DR 10-384

CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM

Date: September 26, 2012
To: Historic Landmarks Board (HLB)
From: Lilly Schinsing, Associate Planner
Subject: **HLB Study Session Review #1 of a Modified Design Review Permit for 660 Bridgway (APN: 065-133-25)**

Summary:
The applicant and owner, Chris Henry, is proposing modifications to an existing Design Review Permit for exterior renovations to an existing commercial building located in the City's C-C (Central Commercial) Zoning District and Historic Overlay District at 660 Bridgeway.

Requested Modified Exterior Renovations:
On March 16, 2011 the Historic Landmarks Board and Planning Commission adopted Resolution 2011-05 which approved a Design Review Permit for the rehabilitation of the building in association with the restaurant use. On February 22, 2012 the Historic Landmarks Board and Planning Commission adopted Resolution 2012-04 which approved modifications to the Design Review Permit. The applicant is requesting further modification of this approval for rooftop modifications as follows:

- **Southern Rooftop Screen on Rooftop.** Extended to completely hide the ductwork.
- **Downstairs Condenser Unit on Rooftop.** Added to plans (inadvertently left off the plan).
- **New Planters on Rooftop.** Added to west of rooftop to screen dishwasher exhaust and downstairs condenser unit from office building at 660 Bridgeway.
- **Pizza Vent Hood on Rooftop.** Lowered by 12 inches.
- **Northwest Corner Ductwork/Screen.** Adjusted the ductwork as there was no clearance to run the ducting through the concrete columns. The screen will shift 10 feet closer to the front of the building to screen the ductwork.
- **Southeastern Ductwork.** Shifted due to clearance issues.

HLB Study Session:
Pursuant to Section 10.46.060 of the Zoning Ordinance, a Design Review Permit to be jointly reviewed by the Historic Landmarks Board and the Planning Commission is required when any exterior modifications to a building in the Historic Overlay District are proposed. The purpose of the HLB study session is to review the proposed renovations prior to the joint HLB/PC hearing (date yet to be determined) and provide direction to the applicant if necessary.

Attachments:
1. Project Description prepared by Chris Henry date stamped September 17, 2012
2. Proposed Modified Plans, date stamped September 17, 2012
3. Approved Plans, for reference (Resolution 2012-04)

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 660\DR 10-384\2012 Modifications\ADR 12-249\HLB Routing Memo 9-26-12.doc

Agenda Item 5B

RECEIVED
SEP 17 2012
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Chris Henry

660 Bridgeway Blvd

Sausalito CA 94965

9/17/12

Lilly Schinsing

City of Sausalito Planning Dept.

420 Litho Street Sausalito CA 94965

RE: Request to adjust rooftop mechanical 660 Bridgeway Blvd.

Dear Lilly,

During the course of construction at 660 Bridgeway, we have noticed the actual construction conditions don't entirely match with the approved drawings so we are asking to adjust a few things as noted below. The good news is, the changes will make a better end product than what was approved and I have been working with my neighbor, Don Olsen and have come up with a plan that he tells me satisfies his concerns.

For the better:

1. We would like to adjust the south facing screen (the one you see going north on Bridgeway) out slightly this will completely cover the ductwork so the duct work will not be seen driving down Bridgeway. As it was approved, people would have seen the duct run along the top of the building. This adjustment is for the better.
2. West side adjacent to Don Olsen. We are proposing to place 4 planters (please see Don Olsen sketch as this is his idea) to screen the dishwasher exhaust and the downstairs condenser unit (both the downstairs condenser units were inadvertently left off the plan by the Architect/Designer). The dishwasher exhaust was approved.
3. We propose to lower the pizza vent hood aproxemently 12 inches if allowed by code or the building inspector.
4. At the front of the North West corner building we have to adjust the duct work about 10 feet because there was no clearance to run the ducting through the concrete columns. This will require moving the screen aprox. 10 feet closer to the front of the building to screen ductwork.
5. The same condition is true for the opposite ductwork; we will paint it along with the existing condenser unit the same color so it blends in.

Thank you,

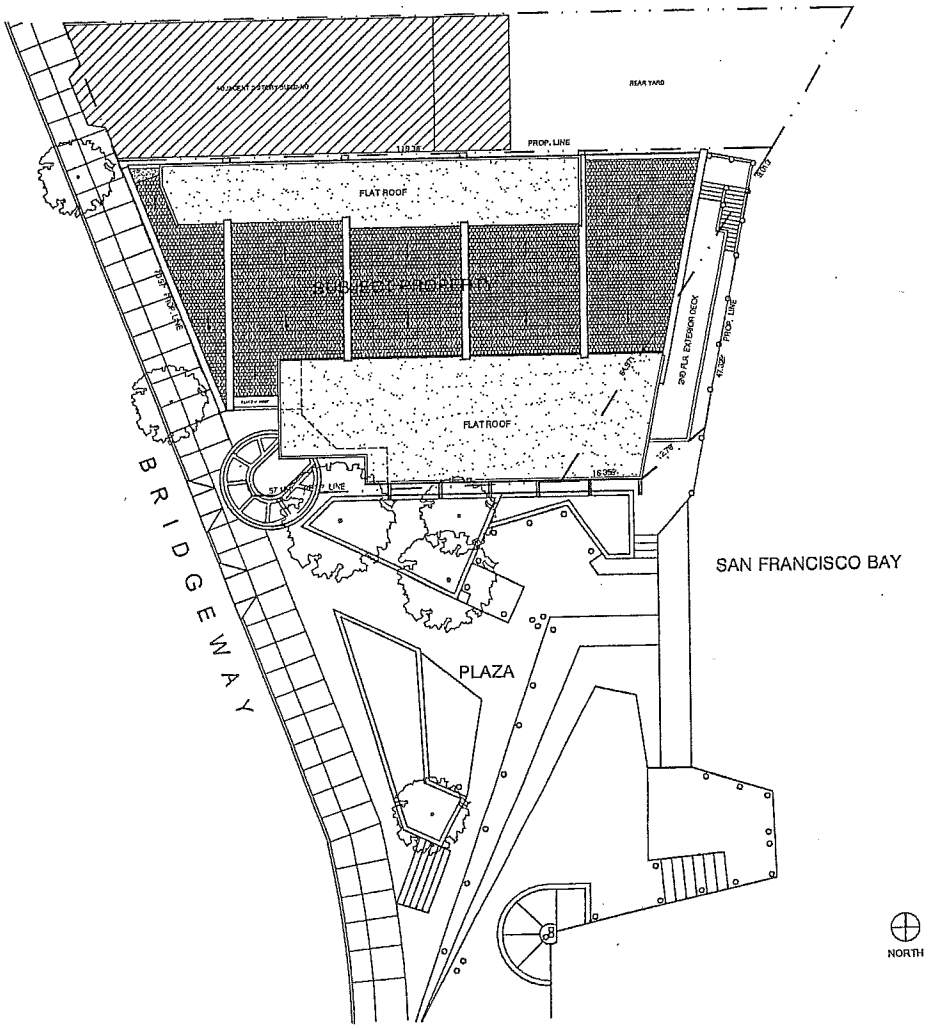
Chris Henry

ATTACHMENT 1
(1 PAGE)

NEW RESTAURANT | BAR

660 BRIDGEWAY, SAUSALITO, CA

SITE PLAN / VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

A0.0	VICINITY/SITE PLAN, PROJECT DATA, PROJECT DIRECTORY
A1.0	HLB/PLANNING APPROVED ROOF PLAN
A1.1	AS-BUILT / PROPOSED ROOF PLAN
A2.0	HLB/PLANNING APPROVED EXTERIOR ELEVATIONS, DETAILS
A2.1	AS-BUILT / PROPOSED EXTERIOR ELEVATIONS, SCREEN DETAIL
A2.2	HLB/PLANNING APPROVED NORTH ELEVATION, BUILDING SECTION
A2.3	AS-BUILT / PROPOSED NORTH ELEVATION, BUILDING SECTION

APPLICABLE CODES

2007 CALIFORNIA BUILDING CODE (2006 IBC WITH STATE AMENDMENTS)
2007 CALIFORNIA MECHANICAL CODE (2006 UMC WITH STATE AMENDMENTS)
2007 CALIFORNIA ELECTRICAL CODE (2005 NEC WITH STATE AMENDMENTS)
2007 CALIFORNIA PLUMBING CODE (2006 UPC WITH STATE AMENDMENTS)
2007 TITLE 24-CALIFORNIA ENERGY CODE
CITY OF SAUSALITO CONSTRUCTION ORDINANCES

PROJECT DATA

PROJECT DESCRIPTION:
FULL SERVICE RESTAURANT AND BAR. NEW RESTROOMS, KITCHEN, BAR, EMPLOYEE RESTROOM, AND INTERIOR PARTITIONS ON 2ND. FLOOR. NEW HVAC SYSTEM, NEW LIGHTING AND POWER UPGRADE. FULL ACCESSIBILITY COMPLIANCE FOR SPACE. REPLACEMENT OF DEGRADED WINDOWS ON SOUTH AND EAST ELEVATION. NEW H.C. RAMP FROM 2ND FLR. RECEPTION AREA TO SPLIT LEVEL DINING AREA. STRUCTURAL MODIFICATIONS TO REPLACE TIMBER COLUMNS WITH STEEL, AND REPLACE DETERIORATED ROOF ASSEMBLY AT NORTH END OF BUILDING.

FIRE SPRINKLERS: SUBJECT TENANT SPACE [2ND FLOOR] TO BE FULLY SPRINKLERED-
UNDER SEPARATE PERMIT. EXISTING GROUND FLOOR TENANT SPACES ALL FULLY SPRINKLERED.
ANSUL FIRE SPRINKLER SYSTEM FOR TYPE I HOODS UNDER SEPARATE PERMIT.
ALL EXTERIOR SIGNAGE TO BE UNDER SEPARATE PERMIT.

EXISTING BUILDING PERMIT NO: B09-681
ZONING: CC CENTRAL COMMERCIAL, HISTORICAL DISTRICT
APN: 065-133-025
BUILDING CONSTRUCTION TYPE: VB
SECOND FLOOR [PROJECT] OCCUPANCY: A-2
GROUND FLOOR [E] OCCUPANCY: M / B
EXISTING FLOOR LEVELS/OCCUPANCY SEPARATION: 1-HR.

