

Dunphy Park Improvements Project- 60% Construction Documents

60% CD's, June 20, 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.

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Appendix

1	Boundary & Topographic Survey
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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

Permit Submittal

DATE

21 August 2017

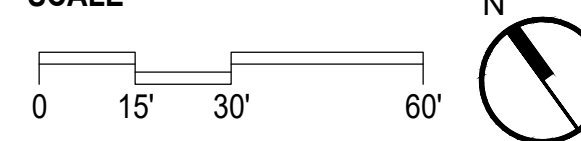
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SHEET TITLE

COVER SHEET

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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.

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.



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

rhaa

LANDSCAPE ARCHITECTURE + PLANNING
225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900 F 415 383 1433 www.rhaa.com

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200 Napa Street
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Owner:
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16042A

CONSULTANT

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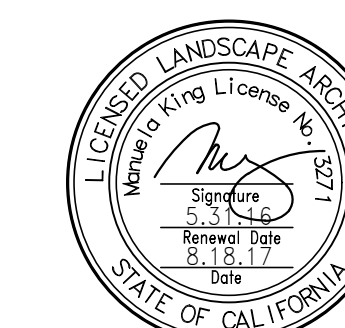
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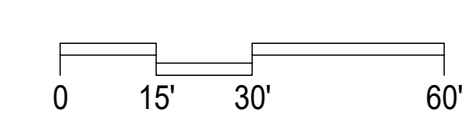
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REGISTRATION AND SIGNATURE



SCALE



SHEET TITLE

NOTES

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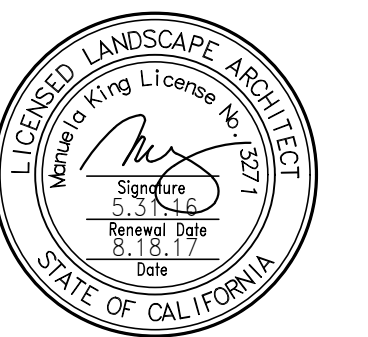
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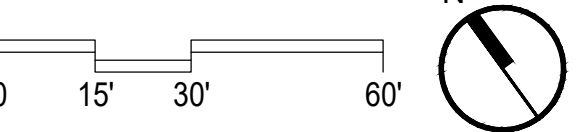
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**ADD ALTERNATES
 DIAGRAM**

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CHECKED BY:

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CRUISING CLUB

ADD ALT #1
 RESTROOM

ADD ALT #2
 VOLLEYBALL

ADD ALT #5
 SHORELINE ACCESS & WALLS

ADD ALT #6 - LIVING SHORELINE
 SITE PREPARATION
 LANDSCAPE
 OBSERVATION DECK

HUMBOLDT AVE

NAPA ST

BRIDGEWAY

BEE ST

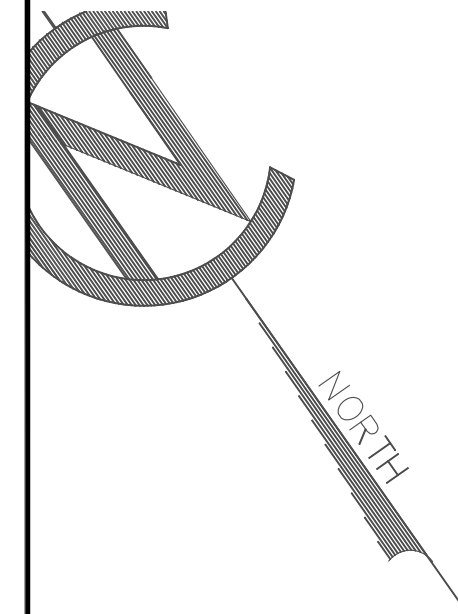
BRIDGEWAY

LITHO ST

BASE PROJECT
 SITE PREPARATION
 LANDSCAPE
 PARKING LOT
 PATHS
 ENTRY PLAZA @ NAPA ST
 BOCCIE COURTS
 SIGNAGE
 ELECTRICAL & LIGHTING, SED
 SITE UTILITIES (SEWER, WATER, FIRE, ETC), SCD

ADD ALT #3 - CENTRAL PARK AREA
 ADD'L SITE PREPARATION
 ADD'L LANDSCAPE
 ADD'L PATHS & PICNIC AREAS
 ENTRY PLAZA @ LITHO ST
 WALLS @ ENTRY PLAZAS
 SITE FURNISHINGS (N.I.C. EAST OF LITHO ST AREA)
 INTERPRETIVE SIGNAGE
 ADD'L ELECTRICAL

ADD ALT #4 - EAST OF LITHO AREA
 ADD'L SITE PREPARATION
 ADD'L LANDSCAPE
 ADD'L PATHS & PICNIC AREAS
 ADD'L SITE FURNISHINGS
 OBSERVATION DECK



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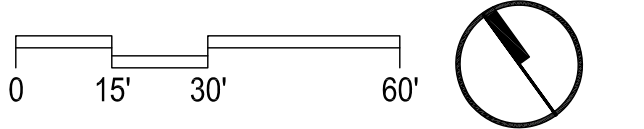
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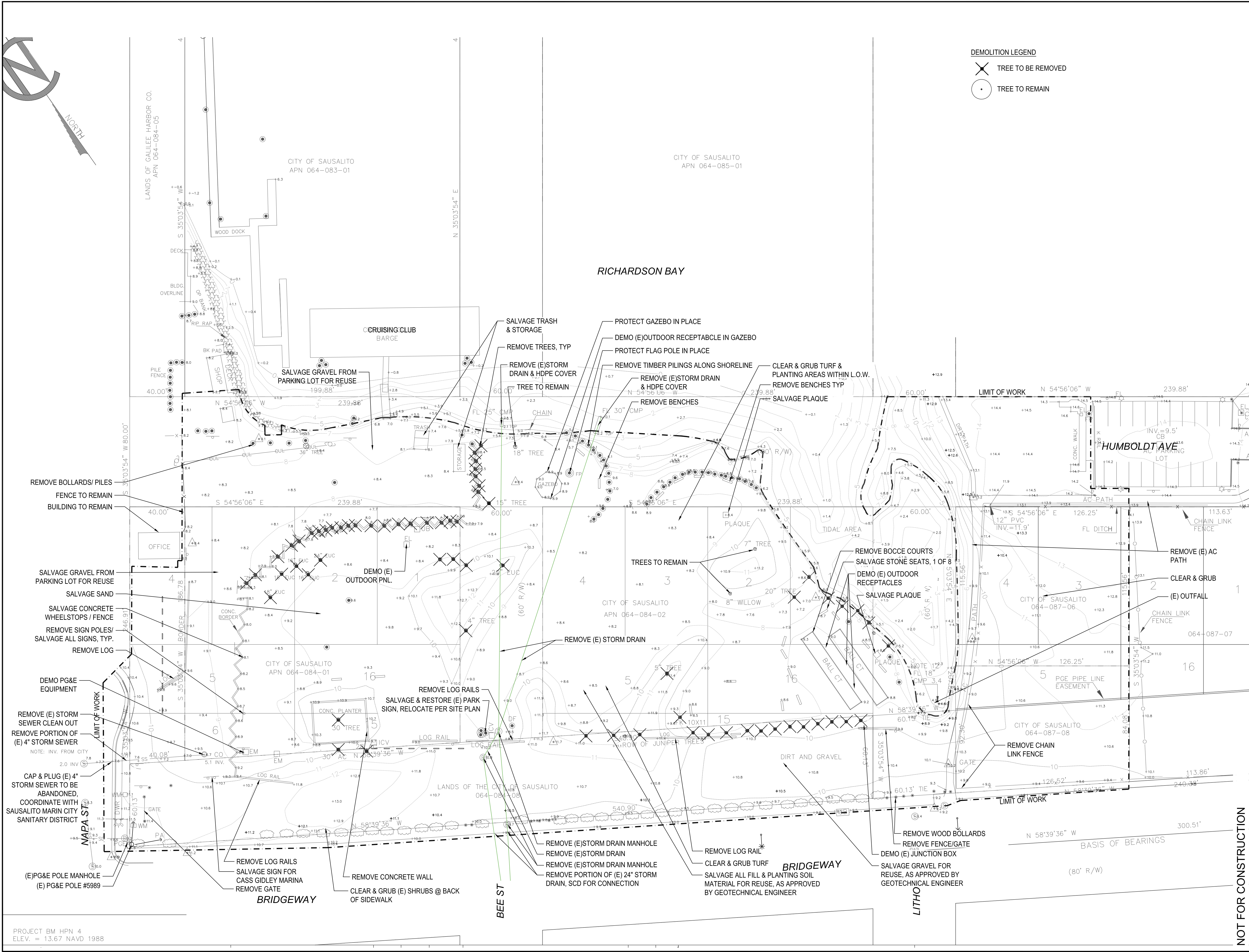
DEMOLITION PLAN

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Date Plotted: 8/18/2017 5:24 PM

PROJECT BM HPN 4
ELEV. = 13.67 NAVD 1988



DEMOLITION LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN

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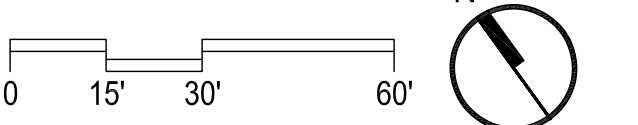
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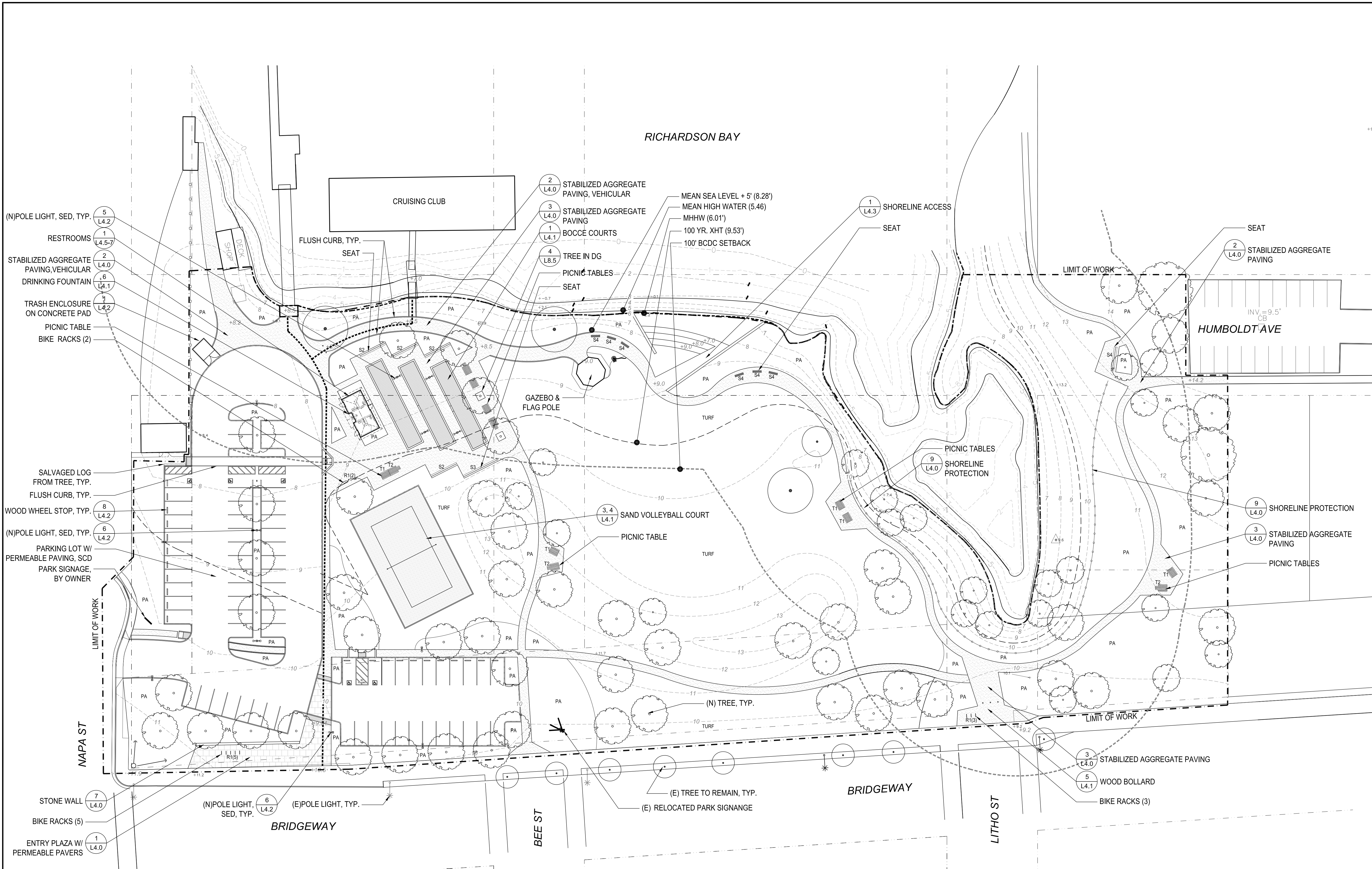
SHEET TITLE

CONSTRUCTION PLAN

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NOT FOR CONSTRUCTION



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

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

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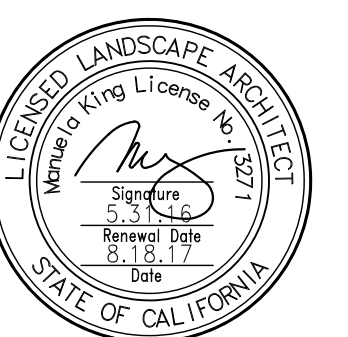
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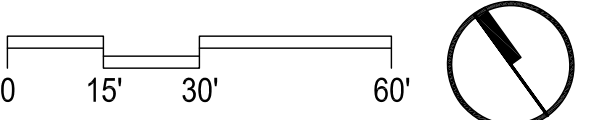
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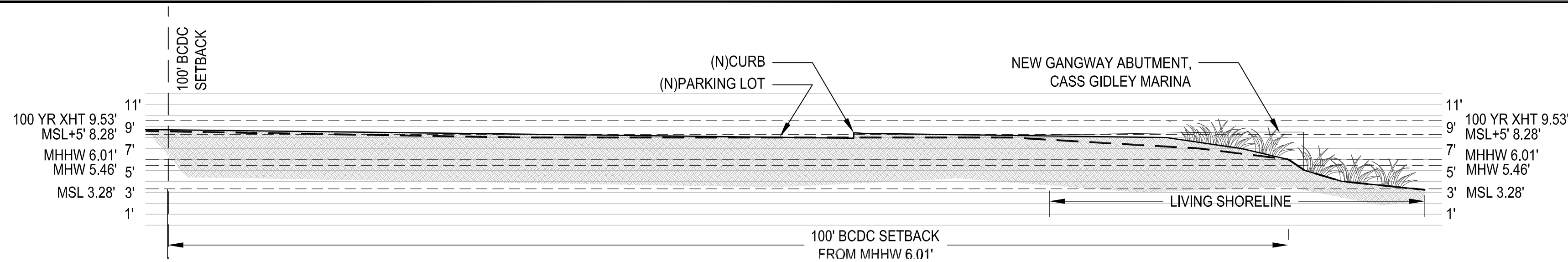


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SHORELINE SECTIONS

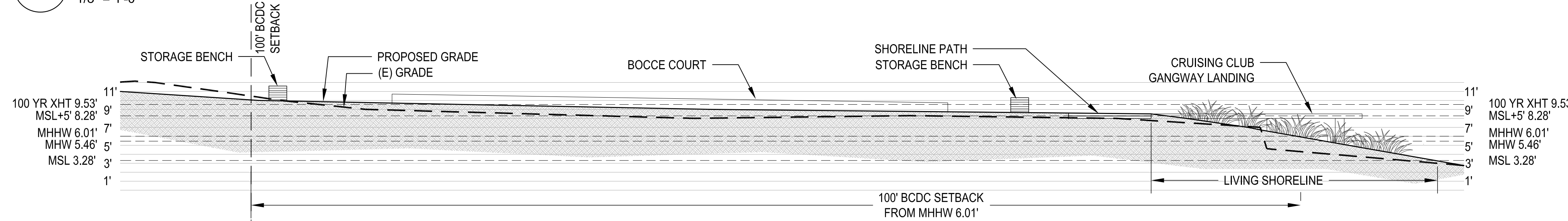
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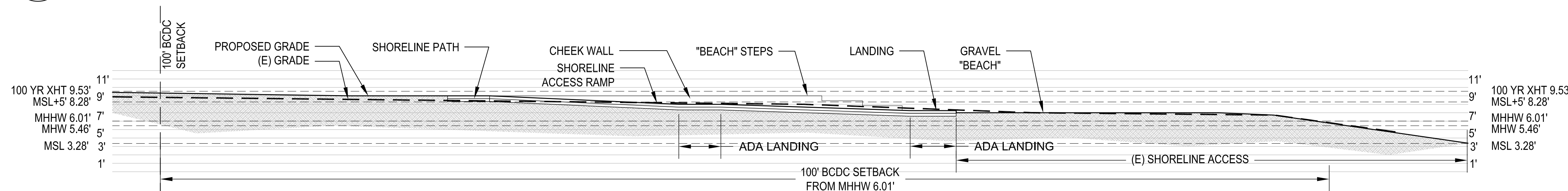
A CASS GIDLEY ABUTMENT

1/8" = 1'-0"



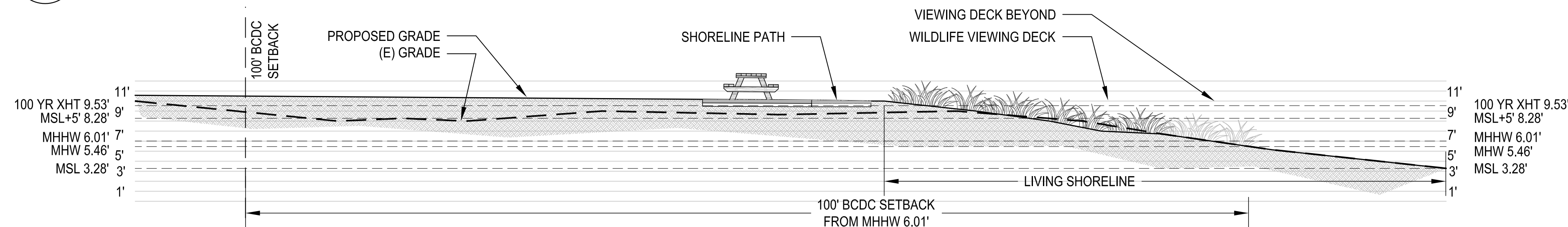
B CRUISING CLUB

1/8" = 1'-0"



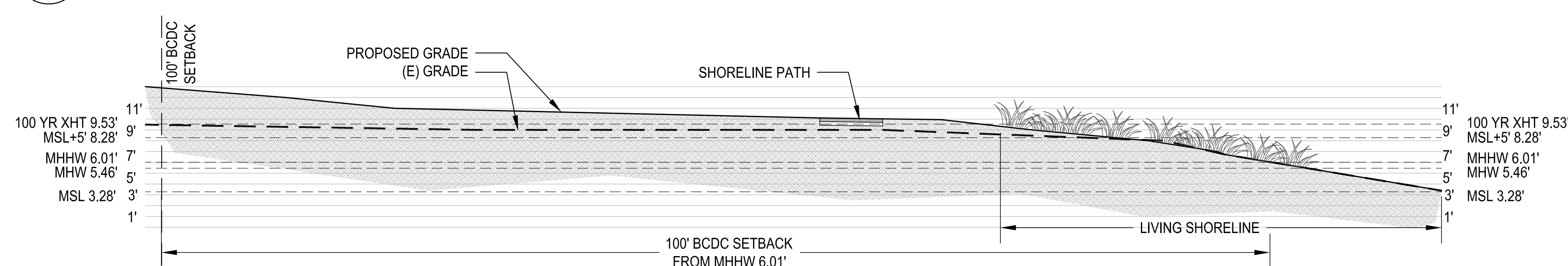
C SHORELINE ACCESS

1/8" = 1'-0"



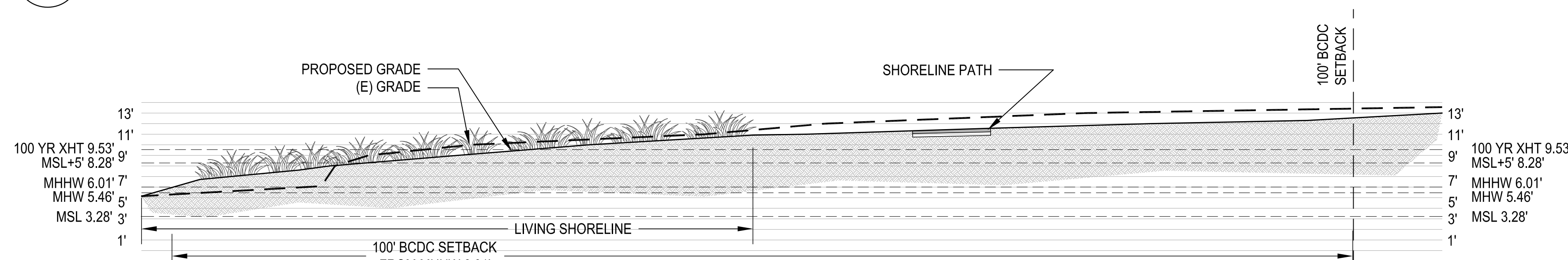
D WILDLIFE VIEWING DECK

1/8" = 1'-0"



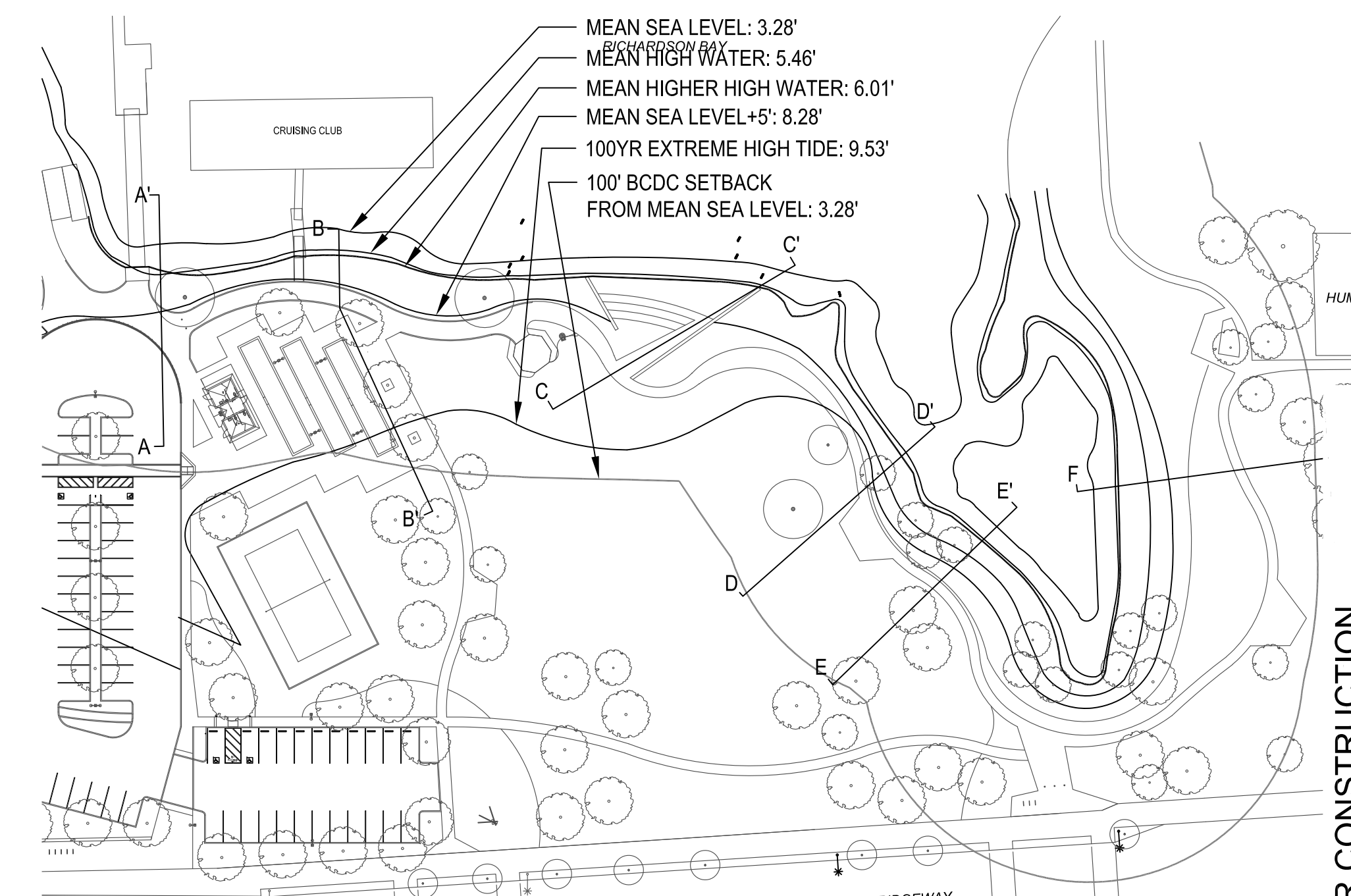
E GROUP PICNIC AREA

1/8" = 1'-0"



F MEADOW

1/8" = 1'-0"



1 KEY PLAN

1/64" = 1'-0"

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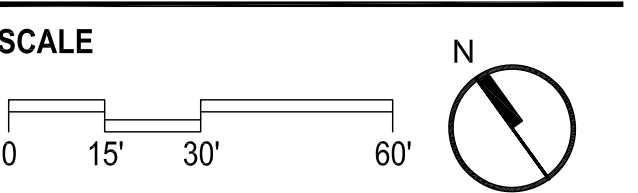
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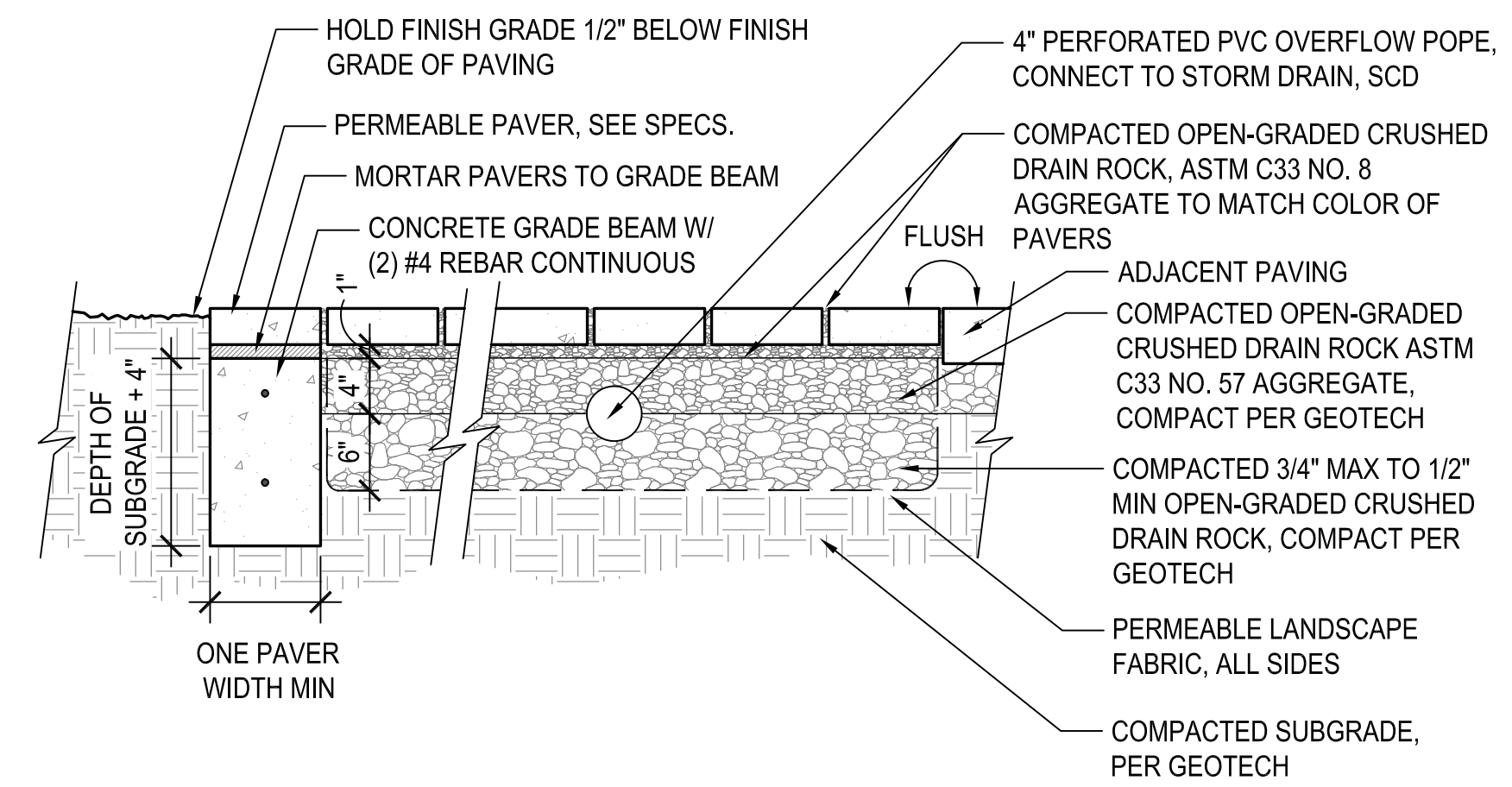


