

# BRIDGEWAY COMMONS

160 FILBERT AVE,  
1745 & 1757 BRIDGEWAY  
SAUSALITO, CA 94920

APN:  
064-151-02  
064-151-03

**OWNER:**  
SY JARDINES  
LOOKOUT, LLC

**OWNERS REP:**  
MEL LEE  
1035 VAN NESS  
SAN FRANCISCO,  
CA 94109



**NOTE:**  
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**MILES BERGER, AIA**  
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TIBURON, CA 94920  
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**SHEET TITLE** IMPERVIOUS SURFACES DIAGRAM  
ROOF LEVEL

**SCALE:** NTS

**DATE:** 08.16.15

**A5.3a**

**LEGEND:**

 SHADED AREAS COUNTED AS IMPERVIOUS SURFACES

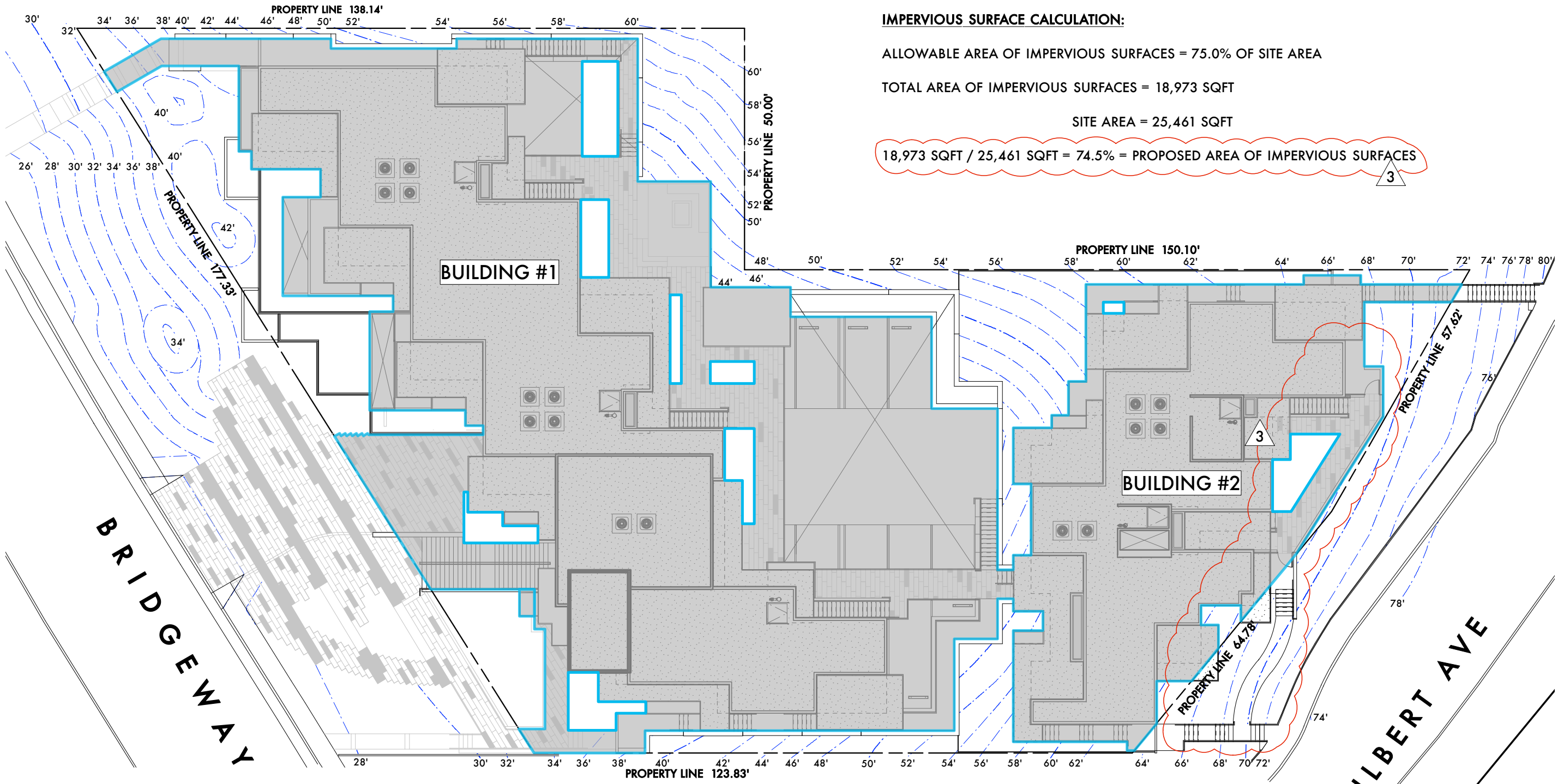
**IMPERVIOUS SURFACE CALCULATION:**

ALLOWABLE AREA OF IMPERVIOUS SURFACES = 75.0% OF SITE AREA

TOTAL AREA OF IMPERVIOUS SURFACES = 18,973 SQFT

SITE AREA = 25,461 SQFT

**18,973 SQFT / 25,461 SQFT = 74.5% = PROPOSED AREA OF IMPERVIOUS SURFACES**



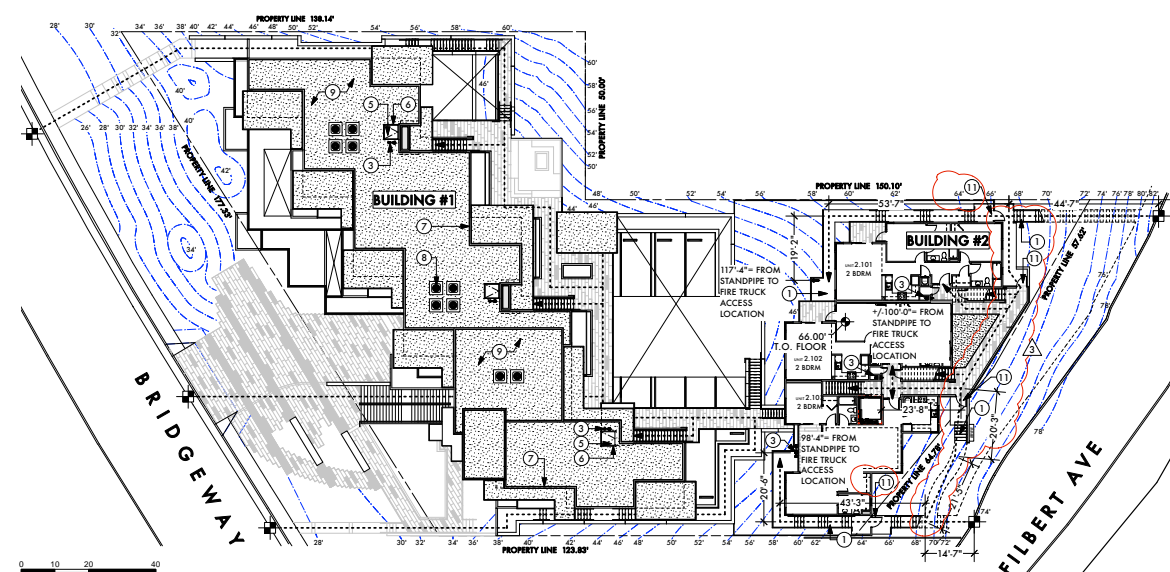


**OWNER:**

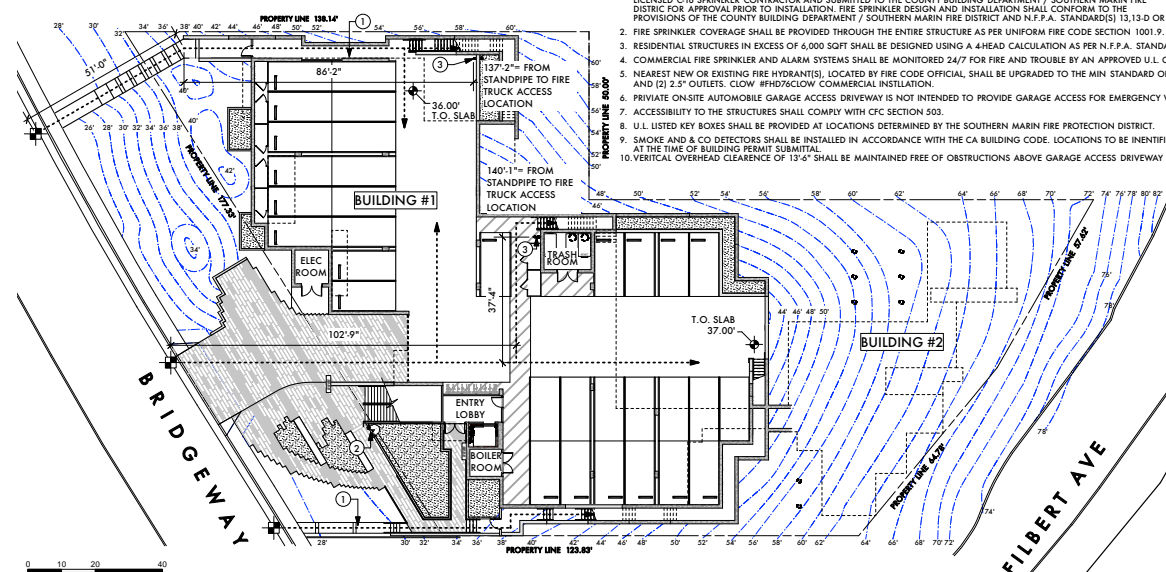
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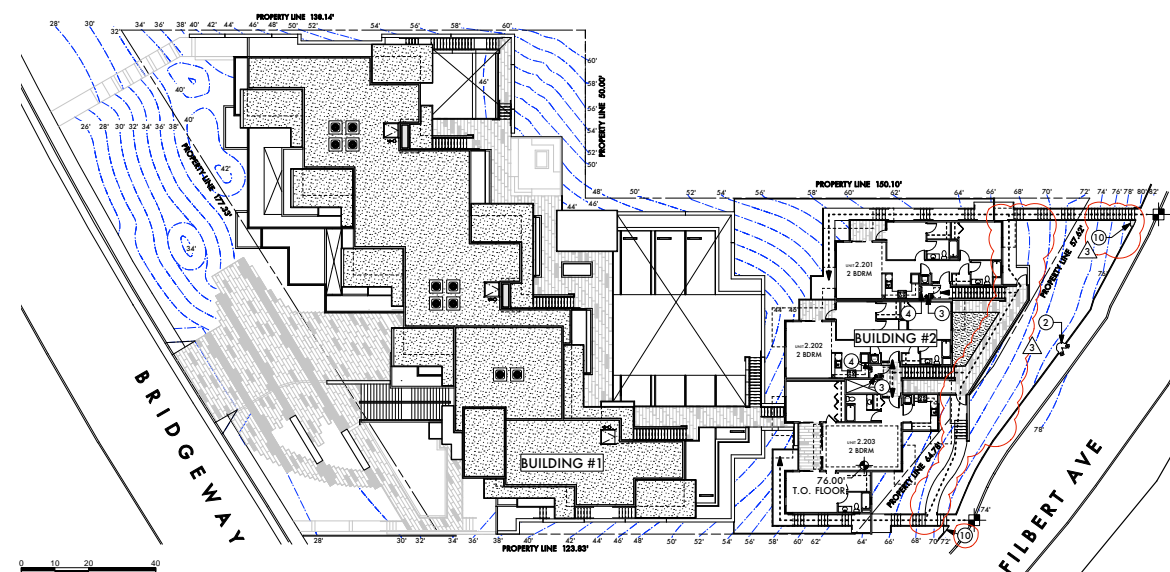
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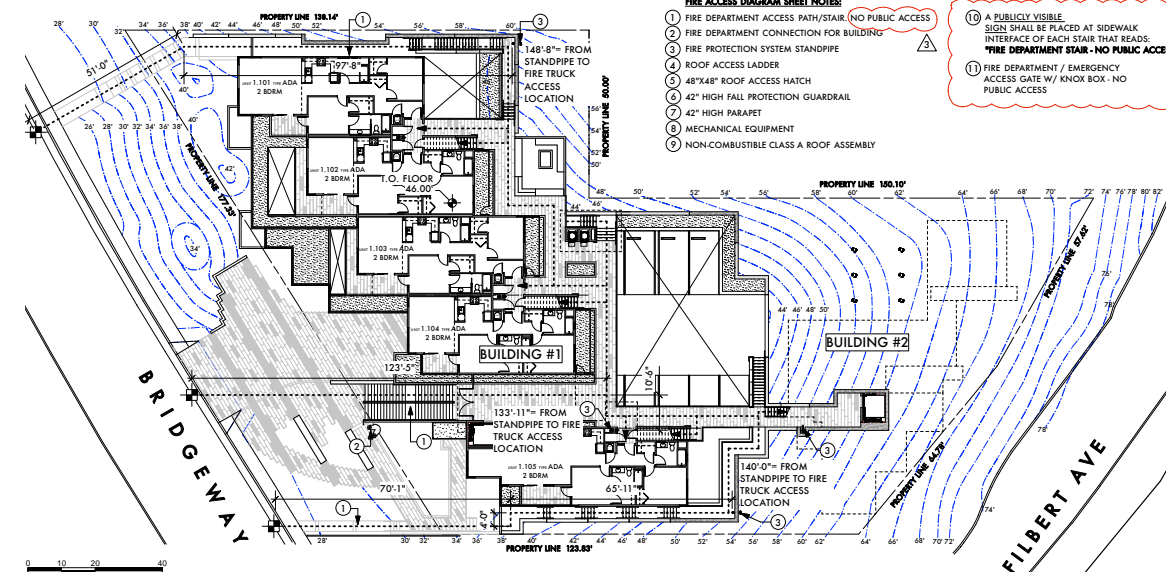
FIRE DEPARTMENT ACCESS DIAGRAM 4TH LEVEL 4  
1"=20'-0"



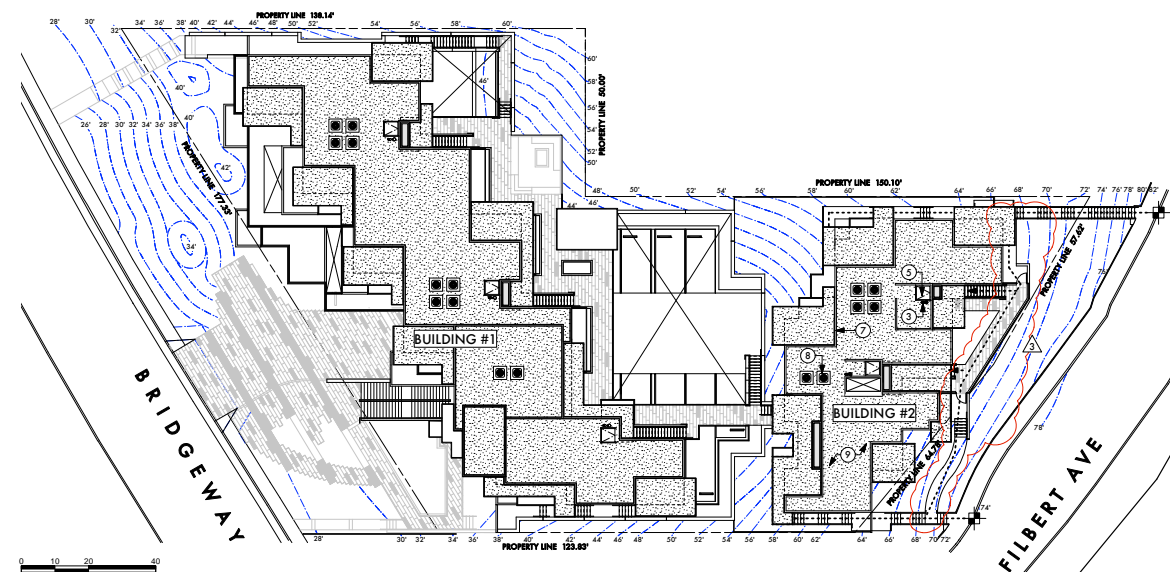
FIRE DEPARTMENT ACCESS DIAGRAM 1ST LEVEL 1  
1"=20'-0"



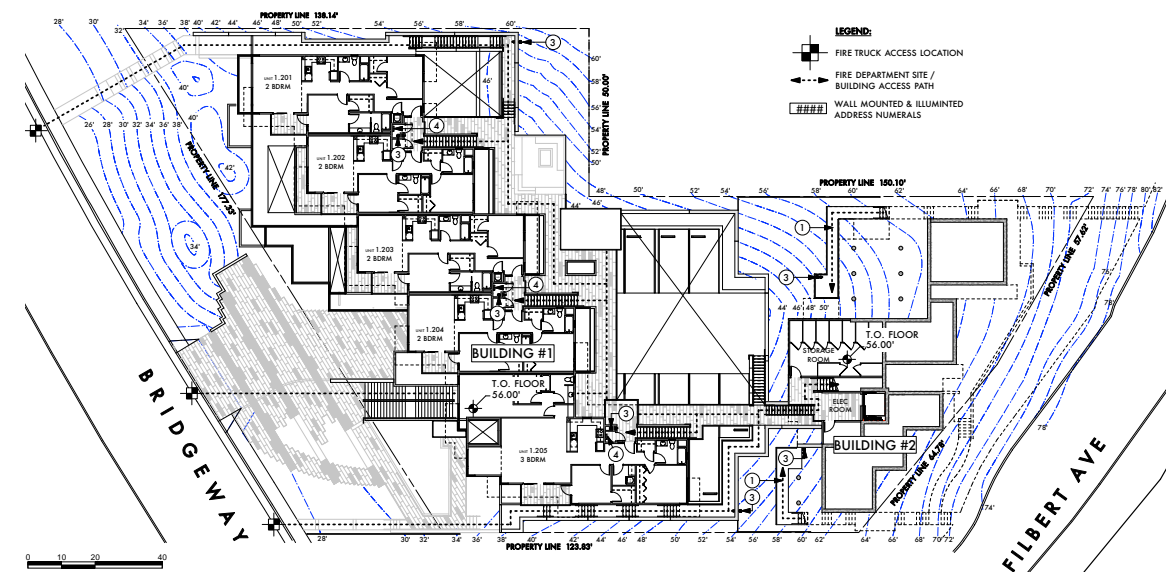
FIRE DEPARTMENT ACCESS DIAGRAM 5TH LEVEL 5  
1"=20'-0"



FIRE DEPARTMENT ACCESS DIAGRAM 2ND LEVEL 2  
1"=20'-0"



FIRE DEPARTMENT ACCESS DIAGRAM ROOF LEVEL 6  
1"=20'-0"



FIRE DEPARTMENT ACCESS DIAGRAM 3RD LEVEL 3  
1"=20'-0"

**GENERAL FIRE PROTECTION NOTES:**

1. FINAL DESIGN AND INSTALLATION OF FIRE PROTECTION SYSTEM AND HYDRAULIC CALCULATIONS SHALL BE PERFORMED BY A LICENSED C-16 SPRINKLER CONTRACTOR AND SUBMITTED TO THE COUNTY BUILDING DEPARTMENT / SOUTHERN MARIN FIRE DISTRICT FOR APPROVAL PRIOR TO INSTALLATION. FIRE SPRINKLER DESIGN AND INSTALLATION SHALL CONFORM TO THE PROVISIONS OF THE COUNTY BUILDING DEPARTMENT / SOUTHERN MARIN FIRE DISTRICT AND N.F.P.A. STANDARD(S) 13, 13.0 OR 13A.
2. FIRE SPRINKLER COVERAGE SHALL BE PROVIDED THROUGH THE ENTIRE STRUCTURE AS PER UNIFORM FIRE CODE SECTION 1001.9.
3. RESIDENTIAL STRUCTURES IN EXCESS OF 4,000 SQFT SHALL BE DESIGNED USING A HEAD CALCULATION AS PER N.F.P.A. STANDARD 13A.
4. COMMERCIAL FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE MONITORED 24/7 FOR FIRE AND TROUBLE BY AN APPROVED U.L. CENTRAL STATION.
5. NEAREST NEW OR EXISTING FIRE HYDRANTS, LOCATED BY FIRE CODE OFFICIAL, SHALL BE UPGRADED TO THE MIN STANDARD OF (I) 4.5" OUTLET AND (II) 2.5" OUTLETS: CLOW #PHD76CLOW COMMERCIAL INSTALLATION.
6. PRIVATE ON-SITE AUTOMOBILE GARAGE ACCESS DRIVEWAY IS NOT INTENDED TO PROVIDE GARAGE ACCESS FOR EMERGENCY VEHICLES.
7. ACCESSIBILITY TO THE STRUCTURES SHALL COMPLY WITH CFC SECTION 503.
8. U.L. LISTED KEY BOXES SHALL BE PROVIDED AT LOCATIONS DETERMINED BY THE SOUTHERN MARIN FIRE PROTECTION DISTRICT.
9. SMOKE AND CO DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE CA BUILDING CODE. LOCATIONS TO BE IDENTIFIED ON THE PLANS.
10. VERTICAL OVERHEAD CLEARANCE OF 13'-6" SHALL BE MAINTAINED FREE OF OBSTRUCTIONS ABOVE GARAGE ACCESS DRIVEWAY.

**FIRE ACCESS DIAGRAM SHEET NOTES:**

- 1 FIRE DEPARTMENT ACCESS PATH/STAIR, NO PUBLIC ACCESS
- 2 FIRE DEPARTMENT CONNECTION FOR BUILDING
- 3 FIRE PROTECTION SYSTEM STANDPIPE
- 4 ROOF ACCESS LADDER
- 5 48"X60" ROOF ACCESS HATCH
- 6 42" HIGH FALL PROTECTION GUARDRAIL
- 7 42" HIGH PARADET
- 8 MECHANICAL EQUIPMENT
- 9 NON-COMBUSTIBLE CLASS A ROOF ASSEMBLY
- 10 A PUBLICLY VISIBLE SIGN SHALL BE PLACED AT SIDEWALK INTERFACE OF EACH STAIR THAT READS: "FIRE DEPARTMENT STAIR - NO PUBLIC ACCESS"
- 11 FIRE DEPARTMENT / EMERGENCY ACCESS GATE W/ KNOX BOX - NO PUBLIC ACCESS

**LEGEND:**

- FIRE TRUCK ACCESS LOCATION
- FIRE DEPARTMENT SITE / BUILDING ACCESS PATH
- WALL MOUNTED & ILLUMINATED ADDRESS NUMERALS

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**SHADES  
OF GREEN  
LANDSCAPE  
ARCHITECTURE**

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**SHEET TITLE: FIRE DEPT  
ACCESS DIAGRAMS**

SCALE: 1"=20'

DRAWN BY: SV

PROJECT No.: 1302

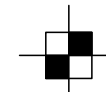

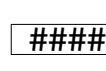
DATE: 08.12.15

**A5.4**





**LEGEND:**

-  FIRE TRUCK ACCESS LOCATION
-  FIRE DEPARTMENT SITE / BUILDING ACCESS PATH
-  WALL MOUNTED & ILLUMINATED ADDRESS NUMERALS

