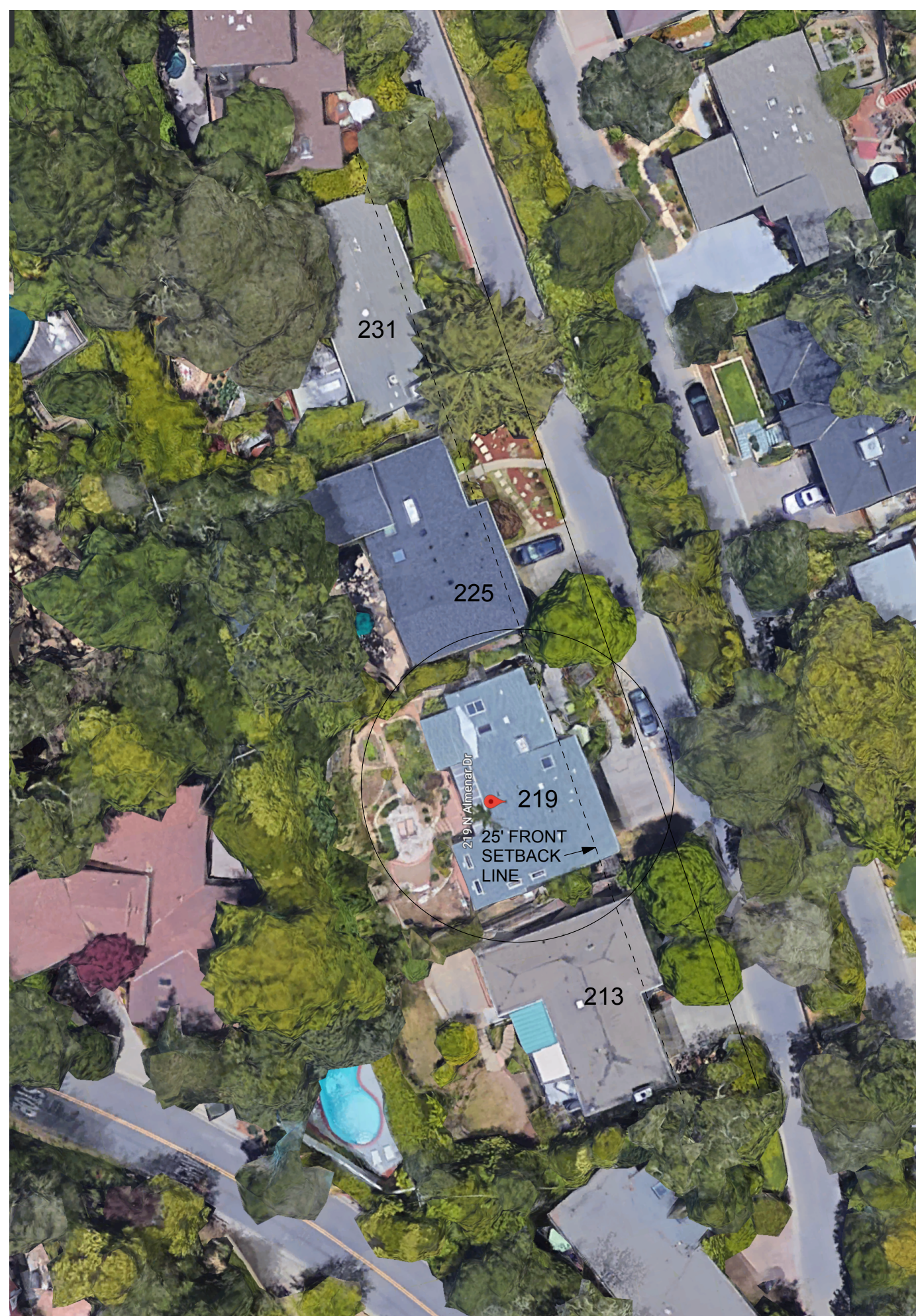




PHOTO FROM N. ALMENAR DR. DRIVEWAY AT 219



AERIAL PHOTO FROM GOOGLE EARTH ILLUSTRATING EXISTING HOMES ALONG N. ALMENAR ARE ALL NON-CONFORMING TO FRONT YARD SETBACK

PROJECT DATA

PROJECT DATA

Owner: Josh Milstein
219 North Almenar
Greenbrae, CA
071-094-11

Assessor's Parcel No.: 071-094-11
Latitude: 37°57'08"N
Longitude: 122°31'40"W
Zoning Designation: R1-B2
Occupancy Group: R-3
Construction Type: V-N
Actual Site Area (SF): 8,300 s.f.

	Zoning Req't.	Existing Bldg	Proposed Project	Change
Building Area (SF)				
Habitable Area (to outside face of finish)				
First Floor		1,941	2,078	+137
Second floor		0	0	+0
Total Living Area		1,941	2,078	+137
Total Habitable area per County definition:				
		1,941	2,078	137
Non-Living Areas				
Garage (to outside face of finish) and storage under entry landing		842	907	+65
Total Non-Living Area		842	907	65
Project Gross Floor Area per County definition:				
		2,783	2,985	202
Net Floor Area for FAR: (up to 540 SF of garage not included)	2490	2,243	2,445	137
Floor Area Ratio (F.A.R.) *1	30%	27.0%	29.0%	2.0%
Building Height				
House	30'	18'-0"	18'-0"	
Setbacks				
Main House				
North (side)	10'-0"	6'-4"	6'-4"	
East (front)	25'-0"	18'-9"	18'-9"	
West (rear-20% of lot dep)	21'-7"	47'-6"	47'-6"	
South (side)	10'-0"	8'-6"	8'-6"	

Notes
*1 F.A.R. includes all structures, excluding the first 540 SF of garage

CODES

All construction shall comply with all local codes and ordinances and the codes listed below:

2019 California Residential Code: CRC
2019 California Mechanical Code: CMC
2019 California Electrical Code: CEC
2019 California Plumbing Code: CPC
2019 California Fire Code
2019 California Building Energy Standards
2019 California Building Code: CBC
2019 Green Building Standards

County of Marin Municipal Code

SCOPE OF WORK

A REMODEL AND ADDITION OF A KITCHEN IN A 2,078 S.F. HOME WITH NEW EXTERIOR STAIR AND LANDING. THE ADDITION IS 137 S.F. AND THE REMODELED AREA IS 230 S.F.. ADDITION TO MATCH PLANE OF EXISTING GARAGE AND BEDROOM WING ENCROACHING INTO THE 25' FRONT YARD SETBACK BY 6'-3". SUBMITTAL FOR FRONT SETBACK VARIANCE.

INDEX OF DOCUMENTS

SHEET INDEX

- COVER SHEET
- A0.1 INFORMATION SHEET
- A1.0 SITE PLAN AND VICINITY MAPS
- A1.1 EXISTING GARAGE
- A1.2 EXISTING LEVEL 1 FLOOR PLAN
- A1.3 EXISTING ROOF PLAN
- A1.4 PROPOSED GARAGE PLAN
- A1.5 PROPOSED FIRST FLOOR PLAN
- A1.6 PROPOSED ROOF PLAN
- A2.1 EXISTING EXTERIOR ELEVATIONS
- A2.2 PROPOSED EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTIONS

SURVEY

PROJECT TEAM

OWNER Josh Milstein
219 North Almenar
Greenbrae CA
Tel: 415-
Fax: 415-

ARCHITECT Polsky Perlestein Architects
469B Magnolia Avenue
Larkspur CA 94939
Tel: 415-927-1156 x306
Fax: 415-927-0847
Contact: Patrick LePelch
patrick@polskyarchitects.com

SURVEYOR: Michael Ford
2300 Bethards Dr. Suite J
Santa Rosa, CA 95405
Tel: 707-542-8513
Contact: Michael Ford
mford@michaelfordinc.com

