

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2023-17**

**APPROVAL OF A CERTIFICATE OF APPROPRIATENESS AND A DESIGN REVIEW  
PERMIT FOR THE RENOVATION OF  
THE SECOND STORY FRONT ELEVATION OF A HISTORIC  
STRUCTURE AT 660 BRIDGEWAY  
APN: 065-133-25  
PROJECT ID: 2022-00174**

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**WHEREAS**, an application has been filed by the applicant, Millard Arterberry, on behalf of property owner Bayview 1 LLC, requesting Historic Preservation Commission and Planning Commission approval of a Certificate of Appropriateness and a Design Review Permit for the renovation of the second story front elevation at 660 Bridgeway (APN 065-133-25); and

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

**WHEREAS**, a Certificate of Appropriateness is required per Sausalito Municipal Code Section 10.46.060.B because the subject property is within a historic overlay district; and

**WHEREAS**, the proposed project was reviewed by the Historic Preservation Commission during the February 16, 2023, and September 7, 2023, public hearings and is recommended for conditional 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 "Alterations and Additions to the Barrel House Decks.", dated July 12, 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

**WHEREAS**, the Planning Commission finds that the requisite findings for approval set forth in SMC 10.54.050 D and SMC 10.46.030 F can be made;

**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 Sections 15301, 15302, and 15331 of the CEQA Guidelines.
2. The proposed renovation of the second story front elevation to install a sliding glass door and railing at 660 Bridgeway Boulevard 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 "Alterations and Additions to the Barrel House Decks.", dated July 12, 2023 (Attachment 3).

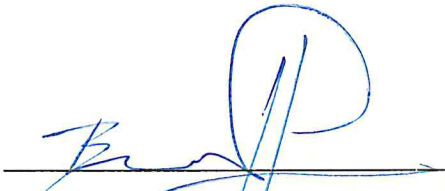
**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Planning Commission on the 27th day of September 2023, by the following vote:

AYES: Commissioner: Feller, Graef, Junius, Luxenberg, Saad

NOES: Commissioner:

ABSENT: Commissioner:

ABSTAIN: Commissioner:



Brandon Phipps, Economic and  
Community Development Director

**ATTACHMENTS**

1. Findings
2. Conditions of Approval
3. Project Plans

SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2023-17  
SEPTEMBER 27, 2023  
PROJECT ID: 2022-00174  
660 BRIDGEWAY

ATTACHMENT 1: FINDINGS

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

- 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, the proposed alterations meet the intent and direction of the Secretary of the Interior's Standards 1-10. While the proposed modifications would require removal of, and alteration to, some historic materials these changes are minimal, and the main distinctive features of the building are not being modified. The primary envelope of the building will remain intact, including its roofline and front elevation, which feature distinctive barrel-shaped concrete arches, and no conjectural elements are being added.

- 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.***

The replacement of the existing storefront windows with a new storefront glazing further west underneath the arch is closer to the original Purity façade of 1941 and matches the historic character more accurately. Overall, the proposed changes preserve and enhance the distinctive architectural elements featured in the building and are compatible with the overall character of the historic overlay 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 existing approved signage will not change and has been determined to be in substantial compliance with applicable sign standards.

**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 proposed project is consistent with the general plan as restaurants are a permitted use within the designated central commercial zone. As the project address falls within the Historic Overlay District, it is subject to the provisions of SMC 10.46 (Historic Preservation) and the proposed renovation has been determined to comply with historic preservation guidelines and the Secretary of the Interior's Standards for the Rehabilitation of historic structures. A Certificate of Appropriateness was approved by the Historic Preservation Commission at a special meeting on September 7, 2023.

- 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 renovation of the second story front elevation has been determined to comply with the prevailing character of the historic downtown. The new design will also take advantage of the unique characteristics of the site by replacing recessed storefront windows with a more historically appropriate design that aligns with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures and the City's Design Guidelines.

**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 renovation of the second story front elevation 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 renovation of the second story front elevation 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 renovation of the second story front elevation 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.**

Not applicable as no landscaping is being proposed for approval.

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

No alteration to the size, configuration, height, or dimensions of the building is proposed. While the new design will allow for more air to pass through the second floor of the structure (at restaurant level) it will have no effect on adjacent properties.

- 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.**

No new lighting, new chimneys, or new mechanical equipment is proposed. While some existing mechanical equipment is currently exposed on the roof of the structure on the northern elevation adjacent to 666 Bridgeway Boulevard, the Historic Preservation Commission has recommended a condition of approval on the Certificate of Appropriateness requiring the applicant to conceal the exposed piping.

- 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 features the proposed renovation of the second story elevation of a commercial building in the historic overlay and central commercial district. This renovation will not affect the privacy of adjacent commercial properties.

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

Not applicable as no new entrances, exits, parking spaces or other concerns about internal circulation are being proposed.

- 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.**

The scope of work will not impact existing trees or natural features.

- 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.**

Not applicable – no new structures are being designed or built as part of this project.

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2023-17  
SEPTEMBER 27, 2023  
PROJECT ID: 2022-00174  
660 BRIDGEWAY**

**ATTACHMENT 2: CONDITIONS OF APPROVAL**

**Community Development Department**

1. Construction shall conform to the plans on file in the Planning Department for Project ID: 2022-00174 dated July 12, 2023. The Director of Community Development may approve minor modifications to the plans.
2. 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.
3. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, and 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.
4. The exposed piping on the second story northern elevation of the building abutting 666 Bridgeway should be covered and hidden from public view and any unpainted and/or unfinished siding should be repaired.
5. The applicant shall be issued a demolition permit and building permit simultaneously by the Community Development Department.

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2023-17  
SEPTEMBER 27, 2023  
PROJECT ID: 2022-00174  
660 BRIDGEWAY BOULEVARD**

**ATTACHMENT 3: PROJECT PLANS, DATED JULY 12, 2023**

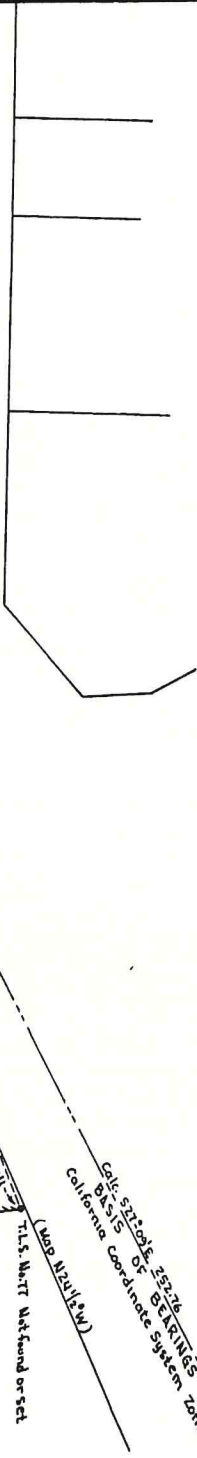






PRINCESS STREET  
at Sta. 10

M-35  
Find S&A City Monuments  
X = 1,470,893.28  
Y = 499,436.36

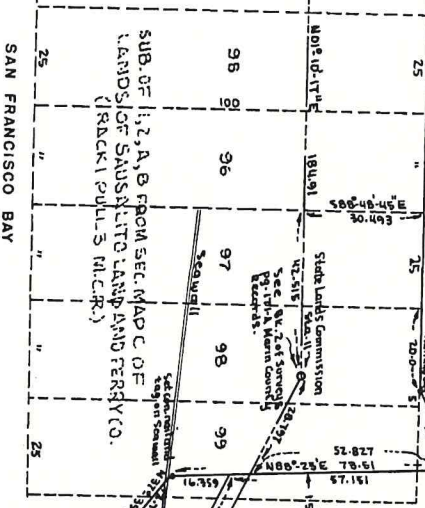


40' BRIDGEWAY BOULEVARD

(Map North) 50° 21' 15" W. field meas.

