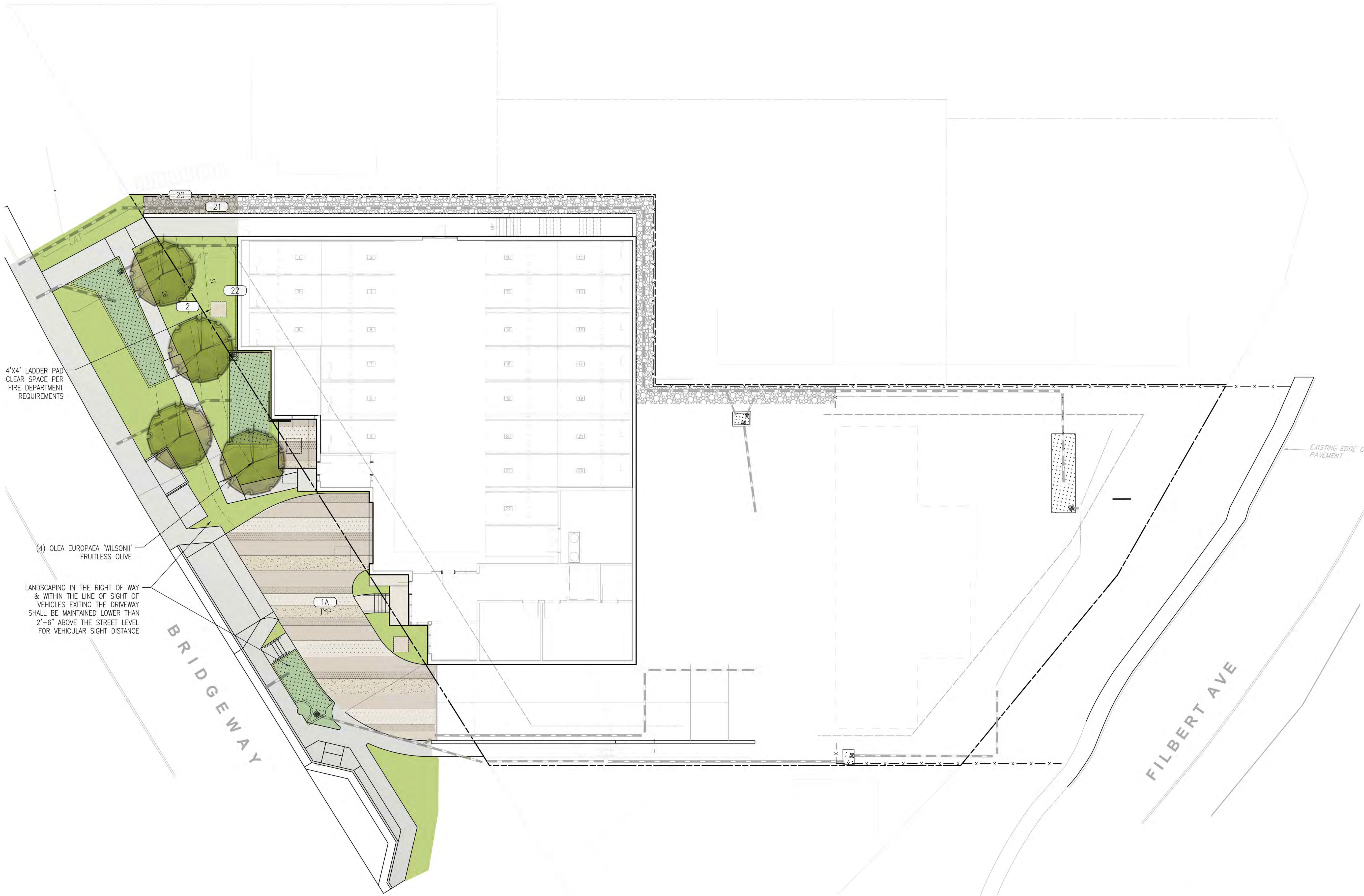




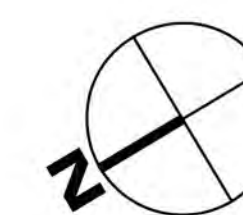
SYMBOLS LEGEND		
	DECORATIVE CONCRETE PAVING	1A
	PAVERS - GRAVEL SET	1B
	PLANTED MOUND	2
	PRECAST PLANTER, TYPICAL	3
	CANTILEVER WOOD BENCH	4
	CANTILEVER ARBOR	5
	RAISED PLANTER	6
	42" HEIGHT WOOD & STEEL GUARDRAIL	7
	DECORATIVE METAL FENCE	8
	ARBOR WITH VINES	9
	RETAINING WALL W/DECORATIVE FINISH	10
	FIREPIT	11
	BENCH	12
	SCONCE LIGHT - SEE PHOTOMETRIC PLAN	14
	SCONCE LIGHT - SEE PHOTOMETRIC PLAN	15
	BOLLARD LIGHT - SEE PHOTOMETRIC PLAN	16
	COMMUNITY TABLE	17
	SCREEN PLANTING	18
	LOUNGE CHAIR	19
	LADDER PAD	
	5" HEIGHT STEEL & WOOD PROPERTY LINE FENCE (SHOWN OFFSET FOR GRAPHIC CLARITY)	20
	DECORATIVE GRAVEL, TYPICAL	21
	VINES ON CABLE SYSTEM	22

