

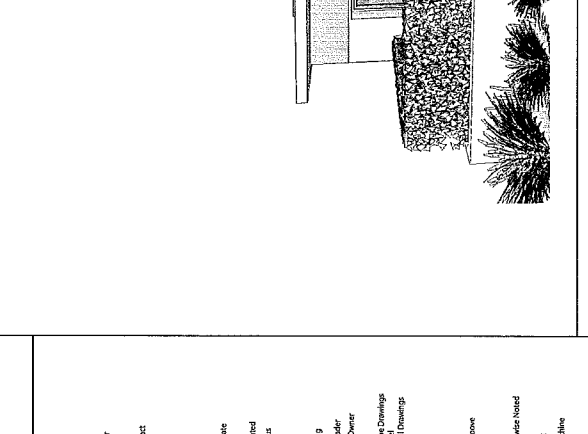
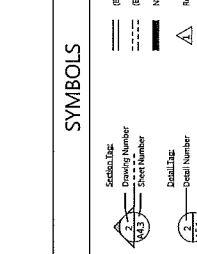
ABBREVIATIONS

Table listing abbreviations for architectural elements such as Adjustable, Above Finish Floor, A/C, etc.

APPLICABLE CODES

- List of applicable codes including California Building Code, California Plumbing Code, California Mechanical Code, etc.

SYMBOLS



PROJECT INFORMATION table with columns for Address, Zoning District, Construction Date, etc.

DEFERRED SUBMITTALS table with columns for Description, Revision number, and other details.

PROJECT DESCRIPTION table with columns for Description and other project details.

PROJECT TEAM table listing Owner, Architect, Structural Engineer, and Surveyor information.

PROJECT INFORMATION table with columns for Gross Area, Floor Area, etc.

DEFERRED SUBMITTALS table with columns for Description, Revision number, and other details.

PROJECT DESCRIPTION table with columns for Description and other project details.

RENOVATIONS TO THE Garnick Residence 26 Atwood Ave Sausalito, CA 94965. Includes contact information for Michael Rex Architects and Michael Rex Engineers.

SHEET INDEX table listing various sheets such as COVER SHEET, FLOOR PLANS, and SITE PLANS.

DEFERRED SUBMITTALS table with columns for Description, Revision number, and other details.

RECEIVED JUN 16 2016 CITY OF SAUSALITO COMMUNITY DEVELOPMENT DEPT. G.00 COVER SHEET SHEET

ATWOOD AVENUE

- NOTES:**
- UNDERGROUND FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION. CALL U.S.A. (800) 477-5800 PRIOR TO ANY CONSTRUCTION.
 - THE PROPERTY BOUNDARY FOR THIS TOPOGRAPHIC SURVEY IS BASED ON SURVEY BEING PROCESSED FOR FILING WITH MARIN COUNTY.
 - THE ELEVATIONS ON THIS MAP CONFORM WITH THE CONTOURS USED ON MARIN MAP. THE CONTROL POINT ON ATWOOD AVENUE WAS ESTIMATED TO BE AT ELEVATION 146.00.
 - THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.
 - THE AREA OF THE PARCEL BEING SURVEYED = 2,041.37 SQ. FT. OR 0.047 ACRES.

- LEGEND**
- PROPERTY BOUNDARY LINE.
 - FOUND 1/2" REBAR & CAP. L5 7744.
 - ✕ FOUND BRASS PLUG. L5 7755.
 - △ SETTING REBAR & CAP. PCE 24093.
 - CONTROL POINT (P. INTERVALS).
 - CONTROL POINT.
 - TREE SIZE AND TYPE, IF KNOWN.
 - DRIP LINE.

LANDS OF HOERNER
30 ATWOOD AVENUE
SAUSALITO, CA 94965
D.N. 2003-0034670

LANDS OF GARNICK
26 ATWOOD AVENUE
SAUSALITO, CA 94965
D.N. 2015-0051784

LANDS OF FIGEL
22 ATWOOD AVENUE
SAUSALITO, CA 94965
D.N. 2011-0068279

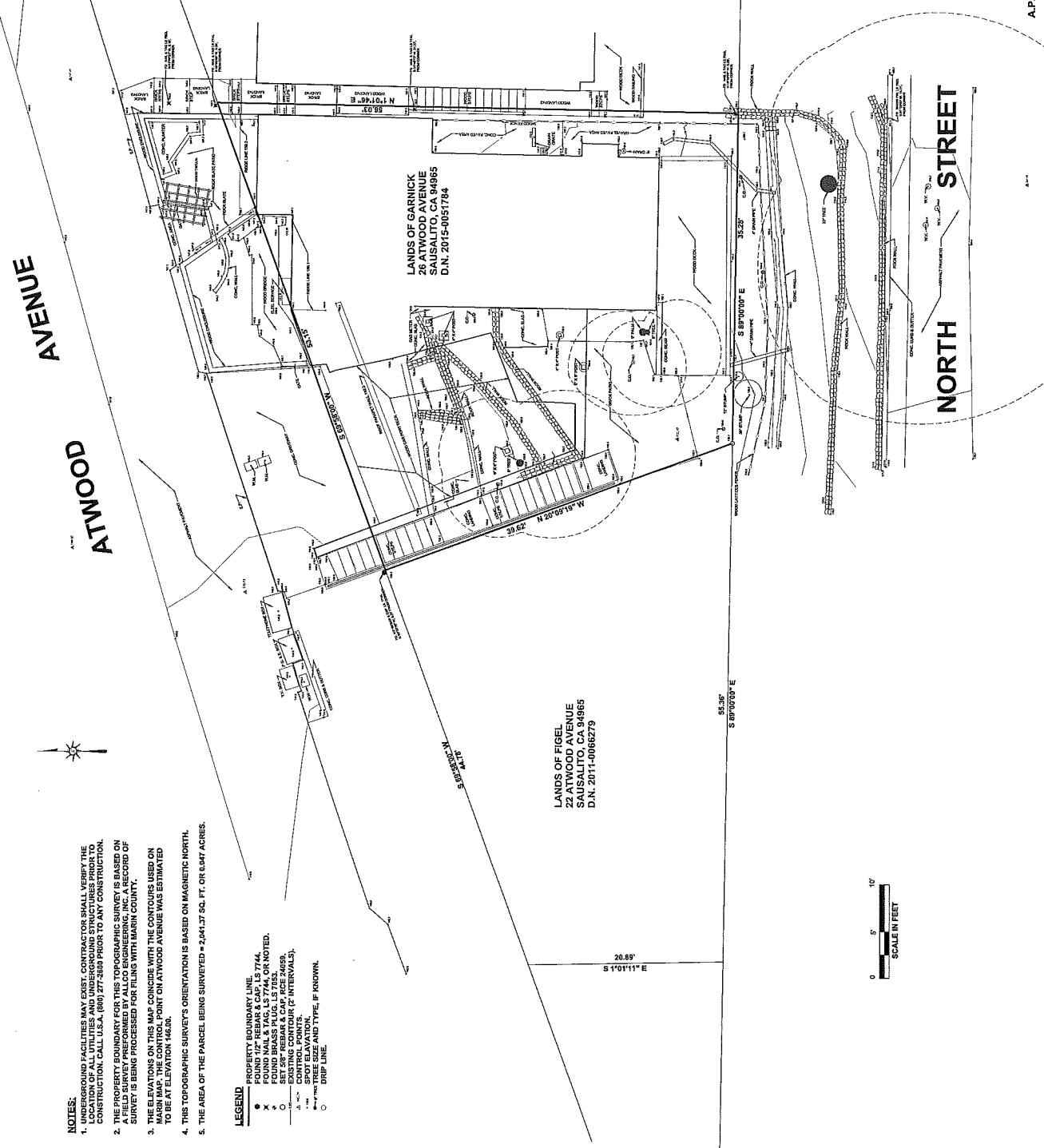
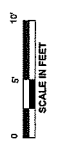


Charles R. Davis

TOPOGRAPHIC SURVEY
OF THE LANDS OF LAWRENCE AND TERRI GARNICK, TRUSTEES,
AS DESCRIBED IN GRANT DEED D.N. 2015-0051784, RECORD
OCTOBER 30, 2015, IN THE OFFICE OF THE COUNTY RECORDER
OF MARIN COUNTY, CALIFORNIA
CITY OF SAUSALITO, MARIN COUNTY, CALIFORNIA
PROJECT # 2015-0051784
DATE OF SURVEY: 12/2015
SCALE: 1" = 40'

A.P.N. 065-2483-03
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

SHEET 1 OF 1

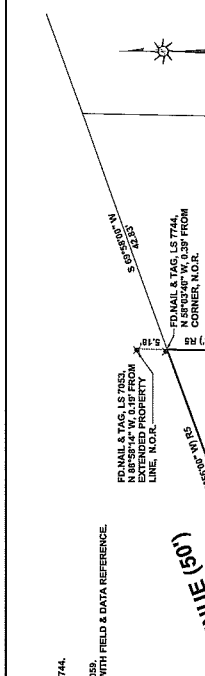


ENGINEER'S STATEMENT
 THIS MAP IS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF LAWRENCE AND TERRY GARNICK, IN FEBRUARY, 2016.
 CHARLES D. ALLEN, RCE 21888
 LICENSE EXPRESS 930417

COUNTY SURVEYOR'S STATEMENT
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8786 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS _____ DAY OF _____ 2016.
 RICHARD SIMONITCH, COUNTY SURVEYOR
 P.L.S. 7821, EXP. 1/23/17

LEGEND
 _____ PROPERTY BOUNDARY.
 * FOUND BRASS PIN, AS NOTED.
 x FOUND MAIL AND METAL WASTIC CAP, LS 7744.
 o FOUND 3/4" IRON PIPE, NO CAP.
 () DENOTES RECORD DATA IN DISCREPANCY WITH FIELD & DATA REFERENCE.
 () 1/2 DENOTES RECORD DATA IN DISCREPANCY WITH FIELD & DATA REFERENCE.
 N.O.R. NOT OF RECORD.

