

BRIDGEWAY COMMONS

1755 BRIDGEWAY | SAUSALITO, CA 94965



PROJECT LOCATION



PLANNING INFORMATION:

PROJECT ADDRESS: 160 FILBERT AVE & 1745 / 1757 BRIDGEWAY SAUSALITO, CA 94965
 ASSESSOR'S PARCEL NUMBER: 064-151-02 & 064-151-03
 PROJECT ZONING: R3 RESIDENTIAL
 PROJECT DESCRIPTION:

PARKING:

BUILDING HEIGHT:

SETBACKS:

BUILDING #1:
 2 STORY ABOVE PODIUM RESIDENTIAL (10) UNITS
 1 STORY 1/2 BASEMENT PARKING GARAGE
BUILDING #2:
 2 STORY ABOVE GRADE RESIDENTIAL (6) UNITS
BUILDING #1: VARIES BUILDING #2: VARIES
MAX 50'-0" ABOVE AVERAGE NATURAL GRADE TYP.
MAX 32'-0" ABOVE CENTER OF R.O.W. WITHIN 15'-0"
OF PROPERTY LINE ALONG BRIDGEWAY & FILBERT ST
 BRIDGEWAY (FRONT) = 0' / VARIES
 FILBERT STREET (REAR YARD) = 0' / VARIES
 SIDE=5' / 40' LENGTH & 1' FOR EA 5' GREATER THAN 40'
 REAR=15'

PROJECT CONTACTS

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RESIDENTIAL UNIT MATRIX:

	UNIT #	# OF BEDROOMS	UNIT TYPE	SITE:
BUILDING #1	1.101	2	ADA_FLAT	TOTAL AREA: 25,461 SQFT = 0.585 ACRES PROPERTY DENSITY: 1 DWELLING UNIT / 1591 SQFT ALLOWABLE FAR MAXIMUM: 0.8 PROPOSED FAR: 18,815 SQFT / SITE AREA 25,461 SQFT = 0.74 ALLOWABLE LOT COVERAGE: 50% PROPOSED LOT COVERAGE: 12,577 SQFT / SITE AREA 25,461 SQFT = 49.4% ALLOWABLE IMPERVIOUS SURFACE MAXIMUM: 75% PROPOSED IMPERVIOUS SURFACE AREA: 18,973 SQFT / SITE AREA 25,461 SQFT = 74.5%
	1.102	2	ADA_FLAT	
	1.103	2	ADA_FLAT	
	1.104	2	ADA_FLAT	
	1.105	2	ADA_FLAT	
	1.201	2	FLAT	
	1.202	2	FLAT	
	1.203	2	FLAT	
	1.204	2	FLAT	
	1.205	3	FLAT	
BUILDING #2	2.101	2	ADA_FLAT	
	2.102	2	ADA_FLAT	
	2.103	2	ADA_FLAT	
	2.201	2	FLAT	
	2.202	2	FLAT	
	2.203	2	FLAT	

TOTAL = 8 FLATS + 8 ADA ACCESSIBLE FLATS = 16 UNITS

*NOTE: LANDSCAPE SHEETS HAVE BEEN UPDATED / COORDINATED W/ REVISED PROJECT SCOPE OF WORK. SEE CIVIL & ARCHITECTURAL SHEETS FOR REV3 BUBBLE REFERENCES.



BRIDGEWAY
APARTMENTS

160 FILBERT AVE,
1745 & 1757 BRIDGEWAY
SAUSALITO
CA 94965

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

OWNER:

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SHEET TITLE:
ILLUSTRATIVE PHOTO-SIM
BRIDGEWAY

SCALE: NTS

DRAWN BY: SV

PROJECT No.: 1302

DATE: 06.16.14

ILLUSTRATIVE PROJECT VIEW FROM BRIDGEWAY 1



BRIDGEWAY
APARTMENTS

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SHEET TITLE:
ILLUSTRATIVE PHOTO-SIM
FILBERT STREET

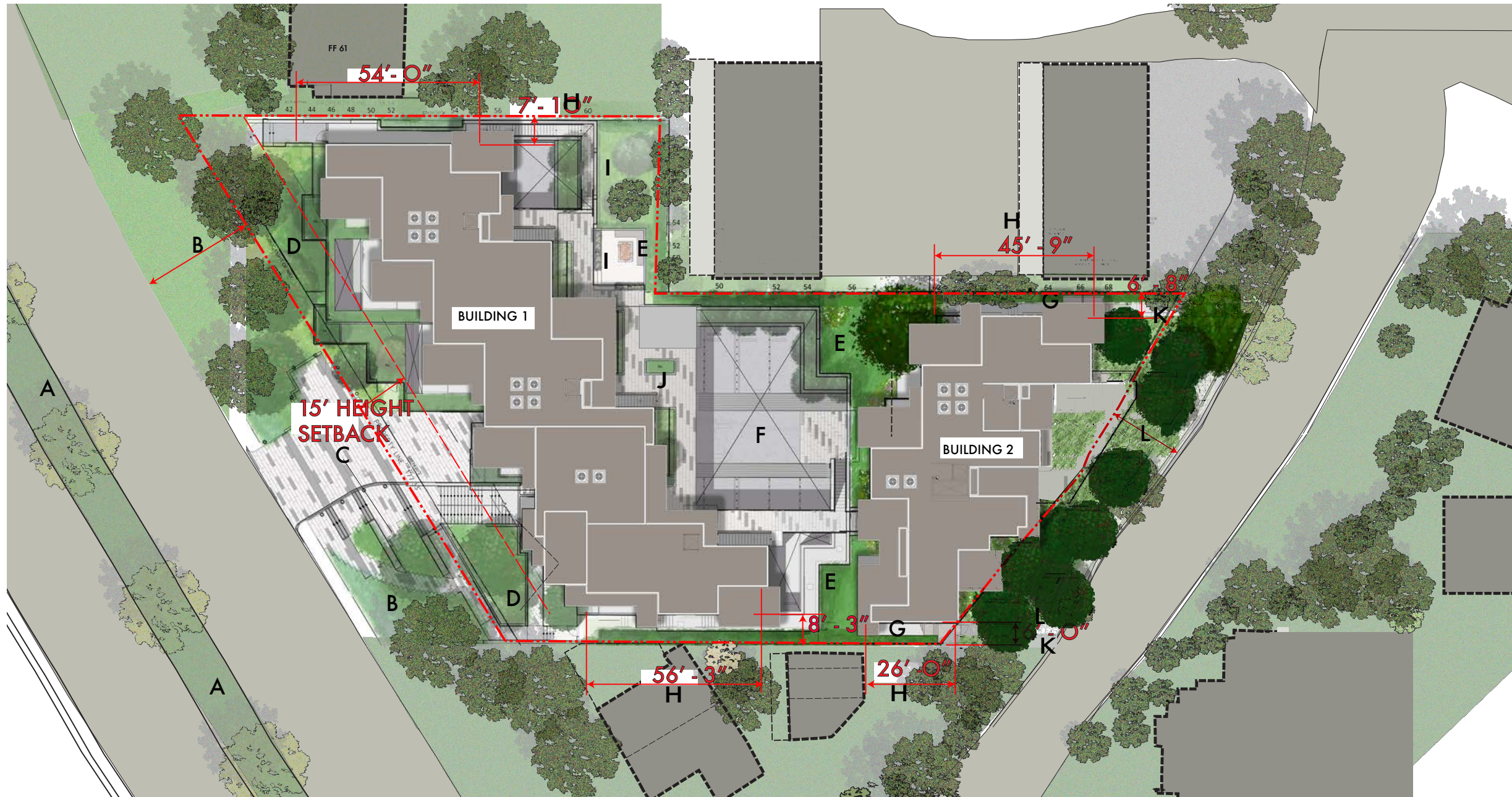
SCALE: NTS

DRAWN BY: SV

PROJECT No.: 1302

DATE: 06.16.14

ILLUSTRATIVE PROJECT VIEW FROM HILLSIDE ABOVE FILBERT STREET 1



- A. BRIDGEWAY PLANTED MEDIAN
- B. 38' LANDSCAPED BRIDGEWAY EASEMENT
- C. ENTRY DRIVE
- D. EXTENSIVE SCREENING LANDSCAPE
- E. PLANTED TERRACES
- F. "CAR GARDEN" BELOW
- G. EXTENSIVE LANDSCAPE, HEDGES AND SCREENING
- H. SIDE YARD SETBACKS AS PER CODE AS NOTED
- I. RESIDENTS GARDENS AND PATIO
- J. PAVED SHARED TERRACE
- K. ONLY EMERGENCY FIRE AND EMERGENCY EXIT FILBERT STREET ACCESS
- L. 21' LANDSCAPED FILBERT EASEMENT

ACCESS NOTES

1. ONLY EMERGENCY ACCESS PROPOSED FROM FILBERT STREET.
2. ADA ACCESS PROPOSED TO BE FROM MAIN RESIDENTIAL LOBBY (ADJACENT TO BRIDGEWAY & GARAGE / ADA PARKING) IN BUILDING #1. ELEVATORS #1, #2 & ELEVATED WALKWAY TO PROVIDE ACCESSIBLE ROUTE TO ALL ADAPTABLE UNITS AND COMMON AREA AMENITIES.

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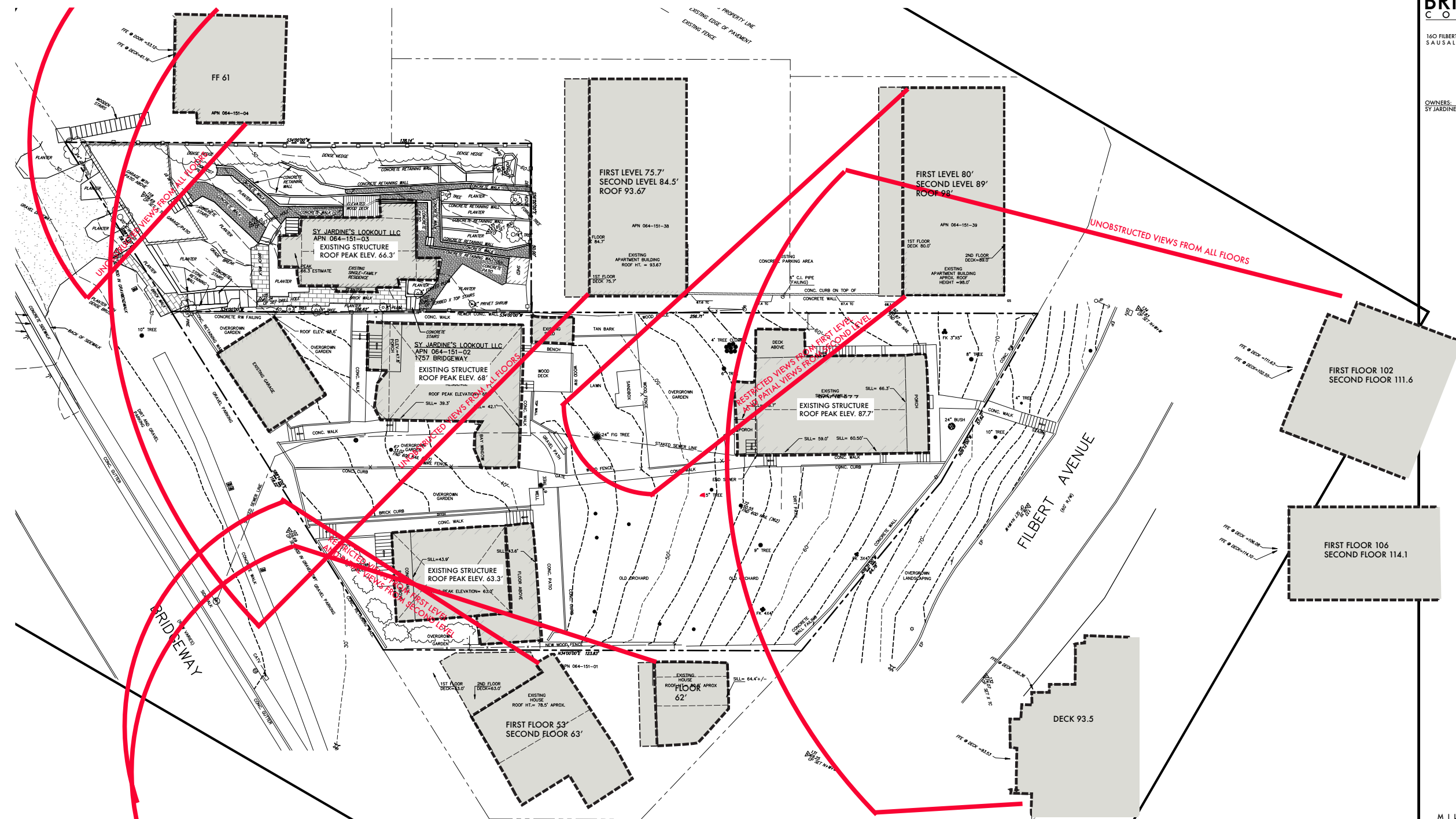
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SHEET TITLE: ILLUSTRATED SITE PLAN
NTS - SEE GRAPHIC SCALE
SCALE: SEE SHT. A.1.1 FOR SCALE PLAN

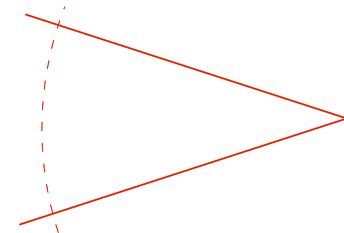
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DATE: 9.2.2014



LEGEND



CONE OF VIEW / VISION

EXISTING VIEWS ACROSS SITE
1.20.2014

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SCHEMATIC DESIGN
SHEET TITLE: EXISTING VIEWS @ SITE
NTS - SEE GRAPHIC SCALE
SCALE: SEE SHT. A.1.1 FOR SCALE PLAN

DRAWN BY: MLB

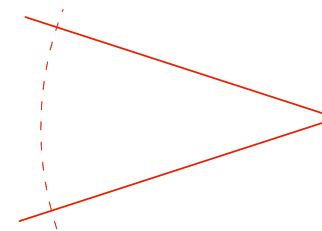
PROJECT No.: 1302

DATE: 9.2.2014 **AO.3**



EXISTING VIEWS PRESERVED FROM ADJACENT SITES.

