

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2023-04**

**APPROVAL OF A DESIGN REVIEW PERMIT WITH HEIGHTENED REVIEW TO
REMODEL THE EXISTING RESIDENCE INCLUDING CONVERTING THE EXISTING
GARAGE AND CRAWL SPACE TO LIVABLE SPACE, ADD TWO DECKS, ADD A
TWO-STORY 1,620 SQUARE-FOOT ADDITION AND A NEW TWO-VEHICLE
GARAGE AT 99 CLOUDVIEW ROAD
(DR 2022-00227)**

WHEREAS, an application has been filed by applicant, Norah Frei with Frei Design, on behalf of property owners Emily and Ian Franks, requesting Planning Commission approval of a Design Review Permit with Heightened Review to remodel the existing residence and convert the existing garage and crawl space into habitable space, add a two-story addition, and build a new two-vehicle garage at 99 Cloudview Road (APN 065-191-21)(“the Project”);and

WHEREAS, the project site is located within the General Plan Very Low to Low Density Residential land use designation and the Single-Residential (R-1-6) zoning district;

WHEREAS, the Planning Commission has reviewed and considered the Project, and the Project plans titled “Franks Residence”, date-stamped January 24, 2023 (Attachment 4), in light of the information contained in the staff report and resolution per the information requested at the March 15, 2023 hearing, 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; and

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

1. The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301(e)(Additions to Existing Structures) and Section 15303(e) (Construction of Accessory Structures).
2. The Design Review Permit with Heightened Review to remodel the existing residence with a new interior layout including converting the existing garage and crawl space into livable space, adding a two-story 1,620 square-foot addition, adding two decks on the rear of the home, and adding a two-vehicle garage is approved based upon the attached findings (Attachment 2), subject to the attached conditions of approval (Attachment 3), and as shown in the project plans titled “Franks Residence”, date-stamped January 24, 2023 (Attachment 4).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 15TH day of March 2023, by the following vote:

AYES: Commissioner: Chair Luxenberg, Feller, Saad, Graeff, Junius
NOES: Commissioner:
ABSENT: Commissioner:
ABSTAIN: Commissioner:



Brandon Phipps
Community and Economic Development Director

SAUSALITO PLANNING COMMISSION NO. 2023-04
MARCH 15, 2023
99 CLOUDVIEW ROAD.
2022-00227

FINDINGS FOR APPROVAL OF A DESIGN REVIEW PERMIT

Design Review Permit Findings

In order to approve or conditionally approve the Design Review Permit, the Planning Commission must determine whether the project is in conformance with the required Design Review Findings in Section 10.54.050.D. The required finding is provided in *italics* below, with staff analysis following the required finding.

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

The proposed project is consistent with the general plan because it is a single-family home on a R1-6 lot. The proposed plan complies with all the requirements for homes in this zoning district including building setbacks, floor area, coverage, impervious surface areas, height, and parking. Renovating and upgrading this home will help enhance and preserve Sausalito's unique visual character as well as increase the neighbor's property values.

- 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

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 is compatible with the surrounding neighborhood, and the proposed traditional style design is consistent with the character of the homes in this neighborhood. It will be a vast improvement over the current home, which is one of the few homes on this road that has not been remodeled and appears run down, outdated, and detracts from the beauty of the neighborhood. The house is well suited because it is stepping down the slope, has generous setbacks, is more than 8' below the allowable height limit and is surrounded by mature landscaping.

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

The proposed project is consistent with the general scale and structure of buildings in the neighborhood. It is a two-story home with a lower story on the downslope side of the building so it is only one story as viewed from the street. This is similar in scale to the home across the street at 102 Cloud View. The location of the garage that is accessed from Cloud View Road is also similar to all the other houses on the street. The neighbors to the east and west both have large homes, so the proposed size of this home is consistent with the pattern in the neighborhood. The neighbor across the street to the north and east at 94 Cloud View has a two story 4,481 sf home. The neighbor directly to the east has a 3,795 two story home and a detached two car garage

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

The proposed project was located and designed to prevent obstruction of primary views from private property. The proposed design is only 21" higher than the existing roofline.

The owners did not want to negatively impact the neighbors' views, so they chose to keep the new roof below the height of the existing chimney and that was the reference point when they reviewed the proposed plans with their neighbors. Gable roof shapes are used to preserve views because the low point of the roof is closest to the exterior walls nearest the neighbors, and the high point of the roof is in the center where it has less of a view impact. Most of the adjacent homes are two stories, so this home is not as tall as the other homes. In fact, it is 8'-1" lower than the height limit. The neighbors across the street at 94 look down the alley and are not affected.

The neighbor directly across the street at 102, has a single-story home so their view is not impacted because they do not look over the house. The neighbors across the street to the west at 106 and 110 still look over the house. The 94' tall Monterey Cypress tree in the front yard is so large that it blocks the views of several neighbors, so the owners have trimmed this tree in order to improve the neighbors' views. The neighbor to the west at 107 Cloud View currently looks over the single-story roof of 99 Cloud View and this will become a deck with a glass railing so it should not negatively impact their water view. The west side of the deck will contain planter boxes with a 5-6' hedge for privacy along this side. All of the mature landscaping on this side of the home will be preserved for privacy. The neighbor to the east at 95 Cloud View is not impacted because their house is located downslope to the south and only overlaps the rear yard of 99. All of the mature landscaping on this side of the home will also be preserved for privacy. The neighbor further down the slope on the west side at 105 is also not impacted because their view is downslope towards the water, and because there are several large trees that provide privacy between their lot and the rear yard of 99 Cloud View.

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

Since the new roofline is only being raised 21" above the existing roofline, the majority of the work consists of a single-story addition, and the large Cypress tree will remain, this project will not result in a prominent building profile on 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.*

All of the existing mature landscaping will remain and provide erosion control as well as screening between neighbors. The area of the lot that is being developed with the addition is relatively flat. The existing brick patio in the back will be replaced with a new drought tolerant lawn area that will increase the recharging of ground water. The area adjacent to the addition at the front of the house and garage will be planted with drought tolerant shrubs and flowering plants to complement the architectural style of the house and provide visual relief. All new plantings will conform to MMWD regulations.

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

Due to the large existing setbacks and the fact that the addition is only a single story, there is plenty of light and air for the project site, neighbors and public. The house is bordered on the north by Cloud View Road and to the east and west by driveways and at the back by the Water Tank property. This provides extra buffers that will further ensure there are minimal impacts to

light and air. The rear yard setback to the property line is 73.75'. Then, there is another roughly 40' before the rear yard of the property on Channing Way. This is a total of 114' between the house at 99 Cloud View and the rear property line of Channing. The house at 107 directly to the west is separated by between 21'-10" and 26'-8". Since the driveway for 105 Cloud View is located here, this will prevent the building of any structure in the future. There is also a 16' wide access road between the neighbor to the east and 99 Cloud View. The setback between the houses 99 and 95 Cloud View is 28' 5" and 95 is located 46' -4" downslope from the rear wall of 99 Cloud View. Besides these setbacks, the downslope location of the property to the east and south provide further vertical separation that allows more space for light and air.

- 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.*

All the mechanical equipment will be located in the crawl space so will not be visible, and noise impacts will be minimal. The fireplace is direct vent gas so there will be no air pollution. The exterior lanterns are dark sky compliant downward facing and shielded in order to enhance the beauty of the home and provide adequate light levels to pedestrians and prevent light pollution for neighbors.

- 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 provides a generous level of privacy to the site and adjacent properties because of the large setbacks mentioned in Finding G above, the minimal use of windows oriented towards neighbors and the locations of the deck and patios. This house is only 1 story tall as seen from the street when almost all the immediate neighbors' homes are two stories from the street and 3 stories on the downslope.

In consideration of the neighbor to the west, even though the side yard setbacks are large, there is only 1 proposed visible window on the west side at the upper floor at the kitchen sink. There is no window proposed at the dining room. The windows on the lower floor are blocked by trees and consist of bath windows with obscure glass and a clearstory window in the bedroom that will maintain privacy. The existing mature trees and bushes located on the west side will remain, and there will be new bushes planted on the upper deck to preserve privacy.

The windows on the east side do not look onto any neighboring homes because the house to the east is located downslope.

As mentioned above, there is 114' between the rear of 99 and the rear property line of the house on Channing. That is more than 7x the required rear yard setback.

Regarding the house across the street at 102, the only window onto living space will be the front door, the window at the east of the front door is to a closet and on the west of the front door is onto a foyer space between the garage and the kitchen. Neither of these are living spaces.

The entry deck is located at the center of the house and is shielded from the neighbors on the east and west side. The rear upper deck looks to the south where there are no houses directly below and there is a large group of trees planted between the city property on the house on Channing to the south and the house at 105 Cloud View to the southwest. The existing sunroom on the southeastern corner of the house closest to 95 Cloud View will be removed along with the exterior stairway and pedestrian gate, so that will improve the privacy for that neighbor.

- J. Proposed entrances, exits, internal circulation, and parking spaces are configured to*

ATTACHMENT 2: FINDINGS

provide an appropriate level of traffic safety and ease of movement.

The proposed entrances, exits, internal circulation and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement. The large covered front entry patio with large front door will be well lit and have a new walkway that will aid in pedestrian circulation. The trimming of the large Cypress tree will make the space brighter and the front entry and garage entrance more visible. The relocation of the garage from the tank access road on the east side, to Cloud View Road will be much easier to access because the road is 12' wider and there is improved visibility for drivers and the pedestrians walking along Cloud View will be able to see cars exiting the new garage.

- 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.*

The proposed design preserves protected trees, and other mature landscaping. There will be no cutting into the hillside or cantilevering of structures. Since we are using the existing foundation and staying largely within the building footprint, there will be minimum degradation from construction activities. There is adequate space on the site for parking, construction material storage, off haul and staging. The site has large flat areas in the front and rear that will make for easy ingress and egress of construction equipment and materials.

- L. *The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings)*

The Project is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage. Findings have been made and are provided below.

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

The project has been designed to ensure that on site structures do not crowd or overwhelm structures on neighboring properties. The masses at the front have been reduced and articulated with the use of two gable dormers with a recessed entry between them that has a large welcoming patio. There are two potted topiaries set on each side of the large window and the front door is an attractive double Dutch door with windows. Gable roof dormers have been chosen because they offer the least volume, and the height is lowest at the exterior walls closest to the neighbors. The low sloped roof at the middle section of the front and back are finished with standing seam metal that will complement the composition shingle roof. A decorative trellis has been added to the garage and a custom paneled garage door with glass windows has been used to provide pedestrian scale and visual interest. The volume of the house is reduced because it is stepping down the hill. The use of traditional craftsman style details such as brackets, trellises, French doors, casement windows and round accent windows enhance and articulate the quality craftsman design. The exterior finishes of horizontal wood cove siding, craftsman style window trim with heavy sills, traditional metal exterior lanterns, stone patios, and walkways.

Heightened Design Review Findings

ATTACHMENT 2: FINDINGS

Zoning Ordinance Section 10.54.0505.E (Heightened Review Findings) requires the Planning Commission to make additional findings to approve a project proposing floor area ratio (FAR) or building coverage of more than 80 percent of the maximum FAR or building coverage in applicable zoning district. The intent of the Heightened Design Review Findings is to ensure that the site can support maximum build-out and that the Project would not negatively impact neighbors or the immediate neighborhood. The proposed Project is subject to the heightened design review findings because the proposed building coverage exceeds 80 percent of the maximum standards in the R-1-6 zoning district. The required finding is provided in *italics* below, with staff analysis following the required finding:

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

No existing trees in the public right-of-way or on private land are to be removed as part of the proposed Project. The proposed garage will be located within property lines. The proposed driveway will also be located within the subject property's boundaries on a space currently designed for parking. The garage and driveway were designed in a manner to avoid alteration of any protected trees on site.

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

The Project meets all setback requirements of the zoning district, and the site is configured with adequate width and depth to provide yard spaces and setbacks proportional to the size of the structure. The proposed garage has been designed to have a 9'3" setback even when a 0' setback is allowed. The proposed design reduces the appearance of the garage's bulk along the street.

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.

The proposed Project will not obstruct any views from surrounding properties or public vantage points and will not obstruct any primary views. Most of the surrounding neighbors have two-story single-family homes which will not be impacted. The increase in roof height will be below the height of the existing chimney, this is being done to ensure there will be no impact to neighbors' views. The removal of the solarium and attached exterior stair will be a visual improvement for the neighbors. The neighbors' views will be further improved when the Monterey Cypress (undesirable tree) is trimmed.

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.

There will be no adverse impacts to public safety in terms of circulation or traffic flow, tree stability, runoff, or utilities. The Project will maintain two existing off-street parking spaces and will not impede traffic within the right-of-way.

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

The applicant proposes to build the addition and garage at or near existing grades with only moderate earthwork, mainly foundation and retaining wall excavation.

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

The Project will maintain and improve the two existing off-street parking spaces. The proposed Project's driveway may accommodate a compact vehicle.

ATTACHMENT 2: FINDINGS

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

The Project provides adequate landscaping to maximize privacy by maintaining existing vegetation and will provide additional plantings to screen the lower level from visibility from the adjacent property to the east.

ATTACHMENT 3: CONDITIONS OF APPROVAL

**SAUSALITO PLANNING COMMISSION NO. 2023-04
MARCH 15, 2023
99 CLOUDVIEW ROAD.
2022-00227**

These conditions apply to the project at 99 Cloudview Road depicted on plans prepared by Frei Design, titled "Franks Residence", date-stamped January 24, 2023 (Attachment 4). Conditions in **bold** font have been added per Planning Commission recommendations.

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:

General Items:

1. Pursuant to Sausalito Municipal Code Section 10.50.120 (Implementation of Permits), it shall be the Applicant's responsibility to diligently proceed to carry out the Conditions of Approval and implement any approved permit(s). This shall include establishing the approved use/implementing the permit(s) within the time limits set forth by the applicable code.
2. The project shall be designed and constructed as shown in the set of plans dated stamped January 24, 2023.
3. Conditions applicable to protection of trees on the project site:
 - a) Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be endangered by the work shall be securely fenced off at the "protected perimeter," which shall be either the outer limits of the branches of such protected tree (the drip line) or such greater limits as may be established by the reviewing agency. Such fences shall remain in place for the duration of all such work. All protected trees to be removed shall be clearly marked. A plan shall be established for the removal and disposal of logs, brush, earth, and other debris which will avoid injury to any protected tree.
 - b) Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No asphalt or other paving materials shall be added. No change in existing ground levels shall occur within four feet of the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
 - c) No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the protected perimeter of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within the protected perimeter. Wires shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.

- d) Periodically during construction, the leaves of the protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit transpiration.
 - e) If any damage to a protected tree should occur during or as a result of work on the site, the contractor, builder, or owner shall promptly notify the City of such damage. If such a protected tree cannot be preserved in a healthy state, the reviewing agency shall require replacement of any protected tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed.
4. The guidelines on Condition of Approval #3 shall be complied with in coordination with the Tree Protection Plan included on the Project Plans dated January 24, 2023.
 5. Exterior lighting shall be installed according to approved plans.
 6. Applicant/owner shall comply with all applicable conditions of approval by Southern Marin Fire Protection District (SMFD) and shall provide confirmation from SMFD prior to building permit issuance that they have reviewed the drawings dated January 24, 2023.
 7. **Applicant/owner shall comply with all recommendations listed on the Geotechnical Report dated February 15, 2023.**
 8. **Full demolition shall be completed prior to new construction starting. Any design changes shall be brought to the Planning Commission for review and approval.**
 9. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all attorneys' fees and costs incurred 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, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of or concern any City permit decision or approval related to the project, including without limitation, challenges to project approvals or permits under the California Environmental Quality Act, and any and all liability, loss, claim, damage, or expense (including without limitation attorneys' fees), which may arise out of Applicant's construction of the project.
 10. In the event that any condition imposing a fee, exaction, dedication, or mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be subject to review by the City and substitute conditions may be imposed.
 11. All applicable City fees as established by City Council resolutions and ordinances shall be paid.

12. At the time of building permit application, the applicant shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in Sausalito Municipal Code Section 10.54.100. The applicant shall submit information reasonably requested by the Community Development Director to support the estimated value of the project. Such documentation may include without limitation an executed construction contract. The time for completion of the construction shall also be indicated on the construction permit. 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. Once approved, the property owner shall provide the City with written quarterly job progress reports consistent with the approved chart.

DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL:

General Items:

13. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and 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.