MILSTEIN RESIDENCE

219 NORTH ALMENAR DR.
GREENBRAE CA
AP# 071-094-11

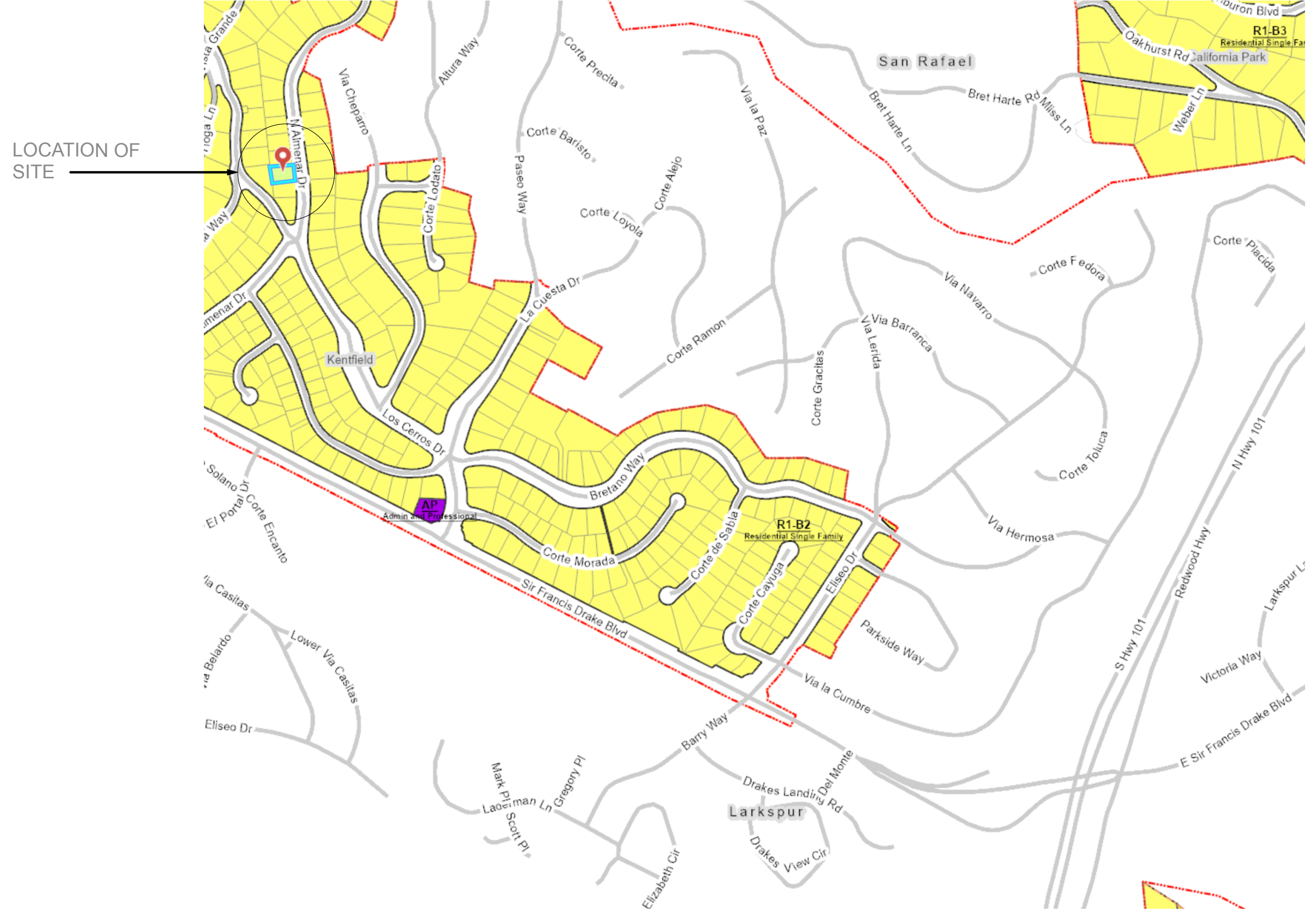


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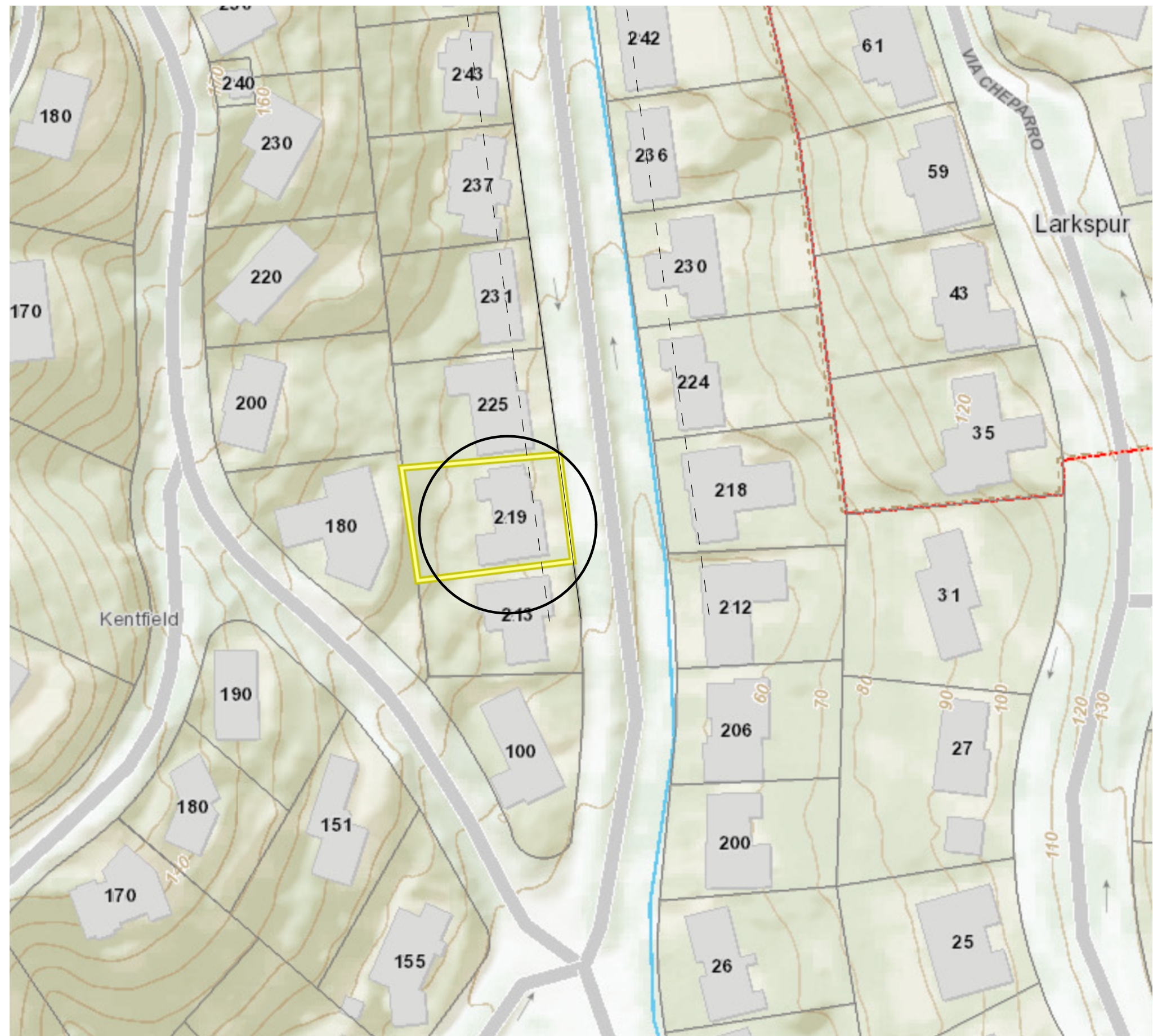
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06 DEC 2021		VARIANCE APPLICATION	PL