X = 1,470,893.28  
Y = 499,436.36  
Find John Number B.C.  
Survey pt. 46.5

BLOCK (B)



SUB. OF 1/2, A, B FROM SEC. MAP C OF  
LANDS OF SAUSALITO LAND AND FERRY CO.  
(RACKI PULLS M.C.R.)

Existing Concrete  
Building (old Berly Street)

Note: Bath of those conflicting  
lines purport to retrace the line  
of 9' depth at lowest tide, established  
by G. A. Alford in the year 1870, and shown  
upon Map of Salt Marsh and Tidelands, No. 1  
struck in Marin County. For this survey  
the distance from the low water mark to the  
dated March 11, 1897, has been adopted  
as the best evidence obtainable.



**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or  
under my direction in accordance with the requirements  
of the Land Surveyor's Act of the request of  
Trinidad Productions, Inc.  
Witness my hand and seal at San Francisco, California,  
this 19th day of October, 1967.  
John A. Estes  
Licensed Land Surveyor  
No. 2897

**CO. SURVEYOR'S CERTIFICATE**

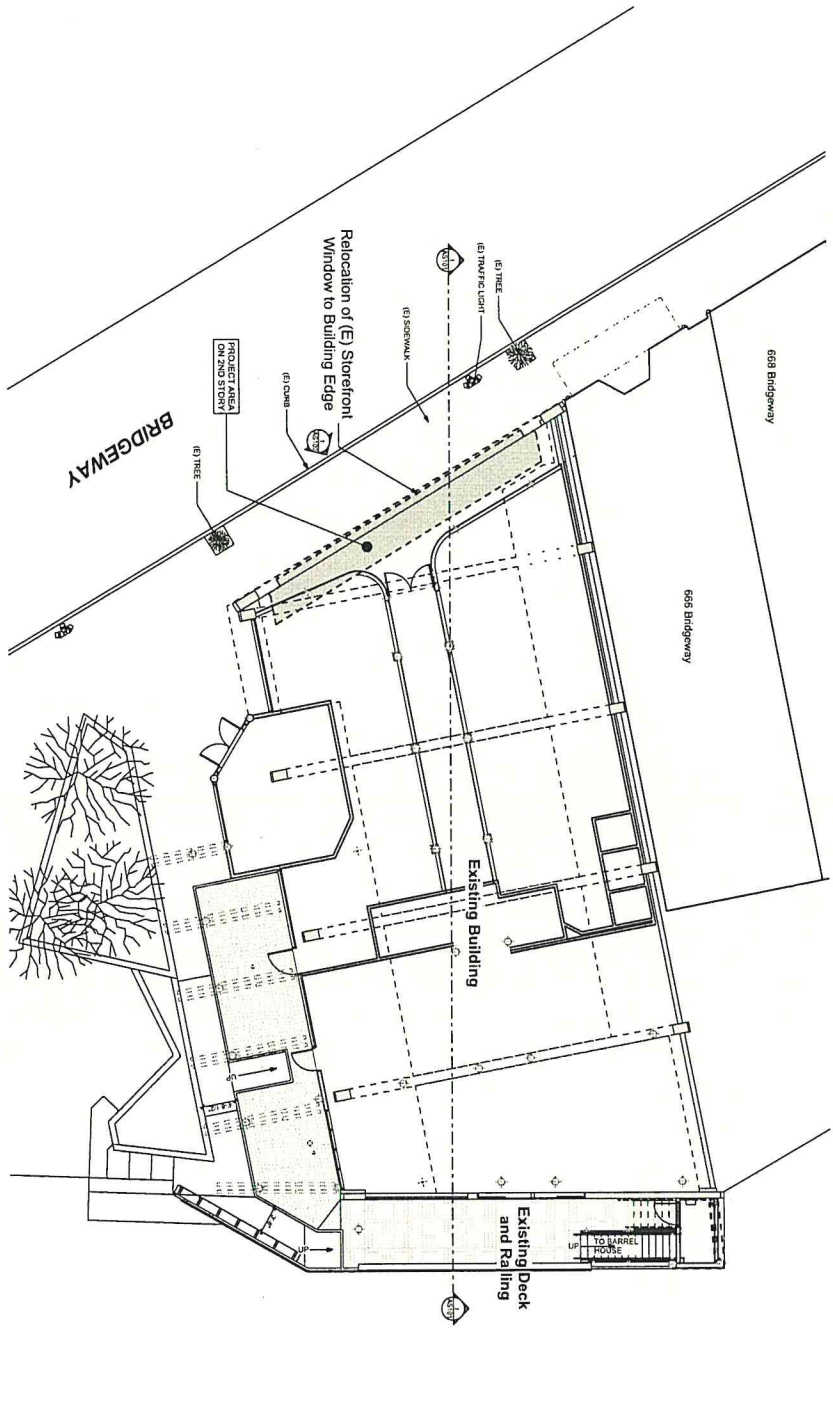
This map has been examined for compliance with the  
requirements of the Land Surveyor's Act of the request of  
Trinidad Productions, Inc.  
Witness my hand and seal at San Francisco, California,  
this 19th day of October, 1967.  
County Surveyor  
[Signature]

**RECORDERS CERTIFICATE**

Filed for record this 13th day of October, 1967,  
at 12:10 P.M. in Book 7 of SURVEYORS  
of the County of CALIFORNIA, page 15  
of the original of the map of  
Trinidad Productions, Inc.  
[Signature]

RECORD OF SURVEY OF  
A PORTION OF LOTS 97-98-99 & AREA  
NORTHERLY THEREOF, AS SHOWN ON MAP  
OF SUB. OF BLKS. 1-2-A & B FROM SEC. MAP  
"C" OF SAUSALITO LAND AND FERRY CO.,  
SAUSALITO CALIFORNIA  
OCTOBER 1967

32993  
SERIAL NUMBER  
SEE SAN FRANCISCO



- SITE PLAN GENERAL NOTES**
- REFER TO EXAMINATION NOTES - DIVISION 31.
  - SHT. C-2002, FOR CITY OF SAUSALITO.
  - REFER TO EXAMINATION NOTES - DIVISION 31.
  - SHT. C-2002, FOR GRASSING REQUIREMENTS.
  - REFER TO TREE PROTECTION NOTES.
  - MANDATORY TREE PROTECTION MEASURES.
  - REFER TO EROSION CONTROL NOTES.
  - DIVISION 1, SHT. C-2001, FOR MANDATORY MEASURES.
  - REFER TO TREE PROTECTION NOTES.
  - DIVISION 1, SHT. C-2001, FOR CITY OF SAUSALITO DUST MITIGATION REQUIREMENTS.
  - REFER TO CONSTRUCTION MANAGEMENT PLAN - DIVISION 1, SHT. C-2001, FOR CITY OF SAUSALITO DUST MITIGATION REQUIREMENTS.

