CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM

Date: May 13, 2015
To: Historic Landmarks Board (HLB)
From: Calvin Chan, Associate Planner
Subject: **Study Session for Levin Residence/Tanglewood at 168 Harrison Avenue**

Carmela and Asriel Levin, owners of the property at 168 Harrison Avenue, commonly referred to as Tanglewood, request a study session review of proposed renovations to the structure and site. Tanglewood, constructed in 1873, is a property listed on the Local Historic Register.

Project plans (11"x17") are enclosed in the packet of materials for the HLB meeting of May 13, 2015. A full-size project plan set will be available at the meeting.

Attachments
1. Letter from Michael Rex, architect, date-stamped received May 1, 2015
2. Historic Resource Summary prepared by Preservation Architecture date-stamped received May 1, 2015
3. Landscape Status Report prepared by Anthony Garza Jr. date-stamped received May 1, 2015
4. Project Plans date-stamped received May 1, 2015

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COMMUNITY DEVELOPMENT DEPT

April 22, 2015

Historic Landmarks Board
c/o Clavin Chan, Associate Planner
Department of Community Development, Planning Division
City of Sausalito
420 Litho Street
Sausalito, CA 94965

RE: LEVIN RESIDENCE – TANGLEWOOD - 168 HARRISON AVENUE, SAUSALITO
HISTORIC LANDSMARKS BOARD STUDY SESSION

Dear Members of Sausalito's Historic Landmarks Board,

On behalf of Asriel and Carmela Levin, owners of the property at 168 Harrison Avenue, commonly known as Tanglewood, we submit for a HLB Study Session plans prepared by the Carmela Levin dated April 29, 2015 that illustrate the Levins' design concept for renovating this special and historically noteworthy residence. My firm has been retained as a consultant to help with developing the plans and guiding them through the local plan approval process. Joining our professional team is Historical Architect, Mark Hulbert, of Preservation Architecture, and Jim Brandanini, Landscape Architect and principal of Brandanini & Associates, Inc. We have requested a Study Session to obtain the Board's feedback in advance of preparing and submitting a formal Design Review Permit application. You may have become familiar with the site when the Levins submitted plans last year, shortly after purchasing the property, for approval to construct a new metal perimeter fence to protect the plants in their garden from being eaten by deer. This fence in now in place and looks great!

Existing Conditions:
The site 49,343 sq.ft., or 1.13 acres, is unusually large for the R-1-6 Zoning District, where the minimum lot size is 6,000 sq.ft. Initially designed in a British Colonial Square Bungalow style, the residence was constructed in 1873 for the treasurer of the town's founder, the Sausalito Land and Ferry Company. This two-story, 2,800 sq. ft. single family house, which was originally built as a summer home, has undergone many changes by the four former owners over the past 142 years, some of which have seriously compromised the home's original quality and character. The kitchen is remote and the interior layout is awkward. Its two bedrooms (three, if one counts the tiny attic-like space on the top floor that is used as a Dressing Room serving the Master Bedroom) are inadequate to accommodate the Levin family needs.

The home occupies the middle of the site, set far back from neighboring properties. In the northwest corner of the site, encroaching into the parcel's 5 ft. side yard setback, is a Garage having an architecture style unrelated to the home, in which one can fit only one car after driving down an uncomfortably steep driveway. Adjacent to the home's northeast corner is a small 200 sq.ft. accessory building that is seriously leaning to one side due to the lack of an adequate foundation. While the Levins need to expand the home and solve its functional deficiencies so it's a livable place for the family, they wish to do so in a manner that enhances its beauty and preserves its historic integrity.

Proposed Improvements:

Residence:

Main Floor:

- The Kitchen would be relocated to the main living space. The existing Kitchen would be converted to a Family/Recreation Room adjacent to the garden and pool.
- A portion of the southern veranda, which the University of California – the former owner- created, will be enclosed to expand the size of the Kitchen, resulting in 105 sq.ft. of additional floor area on this level.
- The existing Bathroom in the northeast corner, will be removed and the Living Room expanded into this area.
- Additional windows and doors, similar to existing, will be added to capture more view and light.
- The Powder Room, next to the existing Kitchen, will be redesigned to better serve the main living area and the Recreation Room.

Upper Floor:

- To create more headroom, new hipped-shaped dormers will be added to the north and west sides of the roof, the west one replacing the copper clad chimney, which will be removed. A gabled shaped dormer will be added to each side of the existing dormer on the east facing roof. Adding these new dormers results in 197 sq.ft. of additional floor area.
- The existing incongruous dormer on the south side will be reshaped to match the new hipped- shaped dormers.
- A small roof deck will be cut into the existing roof on the south side to lower the window sill and provide the opportunity to step from the Master bedroom out onto a small balcony to enjoy the view of San Francisco.

New Lower Level:

- To provide bedrooms for the three sons, a new living level is proposed below the house, accessed by a new internal stairway. While there is currently headroom under the Living Room along the downhill side of the house, it's limited in height. The new floor would be lowered a few feet to increase the ceiling height. The lower level adds 2,256 sq.ft. of floor area. Since 974 sq.ft. will be below grade, a 487 sq.ft. credit is allowed, resulting in adding 1,769 sq.ft. to the home's total floor area.
- Adding 105 sq.ft. ft. on the Main Floor and 197 sq.ft. on the Upper Floor, results in only 302 sq.ft. of floor area being added to the main part of the house. Adding 1,769 sq.ft. on a new lower level, results in 85% of the home's proposed expansion being created below the existing house.
- Looking at the total square footage, we propose expanding the existing 2,790 sq.ft. home by 2,071 sq.ft., resulting in a 4,861 sq.ft. residence, where 36% of the home's total floor area is below the existing house.
- Adding floor area under the house expands the building where it cannot be seen from off-site. Plus, expanding under the house will not alter the strong square form of the original structure, which Mr. Hulbert has determined is one of its defining historic elements we need to preserve.

Accessory Building:

- This existing 200 sq.ft. structure seriously blocks the view of Mt. Tam from both the existing veranda and the expanded Living Room. A new 698 sq.ft. replacement structure is proposed, located lower on the site, northeast of the residence.
- 217 sq.ft. of this building will be below grade, for which a 108 sq.ft. credit is allowed, resulting in 589 sq.ft. being counted as new floor area (698 – 109 = 589).
- Since Sausalito's Zoning Ordinance prohibits sleeping in an accessory building, we will apply for an Accessory Dwelling Unit. If approved, a small cooking facility within the building. The Levins will use the building as a small guest house to accommodate visiting friends and family. The third parking space in the Garage will provide the one additional on-site parking space required for an ADU.

Garage:

- The existing one-Garage would be replaced with a three-car Garage having a style reflecting, but not replicating, the appearance of the residence.
- The new Garage would be constructed outside the side yard setback and be raised up a few feet higher to reduce the downward slope of the driveway.
- The new Garage is proposed at 1,036 sq.ft., large enough to accommodate three cars and also room for the storage of such things as bikes, trash/recycling cans, garden equipment, etc. Sausalito's Zoning Ordinance requires that Garage space in excess of 500 sq.ft. must be counted as Floor Area. Therefore, the proposed Garage will add 536 sq.ft. of additional floor area to the property (1,036 – 500 = 536).

Adding the square footage for the three structures - 4,861 sq.ft. for the residence, 589 sq.ft. for the ADU, and 536 sq.ft. for the Garage - results in a total proposed Floor Area of 5,986 sq.ft. At this size, the FAR will be .12, which is well below the maximum .45 allowed by Sausalito's Zoning Ordinance.

Garden:

- The basic patterns and pathways of the existing garden, along with most of the mature trees, will remain.
- We hope to restore the fountain at the home's entrance, which a former owner converted to a planter.
- A new pool would be installed, replacing in the same area the pool that was once there, but taken out by the University of California to reduce their liability and need for maintenance. A small spa would be added adjacent to the pool.
- A second, smaller hot tub would be installed in the area of the ADU.
- Grade along the home's east side would be lowered a few feet so the new lower bedrooms can open out to small patios on grade.
- A large bay tree along the north property line would come out and the lower branches of adjacent redwood trees removed to open up views of Mt. Tam and the Bay when looking to the north from the residence.

Historic Reports:

Included with this letter for your review are two reports. One report is Mark Hulbert's Draft Historic Resource Summary, dated April 20, 2015, which details his research about the property and its structures, and includes his evaluation of what remains that still has historic value. The second report is a Landscape Status Report by Anthony Garza, Jr., the Supervisor of Horticulture & Grounds at the University of California Botanical Garden at Berkeley. Mr. Garza is the expert most familiar with the past and current condition of the garden.

Conclusion:

We are not asking you to take any action at this Study Session. We simply wish to introduce the Project to you; have a dialog about what is proposed; and invite your observations and feedback about the design and our documentation, such that we can refine our formal submittal application following your feedback.

I look forward to the conversation. Thank you in advance for considering this exciting Project.

Sincerely,

Michael Rex, Architect

Copy: Asriel and Carmela Levin
Mark Hulbert

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April 20, 2015 - DRAFT

168 Harrison St., Sausalito
Historic Resource Summary

The property at 168 Harrison St. houses a single-family residence, the origins and original portions of which date to 1873. It is a relatively large (approx. 1.25 acres) and irregularly shaped parcel with the residence approximately at its center. Situated between two streets, Bulkley Ave. and Harrison St. to the east and west, respectively, with Harrison clearly serving as the front – from which the residence is accessed and to which it is oriented – while Bulkley is oriented to the rear. Thus, historically and currently, the front of the house is its western façade and the rear its east façade, the right its south side and the left its north (these orientations are also simplified for descriptive purposes, as the house is not sited in a cardinal orientation).

The existing house at 168 Harrison St. is a two-story wood frame structure over a partial basement and crawl spaces. In plan, it is an almost square and pavilion-like form under a large, hipped roof, with a small widow's-walk-like truncation at the very top. Its second floor is a partially developed attic story and its basement houses some utility uses where there is sufficient head room. The main floor of the house is mostly open but with an enclosed dining room in the southwest corner and an enclosed stair and bedroom in the northwest corner, leaving a T-shaped living space. Enclosed, veranda-like spaces wrap the west and north sides. Open and covered porches wrap the east and south sides. The front entry door is at the center of the west side. A minimally attached kitchen wing extends from the southwest corner of the main structure.

The home was built in the 1870s, evidently as a weekend or part-time house for a San Francisco couple without children yet with servants. The existing kitchen wing is what remains of the original and early servant's wing. The architectural style of the house is a British-Colonial Bungalow (see attached examples). In keeping with that 19th century Colonial building style, originally, the house may have had open verandas all around and which were enclosed, probably for climatic reasons, very early on. The first Sanborn map that included this property dates to 1909 (same as 1949 - see attached), when the house plan is shown with only a single open veranda facing east (and where the servant's wing is likewise shown).

Photo documentation from c1990 shows the south side of the house with enclosed spaces all along what is today an open porch (see attached). Earlier documentation associated with 1950s alterations – at which time the house was a single-story with attic – suggests that the living spaces were lined across the south side, reasonably so, and that what is currently a largely open interior was subdivided into rooms, including sleeping rooms. The interior was opened up and the attic developed into a master bedroom in the early-1960s. The servant's wing was also partially removed at that time, and when it became a kitchen wing (see alteration summary below).

The property itself changed dramatically in the 1950s, when the northern approximately one-third of the original parcel was subdivided for development into home sites and a small park site. Today, the remaining yet still large site consists of landscaped spaces, including areas of mature tree growth, surrounding the central house. The southwest quadrant of the site has been changed the most over time, with remnants of a swimming pool along with various paths – including the entry path - and patios that also date to the 1960s and that have been altered since.

Two outbuildings exist: one at the northeast corner of the house, which is an early shed that was converted into a work space in the 1960s; and another, a small garage, at the northwest corner of the site, also added in 1960.

The subject residence is a City of Sausalito Landmark, its nomination and identification dating to

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1990-1991. Therein, its recorded significance identifies:

Special Character and Unique Features;
- 1873 British Colonial Square Bungalow
- Surrounding gardens of exotic trees and shrubs

Architectural/Aesthetic Value;
- Dr. John Cairns, designer

Significant Persons [owners/occupants];
- William H., Annie and Donald Tillinghast (originating family – husband, wife and son, respectively)

Tillinghast, one of the founding members of the Sausalito Land & Ferry Company – which mapped this land and thus afforded its founders the opportunity to select parcels within this central tract – acquired and developed this property in 1873.

Chronology of prior ownership:
1873-1956 – Tillinghast/Mott family
1956-1958 – Mott/Polhemus family
1958-1993 – Allen family
1993-2013 – University of California

A Mrs. Mott (no given name is identified in the record) was the Tillinghast's surviving daughter-in-law and the Polhemus' were of the Mott family.

William Stephen Allen and Jane Allen bequeathed the property to the University's environmental design college. After a stipulated 20 year period, the property was acquired from the University by its current owners in 2013.

Specific architectural and site features identified within the landmark record also include:

Exterior;
1. Original millwork [windows and trimwork, etc.]
2. Porch columns and railings
3. Window shutters
4. Lattice wall at northeast porch
5. Early paint colors

Interior;
6. Three coal fired fireplaces and marble hearth
7. Entry Hall cabinetry
8. Coal range

Instructively, 3 of the 5 identified exterior features (#3-5) and all of the identified interior features have been lost. Additionally, substantive changes to this property were initiated by the Allens directly upon their acquisition and continued throughout their period of ownership:

1958 – Removal of east entry vestibule and doors; new east entry doors; interior alterations, including removal of walls, replacement of attic stairs, removal of entry hall, etc.; converted shed to studio with new windows

1959 – added 2 exterior retaining walls and stairs at south garden; removed servants quarters and fenced service yard; attached kitchen wing to house; added swimming pool with paved terraces

1962 – enlarged attic for master bedroom; added south roof dormer; added garage and asphalt driveway

1987 – removed and replaced entry walk and landscaping

The 1990 landmark application was made by the Allens near the end of their tenure. The Allens also commissioned a "Landscape Inventory" in 1982, which recorded the landscape and its gardens, identifying the south and east gardens as potentially historic. (That 1982 report also indicated that the name "Tanglewood" was originated by the Allens.)

Following acquisition and, again, throughout their period of ownership, the University made further substantive changes to the property and its house:

1994 – Cypress grove at Harrison frontage removed and street frontage and parking redesigned

c1995 – Alterations:

- Original/early ornamental rooftop ("widow's walk") railing replaced with new

2005 – Adaptation and alteration of former residence for institutional use, including:

- Original/early east porch extension removed; east porch altered; new east porch doors with transom replaced picture window
- Original/early northeast corner porch and attached toilet room removed, new north and east walls and windows added
- Original/early porch room along entire south side removed and replaced with new porch, including new columns and railings, new sliding doors and transom
- New east entry stair
- Original/early front (west) entry door replaced to match
- Replaced wood shingle roofing with composition shingles
- Original/early front chimney replaced with new
- New skylights added at roofs
- At original/early kitchen wing – north side bathroom structure removed; building exterior altered including new doors and windows; replaced kitchen and new toilet room at interior
- Interior alterations throughout, including removal of fireplaces, built-in casework, removal and replacement of stairs
- Structural alterations at substructure and foundations

Over the course of their tenure, the University also selectively removed trees at the southeast corner of the property, and removed and selectively replaced plantings throughout the property.

Altogether, in the almost 50 year period from 1958 through 2005, the original and early house and property were sequentially and substantively altered. On that basis, a period of historic significance of 1873-1958 can be assigned, corresponding with the earliest and the last direct Tillinghast connection.

Today, what remains of the original/early house consists of:

General;

- Pavilion-like exterior building form and location, including truncated-hipped roof form

Front;

- West facing façade with exterior woodwork (wood post, bracket, railing, beam and eave assemblies; wood windows (casement with fixed sidelights [note that extant sidelite glazing added by Allen]), wood entry door (previously replaced to match original/early door)

Rear;

- East facing porch with wood column, bracket, beam and roof eave assemblies, and wood porch railing section at south side
- East facing roof dormer
- East facing building elevation within porch, including pair of wood casement windows with transoms

North side:

- Wood post, bracket, beam and railing assemblies; wood windows [casement with fixed sidelights [note that extant sidelite glazing added by Allen]], wood porch railings at east end

South side:

- Porch post at east end
- Wood roof beam and eave assembly

These features are also graphically summarized in the attached plans.

Likewise, the property and its original/early landscape and gardens have also been substantially changed. Altered landscape elements include:

- Paths and walks
- Frontage and west yards, including terraces
- Fencing and perimeter plantings

Additionally, per current horticultural assessment, no identified early plant species remain except a range of mature trees.

