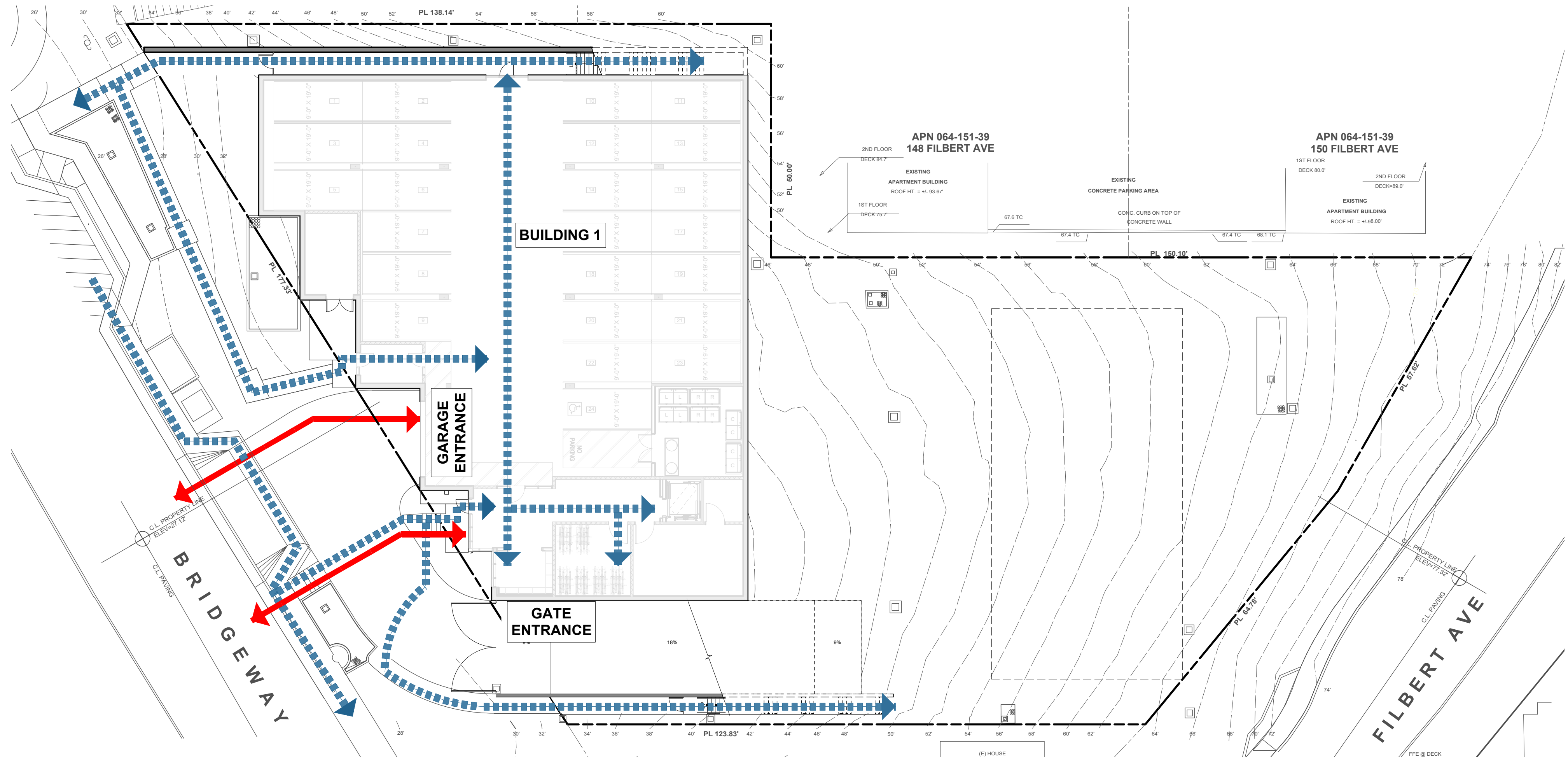
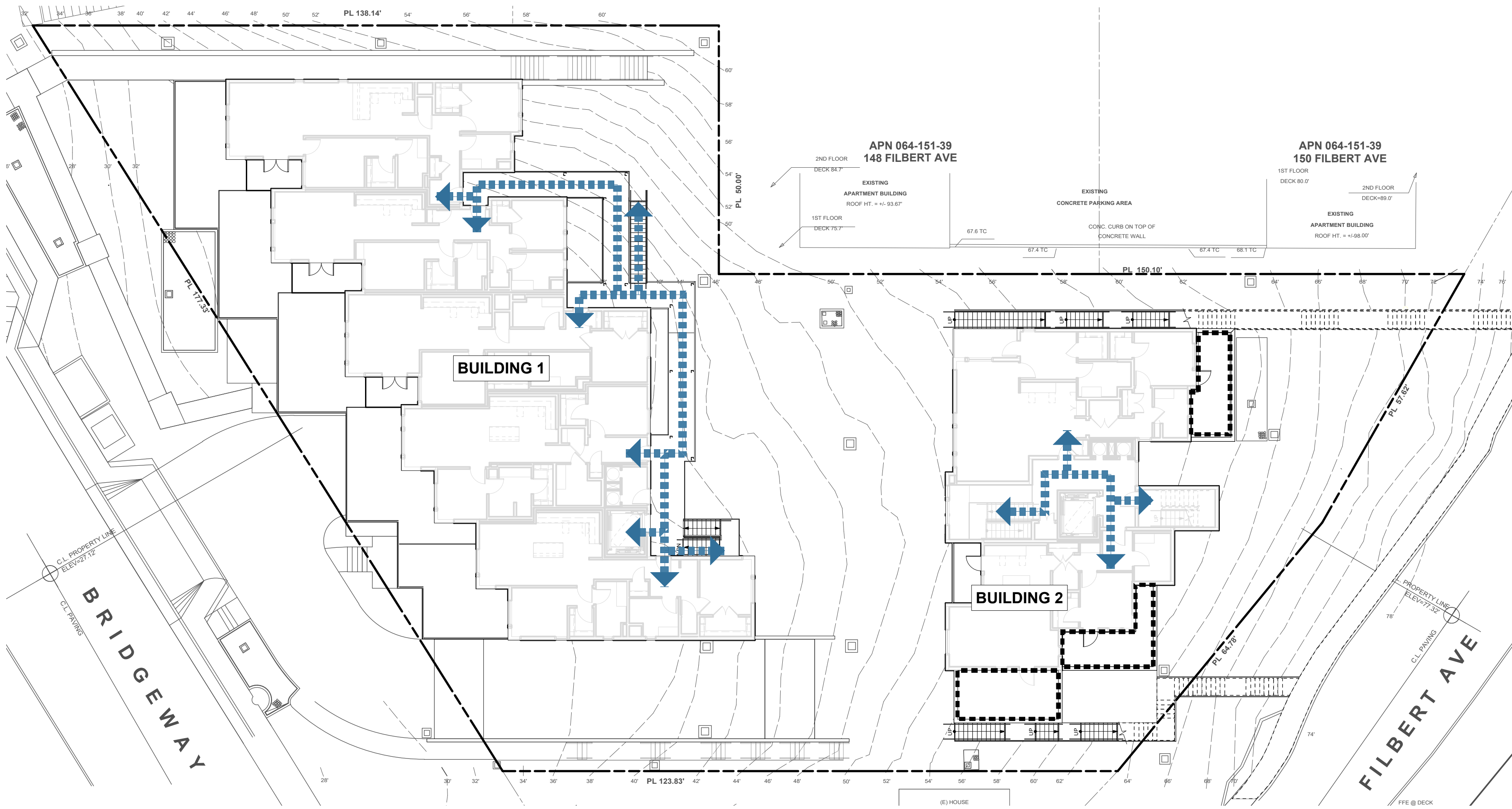
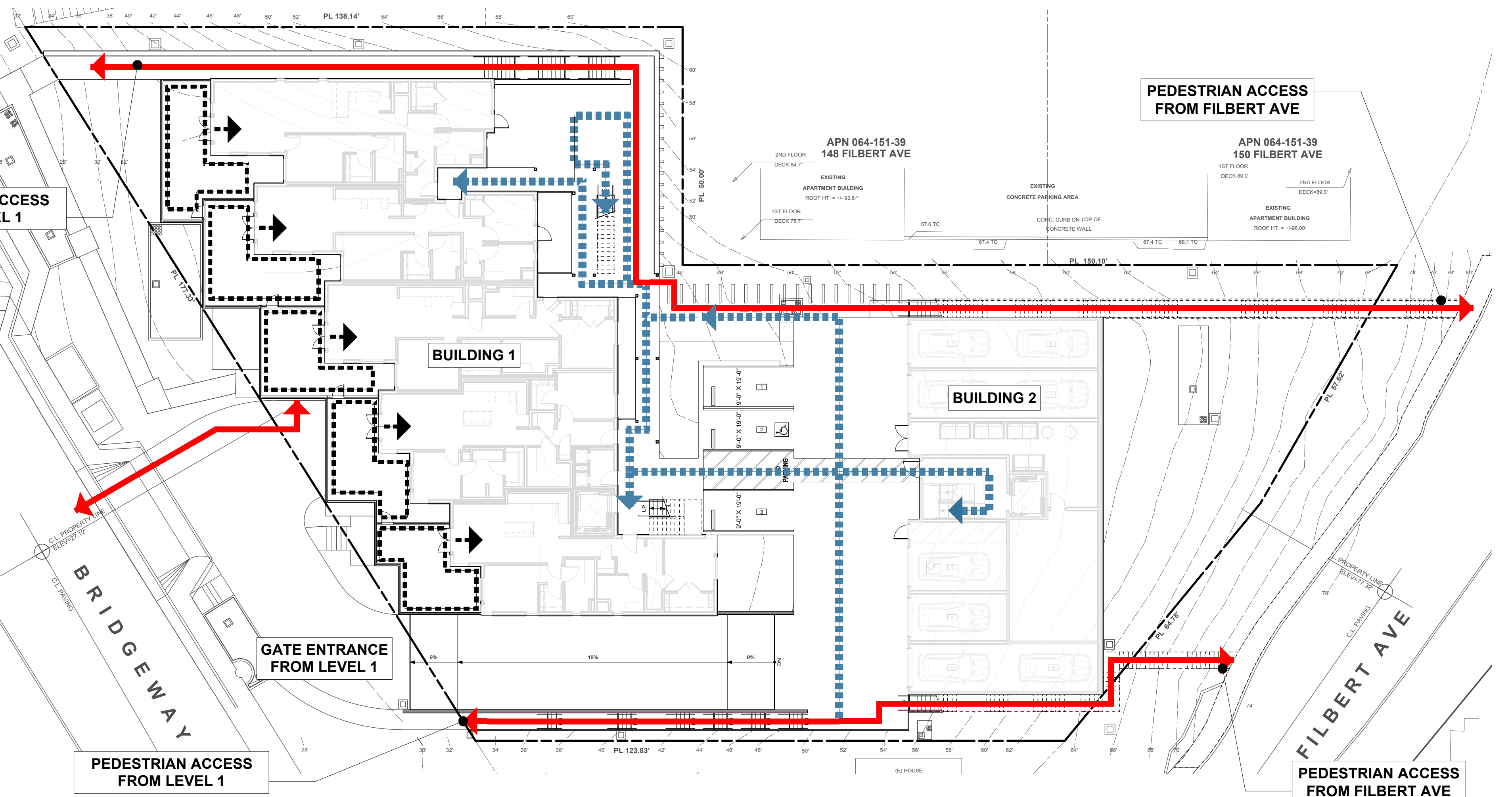
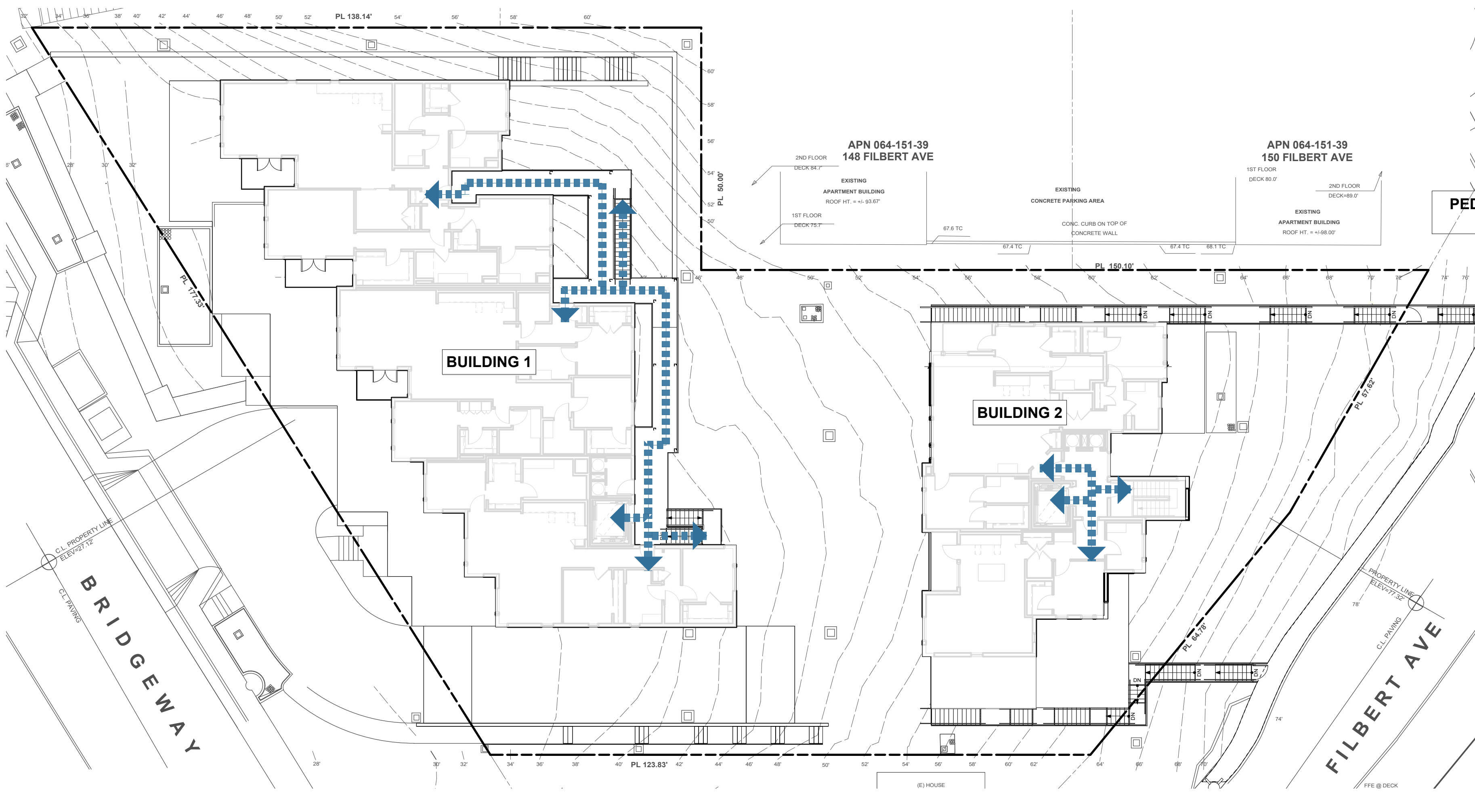
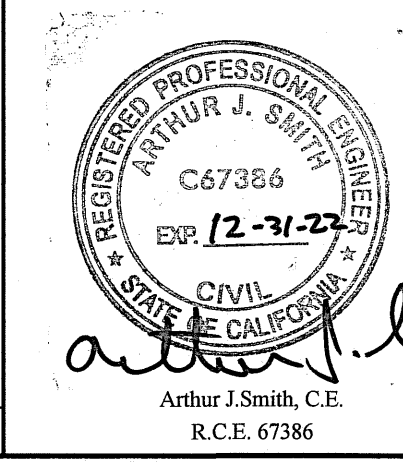