PROJECT INFORMATION

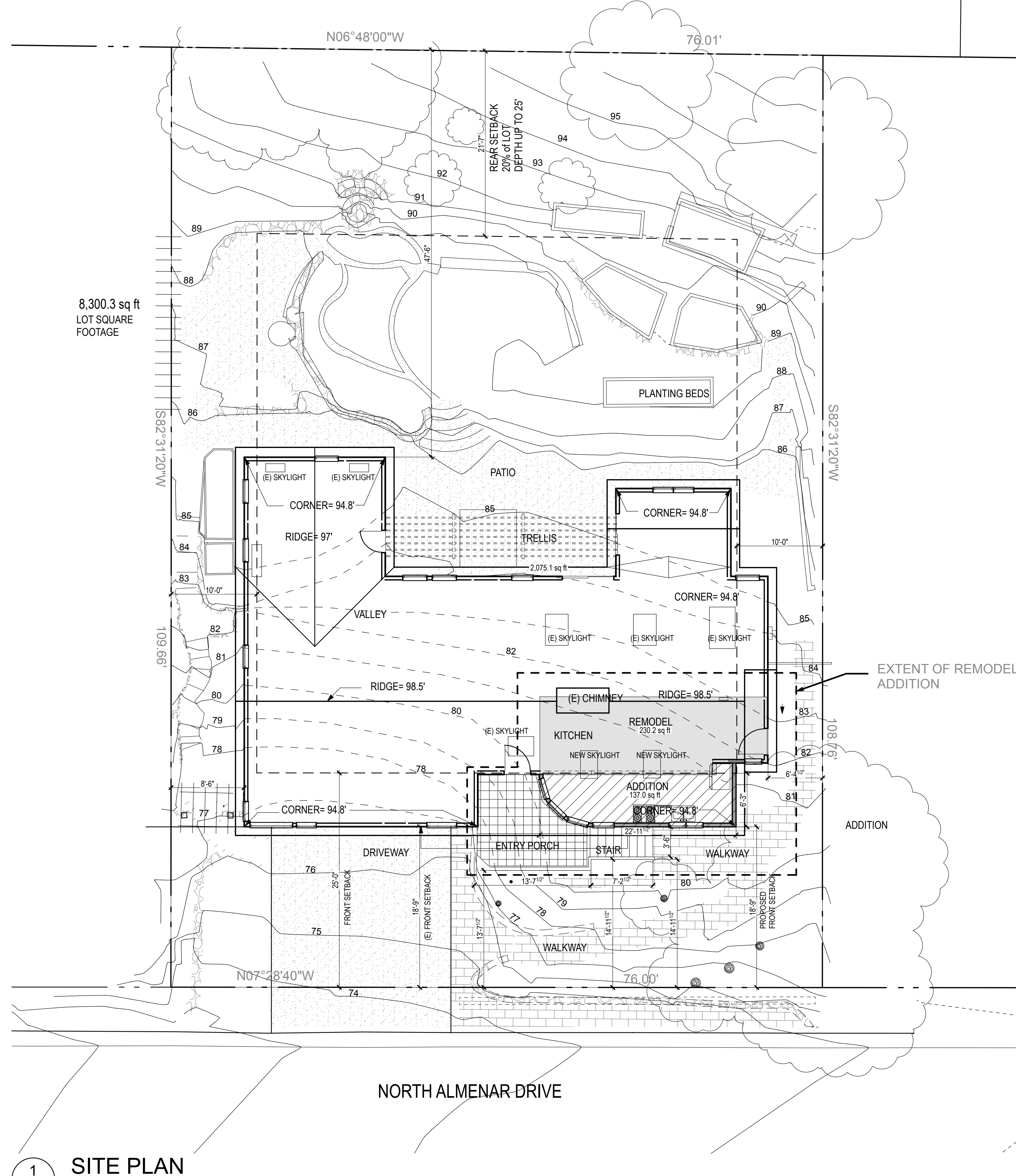
SHEET A0.1



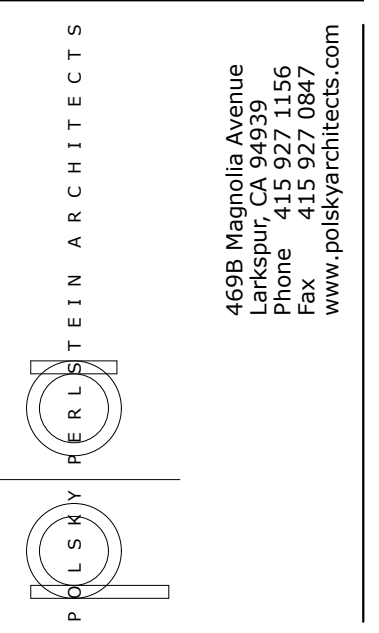
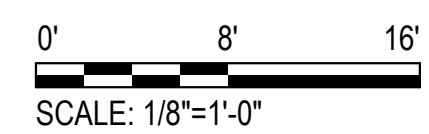
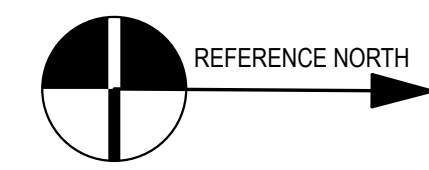
VICINITY MAP-ZONING MAP



AERIAL MAP ILLUSTRATING NON-CONFORMING FRONT SETBACKS (FROM MARIN MAPS WEBSITE)



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



MILSTEIN RESIDENCE
219 NORTH ALMENAR DR.
GREENBRAE CA
AP# 071-094-11



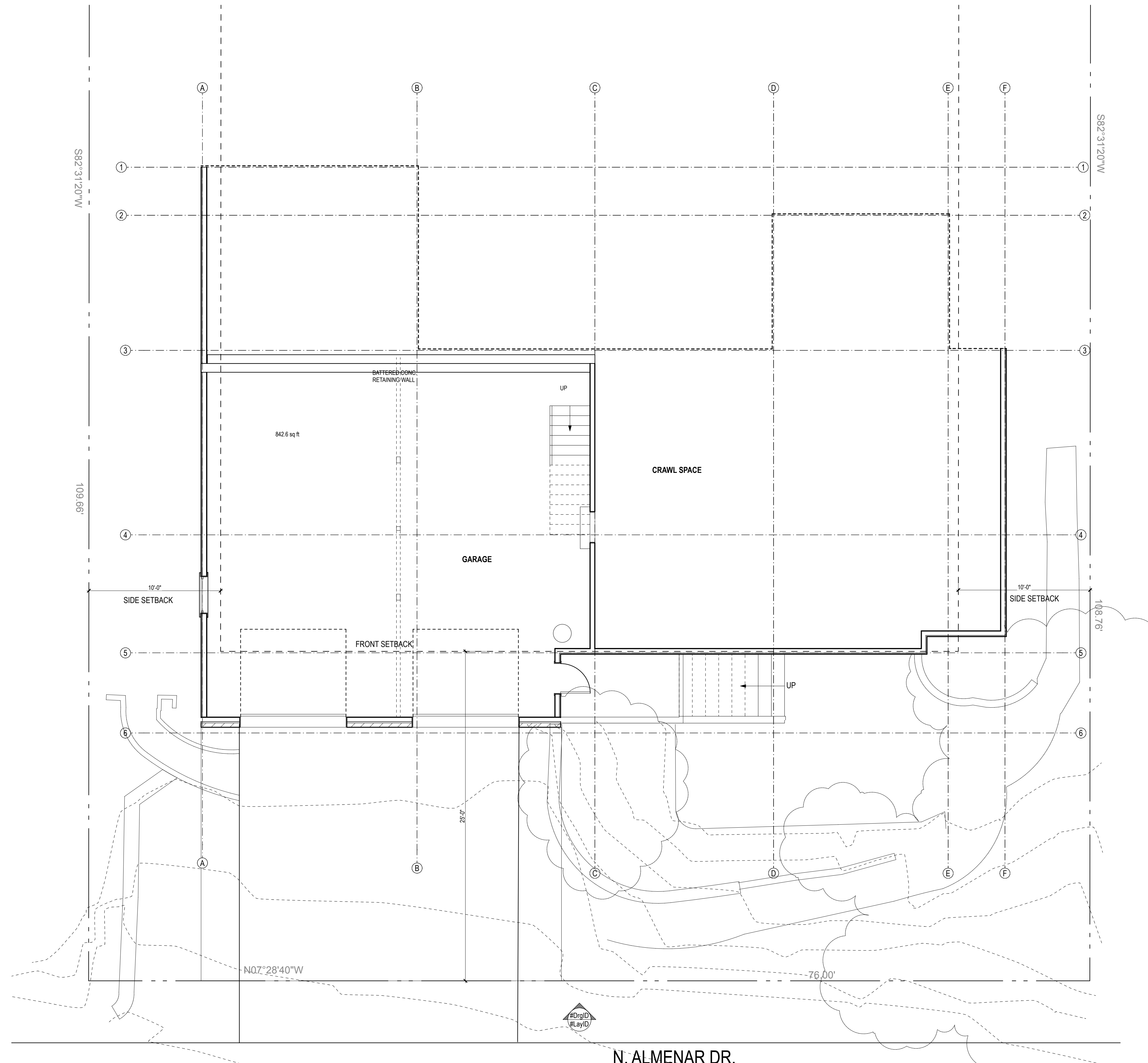
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DATE	DESCRIPTION	BY
06 DEC 2021	VARIANCE APPLICATION	PL

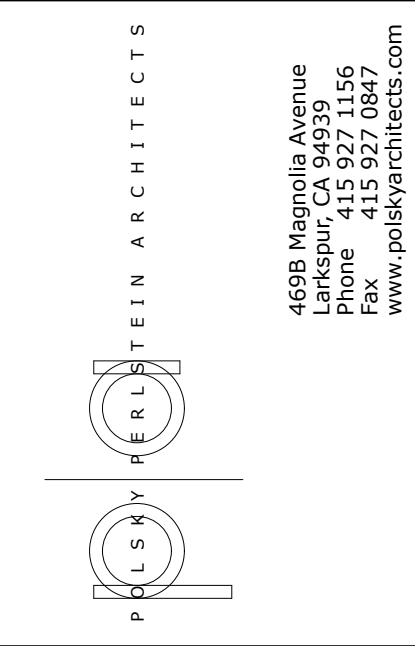
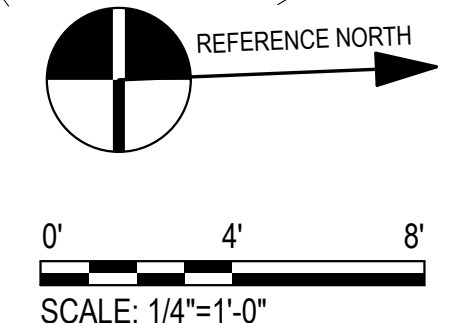
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JOB #	2123
SCALE	NOTED

