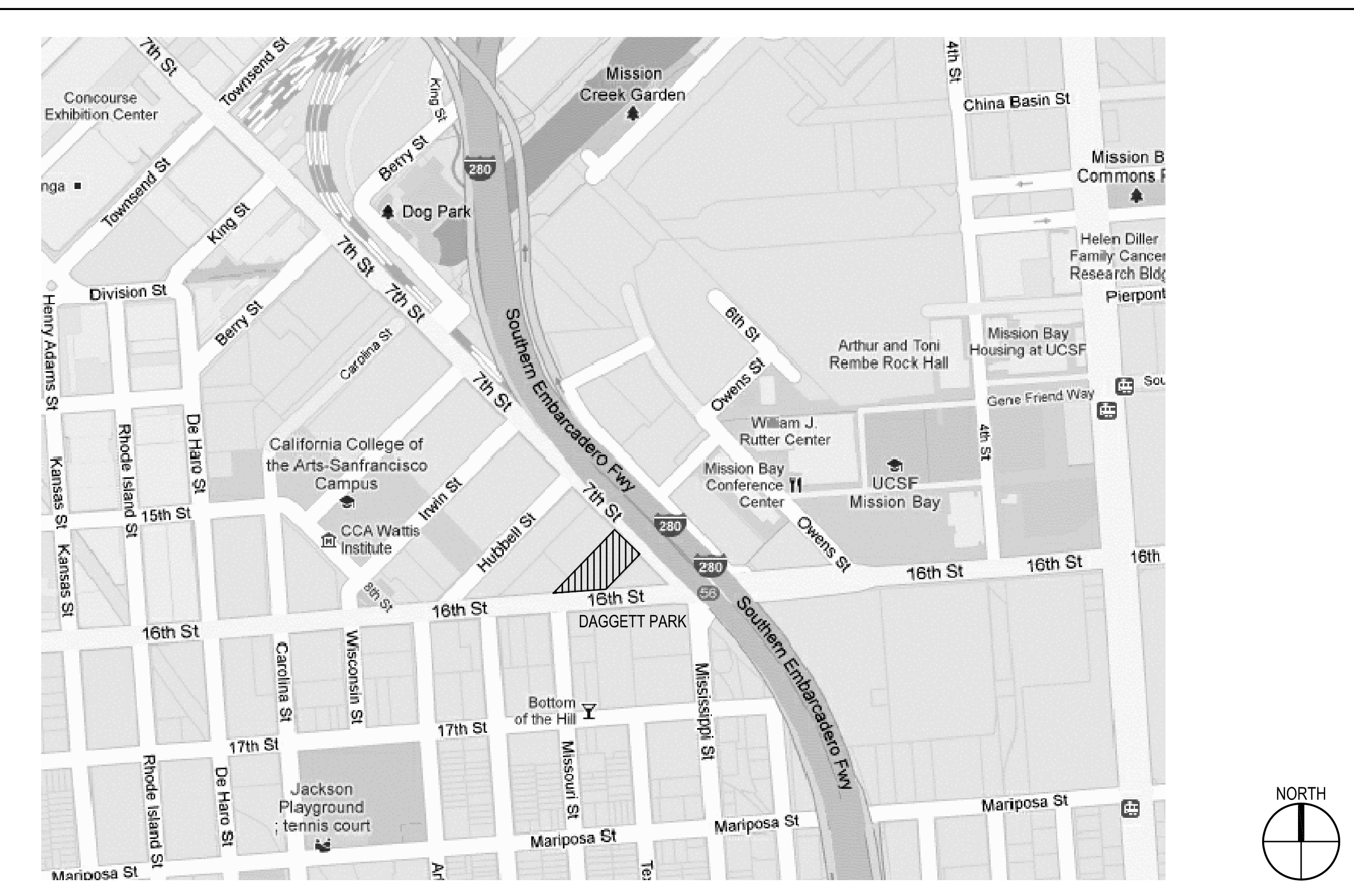
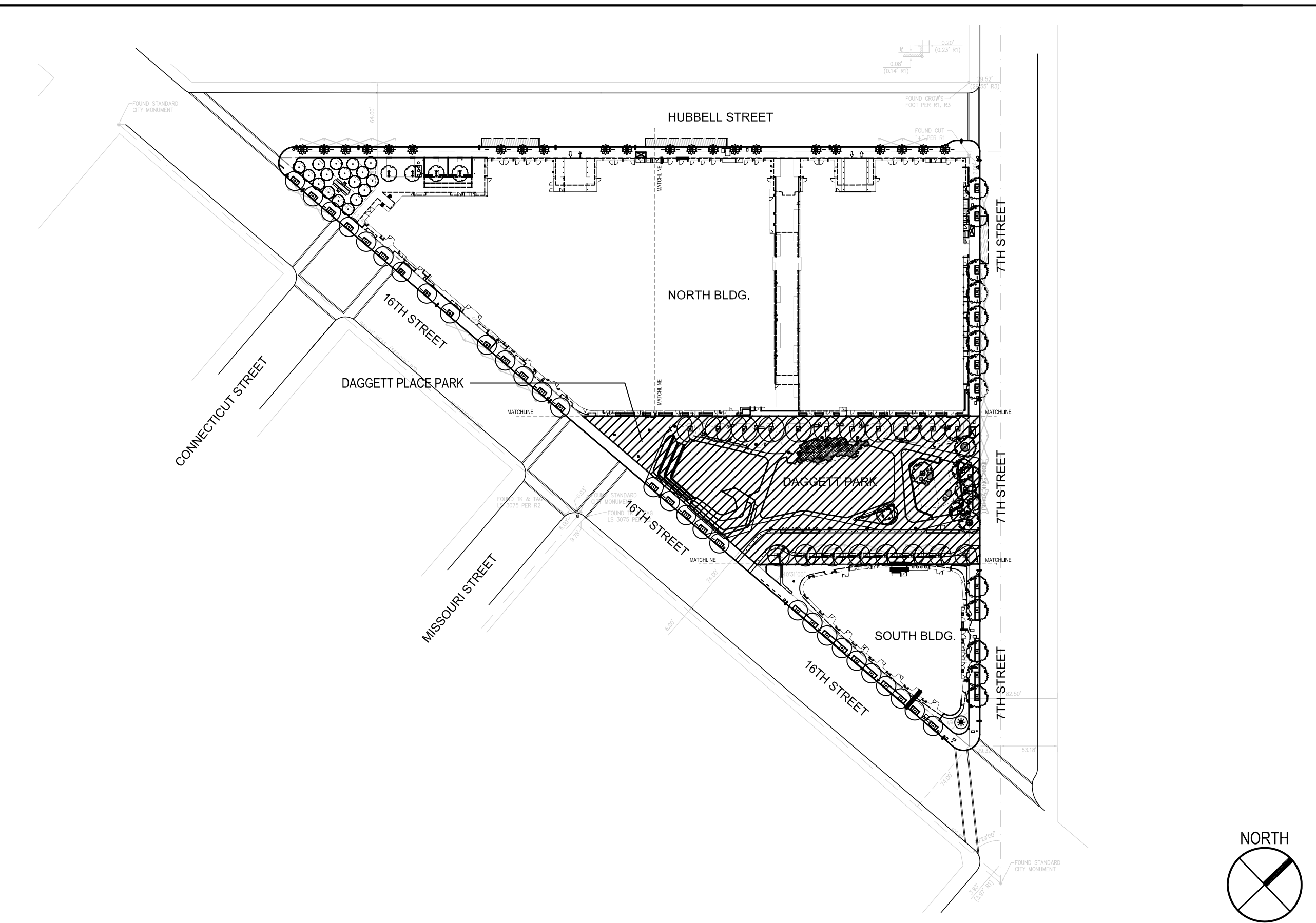


VICINITY MAP



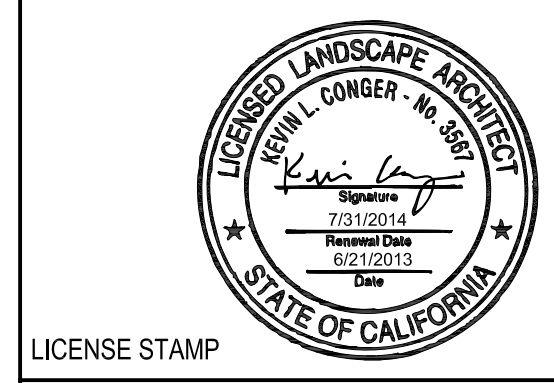
PROJECT SITE



VIEW FROM 16TH STREET



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



GENERAL NOTES

- THE DOCUMENTS DESCRIBE DESIGN INTENT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL DIMENSIONAL NOTES AND DETAILS SHOWING A PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE TO FIELD INVESTIGATE AND VERIFY ALL CONDITIONS, ELEVATIONS AND DIMENSIONS OF THE PROJECT, AS SHOWN ON OR REFERENCED ON THE DRAWINGS. IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS OR GRADES IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE DISTRICT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS AND PERSONS ENGAGED UPON THE CONTRACT.
- REFER TO CIVIL DRAWINGS FOR ALL NOTES AND INFORMATION RELATED TO 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.
- REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ALL NOTES AND INFORMATION REGARDING BUILDING EXCAVATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATE (AQS).

CODES AND REGULATIONS

- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO:
- 2010 CALIFORNIA BUILDING CODE (CBC)
 - 2010 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2010 CALIFORNIA MECHANICAL CODE (CMC)
 - 2010 CALIFORNIA PLUMBING CODE (CPC)
 - CITY OF SAN FRANCISCO BUILDING DEPARTMENT REQUIREMENTS
 - SAN FRANCISCO PUBLIC UTILITIES COMMISSION STORMWATER MANAGEMENT REQUIREMENTS
 - SAN FRANCISCO PUBLIC UTILITIES COMMISSION WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS
 - AIR QUALITY MAINTENANCE DISTRICT REQUIREMENTS

QUALITY CONTROL NOTES

- CONTRACTOR IS TO SUBMIT A SUMMARY OF ALL LANDSCAPE SUBMITTALS NECESSARY FOR LANDSCAPE WORK AND ASSOCIATED SCOPE ITEMS FOR APPROVAL, BASED ON THE APPROVED LISTING OF PROJECT LANDSCAPE SUBMITTALS CONTRACTOR IS TO SUBMIT ALL NECESSARY DOCUMENTATION IN ACCORDANCE WITH CONTRACT.
- ALL SHOP DRAWINGS REQUIRED AS PART OF LANDSCAPE IMPROVEMENTS SHALL BE COORDINATED WITH ALL ASSOCIATED DISCIPLINES, SITE AND ARCHITECTURAL CONDITIONS. DRAWINGS SHALL SHOW ADEQUATE INFORMATION THAT WILL CLEARLY INDICATE THE INTERFACE TO STRUCTURES, FOUNDATIONS, UTILITIES, PROPERTY LINES AND EASEMENTS, AND ANY OTHER NECESSARY INFORMATION.

ACCESSIBILITY

- ALL SITE WORK SHALL BE IN CONFORMANCE WITH LOCAL ADMINISTRATIVE CODE AND 2010 ADA STANDARDS, 1998 FAIR HOUSING ACT DESIGN MANUAL, 1991 ICC/ANSI A117.1
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANS 1998 SECTION 307, INCLUDING:
 - a. PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
 - b. POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
 - c. REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY SECTIONS 307.2 AND 307.3, AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.
- PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC USE AREAS TO COMPLY WITH 2010 ADA SECTION 307, INCLUDING:
 - a. 2010 ADA SECTION 307.2: OBJECTS PROJECTING FROM WALLS
 - b. 2010 ADA SECTION 307.4: MINIMUM CLEAR HEADROOM
 - c. FLOOR AND GROUND SURFACES IN COMMON USE AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI 2009 SECTION 302
 - d. FLOOR AND GROUND SURFACES IN ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL BE STABLE, FIRM, AND SLIP-RESISTANT AND SHALL COMPLY WITH 2010 ADA SECTION 302
 - e. CHANGES IN LEVEL IN COMMON USE AREAS SHALL COMPLY WITH ANS 2009 SECTION 303, INCLUDING:
 - a. ANS 1998 SECTION 303.2: VERTICAL
 - b. ANS 1998 SECTION 303.3: BEVELED
 - c. ANS 1998 SECTION 303.4: RAMPS
 - f. CHANGES IN LEVEL ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA SECTION 303, INCLUDING:
 - a. 2010 ADA SECTION 303.2: VERTICAL
 - b. 2010 ADA SECTION 303.3: BEVELED
 - c. 2010 ADA SECTION 303.4: RAMPS

ADA NOTES

- ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
- ALL PAVING AREAS SHALL BE ACCESSIBLE PER TITLE 24. ACCESSIBLE PATHS OF TRAVEL ARE A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ADEQUATE LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" 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 1%, UNLESS OTHERWISE INDICATED. ALL ACCESSIBLE PATHS OF TRAVEL SHALL BE MAINTAINED FREE OF OBSTRUCTIVE OBSTRUCTIONS TO 80" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROTRUSION FROM WALL AND ABOVE 27" AND LESS THAN 80". LANDSCAPE ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- ALL PAVING AREAS SHALL NOT EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION UNLESS OTHERWISE NOTED.
- FOR ALL BUILDING DOOR THRESHOLD DETAILS SEE ARCHITECTURE DRAWINGS.

GRADING NOTES

- 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.
- THE CONTRACTOR SHALL REVIEW THE PLANS AND MAKE AN ASSESSMENT OF EARTHWORK BALANCE, EXCESS OR SHORTAGE. CONTRACTOR SHALL PREPARE BBS SO AS TO INCLUDE ANY EXCESS WHICH MAY OCCUR AND AS TO AVAILABLE SPOT, SITE IN EVENT OF AN EXCESS AND AS TO AVAILABLE MATERIAL SOURCES IN THE EVENT OF A SHORTAGE. CONTRACTORS BID SHALL INCLUDE ALL HAULING COSTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED DUE TO PROJECT EARTHWORK EXCESS OR SHORTAGE.
- LANDSCAPE ARCHITECT TO PROVIDE CAD FILE FOR STAKING OF LAYOUT AND ESTABLISHMENT OF CONTROL POINTS PER GRADING PLAN.
- 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 ANY PAVING.
- ALL GRADES REFER TO FINISH PAVING GRADES UNLESS OTHERWISE NOTED.
- 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 ADEQUATE OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS. PROVIDE A SMOOTH TRANSITION FROM LANDSCAPE AREAS TO NEAR HIGHWAYS.
- ALL LIGHT FIXTURES AND OTHER SITE ELEMENTS SHALL BE SET PER DETAILS. ADJACENT GRADES SHALL NOT BE WARPED TO CONFORM WITH FIXTURES.

PROJECT TEAM

OWNER
 ARCHSTONE
 333 THIRD STREET, SUITE 210
 SAN FRANCISCO, CA 94107
 415.633.8404
 CONTACT: AMIR MASSIH

CIVIL ENGINEER
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CA 94547
 510.724.3388 TEL 510.724.3383 FAX
 CONTACT: WEN GAO

ELECTRICAL ENGINEER
 ROBISON ENGINEERING
 20300 19TH AVENUE NE
 SHORELINE, WA 98155
 CONTACT: ADAM FRENCH

IRRIGATION
 RUSS D. MITCHELL & ASSOCIATES
 2760 CAMINO DIABLO
 WALNUT CREEK, CA 94107
 CONTACT: CHRIS MITCHELL
 T: 925.939.3985

LANDSCAPE ARCHITECT
 CMG LANDSCAPE ARCHITECTURE
 500 THIRD STREET, SUITE 215
 SAN FRANCISCO, CA 94107
 CONTACT: CHRIS GUILLARD
 T: 415.495.3070

UNDERGROUND UTILITY CONSULTANT
 U.C.D. INC.
 28 BOARDMAN PLACE
 SAN FRANCISCO, CA 94103
 415.621.9100 TEL 415.621.9101 FAX
 CONTACT: MICHAEL DAVID BATILLER

SHEET INDEX

LANDSCAPE ARCHITECTURE		ELECTRICAL	
L0.00	COVER SHEET	E1.0	SITE LIGHTING/POWER PLAN
L0.01	SURVEY - EXISTING CONDITIONS	E1.1	SITE LIGHTING PHOTOMETRICS
L0.10	PARK ACCESSIBILITY PLAN	E2.0	ONE LINE, DETAILS, DIAGRAMS
L1.00	MASTER MATERIAL SCHEDULE	JOINT TRENCH - PUBLIC UTILITIES	
L1.10	FURNISHINGS & LIGHTING PLAN	3.05	STREET LIGHTING AND PARK (FOR REFERENCE ONLY)
L1.20	PAVING PLAN		
L2.10	LAYOUT PLAN		
L3.10	GRADING & DRAINAGE PLAN		
L4.10	TILTED LAWN DETAILS		
L4.11	TILTED LAWN DETAILS		
L4.20	PENTA-STEP DETAILS		
L4.21	PENTA-STEP DETAILS		
L4.30	DOG PARK DETAILS		
L4.40	SITE SECTIONS		
L5.10	DETAILS - PAVING, EDGES & CURBS		
L5.11	DETAILS - PAVING, EDGES & CURBS		
L5.20	DETAILS - WALLS		
L5.30	DETAILS - FENCES & GATES		
L5.40	DETAILS - FURNISHINGS		
L5.50	DETAILS - DRAINAGE		
L5.60	DETAILS - PLANTING		
L6.10	PLANTING PLAN		
IRRIGATION			
IR1.00	IRRIGATION NOTES & LEGEND		
IR1.10	IRRIGATION PLAN		
IR2.10	IRRIGATION DETAILS		
IR2.20	IRRIGATION DETAILS		
CIVIL			
C-1P	GENERAL NOTES, LEGEND AND SHEET INDEX		
C-2P	DETAILS		
C-3P	DEMOLITION PLAN		
C-4P	GRADING PLAN		
C-5P	UTILITY PLAN		
C-6P	DIMENSIONS AND STRIPPING PLAN		
C-7P	EROSION CONTROL PLAN		
C-8P	BEST MANAGEMENT PRACTICE		

ABBREVIATIONS

ABUT	ABUTMENT	CB	CATCH BASIN	EA	EACH	H	HEIGHT OR HORIZONTAL	MOD	MAYOR'S OFFICE ON DISABILITY MONUMENT	POT	POINT ON TANGENT	RT	RIGHT	STD	STANDARD	W	WEST OR WATER
AB	AGGREGATE BASE	CCM	CELLULAR CONCRETE MAT	EF	END OF CURVE	HB	HOSE BIB	MON	MONUMENT	PP	POWER POLE	ROW	RIGHT-OF-WAY	STL	STEEL	WO	WITHOUT
ABS	ACRYLONITRILE	CI	CAST IRON	EC	EACH FACE	HP	HIGH DENSITY POLYETHYLENE	N	NEW	PRC	POINT OF REVERSE CURVATURE	RWL	RETAINING WALL LAYOUT LINE	SW	SIDEWALK	WC	WHEELCHAIR ACCESSIBLE
AC	BUTADIENE STYRENE ASPHALT CONCRETE	CJDH	CAST-IN-DRILLED HOLE	EJ	EXPANSION JOINT	HDPE	HIGH DENSITY POLYETHYLENE	NF	NEAR FACE	PSI	POUNDS PER SQUARE INCH	S	SLOPE OR SOUTH	SYM	SYMBOL	WM	WATER MANHOLE
ACP	ASBESTOS CEMENT PIPE	CP	CONTROL JOINT	ELEV	ELEVATION	HW	HEADWALL	NGVD	NATIONAL GEODETIC	PT	POINT	SAD	SEE ARCHITECTURAL DWGS	T	TANGENT OR TELEPHONE	WP	WORK POINT
AD	AREA DRAIN	CL	CENTER LINE OR CHAIN LINK	ELECT	ELECTRICAL	INV	INVERT	NTS	NOT TO SCALE	PDTDF	PRESSURE-TREATED DOUG FIR POINT OF VERTICAL INTERSECTION	RD	ROAD	TOF	TOP OF	WPJ	WEAKENED PLANE JOINT
ADA	AMERICANS WITH DISABILITIES ACT	CLR	CLEAR	EVC	END OF VERTICAL CURVE	IE	INVERT ELEVATION	OC	ON CENTER	PVI	POINT OF VERTICAL INTERSECTION	SCD	SEE CIVIL DWGS	TBO	TOP OF CURB	WML	WINGWALL LAYOUT LINE
AL	AREA LIGHT	CD	CLEANOUT	EQ	EQUAL	IS	ISOLATION JOINT	OG	ORIGINAL GROUND OVERHEAD	PERM	PERMANENT	SED	SEE ELECTRICAL DWGS	TF	TEMPORARY		
APPROX	APPROXIMATE	CONC	CONCRETE	EXP	EXPANSION	IS	ISOLATION JOINT	OH	ORIGINAL GROUND OVERHEAD	PERF	PERFORATED	SCH	SCHEDULE	TEMP	TEMPORARY		
BC	BEGIN CURVE/ BOTTOM OF CURB	CONT	CONTINUOUS	FF	FAR FACE OF FINISHED FLOOR	IS	ISOLATION JOINT	OS	ON CENTER	PVC	POLYVINYL CHLORIDE PIPE	SCSP	SACKED CONCRETE	TOF	TOP OF FOOTING		
BDRY	BOUNDARY	COTG	CLEAN OUT TO GRADE	FG	FINISH GRADE	IS	ISOLATION JOINT	OT	OUT FALL	QTY	QUANTITY	SD	SLOPE PROTECTION	TOR	TOP OF RAMP		
BEG	BEGIN	CU FT	CUBIC FEET	FGH	FINISH GRADE	IS	ISOLATION JOINT	OP	ORIGINAL GROUND OVERHEAD	QTY	QUANTITY	SDMH	STORM DRAIN MANHOLE	TOS	TOP OF SLAB		
BF	BOTTOM FACE	DB	DRAIN BASIN	FL	FINISH FLOOR	IS	ISOLATION JOINT	OS	ON CENTER	R	RADIUS	SCH	SCHEDULE	TOT	TOTAL		
BLDG	BUILDING	DBL	DOUBLE	FLS	FLOW LINE	IS	ISOLATION JOINT	OS	ON CENTER	RCB	REINFORCED CONCRETE BOX	SCH	SCHEDULE	TP	TELEPHONE POLE		
BM	BENCH MARK	DF	DRAINAGE FOUNTAIN	FS	FINISH SURFACE	IS	ISOLATION JOINT	OS	ON CENTER	ROP	REINFORCED CONCRETE PIPE ROAD	SCSP	SACKED CONCRETE	TW	TOP OF WALL		
BVC	BEGIN VERTICAL CURVE	DI	DRAINAGE INLET	FS	FINISH SURFACE	IS	ISOLATION JOINT	OS	ON CENTER	RE	RIM ELEVATION	SHT	SHEET	TS	TOP OF STAIR		
BS	BOTTOM OF STAIR	DIA	DIAMETER	G	GALLON	IS	ISOLATION JOINT	OS	ON CENTER	REIN	REINFORCING	SIM	SIMILAR	TYP	TYPICAL		
BW	BOTTOM OF WALL	DIM	DIMENSION	GALV	GALVANIZED	IS	ISOLATION JOINT	OS	ON CENTER	RSC	RIGID STEEL CONDUIT	SOG	SLAB ON GRADE	UNO	UNLESS NOTED OTHERWISE		
C	CONDUIT	DF	DRAINAGE FOUNTAIN	GS	GRADE BREAK	IS	ISOLATION JOINT	OS	ON CENTER	REIN	REINFORCING	SQ	SQUARE	V	VERTICAL		
CALC	CALCULATED	D/S	DRAINAGE	GM	GAS METER	IS	ISOLATION JOINT	OS	ON CENTER	REIN	REINFORCING	SQ	SQUARE	VB	VALVE BOX		
CATV	CABLE TELEVISION	DWG	DRAWING	GND	GROUND	IS	ISOLATION JOINT	OS	ON CENTER	RSC	RIGID STEEL CONDUIT	SQ	SQUARE	VC	VERTICAL CURVE		
		E	EXISTING OR EAST			IS	ISOLATION JOINT	OS	ON CENTER			STA	STATION POINT	VCP	VITRIFIED CLAY PIPE		

ANNOTATIONS

245.00 +	SPOT ELEVATION
OC	AREA NOTE
○	SITE SECTION/ELEVATION
○	KEYNOTE
○	DETAIL
○	DETAIL

Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Cover/ Index

SCALE
 1" = 30'

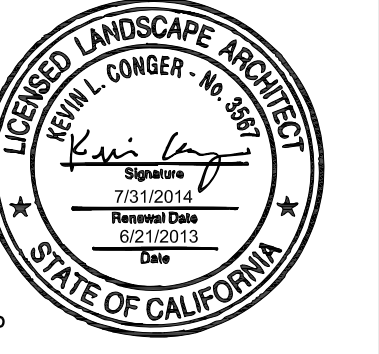
JOB NUMBER
 20311

RELEASE DATE
 02.21.2013

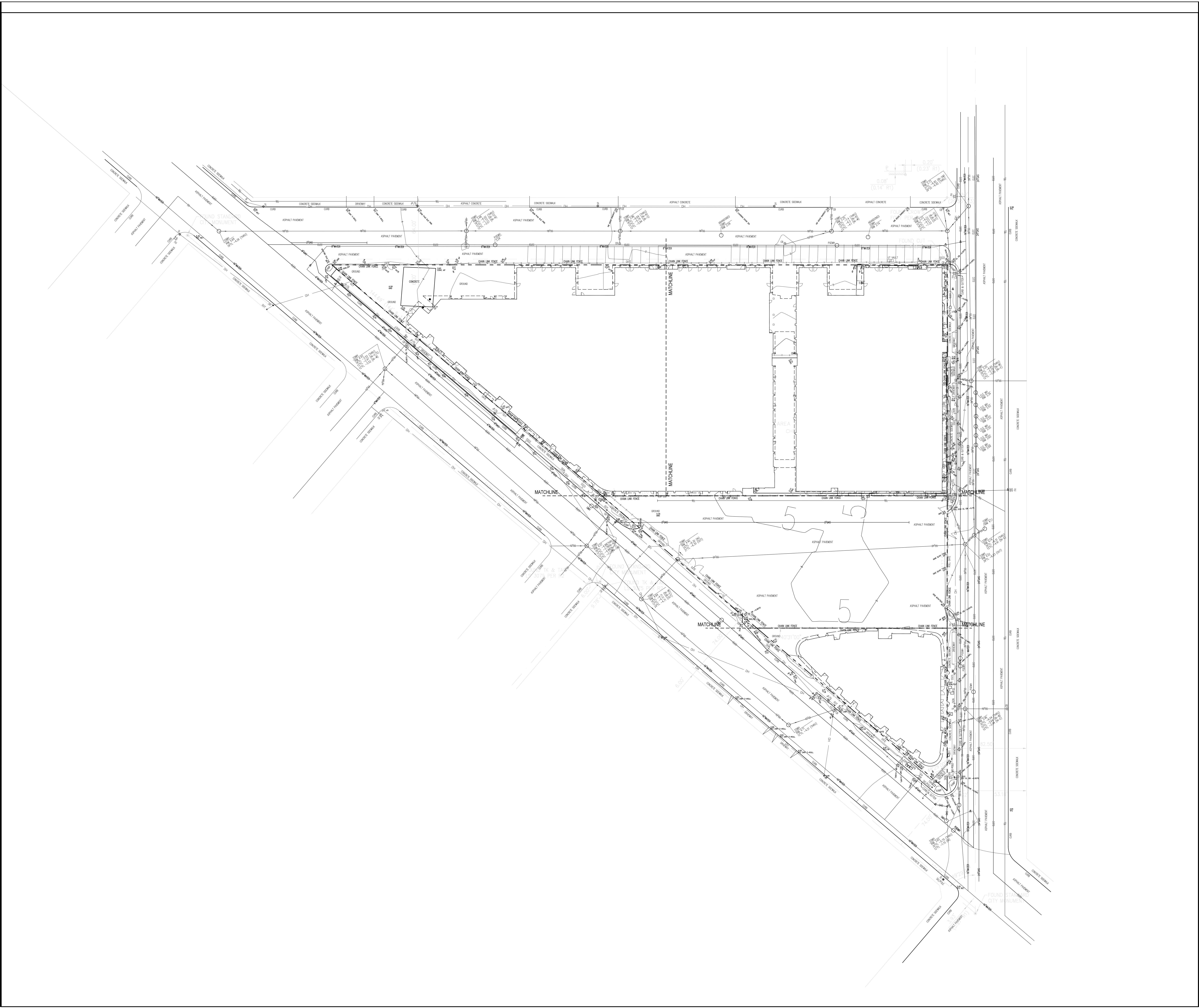
DRAWN BY
 CYG, HW

CHECKED BY
 CG, JR

L0.00



LICENSE STAMP



Daggett Place - Park
Equity Residential
 1000 16th Street

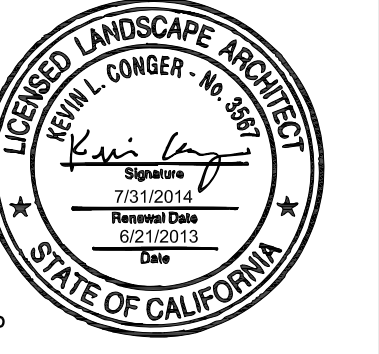
DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

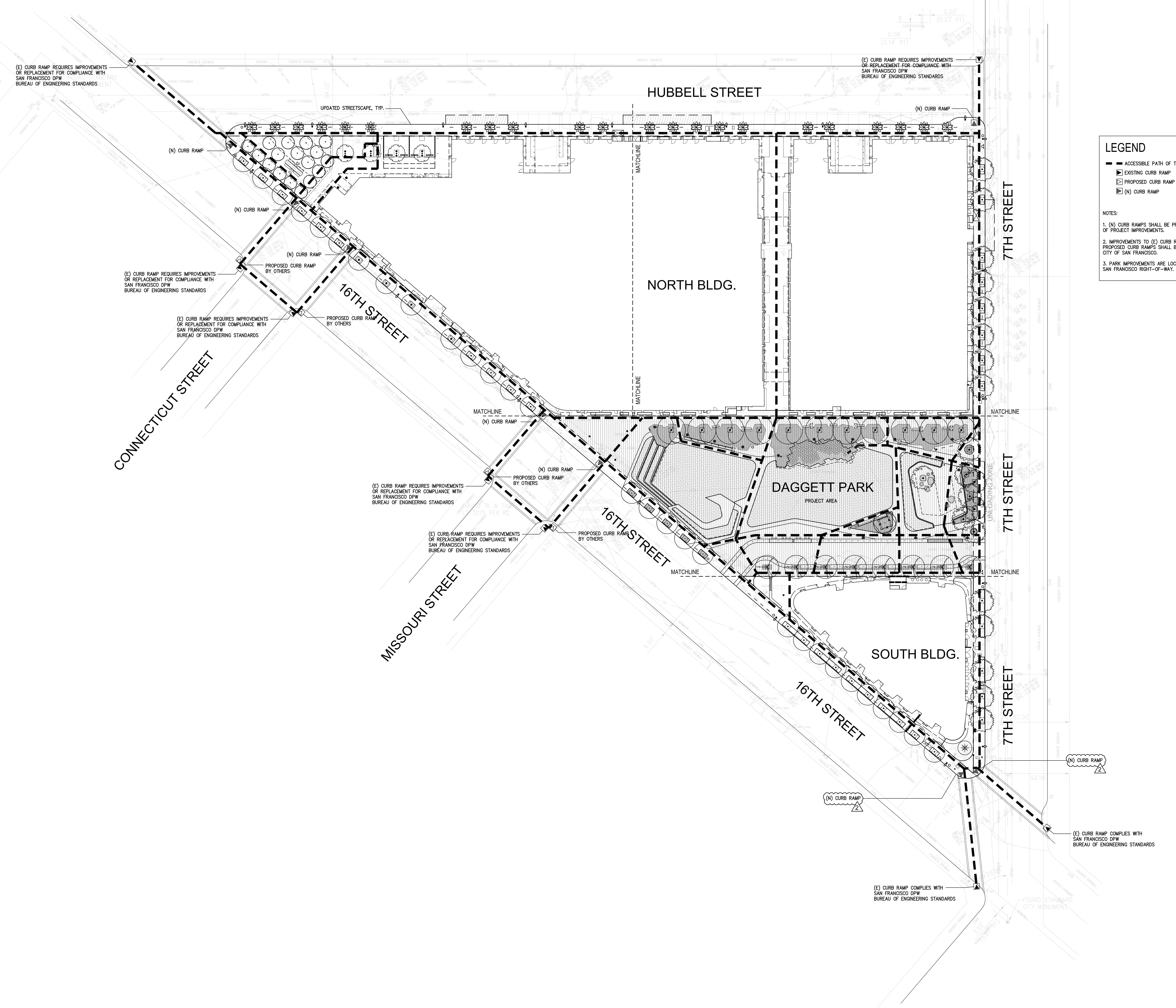
SHEET TITLE
**Survey-
 Existing
 Conditions**

JOB NUMBER	RELEASE DATE
20311	02.21.2013
DRAWN BY CYG, HW	CHECKED BY CS, JR

L0.01
 OF SHEETS



LICENSE STAMP



LEGEND

- ACCESSIBLE PATH OF TRAVEL
- ▣ EXISTING CURB RAMP
- ▣ PROPOSED CURB RAMP BY OTHERS
- ▣ (N) CURB RAMP

NOTES:

1. (N) CURB RAMP SHALL BE PROVIDED AS PART OF PROJECT IMPROVEMENTS.
2. IMPROVEMENTS TO (E) CURB RAMP AND PROPOSED CURB RAMP SHALL BE PROVIDED BY THE CITY OF SAN FRANCISCO.
3. PARK IMPROVEMENTS ARE LOCATED WITHIN CITY OF SAN FRANCISCO RIGHT-OF-WAY.

Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Park Accessibility Plan

SCALE
 1" = 30'

JOB NUMBER	RELEASE DATE
20311	02.21.2013

DRAWN BY	CHECKED BY
CYG, HW	CS, JR

MATERIALS SCHEDULE - PARK

SYMBOL	KEY	NAME	DETAIL	DESCRIPTION / MANUFACTURER	MODEL #	FINISH AND COLOR	NOTES
KEY NOTES							
	①	ENTRY STEPS	3,4/4.40	CIP CONC. INTEGRAL COLOR		CONC STEPS TO MATCH COLOR & FINISH OF PAVING TYPE P2	
	②	CORTEN STL. EDGE @ GARDEN EDGE	14,16/5,10	PRE-FABRICATED CUSTOM EDGE	---	PRE-WEATHERED COR-TEN	SEE SPECS
	③	DRIVE LANE CURB CUT	SOD				
	④	PARALLEL PARKING SPACE	SOD				STRIPED PER CITY STANDARDS
	⑤	LAWN BERM @ DOG PARK	2/4,30				
	⑥	CONC. PARK WALL	4,5,6/5,20	REINFORCED CIP CONC. W/WOOD CAP/RAIL		SEE DETAIL	AT DOG PARK
	⑦	PARK FENCE & GATE	1/5,30	CUSTOM STL POST & ANGLE FRAME W/METAL MESH INFILL		SHOP PAINTED. THERMIC SYSTEM DARK BRONZE 86BR, FLAT	SEE SPECS
	⑧	WHEEL CHAIR SEATING AREA	NA				
	⑨	NATURAL BOULDER	6/5,40	GRANITE BOULDERS, VARYING SIZE		LIGHT GREY GRANITE	
	⑩	(E) FIRE HYDRANT	SOD				
	⑪	TRANSFORMER VAULT	SOD/3,05				
	⑫	(E) UTILITY TO REMAIN	SOD				
	⑬	WATER METER	SOD				
	⑭	SLOT DRAIN	6,7,8/1,5,50	SEE SPECS			
	⑮	ELECTRICAL PANEL	SED				

PAVING SCHEDULE

SYMBOL	KEY	NAME	DETAIL	DESCRIPTION / MANUFACTURER	MODEL #	FINISH AND COLOR	NOTES
	P1	CIP CONCRETE, PED.	1/5,10	INTEGRAL COLOR	---	WATER WASHED/DAVIS COLOR COBBLESTONE 660	SCD FOR SECTION
	P2	CIP CONCRETE, PED.	1/5,10	INTEGRAL COLOR	---	MEDIUM SAND BLASTED/SCOFIELD COLOR OYSTER WHITE 3611	UTILIZE TYPE 1 WHITE CEMENT AT DIRECTION BY COLOR MNFR, SCD FOR SECTION
	P3	CIP CONCRETE, VEH.	2/5,10	INTEGRAL COLOR	---	WATER WASHED/DAVIS COLOR COBBLESTONE 660	SCD FOR SECTION
	P4	CIP CONC. W/EXPOSED AGGREGATE	1,3/5,10	INTEGRAL COLOR HAND-CAST PEBBLE AGG.	---	SEE DETAIL	
	P5	DETECTABLE WARNING PAVERS	5,7/5,10	TEKWAY 12"x12"; WIDE SPACING	#M1517	YELLOW	
	P6	SYNTHETIC TURF	9,10/5,10	K-9 GRASS SYNTHETIC TURF/FOREVER LAWN	K-9 CLASSIC		
	P7	STONE COBBLE PAVING	11/5,10	4"x4" COBBLE	---	DARK GRANITE OR BLACK BASALT FLAME FINISH	SEE SPECS
	P8	STONE PAVER	6/5,10	AMERICAN SOIL PRODUCTS 1"x2" PAVER	---	DARK GRANITE OR BLACK BASALT	SEE SPECS

FURNITURE SCHEDULE

SYMBOL	KEY	NAME	DETAIL	DESCRIPTION / MANUFACTURER	MODEL #	FINISH AND COLOR	NOTES
	①	BENCH TYPE 1	1/1,5,40	FORMS & SURFACES / KNIGHT BENCH	SBKN1-072B W/ARM RESTS	TEAK WOOD/SLATE TEXTURE	SURFACE MOUNT (WWW.FORMS-SURFACES.COM)
	②	LITTER/RECYCLING RECEPTACLE	12/5,40	FORMS & SURFACES / DISPATCH W/LID	SLDS-136	SLATE TEXTURE FOR BODY & LID	SURFACE MOUNT PER MANUF. INSTRUCTIONS
	③	PET WASTE BAG DISPENSER & CAN	2/5,40	THREE OPENING DISPENSER & SENTRY CAN / ZERO WASTE	JH908 & SEN-10G	BLACK	CUSTOM POLE MOUNT, SEE DETAIL
	④	BIKE RACK	8/5,40	WELLE CIRCULAR BIKE RACK	WCRO2-SQ-IG-G	GALVANIZED	SURFACE MOUNT / SQUARE TUBE
	⑤	PARK SIGN	NA	TBD			
	⑥	PARK RULES SIGN	NA	TBD			
	⑦	STL BOLLARD	3/5,40	MHCITTE / DIGNAT	SD100	RAL 7016 ANTHRACITE GRAY	
	⑧	DRINKING FOUNTAIN	5/5,40	MOST DEPENDABLE FOUNTAIN / PEDESTAL PET FOUNTAIN	449SM PET FOUNTAIN	SMOOTH YELLOW	(ACCESSIBLE FOUNTAIN) WWW.MOSTDEPENDABLEFOUNTAIN.COM, INSTALL PER MANUF. INSTRUCTIONS
	⑨	STADIUM BENCH	4/5,40	LANDSCAPE FORMS / TRAPEZOID		N/A	

