

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2022-05**

**APPROVAL OF VARIANCE AND DESIGN REVIEW PERMIT WITH HEIGHTENED DESIGN
REVIEW FOR THE DEMOLITION OF AN EXISTING DUPLEX AND CONSTRUCTION OF A
THREE-STORY, 1,858.2 SQUARE- FOOT, SINGLE-FAMILY RESIDENCE AND
ATTACHED ACCESSORY DWELLING UNIT AT 489-491 BRIDGEWAY
(DR-VAR 2019-00071)**

WHEREAS, an application has been filed by applicant, Seth Hale, on behalf of property owners Ray and Kathy Goodwin and Sue Goodwin, requesting Planning Commission approval of Design Review Permit with Heightened Design Review for the demolition of an existing duplex and construction of a single family residence and attached accessory dwelling unit and a Variance to allow for a reduced side yard setback for the primary residence and for the retaining wall to extend into the setback and along the property line at 489-491 Bridgeway (APN 065-171-14) (the "Project") ; and

WHEREAS, the project site is located within the General Plan High Density Residential land use designation and the Multi-Family Residential (R-3) zoning district; and

WHEREAS, the Planning Commission has reviewed the Design Review Permit with Heightened Design Review for the proposed demolition of an existing duplex on the 2,000 square-foot, upslope lot and construction of a three-story 1,858.2 square-foot single-family residence with an attached accessory dwelling unit and at grade tandem parking in its place and a Variance to allow for a reduced side yard setback for the primary residence and for the retaining wall to extend into the setback and along the property line; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on March 16, 2022, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Bridgeway Residence", date-stamped September 26, 2021, and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed Project; and

WHEREAS, the Planning Commission finds that the proposed Project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report dated March 16, 2022; and

WHEREAS, approval of the Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301(l)(2), Existing Facilities, and 15303(a), New Construction or Conversion of Small Structures.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Project is exempt from the requirements of CEQA pursuant to CEQA Guidelines 15301(l)(2), Existing Facilities, and 15303(a), New Construction or Conversion of Small Structures, because the Project involves the demolition of an existing duplex and construction of a single-family residence with an accessory dwelling unit. The Historic Preservation Commission determined the existing duplex is not a historic structure for the purposes of CEQA, consistent with Section 10.50.080. D (Structures over 50 Years of

Age and Subject to CEQA) of the Sausalito Municipal Code (SMC).

2. The Variance and Design Review Permit with Heightened Design Review for the demolition of an existing duplex on a 2,000 square-foot, upslope lot and construction of a three-story, 1,858.2 square-foot, single-family residence with an attached accessory dwelling unit is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Bridgeway Residence" dated-stamped September 26, 2021 (Attachment 3).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 16th day of March 2022, by the following vote:

AYES: Commissioner: Feller, Junius, Saad, Graef, Luxenberg
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:


Heidi Scoble
Secretary to the Planning Commission

Attachments

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans, date stamped September 26, 2021

SAUSALITO PLANNING COMMISSION NO.
2022-05

MARCH 16, 2022
489-491 BRIDGEWAY
DR-ADU 2019-071

ATTACHMENT 1
FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT

1. DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

- A) The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.

The Project, as conditioned, is consistent with all applicable policies, standards, and regulations of the General Plan as described in the Staff Report dated March 16, 2022. No specific plans or design guidelines apply to this site.

- B) The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The proposed architecture and site design complements the adjacent building to the south (485 Bridgeway) as they share similar contemporary features such as upper-level setbacks and metal finishings on the exterior. The Project introduces a distinctive and creative solution which takes advantage of the unique characteristics of the site by incorporating an internal retaining wall in the construction of the structure and including an ADU on the ground floor. This proposal incorporates the hilly sloping landscape of Sausalito into its building design and, with the introduction of an ADU, provides additional housing opportunities.

- C) The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

The proposed project site is narrower and smaller than most adjacent properties; however, the Project is consistent with the general scale of its surroundings in terms of height. The new structure will be 31'- 11 3/8" tall, approximately the same height as the neighboring concrete retaining wall to the south, approximately 4.25 feet higher than the single-family residence to the north, and 12 feet shorter than the multi-family residence to the south. Its proposed use as a single-family residence with an attached ADU is consistent with its designation as High-Density Residential (according to the General Plan) and Multi-Family Residential (R-3) (according to the Zoning Plan).

- D) The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

With the primary view of Richardson Bay, the proposed Project will not obstruct the

primary view from neighboring private property. As documented by the applicant's view analysis in the project plans, the proposed Project will minimize obstruction as adjacent properties maintain a 40 - 60-degree angle of view. No public views will be impacted because the site is located across from the open water of Richardson Bay.

- E) The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.

This finding is not applicable to the proposed Project (the subject parcel is not located along a ridgeline).

- F) The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

The Project proposes landscaping at the main entrance, with hardscape, native plants (Creeping Red Fescue) as groundcovers as well as a hybrid Agave Blue Glow with blue-green coloration, red ridge teeth and a yellow inner line. The use of drought-tolerant and fire-resistant plants for groundcover and grasses will comply with Southern Marin Fire Protection District's requirements that apply due to the site's location in the Wildland Urban Interface (WUI) Area.

- G) The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

The Project will increase the side yard setbacks compared to the current structure and meets minimum setback requirements of five feet based on site development requirements in Section 10.22.040 and Table 10-22.2 of the SMC. This increase, from 6" and 1'6" to five feet, will increase the light and air for the project site, adjacent properties, and the general public.

- H) Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.

Proposed exterior lighting is shielded, downward facing, and covered to minimize visual impact to adjacent properties and the general public. No chimneys are proposed. Conditions of approval will require sound and visual screening of the exterior mechanical equipment (air exchangers).

- I) The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window deck and patio configurations.

The Project will have greater side yard setbacks than what currently exists; the setbacks will be five feet on each side, whereas existing side yard setbacks are 6" on one side and 1'6" on the other side. The Project also positions fenestration on the north-south elevations to provide a reasonable level of privacy to the site and adjacent properties.

- J) Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.

The Project will add two on-site tandem parking spaces. This section of Bridgeway is relatively straight and will have good visibility for entering and exiting, and conditions of approval will ensure the driveway design meets Public Works' requirements. A curb cut is proposed to improve sight lines and allow safer ingress and egress.

- K) The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

No protected trees or significant natural features are found on site; however, the proposed design minimizes site degradation by only excavating necessary footings and foundations (i.e. extension of retaining wall).

- L) The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened [Design] Review Findings).

The Project is subject to heightened design review as the Project exceeds 80 percent of the maximum allowed floor area ratio and site coverage. The findings are outlined below.

- M) The project has been designed to ensure on-site structures do not overcrowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include but are not limited to stepping upper levels back from the first level, incorporating façade articulation and divisions (such as building wall off-set), and using varying rooflines.

The Project will vary setbacks for each story to reduce the overall perceived scale of the structure. The Project will also incorporate facade articulations through variation in fenestration as well as contrast between dark-stained siding and the natural finish of board formed concrete. The first floor of the structure will be stepped back to accommodate on-site parking

FINDINGS FOR APPROVAL FOR HEIGHTENED REVIEW

2. HEIGHTENED REVIEW FINDINGS

- A) Proposed development of the site maximizes preservation of protected trees.

As stated in the Design Review findings, no protected trees or significant natural features are found on the site. The site is currently developed with a duplex with ornamental landscaping.

- B) The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.

The existing site measures 2,000 square feet with a 25-foot lot width, significantly smaller and narrower than the minimum R-3 lot size, which limits siting and design approaches for the residence. Because the site measures less than 30 feet wide, the side yard setbacks cannot be reduced per Section 10.40.030.D of the SMC. The Project will comply with the front yard and rear yard setback requirements but will not

comply with increased side yard setback requirements due to building length, which requires a variance. The second-floor building length will be 49'6.

The Project will increase the side and rear yard setbacks; current side yard setbacks are 6" on one side and 1'6" on the other side, and the existing rear yard setback is 10'-3". The Project will have five-foot side yard and 13-foot rear yard setbacks. While the rear yard setback is less than the 15-foot setback required for the R-3 district, the portion of the building within the setback will contain the ADU, which only requires four-foot setbacks. The retaining walls will extend to the side property lines, requiring a variance, to address the geotechnical requirements of constructing on the site.

- C) The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.

As discussed in the Design Review findings above, the primary views for neighboring structures are oriented to the east, towards Richardson Bay across the street from the project site. Due to topography and steep slopes behind and west of the project site, views from neighboring properties towards the west will not be obstructed nor affected. Similarly, views from adjacent sites to the south and north will not be affected. There are no views from public vantage points that will be impacted.

- D) The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities.

The Project will add a driveway and on-site parking, where none exists currently. While the curb cut will change the sidewalk experience for pedestrians, it will also improve sight lines and visibility to allow for safer ingress and egress for vehicles and pedestrians. The proposed design will limit excavation to temporary shoring and internal retaining wall to support the structure, only excavating necessary footings and foundations. The Project will be subject to Public Works conditions of approval that address geotechnical requirements, storm drainage, and utilities.

- E) The slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of structures.

Project grading will be limited to the existing disturbed area of the project site. The existing concrete block retaining wall that runs the full width of the property in the rear portion of the lot will be removed and replaced with a new retaining wall to provide the site and structure with geotechnical support. The wood retaining wall further to the rear and rest of the rear hillside will remain.

- F) The site will provide adequate guest parking either on site or within the immediate street frontage.

The existing site does not contain any parking, and the Project does not propose an intensification of use (i.e., the Project will replace an existing duplex with a single family residence and accessory dwelling unit). Therefore, per SMC Section 10.40.110.A.6.b, parking requirements do not apply to the Project. The Project does propose two parking spaces, however. Street permit parking is also available in the general area.

- G) The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.

The Project will include landscaping at the ground level and offset building forms to minimize the appearance of bulk and offset fenestration to maximize privacy. The main dwelling unit will be on the second and third floor; the proposed ADU will be located at the rear end of the parcel and will provide privacy at grade and adjacent to the sidewalk and street. The Project also will have a five-foot side yard setback, which will be greater than existing setback conditions between adjoining structures. Existing retaining walls and fences along the south property line will remain and will continue to provide privacy. Proposed fenestration diagrams looking north and south show strategic alignment of windows of the proposed structure to provide privacy.

FINDINGS FOR APPROVAL OF A VARIANCE

3. VARIANCE FINDINGS

- A) There are exceptional or extraordinary circumstances or conditions applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same district.

Based on SMC 10.22.040 (Site Development Requirements; Table 10.22-2), the minimum lot width and minimum parcel size for R-3 properties are 50 feet and 5,000 square feet, respectively. The project site's width and size of 25 feet and 2,000 square feet respectively are smaller than similarly zoned properties, limiting options for development and requiring a longer building to accommodate the proposed on-site parking and two dwelling units. The existing structure is in poor condition as documented by the applicant, requiring complete demolition and subjecting the Project to zoning conformance.

According to MarinMaps, the site's average slope is 15.6%, and the applicant's geotechnical report indicates the cut slope above the existing residence "is generally inclined at between approximately 3/4: 1 and 1: 1 (horizontal:vertical), and ranges to about 100 feet high." The steep slope requires geotechnical solutions that include a retaining wall that must extend into the side yard setbacks, replacing an existing wall that is located in the setbacks. While nearby sites also have steep slopes, lots to the south and west are larger at 5,000 square feet or more which offers more options for a project design. In addition, nearby properties have retaining walls within setbacks.

- B) Owing to such exceptional or extraordinary circumstances the literal enforcement of the provisions of the title would result in practical difficulty or unnecessary hardship.

The literal enforcement of setback requirements as listed in SMC Sections 10.22.040 and 10.40.070.D.1 would limit the new dwelling width to less than 15 feet, would limit the site's design options, and may not allow for on-site parking.

Given the difference between the minimum lot size (5,000 square feet) listed in Section 10.22.040 (Site Development Requirements; Table 10.22-2) of the SMC and the Project parcel's lot size (2,000 square feet), the literal enforcement of Sections 10.22.040 and 10.40.070.D.1 of the SMC will result in unnecessary hardship for the parcel to be developed at the same density as similarly zoned properties.

The project site currently contains a retaining wall that extends into the side yard setbacks and the existing residence is within 6" and 1'6" of the side property lines. Literal enforcement of the zoning requirements would limit the retaining wall to six feet in height within the five-foot side yard setbacks which will not be adequate to address the site's geotechnical design requirements due to the site's steep slopes in the rear and need to stabilize the soils. Given that the lot is 25 feet in width, a five-foot setback is required, while lots that measure 30 to 50 feet wide are allowed to have three-foot side yard setbacks.

- C) Such variance is necessary for the preservation of a substantial property right of the petitioner, possessed by other property in the same district.

As mentioned in (B), the variance is necessary for the preservation of the property owner's right to develop their parcel at the same density and maximum FAR as other property in the same district. The proposed retaining walls are needed to extend into the side yard setback to provide the needed structural support for the residence.

- D) The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvement in the vicinity or in the district in which the subject property is located.

The existing structure to be demolished is not in salvageable condition as documented by the applicant. The project site also does not have on-site parking, has narrow (6' and 1'4") side yard setbacks, and an existing concrete retaining wall that extends into the side yard setbacks. The Project will construct a new up-to-code single-family residential structure with off-street parking and greater setbacks. The side yard setbacks will increase from 3'8" to 4'6" for increased structure separation, and the rear yard setback will increase by 2'9". The proposed improvements and construction will not impact pedestrian movement or vehicular safety. The height and location of the proposed retaining wall in the side yard setbacks are similar to what currently exists and are needed to address the stability of the site for the proposed structure's design and to avoid impacts on neighboring sites and structures.

- E) The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

While the variance will allow a setback reduction from zoning requirements, the Project will increase the site's side and rear yard setbacks, as stated in item D above. The Project will also decrease the FAR on the site from 0.98 to 0.64, or approximately 550 square feet. Example of properties within the same zoning district that are currently developed with side yard setbacks less than 5 feet include 493, 517, and 535 Bridgeway. Adjacent sites contain retaining walls in the side yard setbacks, similar to the project site.

- F) The granting of such variance will be in harmony with the general purpose and intent of this title and the general plan.

The Project is consistent with the General Plan's policies to encourage housing and accessory dwelling units. Granting of the variance will also be in harmony with the purposes of SMC Section 10.40.070.A Setbacks and Yards. The proposed side yard setback of 5 feet will increase the existing setbacks (left: 0'-6"; right: 1'-4") and will provide more light and open space between structures. Though the structure is built up

to 1 foot away from the property line on the second floor, a 0' front yard setback is allowed, and the first floor will be open at-grade, providing open space between structures and adjoining pedestrian ways. The proposed structure will provide visual relief by using varying step backs for each level to offset the structure length, reducing the overall perceived bulk at the street-facing façade. The Variance will allow for flexibility in the application of setback requirements due to the lot's limited width, size, and location at the foot of a hillside. Retaining walls are located within the site's side yard setbacks and within the side yard setbacks of neighboring properties.

Granting of the variance will also be in harmony with the general intent of SMC Section 10.40.080.A (Exceptions to Required Setbacks; Narrow Parcels) as the project parcel has a 25-foot lot width, which is narrower than those stated in the ordinance (30–50 feet).

**SAUSALITO PLANNING COMMISSION NO.
2022-05**

**MARCH 16, 2022
489-491 BRIDGEWAY
DR-VAR 2019-00071**

**ATTACHMENT 2: CONDITIONS OF
APPROVAL**

These conditions apply to the project plans prepared by Seth Hale, entitled "Bridgeway Residence", and date-stamped September 26, 2021.

**COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS
OF APPROVAL:**

General Items:

1. It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter (reference SMC 10.50.120).
2. The project shall be designed as shown in the set of plans dated stamped September 26, 2021.
3. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Design Review Permit is determined to be implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued.
4. The Community Development Director is authorized to approve minor modifications to the project, pursuant to the SMC Section 10.50.180 regarding changes to an approved project. Major project modifications will require review and approval by the Planning Commission.
5. Upon building permit submittal, the applicant shall provide electronic copies of the approved colors and materials board(s), including but not limited to all manufacturers' information related to materials, specifications, and cut sheets for all exterior lighting fixtures.
6. A Tree Removal Permit is required to remove protected trees pursuant to SMC 11.12. No protected trees are approved to be removed as a part of this application. If the trees indicated on the landscaping plan are to be removed, applicant shall receive appropriate approvals prior to removal.
7. Prior to install of the roof sheathing, the applicant shall provide certification from a licensed surveyor stating that the roof height, design, and location is in conformance with the Planning Commission-approved plans.

8. All exterior lighting shall be shielded and downward facing.
9. The applicant shall post signage on the project site in a location clearly visible to and readable by the public which lists the construction hours, contractor's name and cell phone number, and any special conditions of approval.
10. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Director or the Planning Commission as a modification to this approval.
11. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City), and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.
12. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire Project shall be reviewed by the City and substitute conditions may be imposed.
13. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 9%) shall be paid within thirty days.
14. Any mechanical equipment installed in connection with this project shall be subject to SMC Section 12.16.130 - Machinery, equipment, fans and air conditioning.
15. At the time of building permit application, the applicant shall file a reasonable estimate of the value of the Project, and based thereon, a construction time limit shall be established for the Project in accordance with the criteria set forth in SMC Section 10.54.100. The following conditions apply:
 - a) The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project such documentation may include without limitation an executed construction contract.
 - b) The time for completion of the construction shall also be indicated on the construction permit.
 - c) For projects exceeding \$500,000 in project valuation, a detailed GANTT chart (or other graphic display acceptable to the Community Development Director) depicting the sequence of steps necessary for completion of the project, including detailed information on the critical path of the project, duration of critical tasks, and predicted inspection dates, shall be submitted prior to the issuance of any construction permit.
 - d) Once approved, the property owner shall provide the City with written quarterly

job progress reports consistent with the approved chart.

16. All exterior equipment, including but not limited to the air exchange units for heating/cooling, must be located and designed to attenuate noise for the project and neighboring sites and to provide visual screening.
17. Color scheme for the project shall be softened to include lighter colored wood and softer white.
18. Demolition permit may not be issued unless the applicant has received all prior approvals and permits for the replacement structure.
19. Prior to issuance of a building permit, applicant shall submit a shadow study.

DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL:

20. As part of the building permit application, all final Conditions of Approval shall be restated on the construction drawings and the applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of building permit application and any other subsequent submittals.

Prior to Issuance of a Building Permit

General Items

21. Prior to issuance of a building permit, the Developer's architect or civil engineer shall submit as applicable sealed site improvement plans, grading and drainage plans, public improvement plans, and utility plans for review and approval by the Department of Public Works.
22. Third party peer reviews shall be required as determined by the City Engineer or authorized designee. Such review shall be performed at the Developer's expense and may include the review of the final soils report, grading, hydrology, structural, lot closure calculations, Tentative Map, Final Map, improvement plans, erosion control plans, post construction pollution prevention plans, and field inspections of permitted work. Developer shall submit a deposit to the City prior to review as provided for in the Master Fee Schedule in effect at the time of complete application.
23. Prior to issuance of a building permit, a finalized construction staging plan and construction schedule shall be submitted for review and approval by the City Engineer or designee. The locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc. shall be depicted. Approved plans shall be submitted to property owners adjacent to the subject property not less than one month prior to commencement of construction activities. The construction staging plan and schedule shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.
24. Construction workers shall be prohibited from using on-street parking on Bridgeway. Legal, adjacent on-street parking may be utilized unless use of such spaces results in excessive parking and congestion, as determined by the Community Development Director. Scheduled delivery vehicles shall be allowed to make deliveries to the project site. The applicant shall take all measures to reduce parking and congestion impacts on the neighborhood, including utilizing all on-site

parking that is available, staggering trades and staging the work in phases and utilizing City parking lots for resident vehicles and tradespeople's vehicles if needed and requiring tradespeople to bike or walk to the job site, or carpool if allowed by local and state regulations. A construction management parking plan shall be submitted to the Community Development Director concurrent with the building permit application, which demonstrates how the work will be staged and how vehicle parking will be managed at the job site. The construction management parking plan shall be circulated to all properties within 100 feet of the project site one month prior to construction beginning.

25. Staging excavation and shoring shall be conducted in a manner that will prevent damage to nearby structures and trees and in a way that prevents failure of slopes and excavations.
26. The Applicant shall post a sign at the job site readily accessible to the public with the name and phone number of the contractor or other project representative for neighborhood complaints. The project representative available to receive such calls shall respond to the complainant within 24 hours of receiving the complaint.

Geotechnical Report

27. Prior to issuance of a building permit, the project geotechnical engineer shall reexamine the site and submit an updated geotechnical report (As recommended in the original geotechnical report) The updated report shall include any changes in the project site's conditions and any additional project requirements above those listed in the projects geotechnical report(s) needed to address the changed conditions.

Geotechnical Design

28. The Project shall adhere to all recommendations in the approved Geotechnical Report.
29. Prior to the issuance of a building permit, a final grading and drainage plan shall be prepared and stamped by a registered civil engineer or architect and shall be submitted to the City for review and approval. Limits of proposed grading (cut, fill, structural excavation, shoring, etc.) shall be clearly defined and their quantities shall be shown on the plan. If the amount of earthwork is greater than or equal to 50 cubic yards, a grading permit shall be required prior to commencement of excavation.
30. Prior to the issuance of a building permit, a note shall be added to the grading plan stating that the applicants geotechnical engineer shall inspect and certify in writing that geotechnical aspects of the Project were performed in conformance with the approved grading plan and geotechnical report.
31. Applicant is advised that Shoring and Foundation Systems that utilize tie backs shall be designed such that they do not extend beyond property boundaries in the absence of recorded tie-back easement(s) from affected adjacent property owner(s). No tie backs are permitted that would encroach into the public right-of-way. 3.05 Prior to the issuance of a building permit, the Project geotechnical engineer shall prepare and submit to the City a Plan Review Letter. The letter shall be on the geotechnical engineer's letterhead and shall confirm that the geotechnical

engineer has reviewed the current Project documents, including surface drainage, and subsurface drainage, grading, and that the design conforms to the intent of the geotechnical engineer's recommendations.

Updated Title Report

32. Prior to issuance of a building permit, please provide an updated title report to prove ownership.

Grading Permit Requirements

33. A grading permit shall be required prior to commencement of excavation. Details of the hauling operation including, but not limited to size of trucks and weight (in tons) that they will haul, haul route, dust, and debris control measures and the time and frequency of haul trips shall be submitted to the City for review prior to issuance of the building permit. The truck haul routes shall comply with SMC Section 15.04.150.
34. Construction operations shall be staged to prevent failure or yielding of slopes by providing continuous confinement of superficial deposits as may be recommended by the project geotechnical engineer.
35. No grading or excavation operations shall occur between October 15 and April 1 without the written approval of the City Engineer. The project excavation, construction of the main retaining walls, and associated appurtenant features shall commence no later than August 1 of the dry season. The project excavation, construction of the main retaining walls, and associated appurtenant features shall commence and conclude within a single dry season.
36. Prior to issuance of a grading permit, the applicant shall provide proof that the adjacent property owners have been notified a minimum of 30 days prior to beginning excavation to give them the opportunity to perform underpinning and other work they deem necessary.

Grading Performance Bonds

37. Prior to issuance of a grading permit, the applicants' general contractor shall provide the City with evidence of a standard comprehensive general liability insurance policy containing coverage for bodily injury, property damage, completed operations, including liability resulting from earth movement. The policy shall provide limits of coverage not less than \$3,000,000 and the policy shall continue in full force until a date five (5) years following issuance of a Certificate.
38. Prior to issuance of a building permit, bonds shall be required by the City to ensure that sufficient funds are held in reserve to stabilize project slopes in case of an unforeseen halt in construction. The bonds shall be the full amount to ensure completion of the project foundations, retaining walls, grading, drainage, costs to install and maintain erosion and sediment controls, costs to make the site safe from landslide and other geologic and natural risk factors, and for construction. The bond amounts shall be based upon submitted construction estimates prepared by the developers' architect, civil engineer, or contractor. Release of bonds shall be contingent upon completion of approved foundations

and retaining walls and submittal of certification statements that the structures are in the position and elevation as approved by the City as well as the project geotechnical engineer's statement regarding conformance to recommendations including disclosure of substantial deviations which are subject to the review and approval of the City Engineer.

39. The bond underwriter shall be licensed to do business in the State of California and have a Best's rating of not less than A. A Cash Bond or Letter of Credit from a financial institution approved by the City may be submitted in-lieu of a bond. Other assurance forms will be considered subject to a research fee comprised of actual staff costs.

Grading Construct Monitoring

40. The project geotechnical engineer shall be on site during earthwork operations.
41. Prior to issuance of a Certificate of Occupancy, the project geotechnical engineer shall prepare a letter on its letter head, stamped and wet signed, stating that construction was in conformance with the approved geotechnical report.
42. Prior to issuance of a Certificate of Occupancy, copies of the geotechnical engineer's field reports shall be provided to the City.

Drainage

43. Prior to issuance of a building permit, all existing and proposed drainage serving the property from the residence to the final termination point(s) shall be clearly shown, labeled, and detailed on the project grading and drainage plans. This shall include but not be limited to drainage from adjacent property, downspouts, piping, retention systems, stormwater routing, stormwater treatment facilities, hydraulic structures, energy dissipaters, and foundation drainage systems.
44. Storm water shall be discharged by gravity flow to an approved (City owned and maintained) storm drain system.

Stormwater Pollution Prevention Design

45. Prior to issuance of a building permit, the developer's civil engineer or contractor shall submit a detailed erosion control plan, including cost estimate, for review and approval by the Department of Public Works. The erosion control plan shall incorporate guidelines and measures from the Marin County Stormwater Pollution Prevention Programs (MCSTOPPP) publication Minimum Erosion/Sediment Control Measures for Small Construction Projects.
46. The plan shall address construction related site management practices including demolition, general construction, concrete, paving, dewatering, contaminated soils, masonry, tile work, painting, litter control, motor vehicle washing and maintenance, and storage of hazardous materials.
47. The contractor shall implement and maintain erosion control measures per the approved erosion control plan for the duration of the project.

