CITY OF SAUSALITO
PLANNING DIVISION
MEMORANDUM

Date: February 22, 2012
To: Historic Landmarks Board (HLB)
From: Alison Thornberry-Assef, Assistant Planner
Subject: **HLB 50-year Memo for 33 Filbert Avenue (APN: 064-212-04)**

50-Year Memo

Historic Landmarks Board members Vicki Nichols and John Flavin will be preparing a memo regarding any potential historical significance for the property located at 33 Filbert Avenue.

Background:

The applicant, Geoffrey Butler, on behalf of property owners Emmett Oates and Kirsten Knowles, is proposing to remove an existing dilapidated garage and replace it. The proposed project will enlarge the existing detached garage, from 346 square feet to 560 square feet, in order to house two cars and a storage area. The proposed garage will be sited in the same northeast corner of the property where the current garage sits. With the replacement of the garage the applicant is proposing to remodel the front yard of the residence with a new stair walkway and access walkway to the front yard. The front yard will also be newly landscaped with shrubs, perennials, and paver patios as shown on the attached plans.

The project consists of a Design Review Permit, Variances, Encroachment Agreement and Tree Removal Permit to be reviewed by the Planning Commission. The purpose of the review is for Historic Landmarks Board members Flavin and Nichols to prepare a 50-year review memo in accordance with the City Council's 50-year memo policy.

The contents of the City's archive files for the property located at the Community Development Department identify the following items:

1. Building Permits Issued

    a. E 10026: Repair electrical in bathroom and bedrooms. Issued 12/2002
    b. A 10014: New Insulation and drywall at bathroom and bedrooms. Issued 12/2002
    c. E 9027: Upgrade electrical service. Issued 01/2001
    d. AEP 9026: Add a balcony; replace wood flooring with concrete slab at the lower level of residence; construct partition

walls and relocate a window and washer/dryer to the lower level of residence. 01/2001

e. AEP 8087: Interior remodel including the master bathroom. Issued 012/2000

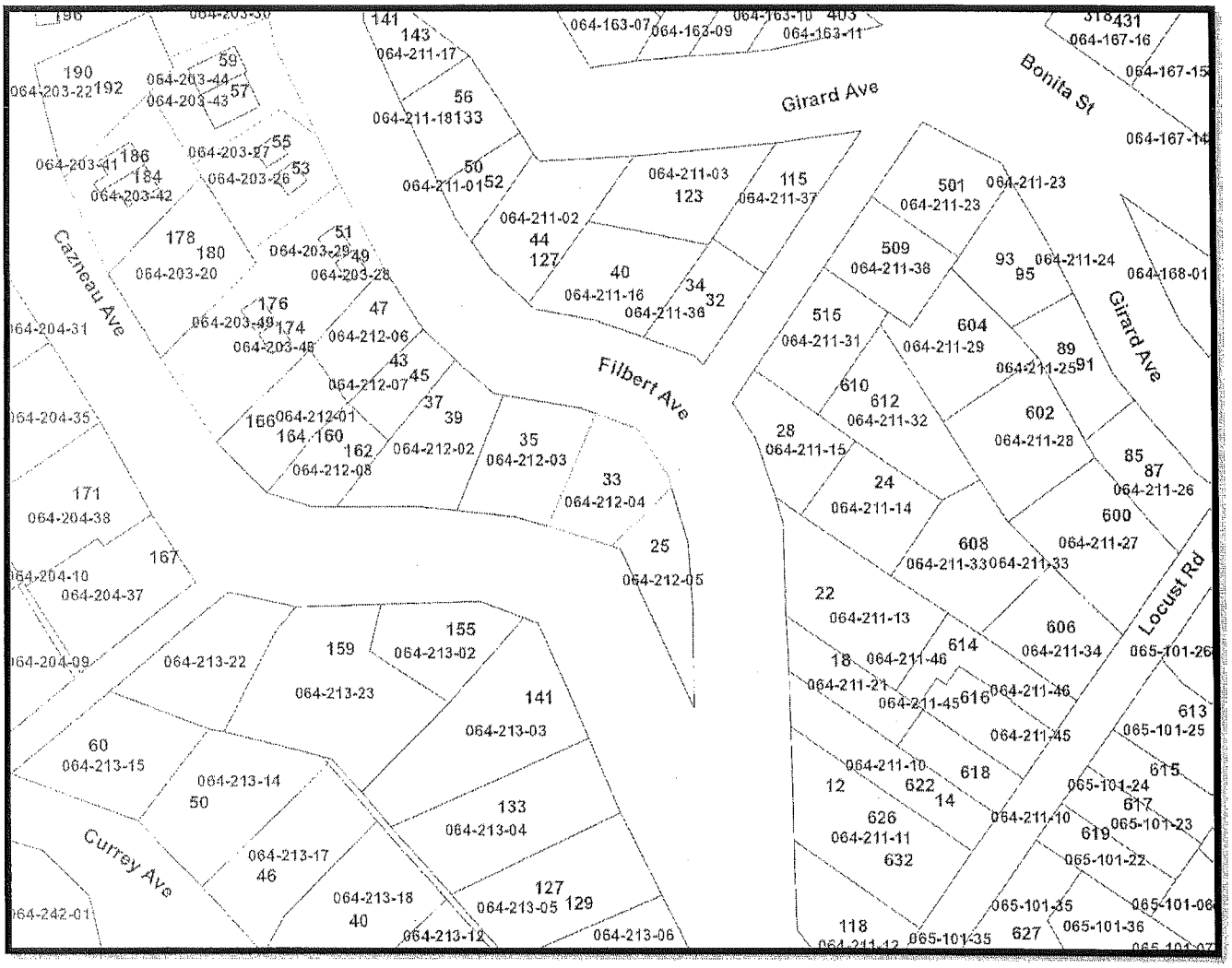
f. 5694: Replace garage door. Issued 06/1971

Attachments:

1. Vicinity Map
2. Project Plans

I:\CDD\PROJECTS - ADDRESS\F\Filbert 33\DR-EA-VA 11-273\50yr Review Staff Memo 2-22-12

