

September 18, 2017

Attn: City of Sausalito, Building Division
420 Litho St, Sausalito, CA 94965

**Re: Dunphy Park Improvements Project, Application #B2017-484
Response to Plan Check Comments**

Below are written response to the plan check comments for the Dunphy Park Improvements Project. The following are the responses to the plan check comments.

Planning Division's Conditions of Approval

Conditions of Approval

- 1a. [rhaa] The only reference to this area has been revised to "Low Water Native Plant Demonstration Area" see L7.0.
- 1b. [rhaa] Two observation decks have been omitted from the drawings
- 1c. [rhaa] The conceptual island has been included on L0.4 as a future phase of work.
2. no response required
3. no response required
4. [Sherwood] Fire Hydrant has been included in the Civil Plans, C3.0.
5. [Sherwood] Parking lot layout meets all Fire Codes.

General Comments

6. [rhaa] Conditions of Approval have been included on the construction drawings (see L0.2 & L0.3).
7. [rhaa] all required documents have been submitted for permit

Floodplain Management

8. [rhaa] Note has been added to restroom plan stating this requirement.
9. no response required / by contractor
10. no response required
11. [rhaa] Note has been added to restroom plan stating this requirement.
[Sherwood] Underground utilities and trenches have been designed to meet referenced Sausalito Municipal code.
12. no response required / by contractor

Grading / Geotechnical Items

13. [Sherwood/rhaa] Fine grading plans and a grading and drainage plan has been prepared and submitted to the City. Contract to provide information on truck hauling. The project is goal is for a balanced earthwork with no import or export of soil.
14. [Sherwood] An erosion control plan (C5.0) has been prepared. A CSWPPP will be prepared prior to the start of construction.

Drainage Items

15. [Sherwood] A Stormwater Control Plan meeting the BASMAA regulations has been submitted.
16. [Sherwood] Stormwater will be discharged via gravity.
17. [Sherwood] A note has been added to C0.0 on the Civil Plans.
18. [Sherwood] Drainage Plan, C3.0 has included this information.
19. [Sherwood] Drainage Plan, C3.0 has included this information.
20. [Sherwood] Drainage Plan, C3.0 and associated details has included this information.

Right of Way Items

21. no response required / by contractor
22. Conditions of Approval have been included on the construction drawings (see L0.2 & L0.3).

Utility Items

23. [Sherwood] Dry utility meters will be located above the base flood elevation. A Utility Plan, C3.0 has been prepared.
24. [Sherwood] City of Sausalito to conduct the sanitary sewer video and provide the requested information.
25. [Sherwood] Noted.
26. [Sherwood] A note has been added to C0.0 on the Civil Plans.

Engineering Items

27. [Sherwood] Grading Plan, C2.0 demonstrated compliance with the ADA requirements.
28. no response required / by contractor
29. no response required / by contractor
30. [rhaa] Conditions of Approval have been included on the construction drawings (see L0.2 & L0.3). Requirement also noted on demolition plan.
31. no response required / by contractor
32. no response required / by contractor
33. no response required / by contractor
34. no response required / by contractor
35. no response required / by contractor

Advisory Notes

No response required by design team

Engineering Comments (comments made on drawings by Andy Davidson)

All revision have been clouded and labeled with a delta 1. Italicized notes below provided for information only, all other notes provided below are in response to Engineering comments. Also, see response letter from civil engineer.

L0.0

Sheet title has been revised to say "Permit Submittal"
Conditions of Approval have been added to drawings as L0.2 & L0.3.

L0.1

ADA reference has been capitalized
Description of 9'x16' parking stalls have been added to layout notes. Layout notes have been moved to L5.0 Layout Plan. Additional data points have been provided on Layout plan to ensure all curves have smooth transitions.
Accessibility Notes moved to Tree Protection Notes have been moved to Demo Plan
Layout Notes moved to Layout Plan
Grading Notes moved to Grading Plan
Irrigation Notes moved to Irrigation Notes & Legend
Planting Notes moved to Planting Plan

L0.2

Sheet renamed to L0.4
Observation deck description has been omitted.
Island per FODP plan shown for reference only and labeled as part of future work NIC.
Add alts are identified on Add Alternates Diagram and on bid form only.

L1.0

Demolition notes added to provide clarification
Tree Protection notes added to sheet.
Legend provided for clarification
Limit of work defined
New callouts provided for clarity and in response to city comments
Construction fences has been noted

L2.0

Sheet notes added for clarification, including drinking fountain and restroom alternative
Accessible access to bocce shown. Detail provided.
Accessibility plan provided to show locations of signs and access to park facilities. See civil for ada parking signage, striping, etc.
Extent of vehicular stabilized aggregate section noted. See sheet notes

L2.1

Accessibility Plan added to drawing.