EGRESS CALCULATIONS:
MAIN SPACE MAXIMUM DIAGONAL DISTANCE: 109'-8"
MINIMUM EXIT DISTANCE REQUIRED: 54'-4"
EXIT DISTANCE PROVIDED: 56'-6"

PROJECT AREA CALCULATIONS

326 SQ. FT.	GROUND FLOOR FOYER
4644 SQ. FT.	SECOND FLOOR INTERIOR
+259 SQ. FT.	EXTERIOR DECK
5229 SQ. FT.	TOTAL NET PROJECT AREA
2102 SQ. FT.	OPERATIONS/SERVICE AREA TOTAL
5229 SQ. FT.	
-2102 SQ. FT.	
3127 SQ. FT.	TOTAL OCCUPIED AREA @ 15 SQ. FT. PER PERSON 208 PERSON OCCUPANCY ALLOWED

PLUMBING FIXTURE AND FITTINGS COUNT PER U.P.C.
TOTAL LOAD FACTOR: 30 SQ.FT. PER PERSON
3127 S.F. TOTAL / 30 = 104 PERSONS; 52 MALE AND 52 FEMALE

MALE	51 - 150 PERSONS	TWO WATER CLOSETS
	1 - 150 PERSONS	ONE URINAL
	1 - 150 PERSONS	ONE LAVATORY, TWO PROVIDED
FEMALE	51 - 150 PERSONS	TWO WATER CLOSETS, 3 PROVIDED
	1 - 150 PERSONS	ONE LAVATORY, TWO PROVIDED

ONE ADA COMPLIANT EMPLOYEE RESTROOM REQUIRED
WHEN OCCUPANT LOAD FACTOR IS OVER 100 PERSONS

THIS DESIGN REVIEW PACKAGE IS IN RESPONSE TO THE PLANNING DEPT'S. REQUEST IN CONSIDERATION OF THE FOLLOWING ROOFTOP CONSTRUCTION CHANGES:

EXTENSION OF NORTH MECHANICAL SCREEN APPROX. 10 FEET WESTWARD TO ACCOMODATE EXPOSED SUPPLY DUCTS.

REVISED LOCATION OF SOUTH MECHANICAL SCREEN TO ACCOMODATE REVISED DUCT RUNS FROM BOTH APPROVED AC UNITS.

ADDITION OF FIBERGLASS PLANTERS AT NORTH EAST ROOF TO SCREEN APPROVED MECH. EQUIPMENT FROM ADJACENT NEIGHBOR.

REVISED MECH. EQUIPMENT LOCATIONS.

SEATING COUNT	
LOUNGE AREA	16 SEATS
MAIN BAR	14 SEATS
DINING 1	22 SEATS
DINING 2	18 SEATS
DINING 3	22 SEATS
PIZZA BAR	8 SEATS
OUTDOOR DECK	10 SEATS
TOTAL CAPACITY	108 SEATS

PROJECT DIRECTORY

OWNER:
CHRIS HENRY
PO BOX 411
TIBURON, CA 94920
PHONE: (916) 837-2262
EMAIL: chenry@comcast.net

INTERIOR DESIGN:
DISSENY LLORA
EDUARD LLORA
660 DE HARO STREET
SAN FRANCISCO, CA 94107
PHONE/FACS (415) 621.0116
EMAIL: ellarq@abcglobal.net

STRUCTURAL ENGINEER:
DOUBLE D ENGINEERING
DON DAVID, KEVIN O'SULLIVAN
72 OTIS STREET
SAN FRANCISCO, CA 94103
PHONE: (415) 551.5150
EMAIL: Don@doubledengineering.com

MEP ENGINEER:
HYC CONSULTING ENGINEERS
HENRY OU
122 MIRROR COURT
PATTERSON, CA 95363
PHONE: (209) 892.6498
EMAIL: henry_hyceengineer@yvnl.com

KITCHEN EQUIPMENT:
TRI MARK ECONOMY RESTAURANT
JIM AMARA, KEVIN REDEMANN
1200-7TH STREET
SAN FRANCISCO, CA 94107
PHONE: (415) 626.5611
EMAIL: jamara@trimarkeconomy.com

LIGHTING DESIGN:
STUDIO 321
KEITH KOSIBA
321 CHURCH STREET
SAN FRANCISCO, CA 94114
PHONE: (415) 487.9816
EMAIL: kosiba@studio-321.com

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SEP 17 2012
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

PROPOSED PLANS

ATTACHMENT 2

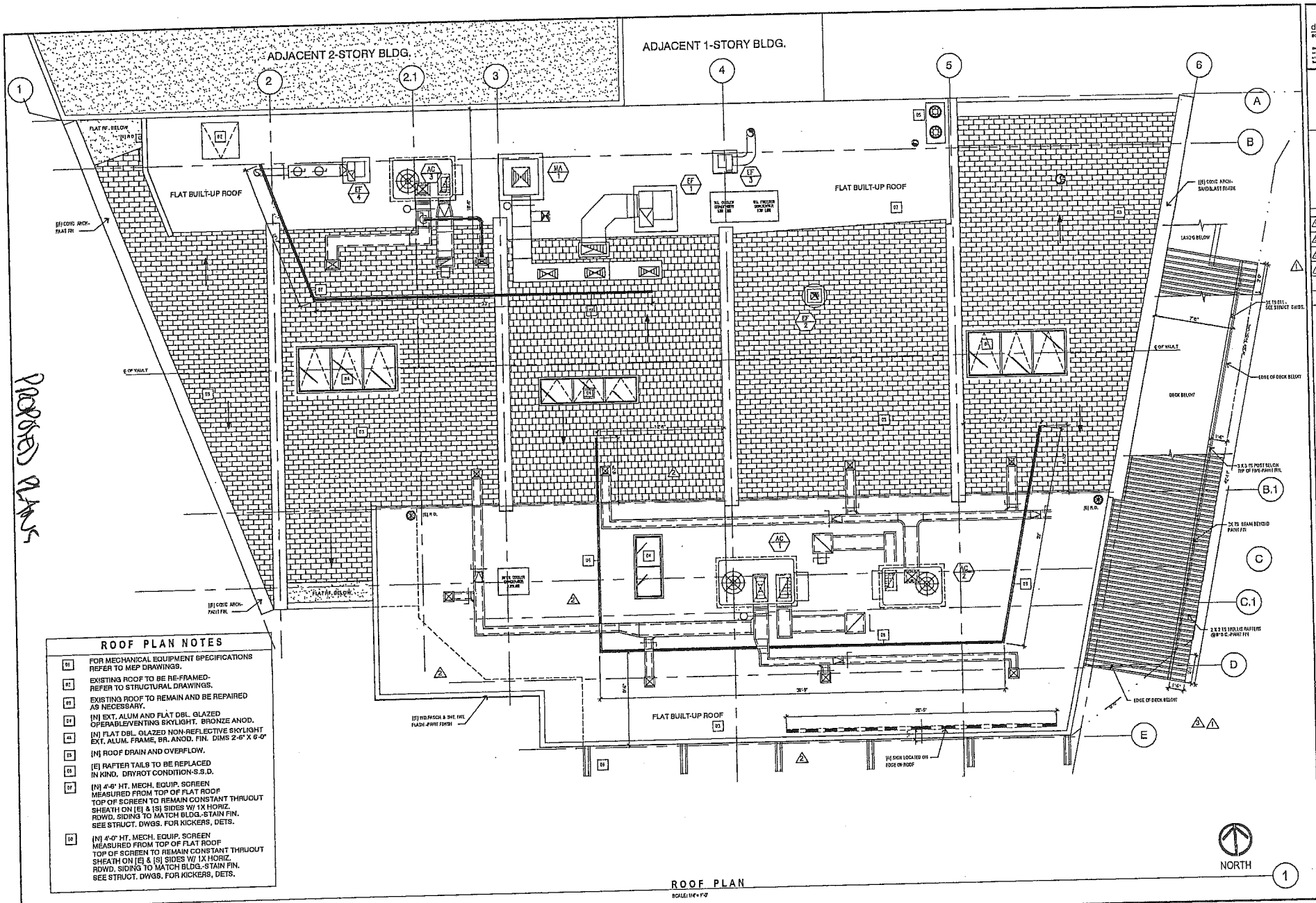
disseny llora
eduardo llora

NO	DATE	COMMENTS
1	12.10.2011	HLB STUDY
2	01.03.2012	HLB / REVISION
3	02.10.2012	BCDC DESIGN REV
4	09.17.2012	HLB STUDY ROOF DECK

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

PROJECT DATA
VICINITY MAP

FILE
DATE 09.17.2012
SCALE AS NOTED
PROJ. NO.
DRAWN EAL
SHEET A0.0



ROOF PLAN NOTES

01	FOR MECHANICAL EQUIPMENT SPECIFICATIONS REFER TO MEP DRAWINGS.
02	EXISTING ROOF TO BE RE-FRAMED- REFER TO STRUCTURAL DRAWINGS.
03	EXISTING ROOF TO REMAIN AND BE REPAIRED AS NECESSARY.
04	[N] EXT. ALUM AND FLAT DBL. GLAZED OPERABLE/VENTING SKYLIGHT. BRONZE ANOD.
4A	[N] FLAT DBL. GLAZED NON-REFLECTIVE SKYLIGHT EXT. ALUM. FRAME, BR. ANOD. FIN. DIMS 2-6" X 6-0"
05	[N] ROOF DRAIN AND OVERFLOW.
06	[E] RAFTER TAILS TO BE REPLACED IN KIND. DRYROT CONDITION-S.S.D.
07	[N] 4'-6" HT. MECH. EQUIP. SCREEN MEASURED FROM TOP OF FLAT ROOF TOP OF SCREEN TO REMAIN CONSTANT THRUOUT SHEATH ON [E] & [S] SIDES W/ 1X HORIZ. RDWD. SIDING TO MATCH BLDG.-STAIN FIN. SEE STRUCT. DWGS. FOR KICKERS, DETS.
10	[N] 4'-0" HT. MECH. EQUIP. SCREEN MEASURED FROM TOP OF FLAT ROOF TOP OF SCREEN TO REMAIN CONSTANT THRUOUT SHEATH ON [E] & [S] SIDES W/ 1X HORIZ. RDWD. SIDING TO MATCH BLDG.-STAIN FIN. SEE STRUCT. DWGS. FOR KICKERS, DETS.

PROPOSED PLANS

disseny llora
sourd a lora BB 83100

NO	DATE	COMMENTS
1	12.10.2011	HLB STUDY
2	01.03.2012	HLB / REVISION
3	02.10.2012	BCDC DECK REV.
4	09.17.2012	HLB STUDY ROOF MECH

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

HLB/PLANNING
APPROVED ROOF PLAN

FILE
DATE 09.17.2012
SCALE AS NOTED
PROJ. NO
DRAWN EAL
SHEET A1.0
OF SHEETS

PROPOSED PLANS

ADJACENT 2-STORY BLDG.

ADJACENT 1-STORY BLDG.

FLAT B.U. ROOF

FLAT B.U. ROOF

FLAT B.U. ROOF

DECK BELOW

[N] SIGN LOCATED ON EDGE OF ROOF

ROOF PLAN NOTES

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08	[N] 4'-0" HT. MECH. EQUIP. SCREEN MEASURED FROM TOP OF FLAT ROOF TOP OF SCREEN TO REMAIN CONSTANT THRUOUT SHEATH ON [E] & [S] SIDES W/ 1X HORIZ. RDWD. SIDING TO MATCH BLDG.-STAIN FIN. SEE STRUCT. DWGS. FOR KICKERS, DETS.

