

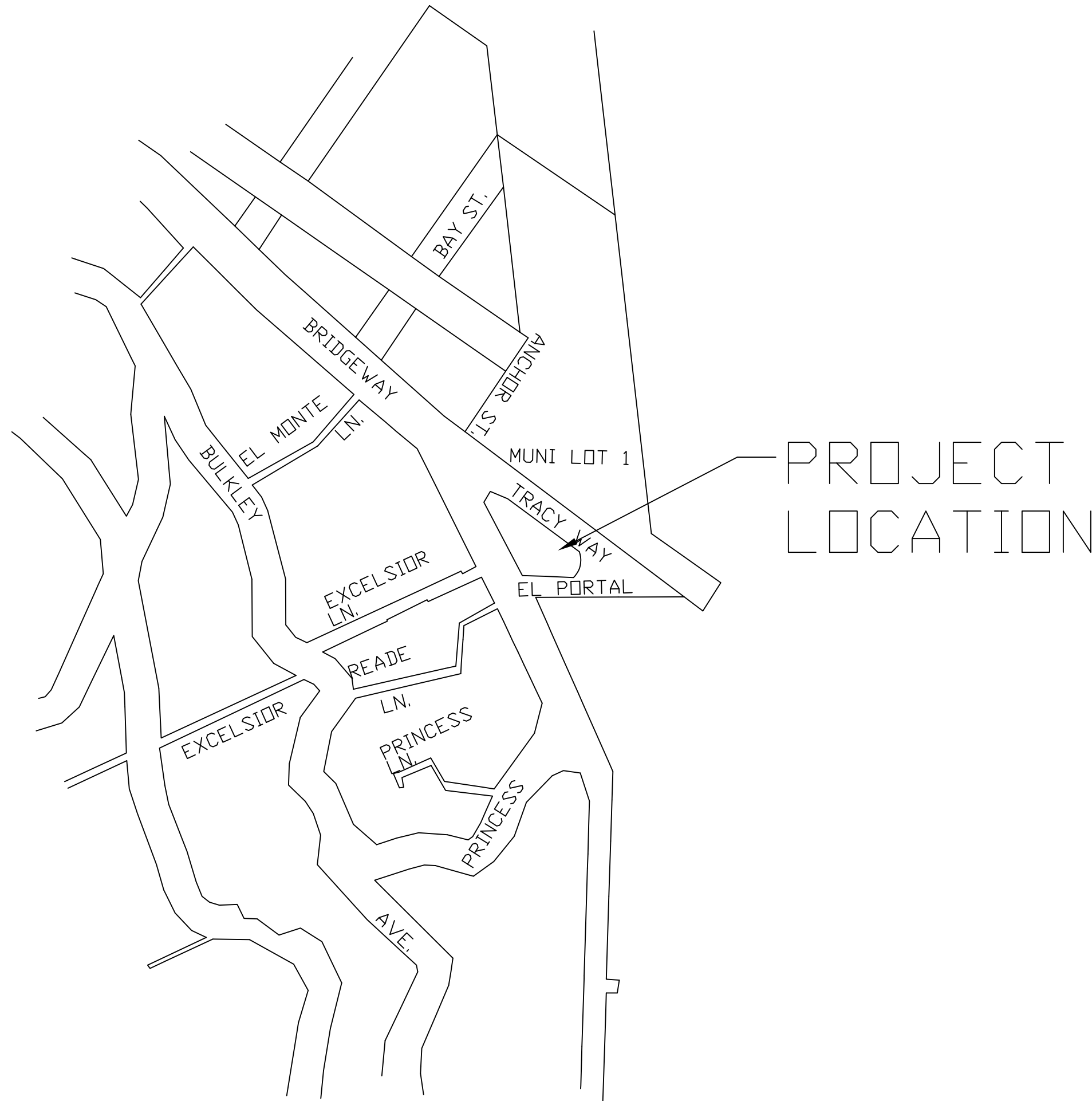
SHEET INDEX

- SHEET 1 GENERAL NOTES, LEGEND & CONDITIONS OF APPROVAL
- SHEET 2 SITE PLAN
- SHEET 3 PLAZA
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CONDITIONS OF APPROVAL

General

1. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
2. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval.
3. The project shall adhere to all recommendations in the Arborist Report dated February 10, 2010.
4. No exterior lighting is approved for the project.
5. Project Alternative 2C is approved in Two Phases:
 - a. Phase 1: Removal of the elevated landing and the new construction of an at-grade landing, and street corner accessibility improvements with the following materials:
 - i. At-grade Landing Concrete: Davis Color "Mesa Bluff"- Lighter color with heavier finish
 - ii. 10-foot wide concrete path: Davis Color "Mesa Bluff"
 - iii. Stainless Steel Utility Pedestal: Fur Green
 - iv. Backless Bench: Forms + Surfaces "Knight Bench"
 - v. Truncated Domes: Paverstone "River Red" (matches Anchor Street, Humbolt Avenue, and Bay Street).
 - vi. Curbs: Concrete color to match existing curbs
 - vii. Sidewalk Ramps/Landings: Seeded and scored concrete aggregate
 - b. Phase 2: Subject to City Council Approval, removal of the existing asphalt path from the landing to the fountain and replacement with a ten-foot wide concrete surface consistent with the materials approved in Phase 1 and the elimination of the 5-foot wide horseshoe concrete path around the fountain. If the City Council does not approve elimination of the 5-foot wide horseshoe concrete path, then the project is approved with the narrowest possible horseshoe concrete path around the fountain consistent with the Phase 1 materials.
6. During the project construction of Phase 1, a restoration expert shall be retained to patch the exposed portion of the elephant bases to match the existing materials and tone.



PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BMP	BEST MANAGEMENT PRACTICE
CL	CLASS
CONC	CONCRETE
EX. EXIST	EXISTING
FH	FIRE HYDRANT
MAX	MAXIMUM
MCSTOPPP	MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
TYP	TYPICAL

NOTES

1. WORK SHOWN HEREIN SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION STANDARDS ALL CITIES AND COUNTY OF MARIN, AND THE STANDARD SPECIFICATIONS FOR THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION AS APPLICABLE.
2. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION ON THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE CITY OF SAUSALITO, AND ITS AUTHORIZED REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
3. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF ORDINANCE No 1048 (NOISE ORDINANCE). HOURS OF WORK SHALL BE BETWEEN 8:00AM AND 7:00PM MONDAY THROUGH FRIDAY.
4. CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 800-227-2600 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION.
5. PRIOR TO COMMENCEMENT OF CONSTRUCTION CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF SAUSALITO AT NO COST TO THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ENCROACHMENT PERMIT REQUIREMENTS.
6. CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE, STAGING PLAN, PEDESTRIAN MANAGEMENT PLAN AND TRAFFIC CONTROL PLAN WHICH SHALL BE SUBMITTED WITH ENCROACHMENT PERMIT APPLICATION.
7. PEDESTRIAN DETOURS SHALL BE ACCESSIBLE.
8. PEDESTRIAN ACCESS ALONG SIDEWALKS AND RAMPS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICAL.
9. STAGING PLAN SHALL INCLUDE CONSTRUCTION FENCING WHICH SHALL INCORPORATE PRIVACY SCREENING.
10. TOPOGRAPHIC MAPPING PREPARED IN 1996. ELEVATIONS TO MEAN SEA LEVEL AND BASED ON U.S.C. & G.S MONUMENT #108 STAMPED ELEVATION 9.222. MONUMENT LOCATED IN MUNICIPAL PARKING LOT 1.
11. ALL MONUMENTS DISTURBED BY CONSTRUCTION SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA AT NO COST TO THE CITY.
12. UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION AND ARE NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHICH ARE TO REMAIN IN USE, WHETHER OR NOT SHOWN HEREIN AT NO ADDITIONAL COST TO THE CITY.
13. NO SOILS REPORT HAS BEEN PREPARED FOR THIS PROJECT.
14. CONTRACTOR SHALL REFER AND ADHERE TO ARBORIST REPORT PREPARED BY ED GURKA, DATED 2.8.2010 AND ALL UPDATES THEREAFTER FOR TREE AND LANDSCAPE PROTECTION AND TO SPECIFICATION SECTION PROTECTION AND PRESERVATION OF TREES.
16. SAVE AND PROTECT EXISTING LANDSCAPING. PLANTINGS MAY BE CUT ONLY TO ALLOW INSTALLATION OF NEW FACILITIES. CONTRACTOR TO SHOW LIMITS OF PROPOSED LANDSCAPE CUTTING FOR APPROVAL PRIOR TO ANY CUTTING.
11. SAVE AND PROTECT ALL FACILITIES NOT DESIGNATED FOR DEMOLITION OR REMOVAL. CONTRACTOR SHALL REPLACE OR REPAIR AT ITS OWN EXPENSE ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED FACILITIES TO THE ORIGINAL CONDITION WHETHER SHOWN ON THE PLANS OR NOT UNLESS OTHERWISE NOTED.
12. PRIOR TO COMMENCEMENT OF DEMOLITION, CONTRACTOR SHALL FIELD VERIFY LIMITS OF REMOVAL TO ENSURE FINISH SLOPES MEET CALIFORNIA BUILDING CODE ACCESSIBILITY REQUIREMENTS.
13. ALL EXISTING CONCRETE AND ASPHALT TO BE SAW CUT PRIOR TO REMOVAL EXCEPT AS NOTED.
14. PAVEMENT MARKING AND STRIPING REMOVED OR DAMAGED SHALL BE REPLACED IN KIND AT NO ADDITIONAL COST TO THE CITY.
15. EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE PER MCSTOPPP'S "MINIMUM EROSION/SEDEIMENT CONTROL MEASURES FOR SMALL CONSTRUCTION PROJECTS". BMP'S MAY BE MODIFIED AS REQUIRED TO PREVENT EROSION OR SEDIMENT FROM LEAVING CONSTRUCTION SITE AT NO ADDITIONAL COST TO THE CITY.
16. CONTRACTOR SHALL EXPOSE STATUE BASES FOR REPAIR BY CITY.