LIGHTING SCHEDULE

SYMBOL	KEY	NAME	DETAIL	DESCRIPTION / MANUFACTURER	MODEL #	FINISH AND COLOR	QTY/NOTES
	①	POLE LIGHT WITH POWER SUPPLY OUTLET	S.E.D.	BEGA IN-DIRECT POLE TOP LUMINAIRE, 16" POLE, 40 WATT LED LAMP W/RECEPTACLE FOR 120V POWER	S.E.D.	STD. BLACK	
	②	STD. PARK POLE LIGHT	S.E.D.	BEGA IN-DIRECT POLE TOP LUMINAIRE, 12" POLE, 40 WATT LED LAMP	S.E.D.	STD. BLACK	
	③	UP LIGHT	S.E.D.	WINSCAPE POWER MOUNT 60 - STYLE C	S.E.D.	BLACK SMOOTH	
	④	MINI MARKER L.E.D. LIGHT	3/4,30	WINONA LED MINI MARKER/ROUND FACEPLATE, L2 LENS, SHD SIELDING, WET LOCATION, STD	S.E.D.	003 AMBER, CUSTOM PAINT FINISH	Contractor to provide remote power supplies/LED drivers in weathertight enclosure. Maximum remote distance not to exceed manufacturer's recommendations (30 ft). Final location to be coordinated.
	⑤	ART LIGHTING	NA	TBD - ALLOW \$1,000 EA. FOR FIXTURE ONLY			
	⑥	STD. CITY OF S.F. COBRA HEAD STREET LIGHT	S.U.T.D.	---	S.U.T.D.	---	---
	⑦	LINEAR LED LIGHT	S.E.D.	BOCA FLASHER LINE VOLTAGE LINEAR LED STRIP	S.E.D.	BLACK FINISH	6 WATTS, 90-120VAC INPUT VOLTAGE, FIXED SPRING CLIP BRACKET
	⑧	POLE LIGHT WITH FLOODLIGHTS	S.E.D.	BEGA IN-DIRECT POLE TOP LUMINAIRE, 12" POLE, 40 WATT LED LAMP, FLOODLIGHT; BEGA FLOOD LIGHT 30 WATT W/GLARE SHIELD	S.E.D.	STD. BLACK	WITH ACCESSORY #256 SMALL SCALE FLOOD CLARE SHIELD, 2 FLOOD LIGHTS PER POLE

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



LICENSE STAMP

Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Master Materials Schedule

SCALE	RELEASE DATE
1" = 10'	02.21.2013
JOB NUMBER	CHECKED BY
20311	CG JR
DRAWN BY	CHECKED BY
CYG, HW	CG JR

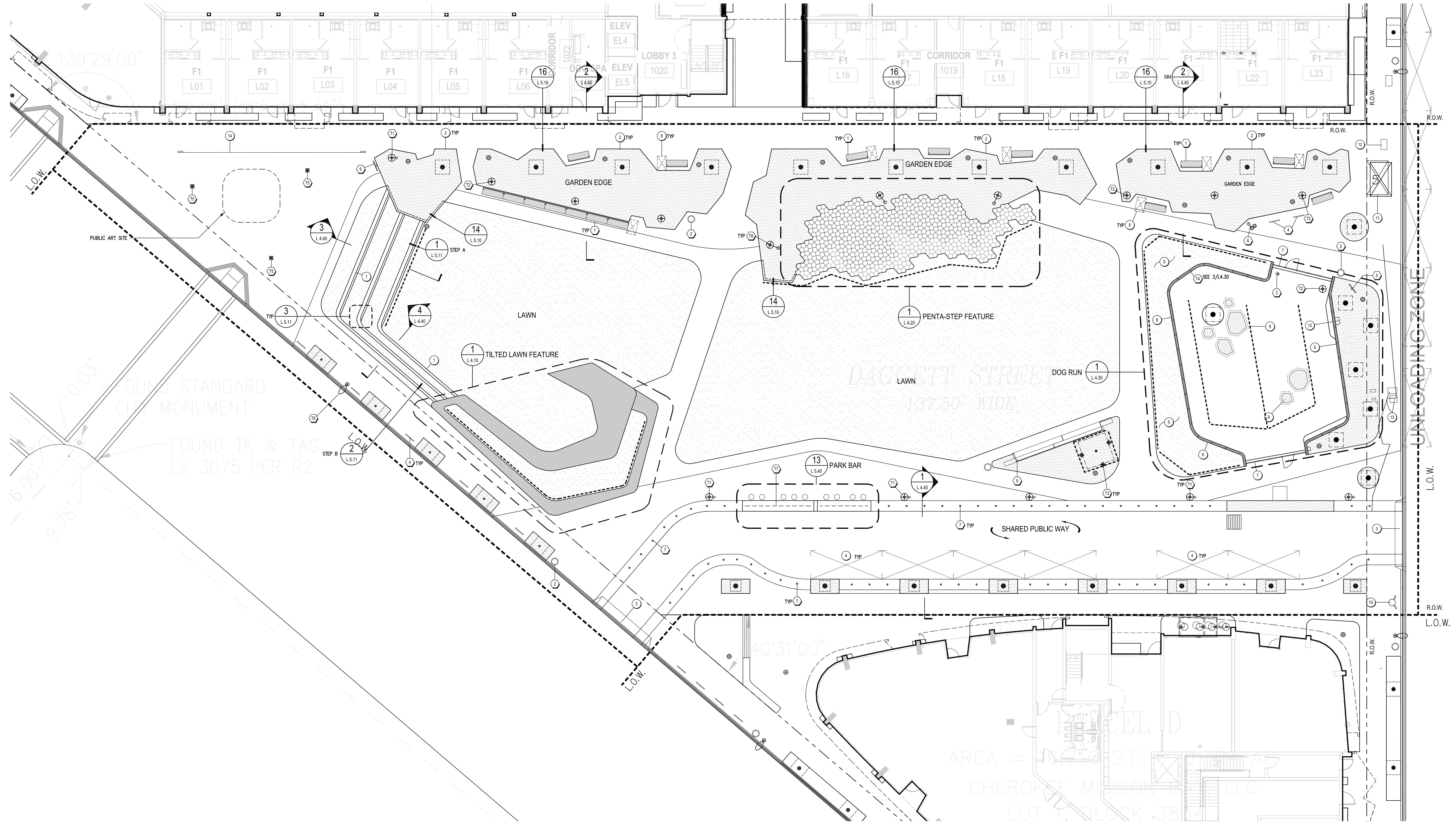
L1.00
 OF SHEETS

SYMBOL	KEY	NAME	DETAIL	SYMBOL	KEY	NAME	DETAIL
1		ENTRY STEPS	3/4/4.40	11		TRANSFORMER VAULT	SCD/3.05
2		CORTEN STL. EDGE @ GARDEN EDGE	14.16/5.10	12	(E)	UTILITY TO REMAIN	SCD
3		DRIVE LANE CURB CUT	SCD	13		WATER METER	SCD
4		PARALLEL PARKING SPACE	SCD	14		SLOT DRAIN	6.7/8/1.5.50
5		LAWN BERM @ DOG PARK	2/4.30	15		ELECTRICAL PANEL	SED
6		CONC. PARK WALL	4.5/6/5.20				
7		PARK FENCE & GATE	1/5.30				
8		WHEEL CHAIR SEATING AREA	NA				
9		NATURAL BOULDER	6/5.40				
10		(E) FIRE HYDRANT	SCD				

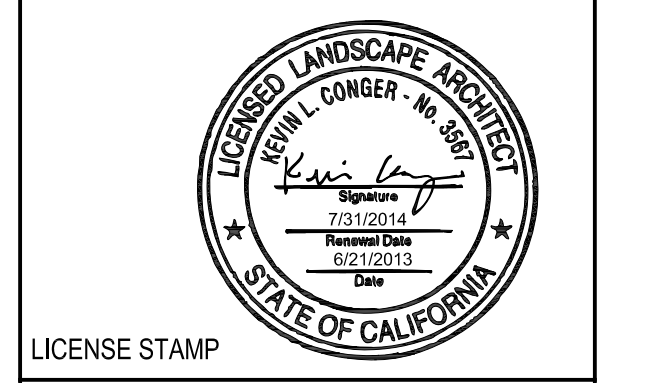
SYMBOL	KEY	NAME	DETAIL
1		BENCH TYPE 1	1/1.5.40
2		LITTER/RECYCLING RECEPTACLE	12/1.5.40
3		PET WASTE BAG DISPENSER & CAN	2/5.40
4		BIKE RACK	8/5.40
5		PARK SIGN	NA
6		PARK RULES SIGN	NA
7		STL BOLLARD	3/5.40
8		DRINKING FOUNTAIN	5/5.40
9		STADIUM BENCH	4/5.40

SYMBOL	KEY	NAME	DETAIL	DESCRIPTION / MANUFACTURER	MODEL #	FINISH AND COLOR	QTY/NOTES
11		POLE LIGHT WITH POWER SUPPLY OUTLET	S.E.D.	BEGA: IN-DIRECT POLE TOP LUMINAIRE, 16" POLE, 40 WATT LED LAMP W/RECEPTACLE FOR 120V POWER	S.E.D.	STD. BLACK	
12		STD. PARK POLE LIGHT	S.E.D.	BEGA: IN-DIRECT POLE TOP LUMINAIRE, 12" POLE, 40 WATT LED LAMP	S.E.D.	STD. BLACK	
13		UP LIGHT	S.E.D.	WINGScape POWER MOUNT 60 - STYLE C	S.E.D.	BLACK SMOOTH	
14		MINI MARKER L.E.D. LIGHT	3/4.30	WINONA LED MINI MARKER/ROUND FACEPLATE, L2 LENS, SHD SHIELDING, WET LOCATION, STD	S.E.D.	003 AMBER, CUSTOM PAINT FINISH	Contractor to provide remote power supplies/LED drivers in weatherlight enclosure. Maximum remote distance not to exceed manufacturer's recommendations (30 ft). Final location to be coordinated.
15		ART LIGHTING	NA	TBD - ALLOW \$1,000 EA. FOR FIXTURE ONLY			
16		STD. CITY OF S.F. COBRA HEAD STREET LIGHT	S.J.T.D.				
17		LINEAR LED LIGHT	S.E.D.	BOCA FLASHER LINE VOLTAGE LINEAR LED STRIP	S.E.D.	BLACK FINISH	6 WATTS, 90-120VAC INPUT VOLTAGE, FIXED SPRING CLIP BRACKET
18		POLE LIGHT WITH FLOODLIGHTS	S.E.D.	BEGA: IN-DIRECT POLE TOP LUMINAIRE, 12" POLE, 40 WATT LED LAMP; FLOODLIGHT: BEGA FLOOD LIGHT 39 WATT W/GLARE SHIELD	S.E.D.	STD. BLACK	WITH ACCESSORY #256 SMALL SCALE FLOOD GLARE SHIELD, 2 FLOOD LIGHTS PER POLE

SYMBOL	KEY	NAME
		LAWN
		PLANTING AREA, SEE PLANTING PLAN



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



Daggett Place - Park
 Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.18.2013

SHEET TITLE
Furnishings & Lighting Plan

SCALE
 1" = 10'

JOB NUMBER	RELEASE DATE
20311	02.21.2013

DRAWN BY	CHECKED BY
CYG, HW	CS, JR

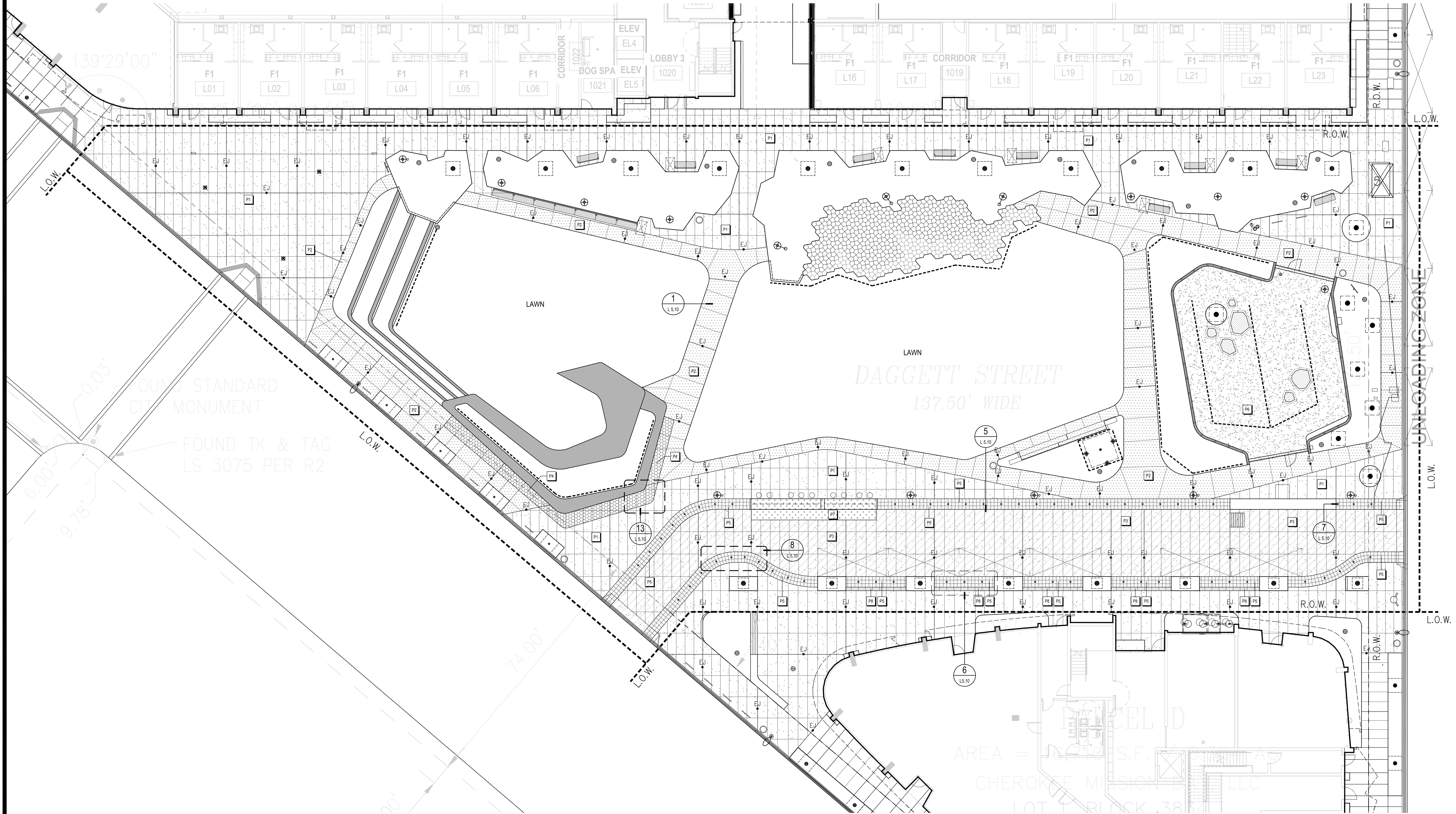
L1.10
 OF SHEETS

PAVING SCHEDULE

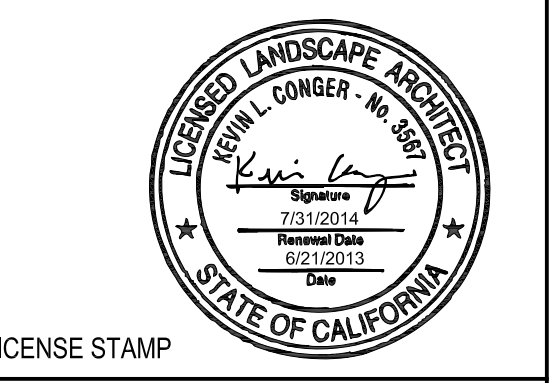
SYMBOL	KEY	NAME	DETAIL	DESCRIPTION / MANUFACTURER	MODEL #	FINISH AND COLOR	NOTES
	P1	O/P CONCRETE, PED.	1/5.10	INTEGRAL COLOR	---	WATER WASHED/DAVIS COLOR COBBLESTONE 860	SCD FOR SECTION
	P2	O/P CONCRETE, PED.	1/5.10	INTEGRAL COLOR	---	MEDIUM SAND BLASTED/SCOFIELD COLOR OYSTER WHITE 3811	UTILIZE TYPE 1 WHITE CEMENT AT DIRECTION BY COLOR MNFR, SCD FOR SECTION
	P3	O/P CONCRETE, VEH.	2/5.10	INTEGRAL COLOR	---	WATER WASHED/DAVIS COLOR COBBLESTONE 860	SCD FOR SECTION
	P4	O/P CONC. W/EXPOSED AGGREGATE	13/5.10	INTEGRAL COLOR HAND-CAST PEBBLE AGG.	---	SEE DETAIL	
	P5	DETECTABLE WARNING PAVERS	5.7/5.10	TEKWAY 12"x12", WIDE SPACING	#M1517	YELLOW	
	P6	SYNTHETIC TURF	9.10/5.10	K-9 GRASS SYNTHETIC TURF/FOREVER LAWN	K-9 CLASSIC		
	P7	STONE COBBLE PAVING	11/5.10	4"x4" COBBLE	---	DARK GRANITE OR BLACK BASALT; FLAME FINISH	SEE SPECS
	P8	STONE PAVER	6/5.10	AMERICAN SOIL PRODUCTS 1"x2" PAVER	---	DARK GRANITE OR BLACK BASALT	SEE SPECS

KEY NOTES

- SEE MASTER MATERIAL SCHEDULE FOR PAVING, PRODUCT, MNFR COLOR & FINISH INFORMATION.



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



Daggett Place - Park
 Equity Residential
 1000 16th Street

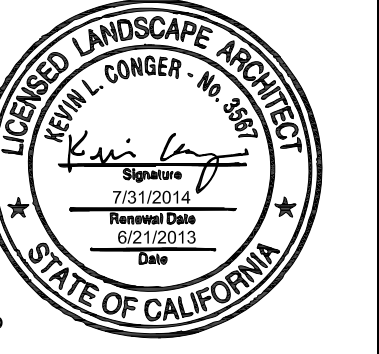
DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
30% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.18.2013

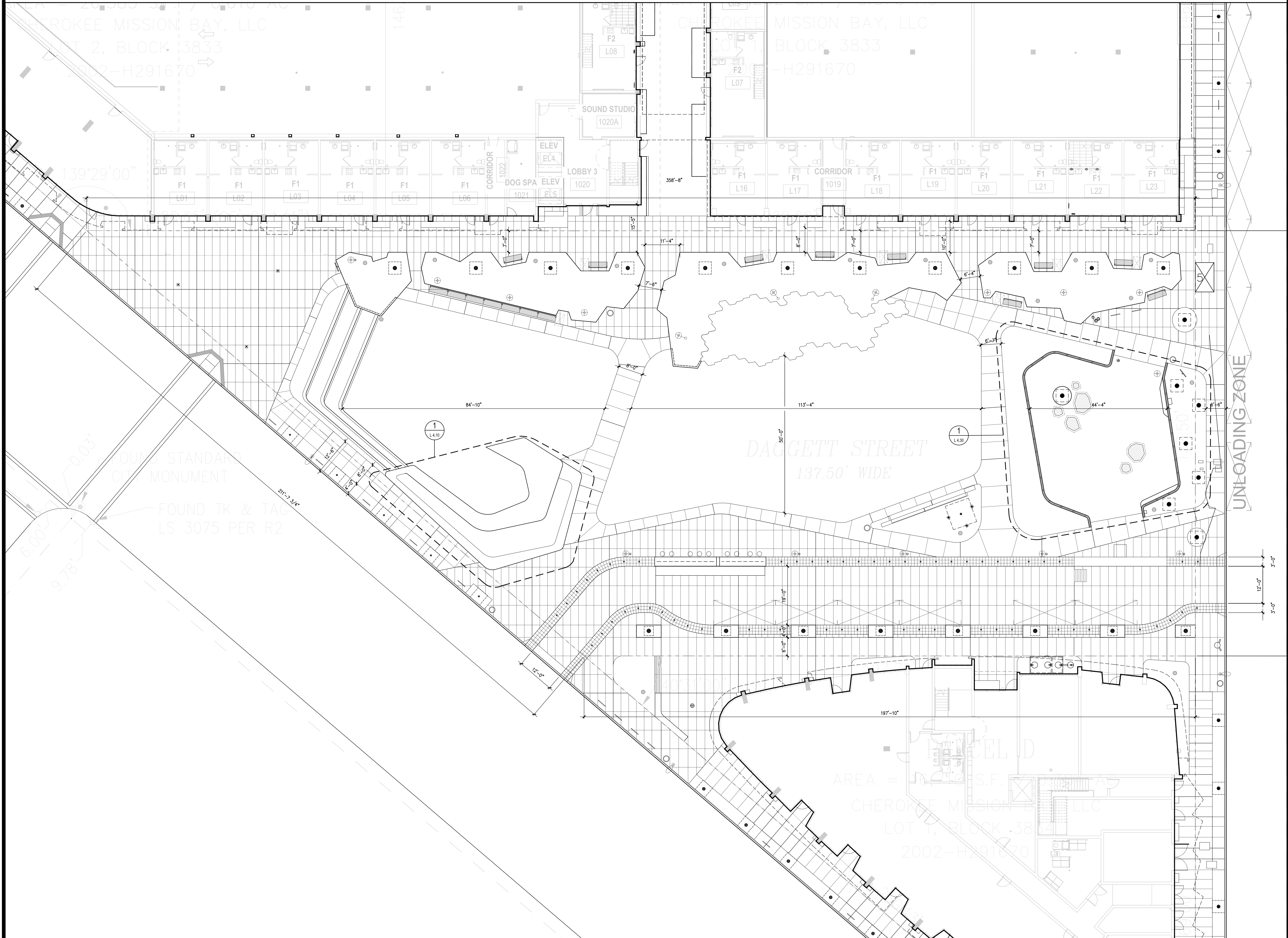
SHEET TITLE
Paving Plan

JOB NUMBER	RELEASE DATE
20311	02.21.2013
DRAWN BY CYG, HW	CHECKED BY CS, JR

L1.20
 OF SHEETS



LICENSE STAMP

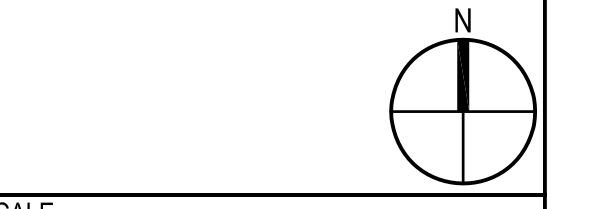


Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% CD	02.21.2012
50% CD	05.15.2012
80% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	06.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Layout Plan



JOB NUMBER	RELEASE DATE
20311	02.21.2013
DRAWN BY CYG, HW	CHECKED BY CG, JR

L2.10
 OF SHEETS

DRAIN SCHEDULE - PARK

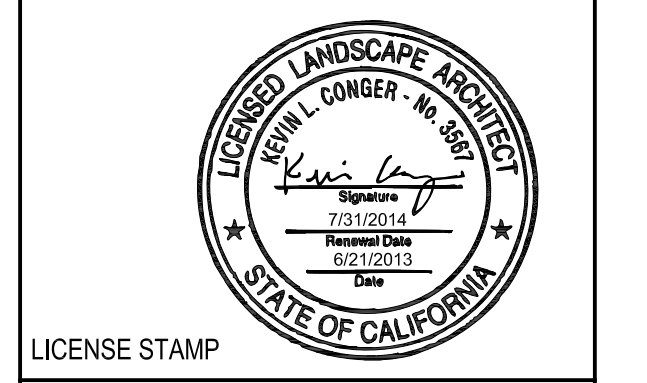
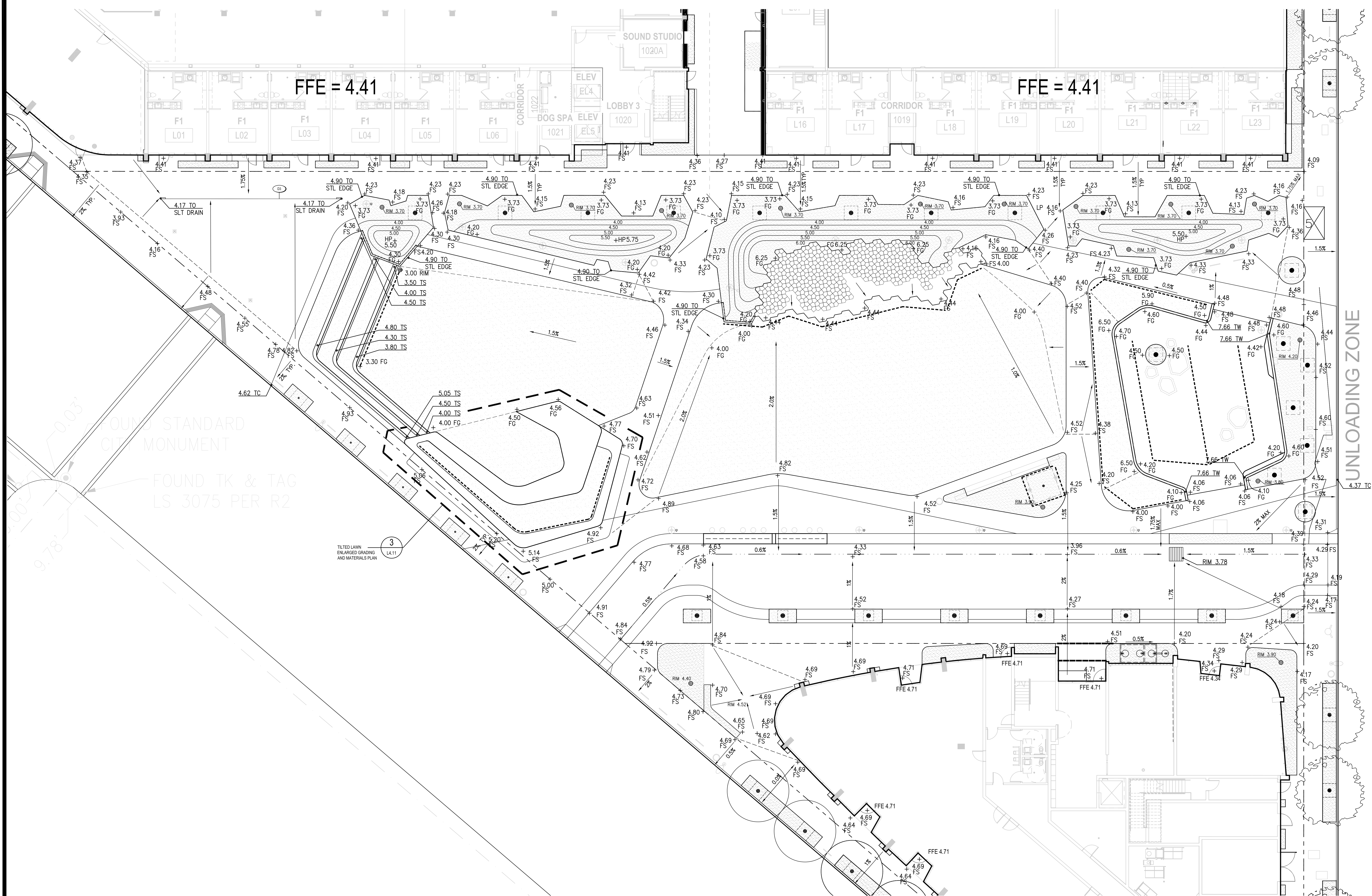
SYMBOL	NAME	DETAIL	DESCRIPTION / MANUFACTURER	FINISH AND COLOR	NOTES
DRAINS					
⊙	AREA DRAIN AT PLANTING	5/5.50	ROUND PRECAST DRAIN BOX WITH IRON GRATE		
—	SLOT DRAIN	5-7/5.50	ADD BRICK SLOT, C.I.P. W/ STD. CLEANOUT	GALV.	
⊞	DROP INLET	SEE C1	24" DROP INLET WITH GALV. ADA GRATE	GALV.	
—	UNDER DRAIN AND CLEANOUT	1-4/5.50	BLACK PVC PERF PIPE IN DRAIN ROCK, PROVIDE CLEANOUTS AS SHOWN		UNDER DRAIN PIPING PER CIVIL

KEY NOTES

- RIM ELEVATIONS ON THIS SHEET SHALL SUPERSEDE RIM ELEVATIONS SHOWN ON SHEET L-2.20, STORM DRAIN PLAN.
- PLANTING AREA SOILS: PROVIDE 12" MIN. DEPTH OF IMPORT PLANTING SOIL MIX.
- LAWN AREA SOILS: PROVIDE 6" MIN. IMPORT TOPSOIL WITH AMENDMENT.
- PROVIDE 2" BARK MULCH IN ALL PLANTING AREAS PER SPEC.
- DOG RUN SUB DRAIN SYSTEM: PROVIDE 8" SECTION OF 3/4" DRAIN ROCK W/ FILTER FABRIC SEPARATION LAYER IN ENTIRE DOG RUN AREA. PER DETAIL & SPEC.
- SEE DRAINAGE PLAN FOR STORM DRAINS, SUB DRAINS & OTHER UNDERGROUND UTILITIES.
- STREET CURB ELEVATIONS ARE BY CIVIL, S.C.D.

LEGEND AND ABBREVIATIONS

—	FLOW LINE	FFE	FINISH FLOOR ELEVATION
- - -	GRADE BREAK	FG	FINISH GRADE, PLANTING
→	DIRECTION OF SLOPE DOWN	FS	FINISH SURFACE, PAVEMENT
— 4.00 —	PROPOSED CONTOUR	RIM	RIM ELEVATION, DRAIN GRATE
+ 4.00	PROPOSED SPOT ELEVATION	TC	TOP OF CURB
		TS	TOP OF STEP
		TW	TOP OF WALL



Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

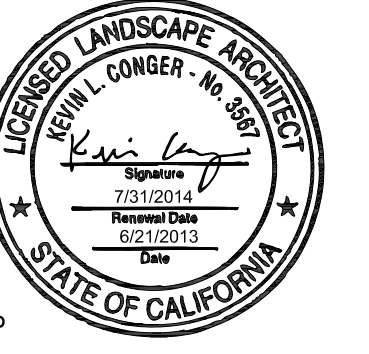
Grading & Drainage Plan

SCALE: 1" = 10'

JOB NUMBER: 20311	RELEASE DATE: 02.21.2013
DRAWN BY: CYG, HW	CHECKED BY: CS, JR

L3.10

OF SHEETS



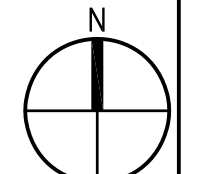
LICENSE STAMP

Daggett Place - Park
Equity Residential
1000 16th Street

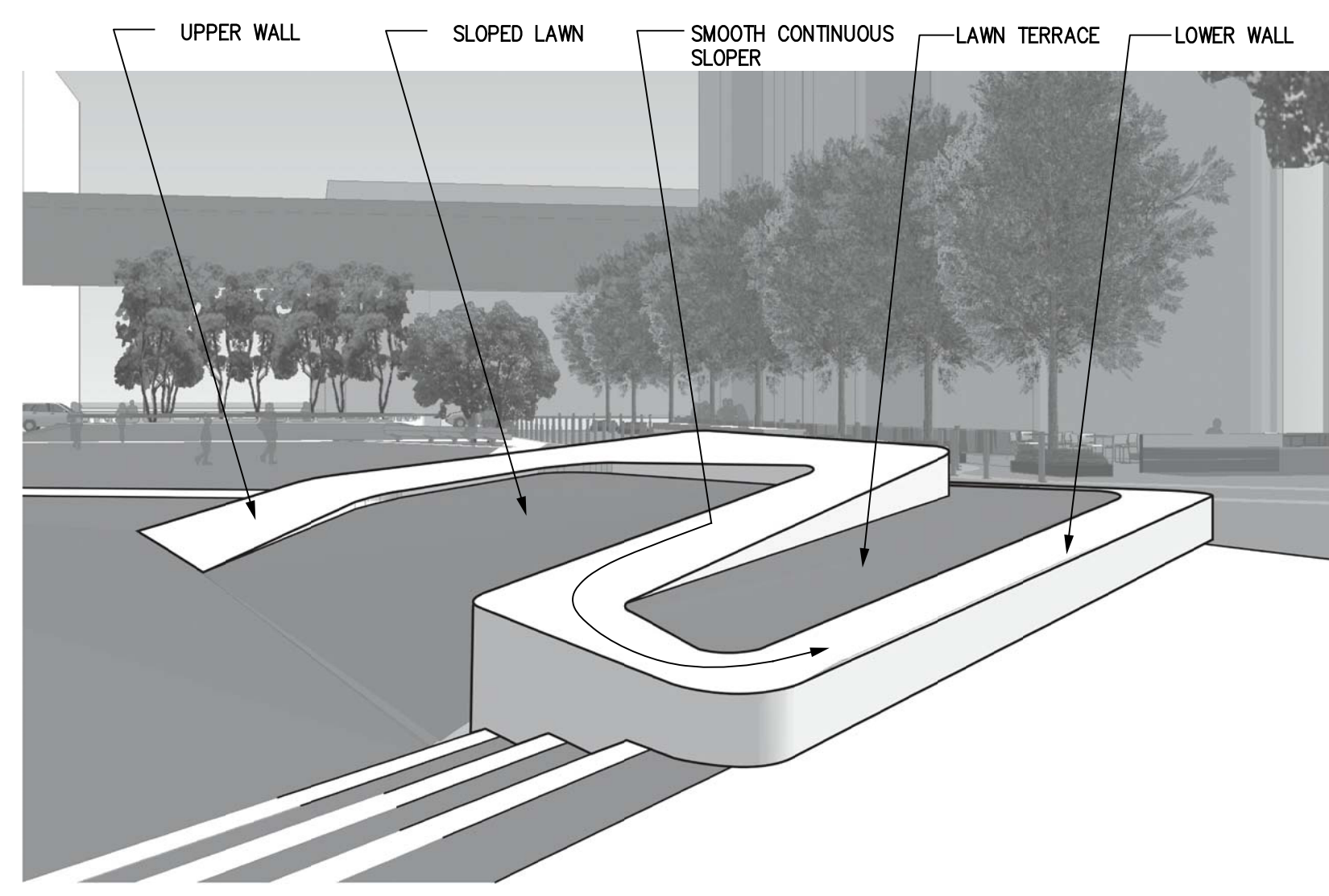
DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
30% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Tilted Lawn
Details

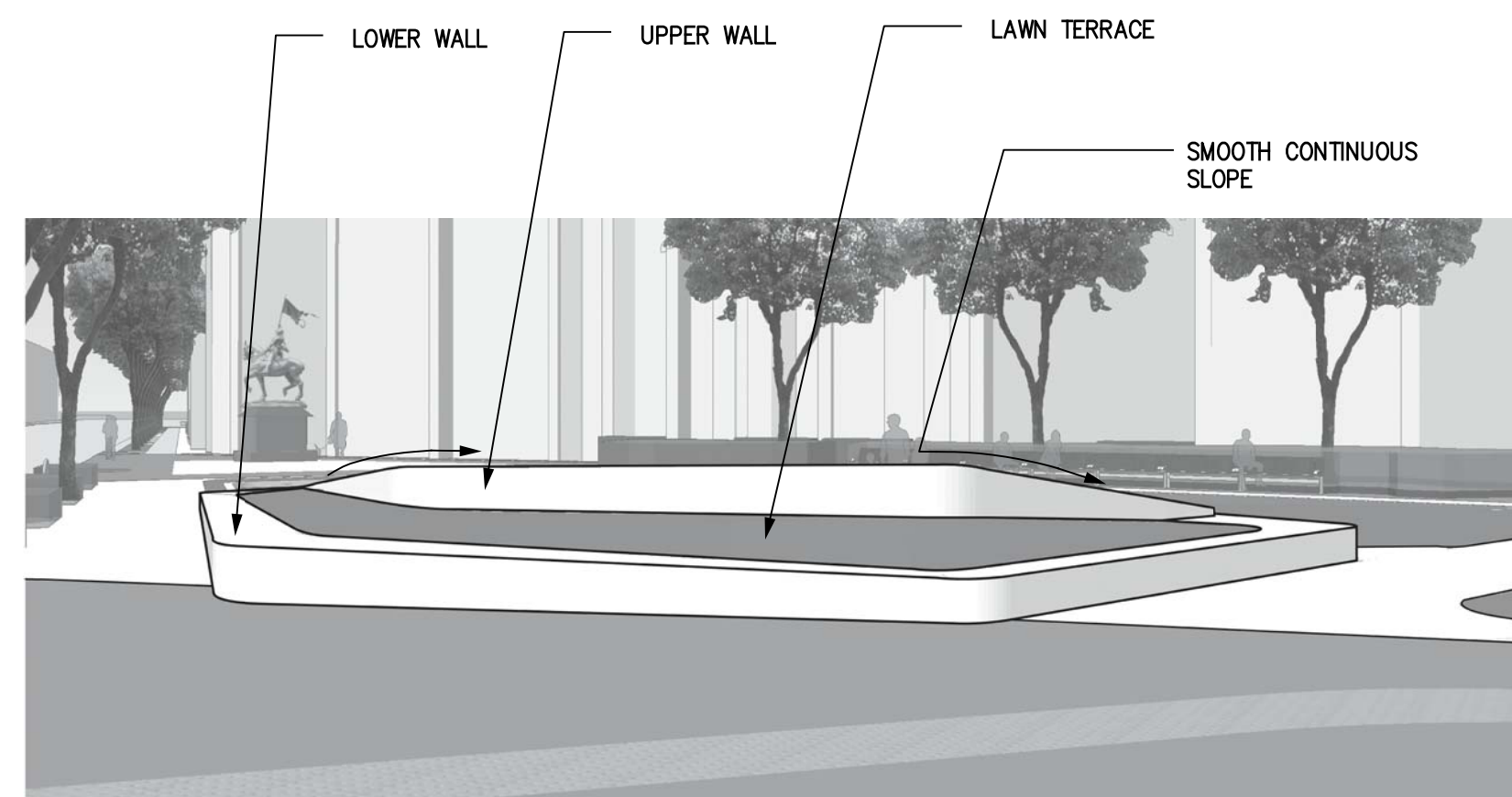


SCALE 1" = 10'	
JOB NUMBER 20311	RELEASE DATE 02.21.2013
DRAWN BY CYG_HW	CHECKED BY CG_JR
L4.10	
OF SHEETS	



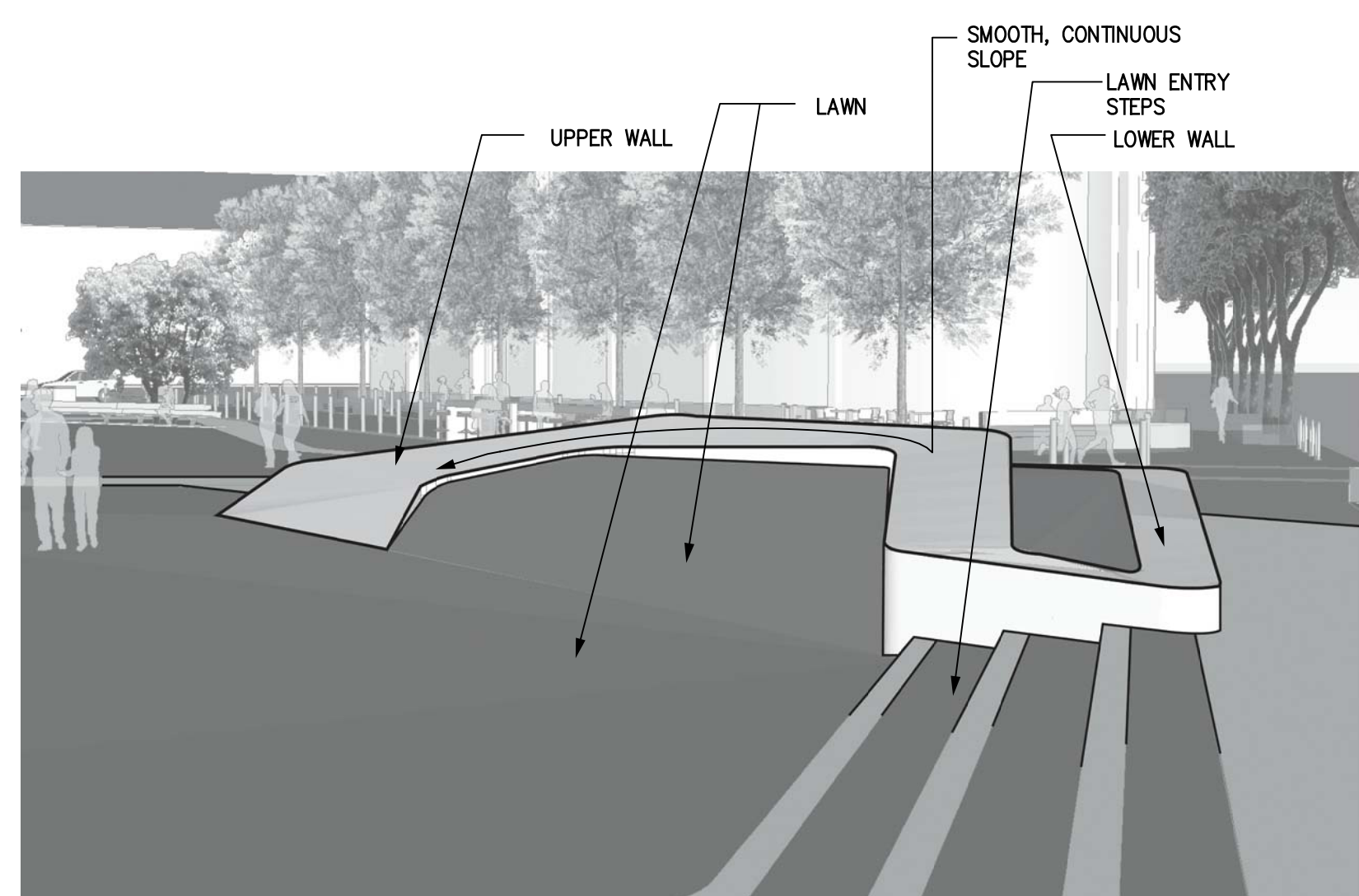
9 SLIDE VIEW 05

SCALE: N.T.S.