NORTH

ROOF PLAN

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

disseny flora

NO	DATE	COMMENTS
1	12.10.2011	HLB STUDY
2	01.03.2012	HLB / REVISION
3	02.10.2012	BODO DECK REV.
4	03.17.2012	HLB STUDY ROOF MECH

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

AS-BUILT / PROPOSED ROOF PLAN

FILE
DATE 09.17.2012
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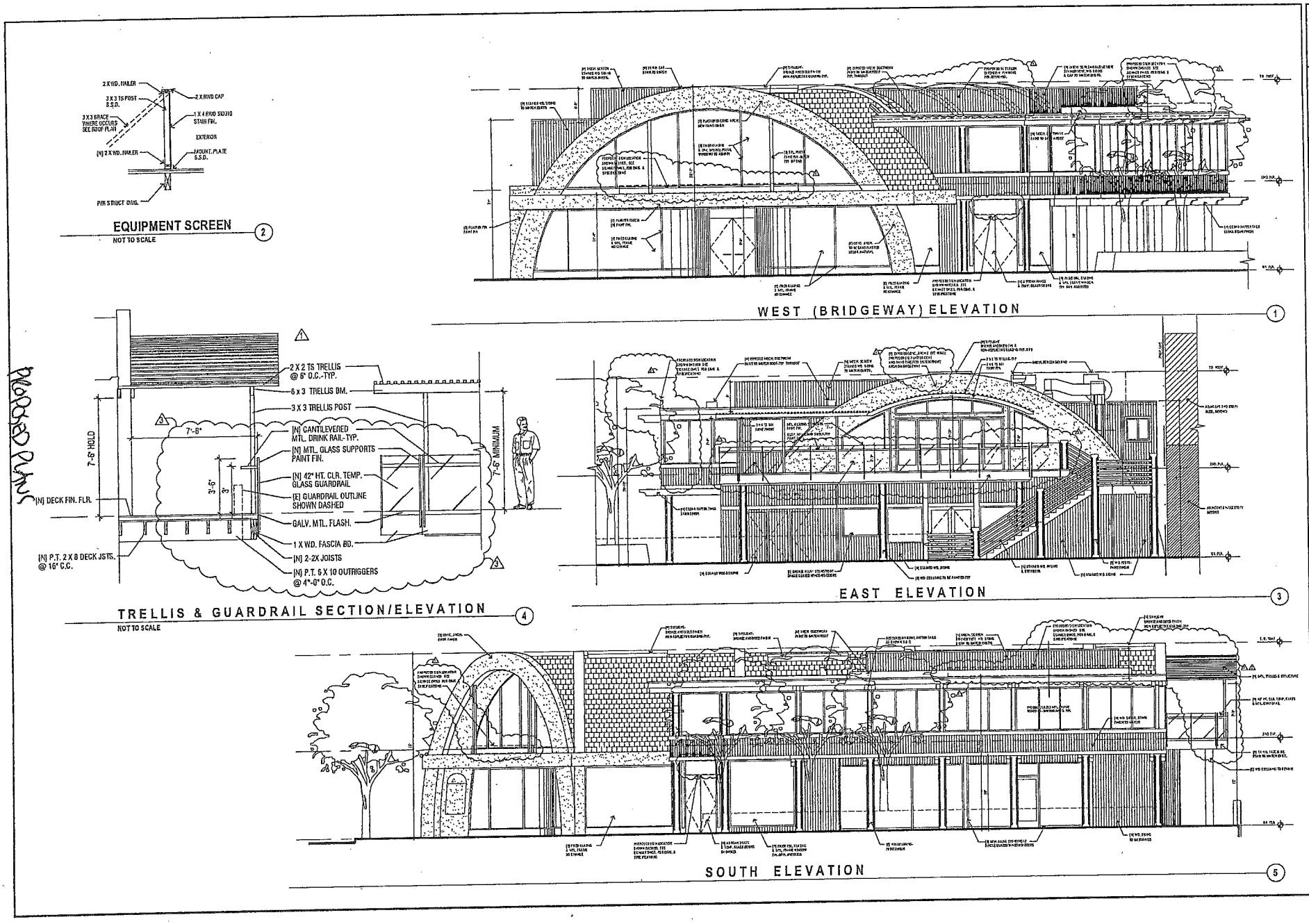
OF SHEETS



PROPOSED PLANS

dissenyllora
edward d. llora aia assoc

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2	01.03.2012	HLB / REVISION
3	02.10.2012	BOOD DECK REV
4	09.17.2012	HLB STUDY ROOF FINISH

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

HLB/PLANNING APPROVED
EXTERIOR ELEVATIONS
TRELLIS DETAILS

FILE
DATE 09.17.2012
SCALE AS NOTED
PROJ. NO
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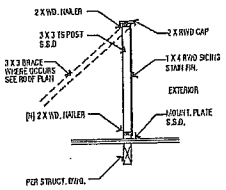
A2.0
OF SHEETS



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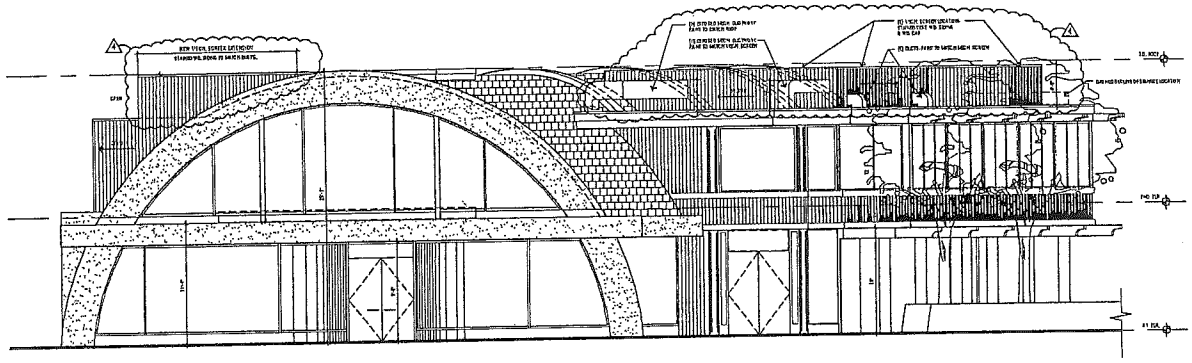
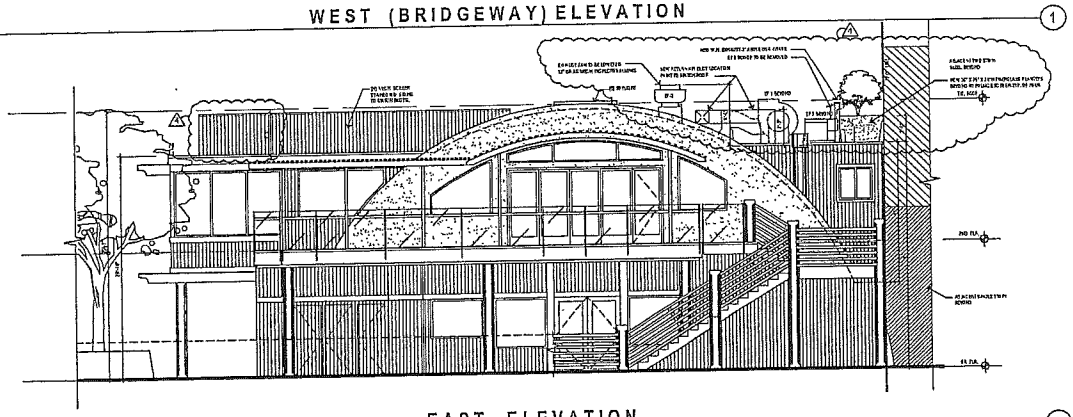
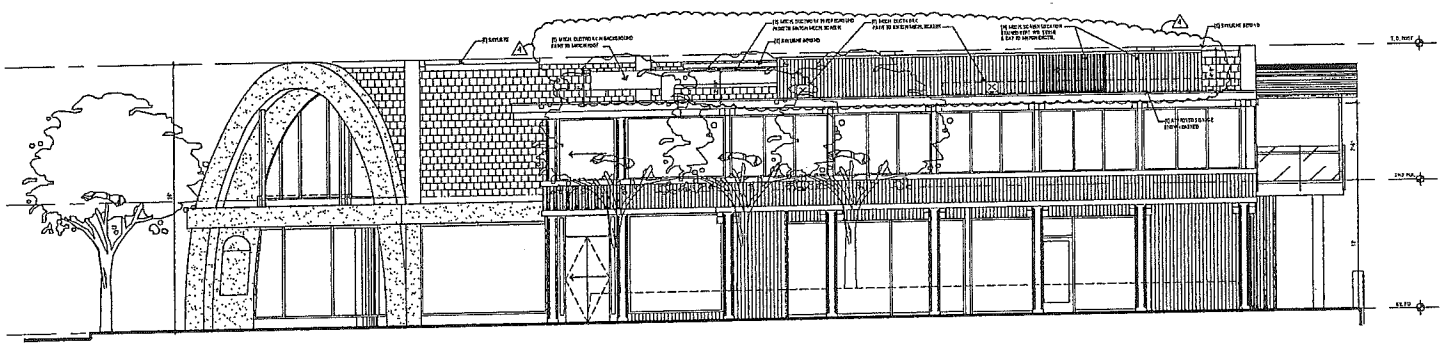


WEST (BRIDGEWAY) ELEVATION (1)



EAST ELEVATION (3)



SOUTH ELEVATION (4)

PROPOSED PLANS

disseny llora
eduardo a. llora
[illegible]