- SITE PLAN SYMBOLS LEGEND**
- 1/4" x 3" BW: BOTTOM OF WALL SPOT SURVEY DATUM
  - 1/4" x 1/4" TIV: TOP OF WALL SPOT SURVEY DATUM
  - 1/4" x 1/4" TIV: ELEVATION PER SURVEY DATUM
  - DMC #: SITE SECTION CALLOUT
  - 1/4" x 1/4" TIV: TO BARREL HOUSE
  - 100: TOGEOGRAPHIC LINES @ 2'-0" INTERVAL
  - : PROPERTY LINE
  - : REFER TO CALL OUT - SEE SITE PLAN FOR NOTES BELOW

**AS100**

**Arterberry**  
RESIDENTIAL DESIGN

7 Princess St., Suite A  
Sausalito CA, 94965

**Barrel House Deck Renovation**

660 Bridgeway  
Sausalito CA 94965  
A.P.N.: 065-133-25

Owner:  
Chris Henry  
PO Box 411  
Tiburon, CA 94920

| ISSUES |          |                     |
|--------|----------|---------------------|
| MARK   | DATE     | DESCRIPTION         |
|        | 03-15-22 | PLANNING SUBMISSION |
|        | 07-12-23 | PLANNING SUBMISSION |
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**PROJECT #:**

**DATE FILED:** 07-12-23

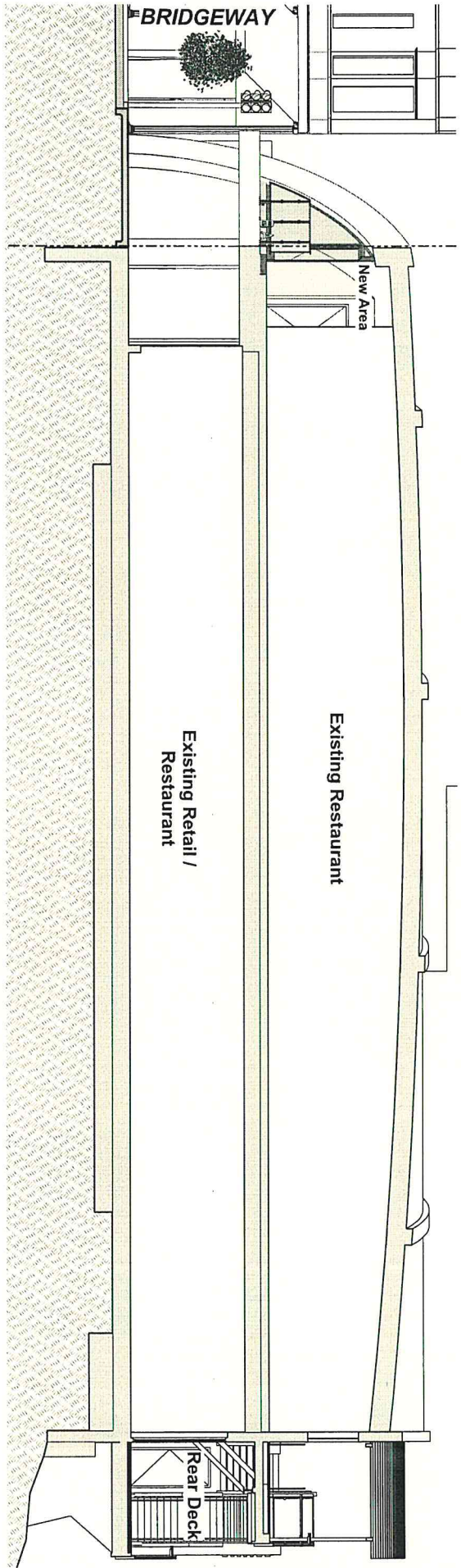
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**CHECKED BY:** [Name]

**DATE:** [Date]

**SCALE:** 1" = 10'

1 SITE SECTION  
Scale: 1/8" = 1'-0"



**AS101**

**SITE SECTION**

PROJECT #

DATE FILED IN THE PUBLIC RECORDS

DATE RECORDED BY

DATE RECORDED BY

DATE RECORDED BY

| ISSUES |          |                     |
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|        | 07-12-23 | PLANNING SUBMISSION |
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**Barrel House Deck  
Renovation**

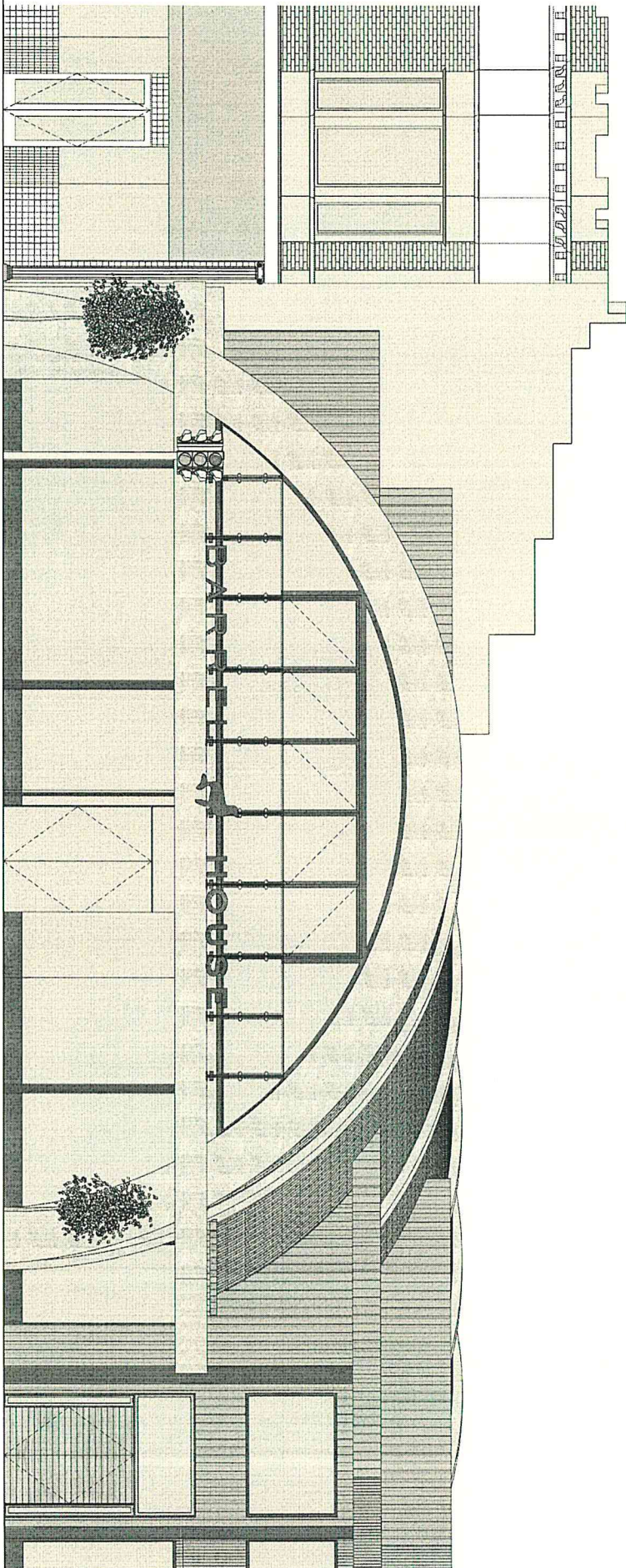
660 Bridgeway  
Sausalito CA 94965  
A.P.N.: 065-133-25