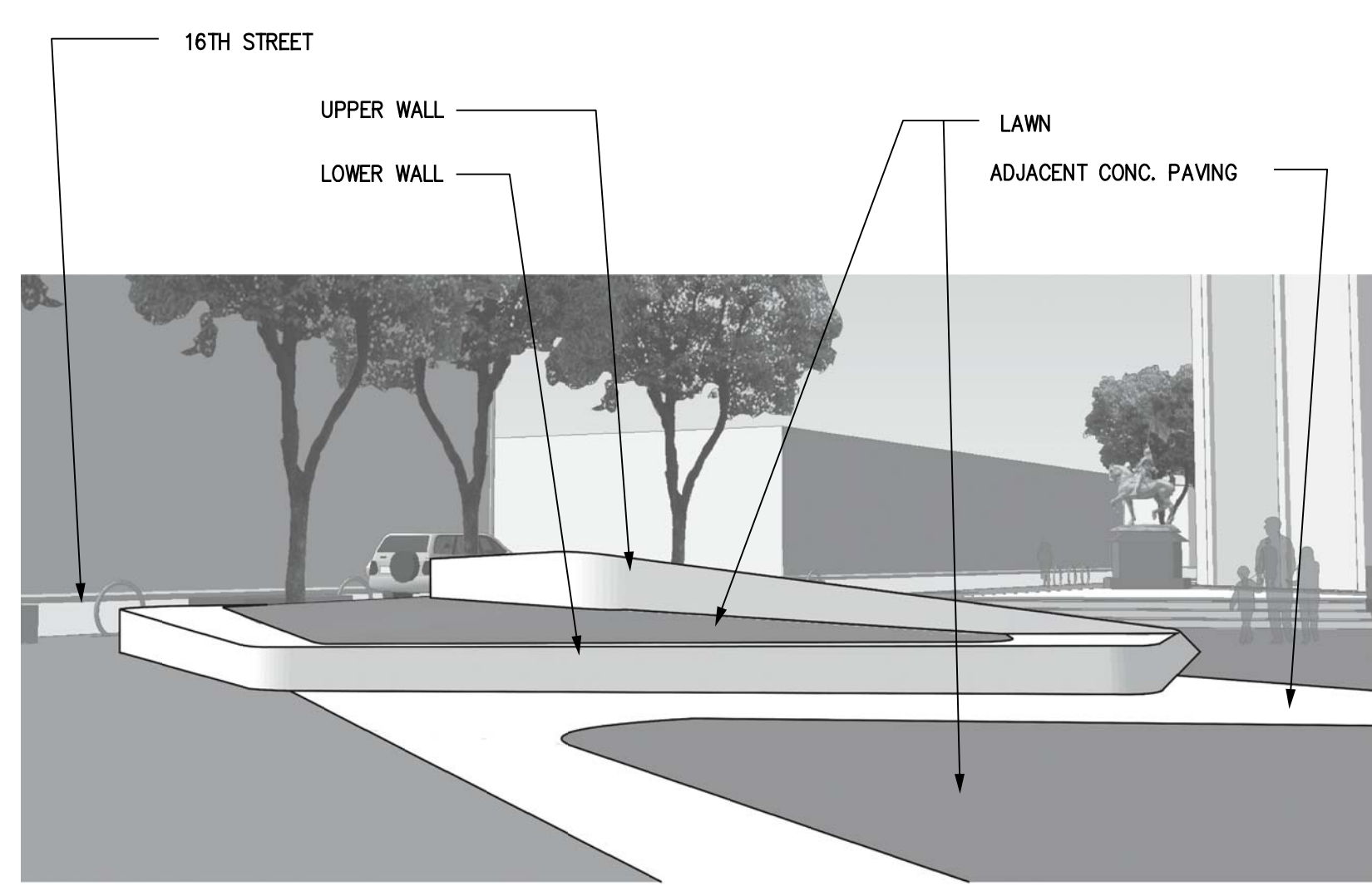
8 SLIDE VIEW 04

SCALE: N.T.S.



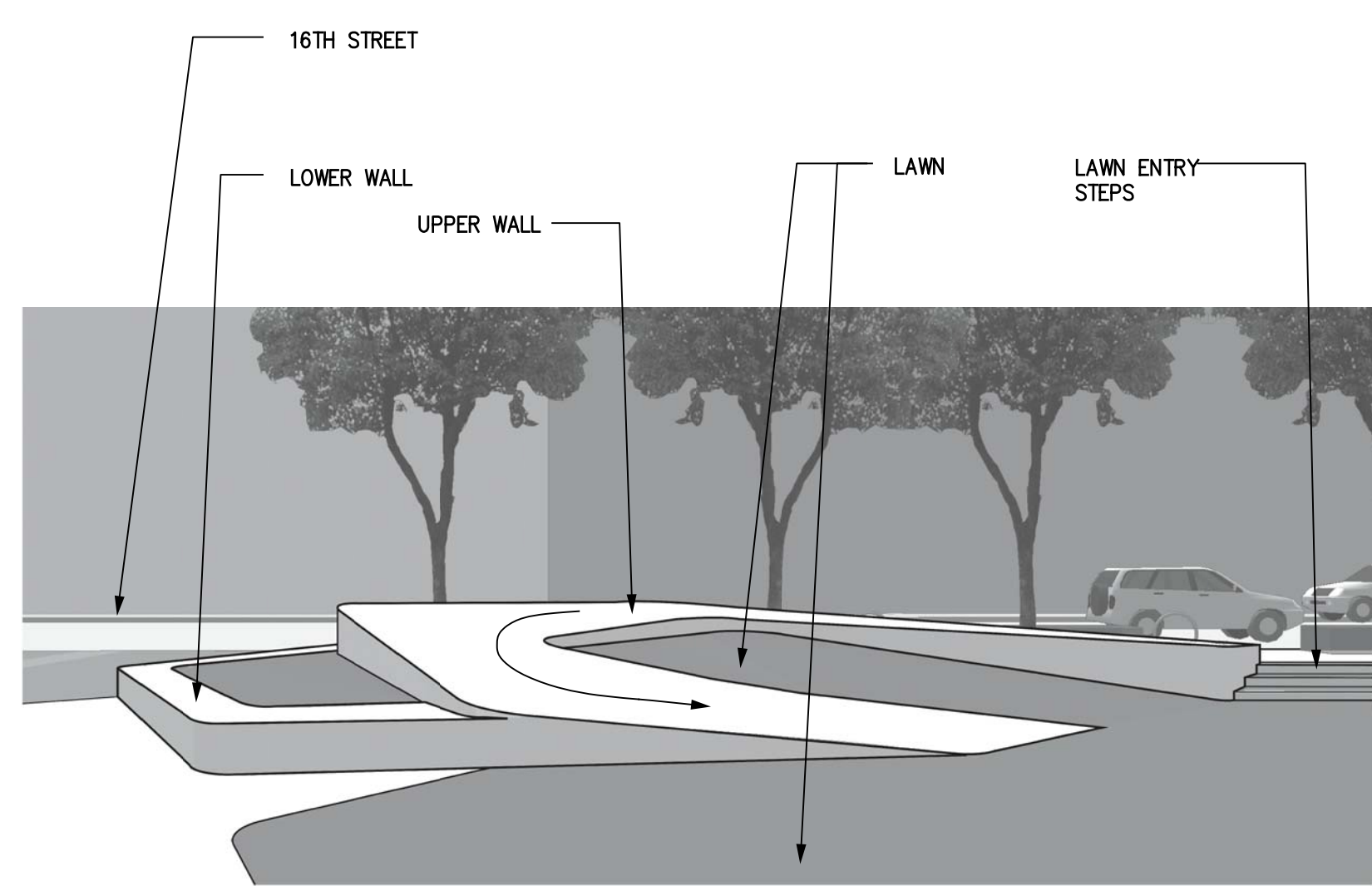
7 SLIDE VIEW 03

SCALE: N.T.S.



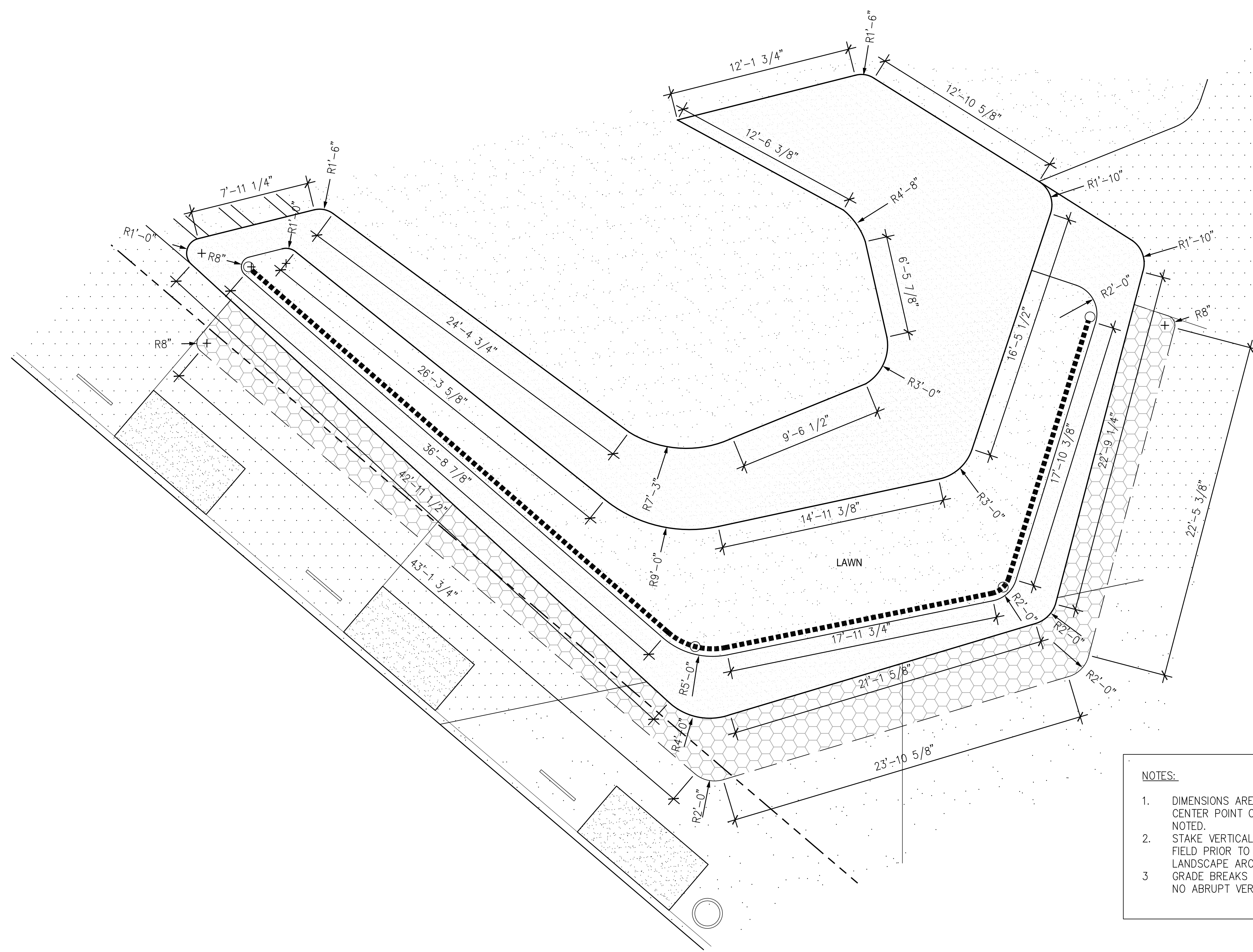
6 SLIDE VIEW 02

SCALE: N.T.S.



5 SLIDE VIEW 01

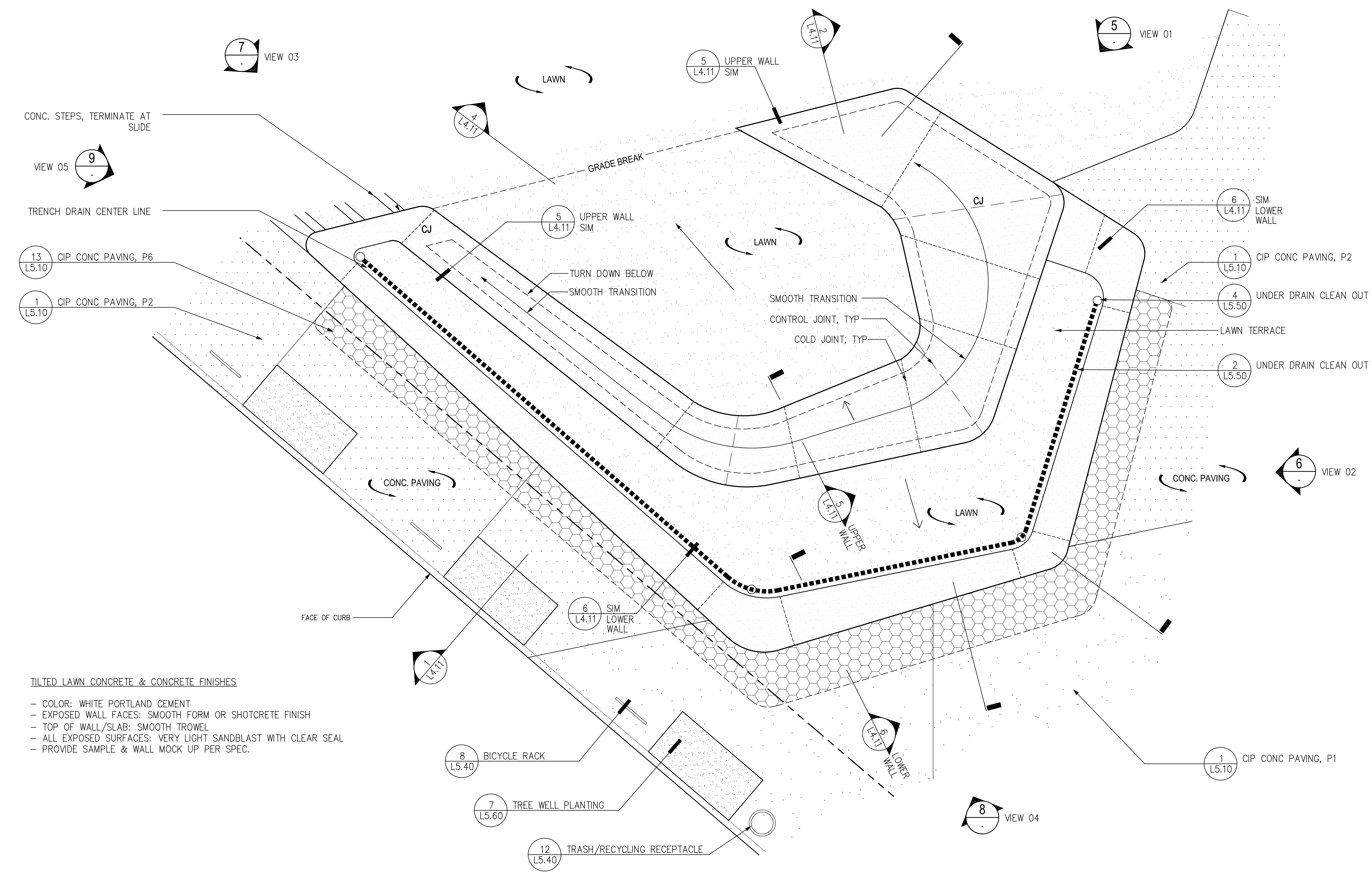
SCALE: N.T.S.



- NOTES:
1. DIMENSIONS ARE TO TANGENT POINT OR CENTER POINT OF RADIUS UNLESS OTHERWISE NOTED.
 2. STAKE VERTICAL AND HORIZONTAL LAYOUT IN FIELD PRIOR TO CONSTRUCTING FORMS FOR LANDSCAPE ARCHITECT APPROVAL.
 3. GRADE BREAKS TO BE SMOOTH TRANSITIONS. NO ABRUPT VERTICAL BREAKS IN SLOPE.

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

2 TITLED LAWN ENLARGED LAYOUT PLAN



TITLED LAWN CONCRETE & CONCRETE FINISHES

- COLOR: WHITE PORTLAND CEMENT
- EXPOSED WALL FACES: SMOOTH FORM OR SHOTCRETE FINISH
- TOP OF WALL/SLAB: SMOOTH TROWEL
- ALL EXPOSED SURFACES: VERY LIGHT SANDBLAST WITH CLEAR SEAL
- PROVIDE SAMPLE & WALL MOCK UP PER SPEC.

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

1 TITLED LAWN ENLARGED MATERIALS PLAN



LICENSE STAMP

Daggett Place - Park
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

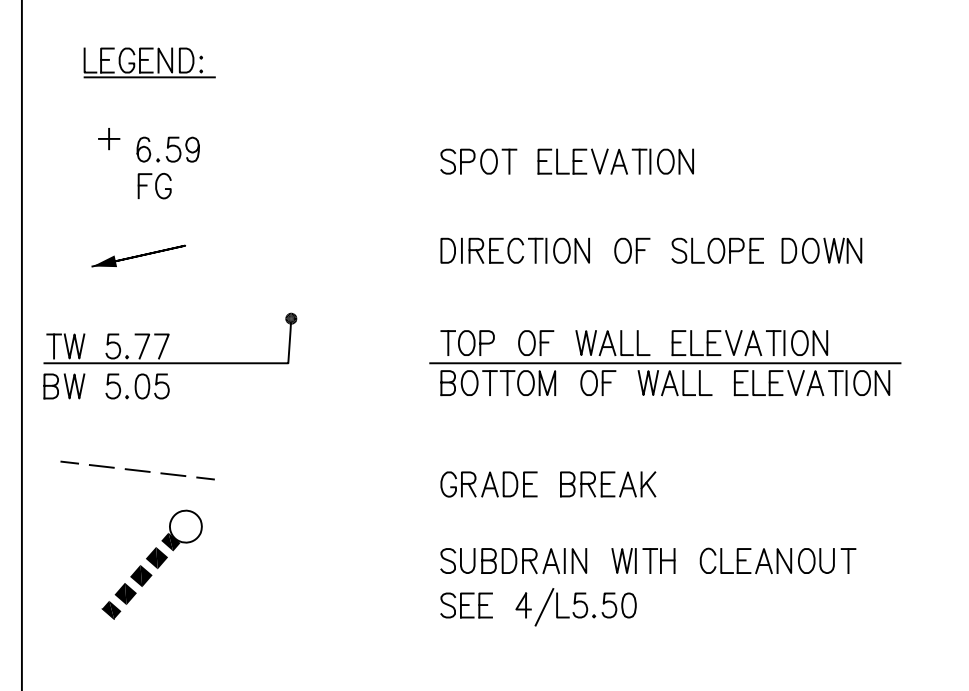
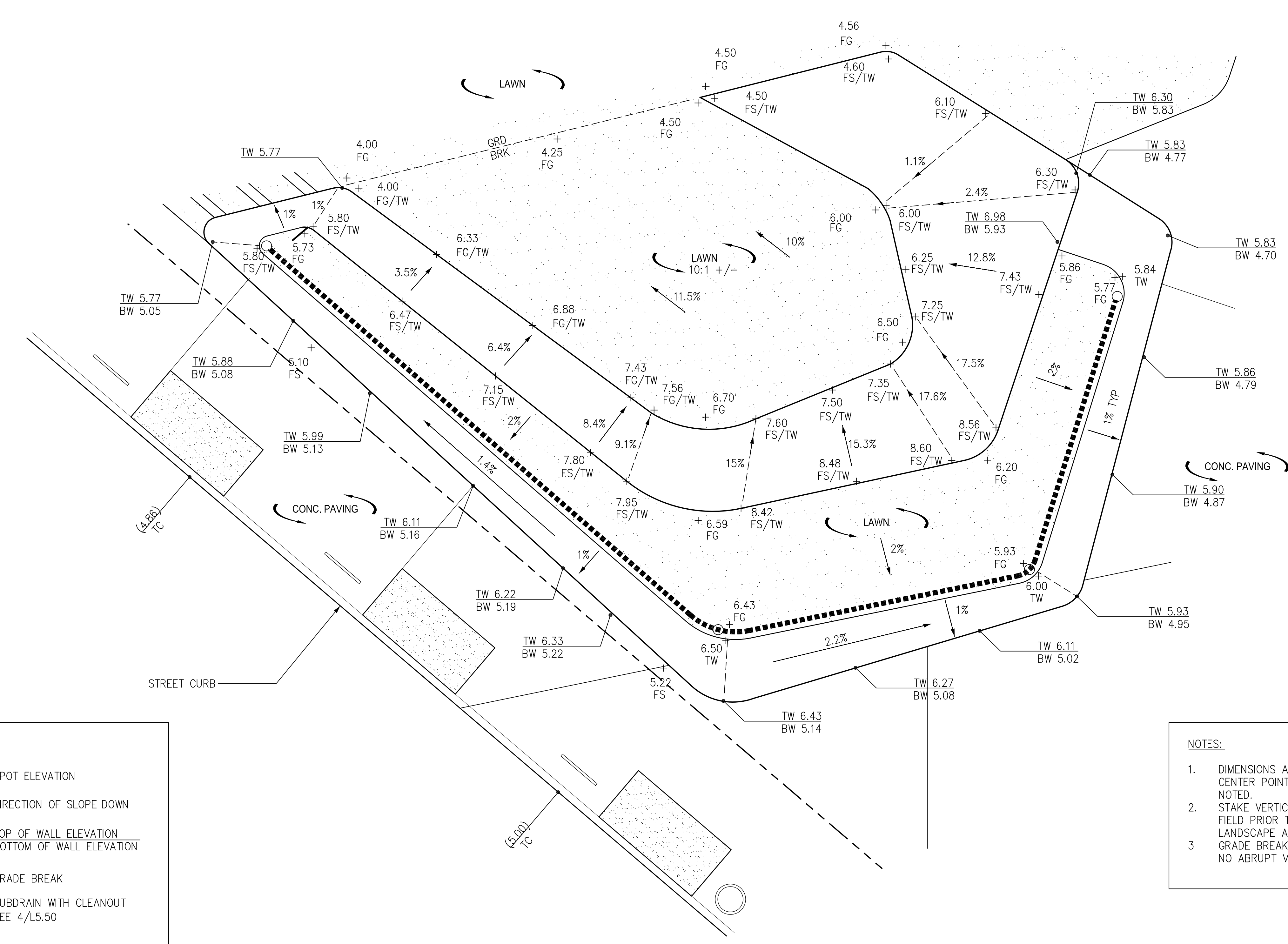
ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Tilted Lawn Details

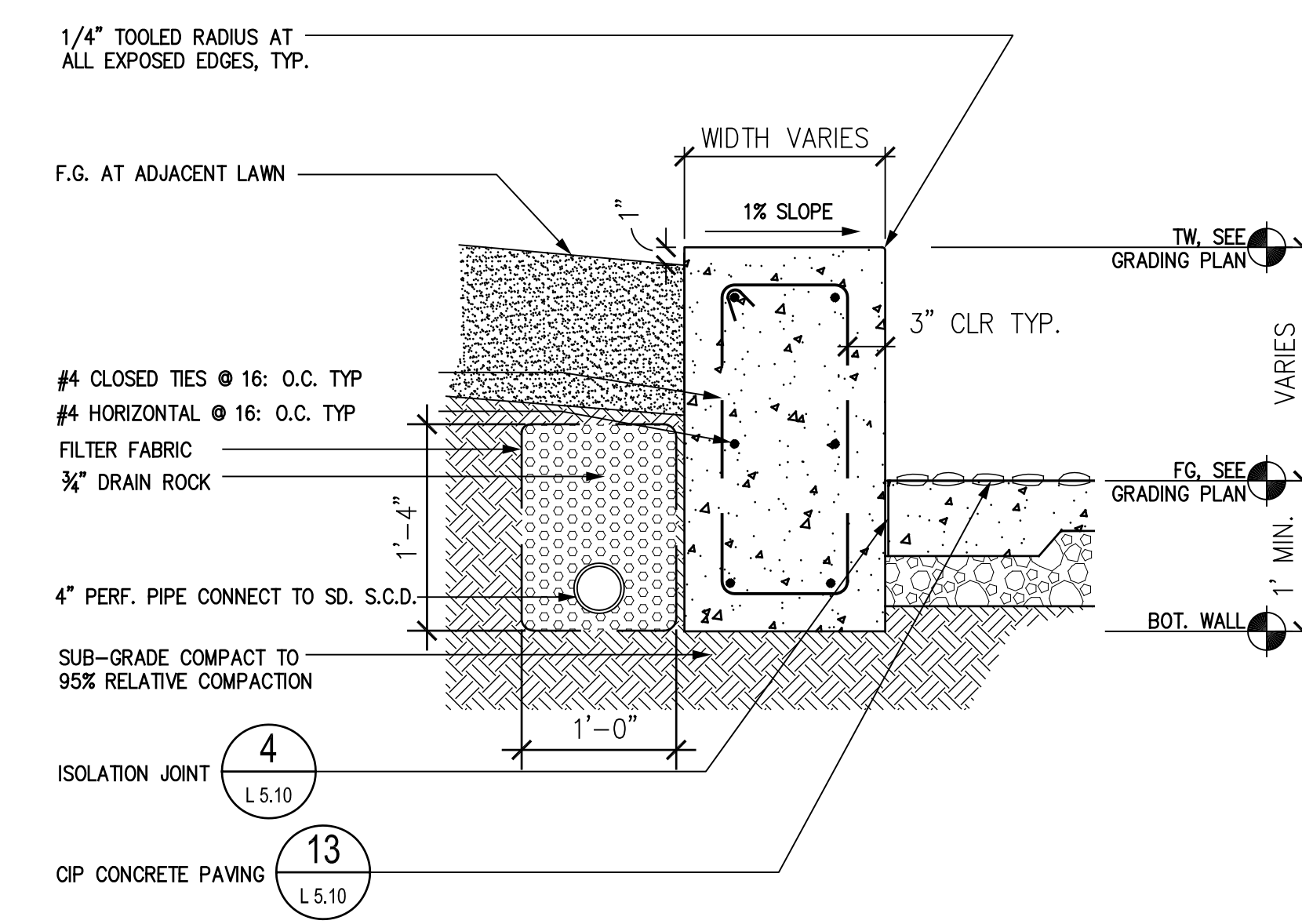


JOB NUMBER	RELEASE DATE
20311	02.21.2013
DRAWN BY CYG/HW	CHECKED BY CS/JR

L4.11
OF SHEETS

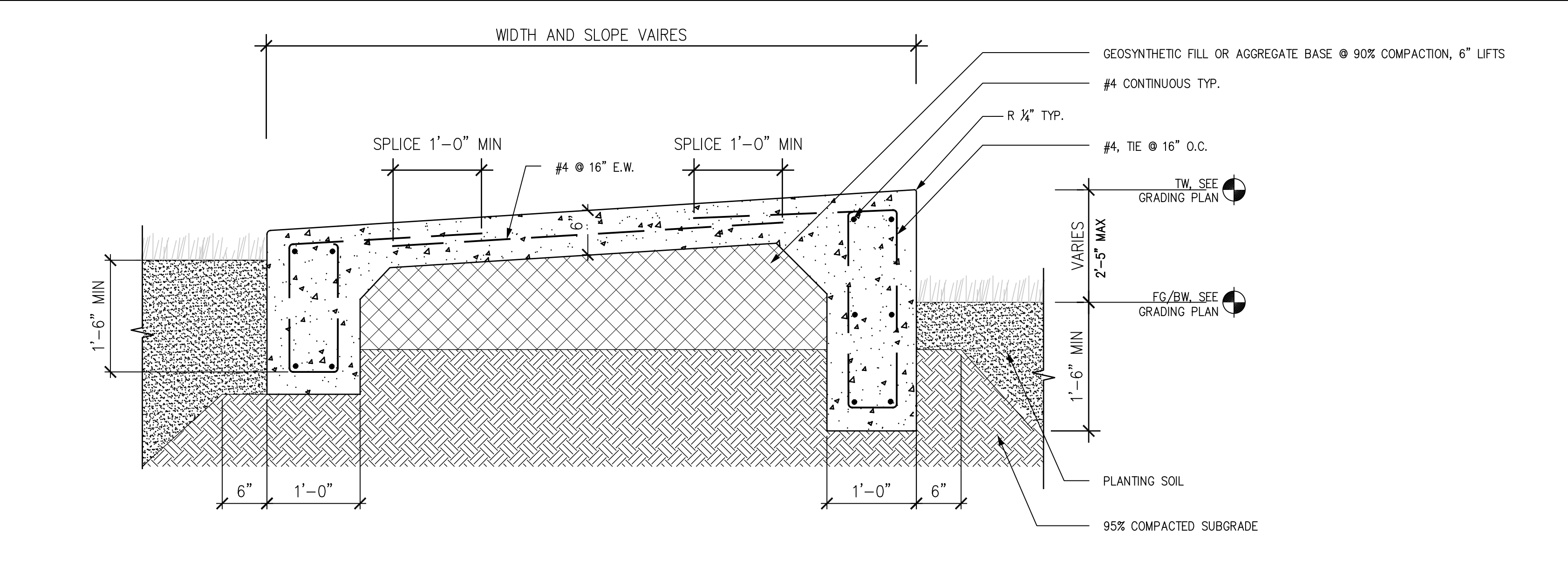


- NOTES:
- DIMENSIONS ARE TO TANGENT POINT OR CENTER POINT OF RADIUS UNLESS OTHERWISE NOTED.
 - STAKE VERTICAL AND HORIZONTAL LAYOUT IN FIELD PRIOR TO CONSTRUCTING FORMS FOR LANDSCAPE ARCHITECT APPROVAL.
 - GRADE BREAKS TO BE SMOOTH TRANSITIONS. NO ABRUPT VERTICAL BREAKS IN SLOPE.

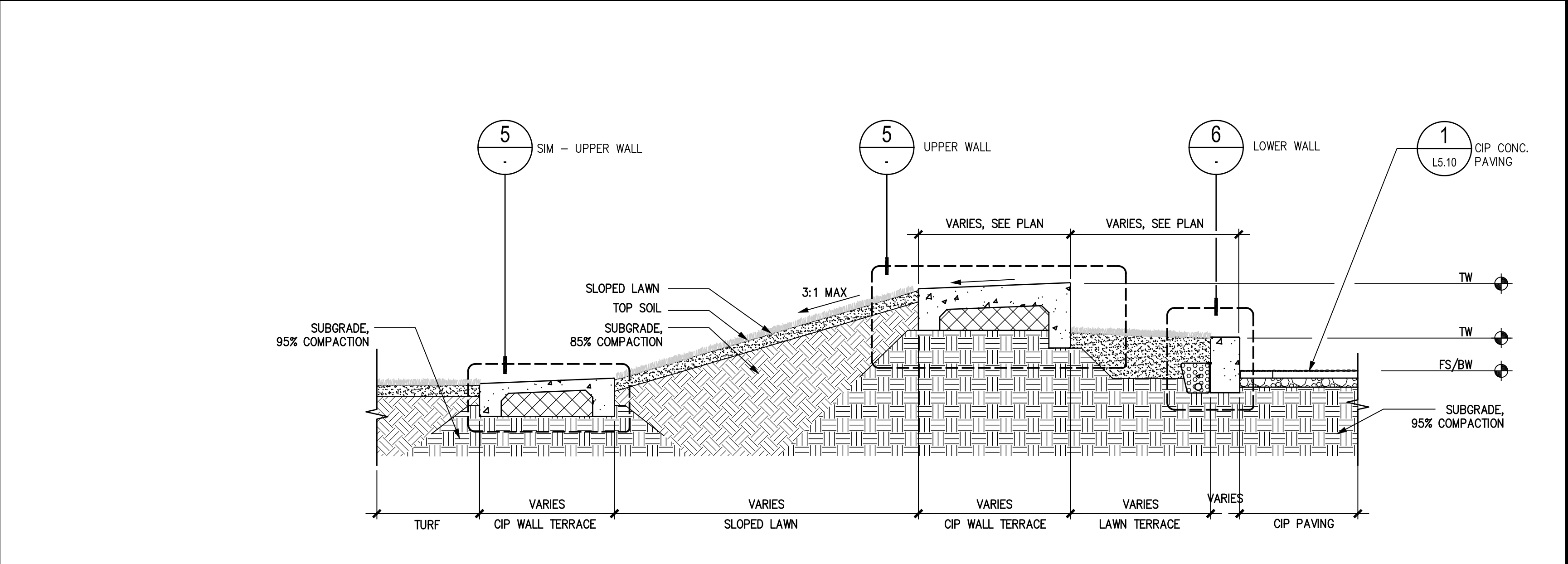


6 TILTED LAWN LOWER WALL SCALE: 1/4"=1'-0"

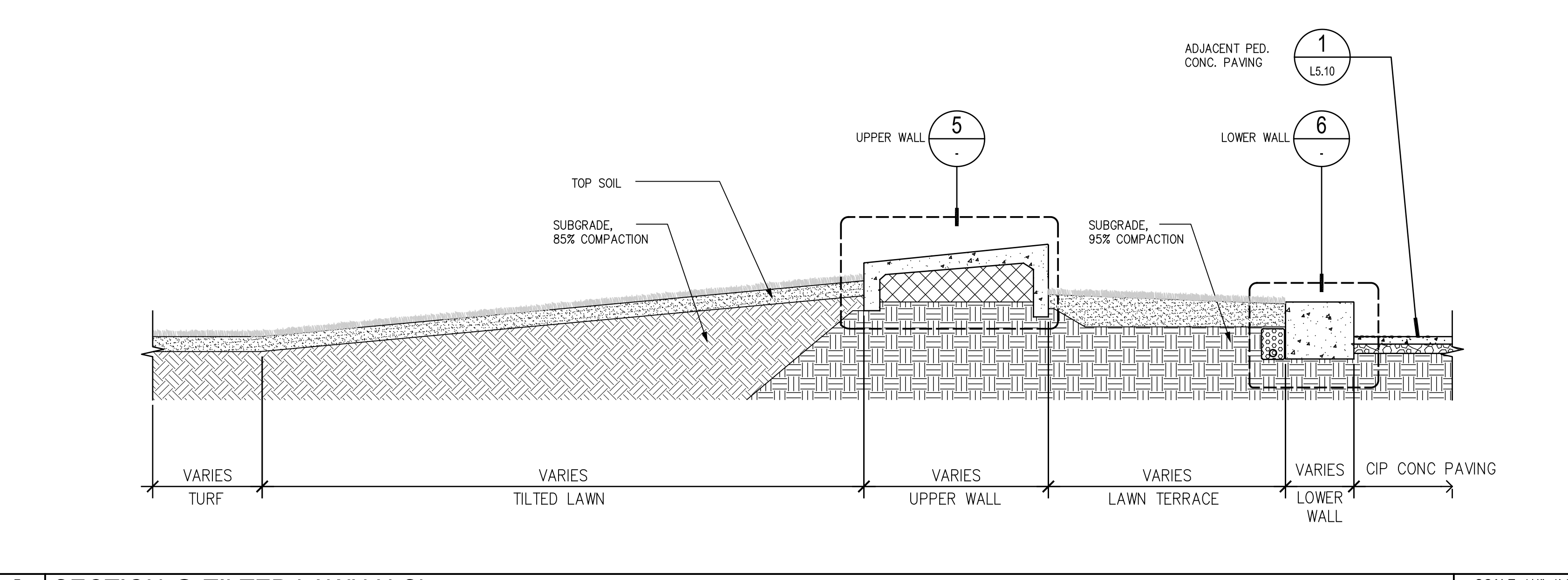
3 ENLARGED PLAN - TITLED LAWN GRADING SCALE: 1/4"=1'-0"



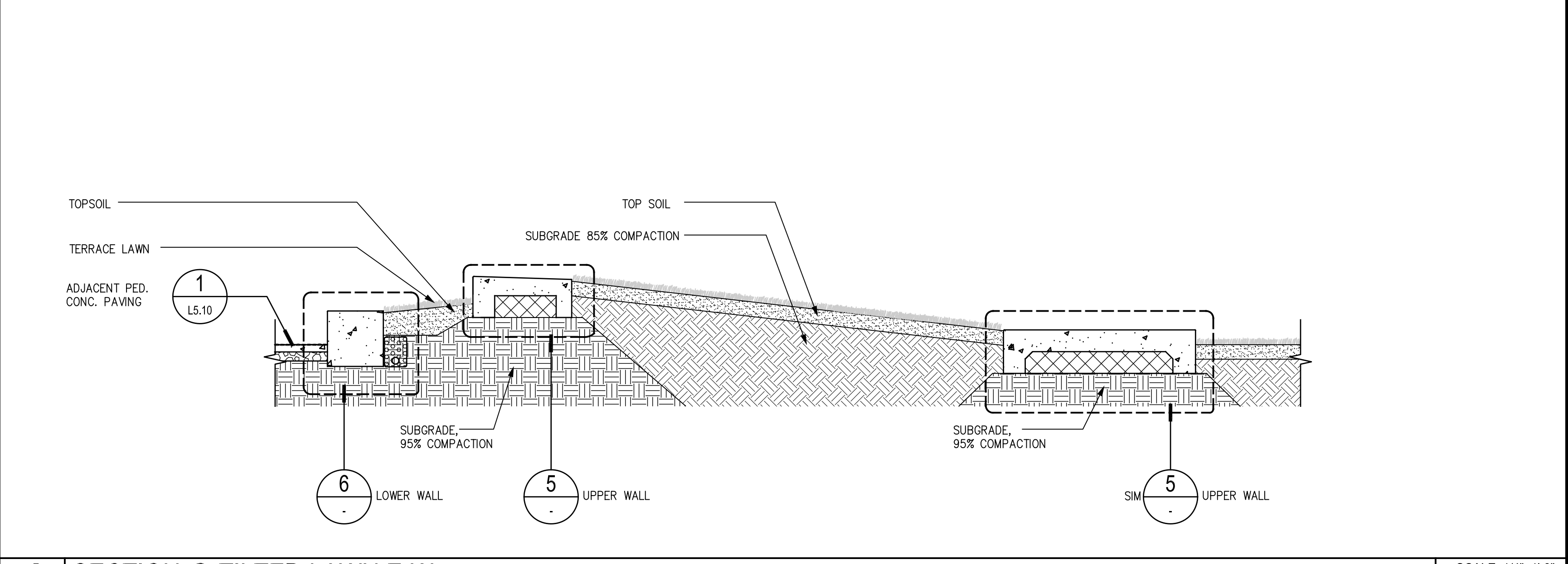
5 TILTED LAWN UPPER WALL SECTION SCALE: 1/4"=1'-0"



