

## Attachment 1

### Dunphy Park Improvement Project Description

City of Sausalito is planning improvements to Dunphy Park, a waterfront park in Sausalito. The existing park provides parking, recreational facilities, and public access to 1,197 feet of shoreline on Richardson Bay. Existing conditions are shown in Figure 1 and on Plan Sheet L1.0 and L1.1. At the southern edge of the park, an asphalt trail runs to the edge of the bay, between a slough and vacant lot. The edge of the park nearest to Bridgeway is a raised berm from the old railroad. Parking is provided in an informal gravel lot at the north edge of the park for Dunphy Park, the Cruising Club, and Cass Gidley Marina, all of which are accessed through the park. The lot accommodates about 55 cars. The spaces are not lined and there is no ADA-compliant parking.

Existing recreational facilities include:

- grassy field used as an open sports area, concert seating, farmers market, and events lawn;
- a sand volleyball pit;
- two bocce ball courts;
- shoreline access;
- a gazebo available for rent for weddings and other gatherings.

The park does not have a restroom.

The Cruising Club is a private, membership club leasing a former army munitions barge that has been anchored off Dunphy Park

for 55 years from the City. It connects to land through a permanent gangway abutment located near the north edge of Dunphy Park.

Cass Gidley Marina is owned by City of Sausalito, and leased by the Sausalito Community Boating Center (a 503(c) non-profit organization). The marina previously operated as a boat rental and sailing school, but the Sausalito Community Boating Center is transforming it into a community boating center with maritime museum. The docks are currently in place, but without gangway access. Cass Gidley is located at the far north point of the park.



Figure 1. Dunphy Park existing conditions with major park areas (photograph by GoogleEarth imagery 11/2/2016).

The project will take place within the existing park and parking area, a portion of the vacant lot south of the slough, and at the Cass Gidley shoreline connection. Work includes new landscaping, development of a living shoreline with a new observation point, native habitat restoration, improved beach access with storm water outfall reconfiguration to replace the emergency repair work completed in 2015, a new restroom facility, reconfiguration of utilities to support the new restroom and lighting along new walking paths, new picnic areas, redesign and replacement of the volleyball and bocce ball courts with addition of a third bocce ball court, new bike racks, ADA-compliant gangways and abutments for Cass Gidley, and parking reconfiguration and improvements. Overall, landscaping and project elements are shown on RHAA Plan Sheet L3.0. Park furniture and accoutrement details are shown on Plan Sheet L3.1. Cass Gidley abutments are shown on W.B. Clausen Plan Sheet C1.2.

**Landscaping** – An old railroad berm along the streetward side of the park will be removed to create a more open and integrated connection to pedestrians along Bridgeway. Materials will be used to raise the new bocce ball courts, restroom, and parking area and to create a gentle hill in the grassy area to area to improve drainage and increase available soil depth for tree planting. This will also improve concert seating and help extend the life of the volley ball and bocce ball courts in the face of sea level rise. Grading design is shown on Plan Sheet L5.0. Grading will be accomplished with use of excavator and bulldozer. Altogether, 2,950 cubic yards of material will be moved for the project and used in different park areas. The proposed amount of fill material, 3,350 CY, is slightly larger than this amount therefore an import of 400 CY of soil will be required. The project goal is to be balanced for cut and fill, so no soil off-haul is required. The grading will be refined as the project continues to meet this objective.

**Table 1. New Trees to be Planted in Landscaped Area**

| Trees to be Planted                                       | Number |
|-----------------------------------------------------------|--------|
| California buckeye, <i>Aesculus californica</i>           | 3      |
| horse chestnut, <i>Aesculus carnea</i>                    | 11     |
| red alder, <i>Alnus Rubra</i>                             | 5      |
| strawberry tree, <i>Arbutus unedo</i>                     | 3      |
| eastern redbud, <i>Cercis canadensis</i>                  | 9      |
| western redbud, <i>Cercis occidentalis</i>                | 3      |
| tulip tree, <i>Liriodendron tulipifera</i>                | 2      |
| Catalina Island ironwood, <i>Lyonothamnus floribundus</i> | 11     |
| black tupelo, <i>Nyssa sylvatica</i>                      | 5      |
| shore pine, <i>Pinus contorta</i>                         | 5      |
| coast live oak, <i>Quercus agrifolia</i>                  | 2      |
| black locust, <i>Robinia pseudoacacia</i>                 | 22     |
| weeping willow, <i>Salix babylonica</i>                   | 1      |