Original/early landscape features and land use patterns that survive include:

- Large, mature tree massings at northeast yard
- Shed outbuilding at northeast yard
- Landscape patterns, including downward (eastward) sloping yards; east and south garden spaces;
- Fountain at front
- Wrought iron entry gates at front (Harrison) and rear (Bulkley) property line fences
- Stone walls and concrete steps at rear (Bulkley) entry

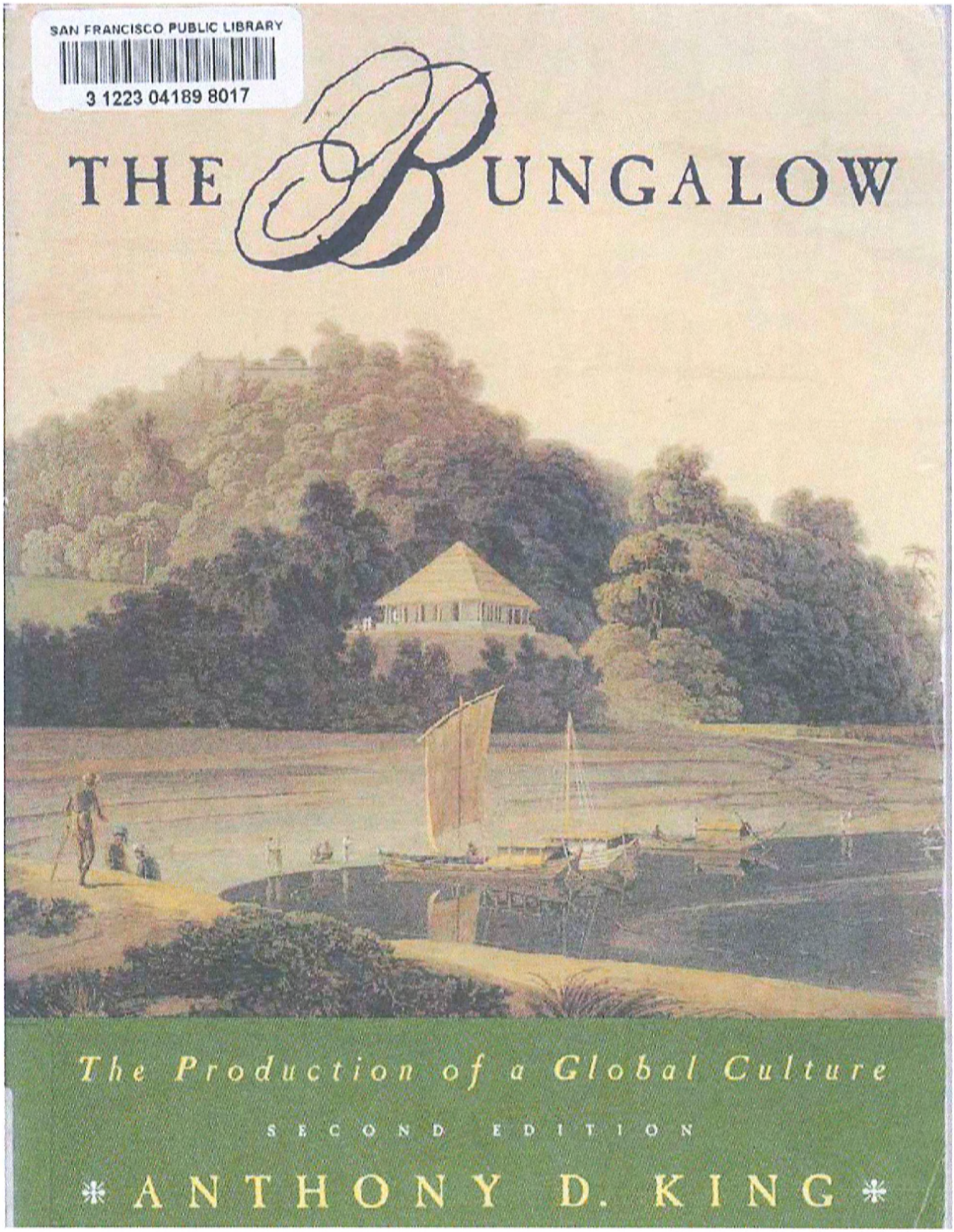
In sum, the historic house is limited to its location, form, design, and to a range of surviving original/early exterior construction. The property is not an historic landscape and there are no identifiable historic gardens. Rather, it is an historic private residential property with distinctive patterns associated with the primary resource, the historic house.

Signed:

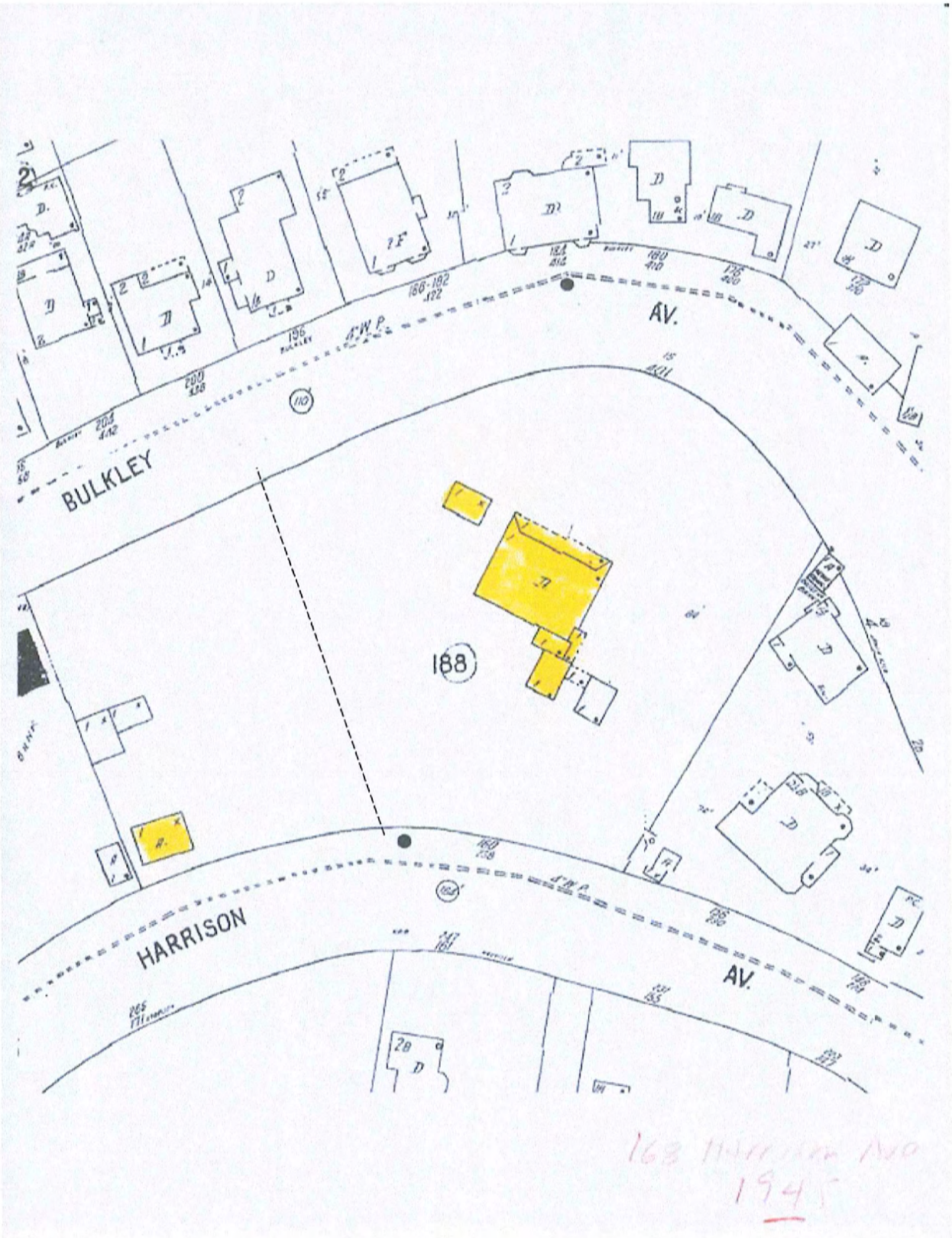
Mark Hulbert
Preservation Architect

Attached: Bungalow style; 1949 Sanborn map; 1990 photos; Significance diagrams

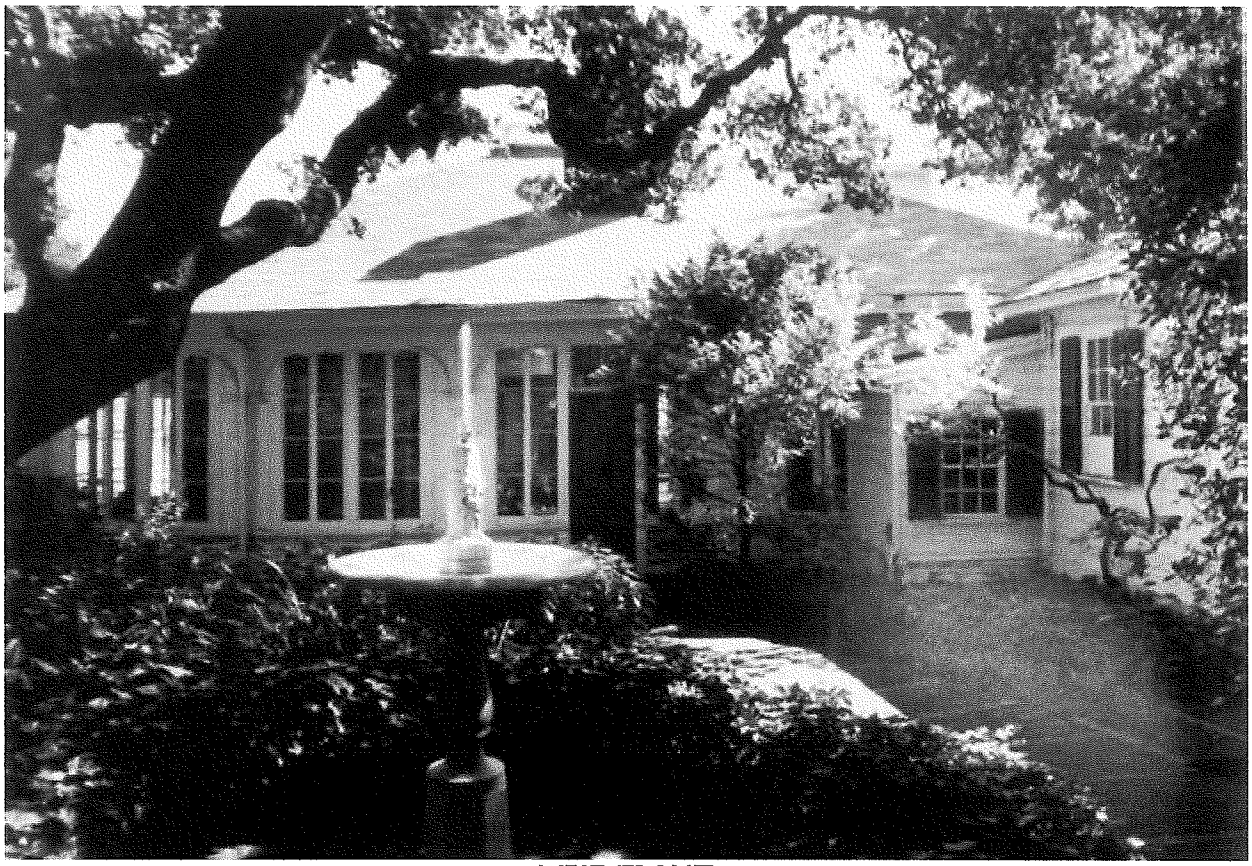
BRITISH COLONIAL BUNGALOW STYLE EXAMPLES



168 HARRISON ST. – 1945 SANBORN MAP (same as 1909)
Note: Dashed line indicates approx. future north property line



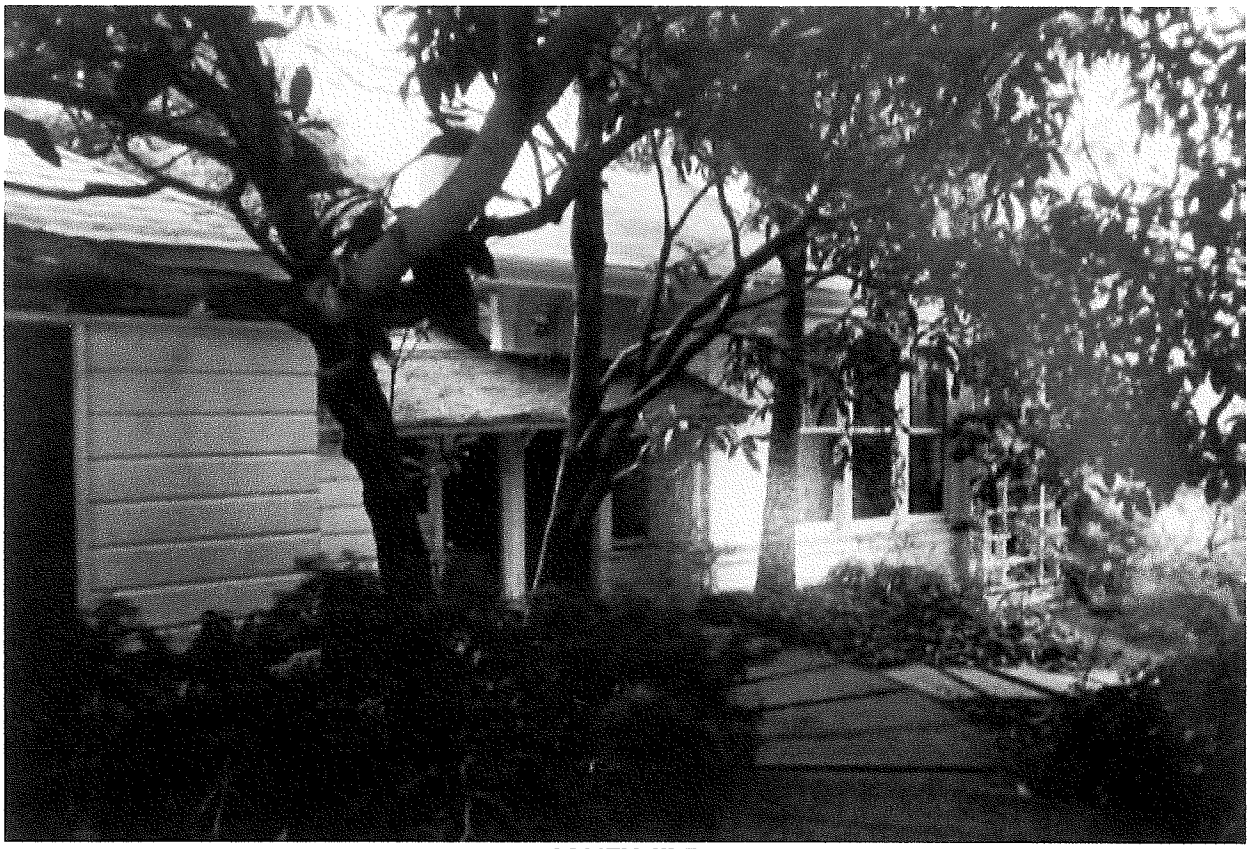
168 HARRISON ST. – 1990 PHOTOS



WEST (FRONT)

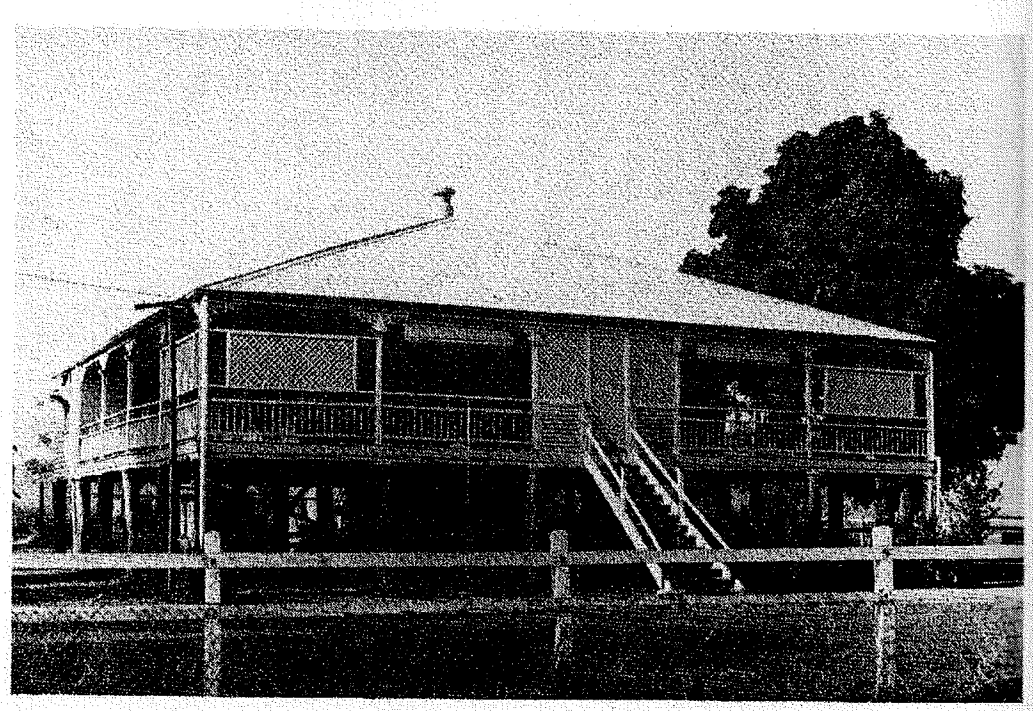
EAST (REAR)

