

STAFF REPORT

SAUSALITO ZONING ADMINISTRATOR

Project Fisher-Irwin Residential Restoration Extension / 640 Sausalito Blvd.
Extension of Nonconformity Permit
NC 05-003

Meeting Date July 29, 2010

Staff Alison Thornberry, Assistant Planner

This Staff Report supplements the Staff Report dated April 13, 2005.

REQUESTS

Approval of a one-year extension for a Nonconformity Permit (NC 05-003) for renovations to an existing home including converting the existing two-family structure to a single-family home and making interior and exterior improvements to the primary residence and exterior modifications to the detached garage with studio apartment above at 640 Sausalito Boulevard (APN 065-163-01).

PROJECT INFORMATION

Applicant Terence L. Irwin

Property Owner Michael J. Fisher and Terence L. Irwin

Location/Size 640 Sausalito Boulevard; APN 065-163-01
10,000 square feet (see **Exhibit B** for vicinity map)

General Plan Medium Low Density Residential (up to 7.3 dwelling units per acre)

Zoning R-1-6 (Single Family Residence)

Authority Extension of Approved Permits (Zoning Ordinance Section 10.50.140)

CEQA: Class 1 Categorical Exemption pursuant to Section 15301(l) and 15303.

BACKGROUND

The project application was originally filed on January 12, 2005 by Michael Froehlich, on behalf of the property owners Michael Fisher and Terence Irwin. The project site is listed on the Sausalito "Noteworthy Structures and Sites" listing, and was required to meet with and receive recommendations on the proposed design by the Historic Landmarks Board (HLB). Prior to the submittal of a Nonconformity Permit application, the HLB held five meetings with the property owner, including one site visit, and the HLB was supportive of the design and the owners plan to return several architectural features which had been lost over the years. On January 26, 2005 the HLB gave their support of all portions of the owner's proposal.

On April 13, 2005 the Planning Commission held a public hearing on the Nonconformity Permit for renovations to the existing home including converting the existing two-family structure to a single-family home and making interior and exterior improvements to the primary residence and exterior modifications to the detached garage with studio apartment. On April 13, 2005 the Planning Commission approved the Nonconformity Permit via Resolution No. 2005-16 (**Exhibit C**).

On July 7, 2005 a Building permit was submitted for the Planning Commission approved work. The building plans went through several revisions to adequately respond to all building plan check comments. The building permit was approved and issued on April 9, 2007. With the timeframe of the project exceeding multiple years, and the cost of the project rising from the start of the architectural planning to the final issuance of the building permit, the applicant faced a downturn financially. The start of the recession put a temporary hold on the property owner's speed in moving forward.

The applicant requests Zoning Administrator approval of a one-year time extension of the previously-approved Nonconformity Permit in order to provide additional time to proceed with construction of the residence.

PROJECT ANALYSIS

EXTENSION OF PERMIT FINDINGS

In order to approve or conditionally approve the permit extension for the Nonconformity Permit, the Zoning Administrator must determine that the proposed project is in conformance with the required findings listed in Sections 10.50.140.D of the Zoning Ordinance. Since the approval of the Nonconformity Permit in 2005 there are no new adopted standards or ordinances that would affect the design and construction of the project as previously approved. Staff is not aware of any change in conditions or circumstances that have occurred that would have been grounds for denial of the original application. If the applicant had not experienced such an economic downfall at the same time the building permits were issued, the property owners would have continued and completed the approved project. The property owners have spent a great deal of time and money to bring this noteworthy structure back to original architectural style, and would like to finish what they had started.

CONCLUSION

Staff concludes the requisite findings can be made to approve the permit time extension for the Nonconformity Permit as described in the draft resolution of approval.

PUBLIC NOTICE AND CORRESPONDENCE

On July 16, 2010 public hearing notices were mailed to property owners within 300 feet of the project site.

No correspondence regarding the project has been received as of the writing of the staff report.

RECOMMENDATION

Staff recommends the Zoning Administrator approve the attached draft resolution (**Exhibit B**) which approves a permit time extension for a Nonconformity Permit for renovations of the existing residence at 640 Sausalito Boulevard (NC 05-0003).

Alternatively, the Zoning Administrator may:

- Approve the permit time extension with modifications; or
- Continue the hearing for additional information and/or project revisions; or
- Deny the permit time extension, and direct Staff to return with a Resolution of Denial.

EXHIBITS

- A. Vicinity Map
- B. Draft Resolution
- C. Planning Commission Resolution No. 2005-16

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**SAUSALITO ZONING ADMINISTRATOR
RESOLUTION NO. 2010-XX**

**A RESOLUTION APPROVING A ONE-YEAR TIME EXTENSION
OF A NONCONFORMITY PERMIT FOR THE RENOVATION OF
THE RESIDENCE AT 640 SAUSALITO BOULEVARD
(NC 05-003)**

WHEREAS, an application has been filed by the applicant, Terence Irwin on behalf of the property owners, Michael Fisher and Terence Irwin, requesting Zoning Administrator approval of a one-year time extension of the Planning Commission's approval of Nonconformity Permit, NC 05-003, at 640 Sausalito Boulevard (APN 065-163-01); and

WHEREAS, the Zoning Administrator conducted a duly-noticed public hearing on July 29, 2010 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Zoning Administrator finds that the proposed project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 (l) and Section 15303 (a); and

WHEREAS, the Zoning Administrator has reviewed and considered the project plans prepared by Michael Froehlich, entitled "Restorations/Upgrades at 640 Sausalito Blvd.," and date-stamped received on March 8, 2005, and Planning Commission Resolution No. 2005-16, approved April 13, 2005; and

WHEREAS, the Planning Commission has received and considered oral and written testimony on the subject application; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff reports for the proposed project; and

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report dated July 29, 2010; and

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

A one-year time extension through April 13, 2011 of a Nonconformity Permit (NC 05-003) for 640 Sausalito Boulevard, is approved based upon the findings in **Attachment 1**, subject to the conditions of approval in **Attachment 2** and as shown in the project plans titled "Restorations/Upgrades at 640 Sausalito Blvd." date-stamped received on March 8, 2005 in **Attachment 3**.

Date

Jeremy Graves, AICP
Zoning Administrator

ATTACHMENTS

- 1 Findings
- 2 Conditions of Approval
- 3 Project Plans

**ZONING ADMINISTRATOR RESOLUTION
JULY 29, 2010
NC 05-003
640 SAUSALITO BOULEVARD**

**ATTACHMENT 1: FINDINGS
FINDINGS FOR AN EXTENSION OF APPROVED PERMITS**

1. EXTENSION OF APPROVED PERMITS FINDINGS

In accordance with Zoning Ordinance Section 10.50.140.D (Land Use Permit Procedures), an Extension of an Approved Permit can be approved based on the following findings:

- A) No change of conditions or circumstances has occurred that would have been grounds for denying the original application;

Based upon the staff's site visit to the proposed project site, the site and area have not undergone any significant change of conditions or circumstances that would have been grounds for denying the original application.

- B) The applicant has been diligent in pursuing implementation of the permit; and

On July 7, 2005 a Building permit was submitted for the Planning Commission approved work. The building plans when through several revisions to adequately respond to all building plan check comments. The building permit was ultimately approved and issued on April 9, 2007. With the timeframe of the project exceeding multiple years, and the cost of the project rising from the start of the architectural planning to the final issuance of the building permit, the applicant faced a downturn financially. The start of the recession put a temporary hold on the property owner's speed in moving forward. The property owners have spent a great deal of time and money to bring this noteworthy structure back to original architectural style, and would like to finish what they had started.

- C) Modified conditions have been imposed which update the permit to reflect current adopted standards and ordinance requirements.

Since the approval of the Nonconformity Permit in 2005 there are no new adopted standards or ordinances that would affect the design and construction of the project as previously approved.

ZONING ADMINISTRATOR RESOLUTION
JULY 29, 2010
NC 05-003
640 SAUSALITO BOULEVARD

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the project plans prepared by Michael Froehlich, entitled "Restorations/Upgrades at 640 Sausalito Blvd.," and date-stamped received on March 8, 2005:

1. This approval will expire ON April 13, 2011 if the property owner has not exercised the entitlements hereby granted.
2. All conditions of approval contained in Planning Commission Resolution 2005-16 remain in force.

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. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
2. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
3. Encroachment permit, grading permit, third party review fees (cost plus 10%) fees shall be paid.
4. An encroachment permit shall be obtained from the Public Works Department prior to using the public right of way for non-public purposes (e.g., material storage, sidewalk construction or demolition) including any and all construction and demolition activities.
5. Grading/drainage permit(s) shall be obtained from the Public Works Department for any earthwork in excess of 50 cubic yards.
6. Grading on hillside land with of geologic formation known to slide will be limited to between April 15 and October 15 without written approval of the City Engineer.
7. 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.
8. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service laterals shall be placed underground when the main electrical service equipment is relocated or replaced.
9. 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 7:00 p.m.

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

Sundays – Prohibited

Holidays recognized by the City – Between 9:00 a.m. and 7:00 p.m.

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays between 9:00 a.m. and 7:00 p.m.

10. Permits required by other agencies having jurisdiction within construction area shall be obtained in accordance with their respective agency's regulations.

**ZONING ADMINISTRATOR RESOLUTION
JULY 29, 2010
NC 05-003
640 SAUSALITO BOULEVARD**

ATTACHMENT 3: PROJECT PLANS

See Attachment B of Planning Commission Resolution No. 2005-16 for the Approved Plans

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RESOLUTION NO. 2005 – 16

**RESOLUTION OF THE SAUSALITO PLANNING COMMISSION
APPROVING NONCONFORMITY PERMIT AND RECOMMENDING APPROVAL OF AN
ENCROACHMENT AGREEMENT (APPLICATION NC 05-003) FOR RENOVATIONS TO
THE HOME AT 640 SAUSALITO BOULEVARD**

WHEREAS, an application has been filed by the applicant and architect, Michael Froehlich, on behalf of Terrence Irwin and Michael Fisher, the property owners, requesting Planning Commission approval of Nonconformity and Encroachment Permits for renovations to the home at 640 Sausalito Boulevard (APN 065-163-01); and

WHEREAS, the Planning Commission conducted duly noticed public meetings on April 13, 2005 in the manner prescribed by local ordinance, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the requirements of CEQA pursuant to Section 15303; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Restoration/Upgrades at 640 Sausalito" stamped received by the City of Sausalito on March 8, 2005; and

WHEREAS, the Planning Commission has received and considered oral and written testimony on the subject application and obtained evidence from site visits; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the April 13, 2005 staff reports for the proposed project; and

WHEREAS the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the Zoning Code as outlined in the staff report; and

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the General Plan as outlined in the staff report; and

WHEREAS, the Planning Commission has determined that the proposed project promotes the preservation of a historic structure and is consistent with the principles of historic preservation.