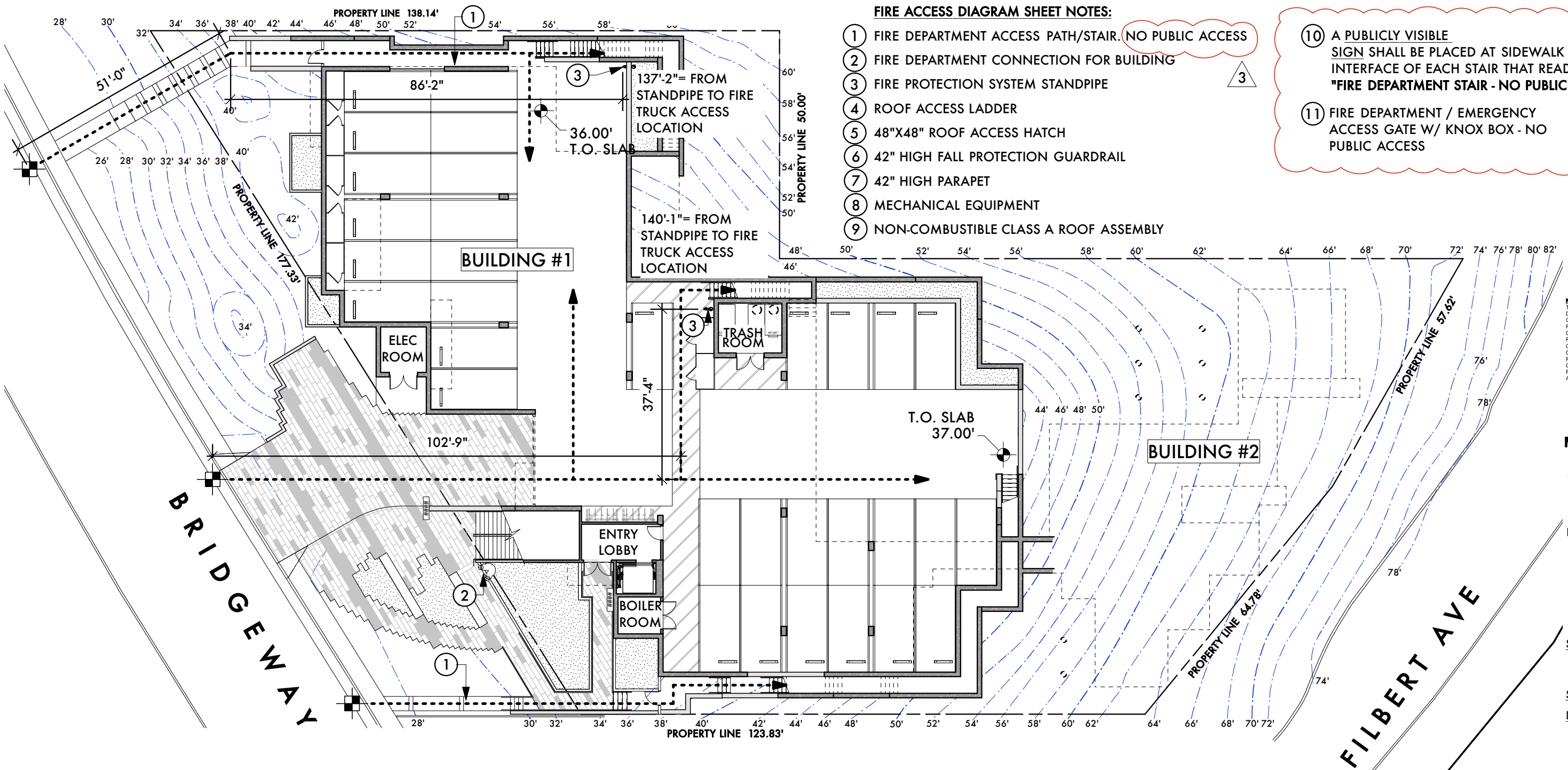
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2. FIRE SPRINKLER COVERAGE SHALL BE PROVIDED THROUGH THE ENTIRE STRUCTURE AS PER UNIFORM FIRE CODE SECTION 1001.9.
3. RESIDENTIAL STRUCTURES IN EXCESS OF 6,000 SQFT SHALL BE DESIGNED USING A 4-HEAD CALCULATION AS PER N.F.P.A. STANDARD 13-R.
4. COMMERCIAL FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE MONITORED 24/7 FOR FIRE AND TROUBLE BY AN APPROVED U.L. CENTRAL STATION.
5. NEAREST NEW OR EXISTING FIRE HYDRANT(S), LOCATED BY FIRE CODE OFFICIAL, SHALL BE UPGRADED TO THE MIN STANDARD OF (1) 4.5" OUTLET AND (2) 2.5" OUTLETS. CLOW #FHD76CLOW COMMERCIAL INSTLLATION.
6. PRIVIATE ON-SITE AUTOMOBILE GARAGE ACCESS DRIVEWAY IS NOT INTENDED TO PROVIDE GARAGE ACCESS FOR EMERGENCY VEHICLES.
7. ACCESSIBILITY TO THE STRUCTURES SHALL COMPLY WITH CFC SECTION 503.
8. U.L. LISTED KEY BOXES SHALL BE PROVIDED AT LOCATIONS DETERMINED BY THE SOUTHERN MARIN FIRE PROTECTION DISTRICT.
9. SMOKE AND & CO DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE CA BUILDING CODE. LOCATIONS TO BE INENTIFIED ON THE PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL.
10. VERITCAL OVERHEAD CLEARANCE OF 13'-6" SHALL BE MAINTAINED FREE OF OBSTRUCTIONS ABOVE GARAGE ACCESS DRIVEWAY

**FIRE ACCESS DIAGRAM SHEET NOTES:**

- ① FIRE DEPARTMENT ACCESS PATH/STAIR. **NO PUBLIC ACCESS**
- ② FIRE DEPARTMENT CONNECTION FOR BUILDING
- ③ FIRE PROTECTION SYSTEM STANDPIPE
- ④ ROOF ACCESS LADDER
- ⑤ 48"X48" ROOF ACCESS HATCH
- ⑥ 42" HIGH FALL PROTECTION GUARDRAIL
- ⑦ 42" HIGH PARAPET
- ⑧ MECHANICAL EQUIPMENT
- ⑨ NON-COMBUSTIBLE CLASS A ROOF ASSEMBLY

- ⑩ A PUBLICLY VISIBLE SIGN SHALL BE PLACED AT SIDEWALK INTERFACE OF EACH STAIR THAT READS: **"FIRE DEPARTMENT STAIR - NO PUBLIC ACCESS"**
- ⑪ FIRE DEPARTMENT / EMERGENCY ACCESS GATE W/ KNOX BOX - NO PUBLIC ACCESS



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**SHEET TITLE:** FIRE DEPT  
ACCESS DIAGRAM  
1ST LEVEL  
**SCALE:** NTS  
**DATE:** 08.12.15  
**A5.4a**



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**SHEET TITLE:** FIRE DEPT  
ACCESS DIAGRAM  
2ND LEVEL

**SCALE:** NTS

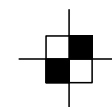

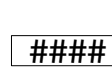
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**A5.4b**

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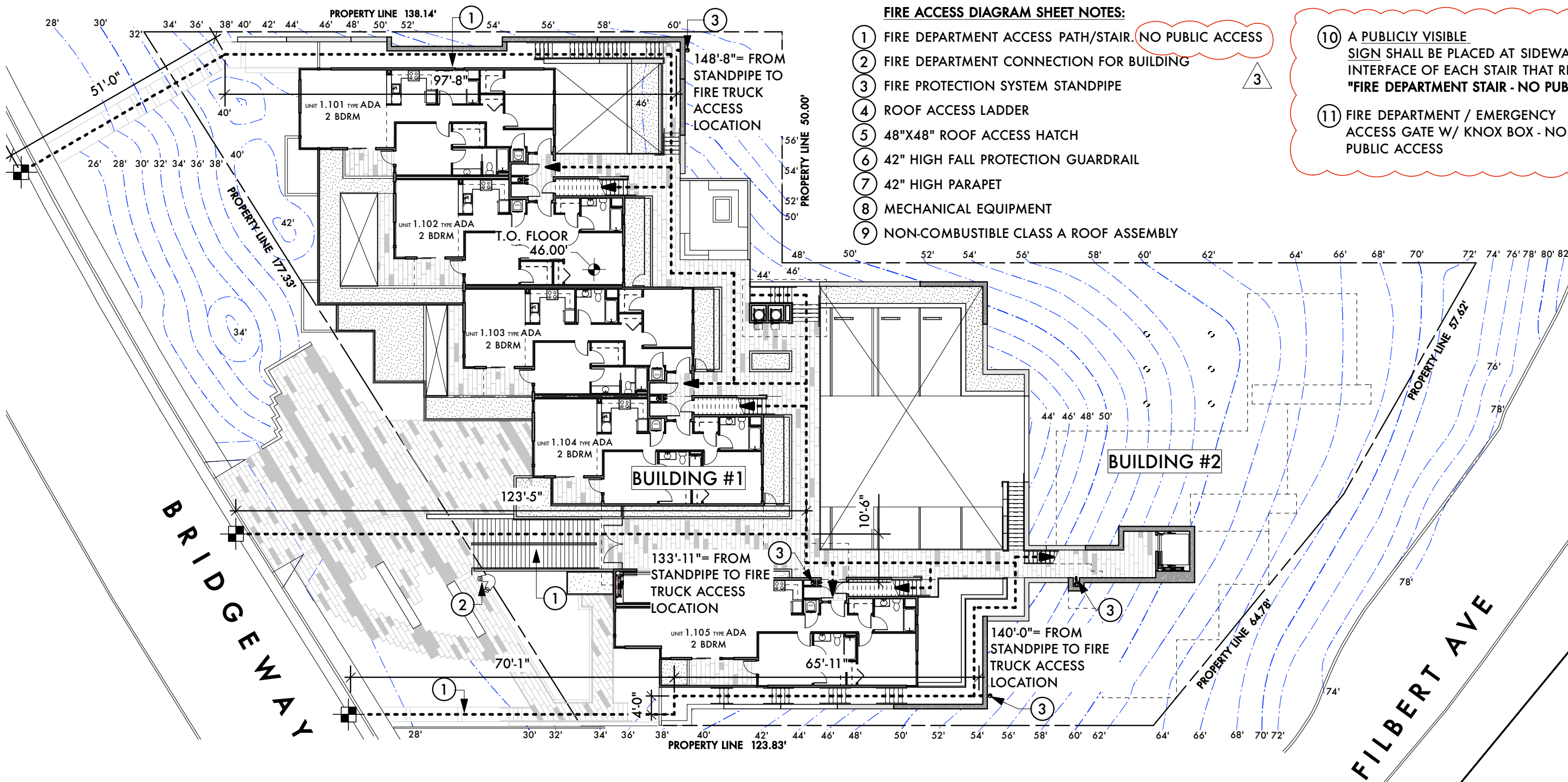
**LEGEND:**

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-  FIRE DEPARTMENT SITE / BUILDING ACCESS PATH
-  WALL MOUNTED & ILLUMINATED ADDRESS NUMERALS

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SHEET TITLE: FIRE DEPT  
ACCESS DIAGRAM  
3RD LEVEL

SCALE: NTS

DATE: 08.12.15

A5.4c

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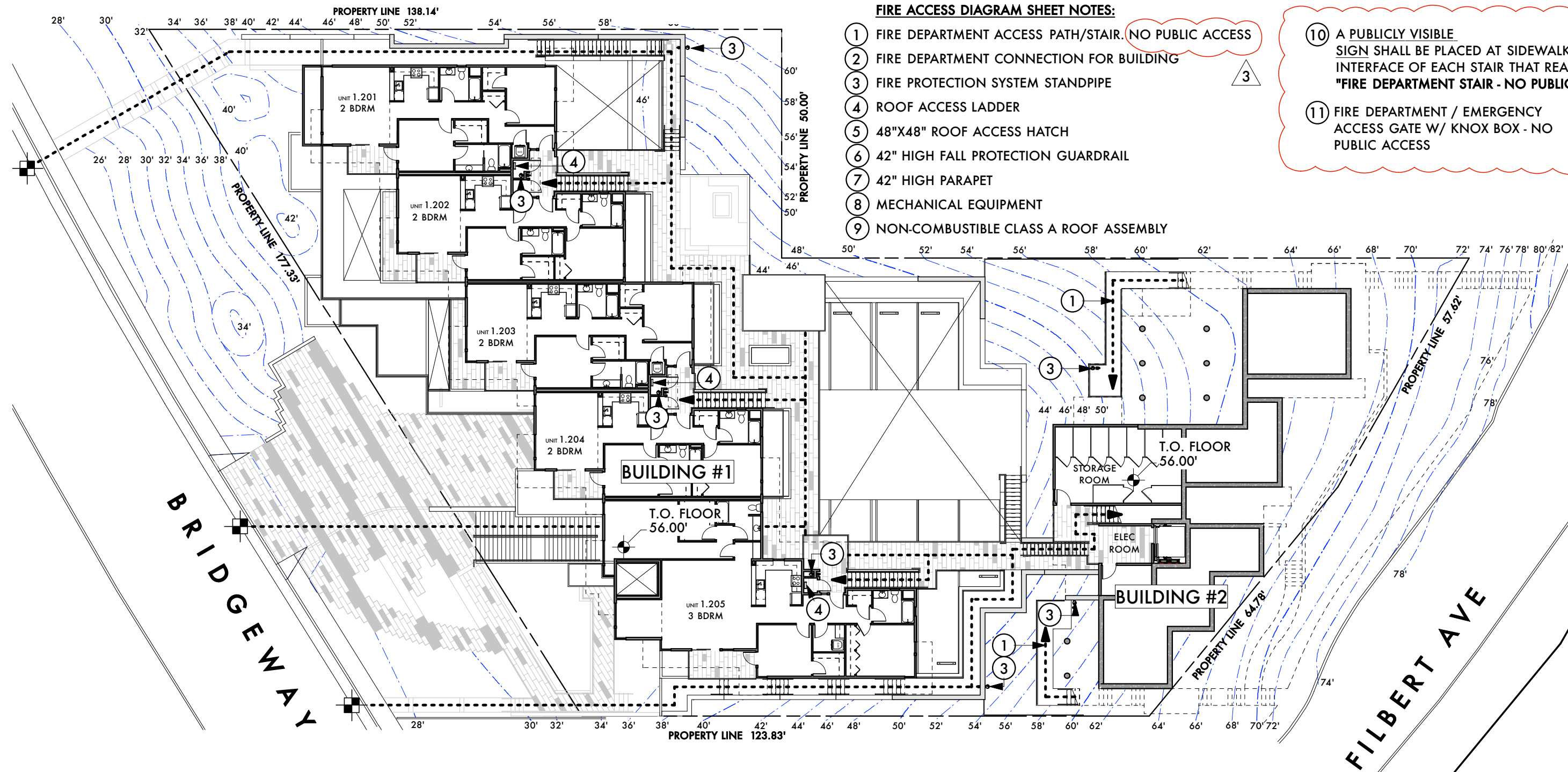
**LEGEND:**

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SHEET TITLE: FIRE DEPT  
ACCESS DIAGRAM  
3RD LEVEL

SCALE: NTS

DATE: 08.12.15

A5.4c



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**SHEET TITLE:** FIRE DEPT  
ACCESS DIAGRAM  
4TH LEVEL

**SCALE:** NTS

**DATE:** 08.12.15

**A5.4d**

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8. U.L. LISTED KEY BOXES SHALL BE PROVIDED AT LOCATIONS DETERMINED BY THE SOUTHERN MARIN FIRE PROTECTION DISTRICT.
9. SMOKE AND & CO DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE CA BUILDING CODE. LOCATIONS TO BE IDENTIFIED ON THE PLANS AT THE TIME OF BUILDING PERMIT SUBMITTAL.
10. VERTICAL OVERHEAD CLEARANCE OF 13'-6" SHALL BE MAINTAINED FREE OF OBSTRUCTIONS ABOVE GARAGE ACCESS DRIVEWAY

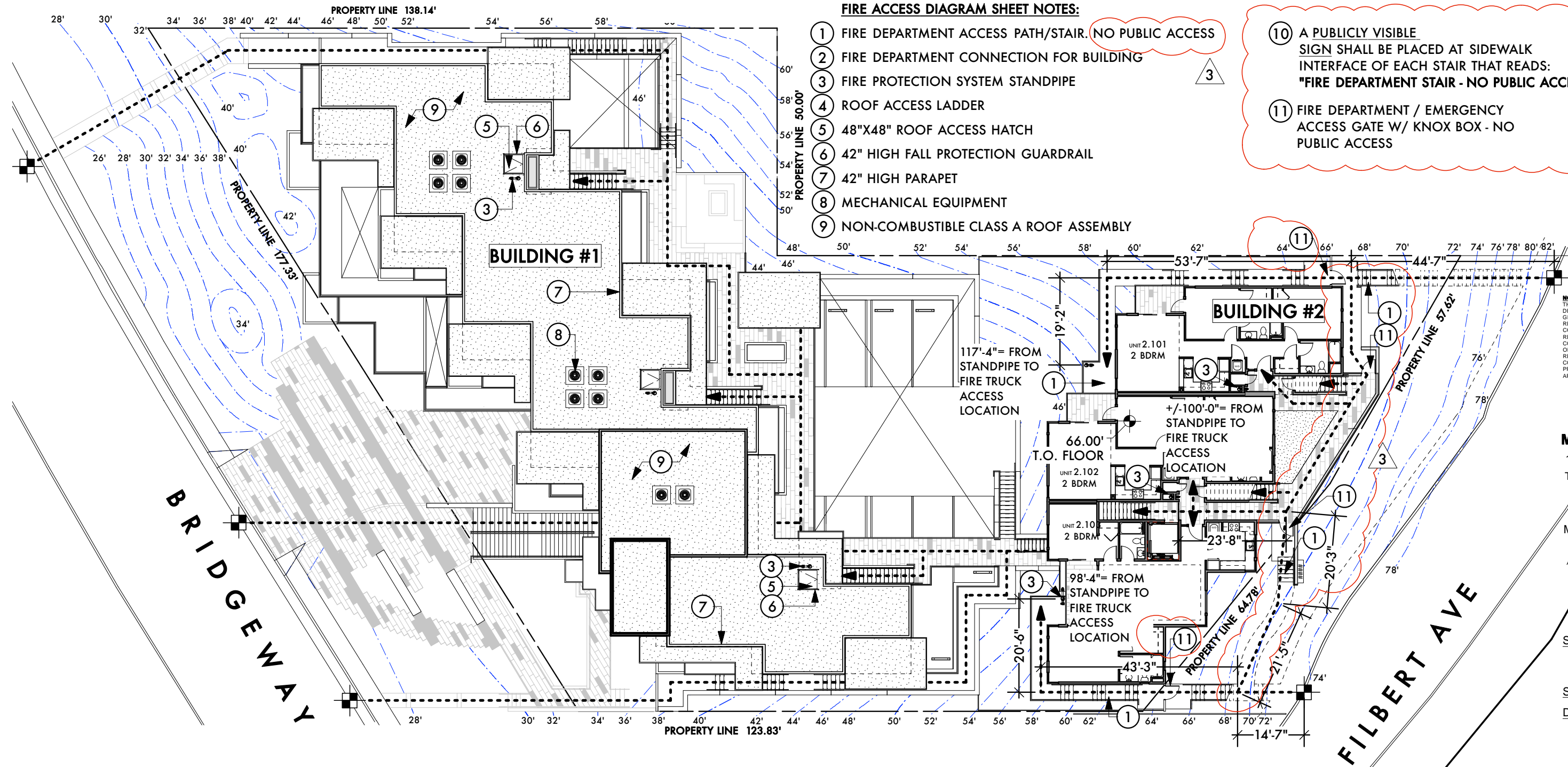
**FIRE ACCESS DIAGRAM SHEET NOTES:**

- 1 FIRE DEPARTMENT ACCESS PATH/STAIR. NO PUBLIC ACCESS
- 2 FIRE DEPARTMENT CONNECTION FOR BUILDING
- 3 FIRE PROTECTION SYSTEM STANDPIPE
- 4 ROOF ACCESS LADDER
- 5 48"X48" ROOF ACCESS HATCH
- 6 42" HIGH FALL PROTECTION GUARDRAIL
- 7 42" HIGH PARAPET
- 8 MECHANICAL EQUIPMENT
- 9 NON-COMBUSTIBLE CLASS A ROOF ASSEMBLY

- 10 A PUBLICLY VISIBLE SIGN SHALL BE PLACED AT SIDEWALK INTERFACE OF EACH STAIR THAT READS: "FIRE DEPARTMENT STAIR - NO PUBLIC ACCESS"
- 11 FIRE DEPARTMENT / EMERGENCY ACCESS GATE W/ KNOX BOX - NO PUBLIC ACCESS

**LEGEND:**

- FIRE TRUCK ACCESS LOCATION
- FIRE DEPARTMENT SITE / BUILDING ACCESS PATH
- WALL MOUNTED & ILLUMINATED ADDRESS NUMERALS



BRIDGEWAY

FILBERT AVE





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**MILES BERGER, AIA**  
14 RACCOON LANE  
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415.435.4663  
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MILES@MB-AIA.COM

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**SHEET TITLE:** FIRE DEPT  
ACCESS DIAGRAM  
5TH LEVEL

**SCALE:** NTS

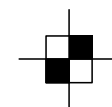

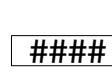
**DATE:** 08.12.15

**A5.4e**

**GENERAL FIRE PROTECTION NOTES:**

1. FINAL DESIGN AND INSTALLATION OF FIRE PROTECTION SYSTEM AND HYDRAULIC CALCULATIONS SHALL BE PERFORMED BY A LICENSED C-16 SPRINKLER CONTRACTOR AND SUBMITTED TO THE COUNTY BUILDING DEPARTMENT / SOUTHERN MARIN FIRE DISTRICT FOR APPROVAL PRIOR TO INSTALLATION. FIRE SPRINKLER DESIGN AND INSTALLATION SHALL CONFORM TO THE PROVISIONS OF THE COUNTY BUILDING DEPARTMENT / SOUTHERN MARIN FIRE DISTRICT AND N.F.P.A. STANDARD(S) 13,13-D OR 13-R.
2. FIRE SPRINKLER COVERAGE SHALL BE PROVIDED THROUGH THE ENTIRE STRUCTURE AS PER UNIFORM FIRE CODE SECTION 1001.9.
3. RESIDENTIAL STRUCTURES IN EXCESS OF 6,000 SQFT SHALL BE DESIGNED USING A 4-HEAD CALCULATION AS PER N.F.P.A. STANDARD 13-R.
4. COMMERCIAL FIRE SPRINKLER AND ALARM SYSTEMS SHALL BE MONITORED 24/7 FOR FIRE AND TROUBLE BY AN APPROVED U.L. CENTRAL STATION.
5. NEAREST NEW OR EXISTING FIRE HYDRANT(S), LOCATED BY FIRE CODE OFFICIAL, SHALL BE UPGRADED TO THE MIN STANDARD OF (1) 4.5" OUTLET AND (2) 2.5" OUTLETS. CLOW #FHD76CLOW COMMERCIAL INSTLLATION.
6. PRIVATE ON-SITE AUTOMOBILE GARAGE ACCESS DRIVEWAY IS NOT INTENDED TO PROVIDE GARAGE ACCESS FOR EMERGENCY VEHICLES.
7. ACCESSIBILITY TO THE STRUCTURES SHALL COMPLY WITH CFC SECTION 503.
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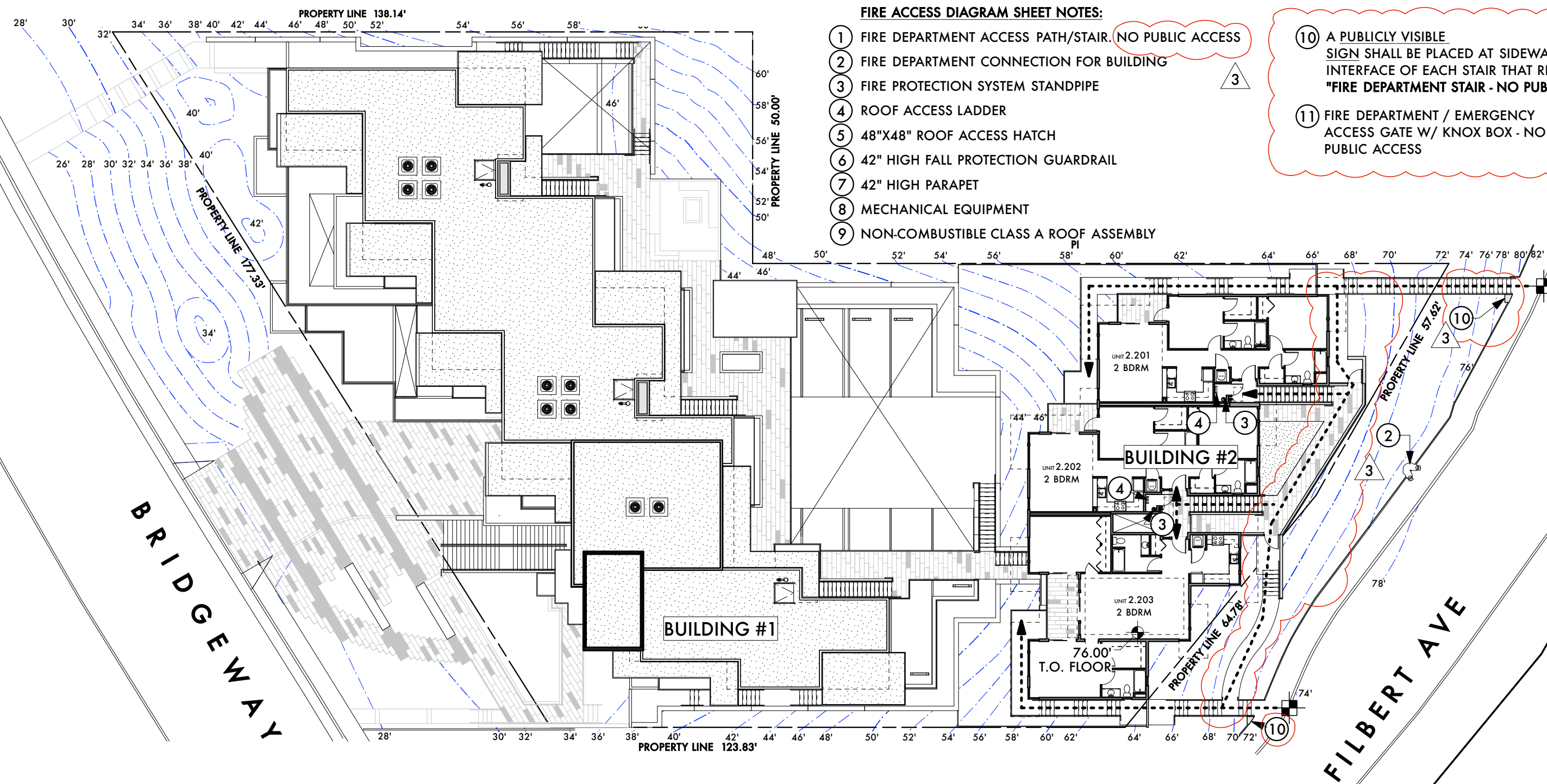
**LEGEND:**