CIRCULATION PLAN LEGEND

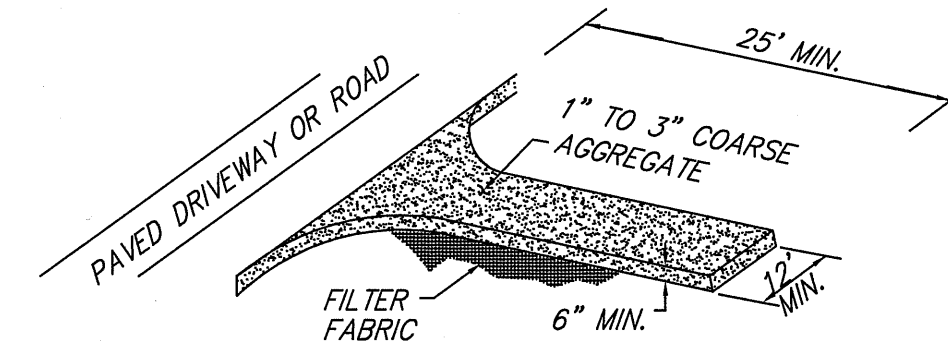
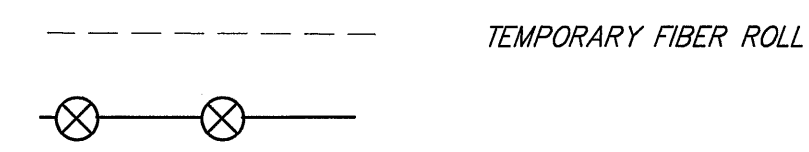
- PEDESTRIAN CIRCULATION
- PRIVATE PATIO
- FIRE ACCESS PER FIRE DEPARTMENT

CIRCULATION DIAGRAMS

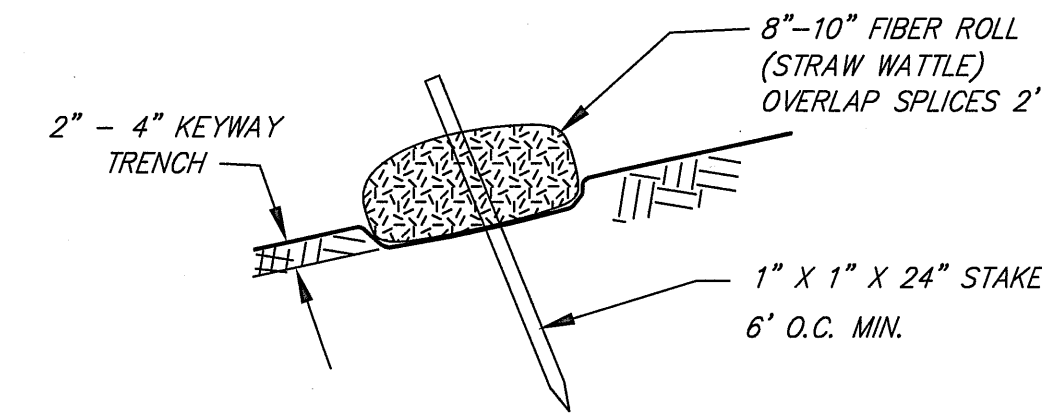


G1

LEGEND:

DETAIL ESC-1
TEMPORARY STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE



TEMPORARY FIBER ROLL INSTALLATION DETAIL

NOT TO SCALE

NOTES:

- ALL MATERIALS AND WORKMANSHIP FOR SITE WORK SHALL CONFORM WITH THESE PLANS, THE CURRENT STANDARD SPECIFICATIONS, CITIES AND COUNTY OF MARIN, AND THE MAY 2008 UNIFORM CONSTRUCTION STANDARDS. DRAWING NUMBERS (DWG. NO.) REFER TO THE UNIFORM CONSTRUCTION STANDARDS.
- EXISTING ON-SITE SANITARY SEWER LATERALS SHALL BE ABANDONED AND NEW SANITARY SEWER LATERALS SHALL BE CONNECTED TO THE EXISTING MAIN PER THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE AND SAUSALITO - MARIN CITY SANITARY DISTRICT REQUIREMENTS.
- NEW UTILITY SERVICE LATERALS WILL BE REQUIRED TO BE UNDERGROUNDED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL GRADED OR OTHERWISE DISTURBED AREAS WHICH ARE NOT TO BE EITHER LAND-SCAPED OR PAVED SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL FOLLOWING COMPLETION OF GRADING. USE SEED MIX SPECIFIED IN THE STANDARD SPECIFICATIONS.
- ALL ROOF DRAINS AND FOUNDATION DRAINS SHALL CONNECT TO STORM DRAIN SYSTEM WITH 4" PIPE EXCEPT THAT WHEN THREE OR MORE ROOF DRAINS ARE CONNECTED TOGETHER, 6" PIPE SHALL BE USED. USE CLEANOUTS AS REQUIRED.
- ROOF DRAINS SHALL NOT BE CONNECTED TO FOUNDATION DRAINS OR RETAINING WALL BACKDRAINS. NO FLEXIBLE OR CORRUGATED PIPE SHALL BE USED. WYE CONNECTIONS SHALL BE USED AT ALL LOCATIONS WHERE PIPES ARE CONNECTED AND STRUCTURES ARE NOT USED. A MINIMUM OF 1% SLOPE SHALL BE USED FOR ALL STORM DRAIN PIPES.
- DRAINAGE STRUCTURES (DI) ARE SCHEMATICALLY LOCATED ON THIS PLAN AND THE ACTUAL LOCATION OF DRAINAGE STRUCTURES WILL BE DETERMINED IN THE FIELD AT THE TIME OF CONSTRUCTION. DRAINAGE STRUCTURES SHALL BE US CAST PRODUCTS (U.S.C.P.), MODEL AS SHOWN, UNLESS OTHERWISE NOTED ON PLAN. ALL DRAINAGE STRUCTURES SHALL HAVE A GRATE. USE HEAVY GRATE IN DRIVEWAY AREA.
- FOR ADDITIONAL SITE DETAILS, SEE ARCHITECTURAL PLANS, AND LANDSCAPE ARCHITECTURAL PLANS.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ILS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ILS.

INSTALL TEMPORARY
FIBER ROLL, SEE
DETAIL, (TYP.)INSTALL TEMPORARY
STABILIZED
CONSTRUCTION
ENTRANCE, SEE
DETAIL, (TYP.)

TEMPORARY BENCHMARK #157

SURVEY NOTES:

- HORIZONTAL DATUM IS BASED UPON RECORD DATA AND 2014 RS 114.
- VERTICAL DATUM IS MLLW SAUSALITO AND IS BASED UPON FOUND 2" BRASS DISK LOCATED 400'± NORTHWESTERLY OF THE MOST NORTHERLY PROPERTY CORNER OF THE PROJECT SITE ALONG BRIDGEWAY, BEING BENCHMARK RM-15 MLLW SAUSALITO ELEV.=33.76.
- CONTOUR INTERVAL IS 2'.
- TOPOGRAPHIC INFORMATION ON 1745 & 1757 BRIDGEWAY PARCELS IS FROM TOPOGRAPHIC SURVEY BY ILS ASSOCIATES, INC.

DESIGN REVIEW

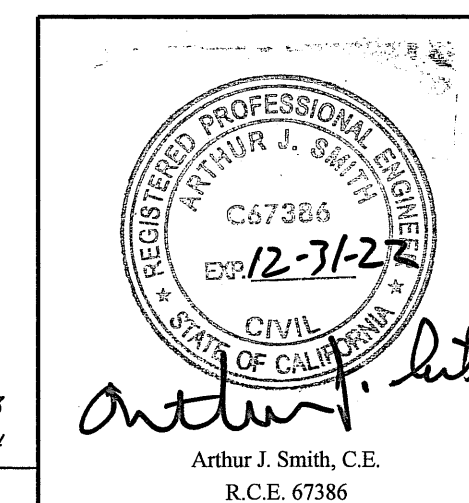
ILS ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING

79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763

BRIDGEWAY APARTMENTS
1755 BRIDGEWAY

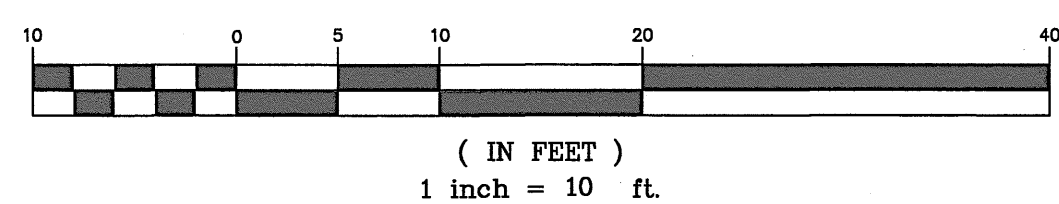
SAUSALITO CALIFORNIA

EROSION CONTROL PLAN

DRAWN: AJS/MM
DATE: 5-4-2022
JOB NO: B784
SHEET NO: C2A.P.N.: 064-151-03
FIELD BOOK NO.: ###

B784DR10.dwg

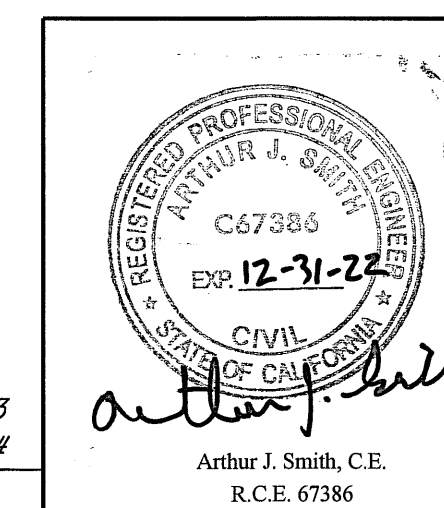
GRAPHIC SCALE



EXISTING TREES TO BE REMOVED

TREE NUMBER PER ARBORIST REPORT

TREE DESIGNATED AS HERITAGE PER ARBORIST REPORT


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 CIVIL ENGINEERING AND LAND SURVEYING

