#### A0.00 - COVER SHEET

CIVIL:

C0.01 - CIVIL NOTES, LEGEND & ABBREVIATIONS C1.00 - ONSITE DEMOLITION PLAN - FOR REFERENCE ONLY C1.11 - OFFSITE DEMOLITION PLAN C1.12 - OFFSITE DEMOLITION PLAN C1.13 - OFFSITE DEMOLITION PLAN C2.00 - SITE PLAN C2.01 - CURB & GUTTER GRADING PLAN BUILDING 'M' C2.02 - CURB & GUTTER GRADING PLAN BUILDING 'O' C2.03 - CURB & GUTTER GRADING PLAN ARTS PLAZA C3.01 - UTILITY PLAN BUILDING 'M' C3.02 - UTILITY PLAN BUILDING 'O' C3.03 - UTILITY PLAN ARTS PLAZA C4.01 - CONSTRUCTION DETAILS C4.02 - CONSTRUCTION DETAILS C4.03 - CONSTRUCTION DETAILS C4.04 - CONSTRUCTION DETAILS C4.05 - CONSTRUCTION DETAILS C5.00 - EROSION CONTROL PLAN

#### LANDSCAPE:

L1.00 - LANDSCAPE MATERIALS SCHEDULE - NORTH & SOUTH BUILDINGS L1.00p - LANDSCAPE MATERIALS SCHEDULE - ARTS PLAZA L1.01n - LANDSCAPE MATERIALS PLAN - NORTH BUILDING L1.01s - LANDSCAPE MATERIALS PLAN - SOUTH BUILDING L1.03p - LANDSCAPE MATERIALS PLAN - ARTS PLAZA L2.01n - LANDSCAPE GRADING PLAN - NORTH BUILDING L2.01s - LANDSCAPE GRADING PLAN - SOUTH BUILDING L2.03p - LANDSCAPE GRADING PLAN - ARTS PLAZA L2.04n - LANDSCAPE GRADING PLAN - NORTH BUILDING ENLARGED L2.04s - LANDSCAPE GRADING PLAN - NORTH BUILDING ENLARGED L3.01n - LANDSCAPE LAYOUT PLAN - NORTH BUILDING L3.01s - LANDSCAPE LAYOUT PLAN - SOUTH BUILDING L3.03p - LANDSCAPE LAYOUT PLAN - ARTS PLAZA L3.04n - LANDSCAPE LAYOUT PLAN - NORTH BUILDING ENLARGED L3.04s - LANDSCAPE LAYOUT PLAN - NORTH BUILDING ENLARGED L4.00 - PLANTING SCHEDULE L4.00p - PLANTING SCHEDULE - ARTS PLAZA L4.01n - PLANTING PLAN - NORTH BUILDING L4.01s - PLANTING PLAN - SOUTH BUILDING L4.02n - PLANTING PLAN - NORTH BUILDING ROOF LEVEL L4.02s - PLANTING PLAN - SOUTH BUILDING ROOF LEVEL L4.03p - PLANTING PLAN - ARTS PLAZA L5.01n - IRRIGATION PLAN - NORTH BUILDING L5.01s - IRRIGATION PLAN - SOUTH BUILDING L5.02n - IRRIGATION PLAN - NORTH BUILDING ROOF LEVEL L5.02s - IRRIGATION PLAN - SOUTH BUILDING ROOF LEVEL L5.03p - LANDSCAPE IRRIGATION PLAN - ARTS PLAZA L5.04 - IRRIGATION NOTES & LEGEND L5.05 - IRRIGATION DETAILS L5.06 - IRRIGATION DETAILS L5.07 - IRRIGATION DETAILS L5.08 - IRRIGATION DETAILS & WATER CALCULATIONS L6.01 - SITE SECTIONS L6.02 - SITE SECTIONS L6.03 - SITE SECTIONS L6.04 - SITE SECTIONS L6.05 - SITE SECTIONS L6.06 - SITE SECTIONS L6.07 - SITE SECTIONS L6.08 - SITE SECTIONS L6.09 - SITE SECTIONS L7.01 - CONSTRUCTION DETAILS L7.02 - CONSTRUCTION DETAILS L7.03 - CONSTRUCTION DETAILS L7.04 - PLANTER DETAILS L7.05 - CONSTRUCTION DETAILS L7.06 - SHEET NOT USED L7.07 - FURNITURE DETAILS L7.08 - CONSTRUCTION DETAILS L7.09 - CONSTRUCTION DETAILS L7.10 - PLANTING DETAILS L7.11 - PLANTING DETAILS LI1.01 - LANDSCAPE PHOTOMETRIC LIGHTING PLAN, STREETSCAPE LI1.02 - LANDSCAPE PHOTOMETRIC LIGHT PLAN, PLAZA

### ARCHITECTURE:

A2.11n - FLOOR PLAN - FIRST FLOOR NORTH BUILDING 'M' A2.11s - FLOOR PLAN - FIRST FLOOR SOUTH A3.00s - EXT. ELEVATIONS - SOUTH BUIDLING 'O' A3.01n - EXTERIOR ELEVATIONS - NORTH BUILDING 'M'

### STRUCTURAL:

S2.21s - ARTS PLAZA SITE PLAN & DETAILS

#### ELECTRICAL:

E0.01s - LEGEND, SYMBOLS, & NOTES ELECTRICAL E0.02n - LIGHTING SCHEDULE E0.03n - LIGHTING SCHEDULE E1.00s - SITE PLAN ELECTRICAL E1.00n - SITE PLAN ELECTRICAL E2.01n - FIRST FLOOR POWER & SIGNAL PLAN - NORTH BUILDING 'M" 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

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

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

375 Alabama Street #440 San Francisco, CA 94110 V : 415.285.2880 F : 415.285.2240

architecture & planning

98 Jack London Alley San Francisco CA 94107

**ARCHITECTURE** 

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415 908 6408 pfaulong.com

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9/12/2014

Revisions & Submittals STREET IMPROVEMENT PERMIT SET

STREET IMPROVEMENT PERMIT SET <u> 17\</u> 2/18/2016

DPW CONSTRUCTION SET 3/07/2016

DPW CONSTRUCTION SET 5/18/2016 REVISED REV 8/9/16 BUILDING 'M'

INDIANA STREET

Checked By Project Number

1204

**COVER SHEET** 

Project would be Fully Sprinklered.

AB	AGGREGATE BASE	ОН	OVERHEAD ELECTRIC
ABD	ABANDONED	(P)	PROPOSED
AC	ASPHALT CONCRETE	PA	PLANTED AREA
	AREA DRAIN	PED	PEDESTRIAN
	AMERICANS WITH DISABILITIES ACT	PG <b>&amp;</b> E	PACIFIC GAS & ELECTRIC
BS	BOTTOM OF STEP	PIV	POST INDICATOR VALVE
BW	•	PL	
C&G	CURB & GUTTER	POC	POINT OF CONNECTION
CB	CATCH BASIN	PRW	
	CUBIC FEET	PSI	
	CENTERLINE	PUE	
	CLEAN OUT		RADIUS
	CONCRETE	RC	
	CRAWL SPACE	RCP	
	DEMOLISH	REQ'D	
	DRAINAGE INLET	RET	RETAINING
	DUCTILE IRON PIPE	RIM	TOP OF STRUCTURE GRATE,
	DOWN SPOUT	ROW	RIGHT OF WAY
	DOMESTIC WATER	RW	RAINWATER
E		RWL	RAINWATER LEADER
	EXISTING	PVMT	PAVEMENT
	ELECTRICAL BOX	S	SLOPE
	END CURVE	SAP	SEE ARCHITECTURAL PLANS
•	ELEVATION	SD	STORM DRAIN
ELEC 	ELECTRIC	SDE	SHERWOOD DESIGN ENGINEE
EP 	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EVA	EMERGENCY VEHICLE ACCESS	SEP	SEE ELECTRICAL PLANS
FC	FACE OF CURB	SF	SQUARE FEET
FDC	FIRE DEPARTMENT CONNECTION	SLP	SEE LANDSCAPE PLANS
FFE	FINISHED FLOOR ELEVATION	SMP	SEE MECHANICAL PLANS
FG	FINISH GRADE	SPD	SEE PLUMBING DRAWINGS
FH 	FIRE HYDRANT	SPRK	FW SPRINKLER LINE
FL	FLOWLINE	SQ	SQUARE
FS	FINISH SURFACE	SS	SANITARY SEWER
FT	FEET FIRE WATER	SSP	SEE STRUCTURAL PLANS
FW G	GAS GAS	SSCO	SANITARY SEWER CLEAN OL
G GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
GB GM	GAS METER	SSP	SEE STRUCTURAL PLANS
GV GV	GATE VALVE	STD	STANDARD
G <b>V</b> GW	GRAY WATER	STM	STEAM
HB	HOSEBIB	SW	SIDEWALK
HDPE	HIGH-DENSITY POLYETHYLENE	TB	TOP OF BANK
HP	HIGH POINT	TBD	TO BE DETERMINED
· НТ	HEIGHT	TBM	TEMPORARY BENCHMARK
 HV	HIGH VOLTAGE	TBR TC	TO BE REMOVED
INV	INVERT OF PIPE OR CHANNEL		TOP OF CURB
IRR	IRRIGATION	TD	TRENCH DRAIN
JB	JUNCTION BOX	TEL TEMP	TELEPHONE TEMPORARY
JP	JOINT POLE	TG	TOP OF GRATE
LA	LANDSCAPE ARCHITECT	TP	TOP OF PAVEMENT
LF	LINEAR FEET	TS	TOP OF STEP
LP	LOW POINT	TW	TOP OF WALL
LT	LEFT	TYP	TYPICAL
MAX	MAXIMUM	UG	UNDERGROUND
MH	MANHOLE	U.O.N.	UNLESS OTHERWISE NOTED
MIN	MINIMUM	VERT	VERTICAL
V V	NORTH	VERT	VERIFY IN FIELD
VFC	NOT FOR CONSTRUCTION	W	WATER
VIC	NOT IN CONTRACT		
NTS	NOT TO SCALE	WALK	WALKWAY/SIDEWALK
OC	ON CENTER	WM	WATER METER
-	· · · · · · · · · · · · · · · · · · ·	WS	WATER SURFACE

### UNAUTHORIZED CHANGES AND USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE REPSONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGE TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THIS WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL OR CITY.

SHERWOOD DESIGN ENGINEERS, SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES: OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED. STORED IN A RETRIEVAL SYSTEM. OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF SHERWOOD DESIGN ENGINEERS, EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF SHERWOOD DESIGN ENGINEERS, SHALL RENDER IT INVALID AND UNUSABLE.

#### GENERAL NOTES

- THE DESIGN SHOWN IN THESE DOCUMENTS WAS BASED ON THE FOLLOWING: A. SAN FRANCISCO CODE OF ORDINANCES. DEVELOPMENT STANDARDS. B. ALL GUIDELINES AS SET FORTH BY THE GEOTECHNICAL INVESTIGATION REPORTS: GEOTECHNICAL EXPLORATION 650 INDIANA STREET, SAN FRANCISCO, CALIFORNIA, PROJECT NO. 731599001 PREPARED BY TREADWELL & ROLLO, A
- LANGAN COMPANY. DATED FEBRUARY 08, 2013. C. THE GEOTECHNICAL REPORT SHALL BE INCLUDED AS PART OF THE WORKING DOCUMENTS AND THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THIS
- D. REQUIREMENTS OF ALL PERMITS APPLICABLE TO THIS PROJECT.
- TOPOGRAPHIC SURVEY AND BOUNDARY AS ILLUSTRATED ON THESE PLANS BY LUK & ASSOCIATES, DATED AUGUST 2012, AND SUPPLEMENTAL SURVEY PERFORMED AUGUST
- GENERAL CONSTRUCTION SHALL BE IN CONFORMANCE WITH CALTRANS STANDARD SPEC, LATEST EDITION (2013).
- 4. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SAN FRANCISCO CONSTRUCTION DESIGN STANDARDS, SPECIFICATIONS AND DETAILS, WITH ADDITIONAL INSPECTION AND APPROVAL AS REQUIRED TO COMPLY WITH "CITY OF SAN FRANCISCO" AND/OR "STATE OF CALIFORNIA" STANDARD PLANS AND SPECIFICATIONS. ALL REVISIONS MUST BE APPROVED BY THE APPROPRIATE AGENCY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO REVIEW AND CONFIRM COMPLIANCE WITH GREEN POINT RATING MEASURES OUTLINES IN THE GREEN POINT RATED CHECKLIST FOR NEW HOME MULTIFAMILY RATING SYSTEM VERSION 6.0 AS SHOWN ON SHEET A0.14B.

#### GRADING NOTES

- ALL GRADING AND DRAINAGE TO COMPLY WITH RECOMMENDATIONS IN SOILS REPORT ENTITLED GEOTECHNICAL EXPLORATION 650 INDIANA STREET, SAN FRANCISCO.CALIFORNIA. PROJECT NO. 731599001 PREPARED BY TREADWELL & ROLLO, A LANGAN COMPANY. DATED FEBRUARY 08, 2013.
- ALL GRADING SHALL CONFORM WITH THE GRADING ORDINANCE.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. SURFACE PLANT GROWTH ONLY, WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
- PRIOR TO COMMENCEMENT OF GRADING ONSITE, CONTRACTOR SHALL GIVE GEOTECHNICAL CONSULTANT 48 HOUR ADVANCE NOTIFICATION. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT FOR ALL GRADING ACTIVITIES AND SHALL PERFORM TESTING AS DEEMED
- PERMANENT CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3H:1V) PER GEOTECHNICAL ENGINEER'S REPORT. TEMPORARY CUT SLOPES SHALL BE REVIEWED AND APPROVED BY GEOTECHNICAL ENGINEER.
- 6. ALL RAMPS AND OTHER ACCESSIBILITY ACCOMMODATIONS ARE INTENDED TO COMPLY WITH THE CURRENT STANDARDS UNDER THE AMERICANS WITH DISABILITIES ACT (A.D.A.). THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF ANY PROPOSED IMPROVEMENTS ARE NOT CONSISTENT WITH THE STANDARDS.
- GRADING OR ANY OTHER OPERATION THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. MUD TRACKED ONTO ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY AS DIRECTED BY A CITY INSPECTOR.
- THIS PLAN REFERENCES AN EXISTING TOPOGRAPHIC SURVEY PREPARED BY LUK & ASSOCIATES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHICAL INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE PROJECT SITE TO PREVENT MIGRATION OF SOILS OUTSIDE THE PROJECT AREA. INCREASED WATERING SHALL BE PERFORMED WHEN WINDS EXCEED 10 MPH OR AS DIRECTED BY CITY REPRESENTATIVE. ALL DUST CONTROL IS CONSIDERED INCIDENTAL TO THE CONTRACT.
- 10. CONTRACTOR SHALL USE RECLAIMED WATER FOR DUST CONTROL AND SOIL COMPACTION WHICH CAN BE OBTAINED FROM SFPUC-WWE/CSD BY CONTACTING: RECYCLEDWATER@SFWATER.ORG.
- 11. WORK SHALL CONFORM WITH SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS ORDER NO.178,940 REGARDING EXCAVATING AND RESTORING STREETS IN SAN FRANCISCO.

### DRAINAGE NOTES

- DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY.
- THE CITY & COUNTY ENGINEERING INSPECTOR SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS PRIOR TO BACKFILL.

### UTILITY NOTES

- ALL EXISTING UTILITIES ARE INDICATED AT THEIR HORIZONTAL LOCATION AND DEPTH BASED UPON SITE SURVEY AND RECORD INFORMATION, WHEN AVAILABLE TO THE ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL LOCATIONS, DEPTHS AND SIZES, AND SHALL NOTIFY UTILITY COMPANIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION FOR ACTUAL FIELD LOCATION.
- CONTACT UNDERGROUND UTILITY LOCATOR TO HAVE UTILITIES LOCATED AND MARKED NOT LESS THAN 2 WORKING DAYS, AND NOT MORE THAN 14 WORKING DAYS PRIOR TO EXCAVATION.
- POTHOLING MAY BE REQUIRED IN SOME AREAS TO CONFIRM THAT MINIMUM REQUIRED VERTICAL CLEARANCES CAN BE ACHIEVED.
- 3. PIPE MATERIALS AND METHODS OF INSTALLATION, INCLUDING TRENCH EXCAVATION AND BACKFILL, SHALL BE IN ACCORDANCE WITH THE APPLICABLE DETAILS PER PLAN AND WITH ALL APPLICABLE MANUFACTURER'S RECOMMENDATIONS.
- PIPES SHALL BE LAID TRUE TO PROPOSED LINE AND GRADE, WITH NO HORIZONTAL DEVIATIONS OR BELLIES. ALL PIPE JOINTS SHALL BE TIGHT AND FULLY SEALED, SO AS TO ACHIEVE WATER-TIGHT OR SOIL-TIGHT JOINTS, AS APPROPRIATE FOR THE SPECIFIC PIPE TYPE.
- CONTRACTOR SHALL COORDINATE EXACT HORIZONTAL AND VERTICAL LOCATION OF PROPOSED ON-SITE UTILITY SERVICES WITH GROUND LEVEL PLUMBING PLAN, IF AVAILABLE, PRIOR TO SERVICE LATERAL INSTALLATION.
- 6. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY & COUNTY OF SAN FRANCISCO. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.
- 7. PROPOSED UTILITY STRUCTURES SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS. AND SHALL BE INSTALLED VERTICALLY PLUMB ON A FULLY COMPACTED BASE. STRUCTURES SHALL BE BACKFILLED IN ACCORDANCE WITH THE APPLICABLE DETAIL PER PLAN, AND THE TOP OF EACH STRUCTURE SHALL BE SET SO ALL EXPOSED PORTIONS (FRAME, GRATE, COVER, ETC.) CONFORM TO ADJACENT GRADE UNLESS OTHERWISE NOTED.

#### UTILITY NOTES CONT

- 8. ALL WORK PERFORMED TO RESET EXISTING UTILITY BOXES OR STRUCTURES TO PROPOSED GRADE SHALL BE IN ACCORDANCE WITH THE RESPECTIVE OWNER'S (UTILITY COMPANY OR AGENCY) STANDARDS AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING EACH UTILITY OWNER'S APPROVAL UPON COMPLETION. AS APPLICABLE IN THE EVENT AN EXISTING STRUCTURE IS BROKEN OR OTHERWISE DAMAGED BEYOND THE POINT OF REUSE, IT SHALL BE REPLACED OR RETROFITTED AS DIRECTED BY THE RESPECTIVE UTILITY OWNER.
- 9. IF A UTILITY OWNER REQUIRES THAT ALL WORK RELATING TO A SPECIFIC BOX RETROFIT OR REPLACEMENT BE EXECUTED BY ITS OWN FORCES OR BY A SEPARATE, UTILITY-CERTIFIED CONTRACTOR, THE CONTRACTOR SHALL PROVIDE INFORMATION TO AND COORDINATE WITH THAT OWNER, TO THE EXTENT NECESSARY TO FULLY FACILITATE THE RECONSTRUCTION WORK.
- 10. HYDROSTATIC PRESSURE TESTING SHALL BE PERFORMED UNDER DIRECTION OF CITY INSPECTOR.

#### CONSTRUCTION NOTES

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
- A. THE PROJECT CONSTRUCTION DOCUMENTS AND SPECIFICATIONS. CITY AND COUNTY OF SAN FRANCISCO APPLICABLE CODES, STANDARD PLANS AND SPECIFICATIONS.
- STANDARDS OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OFFICE OF STANDARDS AND RULES OF THE STATE DIVISION OF INDUSTRIAL SAFETY.
- REQUIREMENTS OF ALL PERMITS APPLICABLE TO THIS PROJECT.
- ALL GUIDELINES AS SET FORTH BY THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS PROJECT "GEOTECHNICAL EXPLORATION 650 INDIANA STREET, SAN FRANCISCO CALIFORNIA, PROJECT NO. 731599001" PREPARED BY TREADWELL & ROLLO, A LANGAN COMPANY, DATED FEBRUARY 08, 2013, GEOTECHNICAL REPORT SHALL BE INCLUDED AS PART OF THE WORKING DOCUMENTS AND THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THIS REPORT.

IN CASE OF CONFLICTS BETWEEN ANY OF THE ABOVE, THE MOST STRINGENT SHALL GOVERN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING THE ABOVE DOCUMENTS.

- 2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM OTHER REGULATORY AGENCIES FOR PROJECTS WITHIN SENSITIVE AREAS OR WHICH HAVE SIGNIFICANT STORMWATER POLLUTION POTENTIAL.
- 3. THE CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN. CONTRACTOR SHALL USE ADEQUATE NUMBERS OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF WORK.
- 4. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE-GROUND AND UNDERGROUND, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 5. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAWS OF THE REGULATORY BODY HAVING JURISDICTION OVER THE PROJECT SITE
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- 7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 8. SHERWOOD DESIGN ENGINEERS AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED IN WRITING BY THE CONTRACTOR OF ANY IDENTIFIED CONDITIONS THAT REQUIRE DEVIATIONS FROM THESE PLANS AND/OR SPECIFICATIONS. ANY REVISIONS TO THE IMPROVEMENT PLANS WILL BE PROCESSED IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
- 9. ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE CIVIL ENGINEER IMMEDIATELY. THE CIVIL ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS IN WRITING WITHIN A REASONABLE TIME.
- 10. CONTRACTOR SHALL VISIT THE SITE, EXAMINE AND NOTE ALL EXISTING CONDITIONS AS TO THE CHARACTER AND EXTENT OF WORK INVOLVED.
- 11. THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (800-227-2600) A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION.
- 12. THE CONTRACTOR SHALL EXERCISE CARE WHEN WORKING NEAR EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGE, BREAKAGE, OR LEAKS CAUSED BY THE WORK.
- 13. WHERE EXISTING ABANDONED UNDERGROUND UTILITIES ARE ENCOUNTERED AND ARE IN CONFLICT WITH WORK ASSOCIATED WITH THIS CONTRACT, THE CONTRACTOR SHALL CONTACT UTILITY OWNER, CONFIRM ABANDONMENT, THEN REMOVE SUCH UTILITIES AS NEEDED AND DISPOSE OF THE MATERIAL ACCORDING TO THE LATEST OSHA REGULATIONS AND THE CITY AND COUNTY OF SAN FRANCISCO REQUIREMENTS.
- 14. GRADE AND COMPACT EXISTING AREA IN THE VICINITY OF NEW CONSTRUCTION TO DRAIN AND TO PREVENT TRIPPING HAZARD. SITE TO BE PREPARED, GRADED AND COMPACTED AS OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT.
- 15. ALL APPROPRIATE EROSION CONTROL MEASURES SHALL BE IN PLACE BY THE START OF CONSTRUCTION PER THE SITE SPECIFIC EROSION CONTROL PLAN AND / OR SWPPP. ALL WET WEATHER EROSION CONTROL PROVISION SHALL BE IMPLEMENTED NO LATER THAN OCTOBER 15. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND OPERATIONAL UNTIL NO EARLIER THAN APRIL 15. CONDITIONS OF CONTRACTOR'S SWPPP SHALL BE FOLLOWED AT ALL TIMES, THROUGH THE YEAR. REFER TO EROSION CONTROL PLANS/DETAILS FOR ADDITIONAL REQUIREMENTS.
- 16. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE 5' OR DEEPER. ALL TRENCHES 5' IN DEPTH OR GREATER SHALL BE SHORED AND BRACED ACCORDING TO STATE LAW.
- 17. CONTRACTOR IS RESPONSIBLE FOR BARRICADES, FLAG MEN AND LIGHTS AS MAY BE REQUIRED AT THE SITE.
- 18. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS AND CASES OF CONSTRUCTION ON THIS PROJECT. REFERENCES OF NOTES AND DETAILS TO SPECIFICATIONS AND LOCATIONS SHALL NOT LIMIT THEIR APPLICABILITY.
- 19. CONTRACTOR SHALL COORDINATE ALL WORK, INCLUDING SUBCONTRACTOR'S WORK, SO AS TO ELIMINATE CONFLICTS AND WORK TOWARDS THE GENERAL GOOD AND COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
- 20. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, UTILITIES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
- 21. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY THE DUST FROM HIS OR HER SUBCONTRACTOR'S ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT.