SITE PLAN



1
A1.1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



MILSTEIN RESIDENCE
219 NORTH ALMENAR
GREENBRAE CA
AP# 07-1-142-06



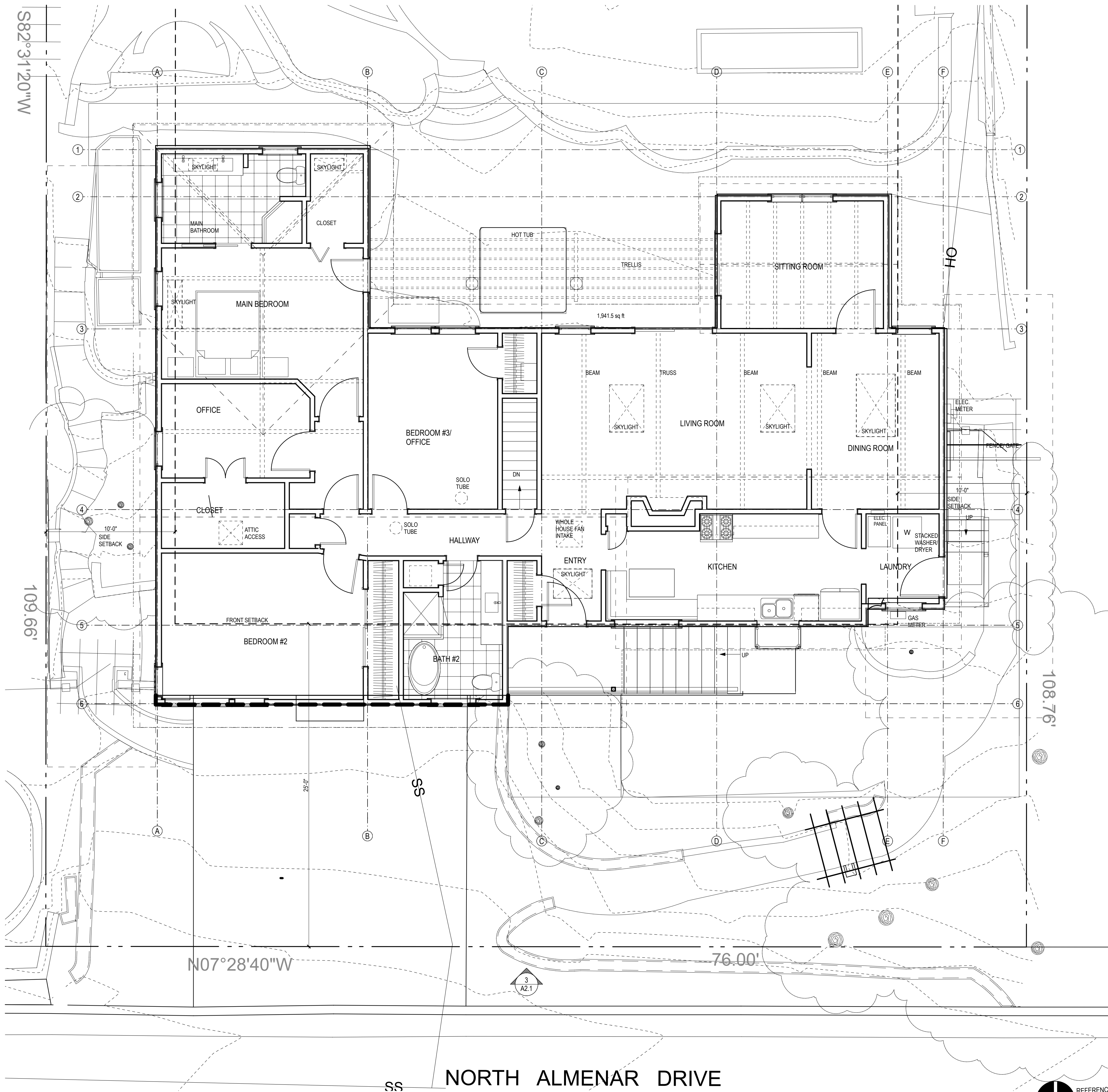
VARIANCE APPLICATION

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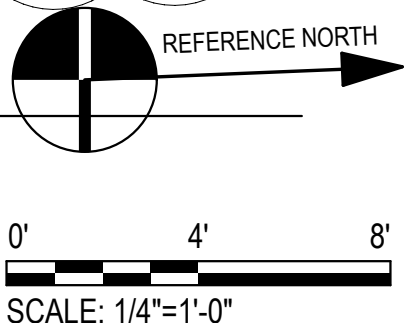
4698 Marinella Avenue
Larkspur, CA 94939
Phone: 415 927 1156
www.polskypearlsteincts.com



1
A1.2

EXISTING FIRST FLOOR PLAN

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



MILSTEIN RESIDENCE

219 NORTH ALMENAR
GREENBRAE CA
AP# 07-1-142-06



VARIANCE APPLICATION

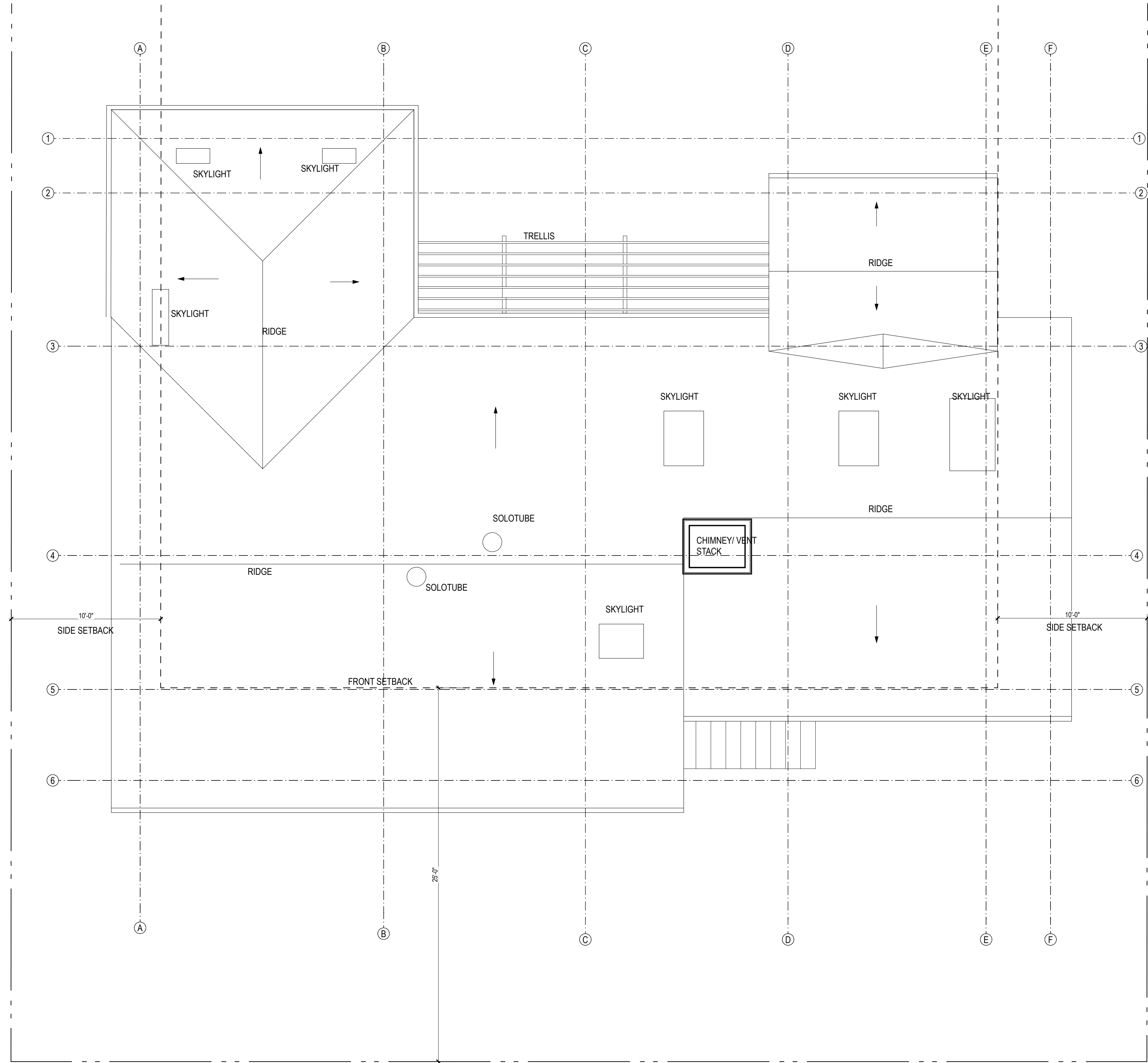
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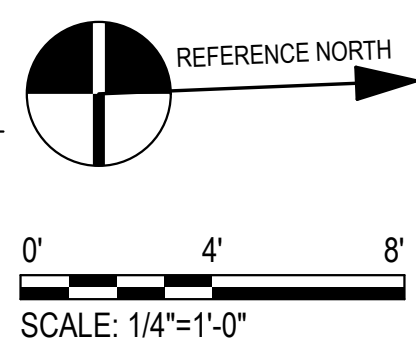
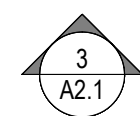
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SCALE	NOTED

EXISTING FIRST FLOOR PLAN



1
A1.3 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



MILSTEIN RESIDENCE

219 NORTH ALMENAR
 GREENBRAE CA
 AP# 07-1-142-06



VARIANCE APPLICATION

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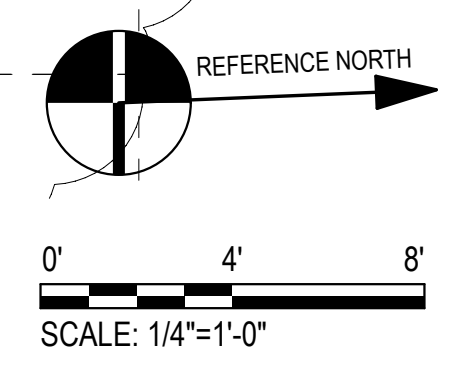
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SCALE	NOTED