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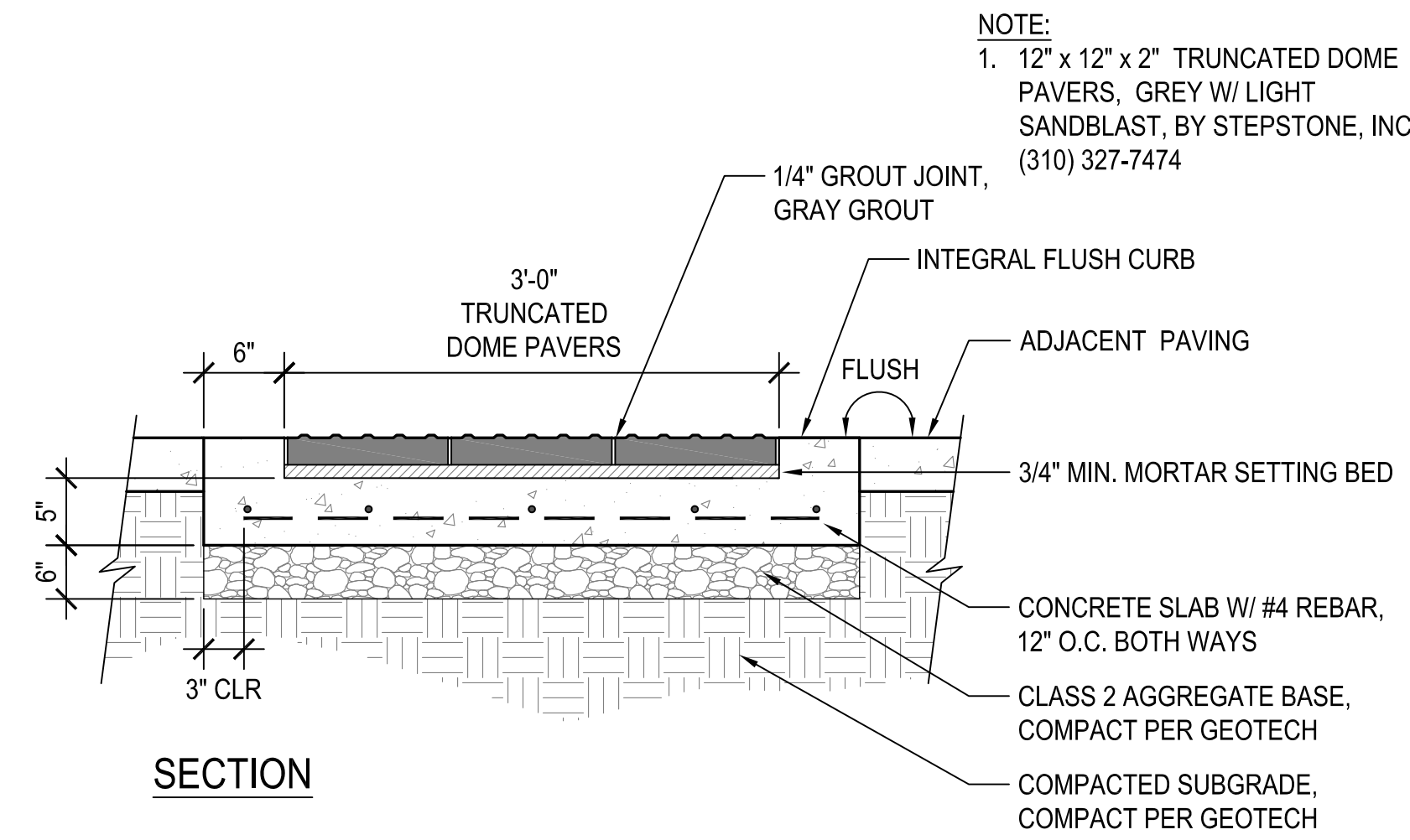
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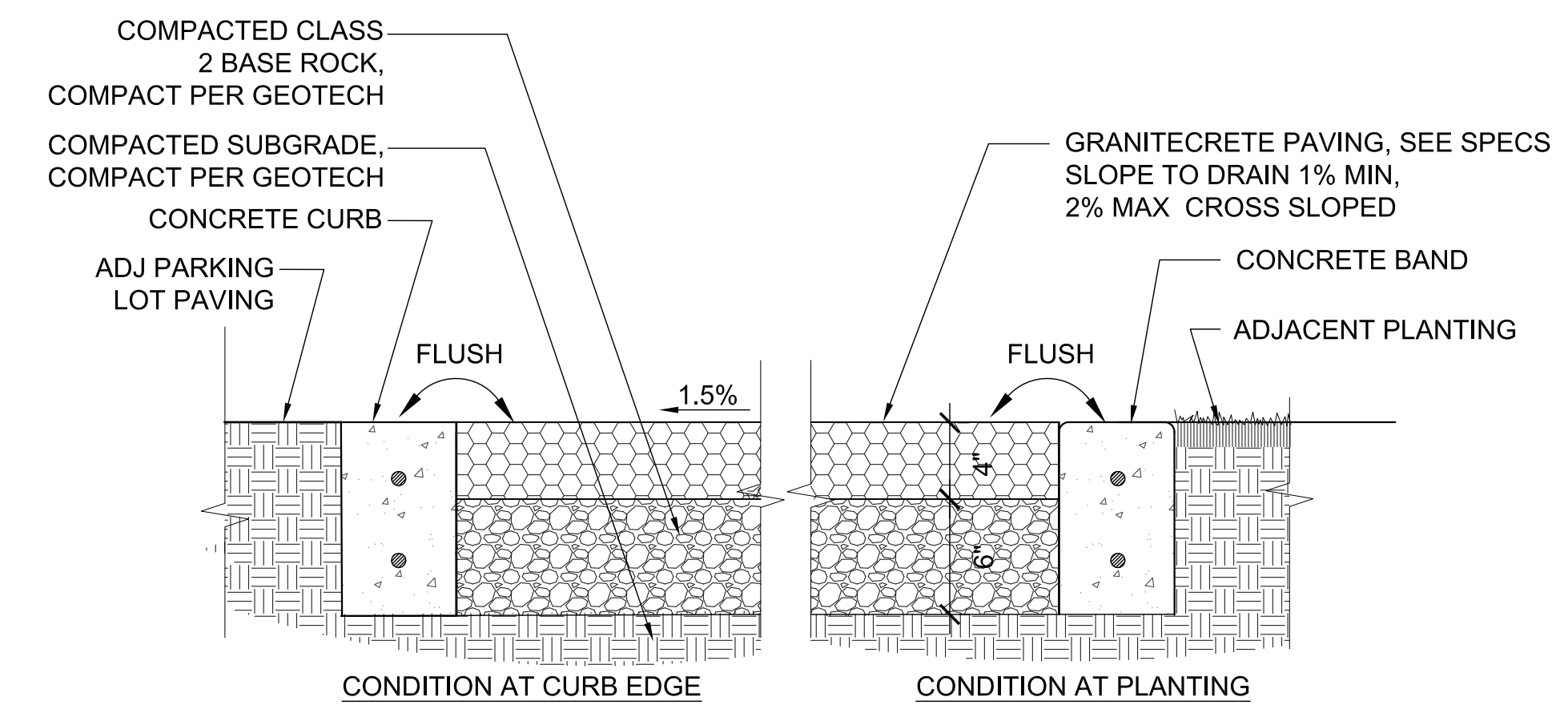
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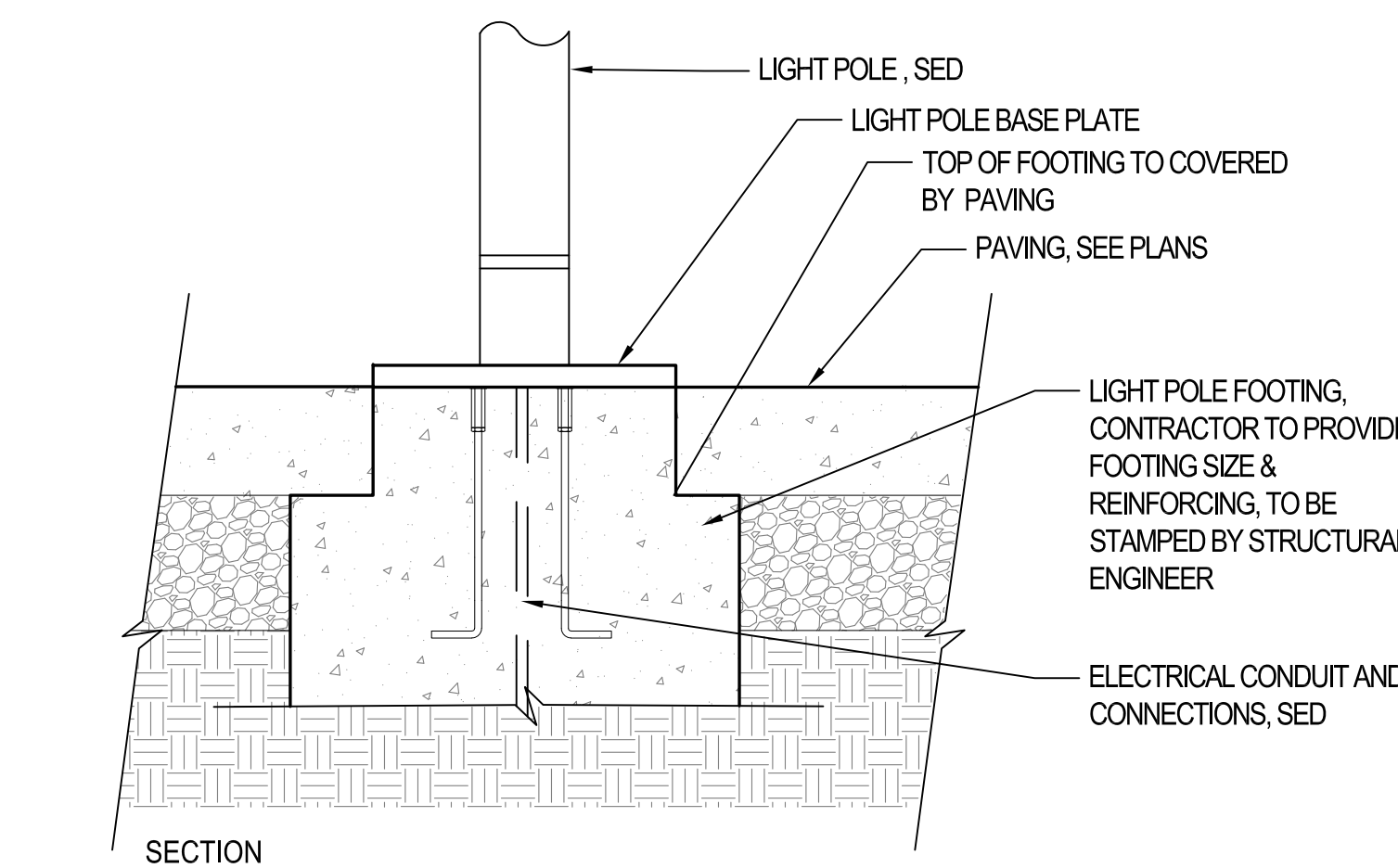
1 PERMEABLE PAVERS
SCALE: 1" = 1'-0"



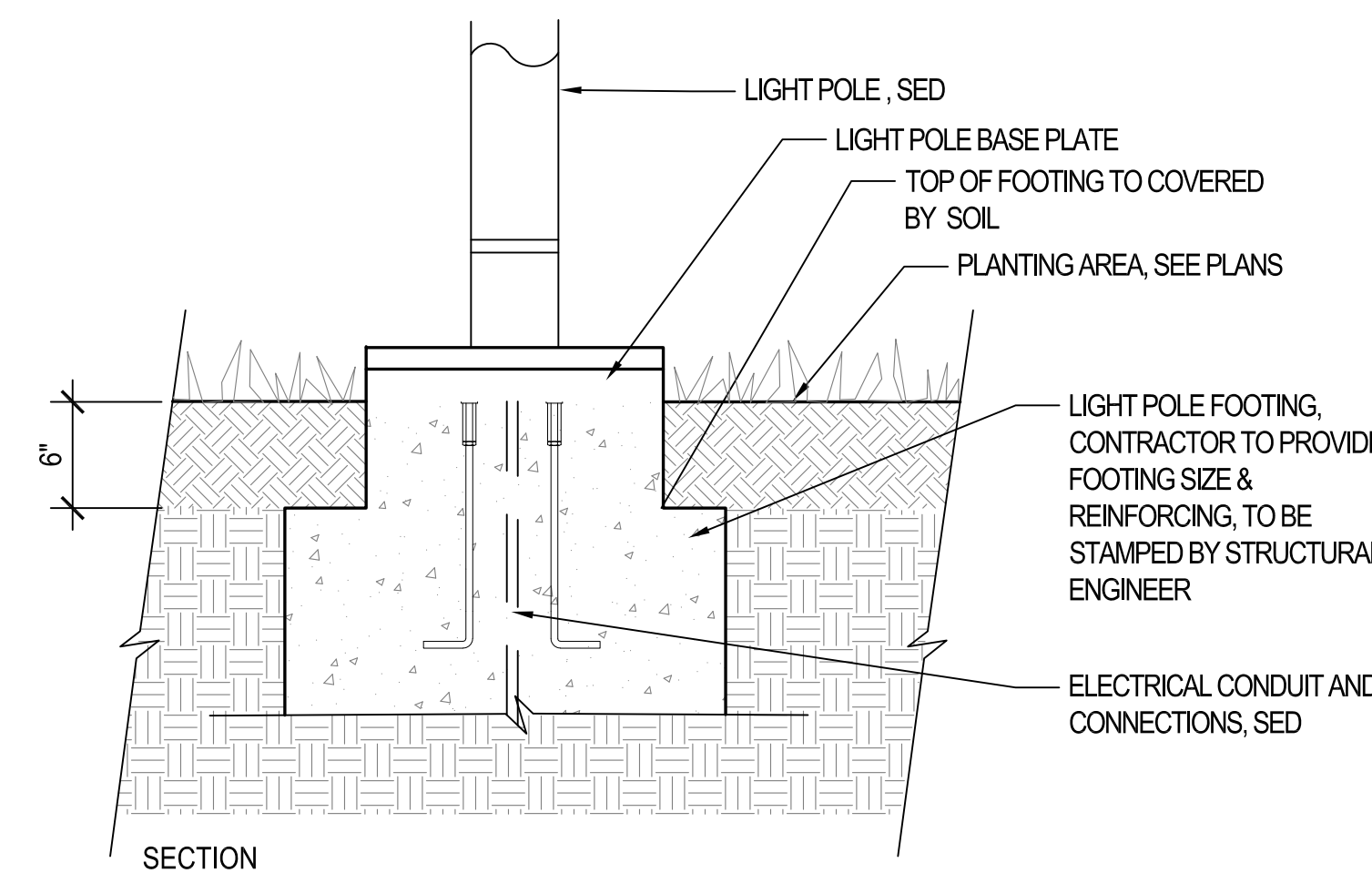
4 TRUNCATED DOME PAVERS
SCALE: 1" = 1'-0"



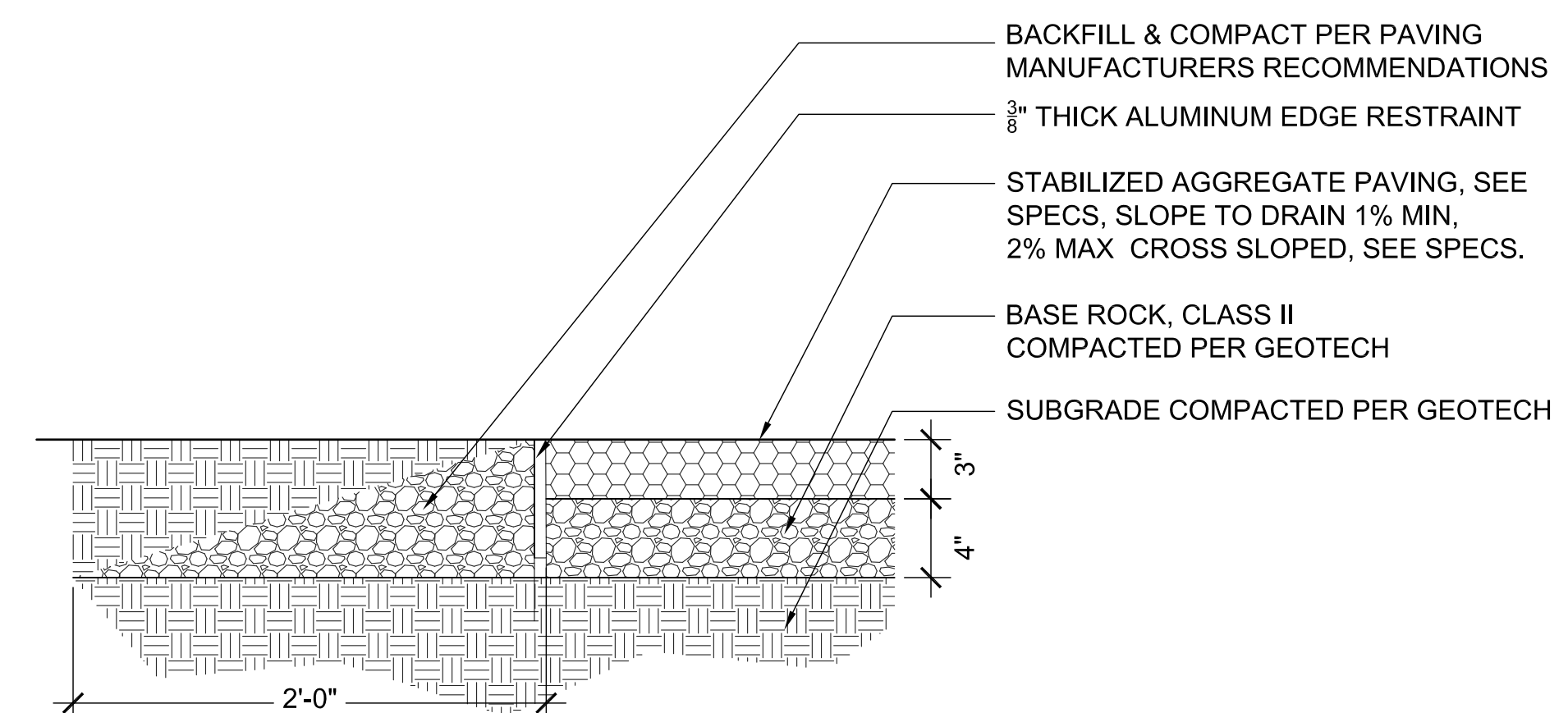
2 STABILIZED AGGREGATE PAVING - VEHICULAR
SCALE: 1-1/2" = 1'-0"



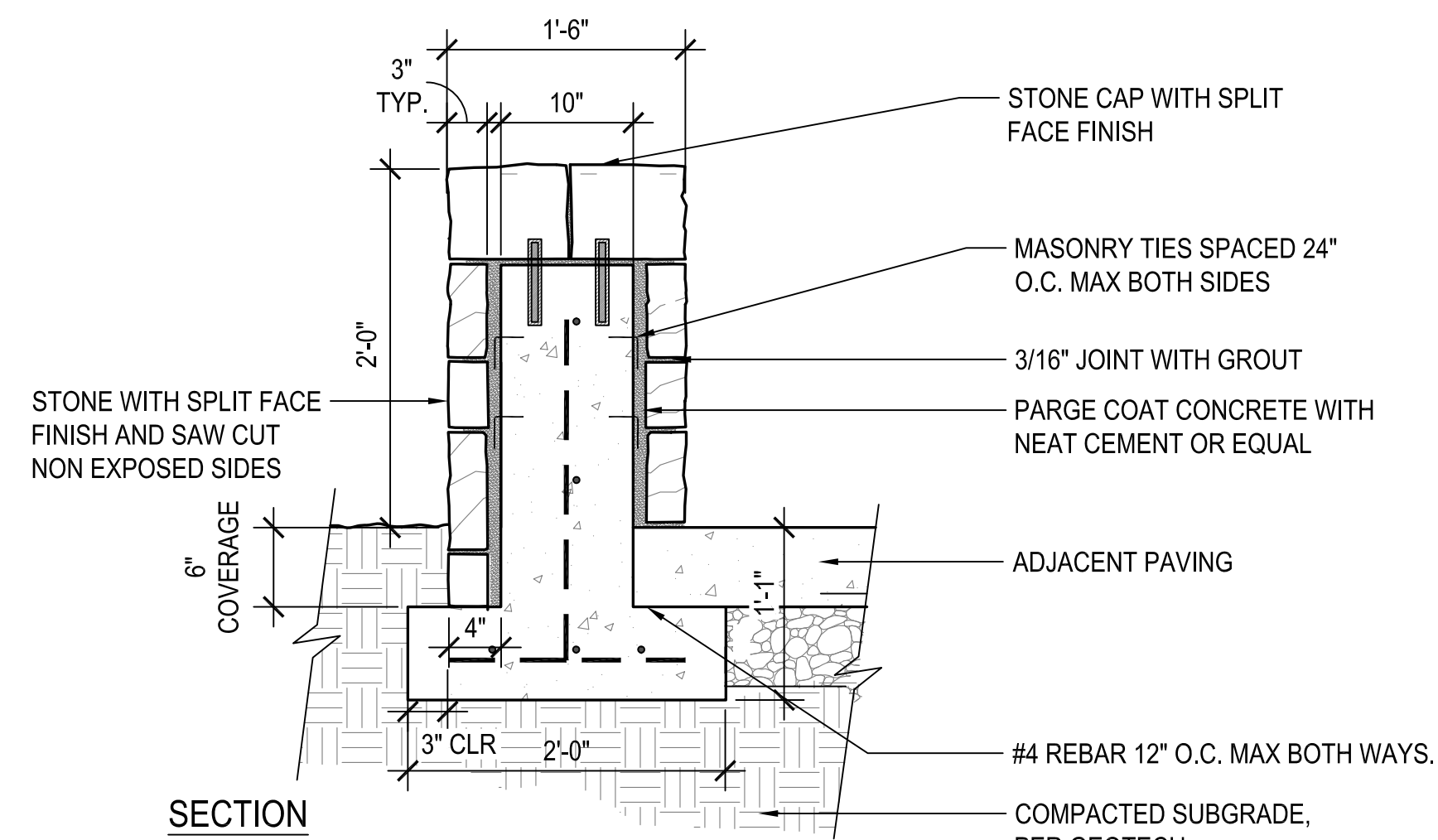
5 LIGHT POLE BASE
SCALE: 1-1/2" = 1'-0"



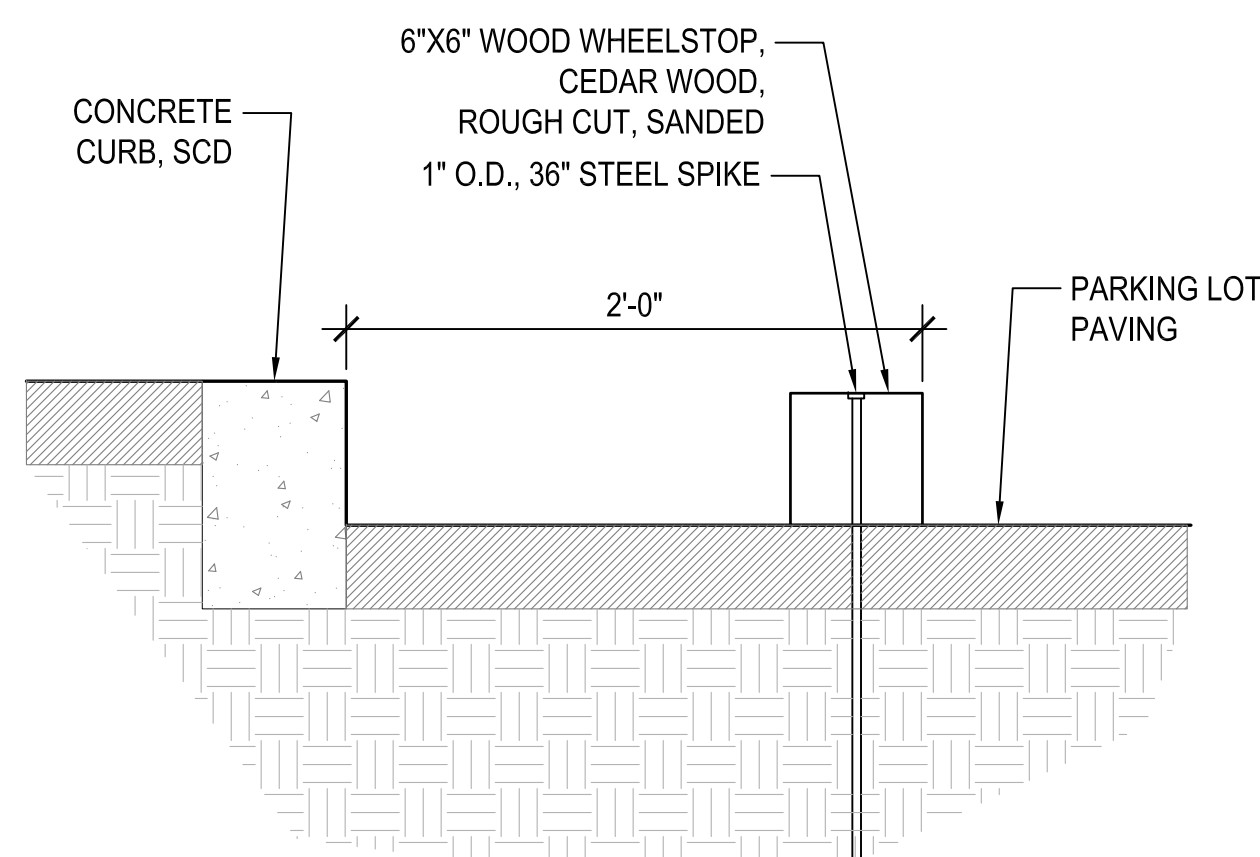
6 LIGHT POLE BASE
SCALE: 1-1/2" = 1'-0"



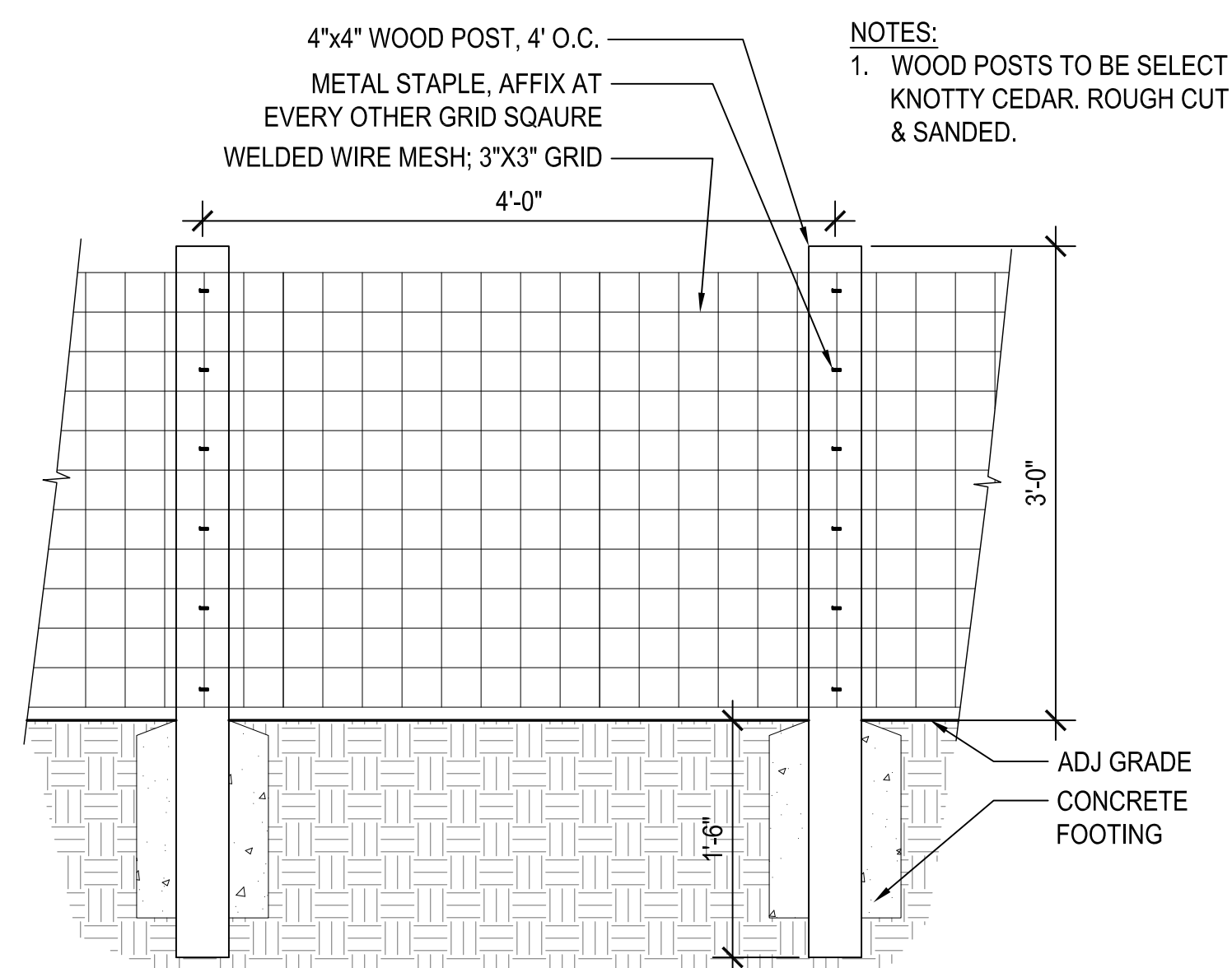
3 STABILIZED AGGREGATE PAVING - PEDESTRIAN
SCALE: 1-1/2" = 1'-0"



