

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



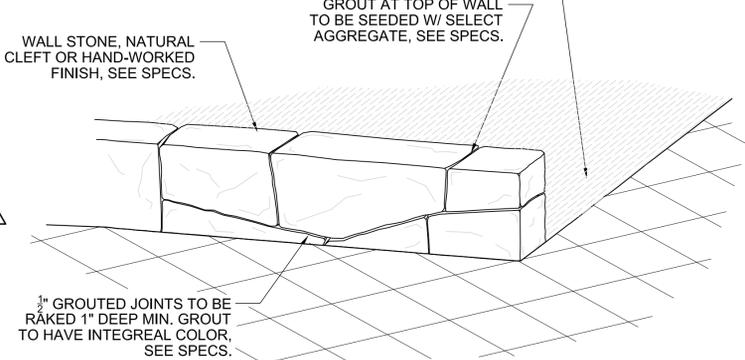
SHEET TITLE

CONSTRUCTION DETAILS

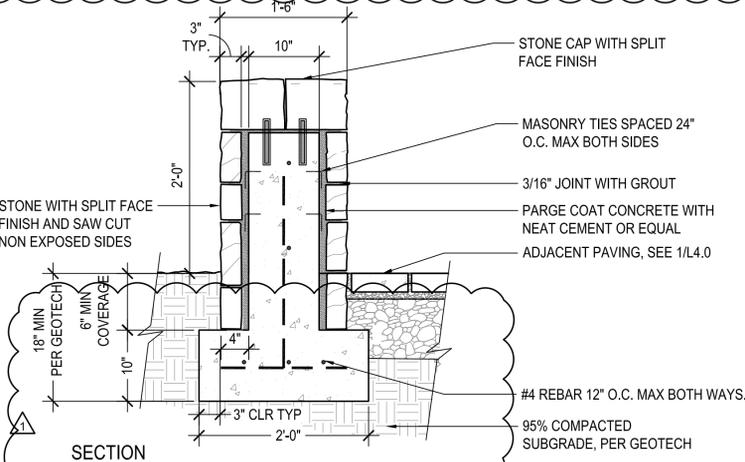
DRAWN BY: CHECKED BY:

L4.0

NOTE:
WALL STONE SIZE TO VARY, 8" x 8" MIN (EXCEPT TO FILL SMALL GAPS WHERE NECESSARY); 1' 9" x 2' 6" MAX, RELATIVELY EVEN SIZE DISTRIBUTION AS SHOWN IN DRAWING

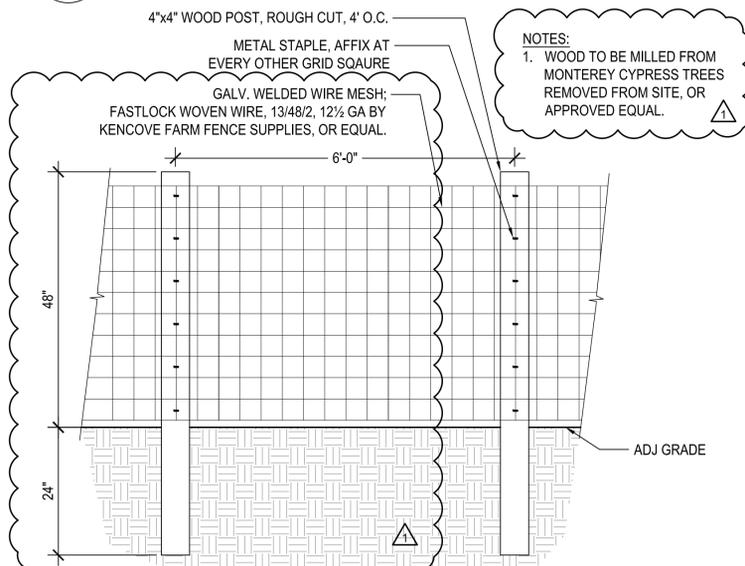


AXON - DESIGN INTENT



7 STONE VENEER WALL @ ENTRY PLAZA

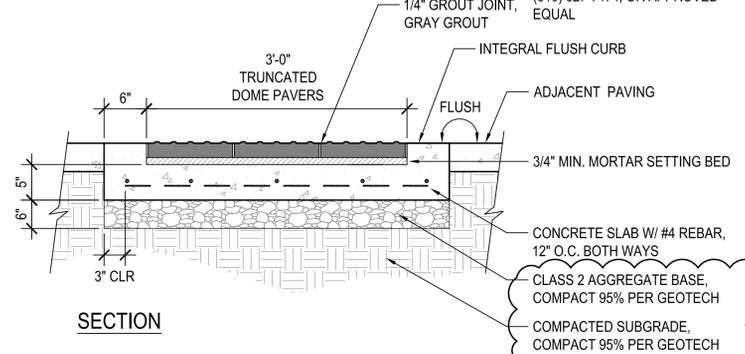
SCALE: 1" = 1'-0"



8 WOOD & WIRE FENCE

SCALE: 1" = 1'-0"

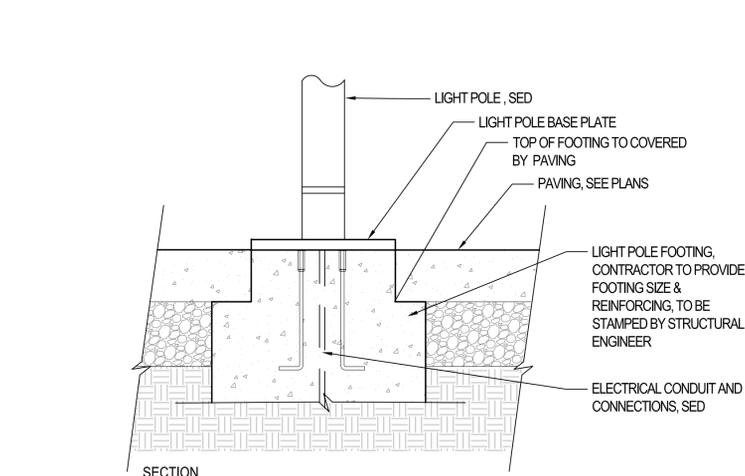
NOTE:
1. 12" x 12" x 2" TRUNCATED DOME PAVERS, GREY W/ LIGHT SANDBLAST, BY STEPSTONE, INC. (310) 327-7474, OR APPROVED EQUAL



SECTION

4 TRUNCATED DOME PAVERS

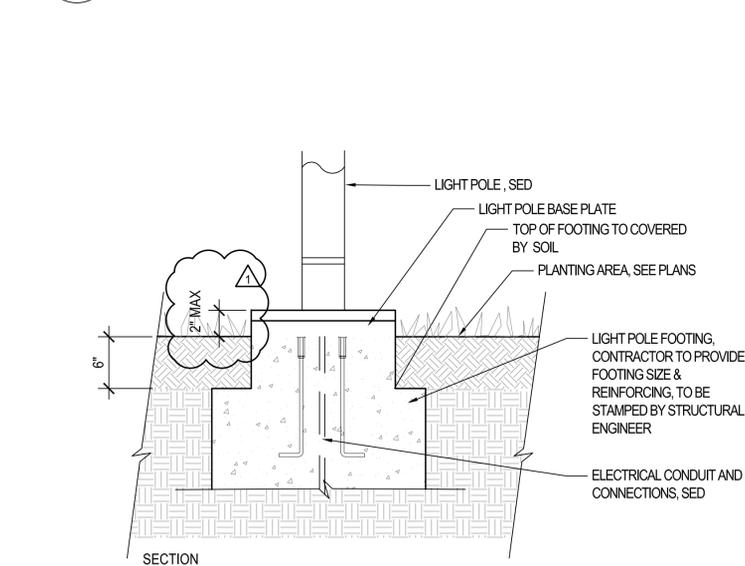
SCALE: 1" = 1'-0"



SECTION

5 LIGHT POLE BASE - IN PAVING

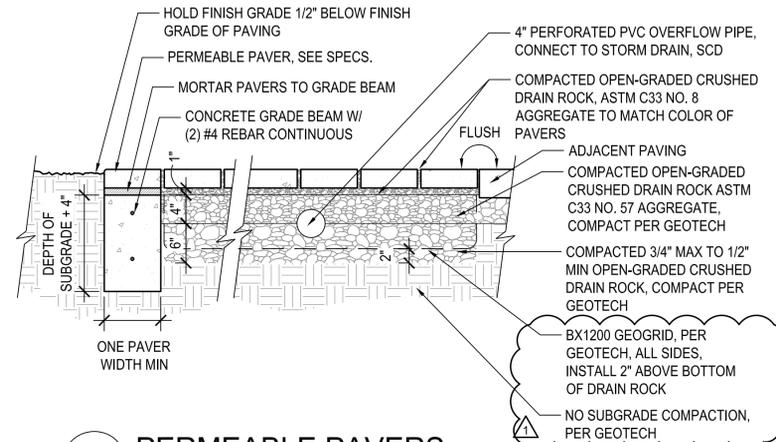
SCALE: 1-1/2" = 1'-0"



