

**SAUSALITO PLANNING COMMISSION NO. 2021-25  
SEPTEMBER 22, 2021  
719-725 BRIDGEWAY  
DR-CUP-EA-TM-TRP-SP-VAR 17-487**

**EXHIBIT C: CONDITIONS OF APPROVAL**

These conditions apply to the project plans prepared by Michael Rex Architects, entitled "A New Mixed-Use Building Langsam Building" and dated April 6, 2021.

**COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:**

**General Items:**

1. It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter (reference Sausalito Municipal Code (SMC) Section 10.50.120).
2. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Division for plan check shall be identical to those approved by the City Council, with received date stamp of April 21, 2021. If any changes are made to the approved plans the applicant is responsible for clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building and/or Grading Permit. All changes made to the Design Review Plans approved by the City Council (or any subsequent grant of approval for minor modifications to the project pursuant to SMC Section 10.50.180 granted by the Community Development Director) and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by the Director through the required approval process in the Sausalito Municipal Code are not approved. Construction, demolition or grading that does not conform to the City Council/ Director approval is not valid and shall be subject to stop work orders and may require removal.
3. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a building permit.
4. At the time of building permit application the applicant shall provide a written statement demonstrating how each condition of approval in this resolution has been or will be met for review and confirmation by City of Sausalito staff.

5. Prior to application for a building permit, the applicants shall reimburse the City for any known unpaid costs associated with the project, including work done by consultants, staff and the City Attorney.
6. Prior to final certificate of occupancy the applicants shall reimburse the City for any other unpaid costs associated with the project, including work done by consultants, staff and the City Attorney.
7. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Design Review Permit is determined to be implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued.
8. The Conditional Use Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Conditional Use Permit is determined implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued. (SMC Section 10.60.110)
9. The Minor Use Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Minor Use Permit is determined implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued. (SMC Section 10.58.120)
10. The Sign Permit shall expire one year following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Sign Permit is determined implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued. (SMC Section 10.42.090I)
11. The Tree Removal Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Tree Removal Permit is determined implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued. (SMC Section 11.12.030D)
12. The Encroachment Agreement shall expire two years following the effective date of the agreement if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant

to the Encroachment Agreement is determined implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued. (SMC Section 10.56.130)

13. The Tentative Parcel Map shall expire two years following the effective date of the entitlement, provided no extension has been filed prior to the expiration date and any other applicable extension provided for by the California Subdivision Map Act.
14. The Variance shall expire two years following the effective date of the entitlement, unless a building permit has been issued and construction diligently pursued, or the permit is renewed and extended. If more than one phase of a development is approved in a single action and later phases remain outstanding, approval shall lapse at the end of the authorized timeframe. (SMC Section 10.68.100)
15. The Community Development Director is authorized to approve minor modifications to the project, pursuant to the SMC Section 10.50.180 regarding changes to an approved project. Major project modifications will require review and approval by the Planning Commission.
16. Upon building permit submittal, the owner or designee shall provide electronic copies of the approved colors and materials board(s), including but not limited to all manufacturers' information related to materials, specifications, and cut sheets for all exterior lighting fixtures.
17. All exterior lighting shall be shielded and downward facing.
18. 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 or the Planning Commission as a modification to this approval.
19. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City) and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.
20. 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.

21. All applicable City fees as established by City Council resolutions and ordinances shall be paid. Third party review fees shall be paid as required. All outstanding development fees shall be paid.
22. Any mechanical equipment installed in connection with this project shall be subject to SMC Section 12.16.130 - Machinery, equipment, fans, and air conditioning.
23. Demolition of the structure shall only occur once a building permit has been issued. Demolition permits (with the exception of soft demolition limited to only interior demolition work not visible from the exterior) shall not be issued until all required building permits are issued. Temporary shoring shall be allowed for a maximum period of six months, unless extended in writing by the Community Development Director. It is strictly understood that the once the contractor starts the construction of the retaining structure that he/she shall make every effort to expedite the work and not leave any temporary shoring in place.
24. Additional articulation of the façade shall be required. Prior to submittal of an application for a building permit the applicant shall consult with Planning Commissioner Graef and City staff and revise the project plans to include an additional color tone or highlight of color in order to reduce monochromaticity and to be more consistent with the neighboring buildings. The Community Development Director shall approve the revised color scheme in writing. The approved revised colors and materials shall be included in the construction drawings submitted for a building permit.
25. Appropriate screening of the construction site shall be implemented and maintained through the entirety of construction on the site. Screening shall be aesthetically pleasing, appropriate for the downtown location and reviewed and approved by the Community Development Director prior to building permit approval. The intent of the screening is that the activities on the project site during construction will not detract from the charm and nature of the Historic District.
26. At the time of building permit application, the owner or designee shall file a reasonable estimate of the value of the project, and based thereon, a construction time limit shall be established for the project in accordance with the criteria set forth in SMC Section 10.54.100. The following conditions apply:
  - a) The owner or designee shall submit information reasonably requested by the Community Development Director to support the estimated value of the project such documentation may include without limitation an executed construction contract.

- b) The time for completion of the construction shall also be indicated on the construction permit.
  - c) For projects exceeding \$500,000 in project valuation, a detailed GANTT chart (or other graphic display acceptable to the Community Development Director) depicting the sequence of steps necessary for completion of the project, including detailed information on the critical path of the project, duration of critical tasks, and predicted inspection dates, shall be submitted prior to the issuance of any construction permit.
  - d) Once approved, the property owner shall provide the City with written quarterly job progress reports consistent with the approved chart.
27. Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program (MMRP) associated with the project and attached as **Attachment 2** of the Resolution approving the Initial Study/Mitigated Negative Declaration (IS/MND) for the project and is incorporated by reference and all mitigation measures shall be implemented as described in said document. Prior to requesting issuance of any related demolition and/or construction permits, the applicant shall meet with the Project Planner to review and ensure compliance with the MMRP, subject to the satisfaction of the Director of Community Development.

### **Conditions Applicable to Sidewalk Dining**

28. Prior to installation and use of the permanent sidewalk dining, the applicant shall obtain a sidewalk dining encroachment permit from the Community Development Department as outlined in SMC Title 17 and shall meet the requirements of SMC 10.44.220.C, including all standard conditions of SMC 10.44.220.C.3.
29. Safe Passage. The sidewalk immediately adjacent to the restaurant shall have adequate space to accommodate tables and chairs and shall provide adequate safe passage along the sidewalk for pedestrian and wheelchair users of the sidewalk. Safe and adequate passage of 60 inches in width shall be provided both along the sidewalk and from the curb to the sidewalk (to provide for two pedestrians walking side by side or by a single wheelchair). No tables or chairs shall be placed or allowed to remain on any sidewalk that inhibit passage. The owner or designee shall be responsible for maintaining the minimum 60 inches of clear pedestrian path and clearance between any physical obstruction (for example, but not limited to, tree trunks, tree grates, and fire hydrants). The tree grates are required to be fully ADA compliant.
30. The barriers shown on the plan for outdoor dining shall be temporary and shall be movable. When outdoor dining is not occurring these barriers shall be removed to allow more access for pedestrians. Barriers may need to have some reflective material or lighting such that they are not a tripping hazard to pedestrians.

31. Location. The sidewalk dining shall only be located as depicted on the approved site plan.
32. Cleanliness. Debris, litter or food matter shall be removed from the sidewalk, streets or surrounding property at least once each day during operating hours and at the time tables and chairs are removed from the sidewalk.
33. Food Service. The establishment obtaining the permit shall be engaged in food service and shall provide such service at the tables subject to the permit.
34. Insurance. The applicant shall obtain liability insurance with policy limits of at least \$500,000 per incident. The City shall be named an additional insured and the policy shall remain in force at all times that the permit is in effect.
35. Hold Harmless. The applicant shall enter into a sidewalk dining encroachment permit agreement prepared by and satisfactory to the City Attorney. The applicant shall agree to conform to these conditions and all applicable City ordinances. The applicant shall also agree to indemnify the City and hold the City harmless from and against all liability arising out of the applicant's activities under the permit or otherwise arising out of the applicant's placement of tables and chairs in the City sidewalk and/or from permitting the use of such tables and chairs by patrons or otherwise.
36. Orderliness. All tables and chairs shall be removed from the sidewalk whenever the restaurant is closed or when the restaurant is not serving patrons on the sidewalk. The permit shall provide for the placement of tables and chairs for the use of diners only. The restaurant shall not be permitted to place any other structures or objects of any sort along or in the sidewalk. No entertainment shall be permitted along the sidewalk by the restaurant. No food preparation shall take place along the sidewalk, and no serving trays or bus stations shall be located along the sidewalk.
37. Preeminence. The applicant shall acknowledge that its use of the sidewalk under the permit is subordinate to the public's right to use the sidewalk for passage and travel. The permit shall be revocable from time to time by order of the City to allow for a public event or other public use of the sidewalk subject to the permit or if the use of the sidewalk for dining purposes conflicts with any public use of the sidewalk. The applicant shall also acknowledge that the use of the sidewalk is subject to temporary suspension any time the City or any utility company or easement holder requires access to the sidewalk or any utility under the sidewalk, or requires use of the sidewalk in conjunction with any construction project.
38. Fee. The applicant shall be required to pay the City an annual permit fee, based on square footage of the permit area, as established by resolution of the City Council.

39. Compliance with All Regulations. The applicant shall comply with all regulations of State Alcoholic Beverage Control and the County of Marin Department of Public Health, and any other agency that controls the operations of the restaurant.
40. Revocable. All sidewalk dining minor use permits and sidewalk dining encroachment permits shall be subject to permanent revocation by the City at any time.
41. Pursuant to SMC Section 10.44.220.C.5, consumption of alcoholic liquor or other alcoholic beverages on any public sidewalk shall require City Council approval. This approval does not authorize any alcohol service on the public sidewalk unless it is expressly authorized by the City Council.

**Conditions Applicable to Trees on and near the Project Site:**

42. Prior to removal of any protected trees in the right-of-way, but after the issuance of any related Building Permit, a Tree Removal Permit shall be reviewed and acted upon by the City Engineer pursuant to SMC 11.12.030.A.2 and SMC 11.12.030.D.
43. Prior to the issuance of a building permit the applicant shall work with the City and Sausalito Beautiful to identify the species of new trees proposed for the project located in the frontage.
44. Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be endangered by the work shall be securely fenced off at the "protected perimeter," which shall be either the outer limits of the branches of such protected tree (the drip line) or such greater limits as may be established by the reviewing agency. Such fences shall remain in place for the duration of all such work. As development progresses, the fence can be moved to within six (6) feet of the trunk. If work on the site requires access closer than six (6) feet to the trunk, tree protection measures must be taken to protect the bark such as placing hay bales around the trunks or placing eight (8) foot lengths of 2' x 4' lumber around the tree and wrapping them with orange plastic fencing.
45. All sections of fencing should be clearly marked with signs that the area within is a tree protection zone and that no one is allowed to disturb the area within the fencing.
46. Where proposed development requires roots over one (1) inch (2.5 cm) in diameter to be severed, they must be cut flush to eliminate jagged edges.
47. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breath and obtain water and nutrients. Fertilization of the preserved tree before construction is necessary if nutrient deficiencies exist. Alternative trenching methods should be used to avoid unnecessary root damage.

48. No added backfill, compressing soil, paving, etc. within the protected perimeter of any protected tree, or any other location on the site from which substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within the protected perimeter. Wires shall not be attached to any protected tree, except as needed for support of the tree. No signs, other than a tag showing the botanical classification, shall be attached to any protected tree.
49. If any damage to a protected tree should occur during or as a result of work on the site, the contractor, builder, or owner shall promptly notify the City of such damage. If such a protected tree cannot be preserved in a healthy state, the reviewing agency shall require replacement of any protected tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed.
50. Prior to final occupancy, and after consultation with the Department of Public Works, the applicant shall install lights and electrical systems in the new trees similar to the existing lights in the existing trees.

**Conditions Applicable to Formula Retail:**

51. Any changes to the product mix of the retail space, as depicted in the March 3, 2021 and September 22, 2021 staff report, shall require review by the Community Development Department to determine whether an amendment to the Conditional Use Permit is necessary.

**Conditions Applicable to Residential Units:**

52. A minimum of one (1) affordable unit shall be deed-restricted for affordability for a period of not less than 40 years. The following requirements shall also apply:
  - a) The affordable unit shall be either:
    - i. Made available as rentals shall be provided to low income (80 percent AMI) households at an affordable rent; or
    - ii. Made available as ownership units shall be sold to moderate income (120 percent AMI) households at an affordable ownership housing cost. Purchasers of affordable units must remain as owner-occupants, and may not rent or lease the unit, unless written approval is first obtained from the Director. The Director may approve the renting or leasing only if all of the following conditions are met:
      - 1) The term is not greater than 12 months and cannot be extended without the Director's written approval;
      - 2) The owner demonstrates to the Director's reasonable satisfaction that the owner will incur substantial hardship if he or she is not permitted to rent or lease the property or any part thereof to a third party; and
      - 3) The rent does not exceed the lesser of:



- a. 30 percent of the income of the tenant household that is renting the property, or
  - b. The owner's monthly cost of principal and interest on the first mortgage loan and any second mortgage loan, and property insurance and property taxes associated with property.
- b) Affordable units shall be constructed to include a minimum of two bedrooms in order to accommodate families.
- c) In the event that the required affordable unit is a rental unit the property owner shall enter into an agreement with the City regarding such unit. The agreement shall meet the requirements of California Civil Code Section 1954.52(b).
- d) Affordable units may be permitted to be smaller in aggregate size and have different interior finishes and features within reason from market-rate units. The interior amenities in affordable units should generally be the same as those of the market rate units in the project. Appliances need not be the same make, model, or type of such item as long as they are of good and new quality and are consistent with current standards for housing. Deviations between market rate and affordable units shall be described in writing by the applicant and shall require written approval by the Director.
- e) Development and application fees, including plan check and building permit fees, shall be reduced to a rate of 50 percent of the adopted development fees for the affordable portions of the project. The fee reduction shall be calculated on pro rata basis by the Director.
- f) Both market rate and affordable units shall maintain separate entrances from commercial and/or office uses. A minor use permit shall be required to deviate from the separate entrance requirement. In order to approve a minor use permit for joint entrance, the applicant shall demonstrate that the addition of a separate entrance is infeasible due to physical constraints. All residential units shall contain a separate kitchen and bathroom facility.
- g) An affordable housing agreement acceptable to the City Attorney and the Housing Authority shall be recorded against the residential project before approval of any final or parcel map, or issuance of any building permit, whichever occurs first. The affordable housing agreement must specify the number, type, location, size, and phasing of all affordable units, provisions for income certification and screening of potential purchasers or renters of units, maximum rents, and resale control mechanisms, as applicable, including the financing of ongoing administrative and monitoring costs, consistent with the approved affordable housing plan and any affordable housing guidelines, as determined by the City Attorney.

**Signage Conditions:**

- 53. Each approved sign and all its components shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City regulations, and

the Uniform Building Code. Each sign shall be maintained in a safe, clean, and legible condition at all times.

54. Each approved sign shall not be changed or replaced, nor shall any design elements of any building or lot where a sign is located be changed or replaced if any such design element was a basis for the approval of a sign, without a new sign permit first being obtained as required by the Sausalito Municipal Code.

**Hours of Operation Conditions:**

55. The operating hours of the approved use shall be from 8:00 am to 10:00 pm, Monday through Sunday, seven days a week. The applicant may request minor expansion of these hours, subject to the review and approval of the Community Development Director.

**DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL:**

**Grading and Drainage Conditions:**

56. The hillside located behind the subject site shall be stabilized with one of the two methods noted below (a-Collaborative Approach or b-Alternative Approach):
  - a) Collaborative Approach. This approach requires that an agreement be executed by the property owners affected by the subject property improvements to address the vertical slope behind the subject property and may include: property owners of 719-725 Bridgeway, 14 Excelsior Lane, 120 Bulkley and the City of Sausalito (as the owner of 735-741 Bridgeway); collectively, the "Property Owners." The following conditions shall apply to the collaborative approach:
    - i. The property owner of 719-725 Bridgeway shall provide the City with the signed right to enter form to allow the City to acquire the necessary topographic survey of the four properties which abut the vertical face located behind the property at 719-725 Bridgeway.
    - ii. The City or its designee shall develop a preliminary conceptual plan and preliminary estimate for the stabilization of the slope located behind the subject property. The preliminary estimate shall include a contingency of no less than 25%. Based on the preliminary estimate prepared by the City or its designee, the Property Owners shall meet and confer to decide on whether to participate in the stabilization of the slope. The applicant shall make every effort to encourage all parties to participate who may be affected by the stabilization of the back slope. If no resolution is reached, the applicant may decide to pursue the Alternative Approach noted below.

- iii. If the Property Owners agree to participate in the stabilization of the slope, an agreement (the “Collaborative Agreement”) shall be developed by the applicant and approved and executed by the Property Owners to address the following:
    - 1. Scope of the work to be performed
    - 2. Cost share per Property Owner
    - 3. Responsible party developing the design and management of the project
    - 4. Responsible party for administering the construction project
    - 5. Responsibility for maintenance
  - iv. The party responsible for administering the design under the Collaborative Agreement shall apply for all required permits, including but not limited to Building, Grading, and Encroachment, concurrent with the Building Permit application for the subject improvements. Unless agreed to in writing by the Community Development Director and Director of Public Works, the Building Permit for the subject improvements shall not be issued until the required permits for the slope stabilization measures in the Collaborative Agreement are issued.
  - v. The slope stabilization measures in the Collaborative Agreement shall be installed and finalized prior to a certificate of occupancy of 719-725 Bridgeway.
- b) Alternative Approach. If an agreement between the Property Owners cannot be reached through the Collaborative Approach or if the applicant chooses not to pursue the Collaborative Approach as described in (a) above, the applicant shall be responsible to perform slope stabilization work only within the boundaries of its subject project consistent with the following requirements:
- i. The applicant shall submit a detailed plan and other documentation required by the City for the stabilization improvements associated with the Alternative Approach (including but not limited to building plans, geotechnical report, and structural calculations). The applicant shall either: (1) incorporate this plan into the construction drawings for the improvements associated with the approved Design Review Permit or (2) submit a standalone application for this plan concurrent with an application for a building permit for the improvements associated with the approved Design Review Permit. The detailed plans and documentation shall include but is not limited to soils report prepared by a licensed soil engineer, structural plans prepared by a licensed civil engineer and any other plans and calculations that may be required to issue a building permit and grading permit for the proposed work. The City may choose to utilize a third party geotechnical engineering firm and/or structural engineering firm to review the submitted documents and the cost of such third-party review shall be paid by the applicant pursuant to the City’s standard reimbursement agreement.

- ii. Prior to building permit issuance for the work in the Alternative Approach additional borings and testing may be required, as determined by the Public Works Director, to implement the Alternative Approach. The cost of these borings and their evaluation shall be paid by the applicant.
  - iii. Prior to a certificate of occupancy for the subject property the applicant shall be responsible for installing all improvements associated with the Alternative Approach.
  - iv. The applicant shall be responsible for removing slough material from the structure constructed associated with the Alternative Approach including the removal of material that may fall against the protection wall or structure on the subject property prior to a certificate of occupancy of 719-725 Bridgeway. The applicant is encouraged to work with the adjacent property owners to develop a maintenance agreement to remove material that may fall against the structure constructed with the alternative approach.
- 57.** No grading shall be allowed on adjacent properties without written consent. The Project Applicant shall obtain a grading permit from the City for any grading prior to starting construction on the site.
- 58.** Prior to issuance of a building permit, the owner or designee shall show all drainage systems on the plan. Provide a water filtration system and calculations to justify the sizing of that system at the time of Building Permit submittal.
- 59.** If retaining walls are proposed on the property, prior to issuance of a building permit, the owner or designee shall provide a section of these walls and show the height of the wall on the plan. In addition, show the limits of grading necessary to install any walls and foundations noted on the plan.
- 60.** Prior to issuance of a building permit, the owner or designee shall provide profiles of all drainage systems on the plan showing that they have positive slope to the curb or to the downstream drainage system. Provide a drainage system for the rear of the property that addresses run off from the uphill properties which responsibly collects and distributes the flow in a natural fashion. We suspect that most of the water will be deposited on Bridgeway but need your civil engineer to review and confirm that the system can function without overflowing and causing damage. Drainage calculation may be needed for the sizing of the drainage systems.
- 61.** Prior to issuance of a building permit, the owner or designee shall show all roof drainage on the plan and how that is conveyed across the property.
- 62.** Prior to issuance of a building permit, the owner or designee shall show any proposed drainage systems for the slope stabilization design such as sub-drain

systems on the drainage plan or civil plan. Groundwater has been encountered at this site and in the area. The Geotechnical plan to stabilize the rear slope shall incorporate a sub-drain system that collects and conveys subsurface water. The sub-drain system does not necessarily need to be hooked up to the storm water system, however, they should have sufficient cleanouts to maintain the system.

63. Prior to issuance of a building permit, the owner or designee shall include irrigation and drainage elements in the landscaping plan.
64. Prior to issuance of a building permit, the project geotechnical engineer shall reexamine the plan and submit a letter to the City stating that they have reviewed and approved of the plan as prepared.

#### **Frontage Improvements Conditions:**

65. For a project involving any increase in floor area, addition of bedroom or bathrooms, addition of dwelling units, substantial reconstruction of dwelling units, or partial reconstruction of dwelling units the value of which exceeds 10 percent of the valuation of the existing improvements, adjoining rights-of-way shall be improved to City standards, per the discretion of the City Engineer. Improvements may include but not be limited to curb, gutter, sidewalk, street and alley paving, street trees, street signs, shoulder parking improvements, streetlights, and all required utilities. Existing improvements which are damaged and/or hazardous to the public safety must also be corrected.

#### **Subdivision Map Conditions:**

66. Prior to issuance of a building permit, a final subdivision map shall be submitted to the City and shall be reviewed by the City's Acting City surveyor. The applicant shall provide a deposit to the City to support the review of the map. The deposit amount shall be determined by the Department of Public Works upon the initial review of the submitted documentation and the draft subdivision map.
67. The Subdivision Map shall be provided in a format that is approved by the City and shall comply with all municipal and state codes. All backup information such as closure calculations, title reports and information that supports the development of the map shall be submitted with the subdivision map even it has been submitted previously.

#### **Site Information Conditions:**

68. Prior to issuance of a building permit, the owner or designee shall submit a site plan to the Department of Public Works that shows all existing and proposed

improvements included with the project. The site plan shall include an accurate topographic survey as well as show the property lines on the plan.

69. The construction proposed shall not impact the existing utility easement. Any work or improvement within this easement shall be reviewed and approved by the utility such that the improvements proposed do not impact the intended use of the easement.

**Accessibility Conditions:**

70. Prior to issuance of a building permit, the owner or designee shall show accessible paths of travel except as shown on the plans and maintain at least 48 inches of clearance on the building permit submittal.

**Utilities Conditions:**

71. Any overhead electrical lines serving the property shall be undergrounded in this area. Generally, the system is already undergrounded, however, the building permit plan shall indicate that any new systems to this site are to be undergrounded.

**Construction Conditions:**

72. Prior to issuance of a building permit, the owner or designee shall prepare and submit a staging plan which indicates the location of any staging equipment area that impact the street.
73. The owner or designee shall obtain an Encroachment Permit for any construction within the road right of way including staging and equipment that may impact the parking or the vehicle and bicycle travel areas.
74. Prior to issuance of a building permit, the owner or designee's civil engineer or contractor shall submit a detailed erosion control plan, including cost estimate, for review and approval by the Department of Public Works. Erosion control plan shall incorporate guidelines and measures from the Marin County Stormwater Pollution Prevention Program's (MCSTOPPP) publication "Minimum Erosion/Sediment Control Measures for Small Construction Projects". [[http://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-\\_2015.pdf?la=en](http://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-_2015.pdf?la=en)]
75. The owner or designee is advised that applicant's contractor shall provide Adequate dust and debris control measures for the duration of the project.

76. Prior to install of the roof sheathing, the owner or designee shall provide certification from a licensed surveyor stating that the roof height, design, and location is in conformance with the Planning Commission-approved plans.
77. The owner or designee 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.

### **Sanitary Sewer:**

78. Food service shall require a separate sanitary facility to be dedicated to the food service sinks which utilize a grease interceptor. Prior to issuance of a building permit, the owner or designee shall demonstrate the location of the grease interceptor.
79. The project shall incorporate a new sanitary lateral which is a minimum of six (6) inch in diameter. Prior to issuance of a building permit, the owner or designee shall provide a separate plan showing the system which shall include a profile of the system.
80. A maintenance agreement for the maintenance of the internal sanitary system shall be developed and shall be included in the Covenants, Conditions, and Restrictions (CC&R's) for the development. The specific language will be provided from the Department of Public Works at the time of building permit issuance or as requested by the owner or designee.
81. Prior to issuance of a building permit, the owner or designee shall include a sewer cleanout and backflow prevention device fronting the property per City Standards.
82. Prior to issuance of a building permit, the owner or designee shall show on the project plans the location and depth of the existing sanitary sewer lateral serving the property from point of origin to termination in the public sanitary sewer system. Depicting the existing sanitary sewer lateral(s) to be properly destroyed and all new sanitary sewer lines serving the project from their point(s) of origin to their final termination point(s) at the public sanitary sewer system; both in plan and profile (including existing and proposed depth of cover), and indicate the materials and dimensions (diameter) of the existing and proposed improvements. Applicant is advised that the waste plumbing associated with the project shall comply with the more stringent of the Sausalito Building Code, the California Plumbing Code and the Standards of the City of Sausalito as amended.

### **BUILDING CONDITIONS OF APPROVAL**

## **SOUTHERN MARIN FIRE DISTRICT CONDITIONS OF APPROVAL:**

### **Prior to Building Permit submittal:**

83. List all deferred submittals on sheet A0.1.
84. Note on drawings that the structure is located within the Wildland Urban Interface (WUI).
85. Provide material information for the proposed second story patio.
86. Provide an emergency guide and exit plan within the Building Permit set.
87. WUI Requirements: This property is located within the WUI and shall be noted on the title sheet of the plans. The materials used in construction on the exterior of the structure shall comply with building standards in Chapter 7A of the California Building Code and/or section 337 of the California Residential Code.
88. Deferred Submittals: Note on the cover sheet of the drawings all deferred submittals that will be required by Southern Marin Fire District.
  - a) A vegetation management plan is required as a deferred submittal
  - b) Fire sprinklers are required as a deferred submittal.
89. A Vegetation Management Plan is required for this project as a deferred submittal. The Vegetation Management Plan shall be submitted directly to Southern Marin Fire District, along with \$494.00 payment, in order to allow for the rough hydro. inspection to be scheduled. The plan shall comply to the following:

Prior to the start of framing, a Vegetation Management Plan (VMP) shall be submitted for review and approval by the Fire District which includes:

- c) An electronic copy of the site plan, which includes the house, zone, plant type and spacing, shall be emailed to [prevention@smfd.org](mailto:prevention@smfd.org).
- d) The entire plan content elements described in narrative form.
- e) A description of long term maintenance and safety practices
- f) The list of plants to be existing and/or used and materials consistent with the approval plant list.
  - i. Existing and proposed plants shall not be any of the species identified by FireSAFE Marin as fire-prone plants. The list can be found at <https://firesafemarin.org/plants>.
- g) Prepared according to Southern Marin Fire District Standard 220 Vegetation/Fuel Management Plan, which can be found at:



<https://www.southernmarinfire.org/prevention/ordinances-standards/residential%20standards?limit=100>

- 90.** Fire sprinkler system requirements: Fire sprinklers are required to be installed throughout the structure with the approval of this project. A fire sprinkler system shall be provided for:
- h) All new construction.
  - i) If the combination of the addition, alteration or remodeling exceeds 50% of the floor area of the existing structure, the project is considered a “substantial remodel” \*\* (see end for definition)

The lower floor shall comply with NFPA 13 standards. Commercial fire sprinklers and alarm systems shall be monitored 24/7 for fire and trouble by an approved U.L. Central Station per 2016 CFC Section 903.4

The upper floor shall comply with NFPA 13R standards.

Fire sprinkler coverage shall be provided through the entire structure according to Chapter 9 of the California Fire Code. Fire sprinkler system shall be installed according to NFPA 13 and 13R and Southern Marin Fire Standard 401.

Plans for fire sprinkler system design and hydraulic calculations shall be completed by a licensed C-16 sprinkler contractor and submitted to the Southern Marin Fire District, Fire Prevention Bureau for approval prior to installation. Fire sprinkler system design and installation shall conform to the provisions of the Southern Marin Fire District Standard 401 and N.F.P.A. Standard(s) 13, 13D or 13R.

- 91.** A UL1037 listed key box shall be provided as required by the Southern Marin Fire Protection District prior to issuance of certificate of occupancy.
- 92.** A KNOX keyed entry for fire department connections shall be provided prior to issuance of prior to issuance of certificate of occupancy.
- 93.** A spark arrestor is shall be installed on the pizza oven exhaust chimney prior to building permit final.
- 94.** Fire Extinguishers shall be required to be installed and comply with 2019 California Fire Code Section 906.
- 95.** Means of egress illumination and exit signs shall comply with the California Fire Code Section 1008 and 1013, respectively.

- 96.** This project shall comply with the requirements related to Use and Occupancy-Related Requirements CFC Section 408.9
- a) 408.9.1 – Emergency Guide
  - b) 408.9.3 – Maintenance
  - c) 408.9.4 – Distribution
- 97.** The property owner shall comply with California Fire Code Section 304.1.2 and Local Ordinance Section 109.3.2 Abatement of Clearance of Flammable Brush or Flammable Vegetative Growth from Structures.
- a) A minimum clearance of 30 feet from the structure or to the property line, 10 feet from roads and property lines and any tree which extends within 10 feet of any chimney or stovepipe shall be kept clear of flammable brush, tree limbs and grasses.
  - b) A list of flammable (pyrophytic) plants and non-flammable (fire resistive) plants can be found on the University of California Cooperative Extension: Pyrophytic vs. Fire Resistive Plants list. This is available at [firesafemarin.org](http://firesafemarin.org)

Exception: Vegetation Management Plan for the property has been submitted and approved by the Fire Code Official.

- 98.** The applicant shall comply with California Fire Code and Public Resource Code 4291 requirements relating to the clearance of flammable brush and weeds. A minimum clearance of 30' from structures and 10' from roads and property lines shall be maintained.
- 99.** The address shall be posted in accordance with requirements of the California Fire Code and SMFD standard 205 (Premises Identification).
- a) Properties located within the Wildland Urban Interface are required to have an approved address marker visible from across the street in contrasting colors per CA Public Resource Code 4291. An address placard can be ordered by visiting: <https://www.southernmarinfire.org/prevention/public-safety-education/address-visibility>.
- 100.** Smoke / CO Detectors shall be installed in accordance with the California Building Code prior to issuance of certificate of occupancy.
- 101.** Non-combustible roofing shall be required. Noncombustible roofing shall be provided for:
- a) All new roofs shall be non-combustible.
  - b) Roof Repairs or replacement:
    - i. Less than 25% - no requirement
    - ii. 25% to 50% - Class C minimum
    - iii. 50% or more – Non Combustible

- c) In no case shall the roofing material used be less fire resistive than the existing roof.

NOTE: A "noncombustible" roof is a Class A roof (for other than Group R Occupancies, a Class A or Class A assembly) as defined in the California Building Code.

- 102. This project shall comply with California Fire Code Chapter 33 – Fire Safety During Construction and Demolition. These requirements include but are not limited to: Temporary Heating Equipment, Precautions Against Fire, Flammable and Combustible Liquids, Flammable Gases, Owners Responsibility for Fire Protection, Fire Reporting, Access for Fire Fighting, Means of Egress, Water Supply for Fire Protection, Standpipes, Automatic Fire Sprinkler Systems, Portable Fire Extinguishers, Motorized Construction Equipment, and Safeguarding Roofing Operations.
- 103. Fire access to the project shall be maintained at all times. Unapproved restrictions in roadway access shall result in citations and vehicles being towed at the owner's expense.

**Advisory Notes:**

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

- 1. 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.
- 2. Contact Building Division staff for information about the Building Permit process and for Building Permit requirements prior to submitting for a Building Permit.
- 3. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.

All applicable City Fees as established by City Council resolutions and ordinances shall be paid.

- 4. Pursuant to SMC 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. If undergrounding is required, the applicant shall work with affected utility companies to provide plans to the City for undergrounding of the utility services. Project plans shall be designed to avoid additional overhead lines, poles and/or transformers (i.e., potential view impacts) thereon to comply with SMC Section 18.08 Underground Electrical Wiring and

Facilities. If additional overhead lines, poles and/or transformers are required, visual simulation(s) of the equipment from various viewpoints shall be provided and may be subject to modifications to the Design Review Permit.

5. Pursuant to SMC Section 10.54.100, construction activities under taken 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.
6. Pursuant to SMC 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) – Prohibited

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.

7. 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) Southern Marin Fire Protection District – (415-388-8182); and
  - c) Bay Conservation and Development Commission – (415-352-3600).

**SAUSALITO PLANNING COMMISSION NO. 2021-25  
SEPTEMBER 22, 2021  
719-725 BRIDGEWAY  
DR-CUP-EA-TM-TRP-SP-VAR 17-487**

**EXHIBIT D: PROJECT PLANS AND ELEVATIONS**

ABBREVIATIONS

Adj	Adjustable	Lav	Lavatory
AFF	Above Finish Floor	Max	Maximum
Approx	Approximate (-ly)	Mech	Mechanical
Arch	Architect (-ural)	Memb	Membrane
Bd	Board	Mfr	Manufacturer
Bitum	Bituminous	Min	Minimum
Bldg	Building	(N)	New
Blk	Block	NIC	Not In Contract
Bkng	Blocking	Nom	Nominal
Bm	Beam	NTS	Not To Scale
Bot	Bottom	O/	Over
Btwn	Between	OC	On Center
Cab	Cabinet	Opng	Opening
Cer	Ceramic	Pl	Plate
CH	Ceiling Height	PLam	Plastic Laminate
Clg	Ceiling	Plywd	Plywood
Cl	Closet	Pr	Pair
Clr	Clear	PT	Pressure Treated
Col	Column	R	Riser or Radius
Conc	Concrete	RA	Return Air
Constr	Construction	Ref	Refrigerator
Cont	Continuous	Req	Required
Ctr	Center	Rm	Room
D	Dryer	RO	Rough Opening
Dbl	Double	Rwd	Redwood
Dia	Diameter	RWL	Rainwater Leader
Dim	Dimension	SBO	Supplied By Owner
Disp	Disposal	Shtg	Sheathing
Dn	Down	Sim	Similar
Dr	Door	SLD	See Landscape Drawings
DS	Down Spout	SS	Stainless Steel
DW	Dish Washer	SSD	See Structural Drawings
Dwg	Drawing	Std	Standard
(E)	Existing	Stl	Steel
Ea	Each	Stor	Storage
Elev	Elevation	Strt	Structural
Elec	Electrical	T	Tread
Eq	Equal	Tel	Telephone
Ext	Exterior	T&G	Toungue & Groove
FD	Floor Drain	TV	Television
Fdn	Foundation	TOW	Top of Wall
Fin	Finish	Typ	Typical
Flr	Floor	UON	Unless Otherwise Noted
Fluor	Fluorescent	Vert	Vertical
FOC	Face of Concrete	VIF	Verify in Field
FOF	Face of Finish	W	Washing Machine
FOS	Face of Stud	With	With
Ft	Foot or Feet	WC	Water Closet
Fig	Footing	Wd	Wood
Furr	Furring	W/O	Without
Galv	Gauge	Wp	Waterproof
Ga	Galvanized	WR	Water Resistant
Gyp Bd	Gypsum Board	@	At
GFI	Ground Fault Interrupter	CL	Centerline
HB	Hose Bibb	Ø	Diameter or Round
HC	Hollow Core	℞	Property Line
Hdwd	Hardwood	±	Plus or Minus
Horz	Horizontal		
Hr	Hour		
Insul	Insulation		
Int	Interior		

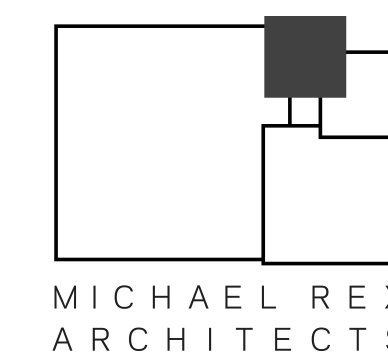
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 719-725 BRIDGEWAY  
 SAUSALITO, CALIFORNIA 94965  
 APN 065-071-21



BRIDGEWAY STREET FRONT ELEVATION  
 NOT TO SCALE

PROJECT TEAM

<b>Owner:</b>	LANGSAM PROPERTIES I, LLC 725 Bridgeway, Suite C Sausalito, CA 94965 PH 415-332-2663 Contact:Marsha August E-mail: marsha@langsamrealtyco.com
<b>Architect:</b>	MICHAEL REX ARCHITECTS 1750 Bridgeway, Suite B211 Sausalito, CA 94965 PH 415-331-1400 Contact:Michael Rex, Nick Dragna E-mail: rex@michaelrexarchitects.com, nick@michaelrexarchitects.com
<b>Structural Engineer:</b>	PETER NISSEN, P.E. 530 C Alameda Del Prado, #333 Novato, CA 94949 PH 415-382-7790 Contact:Peter Nissen E-mail: peter@nisseneengineering.com
<b>Geotechnical Engineer:</b>	PURCELL, RHOADES & ASSOCIATES 1041 Hook Avenue Pleasant Hill, CA 94523 PH 925-932-1177 Contact:Dean Affeldt, PG E-mail: dean@purcellrhoades.com
<b>Surveyor:</b>	ALLCO ENGINEERING, INC. PO Box 629 Mill Valley, CA 94942 PH 415-888-8202 Contact: Charles Allen, P.E. E-mail: allcoeng@comcast.net



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A NEW MIXED-USE PROJECT  
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EC4.1	EXISTING BUILDING SECTIONS

DATE AND DESCRIPTION:	
EXISTING CONDITIONS	15 MAY 2014
SCHEMATIC DESIGN	06 NOVEMBER 2015
PRELIMINARY DESIGN	01 OCTOBER 2015
PRELIM: REVS	23 MARCH 2016
HLB STUDY SESSION	21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL	20 DECEMBER 2017
DESIGN REVIEW REVISION	24 JUNE 2019
	18 AUGUST 2020
	10 SEPT 2020
	01 DEC 2020
	27 FEB 2021
	06 APRIL 2021

<b>Floor Area (FAR):</b>		
- Max. Permitted Floor Area	= 1.3 of Net Parcel Area	
	= 4,763 sf x 1.3	
	= 6,192 sf	
- Existing Floor Area:		
Ground Floor	2,538 sf	
Second Floor	+ 2,183 sf	
Sheds	+ 61 sf	
	= 4,782 sf (1.0 FAR)	
- Proposed Floor Area		
Ground Floor	Market	2,587 sf
	Stairway	110 sf
Second Floor	Dwelling Unit #1	895 sf
	Dwelling Unit #2	531 sf
	Dwelling Unit #3	614 sf
	Stairways/Hallways	+ 211 sf
		= 4,948 sf (1.04 FAR)
<b>Other Second Floor Areas</b>		
Rear Patios	722 sf	
Front Balconies	24 sf	

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TITLE SHEET

SHEET

A0.1

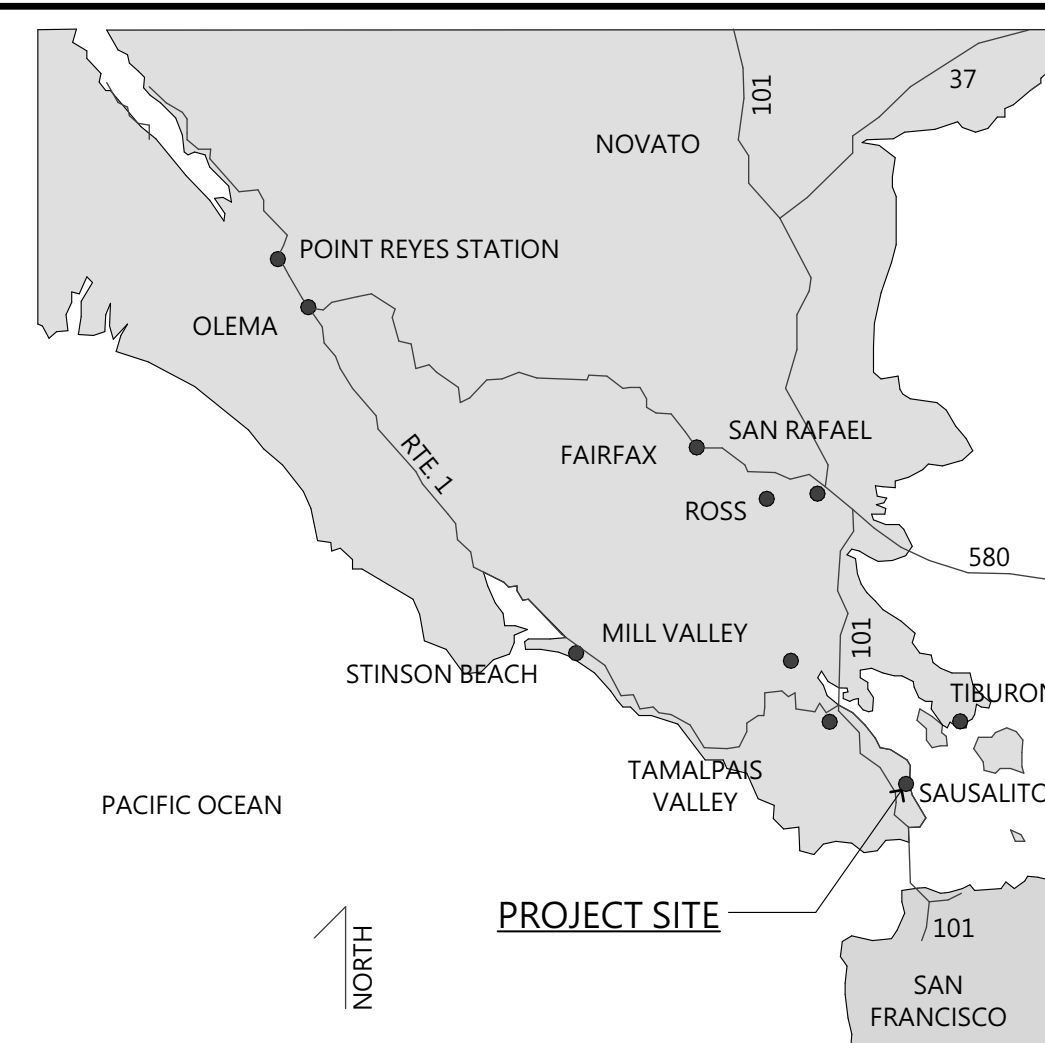
SYMBOLS

<b>Section Tag:</b>		(E) Wall to Remain
Drawing Number	2	(E) Wall to Remove
Sheet Number	A4.3	New Wall
<b>Detail Tag:</b>		Revision number
Detail Number	2	Sheet Note
Sheet Number	A5.1	Ceiling Height
<b>Interior Elevation Tag:</b>		
Elevation	A	
Elevation Series	1	
Sheet Number	A6.1	
Dimension to Face of Finish	↔	
Dimension to Face of Stud or Framing	↔	

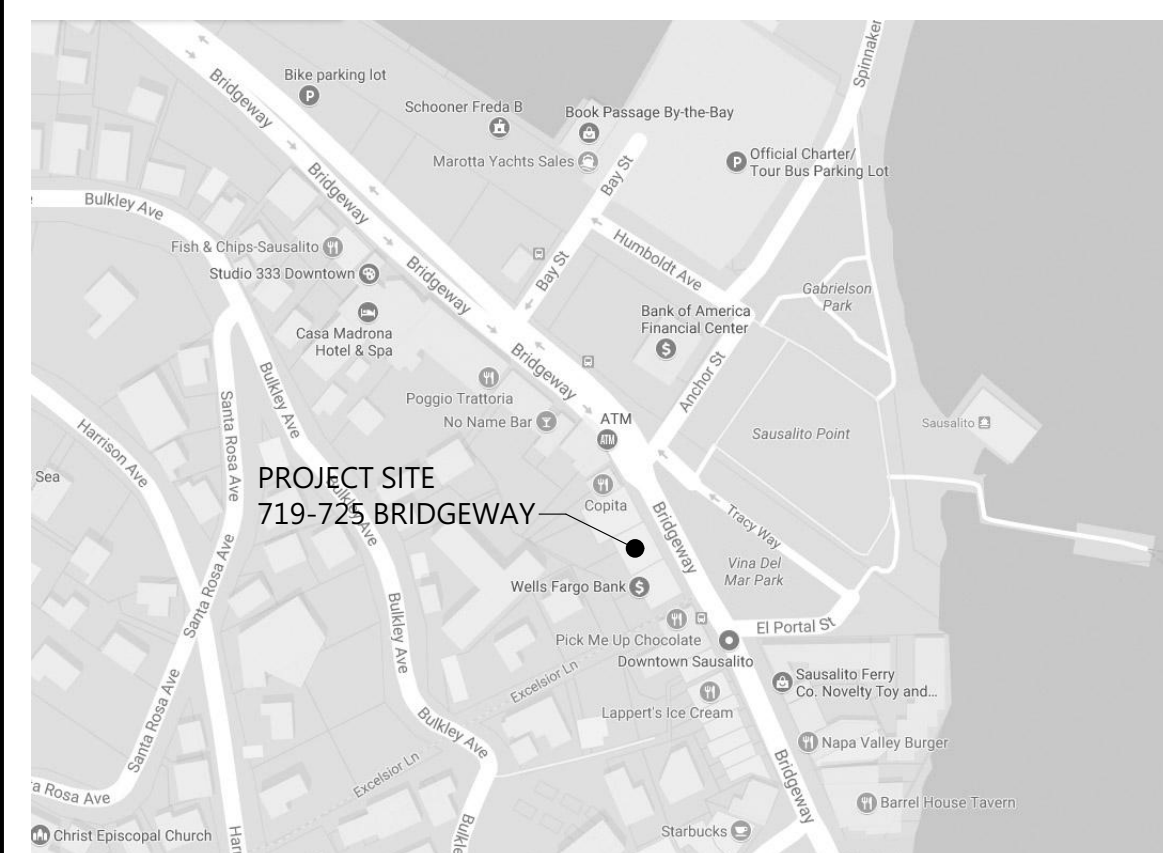
PROJECT INFORMATION

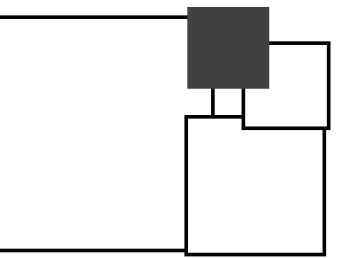
<b>Address:</b>	719-725 Bridgeway
<b>Assessor's Number:</b>	065-171-21
<b>Zoning District:</b>	CC-H (Rear property line adjacent to R-3)
<b>Proposed Land Uses:</b>	Ground Floor: Retail Market Upper Floor: Dwelling Units
<b>Total Parcel Area:</b>	4,763 sq ft
<b>Parcel Slope:</b>	30.35deg Uphill
<b>Building Height:</b>	
- Max. Permitted Height	= 32'-0" Above Avg Natural Grade (AANG) also, within the first 15ft inside the front property line: 32'-0" Above the Centerline of the Road (ACR) at the midpoint of the front property line to the top of the front wall and sloping up to a height of 40'-0" max.
- Existing Building Height	= 32'-2" ACR to Existing Parapet at Front within first 15ft = 35'-0" ACR to Existing Roof Ridge within first 15ft = 25'-4 1/2" to Existing Roof Ridge AANG
- Proposed New Building Height	= 32'-5" ACR to Proposed Roof Parapet at Front within first 15ft = 34'-1" ACR to Proposed Upper Sign Parapet at Front within first 15ft = 30'-0 3/4" ACR to Prop. Roof Ridge at Front w/in first 15ft = 20'-6" to Proposed Roof Ridge AANG
<b>Building Coverage:</b>	
- Max. Permitted Coverage	= 100% of Parcel Area = 4,763 sf x 1.0 = 4,763 sf
- Existing Coverage	= 3,239 sf (68.0%)
- Proposed Coverage	= 2,985 sf (62.7%)

VICINITY MAP



LOCATION MAP





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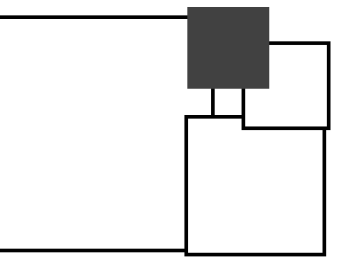
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3D RENDERINGS

SHEET

**A0.3**



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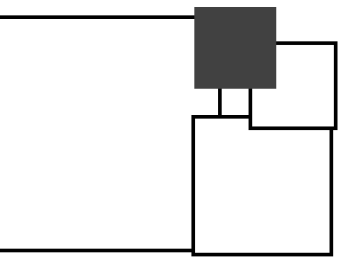
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3D RENDERINGS

SHEET

A0.4





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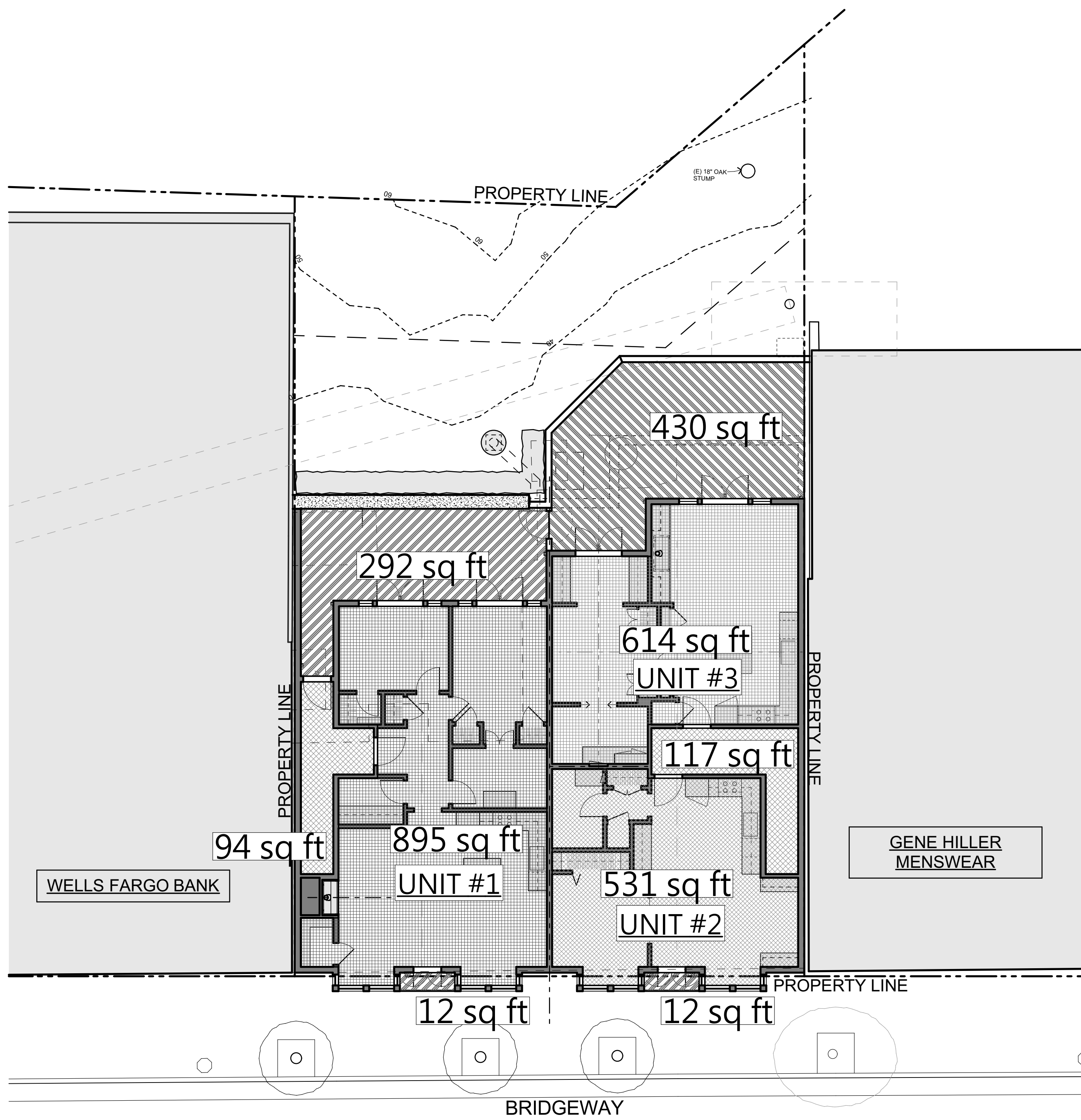
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SCALE: 1/8" = 1'-0"

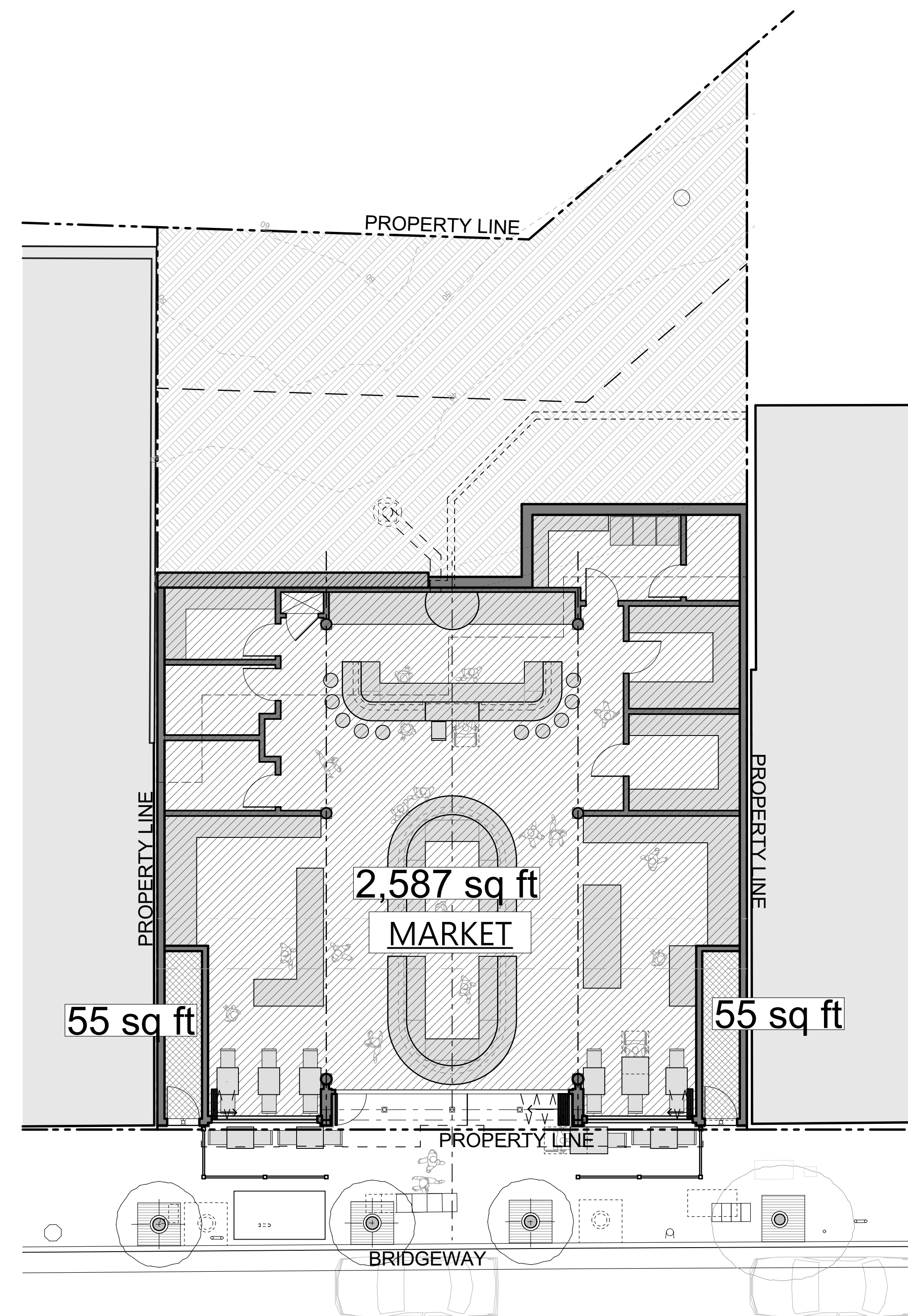
FLOOR AREA DIAGRAMS

SHEET

**A0.5**

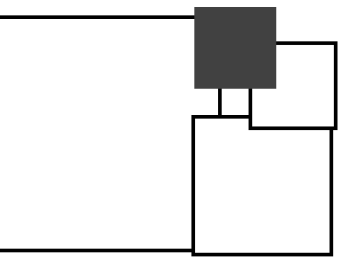


PROPOSED SECOND FLOOR FAR 1



PROPOSED GROUND FLOOR FAR 1

SOURCE: 2/20/2021 LANGSAM: DR: REV: R: P: Thursday, April 8, 2021 4:33 PM



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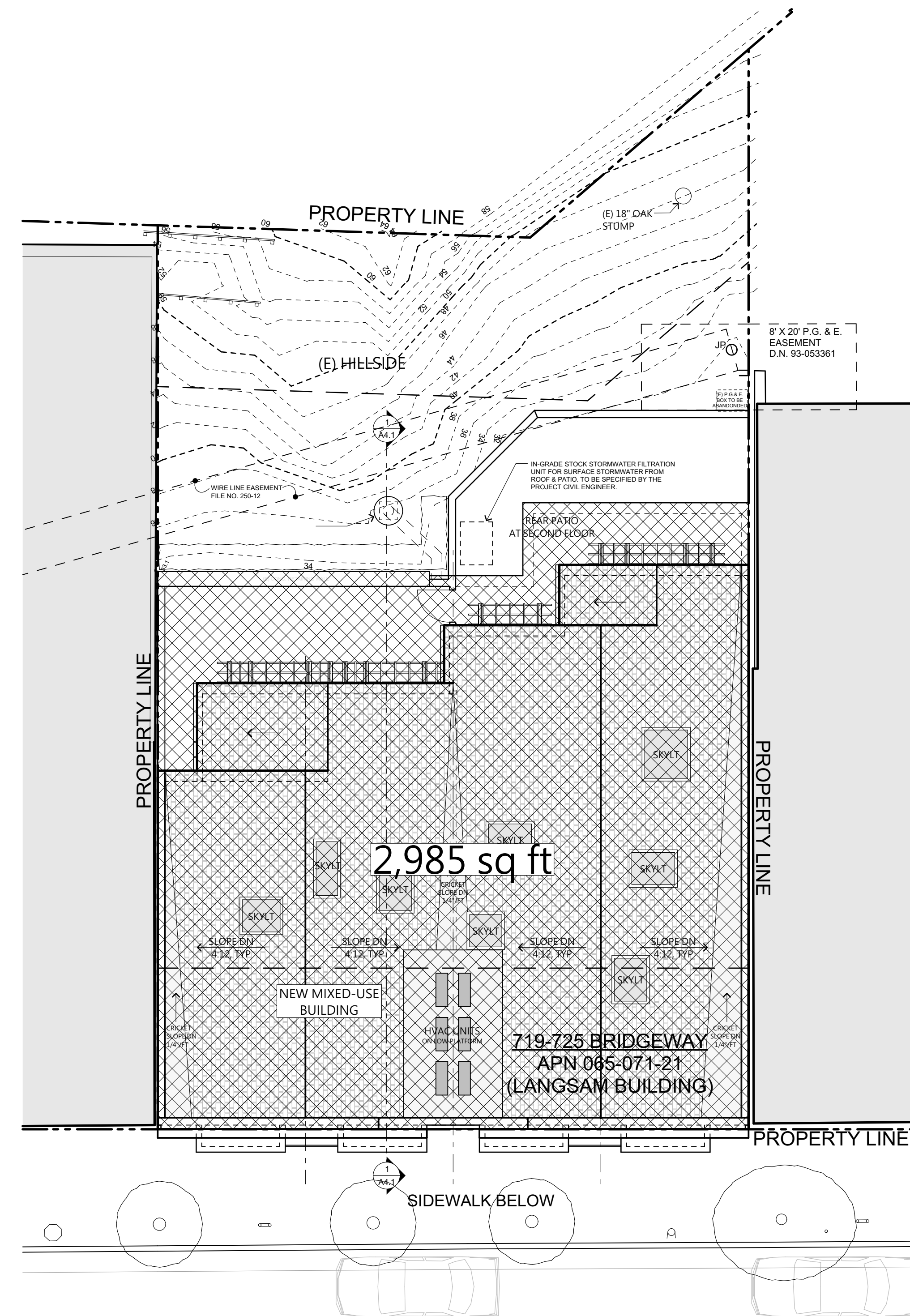
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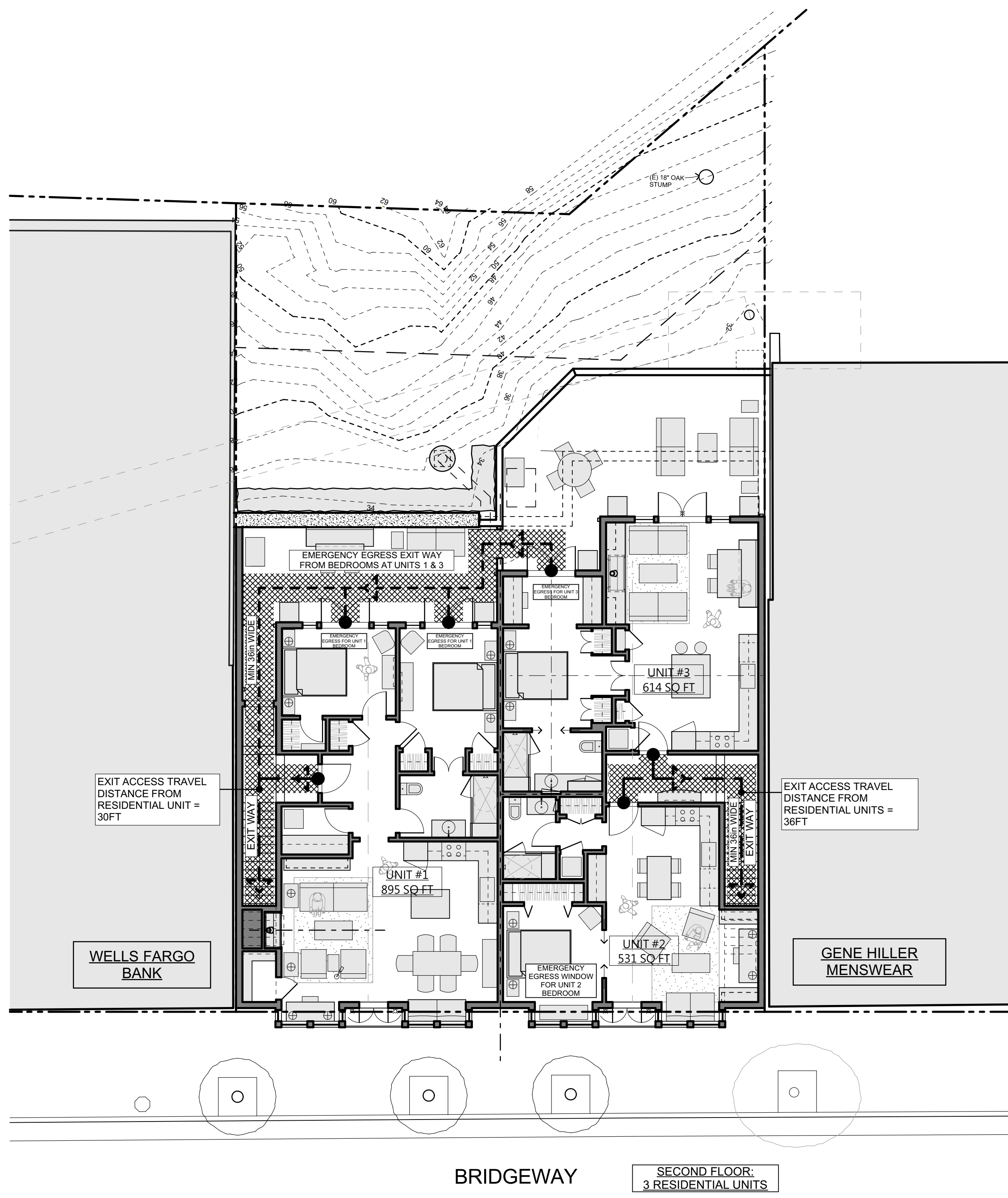
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SCALE: 1/8" = 1'-0"

BUILDING COVERAGE DIAGRAM

SHEET

A0.6





**PRELIMINARY EGRESS CALCULATIONS:**  
(2016 CBC CHAPTER 10)

OCCUPANCY GROUP: R-2  
OCCUPANT LOAD FACTOR: 200

**MAXIMUM OCCUPANT LOAD FOR SECOND FLOOR:**  
(2016 CBC CHAPTER 10)

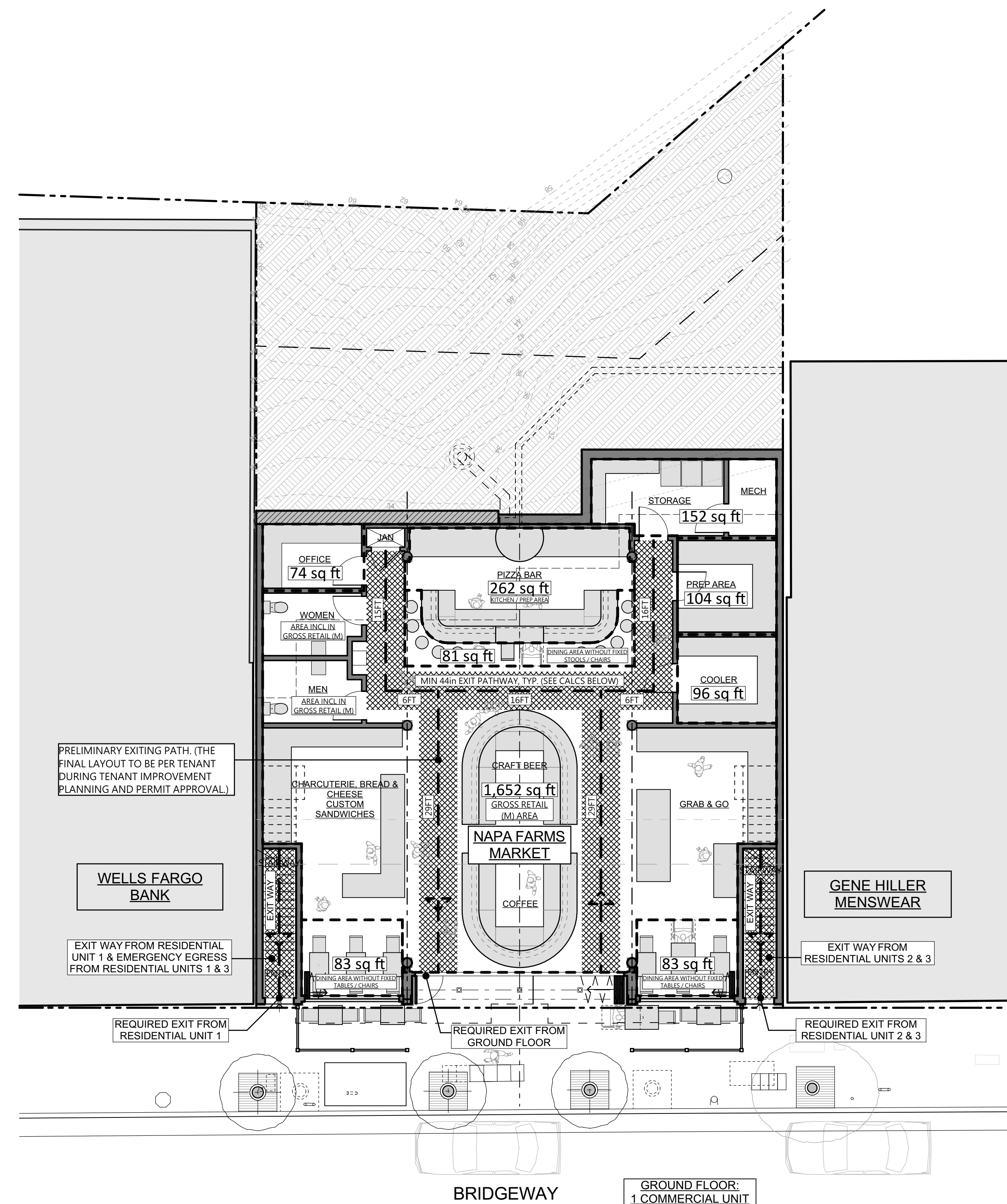
DWELLING UNIT #1: 895 SQ FT + 200 SQ FT PER OCCUPANT = 4.48 OCCUPANTS  
MINIMUM WIDTH OF STAIRWAY PER CALCULATION (1005.3.1, EXCEPTION 1):  
4.48 x .2in = .90in MINIMUM  
MINIMUM WIDTH OF EGRESS COMPONENTS PER CALCULATION (1005.3.2):  
4.48 x .15in = .67in MINIMUM  
MINIMUM CORRIDOR/AISLE WIDTH (TABLE 1020.2):  
FOR OCCUPANCY < 50 OCCUPANTS = 36in

DWELLING UNITS #2 & #3: (531 SQ FT + 614 SQ FT) + 200 SQ FT PER OCCUPANT = 5.73 OCCUPANTS  
MINIMUM WIDTH OF STAIRWAY PER CALCULATION (1005.3.1, EXCEPTION 1):  
5.73 x .2in = 1.15in MINIMUM  
MINIMUM WIDTH OF EGRESS COMPONENTS PER CALCULATION (1005.3.2):  
5.73 x .15in = .86in MINIMUM  
MINIMUM CORRIDOR/AISLE WIDTH (TABLE 1020.2):  
FOR OCCUPANCY < 50 OCCUPANTS = 36in

EACH DWELLING UNIT HAS ONE EXIT.  
THE REQUIRED EXIT DOOR HAS A MINIMUM CLEAR WIDTH = 32in

FOR OCCUPANCY GROUP R & AN OCCUPANT LOAD < 49 WITH SPRINKLER SYSTEM THE MAXIMUM COMMON PATH OF EGRESS TRAVEL = 75ft

TRAVEL DISTANCE TO EXIT FROM UNIT #1 = 30ft  
TRAVEL DISTANCE TO EXIT FROM UNITS #2 & #3 (COMBINED) = 36ft



**PRELIMINARY EGRESS CALCULATIONS FOR TENANT IMPROVEMENT SPACE:**  
(2016 CBC CHAPTER 10)

GROUND FLOOR AREA = 2,587 SQ FT (GROSS)

	FLOOR AREA (sf)	OCCP FACTOR	OCCP LOAD
RETAIL (MERCANTILE GROUP M)	1652	60 gross	27.53
STORAGE/MECH (ACCESSORY TO MERCANTILE GROUP M)	248	300 gross	0.83
RESTAURANT (ASSEMBLY GROUP A-2) UNCONCENTRATED, WITHOUT FIXED TABLES & CHAIRS	247	15 net	16.47
KITCHEN / PREP (ASSEMBLY GROUP A-2)	366	200 gross	1.83
TOILETS (INCL IN RETAIL GROSS)	0	60 gross	0.00
OFFICE (BUSINESS GROUP B)	74	100 gross	0.74
<b>SUBTOTAL</b>	<b>2587</b>		<b>47.40</b>
TOTAL OCCUPANCY LOAD (ROUNDED UP) >>			<b>48.00</b>

**MAXIMUM OCCUPANT LOAD FOR GROUND FLOOR:**  
PER THE CALCULATION TABLE = 48 OCCUPANTS

MINIMUM WIDTH OF EGRESS COMPONENTS PER CALCULATION (1005.3.2, EXCEPTION 1):  
48 x .15in = 7.2in MINIMUM  
MINIMUM EXIT AISLE WIDTH (PER SECT 1018 USE SECT 1029 AND SECT 118-403 FOR GROUP A & TABLE 1020.2 FOR GROUPS M & B):

FOR GROUP A PER SECT 1029 WHERE AISLES HAVE SEATING ON ONE SIDE MIN EXIT AISLE WIDTH = 36in

FOR GROUPS M & B PER TABLE 1020.2 FOR OCCUPANCY < 50 OCCUPANTS MIN EXIT AISLE WIDTH = 36in

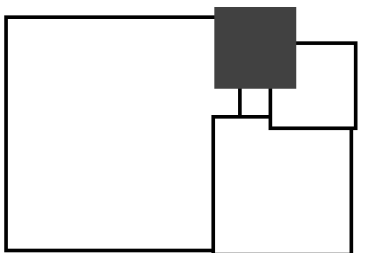
BUT PER 11-8403.5.1 ACCESSIBLE CLEAR WIDTH OF AISLE SERVING ELEMENTS ON BOTH SIDES MIN CLEAR WIDTH = 44in

>>> USE 44in MIN CLEAR WIDTH FOR EXIT AISLES.

GROUND FLOOR SPACE HAS ONE EXIT.  
THE REQUIRED EXIT DOOR HAS A MINIMUM CLEAR WIDTH = 32in

FOR OCCUPANCY GROUPS M and A & AN OCCUPANT LOAD < 49 WITH SPRINKLER SYSTEM THE MAXIMUM COMMON PATH OF EGRESS TRAVEL = 75ft

MAXIMUM TRAVEL DISTANCE TO EXIT FOR THE CURRENT PRELIMINARY PLAN/ LAYOUT = 74ft



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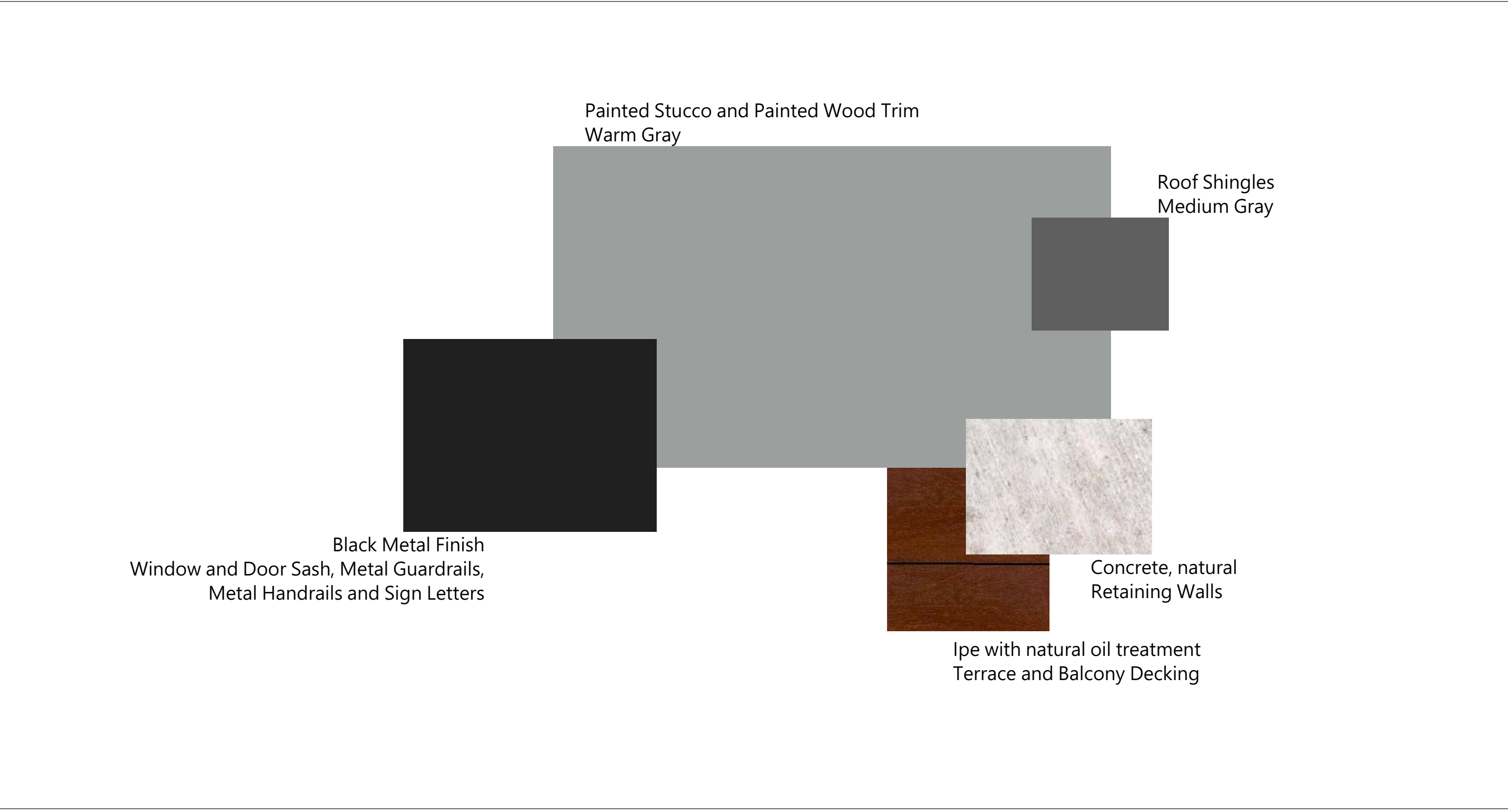
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A NEW MIXED-USE PROJECT  
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STARTING POSTS

ALUMINUM BRONZE NICKEL-SILVER MALLEABLE IRON/STEEL

Starting Posts from Julius Blum & Co., Inc. have been engineered and tested to conform to the ASTM 985 concentrated test load requirement. Copies of the Test Reports are available.  
Scale: 1" = 1'-0"



EXTERIOR MATERIALS

DATE AND DESCRIPTION:

EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
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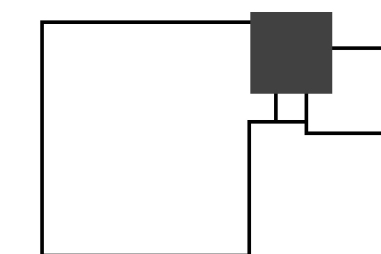
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EXTERIOR MATERIALS

SHEET

A0.8



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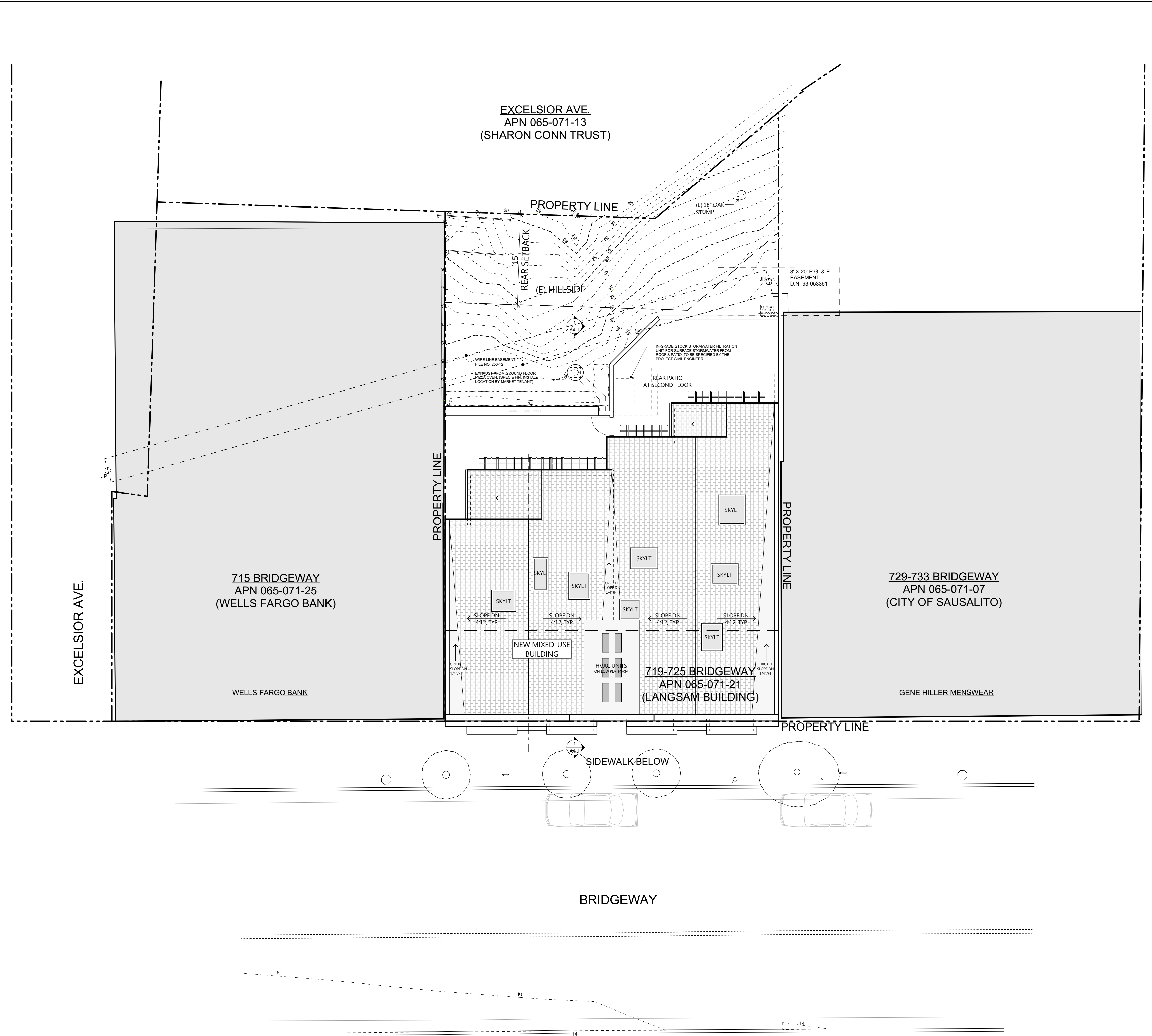
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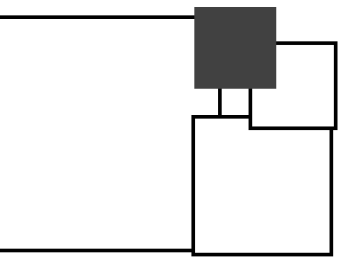
PROPOSED SITE/ROOF PLAN

SHEET

**A1.1**



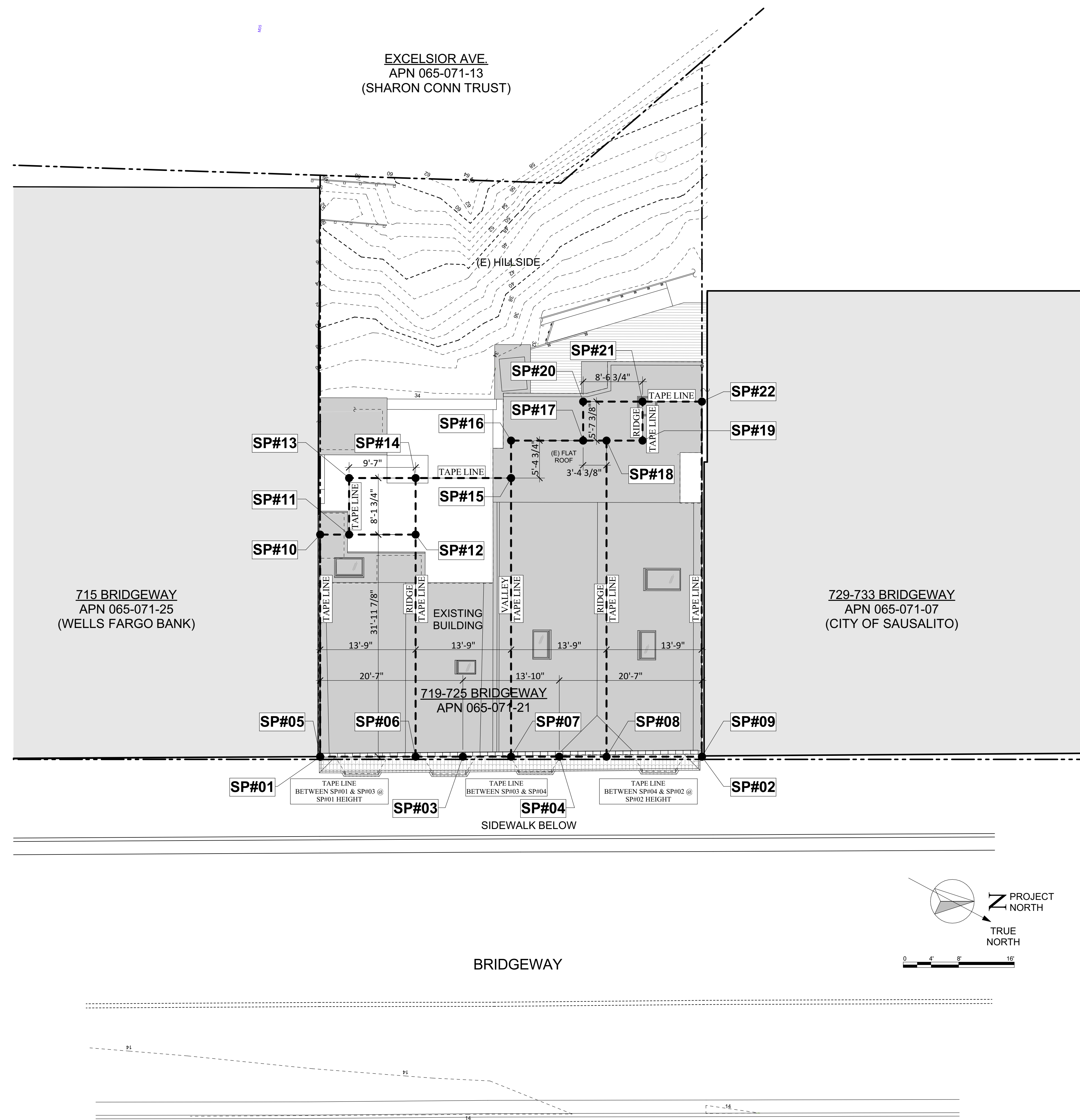
2:00:06-2-2021 01:01 LANGSAM:DR:REV:Rupim / Thursday, April 8, 2021 / 4:13 PM



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STORY POLE SCHEDULE	
POLE #	HEIGHT
SP#01	47.02'
SP#02	47.02'
SP#03	48.68'
SP#04	48.68'
SP#05	40.08'
SP#06	44.67'
SP#07	40.08'
SP#08	44.67'
SP#09	40.08'
SP#10	40.08'
SP#11	40.08'
SP#12	44.67'
SP#13	40.08'
SP#14	44.67'
SP#15	40.08'
SP#16	40.08'
SP#17	40.08'
SP#18	44.67'
SP#19	42.92'
SP#20	40.08'
SP#21	42.92'
SP#22	40.08'

DATE AND DESCRIPTION:

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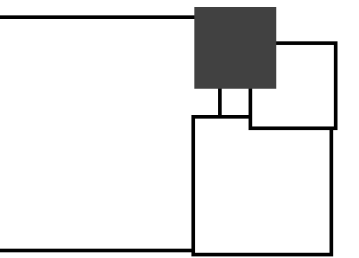
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PROPOSED STORY POLE PLAN

SHEET

A1.2

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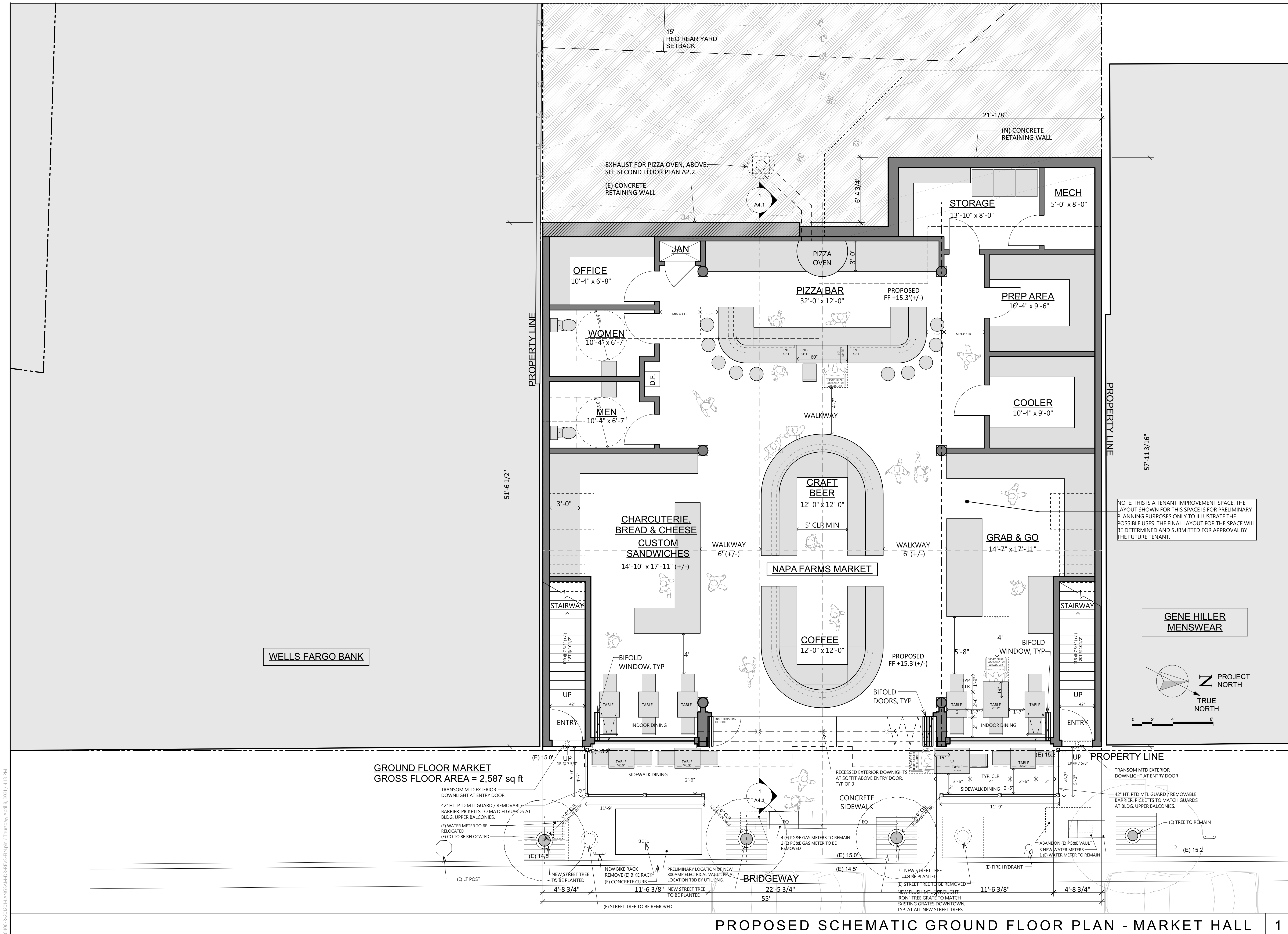
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PROPOSED GROUND FLOOR PLAN

SHEET

A2.1



WELLS FARGO BANK

GROUND FLOOR MARKET  
GROSS FLOOR AREA = 2,587 sq ft

TRANSOM MTD EXTERIOR DOWNLIGHT AT ENTRY DOOR  
42" HT. PTD MTL GUARD / REMOVABLE BARRIER, PICKETTS TO MATCH GUARDS AT BLDG. UPPER BALCONIES  
(E) WATER METER TO BE RELOCATED  
(E) CO TO BE RELOCATED

NEW BIKE RACK  
REMOVE (E) BIKE RACK  
(E) CONCRETE CURB  
PRELIMINARY LOCATION OF NEW 800AMP ELECTRICAL VAULT FINAL LOCATION TBD BY UTIL. ENG.  
NEW STREET TREE TO BE PLANTED  
NEW STREET TREE TO BE PLANTED  
(E) STREET TREE TO BE REMOVED

RECESSED EXTERIOR DOWNLIGHTS AT SOFFIT ABOVE ENTRY DOOR, TYP OF 3  
CONCRETE SIDEWALK  
NEW STREET TREE TO BE PLANTED  
(E) STREET TREE TO BE REMOVED

BRIDGEWAY  
NEW FLUSH MTL SPROUGHT  
IRON TREE GRATE TO MATCH EXISTING GRATES DOWNTOWN, TYP. AT ALL NEW STREET TREES

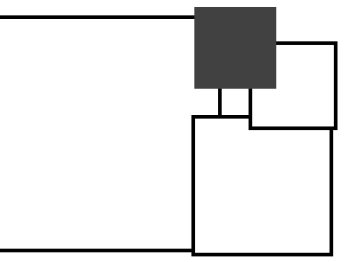
ABANDON (E) PG&E VAULT  
3 NEW WATER METERS  
1 (E) WATER METER TO REMAIN  
(E) FIRE HYDRANT

TRANSOM MTD EXTERIOR DOWNLIGHT AT ENTRY DOOR  
42" HT. PTD MTL GUARD / REMOVABLE BARRIER, PICKETTS TO MATCH GUARDS AT BLDG. UPPER BALCONIES  
(E) TREE TO REMAIN

(E) 15.0'  
(E) 14.8'  
(E) 15.2'

(E) 15.0'  
(E) 14.5'

PROPOSED SCHEMATIC GROUND FLOOR PLAN - MARKET HALL



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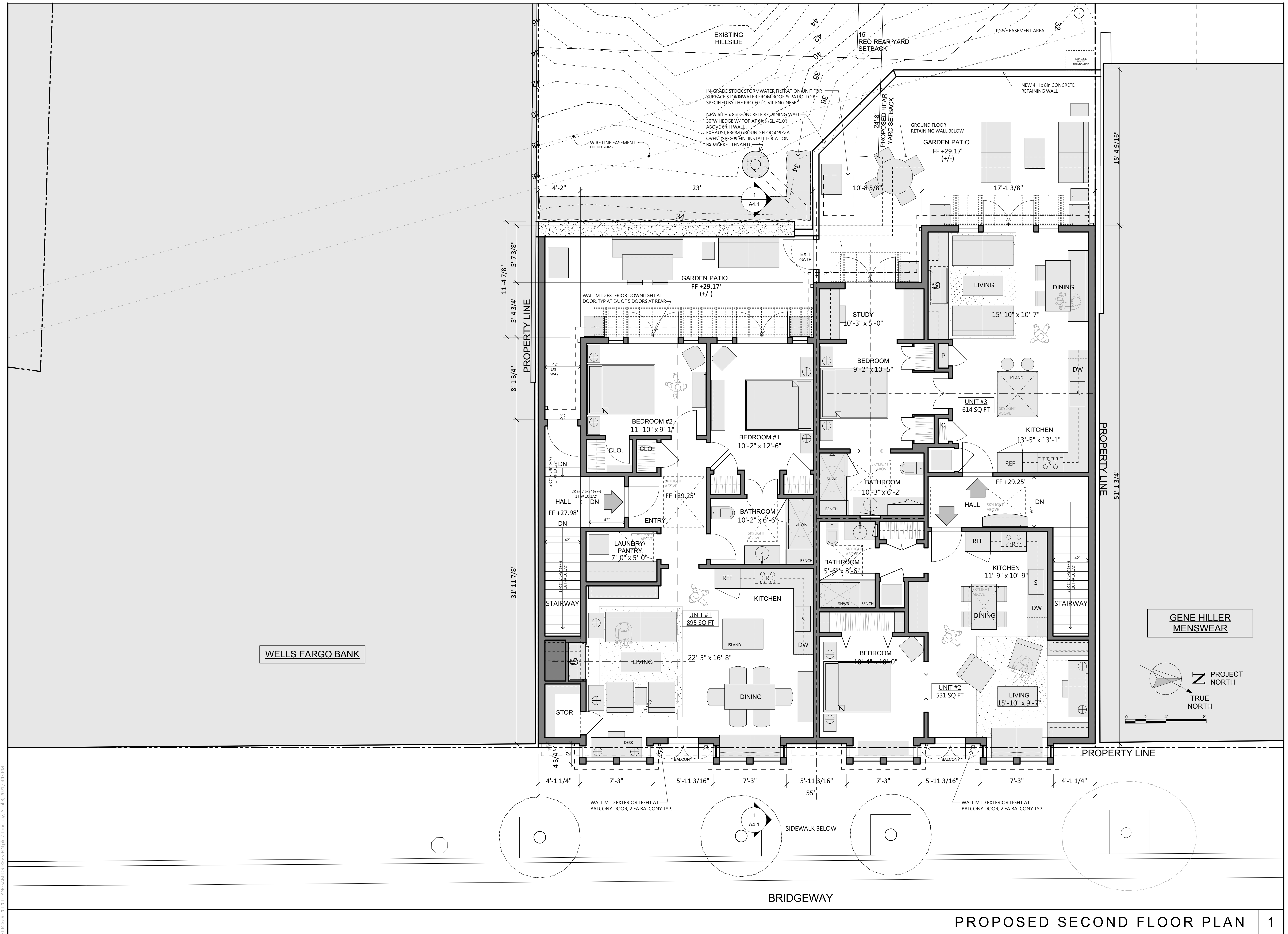
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PROPOSED SECOND FLOOR PLAN

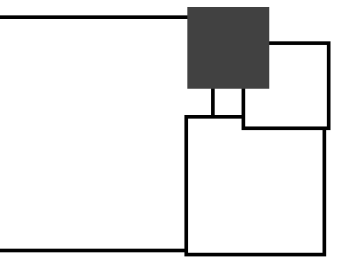
SHEET

**A2.2**



210406-2-202101 LANGSAM DR REVISED RMP (1) Thursday, April 8, 2021 4:33 PM

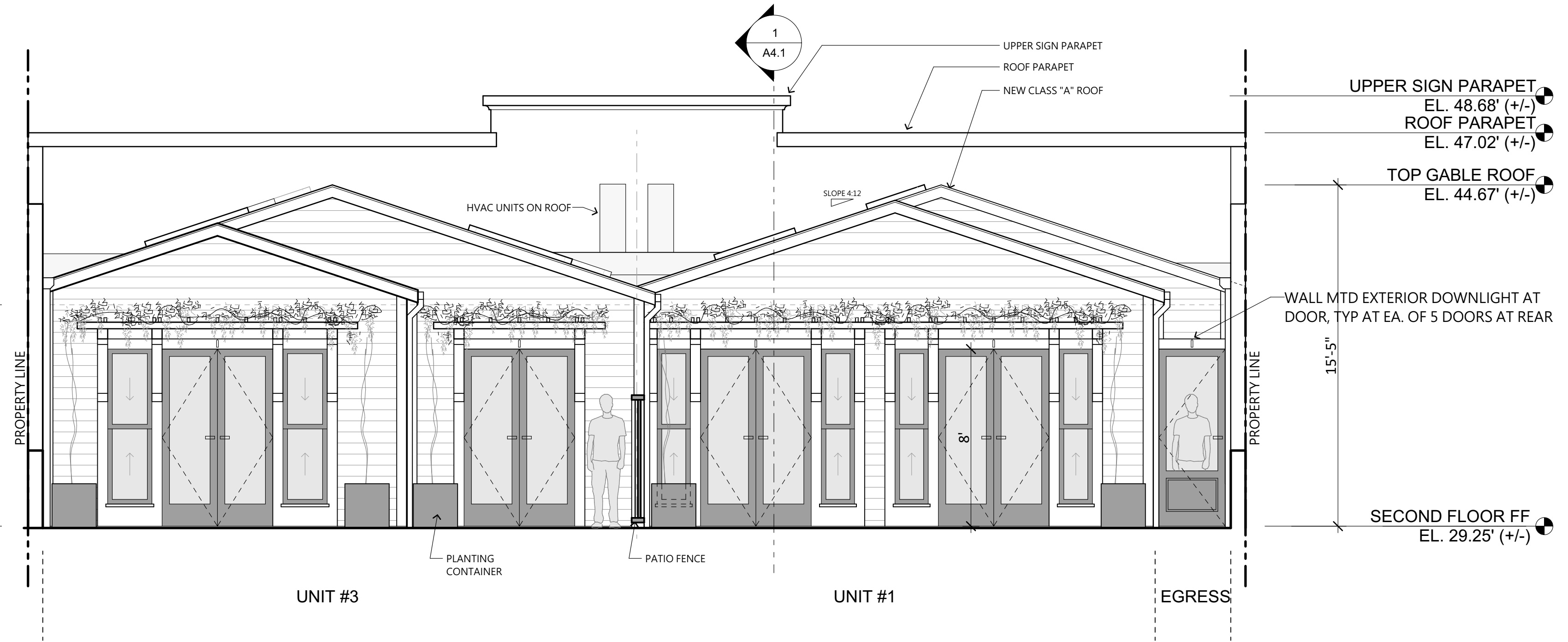




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PROPOSED WEST ELEVATION (REAR) 2



PROPOSED EAST ELEVATION (STREET FRONT) 1

DATE AND DESCRIPTION:

EXISTING CONDITIONS	15 MAY 2014
SCHEMATIC DESIGN	01 OCTOBER 2015
PRELIMINARY DESIGN	06 NOVEMBER 2015
PRELIM: REVS	23 MARCH 2016
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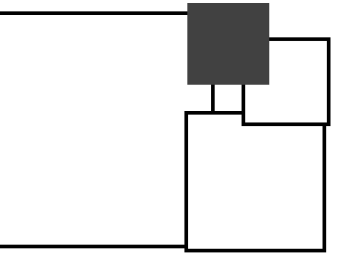
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PROPOSED EXTERIOR ELEVATIONS

SHEET

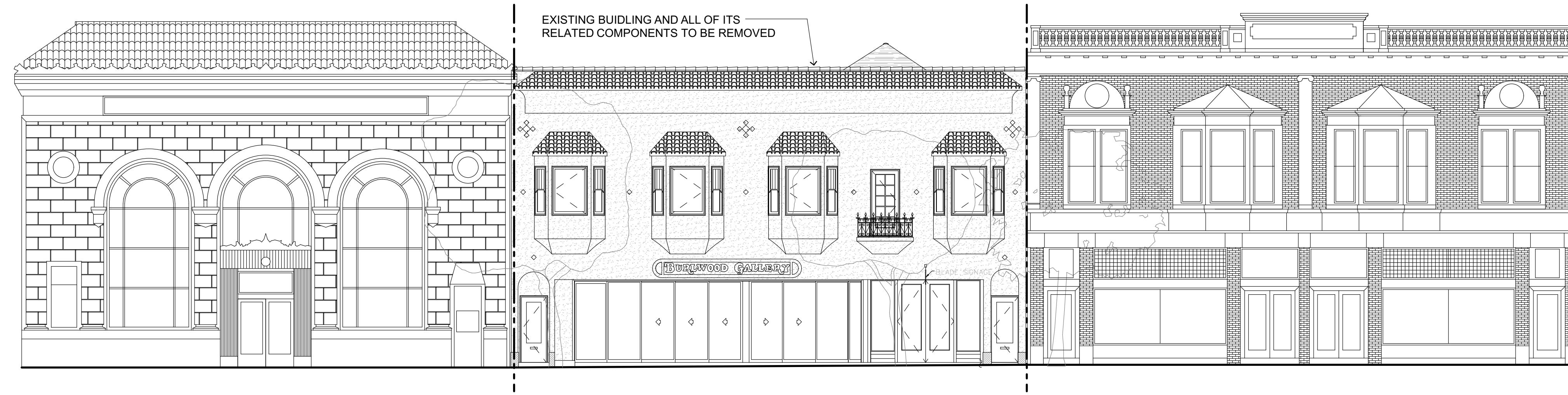
A3.1



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**LANGSAM BUILDING**  
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APN 065-071-21



WELLS FARGO BANK  
715 BRIDGEWAY  
APN 065-071-25  
(WELLS FARGO BANK)

LANGSAM BUILDING  
719-725 BRIDGEWAY  
APN 065-071-21

GENE HILLER MENSWEAR  
729-733 BRIDGEWAY  
APN 065-071-07  
(CITY OF SAUSALITO)

EXISTING BUILDING AND ALL OF ITS RELATED COMPONENTS TO BE REMOVED

EXISTING BRIDGEWAY STREETFRONT ELEVATION 2



WELLS FARGO BANK  
715 BRIDGEWAY  
APN 065-071-25  
(WELLS FARGO BANK)

LANGSAM BUILDING  
719-725 BRIDGEWAY  
APN 065-071-21

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NEW MIXED-USE BUILDING

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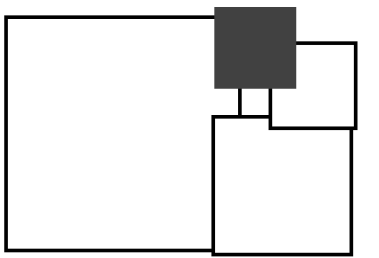
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PROPOSED BRIDGEWAY STREETFRONT ELEVATION

SHEET

A3.2

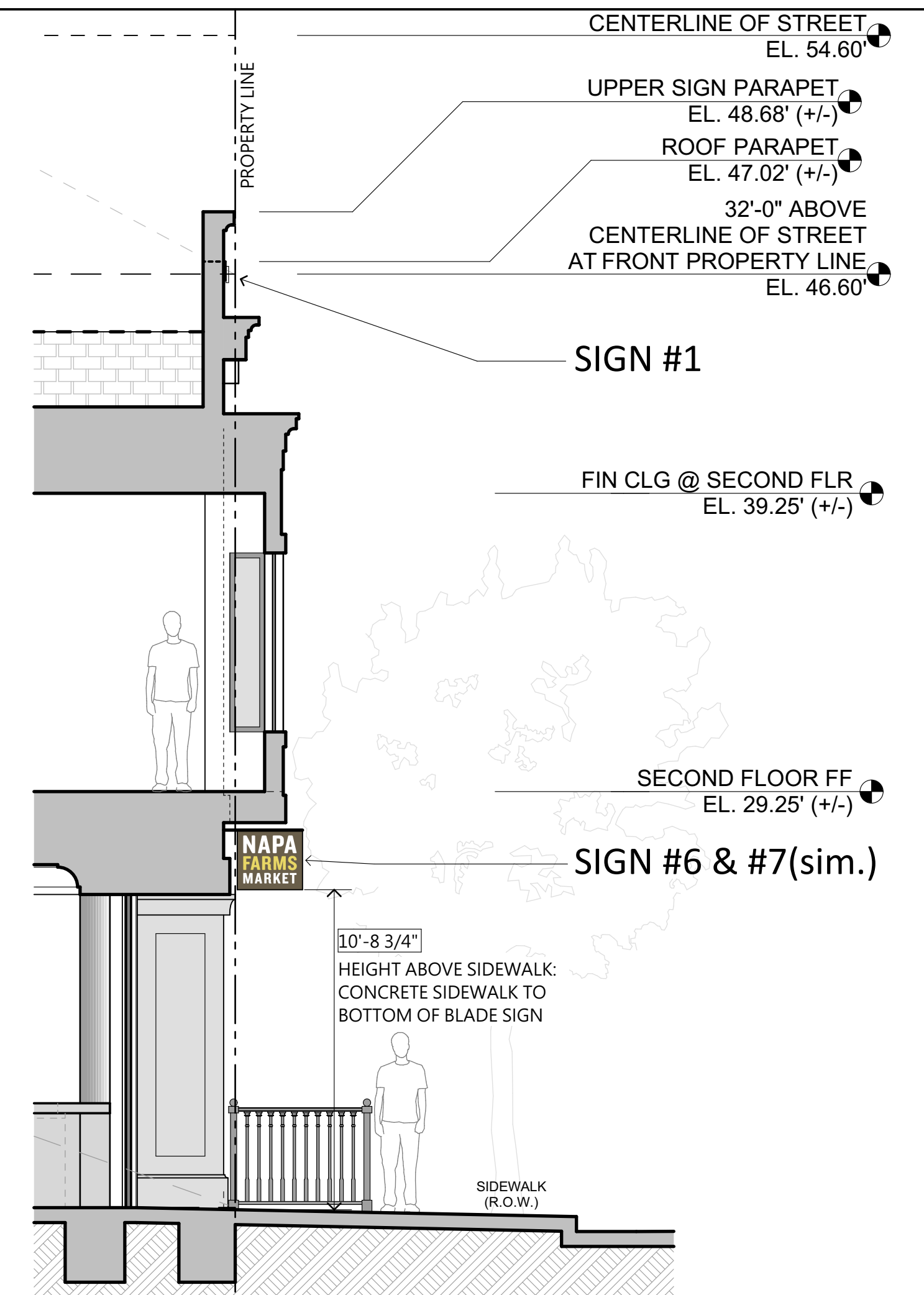
PROPOSED BRIDGEWAY STREETFRONT ELEVATION 1



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SECTION AT STREETFRONT FACADE WITH EXTERIOR SIGNAGE IDENTIFICATION #s 1



PROPOSED EAST ELEVATION (STREET FRONT) WITH EXTERIOR SIGNAGE IDENTIFICATION #s 1

DATE AND DESCRIPTION
DESIGN REV: EXT SIGN INFO 27 APRIL 2020
DESIGN REVIEW REVISION 18 AUGUST 2020
DESIGN REVIEW REVISION 10 SEPT 2020
DESIGN REVIEW REVISION 27 FEB 2021
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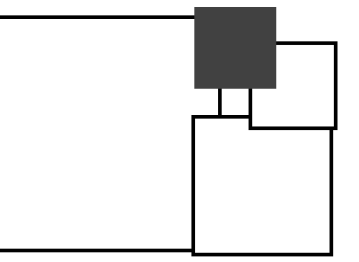
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EXTERIOR SIGNAGE IDENTIFICATION / INFO

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A3.3



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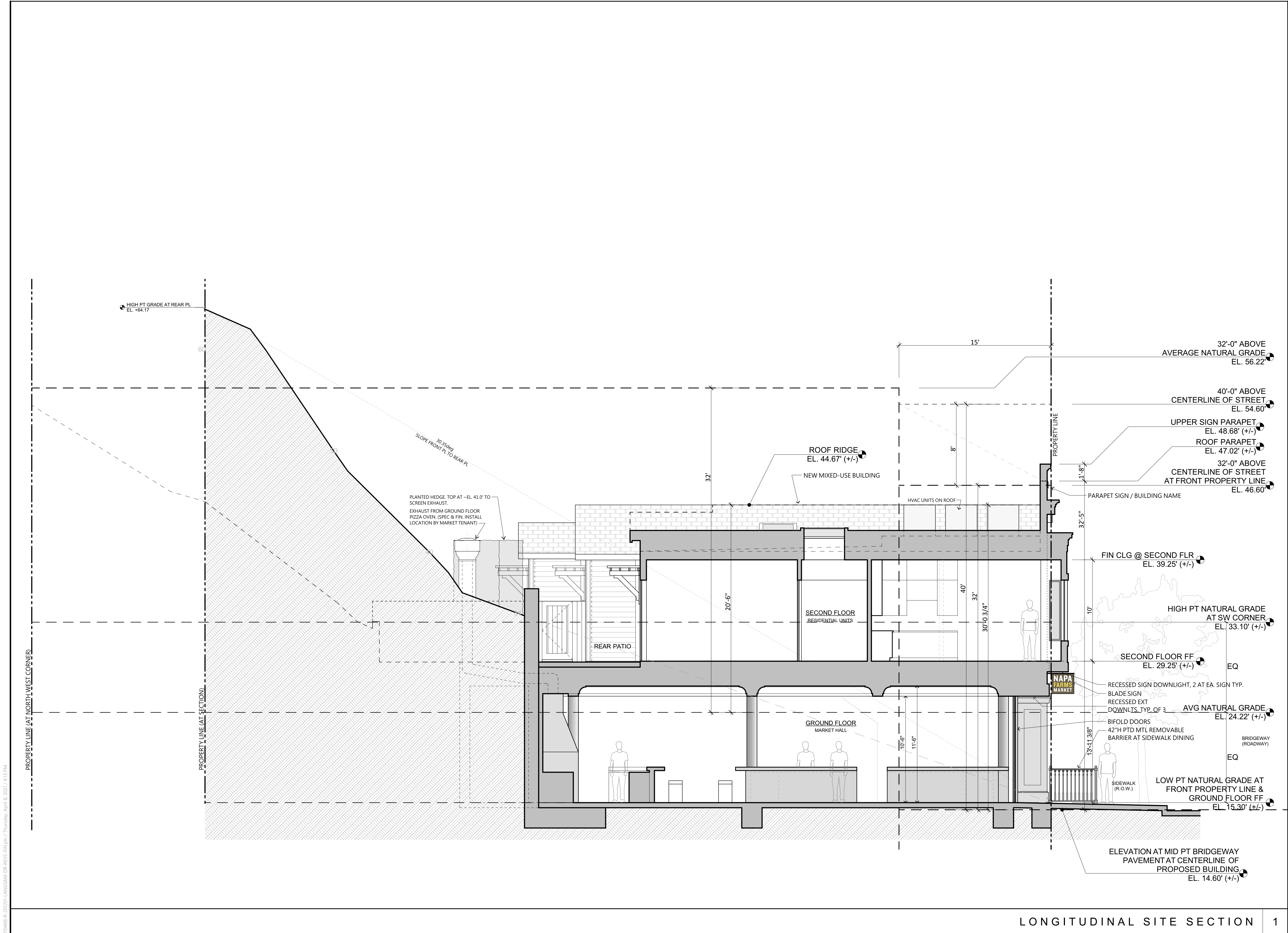
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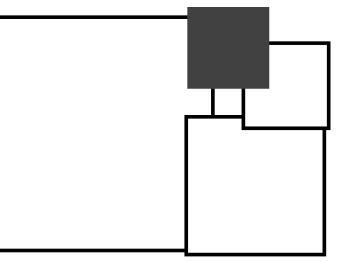
PROPOSED BUILDING SECTION

SHEET

A4.1



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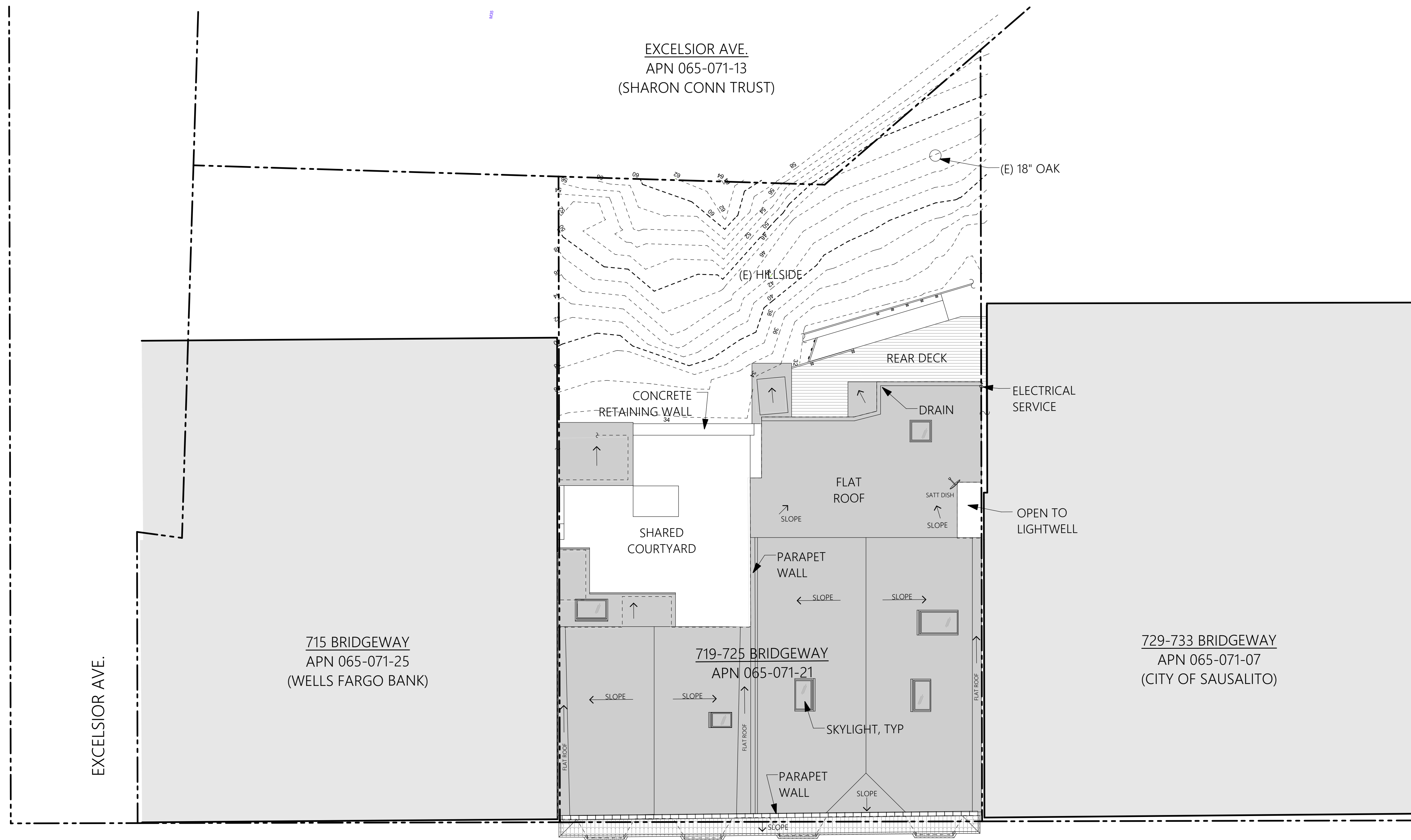
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EXISTING SITE/ROOF PLAN

SHEET

**EC1.1**



EXCELSIOR AVE.

EXCELSIOR AVE.  
APN 065-071-13  
(SHARON CONN TRUST)

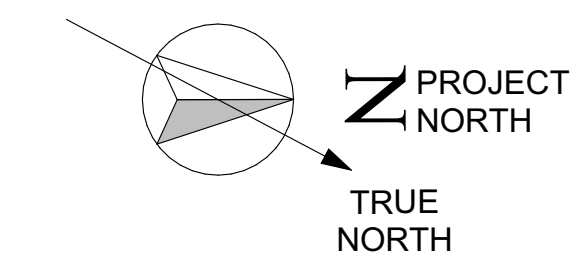
715 BRIDGEWAY  
APN 065-071-25  
(WELLS FARGO BANK)

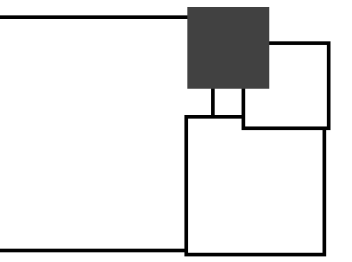
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729-733 BRIDGEWAY  
APN 065-071-07  
(CITY OF SAUSALITO)

SIDEWALK BELOW

BRIDGEWAY





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TEL (415) 331-1400  
FAX (415) 331-5463

A NEW MIXED-USE PROJECT  
**LANGSAM BUILDING**  
719-725 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-071-21

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
PRELIMINARY DESIGN
06 NOVEMBER 2015
PRELIM: REVS
23 MARCH 2016
HLB STUDY SESSION
21 NOVEMBER 2016
DESIGN REVIEW SUBMITTAL
20 DECEMBER 2017
DESIGN REVIEW REVISION
24 JUNE 2019
18 AUGUST 2020
10 SEPT 2020
01 DEC 2020
27 FEB 2021
06 APRIL 2021

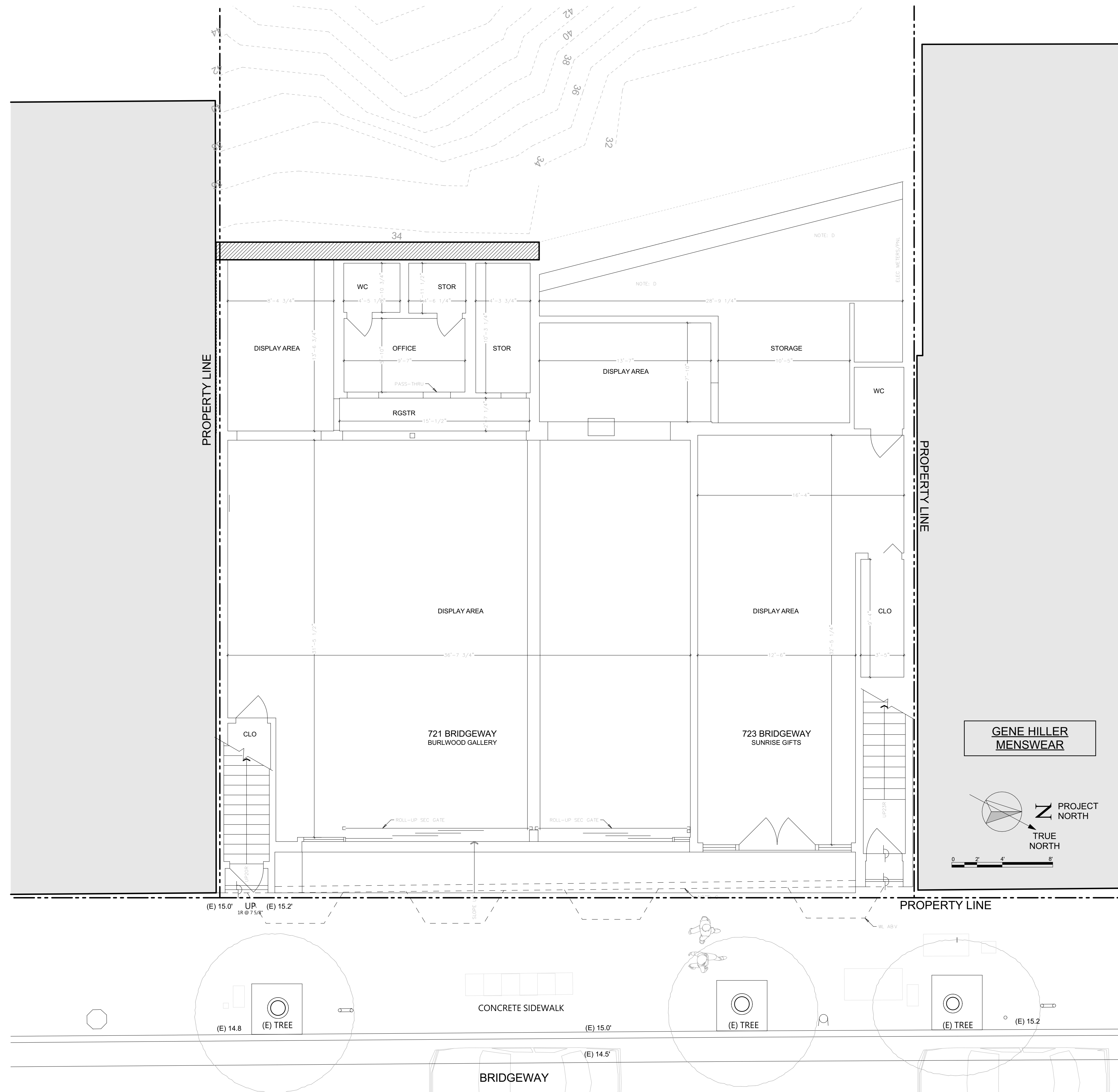
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DRAWN BY: MRA  
CHECKED BY: MRA  
SCALE: 1/4" = 1'-0"

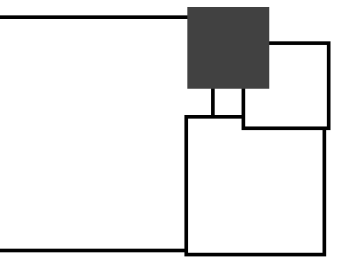
EXISTING GROUND FLOOR PLAN

SHEET

EC2.1



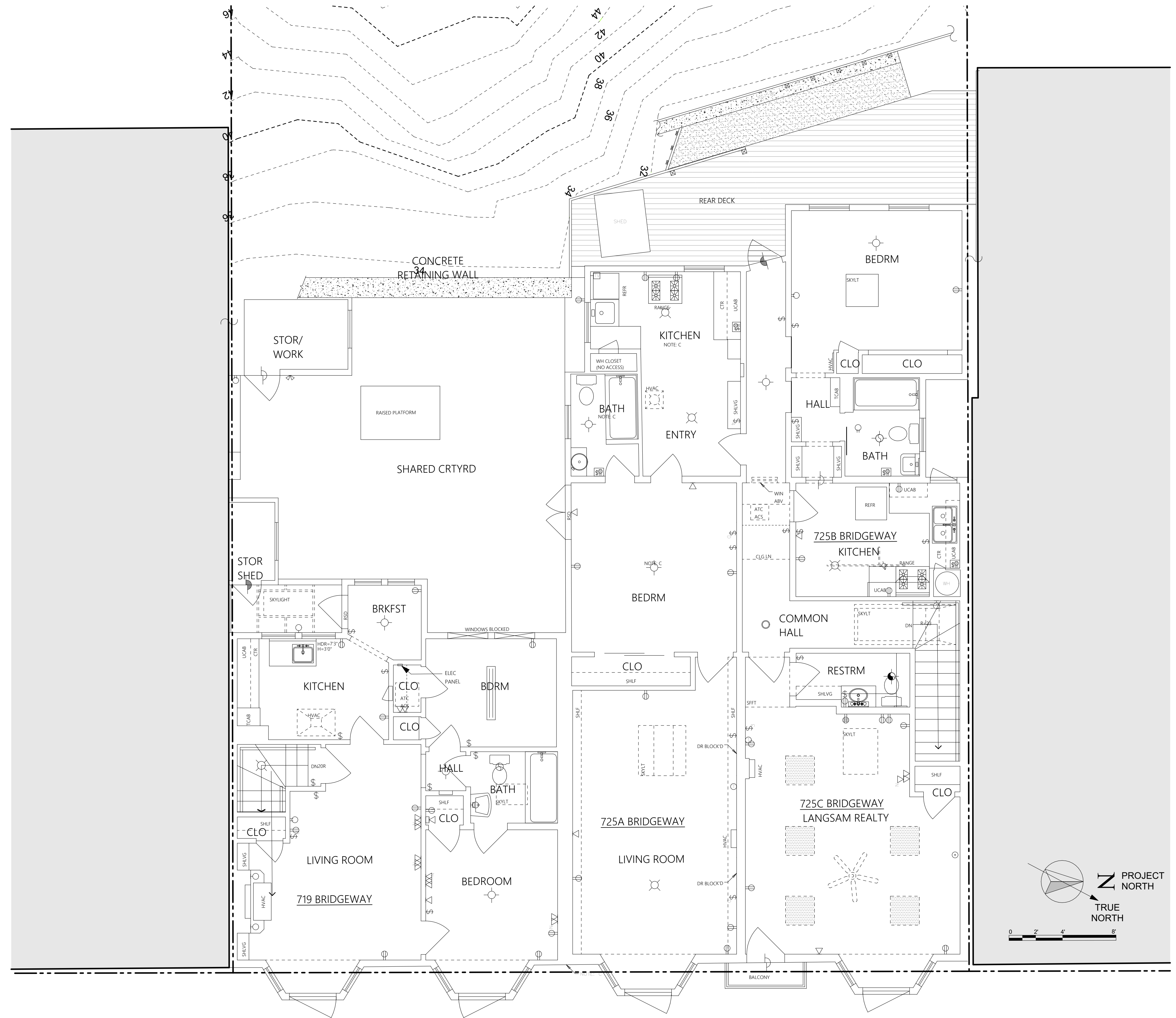
2/10/2021 2:00 PM LANGSAM (DR-REV) (Rup) / Thursday, April 8, 2021 / 4:33 PM



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A NEW MIXED-USE PROJECT  
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719-725 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-071-21



DATE AND DESCRIPTION:	
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	06 APRIL 2021

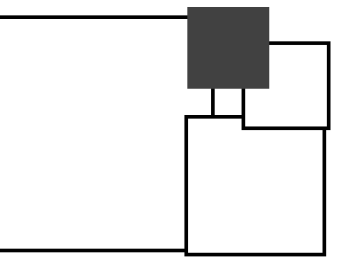
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SCALE: 1/4" = 1'-0"

EXISTING SECOND FLOOR PLAN

SHEET

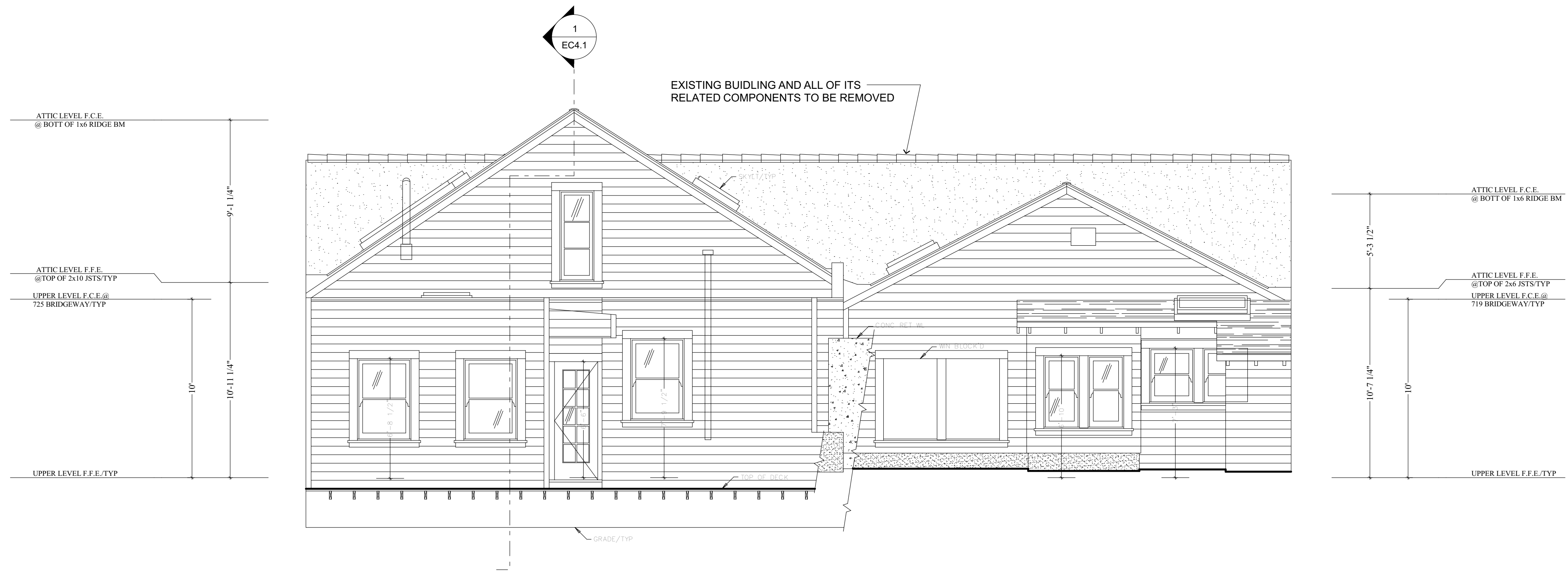
EC2.2



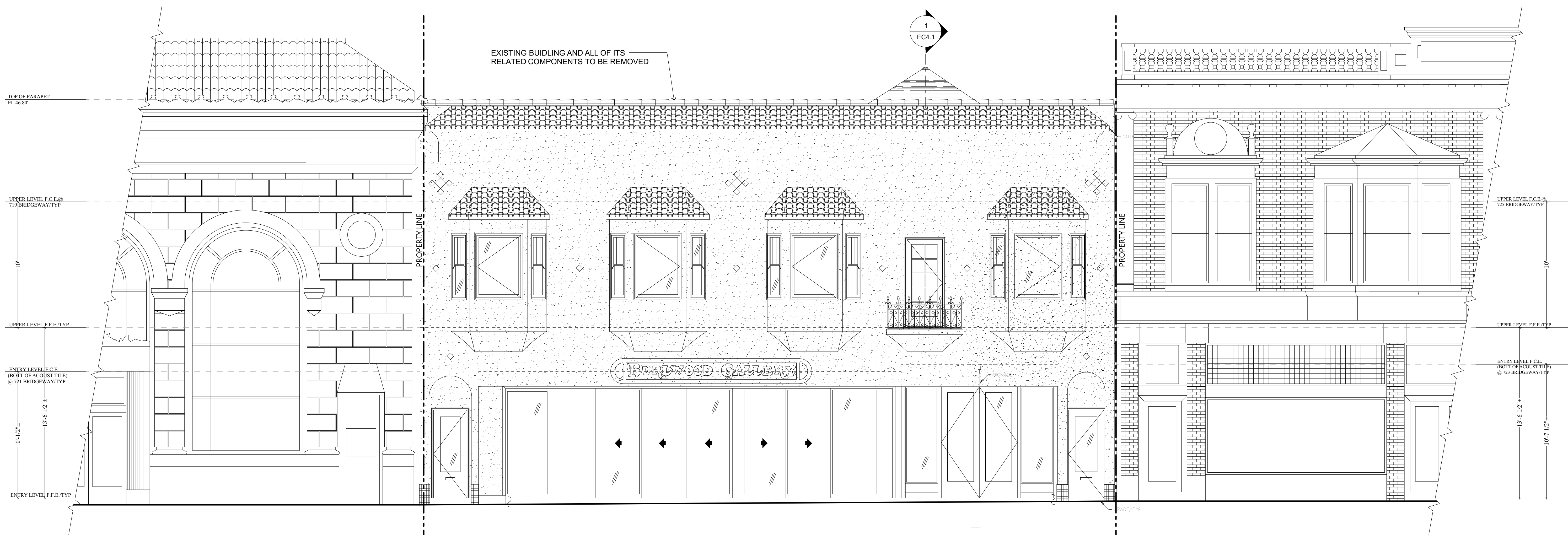
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A NEW MIXED-USE PROJECT  
**LANGSAM BUILDING**  
719-725 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-071-21



EXISTING WEST ELEVATION (REAR) 2



EXISTING EAST ELEVATION (STREET FRONT) 1

DATE AND DESCRIPTION:
EXISTING CONDITIONS
15 MAY 2014
SCHEMATIC DESIGN
01 OCTOBER 2015
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SCALE: 1/4" = 1'-0"

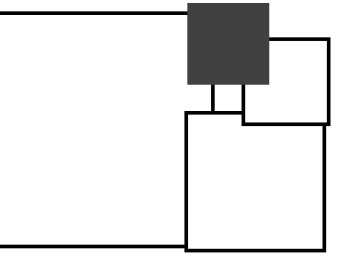
EXISTING EXTERIOR ELEVATIONS

SHEET

EC3.1

2/10/2021 2:00 PM LANGSAM:DR:REV:Ripm/Thursday, April 8, 2021 4:33 PM





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A NEW MIXED-USE PROJECT  
**LANGSAM BUILDING**  
719-725 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-071-21

DATE AND DESCRIPTION:
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01 OCTOBER 2015
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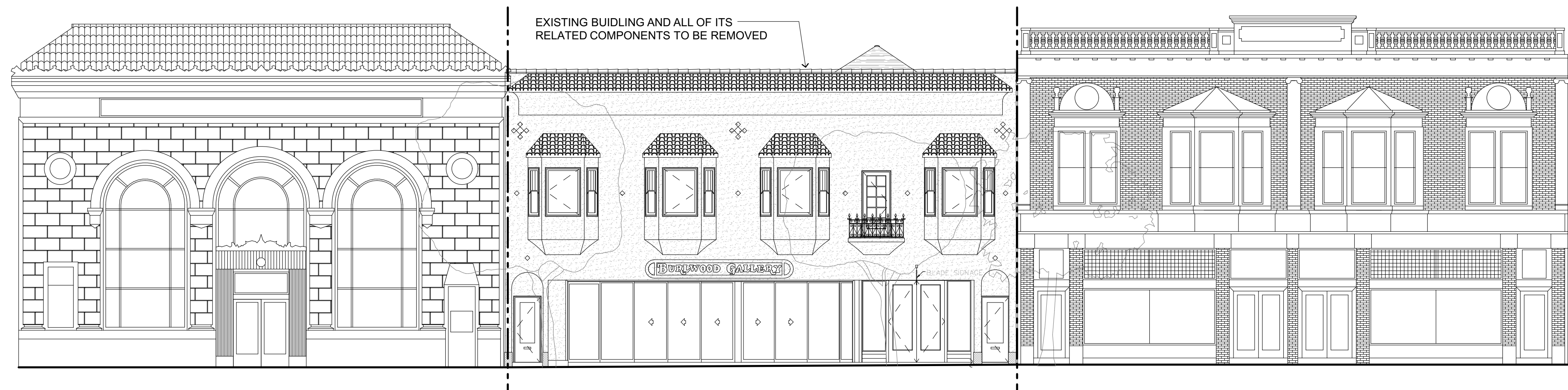
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SCALE: 1/8" = 1'-0"

EXISTING BRIDGEWAY  
STREETSCAPE  
ELEVATION

SHEET

EC3.2

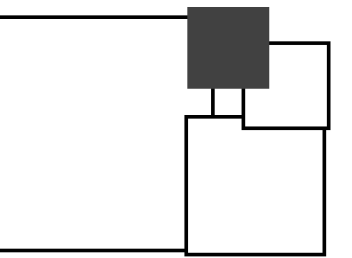


WELLS FARGO BANK  
715 BRIDGEWAY  
APN 065-071-25  
(WELLS FARGO BANK)

LANGSAM BUILDING  
719-725 BRIDGEWAY  
APN 065-071-21

GENE HILLER MENSWEAR  
729-733 BRIDGEWAY  
APN 065-071-07  
(CITY OF SAUSALITO)

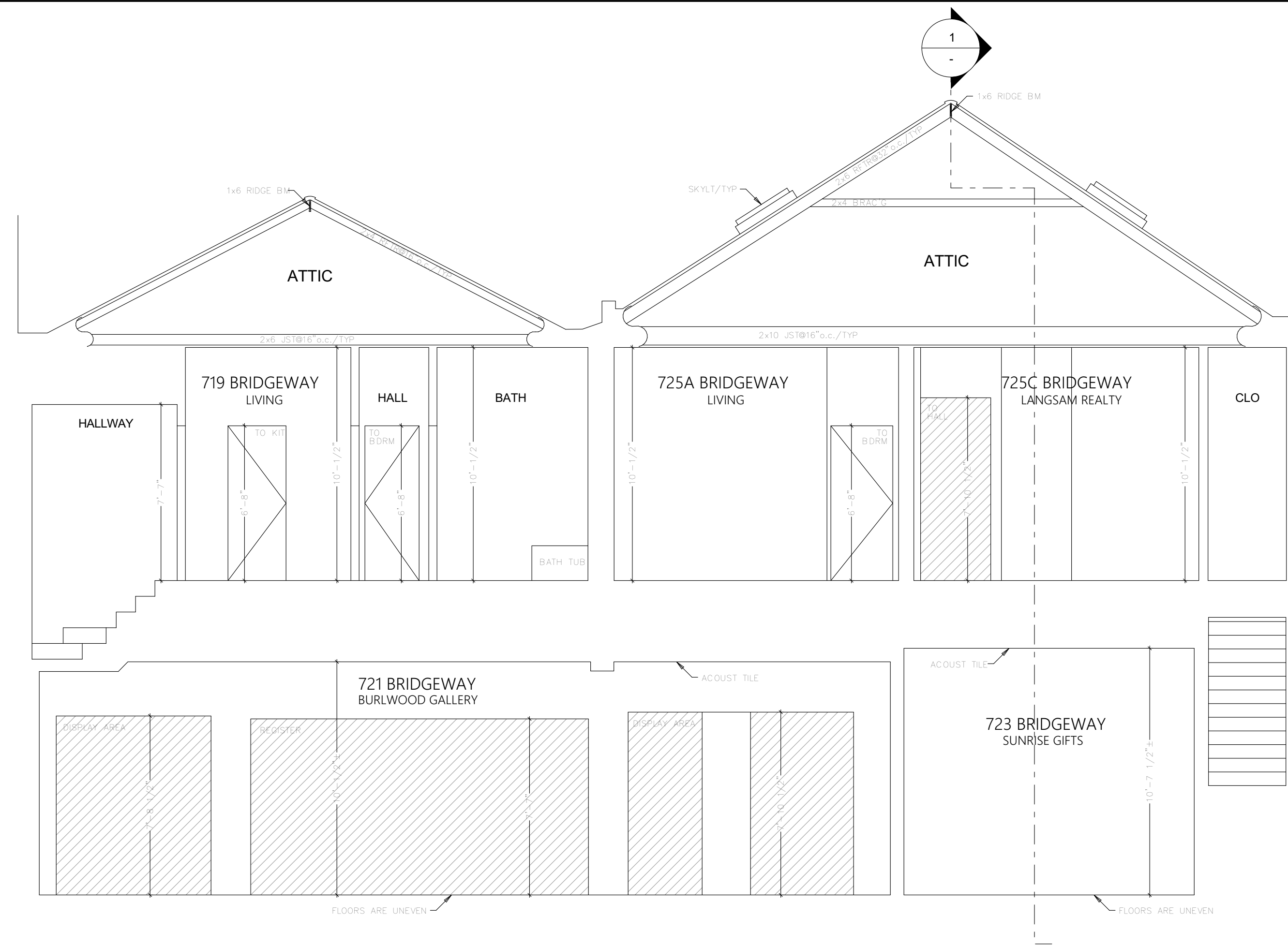
EXISTING BRIDGEWAY STREETSCAPE ELEVATION



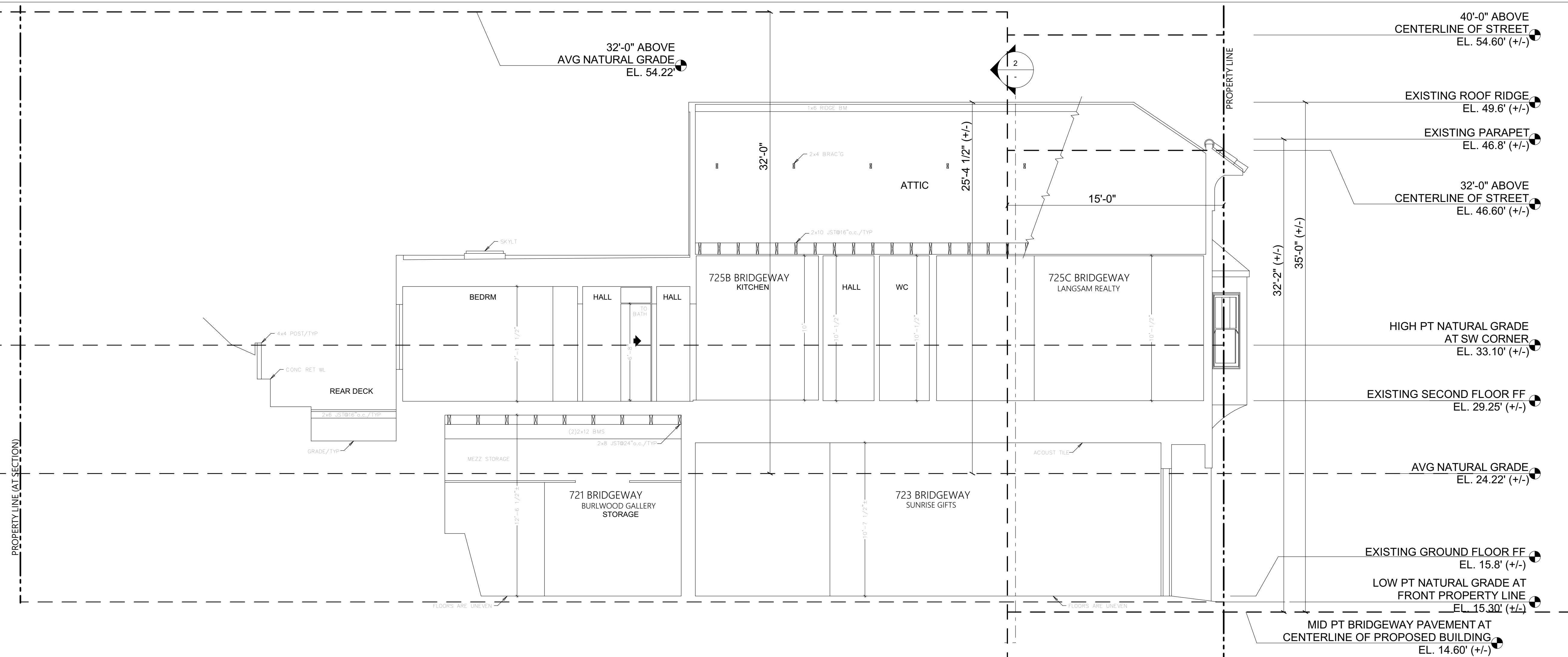
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SAUSALITO, CA 94965  
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A NEW MIXED-USE PROJECT  
**LANGSAM BUILDING**  
719-725 BRIDGEWAY  
SAUSALITO, CALIFORNIA 94965  
APN 065-071-21



EXISTING CROSS SECTION 2



EXISTING LONGITUDINAL SECTION 1

DATE AND DESCRIPTION:	
EXISTING CONDITIONS	15 MAY 2014
SCHEMATIC DESIGN	01 OCTOBER 2015
PRELIMINARY DESIGN	06 NOVEMBER 2015
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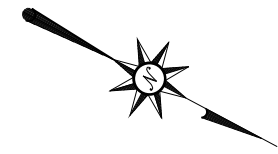
DRAWN BY: MRA  
CHECKED BY: MRA  
SCALE: 1/4" = 1'-0"

EXISTING BUILDING SECTIONS

SHEET

EC4.1

EXCELSIOR AVENUE

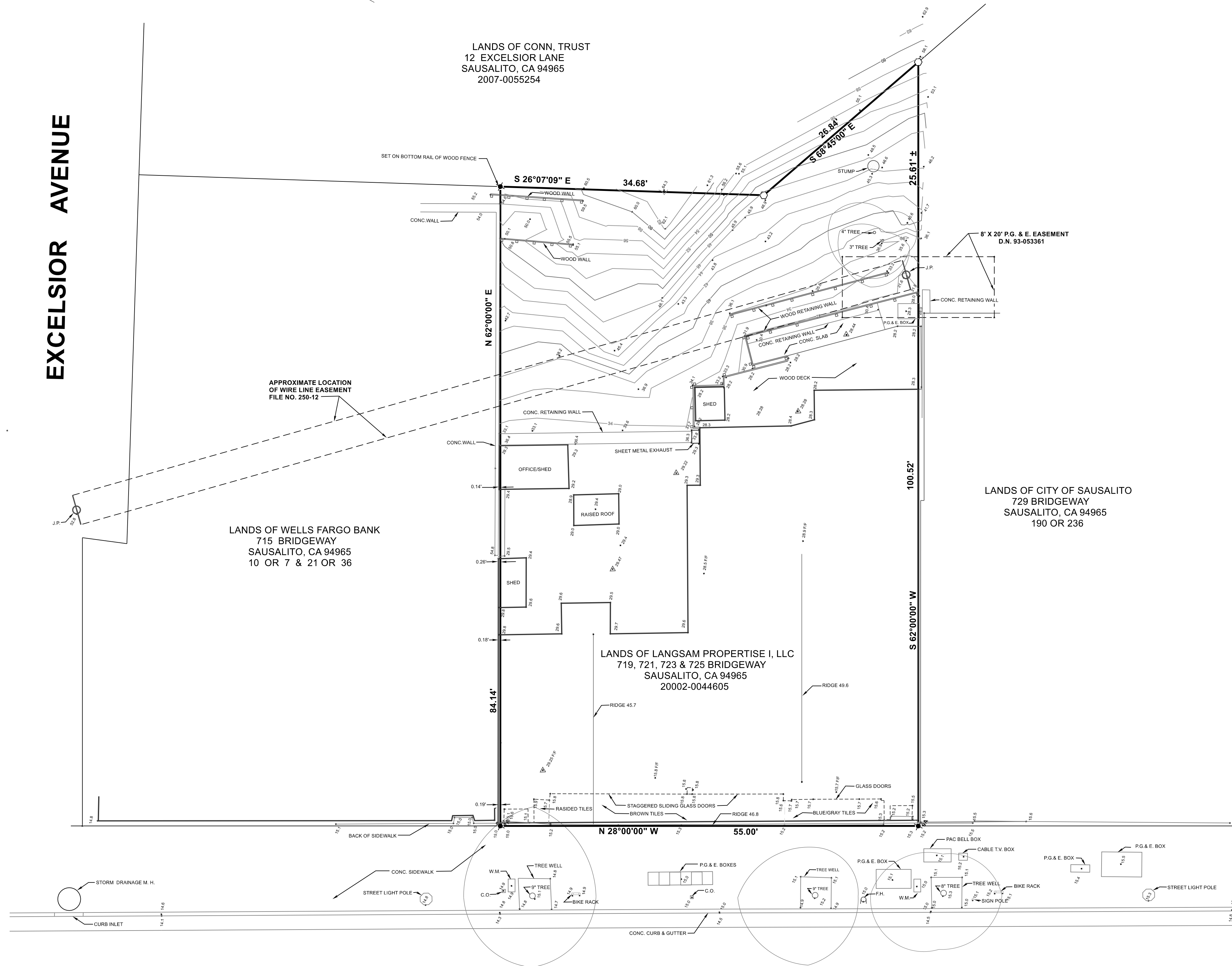


LANDS OF CONN, TRUST  
12 EXCELSIOR LANE  
SAUSALITO, CA 94965  
2007-0055254

LANDS OF WELLS FARGO BANK  
715 BRIDGEWAY  
SAUSALITO, CA 94965  
10 OR 7 & 21 OR 36

LANDS OF LANGSAM PROPRTISE I, LLC  
719, 721, 723 & 725 BRIDGEWAY  
SAUSALITO, CA 94965  
20002-0044605

LANDS OF CITY OF SAUSALITO  
729 BRIDGEWAY  
SAUSALITO, CA 94965  
190 OR 236

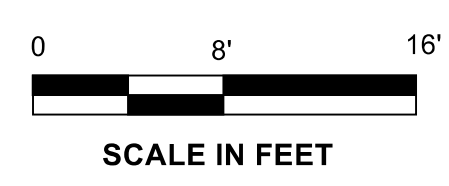


- NOTES:**
1. UNDERGROUND FACILITIES MAY EXIST. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION. CALL U.S.A. (800) 277-2600 PRIOR TO ANY CONSTRUCTION.
  2. THE PROPERTY BOUNDARY FOR THIS TOPOGRAPHIC SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY ALLCO ENGINEERING, INC. RECORD OF SURVEY, 2015 M 77, FILED MAY 22, 2015 WITH MARIN COUNTY.
  3. BENCHMARK, U.S.C. & G.S. TIDAL 30 MONUMENT, ON THE CONCRETE BASE OF NORTHWEST ORNAMENTAL ELEPHANT AT CITY PARK, ELEVATION 16.29, MEAN LOWER LOW WATER.
  4. THIS TOPOGRAPHIC SURVEY'S ORIENTATION IS BASED ON MAGNETIC NORTH.

- LEGEND**
- PROPERTY BOUNDARY LINE.
  - ✕ SET COPPER NAIL & TAG RCE 24059.
  - SET 5/8" REBAR W/PLASTIC CAP RCE 24059.
  - △ CONTROL POINTS.
  - EXISTING CONTOUR (2' INTERVALS).
  - SPOT ELEVATIONS.



*Charles Davis Allen*



BRIDGEWAY

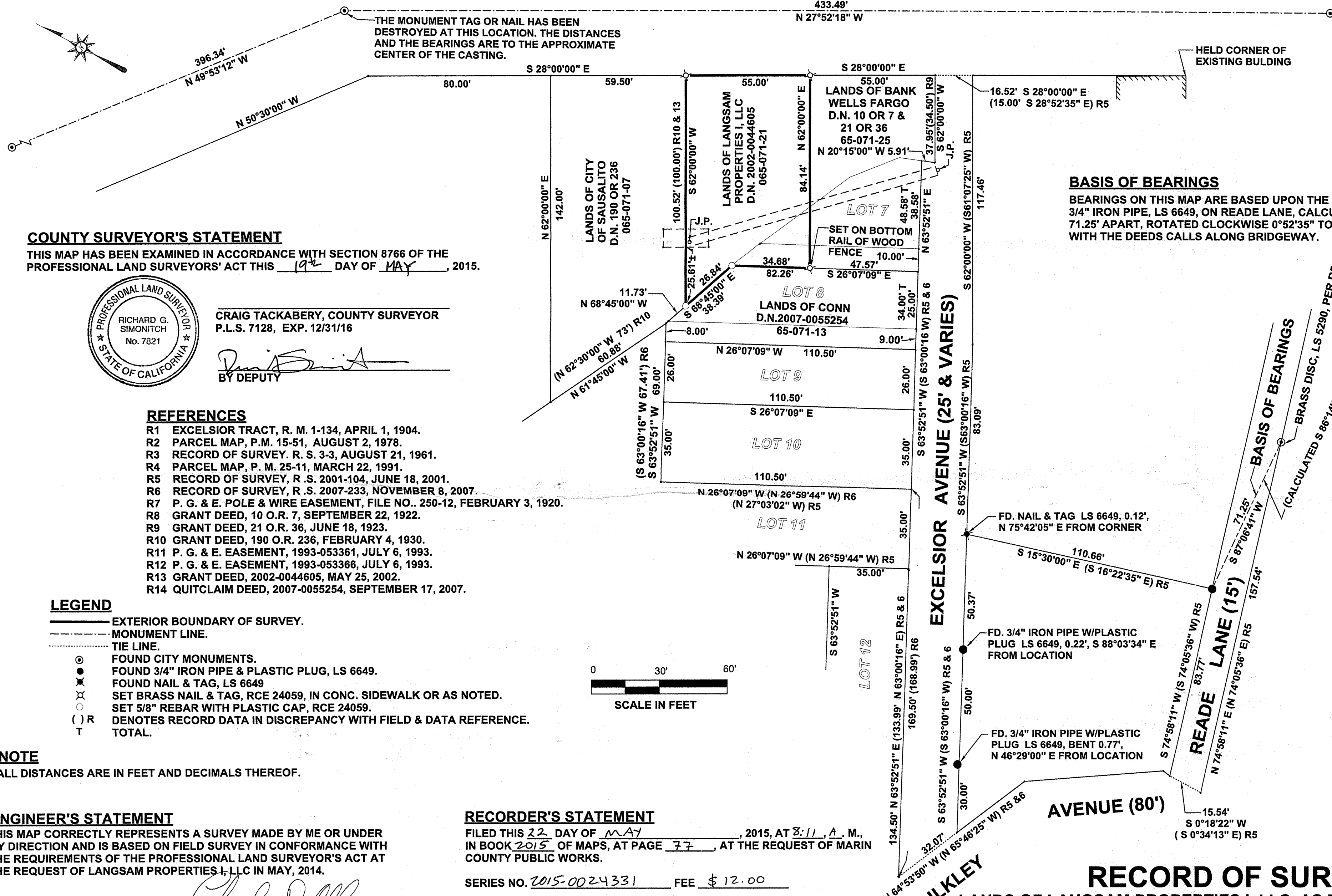
- REVISIONS:**
1. THE EXISTING CONTOUR LINES IN THE RIGHT REAR OF THE PROPERTY WERE MODIFIED DUE TO A LAND SLIDE.  
11/22/2020

**TOPOGRAPHIC SURVEY**  
OF THE LANDS OF LANGSAM PROPERTIES I, LLC AS DESCRIBED  
IN THE GRANT DEED D.N. 2002-044605, RECORDED MAY 25, 2002,  
IN THE OFFICE OF THE COUNTY RECORDER OF MARIN COUNTY,  
CALIFORNIA  
CITY OF SAUSALITO, COUNTY OF MARIN STATE OF CALIFORNIA

ALLCO ENGINEERING, INC. APRIL 16, 2020  
P.O. BOX 629 SCALE 1" = 8'  
MILL VALLEY CA 94942-0629  
PHONE: (415) 888-8202

APN 065-071-21

**BRIDGEWAY (60' & VARIES) (FORMERLY WATER STREET)**



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 19<sup>th</sup> DAY OF MAY, 2015.



CRAIG TACKABERY, COUNTY SURVEYOR  
P.L.S. 7128, EXP. 12/31/16  
*[Signature]*  
BY DEPUTY

**REFERENCES**

- R1 EXCELSIOR TRACT, R. M. 1-134, APRIL 1, 1904.
- R2 PARCEL MAP, P.M. 15-51, AUGUST 2, 1978.
- R3 RECORD OF SURVEY, R. S. 3-3, AUGUST 21, 1961.
- R4 PARCEL MAP, P. M. 25-11, MARCH 22, 1991.
- R5 RECORD OF SURVEY, R. S. 2001-104, JUNE 18, 2001.
- R6 RECORD OF SURVEY, R. S. 2007-233, NOVEMBER 8, 2007.
- R7 P. G. & E. POLE & WIRE EASEMENT, FILE NO. 250-12, FEBRUARY 3, 1920.
- R8 GRANT DEED, 10 O.R. 7, SEPTEMBER 22, 1922.
- R9 GRANT DEED, 21 O.R. 36, JUNE 19, 1923.
- R10 GRANT DEED, 190 O.R. 236, FEBRUARY 4, 1930.
- R11 P. G. & E. EASEMENT, 1993-053361, JULY 6, 1993.
- R12 P. G. & E. EASEMENT, 1993-053366, JULY 6, 1993.
- R13 GRANT DEED, 2002-0044605, MAY 25, 2002.
- R14 QUITCLAIM DEED, 2007-0055254, SEPTEMBER 17, 2007.

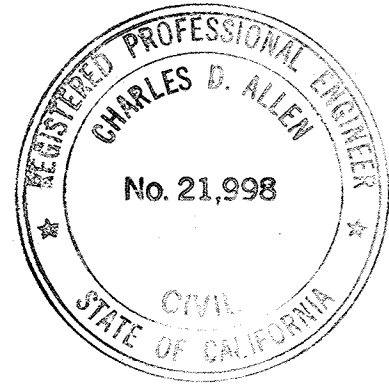
**LEGEND**

- EXTERIOR BOUNDARY OF SURVEY.
- - - MONUMENT LINE.
- TIE LINE.
- FOUND CITY MONUMENTS.
- FOUND 3/4" IRON PIPE & PLASTIC PLUG, LS 6649.
- ✕ FOUND NAIL & TAG, LS 6649.
- ⊗ SET BRASS NAIL & TAG, RCE 24059, IN CONC. SIDEWALK OR AS NOTED.
- SET 5/8" REBAR WITH PLASTIC CAP, RCE 24059.
- ( ) R DENOTES RECORD DATA IN DISCREPANCY WITH FIELD & DATA REFERENCE.
- T TOTAL.

**NOTE**  
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

**ENGINEER'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS BASED ON FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF LANGSAM PROPERTIES I, LLC IN MAY, 2014.



*[Signature]*  
CHARLES D. ALLEN, R.C.E. 21998  
LICENSE EXPIRES 9/30/15

**RECORDER'S STATEMENT**

FILED THIS 22 DAY OF MAY, 2015, AT 8:11 A. M., IN BOOK 2015 OF MAPS, AT PAGE 77, AT THE REQUEST OF MARIN COUNTY PUBLIC WORKS.

SERIES NO. 2015-0024331 FEE \$ 12.00

*[Signature]*  
RICHARD N. BENSON  
COUNTY RECORDER

*[Signature]*  
A. R. SELVATO  
BY DEPUTY

APN 065-071-21

**BASIS OF BEARINGS**

BEARINGS ON THIS MAP ARE BASED UPON THE FOUND CITY MONUMENT AND 3/4" IRON PIPE, LS 6649, ON READE LANE, CALCULATED TO BE S 86°14'06" W, 71.25' APART, ROTATED CLOCKWISE 0°52'35" TO S87°06'41" W TO COINCIDE WITH THE DEEDS CALLS ALONG BRIDGEWAY.

**BASIS OF BEARINGS**

BRASS DISC, LS 5290, PIER R5  
(CALCULATED S 88°14'08" W 71.25')

**RECORD OF SURVEY**

LANDS OF LANGSAM PROPERTIES I, LLC, AS DESCRIBED IN GRANT DEED DOCUMENT NO. 2002-044605, RECORDED MAY 25, 2002, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA  
CITY OF SAUSALITO, COUNTY OF MARIN AND STATE OF CALIFORNIA

SHEET 1 OF 2

ALLCO ENGINEERING, INC.  
P.O. BOX 629  
MILL VALLEY, CA 94942-0629  
PHONE: (415) 888-8202

NOVEMBER 3, 2014  
SCALE 1" = 30'

SHEET 1 OF 2