Vicinity Map



I:\CDD\PROJECTS - ADDRESS\F\Filbert 33\DR-EA-VA 11-273\Vicinity Map

ABBREVIATIONS

ABV	ABOVE	FEC	FIRE EXTINGUISHER CABINET	OC	ON CENTER	UC	UNDERCUT
AFF	ABOVE FINISHED FLOOR	FRPF	FIREPROOF(ED)	OPNG	OPENING	UNFIN	UNFINISHED
AP	ACCESS PANEL	FR	FIRE RATING	OPP	OPPOSITE	UV	UNIT VENTILATOR
ACT	ACOUSTIC CEILING TILE	FRT	FIRE RETARDANT TREATED	OH	OPPOSITE HAND	UON,UNO	UNLESS OTHERWISE NOTED
ACOUS	ACOUSTICAL	FXD	FIXED	ORN	ORNAMENTAL		
ADH	ADHESIVE	FIX	FIXTURE	OZ	OUNCE	VAC	VACUUM
ADJ	ADJUSTABLE, ADJUSTABLE	FLG	FLANGE	OD	OUTSIDE DIAMETER (DIMENSION)	VA	VALVE
AGGR	AGGREGATE	FL	FLASHING	OA	OVERALL	VB	VAPOR BARRIER
AC	AIR CONDITIONING	FLEX	FLEXIBLE	OH	OVERHEAD	VAR	VARIABLE
ALT	ALTERNATE	FLR	FLOOR			VENT	VENTILATION
ALUM	ALUMINUM	FD	FLOOR DRAIN	PNT	PAINT	VIF	VERIFY IN FIELD
AB	ANCHOR BOLT	FLG	FLOORING	PTD	PAINTED	VERM	VERMICULITE
ANOD	ANODIZED	FLUOR	FLUORESCENT	PR	PAIR	VERT	VERTICAL
APPD	APPROVED	FT	FOOT, FEET	PNL	PANEL	VG	VERTICAL GRAIN
APPROX	APPROXIMATE	FTG	FOOTING	PKNG	PARKING	VEST	VESTIBULE
ARCHT	ARCHITECT, ARCHITECTURAL	FDTN	FOUNDATION	PBD	PARTICLE BOARD	VB	VINYL BASE
AD	AREA DRAIN	FRZR	FREEZER	PART	PARTITION	VCT	VINYL COMPOSITION TILE
ASPH	ASPHALT	FURR	FURRING				
		FURN	FURNACE, FURNITURE	PVMT	PAVEMENT	WBCT	WAINSCOT
BSMT	BASEMENT			PED	PEDESTAL	WR	WASTE RECEPTACLE, WATER RESISTANT
BM	BEAM	GA	GAGE OR GAUGE	PERF	PERFORATE	WH	WATER HEATER
BLW	BELOW	GALV	GALVANIZED	PERM	PERIMETER	WSTO	WATER STOP (AT CONCRETE JOINT)
BM	BENCH MARK	GI	GALVANIZED IRON	PERP	PERPENDICULAR	WP	WATERPROOF, WATERPROOFING
BTWN	BETWEEN	GSM	GALVANIZED SHEET METAL	PH	PHASE	WSTRP	WEATHERSTRIP
BVL	BEVEL (ED)	GD	GARBAGE DISPOSAL	PLAM	PLASTIC LAMINATE	WT	WEIGHT
BIT	BITUMINOUS	GWH	GAS WATER HEATER	PL	PLATE	WWF	WELDED WIRE FABRIC OR MESH
BPH	BEALY BIG HAMMER	GSKT	GASKET	PLBG	PLUMBING	WHC	WHERE OCCURS
BLK	BLOCK	GC	GENERAL CONTRACTOR	PLYWD	PLYWOOD	W	WIDTH, WASHER, WEST, WATER
BLKG	BLOCKING	GLB	GLASS BLOCK	PNEU	PNEUMATIC	WDW	WINDOW
BD	BOARD	GFRG	GLASS FIBER REINFORCED GYPSUM	PT	POINT	W/	WITH
BOC	BOTTOM OF CURB	GL	GLASS OR GLAZING	PVC	POLY VINYL CHLORIDE	W/O	WITHOUT
BOT	BOTTOM	GCMU	GLAZED CONCRETE MASONRY UNIT	LB	POUND	WD	WOOD
BKPG	BRIDGING	GB	GRAB BAR	PSF	POUNDS PER SQUARE FOOT	WB	WOOD BASE
BTU	BRITISH THERMAL UNIT	GR	GRADE	PSI	POUNDS PER SQUARE INCH	WPT	WORKING POINT
BRZ	BRONZE	GVL	GRAVEL	PC	PRECAST	WI	WROUGHT IRON
BLDG	BUILDING	GND	GROUND	PREFAB	PREFABRICATED		
		GFI	GROUND FAULT INTERRUPTOR	PREP	PREPARE		
CAB	CABINET	GT	GROUT	PT	PRESSURE TREATED		
CPT	CARPET	GYP	GYPSUM	PROJ	PROJECT/PROJECTED		
CSMT	CASEMENT	GWB	GYPSUM WALLBOARD	PROP	PROPERTY, PROPOSED		
CI	CAST IRON						
CS	CAST STONE	HDCP	HANDICAPPED	QTY	QUANTITY		
CP	CAST-IN-PLACE	HDWD	HARDWOOD	QT	QUARRY TILE		
CLG	CEILING	HDWR	HARDWARE	QTR	QUARTER		
CEM	CEMENT	HDWD	HARDWOOD				
CTR	CENTER	HDR	HEADER	RAD	RADIATOR		
CTC	CENTER TO CENTER	HTR	HEATER	R	RADIUS		
CER	CERAMIC	HTG	HEATING	RLG	RAILING		
CT	CERAMIC TILE	HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	RWL	RAIN WATER LEADER (DS)		
CHFR	CHANNEIRED			RES	RECESSED		
CIRC	CIRCULAR, CIRCUMFERENCE	HD	HEAVY DUTY	RDWD	REDWOOD		
CO	CLEAN-OUT	HGT	HEIGHT	REF	REFRIGERATOR (ALSO SEE RE)		
CLR	CLEAR	HP	HIGH POINT	RFL	REFLECTED		
CCTV	CLOSED-CIRCUIT TELEVISION	HC	HOLLOW CORE	RFRG	REFRIGERATOR		
CLO	CLOSET	HM	HOLLOW METAL	RE	REMARKING, REFER TO		
CW	COLD WATER	HORIZ	HORIZONTAL, HORIZON	REG	REGISTER		
COL	COLUMN	HB	HOSE BIB	REINF	REINFORCED, REINFORCING		
COMP	COMPOSITE	HW	HOT WATER	RELOC	RELOCATED		
CONC	CONCRETE	HR	HOUR	REM	REMOVE(D)		
CMU	CONCRETE MASONRY UNITS	HYD	HYDRANT	REQD	REQUIRED		
CONST	CONSTRUCTION			RES	RESILIENT		
CJ	CONTROL JOINT	IN	INCH, INCHES	RET	RETURN, RETAINING		
CONT	CONTINUOUS	INCL	INCLUDING	RA	RETURN AIR		
CONV	CONVECTION	INFO	INFORMATION	RAG	RETURN AIR GRILLE		
COORD	COORDINATE	ID	INSIDE DIAMETER	REV	REVISE OR REVISION		
CNTR	COUNTER	INST	INSTALL, INSTALLATION	RH	RIGHT HAND		
CTSK	COUNTERSINK	INSUL	INSULATE, INSULATION	R	RISER		
CPL	COVER PLATE	INT	INTERIOR	RF	ROOF		
CU	CUBIC	INV	INVERT	RD	ROOF DRAIN		
CULV	CULVERT			RFG	ROOFING		
		JT	JOINT	RM	ROOM		
DPR	DAMPER	JF	JOINT FILLER	RO	ROUGH OPENING		
DP	DAMPPROOFING	JST	JOIST	RND	ROUND		
DL	DEAD LOAD						
DKG	DECKING	KPL	KICK PLATES	SAN	SANITARY		
DEMO	DEMOLISH, DEMOLITION	KD	KILN-DRIED	SCHED	SCHEDULE		
D	DEPTH, DRYER	KIT	KITCHEN	SLNT	SEALANT		
DET	DETAIL			SCL	SELF-CLOSING		
DIAG	DIAGONAL	LACQ	LACQUER	SSK	SERVICE SINK		
DIA	DIAMETER	LAM	LAMINATE	SHT	SHEET		
DIFF	DIFFUSERS	LAV	LAVATORY	SHTG	SHEATING OR SHEATHING		
DIM	DIMENSION	LCC	LEAD-COATED COPPER	SH	SHELVING, SHELF		
DW	DISHWASHER	LH	LEFT HAND	SHWR	SHOWER		
DISP	DISPOSAL	L	LENGTH	SIM	SIMILAR		
DIST	DISTANCE	LT	LIGHT	SOG	SLAB ON GRADE		
DIV	DIVISION	LTG	LIGHTING	SL	SLOPE		
DR	DOOR	LTWT	LIGHTWEIGHT	SD	SMOKE DETECTOR, SOAP DISPENSER		
DBL	DOUBLE	LF	LINEAR FEET	SC	SOLID CORE		
DN	DOWN	LTL	LINTEL	SCWD	SOLID CORE WOOD DOOR		
DWR	DRAWER	LOC	LOCATION	S	SOUTH		
DWG	DRAWING	LKR	LOCKER	SPKR	SPEAKER		
DSP	DRY STAND PIPE	LLV	LONG LEG HORIZONTAL	SPEC	SPECIFICATION		
		LLV	LONG LEG VERTICAL	SPR	SPRINKLER		
EA	EACH	LVR	LOUVER	SQ	SQUARE		
EF	EACH FACE	LP	LOW POINT	SF	SQUARE FEO/FREET		
E	EAST	LB	POUND	SI	SQUARE INCHSINCHES		
EB	EDGE BAND			SY	SQUARE YARD		
EWH	ELECTRIC WATER HEATER	MFR	MANUFACTURER	SSTL	STAINLESS STEEL		
ELEC	ELECTRIC, ELECTRICAL	MB	MARKER BOARD	STD	STANDARD		
EP	ELECTRICAL PANEL	MTKI	MARTINI	STL	STEEL		
EL	ELEVATION (SURVEY)	MSRY	MASONRY	STOR	STORAGE		
ELEV	ELEVATOR	MO	MASONRY OPENING	STR	STRINGER		
EMRG	EMERGENCY	ML	MATCHLINE	STRUC	STRUCTURE, STRUCTURAL		
ENCL	ENCLOSE	MATL	MATERIAL	SUB	SUBSTITUTE		
ENGR	ENGINEER	MAX	MAXIMUM	SA	SUPPLY AIR		
EQ	EQUAL	MECH	MECHANICAL	SUSP	SUSPENDED		
EST	ESTIMATE	MED	MEDIUM	SYM	SYMMETRICAL		
EXC	EXCAVATE	MEMB	MEMBRANE	SYS	SYSTEM		
EXEC	EXECUTIVE	MET	METAL				
EXH	EXHAUST	MEZZ	MEZZANINE	TECH	TECHNICAL		
EX	EXHAUST FAN	MLWK	MILLWORK	TEL	TELEPHONE		
EXIST, (E)	EXISTING	MIN	MINIMUM	TEMP	TEMPERATURE/TEMPORARY		
EJ	EXPANSION JOINT	MIR	MIRROR	TERM	TERMINATE		
EXP	EXPANSION, EXPOSED	MISC	MISCELLANEOUS	TC	TERRA COTTA/TOP OR CURB		
EXT	EXTERIOR	MOD	MODULAR	TZ	TERRAZO		
EXTR	EXTRUDED	MLD	MOULDING	THK	THICK, THICKNESS		
		MTD	MOUNTED	THRES	THRESHOLD		
FB	FACE BRICK	MUL	MULLION	TPD	TOILET PAPER DISPENSER		
FDC	FACE OF CONCRETE			TOL	TOLERANCE		
FOF	FACE OF FINISH	N.R.	NAILER	TNG	TONGUE AND GROOVE		
FOM	FACE OF MASONRY	NAT	NATURAL	TOC	TOP OF CONCRETE		
FOS	FACE OF STUDS	(N)	NEW	TOV	TOP OF EXTERIOR MASONRY VENNER		
FCU	FAN COIL UNIT	NOM	NOMINAL	TOF	TOP OF FINISH		
FLD DIM	FIELD DIMENSION	NS	NON-SLIP	TOM	TOP OF MASONRY		
FIN	FINISH / FINISHED	N	NORTH	TOS	TOP OF STEEL		
FF	FINISHED FLOOR	NIA	NOT APPLICABLE	TOW	TOP OF WALL		
FO	FINISHED OPENING	NIC	NOT IN CONTRACT	T	TREAD		
FA	FIRE ALARM	NTS	NOT TO SCALE	TRTD	TREATED		
FDR	FIRE DOOR	NO.	NUMBER	TWD	TREATED WOOD		
FE	FIRE EXTINGUISHER			TYP	TYPICAL		

SYMBOLS LEGEND

- EXTERIOR ELEVATION DRAWING NO. SHEET NO.
- INTERIOR ELEVATION DRAWING NO. SHEET NO.
- WALL SECTION
- BUILDING SECTION
- TYPICAL DETAIL BUBBLE
- TYPICAL DETAIL REFERENCE
- ELEVATION / DATUM
- WORKPOINT
- DOOR DESIGNATION
- WINDOW DESIGNATION
- LIGHT TYPE

ROOM	ROOM NAME
&	AND
@	AT
∠	ANGLE
X	BY
℄	CENTERLINE
=	EQUAL
#	POUNDS
ℙ	PROPERTY LINE

DIMENSIONING

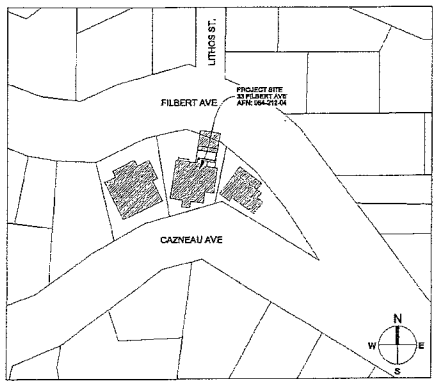
DIMENSIONS ON PLANS ARE TO POINTS SHOWN :

10'-0" FACE OF STUD TO FACE OF STUD

10'-0" CLEAR DIMENSION

10'-0" CENTERLINE TO CENTERLINE

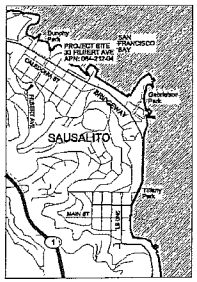
VICINITY MAP



MATERIAL LEGEND

- WOOD - ROUGH
- WOOD - FINISH
- PLYWOOD
- GYPSUM BOARD
- CONCRETE
- BRICK
- CMU
- LATH & PLASTER
- STEEL/ALUMINUM
- GRAVEL
- BATT INSULATION
- RIGID INSULATION
- STONE
- METAL FLASHING
- BLDG. PAPER / WATERPROOFING
- SEALANT AND BACKER ROD

AREA MAP



AREA CALCULATIONS

EXISTING/ PROPOSED F.A.R:

MAIN LEVEL =	1,261 sq ft
LOWER LEVEL =	297 sq ft
LOT SIZE =	4,318 sq ft
EXISTING F.A.R. =	(35%) 1,558 sq ft
PROPOSED GARAGE INCREASE=	88 sq ft
PROPOSED F.A.R.=	(38%) 1,646 sq ft
MAXIMUM ALLOWED F.A.R.=	(46%) 2,001.5 sq ft

LOT COVERAGE:

EXISTING:	
RESIDENCE =	1,538 sq ft
GARAGE =	348 sq ft
TOTAL EXISTING =	(44%) 1,864 sq ft
PROPOSED:	
NEW GARAGE =	480 sq ft
EXISTING TO REMAIN =	+1,538 sq ft
TOTAL PROPOSED =	(44.67%) 2,018 sq ft
MAXIMUM ALLOWED:	(50%) 2,155 sq ft

IMPERVIOUS SURFACE:

EXISTING:	
BUILDING=	1,538 sq ft
PAVING =	1,307 sq ft
TOTAL EXISTING =	(65%) 2,805 sq ft
BUILDING REPLACED:	(74%) 346 sq ft
PROPOSED BUILDING:	254 sq ft
PROPOSED DRIVE:	17 sq ft
	(79%) 3,412 sq ft
PROPOSED BUILDING W/ PLANTERS ABOVE GRADE:	44 sq ft
	(80%) 3,438 sq ft
(N)HARDSCAPE:	535 sq ft
	(82%) 3,974 sq ft
TOTAL=	(82%) 3,974 sq ft
MAXIMUM ALLOWED:	(75%) 3,233 sq ft

PROJECT INFORMATION

OWNERS:
EMMETT OATES & KRISTEN KNOWLES
33 FILBERT AVE
SAUSALITO, CA 94965
415-454-2115 EXT.8

SITE:
33 FILBERT AVE
SAUSALITO, CA 94965
A.P.N: 064-212-04

ZONING: R-2-2.5
OCCUPANCY: SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE: VB
LOT AREA: 4,318 sq ft

PARKING SPACES PROVIDED:
2, (TO REMAIN UNCHANGED)
NUMBER OF STORIES:
TWO, (TO REMAIN UNCHANGED)

RESIDENCE:
EXISTING/PROPOSED BUILDING HEIGHT: 22' 5-1/2"
(TO REMAIN UNCHANGED)
ALLOWABLE BUILDING HEIGHT: 32'-0"

GARAGE:
EXISTING BUILDING HEIGHT: 8'-9"
PROPOSED BUILDING HEIGHT: 13'-11"

GARAGE: SETBACKS REQ:		EXISTING:	PROPOSED:
FRONT	0'-0"	-10'-6"	-10'-6"
REAR	15'-0"	5'-6"	45'-10"
EAST	5'-0"	5'-6"	6'-6"
WEST	5'-0"	40'-6"	38'-3"

SCOPE OF WORK

- NEW ENCLOSED GARAGE WITH STORAGE SPACE
- NEW STAIR WALKWAY AND ACCESS WALKWAY TO FRONT YARD
- FRONT YARD LANDSCAPE IMPROVEMENTS