2 SECTION @ TITLED LAWN N-S SCALE: 1/4"=1'-0"



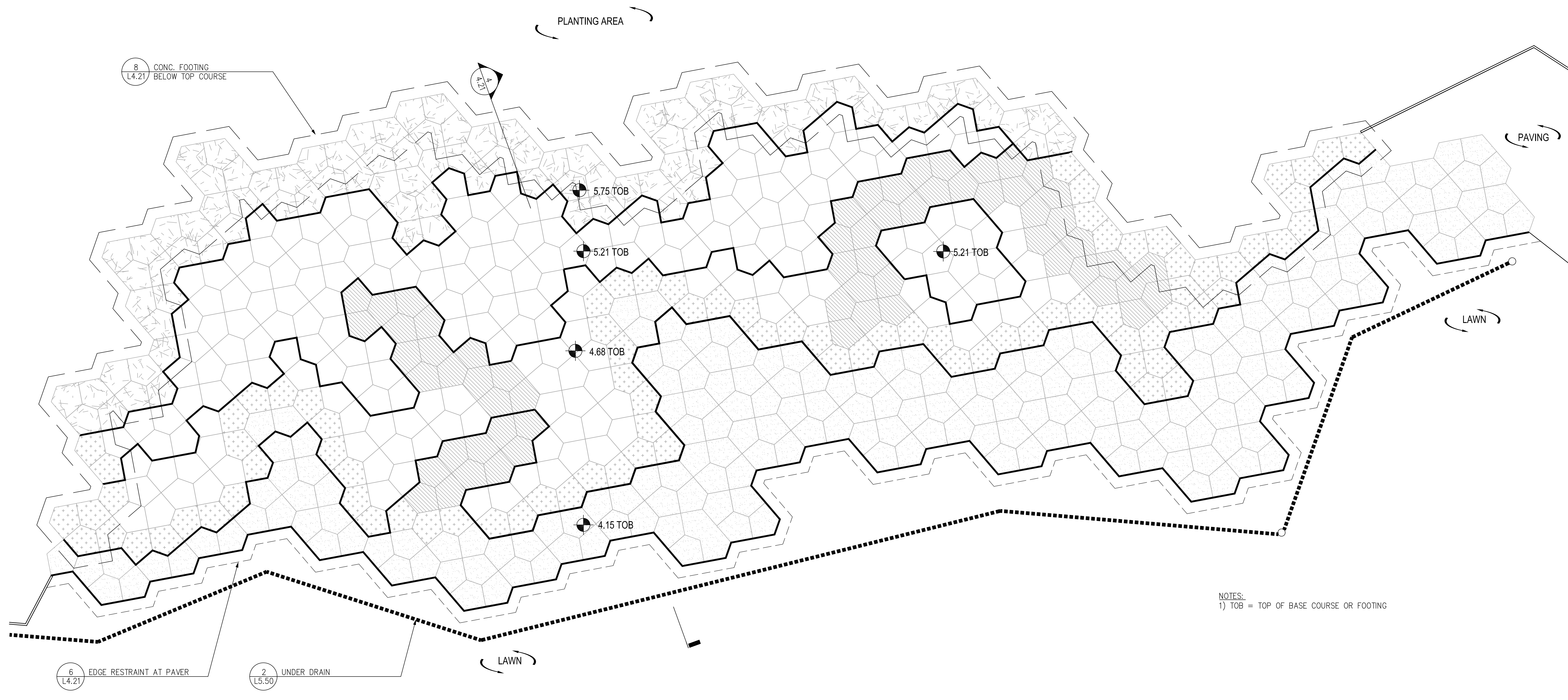
4 SECTION @ TITLED LAWN N-Sb SCALE: 1/4"=1'-0"



1 SECTION @ TITLED LAWN E-W SCALE: 1/4"=1'-0"



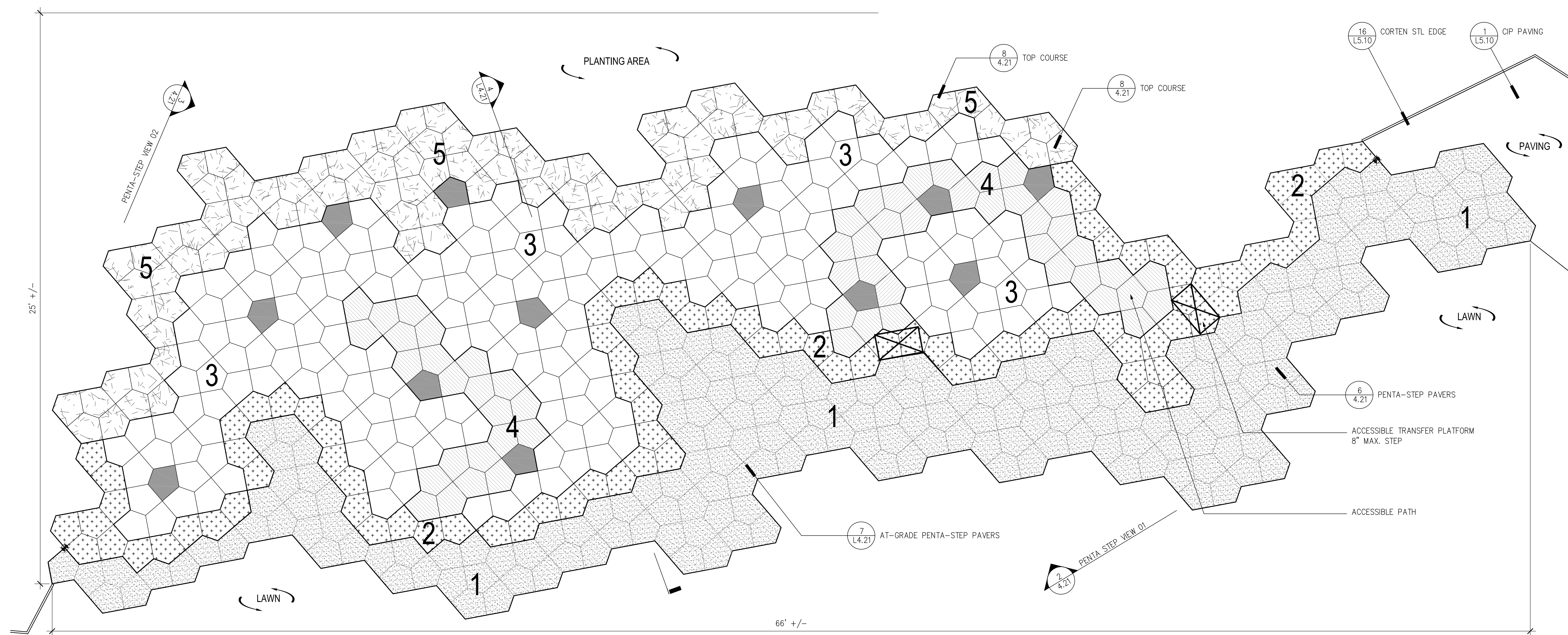
LICENSE STAMP



NOTES:
1) TOB = TOP OF BASE COURSE OR FOOTING

2 PENTA-STEP: BASE COURSE GRADING ENLARGEMENT PLAN

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



PENTA-STEP UNIT ZONES
SEE DETAIL 1/4.11 FOR UNITS

- 1** ZONE 1 - 100% PRECAST PAVERS, SEE 6/4.21
- 2** ZONE 2 - 50% PRECAST STEP 'A'
50% PRECAST STEP 'C'
- 3** ZONE 3 - 30% PRECAST STEP UNITS 'A'
30% PRECAST STEP UNITS 'C'
30% PRECAST STEP UNITS 'D'
5% PRECAST STEP UNITS 'E'
5% PRECAST STEP UNITS 'F'
ALL 'E' & 'F' UNITS TO BE IN GROUPS OF 3-5 UNITS ONLY.
- (8) STONE CAPS RANDOMLY PLACED, SEE DETAIL 5/4.21
C UNITS TO BE LOCATED ADJACENT TO ZONE 5
1/2" MIN. DIFFERENCE BETWEEN EACH UNIT, USE SAND SETTING BED
- 4** ZONE 4 - 50% PRECAST STEP UNIT 'A'
50% PRECAST STEP UNIT 'C'
(5) STONE CAPS, SEE DETAIL 5/4.21
1/2" MIN. DIFFERENCE BETWEEN EACH UNIT, USE SAND SETTING BED
- 5** ZONE 5 - 50% PRECAST STEP UNIT 'E'
50% PRECAST STEP UNIT 'F'
LAST COURSE WITH CONC. FOOTING, SEE 8/4.21
1/2" MIN. DIFFERENCE BETWEEN EACH UNIT, USE SAND SETTING BED
- STONE CAP - PLACE IN APPROXIMATE LOCATION

1 PENTA-STEP: UNIT ZONES ENLARGEMENT PLAN

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

Daggett Place - Park
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE

Penta Step Details



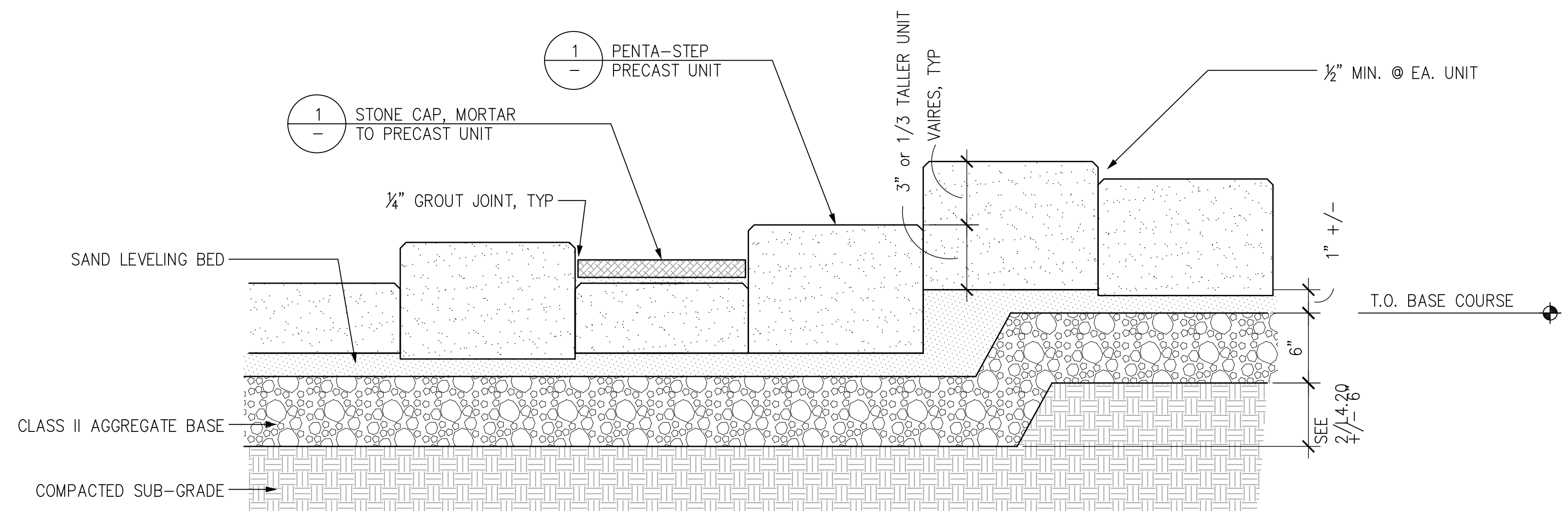
SCALE	1" = 10'
JOB NUMBER	20311
RELEASE DATE	02.21.2013
DRAWN BY	CYG, HW
CHECKED BY	CS, JR

L4.20

OF SHEETS

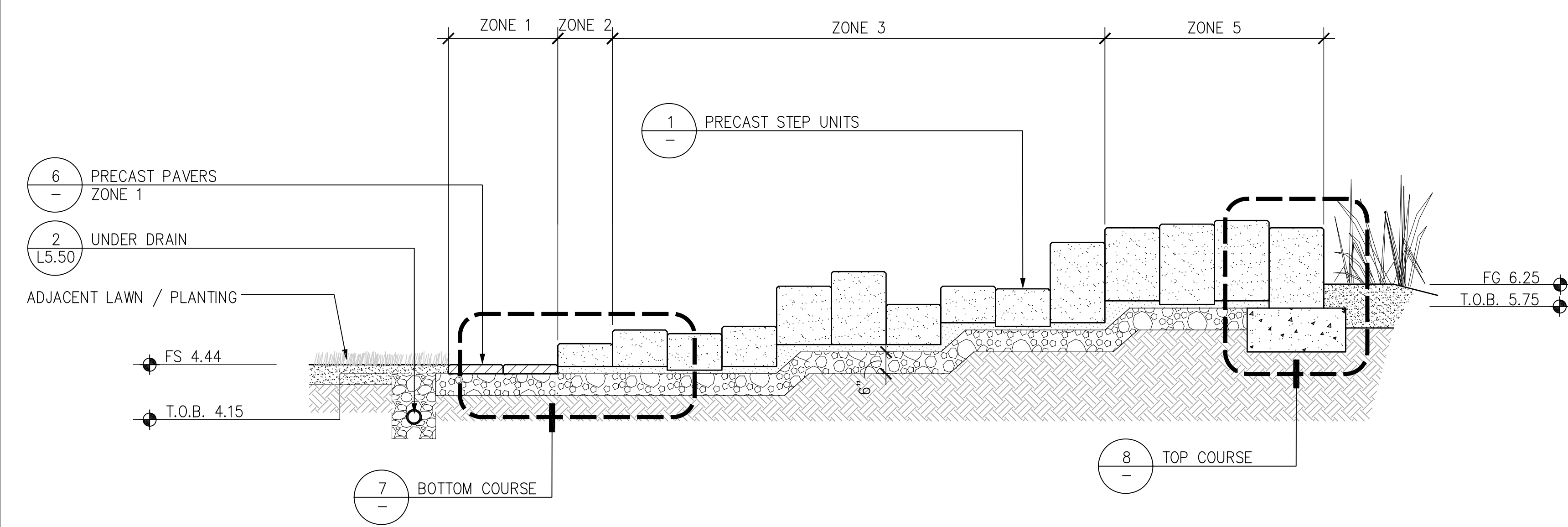


LICENSE STAMP



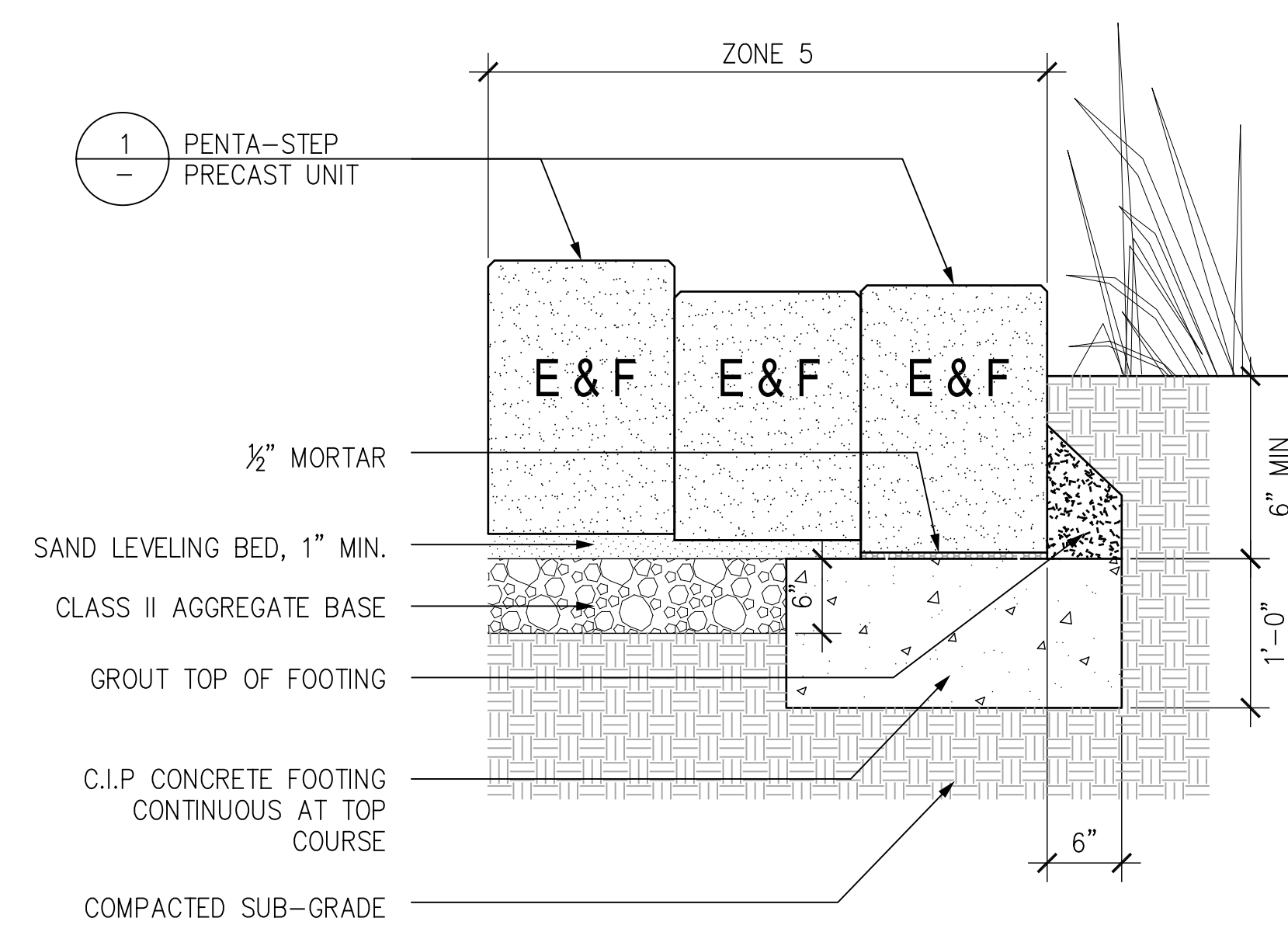
5 PENTA-STEP, TYP.

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



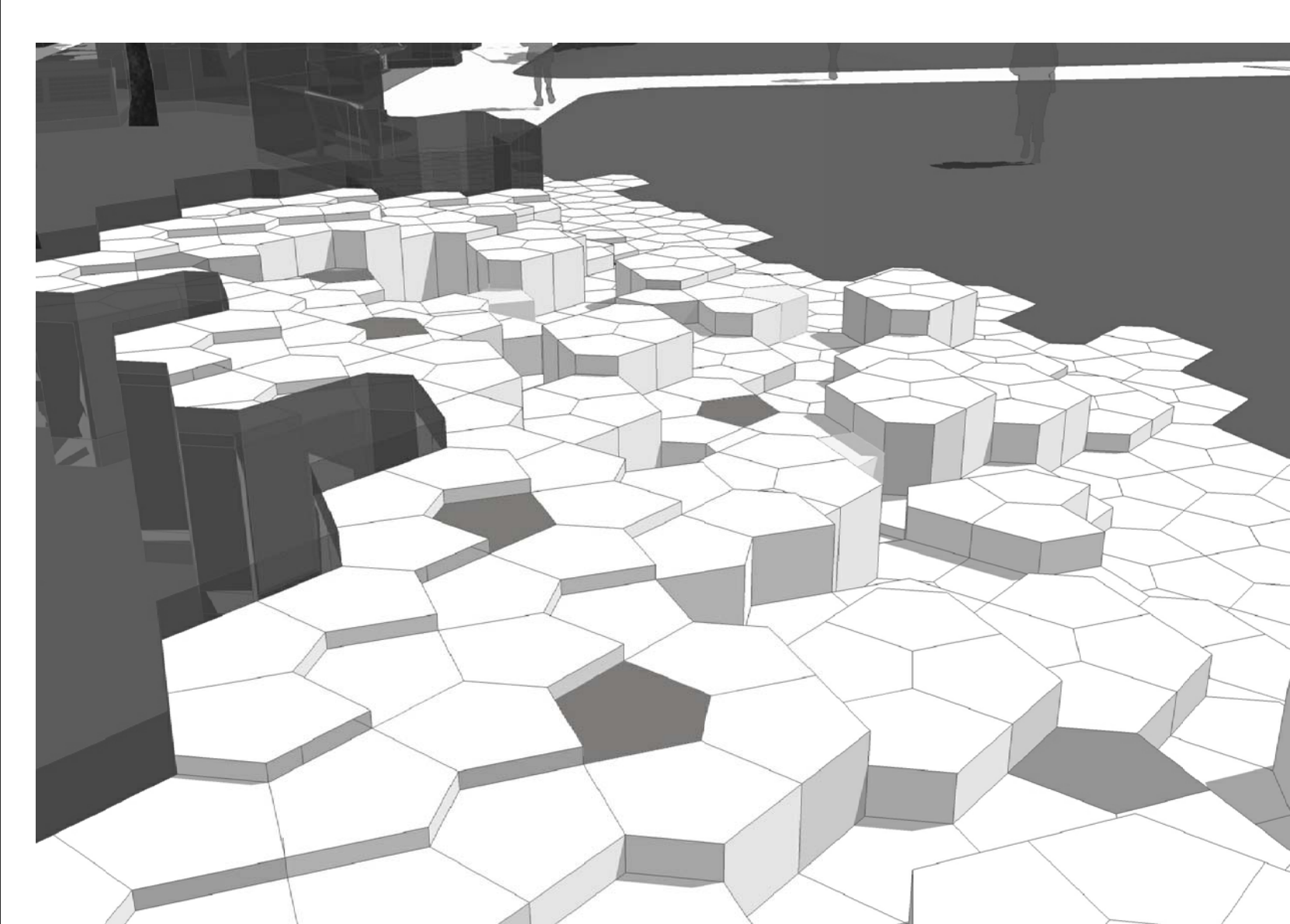
4 PENTA-STEP: TYPICAL SECTION

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



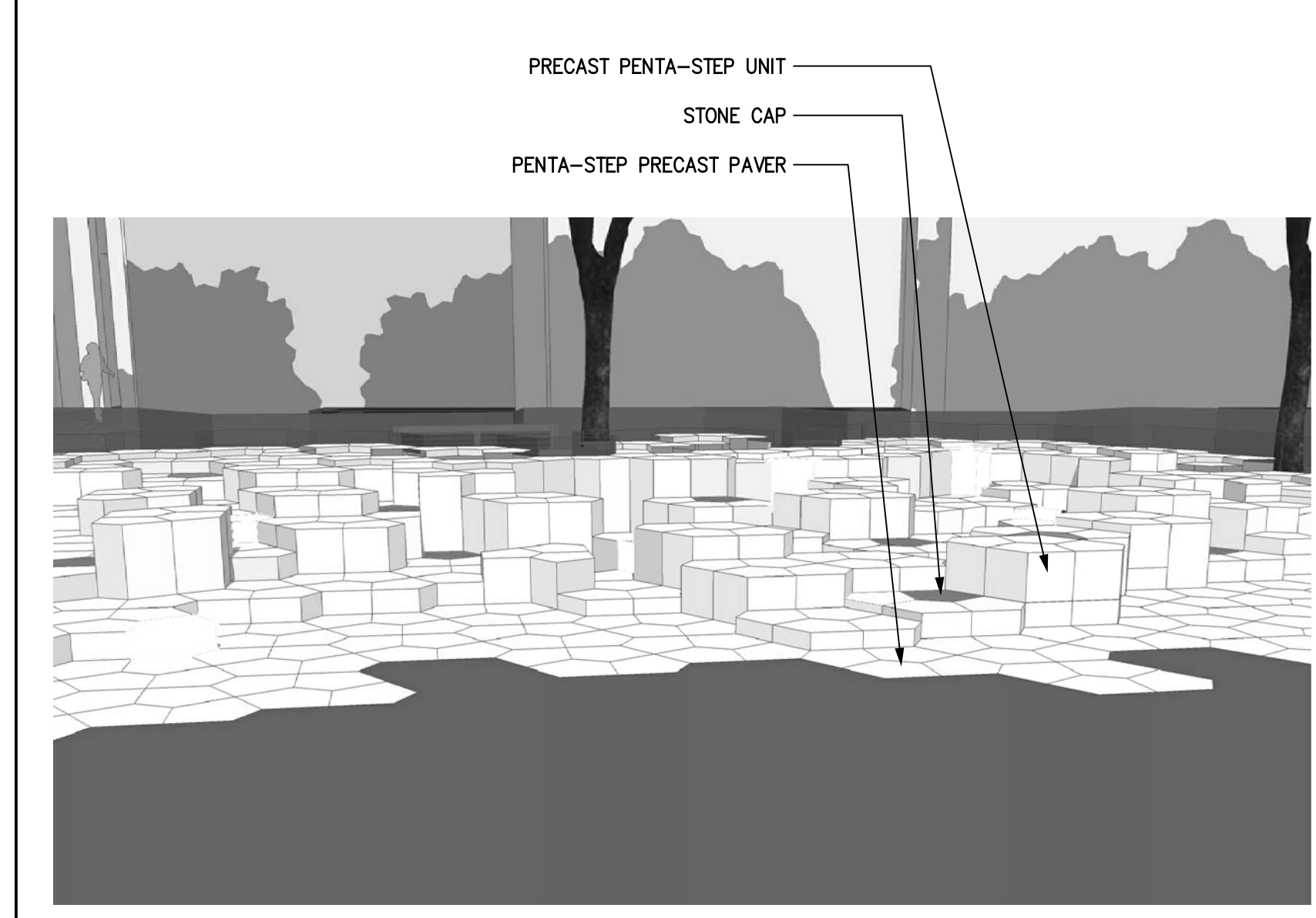
8 PENTA-STEP TOP COURSE

SCALE: 1"=1'-0"



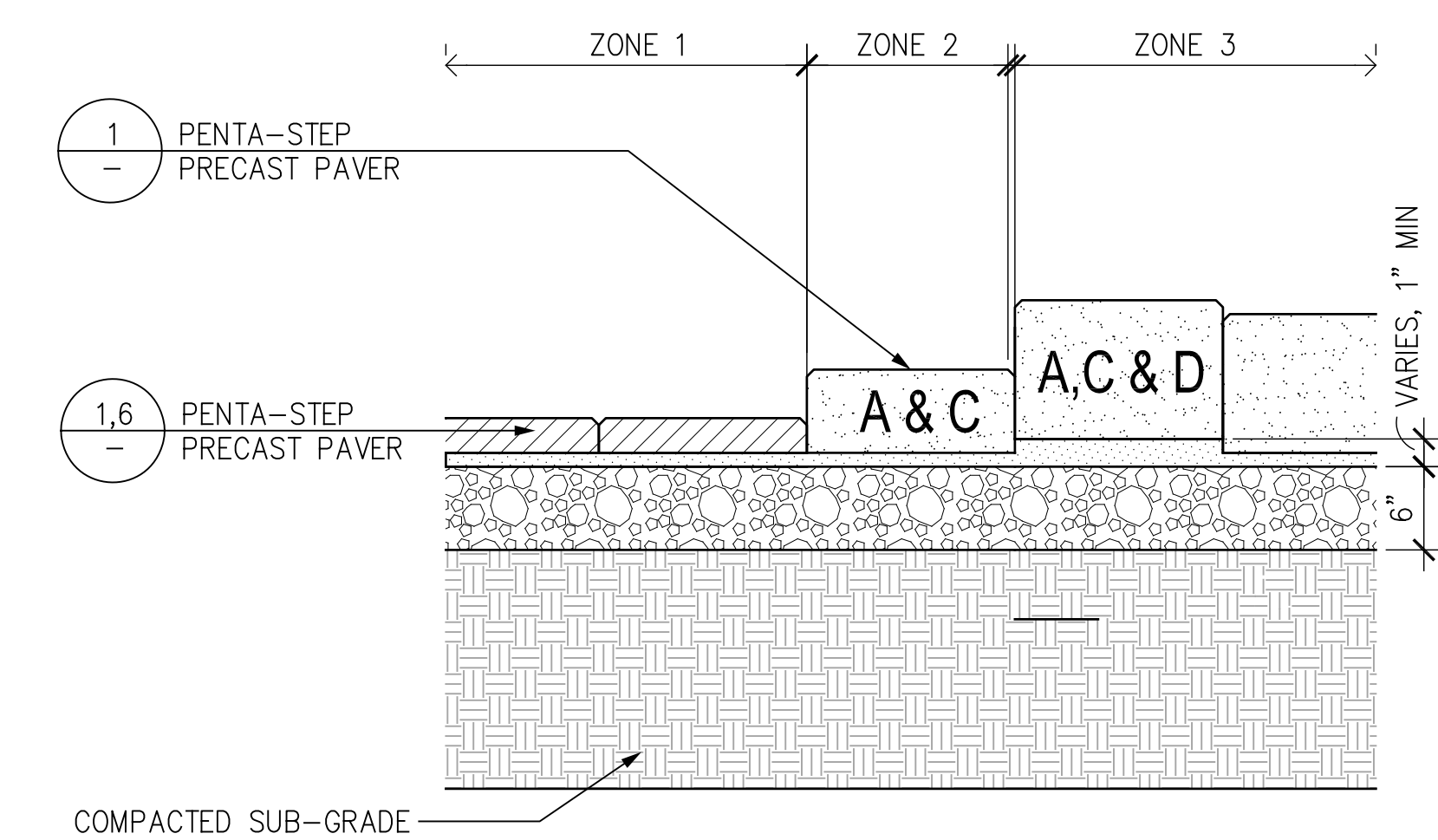
3 PENTA-STEP: VIEW 02

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



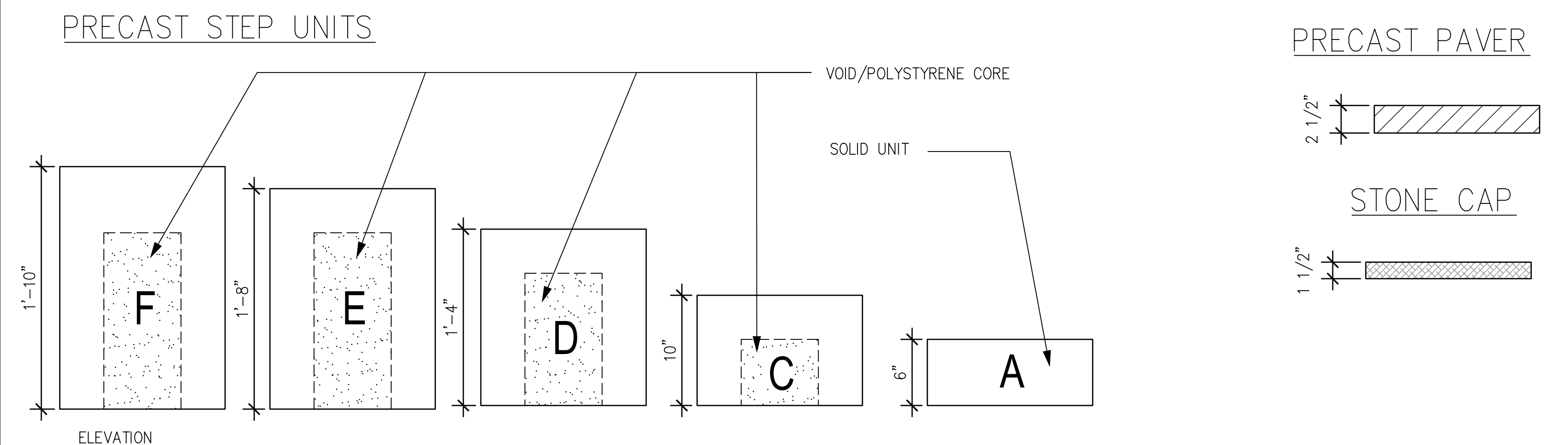
2 PENTA-STEP: VIEW 01

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



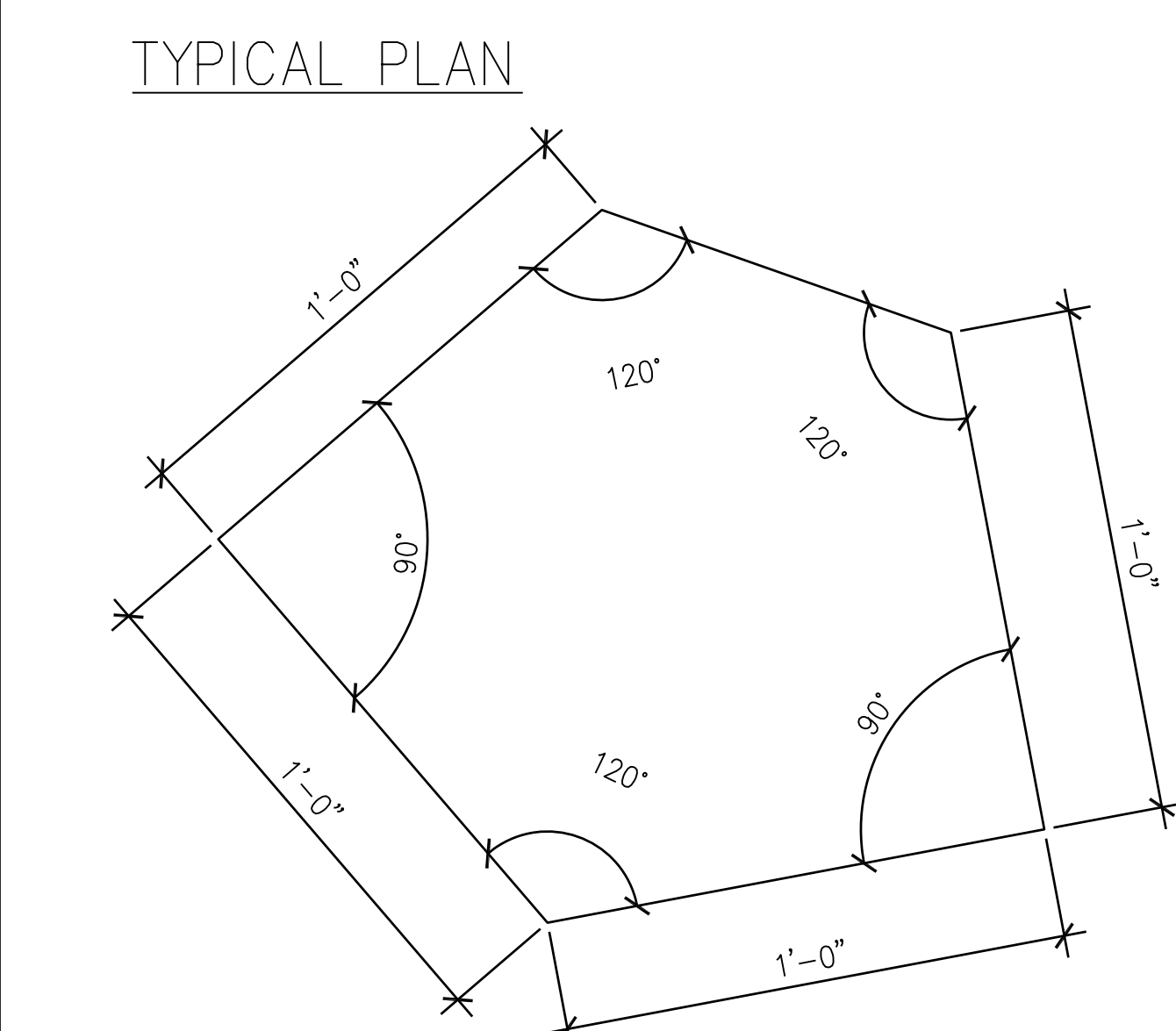
7 PENTA-STEP BOTTOM COURSE

SCALE: 1"=1'-0"



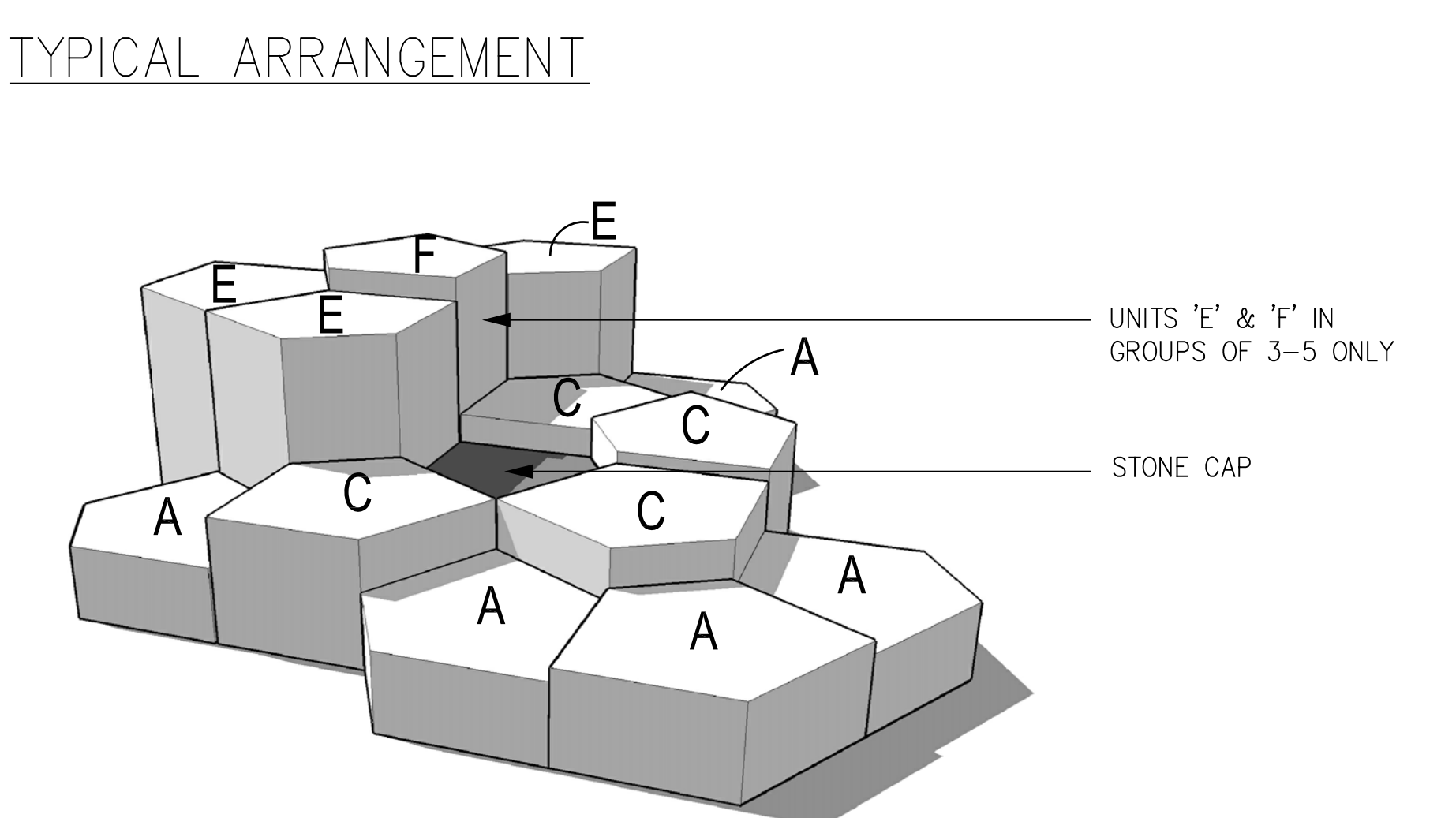
PRECAST NOTES
1) PRECAST TO INCLUDE INTEGRAL COLOR, TYPE I WHITE CEMENT & MIX OF SELECT AGGREGATES, 1/8" TO 3/8" MAX, CLEAR SEAL & ANTI-GRAFFITI COATING.
2) VARIABLE SANDBLAST FINISH TO BE COMPLETED AT INSTALLATION AT THE DIRECTION OF THE LANDSCAPE ARCHITECT IN FIELD
3) COORDINATE VOID/POLYSTYRENE CORE WITH PRECASTER

STONE PAVER NOTES
1) DARK GRAY BASALT OR GRANITE FINISH, SEE SPECS



1 PENTA-STEP PRECAST UNITS, PAVER, & STONE CAP

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



Daggett Place - Park
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

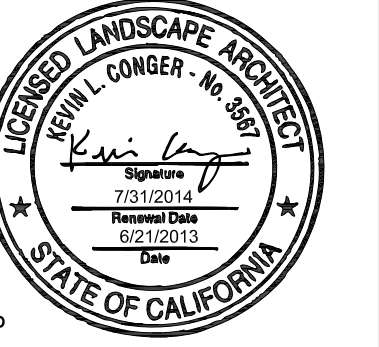
ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Penta Step Details