7 STONE VENEER WALL @ ENTRY PLAZA
SCALE: 1" = 1'-0"



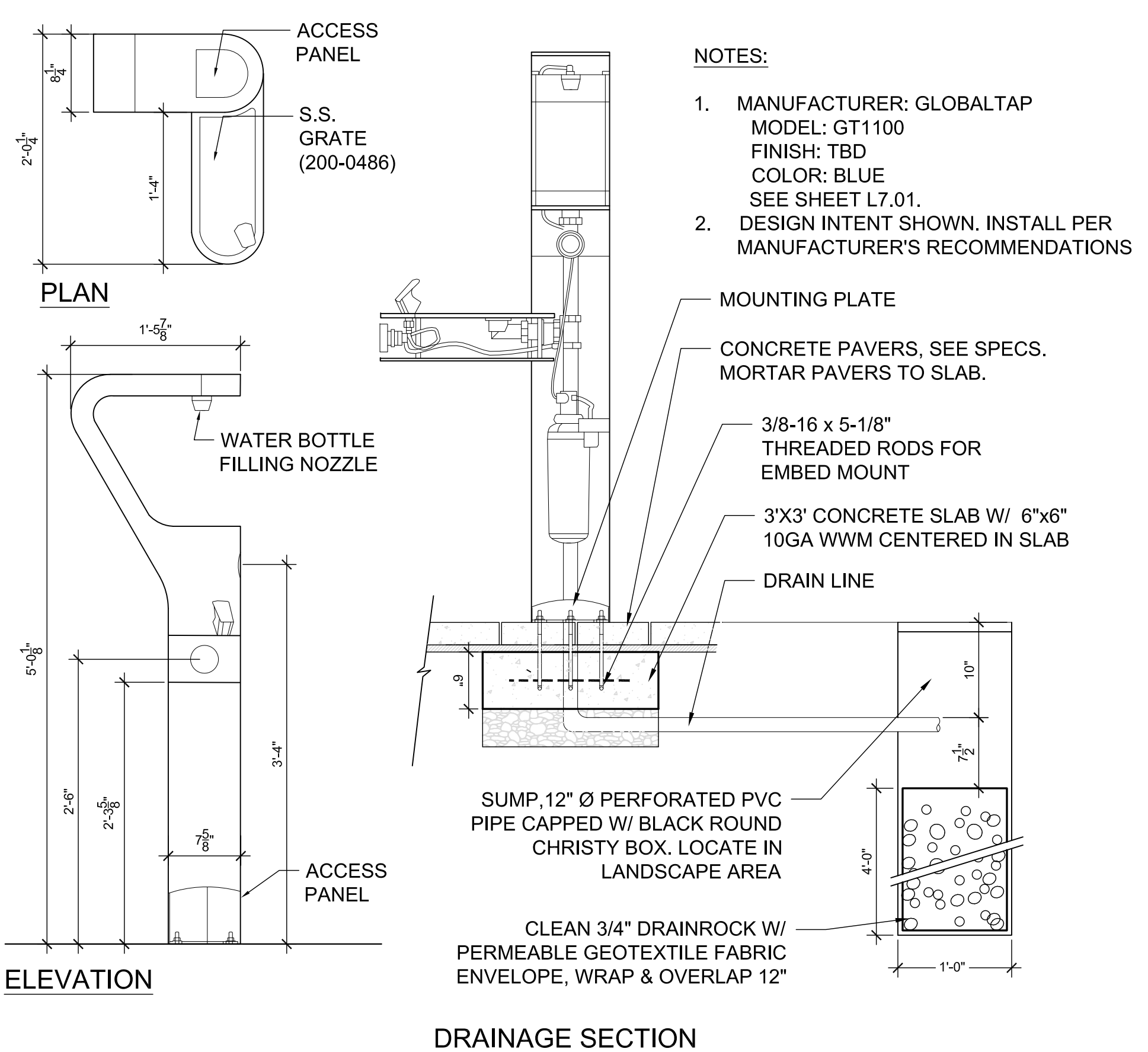
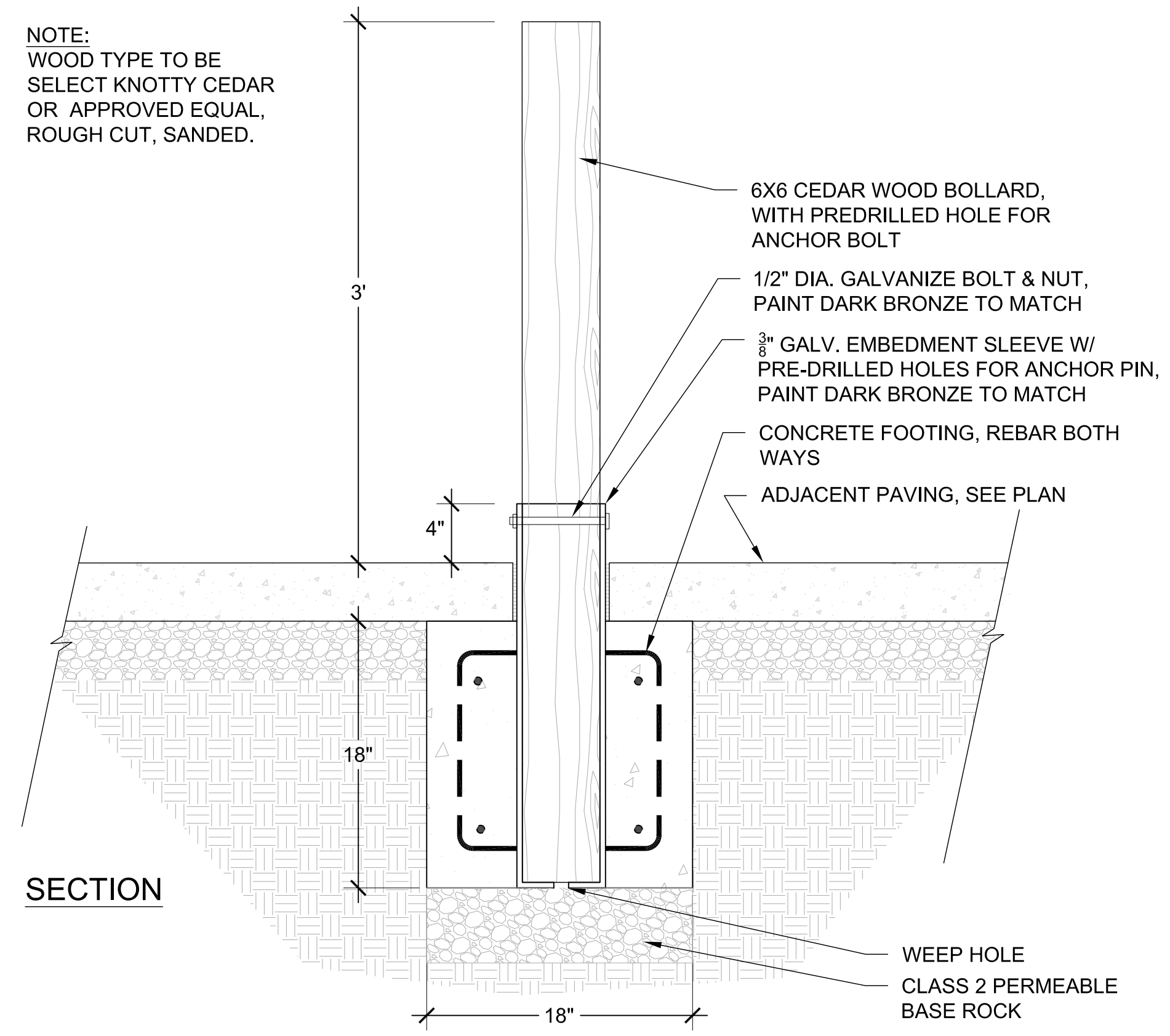
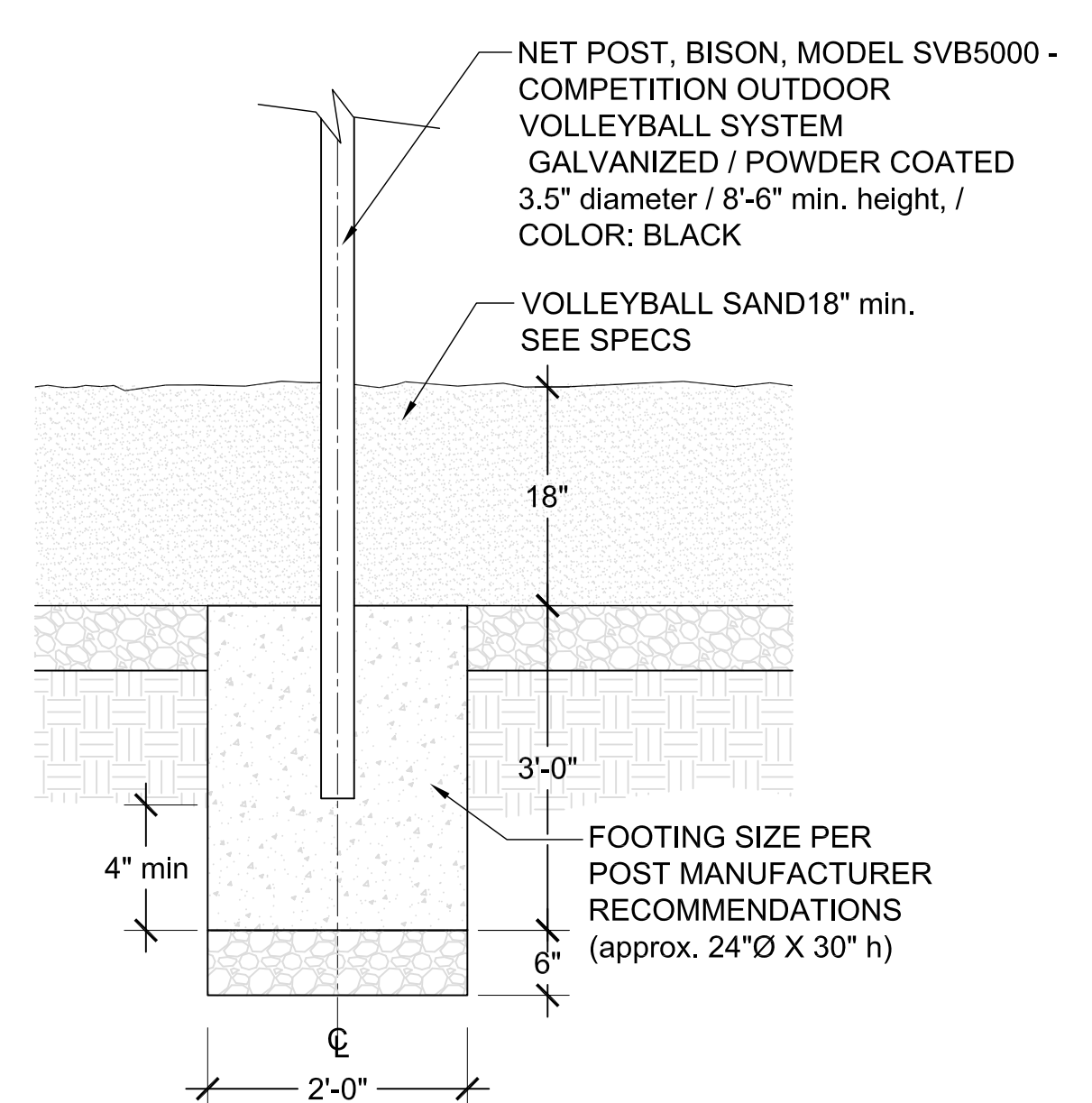
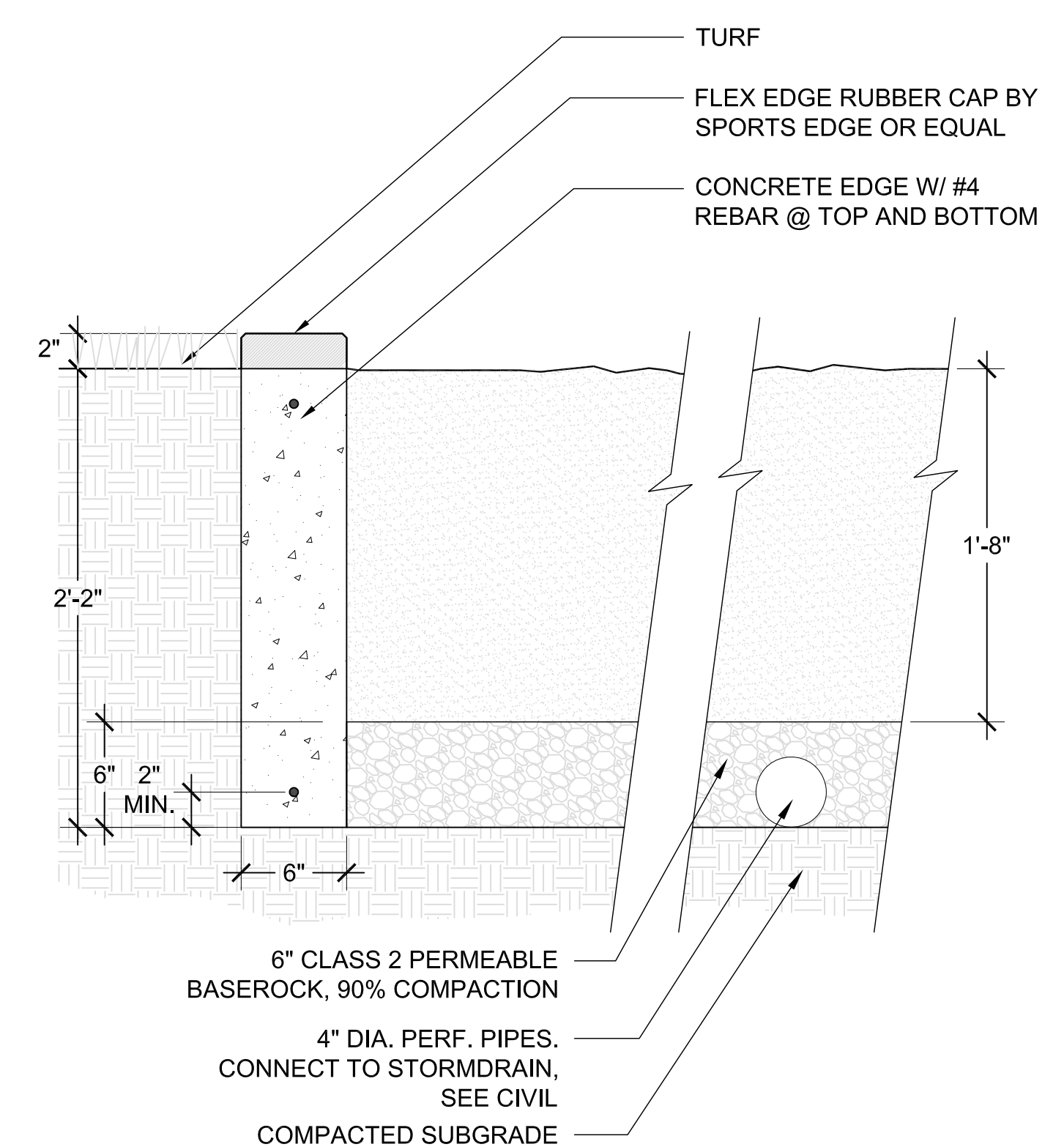
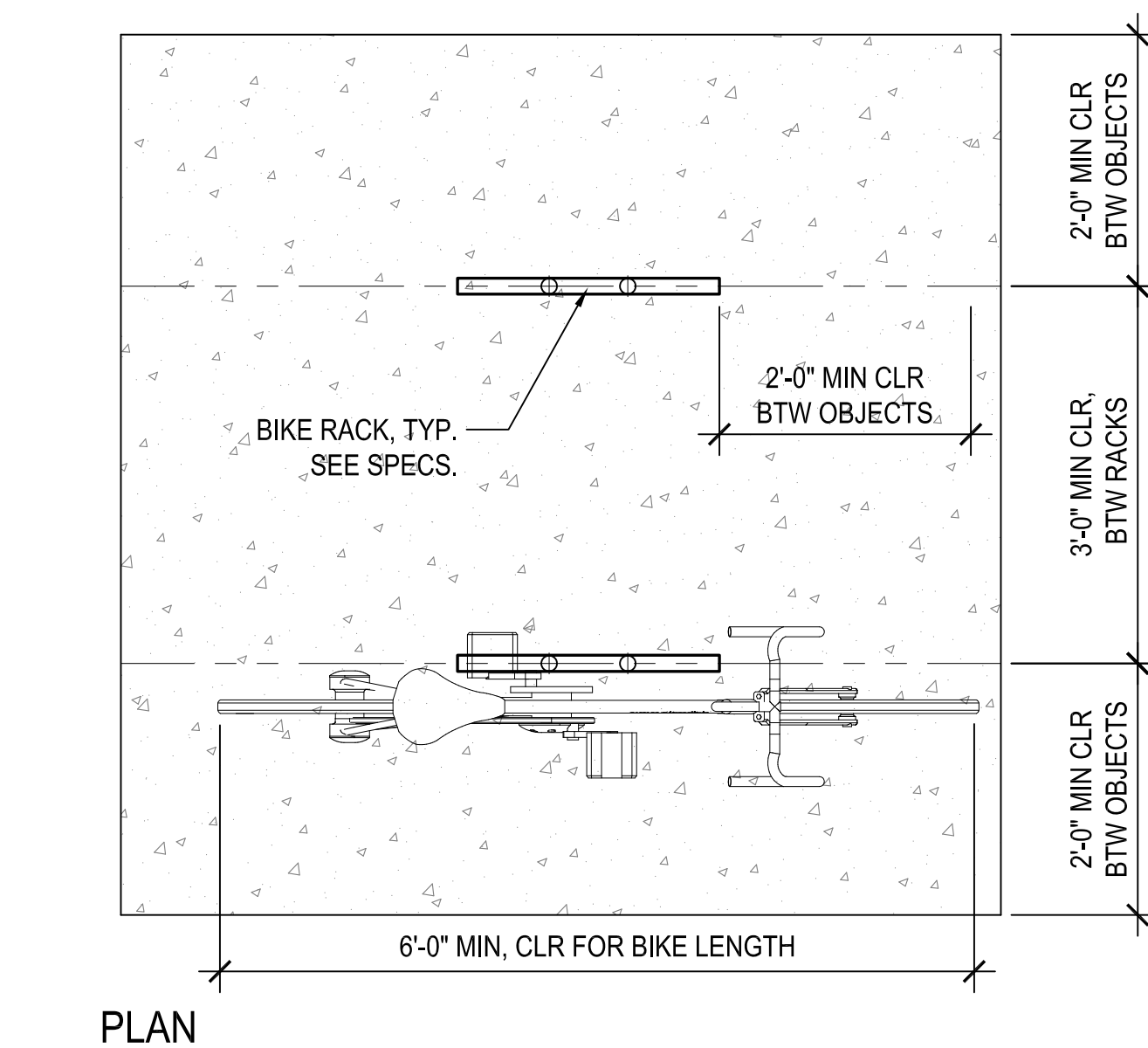
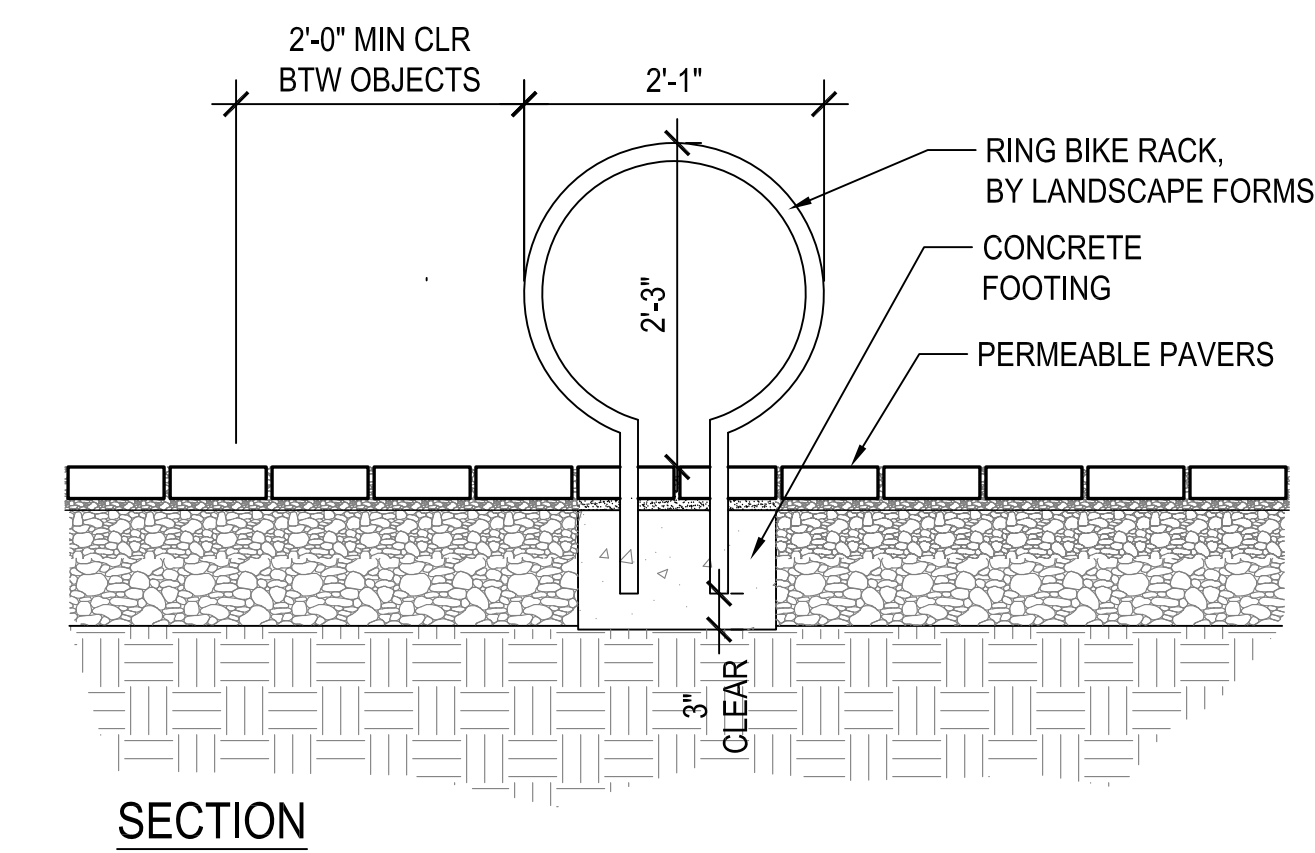
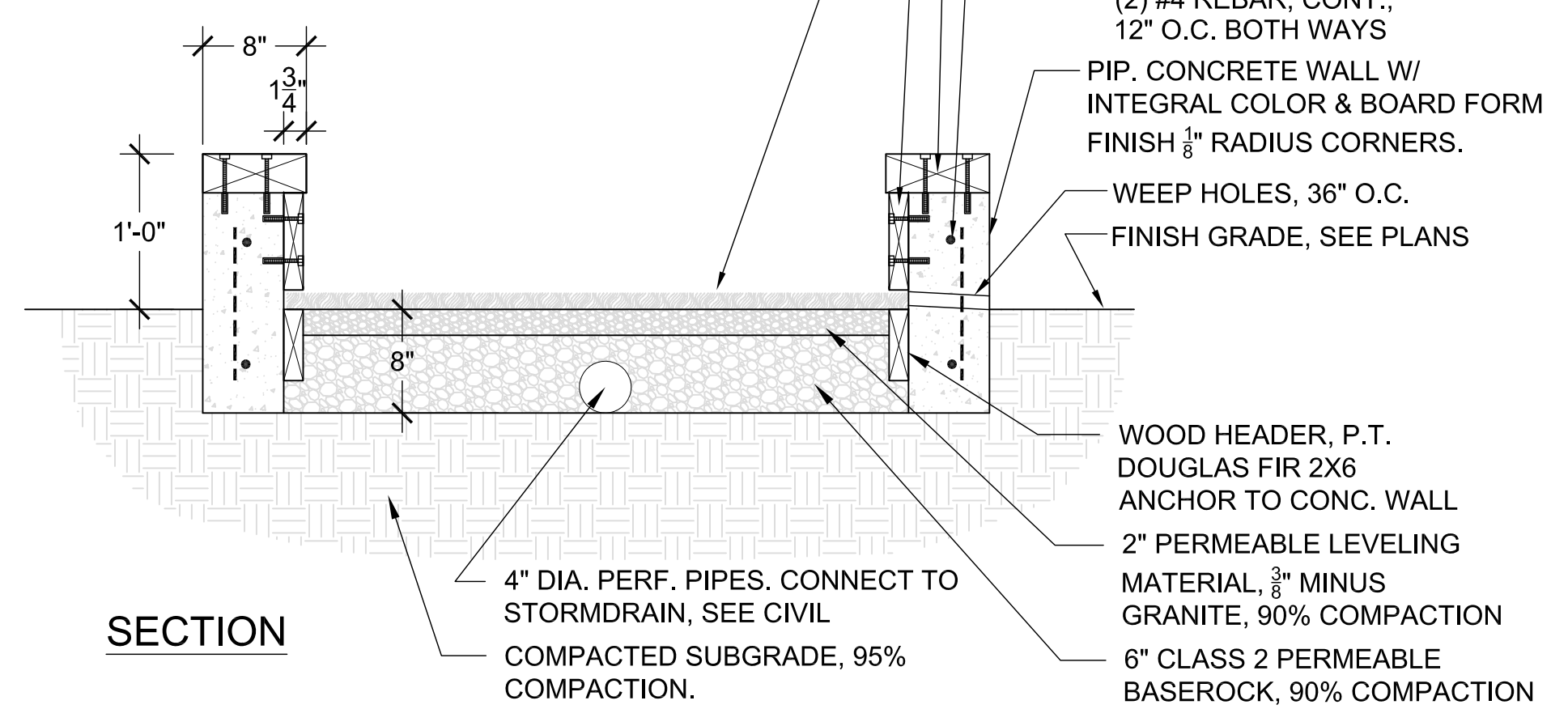
8 WOOD WHEEL STOP
SCALE: 1-1/2" = 1'-0"



9 WOOD & WIRE FENCE
SCALE: 1" = 1'-0"



- NOTES:
1. PLAY SURFACE TO BE INSTALLED LEVEL (NO SLOPE)
 2. 4 CIRCULAR DEPRESSIONS TO BE CARVED INTO WOOD TOP OF BOCCIE WALLS TO RECEIVE BOCCIE BALLS. DEPRESSIONS TO BE LOCATED AT BOTH PLAYING ENDS, BOTH SIDES; SEE PLAN.
 3. INSTALL 1/4" THICK RUBBER WASHERS BETWEEN END BOARDS & CURBS AT EACH ANCHOR BOLT.
 4. ATTACH BOARDS TO CONCRETE CURB WITH (2) 1/4" (COUNTER SUNK) ANCHOR BOLTS SPACED EQUALLY AT 36" O.C. MAX STARTING 3" FROM ENDS OF BOARDS.



NOTE: CONTRACTOR TO PROVIDE THE MANUFACTURER'S INFORMATION ON THE VOLLEYBALL POLE FOOTINGS, REINFORCEMENT AND ANCHOR BOLTS TO THE CITY INSPECTOR.

NOTE:
WOOD TYPE TO BE SELECT KNOTTY CEDAR OR APPROVED EQUAL, ROUGH CUT, SANDED.

