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**ARCHITECTURE:**

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- A2.11s - FLOOR PLAN - FIRST FLOOR SOUTH
- A3.00s - EXT. ELEVATIONS - SOUTH BUILDING 'O'
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**STRUCTURAL:**

- S2.21s - ARTS PLAZA SITE PLAN & DETAILS

**ELECTRICAL:**

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- E0.02n - LIGHTING SCHEDULE
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- E1.00s - SITE PLAN ELECTRICAL
- E1.00n - SITE PLAN ELECTRICAL
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- E2.10s - GARAGE FLOOR PLAN SOUTH POWER AND SIGNAL
- E2.11s - FIRST FLOOR POWER & SIGNAL PLAN - SOUTH BUILDING 'O'
- E3.01n - FIRST FLOOR PLAN LIGHTING - NORTH BUILDING 'M'
- E3.10s - GARAGE FLOOR PLAN SOUTH - LIGHTING
- E3.11s - FIRST FLOOR LIGHT PLAN - SOUTH BUILDING 'O'

**JOINT TRENCH:**

- UCT1.0 - COMPOSITE TRENCH DRAWING
- UCT1.1 - COMPOSITE TRENCH DRAWING

**PROJECT DESCRIPTION:**

The proposed Project is a multi-family, mixed-use development on a single lot consisting of two separate 5-story buildings set on top of a common basement podium with a 75 car basement parking garage, tenant storage areas, and building services spaces. The entire Project would be Fully Sprinklered.

The southern building (the "O-Building", called so because of its shape in plan) is located at the corner of 19th Street and would contain 55 dwellings and a proposed street level commercial space to be developed as a "cold-shell", with future Tenant Improvement to be permitted separately. The northern building (the "M-Building", called so because of its shape in plan), will contain 61 dwelling units and some tenant storage space.

**Project Address:**  
660-690 Indiana Street  
San Francisco, CA 94107

**Assessors Parcel Number:**  
Block 4041 & Lot 009

**Parcel Area:**  
26,522 SF (0.609 Acres)

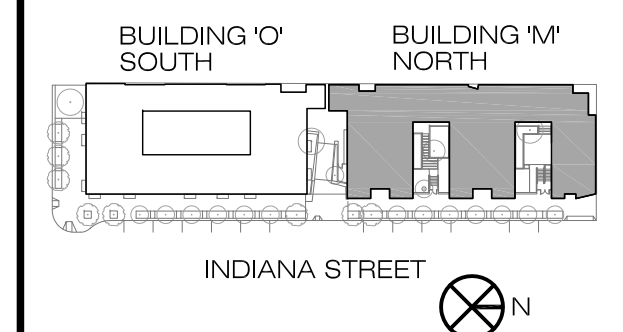
**Zoning District:**  
UMU

Stamp & Signature  
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**Revisions & Submittals**

STREET IMPROVEMENT PERMIT SET	9/12/2014
STREET IMPROVEMENT PERMIT SET	2/18/2016
DPW CONSTRUCTION SET	3/07/2016
DPW CONSTRUCTION SET REVISED	5/18/2016



Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_

Scale \_\_\_\_\_ Project Number 1204

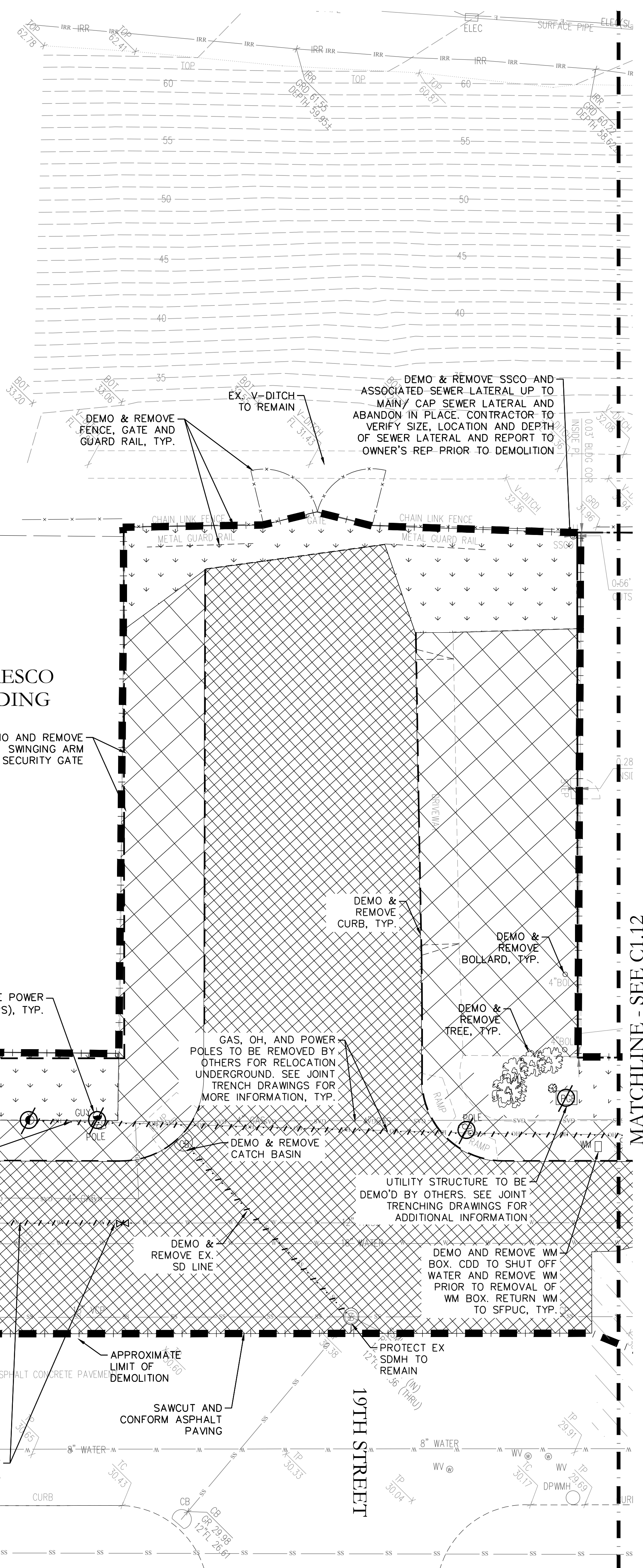
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Title **COVER SHEET**

Sheet

**A0.00**





**LEGEND**

**EXISTING**

APPROXIMATE LIMIT OF DEMOLITION	
DEMO & REMOVE EX. UTILITY LINE	
DEMO & REMOVE EX. CONCRETE AND BASE MATERIAL	
DEMO & REMOVE ASPHALT CONCRETE AND BASE MATERIAL	
CLEAR & GRUB EX. LANDSCAPE	
GRIND & OVERLAY AC PER 03/C4.01	
DEMO & REMOVE EX. TREE	
SALVAGE & REMOVE EX. STREET LIGHT	
DEMO & REMOVE EX. BOLLARD	
DEMO & REMOVE EX. CLEANOUT	
DEMO & REMOVE EX. FENCE/WALL	
DEMO & REMOVE EX. FDC	
DEMO & REMOVE EX. ELECTRIC STRUCTURE (BY OTHERS)	
CUT AND CAP EX. UTILITY	
DEMO & REMOVE EX. CURB	

**DEMOLITION NOTES**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
  - PROJECT DOCUMENTS AND STANDARDS
  - OSHA STANDARDS
  - ALL GUIDELINES SET FORTH BY THE GEOTECHNICAL REPORT PREPARED BY TREADWELL & ROLLO, DATED FEBRUARY 08, 2013.
- SEDIMENTATION AND EROSION CONTROL MEASURES, PER BEST MANAGEMENT PRACTICES, SHALL BE INSTALLED PRIOR TO START OF DEMOLITION.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS TO SHUT-OFF OR DISCONNECT EXISTING UTILITIES SERVICING THE PROJECT SITE PRIOR TO DEMOLITION. DISCONNECTIONS OR CAPPING OF ALL UTILITY LINES SHALL BE IN ACCORDANCE WITH SFPUC AND SAN FRANCISCO DPW STANDARDS.
- CONTRACTOR SHALL PROTECT ALL ADJACENT BUILDINGS, FOUNDATIONS, SIDEWALKS, ROADWAYS, TREES, OVERHEAD WIRES, UTILITIES, OR OTHER INFRASTRUCTURE DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO AND/OR REPLACEMENT OF ANY DAMAGE RELATED TO DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PHOTO DOCUMENT EXISTING CONDITIONS OF ADJACENT BUILDINGS AND ROADWAYS PRIOR TO BEGINNING CONSTRUCTION.
- AREAS TO BE IMPROVED SHALL BE STRIPPED OF CONCRETE, LOOSE SURFACE SOIL, ASPHALT, AND AGGREGATE-BASE. ANY RESULTING EXCAVATIONS THAT EXTEND BELOW FINISHED SUBGRADE SHALL BE BACKFILLED AS PER GEOTECHNICAL REPORT.
- REMOVE FOUNDATIONS AND SUBGRADE OF EXISTING SITE INFRASTRUCTURE BELOW PROPOSED GRADE AS PER GEOTECHNICAL REPORT TO THE RECOMMENDED DEPTH.
- ALL HAZARDOUS WASTES, TRANSFORMERS, AND WIRING SHALL BE PROPERLY DISPOSED OF PER STATE AND/OR CITY & COUNTY OF SAN FRANCISCO LAW, WHICHEVER IS MORE STRINGENT.
- REMOVE ALL OTHER UNDERGROUND UTILITIES & STRUCTURES ON PROPERTY WITHIN SPECIFIED DEPTH REQUIRED BY GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL DEMOLISH ALL SURFACES WITHIN THE APPROXIMATE LIMIT OF WORK. LANDSCAPING SHALL BE STRIPPED 3-6 INCHES TO REMOVE ORGANIC MATTER. ALL CONCRETE AND ASPHALT PAVEMENT SHALL BE DEMOLISHED INCLUDING BASE MATERIAL. EXISTING ON-SITE SOILS MAY BE USED FOR FILL PROVIDED THEY MEET THE REQUIREMENTS OF ENGINEERED FILL APPROVED BY THE GEOTECHNICAL ENGINEER.
- ALL EXISTING AC AND CONCRETE PAVEMENT, AND VERTICAL CURB & GUTTER TO BE REMOVED, BOTH ON THE PROJECT SITE AND WITHIN THE PUBLIC RIGHT OF WAY, SHALL BE NEATLY SAW-CUT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS TO SEPARATE IT FROM MATERIAL TO REMAIN IN PLACE. THE SAW-CUT EDGES SHALL BE PROTECTED THROUGHOUT THE COURSE OF CONSTRUCTION SO AS TO PERMIT A NEAT LINE OF CONFORMANCE WITH THE ADJACENT SURFACE OR CURB.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEMOLISHED MATERIALS, AND ALL EXISTING SITE DEBRIS SUCH AS FOOTINGS, CURBS, AND PAVEMENTS AS SHOWN ON THIS PLAN AND AS REQUIRED TO CONSTRUCT ALL PROPOSED SITE IMPROVEMENTS. FOR ALL OFF-HAULING OF MATERIALS, A MANIFEST SHALL BE PROVIDED TO CITY INSPECTOR.
- DEMOLITION OF EXISTING MODULAR BUILDINGS INCLUDES A COMPLETE REMOVAL OF ALL FOUNDATION AND SUPPORT ELEMENTS. BUILDINGS TO REMAIN SHALL BE PROTECTED FROM ALL DAMAGE DURING THE DEMOLITION OF ADJACENT SURFACE OR UNDERGROUND IMPROVEMENTS.
- ABANDONED UTILITIES:
  - CUT THE PIPE TO BE ABANDONED AT THE EDGE OF THE WORK AREA OR AS OTHERWISE SHOWN ON DEMOLITION PLAN. CAP END TO REMAIN IN SERVICE IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS AND PLUG ENDS, AS DIRECTED IN THE FIELD. FOR PRESSURIZED LINES, INSTALL THRUST BLOCK IF NEEDED TO SECURE CAP.
  - COMPLETELY FILL ALL ABANDONED LINES 2" AND LARGER WITH LIGHTWEIGHT CONCRETE [OR] GROUT OR SAND-CEMENT SLURRY CONCRETE.
  - FOR ABANDONED LINES SMALLER THAN 2", PLUG END AND CAP WITH CONCRETE.
  - IF LINES TERMINATE IN A STRUCTURE, FILL WALL PENETRATION WITH CONCRETE.
- REMOVE EXISTING CONDUCTORS AND/OR CABLES BACK TO THE CLOSEST JUNCTION BOX OR VAULT OUTSIDE THE LIMITS OF DEMOLITION FOR ALL ELECTRIC & TELECOMM CONDUITS TO BE REMOVED OR ABANDONED. REFER TO JOINT TRENCH PLANS FOR ADDITIONAL INFO.
- ALL EXISTING STRUCTURES AND UTILITIES SHALL BE PROTECTED TO REMAIN UNLESS OTHERWISE SPECIFICALLY NOTED OR OTHERWISE DESIGNATED FOR REMOVAL. CONTRACTOR SHALL PROTECT SAID STRUCTURES & UTILITIES IN PLACE AND ADJUST VAULT/LID TO FINISHED GRADES AS NEEDED.

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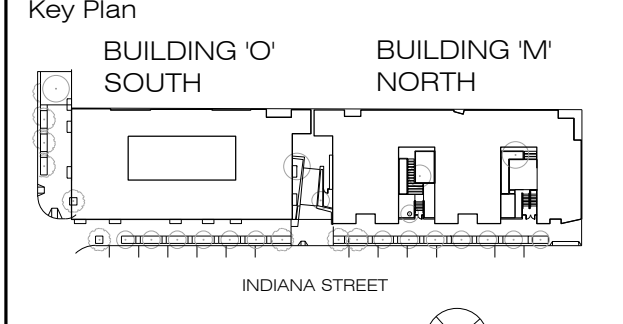
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SAN FRANCISCO, CALIFORNIA  
BLOCK / LOT : 4041/009



Revisions & Submittals

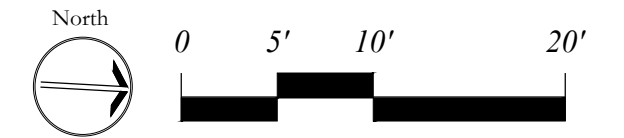
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CONFORM SET	12.02.15
STREET IMPROVEMENT PERMIT PLAN CHECK	12.02.15
ADDENDUM NO. 3 DBI REVISION	01.19.16
DPW CONSTRUCTION SET	03.07.16
DPW CONSTRUCTION SET REVISED	05.18.16
DPW CONSTRUCTION SET REVISED	06.23.16



Drawn By AG	Checked By CT
Scale 1"=10'	Project Number 12-324
Date 05.18.16	

Title  
**OFFSITE DEMOLITION PLAN**

Sheet  
**C1.13**



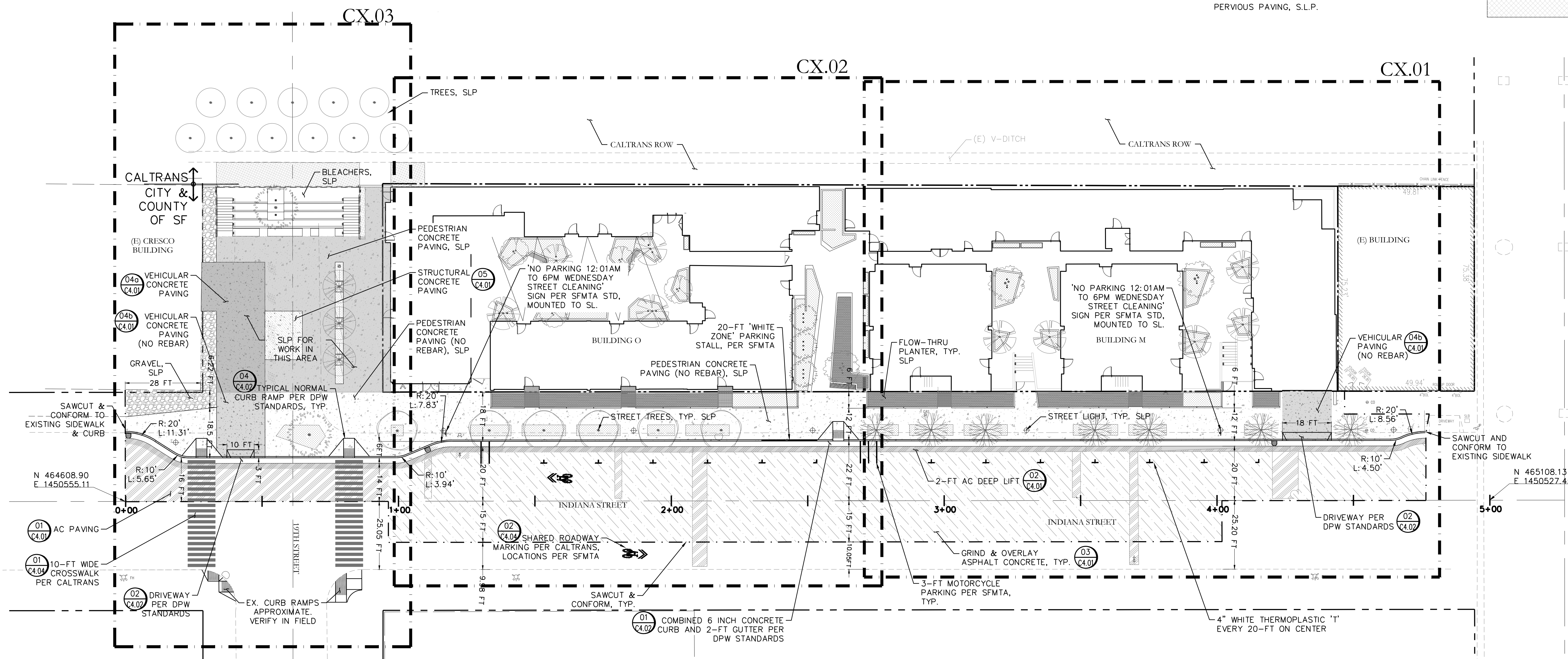
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**NOTES**

1. REFER TO LANDSCAPE PLANS FOR ALL SIDEWALK LAYOUT, COLOR, SCORING AND FINISH.
2. REFER TO LANDSCAPE PLANS FOR ALL PLANTING AND SITE FURNISHINGS.
3. SEE LANDSCAPE PLANS FOR ALL WORK WITHIN THE PROPERTY LINE.
4. STATION LINE IS BASED ON EX. ROADWAY CENTERLINE.
5. ALL PAVEMENT & CURB MARKINGS SHALL BE INSTALLED BY SFMTA. CONFORM TO DETAILS UNLESS OTHERWISE NOTED BY SFMTA.

**LEGEND**

EXISTING	PROPOSED
STATION LINE	0+00
CENTERLINE	
CURB	
GUTTER	
PROPERTY LINE	
RIGHT OF WAY	
SAWCUT	
FINISH FLOOR ELEVATION	FFE XXX
DETAIL KEYNOTE	XX XX.XX
PARKING SIGN	4
LIGHT, S.L.P.	⊗
GRIND & OVERLAY AC PER 03/C4.01	
ASPHALT CONCRETE PER 01/C4.01	
AC DEEPLIFT PER 02/C4.01	
PEDESTRIAN CONCRETE PAVING, S.L.P.	
PEDESTRIAN CONCRETE PAVING (NO REBAR), S.L.P.	
GRAVEL, S.L.P.	
LANDSCAPE PLANTING, S.L.P.	
FLOW-THRU PLANTER, S.L.P.	
VEHICULAR CONCRETE PAVING PER 04a/C4.01	
VEHICULAR CONCRETE PAVING (NO REBAR) PER 04b/C4.01	
STRUCTURAL CONCRETE PAVING PER 05/C4.01	
PERVIOUS PAVING, S.L.P.	



**PFAU**  
**LONG**  
**NO1**

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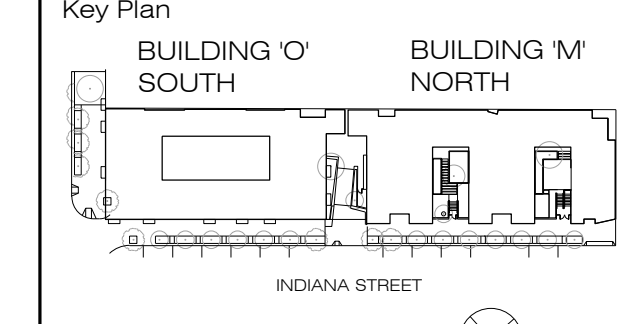
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Revisions & Submittals

DPW PERMIT SET	10.30.15
CONFORM SET	12.02.15
STREET IMPROVEMENT PERMIT PLAN CHECK	12.02.15
ADDENDUM NO. 3 DBI REVISION	01.19.16
DPW CONSTRUCTION SET	03.07.16
DPW CONSTRUCTION SET REVISED	05.18.16
DPW CONSTRUCTION SET REVISED	06.23.16

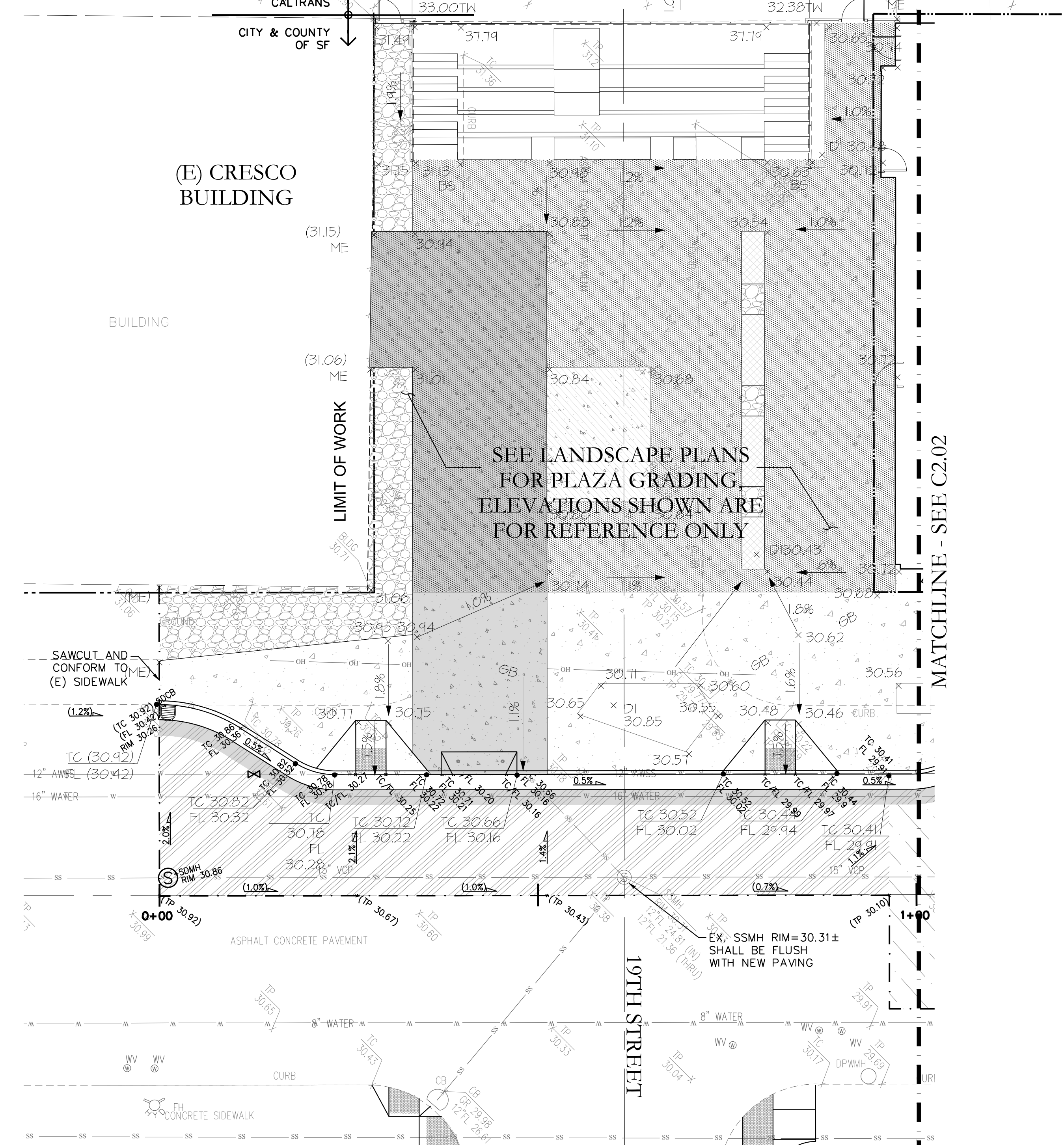
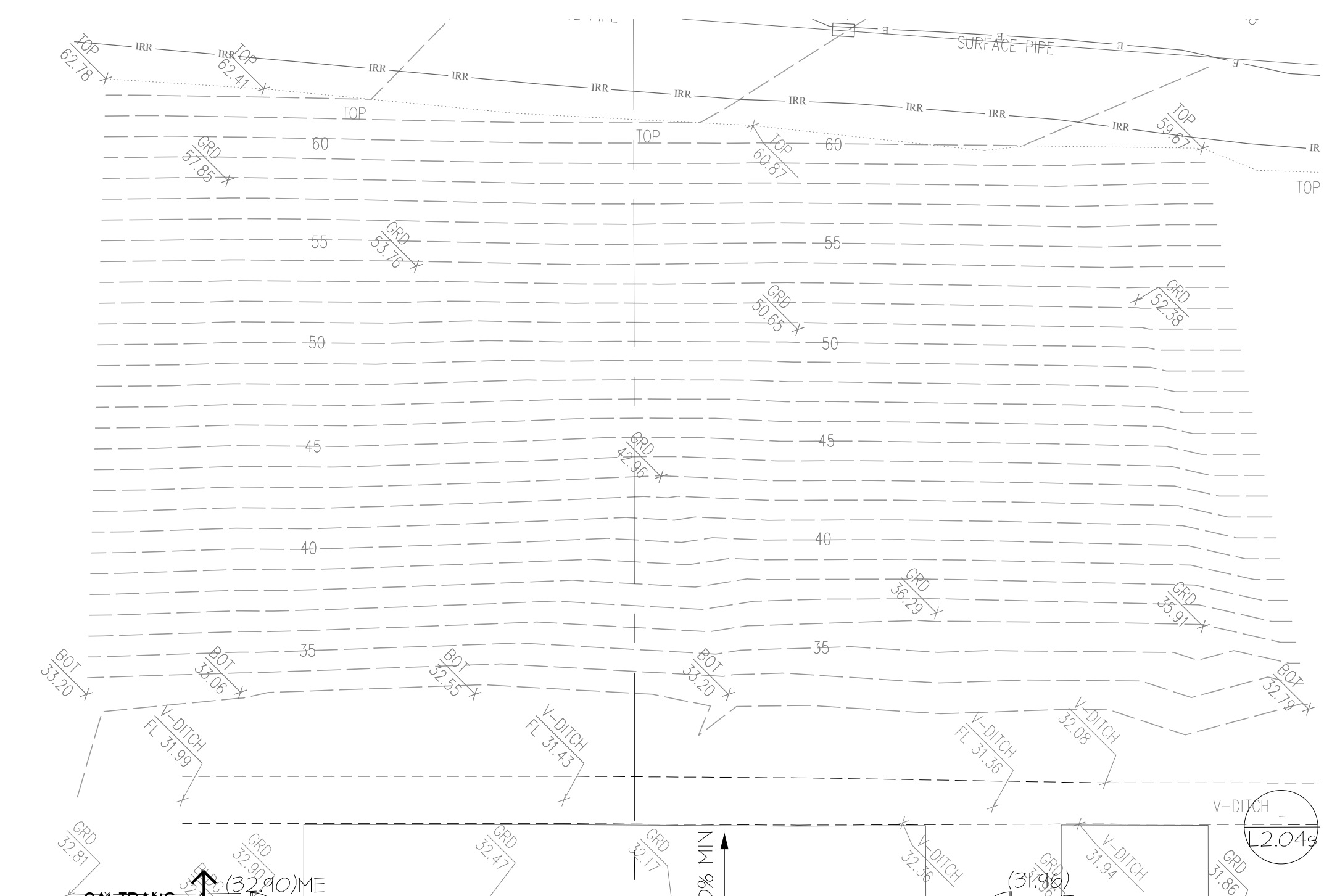


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Scale 1"=20'	Project Number 12-324
Date 05.18.16	

Title  
**SITE PLAN**

Sheet  
**C2.00**

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**LEGEND**

	EXISTING	PROPOSED
STATION LINE	---	0+00
CENTERLINE	---	---
CURB	---	---
GUTTER	---	---
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
SAWCUT	---	---
FINISH FLOOR ELEVATION		FFE XXXX
SPOT GRADE		TC XX.XX FL XX.XX + (TP XX.XX)
CONFORM TO (E) GRADE		1.19%
SLOPE HARDSCAPE		4
PARKING SIGN		⊕
LIGHT, S.L.P.		⊕
STORM DRAIN CATCH BASIN PER 03/C4.04		⊕
GRIND & OVERLAY AC PER 03/C4.01		[Hatched Pattern]
ASPHALT CONCRETE PER 01/C4.01		[Hatched Pattern]
AC DEEPLIFT PER 02/C4.01		[Hatched Pattern]
PEDESTRIAN CONCRETE PAVING, S.L.P.		[Hatched Pattern]
PEDESTRIAN CONCRETE PAVING (NO REBAR), S.L.P.		[Hatched Pattern]
GRAVEL, S.L.P.		[Hatched Pattern]
LANDSCAPE PLANTING, S.L.P.		[Hatched Pattern]
FLOW-THRU PLANTER, S.L.P.		[Hatched Pattern]
VEHICULAR CONCRETE PAVING PER 04a/C4.01		[Hatched Pattern]
VEHICULAR CONCRETE PAVING (NO REBAR) PER 04b/C4.01		[Hatched Pattern]
STRUCTURAL CONCRETE PAVING PER 05/C4.01		[Hatched Pattern]
BRIDGE ENTRY, S.L.P.		[Hatched Pattern]
PERVIOUS PAVING, S.L.P.		[Hatched Pattern]

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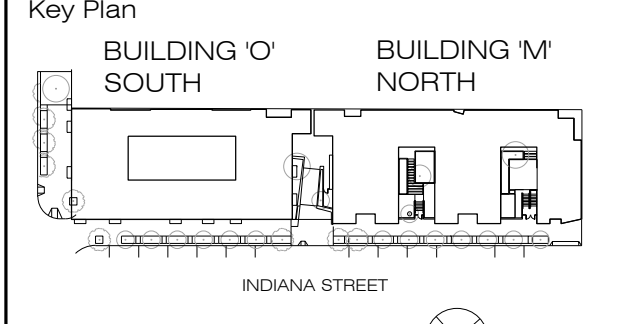
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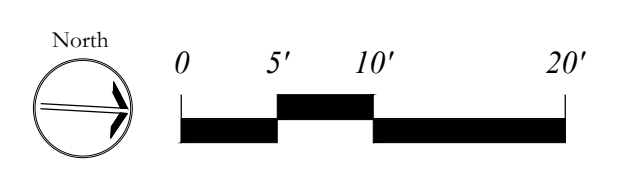
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DPW CONSTRUCTION SET REVISED	05.18.16
DPW CONSTRUCTION SET REVISED	06.23.16



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Scale 1"=10'	Project Number 12-324
Date 05.18.16	

**CURB & GUTTER GRADING PLAN**  
ARTS PLAZA

Sheet  
**C2.03**



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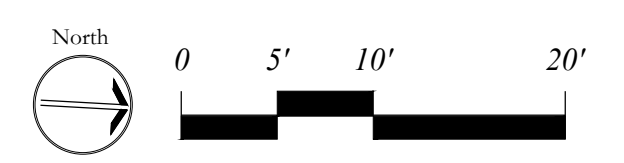
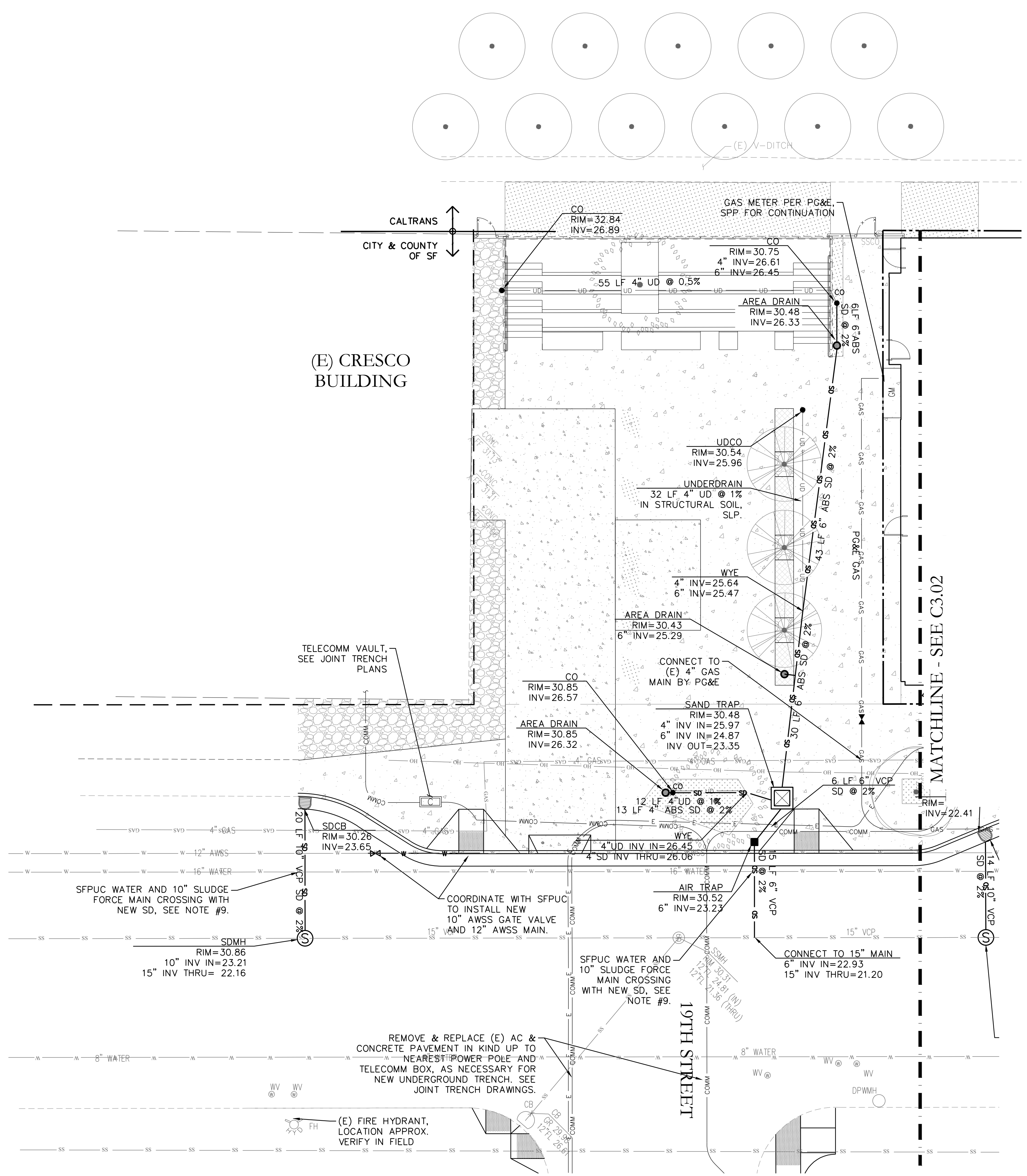


