

Dunphy Park Improvement Project

Permit Submittal, August 21, 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.

OWNER:

CITY OF SAUSALITO
420 LITHO ST
SAUSALITO, CA 94965
(T) 415.289.4100

LANDSCAPE:

RHAA
LANDSCAPE ARCHITECTURE
225 MILLER AVENUE
MILL VALLEY, CA 94941
(T) 415.383.7900

CIVIL ENGINEER:

SHERWOOD DESIGN ENGINEERS
245 KENTUCKY ST, STE D
PETALUMA, CA 94952
(T) 415.667.7300

ELECTRICAL:

ENGINEERING 350
256 MOULTON ST
SAN FRANCISCO, CA 94123
(T) 415.354.0006

Sheet Index

Landscape

- L0.0 Cover Sheet
- L0.1 General Notes & Abbr.
- L0.2 Conditions of Approval
- L0.3 Conditions of Approval
- L0.4 Bid Alternatives Diagram
- L1.0 Demolition Plan
- L2.0 Construction Plan
- L2.1 Accessibility Plan
- L3.0 Shoreline Sections
- L3.1 Design Sections
- L4.0 Construction Details
- L4.1 Construction Details
- L4.2 Construction Details
- L4.3 Construction Details
- L4.4 Construction Details
- L4.5 Site Materials
- L4.6 Restroom Plans
- L4.7 Restroom Plans
- L4.8 Restroom Plans
- L5.0 Layout Plan
- L6.0 Grading Plan
- L7.0 Soils Placement Plan
- L8.0 Planting Plan - Park East
- L8.1 Planting Plan - Park West
- L8.2 Planting Schedule
- L8.3 Planting Palette
- L8.4 Planting Palette
- L8.5 Planting Details
- L9.0 Irrigation Notes & LEGEND
- L9.1 Irrigation Plan
- L9.2 Irrigation Details
- L9.3 Irrigation Details
- L9.4 Irrigation Details

Civil

- C0.0 Notes & Abbreviations
- C1.0 Site Improvement Plan
- C2.0 Grading Plan
- C2.1 Grading Plan
- C2.2 Subgrade Plan
- C3.0 Drainage and Utility Plan
- C3.1 Drainage and Utility Plan
- C4.0 Details
- C4.1 Details
- C4.2 Details
- C5.0 Erosion Control Plan
- C5.1 Erosion Control Details
- C5.2 Erosion Control Details
- C5.3 Erosion Control Details

Electrical

- E0.1 Electrical Legend & Notes
- E0.2 Electrical Schedules
- E0.3 Title 24 Compliance
- E0.4 Title 24 Compliance
- E0.5 Title 24 Compliance
- E2.0 Electrical Site Plan
- E4.0 Electrical Restroom Plan
- E5.1 Electrical Diagrams
- E6.1 Electrical Details

Appendix

- 1 Boundary & Topographic Survey



PROJECT/CLIENT NAME

**Dunphy Park
Improvement Project**

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Permit Submittal

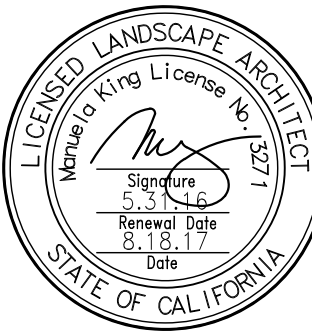
DATE

21 August 2017

REVISIONS

No.	Date	Description
1	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE



SHEET TITLE

COVER SHEET

DRAWN BY:

CHECKED BY:

L0.0

Date Plotted: 9/14/2017 1:48 PM

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 conform with all applicable 2016 California building, plumbing, electrical, mechanical, energy and green building codes.

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.



Vicinity Map (NTS)

ABBREVIATIONS

AL	ALIGN	FOC	FACE OF CURB	REBAR	REINFORCING BAR
AC	ASPHALTIC CONCRETE	FT	FOOT/FEET	REC	RECOMMENDATION
AD	AREA DRAIN	FTG	FOOTING	REQ'D	REQUIRED
ADA	AMERICANS WITH DISABILITIES ACT	GA	GAUGE	RGH	ROUGH
		GAL	GALLON	RIM	RIM ELEVATION
AGG	AGGREGATE	GALV	GALVANIZED	RWD	REDWOOD
ALUM	ALUMINUM	GB	GRADE BREAK	SAD	SEE ARCHITECTURAL DRAWINGS
APPX	APPROXIMATE	GC	GLASS FIBER REINFORCED CONCRETE	SED	SEE ELECTRICAL DRAWINGS
ARCH	ARCHITECTURE	GFRC		SPD	SEE PLUMBING DRAWINGS
BLDG	BUILDING			SSD	SEE STRUCTURAL DRAWINGS
BOS	BOTTOM OF SLOPE	GPM	GALLONS PER MINUTE	SCD	SEE CIVIL DRAWINGS
BS	BOTTOM OF STAIRS	GRD	GRADE	SD	STORM DRAIN
BX	BOX	HB	HOSE BIB	SDR	STORM / SLOT DRAIN RIM
CAL	CALIPER	HDPE	HIGH DENSITY POLYETHYLENE	SHT	SHEET
CALDAG	CALIFORNIA DISABLED ACCESSIBILITY GUIDEBOOK	HDR	HEADER	SJ	SCORE JOINT
		HORIZ	HORIZONTAL	SMD	SEE MECHANICAL DRAWINGS
CB	CATCH BASIN	HT	HEIGHT	SPCS	SPACES
CBC	CALIFORNIA BUILDING CODE	ID	INSIDE DIAMETER	SPEC'D	SPECIFIED
CJ	CONTROL JOINT	INV	INVERT ELEVATION	SPECS	SPECIFICATIONS
CL	CENTERLINE	IRR	IRRIGATION	SQ	SQUARE
CLF	CHAIN LINK FENCE	LF	LINEAR FEET	SF	SQUARE FEET
CLR	CLEAR	MAWA	MAXIMUM APPLIED WATER ALLOWANCE	SS	STAINLESS STEEL
CO	CLEAN OUT			STD	STANDARD
COL	COLUMN	MAX	MAXIMUM	STL	STEEL
CONC	CONCRETE	MFG	MANUFACTURER	STPA	STORMWATER TREATMENT
CONST	CONSTRUCTION	MH	MANHOLE		PLANTING AREA
CONT	CONTINUOUS	MIN	MINIMUM	SW	SIDEWALK
CTR	CENTER	(N)	NEW	TBD	TO BE DETERMINED
CY	CUBIC YARD	NIC	NOT IN CONTRACT	TC	TOP OF CURB
DG	DECOMPOSED GRANITE	NO	NUMBER	TOF	TOP OF FOOTING
DI	DRAIN INLET	NTS	NOT TO SCALE	TOW	TOP OF WALL
DIA	DIAMETER	OC	ON CENTER	TS	TOP OF STAIRS
DWGS	DRAWINGS	OD	OUTSIDE DIAMETER	TW	TOP OF WALL
EJ	EXPANSION JOINT	PA	PLANTING AREA	TYP	TYPICAL
ELE TRANS	ELECTRICAL TRANSFORMER	PERF	PERFORATED	UBC	UNIFORM BUILDING CODE
ELEV	ELEVATION	PERP	PERPENDICULAR	UON	UNLESS OTHERWISE NOTED
EQ	EQUAL	PIP	POURED-IN-PLACE	VERT	VERTICAL
EQUIP	EQUIPMENT	PL	PROPERTY LINE	W	WATER LINE
ETWU	ESTIMATED TOTAL WATER USE	POC	POINT OF CONNECTION	WUCOLS	WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
(E)	EXISTING	PROP	PROPOSED	W/	WITH
FFE	FINISH FLOOR ELEVATION	PSI	POUNDS PER SQUARE INCH	@	AT
FG	FINISH GRADE	PVC	POLYVINYL-CHLORIDE		
FL	FLOWLINE	QTY	QUANTITY		
FOB	FACE OF BUILDING	R	RADIUS		
		RB	ROOTBALL		

PROJECT/CLIENT NAME

Dunphy Park Improvement Project

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Permit Submittal

DATE

21 August 2017

REVISIONS

No.	Date	Description
1	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE



SHEET TITLE

GENERAL NOTES & ABBREVIATIONS

DRAWN BY:

CHECKED BY:

L0.1

SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2017-09

APPROVAL OF A DESIGN REVIEW PERMIT FOR THE IMPROVEMENTS TO
DUNPHY PARK
DR 17-116

WHEREAS, on April 13, 2017 an application was filed by the City of Sausalito requesting Planning Commission approval of a Design Review Permit for proposed improvements to Dunphy Park to enhance the design and use of the park. The project includes new landscaping, tree removal and planting of new trees, a new restroom facility, new picnic areas, new observation decks, redesign and replacement of the volleyball and bocce ball courts, grading work, and parking reconfiguration.; and