Owner:  
Chris Henry  
PO Box 411  
Tiburon, CA 94920



**Arterberry**  
RESIDENTIAL DESIGN

7 Princess St., Suite A  
Sausalito CA, 94965



1 FULL CONTEXT EAST ELEVATION

| ISSUES |          |                     |
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| MARK   | DATE     | DESCRIPTION         |
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|        | 07-12-23 | PLANNING SUBMISSION |
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**Barrel House Deck Renovation**  
 660 Bridgeway  
 Sausalito CA 94965  
 A.P.N.: 065-133-25

Owner:  
 Chris Henry  
 PO Box 411  
 Tiburon, CA 94920



**Arterberry**  
 RESIDENTIAL DESIGN  
 7 Princess St., Suite A  
 Sausalito CA, 94965

**AS102**

PROJECT #

CAD FILE #

DRAWING BY

CHECKED BY

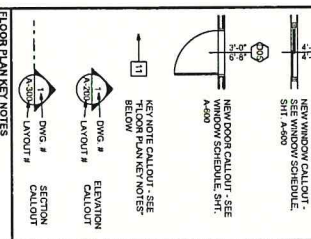
DATE

SCALE

SITE ELEVATION

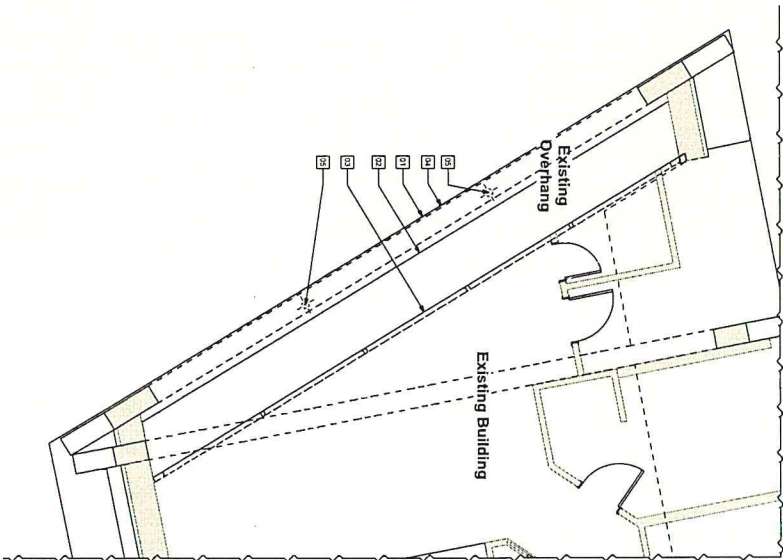
**FLOOR PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET 0001 & SHEET 0002 FOR DEMOLITION CALLOUTS
- FLOOR PLAN SYMBOLS LEGEND**
- (E) EXTERIOR CONCRETE/BRICK WALL
- (I) INTERIOR WOOD FRAMED WALL
- (W) 2x4 WOOD FRAMED WALL - SEE STRUCTURAL PLANS
- (ND) NEW WINDOW CALLOUT - SEE WINDOW SCHEDULE, SHT. A-000
- (ND) NEW DOOR CALLOUT - SEE WINDOW SCHEDULE, SHT. A-000
- (N) NEW NOTE CALLOUT - SEE FLOOR PLAN NOTES
- (E) ELEVATION CALLOUT
- (S) SECTION CALLOUT



**FLOOR PLAN KEY NOTES**

- EXISTING FACIADAS TO REMAIN SUBJECT TO EXPLOSION DEMO AND SUBSEQUENT STRUCTURAL REINFORCEMENT AS NECESSARY
- EXISTING PLATFORM TO BE REFINISHED TO MATCH INTENTION
- EXISTING STORMWATER GLAZING TO BE DEMOLISHED
- EXISTING SIGN TO REMAIN
- EXISTING POSTS TO BE REMOVED



SECOND FLOOR FRONT DECK DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

| MARK     | DATE | DESCRIPTION         |
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| 03-15-22 |      | PLANNING SUBMISSION |
| 07-12-23 |      | PLANNING SUBMISSION |
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**PROJECT #**  
AD100

**CAD FILE #**  
2023-07-12-23

**DRAWN BY**  
MK


**CHECKED BY**  
MK

**DATE**  
07-12-23

**Barrel House Deck Renovation**

660 Bridgeway  
Sausalito CA 94965  
A.P.N.: 065-133-25

Owner:  
Chris Henry  
PO Box 411  
Tiburon, CA 94920



7 Princess St., Suite A  
Sausalito CA, 94965

- EXISTING ELEVATION KEY NOTES**
- 01 - [E] PLASTER PASCAND [E] OVERHANG SUBSEQUENT STRUCTURAL REPAIR WORK AS NECESSARY
  - 02 - [E] PLATFORM TO BE RENISHED TO MATCH INTERIOR
  - 03 - [E] STOREFRONT GLAZING TO BE DEMOLISHED
  - 04 - [E] SIGN TO REMAIN
  - 05 - [E] MOSTS TO BE REMOVED

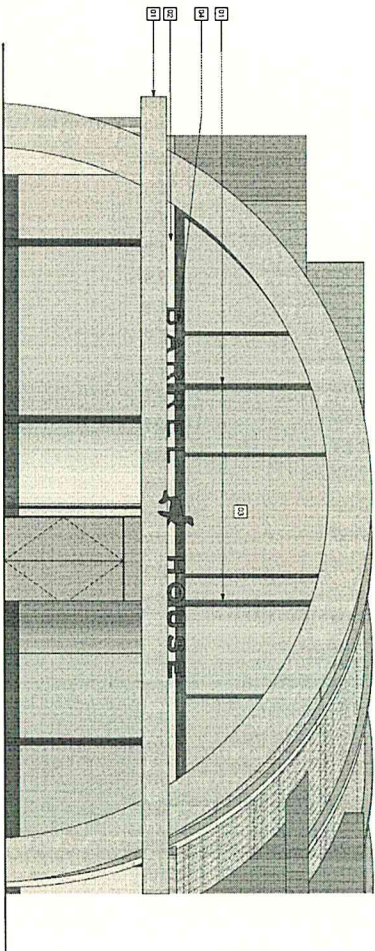
**EXISTING ELEVATION GENERAL NOTES**

REFER TO ARCHITECTURAL NOTES SHEET C-001 FOR DEMOLITION REQUIREMENTS

**EXISTING ELEVATION SYMBOLS LEGEND**

KEY NOTE CALLOUT - SEE NOTES BELOW

[E]