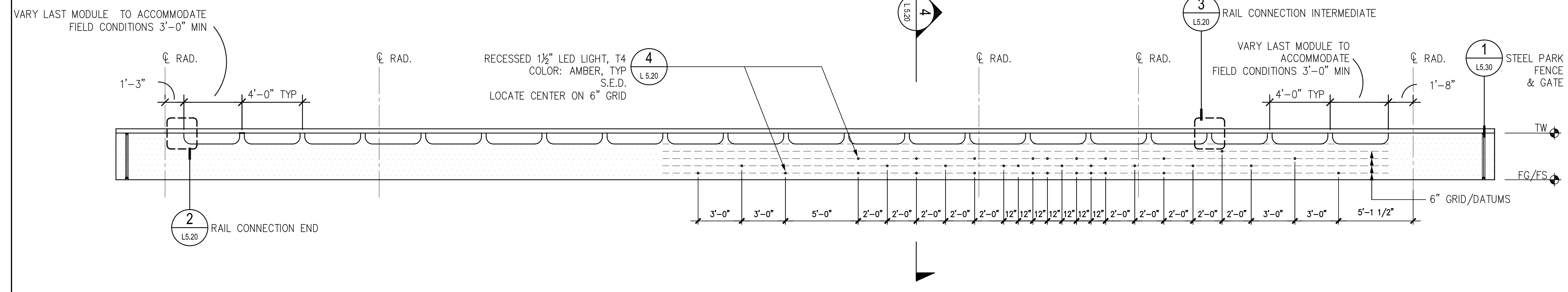


JOB NUMBER	RELEASE DATE
20311	02.21.2013
DRAWN BY	CHECKED BY
CYG, HW	CS, JR

L4.21
OF SHEETS

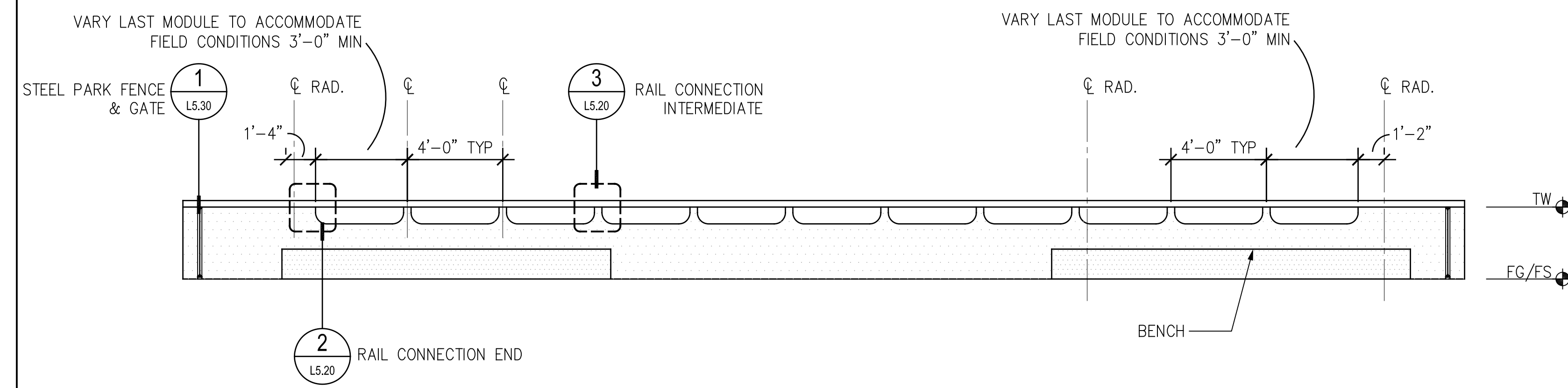


LICENSE STAMP



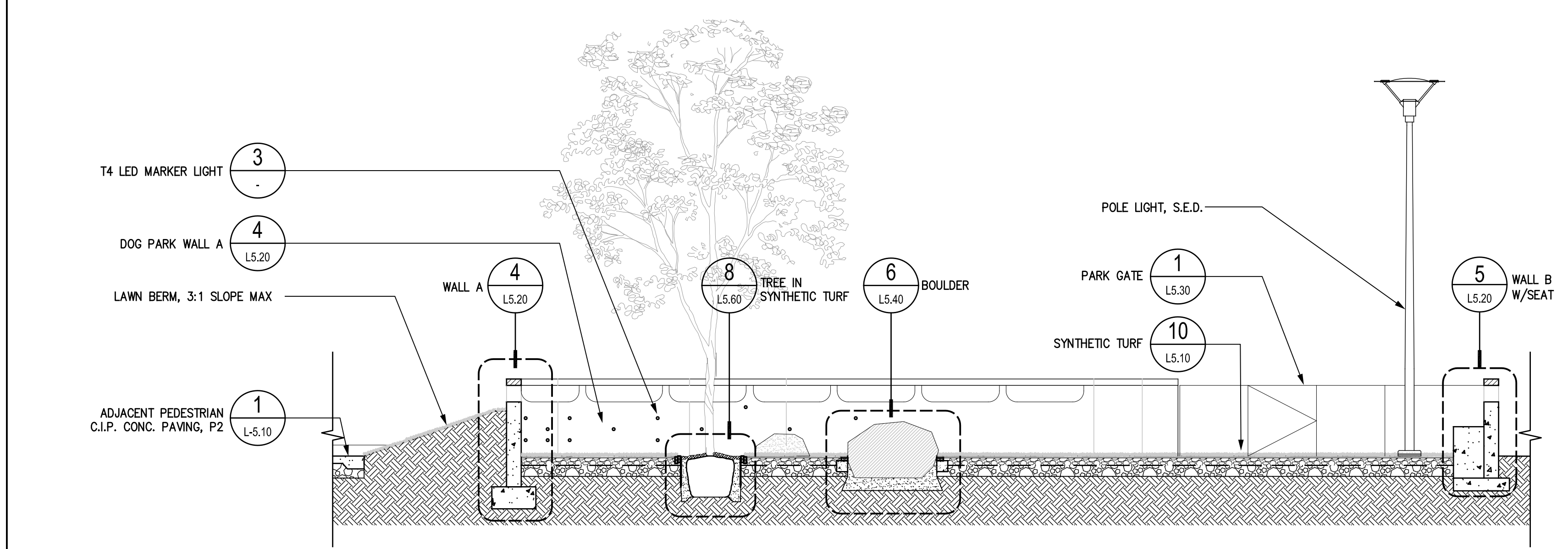
3 DOG PARK WALL - A PROFILE

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



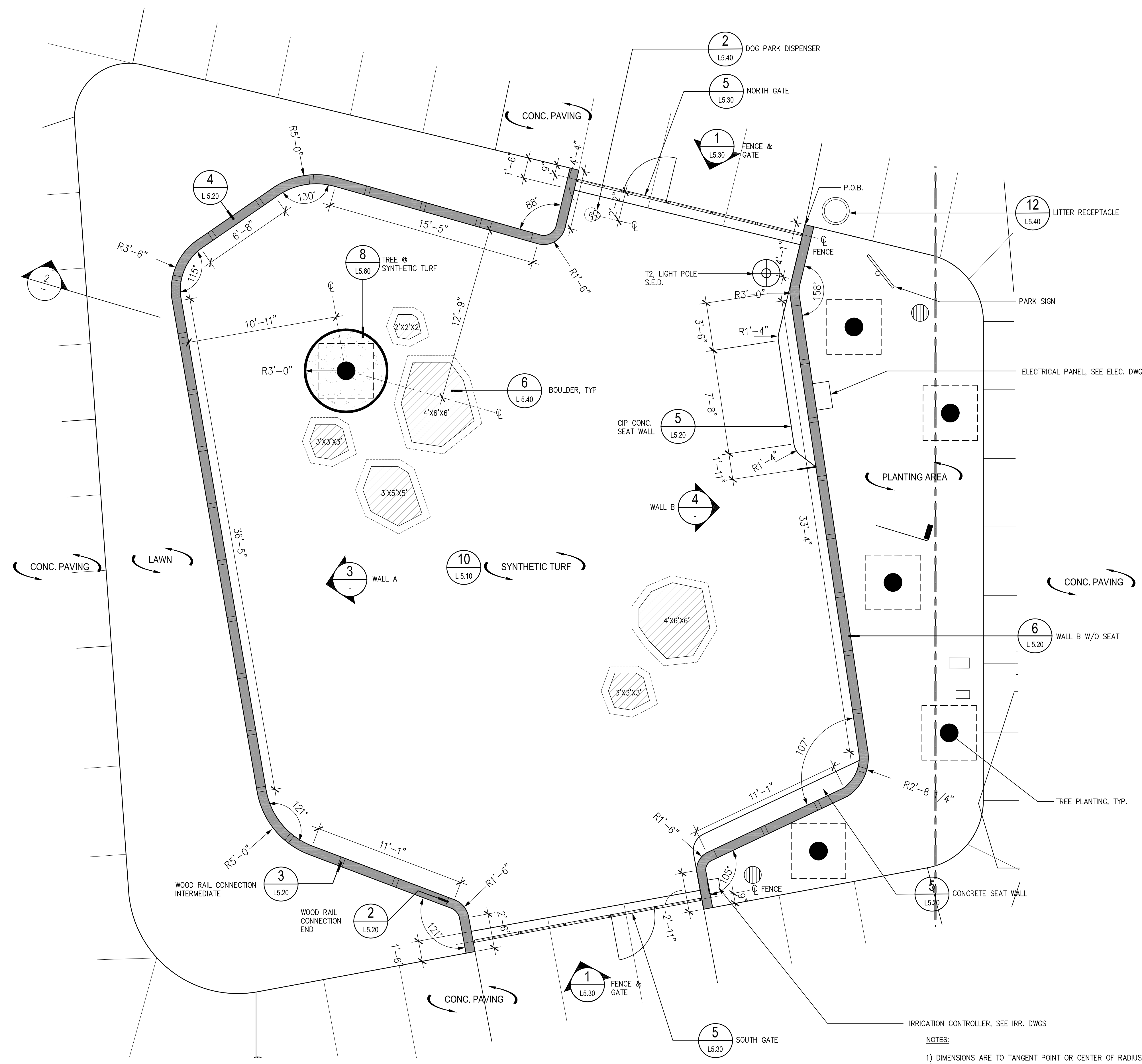
4 DOG PARK WALL - B PROFILE

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



2 TYP. SECTION @ DOG PARK

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



1 ENLARGED LAYOUT PLAN - DOG PARK

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

Daggett Place - Park
 Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
95% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Dog Park Details

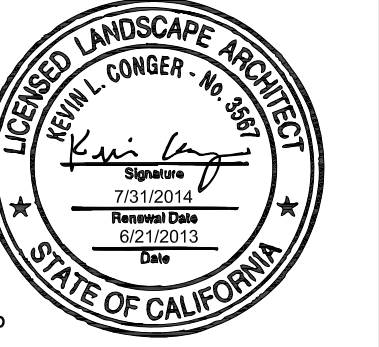


SCALE	1" = 10'
JOB NUMBER	20311
RELEASE DATE	02.21.2013
DRAWN BY	CYGL/HW
CHECKED BY	CS_JP

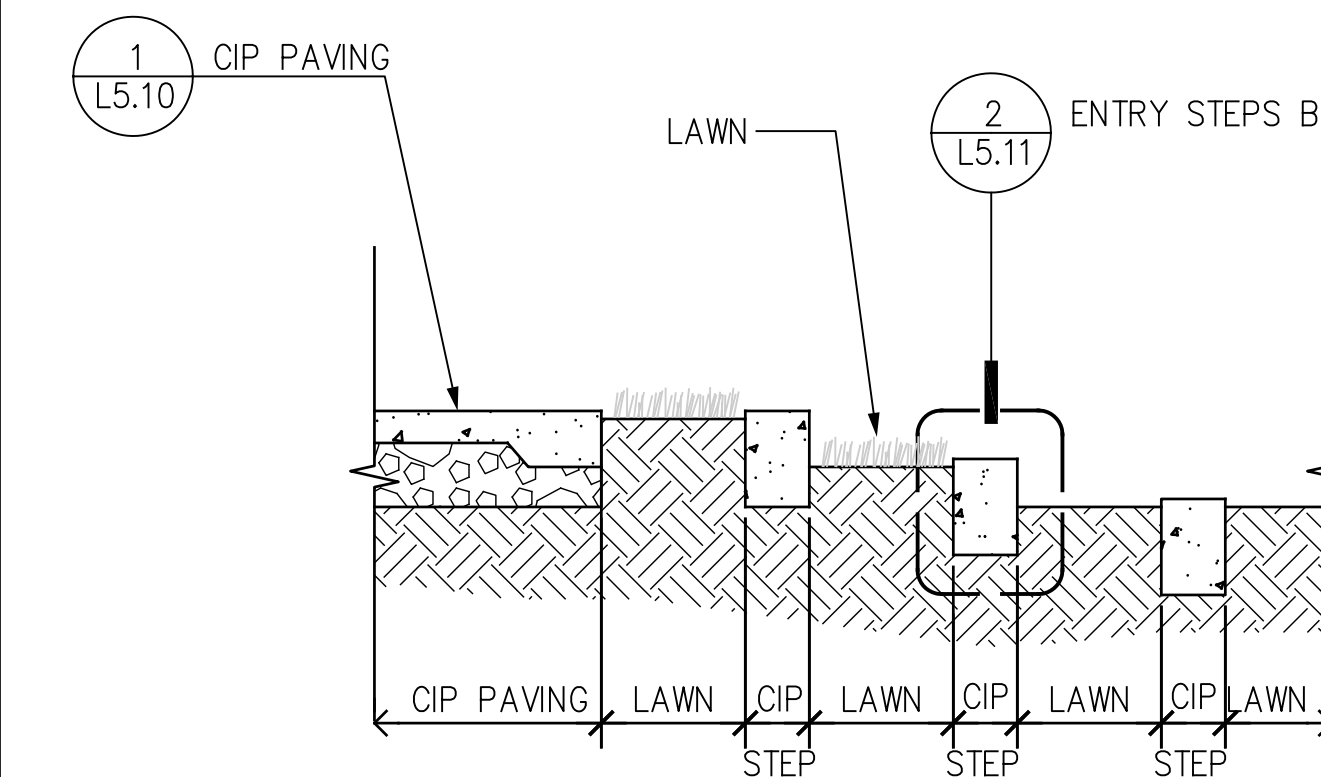
L4.30

OF SHEETS

- NOTES:
- 1) DIMENSIONS ARE TO TANGENT POINT OR CENTER OF RADIUS UNLESS OTHERWISE NOTED
 - 2) STAKE WALL IN FIELD AND GATEWAY L.A. APPROVAL PRIOR TO CONSTRUCTING FROM WORK
 - 3) BOULDERS:
 - IRREGULAR GREY (SALT & PEPPER) GRANITE,
 - NO SHARP EDGES
 - SIZES AS SHOWN: XH Z"W Y"W

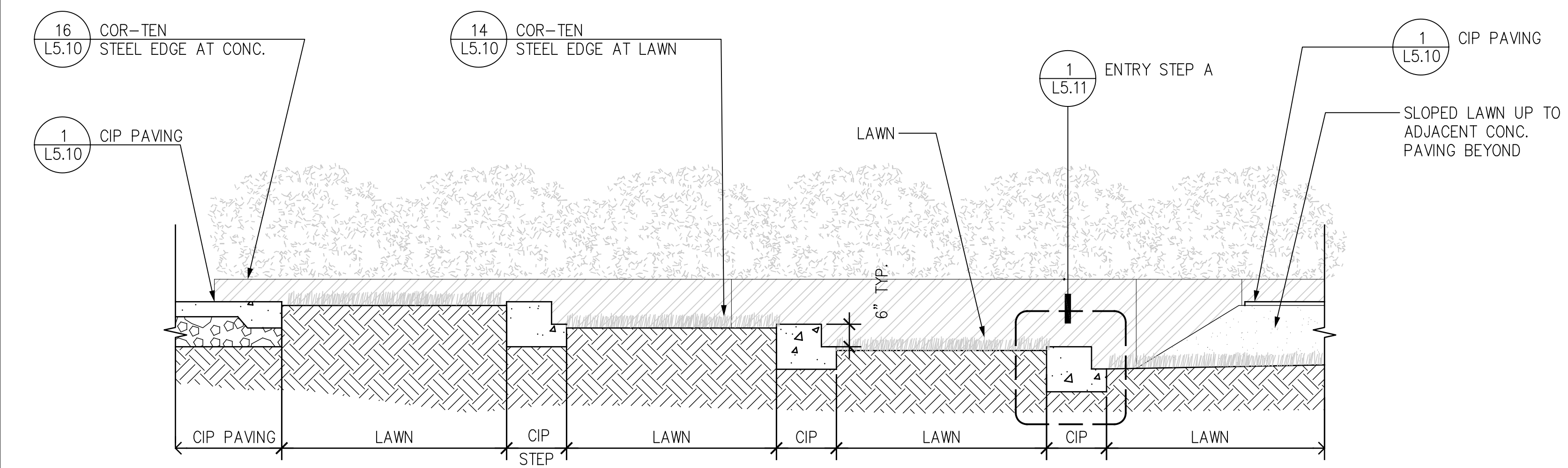


LICENSE STAMP



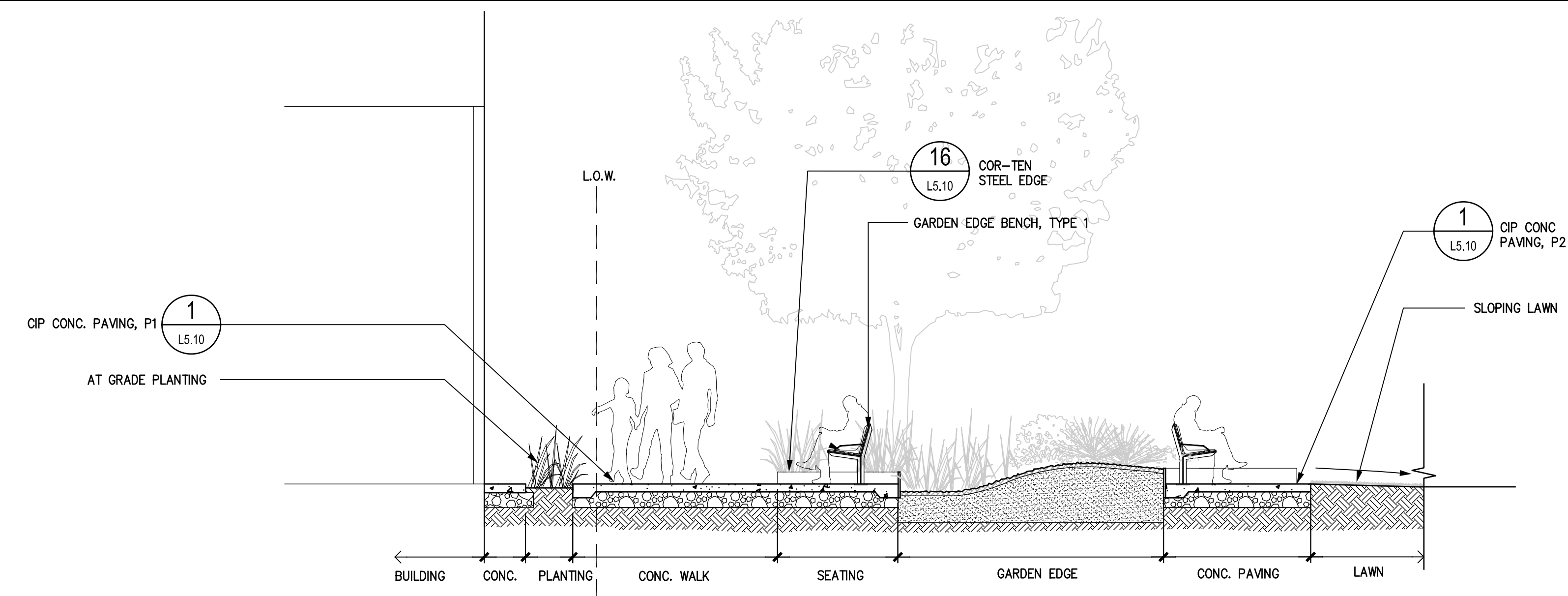
4 CIP ENTRY STEPS / TERRACE - SECTION B

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



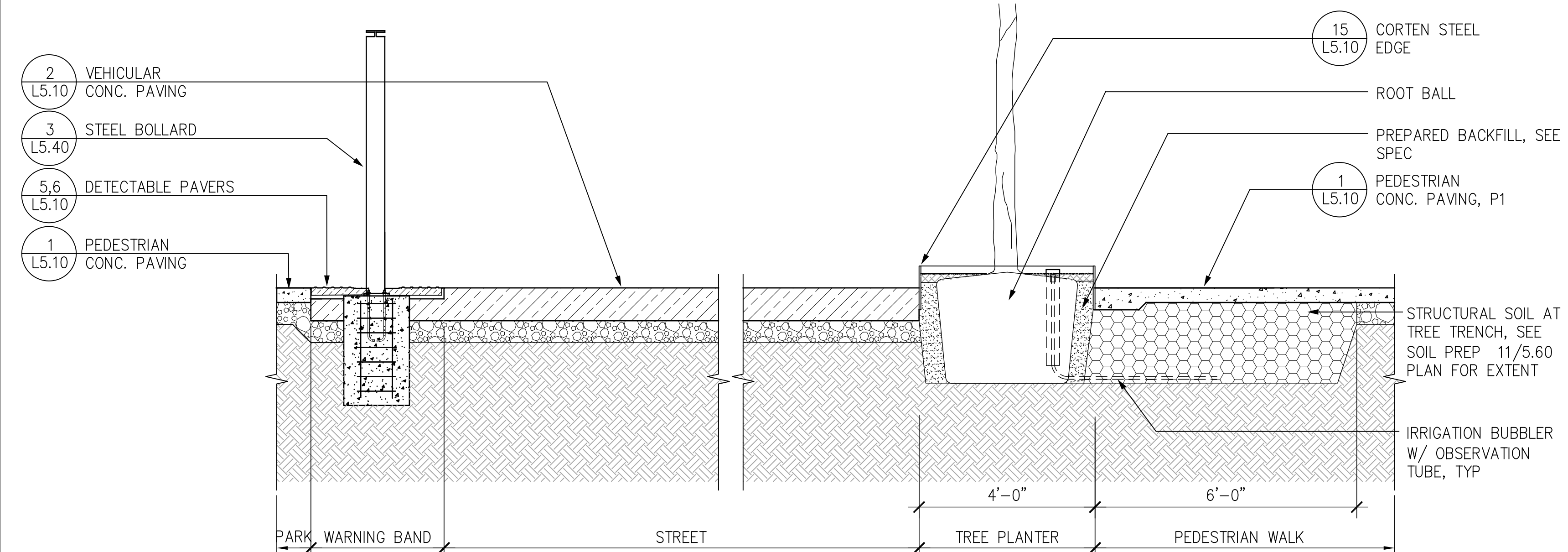
3 CIP ENTRY STEPS / TERRACE - SECTION A

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



2 SECTION @ GARDEN EDGE

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



1 SHARED PUBLIC WAY: TYPICAL SECTION

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

Daggett Place - Park
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

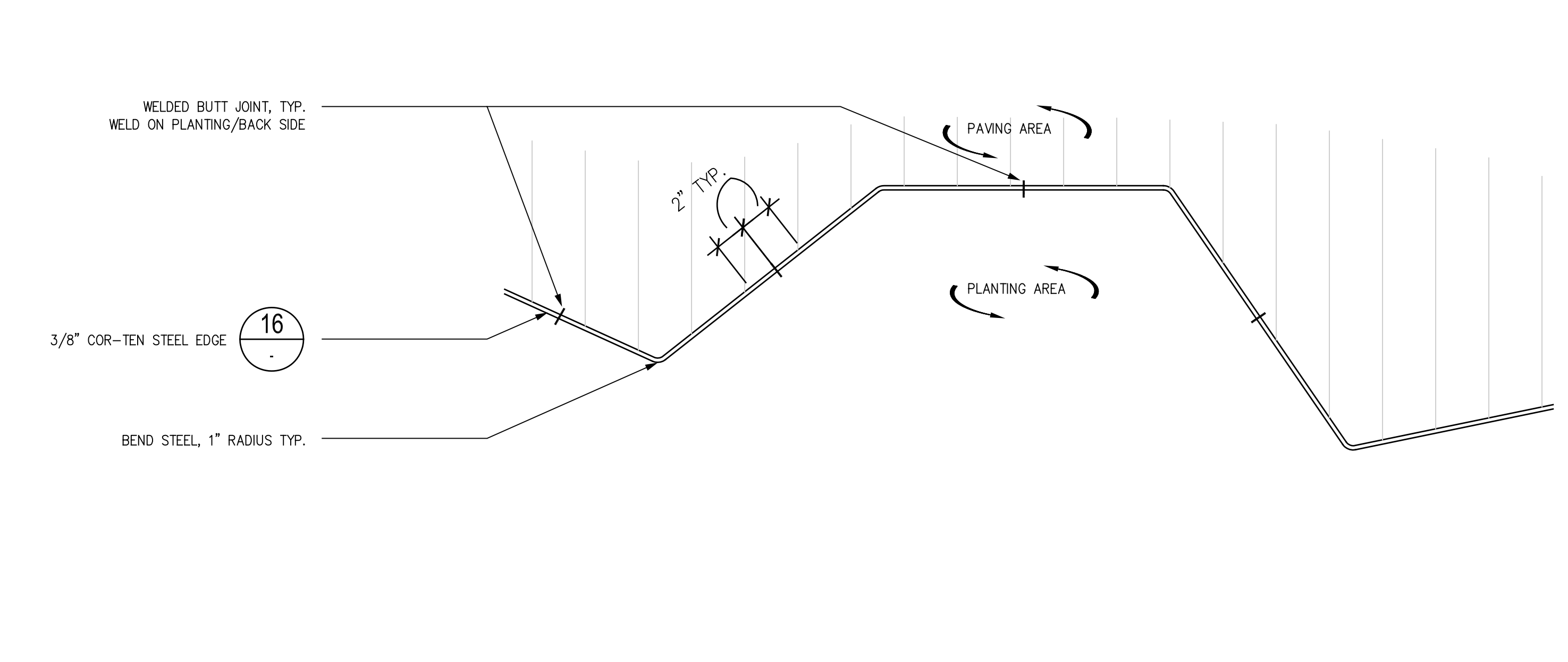
ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

Site Sections

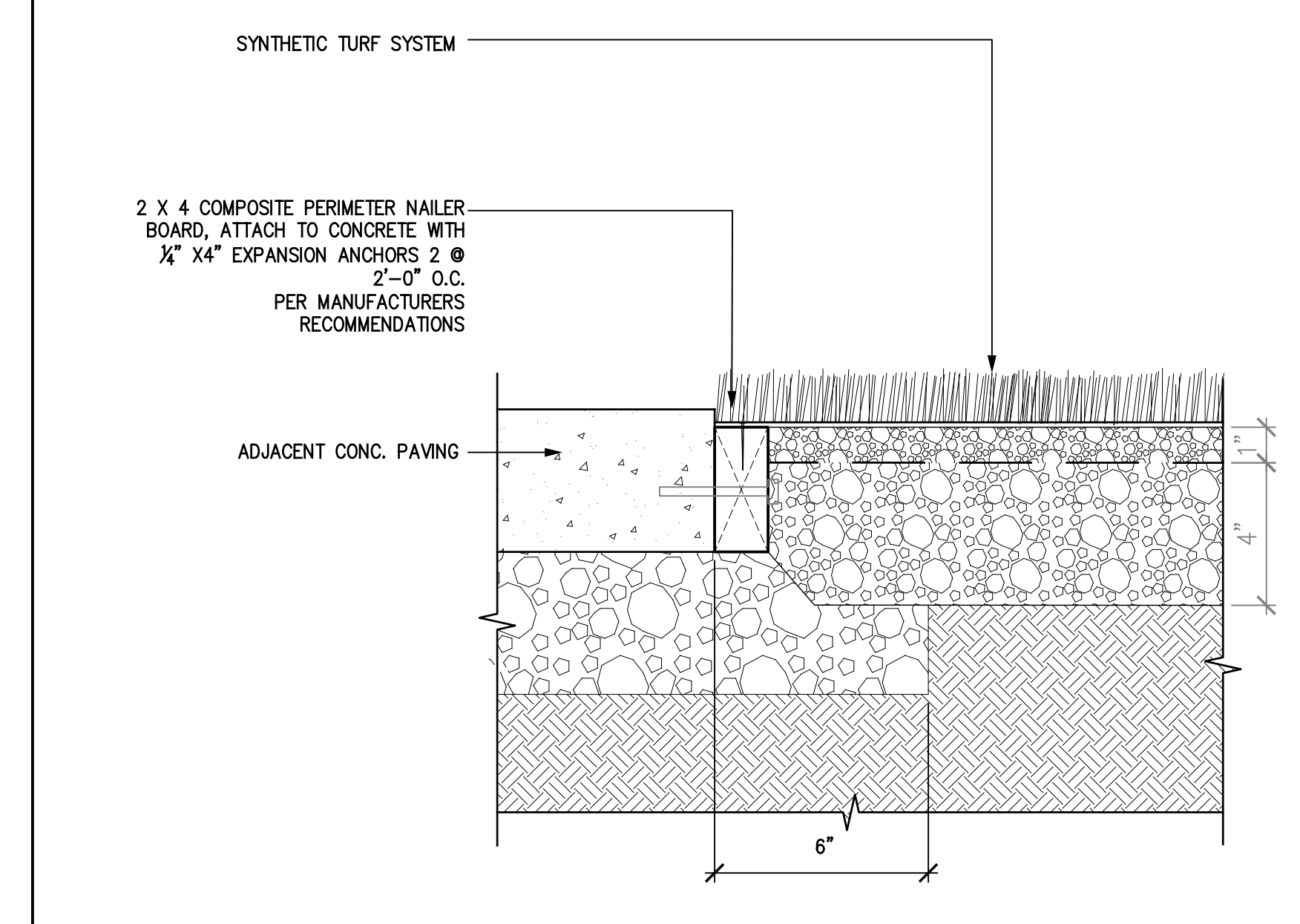


SCALE	1" = 10'
JOB NUMBER	20311
RELEASE DATE	02.21.2013
DRAWN BY	CYG, HW
CHECKED BY	CS, JR

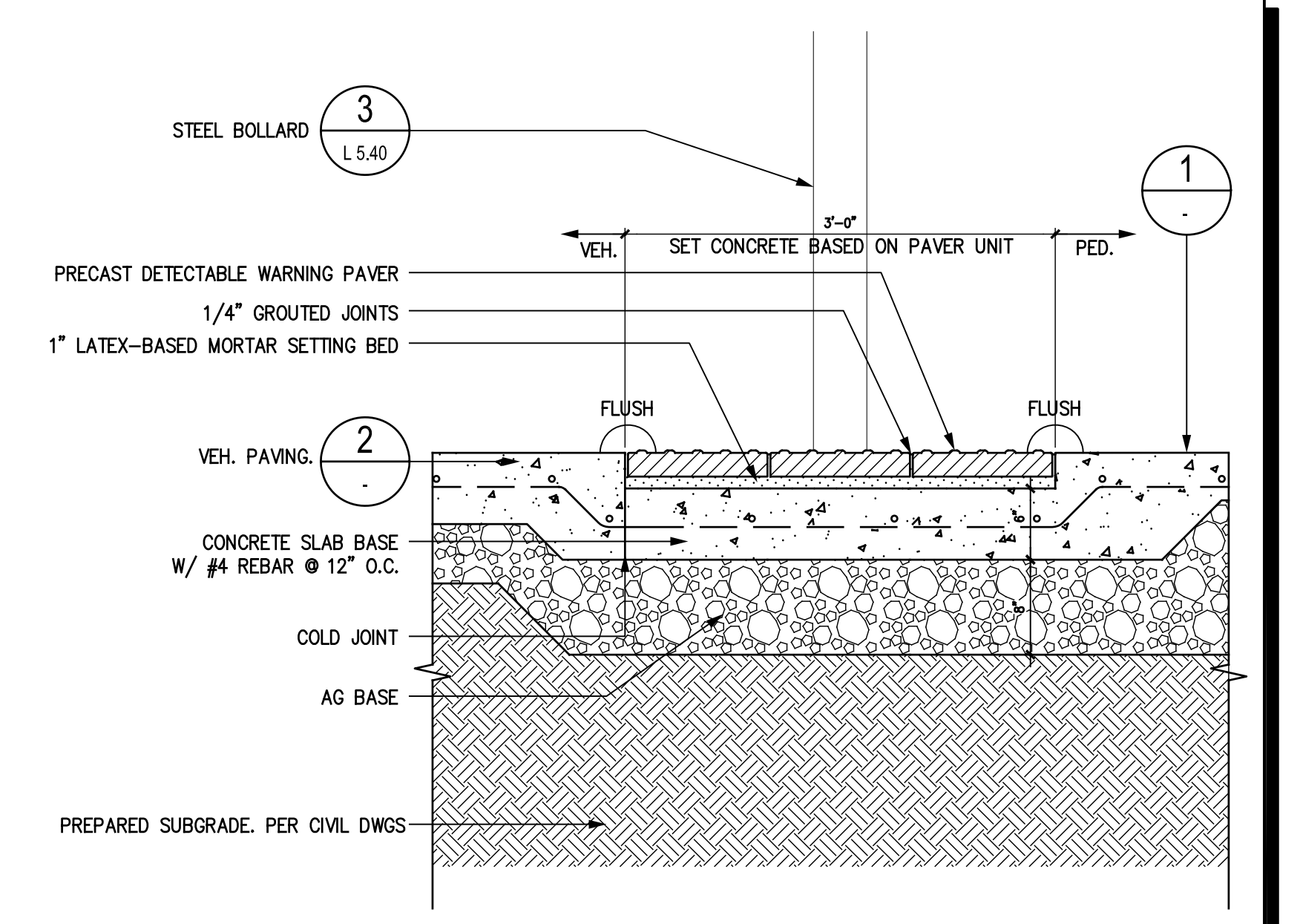
L4.40
OF SHEETS



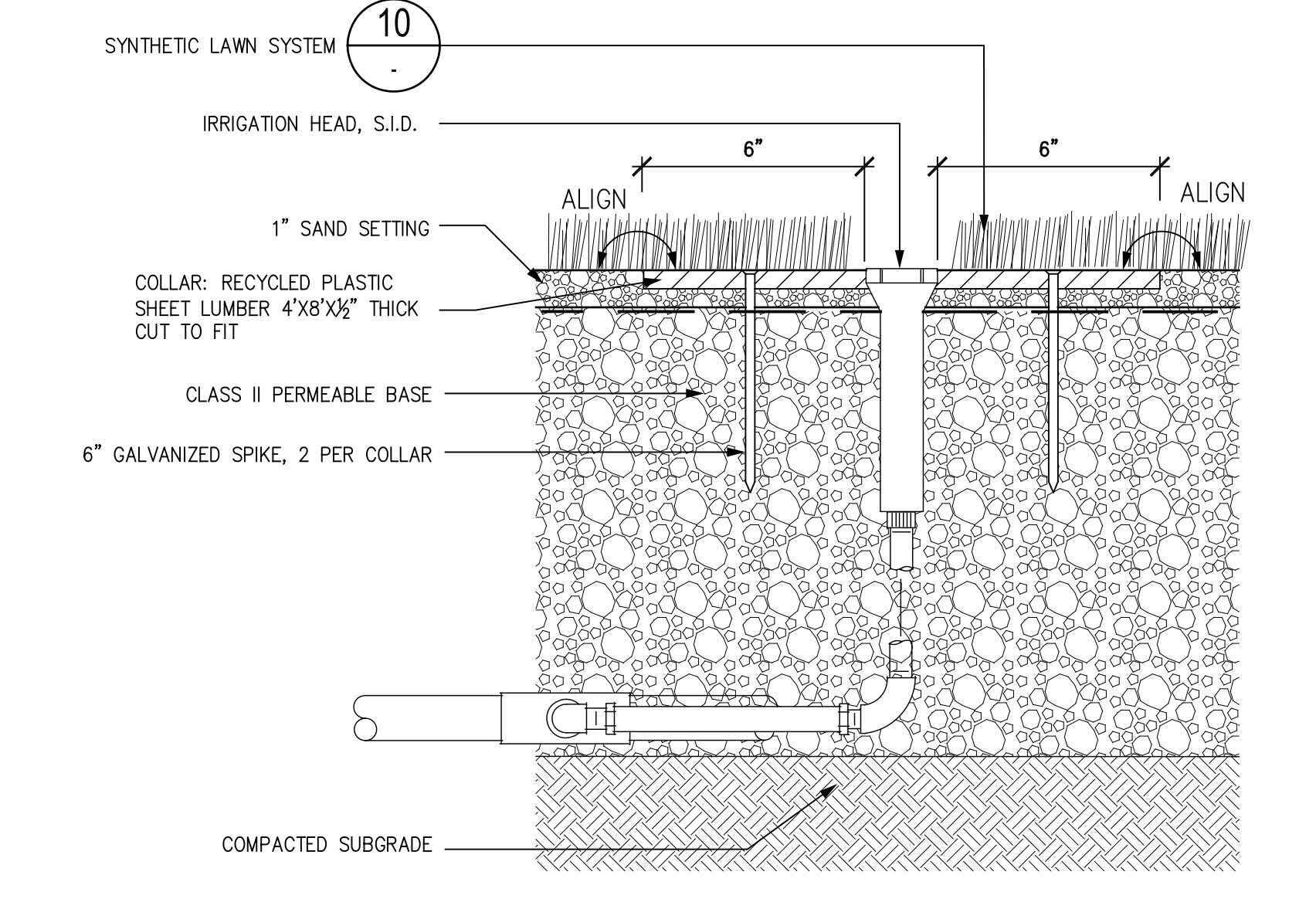
18 COR-TEN STEEL EDGE LAYOUT @ GARDEN EDGE SCALE: 1/2"=1'-0"



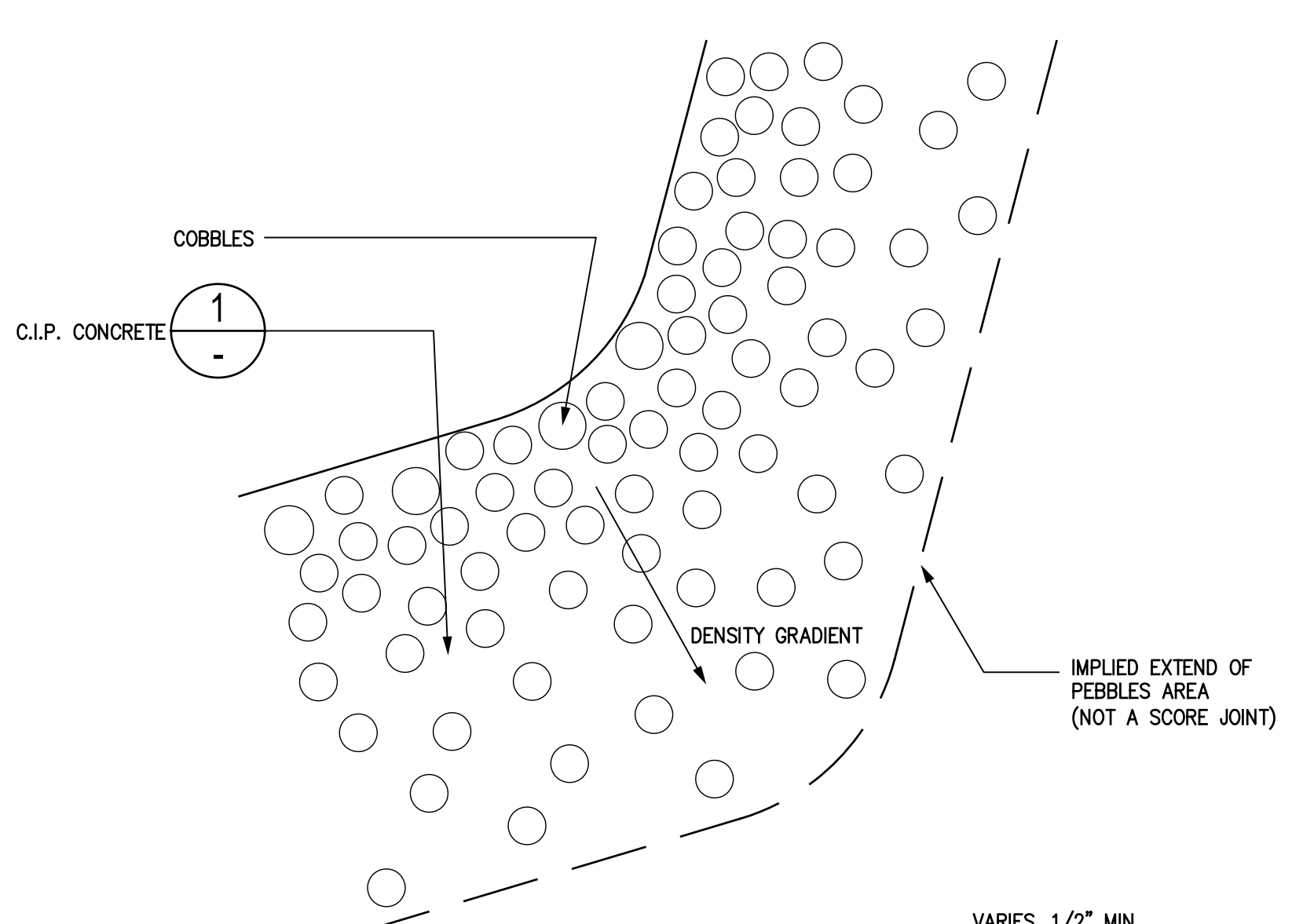
10 SYNTHETIC TURF @ CONCRETE PAVING SCALE: 3/4"=1'-0"



