



Street View 1

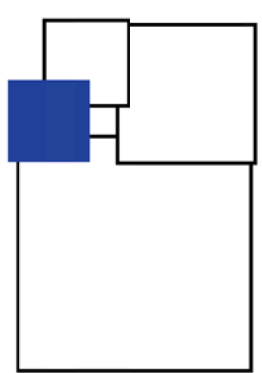


Street View 2

EXHIBIT
J

Garnick Residence
26 Atwood Ave. Sausalito
CA 94965

Street Perspectives



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

DATE AND DESCRIPTION
03-15-16 PLANNING SUBMITTAL
▲ RESP. TO PLAN COMMENTS APRIL 21, 2016
▲ REVISION JUNE 30, 2016
▲ MODIFICATION OF PL EAVE JULY 18, 2016

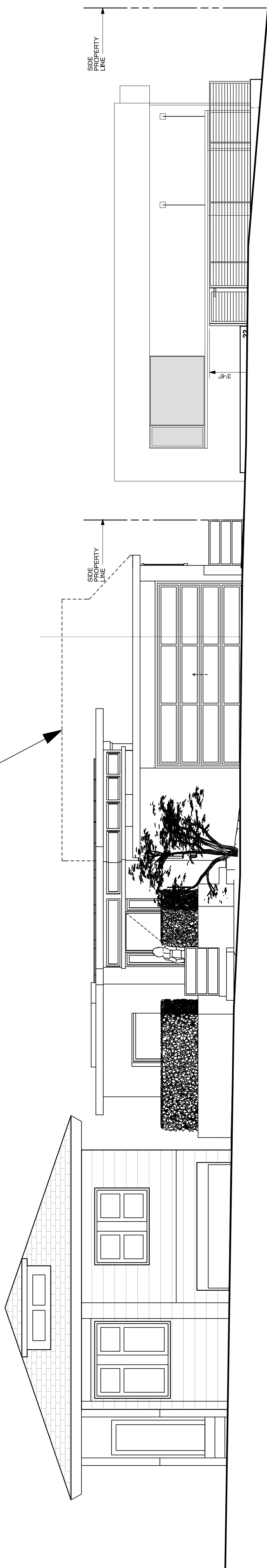
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STREETSCAPE