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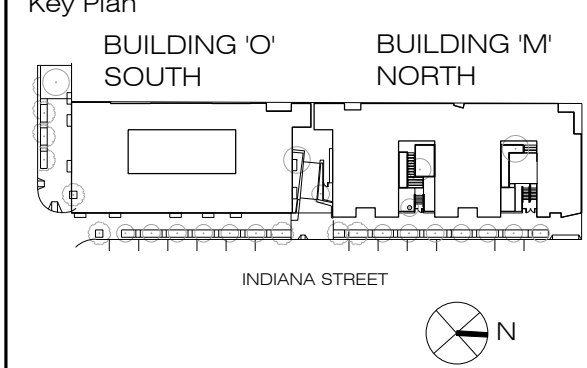
	EXISTING	PROPOSED
STATION LINE	---	---
CURB	---	---
GUTTER	---	---
SAWCUT	---	---
STORM DRAIN LINE	---	SD SD
STORM DRAIN LATERAL	---	SD SD
UNDERDRAIN	---	UD UD
ROCK-LINED SWALE PER 02/C4.04	---	>> >>
SANITARY SEWER LINE	---	SS SS
DOMESTIC WATER LINE	---	DW DW
FIRE WATER LINE	---	FW FW
IRRIGATION LINE	---	IRR IRR
COMMUNICATIONS CONDUIT	---	COMM
ELECTRICAL CONDUIT	---	E E
GAS LINE	---	GAS GAS
SANITARY SEWER MANHOLE PER 04/C4.04	⊙	⊙
BUTTERFLY VALVE	⊙	⊙
BACKWATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	FH
FIRE DEPT. CONNECTION, S.A.P.	⊙	⊙
P-TRAP & AIR VENT PER 05/C4.03	⊙	⊙
TELECOMM BOX SEE JOINT TRENCH PLANS	⊙	⊙
TRANSFORMER BOX SEE JOINT TRENCH PLANS	⊙	TR
DOWNSPOUT BUBBLE UP PER 06/C4.03	⊙	⊙
CLEANOUT PER 03/C4.03	⊙	⊙
STORM DRAIN MANHOLE PER 04/C4.04	⊙	⊙
SAND TRAP PER 02/C4.03	⊙	⊙
OVERFLOW DRAIN, SLP	⊙	⊙
AREA DRAIN, SLP	⊙	⊙
STORM DRAIN CATCH BASIN PER 03/C4.04	⊙	CB
PEDESTRIAN CONCRETE PAVING, S.L.P.	⊙	⊙
PEDESTRIAN CONCRETE PAVING (NO REBAR), S.L.P.	⊙	⊙
GRAVEL, S.L.P.	⊙	⊙
LANDSCAPE PLANTING, S.L.P.	⊙	⊙

**NOTES**

- REFER TO ARCHITECTURAL PLANS FOR BUILDING MOUNTED FDC LOCATIONS.
- ALL STORM DRAIN, UNDERDRAIN, SANITARY SEWER GRAVITY LINES TO BE SLOPED AT 2% MIN. UNLESS NOTED OTHERWISE.
- ELECTRICAL, GAS, COMM LINES & STRUCTURES SHOWN FOR REFERENCE & ALIGNMENT ONLY. STREET LIGHT CONDUITS NOT SHOWN. REFER TO JOINT TRENCH PLANS FOR APPROVED PG&E DRAWINGS, WHICH INCLUDE FINAL LAYOUT & ALL ELECTRICAL, STREET LIGHT, GAS & COMM DETAILS.
- CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING 4" PG&E GAS, 12" AWSS WATER, 16" WATER AT ALL STORM AND SEWER CROSSINGS. REPORT CONFLICTS TO OWNER'S REP PRIOR TO CONSTRUCTION.
- ALL JOINT TRENCH UTILITIES SHALL CROSS PROPOSED AND EXISTING UTILITIES WITH A MINIMUM OF 12" VERTICAL CLEARANCE.
- CONTRACTOR SHALL CONCRETE ENCASE METER VAULTS AND BOXES PER SFPUC STANDARDS.
- ALL UTILITY LATERALS THAT PENETRATE INTO THE FLOW-THRU PLANTER BOXES SHALL BE SLEEVED. SEE LANDSCAPE PLANS FOR DETAILS.
- ALL AT-GRADE UTILITY COVERS SHALL BE FIRM, STABLE, AND SLIP RESISTANT IN ALL PEDESTRIAN AREAS. COVERS SHALL HAVE NO MORE THAN 1/2 INCH VERTICAL OFFSETS, AND OPENINGS AND JOINTS SHALL BE NO LARGER THAN 1/2 INCH. CONTRACTOR SHALL SUBMIT ACCESSIBLE-TYPE PRODUCT DATA.
- FOR SFPUC WATER AND 10" SLUDGE FORCE MAIN CROSSING WITH NEW UTILITY, REPLACE WATER MAIN 10 FT ON EITHER SIDE OF THE STORM DRAIN MAIN IF THERE IS LESS THAN A 12 INCH VERTICAL CLEARANCE BETWEEN PIPES. CONTRACTOR TO VERIFY IN FIELD AND REPORT FINDINGS TO ENGINEER PRIOR TO CONSTRUCTION, TYP.



P:\2012\12-24-15\00\_Indiana\04\_Design\03\_CD\C3.03 UTILITIES.dwg, C:\03\_PLAZA\_Alyson\_Gouldner\6/23/2016\72822 PNC\ARCH\full bleed D (6.00 x 24.00 inches).rvt



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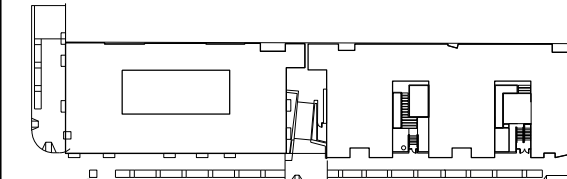
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ADDENDUM NO. 3 DBI REVISION	01.19.16
DPW CONSTRUCTION SET	03.07.16
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DPW CONSTRUCTION SET REVISED	06.23.16



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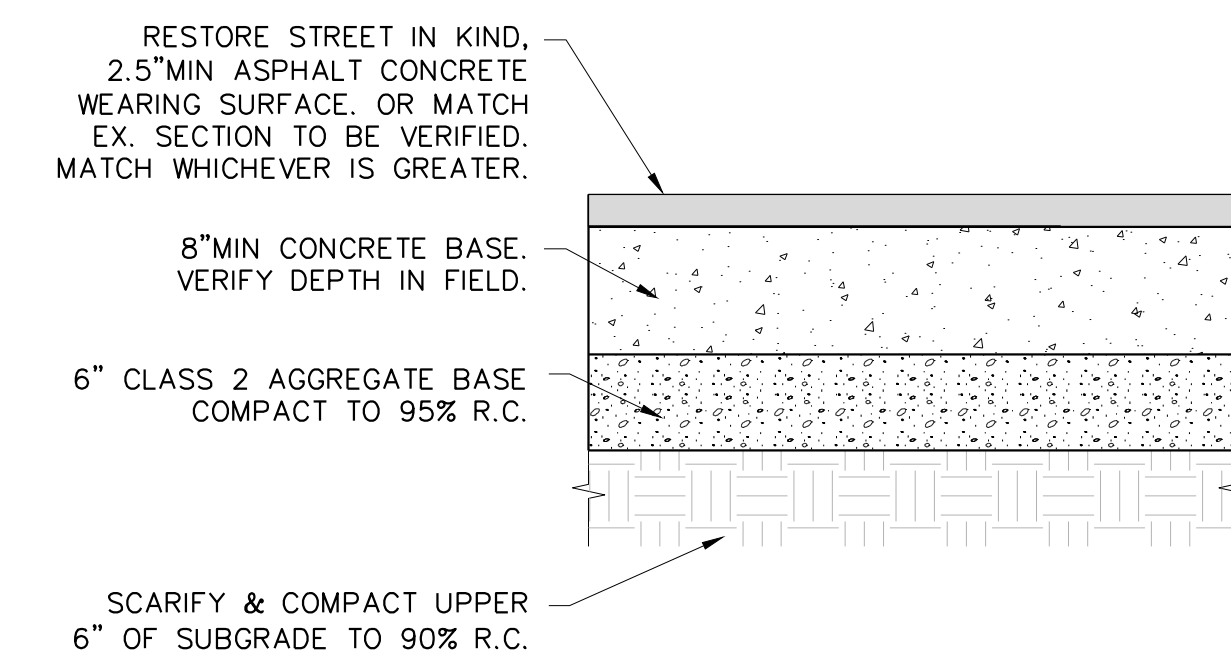


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Date 05.18.16	

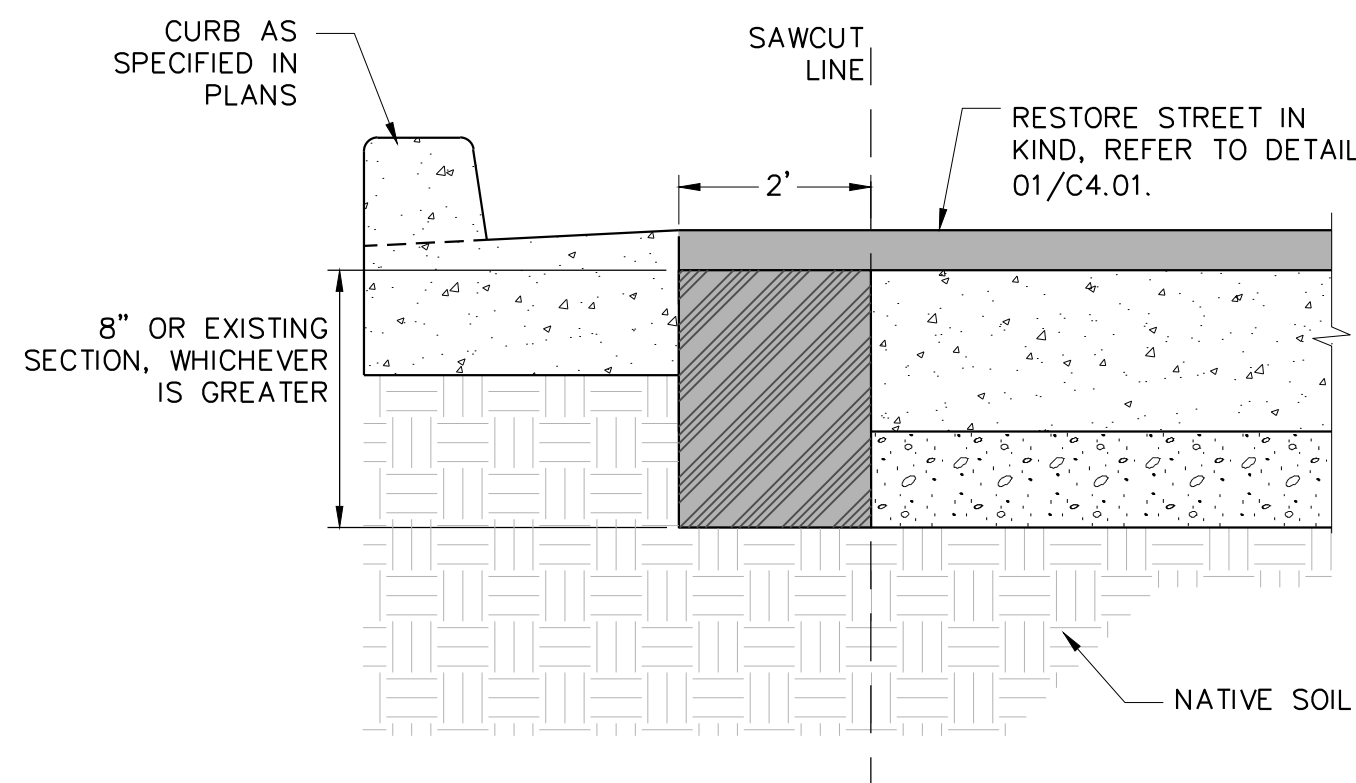
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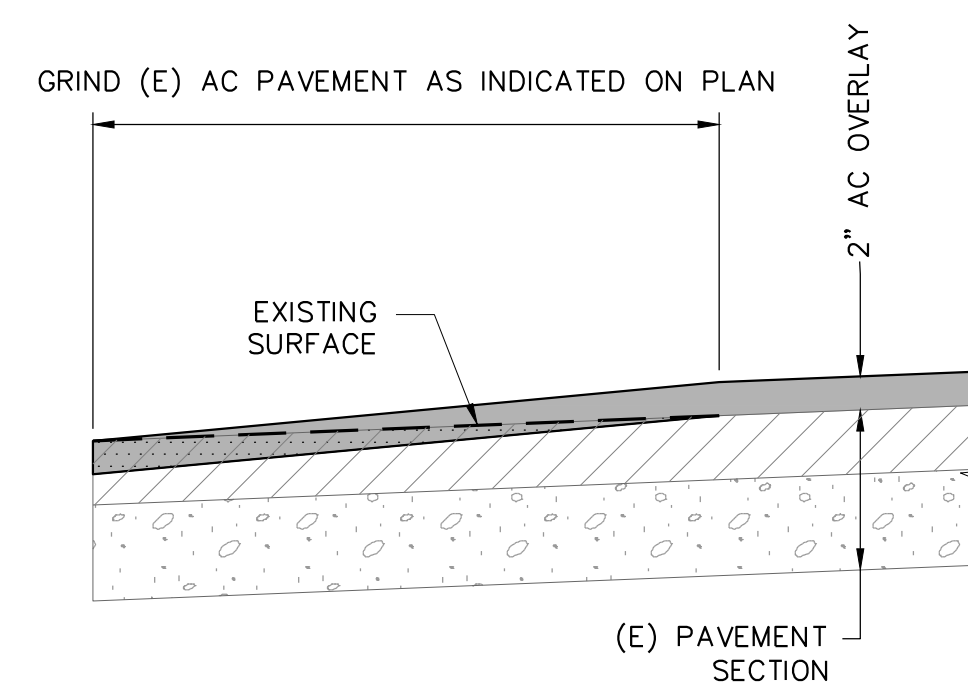
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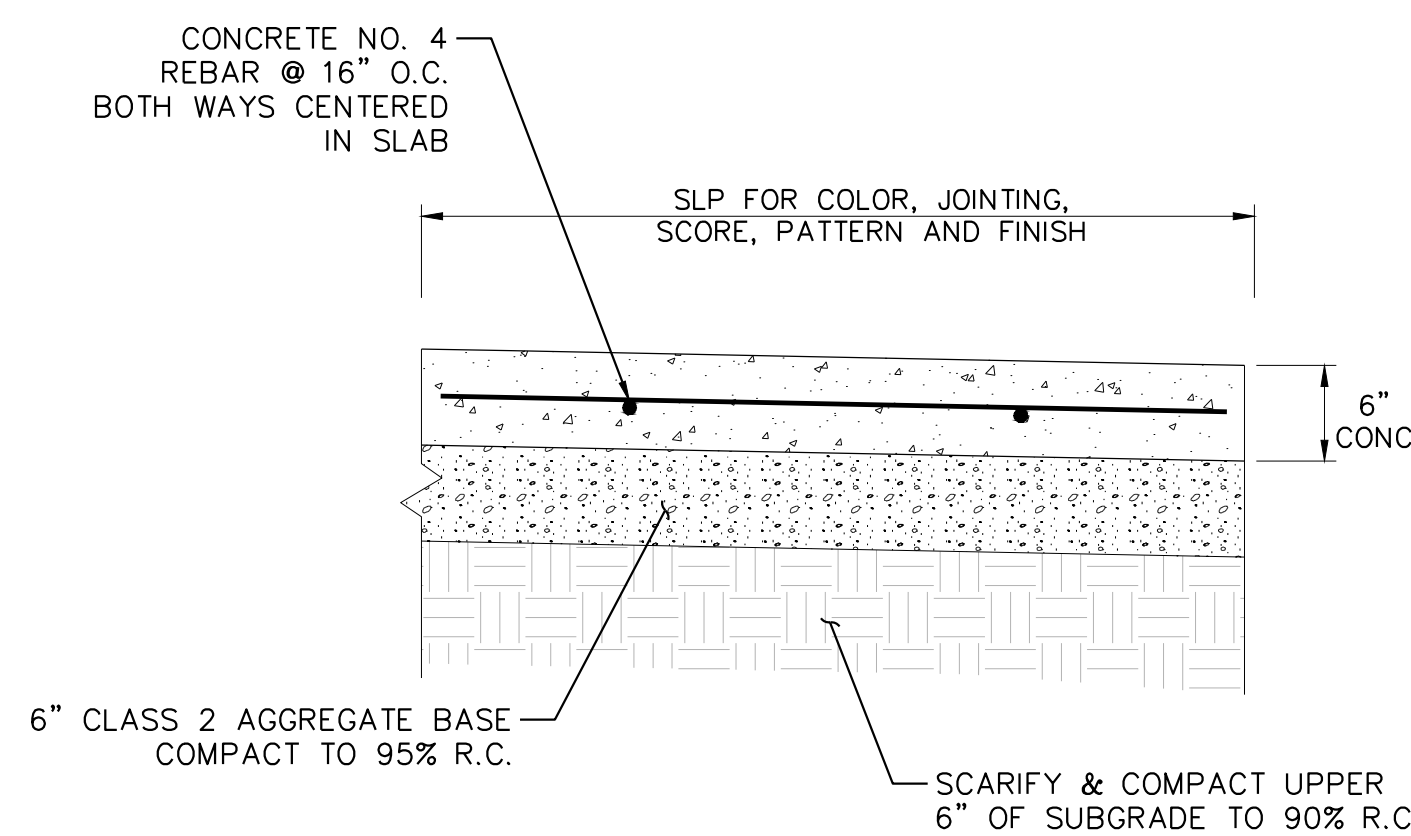
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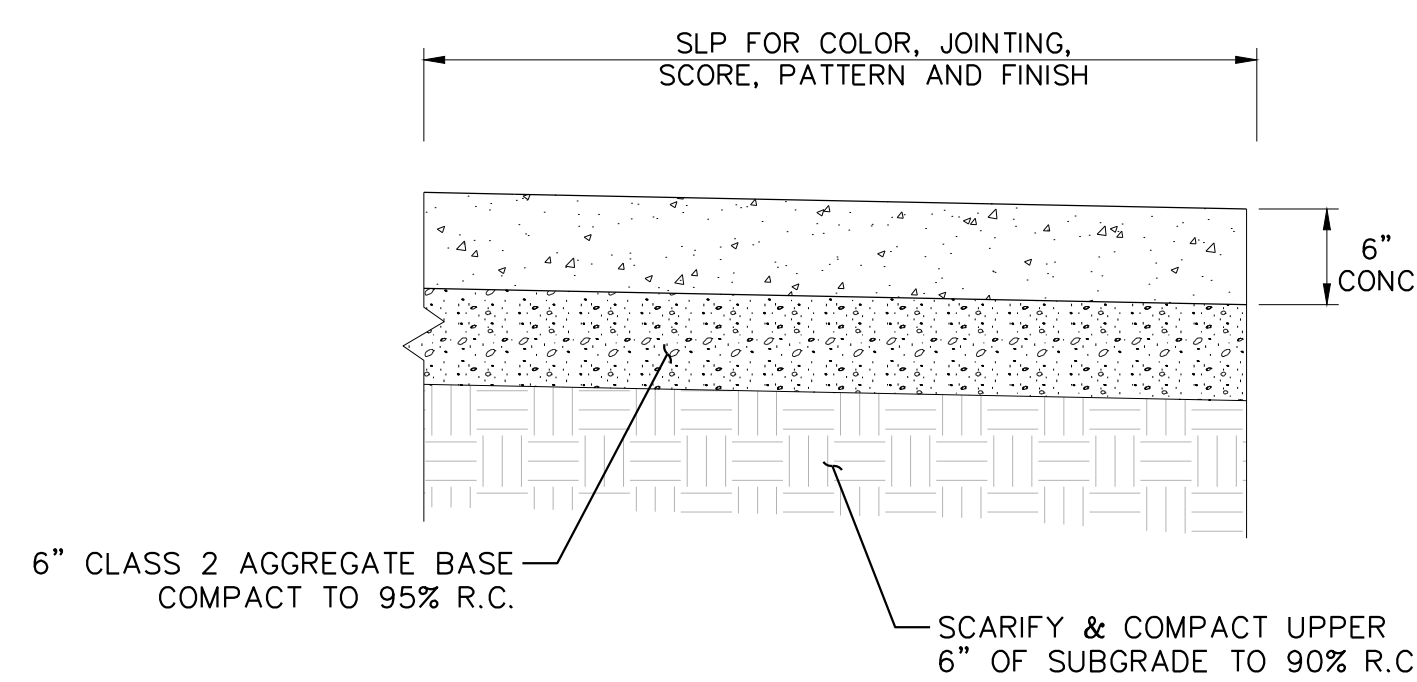
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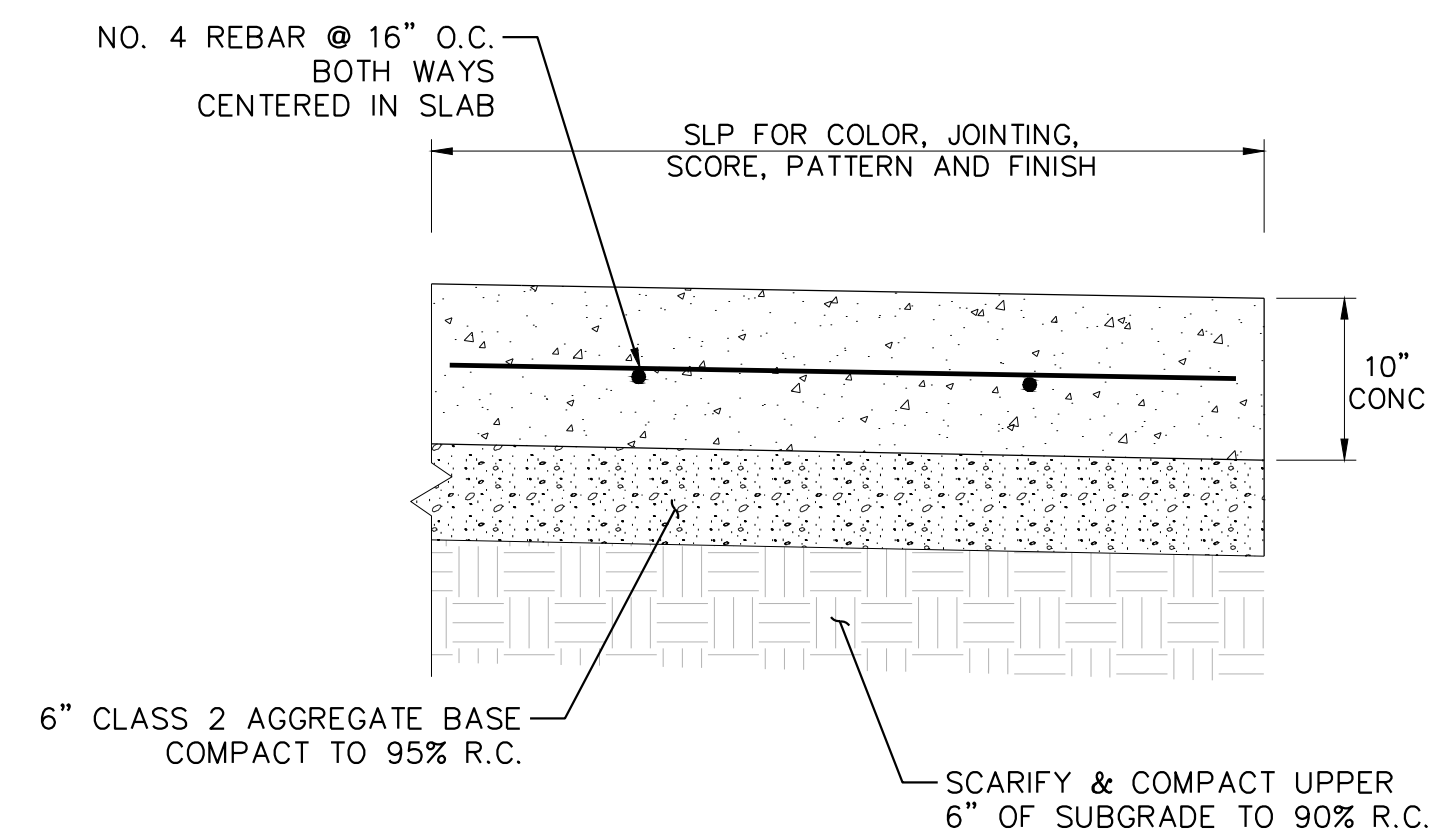
03 AC GRIND & OVERLAY SCALE: NTS



04a VEHICULAR CONCRETE PAVING SCALE: NTS



04b VEHICULAR CONCRETE PAVING (NO REBAR) SCALE: NTS



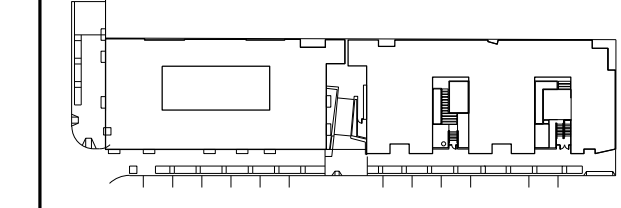
05 STRUCTURAL CONCRETE PAVING SCALE: NTS



Revisions & Submittals

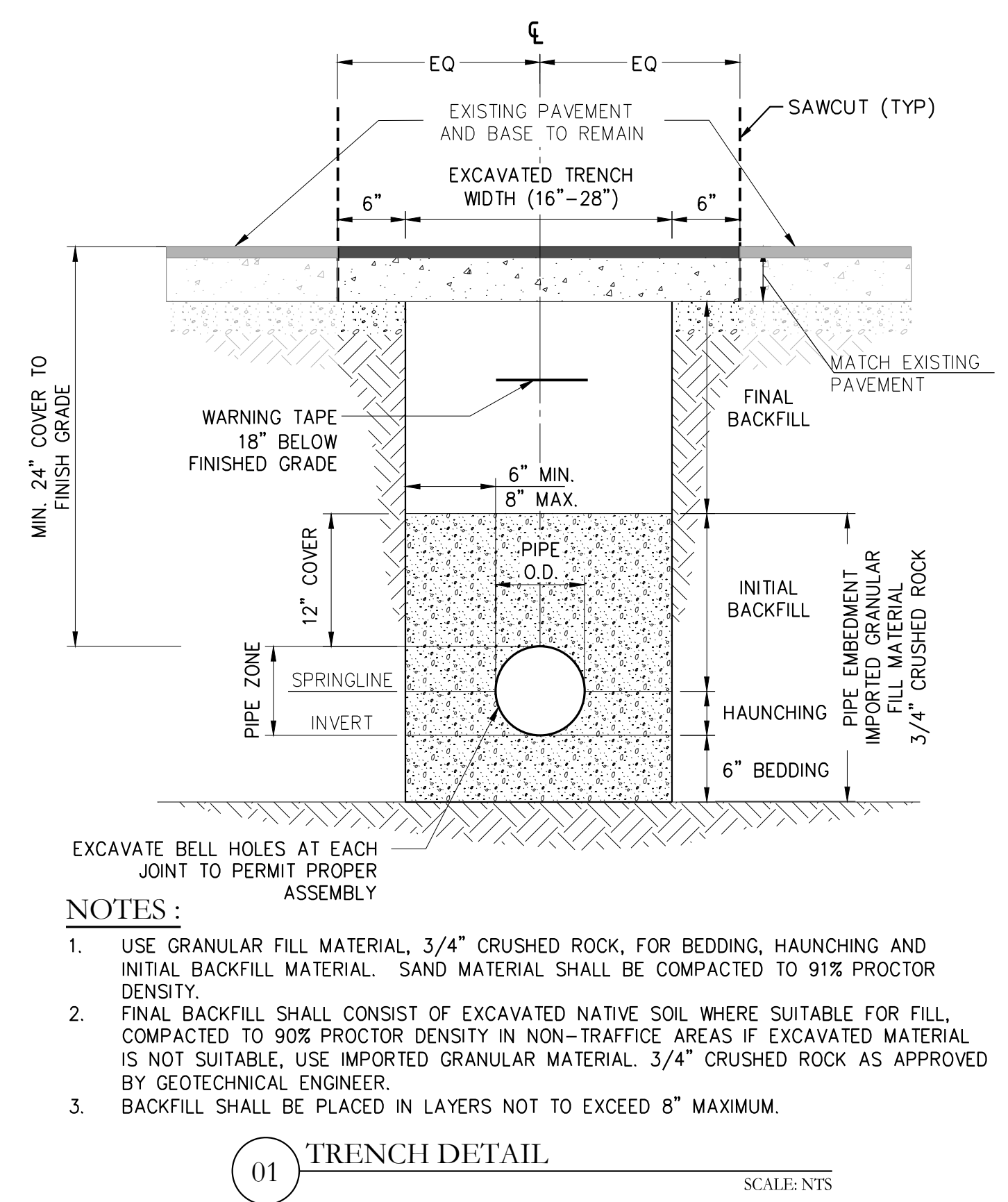
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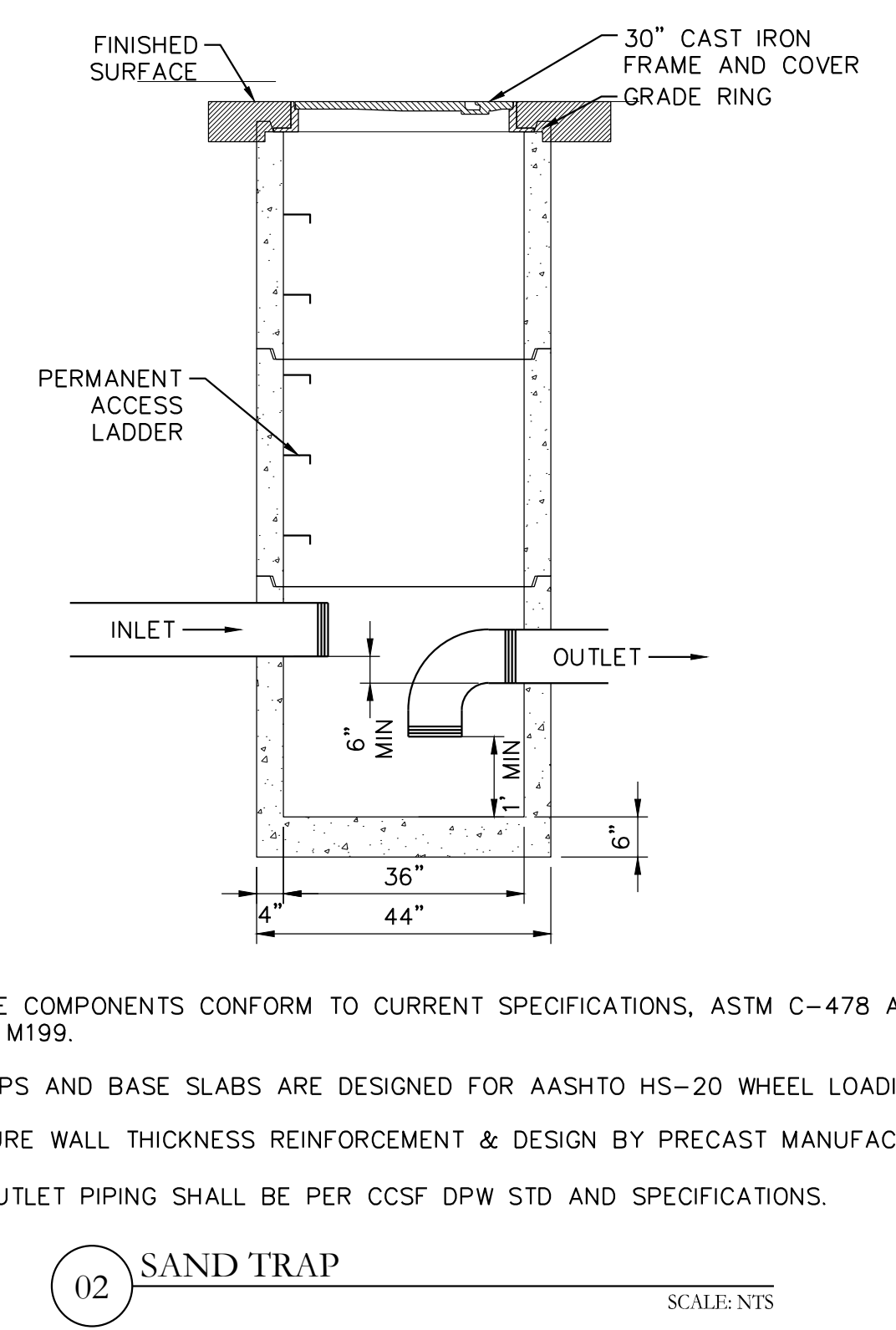