Right of Way Items:

14. Applicant shall repair or replace, at no expense to the City, damage to public facilities that result from applicant's construction activities. Applicant is advised that applicant's contractor shall save and protect all existing facilities not designed for removal or modification within the public right of way.

Engineering Items

15. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
16. An encroachment permit shall be obtained from the DPW prior to using the public right of way for non-public purposes (e.g., material storage, construction, staging or demolition) including any and all construction and demolition activities. Encroachment submittal information can be found here:
<https://www.sausalito.gov/departments/public-works/engineering-division/encroachment-permits>.
17. 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 & 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.

18. Applicant shall ensure appropriate best management practices (BMPs) are used during construction activity. This includes erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. Applicant is advised to refer to the Marin County Stormwater Pollution Prevention Program's website, https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en

Advisory Notes

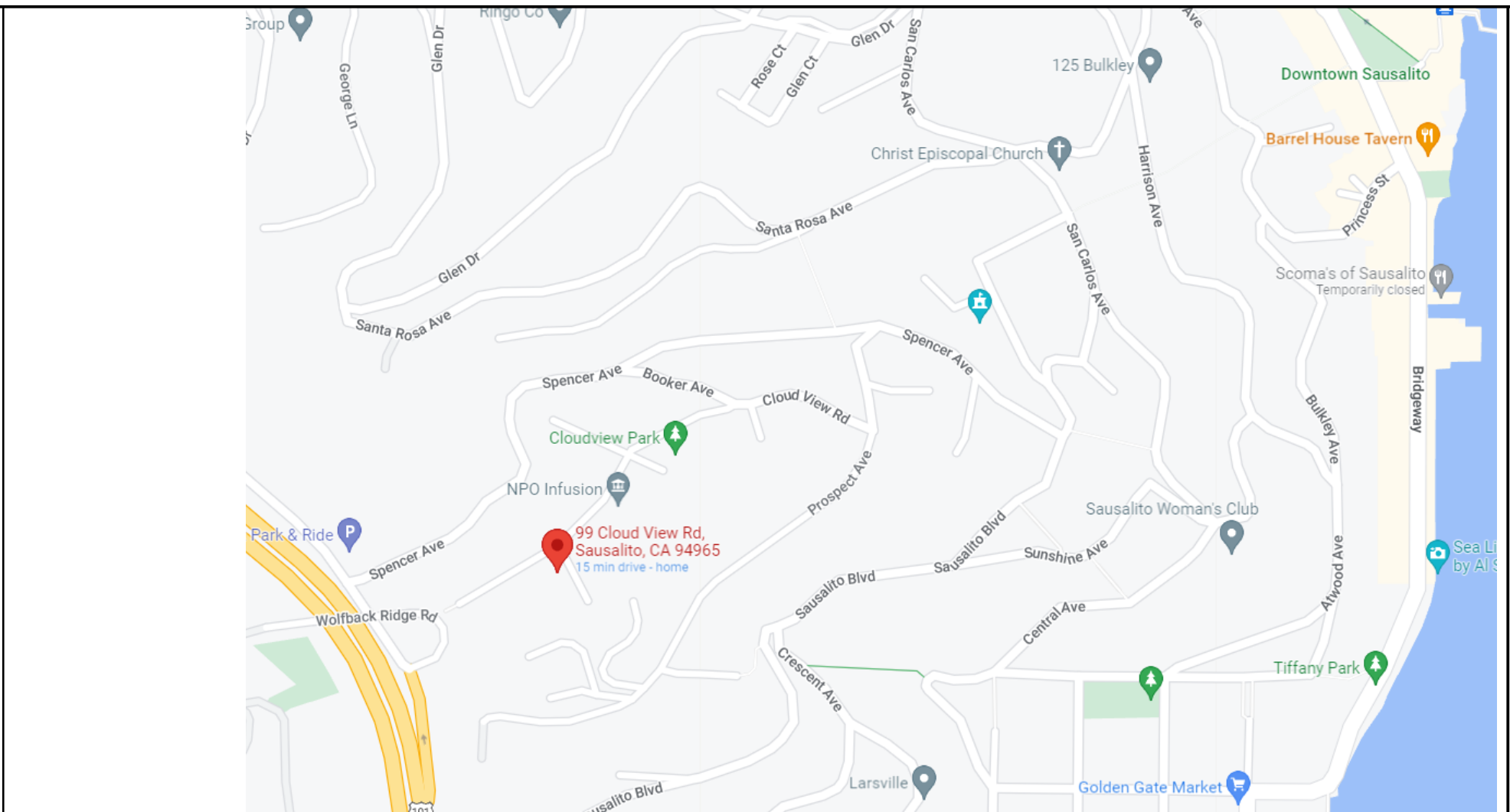
Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. An approval granted by the Engineering Division of the Department of Public Works 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. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any Building Permits, unless the requirement is waived pursuant to Section 8.54.050.
3. Any mechanical equipment installed in connection with this project shall be subject to Sausalito Municipal Code Section 12.16.130 - Machinery, equipment, fans and air conditioning.
4. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.
5. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500-foot radius of residential zones shall only take place during the following hours:
 - Weekdays – Between 8:00 a.m. and 6:00 p.m.
 - Saturdays – Between 9:00 a.m. and 5:00 p.m.
 - Sundays – 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. in compliance with applicable City noise limits.

6. Pursuant to City of Sausalito Resolution 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer.
7. 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>.

<p>+91.5' Finish Floor Elevation</p> <p>Window Symbol</p> <p>Door Symbol</p> <p>Downspout</p> <p>Interior Elevation</p> <p>Elevation</p> <p>Elevation Series</p> <p>Sheet Number</p> <p>Detail</p> <p>Detail Number</p> <p>Sheet Number</p> <p>Computer LAN Jack</p> <p>Telephone Jack</p> <p>Wall Mounted Duplex Outlet</p> <p>Wall Mounted Duplex Outlet</p>	<p>Hose Bibb</p> <p>Gas</p> <p>Wall Heat Register</p> <p>Floor Heat Register</p> <p>TV Cable Outlet</p> <p>Switched Duplex Outlet</p> <p>GFCI Duplex Outlet</p> <p>Wet Rated GFCI Duplex Outlet</p> <p>Arc Fault Circuit Interrupter</p> <p>Smoke Detector</p> <p>Carbon Monoxide Alarm</p> <p>New Wall</p> <p>(E) Wall to Remain</p> <p>(E) Wall to be Removed</p>
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<p>AFF Above Finish Floor</p> <p>AD Area Drain</p> <p>ADJ Adjustable</p> <p>ARCH Architectural</p> <p>BM Beam</p> <p>BLK'G Blocking</p> <p>BD Board</p> <p>BOT Bottom</p> <p>CAB Cabinet</p> <p>C.A.H. Clear All Heart</p> <p>CER TILE Ceramic Tile</p> <p>CL Ceiling</p> <p>CL. Center Line</p> <p>Conc. Concrete</p> <p>Conn. Connection</p> <p>Cont. Continuous</p> <p>Crsk. Countersunk</p> <p>D Dryer</p> <p>DBL Double</p> <p>D.F. Douglas Fir</p> <p>DIA Diameter</p> <p>DIM Dimension</p> <p>DO Ditto</p> <p>DN Down</p> <p>DR Door</p> <p>DS Down Spout</p> <p>DWG Drawing</p> <p>DW Dishwasher</p> <p>(E) Existing</p> <p>EA Each</p> <p>E.J. Expansion Joint</p>	<p>ELEV Elevations</p> <p>EQ Equal</p> <p>E.W. Each Way</p> <p>EXT. Exterior</p> <p>F.D. Floor Drain</p> <p>F.H.W.S. Flat Head Wood Screw</p> <p>FIN Finish</p> <p>FLR Floor</p> <p>F.O.C. Face of Concrete</p> <p>F.O.F. Face of Finish</p> <p>F.O.M. Face of Masonry</p> <p>F.O.S. Face of Stud</p> <p>FND. Foundation</p> <p>FT. Feet</p> <p>FTG. Footing</p> <p>FURR Furring</p> <p>GA Gauge</p> <p>GALV Galvanized</p> <p>GFI Ground Fault Interrupter</p> <p>GL Glass</p> <p>GYP BD Gypsum Board</p> <p>G.S.M. Galvanized Sheet Metal</p> <p>GRD Grade</p> <p>HDWD Hardwood</p> <p>HB Hose Bibb</p> <p>HR Hour</p> <p>HORIZ Horizontal</p> <p>HT Height</p> <p>HT Hot Water Heater</p> <p>INSUL Insulation</p> <p>KD Klin Dried</p>	<p>LAV Lavatory</p> <p>LAM Laminate</p> <p>MAX Maximum</p> <p>MTL Metal</p> <p>MIN Minimum</p> <p>MISC Miscellaneous</p> <p>(N) New</p> <p>NO Not in Contract</p> <p>N.I.C. Not To Scale</p> <p>O/ Over</p> <p>OC On Center</p> <p>OD Overflow Drain</p> <p>OPNG Opening</p> <p>OFS Outside Face of Stud</p> <p>PA Planting Area</p> <p>P LAM Plastic Laminate</p> <p>Pol Polished</p> <p>R Riser</p> <p>RAD Radius</p> <p>REIF Reinforced</p> <p>REF Refrigerator</p> <p>REQ Required</p> <p>R.D. Roof Drain</p> <p>RM Room</p> <p>RO Rough Opening</p> <p>ROS Redwood</p> <p>RDWD Redwood</p> <p>RWL Rain Water Leader</p> <p>SBO Supplied By Owner</p>	<p>SC Solid Core</p> <p>SHTG Sheeting</p> <p>SHT Sheet</p> <p>SHWR Shower</p> <p>SIM Similar</p> <p>SPEC Specification</p> <p>SQ Square</p> <p>SS Stainless Steel</p> <p>See Structural Drawings</p> <p>STL Steel</p> <p>Structural</p> <p>T Tread</p> <p>T & G Tongue & Groove</p> <p>TB Towel Bar</p> <p>TC Top of Curb</p> <p>TOB Top of Beam</p> <p>TOF Top of Floor</p> <p>TOP Top of Plate</p> <p>TOS Top of Slab</p> <p>TOW Top of Wall</p> <p>TYP Typical</p> <p>UNON Unless Otherwise Noted</p> <p>Var Varies</p> <p>Vert Vertical</p> <p>VTR Vent Thru Roof</p> <p>W Washing Machine</p> <p>W/ With</p> <p>W/O Without</p> <p>WC Water Closet</p> <p>WD Wood</p> <p>WP Waterproof</p>
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10 SYMBOLS

9 ABBREVIATIONS

7 NEIGHBORHOOD MAP

4 VICINITY MAP



EXISTING EAST ELEVATION EXISTING FRONT ELEVATION

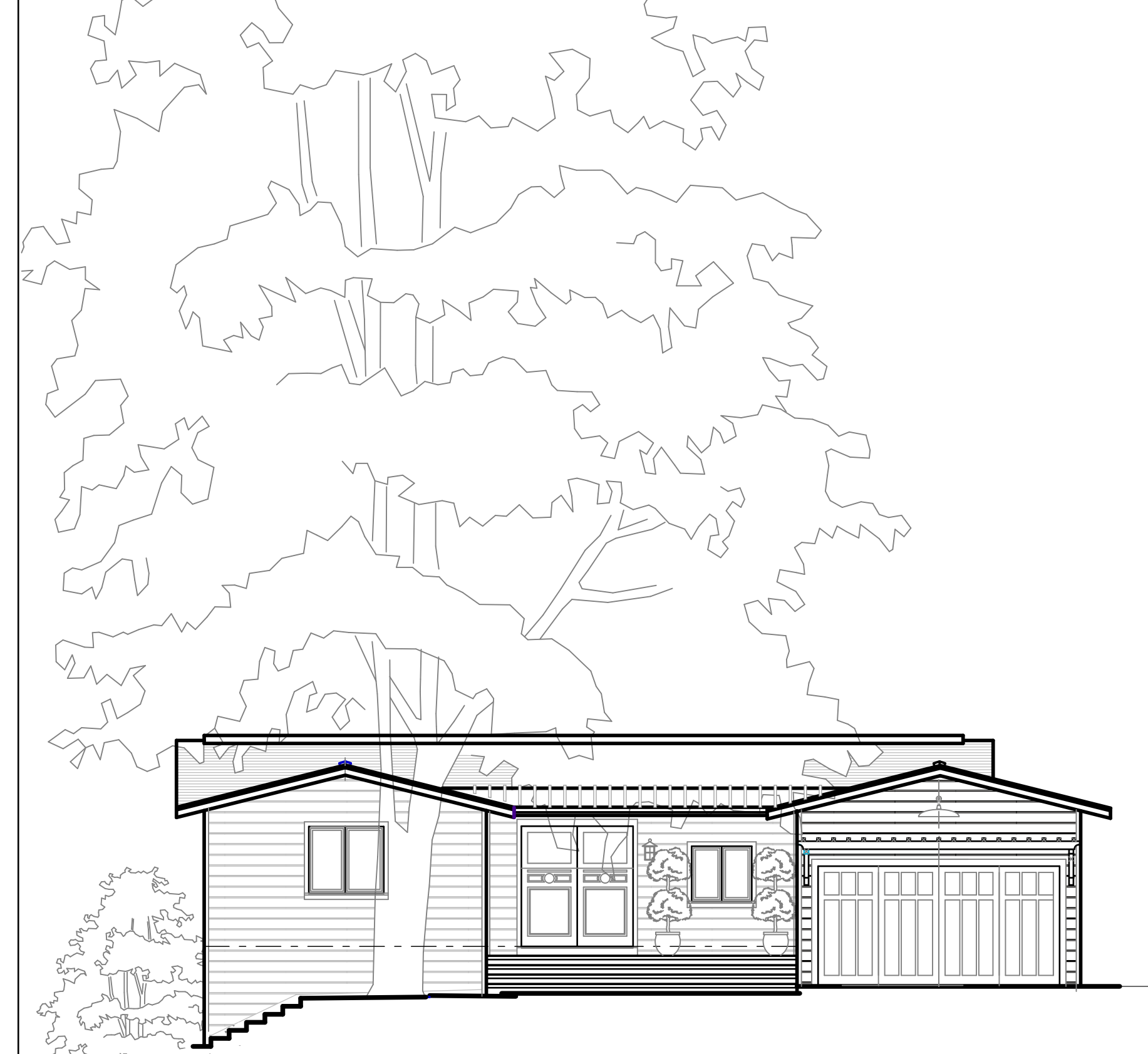


EXISTING WEST ELEVATION

8 EXISTING SITE PHOTOGRAPHS



6 AERIAL PHOTO



5 NEW FRONT ELEVATION 1/8" = 1'-0"

OWNERS : EMILY & IAIN FRANKS
 ADDRESS: 99 CLOUDVIEW ROAD
 A.P.N.: 065-191-21
 ZONING: R-1.6
 OCCUPANCY GROUP: R - 3/U
 TYPE OF CONSTRUCTION: V-B
 FLOOD ZONE : THIS PARCEL IS NOT IN A FLOOD ZONE

ITEM	REQUIRED / ALLOWED	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
PARCEL AREA	6,000 SF	9,695 SF	NO CHANGE	9,695 SF
DWELLING UNITS	1	1	NO CHANGE	1
YARDS				
FRONT	0	32.2'	- 20.9'	9.3'
EAST SIDE	5'-0"	6.0'	NO CHANGE	6.0'
WEST SIDE	5'-0"	6.6'	- 1.0'	5.6'
REAR	15'-0"	73.75'	NO CHANGE	73.75'
HEIGHT	32'-0" AVERAGE	23'-9"	+ 21"	25'-6"
FLOOR AREA				
NET FLOOR AREA	4,632 SF	2,669 SF	-1,620 SF	4,289 SF
FLOOR AREA RATIO	45%	27.5%	16.7%	44.2%
BUILDING COVERAGE				
AREA COVERED	3,393 SF	2,254 SF	+1,018 SF	3,272 SF
% OF PARCEL	35%	23.2%	+10.5%	33.7%
IMPERVIOUS SURFACE				
AREA COVERED	6,544SF	4,337 SF	+ 356SF	4,693 SF
% OF PARCEL	67.5%	44.7%	+3.6%	48.3%
PARKING SPACES				
NUMBER PROVIDED	2	3	NO CHANGE	3
DIMENSION OF SPACES	9' X 18'	9' X 18'	9' X 18'	9' X 18'

NOTE: 1. All Construction shall conform to the 2019 California Building Code (CBC), 2019 California Electrical Code (CEC), 2019 California Mechanical Code (CMC), 2019 California Plumbing Code (CPC), 2019 California Energy Efficiency Standards Code (CEES), 2019 California Fire Code (CFC), the 2019 California Green Building Standards Code (CGS or CALGreen), and the 2019 California Residential Code (CRC).
 2. This project is located in a Wildland-Urban Interface Area and subject to all the applicable provisions of CRC R337 at areas of new construction.
 3. This project will have a new Automatic Fire Sprinkler system and it will be a deferred submittal.
 4. This project will have a Vegetation Management Plan and it will be a deferred submittal.
 5. Prior to framing, a new fire hydrant or an existing fire hydrant upgrade is required and shall be approved by the Southern Marin Fire district and the Marin Municipal Water District.