SHEET

AS105

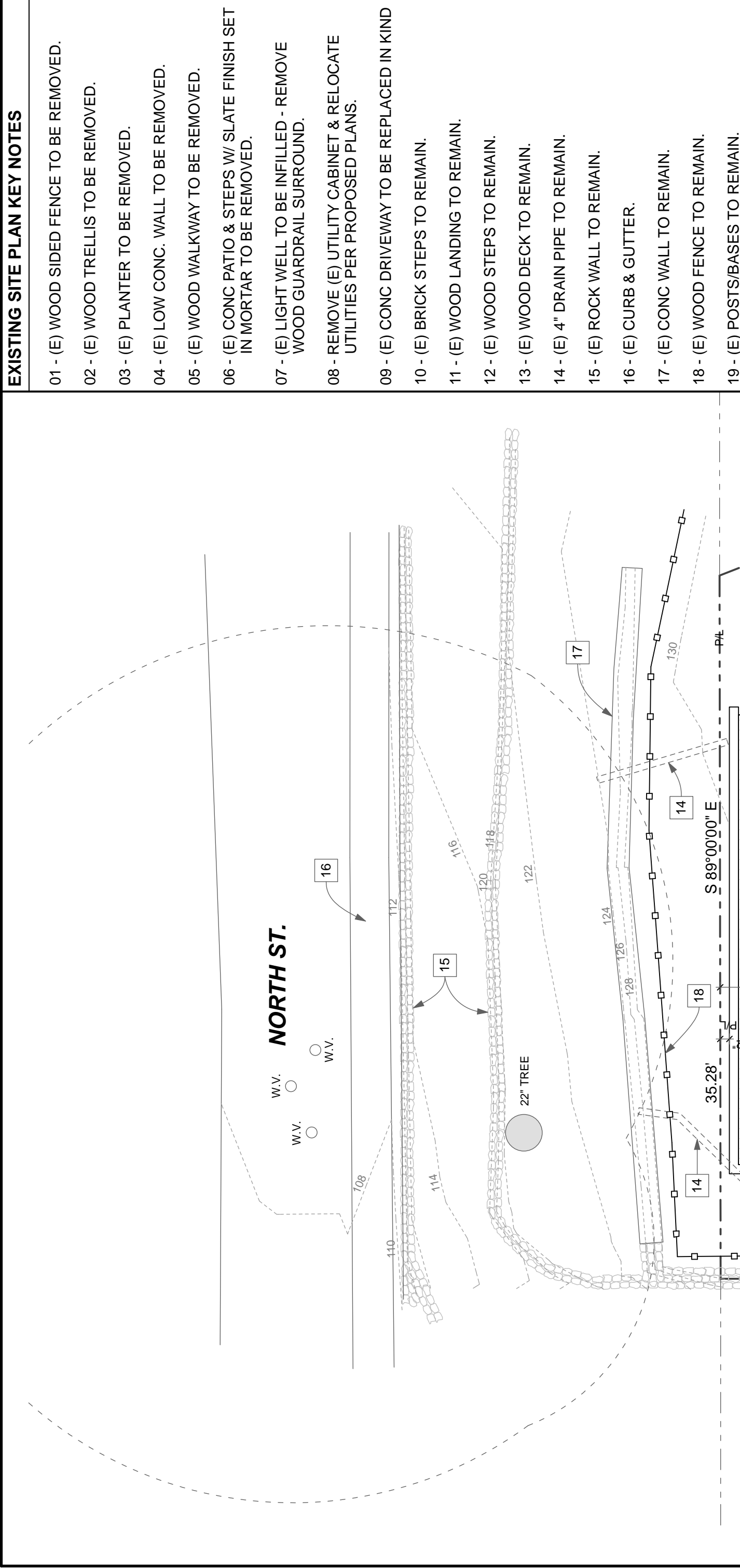
PROFILE OF (E) ROOF DECK
TO BE REMOVED



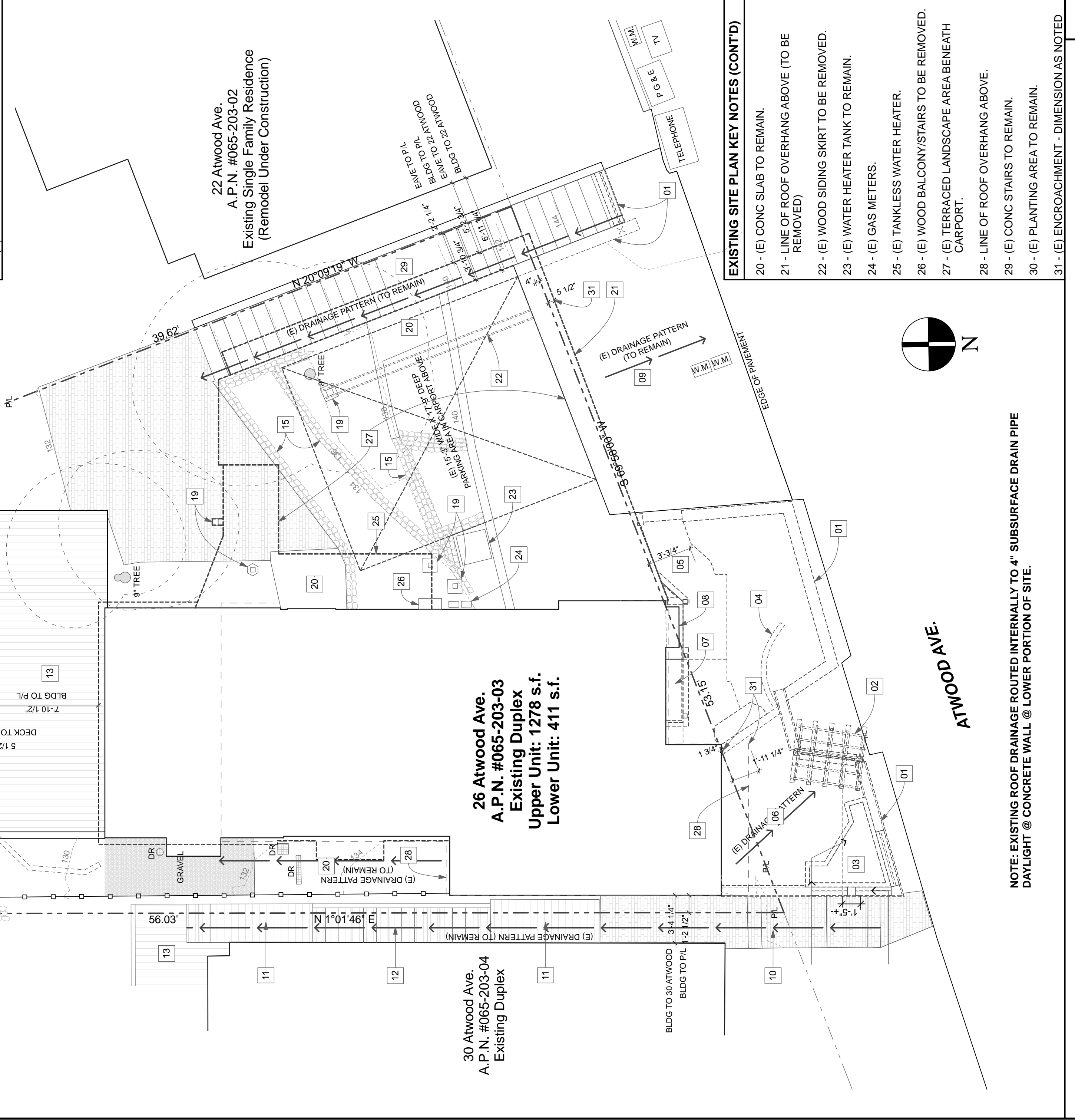
STREETSCAPE

SCALE: 3/16" = 1'-0"