LEGEND



CONE OF VIEW / VISION

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SHEET: SCHEMATIC DESIGN
PRESERVED VIEWS DIAGRAM
NTS - SEE GRAPHIC SCALE
SCALE: SEE SHT. A.1.1 FOR SCALE PLAN

DRAWN BY: MLB

PROJECT No.: 1302

DATE: 9.2.2014



(EXISTING STRUCTURES) (EXISTING STRUCTURES)

LEGEND:

- A. EXTENSIVE RAISED PLANTED BERMS AND PLANTING PROVIDE SCREENING
- B. ENTRY DRIVE W/ GATE. PATTERNS OF INTEGRAL COLOR CONCRETE PAVERS
- C. COVERED PARKING
- D. ACCESSIBLE LOBBY W/ ELEVATOR
- E. CAR GARDEN PAVING IS GRANITE GRAVEL - PROVIDES PERVIOUS DRAINAGE (CALCULATED FOR APPLICATION AS NON-PERMIABLE) LED LANE LIGHTS IN GRAVEL TO OUTLINE SPACES - OPEN TO SKY ABOVE
- F. EXTENSIVE PLANTINGS ON 4' TALL WALLS AROUND CAR GARDEN
- G. WATER FEATURE OPPOSITE CAR ENTRY.
- H. STORAGE LOCKERS FOR RESIDENTS
- I. SEALED TRASH ROOM - CHUTE ABOVE
- J. BACK-UP TURN AROUND FOR FIRE AND CARS.
- K. ENTRY STAIRS UP TO PODIUM LEVEL
- L. BIKE STORAGE AS PER CODE

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LANDSCAPE ARCHITECTURE

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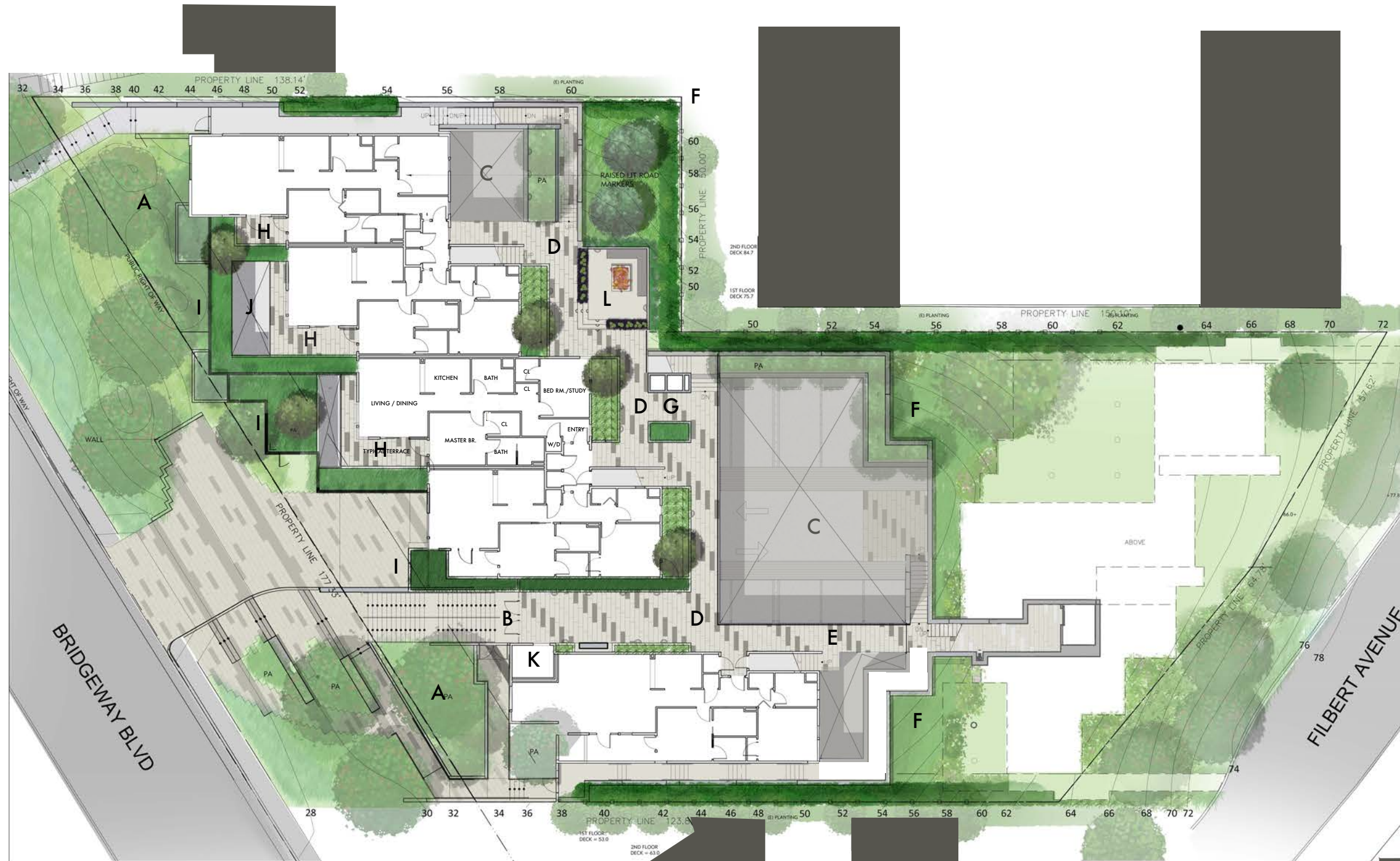
SCHEMATIC DESIGN
SHEET TITLE: ILLUSTRATIVE CAR GARDEN PLAN
NTS - SEE GRAPHIC SCALE
SCALE: SEE SHT. A.1.1 FOR SCALE PLAN

DRAWN BY: MLB

PROJECT No.: 1302

DATE: 9.2.2014

AO.5



LEGEND:

- A. EXTENSIVE RAISED PLANTED BERMS AND PLANTING PROVIDE SCREENING
- B. ENTRY STAIR W/ GATE. PATTERNS OF INTEGRAL COLOR CONCRETE PAVERS
- C. OPEN TO CAR GARDEN PARKING BELOW
- D. PODIUM TERRACE PATTERNS OF INTEGRAL COLOR PAVERS.
- E. BRIDGE OVER PARKING AND STAIR UP TO UPPER UNITS
- F. EXTENSIVE PLANTINGS ON 4' TALL WALLS AROUND CAR GARDEN
- G. TRASH CHUTE STRUCTURE
- H. TYPICAL UNIT TERRACES WITH PLANTERS AROUND EDGES
- I. PLANTERS AT VARIED HEIGHTS AT PODIUM LEVEL PROVIDE SCREENING.
- J. OPENINGS TO GARAGE BELOW
- K. ACCESSIBLE ELEVATOR LOBBY
- L. RESIDENT'S PATIO WITH FIRE FEATURE BENCHES AND SCREENED BY TREES AND WALL BEHIND.

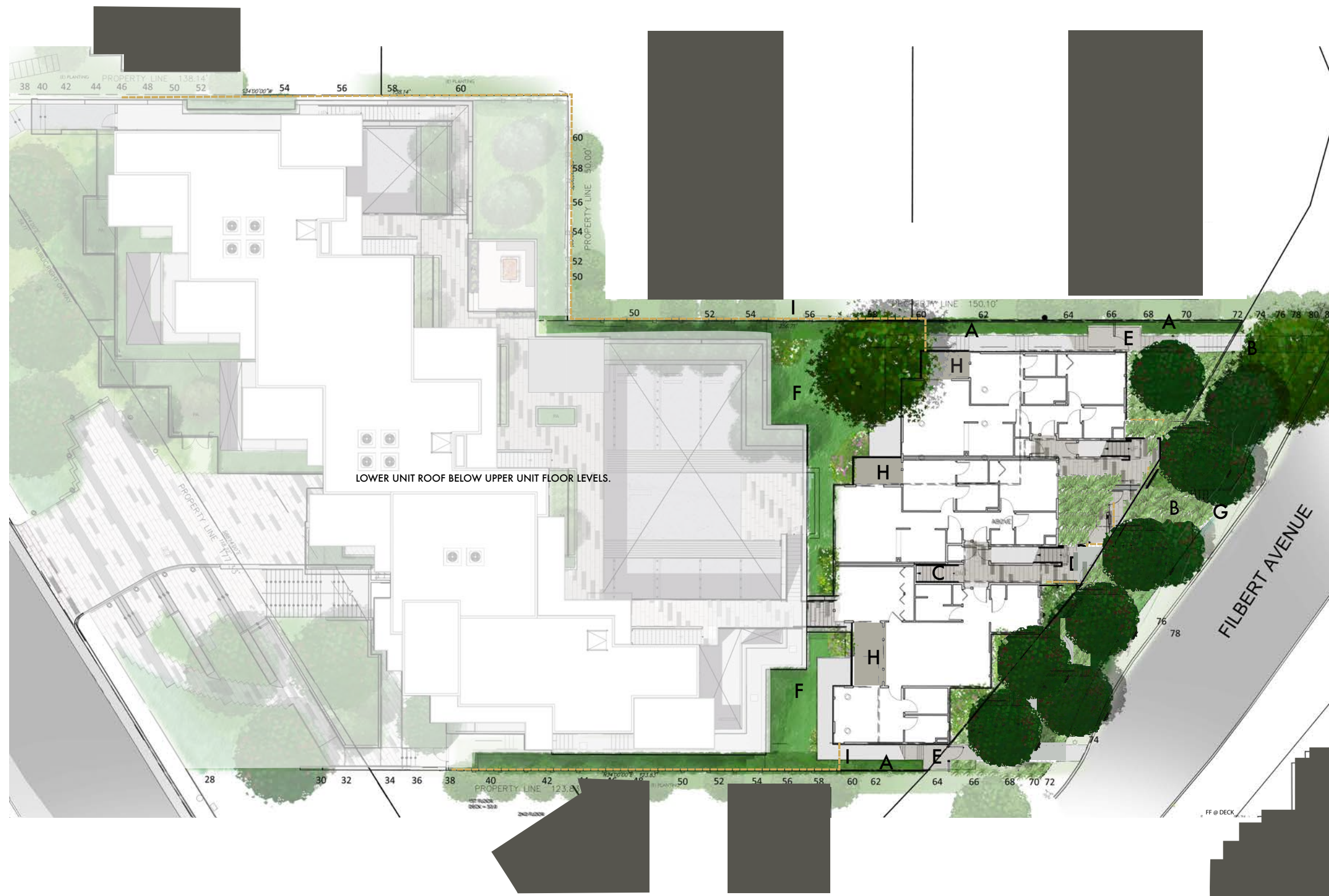
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SHEET TITLE: ILLUSTRATIVE PODIUM LEVEL PLAN
SCHEMATIC DESIGN
NTS - SEE GRAPHIC SCALE
SCALE: SEE SHT. A.1.1 FOR SCALE PLAN
DRAWN BY: MLB
PROJECT No.: 1302
DATE: 8.2.2014 **AO.6**



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LEGEND:

- A. EXTENSIVE HEDGES 6' - 8' TALL PROVIDE SCREENING @ PROPERTY LINE BUT WILL NOT BLOCK VIEWS
- B. EXISTING SCRUB WILL BE REMOVED AND REPLACED WITH NEW GROUND COVER AND NEW TREES.
- C. STAIR UP FROM ENTRY AND PARKING BELOW
- D. PATIO WITH PATTERNS OF INTEGRAL COLOR PAVERS.
- E. FIRE DEPARTMENT AND EMERGENCY EGRESS ONLY - KNOX BOX INSTALLED
- F. EXTENSIVE PLANTINGS ON 4' TALL WALLS AROUND CAR GARDEN
- G. REMOVE EXISTING STAIRS
- H. TYPICAL UNIT TERRACES WITH PLANTERS AROUND EDGES
- I. 6' OR LESS FENCING - STAINED CEDAR BOARDS - LOCATION ONLY AS SHOWN

SHEET TITLE: ILLUSTRATIVE UPPER LEVEL PLAN
SCALE: SEE SHIT. A.1.1 FOR SCALE PLAN

DRAWN BY: MLB

PROJECT No.: 1302

DATE: 9.2.2014 **AO.7**

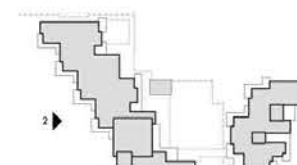


LEGEND:

- A. EXTENSIVE RAISED BERMS, PLANTED GROUND COVER AND TREE PLANTING TO PROVIDE SCREENING AND CONSISTENCY ALONG BRIDGEWAY STREETSCAPE.
- B. RAISED CONCRETE PLANTERS WITH PLANTING ON ROOFS TO PROVIDE PRIVACY FOR UNIT TERRACES AND SCREENING ALONG BRIDGEWAY AND TO CONCEAL LOWER PARKING LEVEL.
- C. ENTRY DRIVE W/ GATE. PATTERNS OF INTEGRAL COLOR CONCRETE PAVERS
- D. ENTRY STAIR FOR RESIDENTS AND GUESTS
- E. ROOF HEIGHTS CONSISTENT WITH ADJACENT PROPERTIES
- F. ADJACENT PROPERTIES WITH VIEWS OVER BRIDGEWAY.