3 PROJECT DATA

A 1,684 sf two story addition to an existing two story single family home originally built in 1958. The majority of the addition will be to the lower floor where the existing 3 car garage and storage will be converted to living space. The upper floor addition will include a new 2 car garage. The materials will be horizontal wood siding, clad windows, and the roof will be composition shingle and standing seam metal cladding. The setbacks, height, floor area and coverage of the addition and height will comply with the zoning ordinance.

2 PROJECT DESCRIPTION

- ARCHITECTURAL
- A1.0 EXISTING & PROPOSED SITE & ROOF PLAN, PROJECT DATA, SYMBOLS, ABBREVIATIONS, SHEET INDEX, VICINITY MAP, PROJECT DESCRIPTION,
 - A2.0 NEW & EXISTING SITE & ROOF PLAN
 - A2.1 NEW & EXISTING LOWER FLOOR PLAN
 - A2.2 NEW & EXISTING UPPER FLOOR PLAN
 - A2.3 SITE SECTION & STORY POLE PLANS
 - A3.0 COLORS & MATERIALS, DEMOLITION PLANS
 - A3.1 NEW & EXISTING FRONT ELEVATION
 - A3.2 NEW & EXISTING WEST ELEVATION
 - A3.3 NEW & EXISTING REAR ELEVATION
 - A3.4 NEW & EXISTING EAST ELEVATION
- BOUNDARY & TOPOGRAPHIC SURVEY
 TREE PROTECTION PLAN

1 SHEET INDEX

FREI DESIGN
 430 ELM AVENUE
 LARKSPUR, CA 94939
 PH: 415-272-4988
 freidesign@hotmail.com



REMODEL TO THE

FRANKS RESIDENCE
 99 CLOUDVIEW ROAD
 SAUSALITO, CA 94965

APN: 065-191-21

DATE & DESCRIPTION:
11/18/2022 PLANNING SUBMITTAL
01/24/2023 PLANNING RESUBMITTAL

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

SHEET INDEX, PROJECT DATA, VICINITY MAP, ADJACENT NEIGHBOR MAP, EXISTING SITE PHOTOS, SYMBOLS & ABBREVIATIONS

SHEET

A1.0



REMODEL TO THE
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99 CLOUDVIEW ROAD
SAUSALITO, CA 94965

APN: 065-191-21

DATE & DESCRIPTION:
11/10/2022 SCHEMATIC DESIGN
01/24/2023 PLANNING RESUBMITTAL

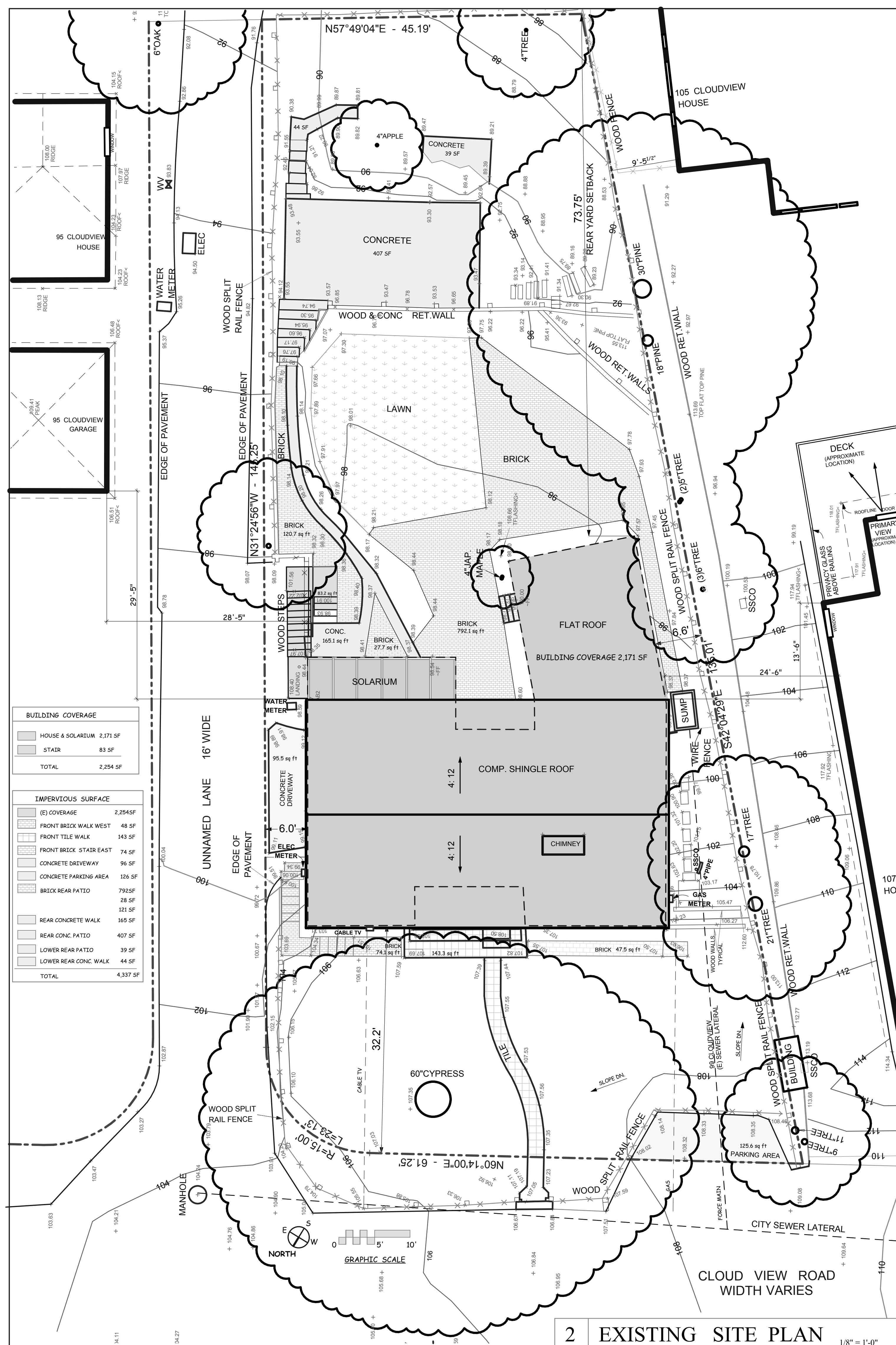
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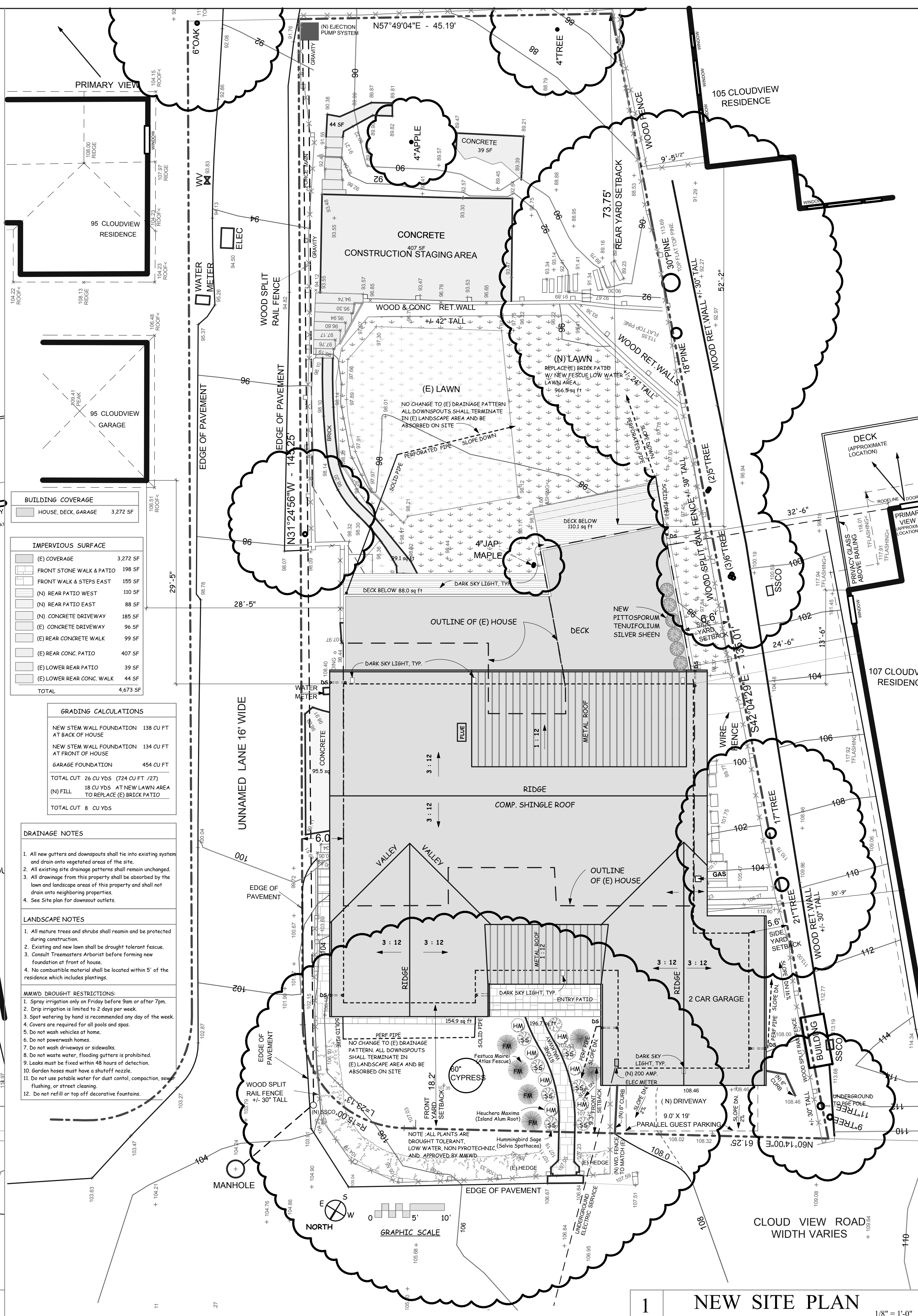
NEW & EXISTING SITE AND ROOF PLANS

SHEET

A2.0



2 EXISTING SITE PLAN 1/8" = 1'-0"



1 NEW SITE PLAN 1/8" = 1'-0"

BUILDING COVERAGE

HOUSE, DECK, GARAGE	3,272 SF
---------------------	----------

IMPERVIOUS SURFACE

(E) COVERAGE	3,272 SF
FRONT STONE WALK & PATIO	198 SF
FRONT WALK & STEPS EAST	155 SF
(N) REAR PATIO WEST	110 SF
(N) REAR PATIO EAST	88 SF
(N) CONCRETE DRIVEWAY	85 SF
(E) CONCRETE DRIVEWAY	96 SF
(E) REAR CONCRETE WALK	99 SF
(E) REAR CONC. PATIO	407 SF
(E) LOWER REAR PATIO	39 SF
(E) LOWER REAR CONC. WALK	44 SF
TOTAL	4,673 SF

GRADING CALCULATIONS

NEW STEM WALL FOUNDATION AT BACK OF HOUSE	138 CU FT
NEW STEM WALL FOUNDATION AT FRONT OF HOUSE	134 CU FT
GARAGE FOUNDATION	454 CU FT
TOTAL CUT	726 CU YDS (724 CU FT / 27)
(N) FILL	18 CU YDS AT NEW LAWN AREA TO REPLACE (E) BRICK PATIO
TOTAL CUT	8 CU YDS

- DRAINAGE NOTES**
- All new gutters and downspouts shall be into existing system and drain onto vegetated areas of the site.
 - All existing site drainage patterns shall remain unchanged.
 - All drainage from this property shall be absorbed by the lawn and landscape areas of this property and shall not drain onto neighboring properties.
 - See Site plan for downspout outlets.

- LANDSCAPE NOTES**
- All mature trees and shrubs shall remain and be protected during construction.
 - Existing and new lawn shall be drought tolerant Fescue.
 - Consult Transmitters Arborist before forming new foundation at front of house.
 - No combustible material shall be located within 5' of the residence which includes plantings.

- AMWD DROUGHT RESTRICTIONS:**
- Spray irrigation only on Friday before 9am or after 7pm.
 - Drip irrigation is limited to 2 days per week.
 - Spot watering by hand is recommended any day of the week.
 - Covers are required for all pools and spas.
 - Do not wash vehicles at home.
 - Do not powerwash homes.
 - Do not wash driveways or sidewalks.
 - Do not waste water, flooding gutters is prohibited.
 - Leaks must be fixed within 48 hours of detection.
 - Garden hoses must have a shut-off nozzle.
 - Do not use potable water for dust control, car washing, or street cleaning.
 - Do not refill or top off decorative fountains.



