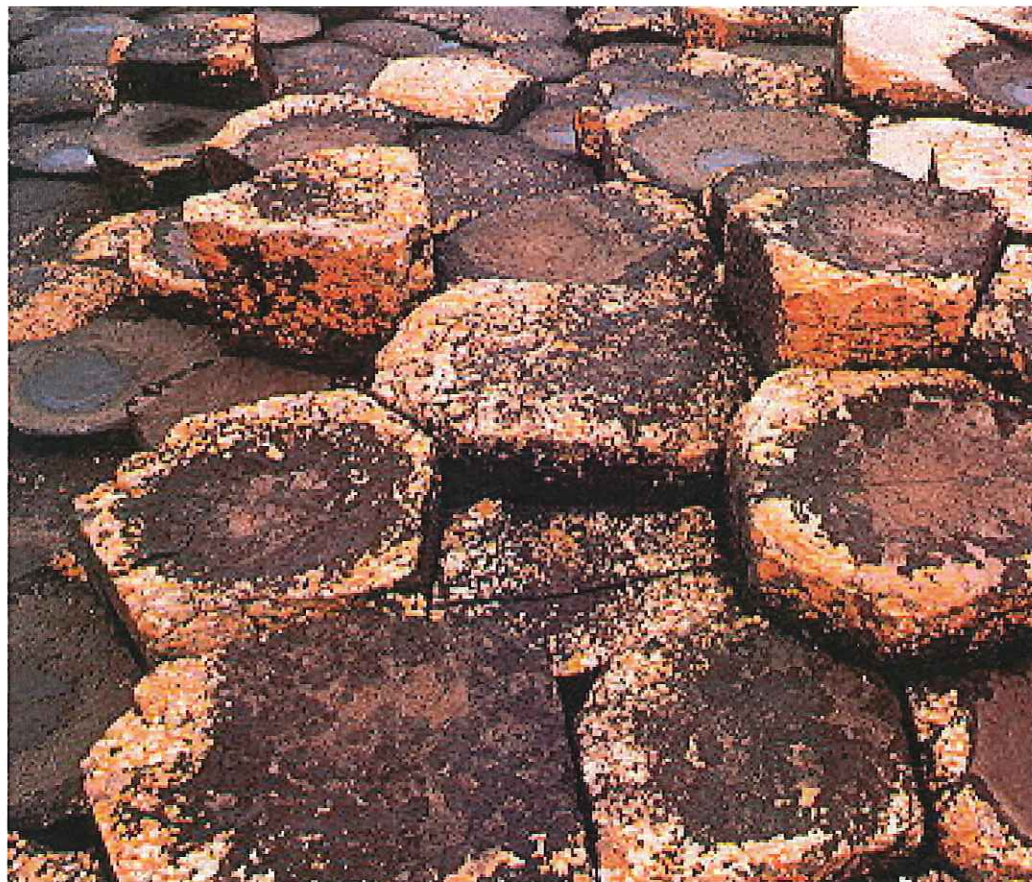


DAGGETT PARK

SF ARTS COMMISSION CIVIC DESIGN REVIEW
PHASE 3 - CONSTRUCTION DOCUMENTS
JULY 21, 2014



DAGGETT PARK

CIVIC DESIGN REVIEW - PHASE 3 CONSTRUCTION DOCUMENTS - JULY 21, 2014

CMG CONGER MOSS GUILLARD
500 THIRD STREET SUITE 215
SAN FRANCISCO, CA 94107
TELEPHONE: 415/495-3070
FACSIMILE: 415/495-3080
EQUITY RESIDENTIAL

ILLUSTRATIVE CONTEXT PLAN



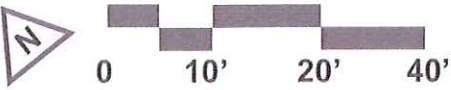
DESIGN DEVELOPMENT PLAN



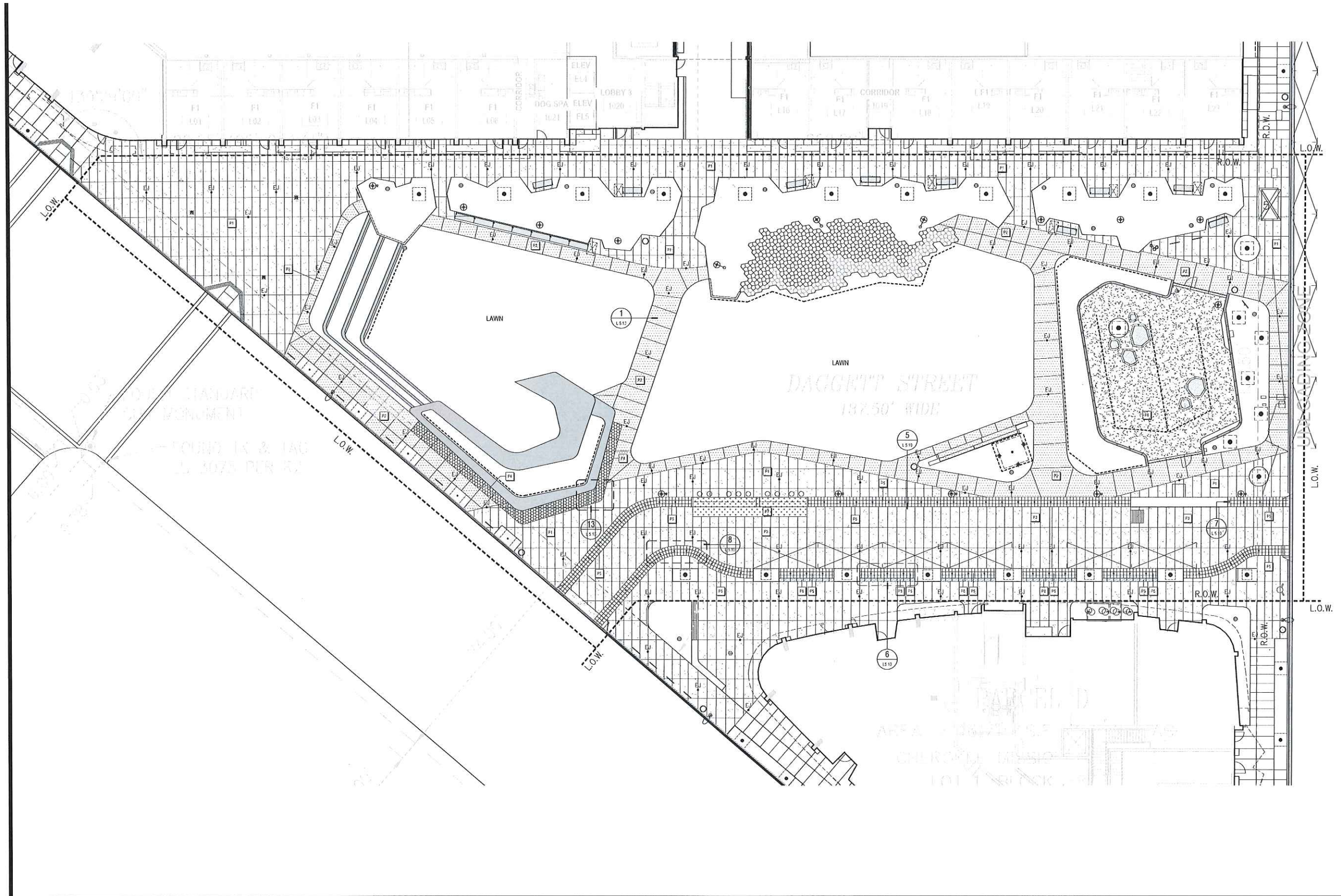
- ① Lawn (Flexible Open Space)
- ② Tilted Lawn (C.I.P. Concrete)
- ③ "Penta-Step" Landscape Feature (Precast Conc. & Stone)
- ④ Dog Run (Synthetic Turf)
- ⑤ Stadium Bench & Specimen Tree
- ⑥ Garden Edge (Mixed Native Planting/Butterfly Garden)
- ⑦ Park Bench
- ⑧ Planter at Grade
- ⑨ Gateway Art Feature (Arts Commission Project)
- ⑩ One-Way Drive Lane (12' width, flush w/ park)
- ⑪ Detectable Warning Pavers
- ⑫ Bollards 36"-42" @ +/- 5' O.C.
- ⑬ (6) Parallel Parking Spaces
- ⑭ Bike Parking
- ⑮ Informal Community Stage
- ⑯ Lawn Steps (6"x24")
- ⑰ Cafe Seating Area
- ⑱ The Park Counter & Stools (Concrete & Steel)
- ⑲ C.I.P. Integral Color Conc. w/ Light Sand Blast
- ⑳ Park Entry Sign
- ㉑ 30" Conc. Wall w/42" Stainless Steel Picket Fence & Wood Bench
- ㉒ C.I.P. Integral Color Conc. w/Sandblast Finish
- ㉓ Curb Cut Ramp
- ㉔ Driveway Curb Cut

㉕ Built in Bench w/36" Concrete Wall

*Note: The site is essentially flat and all paths within the Park will be accessible.