WHEREAS, the project site is located within the Public Recreational and Parks Use Designation of the Sausalito General Plan and the Public Parks Zoning District; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on April 28, 2017 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff report dated May 10, 2017 for the proposed project; and

WHEREAS, the Planning Commission has reviewed and considered the project plans entitled, "Dunphy Park Improvements Project," date-stamped received April 28, 2017; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

- The project is Categorically Exempt under §15303(e) New Construction or Conversion of Small Structures for the "Accessory (appurtenant) structures including garages, carports, patio, swimming pools, and fences."
- The project is also Categorically Exempt under §15304(a) Minor Alterations of Land for the "Grading on land with a slope of less than 10 percent...."
- Approval of a Design Review Permit for the improvements to Dunphy Park based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 10th day of May 2017, by the following vote:

AYES: Commissioner: Cleveland-Knowles, Pierce, Kellman, Nichols
NOES: Commissioner: Werner
ABSENT: Commissioner:
ABSTAIN: Commissioner:

the flexible central open space and recreation areas add to the attractive environment. The landscaping design provides a soft buffer between the parking areas and the street to add visual relief.

G) The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

The new restroom is minimal in floor area in relation to the size of the park. Adequate light and air will remain for the project site, adjacent properties, and the general public.

H) Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.

The exterior lighting is limited to the parking area and the bocce ball courts. The project is subject to the City's standard condition that all exterior lights be shielded and directed downward and not create glare. The project does not include any new mechanical equipment or chimneys.

I) The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window deck and patio configurations.

The project renovates an existing public park and does not substantially alter the use of the property. The level of privacy to neighboring parcels is expected to remain comparable to current conditions. The landscape plan includes removal of trees along Bridgeway and in front of the Cruising Club, however the planting of new trees in these areas will minimize potential impacts from tree removal.

J) Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.

The reconfigured entrance to the parking lot is designed to safely accommodate traffic turning from Bridgeway into the Napa Street parking entrance. Paths within the park serve pedestrian circulation. The project is designed to bring the existing park into compliance with ADA (Americans with Disabilities Act) codes to ensure improved access and adequate health and safety. Sidewalk access from Bridgeway is provide at three points, with bicycle parking located near each of the entrances.

K) The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

The project enhances the natural features of the site and improves the landscaping. Trees will be removed as part of the project, some of which have poor structural conditions. However, new trees planted in accordance with the plans preserve the presence of trees on site and contribute to improved landscaping. Shoreline restoration shown in the plan includes the identification of shrubs, grasses, and succulents that will create a living shoreline.

L) The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection

ATTACHMENTS

- Findings
- Conditions of Approval
- Project Plans

Danny Castro
Secretary to the Planning Commission

E (Heightened Design Review Findings).

The project is not subject to Heightened Design Review.

M) The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.

The proposed structures include new bocce ball court facilities, picnic area, observation decks, and a new restroom, which do not crowd or overwhelm the structures on neighboring properties across the street or adjacent to the site.

PLANNING COMMISSION RESOLUTION NO. 2017-09
MAY 10, 2017
DR 17-116
DUNPHY PARK

ATTACHMENT 1: FINDINGS

DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

A) The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.

The project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as described in the Staff Report, DR 17-116, May 10, 2017.

B) The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The project proposes a design that maintains the prevailing design character of the existing park. The shoreline restoration and new features added to the shoreline enhances a distinct characteristic of the park.

C) The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

The existing park contains few structures and the project is consistent with this aspect of design, minimizing the number of structures and ensuring structures are reasonable in scale for their intended use on the site. The facilities in the project are not out of scale in comparison to existing facilities. The new restroom building is modest in scale and compatible with the park.

D) The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

The project is a public park adjacent to the shoreline and will not impact public views or primary views from private property. The only proposed building, a restroom that is under 13 feet in height and approximately 400 square feet in area, has been designed and located to minimize visual impact and obstruction of views.

E) The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.

The project will not result in a prominent building profile above a ridgeline.

F) The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

The new landscaping contributes to an attractive environment. New planting areas that frame

PLANNING COMMISSION RESOLUTION NO. 2017-09
MAY 10, 2017
DR 17-116
DUNPHY PARK

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the following project plans prepared by Royston, Hanamoto, Alley and Abey (RHAA), and entitled "Dunphy Park Improvements Project," date-stamped received April 28, 2017:

Conditions of Approval:

- Prior to the issuance of building permits, the project shall be revised as follows:
 - Replace the label "Native Habitat Restoration Area" with "Low Water Native Plant Demonstration Area"
 - The two observation decks shall be identified as a future phase of the plan (not part of this approved plan) following discussions with the Audubon Society, the Bay Conservation and Development Commission (BCDC), the City of Sausalito, and any other applicable agency on the appropriateness of the deck locations.
 - The portion of the Living Shoreline that has been proposed as an island shall be identified as a future phase of the plan (not part of this approved plan) following review from BCDC and other applicable agencies. The conceptual island shall be indicated with a dotted line.
- The Community Development Director is authorized to approve minor modifications to the project. Major project modifications will require further review and approval by the Planning Commission.
- Any new signage for Dunphy Park shall be submitted to the Community Development Director for review and determination if the signage is subject to review by the Planning Commission.
- Installation of a fire hydrant shall be located on the outer perimeter of the parking lot / drop off area near the entrance of the Cass Gidley Marina / Cruising Club.
- Parking lot access shall comply with all fire codes related to access and turnarounds.

General Items

- As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
- Prior to issuance of a Building Permit all drawings, plans and calculations required prior to issuance of a Building Permit, shall be wet-stamped by the design professional responsible for their preparation, including but not limited to land surveyor, architect and engineer.

Floodplain Management

- The proposed restroom in APN 064-084-01 and is located within Flood Zone AE, has a Base Flood Elevation of 10 ft. NAVD88, and is subject to regulation under the City of Sausalito Municipal Code Section 8.48 Floodplain,

PROJECT/CLIENT NAME

Dunphy Park
Improvement Project

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Permit Submittal

DATE

21 August 2017

REVISIONS

No.	Date	Description
1	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE



SHEET TITLE

CONDITIONS OF
APPROVAL

DRAWN BY:

CHECKED BY:

L0.2

1		
http://sausalito.granicus.com/MetaViewer.php?view_id=2&clip_id=285&meta_id=34034 9. Prior to issuance of a Building Permit, provide a preconstruction Elevation Certificate, prepared by a land surveyor, engineer, or architect authorized by law to certify elevation information. https://www.fema.gov/media-library/assets/documents/1607?id=1383. 10. Prior to issuance of a Building Permit applicant shall obtained all other required State and Federal permits as required by Sausalito Municipal Code 8.48.043.A.2 and A.4. 11. Prior to issuance of a Building Permit plans for the restroom and underground utilities shall demonstrate compliance with Sausalito Municipal Code Chapter 8.48 Floodplain Management: Section 8.48.051 Standards of construction for nonresidential construction and Section 8.48.052 Standards for utilities. 12. Prior to issuance of a Certificate of Occupancy, provide a current Elevation Certificate prepared by a land surveyor, engineer, or architect authorized by law to certify elevation information. https://www.fema.gov/media-library/assets/documents/1607?id=1383 Grading / Geotechnical Items 13. Prior to the issuance of a Building Permit, a final grading and drainage plan shall be prepared and stamped by a registered civil engineer or architect and shall be submitted to the City for review and approval. Limits of proposed grading (cut, fill, structural excavation, etc.) shall be clearly defined and their quantities shall be shown on the plan. On the basis of the drawings reviewed, it is anticipated that the earthwork quantity is greater than or equal to 50 cubic yards and therefore a Grading Permit is required prior to commencement of excavation. Applicant is advised that the Grading Permit application (to be submitted to the City for review prior to issuance of the Building Permit) requires details of the planned hauling operation including, but not limited to size of trucks and weight (in tons) that they will haul, haul route, dust and debris control measures and the time and frequency of haul trips shall. The truck haul routes shall comply with SMC Section 15.04.150. 14. Grading or excavation operations planned between October 15 and April 1 require special measures to prevent stormwater pollution and the Grading Permit application (to be submitted to the City for review prior to issuance of the Building Permit) shall provide the following details for City review: a) An Erosion Control Plan reflecting the different phases of construction shall be prepared in conformance with the guidelines and measures from the Marin County Stormwater Pollution Prevention Program's (MCSTOPPP) publications "Minimum Erosion/Sediment Control Measures for Small Construction Projects". http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~media/Files/Departments/PW/mcstoppp/development/MECM_final_2009.pdf and "Pollution Prevention It's Part of the Plan" http://www.marincounty.org/depts/pw/divisions/mcstoppp/~media/Files/Departments/PW/mcstoppp/business/Pollution%20Prevention%20Part%20of%20the%20PlanOctober%202011.pdf. b) Applicant's contractor shall be required to implement and maintain erosion, dust and debris control measures per the approved Erosion Control Plan for the	duration of the project. Drainage Items 15. Prior to issuance of a Building Permit, applicant shall submit a Stormwater Control Plan per the Bay Area Stormwater Management Agencies Association "Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa and Solano Counties (http://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/basm_aa-postconstruction-manual.pdf?la=en). 16. Storm water shall be discharged by gravity flow to an approved (City owned and maintained) storm drain system. 17. All permitted project storm drain inlets and catch basins shall be imprinted with "No Dumping, Drains Into the Bay" using thermoplastic or permanently embossed into the facility. 18. All catch basins or drainage inlets shall be installed with grates that comply with the applicable code(s) for their location, including but not limited to grates that allow safe bicycle travel across the grate in any direction. 19. Prior to issuance of a Building Permit all existing and proposed drainage facilities serving the property shall be clearly shown, labeled and detailed on the project grading and drainage plans. This shall include but not be limited to: downspouts, piping, retention systems, stormwater routing, stormwater treatment facilities, hydraulic structures, energy dissipaters and foundation drainage systems. 20. Prior to issuance of a Building Permit the drawings shall clearly show how collected stormwater will be discharged to the existing shoreline without causing erosion. Right of Way Items 21. Prior to issuance of a Certificate of Occupancy, applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Contractor shall save and protect all existing facilities not designated for removal or modification. 22. Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards," available online at: http://www.marincounty.org/depts/pw/divisions/land-use/ucs. Utility Items 23. Prior to issuance of a Building Permit a utility plan shall be submitted for review and approval. All utilities and meters shall be shown on the utility plan. All utility meters and panels shall be installed above the base flood elevation. The utility plan shall include but not be limited to the accurate depiction of the alignments and depths of the existing and proposed gas, electric, water and communication services associated with or potentially-affected by the project. Plans shall indicate which utilities are to be protected in place, relocated or to be removed. 24. Prior to issuance of a Building Permit, applicant shall submit a video of the sanitary sewer lateral from the sanitary sewer main in Napa St. to its termination point for review by the City Sewer Systems Coordinator (SSC). The sewer lateral shall be accurately shown in plan and profile on the Building Permit plans. The sanitary sewer lateral serving the	Cruising Club and any other facilities in the area of work shall be accurately shown in plan and profile on the Building Permit plans. The video inspection(s) shall follow the requirements listed on the City's website, under "Sewer Video Guidelines, Mandatory Requirements & Video Submittal Form". [http://www.ci.sausalito.ca.us/index.aspx?page=1015] 25. Prior to issuance of a Building Permit include details for any repairs or upgrades required by the SSC in the project drawings. Applicant is advised that the waste plumbing associated with the project shall comply with the more stringent of the Sausalito Building Code, the California Plumbing Code and the Standards of the City of Sausalito as amended. 26. Prior to approval from the City of Sausalito's Sewer Systems Coordinator, no backfill of the sanitary sewer lateral or main trench shall occur. Sewer pipe material and sewer appurtenances shall be per the recommendations of the City Sewer Systems Coordinator. Allowable pipe material shall depend upon the depth of the proposed new sanitary sewer below grade. Engineering Items 27. Prior to issuance of a Building Permit drawings shall show, details, dimensions, elevations, slopes and label facilities to be compliant with the Americans with Disabilities Act ("ADA") and the California Building Code ("CBC") for accessibility. This shall include and not be limited to: pathways, sidewalks, restrooms, parking facilities, signage, benches, picnic tables and recreational facilities. Plans shall be of sufficient detail and with sufficient tolerance to allow contractor to construct facilities in compliance with the ADA and CBC. 28. Encroachment permit(s) shall be obtained from the City prior to the contractor using the public right of way for non-public purposes (e.g., private parking, material & debris box storage, curb, gutter or sidewalk construction or demolition, driveway connection). 29. A condition of issuance of an Encroachment Permit, is the City's approval of a traffic control plan conforming to the current edition of Caltrans publication "California Manual on Uniform Traffic Devices, Part 6 – Temporary Traffic Control" shall be submitted for review and approval by the City. The traffic control plan shall show all temporary traffic, pedestrian and bicycle control measures and signage. The City expects that Bridgeway and Napa Street shall remain open to traffic at all times throughout the duration of this project. The Bridgeway and Napa Street sidewalks adjacent to Dunphy Park may be closed only when directly affected by construction. The traffic control plan shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work. 30. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project. 31. Prior to issuance of a Building Permit, a Construction Staging Plan and construction schedule shall be submitted for review and approval by the City. The proposed locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc. shall be depicted. Applicant shall transmit copies of the approved plans to property owners and residents adjacent to the project site not less than one week prior to commencement of construction activities. 32. The City may approve revisions to the Construction Staging Plan and construction
schedule to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of the work. 33. Construction workers are prohibited from using on-street parking in the vicinity of the project. The City will provide an adequate number of parking spaces in a City parking lot to provide parking for construction workers upon request. 34. Applicant is advised that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) may not be placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stockpiles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit. 35. Prior to issuance of a Certificate of Occupancy as-built plans shall be prepared for all facilities constructed for public use and operation, and which shall also show the foundation elevation at each building corner, subsurface drains, cleanouts, retaining walls, drainage facilities and utilities. The plans shall be prepared by a registered civil engineer and are subject to the review and approval of authorized City staff. A copy of the approved As-Built Plans shall be given to the City. Advisory Notes 36. Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below. 37. An approval granted by the Engineering Division of the Department of Public Works does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction. 38. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit. 39. All applicable City fees as established by City Council resolutions and ordinances shall be paid. 40. An encroachment permit shall be obtained from the Department Public Works prior to using the public right of way for non-public purposes (e.g., material storage, construction, staging or demolition) including any and all construction and demolition activities. 41. Grading/drainage permit(s) shall be obtained from the Department Public Works for earthwork of 50 cubic yards or more. 42. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any Building Permits, unless the requirement is waived pursuant to Section 8.54.050. 43. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting	tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B. 44. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours: Weekdays – Between 8:00 a.m. and 6:00 p.m. Saturdays – Between 9:00 a.m. and 5:00 p.m. Sundays – Prohibited City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m. Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m. 45. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified. If undergrounding is required, the applicant shall work with affected utility companies to provide plans to the City for undergrounding of the utility services. Project plans shall be designed to avoid additional overhead lines, poles and/or transformers (i.e., potential view impacts) thereon to comply with Sausalito Municipal Code Section 18.08 Underground Electrical Wiring and Facilities. If additional overhead lines, poles and/or transformers are required, visual simulation(s) of the equipment from various viewpoints shall be provided, and may be subject to modifications to the Design Review Permit. PG&E's Underground Project Contact Information: Phone: 1-877-743-7782 Internet: pge.com/newconstruction. 46. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated sewer laterals shall be repaired prior to approval of the Building Permit. 47. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations. Marin Municipal Water District – (415-945-1400), including landscaping and irrigation regulations; Southern Marin Fire Protection District – (415-388-8182); and Bay Conservation and Development Commission – (415-352-3600). 48. Pursuant to City of Sausalito Resolution 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer. 49. Pursuant to City of Sausalito Resolution 5117, new private sewer construction shall	comply with the City of Sausalito Standard Specification.