RECORDER'S STATEMENT
 THIS MAP IS FILED AT PAGE _____ OF MARIN COUNTY PUBLIC WORKS.
 SERIES NO. _____ FEE _____
 COUNTY RECORDER _____ BY DEPUTY _____



LANDS OF HOERNER
 2003-0034670
 PD MAIL & TAG, LS 7744, N 89°35'14" W, 6.19' FROM EXTENDED PROPERTY LINE, N.O.R.

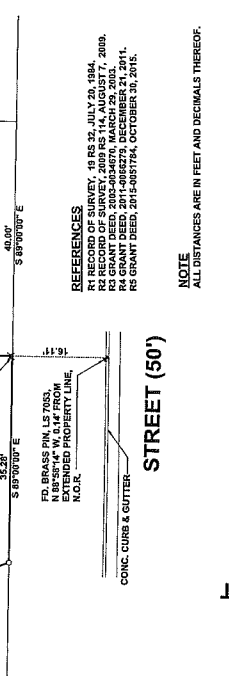
LANDS OF GARNICK
 2015-0051784
 PD MAIL & TAG, LS 7744, N 89°35'14" W, 6.19' FROM EXTENDED PROPERTY LINE, N.O.R.

LANDS OF FIGEL
 2011-0066279
 (CUT CROSS ON THE TOP OF THE MASONRY WALL) PER R2, S.A.M.E., THE WALL SHOULD BE RECENTLY PUT UP AND PAINTED.
 FOUND 3/4" IRON PIPE, WASHED CAP, FROM PROPERTY CORNER, L2.

LANDS OF HOERNER
 2003-0034670
 PD MAIL & TAG, LS 7744, N 89°35'14" W, 6.19' FROM EXTENDED PROPERTY LINE, N.O.R.

ENGINEER'S STATEMENT
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 CHARLES D. ALLEN, RCE 21888
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 RICHARD SIMONITCH, COUNTY SURVEYOR
 P.L.S. 7821, EXP. 1/23/17



LANDS OF HOERNER
 2003-0034670
 PD MAIL & TAG, LS 7744, N 89°35'14" W, 6.19' FROM EXTENDED PROPERTY LINE, N.O.R.

LANDS OF GARNICK
 2015-0051784
 PD MAIL & TAG, LS 7744, N 89°35'14" W, 6.19' FROM EXTENDED PROPERTY LINE, N.O.R.

LANDS OF FIGEL
 2011-0066279
 (CUT CROSS ON THE TOP OF THE MASONRY WALL) PER R2, S.A.M.E., THE WALL SHOULD BE RECENTLY PUT UP AND PAINTED.
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 CHARLES D. ALLEN, RCE 21888
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 RICHARD SIMONITCH, COUNTY SURVEYOR
 P.L.S. 7821, EXP. 1/23/17

RECORD OF SURVEY
 LANDS OF GARNICK, AS DESCRIBED IN GRANT DEED D.N. 2015-0051784, RECORDED OCTOBER 30, 2015, MARIN COUNTY RECORDS, CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA.
 ALLCO ENGINEERING, INC. MARCH 2, 2016
 P.O. BOX 629 CAL, 94542-0629
 PHONE (415) 682-2232
 SCALE 1" = 10'
 SHEET 1 OF 1

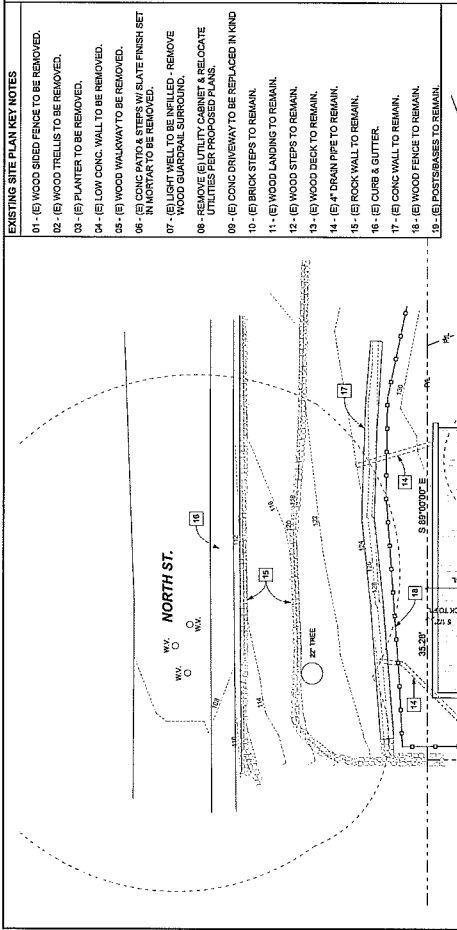
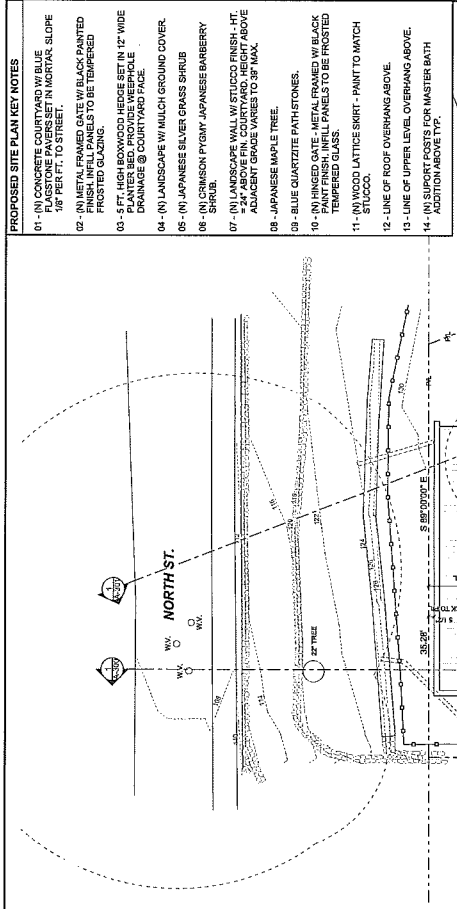
RECORD OF SURVEY
 LANDS OF GARNICK, AS DESCRIBED IN GRANT DEED D.N. 2015-0051784, RECORDED OCTOBER 30, 2015, MARIN COUNTY RECORDS, CITY OF SAUSALITO, COUNTY OF MARIN, STATE OF CALIFORNIA.
 ALLCO ENGINEERING, INC. MARCH 2, 2016
 P.O. BOX 629 CAL, 94542-0629
 PHONE (415) 682-2232
 SCALE 1" = 10'
 SHEET 1 OF 1

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 JUN 16 2016
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT

RECEIVED

SITE PLAN 2016 SCALE: 1" = 5' 1

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT



- EXISTING SITE PLAN KEY NOTES**
- 01 - (N) WOOD SIDED FENCE TO BE REMOVED.
 - 02 - (E) WOOD TRELLIS TO BE REMOVED.
 - 03 - (E) PLANTER TO BE REMOVED.
 - 04 - (E) LOW CONC. WALL TO BE REMOVED.
 - 05 - (E) WOOD WALKWAY TO BE REMOVED.
 - 06 - (E) CONC PATIO & STEPS W/ SLATE FINISH SET IN WALKWAY TO BE REMOVED.
 - 07 - (E) LIGHT WELL TO BE INFILLED - REMOVE WOOD SUBSTRATE SURROUNDING.
 - 08 - (E) EXISTING PROPOSED PLANTER LOCATE UTILITIES @ PROPOSED PLANS.
 - 09 - (E) CONC DRIVEWAY TO BE REPLACED IN KIND
 - 10 - (E) BRICK STEPS TO REMAIN.
 - 11 - (E) WOOD LANDING TO REMAIN.
 - 12 - (E) WOOD STEPS TO REMAIN.
 - 13 - (E) WOOD DECK TO REMAIN.
 - 14 - (E) 4" DRAIN PIPE TO REMAIN.
 - 15 - (E) ROCK WALL TO REMAIN.
 - 16 - (E) CURB & GUTTER.
 - 17 - (E) CONC WALL TO REMAIN.
 - 18 - (E) WOOD FENCE TO REMAIN.
 - 19 - (E) POSTS/BASES TO REMAIN.