NOT FOR CONSTRUCTION

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

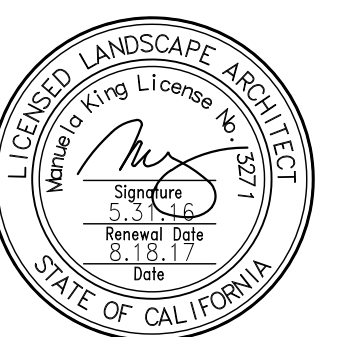
Permit Submittal

DATE
21 August 2017

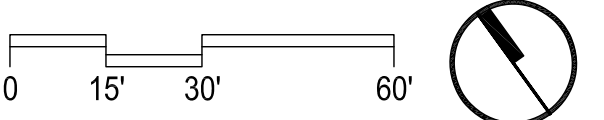
REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE



SCALE

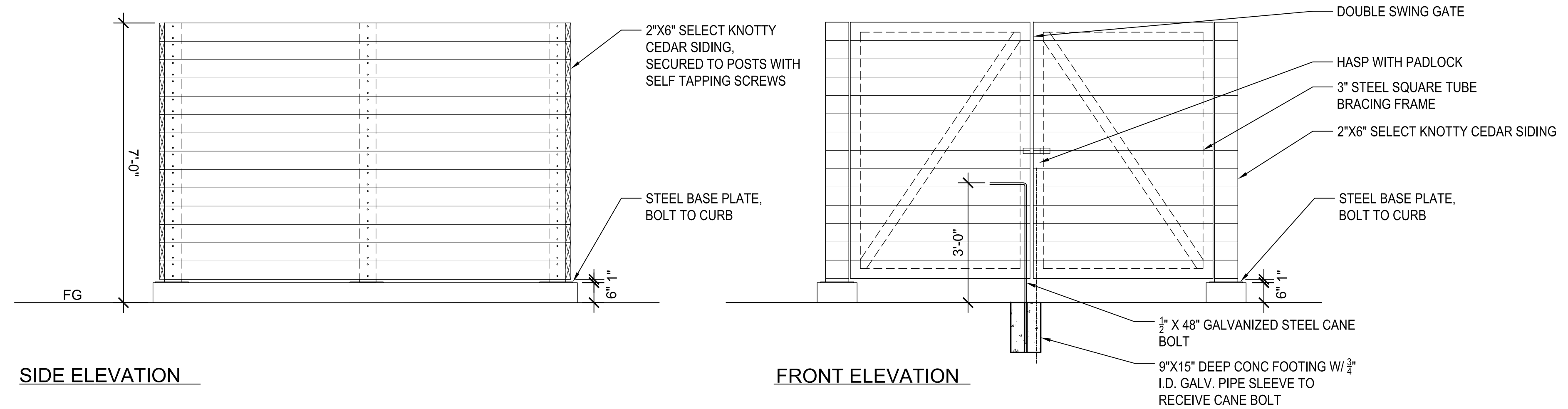


SHEET TITLE

CONSTRUCTION DETAILS

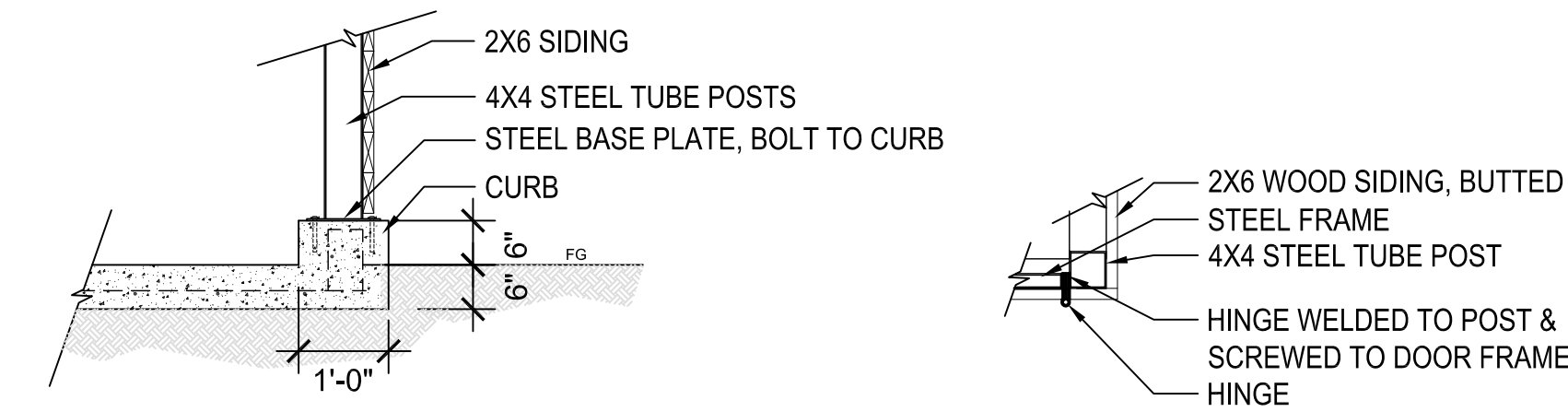
DRAWN BY: _____ CHECKED BY: _____

L4.2



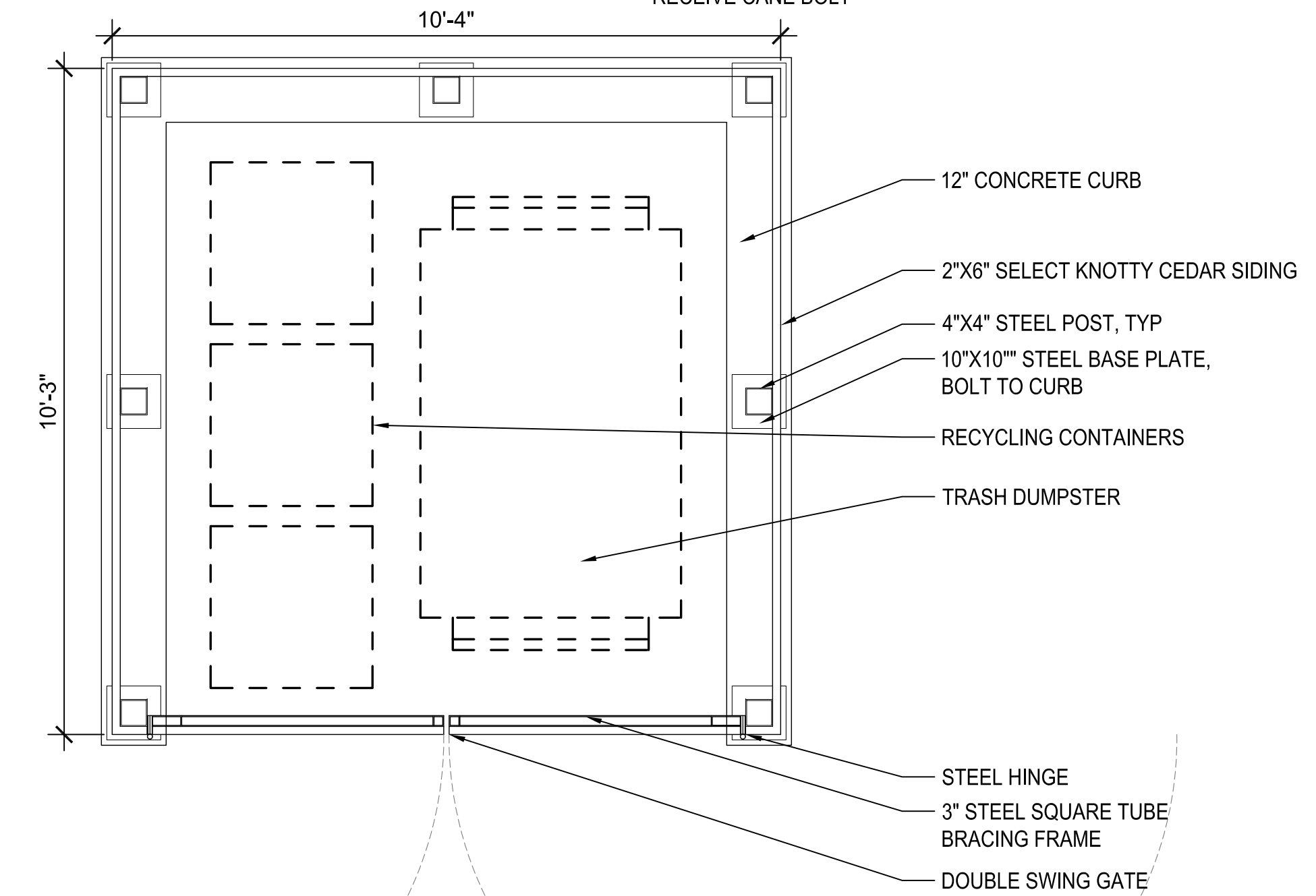
SIDE ELEVATION

FRONT ELEVATION



POST DETAIL

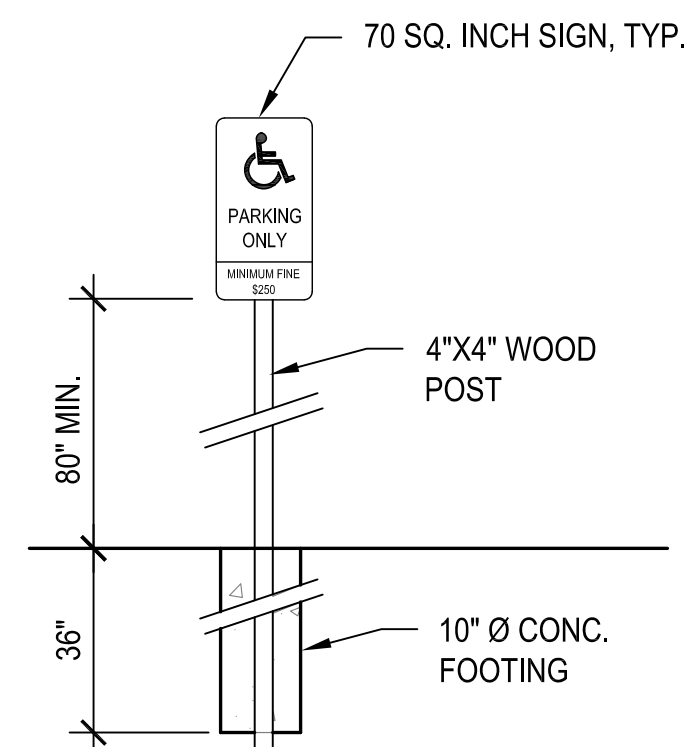
HINGE DETAIL



PLAN

1 TRASH ENCLOSURE

1/4" = 1'-0"



NOTES:
1. WOOD POSTS TO BE SELECT KNOTTY CEDAR. ROUGH CUT & SANDED.

2 ACCESSIBLE PARKING SIGNAGE

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

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

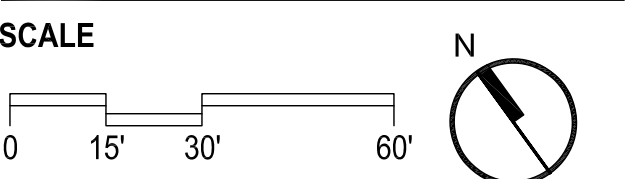
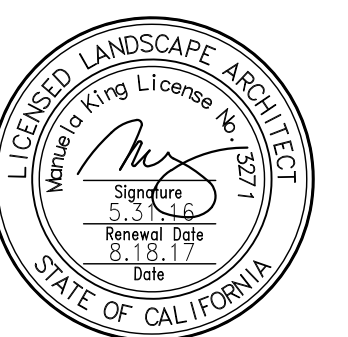
Permit Submittal

DATE
21 August 2017

REVISIONS

No.	Date	Description

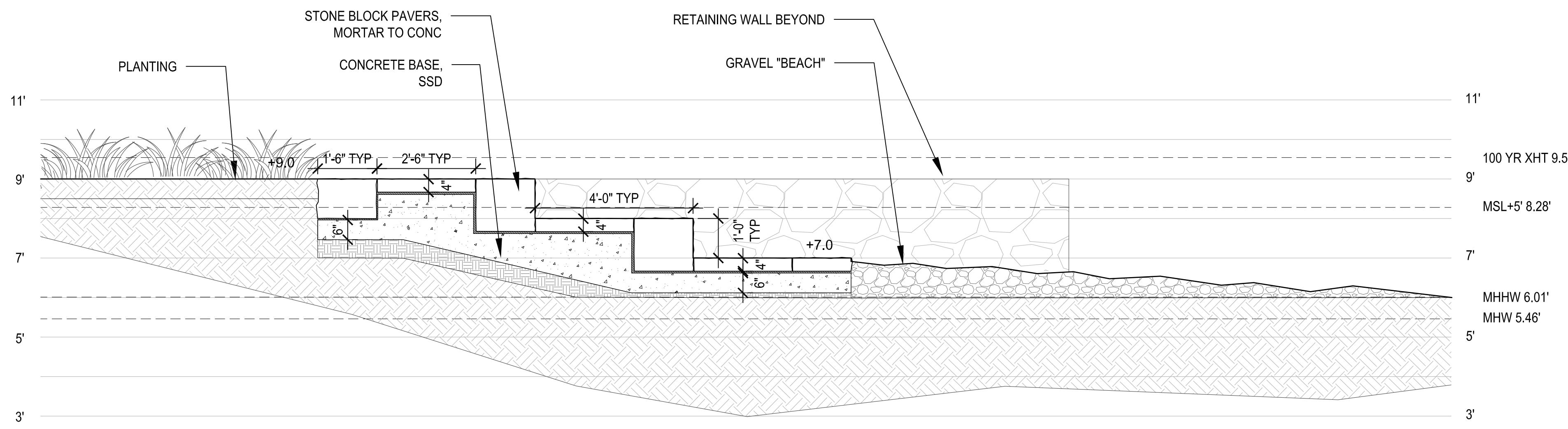
REGISTRATION AND SIGNATURE



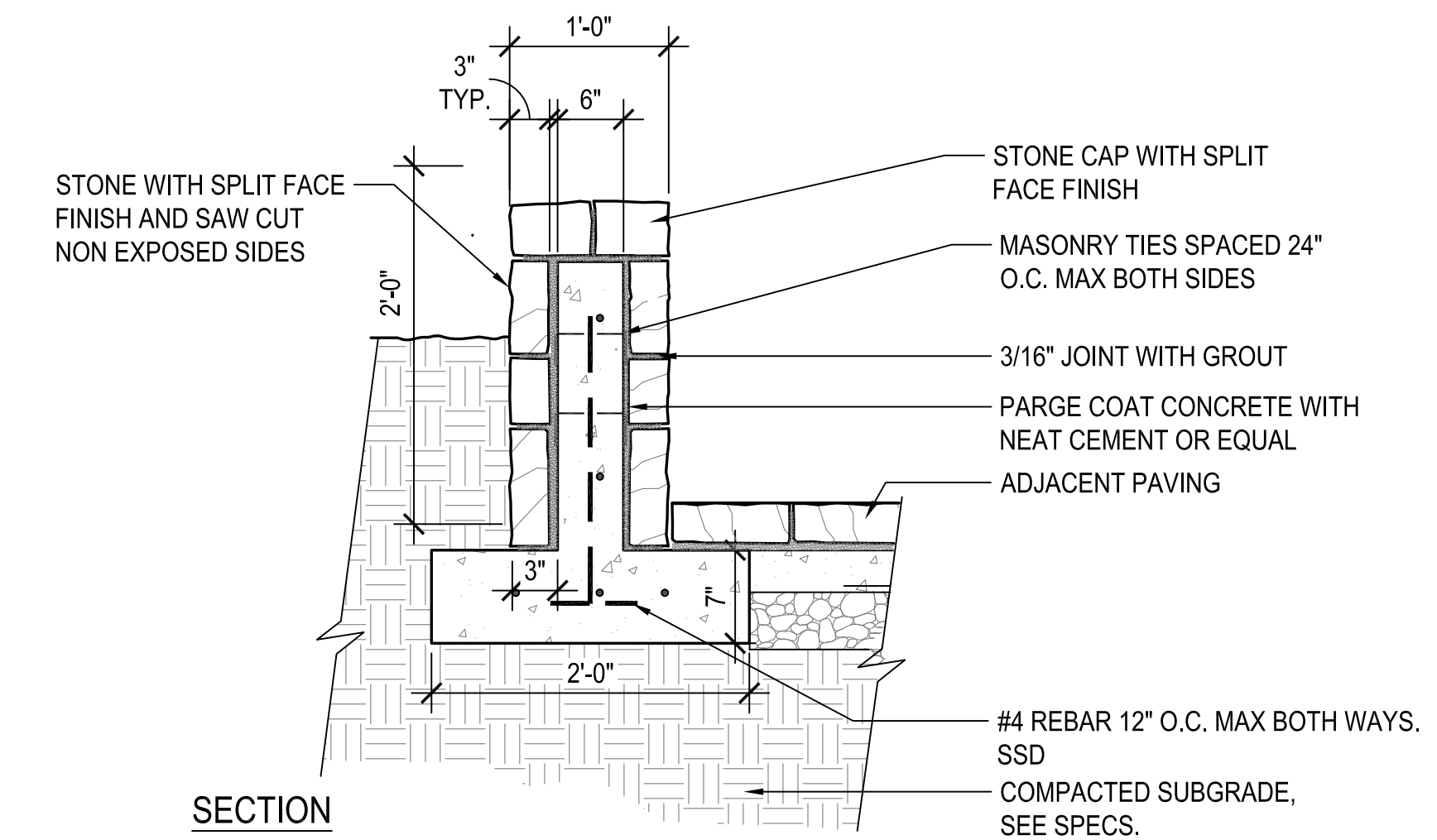
SHEET TITLE
CONSTRUCTION DETAILS

DRAWN BY: _____ CHECKED BY: _____

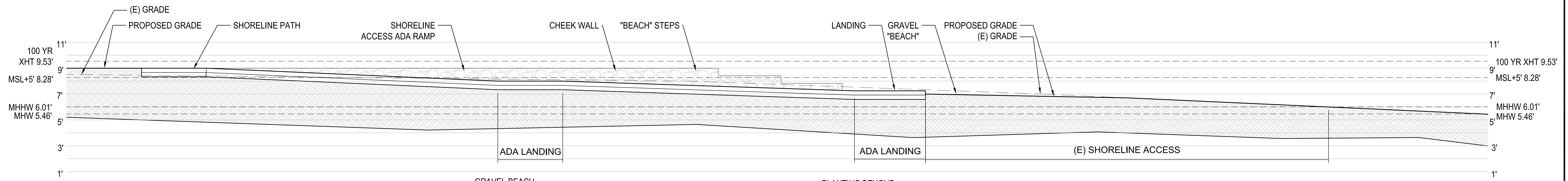
L4.3



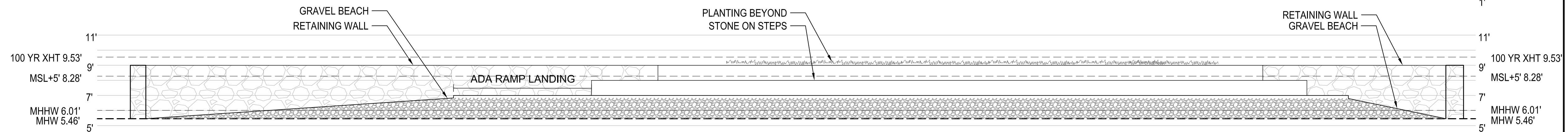
SECTION C - C'
1/2" = 1'-0"



WALL SECTION - TYP
1" = 1'-0"

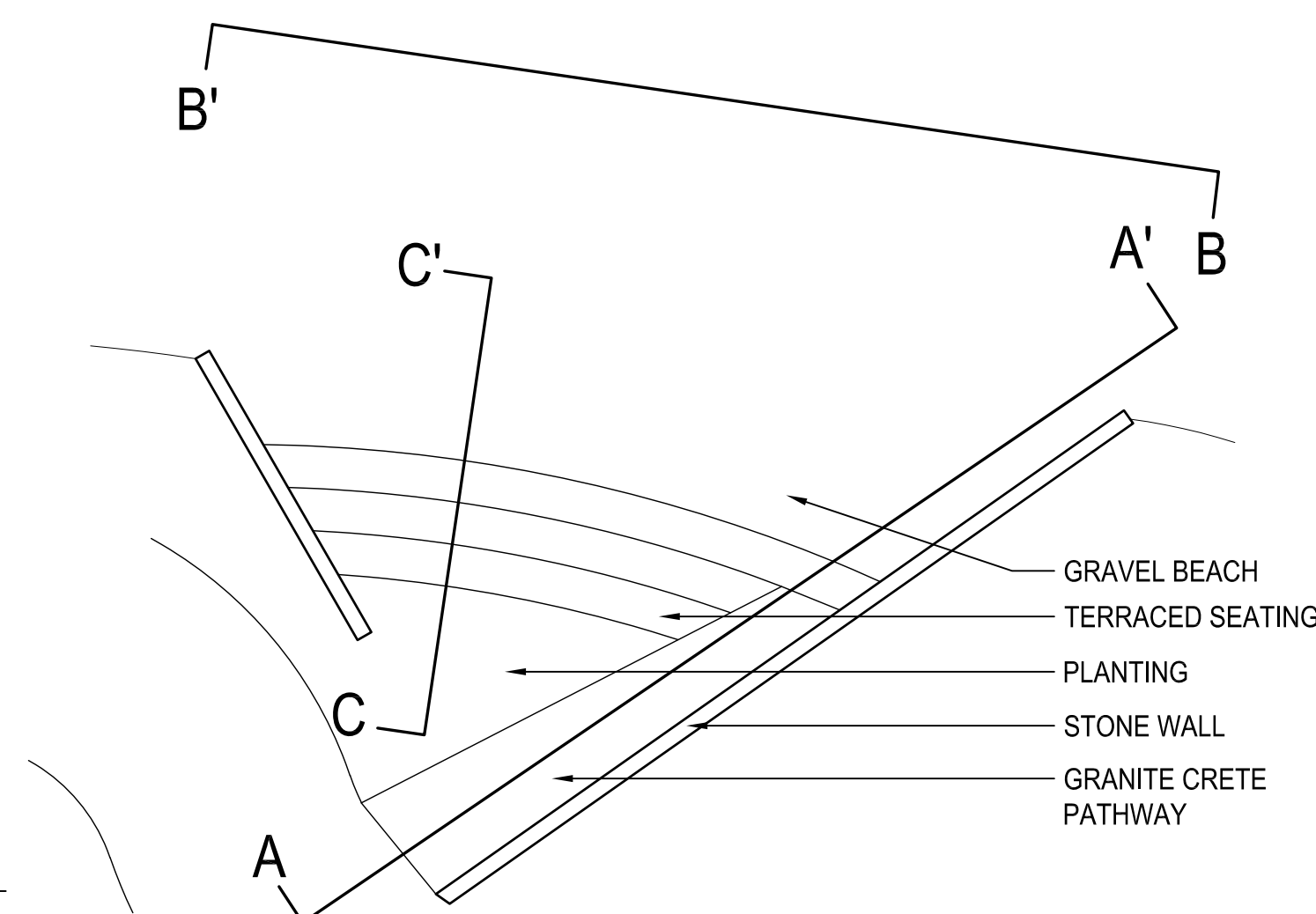


SECTION A - A'



SECTION B - B'

KEY PLAN - NTS



1 SHORELINE ACCESS
1/4" = 1'-0"

NOT FOR CONSTRUCTION



PRODUCT
WOOD LED POLE LIGHT BY
VALMONT STRUCTURES

MATERIAL
PEFC FINNISH PINE

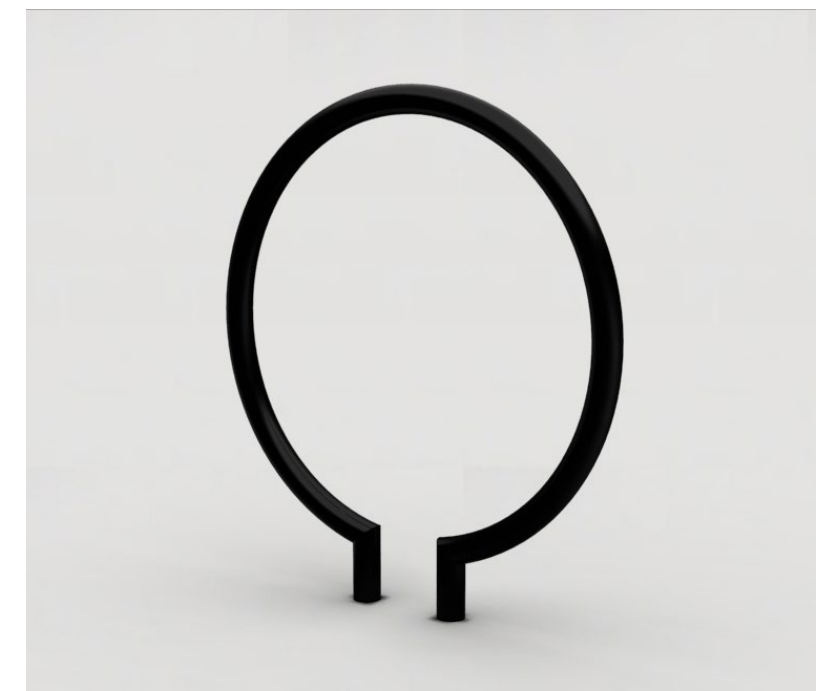
9 LED POLE LIGHT



PRODUCT REQ
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, WOOD
TOP RAIL WITH CARVED
INDENTATIONS TO RECEIVE
BOCCE BALLS

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

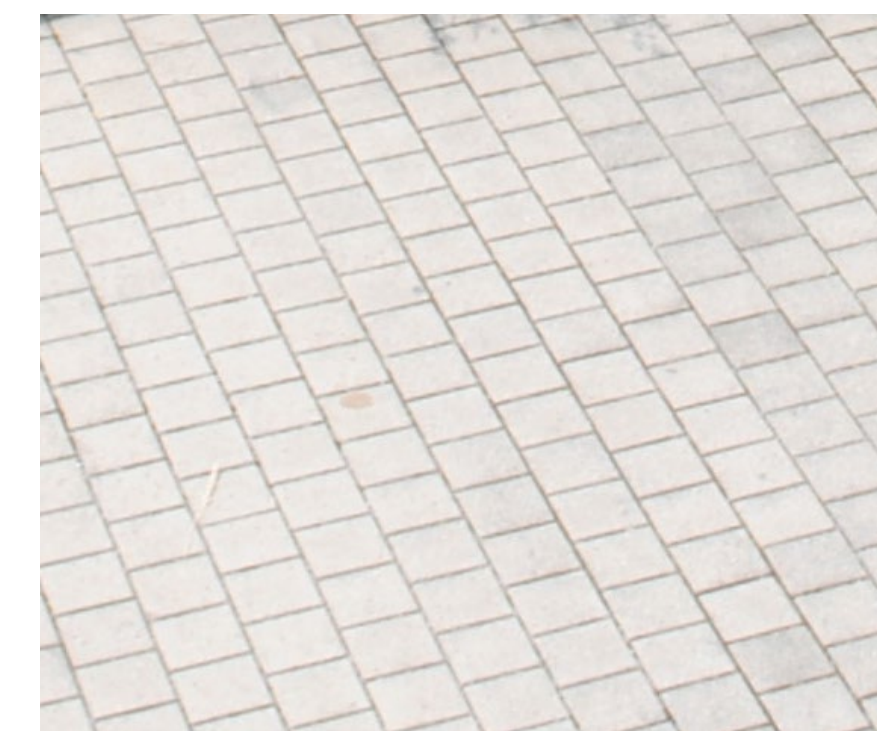


PRODUCT
GREENWAY PICNIC TABLE
(STANDARD & ACCESSIBLE
MODELS) BY TIMBERFORM

MATERIALS
DOUGLAS FIR SLATS
GALVANIZED STEEL FRAME

COLOR
STEEL - BLACK

8 PICNIC TABLE



MATERIAL
PERMEABLE PAVERS TO BE
AQUA VIA II BY ACKERSTONE

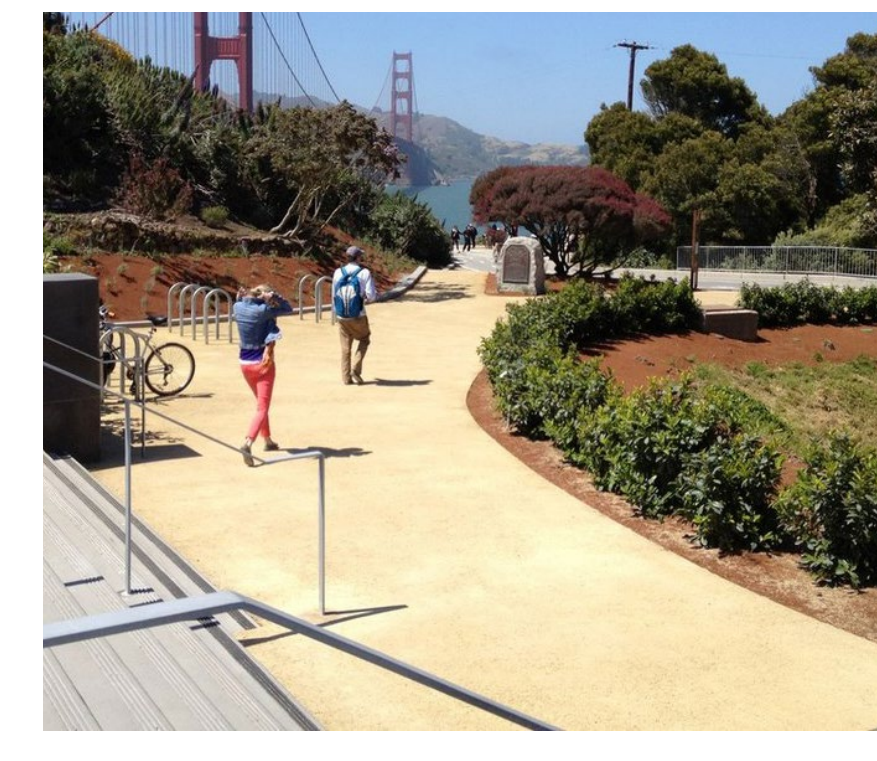
1 ENTRY PLAZAS



MATERIAL
PERMEABLE ASPHALT

ALTERNATE
STANDARD
ASPHALT

2 PARKING LOT



MATERIAL
GRANITECRETE

COLOR
NATURAL

3 PERMEABLE PATHS



MATERIAL
SAND
STEEL POSTS

COLOR
STEEL - BLACK

4 VOLLEYBALL COURT

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

Permit Submittal

DATE

21 August 2017

REVISIONS

No. Date Description

REGISTRATION AND SIGNATURE



SCAI F

SHEET TITLE

SITE MATERIALS

DRAWN BY:

CHECKED BY:

L4.4

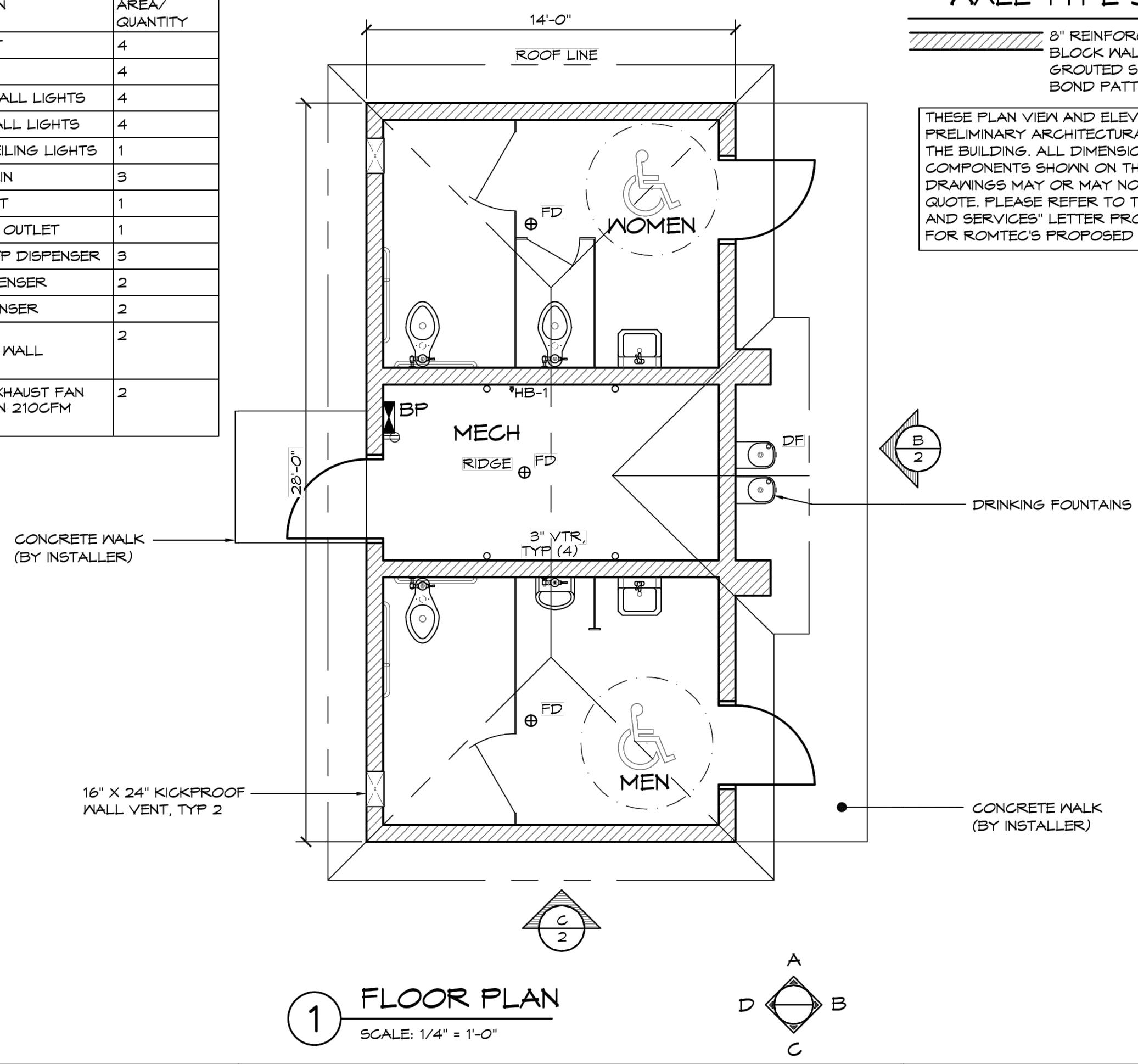
NOT FOR CONSTRUCTION

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
—	GABLE VENT	4
—	RIDGE VENT	4
	EXTERIOR WALL LIGHTS	4
	INTERIOR WALL LIGHTS	4
	INTERIOR CEILING LIGHTS	1
○	FLOOR DRAIN	3
*HB-1	WALL FAUCET	1
□	ELECTRICAL OUTLET	1
TP	TYCO ROLL TP DISPENSER	3
PTD	TOWEL DISPENSER	2
SD	SOAP DISPENSER	2
16" x 24"	KICKPROOF WALL VENT	2
EF-3	ELECTRIC EXHAUST FAN EXHAUST FAN 210CFM	2

WALL TYPE SCHEDULE

8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROMTEC
18240 NORTH BANK ROAD - ROSEBURG, OR 97470
PRELIMINARY

PROJECT: 071
MODEL: 2062
DATE: 4/10/2017
REVISIONS: 1

CITY OF SAUSALITO
DUNPHY PARK RESTROOM
SAUSALITO, CALIFORNIA

SHEET TITLE: FLOOR PLAN
SHEET NO. 1

NOTES:

CUSTOMIZED RESTROOM BY ROMTEC
PLANS AND ELEVATION PROVIDED BY ROMTEC.