-  FIRE TRUCK ACCESS LOCATION
-  FIRE DEPARTMENT SITE / BUILDING ACCESS PATH
-  WALL MOUNTED & ILLUMINATED ADDRESS NUMERALS

**FIRE ACCESS DIAGRAM SHEET NOTES:**

- 1 FIRE DEPARTMENT ACCESS PATH/STAIR. NO PUBLIC ACCESS
- 2 FIRE DEPARTMENT CONNECTION FOR BUILDING
- 3 FIRE PROTECTION SYSTEM STANDPIPE
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- 11 FIRE DEPARTMENT / EMERGENCY ACCESS GATE W/ KNOX BOX - NO PUBLIC ACCESS



**A5.4e**



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**SHEET TITLE:** FIRE DEPT  
ACCESS DIAGRAM  
ROOF LEVEL

**SCALE:** NTS

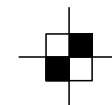

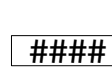
**DATE:** 08.12.15

**A5.4f**

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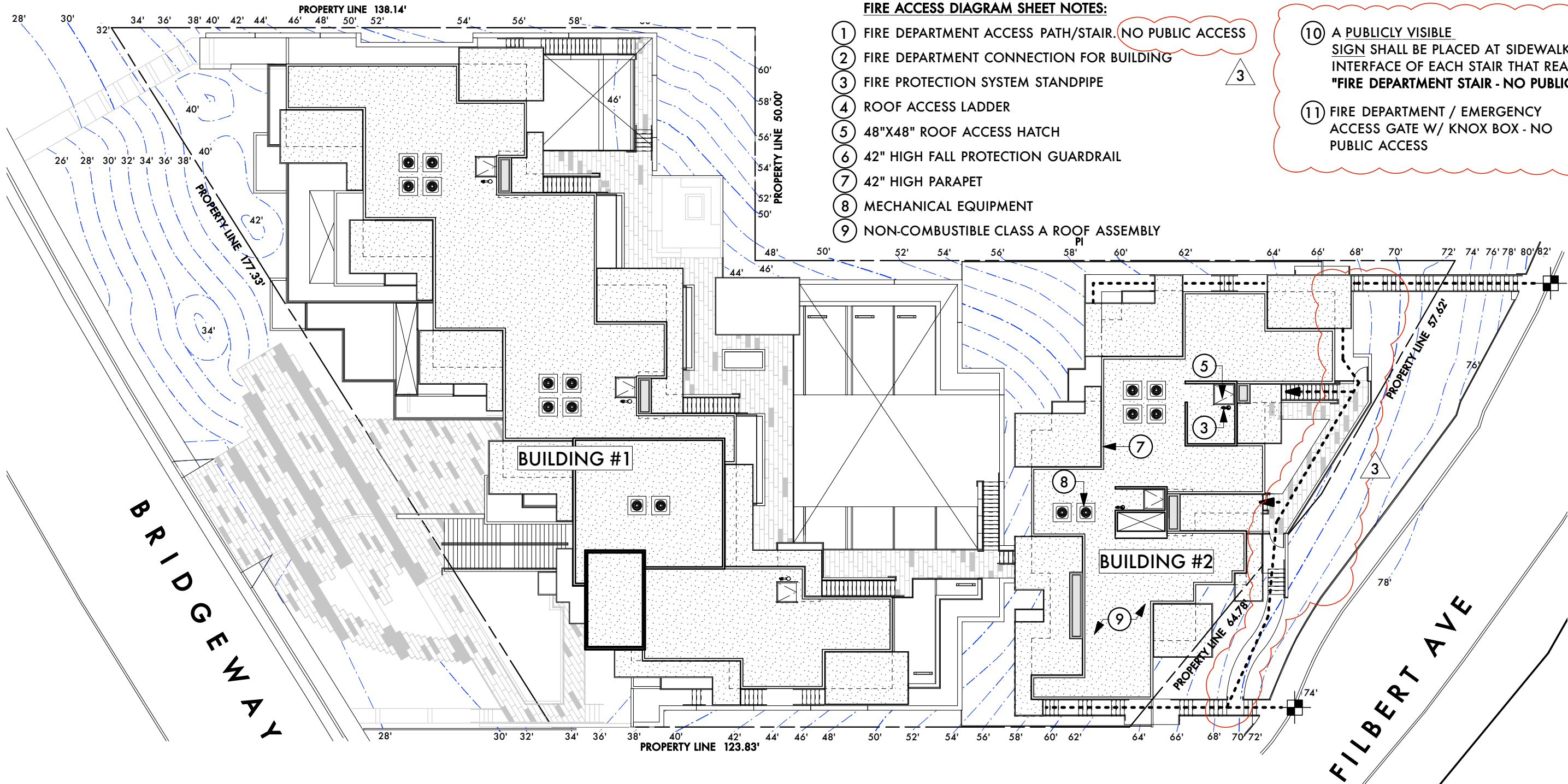
**LEGEND:**

-  FIRE TRUCK ACCESS LOCATION
-  FIRE DEPARTMENT SITE / BUILDING ACCESS PATH
-  WALL MOUNTED & ILLUMINATED ADDRESS NUMERALS

**FIRE ACCESS DIAGRAM SHEET NOTES:**

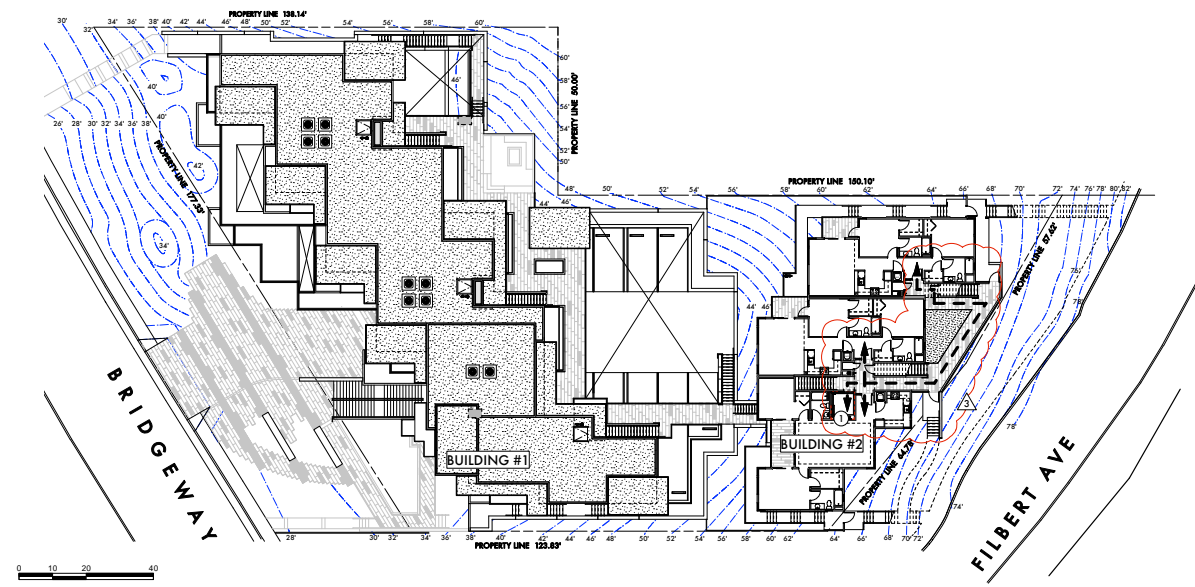
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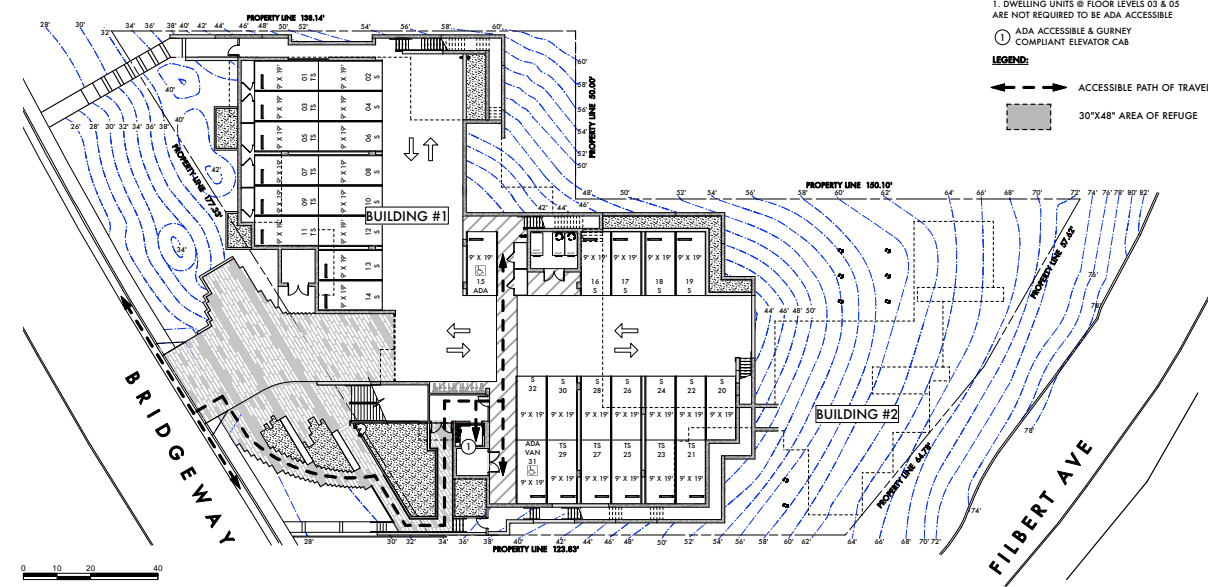


**A5.4f**

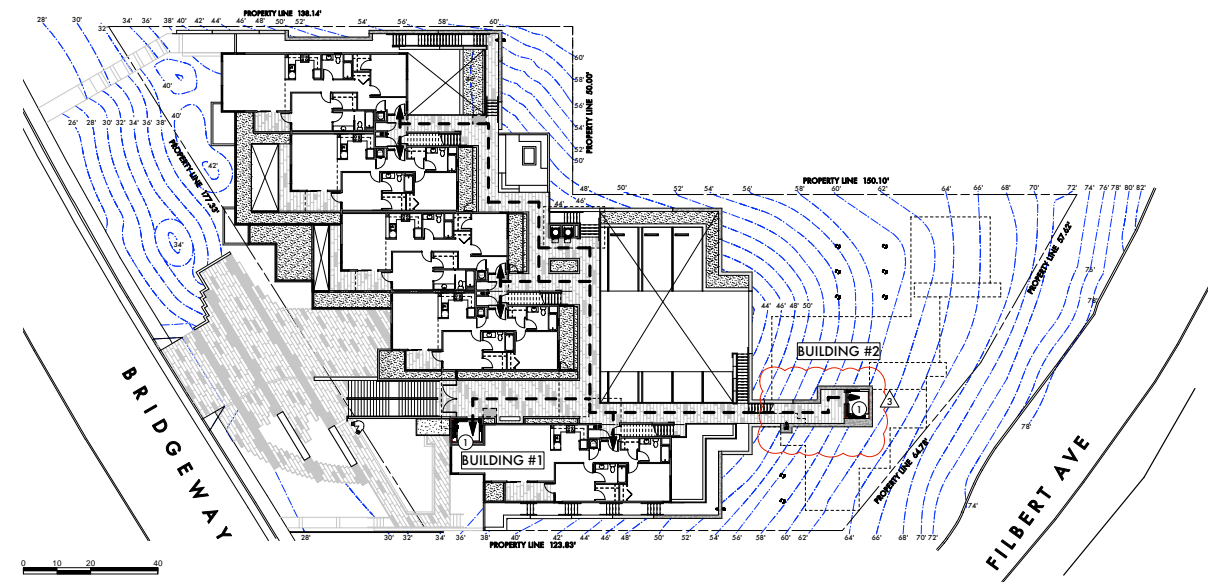




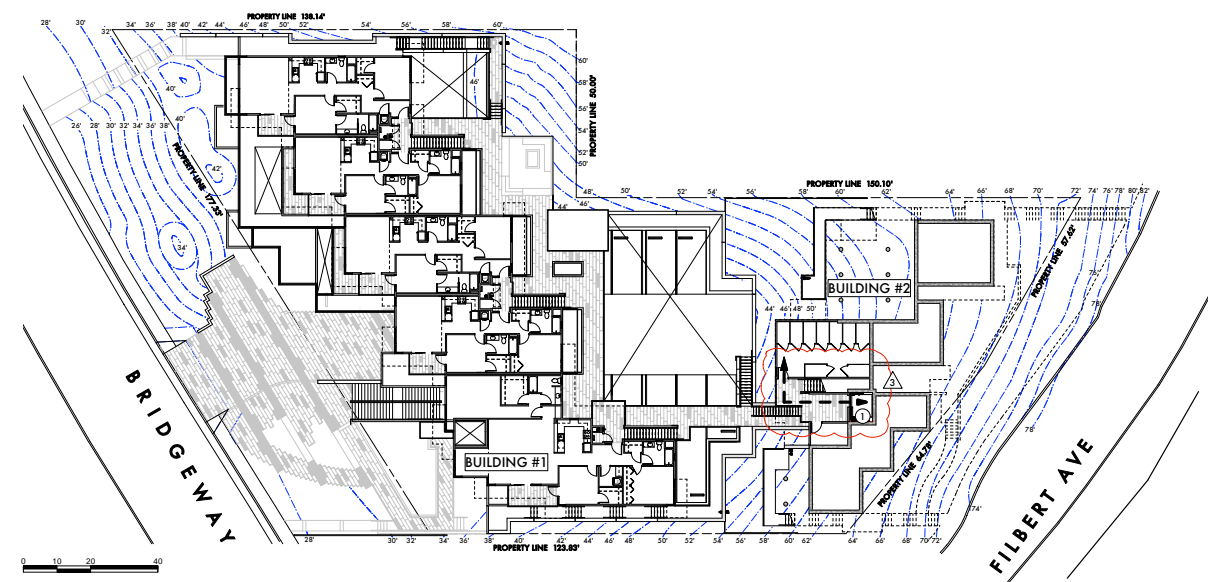
ADA ACCESS / EGRESS DIAGRAM 4TH LEVEL 4  
1"=20'-0"



ADA ACCESS / EGRESS DIAGRAM 1ST LEVEL 1  
1"=20'-0"



ADA ACCESS / EGRESS DIAGRAM 2ND LEVEL 2  
1"=20'-0"



ADA ACCESS / EGRESS DIAGRAM 3RD LEVEL 3  
1"=20'-0"

**GENERAL NOTES:**  
 1. DWELLING UNITS @ FLOOR LEVELS 03 & 05 ARE NOT REQUIRED TO BE ADA ACCESSIBLE  
 ① ADA ACCESSIBLE & GURNEY COMPLIANT ELEVATOR CAB  
**LEGEND:**  
 - - - ACCESSIBLE PATH OF TRAVEL  
 [Hatched Box] 30'x48" AREA OF REFUGE

**BRIDGEWAY COMMONS**  
 160 FILBERT AVE,  
 1745 & 1757 BRIDGEWAY  
 SAUSALITO  
 CA 94965

APN:  
 064-151-02  
 064-151-03

**OWNER:**  
 SY JARDINES  
 LOOKOUT, LLC

**OWNERS REP:**  
 MEL LEE  
 1035 VAN NESS  
 SAN FRANCISCO,  
 CA 94109

**NOTE:**  
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**SHADES OF GREEN**  
 LANDSCAPE  
 ARCHITECTURE

**MILES BERGER, AIA**  
 14 RACCOON LANE  
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**SHEET TITLE:** ADA DIAGRAMS  
**SCALE:** 1"=20'  
**DRAWN BY:** SV  
**PROJECT No.:** 1302  
**DATE:** 08.12.15

A5.5

# BRIDGEWAY COMMONS

160 FILBERT AVE,  
1745 & 1757 BRIDGEWAY  
SAUSALITO, CA 94920

APN:  
0 6 4 - 1 5 1 - 0 2  
0 6 4 - 1 5 1 - 0 3

**OWNER:**  
SY JARDINES  
LOOKOUT, LLC

**OWNERS REP:**  
MEL LEE  
1035 VAN NESS  
SAN FRANCISCO,  
CA 94109



**GENERAL NOTES:**

1. DWELLING UNITS @ FLOOR LEVELS 03 & 05 ARE NOT REQUIRED TO BE ADA ACCESSIBLE

① ADA ACCESSIBLE & GURNEY COMPLIANT ELEVATOR CAB

**LEGEND:**

← → ACCESSIBLE PATH OF TRAVEL

▭ 30"X48" AREA OF REFUGE

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**MILES BERGER, AIA**  
14 RACCOON LANE  
TIBURON, CA 94920  
4 1 5 . 4 3 5 . 4 6 6 3  
WWW.MB - AIA . COM  
MILES @ MB - AIA . COM

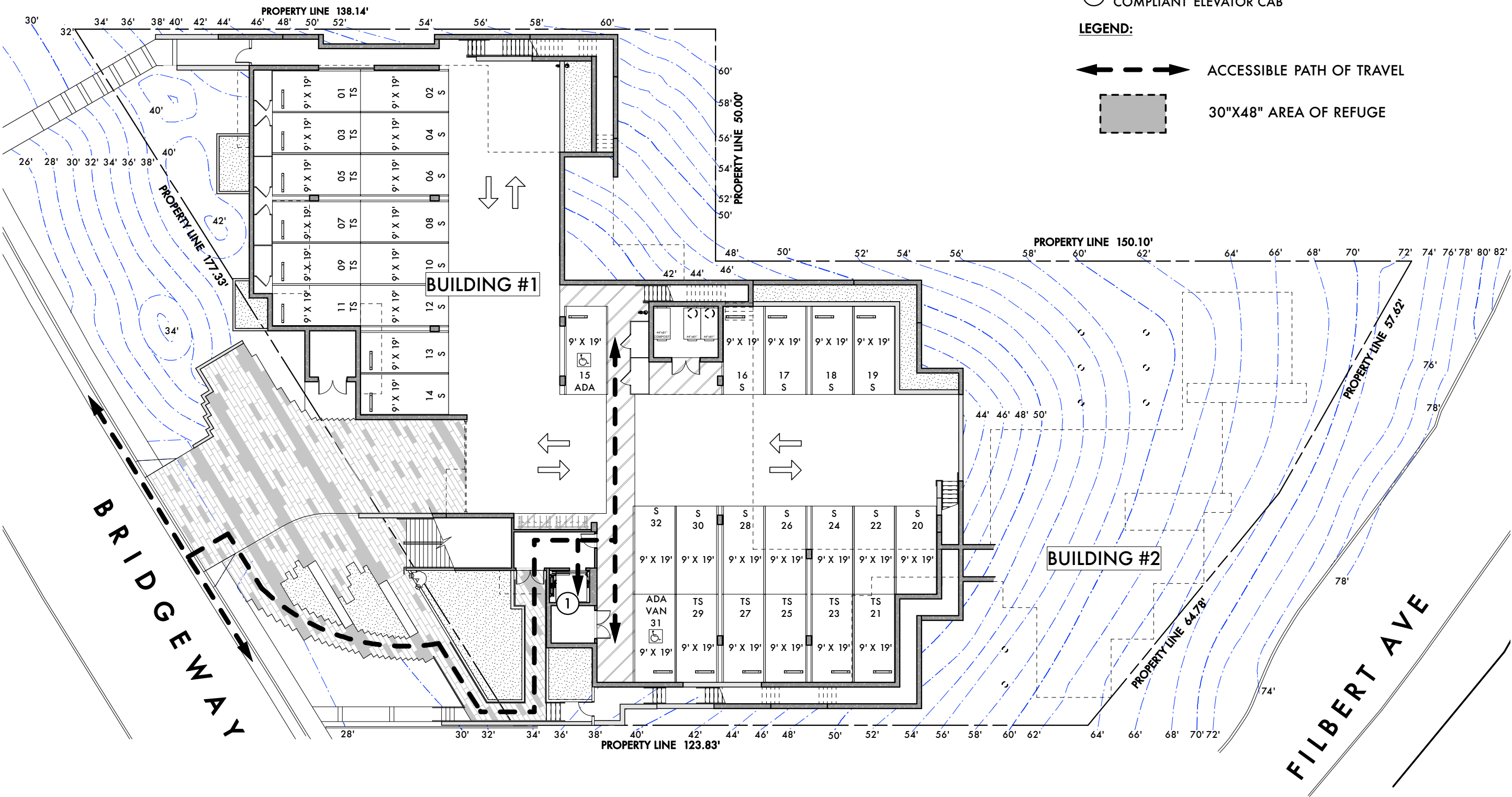
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**SHEET TITLE:** ADA DIAGRAM 1ST LEVEL

**SCALE:** NTS

**DATE:** 08.12.15

A5.5.a





# BRIDGEWAY COMMONS

160 FILBERT AVE,  
1745 & 1757 BRIDGEWAY  
SAUSALITO, CA 94920

APN:  
0 6 4 - 1 5 1 - 0 2  
0 6 4 - 1 5 1 - 0 3

**OWNER:**  
SY JARDINES  
LOOKOUT, LLC

**OWNERS REP:**  
MEL LEE  
1035 VAN NESS  
SAN FRANCISCO,  
CA 94109



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**SHEET TITLE:** ADA  
DIAGRAM  
2ND LEVEL

**SCALE:** NTS

**DATE:** 08.12.15

**A5.5b**

**GENERAL NOTES:**

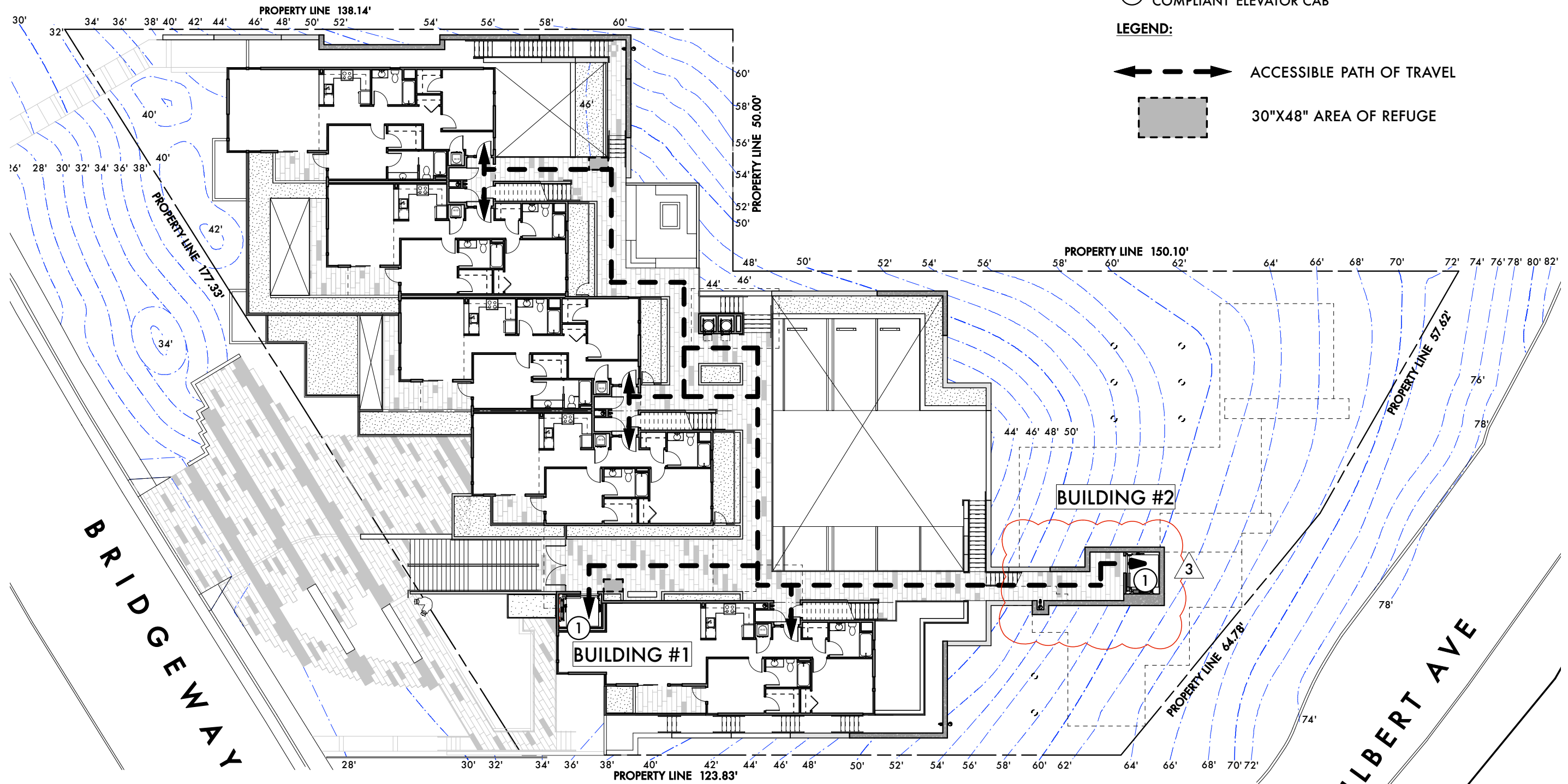
1. DWELLING UNITS @ FLOOR LEVELS 03 & 05  
ARE NOT REQUIRED TO BE ADA ACCESSIBLE