As part of the landscaping changes, 62 Eucalyptus, Ngaio, Acacia, Monterey cypress, and oriental cherry trees will be removed and 82 new trees (species shown in Table 1) will be planted. Trees to be planted are shown on Plan Sheet L6.0; the planting locations are shown on Sheet L6.2. Landscaping will include construction of a stone or concrete stairway and ramp to improve access to the existing small shoreline. Selected landscaped areas will be lit with downcast, LED lights on lighting poles to improve nighttime access to the restroom and courts area. Existing asphalt paths will be removed and new permeable pavement paths will be installed. Three new pedestrian entrance plazas will be created off Bridgeway using permeable pavers.

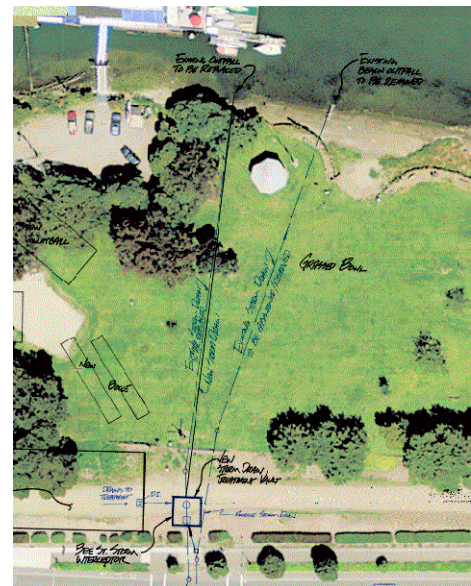
**Living Shoreline** – The park shoreline, except the stairs to the beach and existing connectors to the Cass Gidley Marina and Cruising Club, will have hard structure timber pilings removed and the slopes will be laid back to create a stable configuration for tidal action. Shoreline slopes will match the configuration of existing stable banks in the vicinity and will meet existing grade at the toe above the mean high high water line. The sloped area will be planted with native marsh and transitional plants such as arroyo willow, brewer salt brush, native cordgrass, bluff lettuce and pickleweed, as shown on Plan Sheet L3.0 and L6.1. As the area will be living shoreline, plants will adapt to changing conditions. The existing asphalt shoreline path will be removed and replaced with permeable path further from water.

**Observation Decks** – An observation area will be constructed on the south edge of the living shoreline facing the slough area and living shoreline. This will allow park visitors to observe wildlife using the area without causing disruption.

**Native Habitat Restoration** – The south edge of the park around the small slough and a portion of the vacant lot at the south edge of the park adjacent to Bridgeway will be restored with native plantings using a mix of coastal grasses, forbs, and small to medium shrubs. The full list of native plants for restoration is shown on Plan Sheet L6.1. Restored areas will have a permeable trail and small picnic area.

**Improved Shoreline Access** – currently, access to the shoreline area consists of an uneven slope between embankments held up by failing shoreline pilings (Plan Sheet L1.1). This will be replaced by curved seatsteps, with a 4.5% grade ramp at one edge to provide ADA access (Plan Sheet L5.0). The seatsteps and ramp will conform to the existing grade at the shoreline.

**Stormwater Outfall and Stormwater Pipes** – Currently storm water from Bee Street is conveyed under the park and split into two outfall lines located at the beach area and just north of the beach area. The outfalls are corroded and have temporary caps to prevent public injury. The pipeline and outfall at the beach will be removed. The outfall just north of the beach will be replaced in its current location with a new outfall composed of saltwater resistant materials. In addition to the piping, the outfall will require excavation of 30 cubic yards of soil and placement of 7 cubic yards of rock. Flap gates or equivalent to control inland stormwater flows from king tides and rising sea level will be placed in an upstream structure of the outfall. Existing stormwater pipelines will be removed and replaced with two parallel pipes installed through the park as shown on Figure 2 along the alignment of the existing line to the left. Pipes will be installed with open trenching using a backhoe, prior to final park grading. Velocities of stormwater leaving the proposed outlet will be



**Figure 2. Storm drain realignment - the line to the right will be decommissioned. The line to the left will be replaced with two new lines to the same outfall.**

reduced in an upstream sediment removal vault located on Bridgeway. Additional energy dissipation will be provided at the outlet consisting of rock riprap and biotechnical stabilization measures, which will conform with the living shoreline discussed above.

