

Project Address

21 Morningside Dr.
San Anselmo, CA 94960

Project Directory

Designer
Cite Designs/ Patrick Vaucheret
2940 Camino Diablo #112
Walnut Creek, CA 94598
patrick.vaucheret@gmail.com
1 415 637 6207

Owner
Grant Feicht & Katie Easley
21 Morningside Dr.
San Anselmo, CA 94960
katieeasley@hotmail.com

Historian
VerPlanck Historic Preservation
Chris VerPlanck
530 Rockdale Drive
San Francisco CA, 94127
415 606 0920

Code Compliance

All Construction, regardless of details on plans, shall comply with:
2022 California Building Code
2022 California Residential Code
2022 California Plumbing Code
2022 California Mechanical Code
2022 California Electrical Code
2022 California Energy Code (CEC)
2022 Green Building Standards Code
City of San Anselmo Municipal Code

Project Data

Parcel APN 00518307
Parcel Size 7,000 sq. ft.
Occupancy Classification R-3/ U
Zoning District R-1, Below 150 sea mean level
Flood Zone AE
Type of Construction Type V-B
Fire Sprinkler No
Building Height Limit 30 ft.
Allowed FAR (0.40) 2,800 sq. ft. max
Potential Addition FAR (Design Review) 325 sq. ft.
Allowed Lot Coverage (0.35) 2,450 sq. ft.
Front Setback 20 ft. min.
Rear Setback 20 ft. min.
Side Setback 8 ft. min.
Solar Panels No

Existing Building
First Floor Conditioned Area 1,179 sq. ft.
Basement Level Conditioned Area 360 sq. ft.
Total Conditioned Area 1,539 sq. ft.

Entry Porch (unenclosed) 90 sq.ft.
Garage 318 sq. ft.
Main Accessory Structure 174 sq. ft.
Shed 207 sq. ft.
Total Accessory Structures 381 sq. ft.

Existing FAR (Adjusted Floor Area) 1,920 sq. ft.
Existing Lot Coverage
Entry Porch 90 sq. ft.
House First Floor 1,179 sq. ft.
Basement Coverage 67 sq. ft.
Chimney 6 sq. ft.
Main Accessory Structure 174 sq. ft.
Shed 207 sq. ft.
Total Lot Coverage 1,722 sq. ft.

Proposed Building
First Floor 1,179 sq. ft. (unchanged)
Second Floor Addition 582 sq. ft.
Basement Cond. Area 360 sq. ft.
Grand Total House Floor Area 2,121 sq. ft.

Main Accessory Structure 174 sq. ft. unchanged
Shed 207 sq. ft. unchanged
Total Accessory Structures 381 sq. ft. unchanged

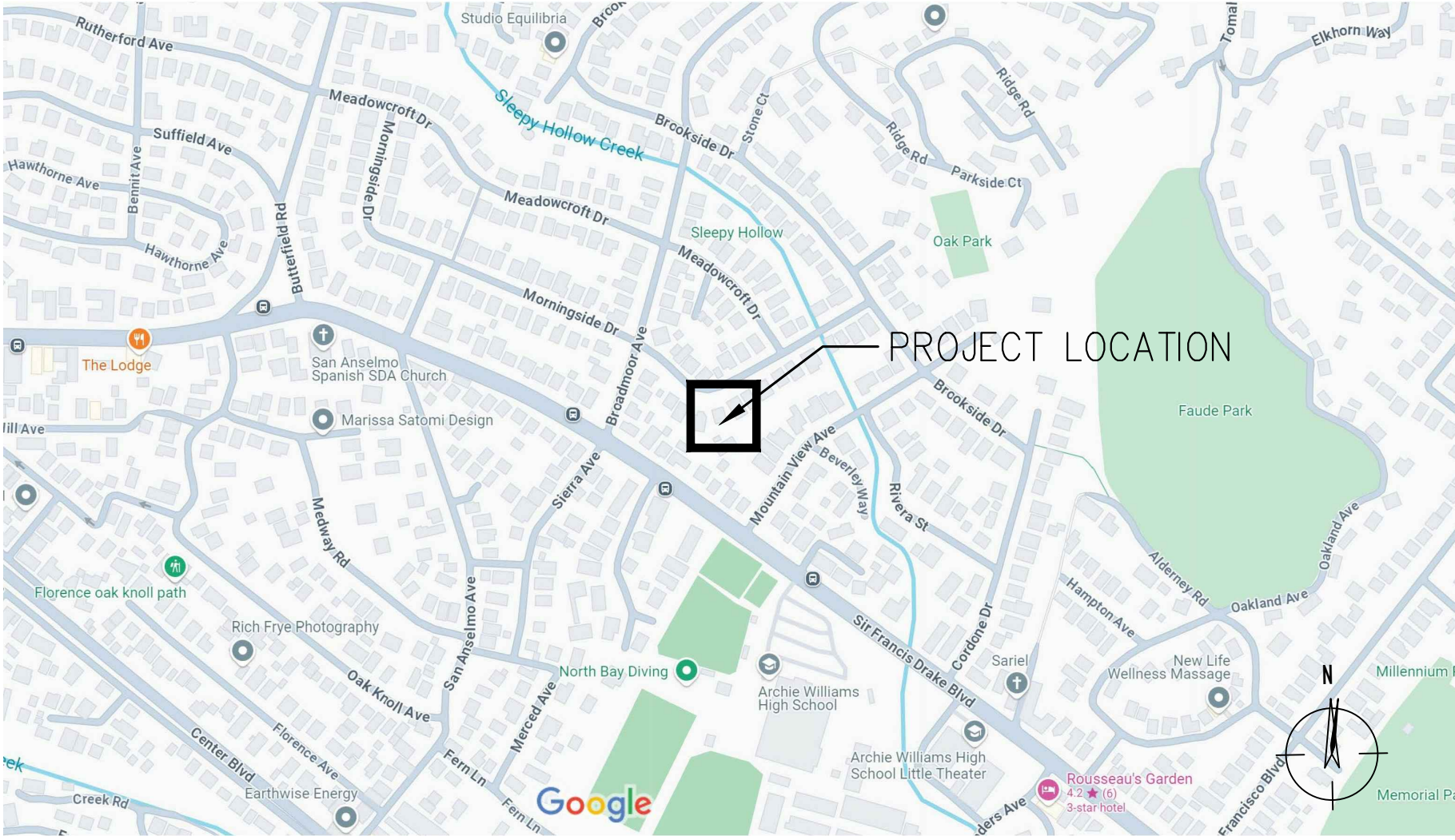
New FAR (Adjusted Floor Area) 2,502 sq. ft.

Entry Porch (unenclosed) 90 sq.ft. unchanged
Garage 318 sq. ft. unchanged

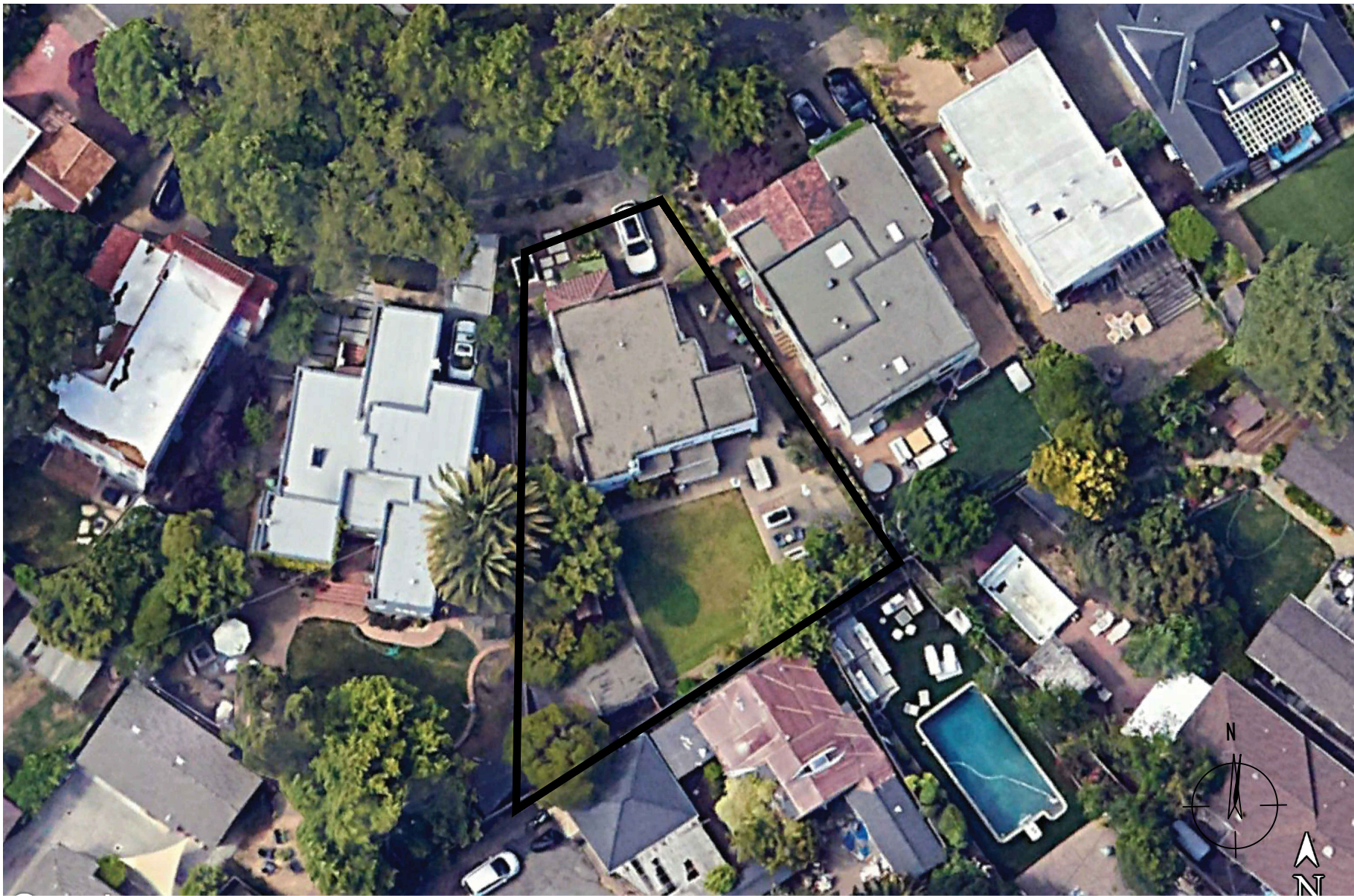
Lot Coverage
House Coverage 1246 sq. ft. (1179+ 67)
Entry Porch 90 sq. ft.
Chimney 6 sq. ft.
Accessory Structures 381
Total Lot Coverage 1,723 sq. ft. (unchanged)

Existing and Proposed Conditions			
Residential Lots Below 150 Mean Sea Level			
The following table should be placed on the cover sheet of the plan set in this format. If something is inapplicable to your project please indicate "Not Applicable" or "N/A" in the appropriate box, do not leave cells blank.			
Zoning	Existing	Proposed	Code
General Plan Designation	R-1	Unchanged	
Flood Zone	Single family - conserv.	Single family - conserv.	
Lot Area (Sq. Ft.)	Below 150 sea m. level	Unchanged	
LOT COVERAGE	7,000 sq. ft.	Unchanged	
Lot coverage (sq. ft.) – footprint of all structures, porches, roof eaves/overhangs over 2 feet, and decks located greater than 18" above grade.	1,723sq. ft.	1,723 sq. ft.	
Lot coverage %	24.6%	24.6%	35%
FLOOR AREA			
Adjusted Floor Area (sq. ft.)	1,920 sq. ft.	2,502 sq. ft.	
First Floor	1,179 sq. ft.	1,179 sq. ft.	
Second Floor	N.A.	582 sq. ft.	
Other Floors	N.A.	N.A.	
Garage area over 400 sq. ft.	N.A.	N.A.	
Basement	360 sq. ft.	360 sq. ft.	
Crawl Space with concrete floor	N.A.	N.A.	
Attic with floor	N.A.	N.A.	
Areas with ceiling > 15 feet in height	N.A.	N.A.	
Accessory Structures	381 sq. ft.	381 sq. ft.	
Accessory Dwelling Unit(s)	N.A.	N.A.	
Total (sq. ft.)	1,920 sq. ft.	2,502 sq. ft.	
Adjusted Floor Area Ratio %	27.4%	35.7%	40% (no design review)
Garage area	318 sq. ft.	Unchanged	
SETBACKS			
Front	20 ft.		20 ft.
Side (east)	6 ft. 9 inch. min.		8 ft.
Side (west)	11 ft. 10.5 inch. min.		8 ft.
Rear	38 ft. 3.5 inch. min.		20 ft.
Street Side (if applicable)	N.A.	N.A.	
HEIGHT / STORIES			
Maximum height above average existing grade	20 ft. 2 inch.	26 ft. 4 inch.	30 ft.
Stories	1+basement	2+basement	2
PARKING			
Onsite parking	2 (Garage +Driveway)	Unchanged	
GRADING QUANTITIES			
Cut	N.A.	N.A.	
Fill	N.A.	N.A.	
Total Combined	N.A.	N.A.	
Off-Haul	N.A.	N.A.	

Vicinity Map



Project Parcel



Scope of Work

582 sq. ft. second story addition to a split-level single story+ basement house 21 Morningside Dr. in San Anselmo, CA. The scope of work involves creating a new master bedroom with bath and walk-in closet. New stairs will be added at the upper level of first floor to access the 2nd floor master bedroom.