① ADA ACCESSIBLE & GURNEY  
COMPLIANT ELEVATOR CAB

**LEGEND:**

← → ACCESSIBLE PATH OF TRAVEL

▭ 30"X48" AREA OF REFUGE



# BRIDGEWAY COMMONS

160 FILBERT AVE,  
1745 & 1757 BRIDGEWAY  
SAUSALITO, CA 94920

APN:  
0 6 4 - 1 5 1 - 0 2  
0 6 4 - 1 5 1 - 0 3

**OWNER:**  
SY JARDINES  
LOOKOUT, LLC

**OWNERS REP:**  
MEL LEE  
1035 VAN NESS  
SAN FRANCISCO,  
CA 94109



## GENERAL NOTES:

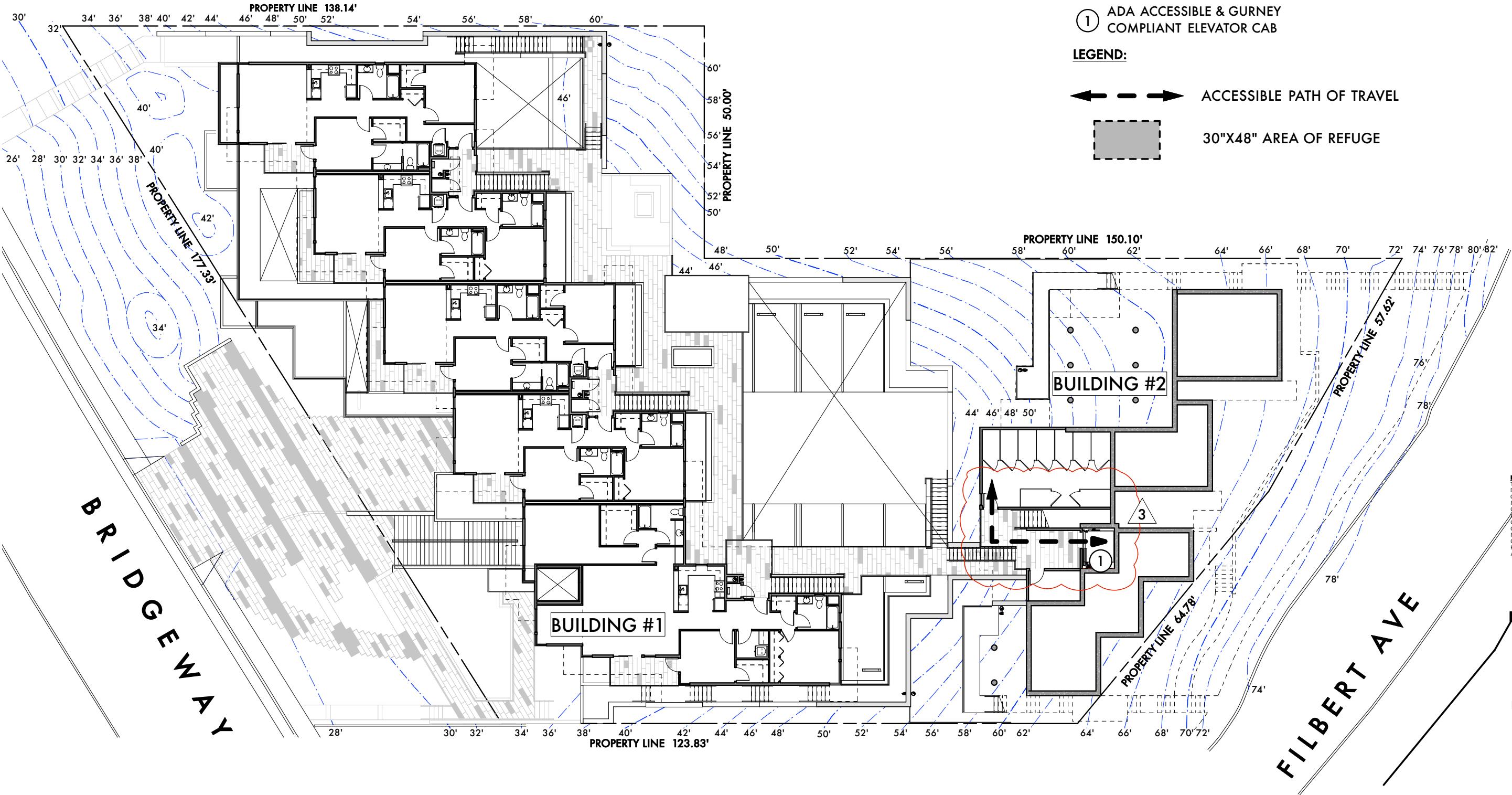
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① ADA ACCESSIBLE & GURNEY  
COMPLIANT ELEVATOR CAB

## LEGEND:

← - - - - - → ACCESSIBLE PATH OF TRAVEL

▭ 30"X48" AREA OF REFUGE



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**SHEET TITLE:** ADA  
DIAGRAM  
3RD LEVEL  
**SCALE:** NTS  
**DATE:** 08.12.15

A5.5.c



# BRIDGEWAY COMMONS

160 FILBERT AVE,  
1745 & 1757 BRIDGEWAY  
SAUSALITO, CA 94920

APN:  
0 6 4 - 1 5 1 - 0 2  
0 6 4 - 1 5 1 - 0 3

**OWNER:**  
SY JARDINES  
LOOKOUT, LLC

**OWNERS REP:**  
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1035 VAN NESS  
SAN FRANCISCO,  
CA 94109



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**SHEET TITLE:** ADA  
DIAGRAM  
4th LEVEL

**SCALE:** NTS

**DATE:** 08.12.15

**A5.5d**

**GENERAL NOTES:**

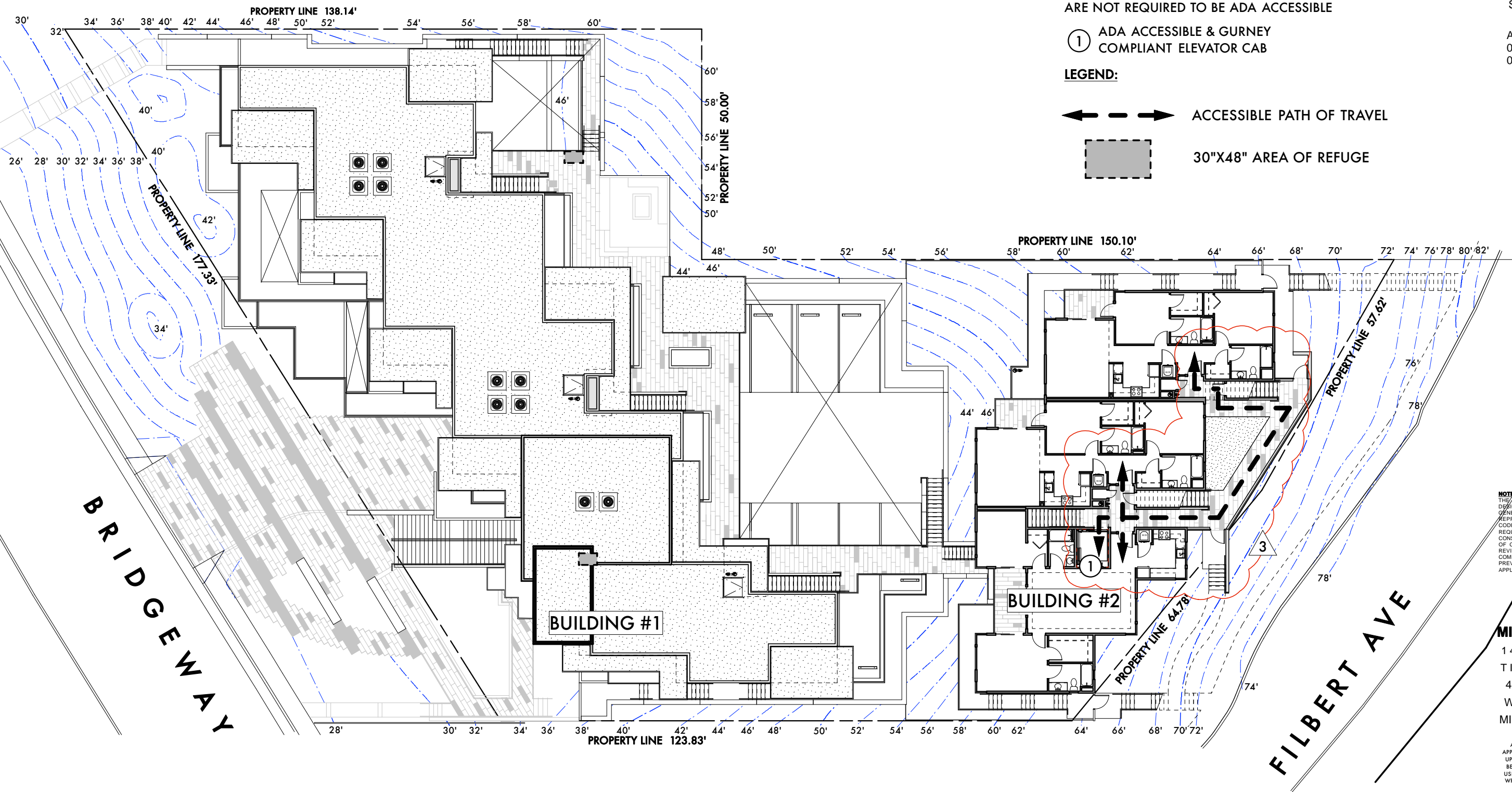
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① ADA ACCESSIBLE & GURNEY  
COMPLIANT ELEVATOR CAB

**LEGEND:**

← - - - - → ACCESSIBLE PATH OF TRAVEL

▭ 30"X48" AREA OF REFUGE



BRIDGEWAY

FILBERT AVE

# BRIDGEWAY COMMONS

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1745 & 1757 BRIDGEWAY  
SAUSALITO  
CA 94965

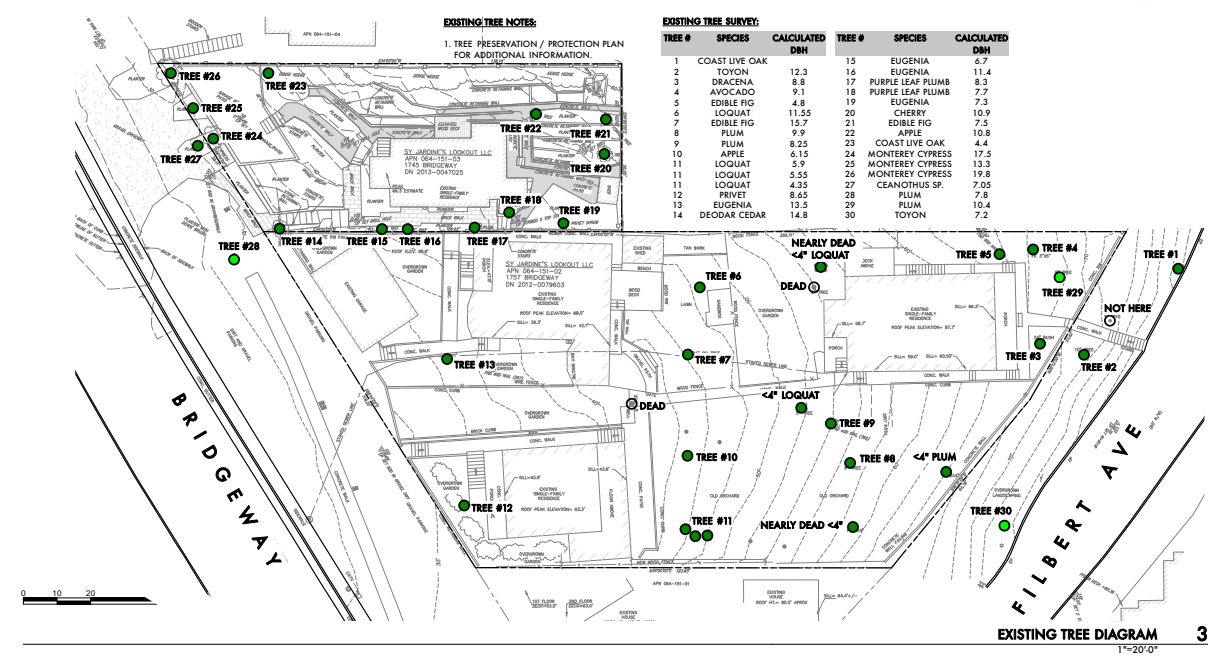
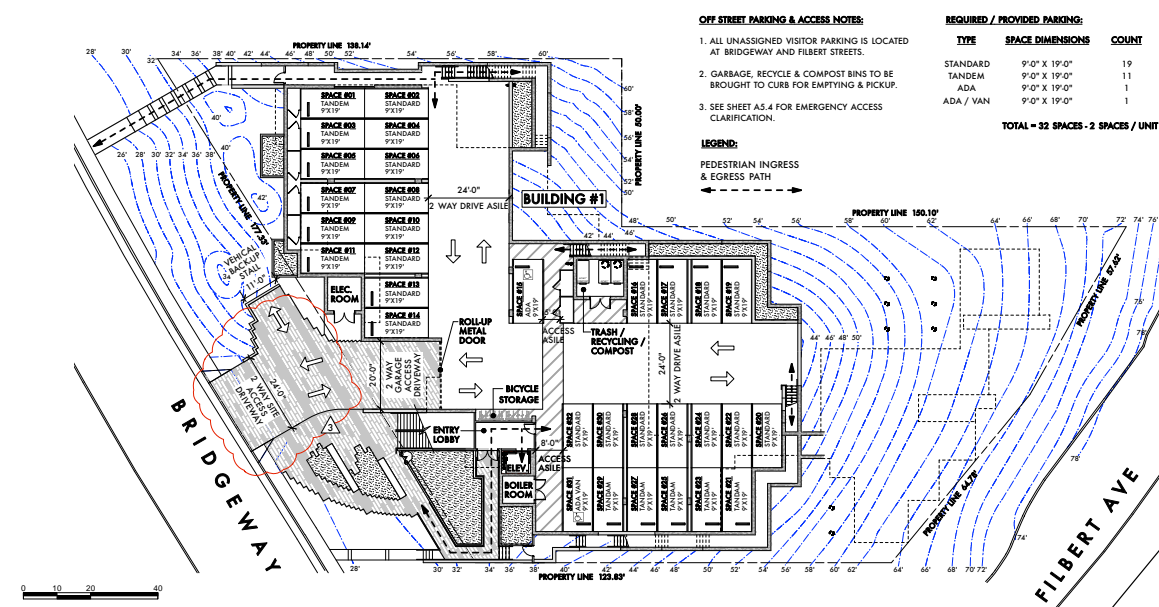
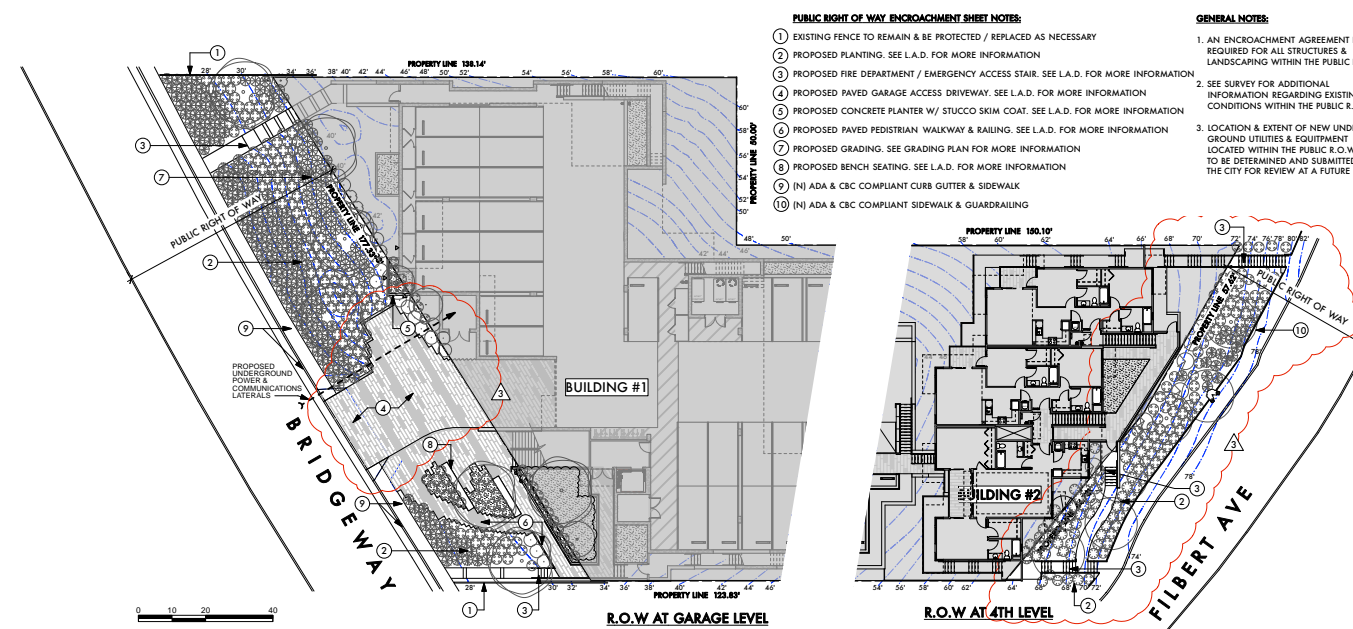
APN:  
064-151-02  
064-151-03

## OWNER:

SY JARDINES  
LOOKOUT, LLC

## OWNERS REP:

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**SHADES OF GREEN**  
LANDSCAPE  
ARCHITECTURE

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**SHEET TITLE:**  
R.O.W., OFF STREET PARKING  
& EXISTING TREE DIAGRAMS  
**SCALE:** 1"=20'  
**DRAWN BY:** SV  
**PROJECT No.:** 1302  
**DATE:** 08.12.15

**A5.6**



# BRIDGEWAY COMMONS

160 FILBERT AVE,  
1745 & 1757 BRIDGEWAY  
SAUSALITO, CA 94920

APN:  
064-151-02  
064-151-03

**OWNER:**  
SY JARDINES  
LOOKOUT, LLC

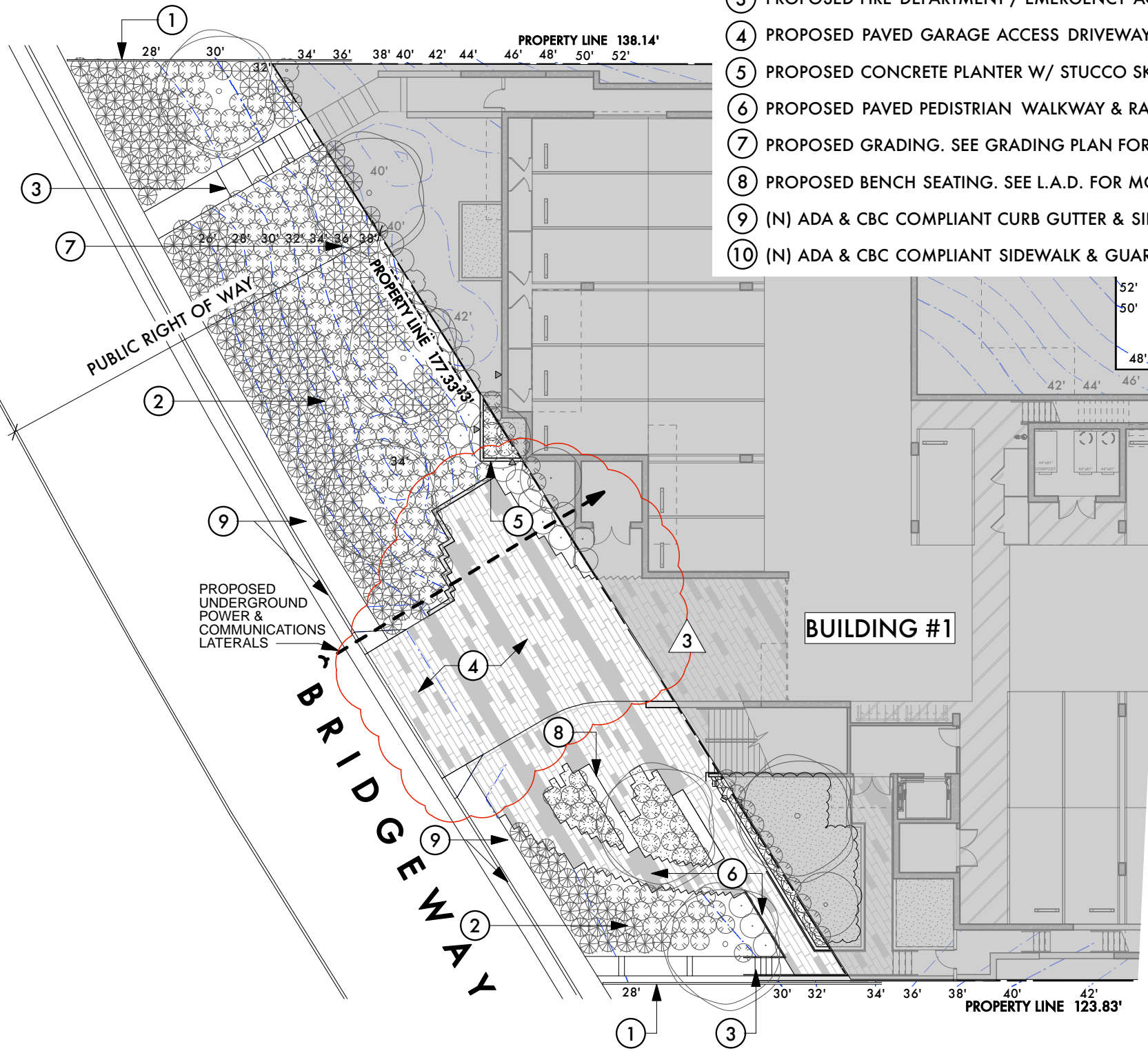
**OWNERS REP:**  
MEL LEE  
1035 VAN NESS  
SAN FRANCISCO,  
CA 94109

## PUBLIC RIGHT OF WAY ENCROACHMENT SHEET NOTES:

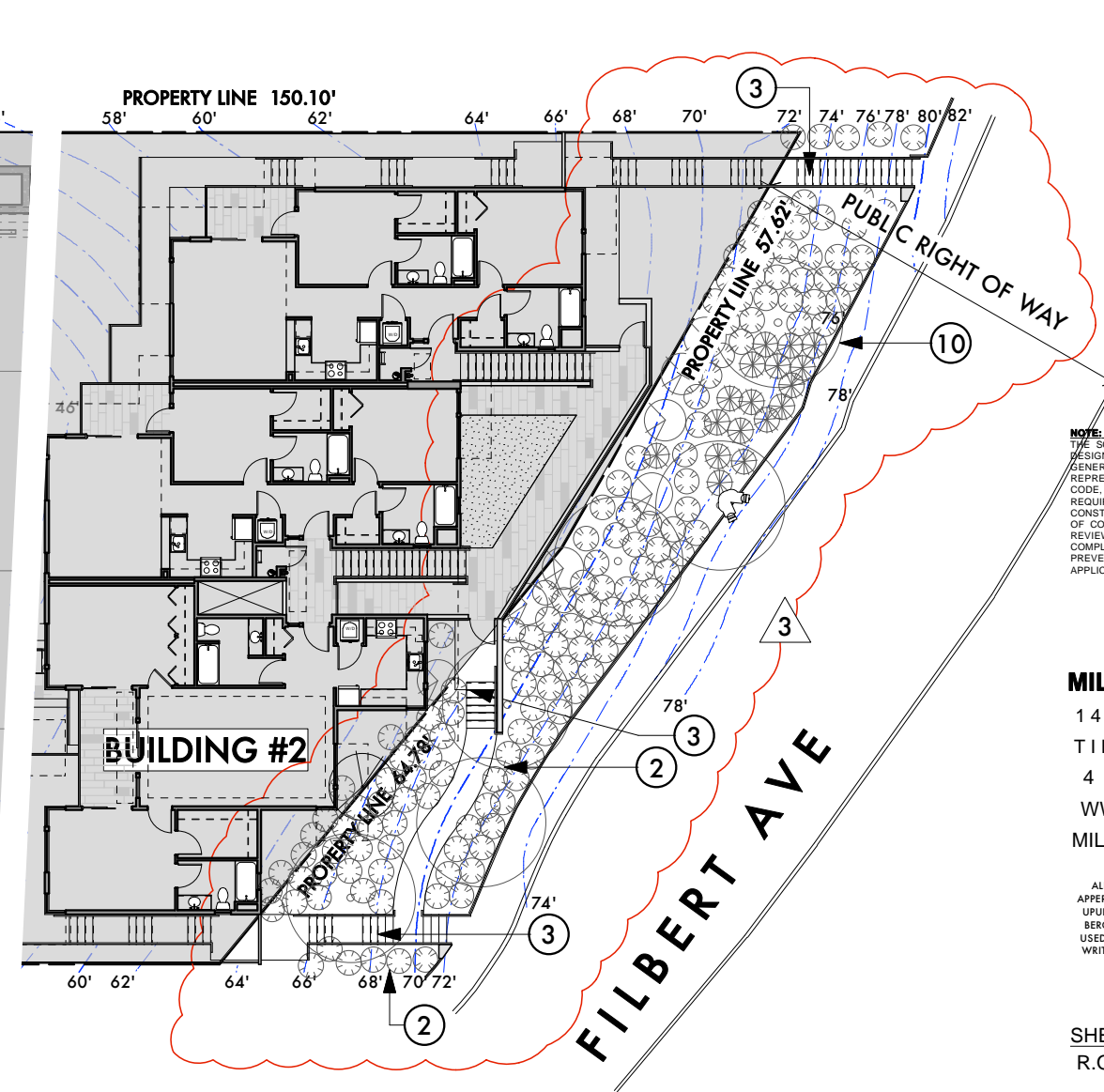
- ① EXISTING FENCE TO REMAIN & BE PROTECTED / REPLACED AS NECESSARY
- ② PROPOSED PLANTING. SEE L.A.D. FOR MORE INFORMATION
- ③ PROPOSED FIRE DEPARTMENT / EMERGENCY ACCESS STAIR. SEE L.A.D. FOR MORE INFORMATION
- ④ PROPOSED PAVED GARAGE ACCESS DRIVEWAY. SEE L.A.D. FOR MORE INFORMATION
- ⑤ PROPOSED CONCRETE PLANTER W/ STUCCO SKIM COAT. SEE L.A.D. FOR MORE INFORMATION
- ⑥ PROPOSED PAVED PEDISTRIAN WALKWAY & RAILING. SEE L.A.D. FOR MORE INFORMATION
- ⑦ PROPOSED GRADING. SEE GRADING PLAN FOR MORE INFORMATION
- ⑧ PROPOSED BENCH SEATING. SEE L.A.D. FOR MORE INFORMATION
- ⑨ (N) ADA & CBC COMPLIANT CURB GUTTER & SIDEWALK
- ⑩ (N) ADA & CBC COMPLIANT SIDEWALK & GUARDRAILING