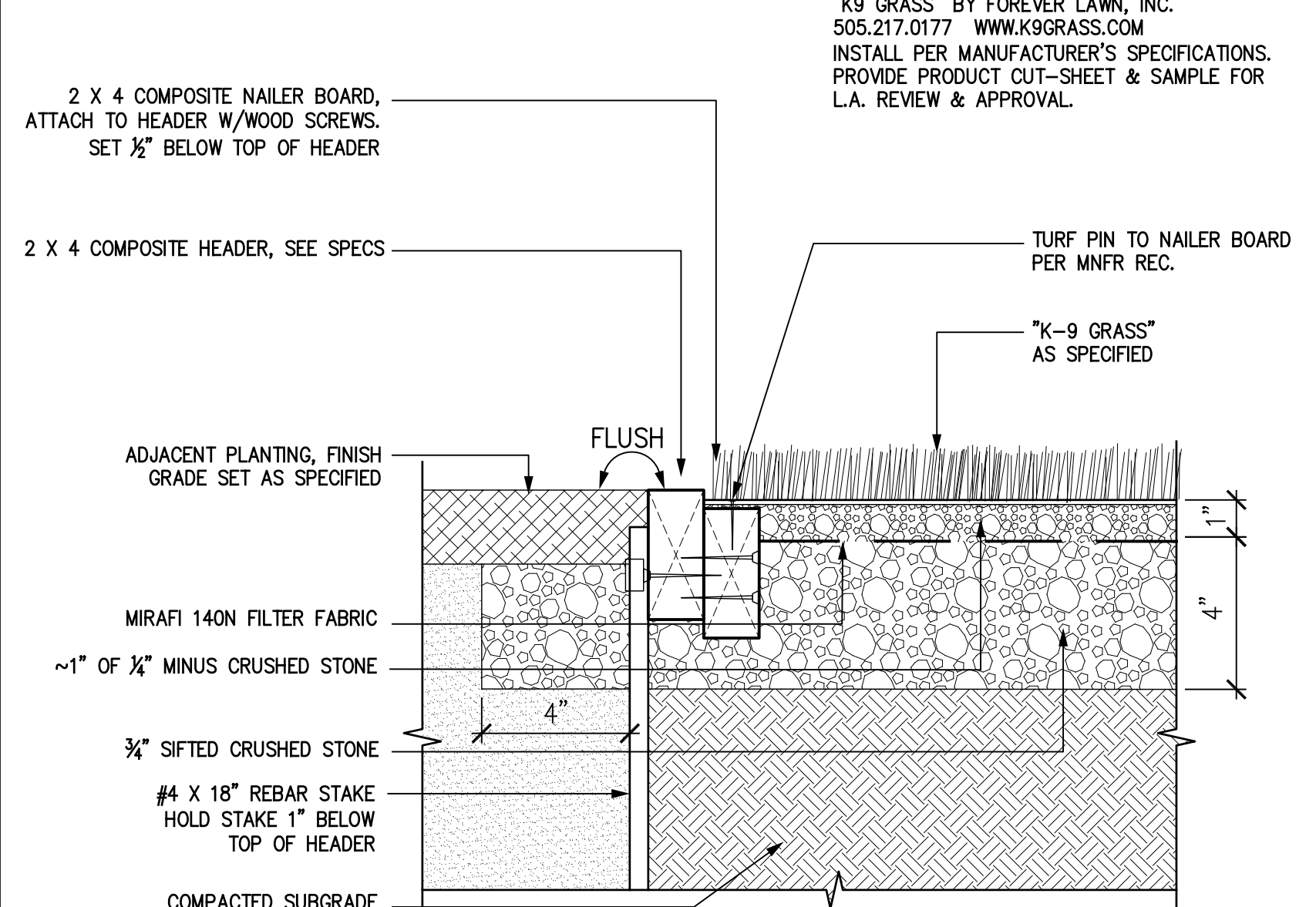
5 DETECTABLE PAVER - SECTION A SCALE: 1"=1'-0"



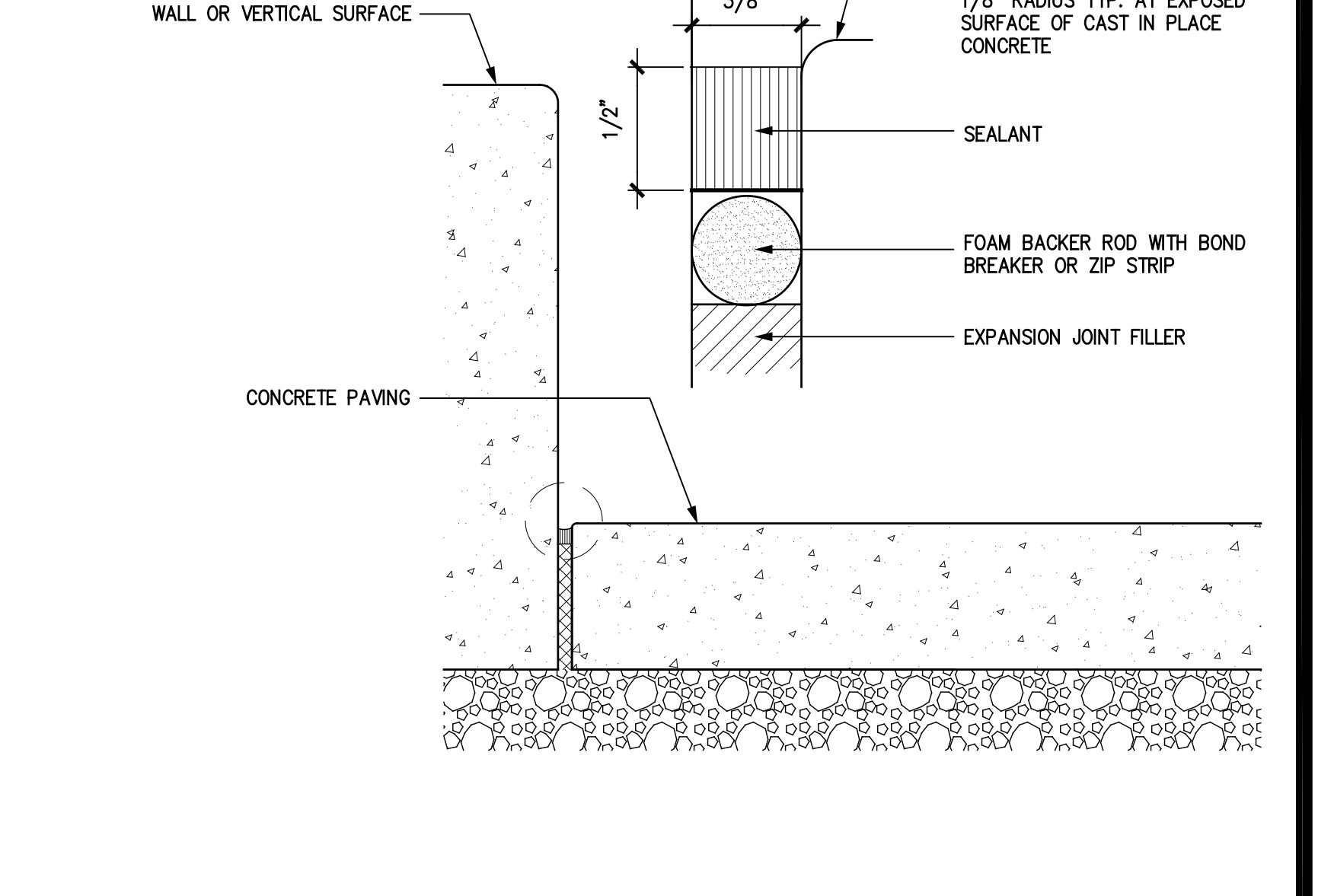
17 SYNTHETIC TURF @ SPRINKLER HEAD SCALE: 3/4"=1'-0"



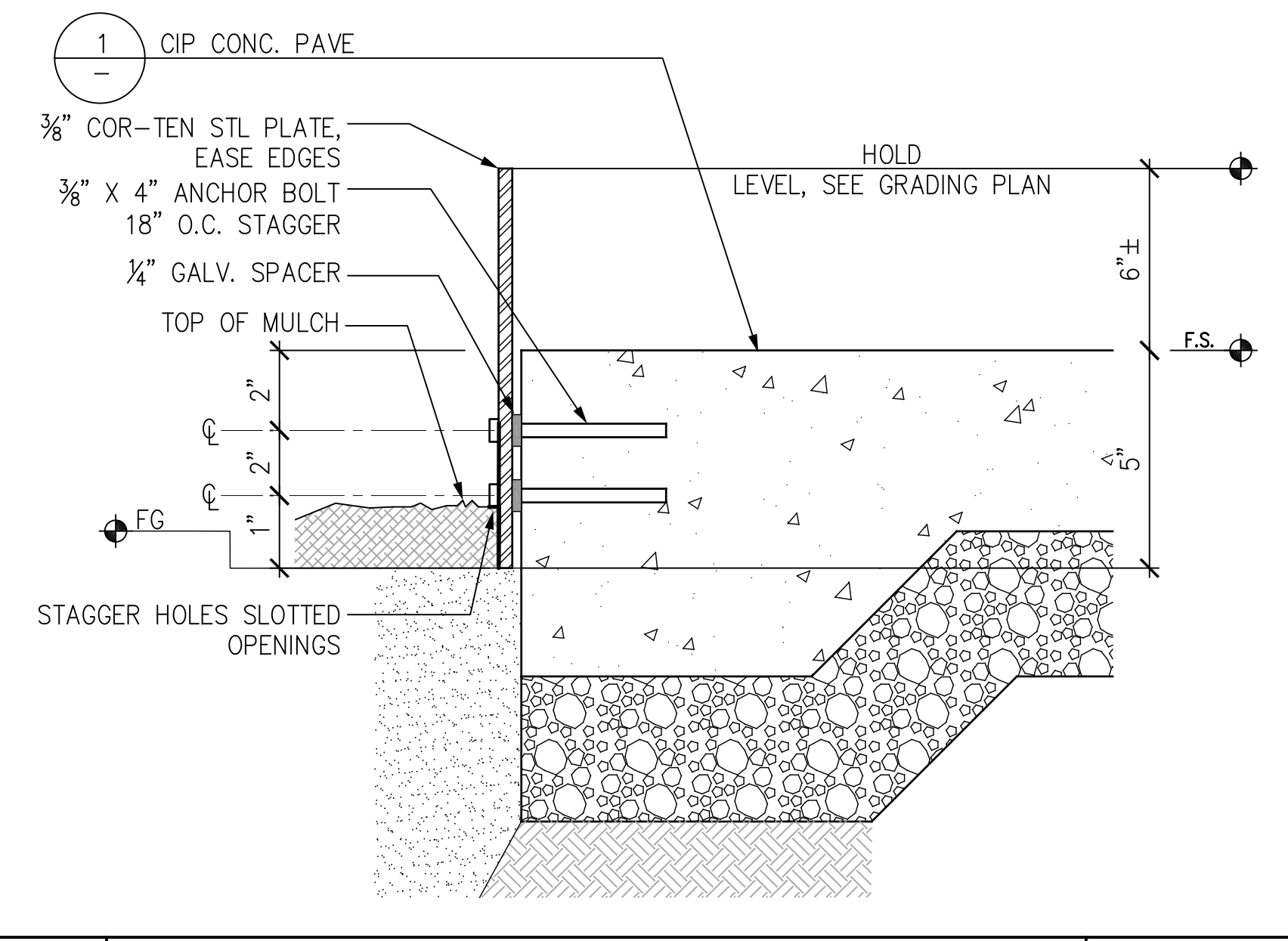
13 PED. CIP CONC. PAVING W/PEBBLES SCALE: 1-1/2"=1'-0"



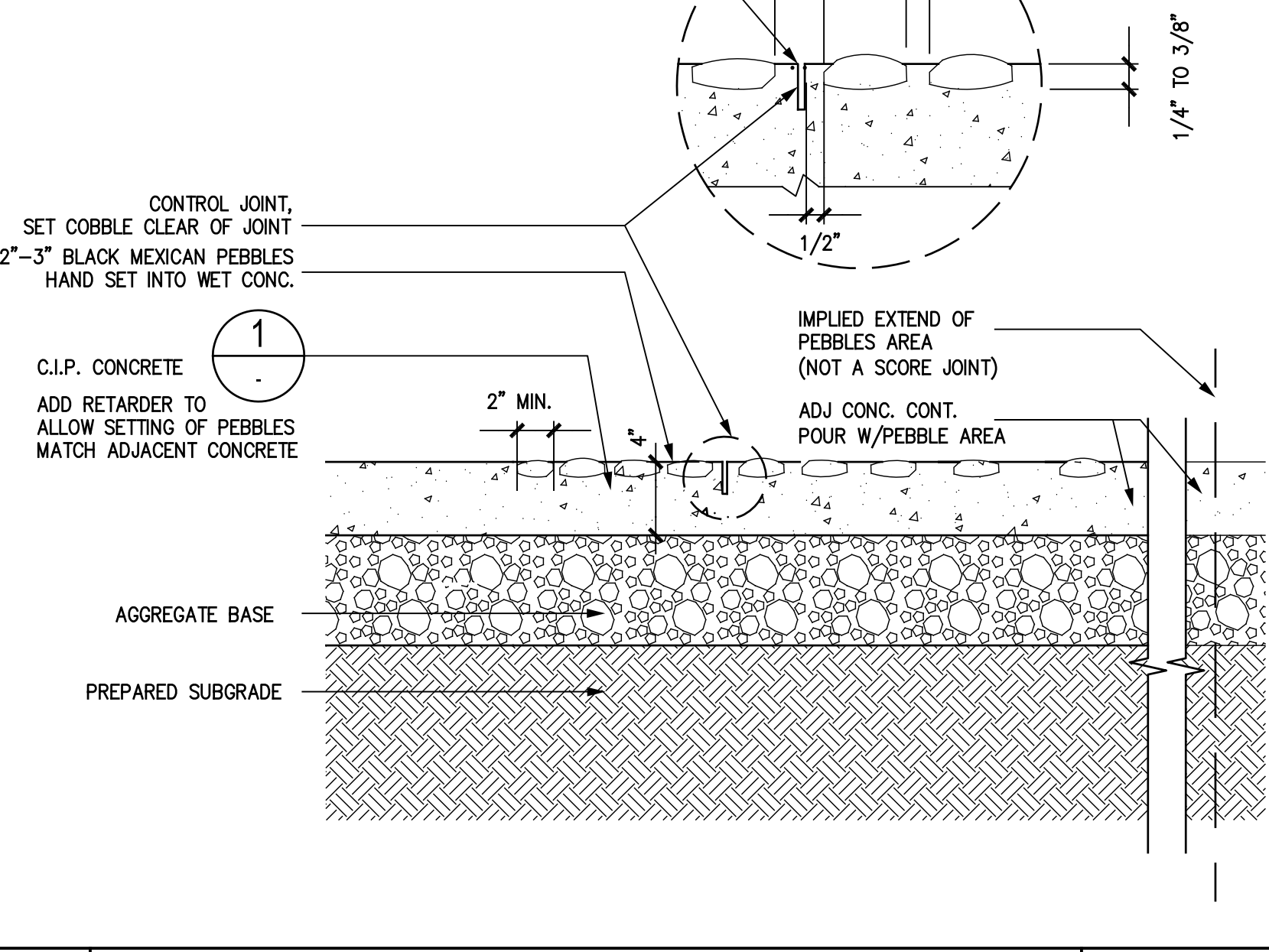
9 SYNTHETIC TURF @ PLANTING SCALE: 3/4"=1'-0"



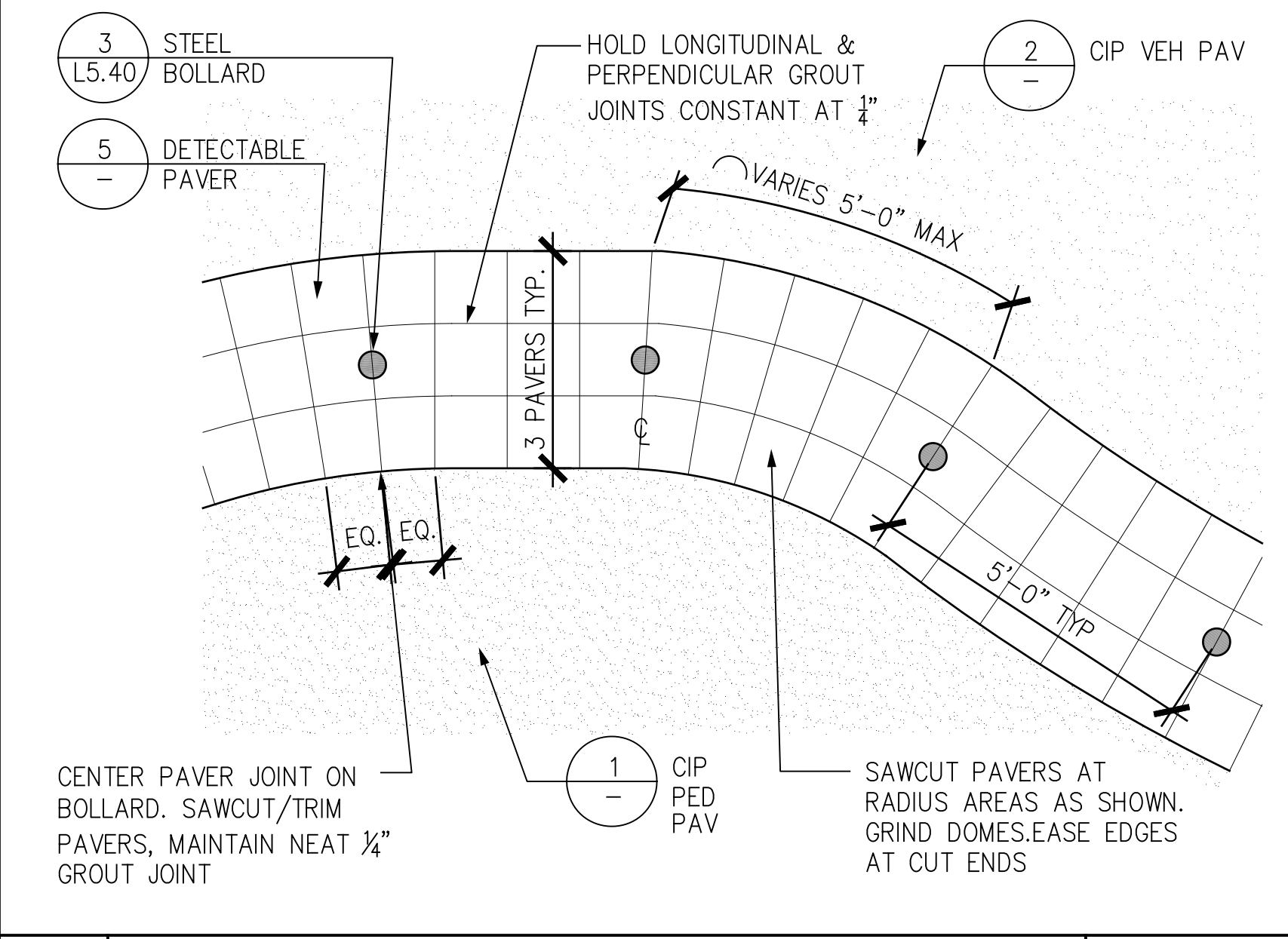
4 ISOLATION JOINT @ CONCRETE PAVING SCALE: 3/4"=1'-0"



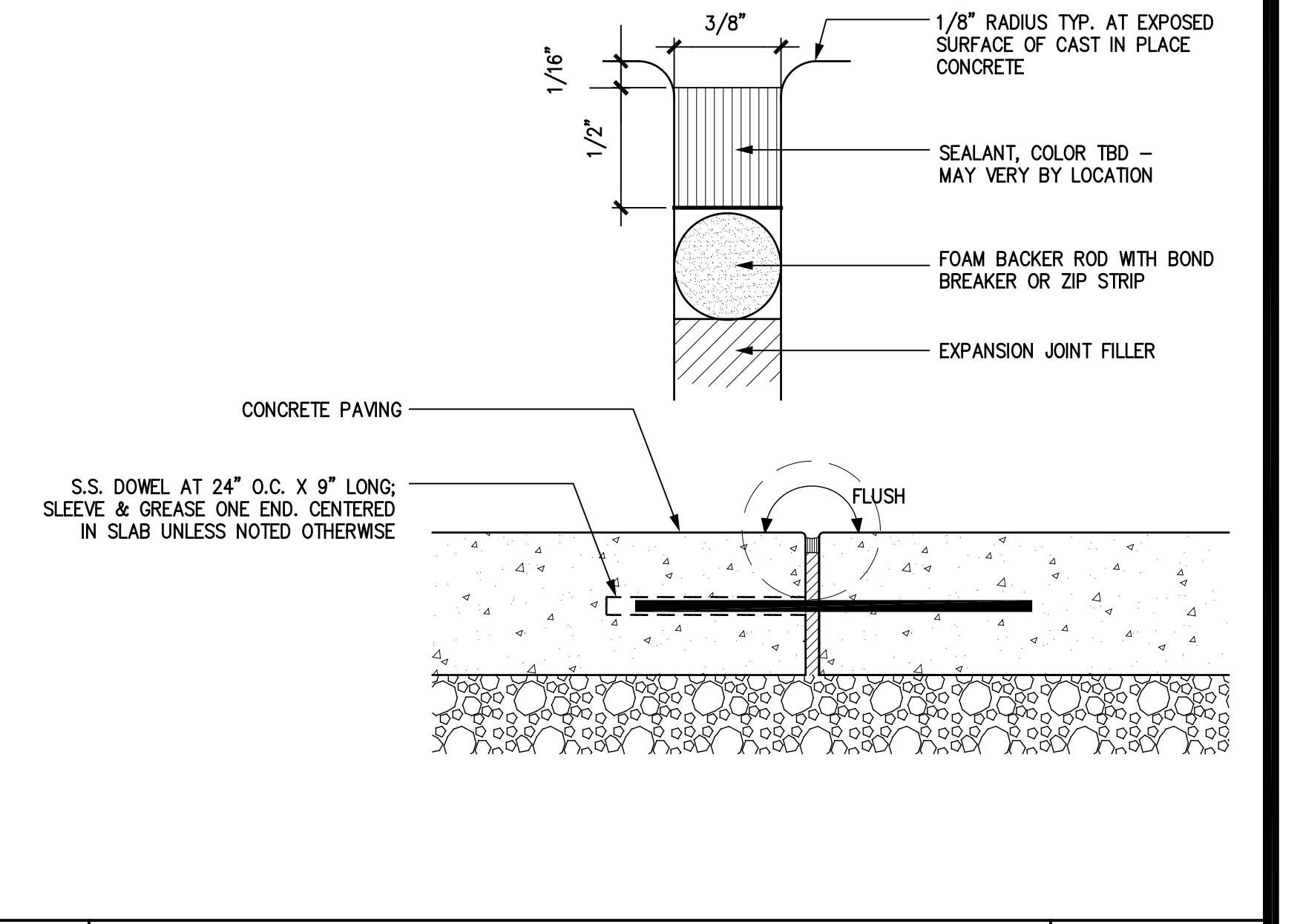
16 STL EDGE: GARDEN/TREE WELL AT CONC. SCALE: 3/4"=1'-0"



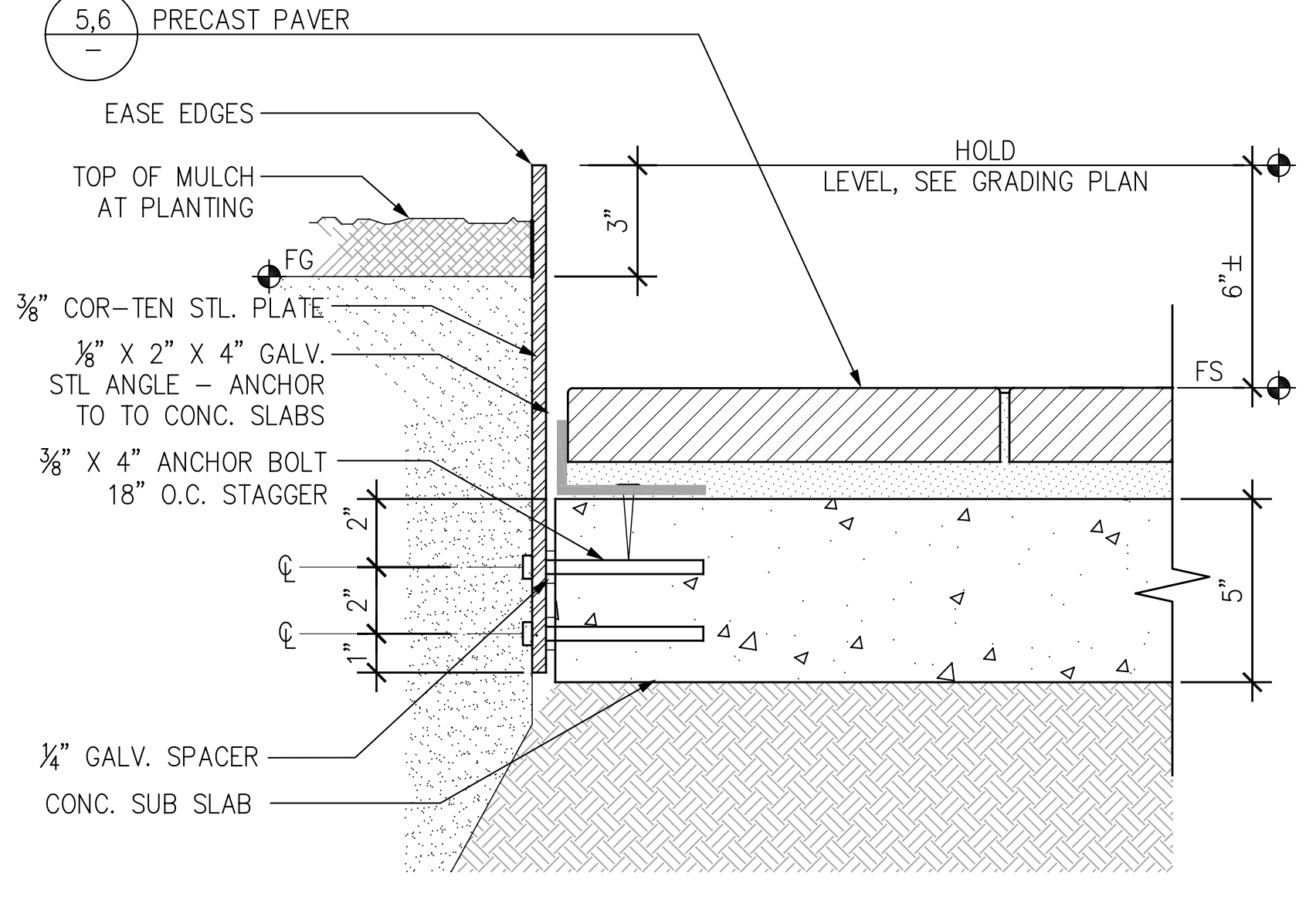
11 STONE COBBLE PAVING SCALE: 1-1/2"=1'-0"



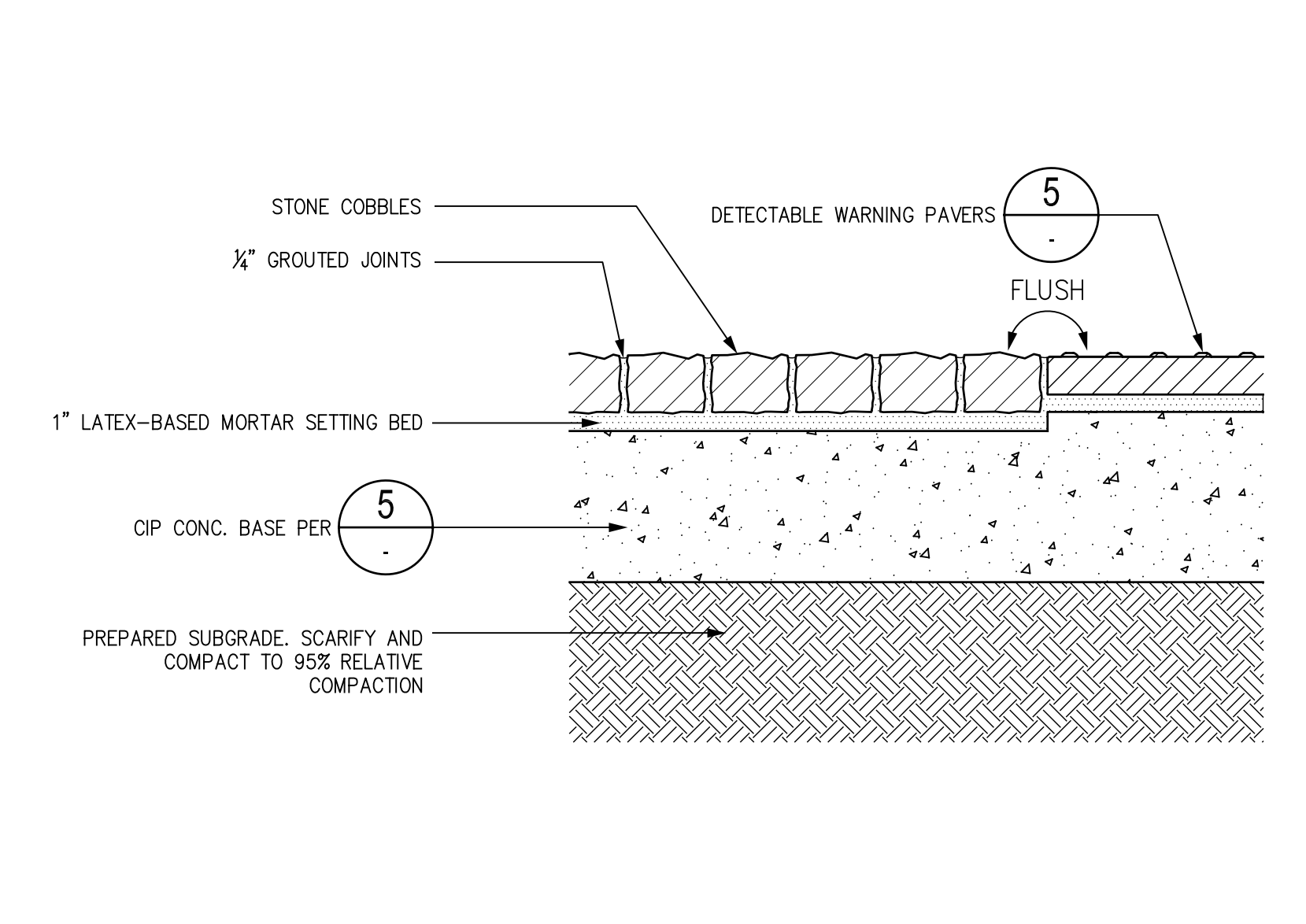
8 DETECTABLE PAVERS @ RADIUS SCALE: 1/2"=1'-0"



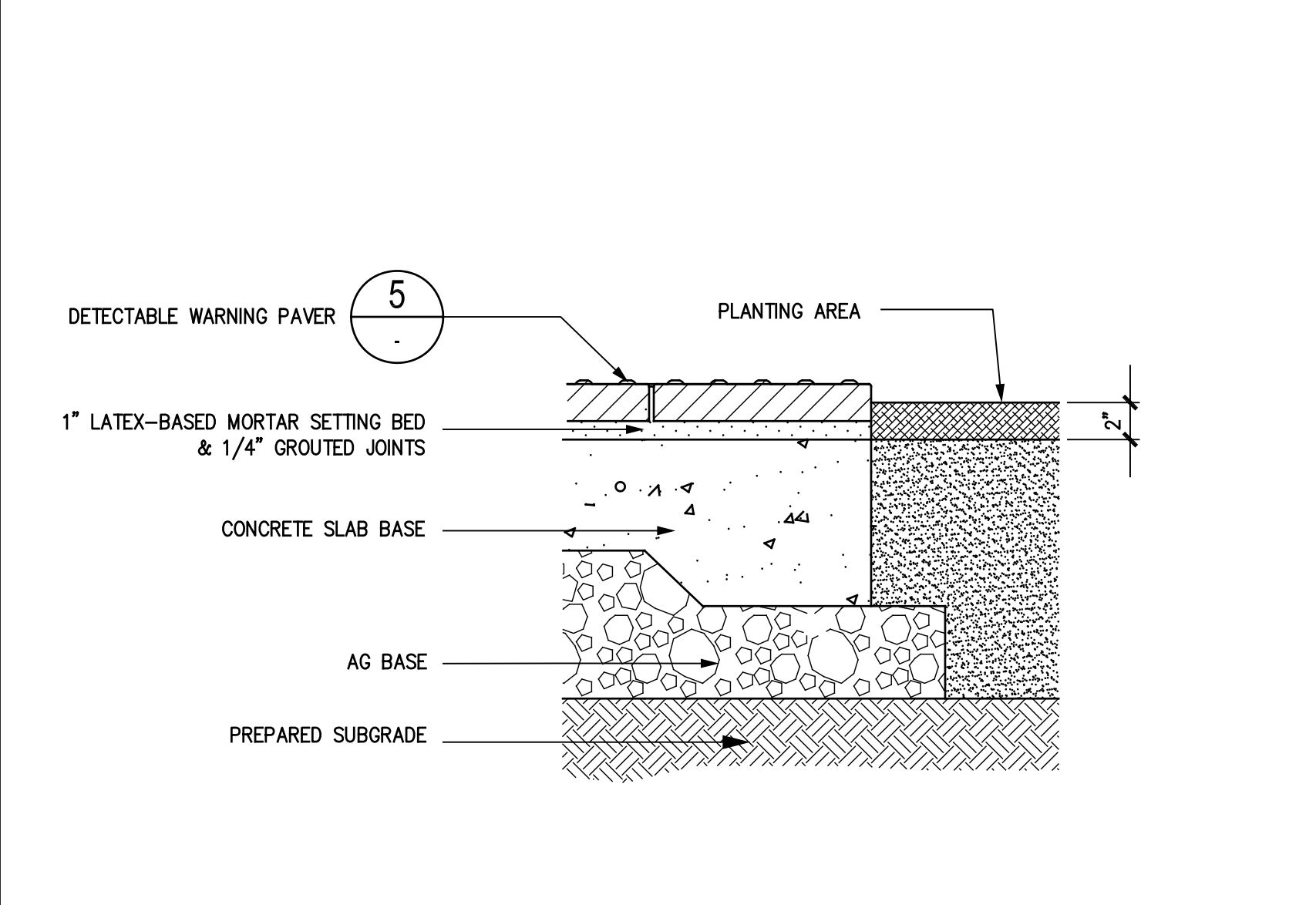
3 EXPANSION JOINT @ CONCRETE PAVING SCALE: 3/4"=1'-0"



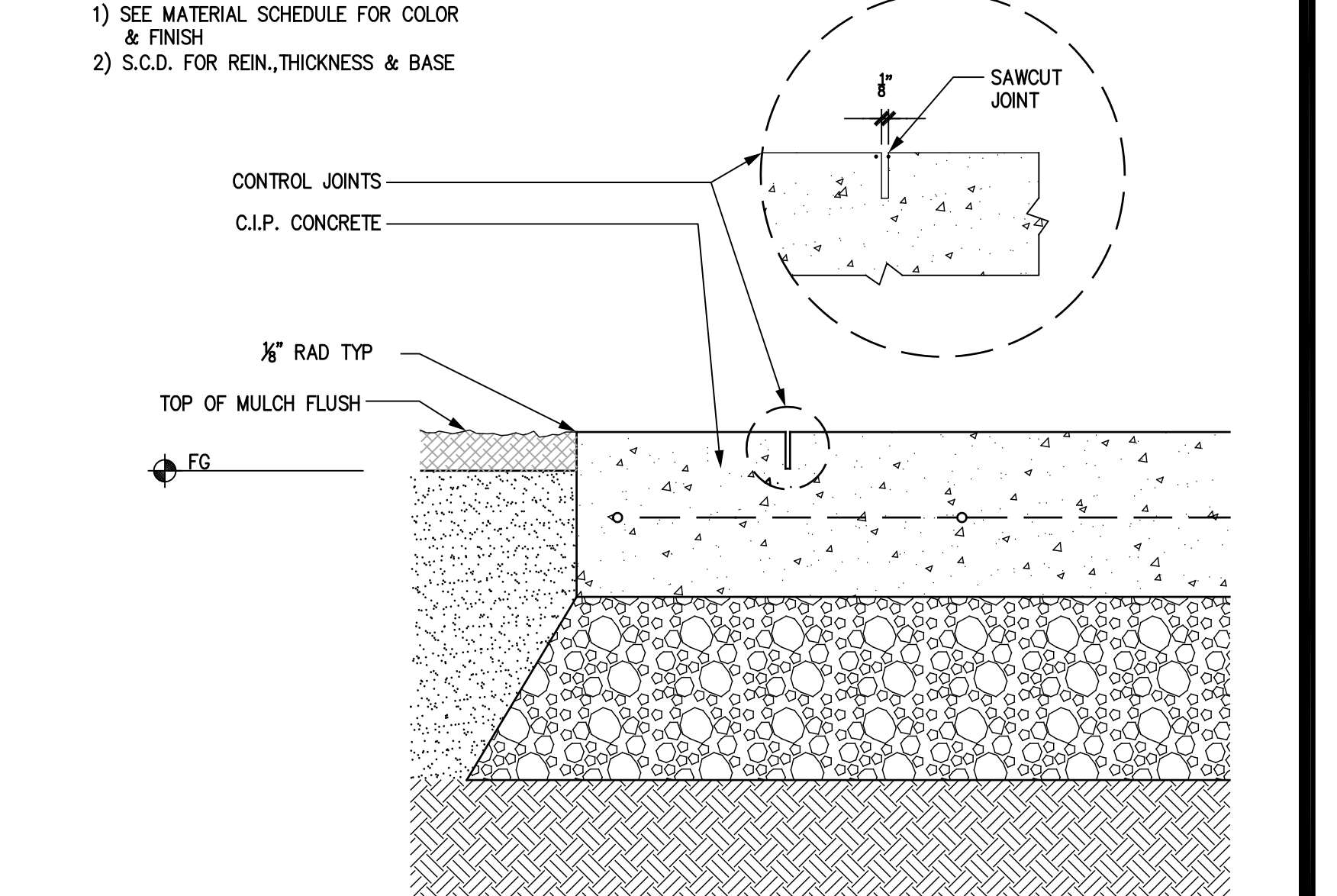
15 STL EDGE: TREE WELL AT PAVER SCALE: 3/4"=1'-0"