#### CONSTRUCTION NOTES CONT

- 22. CONTRACTOR SHALL PROVIDE ALL NECESSARY PUBLIC SAFETY DEVICES IN ACCORDANCE WITH CURRENT CALTRANS TRAFFIC CONTROL STANDARDS INCLUDING, BUT NOT LIMITED TO, LIGHTS, SIGNS, BARRICADES, AND FLAG PERSONS. IN ADDITION, TEMPORARY FENCING SHALL BE PROVIDED ALONG ALL PROPERTY LINES AS DIRECTED BY THE CITY OF SAN FRANCISCO.
- 24. ALL DEBRIS AND UNSUITABLE MATERIAL WITHIN THE AREA OF WORK, LEGAL DUMPSITE AT THE EXPENSE OF THE CONTRACTOR
- THAT ADJACENT STRUCTURES AND DAMAGE RESULTING FROM PLACE FOR TRENCHES GREATER THAN 5 FEET IN DEPTH AND IN CONFORMANCE.

# VICINITY MAP

- 23. GEOTECHNICAL ENGINEER SHOULD OBSERVE PLACEMENT AND COMPACTION OF FILL, BEDDING AND UTILITY TRENCH BACKFILL, SITE GRADING, SHORING INSTALLATION AND TRENCHING STABILITY.
- WHICH IS NOT INCORPORATED IN THE WORK, SHALL BE REMOVED TO A
- 25. ALL EXCAVATIONS SHALL BE ADEQUATELY SHORED AND BRACED SO INADEQUATE SHORING OR BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OWN EXPENSE. APPROPRIATE SHORING SHALL BE IN

### SHEET INDEX

C0.01

C5.00

C1.00 ONSITE DEMOLITION PLAN (FOR REFERENCE ONLY) OFFSITE DEMOLITION PLAN C1.11 C1.12 OFFSITE DEMOLITION PLAN C1.13 OFFSITE DEMOLITION PLAN C2.00 SITE PLAN C2.01 CURB & GUTTER GRADING PLAN (BUILDING 'M') C2.02 CURB & GUTTER GRADING PLAN (BUILDING 'O') C2.03 CURB & GUTTER GRADING PLAN (ARTS PLAZA) C3.01 UTILITY PLAN (BUILDING 'M') C3.02 UTILITY PLAN (BUILDING 'O') C3.03 UTILITY PLAN (ARTS PLAZA') C4.01 CONSTRUCTION DETAILS CONSTRUCTION DETAILS C4.02 C4.03 CONSTRUCTION DETAILS C4.04 CONSTRUCTION DETAILS C4.05 CONSTRUCTION DETAILS

EROSION CONTROL PLAN

CIVIL NOTES, LEGEND & ABBREVIATIONS

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06.23.16 Key Plan

05.18.16

DPW CONSTRUCTION SET

DPW CONSTRUCTION SET

REVISED

Drawn By Checked By CT Scale Project Number N.T.S. 12-324 Date 05.18.16

CIVIL NOTES LEGEND & **ABBREVIATIONS** 

### DEMOLITION NOTES

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:
  - A. PROJECT DOCUMENTS AND STANDARDS B.OSHA STANDARDS
  - C.ALL GUIDELINES SET FORTH BY THE GEOTECHNICAL REPORT PREPARED BY TREADWELL & ROLLO, DATED FEBRUARY 08, 2013.
- 2. SEDIMENTATION AND EROSION CONTROL MEASURES, PER BEST MANAGEMENT PRACTICES, SHALL BE INSTALLED PRIOR TO START OF DEMOLITION.
- DISCONNECTIONS OR CAPPING OF ALL UTILITY LINES SHALL BE IN ACCORDANCE WITH SFPUC AND SAN FRANCISCO DPW STANDARDS.
- 4. 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.
- 5. CONTRACTOR SHALL PHOTO DOCUMENT EXISTING CONDITIONS OF ADJACENT BUILDINGS AND ROADWAYS PRIOR TO BEGINNING CONSTRUCTION.
- 6. 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.
- 7. REMOVE FOUNDATIONS AND SUBGRADE OF EXISTING SITE INFRASTRUCTURE BELOW PROPOSED GRADE AS PER GEOTECHNICAL REPORT TO THE RECOMMENDED DEPTH.
- 8. 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.
- 9. REMOVE ALL OTHER UNDERGROUND UTILITIES & STRUCTURES ON PROPERTY WITHIN SPECIFIED DEPTH REQUIRED BY GEOTECHNICAL ENGINEER.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. ABANDONED UTILITIES:
  - A. 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.
  - B. COMPLETELY FILL ALL ABANDONED LINES 2" AND LARGER WITH LIGHTWEIGHT CONCRETE [OR] GROUT OR SAND-CEMENT SLURRY CONCRETE.
  - C. FOR ABANDONED LINES SMALLER THAN 2", PLUG END AND CAP WITH CONCRETE.
  - D. IF LINES TERMINATE IN A STRUCTURE, FILL WALL PENETRATION WITH CONCRETE.
- 15. 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.
- 16. 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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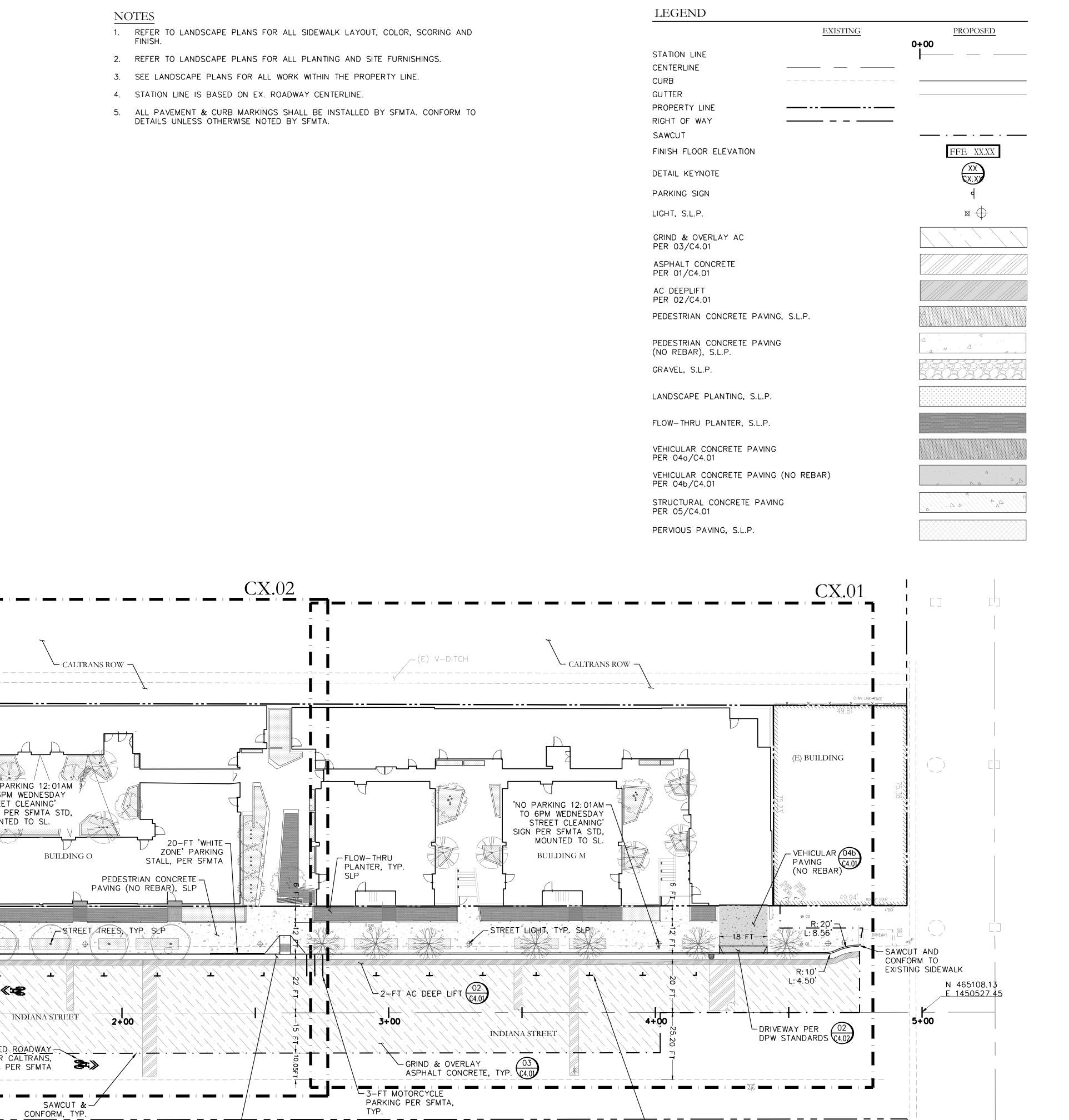
DPW CONSTRUCTION SET 05.18.16 REVISED DPW CONSTRUCTION SET REVISED 06.23.16 Key Plan

BUILDING 'M' BUILDING 'O' NORTH SOUTH INDIANA STREET

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

Date 05.18.16

OFFSITE DEMOLITION PLAN



4" WHITE THERMOPLASTIC 'T' EVERY 20-FT ON CENTER

TREES, SLP

**₽** PEDESTRIAN

CONCRETE

PAVING

= PEDESTRIAN

CONCRETE PAVING (NO

- REBAR), `SLP

PAVING, SLP

STRUCTURAL 05 CONCRETE C4.01

-'NO PARKING 12:01AM

TO 6PM WEDNESDAY STREET CLEANING'

, MOUNTED TO SL.

**%**\*\*

C4.04 SHARED ROADWAY -MARKING PER CALTRANS,

LOCATIONS PER SFMTA

C4.02 CURB AND 2-FT GUTTER PER

DPW STANDARDS

SIGN PER SFMTA STD,

-BLEACHERS,

WORK IN

C4.02 TYPICAL NORMAL

CURB RAMP PER DPW STANDARDS, TYP.

THIS AREA

-EX. CURB RAMPS — 🖊 🗀 🖊

APPROXIMATE.

VERIFY IN FIELD

■ CALTRANST

(E) CRESCO

BUILDING

VEHICULAR -CONCRETE PAVING

04b VEHICULAR CONCRETE

GRAVEL, ─

28 FT-

SAWCUT & —

— — — CONFORM— TO—

EXISTING SIDEWALK
— — — — & CURB—

N 464608.90

E 1450555.11

O1 AC PAVING

01 10-FT WIDE-CROSSWALK PER CALTRANS

SLP

02 DRIVEWAY -PER DPW STANDARDS

PAVING

PAVING

(NO REBAR)

CITY &

COUNTY

OF SF

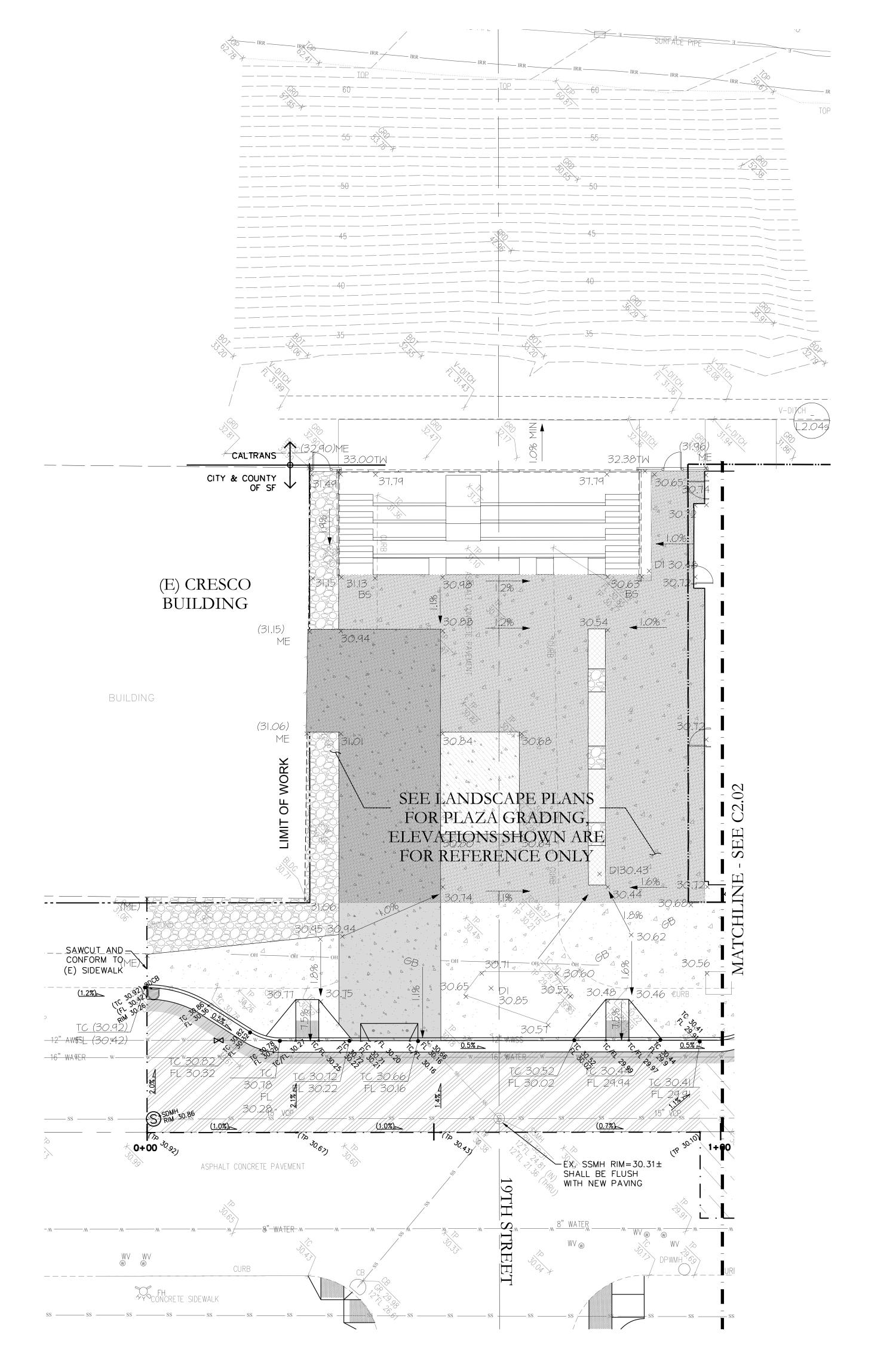
ARCHITECTURE Z architecture & planning 375 Alabama Street; Suite 440 San Francisco, CA 94110-1360 V: 4 1 5 . 2 8 5 . 2 8 8 0 F: 4 1 5 . 2 8 5 . 2 2 4 0 **SHERWOOD** DESIGN ENGINEERS 58 Maiden Lane, Third Floor San Francisco, CA 94108 www.sherwoodengineers.com ©2013 Sherwood Design Engineers Civil Engineers The designs and concepts shown are the sole property of Sherwood Design Engineers and may not be used without the prior written consent of Sherwood Design Engineers. C-72828 Revisions & Submittals DPW PERMIT SET 10.30.15 CONFORM SET 12.02.15 STREET IMPROVEMENT 12.02.15 PERMIT PLAN CHECK ADDENDUM NO. 3 **DBI REVISION** 01.19.16 DPW CONSTRUCTION SET 03.07.16 DPW CONSTRUCTION SET 05.18.16 REVISED DPW CONSTRUCTION SET REVISED 06.23.16 Key Plan BUILDING 'M' BUILDING 'O' NORTH SOUTH INDIANA STREET  $\bigcirc$ N Drawn By Checked By CT Scale Project Number 1"=20' 12-324 Date 05.18.16 SITE PLAN

7

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C2.00



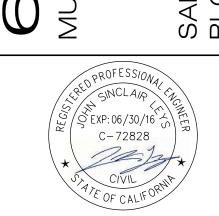
LEGEND		
	<u>EXISTING</u>	<u>PROPOSED</u> <b>0+00</b>
STATION LINE		<b>├</b> ── ─ ─
CLIRR		-
CURB GUTTER		
PROPERTY LINE		
RIGHT OF WAY		
SAWCUT		<u> </u>
FINISH FLOOR ELEVATION		FFE XX.XX
SPOT GRADE		TC XX.XX FL XX.XX
CONFORM TO (E) GRADE		+(TP XX.XX)
SLOPE HARDSCAPE		1.19%
PARKING SIGN		d
LIGHT, S.L.P.		$\bowtie$
STORM DRAIN CATCH BASIN PER 03/C4.04	CB	
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 PER 04b/C4.01	(NO REBAR)	
STRUCTURAL CONCRETE PAVING PER 05/C4.01	3	
BRIDGE ENTRY, S.L.P.		
PERVIOUS PAVING, S.L.P.		

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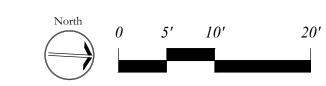


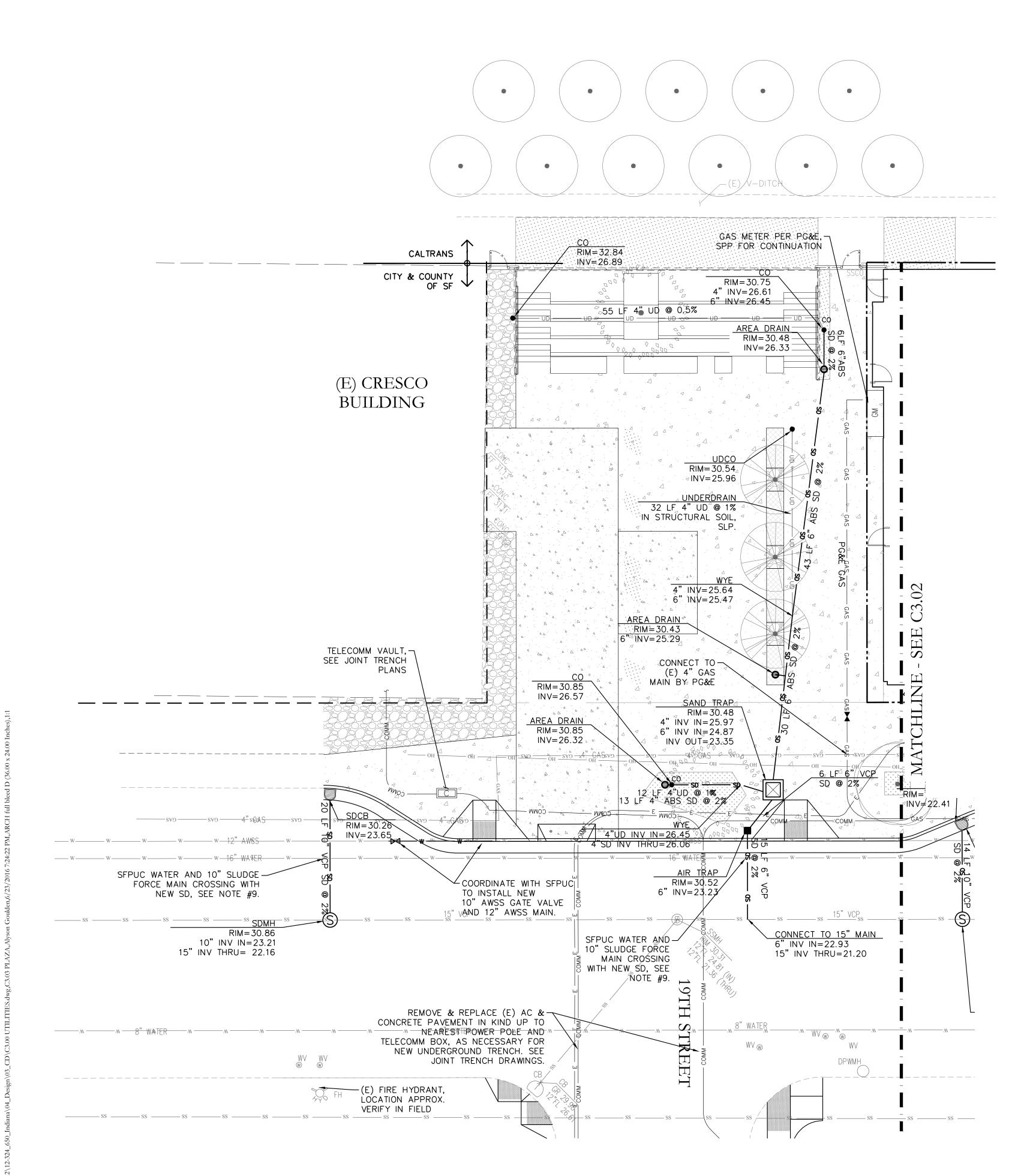
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DPW CONSTRUCTION SET REVISED	05.18.16
DPW CONSTRUCTION SET REVISED	06.23.16
Key Plan	
BUILDING 'O' BUILD NORT	DING 'M' H

Checked By CT Scale Project Number 12-324

05.18.16 Title CURB & GUTTER GRADING PLAN ARTS PLAZA

C2.03





LEGEND

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

### NOTES

- 1. REFER TO ARCHITECTURAL PLANS FOR BUILDING MOUNTED FDC LOCATIONS.
- 2. ALL STORM DRAIN, UNDERDRAIN, SANITARY SEWER GRAVITY LINES TO BE SLOPED AT 2% MIN. UNLESS NOTED OTHERWISE.
- 3. 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.
- 4. 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.
- 5. ALL JOINT TRENCH UTILITIES SHALL CROSS PROPOSED AND EXISTING UTILITIES WITH A MINIMUM OF 12" VERTICAL CLEARANCE.
- 6. CONTRACTOR SHALL CONCRETE ENCASE METER VAULTS AND BOXES PER SFPUC STANDARDS.
- 7. ALL UTILITY LATERALS THAT PENETRATE INTO THE FLWO-THRU PLANTER BOXES SHALL BE SLEEVED. SEE LANDSCAPE PLANS FOR DETAILS.
- 8. ALL AT-GRADE UTILITY COVERS SHALL BE FIRM, STABLE, AND SLIP RESISTANT IN ALL PEDESTRIAN AREAS. COVERS SHALL HAVE NO MORE THAN 1/4 INCH VERTICAL OFFSETS, AND OPENINGS AND JOINTS SHALL BE NO LARGER THAN 1/2 INCH. CONTRACTOR SHALL SUBMIT ACCESSIBLE-TYPE PRODUCT DATA.
- 9. 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.

