STAFF REPORT
SAUSALITO PLANNING COMMISSION/HISTORIC LANDMARKS BOARD

Project	**Deleuze Building / 589 Bridgeway** **Design Review Permit** **DR 12-231**
Meeting Date	January 23, 2013
Staff	Alison Thornberry-Assef, Assistant Planner

REQUEST
Approval of a **Design Review Permit** to demolish the existing stairs and a portion of the brick wall at the front of the property, and construct a new ADA-compliant access ramp. A portion of the frontage adjacent to the sidewalk will provide publicly accessed seating. The building is located in the C-C (Central Commercial) Zoning District and Historic Overlay Zoning District at 589 Bridgeway.

PROJECT INFORMATION

Applicant	Gordon Atkinson
Owner	Eva Deleuze
Location/Parcel Size	589 Bridgeway; APN: 065-132-05 (see **Exhibit A** for vicinity map)
General Plan	Central Commercial
Zoning	Central Commercial (CC) Zoning District Downtown Historic Overlay Zoning District
Authority	Exterior renovation, modification, or remodeling of any structure located within a City designated historic district requires a Design Review Permit per Section 10.54.050.B.11. The Historic Landmarks Board is to review Design Review Permit applications with the Planning Commission for projects located in the Historic Overlay Districrt and approve, approve with conditions or deny said permit applications per Section 10.80.060.C.6
CEQA:	The project consists of a minor alteration to an existing commercial building, thus the project is determined to be categorically exempt pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 specifically provides an exemption for the repair, maintenance, or minor alteration of existing private structures.

ROLE OF THE HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION
The project consists of a Design Review Permit for the modification of an entry area on the east side of a structure within the Downtown Historic Overlay Zoning District. Since the project is located in the Downtown Historic Overlay District, the Design Review Permit is under the authority of both the

Planning Commission and the Historic Landmarks Board (HLB), and a joint hearing is required to review and act upon the Design Review Permit. As stated in Section 10.46.060, both the Planning Commission and the HLB have authority to review the Design Review Permit, and must favorably make the findings listed in Section 10.54.050.D to approve the Design Review Permit.

PROJECT DESCRIPTION

BACKGROUND

The property located at 589 Bridgeway was originally addressed as 753-755 Water Street, and constructed as an apartment house with six flats in 1904 by F.V. Pistolesi. Currently the structure stands as a three story shingled flat, and appears much the same when the building was constructed. The lower level of the structure has historically been used for retail shops, and the upper levels are used as residential units.

The structure is located directly adjacent to a larger building with similar architecture, finish and trim. At first glance the two structures appear as one. The larger structure is 595 Bridgeway and located on the same parcel as the 589 Bridgeway structure. The addresses were originally numbered 757-761 Water Street, and constructed as a 12 unit apartment house in 1906 by the Pistolesi family. Both structure remains with little changes over the years.

589 Bridgeway building is listed in the California State Office of Historic Preservation (OHP)'s *National Register Status Codes as 2D2,* which states; "Determined eligible for listing as a contributor by consensus determination" (see **Exhibit C** for DPR Form).

On August 30, 2013 the applicant submitted an application to replace the existing entry stairs with a new ADA-compliant access ramp along front elevation of the building.

On October 17, 2012 and December 19, 2012, the HLB conducted a study session on the project. The HLB supported the project as proposed and did not suggest any modifications; however, the HLB did request that at the Planning Commission hearing, the applicant present an example of the concrete that would be used for the ramp. Since the ramp may be visible from the street, the HLB wanted to ensure the design and color of the concrete would not affect the historical integrity of the site.

PROJECT DESCRIPTION

The current building at 589 Bridgeway sits back from the street and can be entered through front entry stairs, this entry area is for both the retail and residential components of the site. Surrounding the front of the building is a brick wall that was constructed with the building in 1904. The wall is constructed to create a courtyard at the front of the building with large brick patio and two bench seats available to the public.

The applicant is proposing to demolish the existing stairs and a small portion of the south side of the brick wall at the front of the property, and a new ADA-compliant access ramp will be constructed. The two bench seats will remain and a portion of the lot adjacent to the sidewalk will still allow the public to enjoy the seating. It was important to both the applicant and the HILB that the historic brick wall remains. As such, the design of the new ramp has been configured in a way to disrupt the wall as little as possible.

PROJECT ANALYSIS

General Plan Consistency

To approve the proposed project the Planning Commission and HLB must determine that the project is consistent with all applicable General Plan policies. The site is located in an area designated as Central Commercial by the General Plan. The following policies and objective relevant to the project are as follows:

- ✓ *Policy LU-2.9. Downtown Historic Character: Protect the historical character of the Downtown area.*

The project consists replacing the existing entry stair with a new ADA-compliant access ramp in a similar location. Since the existing brick wall, public seating and building façade are to remain, Staff suggests the project modifications are minimal and will not negatively impact the aesthetics of the existing structure which is located within the Downtown Historic Overlay Zoning District.

Zoning Consistency

The project, as proposed, is consistent with the Site Development Standards for the Central Commercial (CC) Zoning District. The project does not propose to expand or otherwise alter the existing structure beyond the replacement of the entry area as discussed above.

Historic Overlay Zoning District Consistency

To approve the proposed project the Planning Commission and HLB must determine that the project is consistent with all applicable Overlay District regulations. The site is located in the Downtown Historic District Overlay Zone. Staff concludes that the project is consistent with the purpose and intent of the Downtown Historic Overlay Zoning District (Section 10.28.040.A) as described in the findings listed in the Resolution (see **Exhibit B**).

Design Review Permit

In order to approve or conditionally approve the Design Review Permit, the Planning Commission and HLB must determine that the project is in conformance with the findings listed in Sections 10.54.050 (Design Review Findings) of the Zoning Ordinance, which includes the Historic Design Guidelines. The Historic Design Guidelines provides guidance to ensure that the changes to the Downtown Historic Overlay Zoning District's built environment will be sensitive to the Community's historical legacy.

Pursuant to the Historic Design Guidelines, the project is considered to be a minor modification to a contributing within the Downtown Historic Overlay Zoning District. Additionally, the project is found to be consistent with New and Infill Construction, of the Historic Design Guidelines as it relates to mass and scale, building form, and materials.

Upon review of the project, Staff finds that the project is designed to be consistent with the historic character of the existing structure and the project provides minimal design modifications to the structure. In addition, the project is designed to be consistent with the original design in order to maintain its original historic context as it relates to the Downtown Historic Overlay Zoning District.

Staff concludes the project is consistent with the requisite findings for the Design Review Permit and can be made to approve the permit, as stated in the findings listed in the draft Resolution (see Attachment 1 of **Exhibit B**).

PUBLIC NOTICE AND CORRESPONDENCE

On January 11, 2013 public hearing notices were mailed to all property owners and occupants within 300 feet of the project site. As of the writing of the staff report, the City has not received any comments.

RECOMMENDATION

Staff recommends the Historic Landmarks Board and the Planning Commission approve the attached draft resolution (**Exhibit A**) which approves a Design Review Permit to demolish the existing stairs and a portion of the brick wall at the front of the property, construct a new ADA-compliant access ramp where a portion of the frontage adjacent to the sidewalk will provide publicly accessed seating at the Deleuze Building at 589 Bridgeway.