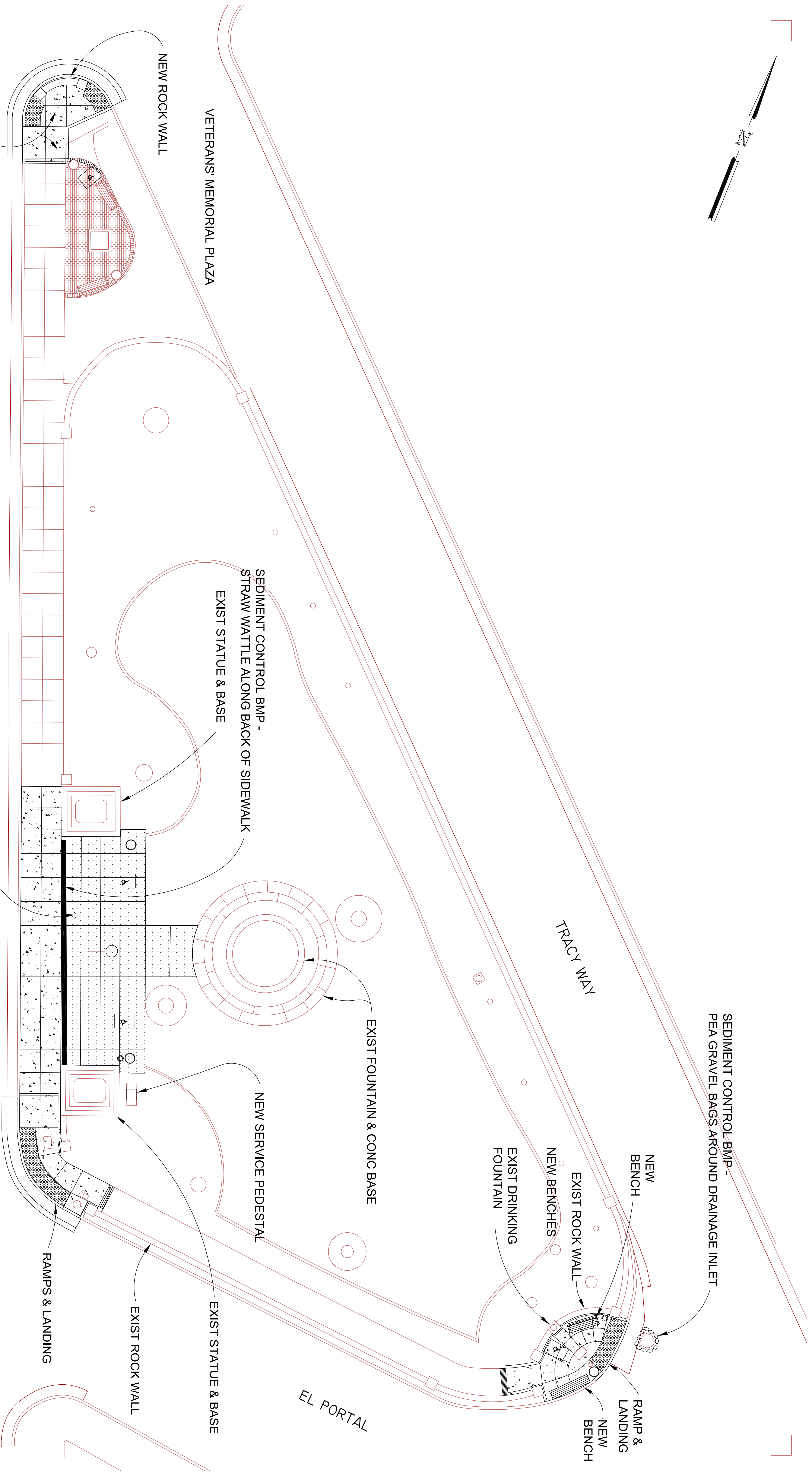
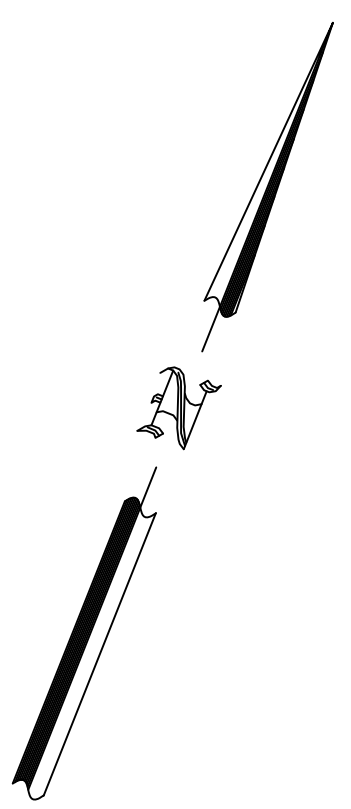
CITY OF SAUSALITO
VINA DEL MAR
ACCESSIBILITY PROJECT

11-FEB-13

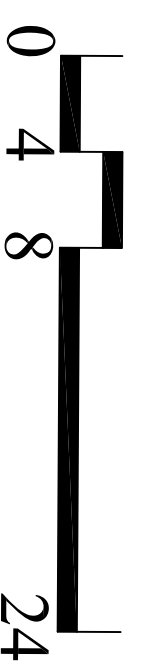
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SHEET 1 - GENERAL
NOTES, LEGEND & CONDITIONS
OF APPROVAL



SITE PLAN



ACCESSIBILITY PROJECT

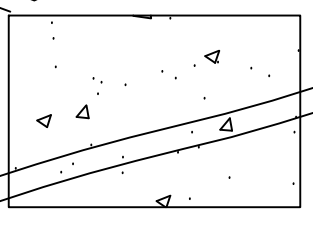
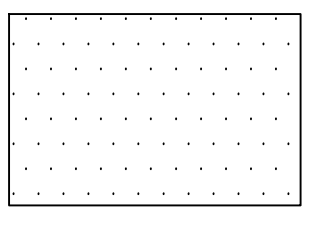
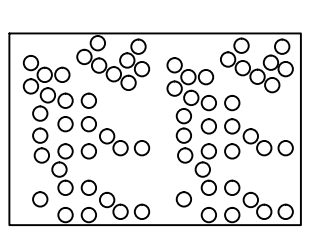
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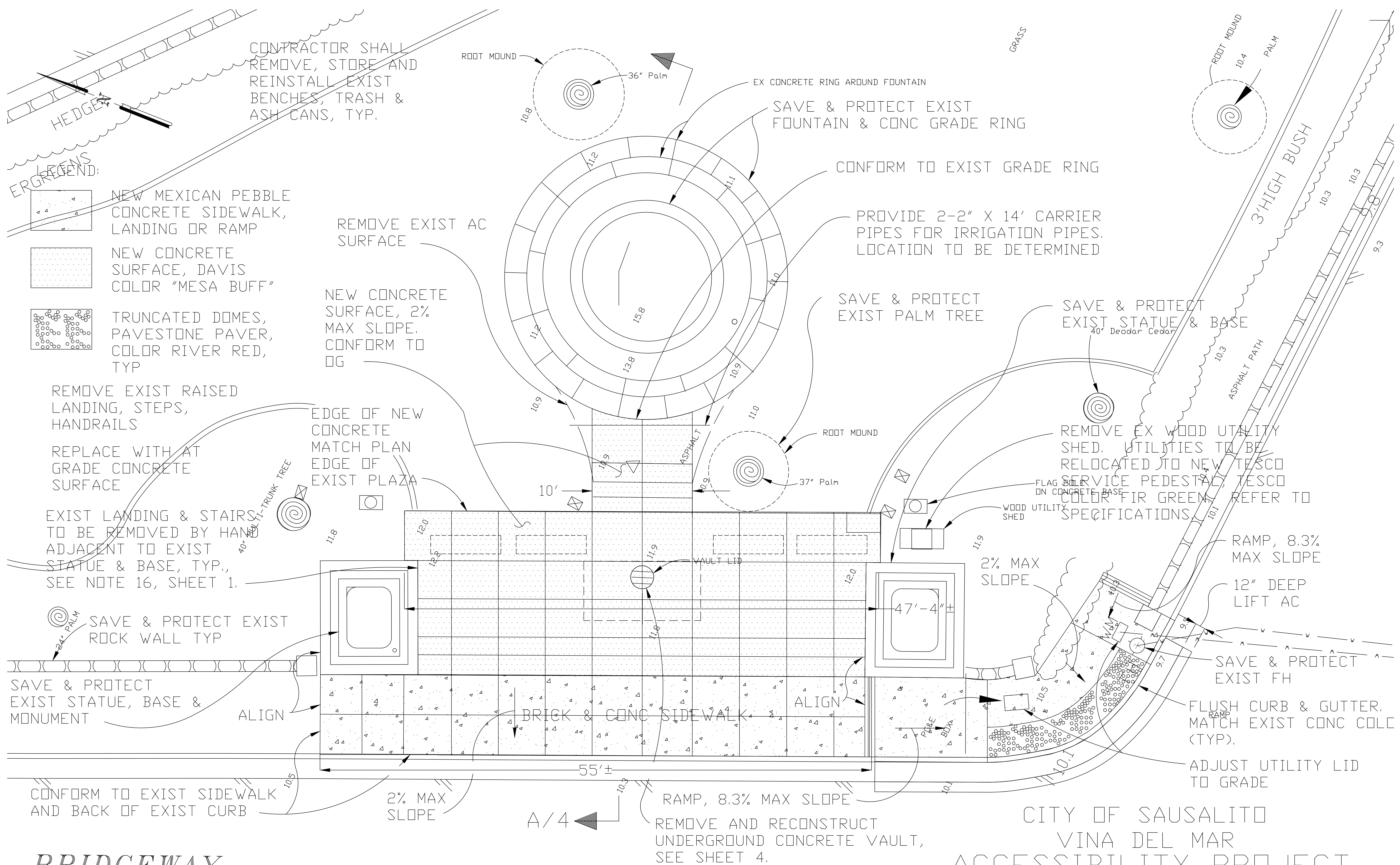
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SHEET 2