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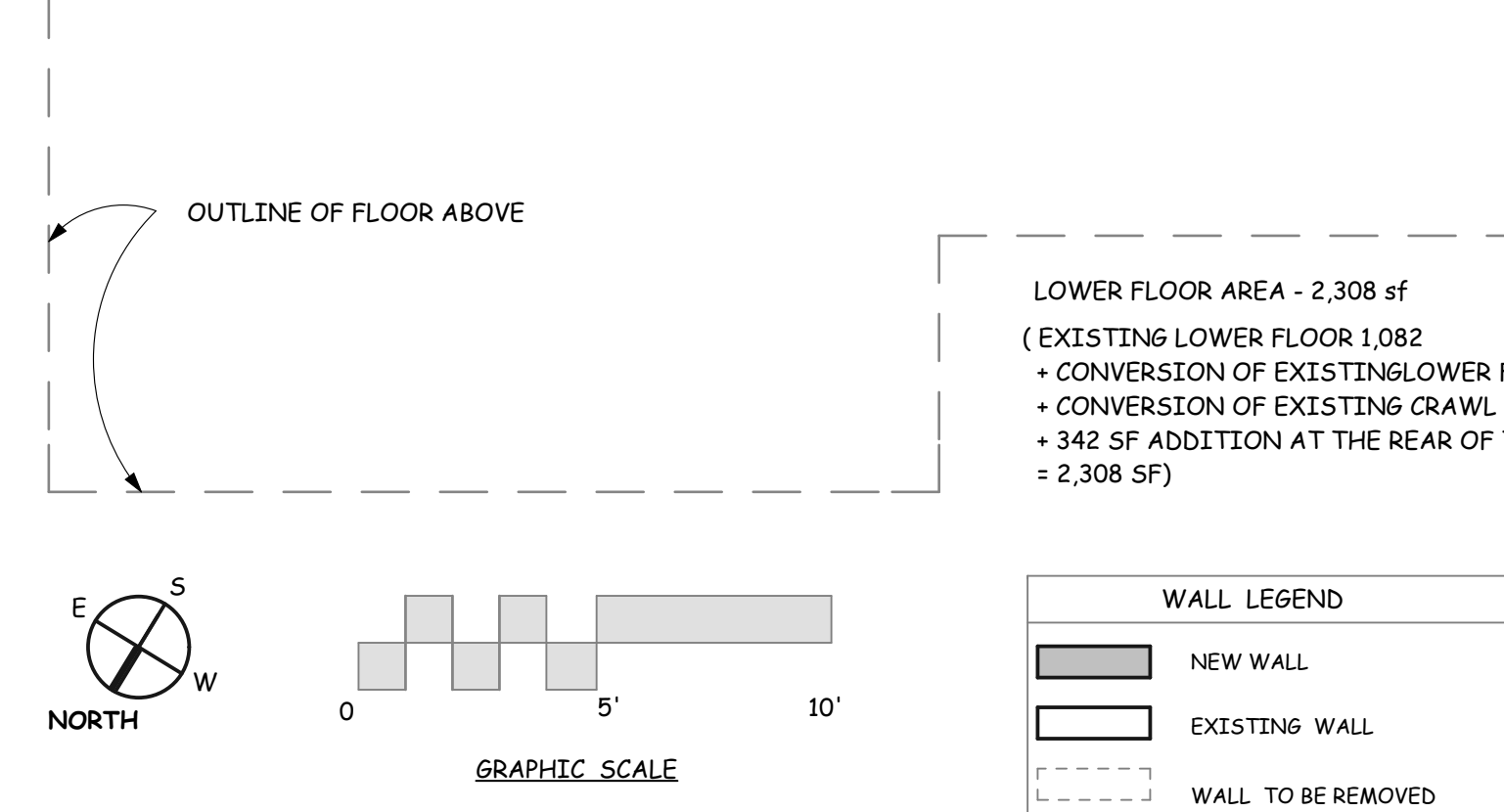
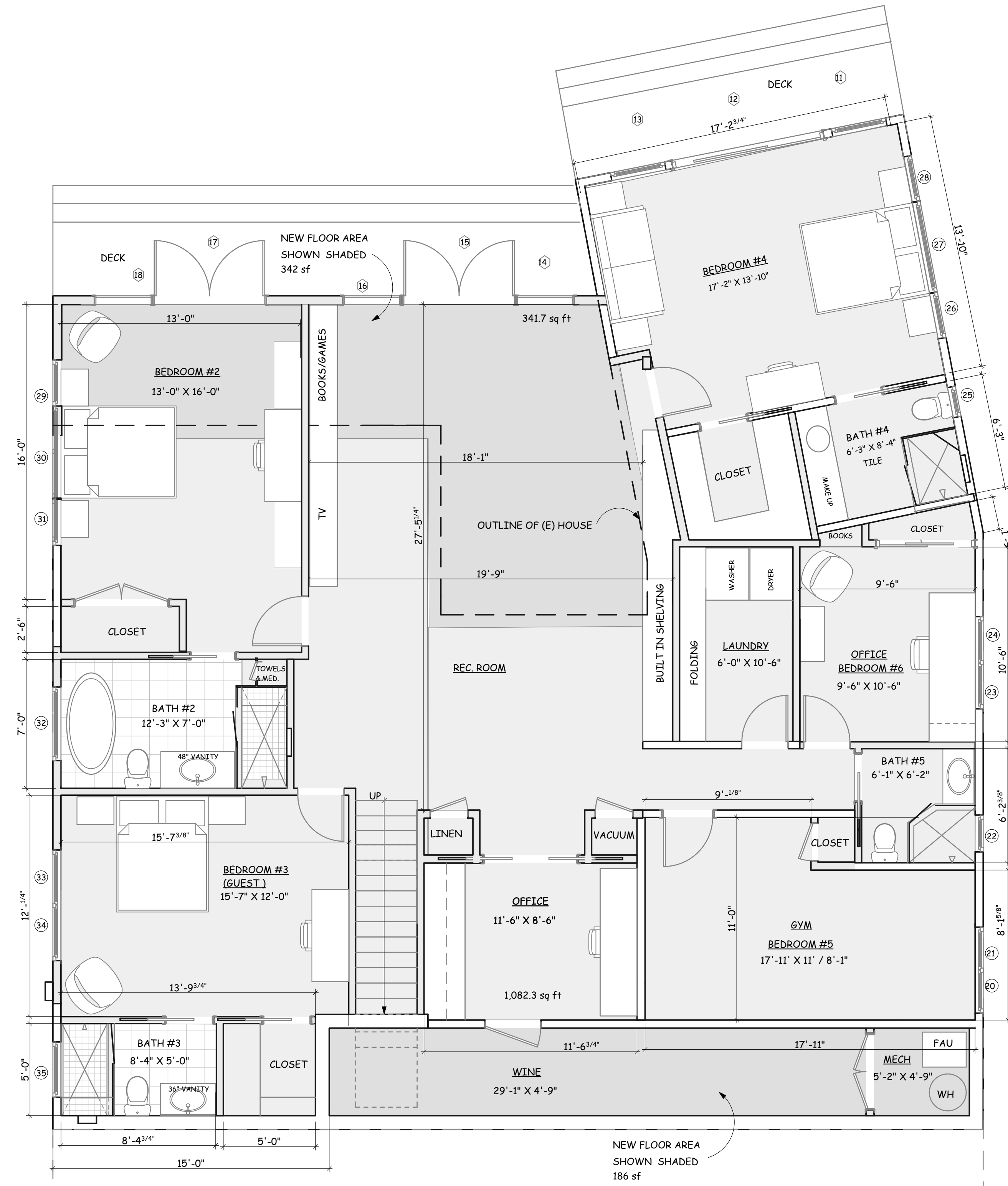
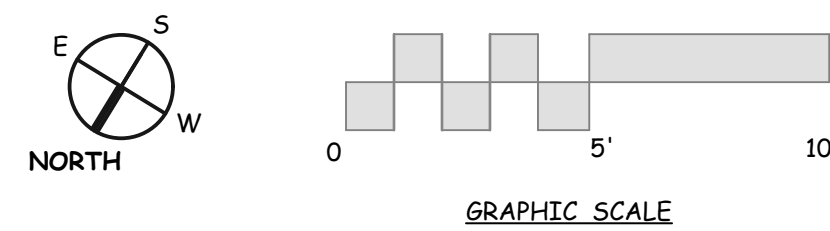
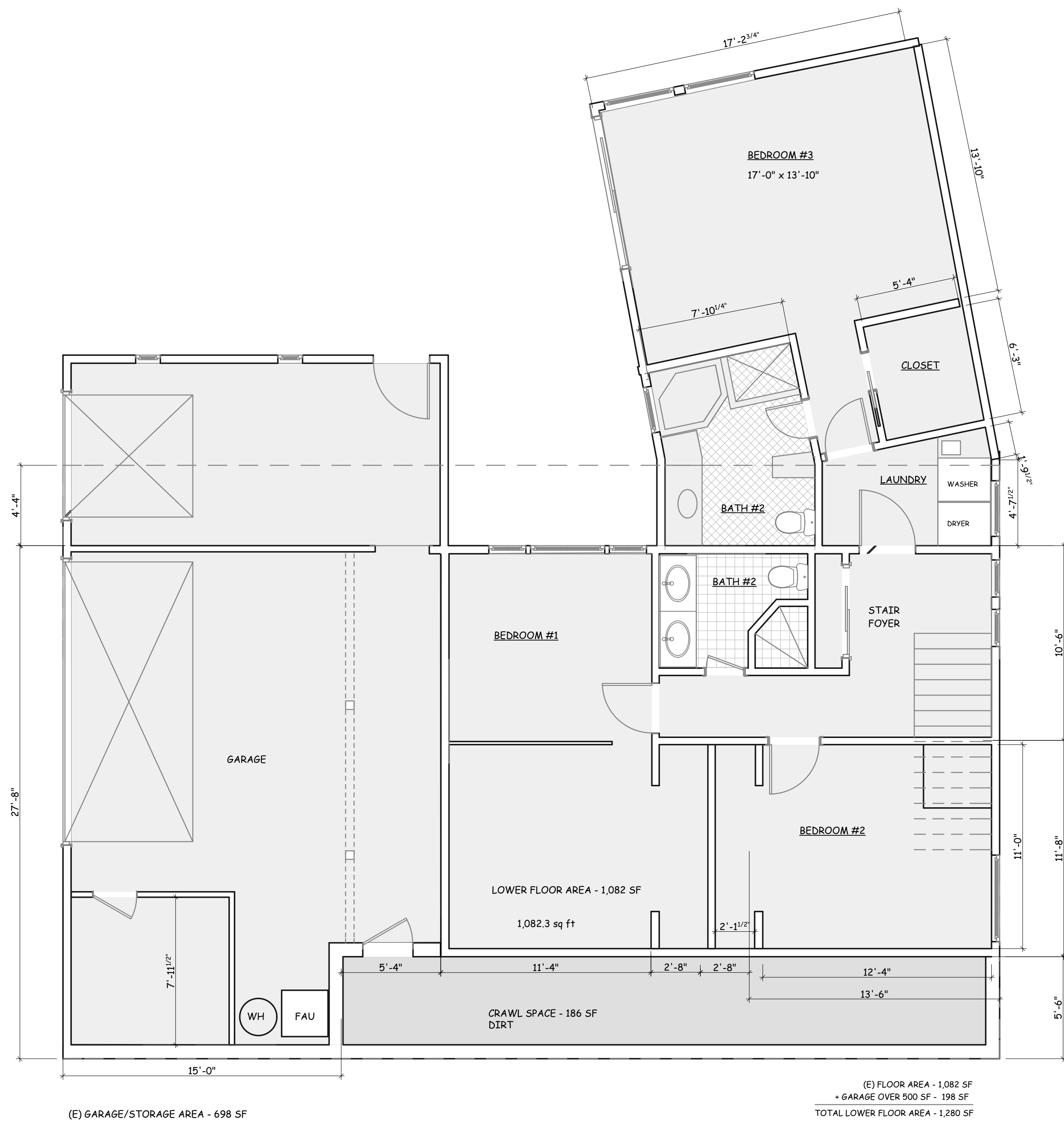
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NEW & EXISTING LOWER FLOOR PLANS

SHEET

A2.1





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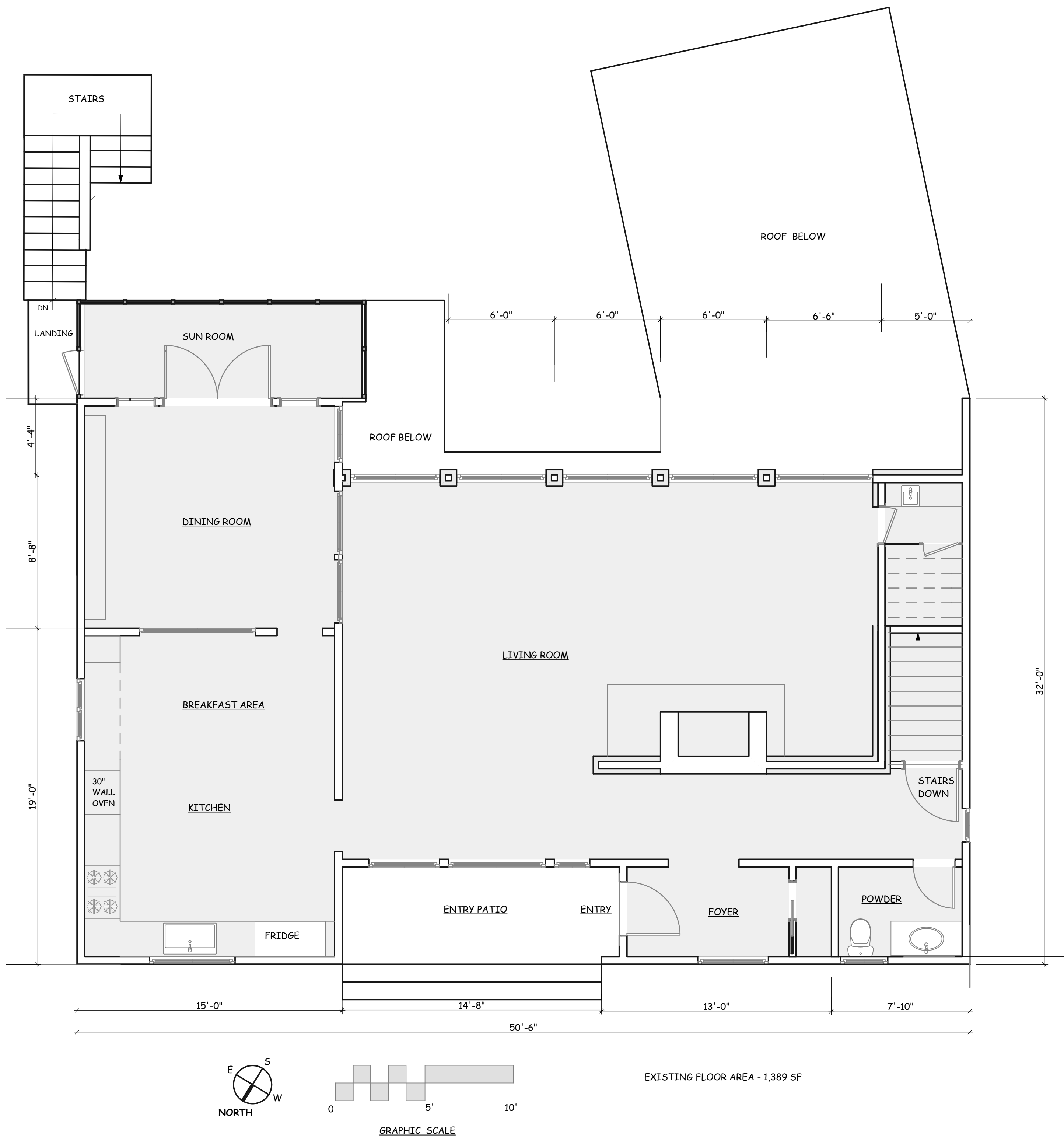
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NEW &
EXISTING UPPER
FLOOR PLANS