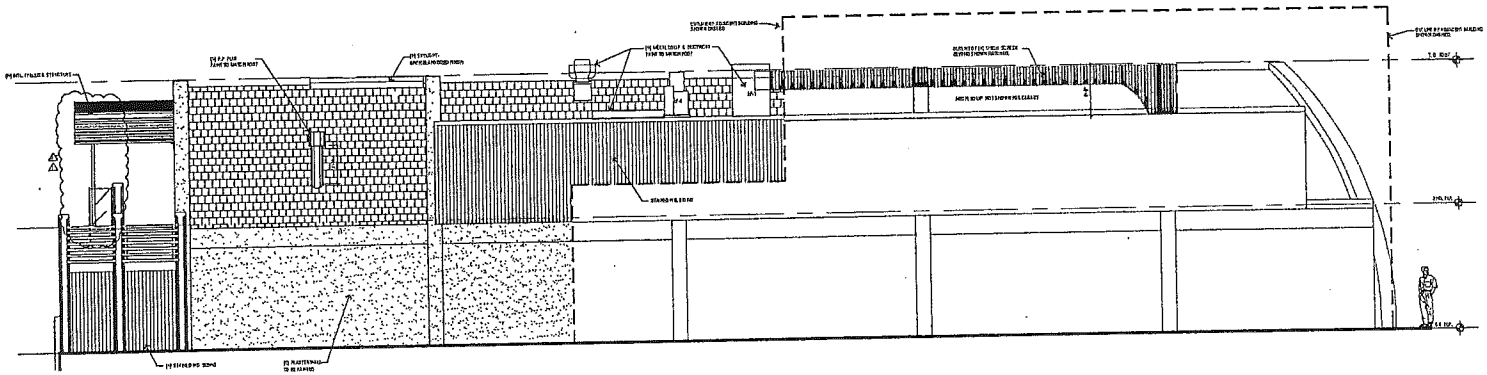
NO.	DATE	COMMENTS
1	12 10 2011	HLB STUDY
2	01 03 2012	HLB / REVISION
3	02 10 2012	BCDD DECK REV
4	09 17 2012	HLB STUDY ROOF MECH

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

AS-BUILT PROPOSED
EXTERIOR ELEVATIONS
SCREEN SECTION

FILE
DATE 09 17 2012
SCALE AS NOTED
PROJ. NO
DRAWN EAL
SHEET A2.1
OF SHEETS

Proposed Plans



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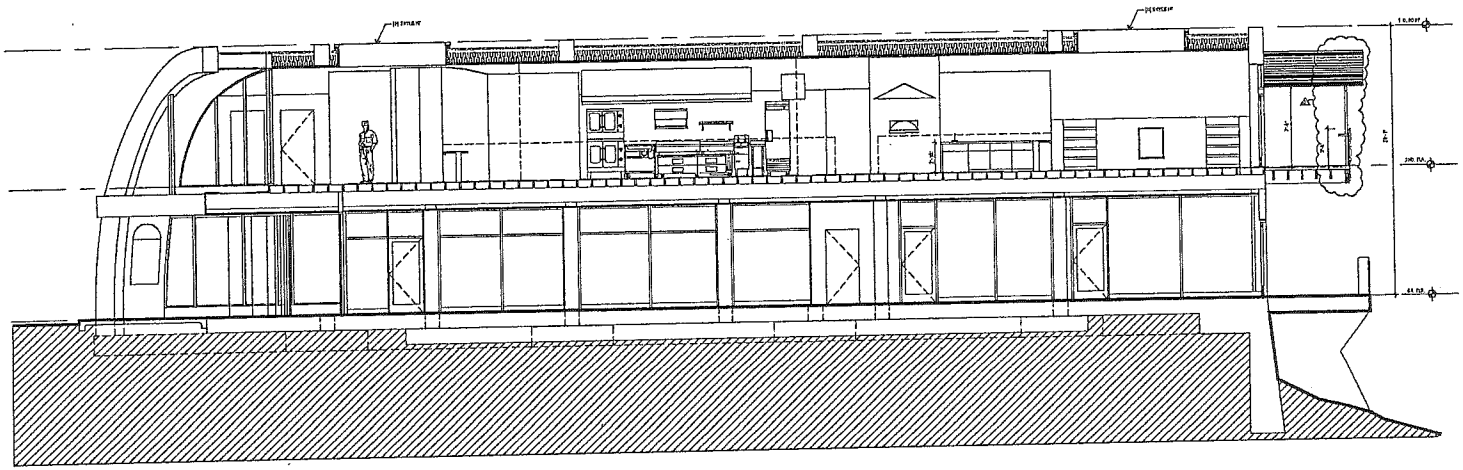


EAST / WEST BUILDING SECTION (2)

disseny liora

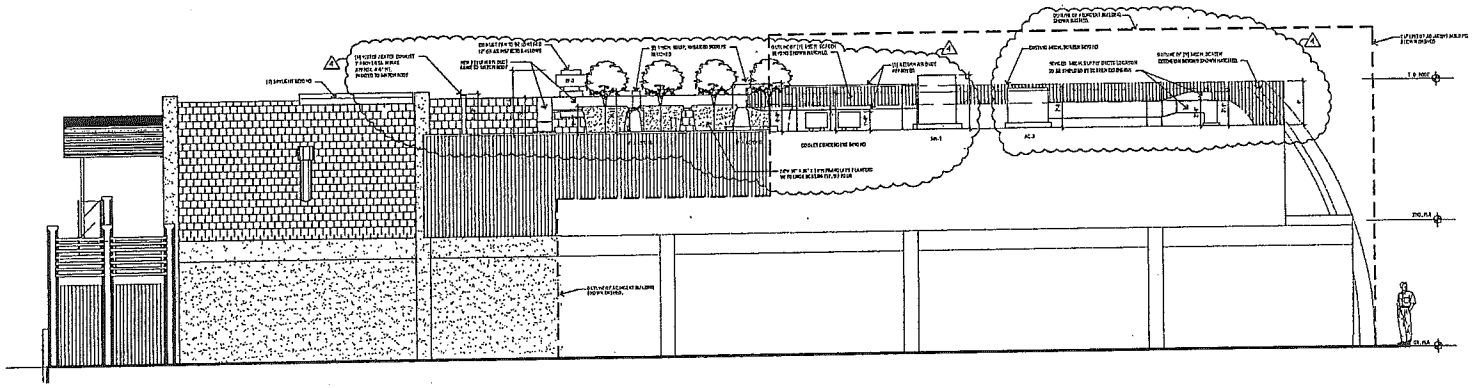
NO.	DATE	COMMENTS
1	12.18.2011	HLB STUDY
2	01.09.2012	HLB / REVISION
3	02.10.2012	SCDD DESIN REV
4	09.17.2012	HLB STUDY ROOF PLECH

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

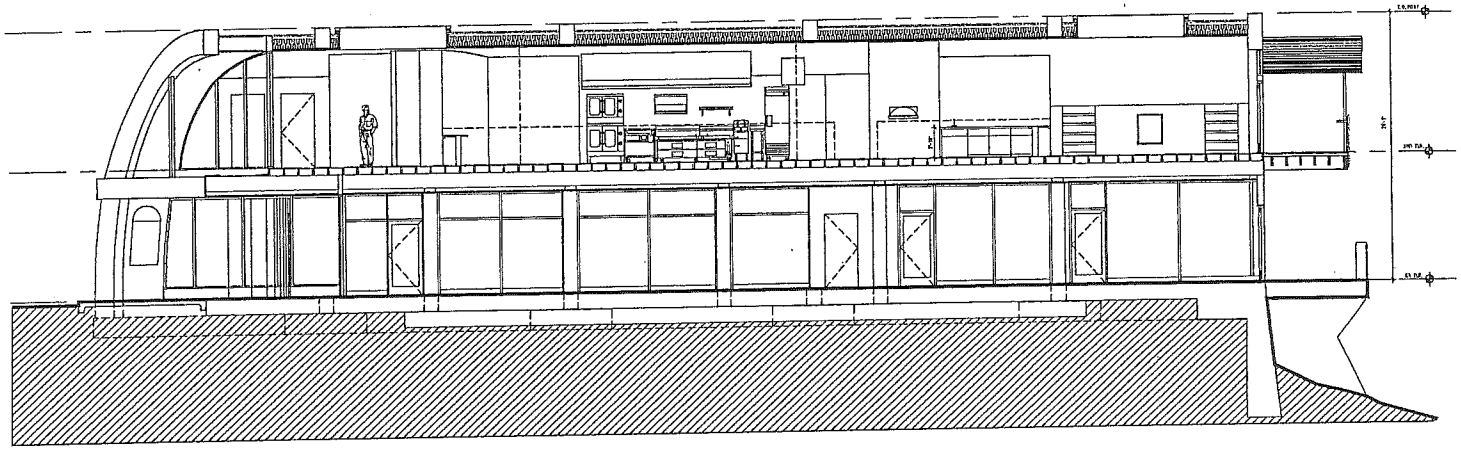
HLB/PLANNING APPROVED
NORTH ELEVATION
BUILDING SECTION

FILE
DATE 09.17.2012
SCALE AS NOTED
PROJ NO.
DRAWN EAL
SHEET A2.2

PROPOSED PLANS



NORTH ELEVATION (1)



EAST / WEST BUILDING SECTION (2)

disseny llora
BOUNDS, LLC B/B BSTOC.

NO.	DATE	COMMENTS
1	13.10.2011	HLB STUDY
2	01.02.2012	HLB / REVISION
3	02.10.2012	BCDG DECK REV
4	09.17.2012	HLB STUDY ROOF MECH