GENERAL NOTES

1. ALL CONSTRUCTION TO MEET THE REQUIREMENTS OF CURRENT APPLICABLE BUILDING CODES AND THE A.D.A.:
   2310 CALIFORNIA RESIDENTIAL CODE
   2310 CALIFORNIA MECHANICAL CODE
   2310 CALIFORNIA PLUMBING CODE
   2310 CALIFORNIA ELECTRICAL CODE
   2310 CALIFORNIA BUILDING CODE
   2310 CALIFORNIA BUILDING ENERGY STANDARDS
2. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE THESE DRAWINGS. IF THESE DRAWINGS ARE NOT 24" x 36", THEY HAVE BEEN REDUCED OR ENLARGED.
4. (1") INDICATES ACTUAL SIZE.
   (1x) INDICATES NOMINAL SIZE.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
6. COORDINATE ALL MECHANICAL, PLUMBING, AND ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO INSTALLATION
7. ALL PIPING, VENTS, AND FLUES THAT PENETRATE THE ROOF AND ARE EXPOSED TO VIEW ARE TO BE LOCATED PER CITY REQUIREMENTS AND AS APPROVED BY THE ARCHITECT. VERIFY LOCATION PRIOR TO INSTALLATION.
8. ALL INSULATION SHALL COMPLY WITH CBC SECTION 719. ALL ENERGY REQUIRED INSULATION SHALL MEET REQUIREMENTS OF LOCAL CODES.
9. FIRE STOPPING AND BLOCKING SHALL COMPLY WITH CBC SECTION 717. THE EXTENT AND COORDINATION OF FIRE BLOCKING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. WEATHER PROTECTIONS SHALL CONFORM TO CBC SECTIONS 1404.2 AND 1404.3. WEATHER RESISTIVE SASHING SHALL CONFORM TO UBC-709 FEDERAL SPECIFICATIONS FOR KRAFT PAPER AND ASPHALT SATURATED RAG.
11. ALL FOAM PLASTIC INSULATION SHALL CONFORM WITH CBC SECTION 2603.
12. SPECIAL INSPECTION OR STRUCTURAL OBSERVATION IS NOT A SUBSTITUTE FOR INSPECTION BY THE BUILDING OFFICIAL OR BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL AND THE SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT TO REMOVAL OR EXPOSURE.
13. STRUCTURAL OBSERVATION SHALL BE REQUIRED FOR STRUCTURAL COMPLIANCE TO THE APPROVED PLANS PER CBC 1704.
14. ENGINEER MUST NOTE ON JOB CARD, IN INSPECTION NOTES SECTION, THAT STRUCTURAL OBSERVATION HAS BEEN PERFORMED AND STRUCTURE IS IN COMPLIANCE TO THE APPROVED PLANS PRIOR TO SUBMITTING INSPECTION BY CITY OF SAUSALITO BUILDING INSPECTOR.
15. IF REQUIRED, TEMPORARY POWER POLE INSPECTION SHALL BE THE FIRST INSPECTION REQUESTED. THERE SHALL BEING FURTHER INSPECTIONS UNTIL TEMPORARY POWER INSTALLATION HAS BEEN APPROVED BY THE CITY OF SAUSALITO.
16. SPECIAL INSPECTION REQUIRED FOR WELDING, DRILLED PIERS AND EPOXY SET ANCHOR BOLTS.
17. PLACE AND SECURE ALL ANCHOR BOLTS AND OTHER ITEMS TO BE CAST IN CONCRETE FOR FOUNDATION INSPECTION. VOT SETTING ANCHOR BOLTS OR REINFORCING AFTER PLACEMENT OF CONCRETE IS NOT ALLOWED.

DRAWING INDEX

ARCHITECTURAL SHEETS

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A0.2 SITE IMAGES, EXAMPLES, COLORS & MATERIALS
A1.1 EXISTING/DEMOLITION SITE PLAN
A1.2 PROPOSED SITE PLAN & STORY PO.E
A2.1 FLOOR PLANS - EXISTING, DEMO & PROPOSED
A3.1 EXISTING ELEVATIONS
A3.2 EXISTING ELEVATION
A3.3 PROPOSED ELEVATION
A3.4 PROPOSED ELEVATION
A4.1 BUILDING SECTIONS

LANDSCAPE SHEETS

L1.1 LANDSCAPE PLAN
L1.2 LANDSCAPE AREA CALCULATIONS
L1.3 SECTIONS & ELEVATIONS
L2.1 PLANTING PLAN

PROJECT TEAM

ARCHITECT:
GEOFFREY E. BUTLER ARCHITECTURE & PLANNING
1008 BRIDGEWAY
SAUSALITO, CA 94965
415-332-3308 VOICE
415-332-3977 FAX
CONTACT: RAY GONZALEZ X-207

LANDSCAPE ARCHITECT:
TERRA FIRMA LANDSCAPES
139 MITCHELL AVENUE #220
SO. SAN FRANCISCO, CA 94080
650-952-0669 VOICE
650-952-0667 FAX CONTACT:
ANDREW SPIERING

CIVIL ENGINEER:
J.L. ENGINEERING
1539 FOURTH STREET
SAN RAFAEL, CA 94901
415-457-6647 VOICE
415-457-2617 FAX
CONTACT: JAY HALBERG

GEOTECHNICAL ENGINEER:
EARTH SCIENCE CONSULTANTS
P.O. BOX 3410
SAN RAFAEL, CA 94912
415-389-0335 VOICE
415-389-0111 FAX CONTACT:
JAY HUDSON

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COMMUNITY DEVELOPMENT

GEOFFREY E. BUTLER
ARCHITECTURE & PLANNING
1008 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
T.415.332.3308 • F.415.332.3977
WWW.GEBARCH.COM

OATES RESIDENCE

33 FILBERT AVE.
SAUSALITO, CA 94965

APN: 64-212-04

ISSUED FOR:

PLANNING SUBMITTAL	01 AUG 2011

SCALE:	
DRAWN BY:	REG
JOB NAME:	OATES
JOB NUMBER:	1103

INFORMATION & TITLE SHEET

A0.1

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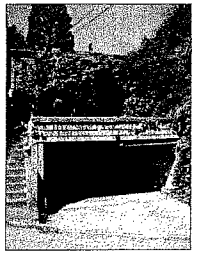
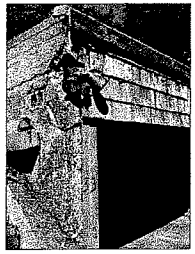
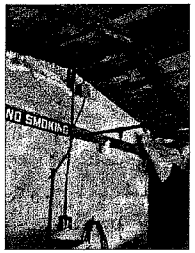
1 EXISTING 33 FILBERT GARAGE



2 EXISTING 33 FILBERT GARAGE CLOSEUP

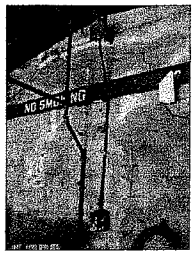


3 EXISTING 33 FILBERT GARAGE - CONCRETE WALL AND FLOOR DAMAGE



4 EXISTING 33 FILBERT GARAGE - CONCRETE WALL AND ROOF DAMAGE FROM WATER PENETRATION

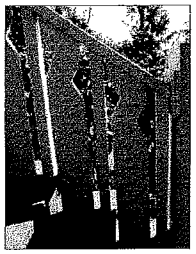
5 EXISTING 33 FILBERT GARAGE - ROOF DAMAGE ON SILL PLATE AND ROOF TRUSS FROM WATER PENETRATION



6 EXISTING 33 FILBERT GARAGE - CONCRETE WALL DAMAGE FROM WATER PENETRATION

7 EXISTING 33 FILBERT SIDE ACCESS RAMP - CRACKED CURB AND WALKING SURFACE

8 EXISTING 33 FILBERT SIDE ACCESS - LARGE CRACK ON WALKING SURFACE

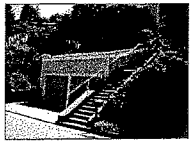


9 EXISTING 33 FILBERT RESIDENCE - RAILING DETAIL AND COLOR. ALL GUARDRAILS ON PROPOSED GARAGE TO MATCH.

10 EXAMPLE 'A' (292 GLEN DR) - GARAGE/ROOF DECK WITH POSSIBLE ENCROACHMENT ON PUBLIC WAY.

11 EXAMPLE 'A' (292 GLEN DR) - GARAGE/ROOF DECK WITH POSSIBLE ENCROACHMENT ON PUBLIC WAY. VIEW FROM ABOVE.

12 EXAMPLE 'B' (43 FILBERT) - 2 CAR GARAGE/ROOF DECK A PROPERTY OWNER'S RIGHT FOR USABLE SPACE. POSSIBLE ENCROACHMENT ON PUBLIC WAY.



13 EXAMPLE 'C' (97 FILBERT) - 2 CAR GARAGE A PROPERTY OWNER'S RIGHT FOR USABLE SPACE. POSSIBLE ENCROACHMENT ON PUBLIC WAY.

14 EXAMPLE 'D' (99 FILBERT) - 2 CAR GARAGE WITH LIVING SPACE AND DECK ABOVE. A PROPERTY OWNER'S RIGHT FOR USABLE LIVING SPACE

15 EXAMPLE E (109 FILBERT) POSSIBLE ENCROACHMENT ON PUBLIC WAY.

Gem
21-14

Collection(s):
Clean Colors
Color Information:
Color Family: [N/A]
Store Strip Location: N/A

16 PRATT & LAMBERT COLOR: GEM FOR GARAGE WOOD TRIM TO MATCH EXISTING.

Sicilian Umber
8-18

Collection(s):
Nuance Colors
2 oz. Color Samples
Color Information:
Color Family: [N/A]
Store Strip Location: N/A

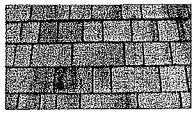
17 PRATT & LAMBERT COLOR: SICILIAN UMBER FOR GARAGE METAL DOOR PANEL AND METAL PEDESTRIAN DOOR.

Amberique
15-1

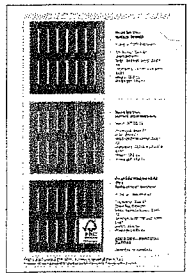
Collection(s):
Clean Colors
Color Information:
Color Family: [N/A]
Store Strip Location: N/A

18 PRATT & LAMBERT COLOR: AMBERIQUE FOR PEDESTRIAN WOOD GATE AND WOOD GUARDRAILS.

19 OVERHEAD GARAGE DOOR WITH RAISED PANELS AND LOOKOUT WINDOWS. COLOR TO BE DARK BROWN PRATT & LAMBERT SICILIAN UMBER.



20 EXTERIOR OF PROPOSED GARAGE BUILDING TO BE RED CEDAR SHINGLES TO MATCH EXISTING RESIDENCE.



21 PROPOSED BIBOR ROOF DECK SYSTEM

1 / A0.2 EXAMPLES, COLORS & MATERIALS
1/8" = 1'-0"

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GEOFFREY E. BUTLER
ARCHITECTURE & PLANNING

1300 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
T: 415.332.9984 · 415.332.9979 F
WWW.GEBARCH.COM

OATES RESIDENCE
33 FILBERT AVE.
SAUSALITO, CA 94965
APN: 64-212-04

ISSUED FOR :

PLANNING SUBMITTAL	01 AUG 2011

SCALE :