CONSTRUCTION DOCUMENTS PLAN



Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% CD	02/21/2012
95% CD	01/15/2012
85% CD	08/07/2012
PROGRESS SET	01/16/2013
100% CD - BID SET	05/21/2013

ADDENDUM	DATE
NOT USED	
PEER REVIEW COMMENTS	01/16/2013

Paving Plan

SCALE

1" = 10'

JOB NUMBER	RELEASE DATE
20311	02/21/2013
DRAWN BY	CHECKED BY
CYG HW	CA, JR

L1.20

OF SHEETS

DAGGETT PARK

CIVIC DESIGN REVIEW - PHASE 3 CONSTRUCTION DOCUMENTS - JULY 21, 2014

CMG
 CONGER MOSS GUILLARD
 500 THIRD STREET SUITE 215
 SAN FRANCISCO, CA 94107
 TELEPHONE: 415/495-3070
 FACSIMILE: 415/495-3080
EQUITY RESIDENTIAL

VIEW FROM 16TH STREET

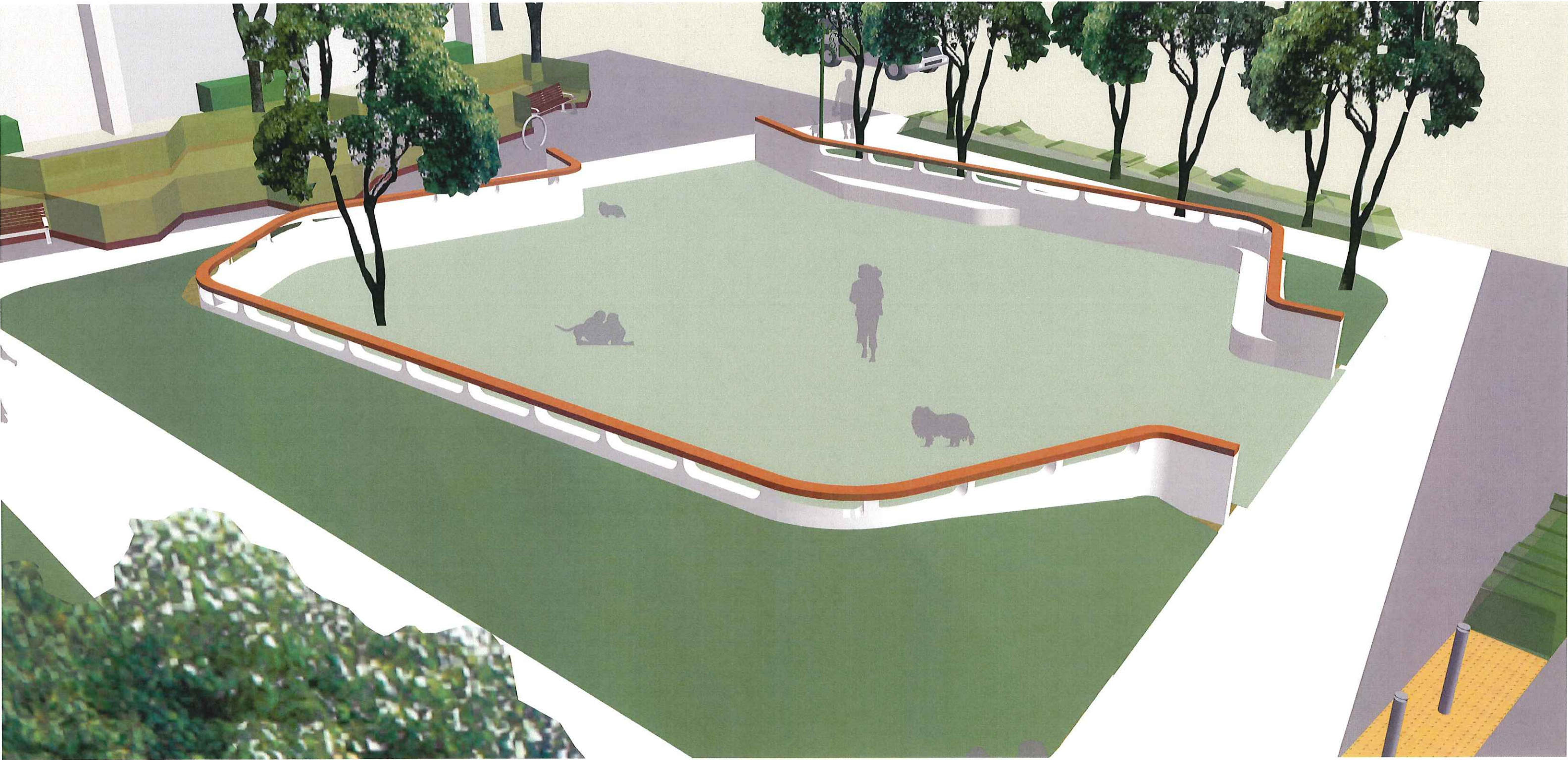


VIEW FROM DRIVE AISLE





DOG RUN



THE LOOKOUT

LOOKOUT BENCH



TRAPECIO BENCH by Santa & Cole

- Seat and back formed of 177" long (4.5 m) trapezoidal wooden beams.
- Total bench length 212" (5.4 m).
- Beams formed from Alaskan Yellow Cedar boards, glued together and finely sanded. No finishing is applied, therefore no maintenance is required.
- Wood will weather to a soft, pewter gray. This is a natural process that does not affect the integrity of the product.
- Alaskan Yellow Cedar is harvested from managed plantations in North America's Pacific Northwest.
- FSC Certified Alaskan Yellow Cedar may be specified.
- Supports are hot-dip galvanized steel. Must be surface mounted to concrete at or below grade. See Installation Guide for details.
- Beams and supports are delivered unassembled.
- Assembly hardware; concrete anchors and instructions provided.