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1755 BRIDGEWAY

SAUSALITO CALIFORNIA JOB NO. 8784

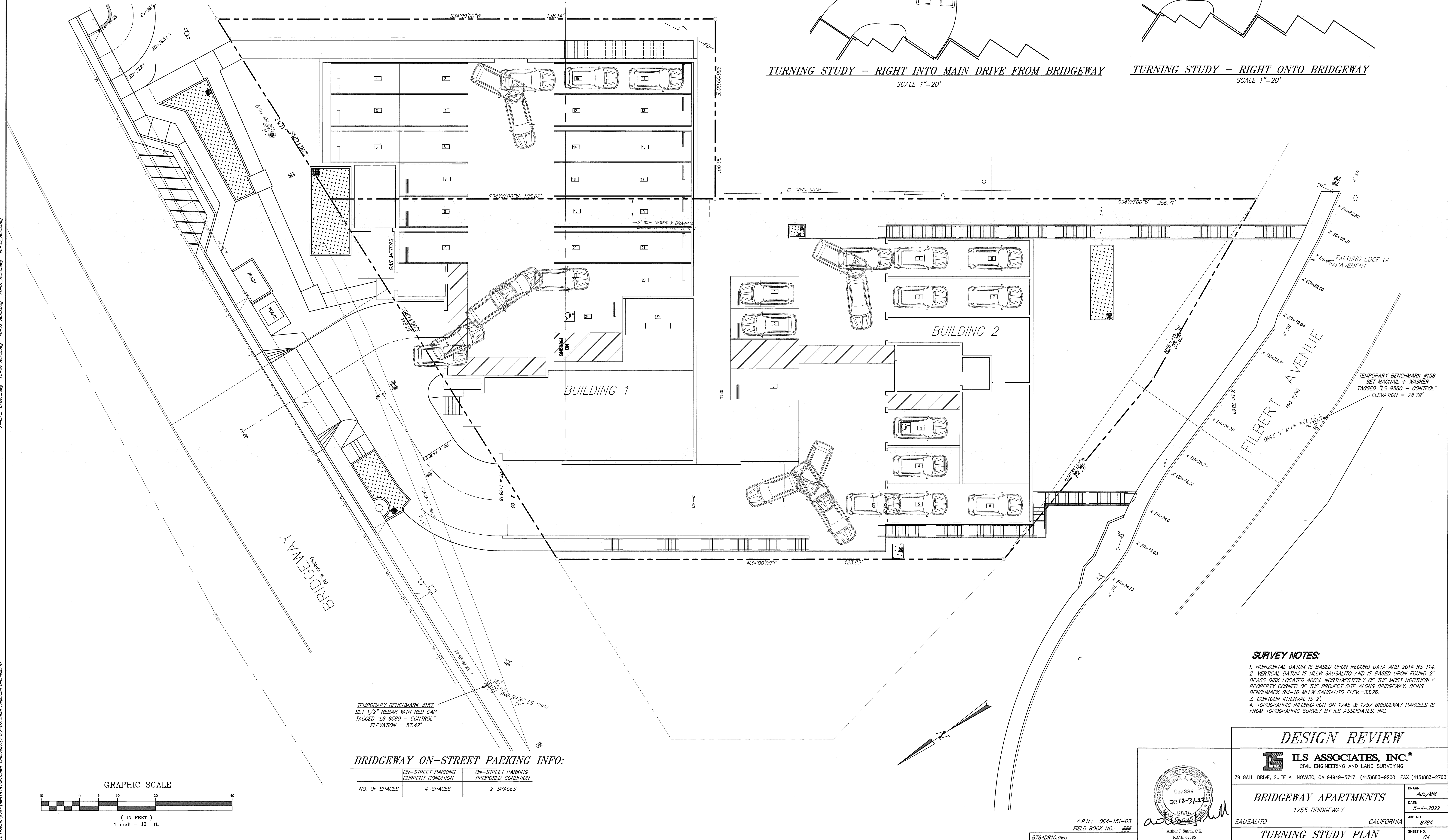
DRAWN: *AJS/MM*
DATE: *5-4-2022*
JOB NO. *8784*
SHEET NO. *C3*

LEGEND:

	RANDOM CONTROL FOR SURVEY		EXISTING CONTOURS		PROPERTY LINE		PROPOSED LANDSCAPE WALL
	EXISTING FIRE HYDRANT		TW TOP OF WALL ELEVATION		EXISTING EDGE OF PAVEMENT		PROPOSED EASEMENT LINE
	EXISTING GUY ANCHOR		FG FINISHED GRADE ELEVATION		EXISTING GAS LINE		PROPOSED AREA DRAIN
	EXISTING JOINT POLE		TW TOP OF WALL ELEVATION		EXISTING WATER LINE		PROPOSED DRAINAGE INLET
	SANITARY SEWER CLEANOUT		EXISTING BOUNDARY		EXISTING SANITARY SEWER LINE		PROPOSED SEWER LATERAL
	SANITARY SEWER MANHOLE		F58 FINISHED GRADE CONTOUR		PROPOSED STORM DRAIN LINE		PROPOSED JOINT TRENCH
	EXISTING GAS METER		SSE SANITARY SEWER EASEMENT		EXISTING TV LINE		PROPOSED SWALE
	EXISTING CABLE TV BOX		DE DRAINAGE EASEMENT		EXISTING TELEPHONE LINE		HIGH POINT
	EXISTING STREET/TRAFFIC SIGN		EG EXISTING GRADE		EXISTING OVERHEAD LINE		PROPOSED TRANSFORMER LOCATION
	EXISTING WATER METER		FG FINISHED GRADE ELEVATION		EXISTING EASEMENT LINE		PROPOSED RECYCLING BIN
	EXISTING WATER VALVE		FF FINISHED FLOOR ELEVATION				PROPOSED COMPOSTING BIN
							PROPOSED LANDFILL BIN

TURNING STUDY - RIGHT INTO MAIN DRIVE FROM BRIDGEWAY
SCALE 1"=20'

TURNING STUDY - RIGHT ONTO BRIDGEWAY
SCALE 1"=20'



DESIGN REVIEW

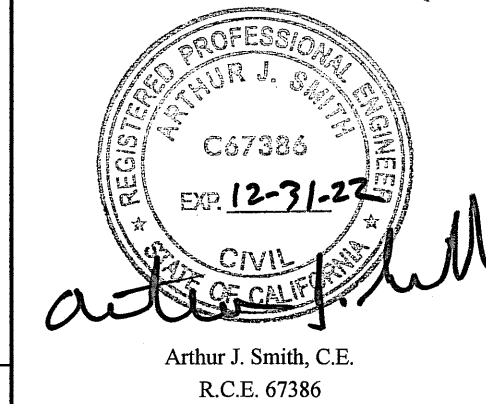
ILS ASSOCIATES, INC.
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BRIDGEWAY APARTMENTS
1755 BRIDGEWAY

SAUSALITO CALIFORNIA

TURNING STUDY PLAN

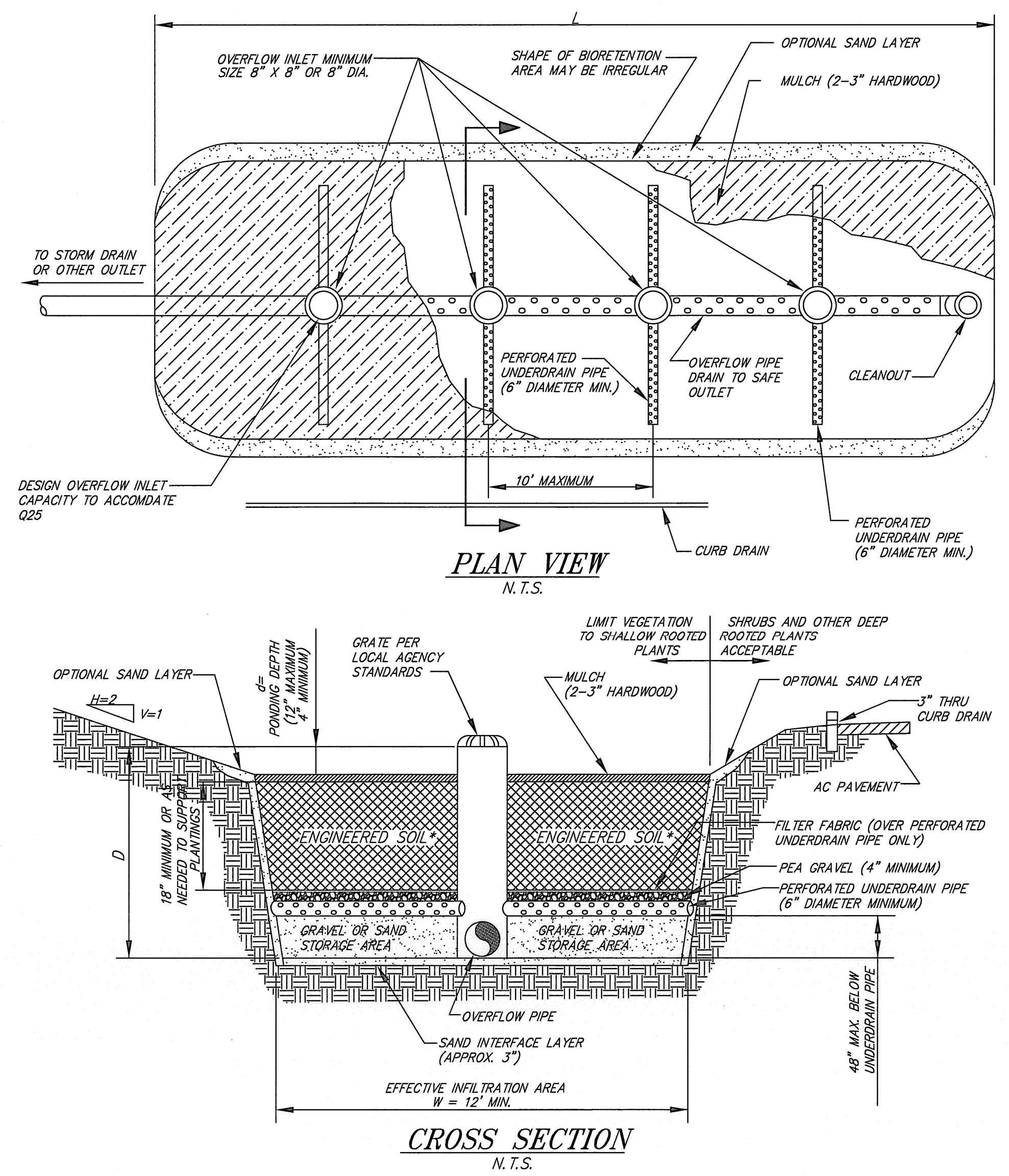


A.P.N.: 064-151-03
FIELD BOOK NO.: ###

8784DR10.dwg

DRAWN: AJS/AM
DATE: 5-4-2022
JOB NO.: 8784
SHEET NO.: C4

- NOTES:**
- ALL MATERIALS AND WORKMANSHIP FOR SITE WORK SHALL CONFORM WITH THESE PLANS, THE CURRENT STANDARD SPECIFICATIONS, CITIES AND COUNTY OF MARIN, AND THE MAY 2008 UNIFORM CONSTRUCTION STANDARDS. DRAWING NUMBERS (DWG. NO.) REFER TO THE UNIFORM CONSTRUCTION STANDARDS.
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 - FOR ADDITIONAL SITE DETAILS, SEE ARCHITECTURAL PLANS, AND LANDSCAPE ARCHITECTURAL PLANS.
 - THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ITS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ILS.

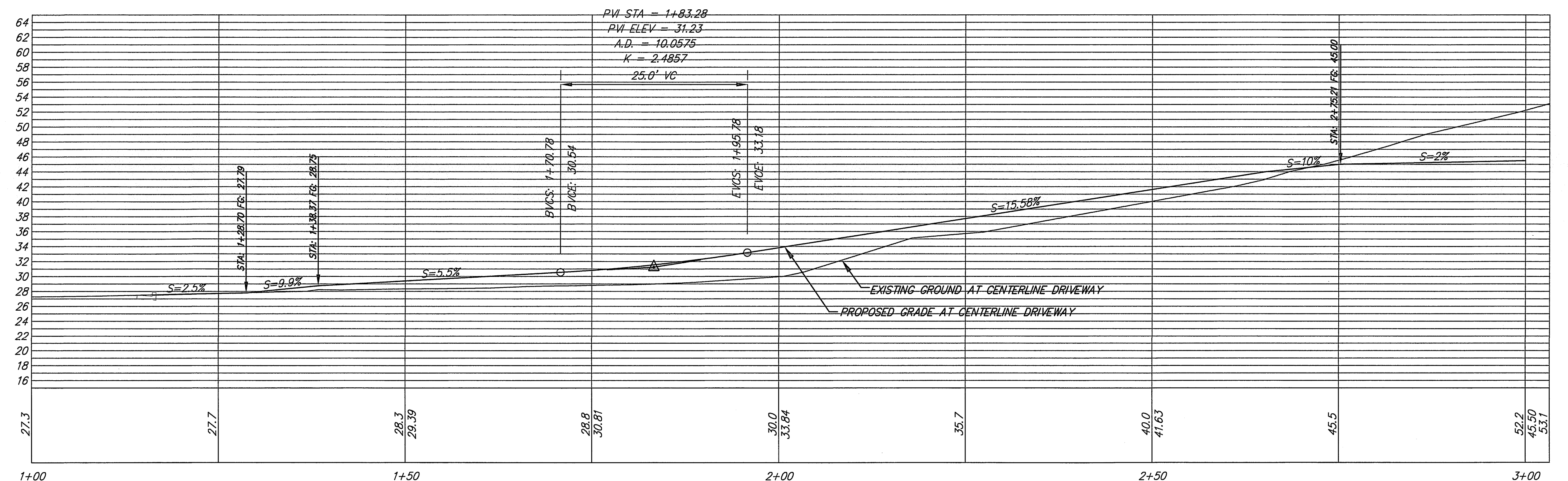


EROSION AND SEDIMENT CONTROL NOTES:

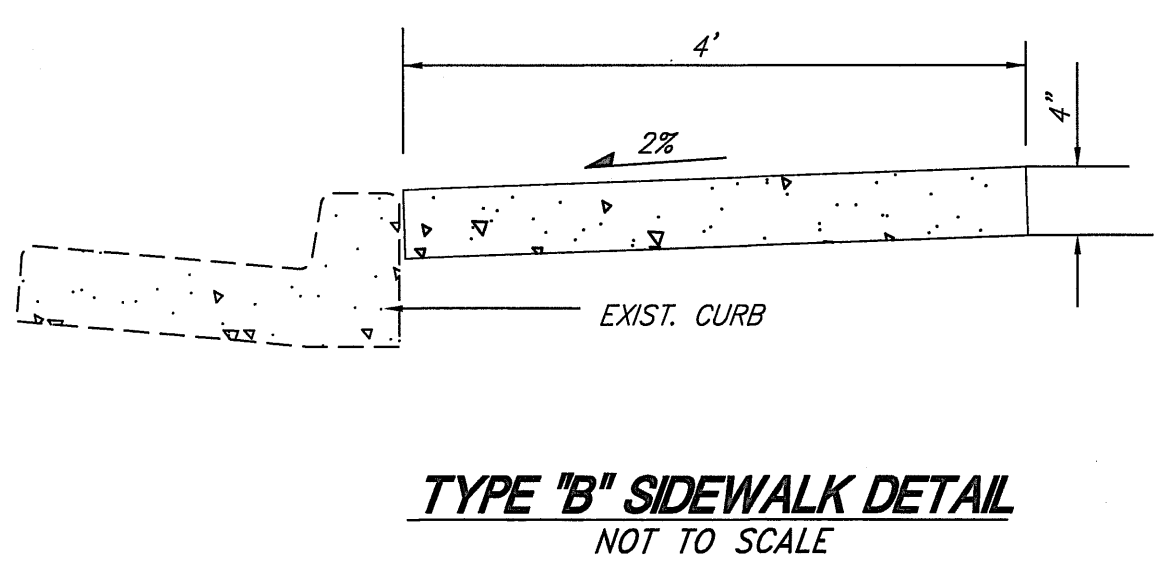
- TEMPORARY INLET PROTECTION OF EXISTING DRAINAGE INLETS, CONSTRUCTION LIMITS FENCING AND TREE PROTECTION MEASURES WHERE SHOWN ON THE PLANS SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION.
- OTHER TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE INSTALLED/IMPLEMENTED AS SHOWN ON THE PLANS AND PRIOR TO SOIL DISTURBANCE ON ANY AFFECTED AREA OF THE SITE.
- PERMANENT EROSION AND SEDIMENT CONTROL MEASURES MAY INCLUDE SURFACING, PAVING, LANDSCAPING, SEEDING AND MULCHING, WOOD CHIPS AND ROCK SLOPE PROTECTION AS SHOWN ON THE PLANS.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MAY BE REMOVED FOLLOWING IMPLEMENTATION OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, CONSTRUCTION LIMIT FENCING AND TREE PROTECTION MEASURES SHALL BE REMOVED BY COMPLETION OF CONSTRUCTION AND INSTALLATION AND/OR ESTABLISHMENT OF PERMANENT EROSION AND SEDIMENT CONTROL MEASURES.
- WHERE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED, ALL PROVISIONS OF THAT PLAN SHALL BE IMPLEMENTED.
- THE LOCATION OF ALL EROSION AND SEDIMENT CONTROL FEATURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS ARE TO BE DETERMINED IN THE FIELD BY THE ENGINEER.
- DURING THE COURSE OF CONSTRUCTION, THE SITE SHALL BE INSPECTED BY THE CONTRACTOR AS NECESSARY DURING THE WINTER MONTHS AND AFTER EACH MAJOR RAINFALL. AFTER EACH MAJOR RAINFALL ANY ACCUMULATED SILT SHALL BE REMOVED WHERE NECESSARY AND ANY DAMAGED EROSION AND SEDIMENT CONTROL FEATURES SHALL BE REPAIRED.
- STOCKPILES OF SOIL, SAND OR OTHER ERODABLE MATERIAL SHALL BE COVERED WITH WEIGHTED-DOWN TARPS OR PLASTIC SHEETING AND ENCLOSED IN A ROW OF FIBER ROLLS WHENEVER RAIN IS OCCURRING OR PREDICTED.
- WHERE DEEMED NECESSARY BY THE ENGINEER IN THE FIELD OTHER EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED.
- EROSION AND SEDIMENT CONTROL FEATURES MAY BE TEMPORARILY REMOVED TO GAIN ACCESS TO CONSTRUCTION AREAS. THEY SHALL, HOWEVER, BE REPLACED AT THE END OF EACH WORKING DAY WHEN RAIN IS OCCURRING OR PREDICTED AND AT THE END OF THE WORK DAY EACH FRIDAY.
- ALL GRADED OR OTHERWISE DISTURBED AREAS SHALL BE EITHER HYDRO-SEEDED OR SEEDED AND MULCHED FOLLOWING COMPLETION OF GRADING BUT, IN ANY EVENT, PRIOR TO OCTOBER 15. DEPENDING ON THE STATUS OF THE WORK ON OCTOBER 15, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED. FOR AREAS TO BE HYDRO-SEEDED OR SEEDED AND MULCHED, USE SEED MIX SPECIFIED IN THE STANDARD SPECIFICATIONS.

- NOTES**
- ALL PERFORATED PIPE SHALL HAVE A MINIMUM OF THREE 3/4" DIAMETER HOLES, EQUALLY SPACED ALONG THE CIRCUMFERENCE OF THE PIPE AND NOT LESS THAN THREE HOLES PER LINED FOOT OF PIPE.
 - DETERMINE DIMENSIONS FROM $L \times W \times D$ = INFILTRATION DESIGN VOLUME.
- * SANDY LOAM/LOAMY SAND: FINES SHOULD BE LIMITED TO TWENTY PERCENT OR LESS PASSING THROUGH A #200 SIEVE.

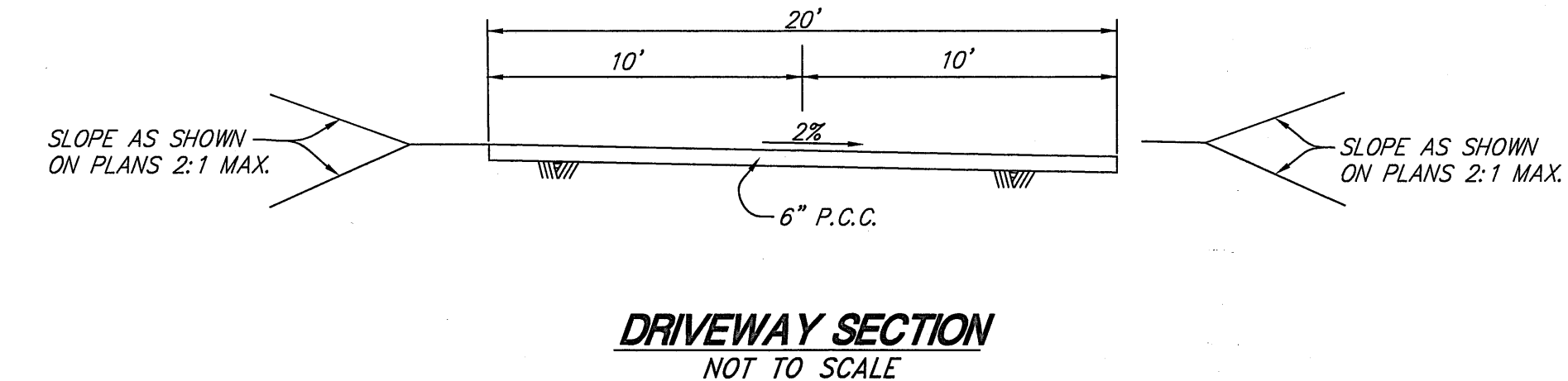
BIO-RETENTION DETAIL
NOT TO SCALE



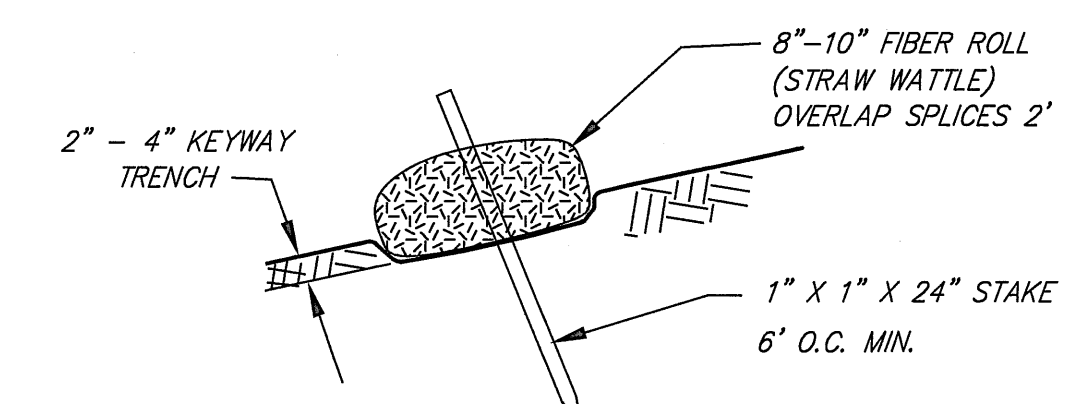
DRIVEWAY PROFILE 'B'
SCALE: 1"=10' HOR./VERT.
SEE DWG. NO. 140 FOR ADDITIONAL INFORMATION



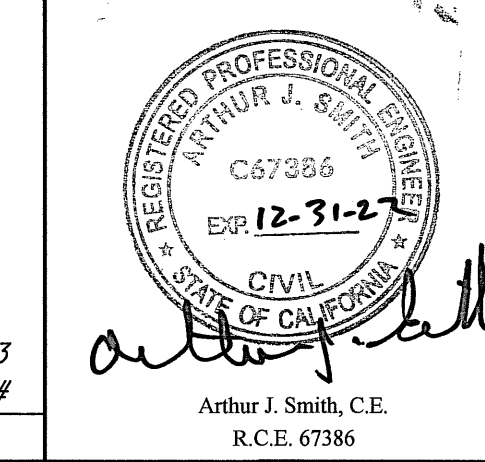
TYPE 'B' SIDEWALK DETAIL
NOT TO SCALE
1. SEE DWG. NO. 100 & 105 FOR GENERAL REQUIREMENTS



DRIVEWAY SECTION
NOT TO SCALE



TEMPORARY FIBER ROLL INSTALLATION DETAIL
NOT TO SCALE



DESIGN REVIEW

ILS ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763

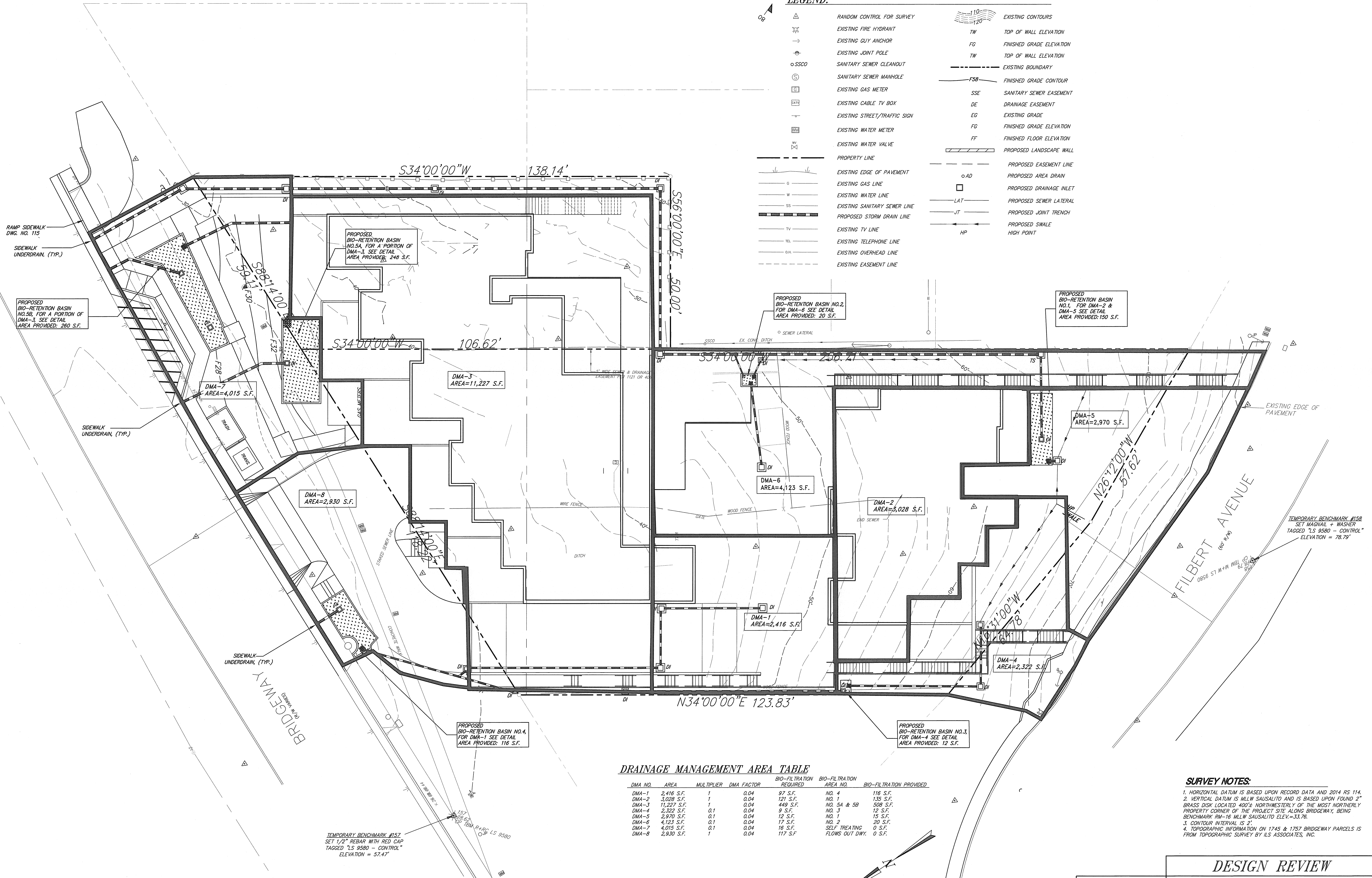
BRIDGEWAY APARTMENTS
1755 BRIDGEWAY
SAUSALITO CALIFORNIA

NOTES AND DETAILS

DRAWN: AJS
DATE: 5-4-2022
JOB NO: 8784
SHEET NO: C5

LEGEND:

	RANDOM CONTROL FOR SURVEY		EXISTING CONTOURS
	EXISTING FIRE HYDRANT		TOP OF WALL ELEVATION
	EXISTING GUY ANCHOR		FINISHED GRADE ELEVATION
	EXISTING JOINT POLE		TOP OF WALL ELEVATION
	SANITARY SEWER CLEANOUT		EXISTING BOUNDARY
	SANITARY SEWER MANHOLE		FINISHED GRADE CONTOUR
	EXISTING GAS METER		SANITARY SEWER EASEMENT
	EXISTING CABLE TV BOX		DRAINAGE EASEMENT
	EXISTING STREET/TRAFFIC SIGN		EXISTING GRADE
	EXISTING WATER METER		FINISHED GRADE ELEVATION
	EXISTING WATER VALVE		FINISHED FLOOR ELEVATION
	PROPERTY LINE		PROPOSED LANDSCAPE WALL
	EXISTING EDGE OF PAVEMENT		PROPOSED EASEMENT LINE
	EXISTING GAS LINE		PROPOSED AREA DRAIN
	EXISTING WATER LINE		PROPOSED DRAINAGE INLET
	EXISTING SANITARY SEWER LINE		PROPOSED SEWER LATERAL
	PROPOSED STORM DRAIN LINE		PROPOSED JOINT TRENCH
	EXISTING TV LINE		PROPOSED SWALE
	EXISTING TELEPHONE LINE		HIGH POINT
	EXISTING OVERHEAD LINE		
	EXISTING EASEMENT LINE		



DRAINAGE MANAGEMENT AREA TABLE

DMA NO.	AREA	MULTIPLIER	DMA FACTOR	BIO-FILTRATION REQUIRED	BIO-FILTRATION AREA NO.	BIO-FILTRATION PROVIDED
DMA-1	2,416 S.F.	1	0.04	97 S.F.	NO. 4	116 S.F.
DMA-2	3,028 S.F.	1	0.04	121 S.F.	NO. 1	135 S.F.
DMA-3	11,227 S.F.	1	0.04	449 S.F.	NO. 5A & 5B	508 S.F.
DMA-4	2,322 S.F.	0.1	0.04	9 S.F.	NO. 3	12 S.F.
DMA-5	2,970 S.F.	0.1	0.04	12 S.F.	NO. 1	15 S.F.
DMA-6	4,123 S.F.	0.1	0.04	17 S.F.	NO. 2	20 S.F.
DMA-7	4,015 S.F.	0.1	0.04	16 S.F.	SELF TREATING FLOWS OUT DWY.	0 S.F.
DMA-8	2,930 S.F.	1	0.04	117 S.F.		

OFF-SITE STORM DRAIN FLOW NOTE:

THE RATE OF FLOW OF OFF-SITE STORM DRAIN RUNOFF DURING A 100-YEAR STORM EVENT SHALL BE EQUAL TO OR LESS THAN PRE-DEVELOPMENT OFF-SITE STORM DRAIN RATE OF FLOW DURING A 100-YEAR STORM EVENT.

SURVEY NOTES:

- HORIZONTAL DATUM IS BASED UPON RECORD DATA AND 2014 RS 114.
- VERTICAL DATUM IS MLLW SAUSALITO AND IS BASED UPON FOUND 2" BRASS DISK LOCATED 400'± NORTHWESTERLY OF THE MOST NORTHERLY PROPERTY CORNER OF THE PROJECT SITE ALONG BRIDGEWAY, BEING BENCHMARK RM-16 MLLW SAUSALITO ELEV.=33.76.
- CONTOUR INTERVAL IS 2'.
- TOPOGRAPHIC INFORMATION ON 1745 & 1757 BRIDGEWAY PARCELS IS FROM TOPOGRAPHIC SURVEY BY ILS ASSOCIATES, INC.

DESIGN REVIEW

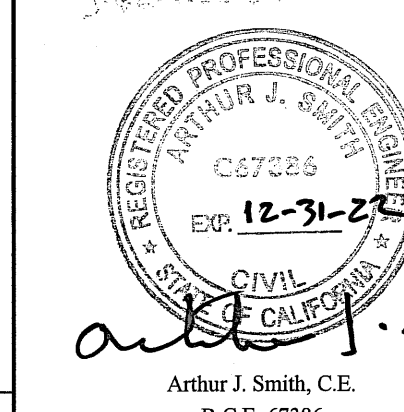
ILS ASSOCIATES, INC.
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BRIDGEWAY APARTMENTS
1755 BRIDGEWAY

SAUSALITO CALIFORNIA

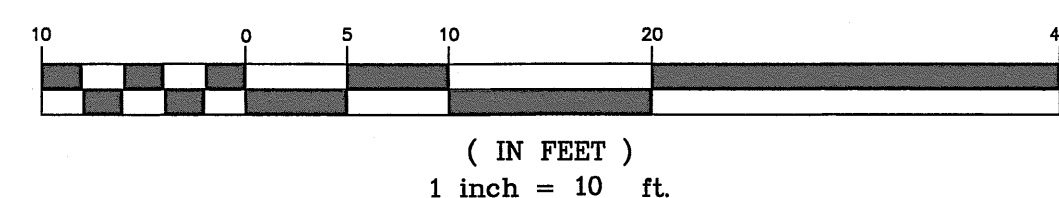
DRAINAGE MANAGEMENT AREA PLAN

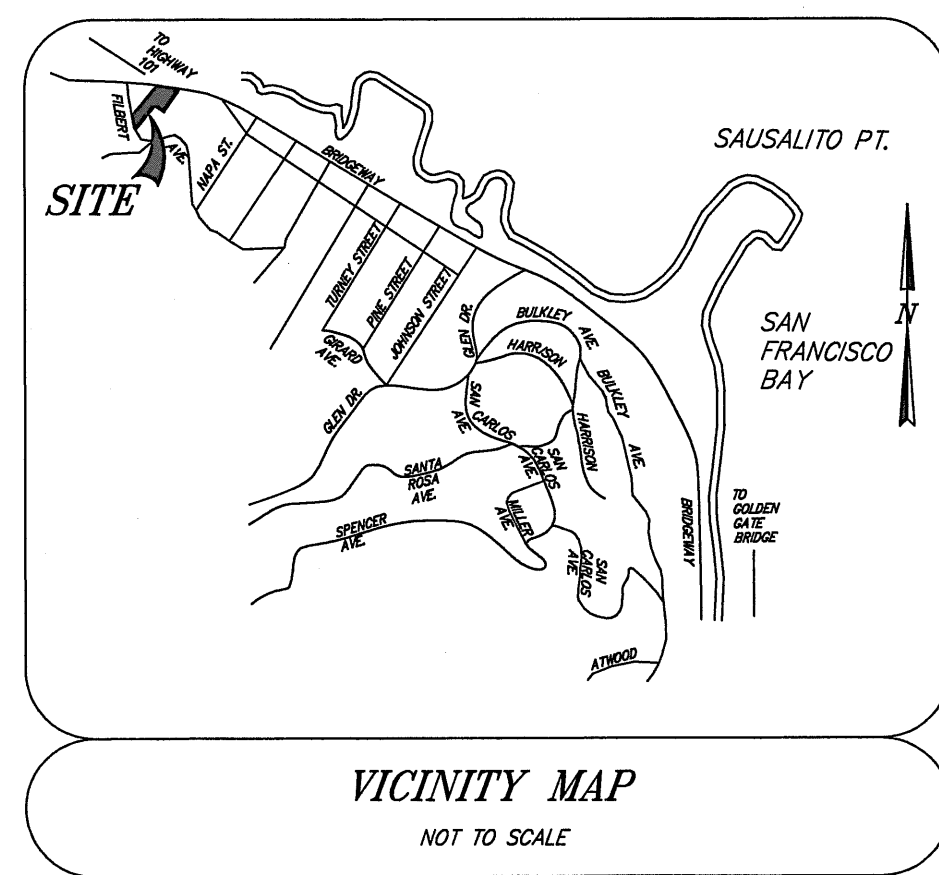


A.P.N.: 064-151-03
FIELD BOOK NO.: ##

8784DR10.dwg

GRAPHIC SCALE

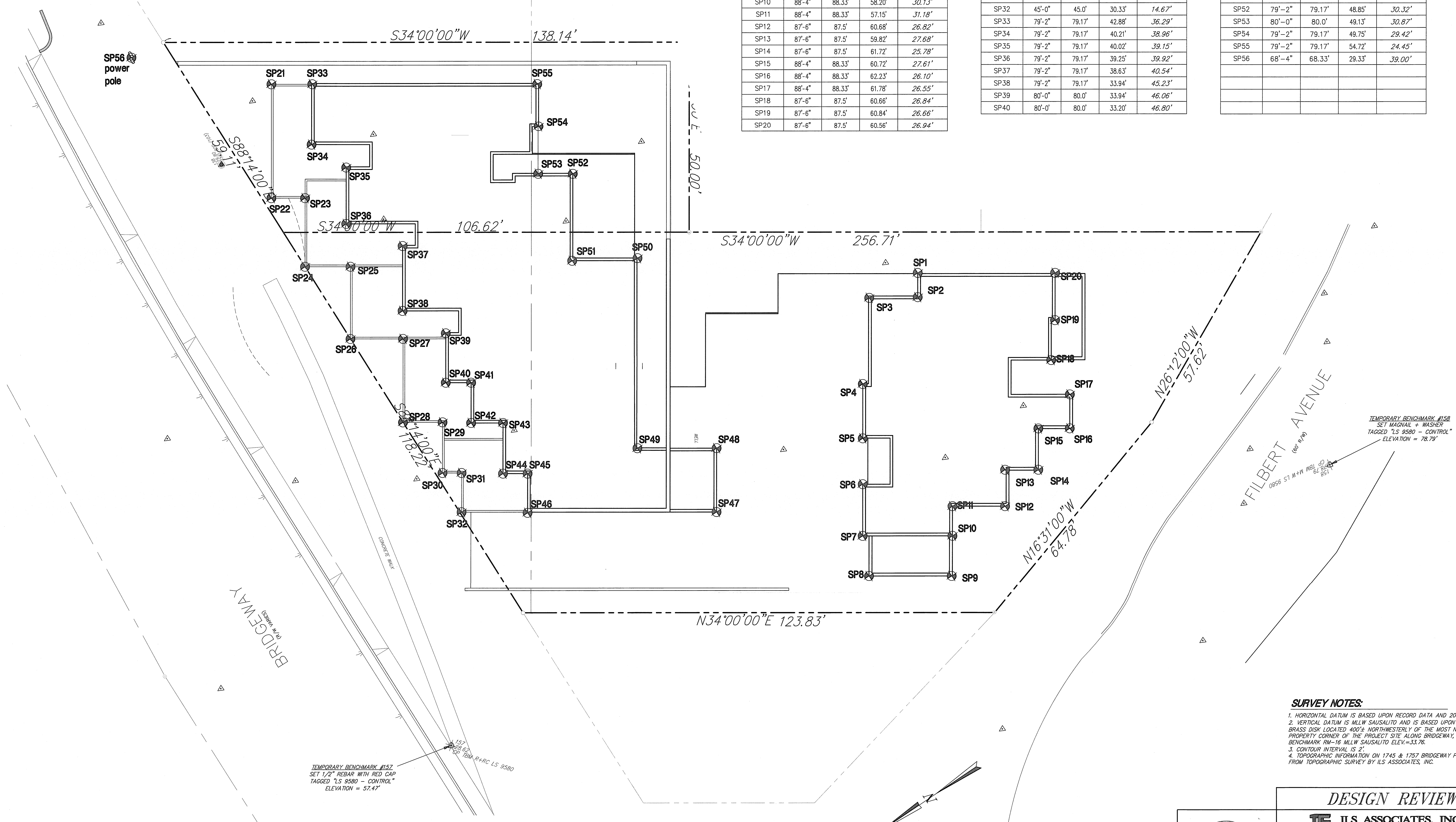




STORY POLES TABLE				
STORY POLE NUMBER	ROOF / TOP OF POLE ELEVATION		NATURAL GROUND	BUILDING HEIGHT AT POLE
SP1	87'-6"	87.5'	55.13'	32.37'
SP2	87'-6"	87.5'	54.51'	32.99'
SP3	87'-6"	87.5'	51.95'	35.55'
SP4	88'-4"	88.33'	50.00'	38.33'
SP5	88'-4"	88.33'	49.84'	38.49'
SP6	88'-4"	88.33'	50.83'	37.50'
SP7	88'-4"	88.33'	52.16'	36.17'
SP8	57'-11"	57.92'	53.57'	4.35'
SP9	57'-11"	57.92'	59.44'	-1.52'
SP10	88'-4"	88.33'	58.20'	30.13'
SP11	88'-4"	88.33'	57.15'	31.18'
SP12	87'-6"	87.5'	60.68'	26.82'
SP13	87'-6"	87.5'	58.82'	27.68'
SP14	87'-6"	87.5'	61.72'	25.78'
SP15	88'-4"	88.33'	60.72'	27.61'
SP16	88'-4"	88.33'	62.23'	26.10'
SP17	88'-4"	88.33'	61.78'	26.55'
SP18	87'-6"	87.5'	60.66'	26.84'
SP19	87'-6"	87.5'	60.84'	26.66'
SP20	87'-6"	87.5'	60.56'	26.94'