DRAWN BY :	REG
JOB NAME:	OATES
JOB NUMBER:	1103

SITE IMAGES, EXAMPLES, COLORS & MATERIALS
A0.2

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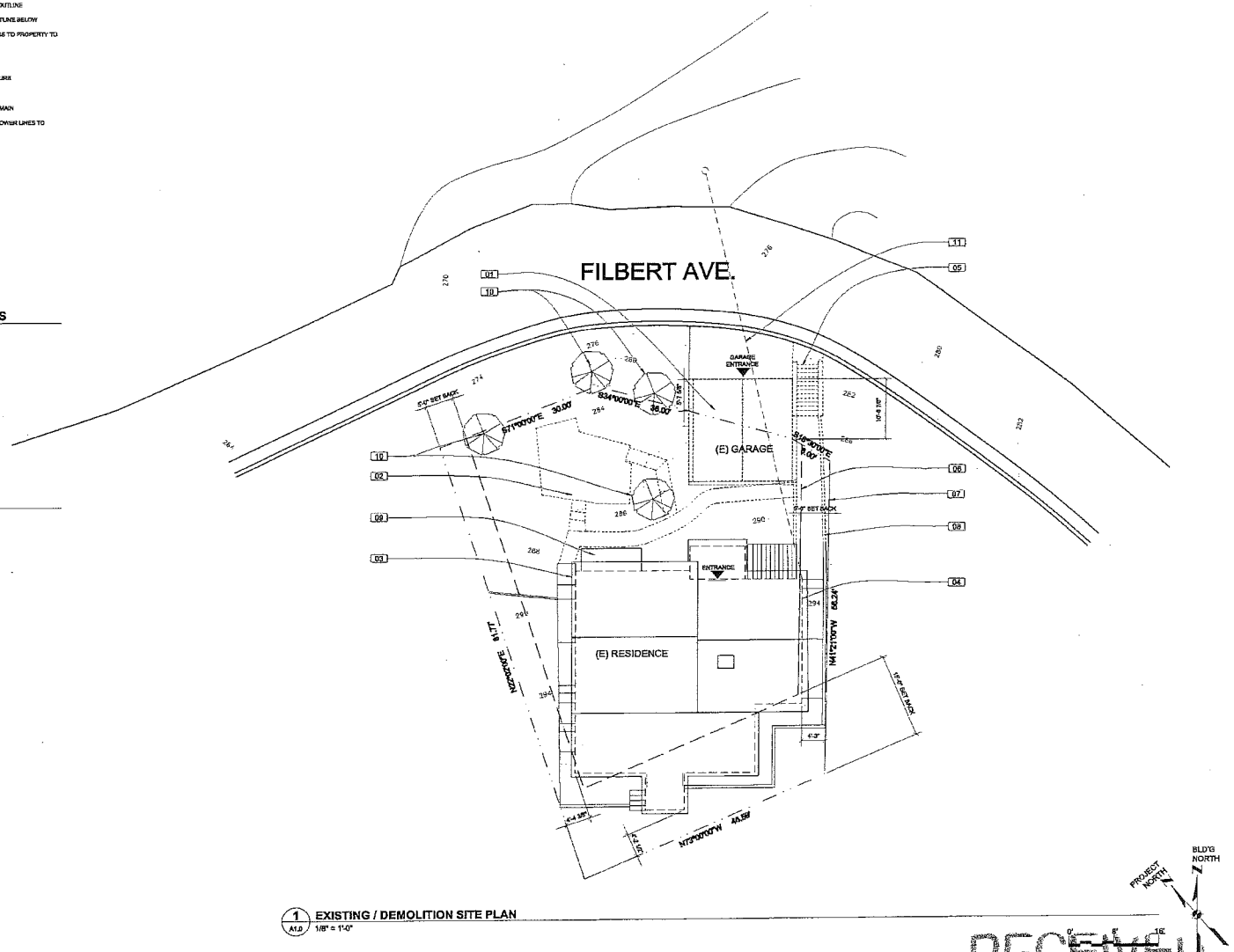
KEY NOTES

- 01 (E) GARAGE TO BE DEMOLISHED
- 02 (E) BRICK PATIO TO BE DEMOLISHED
- 03 EDGE OF ROOF OUTLINE
- 04 (E) BUILDING OUTLINE BELOW ROOF
- 05 (E) ENTRY STAIRS TO PROPERTY TO BE DEMOLISHED
- 06 SETBACK LINE
- 07 PROPERTY LINE
- 08 (E) CONCRETE CURB
- 09 (E) WOOD DECK
- 10 (E) TREES TO REMAIN
- 11 (E) OVERHEAD POWER LINES TO REMAIN

SHEET NOTES

LEGEND



1 A1.0 EXISTING / DEMOLITION SITE PLAN
1/8" = 1'-0"

GEOFFREY E. BUTLER
ARCHITECTURE & PLANNING

1200 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
T.+1.2.332.3399 F.+1.2.332.3377
WWW.GEBARCH.COM

OATES RESIDENCE
33 FILBERT AVE.
SAUSALITO, CA 94965
APN: 64-212-04

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EXISTING/ DEMOLITION SITE PLAN
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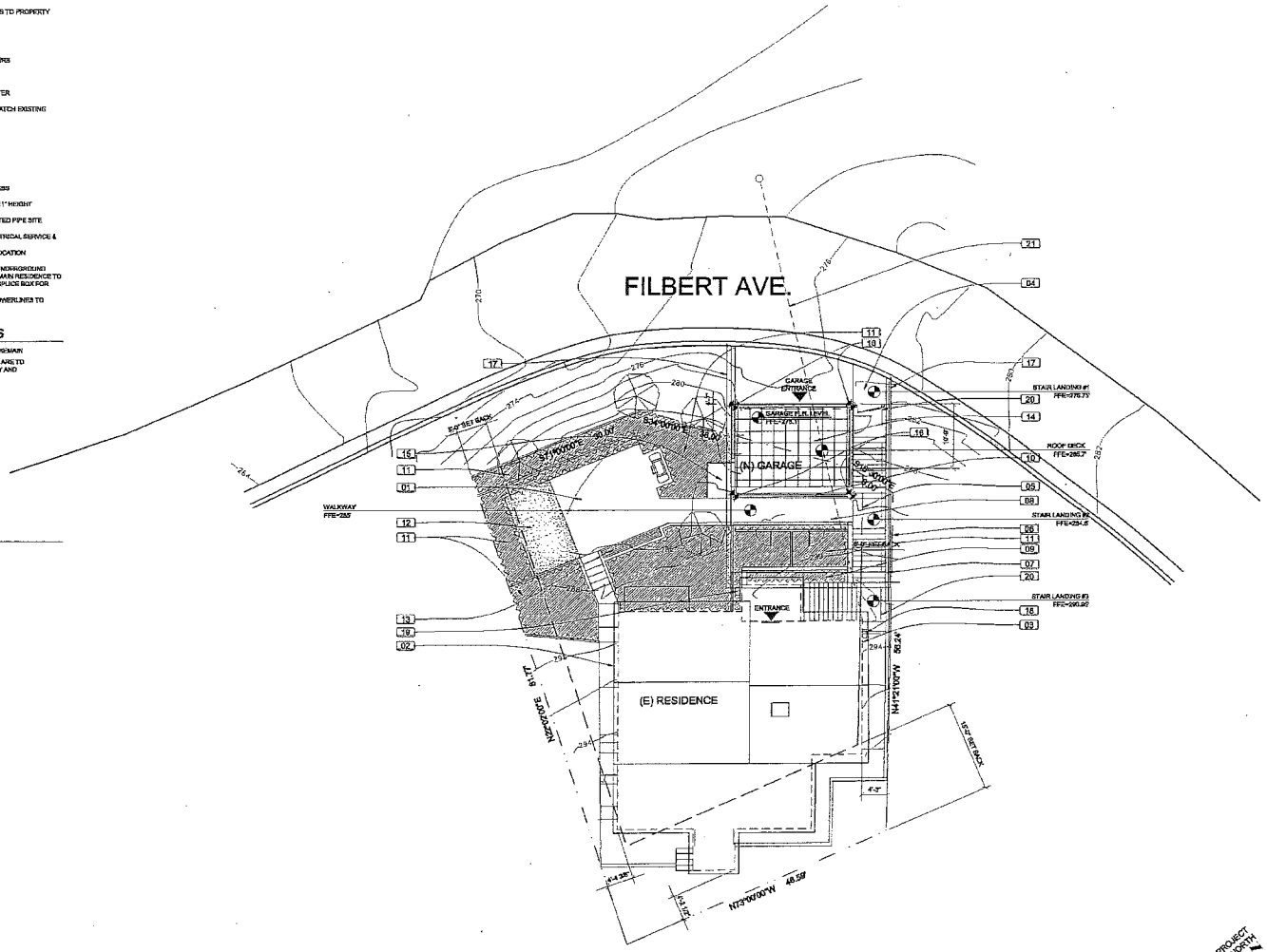
KEY NOTES

01 (N) PATIO AREA (SEE LANDSCAPE DRAWINGS)
02 EDGE OF ROOF OUTLINE
03 (E) BUILDING OUTLINE BELOW ROOF
04 (E) ENTRY STAIRS TO PROPERTY
05 SETBACK LINE
06 PROPERTY LINE
07 (E) CONCRETE CURB
08 (N) WALKWAY
09 (N) RAISED PLANTER
10 (N) RAILING TO MATCH EXISTING
11 (N) PLANTER
12 (N) LAWN
13 (N) BENCH
14 (N) ROOF DECK
15 ROOF DECK ACCESS
16 STORY POLE 13'-11" HEIGHT
17 4" PVC PERFORATED PIPE SITE DRAINAGE
18 (E) 200 AMP ELECTRICAL SERVICE & METER
19 (E) GAS METER LOCATION
20 (N) ELECTRICAL UNDERGROUND CONDUIT FROM MAIN RESIDENCE TO UNDERGROUND SPLICE BOX FOR FUTURE USE.
21 (E) OVERHEAD POWERLINES TO REMAIN

SHEET NOTES

1. ALL EXISTING TREES TO REMAIN
2. EXISTING BRICK PAVERS ARE TO BE USED AT NEW WALKWAY AND PATIO AREA.

LEGEND



1 / A1.2 **PROPOSED SITE PLAN & STORY POLE PLAN**
1/8" = 1'-0"

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GEOFFREY E. BUTLER
ARCHITECTURE & PLANNING
1306 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
T.415.332.4888 • F.415.332.3071
WWW.GEBARCH.COM

OATES RESIDENCE
33 FILBERT AVE.
SAUSALITO, CA 94965
APN: 64-212-04

ISSUED FOR:

PLANNING SUBMITTAL	01 AUG 2011

SCALE:
DRAWN BY: REG
JOB NAME: OATES
JOB NUMBER: 1103

PROPOSED SITE PLAN

A1.2

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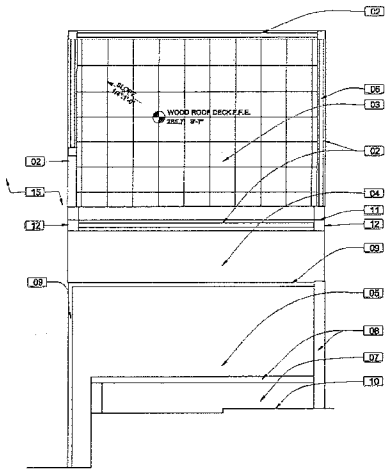
KEY NOTES

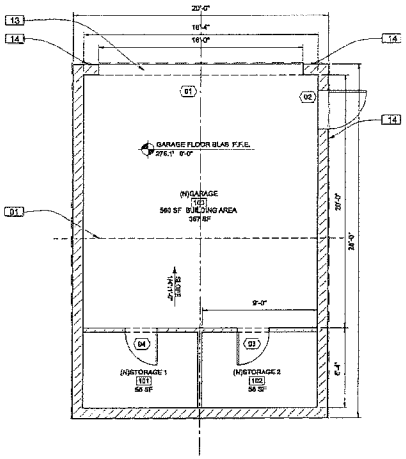
- 01 LINE OF GARAGE BELOW GRADE
- 02 (N) RAILING TO MATCH EXISTING
- 03 (N) WOOD ROOF DECK OVER TPO ROOFING MEMBRANE
- 04 (N) ROOF & WALKWAY PATH
- 05 PLANTER AREA
- 06 ROOF PARAPET WALL
- 07 ROOF PARAPET WALL
- 08 RETAINING WALL
- 09 RETAINING WALL
- 10 OUTLINE OF RESIDENCE
- 11 (N) FLAG POLE LOCATION
- 12 (N) STEP LIGHTING ALONG WALL
- 13 (N) OVERHEAD GARAGE DOOR
- 14 (N) DOWN LIGHTING AT DOOR
- 15 SEE LANDSCAPE DRAWINGS

SHEET NOTES

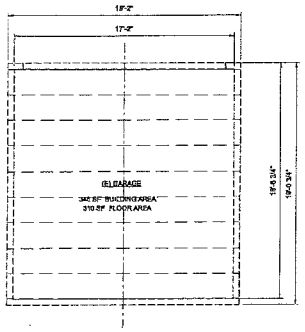
WALL LEGEND

- EXISTING WALL/CONSTRUCTION TO BE REMOVED
- EXISTING WALL/CONSTRUCTION TO REMAIN
- NEW WALL
- 0000 DOOR DESIGNATION
- A WINDOW DESIGNATION
- GARAGE 100 ROOM NAME & DESIGNATION