CITY OF SAUSALITO
VINA DEL MAR
ACCESSIBILITY PROJECT

CONTRACTOR SHALL REMOVE, STORE AND REINSTALL EXIST BENCHES, TRASH & ASH CANS, TYP.

LEGEND:

-  NEW MEXICAN PEBBLE CONCRETE SIDEWALK, LANDING OR RAMP
-  NEW CONCRETE SURFACE, DAVIS COLOR "MESA BUFF"
-  TRUNCATED DOMES, PAVESTONE PAVER, COLOR RIVER RED, TYP



REMOVE EXIST RAISED LANDING, STEPS, HANDRAILS

REPLACE WITH AT GRADE CONCRETE SURFACE

EXIST LANDING & STAIRS TO BE REMOVED BY HAND ADJACENT TO EXIST STATUE & BASE, TYP., SEE NOTE 16, SHEET 1.

SAVE & PROTECT EXIST ROCK WALL TYP

SAVE & PROTECT EXIST STATUE, BASE & MONUMENT

CONFORM TO EXIST SIDEWALK AND BACK OF EXIST CURB

REMOVE EXIST AC SURFACE

NEW CONCRETE SURFACE, 2% MAX SLOPE, CONFORM TO OG

EDGE OF NEW CONCRETE MATCH PLAN EDGE OF EXIST PLAZA

SAVE & PROTECT EXIST FOUNTAIN & CONC GRADE RING

CONFORM TO EXIST GRADE RING

PROVIDE 2-2" X 14' CARRIER PIPES FOR IRRIGATION PIPES, LOCATION TO BE DETERMINED

SAVE & PROTECT EXIST PALM TREE

SAVE & PROTECT EXIST STATUE & BASE

REMOVE EX WOOD UTILITY SHED. UTILITIES TO BE RELOCATED TO NEW TESCO SERVICE PEDESTAL, TESCO COLOR FIR GREEN, REFER TO SPECIFICATIONS.

RAMP, 8.3% MAX SLOPE

12" DEEP LIFT AC

SAVE & PROTECT EXIST FH

FLUSH CURB & GUTTER, MATCH EXIST CONC COLE (TYP).

ADJUST UTILITY LID TO GRADE

REMOVE AND RECONSTRUCT UNDERGROUND CONCRETE VAULT, SEE SHEET 4.