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Date	
05.18.16	

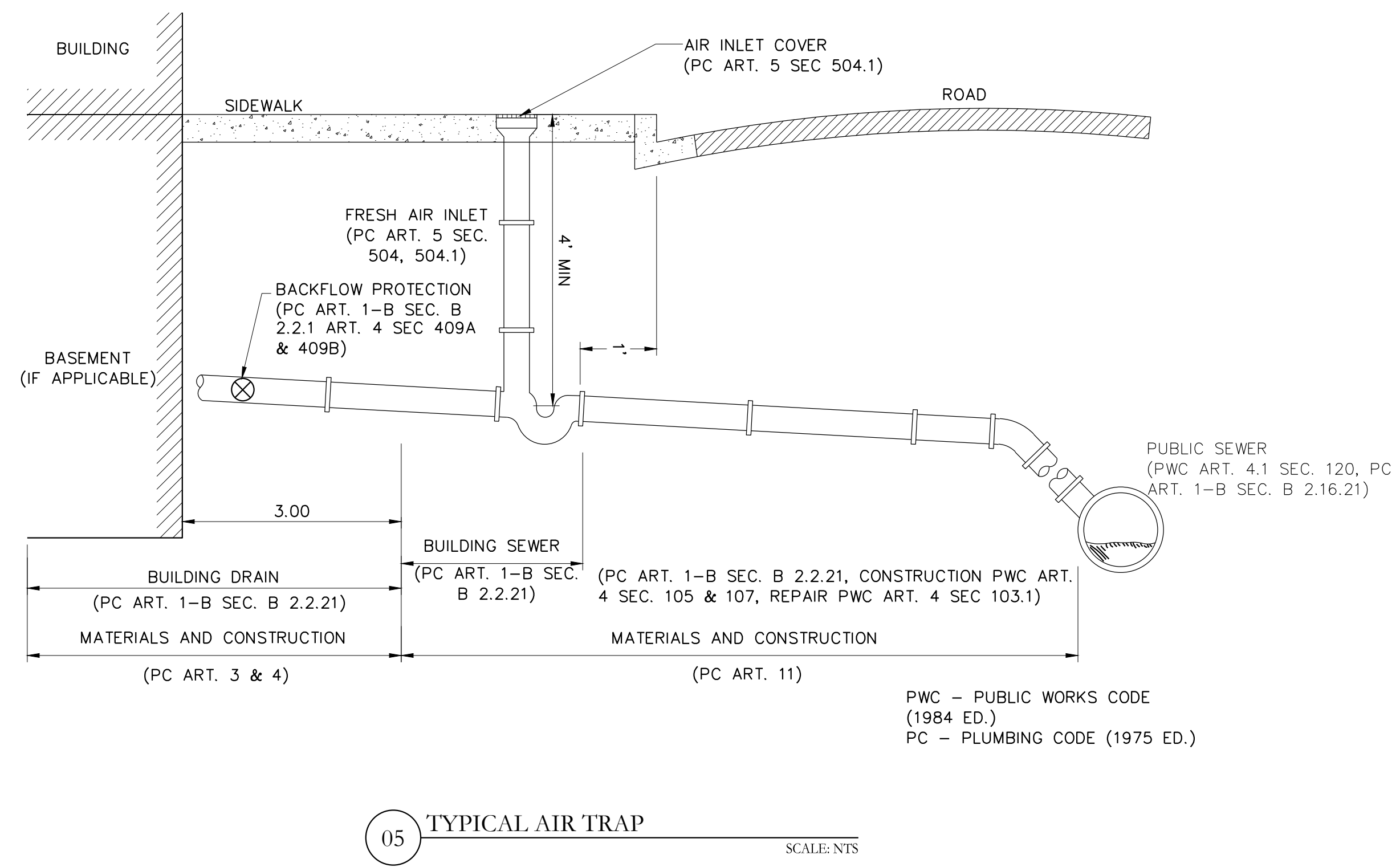
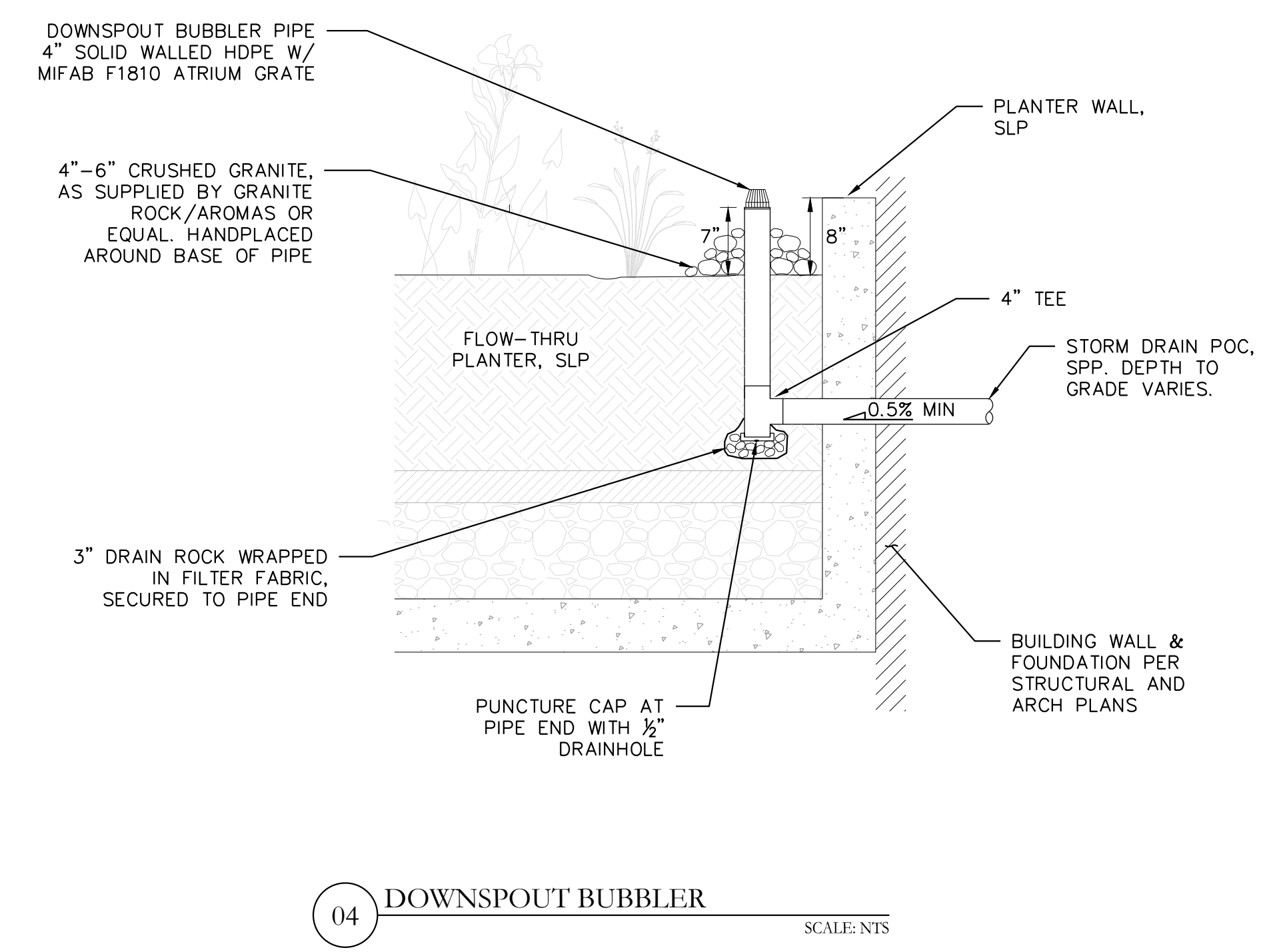
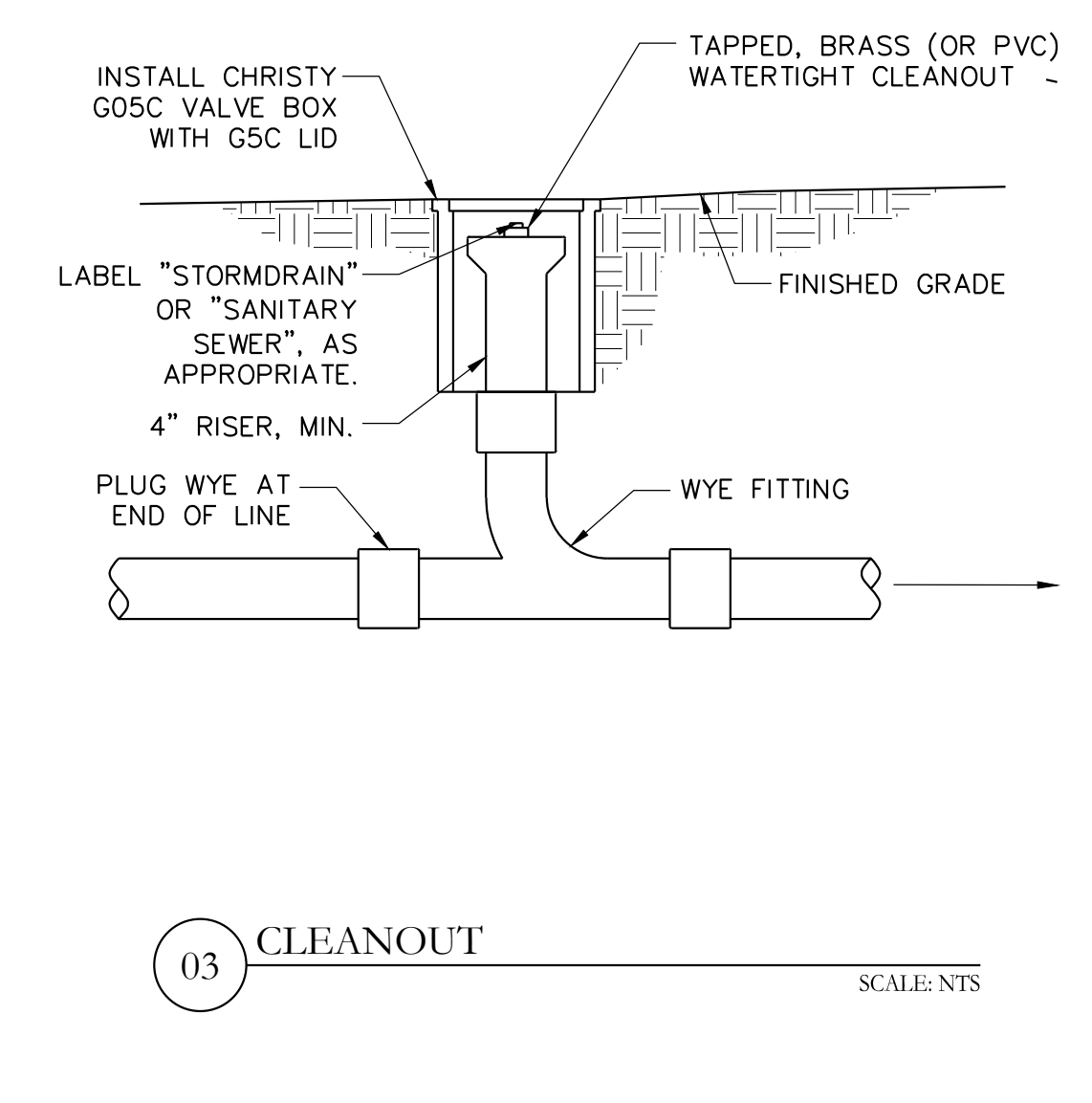
**CONSTRUCTION DETAILS**



- NOTES :**
- USE GRANULAR FILL MATERIAL, 3/4" CRUSHED ROCK, FOR BEDDING, HAUNCHING AND INITIAL BACKFILL MATERIAL. SAND MATERIAL SHALL BE COMPACTED TO 91% PROCTOR DENSITY.
  - FINAL BACKFILL SHALL CONSIST OF EXCAVATED NATIVE SOIL WHERE SUITABLE FOR FILL, COMPACTED TO 90% PROCTOR DENSITY IN NON-TRAFFICE AREAS IF EXCAVATED MATERIAL IS NOT SUITABLE, USE IMPORTED GRANULAR MATERIAL, 3/4" CRUSHED ROCK AS APPROVED BY GEOTECHNICAL ENGINEER.
  - BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" MAXIMUM.



- NOTES :**
- MANHOLE COMPONENTS CONFORM TO CURRENT SPECIFICATIONS, ASTM C-478 AND AASHTO M199.
  - FLAT TOPS AND BASE SLABS ARE DESIGNED FOR AASHTO HS-20 WHEEL LOADING
  - STRUCTURE WALL THICKNESS REINFORCEMENT & DESIGN BY PRECAST MANUFACTURER.
  - INLET/OUTLET PIPING SHALL BE PER CCSP DPW STD AND SPECIFICATIONS.

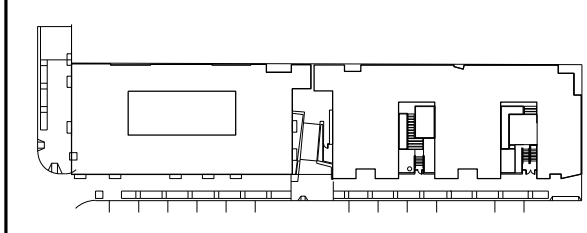


PWC - PUBLIC WORKS CODE (1984 ED.)  
PC - PLUMBING CODE (1975 ED.)





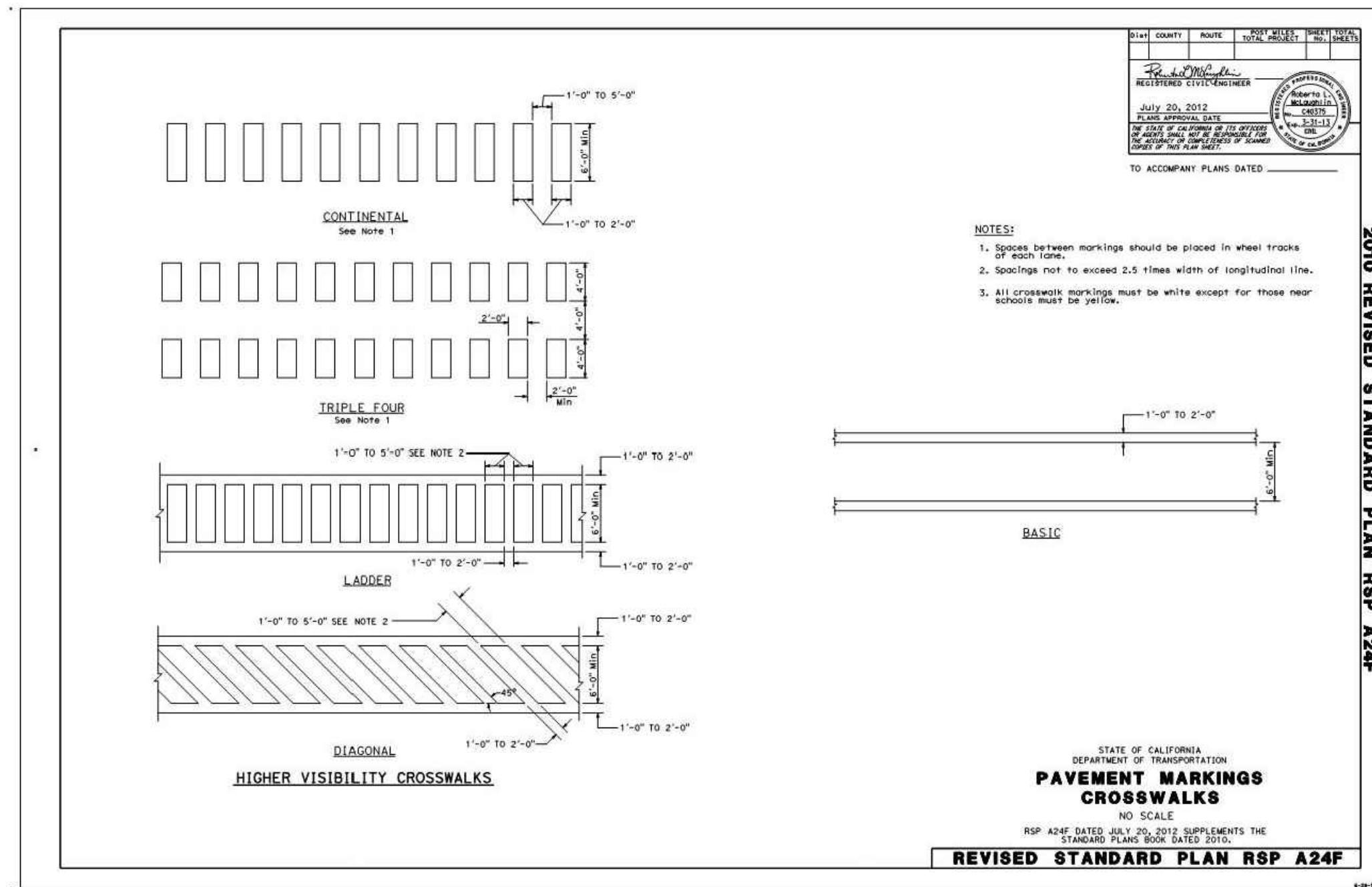
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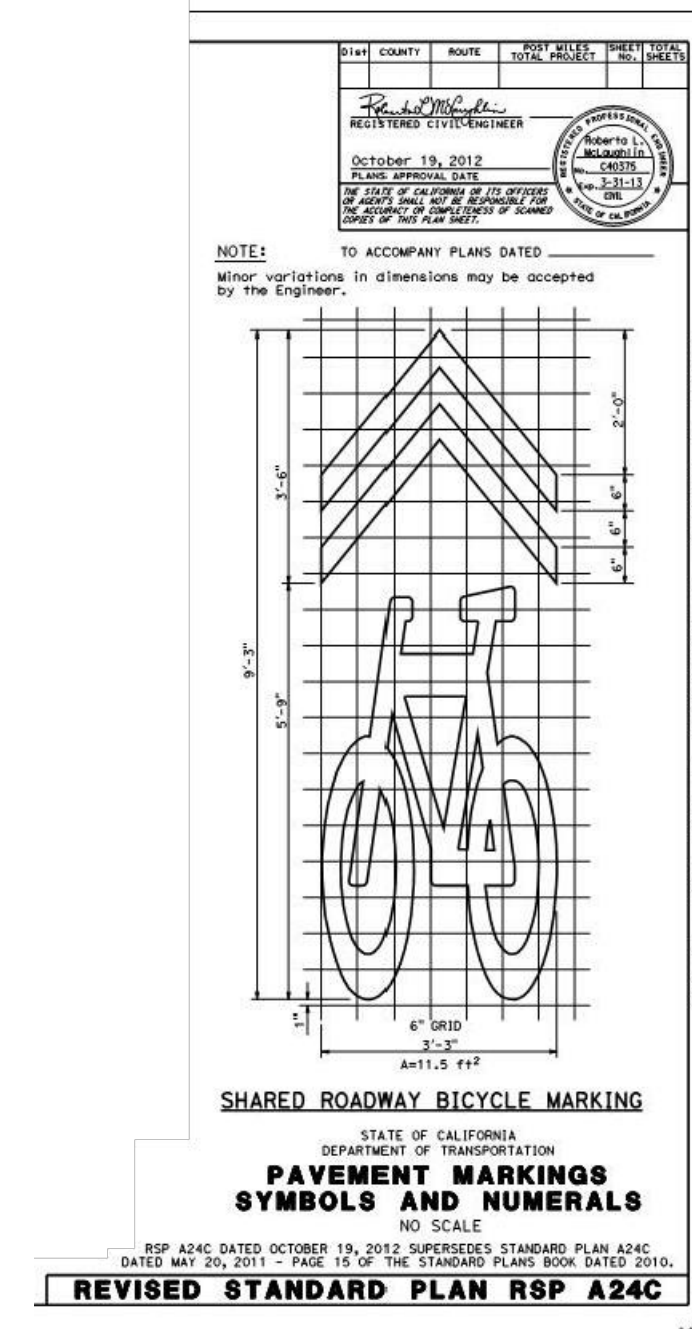
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Date 05.18.16	

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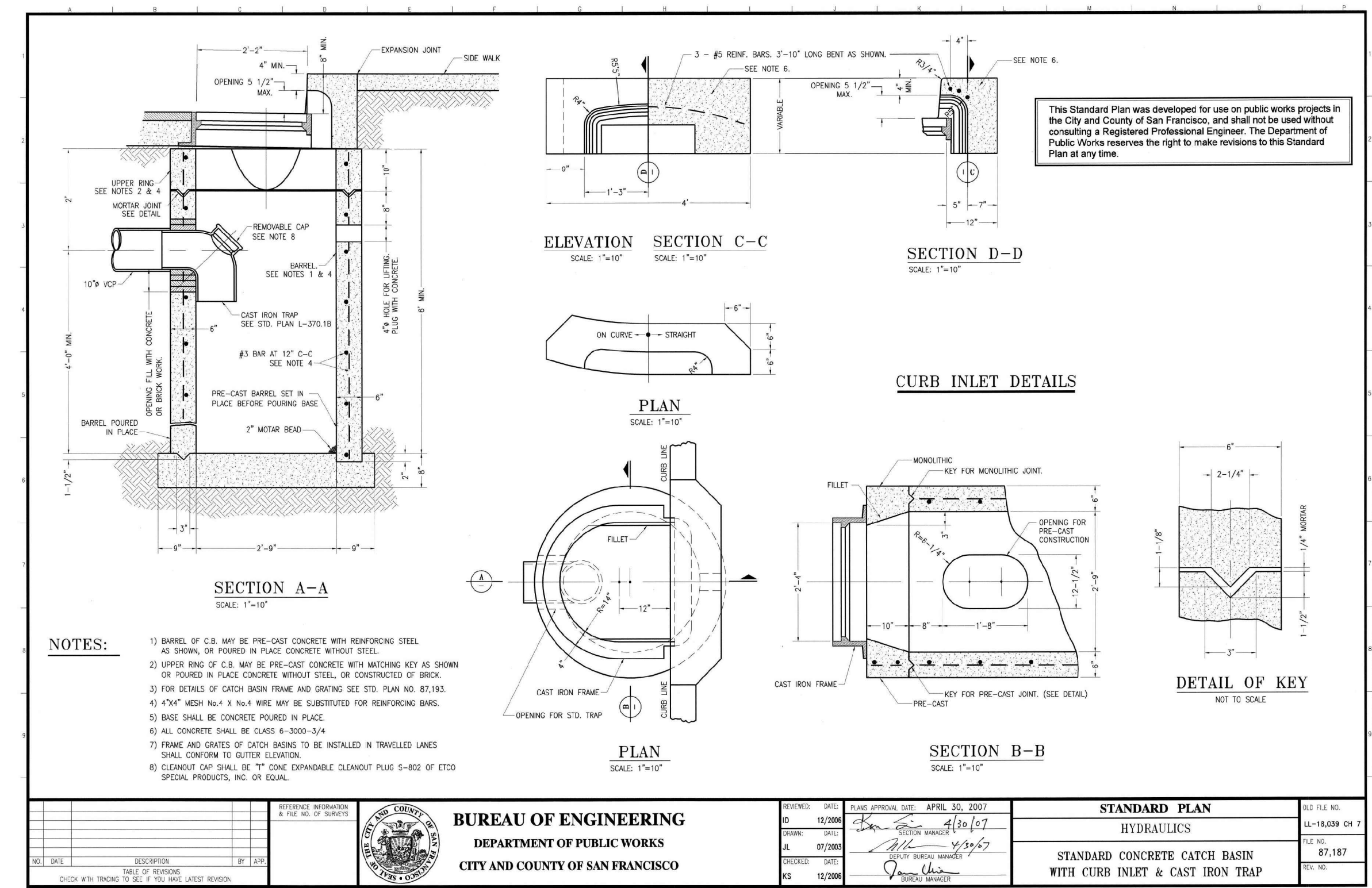
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**C4.04**



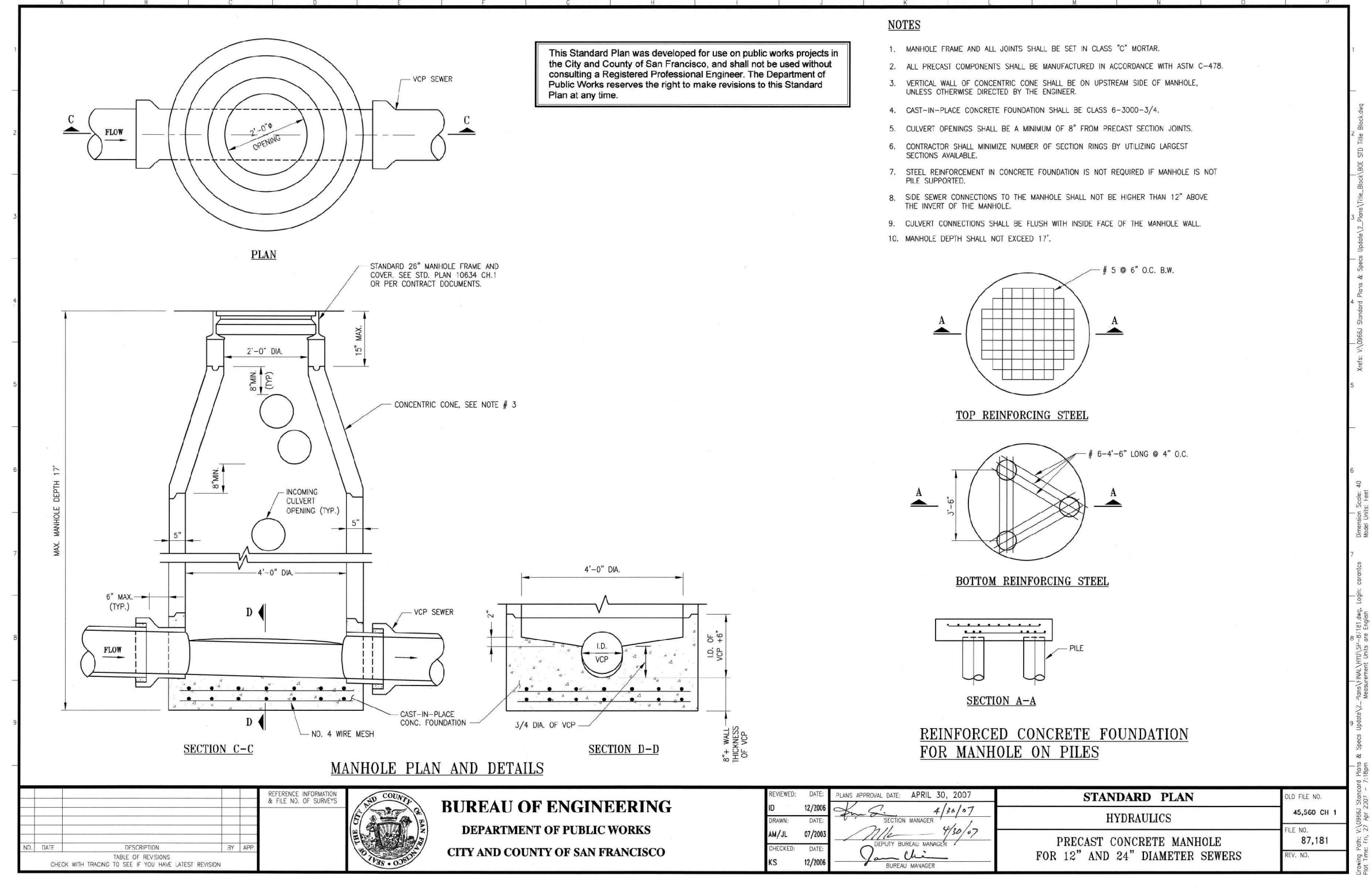
01 STANDARD PAVEMENT MARKINGS: CROSSWALKS  
SCALE: NTS



02 STANDARD PAVEMENT MARKINGS SYMBOLS & NUMERALS: SHARED ROADWAY BICYCLE MARKING  
SCALE: NTS



03 STANDARD CONCRETE CATCH BASIN WITH CURB INLET & CAST IRON TRAP  
SCALE: NTS



04 PRECAST CONCRETE MANHOLE FOR 12" AND 24" DIAMETER SEWERS  
SCALE: NTS

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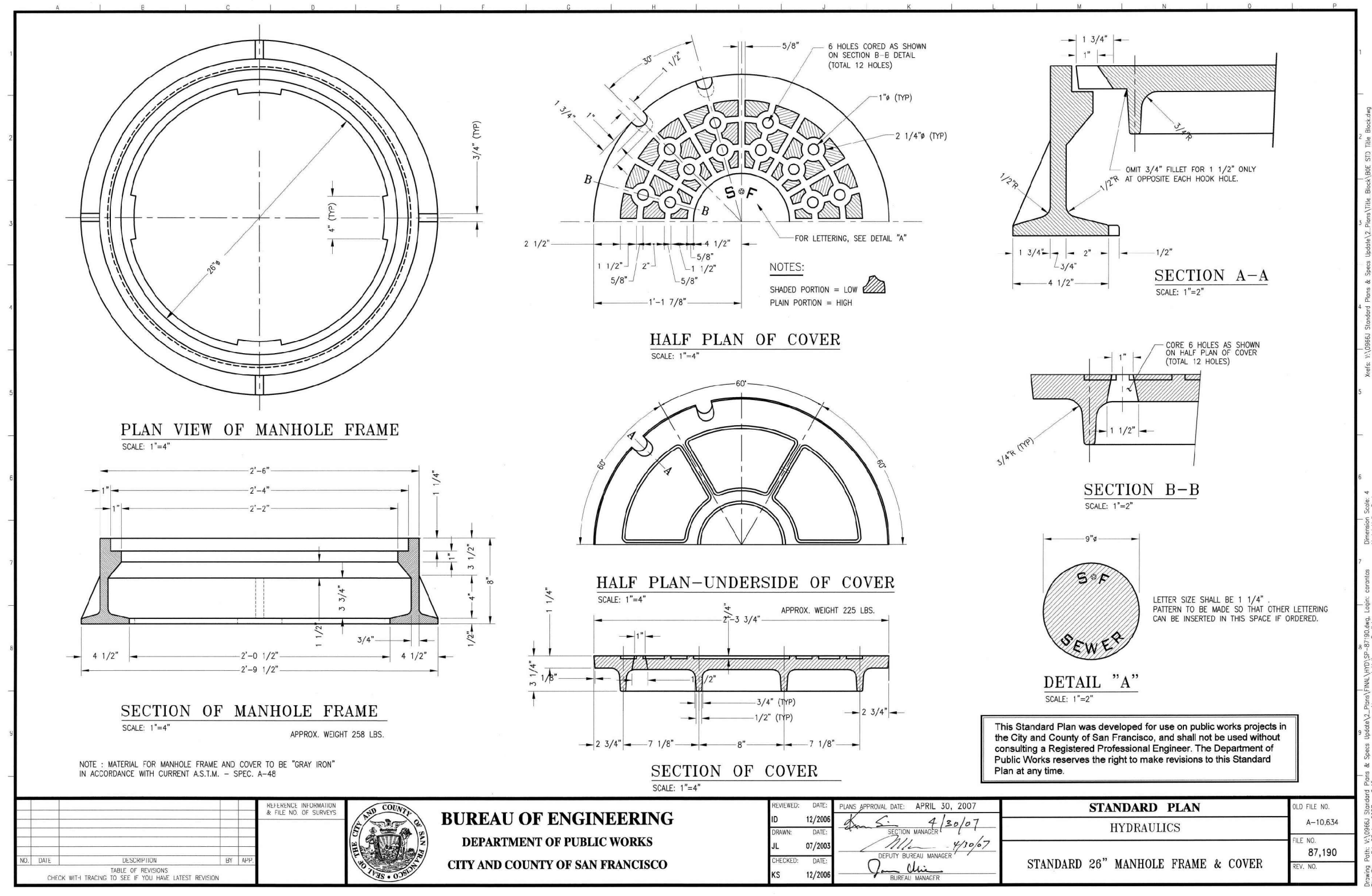
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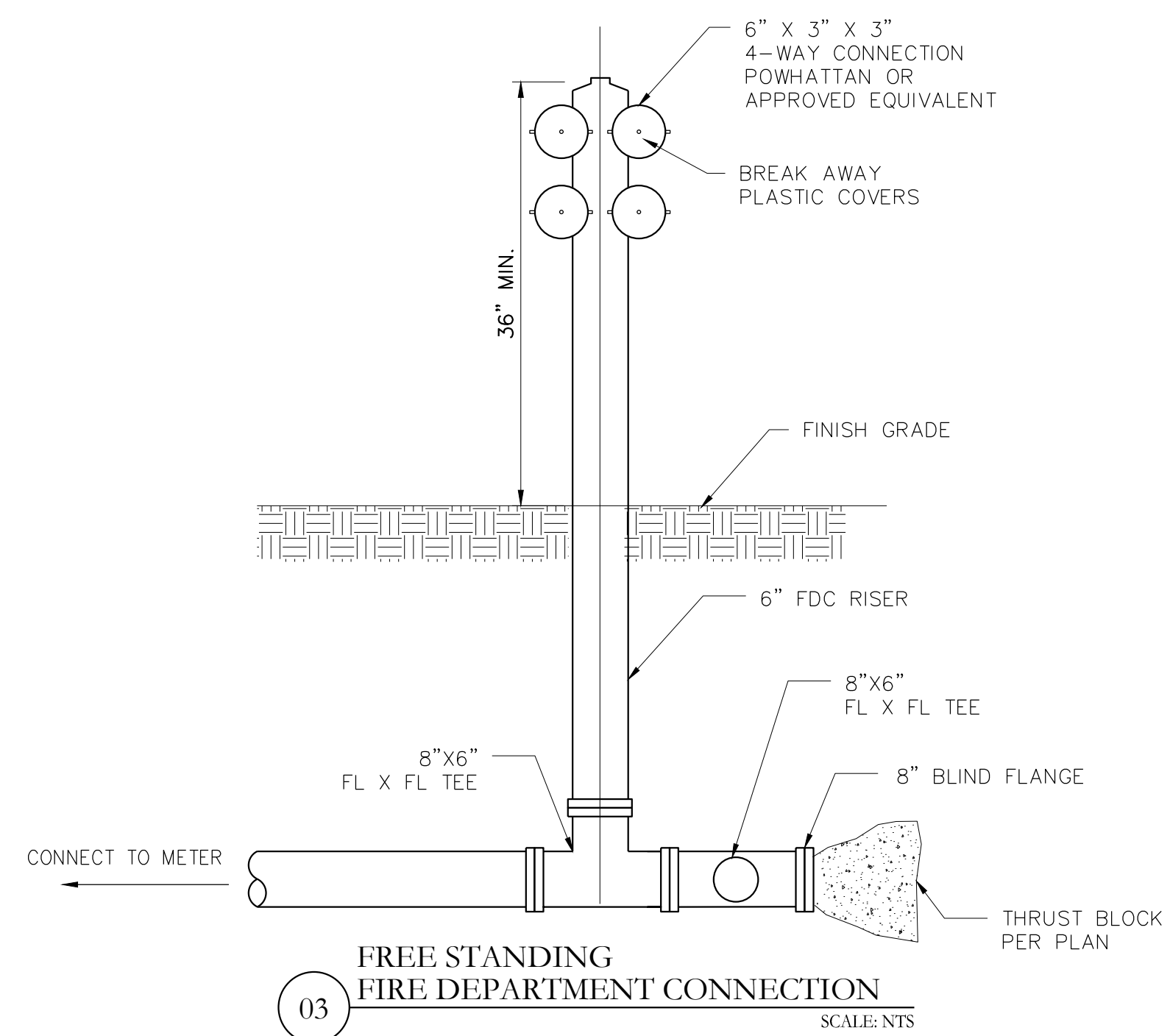
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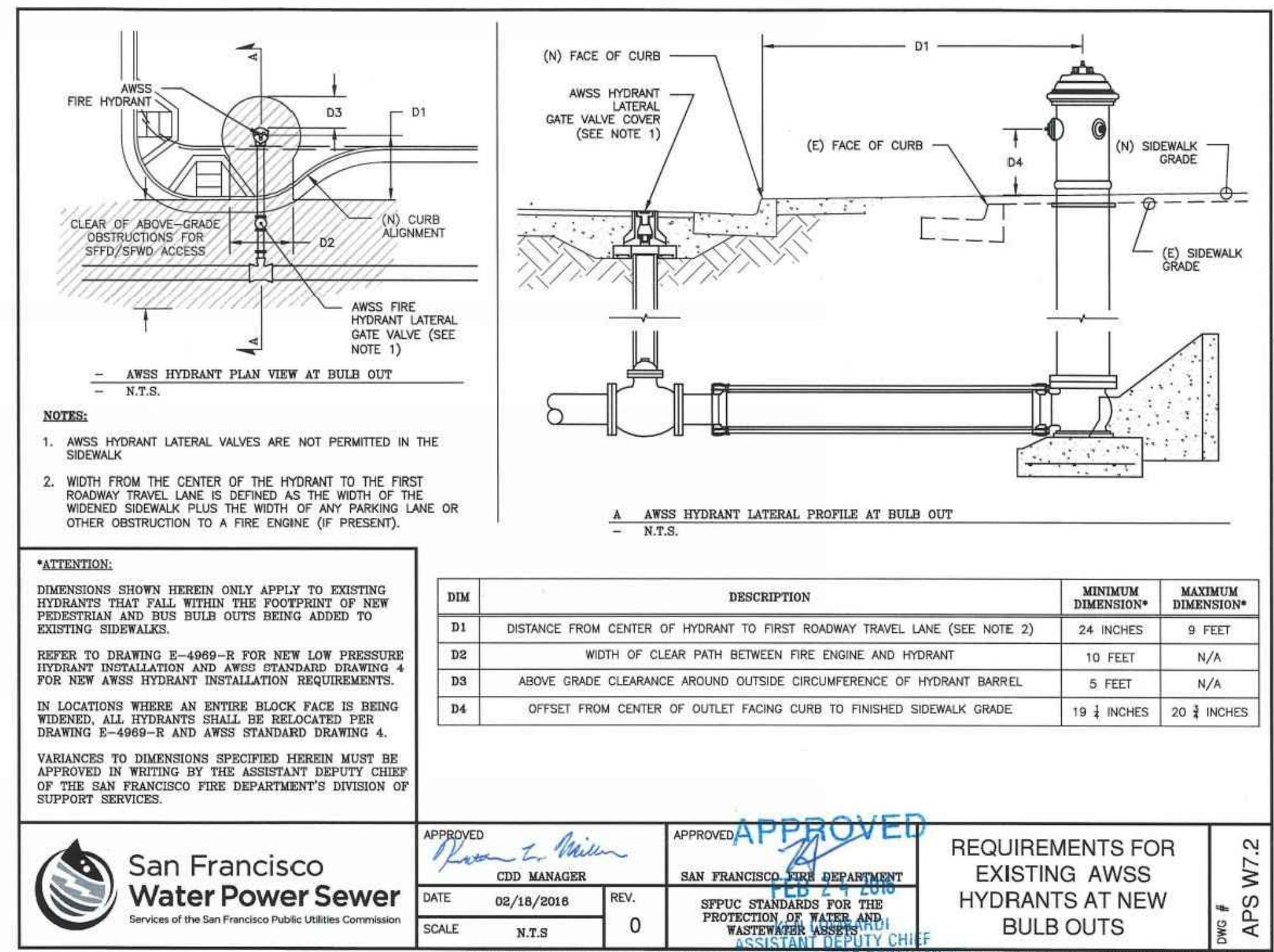


