

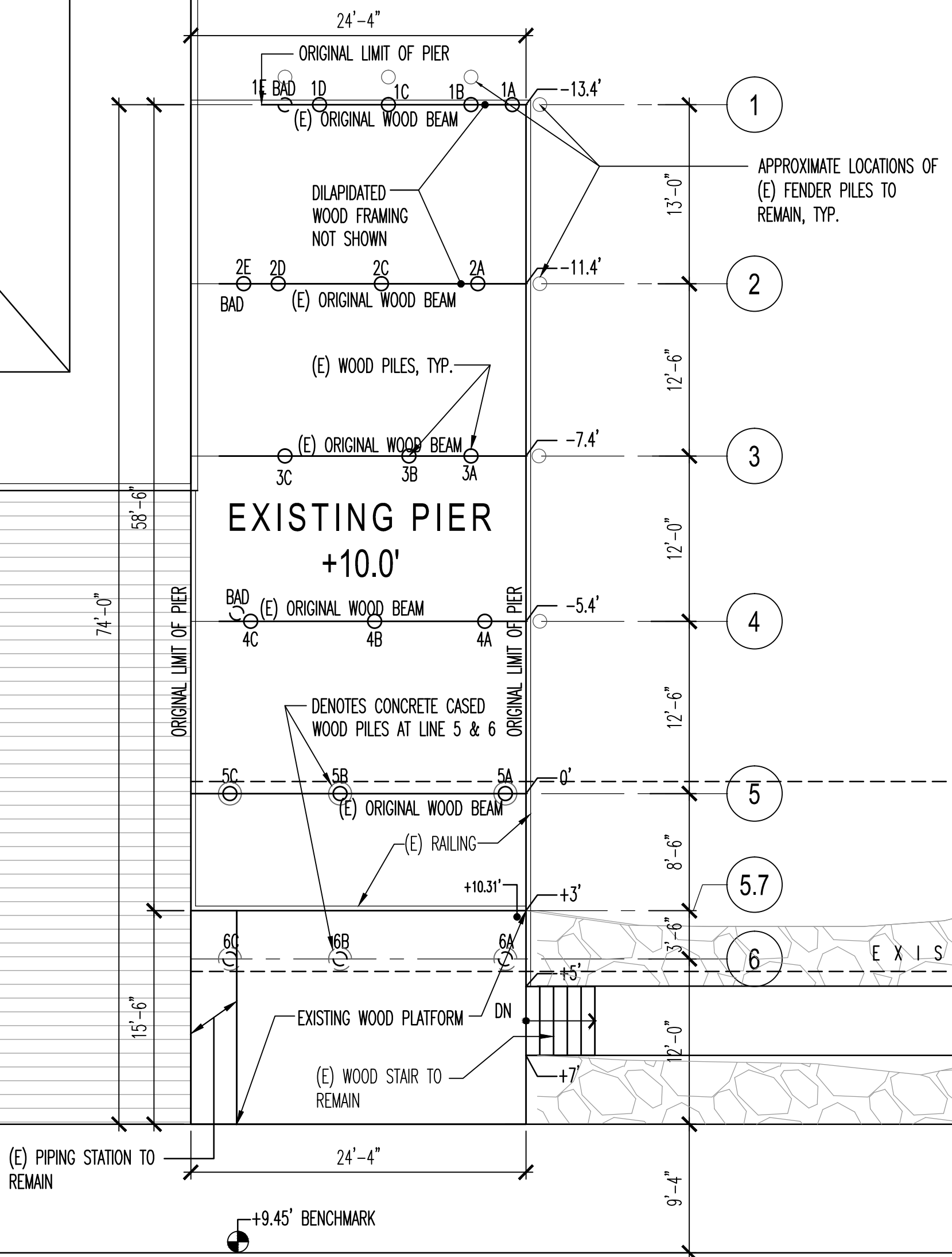


ONDINE RESTAURANT

EXISTING
PARKING DECK

SIDEWALK
TOP OF CURB

SAN FRANCISCO BAY



EXISTING SITE PLAN
Scale 1/8" = 1'-0"

B R I D G E W A Y



VICINITY MAP

INDEX OF DRAWINGS	
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S1.0	PIER FRAMING PLAN & DETAILS
S1.1	STRUCTURAL DETAILS

- SCOPE OF WORK**
- REMOVE FRAMING AND REPLACE WOOD FRAMING OF EXISTING PIER
 - ADD NEW ADA PLATFORM AND RAMP
 - ADD NEW GUARDRAILS AND GRAB BARS

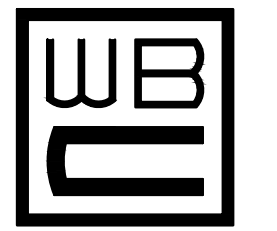
- PROJECT NOTES**
- MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2013 EDITION, ASCE 7-10, 2010 CALIFORNIA FIRE CODE, AND ALL LOCAL ORDINANCES.
 - SPECIFIED USE BY THE GENERAL PUBLIC WITH A TOTAL SPECIFIED OCCUPANCY OF XXX PERSONS. DESIGN LIVE LOAD FOR OCCUPANCY IS 100 PSF.
 - ALL WELDS SHALL BE INSPECTED BY A RECOGNIZED TESTING AGENCY BY THE CITY OF SAUSALITO.

APPROXIMATE MEAN LOW WATER LINE

APPROXIMATE MEAN HIGH TIDE LINE

(E) CONCRETE WALKWAY

SIDEWALK
TOP OF CURB



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SAUSALITO FISHING PIER
REPAIR PROJECT

558 BRIDGEWAY ADJACENT ONDINE RESTAURANT
SAUSALITO, CALIFORNIA

REVISIONS		
No.	DATE	DESCRIPTION
1	11/04/13	GENERAL
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EXISTING SITE PLAN

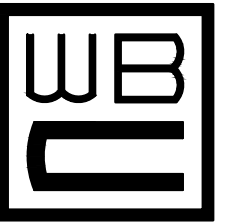
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C1.1

PROJECT No.: 25441
DATE ISSUED: 8/02/13

DATUM: NAVD 88
DATUM CONVERSION TO MLLW:
MLLW = EL +0.2 NAVD88

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PROJECT NAME:

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REPAIR PROJECT**

558 BRIDGEWAY ADJACENT ONDINE RESTAURANT
SAUSALITO, CALIFORNIA

STAMP:

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△ 14	2/18/14	GENERAL
△ 15	3/5/14	GENERAL
△ 16	3/27/14	PLAN CHECK RESPONSE

DRAWING TITLE:

NEW SITE PLAN

SCALE:



DRAWN:

CHECKED: KCC

SHEET No.:

C1.2

PROJECT No.:

25441

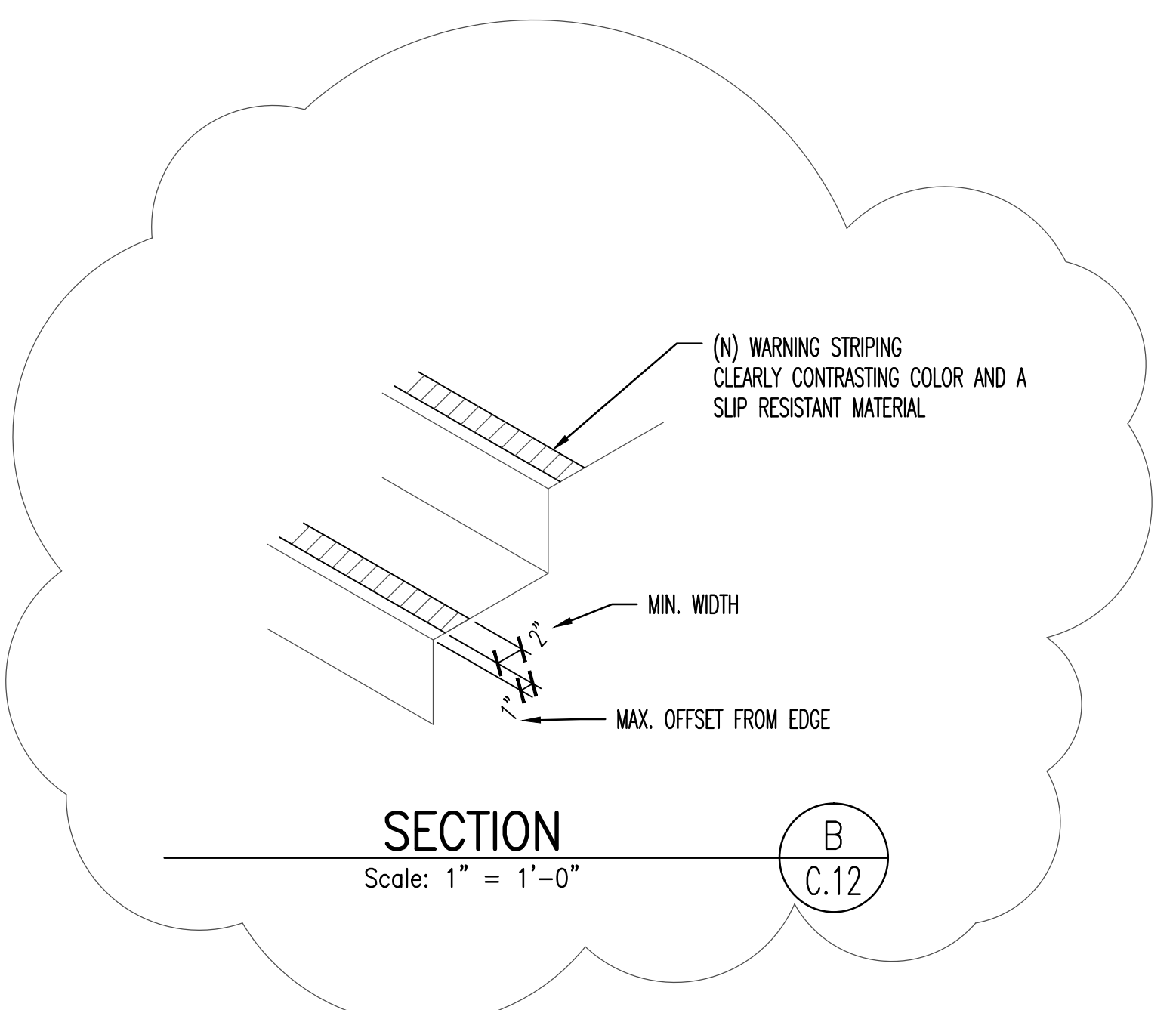
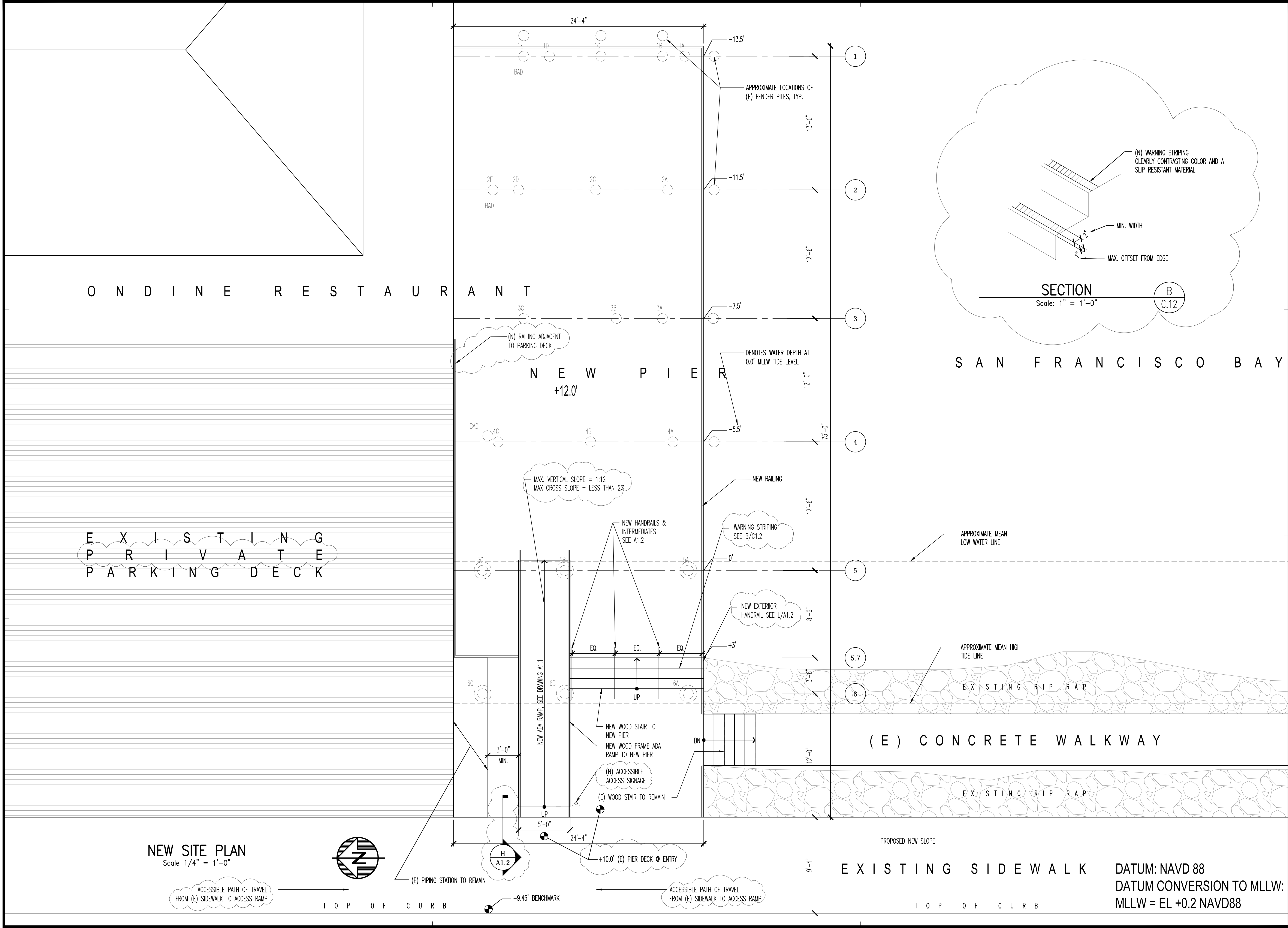
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DATE ISSUED:

6/25/13

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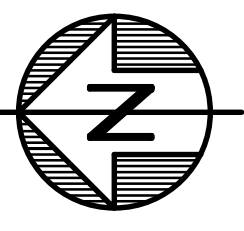
O N D I N E R E S T A U R A N T

N E W P I E R
+12.0'

S A N F R A N C I S C O B A Y

E X I S T I N G
P A R K I N G D E C K

NEW SITE PLAN
Scale 1/4" = 1'-0"