2 A2.1 **PROPOSED ROOF & FLOOR PLAN**
SCALE: 1/4" = 1'-0"



1 A2.1 **EXISTING / DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

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FLOOR PLANS - EXISTING, DEMO & PROPOSED

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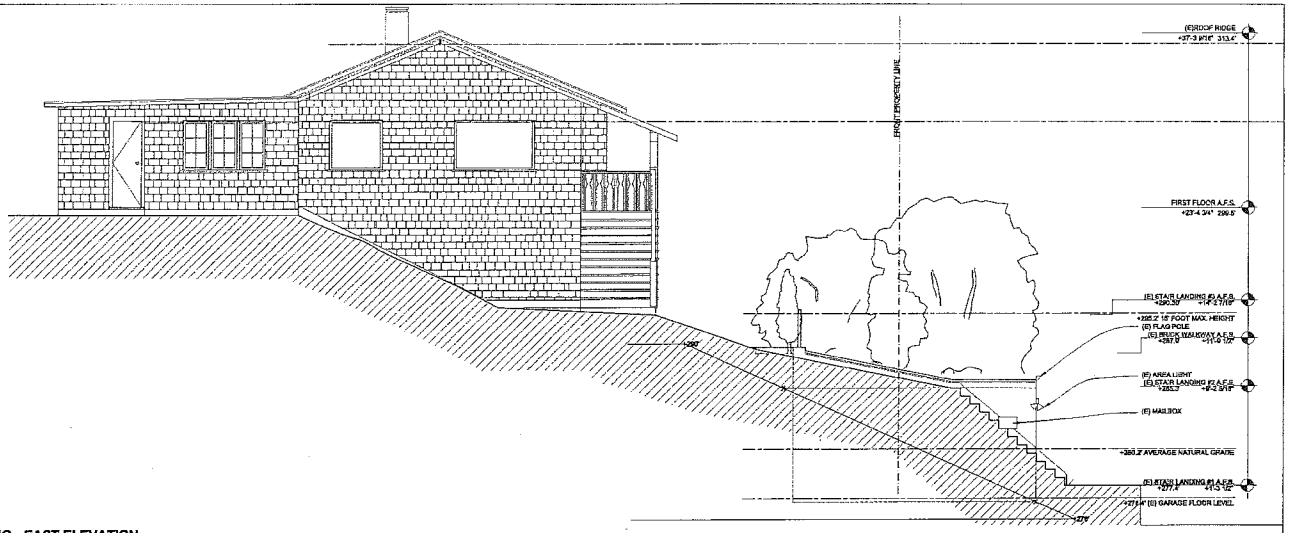
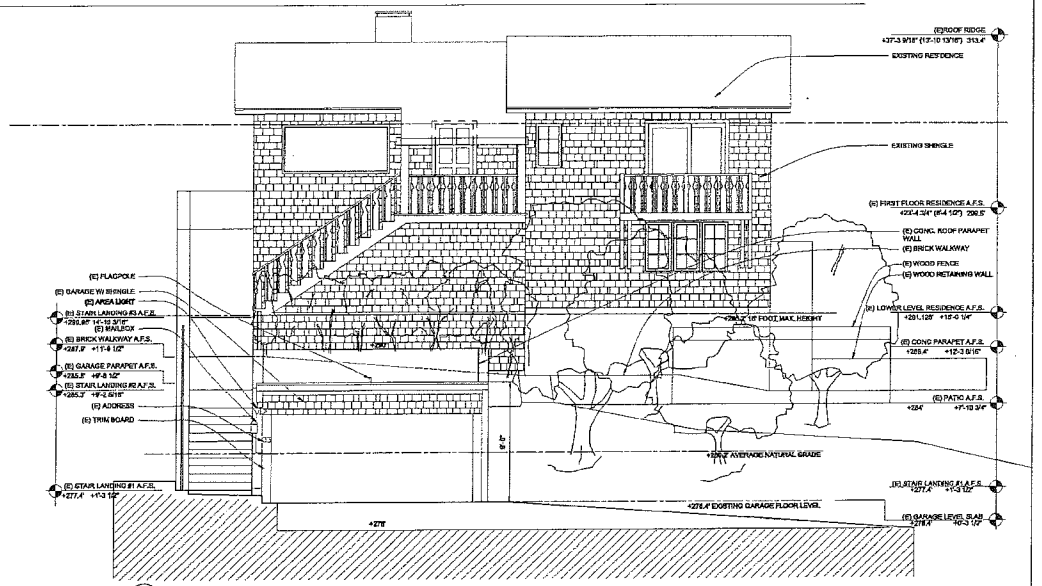


2 EXISTING - EAST ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



1 EXISTING - NORTH ELEVATION
A3.1 SCALE: 1/4" = 1'-0"

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ARCHITECTURE & PLANNING

1200 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
T. 415.332.0000 • 415.332.2277 •
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SAUSALITO, CA 94965
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EXISTING ELEVATIONS

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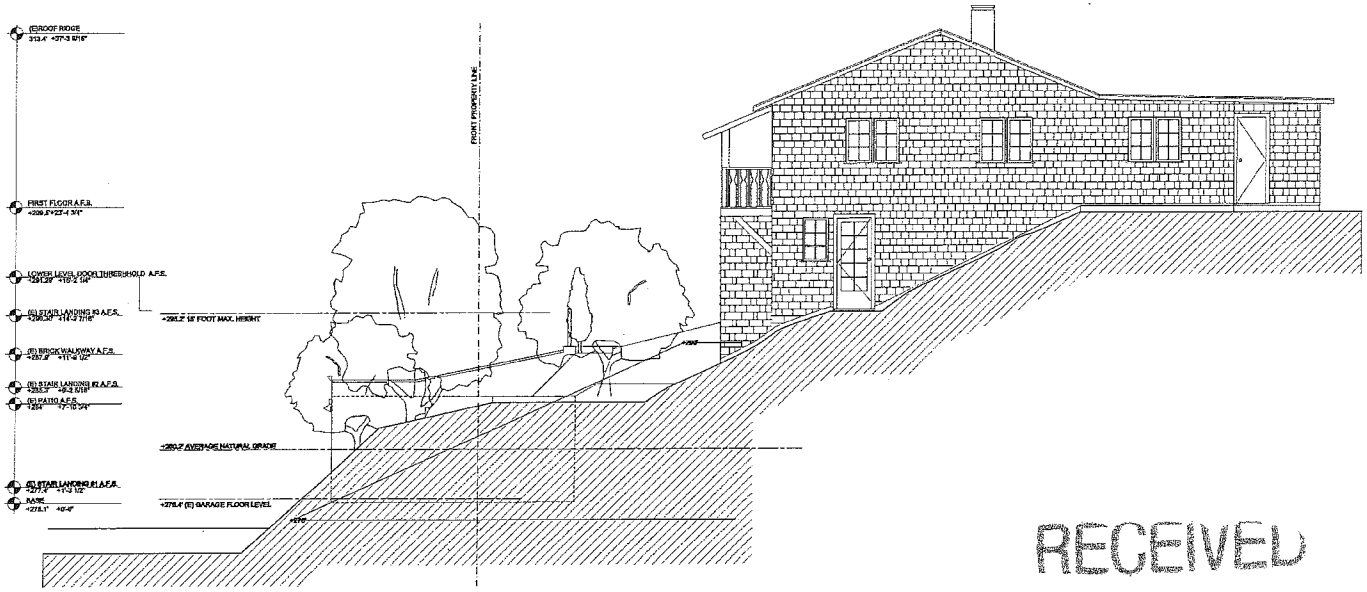

1 A3.2 EXISTING - WEST ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTURE & PLANNING
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SAUSALITO, CALIFORNIA 94965
T.415.332.3564 • F.415.332.3377 •
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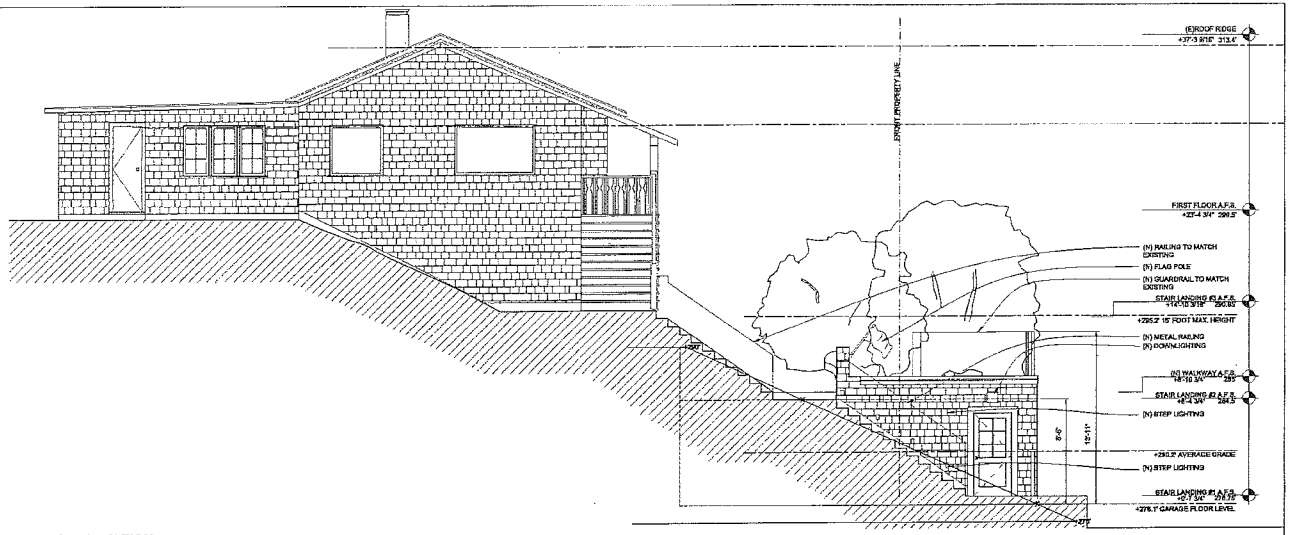
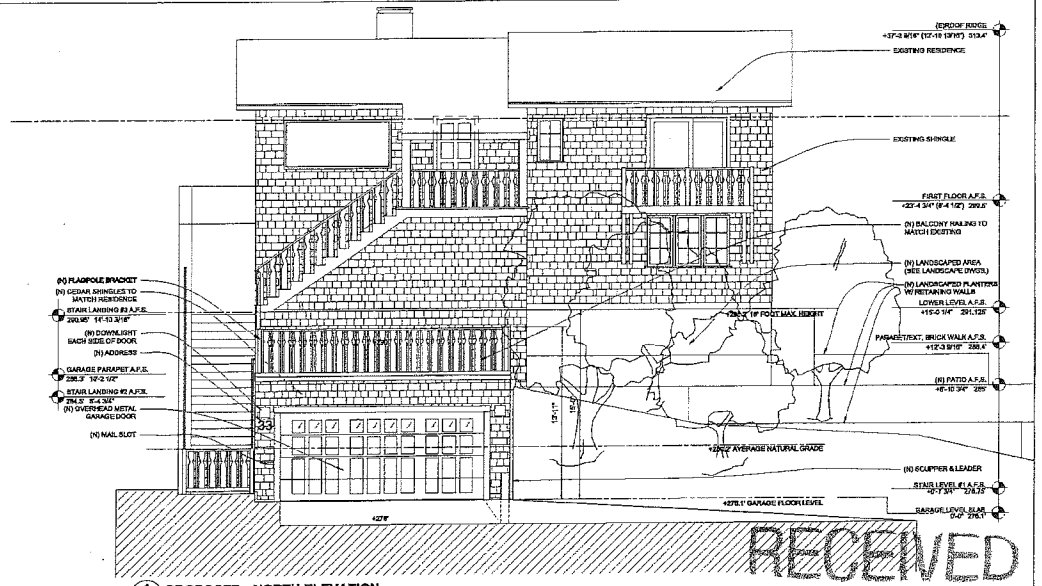
EXISTING ELEVATION
A3.2