02 STANDARD 26" MANHOLE FRAME & COVER  
SCALE: NTS

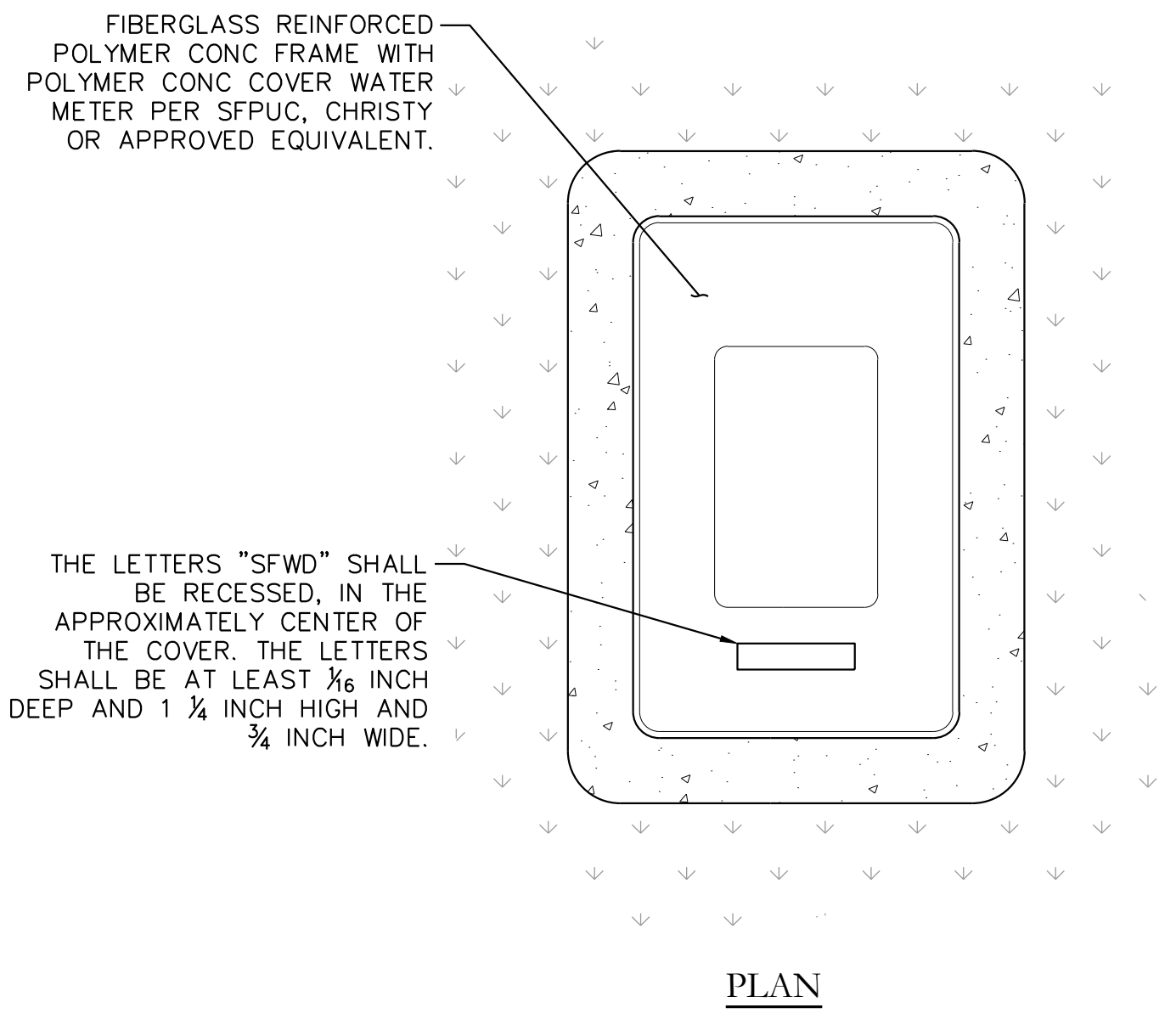


03 FREE STANDING FIRE DEPARTMENT CONNECTION  
SCALE: NTS

01 NOT USED  
SCALE: NTS

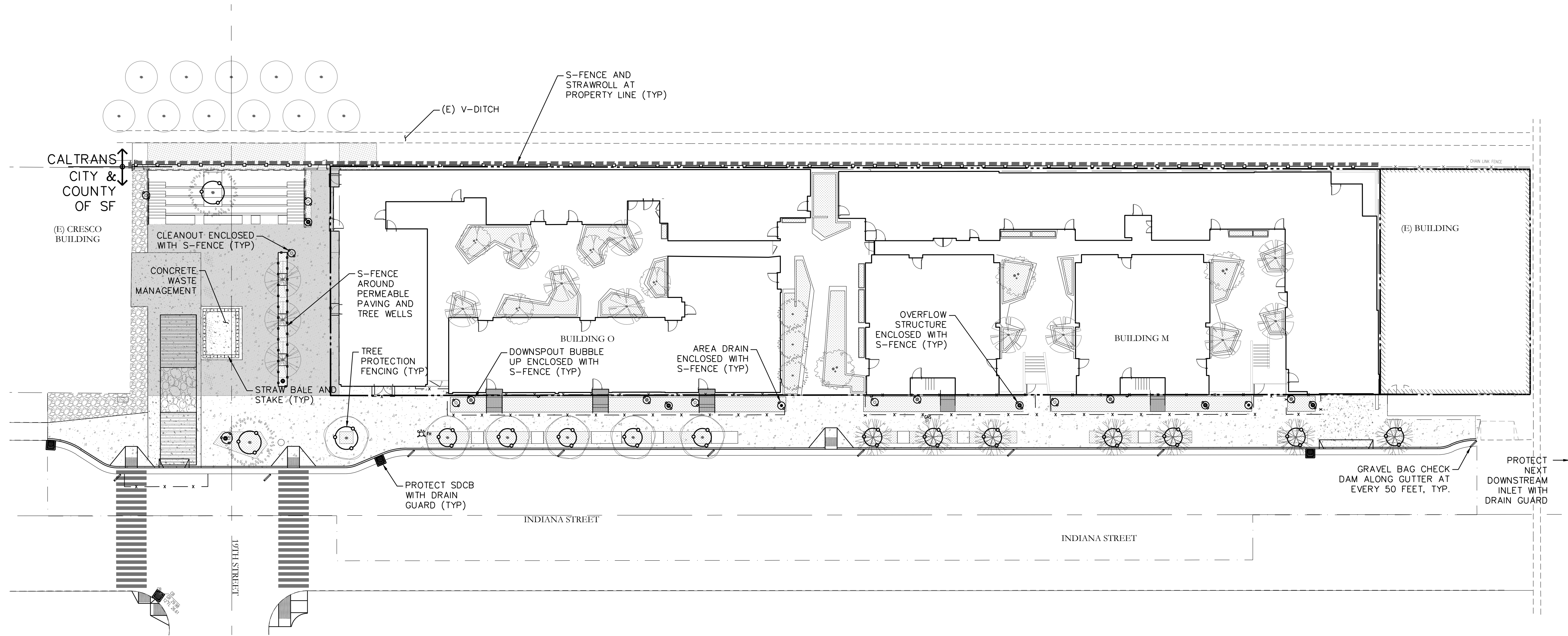


04 REQUIREMENTS FOR AWSS HYDRANTS AT NEW BULB OUTS  
SCALE: NTS



05 TYPICAL WATER METER IN LANDSCAPE  
SCALE: NTS

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**EROSION CONTROL NOTES**

- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF AND NON-STORM RUNOFF FROM LEAVING THE SITE. PROTECTIVE DEVICES, PROVIDED ON THESE PLANS SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM AND NATURAL WATERWAYS. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE YEAR-ROUND OR UNTIL VEGETATION IS ESTABLISHED ON SLOPED SURFACES.
- EROSION CONTROL FACILITIES SHALL BE INSPECTED AND MAINTAINED DAILY AS WELL AS WHENEVER RAIN IS FORECAST. BREACHES IN DIKES AND SWALES TO BE REPAIRED AT THE CLOSE OF EACH DAY. THE NAME OF THE PERSON RESPONSIBLE FOR THE DAILY MAINTENANCE OF THESE FACILITIES SHALL BE ON RECORD WITH THE CITY ALONG WITH A PHONE NUMBER WHERE THEY CAN BE REACHED 24 HOURS A DAY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER AND NON-STORM WATER DISCHARGE INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES AND PRE-EXISTING DRAINAGE PATTERNS. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE CIVIL ENGINEER. (OCTOBER 1 TO APRIL 15)
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTRUCTION GENERAL PERMIT 2009-0014-DWQ. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OF THE GOVERNING JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND / OR A PROJECT STOP ORDER.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- THE CONTRACTOR SHALL INSTALL CONTROLLED ACCESS AND EGRESS AS DEFINED IN THESE PLANS. LOCATION TO BE APPROVED BY THE ENGINEER IN THE FIELD. CONSTRUCTION EGRESS WILL BE EQUIPPED WITH A TIRE WASH STATION, AS NEEDED. ALL DISCHARGE FROM THE TIRE WASH STATION WILL BE DIRECTED TO APPROPRIATE COLLECTION AREAS, AND NOT ALLOWED TO LEAVE THE SITE. ANY MUD OR SEDIMENT THAT IS TRACKED OFF-SITE ONTO PAVED AREAS WILL BE REMOVED AS NEEDED. POWER WASHING OF STREETS IS NOT PERMITTED. STREET CLEANING EQUIPMENT WILL HAVE SWEEPERS AND VACUUM CAPABILITY.
- DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM OR ADJACENT LANDSCAPE.
- DURING PERIODS WHEN STORMS ARE FORECASTED:
  - EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
  - ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
  - WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN AND SURROUND THE STOCKPILED MATERIAL WITH SEDIMENT ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
- USE INLET CONTROLS AS NEEDED (E.G. ERTEC DRAIN INLET PROTECTION) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.
- THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
- STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
- AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS AS APPROPRIATE FOR THE CURRENT PHASE. DRAINAGE INLET PROTECTION (SEDIMENT BARRIERS) SHALL BE INSTALLED AS SOON AS THE STORM DRAINAGE SYSTEM IS INSTALLED.
- IT IS RECOMMENDED THAT ERTEC S-FENCE OR COMPARABLE PRODUCTS BE USED IN PLACE OF TRADITIONAL STRAW OR SEDIMENT ROLLS AND SILT FENCES. THESE PRODUCTS CAN BE REUSED AFTER THE COMPLETION OF THIS PROJECT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE STABILIZED WITH HYDRAULICALLY APPLIED MATERIAL OR SOIL STABILIZER PER THIS PLAN.
- PRIOR TO PAVING, EACH DROP INLET SHALL BE PROTECTED PER PLAN. AFTER PAVING IS COMPLETE AROUND EACH DROP INLET, PROTECTION SHALL REMAIN UNTIL ALL EXPOSED EARTHEN AREAS HAVE BEEN STABILIZED AND THE PROJECT SITE FACILITIES ARE OPERATIONAL, AT WHICH TIMES THESE MEASURES SHALL BE REMOVED.
- TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE STABILIZED WITH SOILWORKS PRODUCT, HYDRO STRAW GUARD PLUS OR HYDRO STRAW BFM AND SEED, LANDSCAPED, OR SEALED. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES. FOLLOW THE DESIGN OF THESE FACILITIES IN THIS PLAN.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING ERTEC S-FENCE, AS SPECIFIED ON THESE PLANS.
- APPLY ATLAS DUST LOCK TO ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS THAT DO NOT HAVE FINAL PAVEMENT OR PERMANENT STABILIZATION.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES PER PLAN TO THE SATISFACTION OF THE CITY ENGINEER.
- SANDBAGS SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR. SANDBAGS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE SAND, DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR. AFTER RAINSTORMS, CONTRACTOR SHALL CHECK FOR AND REMOVE SEDIMENT TRAPPED BY SANDBAGS AT STAGING AREA AND ALONG DRIVEWAY. REPLACE SANDBAGS IF DETERIORATION IS EVIDENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES. CONTRACTOR SHALL ENSURE THAT PONDING/FLOODING IN STREETS DOES NOT INTERFERE WITH TRAFFIC LANES AT ANY TIME.
- DUST CONTROL SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED ESPECIALLY IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PAVING, OR REVEGETATION. REFER TO EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 3RD EDITION, PREPARED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION.
- ALL TREES WITHIN THE LIMITS OF WORK ALLOCATED TO REMAIN SHALL BE PROTECTED. PLANS DO NOT REFLECT ALL TREES TO REMAIN OR BE REMOVED. REFER TO THE LANDSCAPE ARCHITECT FOR SPECIFIC TREE PROTECTION MEASURES OTHER THAN THOSE SPECIFIED IN THIS PLAN.
- WHEN POSSIBLE WORK SHOULD BE CONDUCTED DURING PERIODS OF NO FLOW OR LOW-FLOW.
- PRO-WATTLE MAY BE USED IN PLACE OF S-FENCE EXCEPT FOR PERIMETER PROTECTION AND TOP OF BANK PROTECTION AT SEDIMENT BASIN OUTLETS.
- HYDRO STRAW GUARD PLUS OR HYDRO STRAW BFM TO BE APPLIED PER MANUFACTURER'S RECOMMENDATION AND PER THE DIRECTION OF THE CIVIL ENGINEER TO DISTURBED AREAS NOT TO RECEIVE STRUCTURAL FILL OR VEHICULAR TRAFFIC. SEED MIX PER LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL USE RECLAIMED WATER FOR DUST CONTROL AND SOIL COMPACTION WHICH CAN BE OBTAINED FROM SFPUC-WWE/CSD BY CONTACTING: RECYCLEDWATER@SF.WATER.ORG

**LEGEND**

	EXISTING	PROPOSED
CENTERLINE	---	---
CURB	---	---
GUTTER	---	---
PROPERTY LINE	---	---
SAWCUT	---	---
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SLOPE PROTECTION-HYDRO-SEED		[Pattern]
TRUCK TIRE WASH AREA		[Pattern]
SWALE JLC		[Pattern]
S-FENCE	---	---
STRAW ROLL	---	---
TREE PROTECTION FENCE	---	---
EROSION HARDGUARD	---	---
DRAIN GUARD / INLET PROTECTION	[Symbol]	[Symbol]
GRAVEL BAG CHECK DAM	[Symbol]	[Symbol]

**PFAUENOT**  
ARCHITECTURE

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415 508 6408 pfaubg.com

**Kennerly**  
architecture & planning  
375 Alabama Street, Suite 440  
San Francisco, CA 94110-1360  
V: 4 1 5 . 2 8 5 . 2 8 8 0  
F: 4 1 5 . 2 8 5 . 2 2 4 0

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www.sherwoodengineers.com

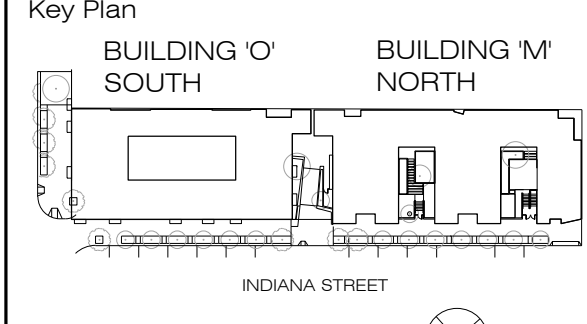
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**680 Indiana**  
MULTI-FAMILY RESIDENTIAL  
SAN FRANCISCO, CALIFORNIA  
BLOCK / LOT : 4041/009



Revisions & Submittals

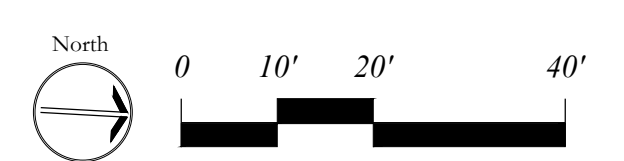
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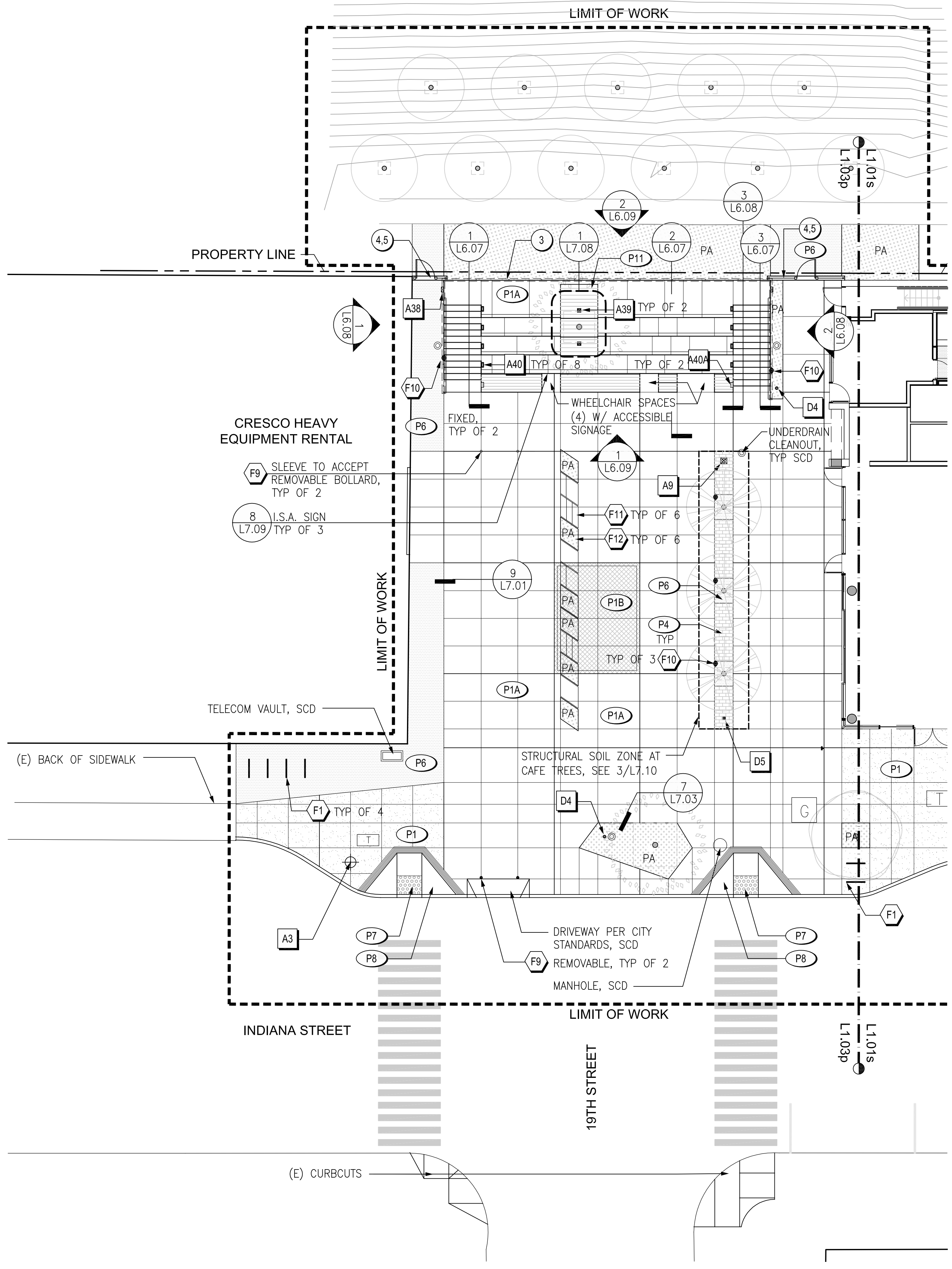
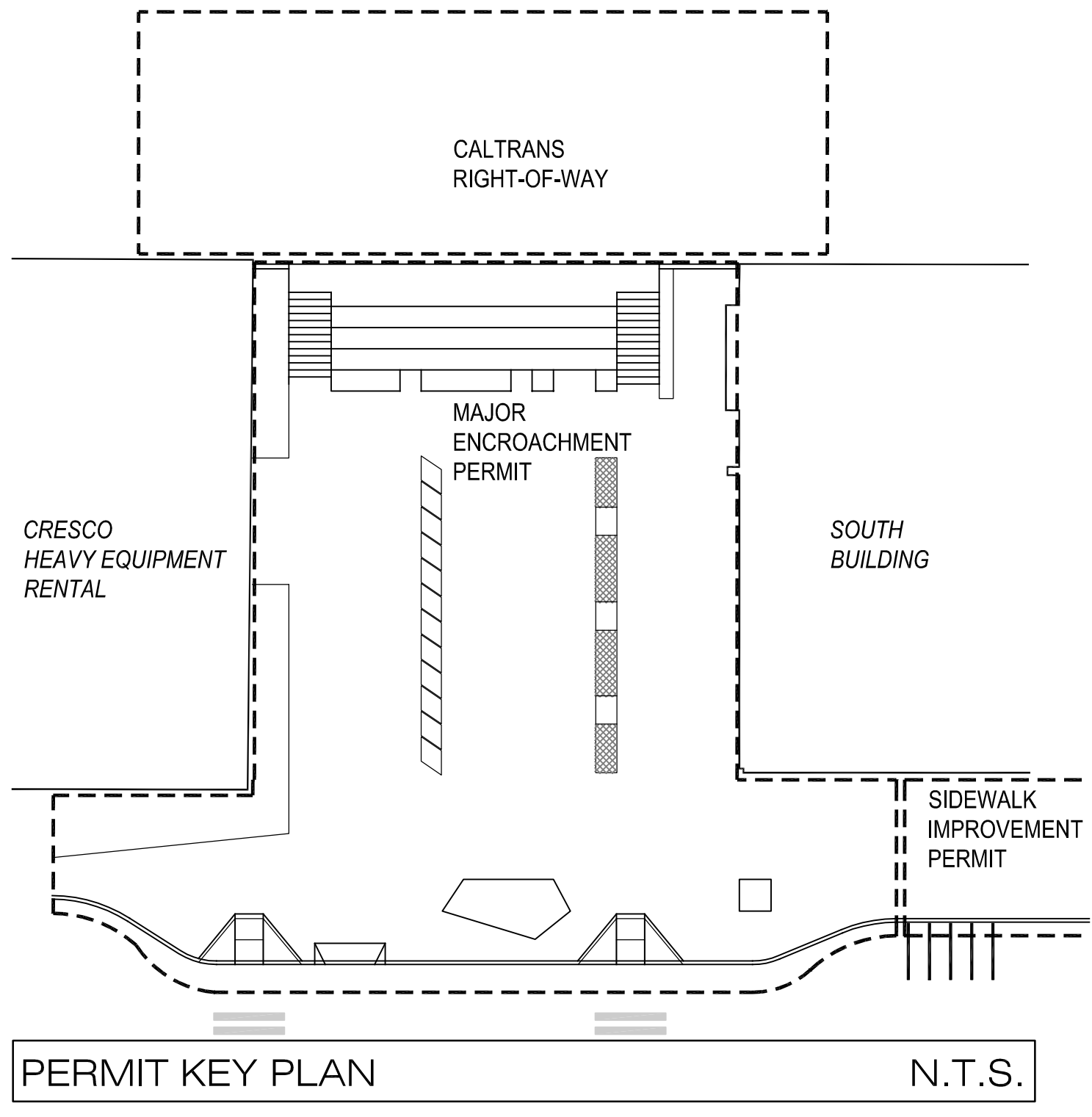
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Date 05.18.16	

**EROSION CONTROL PLAN**

Sheet  
**C5.00**



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### MATERIALS SCHEDULE

SYMBOL	KEY	NAME	REFERENCE
<b>WALLS</b>			
—	W5	CORTEN STEEL PANEL	7/L7.03 5/L7.08
<b>PAVING</b>			
[Grid Pattern]	P1	CIP CONCRETE PAVING – ON GRADE	1/L7.01
[Grid Pattern]	P1A	CIP CONCRETE PAVING AT PLAZA – SCD FOR EXTENT OF VEHICULAR REBAR SECTION	PEB-1/L7.01 VEH-2/L7.01
[Grid Pattern]	P1B	STRUCTURAL CONCRETE PAVING AT PLAZA	SCD
[Grid Pattern]	P4	PRECAST UNIT PAVER – PERMEABLE	5/L7.01 SIM
[Grid Pattern]	P6	GRAVEL PAVING	9/L7.01
[Grid Pattern]	P7	TACTILE WARNING PAVING	SCD
[Grid Pattern]	P8	CONCRETE CURB RAMP	SCD
[Grid Pattern]	P10	NOT USED	
[Grid Pattern]	P11	WOOD DECKING	1/L7.08
<b>LIGHTING</b>			
[Symbol]	A3	STREET POLE LIGHT	
[Symbol]	A9	MAST LIGHT	
[Symbol]	A38	RECESSED SECURITY WALL LIGHT	
[Symbol]	A39	TREE UPLIGHT	
[Symbol]	A40	RECESSED STEP LIGHT	
[Symbol]	A40A	RECESSED STEP LIGHT AT TIMBER PUNTH	
<b>FURNISHINGS &amp; SITE ELEMENTS</b>			
[Symbol]	F1	BIKE RACK – SF CITY STANDARD	7/L7.02
[Symbol]	F9	BOLLARDS	9/L7.09
[Symbol]	F10	WATERPROOF ELECTRICAL OUTLET	SED
[Symbol]	F11	MOBILE BENCH	1,2/L7.07
[Symbol]	F12	MOBILE PLANTER	5,7/L7.07
<b>STAIRS</b>			
[Symbol]	CS-#	CONCRETE STEPPED AISLE	7,8/L7.08
[Symbol]	SH	STEEL HANDRAIL	2/L6.07, 6/L7.09
[Symbol]	3	WOOD AND WIRE MESH GUARDRAIL	5,6/L7.09
<b>FENCES AND GATES</b>			
[Symbol]	4	WELDED WIRE STEEL FENCE	1,2/L7.09
[Symbol]	5	WELDED WIRE STEEL GATE (ACCESS FOR CALTRANS MAINT. ONLY)	1,2/L7.09
<b>PLANTING AND DRAINAGE</b>			
[Symbol]	D4	ON-GRADE PLANTER DRAIN	5/L7.03
[Symbol]	D5	AREA DRAIN AT PLAZA PAVERS	9/L7.03
[Symbol]		DRAIN CLEANOUT	SCD
[Symbol]	PA	PLANTING AREA	

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	DPW CONSTRUCTION REVISED	5/18/16

Key Plan  
PLAZA SOUTH BLDG NORTH BLDG

INDIANA STREET

INDIANA STREET

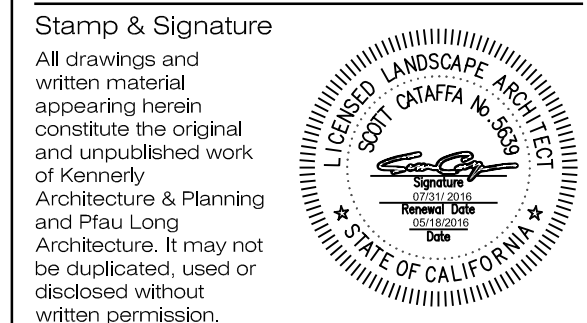
North

Scale  
0 2.5 5 10 20

Drawn By: JR/JHLR  
Checked By: JR/SC  
Scale: 1"=10'  
Project Number: PFA 1202  
Date: 05/18/16  
Title: LANDSCAPE MATERIALS PLAN-ARTS PLAZA

Sheet

# L1.03p

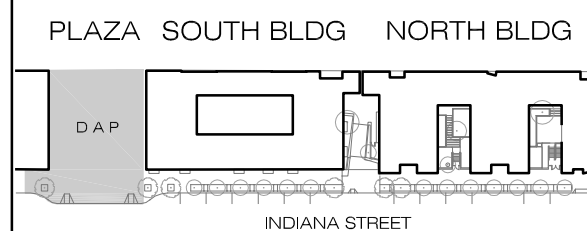


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Key Plan  
PLAZA SOUTH BLDG NORTH BLDG



Drawn By: JR/JH/LR  
Checked By: JR/SC  
Scale: 1"=10'  
Date: 05/18/16  
Title: LANDSCAPE GRADING PLAN-ARTS PLAZA