1 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"

| ISSUES   |                     |
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| MARK     | DESCRIPTION         |
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| 07-12-23 | PLANNING SUBMISSION |
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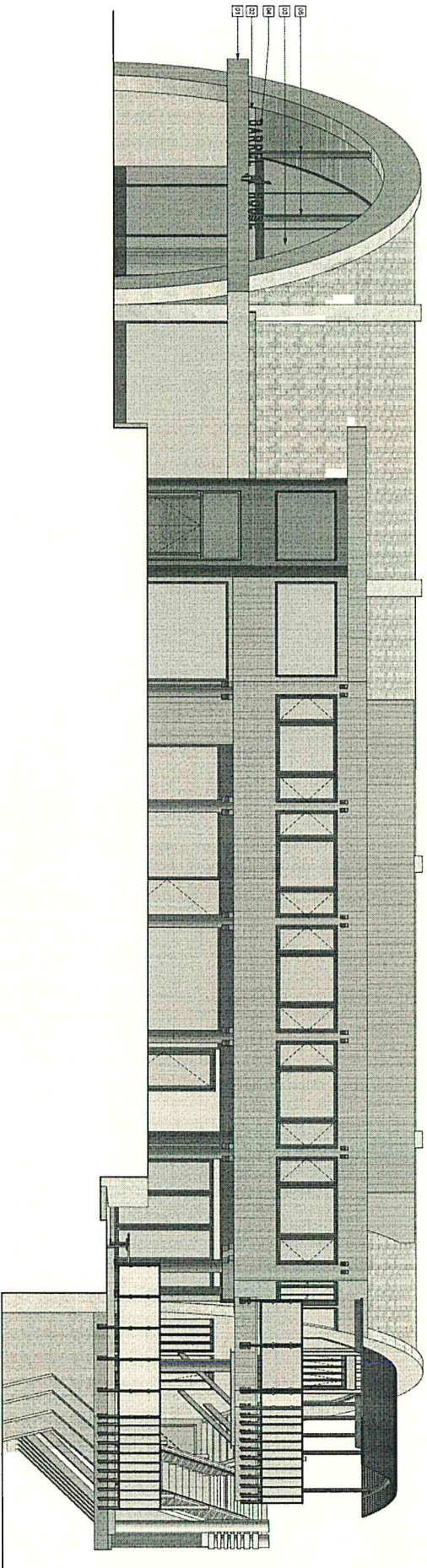
**Barrel House Deck  
Renovation**  
660 Bridgeway  
Sausalito CA 94965  
A.P.N.: 065-133-25

Owner:  
Chris Henry  
PO Box 411  
Tiburon, CA 94920



|                   |                                  |
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| <b>PROJECT #</b>  | AD101                            |
| <b>DATE FILED</b> | 2/15/24                          |
| <b>DRAWN BY</b>   | MAK                              |
| <b>CHECKED BY</b> | MAK                              |
| <b>DATE</b>       | 2/15/24                          |
| <b>PROJECT</b>    | EXISTING / DEMOLITION ELEVATIONS |

1 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



| EXISTING ELEVATION KEY NOTES   | EXISTING ELEVATION GENERAL NOTES  |
|--|---|
| 01 - (E) PLASTER REPAIR AND STRENGTHENING SUBJECT TO EXPERIMENTAL DEMO AND SUBSEQUENT STRUCTURAL REINFORCEMENT AS NECESSARY<br>02 - (E) PLASTER TO BE REFRESHED TO MATCH EXISTING<br>03 - (E) STOREFRONT GLAZING TO BE DEMOLISHED<br>04 - (E) SIGN TO REMAIN<br>05 - (E) POSTS TO BE REMOVED | REFER TO TRIM FROM NOTES DIVISION 1, SHT. 0-001, FOR DEMOLITION REQUIREMENTS<br>EXISTING ELEVATION SYMBOLS LEGEND<br>KEY NOTE CALLOUT - SEE NOTES BELOW |

| ISSUES |          |                     |
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| MARK   | DATE     | DESCRIPTION         |
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|        | 07-12-23 | PLANNING SUBMISSION |
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**Barrel House Deck Renovation**  
 660 Bridgeway  
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 A.P.N.: 065-133-25

Owner:  
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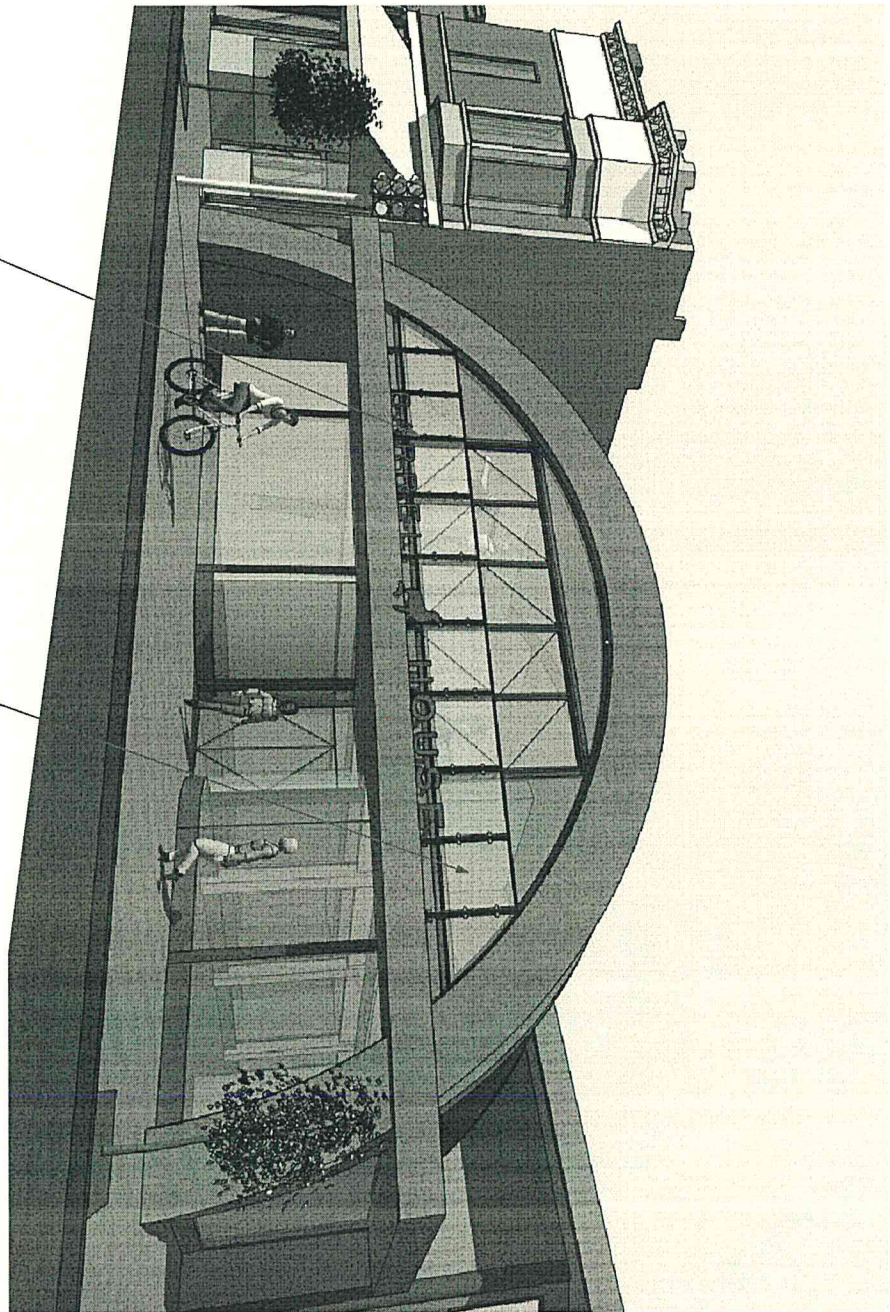