EXISTING ROOF PLAN



1
A1.4 PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



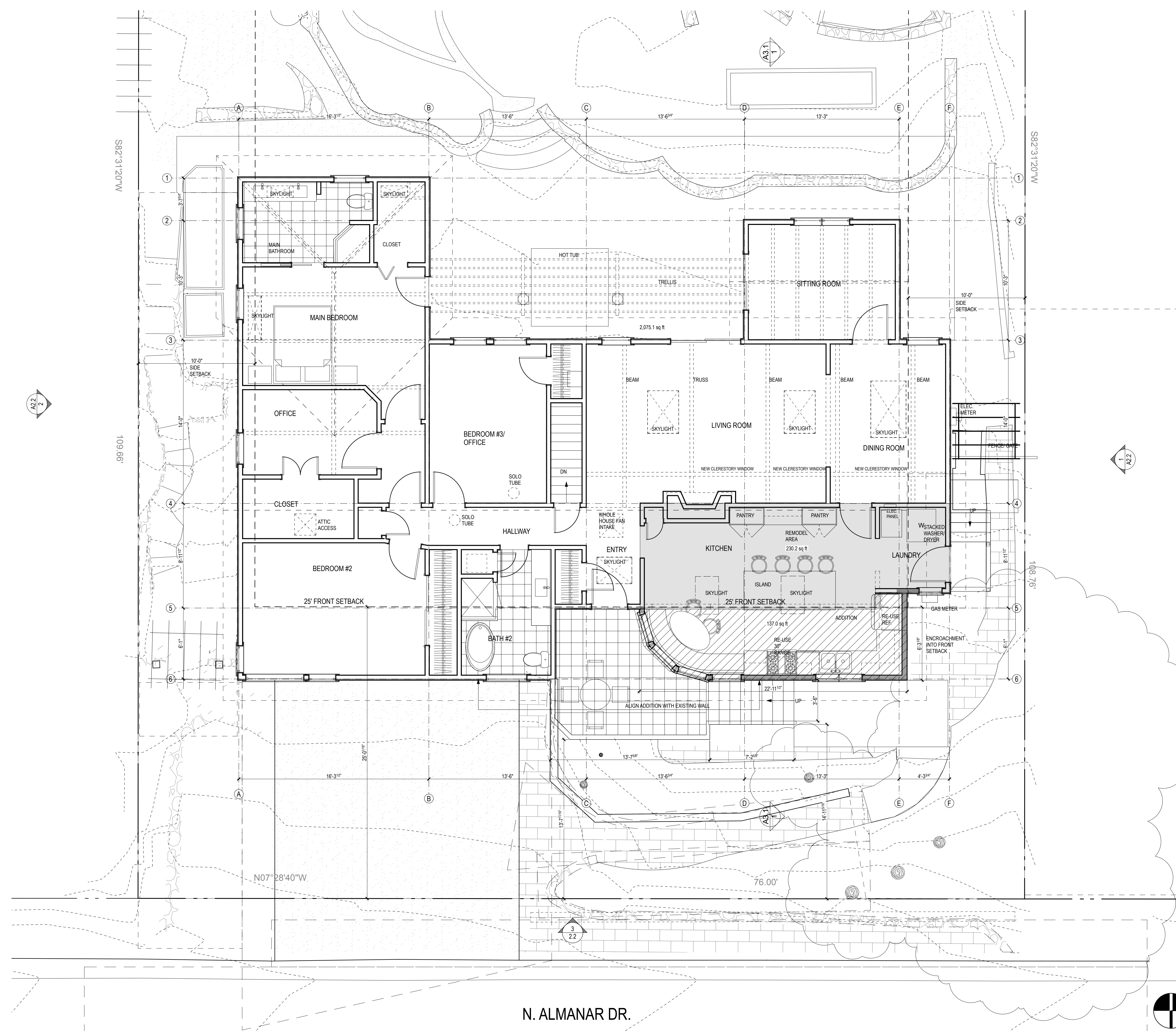
MILSTEIN RESIDENCE
 219 NORTH ALMENAR DR.
 GREENBRAE CA
 AP# 071-094-11

VARIANCE APPLICATION

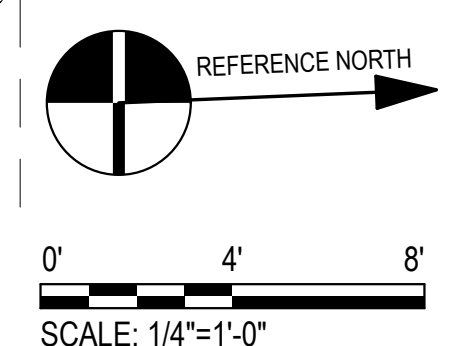
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 DRAWN: PL
 JOB #: 2123
 SCALE: NOTED



1
A1.5
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



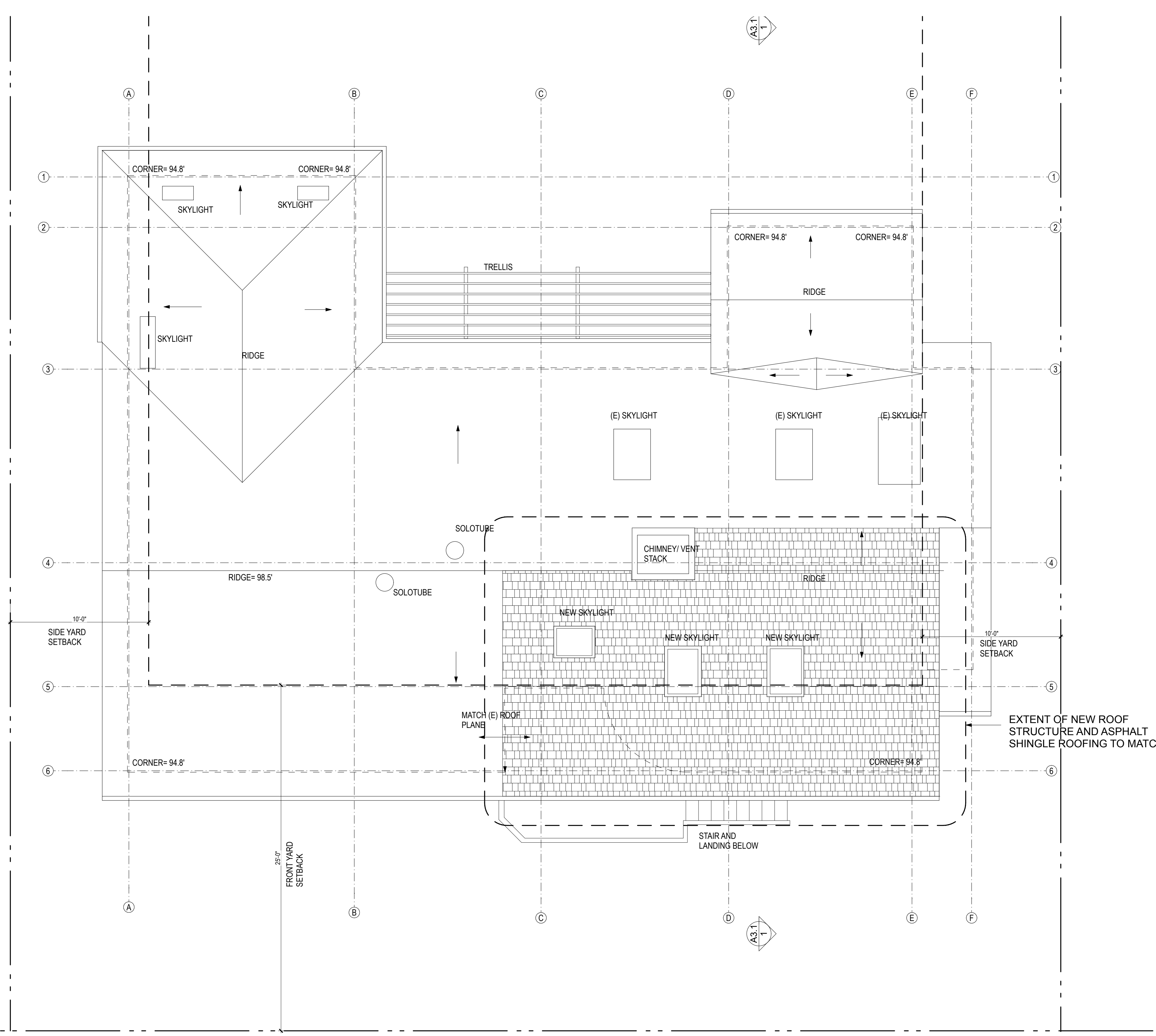
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DATE	DESCRIPTION	BY
06 DEC 2021	VARIANCE APPLICATION	PL