ACCESSIBLE PATH OF TRAVEL FROM (E) SIDEWALK TO ACCESS RAMP

T O P O F C U R B

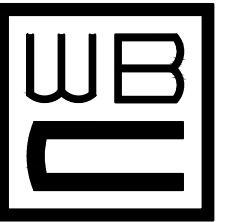
+9.45' BENCHMARK

ACCESSIBLE PATH OF TRAVEL FROM (E) SIDEWALK TO ACCESS RAMP

E X I S T I N G S I D E W A L K

T O P O F C U R B

DATUM: NAVD 88
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PROJECT NAME:

**SAUSALITO FISHING PIER
REPAIR PROJECT**

558 BRIDGEWAY ADJACENT ONDINE RESTAURANT
SAUSALITO, CALIFORNIA

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△	3/5/14	GENERAL
△	3/27/14	PLAN CHECK RESPONSE

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DEMOLITION PLAN

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PROJECT No.:

25441

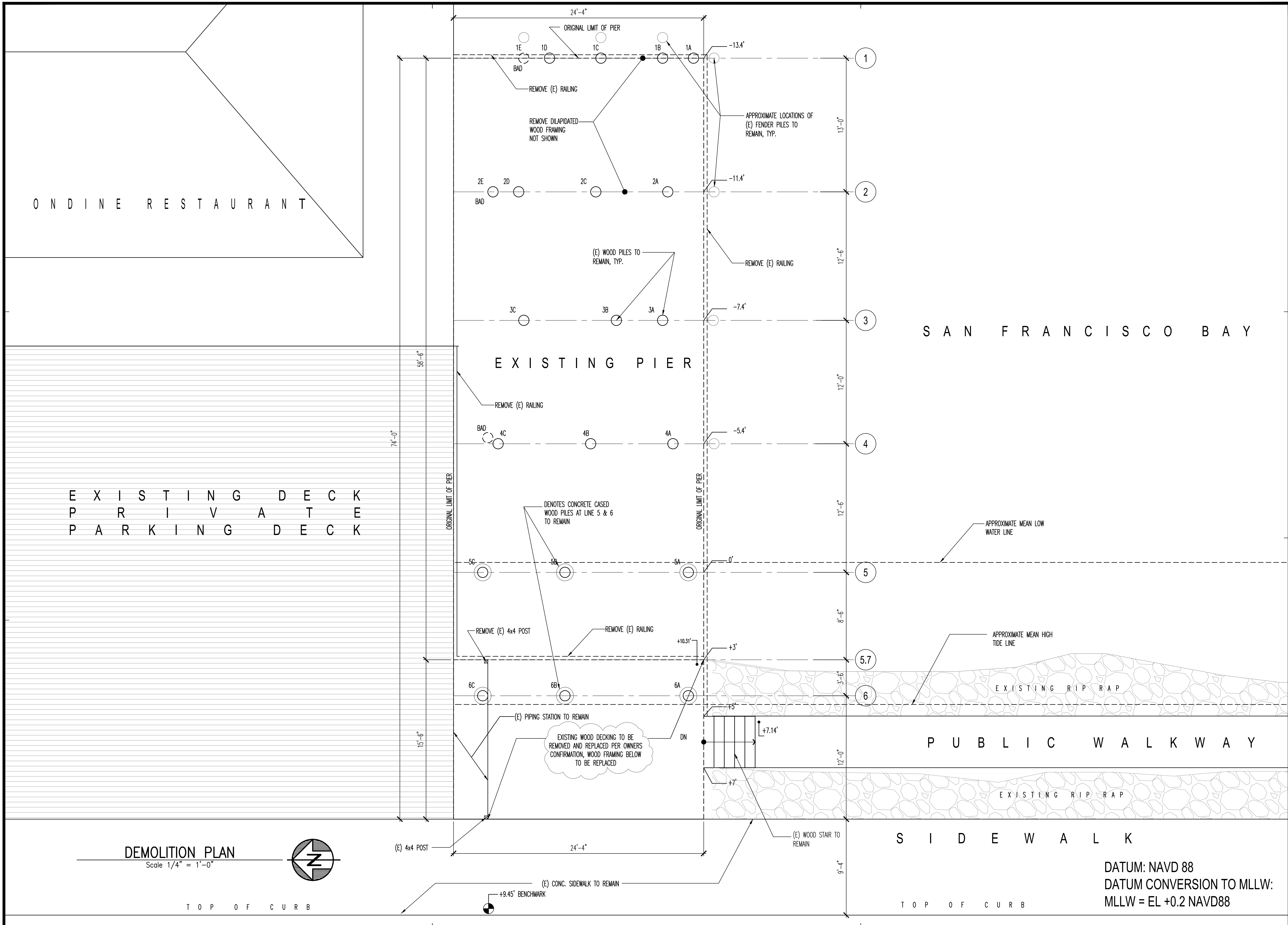
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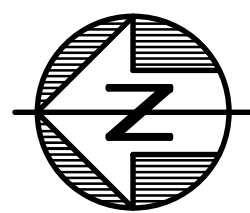
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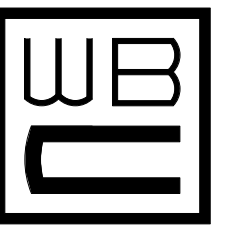
DEMOLITION PLAN
Scale 1/4" = 1'-0"



T O P O F C U R B

T O P O F C U R B

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PROJECT NAME:

**Sausalito Fishing Pier
Repair Project**

568 Bridgeway Adjacent Ondine Restaurant
Sausalito, California

STAMP

DATE ISSUED:

DATE	DESCRIPTION
01.10.14	

REVISIONS:

No.	DATE	DESCRIPTION
1	01.10.14	General

DRAWING TITLE:

**Floor Plan,
Elevations &
Sections**

SCALE:



DRAWN: Author CHECKED: Checker

SHEET NO.:

A1.1

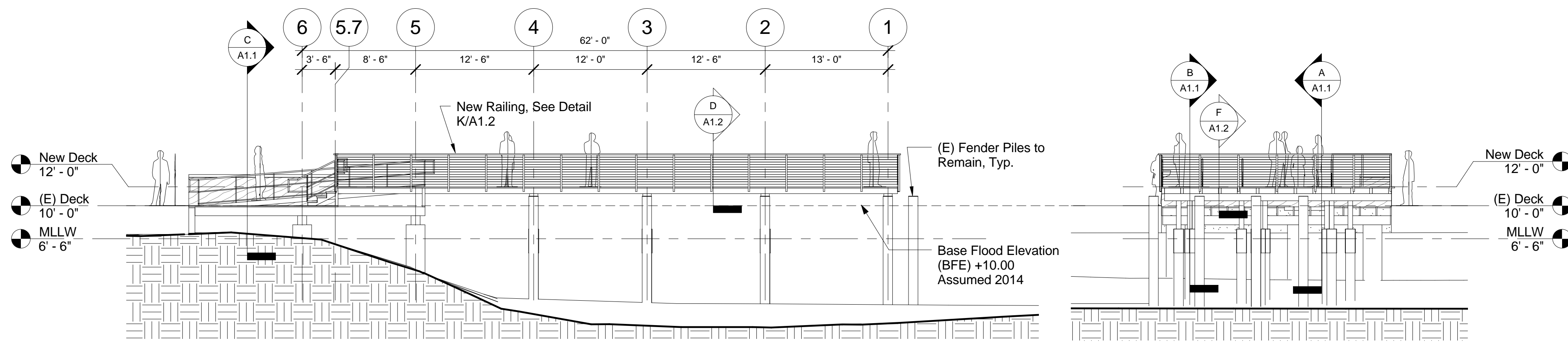
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25441

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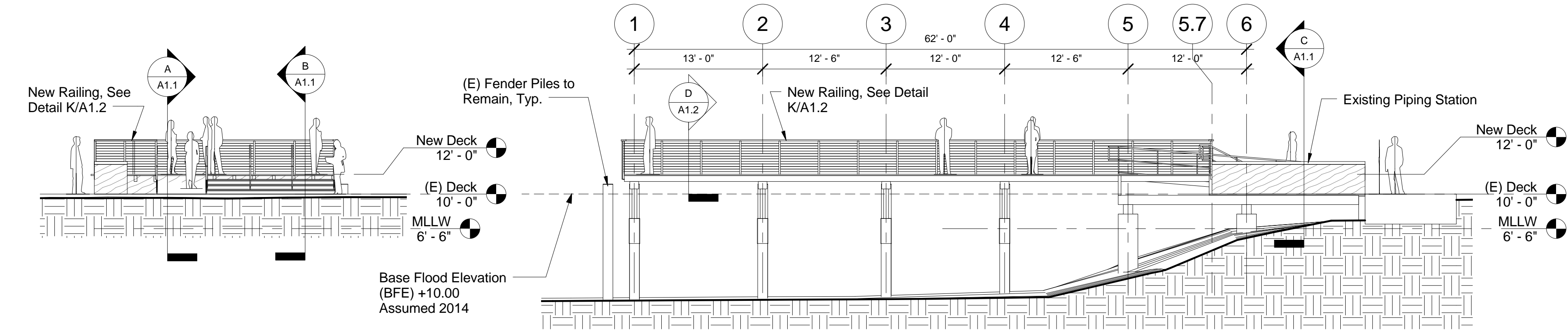


South Elevation

Scale 1/8" = 1'-0"

East

Scale 1/8" = 1'-0"

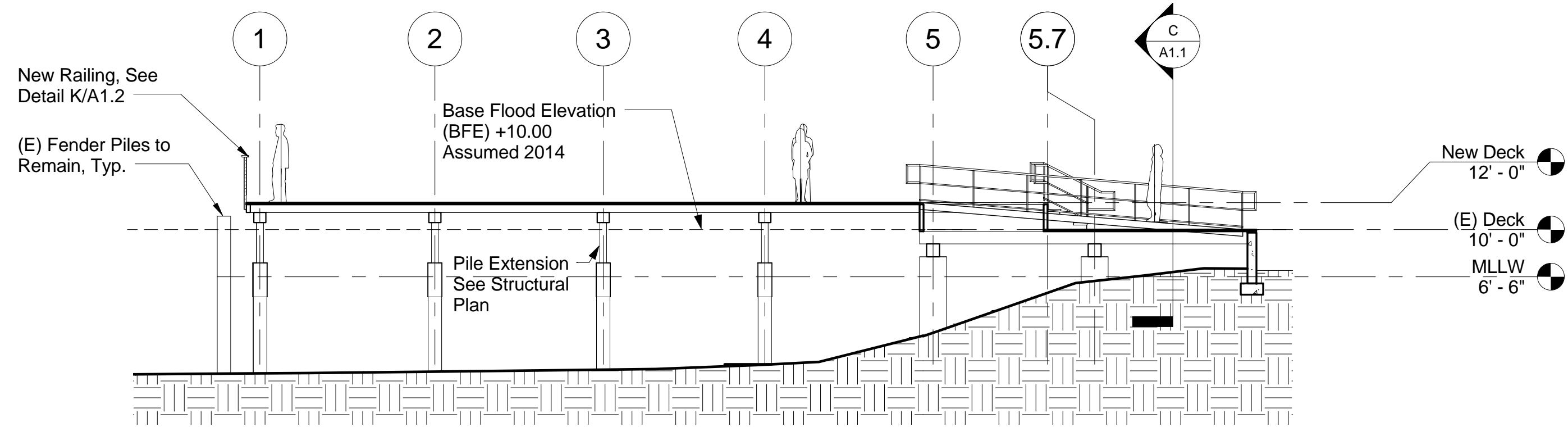


West

Scale 1/8" = 1'-0"

North Elevation

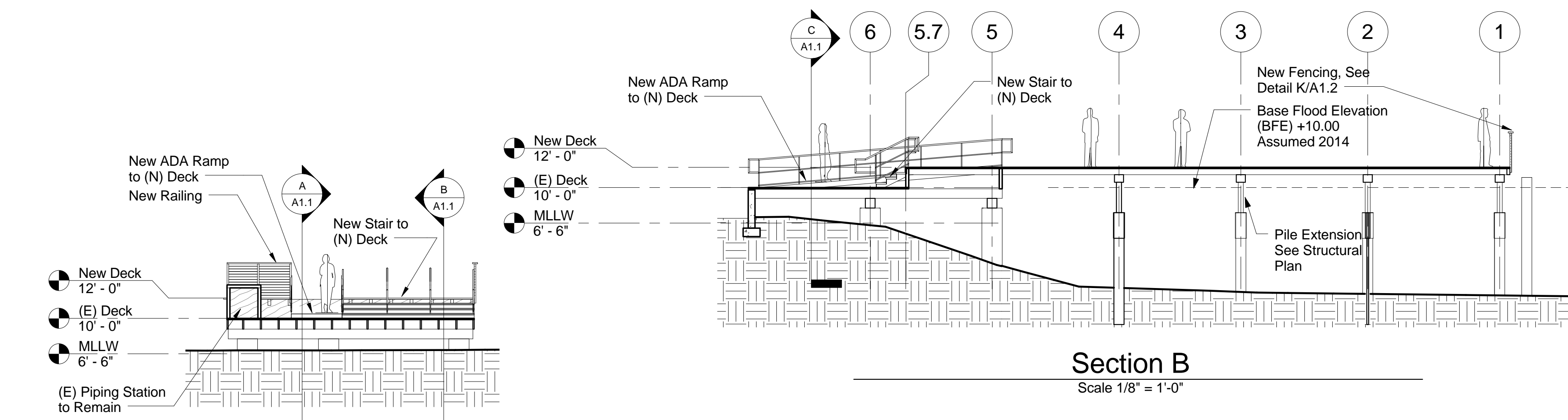
Scale 1/8" = 1'-0"