SECTION

6 LIGHT POLE BASE - IN PLANTING

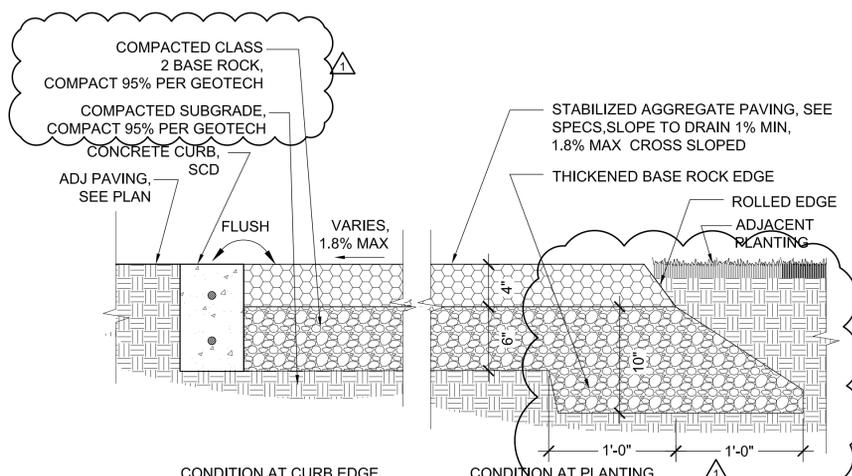
SCALE: 1-1/2" = 1'-0"



1

PERMEABLE PAVERS

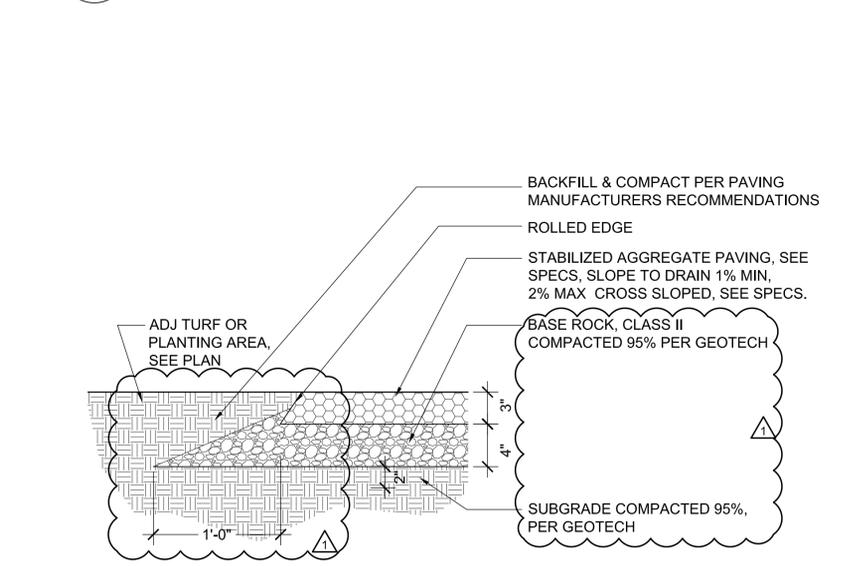
SCALE: 1" = 1'-0"



2

STABILIZED AGGREGATE PAVING - VEHICULAR

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



3

STABILIZED AGGREGATE PAVING - PEDESTRIAN

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

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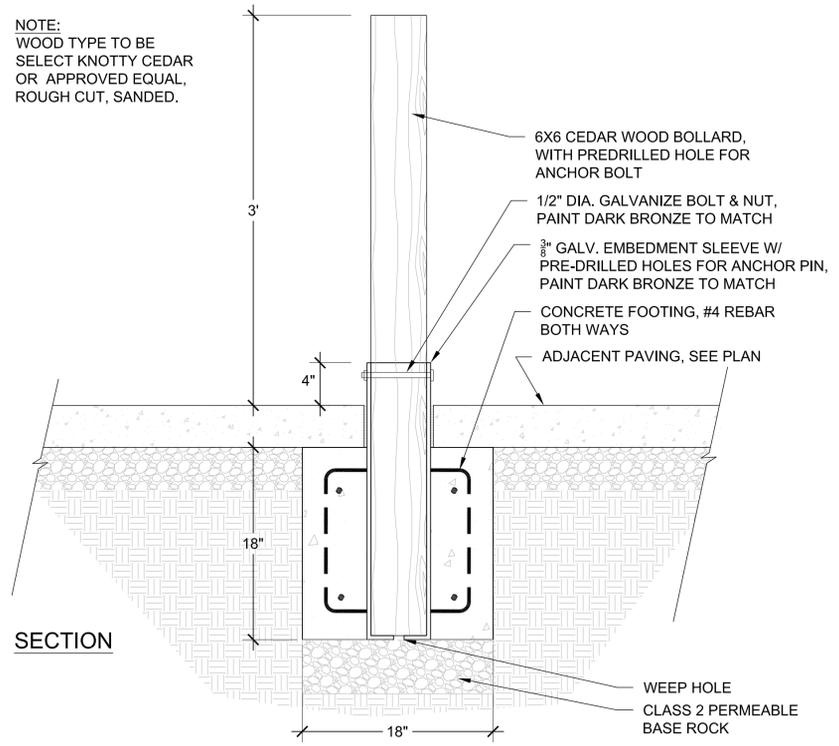
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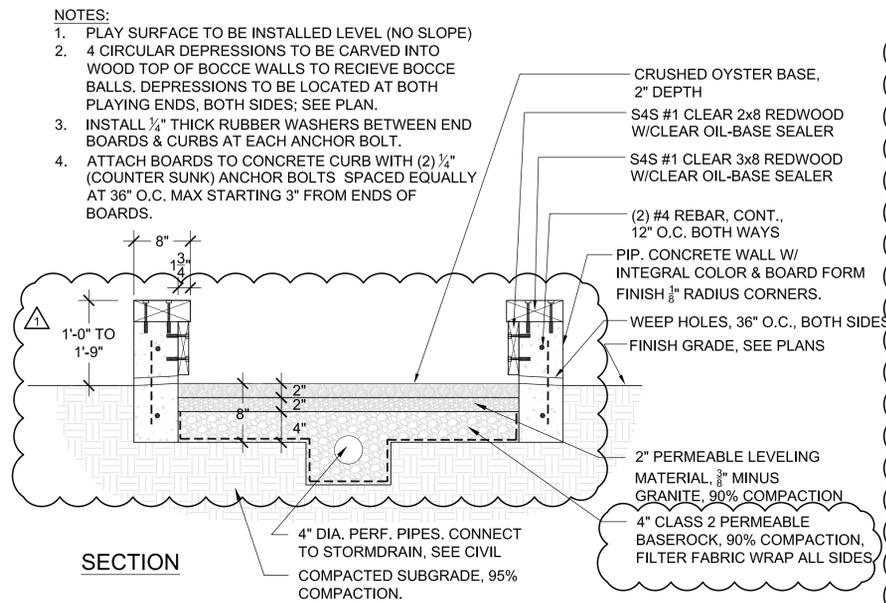
DRAWN BY: CHECKED BY:

L4.1

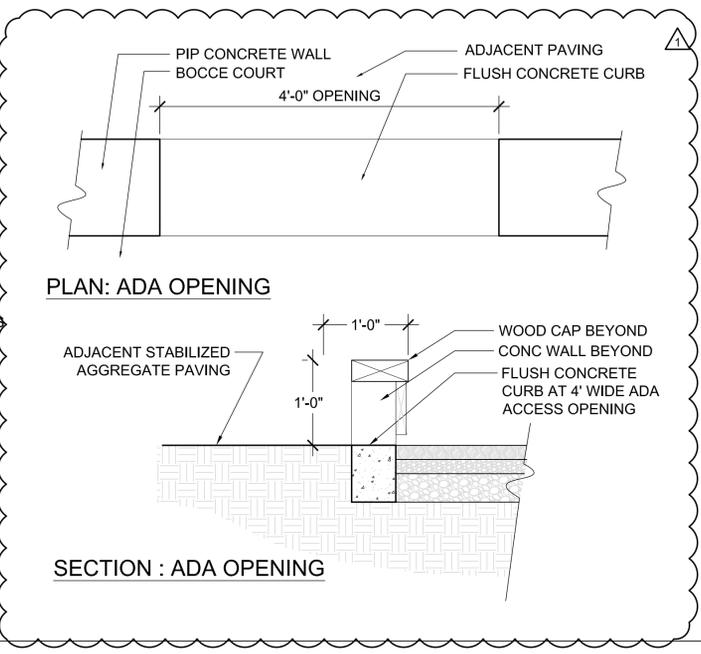
NOTE:
WOOD TYPE TO BE
SELECT KNOTTY CEDAR
OR APPROVED EQUAL,
ROUGH CUT, SANDED.