48. The contractor shall provide adequate dust and debris control measures for the duration of the project.
49. During construction, the applicant's contractor shall adhere to a water pollution prevention plan that at a minimum follows guidelines in MCSTOPPPs Pollution Prevention Its Part of the Plan.

Utility Items

50. Prior to building permit application, the applicant shall submit utility plans depicting all existing and proposed utilities, meters, and pursuant to Sausalito Municipal Code Chapter 18.08, how overhead services shall be undergrounded. The utility plans shall also demonstrate compliance with SMC Section 18.08.020, item E. Services to undergrounded facilities shall themselves be undergrounded in such a fashion as to avoid additional poles or transformers thereon. Any additional overhead conductors required to be installed to allow for undergrounding of the subject property's service laterals shall be shown. If additional overhead lines, poles, and/or transformers are required, the applicant shall work with affected utility companies to provide visual simulation(s) of the equipment from various viewpoints to assess potential for view impacts. At the Community Development Directors discretion, if the visual simulation(s) depict potential for view impacts, the applicant must apply for and receive an amendment to the Design Review Permit from the Planning Commission prior to Building Permit application.
51. Prior to issuance of Certificate of Occupancy, all utility services to the site shall be undergrounded.

Sanitary Sewer Lateral

52. Prior to issuance of a building permit, project plans shall show the location and depth of the new sanitary sewer lines serving the project from their point(s) of origin to their final termination point(s) at the public sanitary sewer system; both in plan and profile (including existing and proposed depth of cover) and indicate the materials and dimensions (diameter) of the existing and proposed improvements. Applicant is advised that the waste plumbing associated with the project shall comply with the more stringent of the Sausalito Building Code, the California Plumbing Code, and the Standards of the City of Sausalito as amended.
53. Prior to approval from the City of Sausalito's Sewer Systems Coordinator, no backfill of the sanitary sewer lateral or main trench shall occur. Sewer pipe material and sewer appurtenances shall be per the recommendations of the City Sewer Systems Coordinator. Allowable pipe material shall depend upon the depth of the proposed new sanitary sewer below grade.

Right Of Way Items

54. Pursuant to Section 10.54.090 of the Sausalito Municipal Code, the project shall be improved to City standards. Improvements shall include curb, gutter, sidewalk, and rehabilitating the roadway pavement at the direction of the City Engineer or designee.
55. Prior to issuance of a building permit, frontage improvement plans shall be

prepared by a registered Civil Engineer and shall be subject to review and approval by the City Engineer or designee.

56. Improvements within the public right-of-way shall conform to the Cities and County of Marin Uniform Construction Standards, available online at: <http://www.marincounty.org/depts/pw/divisions/land-use/ucs>

Construction

57. Prior to issuance of a building permit, a construction staging plan and construction schedule shall be submitted for review and approval by the City Engineer or designee. The locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc. shall be depicted. Approved plans shall be submitted to property owners adjacent to the subject property not less than one week prior to commencement of construction activities.
58. The construction staging plan and construction schedule shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.
59. Construction workers shall be prohibited from using on-street parking in the vicinity of the project and the applicant shall lease, or otherwise provide, an adequate number of parking spaces in a City parking lot to provide parking for construction workers. Workers shall carpool to the construction site. Thus note shall be added to the construction staging plan.
60. Applicant is advised that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) may not be placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stockpiles and debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right-of-way only after securing an encroachment permit.
61. An encroachment permit shall be obtained from the Department of Public Works prior to using the public right-of-way for non-public purposes (e.g., material storage, manhole construction or demolition) including any and all construction and demolition activities.
62. Prior to issuance of an encroachment permit, the City shall be named as an additionally insured on a separate endorsement sheet that modifies the general liability policy.

Engineering Sign Off

63. Prior to issuance of the Certificate of Occupancy, the applicant shall complete all necessary public improvements subject to the approval of the City Engineer.

64. Prior to issuance of a Certificate of Occupancy, the developer's civil engineer or professional land surveyor shall certify that each finish floor elevation conforms to the approved plans.
65. Prior to issuance of a Certificate of Occupancy, applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all existing facilities not designated for removal or modification within the public right-of-way.

SOUTHERN MARIN FIRE DISTRICT CONDITIONS OF APPROVAL:

Prior to building permit submittal

66. Prior to construction a Vegetation Management Plan (VMP) shall be submitted for review and approval by the Fire District which includes:
 - a) The entire plan content elements described in narrative form.
 - b) No less than three (3) sets of plans shall be sent for code official review which includes the house, zone, plant type and spacing.
 - c) The Hazard Assessment matrix.
 - d) The list of plants to be used and materials consistent with the approval plant list.
 - e) Prepared according to Southern Marin Fire District Standard 220 Vegetation/Fuel Management Plan
67. Fire sprinkler system required in:
 - a) A fire sprinkler system shall be provided for:
 - All new construction.
 - Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the California Fire Code.
 - Fire sprinkler system shall be installed according to NFPA 13 and Southern Marin Fire Standard 401.
 - Plans for fire sprinkler system design and hydraulic calculations shall be completed by a licensed C-16 sprinkler contractor and submitted to the Southern Marin Fire District, Fire Prevention Bureau for approval prior to installation. Fire sprinkler system design and installation shall conform to the provisions of the Southern Marin Fire District Standard 401 and N.F.P.A. Standard(s) 13, 13D, or 13R.
68. The address shall be posted in accordance with requirements of the California Fire Code and Southern Marin Fire District (SMFD) standard 205 (Premises Identification).
69. Smoke / CO Detectors shall be installed in accordance with the California Building Code.

Non-combustible roofing required:

- a) Noncombustible roofing shall be provided for:
- b) All new roofs shall be non-combustible.
 - Roof Repairs or replacement:

- Less than 25% - no requirement
 - 25% to 50% - Class C minimum
 - 50% or more – Non-Combustible
- c) In no case shall the roofing material used be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code.

70. This project shall comply with California Fire Code Chapter 33 – Fire Safety During Construction and Demolition. These requirements include, but are not limited to: Temporary Heating Equipment, Precautions Against Fire, Flammable and Combustible Liquids, Flammable Gases, Owners Responsibility for Fire Protection, Fire Reporting, Access for Fire Fighting, Means of Egress, Water Supply for Fire Protection, Standpipes, Automatic Fire Sprinkler Systems, Portable Fire Extinguishers, Motorized Construction Equipment, and Safeguarding Roofing Operations.
71. Fire access to the project as well as the other surrounding properties shall be maintained at all times. Unapproved restrictions in roadway access shall result in citations and vehicles being towed at the owner's expense.
72. The vegetation proposed on sheet A1.03 is not an approved design and will be asked to be modified during the vegetation management plan submittal.
- a) Adequate plant spacing is required. Regardless of species, bushes and shrubs are required to be separated by at least 1x the height of the mature plant/species. Continuous shrubs/bushes/ hedges are not approved in the wildland urban interface.
 - b) Due to the location of the plants next to the structure, a fire-resistive species or a non-combustible ground coverage underneath the vegetation must be used throughout Zone 0.
73. Roof Deck Materials: The roof deck shall be a class-A roofing assembly. The material shall either cover the entire surface or have clearance to enable the undersurface to be cleaned of debris. The materials must be specified on the plans.
- a) Please demonstrate how the roof decks meet these requirements at the building permit submittal.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
2. Contact Building Division staff for information about the building permit process and for building permit requirements prior to submitting for a building permit
3. Construction Impact Fees shall be paid in accordance with the Construction

Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.

4. All applicable City Fees as established by City Council resolutions and ordinances shall be paid.
5. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified. If undergrounding is required, the applicant shall work with affected utility companies to provide plans to the City for undergrounding of the utility services. Project plans shall be designed to avoid additional overhead lines, poles and/or transformers (i.e., potential view impacts) thereon to comply with Sausalito Municipal Code Section 18.08 Underground Electrical Wiring and Facilities. If additional overhead lines, poles and/or transformers are required, visual simulation(s) of the equipment from various viewpoints shall be provided and may be subject to modifications to the Design Review Permit.
6. Pursuant to Sausalito Municipal Code Section 10.54.100, construction activities undertaken in accordance with a Design Review Permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.
7. Pursuant to Sausalito Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500-foot radius of residential zones shall only take place during the following hours:

Weekdays – Between 8:00 a.m. and 6:00 p.m.

Saturdays – Between 9:00 a.m. and 5:00 p.m.

Sundays – Prohibited

City holidays (not including Sundays) – Prohibited

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.
8. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
 - a) Marin Municipal Water District – (415-945-1400), including landscaping and irrigation regulations;
 - b) Southern Marin Fire Protection District – (415-388-8182); and
 - c) Bay Conservation and Development Commission
– (415-352-3600)
9. This project is within the Wildland Urban Interface (WUI) Zone as determined by the Southern Marin Fire Protection District.

10. Final occupancy approval shall not be granted/released until authorization to the Community Development Agency has been received from the Southern Marin Fire Protection District.

**SAUSALITO PLANNING COMMISSION NO.
2022-##**

**MARCH 16, 2022
489-491 BRIDGEWAY
DR-VAR 2019-00071**

**ATTACHMENT 3: PROJECT PLANS –
DATED STAMPED September 26, 2021**

NOTES:

1. UNDERGROUND FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY THE CONSTRUCTION. CALL U.S.A. (800) 377-2699 PRIOR TO ANY CONSTRUCTION.
2. THE PROPERTY BOUNDARIES FOR THIS TOPOGRAPHIC SURVEY IS BASED ON THE SURVEY OF BLOCKS 1, 2, A, B FROM SECTION MAP C OF LANDS OF PULL 3, MARIN COUNTY RECORDS.
3. THE ELEVATIONS ON THIS MAP CONFORM WITH THE CONTIGUOUS USED ON MARIN MAP. THE CONTROL POINT SHOWN ON BRIDGEWAY, ACROSS THE STREET ON THE SIDEWALK WAS ESTIMATED TO BE AT ELEVATION 16.11.
4. THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.
5. THE AREA OF THE PARCEL BEING SURVEYED = 2,009 SQ. FT.

LEGEND

- PROPERTY BOUNDARY LINE.
- CENTER LINE OF ROAD.
- CONTROL POINT.
- FOUND LEAD PLUG.



LANDS OF THE SAUSALITO LAND & FERRY COMPANY
RACK 1 PULL 3

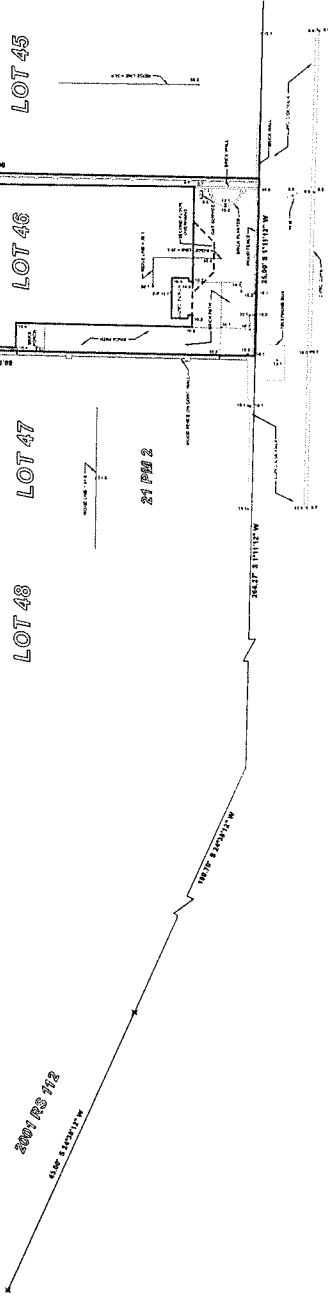
LANDS OF TERRY P. NOYER, TRUST
 4 BULKLEY AVENUE
 SAUSALITO, CA 94965
 D.N. 2015-0021954
 A.P.N. 065-171-22

LANDS OF GOODWIN FAMILY, TRUST
 485 BRIDGEWAY
 SAUSALITO, CA 94965
 D.N. 2017-0013874
 A.P.N. 065-211-01

LANDS OF LEACH, TRUST
 463 BRIDGEWAY
 SAUSALITO, CA 94965
 D.N. 2006-0026514
 A.P.N. 065-171-13

LANDS OF GOODWIN & BERMAN, TRUST
 489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 D.N. 2015-0058237
 A.P.N. 065-171-14

BLOCK A



BRIDGEWAY



TOPOGRAPHIC SURVEY
 OF THE LANDS OF RAYMOND G. GOODWIN AND KATHY L. BERMAN TRUST AS DESCRIBED IN GRANT DEED NO. 2015-0058237, RECORDED DECEMBER 15, 2015, IN THE OFFICE OF THE MARIN COUNTY RECORDER CITY OF SAUSALITO, MARIN COUNTY, CALIFORNIA
 RAYMOND G. GOODWIN, SURVEYOR
 P.O. BOX 129
 MIL VALLEY, CA 94542-0129
 PHONE: (415) 944-0022
 SCALE 1" = 40'
 SHEET 1 OF 1

APN 065-171-14
 BRIDGEWAY
 VERTICAL ALIGNMENT TO CORRESPOND TO MAPS 14, 15, 16

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-17-1-14
 DESIGN REVIEW

DATE	REVISION
08/20/19	DESIGNER'S SUBMITTAL
11/16/19	CORRECTIONS
01/20/20	CORRECTIONS
09/25/21	CORRECTIONS
09/25/21	CORRECTIONS

PROJECT OWNERS:
 KIMBERLY GARDNER
 322 10th AVE NW
 SEATTLE, WA 98119

APPLICANT:
 KIMBERLY GARDNER
 426 SANDWICH AVENUE
 SEATTLE, WA 98107

DESIGNER:
 KIMBERLY GARDNER
 125 KINGSBORO ST
 SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

SHEET TITLE:
SETBACKS

HEIGHT LIMIT
 HEIGHT LIMIT AT ROW

SHEET NUMBER:
A0.02

10.04.00. SITE DEVELOPMENT REQUIREMENTS
 TABLE 10.2.2-2 SETBACKS

FRONT: 0.00'
 SIDE: 5.00'
 REAR: 15.00'

10.04.00.01. DEVELOPMENT ON SURROUNDING LOTS: A LEGALLY CREATED SUBSTANDARD-SIZED LOT (OTHER WIDTH OR AREA) OR THE ADJACENT BASE DISTRICT MAY BE OCCUPIED BY A PERMITTED OR CONDITIONAL USE ONLY IF THE DEVELOPMENT MEETS THE FOLLOWING CRITERIA:
 1. THE DEVELOPMENT SHALL BE SET BACK FROM THE FRONT AND REAR PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.
 2. THE DEVELOPMENT SHALL BE SET BACK FROM THE SIDE PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.
 3. THE DEVELOPMENT SHALL BE SET BACK FROM THE FRONT AND REAR PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.
 4. THE DEVELOPMENT SHALL BE SET BACK FROM THE SIDE PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.
 5. THE DEVELOPMENT SHALL BE SET BACK FROM THE FRONT AND REAR PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.
 6. THE DEVELOPMENT SHALL BE SET BACK FROM THE SIDE PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.
 7. THE DEVELOPMENT SHALL BE SET BACK FROM THE FRONT AND REAR PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.
 8. THE DEVELOPMENT SHALL BE SET BACK FROM THE SIDE PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.
 9. THE DEVELOPMENT SHALL BE SET BACK FROM THE FRONT AND REAR PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.
 10. THE DEVELOPMENT SHALL BE SET BACK FROM THE SIDE PROPERTY LINES BY THE MINIMUM SETBACKS SPECIFIED IN THE SUBJECT PARCEL MAP, PROVIDED THAT SQUARE FEET OF NET FLOOR AREA IS MAINTAINED.

PROPOSED SETBACKS

FROM:	TO:	SETBACK:
FRONT	5.00' (MINIMUM)	1.00'
SIDE	13.00' (MINIMUM)	5.00' (MINIMUM)
REAR	13.00' (MINIMUM)	15.00'

RE = REAL ELEVATION NUMBER
 AH = ACTUAL HEIGHT NUMBER

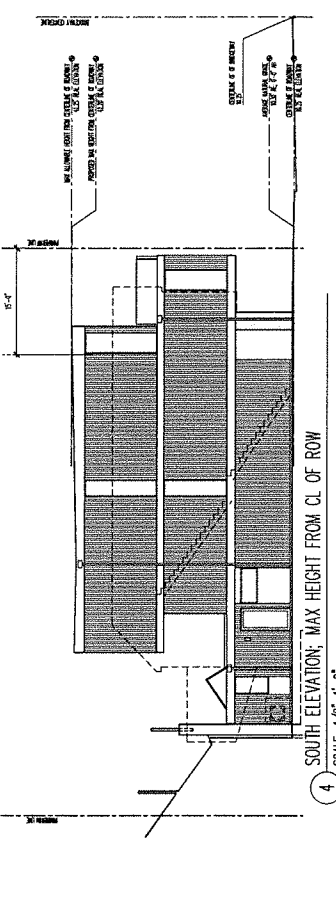
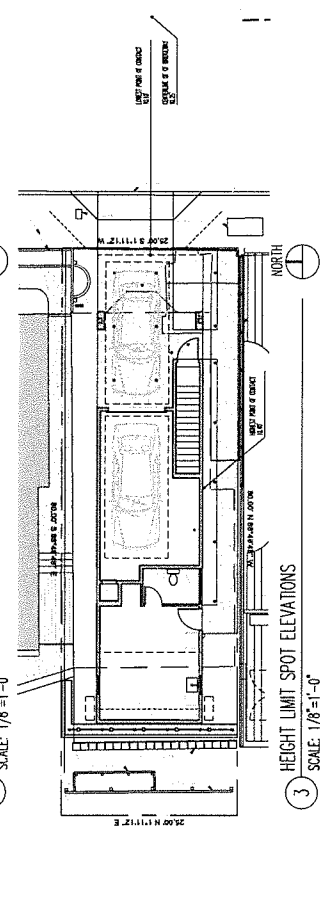
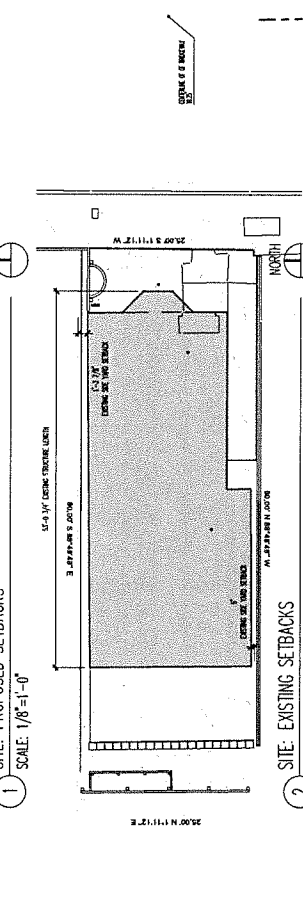
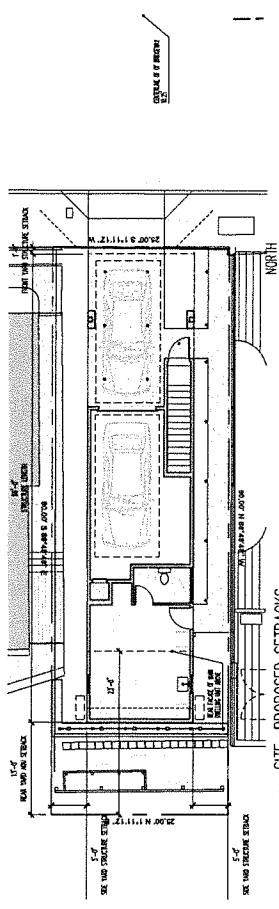
10.22.04.01. SITE DEVELOPMENT REQUIREMENTS
 TABLE 10.2.2-3 MAXIMUM HEIGHT

PROPOSED MAXIMUM ELEVATION: 31'-11 3/8"

10.04.00.02. HEIGHT REQUIREMENTS
 THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE LIMITED TO THE HEIGHT OF THE ADJACENT BUILDING OR THE HEIGHT OF THE ADJACENT BUILDING AS MEASURED FROM THE CENTERLINE OF THE PAVED PORTION OF THE ROAD OPPOSITE THE END POINT OF THE FRONT PARCEL.
 MAXIMUM ELEVATION ALLOWED: 33.00' (42.25'-42.25')
 PROPOSED MAXIMUM ELEVATION: 42.25' RE

10.04.00.03. HEIGHT REQUIREMENTS
 THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE LIMITED TO THE HEIGHT OF THE ADJACENT BUILDING OR THE HEIGHT OF THE ADJACENT BUILDING AS MEASURED FROM THE CENTERLINE OF THE PAVED PORTION OF THE ROAD OPPOSITE THE END POINT OF THE FRONT PARCEL.
 MAXIMUM ELEVATION ALLOWED: 33.00' (42.25'-42.25')
 PROPOSED MAXIMUM ELEVATION: 42.25' RE

10.04.00.04. HEIGHT REQUIREMENTS
 THE MAXIMUM HEIGHT OF ANY BUILDING SHALL BE LIMITED TO THE HEIGHT OF THE ADJACENT BUILDING OR THE HEIGHT OF THE ADJACENT BUILDING AS MEASURED FROM THE CENTERLINE OF THE PAVED PORTION OF THE ROAD OPPOSITE THE END POINT OF THE FRONT PARCEL.
 MAXIMUM ELEVATION ALLOWED: 33.00' (42.25'-42.25')
 PROPOSED MAXIMUM ELEVATION: 42.25' RE





429 SINDERS AVE N
SEATTLE, WA 98107
P: 206.300.3337

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
SAUSALITO, CA 94965
APN #: 065-17-14
DESIGN REVIEW

REVISION	DATE
DESIGNER/SUBMITTAL	08/20/19
CORRECTION	11/13/19
CORRECTION	01/20/21
CORRECTION	06/22/21
CORRECTION	08/23/21

PROJECT OWNERS:
KIMBERLY COOK
3328 STRAIVE W
SEATTLE, WA 98119

ARCHITECT:
KIMBERLY COOK ARCHITECTS
426 SPANISH AVE N
SEATTLE, WA 98119

DESIGN COORDINATOR:
151 MOSSBROOK ST
SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

SHEET TITLE:
BLDG COVERAGE DIAGRAM
IMPERVIOUS COVERAGE
DIAGRAM

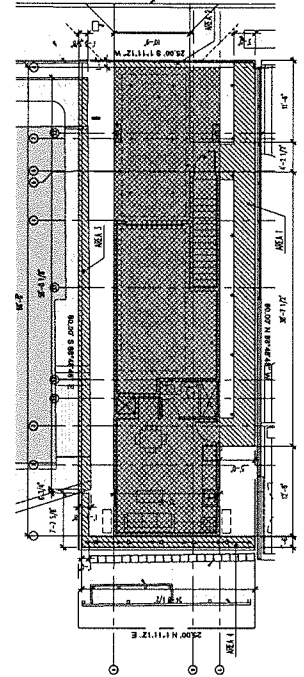
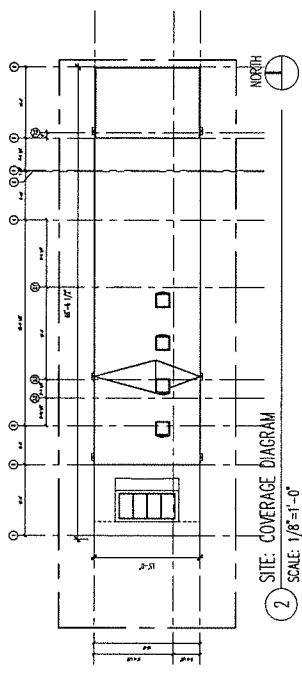
SHEET NUMBER:
A0.03

LOT COVERAGE
 1) ZONING SITE DEVELOPMENT REQUIREMENTS
 2) MAXIMUM BLDG COVERAGE = 50%
 3) MAXIMUM BLDG COVERAGE ON PARCELS LESS THAN 3000 SF = 50%

THIS MAXIMUM BLDG COVERAGE
 1) LOT AREA: 2000 SF
 2) MAXIMUM ALLOWABLE BLDG COVERAGE: 1000 SF
 3) PROPOSED BLDG COVERAGE: 960.0 SF

IMPERVIOUS SURFACE
 1) MAXIMUM IMPERVIOUS SURFACE ON PARCELS LESS THAN 3000 SF = 75%
 2) MAXIMUM IMPERVIOUS SURFACE ON PARCELS LESS THAN 1000 SF = 75%
 3) ALL FLOORS SHALL INCLUDE THE FOLLOWING FEATURES: ALL FLOOR SURFACES, ALL PORCELANO CEMENT ELEMENTS, ALL DECK AREAS, ALL GRASS AREAS.