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

1. The Nonconformity Permit is approved, and the Encroachment Permit recommended for approval, as outlined in the attached findings (Attachment A).
2. The Nonconformity Permit is approved and Encroachment Permit recommended for approval for project plans titled "Restoration/Upgrades at 640 Sausalito" stamped received by the City of Sausalito on March 8, 2005 (Attachment B), subject to the attached conditions of approval (Attachment C)

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 13th day of April 2005, by the following vote:

AYES: Commissioner: Chair Leone, Vice-Chair Kellman, Pettitt, Keller, Bossio
NOES: Commissioner:
ABSENT: Commissioner:



SECRETARY TO THE PLANNING COMMISSION

Attachment B

GENERAL NOTES

1. THESE NOTES ARE GENERAL AND APPLY TO THE ENTIRE PROJECT EXCEPT WHERE THERE ARE SPECIFIC INDICATIONS TO THE CONTRARY.
2. CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2001 CALIFORNIA BUILDING CODE, 2001 CALIFORNIA ELECTRICAL CODE, 2001 CALIFORNIA ENERGY CODE, 2001 CALIFORNIA FIRE CODE AND ALL OTHER APPLICABLE CODES. ALL WORK SHALL COMPLY EXCEPT THESE THE FOLLOWING NOTES ARE MORE RESTRICTIVE.
3. STRUCTURAL DIMENSIONS CONTROLLED BY OR RELATED TO MECHANICAL AND/OR ELECTRICAL EQUIPMENT SHALL BE CENTERED BY THE CONSTRUCTOR FROM TO CONSTRUCTION.
4. STRUCTURES HAVE BEEN DESIGNER FOR ONLY STRUCTURAL LOADS. PARTS OF THE STRUCTURE SHALL BE PROTECTED AND/OR SUPPORTED BY BRACING AND SHORING THROUGHOUT EXCESSIVE LOADING MAY OCCUR.
5. THE CONTRACTOR ALONE IS RESPONSIBLE FOR JOB SITE SAFETY. THE USER OF THE CONSTRUCTION OF THIS DRAWING WITH THE PLANS AND SPECIFICATIONS. IT DOES NOT ENCOURAGE SAFETY PROCEDURES OR ORDINANCES.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ARCHITECT TO VERIFY THAT ALL CONDITIONS TO BE FOUND IN THE FIELD OR BE DIFFERENT FROM THOSE SHOWN ON THE PLANS OR SPECIFICATIONS OF THE PROJECT.
7. LAY OUT ALL STRUCTURAL WORK BY REFERENCING TO DIMENSIONS AND ELEVATION NOTES ON THE ARCHITECTURAL PLANS. DO NOT SCALE DIMENSIONS FROM THE PLANS. VERIFY ALL DIMENSIONS AND CORRECTING SURFACE POINTS AND ACTUAL MATERIAL DIMENSIONS.
8. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
9. VERIFY TYPE AND SIZE OF METAL WORK AGAINST APPROPRIATE MEMBER SIZE BEFORE ORDERING HARDWARE.
10. HARDWARE NOTED IS SIMPSON STRONG-IRON. HARDWARE OF SIMILAR CONSTRUCTION AND EQUAL TENSILE VALUE IS ACCEPTABLE.
11. FOR HARDWARE USE THE MAXIMUM SIZE BOLTS AND NAILS SPECIAL SHORT-LENGTH NAILS SUPPLIED BY MANUFACTURER WHERE COMMON NAILS WILL EXCEED THE WIDTH OF THE FRAMING MEMBER.
12. IN CASE OF CONFLICT BETWEEN STRUCTURAL AND ARCHITECTURAL PLANS, THE LATTER AND/OR SPECIFICATIONS, THE MORE RESTRICTIVE DRAWING SHALL APPLY.

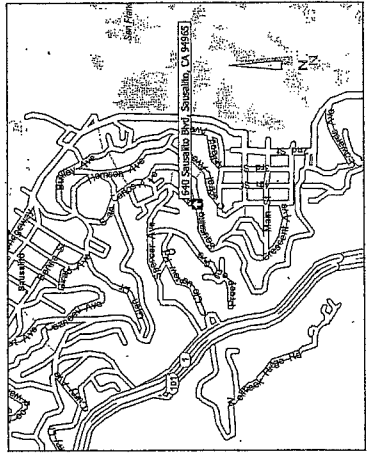
CONSULTANTS

GEOTECHNICAL CONSULTANT
 GEOENGINEERING, INC.
 134 PAUL DRIVE, SUITE 102
 SAN RAFAEL, CA 94903
 (415) 492-1747
 (415) 492-8887 (fx)

LANDSCAPE DESIGN
 WATERMAN & SUN
 633 COWPER STREET
 PALO ALTO, CA 94301
 (650) 321-9640
 (650) 321-5644 (fx)

RESTORATION/UPGRADES AT: 640 SAUSALITO BLVD. SAUSALITO, CALIFORNIA

RECEIVED
 MAR 08 2005
 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



LOCATION MAP

PLAN INDEX

- ARCHITECTURAL:**
- A1.1 TITLE SHEET
 - A2.1 SITE PLAN
 - A2.2 MAIN HOUSE: (E)PLANS AND ELEVATIONS
 - A2.3 2ND UNIT: (E)PLANS AND ELEVATIONS
 - A3.1 MAIN HOUSE: FIRST FLOOR
 - A3.2 MAIN HOUSE: SECOND FLOOR
 - A3.3 MAIN HOUSE: THIRD FLOOR
 - A3.4 2ND UNIT: FLOOR PLANS
 - A6.1 MAIN HOUSE: NORTH & EAST ELEVATION
 - A6.2 MAIN HOUSE: NORTH & WEST ELEVATION
 - A6.3 2ND UNIT: ELEVATIONS
- LANDSCAPING (BY WATERMAN & SUN):**
- L1 DEMOLITION PLAN
 - L2 PROPOSED HARDSCAPE
 - L3 LANDSCAPE PLAN

PROJECT DATA

OWNER:
 MICHAEL PROSER AND EMBERLE HORN
 2177 BROADWAY, SUITE 1301
 REDWOOD CITY, CA 94063

APPLICABLE CODES:
 SAUSALITO PLANNING DIVISION
 APPLICABLE CODES AS PER ORIGINAL NOTES THIS SHEET

ZONING:
 R-1

OCCUPANCY:
 P-3 DWELLING
 U-1 GARAGE

CONSTRUCTION:
 TYPE V, NON-HATED

BUILDING HEIGHT:
 FIFTEEN-STORY, UNFINISHED

LOT AREA:
 10,617 SQ. FT.

FLOOR AREAS:
 SEE SHEET A2.1

PARKING:
 FIFTEEN-CAR GARAGE

M F
 Michael Proser & Emler Horn
 Architects
 542 WINDHAM STREET
 REDWOOD CITY, CA 94063
 PHONE: 415.681.8242
 FAX: 415.681.8242
 EMAIL: MPROSER@MFIARCHITECTS.COM

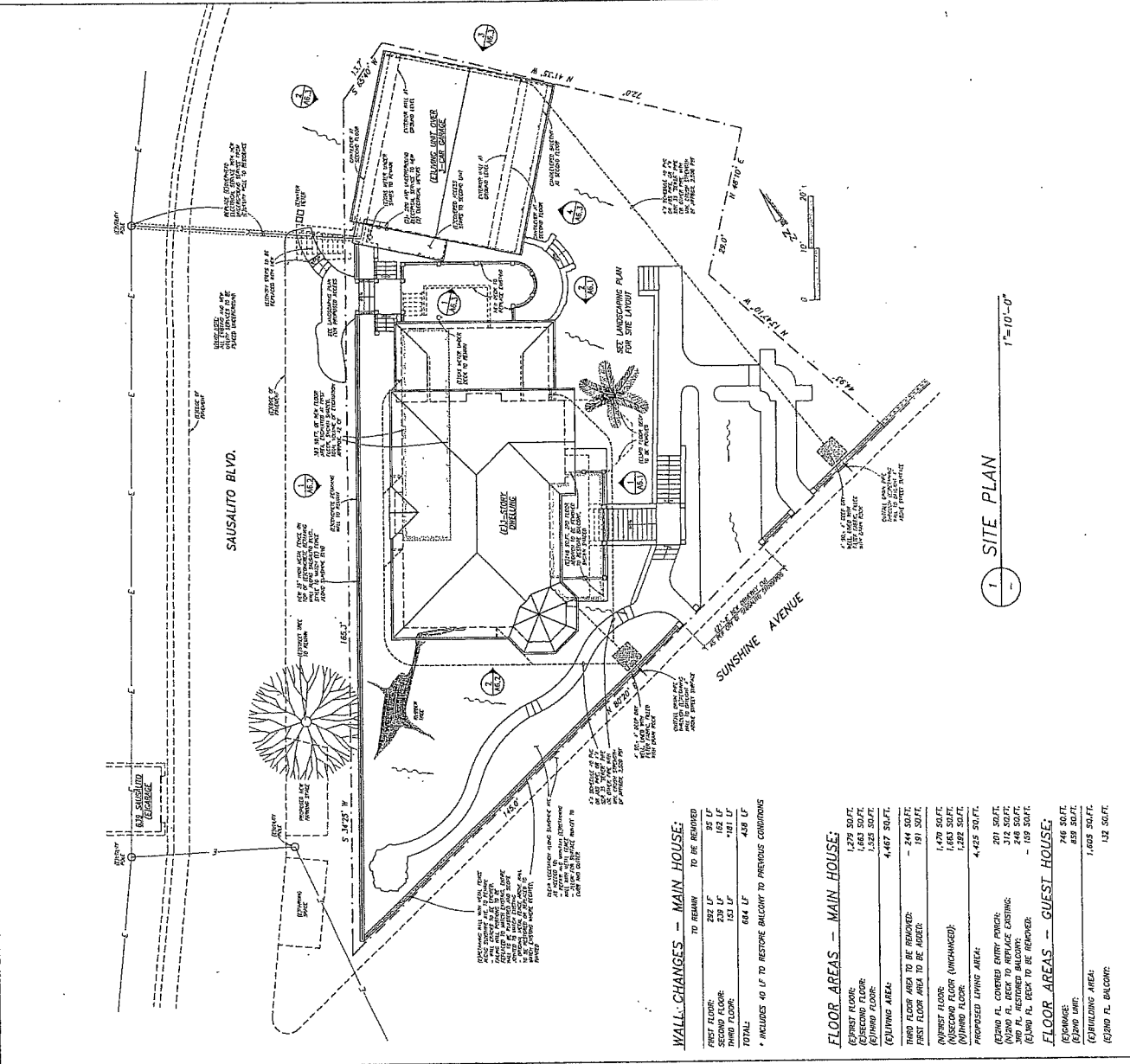
TITLE SHEET

RESTORATION/UPGRADES AT:
 640 SAUSALITO BLVD.
 SAUSALITO, CALIFORNIA

DATE:	02/07/05
PROJECT NO.:	0412
DRAWN BY:	MP
DRAWING NO.:	
A1.1 1 OF 11	



DATE	02/07/05
PROJECT NO.	04.12
DRAWN BY	MP
DRAWING NO.	A2101
	2 OF 11



WALL CHANGES - MAIN HOUSE:

FIRST FLOOR:	397 LF	85 LF	TO REMAIN
SECOND FLOOR:	239 LF	152 LF	TO BE REMOVED
THIRD FLOOR:	151 LF	121 LF	TO BE REMOVED
TOTAL:	684 LF	438 LF	

* INCLUDES 40 LF TO RESTORE BALCONY TO PREVIOUS CONDITIONS

FLOOR AREAS - MAIN HOUSE:

FIRST FLOOR:	1,697 SQ. FT.
SECOND FLOOR:	1,463 SQ. FT.
THIRD FLOOR:	1,525 SQ. FT.
CEILING AREA:	4,467 SQ. FT.

FLOOR AREAS - GUEST HOUSE:

CEILING AREA:	746 SQ. FT.
CEILING AREA:	859 SQ. FT.
CEILING AREA:	1,605 SQ. FT.
CEILING AREA:	142 SQ. FT.