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JOB #	2123
SCALE	NOTED

PROPOSED FIRST FLOOR PLAN

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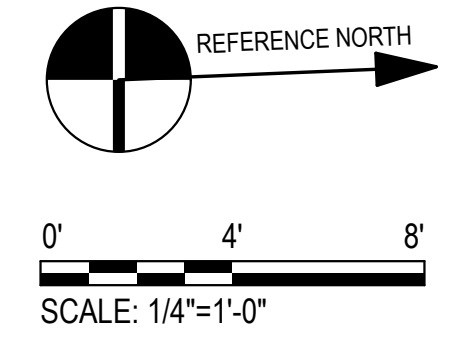
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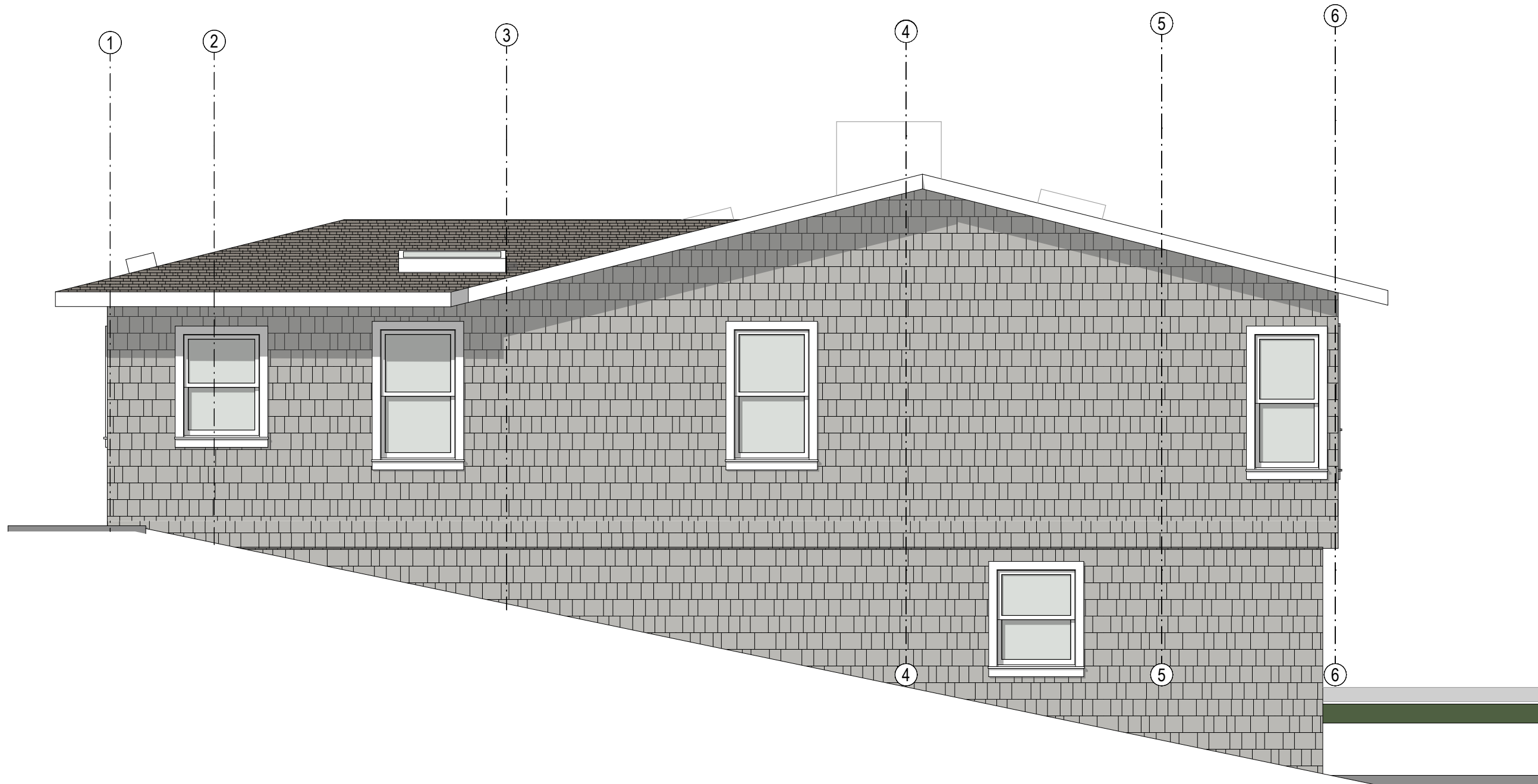
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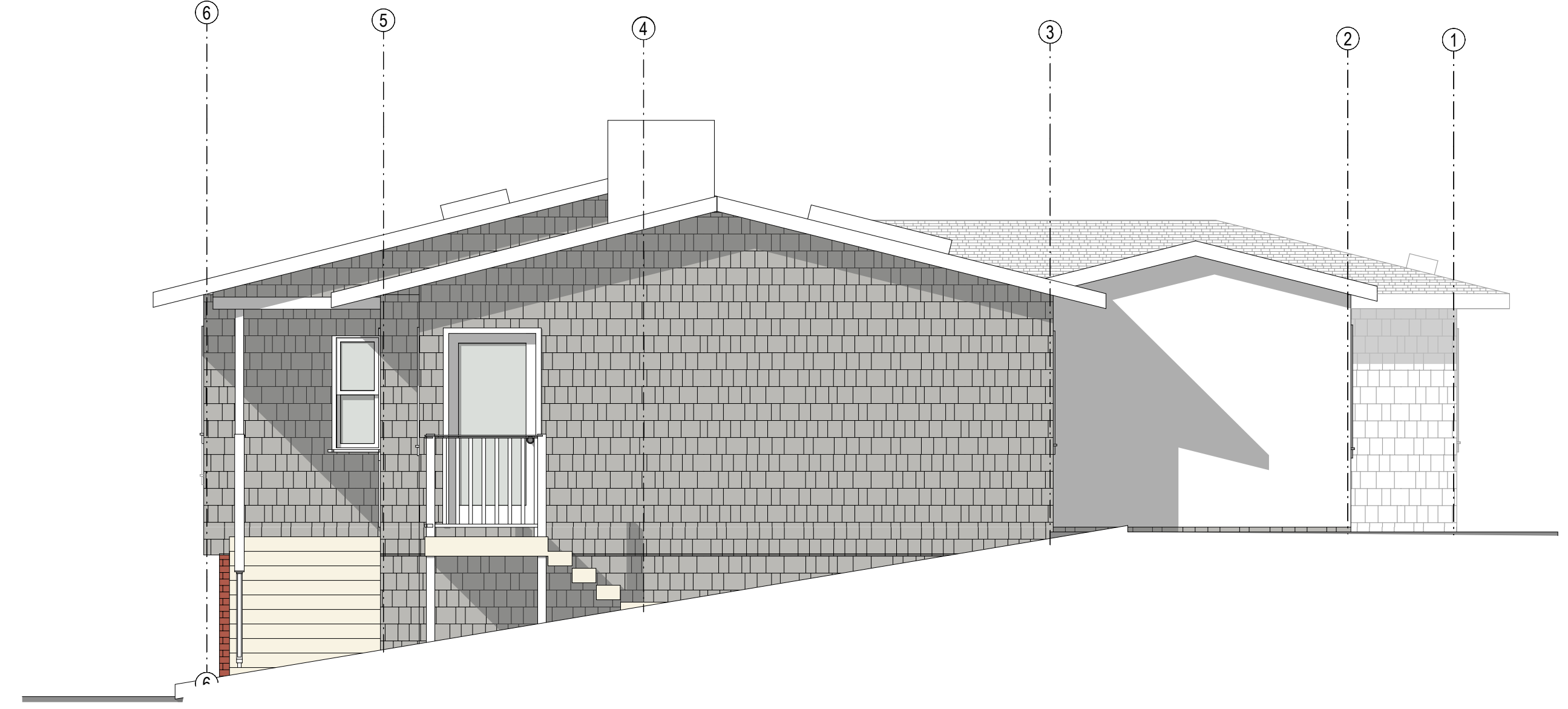
PROPOSED ROOF PLAN

1
A1.6 PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"





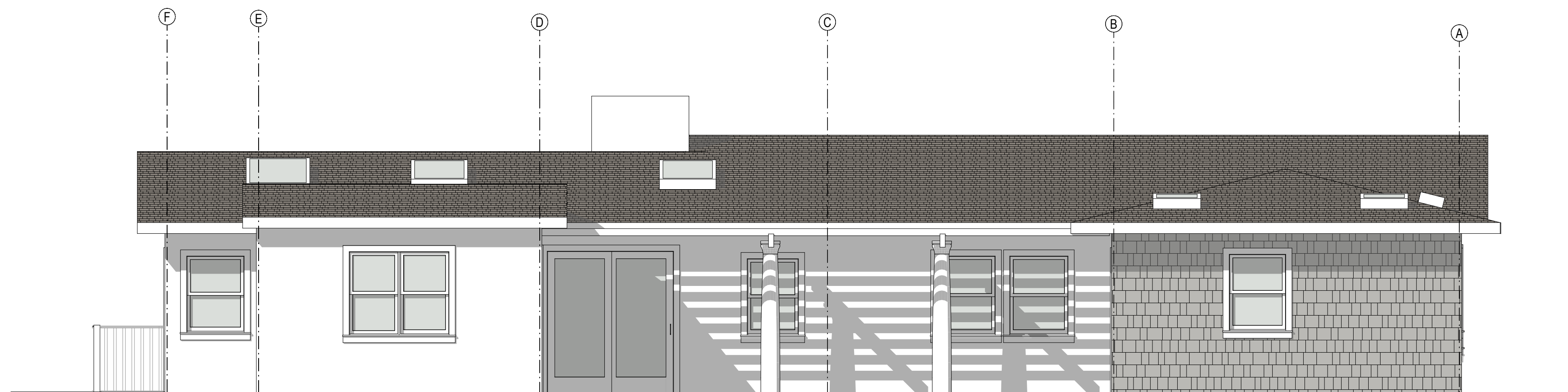
2
A2.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1
A2.1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A2.1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



4
A2.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

0' 4' 8'
SCALE: 1/4"=1'-0"