168 HARRISON ST. – 1990 PHOTOS

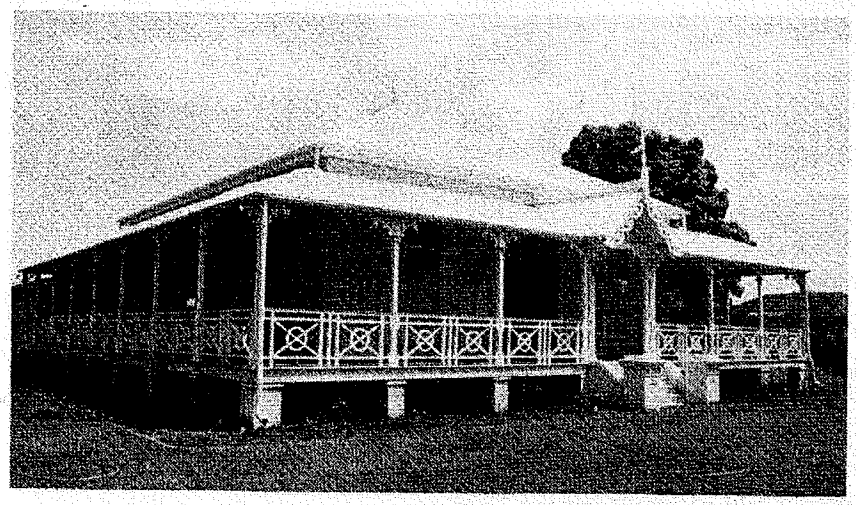


SOUTH SIDE

NORTH SIDE



132 'Tropical bungalow' in Queensland: Rosebank, Townsville, built 1885 (*Ray Summer*)



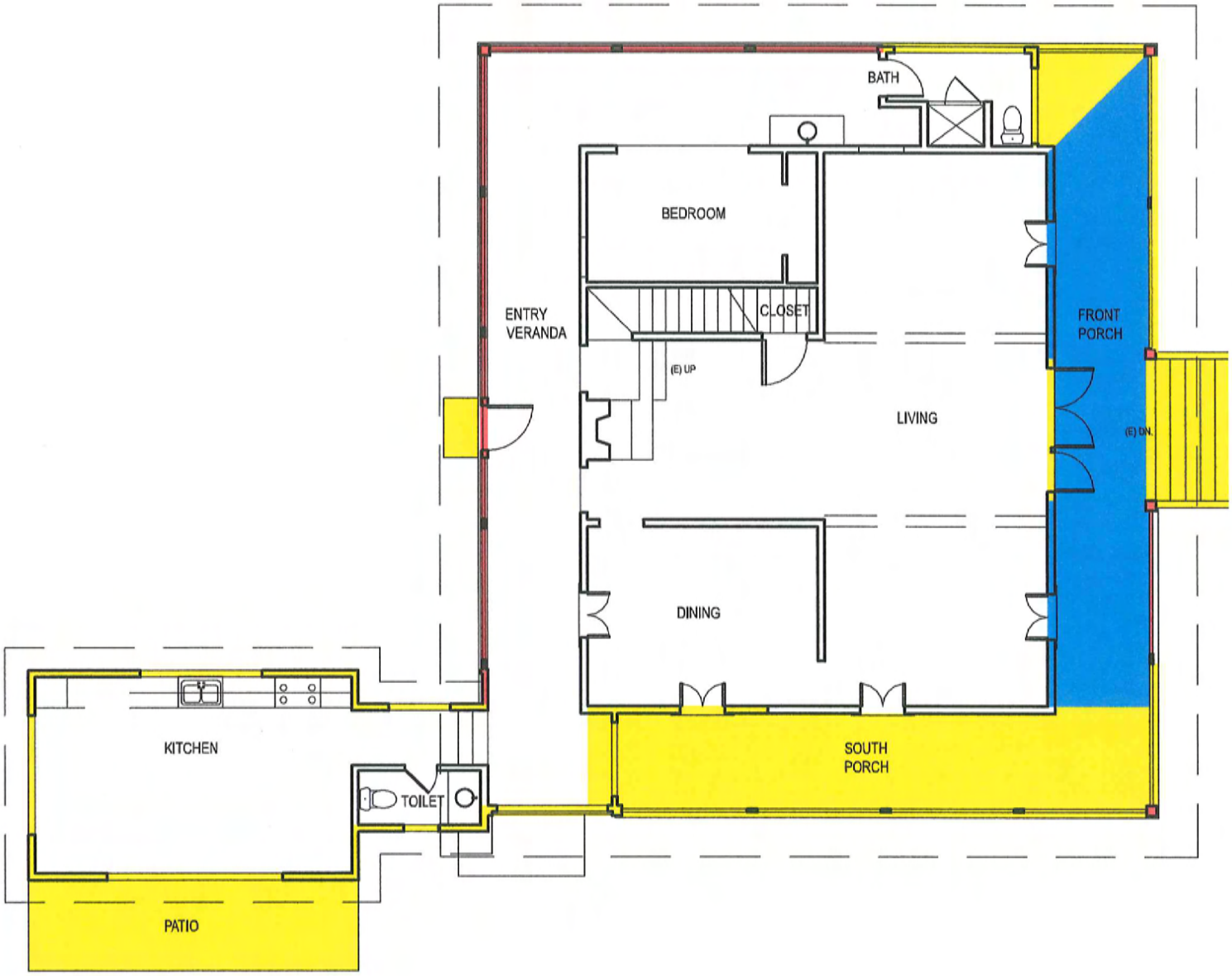
133 Chief Engineer's house, Queensland Meat Exporting Company, Townsville, built 1890. Though the term 'bungalow' was probably not in use in Australia till the later 19th century, single-storey, single-family dwellings with a verandah were common from 1815 onwards. The links in this conception of a dwelling seem likely to have been provided by military personnel moving between the Caribbean, Britain, India and Australia. The 'tropical bungalow' shown here was a relatively late development (*Ray Summer*)

BRITISH COLONIAL BUNGALOW STYLE EXAMPLES

Figure 4.1 American connections: bungalow as 'summer cottage' 1, 1880.
Similar economic, political and cultural conditions in the USA and Britain ensured that the bungalow idea could take hold. This is the earliest identified evidence of a 'named bungalow' in North America, in this case, at Monument Beach, Cape Cod, one of the many 'second home' areas for the increasingly wealthy urban population further inland (*American Architect and Building News*, 27 March, 1880. *Clay Lancaster*)

KEY TO HISTORIC BUILDING SIGNIFICANCE:

- SIGNIFICANT (PRIMARY) ORIGINAL/EARLY (PRE-1958) FORMS & MATERIALS
- CONTRIBUTING (SECONDARY) FORMS & MATERIALS
- NON-CONTRIBUTING EXISTING EXTERIOR SPACES & MATERIALS
- NON-HISTORIC EXTERIOR ALTERATIONS (POST-1958)



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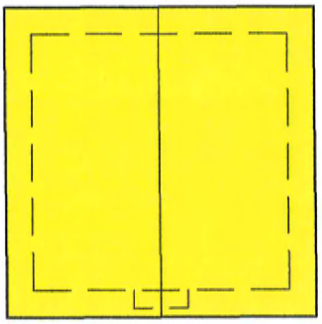

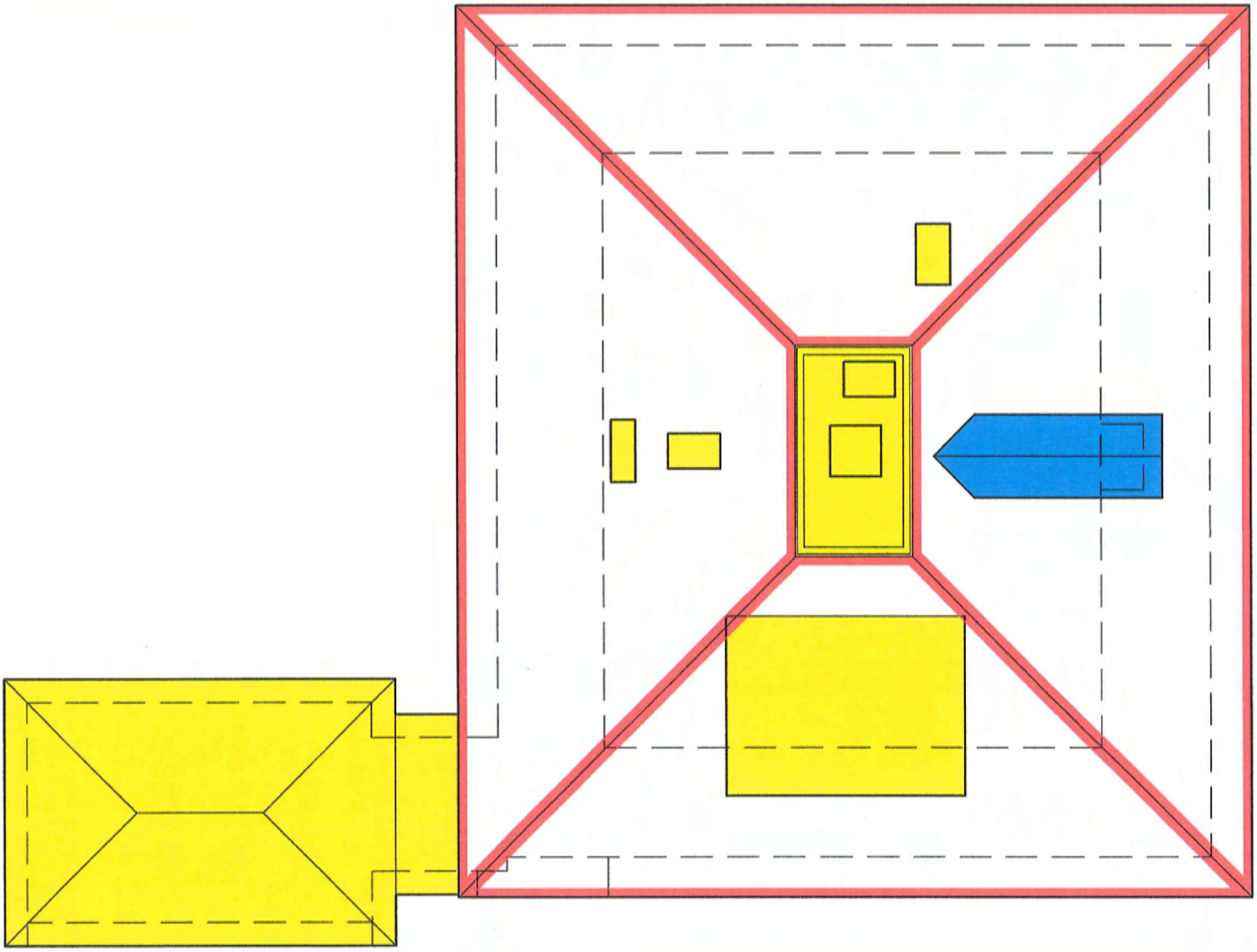

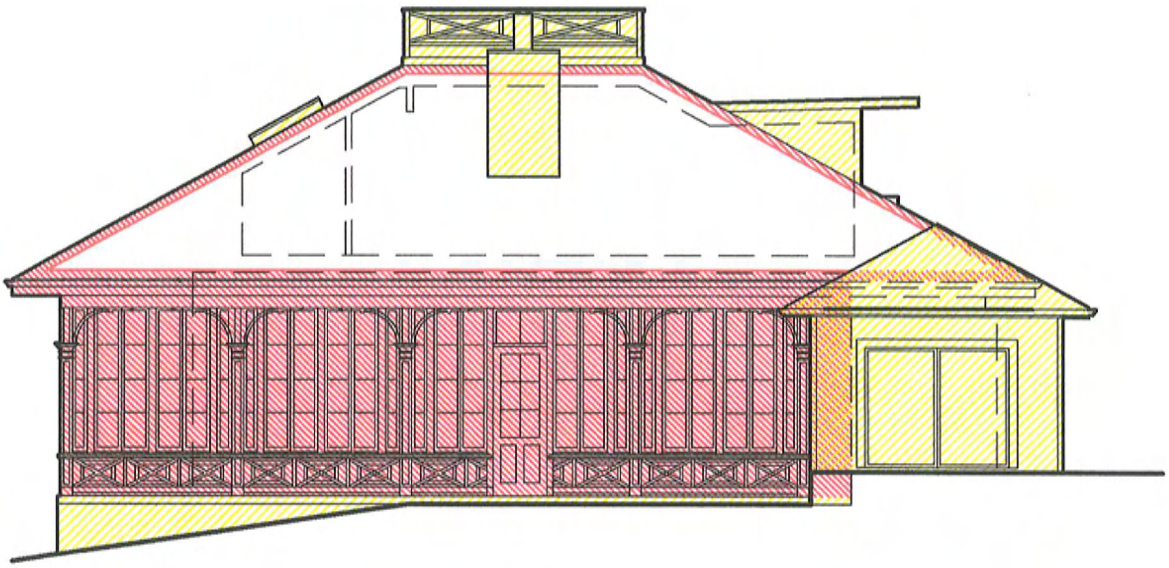

WEST (FRONT) ELEV.

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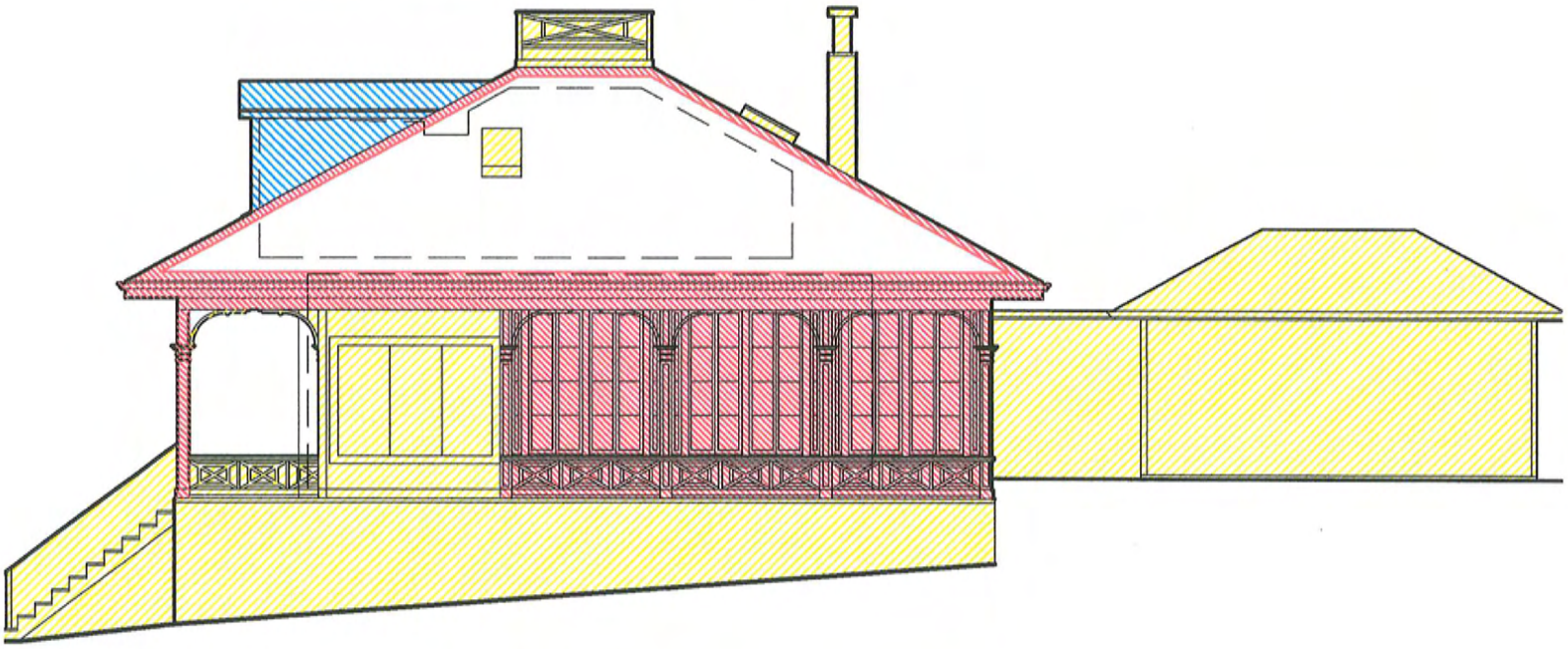
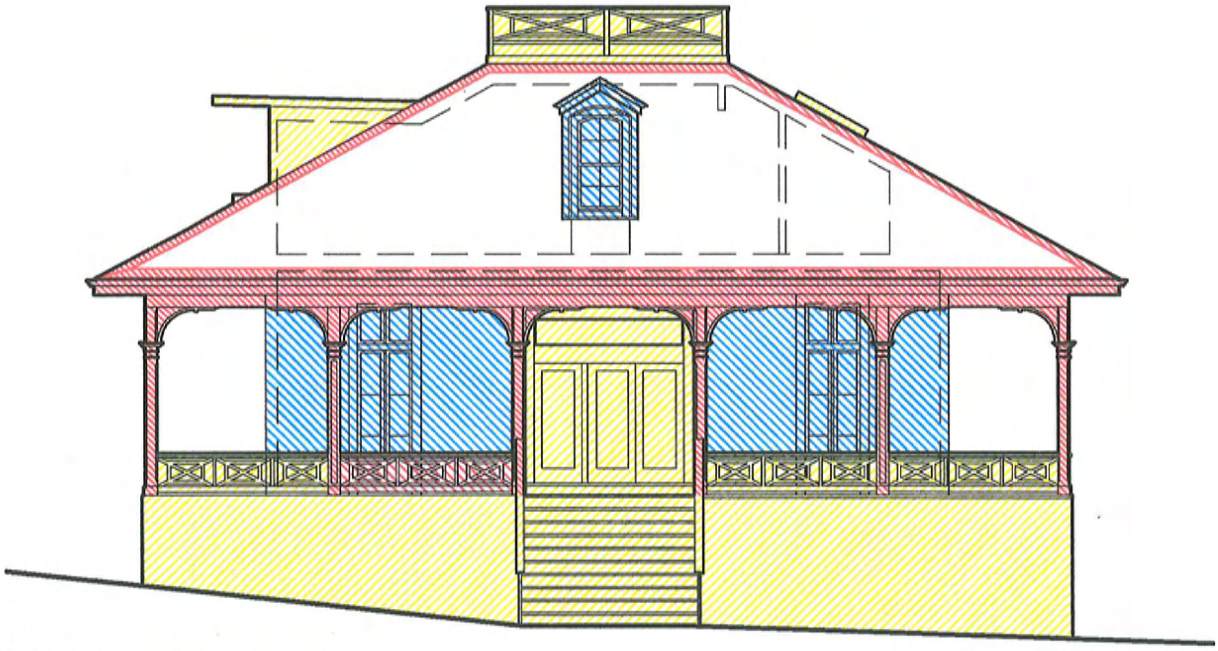


NORTH SIDE ELEV.