## GENERAL NOTES:

1. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL STRUCTURES & LANDSCAPING WITHIN THE PUBLIC R.O.W.
2. SEE SURVEY FOR ADDITIONAL INFORMATION REGARDING EXISTING CONDITIONS WITHIN THE PUBLIC R.O.W.
3. LOCATION & EXTENT OF NEW UNDERGROUND UTILITIES & EQUIPMENT LOCATED WITHIN THE PUBLIC R.O.W. TO BE DETERMINED AND SUBMITTED TO THE CITY FOR REVIEW AT A FUTURE DATE.



**R.O.W AT GARAGE LEVEL**



**R.O.W AT 4TH LEVEL**



**NOTE:**  
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**MILES BERGER, AIA**  
14 RACCOON LANE  
TIBURON, CA 94920  
415.435.4663  
WWW.MB-AIA.COM  
MILES@MB-AIA.COM

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**SHEET TITLE:** PUBLIC R.O.W. ENCROACHMENT DIAGRAM

**SCALE:** NTS

**DATE:** 08.12.15

**A5.6a**

# BRIDGEWAY COMMONS

160 FILBERT AVE,  
1745 & 1757 BRIDGEWAY  
SAUSALITO, CA 94920

APN:  
064-151-02  
064-151-03

**OWNER:**  
SY JARDINES  
LOOKOUT, LLC

**OWNERS REP:**  
MEL LEE  
1035 VAN NESS  
SAN FRANCISCO,  
CA 94109



**NOTE:**  
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SHEET TITLE OFF STREET  
PARKING &  
ACCESS DIAGRAM

SCALE: NTS

DATE: 07.06.15

A5.6b

## OFF STREET PARKING & ACCESS NOTES:

1. ALL UNASSIGNED VISITOR PARKING IS LOCATED AT BRIDGEWAY AND FILBERT STREETS.
2. GARBAGE, RECYCLE & COMPOST BINS TO BE BROUGHT TO CURB FOR EMPTYING & PICKUP.
3. SEE SHEET A5.4 FOR EMERGENCY ACCESS CLARIFICATION.

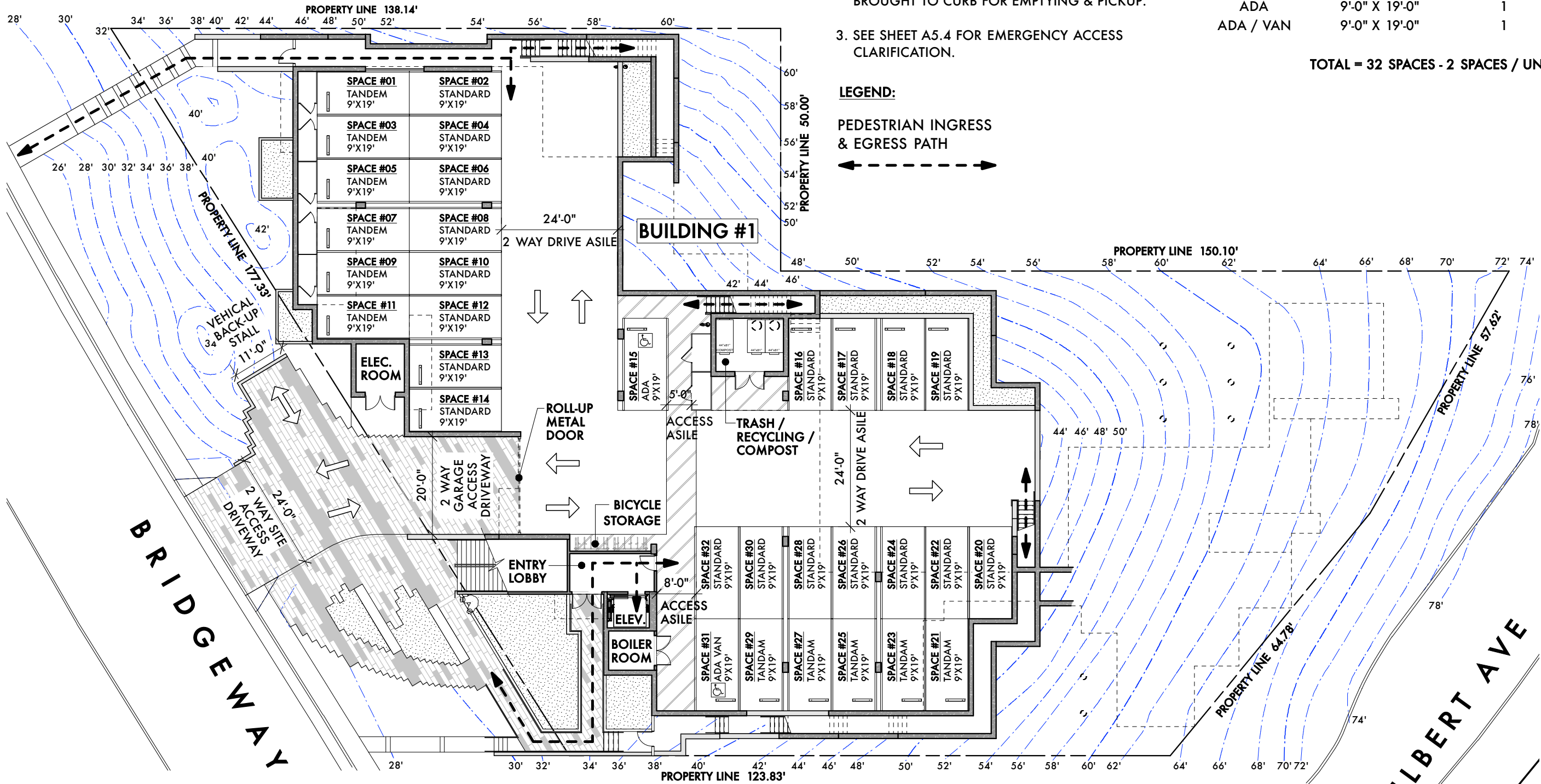
## REQUIRED / PROVIDED PARKING:

TYPE	SPACE DIMENSIONS	COUNT
STANDARD	9'-0" X 19'-0"	19
TANDEM	9'-0" X 19'-0"	11
ADA	9'-0" X 19'-0"	1
ADA / VAN	9'-0" X 19'-0"	1

TOTAL = 32 SPACES - 2 SPACES / UNIT

## LEGEND:

PEDESTRIAN INGRESS  
& EGRESS PATH  
←-----→



BRIDGEWAY

FILBERT AVE



# BRIDGEWAY COMMONS

160 FILBERT AVE,  
1745 & 1757 BRIDGEWAY  
SAUSALITO, CA 94920

APN:  
064-151-02  
064-151-03

**OWNER:**  
SY JARDINES  
LOOKOUT, LLC

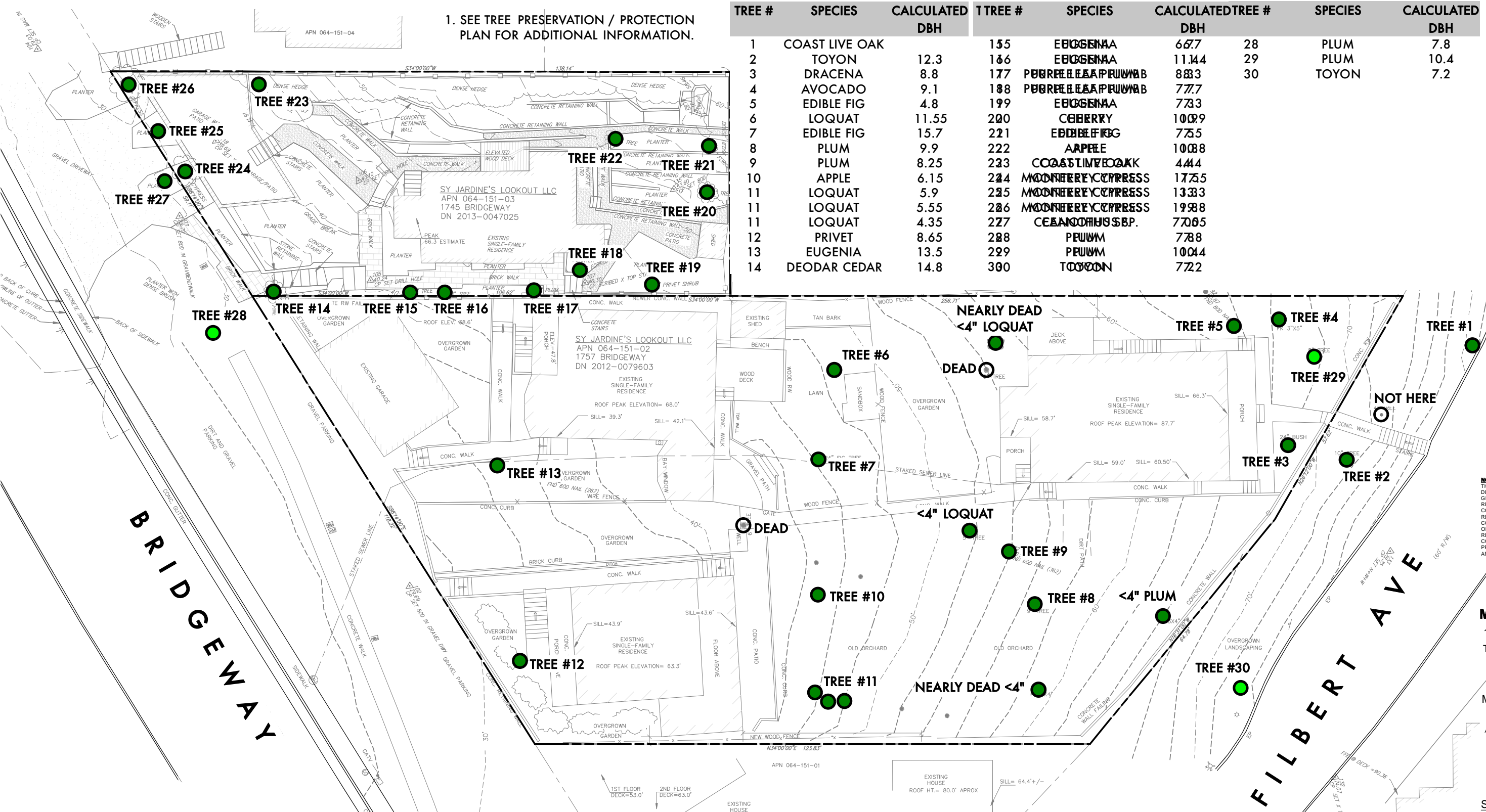
**OWNERS REP:**  
MEL LEE  
1035 VAN NESS  
SAN FRANCISCO,  
CA 94109

## EXISTING TREE NOTES:

1. SEE TREE PRESERVATION / PROTECTION PLAN FOR ADDITIONAL INFORMATION.

## EXISTING TREE SURVEY:

TREE #	SPECIES	CALCULATED DBH	TREE #	SPECIES	CALCULATED DBH	TREE #	SPECIES	CALCULATED DBH
1	COAST LIVE OAK		155	EUGENIA	66.7	28	PLUM	7.8
2	TOYON	12.3	166	EUGENIA	11.44	29	PLUM	10.4
3	DRACENA	8.8	177	PORELEAF PUFFB	88.3	30	TOYON	7.2
4	AVOCADO	9.1	188	PORELEAF PUFFB	77.7			
5	EDIBLE FIG	4.8	199	EUGENIA	73.3			
6	LOQUAT	11.55	200	CEBERRY	100.9			
7	EDIBLE FIG	15.7	221	EDIBLE FIG	73.5			
8	PLUM	9.9	222	APPEE	100.8			
9	PLUM	8.25	223	COAST LIVE OAK	44.4			
10	APPLE	6.15	224	MONTEREY CYPRESS	173.5			
11	LOQUAT	5.9	225	MONTEREY CYPRESS	133.3			
11	LOQUAT	5.55	226	MONTEREY CYPRESS	198.8			
11	LOQUAT	4.35	227	CELANO DIBS BP.	700.5			
12	PRIVET	8.65	288	PRIVET	78.8			
13	EUGENIA	13.5	229	PRIVET	100.4			
14	DEODAR CEDAR	14.8	300	TOYON	72.2			



**SHADES OF GREEN**  
LANDSCAPE ARCHITECTURE

**NOTE:**  
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**SHEET TITLE:** EXISTING TREE DIAGRAM  
**SCALE:** NTS  
**DATE:** 07.06.15

**A5.6c**

**OWNER:**

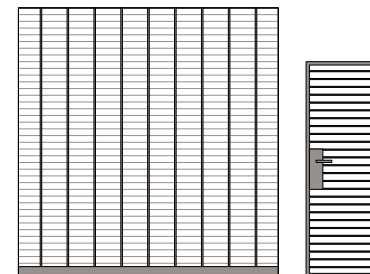
SY JARDINES  
LOOKOUT, LLC

**OWNERS REP:**

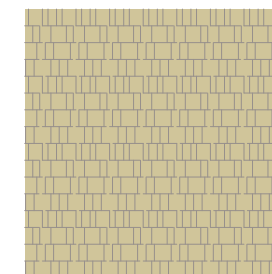
MEL LEE  
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SAN FRANCISCO,  
CA 94109



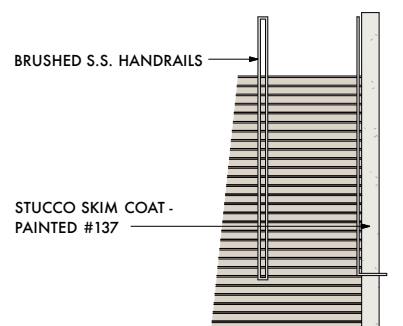
CLEAR WESTERN RED CEDAR W/ CLEAR  
STAIN - SEALER  
**WOOD SLAT PRIVACY FENCE**



DARK GRAY / BROWN POWDER COATED  
STEEL FRAME, BARS & HARDWARE  
**ROLL-UP METAL GARAGE GATE & RESIDENT  
ENTRY / SECURITY GATES**



BENJAMIN MOORE #228 'SHAKESPEARE TAN' OR SIM  
**WOOD (FIBER CEMENT) SHINGLES - PAINTED**



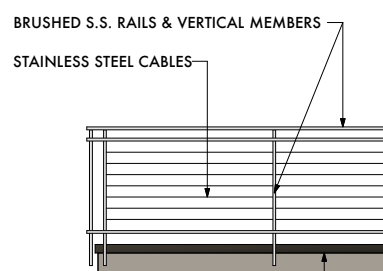
BRUSHED S.S. HANDRAILS  
STUCCO SKIM COAT -  
PAINTED #137  
INTEGRAL COLOR CONCRETE TREADS & RISERS -  
CHROMIX #5130 'SPRING BEIGE' OR SIM  
**MONUMENTAL ENTRY STAIR W/ COLORED  
CONCRETE**



FINISH BY MANUFACTURER  
**DARK BRONZE ANODIZED FINISH @  
WINDOWS, DOORS & SUN SHADES**



BENJAMIN MOORE #984 'STONE HEARTH' OR SIM  
**STUCCO SKIM COAT @ PLANTERS - PAINTED**



BRUSHED S.S. RAILS & VERTICAL MEMBERS  
STAINLESS STEEL CABLES  
DARK BRONZE ANODIZED TRIM METAL  
WOOD (FIBER CEMENT) TRIM - PAINTED #1469  
**BRUSHED STAINLESS STEEL CABLE GUARDRAILS**



BENJAMIN MOORE #1469 'EAGLE ROCK' OR SIM  
**WOOD (FIBER CEMENT) SIDING - PAINTED**



BENJAMIN MOORE #137 'SEBRING WHITE' OR SIM  
**STUCCO SKIM COAT @ CONCRETE WALLS -  
PAINTED**

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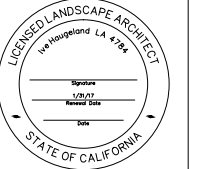


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**SHEET TITLE:**  
COLORS & MATERIALS  
**SCALE:** NTS  
**DRAWN BY:** SV  
**PROJECT No.:** 1302  
**DATE:** 07.06.15





**PROJECT:**  
**BRIDGEWAY APARTMENTS**  
**160 FILBERT AVE,**  
**1745 & 1757 BRIDGEWAY BLVD,**  
**SAUSALITO, CALIFORNIA 94920**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	6/17/2014	REVISION 1
2	9/17/2014	REVISION 2
3	6/10/2015	REVISION 3

**DRAWING TITLE:**  
**LAYOUT & MATERIALS PLAN**  
**GARAGE LEVEL**

**PROJECT NO:**  
 323-1310

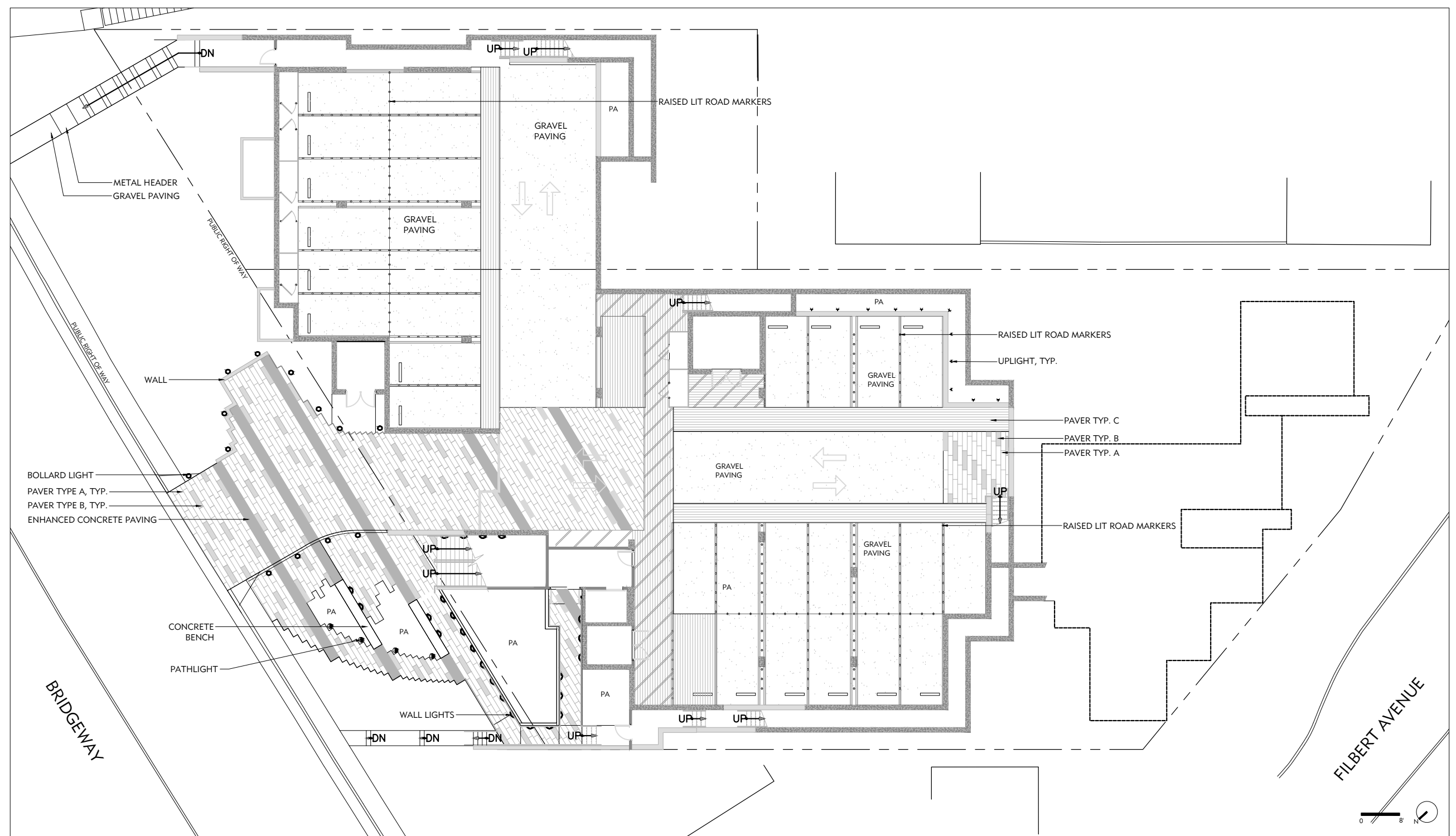
**SCALE:**  
 1/8" = 1'-0"

**DRAWN BY:**  
 GC

**REVIEWED BY:**  
 IH

**ISSUE DATE:**  
 date  
 08-01-15

**DRAWING NO:**  
**L1.0**



**GENERAL LAYOUT LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
(E)	EXISTING
—○—	EXISTING FENCE LINE
	PROPOSED FENCE
PA	PLANTING AREA
---	PUBLIC RIGHT OF WAY
↪	ALIGN
(EQ)	EQUAL
2R @ 6"	2 RISERS AT 6" HT
3T @ 12"	3 TREADS AT 12" DEPTH
☼	EXISTING TREES

**MATERIAL SCHEDULE**

DESCRIPTION
<b>ENHANCED CONCRETE PAVING</b> COLOR: CUSTOM DAVIS COLOR TO MATCH PAVER TYPE B COLOR FINISH: MEDIUM SANDBLAST AVAILABLE: DAVIS www.daviscolors.com
<b>PAVER TYPE A</b> SIZE: 12" x 48" x 2.5" COLOR: ALMOND #1806 FINISH: LIGHT SANDBLAST AVAILABLE: STEPSTONE www.stepstoneinc.com
<b>PAVER TYPE B</b> SIZE: 12" x 48" x 2.5" COLOR: CAFE BROWN #1807 FINISH: LIGHT SANDBLAST AVAILABLE: STEPSTONE www.stepstoneinc.com
<b>PAVER TYPE C</b> SIZE: 3" x 24" x 4" COLOR: AGAVE GREEN #1412 AVAILABLE: STEPSTONE www.stepstoneinc.com
<b>GRAVEL PAVING</b> SIZE: 3/8" COLOR: WZ TRINITY AVAILABLE: WHEELER ZAMARONI www.wzsupply.com

**LIGHTING SCHEDULE**

SYMBOL	IMAGE	DESCRIPTION
U	—	<b>WALL LIGHTS</b> WINONA LED MODEL: STEP01 RECTANGLE FINISH: TBD www.winonalighting.com
○	—	<b>BOLLARD LIGHTS</b> DELTALIGHT - AULA 60 OPTIONS: TBD www.deltalight.us
●	—	<b>PATHLIGHTS</b> DELTALIGHT - AULA 26 OPTIONS: TBD www.deltalight.us
○	—	<b>OPTIC CURB MARKERS</b> ARMORSTUD - 360° FLAT TOP www.usreflector.com
▼	—	<b>UPLIGHT</b> LUMASCAPE - VEDITA MODEL: LS9402LED www.lumascape.com

**GENERAL NOTES**

- VERIFY EXISTING SITE INFORMATION, INCLUDING STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, AND NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
- PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
- REFERENCE TO NORTH REFERS TO TRUE NORTH. REFERENCE TO SCALE APPLIES TO FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.