L3.0

Cross slope of paths added to sections.

L3.1

Design section added for clarification of landfill issues

L4.0

Detail 1: updated to include geotechnical recommendations

Detail 2: Flush curb has been removed and replaced with thickened aggregate edge per manufacturer's recommendation to reduce cost. *Geotechnical rec's included.*

Detail 3: Metal edge restraint has been removed and replaced. Geotechnical rec's included.

Detail 4: *updated to include geotechnical recommendations*

Detail 7: revised to reflect adjacent paving condition. *Design intent axon added to control quality.*

Detail 8: detail moved to L4.4. Wood milled from trees reclaimed from site.

Detail 9: relabeled detail '8'. Gauge of wire mesh specified.

L4.1

Detail 1: accessible opening detail included. Drainage detail revised. Depth of crushed oyster surfacing

Detail 3: volleyball court edge detail revised. Sand depth revised. Drainage detail revised.

Detail 4: revised per changes to detail 3.

Detail 6: notes updated to include dog bowl requirement and clarify restroom/drinking fountain alternates

L4.2

Detail 1: trash enclosure revised to include drain and roof requirements

Detail 2 moved to civil's ADA parking detail drawings.

L4.3

Detail revised to include salvage granite stone terraced seating, accessible companion seating, and wall footing information.

L4.4

Information moved to L4.5. See notes below.

Accessible picnic table detail and event power detail provided. *Wood wheelstop moved to this sheet.*

L4.5

Design detail four LED pole Light provided on L4.0. Contractor to provide structural calcs for footing as noted.

L4.6, L4.7, L4.8

Notes updated for clarifications and in response to city comments.

Note added for waterproofing to 10' NAVD 88. See grading plans for FFE

L5.0

Layout notes moved from L0.1

Description of 9'x16' parking stalls have been added to layout notes. Layout notes have been moved to L5.0 Layout Plan. Additional data points have been provided on Layout plan to ensure all curves have smooth transitions.

Additional dimension and layout information provided.

Point of beginning provided.

L6.0

Grading notes moved from L0.1

Spot elevations added on paths at 50' maximum interval.

Additional slope information provided.

L7.0

Area quantities for soil types updated

L8.0, L8.1

No comments/no revisions

L8.2

Planting notes moved from L0.1

Plant quantities given to living shoreline

L8.3, L8.4, L8.5

No comments/no revisions

L9.0

Irrigation plan moved to L9.1

Irrigation notes, legend and water use calculations added.

L9.1

Irrigation Plan moved from L9.0 to L9.1. Details moved to L9.2

L9.2

Detail moved from L9.1 to L9.2

L9.3

Detail moved from L9.2 to L9.3

L9.4

Detail moved from L9.3 to L9.4

Response to Conditions of Approval

Response to Building Comments (by CSG)

Response to Loren comments?

3rd Party Reviewer Comments (by CSG Consultants dated August 28, 2017)

1. Written responses to plan check comments are below and refer to specific details on specific sheets.
2. "Not for Construction" label has been removed from all sheets.
3. Note added to L0.0 stating that contractor to conform with the 2016 California Building, Plumbing, Electrical, Mechanical, Energy and Green Building Codes.
4. Grid lines have not been provide per direction by City of Sausalito.
5. Light pole base callout has been revised on L2.0.
6. T2 table has been provided at all picnic areas
7. Access to all rows of seating in the shoreline access area has been provided. Refer to L2.1 & L5.0
8. Accessible path of travel has been provided to trash enclosure. Refer to L2.1 & L5.0
9. Structural light pole base design to be provided by contractor under deferred submittal as noted on plans.
10. Accessible opening has been provided at all bocce courts. See detail 1, L4.1
11. Detail 6 has been revised to refer to sheet L4.4
12. Van parking stalls have been identified on plans. See L2.0, L2.1, L5.0, C2.0, and civil details
13. Access to all rows of seating in the shoreline access area has been provided. Also refer to L2.1 & L5.0
14. Accessible opening has been provided at all bocce courts. See detail 1, L4.1
15. Picnic Table accessibility details have been provided, see detail 1, L4.4.
16. Restroom accessibility details will be provided by restroom manufacturer under a deferred permit submittal once the manufacturer is under contract.
17. An Accessibility plan for the park has been provided, see sheet L2.1
18. See response by electrical engineer.
19. See response by electrical engineer.

Please feel free to call should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jm', with a large loop at the start and a trailing flourish.

Jacob Millard, ASLA, LEED AP
Senior Associate