**New Restroom Facility** – A new, modular restroom facility will be placed on a built-in-place, concrete perimeter foundation. The restroom will provide one standard stall and one ADA-compliant stall in the woman's room and a urinal and one ADA-compliant stall in the men's room. Both will have ADA-compliant sinks. As the sea rises, the entire restroom can be lifted, the perimeter foundation extended with a new band of concrete, and the building replaced to accommodate rising water levels. Construction will include trenching to extend electrical, water, and sewer connections to the building from Bridgeway. Restroom details are shown on Plan Sheet L4.0.

**Picnic Facilities** – Picnic tables will be placed around the park, as small areas off the paths, in groups of two or three tables. As with park paths, the picnic table pads will be made of permeable pavement.

**Redesign and Replacement of Volleyball and Bocce Ball Courts** – Volleyball and bocce ball courts will be removed from the area near the slough and replaced with new courts in the raised area near the parking lot to the north. The park will have three new bocce ball courts with concrete and wood curb and walls, with oyster shell playing surface. The new volleyball court will still be sand.

**ADA-compliant Abutments and Gangways for Cass Gidley** – A new ADA-compliant pathway from the existing park grade, gangway abutment, and gangway will be installed to connect to the existing wide landing dock. Both the path down to the landing area and the gangway will be at a 1:20 or less slope. The sloped access path will be concrete above wire mesh for stability. The new gangway will be 8 feet wide and 80 feet long. The abutment will be made of concrete with stone armor at the base. Abutment and gangway plans are shown on Plan Sheet C1.2.

**Parking Improvements** – The existing informal parking area along Bridgeway will be largely removed and replaced with permeable paving in an L-configuration along the north and northwest edges of the park as shown on Plan Sheet L3.0. The new parking area will provide 70 spaces, 5 of them ADA accessible. It will have center divides and edges planted with trees.

**Proposed Park Uses** – No new park uses are proposed; park enhancements are designed to improve the quality of existing park uses. Events, bocce ball, volleyball and access to Galilee, Cass Gidley, and the Cruising Club are liable to remain largely the same. There is already shoreline access and trails, although the condition of the facilities improves after the project. The trail through native restoration area and the observation decks will tend to add to passive enjoyment of the bayfront. In general, this design emphasizes the water front connection, taking advantage of the park's prime location.

Attachment 2  
A - Dunphy Park Project Plans

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# Dunphy Park Improvements Project

Design Review Permit, April 10, 2017

The scope of this project is to bring Dunphy Park's parking, storm drainage, electrical, wastewater, lighting and pedestrian facilities into compliance with current codes and standards of practice, constructing permanent restroom facilities, re-arranging the active and passive areas of Dunphy Park to better suit users and neighbors, and providing additional protection of the Park as a resource against the potential for coastal flooding and sea level rise. The design will balance the needs and concerns of adjacent residents and businesses and reflect the needs of the neighborhood and City. Based on the accepted Schematic Master Plan, the principal design elements are expected to include:

- Confirmation of the selection and design of grades, turf, trees and plantings with evaluation of preservation of existing significant trees being included.
- Selection and design of pathways and other surfacing materials.
- Confirmation of selection and design of retaining walls.
- Amenities such as benches, drinking fountains, bicycle parking, sitting and other areas.
- Treatment of interface between Park and adjacent uses.
- Access considerations.
- Lighting
- Utilities.
- Fencing and screening (including potential noise issues).
- Signage.
- Maintenance considerations.

## Sheet Index

- L0.0 Cover Sheet
- L1.0 Existing Conditions
- L1.1 Existing Conditions
- L2.0 Demolition Plan
- L3.0 Illustrative Site Plan
- L3.1 Site Materials
- L3.2 Materials Quantities Plans
- L4.0 Restroom Plans
- L4.1 Story Pole Plan
- L5.0 Grading Plan
- L6.0 Planting Palette
- L6.1 Planting Palette
- L6.2 Planting Plan
- L6.3 Planting Schedule

## Appendix

- 1 Boundary and Topographic Survey



Vicinity Map (NTS)

## General Notes

These drawings describe the quality and character of the materials, shape, configuration and design intent of the completed, installed work.