Symbols Legend

	Grid Number
	Grid Line
	Room Label
	Window/ Door Tag
	Detail Tag
	Detail Number Sheet Number
	Interior Elevation/ Section Tag
	Elevation/ Section Tag
	Elevation Tag
	Elevation Number Sheet Number
	Floor/ Plate/ Building Height Height

Sheet Index

Architecture	
AO.0	Cover
AO.1	Abbreviations & General Notes
AI.1	Existing Site Plan
AI.2	Proposed Site Plan
AI.3	Construction Management Plan (CMP)
A2.1	Existing Floor Plans (Garage, Basement and 1st Floor)
A2.2	Existing Roof Plan & Floor Areas Diagrams
A2.3	Proposed Floor Plans (Garage, Basement and 1st Floor)
A2.4	Proposed 2nd Floor Plan & Roof Plan
A2.5	Proposed Floor Areas
A3.1	Windows & Doors Schedule
A4.1	Elevations 1 & Exterior Materials
A4.2	Elevations 2 & Exterior Materials
A4.3	Elevations 3
A4.4	Elevations 4
A5.1	Existing Sections
A5.2	Proposed Sections

DESIGNER

CITE | DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 637-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE | DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplanaj.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompletness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

DATE:	09/30/2024
SCALE:	AS NOTED
DRAWN:	CITE DESIGNS
CHECKED:	
JOB NO.:	
SHEET	COVER

A0.0

Abbreviations

(E)	Existing	F.A.	Fire Alarm	P.H.	Panic Hardware
(N)	New	F.D.	Floor Drain	P.LAM.	Plastic Laminate
(R)	Remove	F.E.	Fire Extinguisher	P.T.D.	Paper Towel Disp.
		F.E.C.	Fire Extinguisher Cab	PL.	Plate
A.B.	Anchor Bolt	F.H.	Fire Hydrant	PLAS.	Plaster
A.C.	Asphalt Concrete	F.H.C.	Fire Hose Cabinet	PLWD.	Plywood
ADJ.	Adjustable	F.P.	Fireproof	PR.	Pair
ALUM.	Aluminum	FDN.	Foundation	PTDF	Pressure Treated Douglas Fir
ANCH.	Anchor	FIN.	Finish		
APPROX.	Approximately	F.O.C.	Face Of Conc	R.D.	Roof Drain
ARCH.	Architectural	F.O.F.	Face Of Finish	R.O.	Rough Opening
ASPH.	Asphalt	F.O.S.	Face Of Stud	R.W.L.	Rain Water Leader
		FRMG.	Framing	REF.	Refer To:
		F.T.C.	Floor to Ceiling	REINF.	Reinforced
B.U.	Built-Up	FTG.	Footing	REQD	Required
BD.	Board	FUT.	Future	RESIL.	Resilient
BITUM.	Bituminous			RM.	Room
BLDG.	Building	G.B.	Grab Bar	RWD.	Redwood
BLK.	Block	G.I.	Galvanized Iron		
BLKG.	Blocking	GA.	Gauge	S.B.	Solid Blocking
BM.	Beam	GALV.	Galvanized	S.C.	Solid Core
BOT.	Bottom	GL.	Glass	S.C.D.	Seat Cover Disp.
		GR.	Grade	S.D.	Soap Dispenser
C.	Conduit			S.N.D.	Sanitary Napkin Dispenser
C. BD.	Chalk Board	H.B.	Hose Bib	S.O.V.	Shut Off Valve
C.B.	Catch Basin	H.C.	Hollow Core	S.S.	Sewer System
C.I.	Cast Iron	H.M.	Hollow Metal	S.S.D.	See Structural Design
C.J.	Construction Joint	HR.	Hour	SCH.	Schedule
C.O.T.G.	Clean Out To Grade	HT.	Height	SEC.	Section
CAB.	Cabinet			SHT.	Sheet
CEM	Cement	I.D.	Inside Diameter	SHTHG.	Sheathing
CLG.	Ceiling	I.D.F.	Intermed. Dist. Frame	SPEC.	Specification
CLO.	Closet	I.E.	Invert Elevation	SPL.	Splash
CLR.	Clear	INSUL.	Insulation	STA.	Station
COL.	Column	INT.	Interior	STD.	Standard
COMP.	Composition	INV.	Invert	STRUC.	Structural
CONC.	Concrete	J.H.	Joist Hanger	SUSP.	Suspended
CONST.	Construction	JAN.	Janitor		
CONT.	Continuous	JT.	Joint	T.B.	Tack Board
CORR.	Corridor			T.G.	Tong and Groove
CTR.	Center	LAB.	Laboratory	T.O.C.	Top Of Concrete
CTSK.	Countersink	LAM.	Laminate	T.O.P.	Top Of Pavement
CW	Cold Water	LAV.	Lavatory	T.O.S.	Top Of Sidewalk
		LT.	Light	T.O.W.	Top Of Wall
D.F.	Drinking Fountain			T.P.D.	Toilet Paper Disp.
D.S.	Downspout	MAX.	Maximum	U.O.N.	Unless Otherwise Noted
D.S.P.	Dry Standpipe	M.B.	Marker Board	UR.	Urinal
DBL.	Double	M.D.F.	Main Dist. Frame		
DEPT.	Department	MEMB.	Membrane	V.C.T.	Vinyl Comp. Tile
DET.	Detail	MFR.	Manufacturer	V.C.TB.	Vinyl Covered Tackboard
DIA.	Diameter	M.H.	Manhole	VEST.	Vestibule
DIM.	Dimension	MIN.	Minimum	V.I.F.	Verify In Field
DISP.	Dispenser	MIR.	Mirror		
DN.	Down	M.O.	Masonry Opening		
DWG.	Drawing	MTD.	Mounted		
		MTL.	Metal		
E.F.	Exhaust Fan	MUL.	Mullion		
E.J.	Expansion Joint				
E.P.	Electrical Panel	N	North	W	Waste
EA.	Each	N.I.C.	Not In Contract	W.B.	White Board
ELEC.	Electrical	NOM.	Nominal	W.C.	Water Closet
ELEV.	Elevation	N.T.S.	Not To Scale	W/	With
EMER.	Emergency			W/O	Without
ENCL.	Enclosure	O.C.	On Center	WD.	Wood
EQ.	Equal	O.H.	Overhang	WP.	Waterproof
EQUIP.	Equipment	OPG.	Opening	WT.	Weight
EWC	Electric Water Cooler	OPP.	Opposite		

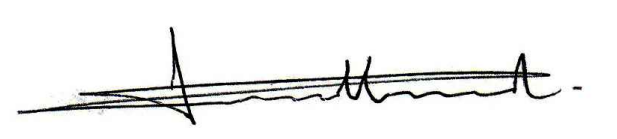
General Notes

1. Plans, elevations, details and sections shown on these drawings represent the finished structure. Similar details apply to similar conditions. any discrepancy the drawings and other drawings in the contract documents need to be reported to the designer immediately for clarification.
2. Any discrepancies between notes, details and/or drawings should be brought to the attention of the architect immediately. Code requirements take precedents. For cost purposes, assume the more costly version.
3. All work to conform to the codes noted under applicable codes on the cover sheet A0.0.
4. Construction material shall be spread out when on floors and roof such that the design live load is not exceeded during construction.

DESIGNER

CITE I DESIGNS
2940 Camino Pablo suite 112
Walnut Creek, CA 94598
415 697-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS



STRUCTURAL ENGINEER
David Yaddagur
david@smpleng.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
	Incompletness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY

RESIDENCE ADDITION

21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

DATE: 09/30/2024

SCALE: AS NOTED

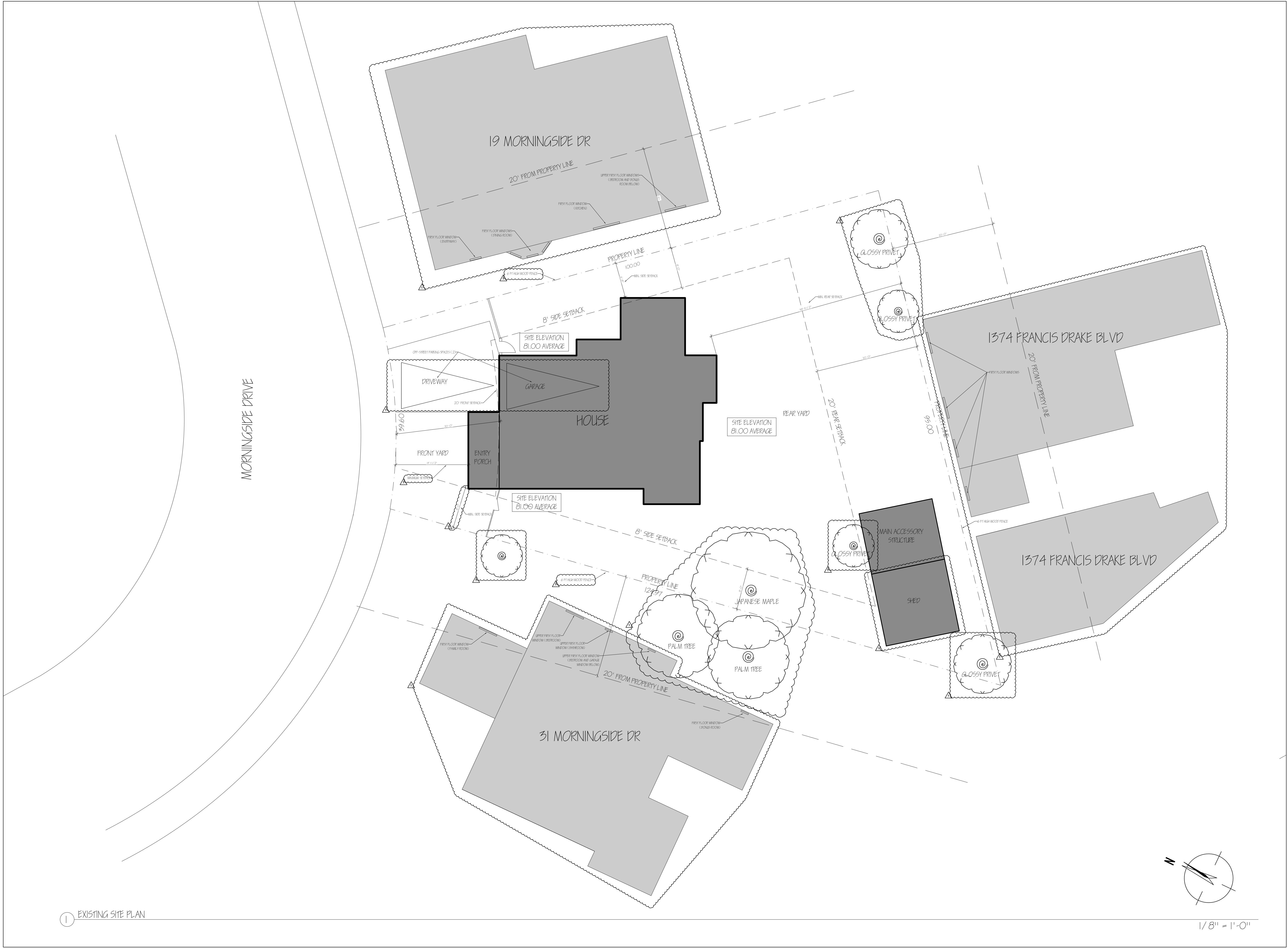
DRAWN: CITE I DESIGNS

CHECKED:

JOB NO.:

SHEET ABBREVIATIONS & GENERAL NOTES

A0.1



1 EXISTING SITE PLAN

DESIGNER
CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 697-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplanj.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr, San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

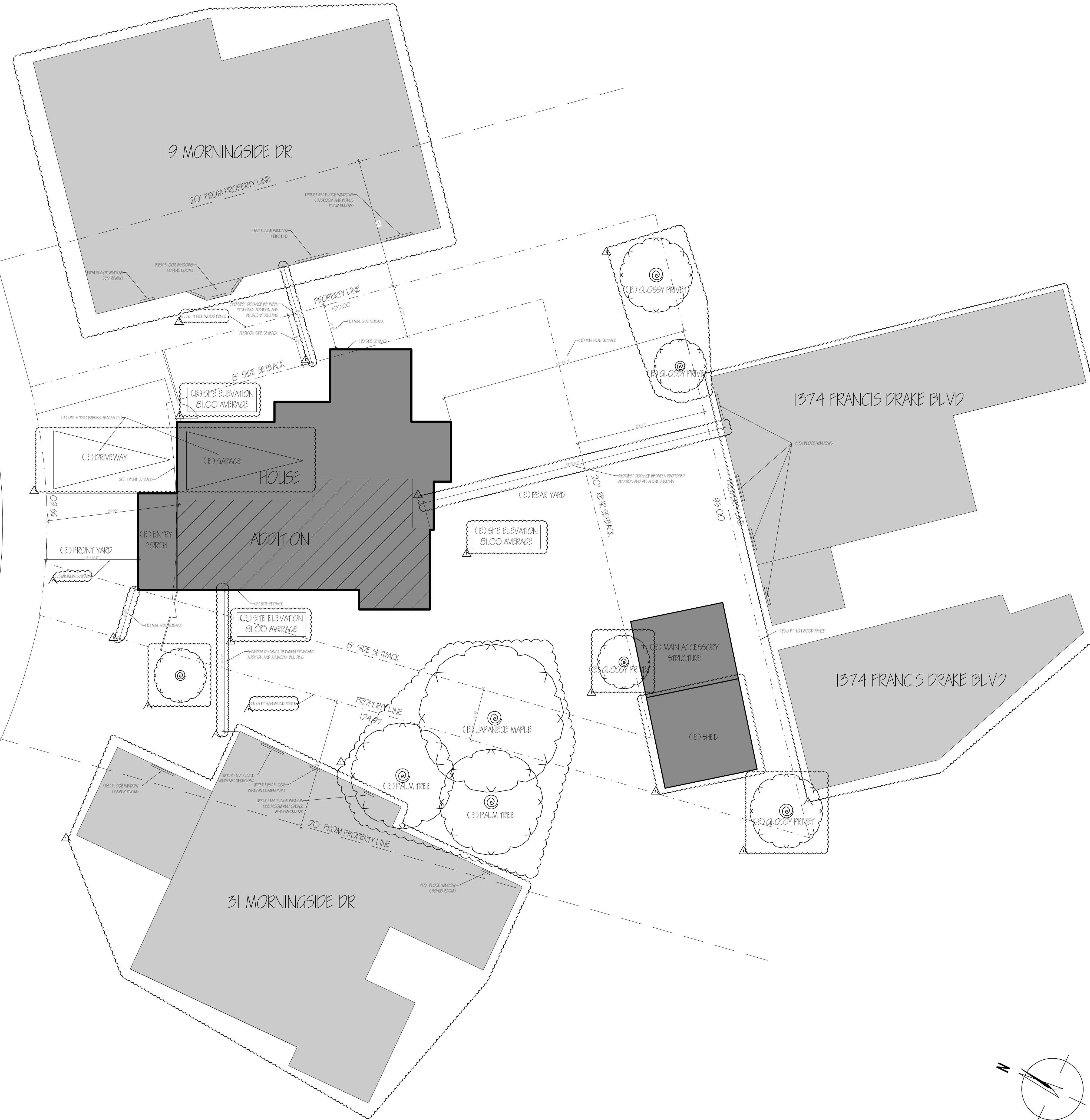
	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR,
SAN ANSELMO, CA 94303