**Arterberry**  
 RESIDENTIAL DESIGN  
 7 Princess St., Suite A  
 Sausalito CA, 94965

PROJECT #:  
 CAD FILE: 718\_010101.dwg  
 DRAWN BY: MKC  
 CHECKED BY: MKC  
 EXISTING / DEMOLITION ELEVATIONS

**AD102**





BLACKENED STL. TO  
MATCH (E) RAILING

CLEAR TEMP. GLASS

| ISSUES |          |                     |
|--------|----------|---------------------|
| MARK   | DATE     | DESCRIPTION         |
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**Barrel House Deck  
Renovation**  
660 Bridgeway  
Sausalito CA 94965  
A.P.N.: 065-133-25

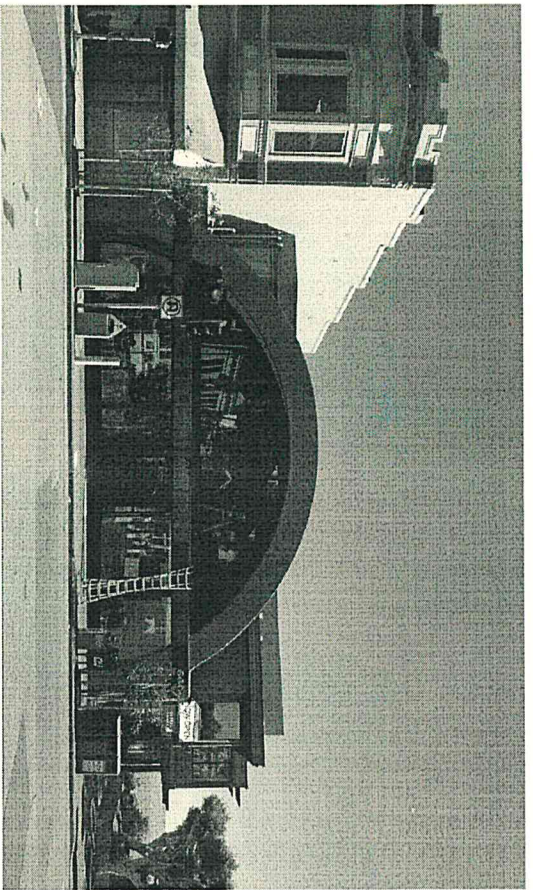
Owner:  
Chris Henry  
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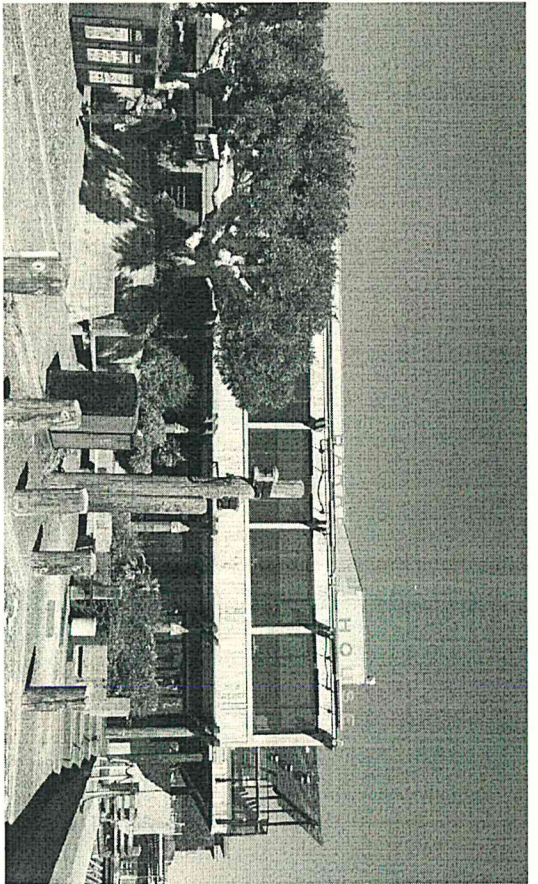
**Arterberry**  
RESIDENTIAL DESIGN  
7 Princess St., Suite A  
Sausalito CA, 94965

A-0.1

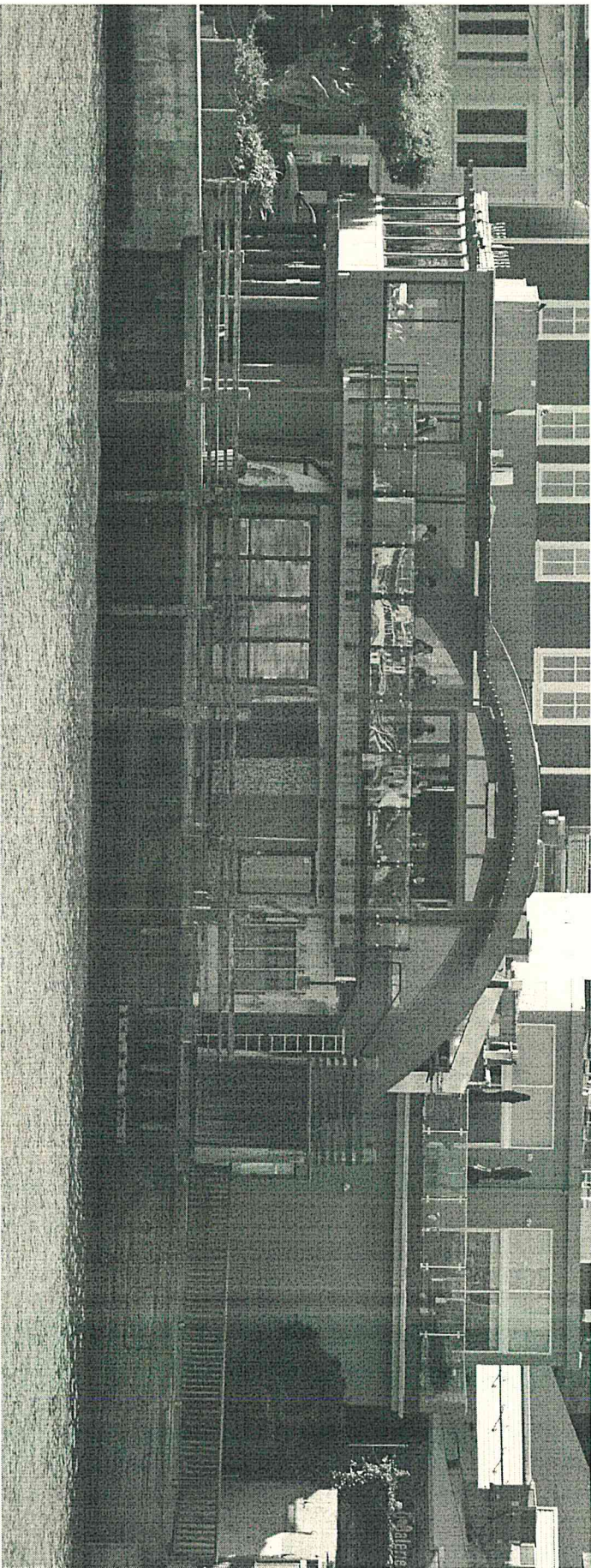
PROJECT #:  
DRAWN BY: MJK  
CHECKED BY: MJK  
RENDERING /  
MATERIALS BOARD



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

| ISSUES |          |                     |
|--------|----------|---------------------|
| MARK   | DATE     | DESCRIPTION         |
|        | 03-15-22 | PLANNING SUBMISSION |
|        | 07-12-23 | PLANNING SUBMISSION |
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|        |          |                     |
|        |          |                     |
|        |          |                     |

**Barrel House Deck Renovation**  
 660 Bridgeway  
 Sausalito CA 94965  
 A.P.N.: 065-133-25

Owner:  
 Chris Henry  
 PO Box 411  
 Tiburon, CA 94920



7 Princess St., Suite A  
 Sausalito CA, 94965

|            |                          |
|------------|--------------------------|
| PROJECT #  | 2                        |
| CAD FILE   | 2306 - Barrel House Deck |
| DRAWN BY   | AKC                      |
| CHECKED BY | AKC                      |
| DATE       | 07/12/23                 |
| DATE       | 07/12/23                 |

A-0.2

PHOTOS

FLOOR PLAN GENERAL NOTES  
 1. REFER TO GENERAL NOTES: SHEET C-001 & SHEET C-002 FOR FURNISHMENT INFORMATION.