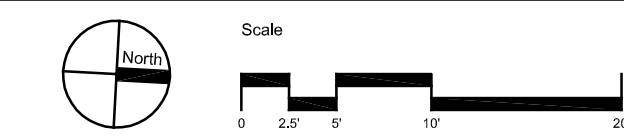
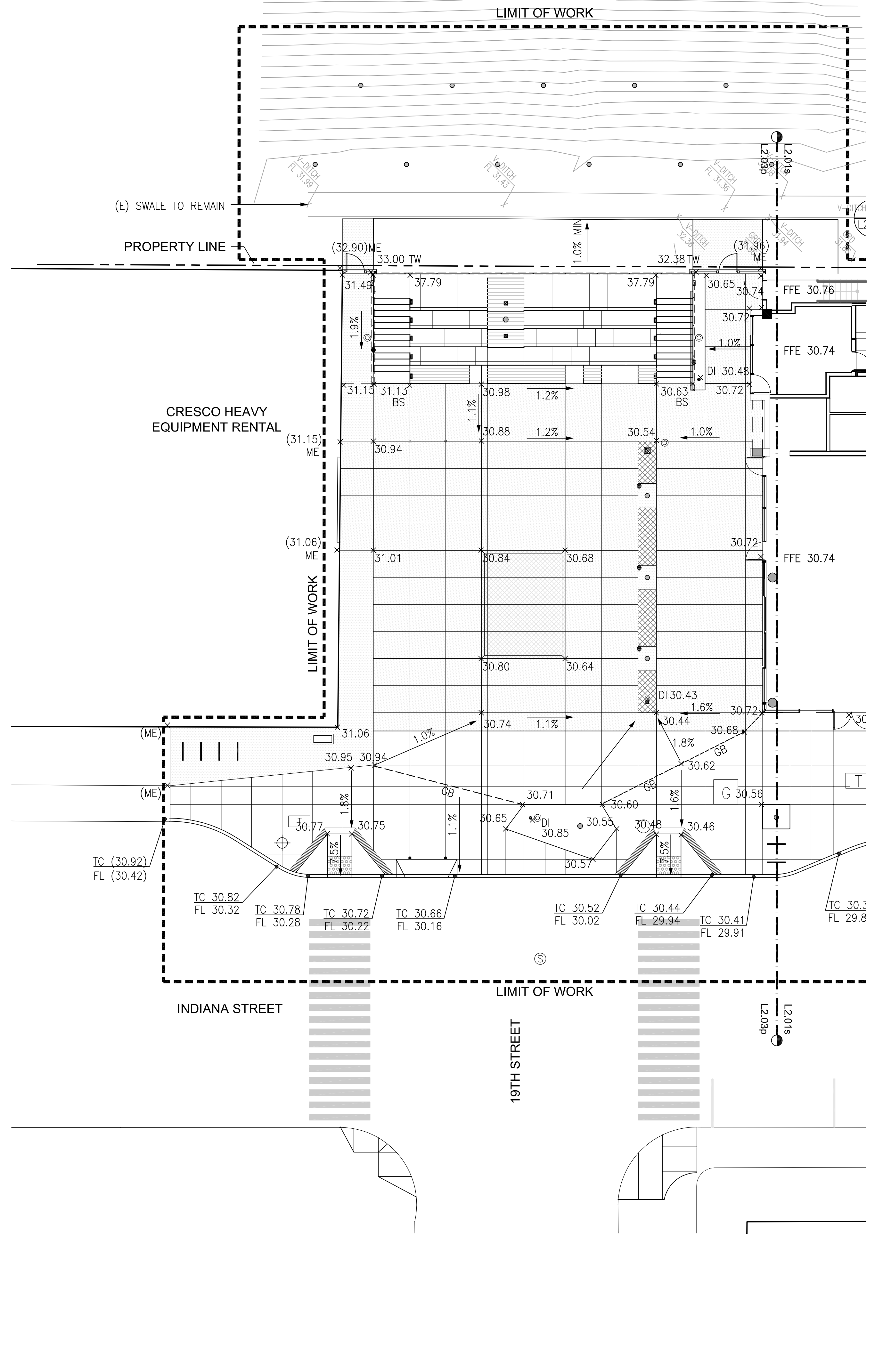
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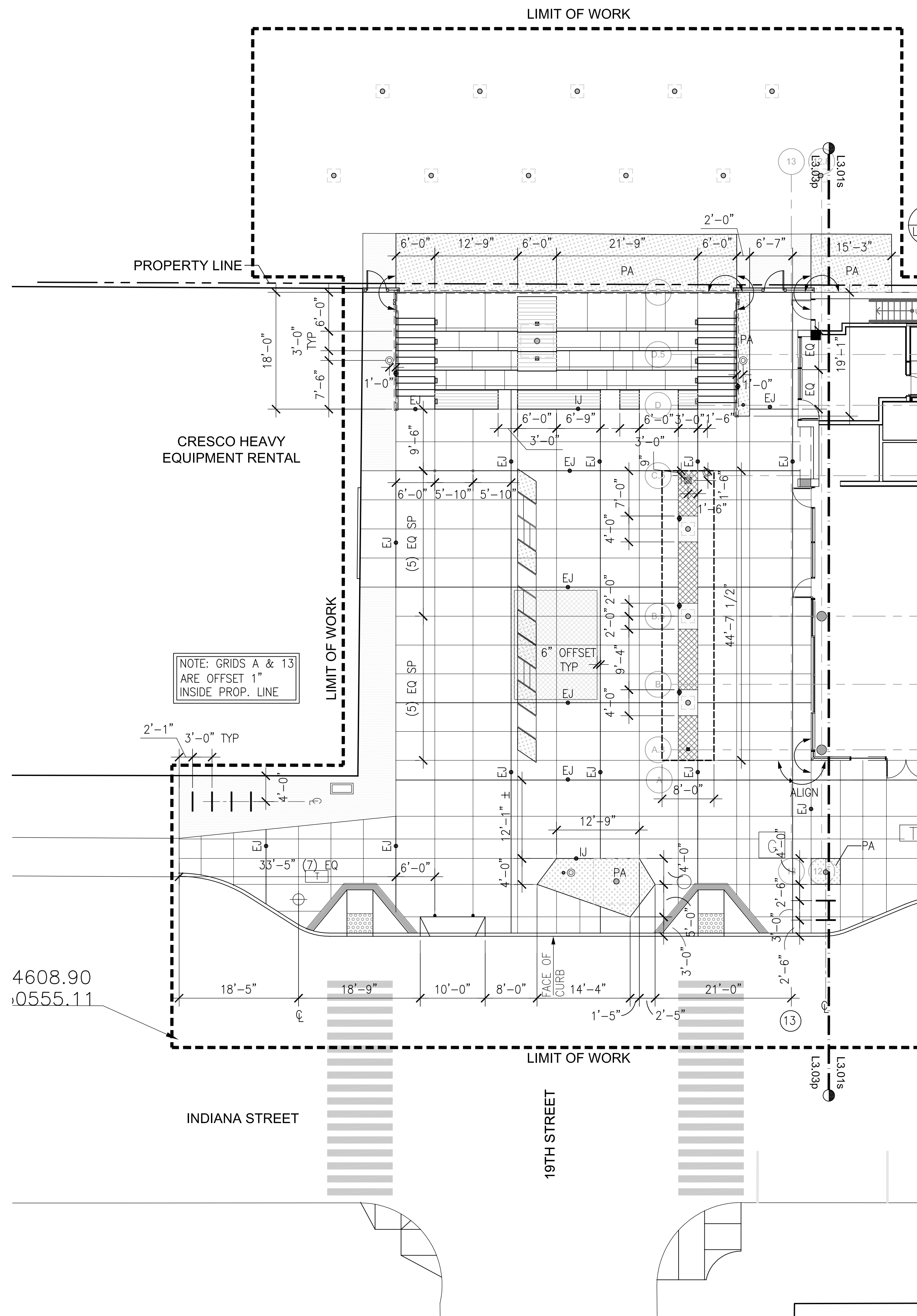
**LEGEND**

- CATCH BASIN, SEE CIVIL DRAWINGS
- AREA DRAIN, SEE CIVIL DRAWINGS
- PLANTER DRAIN, SEE CIVIL DRAWINGS
- EXISTING UTILITIES, RAISE RIM ELEVATION TO BE FLUSH WITH NEW GRADES. FOR EXISTING RIM ELEVATIONS SEE CIVIL DRAWINGS
- PROPOSED PLANTING AREA CONTOUR, INTERVAL 1 FOOT
- GRADE BREAK - RIDGE LINE
- STAIR OR RAMP, DOWN
- DIRECTION OF SLOPE, DOWN
- SWALE
- PROPOSED FINISH SURFACE SPOT ELEVATION (PAVING)
- PROPOSED FINISH GRADE SPOT ELEVATION (PLANTING)
- EXISTING SPOT ELEVATION
- BS
- BW
- CL
- DI
- (E) EXISTING
- FF
- FG
- GB
- HCR
- HP
- HPS
- ME
- P
- PA
- RIM
- TB
- TC
- TS
- TW

- GRADING NOTES**
- ALL GRADES REFER TO FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
  - FINISHED GRADE (FG) IS DEFINED AS TOP OF SOIL LEVEL PRIOR TO MULCH APPLICATION. FINISH GRADE AT PLANTING AREAS SHALL BE SET SO THAT TOP OF MULCH IS FLUSH WITH ADJACENT PAVING UNLESS OTHERWISE NOTED.
  - PROVIDE PLANTER DRAINS AT ALL PLANTERS.
  - FINISH FLOOR AND OTHER EXISTING SPOT ELEVATIONS ARE BASED ON SURVEY PROVIDED BY OWNER.
  - REFER TO CIVIL AND SITE UTILITY DRAWINGS FOR ALL NOTES AND INFORMATION RELATED TO DEMOLITION, SITE PREPARATION, EXISTING AND PROPOSED UTILITIES INCLUDING LOCATION OF EXISTING UTILITIES PRIOR TO ANY SITE DEMOLITION OR CLEARING OR ASSOCIATED WITH ANY SITE GRADING OR TRENCHING OPERATIONS.
  - TOP OF CURB AND FLOW LINE GRADES AT STREET CURB ARE SHOWN HERE FOR REFERENCE ONLY. REFER TO CIVIL GRADING PLANS FOR STREET GRADING.
  - ALL EXISTING AND PROPOSED UTILITY STRUCTURES INCLUDING BUT NOT LIMITED TO VALVE BOXES, SEWER AND STORM STRUCTURES, ELECTRICAL, WATER, GAS AND TELEPHONE BOXES AND VAULTS OCCURRING IN THE LOCATION OF PROPOSED IMPROVEMENTS SHALL BE ADJUSTED TO MEET THE PROPOSED GRADES.
  - DIRECTION OF SLOPE GRADIENTS ARE APPROXIMATE AND ARE SHOWN TO CLARIFY DESIGN INTENT. SPOT ELEVATIONS SHALL GOVERN WHEN GRADIENTS ARE INDICATED.
  - GRADE BREAKS SHALL BE EXPRESSED AS SHARP CLEAN LINES IN FINISH PAVING AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED. REFER TO FINISH GRADING SPECIFICATIONS FOR TOLERANCES. LANDSCAPE ARCHITECT TO REVIEW ALL LANDSCAPE FINISH GRADING, PRIOR TO AND AFTER PLANTING.
  - THE CONTRACTOR SHALL REVIEW THE PLANS AND MAKE AN ASSESSMENT OF EARTHWORK BALANCE, EXCESS OR SHORTAGE. CONTRACTOR SHALL PREPARE BIDS SO TO INCLUDE ANY EXCESS OR SHORTAGE WHICH MAY OCCUR. CONTRACTOR SHALL COORDINATE AVAILABLE SPOIL SITE IN EVENT OF AN EXCESS AND AVAILABLE MATERIAL SOURCES IN THE EVENT OF A SHORTAGE. CONTRACTOR'S BID SHALL INCLUDE ALL HAULING COSTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO PROJECT EARTHWORK EXCESS OR SHORTAGE.
  - THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, LANDSCAPE, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
  - CONTRACTOR SHALL FIELD-VERIFY EXISTING GRADES WHERE NEW PAVEMENT WILL INTERFACE WITH EXISTING PAVEMENT OR BUILDING THRESHOLD. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE OF ANY SURVEY DISCREPANCIES PRIOR TO ROUGH GRADING.

- ADA NOTES**
- ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, THE AMERICANS WITH DISABILITIES ACT AND CITY AND COUNTY OF SAN FRANCISCO ACCESSIBILITY GUIDELINES.
  - ALL PAVING AREAS SHALL BE ACCESSIBLE PER TITLE 24. ACCESSIBLE PATHS OF TRAVEL ARE A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/4" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/16" MAX, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%, UNLESS OTHERWISE INDICATED. ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". THE UNIVERSITY'S REPRESENTATIVE SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
  - ALL PAVING AREAS SHALL NOT EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION UNLESS OTHERWISE NOTED.
  - RAMP ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%). RAMP SHALL NOT EXCEED 1:12 (8.33%). ALL RAMP SHALL HAVE A RAILING AND CURB PER PLANS AND DETAILS. RAMP EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72".
  - A 2% MAXIMUM IN ALL DIRECTIONS SLOPE SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS. THE LANDINGS SHALL HAVE A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO ENTRY AREA.
  - A 2% MAXIMUM IN ALL DIRECTIONS SLOPE SHALL BE PROVIDED AT TOP/BOTTOM OF ALL STAIRS, RAMP AND INTERSECTIONS OF ALL PATHWAYS.
  - FOR ALL BUILDING DOOR THRESHOLD DETAILS SEE ARCHITECTURE DRAWINGS.





NOTE: GRIDS A & 13 ARE OFFSET 1" INSIDE PROP. LINE

4608.90  
0555.11

LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	ALIGN ADJACENT EDGES IN A STRAIGHT LINE	---
	CENTER LINE	---
	EXPANSION JOINT	3/L7.01
	CONTROL JOINT	1,2/L7.01
	ISOLATION JOINT	4/L7.01
	VERTICAL EXPANSION JOINT AT WALL	6/L7.05
	VERTICAL CONTROL JOINT AT WALL	6/L7.05
	LAYOUT CONTROL POINT	---
	COLUMN GRID LINE	---
	DIMENSION TO CENTER LINE	---

LAYOUT NOTES		
1.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.	
2.	REFER TO CIVIL DRAWINGS FOR LAYOUT OF ROADWAYS, CURBS, CURB RAMPS AND UTILITIES.	
3.	DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF CURB OR WALL, PROPERTY LINE, OR BUILDING GRIDLINES UNLESS OTHERWISE NOTED.	
4.	ALL CURVES SHALL BE SMOOTH, CONTINUOUS AND TANGENTIAL, WITH NO ABRUPT CHANGES IN DIRECTION. TANGENTS OF CURVES ARE DIMENSIONED TO THE TANGENT POINT.	
5.	ALL STRAIGHT LINES ARE ORTHOGONAL (PARALLEL AND PERPENDICULAR) TO EACH OTHER AND TO THE BUILDING GRIDLINES, THE FACES OF BUILDINGS, CURBS, AND OTHER CONSTRUCTED ELEMENTS, UNLESS OTHERWISE NOTED.	
6.	LAYOUT OF ALL CONSTRUCTED ELEMENTS SUCH AS WALLS, PATHS, PAVING JOINTS, LIGHT FIXTURES, AND BENCHES, ARE TO BE COORDINATED TO ACHIEVE THE EXACT RELATIONSHIPS SHOWN ON THE DRAWINGS. LAYOUT AND PROPOSED CHANGES ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.	
7.	CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS PRIOR TO COMMENCING WORK AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.	
8.	CONTRACTOR SHALL VERIFY INDICATED ALIGNMENTS WITH FACES OF BUILDINGS, BUILDING CORNERS, EXISTING FENCES, AND OTHER EXISTING CONSTRUCTED ELEMENTS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.	
9.	SCORING SHOWN ON DRAWING SHOWS DESIGN INTENT. FIELD VERIFICATION OF LAYOUT SHALL BE REVIEWED AND APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE.	
10.	WHERE "VERIFY" OR "FIELD VERIFY" IS USED IN CONJUNCTION WITH A DIMENSION, THE CONTRACTOR SHALL VERIFY THE MEASUREMENT PRIOR TO BEGINNING THE WORK. IMMEDIATELY BRING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.	
11.	VERIFY ACCESSIBLE ROUTES ACCORDING TO FIELD CONDITIONS. BRING ANY GRADING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE, AND OBTAIN APPROVAL PRIOR TO MAKING CHANGES.	

SITE STAKING NOTES		
1.	LAYOUT PLAN DENOTES DESIGN INTENT, CONTROL POINTS, ALIGNMENTS, AND RELATIONSHIPS	
2.	LANDSCAPE ARCHITECT TO PROVIDE CAD FILE FOR STAKING OF LAYOUT AND ESTABLISHMENT OF CONTROL POINTS PER PLAN. DIMENSIONS ARE PROVIDED FOR FIELD VERIFICATION OF COORDINATES AND CLEARANCES.	
3.	LANDSCAPE ARCHITECT TO REVIEW LAYOUT IN THE FIELD PRIOR TO PLACEMENT OF UNIT PAVING EDGE RESTRAINTS, CONCRETE PAVEMENTS, AND LANDFORMS.	
4.	ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE A MINIMUM OF 48" WIDE AND MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". LANDSCAPE ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.	

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landscape architecture

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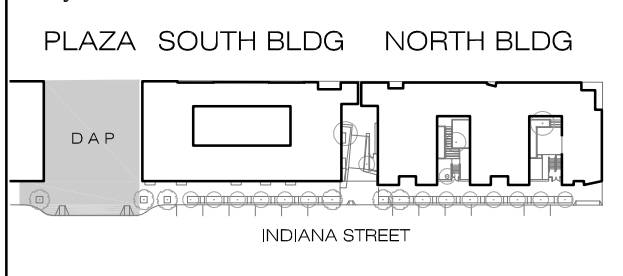
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DPW CONSTRUCTION SET 3/07/16

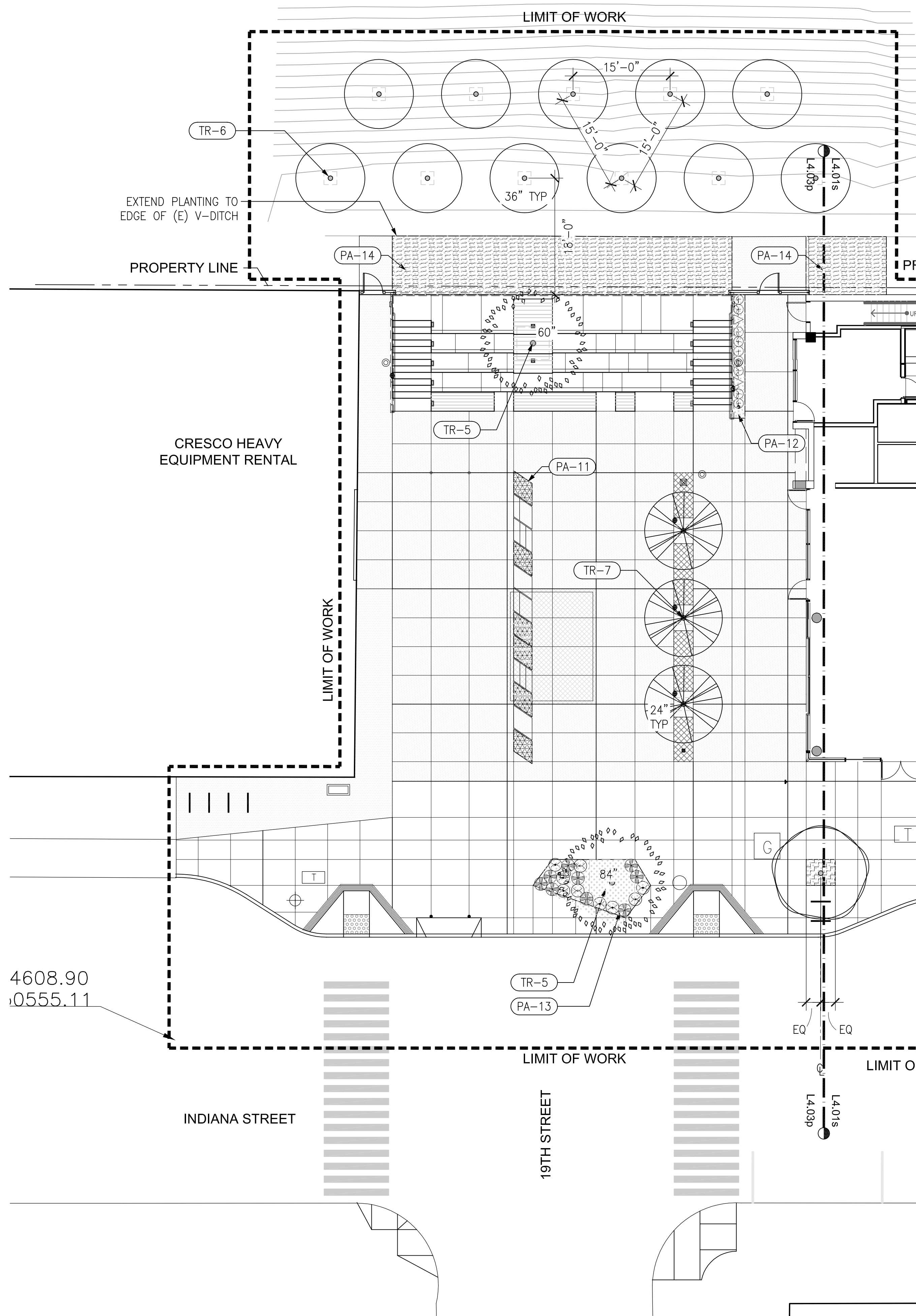
DPW CONSTRUCTION REVISED 5/18/16



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Project Number: PFA 1202  
Date: 05/18/16  
Title: LANDSCAPE LAYOUT PLAN-ARTS PLAZA

Sheet

**L3.03p**



### PLANTING SCHEDULE

SYMBOL	TAG	LATIN NAME
<b>TREES</b>		
	TR-5	QUERCUS AGRIFOLIA
	TR-6	CUPRESSUS MACROCARPA
	TR-7	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'
<b>SHRUBS / GROUNDCOVERS / VINES</b>		
	PA-11	MOBILE PLANTERS
	PA-12	AEONIUM 'KIWI'
	PA-12	ECHEVERIA 'AFTERGLOW'
	PA-12	ECHEVERIA IMBRICATA
	PA-12	SEDUM RUPESTRE 'LEMON CORAL'
	PA-12	ALOE 'BLUE ELF'
	PA-12	ALOE POLYPHYLLA
	PA-12	NORTH SIDE OF BLEACHER
	PA-12	LONICERA HILDEBRANDIANA
	PA-13	KNIPHOFIA 'SHINING SEPTRE'
	PA-13	STREET SIDE PLANTER
	PA-13	BOUTELOUA GRACILIS 'BLONDE AMBITION'
	PA-14	IRIS DOUGLASIANA
	PA-14	CALTRANS UNDERSTORY PLANTING
	PA-14	AGAVE AMERICANA

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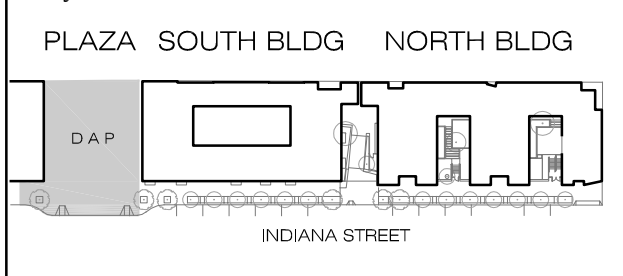
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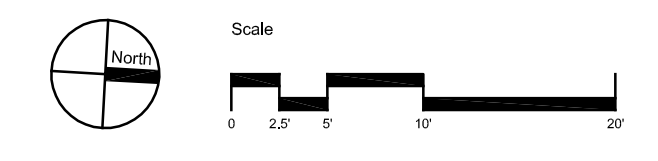
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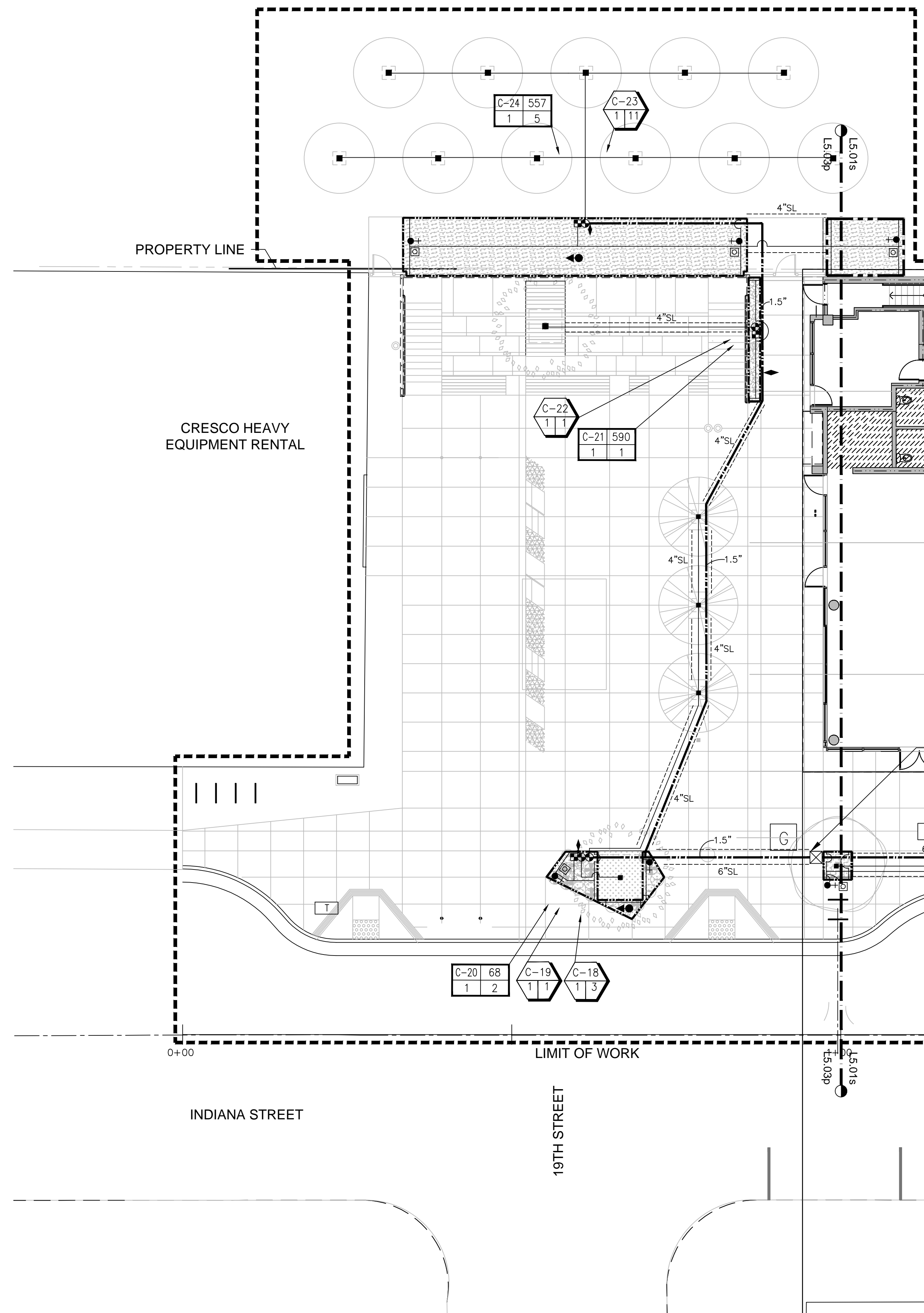
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Date: 05/18/16

Title: LANDSCAPE PLANTING PLAN - ARTS PLAZA

Sheet: **L4.03p**





NOTES:

- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL TWO BUBBLERS AT EACH TREE AS DETAILED.
- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIZE LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
- SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:
 

.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM

5/8" SUB-WATER METER.

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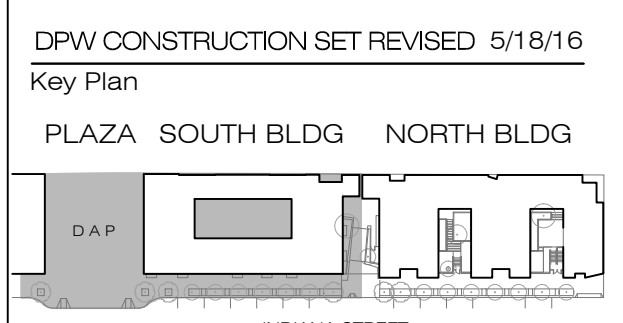
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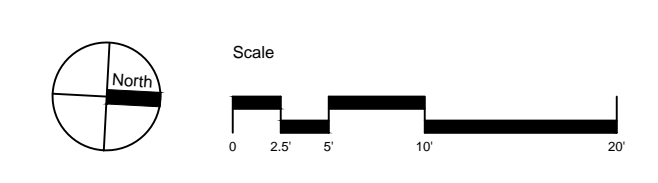
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Drawn By: JR/JHLR  
Checked By: JR/SC  
Scale: 1"=10'  
Project Number: PFA 1202  
Date: 03/25/15

Title  
**LANDSCAPE IRRIGATION PLAN - ARTS PLAZA**

Sheet  
**L5.03p**





## IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS THE PAIGE IRRIGATION WIRE, SPEC P7350D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
- DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET BASELINE ANY SPUR OVER 50 FEET AND AT THE ENDS OF COMMUNICATION WIRE PATHS. GROUND WITH A 8' GROUNDING ROD. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
- SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG COIL OF WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN.
- INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
- THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:
  - SPRAY HEADS=40 PSI
  - DRIP EMITTERS=35 PSI
  - BUBBLERS= 30 PSI
- INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- AT LOCATIONS WHERE LOW SPRINKLER HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER, INSTALL A TORO 570Z SERIES POP-UP BODY WITH INTEGRAL CHECK VALVE. INSTALL A HUNTER HCV SERIES, KBI CV-SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE ON BUBBLER AND EMITTER RISERS WHERE REQUIRED.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

23. IRRIGATION DEMAND: REFER TO PLANS.

24. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

25. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

26. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

27. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

28. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

## IRRIGATION COORDINATION NOTES

- PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL A LOCALLY APPROVED BACKFLOW PREVENTION DEVICE TO PROTECT ALL IRRIGATION STUB-OUTS.
- COPPER PIPING WITHIN STRUCTURE SHALL BE PROVIDED, ROUTED, AND INSTALLED BY PLUMBING CONTRACTOR. EXIT OF PIPE TO PLANTER SHALL BE 18" BELOW FINISH GRADE.
- IRRIGATION SLEEVING AND/OR CONDUIT IN STRUCTURE TO BE PROVIDED AND INSTALLED UNDER STRUCTURAL WORK.
- ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT, PULL BOXES AND WIRE IN STRUCTURE. THE DRAWINGS INDICATE REQUIRED WIRE QUANTITIES FROM A GIVEN PLANTER LOCATION, THROUGH STRUCTURE, TO THE CONTROLLER LOCATION. 14 GAUGE WIRE SHALL BE USED FOR CONTROL WIRING AND 12 GAUGE FOR COMMON GROUND. FINAL CONNECTION OR WIRING TO REMOTE CONTROL VALVES AND CONTROLLER SHALL BE COMPLETED BY IRRIGATION CONTRACTOR.

## IRRIGATION LEGEND

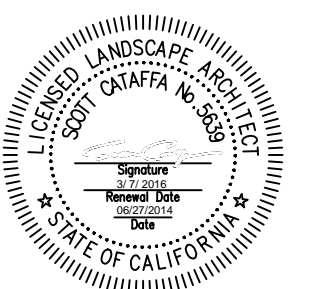
SYMBOL	DESCRIPTION
	MAIN LINE: 1 1/2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
	MAIN LINE: 1 1/2" AND SMALLER: TYPE 'K' COPPER PIPE WITH WROUGHT FITTINGS. TO BE USED WHEN ROUTED THROUGH STRUCTURE AND AGGREGATE BASE.
	LATERAL LINE: 3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
	LATERAL LINE: 1 1/2" AND SMALLER: TYPE 'K' COPPER PIPE WITH WROUGHT FITTINGS. TO BE USED WHEN ROUTED THROUGH STRUCTURE AND AGGREGATE BASE.
	SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.
	DRIP ZONE: TORO DL2000 SERIES DRIPLINE WITH LOC-EZE FITTINGS, PART #RGP-212. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. MINIMUM PIPE SIZE OF PVC LATERAL LINE WITHIN DRIP AREAS TO BE 1". EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW. SEE DETAILS FOR FURTHER INFORMATION.
	ELECTRICAL CONDUIT: ELECTRICAL CONDUIT ROUTED THROUGH STRUCTURE FOR COMMUNICATION WIRES TO REMOTE CONTROL VALVES AND MOISTURE SENSORS. TO BE INSTALLED BY ELECTRICAL CONTRACTOR. SEE ELECTRICAL PLANS FOR EXACT ROUTING THROUGH STRUCTURE.

## IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	570S/FB-50-PC	TORO BUBBLER, 2 PER TREE	0.5	30	TRICKLE
	T-YD-500-34	TORO AIR RELIEF VALVE			
	FCH-H-FIPT	TORO FLUSH VALVE			
	T-DL-MP9	TORO DRIP ZONE INDICATOR			
	-	IRRIGATION POINT OF CONNECTION TO COPPER PIPE AND ELECTRICAL CONDUIT FOR COMMUNICATION WIRES ROUTED THROUGH THE BUILDING AND STUBBED OUT INTO PLANTERS WHERE SHOWN. WORK TO BE BY ELECTRICAL AND PLUMBING CONTRACTORS.			
	P-220-26 SERIES	TORO REMOTE CONTROL VALVE			
	P220-27-04/ T-ALFD10150-L	TORO REMOTE CONTROL VALVE WITH A PRESSURE REGULATOR (SET TO 45 PSI) AND A 1" DISC FILTER			
-	BL-5201	BASELINE BICODER (1 PER SINGLE VALVE GROUP)			
-	BL-5202	BASELINE BICODER (1 PER 2 VALVE GROUPING)			
-	BL-5204	BASELINE BICODER (1 PER 3-4 VALVE GROUPING)			
-	BL-LA01	BASELINE LIGHTNING/SURGE ARRESTOR			
	BL-5315B	BASE LINE SOIL MOISTURE SENSOR, 1 PER HYDROZONE			
-	BL-5308	BASELINE FLOW DECODER			
	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
	T113-K	NIBCO GATE VALVE (LINE SIZE)-2.5" AND SMALLER.			
	975XLSEU-1.5"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY			
	IBHMS-.75-2-1.5/ PACT/NHM15/LE	BARRETT ENGINEERED BOOSTER PUMP WITH A 1.5" HYDROMETER. SEE SPECIFICATIONS AND DETAIL ON SHEET L5.08			
	1"	NETAFIM OCTAVE WATER METER			
	BL-1000X	BASELINE 50 STATION TWO-WIRE CONTROLLER IN A WALL MOUNTED POWDER COATED METAL ENCLOSURE. PROVIDE AN ETHERNET CONNECTION AT CONTROLLER LOCATION FOR CONNECTION TO SITE INTERNET.			
-	BL-BMW2-MAA	BASELINE MOBILE ACCESS ADVANCED FOR 1 CONTROLLER FOR 1 YEAR. GIVES USER FULL CONTROL OF THE THEIR BASE STATION 1000 SYSTEM WITH ANY WEB-ENABLED CELL PHONE OR MOBILE DEVICE.			
		CONTROLLER AND STATION NUMBER			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		ASSOCIATED REMOTE CONTROL VALVE			
		CONTROLLER AND STATION NUMBER			
		AREA (SQ. FT.)			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		ASSOCIATED REMOTE CONTROL VALVE			

Stamp & Signature

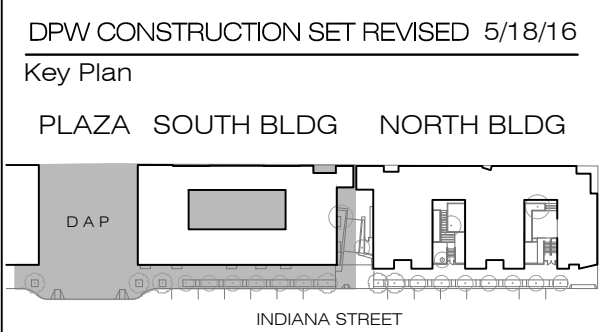
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	DPW CONSTRUCTION SET REVISED	5/18/16

Key Plan  
PLAZA SOUTH BLDG NORTH BLDG



Drawn By: JR/JHLR  
Checked By: JR/SC  
Scale: NTS  
Project Number: PFA 1202  
Date: 03/25/15  
Title: IRRIGATION DETAILS

Sheet  
**L5.05**

NOTES:  
1. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. DAMAGE MAY OCCUR.  
2. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

1 REDUCED PRESSURE BACKFLOW ASSEMBLY  
2 WROUGHT COPPER MALE ADAPTER-2 TOTAL (SOLDER X THREAD CONNECTION)  
3 COPPER TYPE "K" PIPE (LENGTH AS REQUIRED)  
4 BRASS WYE STRAINER

**1** REDUCED PRESSURE BACKFLOW ASSEMBLY  
SCALE: NONE  
DET: RPB-MECH

INSTRUCTIONS:  
1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.  
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.  
3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.  
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.  
5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

**5** WEATHERPROOF WIRE SPLICE ASSEMBLY  
SCALE: NONE  
DET: WIRE-SPL

1 IRRIGATION CONTROLLER  
2 120 VOLT SERVICE IN RIGID STEEL CONDUIT  
3 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT  
4 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR  
5 SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE  
6 EXTERIOR WALL  
7 ELECTRICAL PULL BOX PER ELECTRICAL CODE  
8 FINISH GRADE

**2** INTERIOR MOUNTED CONTROLLER  
SCALE: NONE  
DET: INT-C1

NOTES:  
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES.

1 CLEAN BACKFILL MATERIAL.  
2 FINISH GRADE.  
3 LATERAL LINE.  
4 MAIN LINE.  
5 2-WIRE CABLE. CABLE SHALL BE LAID OUT LOOSELY IN THE TRENCH.  
6 DETECTABLE WARNING TAPE OVER MAIN LINE - 3" [75mm] ABOVE PIPE.  
7 TYPICAL DISTANCE BETWEEN PIPES.

**6** TRENCHING  
SCALE: NONE  
DET: TRENCH

1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.  
2 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).  
3 PVC MAIN LINE.  
4 FINISH GRADE.  
5 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).  
6 BRICK-2 TOTAL.  
7 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.  
8 GATE VALVE.  
9 MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

**3** GATE VALVE - 3" [75mm] AND SMALLER  
SCALE: NONE  
DET: SGVD

1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).  
2 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.  
3 FINISH GRADE.  
4 PVC LATERAL LINE.  
5 REFER TO IRRIGATION SPECS.  
6 3" [75mm] MIN. 6" [150mm] MAX.  
7 VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.  
8 SCHEDULE 80 PVC NIPPLE (4 TOTAL).  
9 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).  
10 SCHEDULE 80 PVC THREADED UNION.  
11 PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).  
12 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.  
13 UPC APPROVED SCHEDULE 40 PVC TEE.  
14 SCHEDULE 80 PVC 90° ELBOW (1x1).  
15 SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.  
16 BRICK-1 EACH CORNER.  
17 PVC MAIN LINE.  
18 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).

**7** REMOTE CONTROL VALVE  
SCALE: NONE  
DET: RCV-UN-BV

1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.  
2 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30° [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).  
3 PVC MAIN LINE.  
4 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.  
5 FINISH GRADE.  
6 QUICK COUPLING VALVE.  
7 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.  
8 BRICK - 2 TOTAL.  
9 SCHEDULE 80 PVC THREADED NIPPLE.  
10 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.  
11 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.  
12 SCHEDULE 80 PVC THREADED 90° ELL.

NOTE:  
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

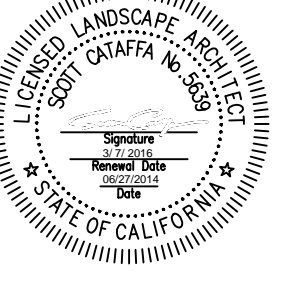
**4** QUICK COUPLING VALVE  
SCALE: NONE  
DET: QUICK-C2

1 FINISH GRADE  
2 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.  
3 SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)  
4 SCHEDULE 80 PVC THREADED UNION  
5 REMOTE CONTROL VALVE WITH PRESSURE REGULATOR (SET TO 45 PSI)  
6 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).  
7 SCHEDULE 40 MALE ADAPTER  
8 BRICK-1 EACH CORNER.  
9 PVC MAIN LINE.  
10 UPC APPROVED SCHEDULE 40 PVC TEE.  
11 SCHEDULE 80 PVC NIPPLE-(4-TOTAL) LENGTH AS REQUIRED.  
12 PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).  
13 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.  
14 SCHEDULE 80 PVC 90° ELBOW (1x1).  
15 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.  
16 DISC FILTER

**8** REMOTE CONTROL VALVE (DRIPZONE)  
SCALE: NONE  
DET: RCV-FILTER4

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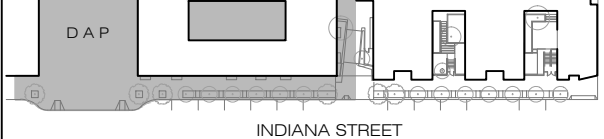
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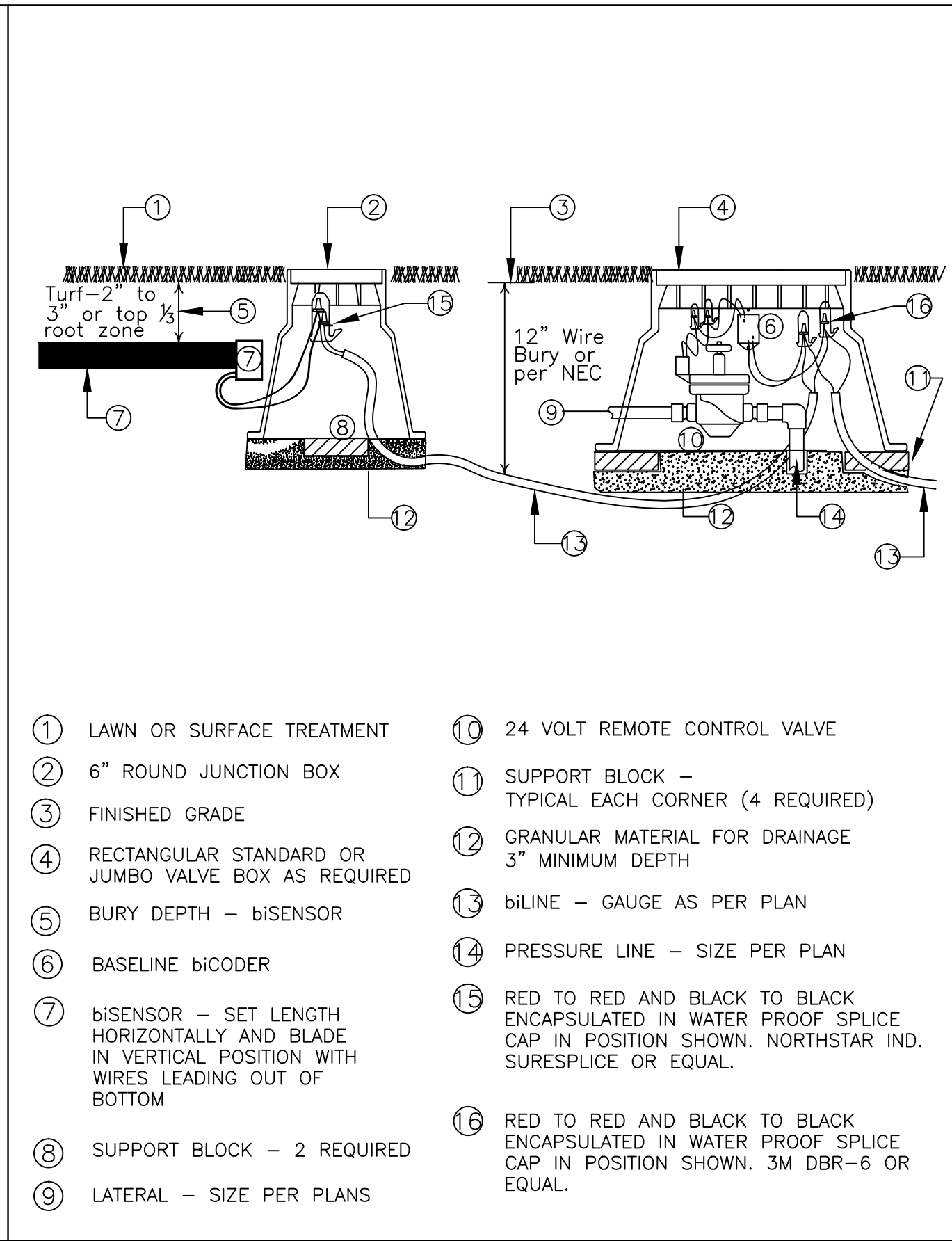
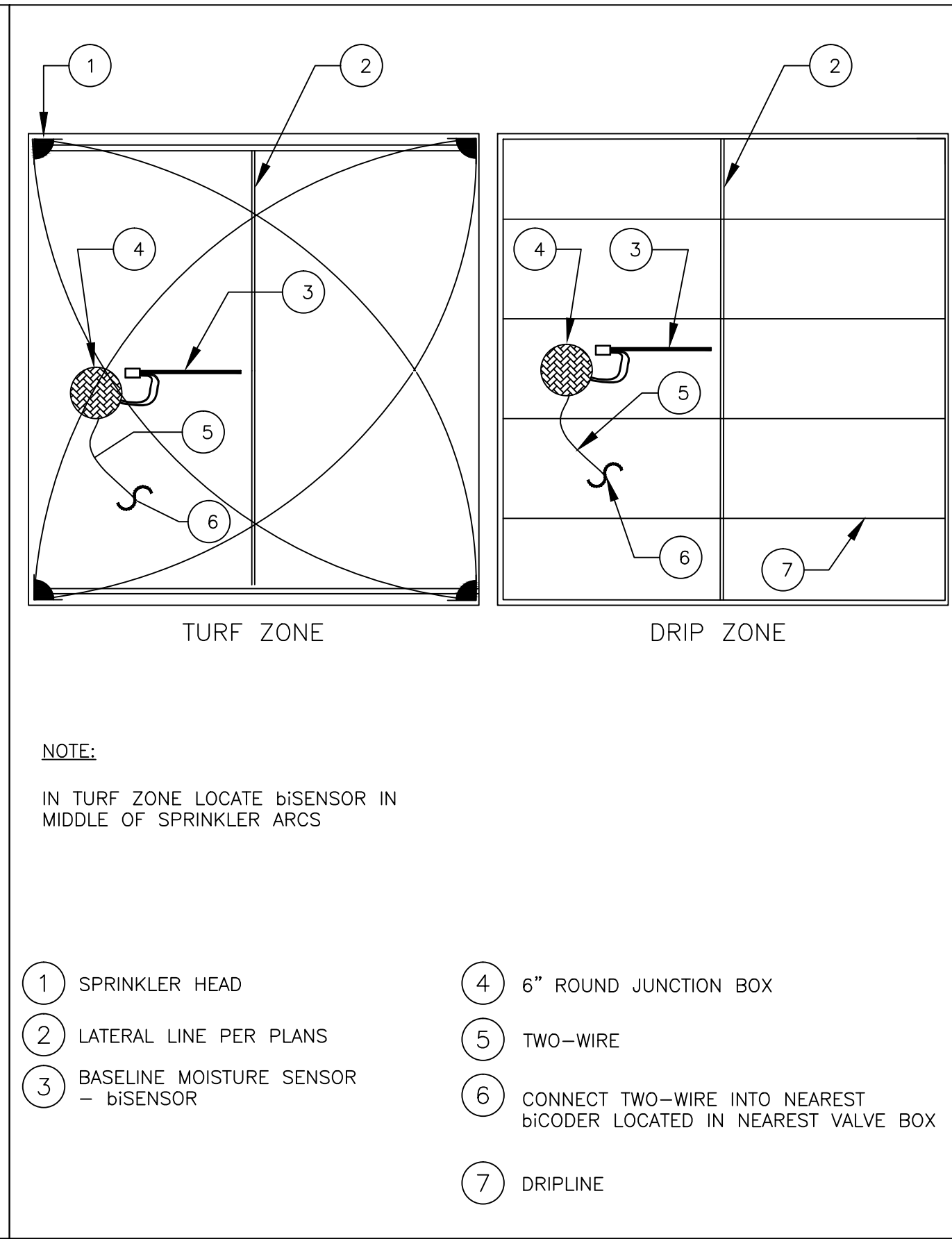
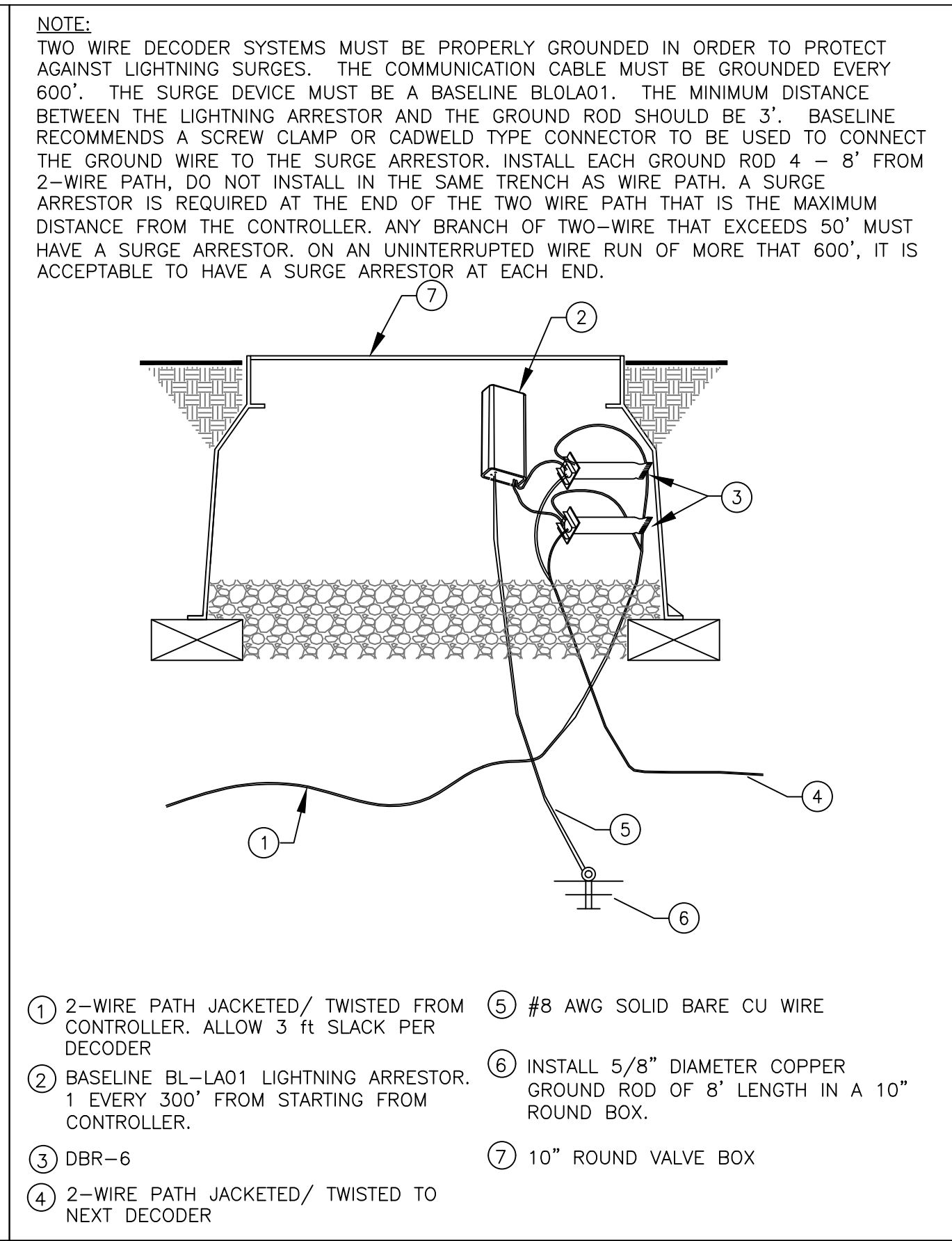
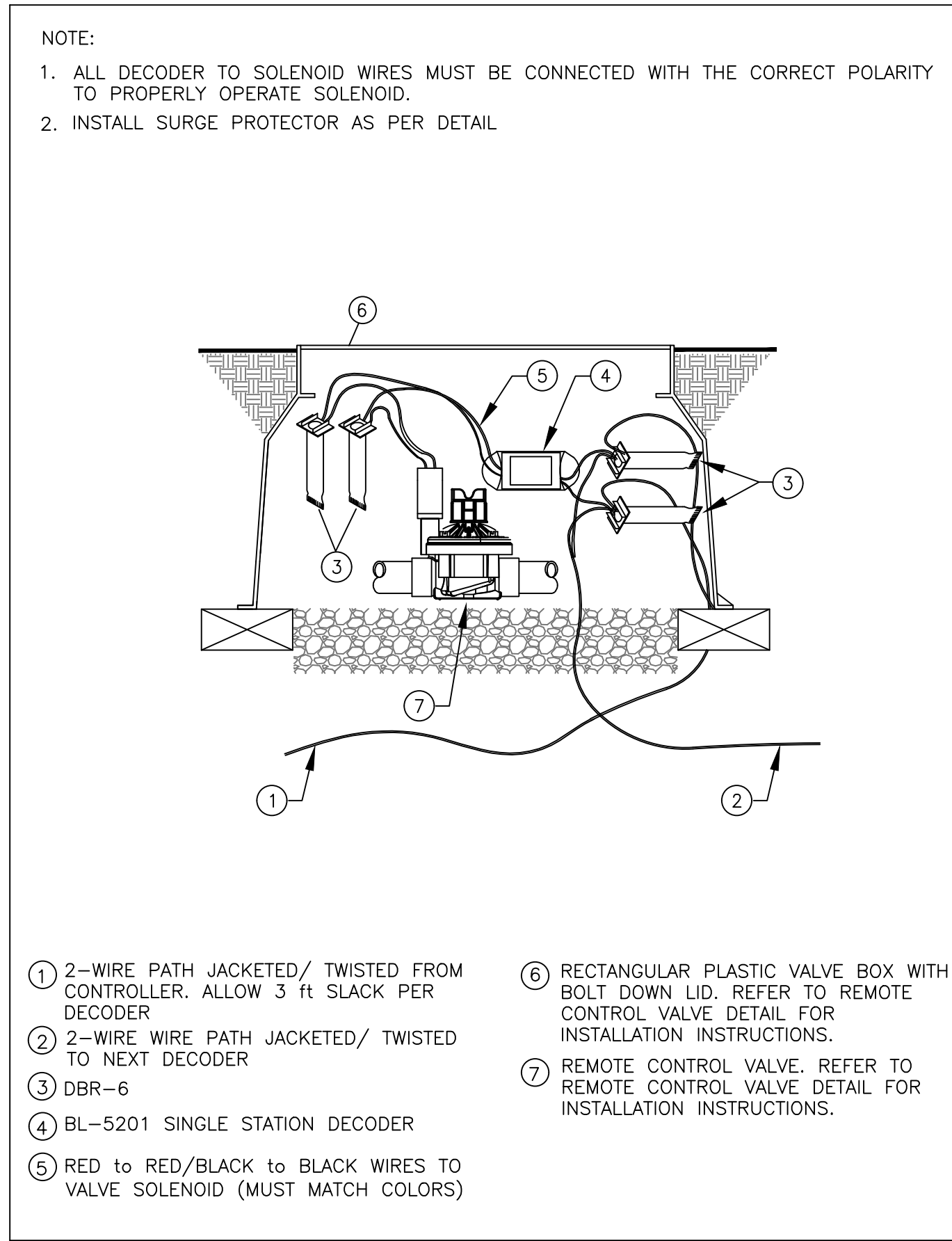
Key Plan



Drawn By: JR/JHLR  
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Title: IRRIGATION DETAILS

Sheet

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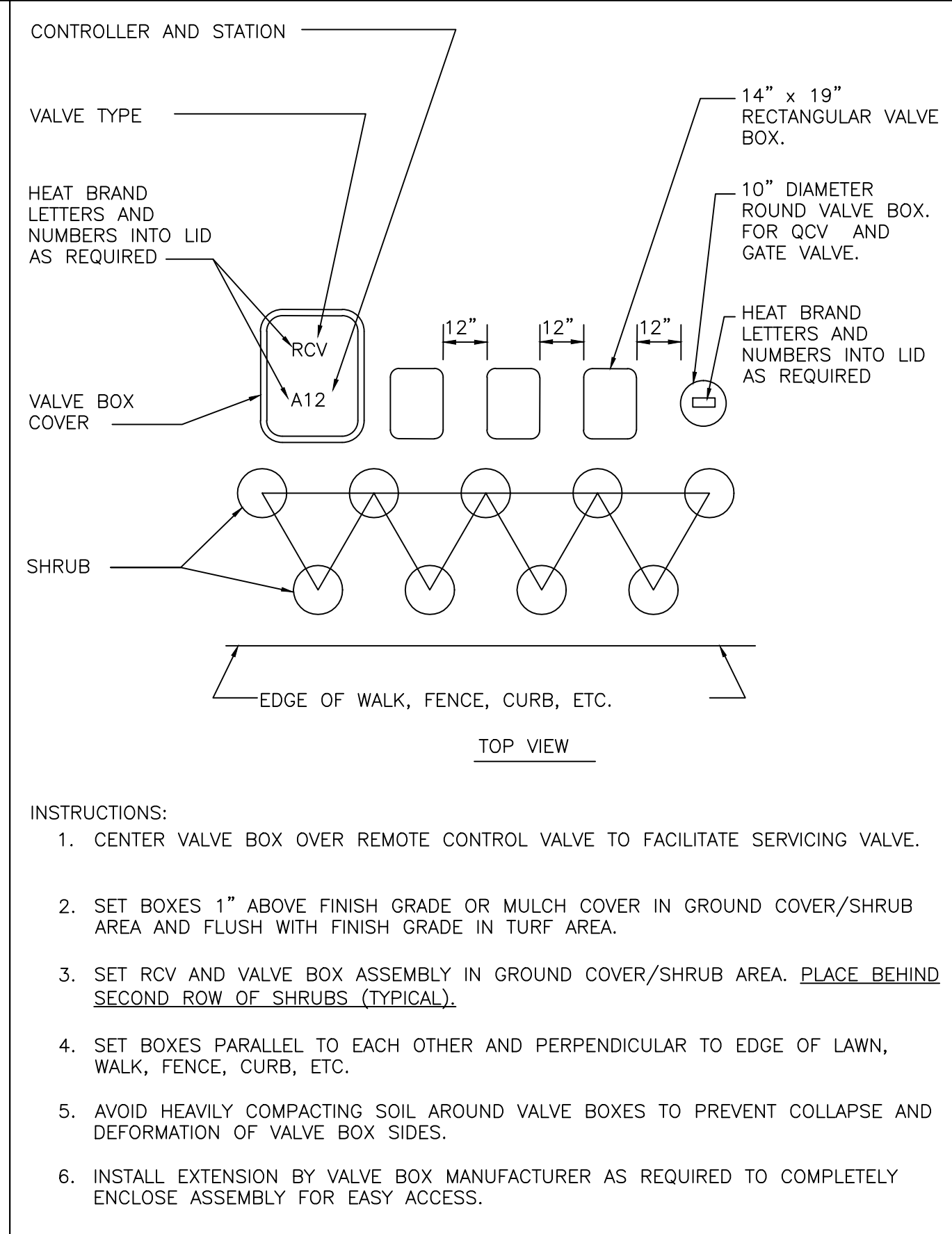
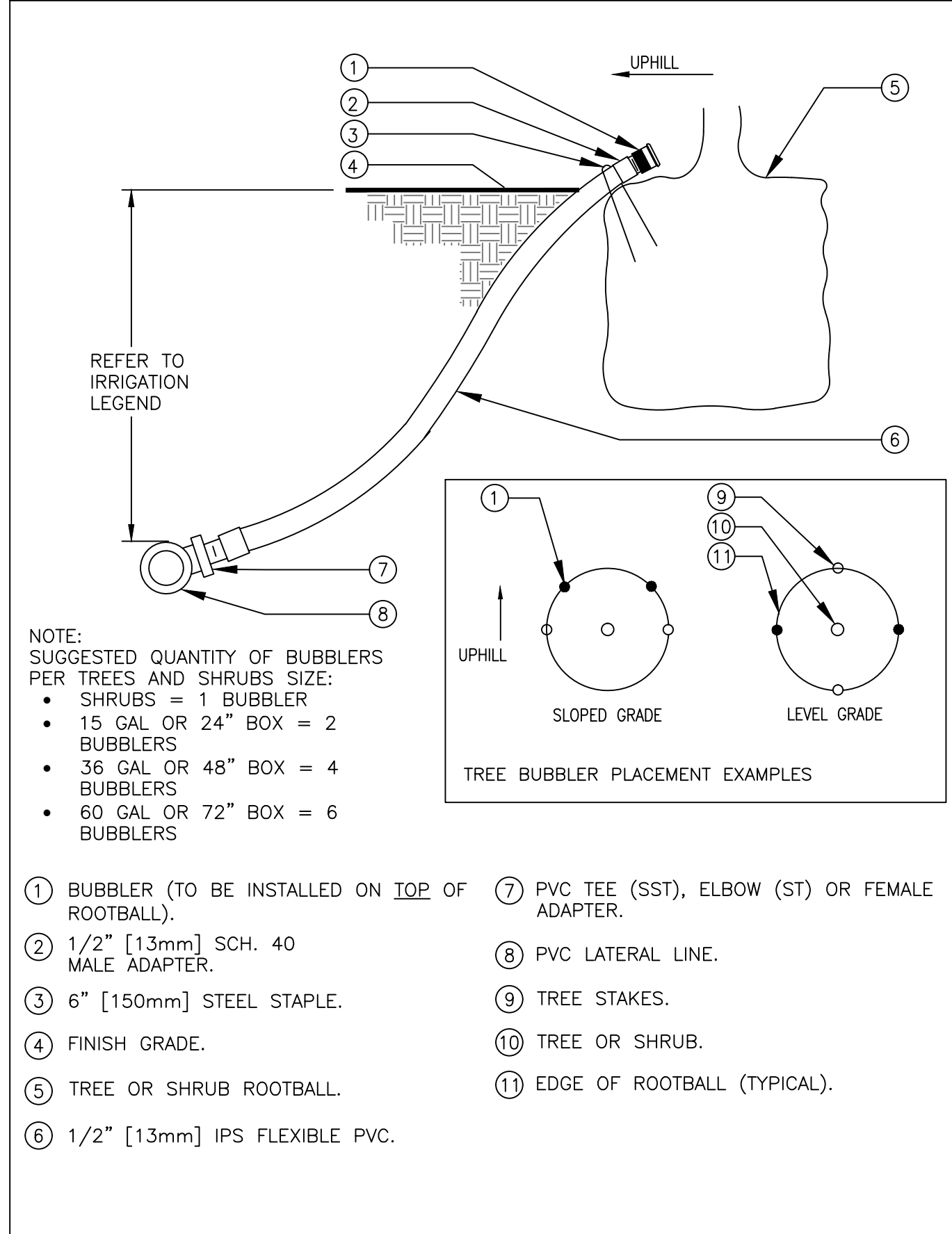


1 BASELINE DECODER  
SCALE: NONE  
DET: BASELINE-BL5201

2 BASELINE SURGE PROTECTOR  
SCALE: NONE  
DET: BASELINE LT ARRESTOR

3 SENSOR LOCATION WITHIN A SPRINKLER ZONE  
SCALE: NONE

4 MOISTURE SENSOR INSTALLATION DETAIL  
SCALE: NONE

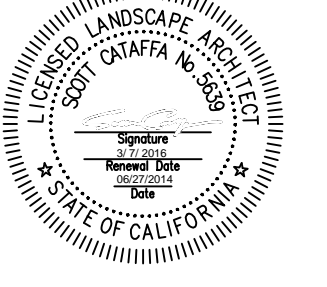


5 TREE AND SHRUB BUBBLER  
SCALE: NONE  
DET: TREE-SBUB

6 VALVE BOX INSTALLATION  
SCALE: NONE  
DET: VALVE-B1

Stamp & Signature

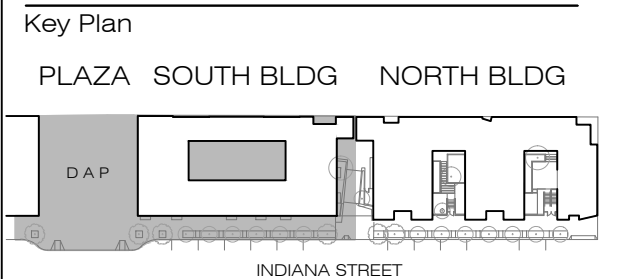
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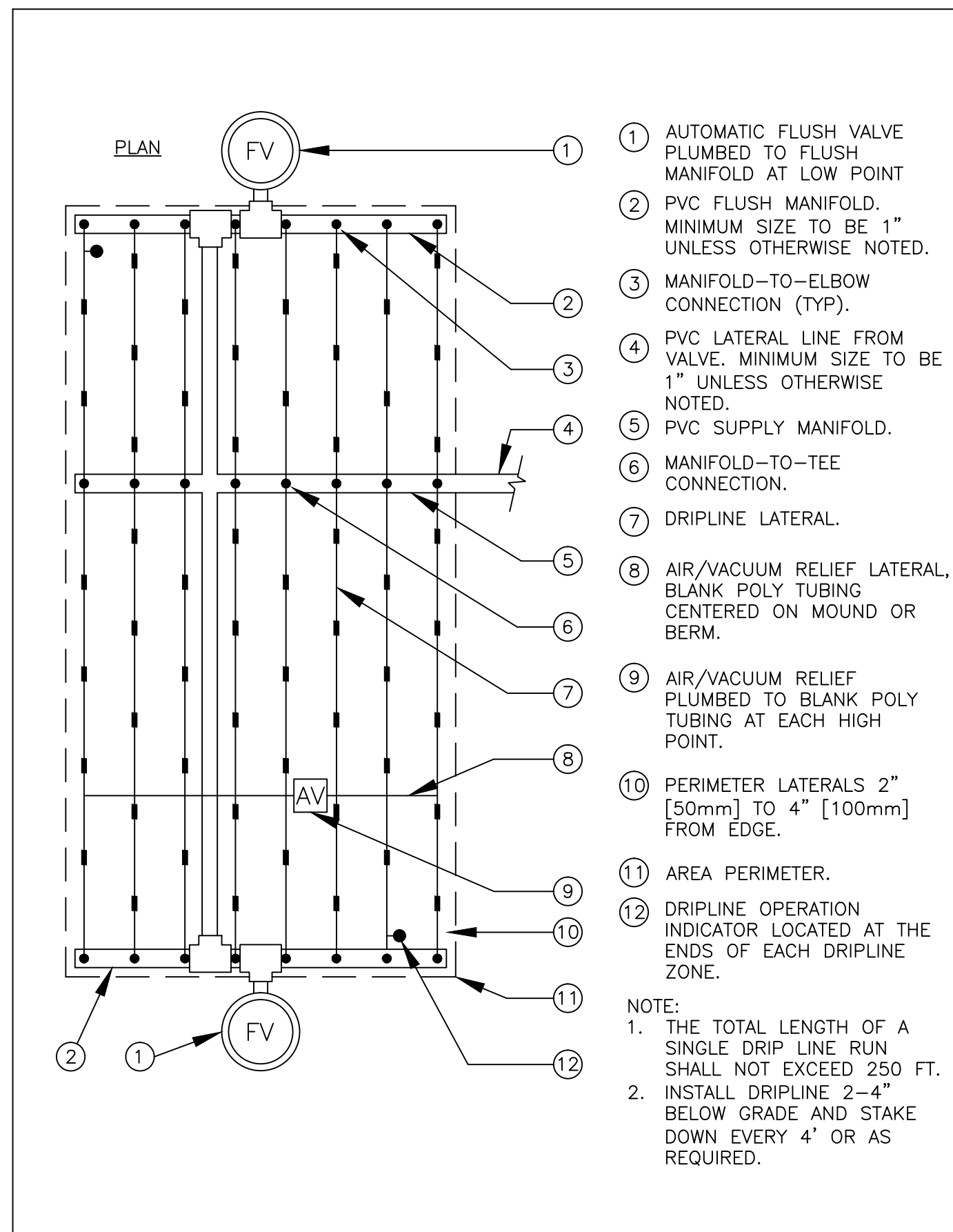