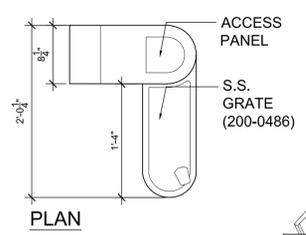
5 WOOD BOLLARD
1-1/2" = 1'-0"



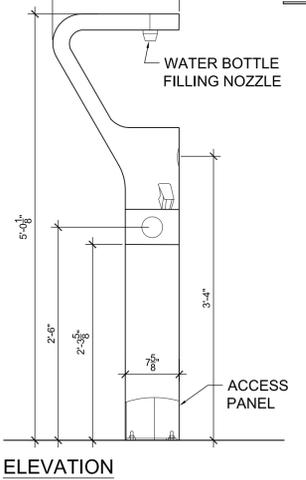
1 BOCCE COURT
1" = 1'-0"



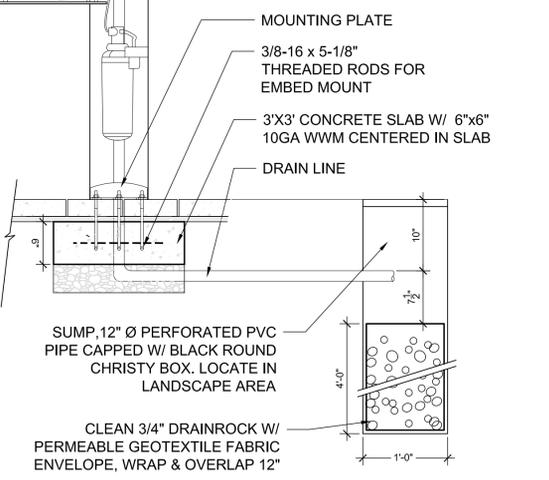
NOTES:
1. OMIT WATER FOUNTAIN IF RESTROOM IS BUILT.
2. MANUFACTURER: GLOBALTAP
MODEL: GT1100
FINISH: TBD
COLOR: BLACK
SEE SHEET L4.4
3. INSTALL GLOBALTAP GT1100 OR APPROVED EQUAL.
4. DESIGN INTENT SHOWN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS
5. WATER FOUNTAIN TO HAVE DOG BOWL FILLER.