BLDG IMPERVIOUS AREA	960.0 SF
FLOOR SURFACES	101.5 SF
AREA 1	86.0 SF
AREA 2	86.0 SF
AREA 3	41.8 SF
AREA 4	101.1 SF
TOTAL IMPERVIOUS SURFACE	1011.1 SF
TOTAL ALLOWABLE IMPERVIOUS SURFACE	7500.0 SF (30% OF 25000 SF)



1 SITE: IMPERVIOUS SURFACE DIAGRAM
SCALE: 1/8"=1'-0"

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION
08/02/2011	ISSUED FOR SUBMITTAL
08/12/2011	DESIGN CORRECTIONS
08/22/2011	DESIGN CORRECTIONS
08/22/2011	DESIGN CORRECTIONS
08/22/2011	DESIGN CORRECTIONS

PROJECT OWNERS:
 3000 BAYVIEW
 3000 BAYVIEW
 SEATTLE, WA 98119

ARCHITECT:
 KLH
 405 SINKOVIC AVE N
 SEATTLE, WA 98107

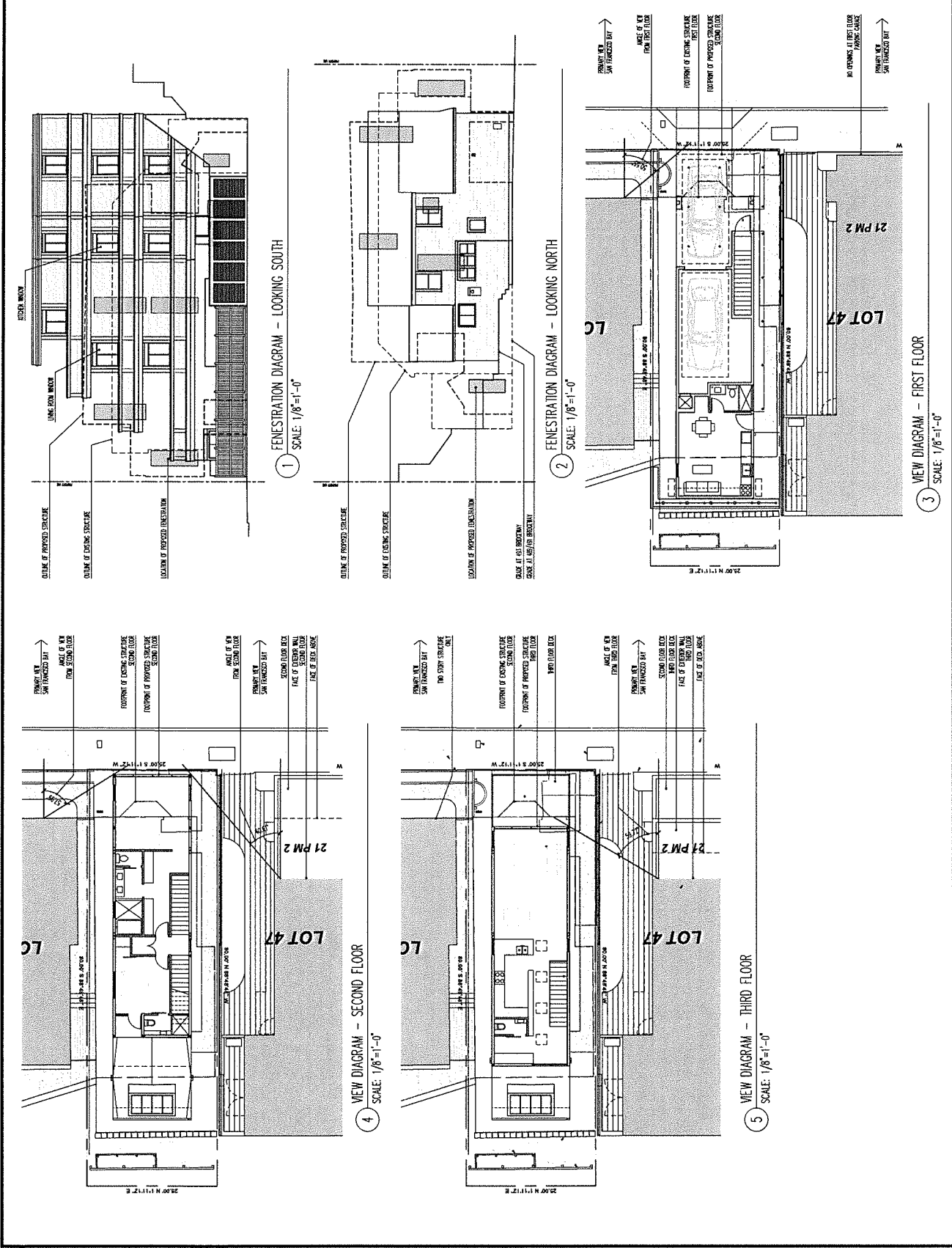
PROJECT NUMBER:
 2019.001

PROJECT NAME:
 2019.001

SHEET TITLE:
 VIEW DIAGRAM

SHEET NUMBER

A0.04



DATE: 08/02/2011
 REVISION: ISSUED FOR SUBMITTAL
 08/12/2011: DESIGN CORRECTIONS
 08/22/2011: DESIGN CORRECTIONS
 08/22/2011: DESIGN CORRECTIONS
 08/22/2011: DESIGN CORRECTIONS

PROJECT OWNERS:
 3000 BAYVIEW
 3000 BAYVIEW
 SEATTLE, WA 98119

ARCHITECT:
 KLH
 405 SINKOVIC AVE N
 SEATTLE, WA 98107

PROJECT NUMBER:
 2019.001

PROJECT NAME:
 2019.001

SHEET TITLE:
 VIEW DIAGRAM

SHEET NUMBER

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

DATE	DESCRIPTION
08/20/19	DESIGN REVIEW SUBMITTAL
11/13/19	CORRECTION
01/13/20	CORRECTION
06/22/20	CORRECTION
08/22/20	CORRECTION

PROJECT OWNERS:
 THE BRIDGEWAY
 3224 1/2 AVENUE
 SEATTLE, WA 98119

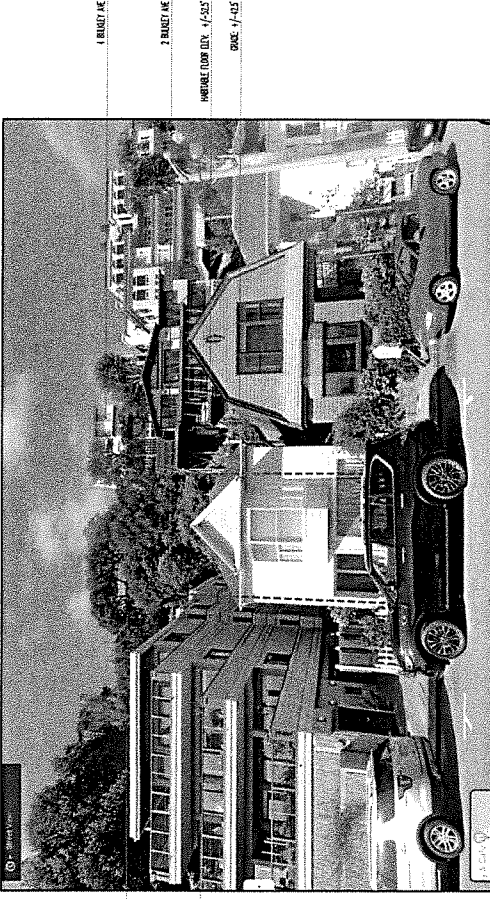
APPLICANT:
 KIH ARCHITECTS
 425 SAINTE ANNE AVE
 SEATTLE, WA 98107

DESIGNER:
 KIH ARCHITECTS
 125 HOCKESSY ST
 SAN FRANCISCO, CA 94114

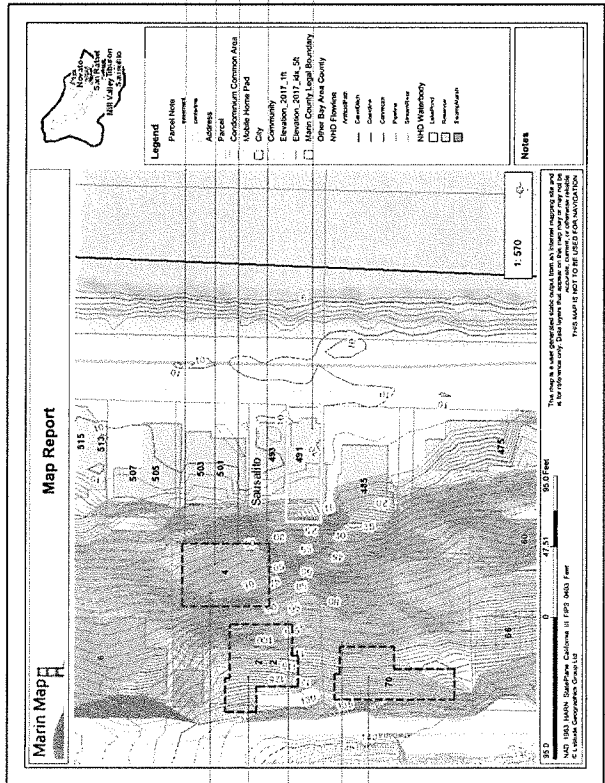
PROJECT NUMBER:
2019.001

SHEET TITLE:
VIEW DIAGRAM - WEST

SHEET NUMBER:
A0.04A



1 VIEW DIAGRAM - LOOKING WEST
 SCALE: NIS



2 PLAN - GRADES
 SCALE: NIS

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION
08/02/19	DESIGN REVIEW SUBMITTAL
11/02/19	CORRECTIONS
05/02/21	CORRECTIONS
08/02/21	CORRECTIONS
08/02/21	CORRECTIONS

PROJECT OWNERS:
 JAMES W. WAIN
 425 SUNDANCE AVENUE
 SEATTLE, WA 98103

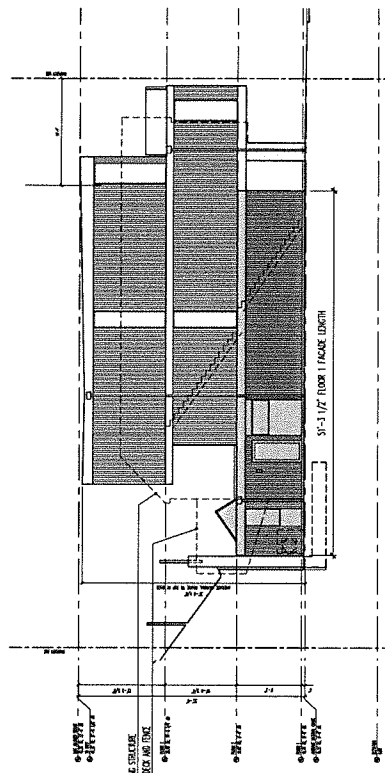
APPLICANT:
 JAMES W. WAIN
 425 SUNDANCE AVENUE
 SEATTLE, WA 98103

DESIGNER:
 SUSHI COOKING
 125 MONSIEUR ST
 SAN FRANCISCO, CA 94114

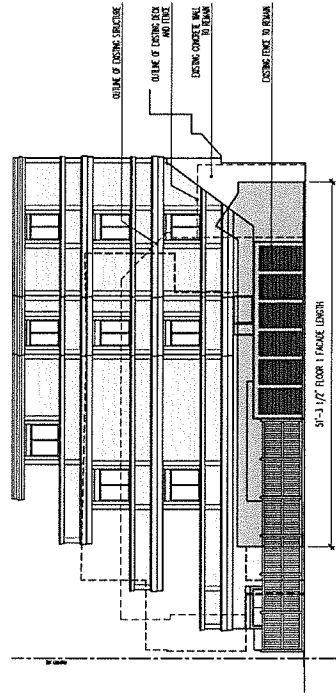
PROJECT NUMBER:
2019.001

SHEET TITLE:
**FLOOR 1
 FACADE LENGTH**

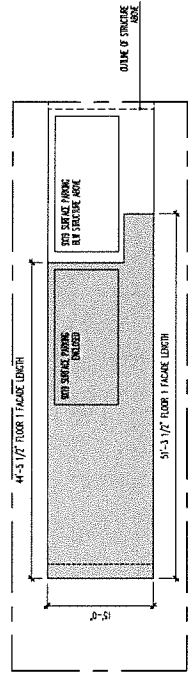
SHEET NUMBER:
A0.05



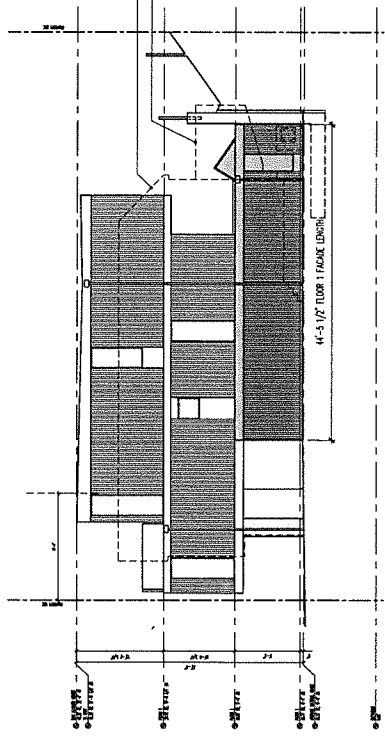
1 FLOOR 1 SOUTH FACADE LENGTH
 SCALE: 1/8"=1'-0"



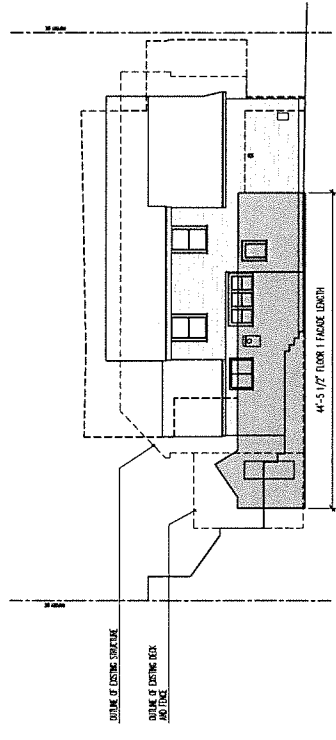
2 FLOOR 1 SOUTH FACADE LENGTH - LOOKING SOUTH
 SCALE: 1/8"=1'-0"



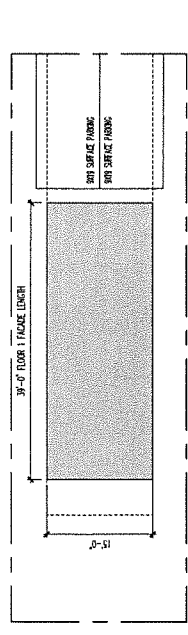
3 FLOOR 1 - PROPOSED FOOTPRINT
 SCALE: 1/8"=1'-0"



4 FLOOR 1 NORTH FACADE LENGTH
 SCALE: 1/8"=1'-0"



5 FLOOR 1 NORTH FACADE LENGTH - LOOKING NORTH
 SCALE: 1/8"=1'-0"



6 FLOOR 1 - CODE CONFORMING SCHEME - FOR REFERENCE
 SCALE: 1/8"=1'-0"





405 SUNNYSIDE AVE N
SEATTLE, WA 98103
1.206.463.5333

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
SAUSALITO, CA 94965
APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION	DESCRIPTION
08/20/19	DESIGN SUBMITTAL	
11/01/19	CORRECTIONS	
05/02/21	CORRECTIONS	
08/20/21	CORRECTIONS	
08/20/21	CORRECTIONS	

PROJECT OWNERS:
SUSAN COOPERMAN
3022 8TH AVE NW
SEATTLE, WA 98119

APPLICANT:
SUSAN COOPERMAN
3022 8TH AVE NW
SEATTLE, WA 98119

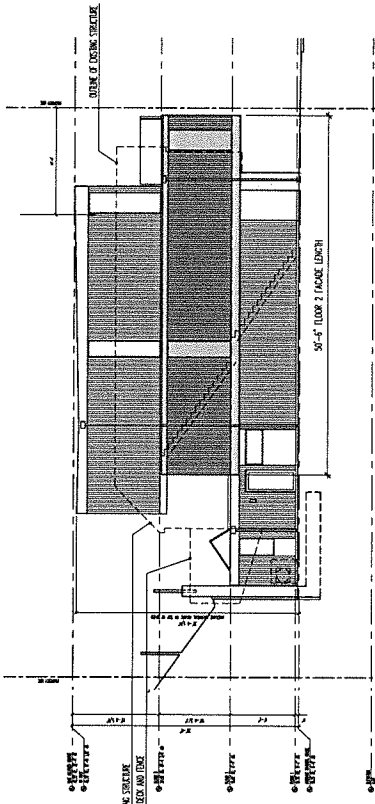
PROJECT COORDINATOR:
125 ROCKSBURG ST
SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

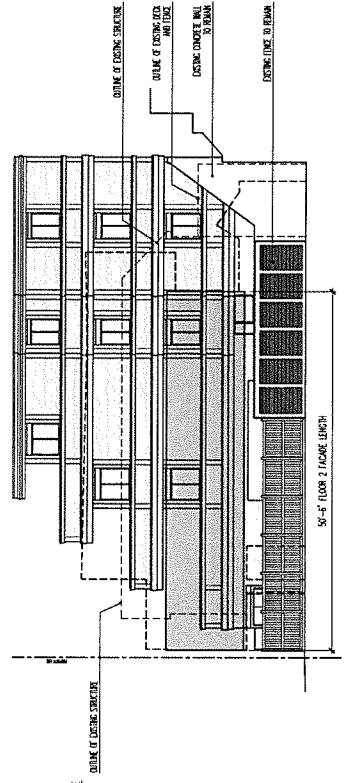
PROJECT TITLE:
FLOOR 2
FACADE LENGTH

PROJECT NUMBER:

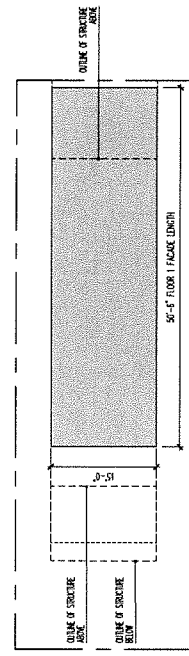
A0.06



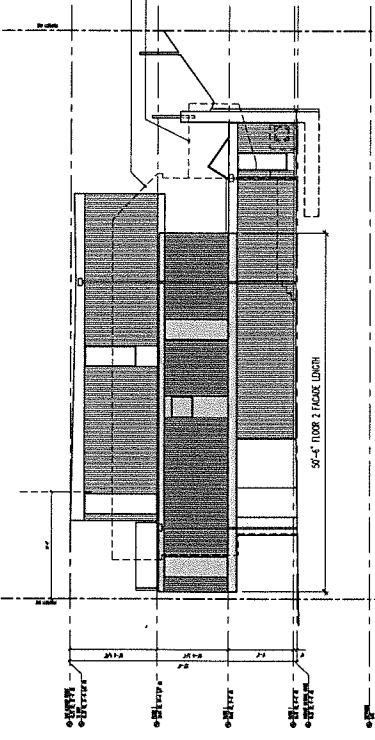
1 FLOOR 2 SOUTH FACADE LENGTH
SCALE: 1/8"=1'-0"



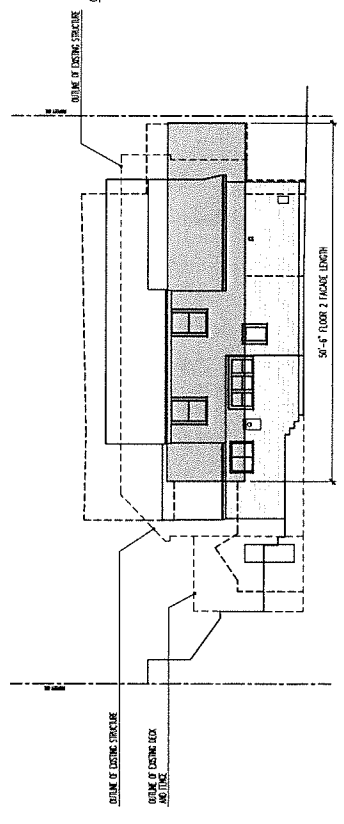
2 FLOOR 2 SOUTH FACADE LENGTH - LOOKING SOUTH
SCALE: 1/8"=1'-0"



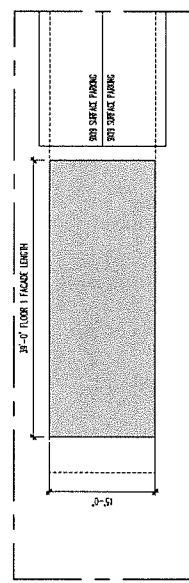
3 FLOOR 2 - PROPOSED FOOTPRINT
SCALE: 1/8"=1'-0"



4 FLOOR 2 NORTH FACADE LENGTH
SCALE: 1/8"=1'-0"



5 FLOOR 2 NORTH FACADE LENGTH - LOOKING NORTH
SCALE: 1/8"=1'-0"



6 FLOOR 2 - CODE CONFORMING SCHEME - FOR REFERENCE
SCALE: 1/8"=1'-0"

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION	REASON
09/20/19		DESIGN REVIEW SUBMITTAL
11/02/19		CORRECTION
05/02/21		CORRECTION
09/20/21		CORRECTION
09/20/21		CORRECTION

PROJECT OWNERS:
 BRIDGEWAY PARTNERS
 3320 4TH AVENUE
 SEATTLE, WA 98119

APPLICANT:
 BRIDGEWAY PARTNERS
 4200 SANDYVALE AVENUE
 SEATTLE, WA 98103

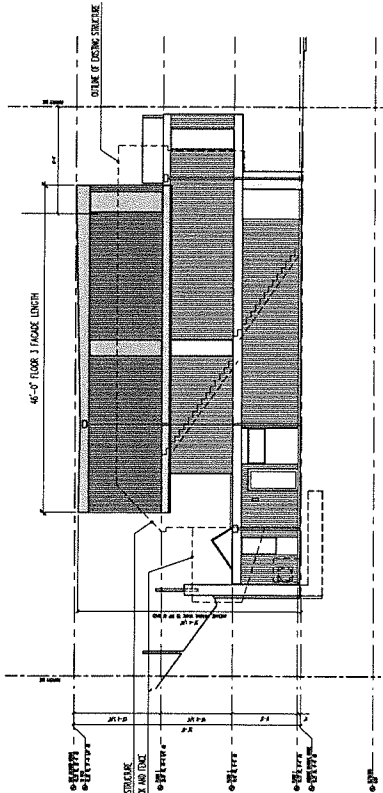
SUSAN GOODMAN
 125 ROCKSBURG ST
 SAN FRANCISCO, CA 94114

PROJECT NUMBER:
 2019.001

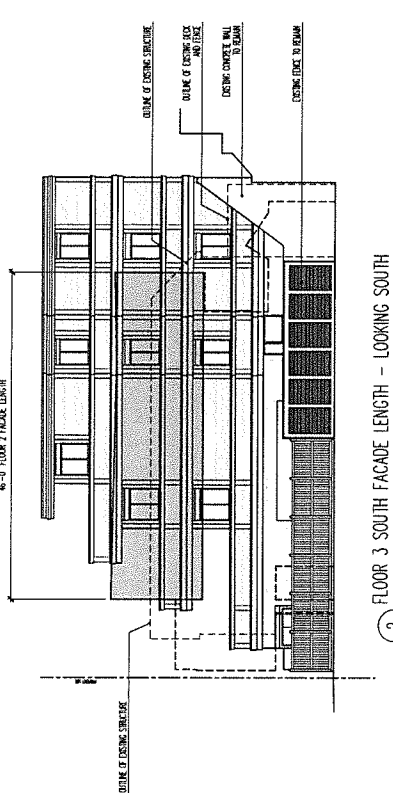
SHEET TITLE:
 FLOOR 3
 FACADE LENGTH

SHEET NUMBER:

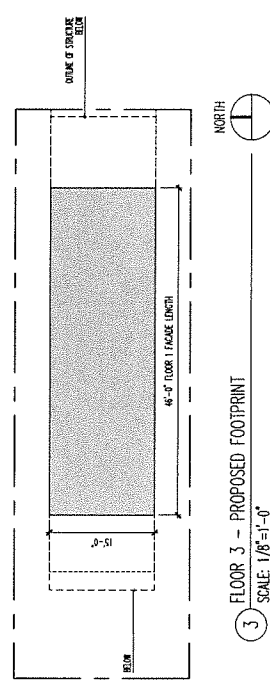
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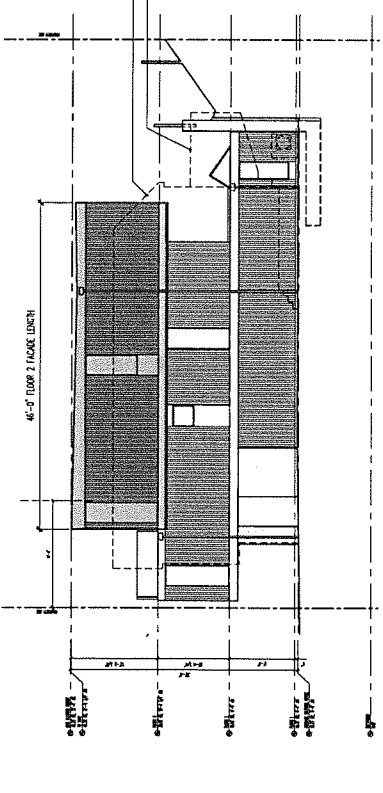
1 FLOOR 3 SOUTH FACADE LENGTH
 SCALE: 1/8"=1'-0"



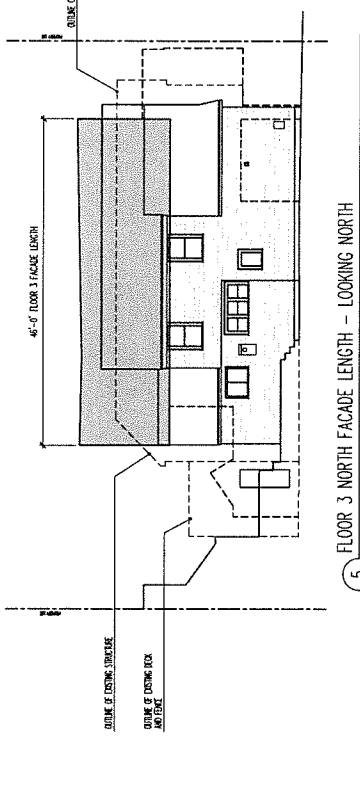
2 FLOOR 3 SOUTH FACADE LENGTH - LOOKING SOUTH
 SCALE: 1/8"=1'-0"