**LAYOUT NOTES**

- DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
- ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
- INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
- WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
- VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

**MATERIAL NOTES**

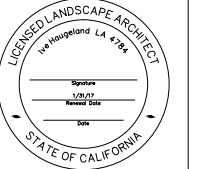
- USE LOCAL AND REGIONAL MATERIALS, AND USE RECYCLED AND SALVAGED MATERIALS WHENEVER POSSIBLE. ALL MATERIALS TO COME FROM MAX. 500 MILES FROM SITE.
- USE MATERIALS WITH A LONG LIFE SPAN.
- ALL CONCRETE TO CONTAIN 30-50% FLYASH OR OTHER POST CONSUMER EQUIVALENT. ALL COLOR PIGMENTS TO BE NATURAL.
- RECYCLE UNUSED CONSTRUCTION MATERIALS BY DROPPING AT LOCAL SALVAGE

**YARDS:** AVOID LANDFILL DEPOSITS AS MUCH AS POSSIBLE. ASK LANDSCAPE ARCHITECT FOR LIST OF SALVAGE DROP PLACES.

- GRIND ALL HEALTHY WOODY SHRUBS AND TREES THAT HAVE BEEN REMOVED FROM SITE; AND NON PRESSURE TREATED WOOD SCRAPS FOR PLANTING MULCH. GRIND ON SITE.
- ALL PAINTS AND STAINS TO BE WATER BASED AND FREE OF HARMFUL CHEMICALS OR OFF GASES WHEN APPLIED. SUBMIT PRODUCT CUT SHEETS PRIOR TO INSTALLATION.

**LIGHTING LAYOUT NOTES**

- OWNER TO VERIFY AND CONFIRM ALL FIXTURE SELECTIONS, QUANTITIES, AND LOCATIONS PRIOR TO PURCHASE AND INSTALLATION.
- DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
- ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
- INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
- WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
- ALL FIXTURES TO BE INSTALLED PARALLEL TO CORRESPONDING SITE ELEMENTS; TO BE ALIGNED TO ONE ANOTHER; AND TO BE INSTALLED PLUMB AND TRUE TO FINISH GRADES.
- CONTRACTOR TO VERIFY AND CONFIRM WITH LANDSCAPE ARCHITECT ALL FIXTURE SPECIFICATIONS PRIOR TO PURCHASE.
- CONTRACTOR TO VERIFY TRANSFORMER LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY AND CONFIRM SWITCHING LOCATIONS WITH OWNER PRIOR TO INSTALLATION.



**PROJECT:**  
**BRIDGEWAY APARTMENTS**  
**160 FILBERT AVE,**  
**1745 & 1757 BRIDGEWAY BLVD,**  
**SAUSALITO, CALIFORNIA 94920**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	6/17/2014	REVISION 1
2	9/17/2014	REVISION 2
3	6/10/2015	REVISION 3

**DRAWING TITLE:**  
**LAYOUT & MATERIALS PLAN**  
**PODIUM LEVEL**

**PROJECT NO:**  
 323-1310

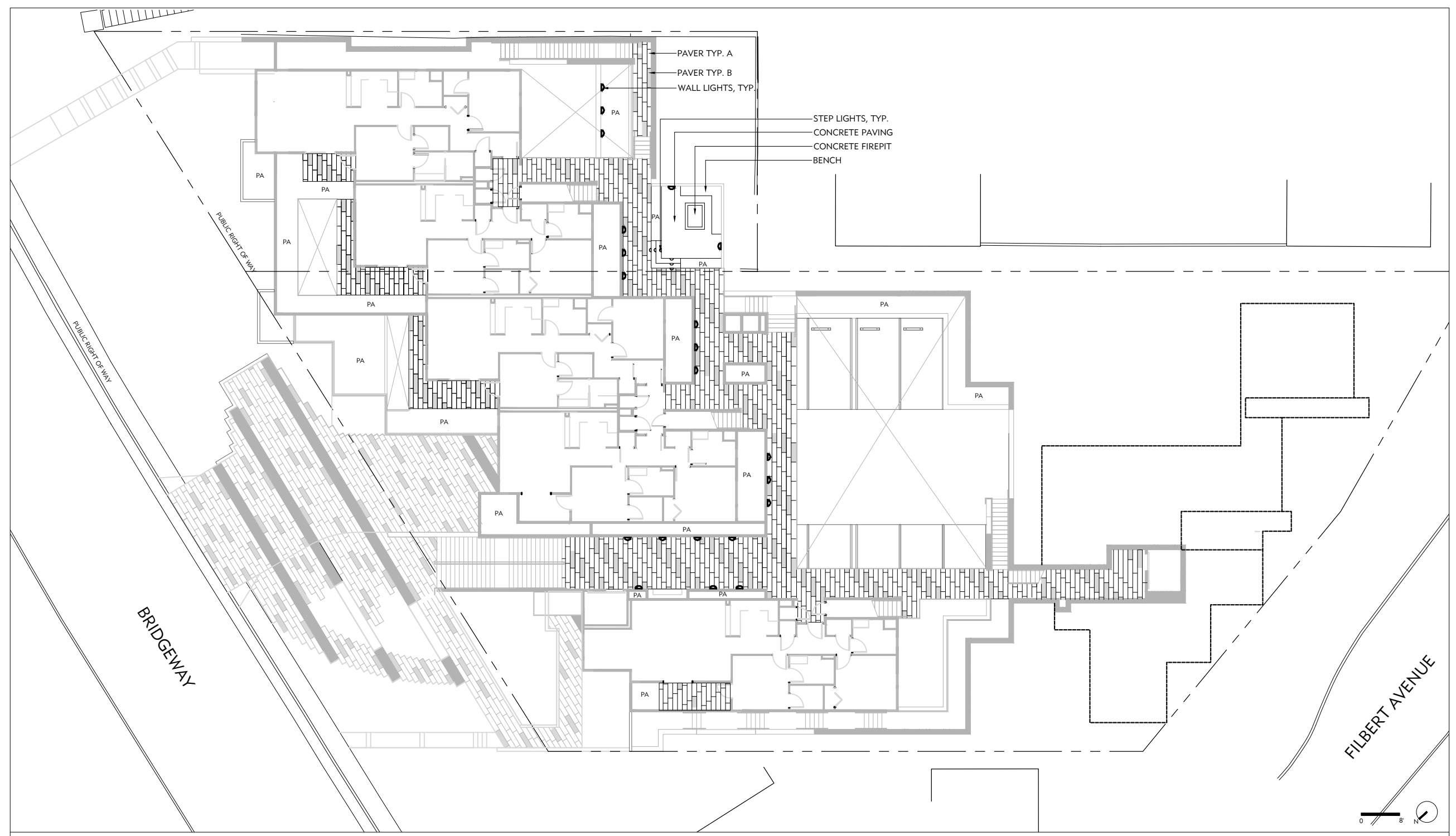
**SCALE:**  
 1/8" = 1'-0"

**DRAWN BY:**  
 GC

**REVIEWED BY:**  
 BH

**ISSUE DATE:**  
 date  
 08-01-15

**DRAWING NO:**  
**L1.1**



**GENERAL LAYOUT LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
(E)	EXISTING
—○—	EXISTING FENCE LINE
	PROPOSED FENCE
PA	PLANTING AREA
---	PUBLIC RIGHT OF WAY
↪	ALIGN
(EQ)	EQUAL
2R @ 6" 3T @ 12"	2 RISERS AT 6" HT 3 TREADS AT 12" DEPTH
☁	EXISTING TREES

**MATERIAL SCHEDULE**

DESCRIPTION
<b>ENHANCED CONCRETE PAVING</b> COLOR: CUSTOM DAVIS COLOR TO MATCH PAVER TYPE B COLOR FINISH: MEDIUM SANDBLAST AVAILABLE: DAVIS <a href="http://www.daviscolors.com">www.daviscolors.com</a>
<b>PAVER TYPE A</b> SIZE: 12" x 48" x 2.5" COLOR: ALMOND #1806 FINISH: LIGHT SANDBLAST AVAILABLE: STEPSTONE <a href="http://www.stepstoneinc.com">www.stepstoneinc.com</a>
<b>PAVER TYPE B</b> SIZE: 12" x 48" x 2.5" COLOR: CAFE BROWN #1807 FINISH: LIGHT SANDBLAST AVAILABLE: STEPSTONE <a href="http://www.stepstoneinc.com">www.stepstoneinc.com</a>
<b>PAVER TYPE C</b> SIZE: 3" x 24" x 4" COLOR: AGAVE GREEN #1412 AVAILABLE: STEPSTONE <a href="http://www.stepstoneinc.com">www.stepstoneinc.com</a>
<b>GRAVEL PAVING</b> SIZE: 3/8" COLOR: WZ TRINITY AVAILABLE: WHEELER ZAMARONI <a href="http://www.wzsupply.com">www.wzsupply.com</a>

**LIGHTING SCHEDULE**

SYMBOL	IMAGE	DESCRIPTION
⬇	—	<b>WALL LIGHTS</b> WINONA LED MODEL: STEPO1 RECTANGLE FINISH: TBD <a href="http://www.winonalighting.com">www.winonalighting.com</a>
○	—	<b>BOLLARD LIGHTS</b> DELTALIGHT - AULA 60 OPTIONS: TBD <a href="http://www.deltalight.us">www.deltalight.us</a>
●	—	<b>PATHLIGHTS</b> DELTALIGHT - AULA 26 OPTIONS: TBD <a href="http://www.deltalight.us">www.deltalight.us</a>
○	—	<b>OPTIC CURB MARKERS</b> ARMORSTUD - 360° FLAT TOP <a href="http://www.usreflector.com">www.usreflector.com</a>
▼	—	<b>UPLIGHT</b> LUMASCAPE - VEDITA MODEL: LS9402LED <a href="http://www.lumascape.com">www.lumascape.com</a>

**GENERAL NOTES**

1. VERIFY EXISTING SITE INFORMATION, INCLUDING STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, AND NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
2. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
3. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
5. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

**LAYOUT NOTES**

1. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
2. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
3. ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
5. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

**MATERIAL NOTES**

1. USE LOCAL AND REGIONAL MATERIALS, AND USE RECYCLED AND SALVAGED MATERIALS WHENEVER POSSIBLE. ALL MATERIALS TO COME FROM MAX. 500 MILES FROM SITE.
2. USE MATERIALS WITH A LONG LIFE SPAN.
3. ALL CONCRETE TO CONTAIN 30-50% FLYASH OR OTHER POST CONSUMER EQUIVALENT. ALL COLOR PIGMENTS TO BE NATURAL.
4. RECYCLE UNUSED CONSTRUCTION MATERIALS BY DROPPING AT LOCAL SALVAGE

**YARDS. AVOID LANDFILL DEPOSITS AS MUCH AS POSSIBLE. ASK LANDSCAPE ARCHITECT FOR LIST OF SALVAGE DROP PLACES.**

**LIGHTING LAYOUT NOTES**

1. OWNER TO VERIFY AND CONFIRM ALL FIXTURE SELECTIONS, QUANTITIES, AND LOCATIONS PRIOR TO PURCHASE AND INSTALLATION.
2. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
3. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
4. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
5. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
6. ALL FIXTURES TO BE INSTALLED PARALLEL TO CORRESPONDING SITE ELEMENTS; TO BE ALIGNED TO ONE ANOTHER; AND TO BE INSTALLED PLUMB AND TRUE TO FINISH GRADES.
7. CONTRACTOR TO VERIFY AND CONFIRM WITH LANDSCAPE ARCHITECT ALL FIXTURE SPECIFICATIONS PRIOR TO PURCHASE.
8. CONTRACTOR TO VERIFY TRANSFORMER LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. CONTRACTOR TO VERIFY AND CONFIRM SWITCHING LOCATIONS WITH OWNER PRIOR TO INSTALLATION.





**PROJECT:**  
**BRIDGEWAY APARTMENTS**  
**160 FILBERT AVE,**  
**1745 & 1757 BRIDGEWAY BLVD,**  
**SAUSALITO, CALIFORNIA 94920**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	6/17/2014	REVISION 1
2	9/17/2014	REVISION 2
3	6/10/2015	REVISION 3

**DRAWING TITLE:**  
**LAYOUT & MATERIALS**  
**PLAN**  
**FOURTH LEVEL**

**PROJECT NO.:**  
 323-1310

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

**DRAWN BY:**  
 GC

**REVIEWED BY:**  
 BH

**ISSUE DATE:**  
 date  
 08-01-15

**DRAWING NO.:**  
**L1.2**



**GENERAL LAYOUT LEGEND**

SYMBOL	DESCRIPTION
---	PROPERTY LINE
(E)	EXISTING
— —	EXISTING FENCE LINE
	PROPOSED FENCE
PA	PLANTING AREA
---	PUBLIC RIGHT OF WAY
↪	ALIGN
(EQ)	EQUAL
2R @ 6" 3T @ 12"	2 RISERS AT 6" HT 3 TREADS AT 12" DEPTH
☼	EXISTING TREES

**MATERIAL SCHEDULE**

DESCRIPTION
<b>ENHANCED CONCRETE PAVING</b> COLOR: CUSTOM DAVIS COLOR TO MATCH PAVER TYPE B COLOR FINISH: MEDIUM SANDBLAST AVAILABLE: DAVIS <a href="http://www.daviscolors.com">www.daviscolors.com</a>
<b>PAVER TYPE A</b> SIZE: 12" x 48" x 2.5" COLOR: ALMOND #1806 FINISH: LIGHT SANDBLAST AVAILABLE: STEPSTONE <a href="http://www.stepstoneinc.com">www.stepstoneinc.com</a>
<b>PAVER TYPE B</b> SIZE: 12" x 48" x 2.5" COLOR: CAFE BROWN #1807 FINISH: LIGHT SANDBLAST AVAILABLE: STEPSTONE <a href="http://www.stepstoneinc.com">www.stepstoneinc.com</a>
<b>PAVER TYPE C</b> SIZE: 3" x 24" x 4" COLOR: AGAVE GREEN #1412 AVAILABLE: STEPSTONE <a href="http://www.stepstoneinc.com">www.stepstoneinc.com</a>
<b>GRAVEL PAVING</b> SIZE: 3/8" COLOR: WZ TRINITY AVAILABLE: WHEELER ZAMARONI <a href="http://www.wzsupply.com">www.wzsupply.com</a>

**LIGHTING SCHEDULE**

SYMBOL	IMAGE	DESCRIPTION
☐	—	<b>WALL LIGHTS</b> WINONA LED MODEL: STEP01 RECTANGLE FINISH: TBD <a href="http://www.winonalighting.com">www.winonalighting.com</a>
○	—	<b>BOLLARD LIGHTS</b> DELTALIGHT - AULA 60 OPTIONS: TBD <a href="http://www.deltalight.us">www.deltalight.us</a>
●	—	<b>PATHLIGHTS</b> DELTALIGHT - AULA 26 OPTIONS: TBD <a href="http://www.deltalight.us">www.deltalight.us</a>
○	—	<b>OPTIC CURB MARKERS</b> ARMORSTUD - 360° FLAT TOP <a href="http://www.usreflector.com">www.usreflector.com</a>
▼	—	<b>UPLIGHT</b> LUMASCAPE - VEDITA MODEL: LS9402LED <a href="http://www.lumascape.com">www.lumascape.com</a>

**GENERAL NOTES**

1. VERIFY EXISTING SITE INFORMATION, INCLUDING STREET GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, AND NOTIFY THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES.
2. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
3. PROVIDE WRITTEN NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS.
4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTERLINES.
5. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

**LAYOUT NOTES**

1. DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALE.
2. ALL MEASUREMENTS ARE TO FACE OF BUILDING, WALL, CURB OR OTHER FIXED SITE IMPROVEMENT, OR TO CENTERLINE AS NOTED.
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5. VERIFY EXISTING GUTTER GRADES AND FINISH FLOOR ELEVATIONS PRIOR TO COMMENCING WORK.

**MATERIAL NOTES**

1. USE LOCAL AND REGIONAL MATERIALS, AND USE RECYCLED AND SALVAGED MATERIALS WHENEVER POSSIBLE. ALL MATERIALS TO COME FROM MAX. 500 MILES FROM SITE.
2. USE MATERIALS WITH A LONG LIFE SPAN.
3. ALL CONCRETE TO CONTAIN 30-50% FLYASH OR OTHER POST CONSUMER EQUIVALENT. ALL COLOR PIGMENTS TO BE NATURAL.
4. RECYCLE UNUSED CONSTRUCTION MATERIALS BY DROPPING AT LOCAL SALVAGE

**GENERAL NOTES**

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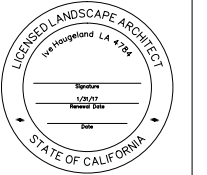
**GENERAL NOTES**

YARDS. AVOID LANDFILL DEPOSITS AS MUCH AS POSSIBLE. ASK LANDSCAPE ARCHITECT FOR LIST OF SALVAGE DROP PLACES.

5. GRIND ALL HEALTHY WOODY SHRUBS AND TREES THAT HAVE BEEN REMOVED FROM SITE; AND NON PRESSURE TREATED WOOD SCRAPS FOR PLANTING MULCH. GRIND ON SITE.
6. ALL PAINTS AND STAINS TO BE WATER BASED AND FREE OF HARMFUL CHEMICALS OR OFF GASES WHEN APPLIED. SUBMIT PRODUCT CUT SHEETS PRIOR TO INSTALLATION.

**LIGHTING LAYOUT NOTES**

1. OWNER TO VERIFY AND CONFIRM ALL FIXTURE SELECTIONS, QUANTITIES, AND LOCATIONS PRIOR TO PURCHASE AND INSTALLATION.
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**PROJECT:**  
**BRIDGEWAY APARTMENTS**  
**160 FILBERT AVE,**  
**1745 & 1757 BRIDGEWAY BLVD,**  
**SAUSALITO, CALIFORNIA 94920**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	6/17/2014	REVISION 1
2	9/17/2014	REVISION 2
3	6/1/2015	REVISION 3

**DRAWING TITLE:**  
**SITE GRADING PLAN**  
**GARAGE LEVEL**

**PROJECT NO.:**  
 223-1310

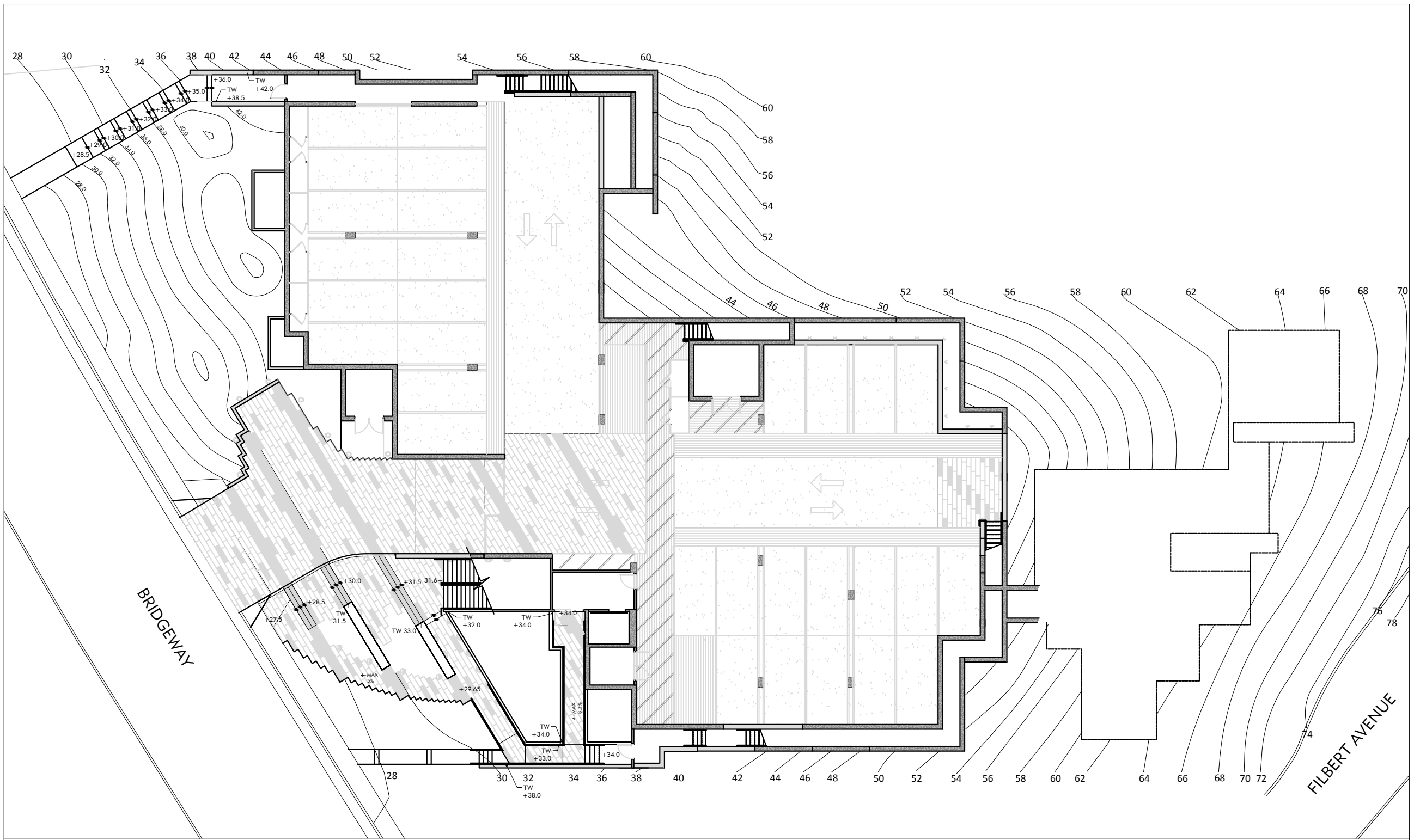
**SCALE:**  
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**DRAWN BY:**  
 GC

**REVIEWED BY:**  
 H

**ISSUE DATE:**  
 date  
 06-01-15

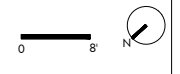
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**L2.0**



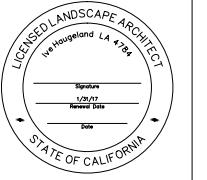
**LEGEND**  
 SYMBOL DESCRIPTION

STEP

TW TOP OF WALL







**PROJECT:**  
**BRIDGEWAY APARTMENTS**  
**160 FILBERT AVE,**  
**1745 & 1757 BRIDGEWAY BLVD,**  
**SAUSALITO, CALIFORNIA 94920**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	6/17/2014	REVISION 1
2	9/17/2014	REVISION 2
3	6/1/2015	REVISION 3