GARDEN EDGE

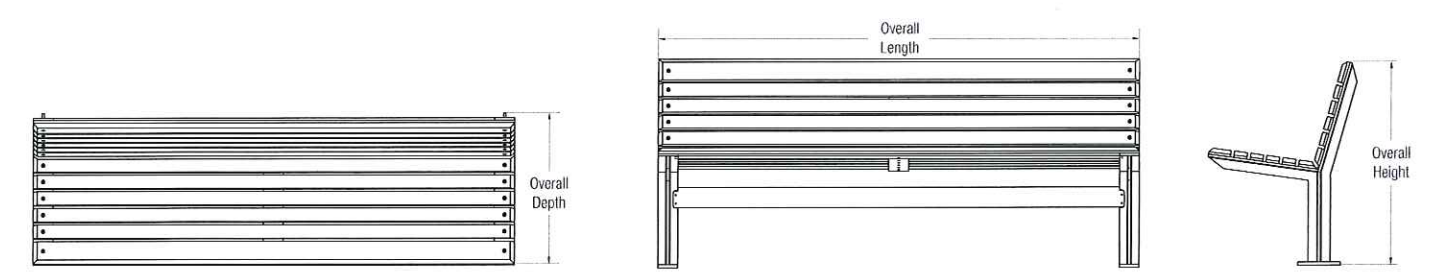
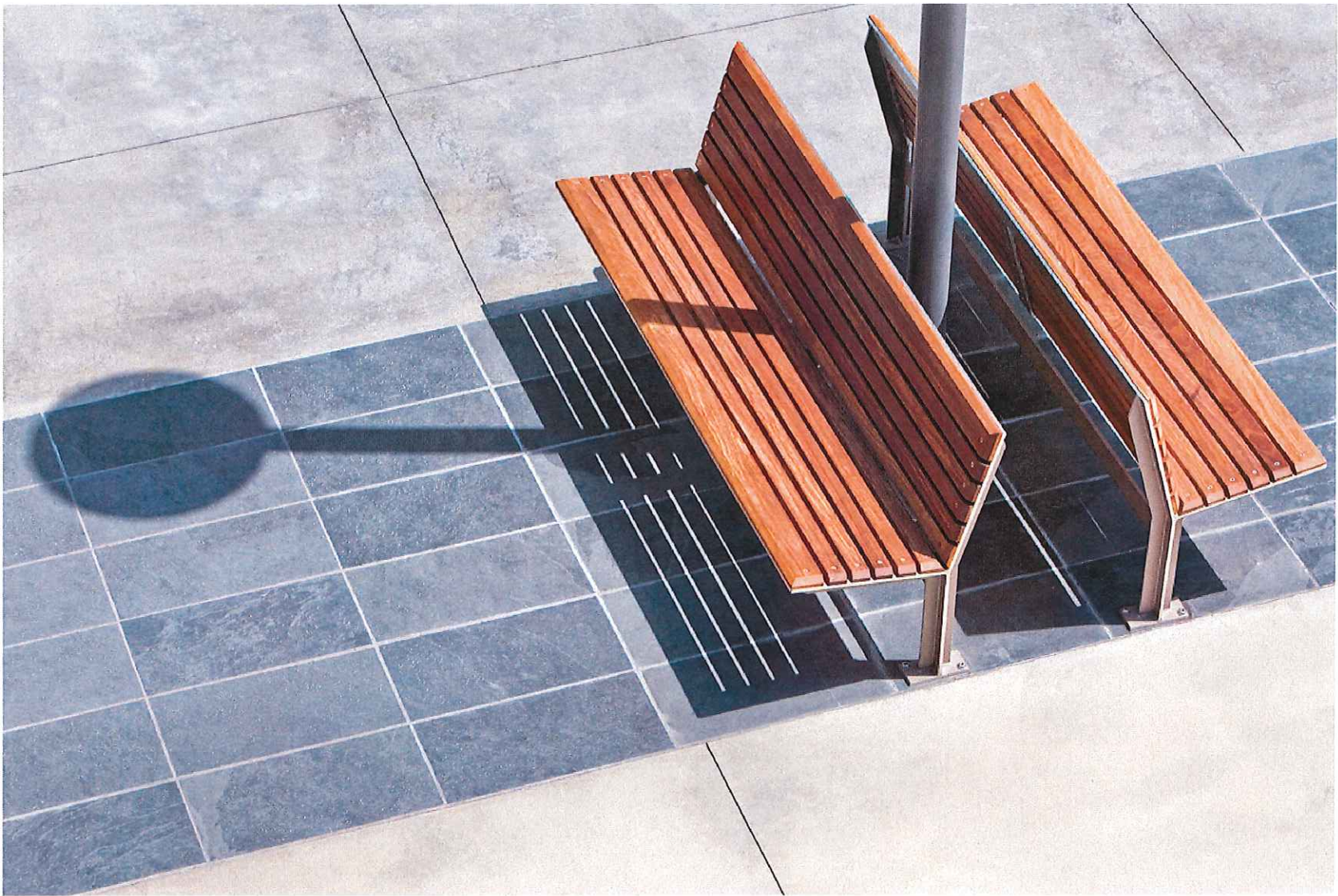
GARDEN BENCH



Pure and simple in form, the **Knight Bench** combines understated refinement, superb construction and high performance green materials. The design starts with an all-aluminum frame with beautifully polished edges. The beveled slats are available in FSC Pure Ipé hardwood or FSC Re-cycled reclaimed Teak hardwood. The Knight product family also includes a litter receptacle, bollard and pedestrian-height lighting, allowing a level of design continuity unique to Forms+Surfaces.

MATERIAL & CONSTRUCTION DETAILS		INSTALLATION & MAINTENANCE		
FRAME	SLATS	OPTIONAL ARMRESTS	INSTALLATION	MAINTENANCE
<ul style="list-style-type: none">• Frame is made of solid aluminum. Outer frame edges are polished; inner surfaces have a powdercoat finish. All surfaces are clear-coated.• Standard powdercoat color is Aluminum Texture; optional colors from the F+S color chart and custom RAL colors are available for an upcharge.	<ul style="list-style-type: none">• Ipé hardwood slats offer superior resistance to moisture, insects, fire, vandalism and decay.• Reclaimed Teak hardwood slats, hand salvaged from old, neglected buildings, are a durable alternative to Ipé for 6 foot benches.• All hardwood used for Knight Benches is FSC Pure or FSC Recycled and has a natural oiled finish that enhances the wood's rich color.	<ul style="list-style-type: none">• Backed benches use angled armrests while backless benches use horizontal handholds. Armrests are solid aluminum with finish and detailing to match the bench frame.• 6 foot benches can be specified with two armrests at the bench ends only. 8 foot benches can be specified with up to three armrests at the bench ends and/or at the center of the bench.	<ul style="list-style-type: none">• Knight Benches must be surface mounted. Anchors and stainless steel mounting screws are included.	<ul style="list-style-type: none">• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.• Ipé hardwood slats can be maintained by re-oiling as needed with Penofin® hardwood finish or similar products. Slats can also be left to weather to a silver-gray patina.

- ENVIRONMENTAL CONSIDERATIONS**
- Please refer to the Knight Bench Environmental Data Sheets for detailed environmental impact information.
 - Knight aluminum frames have up to 75% recycled content.
 - All Knight metal components are fully recyclable.
 - All Knight wood is FSC Pure or FSC Recycled.
 - Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
 - Low maintenance.
 - Easy to disassemble.



MODEL	OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	SEAT HEIGHT	SEAT DEPTH	ARMREST HEIGHT	WEIGHT
SBKNI-072B, SBKNI-072BT	72" (1829 mm)	21.9" (556 mm)	31.1" (790 mm)	17.9" (455 mm)	15.2" (386 mm)	20.8" (527 mm)	109.2 lbs (49.5 kg)
SBKNI-096B	96" (2438 mm)	21.9" (556 mm)	31.1" (790 mm)	17.9" (455 mm)	15.2" (386 mm)	20.8" (527 mm)	144.5 lbs (65.5 kg)

SITE FURNISHING

BICYCLE RACK



Welle Stainless Steel, In-Ground Mount Circular Rack with Square tube

BOLLARD



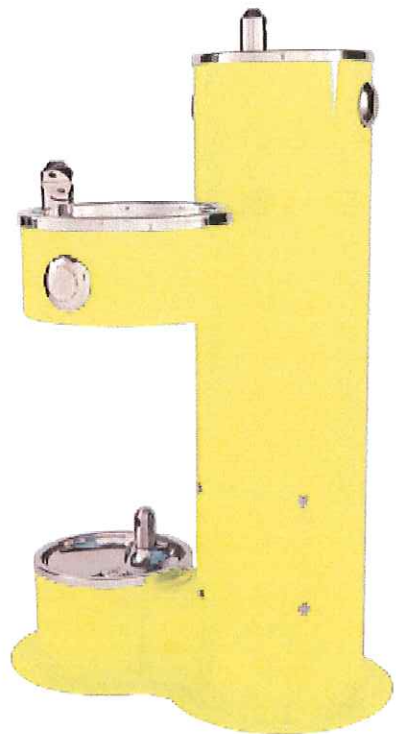
Forms + Surfaces Bollard: Donat- 39"

