



# HISTORIC LANDMARKS BOARD AGENDA

## REGULAR MEETING

### CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

**MEETING DATE:** Wednesday, July 27, 2011  
**MEETING TIME:** 5:30 P.M.  
**LOCATION:** Conference Room, 420 Litho Street, Sausalito

1. **CALL TO ORDER**  
*Morgan Pierce, Chair      Vicki Nichols, Secretary      Carolyn Kiernat      John Flavin*
2. **PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA**
3. **APPROVAL OF AGENDA**
4. **NEW BUSINESS-**
  - A. **MERRIAM BUILDING/565 BRIDGEWAY** **Staff: Burns**  
 Project: Study Session for a Design Review Permit for Façade Improvements on a non-contributing building located at 565 Bridgeway (APN 065-171-02) which is located within the Downtown Historic Overlay Zoning District.
5. **OLD BUSINESS-**
  - A. **STATUS UPDATE ON THE NOTEWORTHY STRUCTURES ASSESSMENT** **Staff: Burns**  
 Project: Status update on the Noteworthy Structures Assessment and continue discussing a strategy for Placement of Noteworthy Structures onto the Local Register.
6. **APPROVAL OF MINUTES** – May 25, 2011 and June 22, 2011
7. **COMMUNICATIONS**

### ADJOURNMENT OF MEETING TO REGULARLY SCHEDULED MEETING ON WEDNESDAY, SEPTEMBER 14, 2011

**APPEALS:** Any decision of the Historic Landmarks Board may be appealed by filing an appeal form and the required appeal fee with the Community Development Department within ten (10) calendar days of the date of the decision. If you challenge a decision of the Historic Landmarks Board in court you may be limited to raising only those issues you or someone else raised at the hearing or on appeal to the Planning Commission and City Council.

**SPECIAL NEEDS:** In compliance with the Americans with Disabilities Act (29 CFR 35.102-35.104 ADA Title 11), if you need special assistance to participate in this meeting, please contact the Community Development Department at 289-4128. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**AGENDAS** are available on the Friday prior to the Historic Landmarks Board meeting at the City Hall entrance at 420 Litho Street.

	City of Sausalito Community Development Department 420 Litho Street Sausalito, CA 94965 (415) 289-4128 <a href="http://www.ci.sausalito.ca.us">www.ci.sausalito.ca.us</a>
Jeremy Graves, <b>Community Development Director</b>	
Mary Wagner, <b>City Attorney</b>	
Heidi Burns, <b>Associate Planner</b>	
Lilly Schinsing, <b>Associate Planner</b>	
Alison Thornberry, <b>Assistant Planner</b>	
Alberto Viana, <b>Administrative Aide I</b>	



# HISTORIC LANDMARKS BOARD AGENDA

## REGULAR MEETING

### CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

DRAFT

MEETING DATE: Wednesday, May 25, 2011  
MEETING TIME: 5:30 P.M.  
LOCATION: Conference Room, 420 Litho Street, Sausalito

#### 1. CALL TO ORDER

*The HLB meeting convened at 5:30 PM. Board Members Nichols, Pierce, and Flavin were present. Board member Kiernat was absent. Associate Planner Burns was also present. Members of the public included Scott and Ginger Foote and Daniel and Yulian Merriman*

#### 2. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA

#### 3. APPROVAL OF AGENDA

#### 4. NEW BUSINESS-

##### A. FOOTE RESIDENCE/27 CENTRAL AVENUE

Project: Review of new deck to be constructed on an existing single family dwelling that is older than 50-years at 27 Central Avenue (APN 065-231-02).

*Board members Flavin and Nichols presented information regarding 27 Central Avenue.*

*The HLB then made the following significance findings:*

1. *Is the structure associated with events that have made a significant contribution to the broad patterns of the history or cultural heritage of Sausalito, California, or the United States?*

*The board finds No Significance under this criterion.*

2. *Is this structure associated with the life or lives of one or more people important to our past?*

*The board finds No Significance under this criterion.*

3. *Does the structure embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values?*

*The board finds No Significance under this criterion.*

4. *Has the structure yielded, or may be likely to yield, information important in prehistory or history?*

*The boards finds No Significance under this criterion.*

*Based on the findings of no significance, the HLB did not provide comments on the project.*

##### B. MERRIAM BUILDING/565 BRIDGEWAY

Project: Study Session for Conceptual Façade Improvements on a non-contributing building located at 565 Bridgeway (APN 065-171-02) which is located within the Downtown Historic Overlay Zoning District.

*Project applicant and owner, David Merriman, presented a conceptual design for façade improvements. The concept includes the removal of the existing brick façade and a wooden façade replacement. The concept was described as a contemporary rendition of Victorian architecture.*

*The HLB's comments were as follows:*

- 1. Maintain the general lines of the surrounding buildings.*
- 2. Consider a more modern interpretation of a Victorian architectural design (i.e., less ornate Victorian detailing).*
- 3. Shadow and details can be articulated with non-Victorian features.*

**5. OLD BUSINESS- None**

**6. APPROVAL OF MINUTES** – May 11, 2011 approved as amended.  
May 17, 2011 approved.

**7. COMMUNICATIONS- None**

**Meeting Minutes Approved**

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Secretary

Date



# HISTORIC LANDMARKS BOARD AGENDA

## REGULAR MEETING

### CITY OF SAUSALITO

COMMUNITY DEVELOPMENT DEPARTMENT / 420 LITHO STREET / SAUSALITO, CA 94965 / (415) 289-4128

**DRAFT**

**MEETING DATE:** Wednesday, June 22, 2011  
**MEETING TIME:** 5:30 P.M.  
**LOCATION:** Conference Room, 420 Litho Street, Sausalito

**1. CALL TO ORDER**

*The HLB meeting was not convened due to a lack of a quorum. Board Members Nichols and Pierce were present. Board member Kiernat and Flavin were absent. Associate Planner Burns was also present.*

**1. PUBLIC COMMENTS ON ITEMS NOT ON THIS AGENDA- None**

**2. APPROVAL OF AGENDA- None**

**3. NEW BUSINESS-**

**A. HISTORIC DESIGN GUIDELINES-INITIAL ENVIRONMENTAL STUDY/NEGATIVE DESIGN GUIDELINES**

**Staff: Burns**

Project: Review and comment on the Initial Environmental Study/Negative Declaration prepared for the Public Draft of the Historic Design Guidelines and Zoning Ordinance Amendment (CDD/ENV/ZOA 09-074).

**No discussion or action.**

**4. OLD BUSINESS-**

**A. STATUS UPDATE ON THE NOTEWORTHY STRUCTURES ASSESSMENT**

**Staff: Burns**

Project: Status update on the Noteworthy Structures Assessment and continue discussing a strategy for Placement of Noteworthy Structures onto the Local Register.

**No discussion or action.**

**B. STATUS UPDATE ON THE PUBLIC REVIEW DRAFT OF THE HISTORIC DESIGN GUIDELINES**

**Staff: Burns**

Project: Status update on the Public Review Draft of the Historic Design Guidelines.

**No discussion or action.**

**5. APPROVAL OF MINUTES – None**

**6. COMMUNICATIONS- None**

**Meeting Minutes Approved**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date



**CITY OF SAUSALITO  
PLANNING DIVISION**

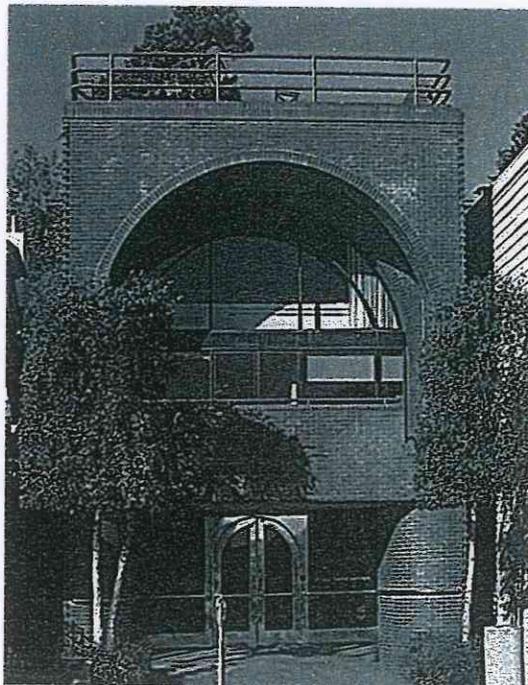
**MEMORANDUM**

Date: July 27, 2011  
To: Historic Landmarks Board (HLB)  
From: Heidi Burns, Associate Planner  
Subject: Study Session for 565 Bridgeway

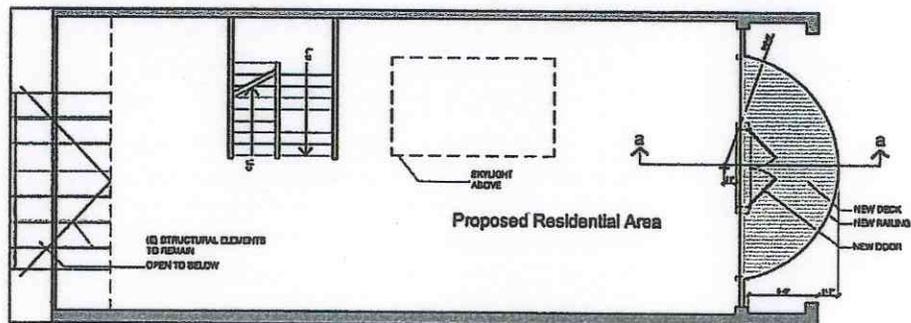
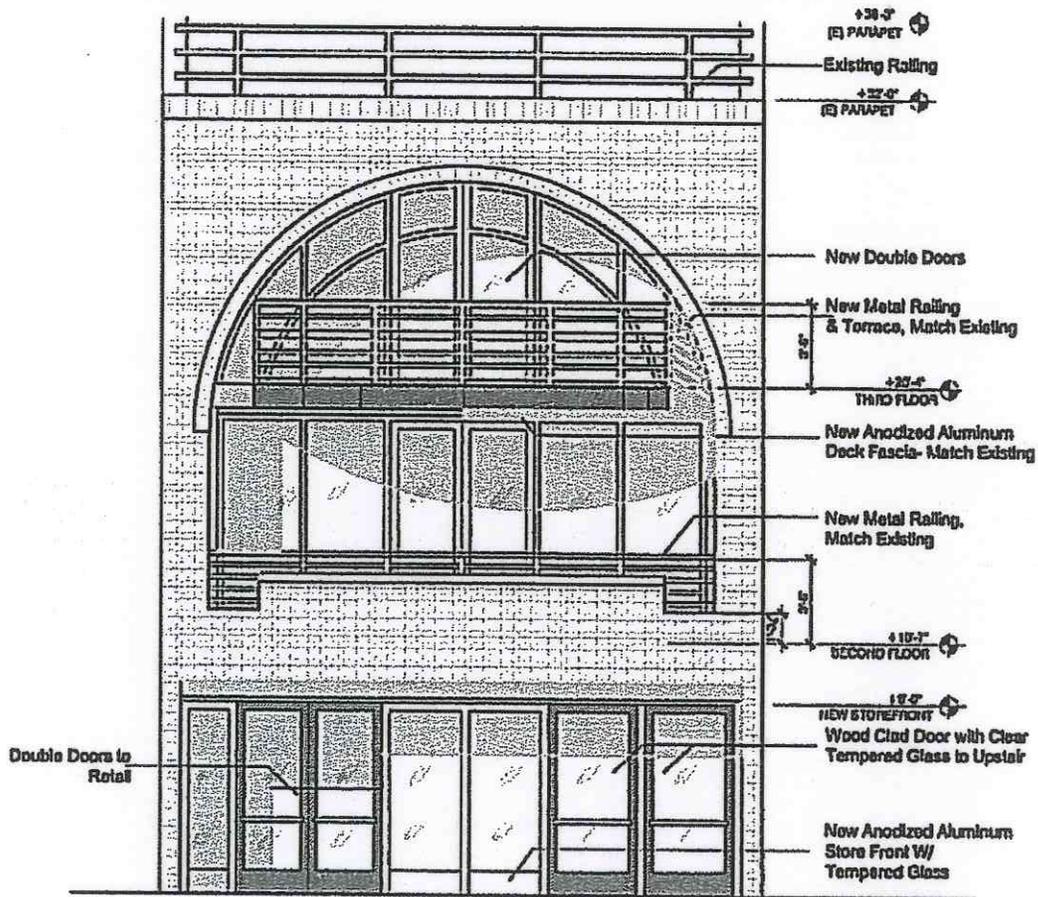
The applicants, Daniel and Yulia Merriam, have submitted a Design Review Permit for façade renovations relating to a non-historic building located within the City's Downtown Historic Overlay Zoning District. The purpose of this agenda item is to act as a study session prior to scheduling a joint public hearing with the HLB and Planning Commission Design Review. If the plans are considered complete by the HLB and ready for a joint public hearing, staff is recommending the HLB consider scheduling a Special Meeting on September 7, 2011 to coincide with the Planning Commission's regularly scheduled meeting on that day.

**Background**

The existing building was approved by the City in September 1981 for the demolition and new construction of a three story commercial building (see **Exhibit A**). A building permit was issued in 1982 and completed in May of 1983. The building was approved as rectilinear contemporary brick building as shown in the picture below:



On March, the HLB and Planning Commission conducted a joint public hearing and approved the following façade renovation for the construction of a third story deck, the after-the-fact installation of a roof-top skylight, and the construction of two terraced retaining walls and a rear patio extension for an existing commercial building:



PROPOSED 3RD FLOOR PLAN  
scale: 3/16" = 1'-0"

A building permit was issued for the project and demolition of the façade improvements commenced, however, the construction of the 2009 project ceased until the applicant's purchased the property in 2011.

On May 25, 2011, the HLB conducted a study session on a conceptual façade renovation. The HLB provided the following direction to the applicant:

1. Maintain the general lines of the surrounding building.
2. Consider a more modern interpretation of a Victorian architectural design (i.e., less ornate Victorian detailing).
3. Shadow and details can be articulated with non-Victorian features.

As depicted by the photosimulation to the right, the applicant's are proposing a modern interpretation of a "Late Victorian" as described in the Public Review Draft of the Historic Design Guidelines. The project will include an interpretation of a ornate treatment of

the cornice, including the use of large brackets, modillions, and dental courses, decorative molding, glassed store-front with kickplate, display windows, and transom features, and an interpretation on multi-lite glazing. The mass and bulk of the existing building is proposed to remain.



Design review is required for projects located within the Historic Overlay District. Although the subject building is not historic, the applicant is requesting a Study Session on the proposed façade and site improvements and direction on the appropriateness of the proposed changes.

Attachments

1. Project Description date-stamped June 27, 2011
2. Letter to HLB from Applicant date-stamped July 21, 2011
3. Project Plans date-stamped July 21, 2011

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 565\DR-HLB 11-202\HLB Memo for 7-27-11.doc

## PROJECT DESCRIPTION

RECEIVED

JUN 27 2011

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

### A. Present Condition

565 Bridgeway is a non-historic mixed-use building located in the Downtown Historic Overlay District of Sausalito. It is a three-story building with a masonry façade. It was constructed in 1982. The building is located on the west side of Bridgeway with an easterly facing entrance.

The previous owner had undertaken a remodel of the property but was unable to complete the work, leaving the building in partially demolished state and in dire need of restoration for over two years.

1. Of primary concern is the mass of brick veneer that was used to create the two arches encasing the two moment frames at the front of the building, as well as planters that were incorporated into the structure. Both the arches and the planters created excessive weight, putting unnecessary strain on the moment frames.
2. With daily irrigation, the materials used to waterproof the planters were subject to deterioration, which eventually resulted in leakage. During quakes in the past 30 years, the mortar lines sustained some cracking and resulted in further leakage.
3. The existing windows are set deep within the shadows of the front walls and arches, allowing very little light into the center of the building.
4. The building is significantly recessed, which creates a disproportional gap in the traditional building setback and visually disrupts the rhythm of existing sequence of surrounding buildings.

### B. Design Proposal

Objectives: To make the building more structurally sound, architecturally pleasing, and practical for its usage (as an art gallery in the retail space and a residential unit above.)

Proposed Modifications:

1. Removing brick arches - Although we have performed calculations on the existing structure and applied necessary retrofits to meet code requirements, we would like to further our efforts to insure that we do not incur irreparable damage in the event of a Mega quake. In a seismic event of this category, massive brick elements will respond to earthquakes at a different flex rate than the wood super-structure they are connected to. Wood and steel will flex; however, masonry will not. We propose to remedy this problem by removing the brick arches and replacing them with windows. This will significantly reduce the overhead weight and protect the front of the building from weather.
2. Waterproof coating to be applied to the remaining brick veneer to prevent water from damaging the interior. The brick will be painted a solid color.
3. Installation of new doors and windows at the front of the building – Since the building is long and narrow and cannot have windows on the sides, it is important to obtain as much natural light and ventilation from the front as possible. By eliminating the arches, the glass can extend to full height, where the radius of the existing arch is. This will allow for more natural light and ventilation, helping to meet the Title 24 code.

Attachment 1  
( 7 pgs )

Moving windows to the front will also help align the entrance of the building closer to the sidewalk to follow the traditional development pattern within the Historic District.

4. The Downtown Historic Overlay District exhibits a consistent architectural pattern of the late 19<sup>th</sup> century – beginning of the 20<sup>th</sup> century. Although 565 Bridgeway was not built during this period, most of the buildings surrounding it were. The new façade will relate to the existing historic, commercial district by incorporating traditional building elements in its design. By combining modern window frames with classic surrounds, the building will take on a contemporary feel but with a twist of classic revival, helping to preserve and celebrate the district's heritage.

Given the simplicity of the shape of the building, the surfaces that need treatment are just the perimeters of a rectangle. The following elements are proposed: a small arched crest at the top and one over the entry to soften the rectangular lines of the structure and echo features of surrounding buildings; the application of moldings and cornices will give the façade depth and shadows.

5. In addition to being a fit with the neighborhood, we would like to create an exterior that reflects the design ideal of our interior, both in its form and its function. We will be operating an art gallery that will feature works with emphasis on imagination and the importance of craftsmanship. The proposed style reflects these ideals and incorporates familiar symbols of the robust character that is inherent in Sausalito's history. We feel it will be a natural fit with the art and a special contribution to the vitality of the local culture.

### C. List of Work to be Completed

#### 1. Façade:

- Remove the existing brick arches and a single glazed door and windows.
- Install new insulated Low-E aluminum frame windows flush with the existing face of the structure and recessed doors for the retail space.
- Reface facade with paint grade trim composed of a variety of materials specific to the trade, including wood, plaster and stucco.
- Install spotlights for signable area.

#### 2. Rooftop:

- Complete installation of the previously approved skylight (Resolution 2009-15).
- Replace the existing railing at the front of the roof deck with a code compliant railing.
- Install composite decking on the existing roof deck framing.

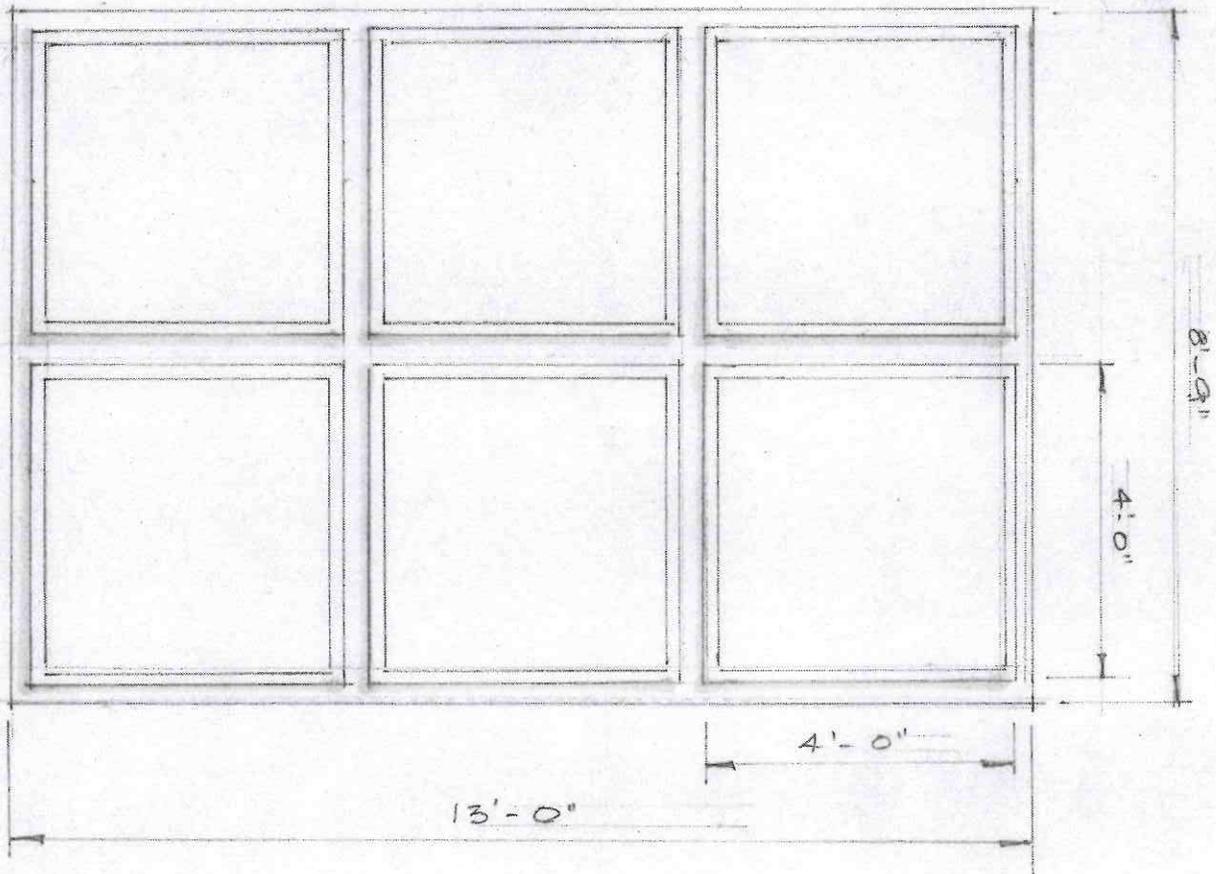
#### 3. Other work:

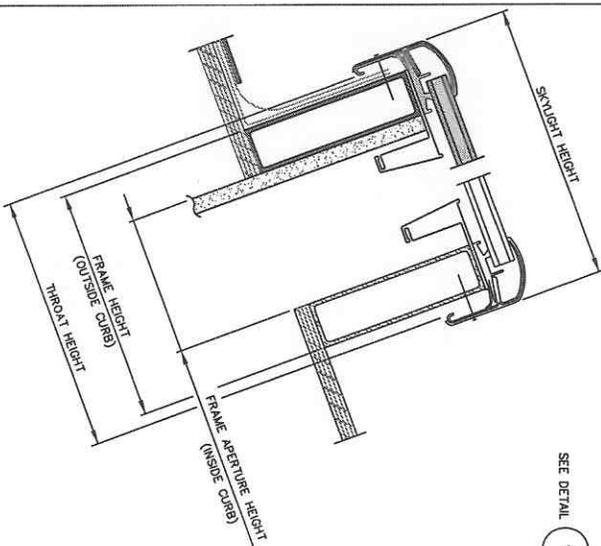
- Install a cleanout and backflow valve where the sewer lateral exits the building (as required by the city.)
- Install a stand pipe in conjunction with the fire sprinkler installation (as required by city).
- Waterproof the building by applying elastomeric coating to the roof and brick exterior.
- Replace existing retaining walls in the rear of the building with one engineered wall (as required by the city).
- Crop the back radius of one of the planters in front of the building to allow clearance for the door to the residence.
- Stain the brick on the ground in front of the building a neutral color.

# SKYLIGHT PLAN

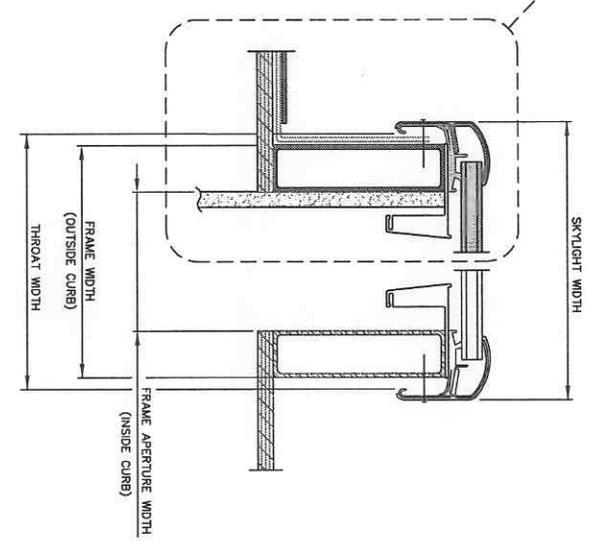


Six curb mounted *Velux* skylights with electric blackout blinds wired to a timer switch. Satin finish exterior glass.

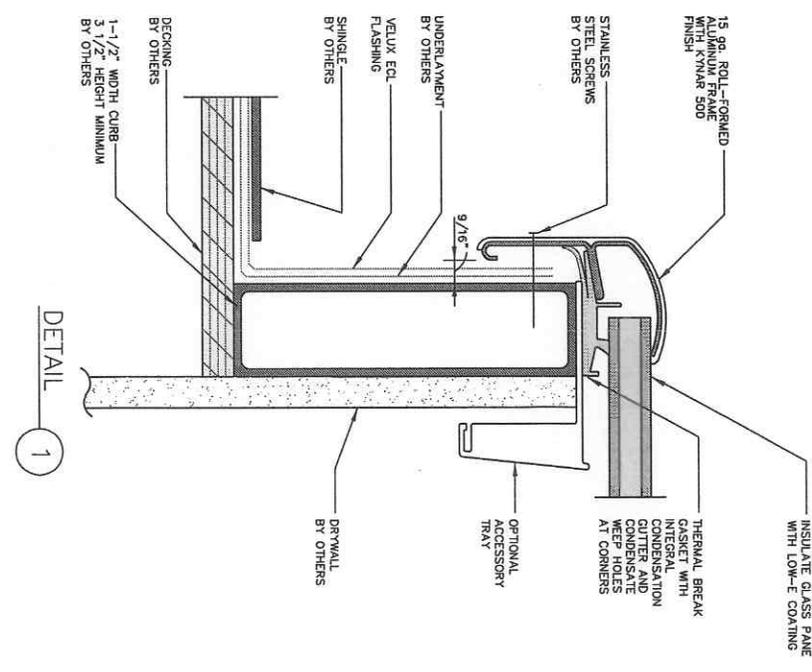




VERTICAL CROSS SECTION



HORIZONTAL CROSS SECTION



DETAIL 1

**PRODUCT DIMENSIONS**

METRIC UNITS (MILLIMETERS)									
SIZE	FRAME WIDTH	FRAME APERTURE WIDTH	SKYLIGHT WIDTH	THROAT WIDTH	FRAME HEIGHT	FRAME APERTURE HEIGHT	SKYLIGHT HEIGHT	THROAT HEIGHT	DAWLIGHT (SQ. MM)
1430	445	368	485	473	851	775	882	679	0.28
1446	445	368	485	473	1257	1181	1299	1296	0.43
2222	648	572	689	676	848	775	882	679	0.33
2230	648	572	689	676	851	775	882	679	0.44
2234	648	572	689	676	1257	1181	1299	1296	0.50
2270	648	572	689	676	1867	1790	1908	1895	1.02
3030	851	775	892	879	851	775	882	679	0.50
3045	851	775	892	879	1181	1104	1229	1216	0.92
3534	952	876	994	981	851	775	882	679	0.64
4448	1297	1181	1299	1286	1297	1181	1299	1286	1.39

IMPERIAL UNITS (INCHES)									
SIZE	FRAME WIDTH	FRAME APERTURE WIDTH	SKYLIGHT WIDTH	THROAT WIDTH	FRAME HEIGHT	FRAME APERTURE HEIGHT	SKYLIGHT HEIGHT	THROAT HEIGHT	DAWLIGHT (SQ. FT.)
1430	17 1/2	14 1/2	19 1/8	18 5/8	33 1/2	30 1/2	35 1/8	26 5/8	3.07
1446	17 1/2	14 1/2	19 1/8	18 5/8	49 1/2	46 1/2	51 1/8	50 5/8	4.66
2222	25 1/2	22 1/2	27 1/8	26 5/8	28 1/2	25 1/2	32 1/8	28 5/8	3.52
2230	25 1/2	22 1/2	27 1/8	26 5/8	33 1/2	30 1/2	35 1/8	34 5/8	5.16
2234	25 1/2	22 1/2	27 1/8	26 5/8	49 1/2	46 1/2	51 1/8	50 5/8	7.27
2270	25 1/2	22 1/2	27 1/8	26 5/8	73 1/2	70 1/2	75 1/8	74 5/8	11.31
3030	33 1/2	30 1/2	35 3/8	34 5/8	33 1/2	30 1/2	35 1/8	34 5/8	6.46
3045	33 1/2	30 1/2	35 3/8	34 5/8	49 1/2	46 1/2	51 1/8	50 5/8	9.55
3534	38 1/2	35 1/2	41 1/8	40 1/8	33 1/2	30 1/2	35 1/8	34 5/8	7.27
4448	49 1/2	46 1/2	51 7/8	50 9/8	49 1/2	46 1/2	51 7/8	50 9/8	13.02

This drawing is an instrument of service and is provided for informational use only.

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**VELUX**

VELUX Group, Reed  
4118 Lyons Street  
01-800-88-VELUX  
www.VELUXUSA.com

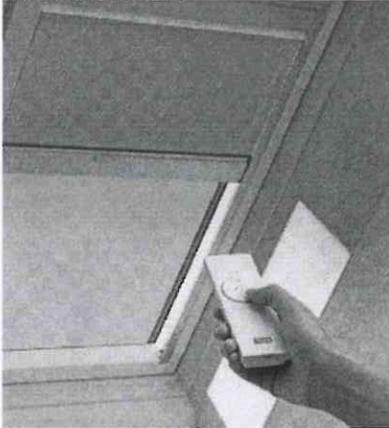
FCM - Fixed Curb Mounted Skylight  
Product Data, Product Dimensions,  
Cross Sections & Enlarged Detail

FCM-01-0310

Drawing No.	Name	Date
Checked by	JDH	Mar 10

VELUX is a registered trademark

## Blackout blinds



The blackout blind can convert day into night, blocking even the brightest sunlight, which makes it perfect for rooms that require total room darkening such as bedrooms or TV/entertainment rooms. Perfect for afternoon siestas and light summer nights.

If you choose a VELUX blackout blind, you will enjoy total blackout plus optimal heat protection.

### Next steps

[Blind shop](#)

### Related areas

[Energy efficient options](#)

### Order your blackout blind today

Order your blackout blind through our [online blind shop](#). Most blinds are in stock and will arrive in as little as 2-4 business days.

### Product details

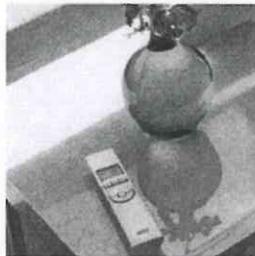
- Maximum light blocking - tight design and light blocking fabric block sunlight so that less than 2% enters the room.
- Color - white with thermo coating (color 1025)
- Glare control - eliminates direct sunlight to significantly reduce or eliminate glare on your TV or computer screen, which increases the versatility of the room.

### Energy efficiency

The blackout blind has an energy efficient aluminum coating on the exterior side that acts as a heat barrier, increasing energy efficiency up to 20% and reducing your heating and cooling costs due to the better natural climate control in your room.

### Quick and easy installation

Installation of a VELUX blind has never been easier. With the new innovative Pick&Click!™ brackets blind installation is a snap! Most VELUX skylights comes pre-installed with Pick&Click!™ brackets that allows for fast and easy installation of sunscreening blinds and accessories.



### Solar

Block the light using only the power of the sun. No wiring. No electrician. Operated via KLI keypad.

[Details](#)

Available for FS, VS, FCM, and VCM and QPF skylights

### Electric

Operated via our new advanced RF remote.

[Details](#)

Available for FS, VSE, FCM, and VCE skylights

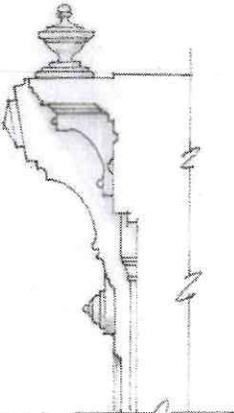
### Manual

Operated manually for in reach applications or via rod.

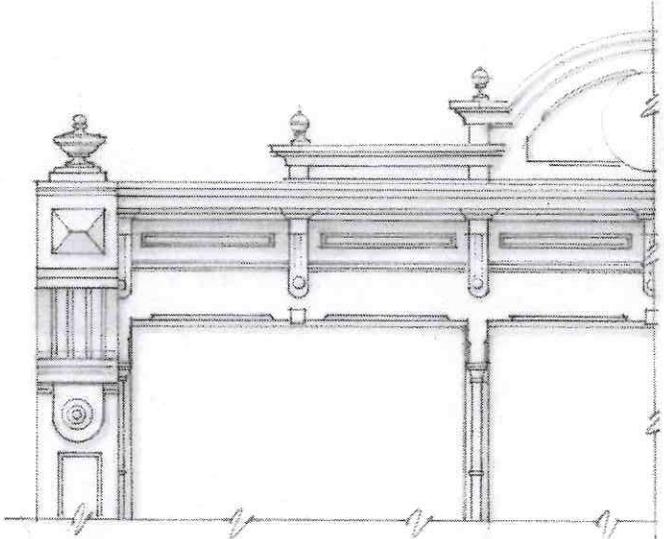
[Details](#)

Available for FS, FCM and QPF skylights

TRIM DETAILS



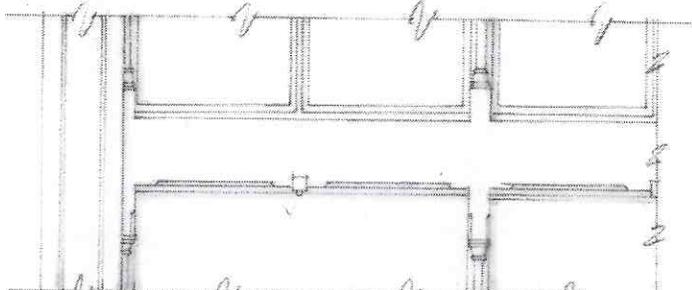
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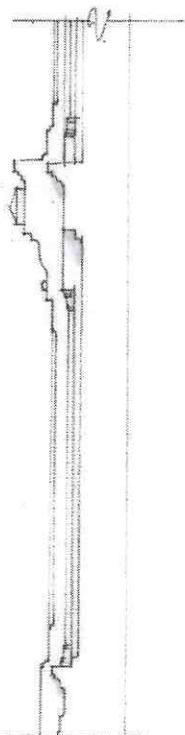
TD-2



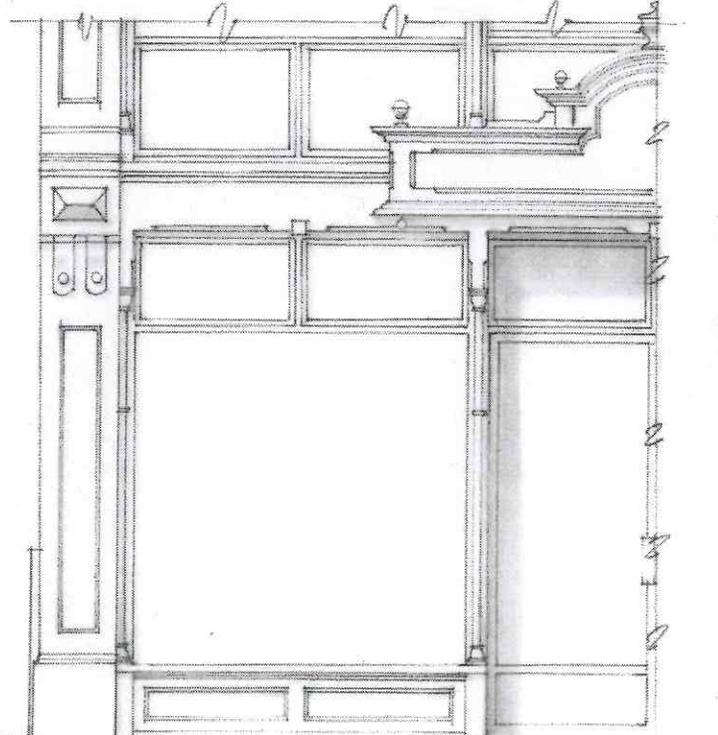
TD-3



TD-4

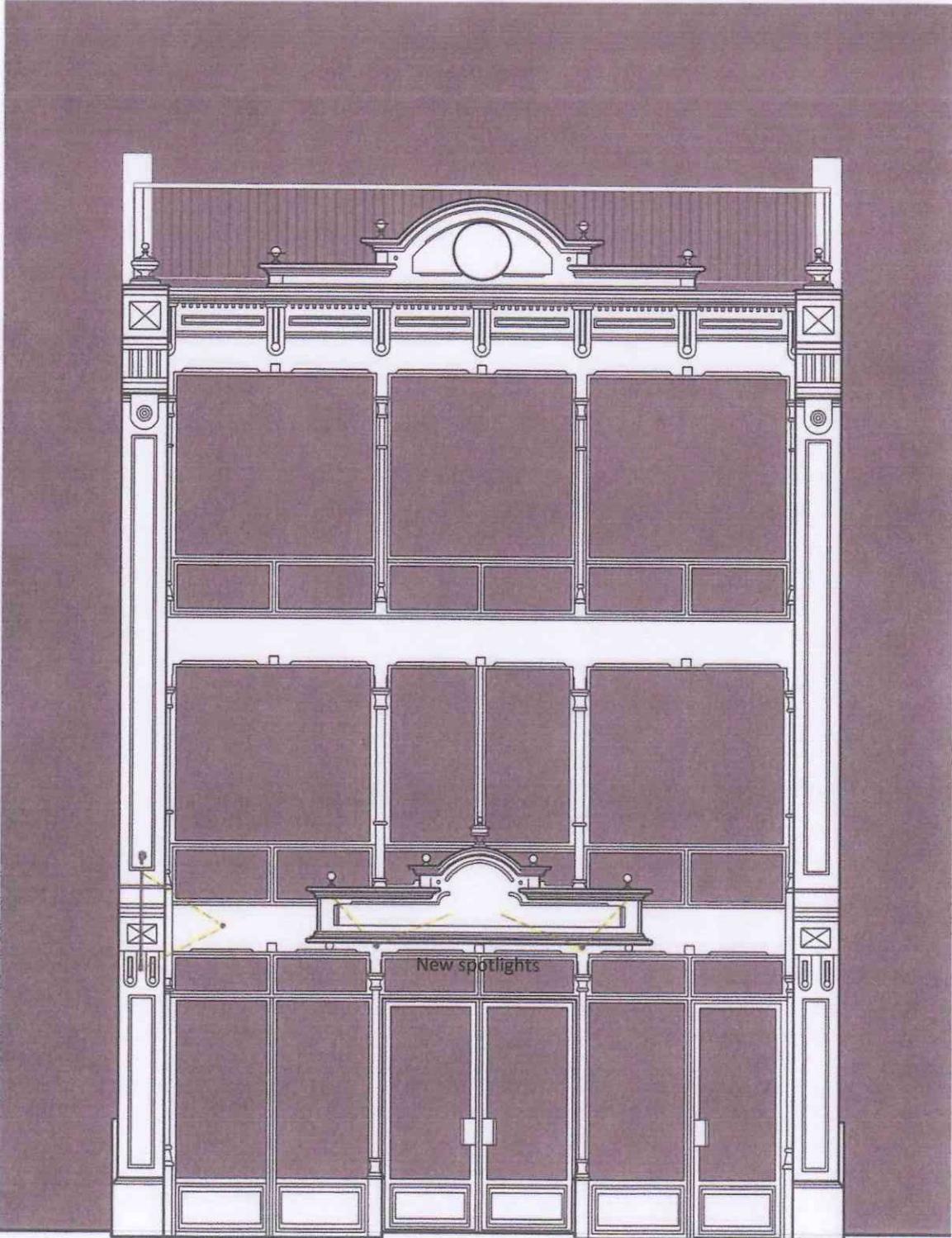


TD-5



TD-6

LIGHTING PLAN



Existing spotlights

Historic Landmarks Board  
420 Litho Street  
Sausalito, CA 94965

RECEIVED July 20, 2011

JUL 21 2011

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

**Re: 565 Bridgeway façade rehabilitation**

Dear Members of the Board:

We apologize that we are unable to attend the informal review scheduled for July 27, 2011. We are traveling for my summer exhibition in France and will be back on August 20.

In our absence, we hope that the materials we have provided will clearly communicate our design. We would like to add a few notes that could help you better understand the reasoning behind this design.

During the process of re-designing the façade, many factors were taken into consideration. We first established our limitations and then begun to design within those parameters. We looked through the historic guidelines material to see what the charter of the review board is. We also studied the history of Sausalito and carefully analyzed all of the historical considerations available to us. Based on the items sited in the current guidelines, we believe our goals to be a fit with those of the preservation efforts.

I have always had a special interest in the history of the Bay Area, not only in its architecture but in the stories of the people who made it into what it is today. Although the goal to preserve the integrity of a historic town's environment is important, it is also important to realize that part of its character comes from the ebb and flow of change and the people who bring their influence to that town.

As an artist, I have devoted much of my work to the study of Victorian architecture and reincorporating its designs into a style which is now called *Neo-Victorian*. I have renovated numerous Victorian homes and built modern structures incorporating my revival style of composition and design. I have exhibited in Sausalito for 18 years and enjoyed the reception my work has garnered here.

We intend to occupy this building both as a residence and an art gallery for the rest of our lives and it is important not only to us but my fans as well that the building reflects my vision and ideals. I believe this design will have a long lasting appeal. It is in keeping with the fundamentals of Eastlake but in a relatively simple form of the art. These principles of design hold a timeless integrity that is well rooted in an undeniable legacy of architectural study and discipline. The hint of modern lent to the classic can be as powerful as a hint of classic lent to the modern.

Our ultimate goal is to contribute to the longevity of the design style this community strives to preserve. It is with the utmost conviction that we have contemplated this design and we trust you will consider its artistic intent.

Sincerely,

Daniel and Yulia Merriam

Attachment 2  
(2 pgs)

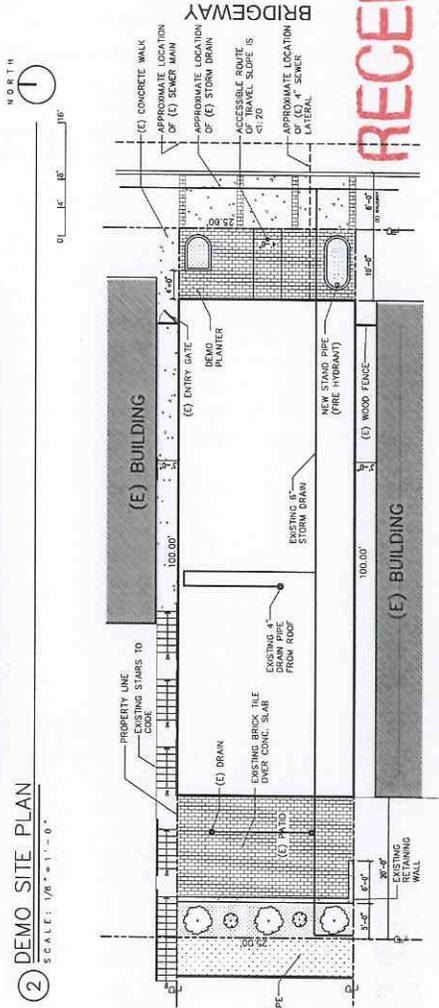
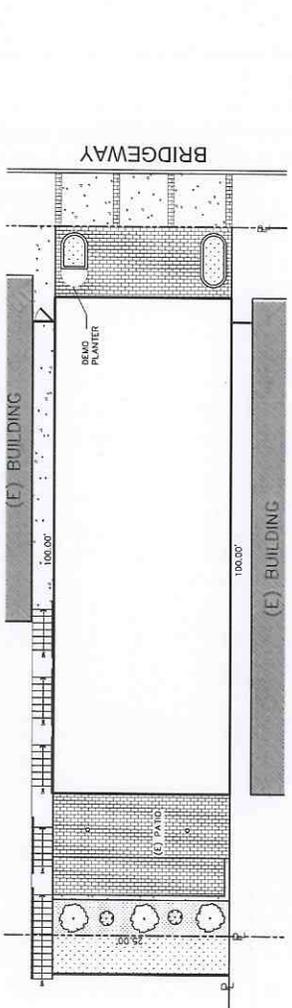
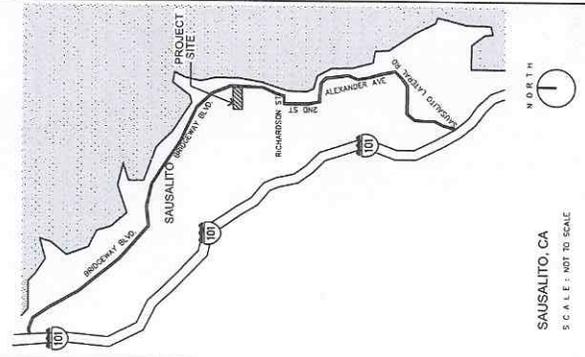
## NOTES TO THE PREVIOUSLY SUBMITTED MATERIALS

- The computer rendering we provided shows windows to be quite dark as if they are tinted. We will actually be using the lightest Low-E glass that will qualify for Title 24. When the real sky is reflected in the glass, it will take on a much lighter and more lively appearance.
- Although the existing windows on the front of the building span the full width at all three levels, they still allow very little light into the building due to the current design of the façade. The existing building is set back, and is narrow and deep. Our design proposes to move the windows toward the front of the building. While still similar in size, they would be of improved function and provide more natural light and ventilation to help us meet Title 24 requirements and to make the space more habitable.

# 565 BRIDGEWAY SAUSALITO, CA FACADE REDESIGN

SCOPE OF WORK	PROJECT DATA	DIRECTORY	SHEET INDEX
<p><b>EXISTING CONDITIONS:</b></p> <ul style="list-style-type: none"> <li>THE EXISTING BUILDING IS A OCEA 1981 3 STORY WOOD FRAME BUILDING COMPRISED OF A 2 STORY RESIDENCE ABOVE THE GROUND FLOOR AND COMMERCIAL SPACE (EQUIPMENT PERMIT #100-106) NEW WORK.</li> <li>THE OWNER PROPOSES TO REDESIGN THE FACADE TO FIT INTO THE HISTORICAL SAUSALITO ARCHITECTURE. THIS WILL REQUIRE FOLLOWING ADJUSTMENTS TO THE EXISTING BUILDING:</li> <li>NEW FRONT FACADE REPLACEMENT</li> <li>NEW METAL GARDENWALL AT THE FACADE PARAPET</li> <li>ADDING PREVIOUSLY APPROVED SKYLIGHT</li> <li>NEW ROOF DECKING TO BE ADDED ON EXISTING STRINGERS</li> </ul>	<p><b>APN:</b> 65-171-02</p> <p><b>CONSTRUCTION TYPE:</b> VC</p> <p><b>PARCEL SIZE:</b> 2,509 S.F.</p> <p><b>EXISTING FLOOR AREA:</b> 3,575 S.F.</p> <p><b>PROPOSED FLOOR AREA:</b> 3,575 S.F. - NO CHANGE</p> <p><b>NUMBER OF STORIES:</b> 3 (EXISTING TO REMAIN UNCHANGED)</p> <p><b>BUILDING USE:</b> M (DISPARITY ON 1ST FLOOR, R-3 AND 2ND AND 3RD FLOORS)</p> <p><b>BUILDING ID:</b> FULLY SPRINKLED PER IBC 903.2.7.</p> <p><b>REFER TO PERMIT NUMBERS:</b> #808-688 AND #810-156</p>	<p><b>OWNER:</b> DANIEL MERRIAM 565 BRIDGEWAY SAUSALITO, CA 94965 CELL: (415) 899-2386 CONTACT: DANIEL MERRIAM</p> <p><b>ARCHITECT:</b> MERRIAM DESIGN CONSULTING 3315 REDWOOD STREET SAN FRANCISCO, CA 94122 TEL: (415) 763-7445 CONTACT: EXTERNAL: KIM WILES</p> <p><b>STRUCTURAL ENGINEER:</b> JAMES W. WILSON, INC. 2711 CLAYLAND COURT SAN FRANCISCO, CA 94116 TEL: (415) 348-8950 CONTACT: DELELY DORING</p> <p><b>CONTRACTOR:</b> ZEPEDA CONSTRUCTION 700 PONDWOOD AVE. SAN FRANCISCO, CA 94134 CELL: (415) 395-2709 CONTACT: DANIEL ZEPEDA</p>	<p><b>NO. SHEET TITLE</b></p> <p>A-1.1 SITE PLAN - PROJECT INFORMATION</p> <p>A-1.2 3RD FLOOR AND ROOF PLANS</p> <p>A-1.3 EXTERIOR ELEVATIONS</p> <p>A-1.4 EXTERIOR ELEVATIONS</p> <p>A-1.5 SECTION</p>

### VICINITY MAP



RECEIVED

NORTH  
**JUL 21 2011**

① **SITE PLAN**  
SCALE: 1/8" = 1'-0"

DATE 07/20/2011  
SCALE  
DRAWN E.K.  
JOB # 1107  
SHEET

**A-1.1**  
1 OF 7 SHEETS

**SITE PLAN**  
BUILDING FACADE REDESIGN  
565 BRIDGEWAY, SAUSALITO, CA 94965



Attachment 3  
(7 Pgs)





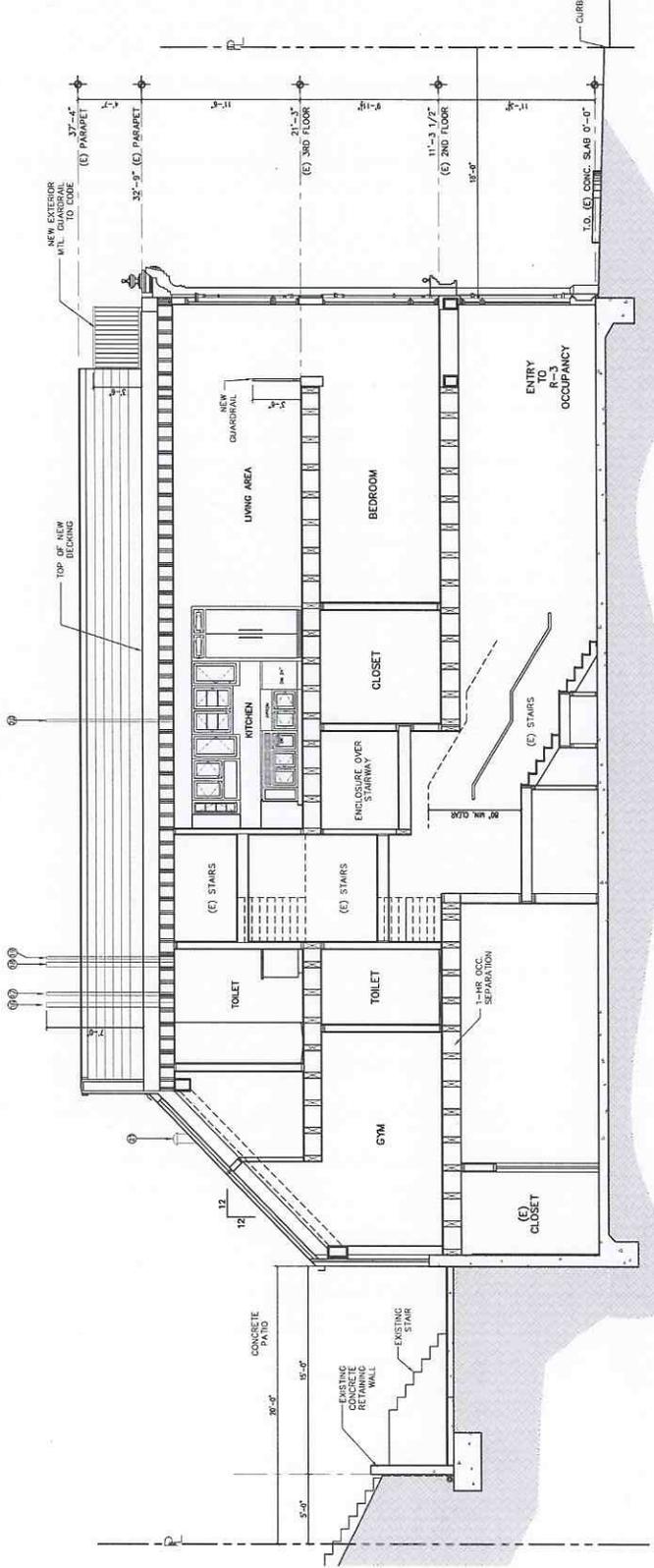
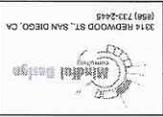






**ROOF VENTS LEGEND:**

- SOUTH WALL:**
1. NEW EXHAUST FAN FOR 1ST FL FURNACE - 8"
  2. AIR INTAKE FOR COMBUSTION AIR TO 1ST FL FURNACE - 8"
  3. PVC EXHAUST VENT FOR 1ST FL FURNACE - 3"
  4. EXHAUST FAN FOR LAUNDRY ROOM - 4"
  5. EXHAUST FAN FOR LAUNDRY ROOM - 4"
  6. COMBUSTION AIR FOR UTILITY ROOM - 8"
  7. COMBUSTION AIR FOR UTILITY ROOM - 8"
  8. COMBUSTION AIR FOR UTILITY ROOM - 8"
  9. COMBUSTION AIR FOR UTILITY ROOM - 8"
  10. PVC INTAKE FOR DRIP PAN OVER WATER HEATER - 3"
  11. PVC EXHAUST FOR 1ST FURNACE - 3"
  12. EXHAUST FAN FOR 1ST FLOOR - 4"
  13. MASTER BATH FAN VENT - 4"
  14. EXHAUST FAN FOR 1ST FLOOR - 4"
  15. GAS FIRE PLACE VENT - 8" 2ND FLOOR
- NORTH WALL:**
16. BATHROOM EXHAUST FAN VENT 2ND FL - 4"
  17. BATH VENT FOR MOST OF THE PLUMBING - 3" CAST IRON
  18. BATHROOM EXHAUST FAN VENT 2ND FL - 4"
  19. EXHAUST FAN FOR 2ND FLOOR - 4"
  20. DRAIN VENT FOR KITCHEN - 2" CAST IRON
  21. EXISTING 8" GALV. VENT TO BE REUSED W/ NEW VENT FAN



**1 BUILDING SECTION**  
 SCALE: 1/4" = 1'-0"