4'X4' LADDER PAD
CLEAR SPACE PER
FIRE DEPARTMENT
REQUIREMENTS

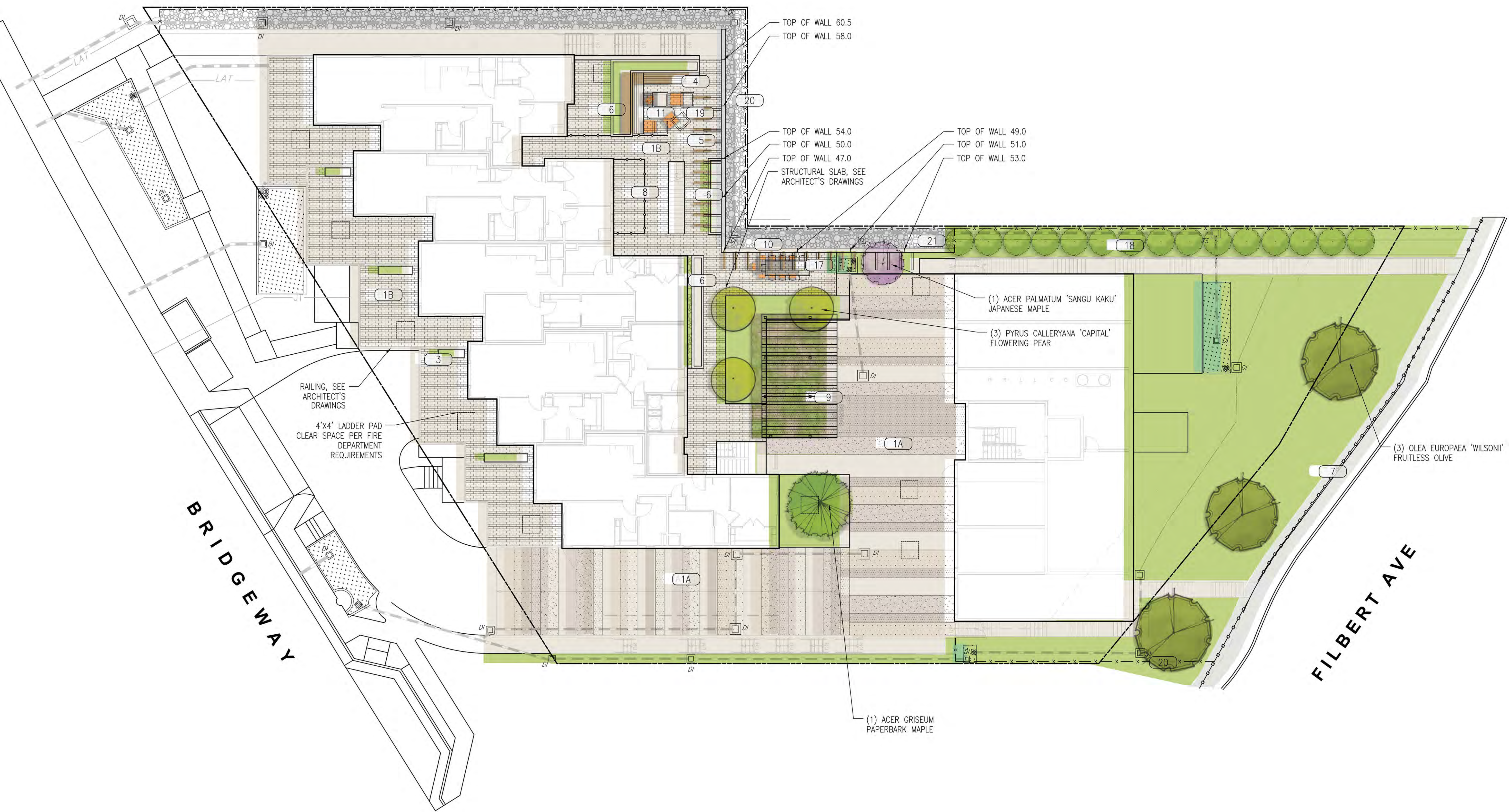
(4) OLEA EUROPAEA 'WILSONII'
FRUITLESS OLIVE

LANDSCAPING IN THE RIGHT OF WAY
& WITHIN THE LINE OF SIGHT OF
VEHICLES EXITING THE DRIVEWAY
SHALL BE MAINTAINED LOWER THAN
2'-6" ABOVE THE STREET LEVEL
FOR VEHICULAR SIGHT DISTANCE

