovery Garden
- 3 Residential Patio (typ.)
- 4 Overlook Terrace
- 5 Outdoor Kitchen + Dining
- 6 Entertainment Terrace
- 7 WFH Garden
- 8 Pool and Pool Deck
- 9 Game Terrace
- 10 Seating Garden
- 11 Breezeway

## LEVEL 3 COURTYARDS

### LEVEL 3 AND ROOF DECK LANDSCAPE PLANS

## 1 HARBOR DRIVE

Sausalito, CA



May 20, 2026

**BORDER**







BRIDGEWAY

1 HARBOR DR.

3 HARBOR DR.

OUTSIDE PROJECT FOOTPRINT

HARBOR DR.

| Tree Number | Common Name                | Botanical Name                 | Diameter           | Height | Health       | Structure    | Form | Comments                                                                                                                            | Undesirable Tree | Protected Status |
|-------------|----------------------------|--------------------------------|--------------------|--------|--------------|--------------|------|-------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|
| 1           | Blue Gum Eucalyptus        | <i>Eucalyptus globulus</i>     | 60                 | 61.5   | Fair to Good | Fair to Good | Good |                                                                                                                                     | Yes              | Unprotected      |
| 6           | Narrow leaved peppermint   | <i>Eucalyptus nicholii</i>     | 22.5               | 25     | Fair to Good | Fair         | Poor | Old form but has been pruned extensively to keep it small. PL not obvious in this area.                                             |                  | Heritage         |
| 7           | Red Flowering Gum          | <i>Corymbia ficifolia</i>      | 15                 | 20     | Good         | Fair to Good | Good | Codominant stems.                                                                                                                   |                  | Heritage         |
| 8           | Bottle Brush               | <i>Callistemon sp.</i>         | Multitern          | 15     | Good         | Fair to Good | Good |                                                                                                                                     |                  | Unprotected      |
| 9           | Monterey Pine              | <i>Pinus radiata</i>           | 20                 | 35     | Fair to Good | Fair         | Poor |                                                                                                                                     | Yes              | Unprotected      |
| 10          | Monterey Pine              | <i>Pinus radiata</i>           | 12.5               | 25     | Fair         | Fair         | Poor | Heavy sequoia pitch moth activity on underside of upper trunk.                                                                      | Yes              | Unprotected      |
| 11          | Japanese Black Pine        | <i>Pinus thunbergii</i>        | 17                 | 25     | Fair to Good | Good         | Good |                                                                                                                                     |                  | Heritage         |
| 13          | Monterey Pine              | <i>Pinus radiata</i>           | 16.5               | 25     | Fair to Good | Fair         | Fair |                                                                                                                                     | Yes              | Unprotected      |
| 14          | Monterey Pine              | <i>Pinus radiata</i>           | 13.5               | 20     | Fair         | Fair         | Fair |                                                                                                                                     | Yes              | Unprotected      |
| 15          | Monterey Pine              | <i>Pinus radiata</i>           | 13                 | 25     | Fair         | Fair         | Fair |                                                                                                                                     | Yes              | Unprotected      |
| 16          | Poplar                     | <i>Populus spp.</i>            | 9, 6.5             | 35     | Good         | Fair to Good | Good |                                                                                                                                     |                  | Heritage         |
| 17          | Poplar                     | <i>Populus spp.</i>            | 10.5, 9, 6.5       | 35     | Good         | Fair to Good | Good | The asphalt adjacent to this row of trees appears uplifted close to roots                                                           |                  | Heritage         |
| 18          | Poplar                     | <i>Populus spp.</i>            | 6, 6.5             | 30     | Fair to Good | Fair to Good | Good |                                                                                                                                     |                  | Unprotected      |
| 19          | Poplar                     | <i>Populus spp.</i>            | 7, 5.5             | 30     | Good         | Fair         | Fair | The stems of this tree appear to be arising from the stump of a previously removed tree.                                            |                  | Unprotected      |
| 21          | Poplar                     | <i>Populus spp.</i>            | 13.5, 8, 8         | 30     | Fair to Good | Fair to Good | Good |                                                                                                                                     |                  | Heritage         |
| 22          | Poplar                     | <i>Populus spp.</i>            | 10                 | 20     | Poor to Fair | Fair         | Good |                                                                                                                                     |                  | Heritage         |
| 23          | Poplar                     | <i>Populus spp.</i>            | 10, 5, 6           | 25     | Fair to Good | Fair         | Fair | Main stem was topped.                                                                                                               |                  | Heritage         |
| 25          | Coast Redwood              | <i>Sequoia sempervirens</i>    | 26.5               | 40     | Good         | Good         | Good |                                                                                                                                     | Yes              | Unprotected      |
| 26          | Coast Redwood              | <i>Sequoia sempervirens</i>    | 34                 | 63.5   | Good         | Good         | Good |                                                                                                                                     | Yes              | Unprotected      |
| 27          | Coast Redwood              | <i>Sequoia sempervirens</i>    | 40                 | 62     | Good         | Good         | Good |                                                                                                                                     | Yes              | Unprotected      |
| 28          | Poplar                     | <i>Populus spp.</i>            | 30 below this tree | 55     | Good         | Fair         | Good | Many vertical stems.                                                                                                                |                  | Heritage         |