PROJECT/CLIENT NAME
Dunphy Park Improvement Project

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER
16042A

CONSULTANT

SUBMITTAL

Permit Submittal

DATE
21 August 2017

REVISIONS		
No.	Date	Description
	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE



SHEET TITLE
CONDITIONS OF APPROVAL

DRAWN BY: CHECKED BY:

L0.3

PROJECT/CLIENT NAME

**Dunphy Park
Improvement Project**

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Permit Submittal

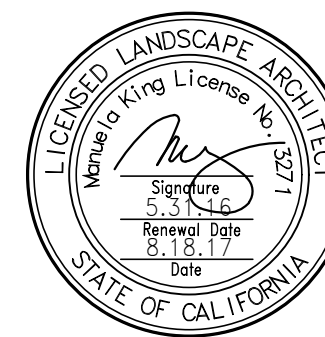
DATE

21 August 2017

REVISIONS

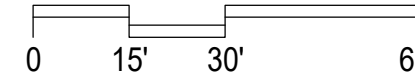
No.	Date	Description
1	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE



SCALE

1" = 30'-0"



SHEET TITLE

**ADD ALTERNATES
DIAGRAM**

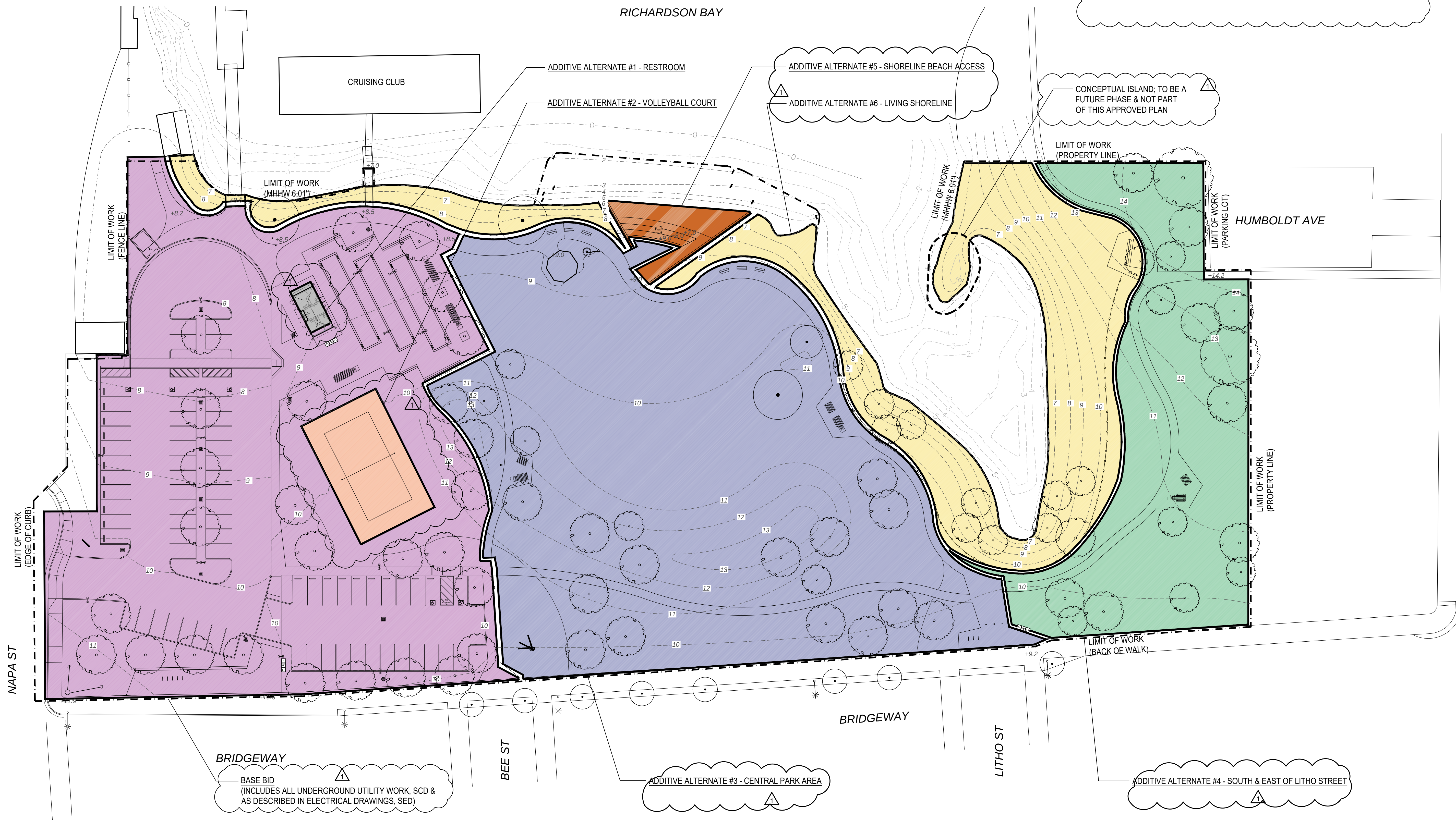
DRAWN BY:

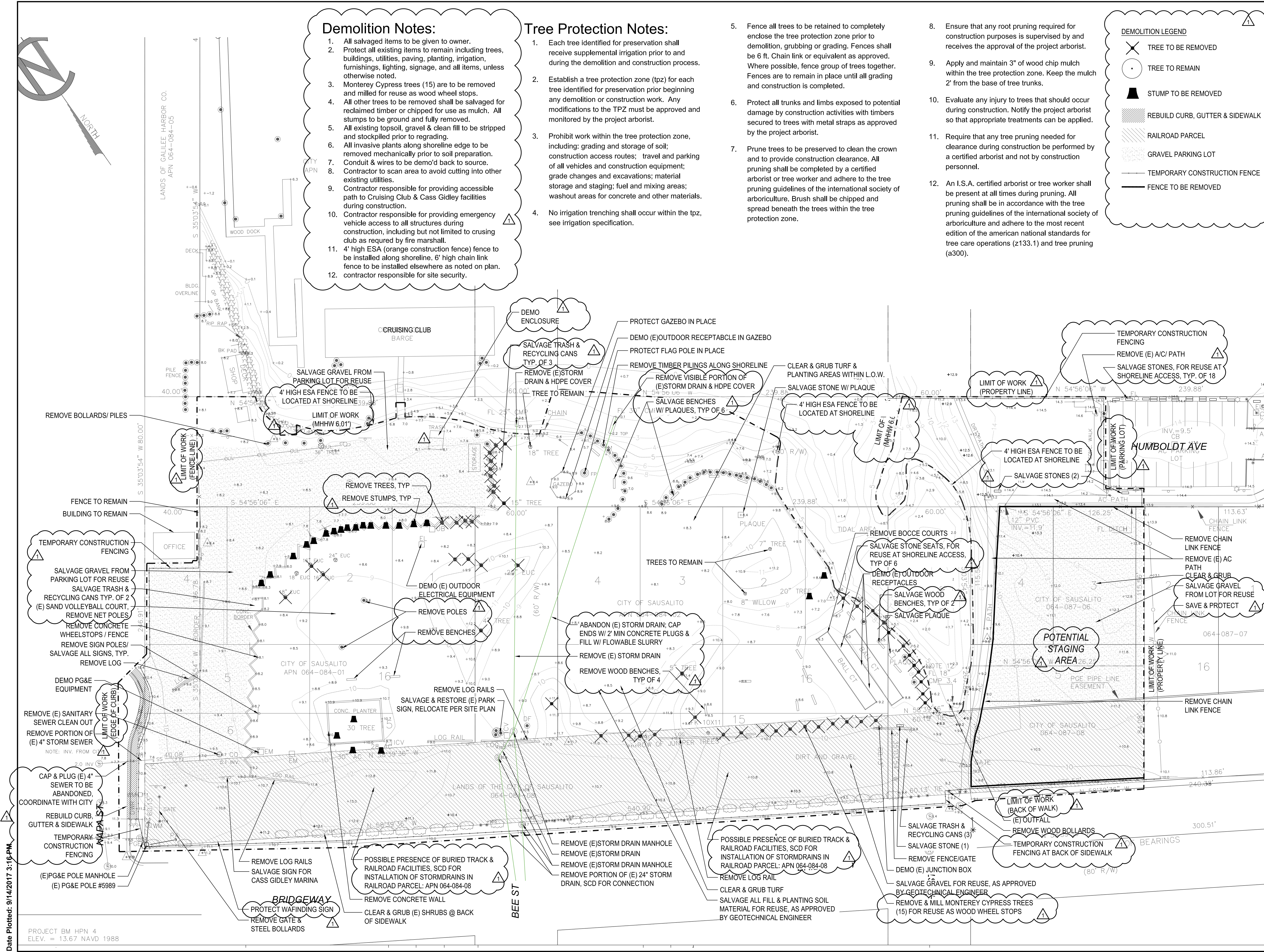
CHECKED BY:

L0.4

Notes

- Please refer to bid form for base project & scope of each add alternate.
- See specs for bid schedule.