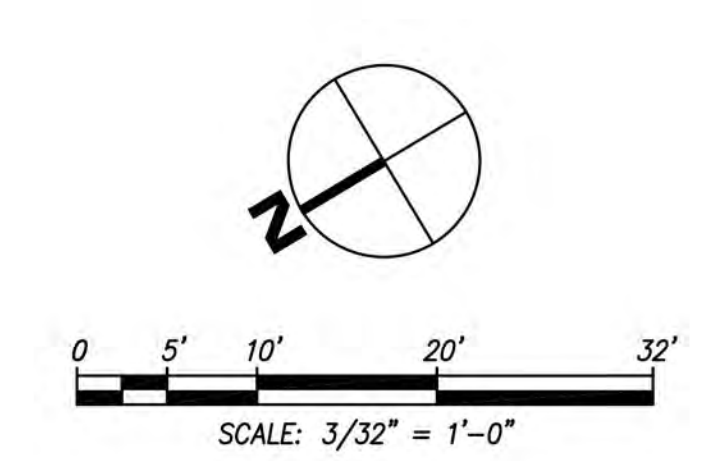
EXISTING EDGE OF
PAVEMENT

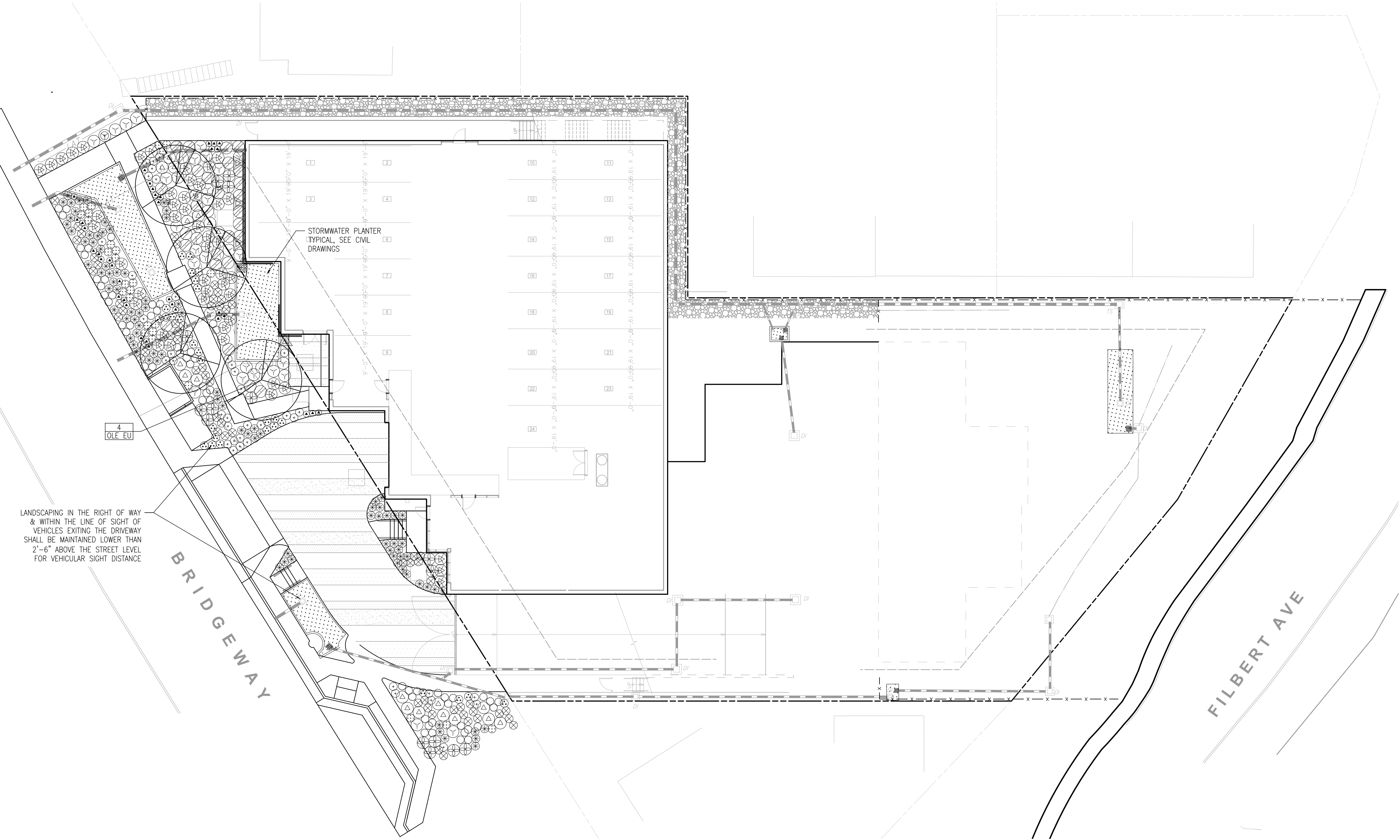


0 5' 10' 20' 32'
SCALE: 3/32" = 1'-0"



SYMBOLS LEGEND	
	DECORATIVE CONCRETE PAVING 1A
	PAVERS - GRAVEL SET 1B
	PLANTED MOUND 2
	PRECAST PLANTER, TYPICAL 3
	CANTILEVER WOOD BENCH 4
	CANTILEVER ARBOR 5
	RAISED PLANTER 6
	42" HEIGHT WOOD & STEEL GUARDRAIL 7
	DECORATIVE METAL FENCE 8
	ARBOR WITH VINES 9
	RETAINING WALL W/DECORATIVE FINISH 10
	FIREPIT 11
	BENCH 12
	SCONCE LIGHT - SEE PHOTOMETRIC PLAN 14
	SCONCE LIGHT - SEE PHOTOMETRIC PLAN 15
	BOLLARD LIGHT - SEE PHOTOMETRIC PLAN 16
	COMMUNITY TABLE 17
	SCREEN PLANTING 18
	LOUNGE CHAIR 19
	LADDER PAD 20
	5" HEIGHT STEEL & WOOD PROPERTY LINE FENCE (SHOWN OFFSET FOR GRAPHIC CLARITY) 20
	DECORATIVE GRAVEL, TYPICAL 21
	VINES ON CABLE SYSTEM 22