TRASH RECEPTACLE



Forms + Surfaces Trash Receptacle: Dispatch

DRINKING FOUNTAIN



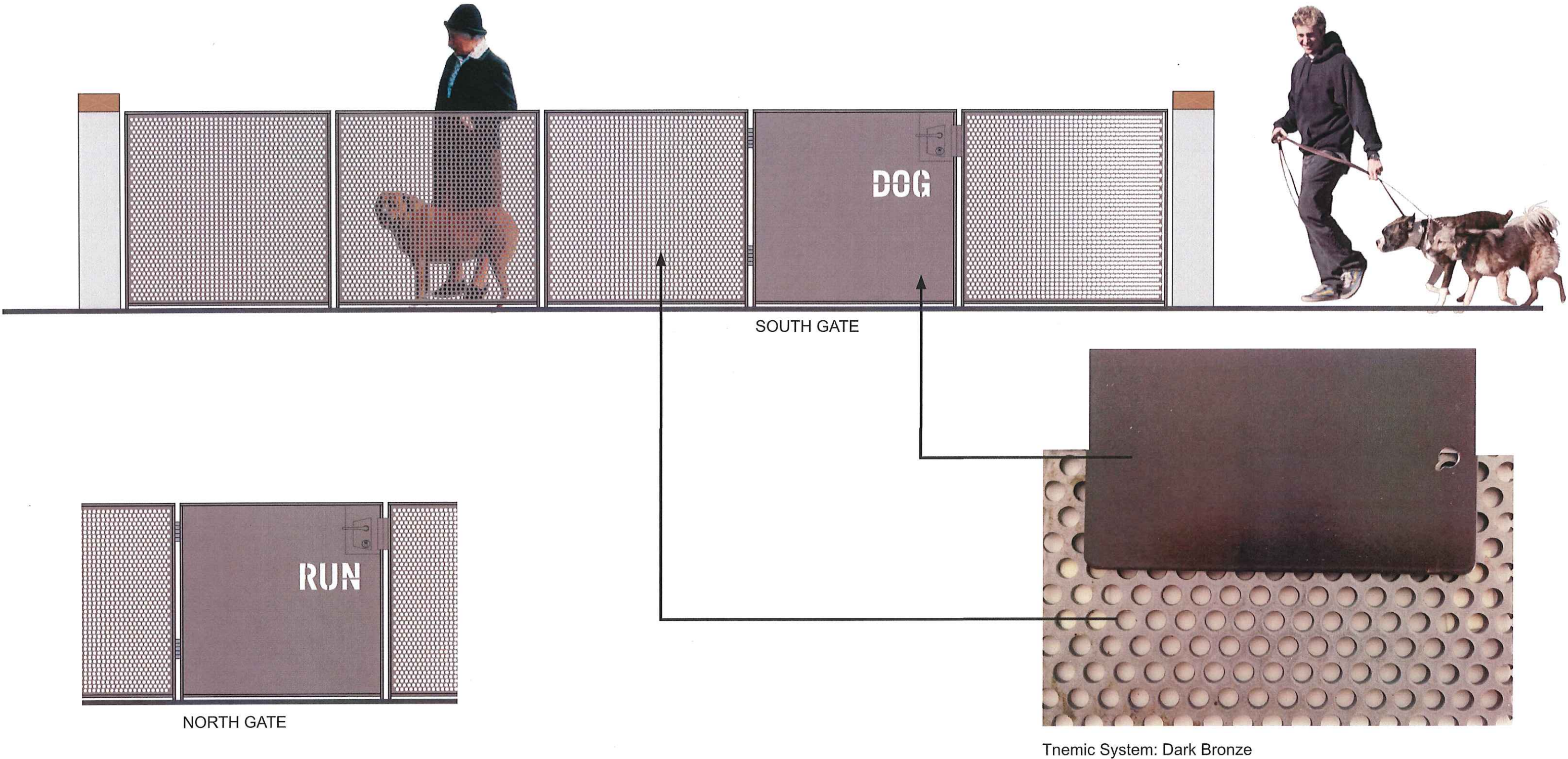
Most Dependable Fountain - Smooth Yellow Pet Fountain & ADA Accessible

DOG WASTE STATION

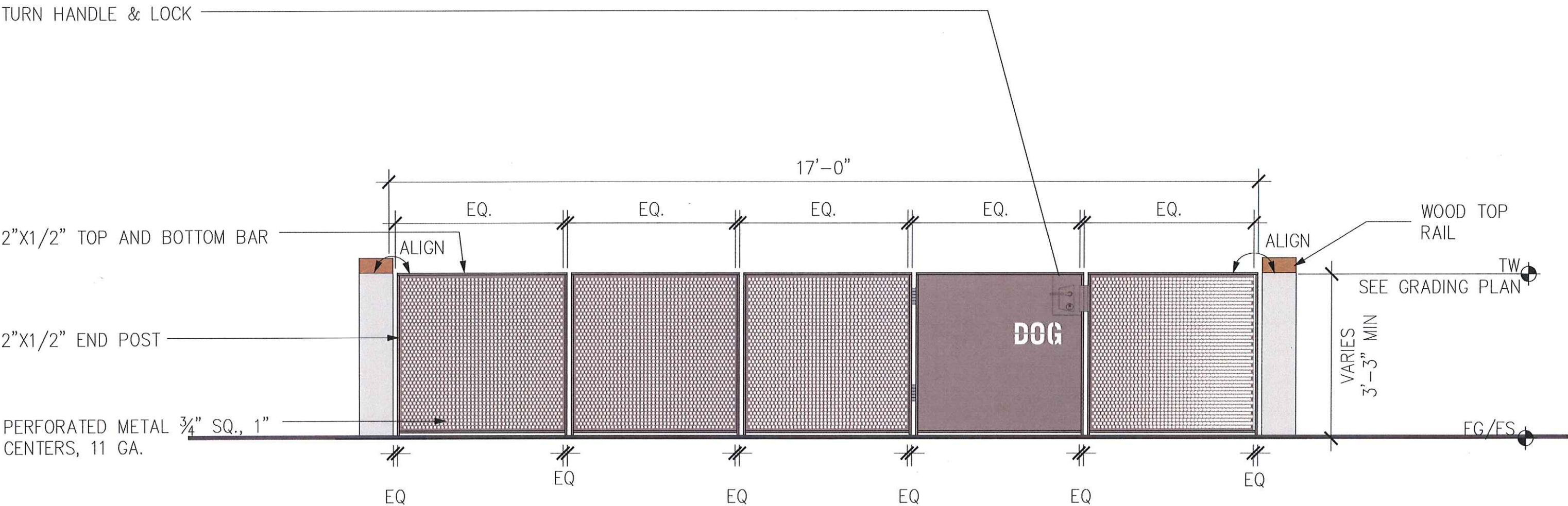


Zero Waste Dog Bag with 3 dispensers & Waste Bin

DOG PARK FENCE



DOG PARK FENCE



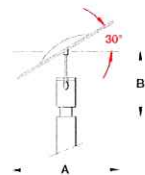
PARK LIGHTING

POLE LIGHT

BEGA
In-Direct Pole Top Luminaire
16' & 12' Pole LED Lamp



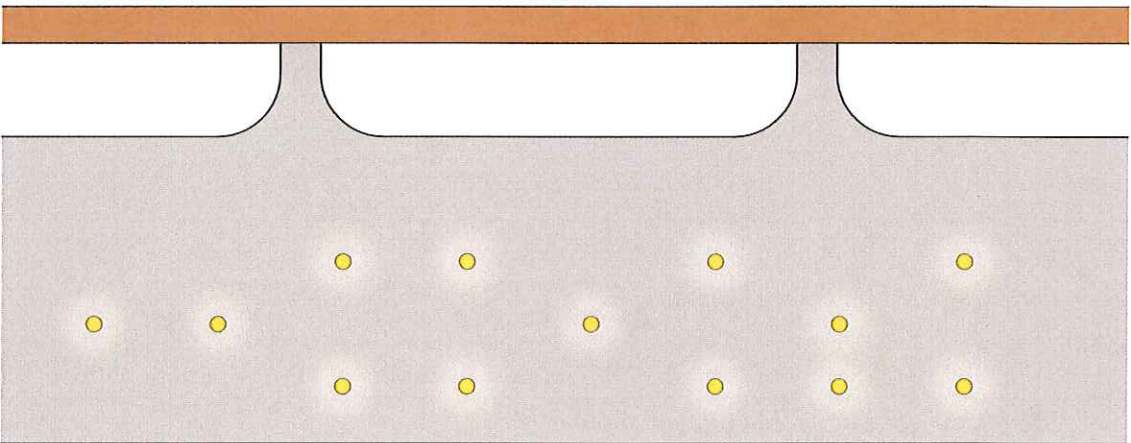
Pole top luminaires with indirect cutoff light distribution for H.I.D lamps
Die cast aluminum and stainless steel
Safety glass
Top reflector can be infinitely adjusted from 0° to 30°
Finish: Black (BLK) White (WHT)
Silver (SLV) Bronze (BRZ)
UL listed, suitable for wet locations (see page 370)
Protection class IP65



Lamp		Lumen		A	B
8304MH	1 70W T6 G12 MH	6600		31 1/2	21
8309MH	1 150W T6 G12 MH	14000		39 3/8	24 1/4