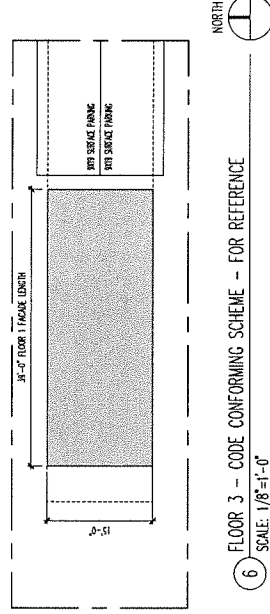
3 FLOOR 3 - PROPOSED FOOTPRINT
 SCALE: 1/8"=1'-0"



4 FLOOR 3 NORTH FACADE LENGTH
 SCALE: 1/8"=1'-0"



5 FLOOR 3 NORTH FACADE LENGTH - LOOKING NORTH
 SCALE: 1/8"=1'-0"



6 FLOOR 3 - CODE CONFORMING SCHEME - FOR REFERENCE
 SCALE: 1/8"=1'-0"



BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN # 065-171-14
 DESIGN REVIEW

DATE	REVISION
03/20/21	DESIGN REVIEW SUBMITTAL
03/20/21	CORRECTION
03/20/21	CORRECTION
03/20/21	CORRECTION
03/20/21	CORRECTION

PROJECT OWNERS:
 SUSAN GOODWIN
 1000 CALIFORNIA STREET
 SAN FRANCISCO, CA 94114

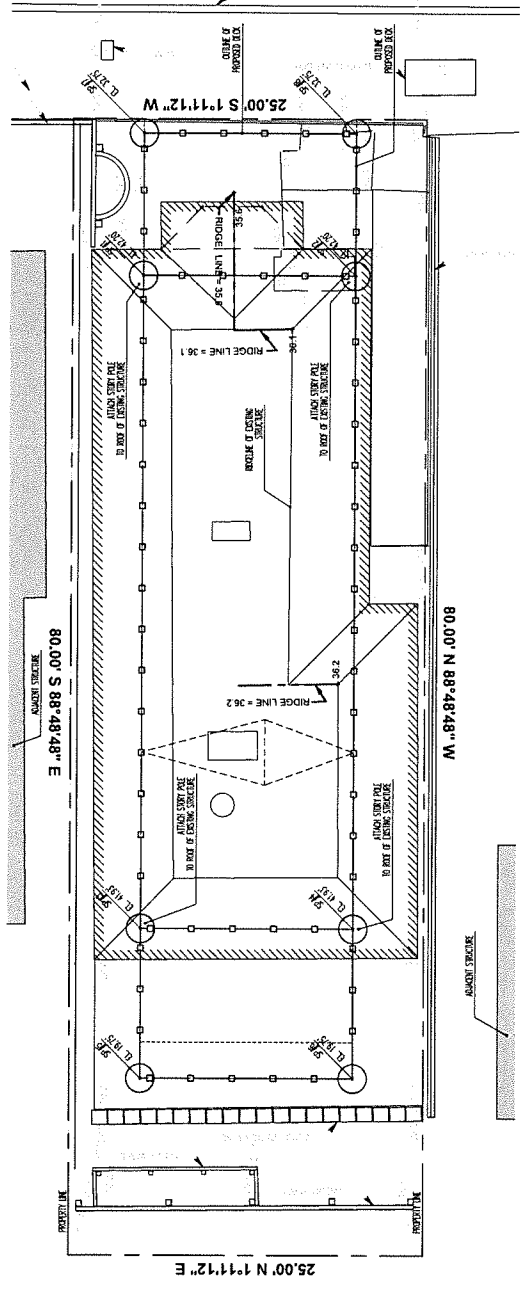
APPLICANT:
 SEPHRAE
 1000 CALIFORNIA STREET
 SEATTLE, WA 98101

PROJECT NUMBER:
 2019.001

SHEET TITLE:
 STORY POLE PLAN

SHEET NUMBER:

A0.08



1 STORY POLE PLAN
 SCALE: 1/4"=1'-0"

STORY POLE LEGEND

- STORY POLE
- STORY POLE IF
- CONNECTING ROOM COLORED THE WITH FLOORING
- ▨ EDGE OF EXISTING STRUCTURE

STORY POLE PLAN NOTES

1. STORY POLE SHALL BE DERIVED BY A REGISTERED LAND SURVEYOR OR CIVIL ENGINEER.
2. THE STORY POLE SHALL BE RECALCULATED AT LEAST (1) DAY BEFORE BEGINS A PROPOSED PUBLIC HEARING ON THE APPLICATION, OR WITHIN 30 DAYS OF ANY ACTION MADE BY THE REVIEW AUTHORITY.
3. STORY POLE SHALL BE MARKED IN ONE (1) FOOT INCREMENTS.
4. STORY POLES AT DECK TO EXTEND TO TOP OF FINISH.



435 SANDHURST AVE N
SEATTLE WA 98109
P: 206.300.3339

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
SAUSALITO, CA 94965
APN # 065-171-14

DESIGN REVIEW

DATE	DESCRIPTION
08/20/19	DESIGN REVIEW SUBMITTAL
08/20/19	REVISIONS
08/20/19	CORRECTIONS
08/20/19	CORRECTIONS
08/20/19	CORRECTIONS

PROJECT OWNERS:
SEAN COOKMAN
3024 HALEWY
SEATTLE, WA 98119

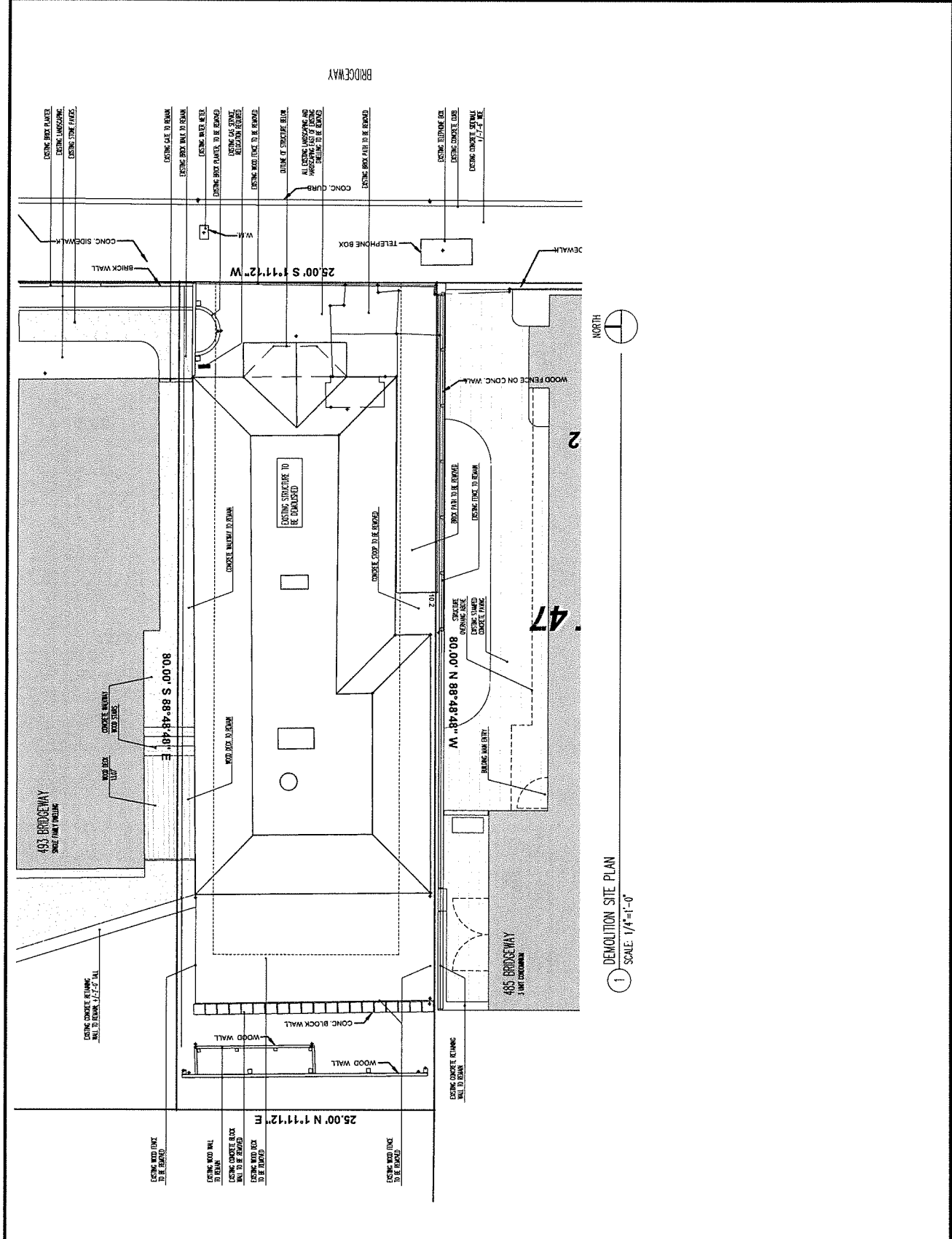
APPLICANT:
SEAN COOKMAN
3024 HALEWY
SEATTLE, WA 98119

SEAN COOKMAN
125 MOSSBROOK ST
SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

SHEET TITLE:
EXISTING DEMOLITION
SITE PLAN

SHEET NUMBER:
A1.00



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



1205 SUNNYSIDE AVE N
SEATTLE WA 98107
1.206.300.3379

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
SAUSALITO, CA 94965
APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION
03/25/19	DESIGN REVIEW SUBMITTAL
04/17/19	REVISIONS
04/22/19	CORRECTIONS
06/20/21	CORRECTIONS
06/23/21	CORRECTIONS

PROJECT OWNERS:
WYNNE COOKSON
13231 15TH AVE NE
SEATTLE WA 98119

APPLICANT:
KIMBERLY COOKSON
13231 15TH AVE NE
SEATTLE WA 98119

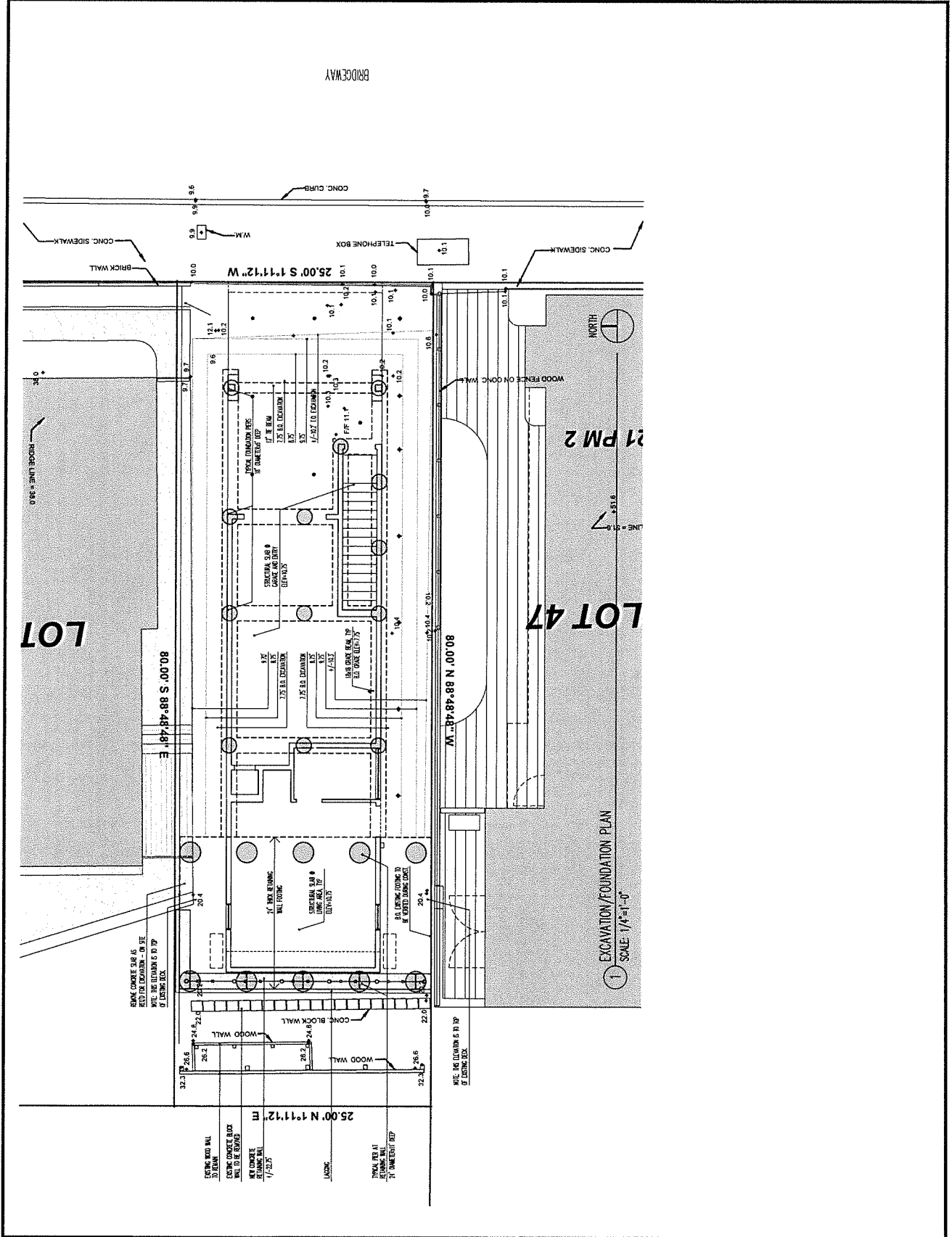
DESIGN ARCHITECT:
OSCAR GOODMAN
135 MOSSBROOK ST
SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

SHEET TITLE:
PRELIMINARY FOUNDATION
AND EXCAVATION PLAN

SHEET NUMBER

A1.02



1. EXCAVATION/FOUNDATION PLAN
SCALE: 1/4"=1'-0"



485 S BRIDGEWAY AVE N
SEATTLE, WA 98101
T. 206.300.0337

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
SAUSALITO, CA 94965
APN # 065-171-14

DESIGN REVIEW

DATE	REVISION
08/20/19	DESIGN REVIEW SUBMITTAL
08/20/21	CORRECTIONS
08/20/21	CORRECTIONS
08/20/21	CORRECTIONS

PROJECT OWNERS:
BRIDGEWAY RESIDENCE
1000 BRIDGEWAY
SEATTLE, WA 98119

APPLICANT:
KIMBERLY MANN
485 S BRIDGEWAY AVE N
SEATTLE, WA 98103

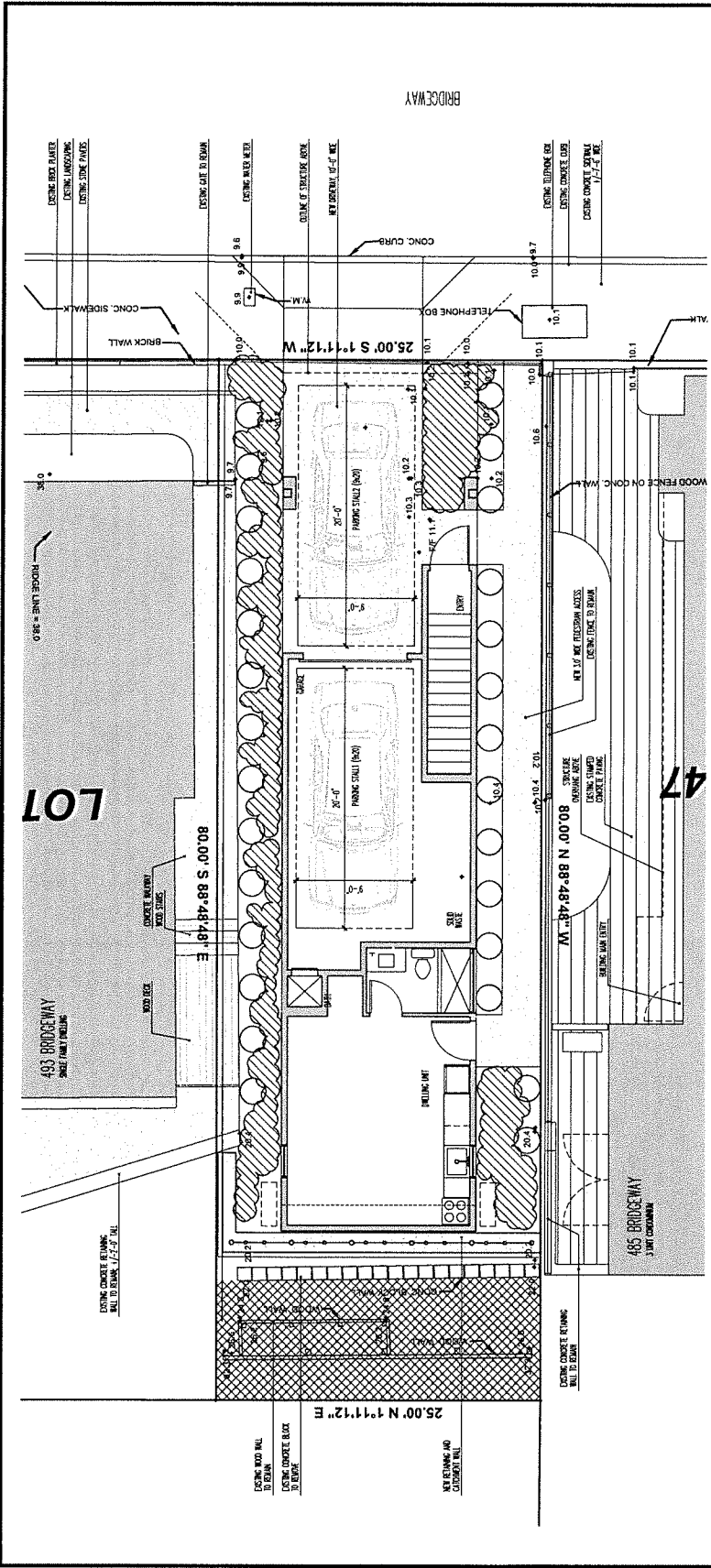
DESIGN ARCHITECT:
KUSAN COSOVAN
135 MADISON STREET
SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER

A1.03



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

PLANT SCHEDULE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SITE (MM)	COMMENTS
GRASSES	AGAVE ATENAYATA X AGAVE OCAHO	AGAVE BLUE CLOW	1 GAL	AT LEAST W/ THE HEIGHT AT MATURITY	2'-3" x 1'-2"	(D/FR)
BOTANICAL NAME	FESTUCA RUBRA	CREeping RED FESCUE	1 GAL	6" TO 12" OC	4'-4" x 6'-6"	(R/DFR)

DT = DROUGHT TOLERANT PLANT
N = NATIVE TO BAY AREA
FR = FIRE RESISTANT

NO LANDSCAPING ALTERATIONS PROPOSED
(SLOPE AREA ABOVE EXISTING RETAINING WALL)



AGAVE BLUE CLOW



CREeping RED FESCUE

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION
03/20/19	DESIGN REVIEW SUBMITTAL
11/06/19	CORRECTIONS
05/12/2021	CORRECTIONS
06/02/2021	CORRECTIONS
09/20/2021	CORRECTIONS

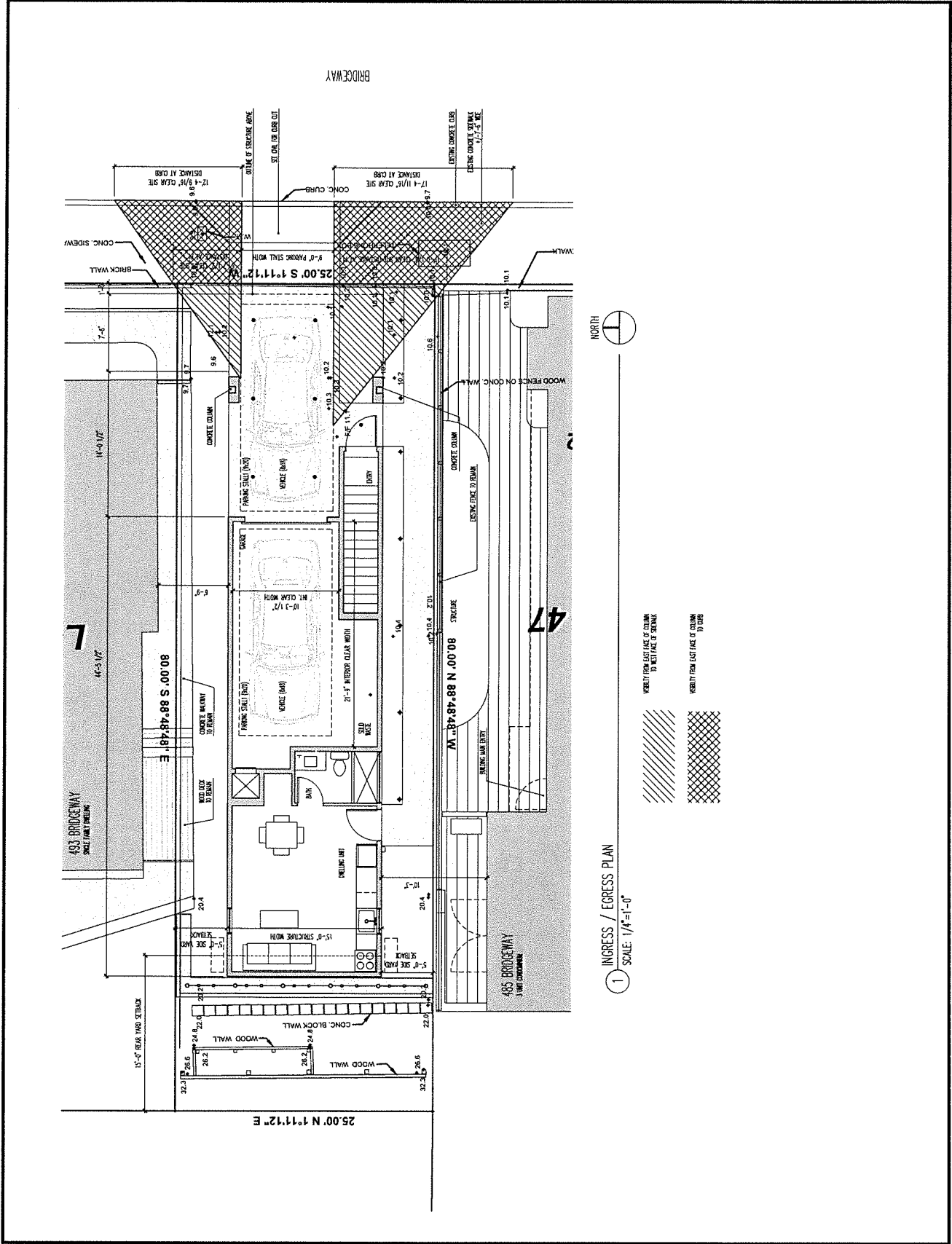
PROJECT MANAGER: SUSAN GOODMAN
 125 MCCASBURG ST
 SAN FRANCISCO, CA 94114

ARCHITECT: KIMLEY-HORN AND ASSOCIATES
 425 SANKS AVE N
 SEATTLE, WA 98103

PROJECT NUMBER: 2019.001
 SHEET TITLE: INGRESS/EGRESS DIAGRAM

SHEET NUMBER

A1.04



WOOD FENCE ON CONC. WALKWAY

WOOD FENCE ON CONC. WALKWAY

1 INGRESS / EGRESS PLAN
 SCALE: 1/4"=1'-0"

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION
08/28/19	DESIGN REVIEW SUBMITTAL
08/28/19	REVISIONS
08/28/201	CORRECTIONS
08/28/201	CORRECTIONS
08/28/201	CORRECTIONS