LEGEND	
	SHAFT RAILWAY
	STAIRS
	PROPERTY LINE
	EXISTING DRIVE
	EXISTING CONDUIT
	NEW DRIVE
	NEW CONDUIT
	NEW ELECTRICAL
	NEW PLUMBING
	NEW MECHANICAL
	NEW PAINT
	NEW ROOFING
	NEW FLOORING
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	NEW CEILING
	NEW WALLS
	NEW WINDOWS
	NEW DOORS
	NEW STAIRS
	NEW ROOF
	NEW FLOOR
	NEW CEILING
	NEW WALLS
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	NEW STAIRS
	NEW ROOF
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	NEW WALLS
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	NEW STAIRS
	NEW ROOF
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	NEW CEILING
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	NEW WINDOWS
	NEW DOORS
	NEW STAIRS

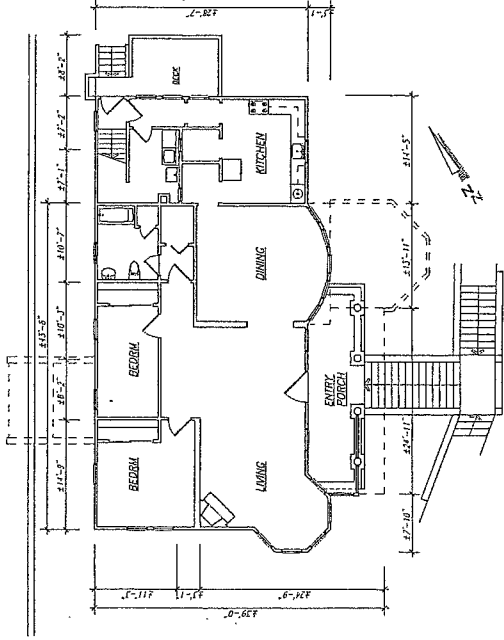
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 EMAIL: MFR@MICHAELFROELICH.COM

REGISTERED ARCHITECT
 No. 2 21111
 State of California
 11-28-2003

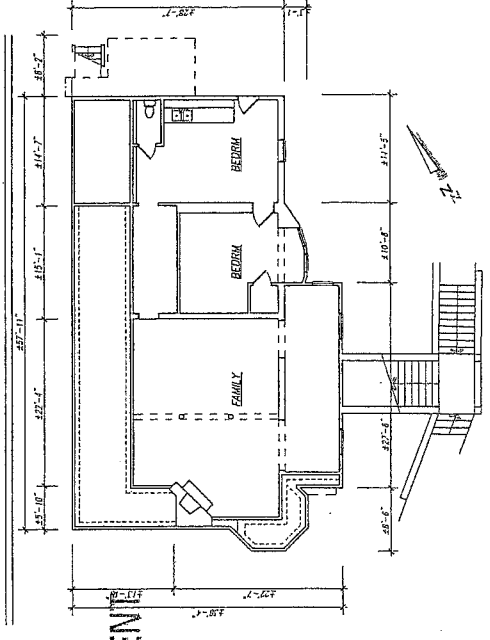
MAIN HOUSE
 (E) FLOOR PLANS
 (E) ELEVATIONS

RESTORATION/UPGRADES AT:
 640 SAUSALITO BLVD.
 SAUSALITO, CALIFORNIA

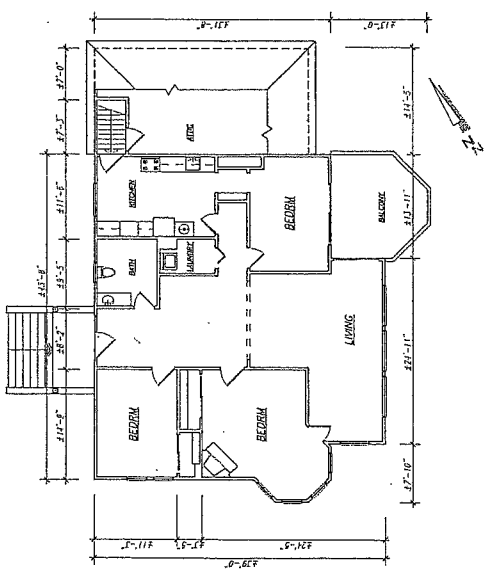
DATE:	03/07/05
PROJECT NO.:	0412
DRAWN BY:	
DRAWING NO.:	A22
	3 OF 11



2 (E) SECOND FLOOR
 1/8" = 1'-0"



1 (E) FIRST FLOOR
 1/8" = 1'-0"

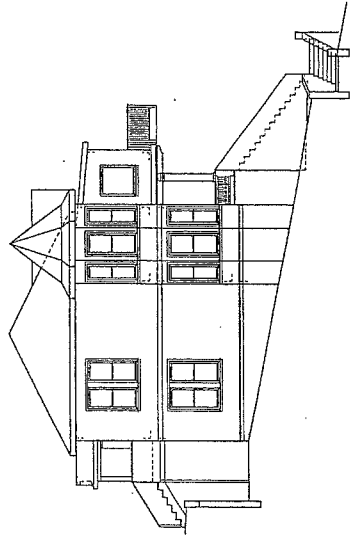


3 (E) THIRD FLOOR
 1/8" = 1'-0"

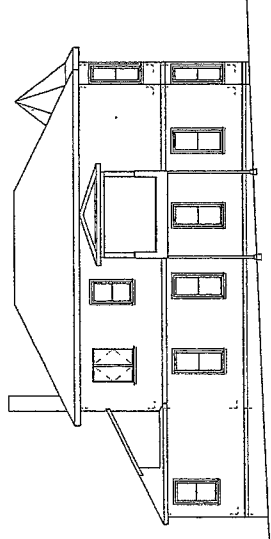
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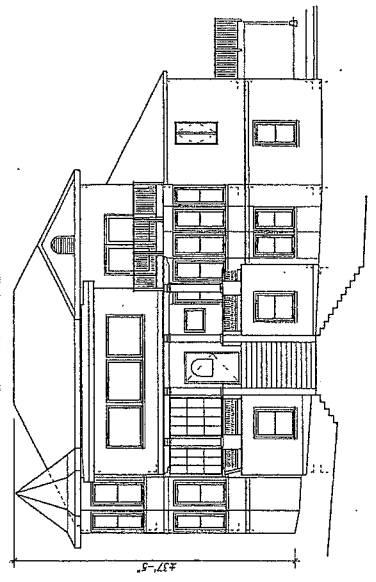
CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



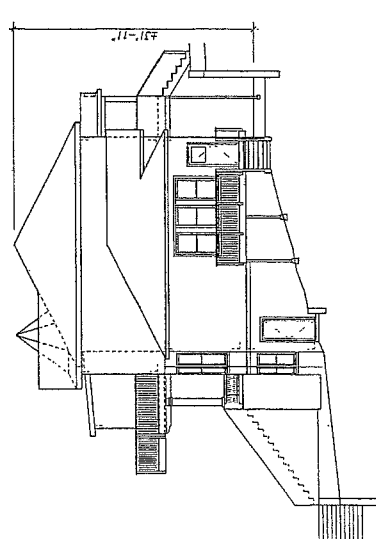
7 (E) SOUTH ELEVATION
 1/8" = 1'-0"



6 (E) WEST ELEVATION
 1/8" = 1'-0"



4 (E) EAST ELEVATION
 1/8" = 1'-0"

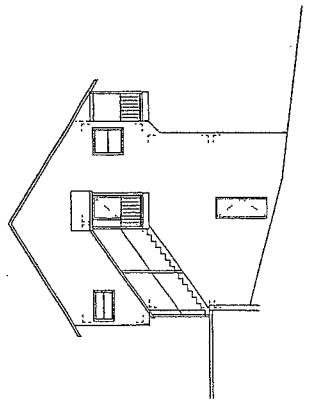


5 (E) NORTH ELEVATION
 1/8" = 1'-0"

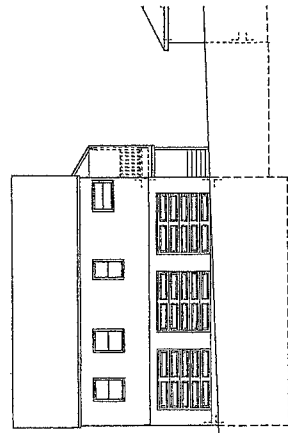
RECEIVED

MAR 08 2005

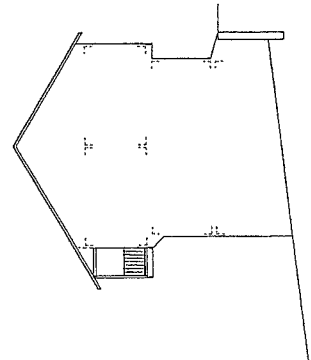
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT



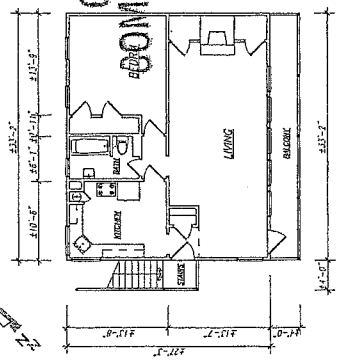
7 (E) SOUTH ELEVATION
1/8"=1'-0"



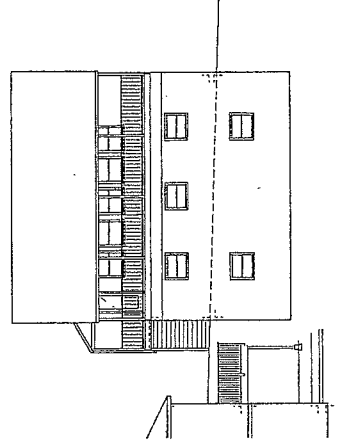
6 (E) WEST ELEVATION
1/8"=1'-0"



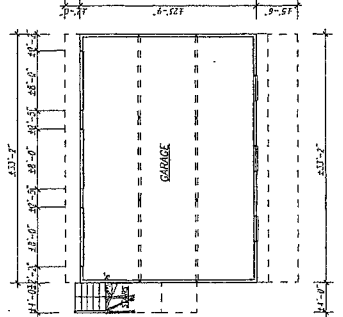
5 (E) NORTH ELEVATION
1/8"=1'-0"



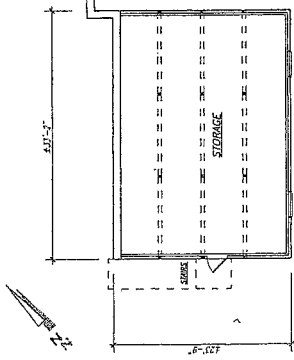
3 (E) THIRD FLOOR
1/8"=1'-0"



4 (E) EAST ELEVATION
1/8"=1'-0"



2 (E) SECOND FLOOR
1/8"=1'-0"



1 (E) FIRST FLOOR
1/8"=1'-0"

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GARAGE/2ND UNIT
(E) FLOOR PLANS
(E) ELEVATIONS