| 30          | Coast Redwood              | <i>Sequoia sempervirens</i>    | 43                 | 66     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 31          | Strawberry tree            | <i>Arbutus menziesii</i>       | 4                  | 10     | Fair to Good | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 33          | Poplar                     | <i>Populus spp.</i>            | 35                 | 37.5   | Good         | Fair         | Good | Marked surface rotting. The asphalt parking lot appears to have been damaged by root growth.                                        |                  | Heritage         |
| 34          | Poplar                     | <i>Populus spp.</i>            | 34                 | 56     | Good         | Fair         | Fair | The tree's canopy asymmetry was influenced by a pine tree that was removed.                                                         |                  | Heritage         |
| 35          | Poplar                     | <i>Populus spp.</i>            | 35                 | 58     | Good         | Fair to Good | Good | Marked surface rotting. Acute angle branch attachments. The asphalt adjacent to the tree is broken up, apparently from root damage. |                  | Heritage         |
| 36          | New Zealand Christmas tree | <i>Metrosideros excelsa</i>    | 7.5                | 15     | Good         | Fair         | Good |                                                                                                                                     |                  | Unprotected      |
| 72          | Evergreen pear             | <i>Pyrus kawakami</i>          | 5                  | 15     | Fair         | Fair to Good | Good | Stunted. Root system never became established.                                                                                      |                  | Unprotected      |
| 73          | Evergreen pear             | <i>Pyrus kawakami</i>          | 6.5                | 13     | Fair         | Fair to Good | Fair |                                                                                                                                     |                  | Unprotected      |
| 74          | New Zealand Christmas tree | <i>Metrosideros excelsa</i>    | 8.5                | 15     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 75          | New Zealand Christmas tree | <i>Metrosideros excelsa</i>    | 8                  | 15     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 76          | New Zealand Christmas tree | <i>Metrosideros excelsa</i>    | 7                  | 15     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 77-85       | New Zealand Christmas tree | <i>Metrosideros excelsa</i>    | 4-7                | 15     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 86          | Evergreen pear             | <i>Pyrus kawakami</i>          | 7                  | 15     | Fair to Good | Fair to Good | Fair |                                                                                                                                     |                  | Unprotected      |
| 87          | Evergreen pear             | <i>Pyrus kawakami</i>          | 6.4                | 13     | Fair to Good | Fair to Good | Fair |                                                                                                                                     |                  | Unprotected      |
| 91          | Evergreen pear             | <i>Pyrus kawakami</i>          | 6                  | 10     | Fair to Good | Fair to Good | Fair |                                                                                                                                     |                  | Unprotected      |
| 92          | Evergreen pear             | <i>Pyrus kawakami</i>          | 7                  | 10     | Fair to Good | Fair to Good | Good |                                                                                                                                     |                  | Unprotected      |
| 93          | Evergreen pear             | <i>Pyrus kawakami</i>          | 5.5                | 10     | Fair to Good | Fair to Good | Good |                                                                                                                                     |                  | Unprotected      |
| 94          | Melaleuca                  | <i>Melaleuca quinquenervia</i> | 18.5, 18.5, 15     | 25     | Good         | Fair         | Good | Acute attachment of branches and stems.                                                                                             |                  | Heritage         |
| 95          | Evergreen pear             | <i>Pyrus kawakami</i>          | 7                  | 10     | Fair to Good | Fair to Good | Good |                                                                                                                                     |                  | Unprotected      |
| 96-100      | New Zealand Christmas tree | <i>Metrosideros excelsa</i>    | 4-7                | 15     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 102         | Southern Magnolia          | <i>Rhodod. grandiflorum</i>    | 3                  | 12     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 103         | Silver dollar gum          | <i>Eucalyptus polyanthemos</i> | 8.5                | 25     | Good         | Fair to Good | Fair |                                                                                                                                     |                  | Unprotected      |
| 104         | Silver dollar gum          | <i>Eucalyptus polyanthemos</i> | 7                  | 25     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 105         | Silver dollar gum          | <i>Eucalyptus polyanthemos</i> | 7                  | 25     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |
| 106         | Silver dollar gum          | <i>Eucalyptus polyanthemos</i> | 9                  | 25     | Good         | Fair to Good | Good |                                                                                                                                     |                  | Unprotected      |
| 107         | Silver dollar gum          | <i>Eucalyptus polyanthemos</i> | 8.5                | 25     | Good         | Poor         | Fair | Large wounds from branch failures.                                                                                                  |                  | Unprotected      |
| 108         | Silver dollar gum          | <i>Eucalyptus polyanthemos</i> | 8                  | 25     | Good         | Fair to Good | Fair |                                                                                                                                     |                  | Unprotected      |
| 109-111     | European Hornbeam          | <i>Corylus felix</i>           | 3                  | 20     | Good         | Good         | Good |                                                                                                                                     |                  | Unprotected      |

- LEGEND
- X = HERITAGE TREE TO BE REMOVED (PERMIT REQUIRED)
  - X = UNPROTECTED TREE TO BE REMOVED
  - = TREE DRIPLINE



1 HARBOR DRIVE TREE REMOVAL PLAN

Project Address:  
1 Harbor Drive, Sausalito, CA 94965

Zachary Vought  
ISA BCMA, WE-9995B  
RCAR 691  
zach@urbanforestryassociates.com  
05/15/2026