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

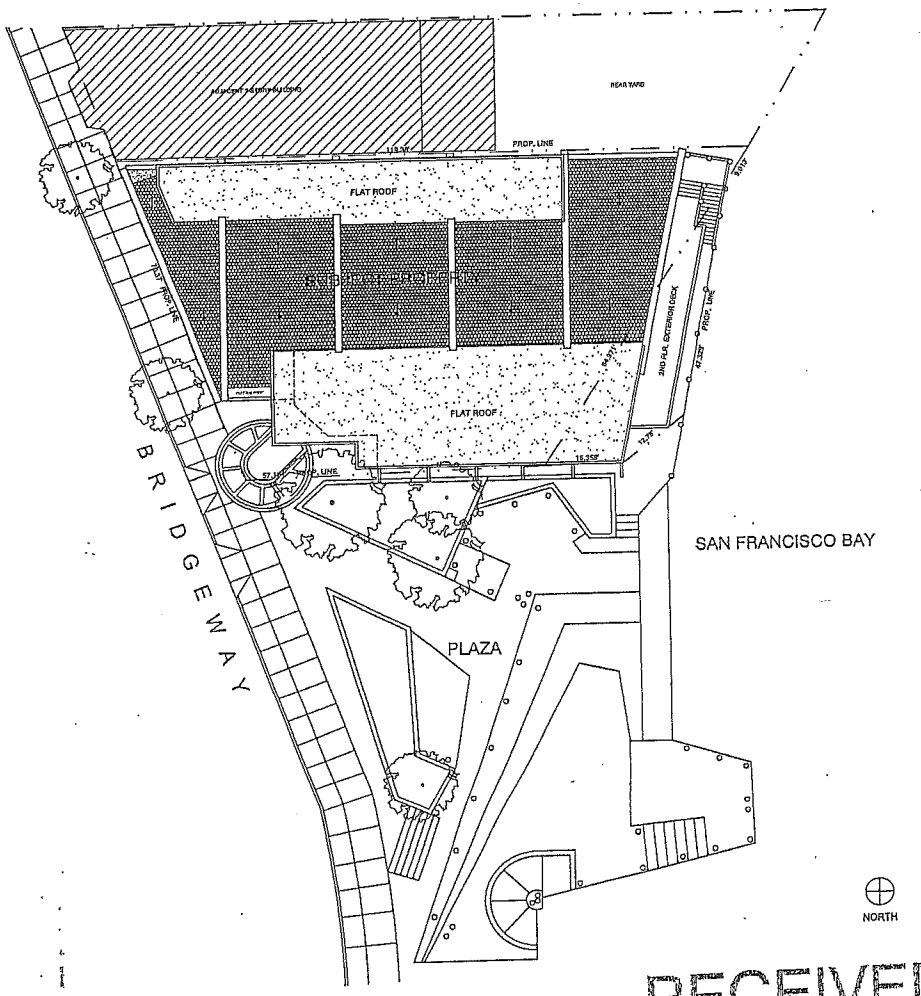
AS-BUILT PROPOSED
NORTH ELEVATION
BUILDING SECTION

FILE
DATE 09.17.2012
SCALE AS NOTED
PROJ. NO.
DRAWN EAL
SHEET A2.3
OF SHEETS

NEW RESTAURANT | BAR

660 BRIDGEWAY, SAUSALITO, CA

SITE PLAN / VICINITY MAP



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ARCHITECTURAL

A0.0	VICINITY/SITE PLAN, PROJECT DATA, PROJECT DIRECTORY
A0.1	EXISTING GROUND FLOOR PLAN
A0.2	EXISTING/DEMO SECOND FLOOR PLAN
A1.0	PROPOSED GROUND FLOOR PLAN
A1.1	PROPOSED SECOND FLOOR PLAN
A1.2	PROPOSED ROOF PLAN
A2.0	HLB/PLANNING APPROVED EXTERIOR ELEVATIONS, TRELLIS DETAILS
A2.1	HLB/PLANNING APPROVED NORTH ELEVATION, EAST/WEST SECTION
A2.2	PROPOSED EXTERIOR ELEVATIONS, TRELLIS DETAILS
A2.3	PROPOSED NORTH ELEVATION, LONGITUDINAL SECTION

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ALL EXTERIOR SIGNAGE TO BE UNDER SEPARATE PERMIT.

EXISTING BUILDING PERMIT NO: B09-681
ZONING: CC CENTRAL COMMERCIAL, HISTORICAL DISTRICT
APN: 065-133-025
BUILDING CONSTRUCTION TYPE: VB
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GROUND FLOOR (E) OCCUPANCY: M / B
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TOTAL LOAD FACTOR: 30 SQ.FT. PER PERSON
3127 S.F. TOTAL / 30 = 104 PERSONS; 52 MALE AND 52 FEMALE

MALE	51 - 150 PERSONS	TWO WATER CLOSETS
	1 - 150 PERSONS	ONE URINAL
	1 - 150 PERSONS	ONE LAVATORY, TWO PROVIDED
FEMALE	51 - 150 PERSONS	TWO WATER CLOSETS, 3 PROVIDED
	1 - 150 PERSONS	ONE LAVATORY, TWO PROVIDED

ONE ADA COMPLIANT EMPLOYEE RESTROOM REQUIRED
WHEN OCCUPANT LOAD FACTOR IS OVER 100 PERSONS

SEATING COUNT	
LOUNGE AREA	16 SEATS
MAIN BAR	14 SEATS
DINING 1	22 SEATS
DINING 2	16 SEATS
DINING 3	22 SEATS
PIZZA BAR	6 SEATS
OUTDOOR DECK	10 SEATS
TOTAL CAPACITY	108 SEATS

THE SCOPE OF WORK FOR THE PRESENT PROPOSAL IS AS FOLLOWS:

TO EXTEND THE FULL WIDTH OF EXISTING 2ND FLOOR DECK APPROX. 12" EASTWARD TOWARDS THE PROPERTY LINE.

THE ADDITION OF A GLASS AND METAL GUARDRAIL AT THE EXTENDED REAR DECK

THE ADDITION OF A NEW SKYLIGHT ON THE SOUTH FLAT ROOF OVER ENTRY STAIRS.

EXTEND SOUTH MECHANICAL SCREEN APPROX. 6'-0" TOWARDS THE WEST.

NEW FRONT DOOR DESIGN.

PROJECT DIRECTORY

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EDUARD LLORA
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STRUCTURAL ENGINEER:
DOUBLE D ENGINEERING
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MEP ENGINEER:
HYC CONSULTING ENGINEERS
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EMAIL: kosiba@studio-321.com

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NO.	DATE	COMMENTS
1	12.16.2011	HLB STUDY
2	01.03.2012	HLB / REVISION
3	02.10.2012	SCDC DECK REV.

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

PROJECT DATA
VICINITY MAP

FILE
DATE 02.13.2012
SCALE AS NOTED
PROJ. NO.
DRAWN EAL
SHEET A0.0
OF SHEETS

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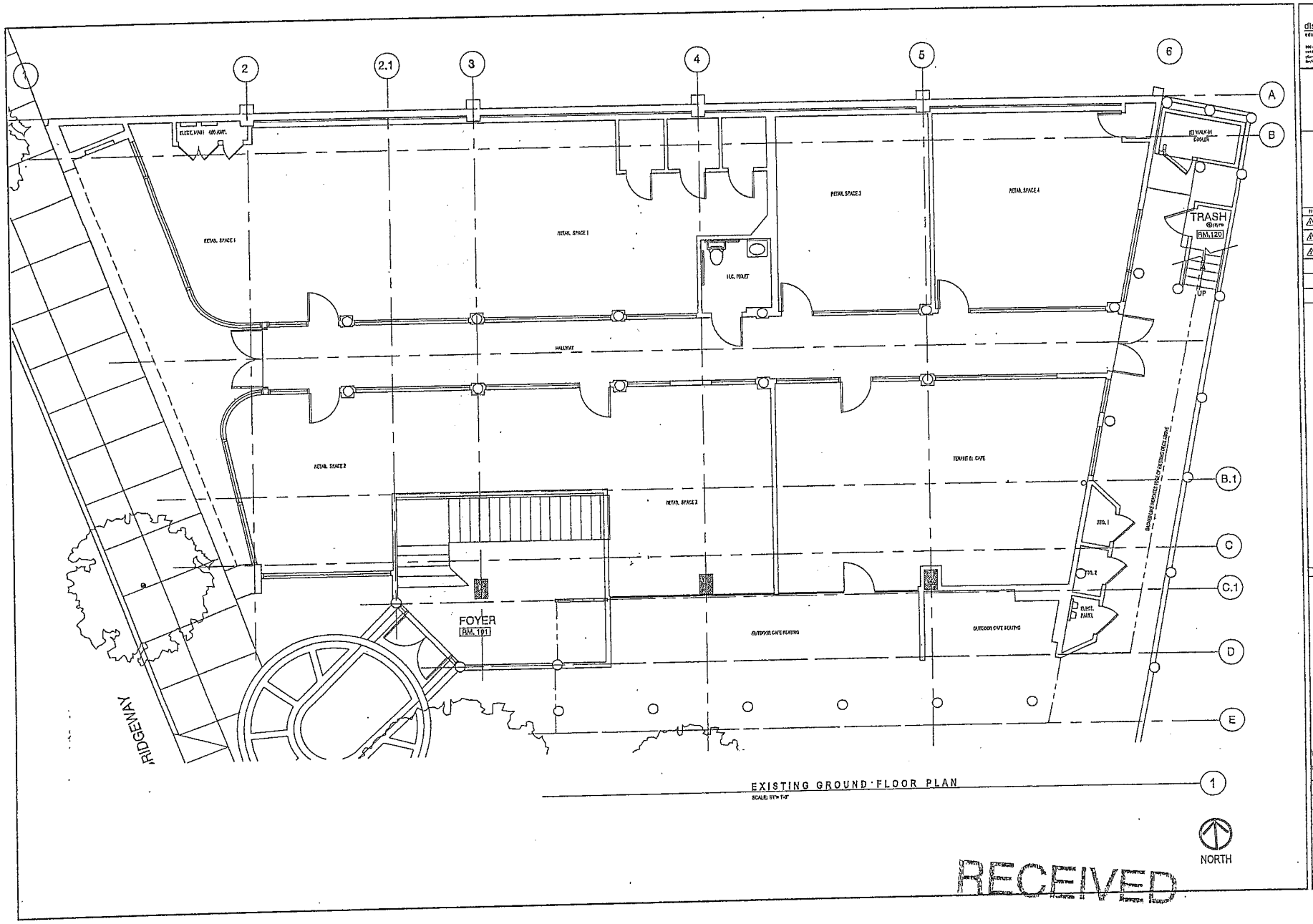
FEB 15 2012
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

APPROVED PLANS

ATTACHMENT 3
(8 PAGES)

APPROVED PLANS



EXISTING GROUND FLOOR PLAN

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

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

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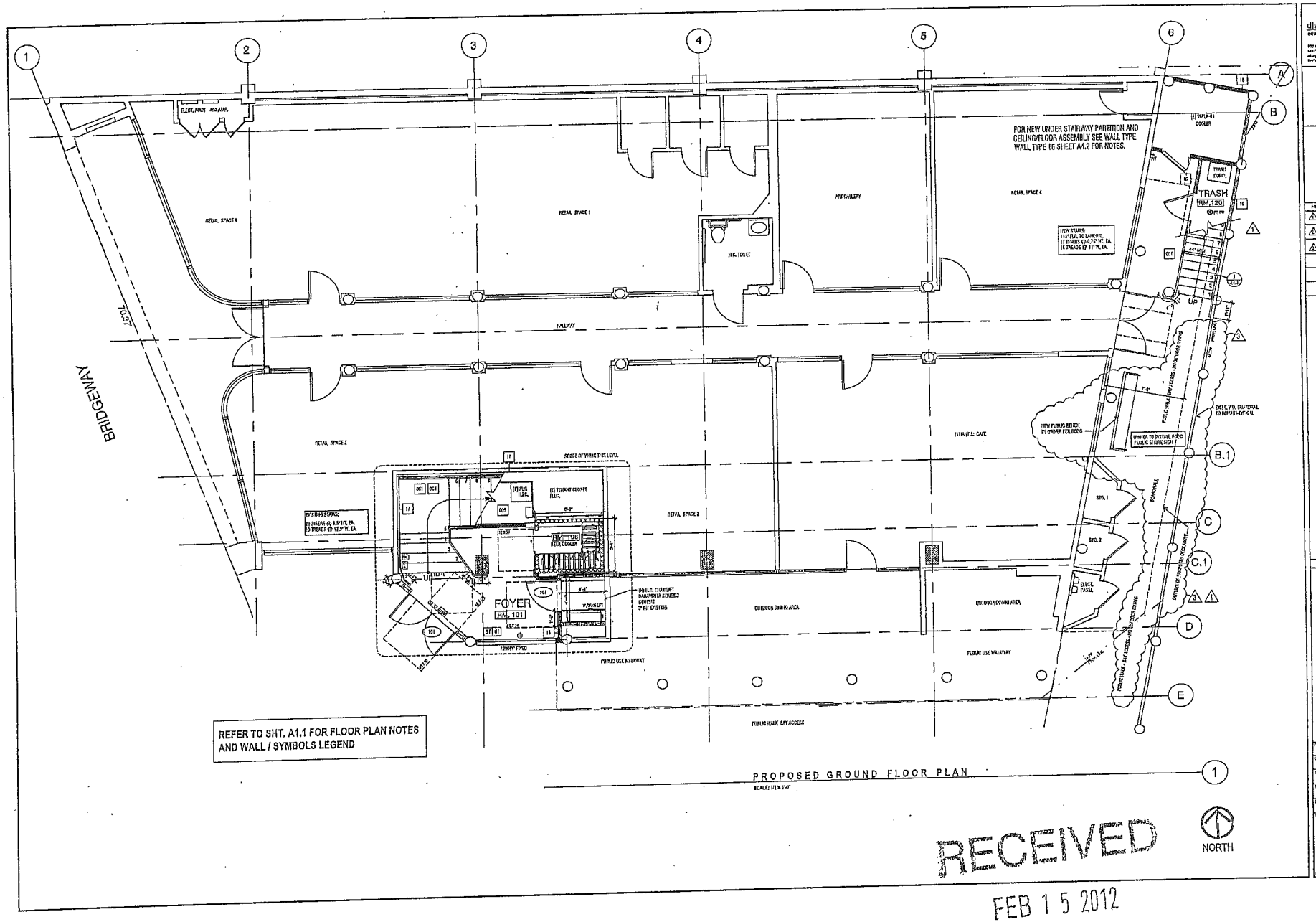
NO.	DATE	COMMENTS
1	12.16.2011	PRLD STUDY
2	01.03.2012	HLD / REVISION
3	02.10.2012	BCDC DECK REV.