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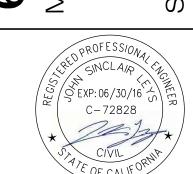
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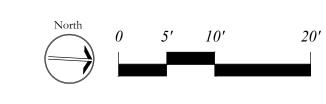
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DPW CONSTRUCTION SET	
REVISED	05.18.16
DPW CONSTRUCTION SET REVISED	06.23.16
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	BUILDING 'M'
	NORTH
INDIANA STREET	
	$\bigcirc$ N
	$\vee$

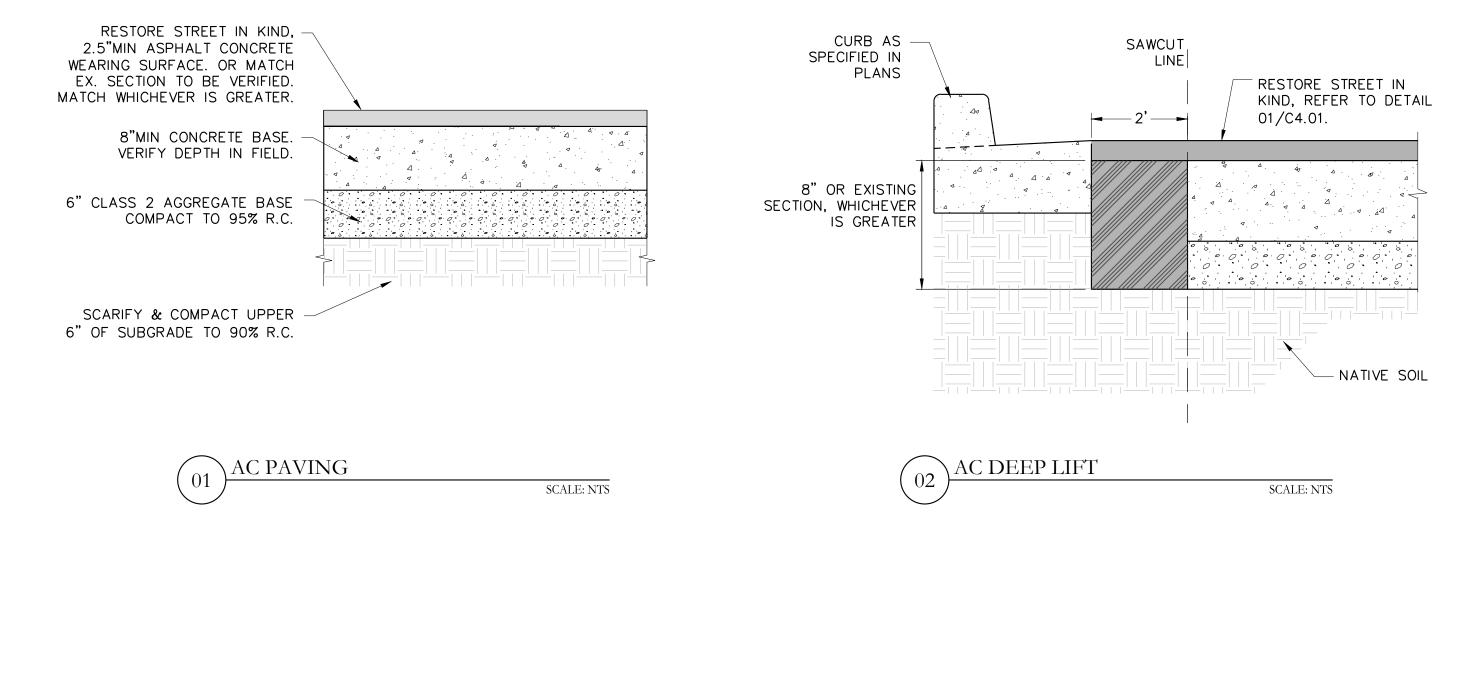
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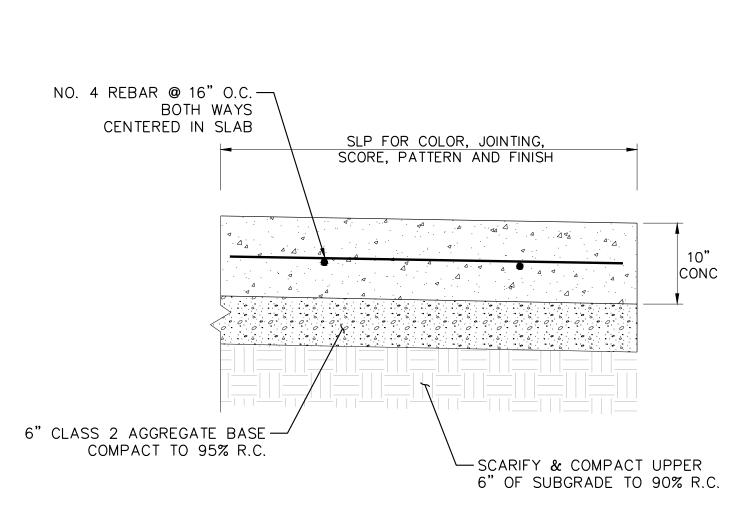
Drawn By CT Scale Project Number 1"=10' 12-324 Date 05.18.16

UTILITY PLAN ARTS PLAZA

C3.03







STRUCTURAL CONCRETE PAVING

GRIND (E) AC PAVEMENT AS INDICATED ON PLAN

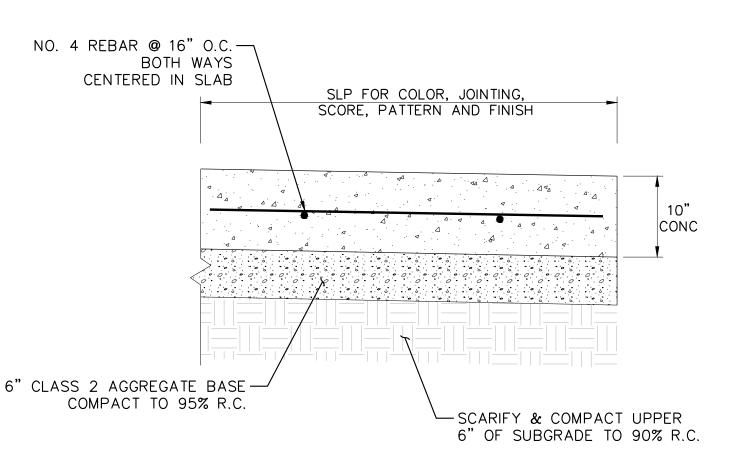
AC GRIND & OVERLAY

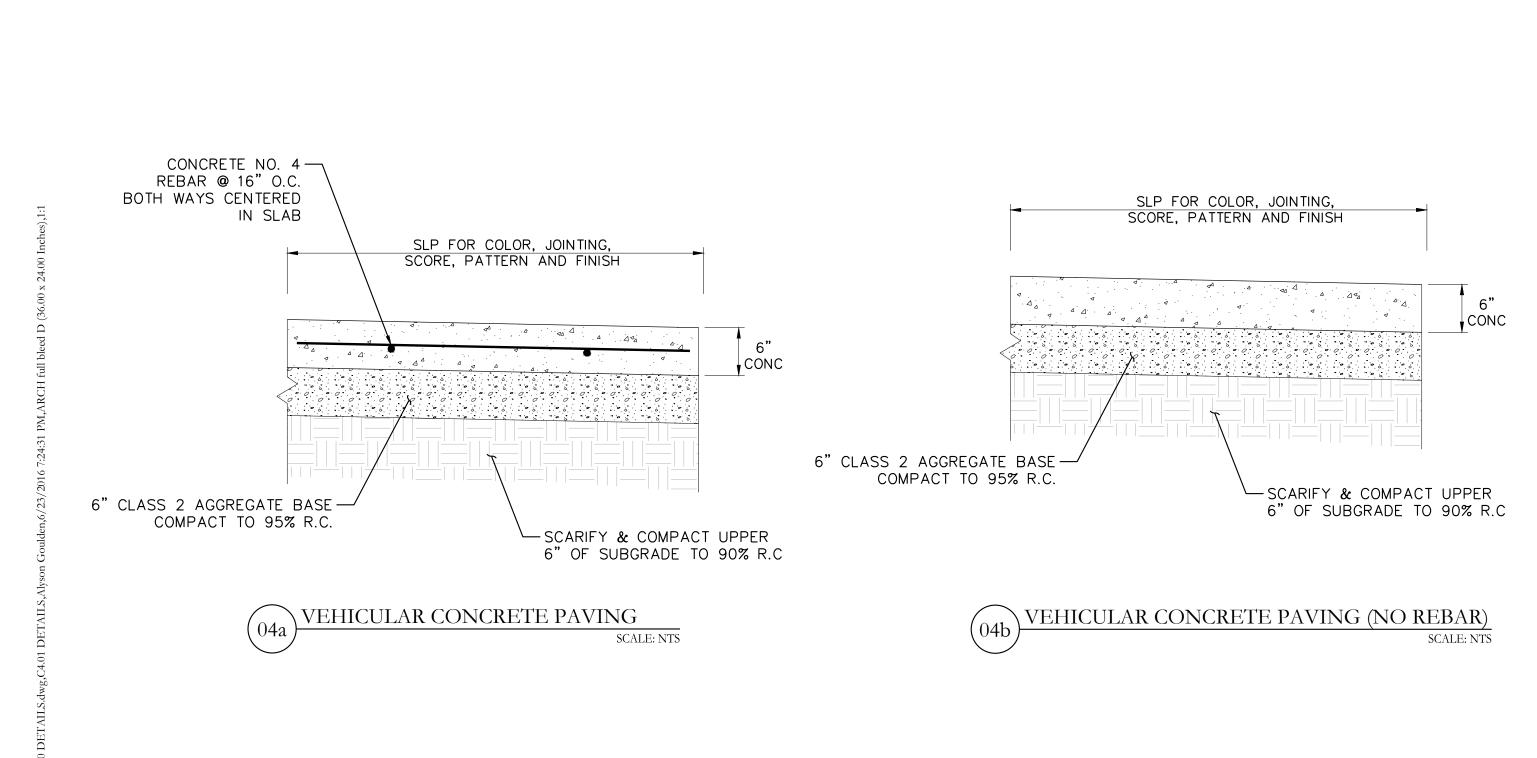
(E) PAVEMENT -SECTION

SCALE: NTS

SCALE: NTS

EXISTING -SURFACE







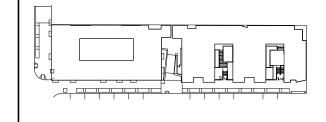
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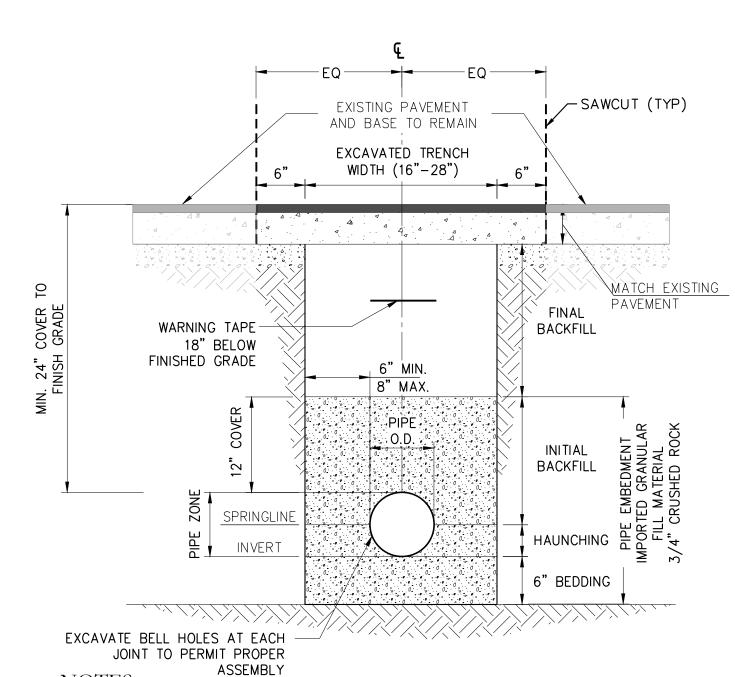


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Key Plan	



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CONSTRUCTION DETAILS



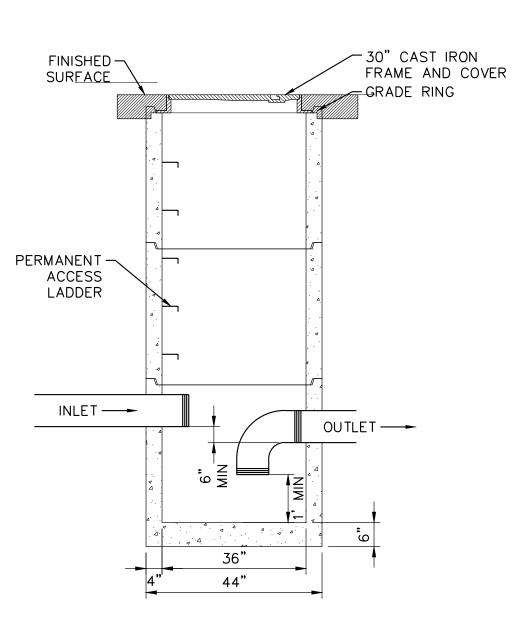
NOTES:

1. USE GRANULAR FILL MATERIAL, 3/4" CRUSHED ROCK, FOR BEDDING, HAUNCHING AND INITIAL BACKFILL MATERIAL. SAND MATERIAL SHALL BE COMPACTED TO 91% PROCTOR

DENSITY. 2. 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.

3. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" MAXIMUM.



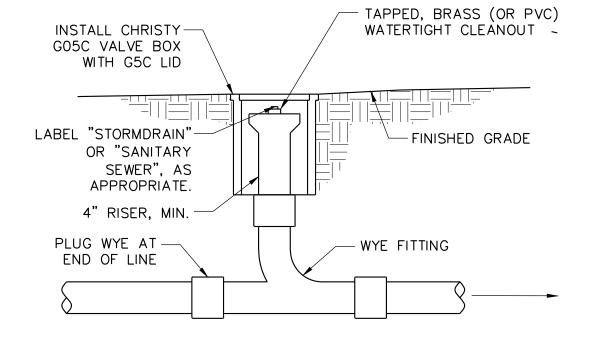


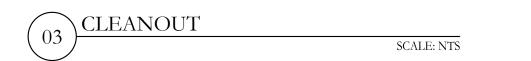
# NOTES:

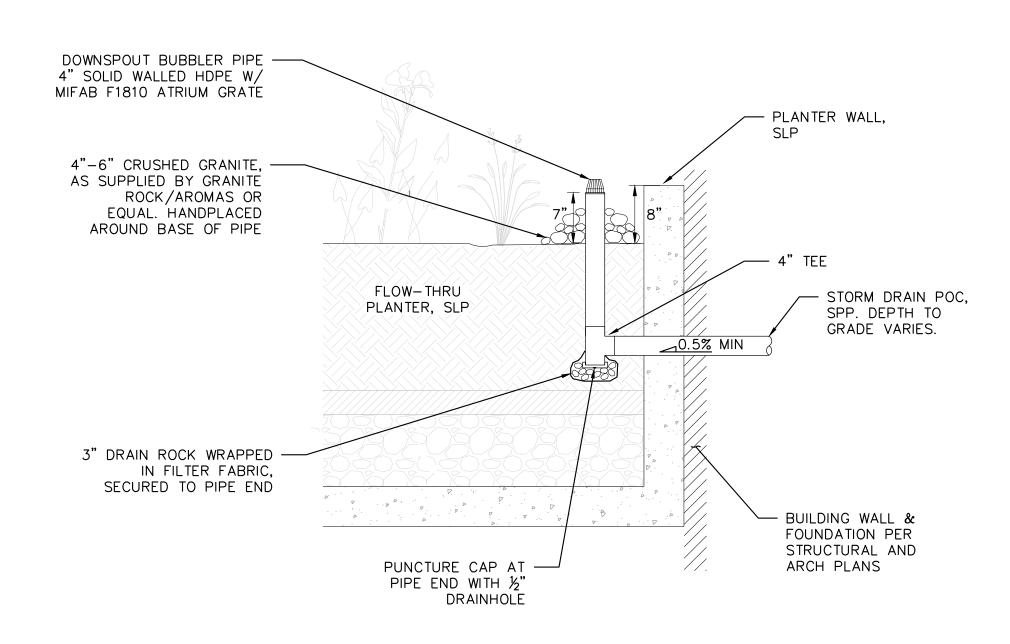
1. MANHOLE COMPONENTS CONFORM TO CURRENT SPECIFICATIONS, ASTM C-478 AND AASHTO M199.

- 2. FLAT TOPS AND BASE SLABS ARE DESIGNED FOR AASHTO HS-20 WHEEL LOADING
- 3. STRUCTURE WALL THICKNESS REINFORCEMENT & DESIGN BY PRECAST MANUFACTURER.
- 4. INLET/OUTLET PIPING SHALL BE PER CCSF DPW STD AND SPECIFICATIONS.



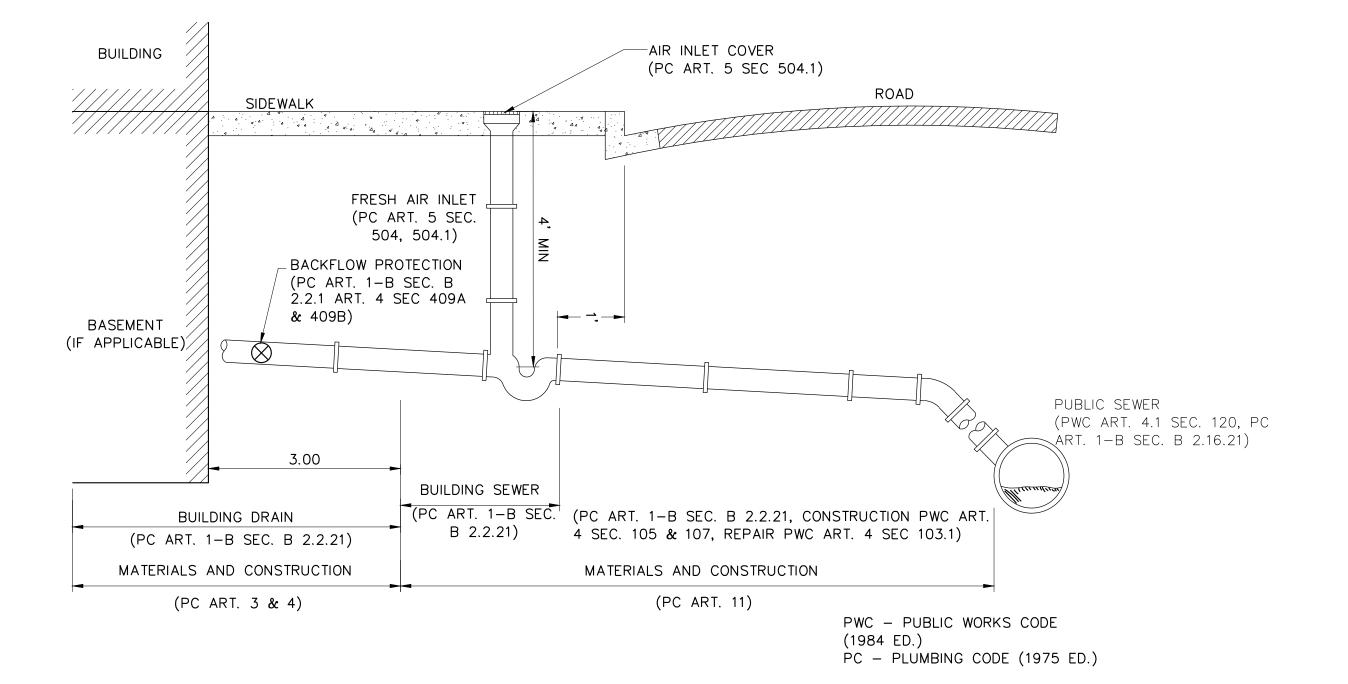






DOWNSPOUT BUBBLER

SCALE: NTS



TYPICAL AIR TRAP SCALE: NTS

 $\mathbf{Z}$ 

ARCHITECTURE

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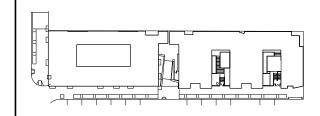
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C-72828

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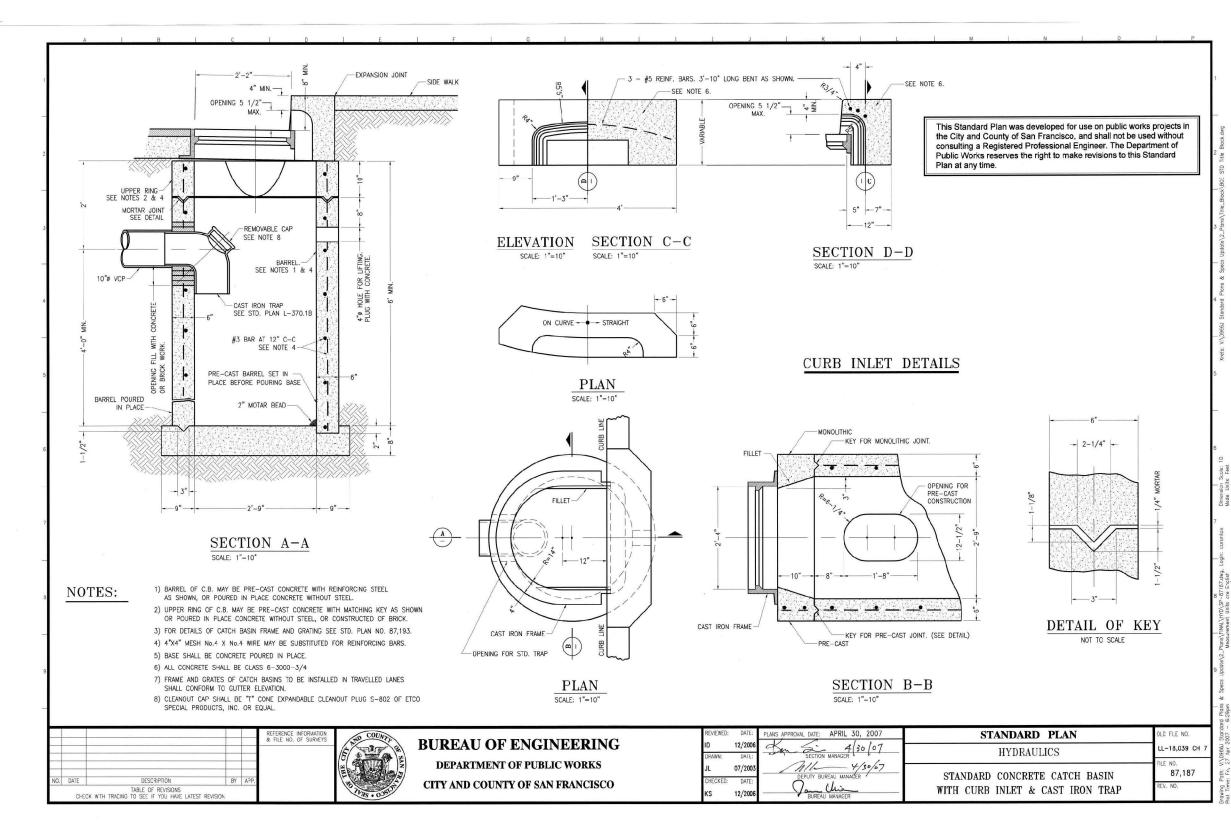
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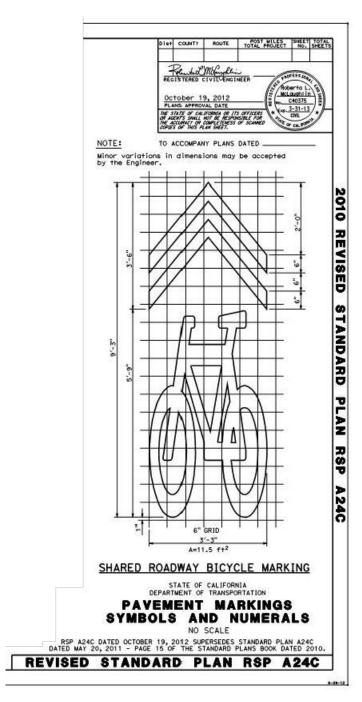
STANDARD PAVEMENT