PROJECT OWNERS:
 WYMAN GOODWIN
 10000 10TH AVE N
 SEATTLE WA 98119

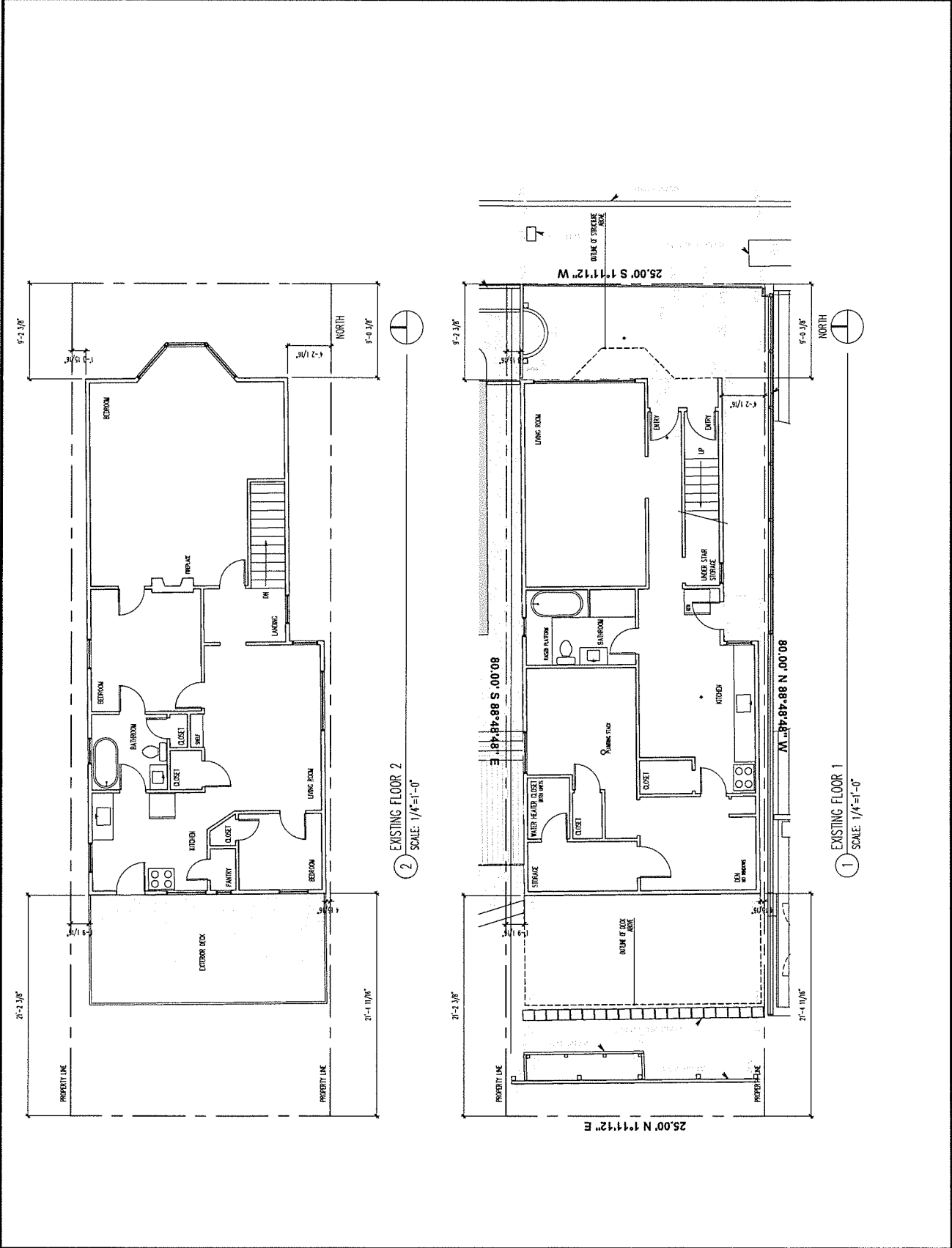
APPLICANT:
 SETH WALKER
 135 COCKERBROOK
 SAN FRANCISCO, CA 94114

PROJECT NUMBER:
 2019.001

SHEET TITLE:
 EXISTING FLOOR PLANS

SHEET NUMBER:

A2.00





4254 SANDWICH AVE N
SEATTLE WA 98103
T. 206.330.3333

BRIDGEWAY RESIDENCE

489/91 BRIDGEWAY
SAUSALITO, CA 94965
APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION
08/20/19	ISSUED FOR SUBMITTAL
11/02/19	CORRECTION
06/20/21	CORRECTION
06/20/21	CORRECTION
08/20/21	CORRECTION

PROJECT OWNERS:
3001416 NW
3001416 NW
SEATTLE WA 98119

APPLICANT:
4254 SANDWICH AVE N
SEATTLE WA 98103

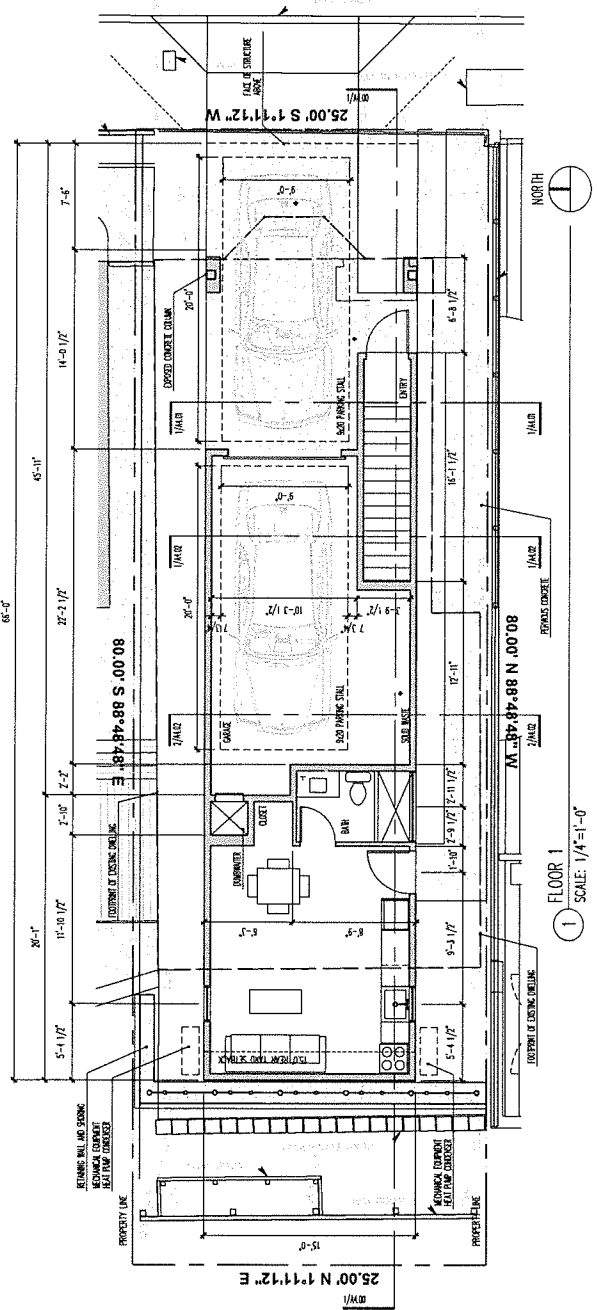
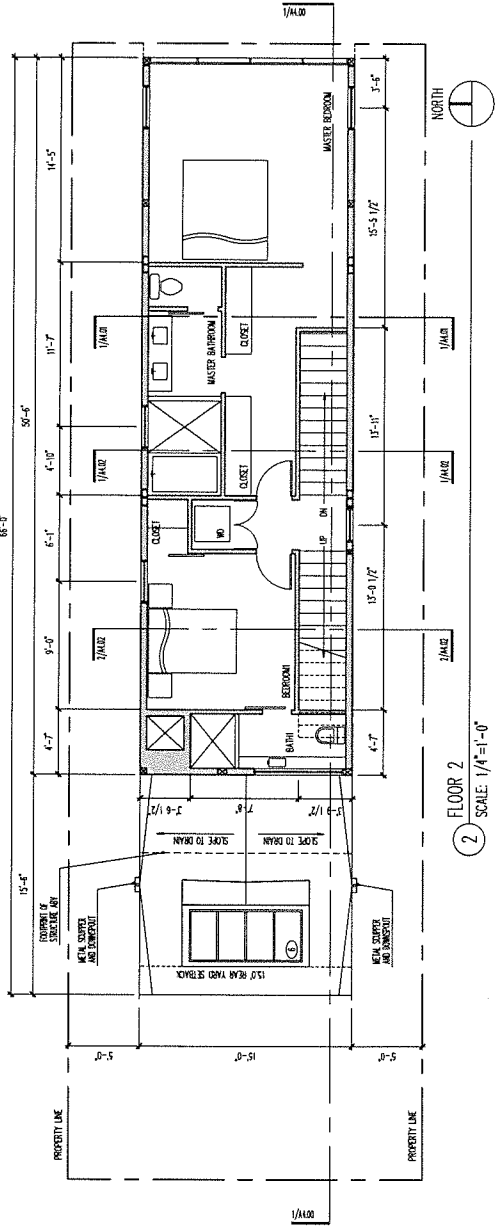
DESIGN COMPANY:
155 KOSCIUSKO ST
SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

SHEET TITLE:
NEW FLOOR PLANS

SHEET NUMBER:

A2.01



BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION
03/28/19	DESIGN REVIEW SUBMITTAL
11/02/19	REVISION
08/28/20	CORRECTIONS
08/28/20	CORRECTIONS
08/28/20	CORRECTIONS

PROJECT DAMES
 1000 BOYD AVENUE
 3RD FLOOR
 SEATTLE, WA 98103

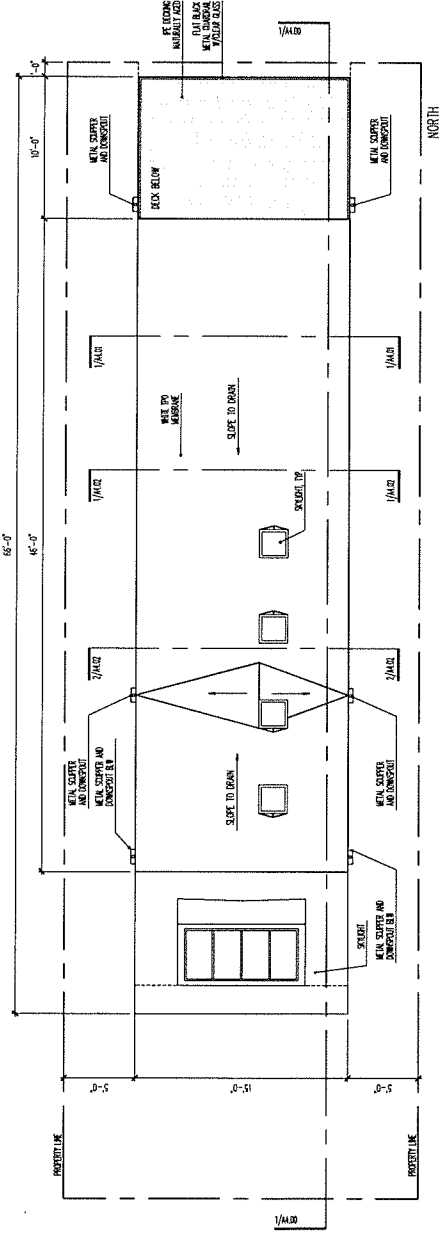
APPLICANT
 CENTRAL
 1500 AVENUE 1
 SEATTLE, WA 98101

OWNER
 BRIDGEWAY
 1500 BOYD AVENUE
 SAN FRANCISCO, CA 94116

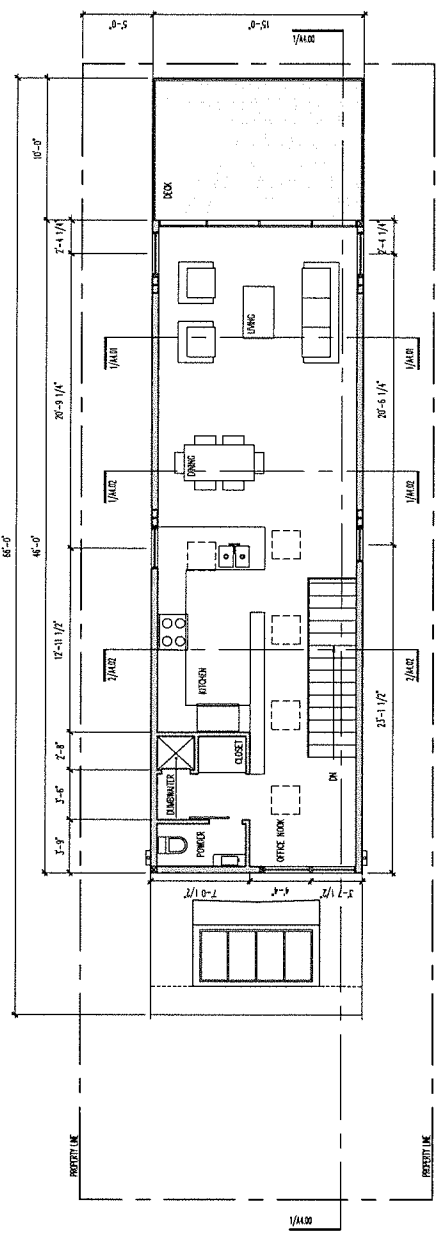
PROJECT NUMBER
 2019.001

SHEET TITLE
 NEW FLOOR PLANS

SHEET NUMBER
A2.02



2 ROOF PLAN
 SCALE: 1/4"=1'-0"



1 FLOOR 3
 SCALE: 1/4"=1'-0"

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
SAUSALITO, CA 94965
APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION	DRAWN
08/20/19	DESIGN REVIEW SUBMITTAL	08/20/19
08/20/19	REVISIONS	08/20/19
08/20/19	CORRECTIONS	08/20/19
08/20/19	CORRECTIONS	08/20/19
08/20/19	CORRECTIONS	08/20/19

PROJECT OWNERS
KIMBERLY ANN
3000 142nd AVE NW
SEATTLE, WA 98119

APPLICANT
KIMBERLY ANN
3000 142nd AVE NW
SEATTLE, WA 98119

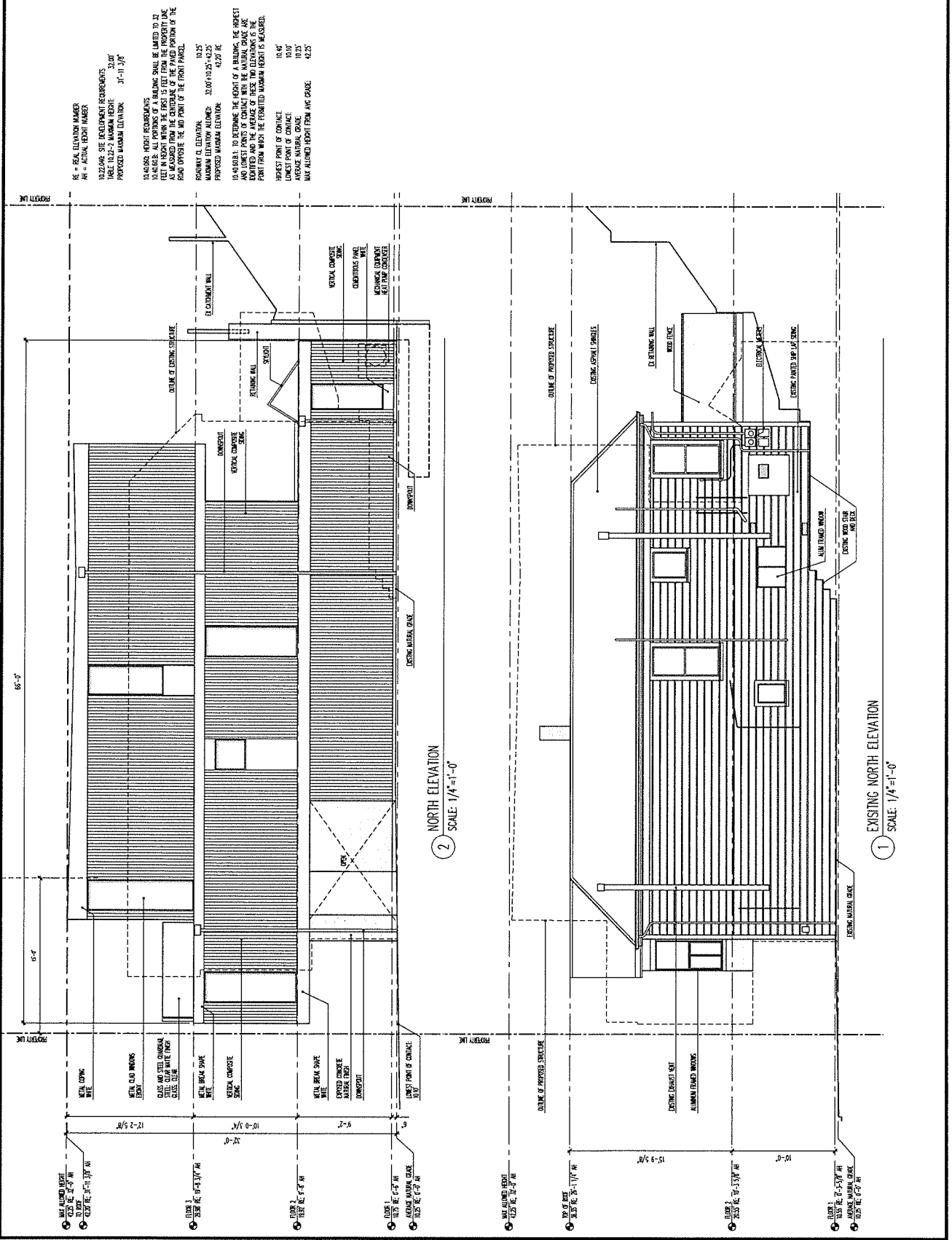
DESIGN PROFESSIONAL
135 SASSARBOURGET
SAN FRANCISCO, CA 94114

PROJECT NUMBER
2019.001

SHEET TITLE
**NORTH ELEVATIONS
EXISTING AND PROPOSED**

SHEET NUMBER

A3.00



BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
SAUSALITO, CA 94965
APN # 065-17-14

DESIGN REVIEW

MAX. REVISION	DATE
DESIGNER/SUBMITTAL	08/20/21
CORRECTION 1	11/02/21
CORRECTION 2	06/12/21
CORRECTION 3	08/20/21
CORRECTION 4	08/20/21

PROJECT DATES:
APPLICANT:
PROJECT ADDRESS:
PROJECT CITY:
PROJECT STATE:
PROJECT ZIP:

PROJECT NUMBER:
PROJECT TITLE:
PROJECT LOCATION:
PROJECT CITY:
PROJECT STATE:
PROJECT ZIP:

PROJECT NUMBER:
PROJECT TITLE:
PROJECT LOCATION:
PROJECT CITY:
PROJECT STATE:
PROJECT ZIP:

2019.001
EAST ELEVATIONS
EXISTING AND PROPOSED
SHEET NUMBER

A3.02

SEE LOCAL DEVELOPMENT REQUIREMENTS
FOR ALL ELEVATION MARKS
AND ACTUAL ELEVATION MARKS

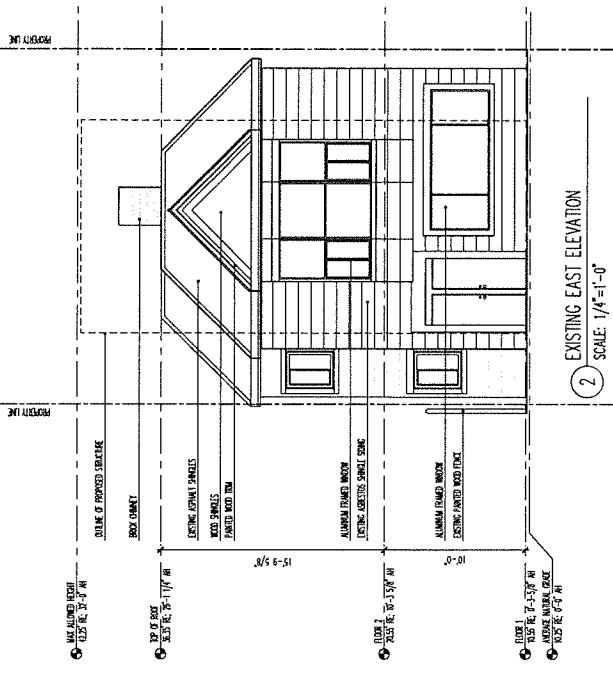
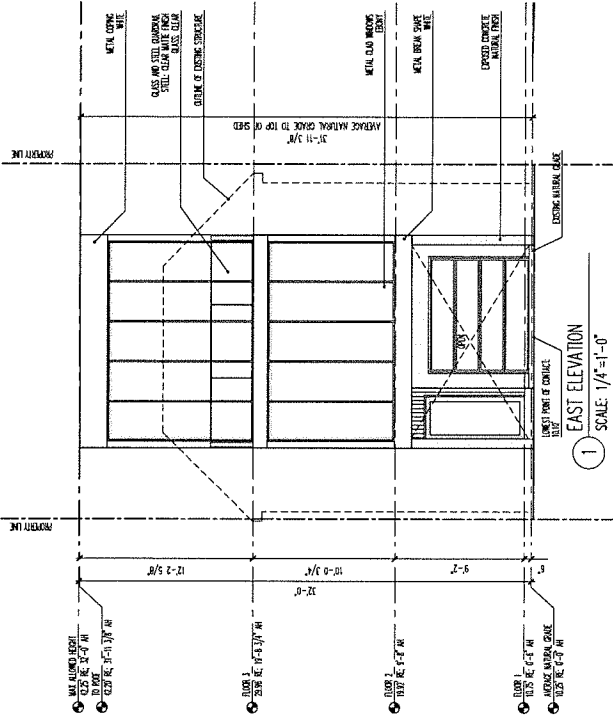
10.22.040. SITE DEVELOPMENT REQUIREMENTS
10.22.040.010. ELEVATION MARKS FROM:
PROPOSED MAXIMUM ELEVATION: 31'-11 1/2"

10.22.040.020. HEIGHT REQUIREMENTS
10.22.040.020.010. HEIGHTS OF BUILDINGS SHALL BE LIMITED TO 12 FEET IN HEIGHT WITHIN THE FRONT 15 FEET FROM THE PROPERTY LINE AS MEASURED FROM THE CENTERLINE OF THE PAVED PORTION OF THE ROAD OPPOSITE THE MID POINT OF THE FRONT PARCEL.

PROPOSED MAXIMUM ELEVATION: 10.25'
PROPOSED MAXIMUM ELEVATION: 42.27' RE

10.40.020.1. TO DETERMINE THE HEIGHT OF A BUILDING, THE HIGHEST AND LOWEST POINTS OF CONTACT WITH THE MATERIAL GRADE ARE IDENTIFIED AND THE AVERAGE OF THESE TWO ELEVATIONS IS THE POINT FROM WHICH THE FORWARDED MAXIMUM HEIGHT IS MEASURED.

HIGHEST POINT OF CONTACT: 10.40'
LOWEST POINT OF CONTACT: 10.00'
AVERAGE MATERIAL GRADE: 10.25'
MAX ALLOWED HEIGHT FROM AVE GRADE: 42.25'



BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

MARK	REVISION	DATE
	DESIGN REVIEW SUBMITTAL	08/20/2019
	CORRECTION	11/01/2019
	CORRECTION	01/20/2021
	CORRECTION	06/29/2021
	CORRECTION	08/20/2021

PROJECT OWNERS
 BRIDGEWAY
 3202 BRIDGEWAY
 SEATTLE, WA 98119

APPLICANT
 KIH ARCHITECTS
 426 SUNDANCE AVE N
 SEATTLE, WA 98103

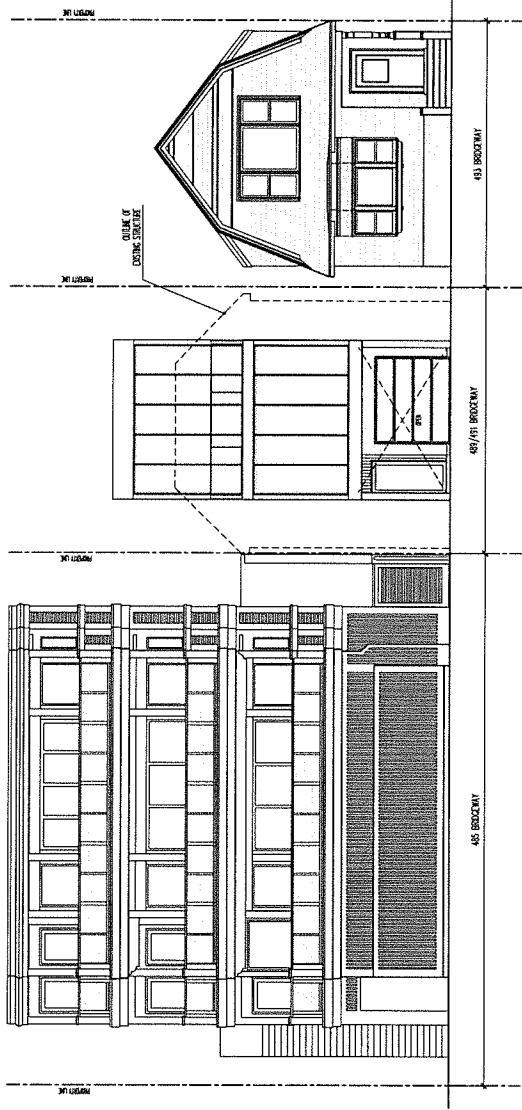
PROJECT ADDRESS
 489/491 BRIDGEWAY
 155 MASSACHUSETT ST
 SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

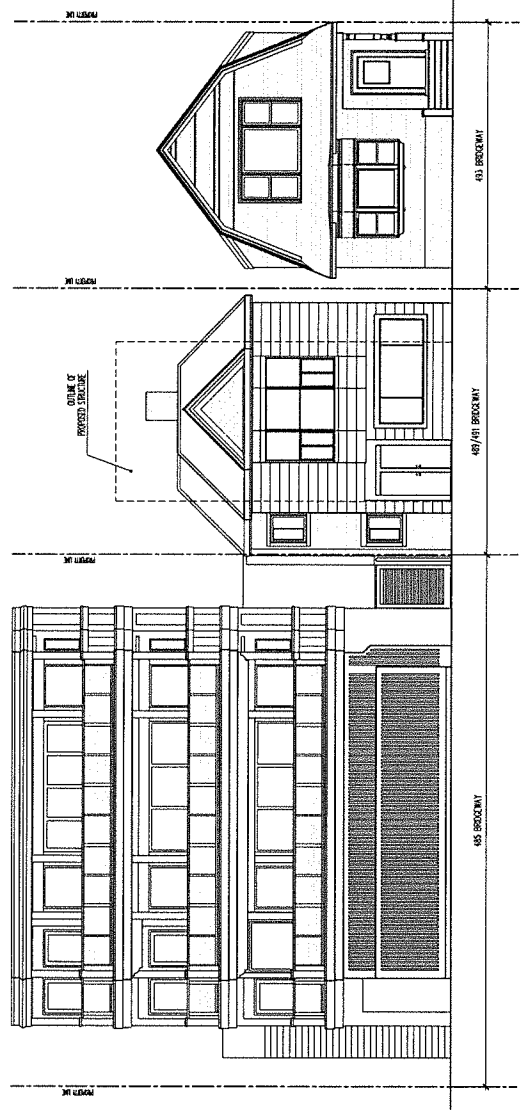
SHEET TITLE:
**BRIDGEWAY ELEVATION
 EXISTING AND PROPOSED
 CONTEXT**

SHEET NUMBER:

A3.04



2 BRIDGEWAY ELEVATION - PROPOSED
 SCALE: 3/16"=1'-0"



1 BRIDGEWAY ELEVATION - EXISTING
 SCALE: 3/16"=1'-0"

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY

 SAUSALITO, CA 94965

 APN # 065-171-14

DESIGN REVIEW

DATE	DESCRIPTION
08/20/19	DESIGN REVIEW SUBMITTAL
11/02/19	CORRECTION
02/02/20	CORRECTION
06/02/21	CORRECTION
06/02/21	CORRECTION

PROJECT OWNERS:
 RAYMOND GOODWIN
 1500 10TH AVENUE
 SEATTLE, WA 98119

APPLICANT:
 KATHLEEN W. WILSON
 1500 10TH AVENUE
 SEATTLE, WA 98119

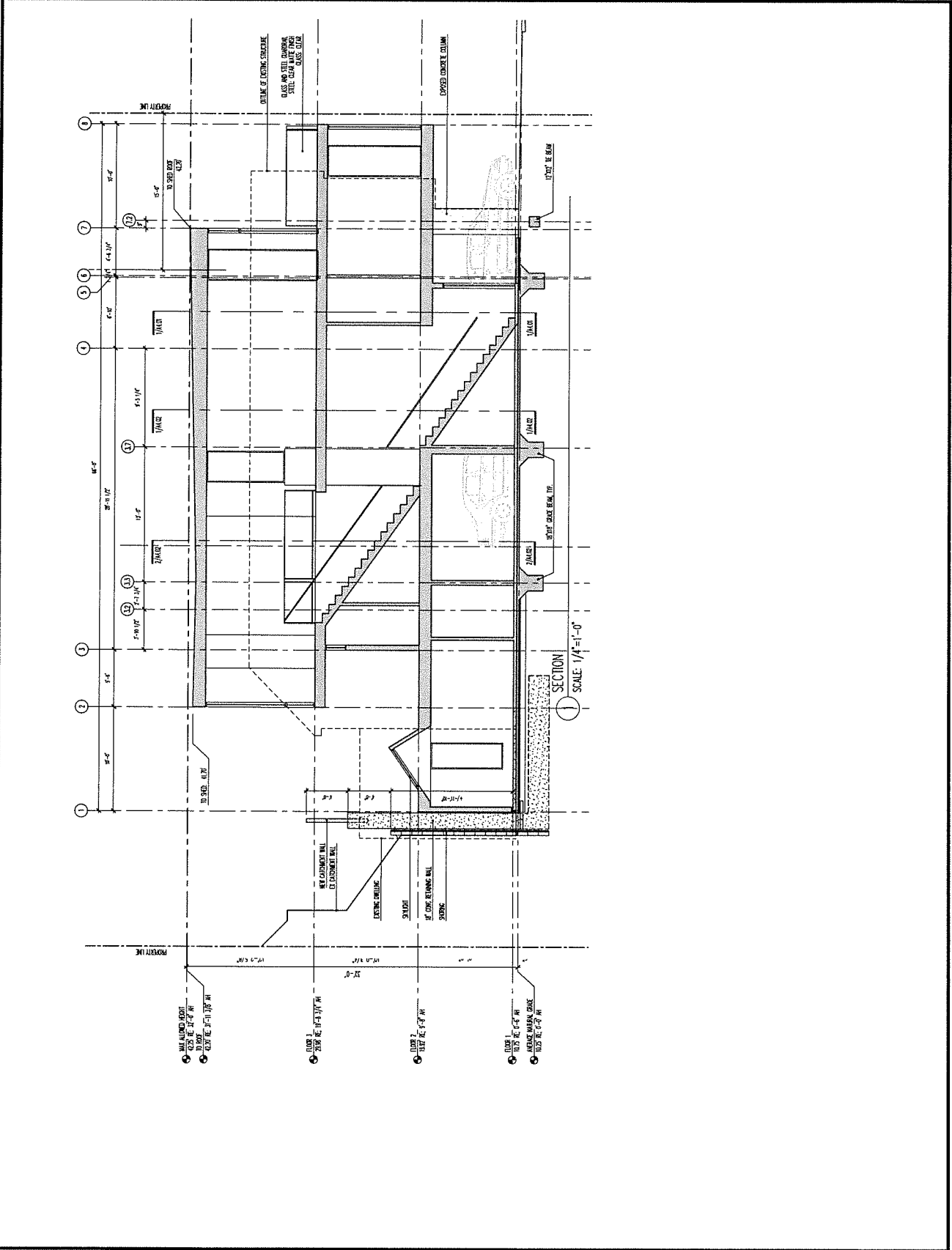
DESIGN GROUP:
 KIH ENGINEERS, ARCHITECTS & INTERIORS
 SAN FRANCISCO, CA 94118

PROJECT NUMBER:
 2019.001

SHEET TITLE:
 BUILDING SECTIONS

SHEET NUMBER

A4.00





KIM STANBROCK ARCHITECTS
 SEATTLE, WA 98103
 T. 206.250.5339

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN # 065-17-1-14

DESIGN REVIEW

DATE	DESCRIPTION
08/20/19	DESIGN REVIEW/SUBMITTAL
08/27/19	REVISIONS
09/10/19	CORRECTIONS
09/20/19	CORRECTIONS
09/23/19	CORRECTIONS

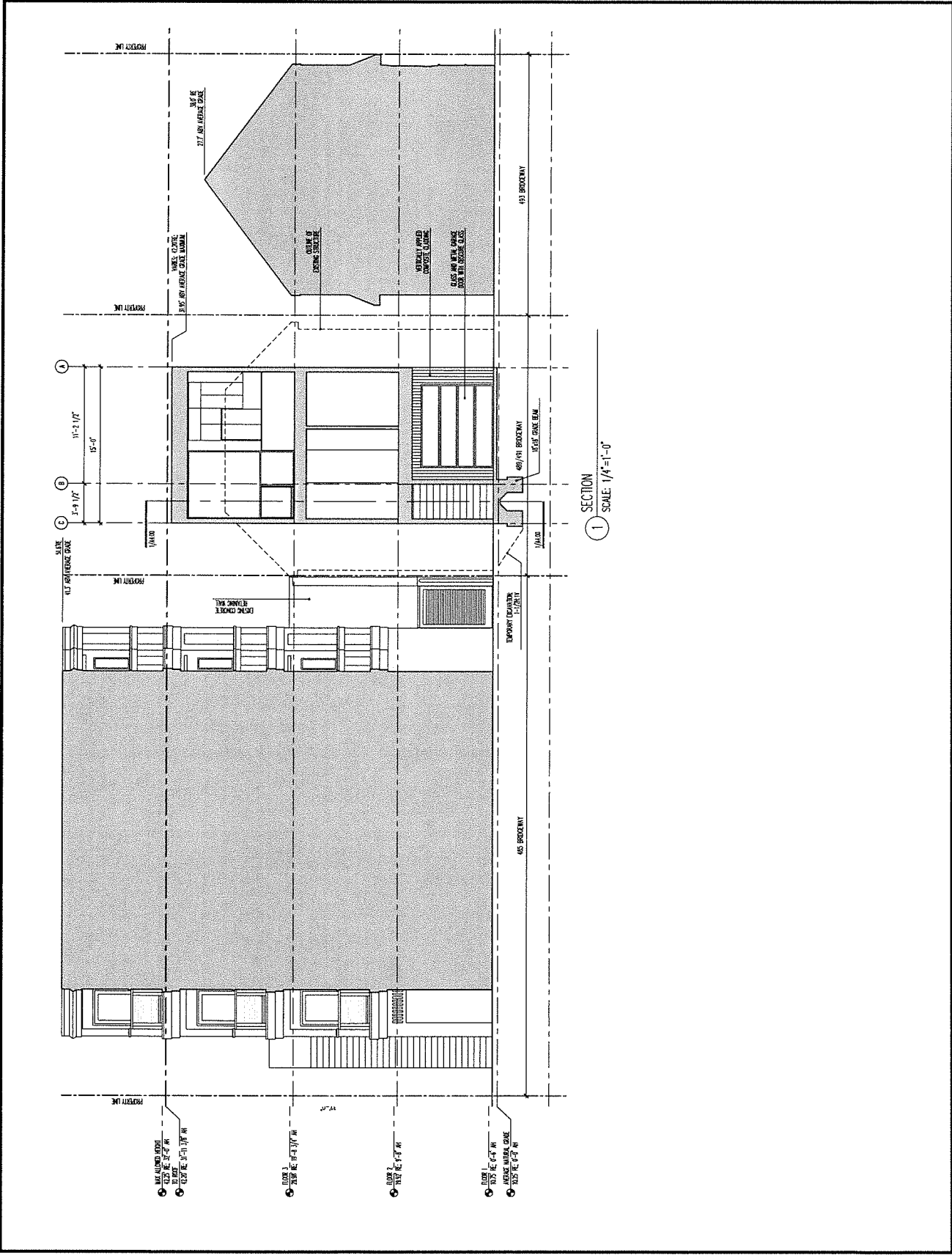
PROJECT OWNERS:
 JEFFREY GOODMAN
 3000 10TH AVENUE N
 SEATTLE, WA 98119

ARCHITECT:
 KIM STANBROCK ARCHITECTS
 15100 SHERBURN
 SAN FRANCISCO, CA 94114

PROJECT NUMBER:
 2019.001

SHEET TITLE:
 BUILDING SECTIONS

SHEET NUMBER:
 A4.01



BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-17-1-14

DESIGN REVIEW

NO.	REVISION	DATE
00000	DESIGNER SUBMITTAL	08/20/19
00001	CORRECTION	11/16/19
00002	CORRECTION	01/22/21
00003	CORRECTION	06/25/21
00004	CORRECTION	08/25/21

PROJECT OWNERS
 BRIDGEWAY
 3220 15TH AVE W
 SEATTLE, WA 98119

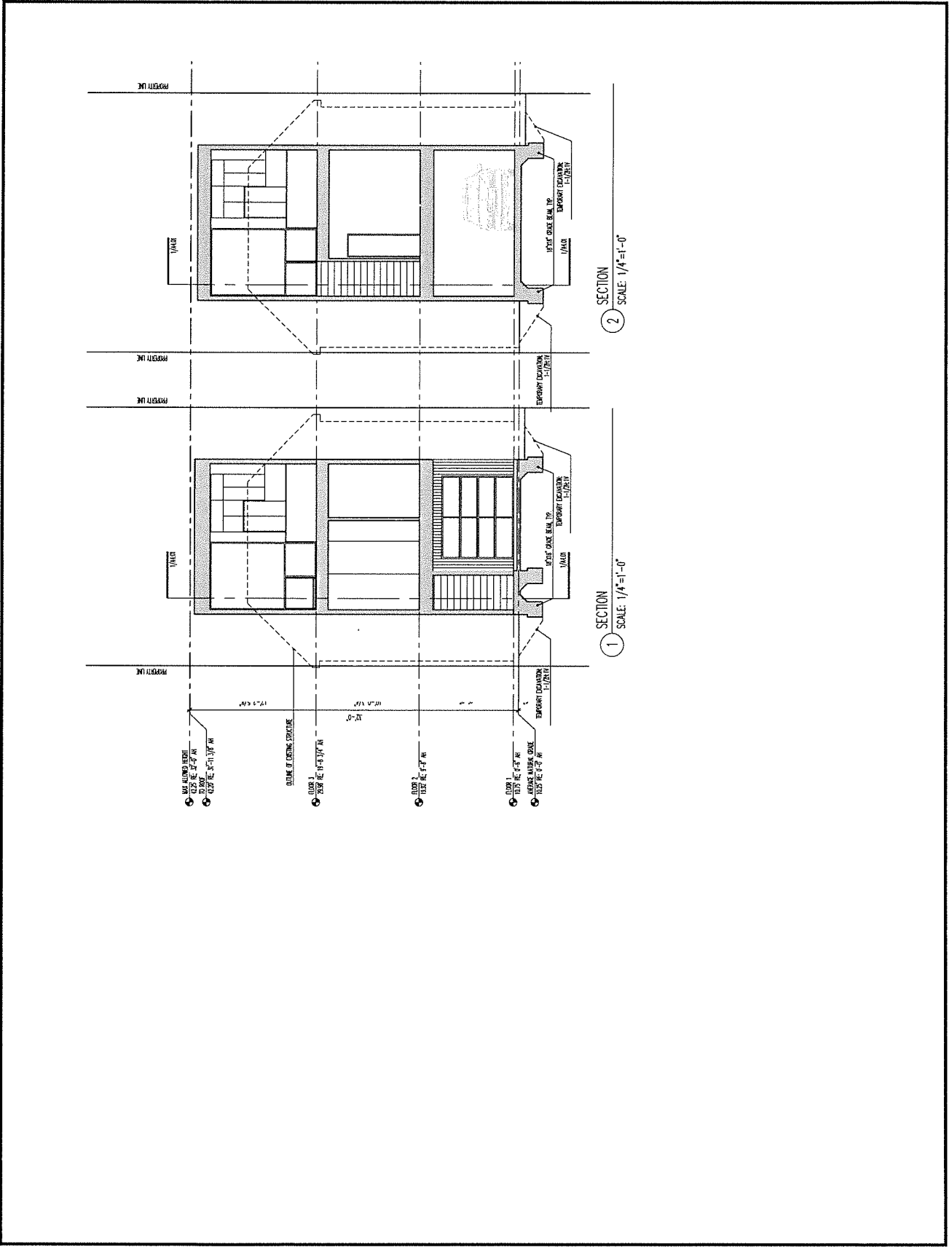
ARCHITECT
 KIH ARCHITECTS
 426 S WASHINGTON AVE N
 SEATTLE, WA 98103

GENERAL CONTRACTOR
 S&S CONSTRUCTION
 135 WOODBURY ST
 SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A4.02



SECTION 2
 SCALE: 1/4"=1'-0"

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



425 SUNNYSIDE AVENUE
SEATTLE, WA 98103
1.206.433.8377

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
SAUSALITO, CA 94965
APN #: 065-17-1-14

DESIGN REVIEW

DATE	DESCRIPTION
08/20/19 <td>DESIGN REVIEW SUBMITTAL</td>	DESIGN REVIEW SUBMITTAL
11/03/19 <td>CORRECTION</td>	CORRECTION
05/12/20 <td>CORRECTION</td>	CORRECTION
06/22/20 <td>CORRECTION</td>	CORRECTION
08/25/21 <td>CORRECTION</td>	CORRECTION

PROJECT OWNERS:
BANKHILL COOBYAN
3322 BRIDGEWAY
SEATTLE, WA 98119

ARCHITECT:
SETH HALE
425 SUNNYSIDE AVENUE
SEATTLE, WA 98103

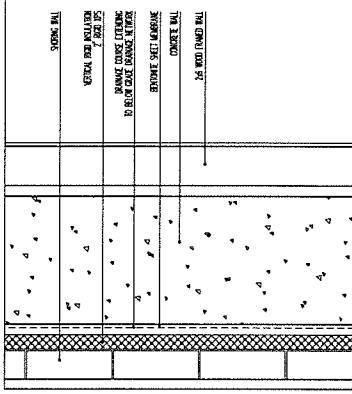
PROJECT NUMBER:
2019.001

PROJECT NUMBER:
2019.001

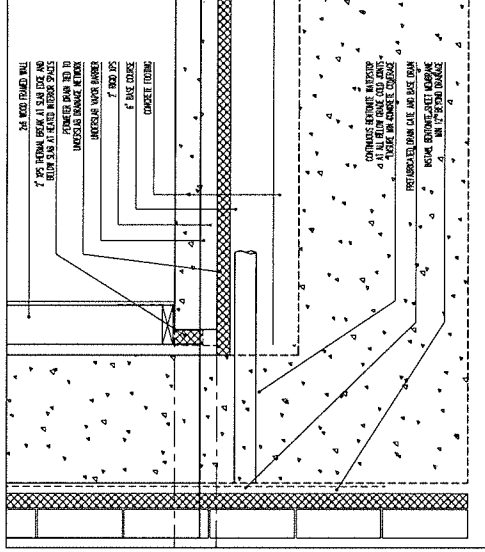
SHEET TITLE:
PRELIMINARY
RETAINING WALL SECTION
AND DETAILS

SHEET NUMBER:

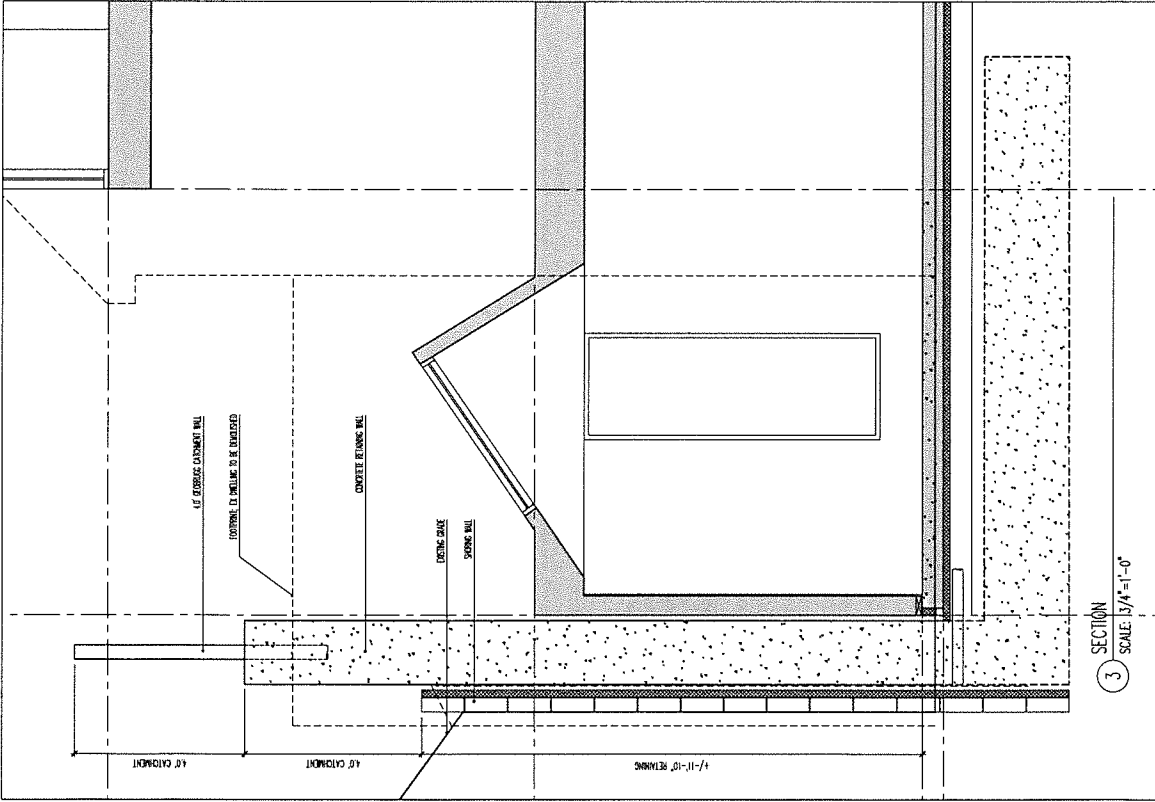
A4.03



1 SECTION
SCALE: 3/4"=1'-0"



2 SECTION
SCALE: 3/4"=1'-0"



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



4200 SANDERSON AVENUE
SEATTLE, WA 98107
P 206.290.0339

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
SAUSALITO, CA 94965
APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION
08/25/19	DESIGN REVIEW SUBMITTAL
11/15/19	REVISION #1
01/10/20	CORRECTIONS
06/26/20	CORRECTIONS
08/26/20	CORRECTIONS

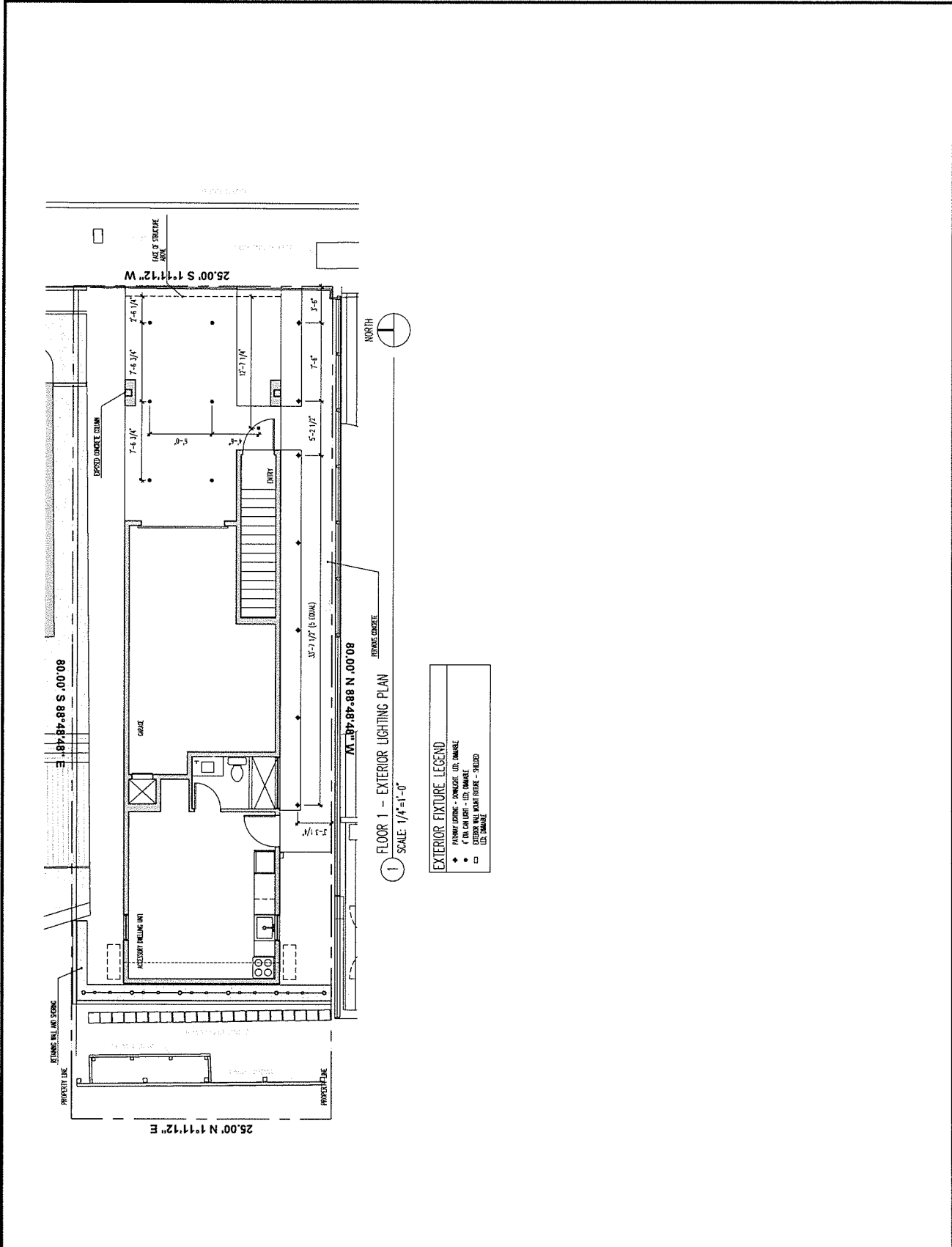
PROJECT OWNER:
KIM COOKSON
10000 SANDERSON AVENUE
SEATTLE, WA 98119

APPLICANT:
KETH HALL
15150 SANDERSON AVENUE
SAN FRANCISCO, CA 94114

PROJECT NUMBER:
2019.001

SHEET TITLE:
EXTERIOR LIGHTING
PLANS

SHEET NUMBER:
A7.01



FLOOR 1 - EXTERIOR LIGHTING PLAN
SCALE: 1/4"=1'-0"

EXTERIOR FIXTURE LEGEND

- ◆ FURNACE/STOVE - COMBUSTIBLE (UD, DIMMABLE)
- ◆ 4" DIA. GAS LIGHT - (UD, DIMMABLE)
- EXTERIOR WALL MOUNT FIXTURE - (SHLUD, DIMMABLE)

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

DATE	REVISION
02/02/09	DESIGN REVIEW SUBMITTAL
11/02/09	CORRECTIONS
07/02/10	REVISIONS
06/02/11	CORRECTIONS
06/02/11	CORRECTIONS