- PROPOSED SITE PLAN KEY NOTES**
- 01 - (N) CONCRETE COURTYARD IN BLUE FLAGSTONE PAVERS SET IN MORTAR SLOPE 1/8" PER FT. TO STREET.
 - 02 - (N) METAL FRAMED GATE W/ BLACK PAINTED FINISH W/ 1/2" PANELS TO BE TEMPORARILY FINISHED BACKING.
 - 03 - (N) METAL FRAMED GATE W/ 12" WIDE PLANTER BED PROVIDE WEERBAR & DRAINAGE @ COURTYARD FACE.
 - 04 - (N) LANDSCAPE W/ MULCH GROUND COVER.
 - 05 - (N) JAPANESE SILVER GRASS SHRUB.
 - 06 - (N) JAPANESE SILVER GRASS SHRUB.
 - 07 - (N) JAPANESE SILVER GRASS SHRUB.
 - 08 - (N) JAPANESE SILVER GRASS SHRUB.
 - 09 - (N) JAPANESE SILVER GRASS SHRUB.
 - 10 - (N) JAPANESE SILVER GRASS SHRUB.
 - 11 - (N) JAPANESE SILVER GRASS SHRUB.
 - 12 - (N) JAPANESE SILVER GRASS SHRUB.
 - 13 - (N) JAPANESE SILVER GRASS SHRUB.
 - 14 - (N) JAPANESE SILVER GRASS SHRUB.
 - 15 - (N) JAPANESE SILVER GRASS SHRUB.
 - 16 - (N) JAPANESE SILVER GRASS SHRUB.
 - 17 - (N) JAPANESE SILVER GRASS SHRUB.
 - 18 - (N) JAPANESE SILVER GRASS SHRUB.
 - 19 - (N) JAPANESE SILVER GRASS SHRUB.
 - 20 - (N) JAPANESE SILVER GRASS SHRUB.

- EXISTING SITE PLAN KEY NOTES (CONT'D)**
- 20 - (E) CONC SLAB TO REMAIN.
 - 21 - LINE OF ROOF OVERHANGS ABOVE (TO BE REMOVED).
 - 22 - (E) WOOD SIDING SHIRT TO BE REMOVED.
 - 23 - (E) WATER HEATER TANK TO REMAIN.
 - 24 - (E) GAS METERS.
 - 25 - (E) TANKLESS WATER HEATER.
 - 26 - (E) WOOD BALCONY/STAIRS TO BE REMOVED.
 - 27 - (E) TERRACED LANDSCAPE AREA BENEATH CARPORT.
 - 28 - LINE OF ROOF OVERHANGS ABOVE.
 - 29 - (E) CONC STAIRS TO REMAIN.
 - 30 - (E) PLANTING AREA TO REMAIN.
 - 31 - (E) ENCROACHMENT - DIMENSION AS NOTED

- EXISTING SITE PLAN KEY NOTES (CONT'D)**
- 15 - (N) 42" HIGH STUCCO WALL.
 - 16 - PROPOSED EAVE ENCROACHMENT - DIMENSION AS NOTED.
 - 17 - (N) RECESSED LED CAN LIGHT IN EAVE DECK LIGHTS.
 - 18 - (N) WALL MOUNTED DOWNWARD DIRECTED DOWNLIGHT.
 - 19 - (N) WALL MOUNTED SCONCE DOWNLIGHT.
 - 20 - (N) CONC DRIVEWAY - COLOR TO MATCH COURTYARD PAVING

26 Atwood Ave.
 A.P.N. #065-203-03
 Existing Duplex (Proposed Remodel)
 Upper Unit: 1274 s.f.
 Lower Unit: 411.5 s.f.

26 Atwood Ave.
 A.P.N. #065-203-04
 Existing Duplex

26 Atwood Ave.
 A.P.N. #065-203-03
 Existing Duplex
 Upper Unit: 1278 s.f.
 Lower Unit: 411 s.f.

MICHAEL BEX ARCHITECTS
 1745 BIRCHWAY DRIVE SUITE 201
 SAUSALITO, CA 94965
 TEL: 415.333.1500
 FAX: 415.333.1465

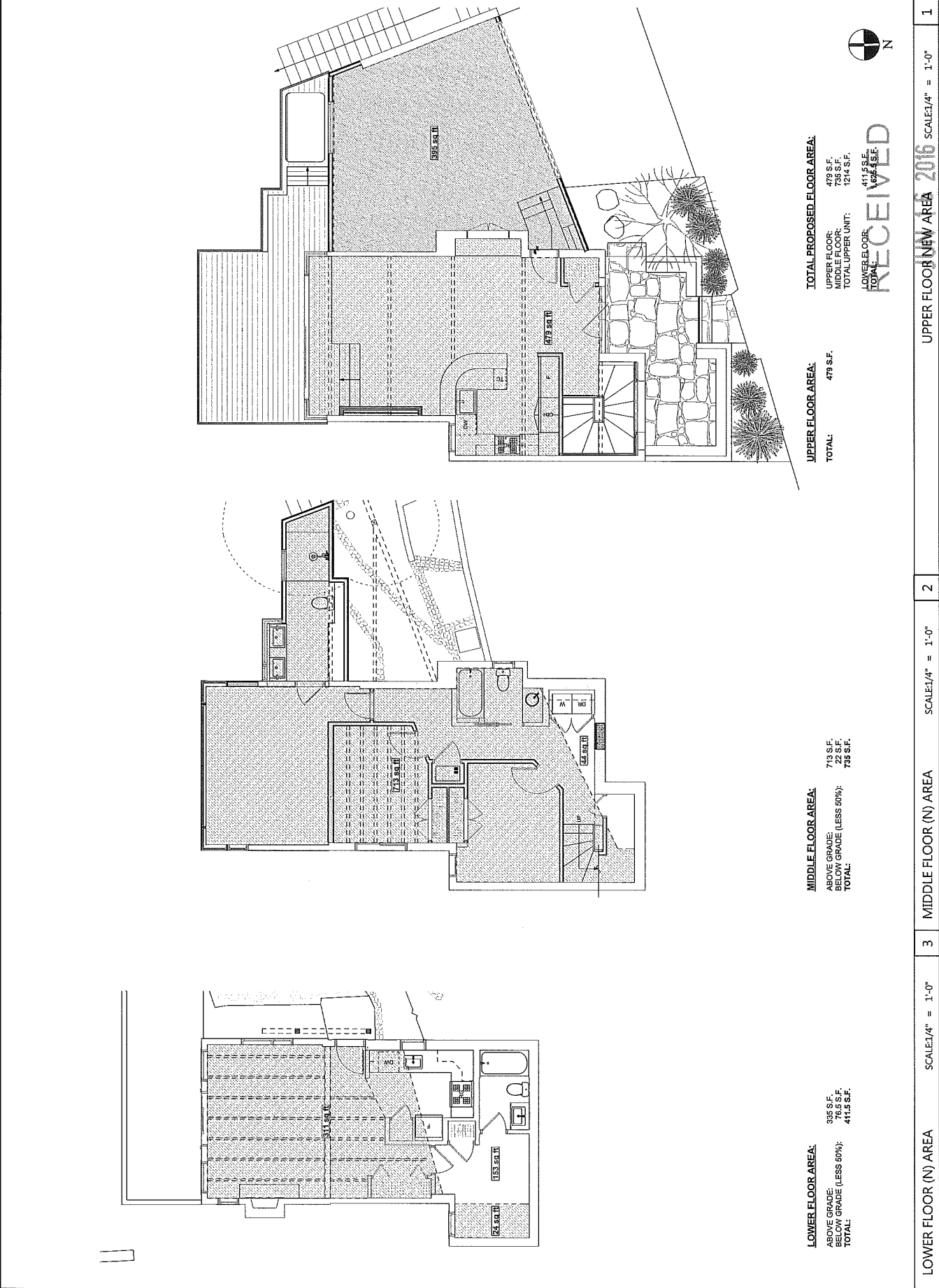
Owners: Larry & Terri Garrick
 421 Parrot Drive
 San Marin, CA 94402

**RENOVATION TO THE
 Garrick Residence**
 26 Alwood Ave. 94965
 Sausalito, CA
 APN 065-203-03

DATE: 05/15/16
 DRAWN BY: MVA
 CHECKED BY: MVA
 PROJECT NO.: AS102

PROPOSED FLOOR AREA PLANS
 SHEET 1

AS102



LOWER FLOOR AREA:
 ABOVE GRADE: 595 S.F.
 BELOW GRADE (LESS 50%): 75.5 S.F.
TOTAL: 411.5 S.F.

MIDDLE FLOOR AREA:
 ABOVE GRADE: 719 S.F.
 BELOW GRADE (LESS 50%): 22 S.F.
TOTAL: 735 S.F.

UPPER FLOOR AREA:
 TOTAL: 479 S.F.

TOTAL PROPOSED FLOOR AREA:
 UPPER FLOOR: 479 S.F.
 MIDDLE FLOOR: 735 S.F.
 TOTAL UPPER UNIT: 1214 S.F.
LOWER FLOOR: 411.5 S.F.
TOTAL: 1625.5 S.F.



LOWER FLOOR (N) AREA SCALE: 1/4" = 1'-0" MIDDLE FLOOR (N) AREA SCALE: 1/4" = 1'-0" UPPER FLOOR (N) AREA SCALE: 1/4" = 1'-0" 1

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT

RECEIVED

FILED: 05/15/16, 10:00 AM, COMMUNITY DEVELOPMENT DEPARTMENT, 2500 CALIFORNIA STREET, SAUSALITO, CA 94965. PROJECT NO. AS102. SHEET 1 OF 1.