MARKINGS: CROSSWALKS

SCALE: NTS



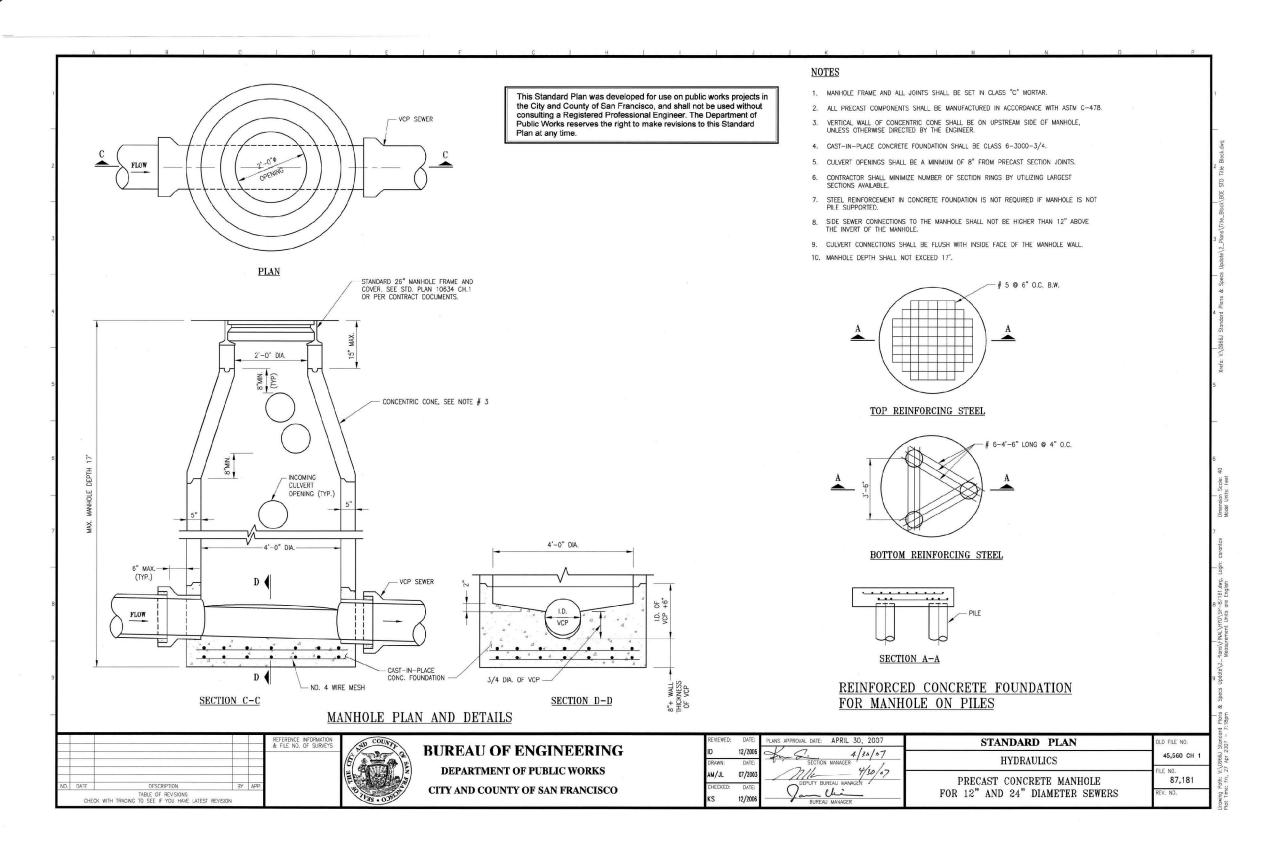
STANDARD CONCRETE CATCH BASIN
WITH CURB INLET & CAST IRON TRAP
SCALE: NTS



STANDARD PAVEMENT MARKINGS SYMBOLS &

NUMERALS: SHARED ROADWAY BICYCLE MARKING

SCALE: NTS



PRECAST CONCRETE MANHOLE FOR

12" AND 24" DIAMETER SEWERS

SCALE: NTS

98 Jack London Alley San Francisco CA 94107
415 908 6408 pfaulong.com

ARCHITECTURE

Kennerly
architecture & planning
375 Alabama Street; Suite 440
San Francisco, CA 94110-1360
V: 415.285.2880
F: 415.285.2240

SHERWOOD

DESIGN ENGINEERS

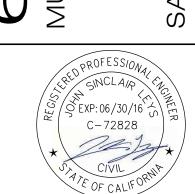
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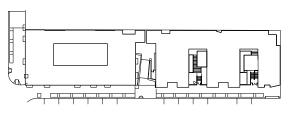
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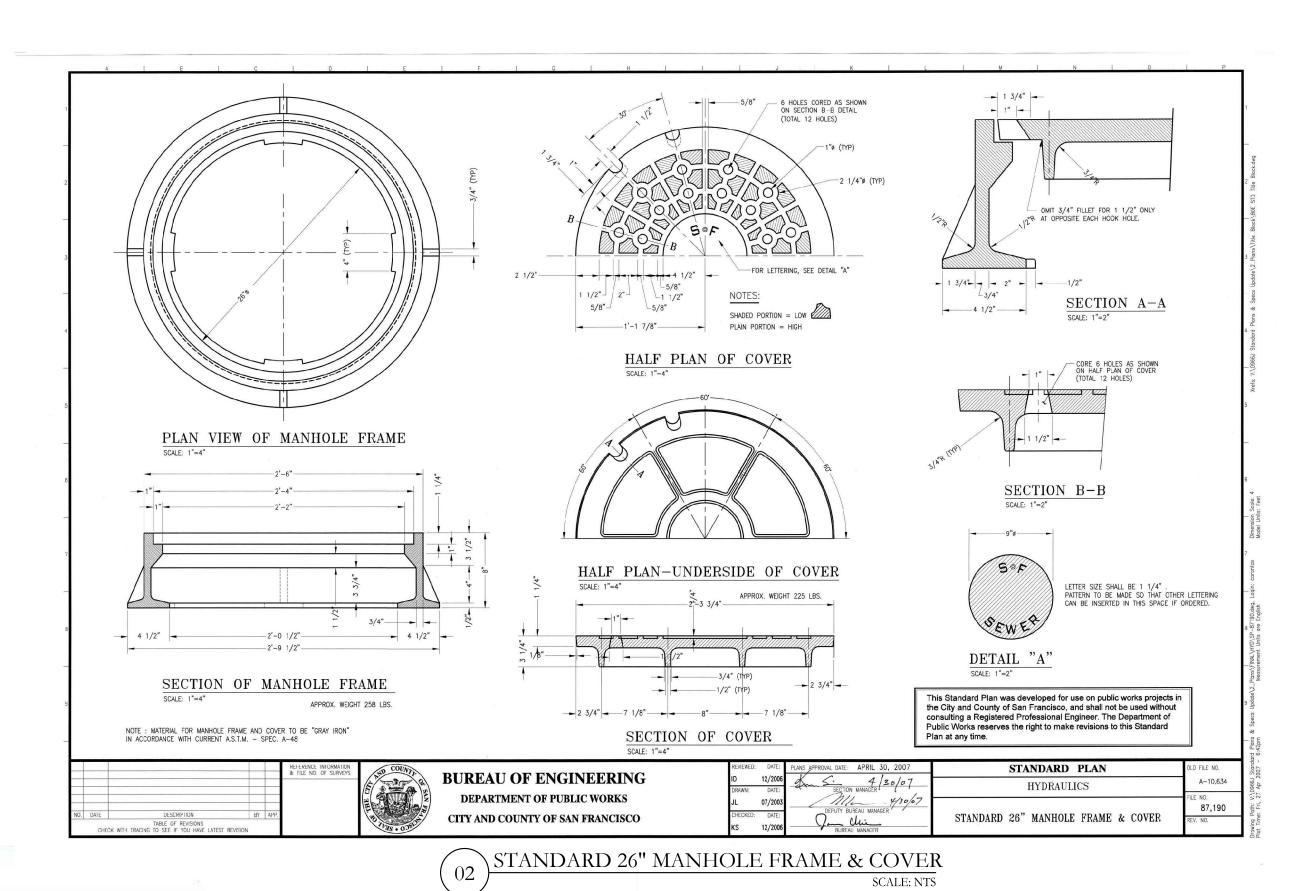
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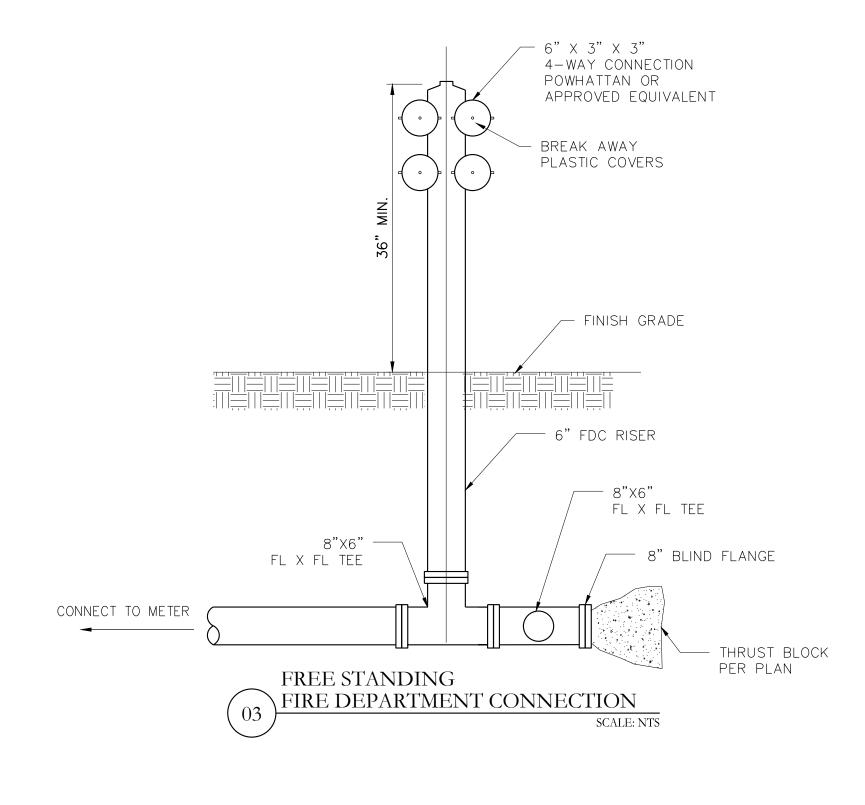


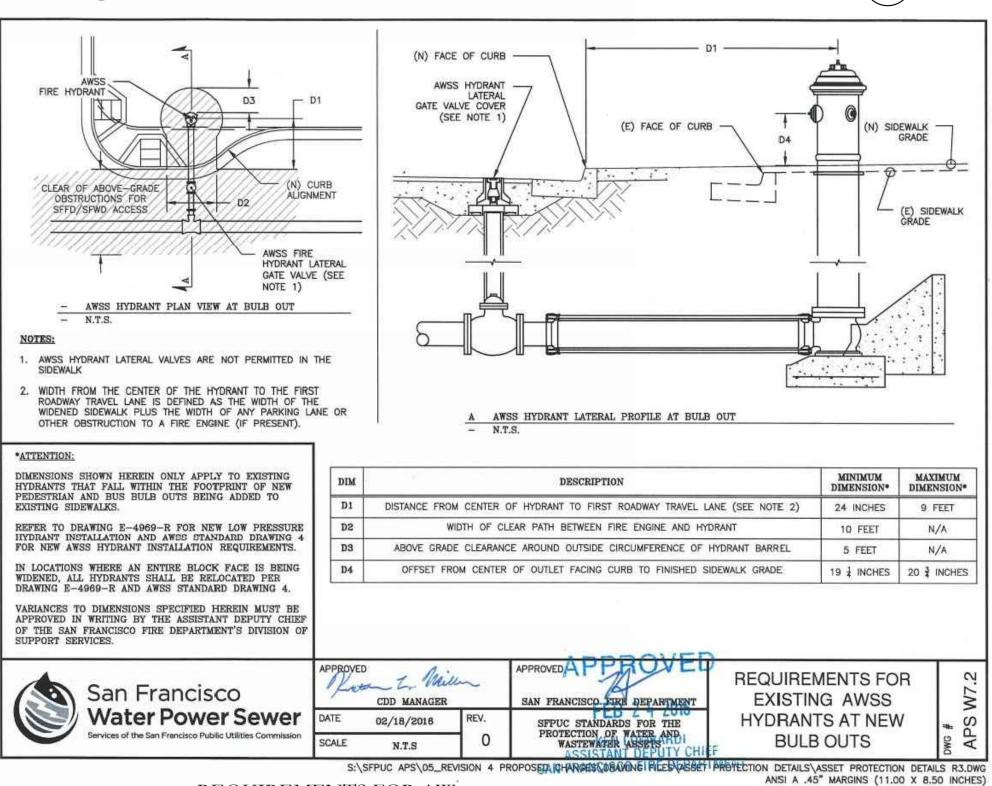
Key Plan

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Project Number
N.T.S.
12-324
Date
05.18.16

CONSTRUCTION DETAILS





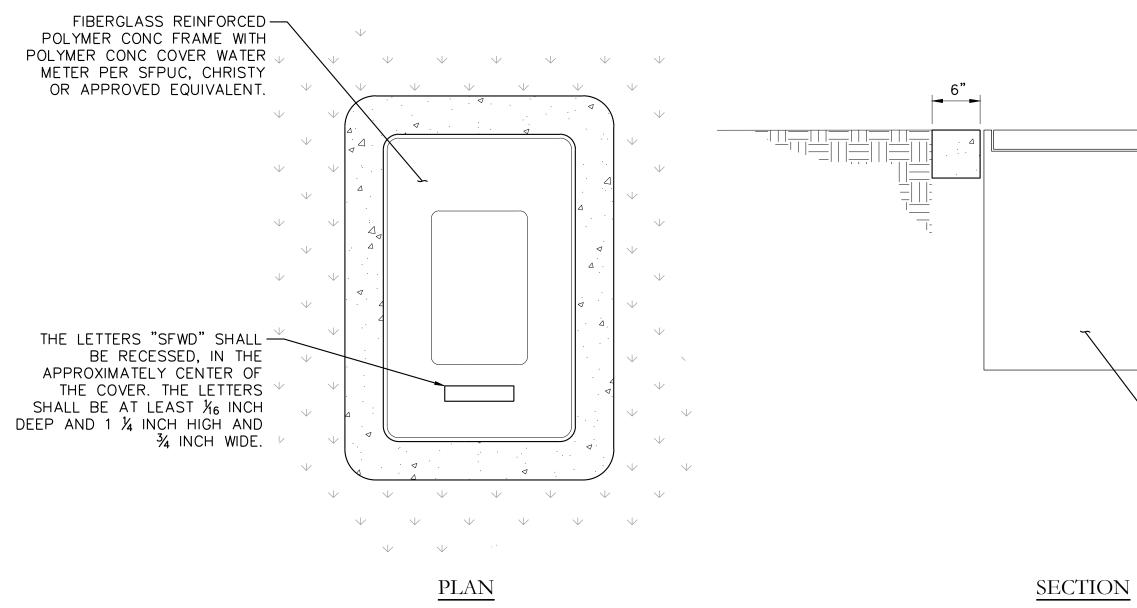


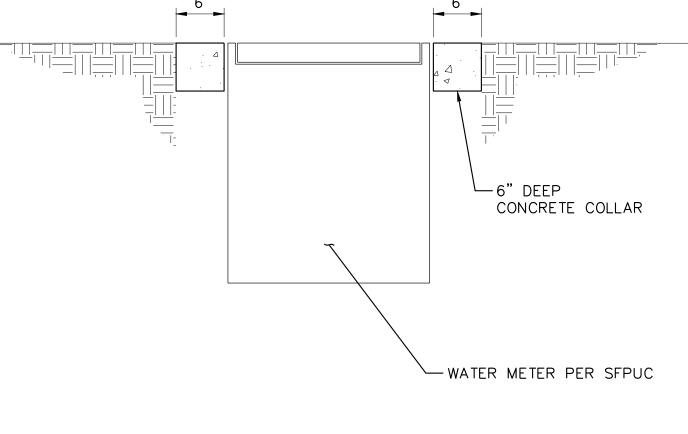
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HYDRANTS AT NEW BULB OUTS





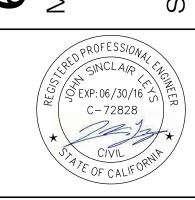
TYPICAL WATER METER IN LANDSCAPE SCALE: NTS

98 Jack London Alley San Francisco CA 94107 415 908 6408 pfaulong.com ARCHITECTURE Z 

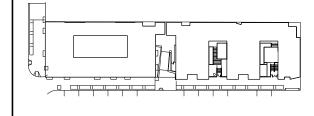
architecture & planning
375 Alabama Street; Suite 440
San Francisco, CA 94110-1360
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F: 4 1 5 . 2 8 5 . 2 2 4 0

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Scale	Project Number
N.T.S.	12-324
Date	
05.18.16	
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CONSTRUCTION DETAILS

### EROSION CONTROL NOTES

- 1. 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.
- 2. 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)
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. DURING PERIODS WHEN STORMS ARE FORECASTED:
- A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
- B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
  C. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN AND SURROUND THE STOCKPILED MATERIAL
- C. WHERE STOCKPILING IS NECESSARY, USE A TARPAULIN AND SURROUND THE STOCKPILED MATERIAL WITH SEDIMENT ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.

  D. USE INLET CONTROLS AS NEEDED (E.G. ERTEC DRAIN INLET PROTECTION) FOR STORM DRAIN
- ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.

  9. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT
- 10. STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
- 11. 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.

- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING ERTEC S-FENCE, AS SPECIFIED ON THESE PLANS.
- 17. 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.
- 18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES PER PLAN TO THE SATISFACTION OF THE CITY ENGINEER.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. WHEN POSSIBLE WORK SHOULD BE CONDUCTED DURING PERIODS OF NO FLOW OR LOW-FLOW.
- 24. PRO-WATTLE MAY BE USED IN PLACE OF S-FENCE EXCEPT FOR PERIMETER PROTECTION AND TOP OF BANK PROTECTION AT SEDIMENT BASIN OUTLETS.
- 25. 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.
- 26. CONTRACTOR SHALL USE RECLAIMED WATER FOR DUST CONTROL AND SOIL COMPACTION WHICH CAN BE OBTAINED FROM SFPUC-WWE/CSD BY CONTACTING: RECYCLEDWATER@SFWATER.ORG

	<u>EXISTING</u>	PROPOSED
CENTERLINE ——		_
CURB		·
GUTTER		
PROPERTY LINE		_
SAWCUT		
CONSTRUCTION ENTRANCE/EXIT		
SLOPE PROTECTION-HYDRO-SEED		
TRUCK TIRE WASH AREA		
SWALE JLC		
S-FENCE		
STRAW ROLL		
TREE PROTECTION FENCE		<b></b>
EROSION HARDGUARD		x x -
DRAIN GUARD / INLET PROTECTION		
GRAVEL BAG CHECK DAM		

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ARCHITECTURE



SHERWOOD

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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 Key Plan BUILDING 'O' BUILDING 'M' SOUTH NORTH

INDIANA STREET

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Checked By

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Drawn By

AG

Scale

1"=20'
Date

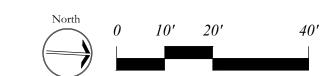
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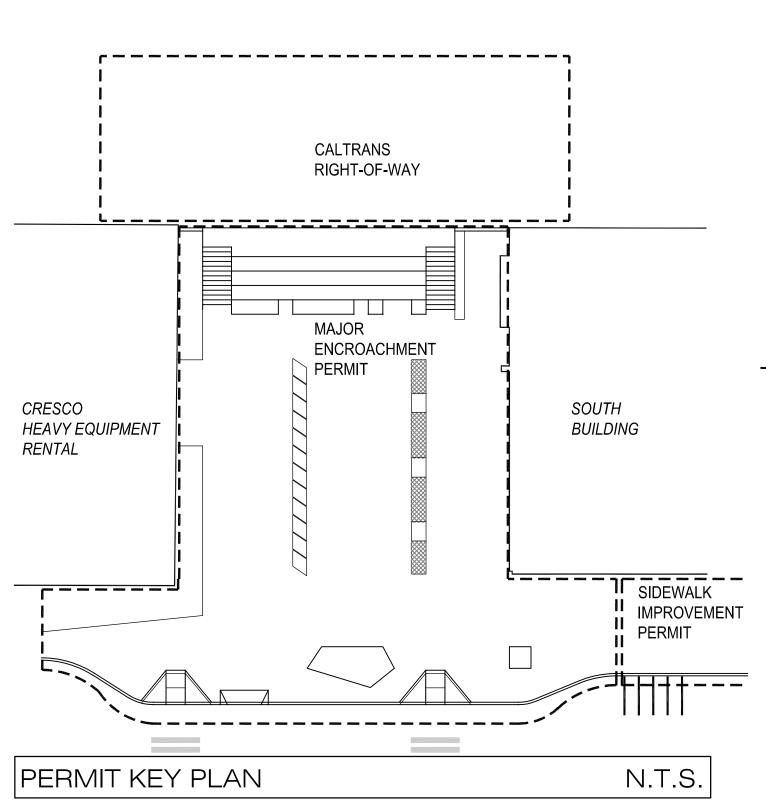
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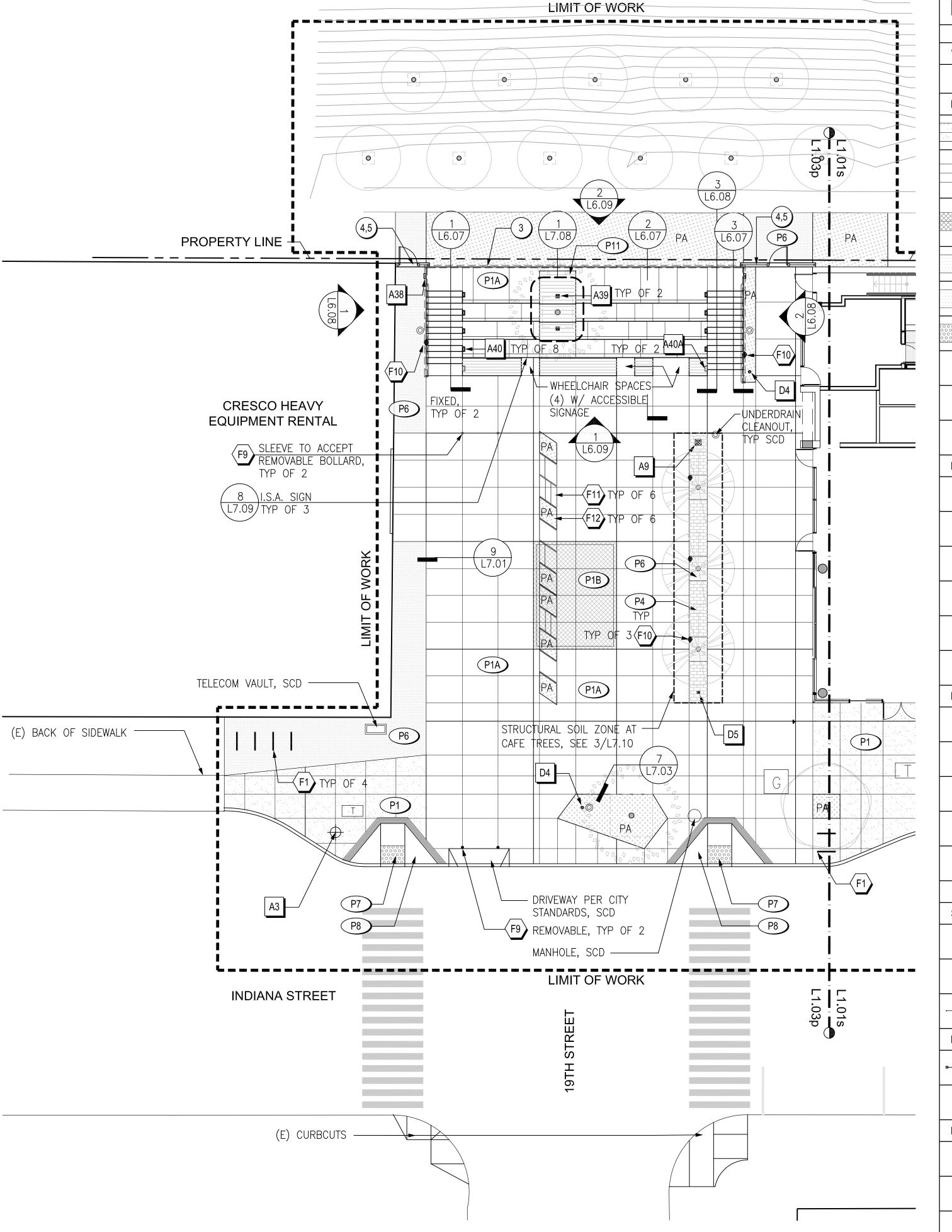
EROSION