Alternatively, the Planning Commission and Historic Landmarks Board may:

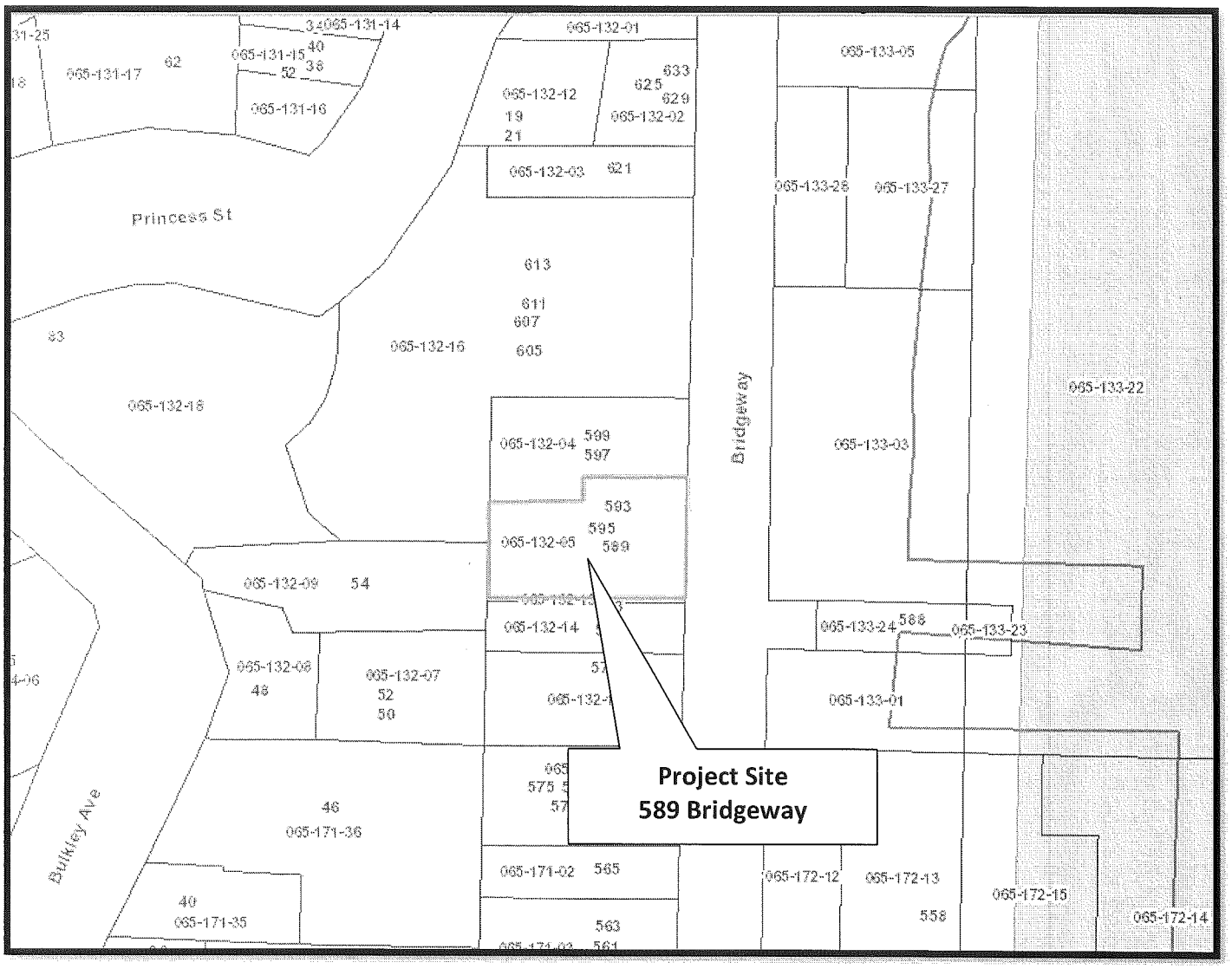
- Approve the Design Review Permit with modifications;
- Continue the hearing for additional information and/or project revisions; or
- Deny the project.

EXHIBITS

A. Vicinity Map
B. DRAFT Resolution – Design Review Permit
C. DPR Form
D. Applicant Submitted Materials, date-stamped received December 5, 2013

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 589\DR 12-231\PCHLB SR 01.23.2013

Vicinity Map



I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 589\DR 12-231\vicinity map

Exhibit A

BLANK

HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION
RESOLUTION NO. 2013-XX

APPROVAL OF A DESIGN REVIEW PERMIT TO ALLOW AN EXTERIOR MODIFICATION TO THE FRONT OF THE BUILDING LOCATED AT 589 BRIDGEWAY IN ORDER TO ACCOMMODATE A NEW ADA-COMPLIANT ACCESS RAMP (DR 12-231)

WHEREAS, the applicant, Gordon Atkinson, on behalf of the property owner, Eva Deleuze, has filed an application requesting Planning Commission and Historic Landmarks Board approval of a Design Review Permit to demolish the existing stairs and a portion of the brick wall and construct a new ADA-compliant access ramp where a portion of the frontage adjacent to the sidewalk will provide publicly accessed seating within the Downtown Historic Overlay Zoning District on the front (east) elevation of the building at 589 Bridgeway; and

WHEREAS, the project site is located within the General Plan Central Commercial General Plan Land Use Designation, Central Commercial Zoning District, and Downtown Historic Overlay Zoning District; and

WHEREAS, the Historic Landmarks Board and the Planning Commission conducted a duly-noticed public hearing on January 23, 2013 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Historic Landmarks Board and the Planning Commission have reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

WHEREAS, the Historic Landmarks Board and the Planning Commission have reviewed and considered the project plans titled "*New Accessible Entry Ramp Deleuze Building/589 Bridgeway*" and date-stamped January 15, 2013; and

WHEREAS, the Historic Landmarks Board and the Planning Commission find that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

WHEREAS, approval of the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, which allows for minor alterations to an existing building.

NOW, THEREFORE, THE PLANNING COMMISSION AND HISTORIC LANDMARKS BOARD HEREBY RESOLVE AS FOLLOWS:

1. The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities.

Exhibit B
[15 pages]

2. A Design Review Permit to allow the exterior modification to 589 Bridgeway is approved based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Historic Landmarks Board and the Planning Commission on the ___ day of _____, 2013, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jeremy Graves, AICP
Secretary to the Planning Commission

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Vicki Nichols
Secretary to the Historic Landmarks Board

Attachments:
1- Findings
2- Conditions of Approval
3- Project plans entitled "New Accessible Entry Ramp/589 Bridgeway" date stamped January 15, 2013

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 589\DR 12-231\PCHLB RESO 01.23.2013

HISTORIC LANDMARKS BOARD/PLANNING COMMISSION RESOLUTION
JANUARY 23, 2013
DR 12-231
DELEUZE BUILDING

ATTACHMENT 1: FINDINGS

DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

A) The proposed project is consistent with the General Plan and the Historic Design Guidelines.

The project is consistent with General Plan policies, including those related to maintaining the historic character of the downtown, as well as the Historic Design Guidelines.

B) The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The existing entrance stairs will be replaced with a new ADA-compliant access ramp located along the east side of the property in front of the existing building. Since the existing brick wall surrounding the front entry area will remain in its current location, the new entry ramp, located between the wall and front of the structure, will not be a highly visible change to the existing site. Since the brick wall and existing façade of the building frontage will remain unchanged, the design of the new ramp is a creative solution for installing the required accessibility upgrade, while still maintaining the prevailing design character of the surrounding neighborhood.

C) The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

The project is designed to fit within the existing location of the entry area to the building. The new ramp will be located between the existing brick wall and structure, thus maintaining the general scale of the building and its relationship to the surrounding buildings located within the Downtown Historic Overlay Zoning District.

D) The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

The project is designed to fit within the same location as the existing store entry therefore there will be no impacts to public views and primary views from private property.

E) The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.

The subject parcel is not located along a ridgeline.

F) The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

The existing courtyard located between the brick wall and the front of the building is designed with a brick patio and two benches to allow seating for public use. The brick patio will be removed and replaced with an accessibly entry ramp, and the two benches are to remain for public enjoyment. The applicant is not proposing to remove or add any landscaping.

G) The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

It is not anticipated the project will disrupt the existing light and air associated with the project site because the improvements are located within the footprint of the building's entry area and will not create any new mass and bulk associated with the project site.

H) Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.

The project does not include the installation of new lighting, mechanical equipment, and/or chimneys. The project will create short-term impacts associated with construction. No long terms noise impacts will result from the project.

I) The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window deck and patio configurations.

The project is designed to fit within the footprint of the existing entry area to the building, therefore no new impacts related to privacy will result from the project.

J) Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.

The existing stair entry to the building is not ADA-Compliant. The installation of the new entry ramp will not only allow the front of the site to remain configured similarly as it exists, but will improve the circulation and provide ease of movement for disabled persons that does not currently exist with the stair entry way.

K) The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened [Design] Review Findings).

Heightened Review is not required.

HISTORIC OVERLAY DISTRICT FINDINGS

Pursuant to Sausalito Zoning Ordinance Section 10.46 (Historic Overlay District), the Planning Commission and Historic Landmarks Board find:

1. The proposed new construction or alteration is compatible with the architectural and historical features of the structure and/or district.

   The project is designed to be consistent with the historic character of the existing structure and the project provides minimal design modifications to the structure. Therefore, the project is compatible with the architectural and historical features of the structure and district.

2. The historical context of the original structure or district has been considered during the development and review of the proposal.

   The design of the new ADA-compliant access ramp was approved by the Historic Landmarks Board on December 19, 2012. The entry ramp was found to be consistent with the historic context of the original structure and Downtown Historic Overlay Zoning District. The project is designed to fit within the footprint of the existing entry area to the building, and careful consideration was taken to make little modification to the existing historic brick wall and therefore will maintain its context with the District.