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

EXISTING GROUND FLOOR PLAN

FILE	
DATE	02.13.2012
SCALE	AS NOTED
PROJ. NO.	
DRAWN	EAL
SHEET	A0.1
OF	SHEETS

APPROVED PLANS



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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

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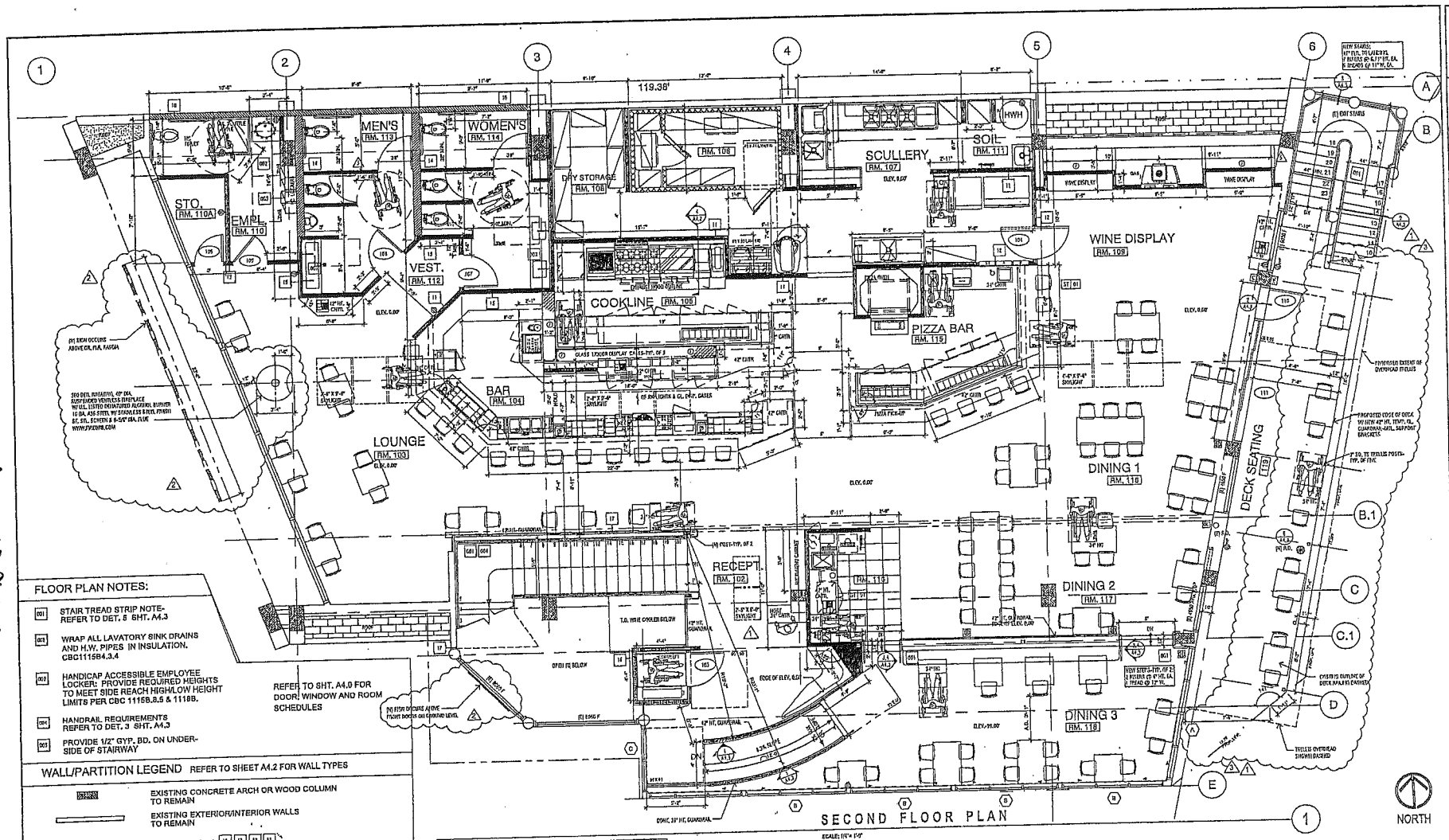
edward a. llora aia assoc.

NO.	DATE	COMMENTS
1	12.18.2011	H.B STUDY
2	01.03.2012	H.B / REVISION
3	02.10.2012	BCDC DECK REV.

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

PROPOSED
GROUND FLOOR PLAN

FILE	
DATE	01.13.2012
SCALE	AS NOTED
PROJ. NO.	
DRAWN	EAL
SHEET	A1.0
OF	SHEETS



FLOOR PLAN NOTES:

- 001 STAIR TREAD STRIP NOTE- REFER TO DET. 5 SHT. A4.3
- 002 WRAP ALL LAVATORY SINK DRAINS AND H.W. PIPES IN INSULATION. CBC1115B4.3.4
- 003 HANDICAP ACCESSIBLE EMPLOYEE LOCKER: PROVIDE REQUIRED HEIGHTS TO MEET SIDE REACH HIGH/LOW HEIGHT LIMITS PER CBC 1115B.8.5 & 1118B.
- 004 HANDRAIL REQUIREMENTS REFER TO DET. 3 SHT. A4.3
- 005 PROVIDE 1/2" GYP. BD. ON UNDER-SIDE OF STAIRWAY

REFER TO SHT. A4.0 FOR DOOR, WINDOW AND ROOM SCHEDULES

WALL/PARTITION LEGEND REFER TO SHEET A4.2 FOR WALL TYPES

- EXISTING CONCRETE ARCH OR WOOD COLUMN TO REMAIN
- EXISTING EXTERIOR/INTERIOR WALLS TO REMAIN
- NEW PARTITION 15 13 12 11
- PLUMBING WALL 14
- EXTERIOR WALL TO BE RESTORED 10
- ONE-HOUR FIRE-RATED WALL 16
- WALK-IN COOLER/FREEZER ENCLOSURE BY OTHERS
- BAR COUNTER DIEWALL/GLASS DISPLAY WALL SUPPORT- 42" FIN. HT. 5/8" GYP. BD. BOTH SIDES OF 2 X 6 STUDS @ 16" O.C.
- PARTIAL HEIGHT WALL- 45" HT. AT KITCHEN/SERVICE COUNTER AND 72" HT. @ VESTIBULE AND TOILET ROOMS
- DRYROT CONDITION-S.S.D.
- FIRE RATED FURRING 17

FLOOR PLAN SYMBOLS LEGEND

- MAIN ELECTRICAL PANEL-S.E.D.
- ELECTRICAL SUBPANEL-S.E.D.
- SINGLE POLE SWITCH, WALL MOUNT AT 48" A.F.F.
- THREE-WAY SWITCH, WALL MOUNT AT 48" A.F.F.
- 110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTOR MOUNT AT 48" A.F.F. OR 6" ABOVE COUNTER TOP MOUNT AT 44" ABOVE COUNTER TOP AT BACKBAR LOCATIONS
- 110V DUPLEX RECEPTACLE MOUNT AT 48" A.F.F. MOUNT AT 40" A.F.F. BELOW MAIN BAR COUNTERS.
- 110V DUPLEX RECEPTACLE EXTERIOR WATERPROOF
- 110V DUPLEX RECEPTACLE FLOOR MOUNT
- 110V JUNCTION BOX -MOUNT HEIGHT PER ARCH/LIGHT. DESIGNER
- TELEVISION CABLE JACK WALL MOUNT MOUNT PER INTERIOR ELEVATIONS
- TELEPHONE JACK WALL MOUNT CENTER AT 48" AFF
- HARD WIRED SMOKE DETECTOR W/BACK-UP BATTERY
- CEILING MOUNT RECESSED VENTILATION FAN- VENT TO DAYLIGHT PROVIDE SPECIFICATIONS TO ARCH. FOR REVIEW
- WALL MOUNT INTERNATIONAL SYMBOL OF ACCESIBILITY PER CBC SECTION 1117B.8.1.2 REFER TO SHT. A4.0 FOR DETAIL
- TACTILE EXIT SIGN-SEE DET. 2/A4.1 FOR MOUNTING
- ILLUMINATED EXIT SIGN HARDWIRED PER CODE W/BATTERY BACK-UP. MOUNT PER GUIDELINES ON DET. 2/A4.1
- SURFACE MOUNTED EMERGENCY EGRESS LIGHTING W/BATTERY BACK-UP.
- OCCUPANT LOAD SIGN PER CBC TABLE 1004.3 SEE DET. 2/A4.1
- FAU THERMOSTAT WALL MOUNT AT 48" AFF
- GAS VALVE FOR ELECTR. FIREPLACE
- CW HOSE BIB
- DECK DRAIN

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NO.	DATE	COMMENTS
1	12.14.2011	HLB STUDY
2	11.03.2012	HLB PREVISION
3	02.10.2012	BCDC DECK REV.