DATE: 09/30/2024
SCALE: AS NOTED
DRAWN: CITE I DESIGNS
CHECKED:
JOB NO.:
SHEET EXISTING SITE PLAN
A1.1

SITE PLAN NOTES
NO CHANGE TO THE EXTERIOR LIGHTING

MORNINGSIDE DRIVE



1 PROPOSED SITE PLAN

DESIGNER

CITE I DESIGNS
2940 Camino Pablo suite 112
Walnut Creek, CA 94598
415 697-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplanj.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr, San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR,
SAN ANSELMO, CA 94303

DATE: 09/30/2024

SCALE: AS NOTED

DRAWN: CITE I DESIGNS

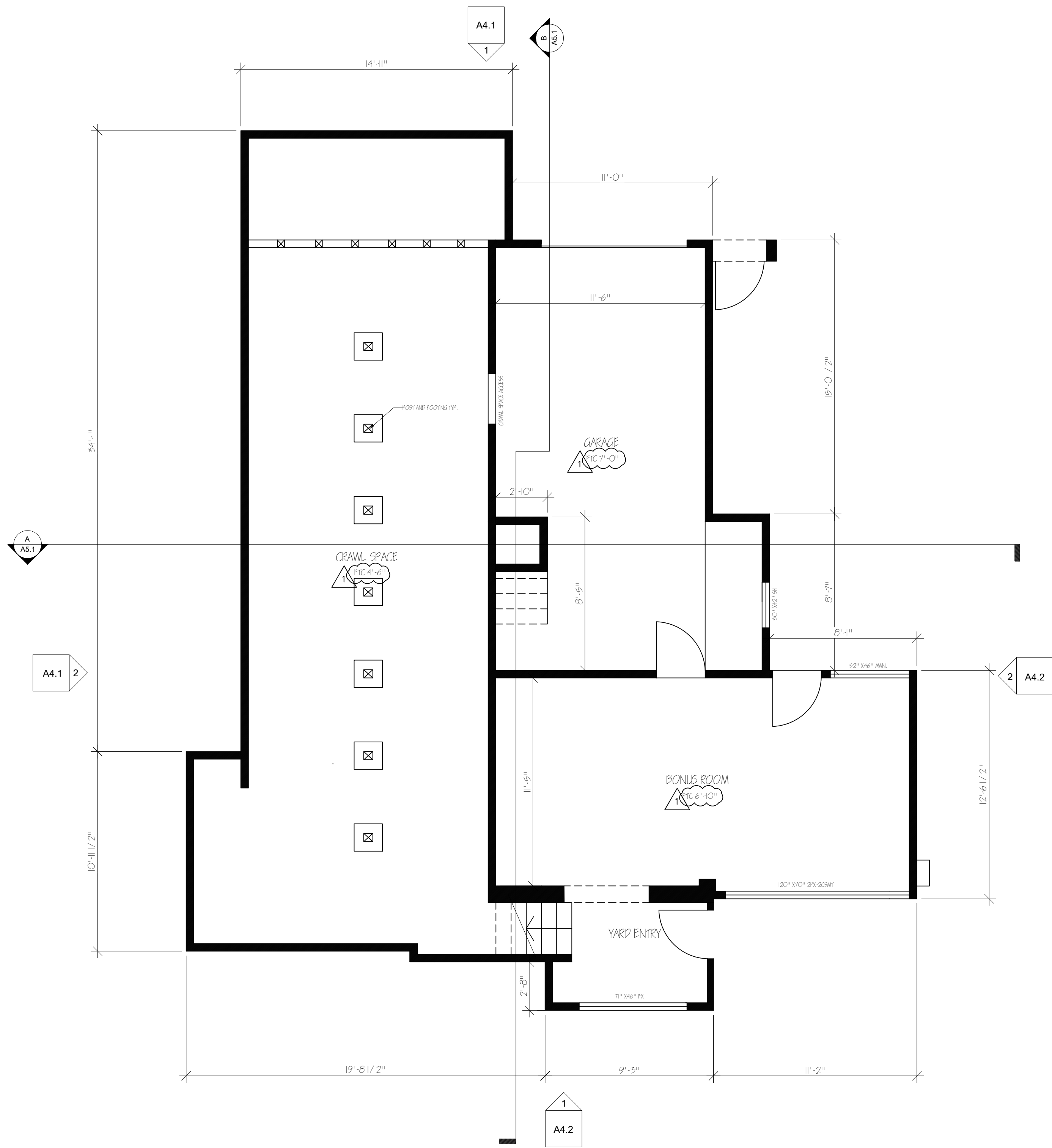
CHECKED:

JOB NO.:

SHEET PROPOSED
SITE PLAN

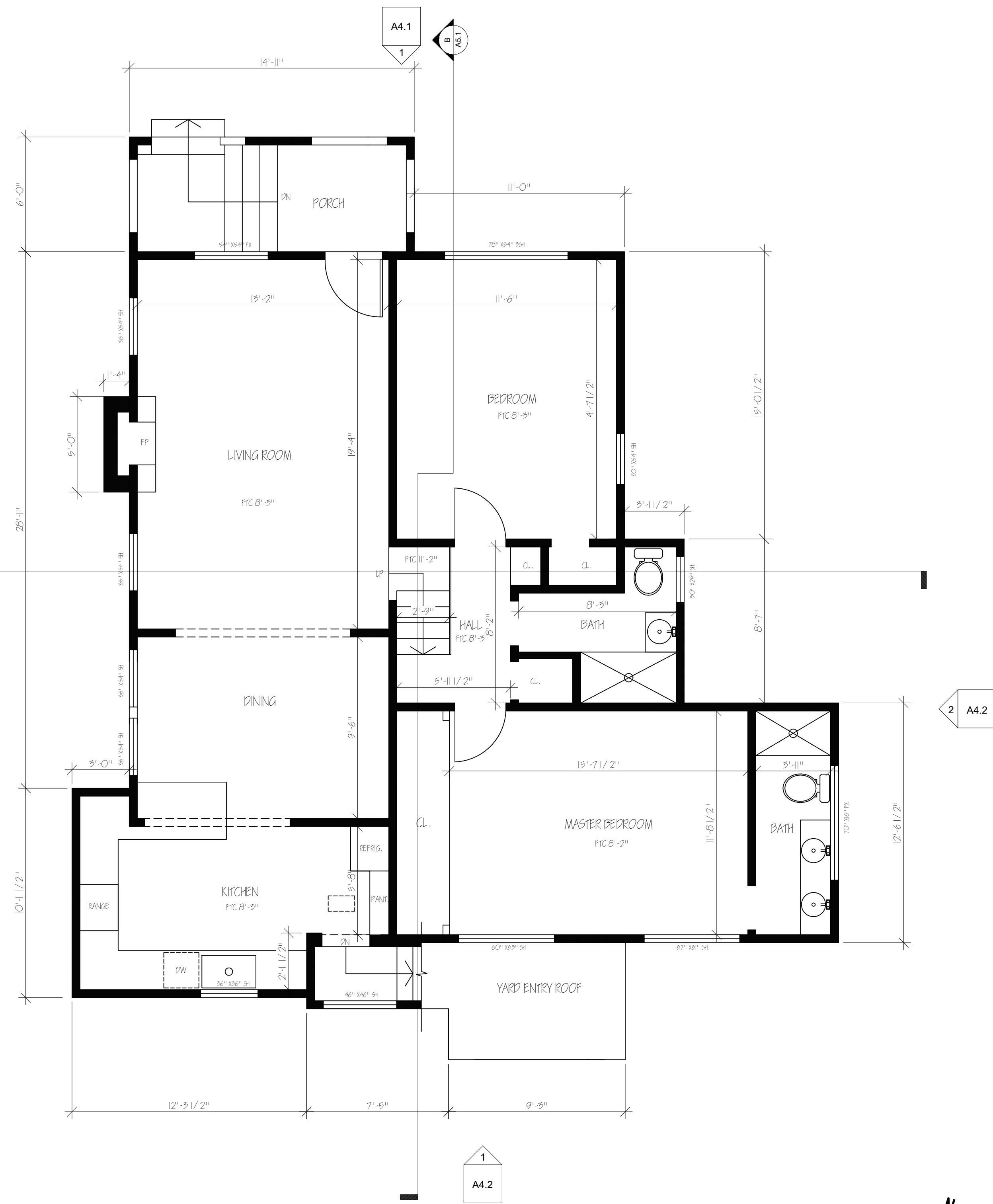
A1.2

EXISTING FLOOR PLAN NOTES
FOUNDATIONS CONDITION AT CRAWL SPACE TO BE VERIFIED IN FIELD BY STRUCTURAL ENGINEER.



1 EXISTING LOWER FLOOR PLAN

1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

DESIGNER
CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 657-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplyeng.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr, San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

DATE: 09/30/2024

SCALE: AS NOTED

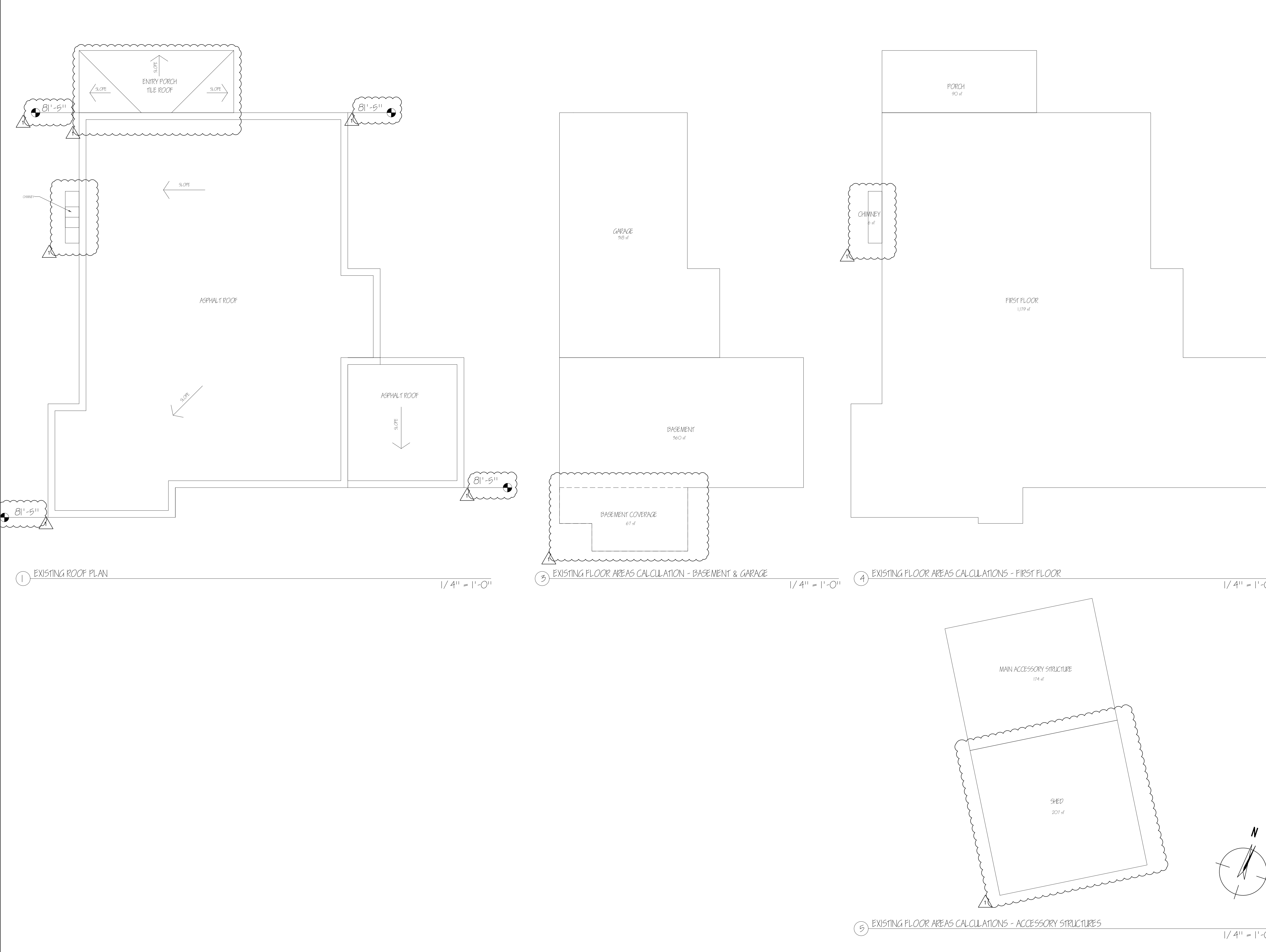
DRAWN: CITE I DESIGNS

CHECKED:

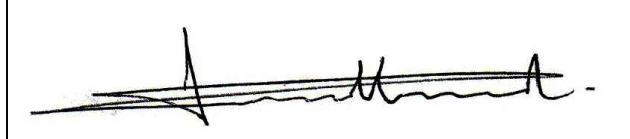
JOB NO.:

SHEET
EXISTING
FLOOR PLANS

A2.1



DESIGNER
CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 657-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS


STRUCTURAL ENGINEER
David Yaddagari
david@simplyngl.com
415 754 3644

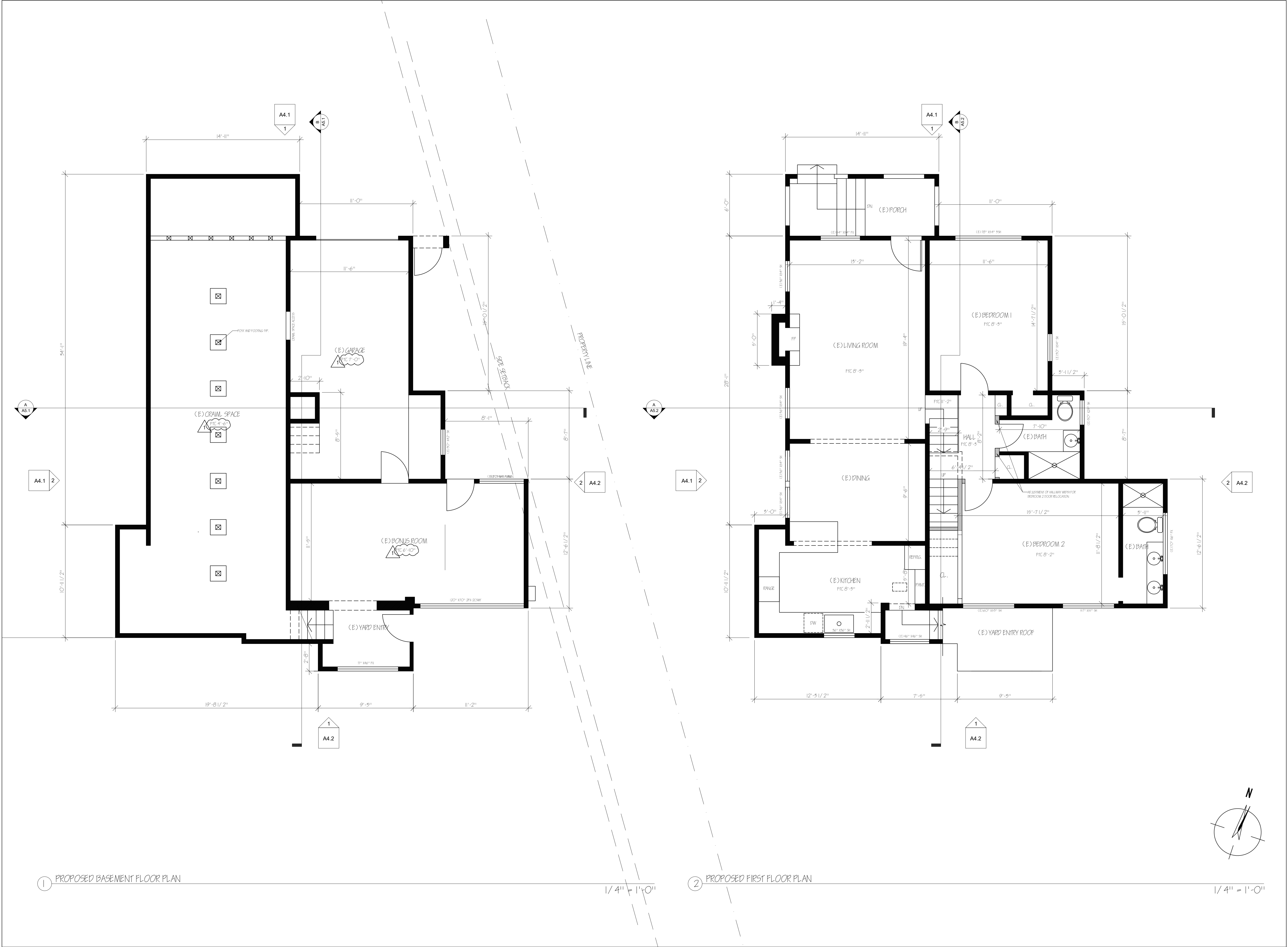
OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

DATE:	09/30/2024
SCALE:	AS NOTED
DRAWN:	CITE I DESIGNS
CHECKED:	
JOB NO.:	
SHEET	EXISTING ROOF PLAN & FLOOR AREAS DIAGRAMS A2.2



DESIGNER

CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 651-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer

CITE I DESIGNS

STRUCTURAL ENGINEER

David Yaddagari
david@simplynq.com
415 754 3644

OWNER

Grant Feicht & Katie Easley
21 Morningside Dr, San Anselmo, CA 94960

PLANNING APPLICATION

CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY

RESIDENCE ADDITION

21 MORNINGSIDE DR,
SAN ANSELMO, CA 94303

DATE:

09/30/2024

SCALE:

AS NOTED

DRAWN:

CITE I DESIGNS

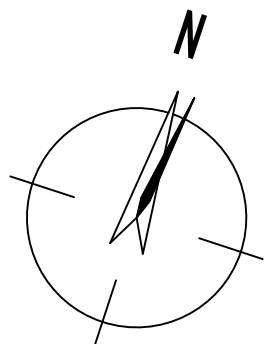
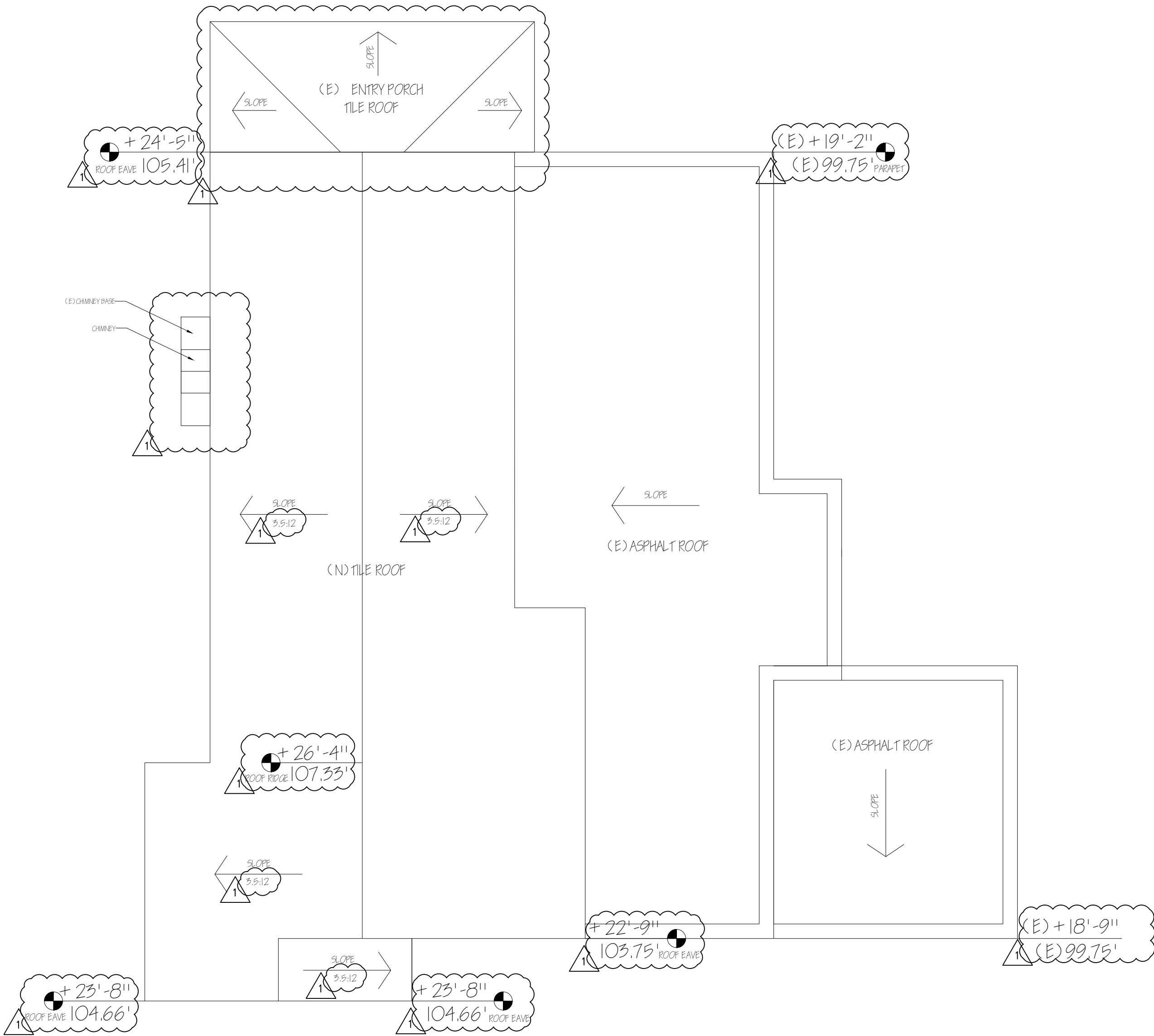
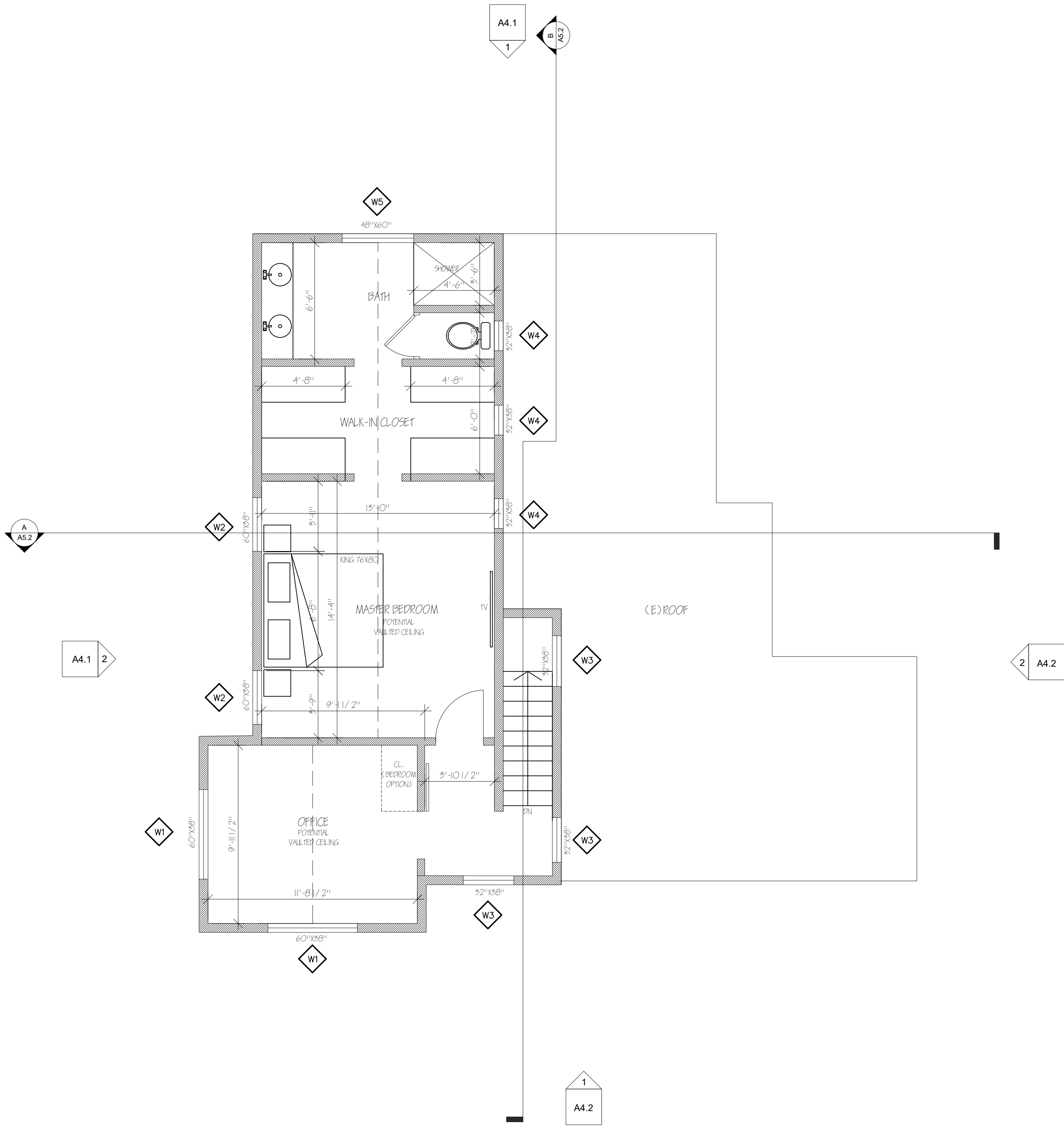
CHECKED:

JOB NO.:

SHEET

PROPOSED
FLOOR PLANS
BASEMENT & GARAGE

A2.3



1 PROPOSED SECOND FLOOR

1/4" = 1'-0"

2 PROPOSED ROOF PLAN

1/4" = 1'-0"

DESIGNER
CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 657-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplyeng.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

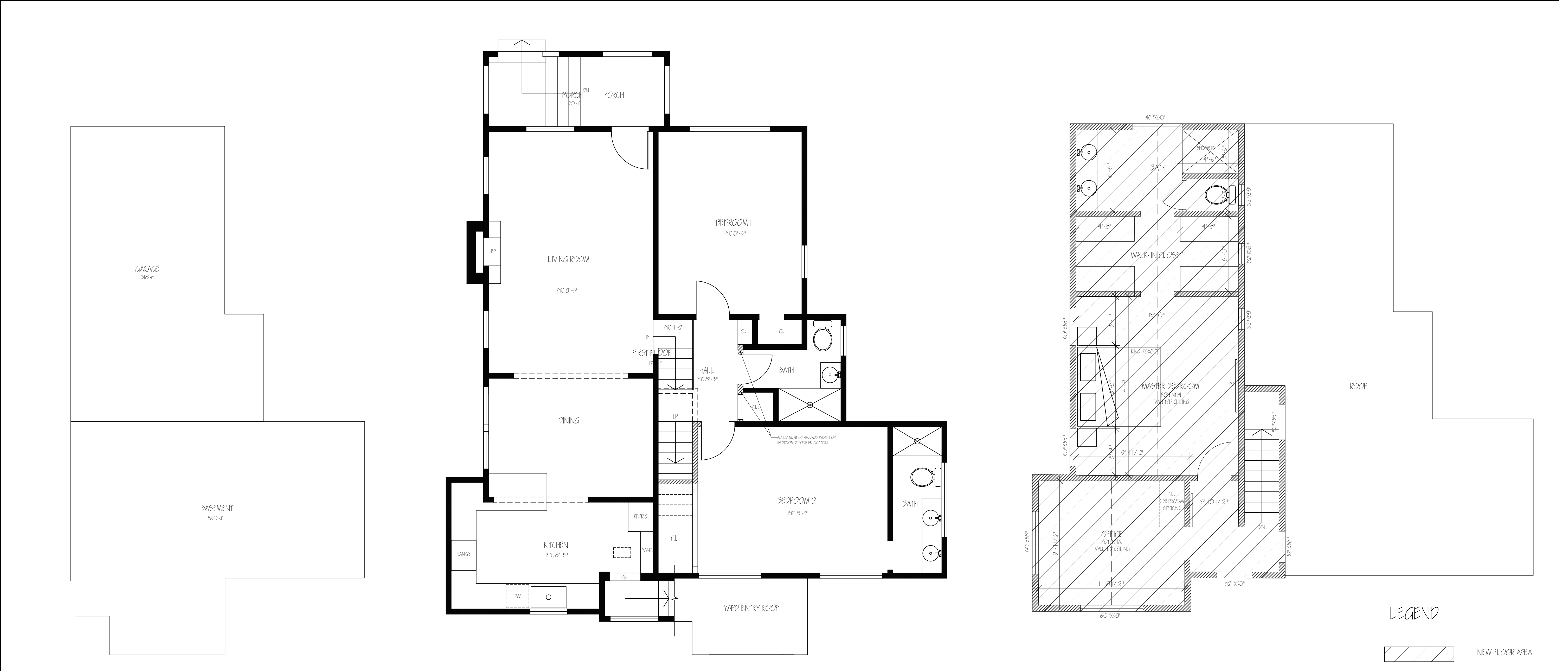
PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