MICHAEL REX
 ARCHITECTS
 200 BROADWAY
 SAUSALITO, CA 94965
 MICHAELREXARCHITECTS.COM
 FAX: 415.333.1483

Owner: Larry & Terri Garnick
 421 Parrot Drive
 San Mateo, CA 94402

RENOVATION TO THE
 Garnick Residence
 26 Atwood Ave.
 Sausalito, CA 94965
 APN 065-203-03

DATE: 09-15-16
 PLANNING SUBMITTAL
 09-15-16

THE APPLICANT HAS AGREED TO
 ACCEPT THE CITY'S STANDARD
 DEVELOPMENT PERMITS
 AND CONDITIONS OF PERMIT
 NO. 100-100-001-001
 DATE: 09-15-16
 PROJECT: MNA
 CHECKED: MNA

BUILDING COVERAGE
 PLANS

SHEET
 AS103



RECEIVED
 JUN 16 2016
 PROPOSED BUILDING COVERAGE

1

SCALE: 1" = 5'
 PROPOSED BUILDING COVERAGE

2

SCALE: 1" = 5'
 EXISTING BUILDING COVERAGE

CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT

MICHAEL REX
ARCHITECTS
1720 BROADWAY, SUITE 801
SAN FRANCISCO, CA 94103
TEL: 415.398.1100
FAX: 415.393.1483

Owner: Larry & Terri Gendek
421 Parrot Drive
San Mateo, CA 94402

RENOVATION TO THE
Garnick Residence
26 Atwood Ave.
Sausalito, CA 94965
APN 065-203-03

DATE APPROVED:
PLANNING SUBMITTAL
02-12-15

TITLE: DRAWINGS, CONDITIONS
OF CONTRACT, SPECIFICATIONS,
AND ALL OTHER DOCUMENTS
FOR THE PROJECT SHALL BE
FORWARDED TO THE CITY OF
SAN FRANCISCO, 333 CALIFORNIA
STREET, SAN FRANCISCO, CA 94102

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
MRA

VICINITY MAP

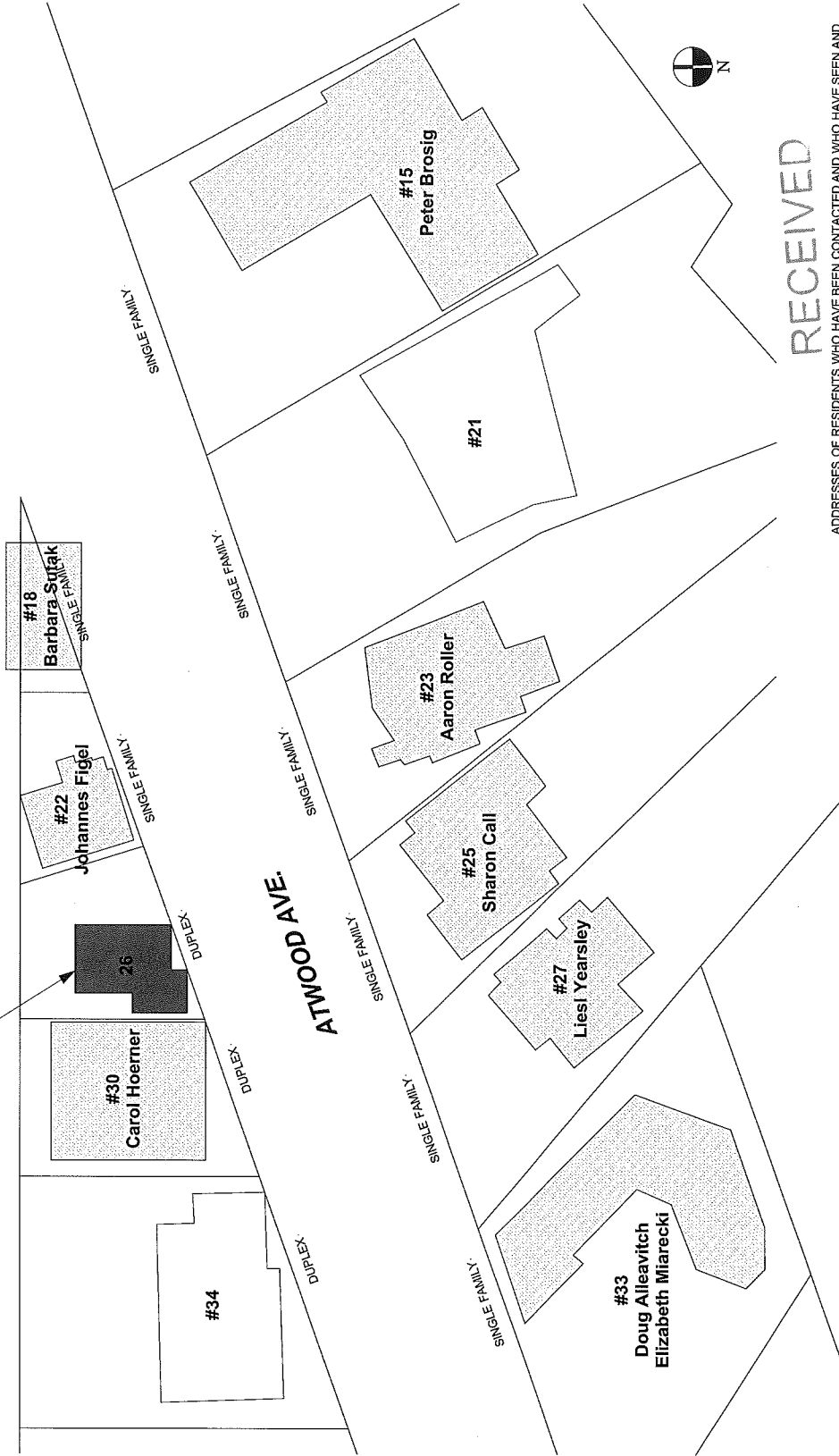
SHEET

AS104

1

NORTH ST.

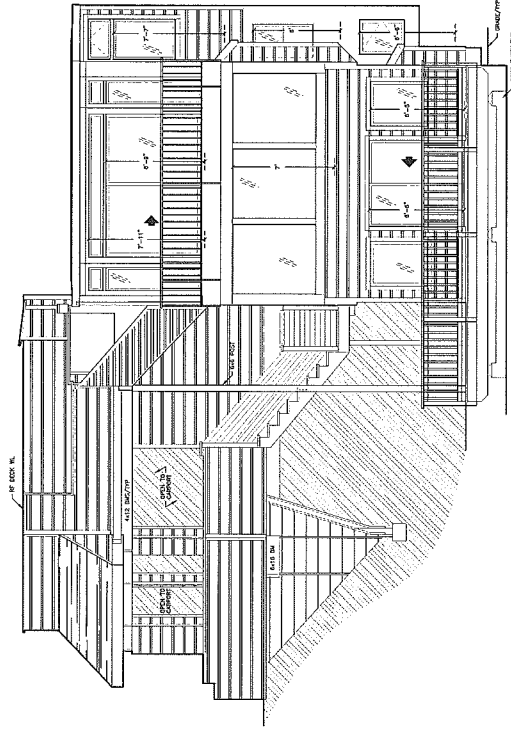
PROJECT LOCATION
26 ATWOOD AVE.



RECEIVED
JUN 16 2016

ADDRESSES OF RESIDENTS WHO HAVE BEEN CONTACTED AND WHO HAVE SEEN AND
SIGNED OFF ON THE PROJECT SHOWN DIAGONAL HATCHED

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT



UPPER LEVEL F.F.E.
 11'-0" (11'-0" FINISH)

MIDDLE LEVEL F.F.E.
 10'-0" (10'-0" FINISH)

LOWER LEVEL F.F.E.
 9'-0" (9'-0" FINISH)

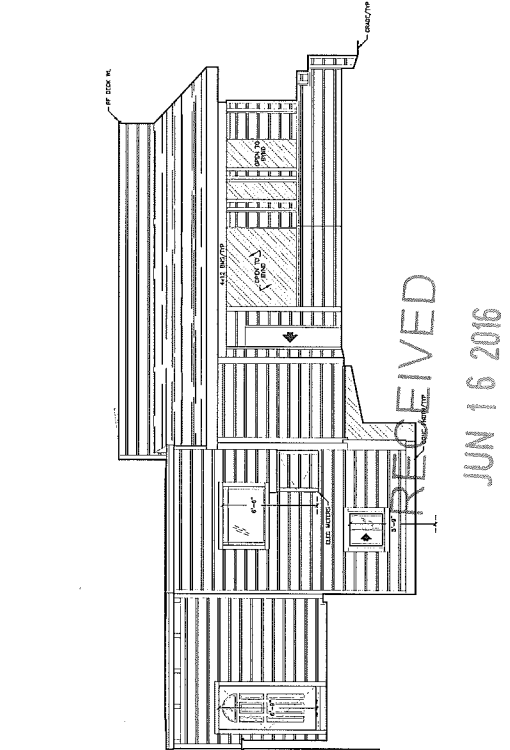
UPPER LEVEL F.F.E. WITH ROOF
 11'-0" (11'-0" FINISH)

MIDDLE LEVEL F.F.E. WITH ROOF
 10'-0" (10'-0" FINISH)

LOWER LEVEL F.F.E. WITH ROOF
 9'-0" (9'-0" FINISH)

WEST ELEVATION SCALE: 1" = 1'-0"

SOUTH ELEVATION SCALE: 1" = 1'-0"



UPPER LEVEL F.F.E.
 11'-0" (11'-0" FINISH)

MIDDLE LEVEL F.F.E.
 10'-0" (10'-0" FINISH)

LOWER LEVEL F.F.E.
 9'-0" (9'-0" FINISH)

UPPER LEVEL F.F.E. WITH ROOF
 11'-0" (11'-0" FINISH)

MIDDLE LEVEL F.F.E. WITH ROOF
 10'-0" (10'-0" FINISH)

LOWER LEVEL F.F.E. WITH ROOF
 9'-0" (9'-0" FINISH)

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

NORTH ELEVATION SCALE: 1" = 1'-0"