Section A

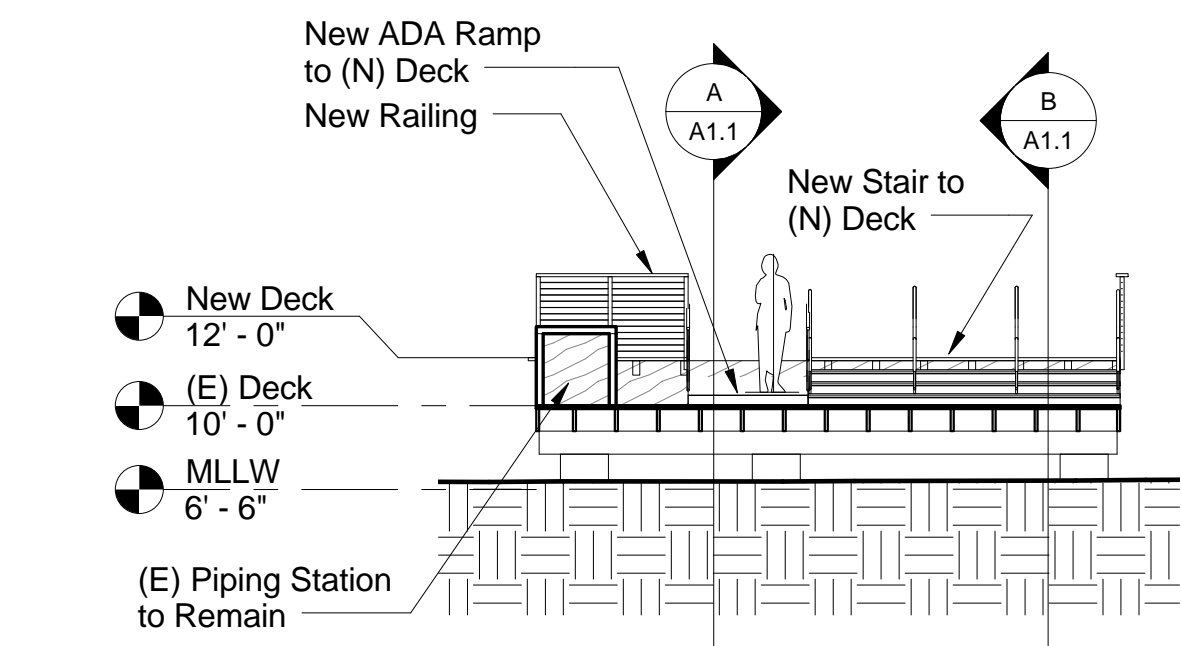
Scale 1/8" = 1'-0"

2013 BFE = 9'-0"
2014 BFE = 10'-0" (Assumed)



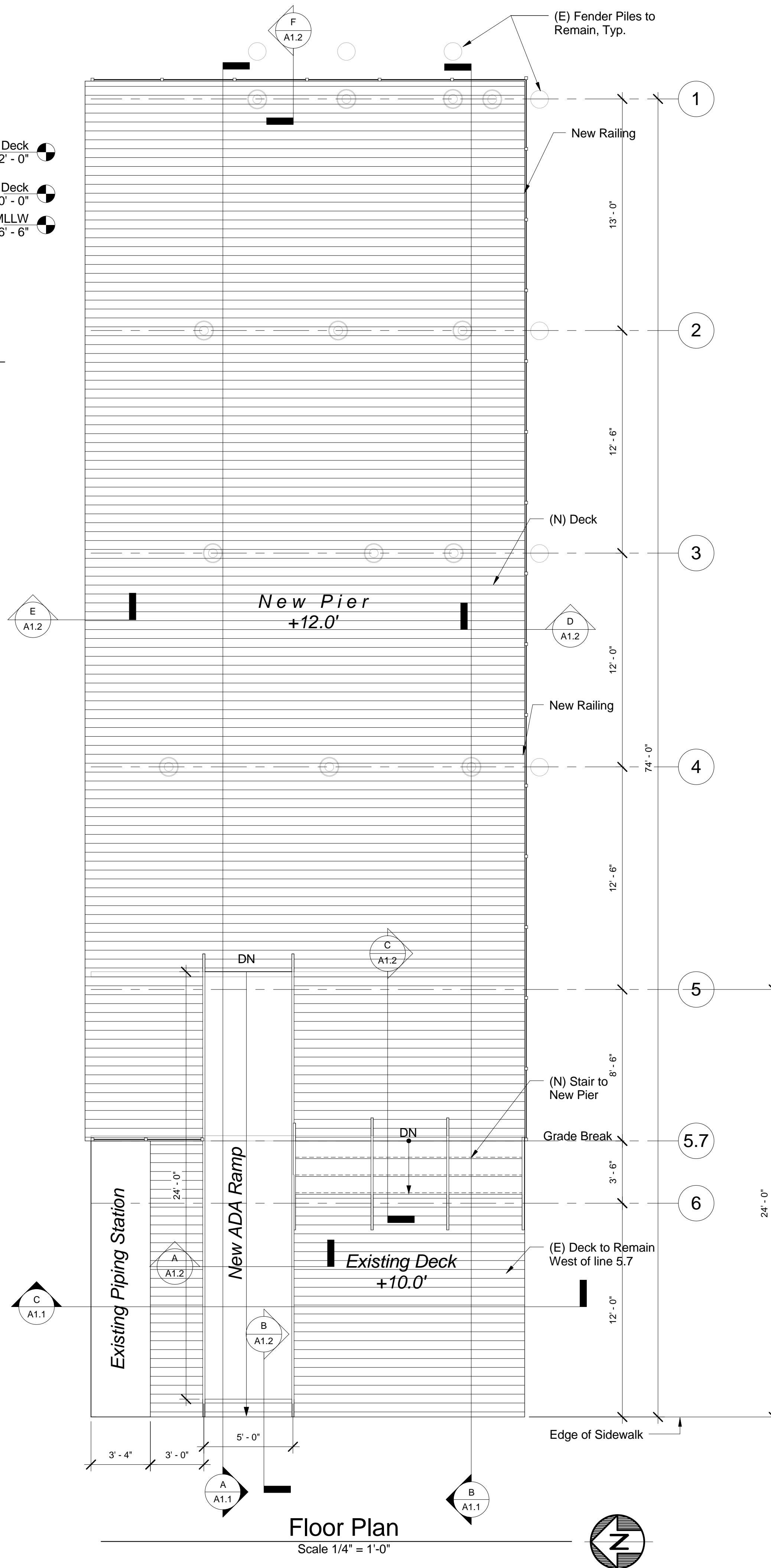
Section B

Scale 1/8" = 1'-0"