EAST (REAR) ELEV.

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- NON-HISTORIC ALTERATIONS (POST-1958)

SOUTH SIDE ELEV.

Landscape Status Report
Tanglewood Estate, Sausalito California
March 2015 Prepared for Mr. & Mrs. Asriel Levin

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Prepared by Anthony Garza Jr
Supervisor of Horticulture & Grounds
University of California Botanical Garden at Berkeley

1. Brief History and Involvement

I was given responsibility for the landscape at the Tanglewood Estate in approximately January of 2001. At that time the garden had been minimally tended for several years by a gardener who had been employed by the original estate owners, the Allens. My understanding was that this gardener was allowed to continue basic tending of the landscaping under the auspices of the College of Landscape Architecture (CLA), who had the estate willed to them by Mr. Allen, an alumni of said department. I was given the task of basic maintenance to be carried out by one of my staff who would visit the garden once a week. My tenure at the property ended in approximately Spring of 2012, when the University decided to sell the property.

2. Initial Assessment

Several documents had been produced by a landscape architect hired by the CLA, circa 1982, to review the existing plantings, conduct an inventory, and subsequently to produce a [future] landscape plan. Once these documents were produced, it is my understanding that the CLA did not deem the undertaking (either the landscaping or the derelict condition of the house) worth its time and therefore offered the property to the Botanical Garden. After management at the Garden reviewed the condition of the property and the related landscape documents, it was decided to maintain the property in an "acceptable state" into the foreseeable future, but not to implement the renovation outlined by the plans of the CLA. At this time the house had not been renovated and turned into a rental property. Early observations revealed a landscape in need of significant intervention. Over the years, apparently following no over-arching plan or vision, the garden had been over-planted, and more recently, poorly maintained. Unfortunately, many of the plants on the property included in the 1982 review had died or been removed.

3. General Maintenance Plan

Seeing that the property had become of mix of plants of many different types with varying climatic preferences and cultural requirements, the Botanical Garden decided to move in a new direction. The native plants on the property had at one point been of a designation one would term "oak woodland". Several majestic oaks existed on the property and help to guide the tone for the direction of any new plantings. There were several years, as time allowed, to incorporate new selections of California natives and other drought-adapted, regionally appropriate plants.

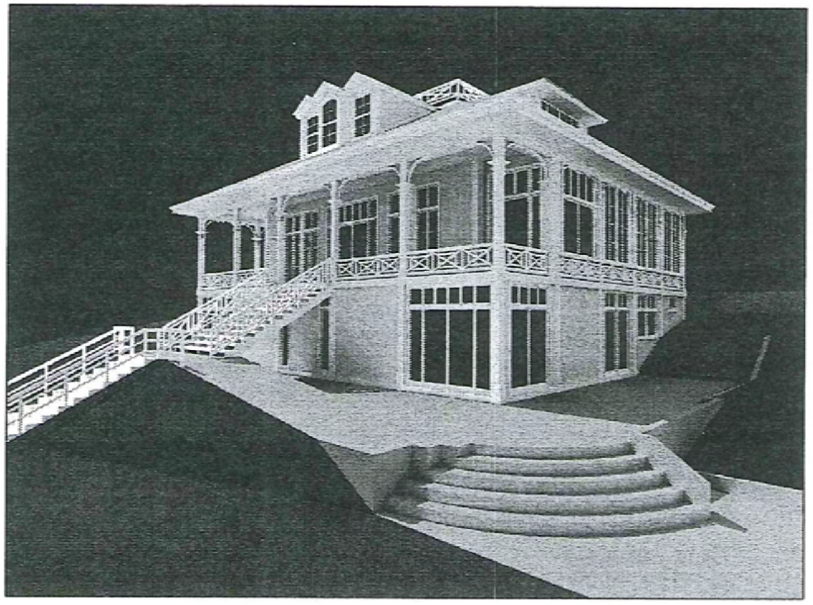
Irrigation on the property had been installed over the years in "layers" and was inadequate to meet the needs of all of the plants. Garden staff worked to install some low-technology irrigation to establish the new plantings. All of the removals of older, inappropriate plants, and subsequent replanting were done by my staff, incorporating my design and layout guidance.

4. Current Assessment

There is no evidence that any intentional design was ever executed or followed in recent Memory, say for example, like the Sears property across the street designed by the famous California landscape designer Thomas Church. The Allens appear to have worked on the property in a self-directed manner with no apparent plan guiding their actions. Additionally, many of the earlier plantings once designated as significant, rare, or exotic no longer exist or are now available via retail sources. Of the notable plants that do exist, none are of an irreplaceable nature. Although there are some beautiful and interesting plants on the property, most notably some flowering trees, the landscape and garden do not fall into a category that I would consider historically significant, save for perhaps the pre-existing native oaks. These oaks and the general character of the garden and landscape seem to be in good health and under no current or planned apparent threat.

By: Anthony Garza Jr.

Date: April 1, 2015



TANGLEWOOD

168 HARRISON AVE. SAUSALITO

PROJECT DIRECTORY

PROGRESS PRINT 4/29/15

OWNER:

ASRIEL & CARMELA LEVIN
3420 21ST STREET
SAN FRANCISCO
CA 94110

DESIGNER:

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EMAIL curlie21@gmail.com

CONSULTANTS:

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CHARLES D. ALLEN
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EMAIL allcoeng@comcast.com

STRUCTURAL

IRVING DEAN AFFELDT
PURCELL, RHOADS & ASSOCIATES
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EMAIL dean@puroelrhoades.com

URBAN FORESTRY/ASSOCIATES
WILLOW STTREET, CA 94901
TEL 415-454-4212
EMAIL info@urbanforestryassociates.com

ALEX C. HO
GRAPHIC SERVICES
EMAIL alex@verticlarray.com

AREA CALCULATION

EXISTING:	HOUSE-	2742 S.F.
	GARAGE-	480 S.F.
	ACCESSORY BUILD-	200 S.F.
TOTAL EXISTING:		3422 S.F.
NEW:	HOUSE-	4860 S.F.
	GARAGE-	1030 S.F.
	ACCESSORY BUILD-	590 S.F.
TOTAL BUILT PROPOSED :		6480 S.F.
LOT:		49000
TOTAL F.A.R.:		13%
TOTAL NEW ADDITION:		3094 S.F.
EXISTING PORCH:		540 S.F.
NEW PORCH:		420 S.F.

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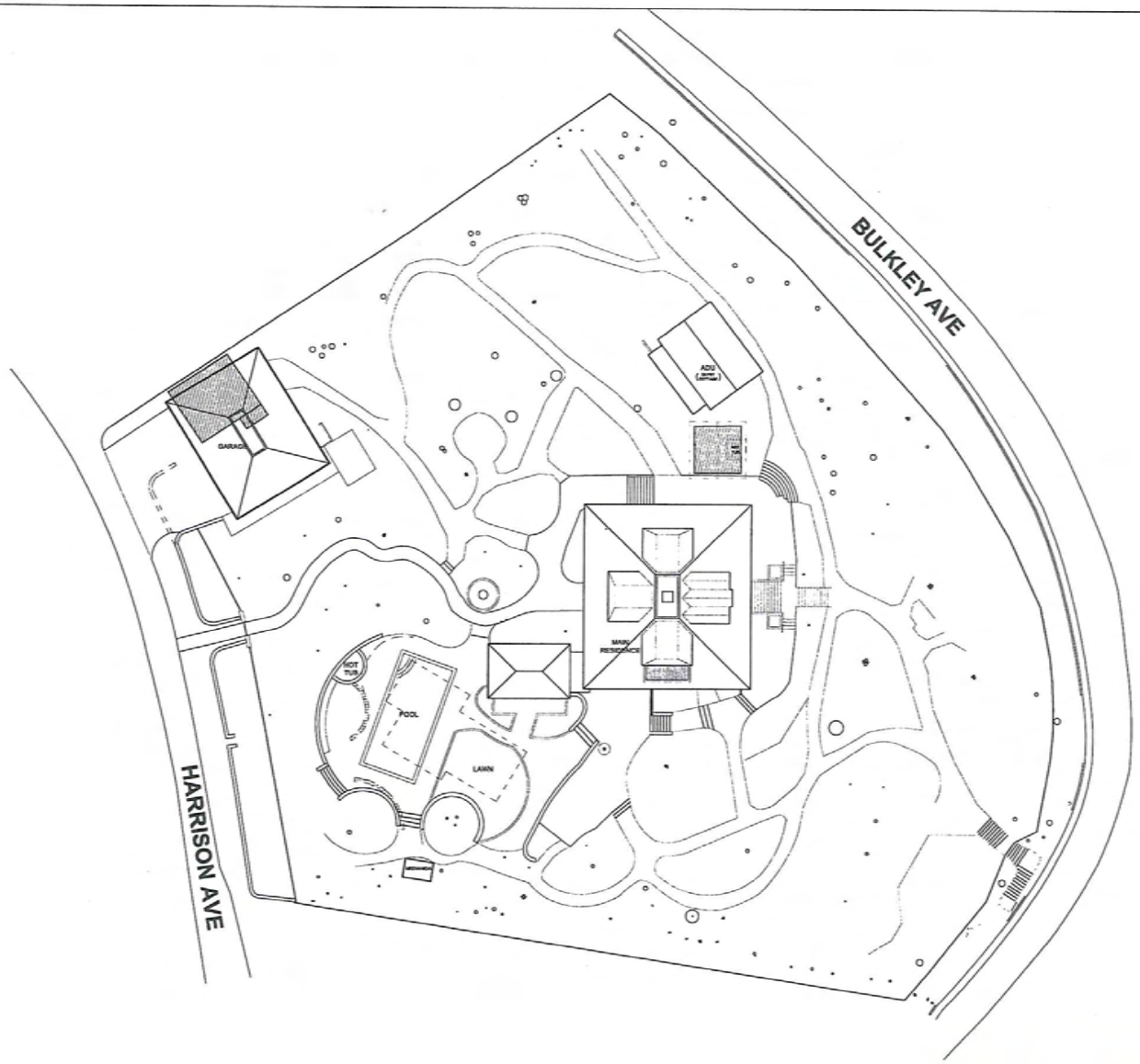

CONCEPTUAL LANDSCAPE PLAN

SCALE 1/16" = 1'-0"
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NORTH

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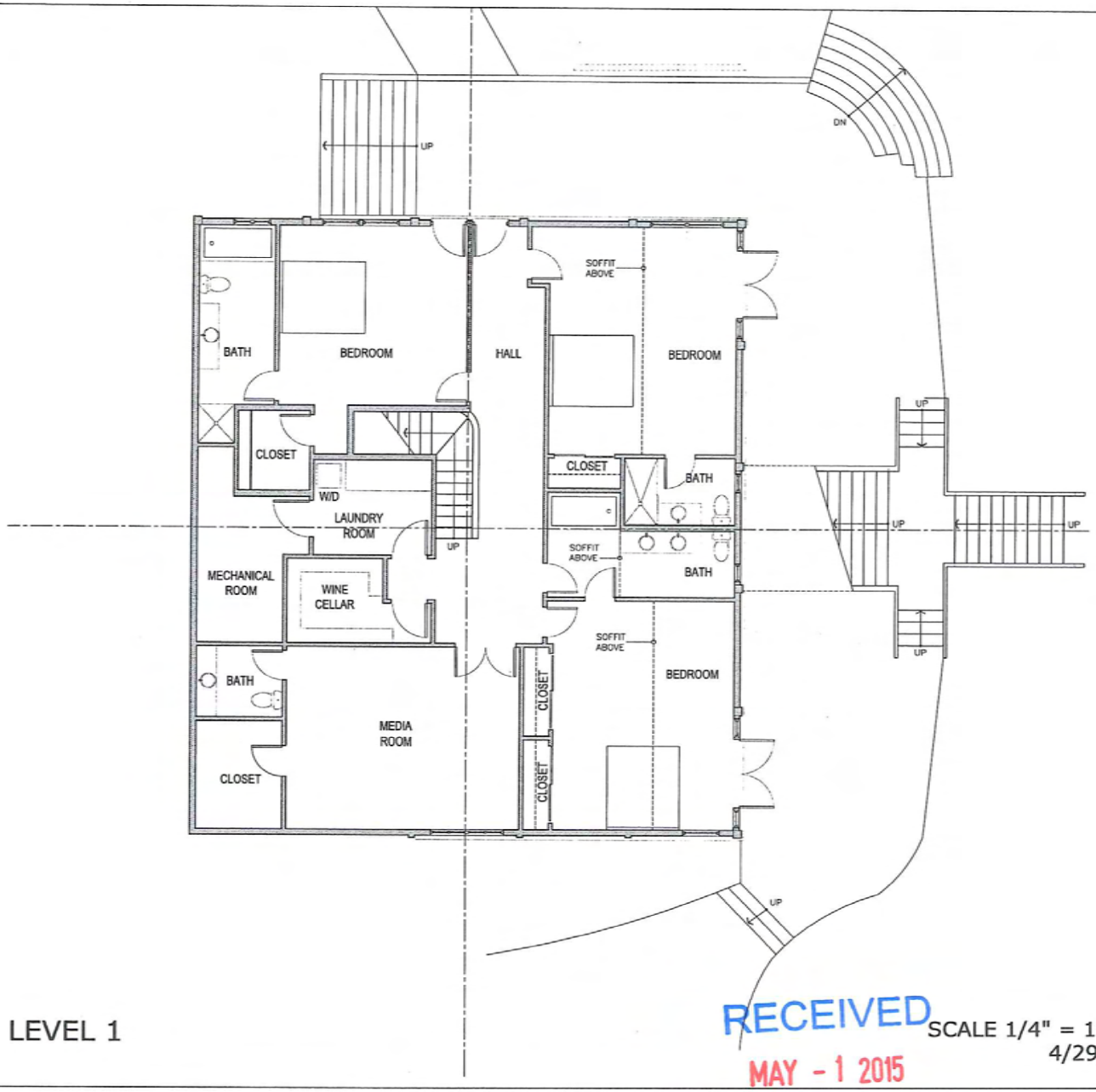

PROPOSED FLOOR PLAN - LEVEL 1

SCALE 1/4" = 1'-0"
4/29/15

NORTH

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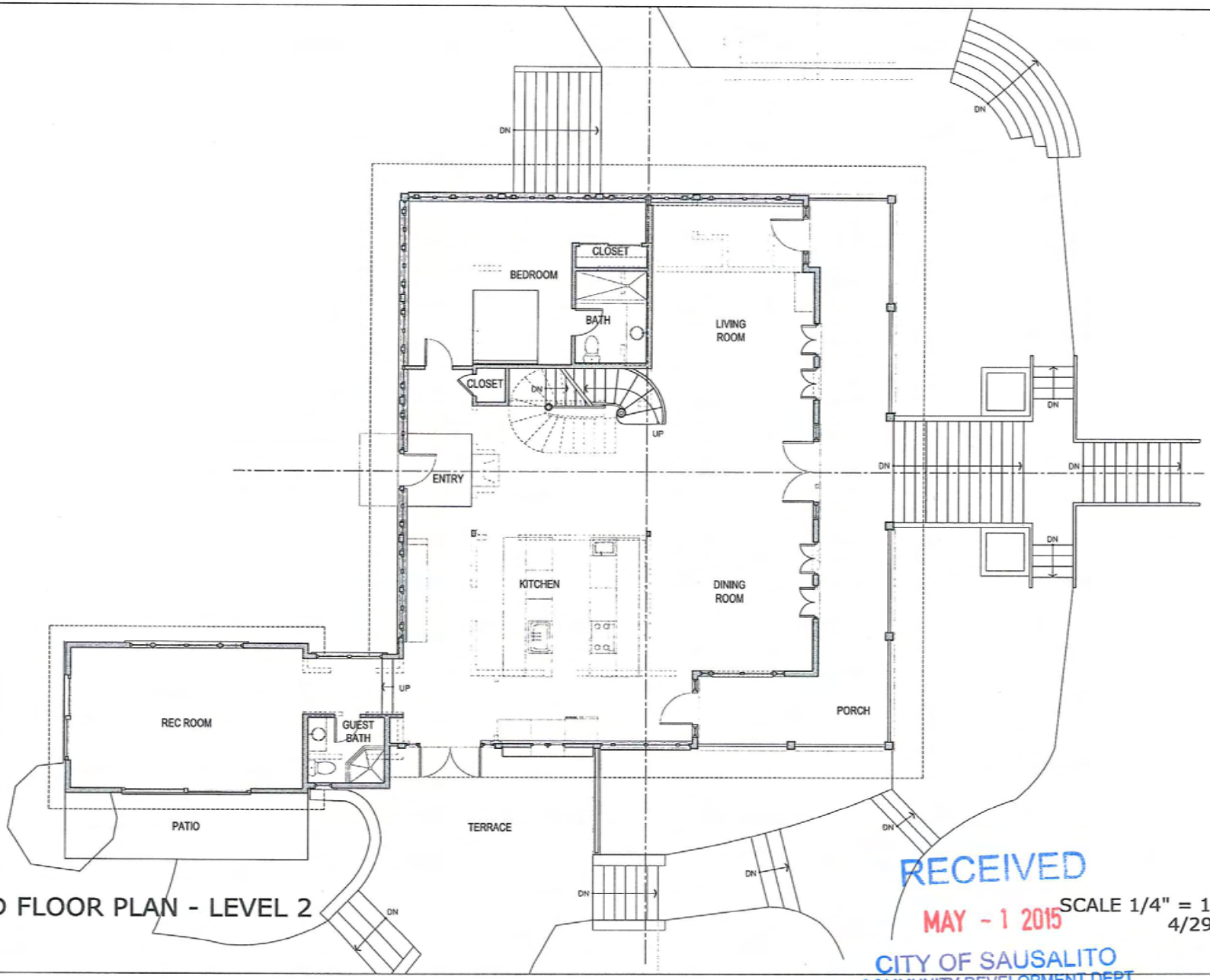