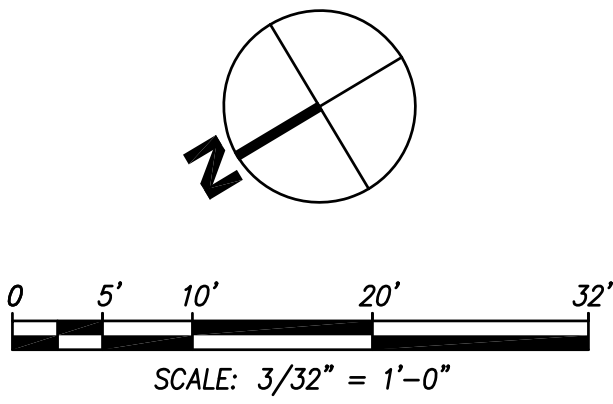


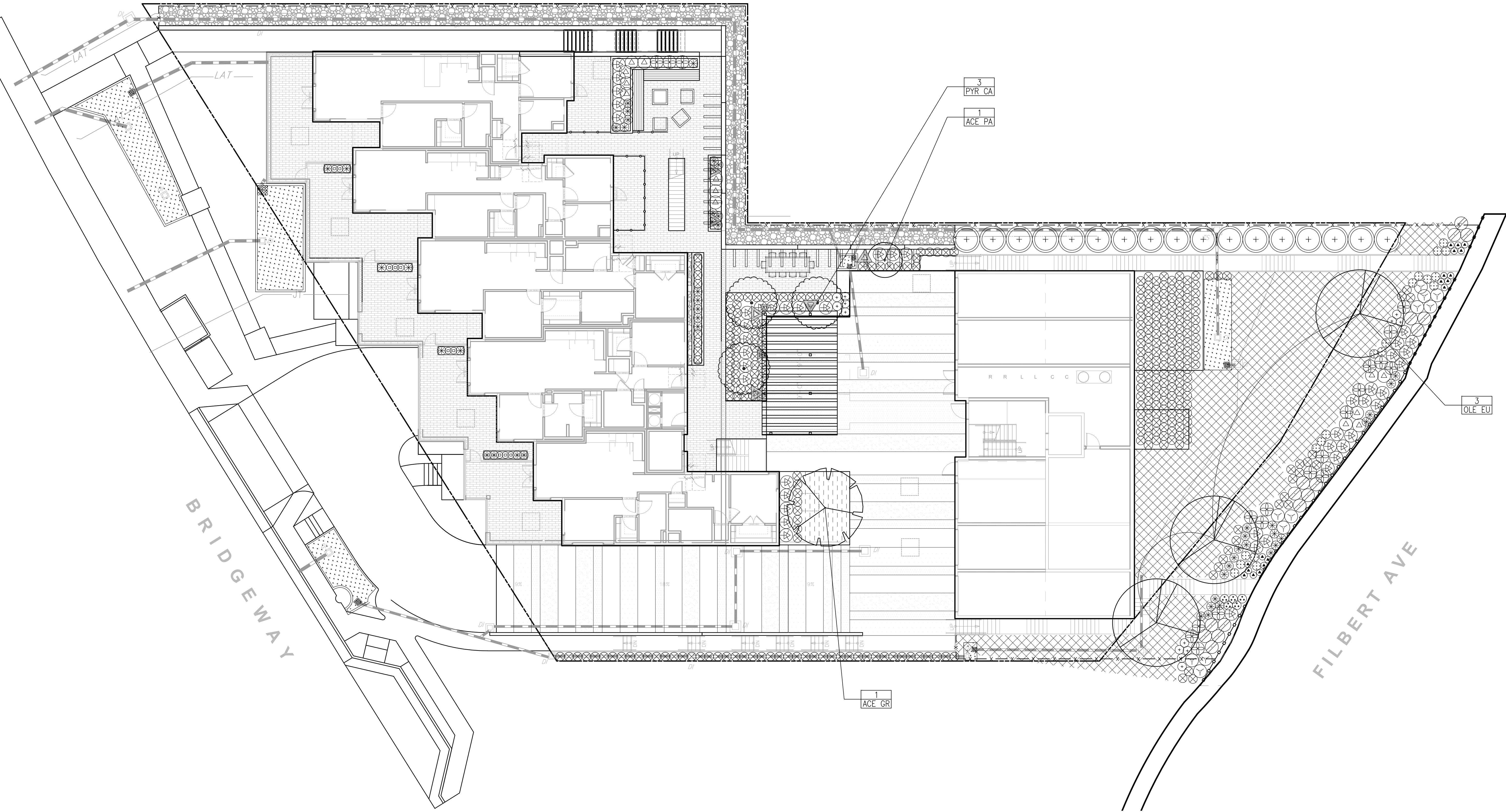


PLANT LIST							
SYMBOL	BOTANICAL NAME		COMMON NAME	SIZE	SPACING	QTY	WTR USE
TREES							
ACE GR	ACER GRISEUM		PAPERBARK MAPLE	36" BOX	PER PLAN	1	M
ACE PA	ACER PALMATUM 'SANGO KAKU'		JAPANESE MAPLE	24" BOX	PER PLAN	1	M
OLE EU	OLEA EUROPAEA 'WILSONII'		FRUITLESS OLIVE	36" BOX	PER PLAN	7	VI
PYR CA	PYRUS CALLERYANA 'CAPITAL'		FLOWERING PEAR	48" BOX	PER PLAN	3	M
SHRUBS & GRASSES							
⊗	ACHILLEA MILLEFOLIUM 'MOONSHINE'		YARROW	1 GAL	2'-0" OC		L
⊗	AEONIUM 'SUNBURST'		COPPER PINWHEEL	1 GAL	1'-6" OC		L
⊗	AGAVE ATTENUATA 'NOVA'		BLUE FOXTAIL AGAVE	5 GAL	3'-0" OC		L
⊗	CAREX DIVULSA		BERKELEY SEDGE	1 GAL	1'-6" OC		L
⊗	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'		FEATHER REED GRASS	5 GAL	3'-0" OC		L
⊗	DESCHAMPSIA CESPITOSA		TUFTED HAIR GRASS	1 GAL	2'-0" OC		L
⊗	ERIOGONUM GRANDE VAR. RUBESCENS		SAN MIGUEL ISLAND BUCKWHEAT	1 GAL	3'-0" OC		L
⊗	ERIGONIUM HERACLEOIDES		PARSNIP FLOWERED BUCKWHEAT	1 GAL	2'-0" OC		L
⊗	JUNCUS PATENS		CALIF. GRAY RUSH	1 GAL	2'-0" OC		L
⊗	LEYMUS CONDENSATUS 'CANYON PRINCE'		CANYON PRINCE WILD RYE	5 GAL	3'-0" OC		L
⊗	LOMANDRA LONGIFOLIA 'BREEZE'		DWARF MAT RUSH	5 GAL	3'-0" OC		L
⊗	PENSTEMON CLEVELANDII		CLEVELAND PENSTEMON	1 GAL	2'-0" OC		L
⊗	PENSTEMON EATONII		FIRECRACKER PENSTEMON	1 GAL	1'-8" OC		L
⊗	PENSTEMON SPECTABILIS		SHOWY PENSTEMON	1 GAL	3'-0" OC		L
⊗	PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN'		SILVER SHEEN PITTIOSPORUM	5 GAL	5'-0" OC		M
GROUNDCOVERS							
⊗	ARCTOSTAPHYLOS 'EMERALD CARPET'		MANZANITA	1 GAL	4'-0" OC		L
⊗	CEANOTHUS 'CENTENNIAL'		CEANOTHUS	1 GAL	4'-0" OC		L
STORMWATER PLANTING							
⊗	CAREX DIVULSA		BERKELEY SEDGE	1 GAL	2'-0" OC		L
⊗	JUNCUS PATENS		GRAY RUSH	1 GAL	2'-0" OC		L
⊗	SISYRINCHIUM BELLUM		BLUE-EYED GRASS	1 GAL	1'-0" OC		L
VINES							
⊗	HARDENBERGIA VIOLACEA		PURPLE LILAC VINE	5 GAL	PER PLAN	4	L

TREE REPLACEMENT	
PROTECTED TREES PROPOSED FOR REMOVAL: 25	
PROPOSED REPLACEMENT TREES: 12	
NOTE: SEE TREE MAP SHEET L5.1 FOR MORE INFORMATION	

- NOTES
- ALL PLANTING AND IRRIGATION WILL BE IN FULL COMPLIANCE WITH CITY OF SAUSALITO WATER EFFICIENT LANDSCAPING ORDINANCE AND OTHER APPLICABLE CODES AND ORDINANCES.
 - IRRIGATION SYSTEM SHALL USE WATER EFFICIENT, LOW-FLOW IRRIGATION HEADS OR DRIP TUBING.
 - TREES SHALL BE ON A VALVE CIRCUIT INDEPENDENT OF ALL OTHER PLANTING.
 - IRRIGATION CONTROLLER MODEL SHALL UTILIZE EVAPOTRANSPIRATION DATA AND RAIN SENSOR DATA TO AUTOMATICALLY ADJUST WATERING SCHEDULES.
 - IRRIGATION EQUIPMENT SHALL INCLUDE A MANUAL SHUT-OFF VALVE AND BACKFLOW PREVENTION DEVICE.
 - IRRIGATION SCHEDULE TO BE DEVELOPED AND MANAGED TO UTILIZE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN PLANT HEALTH.





PLANT LIST							
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⊗	ACHILLEA MILLEFOLIUM 'MOONSHINE'		YARROW	1 GAL	2'-0" OC		L
⊙	AEONIUM 'SUNBURST'		COPPER PINWHEEL	1 GAL	1'-6" OC		L
⊕	AGAVE ATTENUATA 'NOVA'		BLUE FOXTAIL AGAVE	5 GAL	3'-0" OC		L
⊗	CAREX DIVULSA		BERKELEY SEDGE	1 GAL	1'-6" OC		L
⊗	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'		FEATHER REED GRASS	5 GAL	3'-0" OC		L
○	DESCHAMPSIA CESPITOSA		TUFTED HAIR GRASS	1 GAL	2'-0" OC		L
⊕	ERIOGONUM GRANDE VAR. RUBESCENS		SAN MIGUEL ISLAND BUCKWHEAT	1 GAL	3'-0" OC		L
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⊕	PENSTEMON EATONII		FIRECRACKER PENSTEMON	1 GAL	1'-8" OC		L
⊕	PENSTEMON SPECTABILIS		SHOWY PENSTEMON	1 GAL	3'-0" OC		L
⊕	PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN'		SILVER SHEEN PITTIOSPORUM	5 GAL	5'-0" OC		M
GROUNDCOVERS							
⊗	ARCTOSTAPHYLOS 'EMERALD CARPET'		MANZANITA	1 GAL	4'-0" OC		L
⊗	CEANOTHUS 'CENTENNIAL'		CEANOTHUS	1 GAL	4'-0" OC		L
STORMWATER PLANTING							
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VINES							
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TREES