PROJECT OWNERS:
 RAYMOND GOODMAN
 7777 1ST AVE. N.W.
 SEATTLE, WA 98119

APPLICANT:
 SETH HALE
 2000 1ST AVE. N.W.
 SEATTLE, WA 98109

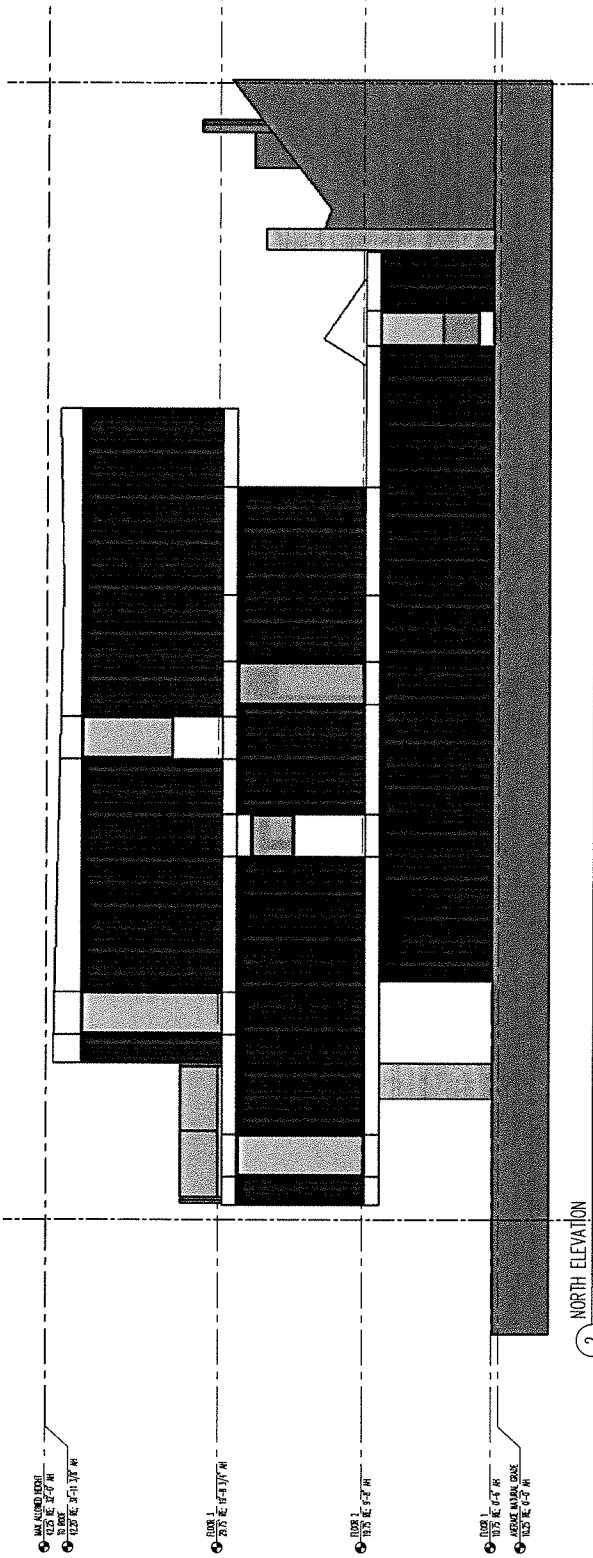
PROJECT NUMBER:
 489/491 BRIDGEWAY
 SAUSALITO, CA 94965

PROJECT NUMBER:
 2019.001

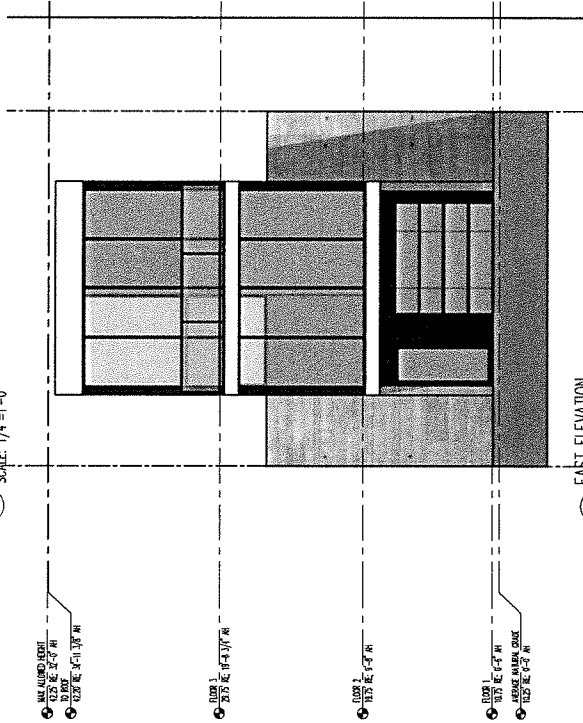
SHEET TITLE:
 COLOR ELEVATIONS

SHEET NUMBER

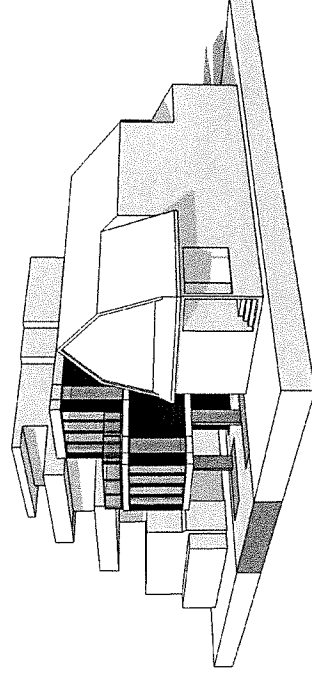
A10.00



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



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



3 LOOKING SOUTHWEST
 SCALE: 1/4"=1'-0"



KIMBERLY HARRIS
 ARCHITECTS
 425 S. JEFFERSON AVE N
 SEATTLE, WA 98109
 T. 206.396.5339

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

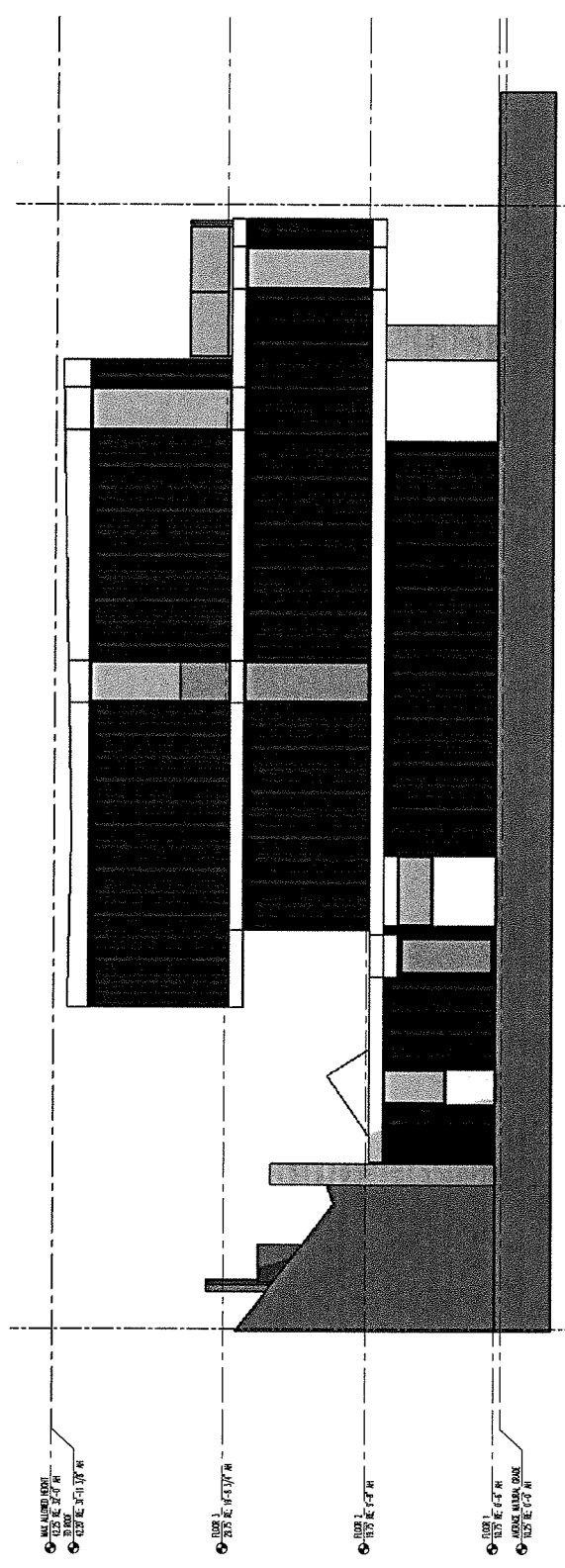
DATE	REVISION
08/20/19	DESIGN REVIEW SUBMITTAL
08/20/19	REVISION
08/20/19	CORRECTIONS
08/20/19	CORRECTIONS
08/20/19	CORRECTIONS

PROJECT DIVERS:
 KIMBERLY HARRIS ARCHITECTS
 425 S. JEFFERSON AVE N
 SEATTLE, WA 98109

APPLICANT:
 BRIDGEWAY RESIDENCE A/E
 489/491 BRIDGEWAY
 SAUSALITO, CA 94965

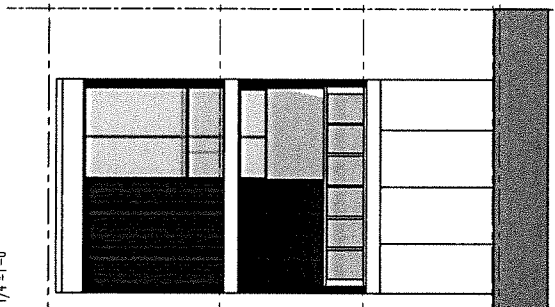
PROJECT NUMBER: 2019.001
 SHEET TITLE: COLOR ELEVATIONS

SHEET NUMBER: A10.01



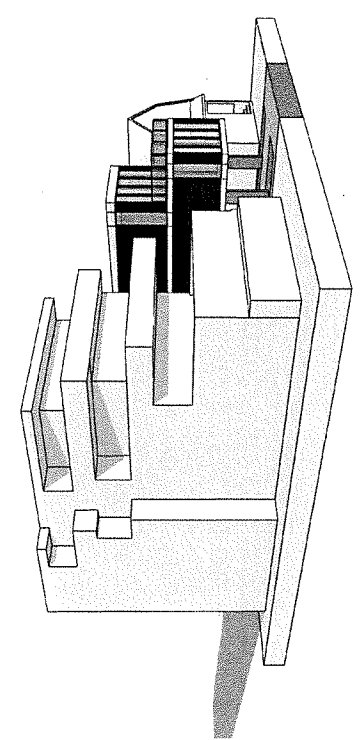
2 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

- 1. WALL CLADDING: DARK GRAY
- 2. WINDOW FRAMES: DARK GRAY
- 3. WINDOW GLASS: CLEAR
- 4. BALCONY RAILING: DARK GRAY
- 5. BALCONY FLOOR: DARK GRAY
- 6. BALCONY POSTS: DARK GRAY
- 7. BALCONY HANDRAILS: DARK GRAY
- 8. BALCONY RISERS: DARK GRAY
- 9. BALCONY TREADS: DARK GRAY
- 10. BALCONY BALUSTRADES: DARK GRAY
- 11. BALCONY CORNICES: DARK GRAY
- 12. BALCONY PARAPETS: DARK GRAY
- 13. BALCONY CHIMNEYS: DARK GRAY
- 14. BALCONY STAIRS: DARK GRAY
- 15. BALCONY LIFTS: DARK GRAY
- 16. BALCONY ELEVATORS: DARK GRAY
- 17. BALCONY ESCALATORS: DARK GRAY
- 18. BALCONY MECHANICAL: DARK GRAY
- 19. BALCONY ELECTRICAL: DARK GRAY
- 20. BALCONY PLUMBING: DARK GRAY
- 21. BALCONY GAS: DARK GRAY
- 22. BALCONY WATER: DARK GRAY
- 23. BALCONY SEWER: DARK GRAY
- 24. BALCONY VENTILATION: DARK GRAY
- 25. BALCONY EXHAUST: DARK GRAY
- 26. BALCONY INTAKE: DARK GRAY
- 27. BALCONY OUTLET: DARK GRAY
- 28. BALCONY INLET: DARK GRAY
- 29. BALCONY VALVE: DARK GRAY
- 30. BALCONY FITTING: DARK GRAY
- 31. BALCONY JOINT: DARK GRAY
- 32. BALCONY GASKET: DARK GRAY
- 33. BALCONY O-RING: DARK GRAY
- 34. BALCONY WEDGE: DARK GRAY
- 35. BALCONY WEDGE WASHER: DARK GRAY
- 36. BALCONY LOCK WASHER: DARK GRAY
- 37. BALCONY LOCK WASHER W/FLAT WASH: DARK GRAY
- 38. BALCONY LOCK WASHER W/SPRINGS: DARK GRAY
- 39. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH: DARK GRAY
- 40. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING: DARK GRAY
- 41. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING: DARK GRAY
- 42. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING: DARK GRAY
- 43. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 44. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 45. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 46. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 47. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 48. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 49. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 50. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY



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

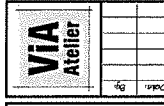
- 1. WALL CLADDING: DARK GRAY
- 2. WINDOW FRAMES: DARK GRAY
- 3. WINDOW GLASS: CLEAR
- 4. BALCONY RAILING: DARK GRAY
- 5. BALCONY FLOOR: DARK GRAY
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- 7. BALCONY HANDRAILS: DARK GRAY
- 8. BALCONY RISERS: DARK GRAY
- 9. BALCONY TREADS: DARK GRAY
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- 27. BALCONY OUTLET: DARK GRAY
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- 29. BALCONY VALVE: DARK GRAY
- 30. BALCONY FITTING: DARK GRAY
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- 32. BALCONY GASKET: DARK GRAY
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- 34. BALCONY WEDGE: DARK GRAY
- 35. BALCONY WEDGE WASHER: DARK GRAY
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- 39. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH: DARK GRAY
- 40. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING: DARK GRAY
- 41. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING: DARK GRAY
- 42. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING: DARK GRAY
- 43. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 44. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 45. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 46. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 47. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 48. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 49. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY
- 50. BALCONY LOCK WASHER W/SPRINGS W/FLAT WASH W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING W/O-RING: DARK GRAY



3 LOOKING NORTHWEST
 SCALE: 1/4"=1'-0"

BRIDGEWAY RESIDENCE

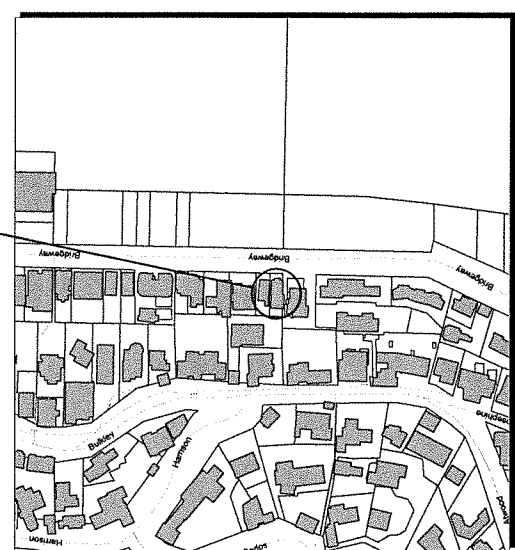
489 & 491 BRIDGEWAY, SAUSALITO, CA 94965
 A.P.N. No: 065-171-14



Project No.	489 & 491 BRIDGEWAY RESIDENCE
Project Title	TITLE SHEET
Address	489 & 491 BRIDGEWAY, SAUSALITO, CA 94965 (APN 065-171-14)
Date	05/08/21
Drawn By	2/2021
Checked By	05/08/21
Approved By	
Scale	
Sheet No.	C1.0
Job No.	1908c
Date	5/07/21

489 & 491 BRIDGEWAY RESIDENCE
TITLE SHEET
 Project No. 489 & 491 BRIDGEWAY RESIDENCE
 Project Title TITLE SHEET
 Address 489 & 491 BRIDGEWAY, SAUSALITO, CA 94965 (APN 065-171-14)
 Date 05/08/21
 Drawn By 2/2021
 Checked By 05/08/21
 Approved By
 Scale
 Sheet No. C1.0
 Job No. 1908c
 Date 5/07/21
 Drawn By
 Checked By
 Approved By

SITE LOCATION
 489 & 491 BRIDGEWAY



VICINITY MAP
 SCALE: 1" = 100'

SITE LOCATION



AREA MAP
 SCALE: 1" = 200'

LEGEND:

- SUBDIVISION BOUNDARY
- ROADWAY CENTRLINE
- RIGHT-OF-WAY
- EASEMENT AS NOTED
- SANITARY SEWER MAIN PIPE (PUBLIC)
- SANITARY SEWER MAIN PIPE (PRIVATE)
- SANITARY SEWER MANHOLE
- SANITARY SEWER MAIN PLUG
- SANITARY SEWER LATERAL
- WATER MAIN PLUG
- WATER FIRE HYDRANT
- WATER VALVE
- WATER REDUCER
- WATER MAIN PLUG
- WATER AIR RELEASE VALVE
- WATER BLOW-OFF
- WATER STORAGE AND METER
- ACCESS HATCH IN 11/2" STORAGE TANK
- STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE PLUG
- VERTICAL CURB AND GUTTER
- ROLL CURB AND GUTTER
- VERTICAL CURB/EXTRUDED CURB
- SIDEWALK
- LOT LINE
- LOT NUMBER
- RETAINING WALL
- TOP OF RETAINING WALL ELEV
- TOP OF FOOTING ELEV
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR (5' INTERVAL)
- PROPOSED CONTOUR (1' INTERVAL)
- ROAD STATION

LEGEND (cont.):

- GRADE BREAK
- EXISTING ROADWAY CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT AS NOTED
- EXISTING SANITARY SEWER MAIN PIPE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MAIN PLUG
- EXISTING WATER MAIN PIPE
- EXISTING WATER FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER REDUCER
- EXISTING WATER MAIN PLUG
- EXISTING WATER AIR RELEASE VALVE
- EXISTING WATER BLOW-OFF
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN PIPE PLUG
- EXISTING VERTICAL CURB AND GUTTER
- EXISTING ROLL CURB AND GUTTER
- EXISTING VERTICAL CURB/EXTRUDED CURB
- EXISTING SIGN AS NOTED
- EXISTING CONTOUR (1' INTERVAL)
- FLOW LINE (GUTTER ELEVATION)
- TOP OF CURB ELEVATION
- PAVEMENT ELEVATION
- HIGH WATER ELEVATION
- INVERT ELEVATION
- FINISH FLOOR ELEVATION
- FINISH PAD ELEVATION
- POINT OF TANGENCY
- POINT OF CURVATURE
- R/W ELEVATION
- SLOPED DRAIN
- BASIN BOTTOM ELEVATION
- TRUE LENGTH
- SURVEY CONTROL POINT
- SLOPE INDICATOR
- ROAD SLOPE INDICATOR
- CONCRETE MASONRY UNIT
- EXISTING
- LANDSCAPE
- STREET LIGHT

CIVIL ENGINEERING SHEET INDEX

C1.0	TITLE SHEET	SHEET 1 OF 4
C2.0	POST-VIS PRE-DEVELOPMENT CONDITIONS	SHEET 2 OF 4
C3.0	SITE IMPROVEMENTS PLAN	SHEET 3 OF 4
C4.0	DETAILS	SHEET 4 OF 4

DESIGN TEAM:

- ARCHITECT**
 LBN
 4205 SAINTELSIDE AVE N
 SEATTLE, WA 98105
 T: (206) 300-5384
 E: lbn@lbnarchitects.net
 CONTACT: SETH HALE
- CIVIL ENGINEER**
 VIA ATELIER, INC.
 9 BROOKSIDE CT.
 SAN ANGELO, TX 76901
 T: (409) 774-9776
 E: CTR@VIA-ATELIER.COM
 CONTACT: NICK BUCKA

NOTES ON THE TOPOGRAPHIC SURVEY MAP

- THE PROPERTY BOUNDARIES FOR THIS TOPOGRAPHIC SURVEY IS BASED ON THE SUBDIVISION OF BLOCKS 1, 2, A, B FROM SECTION MAP 2 OF LANDS OF THE SAUSALITO LAND & FERRY COMPANY, FILED IN APRIL 14, 1984 IN BOOK 11863, PAGE 3, MARIN COUNTY RECORDS.
- THE ELEVATIONS ON THIS MAP CONFORM WITH THE CONTROLS USED ON MAPS THAT THE SURVEYOR HAS REVIEWED. THE ELEVATION OF THE CONTROL POINT IS ESTIMATED TO BE AT ELEVATION 165.00 FEET.
- MODIFIED ELEVATIONS TO CORRESPOND TO NAVD 83, 4/25/81.
- THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.
- THE AREA OF THE PARCEL BEING SURVEYED IS 2,000.00 SQ. FT.

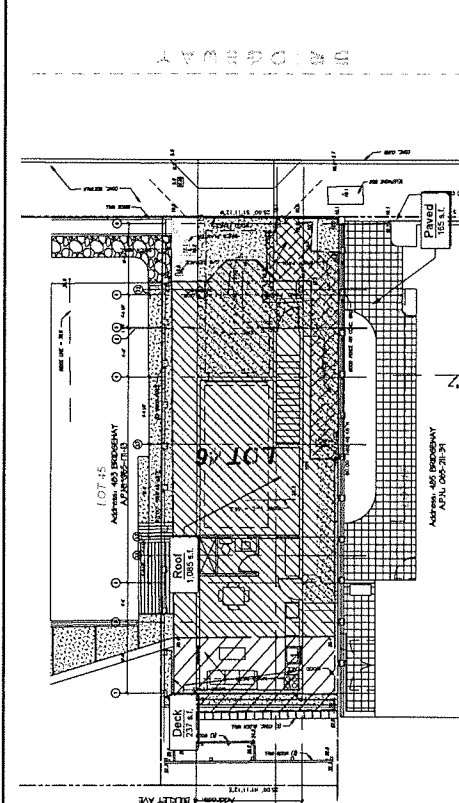
FLOODPLAIN INFO

ACCORDING TO THE EFFECTIVE FEMA'S FLOOD INSURANCE RATE MAP NO. 9804002002E DATED MARCH 16, 2006, THE PROJECT SITE IS LOCATED WITHIN AN AREA DEFINED AS HAVING A 0.2% ANNUAL CHANCE FLOOD WARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, ZONE A.

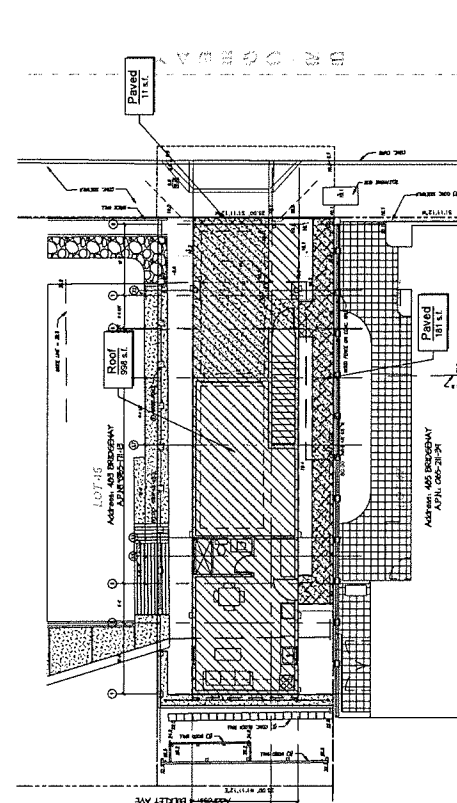
ESTIMATED EARTHWORK QUANTITIES

UNADJUSTED VOLUMES	ADJUSTED VOLUMES
EXCAVATION	0.00 CU YD
FILL	0.00 CU YD
TOTAL	0.00 CU YD

PRELIMINARY, NOT FOR CONSTRUCTION



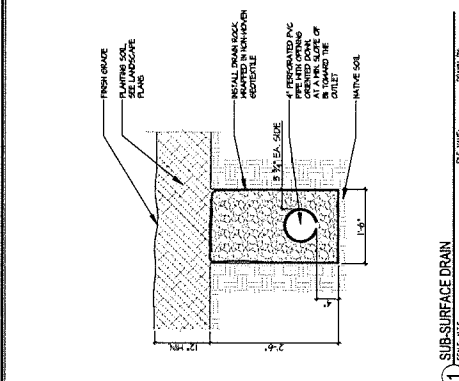
CURRENT CONDITIONS
SCALE: 1" = 8'



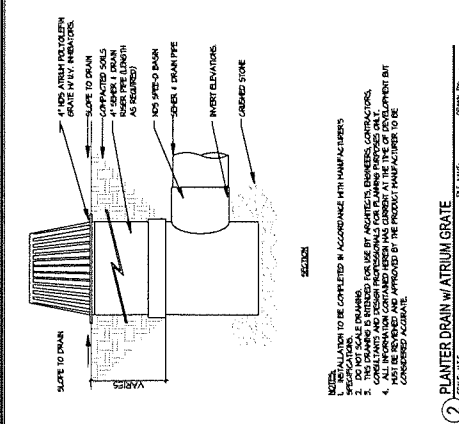
PROPOSED CONDITIONS
SCALE: 1" = 8'

Areas Index:

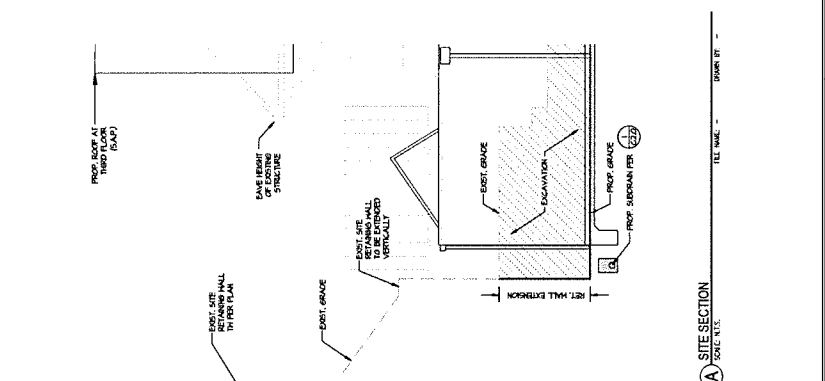
Existing Conditions		Proposed Conditions	
Surface Category	sq. ft.	Surface Category	sq. ft.
Roof Area of the Existing House	1,035	Roof Area of the New House	998
Wood Deck - Existing Conditions	237	Wood Deck	0.0004
Existing On-Site Pavement	165	New On-Site Pavement	192
Landscaped Areas	513	Landscaped Areas	810
Total	2,000	Total	2,000