**DRAWING TITLE:**  
**SITE GRADING PLAN**  
**PODIUM LEVEL**

**PROJECT NO:**  
223-1310

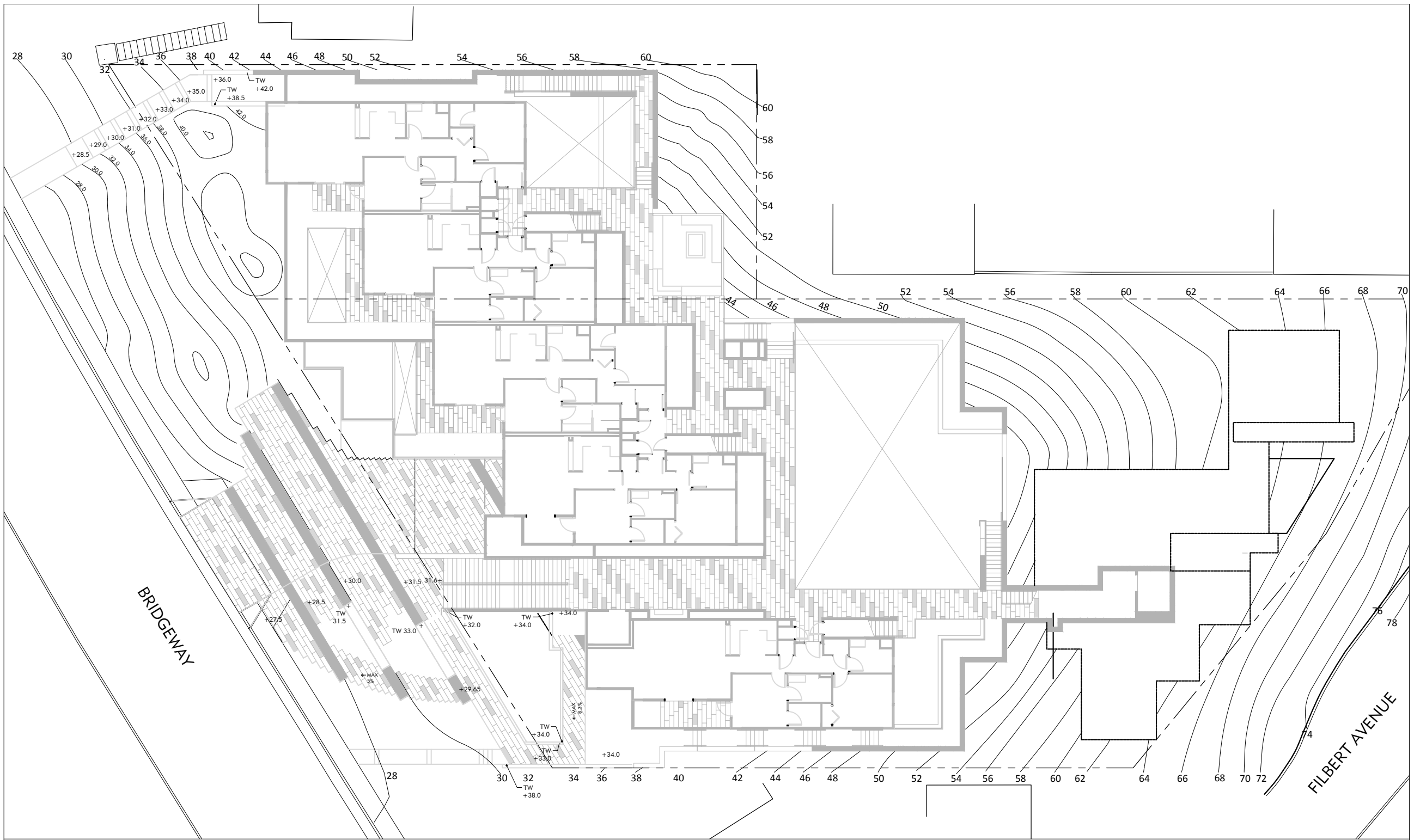
**SCALE:**  
1/8" = 1'-0"

**DRAWN BY:**  
GC

**REVIEWED BY:**  
H

**ISSUE DATE:**  
date  
06-01-15

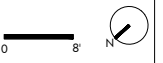
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L2.1

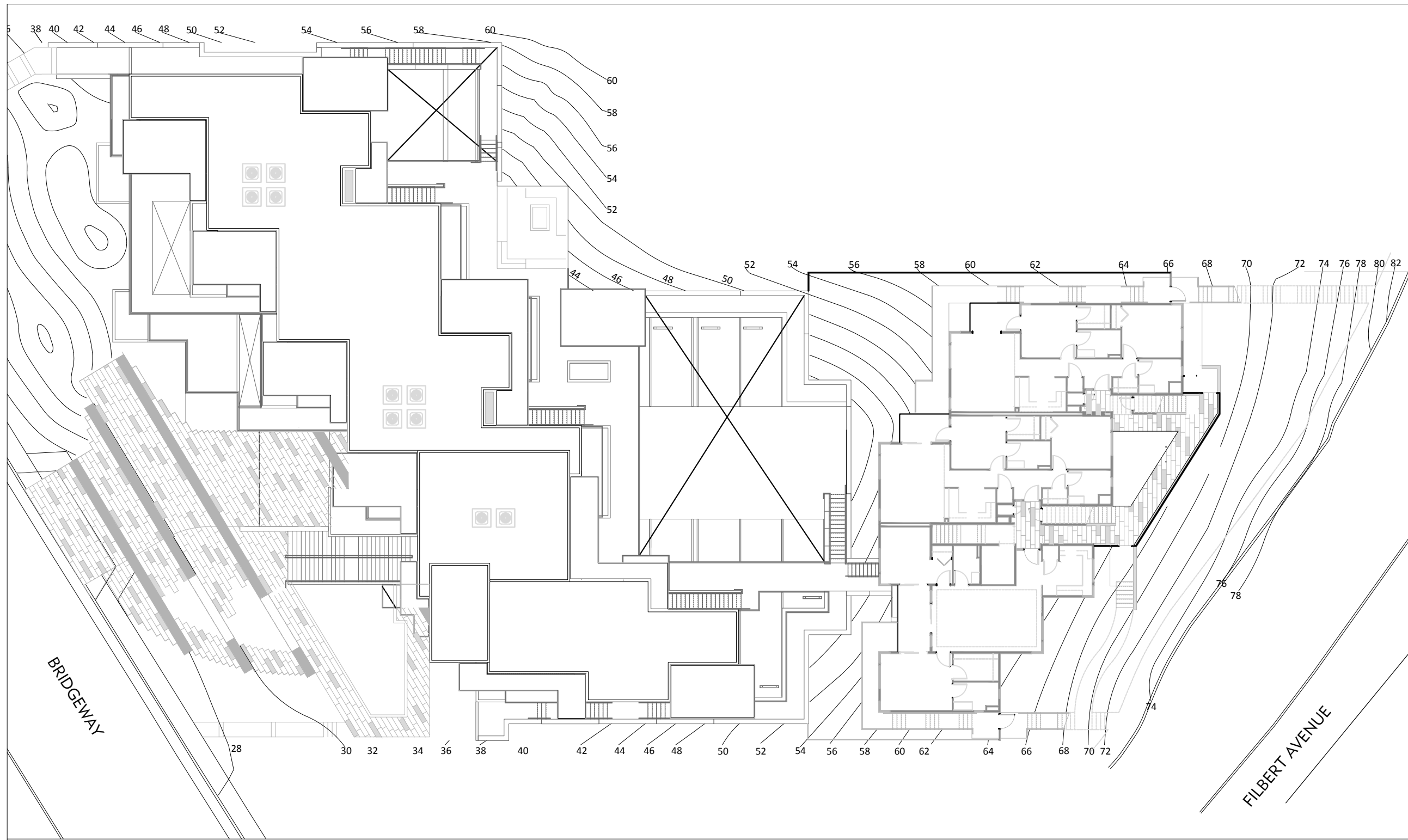


**LEGEND**  
 SYMBOL DESCRIPTION

— STEP

TW TOP OF WALL

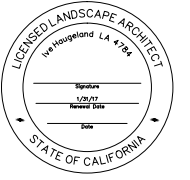




**LEGEND**  
 SYMBOL DESCRIPTION  
 STEP  
 TW TOP OF WALL



**SHADES OF GREEN LANDSCAPE ARCHITECTURE**  
 1306 BRIDGEWAY SAUSALITO, CA  
 P 415 332 1485 info@shadesofgreenla.com



**PROJECT:**  
 BRIDGEWAY APARTMENTS  
 160 FILBERT AVE,  
 1745 & 1757 BRIDGEWAY BLVD,  
 SAUSALITO, CALIFORNIA 94920

**REVISIONS:**

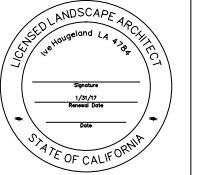
NO.	DATE	DESCRIPTION
1	6/17/2014	REVISION 1
2	9/17/2014	REVISION 2
3	6/1/2015	REVISION 3

**DRAWING TITLE:**  
 SITE GRADING PLAN  
 FOURTH LEVEL

**PROJECT NO.:**  
 223-1310  
**SCALE:**  
 1/8" = 1'-0"  
**DRAWN BY:**  
 GC  
**REVIEWED BY:**  
 H  
**ISSUE DATE:**  
 date  
 06-01-15

**DRAWING NO.:**  
**L2.2**





**PROJECT:**  
**BRIDGEWAY APARTMENTS**  
**160 FILBERT AVE,**  
**1745 & 1757 BRIDGEWAY BLVD,**  
**SAUSALITO, CALIFORNIA 94920**

**REVISIONS:**

NO.	DATE	DESCRIPTION
6/17/2014		REVISION 1
9/17/2014		REVISION 2
6/12/2015		REVISION 3

**DRAWING TITLE:**  
**PLANTING PLAN**  
**GARAGE LEVEL**

**PROJECT NO.:**  
 223-1310

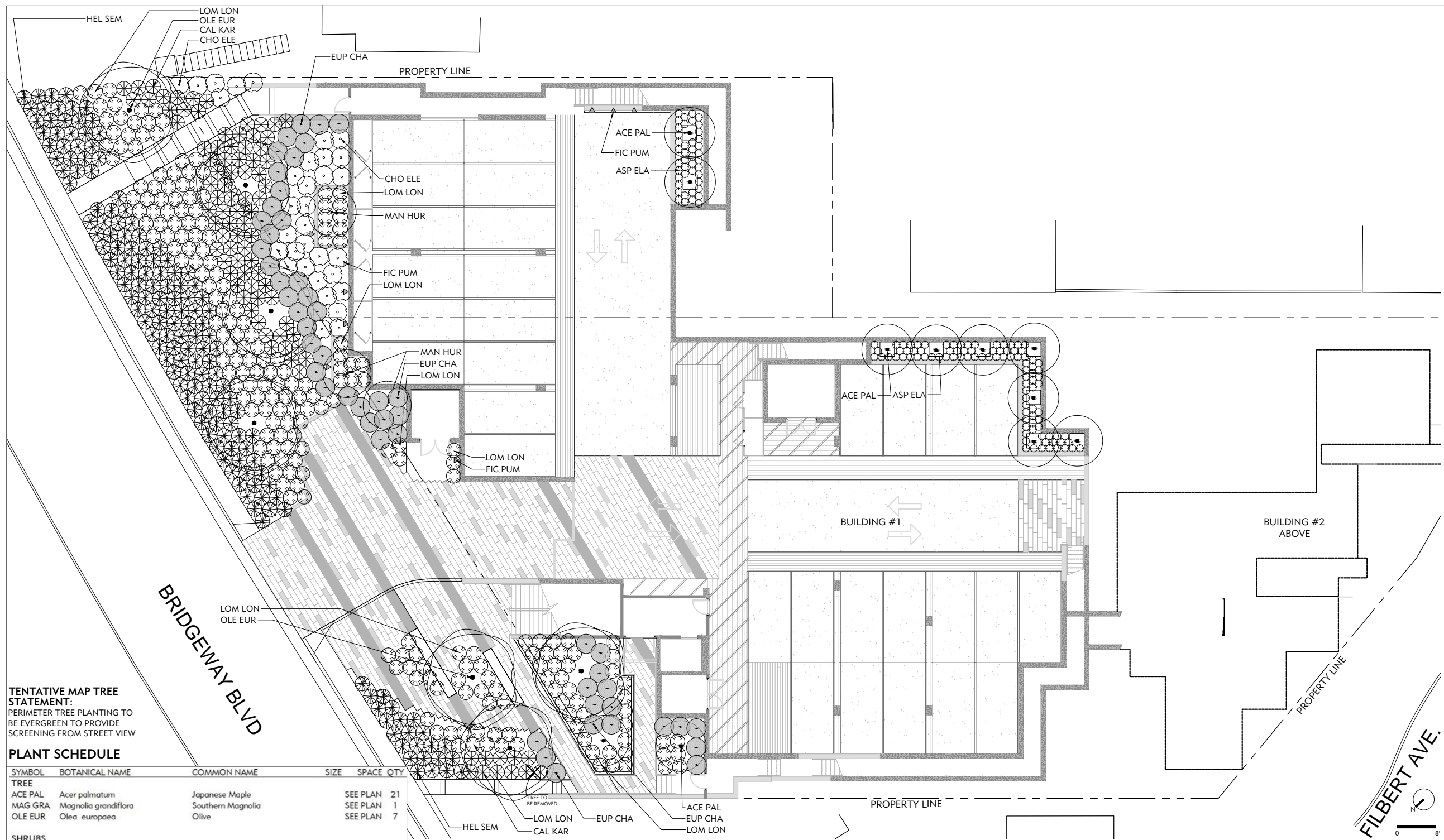
**SCALE:**  
 1/8" = 1'-0"

**DRAWN BY:**  
 GC

**REVIEWED BY:**  
 H

**ISSUE DATE:**  
 date  
 06-01-15

**DRAWING NO.:**  
**L3.0**



**TENTATIVE MAP TREE STATEMENT:**  
 PERIMETER TREE PLANTING TO BE EVERGREEN TO PROVIDE SCREENING FROM STREET VIEW

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY
<b>TREE</b>					
ACE PAL	<i>Acer palmatum</i>	Japanese Maple	SEE PLAN	21	
MAG GRA	<i>Magnolia grandiflora</i>	Southern Magnolia	SEE PLAN	1	
OLE EUR	<i>Olea europaea</i>	Olive	SEE PLAN	7	
<b>SHRUBS</b>					
MAN HUR	<i>Arctostaphylos 'Dr Hurd'</i>	Dr. Hurd Manzanita	SEE PLAN	9	
PIT SIL	<i>Pittosporum tenuifolia 'Silver Sheen'</i>	Silver Sheen Tawiti	48 in	66	
CAM SP.	<i>Camelia</i>	Camelia sp.	84 in	8	
CAR ELI	<i>Carpenteria californica 'Elizabeth'</i>	Elizabeth Bush Anemone	60 in	16	
<b>PERENNIALS</b>					
ASP ELA	<i>Aspidistra elatior</i>	Cast Iron Plant	18 in	312	
PRO MYE	<i>Protasparagus densiflorus 'Myers'</i>	Asparagus Fern	20 in	75	
POL MUN	<i>Polystichum munitum</i>	Western Sword Fern	36 in	126	
ROS IRE	<i>Rosmarinus officinalis 'Irene'</i>	Rosemary Irene	36 in	15	
<b>SUCCULENTS</b>					
AEO UND	<i>Aeonium undulatum</i>	Stalked Aeonium	18 in	12	
EUP CHA	<i>Euphorbia characias wulfenii</i>	Spurge	48 in	48	
<b>GRASS</b>					
CAL KAR	<i>Calamagrostis x a. 'Karl Forester'</i>	Feather Reed Grass	36 in	85	
CAR TUM	<i>Carex Tumicola</i>	Berkeley Sedge	24 in	206	
CHO ELE	<i>Chondropetalum elephantinum</i>	Elephant Rush	48 in	48	
CHO TEC	<i>Chondropetalum tectorum</i>	Small Cape Rush	36 in	20	
FES CAL	<i>Festuca californica</i>	California Fescue	24 in	70	
HEL SEM	<i>Helictichon sempervirens</i>	Blue Oat Grass	36 in	219	
LOM LON	<i>Lomandra longifolia 'Breeze' PP</i>	Dwarf Mat Rush	36 in	482	
OPH PLA	<i>Ophiopogon planiscapus 'Nigrescens'</i>	Black Mondo Grass	24 in	74	
<b>VINE</b>					
FIC PUM	<i>Ficus Pumila</i>	Creeping fig	SEE PLAN	23	

- PLANTING NOTES**
- ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
  - ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E., UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
  - ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.
  - PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.
  - PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE UNDAMAGED AND HAVE PROPER BRANCH STRUCTURE.
  - ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD "PRE-PLANT PLUS 7-5-7" FERTILIZER AT THE RATE OF 20 POUNDS PER 1000

- SQUARE FEET.**
- EXCAVATE PLANTING PITS AS FOLLOWS: TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH + 12 INCHES, 6" GROUNDCOVER BEDS: AS REQUIRED
  - LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL + 3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAVINGS OR NITROLIZED 1/2 INCH MINUS FIR BARK. USE "PRE-PLANT PLUS 7-5-7" FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
  - FOR PLANTING, PLACE "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER. APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2-1 CUP PER HOLE; 5 GALLON CAN, 1-2 CUPS PER HOLE; 15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS, UNTIL PITS ARE APPROXIMATELY 2/3 FULL. WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.
  - ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP

- IRRIGATION PERFORMANCE NOTES**
- ALL PLANTS TO RECEIVE WATER CONSERVING DRIP EMITTERS AND TREE BUBBLERS FOR TREES. THERE ARE TO BE SUFFICIENT VALVES TO ACCOMMODATE THE DIFFERENT WATER REQUIREMENTS FOR PLANTS WITH DIFFERENT EXPOSURES AND PLANT TYPES.
  - DRIP SYSTEM TO BE INSTALLED WITH A PRESSURE-REDUCING DEVICE.
  - DRIP EMITTERS TO BE OF THE PRESSURE COMPENSATING TYPE.

- FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.
- ALL TREES TO BE GUYED AND STAKED AS REQUIRED.
- AFTER PLANTING, APPLY "SUPER N 1200", BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.
- ALL PLANTING AREAS WITH GROUNDCOVER AND SHRUBS SHALL RECEIVE A 2 INCH LAYER OF RE-GROUND BARK MULCH OR GRAVEL. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.
- ALL MAIN LINE PRESSURIZED PIPING SHALL BE SCHEDULE 40 PVC AND BURIED TO A DEPTH OF 12".
- IRRIGATION SYSTEM SHALL BE COMPRISED OF AUTOMATICALLY CONTROLLED VALVES ON AN AUTOMATIC CONTROL SYSTEM. CONTROLLER TO BE A WATER CONSERVING E.T. CONTROLLER WITH RAIN SHUT OFF DEVICE: WEATHERTRAK MODEL # WTPLS-09 BY HYDROPOINT 800.362.8774
- ALL EQUIPMENT REQUIRED SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING OR ARCHITECTURAL FEATURES.
- PLACE VALVE BOXES IN DESCREET LOCATIONS, AWAY FROM PATIOS. FINAL LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- DOMESTIC WATER SUPPLY TO BE PROTECTED FROM THE IRRIGATION SYSTEM CONNECTION VIA A DOUBLE CHECK ANTI-SIPHON VALVE PER CITY AND STATE REQUIREMENTS.
- FLUSH MAINLINES BEFORE INSTALLING REMOTE CONTROL VALVES. FLUSH LATERAL LINES BEFORE INSTALLING DRIP VALVES. VISUALLY INSPECT MAINLINE FOR LEAKS UNDER FULL OPERATING PRESSURE BEFORE BACKFILLING.
- LAWN WILL BE WATERED WITH SPRINKLERS. USE WATER SAVING MP ROTATOR SPRINKLERS.





**PROJECT:**  
**BRIDGEWAY APARTMENTS**  
**160 FILBERT AVE,**  
**1745 & 1757 BRIDGEWAY BLVD,**  
**SAUSALITO, CALIFORNIA 94920**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	6/17/2014	REVISION 1
2	9/17/2014	REVISION 2
3	6/10/2015	REVISION 3

**DRAWING TITLE:**  
**PLANTING PLAN**  
**PODIUM LEVEL**

**PROJECT NO.:**  
 323-1310

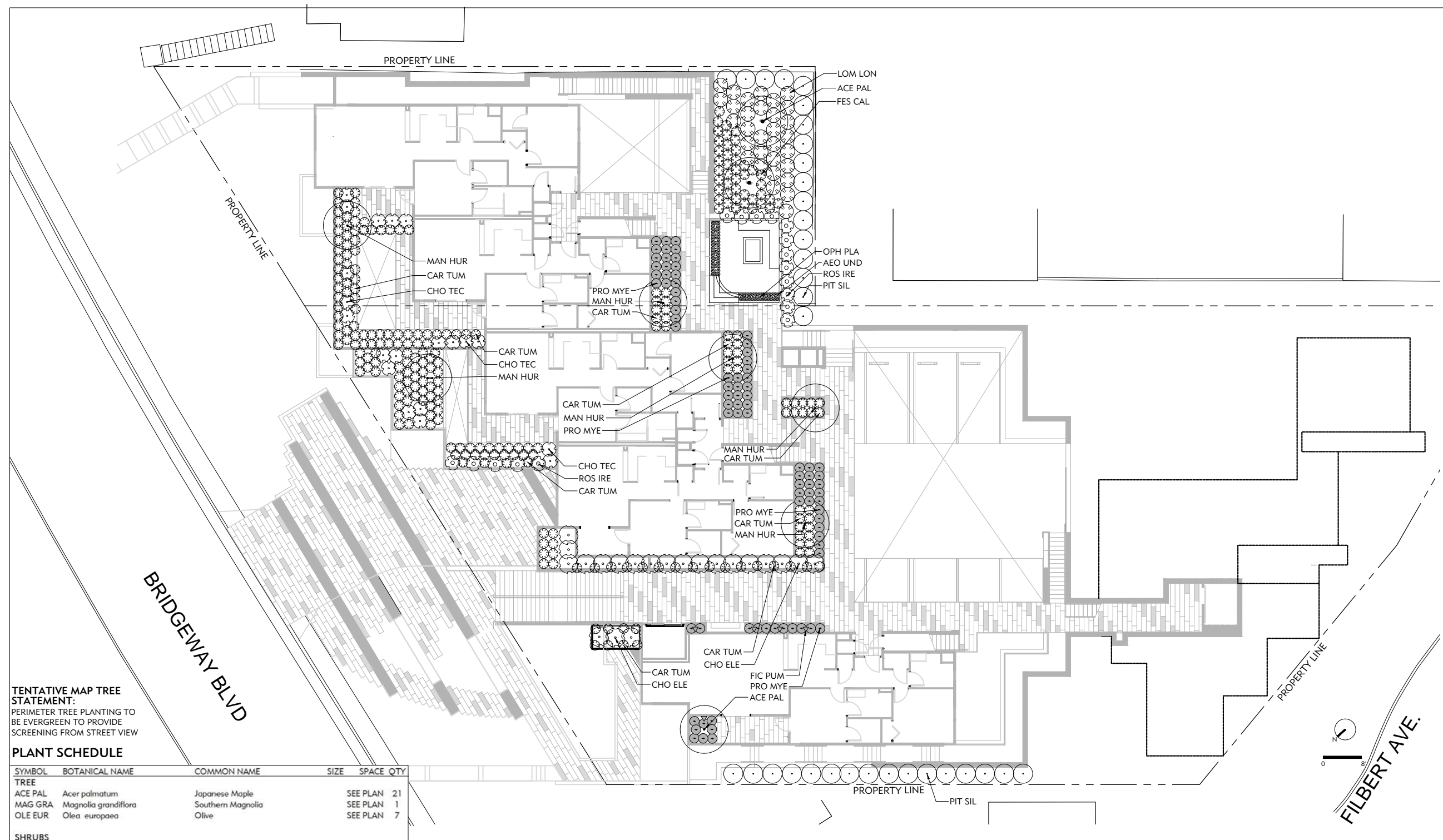
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**DRAWN BY:**  
 GC