BRIDGEWAY

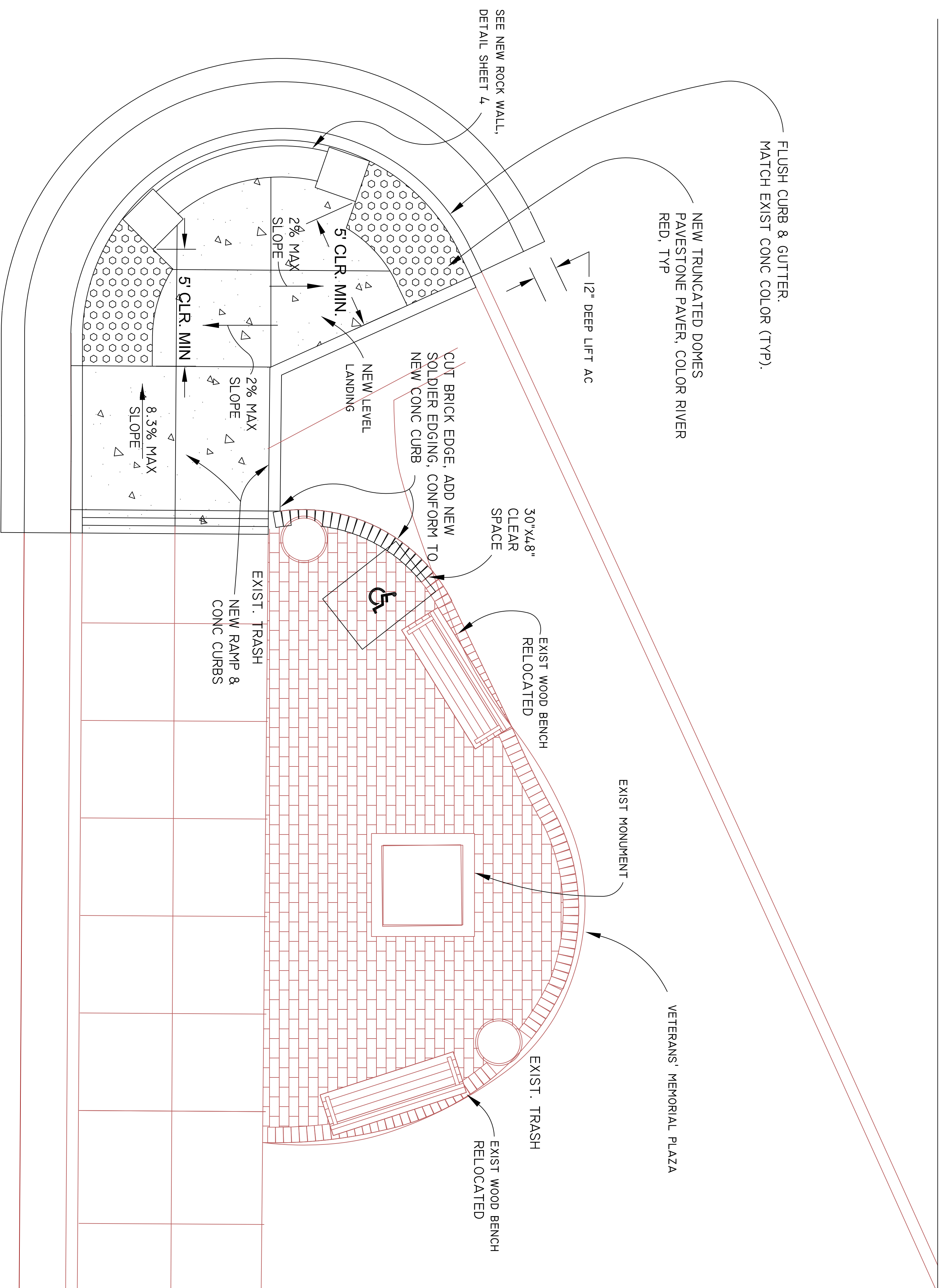
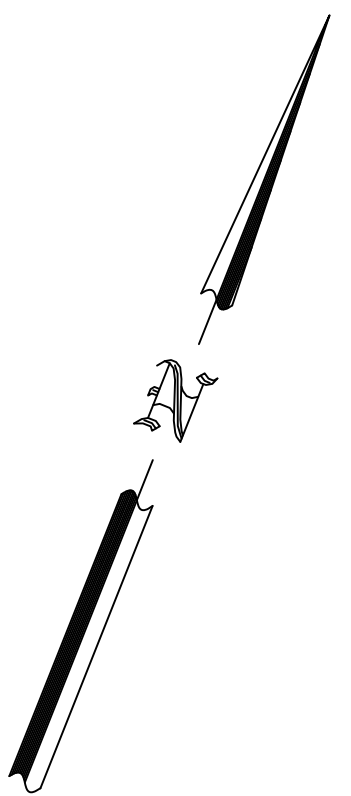
AT GRADE PLAZA



CITY OF SAUSALITO
VINA DEL MAR
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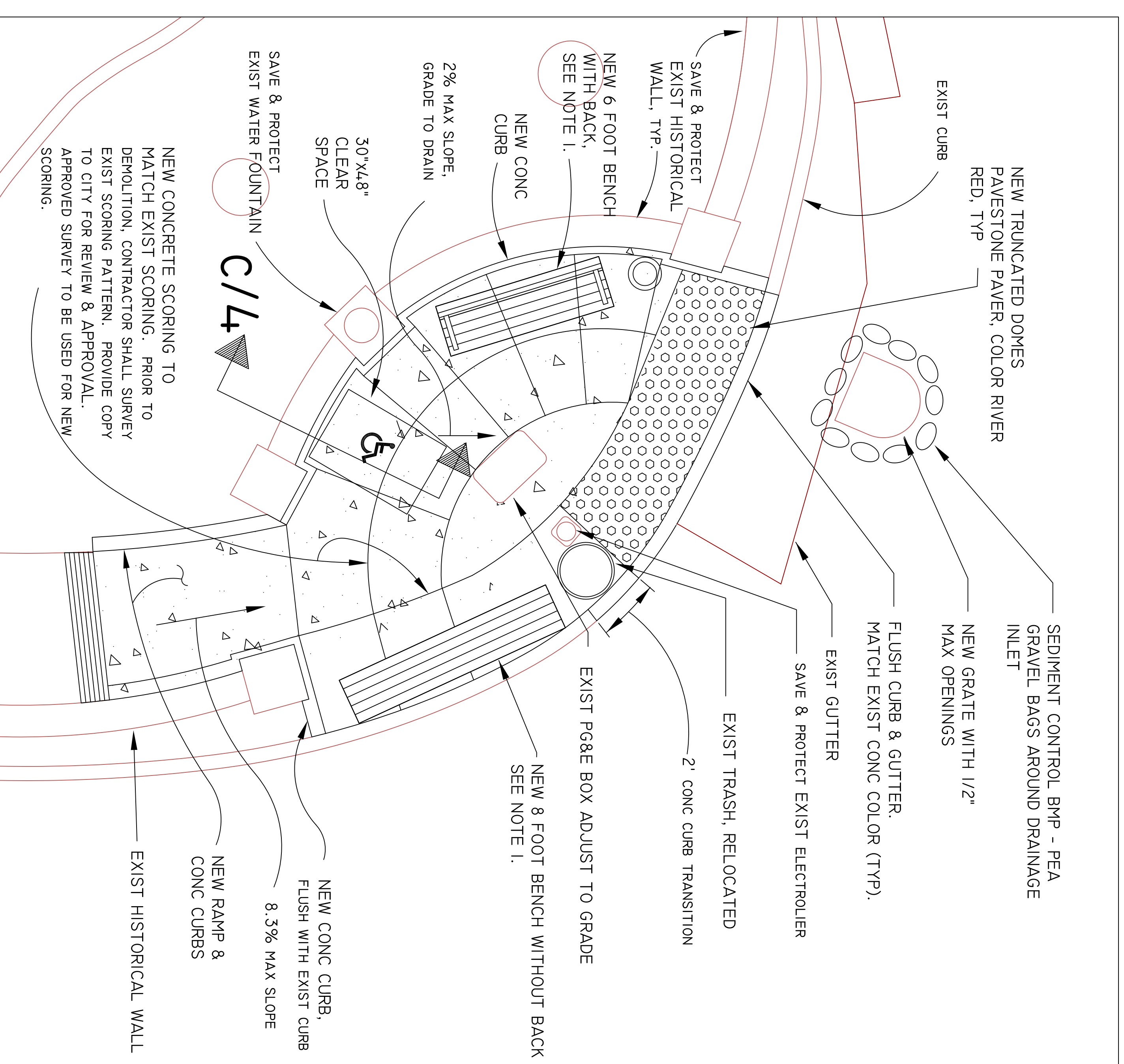
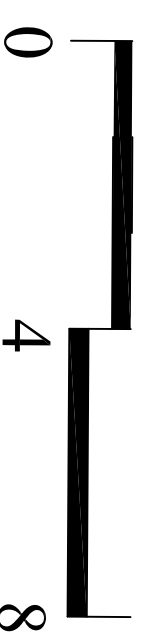
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SHEET 3 - PLAZA



