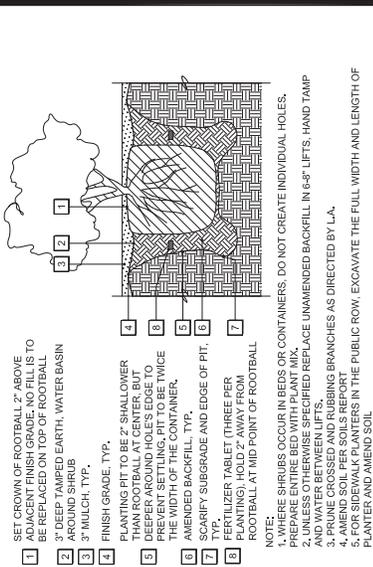


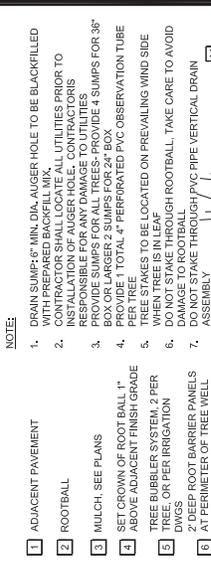
- LEGEND**
- 1 ASPHALT CONCRETE WEARING SURFACE PER STANDARD SPECIFICATION. REFER TO SECTION 212 FOR AC/RC.
 - 2 CONCRETE SIDEWALK PER CITY STANDARDS. SEE LANDSCAPE PLAN FOR MATERIAL COLOR, FINISH, CURBS, GUTTERS, AND PAVES.
 - 3 CONCRETE SIDEWALK WITH ANTI-RATTAN FRENCH BELOW. SEE DETAIL T, C17.4.
 - 4 LANDSCAPE, S.I.D.
 - 5 CONCRETE CROSSWALK PER CITY STANDARDS. SEE SAN FRANCISCO SHARED SPACE PLAN.
 - 6 DECOMPOSED GRANITE, S.I.D.
 - 7 FURNISHABLE PAVEMENT (C2.1)
 - 8 MORTAR SET PAVEMENT (C2.1)
 - 9 SAWCUT LINE
 - 10 PROPERTY LINE
 - 11 NOT USED
 - 12 DETECTABLE MARKING SURFACE.
 - 13 FRENCH DRAIN TO ALLOW GUTTER FLOW FROM CURB TO SIDEWALK. SEE SAN FRANCISCO SHARED SPACE PLAN.
 - 14 EXISTING STREET LIGHT
 - 15 EXISTING TREE
 - 16 EXISTING TREE TO BE RELOCATED AS PART OF PHASE 2.
 - 17 EXISTING TREE TO REMAIN
 - 18 EXISTING TREE TO REMAIN (TYPICAL DIMENSIONS FOR TREES)
 - 19 EXISTING UTILITY POLE
 - 20 EXISTING TREE WELL
 - 21 EXISTING 10" TO REMAIN
 - 22 400 GAL. STAINLESS STEEL GLASS DRINK GRAPE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - 23 6" CURB AND 14" GUTTER
 - 24 6" VERTICAL CURB
 - 25 NEW 6" ASH TREE POLE
 - 26 6" THICK CONCRETE CROSSWALK PER DETAIL T, C17.4. FINISH PER ARCHITECTURAL PLAN FOR LAYOUT IN THIS AREA.
 - 27 FUTURE BENCHES ARE IMPROVEMENTS NOT INCLUDED IN THE STREET IMPROVEMENT PERMIT.