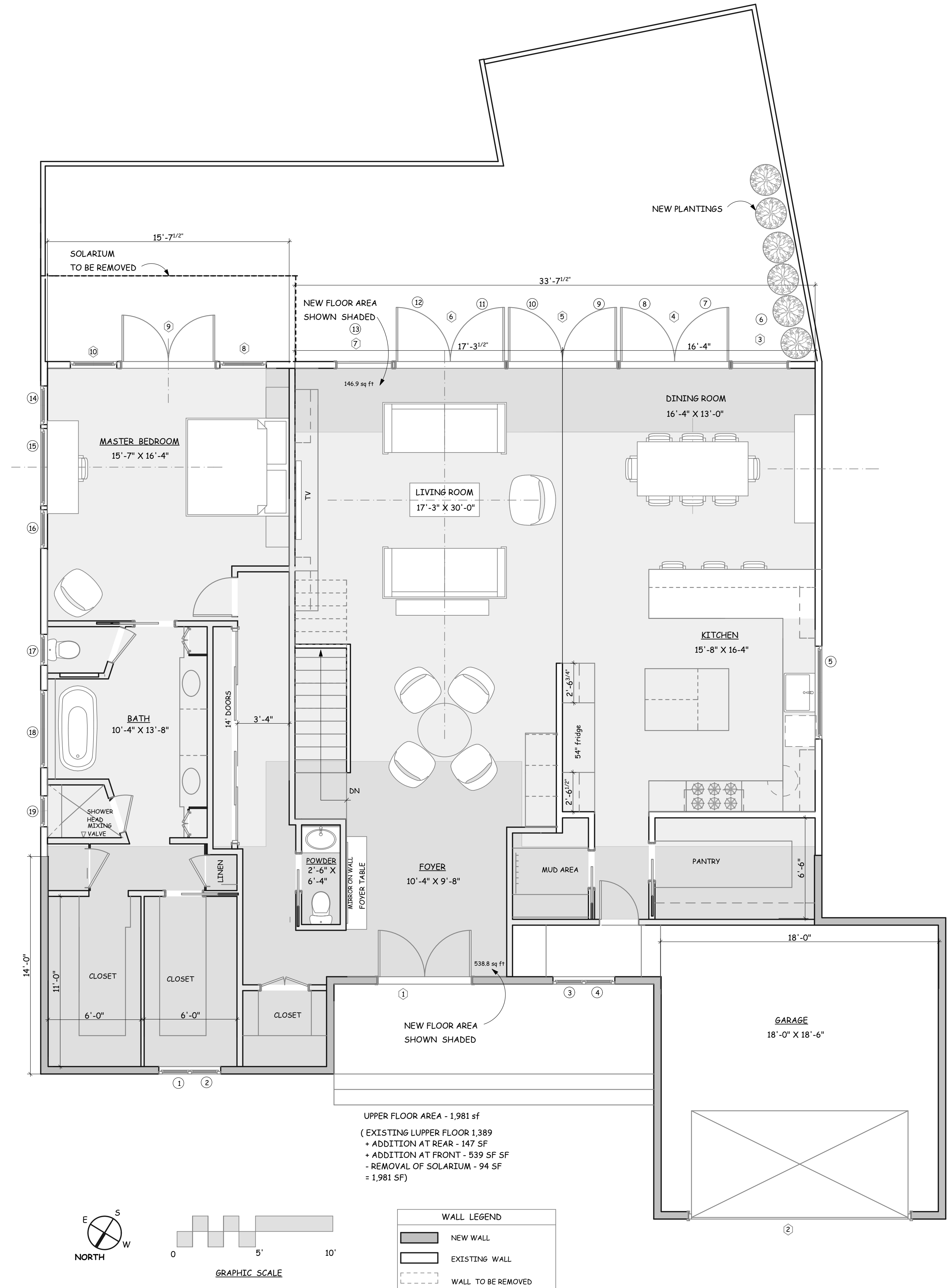
SHEET

A2.2



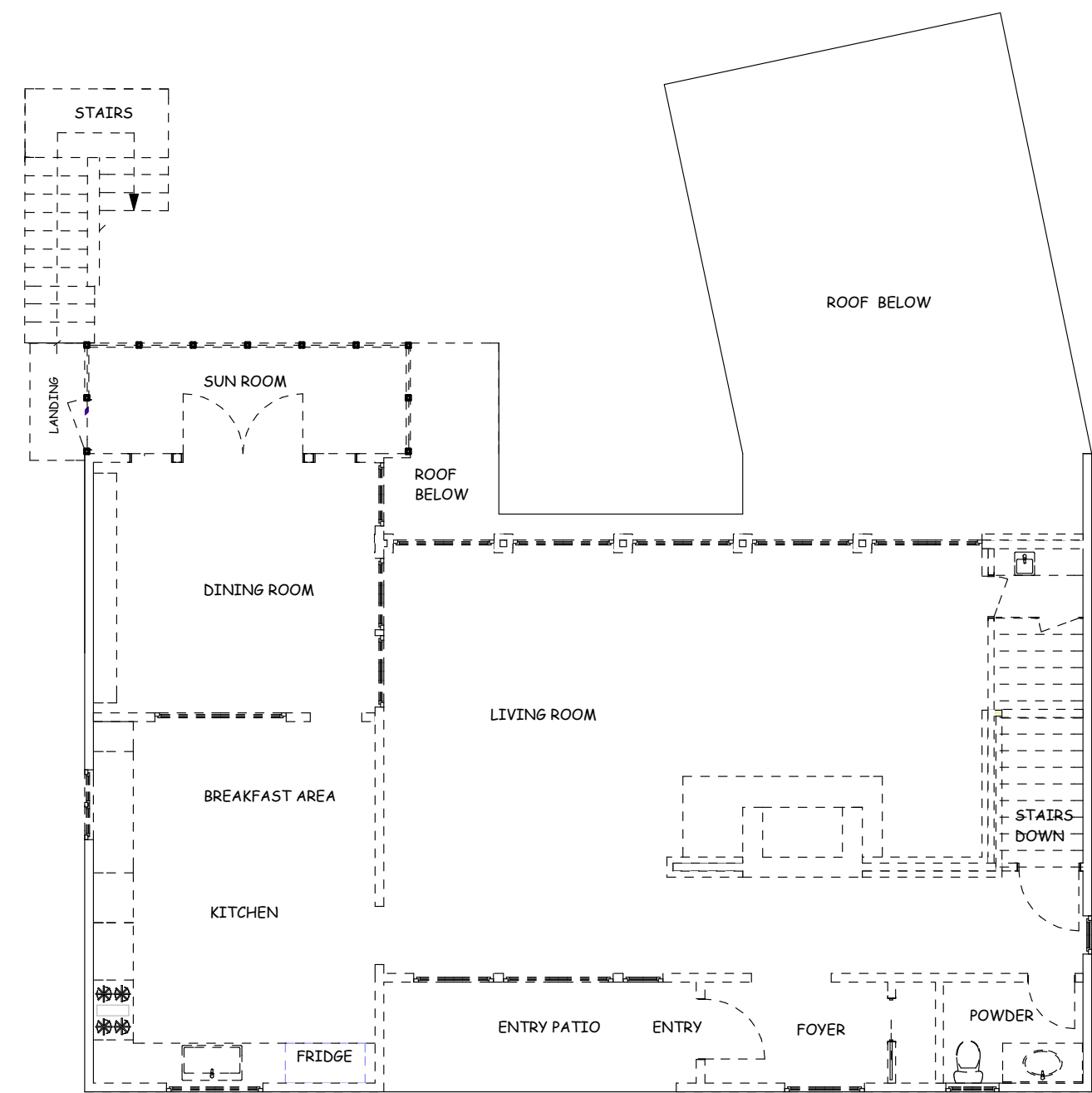
2 EXISTING UPPER FLOOR PLAN

1/4" = 1'-0"



1 NEW UPPER FLOOR PLAN

1/4" = 1'-0"

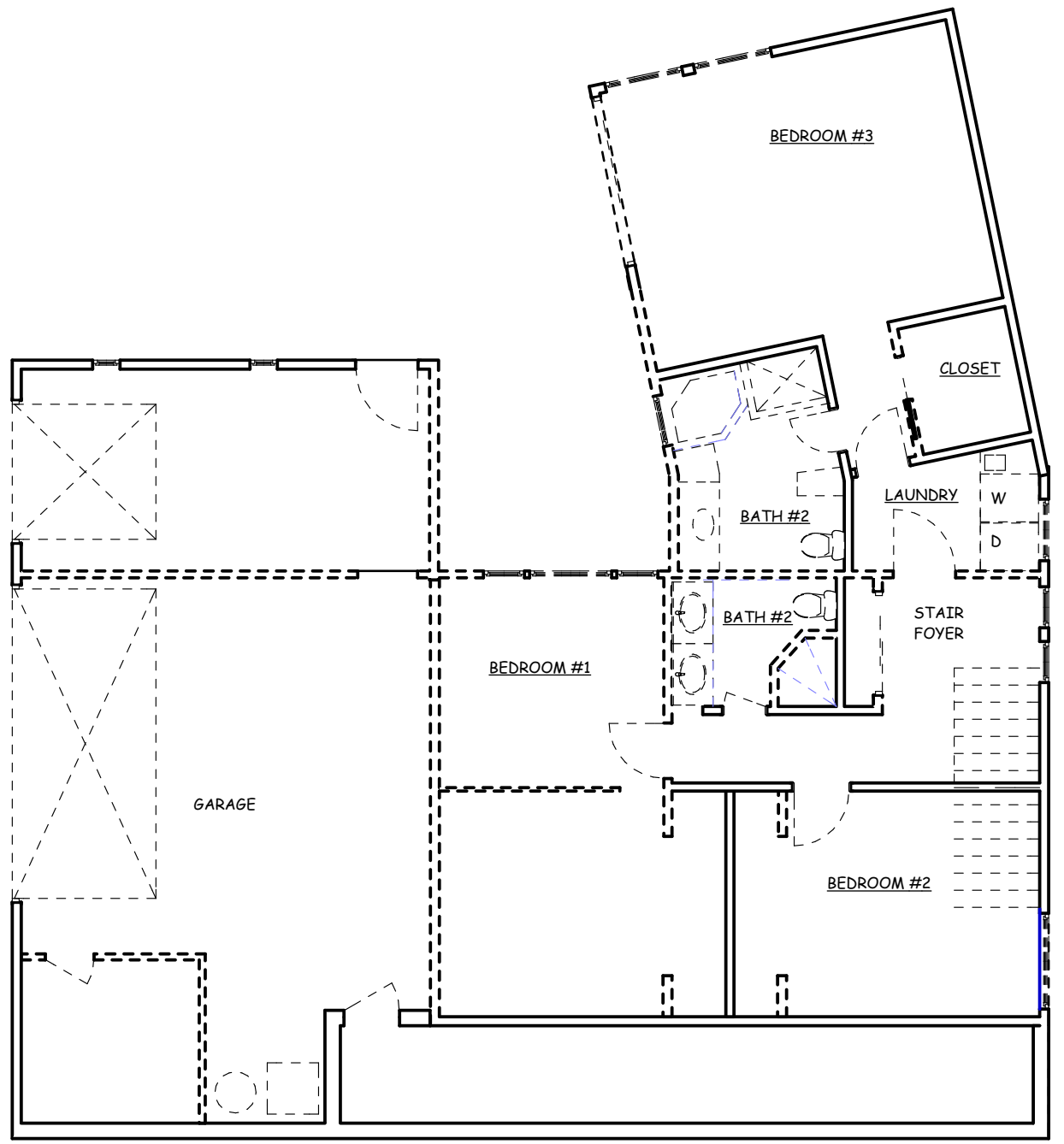


DEMOLITION CALCULATIONS
 100% HORIZONTAL SURFACES (FLOOR AND CEILING)
 100% VERTICAL SURFACES (INTERIOR & EXTERIOR)
 (EAST & WEST WALLS WILL BE ALTERED)

BUILDING ELEMENTS TO BE REMOVED:
 INTERIOR FLOORING & FLOOR FRAMING
 ROOF AND ROOF FRAMING
 INTERIOR PARTITION WALLS
 EXTERIOR DOOR & WINDOWS
 SOLARIUM

BUILDING ELEMENTS TO REMAIN:
 EAST & WEST EXTERIOR WALLS

UPPER FLOOR



DEMOLITION CALCULATIONS
 100% HORIZONTAL SURFACES (FLOOR AND CEILING)
 87.8% VERTICAL SURFACES (INTERIOR & EXTERIOR)
 (358/408.55 = 87.8%)

BUILDING ELEMENTS TO BE REMOVED:
 INTERIOR PARTITION WALLS SHOWN DASHED
 EXTERIOR DOOR & WINDOWS
 INTERIOR STAIR

BUILDING ELEMENTS TO REMAIN:
 FOUNDATION & FLOOR FRAMING
 ALL EXTERIOR WALLS EXCEPT SOUTH GARAGE AND
 BEDROOM #1 WALL AND SOUTHERN PORTION OF
 BEDROOM #3 WALL

LOWER FLOOR

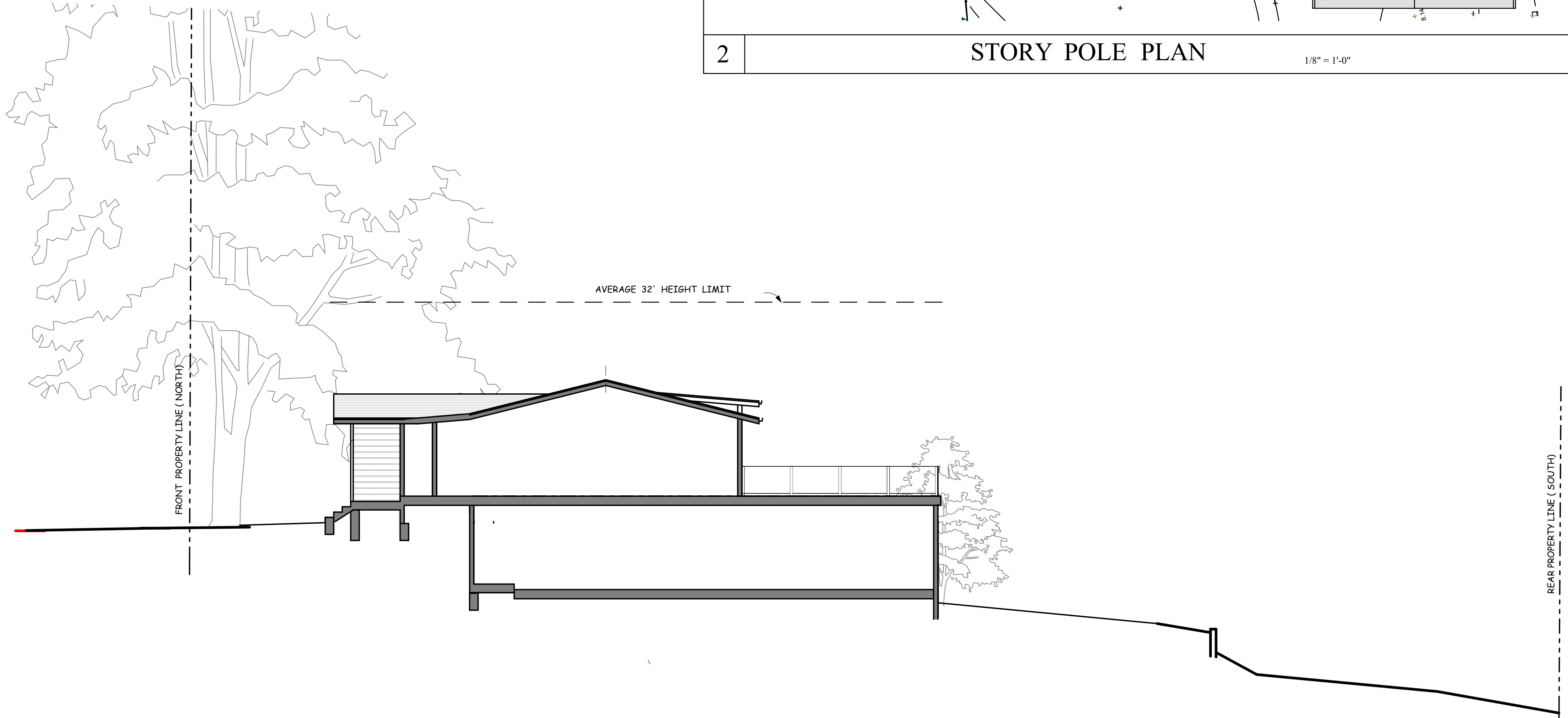
DEMOLITION CALCULATIONS
 HORIZONTAL SURFACES - 100% (FOUNDATION WILL REMAIN)
 VERTICAL SURFACES - 92.7%
 (408.5' LOWER FLOOR + 277' UPPER FLOOR
 = 685' TOTAL 50' TO REMAIN AT LOWER FLOOR
 685-50 = 635 TO BE REMOVED OR ALTERED
 635/685 = 92.7%)

4 DEMOLITION PLANS 1/8" = 1'-0"

99 Cloud View Road Colors and Materials

- Comp. Shingle Roof, Owens Corning Williamsburg Gray
- Standing Seam Metal Roof, Western States Gunmetal Gray
- Window & Door Trim, Trellis, Garage Door & Front Door - Benjamin Moore OC #65
- Wood 1 x 10 Cove Siding Benjamin Moore HC #172
- Entry Patio & Walkway Bay Area Bluestone
- Exterior Light - Dark Sky Wish by Progress Lighting

3 COLORS & MATERIALS



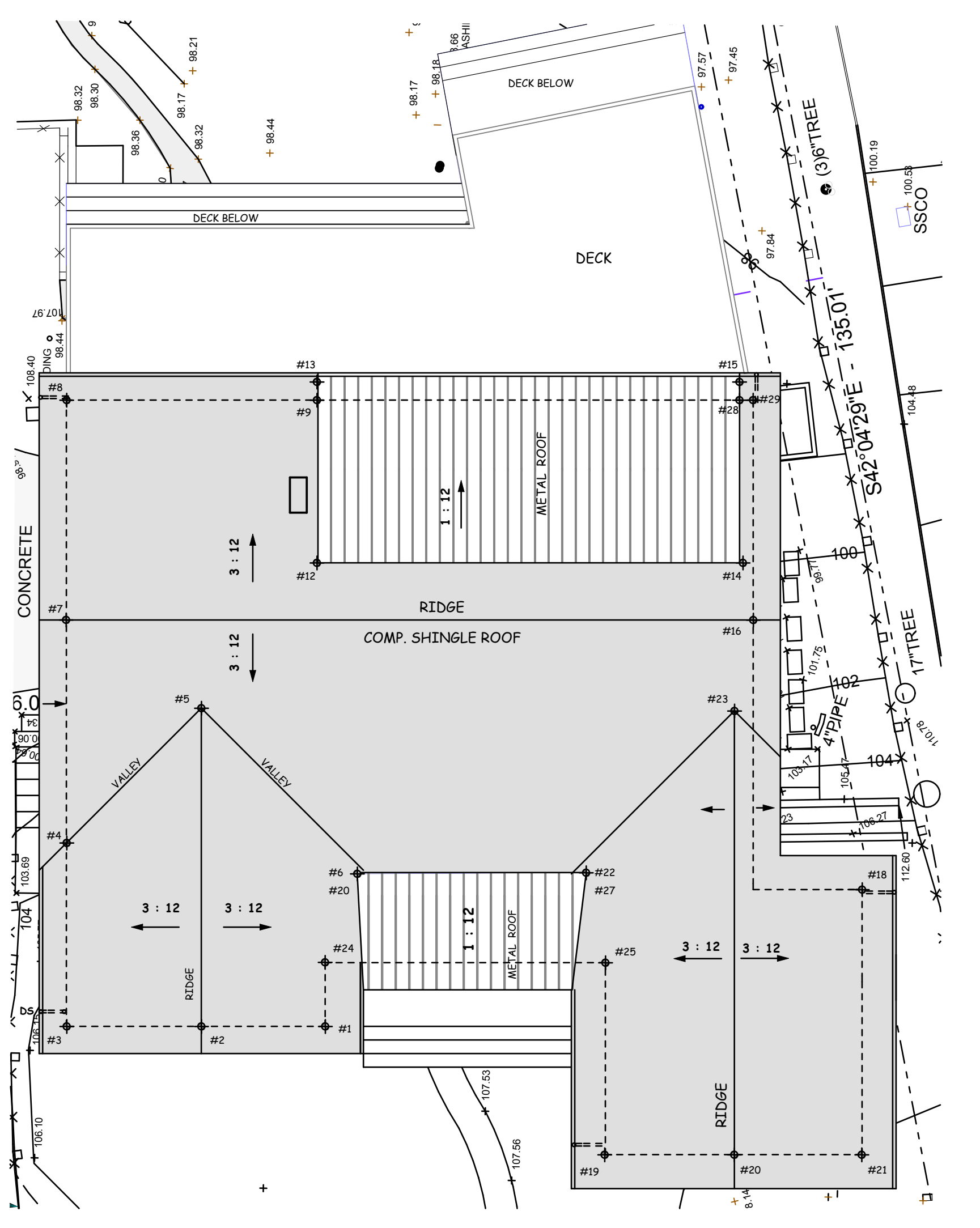
1 SITE SECTION 1/8" = 1'-0"