DOG PARK WALL MINI MARKERS

WINONA
LED Mini Marker - Amber,
Custom Paint Finish



SPECIMEN TREE UPLIGHT

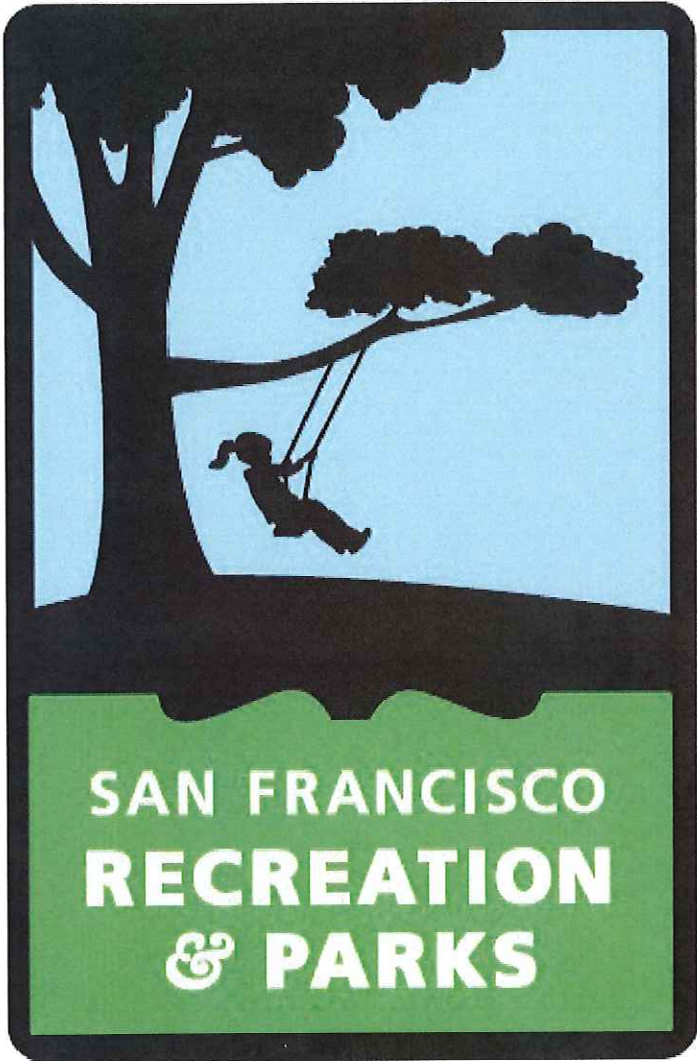
WINONA
Winscape Power Mount 60 -
Style C Smooth Black