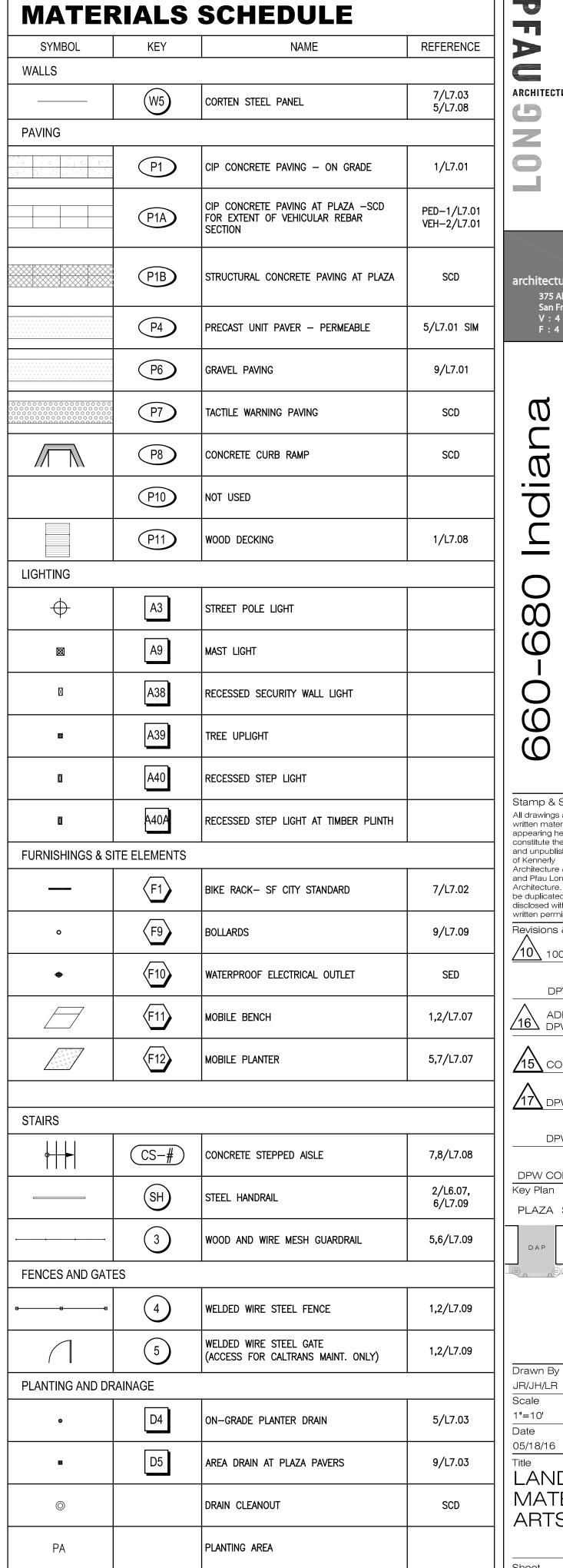
EROSION CONTROL PLAN

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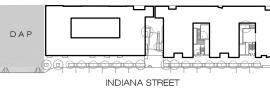
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Renewal Date
05/18/2016
Date

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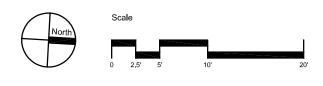
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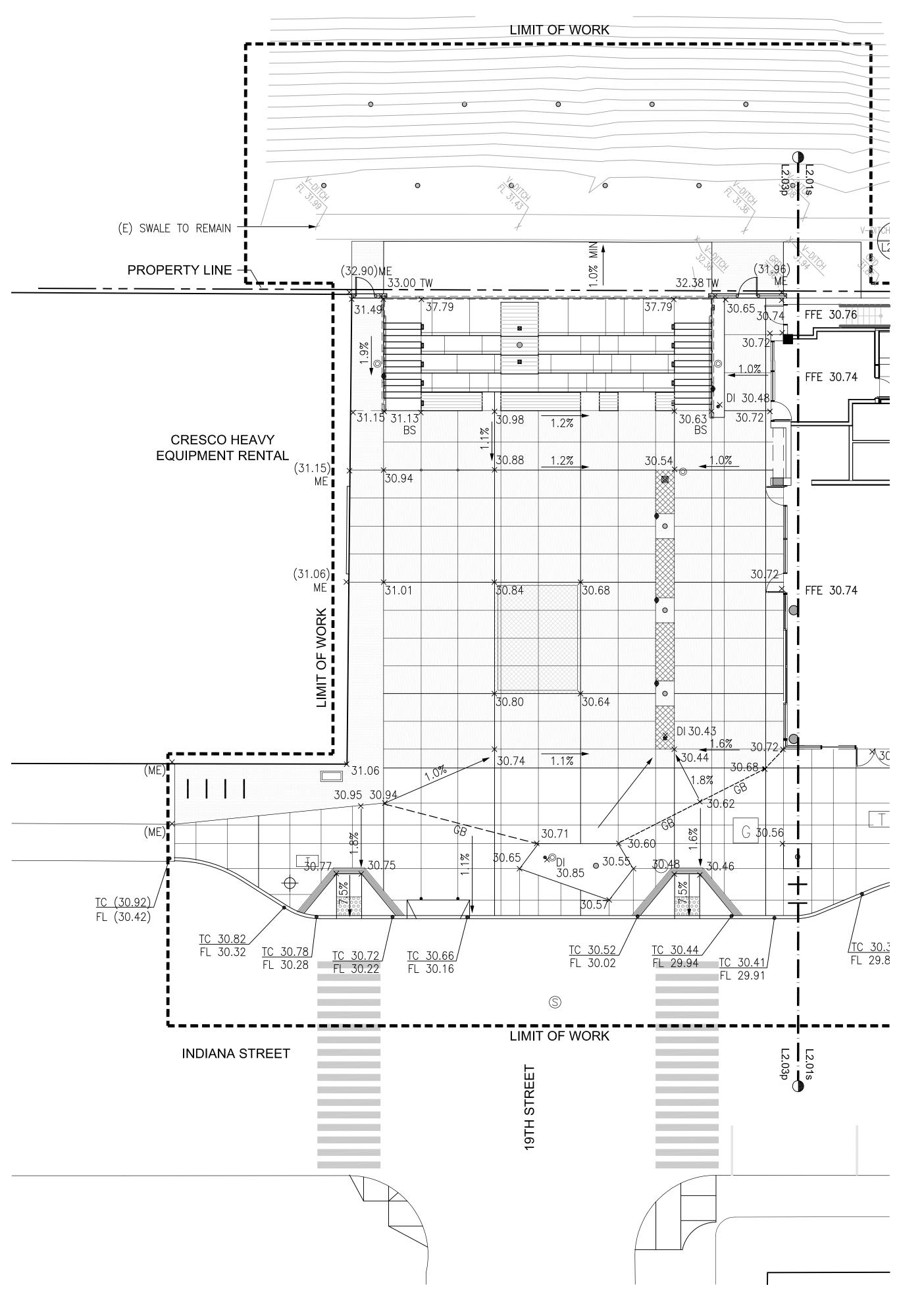




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1"=10'	PFA 1202
Date	
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MATERIALS PLAN-ARTS PLAZA





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 + 262.84 PROPOSED FINISH SURFACE SPOT ELEVATION 262.84 + FG 262.84 PROPOSED FINISH GRADE SPOT ELEVATION FG 262.84 (PLANTING) EXISTING SPOT ELEVATION BOTTOM OF STAIR BOTTOM OF WALL DRAIN CLEANOUT DRAIN INLET OR BUBBLER EXISTING FINISHED FLOOR FINISH GRADE GRADE BREAK HANDICAP RAMP HIGH POINT HIGH POINT SWALE MATCH EXISTING PAVING

### **GRADING NOTES**

PLANTING AREA

TOP OF BENCH TOP OF CURB TOP OF STAIR TOP OF WALL

DRAIN RIM

- 1. ALL GRADES REFER TO FINISH SURFACE GRADES UNLESS OTHERWISE NOTED. 2. 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
- 3. PROVIDE PLANTER DRAINS AT ALL PLANTERS. 4. FINISH FLOOR AND OTHER EXISTING SPOT ELEVATIONS ARE BASED ON SURVEY
- 5. 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. 6. TOP OF CURB AND FLOW LINE GRADES AT STREET CURB ARE SHOWN HERE FOR REFERENCE ONLY. REFER TO CIVIL GRADING PLANS FOR STREET GRADING.
- 7. 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. 8. DIRECTION OF SLOPE GRADIENTS ARE APPROXIMATE AND ARE SHOWN TO CLARIFY DESIGN INTENT. SPOT ELEVATIONS SHALL GOVERN WHEN GRADIENTS
- ARE INDICATED. 9. 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. 10.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.
- 11. 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.
- 12.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**

- 1. 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.
- 2. 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
- 3. ALL PAVING AREAS SHALL NOT EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION UNLESS OTHERWISE NOTED.
- 4. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES OF 1:20 (5%) AND 1:12 (8.33%). RAMPS SHALL NOT EXCEED 1:12 (8.33%). ALL RAMPS SHALL HAVE A RAILING AND CURB PER PLANS AND DETAILS. RAMPS 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".
- 5. 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.
- 6. A 2% MAXIMUM IN ALL DIRECTIONS SLOPE SHALL BE PROVIDED AT TOP/BOTTOM OF ALL STAIRS, RAMPS AND INTERSECTIONS OF ALL PATHWAYS.

7. FOR ALL BUILDING DOOR THRESHOLD DETAILS SEE ARCHITECTURE DRAWINGS.

98 Jack London Alley San Francisco CA 94107 415 908 6408 pfaulong.com ARCHITECTURE 





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of Kennerly

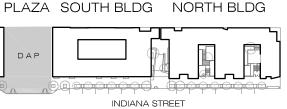
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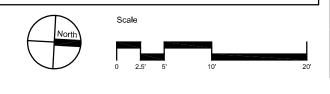
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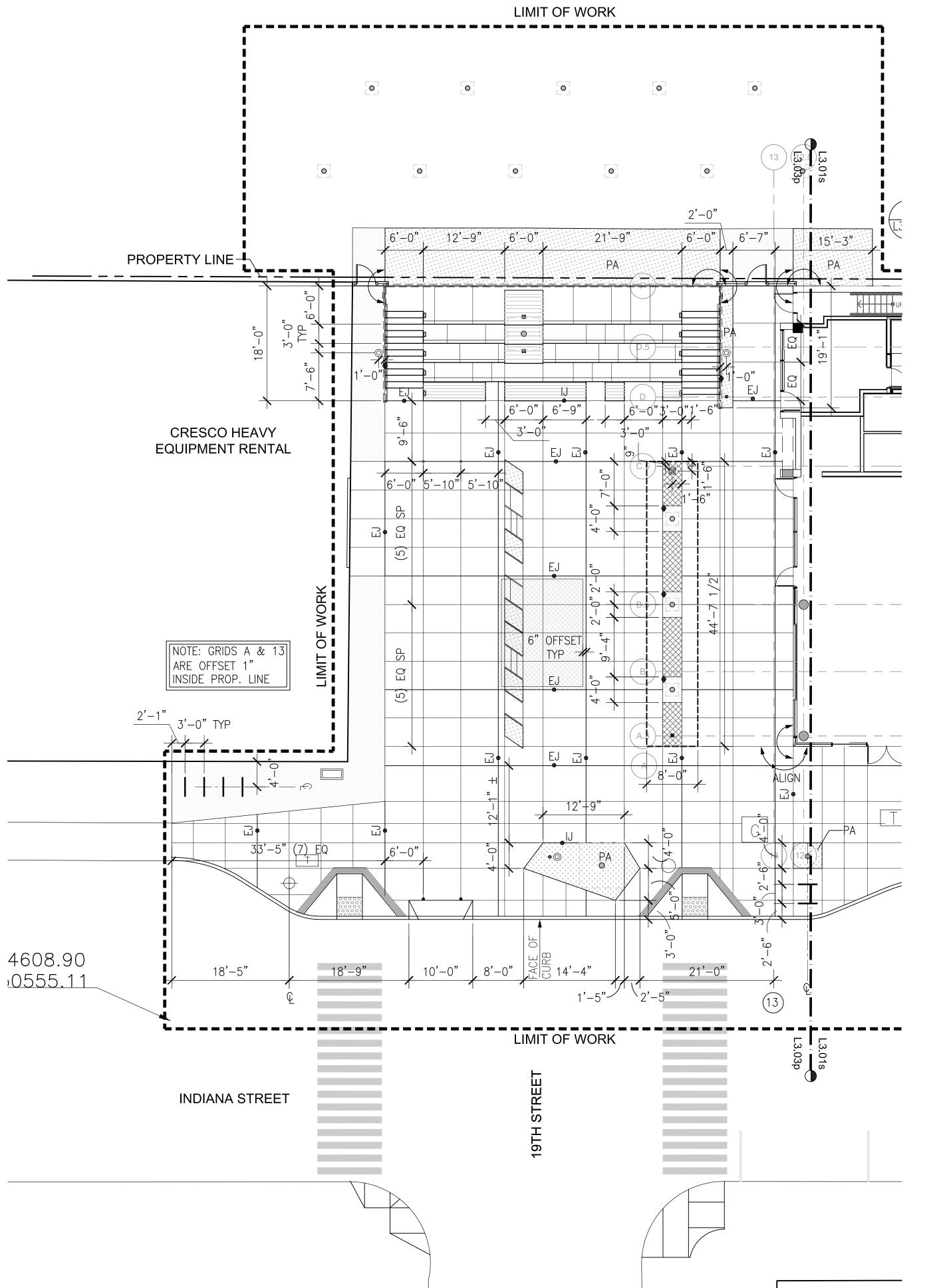
DPW CONSTRUCTION REVISED 5/18/16 Key Plan



Drawn By	Checked By
JR/JH/LR	JR/SC
Scale	Project Number
1"=10'	PFA 1202
Date	

05/18/16 LANDSCAPE GRADING PLAN-ARTS PLAZA





LEG	END	
SYMBOL	DESCRIPTION	DETAIL
ALIGN	ALIGN ADJACENT EDGES IN A STRAIGHT LINE	
	CENTER LINE	
EJ_	EXPANSION JOINT	3/L7.01
	CONTROL JOINT	1,2/L7.01
IJ <del>•</del>	ISOLATION JOINT	4/L7.01
WEJ->-	VERTICAL EXPANSION JOINT AT WALL	6/L7.05
WCJ→-	VERTICAL CONTROL JOINT AT WALL	6/L7.05
<b>*</b>	LAYOUT CONTROL POINT	
9	COLUMN GRID LINE	
Ę.	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
- 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 ORTHAGONAL (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

FIELD VERIFICATION OF COORDINATES AND CLEARANCES.

- 2. LANDSCAPE ARCHITECT TO PROVIDE CAD FILE FOR STAKING OF LAYOUT AND ESTABLISHMENT OF CONTROL POINTS PER PLAN. DIMENSIONS ARE PROVIDED FOR
- 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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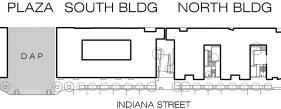
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17 DPW COMMENTS 12/02/15

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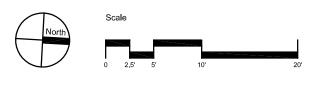
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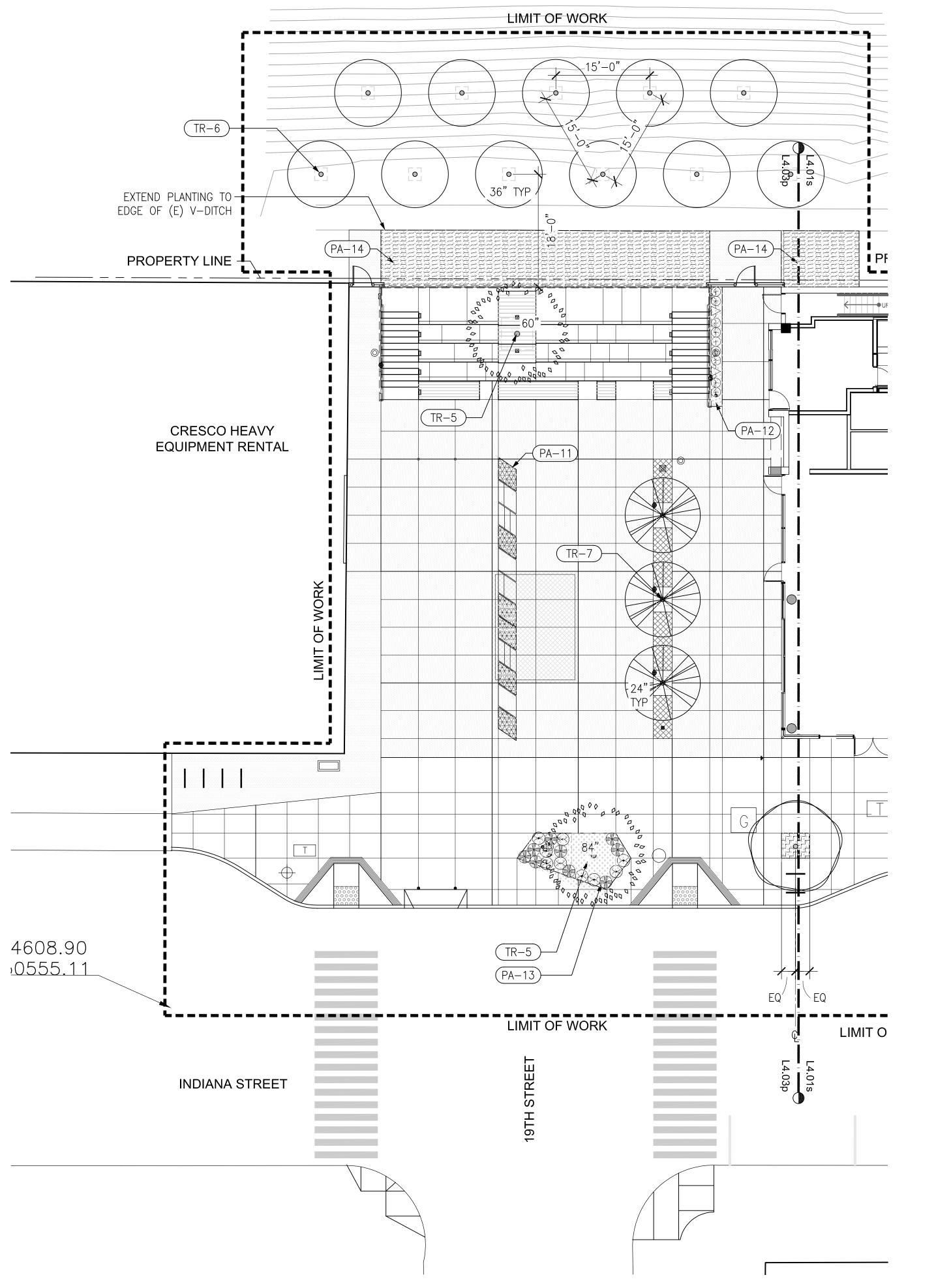


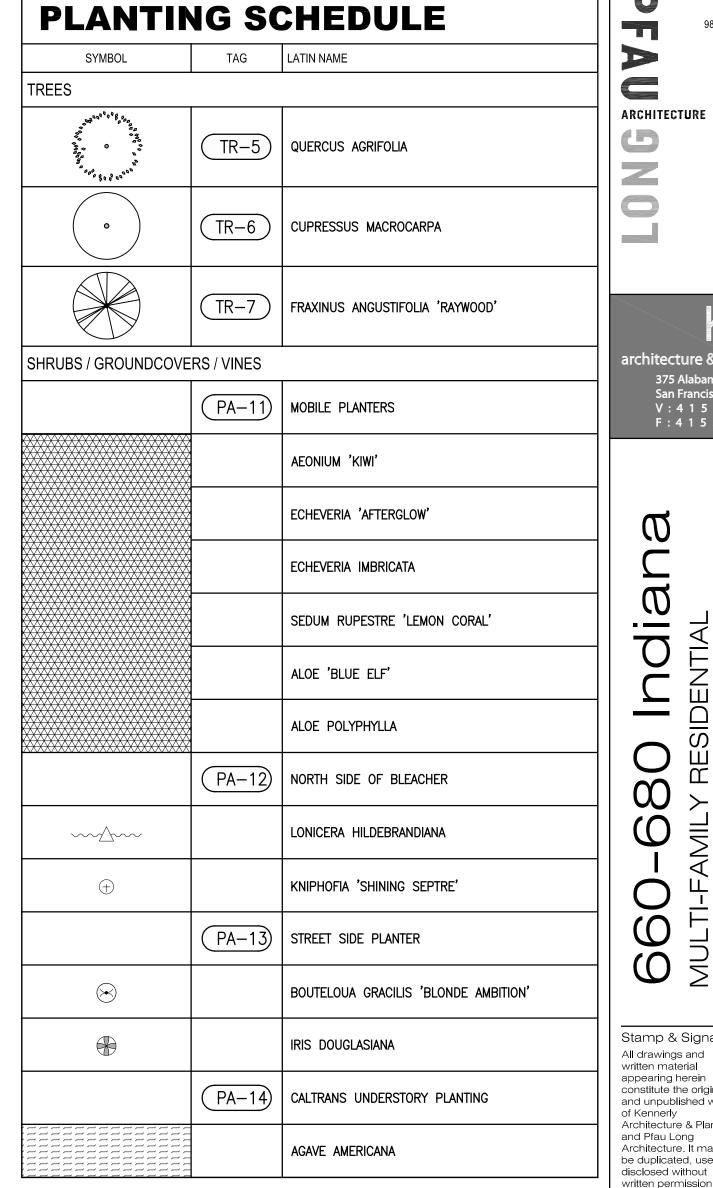


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LANDSCAPE LAYOUT PLAN-ARTS PLAZA







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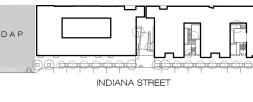
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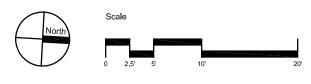
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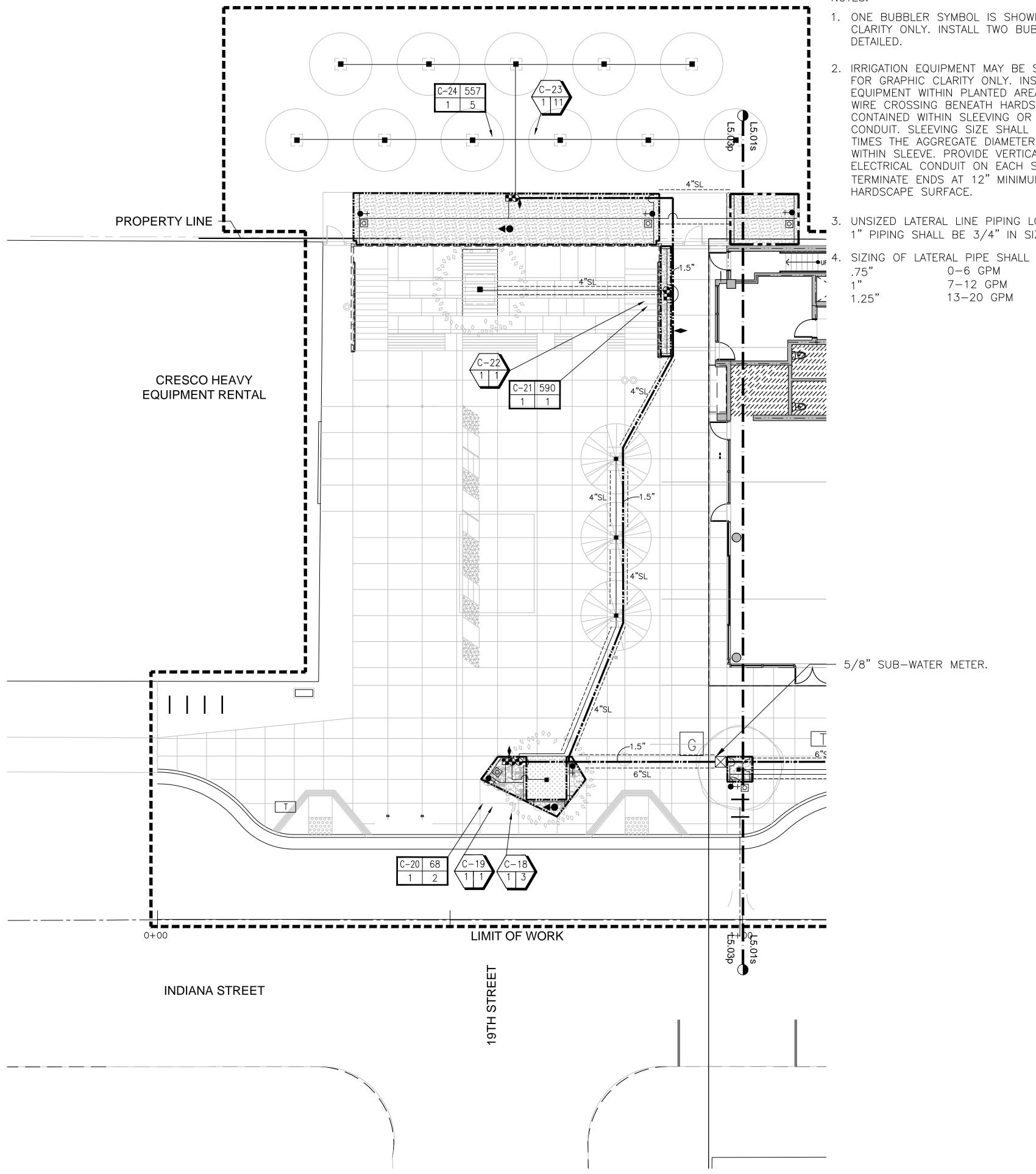




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LANDSCAPE PLANTING PLAN -ARTS PLAZA





1. ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL TWO BUBBLERS AT EACH TREE AS

2. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION 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

3. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).

SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

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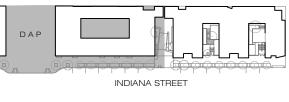
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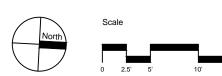
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LANDSCAPE **IRRIGATION PLAN -**ARTS PLAZA



### IRRIGATION NOTES

- 1. 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.
- 2. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- 3. 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.
- 4. 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.
- 5. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- 6. 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.
- 7. 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.
- 8. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:
- A. SPRAY HEADS=40 PSI
- DRIP EMITTERS=35 PSI
- C. BUBBLERS= 30 PSI
- 15. 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.
- 16. 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.
- 17. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- 18. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
- 19. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
- 20. 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.
- 21. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- 22. 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

- 1. PLUMBING CONTRACTOR SHALL PROVIDE AND INSTALL A LOCALLY APPROVED BACKFLOW PREVENTION DEVICE TO PROTECT ALL IRRIGATION STUB-OUTS.
- 2. 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	DESCRI	PTION
	MAIN LINE:	1 1/2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
CU CU CU	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.
CUCU	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.
—— E —— E ———	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	TRICKLE							
•>	T-YD-500-34	TORO AIR RELIEF VALVE	- -								
lacktriangle	FCH-H-FIPT	TORO FLUSH VALVE									
0	T-DL-MP9	TORO DRIP ZONE INDIC	ATOR								
		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 REGULATOR (SET TO 45									
_	BL-5201	BASELINE BICODER (1 F	PER SINGLE	VALVE GRO	UP)						
_	BL-5202	BASELINE BICODER (1 F			•						
_	BL-5204 BL-LA01	BASELINE BICODER (1 F			ING)						
<u> </u>	BL-5315B	,			'DDOZONE						
MS		BASE LINE SOIL MOISTURE SENSOR, 1 PER HYDROZONE BASELINE FLOW DECODER									
<b>-</b> ◆	BL-5308 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									
P	IBHMS75-2-1.5/ PACT/NHM15/LE	BARRETT ENGINEERED BOOSTER PUMP WITH A 1.5" HYDROMETER. SEE SPECIFICATIONS AND DETAIL ON SHEET L5.08									
$\boxtimes$	1"	NETAFIM OCTAVE WATER METER									
C	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 STATIO	N NUMBER								
•		FLOW (GPM)									
•		REMOTE CONTROL VALVE ASSOCIATED REMOTE COI	•	•							
/		CONTROLLER AND STATION NUMBER									
• •		AREA (SQ. FT.)									
• •		FLOW (GPM)									
		REMOTE CONTROL VALVE SIZE (IN INCHES) ASSOCIATED REMOTE CONTROL VALVE									

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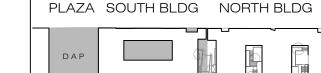
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IRRIGATION **NOTES & LEGEND** 

Irrigation Consultant:

Russell D. Mitchell Associates, Inc. 2760 Camino Diablo Walnut Creek, CA 94597 tel 925.939.3985 § fax 925.932.5671

www.rmairrigation.com

98 Jack London Alley San Francisco CA 94107 415 908 6408 pfaulong.com

Kennerly
architecture & planning
375 Alabama Street; Suite 440
San Francisco, CA 94110-1360
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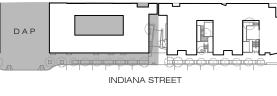
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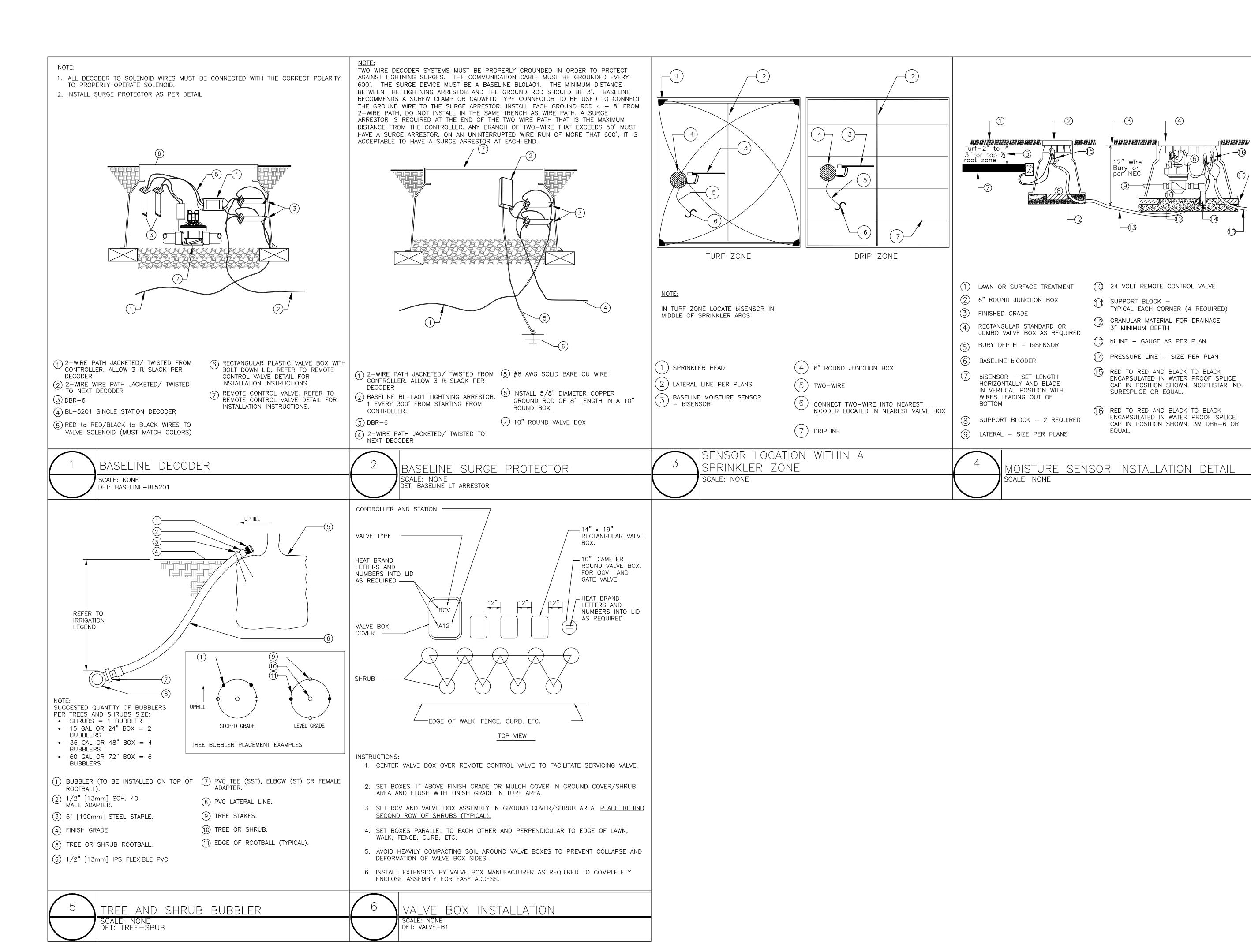


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IRRIGATION DETAILS

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architecture & planning
375 Alabama Street; Suite 440
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100% CD

DPW Permit Set 10/26/15

ADDENDUM #3
DPW PLAN CHECK 11/26/15

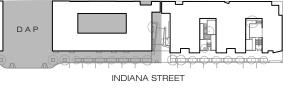
15 CONFORM SET

/17\ DPW COMMENTS 12/02/15

DPW CONSTRUCTION SET 3/07/16

DPW CONSTRUCTION SET REVISED 5/18/16
Key Plan

PLAZA SOUTH BLDG NORTH BLDG



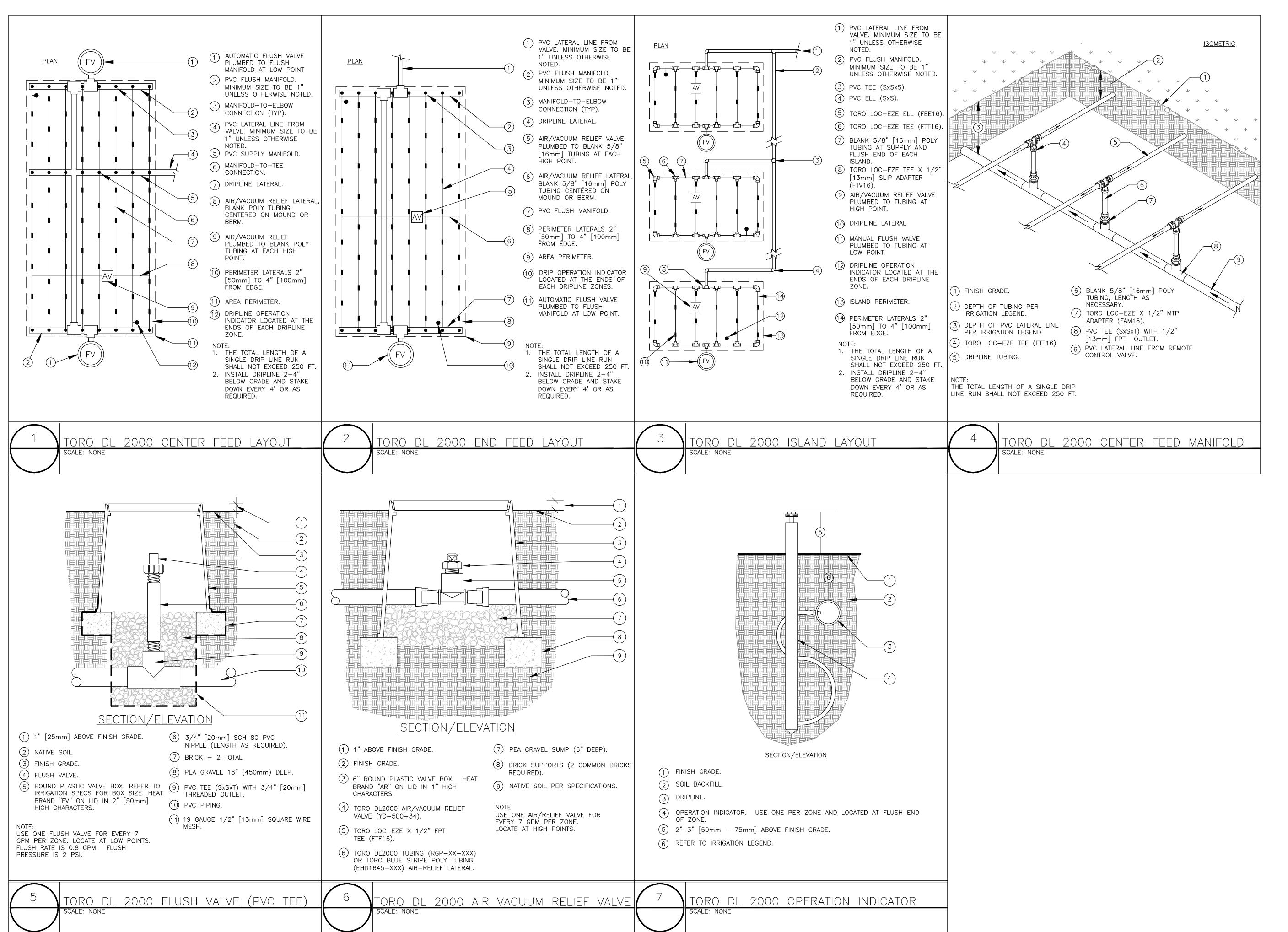
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Drawn By	Checked By
JR/JH/LR	JR/SC
Scale	Project Number
NTS	PFA 1202
Date	

IRRIGATION DETAILS

03/25/15

L5.06



98 Jack London Alley San Francisco CA 94107 415 908 6408 pfaulong.com **ARCHITECTURE** 

375 Alabama Street; Suite 440 San Francisco, CA 94110-1360 V:415.285.2880 F:415.285.2240

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**CMG** CONGER MOSS GUILLARD landscape architecture

<u>Ö</u> 

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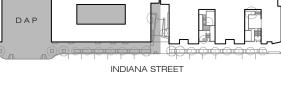
ADDENDUM #3 16 DPW PLAN CHECK 11/26/15 /15\ CONFORM SET 12/02/15

/17 DPW COMMENTS 12/02/15

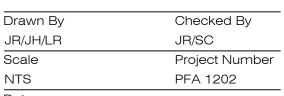
DPW CONSTRUCTION SET 3/07/16

DPW CONSTRUCTION SET REVISED 5/18/16 Key Plan

PLAZA SOUTH BLDG NORTH BLDG



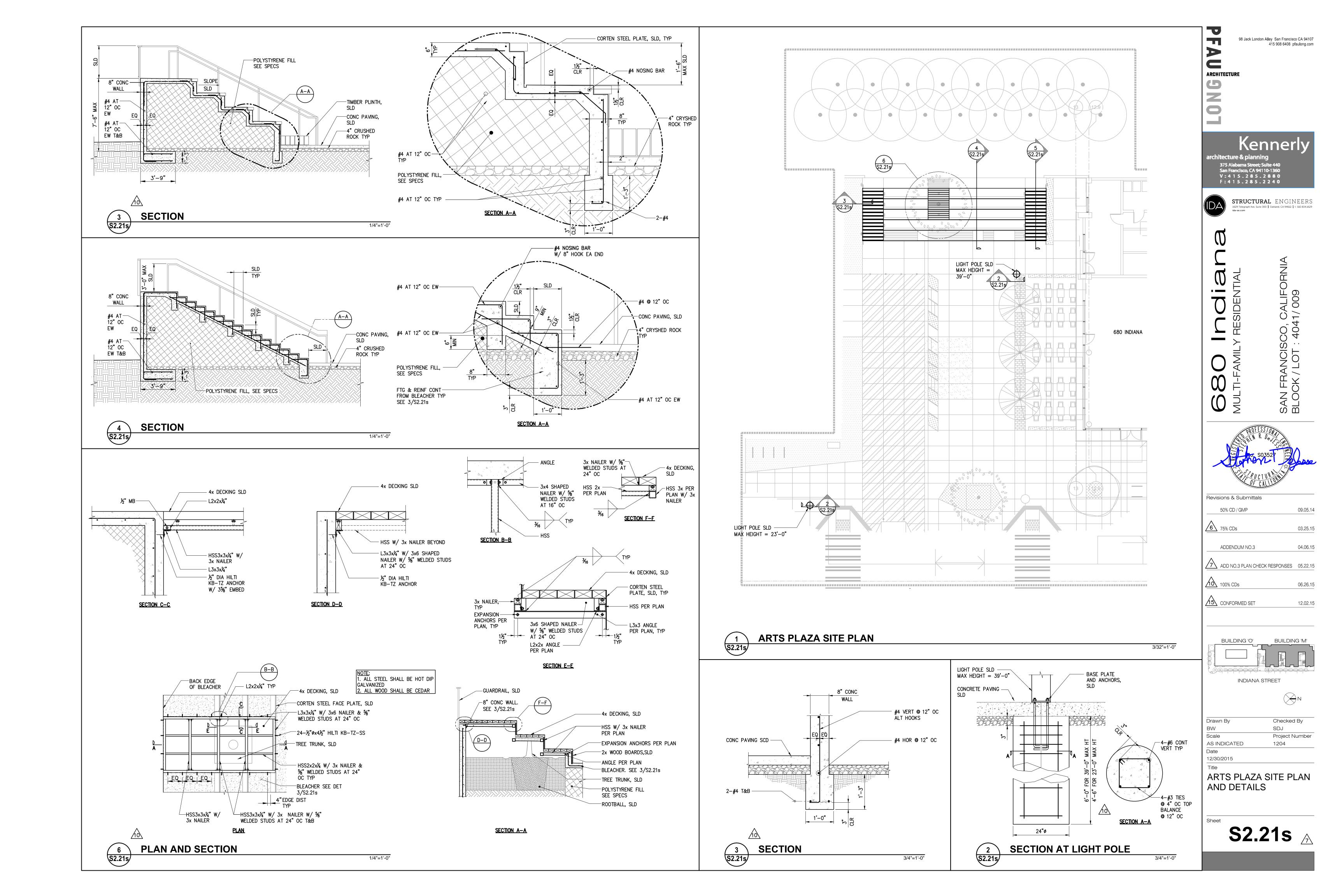
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JR/JH/LR Scale NTS Date 03/25/15

**IRRIGATION** DETAILS

L5.07



	LIGHTING FIXTURE SCHEDULE										
TAG	SYMBOL ON PLAN	DESCRIPTION	ACCEPTABLE MANUFACTURER CATALOG NO.	FIXTURE WATT	VOLT	MOUNTING	NOTES				
$\langle E \rangle$	● ⊗	EMERGENCY EXIT LIGHT WITH BATTERY BACK UP.	COLE LIGHTING RED-120-LN205/LN206/EM	1	LED	4	120	CEILING SURFACE	LOBBY & CORRIDOR		
ŒĠ	⊗ +⊗	SAME AS TYPE E	SAME AS TYPE E EXCEPT LISTED FOR WET LOCATION	1	LED	4	120	CEILING SURFACE	PARKING GARAGE PODUIM		
(EGE)	⊢ <b>≪</b> ¢	LED EXIT LIGHT WITH EMERGENCY LIGHT.	COLE LIGHTING OR EQUAL WET LOCATION				120	SURFACE	SITE AREA		
$\overline{\langle G \rangle}$	<b>⊢⊸</b>	4 FT 30W LED LINEAR WITH INTEGRAL MOTION SENSOR & 50% STEPPED DIMMING BALLAST	PHILIPS FLUXSTREAM LF-4-10-41-35-U-LAG-SZT STEP DIMMING 100%-50%	1	LED 3500K COLOR	33	120	SURFACE WALL	GARAGE STAIRS		
<b>G4</b>		SAME AS G EXCEPT WITHOUT MOTION SENSOR OR DIMMING BALLAST		1	LED 3500K COLOR	33	120	SURFACE	MECH/ELECT /STORAGE		

# SEE LIGHTING DESIGNER SPEC FOR DECORATIVE LIGHT FIXTURE SCHEDULE.

NOTE: ALL LIGHT FIXTURES SHOWN 1/2 SHADED SHALL BE CONNECTED TO LIGHTING INVERTER.

1 OR EQUAL AS APPROVED BY ARCHITECT.

(2) \*\*VERIFY THAT FIXTURE IS UNIVERSAL OR 208\*\*

(3) VERIFY FIXTURE TYPE, WATTAGE AND DISTRIBUTION TYPE WITH THE PHOTOMETRIC PLAN PRIOR TO ORDERING.

#### LIGHTING FIXTURES GENERAL NOTES

1. FIXTURES WHERE SHOWN HALF SHADED, ARE ON EMERGENCY CIRCUIT CONNECTED

2. ALL FLUORESCENT AND COMPACT FLUORESCENT FIXTURES SHALL HAVE ELECTRONIC

3. VERIFY TYPE & COLOR OF ALL RECESSED FIXTURES TRIMS WITH ARCHITECT.

4. PROVIDE FIRE RATED ENCLOSURES FOR ALL FIXTURES IN FIRE RATED CEILINGS. 5. BEFORE ORDERING VERIFY THE DEPTH OF ALL RECESSED FIXTURE, FINAL

VOLTAGE AND CEILING TRIM. PROVIDE IC HOUSING FOR ALL FIXTURE IN CEILING

6. ALL EXTERIOR FIXTURES SHALL BE GASKETED, UL LISTED FOR WET LOCATIONS.

PERFORM NIGHT-TIME LIGHT TEST TO VERIFY BACK SPILL BEFORE ROUGH-IN.

7. ALL COMPACT FLUORESCENT LAMPS SHALL HAVE COLOR RENDITION OF PL-27. 8. ALL EXTERIOR LIGHT FIXTURES SHALL BE SHARP CUT-OFF WITH CONCEALED SOURCE.

PROVIDE HOUSE SIDE SHIELDS TO REDUCE BACK SPILL LIGHT IF REQUIRED.

9. ALL LIGHT FIXTURES ASSEMBLY TO COMPLY WITH 2008 T-24 REQUIREMENTS.

10. SEE 265001 FOR LIGHTING SCHEDULE OF "A" AND "U" FIXTURES.

PER 2010 CEC 110-16.