**REVIEWED BY:**  
 IH

**ISSUE DATE:**  
 date  
 06-01-15

**DRAWING NO.:**  
**L3.1**



**TENTATIVE MAP TREE STATEMENT:**  
 PERIMETER TREE PLANTING TO BE EVERGREEN TO PROVIDE SCREENING FROM STREET VIEW

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY
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OLE EUR	<i>Olea europaea</i>	Olive	SEE PLAN		7
<b>SHRUBS</b>					
MAN HUR	<i>Arctostaphylos 'Dr Hurd'</i>	Dr. Hurd Manzanita	SEE PLAN		9
PIT SIL	<i>Pittosporum tenuifolia 'Silver Sheen'</i>	Silver Sheen Tawiti	48 in		66
CAM SP.	<i>Camelia</i>	Camelia sp.	84 in		8
CAR ELI	<i>Carpenteria californica 'Elizabeth'</i>	Elizabeth Bush Anemone	60 in		16
<b>PERENNIALS</b>					
ASP ELA	<i>Aspidistra elatior</i>	Cast Iron Plant	18 in		312
PRO MYE	<i>Protasparagus densiflorus 'Myers'</i>	Asparagus Fern	20 in		75
POL MUN	<i>Polystichum munitum</i>	Western Sword Fern	36 in		126
ROS IRE	<i>Rosmarinus officinalis 'Irene'</i>	Rosemary Irene	36 in		15
<b>SUCCULENTS</b>					
AEO UND	<i>Aeonium undulatum</i>	Stalked Aeonium	18 in		12
EUP CHA	<i>Euphorbia characias wulfenii</i>	Spurge	48 in		48
<b>GRASS</b>					
CAL KAR	<i>Calamagrostis x a. 'Karl Forester'</i>	Feather Reed Grass	36 in		85
CAR TUM	<i>Carex Tumicola</i>	Berkeley Sedge	24 in		206
CHO ELE	<i>Chorodropetalum elephantinum</i>	Elephant Rush	48 in		48
CHO TEC	<i>Chorodropetalum tectorum</i>	Small Cape Rush	36 in		20
FES CAL	<i>Festuca californica</i>	California Fescue	24 in		70
HEL SEM	<i>Heliotrichon sempervirens</i>	Blue Oat Grass	36 in		219
LOM LON	<i>Lomandra longifolia 'Breeze' PP</i>	Dwarf Mat Rush	36 in		482
OPH PLA	<i>Ophiopogon planifolius 'Nigrescens Black Mondo Grass'</i>		24 in		74
<b>VINE</b>					
FIC PUM	<i>Ficus Pumila</i>	Creeping fig	SEE PLAN		23

**PLANTING NOTES**

- ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
- ALL PLANT LOCATIONS SHALL BE CONFIRMED IN THE FIELD BY THE LANDSCAPE ARCHITECT. COORDINATE THE LOCATIONS OF ALL PLANTING WITH EXISTING AND PROPOSED SITE FEATURES, I.E., UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, LIGHT FIXTURES, ETC. ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT QUANTITIES AND SIZES OF PLANT AREAS TO BE CONFIRMED IN FIELD BY CONTRACTOR.
- PLANTS SHALL BE SUFFICIENTLY ROOTED TO THE EDGE OF THE CONTAINER AND TO AN EXTENT SUFFICIENT TO HOLD THE ROOTBALL INTACT WHEN REMOVED FROM THE CONTAINER.
- PLANTS SHALL BE FREE FROM ALL PESTS AND DISEASES. NO PLANTS SHALL BE ACCEPTABLE THAT SHOW SIGNS OF CIRCLING OR GIRDLING OF ROOTS, OR ANY OTHER ROOT-BOUND CONDITION. PLANTS SHALL BE UNDAMAGED AND HAVE PROPER BRANCH STRUCTURE.
- ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD 'PRE-PLANT PLUS 7-5-7' FERTILIZER AT THE RATE OF 20 POUNDS PER 1000
- EXCAVATE PLANTING PITS AS FOLLOWS: TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH + 12 INCHES, 6" GROUNDCOVER BEDS: AS REQUIRED
- LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL + 3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAVINGS OR NITROLIZED 1/2 INCH MINUS FIR BARK. USE 'PRE-PLANT PLUS 7-5-7' FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
- FOR PLANTING, PLACE 'SUPER N 1200', BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER. APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2-1 CUP PER HOLE; 5 GALLON CAN, 1-2 CUPS PER HOLE; 15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS, UNTIL PITS ARE APPROXIMATELY 2/3 FULL WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.
- ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP

**IRRIGATION PERFORMANCE NOTES**

- ALL PLANTS TO RECEIVE WATER CONSERVING DRIP EMITTERS AND TREE BUBBLERS FOR TREES. THERE ARE TO BE SUFFICIENT VALVES TO ACCOMMODATE THE DIFFERENT WATER REQUIREMENTS FOR PLANTS WITH DIFFERENT EXPOSURES AND PLANT TYPES.
- DRIP SYSTEM TO BE INSTALLED WITH A PRESSURE-REDUCING DEVICE.
- DRIP EMITTERS TO BE OF THE PRESSURE COMPENSATING TYPE.

**SOIL TO KEEP ROOTS FROM DRYING OUT.**

- FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.
- ALL TREES TO BE GUYED AND STAKED AS REQUIRED.
- AFTER PLANTING, APPLY 'SUPER N 1200', BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10 POUNDS PER 1000 FEET TO ALL PLANTING AREAS. LIGHTLY RAKE IN FERTILIZER TO INCORPORATE INTO SOIL.
- ALL PLANTING AREAS WITH GROUNDCOVER AND SHRUBS SHALL RECEIVE A 2 INCH LAYER OF RE-GROUND BARK MULCH OR GRAVEL. KEEP 3 INCHES AWAY FROM STEM OR TRUNK. A MULCH SAMPLES SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO MULCH DELIVERY TO SITE.

**4. ALL MAIN LINE PRESSURIZED PIPING SHALL BE SCHEDULE 40 PVC AND BURIED TO A DEPTH OF 12".**

**5. IRRIGATION SYSTEM SHALL BE COMPRISED OF AUTOMATICALLY CONTROLLED VALVES ON AN AUTOMATIC CONTROL SYSTEM. CONTROLLER TO BE A WATER CONSERVING E.T. CONTROLLER WITH RAIN SHUT OFF DEVICE: WEATHERTRAK MODEL # WTPLS-09 BY HYDROPOINT 800.362.8774**

**6. ALL EQUIPMENT REQUIRED SHALL BE PROVIDED TO INSURE A COMPLETE AND FUNCTIONAL SYSTEM. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING OR ARCHITECTURAL FEATURES.**

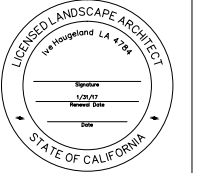
**7. PLACE VALVE BOXES IN DESCREET LOCATIONS, AWAY FROM PATIOS. FINAL LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.**

**8. DOMESTIC WATER SUPPLY TO BE PROTECTED FROM THE IRRIGATION SYSTEM CONNECTION VIA A DOUBLE CHECK ANTI-SIPHON VALVE PER CITY AND STATE REQUIREMENTS.**

**9. FLUSH MAINLINES BEFORE INSTALLING REMOTE CONTROL VALVES. FLUSH LATERAL LINES BEFORE INSTALLING DRIP VALVES. VISUALLY INSPECT MAINLINE FOR LEAKS UNDER FULL OPERATING PRESSURE BEFORE BACKFILLING.**

**10. LAWN WILL BE WATERED WITH SPRINKLERS. USE WATER SAVING MP ROTATOR SPRINKLERS.**





PROJECT:  
**BRIDGEWAY APARTMENTS**  
 160 FILBERT AVE,  
 1745 & 1757 BRIDGEWAY BLVD,  
 SAUSALITO, CALIFORNIA 94920

REVISIONS:

NO.	DATE	DESCRIPTION
4/17/2014		REVISION 1
9/17/2014		REVISION 2
6/1/2015		REVISION 3

DRAWING TITLE:  
**PLANTING PLAN  
 FOURTH LEVEL**

PROJECT NO:  
 323-1310

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

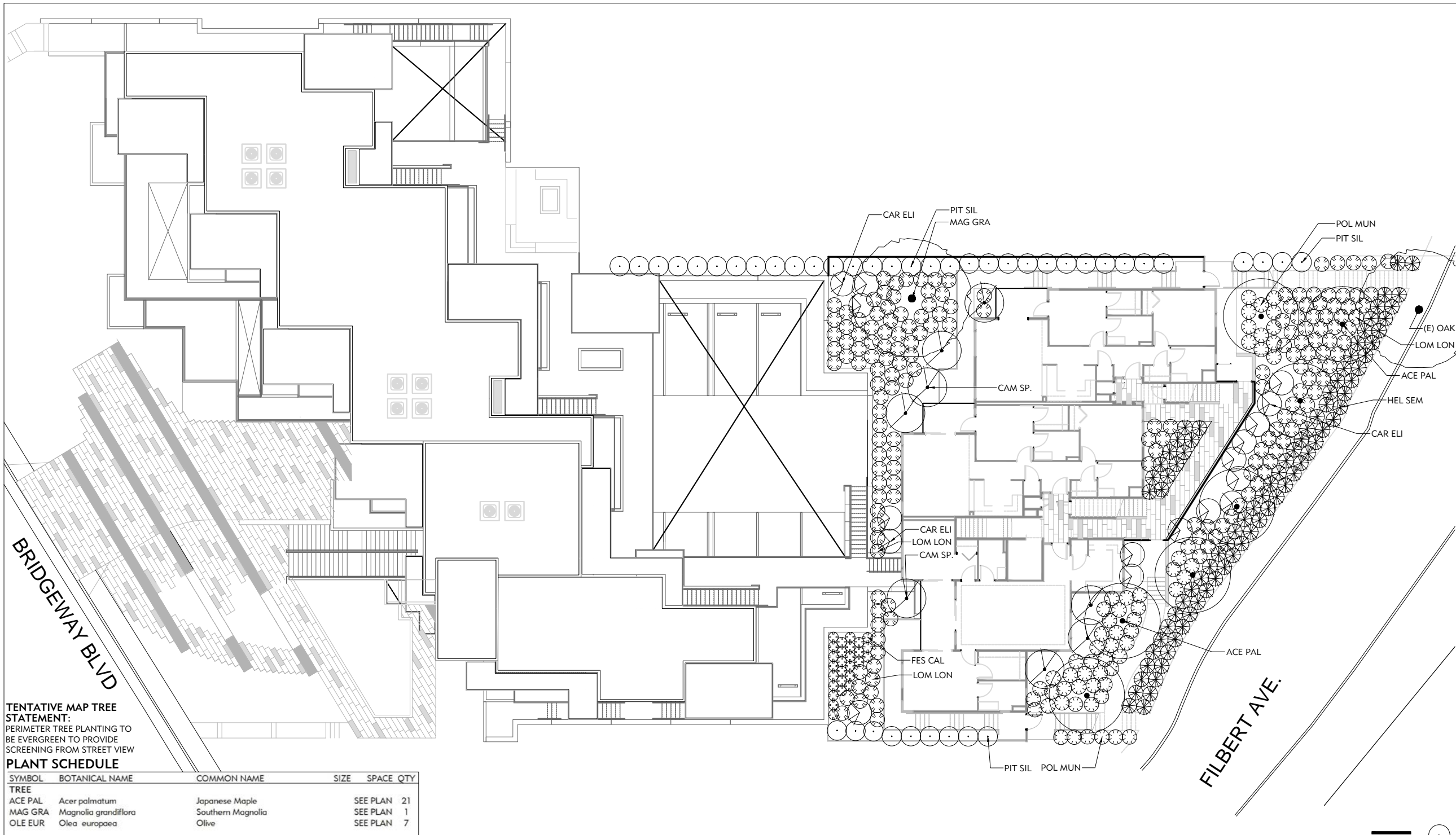
DRAWN BY:  
 GC

REVIEWED BY:  
 H

ISSUE DATE:  
 date 06-01-15

DRAWING NO.:

**L3.2**



**TENTATIVE MAP TREE STATEMENT:**  
 PERIMETER TREE PLANTING TO BE EVERGREEN TO PROVIDE SCREENING FROM STREET VIEW

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY
<b>TREE</b>					
ACE PAL	<i>Acer palmatum</i>	Japanese Maple		SEE PLAN	21
MAG GRA	<i>Magnolia grandiflora</i>	Southern Magnolia		SEE PLAN	1
OLE EUR	<i>Olea europaea</i>	Olive		SEE PLAN	7
<b>SHRUBS</b>					
MAN HUR	<i>Arctostaphylos 'Dr Hurd'</i>	Dr. Hurd Manzanita		SEE PLAN	9
PIT SIL	<i>Pittosporum tenuifolia 'Silver Sheen'</i>	Silver Sheen Tawiiwi	48 in	66	
CAM SP.	Camelia	Camelia sp.	84 in	8	
CAR ELI	<i>Carpenteria californica 'Elizabeth'</i>	Elizabeth Bush Anemone	60 in	17	
<b>PERENNIALS</b>					
ASP ELA	<i>Aspidistra elatior</i>	Cast Iron Plant	18 in	312	
PRO MYE	<i>Protasparagus densiflorus 'Myers'</i>	Asparagus Fern	20 in	75	
POL MUN	<i>Polystichum munitum</i>	Western Sword Fern	36 in	96	
ROS IRE	<i>Rosmarinus officinalis 'Irene'</i>	Rosemary Irene	36 in	15	
<b>SUCCULENTS</b>					
AEO UND	<i>Aeonium undulatum</i>	Stalked Aeonium	18 in	12	
EUP CHA	<i>Euphorbia characias wulfenii</i>	Spurge	48 in	48	
<b>GRASS</b>					
CAL KAR	<i>Calamagrostis x a. 'Karl Forester'</i>	Feather Reed Grass	36 in	85	
CAR TJUM	<i>Carex Tumicola</i>	Berkeley Sedge	24 in	206	
CHO ELE	<i>Chondropetalum elephantinum</i>	Elephant Rush	48 in	48	
CHO TEC	<i>Chondropetalum tectorum</i>	Small Cape Rush	36 in	20	
FES CAL	<i>Festuca californica</i>	California Fescue	24 in	70	
HEL SEM	<i>Heliotrichon sempervirens</i>	Blue Oat Grass	36 in	237	
LOM LON	<i>Lomandra longifolia 'Breeze' PP</i>	Dwarf Mat Rush	36 in	492	
OPH PLA	<i>Ophiopogon planiscapus 'Nigrescens'</i>	Black Mondo Grass	24 in	74	
<b>VINE</b>					
FIC PUM	<i>Ficus Pumila</i>	Creeping fig		SEE PLAN	23

**PLANTING NOTES**

1. ALL PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. USE NO CHEMICALS.
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6. ALL PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED. TO PREPARE PLANTING BEDS, CULTIVATE INTO TOP 8 INCHES OF SOIL, 6 CUBIC YARDS OF NITROLIZED REDWOOD SAWDUST PER 1000 SQUARE FEET, 10 LBS HIGH QUALITY COMPOST PER CUBIC YARD, AND SPREAD 'PRE-PLANT PLUS 7.5-7' FERTILIZER AT THE RATE OF 20 POUNDS PER 1000

**SQUARE FEET.**

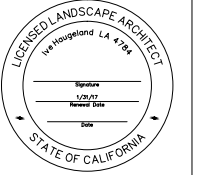
7. EXCAVATE PLANTING PITS AS FOLLOWS: TREES: BALL WIDTH + 24 INCHES, SHRUBS AND VINES: BALL WIDTH + 12 INCHES, 6" GROUND COVER BEDS: AS REQUIRED
8. LOOSEN SUBGRADE IN PITS TO DEPTH OF BALL + 3 INCHES AT PERIMETER OF PIT. PREPARE PLANTING PIT BACKFILL MATERIAL BY USING 3 PARTS EXISTING SOIL (OR APPROVED TOPSOIL) TO 1 PART NITROLIZED FIR SHAWINGS OR NITROLIZED 1/2 INCH MINUS FIR BARK. USE 'PRE-PLANT PLUS 7.5-7' FERTILIZER, BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT THE RATE OF 10-15 POUNDS PER CUBIC YARD, THOROUGHLY MIXING THIS COMBINATION BEFORE BACKFILLING.
9. FOR PLANTING, PLACE 'SUPER N 1200', BY CALIFORNIA ORGANIC FERTILIZERS, INC., AT BOTTOM OF PLANTING HOLE. BEFORE PLACING PLANT IN HOLE BACKFILL WITH SOIL MIX ALLOWING 2 INCH BUFFER BETWEEN FERTILIZER AND PLANT ROOT BALL. DO NOT PLACE ROOT BALL DIRECTLY ON FERTILIZER. APPLY AT FOLLOWING RATE: 1 GALLON CAN, 1/2-1 CUP PER HOLE; 5 GALLON CAN, 1-2 CUPS PER HOLE; 15 GALLON CAN, 3-4 CUPS PER HOLE. SET PLANT PLUMP IN PLANTING PIT AND BRACE RIGIDLY IN POSITION, TAMPING BACKFILL MIX SOLIDLY AROUND THE BALL AND ROOTS, UNTIL PITS ARE APPROXIMATELY 3/4 FULL. WATER THOROUGHLY, SATURATING ROOTBALL. ADD REMAINING BACKFILL MIX TO TOP OF HOLE, ELIMINATING ALL AIR POCKETS.
10. ALL PLANTS SENSITIVE TO WATER BORNE FUNGI SHALL BE PLACED 3 INCHES ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED 1 INCH ABOVE FINISHED GRADE. MOUND UP

**SOIL TO KEEP ROOTS FROM DRYING OUT.**

11. FORM WATERING BASINS AT ALL TREES AND SHRUBS AND WATER ALL NEW PLANTINGS DEEPLY AND THOROUGHLY.
  12. ALL TREES TO BE GUYED AND STAKED AS REQUIRED.
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**PROJECT:**  
**BRIDGEWAY APARTMENTS**  
**160 FILBERT AVE,**  
**1745 & 1757 BRIDGEWAY BLVD,**  
**SAUSALITO, CALIFORNIA 94920**

**REVISIONS:**

NO.	DATE	DESCRIPTION
4/17/2014		REVISION 1
9/17/2014		REVISION 2
6/1/2015		REVISION 3

**DRAWING TITLE:**  
**WATER USE DIAGRAM**

**PROJECT NO:**  
323-1310

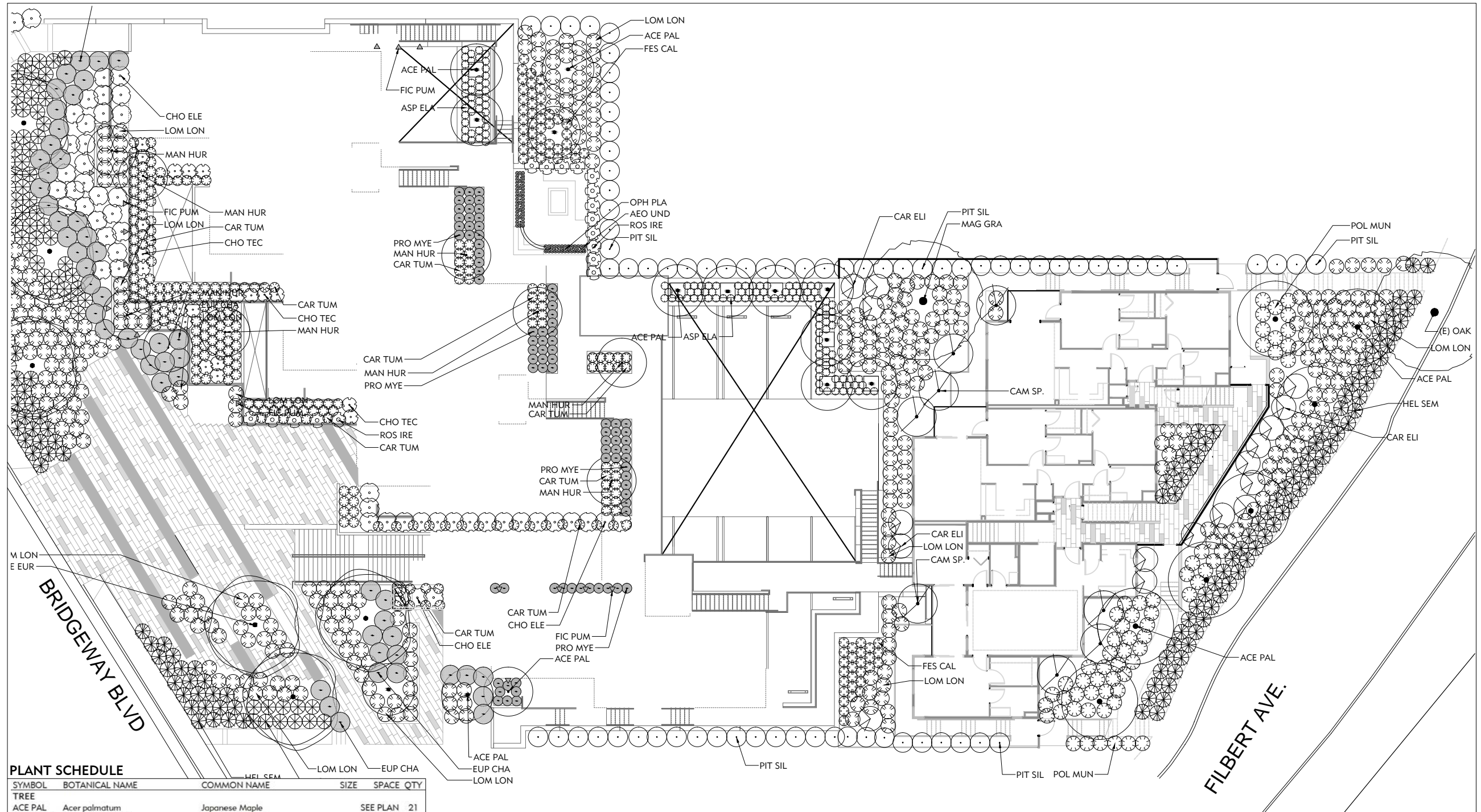
**SCALE:**  
1/8" = 1'-0"

**DRAWN BY:**  
GC

**REVIEWED BY:**  
H

**ISSUE DATE:**  
date  
06-01-15

**DRAWING NO:**  
**L3.3**



**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACE	QTY
<b>TREE</b>					
ACE PAL	<i>Acer palmatum</i>	Japanese Maple		SEE PLAN	21
MAG GRA	<i>Magnolia grandiflora</i>	Southern Magnolia		SEE PLAN	1
OLE EUR	<i>Olea europaea</i>	Olive		SEE PLAN	7
<b>SHRUBS</b>					
MAN HUR	<i>Arctostaphylos 'Dr Hurd'</i>	Dr. Hurd Manzanita		SEE PLAN	9
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CAM SP.	Camelia	Camelia sp.	84 in		8
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POL MUN	<i>Polystichum munitum</i>	Western Sword Fern	36 in		96
ROS IRE	<i>Rosmarinus officinalis 'Irene'</i>	Rosemary Irene	36 in		15
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<b>GRASS</b>					
CAL KAR	<i>Calamagrostis x a. 'Karl Forester'</i>	Feather Reed Grass	36 in		85
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CHO TEC	<i>Chondropetalum tectorum</i>	Small Cape Rush	36 in		20
FES CAL	<i>Festuca californica</i>	California Fescue	24 in		70
HEL SEM	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	36 in		237
LOM LON	<i>Lomandra longifolia 'Breeze' PP</i>	Dwarf Mat Rush	36 in		492
OPH PLA	<i>Ophiopogon planiscapus 'Nigrescens'</i>	Black Mondo Grass	24 in		74
<b>VINE</b>					
FIC PUM	<i>Ficus Pumila</i>	Creeping fig		SEE PLAN	23



TREES



Japanese Maple  
*Acer palmatum*



Magnolia  
*Magnolia grandiflora*



Olive  
*Olea europaea*



SHRUBS



Dr. Hurd Manzanita  
*Arctostaphylos 'Dr. Hurd'*



Silver Sheen Tawiwī  
*Pittosporum tenuifolia 'Silver Sheen'*



Camelia  
*Camelia sp.*



Elizabeth Bush Anemone  
*Carpenteria californica 'Elizabeth'*



Cast Iron Plant  
*Aspidistra elatior*

PERENNIALS



Asparagus Fern  
*Protosporagus densiflorus 'Myers'*



Western Sword Fern  
*Polystichum minutum*



Rosemary Irene  
*Rosmarinus officinalis 'Irene'*

GRASSES



Feather Reed Grass  
*Calamagrostis x a. 'Karl Foerster'*



Berkeley Sedge  
*Carex tumulicola*



California Fescue  
*Festuca californica*



Blue Oat Grass  
*Helictotrichon sempervirens*



Elephant Rush  
*Chondropetalum elephantinum*



Small Cape Rush  
*Chondropetalum tectorum*



Dwarf Mat Rush  
*Lomandra longifolia 'Breeze' PP*



Black Mondo Grass  
*Ophiopogon planiscapus 'Nigrescens'*

SUCCULENTS



Stalked Aeonium  
*Aeonium undulatum*

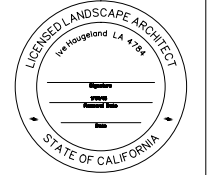


Spurge  
*Euphorbia characias wulfenii*

VINE



Climbing Fig  
*Ficus pumila*



PROJECT:  
**BRIDGEWAY APARTMENTS**  
**160 FILBERT AVE,**  
**1745 & 1757 BRIDGEWAY BLVD,**  
**SAUSALITO, CALIFORNIA 94920**

REVISIONS:

NO.	DATE	DESCRIPTION
1	6/17/2014	REVISION 1
2	9/17/2014	REVISION 2

DRAWING TITLE:  
**PLANT IMAGE BOARD**

PROJECT NO:  
325-1310

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

DRAWN BY:  
GC

REVIEWED BY:  
H

ISSUE DATE:  
date  
09-17-14

DRAWING NO.:

**L3.4**