PARK SIGNAGE

SF PARK IDENTITY

SF RPD IDENTITY

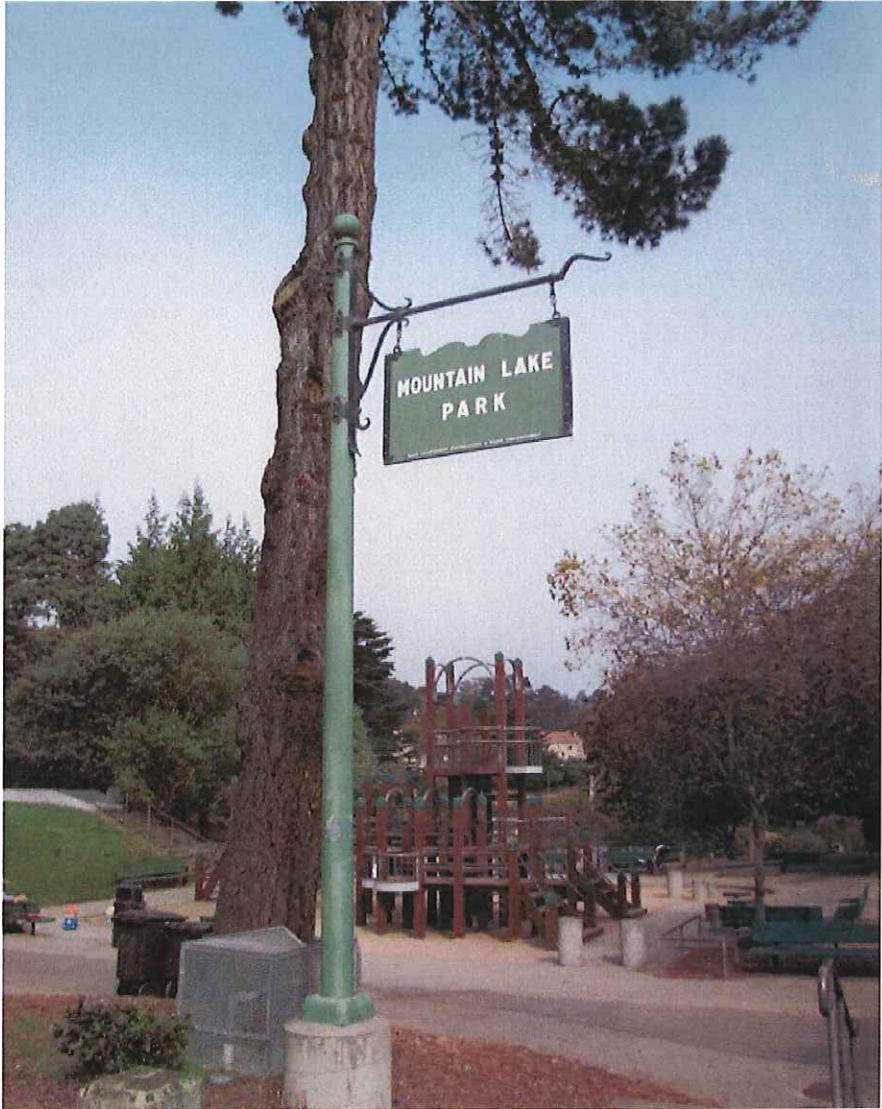


Modern Graphic Based on Traditional Sign

PARK SIGN



Traditional Green San Francisco Park Sign



DAGGETT PARK

CIVIC DESIGN REVIEW - PHASE 3 CONSTRUCTION DOCUMENTS - JULY 21, 2014

PARK SIGNAGE
SIGNAGE FAMILY



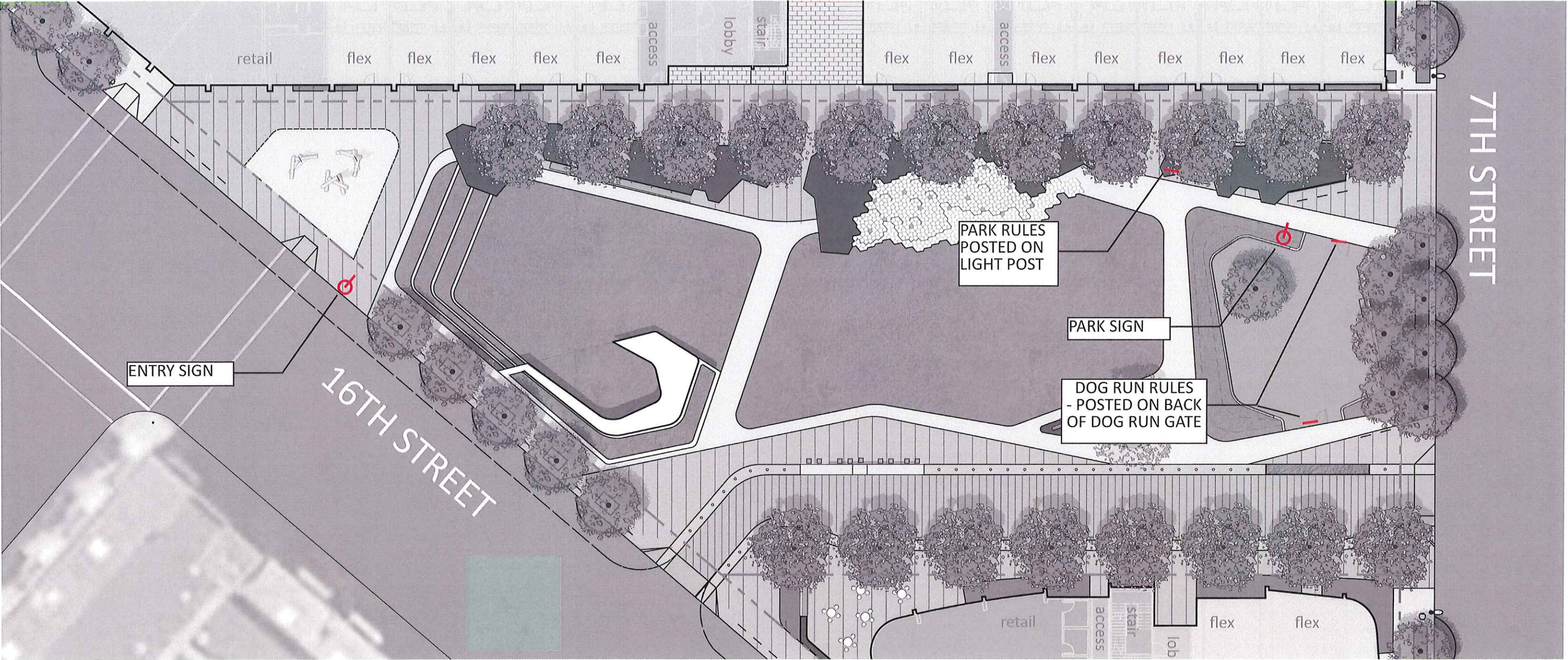
ASSEMBLY
4" WIDE FLANGE POST - PAINTED WITH HIGH
PERFORMANCE EXTERIOR PAINT

2" TOP CHANNEL

PAINTED STEEL SIGN PANEL

PARK SIGNAGE

SIGN LOCATIONS



DAGGETT PARK

CIVIC DESIGN REVIEW -PHASE 3 CONSTRUCTION DOCUMENTS - JULY 21, 2014

PARK SIGNAGE

LOCATION 1



DAGGETT PARK

CIVIC DESIGN REVIEW - PHASE 3 CONSTRUCTION DOCUMENTS - JULY 21, 2014

PARK SIGNAGE

LOCATION 1

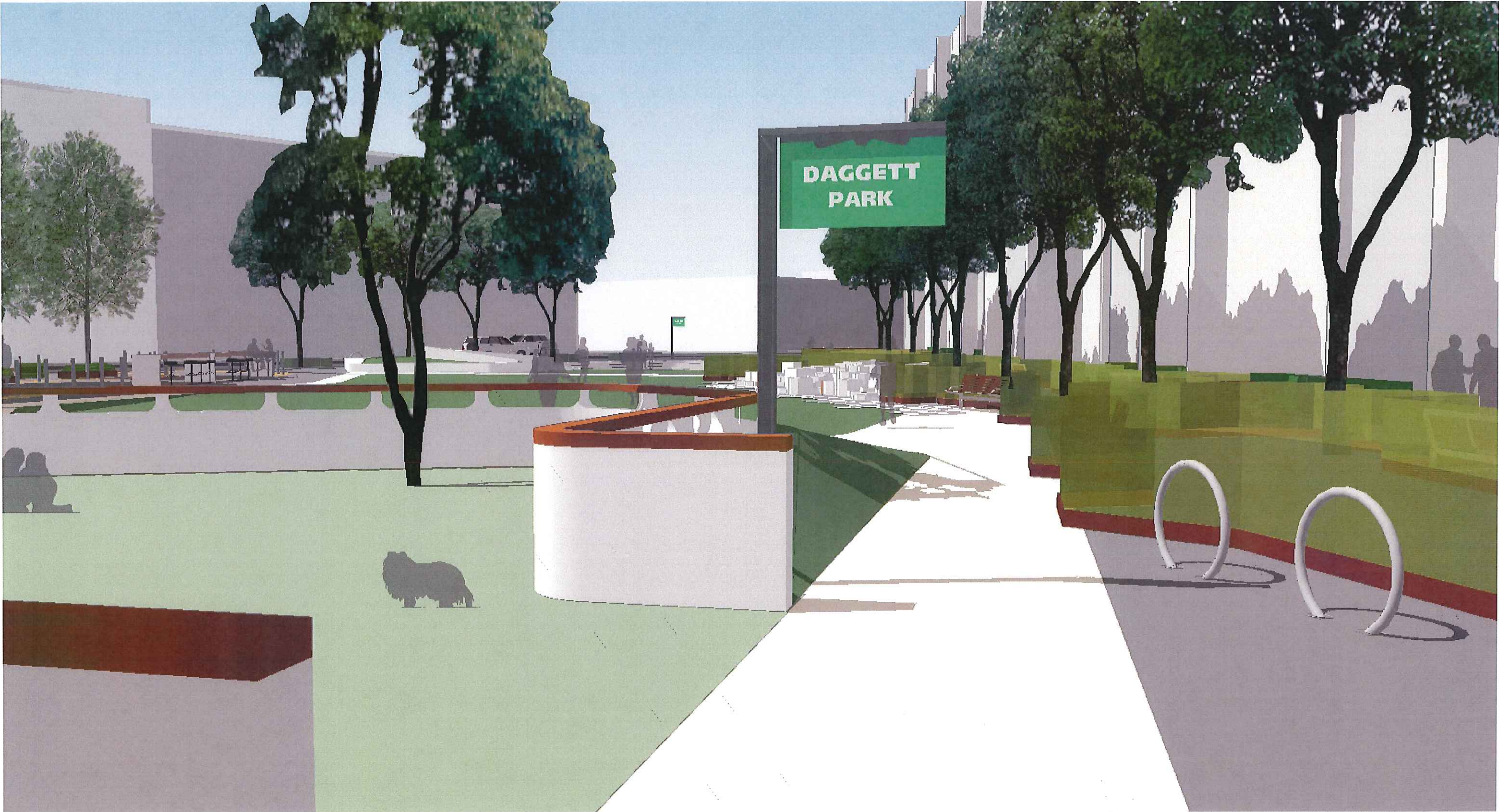


DAGGETT PARK

CIVIC DESIGN REVIEW - PHASE 3 CONSTRUCTION DOCUMENTS - JULY 21, 2014

PARK SIGNAGE

LOCATION 2



PARK SIGNAGE

LOCATION 2



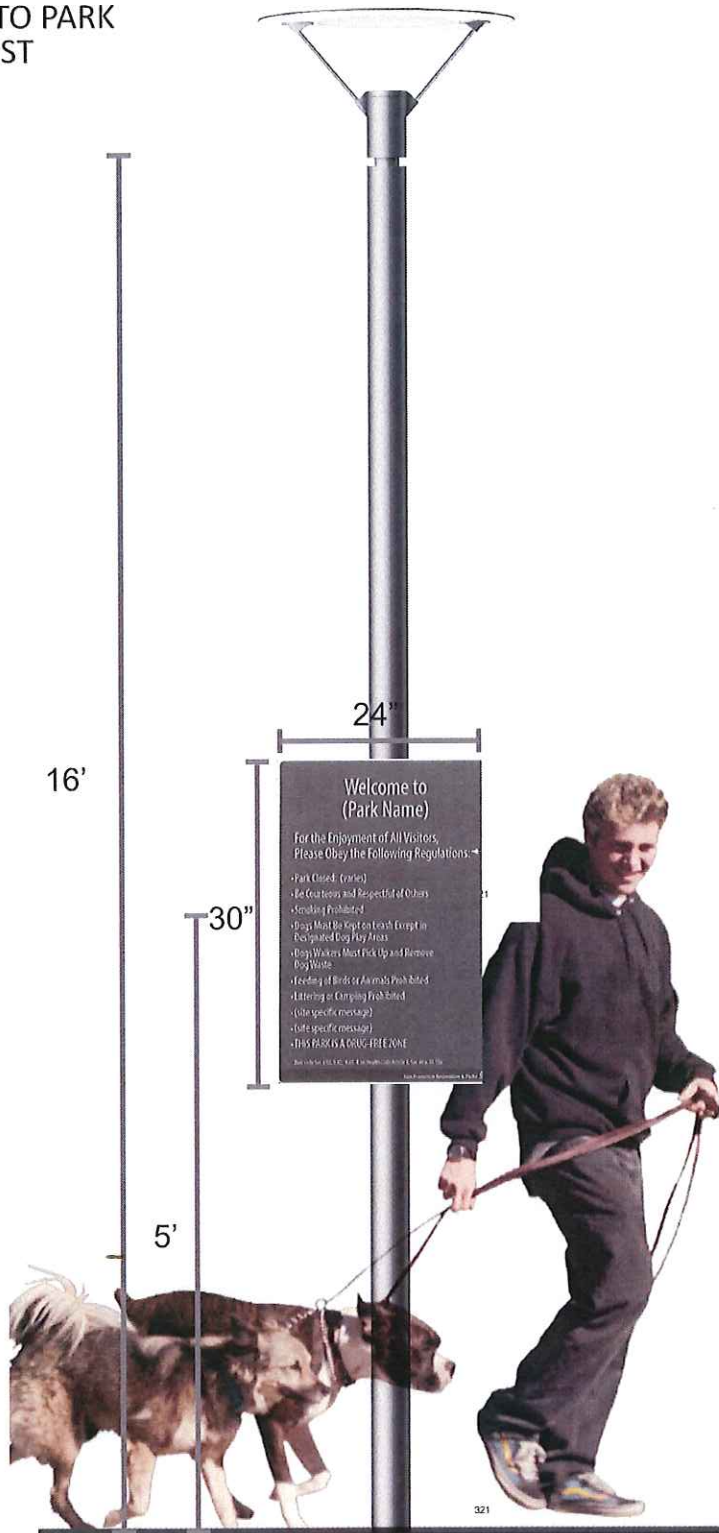