STORY POLES TABLE				
STORY POLE NUMBER	ROOF / TOP OF POLE ELEVATION		NATURAL GROUND	BUILDING HEIGHT AT POLE
SP21	45'-0"	45.0'	40.43'	4.57'
SP22	45'-0"	45.0'	30.67'	14.33'
SP23	45'-0"	45.0'	36.80'	8.20'
SP24	45'-0"	45.0'	33.50'	11.50'
SP25	45'-0"	45.0'	34.88'	10.12'
SP26	45'-0"	45.0'	31.13'	13.87'
SP27	45'-0"	45.0'	32.54'	12.46'
SP28	45'-0"	45.0'	30.98'	14.02'
SP29	45'-0"	45.0'	32.50'	12.50'
SP30	45'-0"	45.0'	31.18'	13.82'
SP31	45'-0"	45.0'	31.99'	13.01'
SP32	45'-0"	45.0'	30.33'	14.67'
SP33	79'-2"	79.17'	42.88'	36.29'
SP34	79'-2"	79.17'	40.21'	38.96'
SP35	79'-2"	79.17'	40.02'	39.15'
SP36	79'-2"	79.17'	39.25'	39.92'
SP37	79'-2"	79.17'	38.63'	40.54'
SP38	79'-2"	79.17'	33.94'	45.23'
SP39	80'-0"	80.0'	33.94'	46.06'
SP40	80'-0"	80.0'	33.20'	46.80'

STORY POLES TABLE				
STORY POLE NUMBER	ROOF / TOP OF POLE ELEVATION		NATURAL GROUND	BUILDING HEIGHT AT POLE
SP41	80'-0"	80.0'	33.85'	46.15'
SP42	80'-0"	80.0'	33.26'	46.74'
SP43	81'-4"	81.33'	34.25'	47.08'
SP44	81'-4"	81.33'	33.23'	48.10'
SP45	81'-4"	81.33'	33.95'	47.38'
SP46	79'-2"	79.17'	33.09'	46.08'
SP47	79'-2"	79.17'	42.26'	36.91'
SP48	79'-2"	79.17'	42.18'	36.99'
SP49	79'-2"	79.17'	37.71'	41.46'
SP50	79'-2"	79.17'	46.85'	32.32'
SP51	79'-2"	79.17'	44.36'	34.81'
SP52	79'-2"	79.17'	48.85'	30.32'
SP53	80'-0"	80.0'	49.13'	30.87'
SP54	79'-2"	79.17'	49.75'	29.42'
SP55	79'-2"	79.17'	54.72'	24.45'
SP56	68'-4"	68.33'	29.33'	39.00'



- SURVEY NOTES:**
1. HORIZONTAL DATUM IS BASED UPON RECORD DATA AND 2014 RS 114.
 2. VERTICAL DATUM IS MLW SAUSALITO AND IS BASED UPON FOUND 2" BRASS DISK LOCATED 400'± NORTHWESTERLY OF THE MOST NORTHERLY PROPERTY CORNER OF THE PROJECT SITE ALONG BRIDGEWAY, BEING BENCHMARK RM-15 MLW SAUSALITO ELEV.=33.76.
 3. CONTOUR INTERVAL IS 2'.
 4. TOPOGRAPHIC INFORMATION ON 1745 & 1757 BRIDGEWAY PARCELS IS FROM TOPOGRAPHIC SURVEY BY ILS ASSOCIATES, INC.

ARTHUR J. SMITH, C.E.
R.C.E. 67386

DESIGN REVIEW

ILS ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
79 GALLI DRIVE, SUITE A NOVATO, CA 94949-5717 (415)883-9200 FAX (415)883-2763

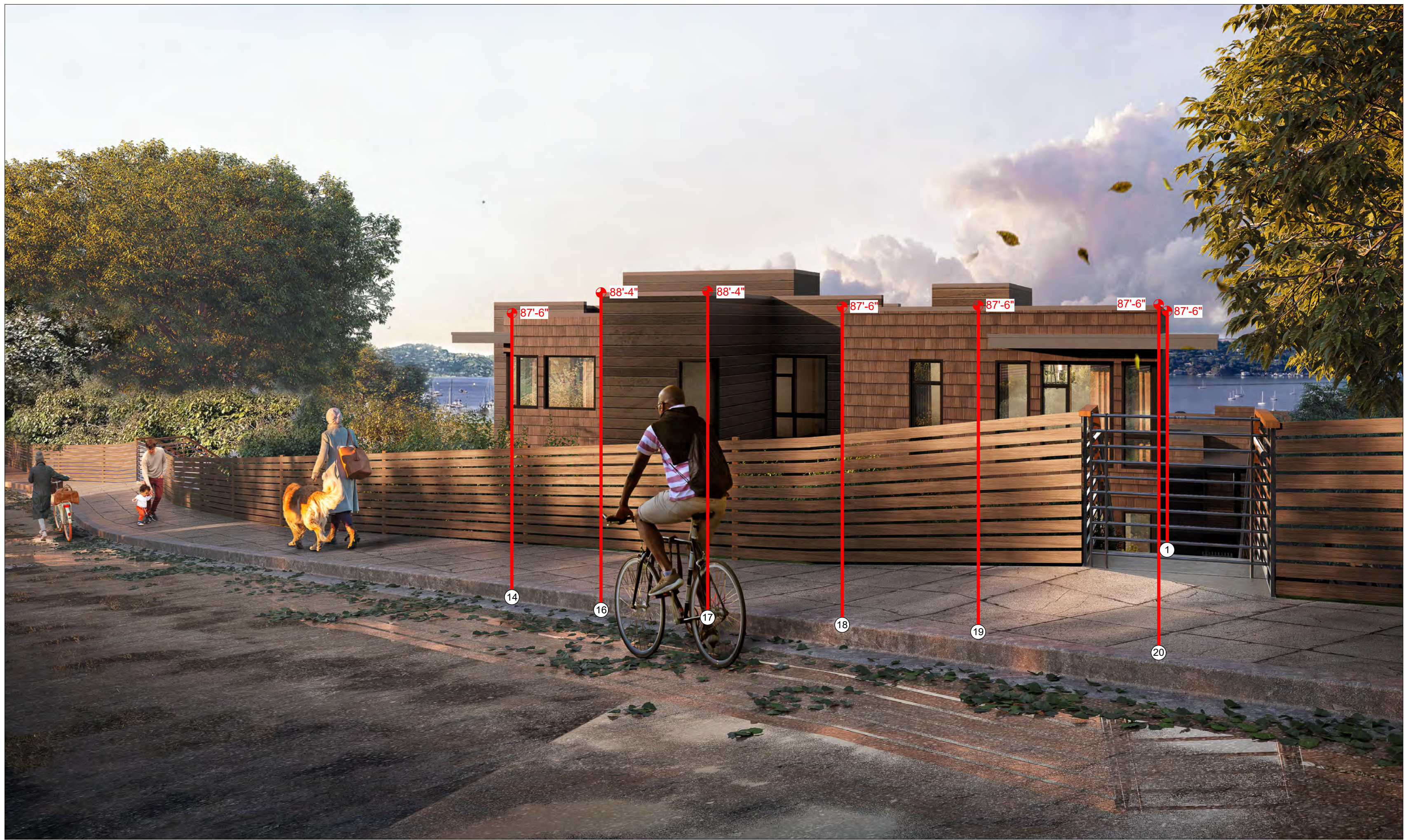
BRIDGEWAY APARTMENTS
1755 BRIDGEWAY
SAUSALITO CALIFORNIA

STORY POLES PLAN

A.P.N.: 064-151-03
FIELD BOOK NO.: ###

DATE: 5-4-2022
JOB NO.: 8784
SHEET NO.: C7

N:\P\8000\8784\010.dwg, 3042-1055 STORY POLE PLAN C7, 4/28/2022 7:39:19 AM HP-73300.pcl, 1:1, ILS Associates, Inc., .JG
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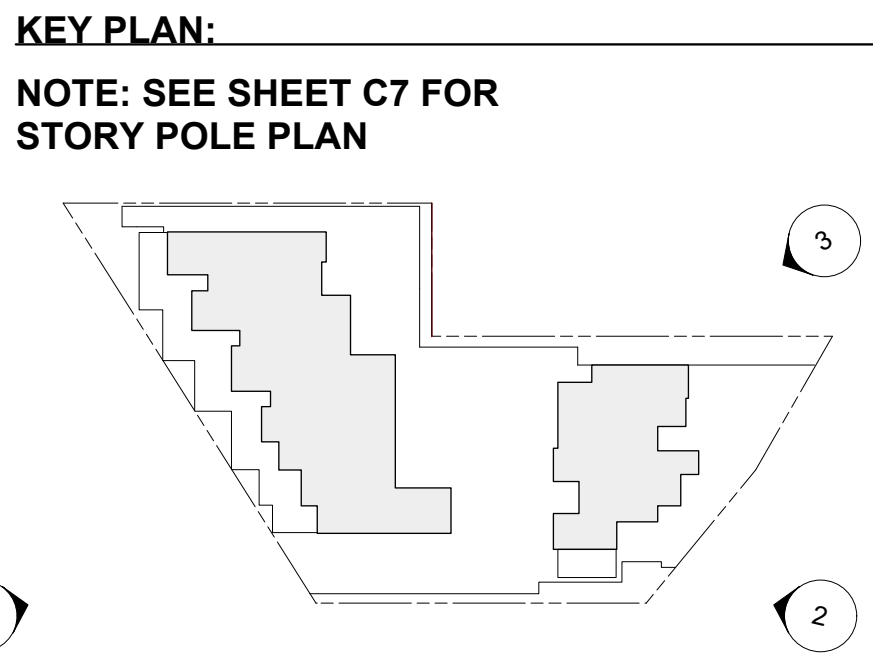
STORY POLE DIAGRAM 3



STORY POLE DIAGRAM 1

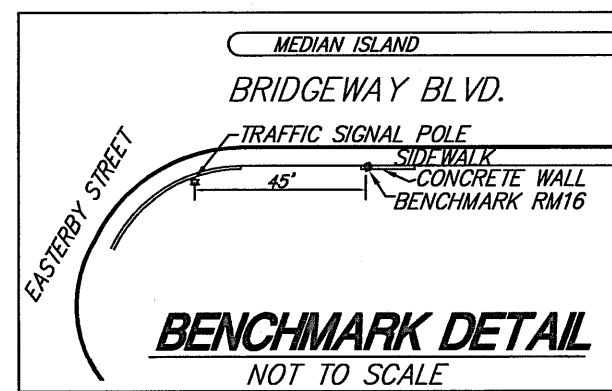


STORY POLE DIAGRAM 2



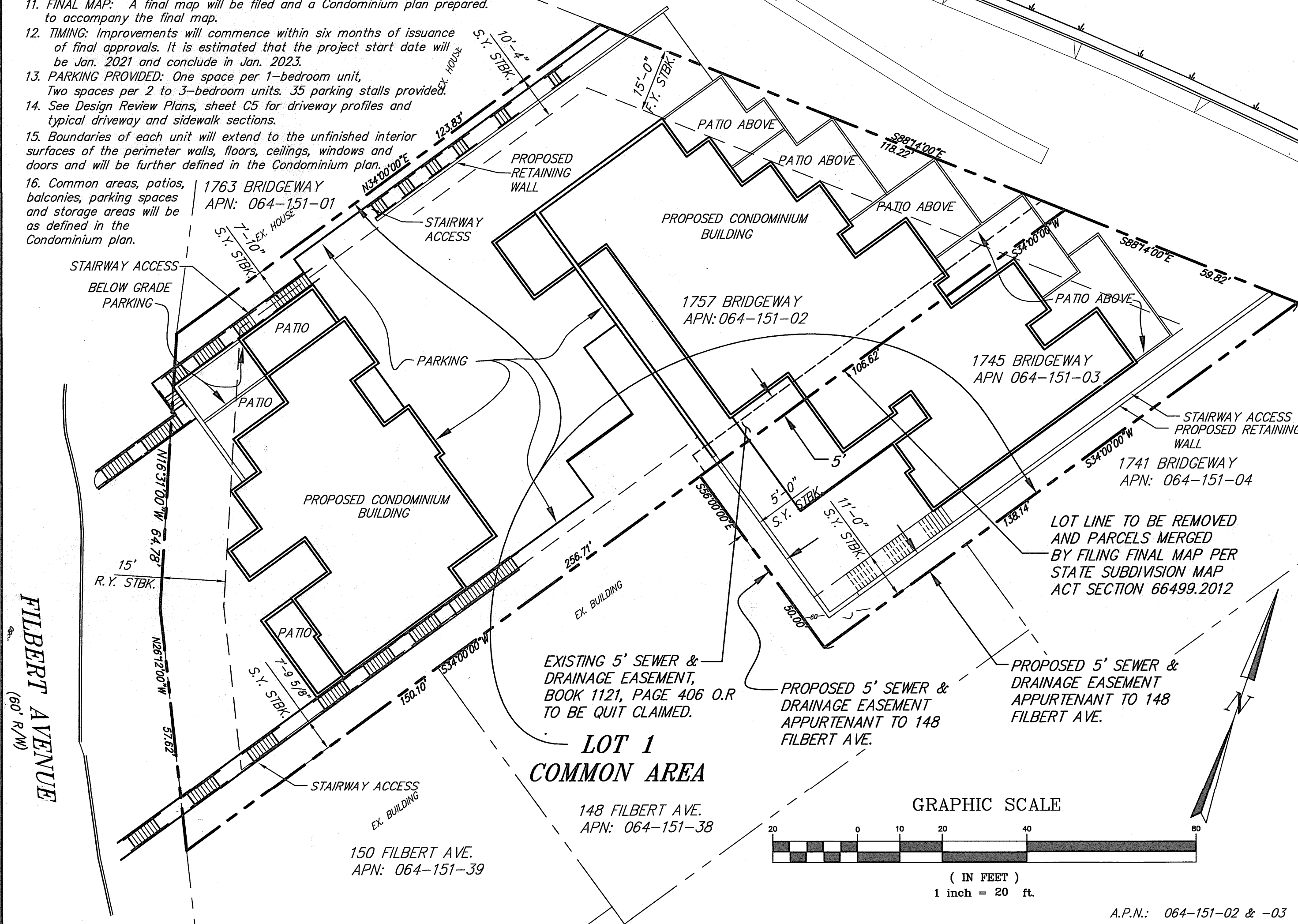
TENTATIVE MAP NOTES:

- OWNER & SUBDIVIDER:
Sy Jardines Lookout LLC
2673 Martinez Blvd.
Burlingame, CA 94010
- ENGINEER:
Arthur J. Smith, C.E.
ILS Associates, Inc.
79 Galli Drive
Novato, Ca 94949
- ASSESSORS PARCEL NUMBER: 064-151-02 & 03
- TOTAL SUBDIVISION AREA: 25,461 sq. ft. = 0.58 ac.
- FLOOD ZONES: No portion of the site is subject to inundation or storm overflow. See firmpanel 526 may 4, 2009.
- WATER SUPPLY: Water will be provided by M.M.W.D. from existing water mains fronting the site.
- SEWAGE DISPOSAL:
Sewage disposal will be by Sausalito Marin City Sanitary District by connecting to an existing sewer main fronting the site on Bridgeway Blvd.
- OTHER UTILITIES:
Gas, electric, telephone and T.V. Cable facilities will be extended from existing facilities located within frontage of site.
- USE:
Existing Use: single family residential. Structures to be removed.
Proposed use: 19 unit residential condominium.
Building coverage: 11,783 s.f. = 47%
Remaining area is common area = 53%
Deed restrictions: Will be in form of CC&R's by owner and subdivider.
- PUBLIC AREAS: None.
- FINAL MAP: A final map will be filed and a Condominium plan prepared to accompany the final map.
- TIMING: Improvements will commence within six months of issuance of final approvals. It is estimated that the project start date will be Jan. 2021 and conclude in Jan. 2023.
- PARKING PROVIDED: One space per 1-bedroom unit, Two spaces per 2 to 3-bedroom units. 35 parking stalls provided.
- See Design Review Plans, sheet C5 for driveway profiles and typical driveway and sidewalk sections.
- Boundaries of each unit will extend to the unfinished interior surfaces of the perimeter walls, floors, ceilings, windows and doors and will be further defined in the Condominium plan.
- Common areas, patios, balconies, parking spaces and storage areas will be as defined in the Condominium plan.



VESTING TENTATIVE MAP

BRIDGEWAY BLVD.
(R/W VARIES 130'±)

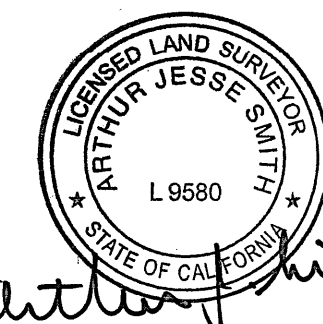


SHEET INDEX

SHEET	TITLE
1	LOT MAP AND NOTES
2	SITE AND UTILITY PLAN
3	EXISTING TOPOGRAPHIC MAP
4	EXISTING TOPOGRAPHIC MAP
5	EXISTING TOPOGRAPHIC MAP

SURVEY NOTES:

- HORIZONTAL DATUM IS BASED UPON RECORD DATA AND 2014 RS 114.
- VERTICAL DATUM IS MLLW SAUSALITO AND IS BASED UPON FOUND 2" BRASS DISK, NEAR THE SOUTHWESTERLY CORNER OF BRIDGEWAY AND EASTERBY STREETS; 45' EASTERLY OF THE TRAFFIC SIGNAL POLE; ATOP NORTHWESTERLY END OF A LOW CONCRETE WALL AT THE BACK OF SIDEWALK (SEE DETAIL), BEING BENCHMARK RM-16 MLLW SAUSALITO ELEV.=33.76.
- CONTOUR INTERVAL IS 2'.
- TOPOGRAPHIC INFORMATION ON 1745 & 1757 BRIDGEWAY PARCELS IS FROM TOPOGRAPHIC SURVEY BY ILS ASSOCIATES, INC.
- FINAL IMPROVEMENT PLANS WILL BE BASED ON NEW SURVEY PREPARED BY ILS ASSOCIATES, INC.



Arthur J. Smith, PLS
L9580



ILS ASSOCIATES, INC.®
CIVIL ENGINEERING AND LAND SURVEYING

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**1755 BRIDGEWAY
CONDOMINIUM**

SAUSALITO

CALIFORNIA

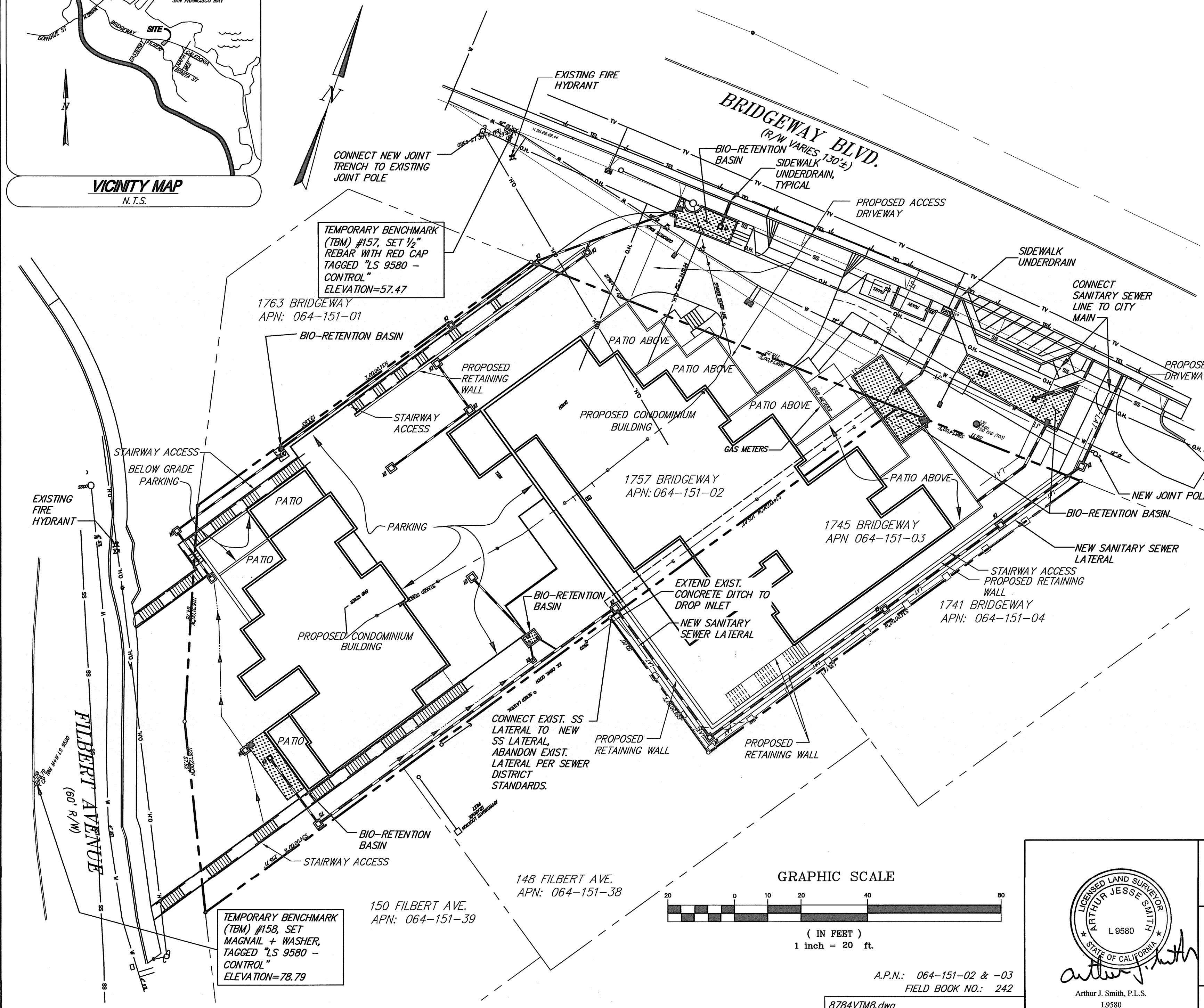
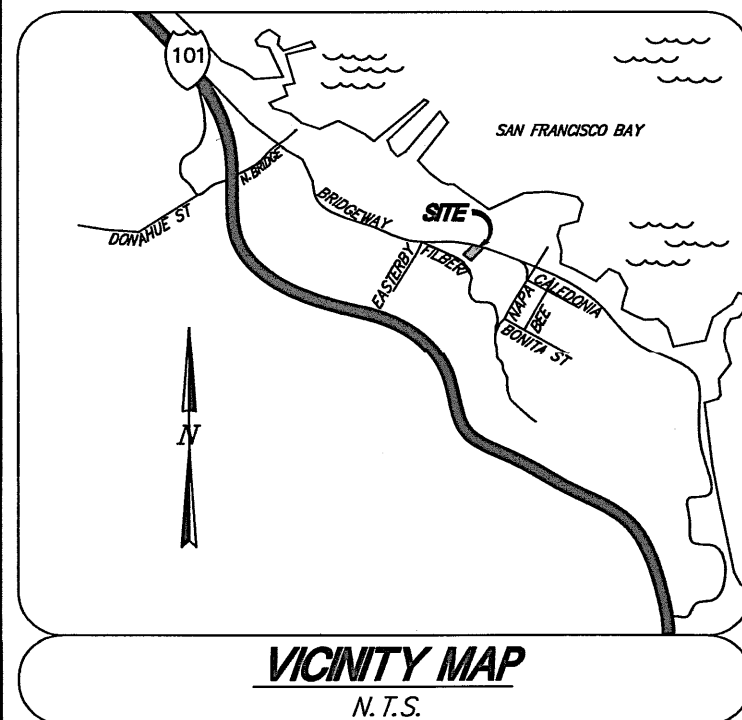
LOT MAP & NOTES

DRAWN:	AJS
DATE:	5-4-2022
JOB NO.	8784
SHEET NO.	1

A.P.N.: 064-151-02 & -03
FIELD BOOK NO.: 242

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VESTING TENTATIVE MAP

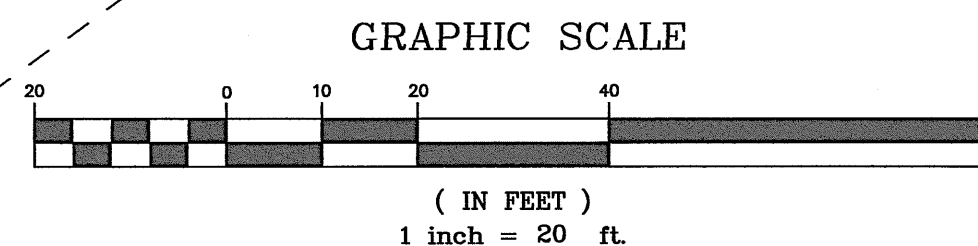


LEGEND AND ABBREVIATIONS

	RANDOM CONTROL FOR SURVEY
	EXISTING FIRE HYDRANT
	EXISTING GUY ANCHOR
	EXISTING JOINT POLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	EXISTING GAS METER
	EXISTING CABLE TV BOX
	EXISTING STREET/TRAFFIC SIGN
	EXISTING WATER METER
	EXISTING WATER VALVE
	PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	EXISTING TV LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED DRAINAGE INLET
	PROPOSED SEWER LATERAL
	PROPOSED JOINT TRENCH
	PROPOSED WATER LINE
	TEMPORARY BENCHMARK
	FRONT YARD
	SIDE YARD
	REAR YARD
	PROPOSED AREA DRAIN
	SETBACK