RECEIVED
 JUN 16 2016
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT

MICHAEL REX
 ARCHITECTS
 1785 REDWOOD AVENUE, SUITE 101
 SAUSALITO, CA 94965
 MICHAELREXARCHITECTS.COM
 FAX (415) 331-4465

Owner: Larry & Terri Garrick
 421 Pacific Blvd
 San Marco, CA 94042

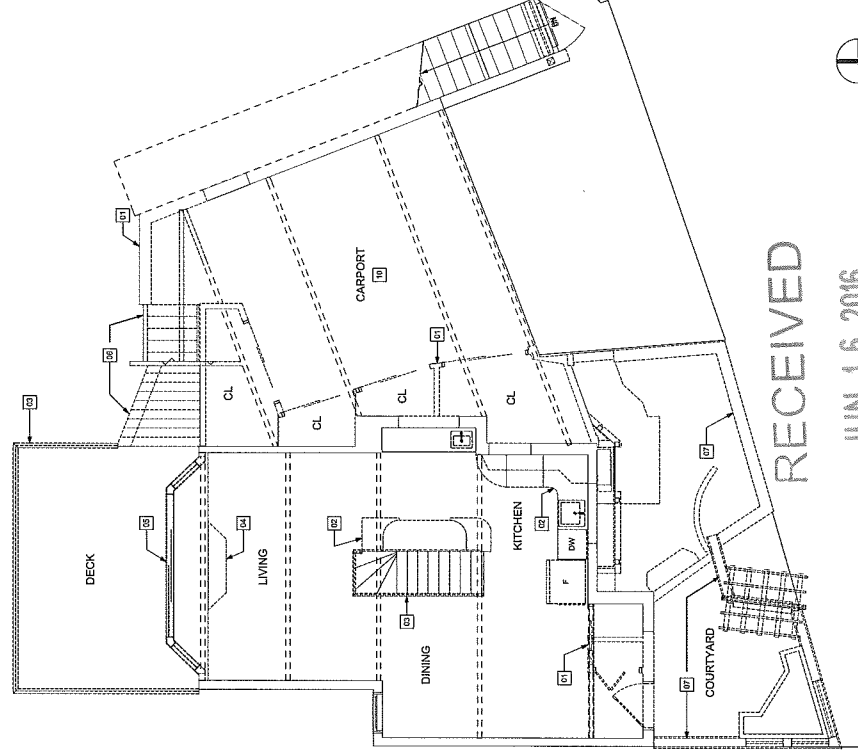
RENOVATION TO THE
Garrick Residence
 26 Atwood Ave. Sausalito, CA 94965
 APN 065-203-03

DATE: 02-25-16
 DRAWING NO.: 02-25-16
 PROJECT: GARRICK RESIDENCE
 SHEET: 1 OF 1
 DATE: 02-25-16
 DRAWING NO.: 02-25-16
 PROJECT: GARRICK RESIDENCE
 SHEET: 1 OF 1

UPPER UNIT
 DEMOLITION
 FLOOR PLANS

AD104
 SHEET

- DEMOLITION PLAN KEY NOTES**
- 01 - (E) WALLS TO BE REMOVED
 - 02 - (E) CABINETS/EQUIPMENT TO BE REMOVED
 - 03 - (E) RAILING TO BE REMOVED
 - 04 - (E) STEP TO BE REMOVED
 - 05 - (E) BAY TO BE REMOVED
 - 06 - (E) STAIR TO BE REMOVED
 - 07 - (E) FENCE TO BE REMOVED
 - 08 - (E) WINDOWS TO BE REMOVED
 - 09 - (E) POOL/IT TO BE REMOVED
 - 10 - REMOVE (E) ROOF DECK ABOVE CARPORT
 - 11 - REMOVE (E) SIDING @ BRACING

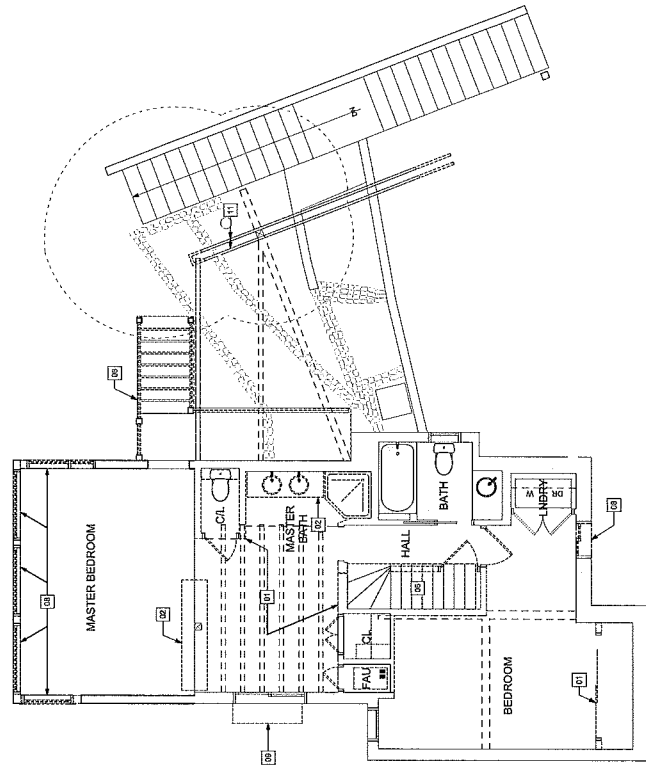


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JUN 16 2016

CITY OF SAUSALITO
 DEPARTMENT OF PUBLIC WORKS

UPPER FLOOR DEMOLITION PLAN DEPT. SCALE: 1/4" = 1'-0"



MIDDLE FLOOR DEMOLITION PLAN SCALE: 1/4" = 1'-0"

1

2

MICHAEL REX
 ARCHITECTS
 5205 UNIVERSITY AVENUE
 SAUSALITO, CA 94965
 TEL: 415.551.1500
 FAX: 415.551.2463

Owner: Larry & Terri Garrick
 421 Piedra Drive
 San Marin, CA 94027

RENOVATION TO THE
 Garrick Residence
 26 Atwood Ave.
 Sausalito, CA 94965
 APN 065-203-03

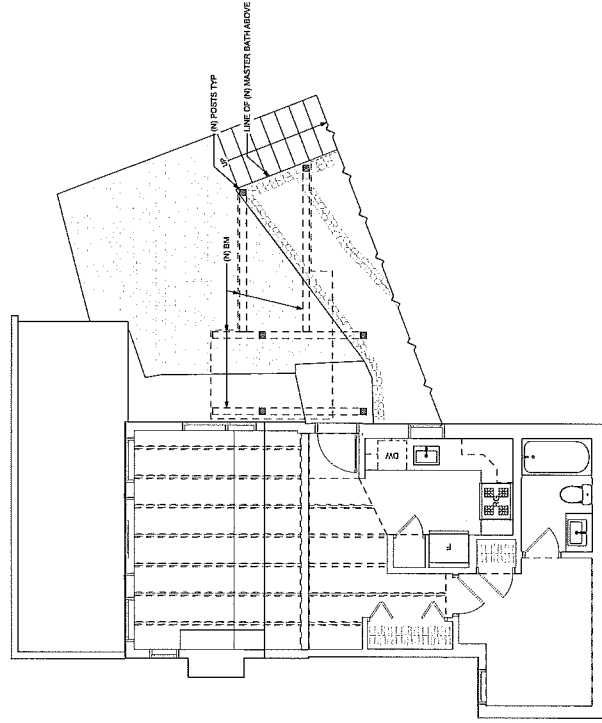
DATE AND SUBMITTAL
 READING SUBMITTAL
 02-15-16

DATE: _____
 CHECKED: _____
 DRAWN: _____
 M.B.A.
 M.B.A.

LOWER UNIT FLOOR
 PLAN

SHEET

A-100



RECEIVED

JUN 16 2016

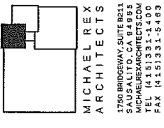
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT DEPT



1

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

LOWER FLOOR PLAN



MICHAEL BRET
ARCHITECTS
1500 BROADWAY
SAUSALITO, CA 94965
WWW.MICHAELBRETARCHITECTS.COM
PHONE: 415.331.5465
FAX: 415.331.5465

Owner: Larry & Terri Garnick
421 Paint Drive
San Bruno, CA 94062

RENOVATION TO THE
Garnick Residence
26 Atwood Ave.
Sausalito, CA 94965
APN 065-203-03