DATE: 09/30/2024
SCALE: AS NOTED
DRAWN: CITE I DESIGNS
CHECKED:
JOB NO.:

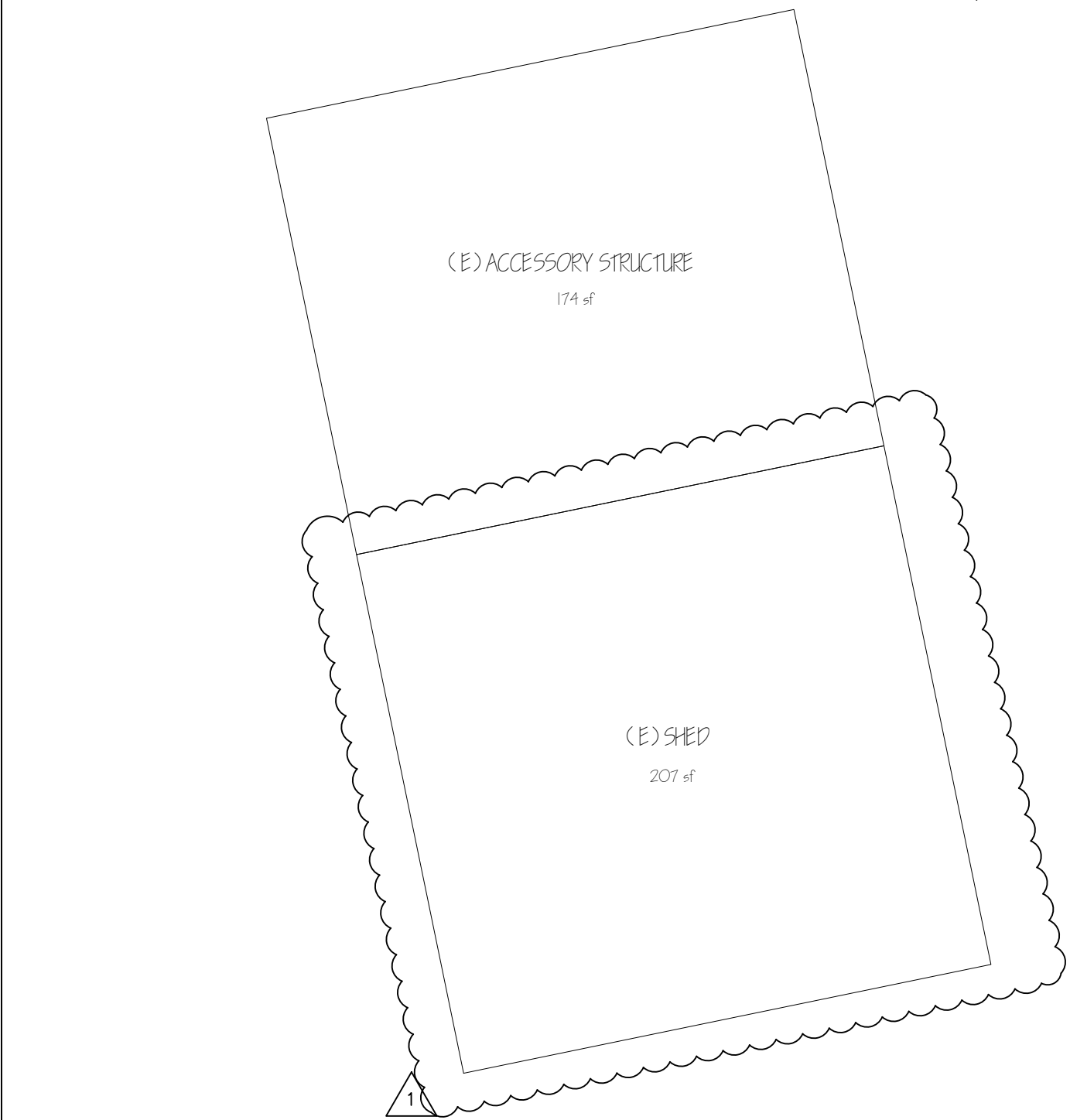
SHEET
PROPOSED
2ND FLOOR PLAN
& ROOF PLAN
A2.4



① GARAGE & BASEMENT - NEW POWDER ROOM ADDITION 28 SQ. FT.
1/4" = 1'-0"

② FIRST FLOOR - FLOOR AREA UNCHANGED
1/4" = 1'-0"

③ SECOND FLOOR ADDITION 582 SQ. FT.
1/4" = 1'-0"



⑤ EXISTING ACCESSORY STRUCTURE - FLOOR AREA UNCHANGED
1/4" = 1'-0"

DESIGNER
CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 657-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplyeng.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr., San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.,
SAN ANSELMO, CA 94303

DATE: 09/30/2024
SCALE: AS NOTED
DRAWN: CITE I DESIGNS
CHECKED:
JOB NO.:
SHEET PROPOSED FLOOR AREAS
A2.5

Windows Schedule

Window				Frame		Details				Glazing		Location	Remarks
Mark	Net Size (width x height)*	Type	Qty.	Material	Finish	Head	Trans.	Jamb	Sill	Type	Safety		
W1	60" X 28"	csmt	2	vinyl	white					clear		office	each window has 2 casement pane. Egress window (bedroom option)
W2	36" X 54"	single hung	2	vinyl	white					clear		master bathroom	egress window
W3	32" X 38"	fixed	3	vinyl	white					clear		stairs	
W4	20" X 38"	casement	3	vinyl	white					clear		powder, master bedroom, master bath toilet	
W5	60" X 48"	fixed	1	vinyl	white					clear		master bath	arched window
TOTAL			11										

Window Notes: *framing rough opening to be coordinated on site by the contractor.

Notes

DESIGNER

CITE | DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 637-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CHE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplengi.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

PLANNING APPLICATION.
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.,
SAN ANSELMO, CA 94303

DATE: 09/30/2024

SCALE: AS NOTED

DRAWN: CITE I DESIGNS

CHECKED:

JOB NO.:

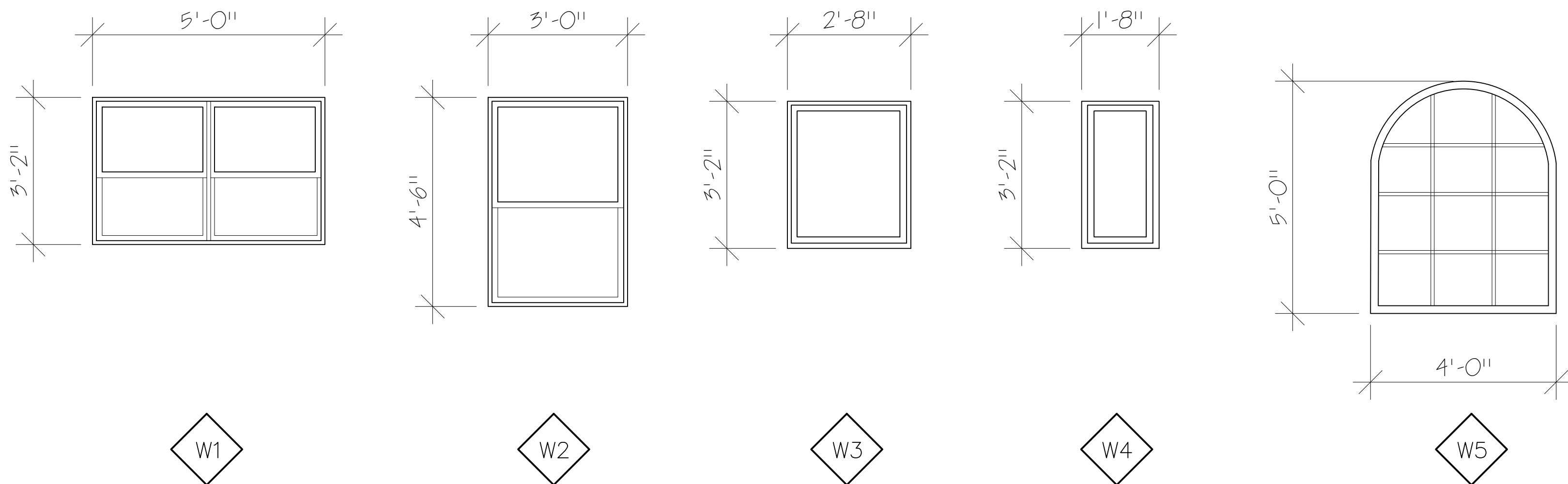
SHEET WINDOWS/DOORS
SCHEDULE

A3.1

Doors Schedule

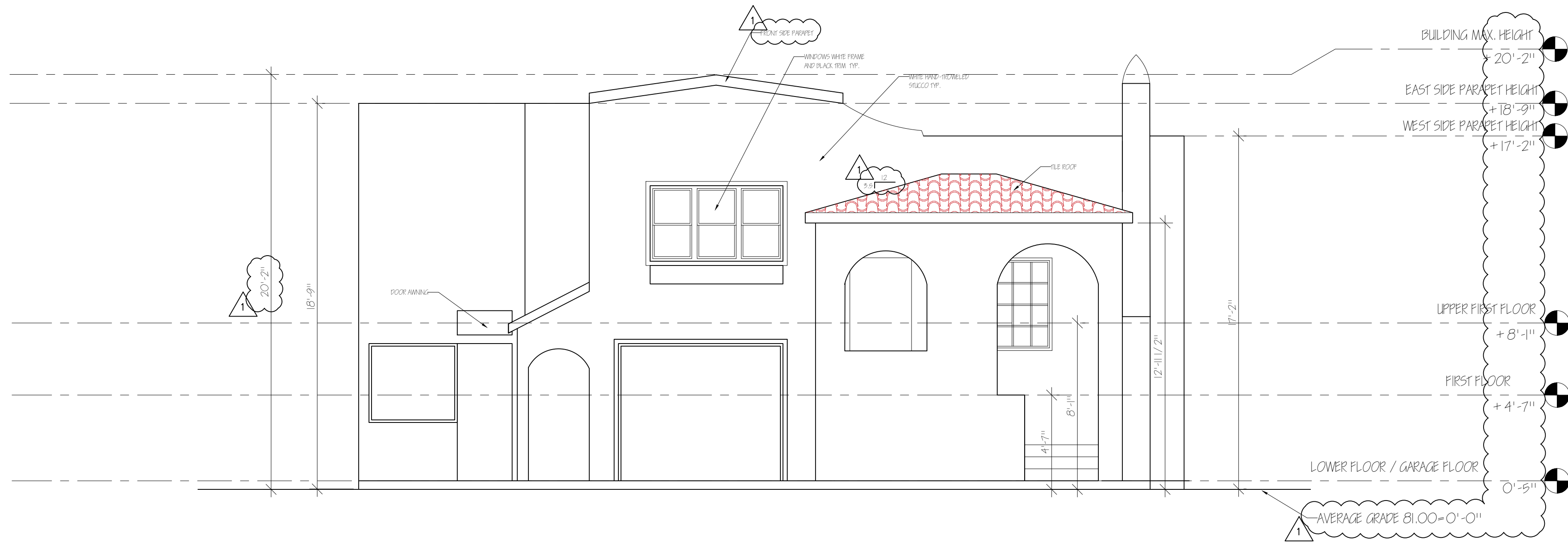
		Doors						Glazing	Frames		Track	Hardware	Location	Remarks
Mark	Qty	Net Size	Type	Mat'l.	Finish	Type	Safety	Mat'l.	Thick.					
D1	1	36" x 80"	swing/csmf	vinyl	white		tempered					lock from inside and outside	dining area	glass door. swings outside. Egress.
D2	1	72" x 80"	french	vinyl	white		tempered					as existing	living room	reuse of existing dining room door. Egress.
TOTAL														
Door Notes														