ACER GRISEUS



ACER PALMATUM "SANGU KAKU"



OLEA EUROPAEA



PYRUS CALLERYANA "CAPITAL"

SCREEN SHRUBS



PITTOSPORUM TENUIFOLIUM "SILVER SHEEN"

SHRUBS & GRASSES



ACHILLEA MILLEFOLIUM "MOONSHINE"



AEONIUM "SUNBURST"



AGAVE ATTENUATA "NOVA"



CAREX DIVULSA



CALAMAGROSTIS "KARL FOERSTER"



DESCHAMPSIA CESPITOSA



ERIGONIUM GRANDE VAR. RUBESCENS



ERIOGONUM HERACLEOIDES



JUNCUS PATENS



LEYMUS CONDENSATUS "CANYON PRINCE"



LOMANDRA LONGIFLORA "BREEZE"



PENSTEMON CLEVELANDII



PENSTEMON EATONII



PENSTEMON SPECTABILIS

GROUNDCOVERS

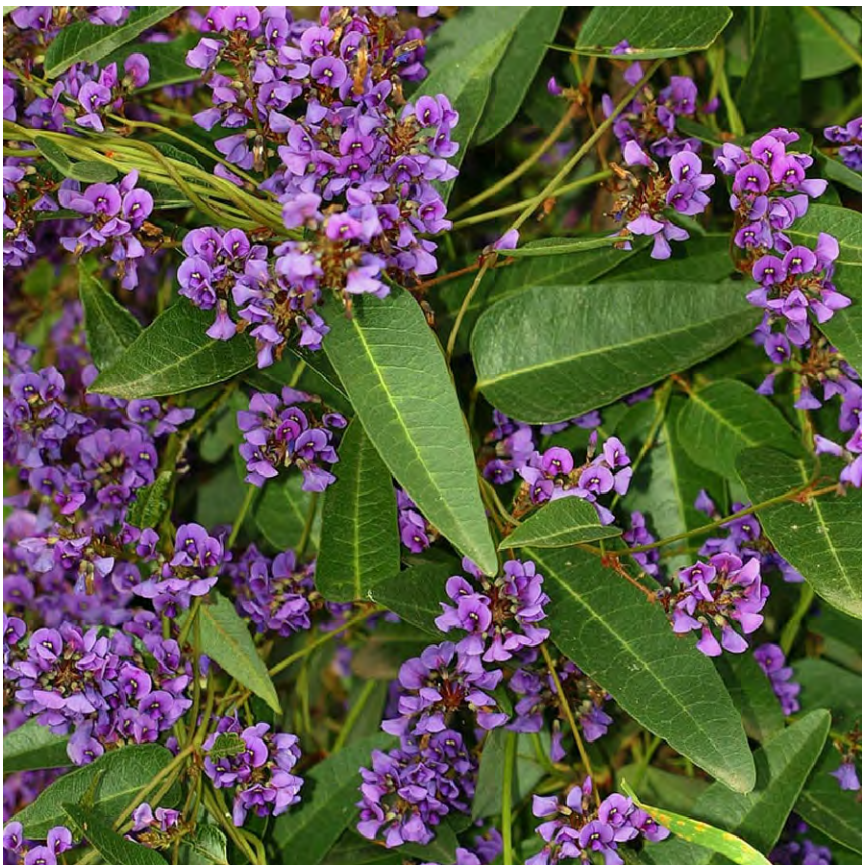


ARCTOSTAPHYLOS "EMERALD CARPET"

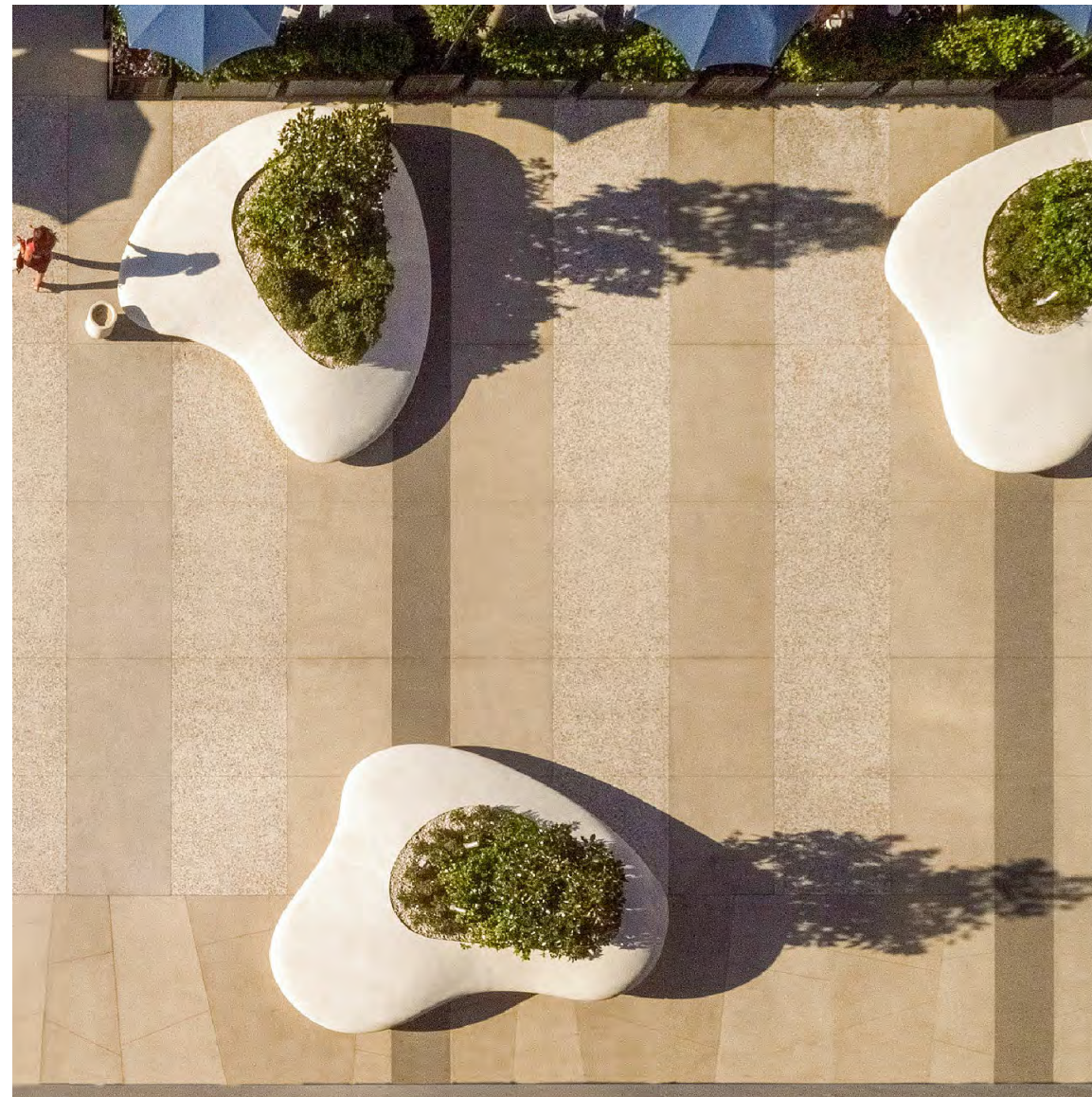


CEANOTHUS "CENTENNIAL"