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

PROPOSED SECOND FLOOR PLAN

FILE
DATE 02.10.2012
SCALE AS NOTED
PROJ. NO.
DRAWN EAL
SHEET A1.1
SHEETS

APPROVED PLANS

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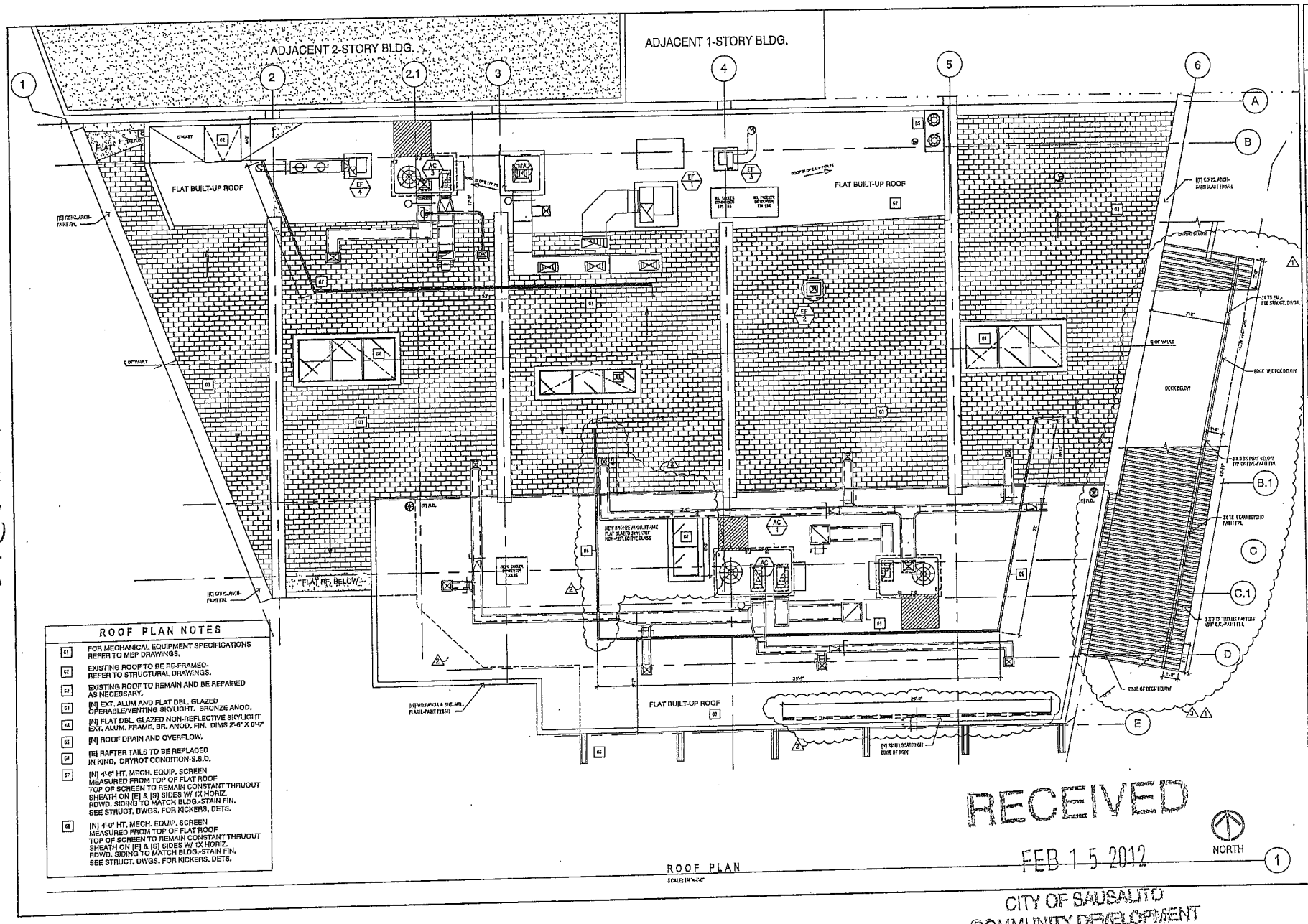
CITY OF SAUSALITO



ROOF PLAN NOTES

- 01 FOR MECHANICAL EQUIPMENT SPECIFICATIONS REFER TO MEP DRAWINGS.
- 02 EXISTING ROOF TO BE RE-FRAMED- REFER TO STRUCTURAL DRAWINGS.
- 03 EXISTING ROOF TO REMAIN AND BE REPAIRED AS NECESSARY.
- 04 [N] EXT. ALUM AND FLAT DBL. GLAZED OPERABLE/VENTING SKYLIGHT. BRONZE ANOD.
- 05 [N] FLAT DBL. GLAZED NON-REFLECTIVE SKYLIGHT EXT. ALUM. FRAME, BR. ANOD. FIN. DIMS 2'-6" X 6'-0"
- 06 [N] ROOF DRAIN AND OVERFLOW.
- 07 [E] RAFTER TAILS TO BE REPLACED IN KIND. DRYROT CONDITION-S.&D.
- 08 [N] 4'-0" HT. MECH. EQUIP. SCREEN MEASURED FROM TOP OF FLAT ROOF TOP OF SCREEN TO REMAIN CONSTANT THRUOUT SHEATH ON [E] & [S] SIDES W/ 1X HORIZ. RDWD. SIDING TO MATCH BLDG.-STAIN FIN. SEE STRUCT. DWGS. FOR KICKERS, DETS.
- 09 [N] 4'-0" HT. MECH. EQUIP. SCREEN MEASURED FROM TOP OF FLAT ROOF TOP OF SCREEN TO REMAIN CONSTANT THRUOUT SHEATH ON [E] & [S] SIDES W/ 1X HORIZ. RDWD. SIDING TO MATCH BLDG.-STAIN FIN. SEE STRUCT. DWGS. FOR KICKERS, DETS.

ROOF PLAN

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

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

APPROVED PLANS

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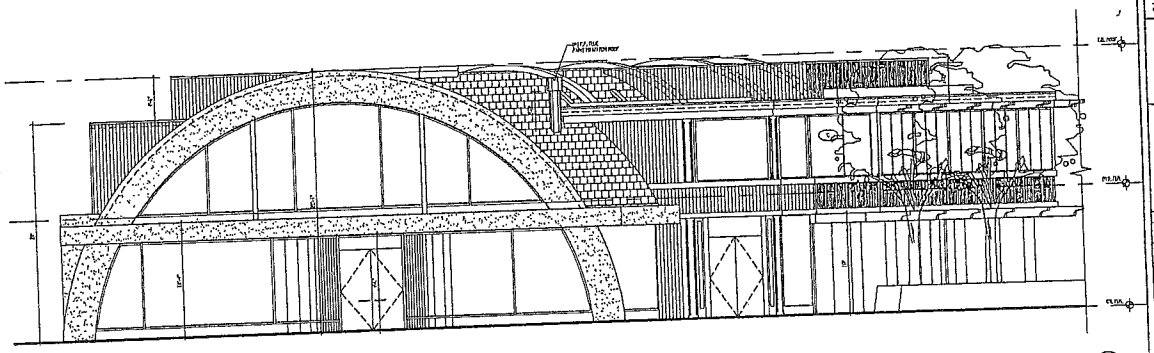
NO.	DATE	COMMENTS
1	12.10.2011	H.R. STUDY
2	01.03.2012	H.R. / REVISION
3	02.10.2012	ECDC DECK REV.

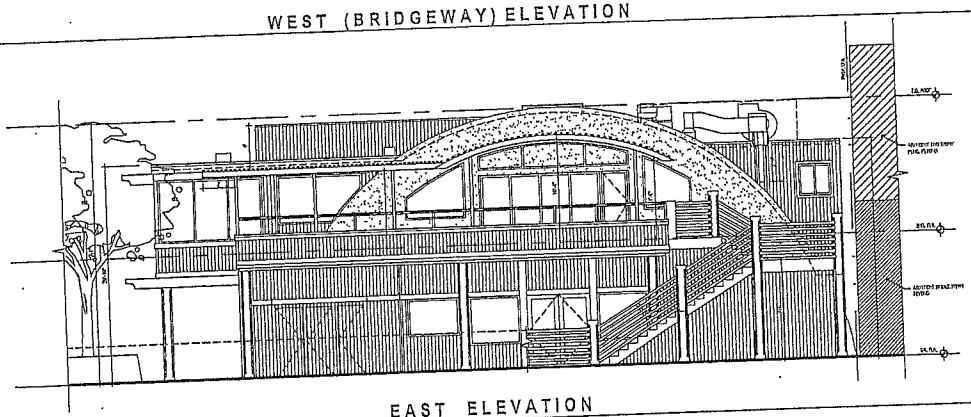
NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

PROPOSED ROOF PLAN

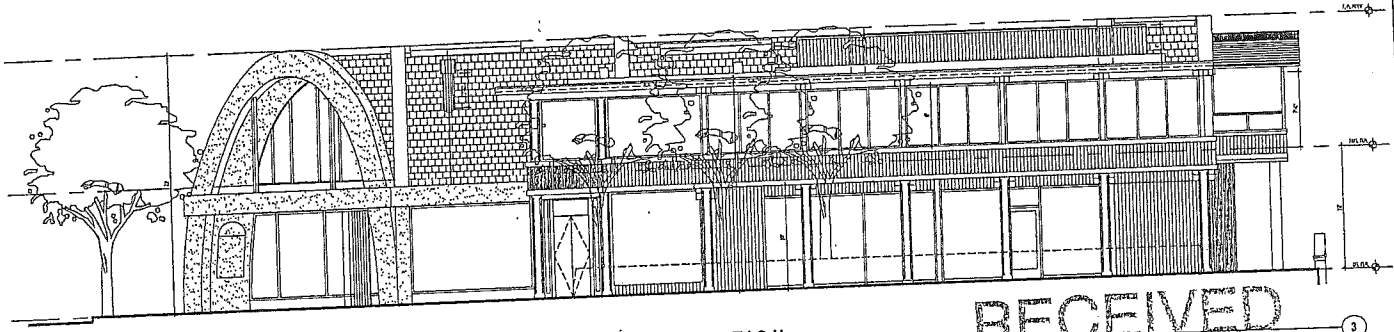
FILE
DATE 02.13.2012
SCALE AS NOTED
PROJ. NO.
DRAWN EAL
SHEET A1.2
OF SHEETS



WEST (BRIDGEWAY) ELEVATION (1)



EAST ELEVATION (2)



SOUTH ELEVATION (3)

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

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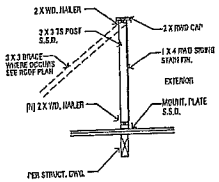
NO.	DATE	COMMENTS
1	10.24.2011	HLB / PLAN/BIG REVIEW