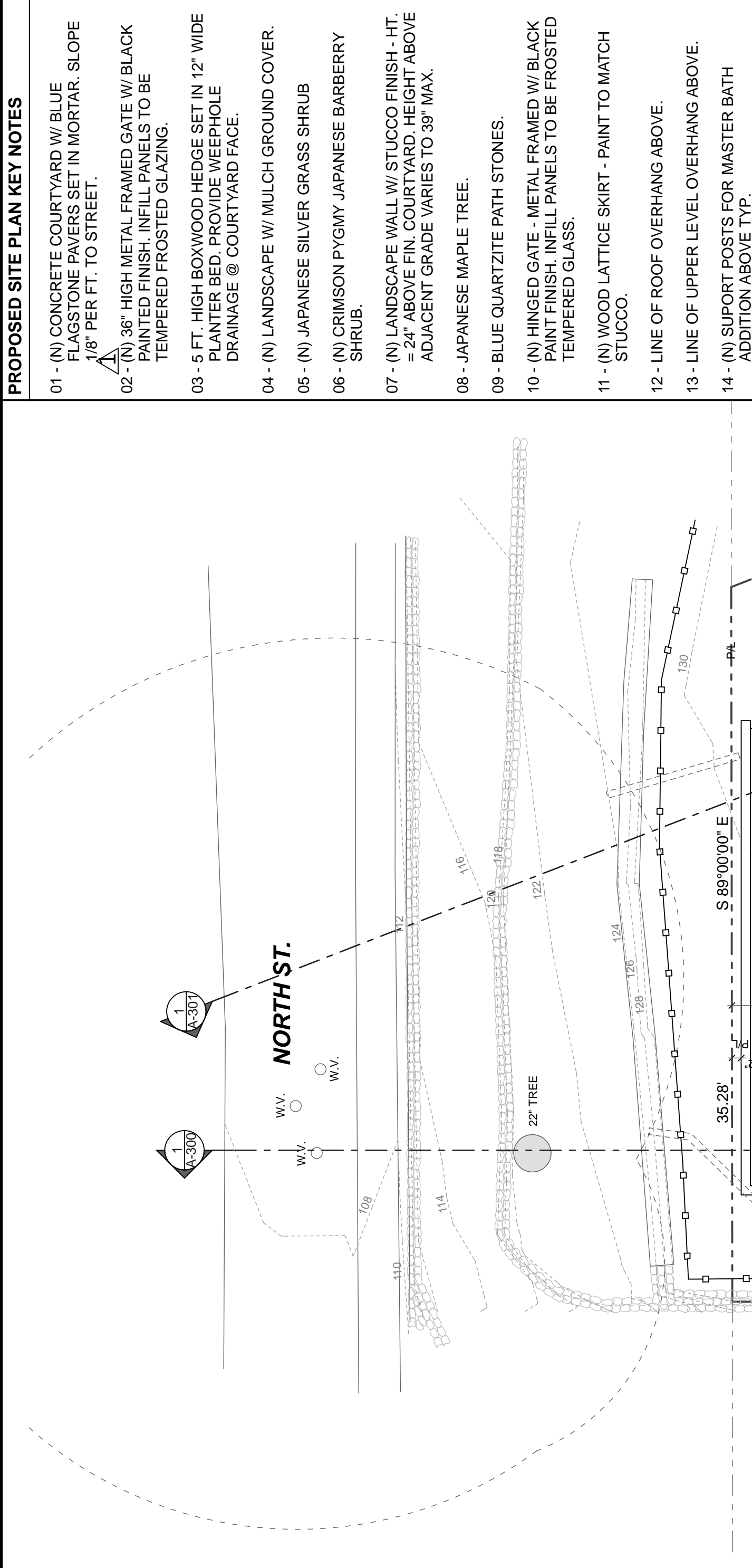
1



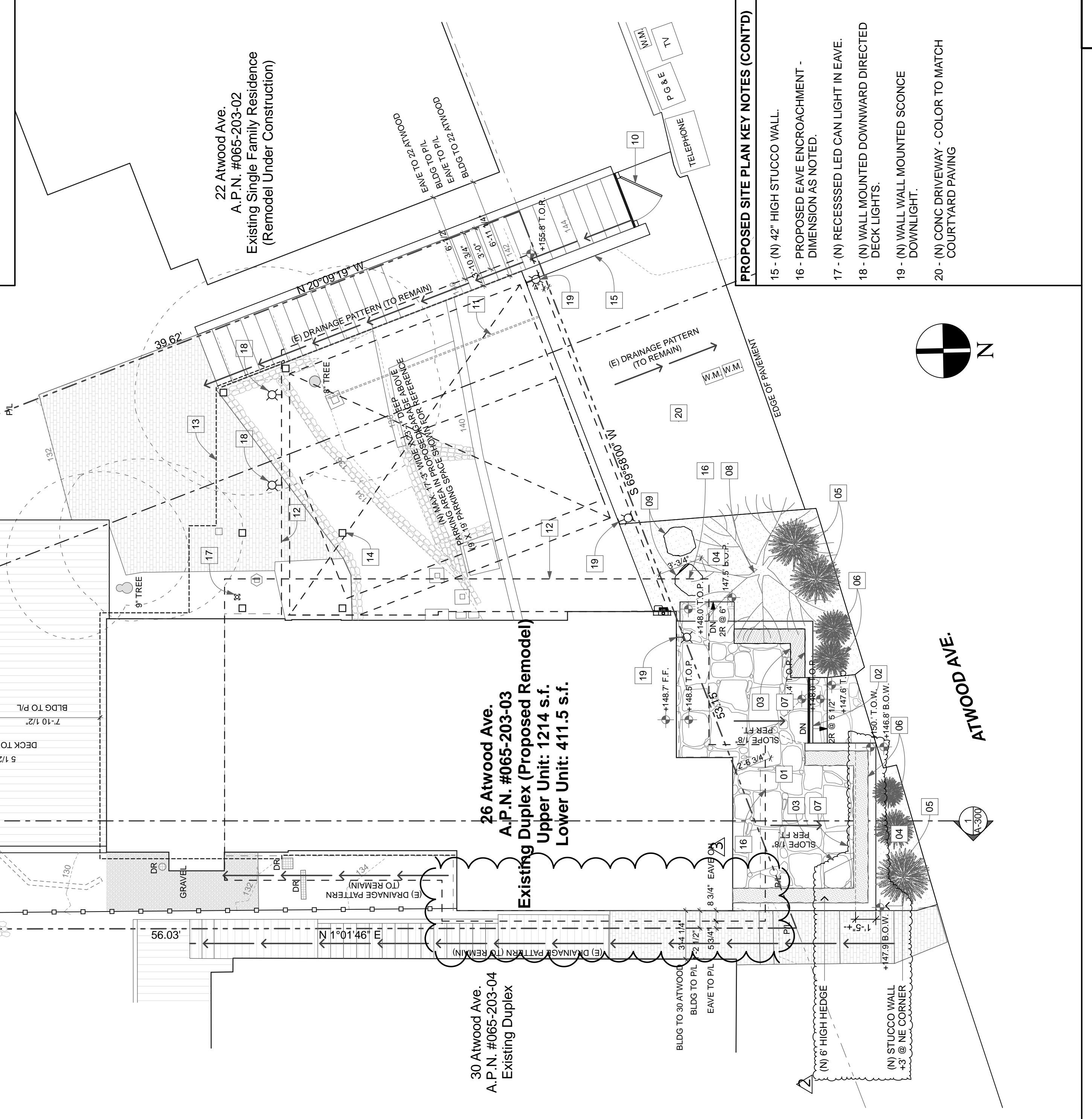
- EXISTING SITE PLAN KEY NOTES**
- 01 - (E) WOOD SIDED FENCE TO BE REMOVED.
 - 02 - (E) WOOD TRELLIS TO BE REMOVED.
 - 03 - (E) PLANTER TO BE REMOVED.
 - 04 - (E) LOW CONC. WALL TO BE REMOVED.
 - 05 - (E) WOOD WALKWAY TO BE REMOVED.
 - 06 - (E) CONC PATIO & STEPS W/ SLATE FINISH SET IN MORTAR TO BE REMOVED.
 - 07 - (E) LIGHT WELL TO BE INFILLED - REMOVE WOOD GUARDRAIL SURROUND.
 - 08 - REMOVE (E) UTILITY CABINET & RELOCATE UTILITIES PER 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.