- ### Demolition Notes:
1. All salvaged items to be given to owner.
 2. Protect all existing items to remain including trees, buildings, utilities, paving, planting, irrigation, furnishings, lighting, signage, and all items, unless otherwise noted.
 3. Monterey Cypress trees (15) are to be removed and milled for reuse as wood wheel stops.
 4. All other trees to be removed shall be salvaged for reclaimed timber or chipped for use as mulch. All stumps to be ground and fully removed.
 5. All existing topsoil, gravel & clean fill to be stripped and stockpiled prior to regrading.
 6. All invasive plants along shoreline edge to be removed mechanically prior to soil preparation.
 7. Conduit & wires to be demo'd back to source.
 8. Contractor to scan area to avoid cutting into other existing utilities.
 9. Contractor responsible for providing accessible path to Cruising Club & Cass Gidley facilities during construction.
 10. Contractor responsible for providing emergency vehicle access to all structures during construction, including but not limited to crusing club as required by fire marshall.
 11. 4' high ESA (orange construction fence) fence to be installed along shoreline. 6' high chain link fence to be installed elsewhere as noted on plan.
 12. contractor responsible for site security.

- ### Tree Protection Notes:
1. Each tree identified for preservation shall receive supplemental irrigation prior to and during the demolition and construction process.
 2. 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.
 3. 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.
 4. No irrigation trenching shall occur within the tpz, see irrigation specification.

5. 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.
6. 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.
7. 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.
8. Ensure that any root pruning required for construction purposes is supervised by and receives the approval of the project arborist.
9. Apply and maintain 3" of wood chip mulch within the tree protection zone. Keep the mulch 2' from the base of tree trunks.
10. Evaluate any injury to trees that should occur during construction. Notify the project arborist so that appropriate treatments can be applied.
11. Require that any tree pruning needed for clearance during construction be performed by a certified arborist and not by construction personnel.
12. 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).

DEMOLITION LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN
- STUMP TO BE REMOVED
- REBUILD CURB, GUTTER & SIDEWALK
- RAILROAD PARCEL
- GRAVEL PARKING LOT
- TEMPORARY CONSTRUCTION FENCE
- FENCE TO BE REMOVED

PROJECT/CLIENT NAME
Dunphy Park Improvement Project

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER
16042A

CONSULTANT

SUBMITTAL
Permit Submittal

DATE
21 August 2017

REVISIONS

No.	Date	Description
1	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE

SCALE
1" = 30'-0"

SHEET TITLE
DEMOLITION PLAN

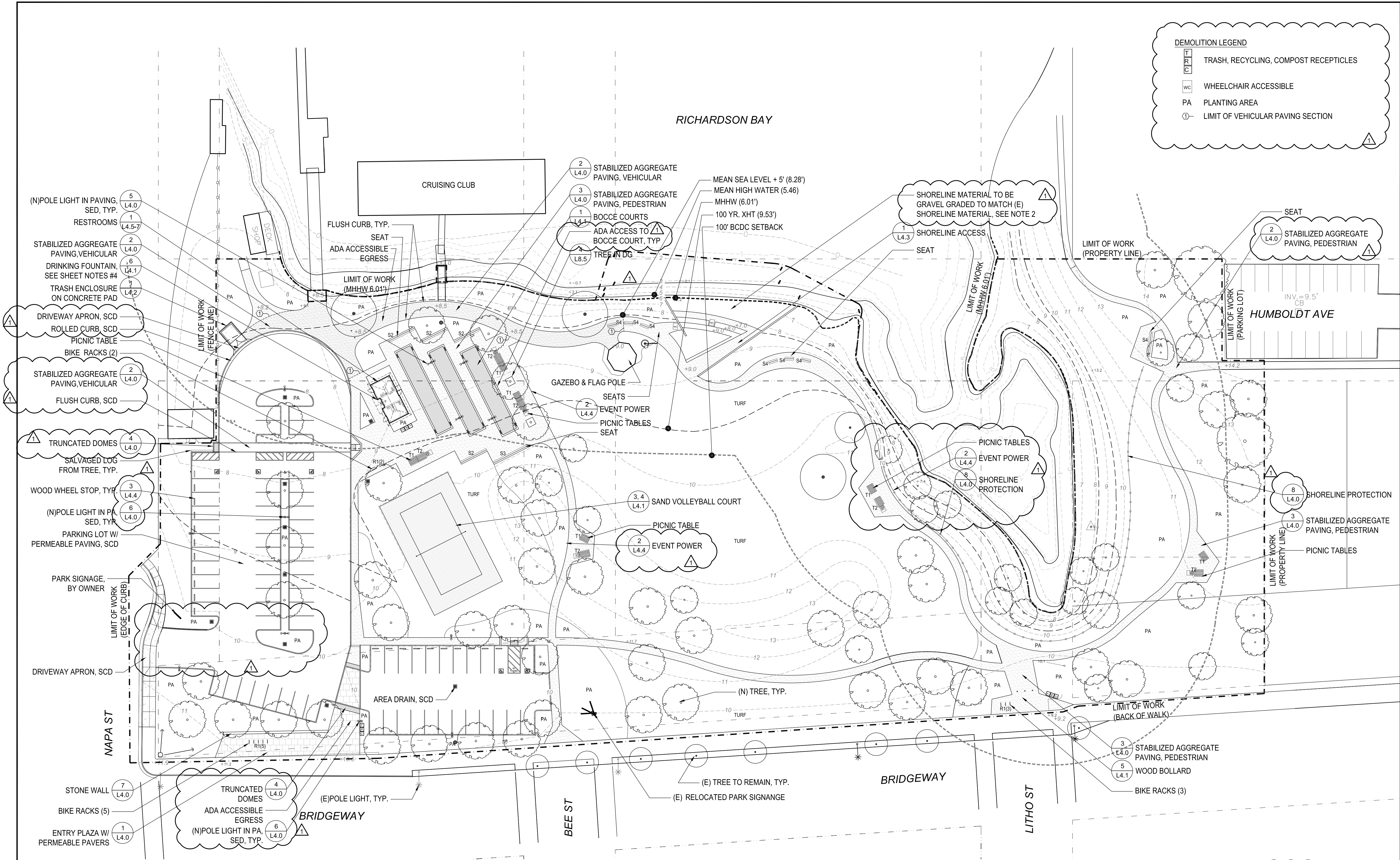
DRAWN BY: CHECKED BY:

L1.0

Date Plotted: 9/14/2017 3:16 PM

PROJECT BM HPN 4
ELEV. = 13.67 NAVD 1988

Date Plotted: 9/15/2017 3:38 PM



DEMOLITION LEGEND

- T
R
C TRASH, RECYCLING, COMPOST RECEPTILES
- WC WHEELCHAIR ACCESSIBLE
- PA PLANTING AREA
- ① LIMIT OF VEHICULAR PAVING SECTION

RICHARDSON BAY

MEAN SEA LEVEL + 5' (8.28')
MEAN HIGH WATER (5.46)
MHHW (6.01')
100 YR. XHT (9.53')
100' BCDC SETBACK

SHORELINE MATERIAL TO BE GRAVEL GRADED TO MATCH (E) SHORELINE MATERIAL, SEE NOTE 2

SHORELINE ACCESS

LIMIT OF WORK (PROPERTY LINE)

SEAT
2 L4.0 STABILIZED AGGREGATE PAVING, PEDESTRIAN

HUMBOLDT AVE

INV. = 9.5' CB

PICNIC TABLES
EVENT POWER
SHORELINE PROTECTION

SHORELINE PROTECTION

3 L4.0 STABILIZED AGGREGATE PAVING, PEDESTRIAN
PICNIC TABLES

LIMIT OF WORK (PROPERTY LINE)

3 L4.0 STABILIZED AGGREGATE PAVING, PEDESTRIAN
5 L4.1 WOOD BOLLARD
BIKE RACKS (3)

BRIDGEWAY

LITHO ST

(E) TREE TO REMAIN, TYP.
(E) RELOCATED PARK SIGNAGE

BRIDGEWAY

BEE ST

FURNISHING SCHEDULE

SYMBOL	TYPE/SIZE	MATERIAL	MODEL	MANUFACTURER	QTY
S1	16'X24"X16"	STEEL-BLACK	GIANT TIMBER SEAT - MODEL # 221916	TIMBERFORM	1
S2	19'X24"X16"	STEEL-BLACK	GIANT TIMBER SEAT - MODEL # 221916	TIMBERFORM	5
S3	25'X24"X16"	STEEL-BLACK	GIANT TIMBER SEAT - MODEL # 221916	TIMBERFORM	1
S4	6'X24"X16"	STEEL-BLACK	GIANT TIMBER SEAT - MODEL # 221916	TIMBERFORM	6
T1	5'10"X4'5"X2'6"	STEEL-BLACK	PICNIC TABLE (STANDARD) - MODEL # 2162-6	TIMBERFORM	6

NOTES:

1. Install furnishings as noted in schedule or approved equal.
2. Trash & recycling receptacles to be owner furnished & owner installed.
3. Shoreline material at shoreline access to be gravel graded to match (e) shoreline material & will function to mitigate shoreline erosion during and following construction.
4. If restroom is not constructed; a drinking fountain 6/4.1 is to be installed within footprint of restroom shown. Landscape Architect to approve final location.
5. See accessibility plan L2.1 for more information.