SHEET NOTES:

- | | |
|---|--|
| ① CONCRETE RETAINING / FOUNDATION WALL W/ STUCCO SKIM COAT; PAINTED | ⑪ CURB MOUNTED FROSTED ACRYLIC SKYLIGHT |
| ② CONCRETE PLANTER W/ STUCCO SKIM COAT; PAINTED | ⑫ FLAT ROOF OVERHANG / SUN SHADE W/ FABCA; PAINTED |
| ③ ROLLUP METAL GARAGE DOOR | ⑬ WOOD SIDING W/ 12" EXPOSURE; PAINTED |
| ④ MONUMENTAL COLORED CONCRETE ENTRY STAIR | ⑭ WOOD SHINGLES; PAINTED |
| ⑤ BRUSHED STAINLESS STEEL CABLE GUARDRAIL ASSEMBLY | ⑮ ALUMINUM WINDOW W/ DARK BRONZE ANODIZED FINISH |
| ⑥ WOOD SLAT PRIVACY FENCE | ⑯ ALUMINUM GLASS DOOR W/ DARK BRONZE ANODIZED FINISH |
| ⑦ METAL ENTRY / SECURITY GATE | ⑰ LINE OF EXISTING GRADE AT PROPERTY LINE |
| ⑧ TRASH / RECYCLING CHUTE PAVILION | |
| ⑨ ELEVATED PEDESTRIAN WALKWAY | |
| ⑩ STRUCTURAL CONCRETE PIER | |



NORTH ELEVATION 2
SCALE: 1/8"=1'-0"

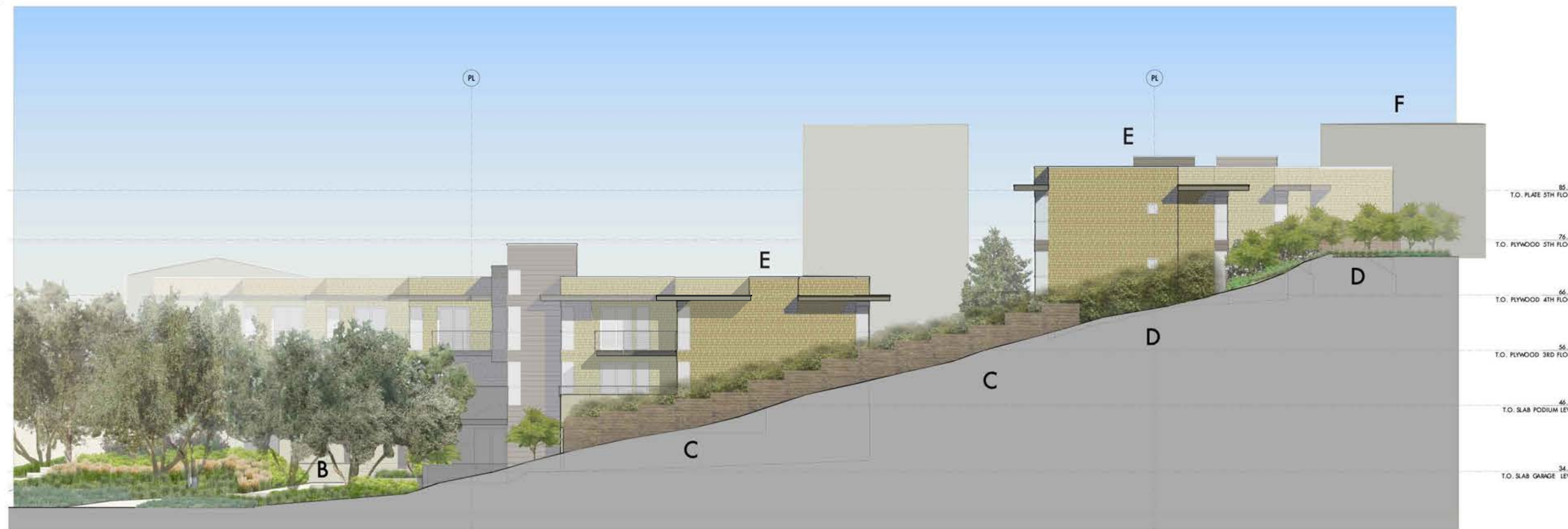


MILES BERGER, A.I.A.
1700 BROADWAY, SUITE 1100
TIBURON, CALIFORNIA 94920
415.439.1863

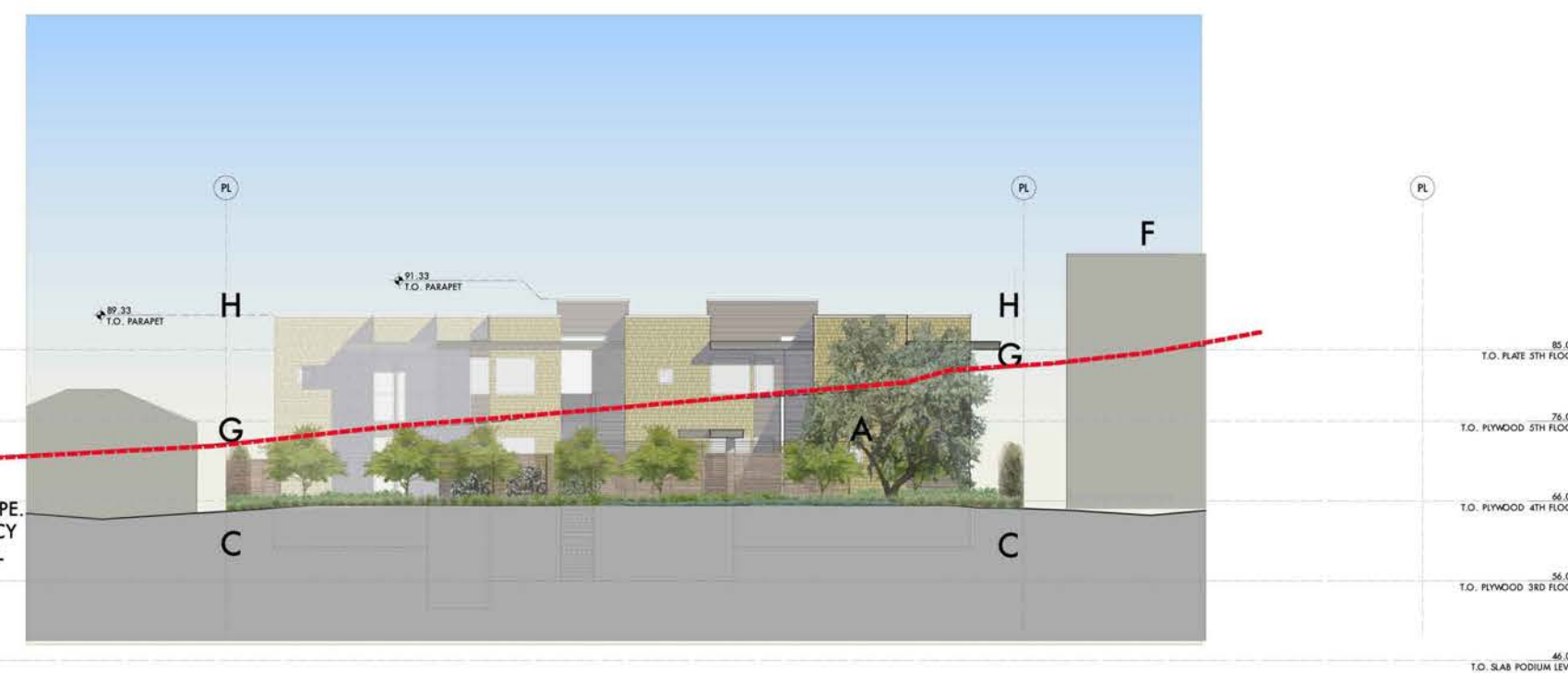
MILES@HBA-ATA.COM

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SHEET TITLE: NORTH ELEV. W/ LANDSCAPE
SCALE: 1" = 1'-0"
DRAWN BY: MLB
PROJECT No.: 1302
DATE: 9.6.2014 **AO.8**



A

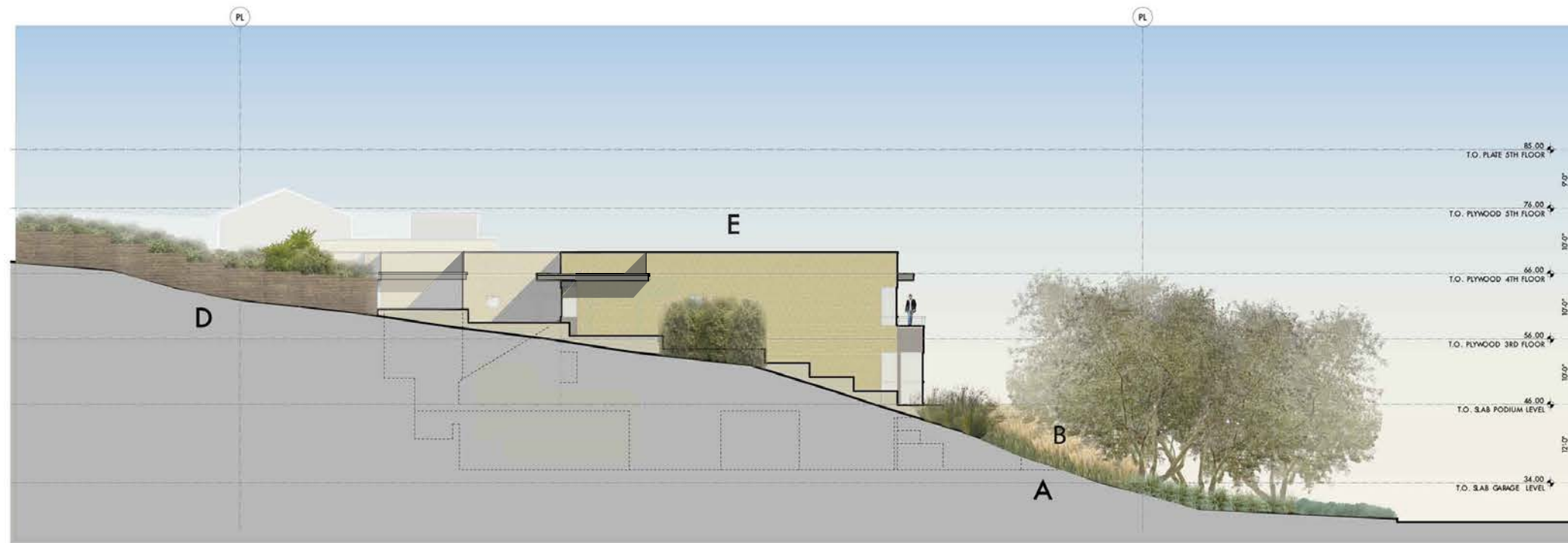


LEGEND:

- A. EXTENSIVE RAISED BERMS, PLANTED GROUND COVER AND TREES PLANTING TO PROVIDE SCREENING AND CONSISTENCY ALONG BRIDGEWAY STREETSCAPE.
- B. RAISED CONCRETE PLANTERS WITH PLANTING ON ROOFS TO PROVIDE PRIVACY FOR UNIT TERRACES AND SCREENING ALONG BRIDGEWAY AND TO CONCEAL LOWER PARKING LEVEL.
- C. STAINED CEDAR FENCING 6' OR LOWER
- D. HEDGES ALONG PROPERTY LINE 6' - 8' TALL AT MATURITY
- E. 40' AND 26' BUILDING PROFILE W/ SETBACK NEAR PROPERTY LINE
- F. ADJACENT APARTMENT BUILDINGS ENTERED FROM FILBERT STREET
- G. HEIGHT OF THE CENTERLINE OF FILBERT STREET. MASS OF BUILDINGS BELOW STREET LEVEL
- H. HEIGHT OF BUILDINGS BELOW HEIGHT OF ADJACENT APARTMENT BUILDINGS

SHADES OF GREEN
LANDSCAPE ARCHITECTURE
138 BRITANNIA, SUITE 100, SAN FRANCISCO, CA 94103
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EAST ELEVATION 1
SCALE: 1/8"=1'-0"



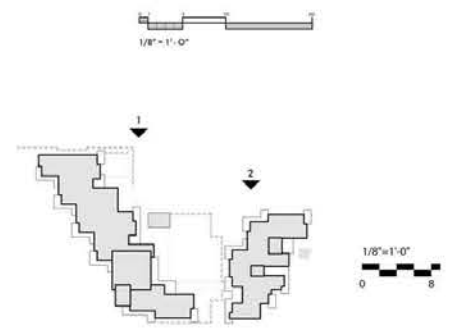
EAST ELEVATION 2
SCALE: 1/8"=1'-0"

LEGEND:

- A. EXTENSIVE RAISED BERMS, PLANTED GROUND COVER AND TREES PLANTING TO PROVIDE SCREENING AND CONSISTENCY ALONG BRIDGEWAY STREETSCAPE.
- B. RAISED CONCRETE PLANTERS WITH PLANTING ON ROOFS TO PROVIDE PRIVACY FOR UNIT TERRACES AND SCREENING ALONG BRIDGEWAY AND TO CONCEAL LOWER PARKING LEVEL.
- C. ENTRY DRIVE W/ GATE. PATTERNS OF INTEGRAL COLOR CONCRETE PAVERS
- D. ENTRY STAIR FOR RESIDENTS AND GUESTS
- E. ROOF HEIGHTS CONSISTENT WITH ADJACENT PROPERTIES
- F. ADJACENT PROPERTIES WITH VIEWS OVER BRIDGEWAY.

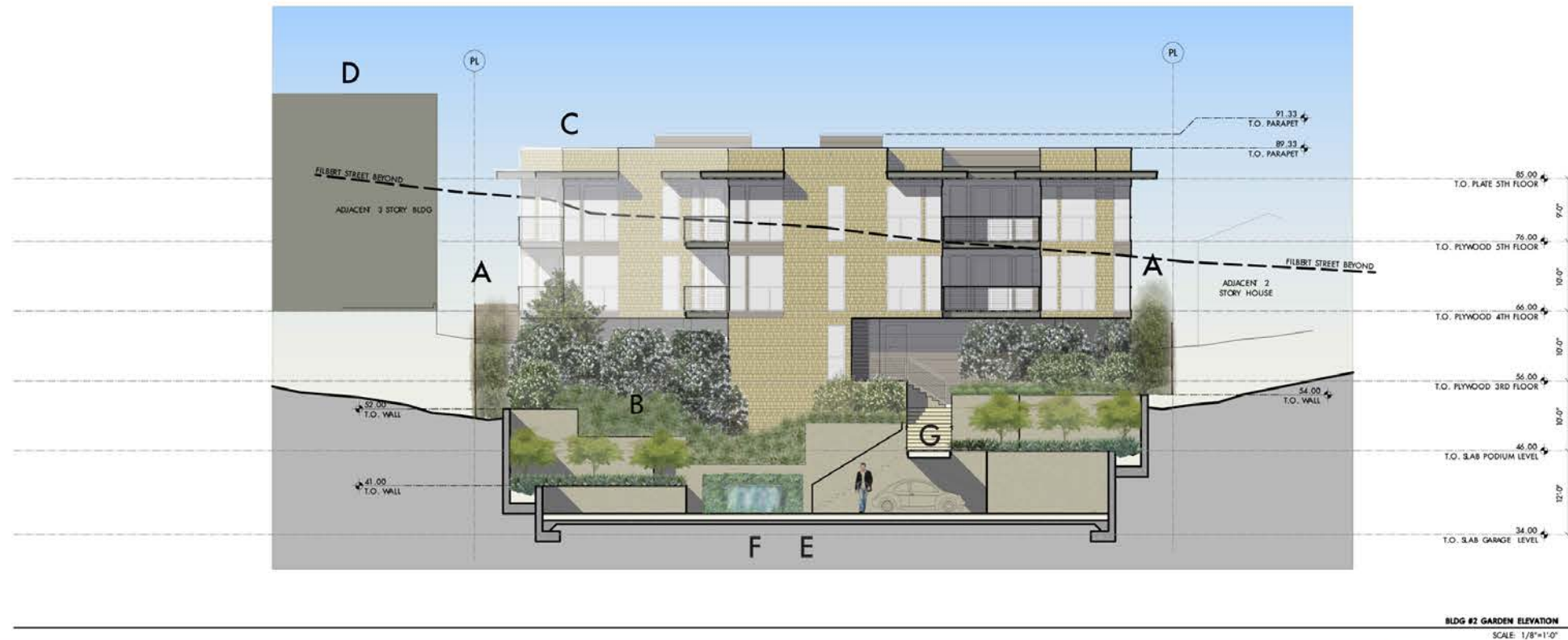
SHEET NOTES:

- | | |
|---|--|
| ① CONCRETE RETAINING / FOUNDATION WALL W/ STUCCO SKIM COAT; PAINTED | ⑪ CURB MOUNTED FROSTED ACRYLIC SKYLIGHT |
| ② CONCRETE PLANTER W/ STUCCO SKIM COAT; PAINTED | ⑫ FLAT ROOF OVERHANG / SUN SHADE W/ FASCIA PAINTED |
| ③ ROLL-UP METAL GARAGE DOOR | ⑬ WOOD SIDING W/ 12" EXPOSURE; PAINTED |
| ④ MONUMENTAL COLORED CONCRETE ENTRY STAIR | ⑭ WOOD SHINGLES; PAINTED |
| ⑤ BRUSHED STAINLESS STEEL CABLE GUARDRAIL ASSEMBLY | ⑮ ALUMINUM WINDOW W/ DARK BRONZE ANODIZED FINISH |
| ⑥ WOOD SLAT PRIVACY FENCE | ⑯ ALUMINUM GLASS DOOR W/ DARK BRONZE ANODIZED FINISH |
| ⑦ METAL ENTRY / SECURITY GATE | ⑰ LINE OF EXISTING GRADE AT PROPERTY LINE |
| ⑧ TRASH / RECYCLING CHUTE PAVILION | |
| ⑨ ELEVATED PEDESTRIAN WALKWAY | |
| ⑩ STRUCTURAL CONCRETE PIER | |



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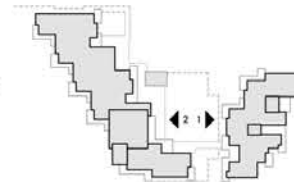
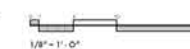
SHEET TITLE: EAST ELEV. W/ LANDSCAPE
SCALE: 1" = 1'-0"
DRAWN BY: MLB
PROJECT No.: 1302
DATE: 9.6.2014 AO.10



- LEGEND:**
- A. HEDGES AND CEDAR FENCING AT PORTIONS OF PROPERTY LINE FENCES LESS THAN 6'
 - B. EXTENSIVE PLANTING IN LOWER TERRACES AND HILLSIDE AROUND CAR GARDEN
 - C. HEIGHTS COMPARABLE OR LOWER THAN ADJACENT STRUCTURES.
 - D. ADJACENT STRUCTURES ON EITHER SIDE OF PARKING AREAS
 - E. PARKING AREAS - CAR GARDEN, SURFACE IS GRANITE GRAVEL
 - F. WATER FEATURE AND GREEN WALL AT CAR GARDEN OPPOSITE AUTO ENTRY
 - G. BRIDGE AND STAIRS UP TO UPPER UNITS

SHEET NOTES:

- | | |
|---|---|
| ① CONCRETE RETAINING / FOUNDATION WALL W/ STUCCO SKIM COAT; PAINTED | ⑪ CURB MOUNTED FROSTED ACRYLIC SKYLIGHT |
| ② CONCRETE PLANTER W/ STUCCO SKIM COAT; PAINTED | ⑫ FLAT ROOF OVERHANG / SUN SHADE W/ FASCIA PAINTED |
| ③ ROLL-UP METAL GARAGE DOOR | ⑬ WOOD SIDING W/ 12" EXPOSURE; PAINTED |
| ④ MONUMENTAL COLORED CONCRETE ENTRY STAIR | ⑭ WOOD SHINGLES; PAINTED |
| ⑤ BRUSHED STAINLESS STEEL CABLE GUARDRAIL ASSEMBLY | ⑮ ALUMINUM WINDOW W/ DARK BRONZE ANNOXIDIZ FINISH |
| ⑥ WOOD SLAT PRIVACY FENCE | ⑯ ALUMINUM GLASS DOOR W/ DARK BRONZE ANNOXIDIZ FINISH |
| ⑦ METAL ENTRY / SECURITY GATE | ⑰ LINE OF EXISTING GRADE AT PROPERTY LINE |
| ⑧ TRAM / RECYCLING CHUTE PAVILION | |
| ⑨ ELEVATED PEDESTRIAN WALKWAY | |
| ⑩ STRUCTURAL CONCRETE PIER | |



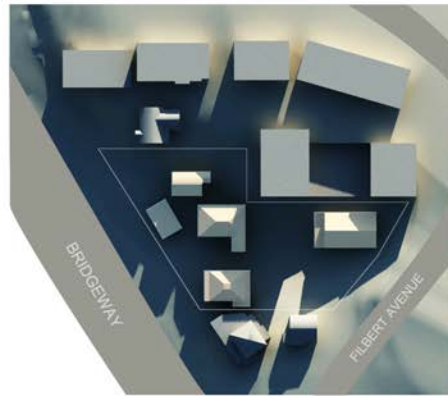
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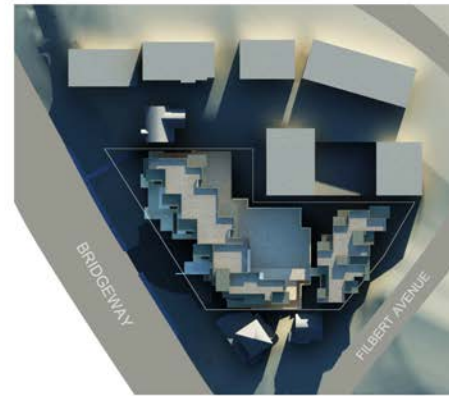
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SHEET TITLE: SCHEMATIC DESIGN SECTIONS W/ LANDSCAPE
SCALE: 1" = 1'-0"
DRAWN BY: MLB
PROJECT No.: 1302
DATE: 09.06.14 AO.11

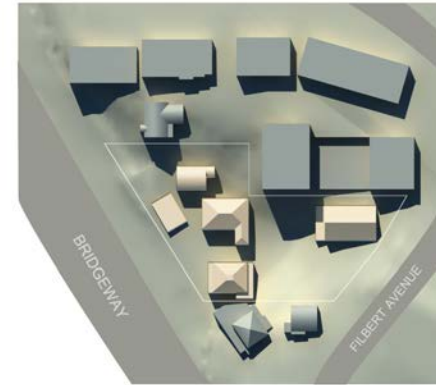


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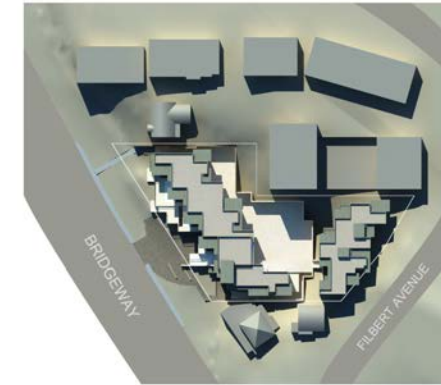


PROPOSED

9 am 1 December shadows

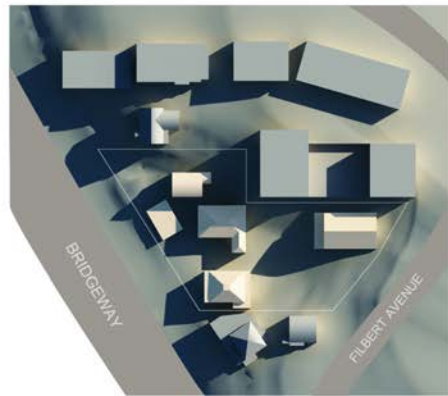


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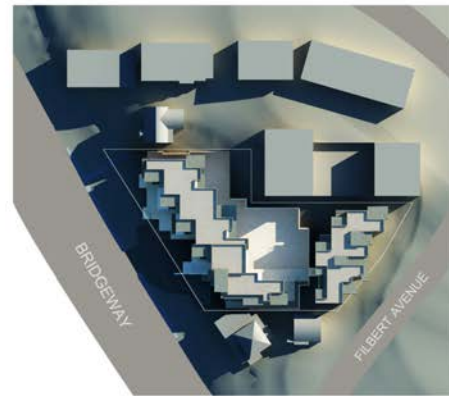


PROPOSED

9 am 1 June shadows

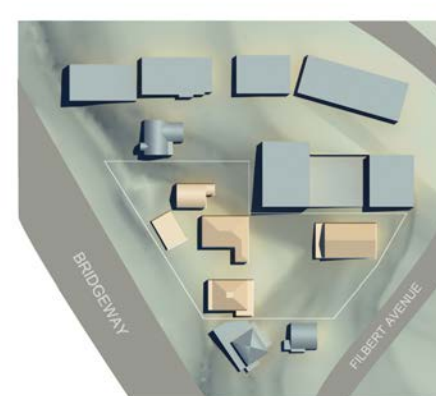


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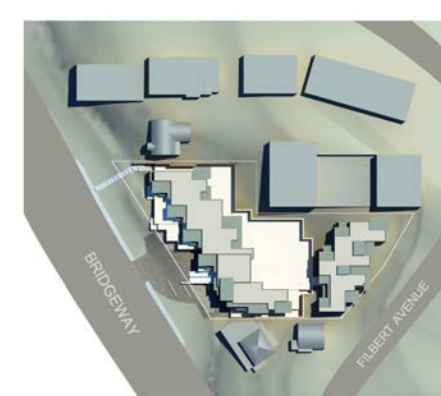


PROPOSED

12 pm December shadows

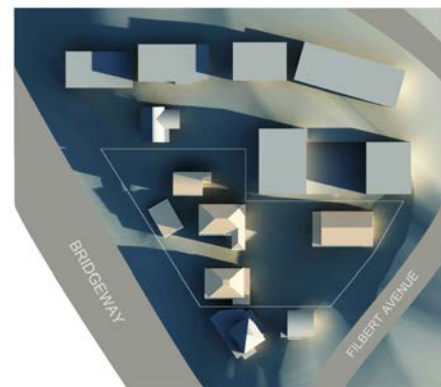


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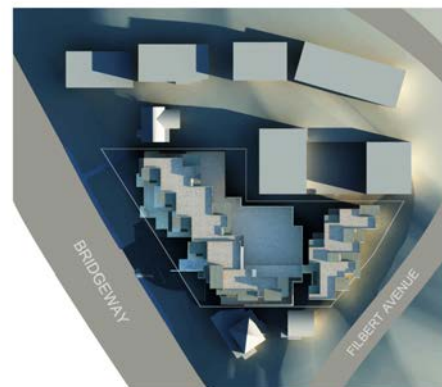


PROPOSED

12 pm June shadows

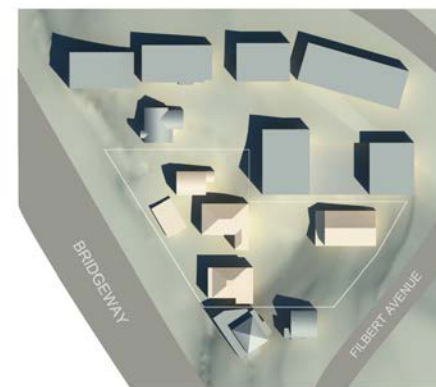


EXISTING



PROPOSED

3 pm 1 December shadows



EXISTING



PROPOSED

3 pm 1 June shadows

**BRIDGEWAY
COMMONS**

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

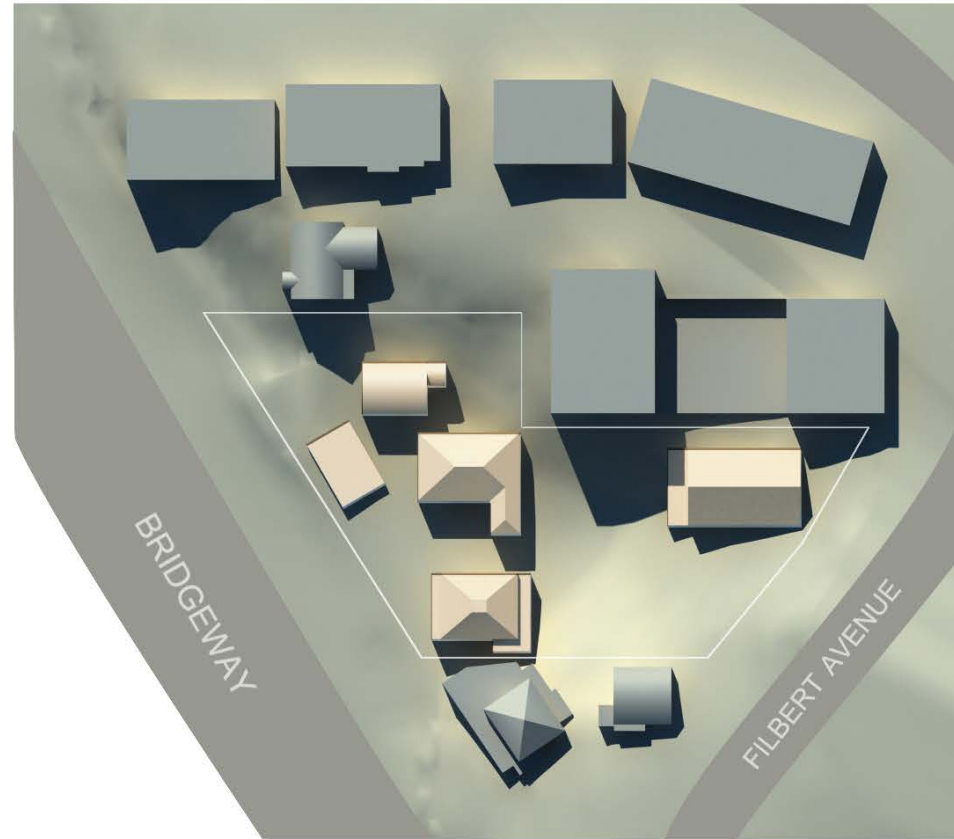
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0 6 4 - 1 5 1 - 0 3