PROPOSED FLOOR PLAN - LEVEL 2

SCALE 1/4" = 1'-0"
4/29/15

NORTH

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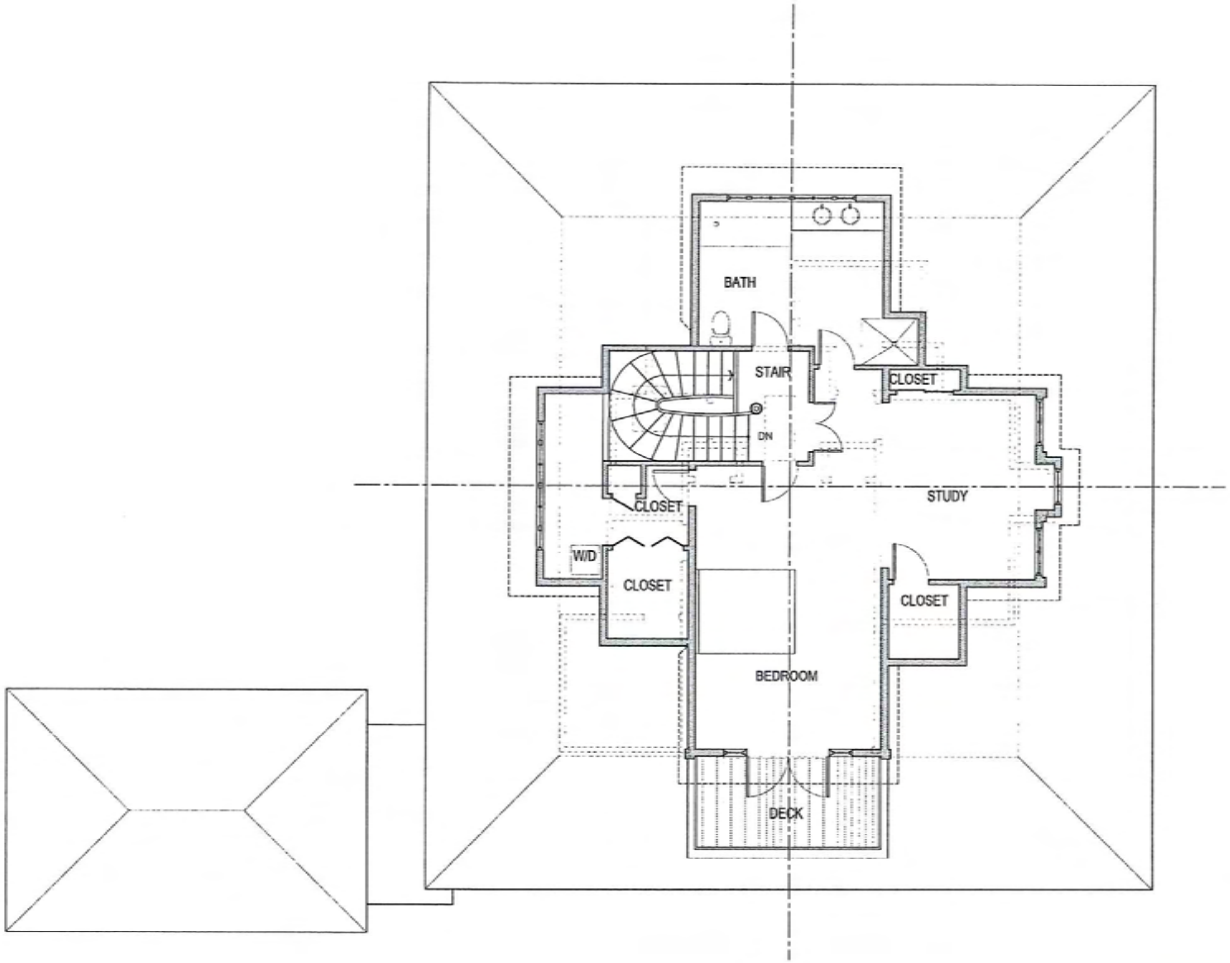
COMMUNITY DEVELOPMENT DEPT



PROPOSED FLOOR PLAN - LEVEL 3

SCALE 1/4" = 1'-0"
4/29/15

NORTH

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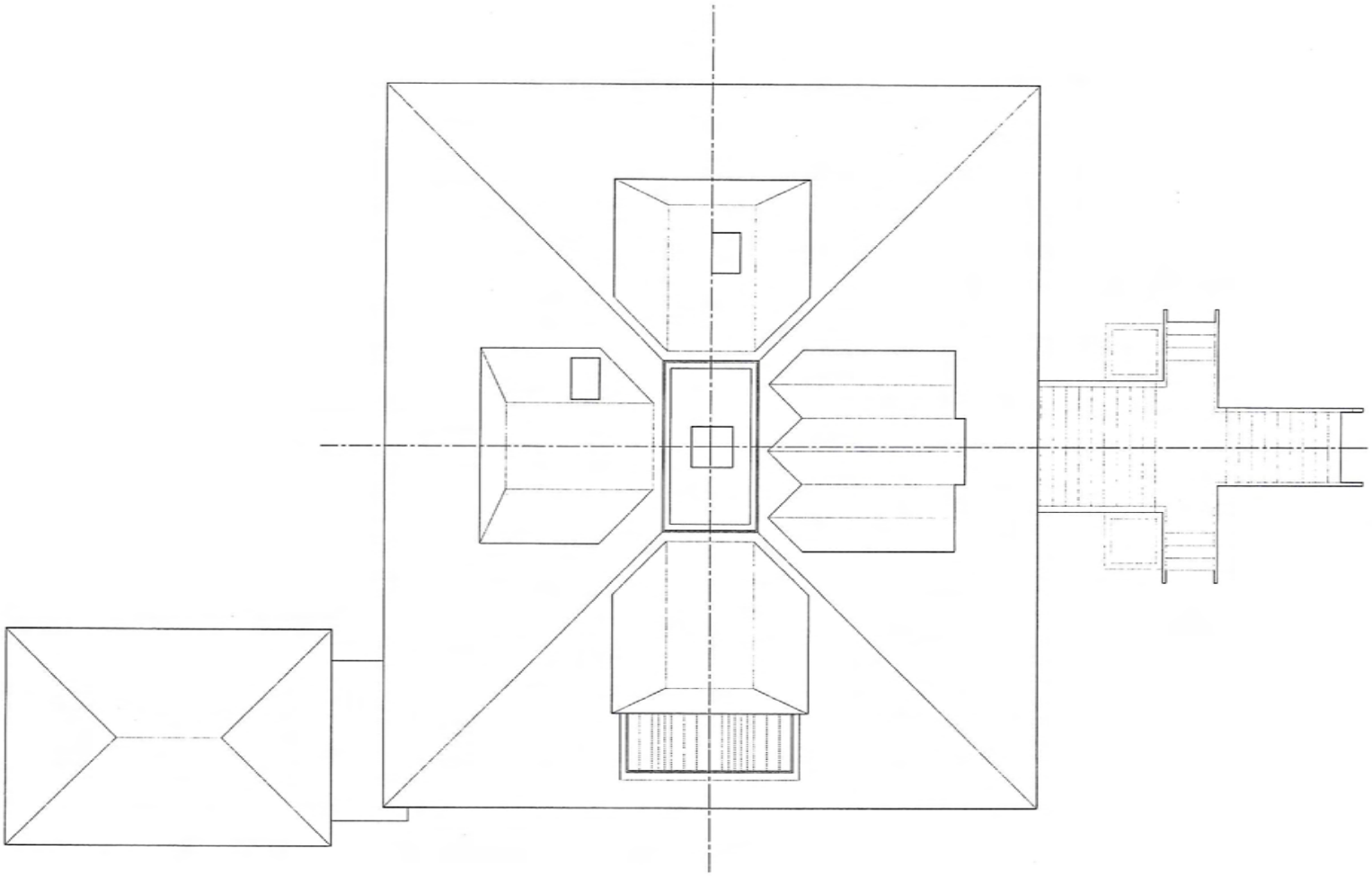
COMMUNITY DEVELOPMENT DEPT



PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"
4/29/15

NORTH

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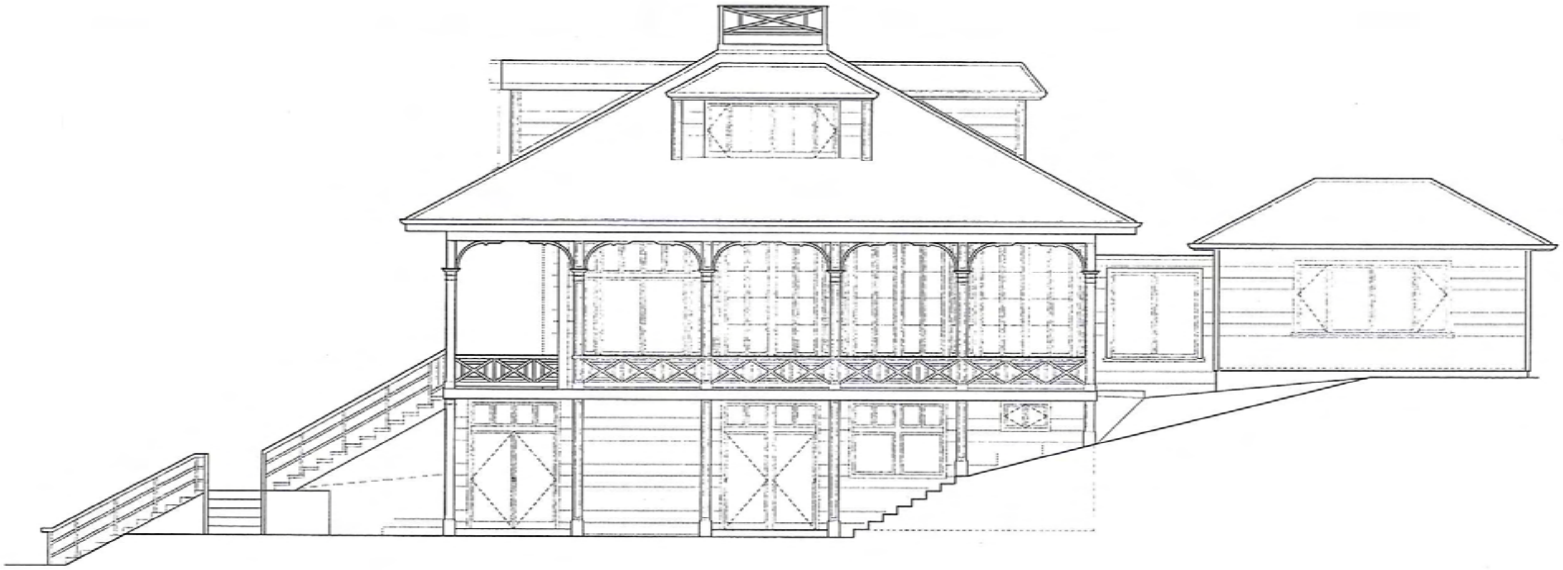
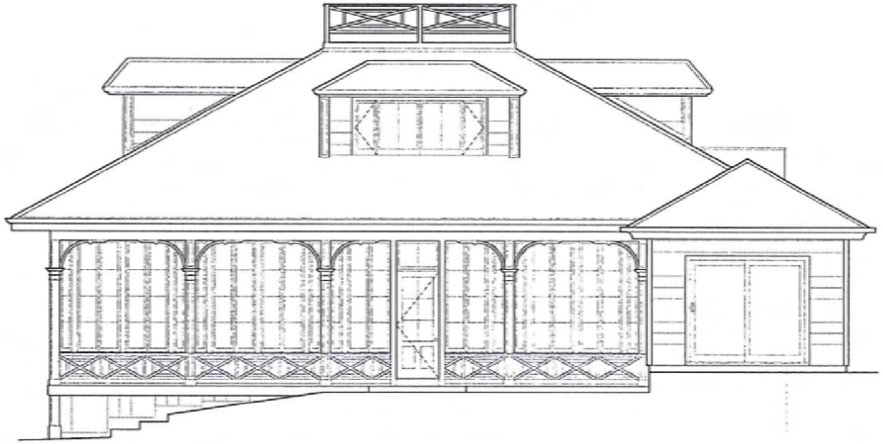
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"
4/29/15

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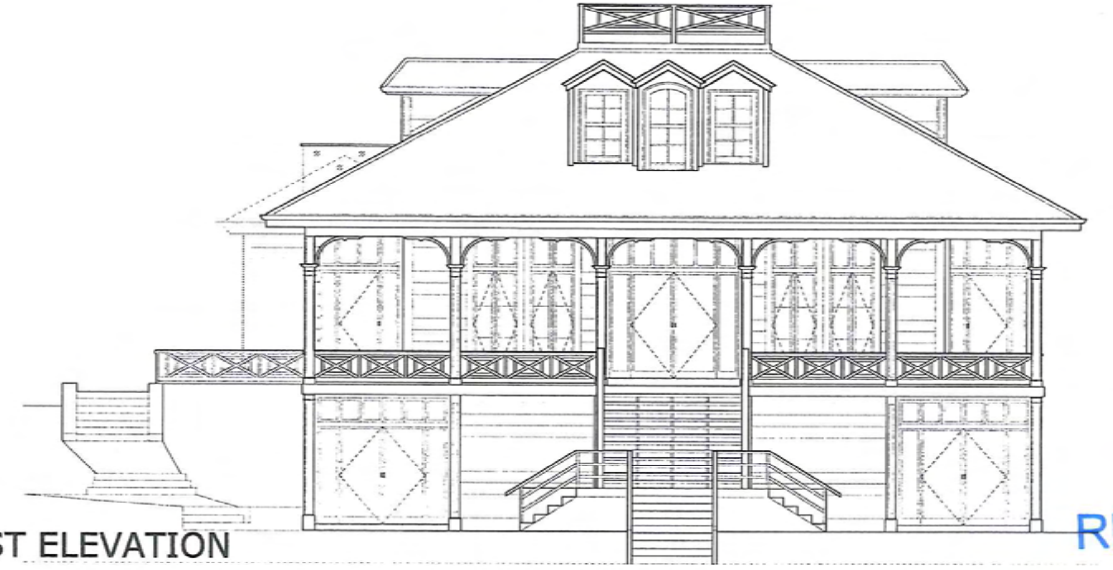
COMMUNITY DEVELOPMENT DEPT

PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"
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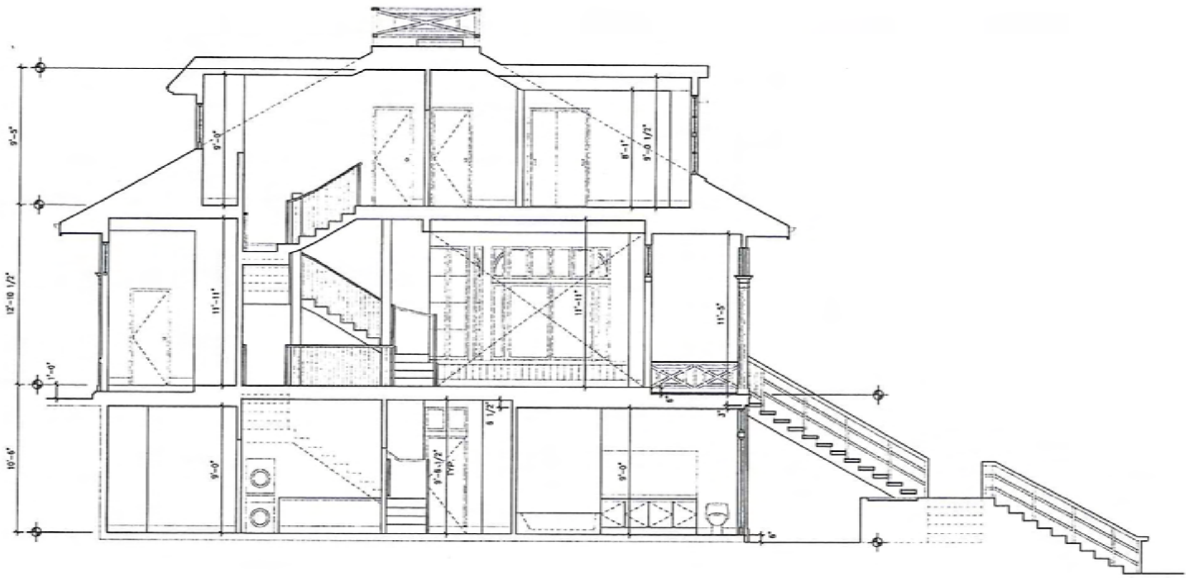
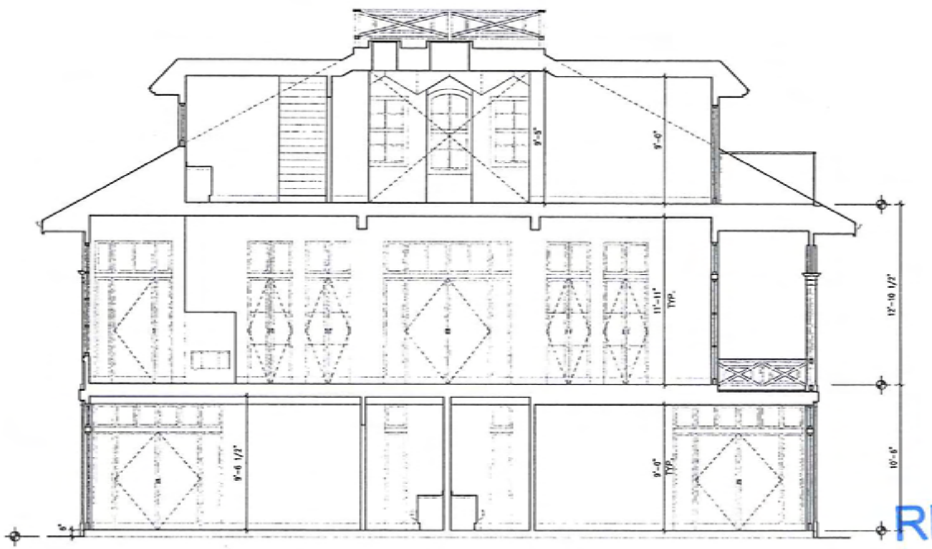
COMMUNITY DEVELOPMENT DEPT