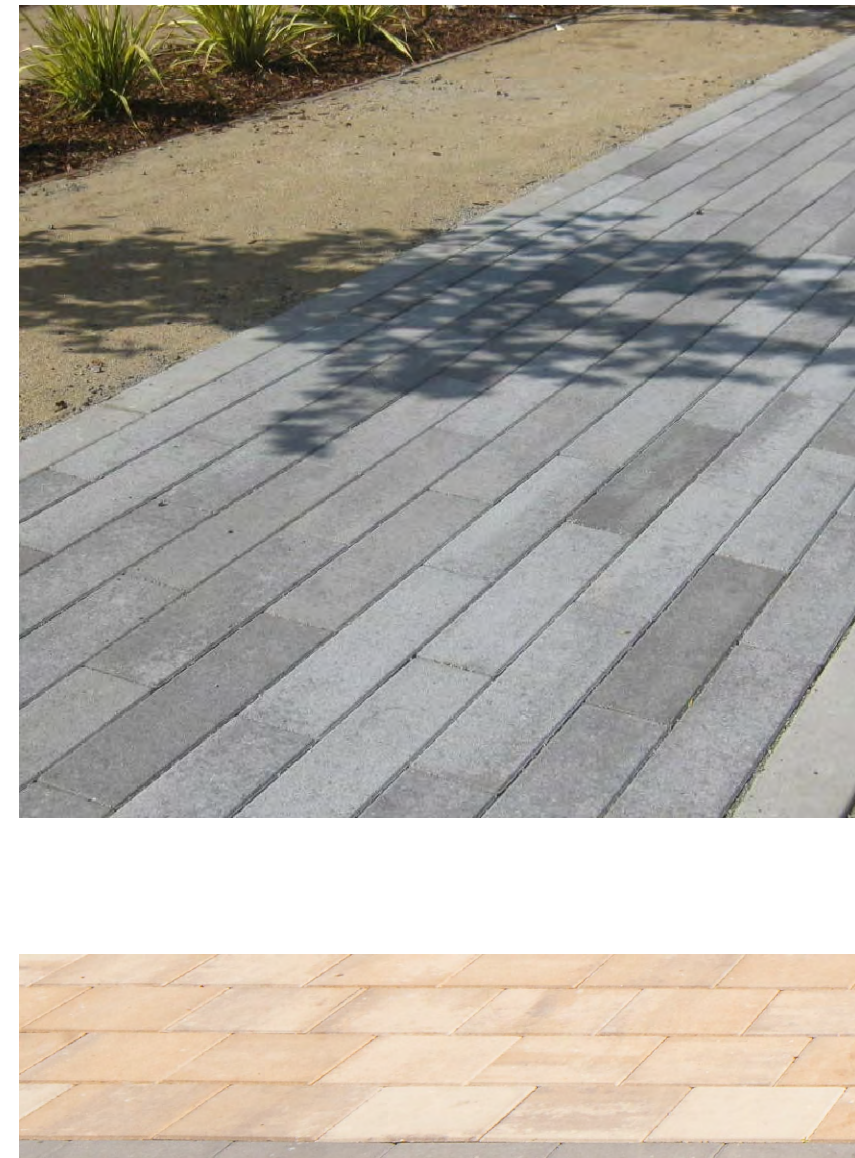
VINES



HARDENBERGIA VIOLACEA



1A



1B



2



3



4 11



5



6



7



8



9



10



12



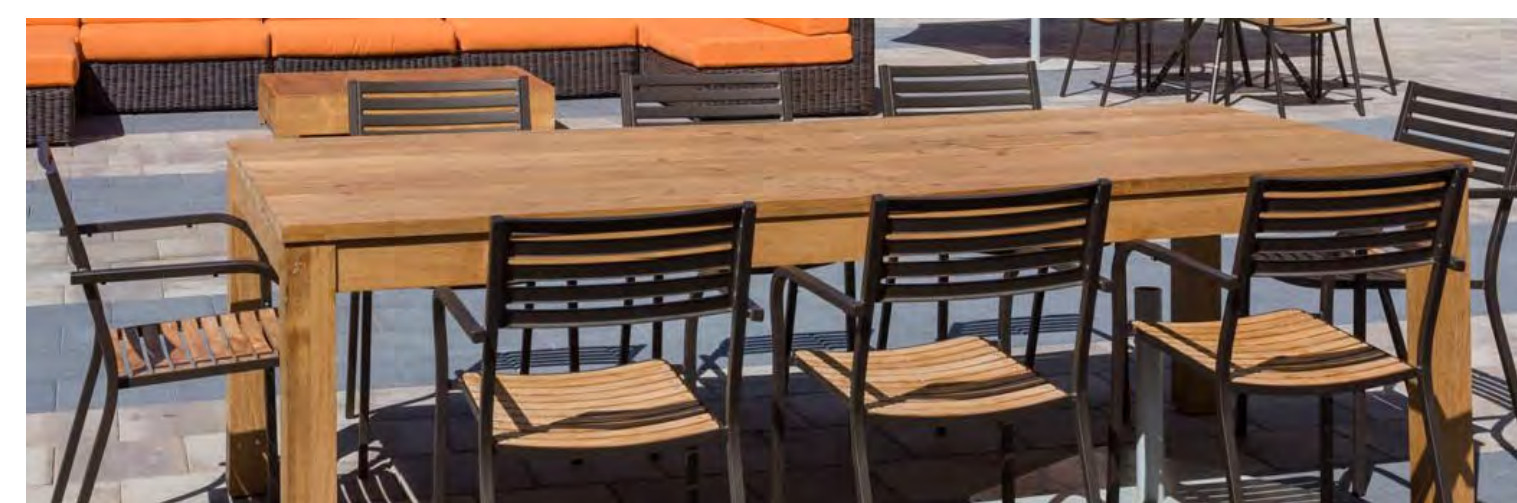
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15