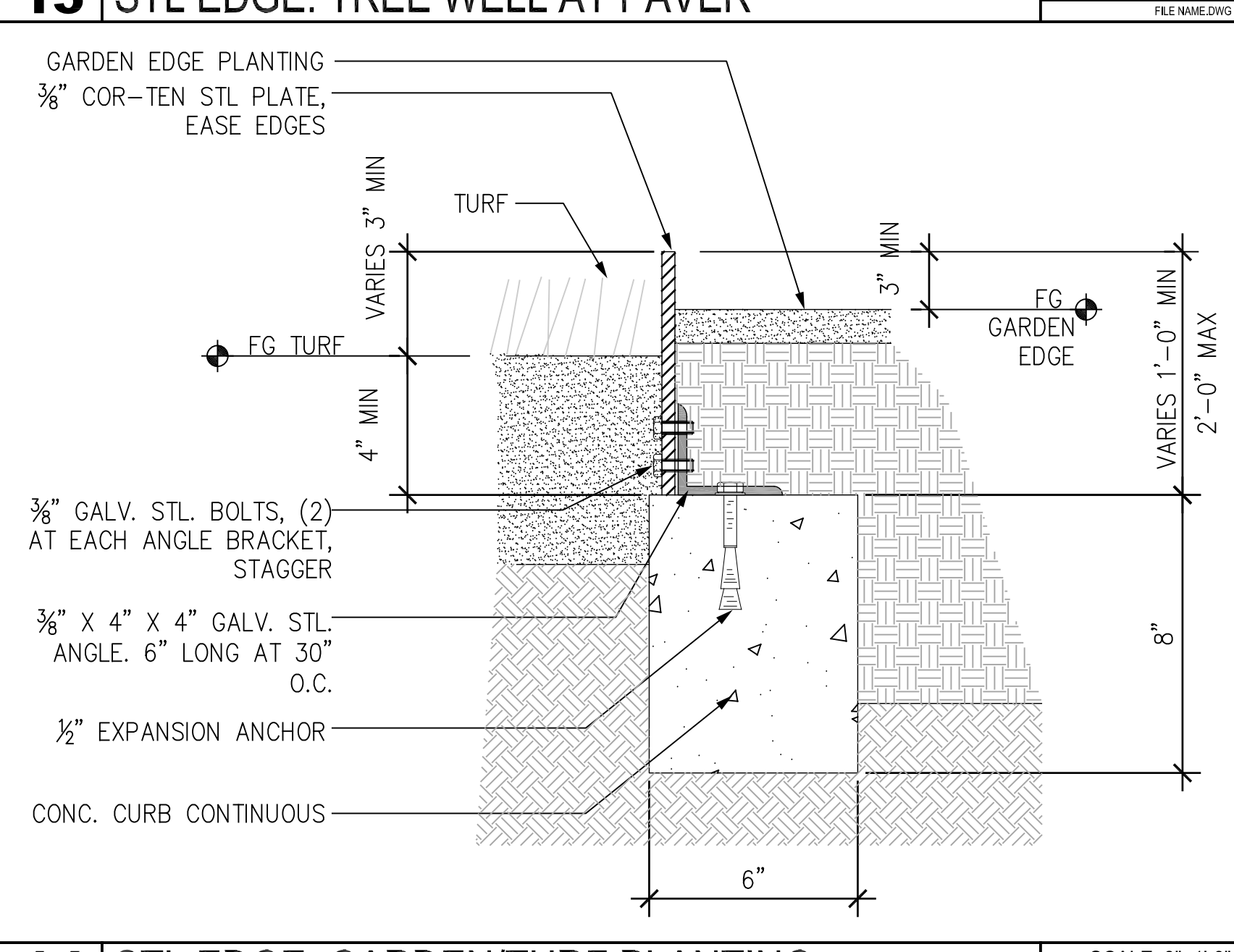
12 STONE COBBLES @ DETECTABLE PAVERS SCALE: 1-1/2"=1'-0"



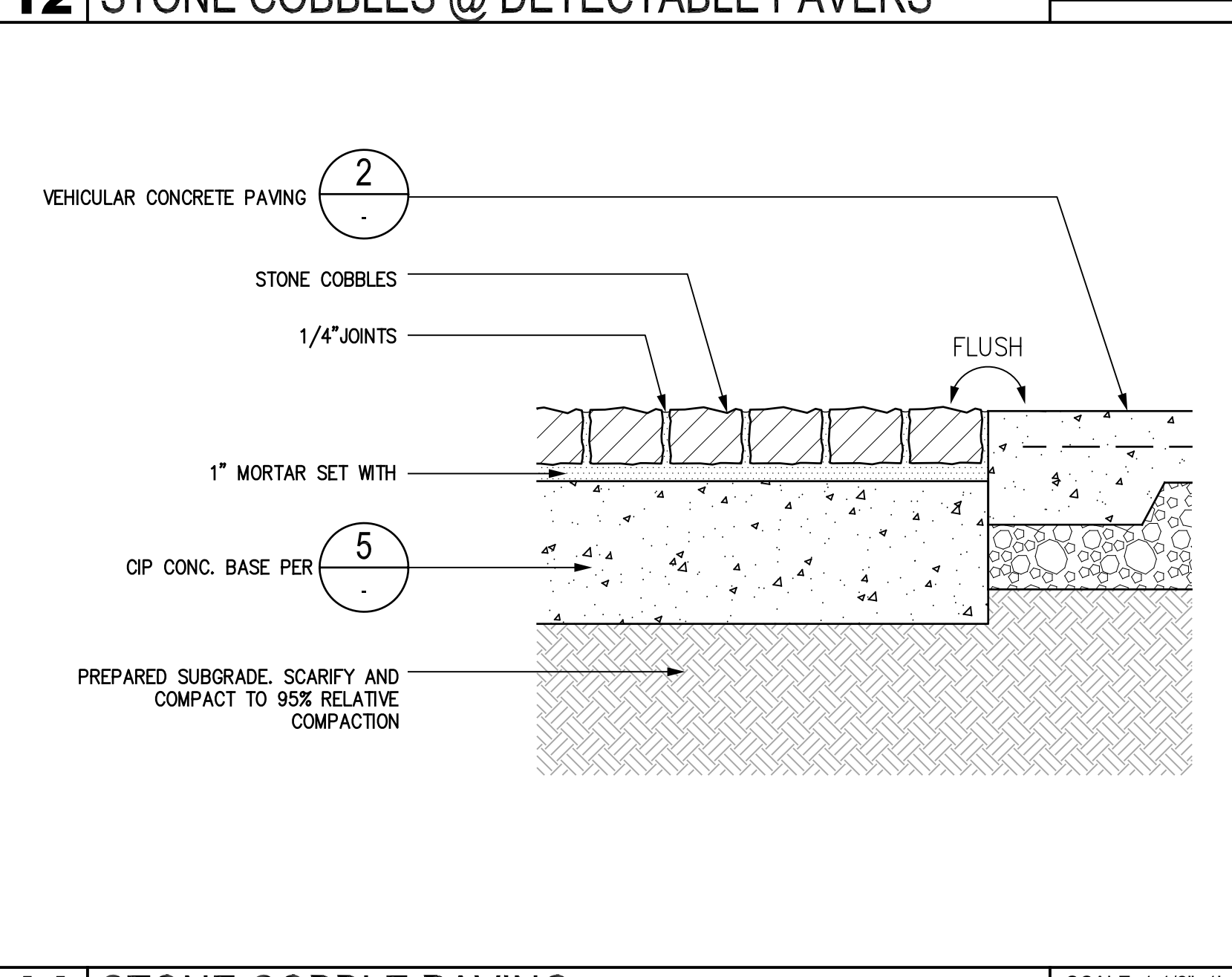
7 DETECTABLE PAVER @ PLANTING AREA SCALE: 1-1/2"=1'-0"



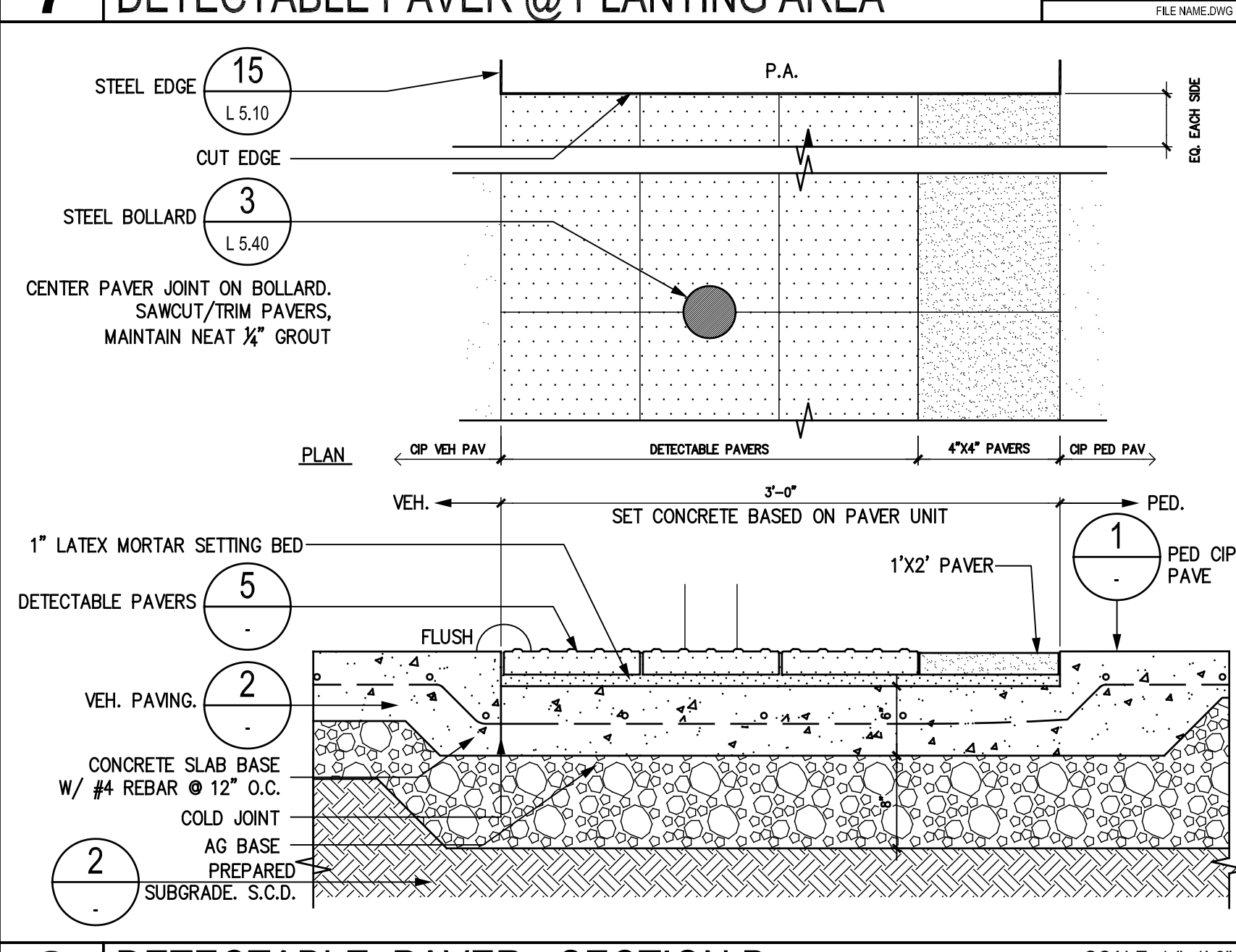
2 VEHICULAR CIP CONCRETE PAVING AT GRADE SCALE: 1-1/2"=1'-0"



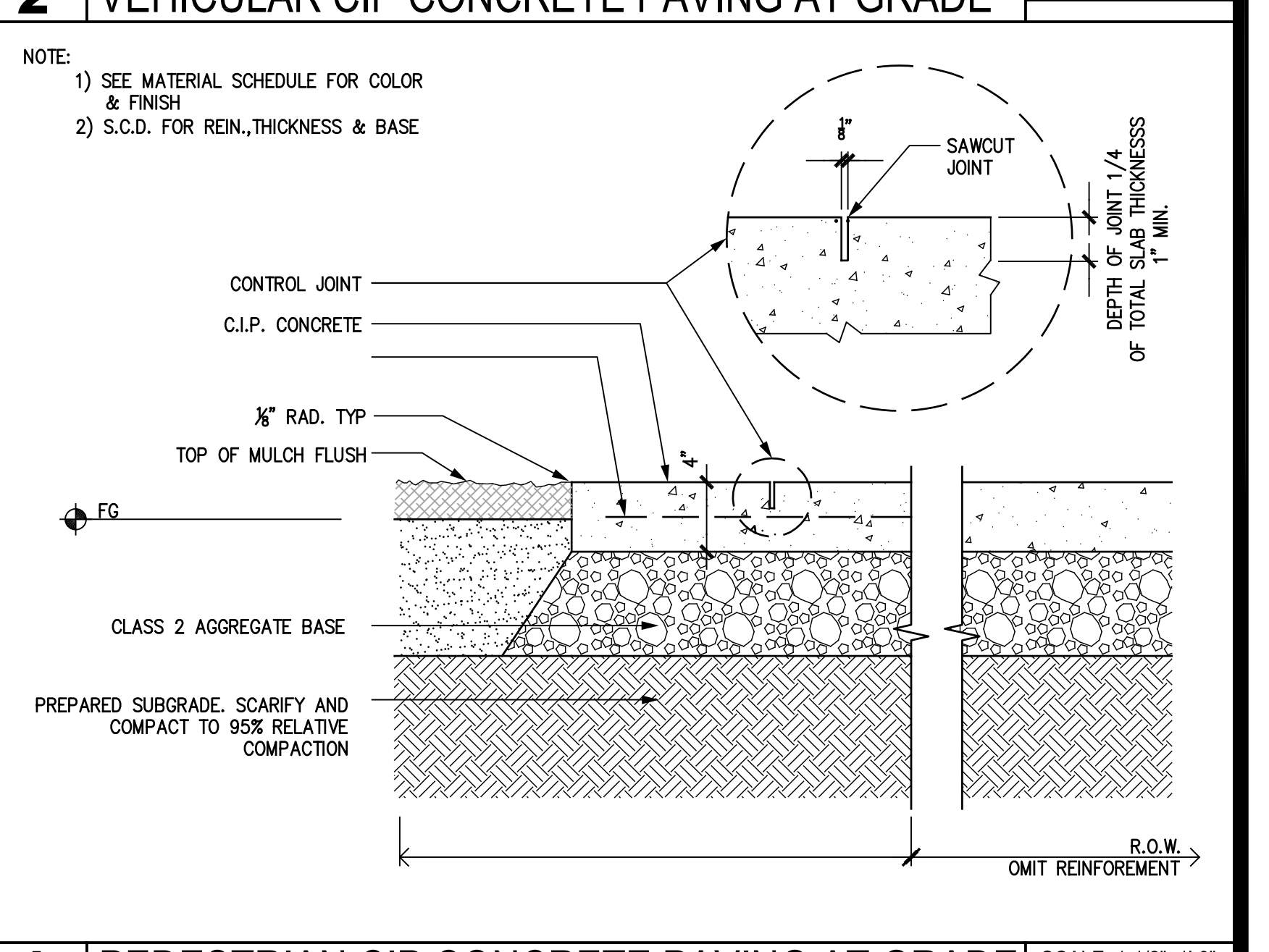
14 STL EDGE: GARDEN/TURF PLANTING SCALE: 3/4"=1'-0"



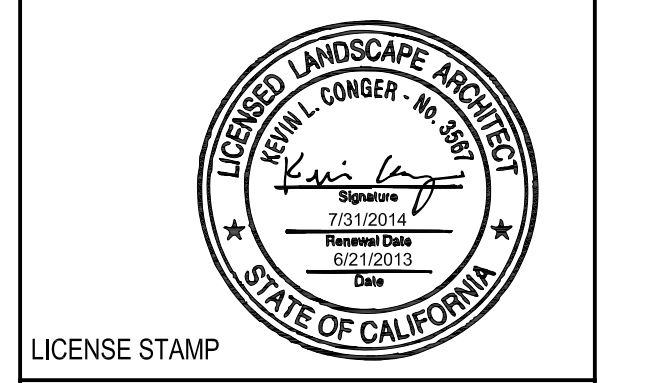
11 STONE COBBLE PAVING SCALE: 1-1/2"=1'-0"



6 DETECTABLE PAVER - SECTION B SCALE: 1"=1'-0"



1 PEDESTRIAN CIP CONCRETE PAVING AT GRADE SCALE: 1-1/2"=1'-0"



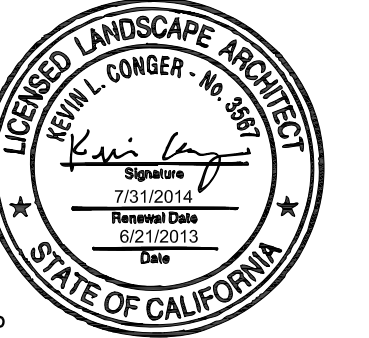
DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
95% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

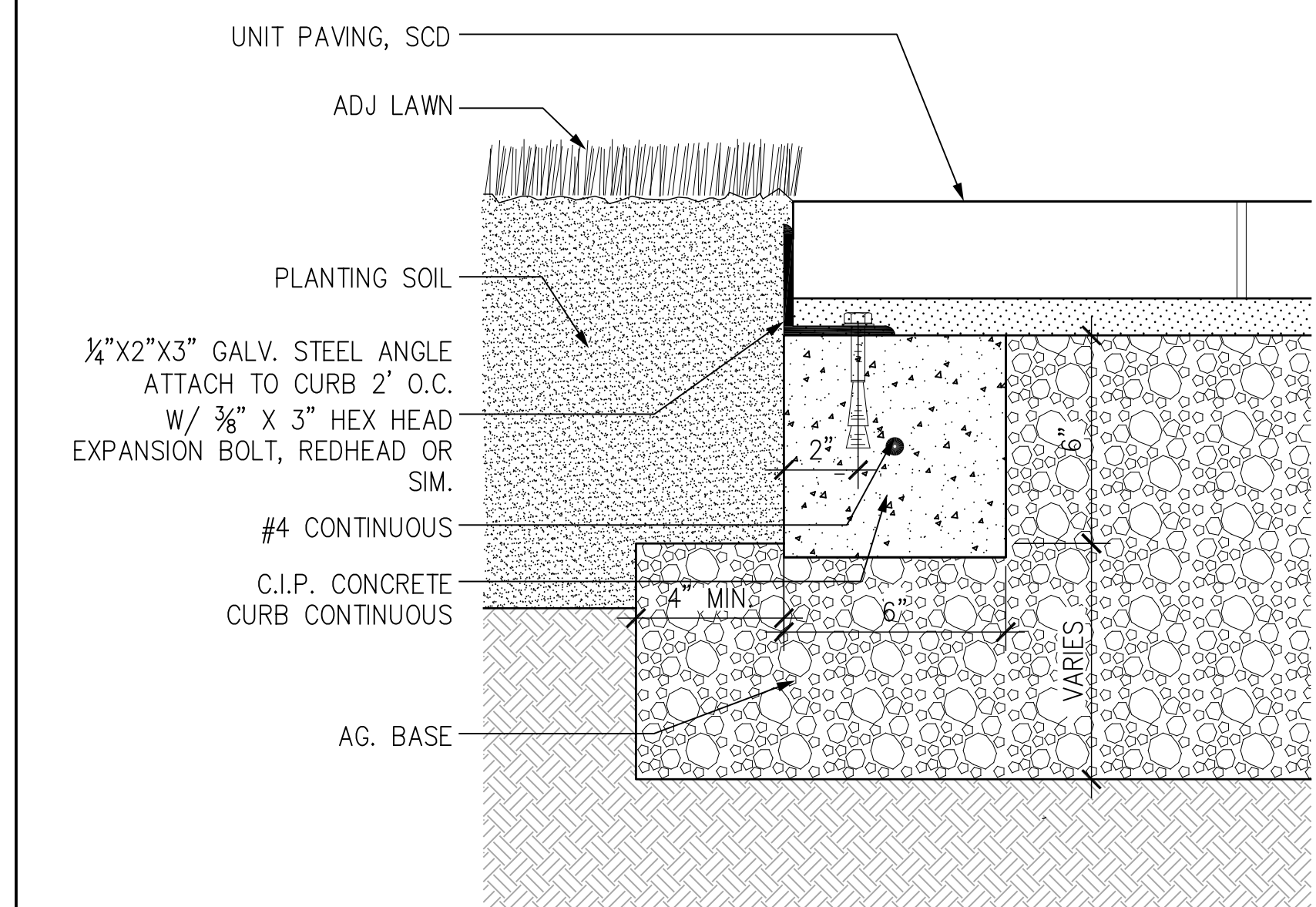
SHEET TITLE
Details - Paving, Edges & Curbs

JOB NUMBER	RELEASE DATE
20311	02.21.2013

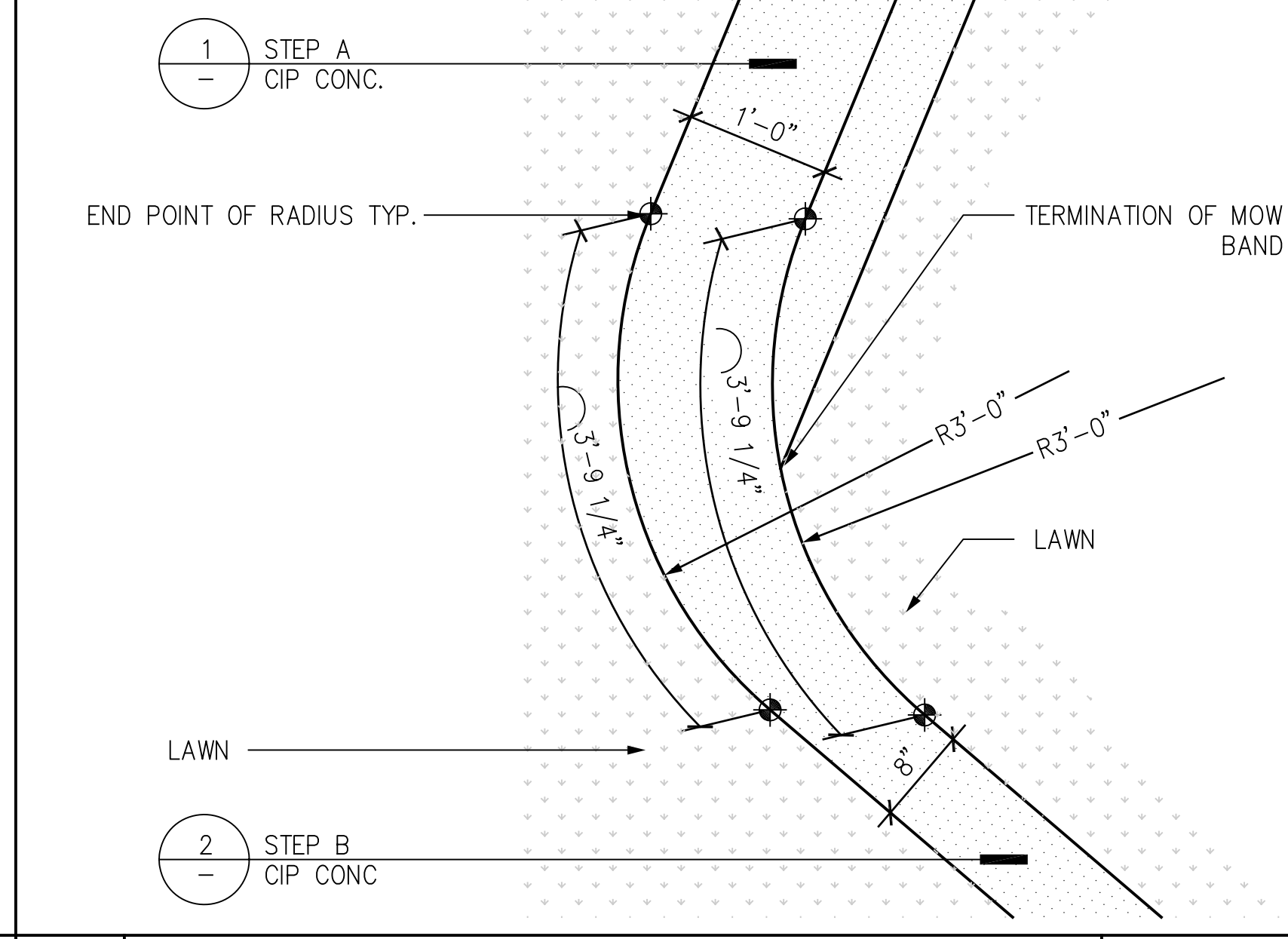
L5.10
 OF SHEETS



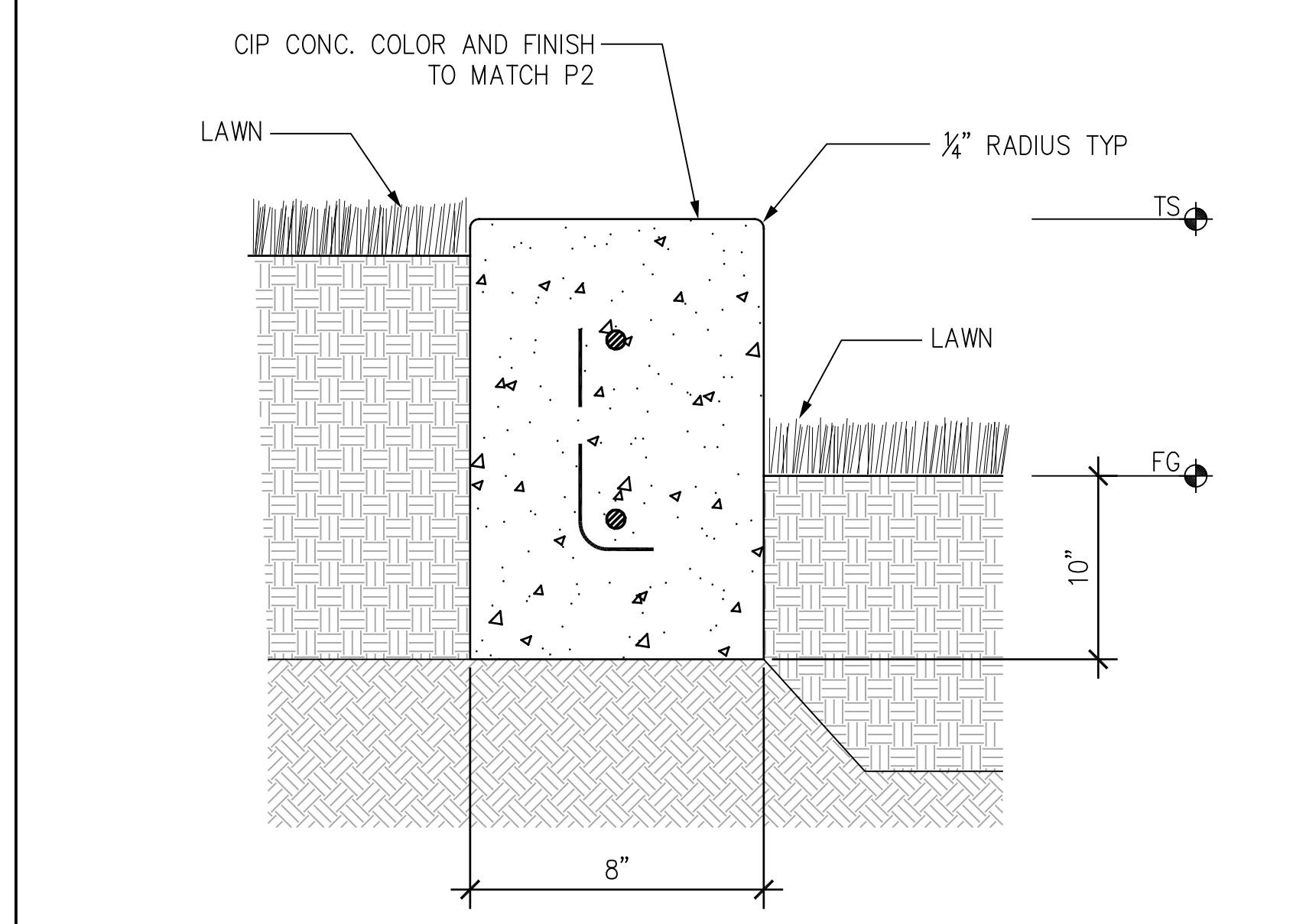
LICENSE STAMP



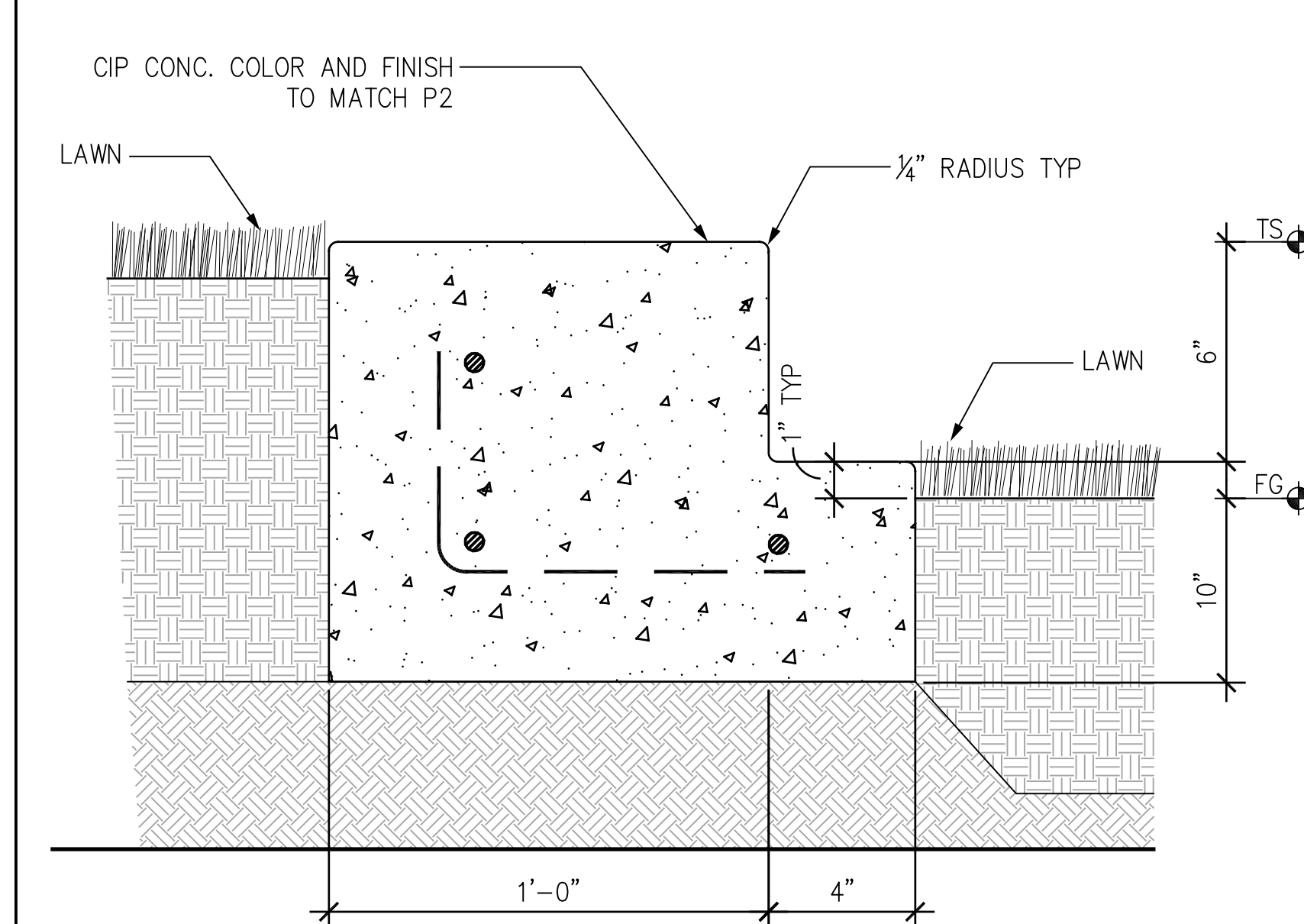
4 STEEL EDGE PAVING RESTRAINT SCALE: 3/4"=1'-0"



3 TYP. STEP-A TO STEP-B TRANSITION SCALE: 1/4"=1'-0"



2 ENTRY STEP B SCALE: 3/4"=1'-0"



1 ENTRY STEP A SCALE: 3/4"=1'-0"

Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Details - Paving, Edges & Curbs

JOB NUMBER	RELEASE DATE
20311	02.21.2013
DRAWN BY CYG, HW	CHECKED BY CS, JP

L5.11
 OF SHEETS



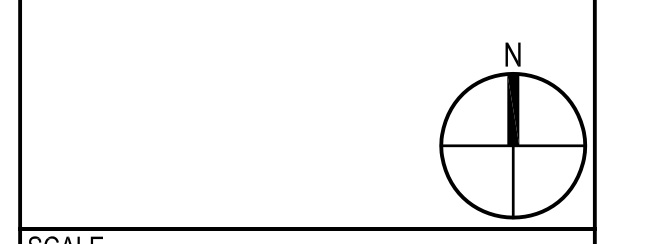
LICENSE STAMP

Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
95% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

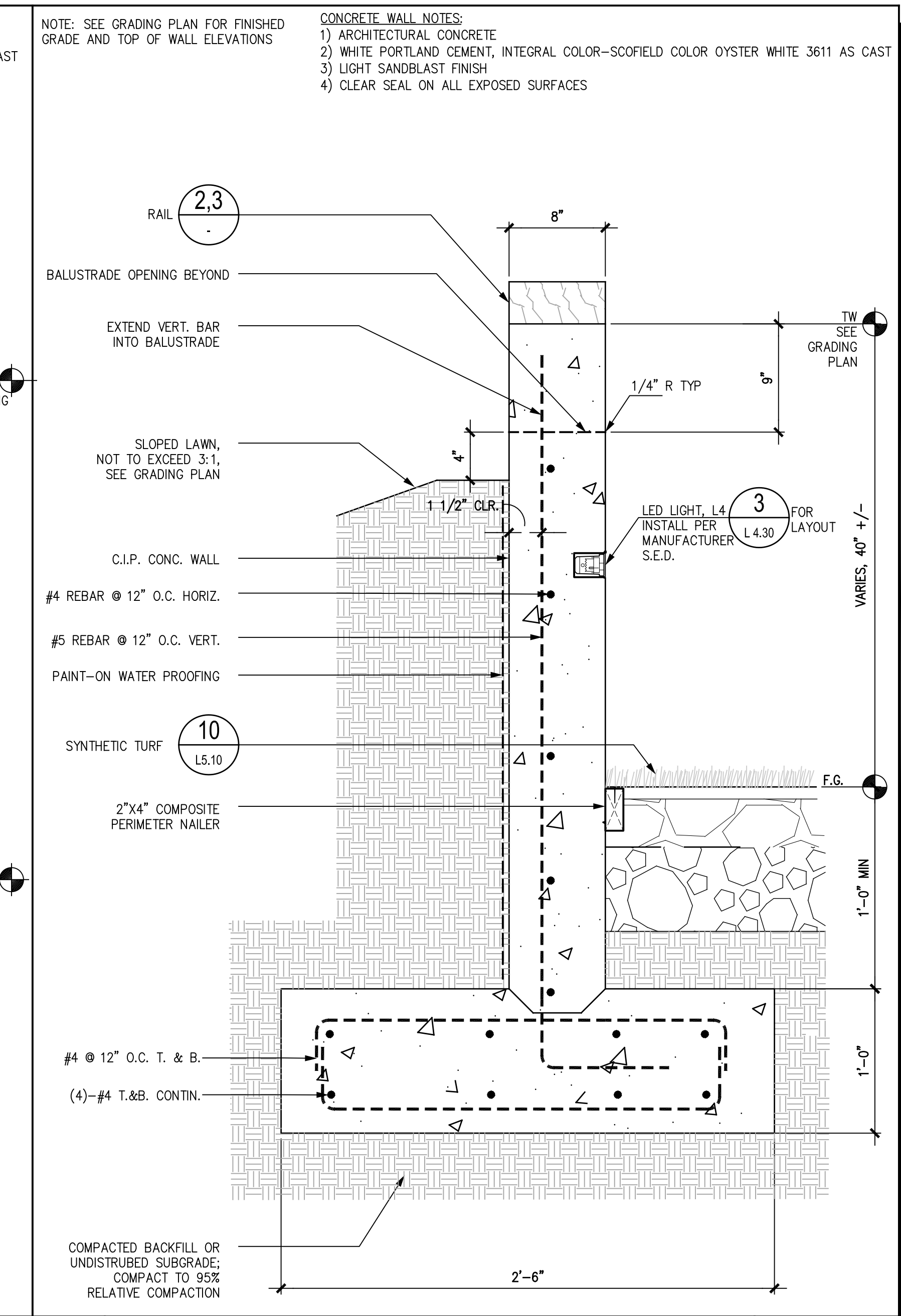
ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Details - Walls