The installed work shall conform to the requirements of the governing building authority; requirement of the City of Sausalito, Marin Municipal Water District, and any other permitting agency; all special requirements and conditions of the design review permit and building permit; and all applicable codes, laws, standards, etc.

All general notes, dimensions, and details shall be considered typical and apply to similar conditions unless otherwise noted. Specific notes, details and specifications shall take precedence over general notes and typical details.

All work shall be in accordance with the recommendations specified in the Geotechnical Study Report prepared by RGH Consultants, dated June 9, 2015.

The site plan and proposed grading has been developed based on the Boundary and Topographic Survey by Linda A. Carruthers & Associates, dated 12/09/13.

All existing grades, site elements and underground utilities shown on these plans reflect the available records provided by the City of Sausalito.

All existing utility structures (shown or not shown on the drawings) within the area of work shall be adjusted or reconstructed to the finish grades shown and specified.

Utility connections and disconnections necessary to complete the work shall be performed in such a manner as to minimize utility service interruptions.

## General References

The contractor shall comply with all requirements of the City of Sausalito, Marin Municipal Water District requirements, and the state water efficient landscape ordinance.

California Building Code (California Code of Regulations Title 24), current addition

Local air quality maintenance district for airborne particulate

Uniform Building Code (UBC)

Caltrans standards

CAL-OSHA, 'Construction Safety Orders' and division of industrial safety pertaining to "Confined Space", current edition

Current standards of the americans with disabilities act (ada)

California regional water quality control board requirements.

Latest edition of the uniform plumbing code and the national electric code.

California 1881 model water landscape ordinance or adopted local ordinance.

## Quality Control Notes

Contractor to provide mockups of all paving materials, walls, etc. for approval

Contractor to submit shop drawings, product technical data sheets, and material samples for approval.

Contractor to submit soil analysis reports for all planting soils for approval.

All approved submittals, test results, products, systems, shop drawings, materials, and mockups will be considered part of the project specifications.

## Accessibility Notes

All site work shall comply with current California Building Code (California Code of Regulations Title 24), current standards of the Americans with Disabilities Act (ADA)

All paving areas shall be accessible per title 24. All paving surfaces are to be stable, firm, and slip resistant with cross slopes not to exceed 2% in any direction, unless otherwise noted. Accessible paths of travel are barrier-free access routes at least 48" clear in width and without any abrupt vertical level changes exceeding 1/2" if beveled at 1:2 max slope, or vertical level changes not exceeding 1/4" max. All accessible pathways shall be sloped less than 5% in the direction of travel, unless otherwise noted.

All accessible paths of travel shall be maintained free of overhanging obstructions below 80" above finish grade. Objects with leading edges located between 27" and 80" above finish grade shall not protrude more than 4" horizontally into the path of travel. Exceptions include handrails, door closers, and door stops. Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed.

## Demolition Notes

Protect all existing items to remain including trees, buildings, utilities, paving, planting, irrigation, furnishings, lighting, signage, and all items, unless otherwise noted.

All trees to be removed shall be salvaged for reclaimed timber or chipped for use as mulch. All stumps to be ground and fully removed.

All existing topsoil to be stripped and stockpiled prior to regrading.

All invasive plants along shoreline edge to be removed mechanically prior to soil preparation.

## Tree Protection Notes

Each tree identified for preservation shall receive supplemental irrigation prior to and during the demolition and construction process.

Establish a tree protection zone (tpz) for each tree identified for preservation prior beginning any demolition or construction work. Any modifications to the TPZ must be approved and monitored by the project arborist.

Prohibit work within the tree protection zone, including: grading and storage of soil; construction access routes; travel and parking of all vehicles and construction equipment; grade changes and excavations; material storage and staging; fuel and mixing areas; washout areas for concrete and other materials.

No irrigation trenching shall occur within the tpz, see irrigation specification.

Fence all trees to be retained to completely enclose the tree protection zone prior to demolition, grubbing or grading. Fences shall be 6 ft. Chain link or equivalent as approved. Where possible, fence group of trees together. Fences are to remain in place until all grading and construction is completed.