Section C

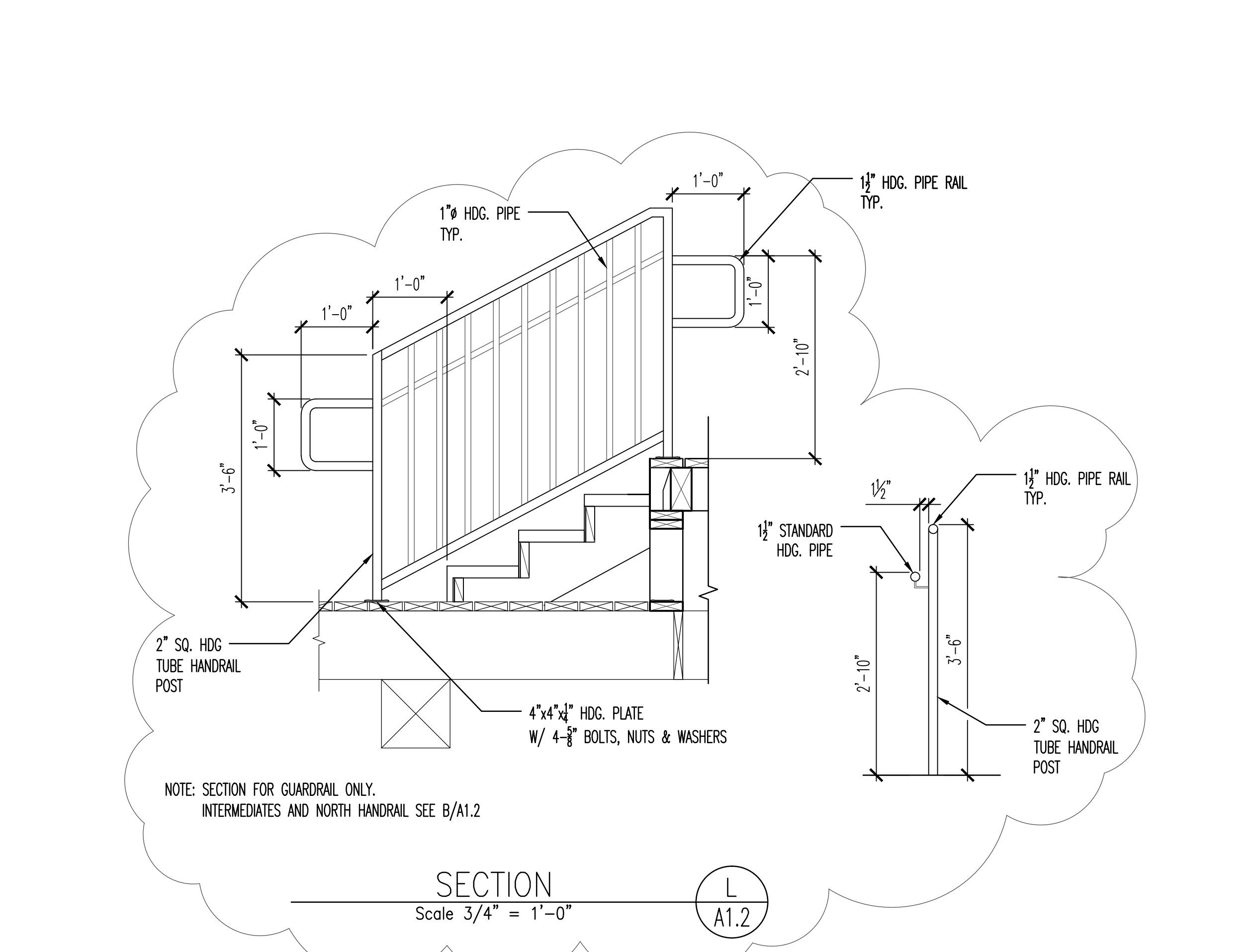
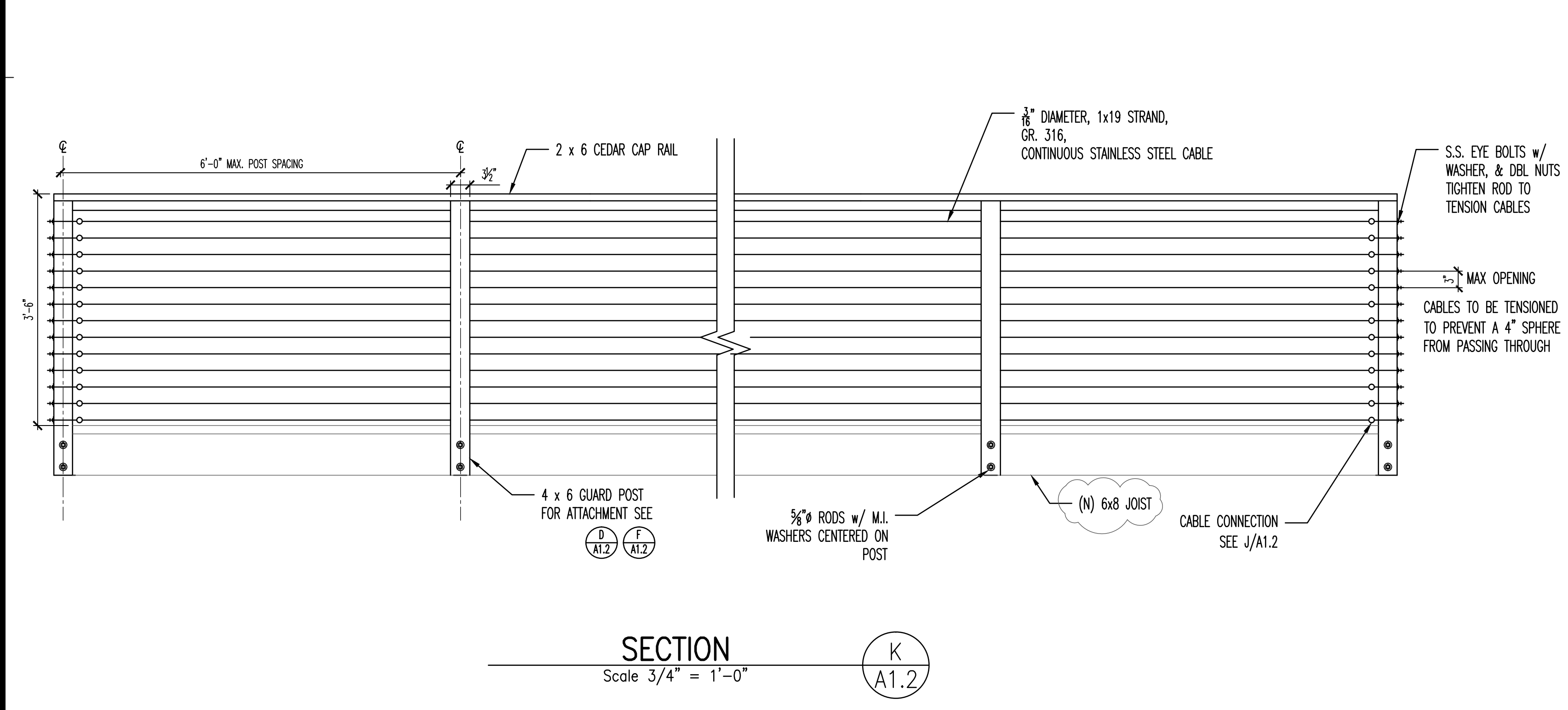
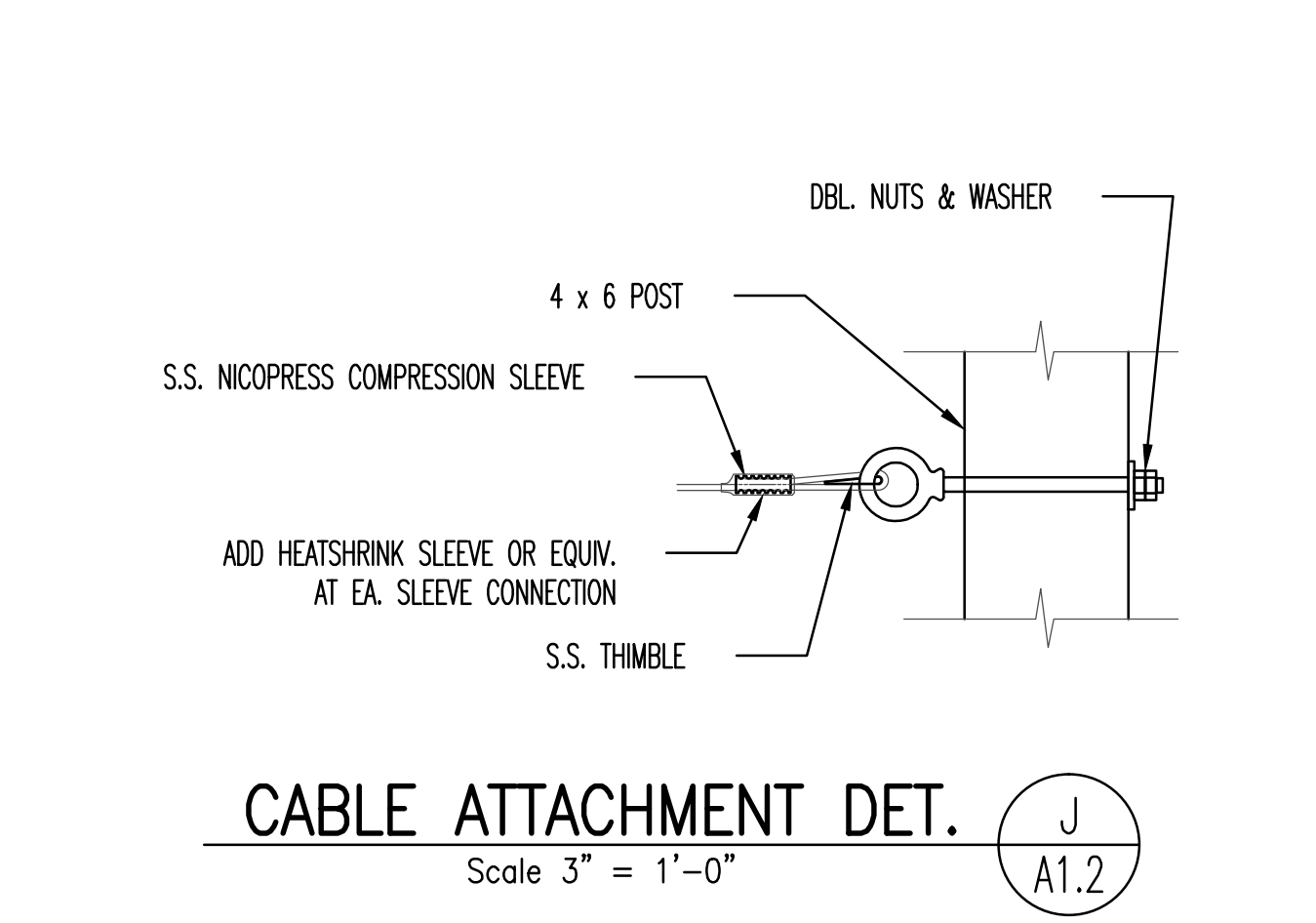
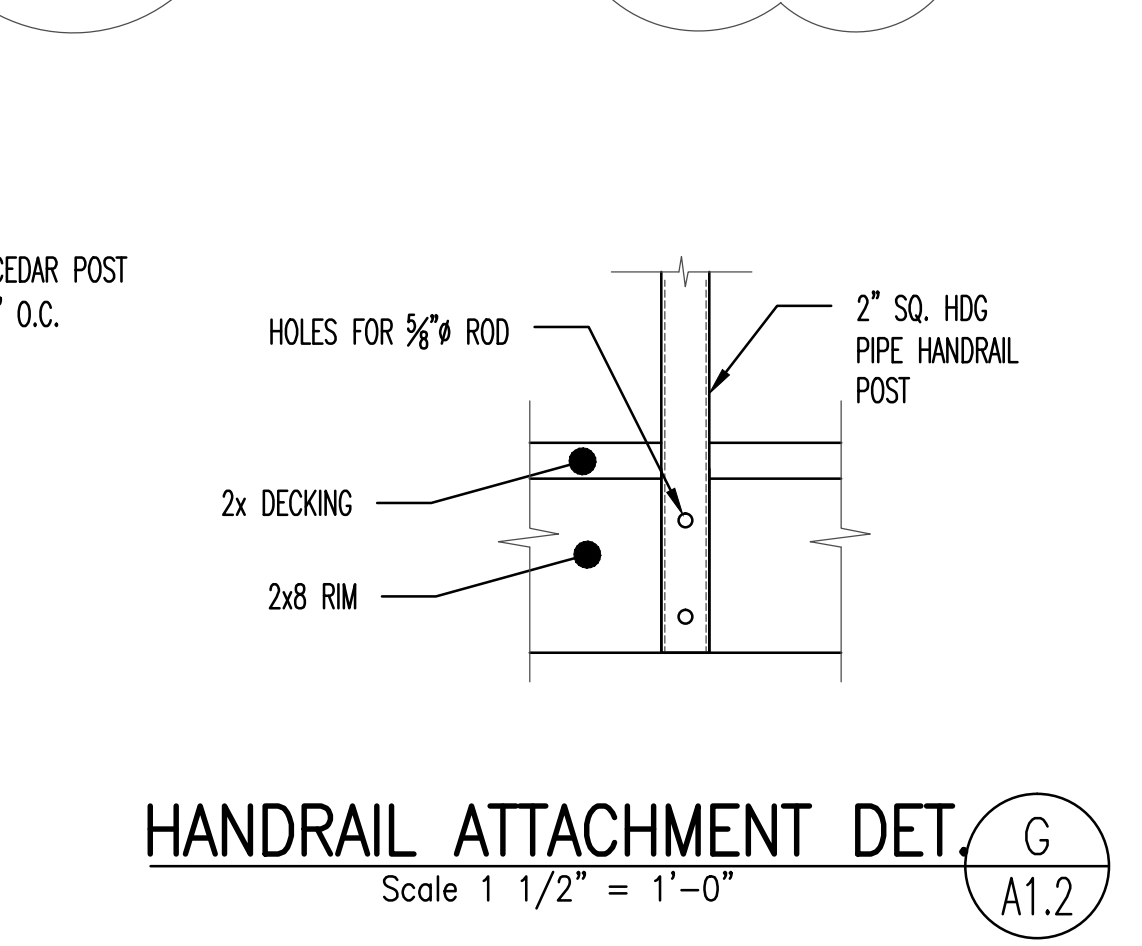
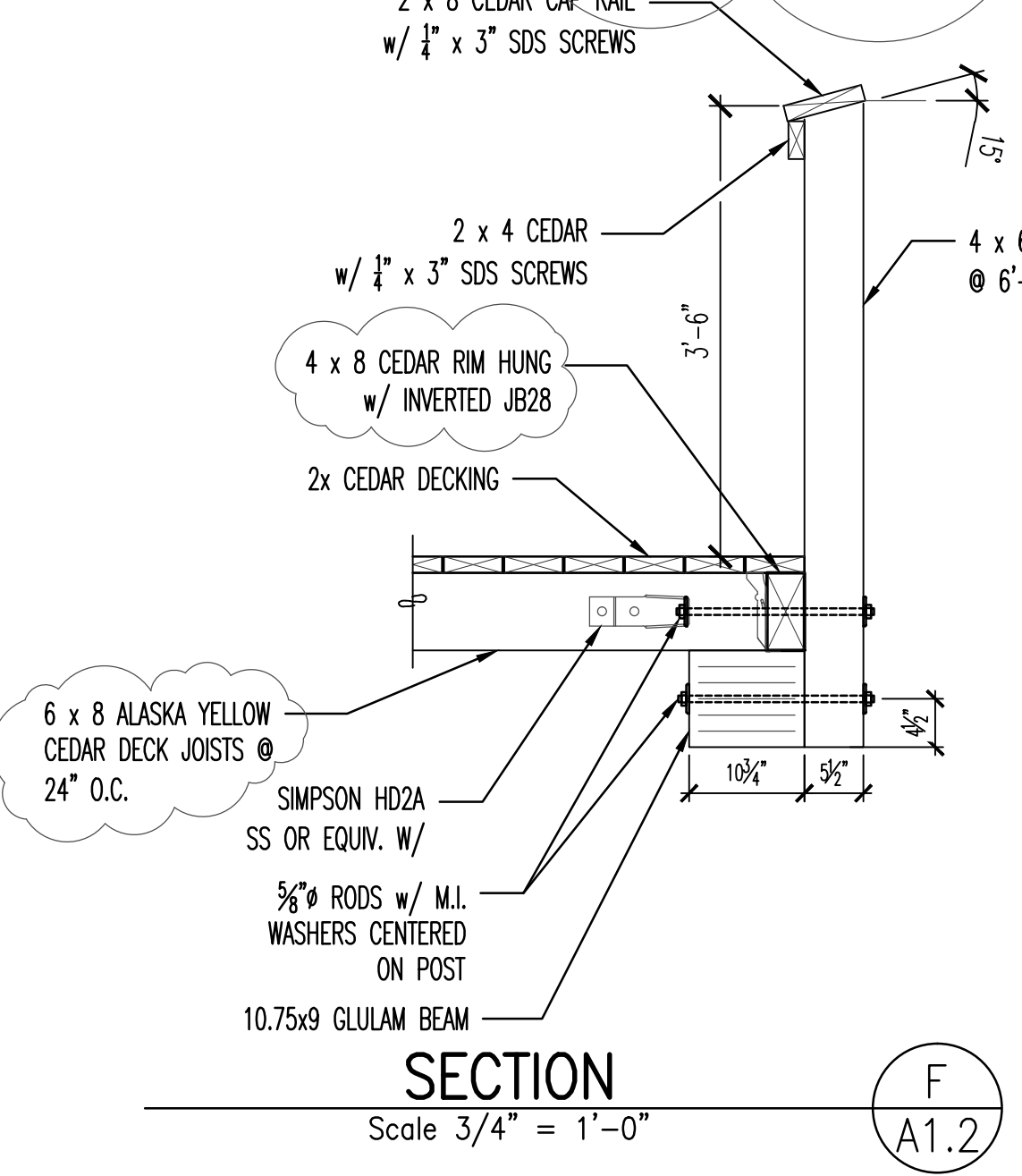
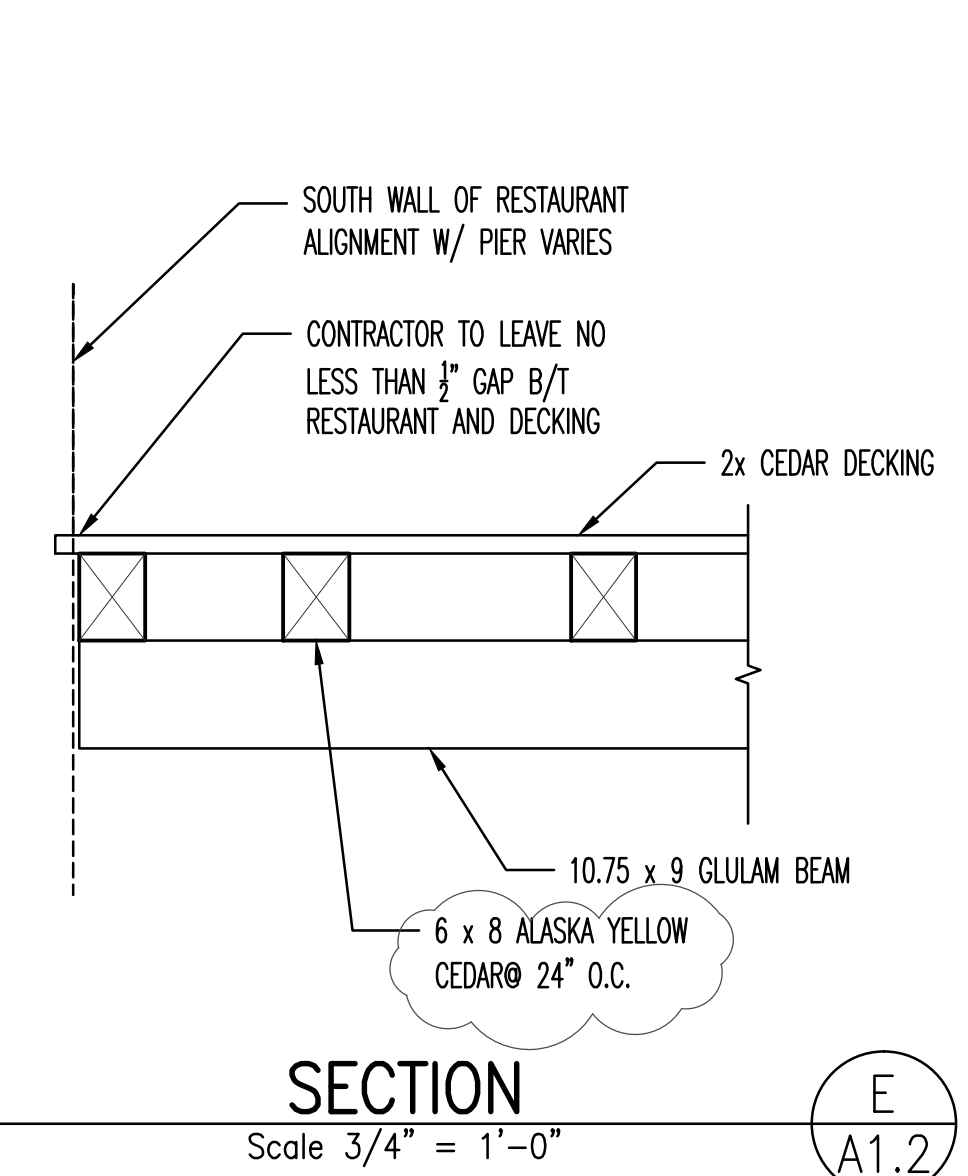