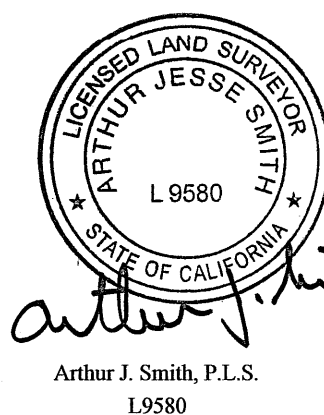
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A.P.N.: 064-151-02 & -03
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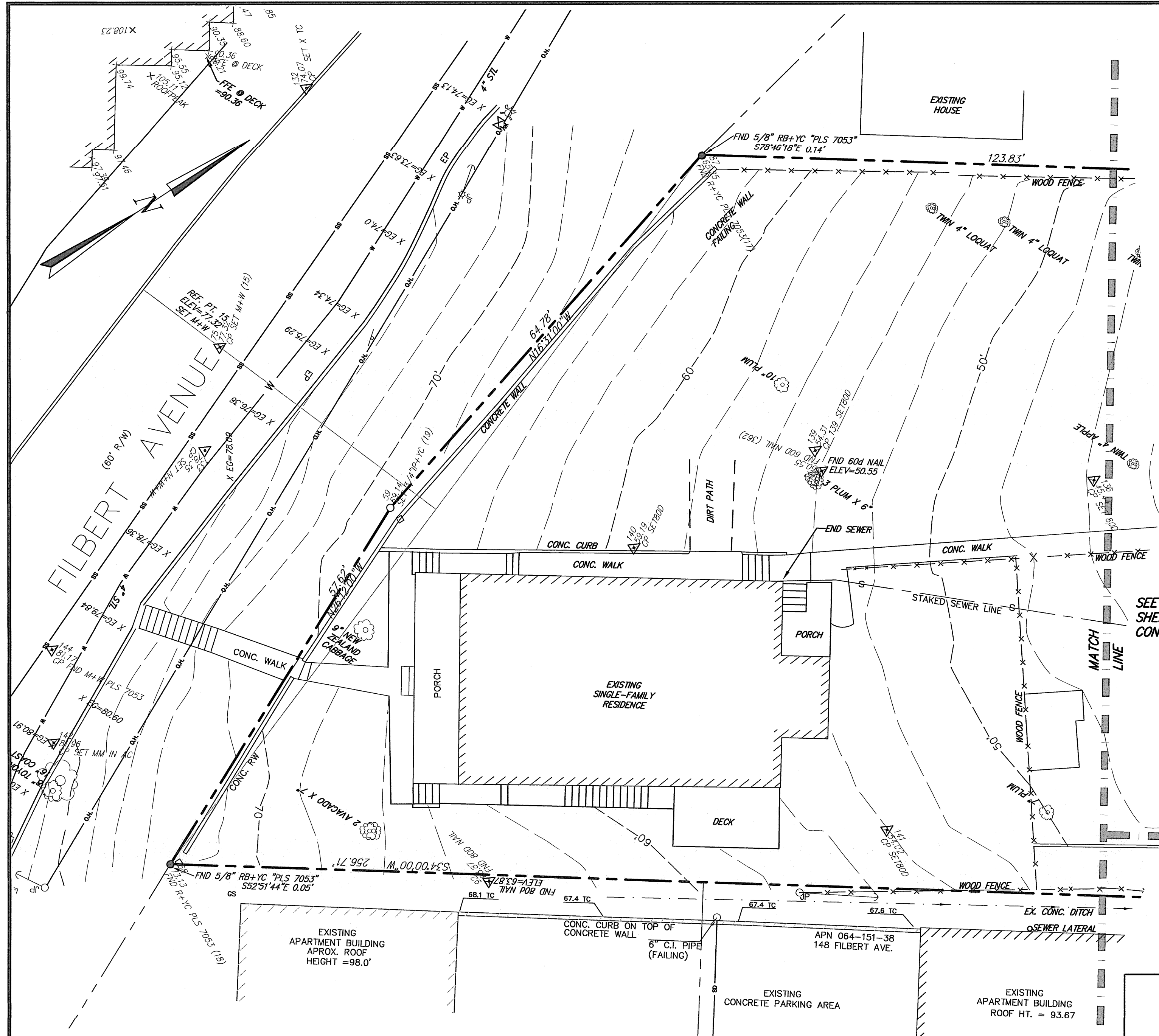
**1755 BRIDGEWAY
CONDOMINIUM**

SAUSALITO

CALIFORNIA

SITE & UTILITY PLAN

DRAWN: *AJS*
DATE: 5-4-2022
JOB NO. 8784
SHEET NO. 2



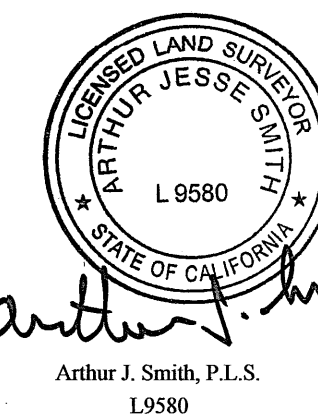
LEGEND AND ABBREVIATIONS

	RANDOM CONTROL FOR SURVEY
	EXISTING FIRE HYDRANT
	EXISTING GUY ANCHOR
	EXISTING JOINT POLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	EXISTING GAS METER
	EXISTING CABLE TV BOX
	EXISTING STREET/TRAFFIC SIGN
	EXISTING WATER METER
	EXISTING WATER VALVE
	PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING GAS LINE
	EXISTING WATER LINE
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	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED AREA DRAIN
	PROPOSED DRAINAGE INLET
	PROPOSED SEWER LATERAL
	PROPOSED JOINT TRENCH
	PROPOSED WATER LINE

SURVEY NOTES:

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VESTING TENTATIVE MAP



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**1755 BRIDGEWAY
CONDOMINIUM**

SAUSALITO

CALIFORNIA

EXISTING TOPOGRAPHIC MAP

DRAWN: **AJS**
DATE: **5-4-2022**
JOB NO. **8784**
SHEET NO. **3**

A.P.N.: 064-151-02 & -03
FIELD BOOK NO.: 242

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SEE SHEET 3 FOR
CONTINUATION

	<i>RANDOM CONTROL FOR SURVEY</i>
	<i>EXISTING FIRE HYDRANT</i>
	<i>EXISTING GUY ANCHOR</i>
	<i>EXISTING JOINT POLE</i>
	<i>SANITARY SEWER CLEANOUT</i>
	<i>SANITARY SEWER MANHOLE</i>
	<i>EXISTING GAS METER</i>
	<i>EXISTING CABLE TV BOX</i>
	<i>EXISTING STREET/TRAFFIC SIGN</i>
	<i>EXISTING WATER METER</i>
	<i>EXISTING WATER VALVE</i>

PROPERTY LINE

EXISTING EDGE OF PAVEMENT

EXISTING GAS LINE

EXISTING WATER LINE

EXISTING SANITARY SEWER LINE

PROPOSED STORM DRAIN LINE

EXISTING TV LINE

EXISTING TELEPHONE LINE

EXISTING OVERHEAD LINE

EXISTING EASEMENT LINE

PROPOSED EASEMENT LINE

PROPOSED AREA DRAIN

PROPOSED DRAINAGE INLET

PROPOSED SEWER LATERAL

PROPOSED JOINT TRENCH

PROPOSED WATER LINE

THE TOTAL COMBINED AREA OF BOTH PARCELS SHOWN IS 25.461± SQUARE FEET.

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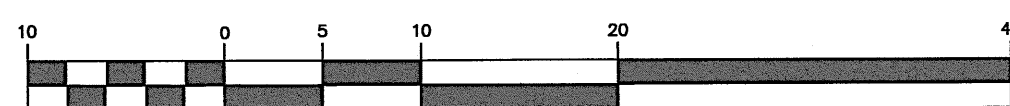
SAUSALITO

CALIFORNIA

EXISTING TOPOGRAPHIC MAP

DRAWN:	<i>AJS</i>
DATE:	<i>5-4-2022</i>
JOB NO.	<i>8784</i>
SHEET NO.	<i>1</i>

GRAPHIC SCALE

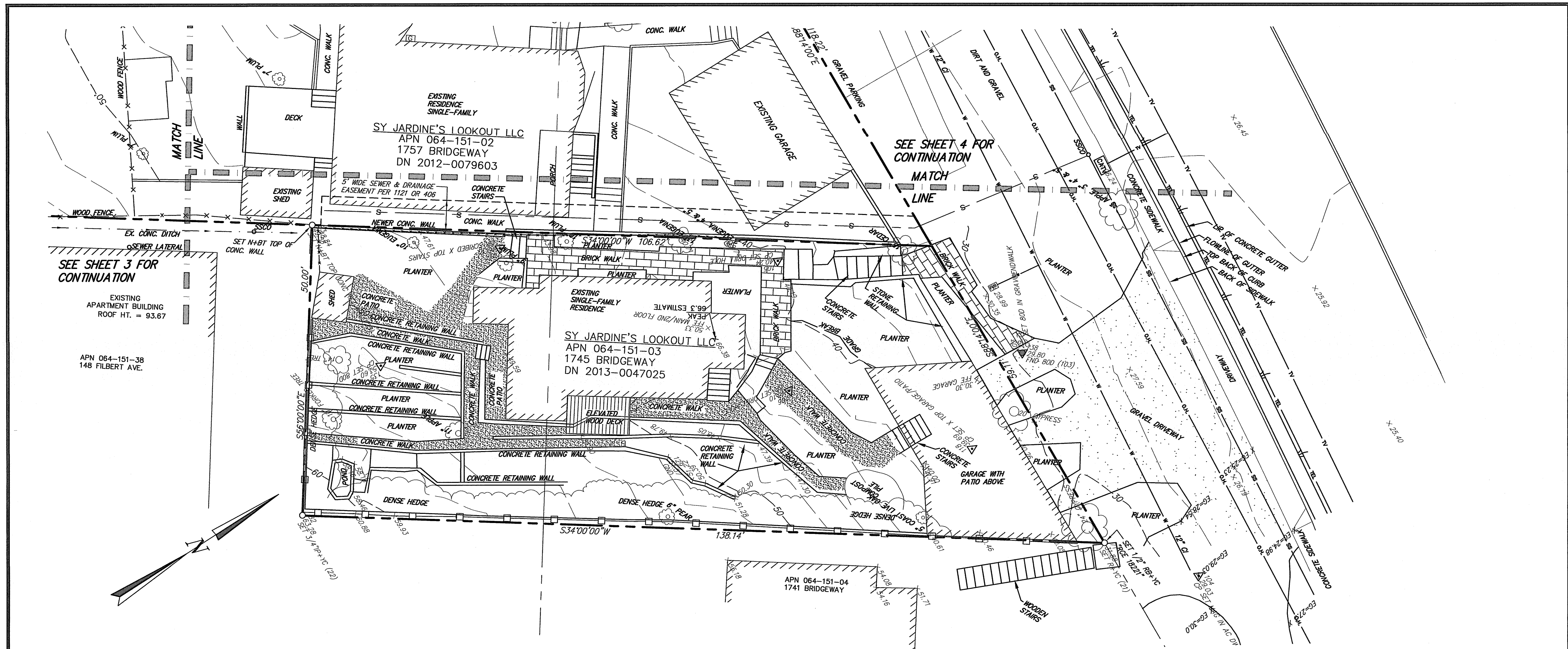


(IN FEET)
1 inch = 10 ft.

A.P.N.: 064-151-02 & -03
FIELD BOOK NO.: 242

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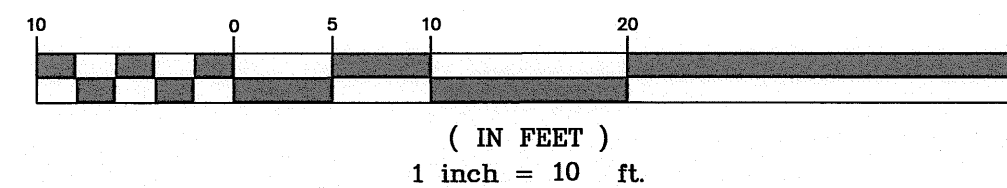




LEGEND AND ABBREVIATIONS

	RANDOM CONTROL FOR SURVEY		EXISTING WATER LINE
	EXISTING FIRE HYDRANT		EXISTING SANITARY SEWER LINE
	EXISTING GUY ANCHOR		PROPOSED STORM DRAIN LINE
	EXISTING JOINT POLE		EXISTING TV LINE
	SANITARY SEWER CLEANOUT		EXISTING TELEPHONE LINE
	SANITARY SEWER MANHOLE		EXISTING OVERHEAD LINE
	EXISTING GAS METER		EXISTING EASEMENT LINE
	EXISTING CABLE TV BOX		PROPOSED EASEMENT LINE
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	EXISTING WATER METER		PROPOSED DRAINAGE INLET
	EXISTING WATER VALVE		PROPOSED SEWER LATERAL
	PROPERTY LINE		PROPOSED JOINT TRENCH
	EXISTING EDGE OF PAVEMENT		PROPOSED WATER LINE
	EXISTING GAS LINE		

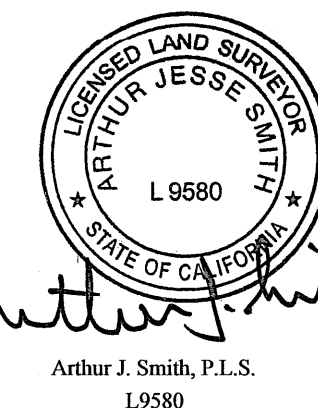
GRAPHIC SCALE



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VESTING TENTATIVE MAP



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**1755 BRIDGEWAY
CONDOMINIUM**

SAUSALITO

CALIFORNIA

EXISTING TOPOGRAPHIC MAP

DRAWN: *AJS*
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SHEET NO. 5

A.P.N.: 064-151-02 & -03
FIELD BOOK NO.: 242

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