RESTORATION/UPGRADES AT:
640 SAUSALITO BLVD.
SAUSALITO, CALIFORNIA

PROGRESS PRINTS	
NO.	DESCRIPTION
1	DATE
2	DATE
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100	DATE

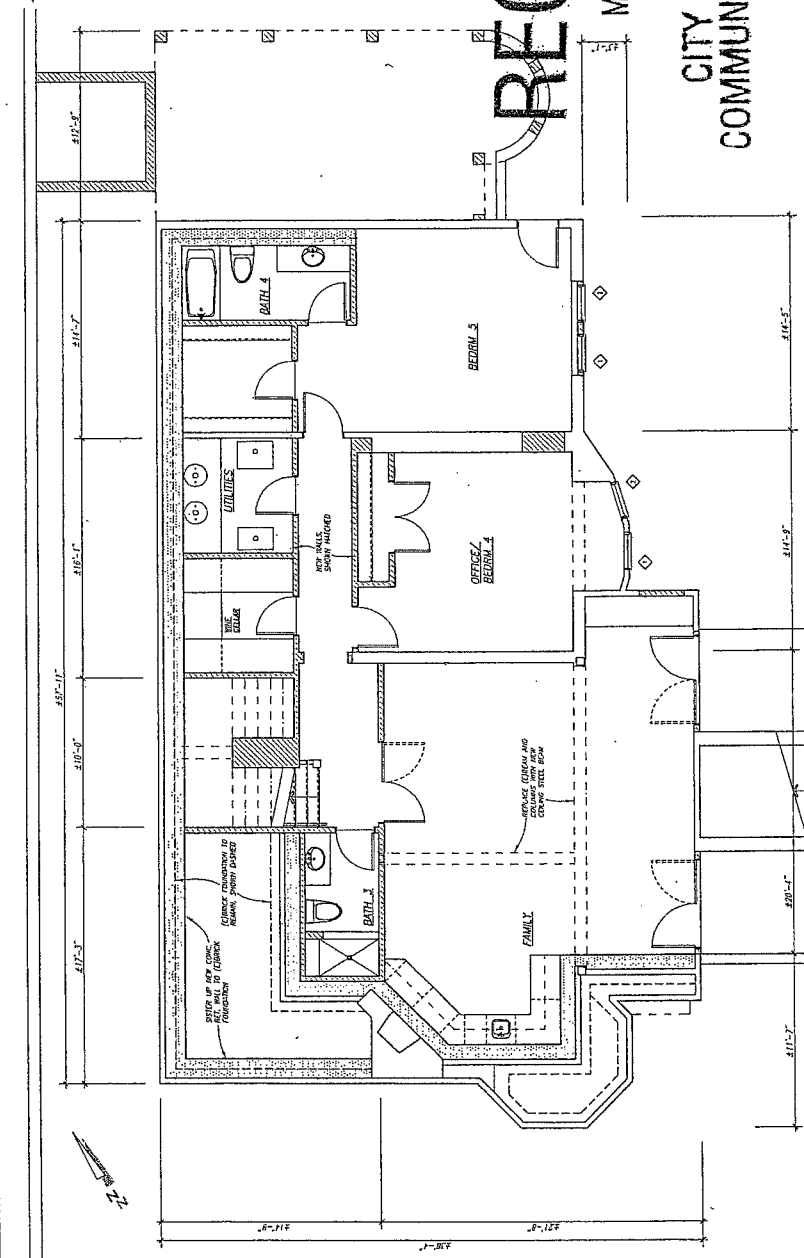
REVISIONS:

DATE: 03/07/05
 PROJECT NO.: 04.12
 DRAWING BY: MKF
 DRAWING NO.: A23
 4 OF 11

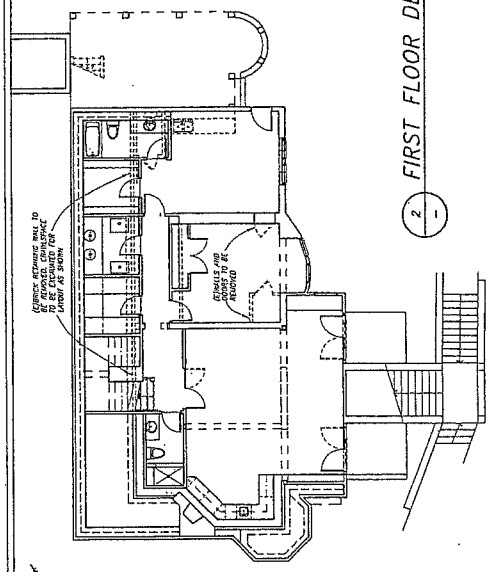
WINDOW SCHEDULE

SEE EXTERIOR ELEVATIONS FOR FINISH LOGS AND SIZE OF FINISH
 ANGLE. DOUBLE-HUNG AND DOUBLE-HUNG WITH CUSTOM SIZES IN FREQ
 UNIT: S.W. (W x H) TYPE LOWER GLASS MARKS

NO.	MARKS	TYPE	LOWER GLASS	MARKS
1	D-1-F x 2-F	C	D-1-F	MARK LEFT
2	D-1-F x 2-F	C	D-1-F	MARK RIGHT
3	D-1-F (L) x 2-F	C	D-1-F	MARK LEFT, CUSTOM WIDTH
4	D-1-F (R) x 2-F	C	D-1-F	MARK RIGHT, CUSTOM WIDTH
5	D-1-F x 2-F	F	D-1-F	
6	D-1-F x 2-F	C	D-1-F	MARK LEFT
7	D-1-F x 2-F	C	D-1-F	MARK RIGHT
8	D-1-F x 2-F	C	D-1-F	MARK LEFT
9	D-1-F x 2-F	C	D-1-F	MARK RIGHT
10	D-1-F x 2-F	F	D-1-F	ASSEMBLY WITH / 8 & 8
11	D-1-F x 2-F	C	D-1-F	MARK LEFT, TEMP. GLASS
12	D-1-F x 2-F	C	D-1-F	MARK RIGHT, TEMP. GLASS
13	D-1-F x 2-F	C	D-1-F	MARKED
14	D-1-F x 2-F	A	D-1-F	TEMP. GLASS
15	D-1-F x 2-F	C	D-1-F	MARK LEFT, TEMP. GLASS
16	D-1-F x 2-F	C	D-1-F	MARK RIGHT, TEMP. GLASS
17	D-1-F x 2-F	C	D-1-F	ASSEMBLY WITH / 17
18	D-1-F x 2-F	C	D-1-F	MARK LEFT, TEMP. GLASS
19	D-1-F x 2-F	C	D-1-F	MARK RIGHT, TEMP. GLASS
20	D-1-F x 2-F	C	D-1-F	MARKED INSIDE OVER ONE CORNER
21	F x 2-F	SW		
22				
23				
24				
25				
26				
27				
28				
29				
30				
31	D-1-F x 2-F	ON	S-C	CURTAIN
32	D-1-F x 2-F	ON	D-1-F	REVISION EXCESS
33	D-1-F x 2-F	ON	D-1-F	MARK LEFT, TEMP. GLASS
34	D-1-F x 2-F	ON	D-1-F	
35	D-1-F x 2-F	ON	D-1-F	
36				
37				
38				



1 FIRST FLOOR PLAN 1/4"=1'-0"



2 FIRST FLOOR DEMOLITION 1/8"=1'-0"

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RESTORATION/UPGRADES AT:
 640 SAUSALITO BLVD.
 SAUSALITO, CALIFORNIA

PROJECT: 0105
 DATE: 01/07/05
 PROJECT NO.: 0412
 DRAWN BY: MF
 CHECKED BY: MF
 APPROVED BY: MF

PROGRESS PRINTS

REVISIONS:

NO.	DATE	DESCRIPTION

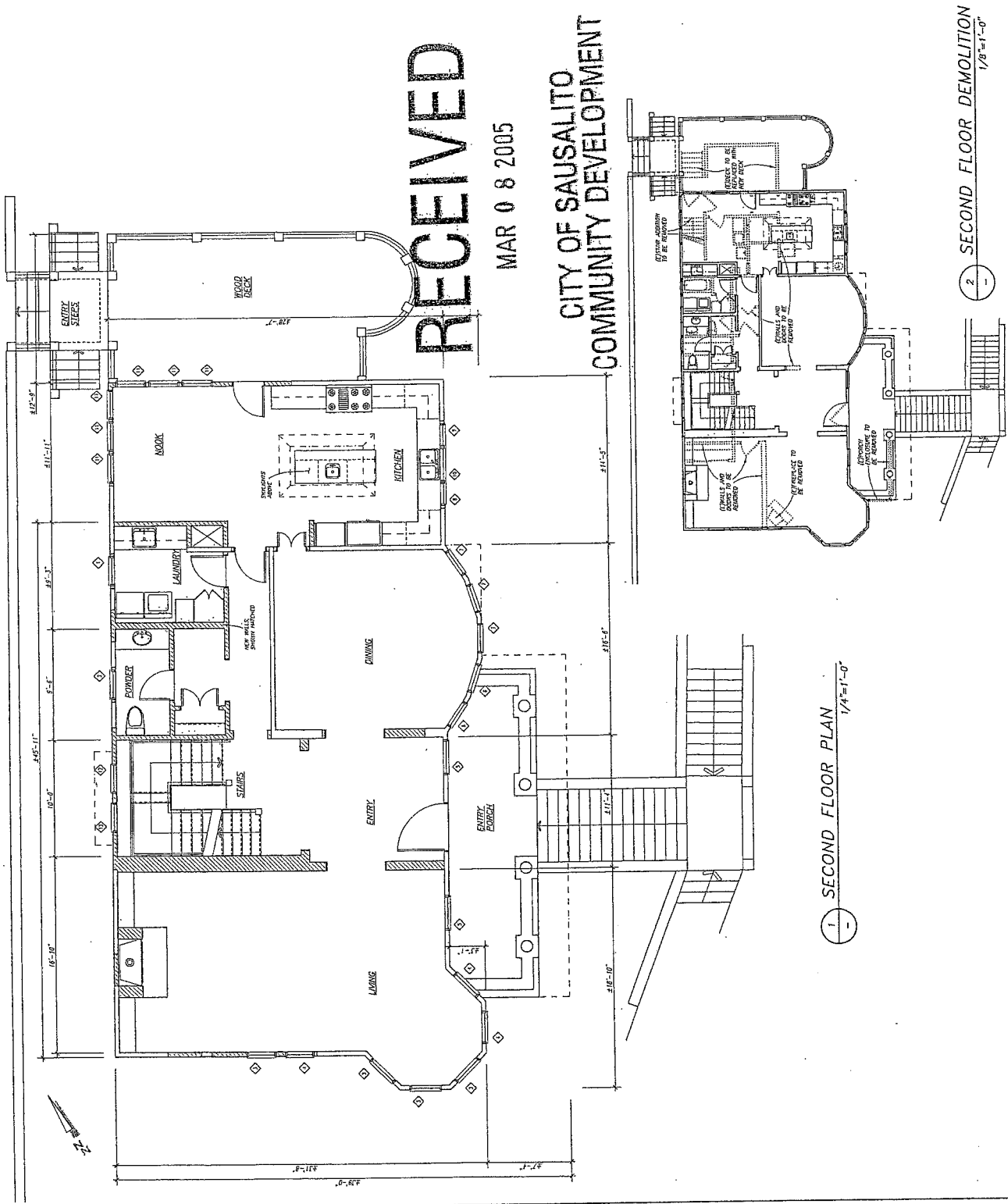
DRAWING NO. **A3.01**
 5 OF 11

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SECOND FLOOR PLAN

**RESTORATION/UPGRADES AT:
 640 SAUSALITO BLVD.
 SAUSALITO, CALIFORNIA**

DATE:	07/07/05
PROJECT NO.:	0412
DRAWN BY:	MF
DRAWING NO.:	A3.02
6 OF 11	



WINDOW SCHEDULE

SEE EXTERIOR ELEVATIONS FOR WINDOW DETAILS AND SIZE OF FINICES
 NOTE: MAKE ALL WINDOW FINICES EVERY CUSTOM SIZE AS FIELD

NO.	FINICE	MARKING	NOTES
1	1'-0" x 6'-0"	D-101	FINICE CORNER GLASS
2	2'-4" x 5'-0"	D-102	FINICE CORNER GLASS
3	2'-4" x 5'-0"	D-103	FINICE CORNER GLASS
4	2'-4" x 5'-0"	D-104	FINICE CORNER GLASS
5	2'-4" x 5'-0"	D-105	FINICE CORNER GLASS
6	2'-4" x 5'-0"	D-106	FINICE CORNER GLASS
7	2'-4" x 5'-0"	D-107	FINICE CORNER GLASS
8	2'-4" x 5'-0"	D-108	FINICE CORNER GLASS
9	2'-4" x 5'-0"	D-109	FINICE CORNER GLASS
10	2'-4" x 5'-0"	D-110	FINICE CORNER GLASS
11	2'-4" x 5'-0"	D-111	FINICE CORNER GLASS
12	2'-4" x 5'-0"	D-112	FINICE CORNER GLASS
13	2'-4" x 5'-0"	D-113	FINICE CORNER GLASS
14	2'-4" x 5'-0"	D-114	FINICE CORNER GLASS
15	2'-4" x 5'-0"	D-115	FINICE CORNER GLASS
16	2'-4" x 5'-0"	D-116	FINICE CORNER GLASS
17	2'-4" x 5'-0"	D-117	FINICE CORNER GLASS
18	2'-4" x 5'-0"	D-118	FINICE CORNER GLASS
19	2'-4" x 5'-0"	D-119	FINICE CORNER GLASS
20	2'-4" x 5'-0"	D-120	FINICE CORNER GLASS
21	2'-4" x 5'-0"	D-121	FINICE CORNER GLASS
22	2'-4" x 5'-0"	D-122	FINICE CORNER GLASS
23	2'-4" x 5'-0"	D-123	FINICE CORNER GLASS
24	2'-4" x 5'-0"	D-124	FINICE CORNER GLASS
25	2'-4" x 5'-0"	D-125	FINICE CORNER GLASS
26	2'-4" x 5'-0"	D-126	FINICE CORNER GLASS
27	2'-4" x 5'-0"	D-127	FINICE CORNER GLASS
28	2'-4" x 5'-0"	D-128	FINICE CORNER GLASS
29	2'-4" x 5'-0"	D-129	FINICE CORNER GLASS
30	2'-4" x 5'-0"	D-130	FINICE CORNER GLASS
31	2'-4" x 5'-0"	D-131	FINICE CORNER GLASS
32	2'-4" x 5'-0"	D-132	FINICE CORNER GLASS
33	2'-4" x 5'-0"	D-133	FINICE CORNER GLASS
34	2'-4" x 5'-0"	D-134	FINICE CORNER GLASS
35	2'-4" x 5'-0"	D-135	FINICE CORNER GLASS
36	2'-4" x 5'-0"	D-136	FINICE CORNER GLASS
37	2'-4" x 5'-0"	D-137	FINICE CORNER GLASS
38	2'-4" x 5'-0"	D-138	FINICE CORNER GLASS
39	2'-4" x 5'-0"	D-139	FINICE CORNER GLASS
40	2'-4" x 5'-0"	D-140	FINICE CORNER GLASS
41	2'-4" x 5'-0"	D-141	FINICE CORNER GLASS
42	2'-4" x 5'-0"	D-142	FINICE CORNER GLASS
43	2'-4" x 5'-0"	D-143	FINICE CORNER GLASS
44	2'-4" x 5'-0"	D-144	FINICE CORNER GLASS
45	2'-4" x 5'-0"	D-145	FINICE CORNER GLASS
46	2'-4" x 5'-0"	D-146	FINICE CORNER GLASS
47	2'-4" x 5'-0"	D-147	FINICE CORNER GLASS
48	2'-4" x 5'-0"	D-148	FINICE CORNER GLASS
49	2'-4" x 5'-0"	D-149	FINICE CORNER GLASS
50	2'-4" x 5'-0"	D-150	FINICE CORNER GLASS
51	2'-4" x 5'-0"	D-151	FINICE CORNER GLASS
52	2'-4" x 5'-0"	D-152	FINICE CORNER GLASS
53	2'-4" x 5'-0"	D-153	FINICE CORNER GLASS
54	2'-4" x 5'-0"	D-154	FINICE CORNER GLASS
55	2'-4" x 5'-0"	D-155	FINICE CORNER GLASS
56	2'-4" x 5'-0"	D-156	FINICE CORNER GLASS
57	2'-4" x 5'-0"	D-157	FINICE CORNER GLASS
58	2'-4" x 5'-0"	D-158	FINICE CORNER GLASS
59	2'-4" x 5'-0"	D-159	FINICE CORNER GLASS
60	2'-4" x 5'-0"	D-160	FINICE CORNER GLASS
61	2'-4" x 5'-0"	D-161	FINICE CORNER GLASS
62	2'-4" x 5'-0"	D-162	FINICE CORNER GLASS
63	2'-4" x 5'-0"	D-163	FINICE CORNER GLASS
64	2'-4" x 5'-0"	D-164	FINICE CORNER GLASS
65	2'-4" x 5'-0"	D-165	FINICE CORNER GLASS
66	2'-4" x 5'-0"	D-166	FINICE CORNER GLASS
67	2'-4" x 5'-0"	D-167	FINICE CORNER GLASS
68	2'-4" x 5'-0"	D-168	FINICE CORNER GLASS
69	2'-4" x 5'-0"	D-169	FINICE CORNER GLASS
70	2'-4" x 5'-0"	D-170	FINICE CORNER GLASS
71	2'-4" x 5'-0"	D-171	FINICE CORNER GLASS
72	2'-4" x 5'-0"	D-172	FINICE CORNER GLASS
73	2'-4" x 5'-0"	D-173	FINICE CORNER GLASS
74	2'-4" x 5'-0"	D-174	FINICE CORNER GLASS
75	2'-4" x 5'-0"	D-175	FINICE CORNER GLASS
76	2'-4" x 5'-0"	D-176	FINICE CORNER GLASS
77	2'-4" x 5'-0"	D-177	FINICE CORNER GLASS
78	2'-4" x 5'-0"	D-178	FINICE CORNER GLASS
79	2'-4" x 5'-0"	D-179	FINICE CORNER GLASS
80	2'-4" x 5'-0"	D-180	FINICE CORNER GLASS
81	2'-4" x 5'-0"	D-181	FINICE CORNER GLASS
82	2'-4" x 5'-0"	D-182	FINICE CORNER GLASS
83	2'-4" x 5'-0"	D-183	FINICE CORNER GLASS
84	2'-4" x 5'-0"	D-184	FINICE CORNER GLASS
85	2'-4" x 5'-0"	D-185	FINICE CORNER GLASS
86	2'-4" x 5'-0"	D-186	FINICE CORNER GLASS
87	2'-4" x 5'-0"	D-187	FINICE CORNER GLASS
88	2'-4" x 5'-0"	D-188	FINICE CORNER GLASS
89	2'-4" x 5'-0"	D-189	FINICE CORNER GLASS
90	2'-4" x 5'-0"	D-190	FINICE CORNER GLASS
91	2'-4" x 5'-0"	D-191	FINICE CORNER GLASS
92	2'-4" x 5'-0"	D-192	FINICE CORNER GLASS
93	2'-4" x 5'-0"	D-193	FINICE CORNER GLASS
94	2'-4" x 5'-0"	D-194	FINICE CORNER GLASS
95	2'-4" x 5'-0"	D-195	FINICE CORNER GLASS
96	2'-4" x 5'-0"	D-196	FINICE CORNER GLASS
97	2'-4" x 5'-0"	D-197	FINICE CORNER GLASS
98	2'-4" x 5'-0"	D-198	FINICE CORNER GLASS
99	2'-4" x 5'-0"	D-199	FINICE CORNER GLASS
100	2'-4" x 5'-0"	D-200	FINICE CORNER GLASS

WINDOW SCHEDULE

SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES AND SIZES OF FINISHES.
 NOTE: ALL WINDOW TYPES ARE TO BE INSTALLED WITH THE FOLLOWING SIZES AT FIELD UNLESS OTHERWISE NOTED.

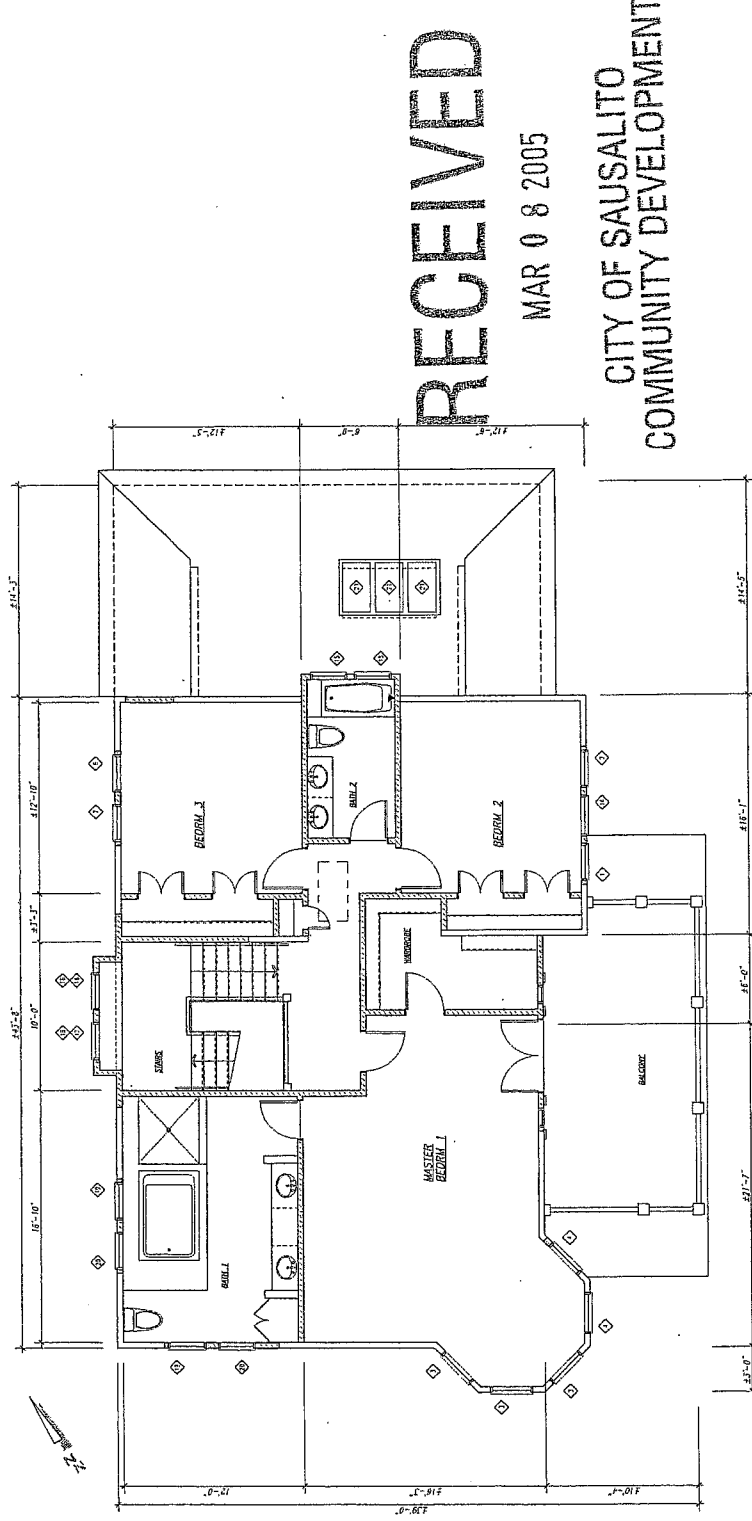
NO.	TYPE	FINISH	REMARKS
1	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT
2	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT
3	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, CUSTOM MOUTH
4	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, CUSTOM MOUTH
5	3'-0" x 5'-0"	F	6-1/2"
6	3'-0" x 5'-0"	F	6-1/2"
7	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT
8	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT
9	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT
10	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT
11	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
12	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
13	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
14	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
15	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
16	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
17	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
18	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
19	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
20	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
21	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
22	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
23	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
24	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
25	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
26	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
27	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
28	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
29	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
30	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
31	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
32	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
33	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
34	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
35	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
36	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS
37	3'-0" x 5'-0"	C	6-1/2" WHITE LEFT, TEMP. GLASS
38	3'-0" x 5'-0"	C	6-1/2" WHITE RIGHT, TEMP. GLASS

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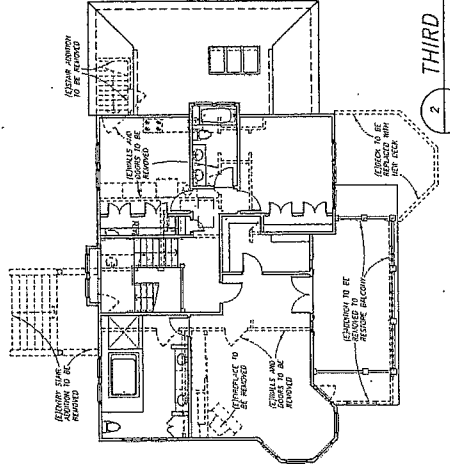
THIRD FLOOR PLAN