3. The criteria for listing the structure or site on the local register does not apply, or the Historic overlay district will not be affected by the new construction or alterations.

   As previously stated the project will not negatively impact the Downtown Historic Overlay Zoning District as summarized in the aforementioned Finding No. 2.

4. The State Historic Building Code is being applied to minimize alterations to the original historic structure.

   The Historic Building code is not requested.

5. The Secretary of Interior Standards for Treatment of Historic Properties have been used to review and consider the new construction and proposed alterations.

   The Secretary of Interior Standards for Treatment of Historic Properties has been used in reviewing the new ADA-compliant access ramp, and the new construction is consistent with the standards.

6. Alternative uses and configurations have been considered as part of the Design Review process.

   The applicant worked diligently with the Historic Landmarks Board to design a ramp that would not only respect the surrounding historic neighborhood, but would cause as little change or damage to the existing historic brick wall as possible. Because of the applicants efforts, all possibly alternatives have been addressed and the final product is one that is considerate to the historic nature of the downtown district.

7. Findings specified by Chapter 10.54 (Design Review Procedures) can be made.

   The Design Review Findings can be favorably made, as discussed in the Design Review Permit Findings above.

8. The proposed new construction or alteration will be compatible with and help achieve the purposes of the Historic Overlay District (Chapter 10.28.040.A).

   The project will be compatible with the purposes of the Historic Overlay District, as described below.

   - To promote the conservation, preservation, and enhancement of the historic or architecturally significant structures and sites that form an important link to Sausalito's past;

     The project replaces an existing entry stairs with an ADA-compliant access ramp in a similar location and promotes the conservation of the historically significant building by preserving a historic brick wall and the front façade of the structure.

   - To deter demolition, destruction, alteration, misuse or neglect of historic or architecturally significant buildings;

     As previously stated, the applicant has gone to great lengths to preserve not only the buildings entire façade, but also the existing historic brick wall surrounding the front of the property. Therefore, the design promotes the conservation of the historically significant building.

   - To stimulate the economic health and quality of the community and stabilize and enhance the value of property;

     The purpose of the project is to provide the retail shop customers and upstairs residential tenants with an ADA-compliant access ramp to the building, which will bring the building up to current code and enhancing the value to the property.

   - To encourage development tailored to the character and significance of the historic district through sign and design review standards;

     As previously discussed the project is found to be consistent with the Design Review Permit Findings.

   - To provide review of projects located in the Historic overlay district by the Historic Landmarks Board;

     The project was reviewed and approved by the Historic Landmarks Board at a joint meeting with the Planning Commission.

   - To encourage the protection and reuse of structures, sites and areas that provide significant examples of the past or that are landmarks in the history of architecture;

     As previously stated, the replacement of the entry stairs with and ADA-compliant access ramp in a similar location, will aid in protecting a significant example of Sausalito's past and historic landmark.

- To preserve structures that are unique and irreplaceable assets to the city and its neighborhoods; and

  As previously stated, the replacement of the entry stairs with and ADA-compliant access ramp *in a similar location, preserves the unique structure.*

- To provide appropriate settings and environments for historic structures.

  The structure is located in the Downtown Historic Overlay Zoning District, and has been historically used as retail shops and residential homes since the building's construction in 1904; therefore, the use is appropriate for the historic structure.

HISTORIC LANDMARKS BOARD/PLANNING COMMISSION RESOLUTION
JANUARY 23, 2013
DR 12-231
DELEUZE BUILDING

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the plans prepared by Gordon Atkinson, entitled "*New Accessible Entry Ramp Deleuze Building/589 Bridgeway*" and the date-stamped received January 15, 2013.

General

1. All exterior lighting shall be shielded and downward facing.

2. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.

3. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.

4. No alternative or unrelated construction, site improvements, tree removal and/or alteration, exterior alterations and/or interior alterations and/or renovations not specified in the project plans, or alterations approved by the Community Development Director, shall be performed on the project site. In such cases, this approval shall be rendered null and void unless approved by the Community Development Director as a modification to this approval.

5. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.

6. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.

7. The applicant shall post signage on the project site in a location clearly visible to and readable by the public which lists the construction hours, contractor's name and cell phone number, and any special conditions of approval.

Drainage Conditions

8. Drainage facilities shall be designed by a registered Civil Engineer and shall include on-site and off-site tributary areas. Drainage Analysis and Plans, shall be subject to the review and approval by authorized City staff.

9. Prior to approval of final project design, the Developer shall have a Civil Engineer prepare a detailed drainage study. The Study shall determine runoff quantities of existing and proposed development. The study will evaluate the capacity of proposed drains. The study shall develop a plan to discharge runoff at historic rates.

10. Prior to issuance of any grading or construction permits, the applicant shall prepare a stormwater pollution prevention plan subject to the review and approval of the City Engineer. These plans shall document conformance with Marin County site design guidelines for stormwater pollution.

11. Developer shall develop and implement a Water Pollution Prevention Plan that addresses construction related and post-construction related site management practices including litter control, motor vehicle washing and maintenance, storage of hazardous materials.

12. As-built plans shall be signed by soils engineer to attest installation.

13. Storm water shall be discharged by gravity flow to an approved (city owned and maintained) storm drain system.

14. Storm drains carrying public runoff shall be routed only in roadway right-of-way unless otherwise approved by authorized City staff.

15. Runoff shall be determined by the Rational Method: 10 year 6 hour and 100 year 6 hour.

16. To the maximum extent feasible, drainage from paved surfaces shall be routed through grassy swales, buffer strips or sand filter prior to discharge into the storm drainage system.

17. All permitted project storm drain inlets shall be imprinted with the "No Dumping, Drains Into the Bay" using thermoplastic or permanently embossed into the facility.

Street Conditions

18. Frontage Improvements plans shall be prepared by a registered Civil Engineer and subject to the review by the City Engineer or designee.

19. Bond amounts shall be based upon a Construction Estimate developed by the Developer's Civil Engineer or Contractor as reviewed and approved by the City. The Bond underwriter shall be licensed to do business in the State of California and have a Best's rating of not less than A: VII. A Cash Bond or Letter of Credit from a Financial Institution approved by the City may be submitted in-lieu of a Bond. Other assurance forms will be considered subject to a research fee comprised of actual staff costs.

20. For any damage to existing public improvements due to construction activities, Developer shall repair, at their expense, damage prior to issuance of a Certificate of Occupancy. Contractor must protect all existing and new improvements.

21. Developer shall provide proof of utility service agreements to the Public Works Department prior to approval of improvement plans. The Developer shall submit evidence of approval of new utility facility plans by the respective utility agencies.

22. Prior to issuance of Certificate of Occupancy Developer or designated agent shall submit an As-Built video of the Sewer Later for inspection and verification from the Department of Public Works.

23. As-Built Plans shall be prepared for all facilities constructed for public use and operation. The plans shall be prepared by a registered Civil Engineer and subject to the review and approval of authorized City staff.

24. Third party peer reviews may be required as determined by the City Engineer or authorized designee. Such review shall be performed at the Developer's expense and may include the review of the final soils report, grading, hydrology, lot closure calculations, improvement plans, erosion control plans and post construction pollution prevention plans, field inspections of permitted work. Developer shall submit a deposit to the City prior to third party review.

25. Traffic Control signage shall be in compliance with Caltrans Standards for work in the Public Right-of-Way

Engineering Conditions

26. To ensure the constructed improvements comply with the current California Accessibility Guidelines, a report documenting the inspections and affirmative findings of compliance shall be submitted to and approved by the City Building and Engineering Divisions prior to the issuance of a Final.

27. A construction staging plan and construction schedule shall be submitted for review and approval of the City Engineer or designee. Approved plans shall be submitted to the adjacent property owners adjacent to the subject property not less than one week prior to commencement of construction activities.

28. City Engineer may waive or defer improvements construction (specific rationale for such determinations must be documented).

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. This approval will expire in two (2) years from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension has not been filed prior to the expiration date.

2. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.

3. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees (cost plus 10%) shall be paid.

4. Pursuant to Municipal Code Chapter 3.36, Construction Traffic Road Fees shall be paid prior to issuance of a building permit.

5. An encroachment permit shall be obtained from the Department of Public Works prior to use of the public right-of-way for non-public purposes (e.g., materials storage, debris box storage) including any and all construction and demolition activities.

6. Grading/drainage permit(s) shall be obtained from the Department of Public Works for any earthwork in excess of 50 cubic yards.

7. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any construction permits, unless the requirement is waived pursuant to Section 8.54.050.

8. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.

9. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:
   Weekdays – Between 8:00 a.m. and 6:00 p.m.
   Saturdays – Between 9:00 a.m. and 5:00 p.m.
   Sundays – Prohibited
   City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.

   Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.

10. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified.

11. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated service laterals shall be repaired prior to approval of the building permit.

12. Pursuant to Municipal Code Section 10.54.100, construction activities undertaken in accordance with a design review permit shall comply with the construction time limit regulations based upon the project's valuation. Construction projects which are not completed within the time limits are subject to daily penalties.

13. Projects involving commercial buildings and/or public accommodations must comply with the accessibility requirements of the California Building Code (Chapter 11B), including the following:
    a. New buildings must be fully accessible.
    b. Altered buildings must:
        i. Provide access within the area of renovation, alteration, structural repair or addition;

ii. Provide an accessible primary entrance to the building or facility and an accessible primary path of travel to the specific area of renovation, alteration, structural repair or addition; and
iii. Provide accessible restrooms, drinking fountains, signs, and telephones, serving the area of alteration

No renovation, structural repair, alteration or addition shall be undertaken which decreases accessibility or usability of a building below the requirements for new construction.

In order to determine the full scope of accessibility work needed to be included in commercial buildings and public accommodation facilities, applicants are strongly recommended to conduct a detailed accessibility survey of the existing facilities, prepared by a California Certified Access Specialist (CASp). The survey should be conducted early in the project's planning and budgeting process and should fully address the items listed above.

In addition, property owners and their registered design professionals should review the provisions of the Americans with Disabilities Act (ADA) to ensure their properties comply with the respective ADA provisions, including provisions applicable to public accommodations and commercial facilities (ADA Title III).

14. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.
    a. Marin Municipal Water District (415-945-1400), including landscaping and irrigation regulations;
    b. Marin County Environmental Health Services (415-499-6907), including spas and septic systems, as well as facilities for preparation or sale of food;
    c. Southern Marin Fire Protection District – (415-388-8182); and
    d. Bay Conservation and Development Commission – (415-352-3600).
    e. Bay Area Air Quality Management District – (415-771-6000)

HISTORIC LANDMARKS BOARD AND PLANNING COMMISSION RESOLUTION
JANUARY 23, 2013
DR 12-231
DELEUZE BUILDING

ATTACHMENT 3: PROJECT PLANS

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 589\DR 12-231\PCHLB RESO 01.23.2013

PROJECT INFORMATION

ADDRESS	589 BRIDGEWAY BLVD
OCCUPANCY GROUP	M, R-3
BUILDING TYPE	V-B
ASSESSOR'S PARCEL NUMBER	065-132-05
ZONING USE DISTRICT	CC-CENTRAL COMMERCIAL DOWNTOWN HISTORIC CENTER

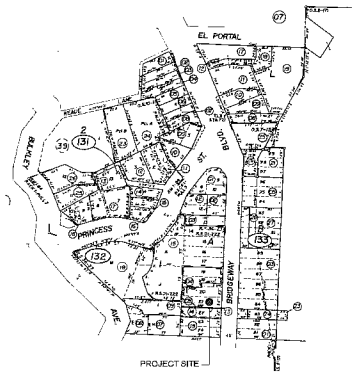
SCOPE OF WORK

NEW ADA ACCESSIBLE RAMP AT BUILDING ENTRANCE

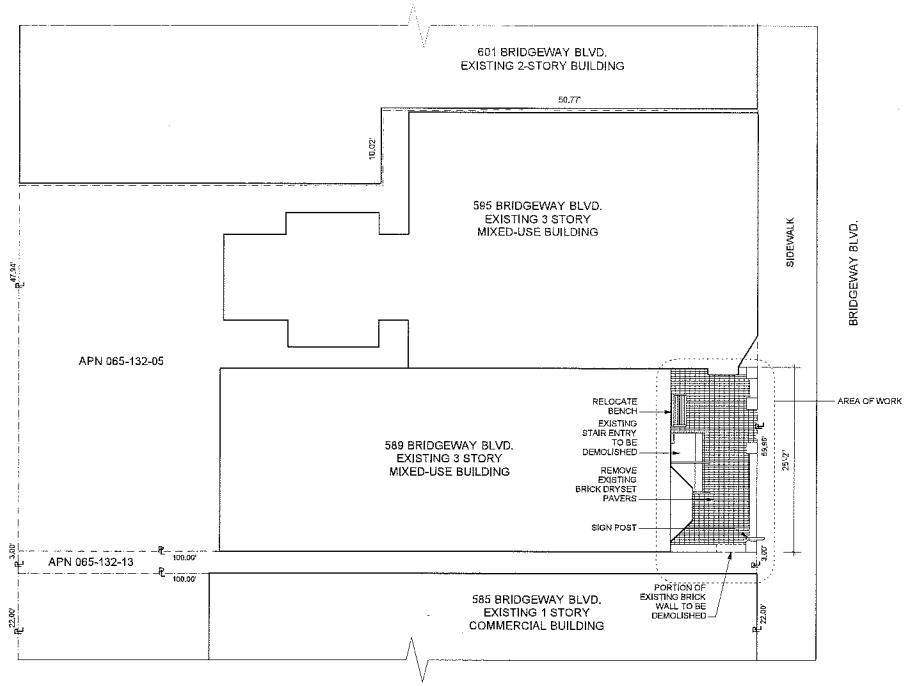
SHEET SCHEDULE

A1 SITE PLAN, APM, & PROJECT INFORMATION

A2 DEMOLITION PLAN, PROPOSED FLOOR PLAN, EXISTING & PROPOSED ELEVATIONS

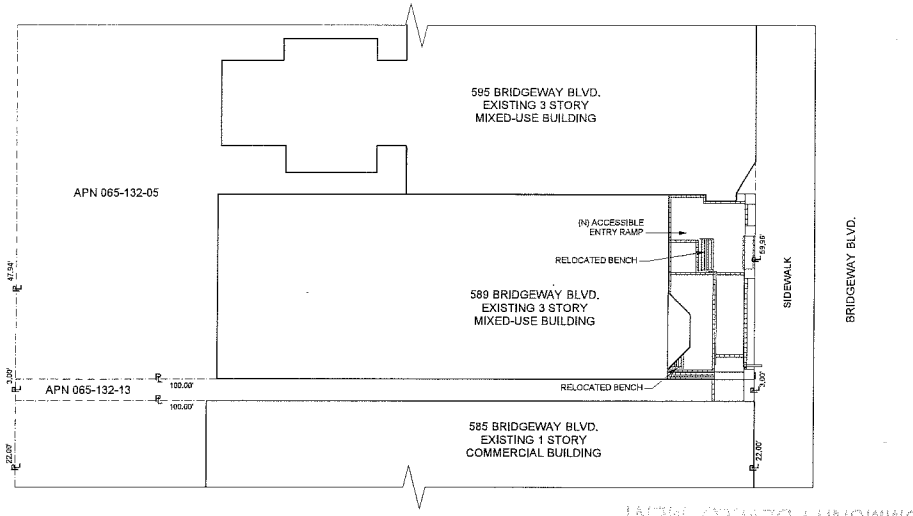


ASSESSOR'S PARCEL MAP
NOT TO SCALE



N

EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



N

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

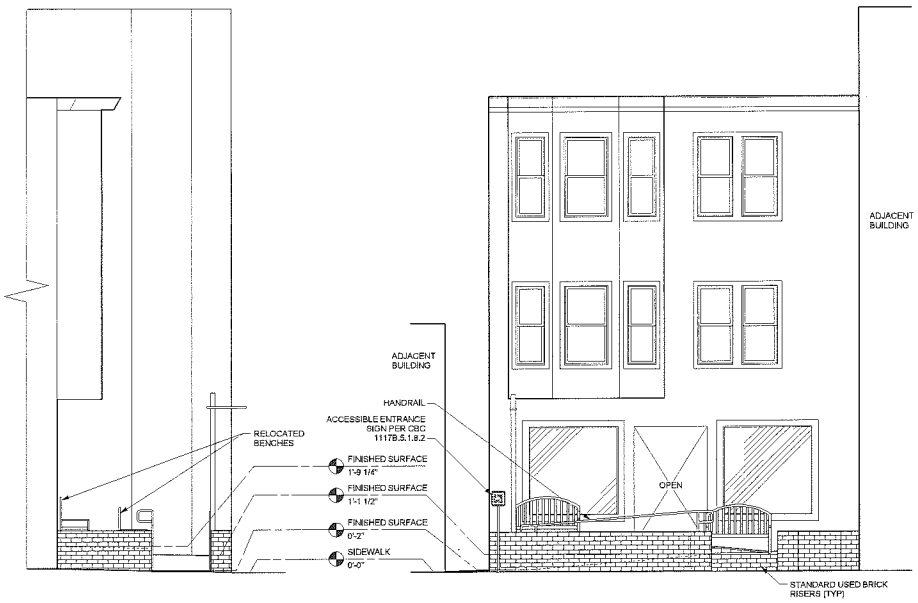
a. gordon atkinson, aia
735a taraval street ~ san francisco, ca 94116
tel 415-731-9927 fax 415-731-9942 e-mail gordonatkinson@sbcglobal.net

scale	date	revised	drawn by	sheet
AS NOTED	8-30-2012	1 12-5-2012 2 1-7-2013	RA	A1 of

NEW ACCESSIBLE ENTRY RAMP FOR MS. EVA DELEUZE
589 BRIDGEWAY BLVD. ~ SAUSALITO ~ CA ~ 94965
APN: 065-132-05

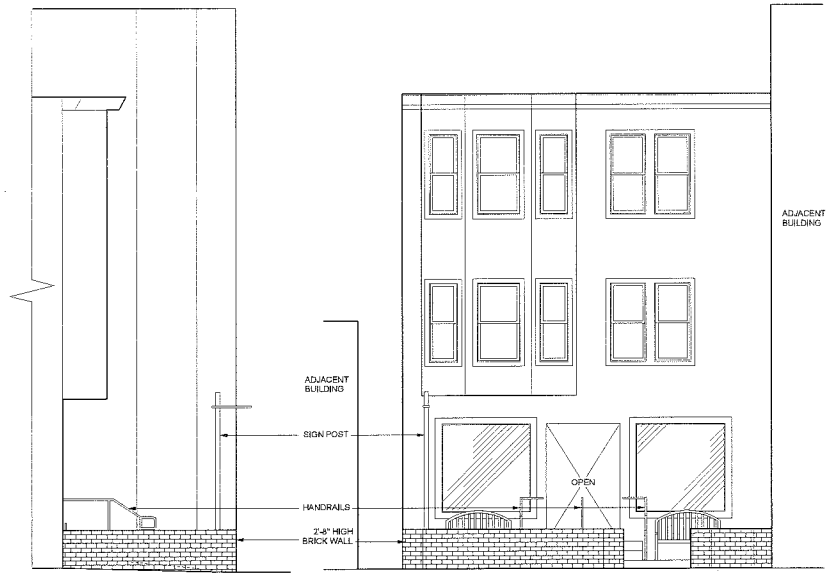
SITE PLAN, APM & PROJECT INFORMATION

RECEIVED
JAN 15 2013
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT



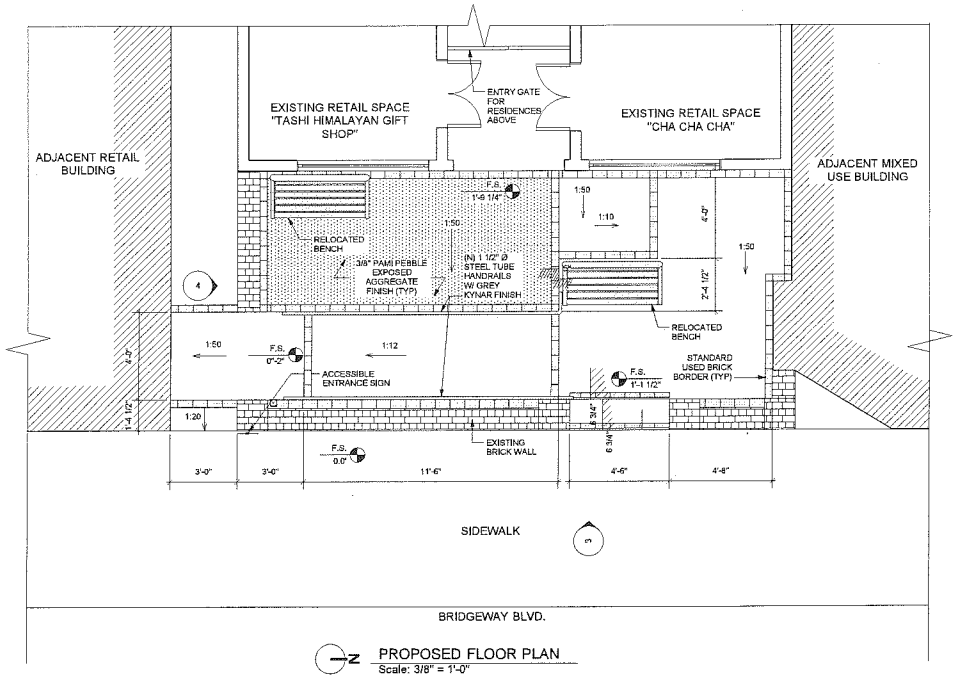
4 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

3 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"

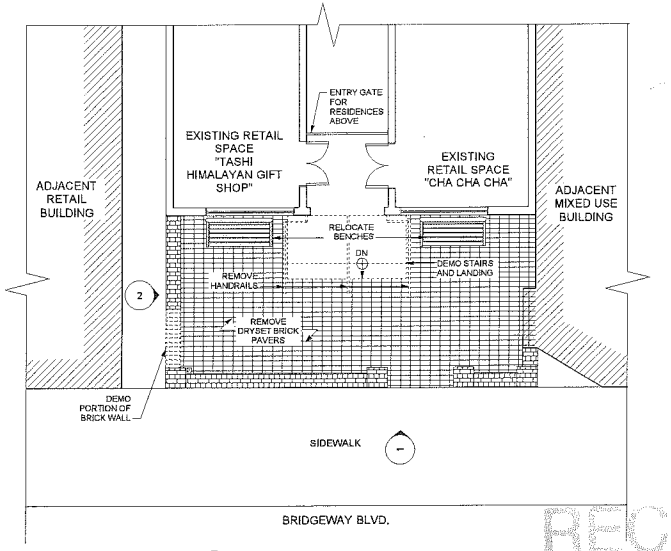


2 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"

1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
Scale: 3/8" = 1'-0"



DEMO PLAN
Scale: 1/4" = 1'-0"

a. gordon atkinson, aia
735a larkin street • san francisco, ca 94115
tel 415-731-5927 fax 415-731-5942 e-mail gordonatkinson@cbcglobal.net

scale	date	revised	drawn by	sheet
1/4" = 1'-0"	6-30-2012	12-5-2012 1-7-2013	RA	A2 of

NEW ACCESSIBLE ENTRY RAMP FOR MS. EVA DELEUZE
589 BRIDGEWAY BLVD. ~ SAUSALITO ~ CA ~ 94965
APN: 065-132-05
DEMOLITION PLAN, PROPOSED FLOOR PLAN,
EXISTING & PROPOSED ELEVATIONS

RECEIVED
JAN 15 2013
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

ITEM NO. 1 PAGE 21

BLANK

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Ser. No. 8018 S

HABS ____ HAER ____ NR ____ SHL ____ Loc ____
UTM: A ____ B ____
C ____ D ____

HISTORIC RESOURCES INVENTORY

HISTORIC DISTRICT FORM NO. 56

IDENTIFICATION

1. Common name: 589 Bridgeway
2. Historic name: Pistolesi Apartments
3. Street or rural address: 589 Bridgeway

   City Sausalito Zip 94965 County Marin
4. Parcel number: 65-132-05
5. Present Owner: C. & E. Deleuze; c/o Wiener & Associates Address: 2512 Noreiga

   City San Francisco Zip 94122 Ownership is: Public ____ Private X
6. Present Use: Shops - Apartments Original use: Apartments

DESCRIPTION

7a. Architectural style: Three story shingle flats

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Three story natural plain shingled flats appear much the same as in a 1910 photo. Unremarkable except for the two story bay which extends up to roofline, topped by a molded boxed cornice with dentils. This structure butts against a larger building with similar architecture, finish and trim (see #55) ... they appear as one at first glance.

A 1910 photo shows this building as it is today except that in 1910 there was a small entrance porch faced with a triangular pediment. There is only a square opening leading to a recessed door, today.

Attach Photo(s) Here

P79-228 view from water @ 1906

PM75-373, 1911. Sausalito, The Geneva of America

8. Construction date: 1904
   Estimated ____ Factual X
9. Architect ____
10. Builder F. V. Pistolesi
11. Approx. property size (in feet)
    Frontage 25 Depth ____
    or approx. acreage ____
12. Date(s) of enclosed photograph(s) ____

Exhibit C
[3 pages]

DPR 523 (Rev. 4/79)

13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: ____

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial X Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: Adjoining building #55

SIGNIFICANCE Significant

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Original address: 753-755 Water Street.

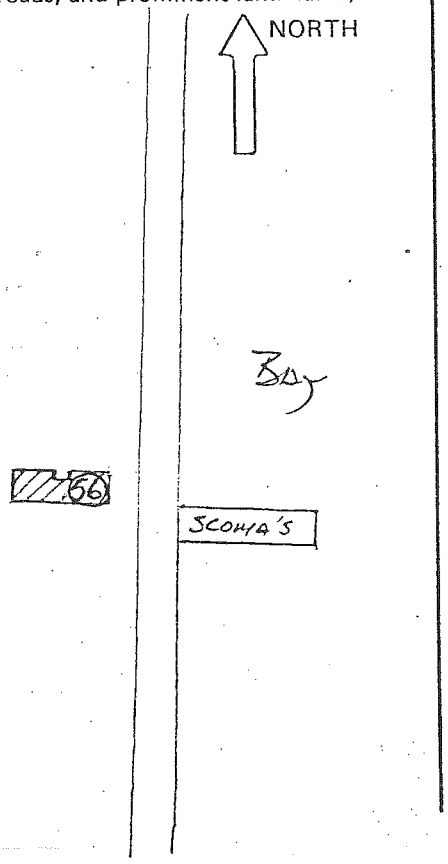
Built as an apartment house with six flats in 1904 by F. V. Pistolesi (see #55). More massive than neighboring buildings. They would have been in a prime location because of view of water and proximity to business and ferry.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).
1924 Real Estate Appraisal.
1919 Sanborn Map.
1910 Sausalito the Geneva of America brochure.

22. Date form prepared January 1980
By (name) R. J. Tracy Dir. E. M. Robinson
Organization Saus. Hist. Soc. Landmark Bd.
Address: City Hall - 420 Litho St.
City Sausalito Zip 94965
Phone: 332-1005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



13. Condition: Excellent X Good ____ Fair ____ Deteriorated ____ No longer in existence ____

14. Alterations: ____

15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ____ Industrial ____ Commercial X Other: ____

16. Threats to site: None known X Private development ____ Zoning ____ Vandalism ____
Public Works project ____ Other: ____

17. Is the structure: On its original site? X Moved? ____ Unknown? ____

18. Related features: Adjoining building #55

SIGNIFICANCE Significant

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

Original address: 753-755 Water Street.

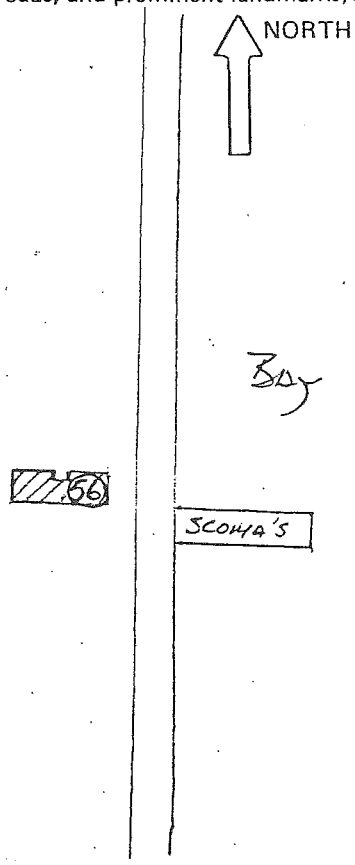
Built as an apartment house with six flats in 1904 by F. V. Pistolesi (see #55). More massive than neighboring buildings. They would have been in a prime location because of view of water and proximity to business and ferry.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture X Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____

21. Sources (List books, documents, surveys, personal interviews and their dates).
1924 Real Estate Appraisal.
1919 Sanborn Map.
1910 Sausalito the Geneva of America brochure.

22. Date form prepared January 1980
By (name) R. J. Tracy Dir. E. M. Robinson
Organization Saus. Hist. Soc. Landmark Bd.
Address: City Hall - 420 Litho St.
City Sausalito Zip 94965
Phone: 332-1005

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



BLANK

A. Gordon Atkinson, AIA

735A Taraval Street, San Francisco, CA 94116 ~ tel. 415-731-9927 ~ fax 415-731-9942 ~ e-mail gordonatkinson@sbcglobal.net

Historic Landmarks Board
420 Litho Street
Sausalito, CA 94965
Re: 589 Bridgeway Blvd.

Dear Madames & Mssrs,

In response to our meeting of October twenty-fourth of this year I submit the following:

I. A copy of the settlement agreement between the property owner and the plaintiff seeking restitution for lack of accessibility to the subject facilities.

II. A report on the Secretary of the Interior's Standards for Treatment of Historic Properties

III. A report on National Park Service Preservation Brief #32

IV. A summary of the 2010 California Historic Building Code's alternatives for accessibility requirements

V. A report on the feasibility of using a wheelchair lift in lieu of a ramp.

VI. Design Conclusions

VII. A revised design proposal for an access ramp at the entrance of the subject property.

I. *1.1. Defendant shall retain the services of an architect and general contractor for the purposes of designing and building a code compliant ramp with an accessible path of travel into Facility in compliance with the Americans with Disabilities Act Accessibility Guidelines and Title 24 of the California Code of Regulations. Defendant shall apply for permits and assess the feasibility of executing potential plan. If the permits are granted and the implementation of the ramp is readily achievable, defendants shall complete permitted plan. If the ramp proves to be not a readily achievable solution, defendant will provide curbside service.*

RAGUNATH K. DINDIAL
Attorney at Law
P.O. Box 460343
San Francisco, CA 94146

II. Secretary of the Interior's Standards for Treatment of Historic Properties

A. Relative importance in history

1) Is the building nationally significant?	No
2) Is the building a work of a master craftsman or architect?	No
3) Is the property the site of an important event?	No

Exhibit D
[8 pages]

4) Does the property contribute to the historic significance of the district? Yes

In this case the Standards indicate that rehabilitation is indicated.

B. Physical condition

1) What is the material integrity of the building? Excellent

2) Is the building in its original form? Substantially, yes, with some minor alterations

3) Are the alterations an important part of the building's history? No

Again, this would indicate rehabilitation as the appropriate treatment.

C. Proposed Use

1) Will the building be used as it was historically? Yes

2) Will the building be given a new use? No

D. Mandated Code Requirements

1) Are seismic upgrades required? No

2) Is hazardous materials abatement required? No

3) Are ADA upgrades required? Yes

Accessibility to certain historic structures is required by the Americans with Disabilities Act of 1990. Accessibility considerations include the following:

a) improvements "should be designed to minimize material loss and visual change."

b) "Work must be carefully planned and undertaken so that it does not result in the loss of character defining spaces, features, and finishes."

The specific nature of these improvements is further addressed under the section entitled "Rehabilitation."

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Standards for Rehabilitation that apply to this property include:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

5. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

6. New additions, exterior alterations, or related new construction will not destroy historic materials, features,

and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

7. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on ***identifying, retaining, and preserving*** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior material and exterior features.

If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Recommended accessibility considerations:

1. Identifying the historic building's character-defining spaces, features and finishes so that accessibility code-required work will not result in their damage or loss.

2) Complying with barrier-free access requirements in such a manner that character-defining spaces, features, and finishes are preserved.

Not recommended are:

1. Undertaking code-required alterations before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

2. Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.

3. Making changes to buildings without first seeking expert advice from access specialists and historic preservationists, to determine solutions.

4. Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.

5. Designing new or additional means of access without considering the impact on the historic building and its setting.

III. NPS Preservation Brief 32

This brief outlines the process with which to pursue a solution to providing accessibility to Historic properties in compliance with the American Disabilities Act. The three steps in this process are as follows:

A. Identify the character-defining features of the property

B. Assess the existing and required level of accessibility

C. Evaluate the options

1). The character-defining features can be comprised of historic features, materials and spaces, either on the principal elevation or in the principal public spaces of the property.

A survey of the property reveals that the shingled façade and the large, bay windows should be considered character-defining features of the building's elevation. Although not unique or distinctive of any specific architectural style, they contribute to the historic character of the neighborhood. The low, rusticated, brick wall and the small courtyard it encloses should also be considered character-defining features of the property. They appear in photos as early as 1910 and are clearly original elements of the Pistolesi apartments at, what was then, 753 Water Street. The wall is constructed of brick and mortar, laid in an unusual pattern and contains many clinkers, which, along with the cedar shingles, were popular materials of the Arts & Crafts era.

2). The existing barriers to accessibility to the commercial spaces of this building consist of:

a) two steps up to the entry landing

b) a 21% slope at the transition from the sidewalk to the brick courtyard

c) non-compliant doors, threshold and hardware at the store entrances

d) striping missing on tread nosings at entry stairs

e) signage missing

f) restricted path of travel within stores

g) no accessible sales counters within stores

3) In evaluating the options, the primary public spaces and store entrance should be given first priority. The NPS recommends that the modifications be:

a) in scale with the property

b) visually compatible with the existing features

c) reversible, if possible

d) differentiated in design from the existing features

They also allow that, in some circumstances, programmatic access may be the only solution.

Using these guidelines, possible solutions indicated are:

1. a separate entrance
2. a permanent ramp
3. a wheelchair lift
4. programmatic access

IV. The 2010 California Historic Building Code

A. Section 8-602.1

The regular Code applies unless strict compliance threatens or destroys historically significant or character-defining features.

B. Section 8-602.2 Alternative provisions

If the historical significance or character-defining features are threatened, alternative provisions for access may be applied pursuant to this chapter, provided the following conditions are met:

1. These provisions shall be applied only on an item-by-item or a case-by-case basis.

2. Documentation is provided, including meeting minutes or letters, stating the reasons for the application of the alternative provisions. Such documentation shall be retained in the permanent file of the enforcing agency.

C. Section 9-603.6 Exterior and interior ramps and lifts.

Alternatives listed in order of priority are:

1. A lift or a ramp of greater than standard slope but no greater than 1:10, for horizontal distances not to exceed 5 feet (1525 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.
2. Access by ramps of 1:6 slope for horizontal distance not to exceed 13 inches (330 mm). Signs shall be posted at upper and lower levels to indicate steepness of the slope.

D. SECTION 8-604 EQUIVALENT FACILITATION

Use of other designs and technologies, or deviation from particular technical and scoping requirements, are permitted if the application of the alternative provisions contained in Section 8-603 would threaten or destroy the historical significance or character-defining features of the historical building or property.

1. Such alternatives shall be applied only on an item-by-item or a case-by-case basis.
2. Access provided by experiences, services, functions, materials and resources through methods including, but not limited to, maps, plans, videos, virtual reality and related equipment, at accessible levels. The alternative design and/or technologies used will provide substantially equivalent or greater accessibility to, and usability of, the facility.
3. The official charged with the enforcement of the standards shall document the reasons for the application of the design and/or technologies and their effect on the historical significance or character-defining features. Such documentation shall be in accordance with Section 8-602.2, Item 2, and shall include the opinion and comments of state or local accessibility officials, and the opinion and comments of representative local groups of people with disabilities. Such documentation shall be retained in the permanent file of the enforcing agency. Copies of the required documentation should be available at the facility upon request.

Note: For commercial facilities and places of public accommodation (Title III entities).

Equivalent facilitation for an element of a building or property when applied as a waiver of an ADAaccessibility requirement will not be entitled to the Federal Department of Justice certification of this code as rebuttable evidence of compliance for that element.

V. Feasibility of using a wheelchair lift vs. construction of a permanent ramp.

The use of a wheelchair lift to remove the barrier presented by the two steps at the building's entrance would, at first glance, appear to be the simplest and most direct solution. Upon closer investigation, however, three significant problems arise.

1. Durability. Very few manufacturers of lifts offer warranties against rust and corrosion. Due to the proximity of this property to the ocean and the fact that the lift would have to be installed outdoors without any protection from the weather, extensive corrosion will undoubtedly occur and advance at a rapid rate.

ITEM NO. 1 PAGE 31

2. Maintenance. Wheelchair lifts are complex mechano-electric devices that require frequent inspections and maintenance routines. Many companies require that only dealer-authorized personnel perform these tasks. This could prove to be an unacceptable burden on the Owner.

3. Cost. The only manufacturer we have yet to find that is willing to warranty their lift for corrosion in that environment (Ascencion) sells the lift for about $20,000. This does not include installation. Ancillary costs would comprise modification of the entry landing and the electrical work. Estimate: $25,000 to $30,000. This may not qualify as "readily achievable" as used in the ADA. Alternatively, the cost of installing a permanent ramp of concrete is estimated at approximately $10,00 to $15,000.

VI. Design Conclusions

Referring to the Secretary of the Interior's Standards, we conclude that Rehabilitation is indicated as the appropriate treatment for this property, rather than Preservation or Restoration. This allows us to make alterations and additions to the building while preserving the character defining features and spaces.

Following the guidelines presented in the Preservation Brief, we conclude that the character defining elements of the property consist of the building façade, the courtyard in front of the building and the brick wall surrounding the courtyard.

The building façade will not require modifications in order to comply with ADA's requirements. The courtyard and the brick wall will, unless we use a wheelchair lift which, as outlined in Section V above, is deemed unacceptable for other reasons.

After considerable effort, I present the design portrayed in the attached drawings, which preserves all but four feet of the brick wall and the continued, albeit somewhat truncated, use of the courtyard by the public. It does meet the California Title XXIV part 8 requirements (The Historic Building Code) and, along with the other miscellaneous elements, the Americans With Disabilities Act Accessibility Guidelines.

With the consent and approval of the Historic Landmarks Board and the City of Sausalito, we are prepared to realize the proposed design forthwith. If, however, this design does not meet with the approval of the Board or the City, we are equally prepared to provide curbside service to the retail stores, referenced in the settlement agreement (Sec. I) above as a form of "programmatic access," allowed for in the Preservation Brief (Section III) and "equivalent facilitation" under the Historic Building Code (Section IV). This would entail a call button to each store with trained sales personnel providing full catalogues of available items and the ability to transact purchases at accessible levels.

Sincerely,

A. Gordon Atkinson, AIA

PROJECT INFORMATION

ADDRESS	589 BRIDGEWAY BLVD
OCCUPANCY GROUP	M, R-3
BUILDING TYPE	V-B
ASSESSOR'S PARCEL NUMBER	065-132-05
ZONING USE DISTRICT	CC-CENTRAL COMMERCIAL DOWNTOWN HISTORIC CENTER

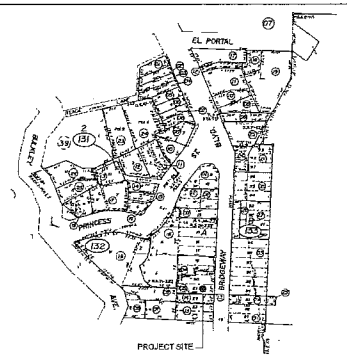
SCOPE OF WORK

NEW ADA ACCESSIBLE RAMP AT BUILDING ENTRANCE

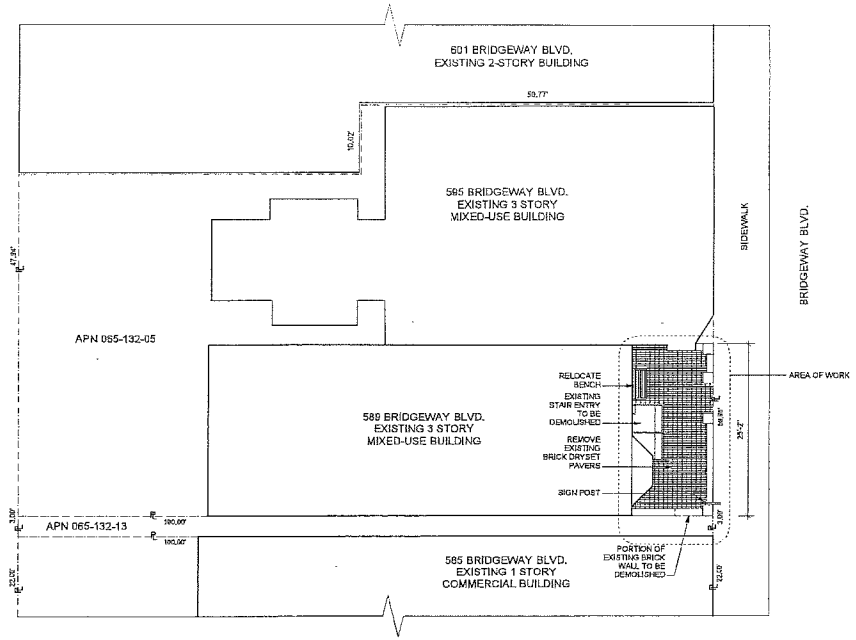
SHEET SCHEDULE

A1 SITE PLAN, APM, & PROJECT INFORMATION

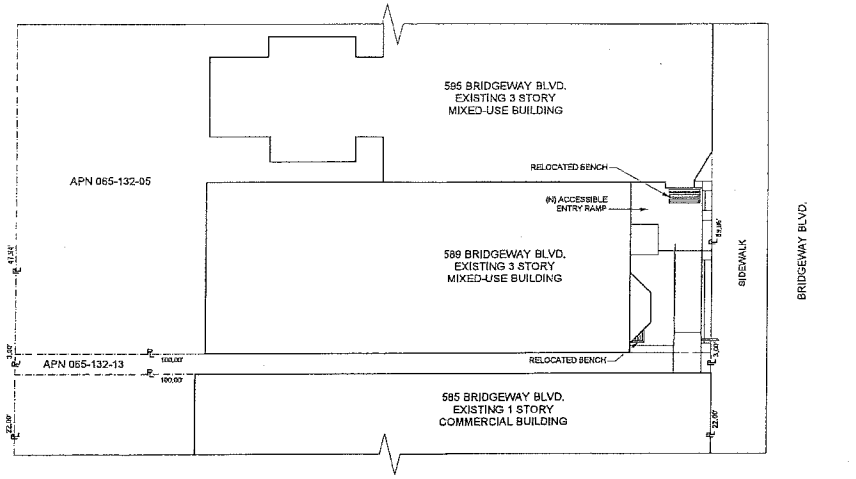
A2 DEMOLITION PLAN, PROPOSED FLOOR PLAN, EXISTING & PROPOSED ELEVATIONS



ASSESSOR'S PARCEL MAP
NOT TO SCALE



EXISTING SITE PLAN
Scale: 1/8" = 1'-0"



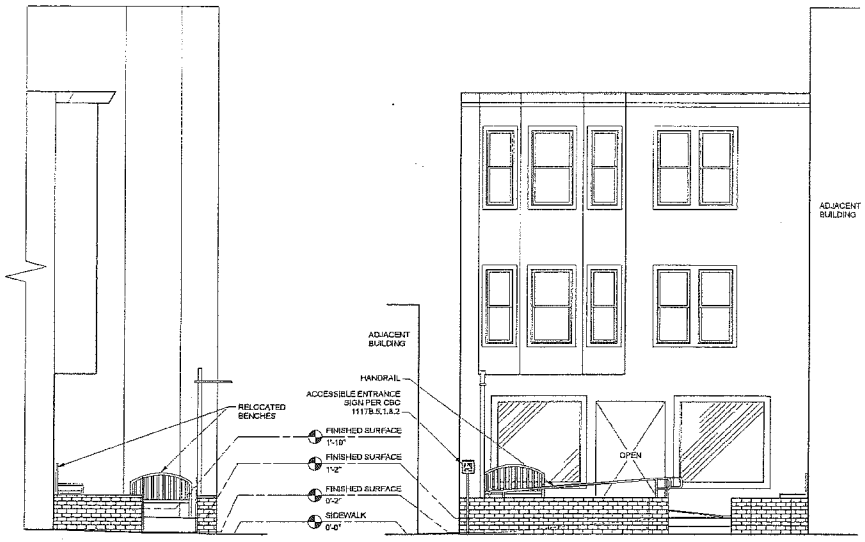
PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

a. gordon atkinson, aia
735a lincoln street ~ san francisco, ca 94118
tel 415-731-3927 fax 415-731-5942 e-mail gordonatkinson@sbcglobal.net

SCALE	AS NOTED
DATE	8-30-2012
revised	
drawn by	RA
sheet	A1 of

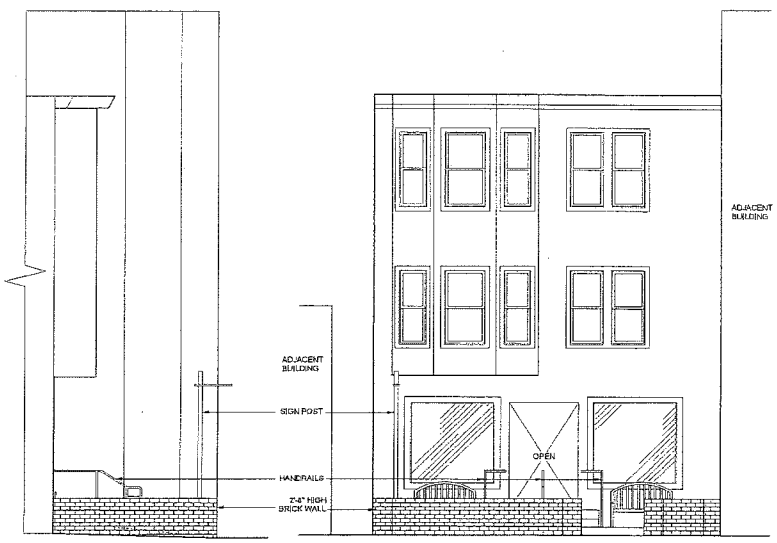
NEW ACCESSIBLE ENTRY RAMP FOR MS. EVA DELEUZE
589 BRIDGEWAY BLVD. ~ SAUSALITO ~ CA ~ 94965
APN: 065-132-05

SITE PLAN, APM & PROJECT INFORMATION



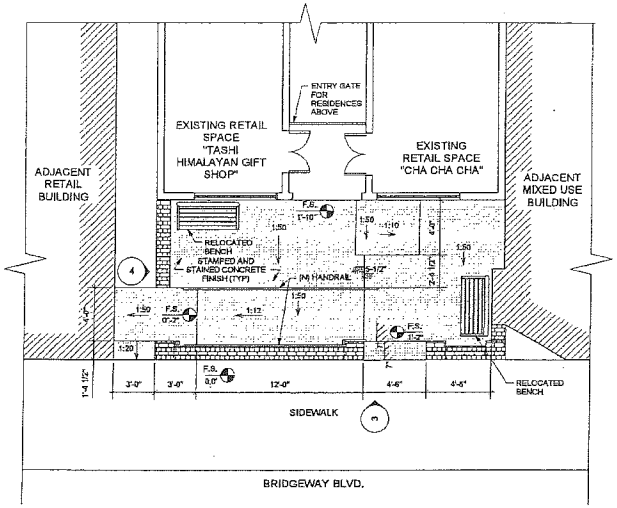
4 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

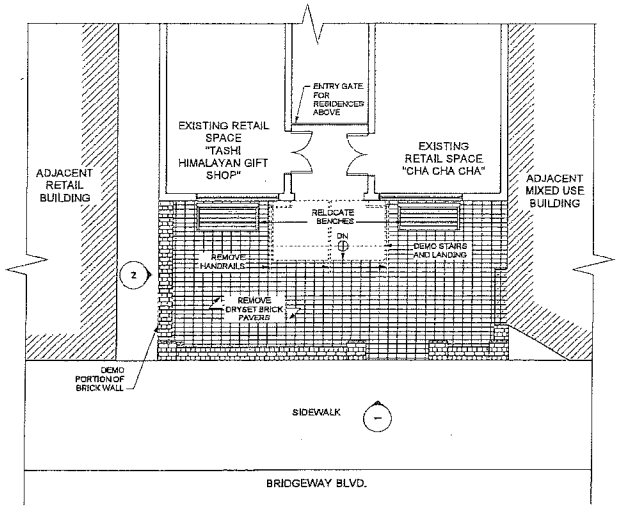
3 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"

1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"





N DEMO PLAN
Scale: 1/4" = 1'-0"

a. gordon atkinson, aia
735a laraval street ~ san francisco, ca 94116
tel 415-731-9927 fax 415-731-5942 e-mail gordonatkinson@sbcglobal.net

scale	date	revised	drawn by	sheet
1/4" = 1'-0"	8-30-2012		RA	A2

NEW ACCESSIBLE ENTRY RAMP FOR MS. EVA DELEUZE
589 BRIDGEWAY BLVD. ~ SAUSALITO ~ CA ~ 94965
APN: 065-132-05
DEMOLITION PLAN, PROPOSED FLOOR PLAN,
EXISTING & PROPOSED ELEVATIONS