STORY POLE LEGEND

Pole #	Location	Elevation
1	Front Dormer Eave	120.68
2	Front Dormer Ridge	123.02
3	Front Dormer Eave	120.68
4	Main Roof Eave	120.68
5	Front Dormer Ridge	123.02
6	Front Dormer Eave	120.68
7	Main Roof Ridge	124.68
8	Main Roof Eave	120.68
9		
10		
11		
12	Rear Dormer Ridge	123.18
13	Rear Dormer Eave	122.38
14	Rear Dormer Ridge	123.18
15	Rear Dormer Eave	122.38
16	Main Roof Ridge	124.68
17	Main Roof Eave	120.68
18	Garage Dormer Eave	120.68
19	Garage Dormer Ridge	123.02
20	Garage Dormer Eave	120.68
21	Garage Dormer Ridge	123.02
22	Garage Dormer Eave	120.68
23	Front Entry Eave	120.68
24	Front Entry Ridge	121.68
25	Front Entry Eave	120.68
26	Front Entry Ridge	121.68
27	Main Roof Eave	120.68
28	Main Roof Eave	120.68
29		

Notes:
 1. Story Poles shall be certified by the Surveyor, Dylan Gonzalez.
 2. Story poles shall be marked in 1' increments.
 3. Tape connecting poles shall be brightly colored.
 4. Poles shall be installed at least 14 days prior to noticed public hearing and removed 10 days after final approval.

2 STORY POLE PLAN 1/8" = 1'-0"



FREI DESIGN
 430 ELM AVENUE
 LARKSPUR, CA 94939
 PH: 415-272-4988
 freidesign@hotmail.com



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**STORY POLE PLAN
 SITE SECTION
 COLORS & MATERIALS
 DEMOLITION PLANS**

SHEET



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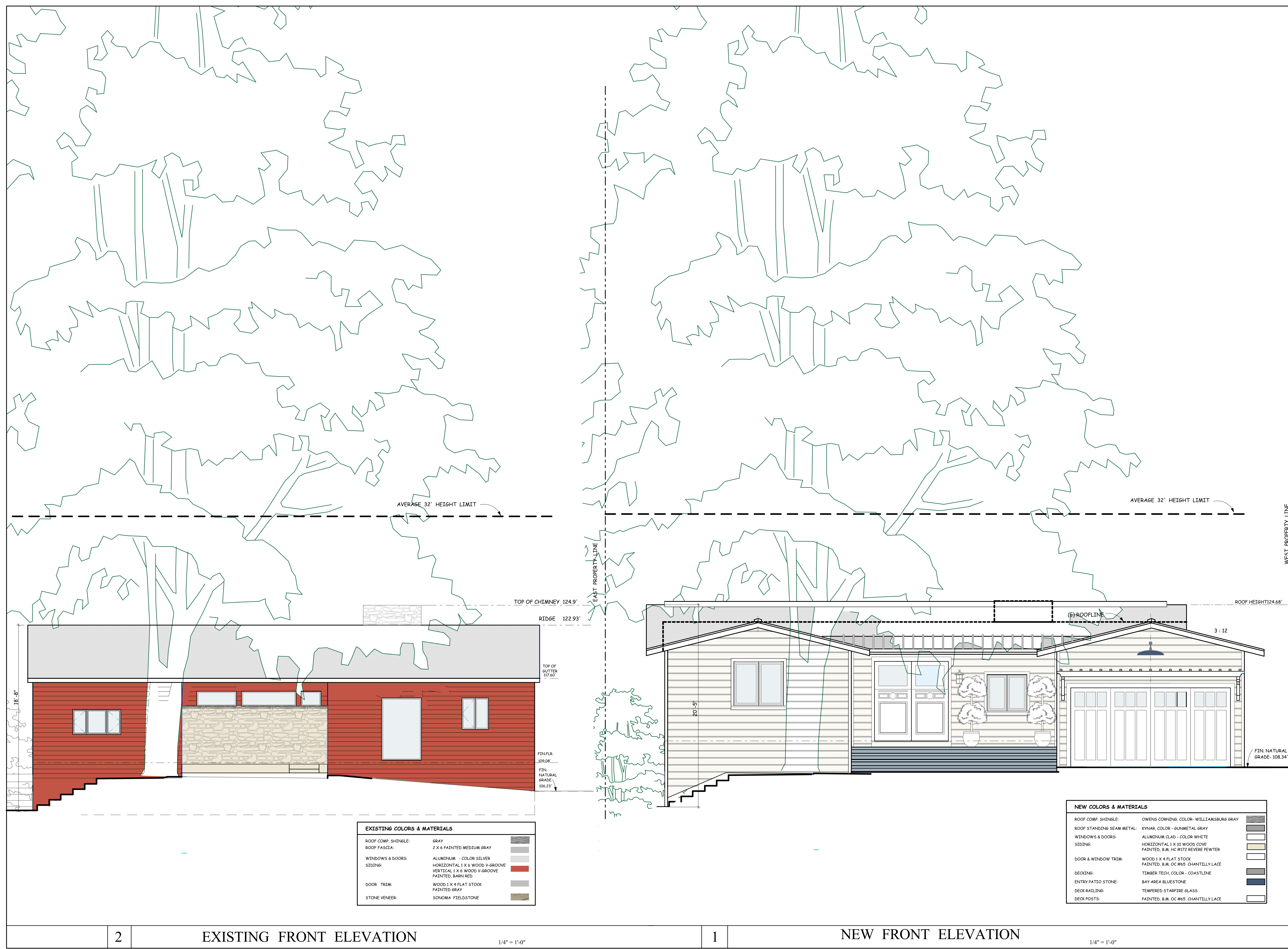
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SCALE:	1/4" = 1'-0"

NEW & EXISTING FRONT ELEVATIONS

SHEET

A3.1



EXISTING COLORS & MATERIALS

ROOF COMP. SHINGLE:	GRAY	
ROOF FASCIA:	2 X 6 PAINTED MEDIUM GRAY	
WINDOWS & DOORS:	ALUMINUM - COLOR SILVER	
SIDING:	HORIZONTAL 1 X 6 WOOD V-GROOVE	
	VERTICAL 1 X 6 WOOD V-GROOVE PAINTED, BARN RED	
DOOR TRIM:	WOOD 1 X 4 FLAT STOCK PAINTED GRAY	
STONE VENEER:	SONOMA FIELDSTONE	

NEW COLORS & MATERIALS

ROOF COMP. SHINGLE:	OWENS CORNING, COLOR - WILLIAMSBURG GRAY	
ROOF STANDING SEAM METAL:	KYNAR, COLOR - GUNMETAL GRAY	
WINDOWS & DOORS:	ALUMINUM GLAD - COLOR WHITE	
SIDING:	HORIZONTAL 1 X 10 WOOD COVE PAINTED, B.M. OC #172 REVERE FEWTER	
	DOOR & WINDOW TRIM:	WOOD 1 X 4 FLAT STOCK PAINTED, B.M. OC #65 CHANTILLY LACE
DECKING:	TIMBER TECH, COLOR - COASTLINE	
ENTRY PATIO STONE:	BAY AREA BLUESTONE	
DECK RAILING:	TEMPERED STARFIRE GLASS	
DECK POSTS:	PAINTED, B.M. OC #65 CHANTILLY LACE	

2

EXISTING FRONT ELEVATION

1/4" = 1'-0"

1

NEW FRONT ELEVATION

1/4" = 1'-0"



REMODEL TO THE
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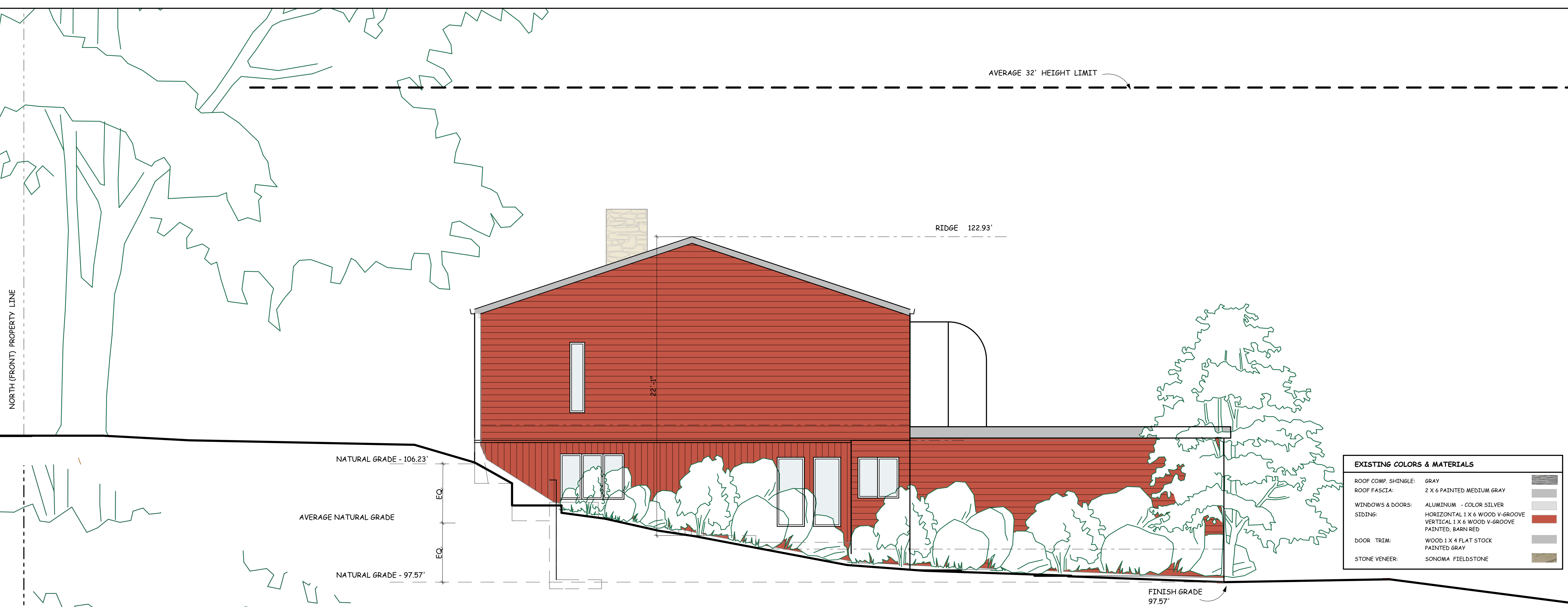
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NEW & EXISTING
WEST SIDE ELEVATIONS

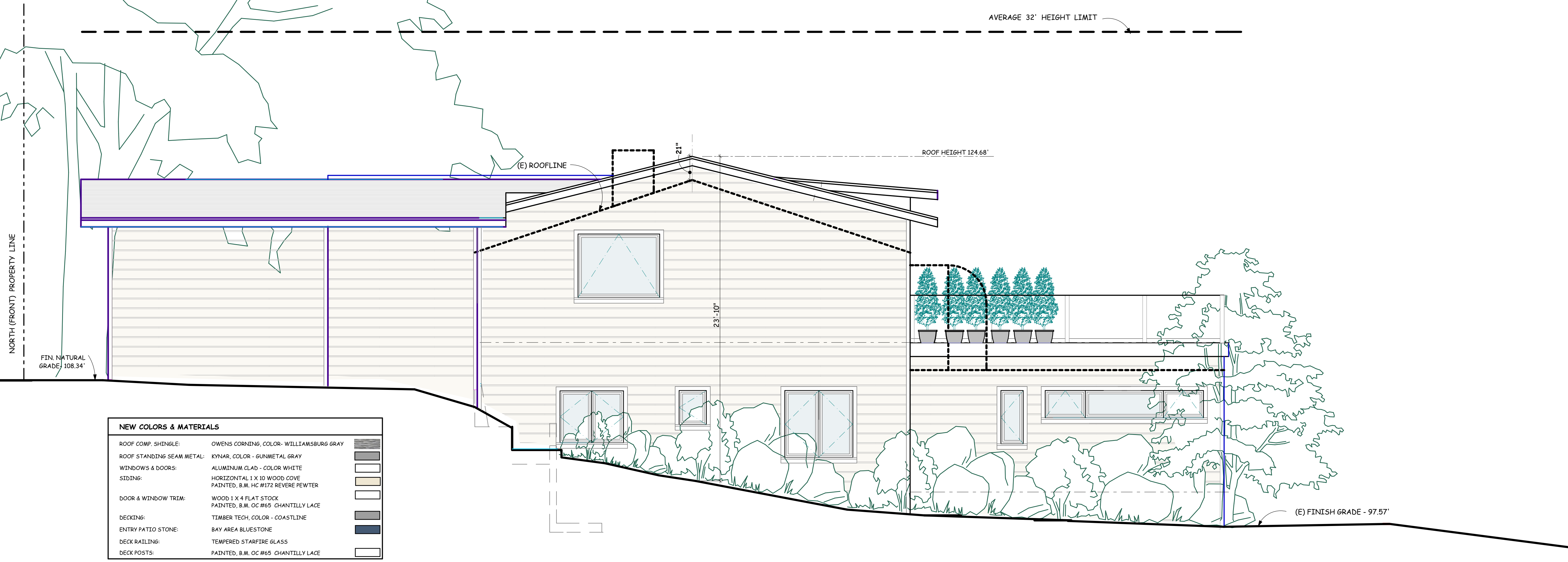
SHEET

A3.2



EXISTING COLORS & MATERIALS	
ROOF COMP. SHINGLE:	GRAY
ROOF FASCIA:	2 X 6 PAINTED MEDIUM GRAY
WINDOWS & DOORS:	ALUMINUM - COLOR SILVER
SIDING:	HORIZONTAL 1 X 6 WOOD V-GROOVE
	VERTICAL 1 X 6 WOOD V-GROOVE
DOOR TRIM:	WOOD 1 X 4 FLAT STOCK
	PAINTED GRAY
STONE VENEER:	SONOMA FIELDSTONE

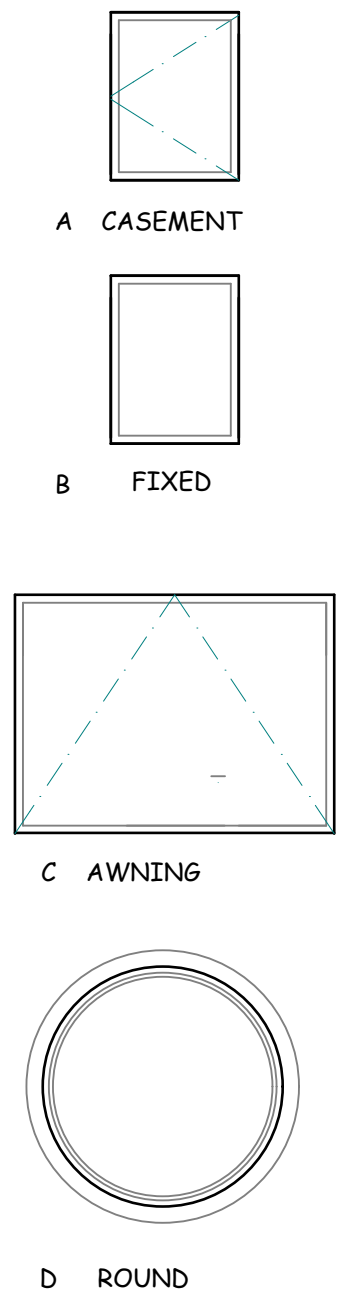
2 | **EXISTING WEST SIDE ELEVATION** | 1/4" = 1'-0"