T2	7'10"X4'5"X2'6"	STEEL-BLACK	GREENWAY PICNIC TABLE (ACCESSIBLE) - MODEL # 2162-6 SEE 1/L4.4	TIMBERFORM	6
R1	25'X27'X1.5"	STEEL - POWDER COATED BLACK	RING BIKE RACK	LANDSCAPE FORMS	10

rhaa

LANDSCAPE ARCHITECTURE + PLANNING
225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7800 F 415 383 1433 www.rhaa.com

PROJECT/CLIENT NAME

Dunphy Park Improvement Project

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Permit Submittal

DATE

21 August 2017

REVISIONS

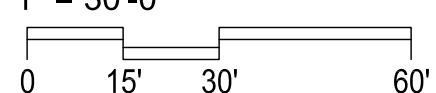
No.	Date	Description
1	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE



SCALE

1" = 30'-0"



SHEET TITLE

CONSTRUCTION PLAN

DRAWN BY:

CHECKED BY:

L2.0

Accessibility Notes

1.

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)
2.

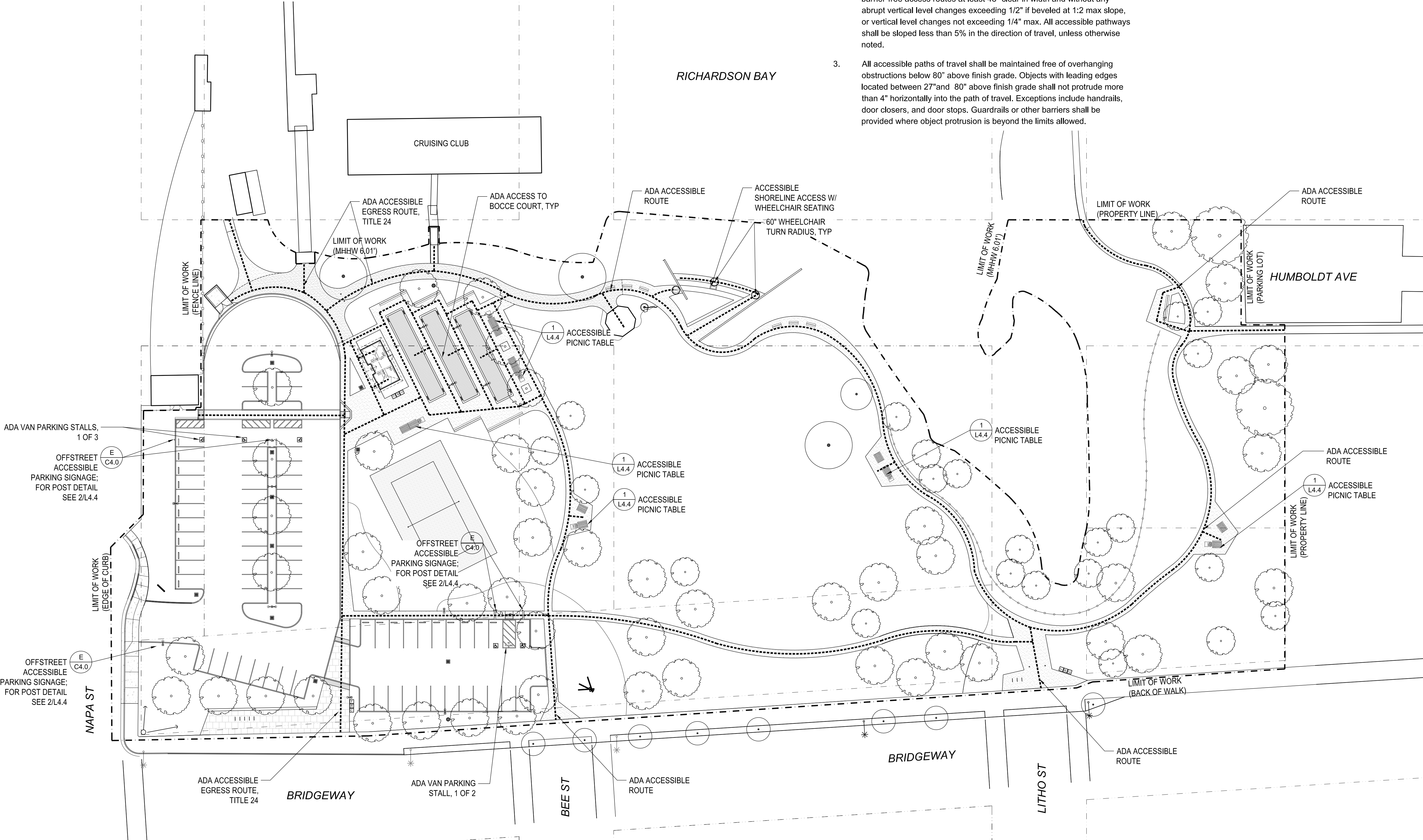
All paving areas shall be accessible per title 24. All paving surfaces are to be stable, firm, and slip resistant with cross slopes not to exceed 2% in any direction, unless otherwise noted. Accessible paths of travel are barrier-free access routes at least 48" clear in width and without any abrupt vertical 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.
3.

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.

ACCESSIBILITY LEGEND

- WC

WHEELCHAIR SEATING
- ADA ACCESSIBLE ROUTE
- ADA SIGNAGE
- 60' WHEELCHAIR TURN RADIUS



PROJECT/CLIENT NAME

Dunphy Park
Improvement Project

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Permit Submittal

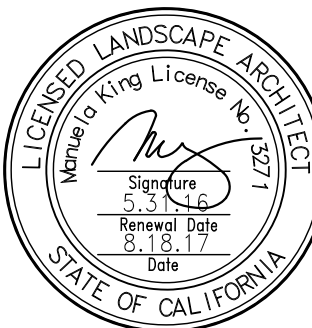
DATE

21 August 2017

REVISIONS

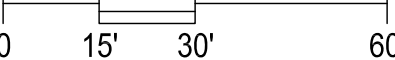
No.	Date	Description
1	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE



SCALE

1" = 30'-0"



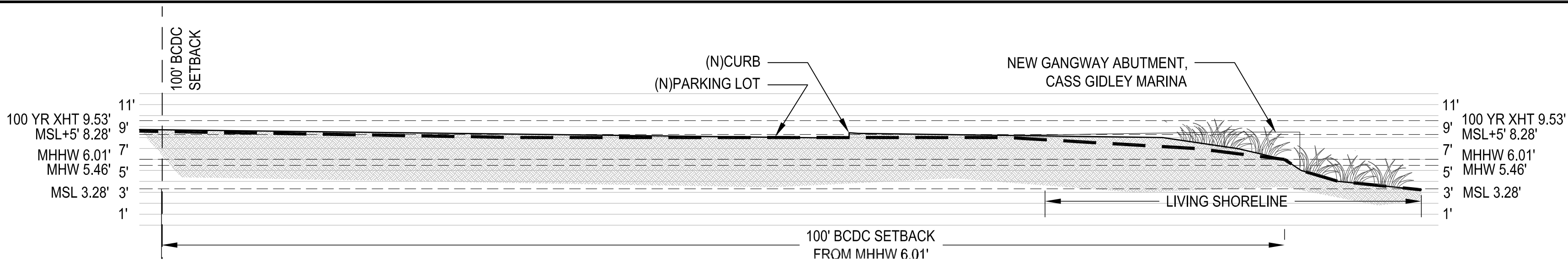
SHEET TITLE

ACCESSIBILITY
PLAN

DRAWN BY:

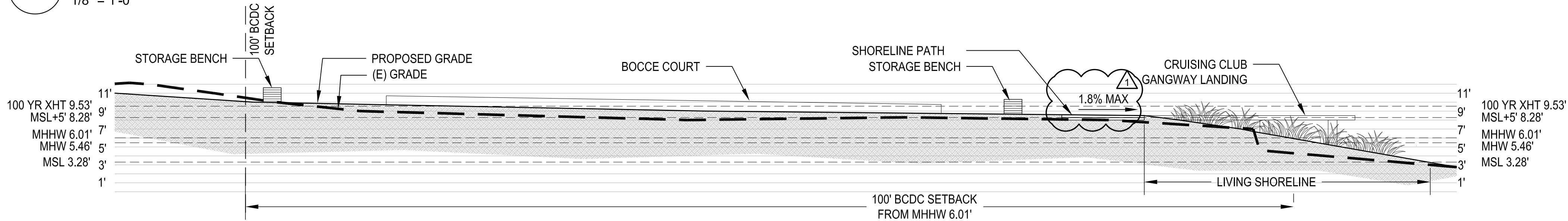
CHECKED BY:

L2.1



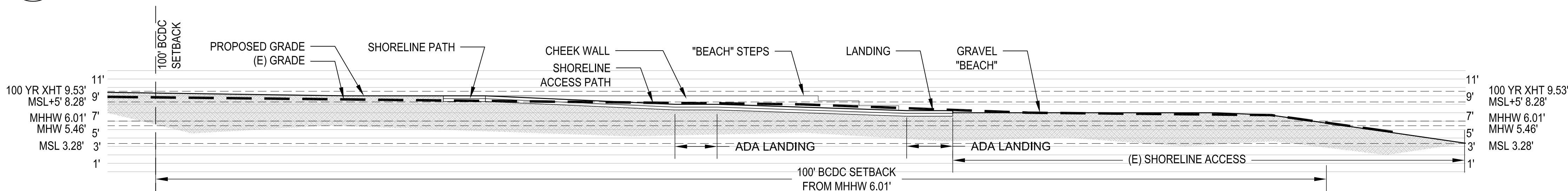
A CASS GIDLEY ABUTMENT

1/8" = 1'-0"



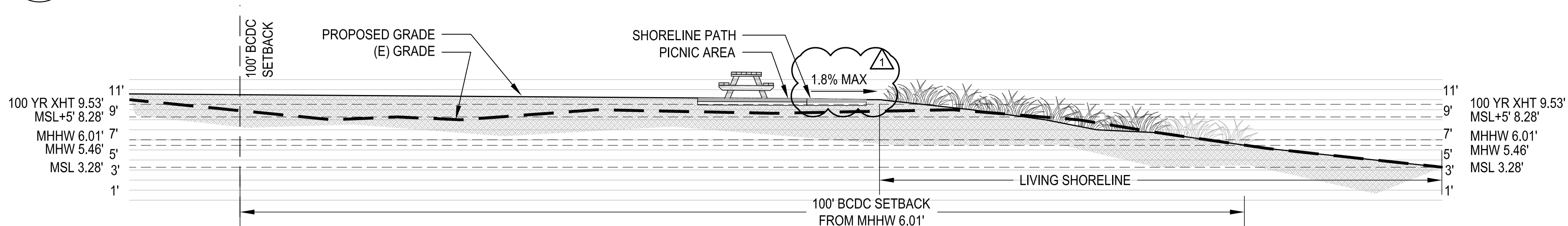
B CRUISING CLUB

1/8" = 1'-0"



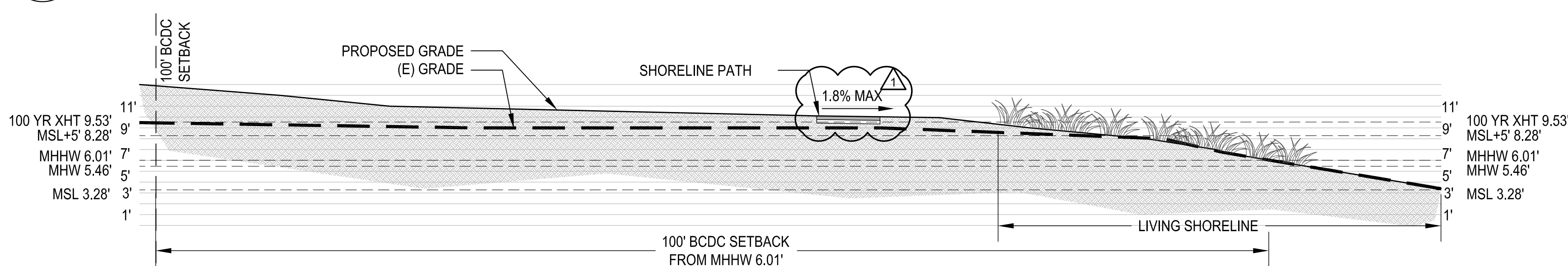
C SHORELINE ACCESS

1/8" = 1'-0"



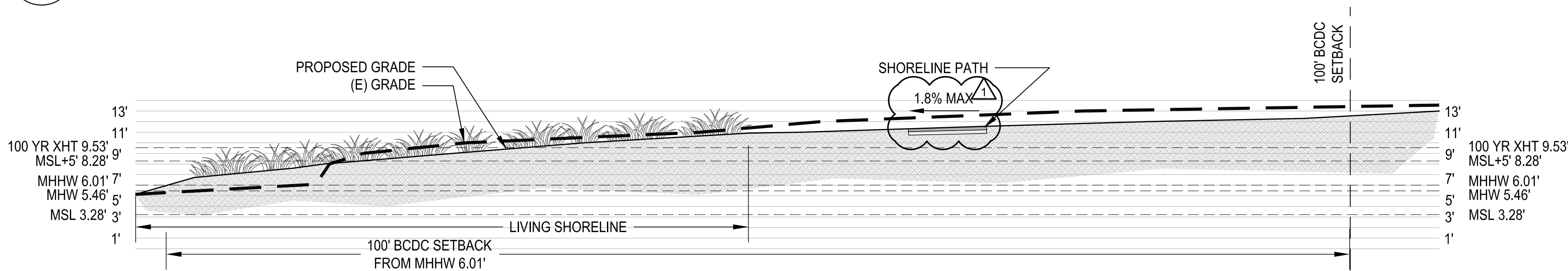
D WILDLIFE VIEWING DECK

1/8" = 1'-0"



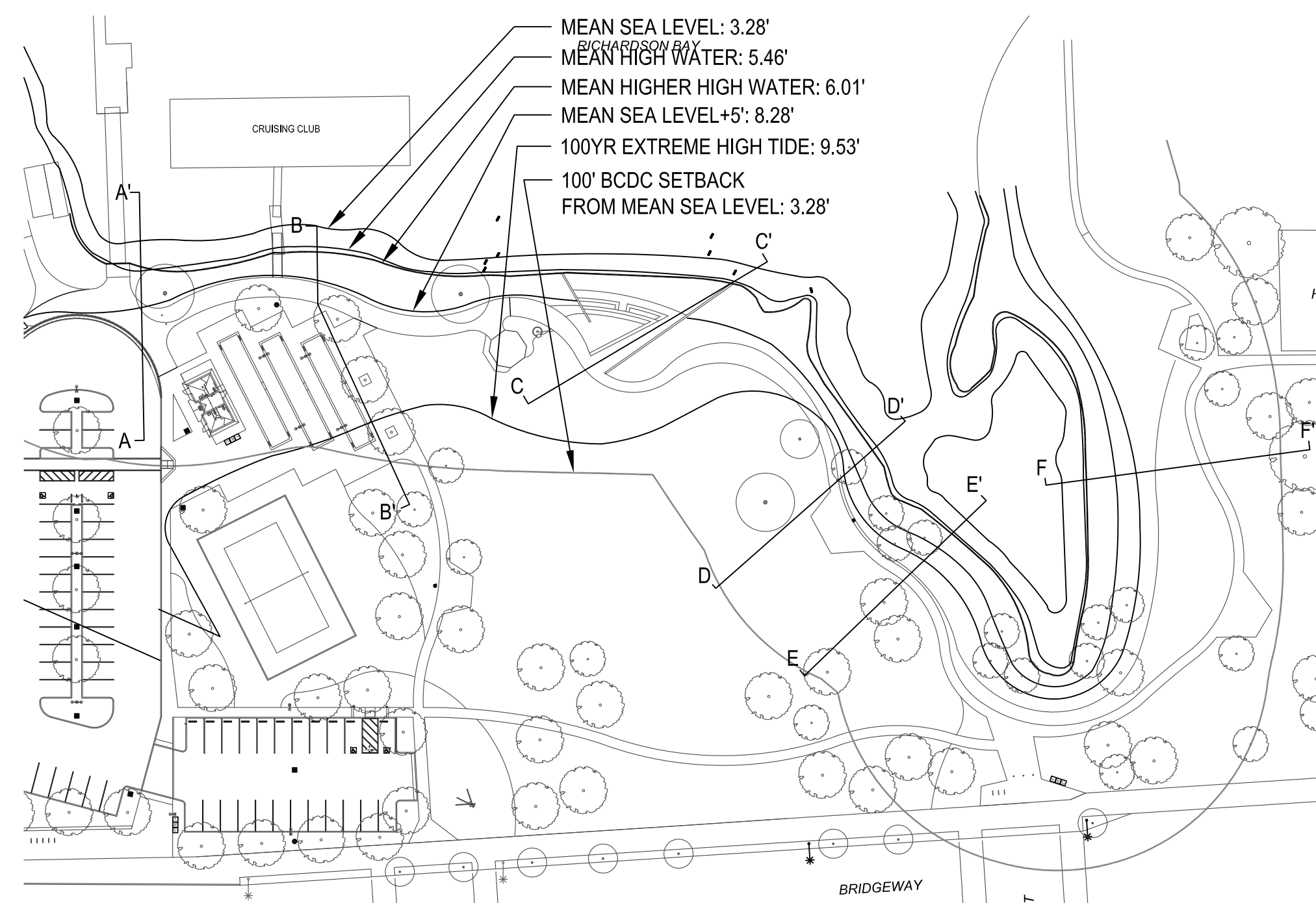
E GROUP PICNIC AREA

1/8" = 1'-0"