DAGGETT PARK

CIVIC DESIGN REVIEW - PHASE 3 CONSTRUCTION DOCUMENTS - JULY 21, 2014

PARK SIGNAGE

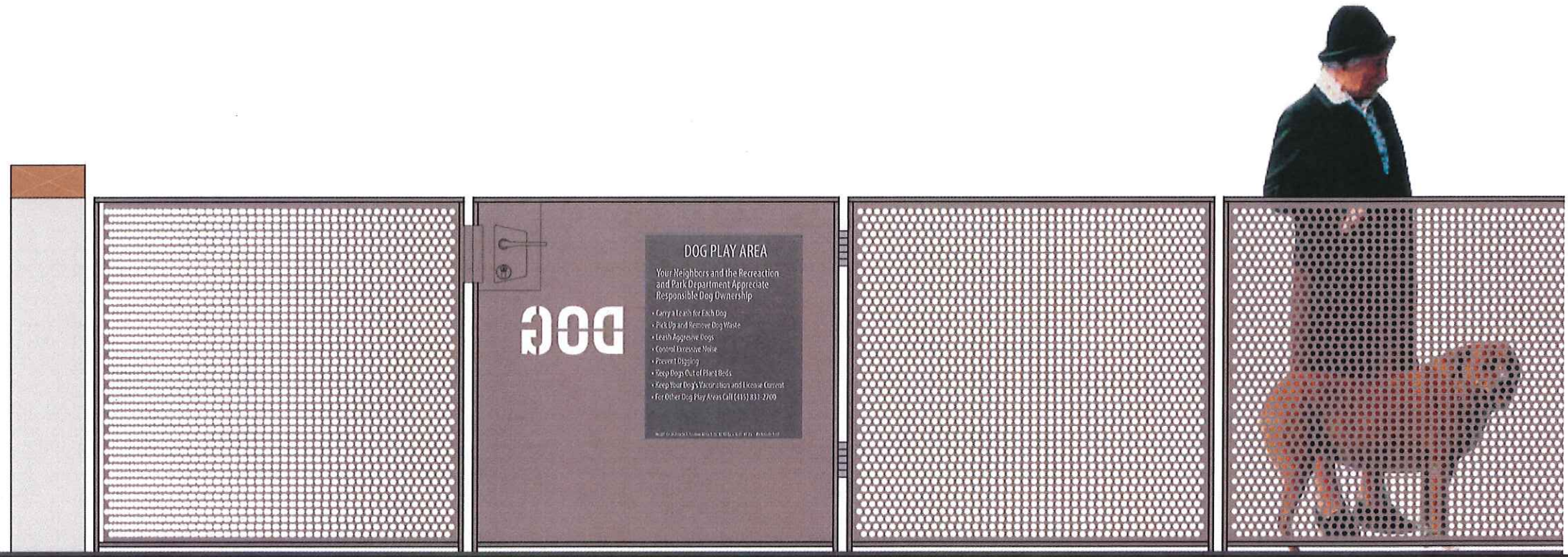
PARK RULES

AFFIXED TO PARK
LIGHT POST



DOG RUN RULES

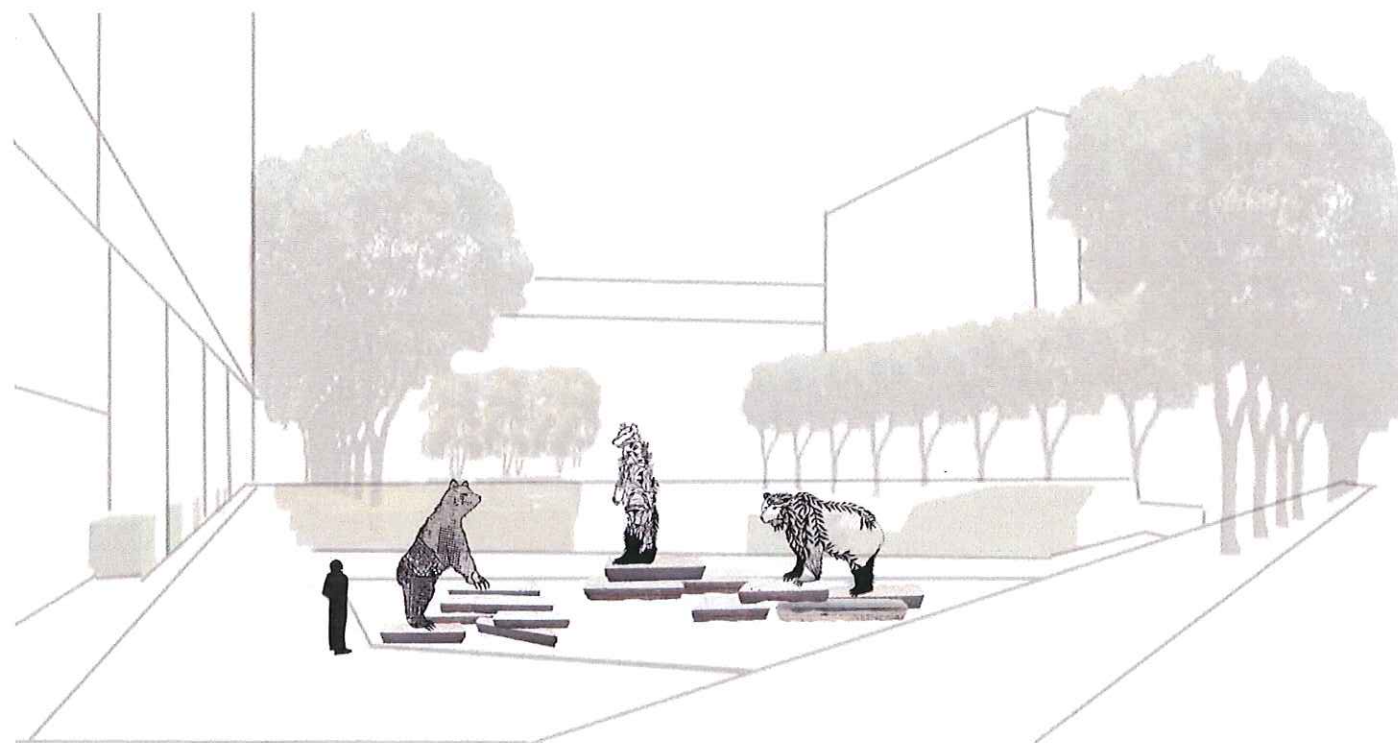
AFFIXED TO BACK OF DOG RUN GATE



Art proposal for the

DAGGETT PARK PUBLIC ART PROJECT

Adriane Colburn



ELEVATION

MISSION MARSH BEARS

A DYNAMIC ENTRYWAY INTO A NEW NEIGHBORHOOD PARK

Mission Marsh Bears consists of three large sculptures of grizzly bears made from ½" waterjet cut steel. The bears will stand atop pedestals made from stacked piles of reclaimed granite curbing provided by the SF Department of Public works. As the sun crosses the sky and passes over the three bears, these intricate forms will cast an array of shadows across the ground. The bears will be oriented to maximize their interaction with light and to create a dynamic entryway into the park.