- EXISTING SITE PLAN KEY NOTES (CONT'D)**
- 20 - (E) CONC SLAB TO REMAIN.
 - 21 - LINE OF ROOF OVERHANG ABOVE (TO BE REMOVED)
 - 22 - (E) WOOD SIDING SKIRT 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 OVERHANG ABOVE.
 - 29 - (E) CONC STAIRS TO REMAIN.
 - 30 - (E) PLANTING AREA TO REMAIN.
 - 31 - (E) ENCROACHMENT - DIMENSION AS NOTED



- PROPOSED SITE PLAN KEY NOTES**
- 01 - (N) CONCRETE COURTYARD W/ BLUE FLAGSTONE PAVERS SET IN MORTAR. SLOPE 1/8" PER FT. TO STREET.
 - 02 - (N) 36" HIGH METAL FRAMED GATE W/ BLACK PAINTED FINISH. INFILL PANELS TO BE TEMPERED FROSTED GLAZING.
 - 03 - 5 FT. HIGH BOXWOOD HEDGE SET IN 1/2" WIDE PLANTER BED. PROVIDE WEEPHOLE DRAINAGE @ COURTYARD FACE.
 - 04 - (N) LANDSCAPE W/ MULCH GROUND COVER.
 - 05 - (N) JAPANESE SILVER GRASS SHRUB SHRUB.
 - 06 - (N) CRIMSON PYGMY JAPANESE BARBERRY SHRUB.
 - 07 - (N) LANDSCAPE WALL W/ STUCCO FINISH - HT. = 24" ABOVE FIN. COURTYARD. HEIGHT ABOVE ADJACENT GRADE VARIES TO 39" MAX.
 - 08 - JAPANESE MAPLE TREE.
 - 09 - BLUE QUARTZITE PATH STONES.
 - 10 - (N) HINGED GATE - METAL FRAMED W/ BLACK PAINT FINISH. INFILL PANELS TO BE FROSTED TEMPERED GLASS.
 - 11 - (N) WOOD LATTICE SKIRT - PAINT TO MATCH STUCCO.
 - 12 - LINE OF ROOF OVERHANG ABOVE.
 - 13 - LINE OF UPPER LEVEL OVERHANG ABOVE.
 - 14 - (N) SUPPORT POSTS FOR MASTER BATH ADDITION ABOVE TYP.