9600

GENERAL NOTES 1. ALL WORK SHALL CONFORM TO THE 2008 NATIONAL ELECTRICAL CODE AND

CALIFORNIA AMENDMENT (CEC-2010). 2. CONDUCTOR SIZING SHALL BE IN ACCORDANCE WITH ARTICLE 110-14(C) AND

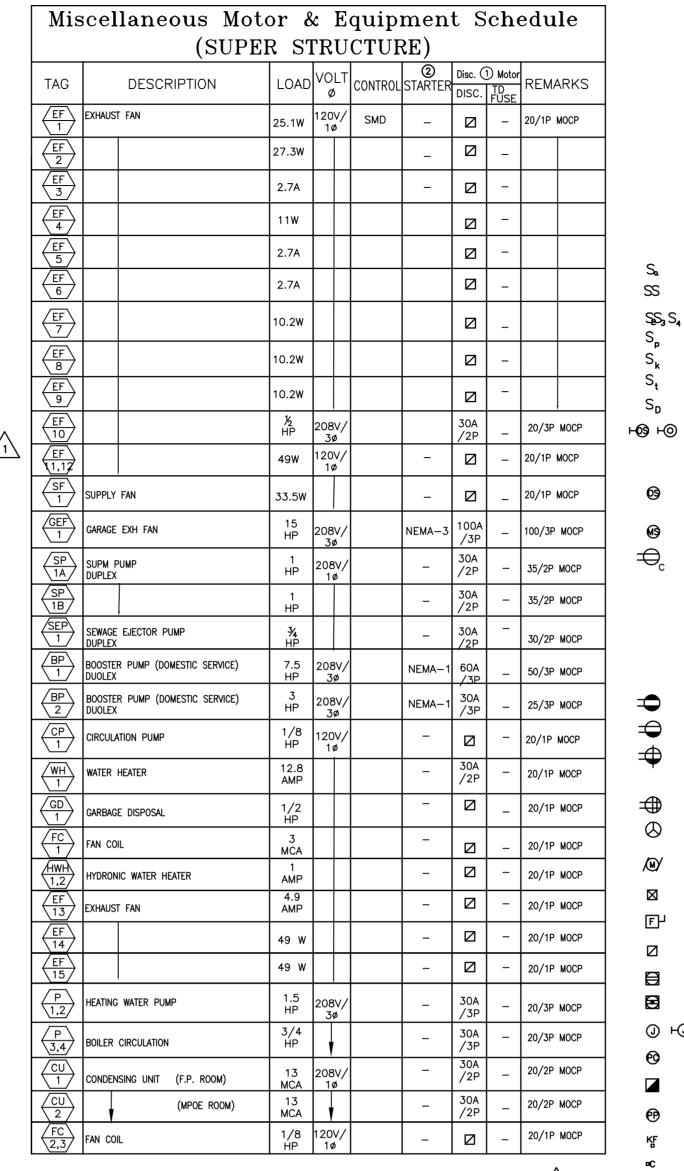
3. BONDING OF PIPING SYSTEM IN ACCORDANCE WITH ARTICLE 250-50 SHALL

INCLUDE BONDING OF METALLIC WATER, GAS, FIRE SPRINKLER, COMPRESSED AIR AND OTHER METALLIC PIPING.

4. ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY 5. ALL SWITCHBOARDS & PANELBOARDS SHALL COMPLY WITH ARCH FLASH HAZARD

		WIRE SIZ	E VS. VOL	TAGE DRO	P	
	COPPE	R WIRE. SO	LID. 2-CON	DUCTOR, K	-11 (77D-1	22DF)
	NOTE" FOR K=1					
MAX	IMUM WIRE FEET	@ 120 VO	LTS, 1 PHAS	SE, 2% MAX	VOLTAGE	DROP
AMPS	VOLT-AMPS	#14	#12	#10	#8	#6
1	120	450	700	1100	1800	2800
5	600	90	140	225	360	575
10	1200	45	70	115	180	285
15	1800	30	47	75	120	190
20	2400	Х	36	57	90	140
25	3000	Х	Х	45	72	115
30	3600	Х	Х	38	60	95
40	4800	Х	Х	X	45	72
50	6000	Х	Х	X	Х	57
AMPS	VOLTT-AMPS	#4	#2	1/0	2/0	3/0
1	120	4500	7000	X	Χ	X
5	600	910	1400	2250	2800	X
10	1200	455	705	1100	1400	1800
15	1800	305	485	770	965	1200
20	2400	230	365	575	725	900
25	3000	180	290	460	580	720
30	3600	150	240	385	490	600
40	4800	115	175	290	360	440
50	6000	90	145	230	290	360
60	7200	76	120	190	240	305
70	8400	65	105	165	205	260
	0.000				400	222

X 90 144 180 230





(1) VERIFY FUSE SIZE WITH EQUIPMENT MANUFACTURER. 2) STARTERS SHALL BE PROVIDED & CONNECTED UNDER ELECT. SECTION.

(3) PROVIDE INTERLOCK CONDUIT, WIRING AND CONNECT TO CORRESPONDING FAN COIL UNIT. SMD.

(4) PROVIDE INTERLOCK CONDUIT, WIRING AND CONNECT TO CORRESPONDING CONDENSING UNIT. SMD.

(5) PROVIDE COMBINATION OF DISCONNECT AND STARTER FOR ALL EXHAUST FANS ON ROOF.



Signal (NOTE: MOUNTING HEIGHTS MEASURED FORM THE CENTER OF OUTLETS.)

TELEPHONE OUTLET: +15" AFF, UON.

TELEVISION OUTLET: +15" AFF, UON.

SELF CONTAINED SMOKE DETECTOR W/ AUDIO ALARM 120 VOLT AND BATTERY BACK.

COMBINATION SMOKE DETECTOR AND CO SENSOR.

FIRE ALARM HORN/STROBE: +80" AFF, UON.

DOOR HOLD OPEN.

TAMPER SWITCH.

POST INDICATOR VALVE.

# LEGEND

(NOTE: FIXTURES AND DEVICES WHERE SHOWN DOTTED INDICATE EXISTING.)

#### Lighting

(NOTE: MOUNTING HEIGHTS SHALL MEASURE FORM TOP OF THE SWITCH OUTLET BOXES (48" AFF) AND BOTTOM OF THE RECEPTACLE OUTLET BOXES (15" AFF).)

WALL SWITCH WITH PILOT LIGHT, +48" AFF, UON.

SINGLE POLE DIMMER WALL SWITCH, +48" AFF, UON. WALL MOUNTED OCCUPANCY SENSOR WITH MANUAL ON/OFF AND AUTOMATIC OFF. SENSOR CAN NOT HAVE AN OVERRIDE ALLOWING THE LIGHT FIXTURE TO BE

CEILING MOUNT MOTION SENSOR FOR CORRIDOR ACTIVATION OF ANY MOTION SENSOR

CEILING MOUNT GARAGE MOTION SENSOR.

- BATHROOM SINK: ABOVE BACKSPLASH AS COORDINATED W/ ARCHITECT. - RECEPTACLE FOR APPLIANCES: AS RECOMMENDED BY APPLIANCE

ELECTRIC WATER COOLER: AS RECOMMENDED BY MANUFACTURER. EXTERIOR +24" AFF, UON.

LOCATION WITH ARCHITECT.)

AS BUT GROUND FAULT INTERRUPTING (GFI).

AS BUT HALF SWITCHED.

 $\Rightarrow$ 

AS 
BUT 2-CIRCUIT COMBINATION DUPLEX OR TWO DUPLEX RECEPTACLES WITH ONE CIRCUIT VIA SWITCH CONTROL FOR DISPOSAL AND ONE CIRCUIT FOR DISHWASHER.

AS BUT DOUBLE DUPLEX.

240 VOLT SINGLE PHASE APPLIANCE OUTLET NEMA TYPE AND INSTALLATION HEIGHT AS RECOMMENDED BY THE MANUFACTURER.

WHERE NOT SHOWN.

MAGNETIC MOTOR STARTER.

CONVENIENCE RECEPTACLE IN CEILING OUTLET BOX.

JUNCTION BOX (FLOOR, CEILING, AND WALL MOUNTED).

SECURITY CAMERA. PROVIDE SINGLE GANG BOX.

COMBINATION TELEPHONE AND DATA OUTLET: +15" AFF IN APARTMENT UNIT.

DATA OUTLET: +15" AFF, UON.

(IN HANDICAP ACCESSIBLE APARTMENT UNITS USE DEVICE WITH VISUAL ALARM.)

HEAT DETECTOR.

SMOKE DETECTOR (SYSTEM TYPE).

FIRE ALARM STROBE LIGHT: +80" AFF UON

FIRE ALARM HORN/STROBE LIGHT: +80" AFF, UON.

BUZZER/CHIME: +6'-0" AFF, UON. (IN HANDICAP ACCESSIBLE APARTMENT UNITS

USE DEVICE WITH VISUAL SIGNAL.) FIRE SMOKE DAMPER.

(NOTE: LIGHTING FIXTURES ARE REFERENCED BY TAG . REFER TO LIGHTING FIXTURE SCHEDULE FOR DESCRIPTION.)

(NOTE: LIGHTING FIXTURES SHOWN SHADED ARE BATTERY BACK.)

Switches and Devices

(NOTE: ELECTRICAL SWITCHES AND RECEPTACLES SHALL BE LOCATED NO MORE

THAN 48" TO THE TOP OF BOX, NORE LESS THAN 15" TO THE BOTTOM OF BOX ABOVE FINISHED FLOOR PER CBC 1117.6.5.

SINGLE POLE WALL SWITCH, +48" AFF, UON (SUBSCRIPT INDICATES CONTROL). TWO SINGLE POLE SWITCH OR ONE 2 POLE SWITCH (WHERE SUBSCRIPT NOT SHOWN, INDICATES 2LEVEL SWITCH PER TITLE 24). TWO POLE, THREE WAY, WALL SWITCHES, +48" AFF, UON.

KEYED WALL SWITCH, +48" AFF, UON. MANUAL BY-PASS TIMER SWITCH, +48" AFF, UON.

CONTINUOUSLY ON. SENSOR NEEDS TO BE CERTIFIED TO COMPLY WITH 2005 TITLE 24 STANDARDS - SECTION 119-D LIGHTING REQUIREMENTS.

OF EACH FLOOR SHALL TURN ON DESIGNATED LIGHTS.

DUPLEX RECEPTACLE OUTLET, NEMA 5-15R. INSTALLATION HEIGHT FROM THE BOTTOM OF THE BOX AS FOLLOWS:

- GENERAL PURPOSE: CONVENIENCE OUTLET +15" AFF, UON.

- KITCHEN COUNTER: ABOVE BACKSPLASH AS COORDINATED W/ ARCHITECT.

(SUFFIX "C" INDICATES OUTLET ABOVE COUNTER OR VANITY. VERIFY EXACT

MOTOR OUTLET AND CONNECTION INCLUDING MANUAL MOTOR STARTER,

DISCONNECT SWITCH ("F" INDICATES FUSED - SIZE AS REQUIRED BY EQUIPMENT

MANUAL MOTOR STARTER SWITCH, HORSEPOWER RATED W/ OVERLOAD. CONVENIENCE RECEPTACLE IN FLOOR OUTLET BOX.

UNDERGROUND PULL BOX, SIZE PER NEC. SEE SPECIFICATION 16000.

SECURITY KEY FOB. PROVIDE SINGLE GANG BOX.

PULL STATION: +48" AFF, UON.

SPRINKLER WATER FLOW SWITCH. SPRINKLER SUPERVISORY SWITCH.

PUSH BUTTON STATION: +48" AFF, UON.

BRANCH CIRCUIT HOMERUN. CROSS LINES INDICATE

NUMBER OF #12 WIRES (UON), WHERE IN EXCESS OF 2. (NOT COUNTING REQUIRED EQUIPMENT GROUND IN PVC CONDUITS). ✓NEUTRAL CONDUIT CONCEALED IN CEILING OR WALL. NUMBER OF CONDUCTORS SHALL BE AS REQUIRED FOR THE CIRCUIT OR CONTROL SHOWN, UON. ---- CONDUIT CONCEALED IN OR BELOW FLOOR OR GRADE.

NUMBER OF CONDUCTORS SHALL BE AS REQUIRED FOR THE CIRCUITS OR CONTROL SHOWN, UON. TELEPHONE SYSTEM CONDUIT, 3/4" CO, UON. DATA SYSTEM CONDUIT, 3/4" CO, UON. GROUNDING RACEWAY AND WIRE.

-G-G-GCONDUIT UP / CONDUIT DOWN. GROUND ROD. CONDUIT STUB-OUT. <del>----</del>

EQUIPMENT CONNECTION.



 $\sim$ 

## Panels

PANELBOARDS AND LOAD CENTERS (SURFACE/RECESSED). TELEPHONE AND OTHER SIGNAL CABINET/BOARD. RELAY/CONTACTOR CABINET.

## Single Line Diagram

METER SOCKET.

TRANSFORMER RATED METER SOCKET AND CT. NEUTRAL BUS. <u> — n —</u> GROUND BUS.

CIRCUIT BREAKER FUSIBLE SWITCH.

# Identification Tag

SHEET NOTE. DETAIL OR SECTION. MECHANICAL EQUIPMENT. LIGHTING FIXTURE. REVISION. FEEDER TAG.

## Abbreviations

DETAIL/DIAGRAM NOTE.

KITCHEN OR OWNER EQUIPMENT.

AFF ABOVE FINISHED FLOOR CKT, T CONDUIT CO CONDUIT ONLY (WITH PULL WIRE) DISC DISCONNECT GFI GROUND FAULT INTERRUPTING

GND GROUND JUNCTION BOX SHORT CIRCUIT RATING IN KILO AMPERE, SYMMETRICAL MCC MOTOR CONTROL CENTER

NIGHT LIGHT NTS NOT TO SCALE RCPT RECEPTACLE

MANHOLE/HANDHOLE

NOT IN THE ELECTRICAL WORK

SEE ARCHITECTURAL DRAWINGS

UNLESS OTHERWISE NOTED

SLD SEE LANDSCAPE DRAWINGS SMD SEE MECHANICAL DRAWINGS SEE PLUMBING DRAWINGS SWBD SWITCHBOARD TO BE DETERMINED

TRANSFORMER

WEATHER PROOF

TRANS/XF

TYP

UON

# Wiring NOTE: WHERE RESIDENTIAL BUILDING OUTLETS AND LIGHTS ARE SHOWN, BUT INTERCONNECTION WIRING IS NOT INDICATED. THE CONTRACTOR SHALL PROVIDE COMPLETE WIRING. HE MAY USE NON-METALIC SHEATED CABLE FOR INTERCONNECTION WIRING AND HOME RUN TO THE LOAD CENTER, UON.



ARCHITECTURI

Kennerly architecture & planning 375 Alabama Street; Suite 440 San Francisco, CA 94110-1360 V:415.285.2880

F:415.285.2240

98 Jack London Alley San Francisco CA 94107

415 908 6408 pfaulong.com

SAN FRANCIS BLOCK / LOT

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 $\angle 1$  ASI #005

INTERIM DAP PRICING SUBMITTAL 04/30/15

<mark>∠9∖</mark> DBI RESUBMITTAL 06/18/15

 $\sqrt{10}$  100% CONSTRUCTION SET 06/26/15

14 FIRE DEPT COMMENTS 10/19/15  $\angle$ 15\ CONFORMED SET 12/02/15



INDIANA STREET

05/11/15

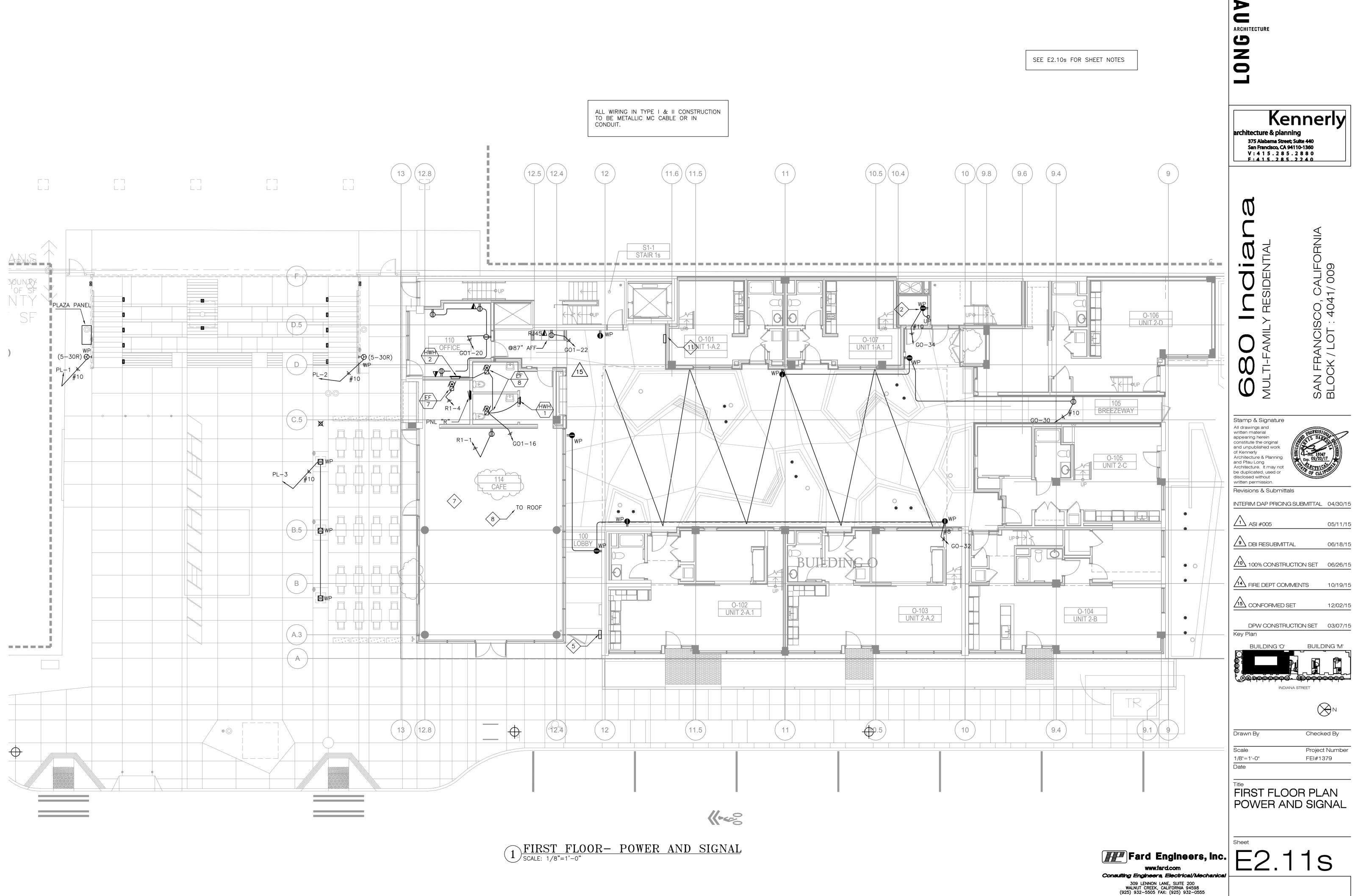
Checked By Scale Project Number 1/8"=1'-0" FEI#1379 Date

LEGEND, SYMBOLES, **SCHEDULES & NOTES ELECTRICAL** 

Fard Engineers, Inc. www.fard.com Consulting Engineers, Electrical/Mechanics

(925) 932-5505 FAX: (925) 932-0555 FEI#1379, 680 INDIANA ST, SAN FRANCISCO (BLDG-0)