NEW COLORS & MATERIALS	
ROOF COMP. SHINGLE:	OWENS CORNING, COLOR - WILLIAMSBURG GRAY
ROOF STANDING SEAM METAL:	KYNAR, COLOR - GUNMETAL GRAY
WINDOWS & DOORS:	ALUMINUM GLAD - COLOR WHITE
SIDING:	HORIZONTAL 1 X 10 WOOD COVE
	PAINTED, B.M. OC #172 REVERE PEWTER
DOOR & WINDOW TRIM:	WOOD 1 X 4 FLAT STOCK
	PAINTED, B.M. OC #65 CHANTILLY LACE
DECKING:	TIMBER TECH, COLOR - COASTLINE
ENTRY PATIO STONE:	BAY AREA BLUESTONE
DECK RAILINGS:	TEMPERED STARFIRE GLASS
DECK POSTS:	PAINTED, B.M. OC #65 CHANTILLY LACE

1 | **NEW WEST SIDE ELEVATION** | 1/4" = 1'-0"

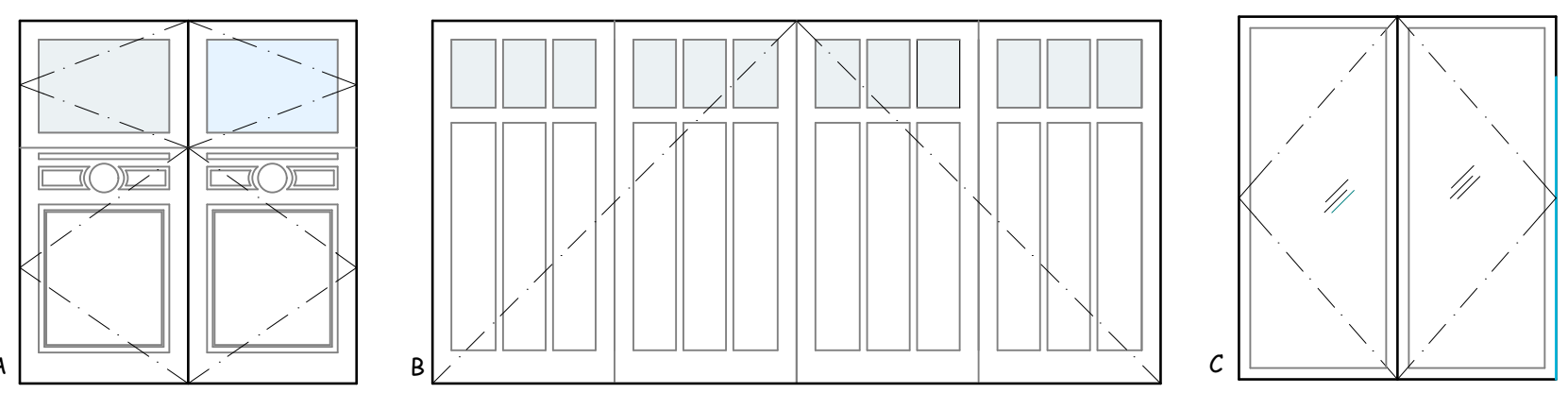
WINDOW SCHEDULE						
TAG	LOCATION	TYPE	MANUF.	ROUGH OPENING (WxH)	GLAZING	REMARKS
1	Closet	A	Weathershield Alum Clad	24" x 54"	Mull	TEMPER ALL GLASS FOR W.U.I.
2		A				
3	Garage	A		24" x 44"	Mull	
4		A				
5	Kitchen	C		72" x 56"		
6	Dining Room	C		42" x 19"		
7		C				TEMPER ALL GLASS
8		C				TEMPER ALL GLASS
9		C				TEMPER ALL GLASS
10		C				TEMPER ALL GLASS
11		C				TEMPER ALL GLASS
12	Living Room	C				TEMPER ALL GLASS
13		C				TEMPER ALL GLASS
14	Master Bedroom	C		30" x 24"		TEMPER ALL GLASS
15		B		60" x 24"		TEMPER ALL GLASS
16		C		30" x 24"		TEMPER ALL GLASS
17	Bath #1	A		24" x 36"		TEMPER ALL GLASS
18		B		60" dia.		TEMPER ALL GLASS
19	Gym	A	Milgard Vinyl	24" x 36"		TEMPER ALL GLASS
20		A	Alum Clad	28" x 48"	Mull	EGRESS
21		A				
22	Bath #5	B	Milgard Vinyl	24" x 30"		TEMPER ALL GLASS
23	Office	A	Alum Clad	30" x 60"	Mull	
24		A		30" x 60"	Mull	
25	Bath #4	A		18" x 48"		TEMPER ALL GLASS
26	Bedroom #4	A		36" x 24"		
27		B		58" x 24"	Mull	
28		A		36" x 24"		
29	Bedroom #2	A		30" x 24"		
30		B		60" x 24"		
31		A		30" x 24"		
32	Bath #2	C		48" x 42"		TEMPER ALL GLASS
33	Bedroom #3	A		36" x 60"	Mull	EGRESS
34		A		36" x 60"	Mull	
35	Bath #3	C	Milgard Vinyl	36" x 36"		TEMPER ALL GLASS



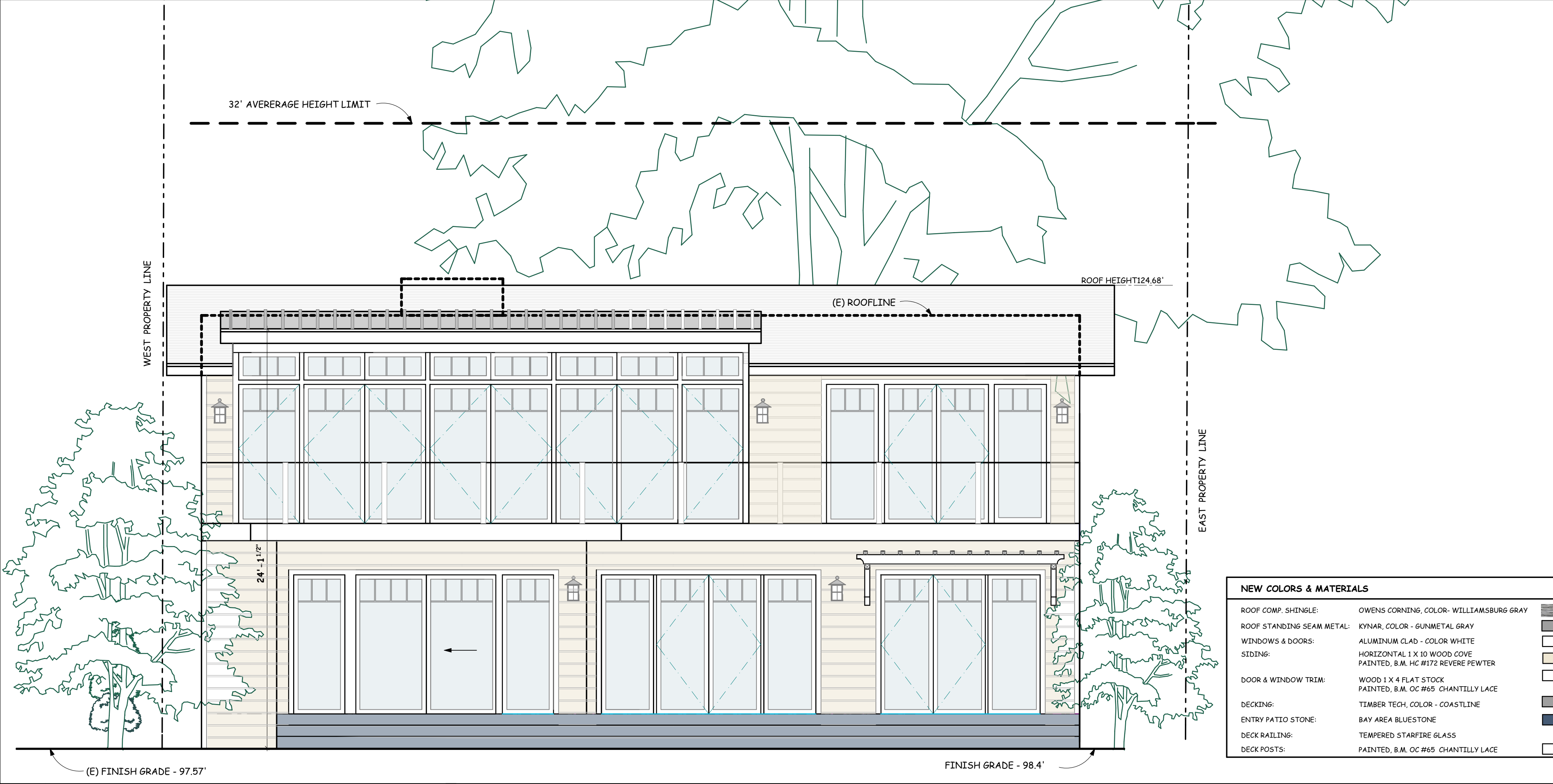
EXISTING COLORS & MATERIALS	
ROOF COMP. SHINGLE:	GRAY
ROOF FASCIA:	2 X 6 PAINTED MEDIUM GRAY
WINDOWS & DOORS:	ALUMINUM - COLOR SILVER
SIDING:	HORIZONTAL 1 X 6 WOOD V-GROOVE PAINTED, BARN RED
DOOR TRIM:	WOOD 1 X 4 FLAT STOCK PAINTED GRAY
STONE VENEER:	SONOMA FIELDSTONE

2 EXISTING REAR ELEVATION 1/4" = 1'-0"

DOOR SCHEDULE							
TAG	LOCATION	TYPE	MANUF.	FRAME SIZE (O.S.M.) (WxH)	HARDWARE	GLAZING	REMARKS
1	Entry	A	Weathershield	(2) 3'-0" X 8'-0"	Entry Set Exterior Locking		
2	Garage	B	Clopay	14'-0" X 7'-6"	Upward Acting		
3	Dining Room	C	Weathershield	3'-6" X 8'-0"	No Hardware		
4		C		(2) 3'-6" X 8'-0"	French Door		
5		C		(2) 3'-6" X 8'-0"			
6	Living Room	C		(2) 3'-6" X 8'-0"			
7		C		3'-6" X 8'-0"	No Hardware		
8	Master Bedroom	C		3'-0" X 8'-0"	No Hardware		
9		C		(2) 3'-0" X 8'-0"	French Door		
10		C		3'-0" X 8'-0"	No Hardware		
11	Bedroom #4	C		3'-0" X 8'-0"	No Hardware		
12		D		8'-0" X 8'-0"	Exterior Slider		
13		C		3'-0" X 8'-0"	No Hardware		
14	Rec. Room	C		3'-0" X 8'-0"	No Hardware		
11		C		(2) 3'-0" X 8'-0"	French Door		
12		C		3'-0" X 8'-0"	No Hardware		
13	Bedroom #2	C		(2) 3'-0" X 8'-0"	French Door		
14		C		3'-0" X 8'-0"	No Hardware		



Notes:
 1. Weathershield doors to be Aluminum clad, clad color white, primed interior
 2. Heat smart 1 system, low E glazing.
 3. Owner to verify hardware finish and style.
 4. Confirm order with Architect prior to placement.



NEW COLORS & MATERIALS	
ROOF COMP. SHINGLE:	OWENS CORNING, COLOR- WILLIAMSBURG GRAY
ROOF STANDING SEAM METAL:	KYNAR, COLOR - GUNMETAL GRAY
WINDOWS & DOORS:	ALUMINUM CLAD - COLOR WHITE
SIDING:	HORIZONTAL 1 X 4 WOOD COVE PAINTED, B.M. OC #172 REVERSE PEWTER
DOOR & WINDOW TRIM:	WOOD 1 X 4 FLAT STOCK PAINTED, B.M. OC #65 CHANTILLY LACE
DECKING:	TIMBER TECH, COLOR - COASTLINE
ENTRY PATIO STONE:	BAY AREA BLUESTONE
DECK RAILINGS:	TEMPERED STARFIRE GLASS
DECK POSTS:	PAINTED, B.M. OC #65 CHANTILLY LACE

1 NEW REAR ELEVATION 1/4" = 1'-0"

FREI DESIGN
 430 ELM AVENUE
 LARKSPUR, CA 94939
 PH: 415-272-4988
 freidesign@hotmail.com



REMODEL TO THE
FRANKS RESIDENCE
 99 COUDVIEW ROAD
 SAUSALITO, CA 94965

APN: 065-191-21

DATE & DESCRIPTION:
 11/18/2022 PLANNING SUBMITTAL
 01/24/2023 PLANNING RESUBMITTAL

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DRAWN BY: NMF
 CHECKED BY: NMF
 SCALE: 1/4" = 1'-0"

NEW & EXISTING REAR (SOUTH) ELEVATIONS AND WINDOW & DOOR SCHEDULES

SHEET
A3.3



REMODEL TO THE
FRANKS RESIDENCE
99 COUDVIEW ROAD
SAUSALITO, CA 94965

APN: 065-191-21

DATE & DESCRIPTION:
11/18/2022 PLANNING SUBMITTAL

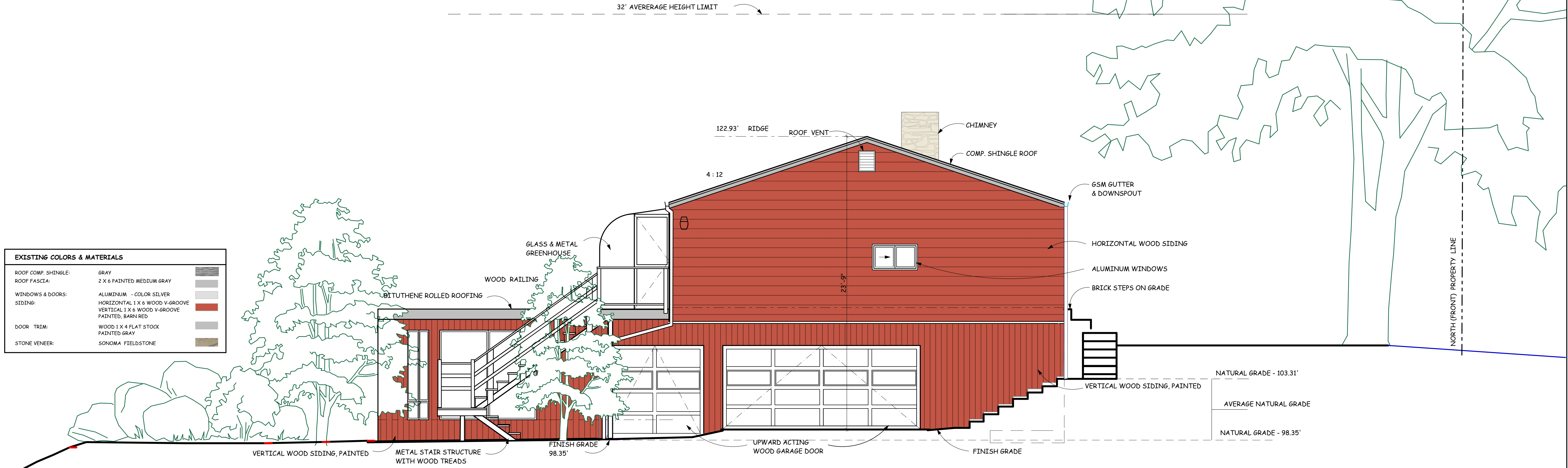
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DRAWN BY: NMF
CHECKED BY: NMF
SCALE: 1/4" = 1'-0"