RESTORATION/UPGRADES AT:
 640 SAUSALITO BLVD.
 SAUSALITO, CALIFORNIA

DATE:	03/07/05
PROJECT NO.:	04.12
DRAWING NO.:	MF
DRAWING TITLE:	THIRD FLOOR DEMOLITION
DRAWING NO.:	AB33
DATE:	7 OF 11



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1 THIRD FLOOR PLAN 1/4"=1'-0"

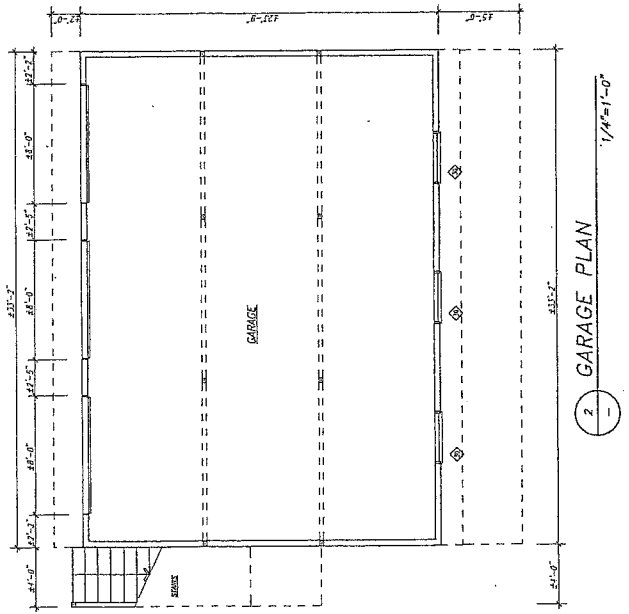
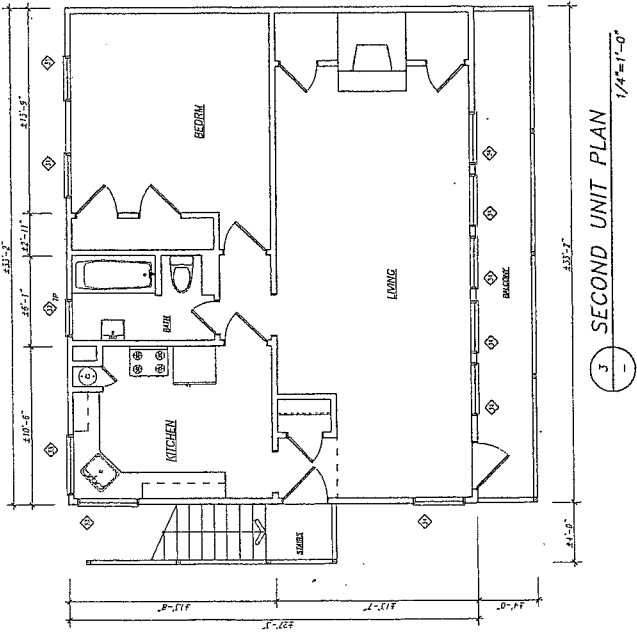
2 THIRD FLOOR DEMOLITION 1/8"=1'-0"

MFH
 Michael Froehlich
 Architect
 942 AVENUE STREET
 SAN FRANCISCO, CA 94122
 PHONE: 415.681.8088
 FAX: 415.681.8089
 EMAIL: INFO@MICHAELFROELICH.COM

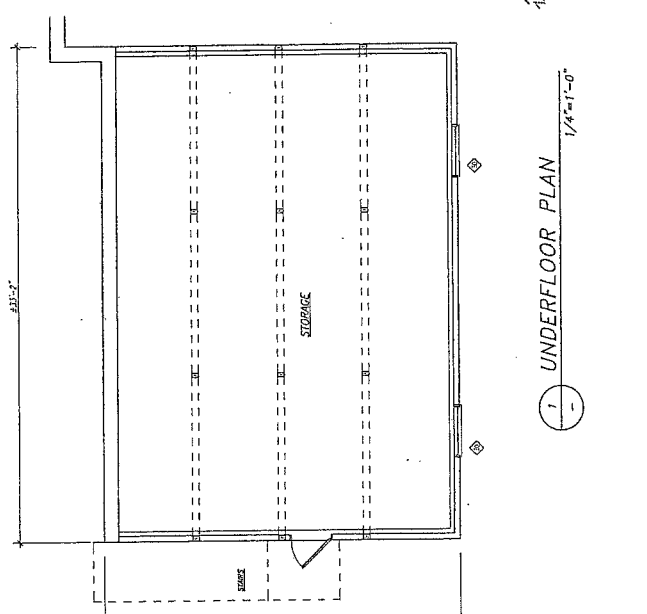
**GARAGE
 SECOND UNIT**

**RESTORATION/UPGRADES AT:
 640 SAUSALITO BLVD.
 SAUSALITO, CALIFORNIA**

DATE:	01/02/05
PROJECT NO.:	01.12
DRAWN BY:	MF
DRAWING NO.:	A3.4
8 OF 11	



NO.	TYPE	FINISH	GLASS	MARKS	REMARKS
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3	W	0-10	W	0-10	W
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5	W	0-10	W	0-10	W
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 EMAIL: info@mfarchitect.com

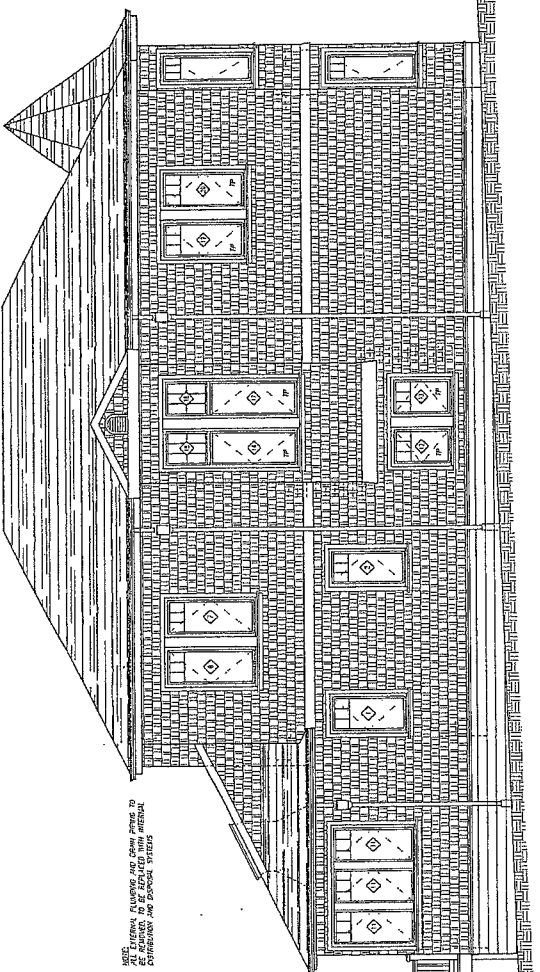
ARCHITECTS
 No. 6 2011
 11-500-0005
 STATE OF CALIFORNIA

WEST ELEVATION
 SOUTH ELEVATION

RESTORATION/UPGRADES AT:
 640 SAUSALITO BLVD.
 SAUSALITO, CALIFORNIA

PROGRESS PRINTS	
NO.	DATE
1	03/07/05
2	04/12
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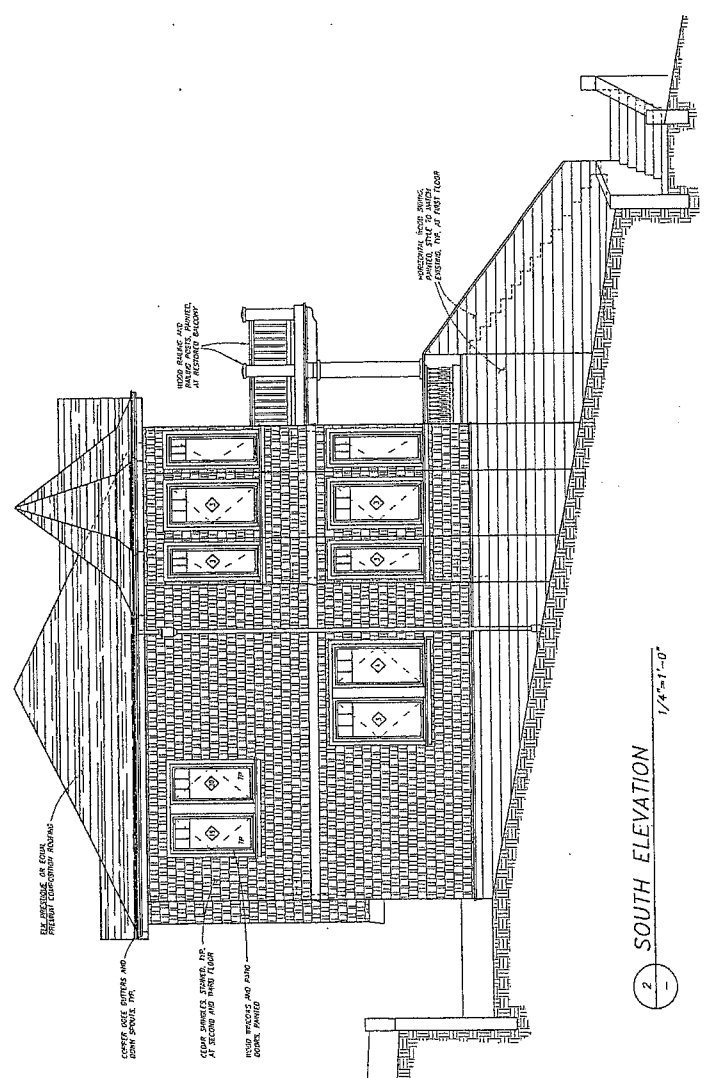
DRAWING NO.
A6.2
 10 OF 11



NOTE:
 ALL EXTERIOR SURFACES AND DOWN PIPES TO
 BE FINISHED TO MATCH EXISTING MATERIAL.
 EXTERIOR LIGHT FIXTURES TO BE
 IDENTICAL TO EXISTING.