CORNER OF BRIDGEWAY & TRACY WAY

NOTES

1. NEW BENCHES SHALL BE MANUFACTURED BY FORM + SURFACES, DESIGN KNIGHT. BENCHES SHALL BE PERMANENTLY FIXED TO CONCRETE PER MANUFACTURER'S RECOMMENDATION.
2. REFER TO LEGEND, SHEET 3



CORNER OF EL PORTAL & TRACY WAY

CITY OF SAUSALITO
VINA DEL MAR

ACCESSIBILITY PROJECT

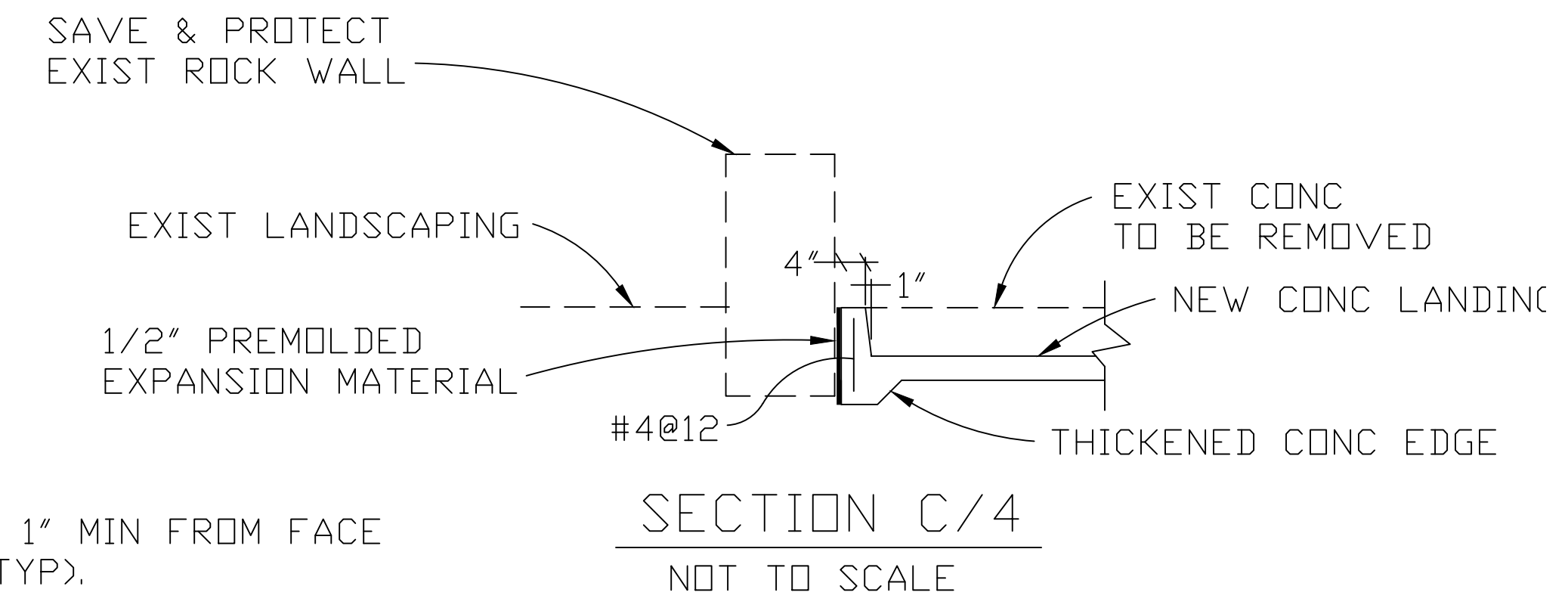