FLOOR PLAN SYMBOLS LEGEND

- (E) EXTERIOR CONCRETE/BRICK WALL
- (I) INTERIOR WOOD FRAMED WALL
- (N) 2X4 WOOD FRAMED WALL - SEE STRUCTURAL PLANS

NEW WINDOW CALLOUT - SEE WINDOW SCHEDULE, SHEET A-000

NEW DOOR CALLOUT - SEE WINDOW SCHEDULE, SHEET A-000

KEY NOTE CALLOUT - SEE FLOOR PLAN GENERAL NOTES BELOW

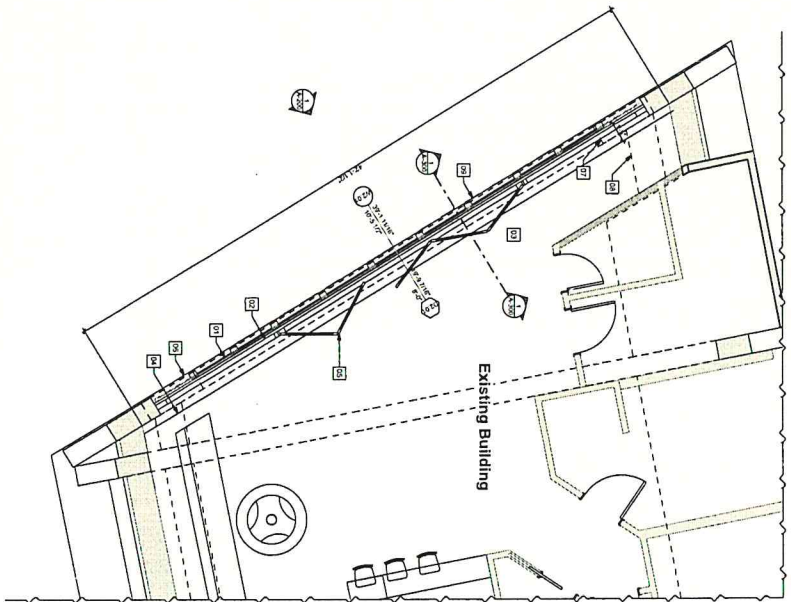
WING # ELEVATION CALLOUT

WING # LAYOUT # SECTION CALLOUT

FLOOR PLAN KEY NOTES

01. GLASS AND STL. RAILING TO MATCH (E) RAILING ON REAR DECK
02. STOREFRONT WINDOW WALL
03. REFINISHED PLATFORM TO MATCH (E)
04. FLOOR FINISHES 1/2" TO 2" COMPENSATE FOR SETTLEMENT OF (N) STOREFRONT WINDOW WITHIN (E) ARCH
05. SLIDING ACCORDION DOOR IN (N) STOREFRONT WINDOW WALL
06. (E) OVERHANGING TO BE RENOVATED AS NECESSARY
07. LINE OF (E) CONC. ARCH @ 4 FT. A.F.F.
08. LINE OF (E) BARREL VULT @ 4 FT. A.F.F.
09. (E) SIGN

NOTE: SECOND FLOOR FRONT DECK PLAN CUT @ 0' A.F.F. FOR CLARITY

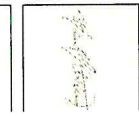


SECOND FLOOR FRONT DECK PLAN

| ISSUES   |                     |
|----------|---------------------|
| MARK     | DESCRIPTION         |
| 03-15-22 | PLANNING SUBMISSION |
| 07-12-23 | PLANNING SUBMISSION |
|          |                     |
|          |                     |
|          |                     |

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**Arterberry**  
 RESIDENTIAL DESIGN  
 7 Princess St., Suite A  
 Sausalito CA, 94965

PROJECT #:  
 CAD FILE #:  
 DRAWING #:  
 CHECKED BY:  
 DATE:  
 PROJECT #:  
**A-100**  
 FLOOR PLANS

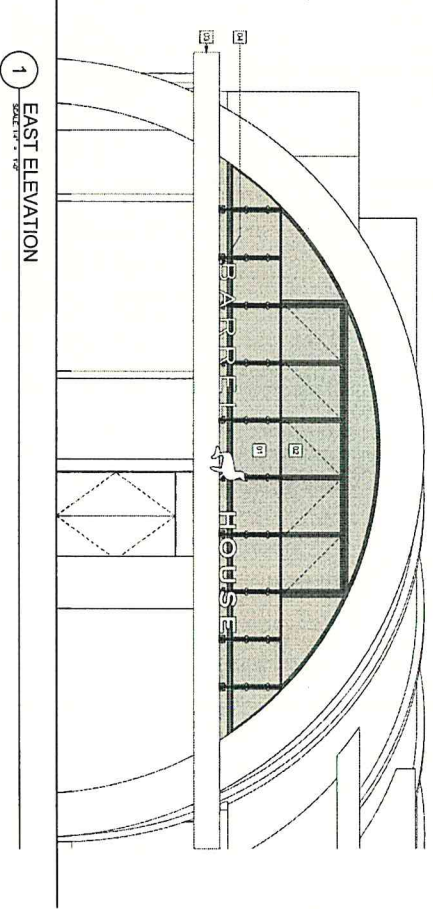
- EXTERIOR ELEVATION KEY NOTES**
- 01. GLASS AND STL. RAILING TO MATCH (E) PAINTING ON REAR DECK
  - 02. STOREFRONT WINDOW WALL GLASS AND STL. DOOR. TYPE AND COLOR TO MATCH REAR DOOR
  - 03. (E) OVERHANG TO BE REINFORCED AS NECESSARY
  - 04. (E) SIGN

**EXTERIOR ELEVATION GENERAL NOTES**

- REFER TO GENERAL NOTES: SHT. G-001 & SHT. C-002 FOR FURTHER INFORMATION.