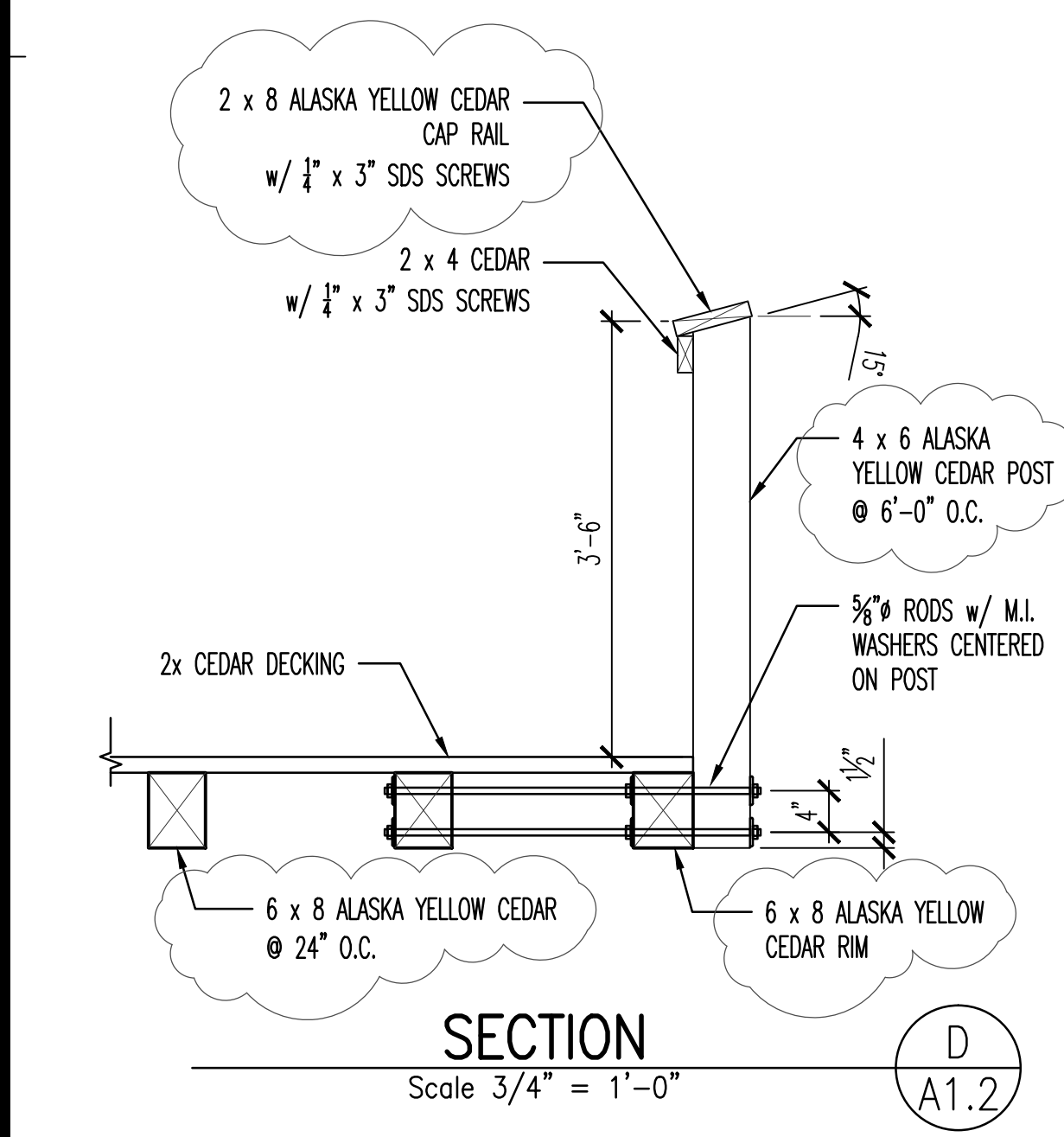
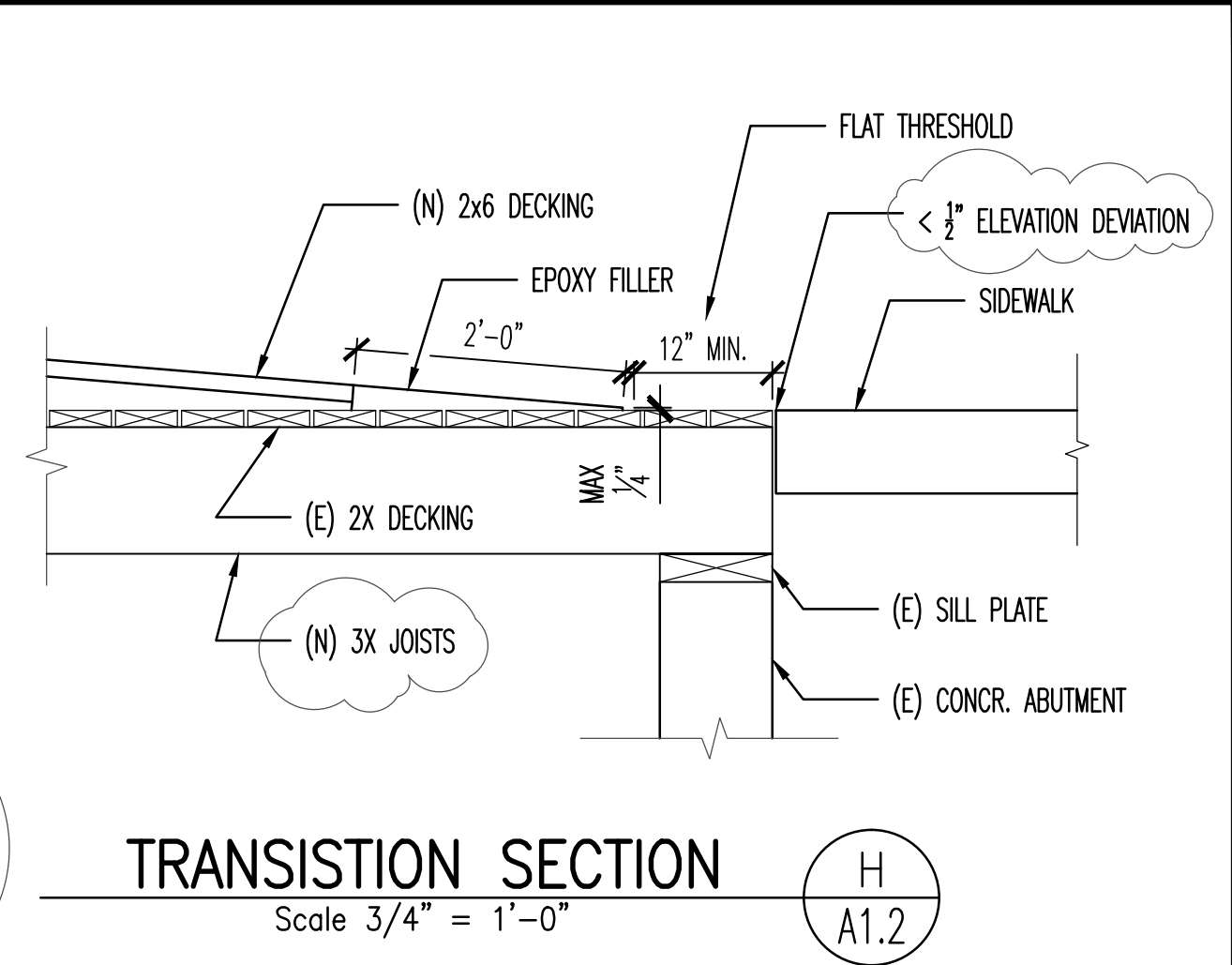
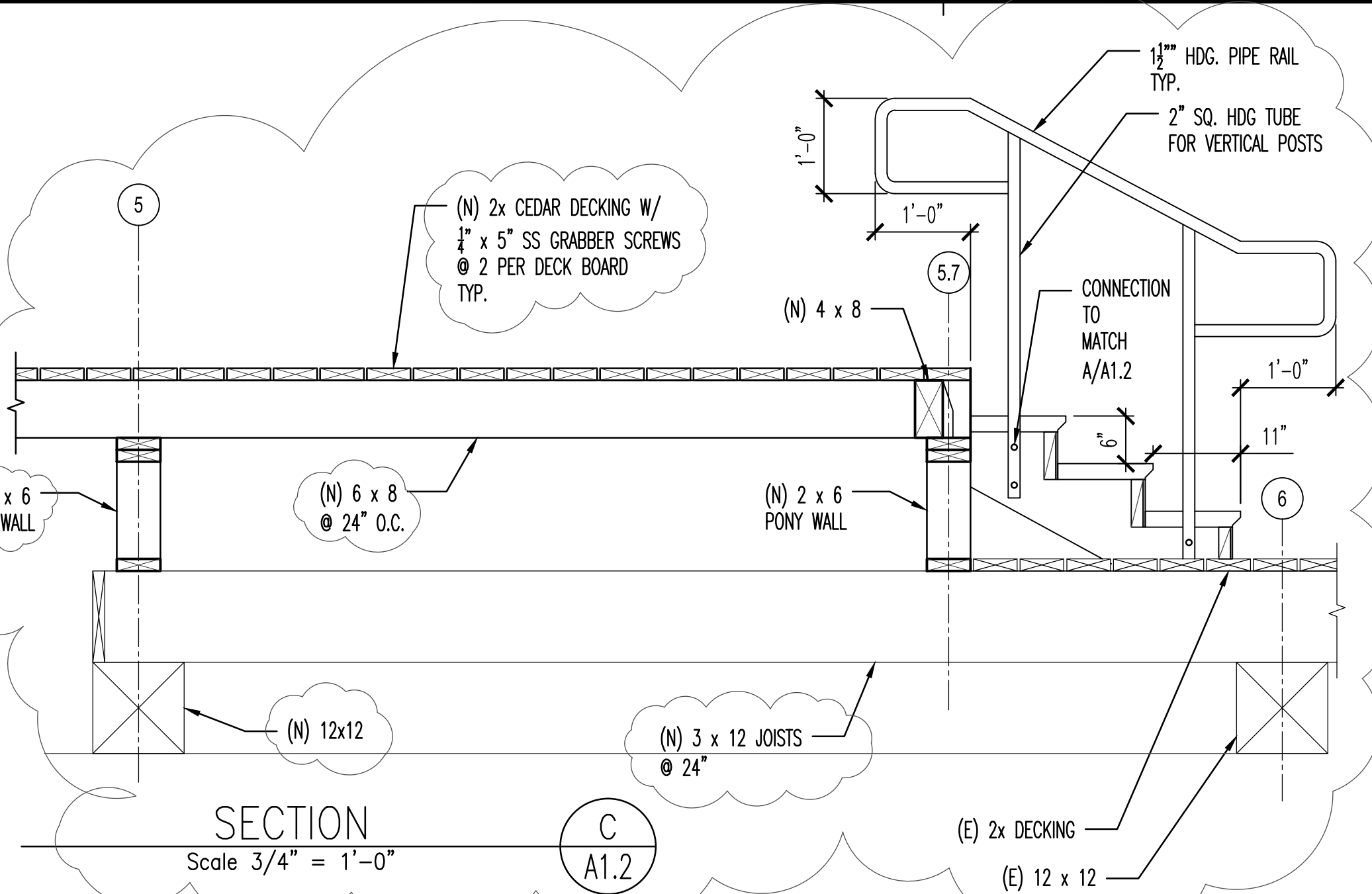
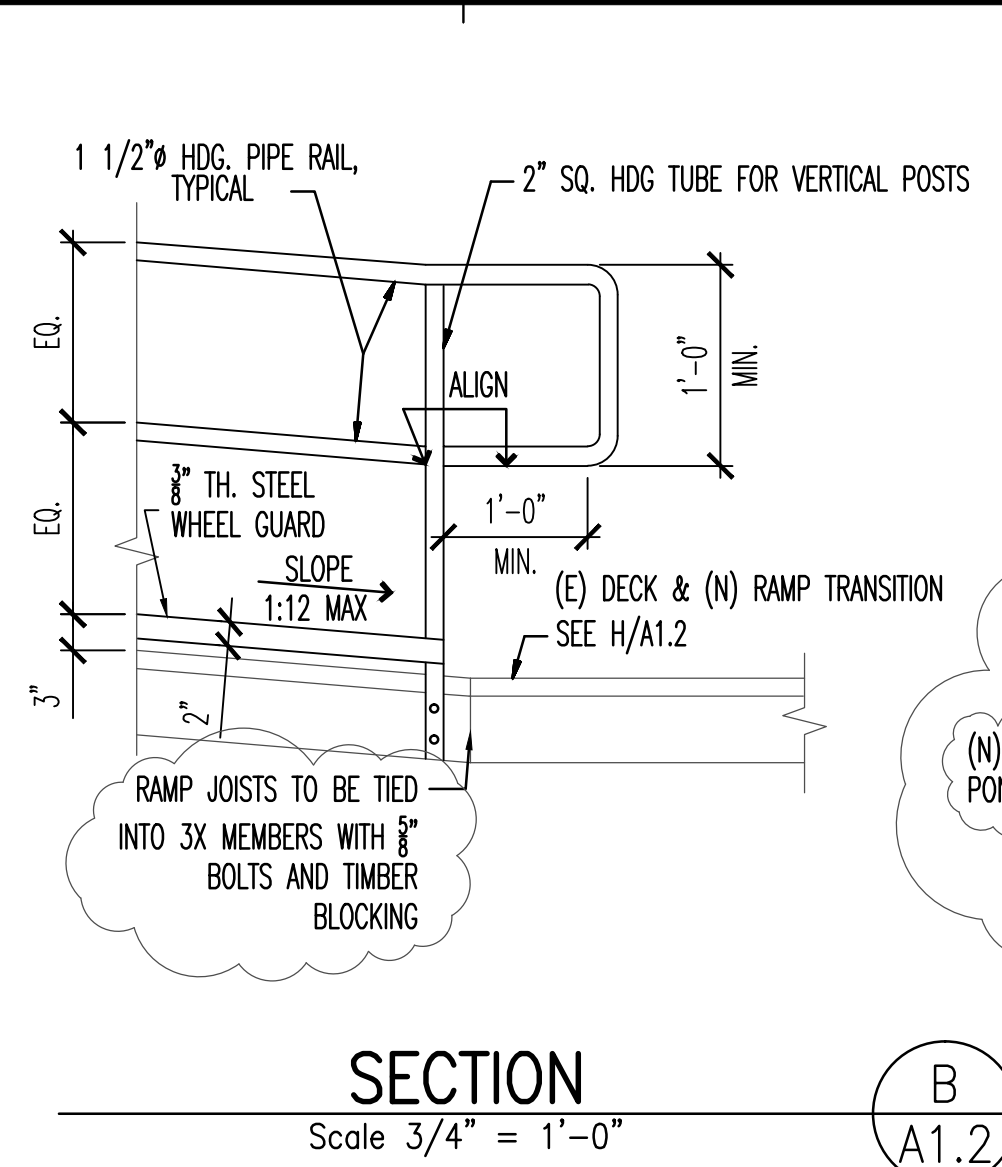
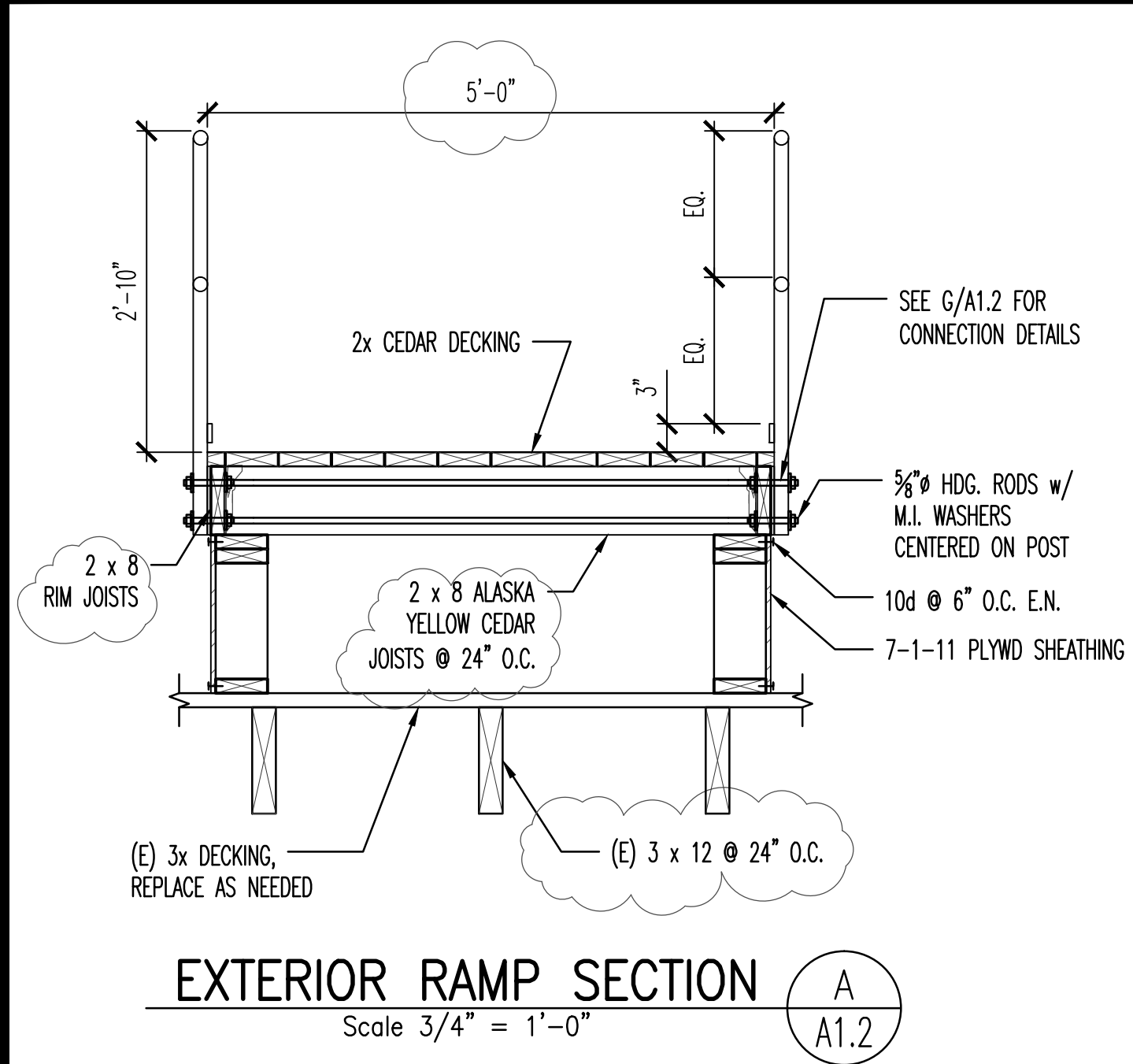
Scale 1/8" = 1'-0"