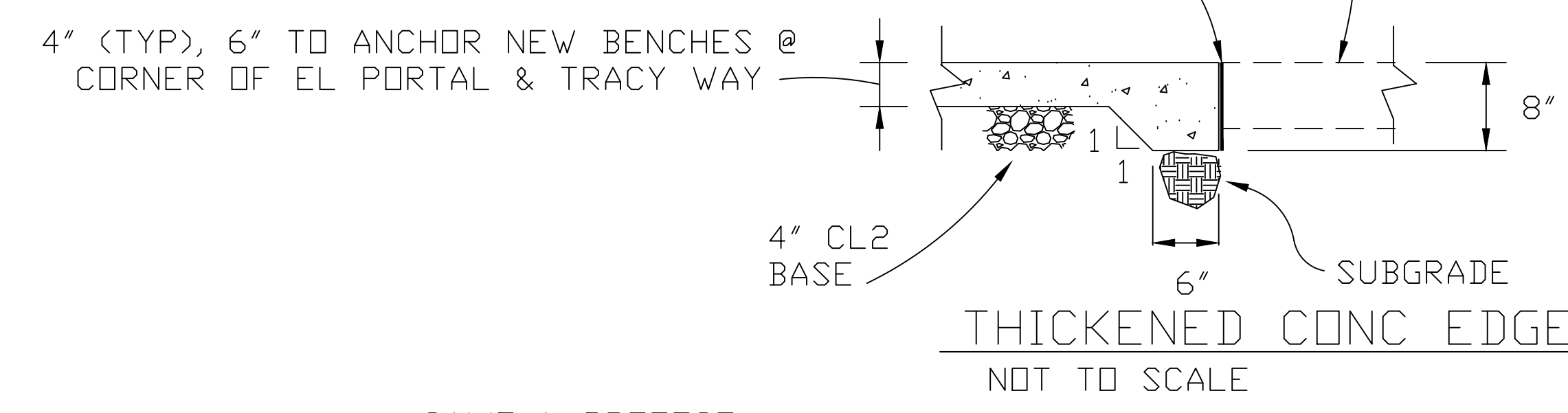
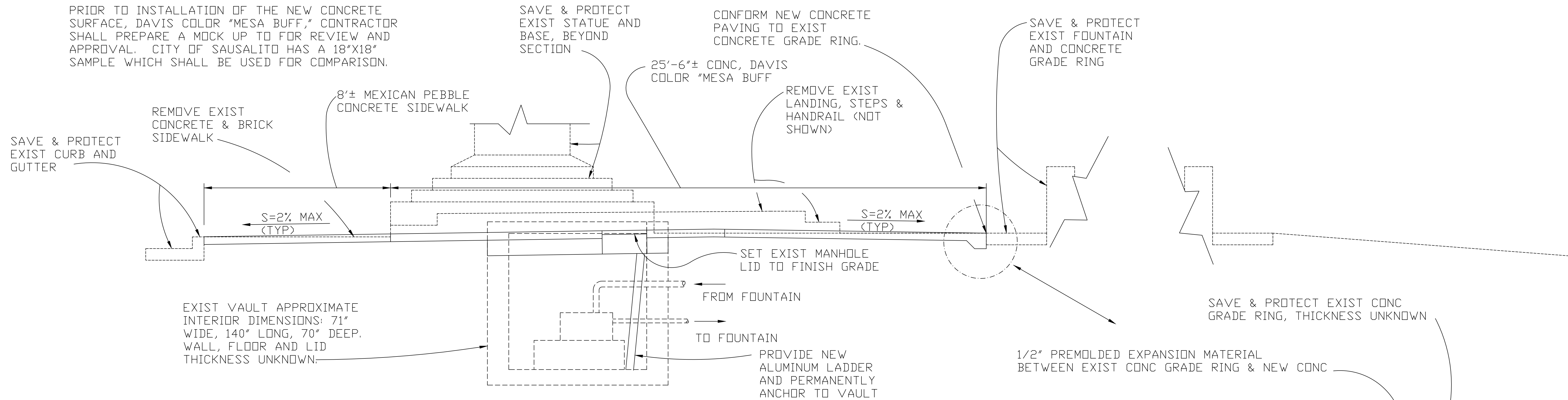
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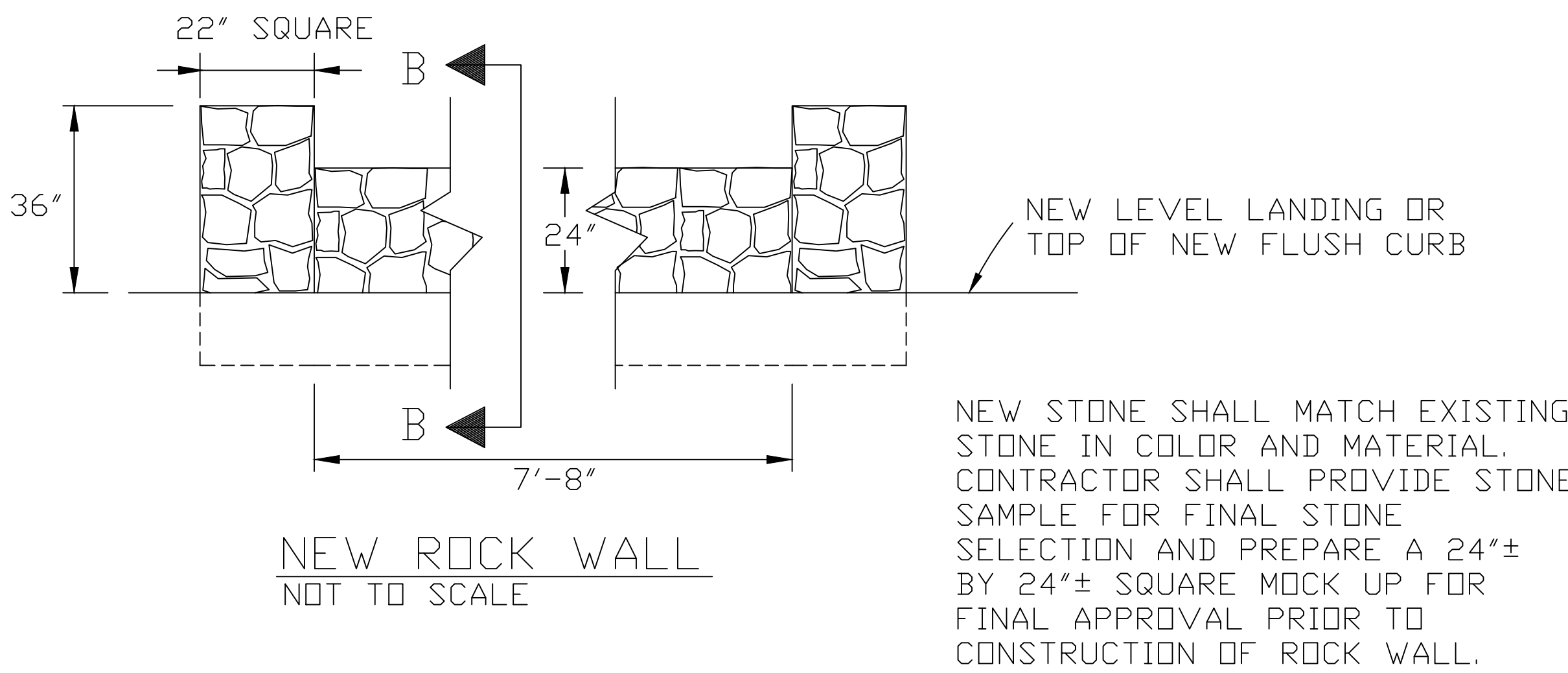
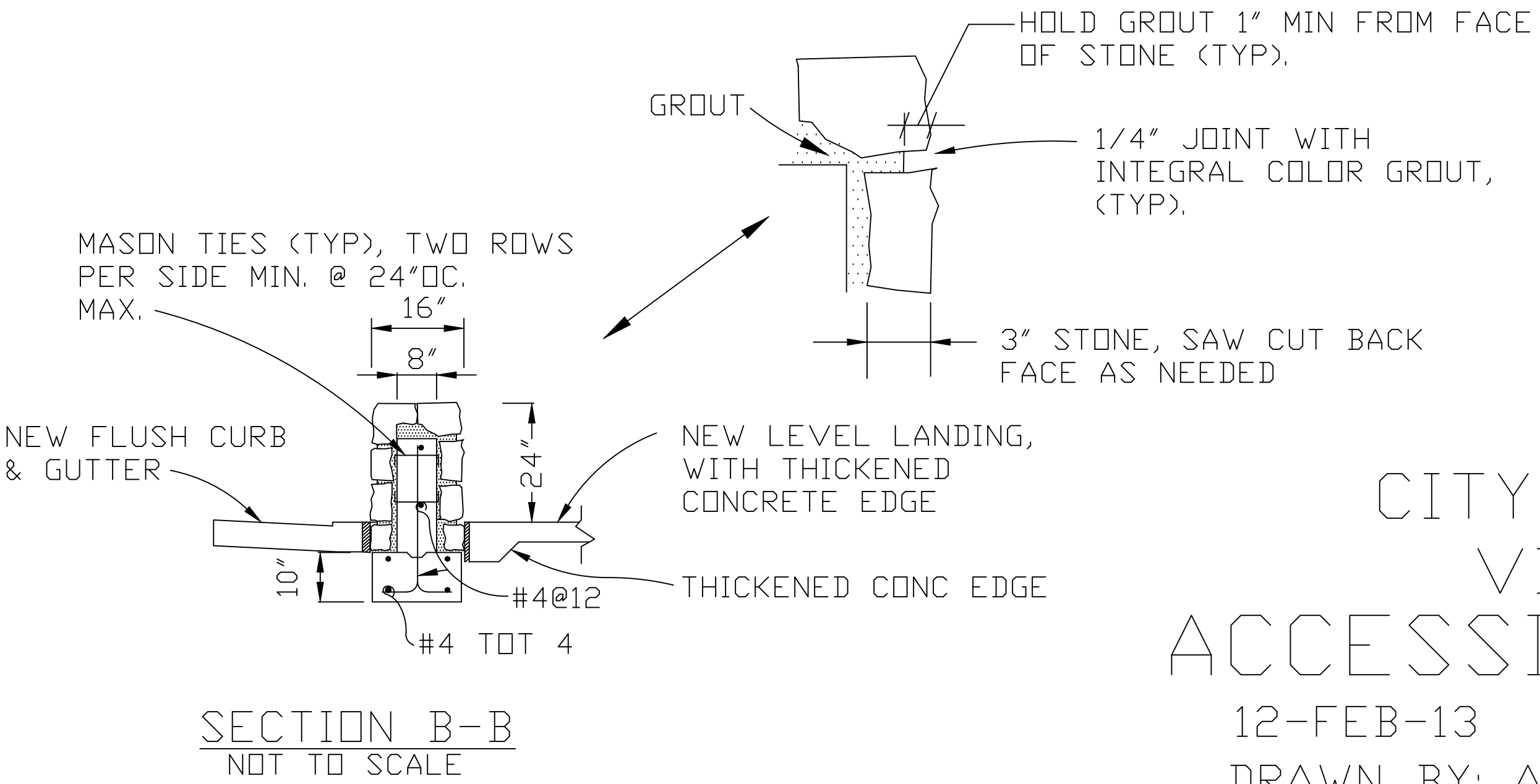
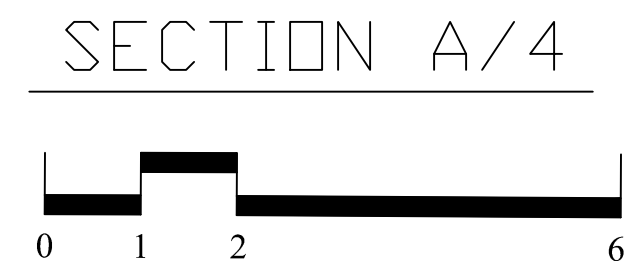
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SHEET 4 - CORNERS