Protect all trunks and limbs exposed to potential damage by construction activities with timbers secured to trees with metal straps as approved by the project arborist.

Prune trees to be preserved to clean the crown and to provide construction clearance. All pruning shall be completed by a certified arborist or tree worker and adhere to the tree pruning guidelines of the international society of arboriculture. Brush shall be chipped and spread beneath the trees within the tree protection zone.

Ensure that any root pruning required for construction purposes is supervised by and receives the approval of the project arborist.

Apply and maintain 3" of wood chip mulch within the tree protection zone. Keep the mulch 2' from the base of tree trunks.

Evaluate any injury to trees that should occur during construction. Notify the project arborist so that appropriate treatments can be applied.

Require that any tree pruning needed for clearance during construction be performed by a certified arborist and not by construction personnel.

An I.S.A. certified arborist or tree worker shall be present at all times during pruning. All pruning shall be in accordance with the tree pruning guidelines of the international society of arboriculture and adhere to the most recent edition of the american national standards for tree care operations (z133.1) and tree pruning (a300).

## Layout Notes

Parking lot stalls to be 9' x 18'. Accessible parking stalls to be provided as shown.

All walkways to be 5-feet wide, unless otherwise shown.

All curves to be continuous with smooth transitions as shown in the drawings, unless otherwise noted.

## Grading Notes

The contractor is responsible for conforming to all improvements to the adjacent existing conditions with smooth transitions to avoid any abrupt or apparent changes in grades, cross slope, hazardous conditions, etc.

Contractor to notify the owner's representative of any discrepancies between the design intent and existing conditions and any conflicting information regarding finish grades and elevations.

All existing utility structures (shown or not shown on the drawings) within the area of work shall be adjusted or reconstructed to the finish grades shown and specified.

All finish grades and contours in planting areas refer to finish grade of the mulched landscape.

## Irrigation Notes

The irrigation system to be controlled by a centrally located weather-based irrigation controller with a rain shutoff sensor.

The intent of this irrigation system is to provide the minimum amount of water required to sustain good plant health. The irrigation controller is to be programmed for seasonal weather changes, plant material water requirements, mounds and slopes, sun, shade and wind exposure.

Turf areas to be irrigated by pop-up spray heads and rotors. New trees to be irrigated with in-line drip irrigation (drip rings). All other planting area to be installed with in-line drip irrigation.

Shoreline planting to be temporarily irrigated during plant establishment period only. Temporary irrigation to be removed after plants are established.

## Planting Notes

Trees and plants have been selected for the local conditions and are drought tolerant.

All soil and subsoil to be tested by an approved accredited soil testing laboratory.

Landscape architect to inspect planting layout prior to installation. Contractor to provide 10'x10' mockup of all plant mixes for approval by landscape architect.

All planting areas, planters, and pots to receive 3" of organic mulch.

PROJECT/CLIENT NAME

## Dunphy Park

200 Napa Street  
Sausalito, CA 94965

Owner:  
City of Sausalito  
420 Litho St.  
Sausalito, CA 94965

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

## Design Review Permit

DATE  
28 APRIL 2017

## REVISIONS

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REGISTRATION AND SIGNATURE



SHEET TITLE  
COVER SHEET

DRAWN BY: AJ CHECKED BY: MK/JM

L0.0



DUNPHY PARK AERIAL PHOTO



DUNPHY PARK, VIEW 1



DUNPHY PARK, VIEW 2



DUNPHY PARK, VIEW 3



DUNPHY PARK, VIEW 4

PROJECT/CLIENT NAME  
**Dunphy Park**  
200 Napa Street  
Sausalito, CA 94965

Owner:  
City of Sausalito  
420 Litho St.  
Sausalito, CA 94965

RHAA PROJECT NUMBER  
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28 APRIL 2017

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REGISTRATION AND SIGNATURE

NOT FOR  
CONSTRUCTION

SCALE

SHEET TITLE  
EXISTING  
CONDITIONS

DRAWN BY: AJ CHECKED BY: MK/JM

L1.0



ART CAR



BOCCE COURTS



OLD RAILROAD GRADE



WILLOW TREES



VOLLEYBALL COURTS



CONCRETE WHEELSTOP  
FENCE



PARKING LOT



CASS GIDLEY MARINA SIGN



GAZEBO & FLAGPOLE



EXISTING SIGN



SHORELINE PILINGS

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PROJECT/CLIENT NAME  
**Dunphy Park**  
200 Napa Street  
Sausalito, CA 94965