F MEADOW

1/8" = 1'-0"



1 KEY PLAN

1/64" = 1'-0"

PROJECT/CLIENT NAME

**Dunphy Park
Improvement Project**

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Permit Submittal

DATE

21 August 2017

REVISIONS

No.	Date	Description
1	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE



SHEET TITLE

**SHORELINE
SECTIONS**

DRAWN BY:

CHECKED BY:

L3.0

PROJECT/CLIENT NAME

**Dunphy Park
Improvement Project**

200 Napa Street
Sausalito, CA 94965

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

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Permit Submittal

DATE

21 August 2017

REVISIONS

No.	Date	Description
△	9-18-2017	Permit Plan Check Response

REGISTRATION AND SIGNATURE



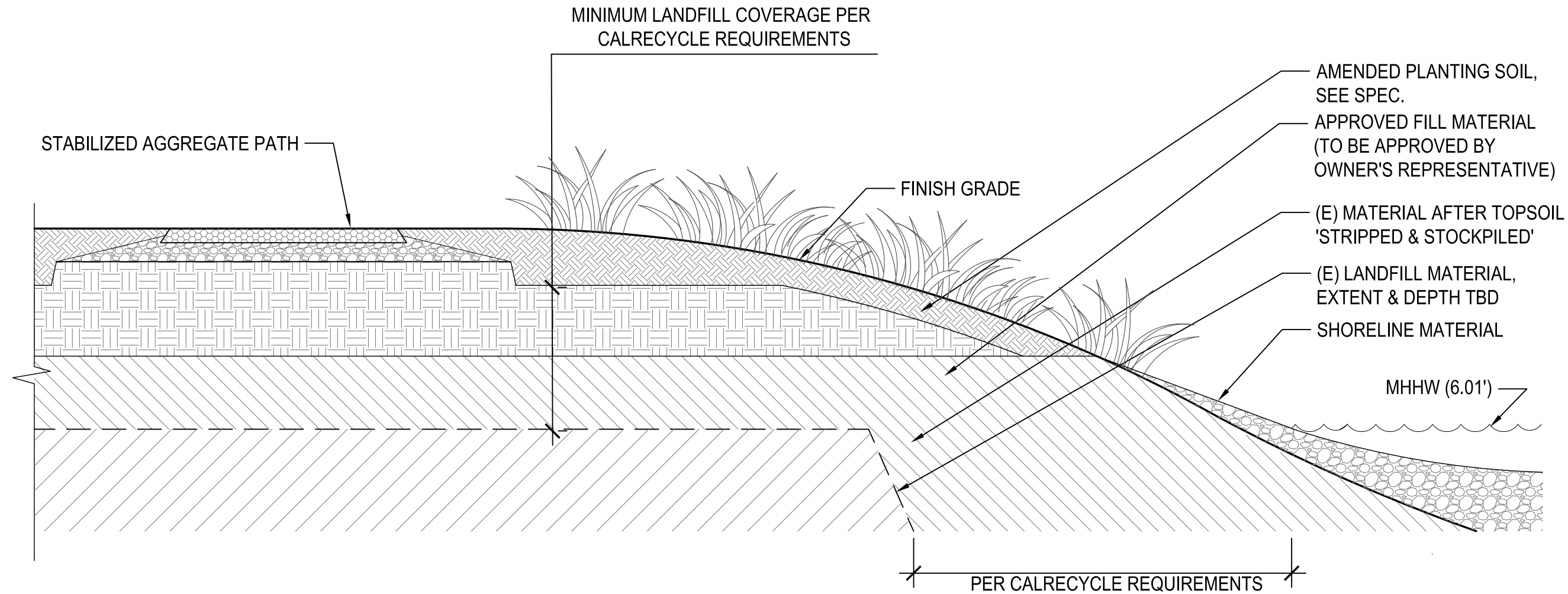
SHEET TITLE

**DESIGN
SECTIONS**

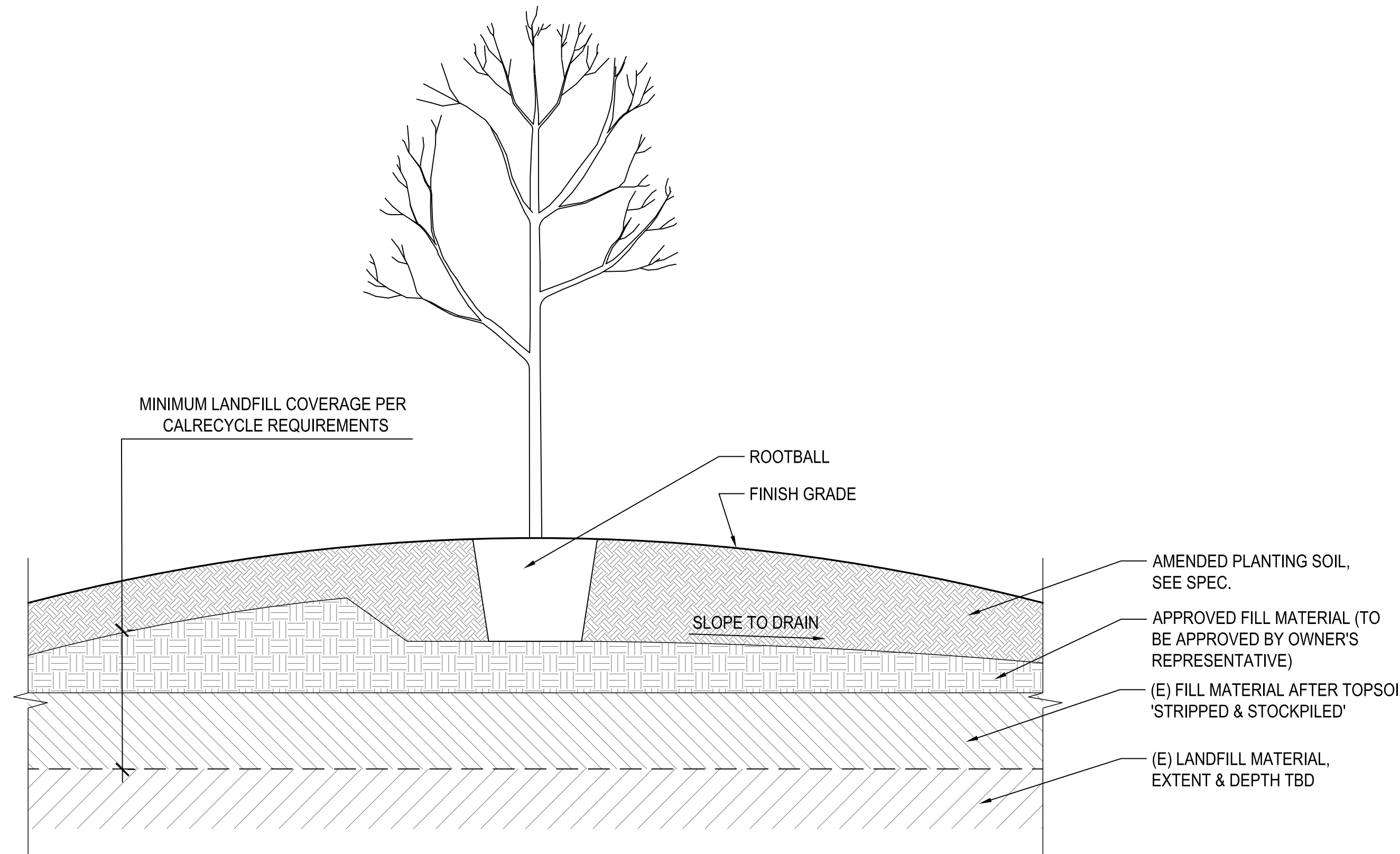
DRAWN BY:

CHECKED BY:

L3.1



1 DESIGN SECTION - SHORELINE
3/4" = 1'-0"



2 DESIGN SECTION - PLANTED BERM
3/4" = 1'-0"