DATE: 05/15/16
PLANNING SUBMITTAL
05-15-16

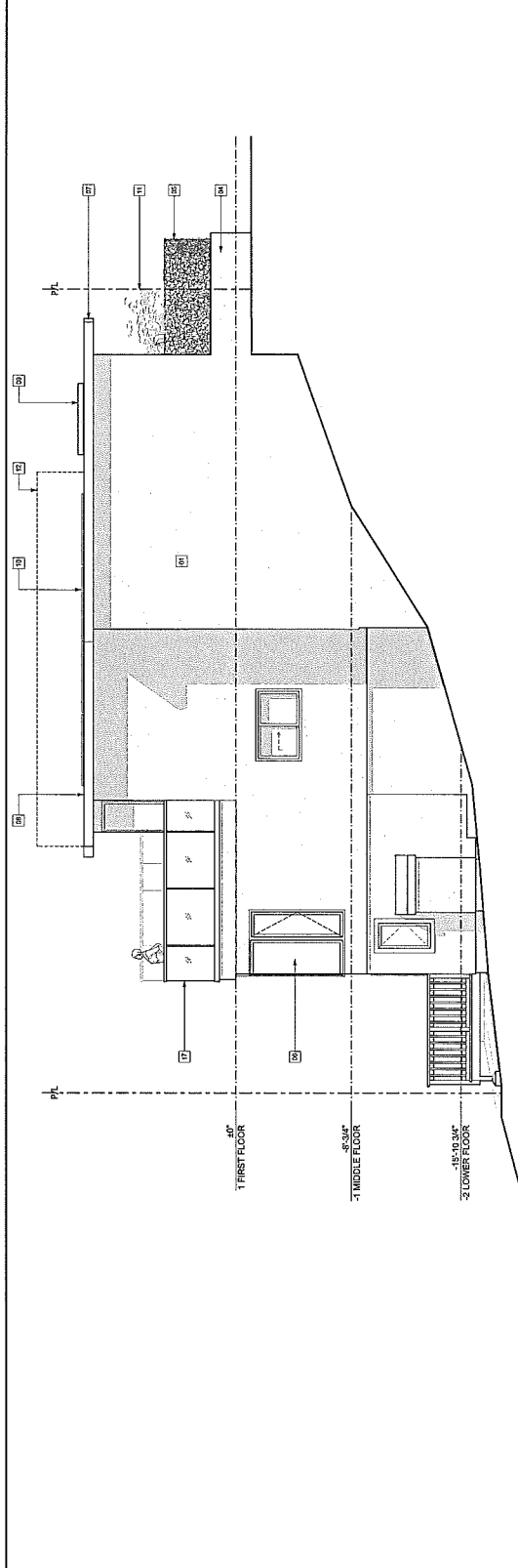
DATE: 05/15/16
CHECKED BY: MNA
MNA

EXTERIOR ELEVATIONS

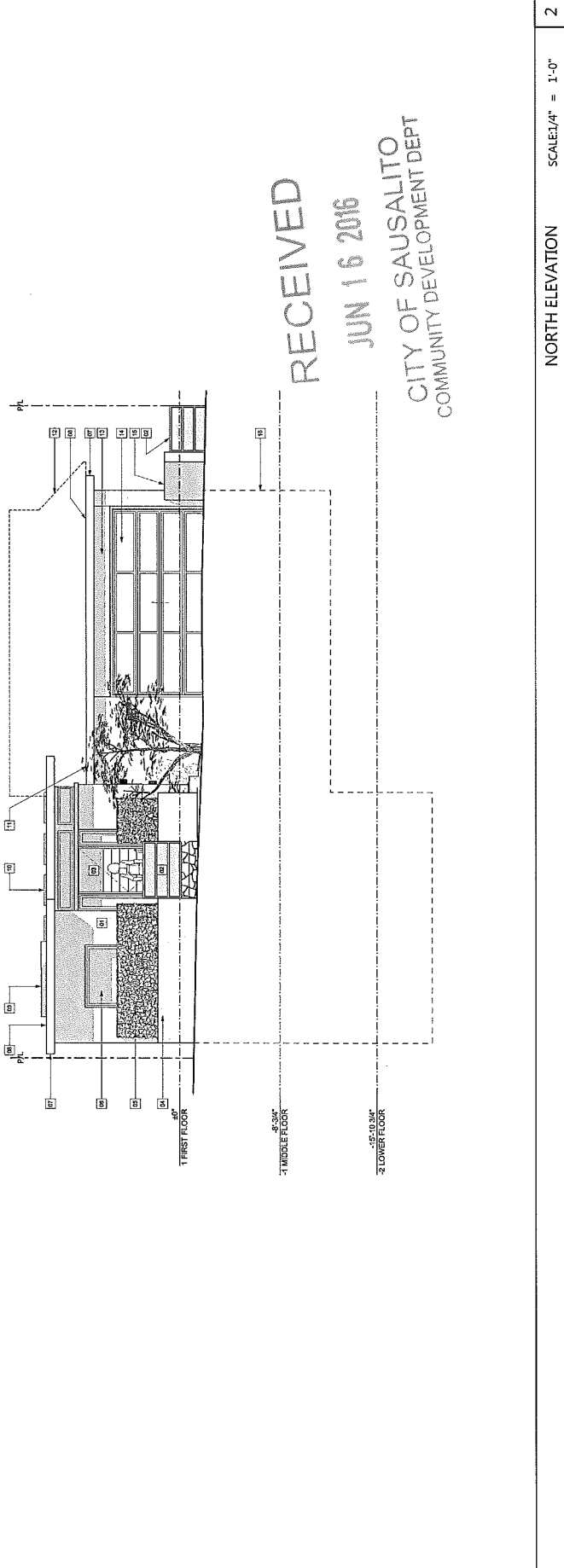
SHEET

A-200

- ELEVATION KEY NOTES
- 01 - EXTERIOR WALL FINISH TO BE SANDY, FINISHED WASH SAND COLOURED STUCCO
 - 02 - GATE TO BE 8" HIGH DARK BRONZE PAINTED METAL FRAMED W/ FROSTED GLASS PANELS
 - 03 - FRONT DOOR TO BE HORIZ WIDE FLANK WOOD DOOR W/ STAINED FINISH
 - 04 - COURTYARD WALL TO BE STUCCO FINISHED TO MATCH HOUSE. HEIGHT TO BE 24" ABOVE ADJACENT GRADE (VARIES TO MATCH IE).
 - 05 - BOXWOOD HEDGE
 - 06 - PENETRATION TO BE METAL SASH W/ PAINTED DARK BRONZE FINISH
 - 07 - 2X FASCIA PAINTED DARK BROWN
 - 08 - GREY GRAVEL ROOF FINISH OVER GLASS "A" ROOF MEMBRANE
 - 09 - (N) SKYLIGHT PER ROOF PLAN
 - 10 - SOLAR PANEL TYP.
 - 11 - JAPANESE MAPLE TREE
 - 12 - PROFILE OF (B) ROOF/ROOF DECK WALL TO BE FINISHED
 - 13 - LOWER TRIM TO PAINTED TO MATCH FASCIA
 - 14 - CHANGE DOOR TO BE ROLL UP, DARK BRONZE PAINTED METAL FRAMED W/ FROSTED GLASS PANELS.
 - 15 - 42" HIGH GUARDWALL, STUCCO FINISH TO MATCH HOUSE
 - 16 - LINE OF EXTENT OF HOME ON DOWNSLOPE
 - 17 - DECK GUARDRAILS TO BE 42" HIGH GLASS PANEL SET IN OUTBOARD MOUNTED SPACE W/ DARK BRONZE FINISHED METAL CAP RAIL



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



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

M I C H A E L R E X
 A R C H I T E C T S
 1765 BRIDGEWAY, SUITE 201
 SAUSALITO, CA 94965
 MICHAEL@MICHAELREX.COM
 FAX (415) 931-1463

Owner: Larry & Trent Garrick
 423 Partridge
 5th Floor, CA 9402

RENOVATION TO THE
 Garrick Residence
 26 Alwood Ave.
 Sausalito, CA 94965
 APN 065-203-03