PROPOSED LATERAL SECTION



PROPOSED LONG. SECTION

SCALE 1/4" = 1'-0"
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PROPOSED ACCESSORY DWELLING UNIT (ADU)

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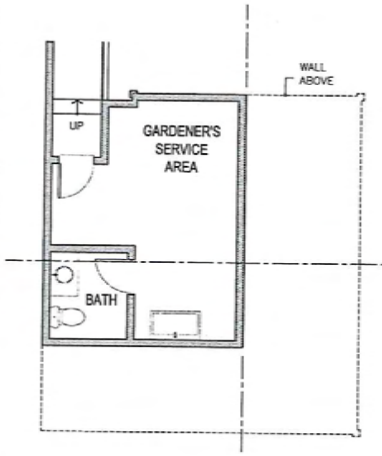
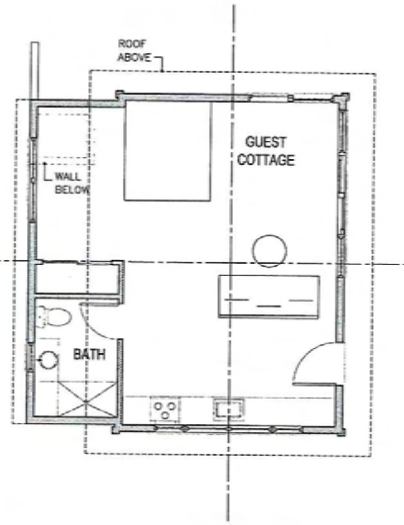
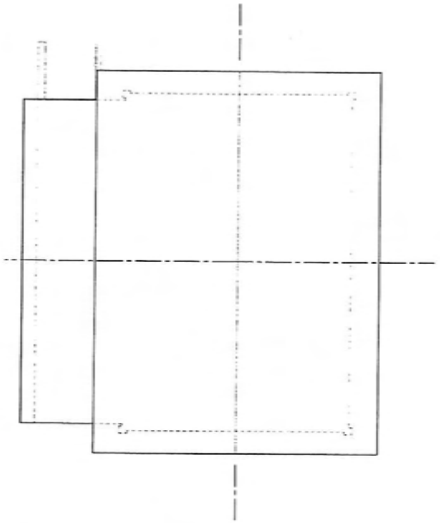


NORTH

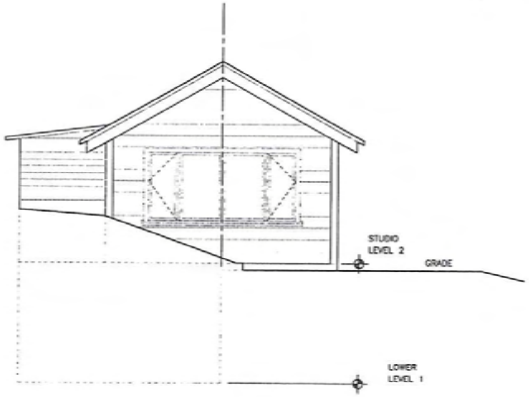
FLOOR PLAN
LOWER LEVEL



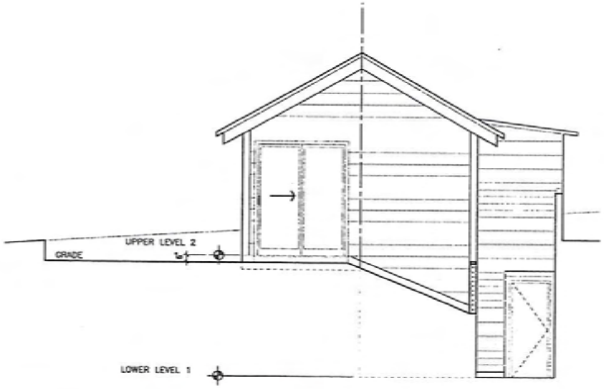
FLOOR PLAN
UPPER LEVEL



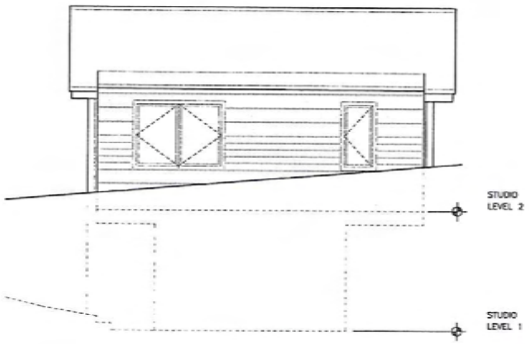
ROOF PLAN



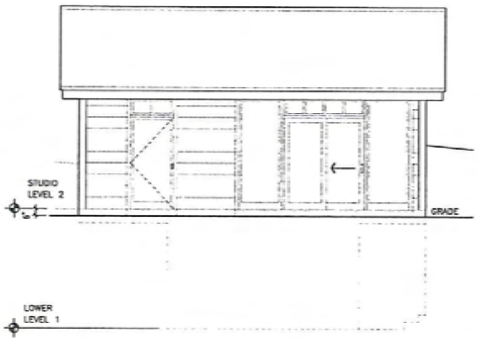
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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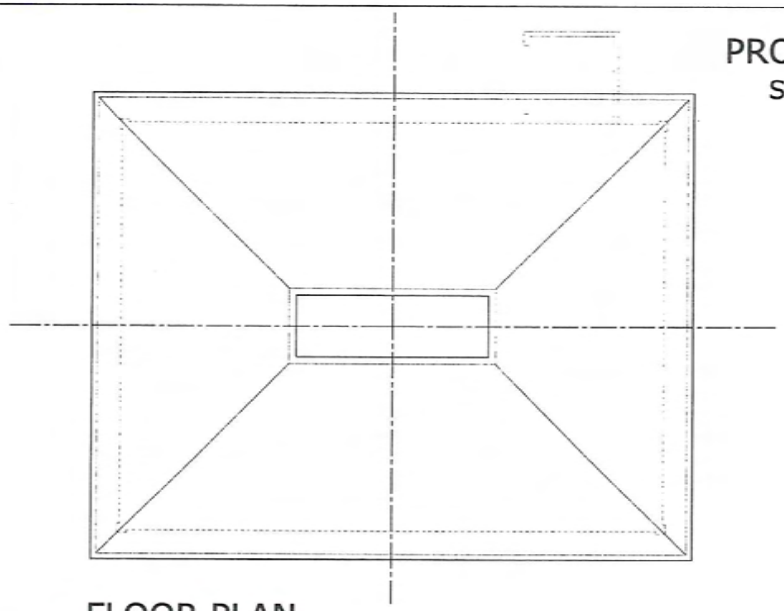
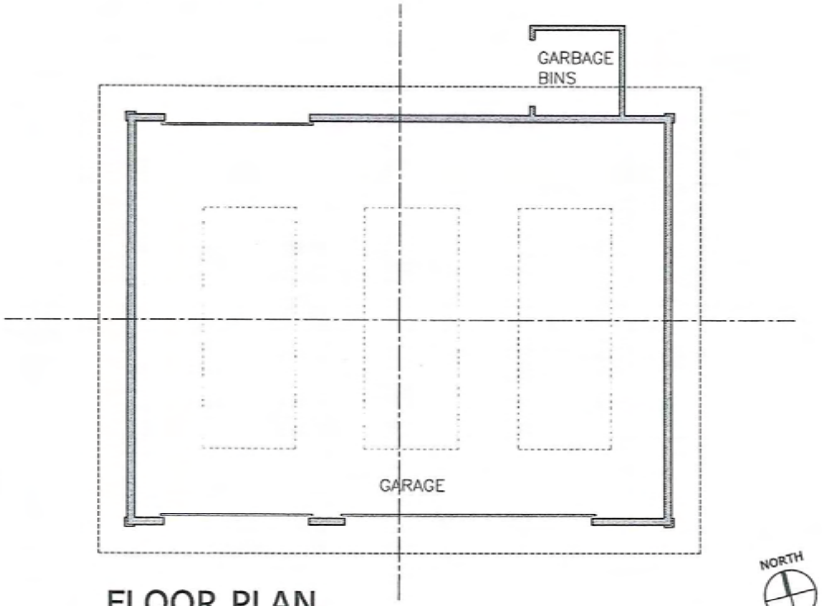
PROPOSED GARAGE

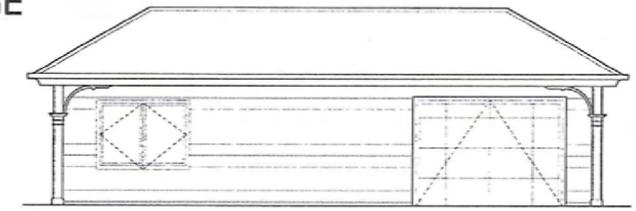
SCALE 1/4" = 1'-0"



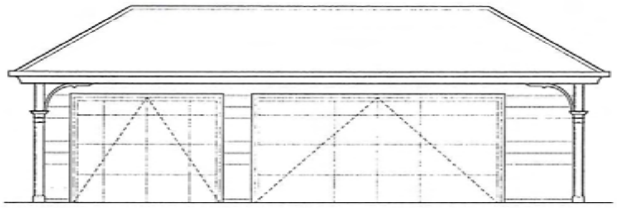
FLOOR PLAN



FLOOR PLAN



EAST ELEVATION



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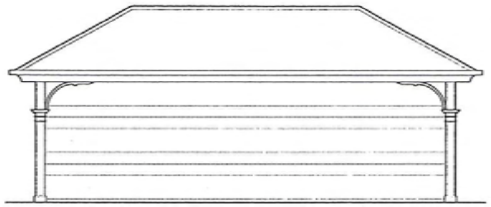
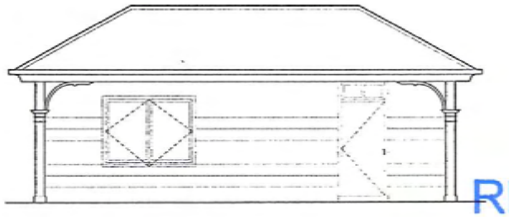


NORTH ELEVATION



SOUTH ELEVATION

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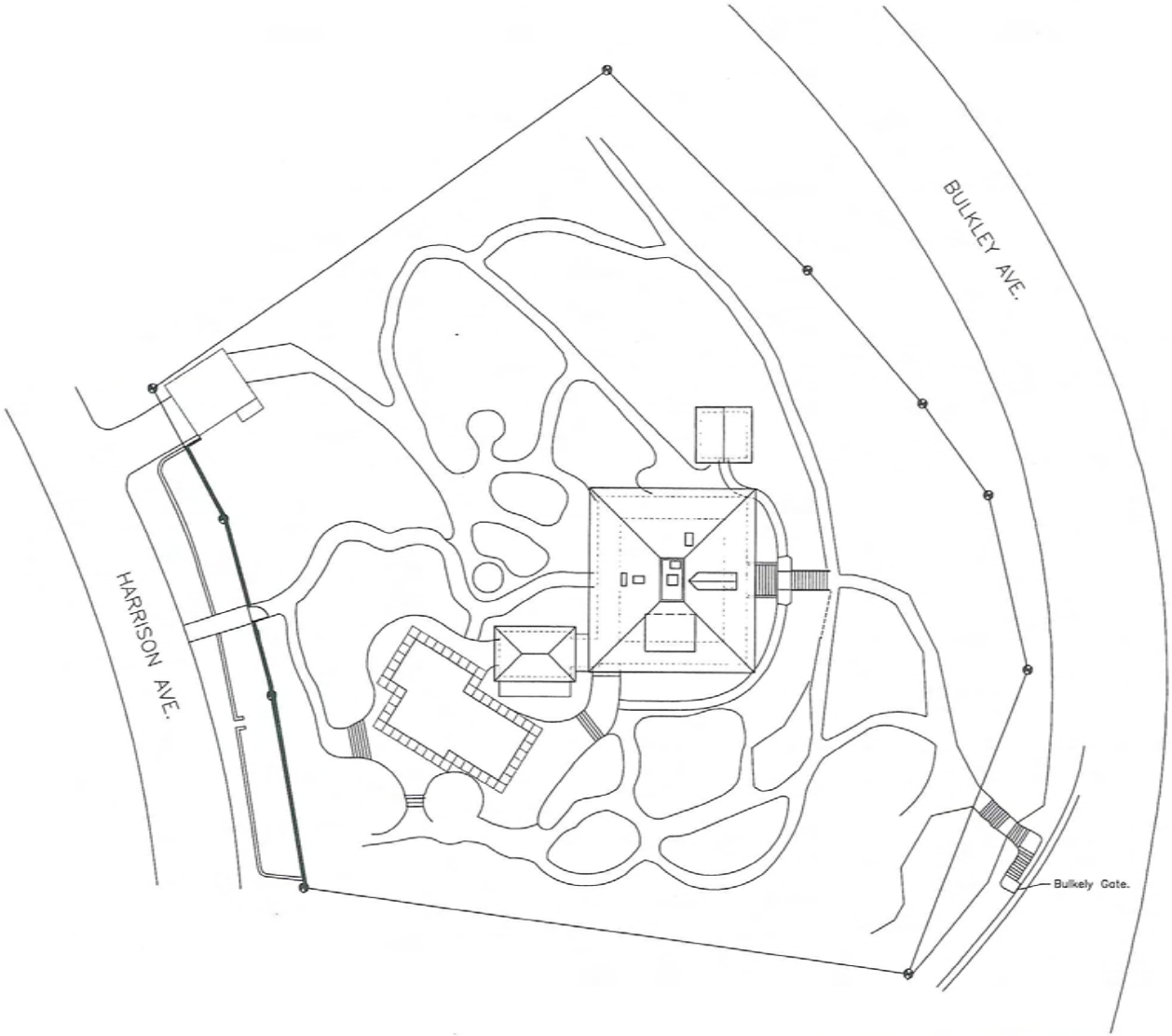
4/29/15



EXISTING LANDSCAPE PLAN

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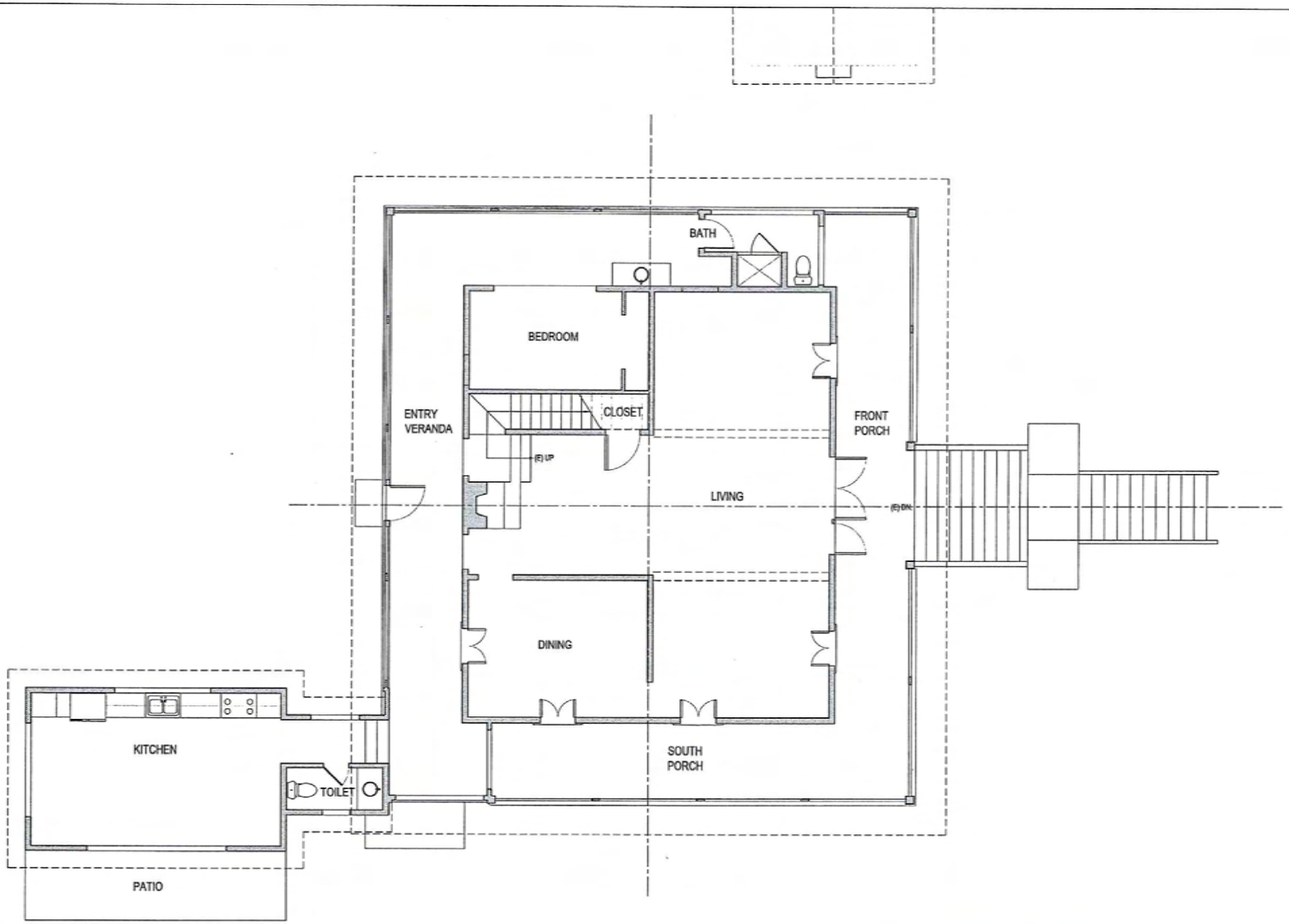
SCALE 1/16" = 1'-0"
4/29/15