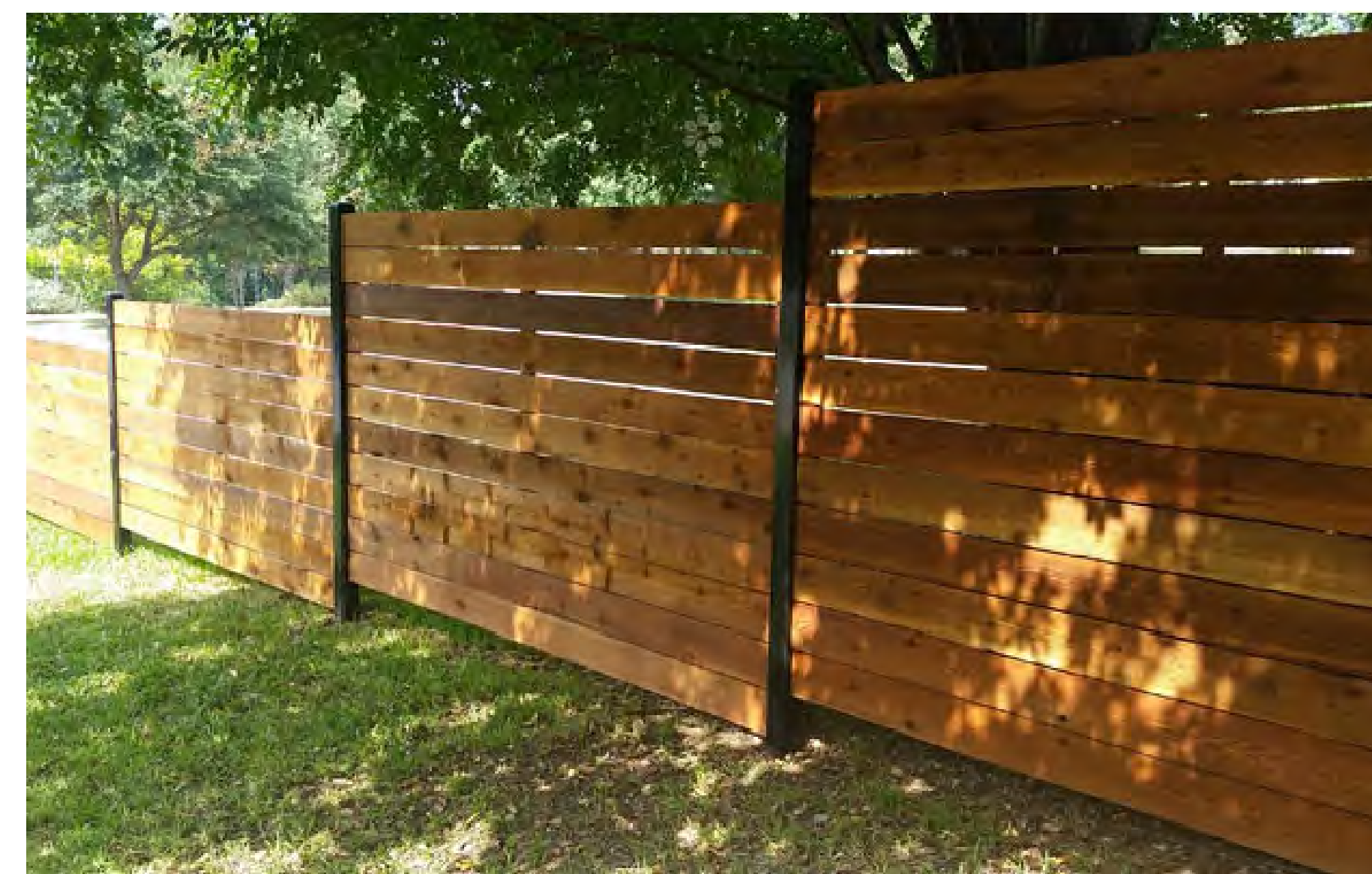
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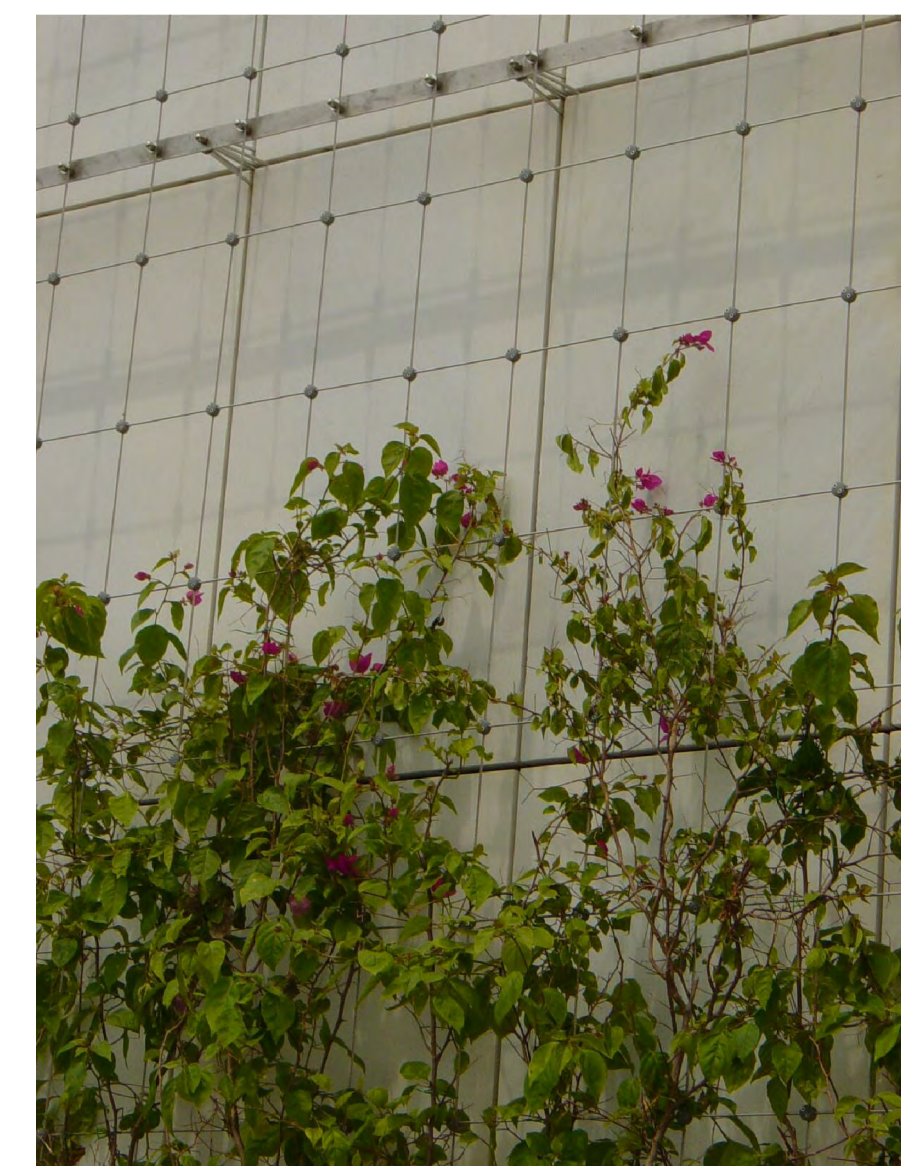
17