2 A3.1 **PROPOSED - EAST ELEVATION**
SCALE: 1/4" = 1'-0"



1 A3.1 **PROPOSED - NORTH ELEVATION**
SCALE: 1/4" = 1'-0"

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ARCHITECTURE & PLANNING
1200 BRIDGEWAY
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T. 415.332.3588 • 415.332.3577 F
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OATES RESIDENCE
33 FILBERT AVE.
SAUSALITO, CA 94965
APN: 64-212-04

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PROPOSED ELEVATIONS

A3.3

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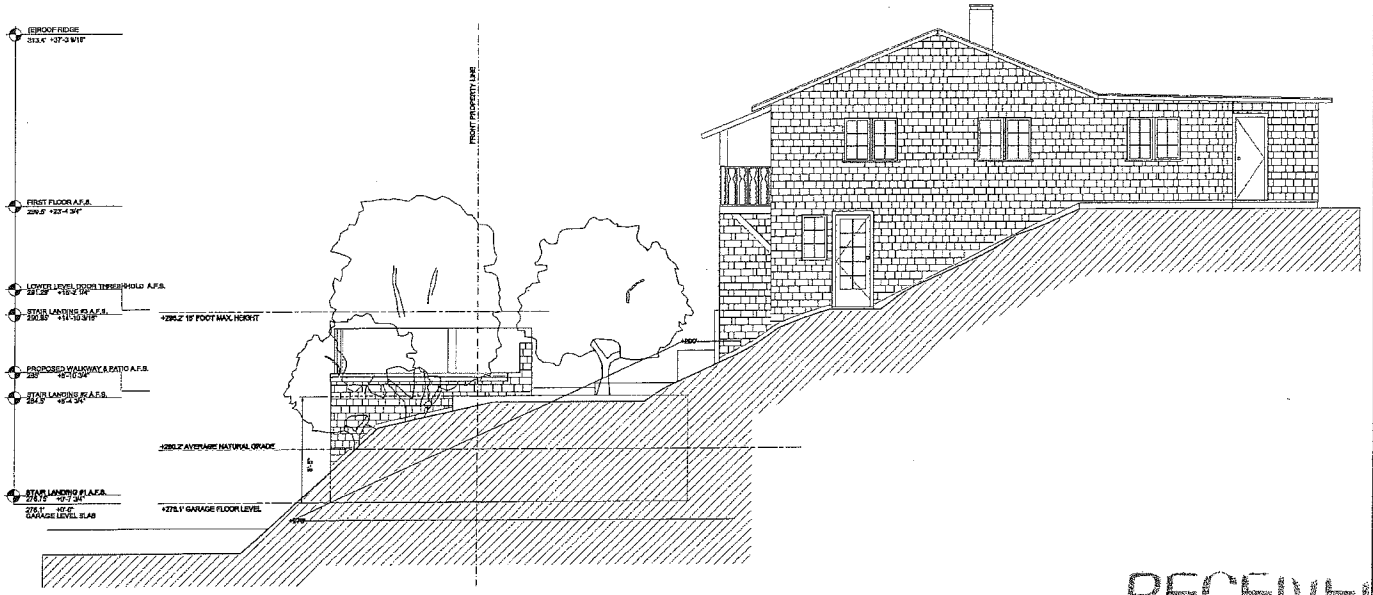

1 A3.2 **PROPOSED - WEST ELEVATION**
SCALE: 1/4" = 1'-0"

GEOFFREY E. BUTLER
ARCHITECTURE & PLANNING
1108 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
T.415.332.3288 • F.415.332.3377
WWW.GEBARCH.COM

OATES RESIDENCE
33 FILBERT AVE.
SAUSALITO, CA 94965
APN: 64-212-04

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JOB NAME:	OATES
JOB NUMBER:	1103

PROPOSED ELEVATIONS
A3.4

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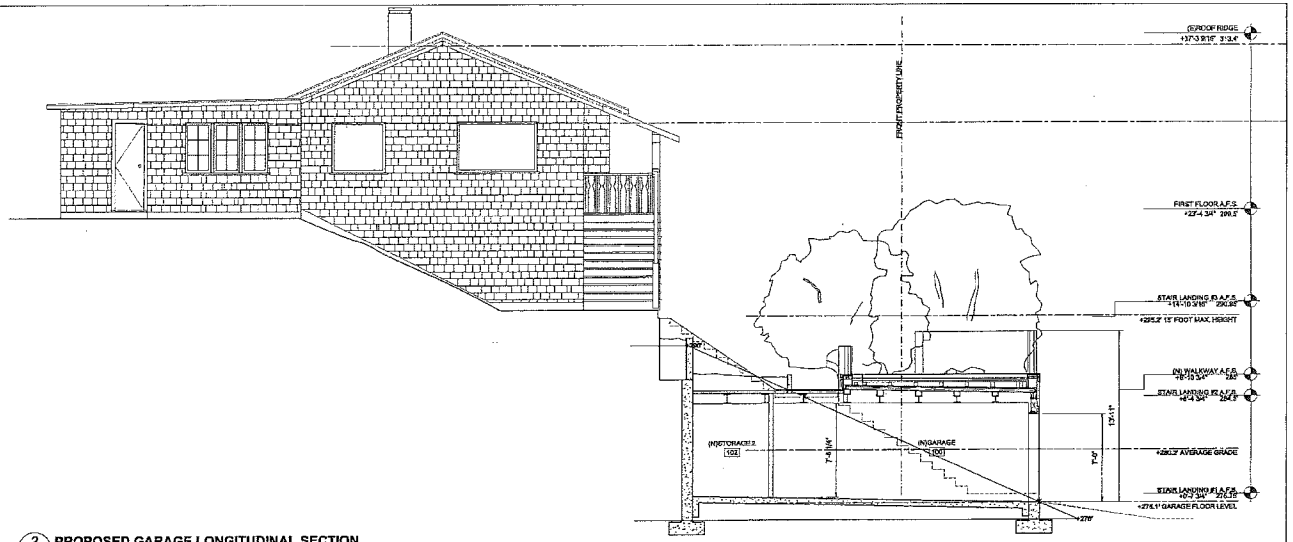
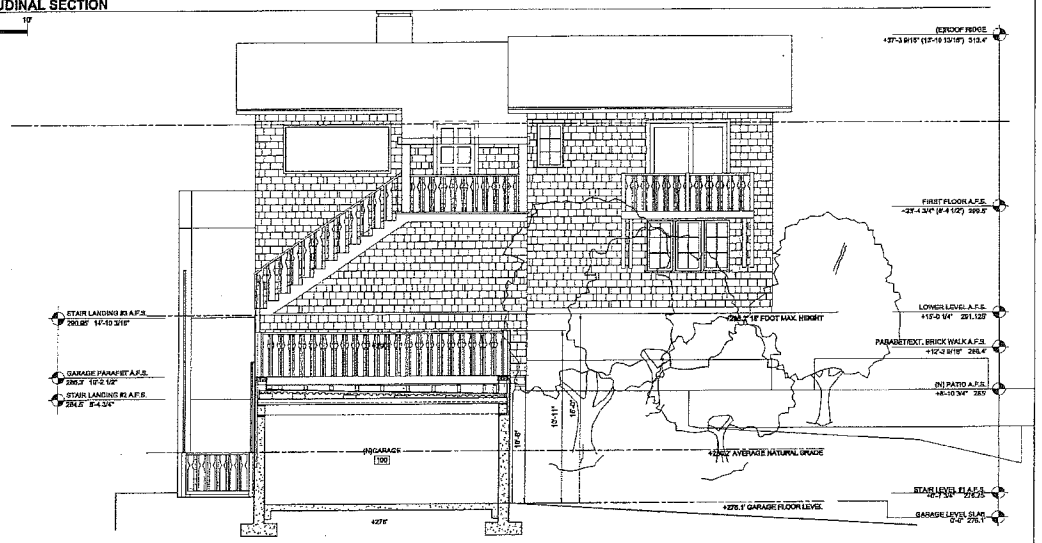


2 A4.1 **PROPOSED GARAGE LONGITUDINAL SECTION**
SCALE: 1/4" = 1'-0"



1 A4.1 **PROPOSED GARAGE TRANSVERSE SECTION**
SCALE: 1/4" = 1'-0"

GEOFFREY E. BUTLER
ARCHITECTURE & PLANNING
1330 BRIDGEWAY
SAUSALITO, CALIFORNIA 94965
T.415.332.3366 • 415.332.3377 F
WWW.GEBARCH.COM

OATES RESIDENCE
33 FILBERT AVE.
SAUSALITO, CA 94965
APN: 64-212-04

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EXISTING/ DEMOLITION BUILDING SECTIONS
A4.1

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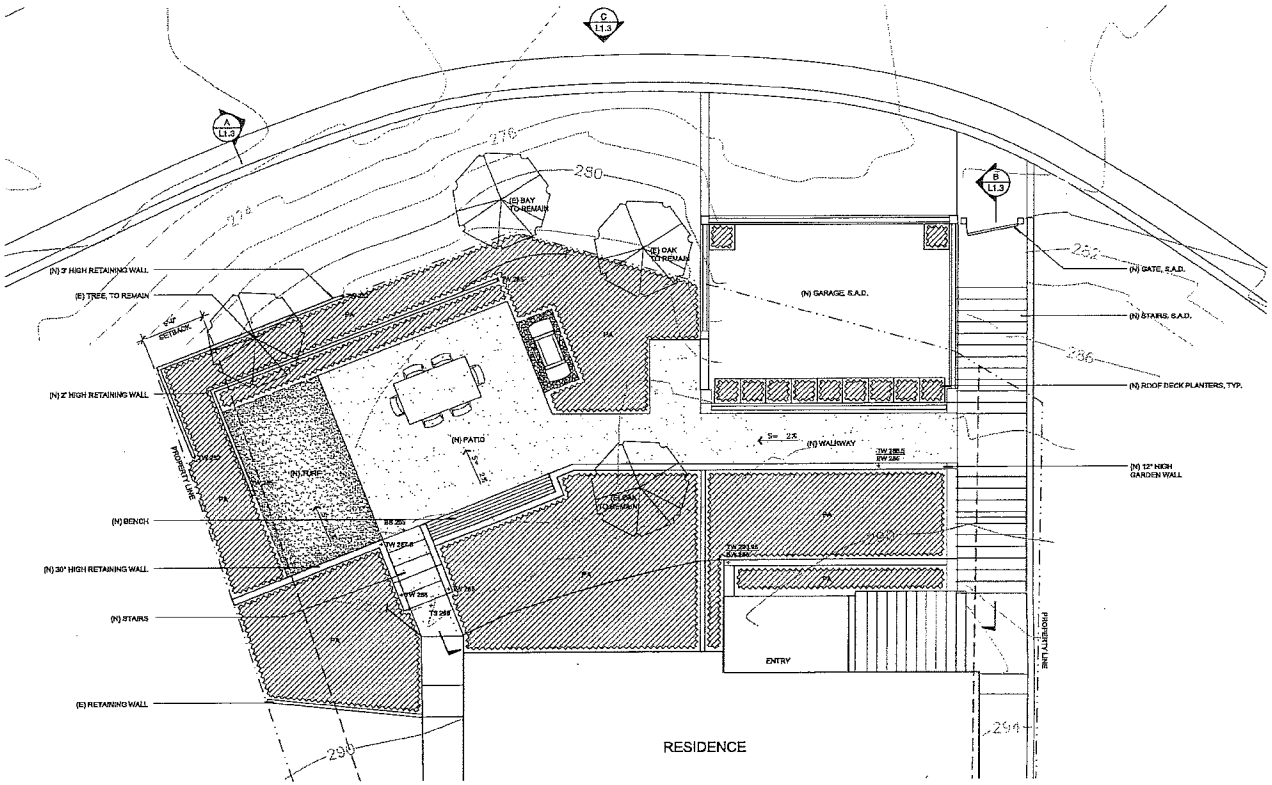

ABBREVIATIONS

#	Number	MISC.	Miscellaneous
A.C.	Asphalt	(N)	New
ARCH.	Architectural	N.	North
BLDG.	Building	NO.	Number
BW	Bottom of Wall	N.T.S.	Not to Scale
CL	Center Line	O.C.	On Center
C.M.U.	Concrete Masonry Unit	PH	Phone
CONC.	Concrete	P.O.B.	Point of Beginning
D.G.	Decomposed Granite	PERF.	Perforated
DIA.	Diameter	RAD.	Radius
DIM.	Dimension	RM.	Room
(E)	Existing	S.A.D.	See architectural drawings
E.A.	Each	S.C.D.	See civil drawings
EL.	Elevation	S.S.D.	See structural drawings
ELEC.	Electrical	S.F.	Square Feet
EQ.	Equal	SHT.	Sheet
EXT.	Exterior	SQ.	Square
FFE.	Finished Floor Elevation	SST.	Stainless Steel
FLASH	Flashing	SYS.	System
FT.	Foot / Feet	TW	Top of Wall
H.B.	Hose Bib	TEMP.	Temporary
IN.	Inch	TYP.	Typical
INFO	Information	VIF.	Verify in Field
INT.	Interior	W/	With
LT.	Light	W/O	Without
LP	Low Point	W.	West
MAX.	Maximum	WT.	Weight
MIN.	Minimum		

LEGEND

SYMBOL	DESCRIPTION
PA	PLANTING AREA
	LAWN
	PAVERS
	GRAVEL
	WOOD BENCH
	ROOF DECK PLANTER
	LANDSCAPE HEADER
287	(E) CONTOUR
	NEW CONTOUR
+ 100.00	SPOT ELEVATION
5% 2%	% SURFACE GRADE

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES.