309 LENNON LANE, SUITE 200 WALNUT CREEK, CALIFORNIA 94598



98 Jack London Alley San Francisco CA 94107 415 908 6408 pfaulong.com

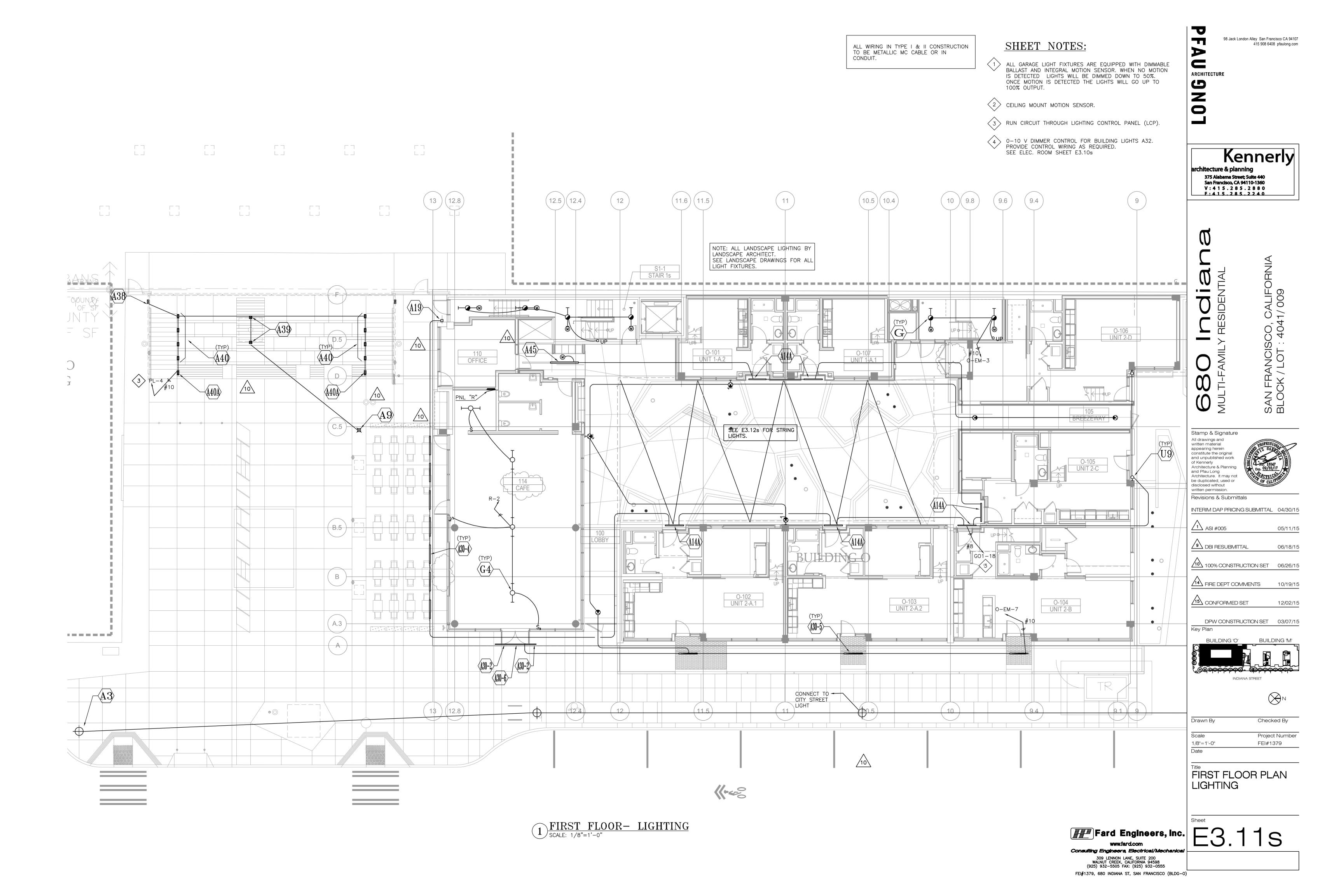
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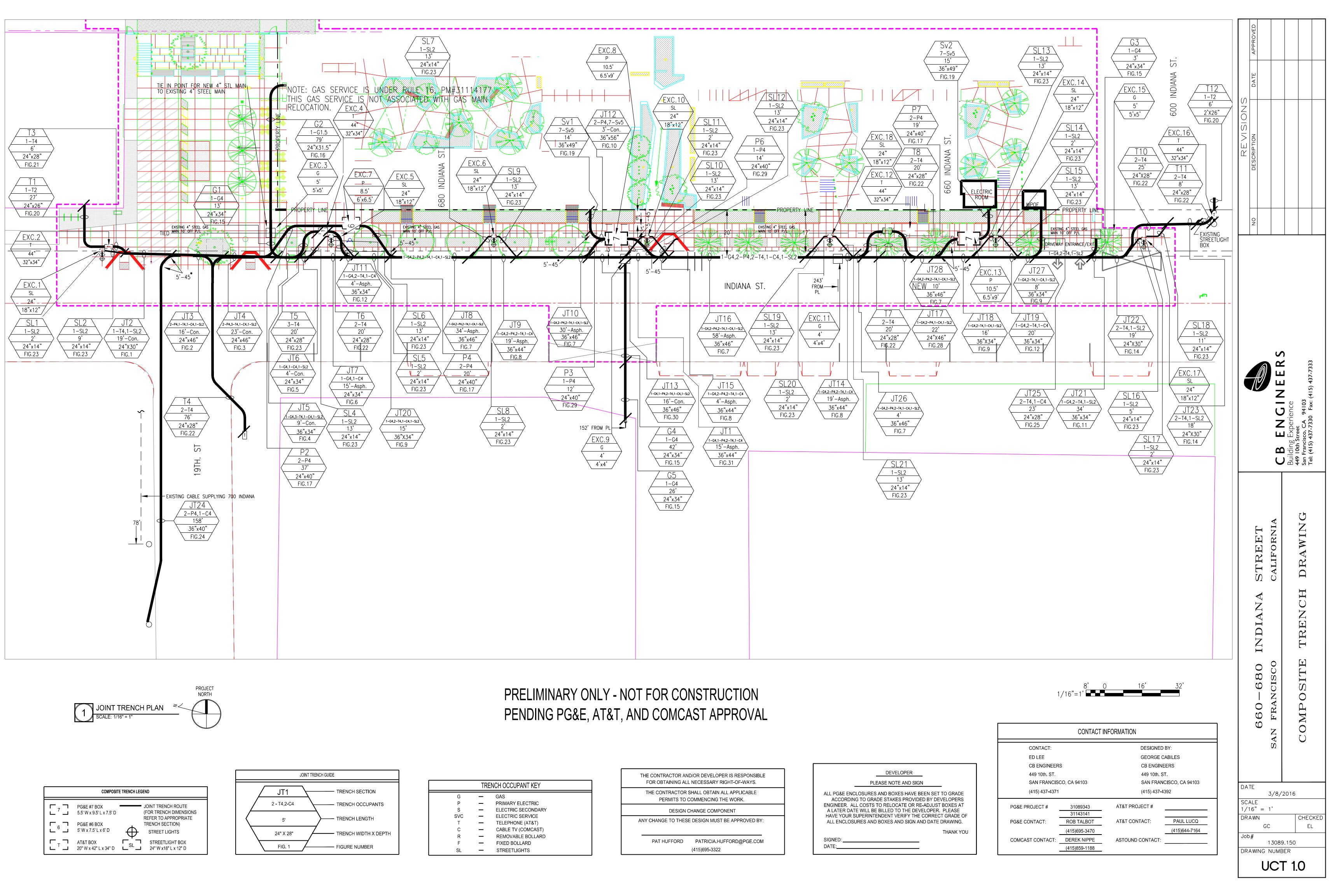
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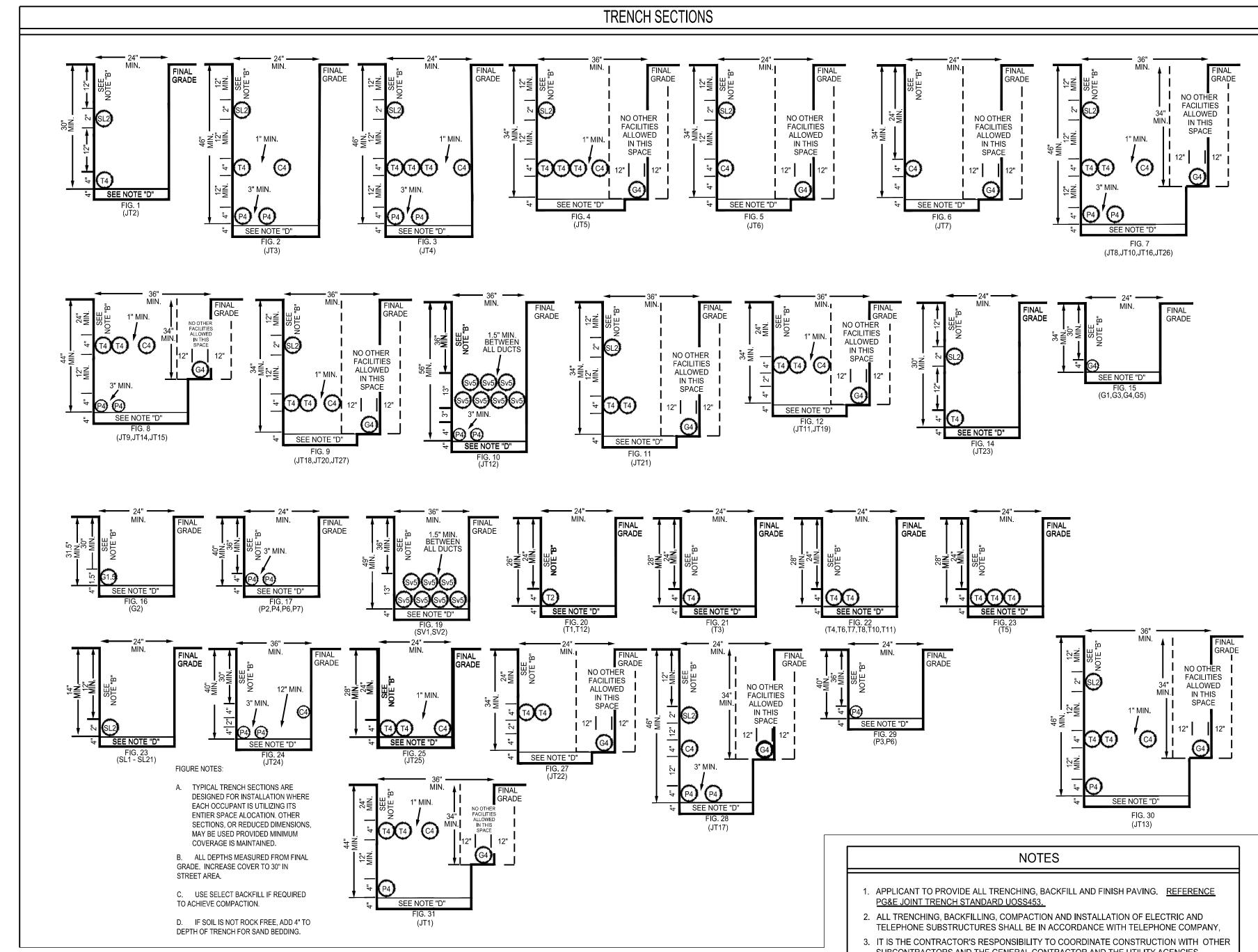
12/02/15

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	JOIN <sup>-</sup>						T TRENCH RE-CAP															
	TRENCH SPECIFIC		SPECIFIC UTILITIES IN TRENCH SECTION							DIST. OR SERVICE TRENCH SIZE					BACKFILL				SURFACE			
	CUT									S	ERVIC									世	<b>⊢</b> .	- 4
TRENCH SECTION	FIGURE NUMBER	G	Р	F	S	Sv	Т	С	SL	DIST	SVC F	SVC P	"W" x "D"	LENGTH	SAND	GRAVEL	HAUL	SPREAD	DIRT	CONCRETE	ASPHALT	OTHER
JT1 JT2	Fig. 31 Fig. 1	X -	X -	-	-	-	X	X -	- X	X	-	-	36" x 44" 24" x 30"	15 19	X X	-	X	-	- -	- X	X -	-
JT3	Fig. 2	-	Х	-	-	-	Х	Х	Х	Х	-	-	24" x 46"	16	Χ	-	Х	-	-	Х	-	-
JT4	Fig. 3	-	X	-	-	-	X	X	Х	X	-	-	24" x 46"	23	Х	-	X	-	-	X	-	-
JT5 JT6	Fig. 4 Fig. 5	X	-	-	-	-	X	X -	X -	X	-	-	36" x 34" 24" x 34"	9 4	X	-	X	-	-	X	-	-
JT7	Fig. 6	X	-	-	-	-	-	X	-	X	_	-	24" x 34"	15	X	_	X	-	_	X	-	-
JT8	Fig. 7	Χ	Х	-	-	-	Х	Х	-	Х	-	-	36" x 46"	34	Χ	-	Х	-	-	-	Х	-
JT9	Fig. 8	X	X	-	-	-	X	X	-	X	-	-	36" x 44"	19	X	-	X	-	-	-	X	-
JT10 JT11	Fig. 7 Fig. 12	X	X _	-	-	-	X	X	X -	X	-	-	36"x 46" 36" X 34"	30 4	X	_	X	-	-	-	X	-
JT12	Fig. 10	-	Х	-	-	Х	-	-	-	X	-	-	36" x 56"	3	X	_	X	-	_	Х	-	-
JT13	Fig. 30	Χ	Х	-	-	-	Х	-	Х	Х	-	-	36" x 46"	16	Χ	-	Х	_	-	-	Х	-
JT14	Fig. 8	X	X	-	-	-	X	X	-	X	-	-	36" x 44"	19	X	-	X	-	-	-	Х	-
JT15 JT16	Fig. 8 Fig. 7	X	X	-	-	-	X	X	- X	X	-	-	36" x 44" 36" X 46"	58	X	-	X	-	<u>-</u>	-	X	-
JT17	Fig. 28	X	X	-	_	_	-	X	X	X	_	_	24" x 46"	22	X	_	X	_	_	_	X	
JT18	Fig. 9	X	-	-	-	-	Х	Х	Х	Х	-	-	36"x 34"	16	Х	_	Х	_	-	-	Х	-
JT19	Fig. 12	Х	_	-	-	-	Х	Х	-	Х	-	-	36" x 34"	20	Х	_	Х	-	-	_	Х	-
JT20	Fig. 9	X	-	-	-	-	X	Х	X	X	-	-	36" x 34"	15	X	-	X	-	-	-	X	-
JT21 JT22	Fig. 11 Fig. 27	X	-	-	-	<u>-</u>	X	-	X -	X	-	-	36" x 34" 24" x 34"	34 4	X	-	X	-	<u>-</u>	- X	X -	-
JT23	Fig. 27 Fig. 14	-	-	-	-	_	X	-	- X	X	-	-	24" x 34" 24" x 30"	18	X	-	X	-	-	X	-	-
JT24	Fig. 24		Х	-	_	-		Х	-	Х	_	-	36" x 40"	158	X	_	X			X	Х	
JT25	Fig. 25	-	-	-	-	-	Χ	Х	-	-	Х	-	24" x 28"	23	Χ	-	Х	-	-	Х	-	-
JT26	Fig. 7	X	X	-	-	-	X	X	X	X	-	-	36" x 46"	11	X	-	X	-	-	-	X	-
JT27 G1	Fig. 9 Fig. 15	X	-	-   -	-	-	X -	X	X -	X	-	-	36"x 34" 24" x 34"	8 13	X	-	X	-	- -	- X	X -	<u>-</u>
G2	Fig. 15 Fig. 16	X	_	-	_	-	_	-	-	_	X	_	24 x 34 24" x 31.5"	79	X	_	X	_	_	X	-	_
G3	Fig. 15	Х	-	-	-	-	-	-	-	Х	-	-	24" x 34"	3	Х	-	X	-	-	X	-	-
G4	Fig. 15	Х	-	-	-	-	-	-	ı	-	Х	-	24" x 34"	42	Х	-	Х	-	-	-	Х	-
G5	Fig. 15	Х	-	-	-	-	-	-	-	X	Х	-	24" x 34"	26	X	-	X	-	-	X	-	-
P2 P3	Fig. 17	-	X	-	-	-	-	-	-	X	-	-	24" x 40" 24" x 40"	37	X	-	X	-	-	X	-	-
P3 P4	Fig. 29 Fig. 17		X	-	-	-	-	-	-	X	-	-	24 x 40" 24" x 40"	12 20	X	-	X	_	-	X	-	-
P6	Fig. 29	-	X	-	-	_	-	-	-	X	_	-	24" x 40"	14	X	-	X	_	_	X	-	-
P7	Fig. 17	ı	Х	-	-	-	-	-	ı	Х	-	-	24" x 40"	19	Х	-	Х	-	-	Х	-	-
Svc 1	Fig. 19	-	-	-	-	Х	-	-	-	-	Х	-	24" x 49"	14	Х	-	Х	_	-	Х	-	-
Svc 2	Fig. 19	-	-	-	-	Х	-	-	-	-	X	-	24" x 49"	15	X	-	X	-	-	X	-	-
T1 T3	Fig. 20 Fig. 21	-	-	<u> </u>	-	-	X	-	-	_	X	_	24" x 26" 24" x 28"	27 6	X	-	X	_	_	X	-	-
T4	Fig. 22	-	_	_	_	_	X	_	-	Х	-	_	24" x 28"	77	X	_	X	_	_	X	_	_
T5	Fig. 23	ı	-	-	-	-	Х	-	1	Х	-	-	24" x 28"	20	Х	-	Х	-	-	Х	-	ı
T6	Fig. 22	-	-	-	-	-	Х	-	-	Х	-	-	24" x 28"	20	Х	-	Х	-	-	Х	-	-
T7	Fig. 22	-	-	-	-	-	X	-	-	X	-	-	24" x 28"	20	X	-	X	-	-	X	-	-
T8 T10	Fig. 22 Fig. 22	<u>-</u>	-	-	<u> </u>	-	X	-	-	X	_	-	24" x 28" 24" x 28"	20 25	X	-	X	_	-	X	-	-
T11	Fig. 22		-	-	-	-	X	_	-	X	_	_	24" x 28"	8	X	_	X	_	_	X	-	
T12	Fig. 20	ı	-	-	-	-	Х	-	ı	-	Х	-	24" x 26"	13	Х	-	Х	_	-	Х	-	-
SL1	Fig. 23	-	-	-	-	-	-	-	Х	-	Х	-	24" x 14"	2	Х	-	Х	-	-	Х	-	-
SL2	Fig. 23	-	-	-	-	-	-	-	X	-	X	-	24" x 14"	9	X	-	X	-	-	X	-	-
SL4 SL5	Fig. 23 Fig. 23	-	-	-	-	-	-	-	X		X	-	24" x 14" 24" x 14"	13 2	X	-	X	_	_	X	-	-
SL6	Fig. 23	-	_	-	_	-	_	-	X	_	X	-	24" x 14"	13	X	_	X	_	_	X	-	_
SL7	Fig. 23	ı	-	-	_	-	-	-	X	-	X	-	24" x 14"	13	Х	-	X	-	-	X	-	-
SL8	Fig. 23	-	-	-	-	-	-	-	Χ	-	Х	-	24" x 14"	2	Χ	-	Х	-	-	Х	-	-
SL9	Fig. 23	-	-	-	-	-	-	-	X	-	X	-	24" x 14"	13	X	-	X	-	-	X	-	-
SL10 SL11	Fig. 23 Fig. 23	-	-	-	-	_	-	-	X	-	X	_	24" x 14" 24" x 14"	13 2	X	-	X	-	-	X	_	-
SL12	Fig. 23	<u> </u>		-			-	-	X	-	X		24" x 14"	6	X	-	X		-	X		-
SL13	Fig. 23	-	-	-	-	-	-	-	Χ	-	Х	-	24" x 14"	13	Χ	-	Х	-	-	Х	-	-
SL14	Fig. 23	-	-	-	-	-	-	-	X	-	X	-	24" x 14"	2	X	-	X	-	-	X	-	-
SL15	Fig. 23	-	-	-	-	-	-	-	X	-	X	-	24" x 14"	13	X	-	X	-	-	X	-	-
SL16 SL17	Fig. 23 Fig. 23	-	-	-	-	_	<u>-</u> -	_	X	<del>-</del>	X	-	24" x 14" 24" x 14"	22 7	X	-	X	-	-	X	_	-
SL18	Fig. 23	_	-	-	_	_	-	-	X	-	X	_	24" x 14"	11	X	_	X	-	<u>-</u>	X	_	
SL19	Fig. 23	-	_	-	-	-	-	-	Χ	-	Х	-	24" x 14"	13	Χ	_	Х	_	-	Х	-	-
SL20	Fig. 23	-	-	-	_	-	-	-	Х	-	Х	-	24" x 14"	2	Х	-	Х	-	-	Х	-	-
SL21	Fig. 23	-	-	-	-	-	-	-	X	-	X	-	24" x 14"	13	X	_	X	-	-	X	-	-
Exc1 Exc2	0	-	-	-	-	-	- X	-	X -	- X	X -	-	18" x 12" 44"x 32"	3.6	X	-	X	-	-	X	-	-
Exc2	0	X	-	-	-	_	-	_	-	X	-	-	5'x 5'	5.6	X	_	X	-	-	X	_	-
Exc4	0	-	-	-		-	Х		-	Х	-	-	44"x 32"	3.6	Х	_	X	-	-	Х		-
Exc5	0	-	-	-	-	-	-	-	Χ	-	Х	-	18" x 12"	2	Χ	-	Х	-	-	Х	-	-
Exc6	0	-	-	-	-	-	-	-	Χ	-	Х	-	18" x 12"	2	X	-	X	-	-	Х	-	-
Exc7	0	-	X	<u> </u>	-	-	-	-	-	X	-	-	6'x 6.5'	8.5 10.5	X	-	X	-	-	-   v	X	-
Exc8 Exc9	0	- X	X -	-	-	-	-	-	-	X -	- X	-	6.5'x 9' 4'x 4'	10.5 4	X	-	X	-	-	X -	- X	-
Exc10	0	-	-	-	-	_	-	-	X	-	X	-	18" x 12"	2	X	_	X	-	-	X	-	-
Exc11	0	Χ	_	-	_	-	-	-	-	-	Х	-	4'x 4'	4	Х	_	X	_	-	_	Х	-
Exc12	0	-	-	-	-	_	Х	-	-	Х	-	-	44"x 32"	3.6	Χ	-	Х	_	-	Х	-	-
Exc13	0	1	Х	-	-	-	-	-	- 1	Х	-	-	6.5'x 9'	10.5	Х	-	X	-	-	X	-	
Exc14 Exc15	0	-	-	-	-	-	-	-	Χ	-	Х	-	18" x 12"	1.5	X	-	X	-	-	X	-	-
LVC1E	0	- X	-	-	-	-	- X	-	<u>-</u>	X	-	-	5'x 5' 44"x 32"	5 3.6	X	-	X	-	<u>-</u>	X	-	-
	<b>l</b>	_	-	-	-	-	_ ^	-	-	^_	-	-	++ x 5∠	ე.ნ	٨	-	_ ^	-	-	۸ ۱	-	-
Exc16 Exc17	0		_	_	-	-	_	_	Х	- 1	Х	_	18" x 12"	2	Х	_	X	-	-	Х	-	_



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

MINIMUM CONDUIT COVER & CLEARANCES (minimum separation from)									
	DESCRIPTION	G	T Duct	T DB	С	S	Р	SL	MIN. COVER
G	GAS (SEE NOTE 2)	ı	12"	12"	12"	6"	12"	6"	24", 30" STREET
Т	TELEPHONE DUCT	12"	-	1"	1"	12"	12"	12"	24", 30" STREET
Т	TELEPHONE DIRECT BURY	12"	1"	1	1"	12"	12"	12"	24", 30" STREET
С	CATV	12"	1"	1"	-	12"	12"	12"	24", 30" STREET
S	ELECTRIC SECONDARY	6"	12"	12"	12"	1.5	3"	1.5"	30", 36" STREET
Р	ELECTRIC PRIMARY	12"	12"	12"	12"	3"	3"	3"	30", 36" STREET
SL	STREET LIGHT (SEE NOTE 3)	6"	12"	12"	12"	1.5"	3"	1.5"	12"
NE	FOREIGN ELECTRIC SOURCE (NON PG&E)(SEE NOTE 4)	12"	12"	12"	12"	12"	12"	12"	12"
	NOTES:				•	•	•		

- 1. ALL SEPARATION CLEARANCE DISTANCES ARE IN INCHES.
- 2. FOR MORE INFORMATION ABOUT THIS TABLE, SEE PG&E: BULLETIN TD-5453B-002. "UPDATED SEPARATION REQUIREMENTS FOR CONDUIT IN JOINT TRENCH, IN APPENDIX B.
- 3. STREETLIGHT CIRCUITS NOT OWNED BY PG&E MUST BE INSTALLED TO MEET THE REQUIREMENTS IN PG&E'S JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE. SPECIFICALLY, APPLICANTS MUST REVIEW THE REQUIREMENTS FOR WORKING WITH A SECOND UTILITY COMPANY.
- 4. MUST BE CONSIDERED A "UTILITY" AS DEFINED IN PG&E STANDARD S5453.

	U.S.A. INFO.								
CALL 811 TO NOTIFY U.S.A. 48 HRS									
PRIOR TO TRENCHING									
NOTIFIED U.S.A.									
DATE: TICKET# BY:									

SUBCONTRACTORS AND THE GENERAL CONTRACTOR AND THE UTILITY AGENCIES. CONTRACTOR SHALL HAVE JOINT TRENCH INSTALLATIONS INSPECTED AND APPROVED BY

TELEPHONE, CATV AND P.G.&E. PRIOR TO ANY BACKFILLING. 48 HOURS NOTICE IS

- REQUIRED. PG&E INSPECTION 415-695-7519. 4. SELECT BACKFILL SHALL BE SUBJECT TO THE APPROVAL OF TELEPHONE, CATV, P.G.&E., AND THE CITY OF SAN FRANCISCO
  - 5. JOINT TRENCH COMPOSITE DRAWINGS SHALL BE USED ONLY FOR INSTALLATION OF TELEPHONE, P.G.&E. AND CATV SUBSTRUCTURES. THE JOINT TRENCH CONFIGURATIONS AND OCCUPANCY GUIDE INCLUDED HERE DEFINE TRENCH SECTIONS, TRENCH OCCUPANTS, AND TRENCH SPECIFICATIONS ONLY. CONTRACTORS MUST UTILIZE CONSTRUCTION DRAWINGS PROVIDED BY EACH UTILITY TO DETERMINE PIPE, CONDUIT, CABLE, AND SUBSTRUCTURE SIZES AND SPECIFICATIONS TO BE INSTALLED.
- 6. OTHER UNDERGROUND UTILITY PIPE LINES OR STRUCTURES SHOWN ON THESE PLANS MAY NOT BE EXACT. THE SUBCONTRACTOR IS REQUIRED TO TAKE ALL DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTIONS. CALL U.S.A. 48 HOURS IN ADVANCE (1.800.227.2600).
- TRENCH SIZES ARE BASED ON MINIMUM UTILITY COMPANY DEPTHS. THE COST OF EXTRA DEPTH IN STREET AREAS AND CROSSINGS OVER OR UNDER EXISTING UTILITIES ARE TO BE INCLUDED IN THE UNIT PRICE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY TRENCH CONFIGURATIONS. NO EXTRA COMPENSATION SHALL BE MADE TO VERIFY AND WORK AROUND ANY EXISTING SUBSTRUCTURE.
- 8. IF CONTRACTOR DAMAGES STREETS, CURBS, GUTTERS, SIDEWALKS, LANDSCAPING, ETC. HE WILL BE RESPONSIBLE FOR REPLACING IMPROVEMENTS IN KIND TO THE ORIGINAL, OR BETTER, CONDITION AND FOR THE EXPENSE THEREOF.
- 9. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE START OF CONSTRUCTION.
- 10. CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS. SAID POINTS OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- 11. THE QUANTITIES SHOWN ON THE PLANS ARE ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THEREFORE, FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN. THE QUANTITIES ARE PROVIDED FOR BID COMPARISONS ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A COMPLETE JOB. NO EXTRA COMPENSATION SHALL BE MADE FOR ADJUSTMENTS IN LINEAR FOOTAGE.
- 12. CONTRACTOR SHALL FURNISH AND PLACE ALL CONDUIT AND SUBSTRUCTURES CALLED FOR ON THIS PLAN.
- 13. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT SUBSTRUCTURES ARE SET TO GRADE RELOCATION OR ADJUSTMENT OF SUBSTRUCTURES DUE TO IMPROPER GRADE
- SET OR PLACEMENT WILL BE AT CONTRACTOR'S EXPENSE. <u>ALL WORK/ DESIGNS PENDING P.G.&E., A.T.&T., COMCAST\_APPR</u>OVAL.