NEW & EXISTING
EAST SIDE
EXTERIOR
ELEVATIONS

SHEET

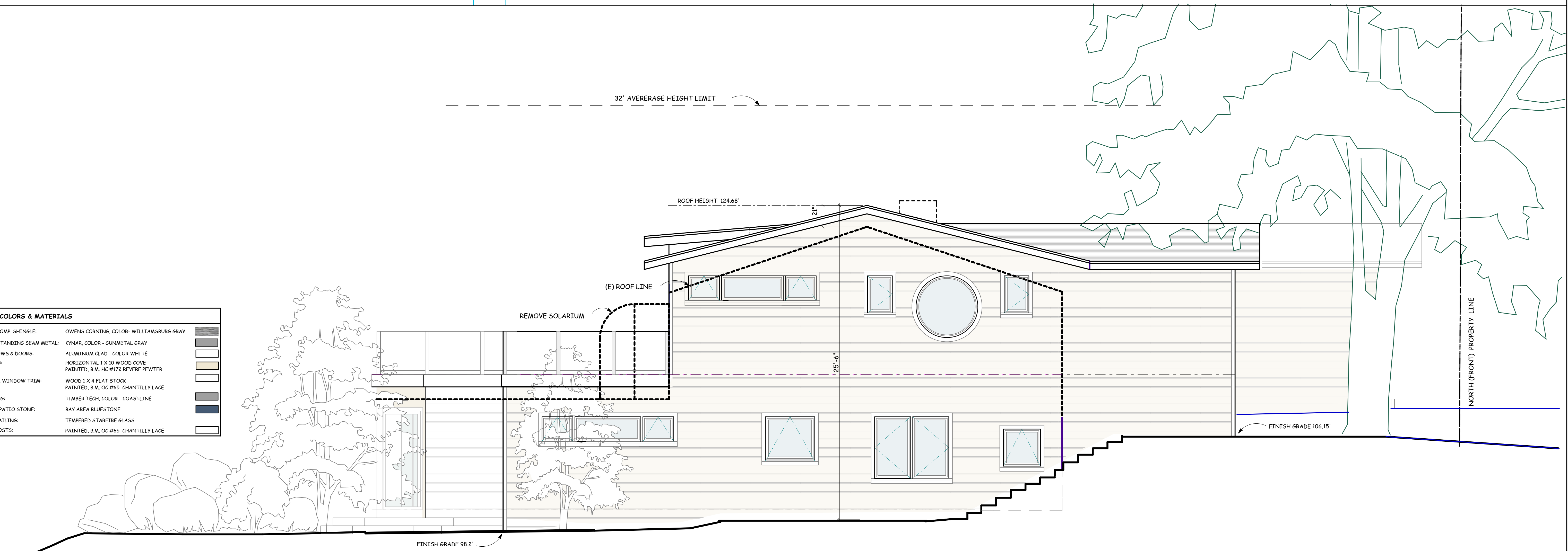
A3.4



EXISTING COLORS & MATERIALS

ROOF COMP. SHINGLE:	GRAY	
ROOF FASCIA:	2 X 6 PAINTED MEDIUM GRAY	
WINDOWS & DOORS:	ALUMINUM - COLOR SILVER	
SIDING:	HORIZONTAL 1 X 6 WOOD V-GROOVE	
	VERTICAL 1 X 6 WOOD V-GROOVE	
	PAINTED, BARN RED	
DOOR TRIM:	WOOD 1 X 4 FLAT STOCK	
	PAINTED GRAY	
STONE VENEER:	SONOMA FIELDSTONE	

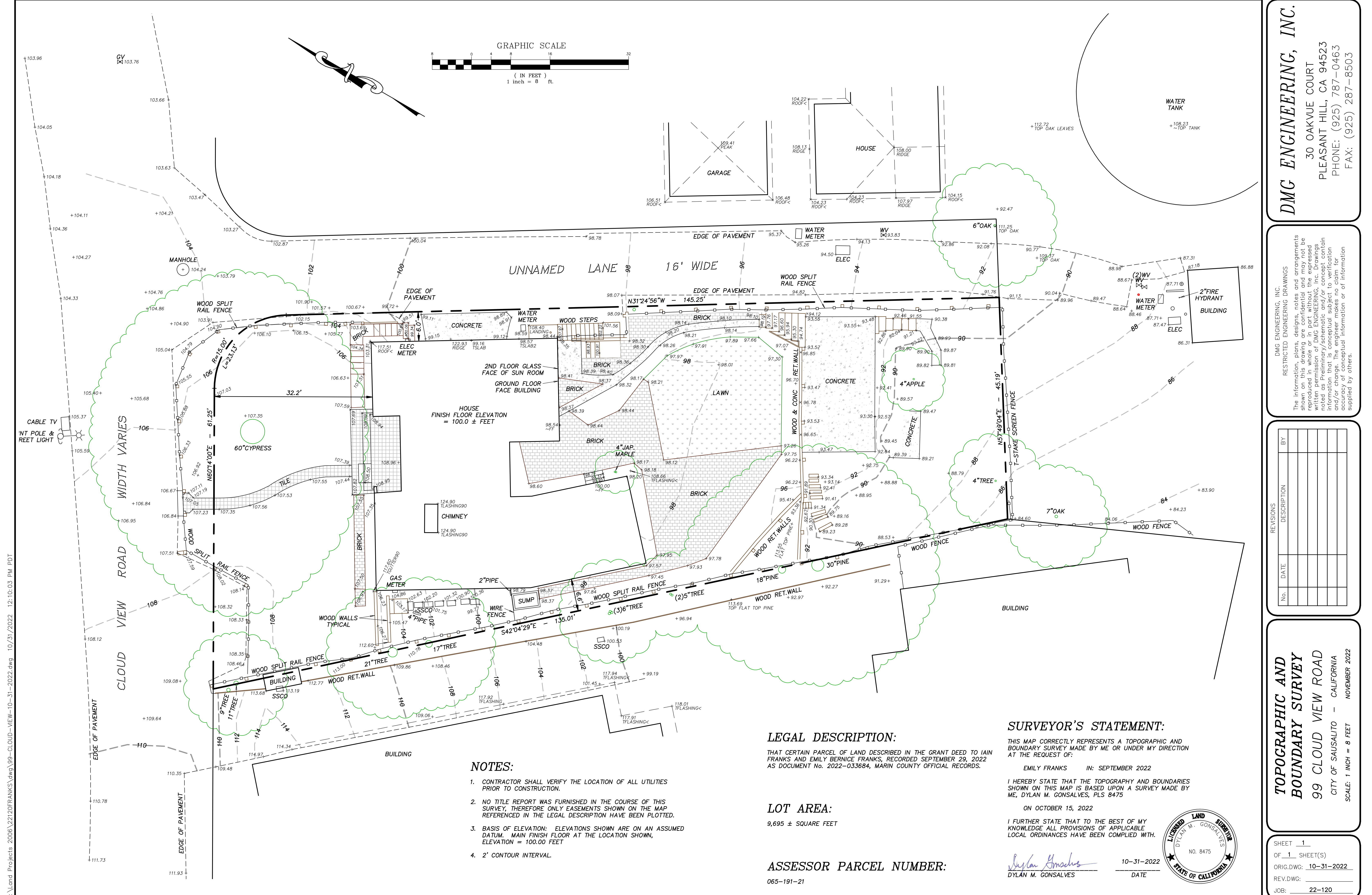
2 EXISTING EAST SIDE ELEVATION 1/4" = 1'-0"



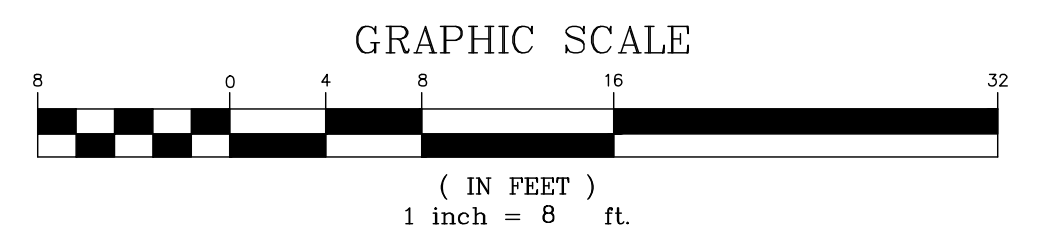
NEW COLORS & MATERIALS

ROOF COMP. SHINGLE:	OWENS CORNING, COLOR: WILLIAMSBURG GRAY	
ROOF STANDING SEAM METAL:	KYNAR, COLOR - GUNMETAL GRAY	
WINDOWS & DOORS:	ALUMINUM CLAD - COLOR WHITE	
SIDING:	HORIZONTAL 1 X 10 WOOD COVE	
	PAINTED, B.M. HC #172 REVERE PEWTER	
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DECKING:	TIMBER TECH, COLOR - COASTLINE	
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DECK RAILING:	TEMPERED STARFIRE GLASS	
DECK POSTS:	PAINTED, B.M. OC #65 CHANTILLY LACE	

1 NEW EAST SIDE ELEVATION 1/4" = 1'-0"



E:\Land Projects\2022\22120FRANKS.dwg - CLOUD-VIEW-10-31-2022.dwg 10/31/2022 12:10:03 PM PDT



- NOTES:**
1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. NO TITLE REPORT WAS FURNISHED IN THE COURSE OF THIS SURVEY; THEREFORE ONLY EASEMENTS SHOWN ON THE MAP REFERENCED IN THE LEGAL DESCRIPTION HAVE BEEN PLOTTED.
 3. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. MAIN FINISH FLOOR AT THE LOCATION SHOWN, ELEVATION = 100.00 FEET
 4. 2' CONTOUR INTERVAL.

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO IAIN FRANKS AND EMILY BERNICE FRANKS, RECORDED SEPTEMBER 29, 2022 AS DOCUMENT No. 2022-033684, MARIN COUNTY OFFICIAL RECORDS.

LOT AREA:
9,695 ± SQUARE FEET

ASSESSOR PARCEL NUMBER:
065-191-21

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

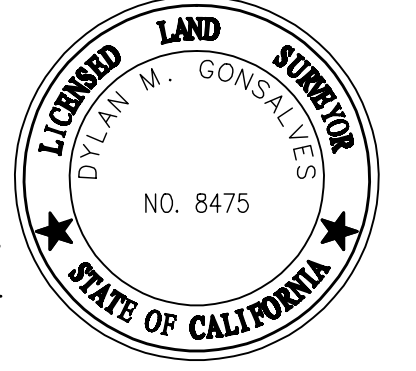
EMILY FRANKS IN: SEPTEMBER 2022

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON OCTOBER 15, 2022

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dylan M. Gonsalves
DYLAN M. GONSALVES DATE 10-31-2022



DMG ENGINEERING, INC.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

DMG ENGINEERING, INC.
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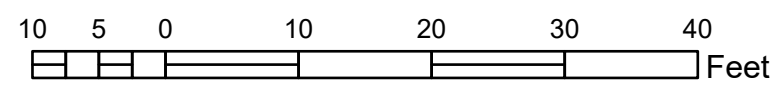
NO.	DATE	REVISIONS	DESCRIPTION	BY

TOPOGRAPHIC AND BOUNDARY SURVEY
99 CLOUD VIEW ROAD
CITY OF SAUSALITO - CALIFORNIA
SCALE: 1 INCH = 8 FEET
NOVEMBER 2022

SHEET 1
OF 1 SHEET(S)
ORIG.DWG: 10-31-2022
REV.DWG: _____
JOB: 22-120



Legend
 ✕ Tree-Protection Fencing
 ● Subject trees by number



TREE 1 DESCRIPTION AND PROTECTION CONSIDERATIONS

Tree 1 is a mature Monterey cypress that is about 60 years old. It has a single-main trunk that measures 61" in diameter at breast height. Its dense, balanced crown is 65' wide and the tree stands 94' tall. This species has a poor relative tolerance to construction impacts which can be mitigated by installation and maintenance of tree-protection fencing and supplemental irrigation during dry summer/fall months. Using pier-and-grade-beam construction for the house foundation will further protect the tree from root damage. Piers should be hand dug to 24" and repositioned if a root larger than 4" is encountered. Roots to be pruned should be severed with a clean, sharp saw. With proper implementation of the tree-protection measures described herein, I certify that construction of the proposed addition will not have significant adverse impacts to the existing, mature vegetation including Tree 1.

TREE-PROTECTION MEASURES

- The project arborists will be Tad Jacobs or Kent Julin through the entire length of the project. Any change of arborists will require a new arborist report from the new project arborist.
- The project arborist shall establish a tree protection zone (TPZ) for each tree to be protected prior to starting demolition work. Four-foot-high plastic orange construction fencing will be erected by the contractor and inspected by the project arborist to limit access to the TPZ. This will protect the trunk and root zone throughout construction.
- The project arborist shall attend a pre-demolition meeting with the contractor or responsible party and all other foremen or crew members onsite prior to any work to review all work procedures, access, and haul routes, and tree protection. The contractor must notify the project arborist if roots are exposed or if trunk or branches are inadvertently wounded.
- Install a barrel stave-like trunk wrap with 2x4" lumber connected together with metal straps around any trunk where heavy equipment operation is likely to cause wounding.
- Storage of equipment shall be as far away from protected trees as possible and optimally on asphalt/concrete or ground protected by mulch or plywood.
- Heavy equipment use should be limited around trees and their roots. No equipment may be transported or used on bare ground within the root zone. A 6" layer of mulch (chipped tree debris or other site vegetation or chipped, non-treated lumber) and plywood must be placed under the path for ingress and egress. Protective bridges shall be maintained by the contractor and inspected by the project arborist.
- Any damage to trees due to demolition or construction activities shall be reported to the project arborist within 6 hours so that remedial action can be taken. Any damage done to the trees in violation of the contract agreement shall be appraised as a casualty loss by the project arborist and provide to the tree owner.
- All trenching within the TPZ shall be done pneumatically or by hand, being careful not to damage any of the bark of any root.
- The project arborist shall inspect all grading, trenching, tunneling or other excavation within the root zones of trees prior to backfill.
- No chemicals or other waste materials shall be dumped within 20' of the base of any tree. No material storage shall be allowed in the TPZ.
- Tree pruning shall be done in accordance with ISA ANSI A300 standards. All pruning will be supervised by the project arborist.
- The project arborist must perform a final inspection to ensure that no unmitigated damage has occurred and to specify any pest, disease or other health care. The project arborist shall specify and oversee any necessary restorative actions.
- Any suspected omissions or conflict between various elements of the plan shall be brought to the attention of the project arborist and resolved before proceeding with the work.

SCHEDULE OF INSPECTIONS

Following are the inspections that will be completed as needed for the project:

- Before Equipment Mobilization, Delivery of Materials, Tree Removal, Site Work. The project arborist will meet with the general contractor and owners to review tree-protection measures, designated tree removals, identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and review existing conditions of trees to provide any additional necessary protection measures.
- Following Installation of Tree-Protection Fencing. The fencing shall be a minimum of 4' orange, plastic construction fence with signs identifying the area as a non-intrusion zone. The project arborist will inspect the site to ensure that all protection measures are properly installed. Review contractor requests for access within tree-protection zones. Assess changes in tree health since previous inspection.
- During Soil Excavation or Work Potentially Affecting Protected Trees. The project arborist will inspect the site during excavation near protected trees and document implemented recommendations. Assess changes in tree health since previous inspection.
- Final Site Inspection. The project arborist will inspect tree health and provide necessary recommendations to promote tree health and longevity. A letter report will be provided to the City of Sausalito that summarizes the project arborist's findings and conclusions.

SUBJECT TREES

Number	Common Name	Latin Name	DBH (in.)	Status	Condition	Recommendation
1	Monterey cypress	<i>Hesperacyoaris macrocarpa</i>	61	Undesirable	Good	Protect with fencing
2	Hollywood juniper	<i>Juniperus chinensis</i>	8	-	Good	Protect with fencing
3	Hollywood juniper	<i>Juniperus chinensis</i>	11	-	Good	Protect with fencing
4	Pepper tree	<i>Schinus molle</i>	20	-	Poor	Protect with fencing
5	Pepper tree	<i>Schinus molle</i>	8,8	-	Poor	Protect with fencing
6	Coast live oak	<i>Quercus agrifolia</i>	2-9 (8)	Protected	Good	Protect with fencing
7	California bay	<i>Umbellularia californica</i>	4,6	-	Good	Protect with fencing
8	Monterey pine	<i>Pinus radiata</i>	30	-	Good	Protect with fencing
9	Monterey pine	<i>Pinus radiata</i>	46	-	Good	Protect with fencing
10	Lilac fuchsia	<i>Fuschia arborescens</i>	10	-	Good	Protect with fencing
11	Apple tree	<i>Malus domesticus</i>	5	-	Poor	Protect with fencing
12	Tobira	<i>Pittosporum tobira</i>	9	-	Good	Protect with fencing
13	Tobira	<i>Pittosporum tobira</i>	4,5	-	Good	Protect with fencing



ARBORSCIENCE, LLC
 Sound Tree Advice
 P.O. Box 111, Woodacre, CA 94973

99 CLOUD VIEW ROAD, SAUSALITO, CALIFORNIA

TREE-PROTECTION PLAN

APN: 065-191-21

Kent Julin

Dr. Kent Julin
 Certified Arborist
 WE-8733A