Window & Door Types



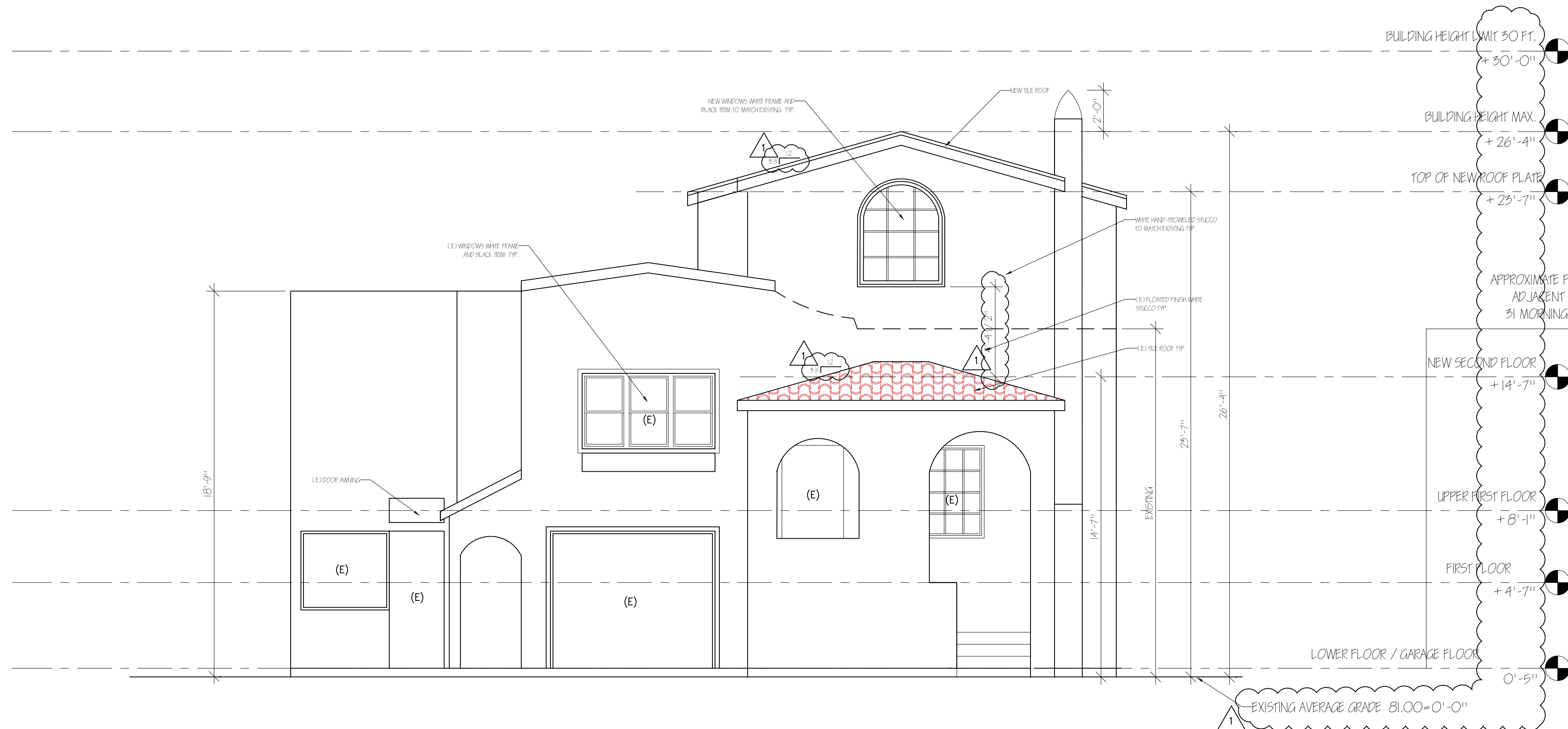
ELEVATIONS NOTES

NO CHANGE TO THE EXTERIOR LIGHTING.



1 EXISTING NORTH ELEVATION (FRONT)

1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION (FRONT)

1/4" = 1'-0"



3 EXTERIOR MATERIALS (SHOWN ON PHOTO OF EXISTING FRONT FACADE)

DESIGNER

CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 651-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplyeng.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 MorningSide Dr. San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

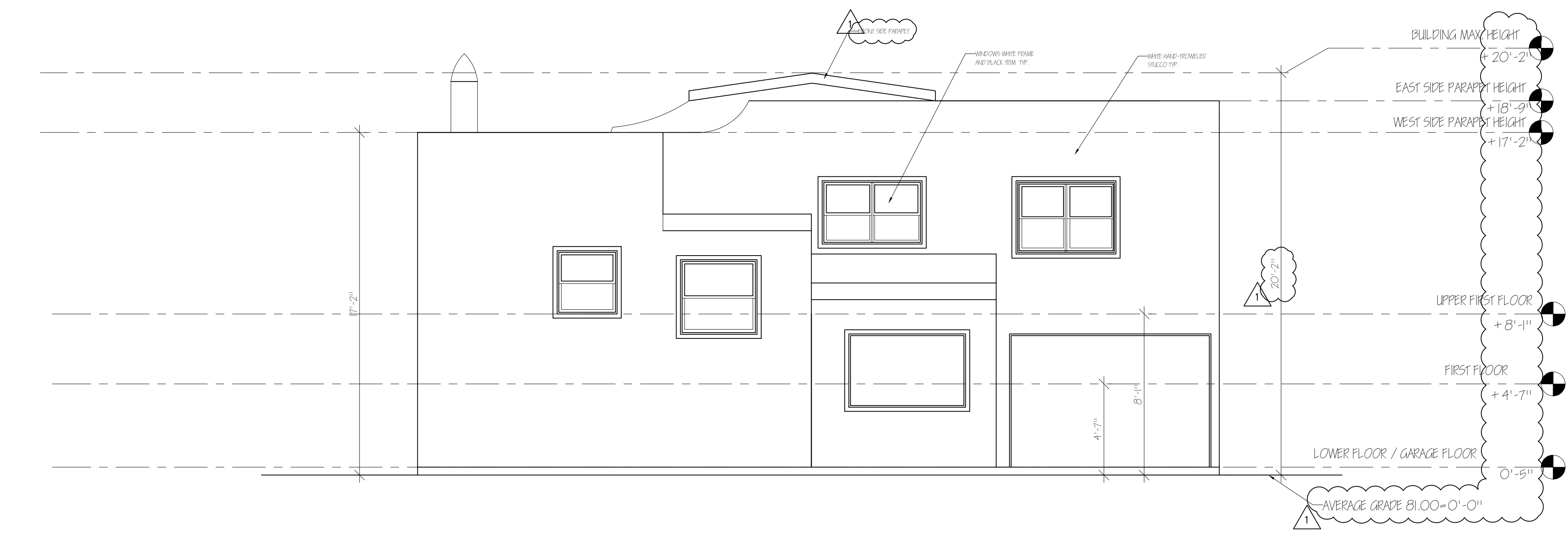
	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY RESIDENCE ADDITION 21 MORNINGSIDE DR. SAN ANSELMO, CA 94303

DATE: 09/30/2024
SCALE: AS NOTED
DRAWN: CITE I DESIGNS
CHECKED:
JOB NO.:

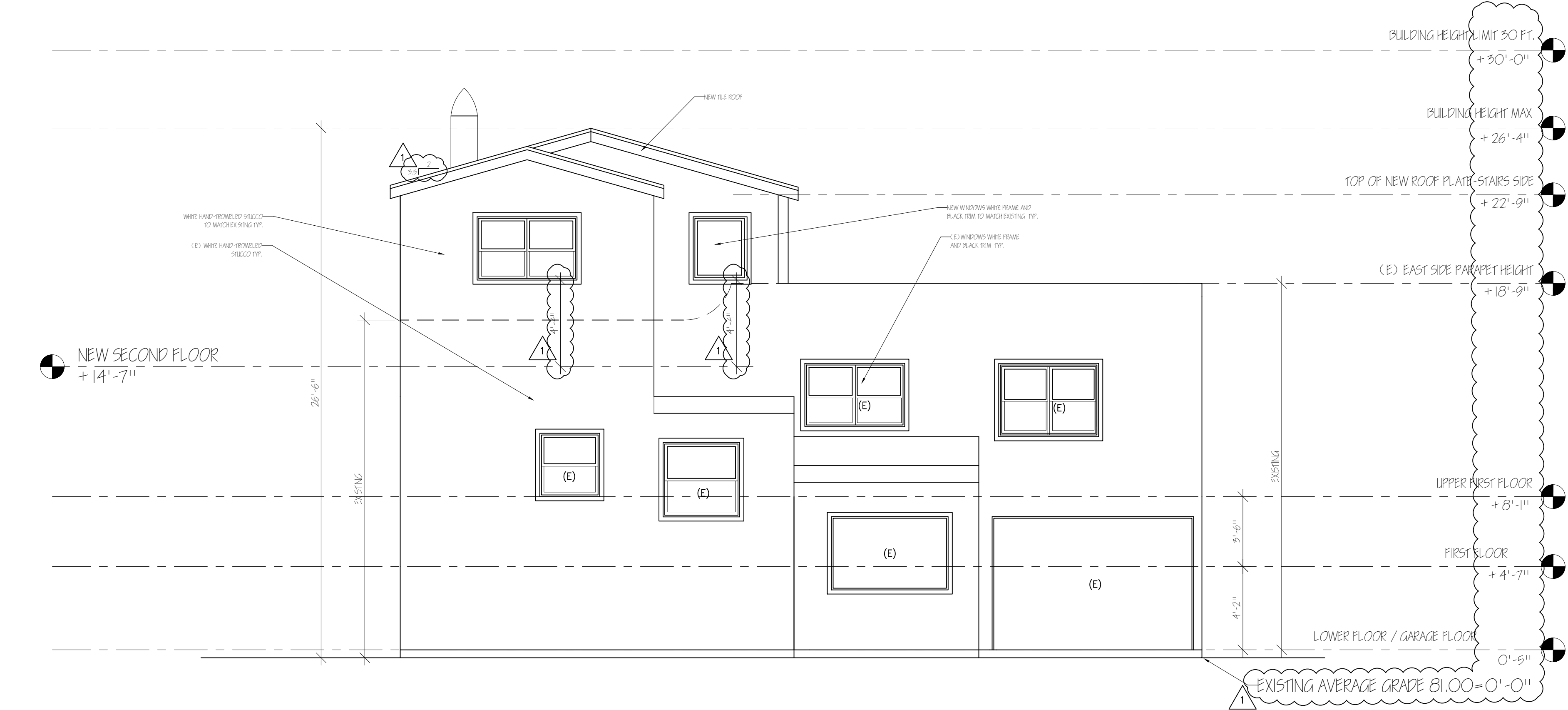
SHEET
ELEVATIONS 1
& EXTERIOR MATERIALS
A4.1

ELEVATIONS NOTES
NO CHANGE TO THE EXTERIOR LIGHTING.



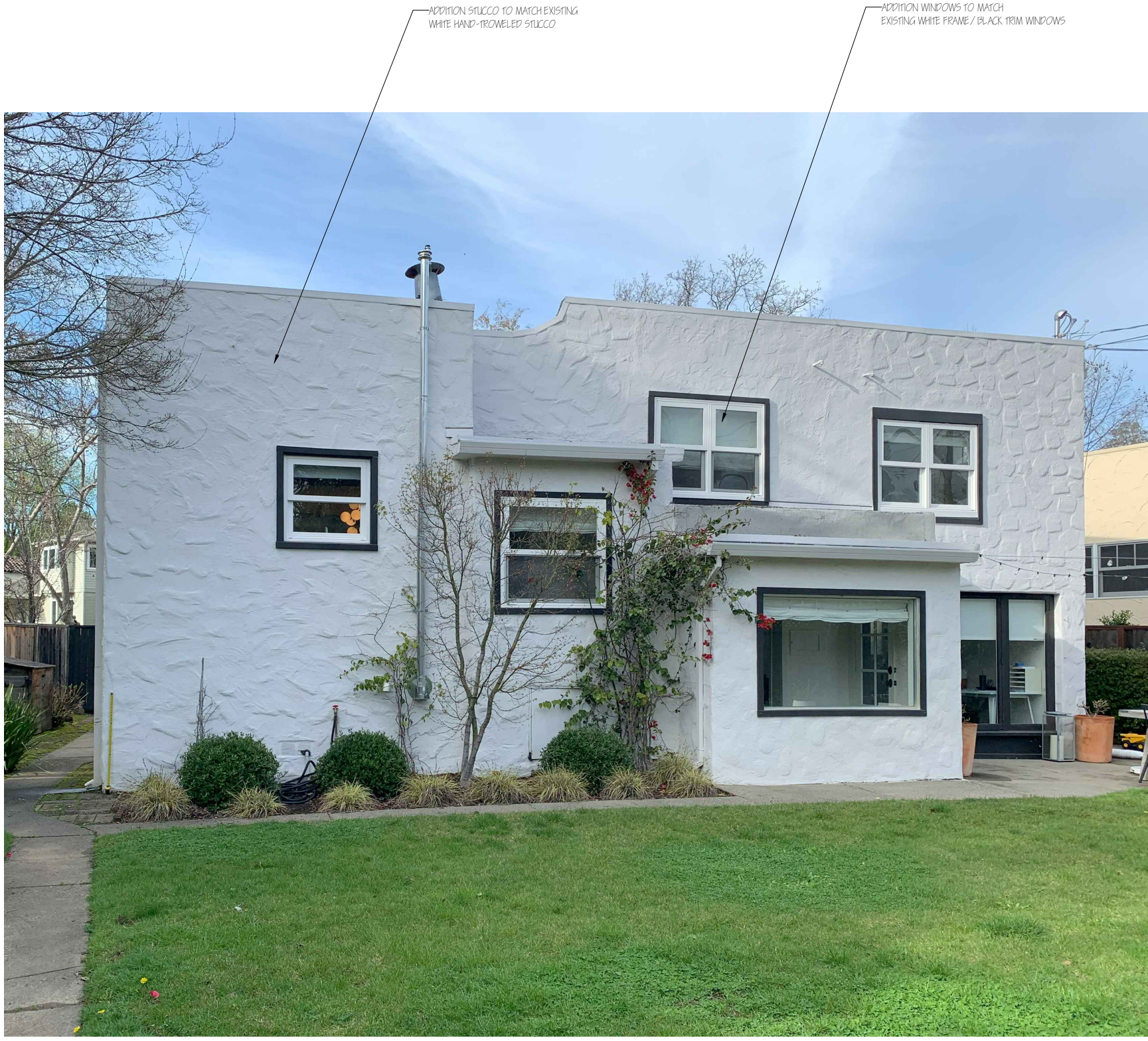
1 EXISTING SOUTH ELEVATION

1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



3 EXTERIOR MATERIALS (SHOWN ON PHOTO OF EXISTING REAR FACADE)

DESIGNER
CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 657-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplenq.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