19



20



22



1 BRIDGEWAY ELEVATION
SCALE: NTS

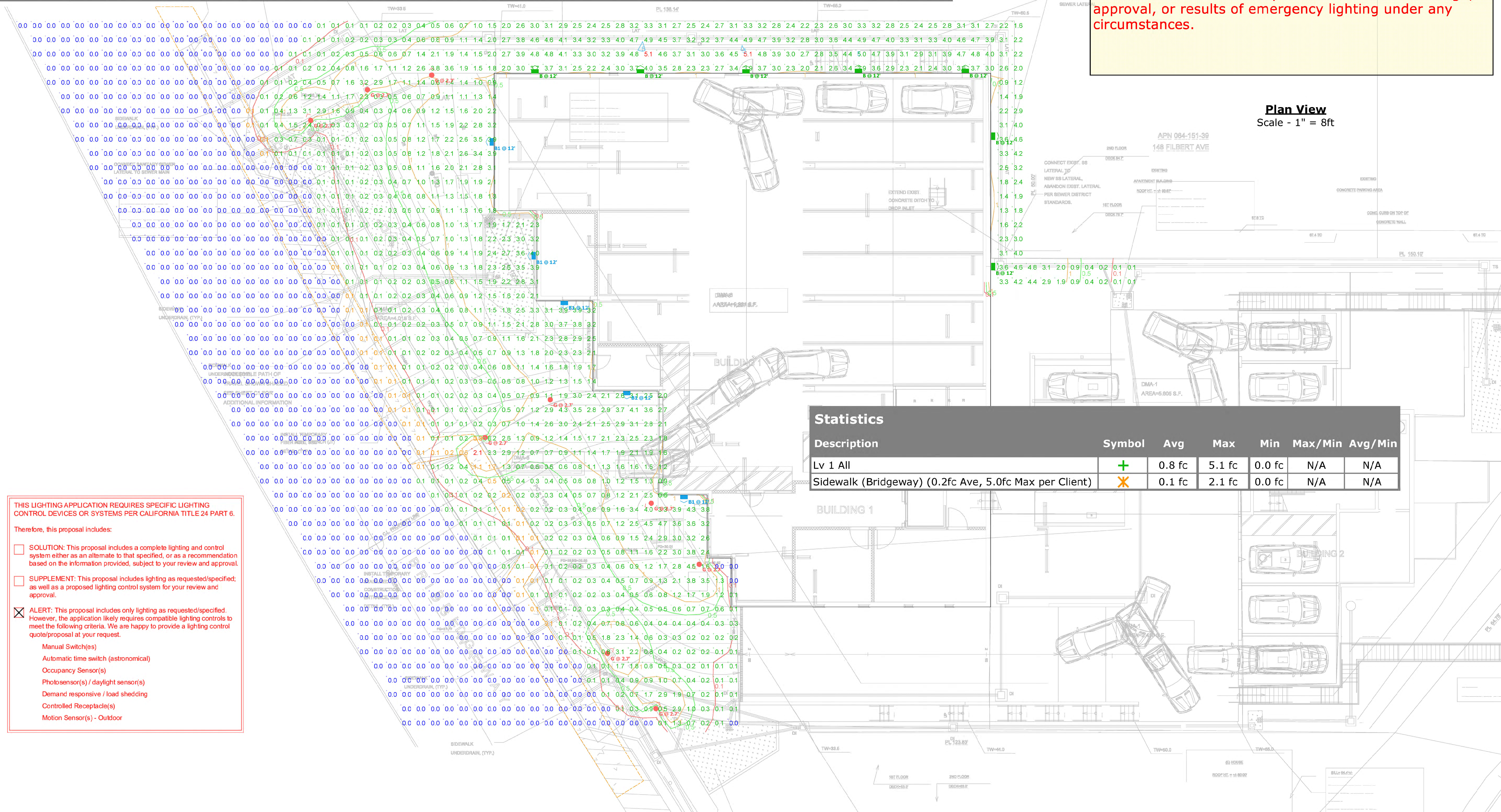
Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	17	Tech Lighting	Taag, 700OWTAG83010C3UNVS	LED Wall-Mounted Sconce, Type III Distribution	LED	102171228CHI-073 GB 700OWTAG83010C3UNVS.ies	8691	0.85	75.9
	B	12	Lithonia Lighting	WST LED P1 30K VW MVOLT	WST LED, Performance package 1, 3000 K, visual comfort wide, MVOLT	LED	WST_LED_P1_30K_VW_MVOLT.ies	1548	0.85	12
	B1	8	Lithonia Lighting	WST LED P1 30K VF MVOLT	WST LED, Performance package 1, 3000 K, visual comfort forward throw, MVOLT	LED	WST_LED_P1_30K_VF_MVOLT.ies	1529	0.85	12
	E	43	LIGMAN	URA-40692-W30	Rado 6 recessed location light	30 LED 3000K	URA-40692-W30.ies	438	0.85	14.8
	G	9	ERCO GmbH	Erco Castor Bollard 35748023_V02	Castor Bollard luminaire	LED 12W warm white	erco-35748-023-en_us-ies.ies	236	0.85	14

Note

Reflectances: 30% for All Exterior Surfaces, Objects, Buildings
Luminaire Mounting Height: Indicated in the Plan Drawing
Calculation Grid Height: 0'-0" Above Finished Ground

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstances.



THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6.

Therefore, this proposal includes:

☐ SOLUTION: This proposal includes a complete lighting and control system either as an alternate to that specified, or as a recommendation based on the information provided, subject to your review and approval.

☐ SUPPLEMENT: This proposal includes lighting as requested/specified; as well as a proposed lighting control system for your review and approval.

☒ ALERT: This proposal includes only lighting as requested/specified. However, the application likely requires compatible lighting controls to meet the following criteria. We are happy to provide a lighting control quote/proposal at your request.

- Manual Switch(es)
- Automatic time switch (astronomical)
- Occupancy Sensor(s)
- Photosensor(s) / daylight sensor(s)
- Demand responsive / load shedding
- Controlled Receptacle(s)
- Motion Sensor(s) - Outdoor