- SHEET NOTES**
- 1 FINISH AND INSTALL NEW STREETLIGHT WITH ROUND CONCRETE DISTRIBUTION PATTERN, HIGH HEAD UNIMOUNTED, W/50% CONCRETE CONTROL. 4-100" ELLIPTICAL BRACKET ARM ON CONCRETE FOUNDATION. LOCATION TO BE DETERMINED BY THE CITY.
 - 2 EXISTING PAVEMENT TO REMAIN
 - 3 EXISTING PAVEMENT TO REMAIN
 - 4 EXISTING PAVEMENT TO REMAIN
 - 5 EXISTING PAVEMENT TO REMAIN
 - 6 EXISTING PAVEMENT TO REMAIN
 - 7 EXISTING PAVEMENT TO REMAIN
 - 8 EXISTING PAVEMENT TO REMAIN
 - 9 EXISTING PAVEMENT TO REMAIN
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 - 26 EXISTING PAVEMENT TO REMAIN
 - 27 EXISTING PAVEMENT TO REMAIN

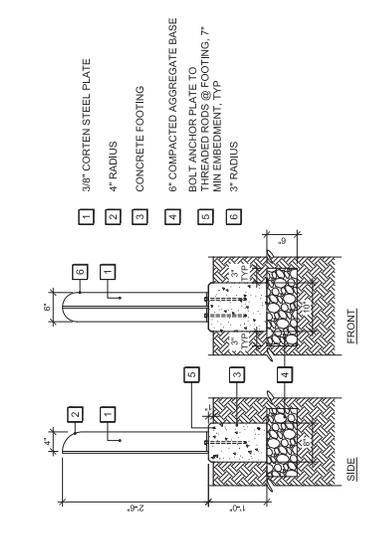
- GENERAL NOTES**
- 1 SEE LANDSCAPE PLAN FOR CONCRETE SIDEWALK FINISH AND SCORE JOINT LAYOUT.



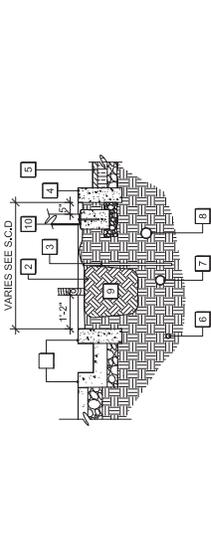
2 SHRUB PLANTING 5 GALLON OR GREATER
 SECTION
 1/2" = 1'-0"



1 TYPICAL STREET TREE PLANTING
 SECTION
 1/2" = 1'-0"



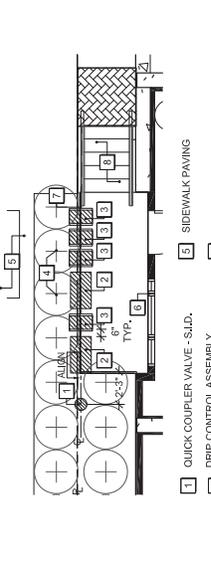
5 CORTEN BOLLARD
 SECTION & ELEVATION
 1/2" = 1'-0"



4 PLANTER @ R.O.W.
 SECTION
 1/2" = 1'-0"



7 IRRIGATION VALVE BOX LAYOUT
 PLAN
 1/8" = 1'-0"



6 PALM PLANTING
 SECTION
 NTS

NOTE:

1. DRAIN SUMPS: 6" MIN. DIA. AUGER HOLE TO BE BACKFILLED WITH PREPARED BACKFILL MIX.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF AUGER HOLE. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. PROVIDE SUMPS FOR ALL TREES - PROVIDE 4 SUMPS FOR 38" BOX OR LARGER 2 SUMPS FOR 24" BOX.
4. PROVIDE 1 TOTAL 4" PERFORATED PVC OBSERVATION TUBE PER TREE.
5. TREE STAKES TO BE LOCATED ON PREVAILING WIND SIDE.
6. DO NOT STAKE THROUGH ROOTBALL. TAKE CARE TO AVOID DAMAGE TO ROOTBALL.
7. ASSEMBLY SHALL BE THROUGH 4" PVC PIPE VERTICAL DRAIN AT PERIMETER OF TREE WELL.