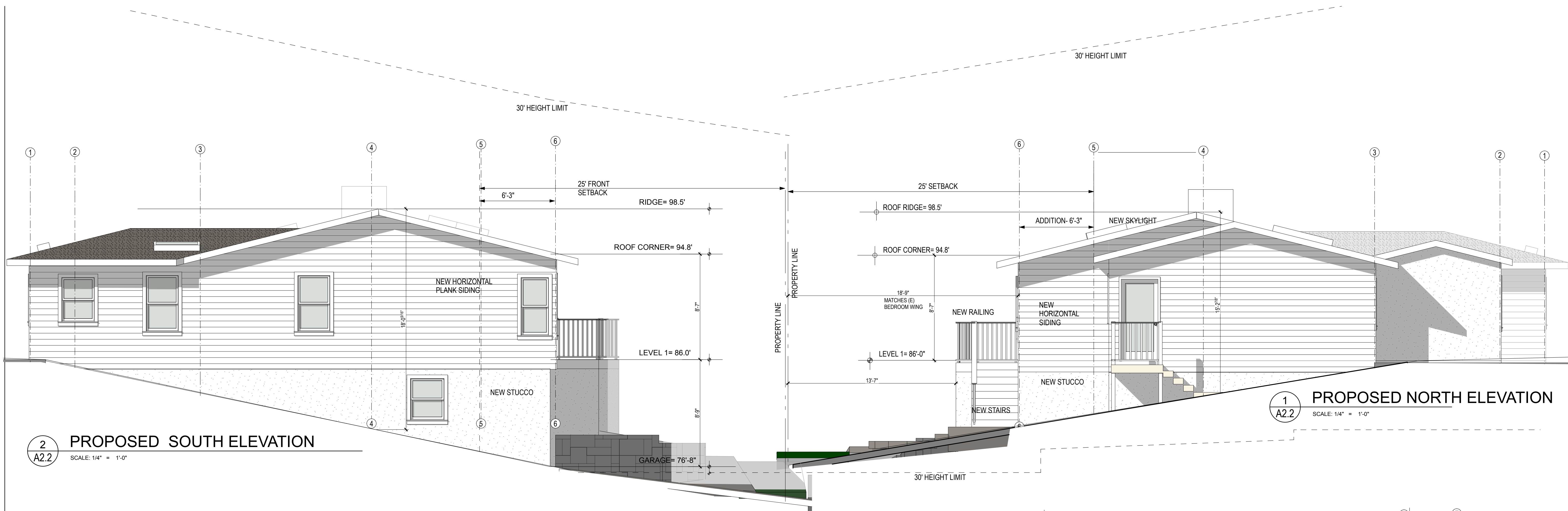


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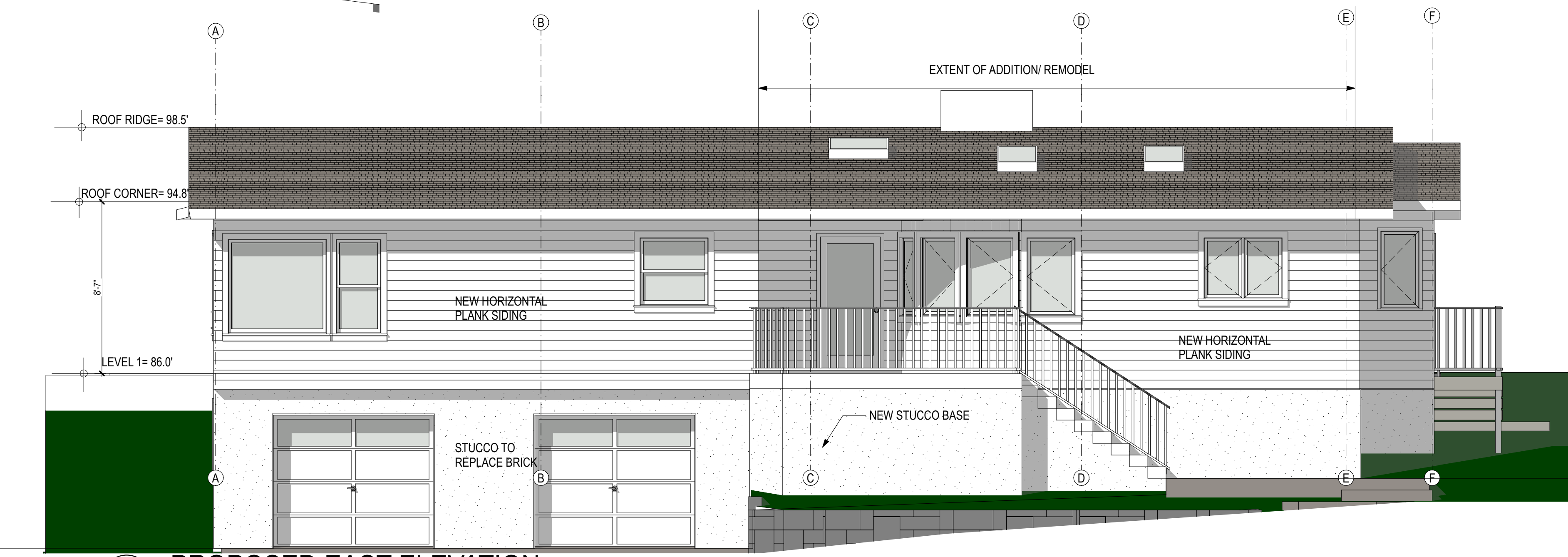
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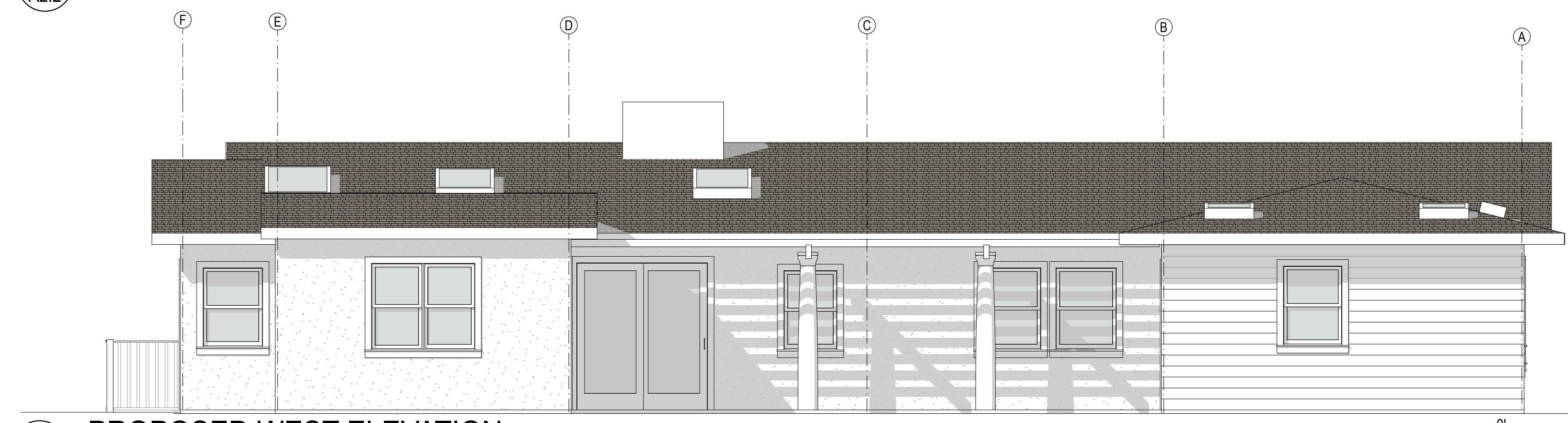


2
A2.2
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

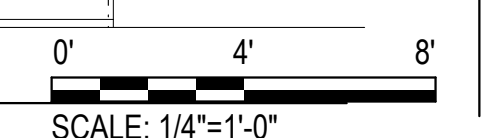
1
A2.2
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A2.2
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



4
A2.2
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

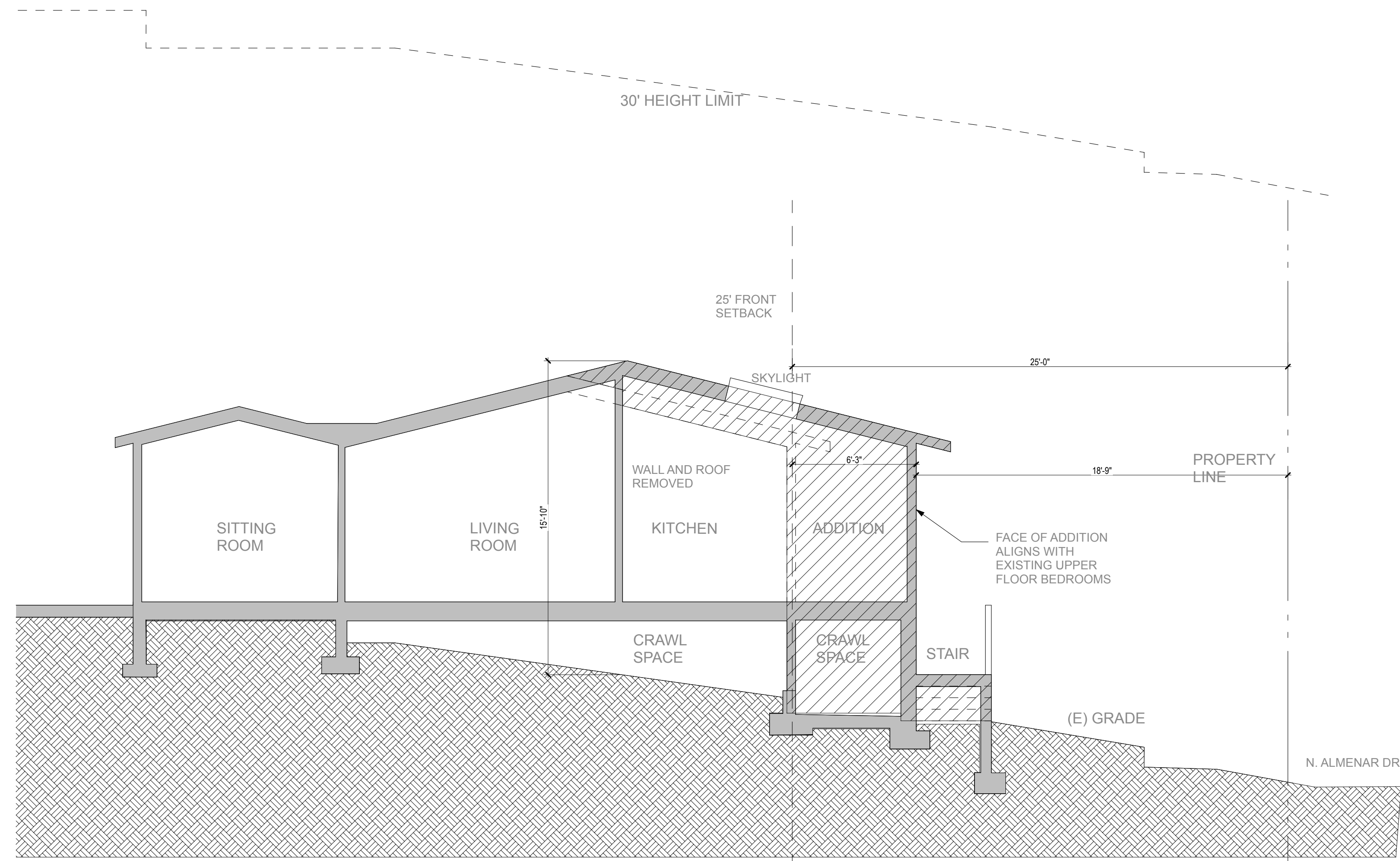


DATE	DESCRIPTION	BY
06 DEC 2021	VARIANCE APPLICATION	PL

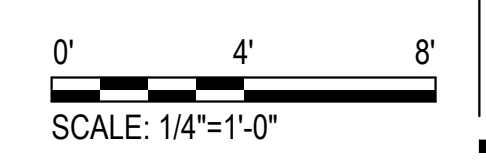
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JOB #	2123
SCALE	NOTED