NORTH



EXISTING FLOOR PLAN - LEVEL 2

SCALE 1/4" = 1'-0"
4/29/15

NORTH

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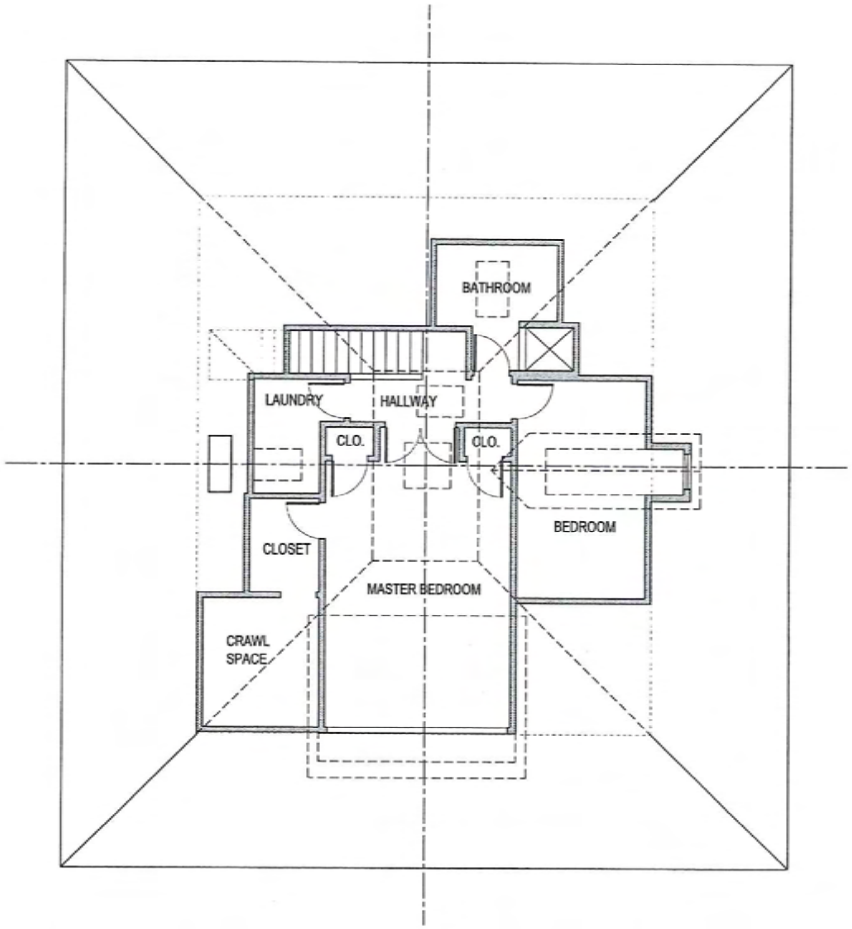
COMMUNITY DEVELOPMENT DEPT



EXISTING FLOOR PLAN - LEVEL 3

SCALE 1/4" = 1'-0"
4/29/15

NORTH

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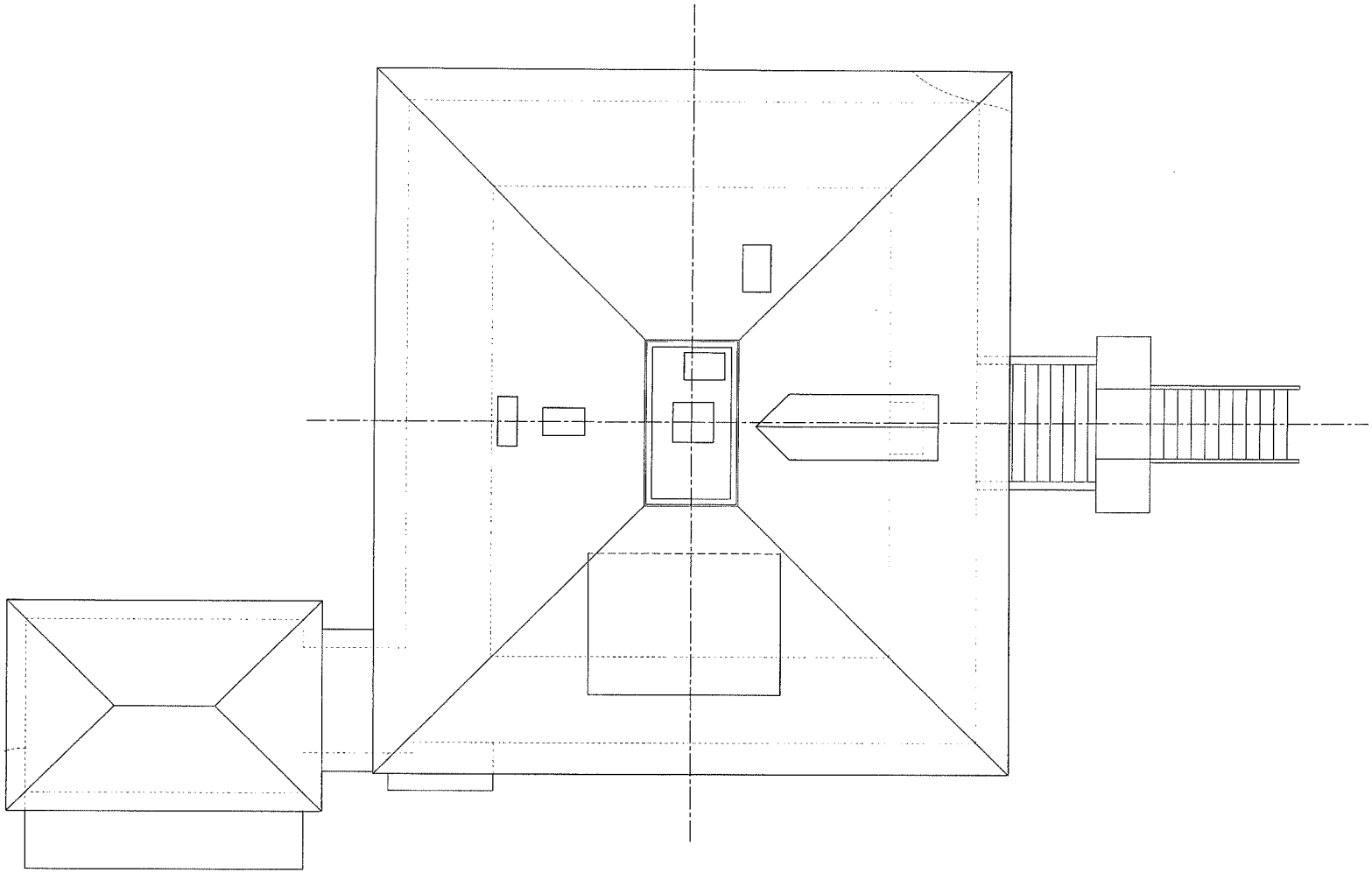
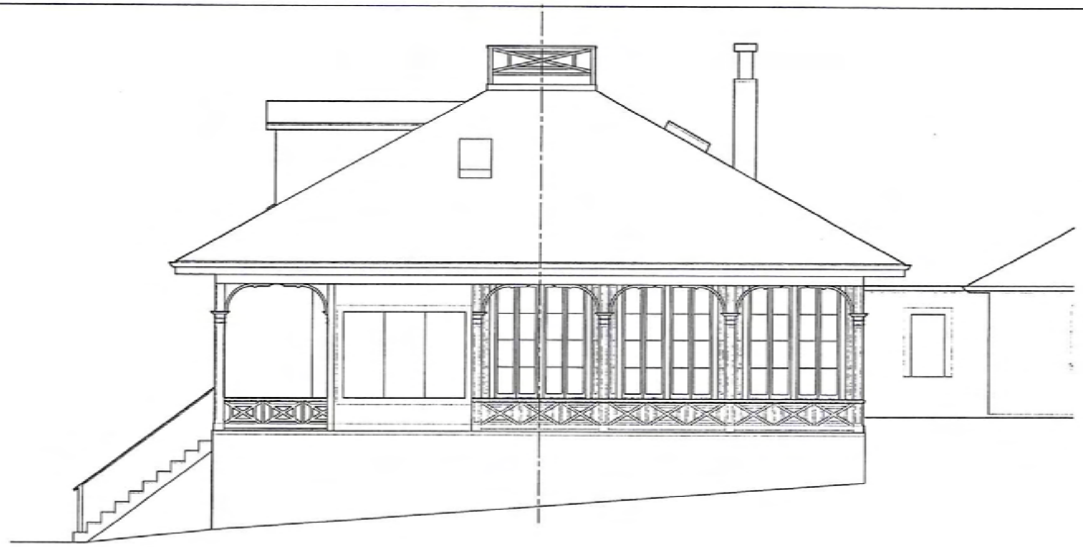


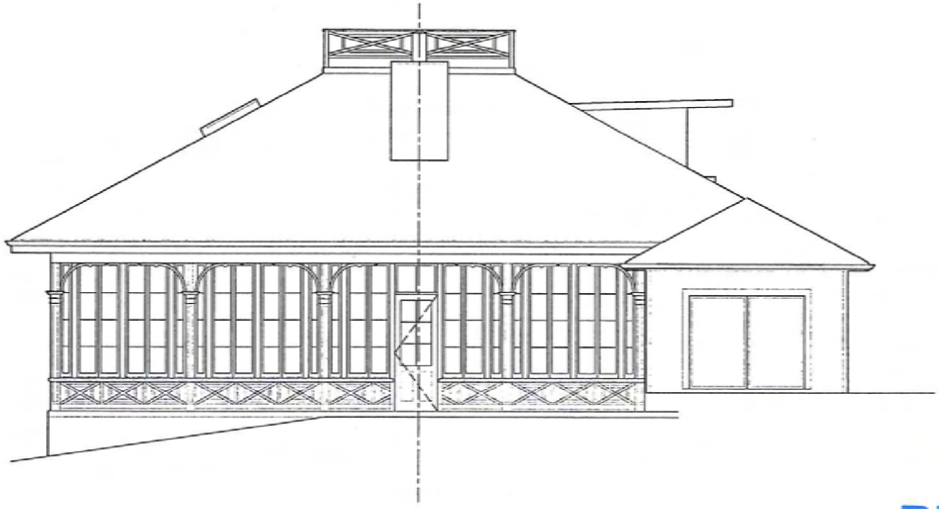
EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"
4/29/15

NORTH



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"
4/29/15

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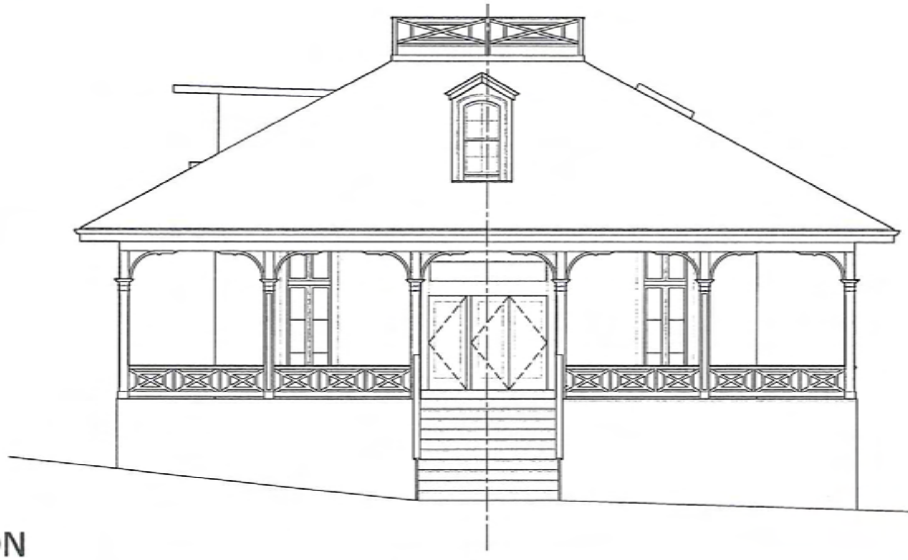
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"
4/29/15

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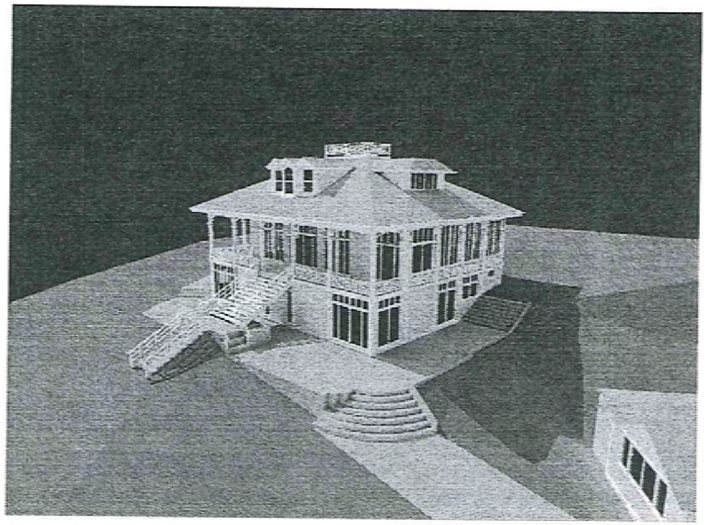
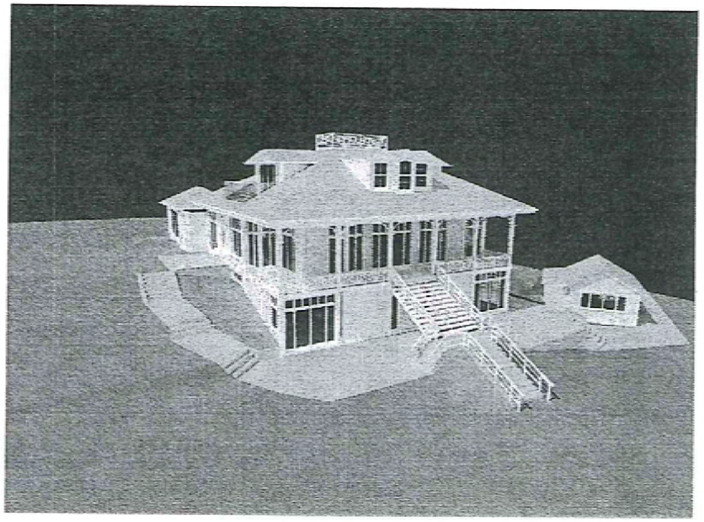
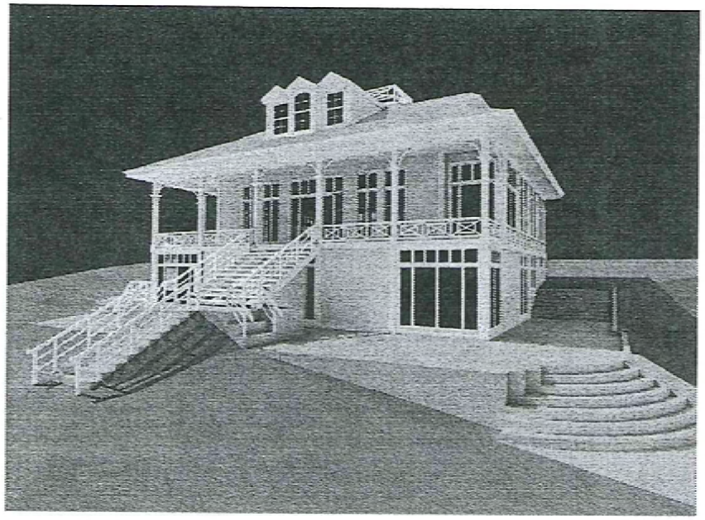
3D VIEWS