2. ALL EXISTING TREES AND ROOT SYSTEMS ARE TO REMAIN, AND TO BE PROTECTED DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.

4. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE WITHOUT EXCEPTION.

5. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

6. CONTRACTOR TO STAKE LAYOUT OF ALL PROPOSED SITE IMPROVEMENTS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION; ALL ANGLES ARE ASSUMED TO BE 90° UNLESS OTHERWISE NOTED.

7. ALL (E) DRAINS TO REMAIN.

8. ALL GRADING IS BASED ON INFORMATION FROM TOPOGRAPHIC SURVEY DATED, JUNE, 2011 BY J.L. ENGINEERING, SAN RAFAEL, CA.

9. ALL STAGING MUST OCCUR ONSITE. CONSTRUCTION PARKING MAY NOT OCCUR IN THE RIGHT-OF-WAY.

10. EXISTING CONDITIONS HAVE NOT SUBSTANTIALLY CHANGED SINCE SURVEY WAS ORIGINALLY PERFORMED.

NORTH

1/4" = 1'-0"

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TERRA FERMA LANDSCAPES
Landscape Architecture
Construction + Fine Gardening
159 Mitchell Avenue, Suite 250
So. San Francisco, CA 94080
p: 650.952.5659
f: 650.952.0587
e: info@tflandscapes.com

OATES RESIDENCE

33 FILBERT STREET
SAUSALITO, CA

APN: 000-00-000

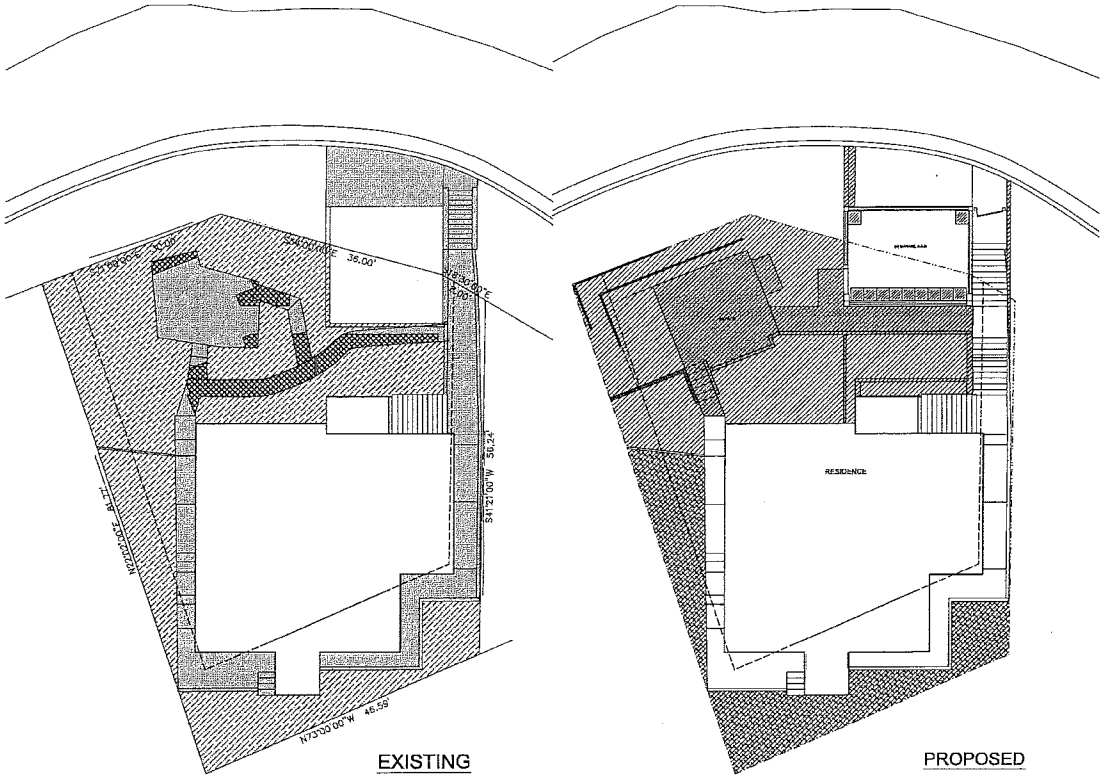
LICENSED LANDSCAPE ARCHITECT
W. BOOKER BK CHEUNG
Signature
5/26/11
Renewal Date
8/31/11
Date
STATE OF CALIFORNIA

DATE	ISSUED FOR:
08.01.2011	PLANNING

DATE: AUGUST 01, 2011
DRAWN BY: AS
CHECKED BY: BK
SCALE: AS SHOWN
PROJECT #:

TITLE
LANDSCAPE PLAN

SHEET NO.
L1.1



EXISTING

PROPOSED

AREA LEGEND

SYMBOL	AREA
	(E) HARDSCAPE AREA 1189 SQ. FT. (CAD CALCULATED AREA)
	(E) HARDSCAPE AREA - TO BE REMOVED 156 SQ. FT. (CAD CALCULATED AREA)
	(N) HARDSCAPE AREA 835 SQ. FT. (CAD CALCULATED AREA)
	TOTAL = 1566sf (1189 - 156 + 835) - 1189sf NET 366sf

SYMBOL	AREA
	(E) PLANTING AREA 1678 SQ. FT. (CAD CALCULATED AREA)
	(E) PLANTING AREA - UNDISTURBED 580 SQ. FT. (CAD CALCULATED AREA)
	(N) PLANTING AREA 1057 SQ. FT. (CAD CALCULATED AREA)
	TOTAL = 1637sf (580 + 1057) - 1678sf NET - 41sf

NORTH

1/8" = 1'-0"

TERRA FERMA LANDSCAPES

Landscape Architecture
Construction + Fine Gardening

159 Mitchell Avenue, Suite 220
So. San Francisco, CA 94080
p: 650.952.5650
f: 650.952.5657
e: info@tflandscapes.com

OATES RESIDENCE

33 FILBERT STREET
SAUSALITO, CA

APN: 000-00-000

LICENSED LANDSCAPE ARCHITECT
PR. BRANDON CH No. 2A 5616
Signature
6/30/02
Renewal Date
8/01/11
Date
STATE OF CALIFORNIA

DATE	ISSUED FOR:
08.01.2011	PLANNING

DATE: AUGUST 01, 2011
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LANDSCAPE AREA CALCULATIONS

SHEET NO.
1 of 1
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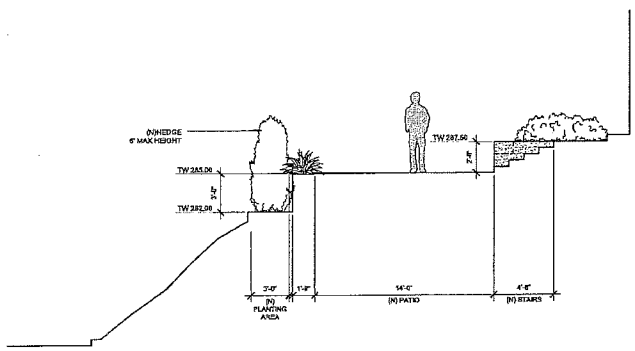
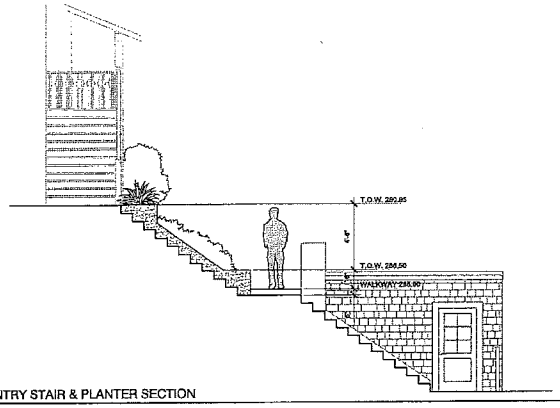
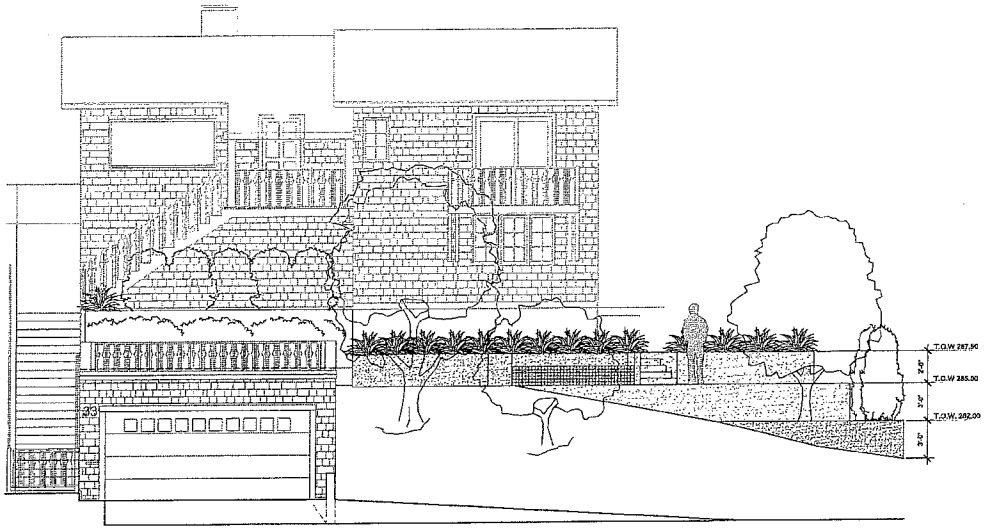


A PATIO SECTION
1/4" = 1'-0"
DETAIL-FILE



B ENTRY STAIR & PLANTER SECTION
1/4" = 1'-0"
DETAIL-FILE



C NORTH ELEVATION - RETAINING WALLS
1/4" = 1'-0"
DETAIL-FILE

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TERRA FERMA LANDSCAPES
Landscape Architecture
Construction + Fine Gardening
129 Mitchell Avenue, Suite 290
So. San Francisco, CA 94080
p: 650.352.5559
f: 650.312.0057
e: info@tflandscapes.com