1 SECTION A-A
A3.1 SCALE: 1/4" = 1'-0"



VARIANCE APPLICATION

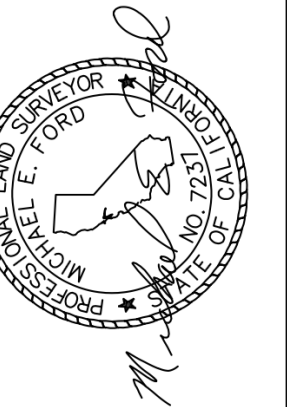
DATE	Δ	DESCRIPTION	BY
06 DEC 2021		VARIANCE APPLICATION	PL

PRINT DATE	12/15/21
DRAWN	PL
JOB #	2123
SCALE	NOTED

BUILDING SECTIONS A-D

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SURVEYOR'S STATEMENT
THIS MAP IS BASED ON A FIELD SURVEY MADE BY ME
OR UNDER MY DIRECTION ON 05/10/21 & 05/12/21
AND REPRESENTS THE VISUAL SURFACE CONDITIONS AS
OF THE DATE OF SURVEY.



APN 070-094-11
219 NORTH ALMENAR DRIVE
GREENBRAE, CA

TOPOGRAPHIC MAP

REVISIONS:

DATE: 05/24/21

DRAWN BY: DC

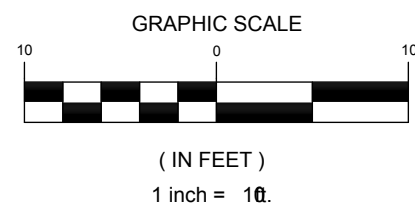
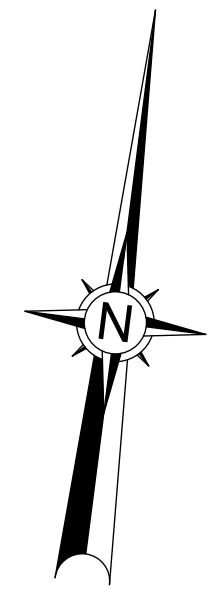
CHECKED BY: MEF

SCALE: 1" = 10'

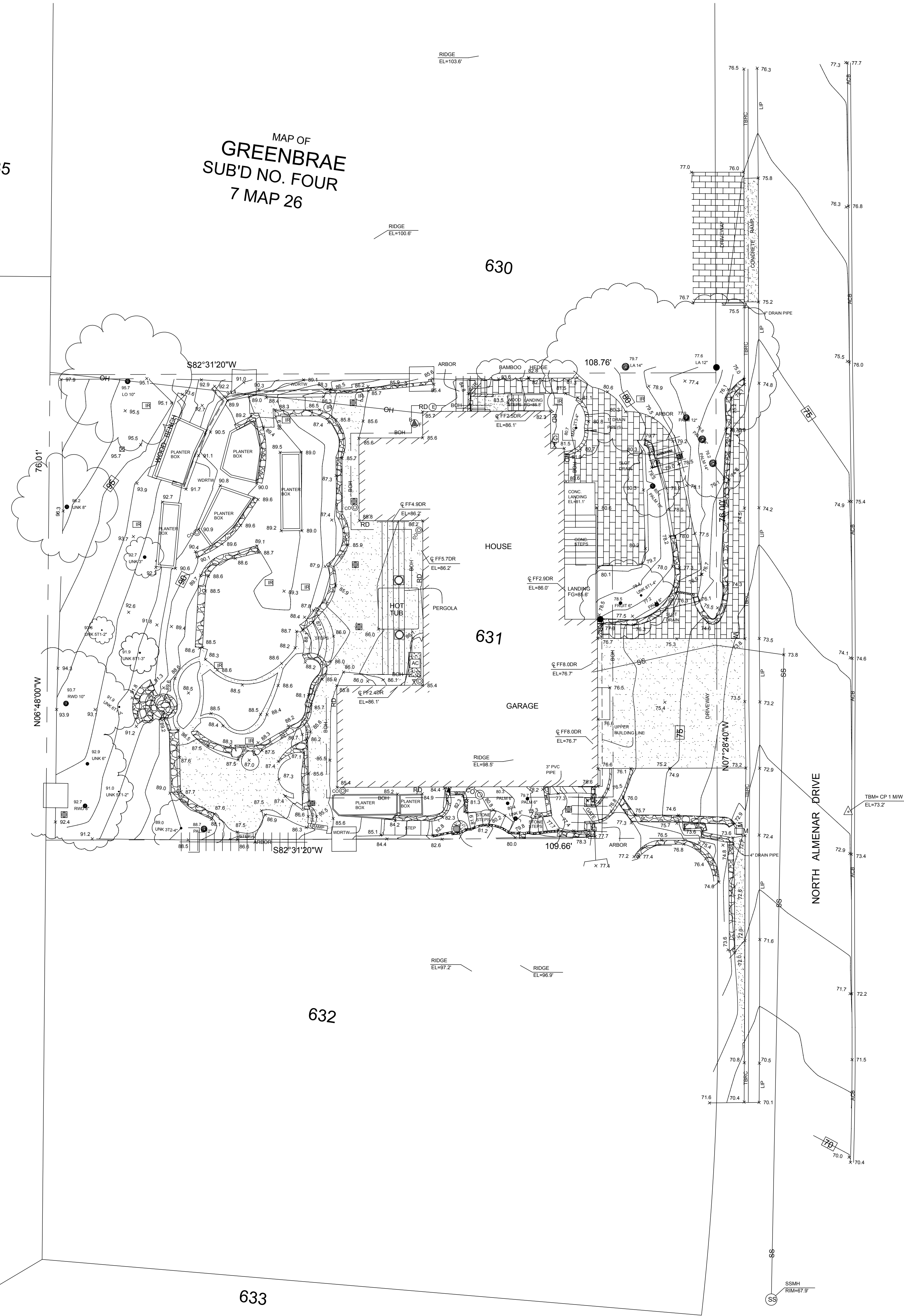
JOB NUMBER: 213595

DWG. FILE: 3595-TP.DWG

SHEET: 1 of 1



MAP OF
GREENBRAE
SUB'D NO. FOUR
7 MAP 26



LEGEND

	SURVEY CONTROL POINT		CONCRETE WALL, BORDER, OR FOOTING
	WOOD FENCE		ROCK WALL
	WIRE FENCE		SPOT ELEVATION
	CONCRETE		OVERHEAD POWER & TELEPHONE
	PAVERS		USA MARKINGS, UNDERGROUND SANITARY SEWER
	SANITARY SEWER MANHOLE(SSMH)		TREE SYMBOL & DRIP LINE
	SEWER CLEANOUT		LIQUID AMBER
	BACKFLOW PREVENTION DEVICE		LIVE OAK
	HOSE BIB		MAGNOLIA
	WATER METER		REDWOOD
	GAS METER		UNKNOWN SPECIES
	ELECTRIC METER		TOP BACK ROLLED CURB
	IRRIGATION CONTROL VALVE		ASPHALT CONCRETE BERM
	AREA DRAIN		WOOD RETAINING WALL
	SUPPORT PILLAR		FINISHED FLOOR
	MAILBOX		FINISHED GRADE
	AIR-CONDITIONING UNIT		BUILDING OVERHANG
			ROOF DRAIN
			MAGNETIC NAIL & WASHER
			SURVEY CONTROL POINT

BENCHMARK:
A ONE POINT MINIMALLY CONSTRAINED CORS ADJUSTMENT USING CORS STATIONS MHD1, SVIN, AND TIBB. ADJUSTMENT BASED ON NAD83, CALIFORNIA ZONE 3 (0403), CSRC 2017.50 EPOCH, GEOID12B(CONUS), USING A 3.8 HOUR GPS OBSERVATION OF CONTROL POINT 6 ON 05/10/21.
CONTROL POINT 6 ELEVATION = 88.48'

NOTE:
BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM RECORD MAP OF "GREENBRAE", 7 MAPS 48, MARIN COUNTY RECORDS AND THE ASSESSOR'S PARCEL MAP AND SHOULD NOT BE CONSIDERED AS FINAL OR ALL INCLUSIVE. ENCROACHMENTS, AMBIGUITIES AND INCONSISTENCIES (IF ANY) BETWEEN THE RECORD DATA AND ACTUAL FIELD CONDITIONS WERE NEITHER CONSIDERED NOR RESOLVED.

BASIS OF BEARING:
RECORD MAP OF "GREENBRAE", SUBDIVISION NO. FOUR, FILED IN BOOK 7 OF MAPS, AT PAGE 26, MARIN COUNTY RECORDS.