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

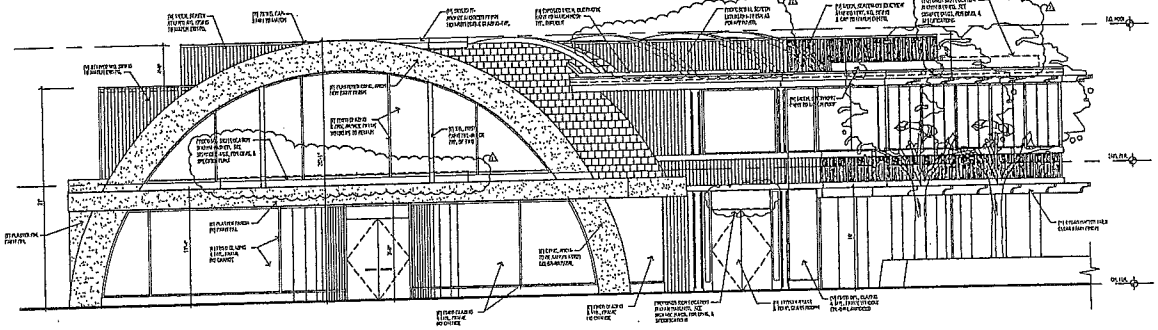
HLB/PLAN APPROVED
EXTERIOR ELEVATIONS

FILE	
DATE	11.18.2011
SCALE	AS NOTED
PROJ. NO.	
DRAWN	EAL
SHEET	A2.0
OF	SHEETS

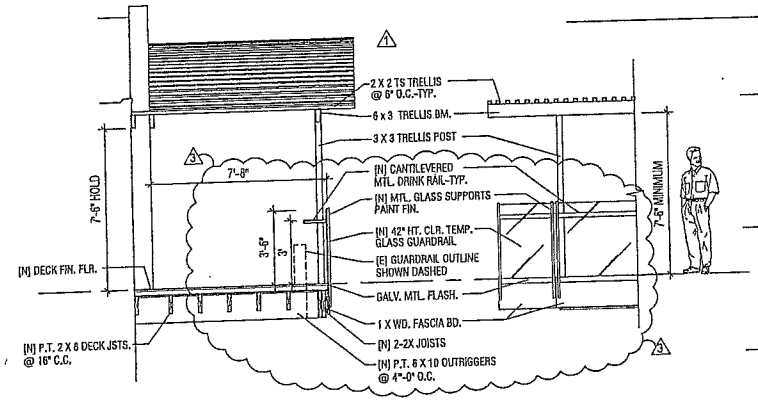
APPROVED PLANS



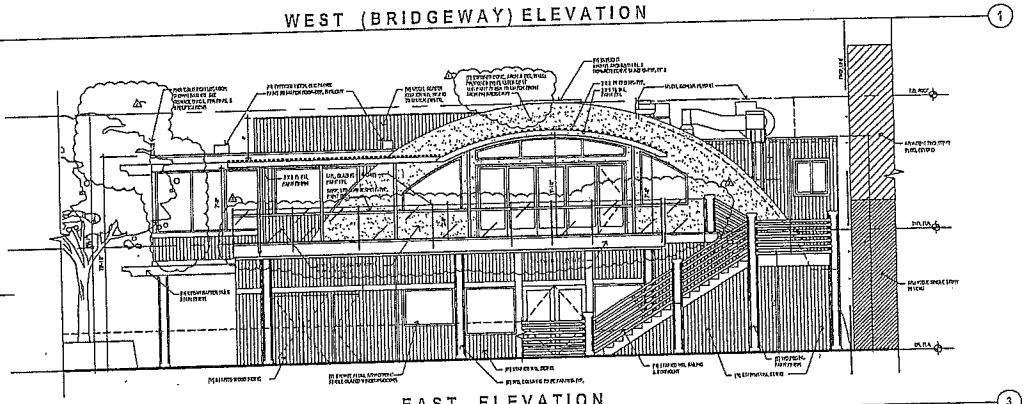
EQUIPMENT SCREEN (2)
NOT TO SCALE



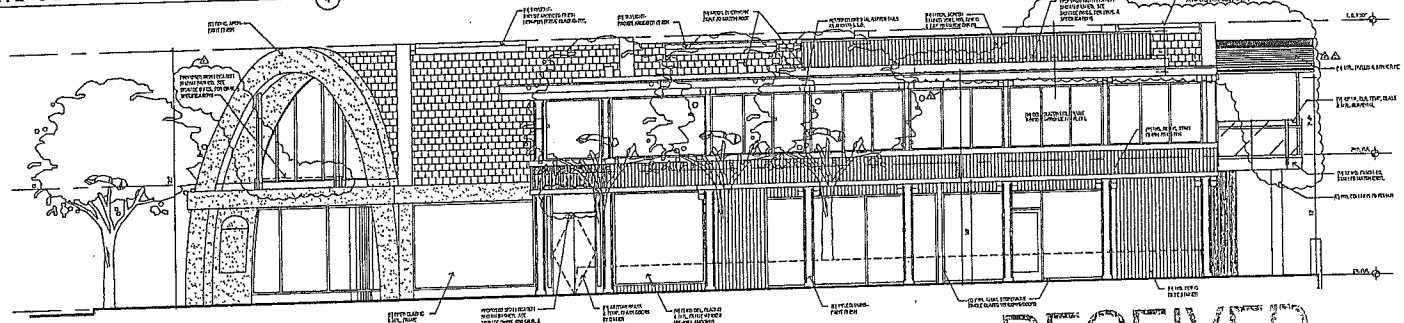
WEST (BRIDGEWAY) ELEVATION (1)



TRELLIS & GUARDRAIL SECTION/ELEVATION (4)
NOT TO SCALE



EAST ELEVATION (3)



SOUTH ELEVATION (5)

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

APPROVED PLANS

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edurne a. llora aia 23100

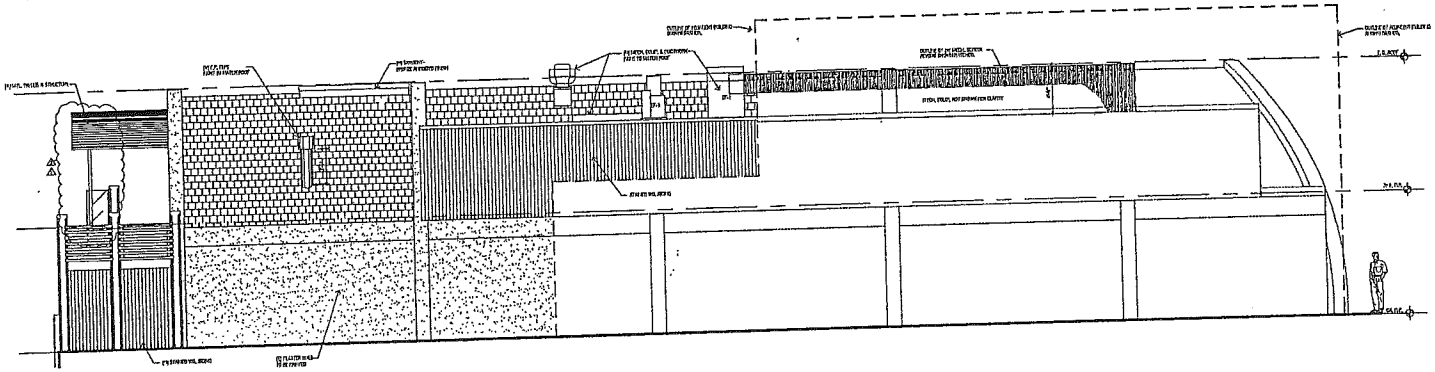
NO.	DATE	COMMENTS
1	12.16.2011	HLB STUDY
2	01.03.2012	HLB / REV1/2/3
3	02.10.2012	SCDC DECK REV.

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

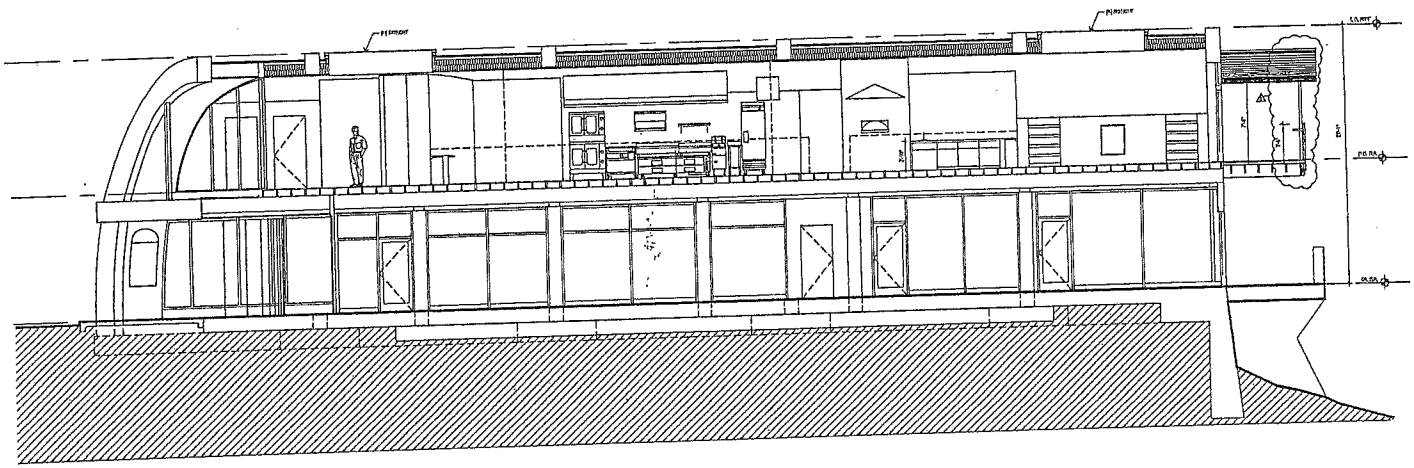
PROPOSED
EXTERIOR ELEVATIONS
TRELLIS DETAILS

FILE
DATE 01.13.2012
SCALE AS NOTED
PROJ. NO.
DRAWN EAL
SHEET A2.2
OF SHEETS

ARCHIVED PLANS



NORTH ELEVATION (1)



EAST / WEST BUILDING SECTION (2)

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CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

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edward a. llora ala assoc.

NO.	DATE	COMMENTS
1	12.18.2011	HLB STUDY
2	01.03.2012	HLB / REVISION
3	02.10.2012	BCDC DECK REV.

NEW RESTAURANT | BAR
660 BRIDGEWAY SAUSALITO, CA
OWNER: MR. CHRIS HENRY

PROPOSED
NORTH ELEVATION
LONGITUDINAL SECTION

FILE
DATE 02.13.2012
SCALE AS NOTED
PROJ. NO.
DRAWN EAL
SHEET A2.3
OF SHEETS