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**IRRIGATION DETAILS**

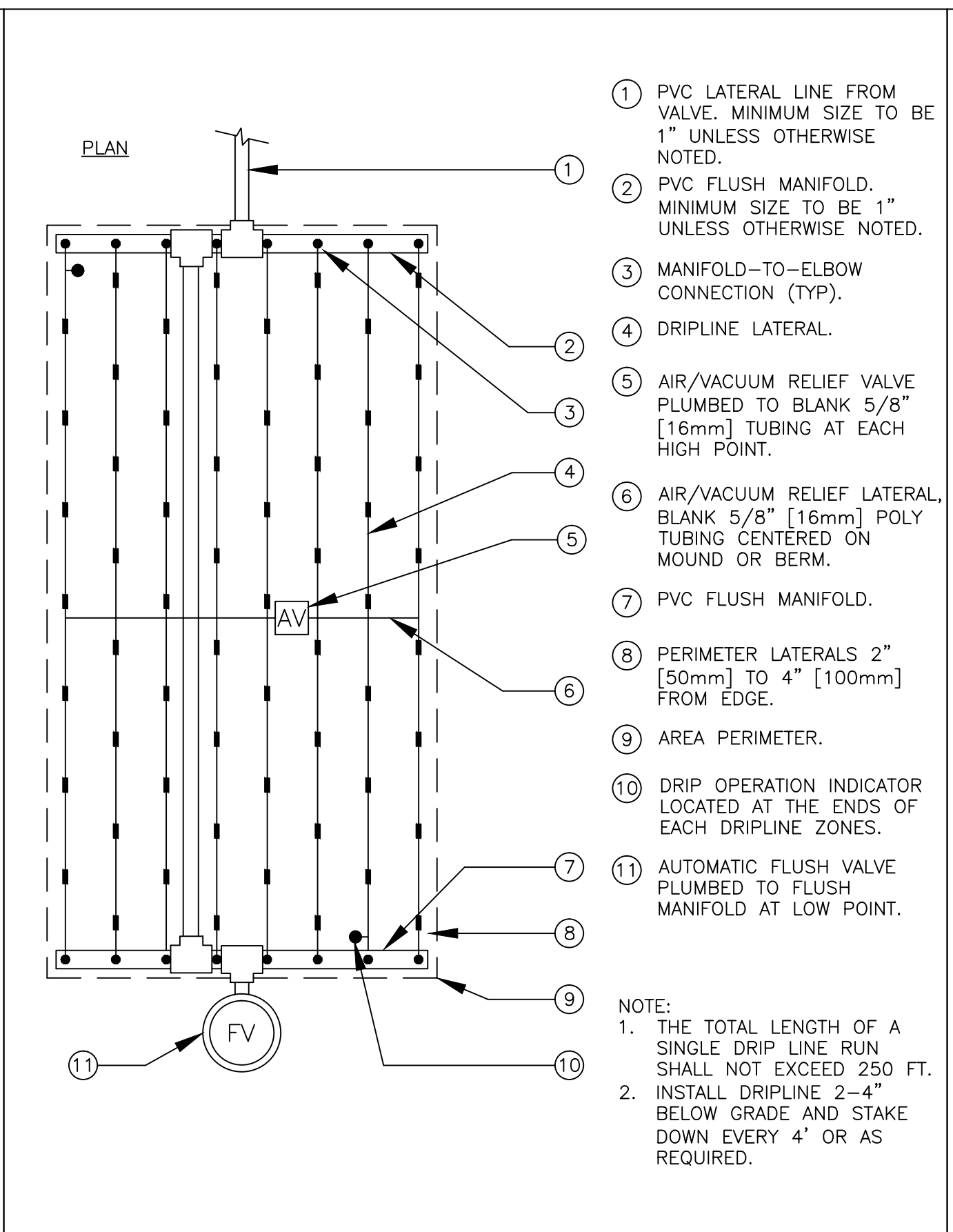
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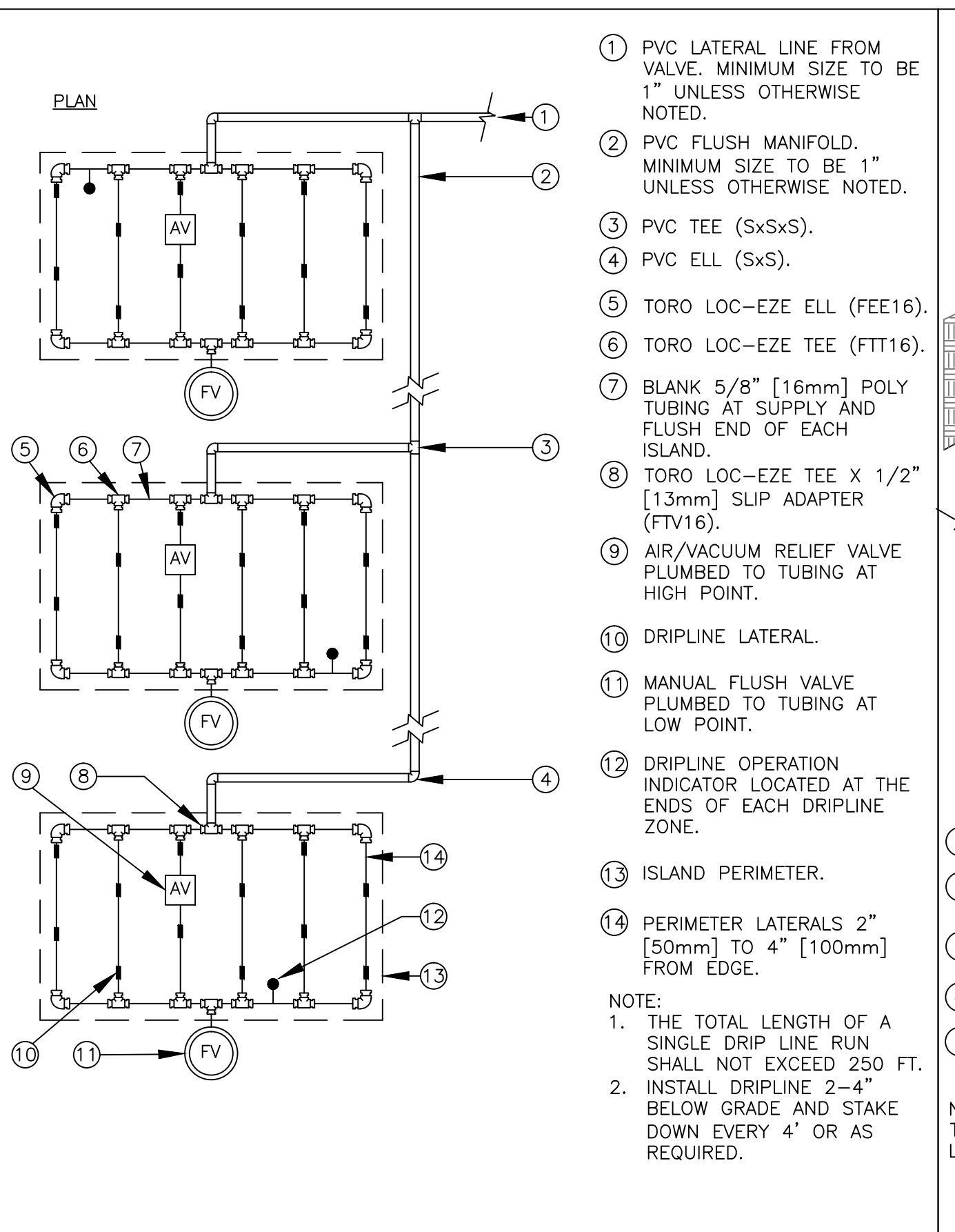
1. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
  2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
  4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  5. PVC SUPPLY MANIFOLD.
  6. MANIFOLD-TO-TEE CONNECTION.
  7. DRIPLINE LATERAL.
  8. AIR/VACUUM RELIEF LATERAL. BLANK POLY TUBING CENTERED ON MOUND OR BERM.
  9. AIR/VACUUM RELIEF PLUMBED TO BLANK POLY TUBING AT EACH HIGH POINT.
  10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
  11. AREA PERIMETER.
  12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
- NOTE:  
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.  
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

**1** TORO DL 2000 CENTER FEED LAYOUT  
SCALE: NONE



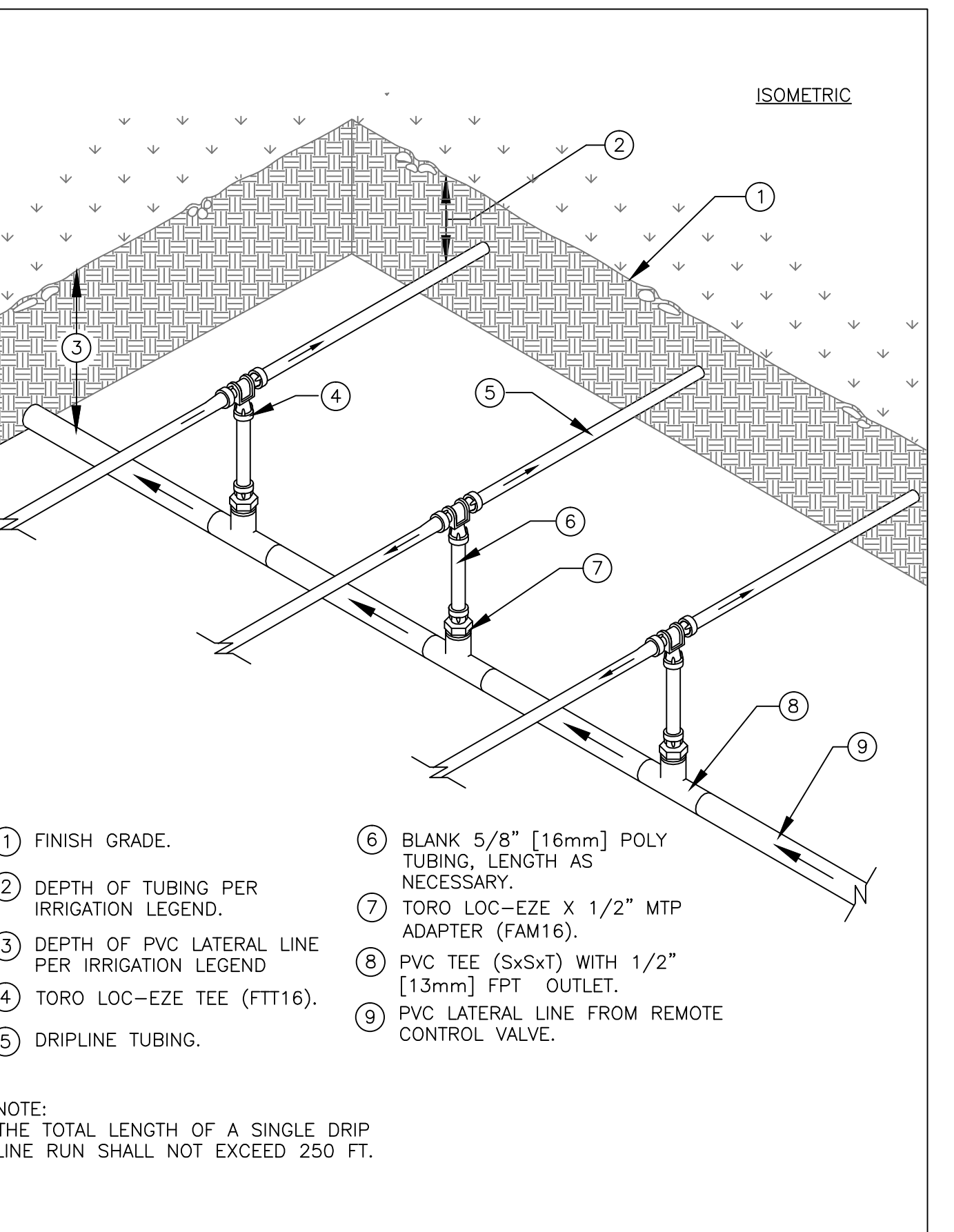
1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
  4. DRIPLINE LATERAL.
  5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" [16mm] TUBING AT EACH HIGH POINT.
  6. AIR/VACUUM RELIEF LATERAL. BLANK 5/8" [16mm] POLY TUBING CENTERED ON MOUND OR BERM.
  7. PVC FLUSH MANIFOLD.
  8. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
  9. AREA PERIMETER.
  10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
  11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
- NOTE:  
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.  
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

**2** TORO DL 2000 END FEED LAYOUT  
SCALE: NONE



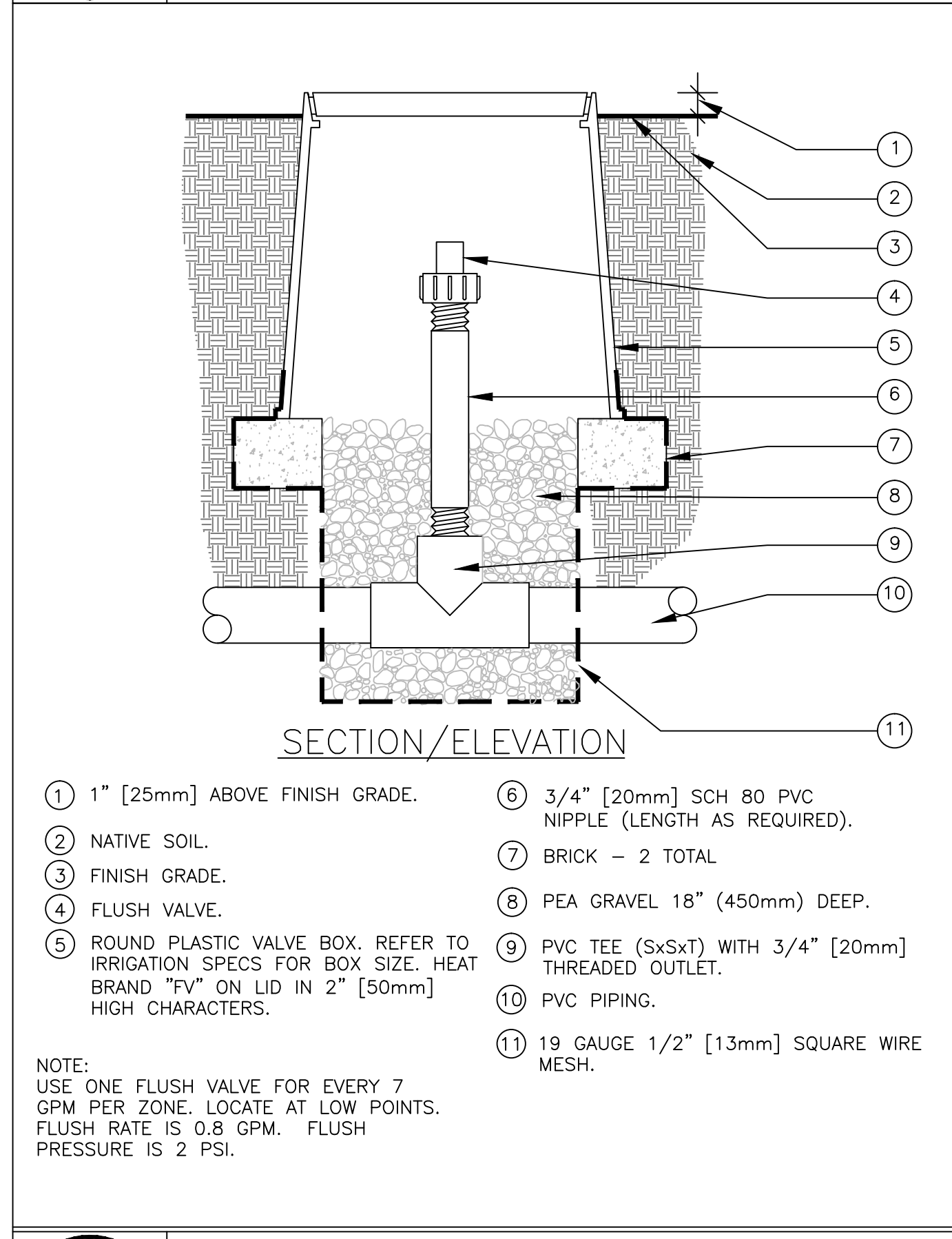
1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
  3. PVC TEE (SxS).
  4. PVC ELL (SxS).
  5. TORO LOC-EZE ELL (FEE16).
  6. TORO LOC-EZE TEE (FTT16).
  7. BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
  8. TORO LOC-EZE TEE X 1/2" [13mm] SLIP ADAPTER (FTV16).
  9. AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
  10. DRIPLINE LATERAL.
  11. MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
  12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
  13. ISLAND PERIMETER.
  14. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
- NOTE:  
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.  
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

**3** TORO DL 2000 ISLAND LAYOUT  
SCALE: NONE



1. FINISH GRADE.
  2. DEPTH OF TUBING PER IRRIGATION LEGEND.
  3. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND.
  4. TORO LOC-EZE TEE (FTT16).
  5. DRIPLINE TUBING.
  6. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
  7. TORO LOC-EZE X 1/2" MTP ADAPTER (FAM16).
  8. PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
  9. PVC LATERAL LINE FROM REMOTE CONTROL VALVE.
- NOTE:  
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 250 FT.

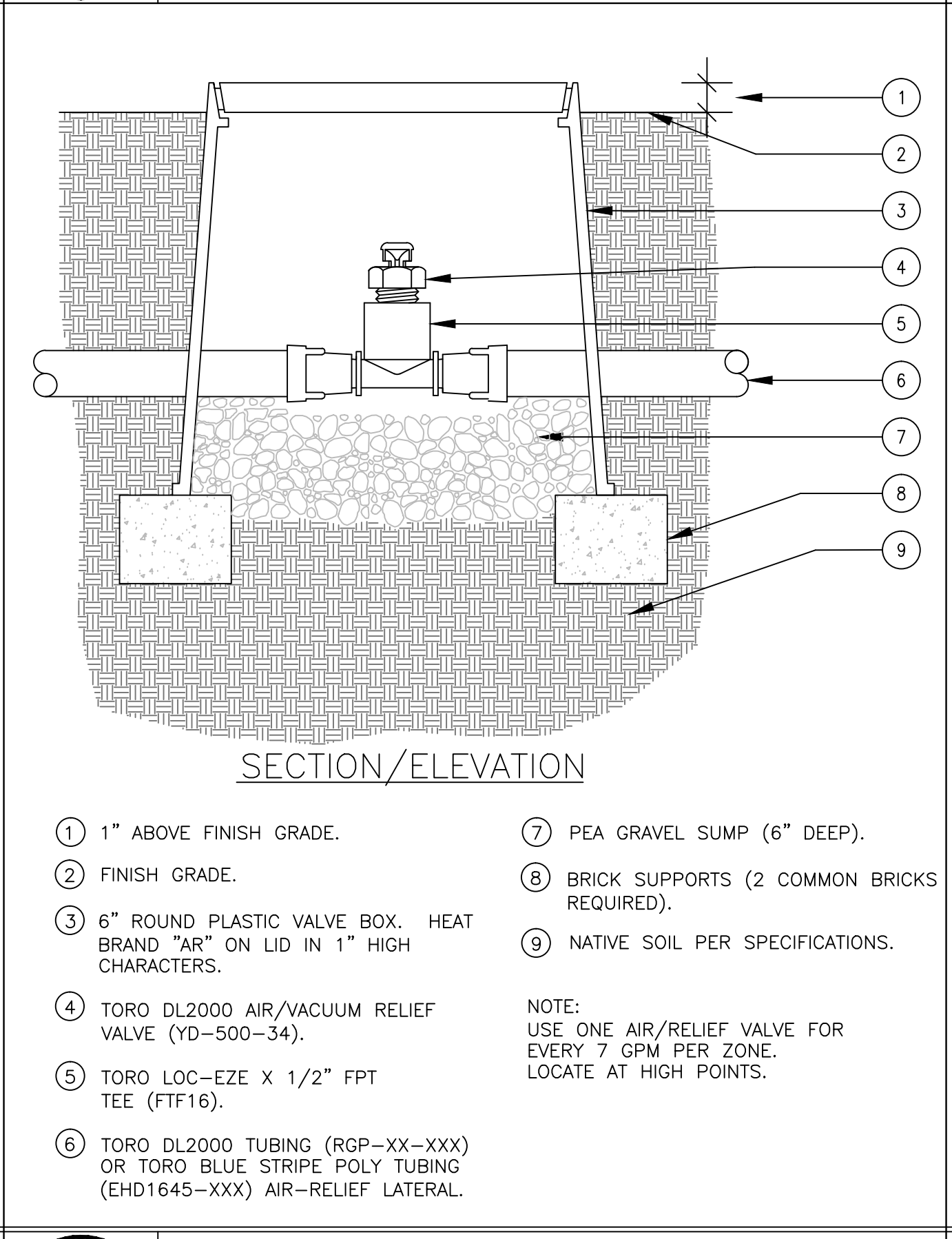
**4** TORO DL 2000 CENTER FEED MANIFOLD  
SCALE: NONE



SECTION/ELEVATION

- 1" [25mm] ABOVE FINISH GRADE.
  - NATIVE SOIL.
  - FINISH GRADE.
  - FLUSH VALVE.
  - ROUND PLASTIC VALVE BOX. REFER TO IRRIGATION SPECS FOR BOX SIZE. HEAT BRAND "FV" ON LID IN 2" [50mm] HIGH CHARACTERS.
  - 3/4" [20mm] SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
  - BRICK - 2 TOTAL
  - PEA GRAVEL 18" (450mm) DEEP.
  - PVC TEE (SxSxT) WITH 3/4" [20mm] THREADED OUTLET.
  - PVC PIPING.
  - 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- NOTE:  
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

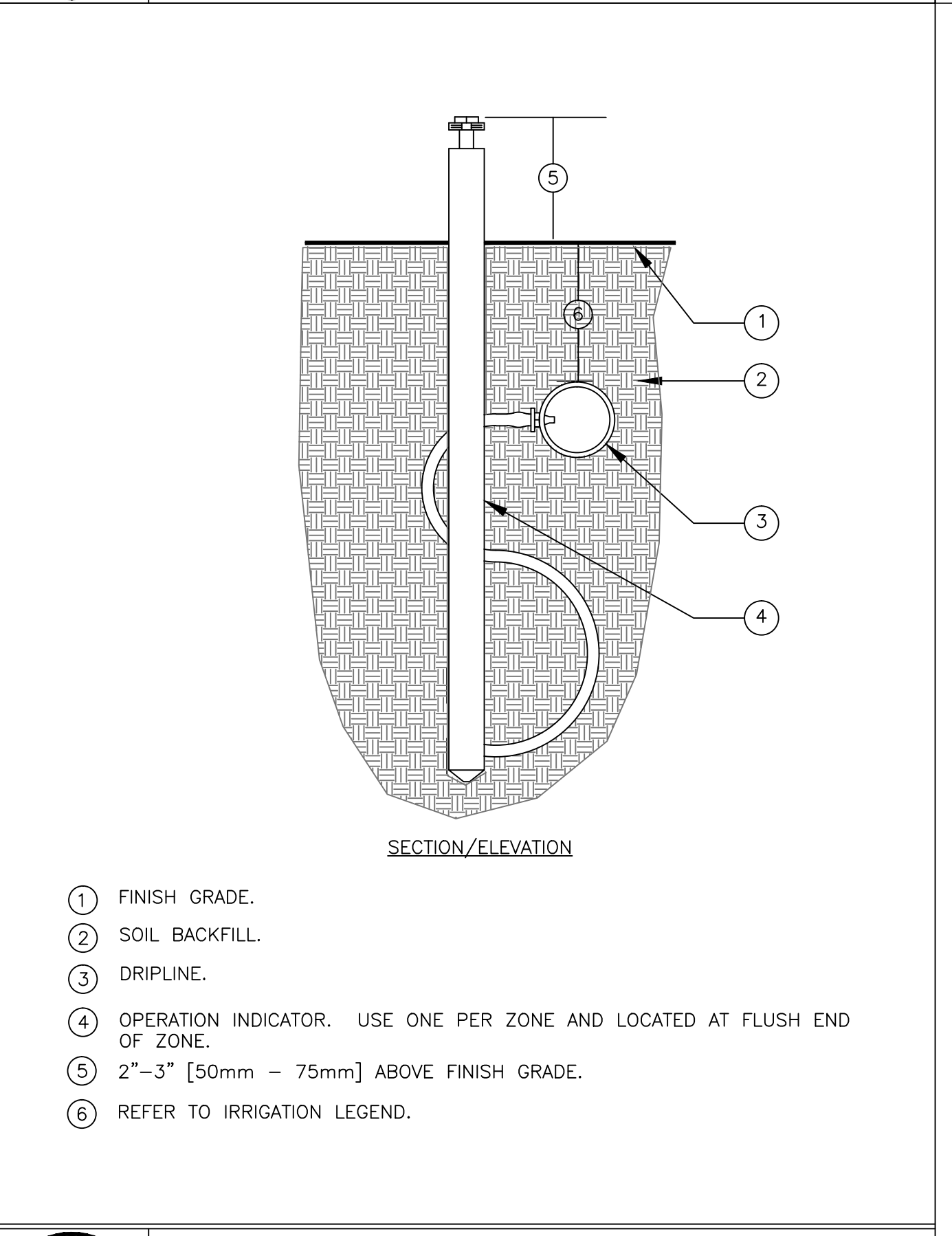
**5** TORO DL 2000 FLUSH VALVE (PVC TEE)  
SCALE: NONE



SECTION/ELEVATION

- 1" ABOVE FINISH GRADE.
  - FINISH GRADE.
  - 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
  - TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
  - TORO LOC-EZE X 1/2" FPT TEE (FTF16).
  - TORO DL2000 TUBING (RGP--XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
  - PEA GRAVEL SUMP (6" DEEP).
  - BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
  - NATIVE SOIL PER SPECIFICATIONS.
- NOTE:  
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

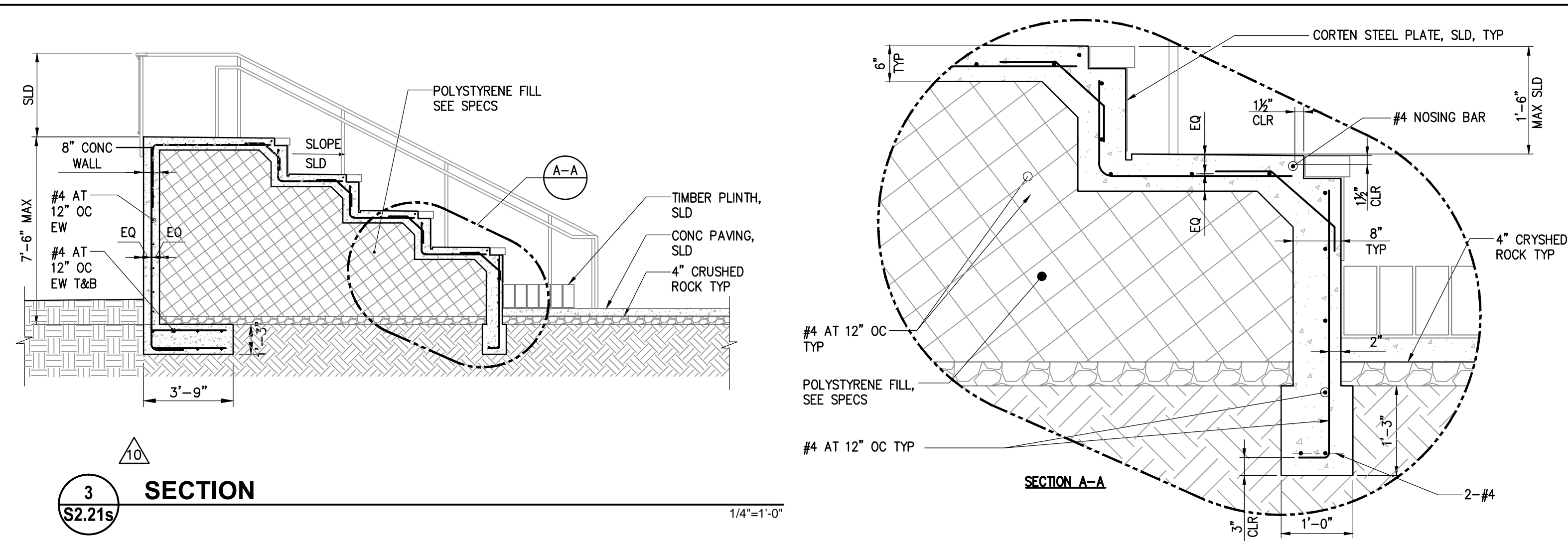
**6** TORO DL 2000 AIR VACUUM RELIEF VALVE  
SCALE: NONE



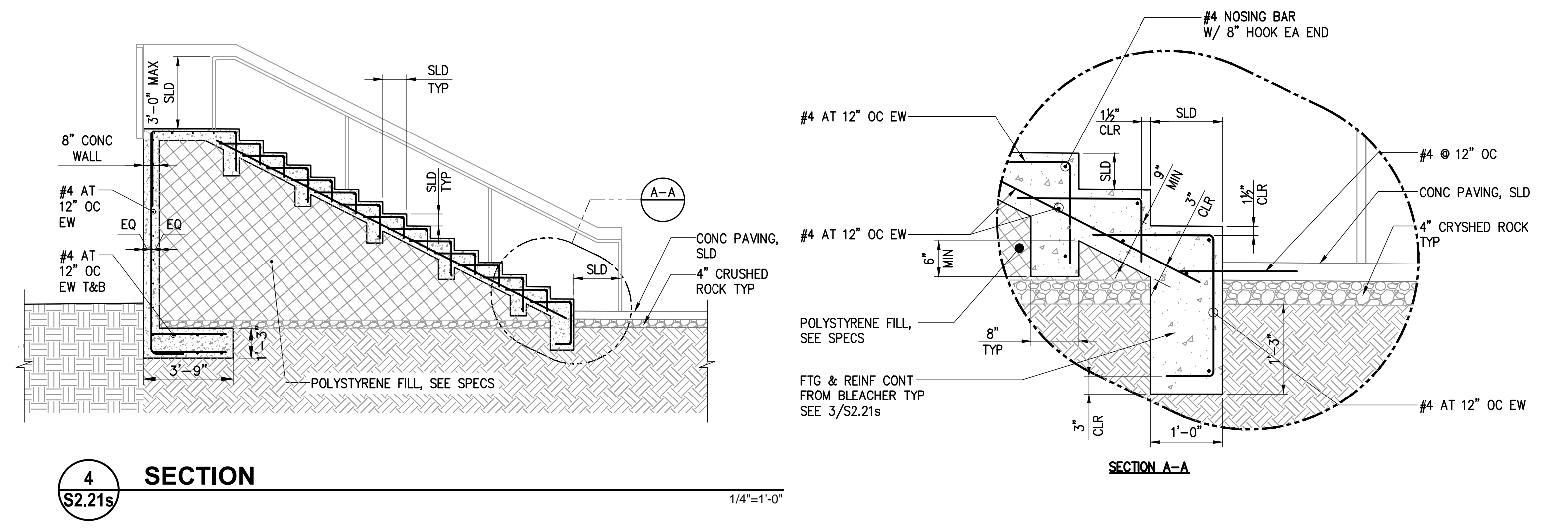
SECTION/ELEVATION

- FINISH GRADE.
- SOIL BACKFILL.
- DRIPLINE.
- OPERATION INDICATOR. USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE.
- 2"-3" [50mm - 75mm] ABOVE FINISH GRADE.
- REFER TO IRRIGATION LEGEND.