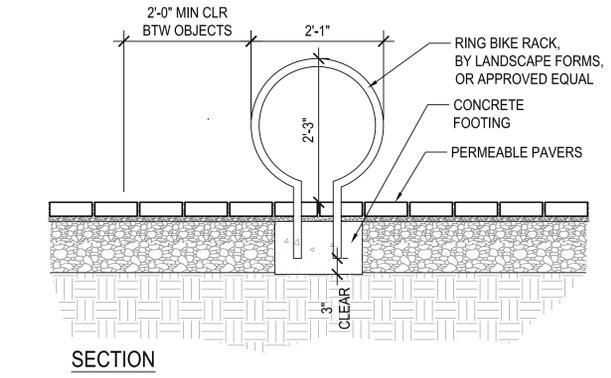
PLAN



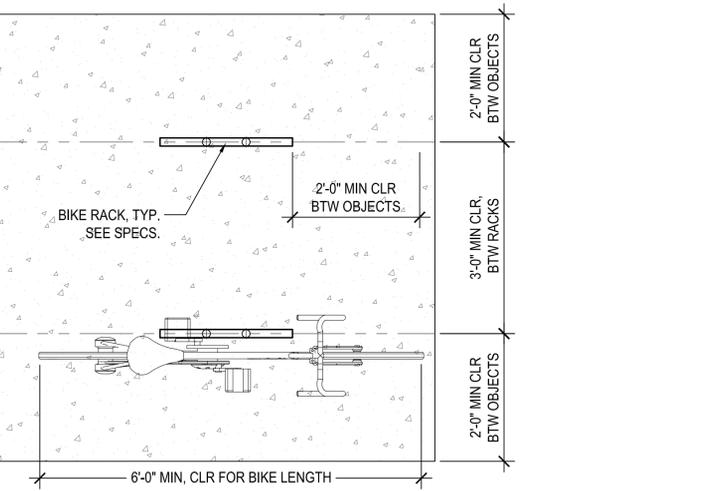
ELEVATION



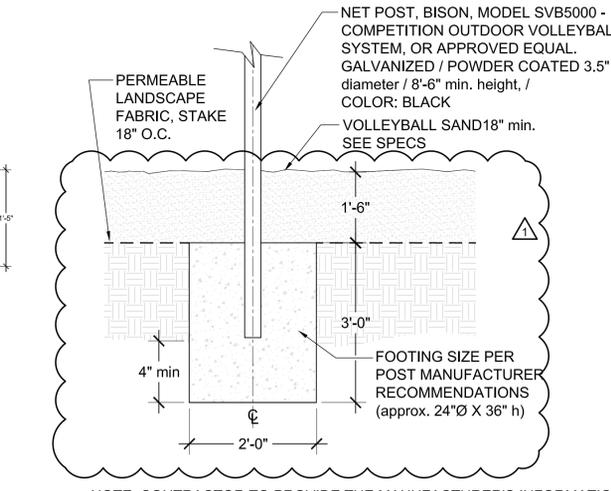
DRAINAGE SECTION



2 BIKE RACK - CIRCULAR
SCALE: 3/4" = 1'-0"

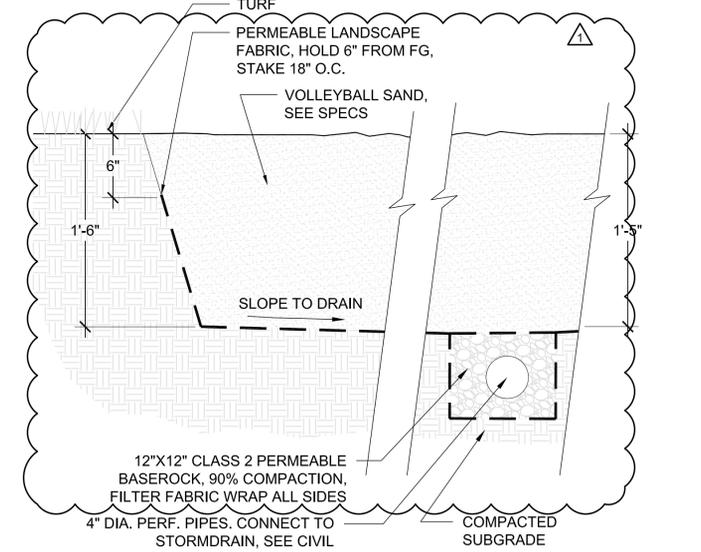


PLAN



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

4 VOLLEYBALL NET FOOTING
3/4" = 1'-0"



3 VOLLEYBALL COURT
1-1/2" = 1'-0"

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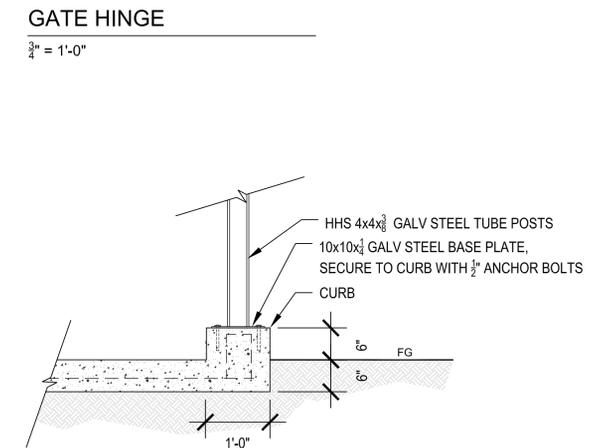
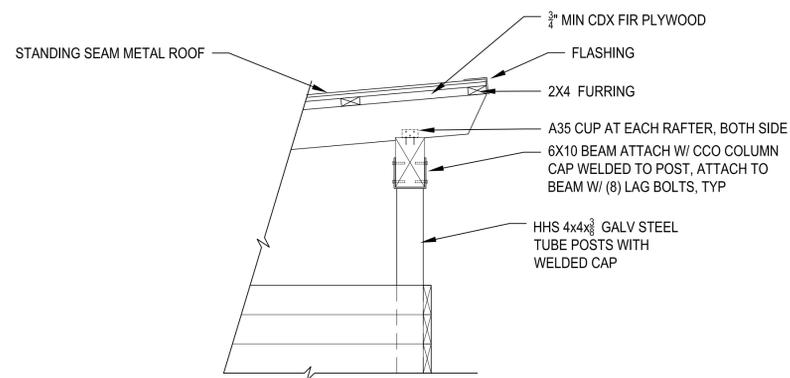
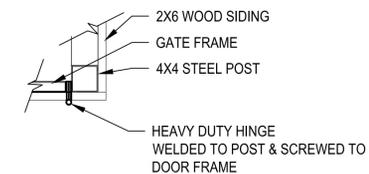
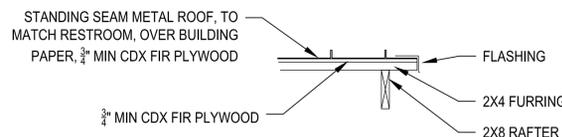
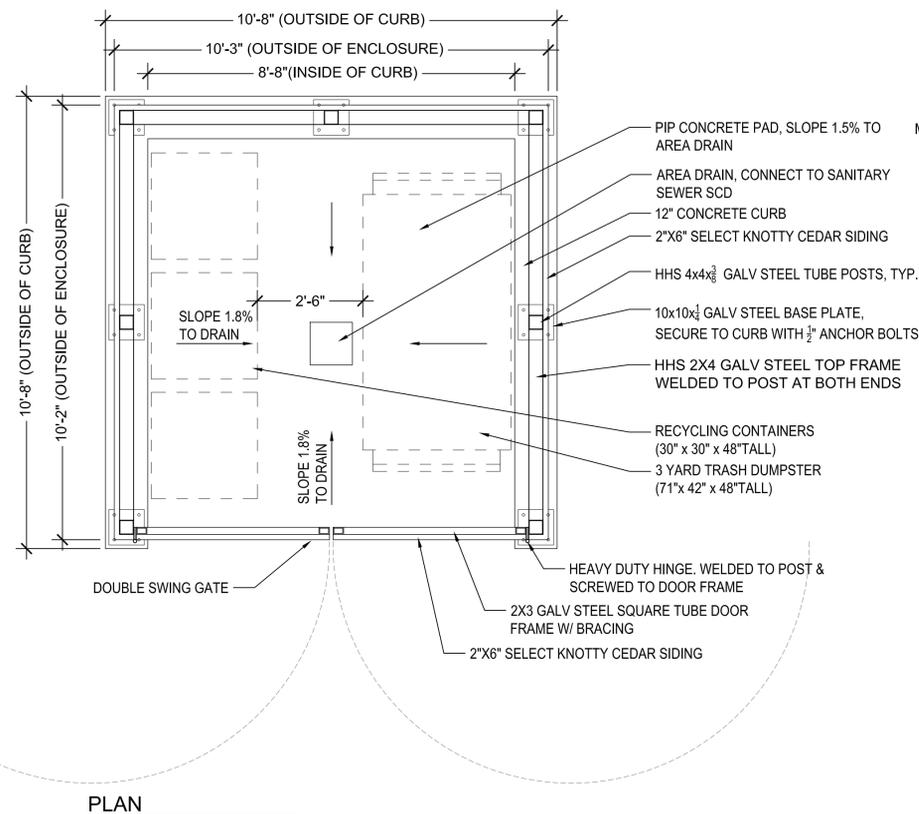
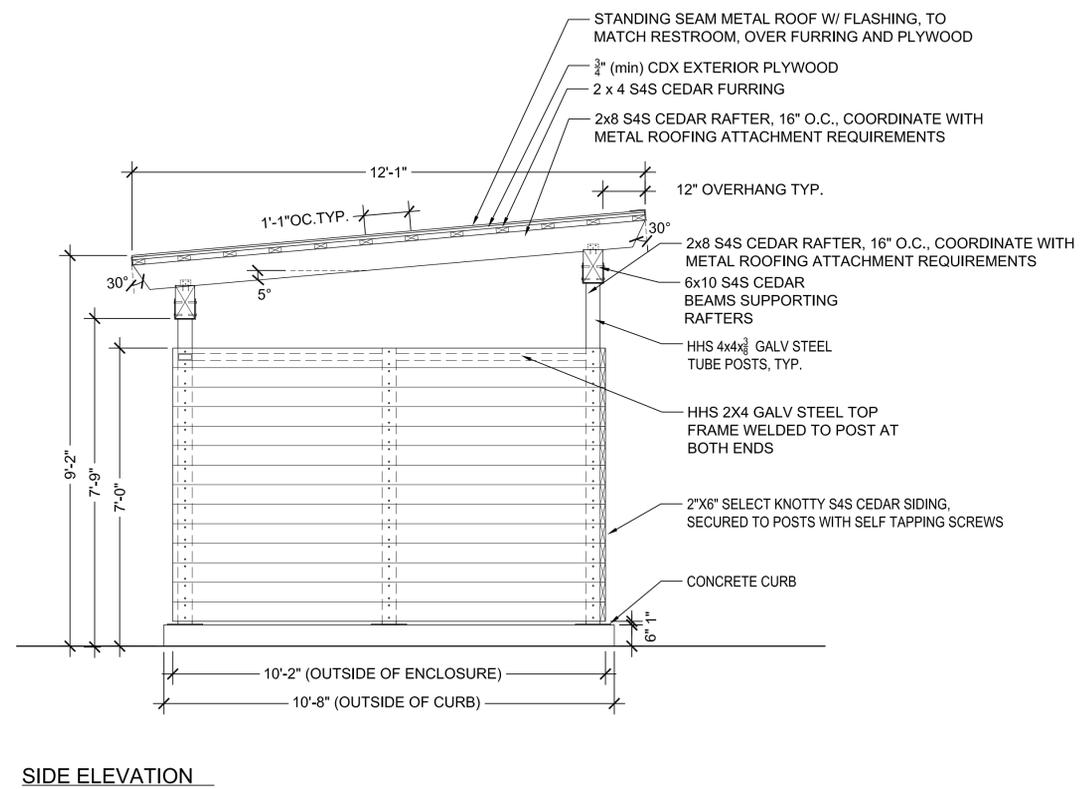
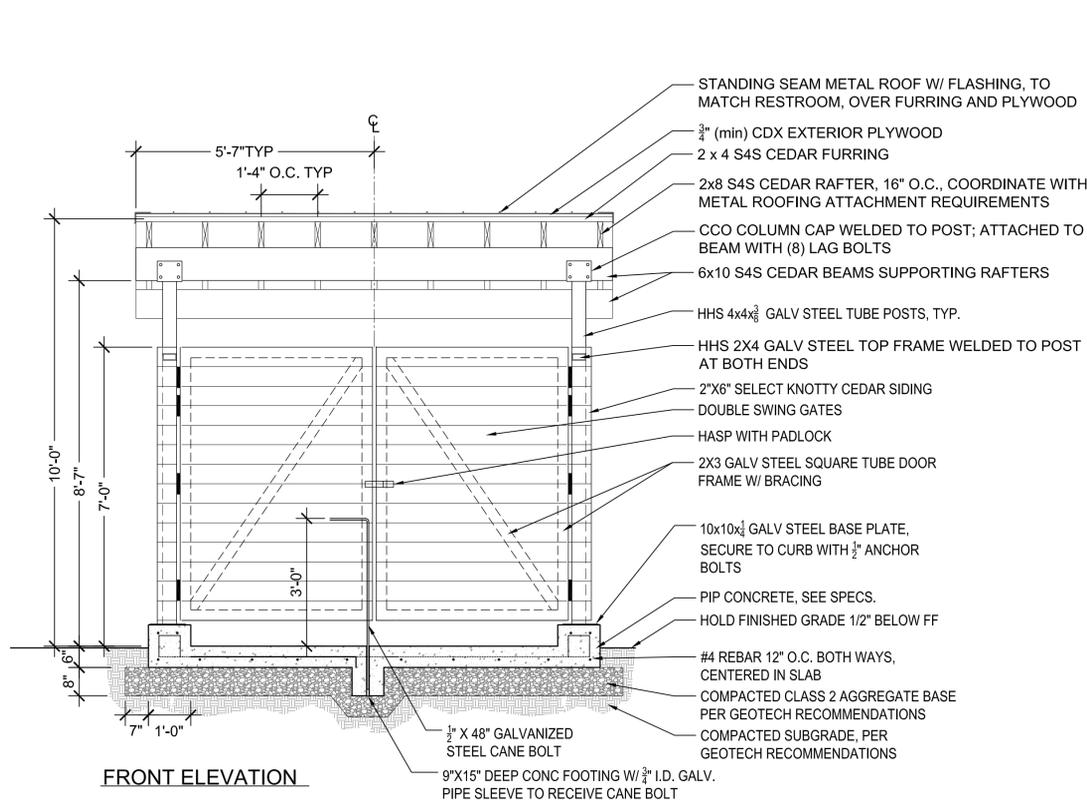


SHEET TITLE

CONSTRUCTION DETAILS

DRAWN BY: CHECKED BY:

L4.2



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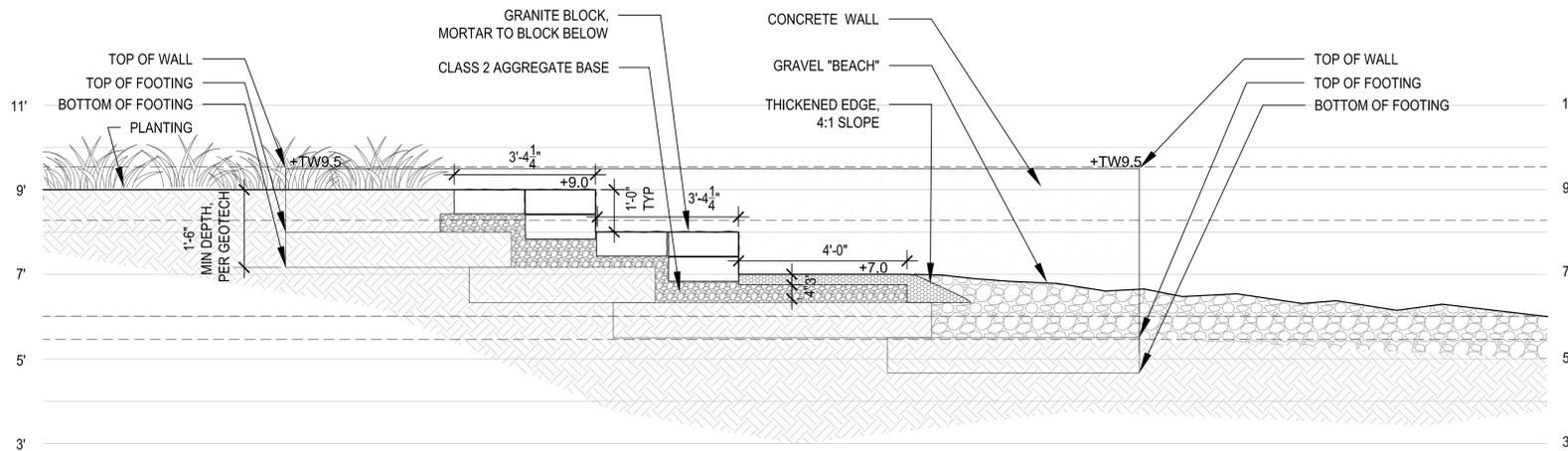


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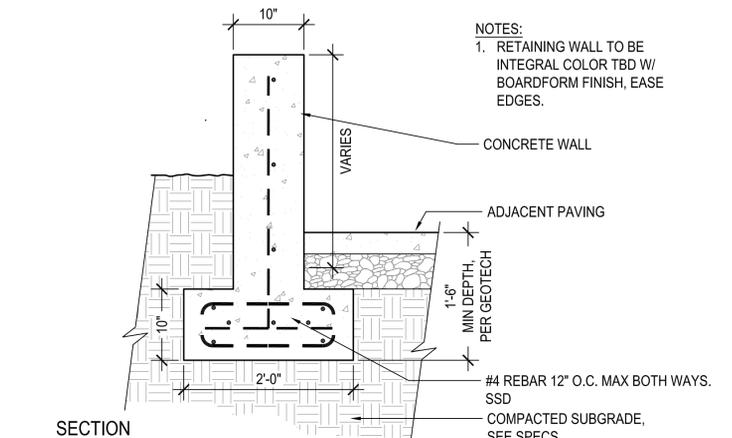
CONSTRUCTION DETAILS

DRAWN BY: CHECKED BY:

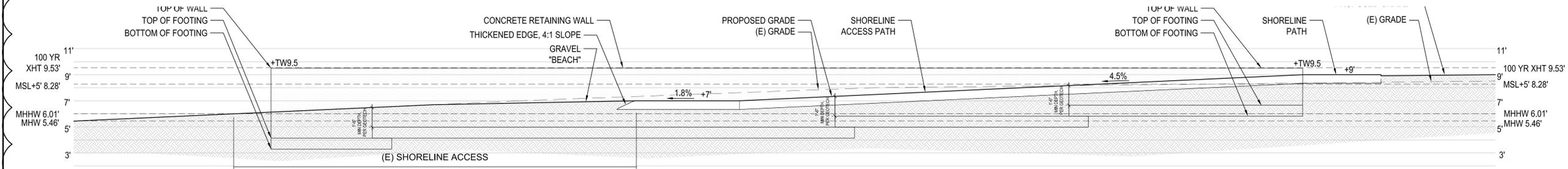
L4.3



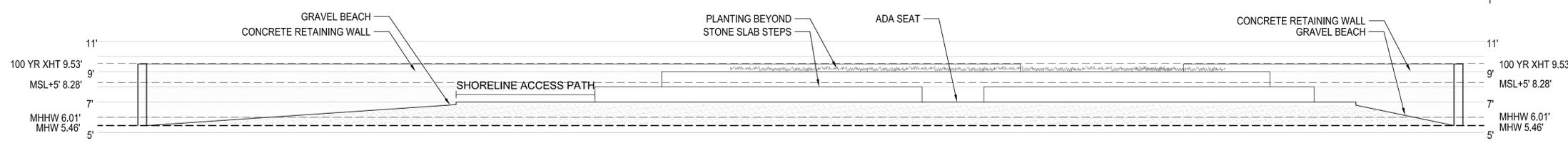
SECTION C - C'
1/2" = 1'-0"



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

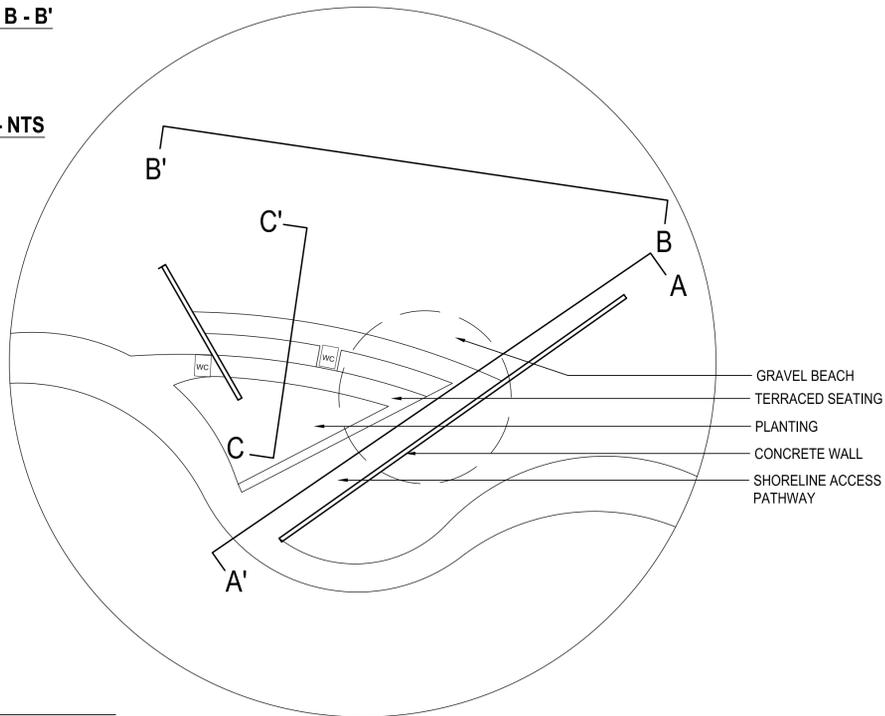


SECTION A - A'



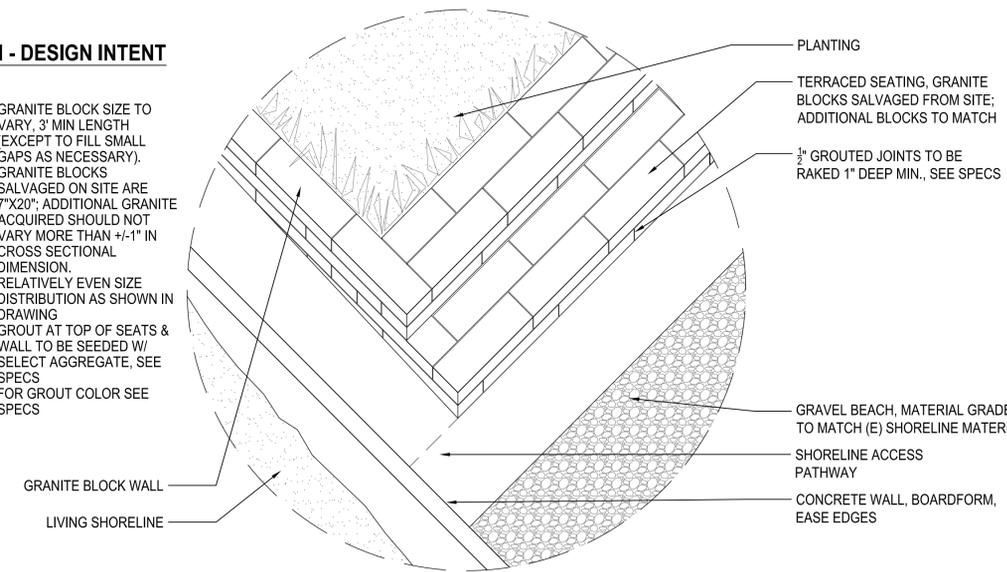
ELEVATION B - B'