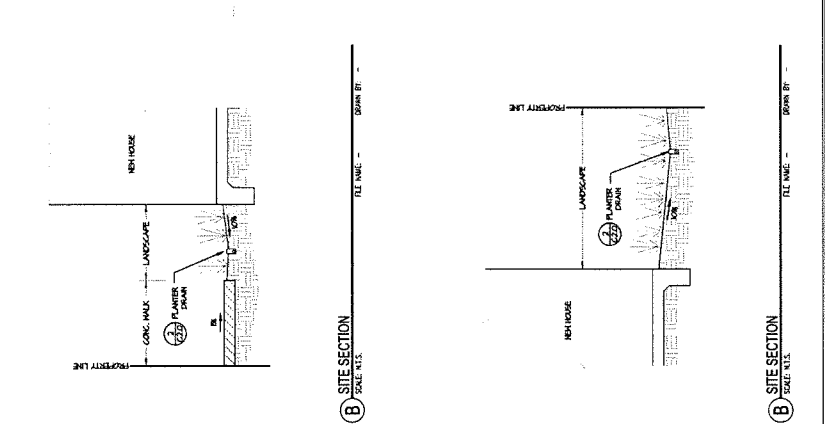
1 SUB SURFACE DRAIN
SCALE: 1" = 12"



2 PLANTER DRAIN WITH TRUUM GRATE
SCALE: 1" = 12"

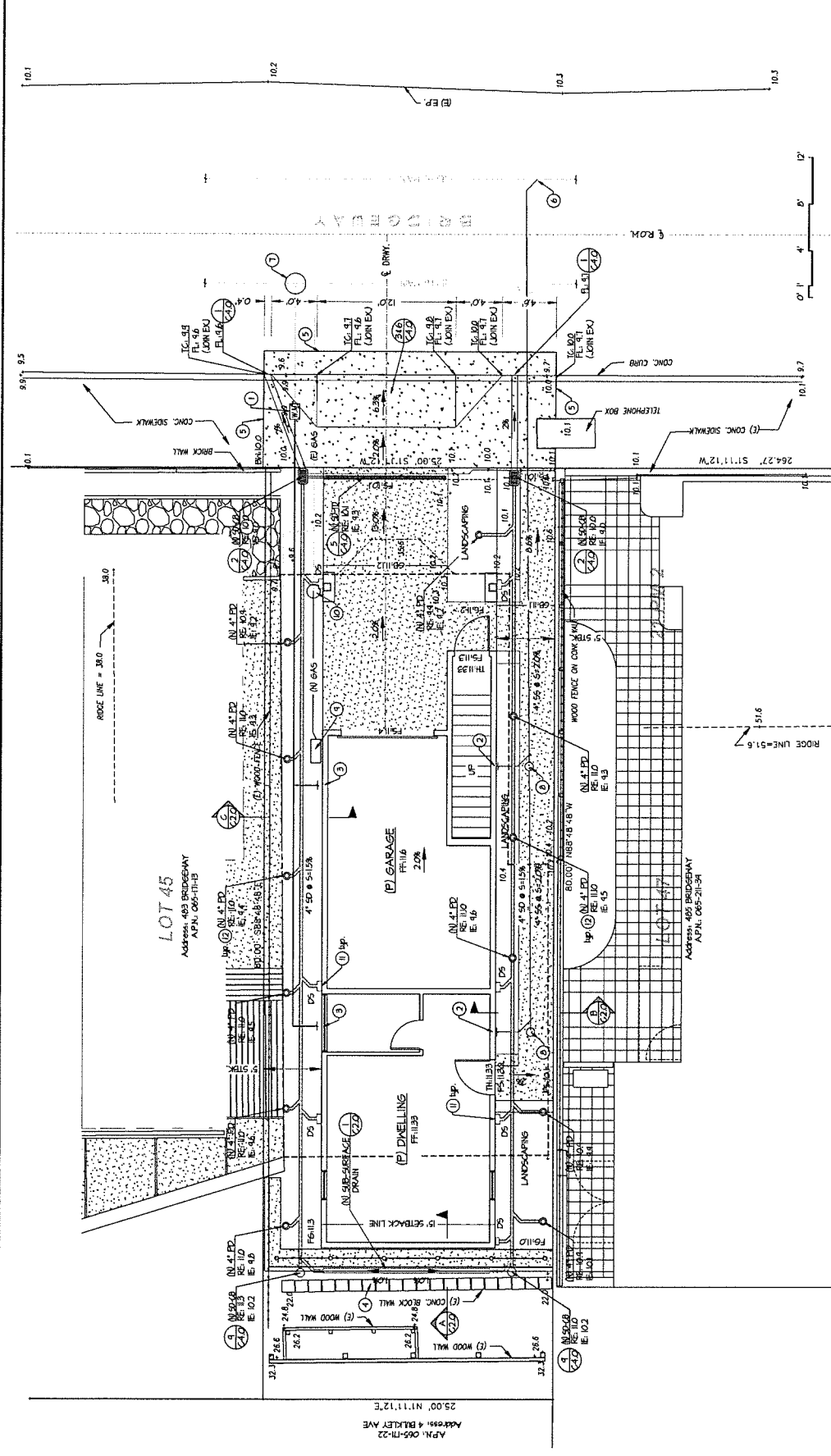


A SITE SECTION
SCALE: 1" = 12"



B SITE SECTION
SCALE: 1" = 12"

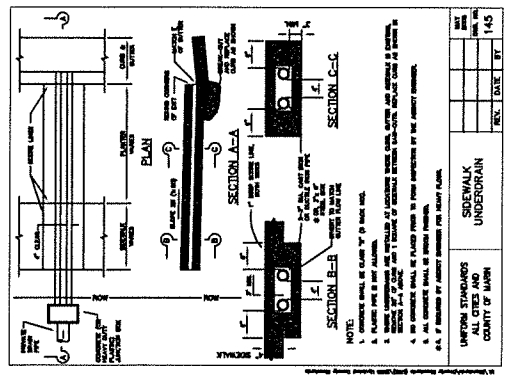
PRELIMINARY, NOT FOR CONSTRUCTION



SITE IMPROVEMENTS PLAN
SCALE: 1" = 4'

- PLAN NOTES:
1. REVISIONS TO THIS PLAN SHALL BE INDICATED BY A CIRCLED NUMBER AND A DATE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL REINFORCEMENT.
 4. ALL CONCRETE SHALL BE FINISHED WITH A BROOM FINISH UNLESS OTHERWISE NOTED.
 5. ALL CONCRETE SHALL BE CURED WITH A WET BURLAP COVER FOR A MINIMUM OF 7 DAYS.
 6. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 7. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 8. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 9. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 10. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 11. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 12. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 13. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 14. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 15. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 16. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 17. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 18. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 19. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.
 20. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC AND EQUIPMENT UNTIL IT IS FULLY CURED.

PRELIMINARY NOT FOR CONSTRUCTION

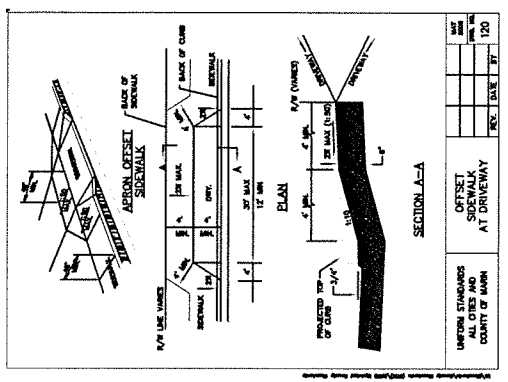


1. SIDEWALK UNDERDRAIN (MARIN CO. STD. DET.)

SCALE: N.T.S.

DATE: _____

FILE NAME: _____

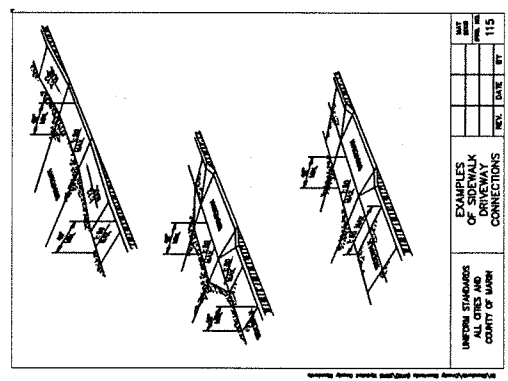


2. OFFSET SIDEWALK AT DRIVEWAY (MARIN COUNTY STD. DET.)

SCALE: N.T.S.

DATE: _____

FILE NAME: _____

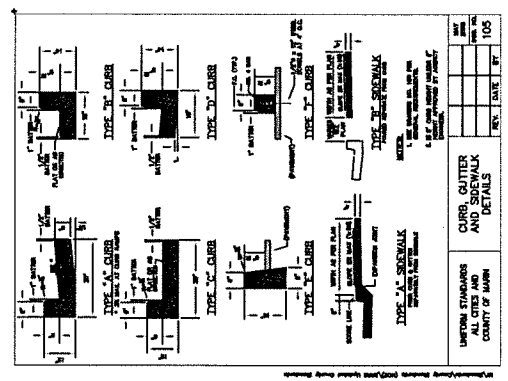


3. SIDEWALK DRIVEWAY CONNECTION (MARIN CO. STD.)

SCALE: N.T.S.

DATE: _____

FILE NAME: _____

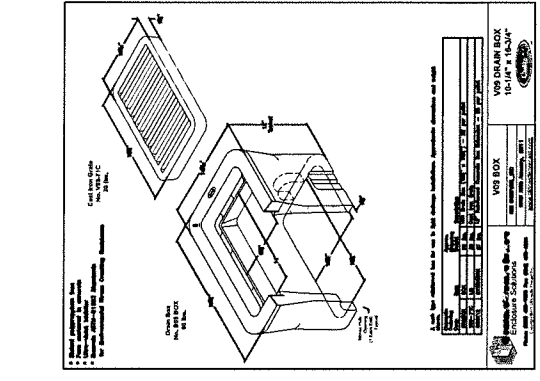


4. CONCRETE CURB (MARIN COUNTY STD. DET.)

SCALE: N.T.S.

DATE: _____

FILE NAME: _____

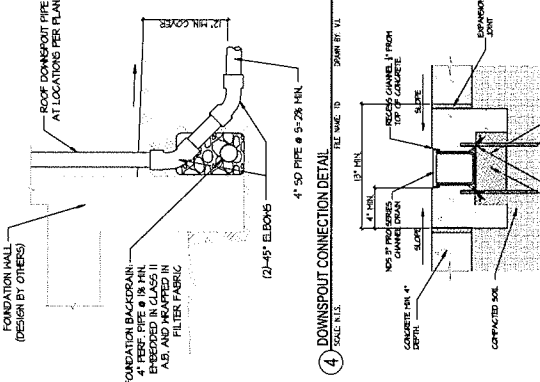


5. CATCH BASIN

SCALE: N.T.S.

DATE: _____

FILE NAME: _____

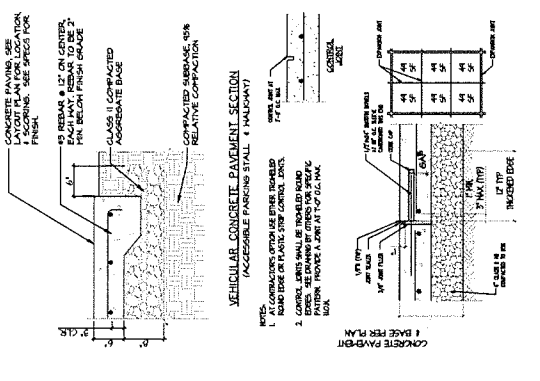


6. DOWNSPOUT CONNECTION DETAIL

SCALE: N.T.S.

DATE: _____

FILE NAME: _____

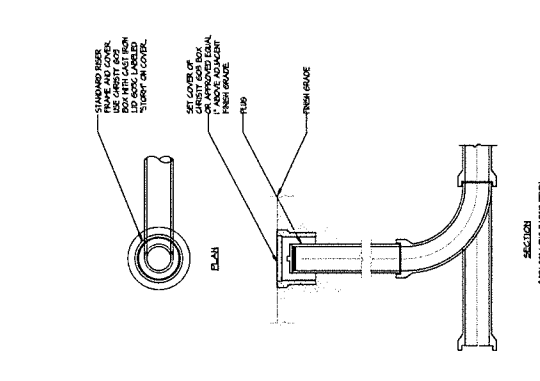


7. CONCRETE PAVEMENT JOINTS

SCALE: N.T.S.

DATE: _____

FILE NAME: _____



8. DRAIN PIPE CLEANOUT

SCALE: N.T.S.

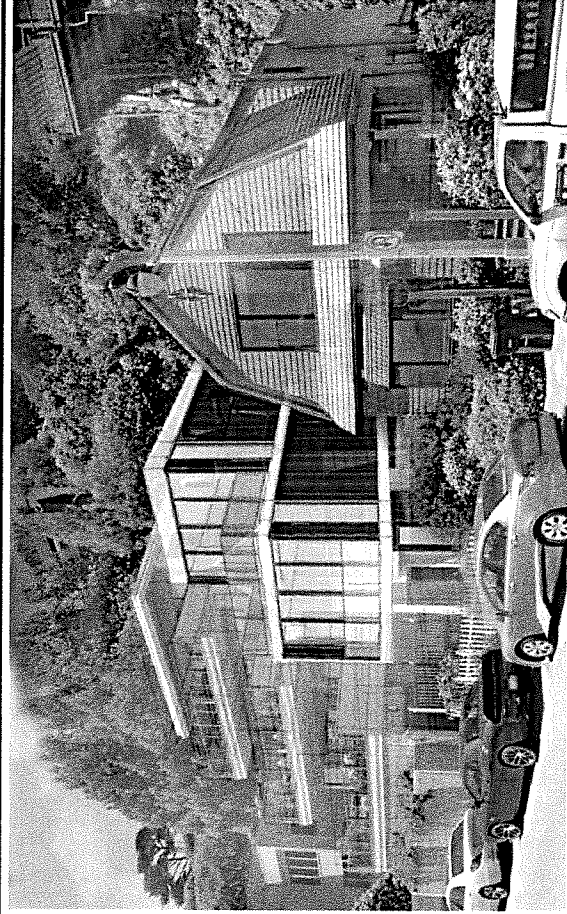
DATE: _____

FILE NAME: _____

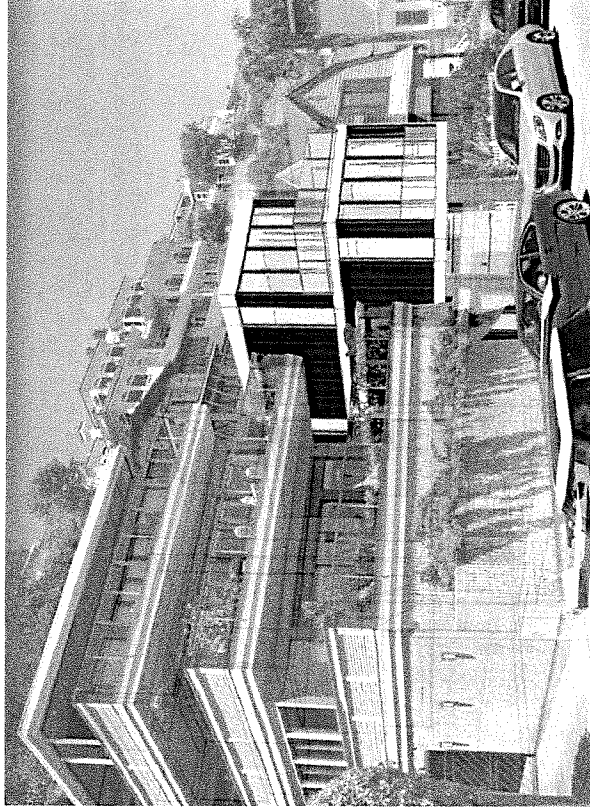
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1. If a 1/2\"/>



① LOOKING SOUTHWEST



② LOOKING NORTHWEST

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14
 DESIGN REVIEW

WORK REVIEW	DATE
DESIGN REVIEW SUBMITTAL	09/20/19
CORRECTION	11/02/19
CORRECTION	01/02/21
CORRECTION	05/20/21
CORRECTION	08/20/21

PROJECT OWNERS	APPLICANT:
RAMOND GOODWIN	SETH HALE
SEATTLE, WA 98119	SEATTLE, WA 98119
ISSAN GOODWIN	SEATTLE, WA 98105
1500 CALIFORNIA STREET	SAUSALITO, CA 94965
SAN FRANCISCO, CA 94114	

PROJECT NUMBER
 2019.001
 SHEET TITLE
 EXTERIOR RENDERINGS

SHEET NUMBER

A10.02



BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

MARK	REVISION	DATE
	DESIGN REVIEW SUBMITTAL	06/20/19
	CORRECTION	11/08/19
	CORRECTION	01/20/21
	CORRECTION	02/22/21
	CORRECTION	06/23/21

PROJECT OWNERS
 RAYMOND GOODMAN
 SETH HALE
 250 BURWISSE AVENUE
 SEATTLE, WA 98119

APPLICANT
 SETH HALE
 250 BURWISSE AVENUE
 SEATTLE, WA 98119

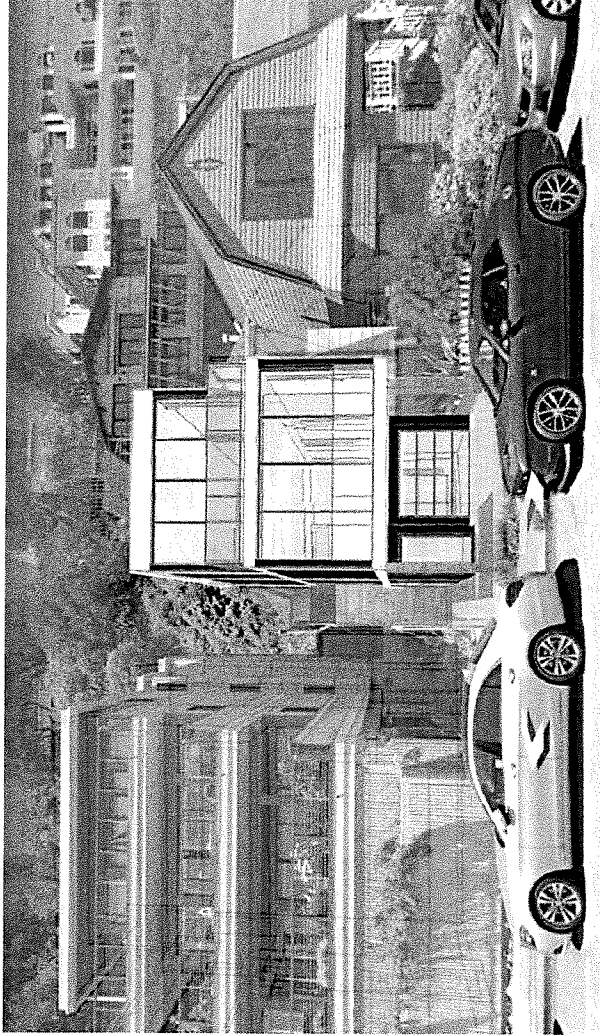
PROJECT ARCHITECT
 SUZAN GOODMAN
 1000 BURNING WOOD AVENUE
 SEATTLE, WA 98108

PROJECT NUMBER
 2019.001

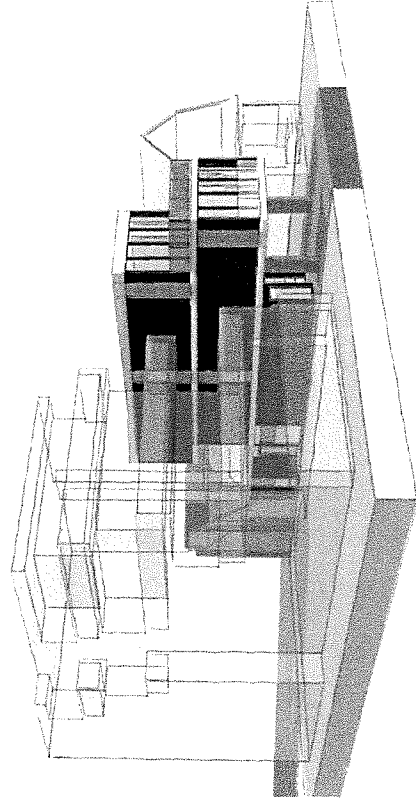
SHEET TITLE
 EXTERIOR RENDERINGS

SHEET NUMBER

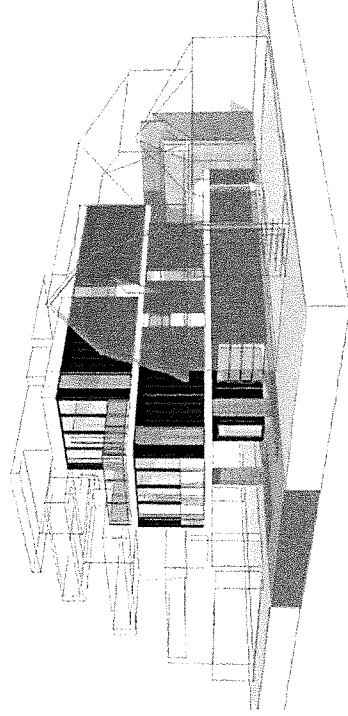
A10.03



1 LOOKING WEST



3 LOOKING NORTHWEST



2 LOOKING SOUTHWEST

BRIDGEWAY RESIDENCE

489/491 BRIDGEWAY
 SAUSALITO, CA 94965
 APN #: 065-171-14

DESIGN REVIEW

MARK	REVISION	DATE
	DESIGN REVIEW SUBMITTAL	08/20/19
	CORRECTIONS	08/20/19
	CORRECTIONS	08/20/19
	CORRECTIONS	08/20/19
	CORRECTIONS	08/20/19

PROJECT OWNER:
 SEAN COONIN
 302 S WASHINGTON
 SEATTLE WA 98119

ARCHITECT:
 GOSSEN/SWEENEY
 SEATTLE WA 98103

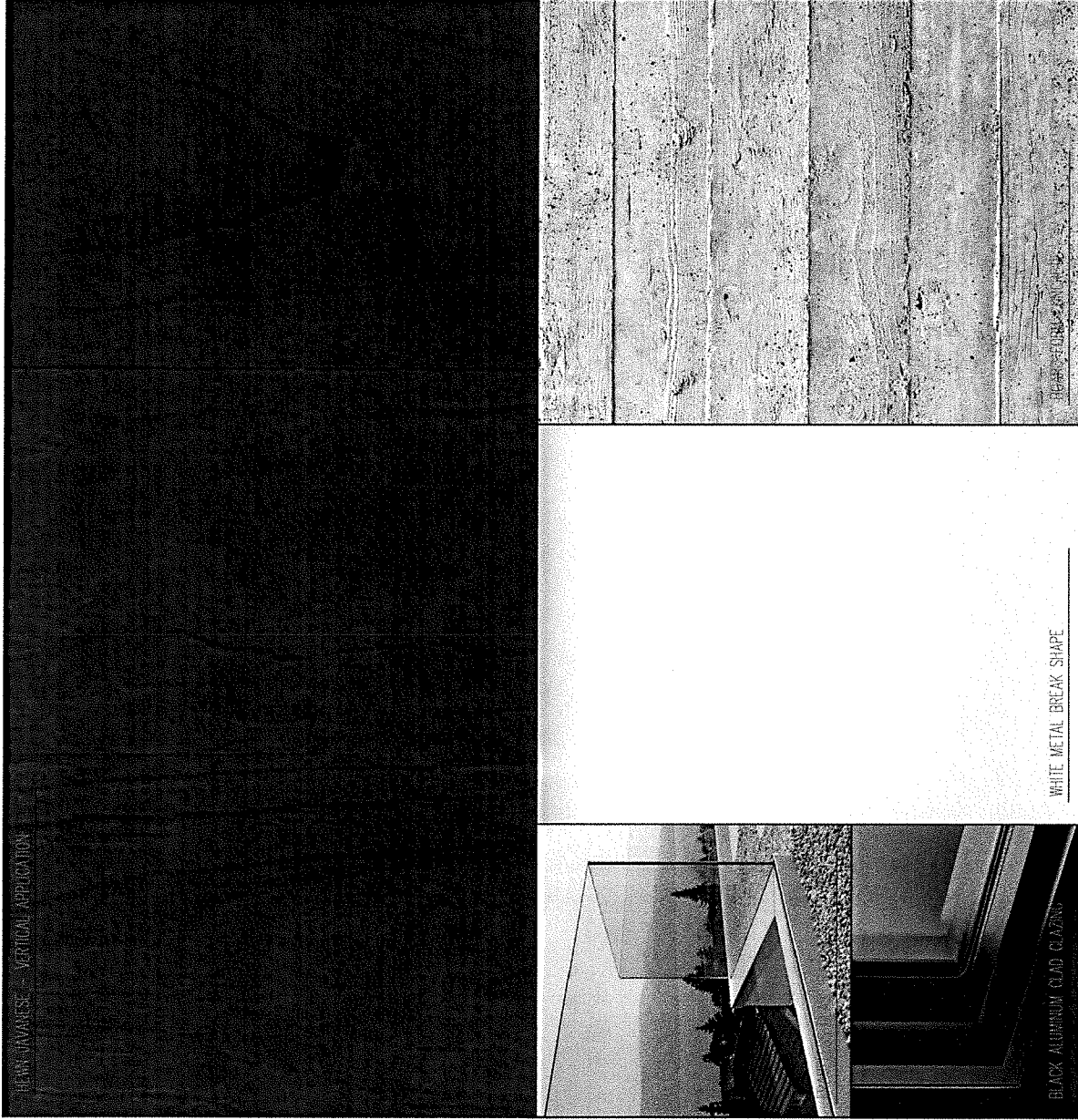
SEAN COONIN
 125 MOSSBROOK
 SAN FRANCISCO CA 94118

PROJECT NUMBER:
 2019.001

SHEET TITLE:
 EXTERIOR MATERIALS

SHEET NUMBER

A10.04



BLACK ALUMINUM CLAD GLAZING - VERTICAL APPLICATION

WHITE METAL BREAK SHAPE

BLACK ALUMINUM CLAD GLAZING