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Design Review Permit

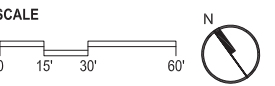
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28 APRIL 2017

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SHEET TITLE  
**ILLUSTRATIVE  
SITE PLAN**  
DRAWN BY: AJ      CHECKED BY: MK/JM

**L3.0**

- |                                                                                      |                         |                                                  |                                                    |
|--------------------------------------------------------------------------------------|-------------------------|--------------------------------------------------|----------------------------------------------------|
| 1 ENTRY PLAZA W/ PERMEABLE PAVING                                                    | 6 RESTROOMS             | 11 FLEXIBLE OPEN SPACE (TURF)                    | 16 PARK SIGNAGE                                    |
| 2 PERMEABLE PATHS                                                                    | 7 BOCCIE COURTS         | 12 DROUGHT TOLERANT PLANTS                       | 17 STONE WALL                                      |
| 3 PARKING LOT W/ PERMEABLE ASPHALT<br>70 TOTAL PARKING STALLS<br>5 ACCESSIBLE STALLS | 8 BUILT-IN STORAGE      | 13 NATIVE HABITAT RESTORATION AREA               | 18 DRINKING FOUNTAIN WITH<br>JUG FILLER, DOG WATER |
| 4 SHORELINE ACCESS                                                                   | 9 SAND VOLLEYBALL COURT | 14 LIVING SHORELINE                              | 19 BIKE RACKS                                      |
| 5 GAZEBO & FLAG POLE                                                                 | 10 PICNIC AREA          | 15 OBSERVATION DECK W/<br>INTERPRETATIVE SIGNAGE |                                                    |



**PRODUCT**  
WOOD LED POLE LIGHT BY  
VALMONT STRUCTURES

**MATERIAL**  
PEFC FINNISH PINE

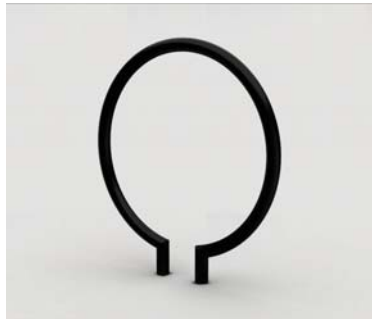
9 LED POLE LIGHT



**PRODUCT REQS**  
ACCESSIBLE  
DRINKING FOUNTAIN  
BOTTLE FILLER  
DOG WATERING BOWL

**COLOR**  
BLACK

10 DRINKING FOUNTAIN



**PRODUCT**  
RING BIKE RACK  
BY LANDSCAPE FORMS

**MATERIAL**  
POWDER COATED GALVANIZED  
STEEL

**COLOR**  
BLACK

11 BIKE RACK



**MATERIAL**  
CONCRETE & WOOD CURB  
WALLS WITH OYSTER SHELL  
PLAYING SURFACE

5 BOCCE BALL COURT



**MATERIAL**  
STONE MORTARED TO PIP  
CONCRETE

6 STONE WALLS



**PRODUCT**  
GIANT TIMBER SEAT  
BY TIMBERFORM

**MATERIAL**  
DOUGLAS FIR SLAT WITH  
GALVANIZED STEEL FRAME

**COLOR**  
STEEL - BLACK

7 SEAT



**PRODUCT**  
GREENWAY PICNIC TABLE  
(STANDARD & ACCESSIBLE  
MODELS) BY TIMBERFORM

**MATERIALS**  
DOUGLAS FIR SLATS  
GALVANIZED STEEL FRAME

**COLOR**  
STEEL - BLACK

8 PICNIC TABLE



**MATERIAL**  
PERMEABLE PAVERS

1 ENTRY PLAZAS



**MATERIAL**  
PERMEABLE ASPHALT

**ALTERNATE**  
STANDARD  
ASPHALT

2 PARKING LOT



**MATERIAL**  
GRANITECRETE

3 PERMEABLE PATHS



**MATERIAL**  
SAND  
STEEL POSTS

**COLOR**  
STEEL - BLACK

4 VOLLEYBALL COURT

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