DATE: 09/30/2024

SCALE: AS NOTED

DRAWN: CITE I DESIGNS

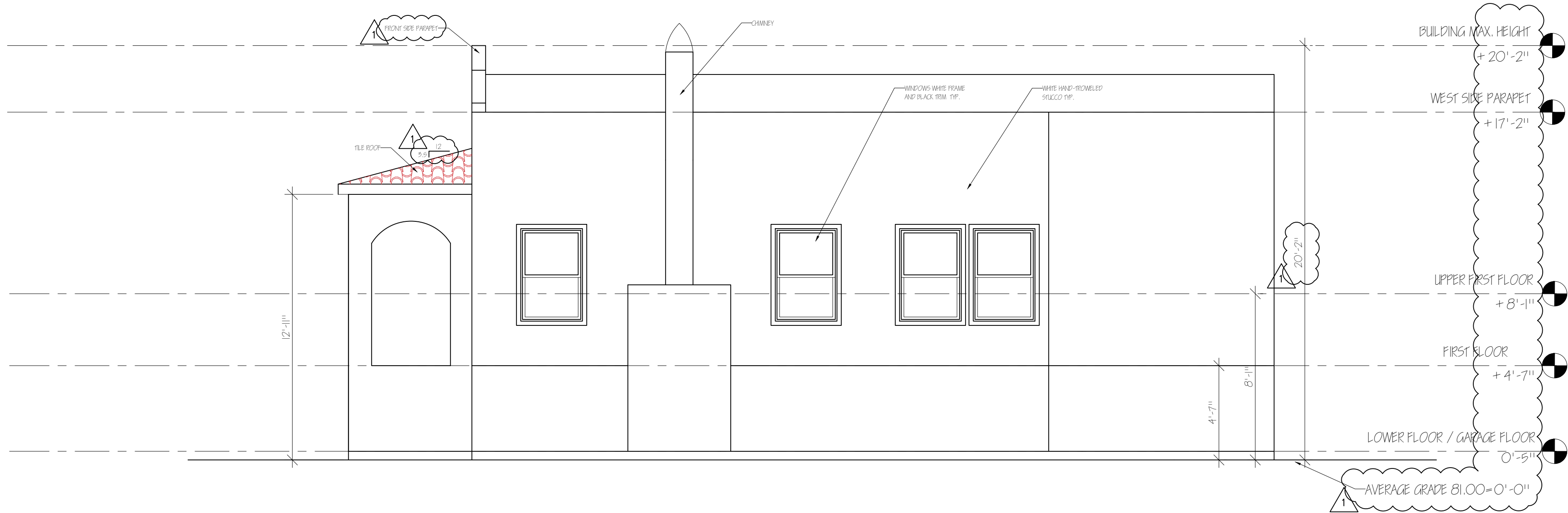
CHECKED:

JOB NO:

SHEET
 ELEVATIONS 2
& EXTERIOR MATERIALS
A4.2

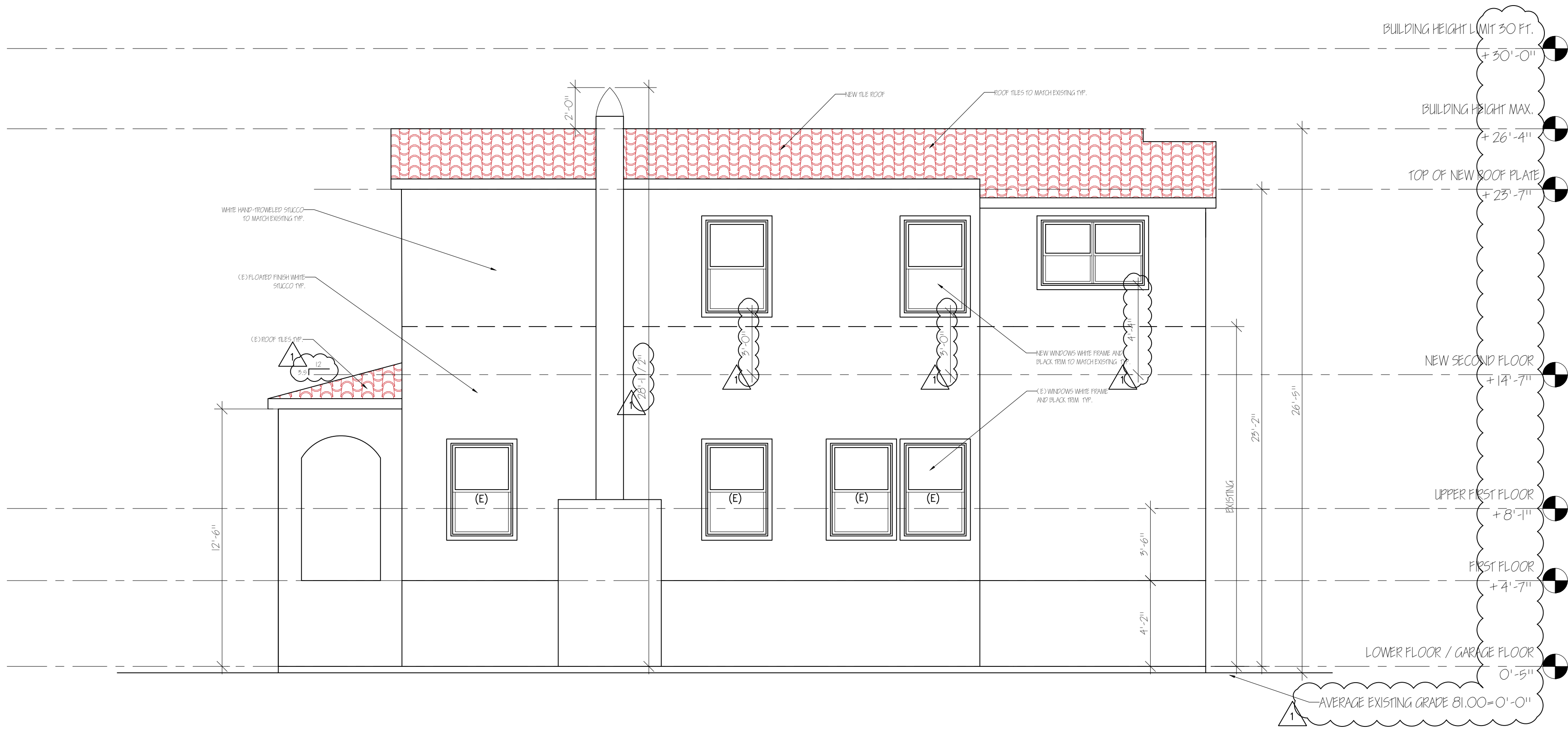
ELEVATIONS NOTES

NO CHANGE TO THE EXTERIOR LIGHTING.



1 EXISTING WEST ELEVATION

1/4" = 1'-0"



2 PROPOSED WEST ELEVATION

1/4" = 1'-0"

DESIGNER

CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 697-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplynq.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

DATE: 09/30/2024

SCALE: AS NOTED

DRAWN: CITE I DESIGNS

CHECKED:

JOB NO.:

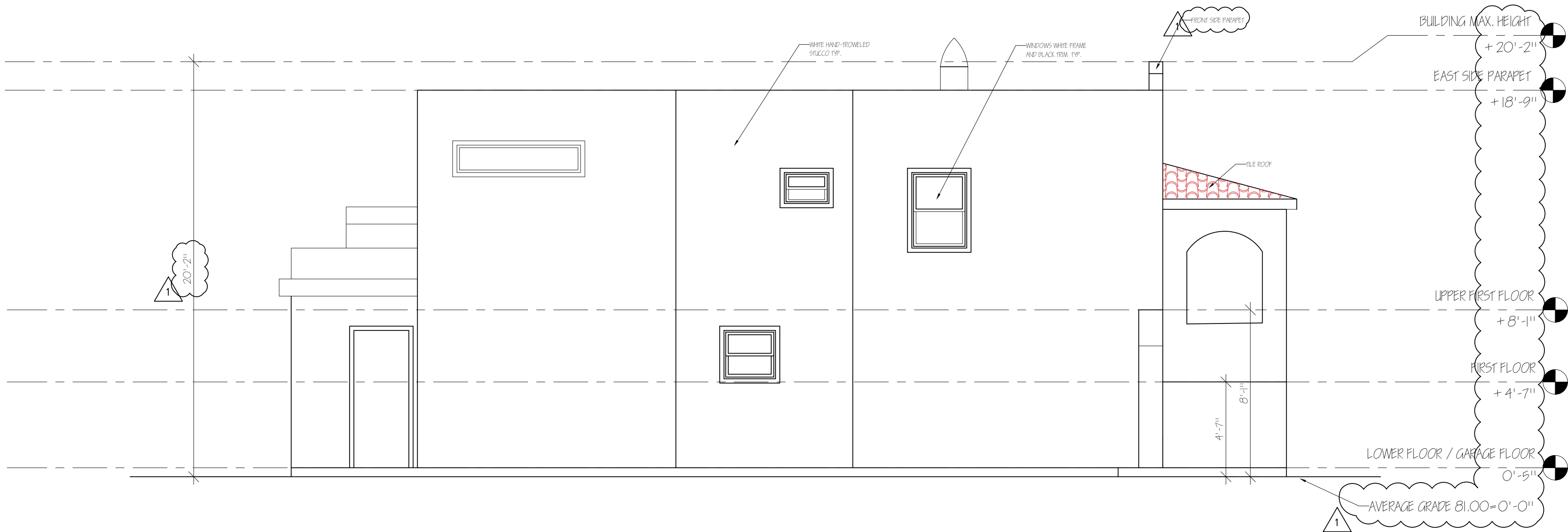
SHEET

& EXT. MATERIALS PALETTE

A4.3

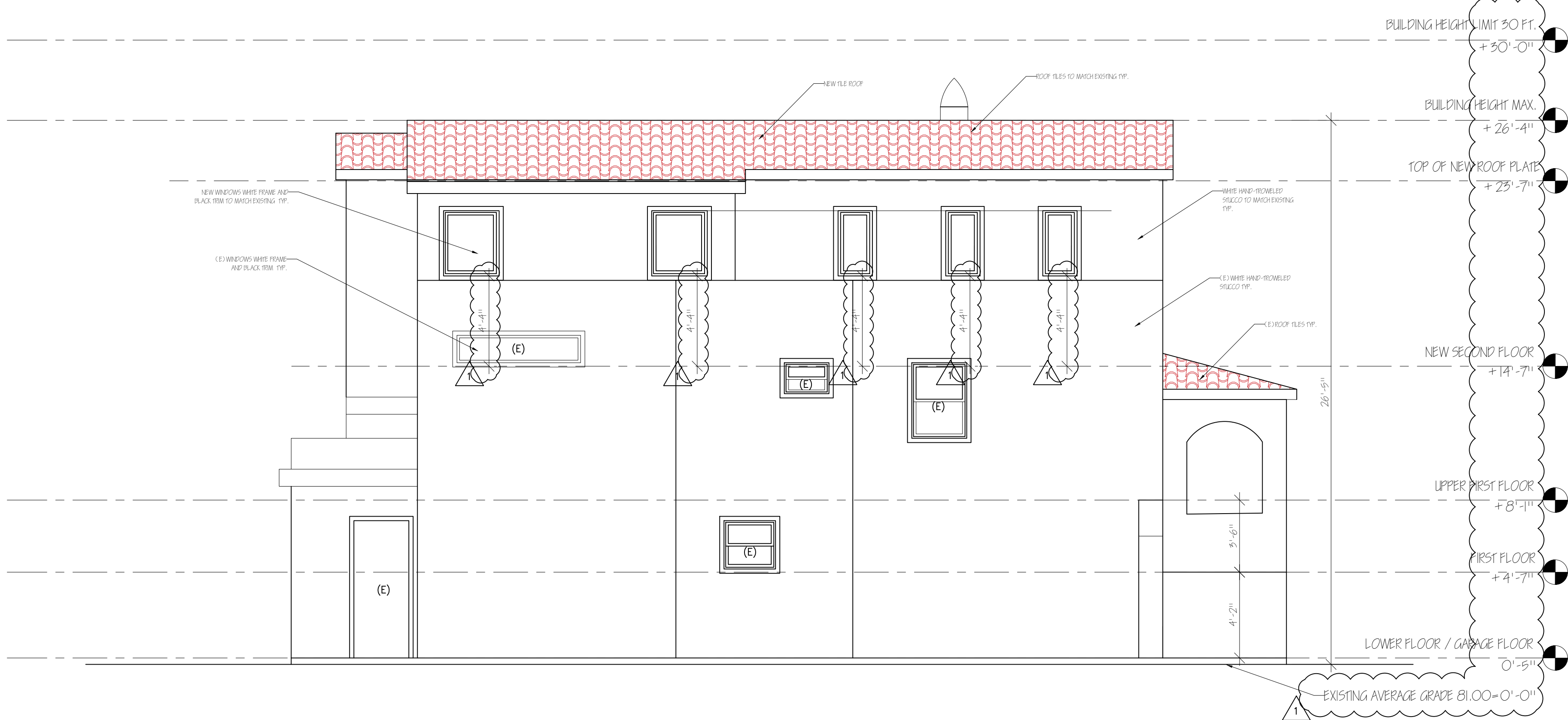
ELEVATIONS NOTES

NO CHANGE TO THE EXTERIOR LIGHTING.