OWNER:
SY JARDINES
LOOKOUT, LLC

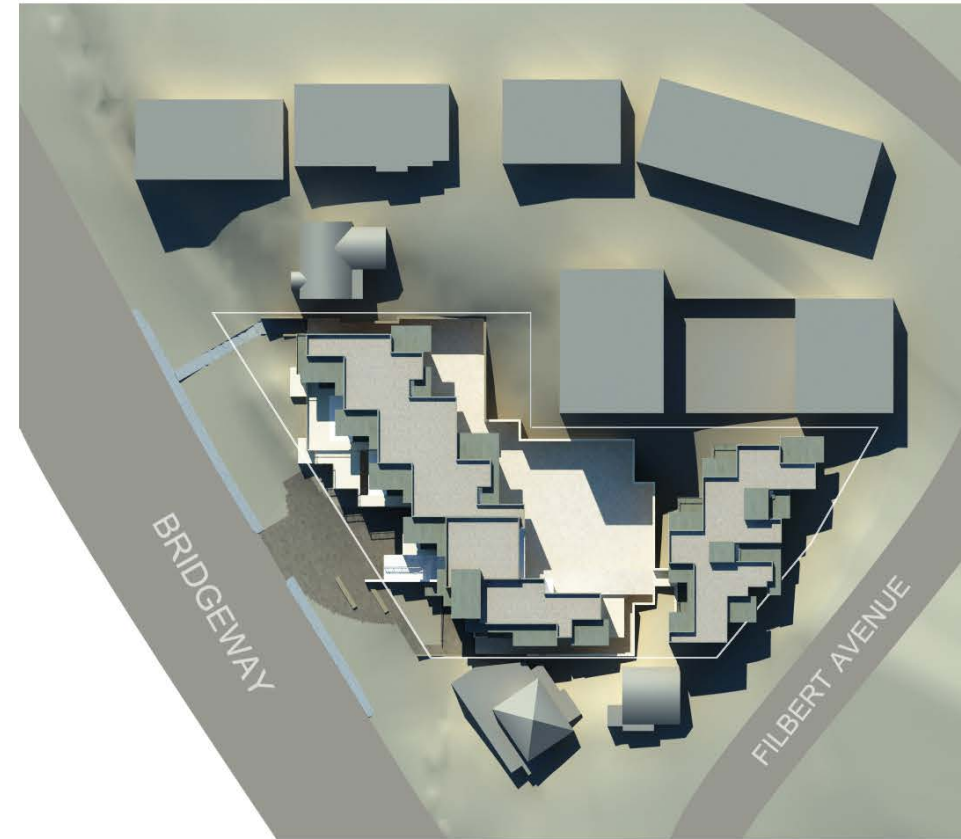
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PROPOSED

9 am 1 June shadows

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TIBURON, CA 94920
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SHEET TITLE: SHADOW
STUDY DIAGRAM
JUNE 1ST 9am

SCALE: NTS

DATE: 09.06.14

A0.12a

**BRIDGEWAY
COMMONS**

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

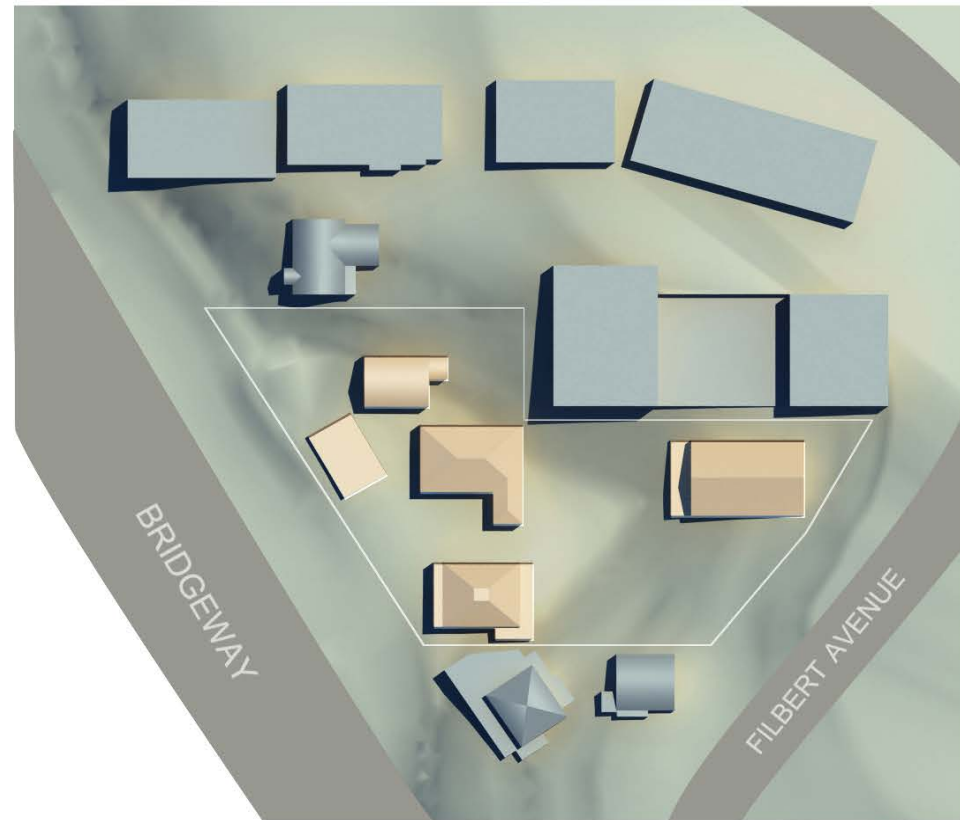
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OWNER:
SY JARDINES
LOOKOUT, LLC

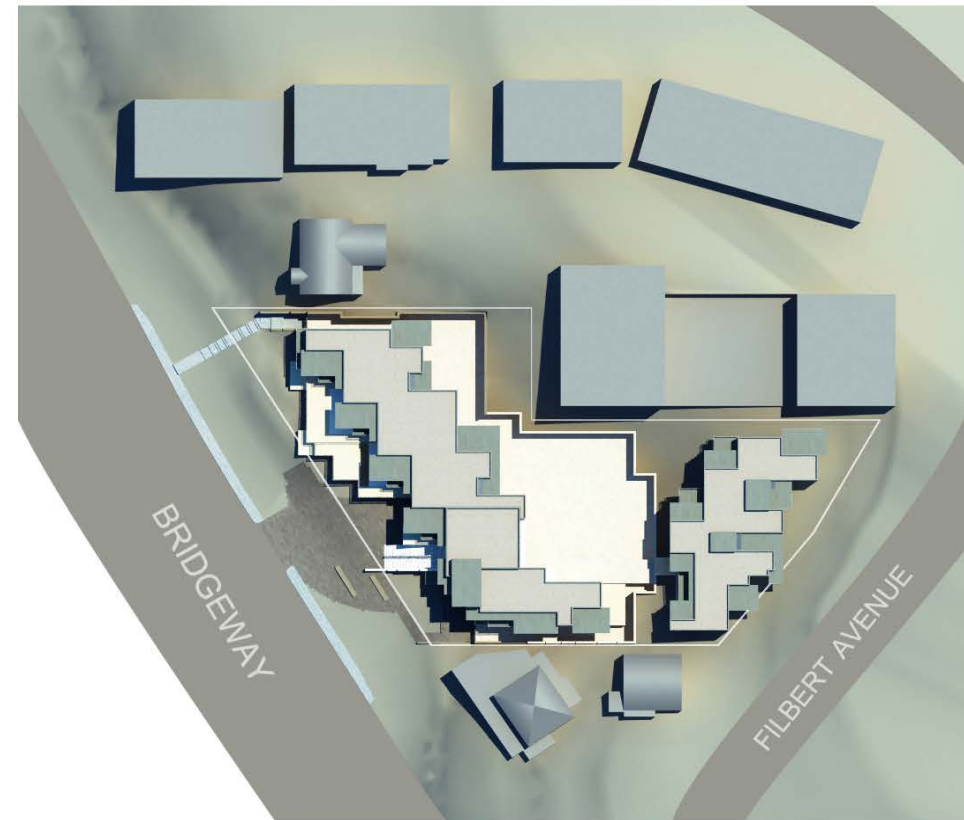
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CA 94109



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EXISTING



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12 pm June shadows

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MILES@MB-AIA.COM

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SHEET TITLE: SHADOW
STUDY DIAGRAM
JUNE 1ST 12 pm

SCALE: NTS

DATE: 09.06.14

A0.12b

**BRIDGEWAY
COMMONS**

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

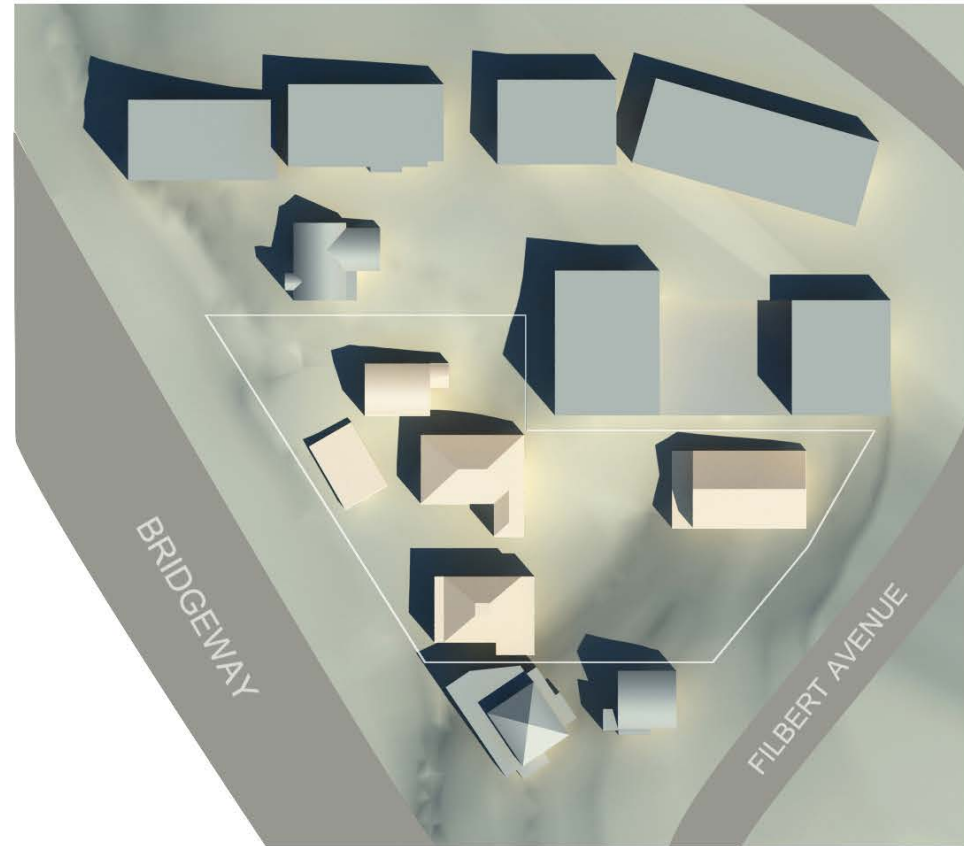
APN:
0 6 4 - 1 5 1 - 0 2
0 6 4 - 1 5 1 - 0 3

OWNER:
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LOOKOUT, LLC

OWNERS REP:
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EXISTING



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3 pm 1 June shadows

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MILES@MB-AIA.COM

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SHEET TITLE: SHADOW
STUDY DIAGRAM
JUNE 1st 3pm