OATES RESIDENCE
33 FILBERT STREET
SAUSALITO, CA
APN: 000-00-000

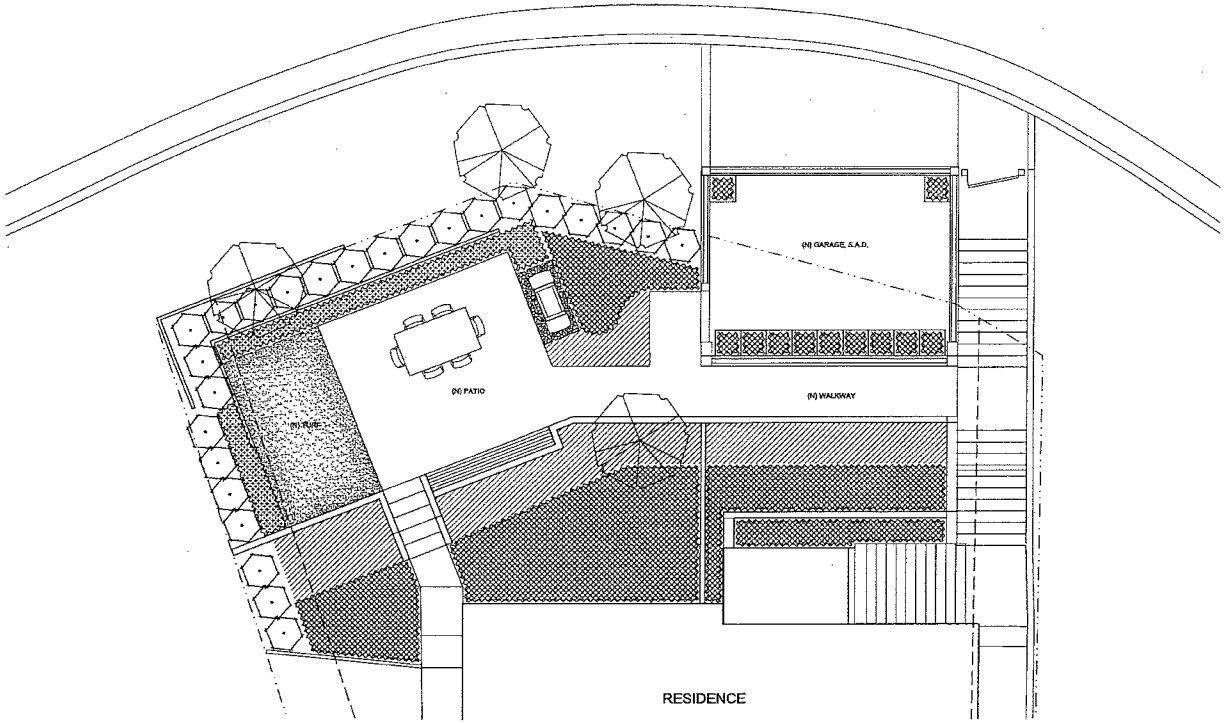
LICENSED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
Signature 6/31/12
Approved Date 8/31/11

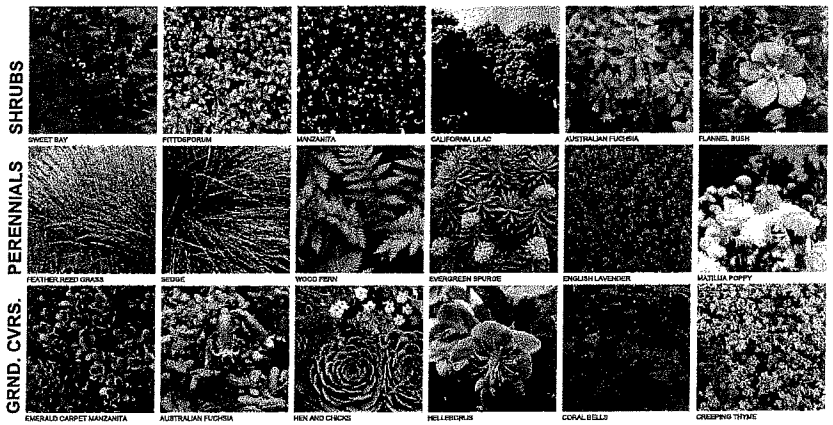
DATE:	ISSUED FOR:
08.01.2011	PLANNING

DATE: AUGUST 01, 2011
DRAWN BY: AS
CHECKED BY: BK
SCALE: AS SHOWN
PROJECT #:

TITLE
SECTIONS & ELEVATIONS

SHEET NO.
L1.3





CONCEPT PLANT SCHEDULE

HEDGE/SCREEN
LAURUS NOBILIS / SWEET BAY
PITTOSPORUM TENUIFOLIUM / TAWHIWHI

SHRUBS - LOW WATER USE
ARCTOSTAPHYLOS DENSIFLORA / VINE HILL MANZANITA
CALLISTEMON CITRINUS "LITTLE JOHN" / DWARF BOTTLE BRUSH
CEANOTHUS X "DARK STAR" / CALIFORNIA LILAC
CORREA FULCHELLA / AUSTRALIAN FUCHSIA
FREMONTODENDRON X "KEN TAYLOR" / FLANNEL BUSH

PERENNIALS & GRASSES
CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER" / FEATHER REED GRASS
CAREX SPISTA / SEDGE
DRYOPTERIS ARGUTA / COASTAL WOOD FERN
EUPHORBIA CHARACIAS / EVERGREEN SPURGE
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
ROMNEYA COULTERI / MATILIJA POPPY

GROUND COVERS
ARCTOSTAPHYLOS UVA-URSI "EMERALD CARPET" / EMERALD CARPET MANZANITA
CORREA EXIMIA "CAPE CARPET" / CAPE CARPET AUSTRALIAN FUCHSIA
ECHEVERIA MARGARITA / HEN AND CHICKS
HELLEBORUS ARGUTIFOLIUS / CORSICAN HELLEBORE
HEUCHERA MICRANTHA "PALACE PURPLE" / PALACE PURPLE CORAL BELLS
THYMUS PRAECOX "ELFIN" / ELFIN CREEPING THYME

TURF
TURF SOD BOUKO PLUS / FESCUE BLEND

TERRA FERMA LANDSCAPES
Landscape Architecture
Construction + Fine Gardening
159 Mitchell Avenue, Suite 210
So. San Francisco, CA 94080
p: 650.952.5059
f: 650.952.0857
e: info@terrafermaspa.com

OATES RESIDENCE

33 FILBERT STREET
SAUSALITO, CA

APN: 000-00-000

LICENSED LANDSCAPE ARCHITECT
BOARD OF LA. ARCHS.
Signature
ALCHUTZ
Registration Number
1-001-11
Date
STATE OF CALIFORNIA

DATE	ISSUED FOR:
08.01.2011	PLANNING

DATE: AUGUST 01, 2011
DRAWN BY: AS
CHECKED BY: SK
SCALE: AS SHOWN
PROJECT #:

TITLE
PLANTING PLAN

SHEET NO.
L2.1

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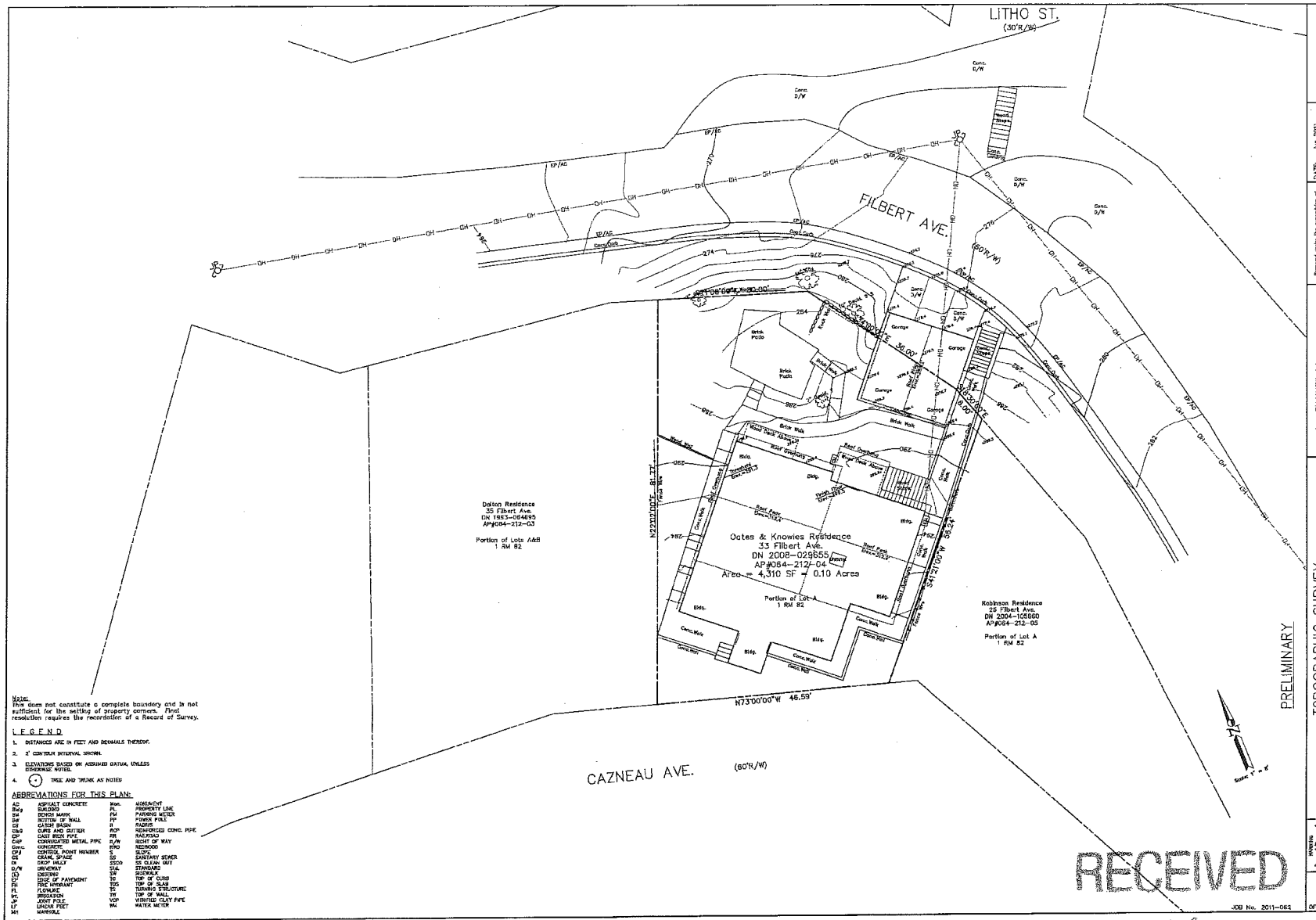

Note:
This does not constitute a complete boundary and is not sufficient for the setting of property corners. Final resolution requires the recordation of a Record of Survey.

LEGEND

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. 2' CONTOUR INTERVAL SHOWN.
3. ELEVATIONS BASED ON ASSUMED DATUM, UNLESS OTHERWISE NOTED.
4. TREE AND TRUNK AS NOTED

ABBREVIATIONS FOR THIS PLAN:

AC	ASPHALT CONCRETE	Mon.	MONUMENT
Bldg	BUILDING	PL	PROPERTY LINE
BM	BENCH MARK	PM	PARKING METER
BW	BOTTOM OF WALL	PP	POWER POLE
CB	CATCH BASIN	R	RADIUS
C&G	CURB AND GUTTER	RCP	REINFORCED CONC. PIPE
CIP	CAST IRON PIPE	RR	RAILROAD
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
Conc.	CONCRETE	RWD	REDWOOD
CP#	CONTROL POINT NUMBER	S	SLOPE
CS	CRAWL SPACE	SS	SANITARY SEWER
DI	DROP INLET	SSCO	SS CLEAN OUT
D/W	DRIVEWAY	STd.	STANDARD
(E)	EXISTING	SW	SIDEWALK
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
FH	FIRE HYDRANT	TOS	TOP OF SLAB
FL	FLOWLINE	TS	TURNING STRUCTURE
IR	IRRIGATION	TW	TOP OF WALL
JP	JOINT POLE	VCP	VERIFIED CLAY PIPE
LF	LINEAR FEET	WM	WATER METER
MH	MANHOLE		

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COMMUNITY DEVELOPMENT

JOB No. 2011-062

TOPOGRAPHIC SURVEY
OATES & KNOWLES RESIDENCE - 33 FILBERT AVE.
(AP NO. 064-212-04) SAUSALITO, MARIN COUNTY, CALIFORNIA

J. L. ENGINEERING CIVIL ENGINEERS
1530 FOURTH STREET TEL:(415) 457-6647
SAN RAFAEL FAX:(415) 457-2517
CA. 94901

Prepared under the supervision of
RCE # 30465 J.L. HALLERO
LST/DT #

DATE: Jun 2011
SCALE: 1" = 8'
DRAWN BY:
CHECKED BY: J.L.H.

REVISIONS

MARKING 0 1/2 1
IF THIS BAR DOES NOT MEASURE THEN DRAWING IS NOT TO SCALE.

SHEET 1 OF 1 SHEETS