- PROPOSED 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
 - 20 - (N) CONC DRIVEWAY - COLOR TO MATCH COURTYARD PAVING

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SITE PLANS
 SHEET

AS100

SITE PLAN SCALE: 1" = 5'

SITE DEMOLITION PLAN SCALE: 1" = 5'

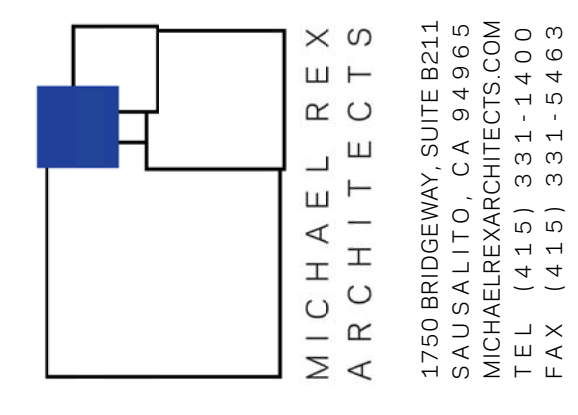
SITE DEMOLITION PLAN SCALE: 1" = 5'

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NOTE: EXISTING ROOF DRAINAGE ROUTED INTERNALLY TO 4" SUBSURFACE DRAIN PIPE DATILIGHT @ CONCRETE WALL @ LOWER PORTION OF SITE.



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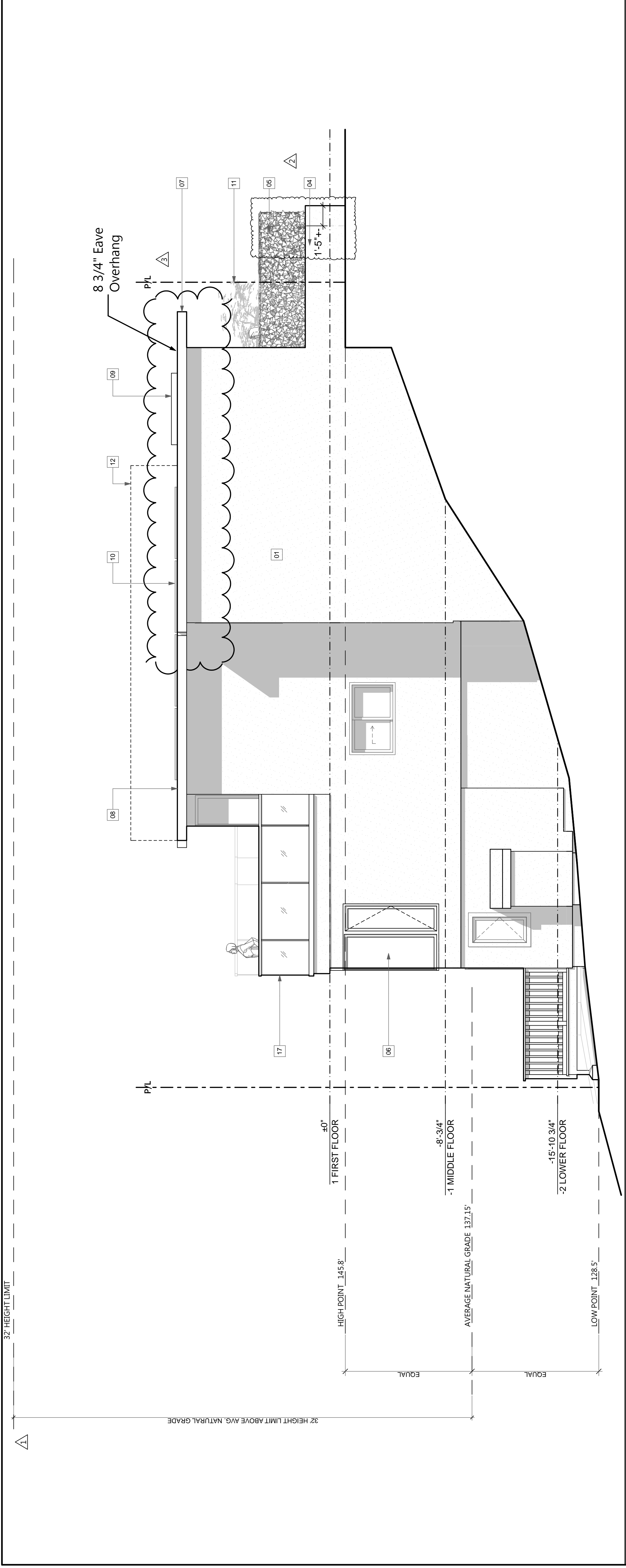
EXTERIOR ELEVATIONS