NOTE:

1. ADJACENT PAVEMENT
2. ROOTBALL
3. MULCH - SEE PLANS
4. SET CROWN OF ROOT BALL 1" ABOVE ADJACENT FINISH GRADE
5. TREE OR PER IRRIGATION
6. 2" DEEP ROOT BARRIER PANELS AT PERIMETER OF TREE WELL OPENING. SEE SPECS
7. 4" DIA. INSPECTION TUBE, UNPAVED W/ FILTER FABRIC W/ THREADED CAP (COLOR-BLACK), DEPTH OF TUBE PER TREE WELL DEPTH SHOWN BEYOND FOR CLARITY
8. AMENDED BACK FILL, 3" DEEP. AMEND PER SOILS REPORT
9. 90% COMPACTED PLANT-PIT BACK-FILL
10. UNDISTURBED SOIL OR COMPACTED SUBGRADE BELOW 4" SIDES OF PLANT PIT
11. VERTICAL DRAIN: 6" DIA. X 4'-0" DEEP. 4" PVC PIPE FILLED WITH 3/8" DIA. PERFORATED DRAIN AGGREGATE
12. 7/8" MIN. CONSISTENT HT. THROUGHOUT PROJECT OR AT LOWEST FORK
13. LOCATE TREE TIES 4" BELOW TOP OF STAKE
14. PREPARE TREE CROWN AND TRUNK ACCORDING TO SPECS
15. SECURE ALL POLES CUT TO FIT GAUGE GALV. WIRE. WRAP AROUND EACH POLE. TIE WIRE ON INSIDE OF POLES.
16. 1/4" GALV. LAG SCREWS AT ALL INTERSECTIONS OF POLES
17. CORDED RUBBER TREE TIE HELD IN PLACE W/ 1/4" GALV. ROOF NAILS, (4) PER TREE, TYP.
18. 3" DIA. X 12' LENGTH LODGEPOLE PINE TREE STALK, (4) PER TREE.

NOTE:

1. ALL GROUND COVER SHALL BE PLANTED AT EQUAL SPACING

NOTE:

1. "HILL" PLANT AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES
2. TYPICAL PLANT, SPACING VARIES. SEE PLANTING PLAN
3. 1/2" EQ (MAX.) AT EDGES

NOTE:

1. ALL GROUND COVER SHALL BE PLANTED AT EQUAL SPACING

NOTE:

1. VALVE BOXES TO BE PLACED BELOW AND CENTER ALIGNED TO EDGE OF BALCONY AND SCREENED BY PLANTING. ENSURE THAT VALVE BOXES ARE ACCESSIBLE FOR MAINTENANCE.
2. CONTRACTOR TO OBTAIN PERMITS AND PLACE PERMITS IN HANDS OF OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

NOTE:

1. SET CROWN OF ROOTBALL 2" ABOVE ADJACENT FINISH GRADE. ROOTBALLS TO BE REPLACED ON TOP OF ROOTBALL
2. 3" DEEP TAMPED EARTH, WATER BASIN AROUND SHRUB
3. 3" MULCH, TYP.
4. FINISH GRADE, TYP.
5. PLANTING PIT TO BE 2" SHALLOWER THAN ROOTBALL AT CENTER, BUT DEEPER AROUND HOLES EDGE TO PREVENT SETTLING. PIT TO BE TWICE AS DEEP AS ROOTBALL.
6. AMENDED BACKFILL, TYP.
7. SCABRY SUBGRADE AND EDGE OF PIT, TYP.
8. FERTILIZER TABLET (THREE PER PLANTING), HOLD 2" AWAY FROM ROOTBALL AT MID POINT OF ROOTBALL

NOTE:

1. WHERE SHRUBS OCCUR IN BEDS OR CONTAINERS, DO NOT CREATE INDIVIDUAL HOLES. PREPARE ENTIRE BED WITH PLANT MIX.
2. UNLESS OTHERWISE SPECIFIED REPLACE UNAMENDED BACKFILL IN 16"-8" LIFTS - HAND TAMP WATER BETWEEN LIFTS.
3. AMENDED SOIL PER SOILS REPORT
4. AMEND SOIL PER SOILS REPORT
5. FOR SIDEWALK PLANTERS IN THE PUBLIC ROW, EXCAVATE THE FULL WIDTH AND LENGTH OF PLANTER AND AMEND SOIL.

NOTE:

1. ALL GROUND COVER SHALL BE PLANTED AT EQUAL SPACING