KEY PLAN - NTS



AXON - DESIGN INTENT

- NOTE:
1. GRANITE BLOCK SIZE TO VARY, 3" MIN LENGTH (EXCEPT TO FILL SMALL GAPS AS NECESSARY). GRANITE BLOCKS SALVAGED ON SITE ARE 7"X20". ADDITIONAL GRANITE ACQUIRED SHOULD NOT VARY MORE THAN +/-1" IN CROSS SECTIONAL DIMENSION.
 2. RELATIVELY EVEN SIZE DISTRIBUTION AS SHOWN IN DRAWING
 3. GROUT AT TOP OF SEATS & WALL TO BE SEEDED W/ SELECT AGGREGATE, SEE SPECS
 4. FOR GROUT COLOR SEE SPECS
 5. 3/8" GROUTED JOINTS TO BE RAKED 1" DEEP MIN., SEE SPECS



Date Plotted: 9/15/2017 11:18 AM

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

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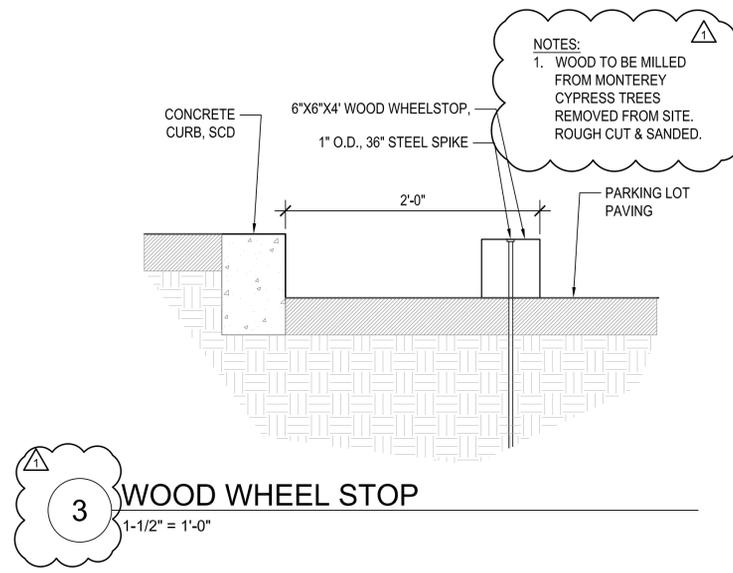


SHEET TITLE

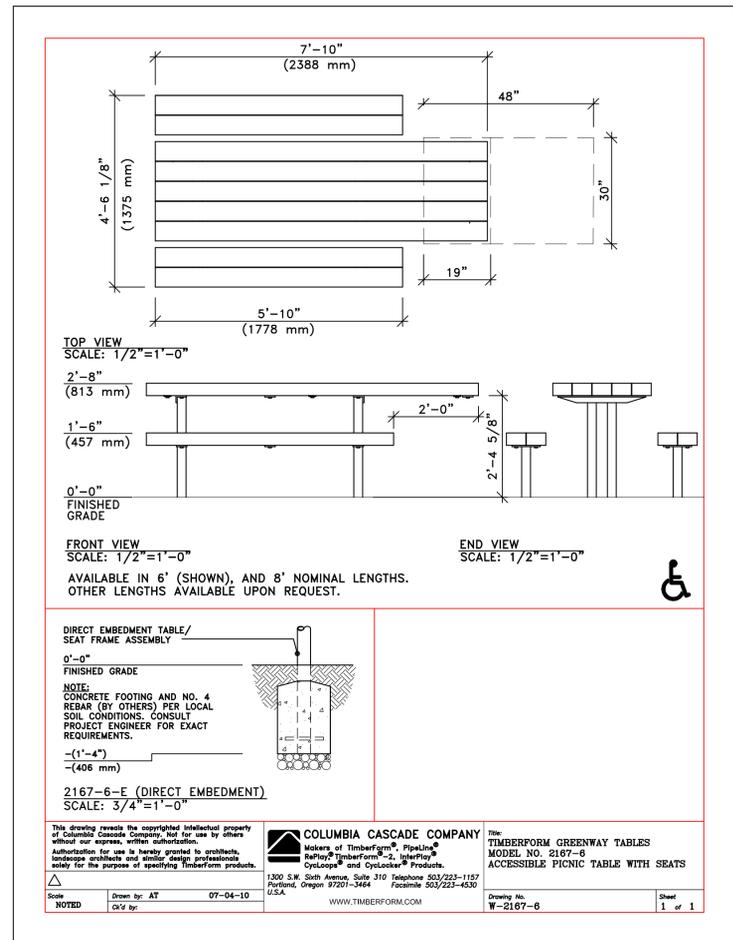
CONSTRUCTION DETAILS

DRAWN BY: CHECKED BY:

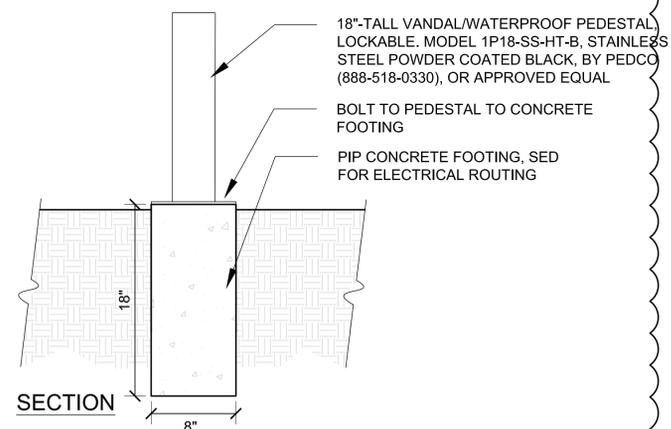
L4.4



3 WOOD WHEEL STOP
1-1/2" = 1'-0"



1 ACCESSIBLE PICNIC TABLE
AS NOTED



2 EVENT POWER
AS NOTED



PRODUCT
WOOD LED POLE LIGHT BY VALMONT STRUCTURES, OR APPROVED EQUAL

MATERIAL
PEFC FINNISH PINE

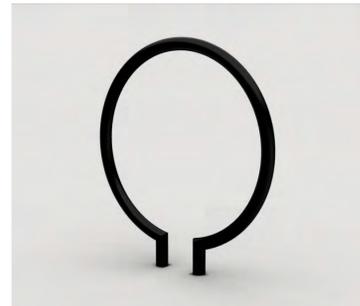
9 LED POLE LIGHT



PRODUCT REQ
ACCESSIBLE DRINKING FOUNTAIN BOTTLE FILLER DOG WATERING BOWL

COLOR
BLACK

10 DRINKING FOUNTAIN



PRODUCT
RING BIKE RACK BY LANDSCAPE FORMS, OR APPROVED EQUAL

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 BOCCIE BALLS

5 BOCCE BALL COURT



MATERIAL
STONE MORTARED TO PIP CONCRETE

6 STONE WALLS



PRODUCT
GIANT TIMBER SEAT BY TIMBERFORM, OR APPROVED EQUAL

MATERIAL
DOUGLAS FIR SLAT WITH GALVANIZED STEEL FRAME

COLOR
STEEL - BLACK

7 SEAT



PRODUCT
GREENWAY PICNIC TABLE (STANDARD & ACCESSIBLE MODELS) BY TIMBERFORM, OR APPROVED EQUAL

MATERIALS
DOUGLAS FIR SLATS GALVANIZED STEEL FRAME

COLOR
STEEL - BLACK

8 PICNIC TABLE



MATERIAL
PERMEABLE PAVERS TO BE AQUA VIA II BY ACKERSTONE, OR APPROVED EQUAL

1 ENTRY PLAZAS



MATERIAL
PERMEABLE ASPHALT

2 PARKING LOT



MATERIAL
GRANITECRETE, OR APPROVED EQUAL

COLOR
NATURAL

3 STABILIZED AGGREGATE PATHS



MATERIAL
SAND STEEL POSTS

COLOR
STEEL - BLACK

4 VOLLEYBALL COURT

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SHEET TITLE

SITE MATERIALS

DRAWN BY: CHECKED BY:

L4.5

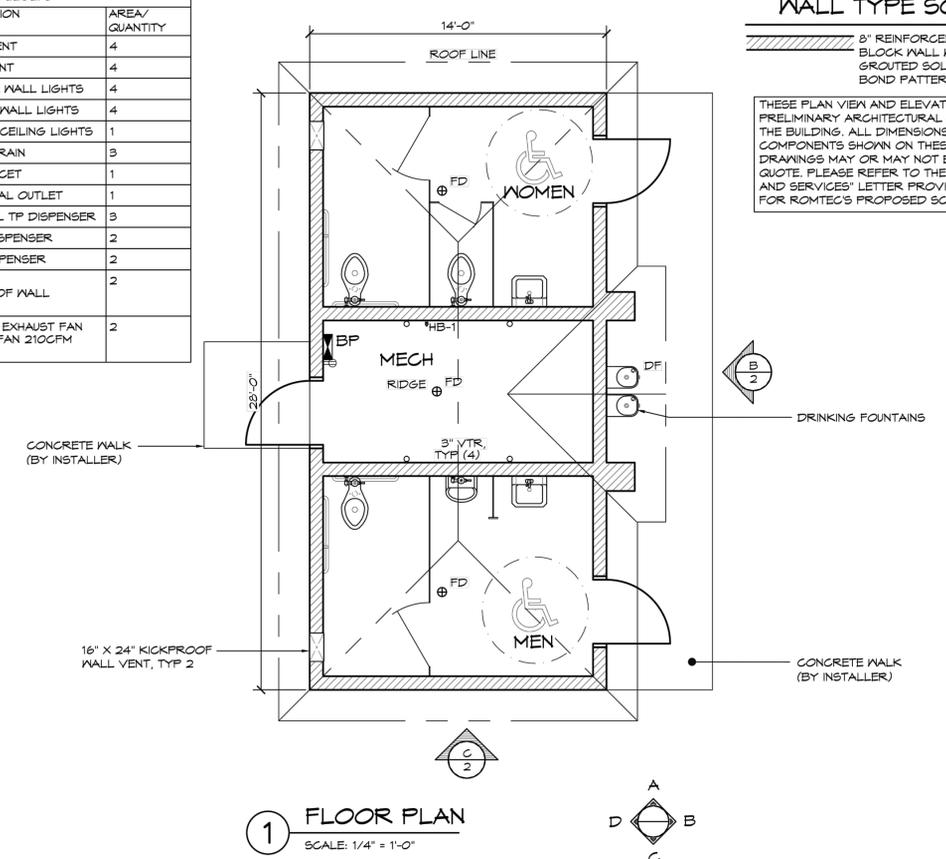


LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
---	GABLE VENT	4
---	RIDGE VENT	4
	EXTERIOR WALL LIGHTS	4
	INTERIOR WALL LIGHTS	4
	INTERIOR CEILING LIGHTS	1
○	FLOOR DRAIN	3
*HB-1	WALL FAUCET	1
□	ELECTRICAL OUTLET	1
TP	TYCO ROLL TP DISPENSER	3
PTD	TOWEL DISPENSER	2
SD	SOAP DISPENSER	2
16" x 24"	KICKPROOF WALL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

CITY OF SAUSALITO
DUNPHY PARK RESTROOM
SAUSALITO, CALIFORNIA

PROJECT: 071
MODEL: 2062
DATE: 4/10/2017
REVISIONS: 1 4/28/2017 TH

SHEET NO. 1

NOTES:

CUSTOMIZED RESTROOM BY ROMTEC
ALL PLANS, ELEVATIONS & DETAILS SHOWN PROVIDED BY ROMTEC.

GENERAL
SEE CIVIL DRAWINGS FOR SEWER & WATER P.O.C.
SEE ELECTRICAL DRAWINGS FOR POWER P.O.C.

ROMTEC TO PROVIDE ALL ARCHITECTURAL, MEP & STRUCTURAL PLANS FOR FINAL APPROVAL UNDER SEPARATE DEFERRED PERMIT SUBMITTAL.

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.

RESTROOM TO BE FLOODPROOFED UP TO BASE FLOOD ELEVATION OF 10 FT NAVD88.

RESTROOM TO BE COMPLIANT WITH CITY OF SAUSALITO MUNICIPAL CODE SECTION 8.48, FLOODPLAIN MANAGEMENT: SECTION 8.48.051 & SECTION 8.48.052.

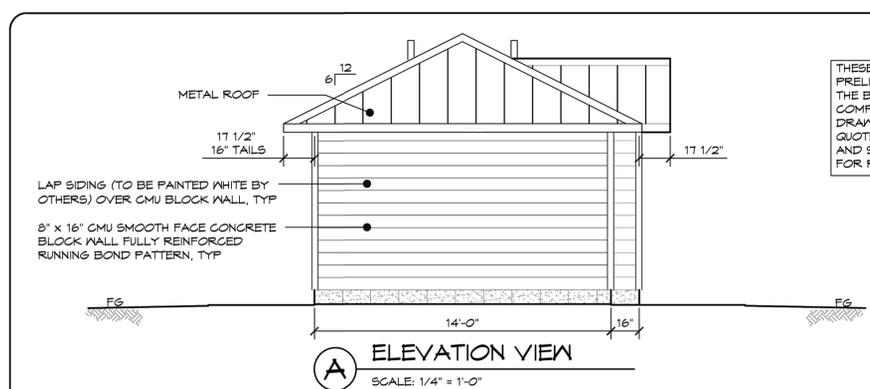
PLUMBING DRAWINGS TO INCLUDE A NORMALLY CLOSED VALVE FOR ANY FLOOR DRAINS.

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

ROOF:
MATERIAL: METAL STANDING SEAM ROOFING
COLOR: GREY

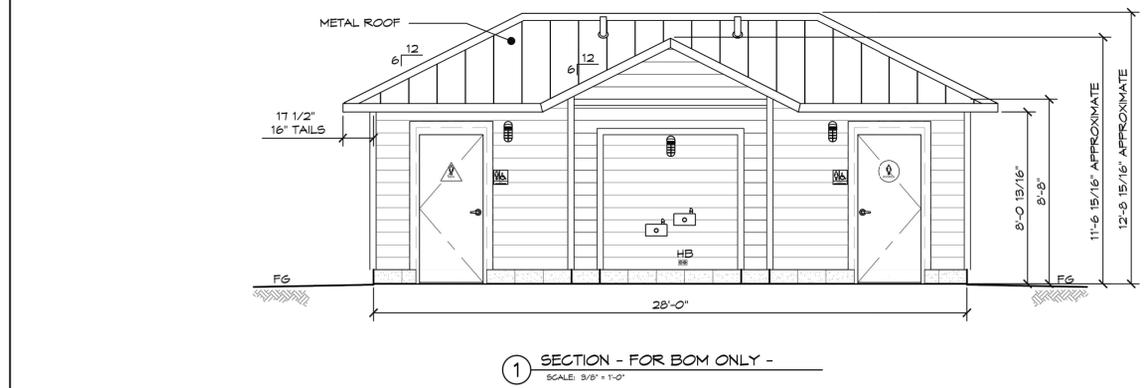
WATER FOUNTAIN:
WATER FOUNTAIN TO INCLUDE BOTTLE FILLER & DOG BOWL.

IF RESTROOM IS NOT BUILT, INSTALL WATER FOUNTAIN 6/4.1.
LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION



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

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

ROMTEC
18240 NORTH BANK ROAD - ROSEBURG, OR 97470
PRELIMINARY

CITY OF SAUSALITO
DUNPHY PARK RESTROOM
SAUSALITO, CALIFORNIA

PROJECT: 071
MODEL: 2062
DATE: 4/10/2017
REVISIONS: 1 4/28/2017 TH

SHEET NO. 2

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SHEET TITLE
RESTROOM PLANS

DRAWN BY: CHECKED BY:

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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.

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

ROMTEC
 18240 NORTH BANK ROAD - ROSEBURG, OR 97470
 (503) 688-8881 FAX (503) 688-8880
 PRELIMINARY

CITY OF SAUSALITO
 DUNPHY PARK RESTROOM
 SAUSALITO, CALIFORNIA
 SHEET TITLE: EXAMPLE FOUNDATION

PROJECT: 671
 MODEL: 2062
 DATE: 4/10/2017
 REVISIONS

DATE PLOTTED: 9/13/2017 4:42 PM

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 - ROSEBURG, OR 97470
 (503) 688-8881 FAX (503) 688-8880
 PRELIMINARY

CITY OF SAUSALITO
 DUNPHY PARK RESTROOM
 SAUSALITO, CALIFORNIA
 SHEET TITLE: FOUNDATION OPTIONS

PROJECT: 671
 MODEL: 2062
 DATE: 4/10/2017
 REVISIONS

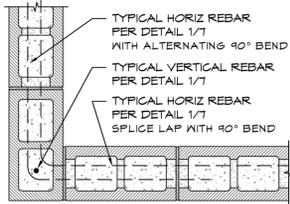
DATE PLOTTED: 9/13/2017 4:42 PM

REBAR	MIN. LAP	BEND RAD.
#4	24"	3" MIN.
#5	30"	3-3/4" MIN.