EXTERIOR WALLS:
HORIZONTAL CLAPBOARDS, LAP SIDING OVER CMU BLOCK WALL
COLOR: WHITE

ROOF:
MATERIAL: METAL STANDING SEAM ROOFING
COLOR: GREY

FOUNDATION:

SEE CIVIL DRAWINGS FOR SEWER & WATER P.O.C.

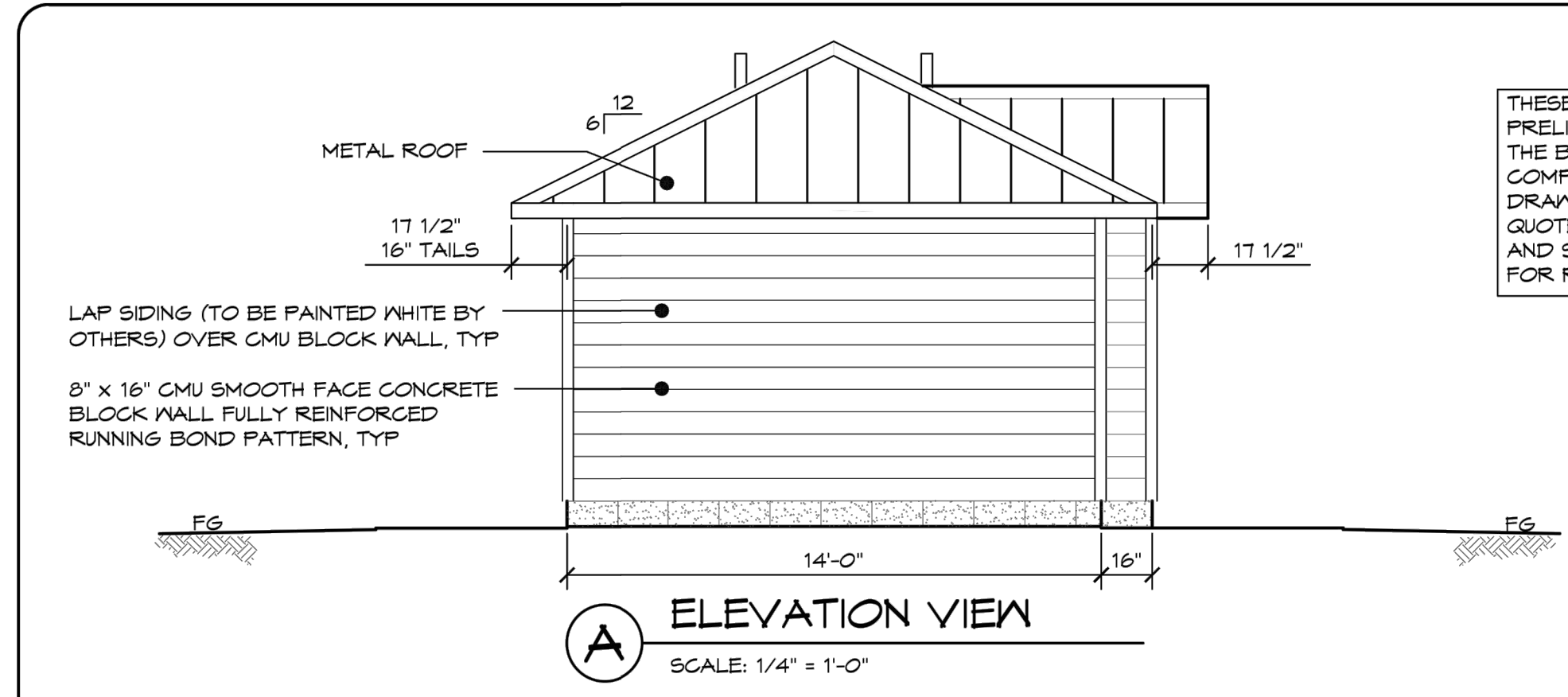
SEE ELECTRICAL DRAWINGS FOR POWER P.O.C.

GENERAL

ROMTEC TO PROVIDE ALL ARCHITECTURAL, MEP & STRUCTURAL PLANS FOR FINAL APPROVAL

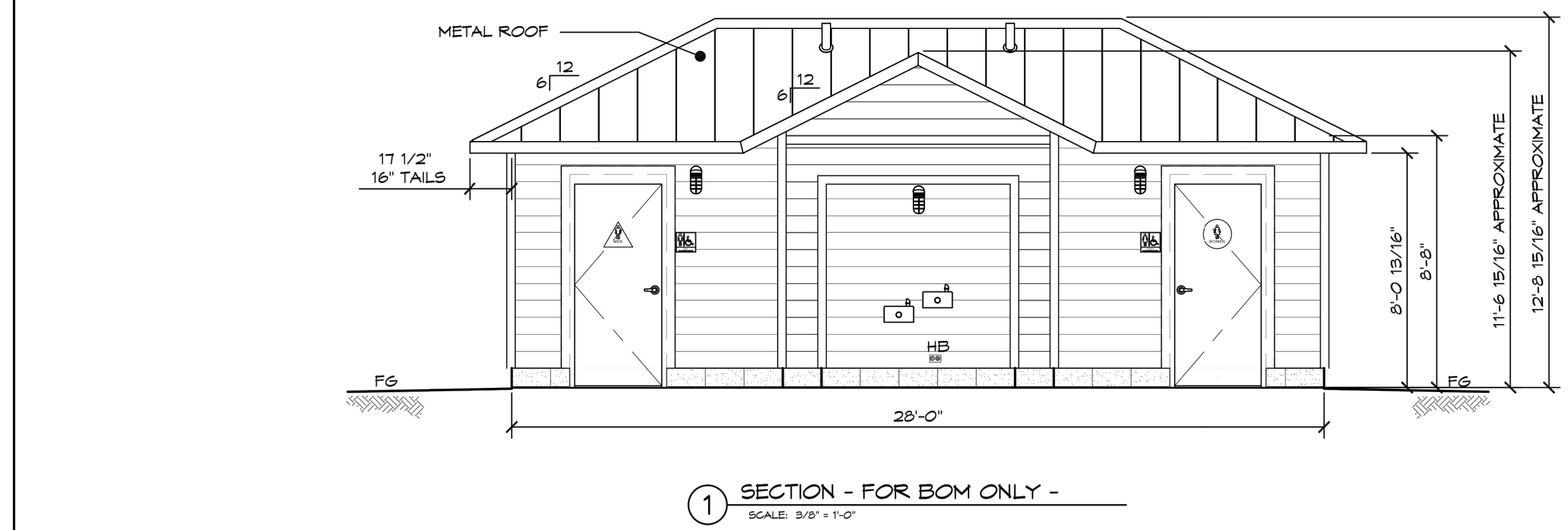
ROMTEC PLANS TO INCLUDE FINAL MONOLITHIC SLAB FOUNDATION PLANS.

CONTRACTOR TO INSTALL BUILDING FOUNDATION UTILITIES ROUTED THROUGH FOUNDATION, CONSTRUCTION OF ALL COMPONENTS OF BUILDING & MAKE FINAL UTILITY HOOKUP.



A ELEVATION VIEW
SCALE: 1/4" = 1'-0"

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.



1 SECTION - FOR BOB ONLY -
SCALE: 3/8" = 1'-0"

ROMTEC
18240 NORTH BANK ROAD - ROSEBURG, OR 97470
PRELIMINARY

PROJECT: 071
MODEL: 2062
DATE: 4/10/2017
REVISIONS: 1

CITY OF SAUSALITO
DUNPHY PARK RESTROOM
SAUSALITO, CALIFORNIA

SHEET TITLE: ELEVATIONS
SHEET NO. 2

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
Permit Submittal

DATE
21 August 2017

REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE

SHEET TITLE
RESTROOM PLANS

DRAWN BY: CHECKED BY:

L4.5

NOT FOR CONSTRUCTION

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

Permit Submittal

DATE
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REGISTRATION AND SIGNATURE

SHEET TITLE

RESTROOM PLANS

DRAWN BY: _____ CHECKED BY: _____

L4.6

NOT FOR CONSTRUCTION

WALL TYPE SCHEDULE

- EXTERIOR WALL - 8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.
- INTERIOR WALL - 8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

1 EXAMPLE FOUNDATION
SCALE: 1/4" = 1'-0"

ROMTEC
18240 NORTH BANK ROAD, ROSELBURG, OR 97470
P.O. BOX 241 FAX 503-868-8800

PRELIMINARY

PROJECT: 2062 SIERRA III MULTIFAMILY RESTROOM
CITY OF SAUSALITO
DUNPHY PARK RESTROOM
SAUSALITO, CALIFORNIA

PROJECT NO. 671
MODEL NO. 2062
DATE 4/10/2017
REVISIONS

TH

4

GENERAL NOTES:

- * WHEN USING EITHER STEM WALL OPTION RECESS STEM WALL THE THICKNESS OF SLAB AT DOOR THRESHOLD
- * PRIVACY WALLS SHALL HAVE A 30" WIDE X 12" DEEP FOOTING
- * CMU STEM WALL OPTION, CMU BLOCK IS BY INSTALLER
- * VERTICAL REBAR IN SLAB/STEM WALL TO MATCH VERTICAL WALL REINFORCEMENT LAP PER WALL SCHEDULE

1 MONOLITHIC EXTERIOR WALL FOUNDATION DETAIL
SCALE: 1" = 1'-0"

2 EDGE OF CONG SLAB
SCALE: 1" = 1'-0"

3 THICKENED SLAB AT INTERIOR WALLS
SCALE: 1" = 1'-0"

ROMTEC
18240 NORTH BANK ROAD, ROSELBURG, OR 97470
P.O. BOX 241 FAX 503-868-8800

PRELIMINARY

PROJECT: 2062 SIERRA III MULTIFAMILY RESTROOM
CITY OF SAUSALITO
DUNPHY PARK RESTROOM
SAUSALITO, CALIFORNIA

PROJECT NO. 671
MODEL NO. 2062
DATE 4/10/2017
REVISIONS

TH

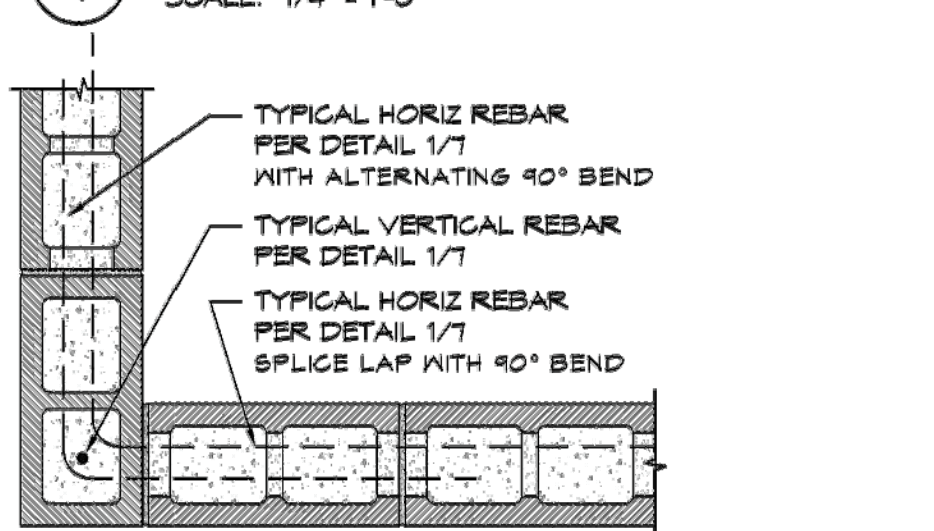
5

CMU REBAR SCHEDULE		
REBAR	MIN. LAP	BEND RAD.
#4	24"	5" MIN.
#8	30"	9-3/4" MIN.


VERTICAL #4 REBAR @ 32"OC
 HORIZONTAL #4 REBAR @ 32"OC
 #4 REBAR ALL SIDES OF OPENINGS
 (2) #4 REBAR ABOVE & BELOW
 MAJOR OPENINGS (12'-0" WIDE)
 (2) #4 REBAR @ TOP COURSE

NOTE: HORIZONTAL REBAR TO GO
 AROUND VERTICAL REINFORCEMENT
 WITH STANDARD BEND AT ALL CORNERS,
 AND HORIZ REBAR TO BEND DOWN AND
 LAP VERTICAL REBAR AT ALL OPENING
 LOCATIONS AS PER DETAILS THIS PAGE.

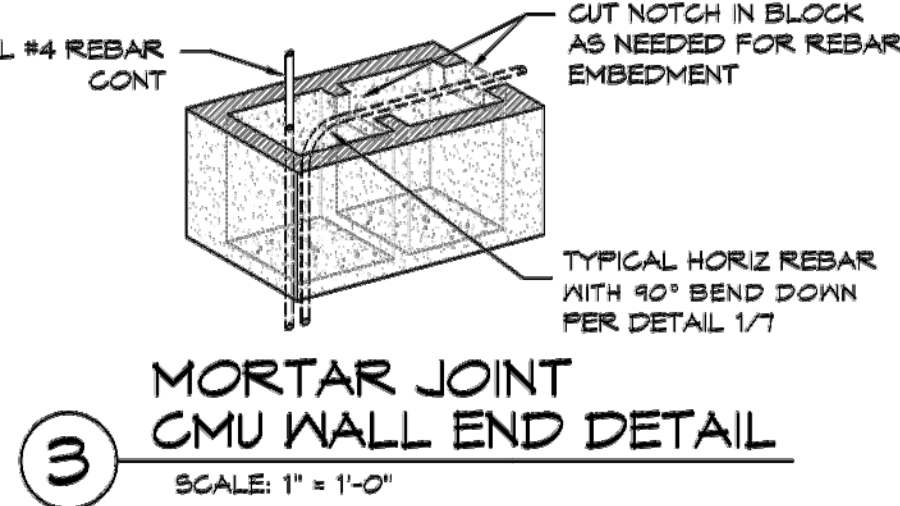
1 CMU REBAR LAYOUT DETAIL
SCALE: 1/4" = 1'-0"



2 MORTAR JOINT CMU CORNER DETAIL
SCALE: 1" = 1'-0"



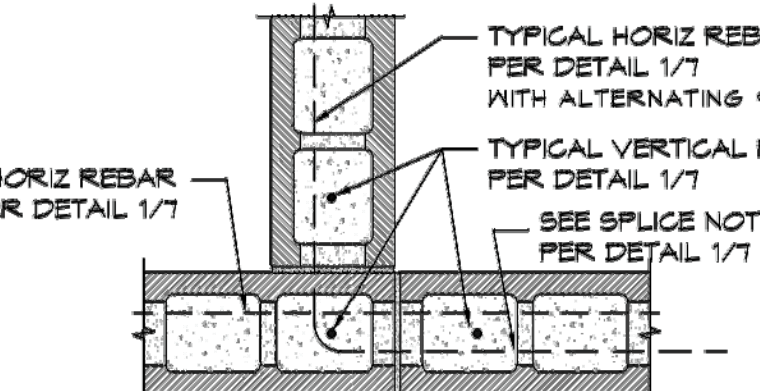
3 MORTAR JOINT CMU WALL END DETAIL
SCALE: 1" = 1'-0"



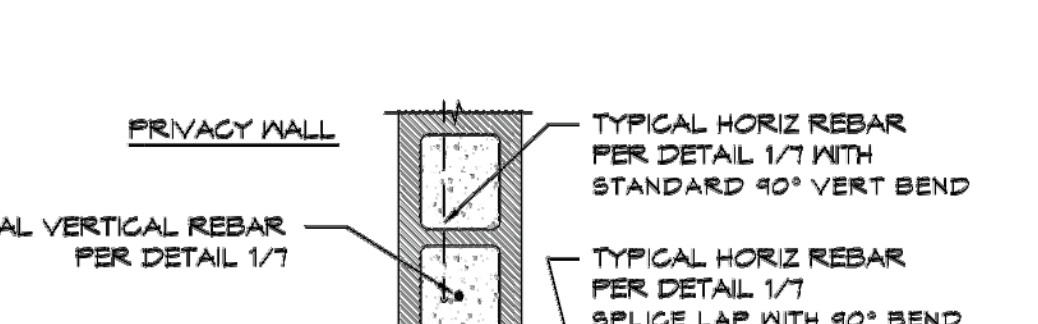
CMU REBAR NOTES:
 - BENDS: MIN. INSIDE BEND RADIUS SHALL
 BE NOT LESS THAN 6d AS PER
 ACI 530-08 SECTION 1.15.6
 - SPLICES: LAP SPLICES ARE PERMITTED
 AS PER ACI 530-08 SECTION 2.1.4.7

PIPES INSTALLED THROUGH CMU WALL NOTES:
 - SUPPLY: THE FIXTURE SUPPLY LINE SHOULD
 BE BORED A 1/2" LARGER THAN REQUIRED
 LINE SIZE AND THE PORTION OF PIPE LOCATED
 IN CMU WALL SHALL BE WRAPPED WITH 10MIL
 BLACK TAPE
 - WASTE PIPE: THE FIXTURE WASTE LINE
 SHOULD BE BORED A 1/2" LARGER THAN
 REQUIRED LINE SIZE.

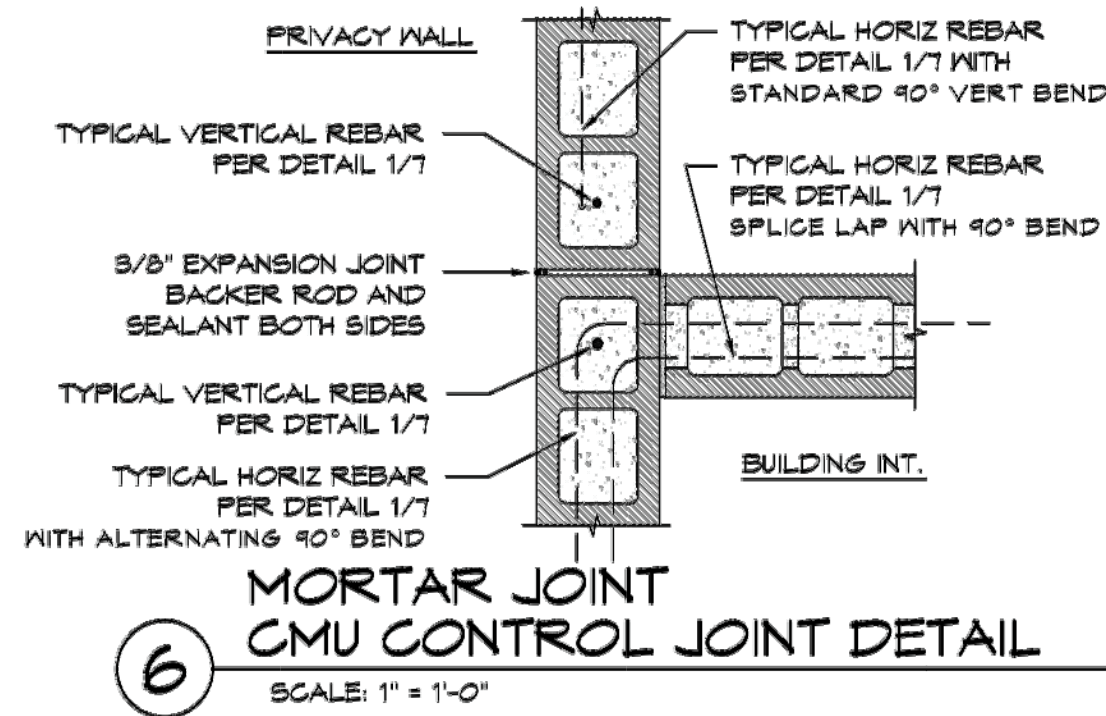
4 REBAR PLACEMENT
SCALE: 1" = 1'-0"



5 MORTAR JOINT CMU INTERSECTION DETAIL
SCALE: 1" = 1'-0"



6 MORTAR JOINT CMU CONTROL JOINT DETAIL
SCALE: 1" = 1'-0"



ROMTEC
 1820 NORTH HANE ROAD, ROSELBURG, OR 97470
 PRELIMINARY
 PROJECT: 2062 SIERRA III MULTIFAMILY RESTROOM
 CITY OF SAUSALITO
 DUNPHY PARK RESTROOM
 SAUSALITO, CALIFORNIA
 SHEET TITLE: STRUCTURAL WALL DETAILS
 PROJECT NO: 671
 MODEL NO: 2062
 DATE: 4/10/2017
 REVISIONS
 NO. DATE DESCRIPTION
 1 10/2017
 2 10/2017
 3 10/2017
 4 10/2017
 5 10/2017
 6 10/2017
 7 10/2017
 SHEET NO: 7

NOTES:

CUSTOMIZED RESTROOM BY ROMTEC
 PLANS AND ELEVATION PROVIDED BY ROMTEC.

EXTERIOR WALLS:
 HORIZONTAL CLAPBOARDS, LAP SIDING OVER CMU BLOCK WALL
 COLOR: WHITE

ROOF:
 MATERIAL: METAL STANDING SEAM ROOFING
 COLOR: GREY

FOUNDATION:

SEE CIVIL DRAWINGS FOR SEWER & WATER P.O.C.

SEE ELECTRICAL DRAWINGS FOR POWER P.O.C.

GENERAL

ROMTEC TO PROVIDE ALL ARCHITECTURAL, MEP & STRUCTURAL
 PLANS FOR FINAL APPROVAL

ROMTEC PLANS TO INCLUDE FINAL MONOLITHIC SLAB FOUNDATION
 PLANS.

CONTRACTOR TO INSTALL BUILDING FOUNDATION UTILITIES
 ROUTED THROUGH FOUNDATION. CONSTRUCTION OF ALL
 COMPONENTS OF BUILDING & MAKE FINAL UTILITY HOOKUP.

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
 Permit Submittal

DATE
 21 August 2017

REVISIONS

No.	Date	Description

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SHEET TITLE
RESTROOM PLANS

DRAWN BY: _____ **CHECKED BY:** _____

L4.7

NOT FOR CONSTRUCTION

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

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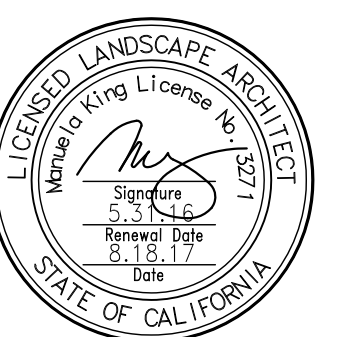
DATE

21 August 2017

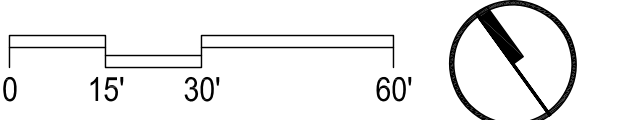
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REGISTRATION AND SIGNATURE



SCALE



SHEET TITLE

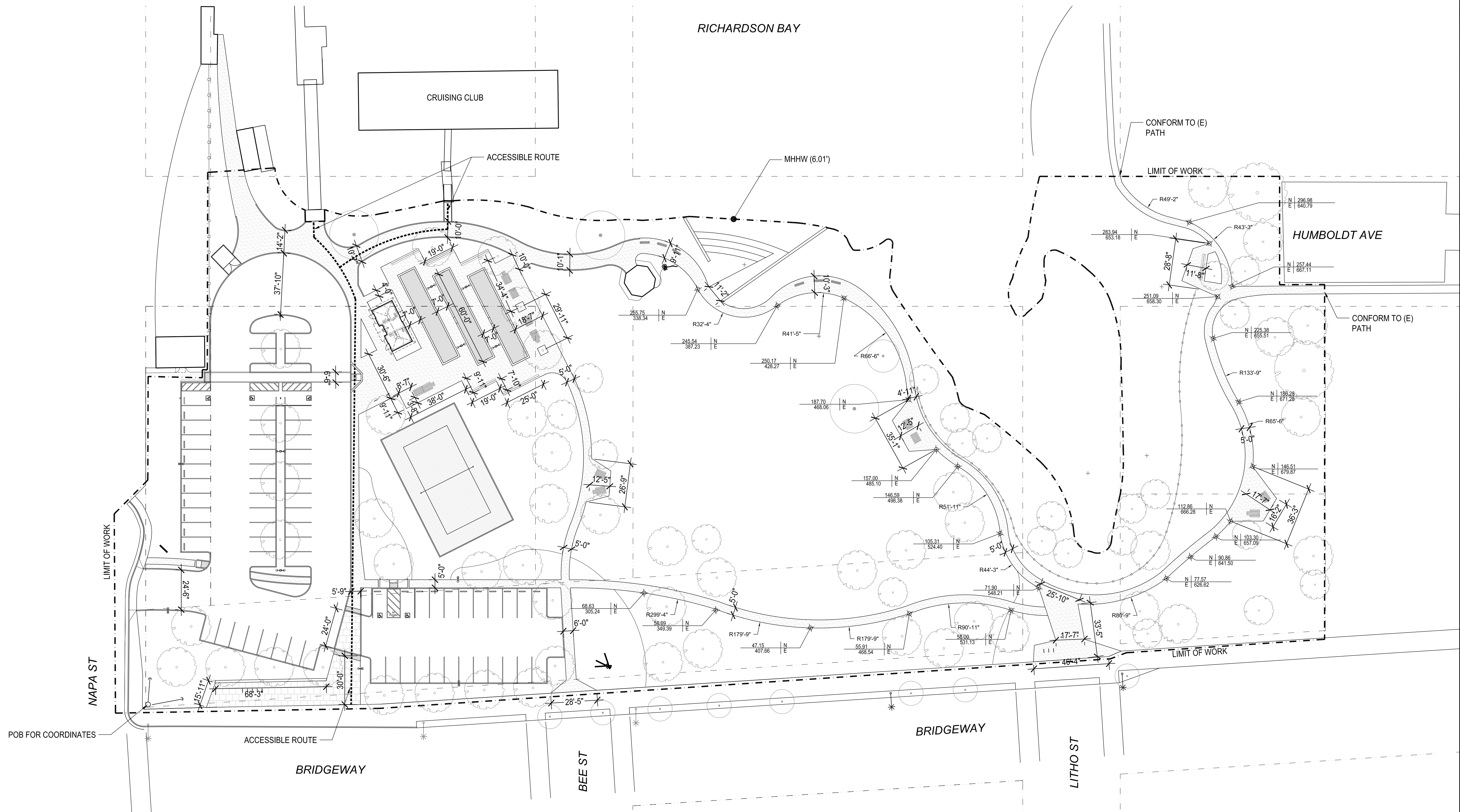
LAYOUT PLAN

DRAWN BY:

CHECKED BY:

L5.0

NOT FOR CONSTRUCTION



PROJECT/CLIENT NAME

Dunphy Park

200 Napa Street
 Sausalito, CA 94965

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 City of Sausalito
 420 Litho St.
 Sausalito, CA 94965

RHAA PROJECT NUMBER

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SUBMITTAL

Permit Submittal

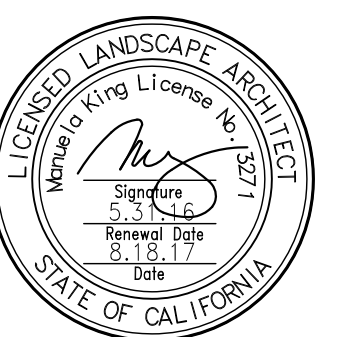
DATE

21 August 2017

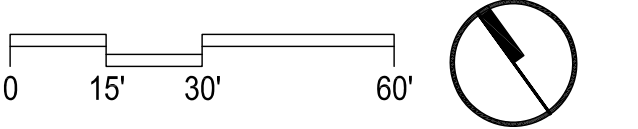
REVISIONS

No.	Date	Description

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SCALE



SHEET TITLE

GRADING PLAN

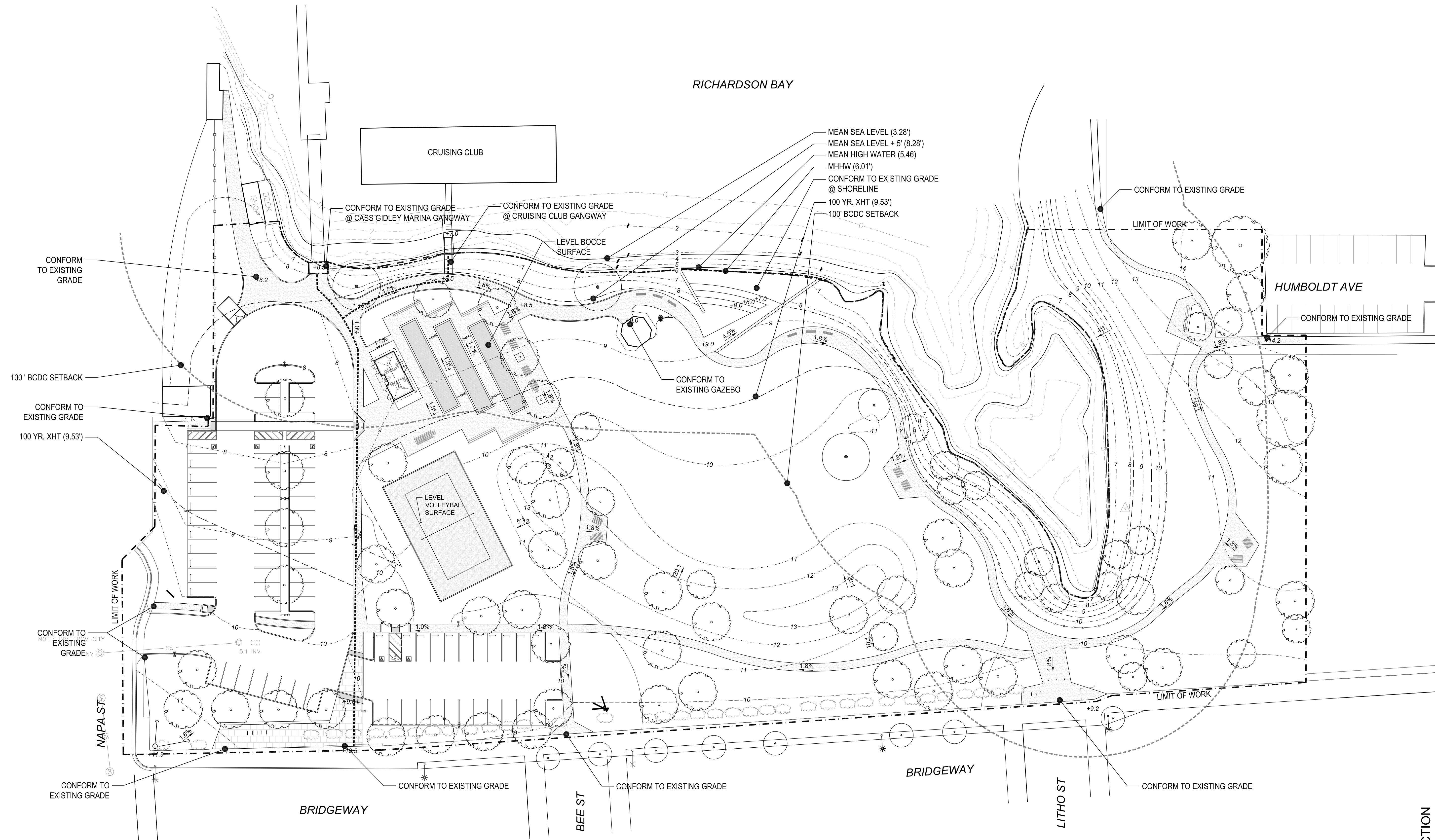
DRAWN BY:

CHECKED BY:

L6.0

GRADING LEGEND

- - - - PROPOSED CONTOUR
- — — — EXISTING CONTOUR



NOT FOR CONSTRUCTION

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

Permit Submittal

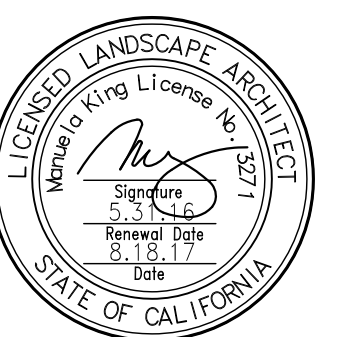
DATE

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SCALE



SHEET TITLE

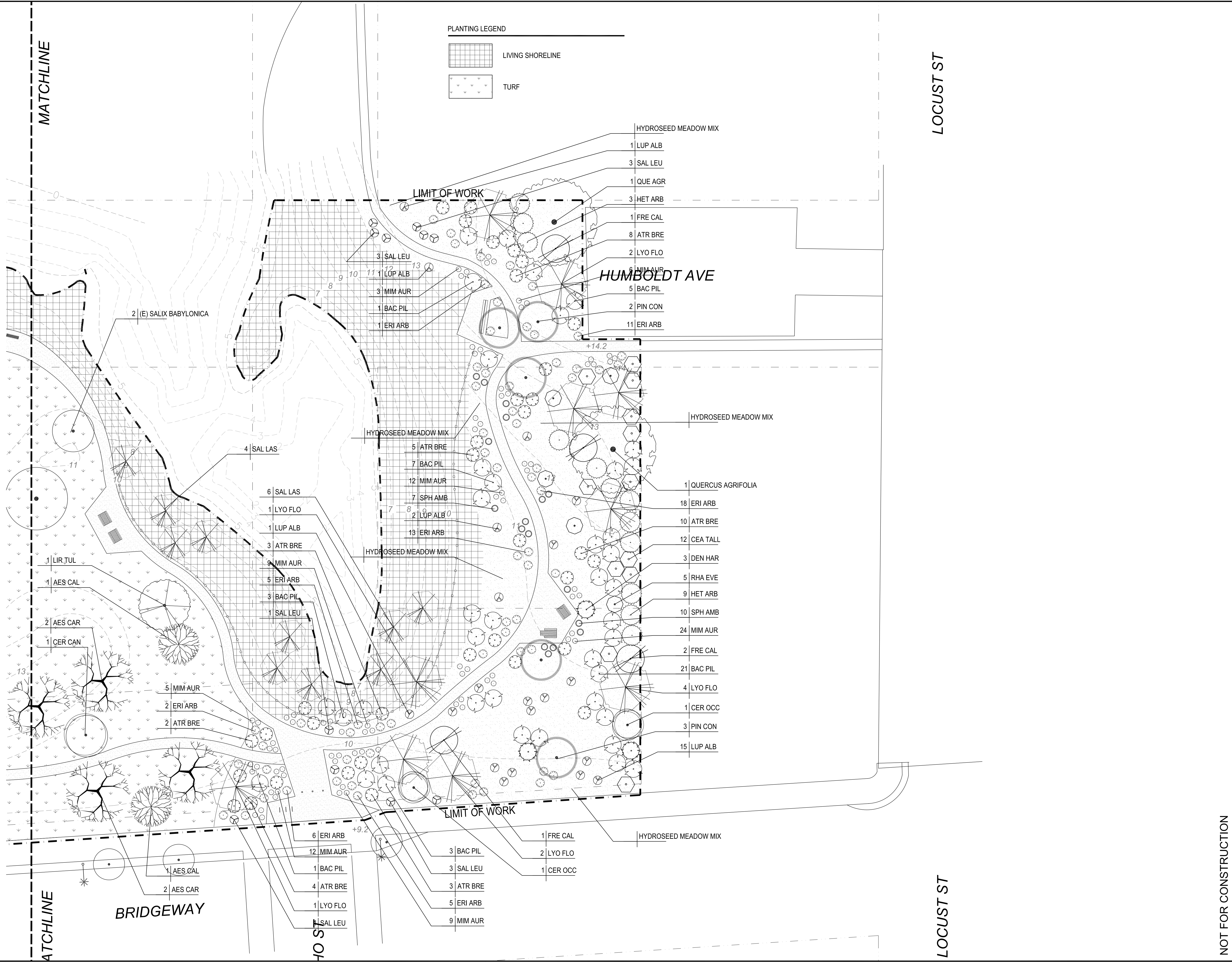
PLANTING PLAN_Park West

DRAWN BY: CHECKED BY:

L8.1

Date Plotted: 8/18/2017 5:11 PM

NOT FOR CONSTRUCTION



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Dunphy Park

200 Napa Street
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SUBMITTAL

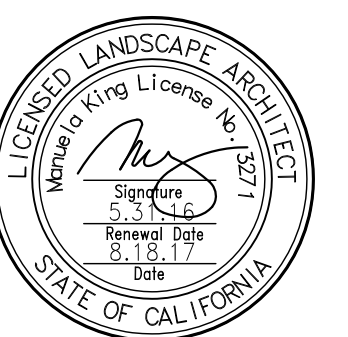
Permit Submittal

DATE
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No. Date Description

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SHEET TITLE

PLANTING SCHEDULE

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L8.2

NOT FOR CONSTRUCTION

TYPE	SCIENTIFIC	COMMON	HEIGHT	SPREAD	NATIVE (y/n)	WATER USE	SOURCE	SIZE	SPACE	QTY
TREES										
	Aesculus californica	California Buckeye	15'-30'	15'-30'	Y	Low	BCDC	36" Box		3
	Aesculus x carnea	Red Horse Chestnut	to 30'	to 20'	N	Moderate		36" Box		13
	Arbutus unedo	Strawberry Tree	15'-30'	15'-30'	N	Low	FODP	24" Box		1
	Cercis canadensis	Eastern Redbud	20'-30'	20'-30'	N	Moderate		24" Box		7
	Cercis occidentalis	Western Redbud	10'-15'	10'-15'	Y	Low	BCDC	24" Box		2
	Liriodendron tulipifera	Tulip Tree	to 60'	to 30'	N	Moderate		36" Box		2
	Lyonothamnus floribundus 'aspenifolius'	Catalina Is. Ironwood	25'-35'	15'	Y	Low	FODP	24" Box		10
	Nyssa sylvatica	Sour Gum, Tupelo	25'-35'	20'-30'	N	Moderate		36" Box		5
	Pinus contorta var. 'contorta'	Shore Pine	20'-30'	20'-30'	Y	Low	BCDC	24" Box		5
	Robinia pseudoacacia	Black Locust	40'-50'	30'-40'	N	Moderate		24" Box		13
	Salix babylonica	Weeping Willow	30'-45'	30'-45'	N	Moderate	FODP	36" Box		1
	Salix lasiolepis	Arroyo willow	less 30'	Less 30'	Y	Low	BCDC	24" Box		10
	Quercus agrifolia	Coast Live Oak	30'-45'	30'-45'	Y	Low	FODP	36" Box		2

SYMBOL	SCIENTIFIC	COMMON	HEIGHT	SPREAD	Native (y/n)	Water Use	Source	SIZE	SPACE	QTY
SHRUB										
	Atriplex lentiformis 'breweri'	Brewer Saltbush	5'-7'	6'-8'	Y	Low	BCDC	15G	SEE PLAN	48
-	Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	6-10'	6-12'	Y	Low	FODP	15G	SEE PLAN	-
	Baccharis pilularis	Coyote Brush	3'-9'	3'-12'	Y	Low	FODP	5G	SEE PLAN	41
	Carpenteria californica	Bush Anemone	4'-6'	4'-6'	Y	Low	FODP	15G	SEE PLAN	41
	Ceanothus 'Cynthia Postan'	Cynthia Postan Wild Lilac	6'-8'	6'-8'	Y	Low	FODP	15G	SEE PLAN	12
	Dendromecon harfordii	Island Bush Poppy	8-12'	8-12'	Y	Low		15G	SEE PLAN	6
	Epilobium canum 'Catalina'	California fuchsia	3'-4'	4'-5'	Y	Very Low	BCDC	5G	SEE PLAN	13
	Eriogonum arborescens	Santa Cruz Island Buckwheat	2'-6'	3'-5'	Y	Low	BCDC	5G	SEE PLAN	64
-	Eriogonum latifolium	Coast Buckwheat	1'	3'	Y	Low	BCDC	5G	SEE PLAN	-
-	Eriogonum umbellatum	Sulphur Buckwheat	1'	3'	Y	Low		5G	SEE PLAN	-
	Fremontodendron californicum	Flannel Bush	15'-20'	10-15'	Y	Low	BCDC	24" Box	SEE PLAN	4
	Gaultheria shallon	Salal	4'-10'	6'-12'	Y	Moderate	BCDC	15G	SEE PLAN	48
	Heteromeles arbutifolia	Toyon	6'-10'	6'-10'	Y	Low	FODP	15G	SEE PLAN	11
	Lupinus albifrons	Silver Bush Lupine	5'	5'	Y	Low	BCDC	5G	SEE PLAN	23
	Mimulus aurantiacus	Sticky Monkey Flower	2'	2'-3'	Y	Low	BCDC	5G	SEE PLAN	133
	Rhamnus californica 'Eve Case'	Coffee Berry	4'-8'	4'-8'	Y	Low	BCDC	15G	SEE PLAN	5
	Salvia leucophylla	Purple Sage	2'-3'	3'-4'	Y	Low	BCDC	5G	SEE PLAN	24
	Sphaeralcea ambigua	Apricot Mallow	3'-4'	2'-3'	Y	Very Low		5G	SEE PLAN	17
GRASS										
	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Gramma	2'	2'	Y	Low		1G	18" OC	609
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	4'	3'	Y	Low	BCDC	1G	24" OC	1589
GROUND COVER										
	Ceanothus 'Yankee Point'	Yankee Point Wild Lilac	2'-3'	8'-10'	Y	Low	FODP	5G	6' OC	125
TURF										
	Salt-tolerant Sod	Seashore Paspalum (alt = Red Molate Fescue)								62834 sqft
LIVING SHORELINE										
	Salix lasiolepis	Arroyo willow	less 30'	Less 30'	Y	Low	BCDC	24" Box	SEE PLAN	10
	Baccharis douglasii (glutinosa)	Marsh Baccharis	3'	3'	Y	Low	BCDC	15G		24797 sqft
	Limonium californicum	Sea Lavender	1'-2'		Y		BCDC	5G		
	Distichlis spicata	salt grass			Y		BCDC	Flats		
	Dudleya farinosa	Bluff Lettuce	1'		Y	Low	BCDC	1G		
	Sarcocornia pacifica	pickleweed	1'-2'		Y		BCDC	Flats		
	Spartina foliosa	cordgrass	1'-4'		Y		BCDC	Flats		

MEADOW GRASSES HYDROSEED MIX			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY
	HORDEUM CALIFORNICUM	CALIFORNIA BARLEY	23,804 SQ. FT.
	MELICA CALIFORNICA	CALIFORNIA ONIONGRASS	
	NASSELLA CERNUA	NODDING NEEDLEGRASS	
	NASSELLA PULCHRA	PURPLE NEEDLEGRASS	
	POA SECUNDA	NATIVE PINE BLUEGRASS	
	CLARKIA CONCINNA	RED RIBBONS	
	GILIA CAPITATA	BLUE-THIMBLE FLOWER	
	ESCHOLZIA	CALIFORNIA POPPY	
	LASTHENIA	GOLDFIELDS	
	LUPINE BICOLOR	MINATURE LUPINE	
	MADIA ELEGANS	COMMON MADIA	
	NEMOPHILA	BABY BLUE EYES	
	PHACELIA	CALIFORNIA DESERT BLUEBELLS	

NOTES:
1. APPLY MEADOW GRASSES HYDROSEED MIX AT 40 LBS/ACRE

TREES



ROBINIA PSUEDOACACIA
BLACK LOCUST
40'H x 30'W



LIRIODENDRON TULIPIFERA
TULIP TREE
50'H x 25'W



ARBUTUS UNEDO
STRAWBERRY TREE
20'H x 15'W



AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE
20'H x 20'W



SALIX BABYLONICA
WEEPING WILLOW
30'H x 30'W



SALIX LASIOLEPIS
ARROYO WILLOW
30'H x 30'W



LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS
CATALINA ISLAND IRONWOOD
30'H x 15'W



CERCIS CANADENSIS
EASTERN REDBUD
25'H x 25'W



AESCULUS X CARNEA
HORSE-CHESTNUT
30'H x 20'W



QUERCUS AGRIFOLIA
COAST LIVE OAK
40'H x 40'W



PINUS CONTORTA VAR. CONTORTA
SHORE PINE
25'H x 20'W



CERCIS OCCIDENTALIS
WESTERN REDBUD
15'H x 15'W



ALNUS RUBRA
RED ALDER
40'H x 25'W

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CONSULTANT

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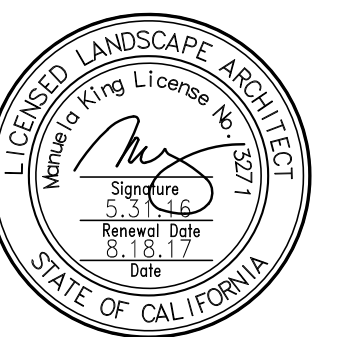
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SCALE

1"

SHEET TITLE

**PLANTING
PALETTE**

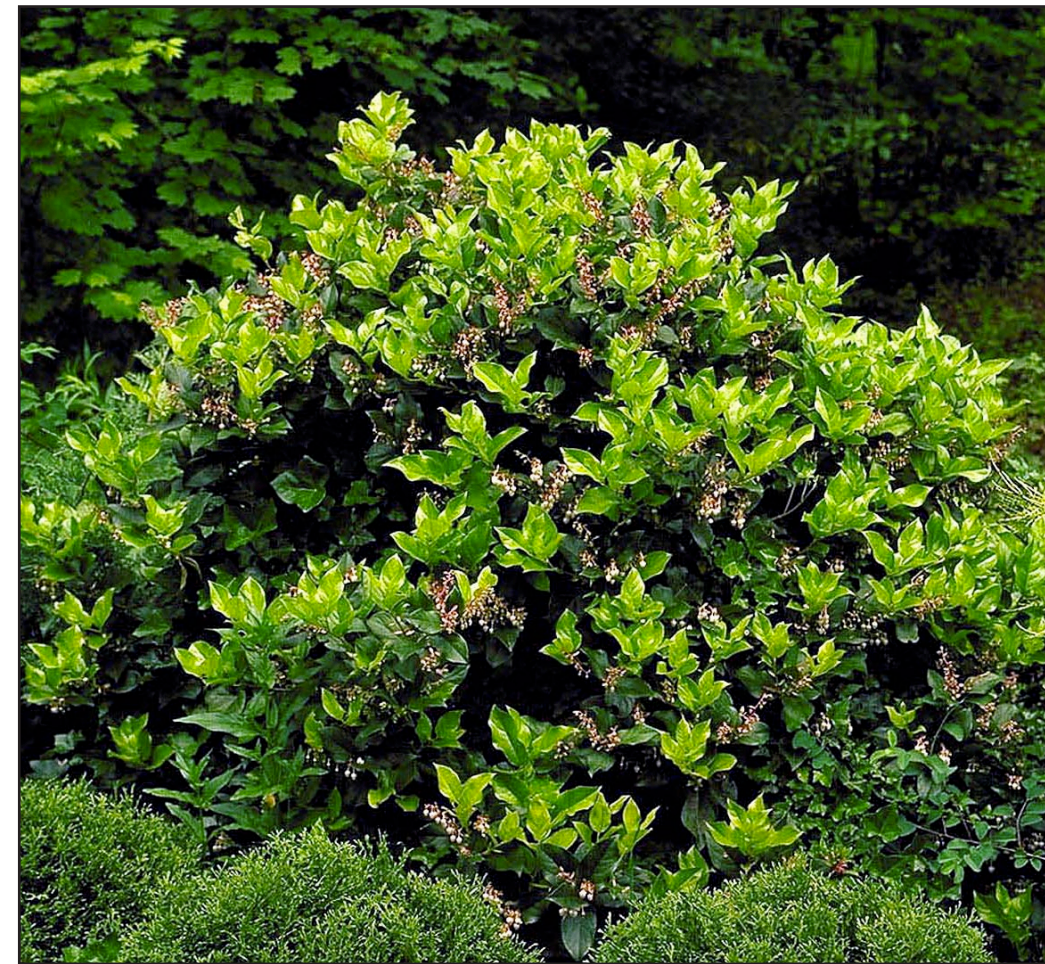
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L8.3

LARGE SHRUBS



LUPINUS ALBIFRONS
SILVER BUSH LUPINE
5'H x 5'W



GAUTHERIA SHALLON
SALAL
7'H x 9'Wt



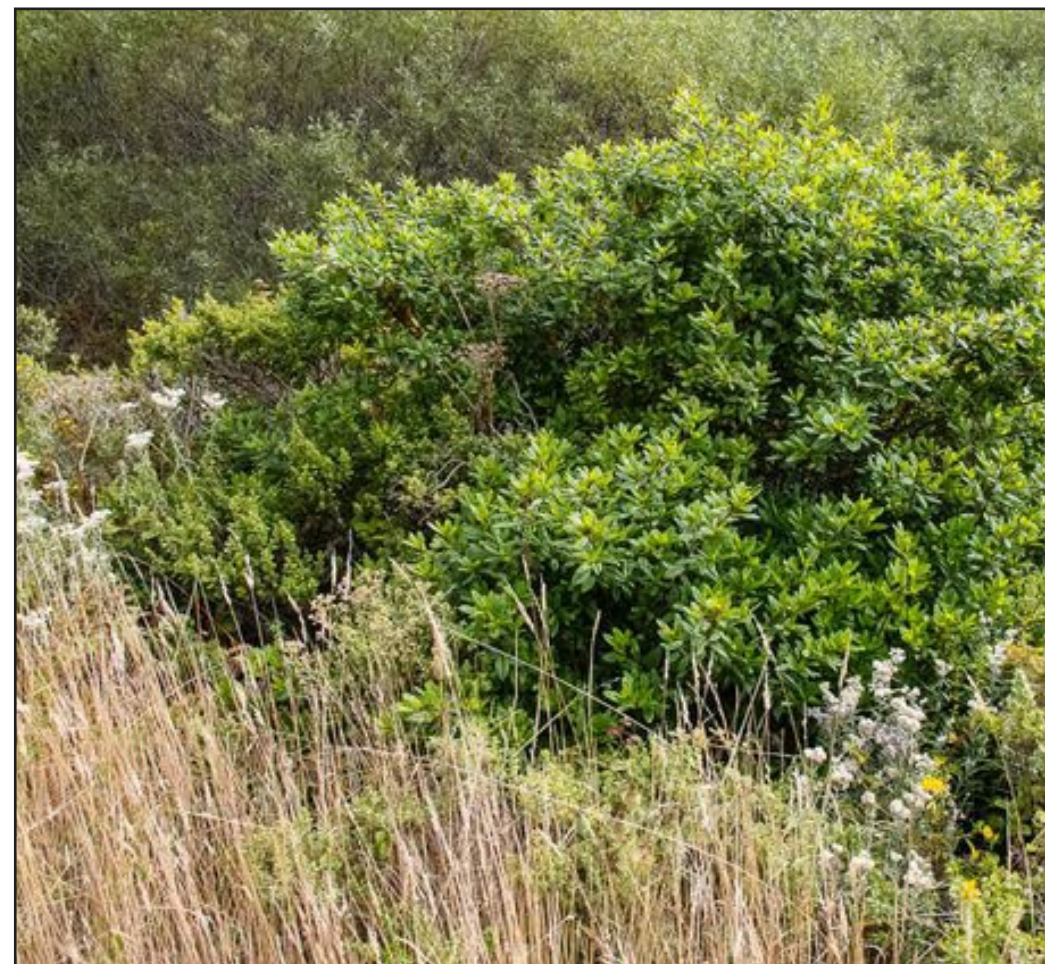
CEANOTHUS 'CYNTHIA POSTAN'
CYNTHIA POSTAN WILD LILAC
7'H x 7'W



BACCHARIS PILULARIS
COYOTE BRUSH
6'H x 8'W



ATRIPLEX LENTIFORMIS 'BREWERII'
BREWER SALTBUSH
6'H x 8'W



RHAMNUS CALIFORNICA 'EVE CASE'
EVE CASE COFFEE BERRY
6'H x 6'Wt



HETEROMELES ARBUTIFOLIA
TOYON
8'H x 8'W



DENDROMECON HARFORDII
ISLAND BUSH POPPY
10'H x 10'W



CARPENTERIA CALIFORNICA
BUSH ANEMONE
6'H x 5'W



ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
HOWARD MCMINN MANZANITA
8'H x 10'W

NATIVE HABITAT RESTORATION AREA

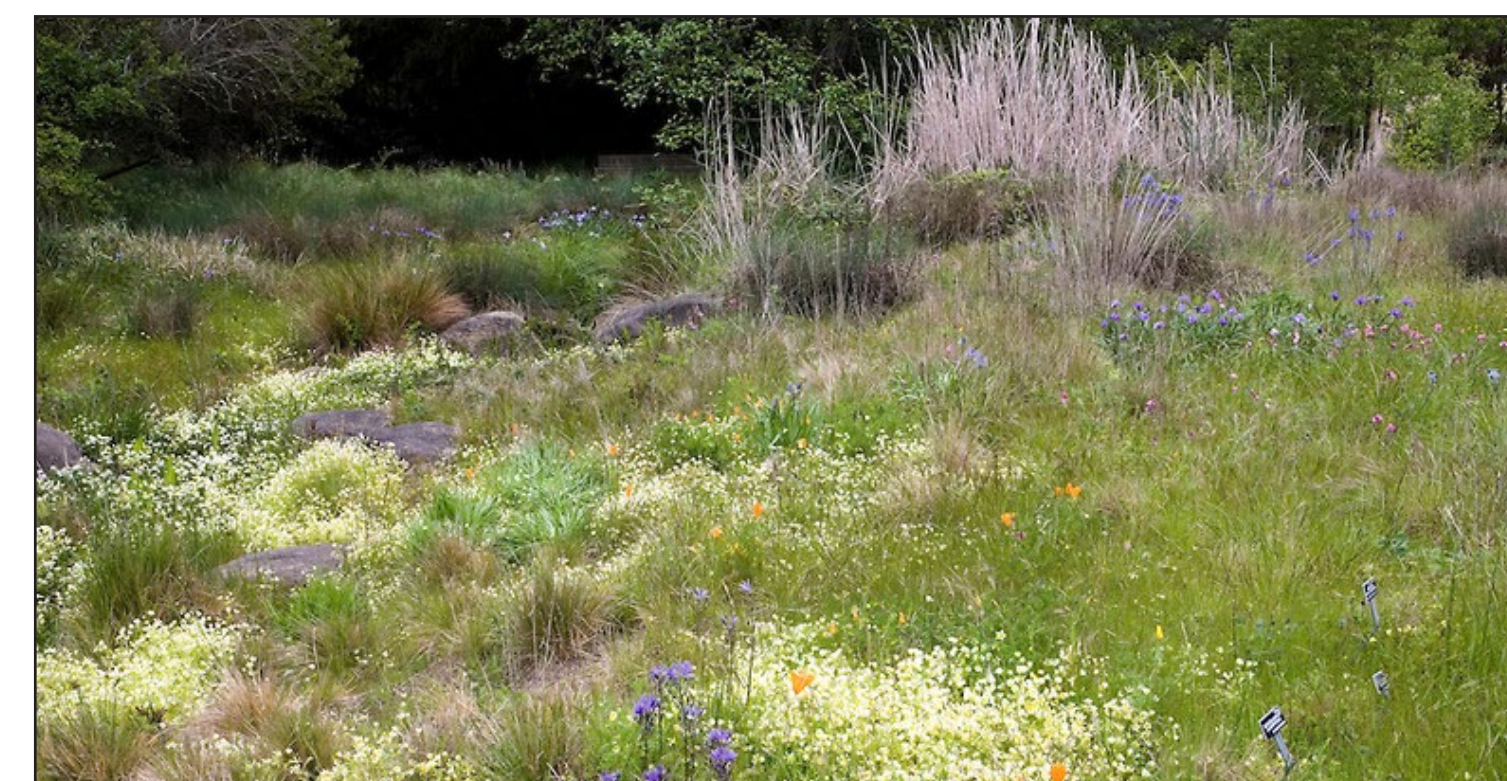


MEDIUM & SMALL SHRUBS
ERIOGONUM ARBORESCENS, SANTA CRUZ ISLAND BUCKWHEAT
ERIOGONUM LATIFOLIUM, COAST BUCKWHEAT
ERIOGONUM UMBELLATUM, SULPHUR BUCKWHEAT
MIMULUS AURANTICUS, STICKY MONKEY FLOWER
SALVIA LEUCOPHYLLA, PURPLE SAGE
SPHAERALCEA AMBIGUA, APRICOT MALLOW

HERBACEOUS PERENNIALS
ACHILLEA MILLEFOLIUM, YARROW
DICHELOSTEMMA IDA-MAIA, FIRECRACKER FLOWER
ESCHSCHOLZIA CALIFORNICA, CALIFORNIA POPPY
IRIS DOUGLASIANA, DOUGLAS IRIS
SOLIDAGO CALIFORNICA, CALIFORNIA GOLDENROD
VERBENA GOODINGII, PINK VERBENA

GRASSES
BOUTELOUA GRACILIS, BLONDE AMBITION GRAMMA GRASS
CAREX PANSA, DUNE SEDGE
CAREX DIVULSA, BERKELEY SEDGE
DESCHAMPSIA CESPITOSA VAR HOLCIFORMIS
FESTUCA RUBRA, CREEPING RED FESCUE
LEYMUS CONDENSATUS 'CANYON PRINCE', CANYON PRINCE RYE

*ALSO SEE LARGE SHRUBS ABOVE.