SCALE: NTS

DATE: 09.06.14

A0.12c

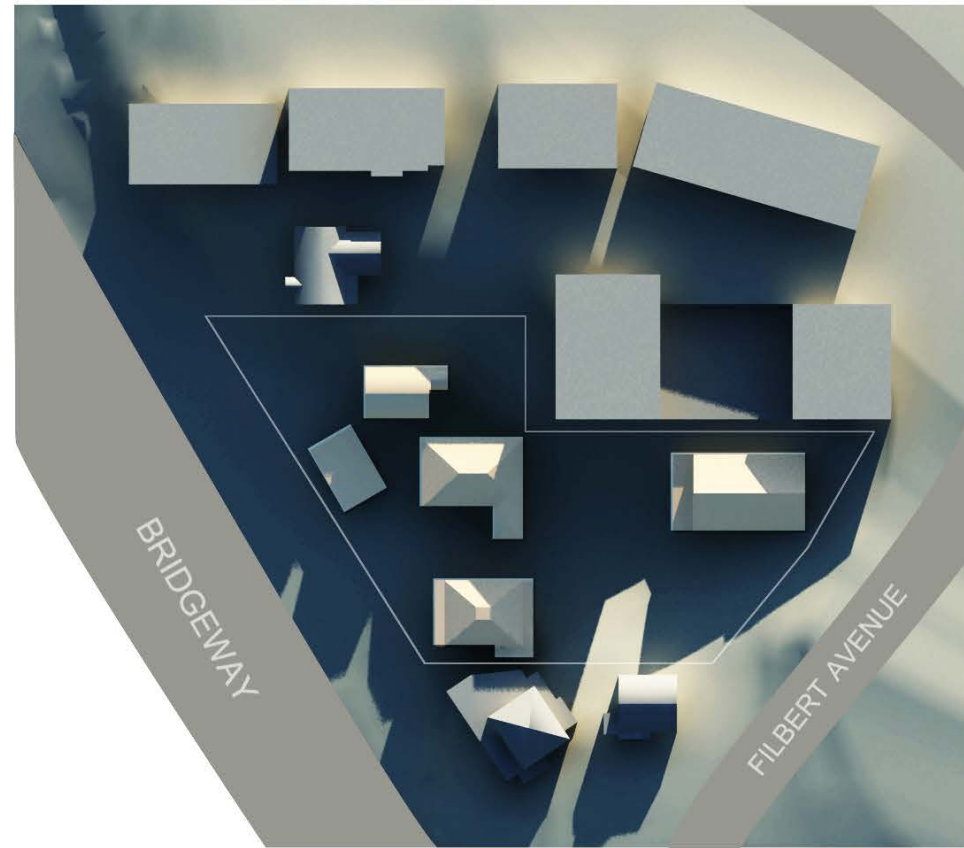
**BRIDGEWAY
COMMONS**

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

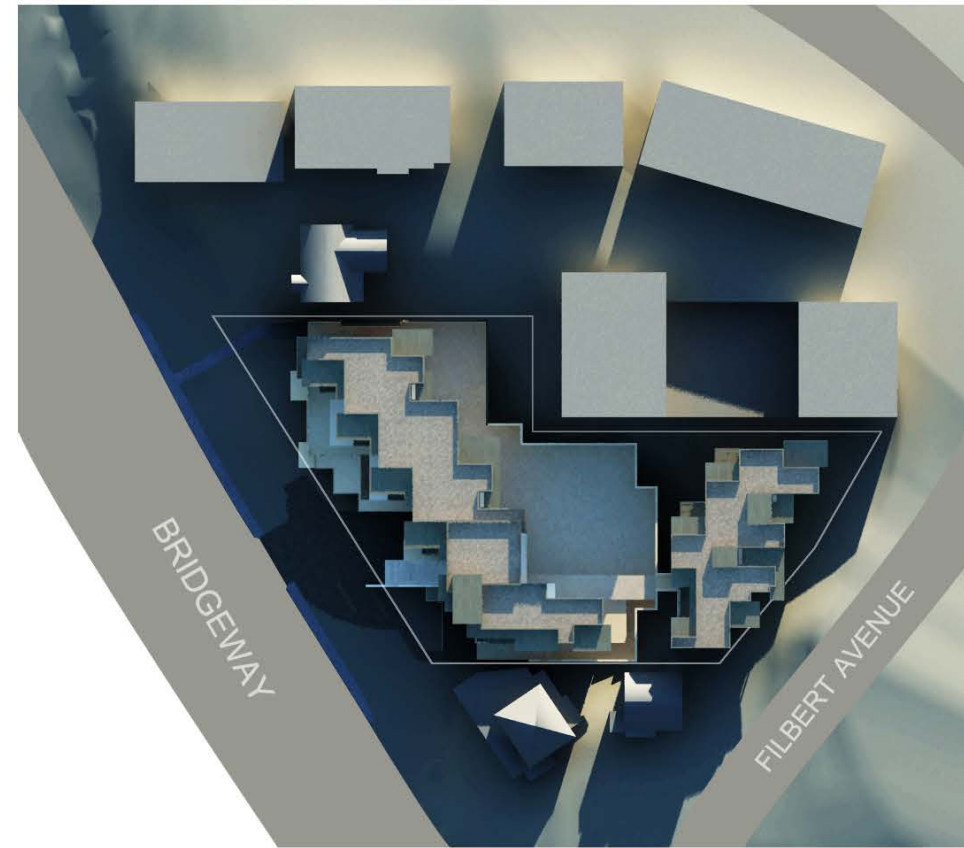
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LOOKOUT, LLC

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SAN FRANCISCO,
CA 94109



EXISTING



PROPOSED

9 am 1 December shadows

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SHEET TITLE: SHADOW
STUDY DIAGRAM
DECEMBER 1ST 9am

SCALE: NTS

DATE: 09.06.14

A0.12d

**BRIDGEWAY
COMMONS**

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

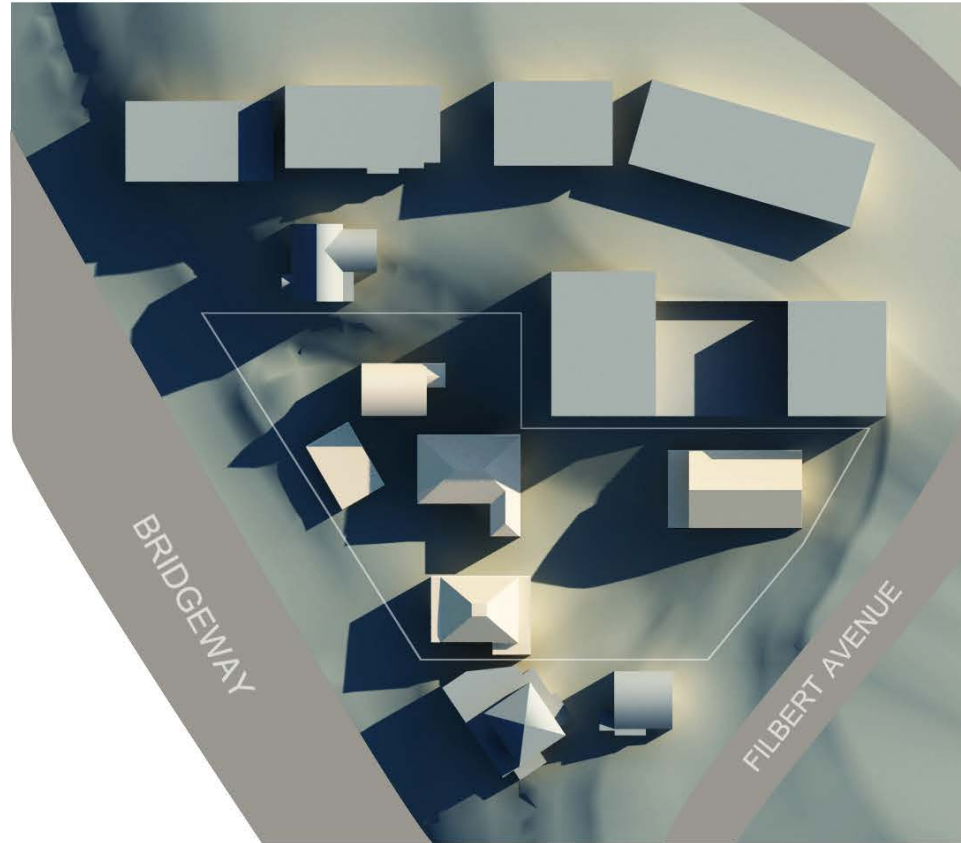
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OWNER:
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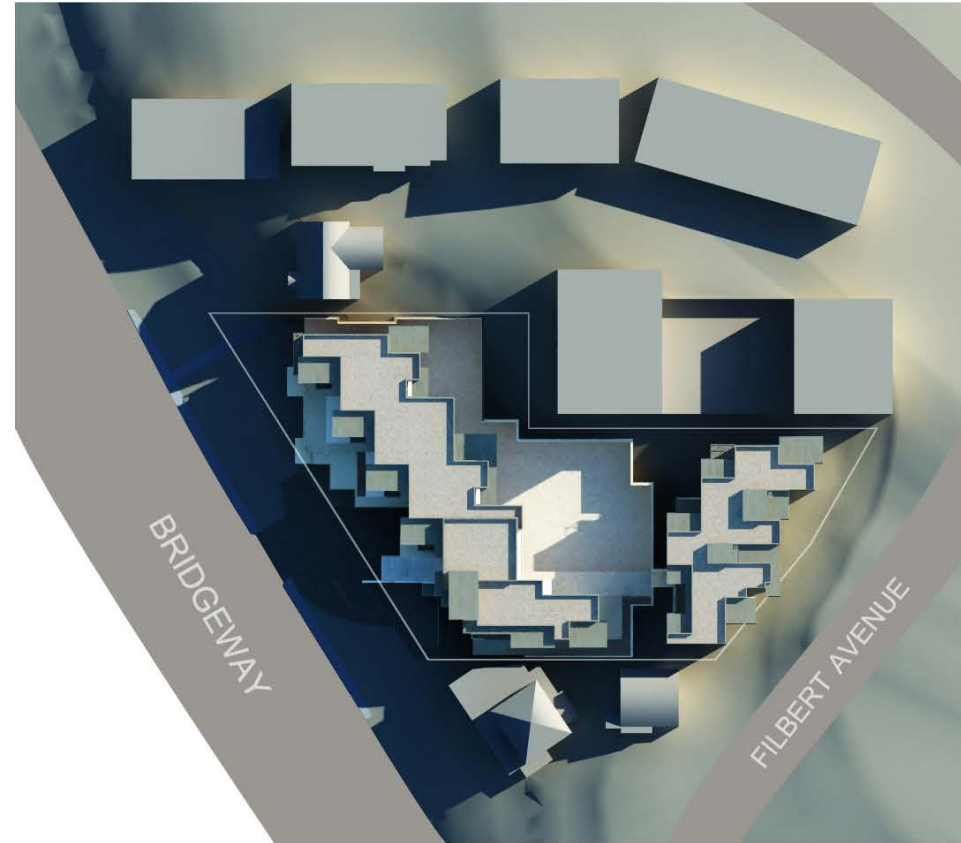
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EXISTING



PROPOSED

12 pm December shadows

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MILES@MB-AIA.COM

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SHEET TITLE: SHADOW
STUDY DIAGRAM
DECEMBER 1ST 12 pm

SCALE: NTS

DATE: 09.06.14

A0.12e

**BRIDGEWAY
COMMONS**

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

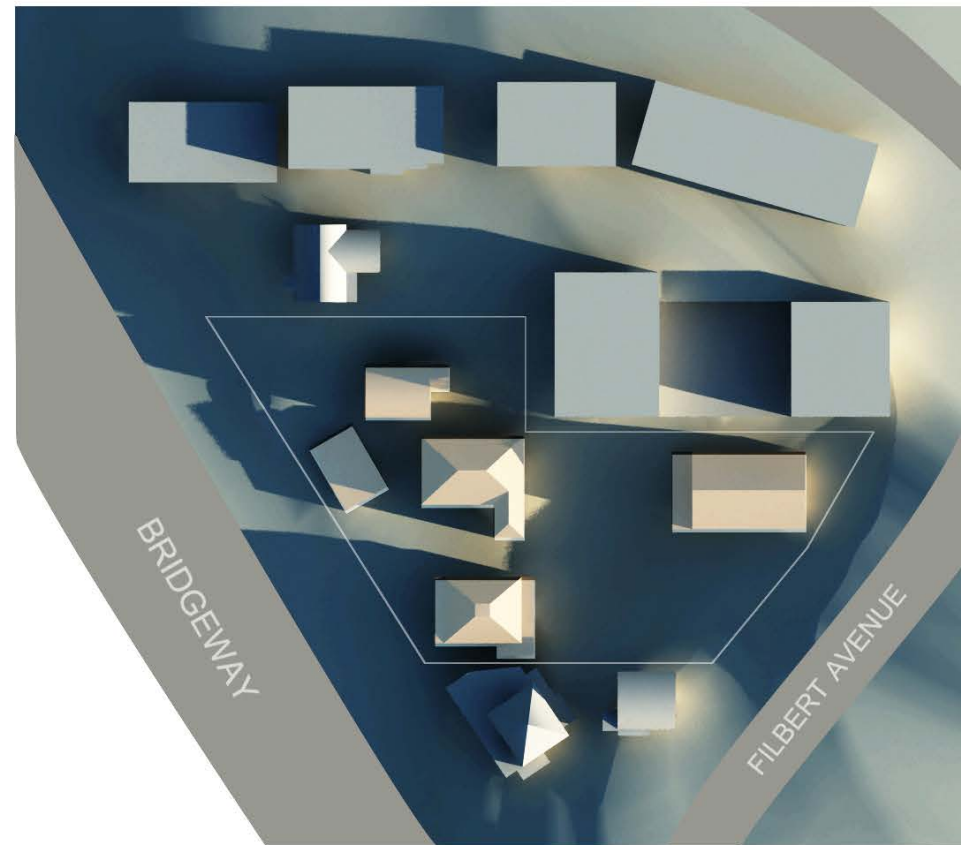
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OWNER:
SY JARDINES
LOOKOUT, LLC

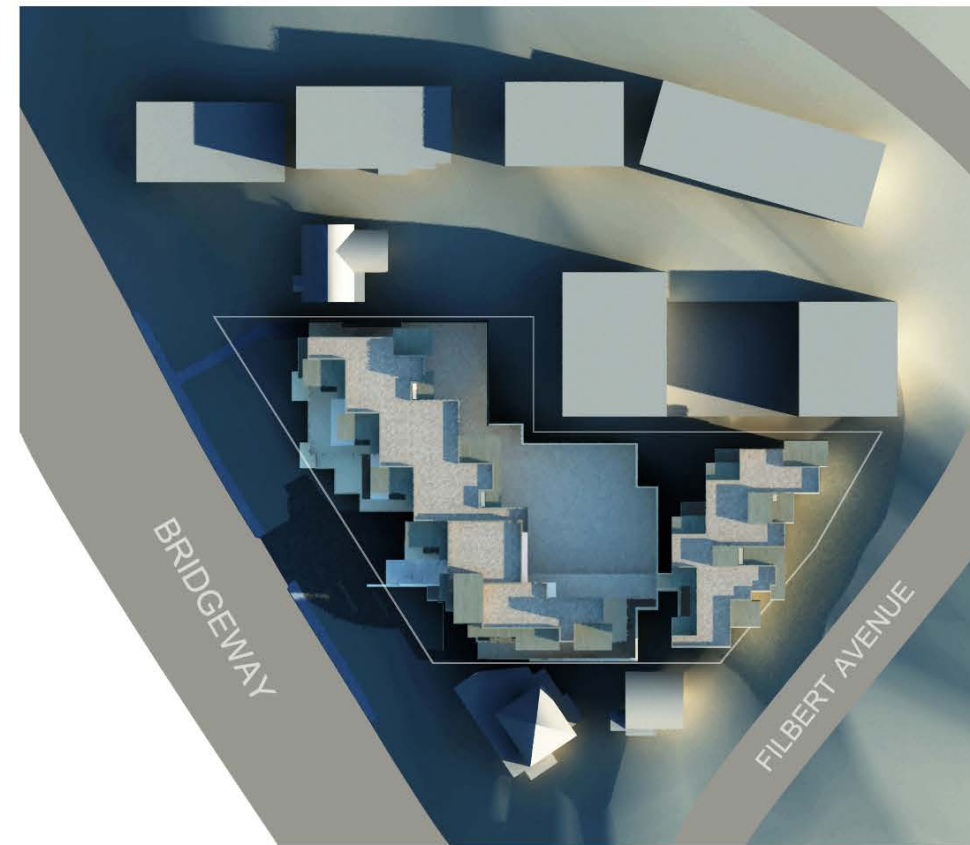
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CA 94109