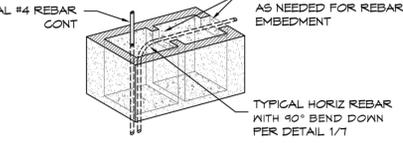
VERTICAL #4 REBAR @ 32"OC
 HORIZONTAL #4 REBAR @ 32"OC
 #4 REBAR ALL SIDES OF OPENINGS
 (2) #4 REBAR ABOVE & BELOW
 MAJOR OPENINGS (12'-0" WIDE)
 (2) #4 REBAR @ TOP COURSE

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"



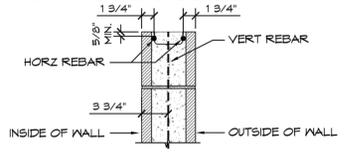
2 MORTAR JOINT CMU CORNER DETAIL
 SCALE: 1" = 1'-0"



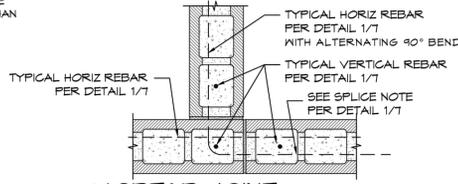
3 MORTAR JOINT CMU WALL END DETAIL
 SCALE: 1" = 1'-0"

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 2.1.9.7

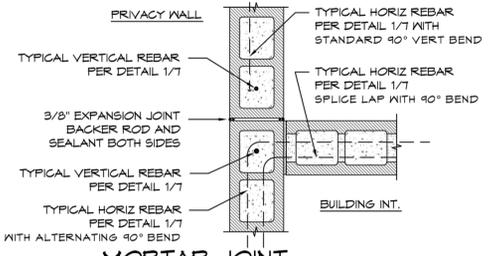
PIPES INSTALLED THROUGH CMU WALL NOTES:
 - SUPPLY: THE FIXTURE SUPPLY LINE SHOULD
 BE BORED A 1/2" LARGER THAN REQUIRED
 LINE SIZE AND THE PORTION OF PIPE LOCATED
 IN CMU WALL SHALL BE WRAPPED WITH 10MIL
 BLACK TAPE
 - WASTE PIPE: THE FIXTURE WASTE LINE
 SHOULD BE BORED A 1/2" LARGER THAN
 REQUIRED LINE 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
 18240 NORTH BANK ROAD - ROSELBURG, OR 97170
 (503) 638-8881 FAX (503) 638-8883
PRELIMINARY
 PROJECT: 2062 SERRA LIL 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 BY
 1 8/2/2017 TH
 DRAWN BY: TH
 SHEET NO: 7

NOTES:

CUSTOMIZED RESTROOM BY ROMTEC
 ALL PLANS, ELEVATIONS & DETAILS SHOWN PROVIDED BY ROMTEC.

GENERAL
 SEE CIVIL DRAWINGS FOR SEWER & WATER P.O.C.
 SEE ELECTRICAL DRAWINGS FOR POWER P.O.C.

ROMTEC TO PROVIDE ALL ARCHITECTURAL, MEP & STRUCTURAL
 PLANS FOR FINAL APPROVAL UNDER SEPARATE DEFERRED PERMIT
 SUBMITTAL.

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.

RESTROOM TO BE FLOODPROOFED UP TO BASE FLOOD ELEVATION
 OF 10 FT NAVD88.

RESTROOM TO BE COMPLIANT WITH CITY OF SAUSALITO MUNICIPAL
 CODE SECTION 8.48, FLOODPLAIN MANAGEMENT: SECTION 8.48.051
 & SECTION 8.48.052.

PLUMBING DRAWINGS TO INCLUDE A NORMALLY CLOSED VALVE
 FOR ANY FLOOR DRAINS.

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

ROOF:
 MATERIAL: METAL STANDING SEAM ROOFING
 COLOR: GREY

WATER FOUNTAIN:
 WATER FOUNTAIN TO INCLUDE BOTTLE FILLER & DOG BOWL.
 IF RESTROOM IS NOT BUILT, INSTALL WATER FOUNTAIN 6/4.1.
 LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION

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
RESTROOM PLANS

DRAWN BY: **CHECKED BY:**

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

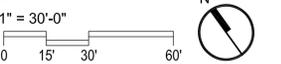
REVISIONS

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

REGISTRATION AND SIGNATURE



SCALE



SHEET TITLE

LAYOUT PLAN

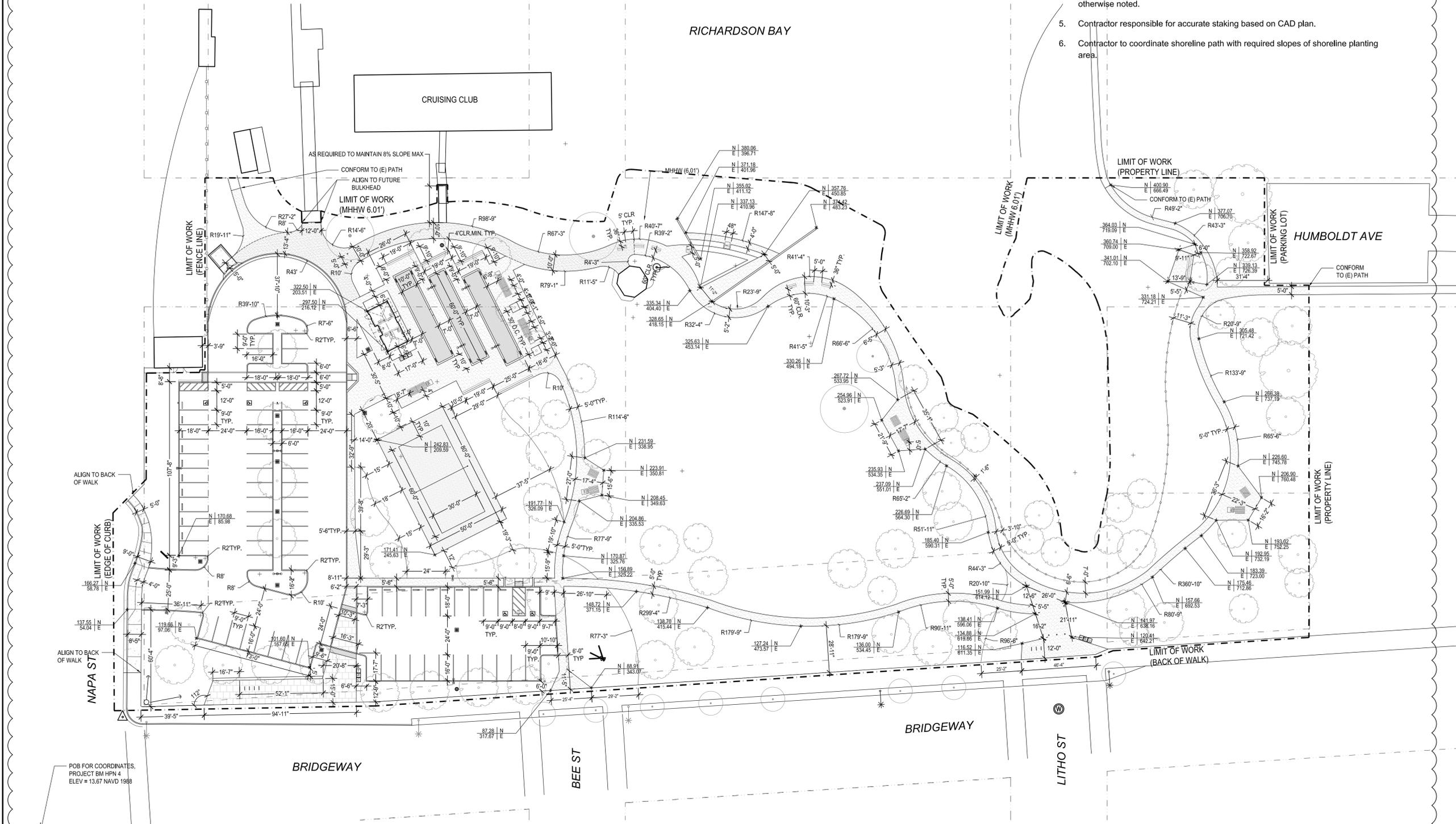
DRAWN BY:

CHECKED BY:

L5.0

Layout Notes

- See survey for Bench Mark notes & description. Survey performed by Linda A. Carruthers & dated 6/17/17.
- Standard parking lot stalls with wheel stops to be 9' x 18'. P.I.P. curb to serve as wheelstop for all 9'x16' parking stalls. Accessible parking stalls to be provided as shown; see Accessibility Plan L2.1 and civil drawing for more information.
- 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.
- Contractor responsible for accurate staking based on CAD plan.
- Contractor to coordinate shoreline path with required slopes of shoreline planting area.



Date Plotted: 9/15/2017 2:37 PM

PROJECT BM HPN 4
ELEV. = 13.67 NAVD 1988