Floor Plan

Scale 1/4" = 1'-0"

DATUM: NAVD 88 DATUM
CONVERSION TO MLLW:
MLLW = EL 0.2 NAVD88



REVISIONS:

No.	DATE	DESCRIPTION
1	11/04/13	GENERAL
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16	3/5/14	GENERAL
17	3/27/14	PLAN CHECK RESPONSE

GENERAL NOTES

01000 GENERAL

1. MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, 2013 EDITION (IBC 2009 AMENDED), ASCE 7-10, AND ALL LOCAL ORDINANCES.

2. GRAVITY DESIGN IS BASED UPON THE REFERENCED CODE, USING AN ALLOWABLE STRESS LOADS AS FOLLOWS:
DECK LIVE LOAD OF 100 PSF

3. SEISMIC DESIGN IS BASED UPON THE REFERENCED CODE AND ASCE 7-10 USING EQUIVALENT LATERAL FORCE PROCEDURES, ASSUMING OCCUPANCY CATEGORY II, SITE CLASS D, WITH IMPORTANCE FACTOR OF 1. $V = 0.30 \times W$ (ALLOWABLE STRESS DESIGN).

4. WIND DESIGN IS IN ACCORDANCE WITH THE REFERENCED CODE USING THE SIMPLIFIED PROCEDURE (METHOD 1) WITH BASIC WIND SPEED (3 SECOND GUST) VALUE OF 85 M.P.H., IMPORTANCE FACTOR OF 1.0, EXPOSURE CATEGORY B, HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENT OF 1.0.

5. THE CONTRACTOR SHALL VERIFY EXISTING JOB CONDITIONS, REVIEW ALL DRAWINGS AND SPECIFICATIONS AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. ANY DEVIATIONS BETWEEN DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER (ARCHITECT) PRIOR TO SUBMITTING BID PROPOSAL.

6. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR PROJECT SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE BRACING AND SUPPORT OF ALL TEMPORARY CONSTRUCTION AND PARTIALLY COMPLETED PORTIONS OF THE WORK. SUCH BRACING, SHORING, AND SUPPORT SHALL INSURE THE SAFETY OF THE STRUCTURE AND ALL PERSONS WHO COME IN CONTACT WITH THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING, BRACING, AND DEMOLITION PROCEDURES.

8. INFORMATION REGARDING EXISTING CONSTRUCTION IS BASED ON SITE INSPECTIONS. THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS NOT GUARANTEED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS, AND FIELD VERIFY ALL DIMENSIONS, AND EXISTING JOB CONDITIONS AND CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING JOB CONDITIONS AND/OR CONSTRUCTION IS NOT AS SHOWN ON THE DRAWINGS.

9. ALL WORK SHALL CONFORM TO THESE NOTES AND DRAWINGS IN ALL RESPECTS. NO CHANGES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORITY FROM THE ENGINEER, AND APPROVAL OF THE BUILDING DEPARTMENT.

10. ALL DEMOLITION MATERIAL SHALL BE REMOVED FROM THE SITE. ALL HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL EPA, STATE AND LOCAL STANDARDS AND ORDINANCES. NO MATERIALS SHALL DROP INTO THE BAY WITHOUT RETRIEVAL.

11. CONTRACTOR SHALL COORDINATE ALL METHODS OF OPERATIONS AND THE TIME IN WHICH WORK SHALL BE PERFORMED WITH THE OWNER PRIOR TO STARTING PROJECT.

05000 STEEL

1. UNLESS INDICATED OTHERWISE, STEEL COMPONENTS AND HARDWARE SHALL BE 316 STAINLESS.

06000 WOOD

1. WOOD JOISTS, STRUCTURAL BLOCKING, AND STRUCTURAL FRAMING SHALL BE PRESSURE TREATED DOUGLAS FIR.

2. REFER TO C.B.C. TABLE NO. 2304.9.1 FASTENING SCHEDULE FOR TYPICAL NAILING CONDITIONS NOT OTHERWISE SPECIFIED ON THE NAILING SCHEDULE ON THESE DRAWINGS.

3. NAILS USED TYPICALLY ON PROJECT SHALL BE "COMMON WIRE NAILS" WITH ROUND HEAD (P-NAILS) WITH THE FOLLOWS MINIMUM SHANK DIAMETERS: 8D HAVE 0.131" SHAFT WITH 1.57" MIN. EMBEDMENT, 10D HAVE 0.148" SHAFT WITH 1.78" MIN. EMBEDMENT, 16D HAVE 0.162" SHAFT WITH 1.94" MIN. EMBEDMENT, AND 20D HAVE 0.192" SHAFT WITH 2.30" MIN. EMBEDMENT. TABULATED DIAMETERS APPLY TO FASTENERS BEFORE APPLICATION OF ANY PROTECTIVE COATING. GALVANIZED NAILS SHALL BE USED AT ALL LOCATIONS FASTENING PRESSURE TREATED LUMBER, ALL PLYWOOD ROOF AND EXTERIOR WALL SHEATHING FASTENING, AND WHERE EXPOSED TO WEATHER OR DAMP ENVIRONMENT. UN-COATED OR COATED NAILS MAY BE USED ELSEWHERE. BORED HOLES ARE REQUIRED IN SEASONED LUMBER TO PREVENT SPLITTING OF WOOD, AND HOLE SHALL NOT EXCEED 75% OF THE NAIL DIAMETER. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY 30 DEGREES WITH THE MEMBER AND START APPROXIMATELY 1/3 THE LENGTH OF THE NAIL FROM THE MEMBERS END.

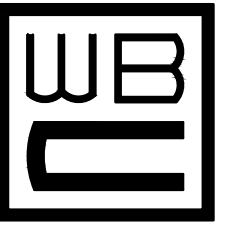
4. JOIST HANGERS AND FRAMING CONNECTORS / HARDWARE SHALL BE 316 STAINLESS STEEL.

5. ALL FRAMING SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN CHAPTER 23 IN THE CALIFORNIA BUILDING CODE, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY AMERICAN FOREST & PAPER ASSOCIATION, AND GUIDES PUBLISHED BY THE AMERICAN PLYWOOD ASSOCIATION. STRUCTURAL FRAMING, BLOCKING, AND MEMBERS WITH DEFECTS SUCH AS SPLITS, KNOTS, CHECKS, OR SHAKES THAT MAY EFFECT THE PERFORMANCE OF THE PARTICULAR MEMBER SHALL NOT BE USED. SHALL SPLITS DEVELOP DURING INSTALLATION OR WITH SEASONING, THE MEMBER SHALL BE REMOVED AND REPLACED. ALL LUMBER AND TIMBER PRODUCTS DELIVERED TO PROJECT SITE SHALL BEAR GRADE AND TRADEMARK CERTIFICATION OF COMPLIANCE, AND SHALL REMAIN WITH MAIN FRAMING MEMBERS WITHIN THE BUILDING.

6. WIRE ROPE FOR GUARDRAIL SHALL BE $\frac{1}{8}$ " DIAMETER, 1x19 STRAND, GRADE 316 STAINLESS STEEL. ALL TENSIONING DEVICES, SWAGING, AND OTHER COMPONENTS SHALL BE 316 STAINLESS STEEL.

07000 EPOXY

1. EPOXY ADHESIVE FOR ANCHORING DOWELS SHALL BE HILTI HIT-RE 500-SD ADHESIVE SYSTEM (ESR 2322) OR ICC EQUIVALENT AFTER WRITTEN APPROVAL FROM THE ENGINEER. INSTALL ANCHORS IN STRICT CONFORMANCE WITH THE MANUFACTURER'S DIRECTIONS AND ICC REPORT. ALL HOLES SHALL BE WITHIN THE TOLERANCE OF THE CRITERIA OF THE MANUFACTURER, BRUSHED, AND SHALL BE BLOWN CLEAN FROM THE BOTTOM USING COMPRESSED AIR FROM SMALL TUBING.



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PROJECT NAME:

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REPAIR PROJECT**

558 BRIDGEWAY ADJACENT ONDINE RESTAURANT
SAUSALITO, CALIFORNIA

STAMP:

REVISIONS:

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△	3/27/14	PLAN CHECK RESPONSE
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DRAWING TITLE:

**STRUCTURAL
NOTES**

SCALE:



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SHEET No.:

S0.0

PROJECT No.:

25441

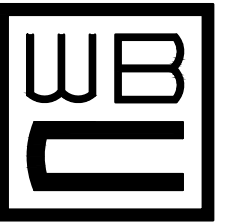
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11/05/13

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SAUSALITO, CALIFORNIA

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REVISIONS:

No.	DATE	DESCRIPTION
1	2/18/14	GENERAL
2	3/27/14	PLAN CHECK RESPONSE

DRAWING TITLE:

**DECK FRAMING
PLAN**

SCALE:



1/4" = 1'-0"

DRAWN:

CHECKED:

KCC

SHEET No.:

S1.0

PROJECT No.:

25441

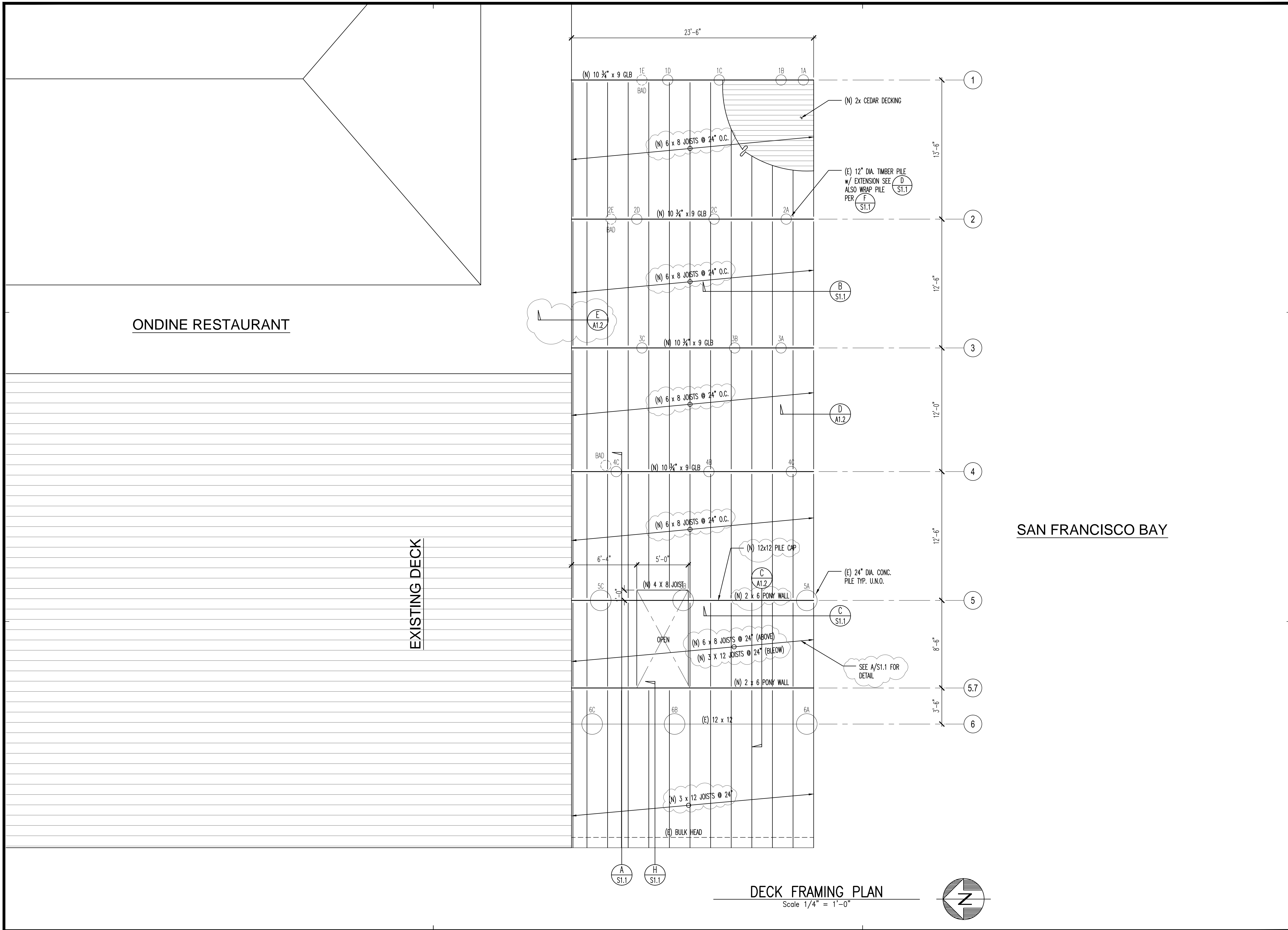
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DATE MODIFIED:

11/05/13

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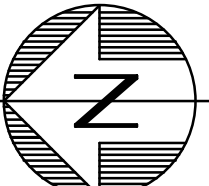


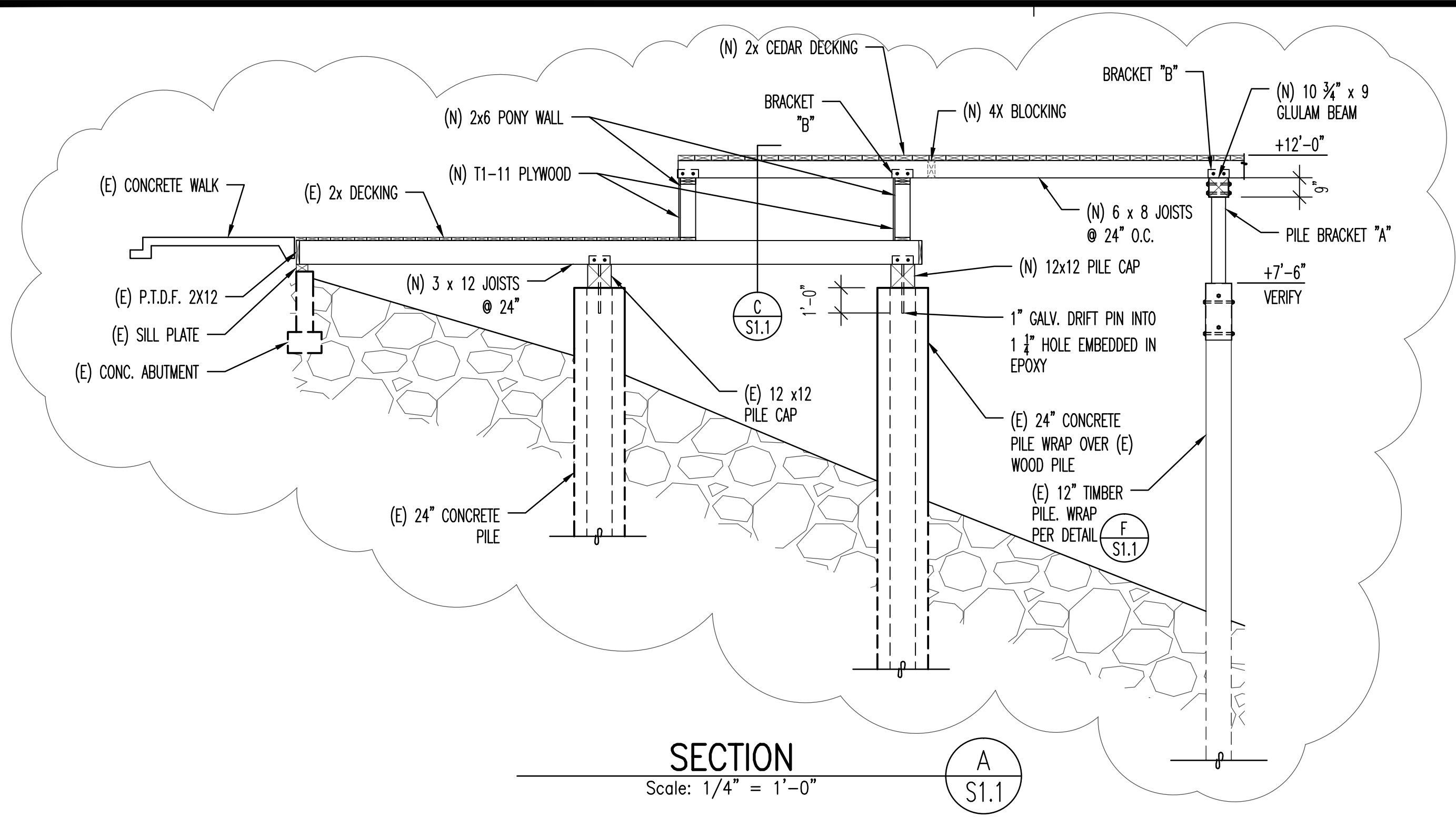
ONDINE RESTAURANT

EXISTING DECK

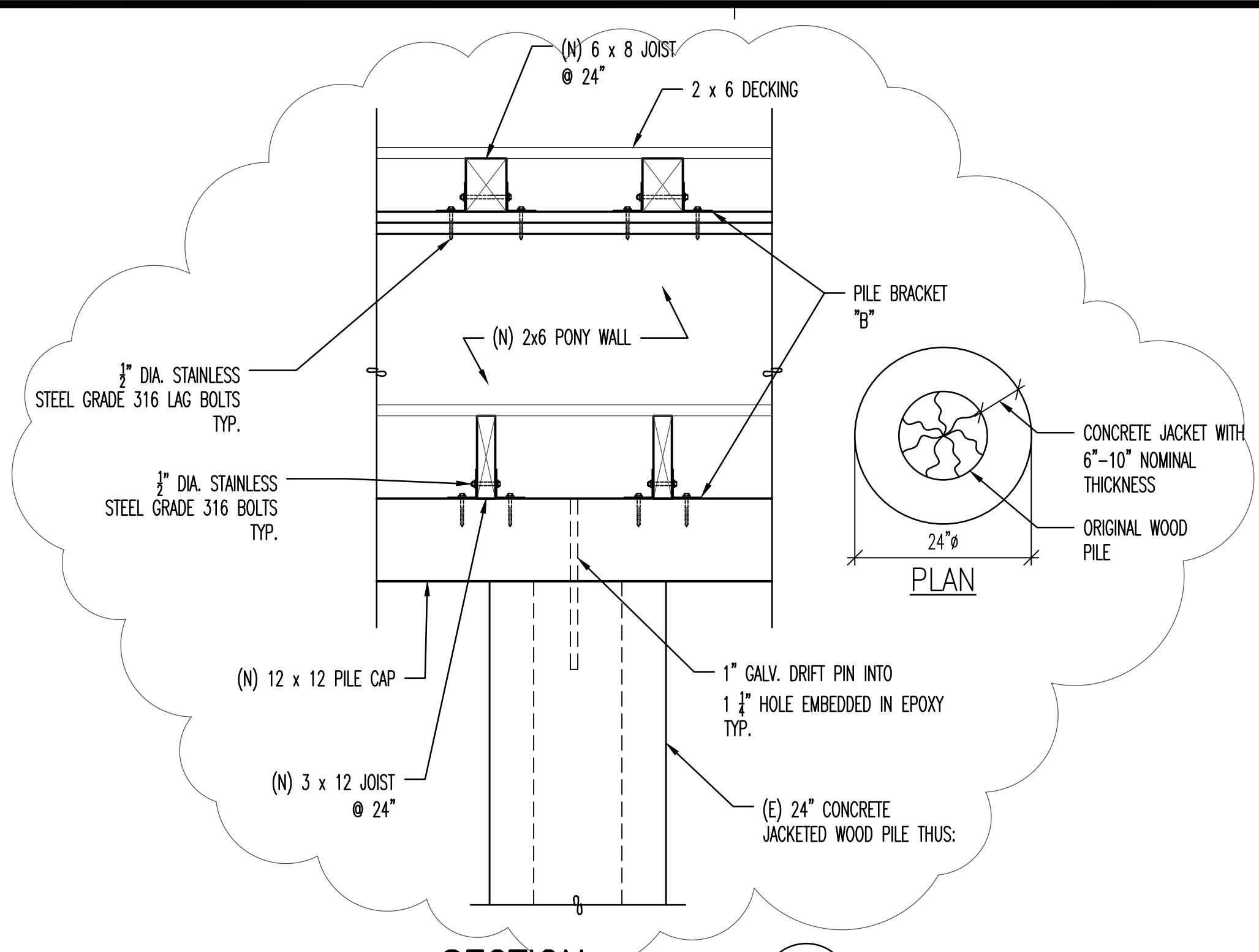
SAN FRANCISCO BAY

DECK FRAMING PLAN
Scale 1/4" = 1'-0"

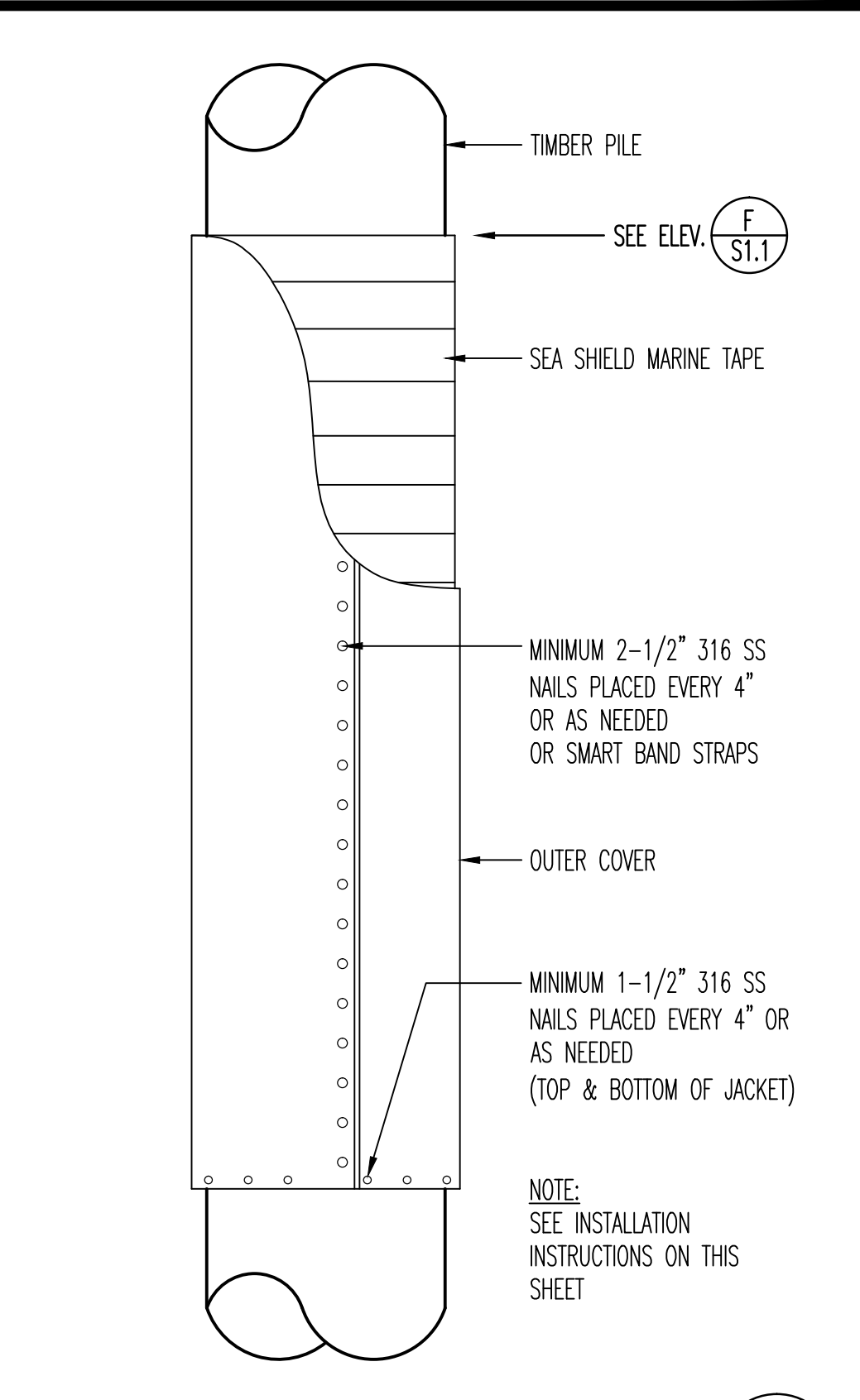




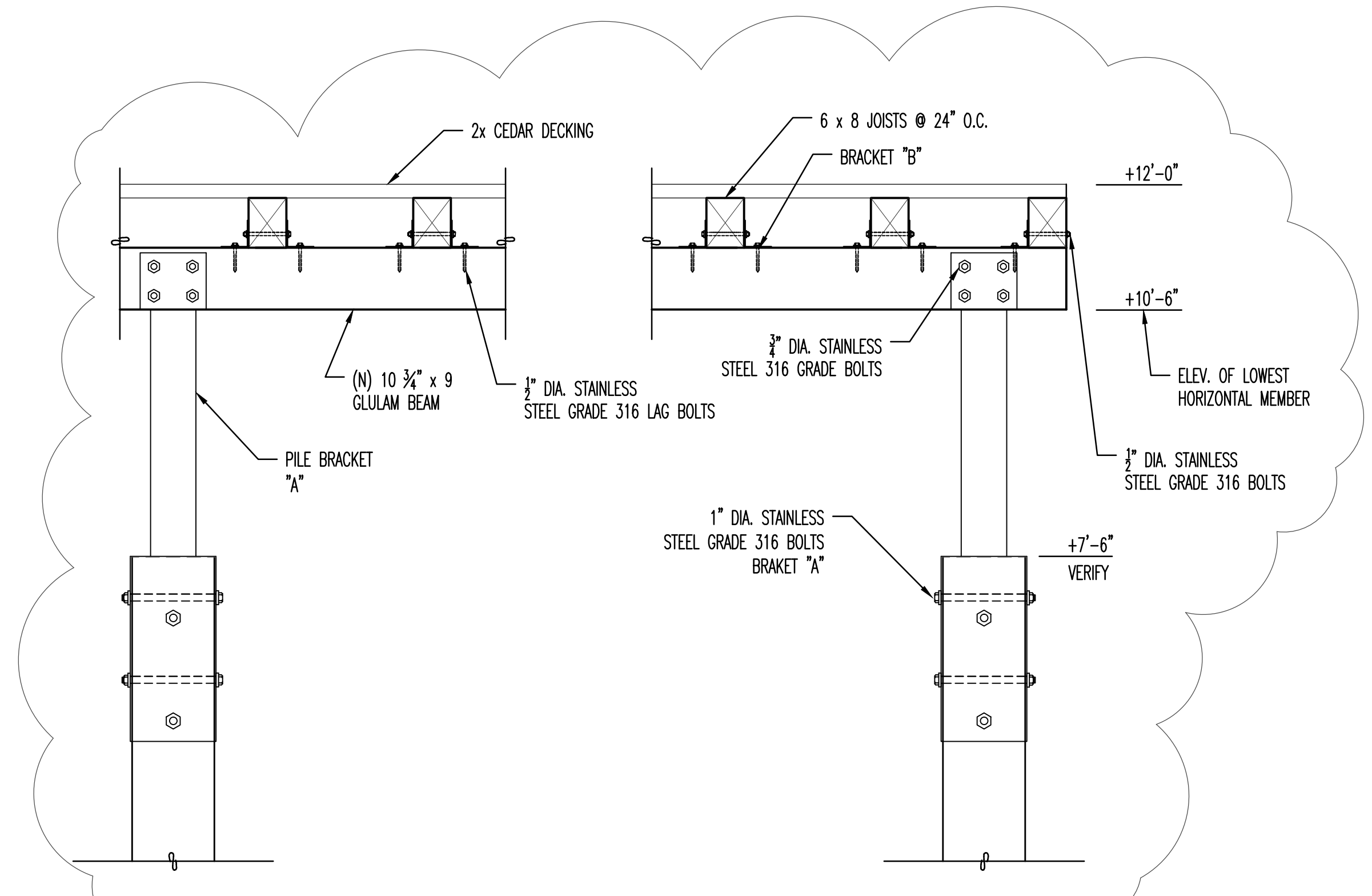
SECTION A
Scale: 1/4" = 1'-0"