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EXISTING



PROPOSED

3 pm 1 December shadows

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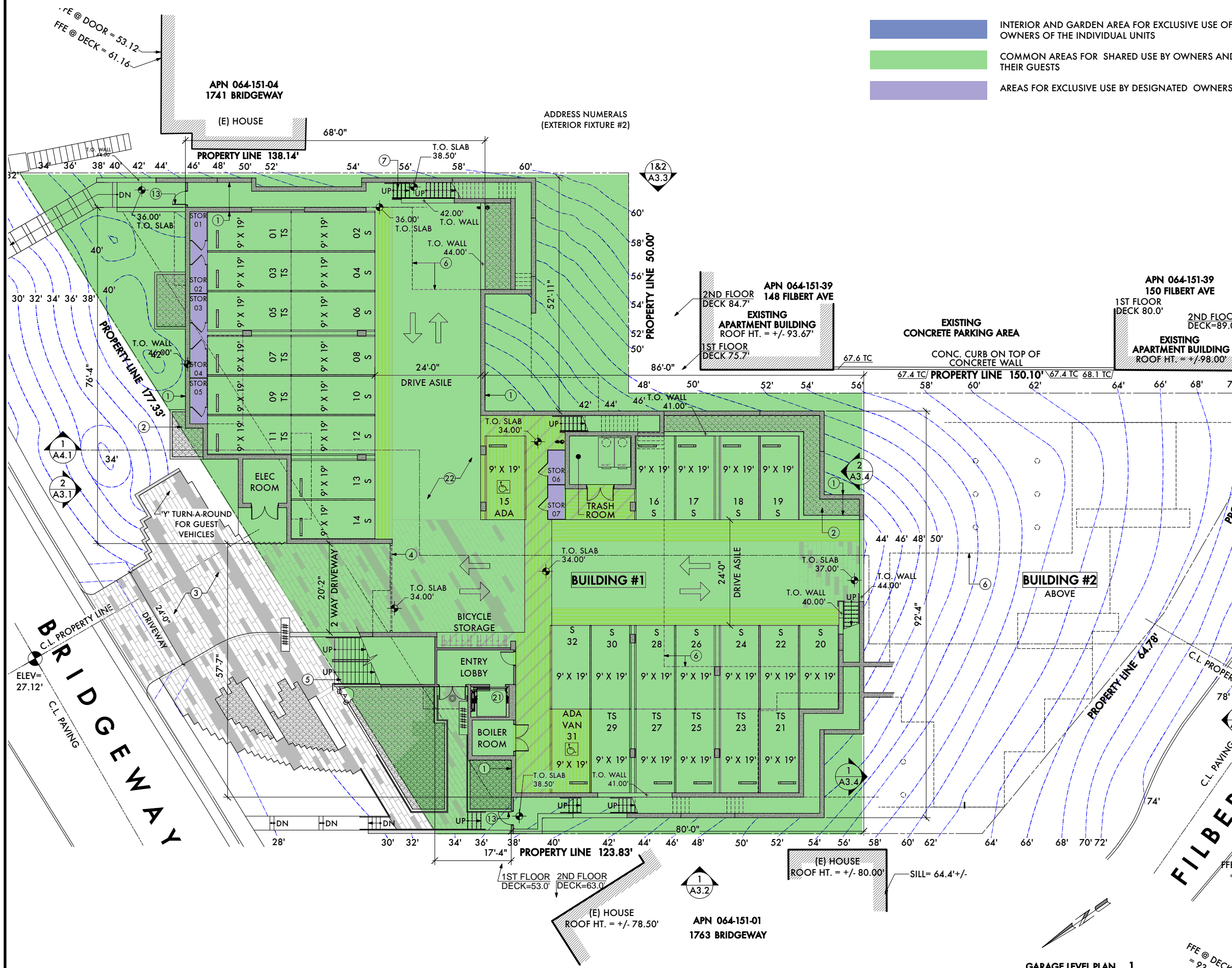
SHEET TITLE: SHADOW
STUDY DIAGRAM
DECEMBER 1st 3pm

SCALE: NTS

DATE: 09.06.14

A0.12f

- INTERIOR AND GARDEN AREA FOR EXCLUSIVE USE OF THE OWNERS OF THE INDIVIDUAL UNITS
- COMMON AREAS FOR SHARED USE BY OWNERS AND THEIR GUESTS
- AREAS FOR EXCLUSIVE USE BY DESIGNATED OWNERS.



GARAGE LEVEL PLAN 1
SCALE: 1/8"=1'-0"

FFE @ DECK = 93.53

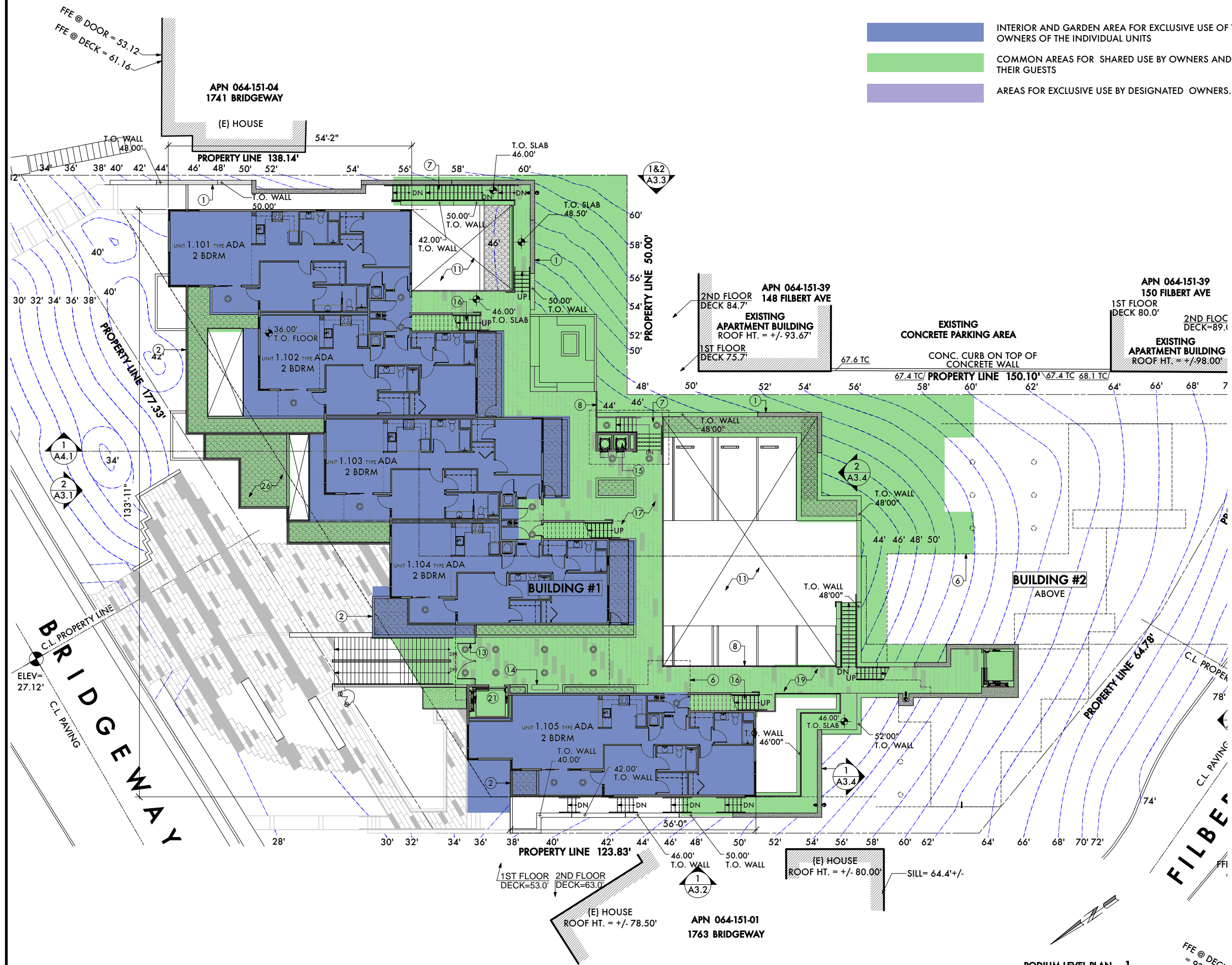


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SCHEMATIC DESIGN
SHEET: USE DIAGRAM - garage level
NTS - SEE GRAPHIC SCALE
SCALE: SEE SHT. A.1.1 FOR SCALE PLAN
DRAWN BY: MLB
PROJECT No.: 1302
DATE: 9.6.2014 AO.13

- INTERIOR AND GARDEN AREA FOR EXCLUSIVE USE OF THE OWNERS OF THE INDIVIDUAL UNITS
- COMMON AREAS FOR SHARED USE BY OWNERS AND THEIR GUESTS
- AREAS FOR EXCLUSIVE USE BY DESIGNATED OWNERS.



PODIUM LEVEL PLAN 1
SCALE: 1/8"=1'-0"

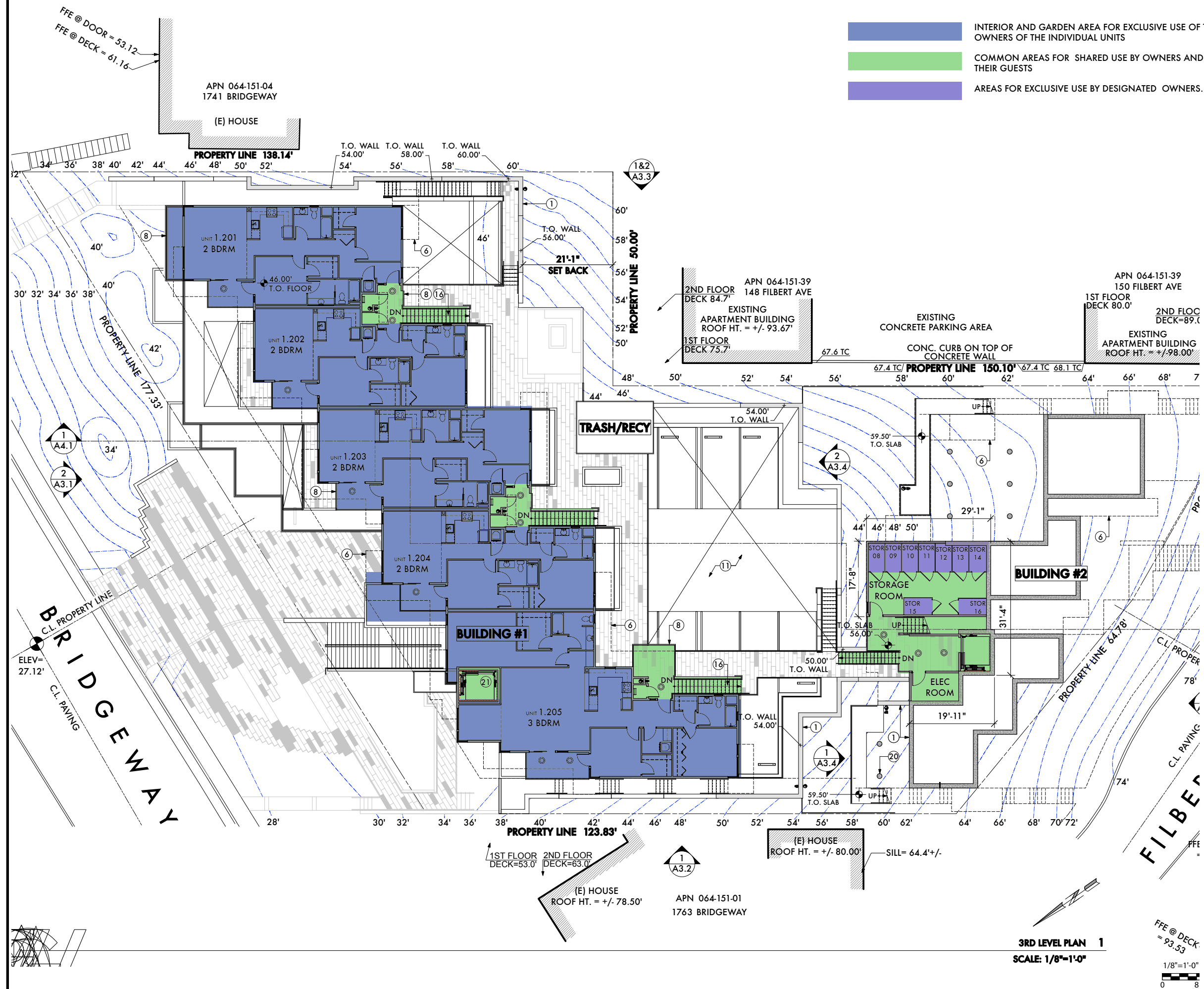
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SCHEMATIC DESIGN
SHEET: USE DIAGRAM - podium level
NTS- SEE GRAPHIC SCALE
SCALE: SEE SHT. A.1.1 FOR SCALE PLAN
DRAWN BY: MLB
PROJECT No.: 1302
DATE: 9.6.2014 AO.14

FFE @ DECK = 93.33
1/8"=1'-0"
0 8

- INTERIOR AND GARDEN AREA FOR EXCLUSIVE USE OF THE OWNERS OF THE INDIVIDUAL UNITS
- COMMON AREAS FOR SHARED USE BY OWNERS AND THEIR GUESTS
- AREAS FOR EXCLUSIVE USE BY DESIGNATED OWNERS.



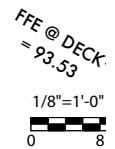
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SCHEMATIC DESIGN
SHEET: USE DIAGRAM - Third level
NTS - SEE GRAPHIC SCALE
SCALE: SEE SHT. A.1.1 FOR SCALE PLAN
DRAWN BY: MLB
PROJECT No.: 1302
DATE: 9.6.2014 AO.15

3RD LEVEL PLAN 1
SCALE: 1/8"=1'-0"



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

THE SCHEMATIC PLANS PROVIDED BY THE DESIGN ARCHITECT, MILES BERGER, AIA, ARE FOR GENERAL DESIGN INTENT ONLY. NO REPRESENTATION IS MADE THAT THEY MEET ALL CODE, ACCESSIBILITY, EGRESS OR BUILDING REQUIREMENTS. THE PREPARATION OF CONSTRUCTION DOCUMENTS BY THE PROVIDER OF CONSTRUCTION DOCUMENTS WILL REQUIRE REVIEW AND POSSIBLE REVISION OF CODE COMPLIANCE, ACCESSIBILITY, EGRESS, FIRE PREVENTION MEASURES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.