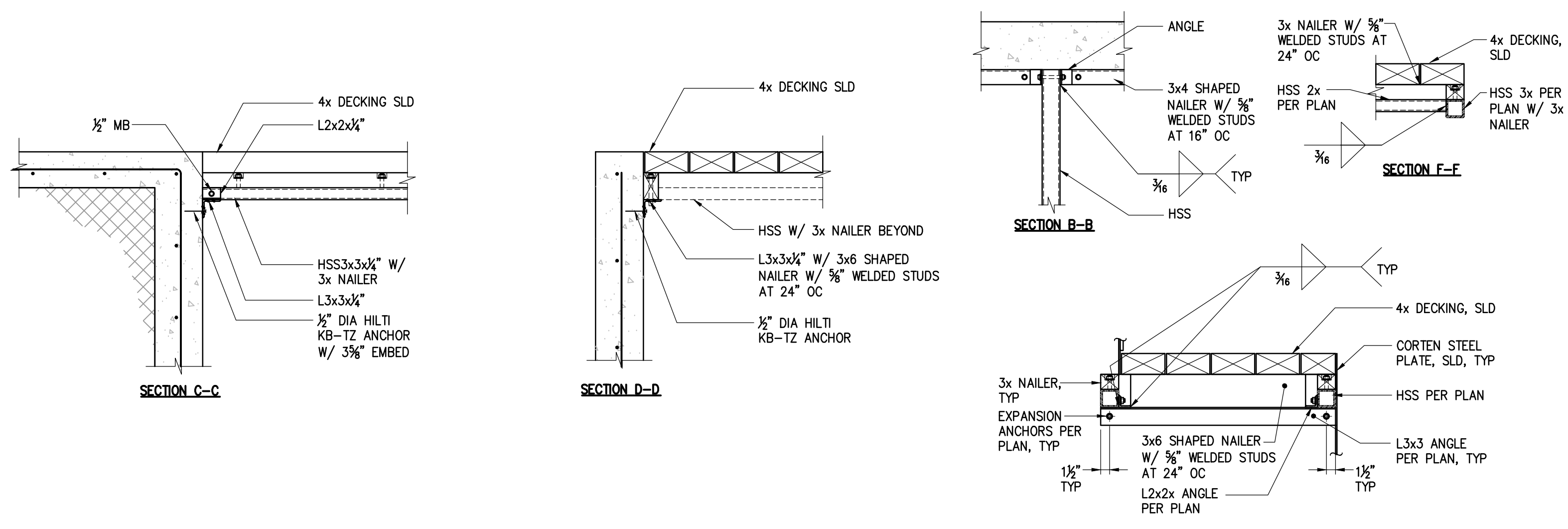
**7** TORO DL 2000 OPERATION INDICATOR  
SCALE: NONE



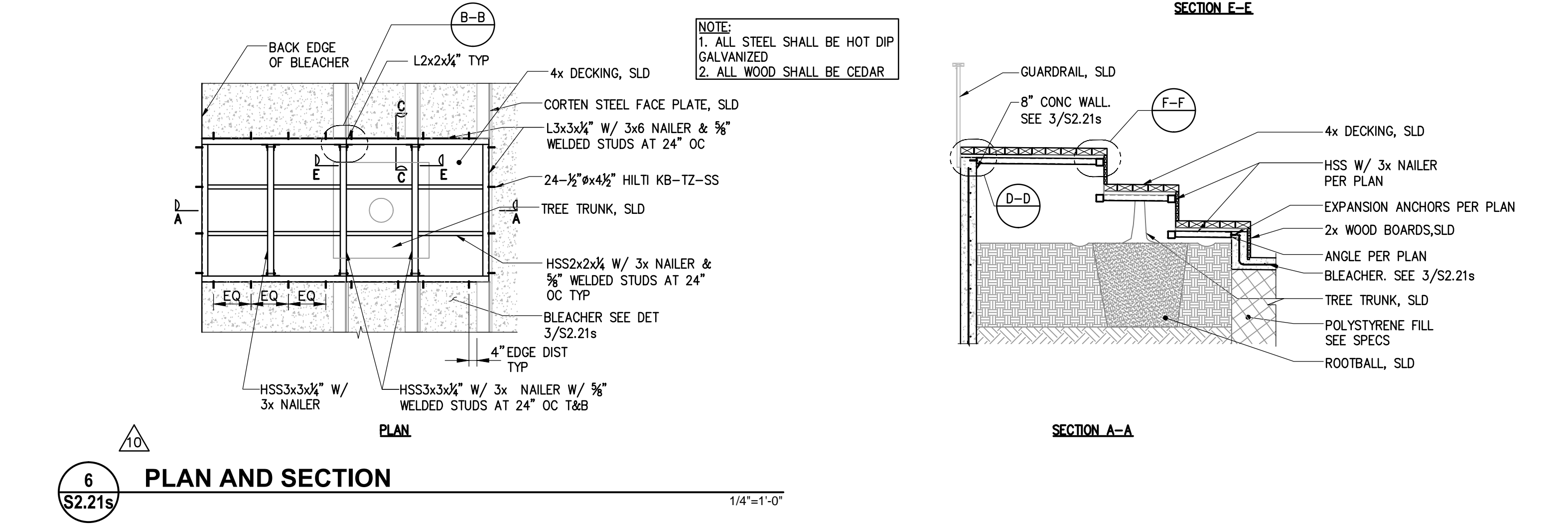
3 SECTION  
S2.21s  
1/4"=1'-0"



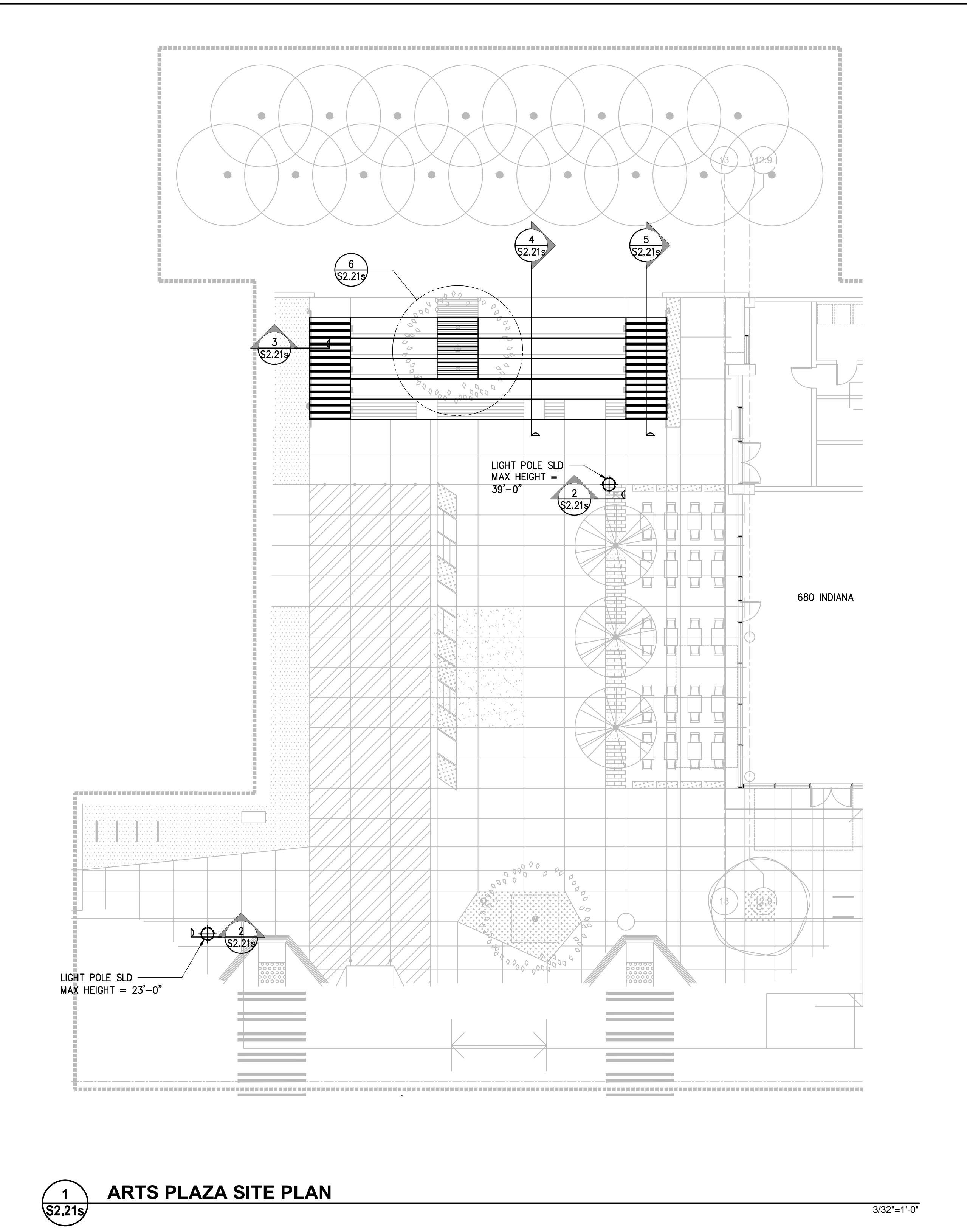
4 SECTION  
S2.21s  
1/4"=1'-0"



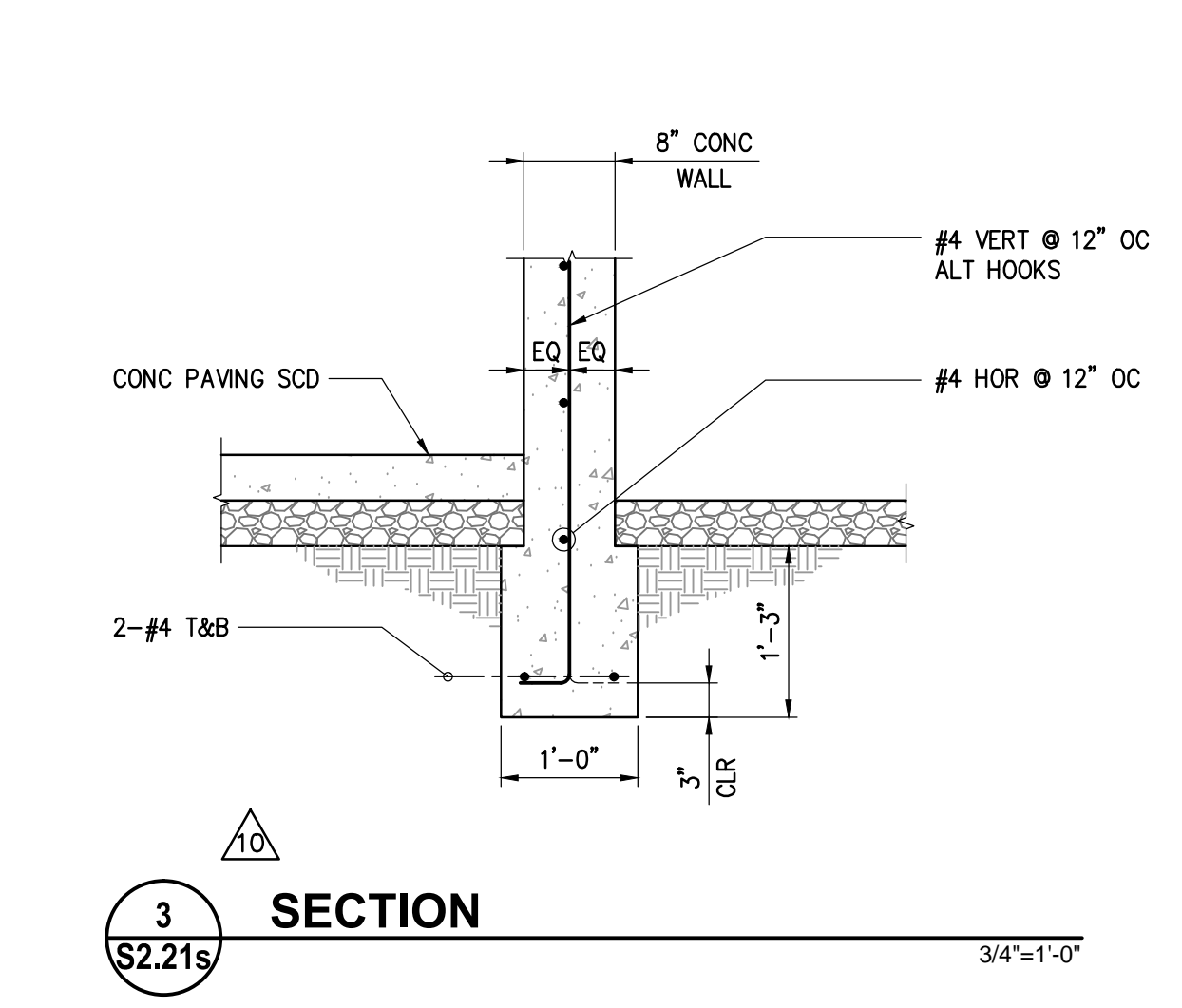
5 SECTION  
S2.21s  
3/32"=1'-0"



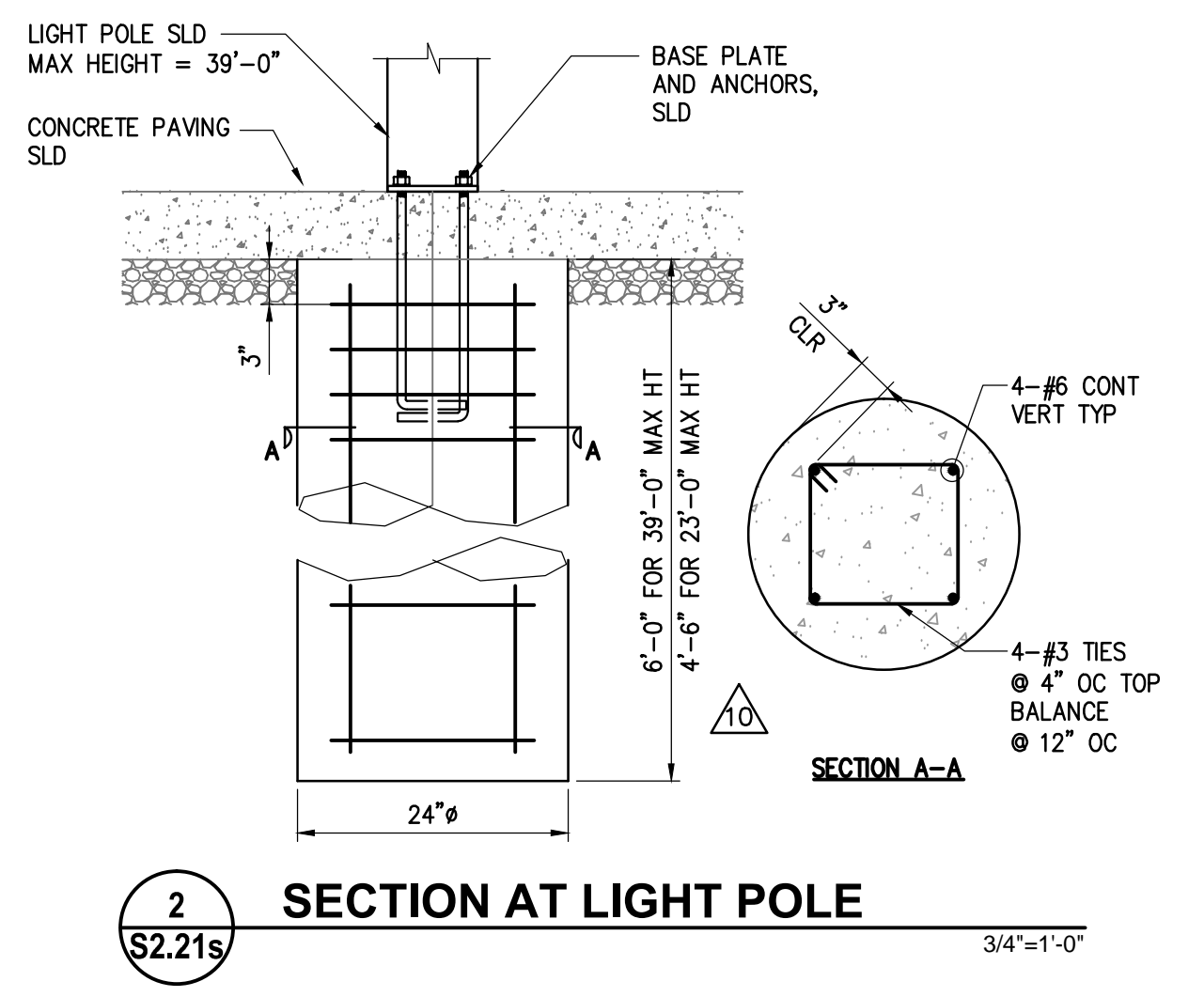
6 PLAN AND SECTION  
S2.21s  
1/4"=1'-0"



1 ARTS PLAZA SITE PLAN  
S2.21s  
3/32"=1'-0"



3 SECTION  
S2.21s  
3/4"=1'-0"



2 SECTION AT LIGHT POLE  
S2.21s  
3/4"=1'-0"

**LONG 17**  
ARCHITECTURE  
**Kennerly**  
architecture & planning  
375 Alabama Street, Suite 440  
San Francisco, CA 94110-1360  
V: 4 1 5 . 2 8 5 . 2 8 8 0  
F: 4 1 5 . 2 8 5 . 2 2 4 0

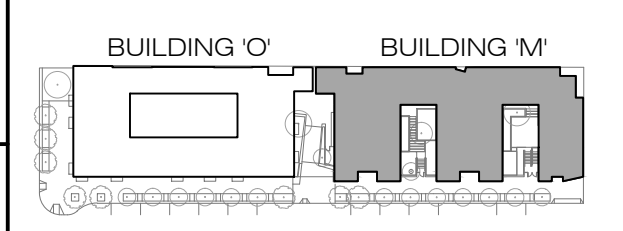
**DA** STRUCTURAL ENGINEERS  
1229 Telegraph Ave. Suite 300 | Oakland, CA 94612 | 510.834.8629  
www.dae.com

**680 Indiana**  
MULTI-FAMILY RESIDENTIAL  
SAN FRANCISCO, CALIFORNIA  
BLOCK / LOT : 4041/009



Revisions & Submittals

50% CD / GMP	09.05.14
6 75% CDs	03.25.15
ADDENDUM NO.3	04.06.15
7 ADD NO.3 PLAN CHECK RESPONSES	05.22.15
10 100% CDs	06.26.15
15 CONFORMED SET	12.02.15



INDIANA STREET

Drawn By: BW  
Checked By: SDJ  
Scale: AS INDICATED  
Project Number: 1204  
Date: 12/30/2015  
Title: ARTS PLAZA SITE PLAN AND DETAILS  
Sheet: S2.21s

**S2.21s**



SEE E2.10s FOR SHEET NOTES

ALL WIRING IN TYPE I & II CONSTRUCTION  
TO BE METALLIC MC CABLE OR IN  
CONDUIT.

**Kennerly**  
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**680 Indiana**  
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SAN FRANCISCO, CALIFORNIA  
BLOCK / LOT : 4041/009

Stamp & Signature

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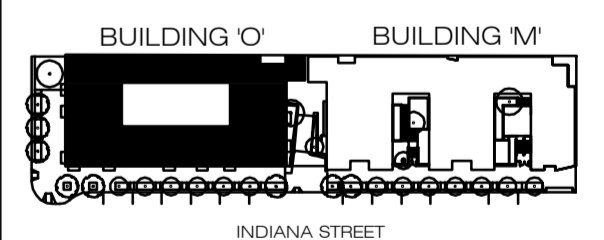


Revisions & Submittals

INTERIM DAP PRICING SUBMITTAL	04/30/15
1 ASI #005	05/11/15
9 DBI RESUBMITTAL	06/18/15
10 100% CONSTRUCTION SET	06/26/15
14 FIRE DEPT COMMENTS	10/19/15
15 CONFORMED SET	12/02/15

DPW CONSTRUCTION SET 03/07/15

Key Plan

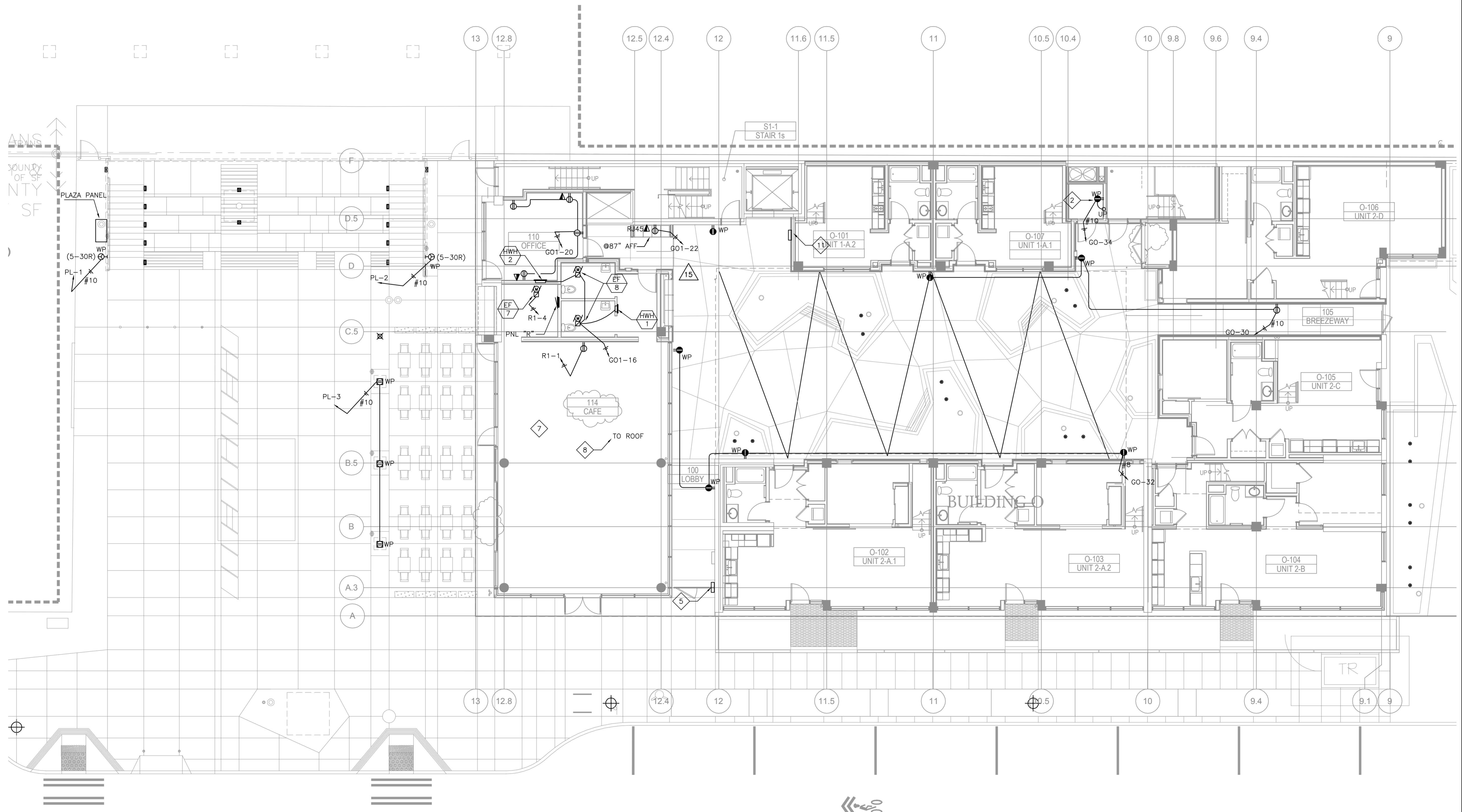


Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_

Scale 1/8"=1'-0" Project Number FEI#1379  
Date \_\_\_\_\_

Title  
**FIRST FLOOR PLAN  
POWER AND SIGNAL**

Sheet  
**E2.11s**



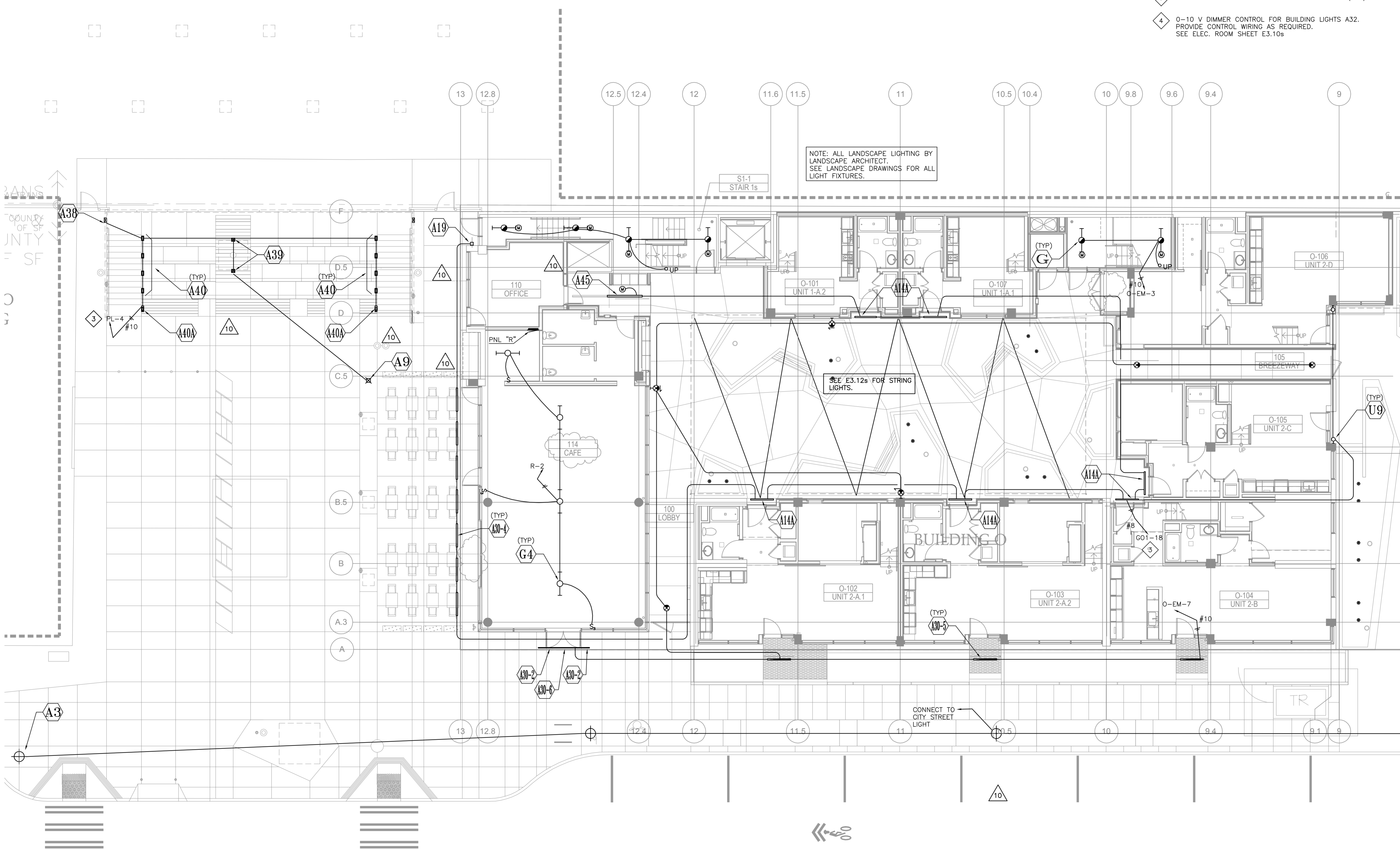
**1 FIRST FLOOR- POWER AND SIGNAL**  
SCALE: 1/8"=1'-0"

ALL WIRING IN TYPE I & II CONSTRUCTION TO BE METALLIC MC CABLE OR IN CONDUIT.

- SHEET NOTES:**
- 1 ALL GARAGE LIGHT FIXTURES ARE EQUIPPED WITH DIMMABLE BALLAST AND INTEGRAL MOTION SENSOR. WHEN NO MOTION IS DETECTED LIGHTS WILL BE DIMMED DOWN TO 50%. ONCE MOTION IS DETECTED THE LIGHTS WILL GO UP TO 100% OUTPUT.
  - 2 CEILING MOUNT MOTION SENSOR.
  - 3 RUN CIRCUIT THROUGH LIGHTING CONTROL PANEL (LCP).
  - 4 0-10 V DIMMER CONTROL FOR BUILDING LIGHTS A32. PROVIDE CONTROL WIRING AS REQUIRED. SEE ELEC. ROOM SHEET E3.10s

NOTE: ALL LANDSCAPE LIGHTING BY LANDSCAPE ARCHITECT. SEE LANDSCAPE DRAWINGS FOR ALL LIGHT FIXTURES.

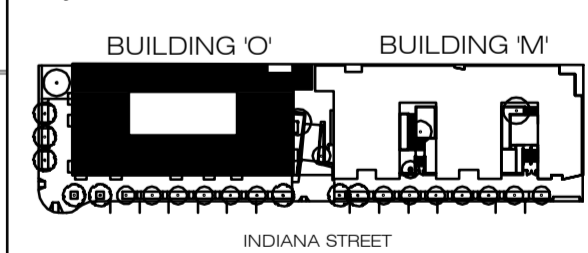
SEE E3.12s FOR STRING LIGHTS.



**Stamp & Signature**  
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**Revisions & Submittals**

INTERIM DAP PRICING SUBMITTAL	04/30/15
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DPW CONSTRUCTION SET	03/07/15



Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_

Scale 1/8"=1'-0" Project Number FEI#1379

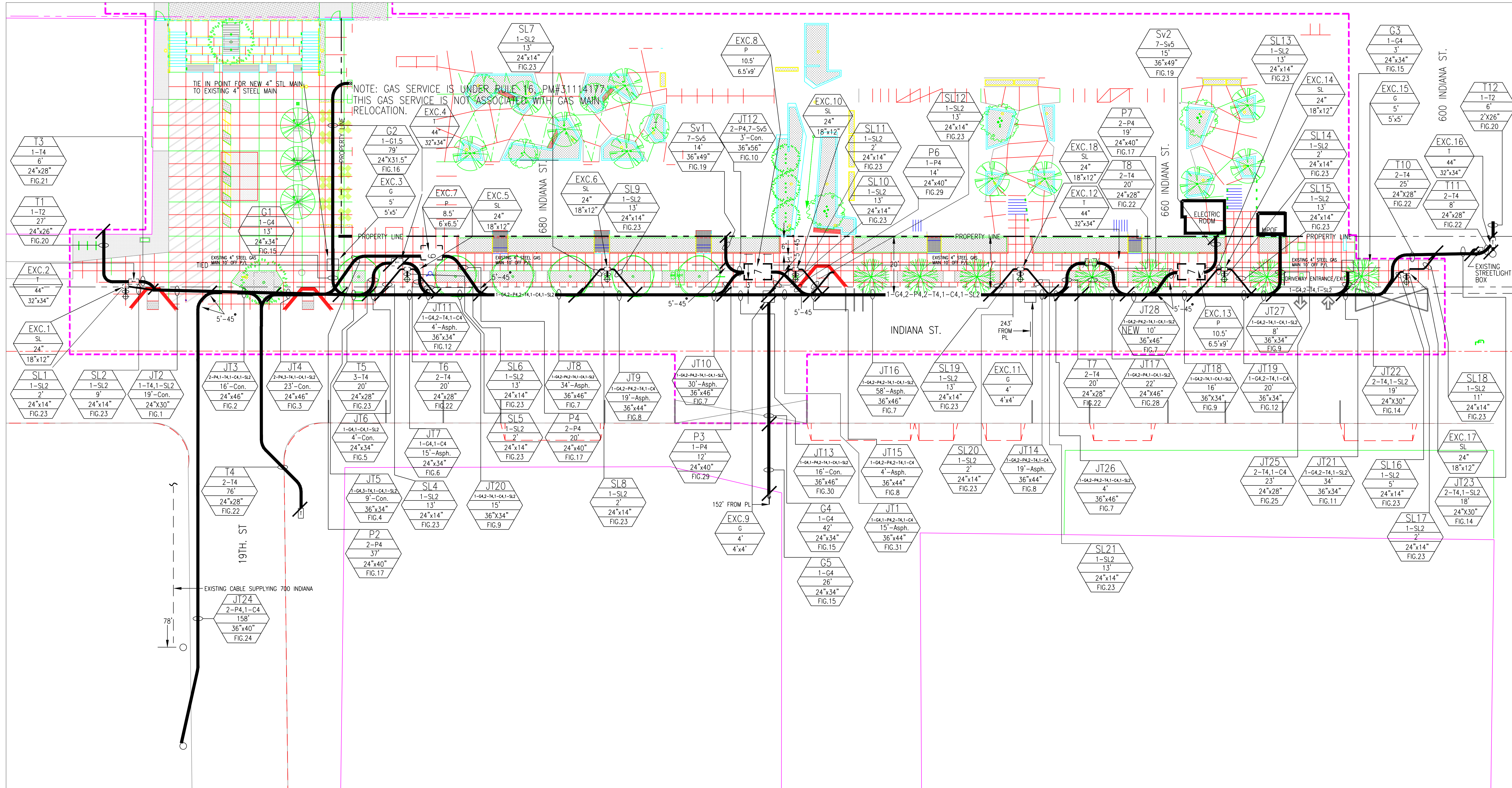
Date \_\_\_\_\_

Title  
**FIRST FLOOR PLAN LIGHTING**

Sheet  
**E3.11s**

**1 FIRST FLOOR- LIGHTING**  
SCALE: 1/8"=1'-0"





NOTE: GAS SERVICE IS UNDER RULE 16, PM#31114177. THIS GAS SERVICE IS NOT ASSOCIATED WITH GAS MAIN RELOCATION.

NO.	REVISIONS	DESCRIPTION	DATE	APPROVED

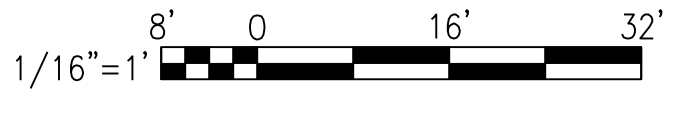
**CB ENGINEERS**  
 Building Experience  
 449 10th Street  
 San Francisco, CA 94103  
 Tel: (415) 437-7330 Fax: (415) 437-7333

**660-680 INDIANA STREET**  
 SAN FRANCISCO CALIFORNIA

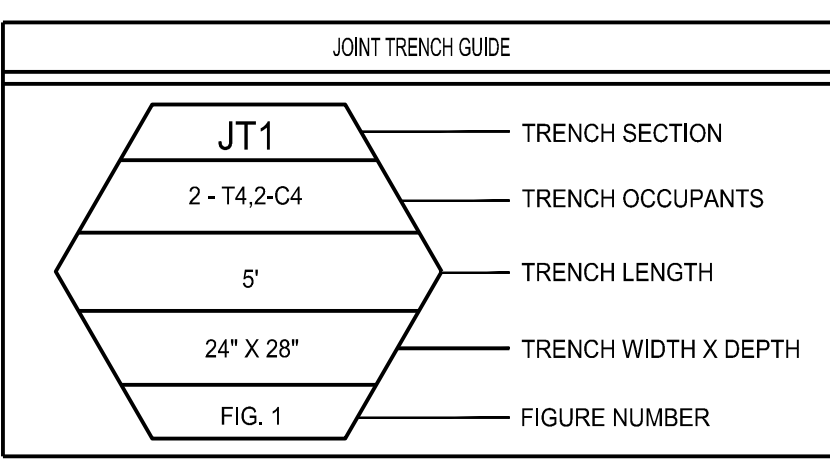
**COMPOSITE TRENCH DRAWING**



**PRELIMINARY ONLY - NOT FOR CONSTRUCTION**  
**PENDING PG&E, AT&T, AND COMCAST APPROVAL**



COMPOSITE TRENCH LEGEND	
[ 7 ]	PG&E #7 BOX 5.5' W x 9.5' L x 7.5' D
[ 6 ]	PG&E #6 BOX 5' W x 7.5' L x 6' D
[ T ]	AT&T BOX 20' W x 42' L x 34' D
[ SL ]	STREETLIGHTS
[ SL ]	STREETLIGHT BOX 24' W x 18' L x 12' D



TRENCH OCCUPANT KEY	
G	— GAS
P	— PRIMARY ELECTRIC
S	— ELECTRIC SECONDARY
SVC	— ELECTRIC SERVICE
T	— TELEPHONE (AT&T)
C	— CABLE TV (COMCAST)
R	— REMOVABLE BOLLARD
F	— FIXED BOLLARD
SL	— STREETLIGHTS

THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHT-OF-WAYS.

THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS TO COMMENCING THE WORK.

DESIGN CHANGE COMPONENT

ANY CHANGE TO THESE DESIGN MUST BE APPROVED BY:

PAT HUFFORD PATRICIA.HUFFORD@PGE.COM (415)695-3322

DEVELOPER

PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPERINTENDENT VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES AND SIGN AND DATE DRAWING.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

THANK YOU

CONTACT INFORMATION			
CONTACT:	ED LEE	DESIGNED BY:	GEORGE CABILES
	CB ENGINEERS		CB ENGINEERS
	449 10th ST.		449 10th ST.
	SAN FRANCISCO, CA 94103		SAN FRANCISCO, CA 94103
	(415) 437-4371		(415) 437-4392
PG&E PROJECT #	31089343	AT&T PROJECT #	31143141
PG&E CONTACT:	ROB TALBOT	AT&T CONTACT:	PAUL LUCCO
	(415)695-3470		(415)644-7164
COMCAST CONTACT:	DEREK NIPPE	ASTOUND CONTACT:	
	(415)859-1188		

DATE	3/8/2016
SCALE	1/16" = 1'
DRAWN	GC
CHECKED	EL
Job#	13089.150
DRAWING NUMBER	UCT 10