**EXTERIOR ELEVATION SYMBOL LEGEND**


↑ 11  
KEYNOTE CALLOUT - SEE FLOOR PLAN KEY NOTES BELOW



| ISSUES   |                     |
|----------|---------------------|
| MARK     | DESCRIPTION         |
| 03-15-22 | PLANNING SUBMISSION |
| 07-12-23 | PLANNING SUBMISSION |
|          |                     |
|          |                     |
|          |                     |

**Barrel House Deck Renovation**  
660 Bridgeway  
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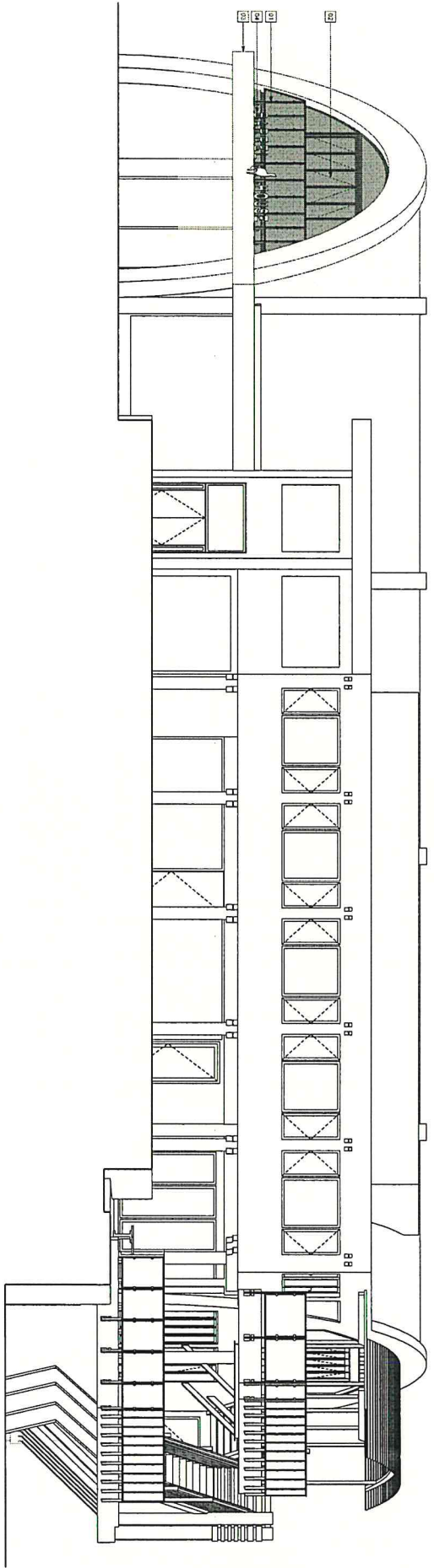
Owner:  
Chris Henry  
PO Box 411  
Tiburon, CA 94920



7 Princess St., Suite A  
Sausalito CA, 94965

|                   |                               |
|-------------------|-------------------------------|
| <b>PROJECT #</b>  | A-200                         |
| <b>CLIENT</b>     | Chris Henry                   |
| <b>DESIGNER</b>   | Arterberry Residential Design |
| <b>CHECKED BY</b> | [Signature]                   |
| <b>DATE</b>       | 07-12-23                      |
| <b>PROJECT #</b>  | A-200                         |
| <b>CLIENT</b>     | Chris Henry                   |
| <b>DESIGNER</b>   | Arterberry Residential Design |
| <b>CHECKED BY</b> | [Signature]                   |
| <b>DATE</b>       | 07-12-23                      |

1 NORTH ELEVATION



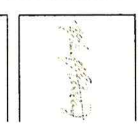
- EXTERIOR ELEVATION KEY NOTES**
- 01- GLASS AND STL RAILING TO MATCH (E) RAILING ON HIGH DECK
  - 02- STONE FRONT WINDOW WALL, GLASS AND REAR DOOR TYPE AND COLOR TO MATCH (E) OVERHANG TO BE REINFORCED AS NECESSARY
  - 04- (E) SIGN

- EXTERIOR ELEVATION GENERAL NOTES**
- REFER TO GENERAL NOTES: SIGN, COLOR & STL. SIGN, SIGN FINISH AND DIMENSIONS
  - EXTERIOR ELEVATION SYMBOLS LEGEND
  - SEE LIGHT COURSE, SEE TLOOR PLANS, NOTES BELOW

| ISSUES |          |                     |
|--------|----------|---------------------|
| MARK   | DATE     | DESCRIPTION         |
|        | 03-15-22 | PLANNING SUBMISSION |
|        | 07-12-23 | PLANNING SUBMISSION |
|        |          |                     |
|        |          |                     |
|        |          |                     |

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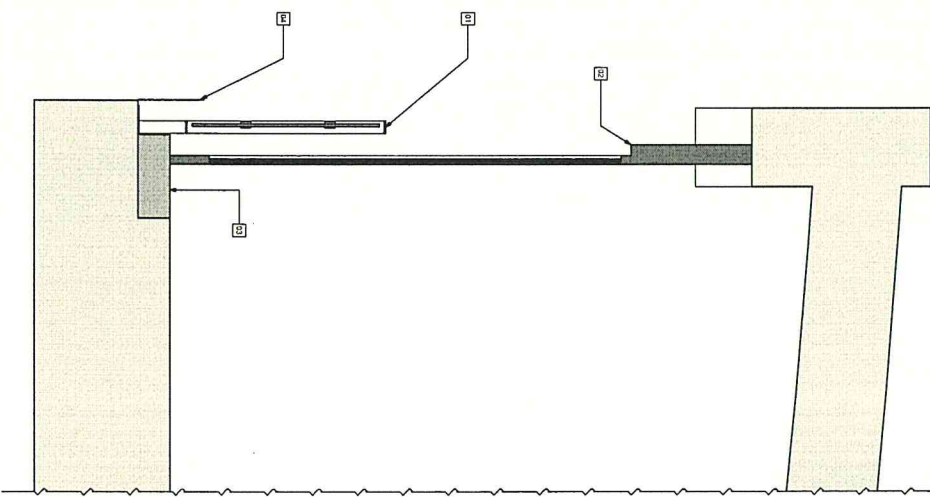
**Arterberry**  
 RESIDENTIAL DESIGN  
 7 Princess St., Suite A  
 Sausalito CA, 94965

**PRODUCT #**  
 CAD FILE: 23-000-000-000-000  
 DRAWN BY: MJK  
 CHECKED BY: MJK  
 PROJECT #

**EXTERIOR ELEVATION**

**A-201**

1 PARTIAL FRONT DECK SECTION  
SCALE: 1/4" = 1'-0"



**SECTION GENERAL NOTES**

- SEE TITLE & PERFORM REQUIREMENTS AND GENERAL NOTES FOR FINISHES AND GENERAL NOTES
- SEE EXTERIOR ELEVATIONS FOR TYPICAL WALL FINISH
- REFER TO GENERAL NOTES: SHT. G-001 FOR FURTHER INFORMATION.

**SECTION SYMBOLS LEGEND**

- 01 - GLASS AND STEEL RAILING TO MATCH (E)
- 02 - STORMDOOR WINDOW WALL w/ GLASS AND STL DOOR
- 03 - SLEEPER SYSTEM w/ (E) OVERBANG STRUCTURE
- 04 - (E) SIGN

| ISSUES |          |                     |
|--------|----------|---------------------|
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|        | 03-15-22 | PLANNING SUBMISSION |
|        | 07-12-23 | PLANNING SUBMISSION |
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**Arterberry**  
RESIDENTIAL DESIGN  
7 Princess St., Suite A  
Sausalito CA, 94965

**PROJECT #**  
3  
**CLIENT**  
Chris Henry  
**DESIGNED BY**  
MJK  
**CHECKED BY**  
MJK  
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**A-300**  
**SECTIONS**