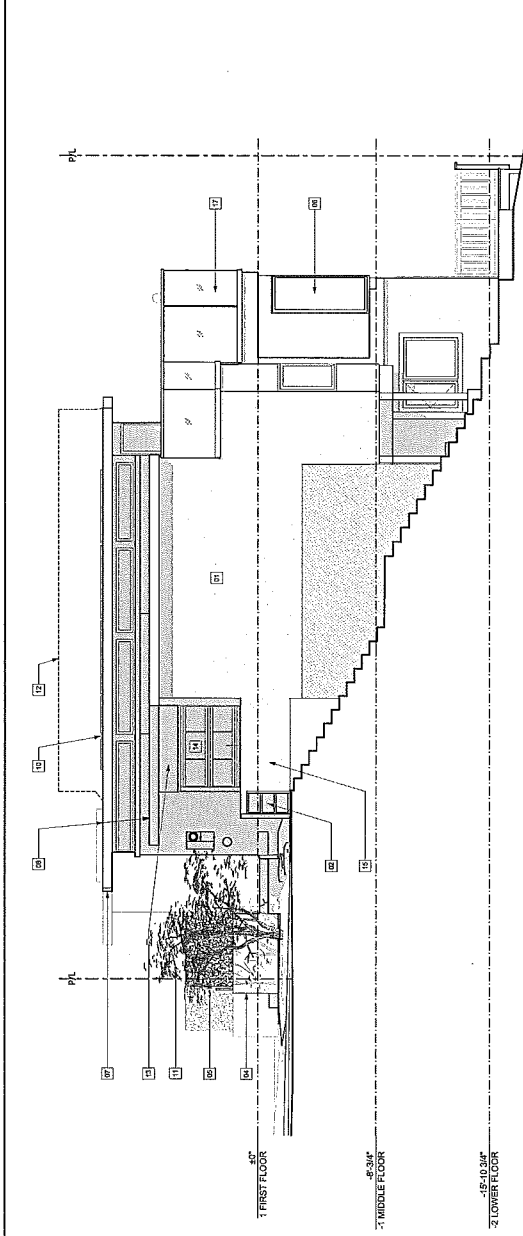
DATE PREPARED:
 PLANNING SUBMITTAL
 03-15-16

DESIGNED BY: MRM
 CHECKED BY: MRM
 DRAWN BY: MRM

DATE: 03/15/16
 PROJECT: 26 ALWOOD AVE. 2016
 SHEET: 01 EXTERIOR ELEVATIONS

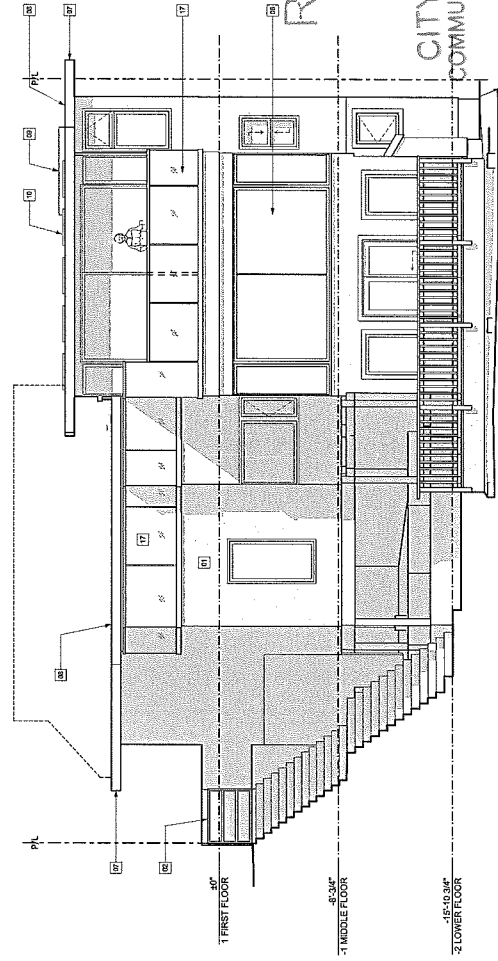
A-201

- ELEVATION KEY NOTES**
- 01 - EXTERIOR WALL FINISH TO BE SMOOTH FINISHED WARM SAND COLORED STUCCO
 - 02 - GATE TO BE 8' HIGH DARK BRONZE PAINTED METAL FRAMED W/ FROSTED GLASS PANELS
 - 03 - FRONT DOOR TO BE HORIZ WIDE PLANK WOOD DOOR W/ STAINED FINISH
 - 04 - COURTYARD WALL TO BE STUCCO FINISHED TO MATCH HOUSE. HEIGHT TO BE 2' ABOVE GRADE. VARIET TO MATCH (S).
 - 05 - BOXWOOD HEDGE
 - 06 - METAL SASH W/ PAINTED DARK BRONZE FINISH
 - 07 - 2X4 FASCIA PAINTED DARK BROWN
 - 08 - GREY GRAVEL ROOF FINISH OVER CLASS "A" ROOF MEMBRANE
 - 09 - (N) SKYLIGHT PER ROOF PLAN
 - 10 - SOLAR PANEL TYP.
 - 11 - JAPANESE MAPLE TREE
 - 12 - PROFILE OF (E) ROOFROOF DECK WALL TO BE REMOVED
 - 13 - 2X4 MEMBER TRIM TO PAINTED TO MATCH FASCIA
 - 14 - GARAGE DOOR TO BE ROLL UP, DARK BRONZE PAINTED METAL FRAMED W/ FROSTED GLASS PANELS
 - 15 - 42" HIGH GUARDWALL STUCCO FINISH TO MATCH HOUSE
 - 16 - LINE OF EXTENT OF HOME ON DOWNSLOPE
 - 17 - DECK GUARDRAILS TO BE 42" HIGH GLASS PANELS W/ OUTSIDE MOUNTED SASH W/ DARK BRONZE FINISHED METAL CAP RAIL



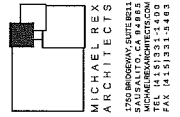
WEST ELEVATION SCALE: 1/4" = 1'-0"

2



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

1



MICHAEL BLEX
ARCHITECTS
3000 BLOSSOM
SAUSALITO, CA 94965
WWW.MICHAELBLEX.COM
PAX: 415.231.5483

Owner: Larry & Traci Garrick
421 Parrotbush
San Mateo, CA 94402

RENOVATION TO THE
Garrick Residence
26 Atwood Ave.
Sausalito, CA 94965
APN 065-203-03

DATE AND DESCRIPTION:
PLANNING SUBMITTAL
02-15-16

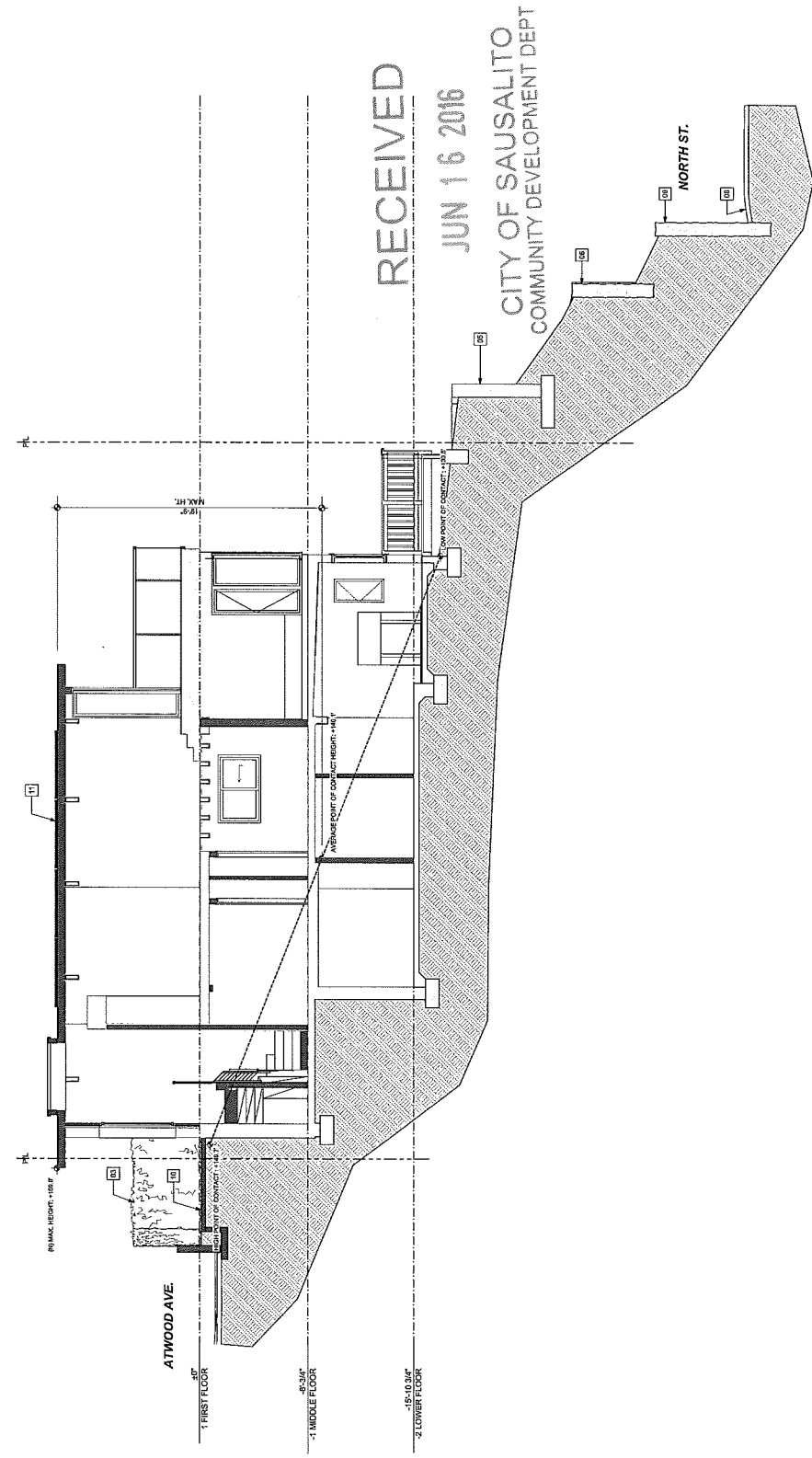
DATE: 02/15/2016
PROJECT: 26 ATWOOD AVE. SAUSALITO, CA 94965
DRAWN BY: MNA
CHECKED BY: MNA

SITE SECTION

SHEET

A-300

- SECTION KEY NOTES**
- 01 - (E) CONC DRIVEWAY TO REMAIN
 - 02 - (N) JAPANESE MAPLE
 - 03 - (N) BOXWOOD HEDGE
 - 04 - (E) CONC FIN WALL TO REMAIN
 - 05 - (E) CONC RETAINING WALL TO REMAIN
 - 06 - (N) STONE RETAINING WALL TO REMAIN
 - 07 - (E) BRICK PATIO TO REMAIN
 - 08 - (E) GUTTER
 - 09 - PROFILE (E) ROOF/ROOF DECK WALL TO REMAIN
 - 10 - CONC FOUNDATION SLAB W/ FLAGSTONE PAVING SET IN MORTAR
 - 11 - SOLAR PANEL TYP.