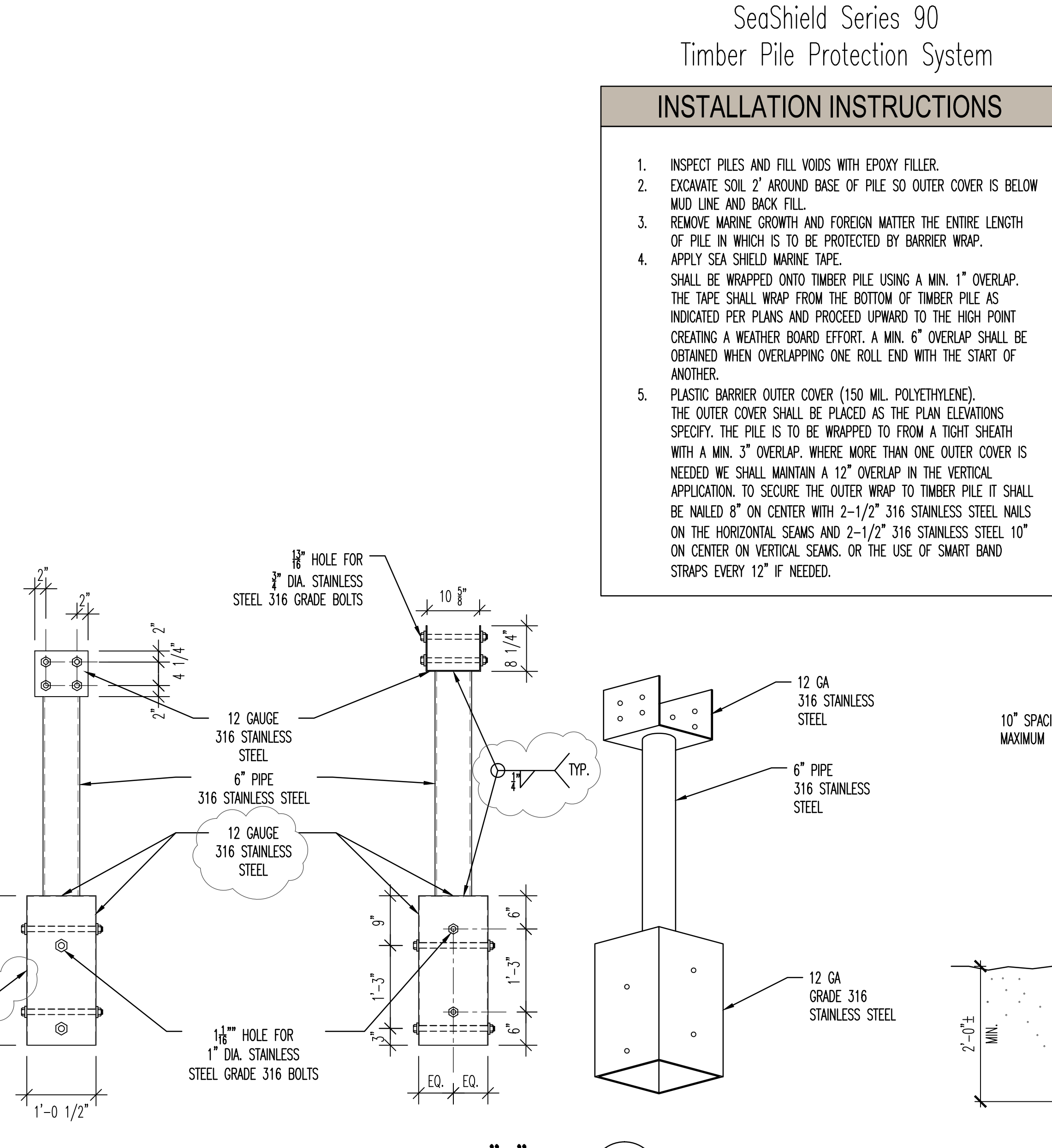
SECTION C
Scale: 3/4" = 1'-0"



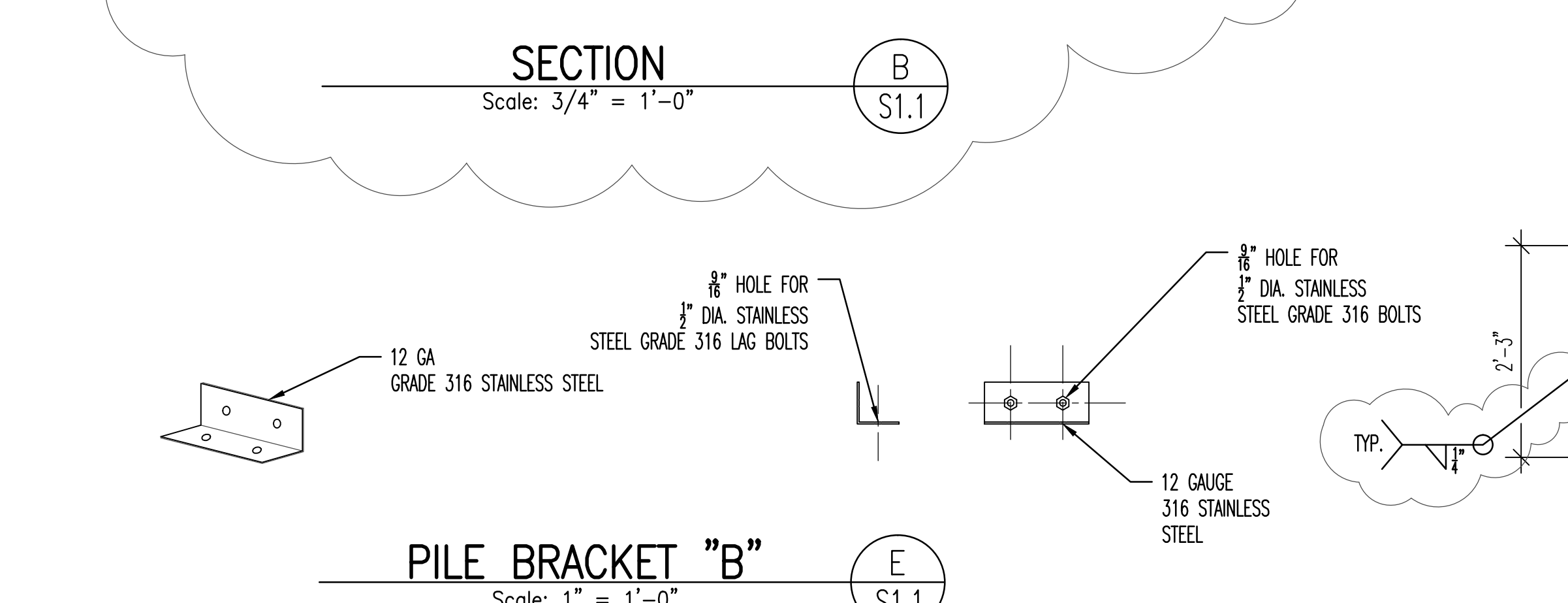
SEASHIELD DETAIL G
Scale 3/4" = 1'-0"



SECTION B
Scale: 3/4" = 1'-0"

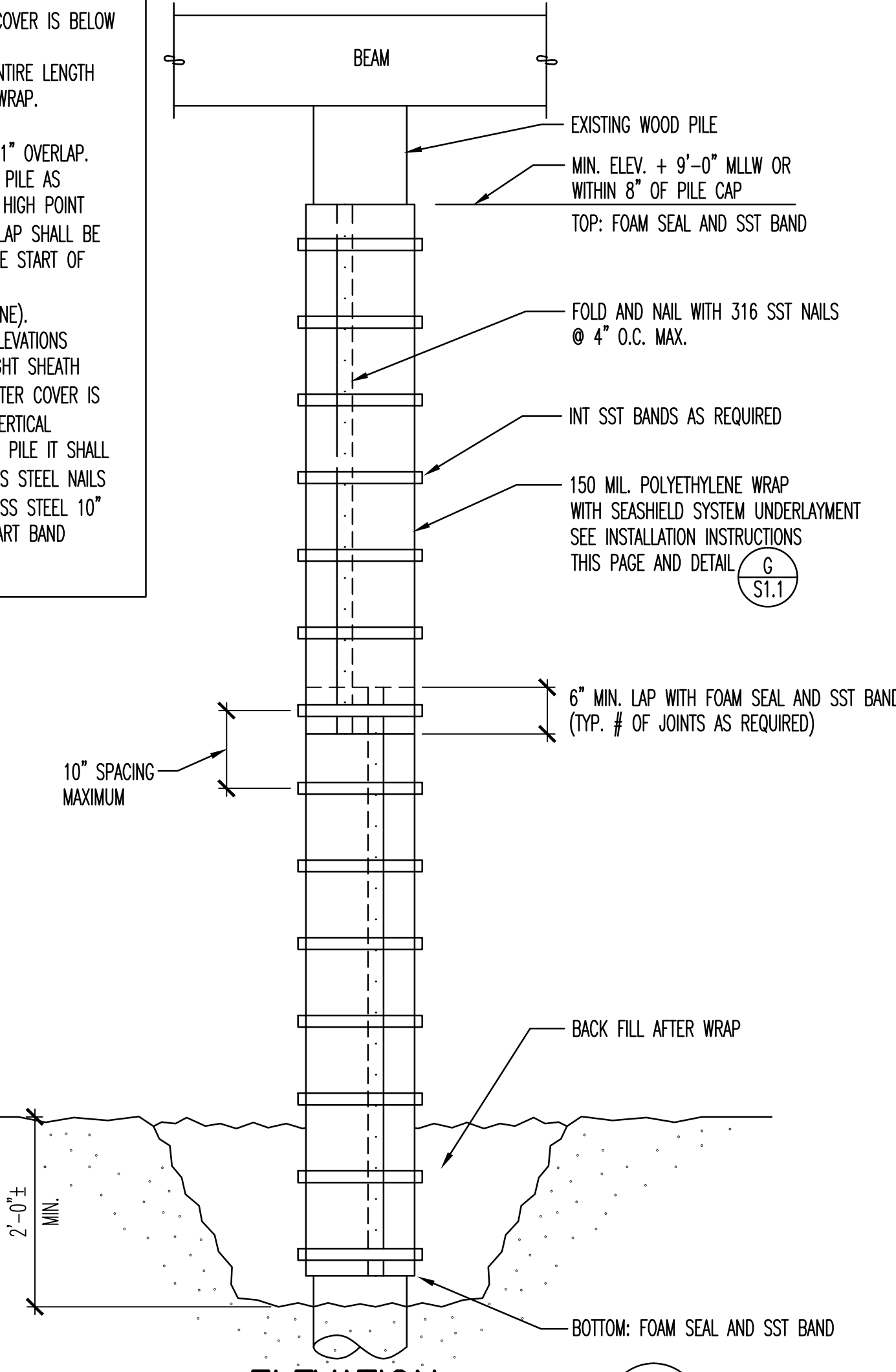


PILE BRACKET A D
Scale: 3/4" = 1'-0"



PILE BRACKET B E
Scale: 1" = 1'-0"

- INSTALLATION INSTRUCTIONS**
- INSPECT PILES AND FILL VOIDS WITH EPOXY FILLER.
 - EXCAVATE SOIL 2' AROUND BASE OF PILE SO OUTER COVER IS BELOW MUD LINE AND BACK FILL.
 - REMOVE MARINE GROWTH AND FOREIGN MATTER THE ENTIRE LENGTH OF PILE IN WHICH IS TO BE PROTECTED BY BARRIER WRAP. SHALL BE WRAPPED ONTO TIMBER PILE USING A MIN. 1" OVERLAP. THE TAPE SHALL WRAP FROM THE BOTTOM OF TIMBER PILE AS INDICATED PER PLANS AND PROCEED UPWARD TO THE HIGH POINT CREATING A WEATHER BOARD EFFORT. A MIN. 6" OVERLAP SHALL BE OBTAINED WHEN OVERLAPPING ONE ROLL END WITH THE START OF ANOTHER.
 - APPLY SEA SHIELD MARINE TAPE.
 - PLASTIC BARRIER OUTER COVER (150 MIL. POLYETHYLENE). THE OUTER COVER SHALL BE PLACED AS THE PLAN ELEVATIONS SPECIFY. THE PILE IS TO BE WRAPPED TO FROM A TIGHT SHEATH WITH A MIN. 3" OVERLAP. WHERE MORE THAN ONE OUTER COVER IS NEEDED WE SHALL MAINTAIN A 12" OVERLAP IN THE VERTICAL APPLICATION. TO SECURE THE OUTER WRAP TO TIMBER PILE IT SHALL BE NAILED 8" ON CENTER WITH 2-1/2" 316 STAINLESS STEEL NAILS ON THE HORIZONTAL SEAMS AND 2-1/2" 316 STAINLESS STEEL 10" ON CENTER ON VERTICAL SEAMS. OR THE USE OF SMART BAND STRAPS EVERY 12" IF NEEDED.



ELEVATION F
Scale 1/4" = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION
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