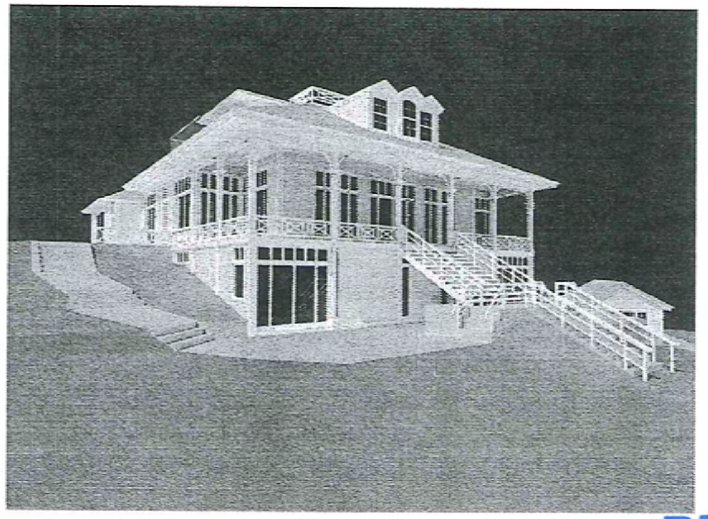
AERIAL VIEW NORTHEAST



AERIAL VIEW SOUTHEAST



NORTHEAST VIEW



SOUTHEAST VIEW

4/29/15

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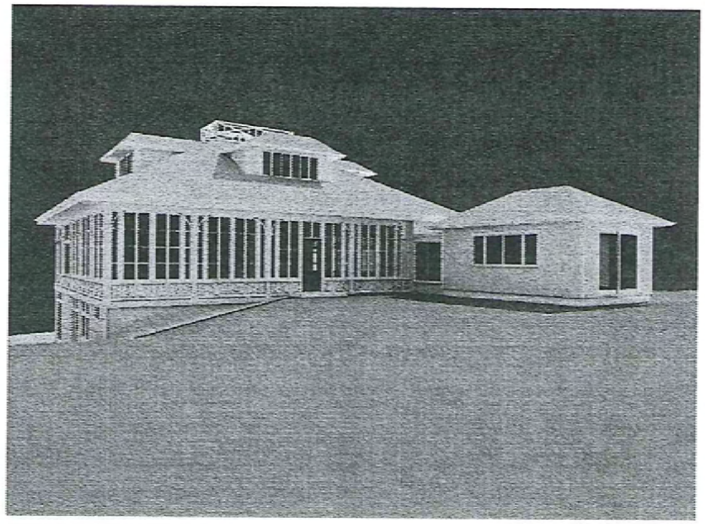
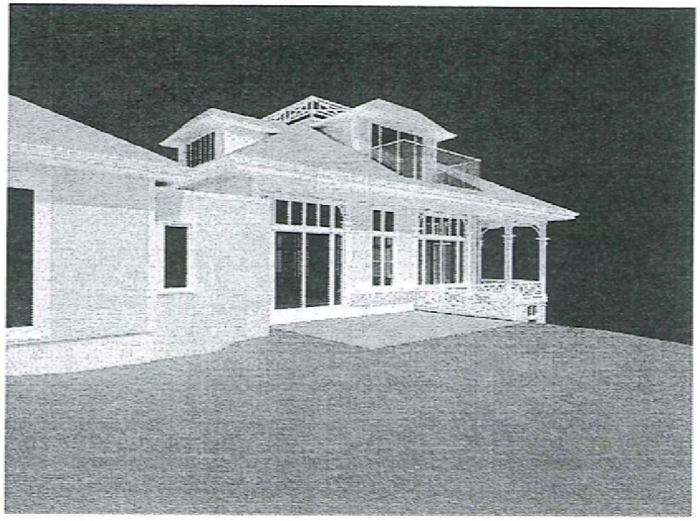
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

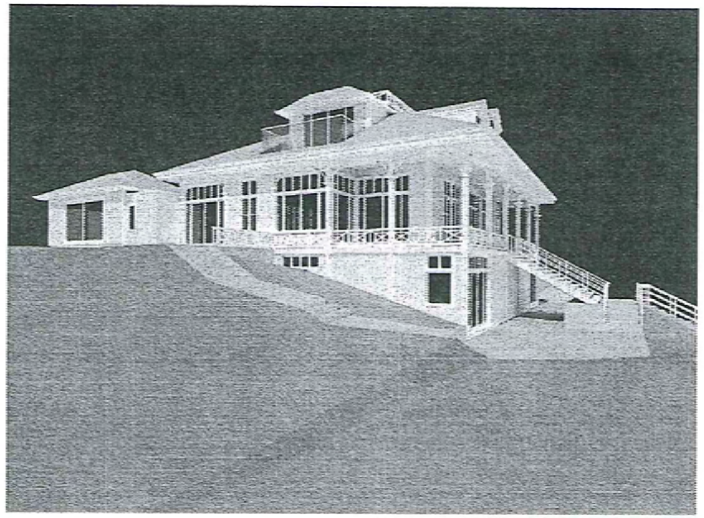
3D VIEWS



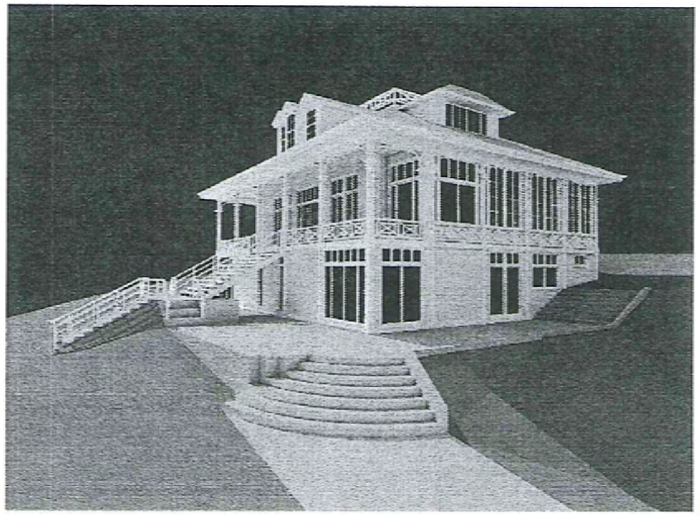
ENTRY VIEW NORTHWEST



PATIO VIEW SOUTHWEST



SOUTHEAST VIEW



NORTHEAST VIEW

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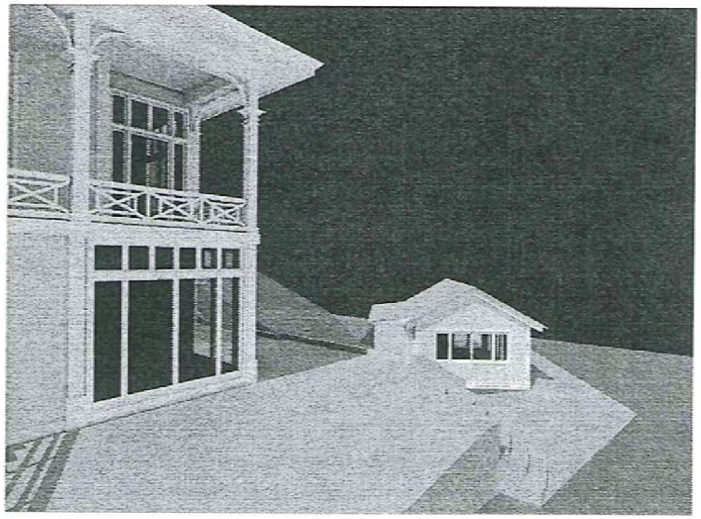
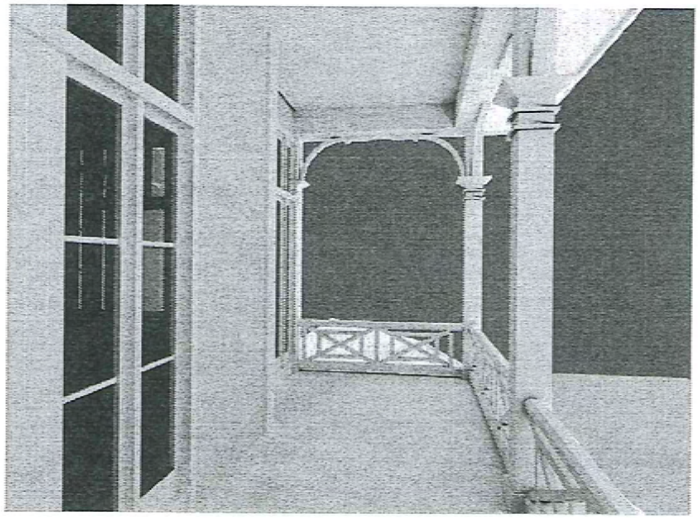
3D VIEWS



VIEW SOUTHEAST TOWARD STUDIO



PORCH VIEW NORTH TOWARD STUDIO

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COMMUNITY DEVELOPMENT DEPT

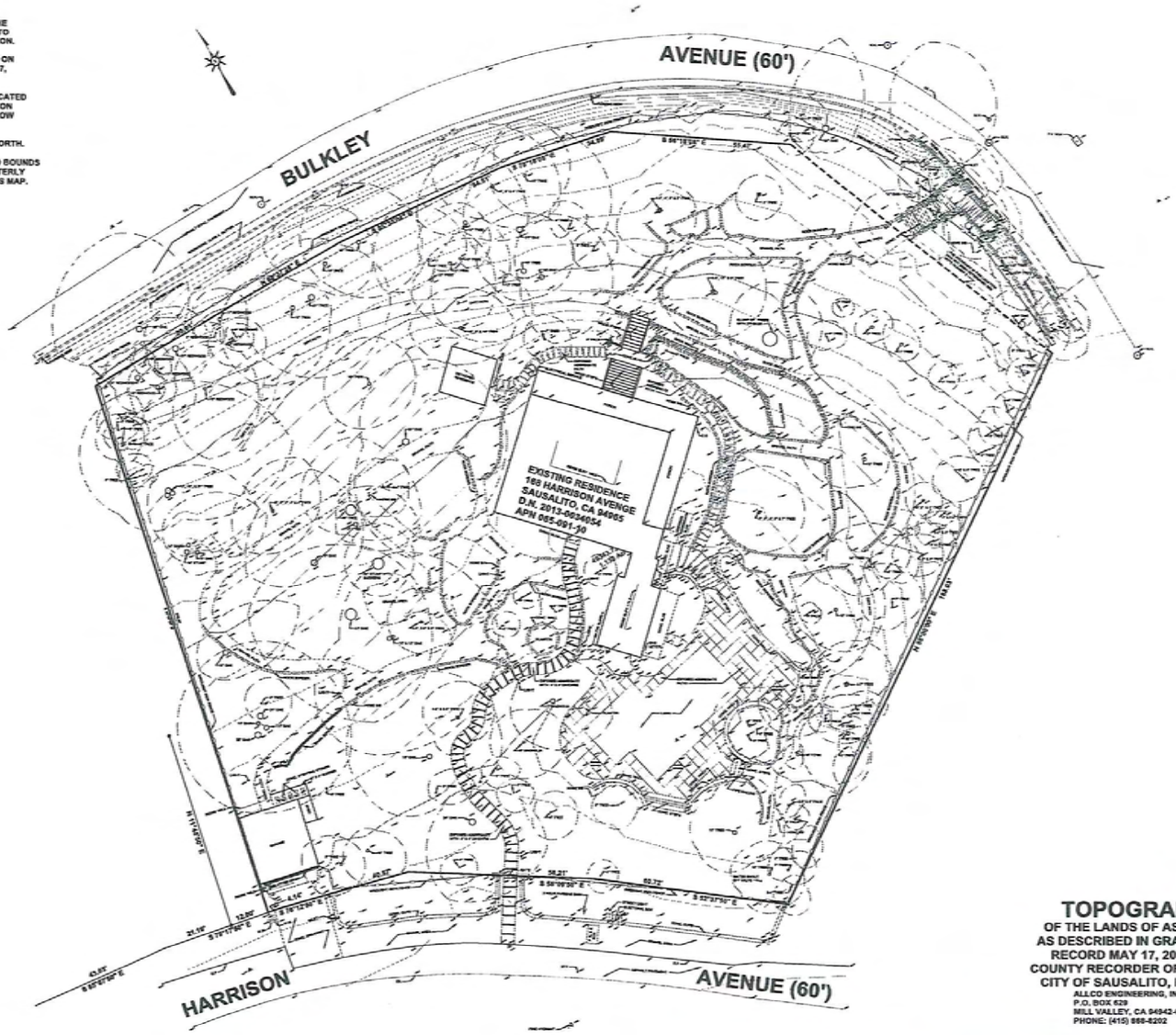
4/29/15

NOTES:

1. UNDERGROUND FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION. CALL U.S.A. (800) 277-2600 PRIOR TO ANY CONSTRUCTION.
2. THE PROPERTY BOUNDARY FOR THIS TOPOGRAPHIC SURVEY IS BASED ON THE GRANT DEED DOCUMENT NUMBER 2013-0034054, RECORDED MAY 17, 2013, IN THE RECORDERS OFFICE OF MARIN COUNTY.
3. BENCHMARK: THE CROSS CUT IN THE SOUTH RIM OF THE MANHOLE LOCATED AT THE APPROXIMATE CENTERLINE OF THE INTERSECTIONS OF HARRISON AVENUE AND SANTA ROSA AVENUE, ELEVATION 171.09, MEAN LOWER LOW WATER.
4. THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.
5. THE DEED FOR THE PROPERTY, 2013-0034054, IS MISSING A METES AND BOUNDS DESCRIPTION OF THE TIE ALONG BULKLEY AVENUE TO THE NORTHEASTERLY PROPERTY CORNER. THIS TIE OR TIES HAS NOT BEEN INCLUDED ON THIS MAP.

LEGEND

- PROPERTY BOUNDARY LINE.
- FOUND 5/8" REBAR W/PLASTIC CAP, PLS 7053.
- EXISTING CONTOUR (2' INTERVALS).
- CONTROL POINTS.
- SPOT ELAVATION.
- TREE SIZE AND TYPE, IF KNOWN.
- DRIP LINE.



0 16' 32'
SCALE IN FEET

TOPOGRAPHIC SURVEY

OF THE LANDS OF ASRIEL AND CAMELA LEVIN
AS DESCRIBED IN GRANT DEED D.N. 2013-0034054,
RECORD MAY 17, 2013, IN THE OFFICE OF THE
COUNTY RECORDER OF MARIN COUNTY, CALIFORNIA
CITY OF SAUSALITO, MARIN COUNTY, CALIFORNIA

ALLCO ENGINEERING, INC.
P.O. BOX 629
MILL VALLEY, CA 94942-0629
PHONE: (415) 868-8202

FEBRUARY 9, 2015
SCALE 1" = 16'

SHEET 1 OF 1

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COMMUNITY DEVELOPMENT DEPT

VIEW OF MASTER BEDROOM ODD DORMER

ODD DORMER

ODD SLIDING DOOR AND TRANSOM

ODD CHIMNEY

ODD CENTRAL DOORS AND STAIRS

CITY VIEW FROM MASTER BEDROOM DORMER

NON-HISTORIC EXISTING CONDITIONS

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

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RENOVATIONS TO THE
LEVIN RESIDENCE "TANGLEWOOD"
168 HARRISON AVENUE
SAUSALITO, CALIFORNIA
APN 065-091-10

DATE AND DESCRIPTION
HLB STUDY SESSION
24 APRIL 2015

THESE DRAWINGS CONSTITUTE PROPERTY OF MICHAEL REX ASSOCIATES ARCHITECT AND MAY NOT BE USED WITHOUT HIS WRITTEN CONSENT © 2015 MICHAEL REX ASSOCIATES

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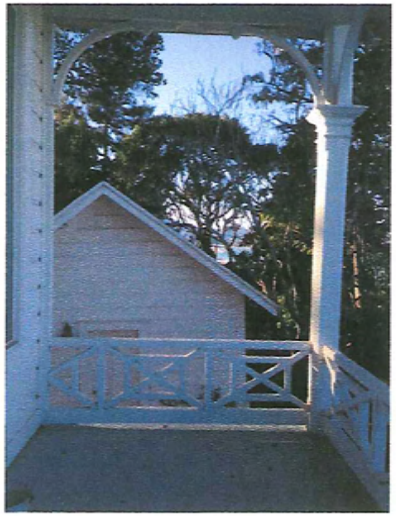
DATE:

EC PHOTOS 1

SHEET



COTTAGE BLOCKS MT. TAM VIEW

ODD WINDOWS

COTTAGE TOO CLOSE TO THE HOUSE

ODD WINDOWS AND HIGH UNDERSTORY

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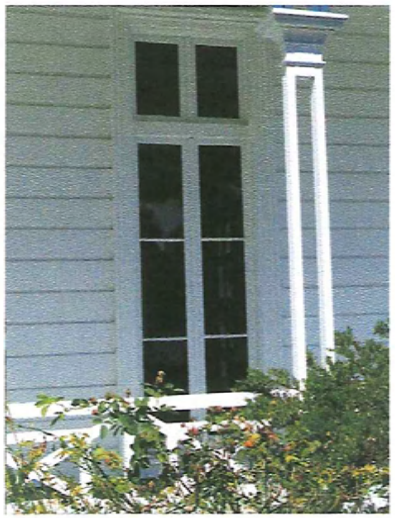
WONDERFUL BAY VIEW

LIMITED AND NARROW VIEW WINDOWS



LOW HEADROOM AND NARROW EAST DORMER

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EC PHOTOS 3

SHEET