SHEET

A-200

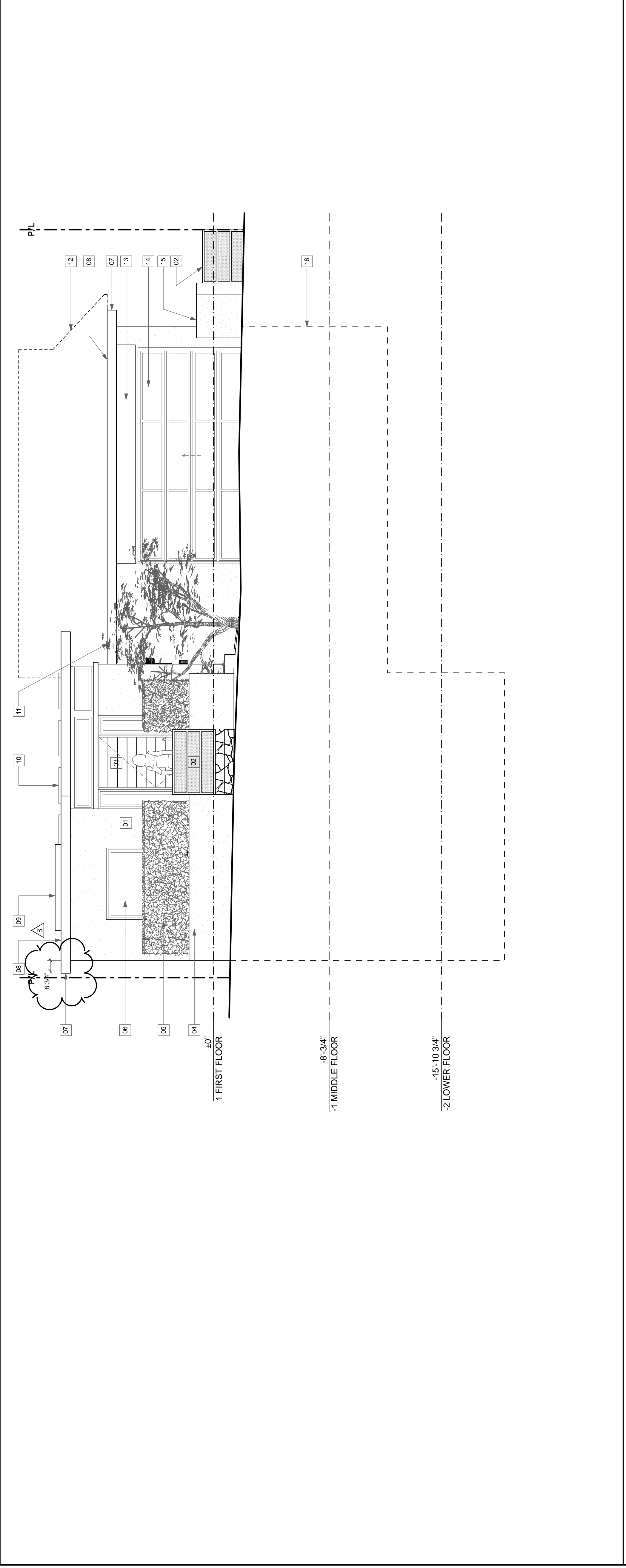
ELEVATION KEY NOTES

- 01 - EXTERIOR WALL FINISH TO BE SMOOTH FINISHED WARM SAND COLORED STUCCO
- 02 - GATE TO BE 36" 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 24" ABOVE COURTYARD F.F. HEIGHT ABOVE ADJACENT GRADE VARIES TO MATCH (E).
- 05 - BOXWOOD HEDGE
- 06 - FENESTRATION TO BE METAL SASH W/ PAINTED DARK BRONZE FINISH
- 07 - 2X 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) ROOF/ROOF DECK WALL TO BE REMOVED
- 13 - 2X HEADER 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 PANEL SET IN OUTBOARD MOUNTED SHOE W/ DARK BRONZE FINISHED METAL CAP RAIL



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

1



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

2