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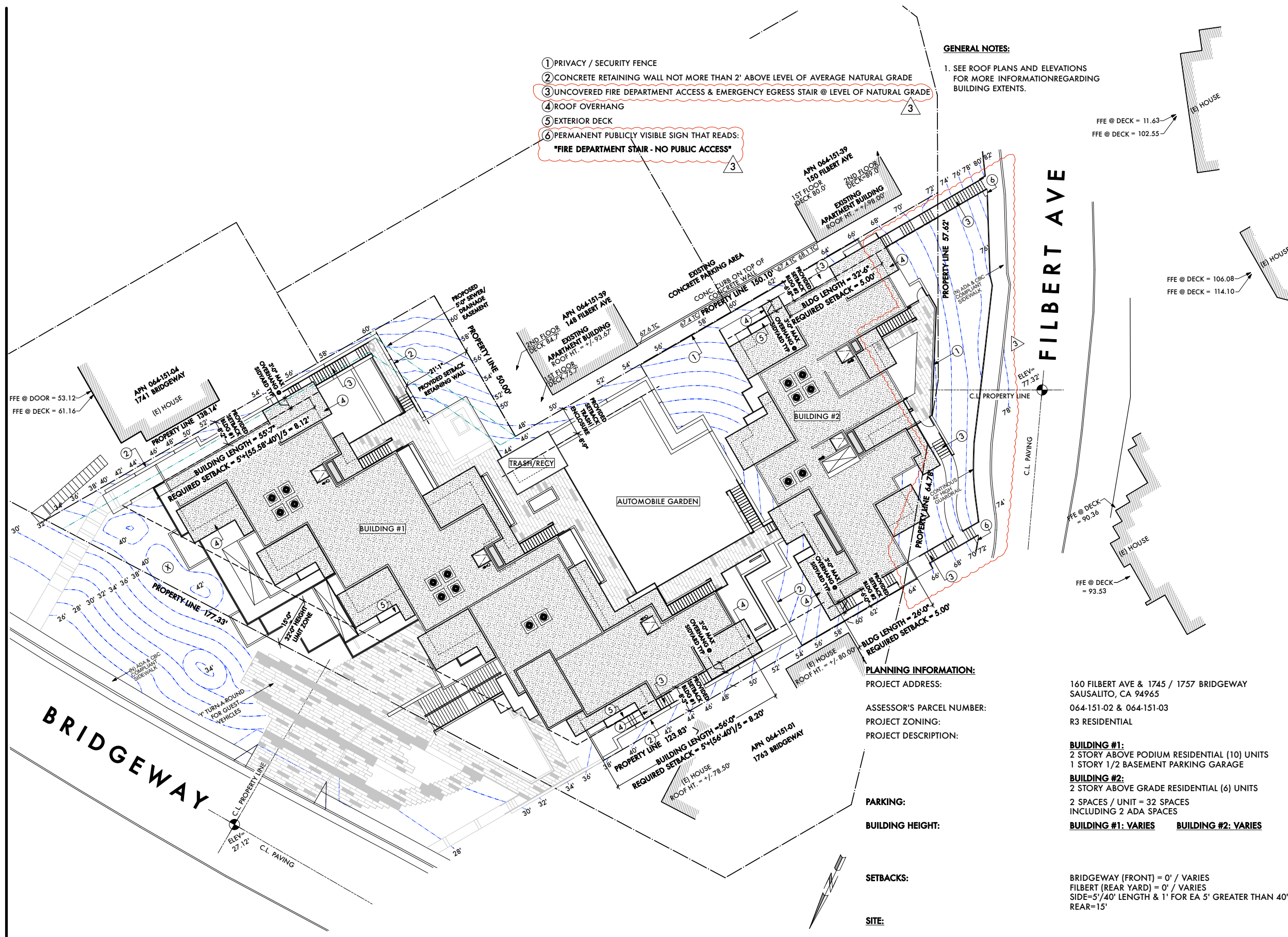
SHEET TITLE:
SITE PLAN
SCALE: 3/32" = 1'-0"
DRAWN BY: SV
PROJECT No.: 1302
DATE: 08.12.15

A1.1

GENERAL NOTES:

1. SEE ROOF PLANS AND ELEVATIONS FOR MORE INFORMATION REGARDING BUILDING EXTENTS.

- ① PRIVACY / SECURITY FENCE
- ② CONCRETE RETAINING WALL NOT MORE THAN 2' ABOVE LEVEL OF AVERAGE NATURAL GRADE
- ③ UNCOVERED FIRE DEPARTMENT ACCESS & EMERGENCY EGRESS STAIR @ LEVEL OF NATURAL GRADE
- ④ ROOF OVERHANG
- ⑤ EXTERIOR DECK
- ⑥ PERMANENT PUBLICLY VISIBLE SIGN THAT READS: "FIRE DEPARTMENT STAIR - NO PUBLIC ACCESS"



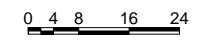
PLANNING INFORMATION:

PROJECT ADDRESS: 160 FILBERT AVE & 1745 / 1757 BRIDGEWAY SAUSALITO, CA 94965
ASSESSOR'S PARCEL NUMBER: 064-151-02 & 064-151-03
PROJECT ZONING: R3 RESIDENTIAL
PROJECT DESCRIPTION:
BUILDING #1: 2 STORY ABOVE PODIUM RESIDENTIAL (10) UNITS
1 STORY 1/2 BASEMENT PARKING GARAGE
BUILDING #2: 2 STORY ABOVE GRADE RESIDENTIAL (6) UNITS
2 SPACES / UNIT = 32 SPACES INCLUDING 2 ADA SPACES
BUILDING #1: VARIES BUILDING #2: VARIES
PARKING:
BUILDING HEIGHT:
SETBACKS: BRIDGEWAY (FRONT) = 0' / VARIES
FILBERT (REAR YARD) = 0' / VARIES
SIDE=5'/40' LENGTH & 1' FOR EA 5' GREATER THAN 40'
REAR=15'

SITE:

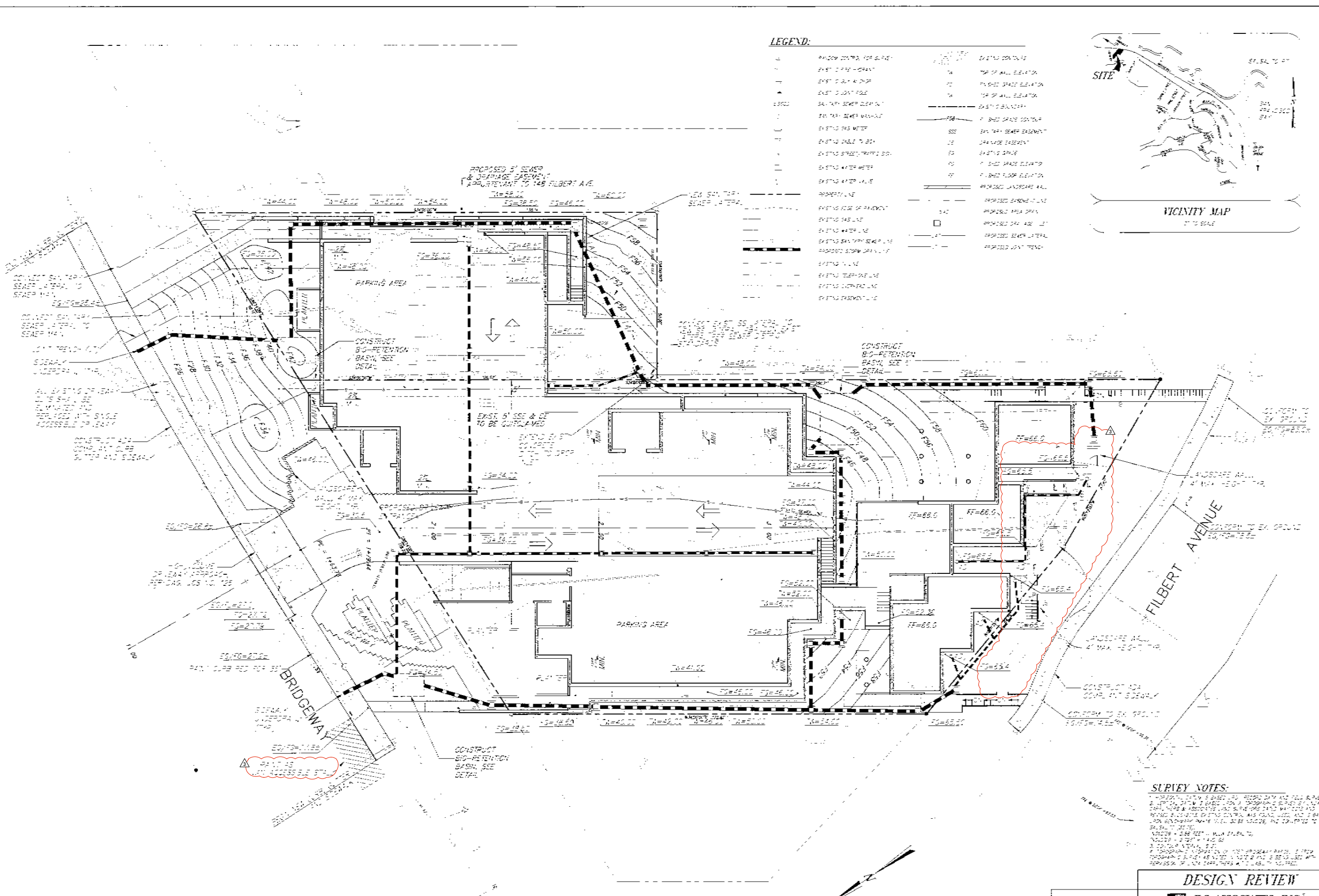
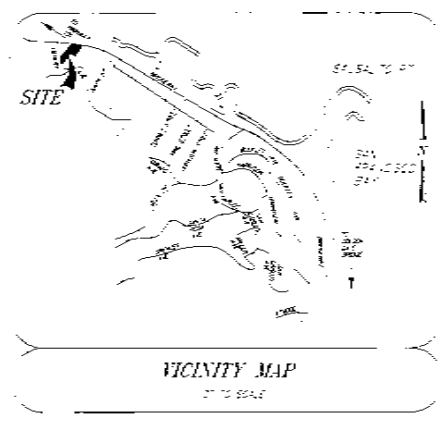
TOTAL AREA: 25,461 SQFT = 0.585 ACRES
PROPERTY DENSITY: 1 DWELLING UNIT / 1591 SQFT
ALLOWABLE FAR MAXIMUM: 0.8
PROPOSED FAR: 18,815 SQFT / SITE AREA 25,461 SQFT = 0.74
ALLOWABLE LOT COVERAGE: 50%
PROPOSED LOT COVERAGE: 12,615 SQFT / SITE AREA 25,461 SQFT = 49.5%
ALLOWABLE IMPERVIOUS SURFACE MAXIMUM: 75%
PROPOSED IMPERVIOUS SURFACE AREA: 19,043 SQFT / SITE AREA 25,461 SQFT = 74.5%

SITE PLAN 1
3/32" = 1'-0"



LEGEND:

—	PROPOSED 5" SEWER	—	EXISTING DRIVE
—	EXIST. 12" SEWER	—	TOP OF ALL ELEVATION
—	EXIST. 8" SEWER	—	FLOORED SPACE ELEVATION
—	EXIST. 6" SEWER	—	TOP OF ALL ELEVATION
—	SANITARY SEWER DETAIL	—	EXISTING BUILDING
—	EXIST. 4" SEWER	—	F. FLOORED SPACE ELEVATION
—	EXISTING 12" WATER	—	EXIST. 4" SEWER EXISTENT
—	EXISTING 8" WATER	—	DRAINAGE EASEMENT
—	EXISTING 6" WATER	—	EXISTING SPACE
—	EXISTING 4" WATER	—	F. FLOORED SPACE ELEVATION
—	EXISTING WATER MAIN	—	F. FLOORED FLOOR ELEVATION
—	PROPERTY LINE	—	PROPOSED LANDSCAPE ALL.
—	EXISTING FLOOR FINISH	—	PROPOSED ELEVATION LINE
—	EXISTING FAS LINE	—	PROPOSED AREA OPEN
—	EXISTING WATER LINE	—	PROPOSED OFF. USE
—	EXISTING SANITARY SEWER LINE	—	PROPOSED SEWER LATERAL
—	PROPOSED STORM DRAIN LIFT	—	PROPOSED GUY TENDON
—	EXISTING T.V. LINE		
—	EXISTING TELEPHONE LINE		
—	EXISTING CABLED LINE		
—	EXISTING DRAINAGE LINE		



PROPOSED 5" SEWER & DRAINAGE EASEMENT APPURTENANT TO 148 FILBERT AVE.

EXIST. 5" SSE & GE TO BE OUTFLOWED

CONSTRUCT BIO-RETENTION BASIN, SEE DETAIL

CONSTRUCT BIO-RETENTION BASIN, SEE DETAIL

SURVEY NOTES:
 1. ALL ELEVATIONS ARE BASED ON THE PROPOSED DATUM AND FIELD SURVEY & CONTROL POINTS. A 1985 BENCH MARK IS SHOWN ON THE PLAN. ALL ELEVATIONS ARE TO THE CENTER OF GRAVITY AND NOT TO THE SURFACE OF THE EARTH. ALL ELEVATIONS ARE TO THE CENTER OF GRAVITY AND NOT TO THE SURFACE OF THE EARTH. ALL ELEVATIONS ARE TO THE CENTER OF GRAVITY AND NOT TO THE SURFACE OF THE EARTH.

BRIDGWAY ON-STREET PARKING INFO:

NO. OF SPACES	4-SPACES	5-SPACES
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EARTHWORK QUANTITIES:

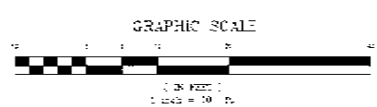
3600 CU YD
1225 CU YD

OFF-SITE STORM DRAIN FLOW NOTE:

THE RATE OF FLOW OF OFF-SITE STORM DRAIN FLOW SHALL BE AS FOLLOWS:
 1. THE RATE OF FLOW SHALL BE AS FOLLOWS:
 2. THE RATE OF FLOW SHALL BE AS FOLLOWS:
 3. THE RATE OF FLOW SHALL BE AS FOLLOWS:

SANITARY SEWER NOTE:

ALL 5" DIA. SANITARY SEWER LATERALS SHALL BE APPROVED AND INSTALLED IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO'S SANITARY SEWER LATERAL SPECIFICATIONS AND THE CITY OF SAN FRANCISCO'S SANITARY SEWER LATERAL SPECIFICATIONS.



DESIGN REVIEW

ILS ASSOCIATES, INC.
 CIVIL ENGINEERING AND SURVEYING

BRIDGWAY APARTMENTS
 148 & 150 BRIDGWAY

DATE: 10/15/14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

GRADING AND DRAINAGE PLAN **A1.2**

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 WWW.ILSASSOCIATES.COM