1 EXISTING EAST ELEVATION

1/4" = 1'-0"



2 PROPOSED EAST ELEVATION

1/4" = 1'-0"

DESIGNER

CITE I DESIGNS
2940 Camino Pablo suite 112
Walnut Creek, CA 94598
415 697-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS

STRUCTURAL ENGINEER
David Yaddagari
david@simplynq.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

DATE: 09/30/2024

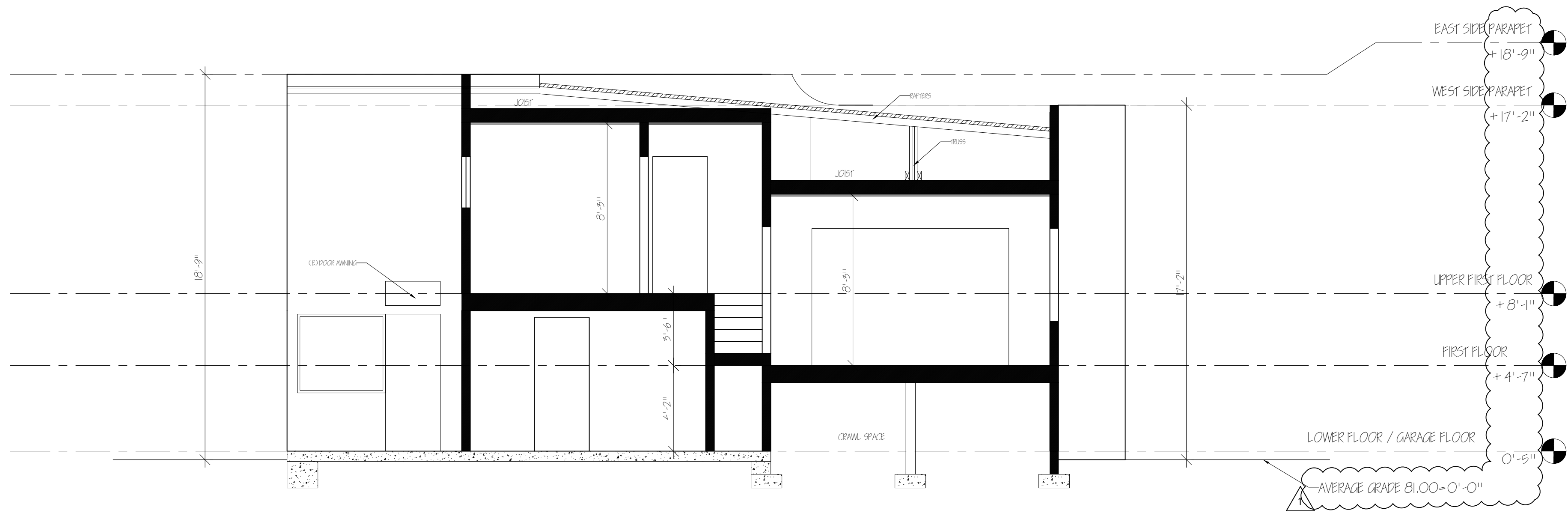
SCALE: AS NOTED

DRAWN: CITE I DESIGNS

CHECKED:

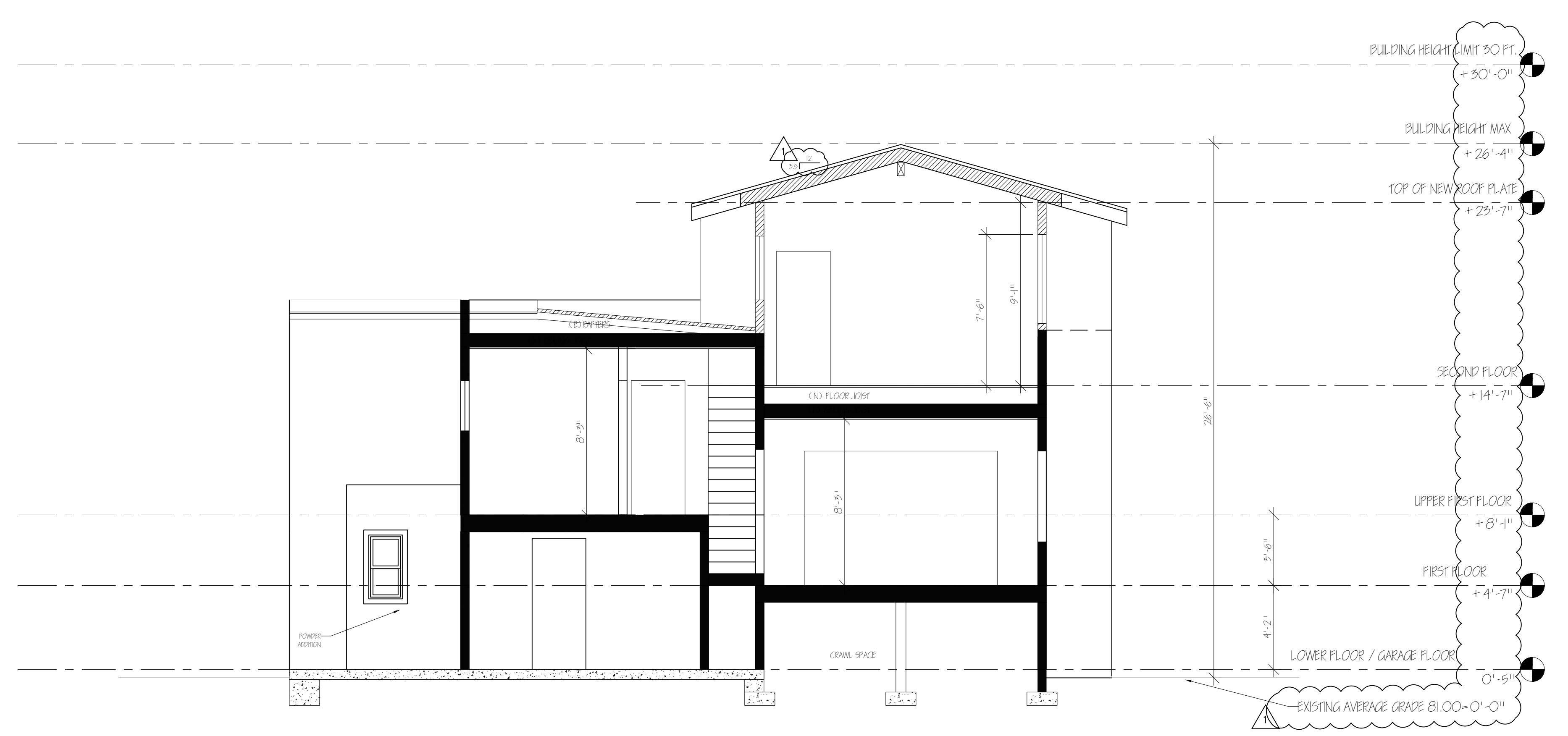
JOB NO.:

SHEET ELEVATIONS 4



1 EXISTING SECTION A

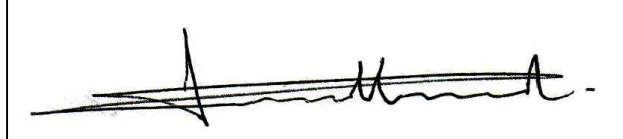
1/4" = 1'-0"



2 PROPOSED SECTION A

1/4" = 1'-0"

DESIGNER
CITE I DESIGNS
2940 Camino Diablo suite 112
Walnut Creek, CA 94598
415 651-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS


STRUCTURAL ENGINEER
David Yaddagari
david@simplyeng.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

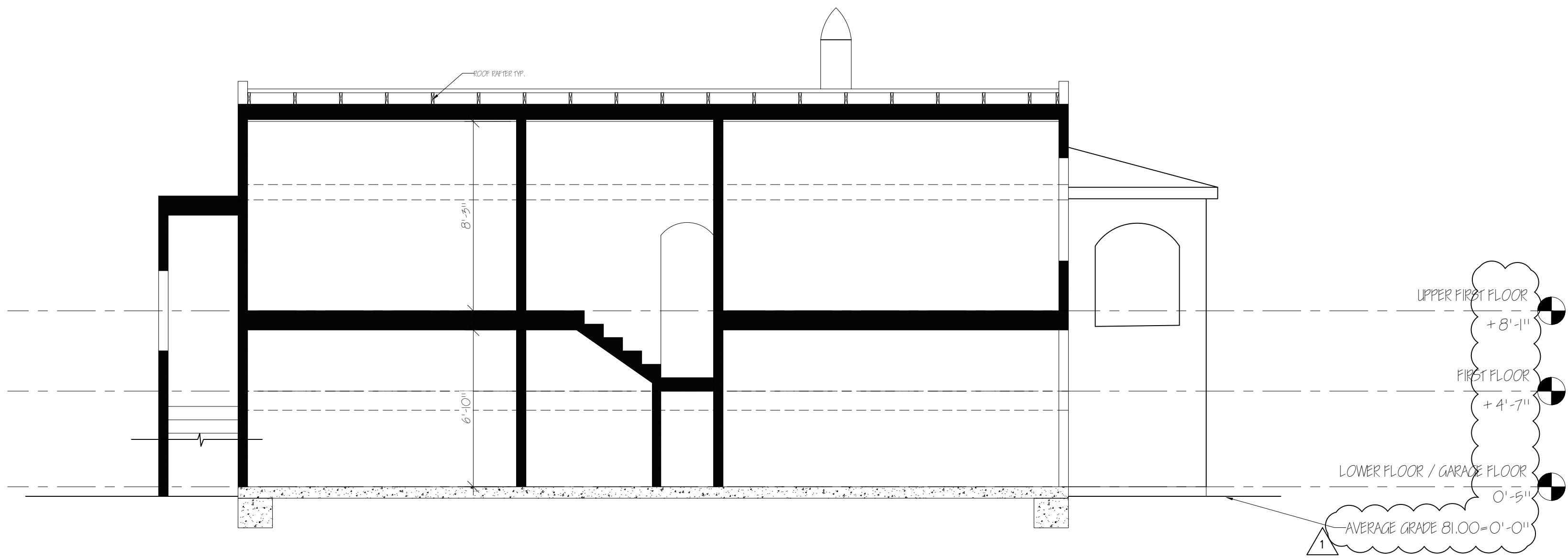
PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

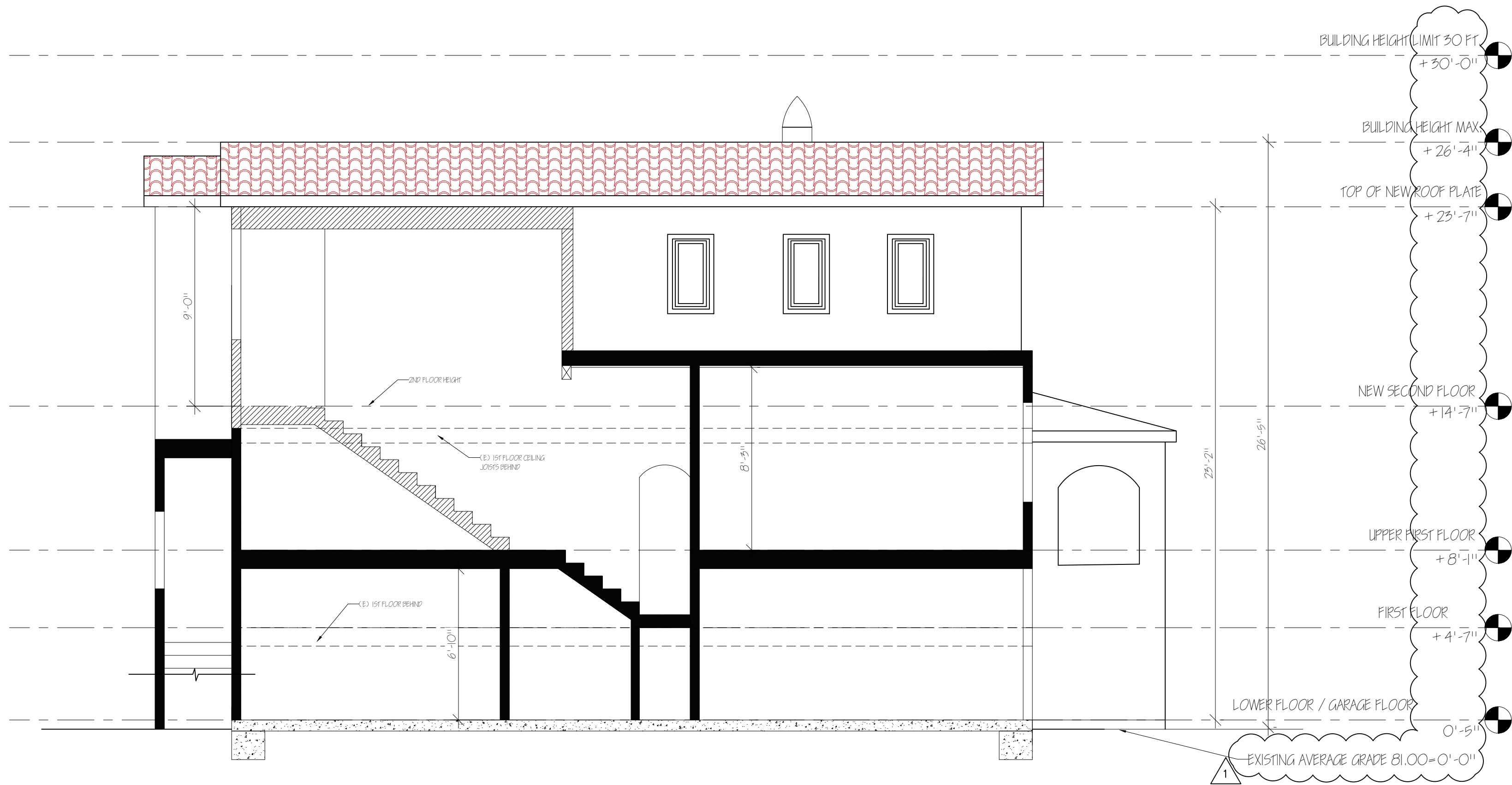
DATE:	09/30/2024
SCALE:	AS NOTED
DRAWN:	CITE I DESIGNS
CHECKED:	
JOB NO.:	
SHEET	SECTIONS 1

A5.1



1 EXISTING SECTION B

1/4" = 1'-0"

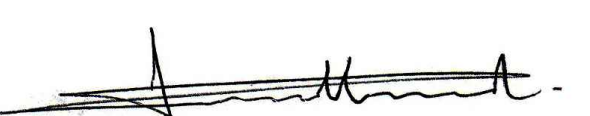


2 PROPOSED SECTION B

1/4" = 1'-0"

DESIGNER
CITE I DESIGNS
2940 Camino Pablo suite 112
Walnut Creek, CA 94598
415 657-6207
patrick.vaucheret@gmail.com

PATRICK VAUCHERET, Designer
CITE I DESIGNS



STRUCTURAL ENGINEER
David Yaddagari
david@simplynq.com
415 754 3644

OWNER
Grant Feicht & Katie Easley
21 Morningside Dr. San Anselmo, CA 94960

PLANNING APPLICATION
CITY OF SAN ANSELMO, CA 94960

	REVISIONS	DATE
1	Incompleteness letter	11/24/2024

GRANT FEICHT AND KATIE EASLEY
RESIDENCE ADDITION
21 MORNINGSIDE DR.
SAN ANSELMO, CA 94303

DATE:	09/30/2024
SCALE:	AS NOTED
DRAWN:	CITE I DESIGNS
CHECKED:	
JOB NO.:	
SHEET	SECTIONS 2