NATIVE PLANTS AND ANIMALS OF THE AREA

Mission Marsh bears reflects the history of the site of Daggett Park while simultaneously responding to the contemporary role the park will play in the neighborhood. The location of Daggett Park is on the shores and marshland of what was formerly Mission Bay. This body of water was home to a multitude of plants and animals until it was filled in with urban debris from fires, earthquakes and the removal of sand dunes in the late 1800's and early 1900's. This work of art will reintroduce historic species such as the Grizzly Bear and the native plants and animals that make up the form and structure of the sculptures. It will also combine a geometric element into the organic animal forms, referencing the contemporary grid of urban streets and architecture in concert with the natural world.

UNITING HISTORIC AND CONTEMPORARY SAN FRANCISCO

As the areas surrounding the former Mission Bay become developed with new structures, biotech, industry and homes, the neighborhood carries a distinct aesthetic difference from older areas of San Francisco. Mission Marsh Bears brings other parts of the city to this new area by incorporating reclaimed curbing. This material brings with it the legacy of an older San Francisco and the mark of a long history of feet walking across them. The curbs continue a long tradition of reuse in San Francisco and are a reference to the historic debris that lies beneath the ground.

MATERIALS



Waterjet Cut Steel

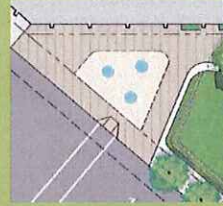
Bear Sculptures:
1/2" waterjet cut steel, cut into intricate content-rich patterns. Surface will be steel gray, sealed with a durable Tnemec coating to protect the color and quality of the metal.



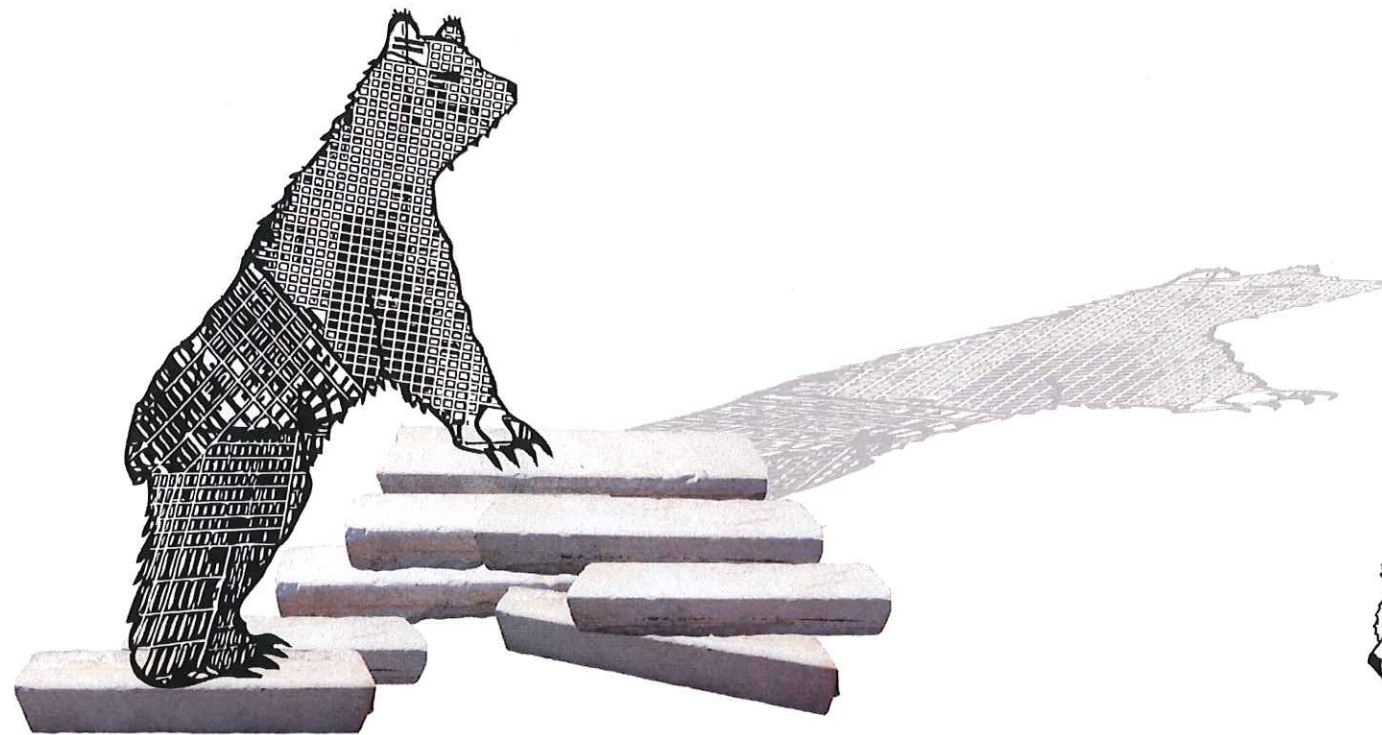
Reclaimed Curbing

Curbing:
Reclaimed stone curbing in a variety of dimensions will be employed to create pedestals on which the bears will be standing and anchored into. The stone, removed from areas throughout the city as curbing is replaced, will be provided by the San Francisco Department of Public Works.

PLAN VIEW



Shadow Play:
The bears will be oriented to maximize their interaction with light and to create a dynamic entryway into the park.



Sculptures reference historic species such as the Grizzly Bear, native plants of the area, and the contemporary grid of urban streets.

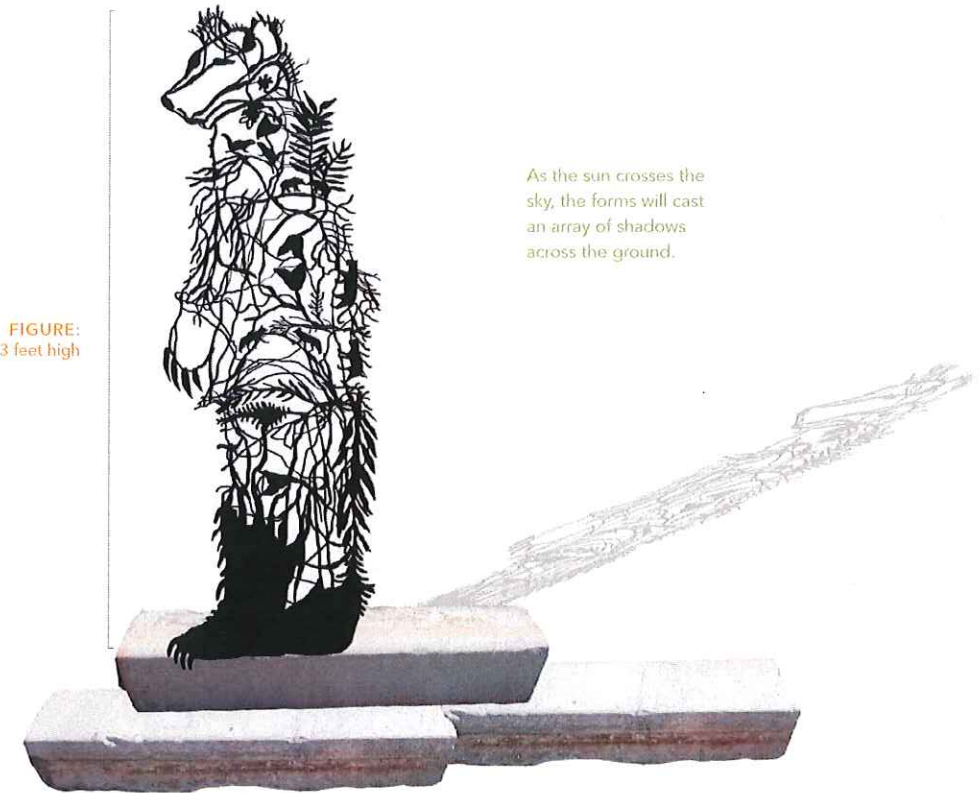


FIGURE:
13 feet high

As the sun crosses the sky, the forms will cast an array of shadows across the ground.

Reclaimed curbing references a long history of people walking in the city, as well as the tradition of reuse in San Francisco.





DAGGETT PARK

CIVIC DESIGN REVIEW - PHASE 3 CONSTRUCTION DOCUMENTS - JULY 21, 2014