LIVING SHORELINE



SHRUBS
ATRIPLEX LENTIFORMIS 'BREWERII', BREWER SALTBUSH
BACCHARIS DOUGLASHII, MARSH BACCHARIS
BACCHARIS PILULARIS, COYOTE BRUSH
LIMONIUM CALIFORNICUM, SEA LAVENDER

GRASSES
DISTICHLIS SPICATA, SALT GRASS
SPARTINA FOLIOSA, CORDGRASS

SUCCULENTS
DUDLEYA FARINOSA, BLUFF LETTUCE
SARCOCORNIA PACIFICA, PICKLEWEED



PROJECT/CLIENT NAME

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RHAA PROJECT NUMBER

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CONSULTANT

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Permit Submittal

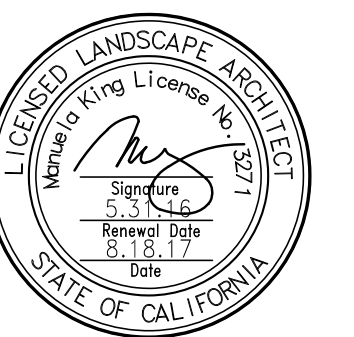
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SCALE

NI

SHEET TITLE

**PLANTING
PALETTE**

DRAWN BY: CHECKED BY:

L8.4

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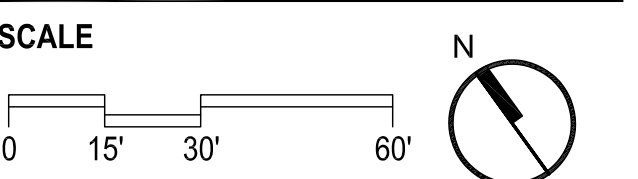
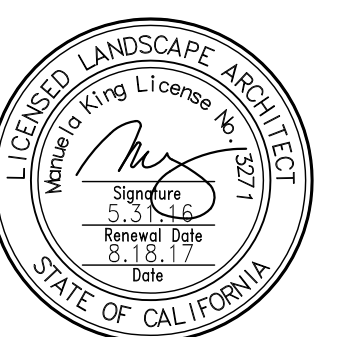
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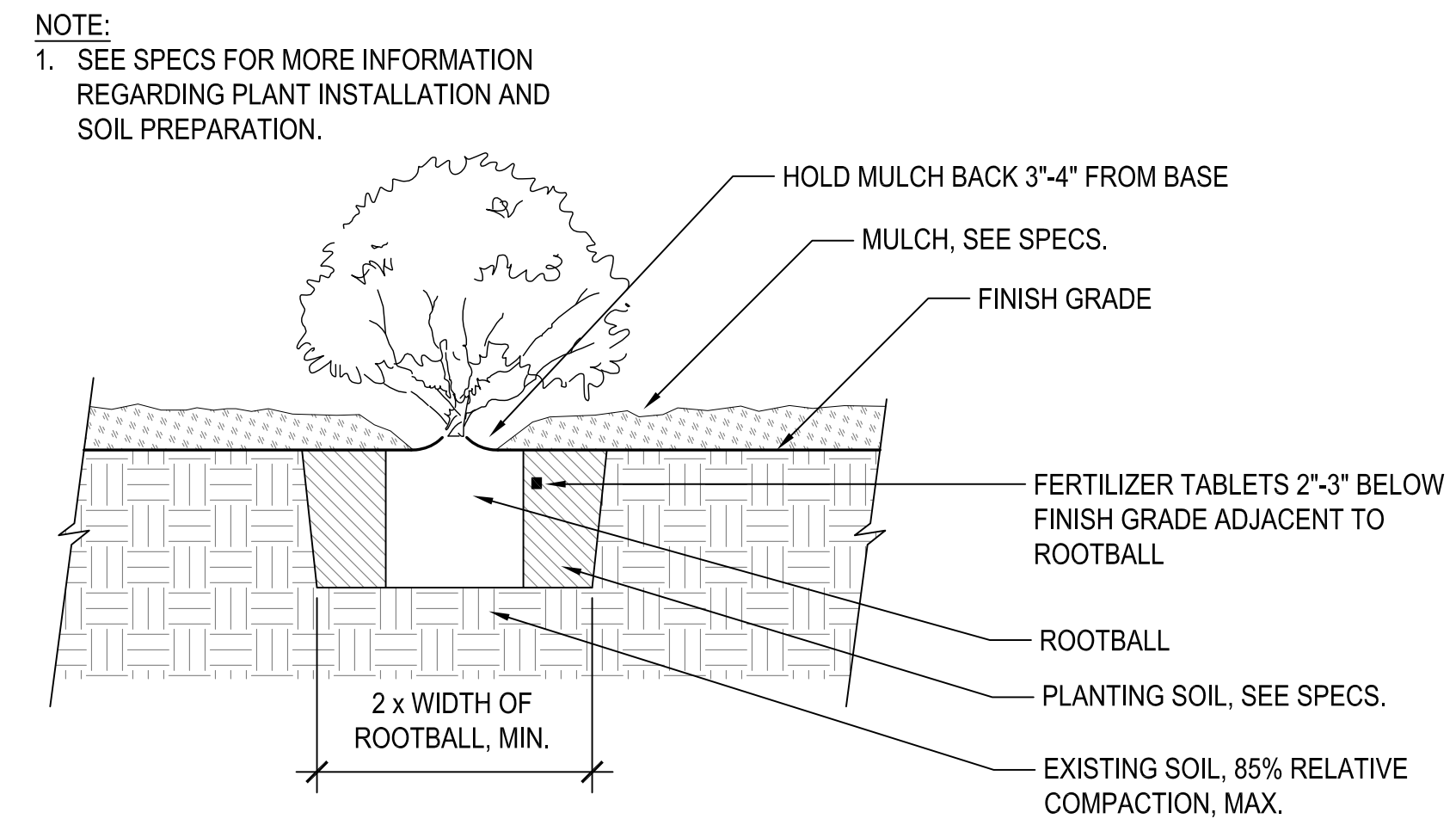


SHEET TITLE
**PLANTING
DETAILS**

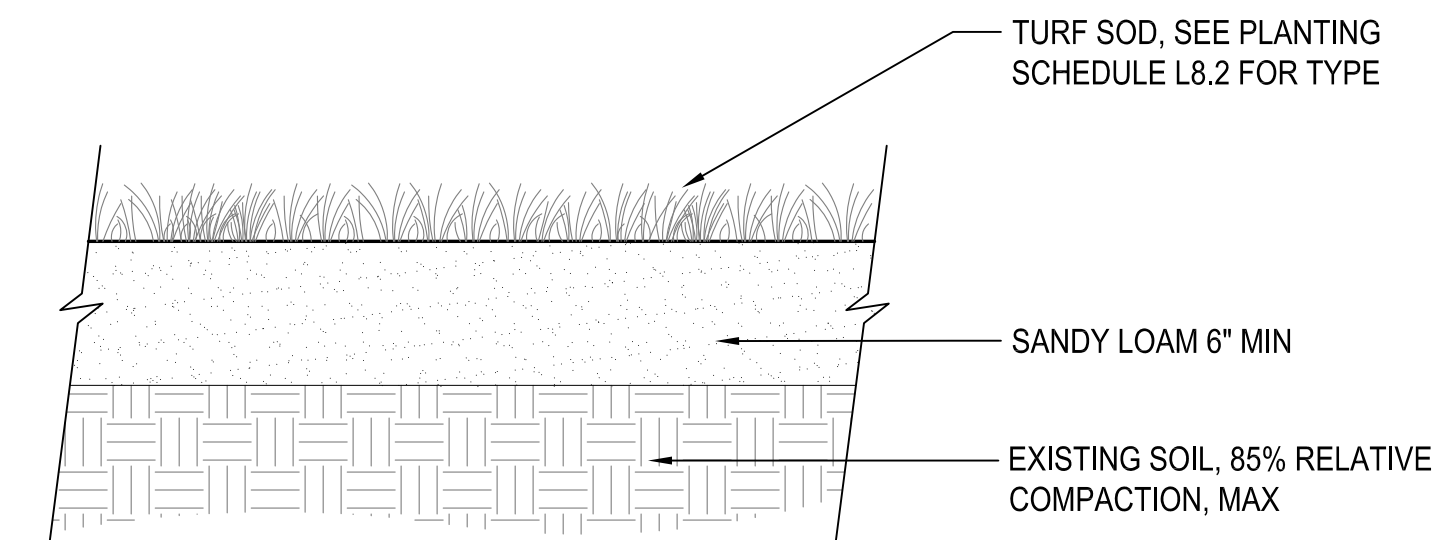
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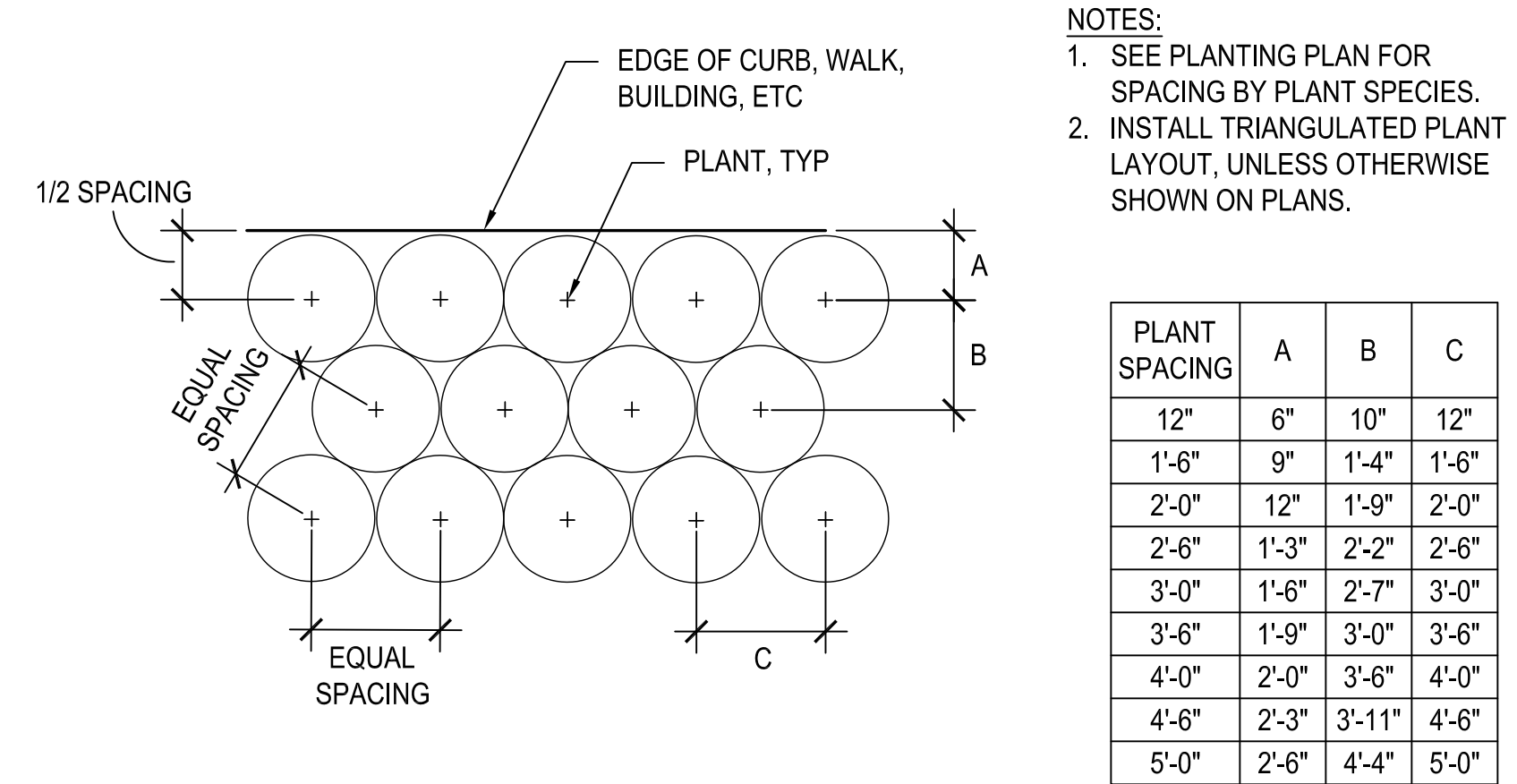
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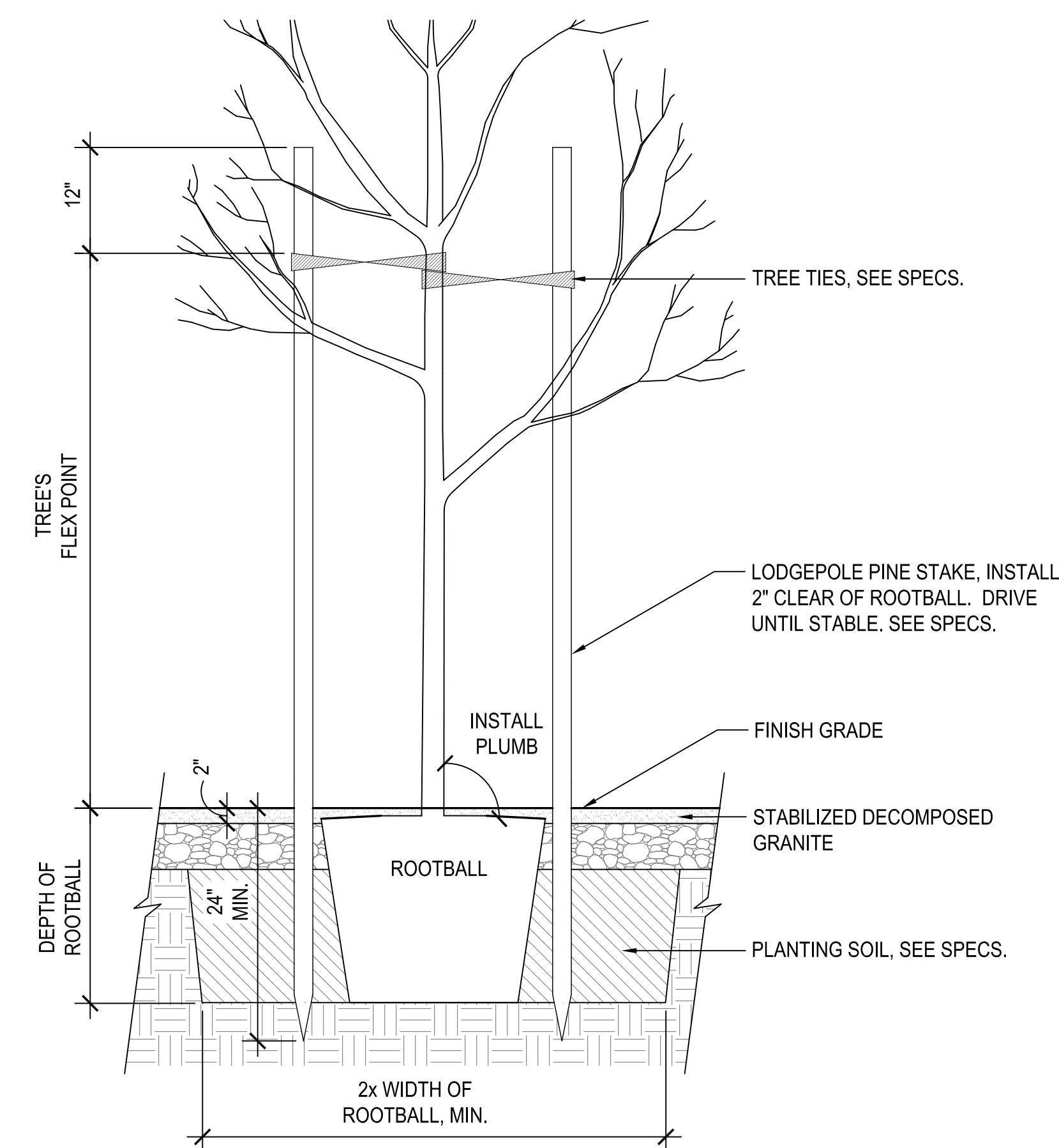
1 SHRUB PLANTING
SCALE: 1" = 1'-0"



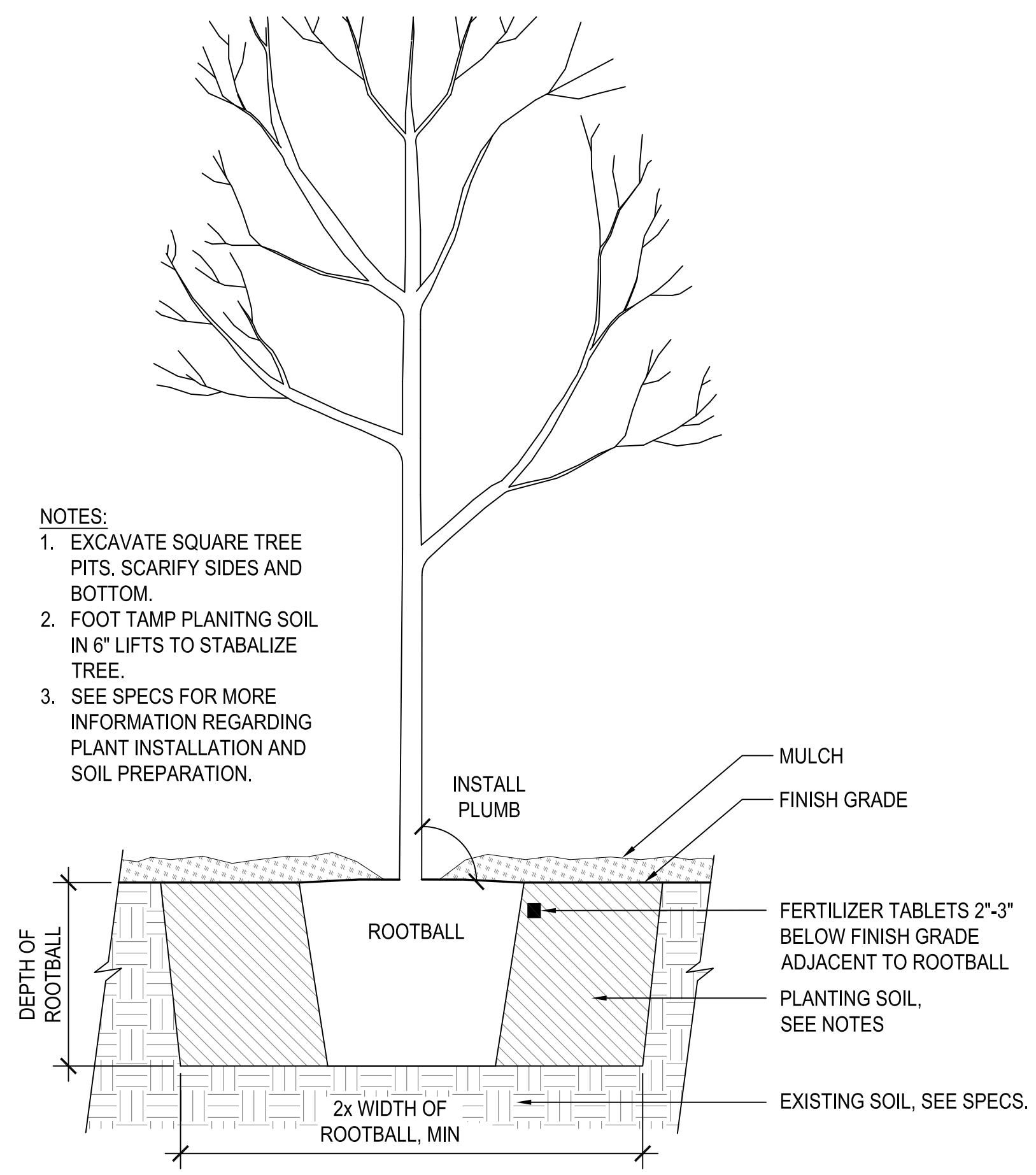
2 TURF
SCALE: 1-1/2" = 1'-0"



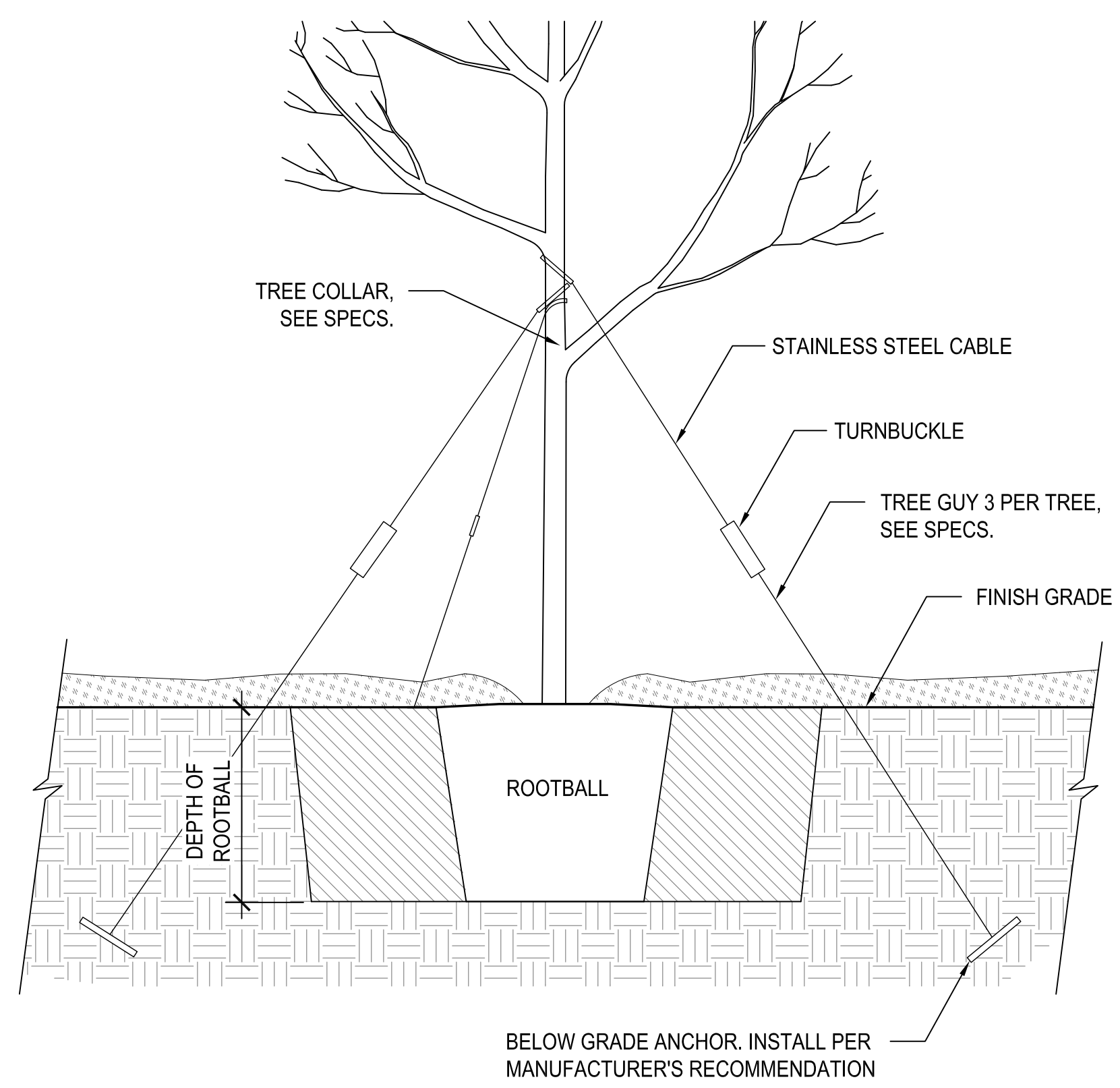
3 PLANTING LAYOUT
NTS



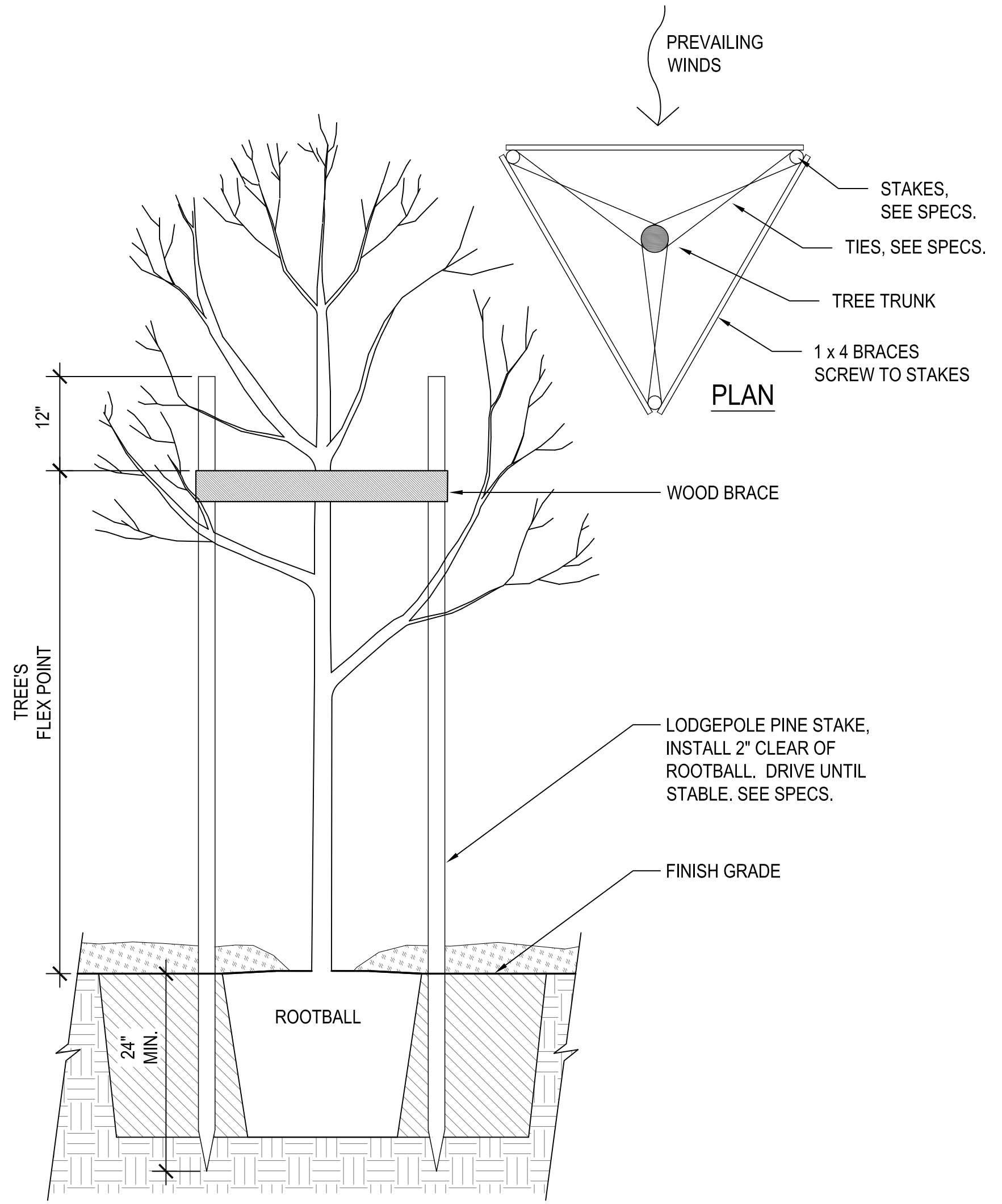
4 TREE AT DECOMPOSED GRANITE
SCALE: 3/4" = 1'-0"



5 TREE PLANTING
NTS



6 TREE GUYING
NTS



7 TREE STAKING
SCALE: 3/4" = 1'-0"

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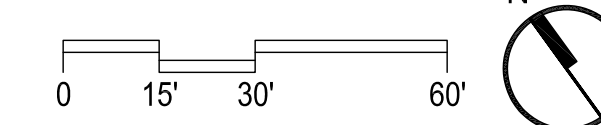
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SCALE



SHEET TITLE

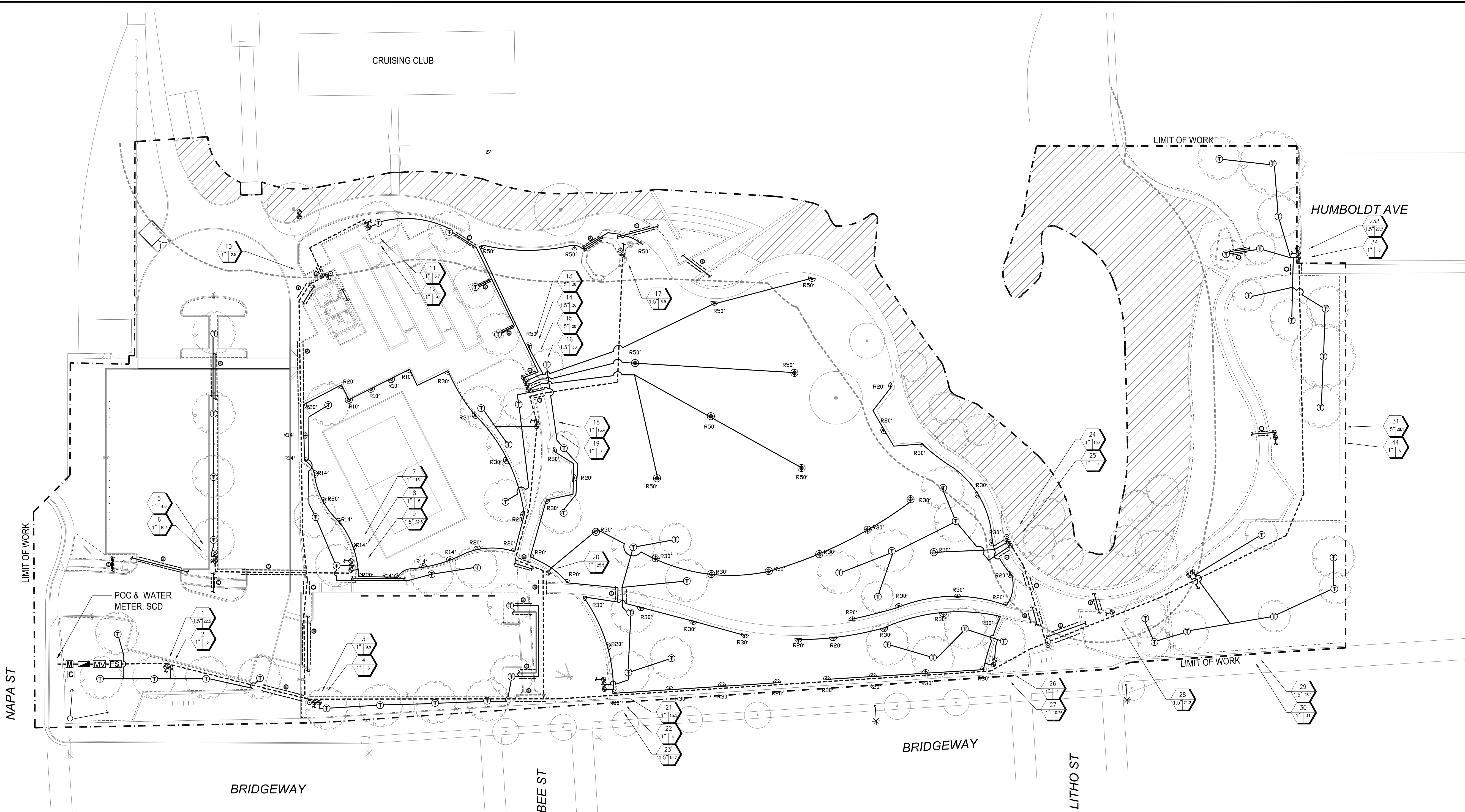
IRRIGATION PLAN

DRAWN BY:

CHECKED BY:

L9.0

NOT FOR CONSTRUCTION

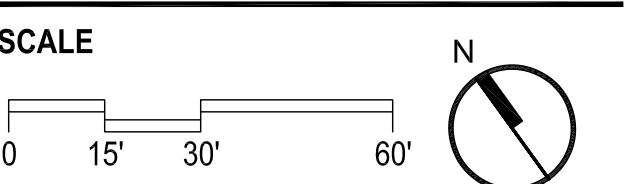


IRRIGATION LEGEND

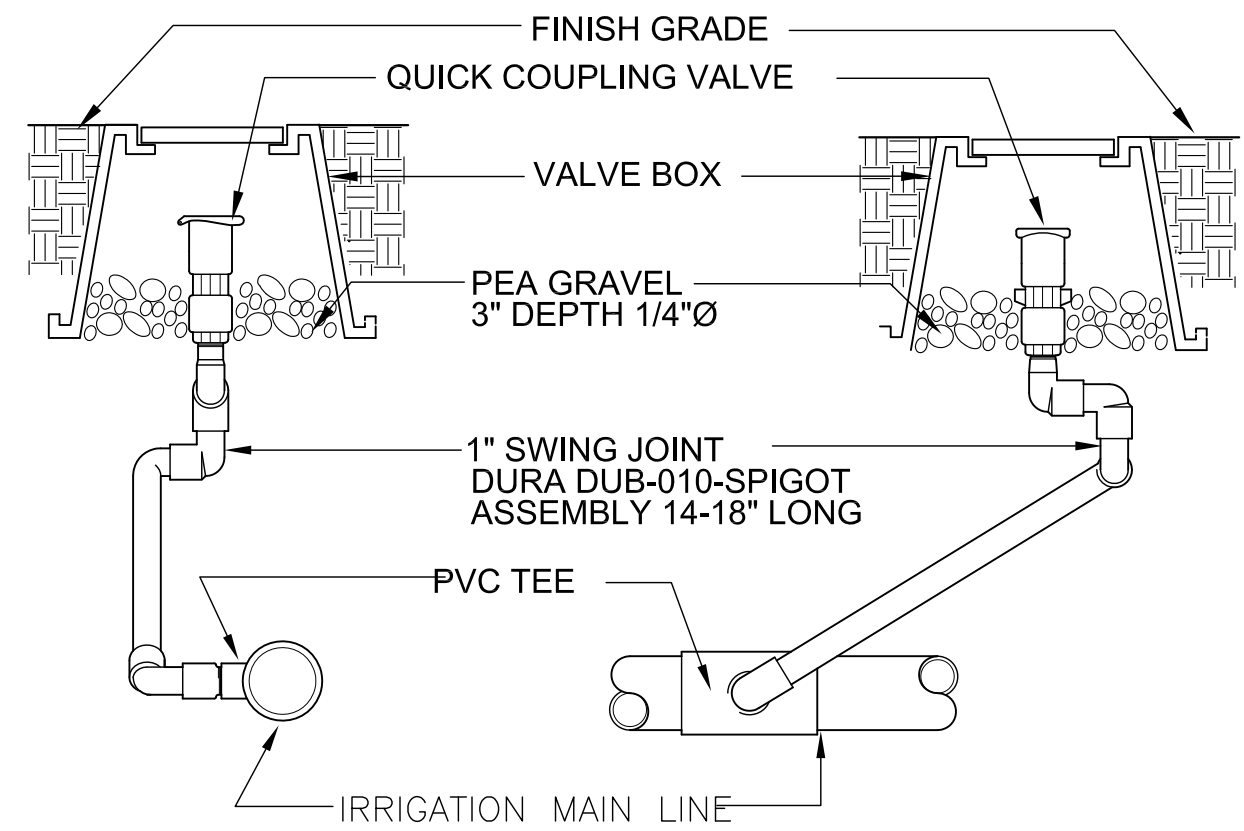
- WEATHERTRAK ET PRO 3 2-WIRE WEATHER-BASED IRRIGATION CONTROLLER MODEL: WTPRO3-C-2W48-SPH, OR EQUAL.
- (E) IRRIGATION WATER METER (VIF NUMBER & LOCATION)
- (N) 2" BACKFLOW PREVENTION DEVICE (BY FEBCO MODEL & SIZE TBD)
- (N) MAINLINE, SCH 40 PVC, 3" AND SMALLER
- MASTER VALVE, NORMALLY OPEN, LINE SIZE WEATHERTRAK FLOW 3, OR EQUAL.
- FLOW SENSOR
NOTE FLOW 3 INCLUDES FLOW METER, SEE ABOVE FOR PRODUCT
- LATERAL LINE: 1" AND LARGER, SCH 40 PVC.
- SLEEVE: CLASS 200 PVC, SIZE AS SHOWN
- GATE VALVE, BRASS NIBCO T113-IRR (LINE SIZE), OR EQUAL.
- QUICK COUPLING VALVE LOCKING COVER, 1-PIECE BODY, RAINBIRD 5-LRC, BRASS, OR EQUAL.
- REMOTE CONTROL VALVE WITH PRESSURE REGULATING SPRAY ZONES: GRISWOLD DWS-PRV, HUNTER ICV AS ADJ, OR EQUAL DRIP ZONES: HUNTER ICZ WITH FILTER, OR EQUAL.
- INLINE DRIP IRRIGATION RAINBIRD XFS-09-12 SUB-SURFACE DRIP LINE (12" EMITTER SPACING) W/ RB XFS DRIP SYSTEM OPERATION INDICATOR AT END OF EACH DRIP ZONE. LINE SPACING TO BE COORDINATED WITH PLANT SPACING (12", 18" & 24" O.C.) *INSTALL LOW FLOW BUBBLERS & IRRIGATION BERMS AT ROOTBALL OF SHRUBS SPACED GREATER THAN 24" O.C.
- TREE WATERING SYSTEM DRIP RING AT ROOTBALL W/ 2 EMITTERS AT ROOT CROWN
- POP-UP STAINLESS STEEL ROTOR W/ ADJUSTABLE ARC & CHECK VALVE MODEL I-25-04-SS BY HUNTER, OR EQUAL. SELECT NOZZLE FOR RADIUS SHOWN @ 50PSI
- POP-UP SPRAY HEAD WITH ADJUSTABLE ARC, MATCHED PRECIPITATION RATE, CHECK VALVE & PRESSURE REGULATION. MODEL PROS-04-PRS40-CV-MP1000/2000/3000 BY HUNTER, OR EQUAL. SELECT NOZZLE FOR RADIUS SHOWN @40PSI.
- TEMPORARY IRRIGATION FOR PLANT ESTABLISHMENT ONLY.

CLASS 200 PVC LATERAL LINE SIZING		TYPICAL VALVE SIZING	
0 - 6 GPM: 0.75"	29 - 45 GPM: 2.0"	00 - 25 GPM: 1.0" VALVE	
7 - 12 GPM: 1.0"	46 - 65 GPM: 2.5"	26 - 35 GPM: 1.25"	
13 - 28 GPM: 1.5"	66 - 100 GPM: 3.0"	36 - 50 GPM: 1.5"	
		51 - 100 GPM: 2"	

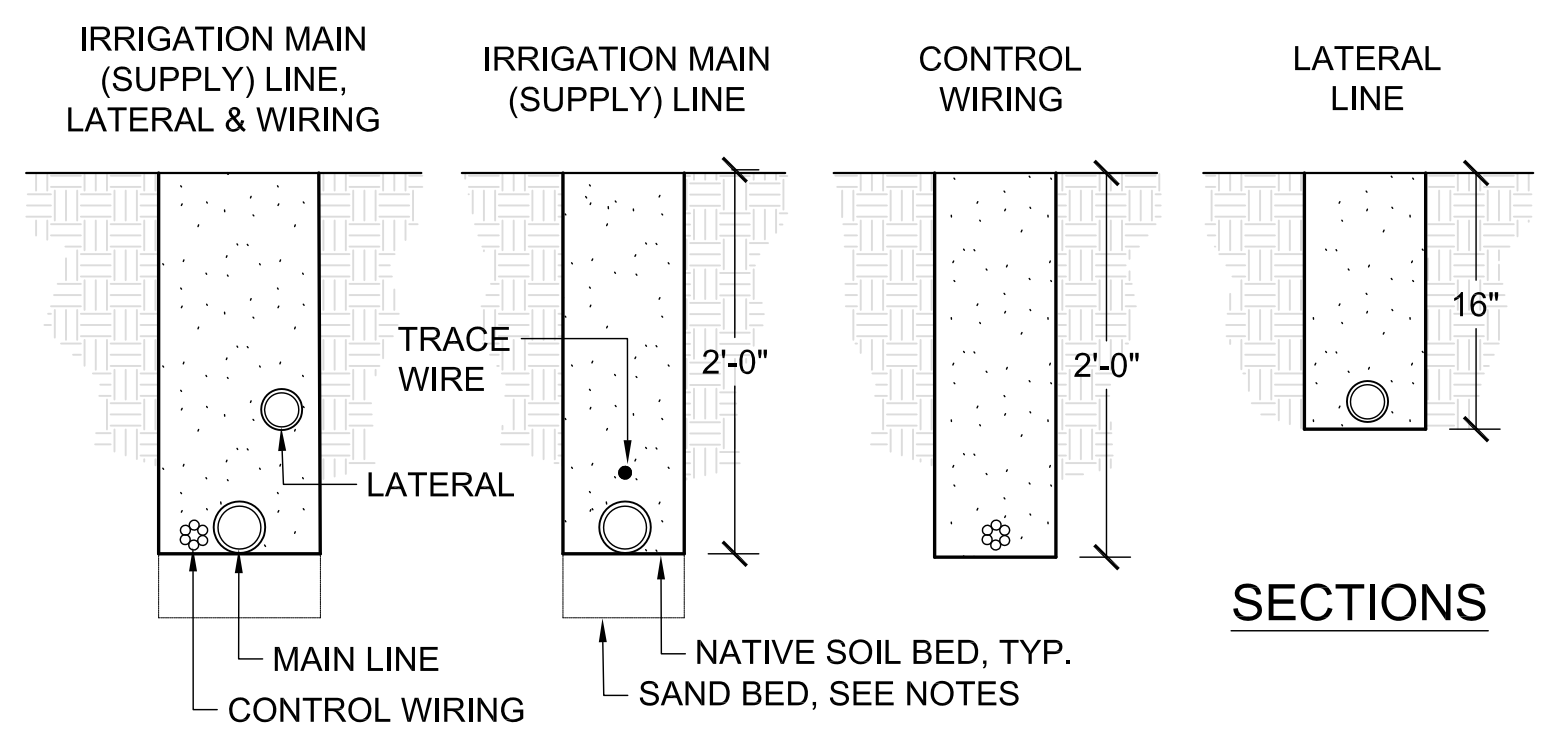
- CONTROLLER / STATION NUMBER
- FLOW RATE (GPM)
- VALVE SIZE (INCHES)



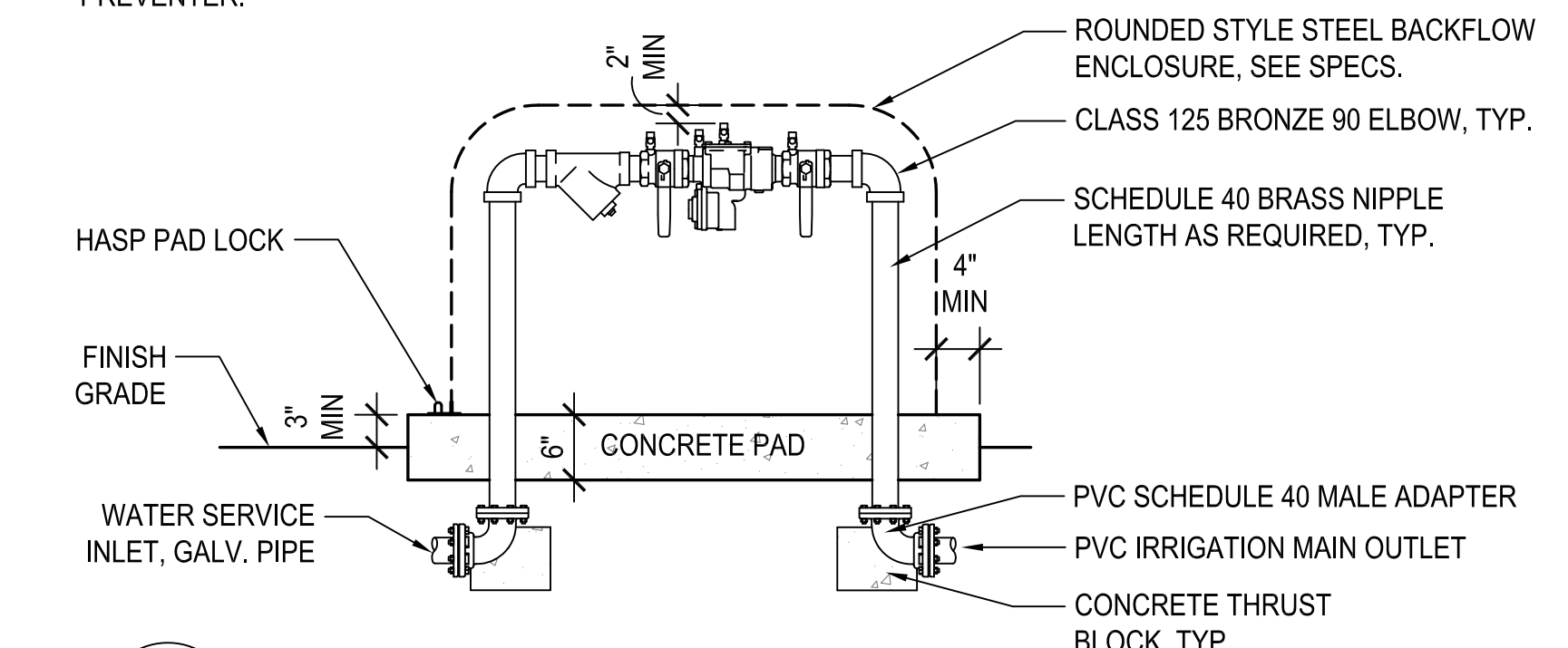
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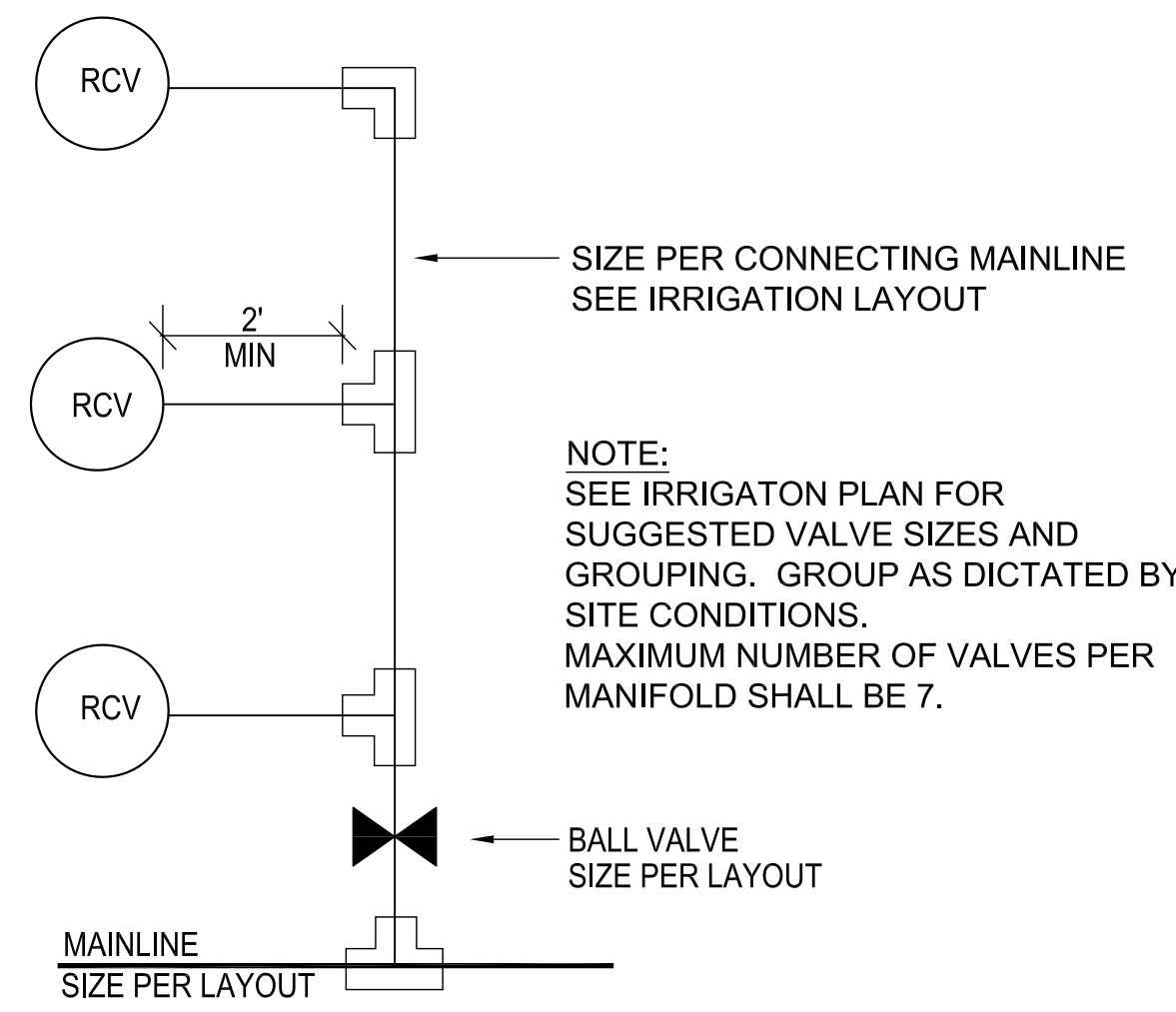
6 QUICK COUPLING VALVE
NTS



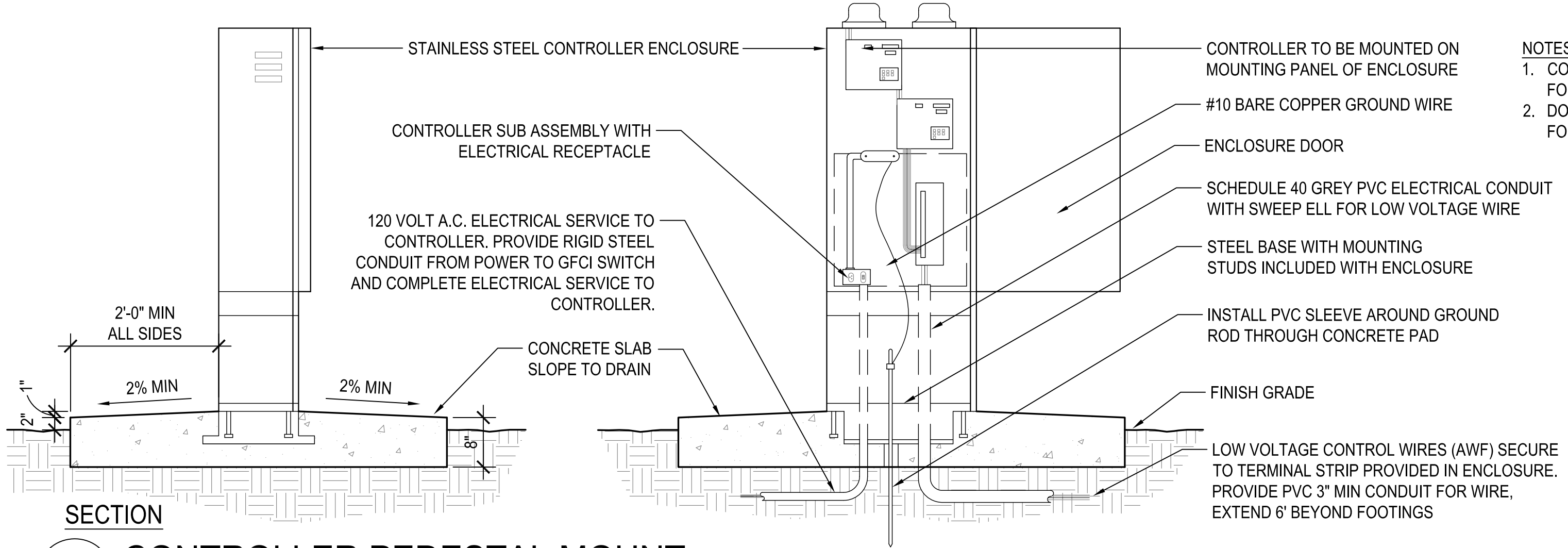
3 IRRIGATION TRENCHING
NTS



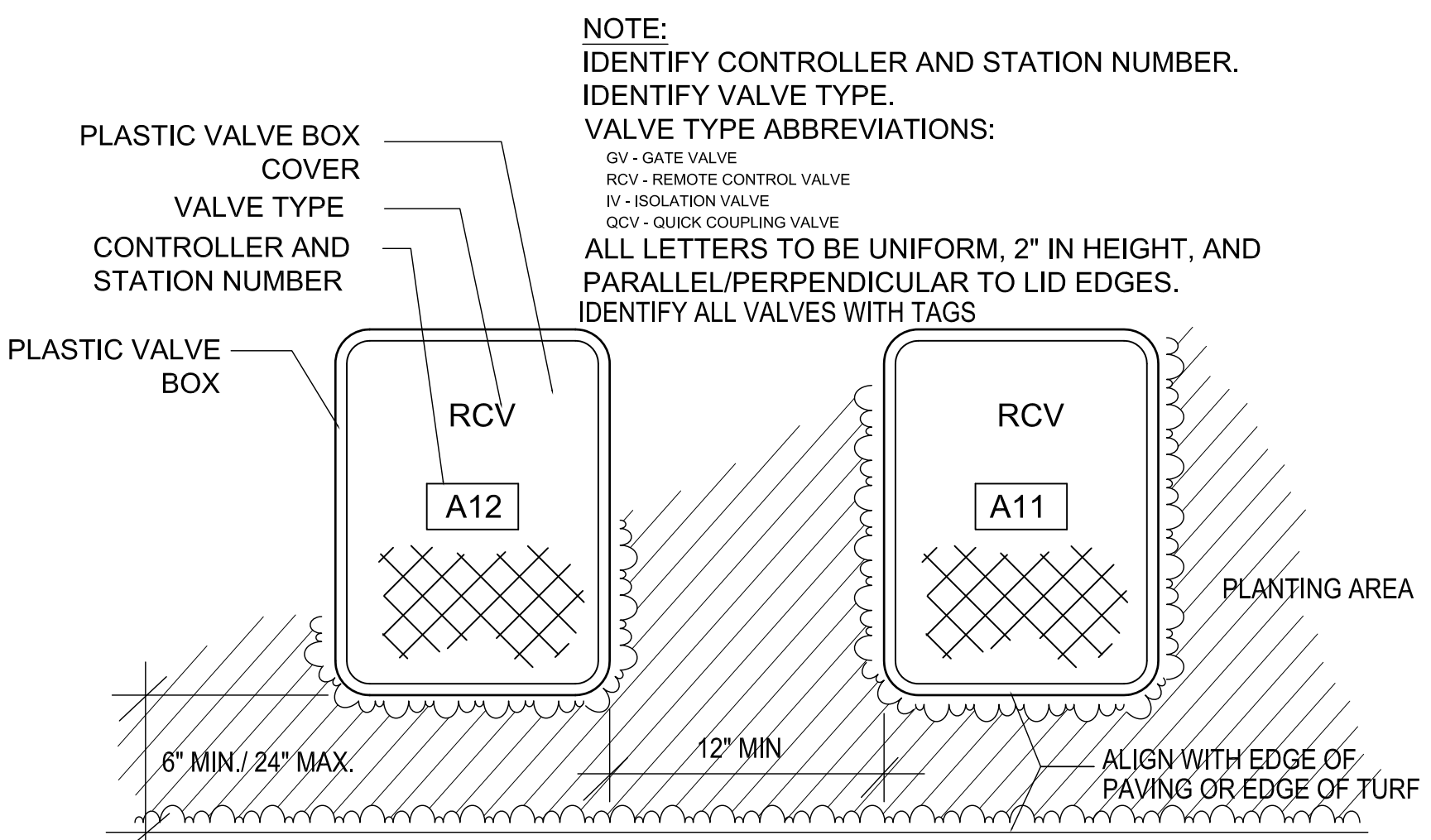
1 BACKFLOW PREVENTER
SCALE: NTS



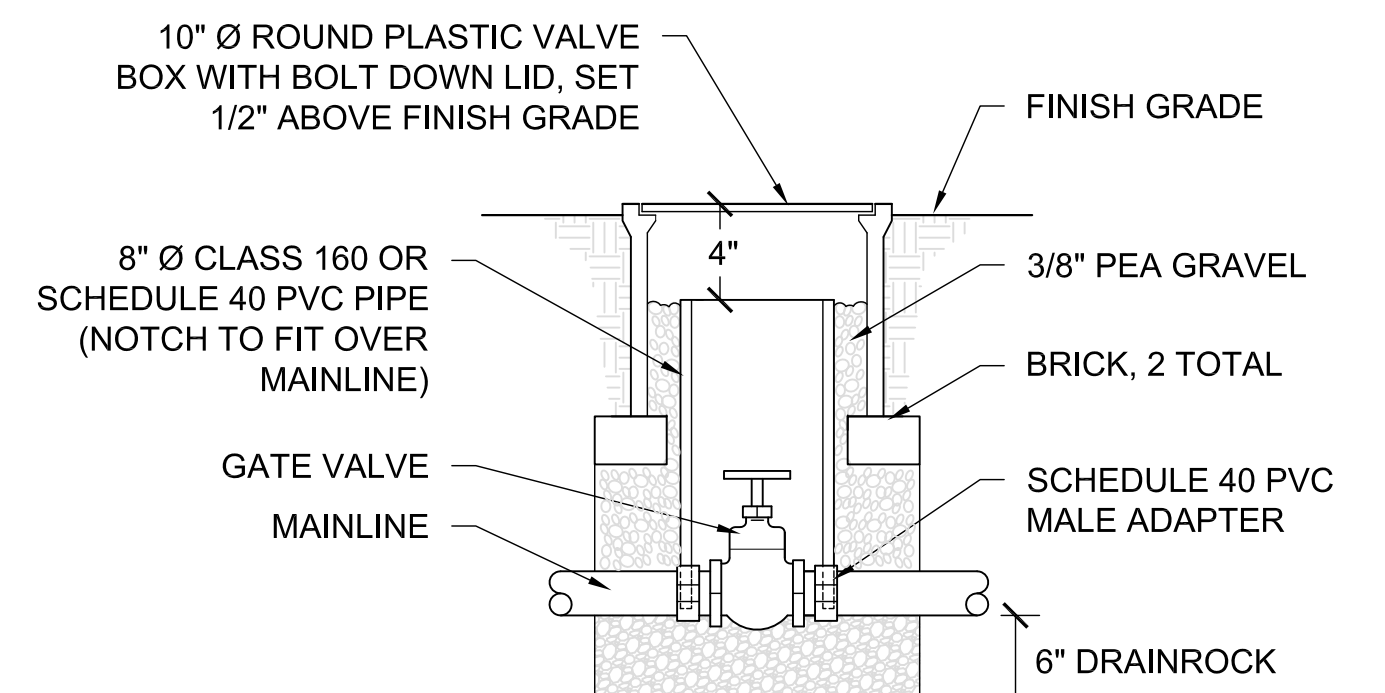
7 REMOTE CONTROL VALVES - CONNECTION
NTS



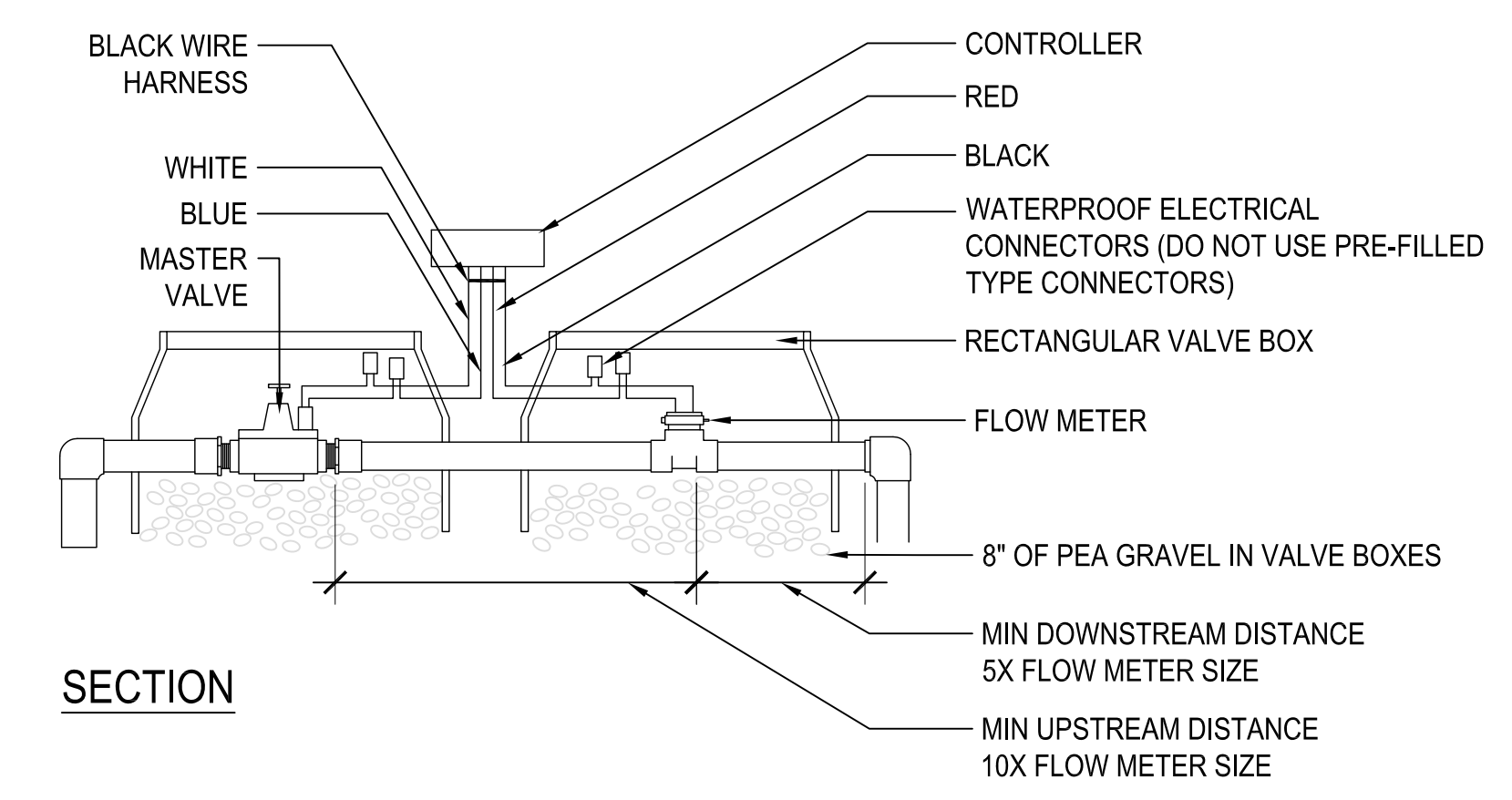
4 CONTROLLER PEDESTAL MOUNT
SCALE: NTS



8 REMOTE CONTROL VALVES - LOCATION
NTS



5 GATE VALVE
NTS



2 MASTER VALVE & FLOW METER
SCALE: NTS