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

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 CITY OF SAUSALITO
 COMMUNITY DEVELOPMENT



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

M F
Michael Frehlich
Architect

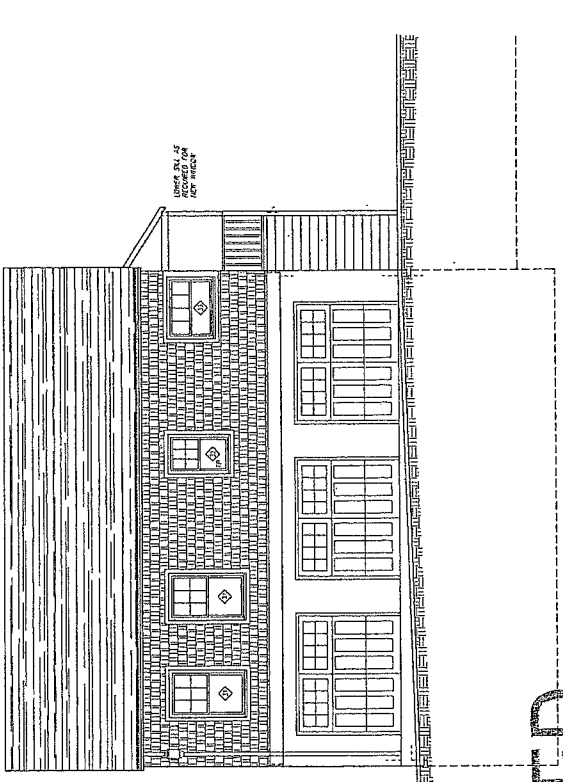
245 BARRON STREET
SAUSALITO, CA 94122
PHONE: 415.681.8265
FAX: 415.681.8742
EMAIL: info@mfarchitect.com

REGISTERED ARCHITECT
No. C 21111
12-2008

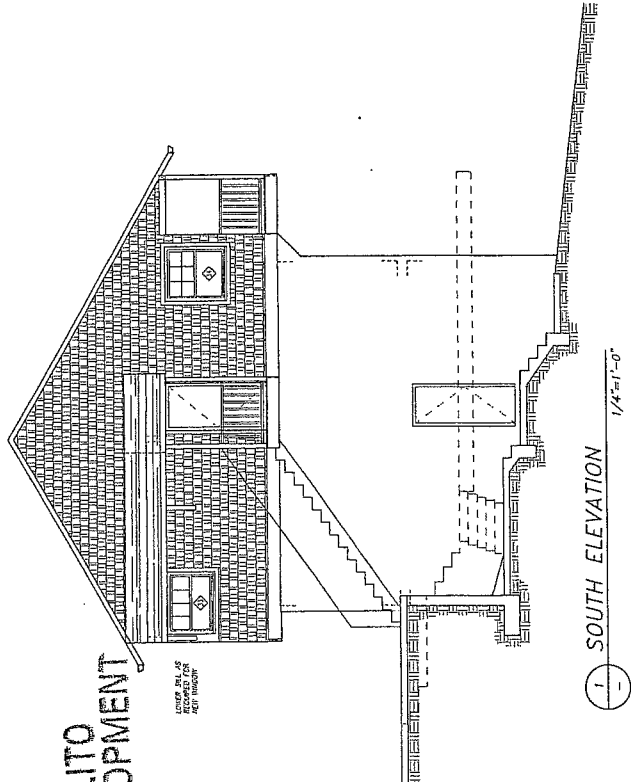
GUEST HOUSE/GARAGE
ELEVATIONS

RESTORATION/UPGRADES AT:
640 SAUSALITO BLVD.
SAUSALITO, CALIFORNIA

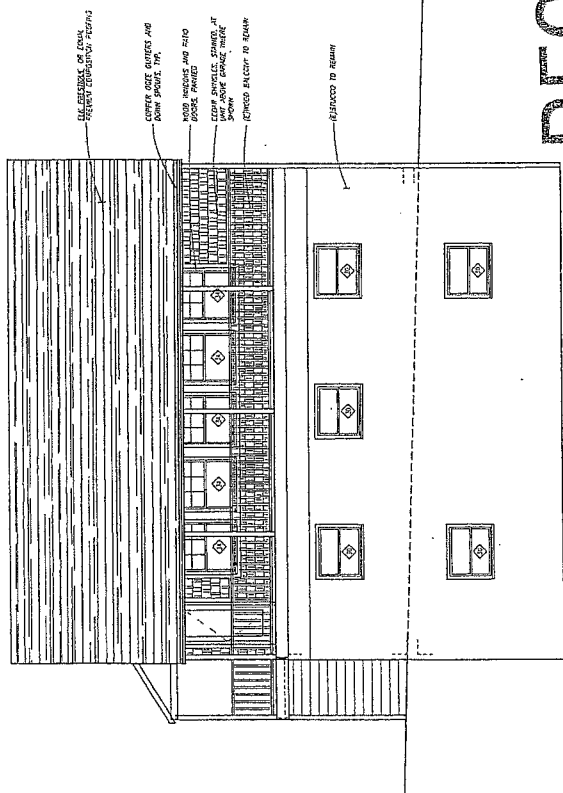
DATE:	03/07/05
PROJECT NO.:	0412
DRAWN BY:	JF
DRAWING NO.:	A6.03
	11 OF 11



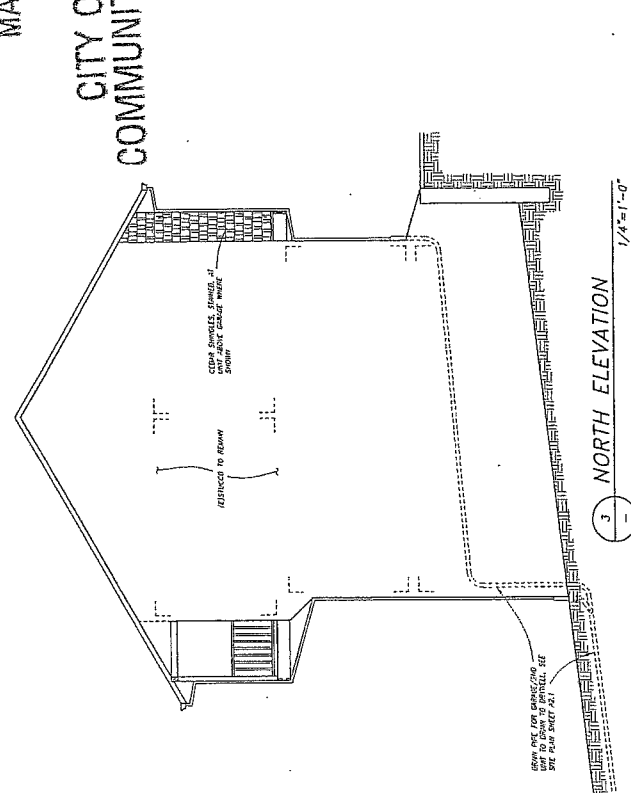
WEST ELEVATION
1/4"=1'-0"



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



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



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

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MAR 08 2005

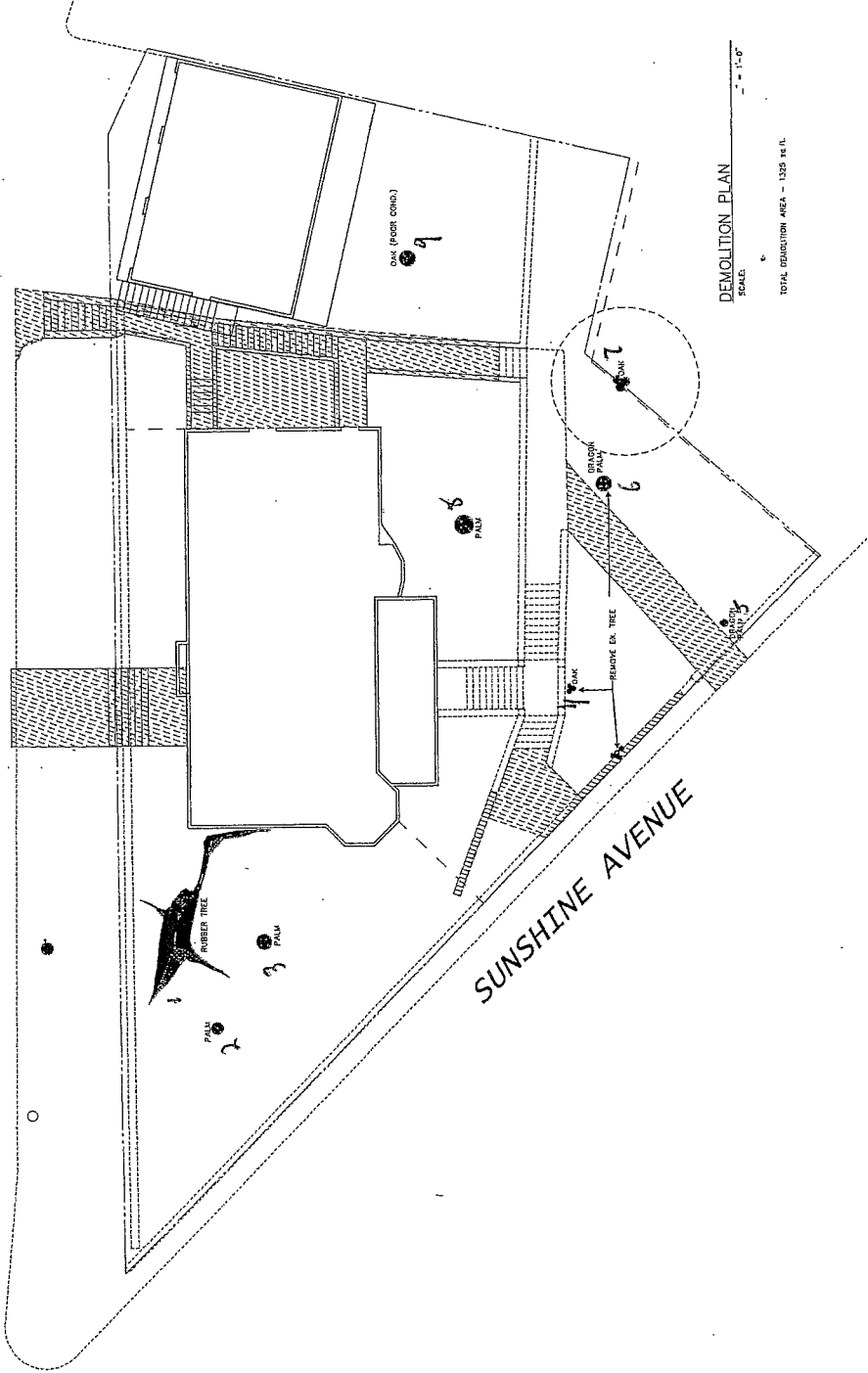
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COMMUNITY DEVELOPMENT

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

SAUSALITO BLVD.



DEMOLITION PLAN

SCALE: 1" = 1'-0"

TOTAL DEMOLITION AREA - 1325 sq. ft.

REVISIONS	BY:	

Waterman & Sun
 RESIDENTIAL BUILDING AND LANDSCAPE DESIGN
 GUSTAV HONER - ARCHITECTS - LANDSCAPE ARCHITECTS
 ROBERT H. WATERMAN (949) 331-9440
 833 COMMERCE STREET, PLAZA ALTO, CA 94301

TERENCE REWIN, OWNERS
 MICHAEL FISHER, OWNERS
 SAUSALITO, CALIFORNIA
 640 SAUSALITO BLVD.
 THOMAS FROST HOUSE
 A SITE IMPROVEMENT FOR:

DATE	11/11/04
U.S.	
SCALE	1" = 1'-0"
DATE	MARCH 1, 2005
PROJECT	THOMAS FROST HOUSE
OWNER	TERENCE REWIN, MICHAEL FISHER
NO.	11