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

1

OWNER: LARRY & TERRY GARNICK
 421 PARROT DRIVE
 SAN MARINO, CA 94402
 415.231.1485
 415.231.1485

OWNER: LARRY & TERRY GARNICK
 421 PARROT DRIVE
 SAN MARINO, CA 94402

RENOVATION TO THE
 GARNICK RESIDENCE
 26 ATWOOD AVE.
 SAUSALITO, CA 94965
 APN 065-203-03

DATE OF SUBMISSION
 PLANNING SUBMITTAL
 02-22-16

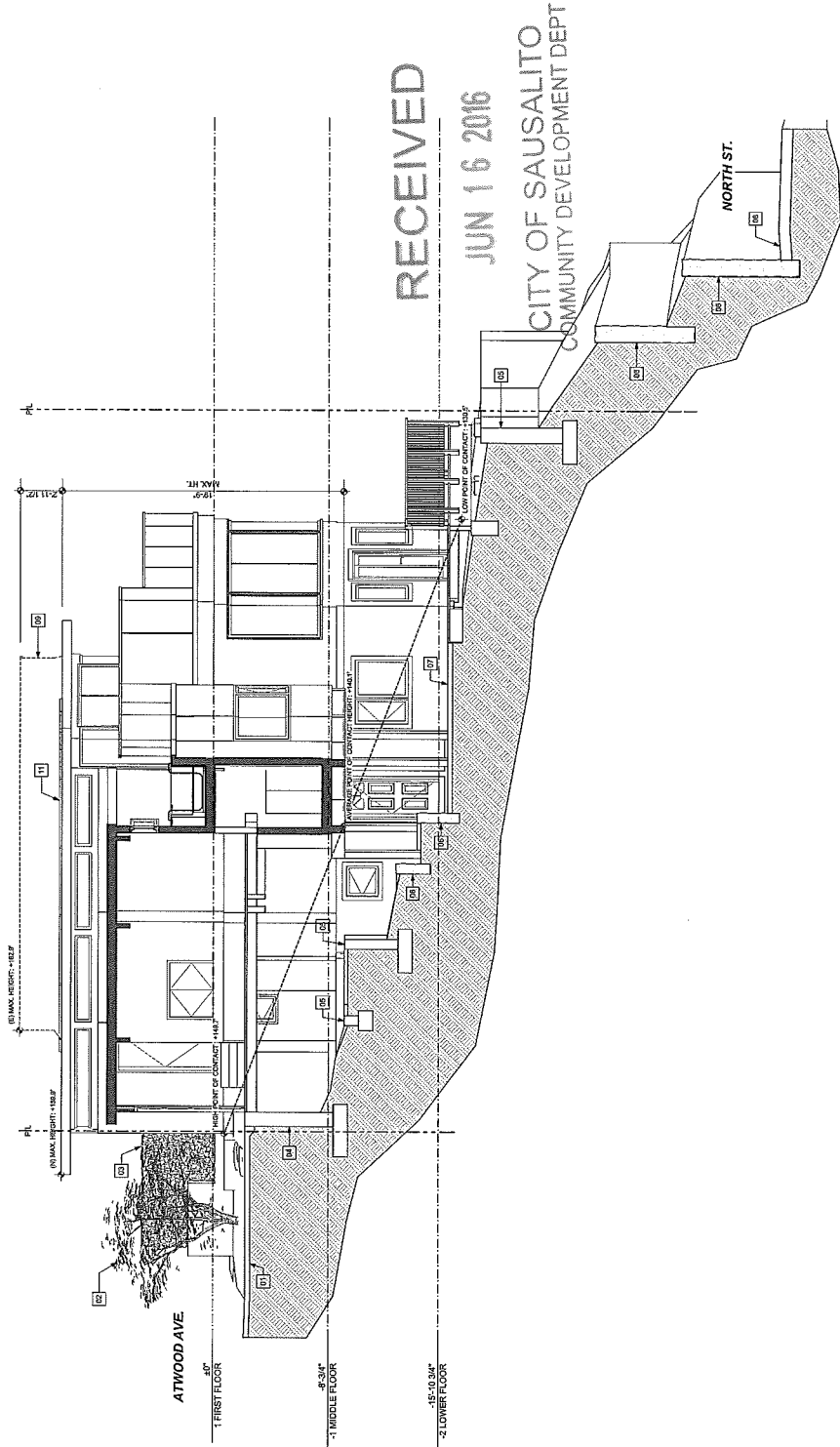
DATE OF REVIEW: 06/15/16
 REVIEWED BY: MICHAEL B. WHITE
 PROJECT NO.: 16-0001
 DRAWN BY: MNA
 CHECKED BY: MNA

SITE SECTION
 SHEET

A-301

SECTION KEY NOTES

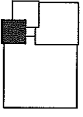
- 01- (E) CONC DRIVEWAY TO REMAIN
- 02- (N) JAPANESE MAPLE
- 03- (N) BOXWOOD HEDGE
- 04- (E) CONC FDN WALL TO REMAIN
- 05- (E) CONC RETAINING WALL TO REMAIN
- 06- (N) STONE RETAINING WALL TO REMAIN
- 07- (E) BRICK PATIO TO REMAIN
- 08- (E) GUTTER
- 09- PROFILE OF (E) ROOF/ROOF DECK WALL TO BE REMOVED
- 10- (N) CONC COURTYARD SLAB W/ FLAGSTONE PAVERS SET IN MORTAR
- 11- SOLAR PANEL TYP.



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

SITE SECTION

1



MICHAEL REX
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Owner: Larry & Terri Garrick
421 Parrot Drive
San Mateo, CA 94402

RENOVATION TO THE
Garrick Residence
26 Atwood Ave.
Sausalito, CA 94965
APN 065-203-03

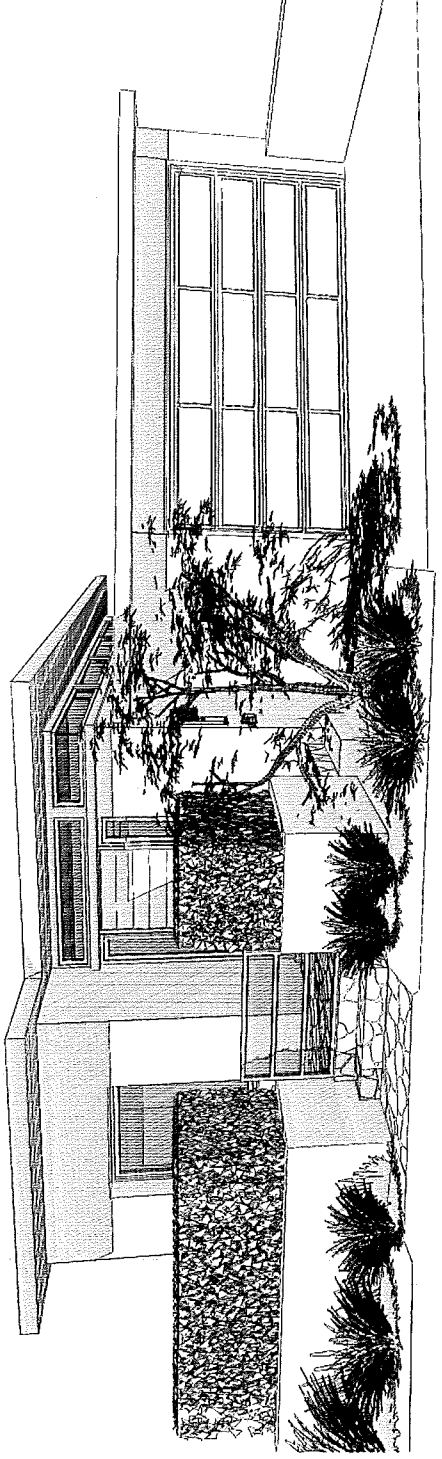
DATE OF SUBMISSION:
PLANNING SUBMITTAL
02-18-16

DATE: 02-18-16
DRAWN BY: MVA
CHECKED BY: MVA

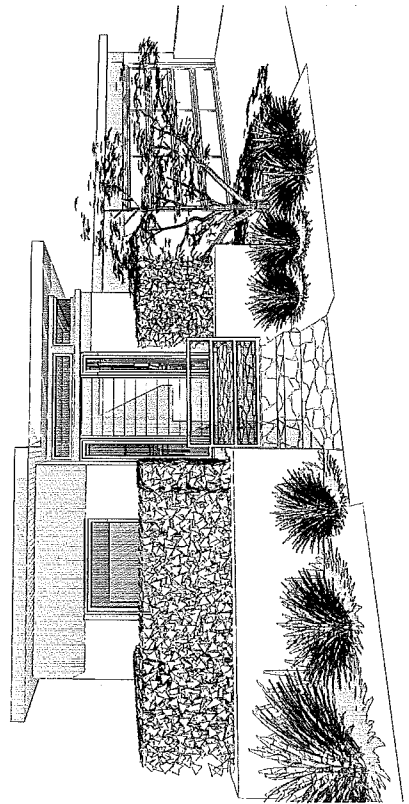
RENDERINGS

SHEET

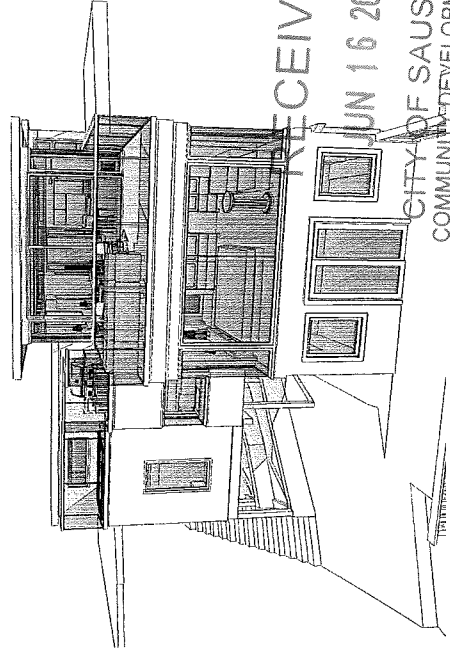
A-900



View From Northwest



View from Northeast



View From South

RECEIVED
JUN 16 2016
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT