

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2023-07**

**APPROVAL OF A CERTIFICATE OF APPROPRIATENESS, DESIGN  
REVIEW, CONDITIONAL USE PERMIT AND SIGN PERMIT PROPOSING  
THE REHABILITATION / RENOVATION OF  
THE GROUND STORY FRONT RETAIL FAÇADE AND NEW  
PAINT AND SIGNAGE ON FRONT ELEVATION OF A  
CONTRIBUTING HISTORIC STRUCTURE AT 666 BRIDGEWAY  
APN: 065-133-08  
PROJECT ID: 2023-00015**

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**WHEREAS**, an application has been filed by the applicant, Ali Haidari, on behalf of Dominique Mikolaiczak and Amour Vert, a proposed retail establishment, requesting Historic Preservation Commission and Planning Commission approval for the rehabilitation / renovation of the ground story retail façade, including new paint on all woodwork, a replacement awning and new signage at 666 Bridgeway (APN 065-133-08); and

**WHEREAS**, the project site is located within the General Plan Commercial land use designation, the Central Commercial zoning district; and Downtown Historic Overlay Zoning district; and

**WHEREAS**, the project site is listed on the California State Office of Historic Preservation's National Register and is eligible for listing on the National Register of Historic Places and the proposed project was reviewed by the Historic Preservation Commission during the March 16, and April 13, 2023, regular public hearings and was recommended for approval by the Historic Preservation Commission; and

**WHEREAS**, the Planning Commission has reviewed and considered the information contained in the staff report as well as any and all oral and written testimony on the proposed Project; and

**WHEREAS**, the Planning Commission has reviewed and considered the Project plans titled "Amour Vert, 666 Bridgeway Blvd.", received April 5, 2023; and


**WHEREAS**, the Planning Commission finds that the proposed Project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report and findings for approval set forth in Attachment 1;

**NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:**

1. The approval of this Project and this action is Categorically exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15331 of the CEQA Guidelines.
2. The proposed storefront remodeling, new paint on both floors, new awning and sign permit is approved based upon the attached findings (Attachment 1), subject to the attached conditions of approval (Attachment 2), and as shown in the project plans titled "Amour Vert, 666 Bridgeway Blvd.", received on April 5, 2023 (Attachment 3).

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Planning Commission on the 26th day of April 2023, by the following vote:

AYES: Commissioner: Chair Luxenberg, Junius, Feller, Saad, Graef  
NOES: Commissioner:  
ABSENT: Commissioner:  
ABSTAIN: Commissioner:



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Brandon Phipps, Economic and  
Community Development Director

**EXHIBITS**

Exhibit A: Findings  
Exhibit B: Conditions of Approval  
Exhibit C: Project Plan

**EXHIBIT A: FINDINGS**  
**Resolution 2023-07**  
**2023-00015 – 666 Bridgeway**

**CERTIFICATE OF APPROPRIATENESS FINDINGS – SMC SECTION 10.46.060**

- 1. *The Secretary of the Interior's Standards for the Treatment of Historic Properties and any applicable State or local ordinances and adopted guidelines or other policies have been used to review and consider the proposed work.***
- 2. *Additional Findings for Local Historic Register Properties.***
  - a. *The proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the structure and, where specified in the designating ordinance, its major interior architectural features; and***
  - b. *The proposed work shall not adversely affect the special character and/or special historic, architectural or aesthetic interest or value of the structure and its site, as viewed both in themselves and in their setting, nor of the historic overlay district, if located within one.***

As determined in the historic evaluation report prepared by consulting historic architect Holan and Associates, the proposed project is found to be in compliance with the Secretary of the Interior's Standards for Rehabilitation.

As designed, all remaining character defining features of the front façade will remain in place, shall be repaired as needed and painted/preserved. New work, including removal of existing 1970's era tile and its replacement with new wood bulkheads and decorative trim detail will enhance the historic character of the building. Further, as indicated by the consulting historic architect, the proposed work will improve, and not adversely affect, the special character of the building as viewed on its own, and in the context of the historic overlay district.

- 3. *Additional Findings for Properties in Historic Overlay Districts.***
  - a. *Any new construction, addition or exterior change shall be compatible with the character of the historic overlay district as described in the designating ordinance;***
  - b. *Exterior change shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic overlay district; and***

- c. For any exterior change where the subject property is not already compatible with the character of the historic overlay district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.***

As noted by the historic architect, the project improves the property by removing non-historic tile finishes from the storefront walls and restoring wood bulkhead panels in keeping with the upper wood panels and character of this listed historic building. Further the exterior change is found to restore altered features to a more appropriate historic context and architectural treatment and will maintain and repair, and not damage or destroy the notable exterior architectural features, including the crenelated parapet, brick walls topped with Italianate details, upper floor bay window with wood panels, and garland trim in wood paneling below upper dentils. These details ensure the structure will remain compatible and further complement and enhance the historic overlay district. With respect to finding c. the existing structure is a designated historic structure that contributes to the character of the historic downtown and is already considered to be compatible with this district.

#### ***4. Additional Findings for Sign Applications.***

- a. The proposed sign complies with all applicable provisions of Chapter 10.42 SMC (Sign and Awning Regulations);***
- b. Is consistent with the applicable sign standards and adopted guidelines, where applicable; and***
- c. The proposed color, design, material, and location of the proposed sign are compatible with the architectural design of the building and historic overlay district.***

Based on the submitted plans, the proposed signage will comply with all applicable title and is consistent with applicable sign standards.

As designed, the proposed projecting sign with its simple metal armature and sign detail, and the proposed replacement awning and modest lettering size will be compatible with the architectural design of the building.

#### **DESIGN REVIEW – SMC SECTION 10.54.050 D.**

- 1. The proposed project is consistent with the general plan, any applicable specific plans, any applicable design guidelines, and this chapter. (The adopted historic design guidelines can be found in the Community Development Department or the office of the City Clerk.)**

The project site is located within the General Plan Commercial land use designation, the Central Commercial zoning district, and Downtown Historic Overlay Zoning district. The proposed retail use is consistent with the General Plan and Zoning designation and the proposed remodeling has been determined to comply with historic preservation guidelines and the Secretary of the Interior's Standards for Rehabilitation of historic structures.

**2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either:**

**a. Maintaining the prevailing design character of the neighborhood and/or district; or**

**b. Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.**

As recommended by the Historic Preservation Commission and the City's consulting historic architect, the proposed façade remodel has been determined to comply with the prevailing character of the historic downtown, will remove inappropriate materials on the storefront and replace them with a more historically appropriate design in keeping with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.

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

No alteration to the size, configuration, height or dimensions of the building is proposed. The proposed project is limited to the rehabilitation / remodeling of the historic front façade of an existing historic structure located in the historic downtown commercial district.

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

No alteration to the size, configuration, height or dimensions of the building is proposed. The proposed project is limited to the rehabilitation / remodeling of the historic front façade of an existing historic structure located in the historic downtown commercial district.

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

No alteration to the size, configuration, height or dimensions of the building is proposed. The proposed project is limited to the rehabilitation / remodeling of the historic front façade of an existing historic structure located in the historic downtown commercial district.

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

No landscaping is impacted or proposed in this application.

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

No impact on light or air for adjacent properties will occur. The project scope does not propose any alteration to the size, configuration, height or dimensions of the building. The proposed project is limited to the rehabilitation / remodeling of the historic front façade of an existing historic structure located in the historic downtown commercial district.

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

Any exterior lighting is limited to the front elevation of this retail façade to ensure public safety for customers entering and exiting the building. The proposed scope of work is limited to the rehabilitation / remodeling of the front façade of a commercial structure. No new chimneys, or mechanical equipment is proposed. Existing mechanical equipment for heating and cooling is roof mounted and in place.

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

The project scope does not propose any alteration to the size, configuration, height or dimensions of the building. The proposed project is limited to the rehabilitation / remodeling of the historic front façade of an existing historic structure located in the historic downtown commercial district.

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

The project scope does not propose any alteration to the site layout, size, configuration, height or dimensions of the building. The proposed project is limited to the rehabilitation / remodeling of the historic front façade of an existing historic structure located in the historic downtown commercial district. Existing entrance and exit of building is in compliance with applicable codes.

- 11. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.**

Scope of work will not impact existing trees or natural features. The proposed project is limited to the rehabilitation / remodeling of the historic front façade of an existing historic structure located in the historic downtown commercial district.

- 12. The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings).**

Not applicable.

- 13. The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.**

The project scope does not propose any alteration to the size, configuration, height or dimensions of the building. The proposed project is limited to the rehabilitation / remodeling of the historic front façade of an existing historic structure located in the historic downtown commercial district.

## **CONDITIONAL USE PERMIT – SMC SECTION 10.60.050**

- A. The proposed use is allowed with issuance of a conditional use permit, pursuant to Chapters 10.20 through 10.28 SMC (Zoning Districts Regulations), or SMC 10.46.040 (Conditional uses), Chapter 10.44 SMC (Specific Use Requirements) or any other applicable section of this title.**

The proposed retail clothing store is permitted with the issuance of a conditional use permit pursuant to Chapter 10.24, Section 10.24.030 Table 10.24-1.

- B. The proposed use is consistent with the general plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.**

The project site is located within the General Plan Commercial land use designation, the Central Commercial zoning district; and Downtown Historic Overlay Zoning district. The proposed retail use is consistent with the General Plan and Zoning designation. Further, the proposed rehabilitation of the historic façade of this structure is recommended for approval by the Historic Preservation Commission who has found in favor of the Certificate of Appropriateness for the proposed work.

- C. The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.**

The proposed scope of work is limited to a remodeling and rehabilitation of the historic façade and interior tenant improvements. All new work will be required to comply with applicable building codes and will undergo inspection by the city building inspector. Therefore, there is no evidence in the record that the proposed project will be detrimental to the public health, safety or welfare of the city.

- D. The proposed use complies with each of the applicable provisions of the Zoning Ordinance.**

The proposed retail use complies with the permitted uses listed in the CC (Central Commercial) zoning district Chapter 10.24 and Historic Preservation Chapter 10.46. and Sign Regulations Chapter 10.42.

- E. The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.**

The proposed retail clothing use is properly located in the downtown commercial district which permits a range of commercial uses including retail, service, financial and restaurants. This use will further enhance the range of uses and services offered in this district and support the vitality of the commercial downtown.

- F. The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this title or the Commission.**

The subject site is a historic structure located in the heart of the downtown commercial district. As is typical of the majority of historic structures and commercial buildings in the historic downtown commercial district, the site is built-out and building walls abut adjacent structures. No on-site parking is available, however, this area is adequately supported by numerous on-street parking spaces as well as public parking lots, public sidewalks and traffic control.

- G. Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.**

The subject project is limited to the remodeling of an existing retail tenant space. Existing utilities will be adequate to support the proposed use. The downtown commercial district is provided with a fully developed roadway with traffic controls, numerous on-street parking spaces as well as public parking lots, and public sidewalks. These features are adequate to support the on-going use of the tenant space as a retail establishment.

- H. The proposed use will not materially adversely affect nearby properties or their permitted uses.**

The proposed project use is limited to the rehabilitation of a historic retail building façade, and the proposed use is a retail clothing store. The proposed remodel will improve the design and appearance of the retail façade and building as a whole, which further improves the appearance and commercial vitality of the commercial downtown. There is no evidence in the record that would indicate the proposed retail clothing store would adversely affect nearby properties.

- I. Findings required by Chapter 10.44 SMC (Specific Use Requirements) for the approval of specific uses are made. [Ord. 1167 § 2, 2003.]**

Findings for a formula retail store, as required under Section 10.44.240 are provided below.

**FORMULA USE PERMIT FINDINGS – SMC SECTION 10.44.240**

- 1. The formula retail establishment will be compatible with existing surrounding uses and has been designed and will be operated in a non-obtrusive manner to preserve the community's distinctive character and ambiance.**

The proposed retail clothing store, although affiliated with several other stores of the same name in surrounding communities, provides a desirable and appropriate high-end product that will fit well into the range of uses (retail, restaurant, financial, coffee shops, etc.) that currently operate in the downtown commercial zoning district. The applicant has proposed to rehabilitate the historic façade of the building to maintain its unique character and restore lost historic materials. The proposed signage and awning color are attractive, non-obtrusive and in character with the historic downtown. The City's historic architect and Historic Preservation Commission have recommended approval of the project and find the exterior work to meet the Secretary of the Interior's guidelines for treatment of historic structures. As such, the proposed use will blend into and compliment the historic downtown commercial district and preserve the community's distinctive character and ambiance.

- 2. The formula retail establishment will not result in an over-concentration of formula retail establishments in its immediate vicinity or the city as a whole;**

Although affiliated with several other stores in surrounding communities, the proposed storefront will retain a unique and individualistic appearance through appropriate rehabilitation of the historic façade of the structure and modest and unique signage that will complement the use and downtown. This block of the commercial downtown district is notable for the variety of individually owned and non-formula uses. As the existing formula retail establishments are extremely limited, and the proposed use will not result in an over-concentration.



- 3. The formula retail establishment will promote diversity and variety to assure a balanced mix of commercial uses available to serve both resident and visitor populations.**

The proposed retail clothing store, although affiliated with several other stores of the same name in surrounding communities, provides a desirable and appropriate high-end product that will fit well into the range of uses (retail, restaurant, financial, coffee shops, etc.) that currently operate in the downtown commercial zoning district. The provision of a range of retail clothing stores is desirable for both visitors and residents and will serve to help draw shoppers into the historic downtown.

- 4. The formula retail establishment will contribute to an appropriate balance of local, regional or national-based businesses in the community.**

The provision of a range of retail clothing stores is desirable for both visitors and residents and will help serve to help draw shoppers into the historic downtown. As such the proposed use will contribute to an appropriate balance of local, regional and national based businesses operating in the downtown commercial district.

- 5. The formula retail establishment will be mutually beneficial to and would enhance the economic health of surrounding uses in the district.**

The proposed retail clothing store, although affiliated with several other stores of the same name in surrounding communities, provides a desirable and appropriate high-end product that will fit well into the range of uses (retail, restaurant, financial, coffee shops, etc.) that currently operate in the downtown commercial zoning district. The provision of a range of retail clothing stores is desirable for both visitors and residents and will serve to draw shoppers into the historic downtown who will also visit surrounding uses. This mutually beneficial activity will enhance the economic health of surrounding uses in the district.

- 6. The formula retail establishment will contribute to an appropriate balance of small, medium and large-sized businesses in the community; and**
- 7. The proposed use, together with its design and improvement, is consistent with the unique historic character of Sausalito, and would preserve the distinctive visual appearance and shopping experience of Sausalito for its residents and visitors. [Ord. 1184 § 2, 2007; Ord. 1167 § 2, 2003.]**

Although affiliated with several other stores in surrounding communities, this block of the commercial downtown district is notable for the variety of individually owned and non-formula uses of various sizes. The proposed use is modest in size, being located in an existing historic structure, and will add to the range of small businesses in the district. The proposed storefront will retain a unique and individualistic appearance through appropriate rehabilitation of the historic façade of the structure, and the preservation of its distinctive features and its unique architecture. Therefore, this project will be consistent with the unique historic and visual character of Sausalito.

#### **SIGN PERMIT – SMC SECTION 10.43.090 D.**

- a. The proposed sign complies with all applicable provisions of this title.**

Subject to the conditions of approval requiring a modest reduction in the sign face of the projecting sign, the proposed sign program complies with the limits of the applicable sign regulations and all other applicable provisions of this title.

**b. The proposed sign is consistent with the applicable sign standards.**

Subject to the conditions of approval requiring a modest reduction in the sign face of the projecting sign, the proposed sign program complies with the limits of the applicable sign regulations. As proposed, the applicant requests one awning sign of approximately 7 square feet, one projecting sign of 7.5 (to be reduced to 6 square feet), and two window signs of approximately .75 square feet each. This total is well below the maximum square footage permitted of 25.75 square feet.

**c. The proposed sign will not adversely impact the public health, safety, or general welfare.**

All projecting features will comply with the minimum clearance of 8 feet from bottom of sign or awning to the finished sidewalk grade. All sign and awning installation shall be in compliance with applicable building code standards. No use of flashing, animated or unstable materials are proposed. Proposed signs are modest, understated, and well below the maximum permitted square footage. Based on this, proposed signage will not adversely impact public health, safety, or general welfare.

**d. The proposed color, design, material, and location of the proposed sign are compatible with the architectural design of the building.**

As proposed, proposed signage includes black lettering on a green awning, a projecting sign on a metal armature with a white sign face and black lettering and white past on lettering along the bottom of the retail windows. Lettering and sign dimensions are modest in scale and appropriately situated on the remodeled/rehabilitated historic store front design which includes white wood paneling and trim details in two shades of white.

**e. If the property is located within or near a residential area, the sign is harmonious with the character of the residential neighborhood.**

The subject site is situated in the heart of the historic downtown and is not adjacent or impacting a residential property or neighborhood.

**f. The proposed sign is restrained in character and is no larger than necessary for adequate identification.**

As proposed, proposed signage includes black lettering on a green awning, a projecting sign on a metal armature with a white sign face and black lettering and white past on lettering along the bottom of the retail windows. Lettering and sign dimensions are modest in scale, equaling approximately half the permitted sign area, and appropriately situated on the remodeled/rehabilitated historic store front design which includes white wood paneling and trim details in two shades of white.

**g. The proposed sign is consistent with the highest graphic standards and composed of durable and appropriate materials.**

Proposed signage presents a simple, modest and attractive appearance composed of durable materials of either metal and wood or simple lettering on the awning edge and window.

**h. If the proposed sign is for an establishment within a commercial or industrial center, the sign is harmonious with the entire center's signage and has been subject to the commercial or industrial center's design review.**

Proposed signage will serve an individual storefront located in the heart of the historic downtown.

- i. **If the proposed sign is oriented toward a residential zoning district and is within 50 feet of the district, the signage is necessary for minimum business identification and will not have an adverse aesthetic effect on the residential character of the adjacent residential neighborhood.**

The subject site is situated in the heart of the historic downtown at the intersection of Bridgeway and Princess Street and will not be within 50 feet of a residential neighborhood.

- j. **Proposed sign serves to primarily identify the business or type of activity being conducted on the same premises, or the product, service or interest being offered for sale or lease on site.**

The proposed signage is limited to identifying the name of the retail clothing store.

## **EXHIBIT A: CONDITIONS OF APPROVAL**

### **Resolution 2023-07**

### **2023-00015 – 666 Bridgeway**

1. Approved Project. Subject to the required amendments detailed below under 1. a. and b. approval of application COA/DR/CUP/SIGN 2023-00015 is limited to the proposed rehabilitation / remodeling of the ground story storefront, new paint on woodwork and trim on both floors of the front elevation, and new business signage comprised of an awning sign, projecting sign and window signage as depicted in the plans submitted on 4/5/2023 titled "Amour Vert, 666 Bridgeway Blvd", prepared by architect of record Kathleen Rousseau and submitted by Ali Haidari, on behalf of Amour Vert. Project will be built as shown on plans.
  - a. Per Section 10.42.070 J. 3. proposed projecting sign shall be reduced in dimension to total a maximum of 6 square feet.
  - b. The applicant shall revise the proposed paint color pallet to add one or two additional colors. Applicant shall meet with a sub-committee, comprised of two members of the Heritage Preservation Board, to review and approve the final color selection.
2. Encroachment Agreement. Prior to issuance of a building permit, applicant shall obtain a revised encroachment agreement through the Department of Public Works for the replacement awning and installation of a project sign. Awning and sign shall comply with the minimum clearance of 8 feet from bottom of sign/awning to sidewalk.
3. Historic Architect Review. The historic architect shall review the submitted building permit plans to insure compliance with the Secretary of the Interior's Standards and compliance with the approved plans for remodeling / rehabilitation of the historic front facade. All costs of the review shall be the responsibility of the applicant. Submitted plans shall include the following notes and details to insure compliance:
  - a. A Notation shall be added to the front elevation indicating that that chemical or other treatments that cause damage to historic materials (brick or wood) will not be used.
  - b. A notation that no work is being proposed that could result in the discovery of archaeological resources.

**EXHIBIT C: PROJECT PLANS**  
**Resolution 2023-07**  
**2023-00015 – 666 Bridgeway**

**SEE ATTACHED**



ABBREVIATION		PROJECT SUMMARY	
& Ø ⊕	AND AT CENTERLINE	F.A. F.D. F.F. FIN. FIN. FL. FLUOR. F.P. F.R. F.R.P. F.T. FT. FTG.	FIRE ALARM FLOOR DRAIN FOUNDATION FINISH FACE FINISH FINISH FLOOR FLUORESCENT FIRE PROOF FIRE RATED, FIRE RESISTIVE FIBER REINFORCED PANEL FIRE TREATED FOOT/ FEET FOOTING
BD. BK. BLDG. BLKS. BM. B.O. BOT.	BOARD BLOCK BUILDING BLOCKING BEAM BOTTOM OF BOTTOM	GA. GALV. G.B. G.C. G.D. GL. GND. GYP.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GARBAGE DISPOSAL GLASS GROUND GYPSUM
CAB. C.B. CD. CEM. CER. CL. CLG. CLR. CNTR. COL. CONC. CONN. CONST. CONT. CONTR. CORR. CTR.	CABINET CATCH BASIN CRITICAL DIMENSION CEMENT CERAMIC CLOSED CEILING CLEAR COUNTER COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR CORRUGATED CENTER	H.B. HDWD. HDWR. H.M. HOR. H.P. HT.	HOSE BIBB HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HEAT PUMP HEIGHT
DBL DEPT. DET. D.F. DIA. DIM. DISP. DN. D.S. D.W. DWG. DWR./DWRS.	DOUBLE DEPARTMENT DETAIL DOUGLAS FIR DIAMETER DIMENSION DISPENSER DOWN DOWN SPOUT DISH WASHER DRAWING DRAWING(S)	I.D. I.G. INSUL. INT. LAM. LAV. LT./LTG. K.E.C. MAX. M.D. MECH. MEMB. MFR. MGR. MIN. MISC. MLDG. MTD./MTG. MTL.	INSIDE DIAMETER INSULATED GLASS INSULATION INTERIOR LAMINATE LAVATORY LIGHT/LIGHTING KITCHEN EQP. CONTRACTOR MAXIMUM MECHANICAL CONTRACTOR MEMBER MANUFACTURER MANAGER MINIMUM MISCELLANEOUS MOLDING MOUNTED/MOUNTING METAL
(E) GA. E.C. EL. ELEC. ELEV. EMER. ENCL. EQ. EOP. EXT.	EXISTING EACH ELECTRICAL CONTRACTOR ELEVATION ELEVATOR EMERGENCY ENCLOSURE EQUIPMENT EXTERIOR	(N) N.I.C. N.T.S. O.C. O.D. OPP.	NEW NOT IN CONTRACT NOT TO SCALE ON CENTER OUTSIDE DIAMETER OPPOSITE

- ### GENERAL NOTES
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOSS AND DAMAGE TO THESE ITEMS.
  - "TYP." MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS NOTED "TYP." ARE NOT KEYS IN EVERY CONDITION.
  - "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION.
  - CONTRACTOR SHALL INSPECT EXISTING CONDITIONS, WHICH AFFECT THE WORK SHOWN, AND SHALL NOTIFY ARCHITECT OF ANY EXISTING CONDITIONS WHICH CONFLICT WITH OR DIFFER FROM THE NEW WORK SHOWN. CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNTIL THESE CONFLICTS AND DIFFERENCES ARE RESOLVED.
  - CONTRACTOR IS COMPLETELY RESPONSIBLE FOR THE CONDUCT OF THE WORK, INCLUDING CONSTRUCTION METHODS AND PROCEDURES; SITE SAFETY; AND METHODS, DESIGN, AND MATERIALS FOR TEMPORARY VERTICAL AND LATERAL SUPPORT OF EXISTING AND NEW STRUCTURES.
  - CONTRACTOR SHALL VERIFY DIMENSIONS.
  - DO NOT SCALE DRAWINGS. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT SUPERSEDES OTHER PLANS. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES.
  - THE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2013 INTERNATIONAL BUILDING CODE.
  - CONTRACTOR RETAINS POSSESSION OF WASTE MATERIALS AND IS RESPONSIBLE FOR REMOVAL FROM SITE AND DISPOSAL IN A TIMELY FASHION.
  - CONTRACTOR SHALL VERIFY ALLOWABLE WORK HOURS FOR DELIVERIES AND WASTE REMOVAL.
  - FINISH MATERIALS SHALL BE STORED AND ACCLIMATED TO THE PROPER ENCLOSED CONDITIONS AS SPECIFIED BY THE MANUFACTURER.
  - PER CGBC SECTION 5.504.1.3 TEMPORARY VENTILATION, THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING OR AREAS OF ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.
  - PER CGBC SECTION 5.504.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION, AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.

### GRAPHIC SYMBOLS

	INTERIOR ELEVATION NUMBER INTERIOR ELEVATION REFERENCED SHEET NUMBER		FLOOR FINISH TRANSITION		EQUIPMENT TAG		LIGHT FIXTURE NUMBER - SEE RCP SHEET A1.06
	EXTERIOR ELEVATION NUMBER SHEET NUMBER		ALIGN FINISH SURFACES		DOOR NUMBER		KEY NOTE / SHEET NOTE
	SECTION NUMBER SHEET NUMBER		DISCONTINUITY		WINDOW NUMBER		REVISION DELTA
	DETAIL NUMBER SHEET NUMBER		DIMENSION		FINISH NUMBER		CEILING HEIGHT A.F.F.
	COLUMN GRID NUMBER		NOTATION LEADER LINE		CEILING FINISH		CEILING MATERIAL
	RECEPTION ROOM NAME ROOM NUMBER		MATCH LINE		FIXTURE AND FURNITURE TYPE - SEE SCHEDULE		SPOT ELEVATION
	TOP OF WALL 10'-0" A.F.F.		DATUM POINT				

### PROJECT SUMMARY

PROJECT NAME: AMOUR VERT, SAUSALITO

PROJECT DESCRIPTION: RETAIL TENANT IMPROVEMENT

PROPERTY ADDRESS: 666 BRIDGEWAY BLVD, SAUSALITO, CA 94965

BLOCK/ NO: 065/ NO: 133

ZONING: CC- CENTRAL COMMERCIAL

ASSESSOR'S PARCEL NO. (APN): 065-133-08

TENANT NAME: AMOUR VERT

LANDLORD: XXX

GOVERNING CODES/GUIDELINES:  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS  
CITY OF SAUSALITO MUNICIPAL CODE

CONSTRUCTION TYPE: TYPE III

SPRINKLERED: NON-SPRINKLERED

OCCUPANCY TYPE: (M) MERCANTILE, NO CHANGE IN USE

CONSTRUCTION RATINGS (NON-RATED PER TABLE 508.4):

TENANT SEPARATION:	1-HOUR
COLUMNS:	NON-RATED
INTERIOR BEARING WALLS:	NON-RATED
INTERIOR NON-BEARING WALLS:	NON-RATED
BEAMS, ORDERS, TRUSSES:	NON-RATED
ROOF/ CEILING CONSTRUCTION:	NON-RATED

EXIT ILLUMINATION: EXISTING EMERGENCY EXIT ILLUMINATION TO REMAIN

FIRE ALARM: EXISTING DESIGNATED CONNECTION POINT IN PREMISES FOR TENANT'S FIRE ALARM SYSTEM CONNECTION TO LANDLORD'S CENTRAL FIRE ALARM SYSTEM IN GOOD WORKING ORDER.

RESTROOM REQUIREMENTS: ONE EXISTING ACCESSIBLE RESTROOM HAS BEEN BUILT PER LANDLORD'S WORK PER C.P.C. TABLE 422.1 AND TABLE A

TOTAL OCCUPANT LOAD 6/2 = 3	
3 MALES	
3 FEMALE	
WATER CLOSETS:	1 PER 500 MALE & FEMALE (SEE NOTE 1)
LAVATORIES:	1 PER 750 MALE & FEMALE (SEE NOTE 1)
DRINKING FOUNTAINS:	NOT REQUIRED (SEE NOTE 2)
SERVICE SINK:	1
PUBLIC ACCESS:	YES
UNISEX IS PERMITTED:	YES (P2902.2)
URINALS:	0 NOT REQUIRED

NOTES:  
1. CPC 422.2 - EXCEPTION (1) - OCCUPANT LOAD IS LESS THAN 10, SEPARATE FACILITIES FOR EACH SEX IS NOT REQUIRED. (1) GENDER NEUTRAL TOILET FACILITY IS PROVIDED.  
2. CPC 415.2 - DRINKING FOUNTAIN IS NOT REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS.

### PROJECT DIRECTORY

TENANT: AMOUR VERT INC.  
1278 MINNESOTA ST  
SAN FRANCISCO, CA 94107  
TEL: (650) 388-4284  
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EMAIL: LAUREN@AMOURVERT.COM

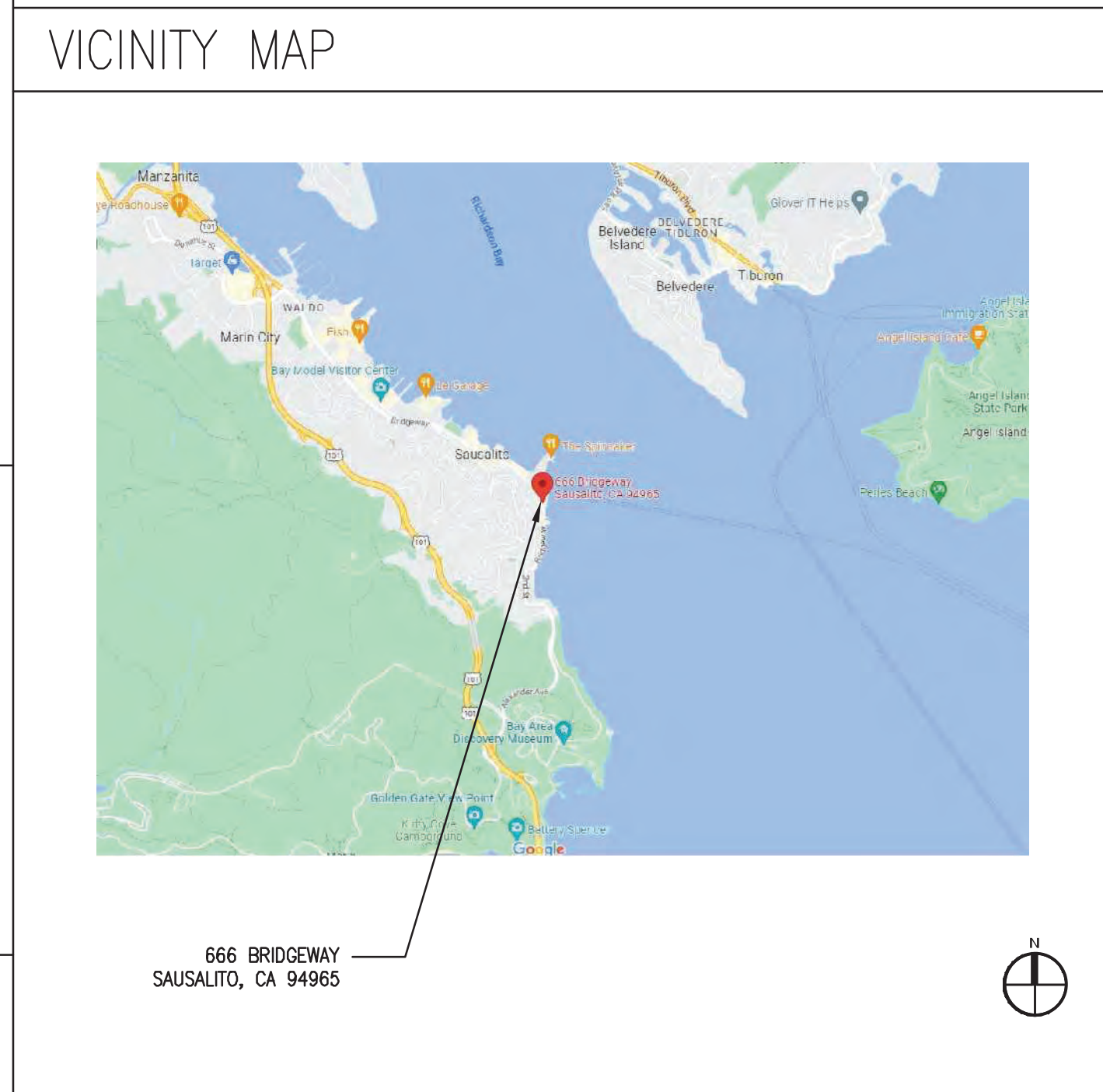
PROJECT COORDINATOR: AD + ASSOCIATES  
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LANDLORD: TERRY WONG & PO LING AMY CHIU  
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415.828.8949  
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M.E.P. CONSULTANTS: ELMENDORF & ASSOCIATES, INC.  
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FAX: (916) 371-3202  
MOBILE: (916) 826-1824  
CONTACT: JIM PUGA  
EMAIL: JPU@UPLIGHTEE.COM



### INDEX OF DRAWINGS

SHEET	DESCRIPTION	DELTA					
		1	2	3	4	5	6
<b>ARCHITECTURAL</b>							
A0.0	COVER SHEET						
A0.2	SITE PLAN						
A1.0	FLOOR PLAN						
A1.1	REFLECTED CEILING PLAN						
A2.0	EXISTING EXTERIOR ELEVATION						
A2.1	EXTERIOR ELEVATION & RENDERING						
A2.2	EXTERIOR ELEVATION & RENDERING						

### TENANT SCOPE OF WORK

THE SCOPE OF WORK PROPOSED FOR 666 BRIDGEWAY SAUSALITO, IS ONLY FOR THE FACADE FACING BRIDGEWAY, PAINTING, REPLACEMENT OF DELAPIDATING TILES, AWNING, AND NEW SIGNAGE. ADDITIONAL DETAILS LISTED BELOW:

- REPLACING THE DELAPIDATING TILE WORK IN THE GROUND LEVEL DISPLAY WINDOW, BASES AND WINDOW BALKHEAD. THE TILE WORK APPEARS TO HAVE BEEN INSTALLED BETWEEN MID 70'S TO MID 80'S AND ARE NOT PART OF THE HISTORICAL CHARACTER OF THE ORIGINAL BUILDING. THE TILE WORK WILL BE REPLACED WITH WOOD PANELING TO MATCH THE WOOD PANELING OF THE BAY WINDOWS ABOVE THE ENTRY ON THE SECOND FLOOR. THE NEW PANELING WILL BE PAINTED MONOCHROMATIC SHADES OF WHITE, ONLY TWO COLORS, PAINT SPECIFICATION ARE PROVIDED IN THE FOLLOWING PAGES.
- REPLACING THE DELAPIDATING AWNING WITH SIMILAR SHADE OF GREEN WITH CHARACTROPIC VALANCE MORE IN CHARACTER OF THE HISTORICAL PERIOD AND OTHER CHARACTROPIC AWNING IN THE AREA
- EXISTING PAINTABLE SURFACES SUCH AS FRAMES, TIRMS, DENTALS, GARLNUAD, AND MOULDING ARE PROPOSED TO BE PAINTED IN THE SAME COLORS OF THE NEW PANELING ON THE GROUND FLOOR ENTRANCE
- EXISTING PAINTED METAL DOOR TO BE PAINTED BLACK



PROPOSED FACADE

DATE: 03/01/23  
JOB NO: US69  
DRAWN: STAFF  
CHECKED: CM

CONTRACTOR SHALL BUILD ONLY FROM SETS STAMPED "CONSTRUCTION SET" HEREIN

### PLANNING REVIEW

ISSUE DATE: 02.16.23

REVISIONS

Revision #1 : 03/01/23

UPDATE #1 : 03/07/23

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COVER SHEET  
SHEET INDEX  
ABBREVIATIONS

SHEET NUMBER

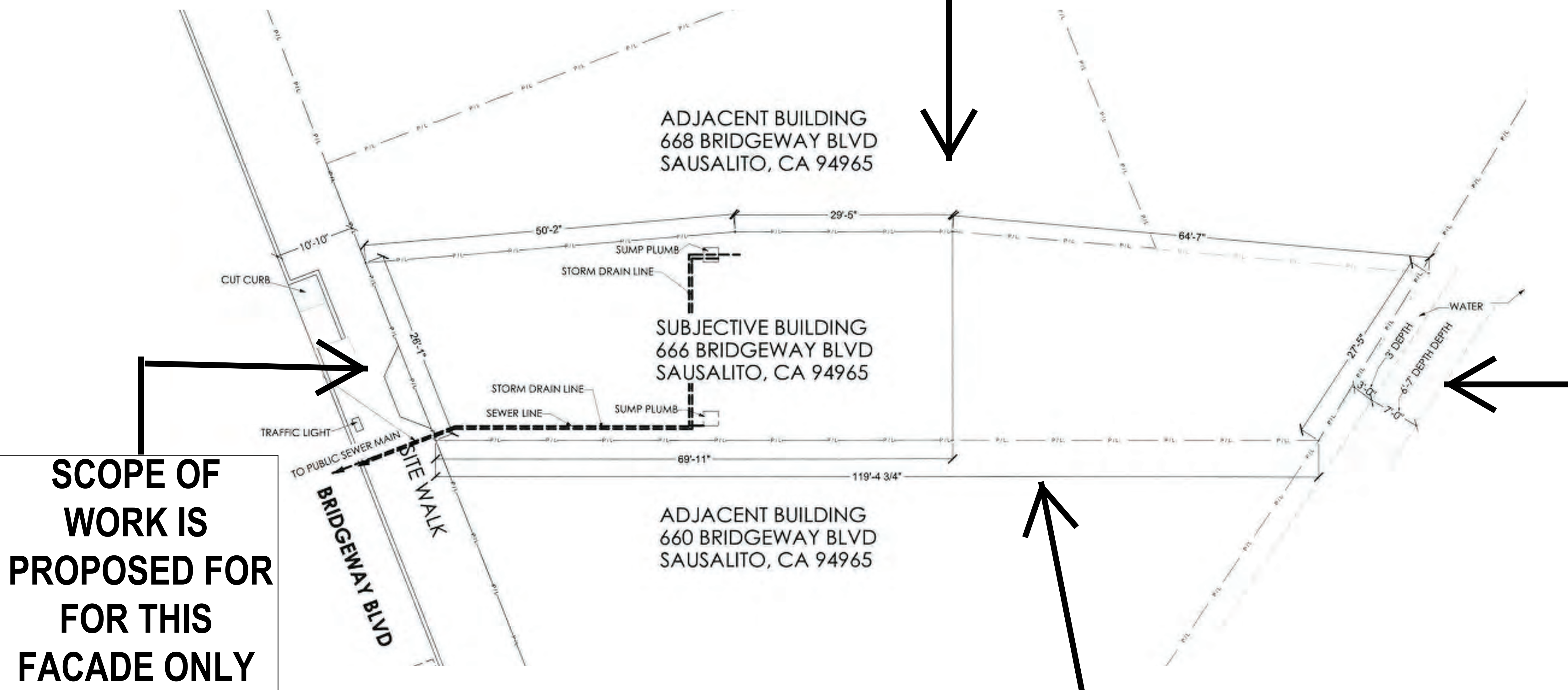
A0.0



**NO WORK PROPOSED FOR THIS FACADE**

**AMOUR VERT  
666 BRIDGEWAY BLVD  
SAUSALITO, CA 94965**

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**SCOPE OF  
WORK IS  
PROPOSED FOR  
FOR THIS  
FACADE ONLY**

**NO WORK PROPOSED FOR THIS FACADE**

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SITE PLAN

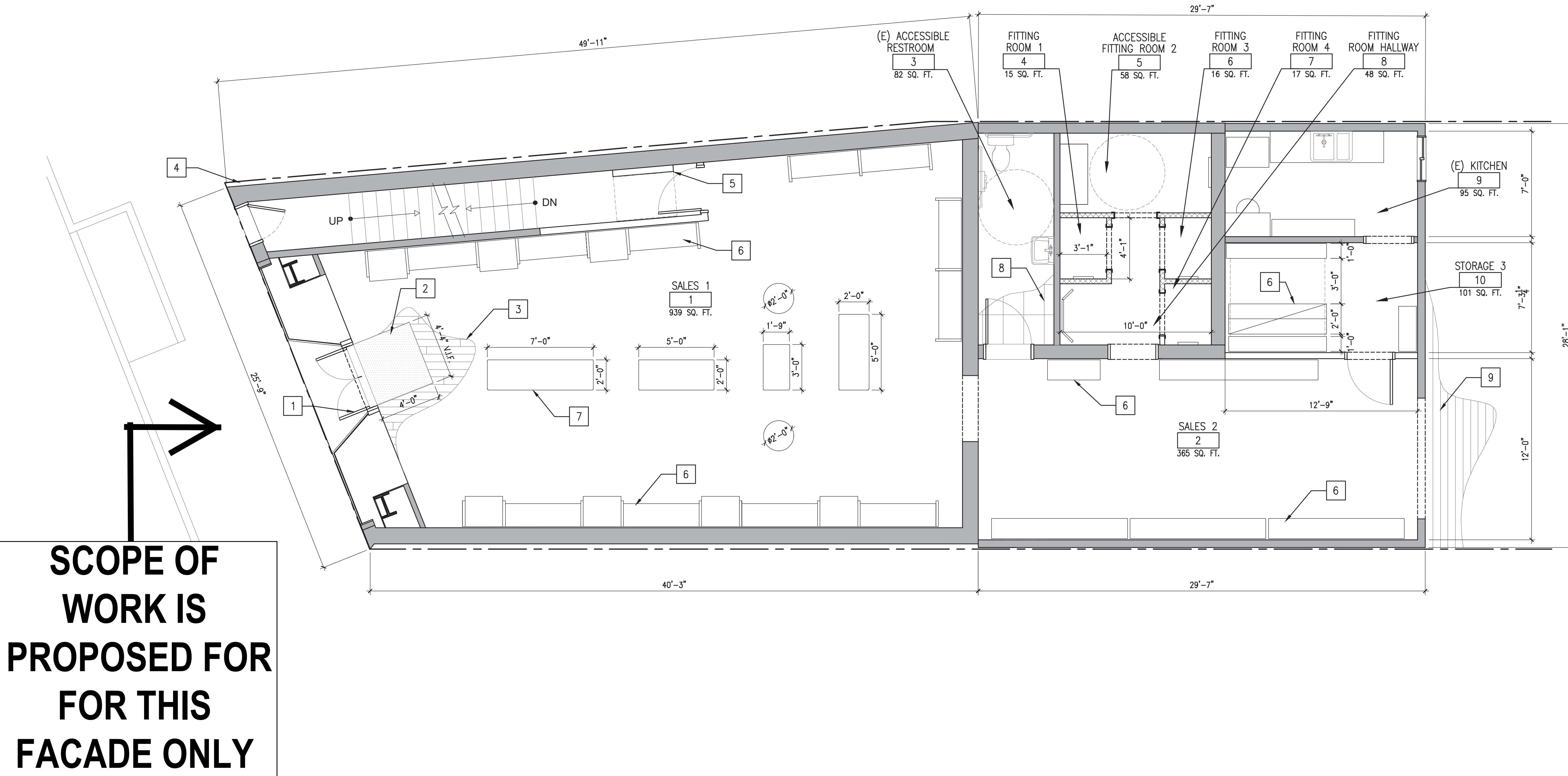
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A0.2



AMOUR VERT  
 666 BRIDGEWAY BLVD  
 SAUSALITO, CA 94965

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**SCOPE OF WORK IS PROPOSED FOR FOR THIS FACADE ONLY**

1 FLOOR PLAN  
 1/4" = 1'-0"

- 1 (E) MAIN ENTRANCE
- 2 WALK-OFF FLOOR MAT
- 3 WOOD FLOORING, FINISH TBD
- 4 LEASE LINE
- 5 (E) ELECTRICAL PANELS
- 6 MODULAR WALL SHELVING
- 7 DISPLAY TABLES
- 8 TILE FLOORING
- 9 OUTDOOR RAISED WOOD FLOORING
- 10 PIPP MANUAL CARRIAGES

KEY NOTES

ROOM NO.	AREAS	SQ. FT.	TOTAL SQ. FT.
1	SALES 1	939	1,736
2	SALES 2	365	
3	(E) ACCESSIBLE RESTROOM	82	
4	FITTING ROOM 1	15	
5	ACCESSIBLE FITTING ROOM 2	58	
6	FITTING ROOM 3	16	
7	FITTING ROOM 4	17	
8	FITTING ROOM HALLWAY	48	
9	(E) KITCHEN	95	
10	STORAGE	101	

AREA CALCULATIONS

- (E) WALLS
- FULL HEIGHT WALL
- INFILL WALL OPENING
- 2.5" METAL STUD FRAMING PARTITION WALLS IN FITTING ROOM AREA

**WALL LEGEND**

1. ALL DIMENSIONS, ALIGN, AND FLUSH NOTES ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
2. REFER TO A6.00 FOR FINISH AND A6.01 FOR DOOR AND HARDWARE SCHEDULE.
3. GC TO PROVIDE CONCEALED BLOCKING REQUIRED TO INSTALL ALL FIXTURES

GENERAL NOTES

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FLOOR PLAN

SHEET NUMBER

A1.0

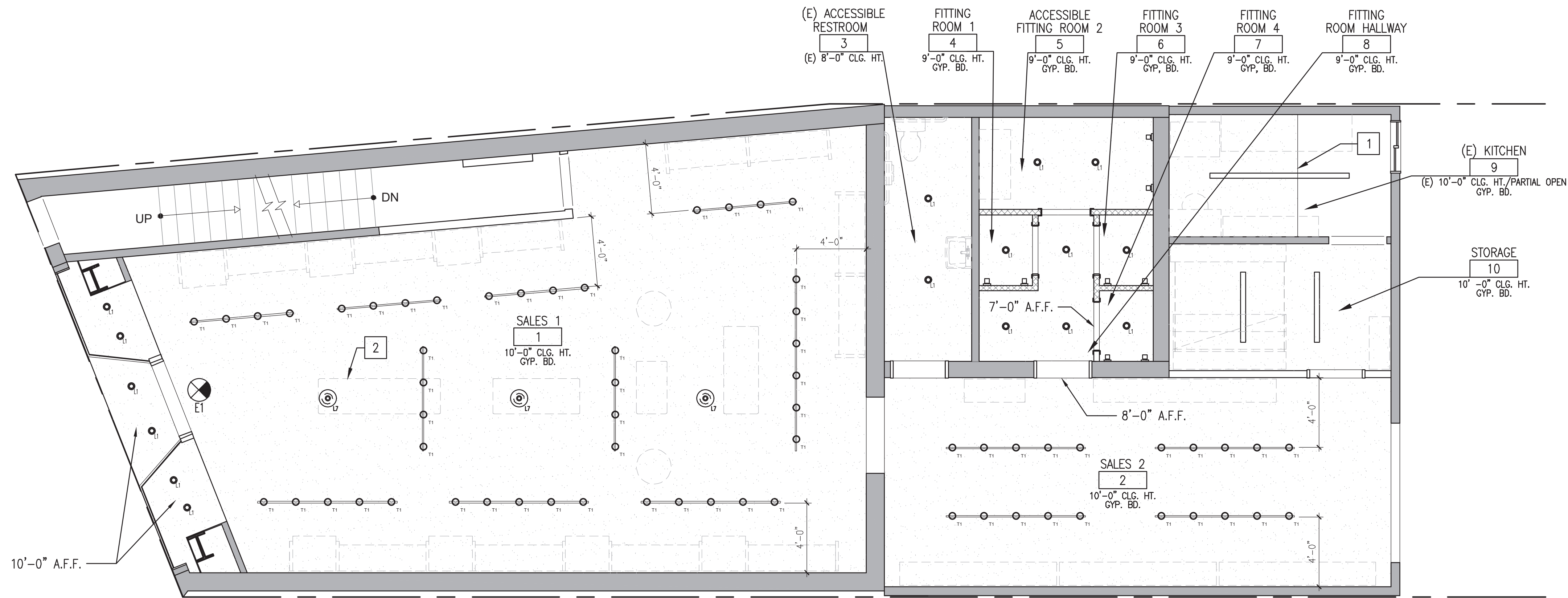


AMOUR VERT  
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**1 REFLECTED CEILING PLAN**

1/4" = 1'-0"

- 1 (E) MECHANICAL PLATFORM IN CEILING, V.L.F.
- 2 OUTLINE OF MILLWORKS, SHELVES AND TABLES FOR REFERENCE

SYMBOL	ID	DESCRIPTION	QTY	REMARKS
	L1	RECESSED LED DOWN LIGHTS		DRDHNC5/DRD3M07930FLWH/DRD2TRSSWH, DMF 5" 12W LED RECESSED ADJUSTABLE DOWN LIGHT, 3K COLOR FLOOD, WHITE TRIM 120V, IC/NON-IC HOUSING TRAC DIMMING
	L7	GLASS GLOBE PENDANT LIGHT		WEST ELM, MEDIUM SCULPTURE GLASS GLOBE PENDANT LIGHT, 11.6" DIAMETER, CLEAR SHADE, NICKEL FINISH, PENDANT, OR SIMILAR TBD
	E1	EXIT SIGN		
	E2	EMERGENCY LIGHT		
	S1	WALL SCONCES		YLIGHTING, MODERN FORMS, VOGUE LED WALL SCONE, LARGE, 19W, 1673 LUMENS, 120V, 90 CRI, 3K COLOR, BLACK FINISH
	T	TRACK LIGHTING TRACKS		TRACK LIGHTING TRACKS, QTY IN LINEAR FEET
	T1	LED TRACK HEADS		LF ILLUMINATION LFTX SERIES DIE CAST CYLINDRICAL TRACKHEAD, TZA01-B-J-13G-92-35-D1-1-WW, 35K COLOR, WHITE FINISH
	L3	LED LINEAR LIGHT		SURFACE MOUNTED/SUSPENDED PER ROOM CEILING HEIGHT

SYMBOL	DESCRIPTION
	(E) GYPSUM BOARD CEILING TYPES: HEIGHT AS NOTED

**CEILING LEGEND**

1. SEE MECHANICAL DRAWINGS FOR DIFFUSERS, SUPPLY AND RETURN.
1. REFER TO POWER PLAN FOR TRAFFIC COUNTER, ALARM, MOTION SENSORS AND SPEAKERS

**KEY NOTES**

**LIGHTING LEGEND**

**GENERAL NOTES**

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**REFLECTED CEILING PLAN**

SHEET NUMBER

A1.1



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4 EXISTING CONDITION OF TILES AND AWNING UP CLOSE PHOTO  
 N/A

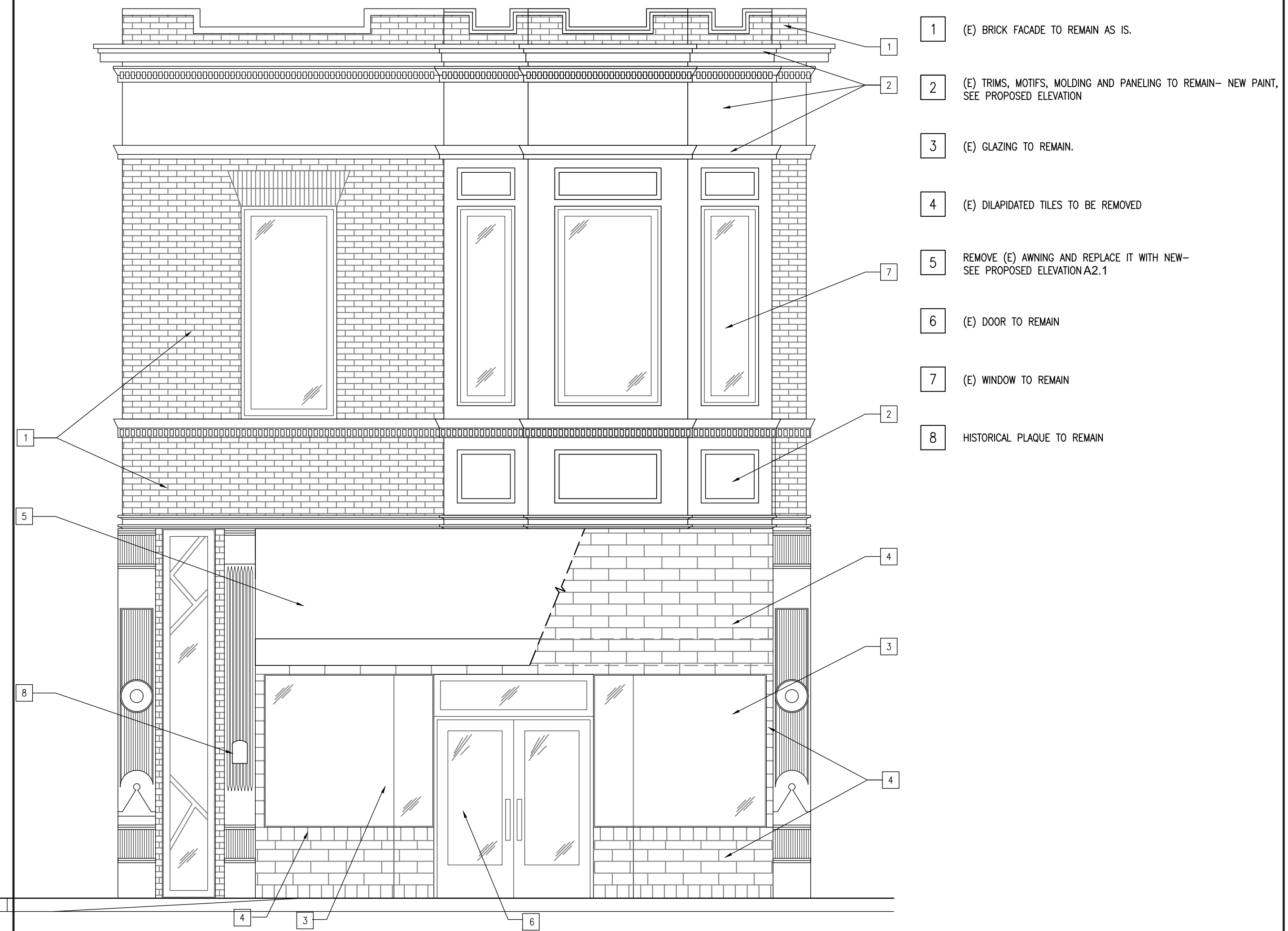


2 EXISTING STOREFRONT AND SIDE OF STORE PHOTO  
 N/A

AMOUR VERT  
 666 BRIDGEWAY BLVD  
 SAUSALITO, CA 94965



3 EXISTING STOREFRONT PHOTO WITH FINISHES  
 N/A



1 PARTIAL DEMOLITION- FRONT ELEVATION  
 N.T.S.

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EXISTING EXTERIOR  
 ELEVATION

SHEET NUMBER

A2.0



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EXTERIOR ELEVATION  
 & RENDERING

SHEET NUMBER

A2.1



EXISTING RED BRICK TO REMAIN

BLADE SIGN

BLACK LOGO 5" HEIGHT  
ON GREEN AWNING



AWNING - SUNBRELLA SHADE  
PERSIAN GREEN  
WITH SCALLOPING VALANCE

HISTORICAL PLAQUE TO REMAIN,  
SEE DETAIL 1  
WHITE COLORED LOGO DECAL  
2" HEIGHT ON CLEAR WINDOW

ADA AUTO DOOR PUSH BUTTON,  
MOUNTED 42". PER OWNER'S  
ORIGINAL PERMIT OF 2018.

(E) PAINTE METAL TO  
REMAIN  
NEW PAIN BLACK

(E) ENTRY VESTIBULE TO  
REMAIN

(E) ENTRY VESTIBULE  
FLOOR TILE TO REMAIN



PAINTED WIDER SURFACES -  
BENJAMIN MOORE  
COTTON BALLS OC-122

PAINTED TRIMS AND MOTIFS -  
BENJAMIN MOORE  
BUTTER PECAN OC-89

PAINTED DECORATIVE COLUMN BODY  
BENJAMIN MOORE  
COTTON BALLS OC-122

TIRIM AND MOLDING TO MATCH  
EXITING ORIGINAL AT BAY WINDOW  
ABOVE, PAINT BENJAMIN BUTTER  
PECAN BALL OC-89

NEW WOOD PANELING TO  
MATCH EXITING ORIGINAL  
PANELING AT BAY WINDOW  
ABOVE, PAINT BENJAMIN  
MOORE COTTON BALL OC-122

5 STOREFRONT RENDERING

N.T.S.

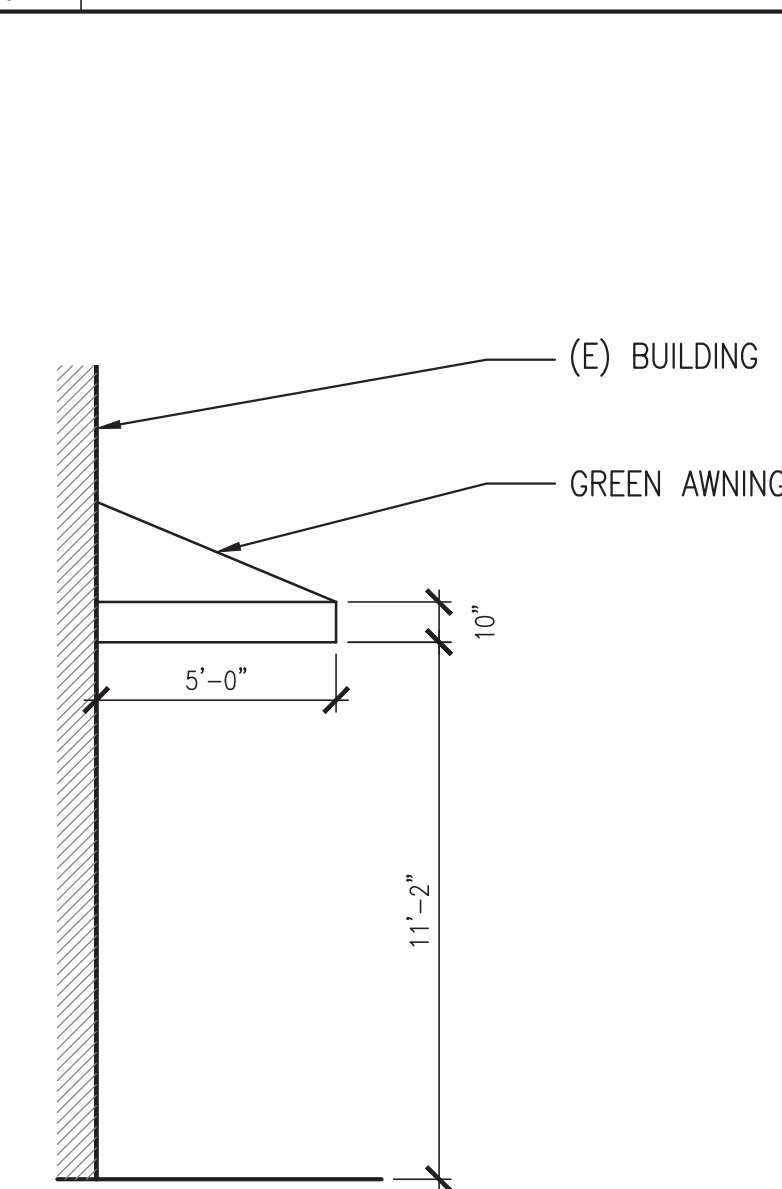
3 STOREFRONT ELEVATION WITH FINISH CALL OUTS

1/4"=1'-0"



4 BLADE SIGN

3"=1'-0"



2 SIDE PROFILE OF AWNING

1/4"=1'-0"



1 HISTORIC PLAQUE

1/4"=1'-0"

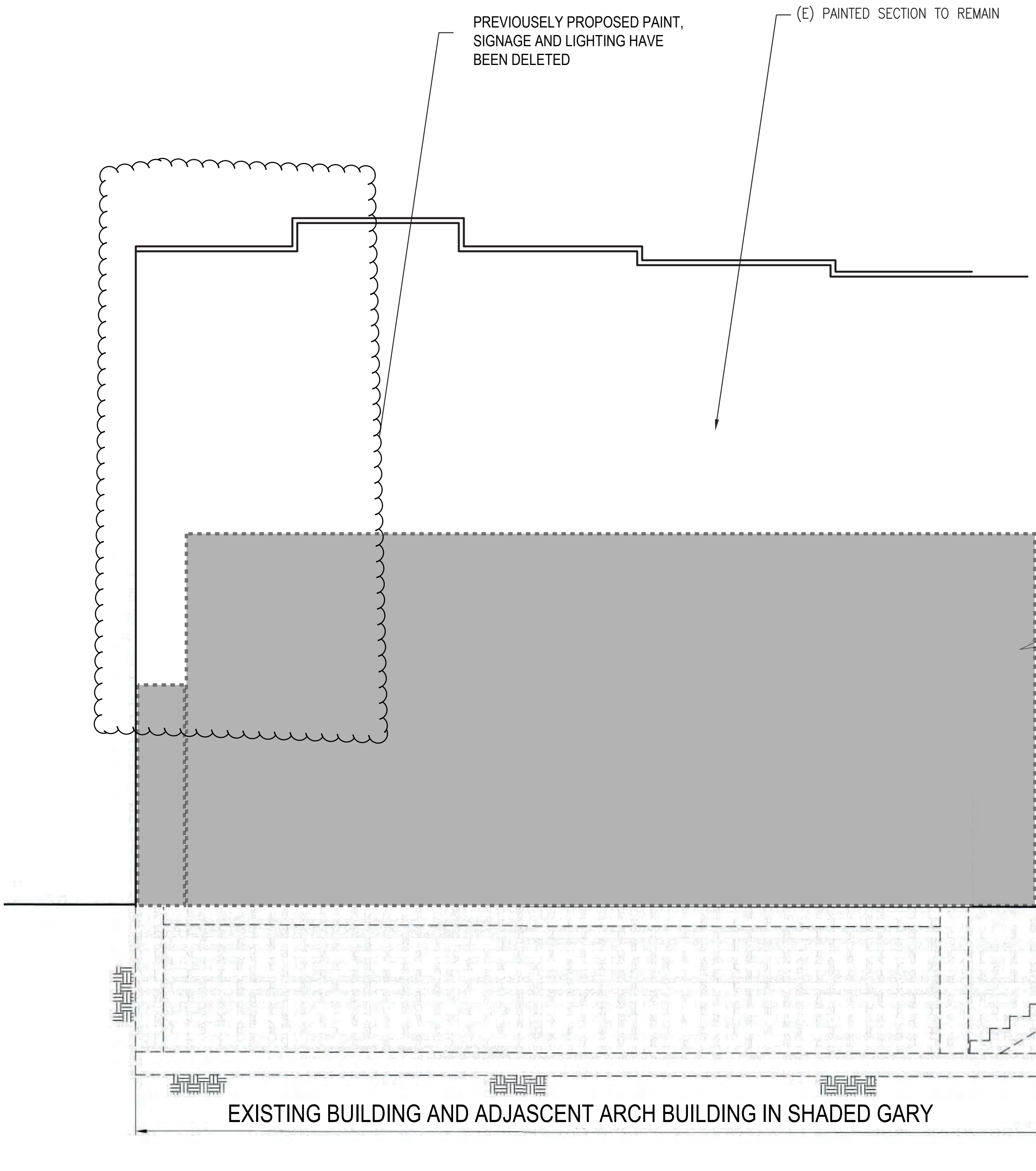


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**EXTERIOR WORK PROPOSED  
FOR THIS FACADE ONLY**

**NO WORK PROPOSED FOR THIS EXTERIOR ELEVATION**



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**EXTERIOR ELEVATION  
& RENDERING**

SHEET NUMBER

**A2.2**