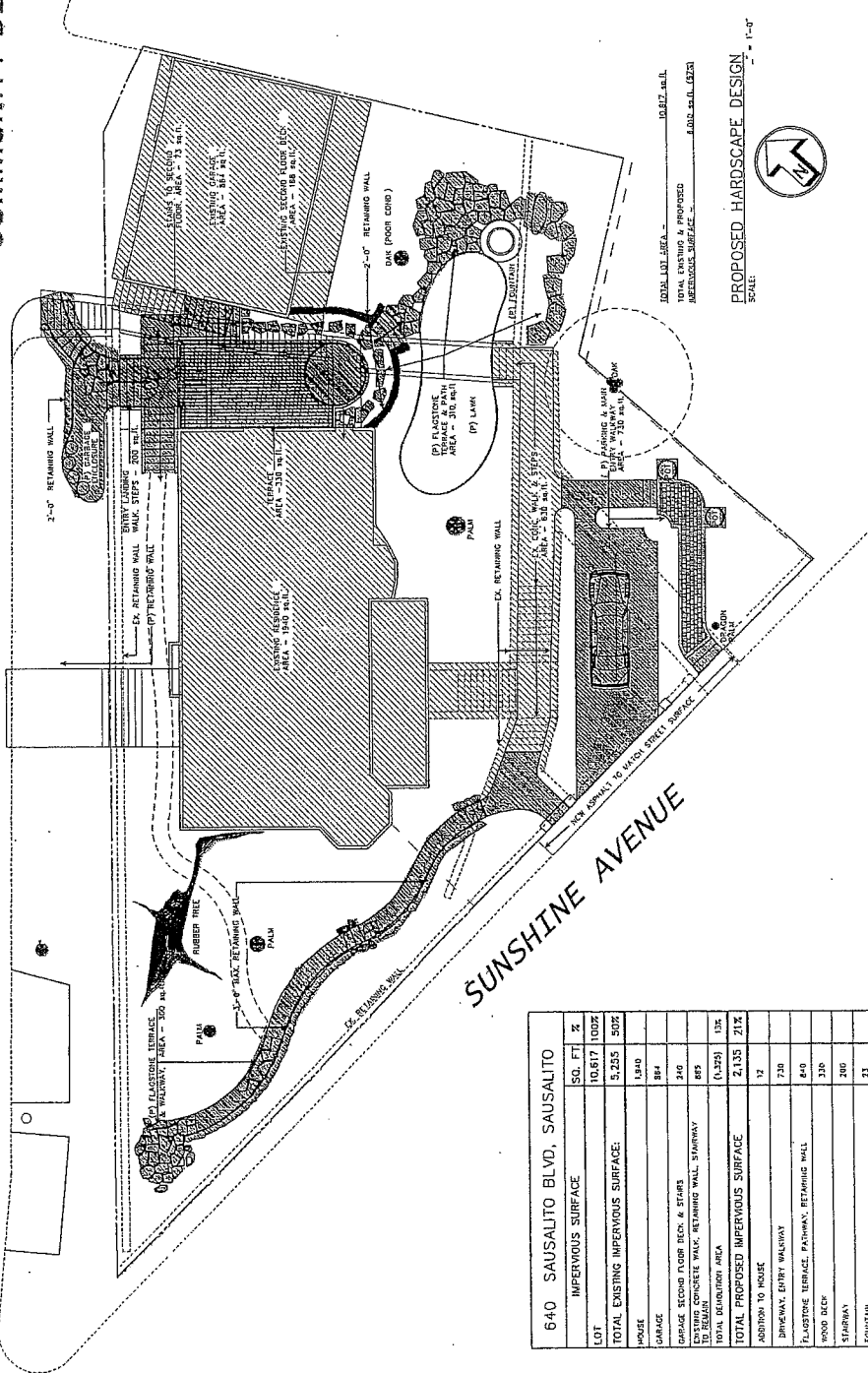
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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

SAUSALITO BLVD.

SUNSHINE AVENUE



DESCRIPTION	SQ. FT.	%
640 SAUSALITO BLVD, SAUSALITO		
IMPERVIOUS SURFACE	10,817	100%
LOT	5,255	50%
TOTAL EXISTING IMPERVIOUS SURFACE	1,940	
IMPERVIOUS SURFACE	884	
IMPERVIOUS SURFACE	240	
CONCRETE WALK, RETAINING WALL STAIRWAY TO HOUSE	685	
TOTAL EXISTING IMPERVIOUS SURFACE	1,940	18%
TOTAL PROPOSED IMPERVIOUS SURFACE	2,135	21%
ADDITION TO HOUSE	17	
DRIVEWAY, ENTRY WALKWAY	730	
FLAUSTONE TERRACE, PARKWAY, RETAINING WALL	840	
WOOD DECK	330	
STAIRWAY	200	
COFFERIN	31	
TOTAL EXISTING IMPERV. SURFACE TO REMAIN	3,930	37%
TOTAL FINISH PROJECT AREA	6,010	58%

IDEAL LULU AREA - 10,817 sq. ft.
TOTAL EXISTING & PROPOSED IMPERVIOUS SURFACE - 4,012 sq. ft. (37%)

PROPOSED HARDSCAPE DESIGN
SCALE: 1" = 1'-0"



REV.	DESCRIPTION

Waterman & Sun
RESIDENTIAL BUILDING AND LANDSCAPE DESIGN
CUSTOM HOMES • PORCHES • GARDEN STRUCTURES
ROBERT H. WATERMAN (415) 331-9840
533 COVER STREET, PALO ALTO, CA 94301

TERENCE RYAN, OWNERS
MICHAEL FISHER, OWNERS
SAUSALITO, CALIFORNIA
640 SAUSALITO BLVD.
THOMAS FROST HOUSE
A SITE IMPROVEMENT FOR:

DATE	BY
M.S.	R.H.W.
DATE	DATE
MARCH 1, 2005	
SCALE	1" = 1'-0"
TITLE	L2

PLANNING COMMISSION HEARING

April 13, 2005

APPLICATION NO. NC 05-003

640 SAUSALITO BOULEVARD

ATTACHMENT A: FINDINGS

1. NONCONFORMITY PERMIT FINDINGS

Pursuant to Sausalito Municipal Code Section 10.62 (Nonconformity Permits), it has been found that the requested nonconformity permit may be issued based on the following findings:

- A) Plans that document the nonconforming zoning entitlement being requested are on file with the City or an Evidentiary Public Hearing has been held to document the existence and extent of requested nonconforming zoning entitlement..

Staff has determined that the present non-conformities are legally existing. An early photograph of the home is attached to the Historic Landmarks Board memorandum.

- B) The existing non-conforming use and/or structure has not resulted in a notable negative impact or nuisance to the surrounding properties and district (i.e. excessive parking demand, traffic, noise, view obstruction, etc)..

There have been no notable negative impacts or nuisances resulting from then nonconforming use and structure.

- C) The non-conforming use or structure is not incompatible with the general character of the surrounding neighborhood or district.

- D) *Large homes exceeding the maximum FAR for the R-1-6 district are typical in the immediate neighborhood. Multi-family structures and accessory dwelling units also are present in the area. The nonconforming use and structure therefore is not incompatible with the general character of the surrounding neighborhood or district.*

- E) If the application is for a nonconforming use, the non-conforming use will contribute to the social and economic vitality of the district or will otherwise benefit the public health, safety and welfare.

Considering the region's shortage of housing and housing affordability crisis, maintaining the second unit provides an important benefit to the public welfare.

- F) The requested action will not be inconsistent with the purpose and intent of the zoning

district.

The purpose of the R-1-6 District is to provide an area for low-density, detached single-family residential land use. Considering the absence of complaints regarding the non-conforming use and the de-intensification of the use from a three-unit to two-unit residence, the action would not be inconsistent with the purpose and intent of the district.

- G) If it is a nonconforming structure, the applicant has reduced the nonconformities to an extent reasonably practicable.

The project would reduce the floor area of the main house from 4,467 square feet to 4,414 square feet. Because the project involves the restoration of an historic home, this reduction in floor area can be considered reasonably practicable.

2. ENCROACHMENT PERMIT FINDINGS

Pursuant to the City of Sausalito Municipal Code Chapter 10.56 (Encroachment Agreements), it has been found that the Planning Commission can recommend approval of the requested Encroachment Agreement be issued based on the following findings

- A) The proposed encroachment is compatible with the surrounding area and will either improve or not significantly diminish visual or physical public enjoyment of the streetscape upon which the encroachment is proposed.

The proposed entry steps, retaining wall and garage enclosure appear to be compatible with both with the 640 Sausalito Boulevard property and the surrounding neighborhood.

- B) The encroachment will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend an undesirable land use precedent.

The proposed encroachments are of a minor nature and are located and designed in such a way as not negatively affect adjoining parcels or create a an undesirable land use precedent.

- C) The encroachment is necessary to the reasonable use and enjoyment of the property and the extent of the encroachment is justifiable.

A means of entry to the property from Sausalito Boulevard is necessary for the reasonable use and enjoyment of the property.

- D) The proposed encroachment will not adversely affect the public circulation nor create

or constitute a hazard to public safety.

It does not appear that the proposed encroachment will adversely affect the public circulation nor create or constitute a hazard to public safety.

- E) The value of the proposed improvements will not prejudice a policy decision to terminate the encroachment nor preclude or make difficult the establishment or improvement of streets or pedestrian ways.

The value of the proposed improvements are not anticipated to prejudice any future policy decisions to terminate the encroachments nor preclude or make difficult the establishment or improvement of streets or pedestrian ways.

PLANNING COMMISSION HEARING
April 13, 2005
APPLICATION NO. NC 05-003
640 SAUSALITO BOULEVARD

ATTACHMENT C: CONDITIONS OF APPROVAL

1. Approval of this Application is limited to the project plans titled "Restoration/Upgrades at 640 Sausalito" stamped received by the City of Sausalito on March 8, 2005; and
2. This approval will expire in five (5) years from the date of adoption of this resolution if the property owner has not exercised the entitlements hereby granted.
3. Construction materials, equipment, vehicles, and debris boxes shall be placed to minimize obstruction of roads and gutters, shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood.
4. Pursuant to Ordinance 1143, the operation of construction, demolition, excavation, alteration, or repair devices within all residential areas or within a 500 foot radius of residential zones shall be limited to the following hours:
 - a. Weekdays – Between 8 a.m. and 7 p.m.
 - b. Saturdays – Between 9 a.m. and 5 p.m.
 - c. Holidays – Between 9 a.m. and 7 p.m.

Such operation is prohibited on Sundays except by a homeowner residing on the property. Such work shall be limited to 9 a.m. to 7 p.m.

5. 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 pursuant to Sausalito Municipal Code (SMC) Chapter 11.17. 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 SMC Section 11.17.060.B.
6. All exterior security lighting must be small fixtures that are shielded and downward facing, and subject to the review of the Community Development Department prior to final sign off of the building permit.
7. As a condition of this approval, 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 Planning 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 Department as a modification to this approval.

8. 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.
9. In accordance with Ordinance No. 1160, the applicant shall pay any and all City costs arising out of or concerning the proposed project, including without limitation, permit fees, attorneys' fees, engineering fees, license fees and taxes, whether incurred prior to or subsequent to the date of this approval. Applicant acknowledges and agrees that City's costs shall be reimbursed prior to this approval becoming valid.
10. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
11. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

Prior to issuance of a building permit:

12. The applicant shall submit for the review and approval of the Community Development Director a revised landscaping plan that includes the addition of one new Coastal Live Oak tree and retains the existing Bay Trees along the property line shared with 652 Sausalito Boulevard so as to maintain a privacy screen for the neighbors to the east.
13. During construction, any existing overhead utility services to the property (electric, phone, cable) shall be placed underground.
14. A grading permit shall be required if the grading quantities exceed 50 cubic yards.
15. If a grading permit is required, no grading and excavation operations shall occur between October 15th and April 15th except when in accordance with an approved erosion control and storm water pollution prevention plan.
16. A hydrology study based upon a 10-year design storm shall be performed for the site to determine appropriate storm drain facility design. Runoff water shall be distributed to flow off site as currently exists.
17. An encroachment permit shall be required for all improvements to be constructed within the public right-of-way.
18. A detailed site and project specific erosion and sedimentation control plan shall be submitted

as part of the project grading plans.

19. The sanitary sewer lateral serving the property shall have a video inspection submitted for review and approval by the City. The sewer lateral location shall be determined and mapped from the building to the City main.
20. A construction traffic control, parking, and staging plan and construction schedule shall be submitted for review and approval by the City Engineer. The traffic control plan shall address controlling traffic on Sausalito Boulevard and Sunshine Avenue during construction. The transportation of workers to and from the site shall be discussed in the report. Construction workers shall be prohibited from using on-street parking in the vicinity of the project and the applicant shall consider leasing an adequate number of parking spaces in a City parking lot to provide for construction workers. The staging plan shall show where dumpsters, equipment, and construction material are to be stored during construction and any areas within the street right-of-way to be used for off-loading material and equipment. An encroachment permit is required for any such storage in the City right-of-way.

During Construction:

21. The locations of all subsurface drains and clean-outs shall be surveyed and shown on the as-built plans.
22. "Construction Guidelines for Protected Trees" as identified in the project arborist report dated March 7, 2005 shall be implemented during construction to ensure minimal disturbance to and damage of trees located on the project site.