PRIOR TO INSTALLATION OF THE NEW CONCRETE SURFACE, DAVIS COLOR "MESA BUFF," CONTRACTOR SHALL PREPARE A MOCK UP TO FOR REVIEW AND APPROVAL. CITY OF SAUSALITO HAS A 18"X18" SAMPLE WHICH SHALL BE USED FOR COMPARISON.



- VAULT NOTES:
1. REMOVE TOP OF VAULT AND WALLS TO DEPTH TO ALLOW CONSTRUCTION OF NEW VAULT TOP AND 4" CONCRETE SURFACE, DAVIS COLOR "MESA BUFF".
 2. NEW VAULT TOP SHALL BE PER STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION CAST-IN-PLACE REINFORCED CONCRETE SINGLE BOX CULVERT STANDARD PLAN D80 OR APPROVED EQUAL WITH SPAN, S=6 FEET, HEIGHT, H=6'.
 3. RESET EXISTING MANHOLE LID TO FINISH GRADE.
 4. PROVIDE NEW ALUMINUM LADDER AND PERMANENTLY ANCHOR TO INTERIOR OF VAULT TO PROVIDE ACCESS TO BOTTOM OF VAULT.



CITY OF SAUSALITO
 VINA DEL MAR
 ACCESSIBILITY PROJECT
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 SHEET 5 - SECTION