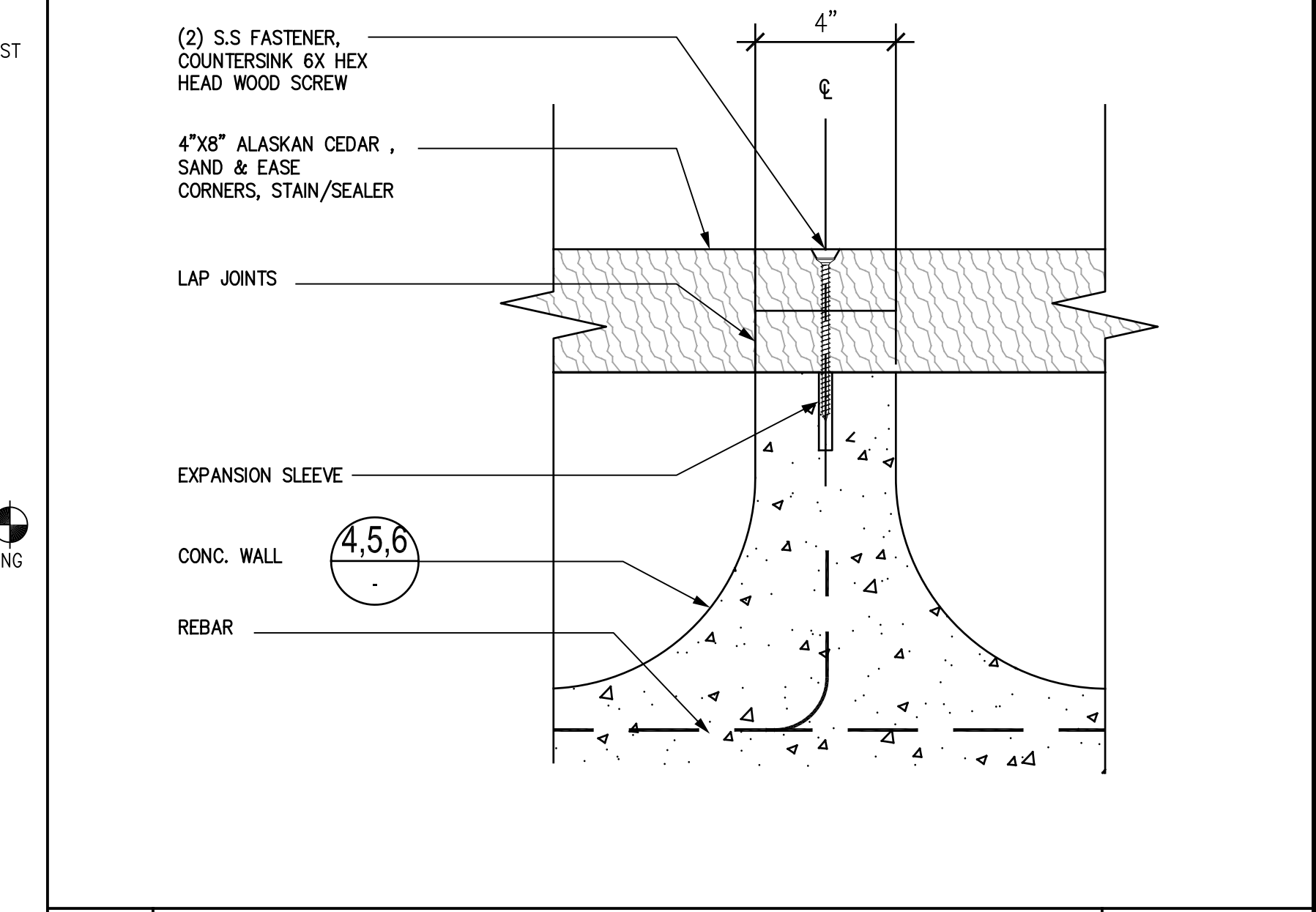


SCALE	RELEASE DATE
1" = 10'	02.21.2013
JOB NUMBER	CHECKED BY
20311	CS, JR
DRAWN BY	CHECKED BY
CYB, HW	CS, JR

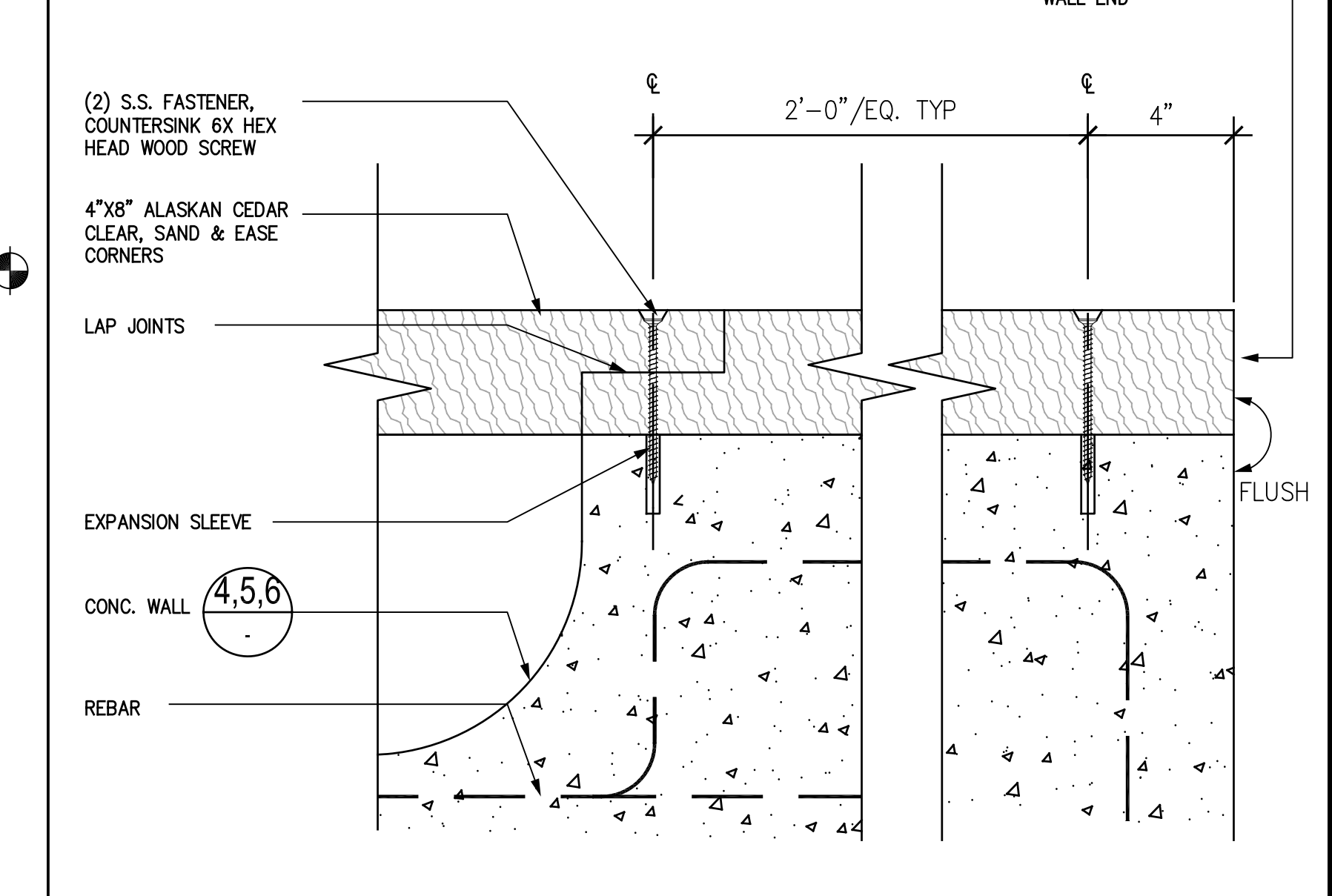
L5.20
 OF SHEETS



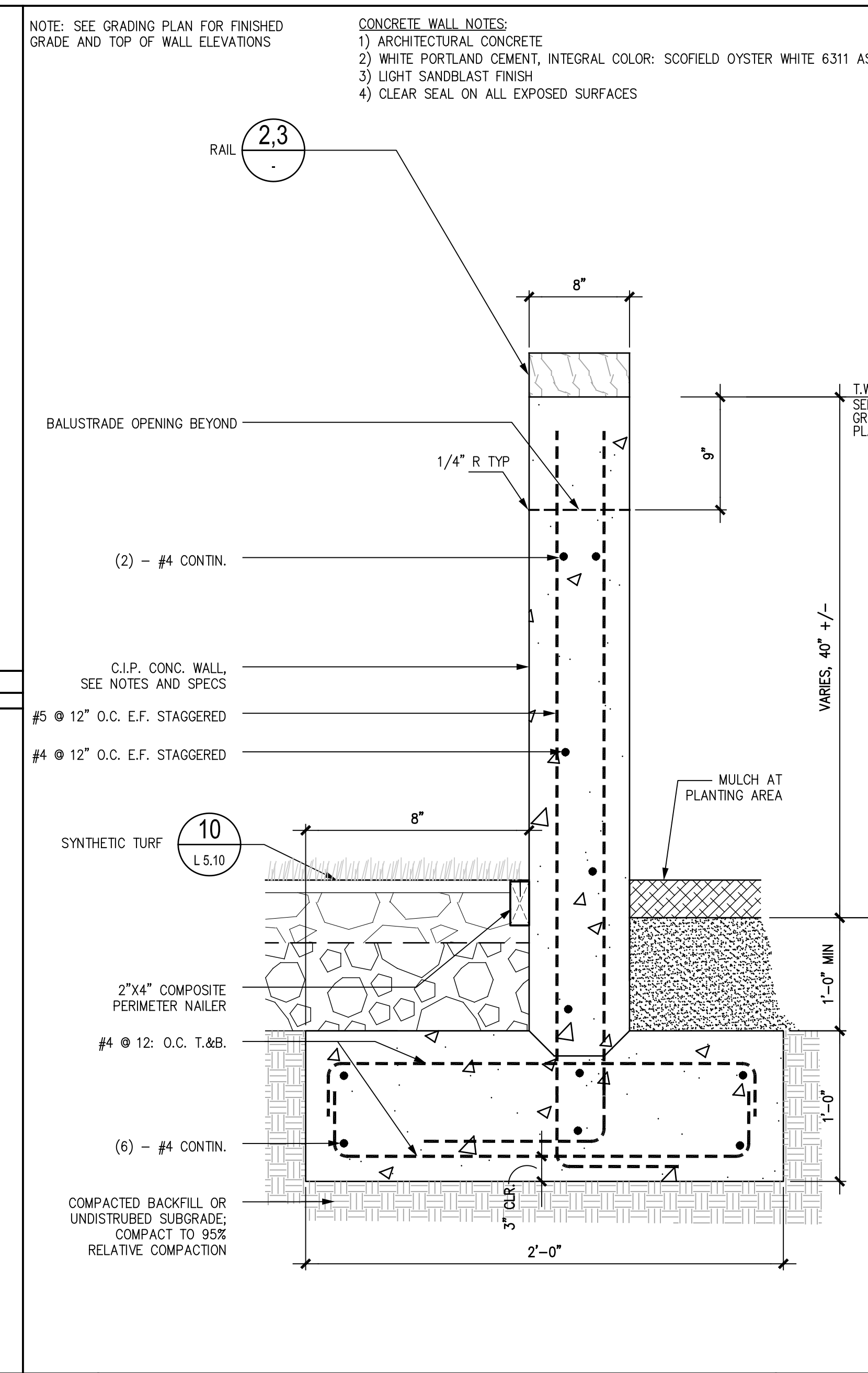
4 CIP PARK WALL - A SCALE: 1-1/2"=1'-0" (SEE SHEET L5.10)



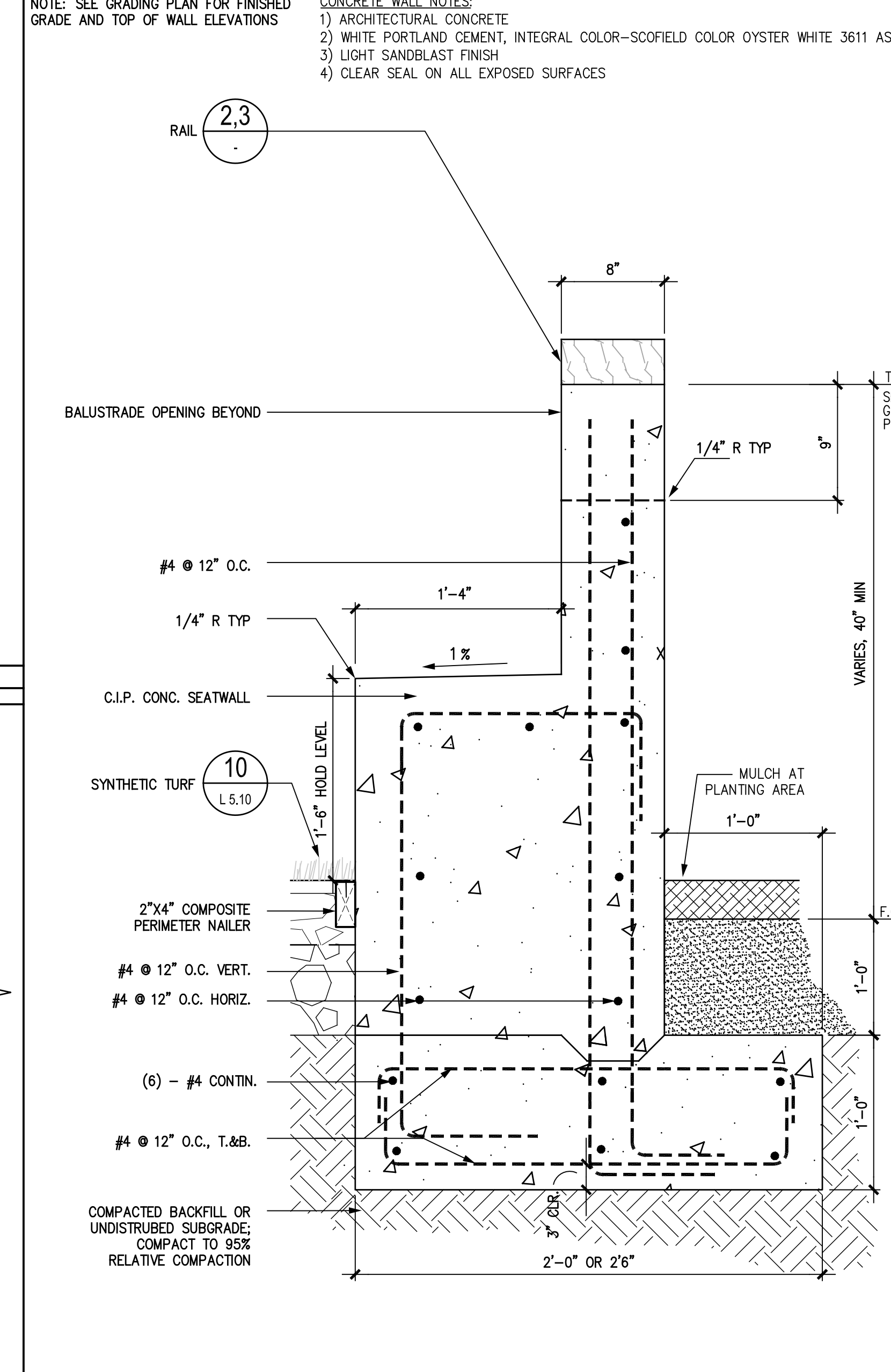
3 PARK WALL: RAIL CONNECTION - INTERMEDIATE SCALE: 3/4"=1'-0" (SEE SHEET L5.10)



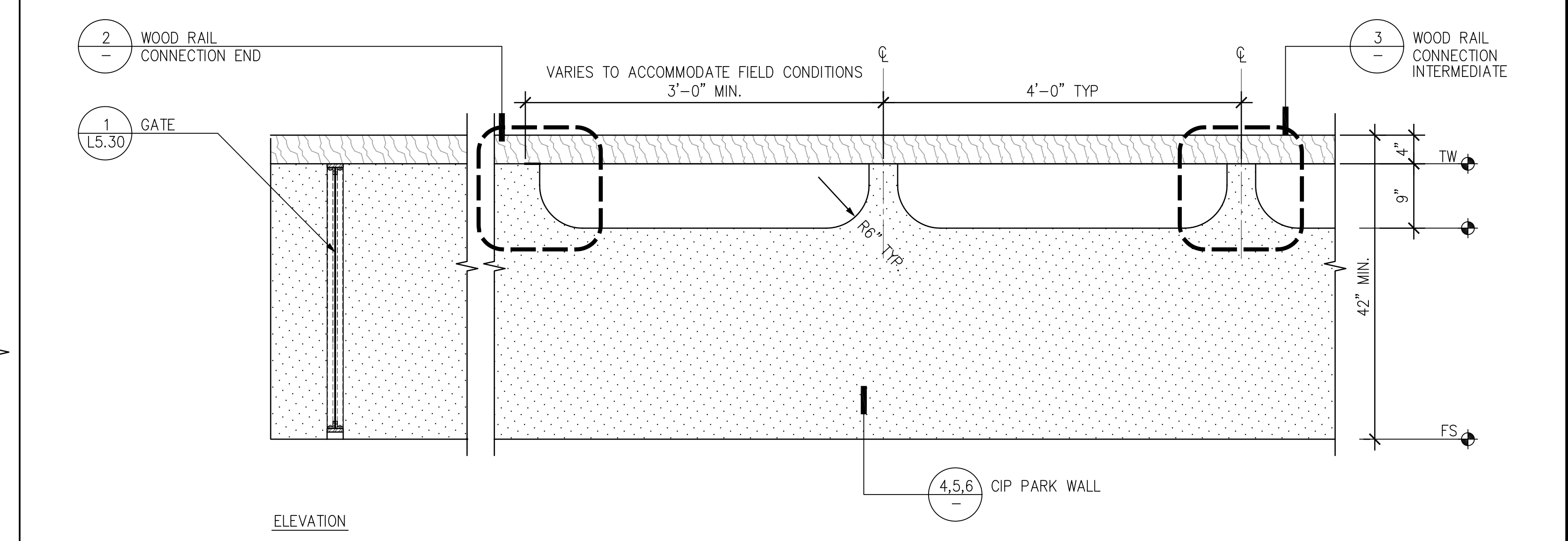
2 PARK WALL: RAIL CONNECTION - END SCALE: 3/4"=1'-0" (SEE SHEET L5.10)



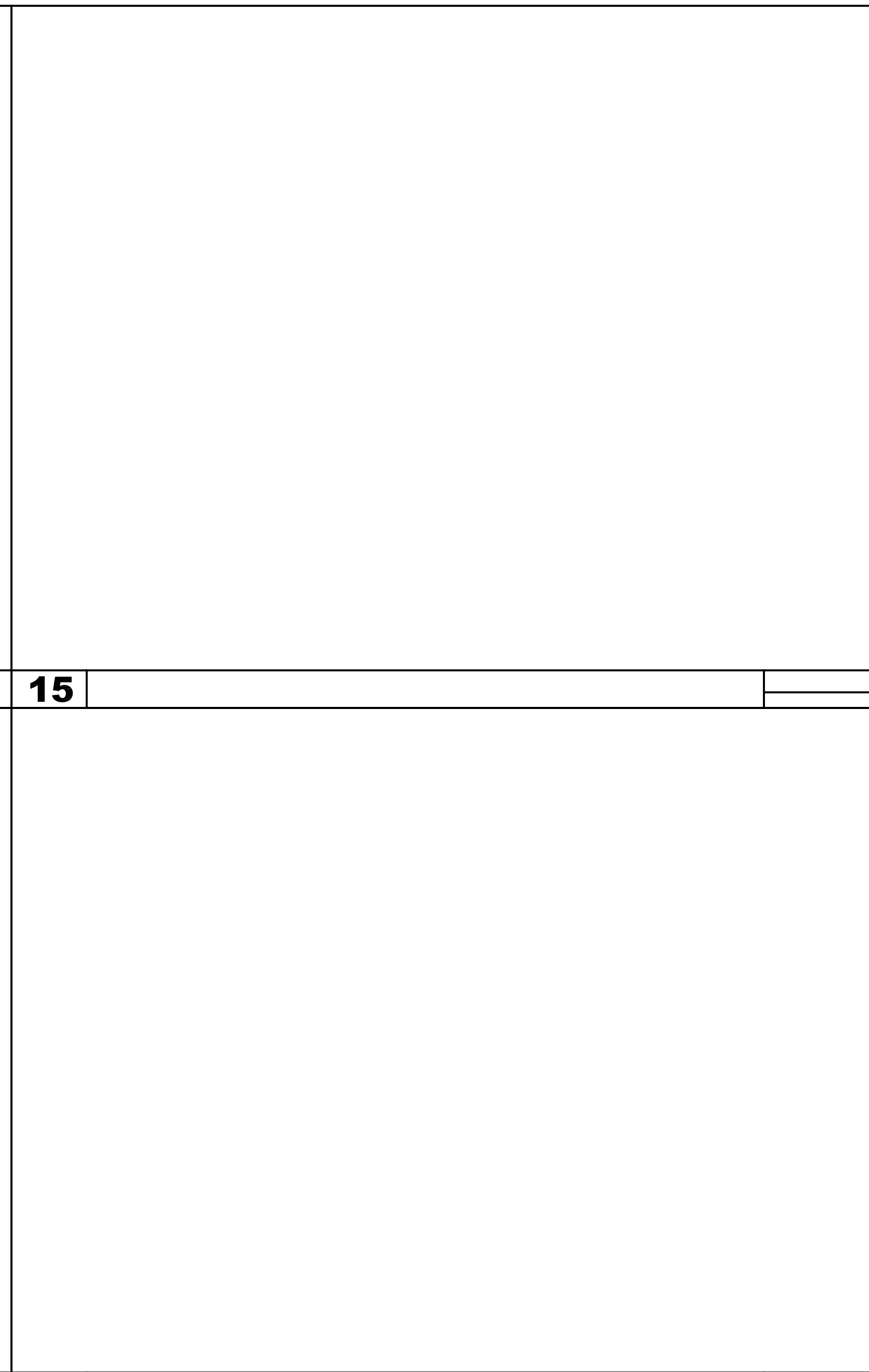
6 CIP PARK WALL B : W/O SEAT SCALE: 1-1/2"=1'-0" (SEE SHEET L5.10)



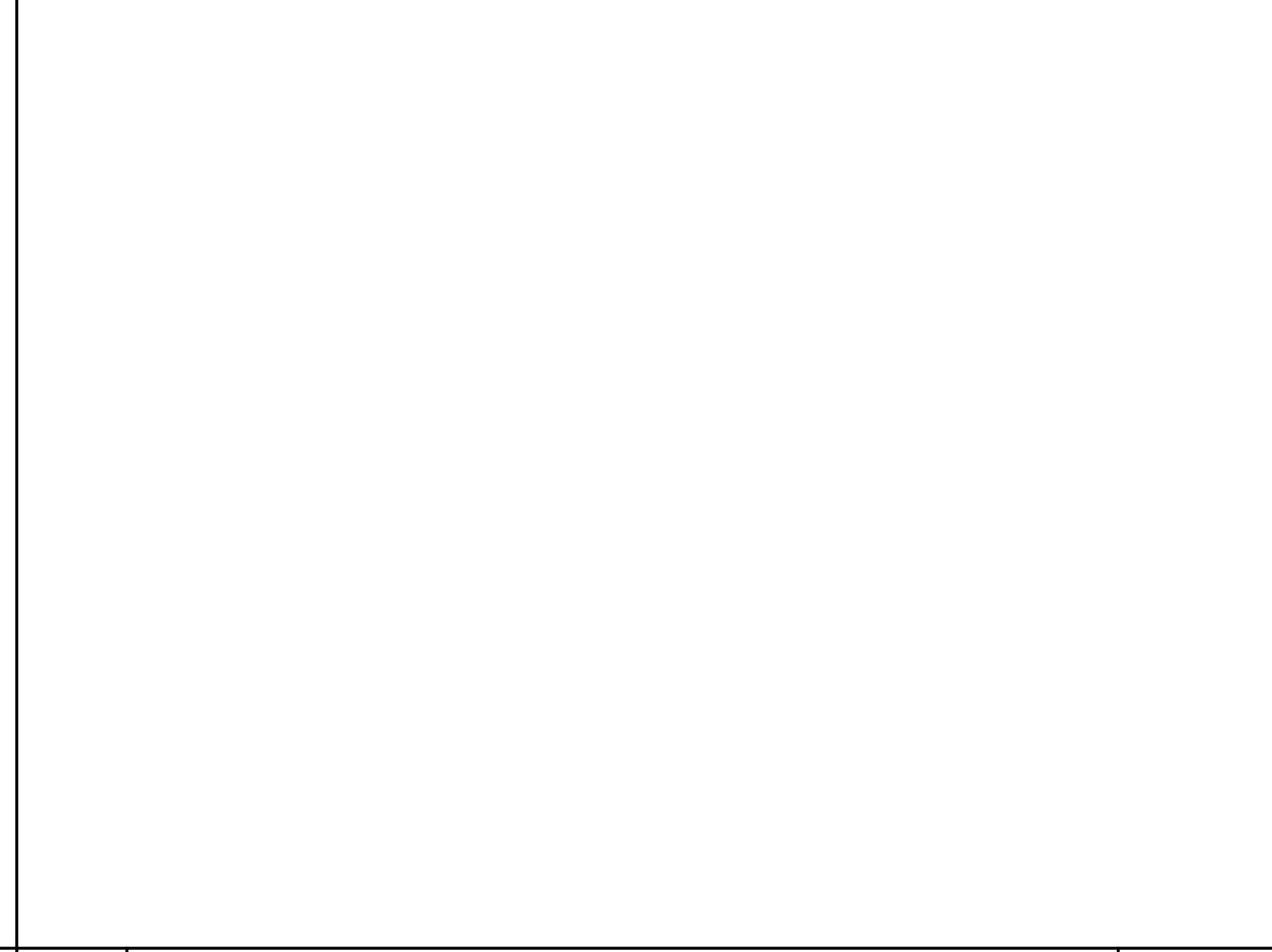
5 CIP PARK WALL B : W/ SEAT SCALE: 1-1/2"=1'-0" (SEE SHEET L5.10)



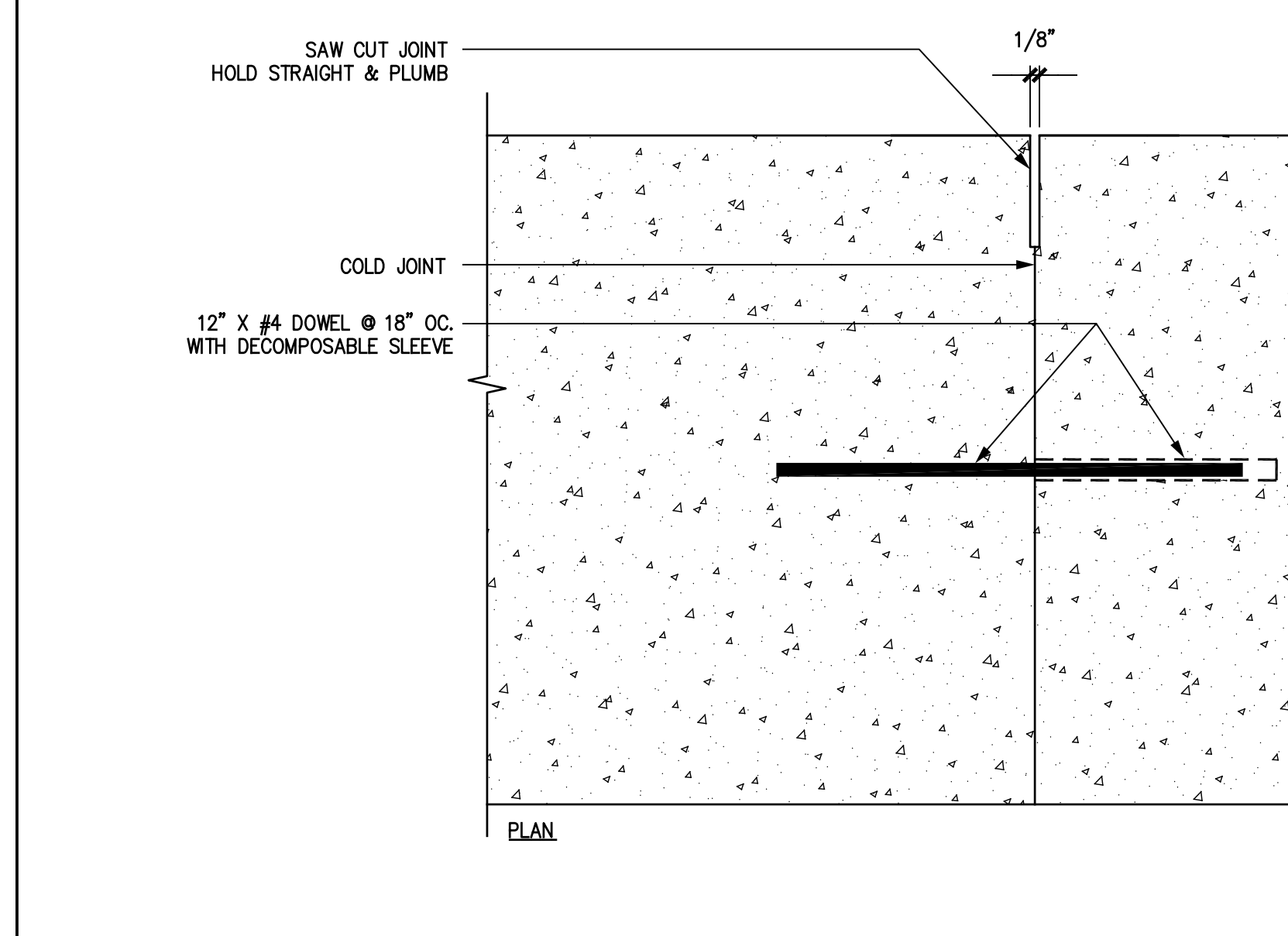
6 DOG PARK WALL TYP. BALUSTRADE SCALE: 1"=1'-0" (SEE SHEET L5.10)



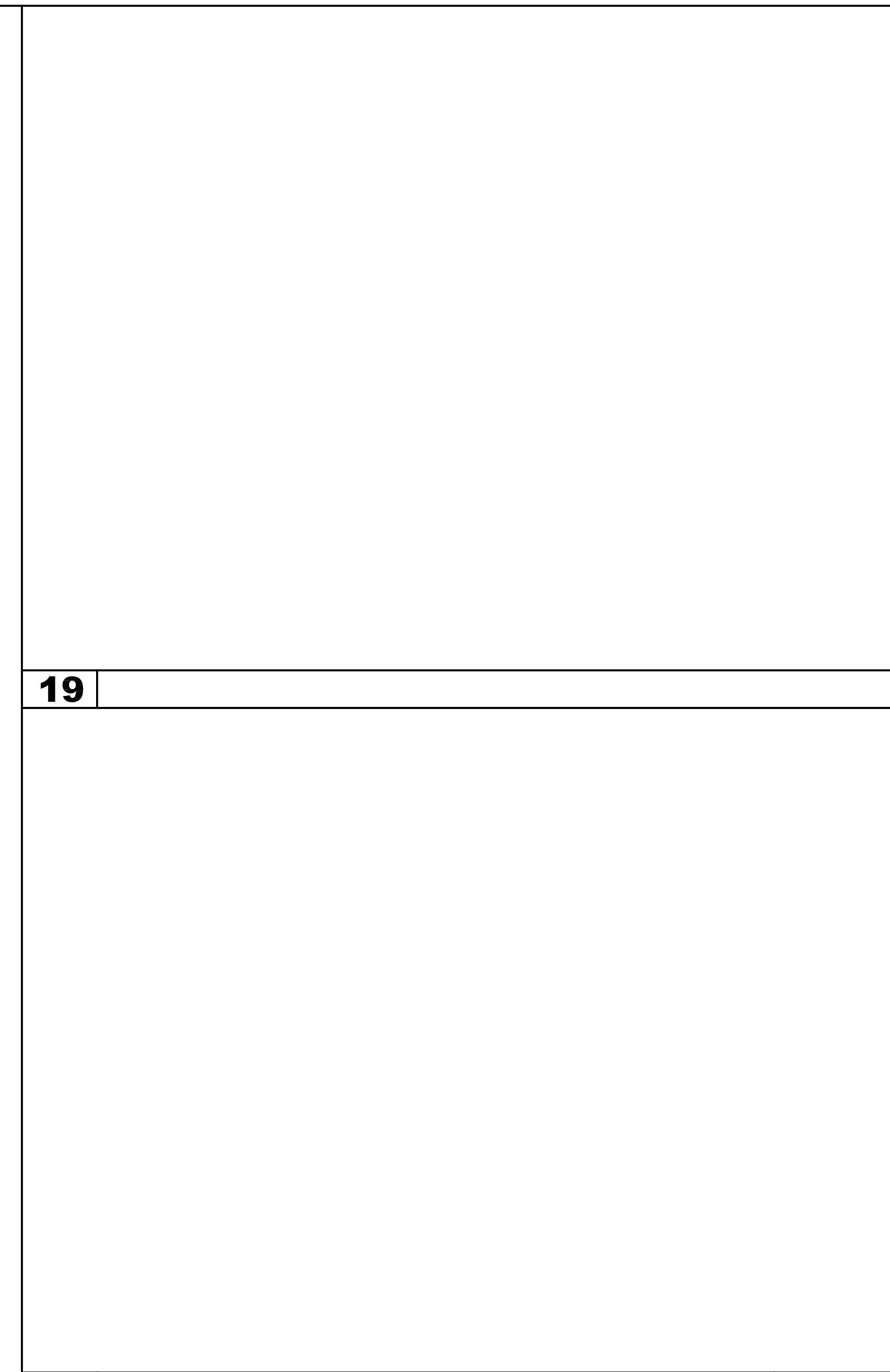
11 CONTROL JOINT @ CONCRETE WALL SCALE: 6"=1'-0"



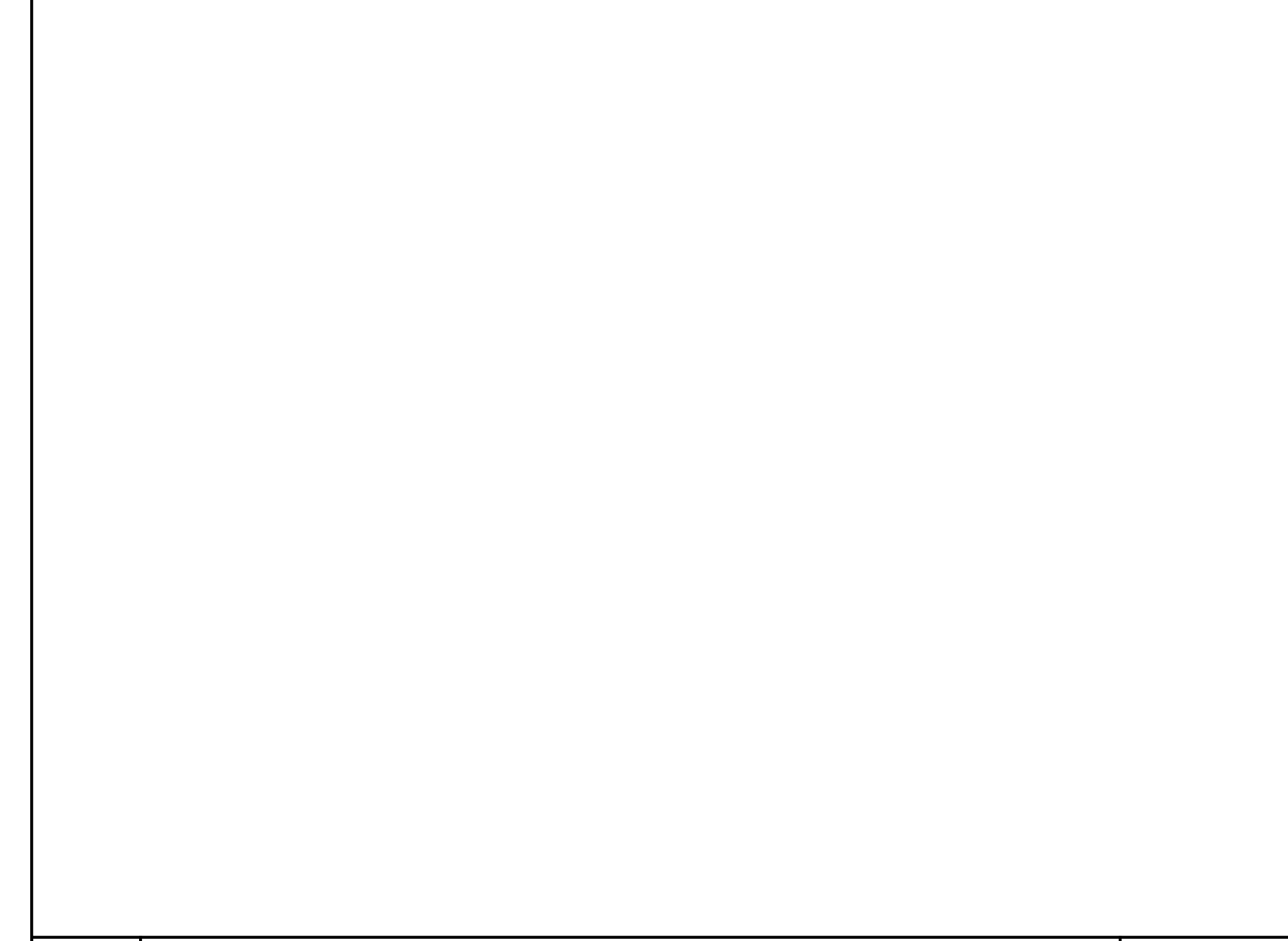
12 COLD JOINT @ CONCRETE WALL SCALE: 6"=1'-0"



17 SCALE: 6"=1'-0"



15 SCALE: 1"=1'-0" (SEE SHEET L5.10)



18 SCALE: 1"=1'-0" (SEE SHEET L5.10)



18 SCALE: 1"=1'-0" (SEE SHEET L5.10)



19 SCALE: 1"=1'-0" (SEE SHEET L5.10)

NOTE: SEE GRADING PLAN FOR FINISHED GRADE AND TOP OF WALL ELEVATIONS

CONCRETE WALL NOTES:
 1) ARCHITECTURAL CONCRETE
 2) WHITE PORTLAND CEMENT, INTEGRAL COLOR: SCOFIELD OYSTER WHITE 6311 AS CAST
 3) LIGHT SANDBLAST FINISH
 4) CLEAR SEAL ON ALL EXPOSED SURFACES

NOTE: SEE GRADING PLAN FOR FINISHED GRADE AND TOP OF WALL ELEVATIONS

CONCRETE WALL NOTES:
 1) ARCHITECTURAL CONCRETE
 2) WHITE PORTLAND CEMENT, INTEGRAL COLOR-SCOFIELD OYSTER WHITE 3611 AS CAST
 3) LIGHT SANDBLAST FINISH
 4) CLEAR SEAL ON ALL EXPOSED SURFACES

NOTE: SEE GRADING PLAN FOR FINISHED GRADE AND TOP OF WALL ELEVATIONS

CONCRETE WALL NOTES:
 1) ARCHITECTURAL CONCRETE
 2) WHITE PORTLAND CEMENT, INTEGRAL COLOR-SCOFIELD OYSTER WHITE 3611 AS CAST
 3) LIGHT SANDBLAST FINISH
 4) CLEAR SEAL ON ALL EXPOSED SURFACES

NOTE: SEE GRADING PLAN FOR FINISHED GRADE AND TOP OF WALL ELEVATIONS

CONCRETE WALL NOTES:
 1) ARCHITECTURAL CONCRETE
 2) WHITE PORTLAND CEMENT, INTEGRAL COLOR-SCOFIELD OYSTER WHITE 3611 AS CAST
 3) LIGHT SANDBLAST FINISH
 4) CLEAR SEAL ON ALL EXPOSED SURFACES

NOTE: SEE GRADING PLAN FOR FINISHED GRADE AND TOP OF WALL ELEVATIONS

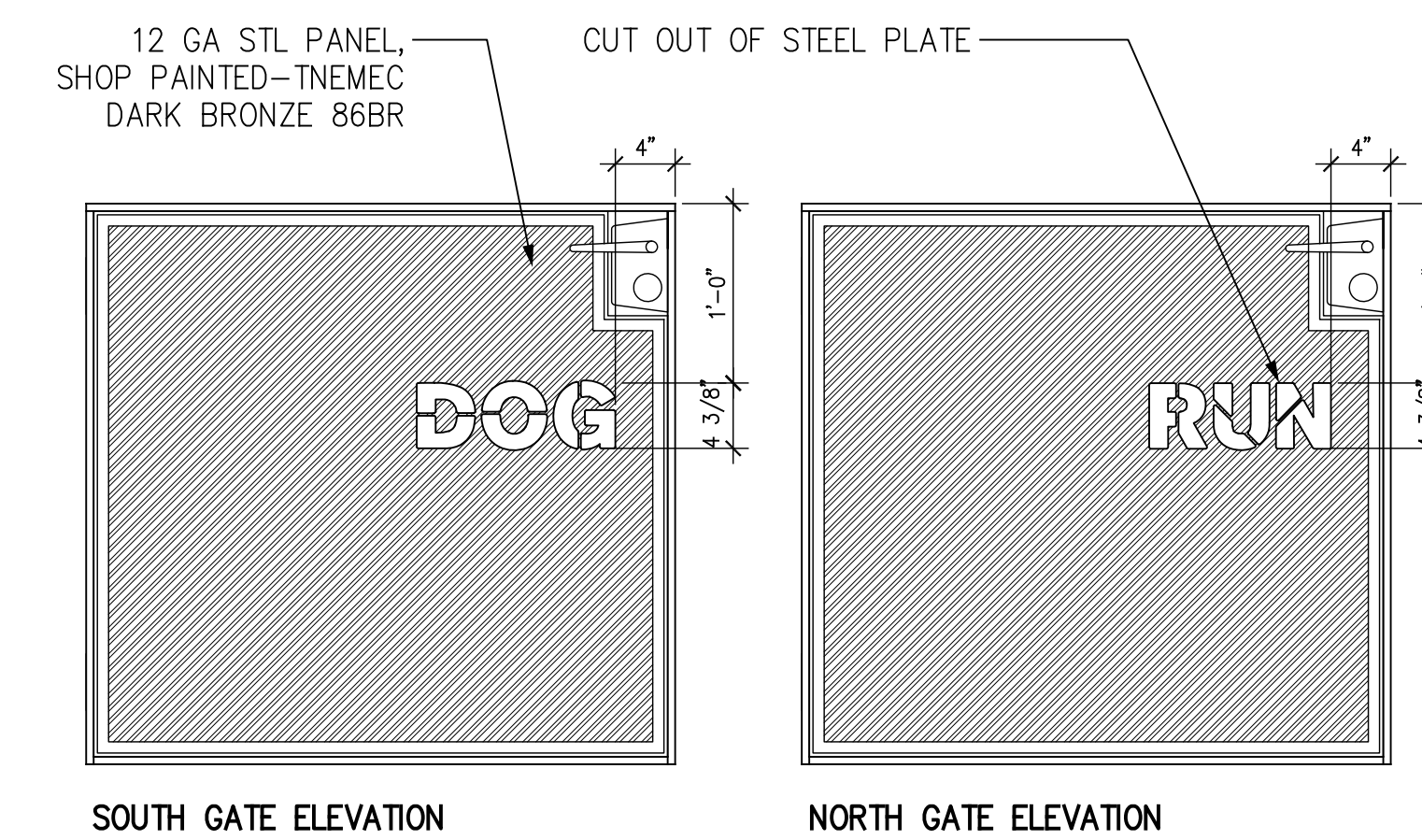
CONCRETE WALL NOTES:
 1) ARCHITECTURAL CONCRETE
 2) WHITE PORTLAND CEMENT, INTEGRAL COLOR-SCOFIELD OYSTER WHITE 3611 AS CAST
 3) LIGHT SANDBLAST FINISH
 4) CLEAR SEAL ON ALL EXPOSED SURFACES

NOTE: SEE GRADING PLAN FOR FINISHED GRADE AND TOP OF WALL ELEVATIONS

CONCRETE WALL NOTES:
 1) ARCHITECTURAL CONCRETE
 2) WHITE PORTLAND CEMENT, INTEGRAL COLOR-SCOFIELD OYSTER WHITE 3611 AS CAST
 3) LIGHT SANDBLAST FINISH
 4) CLEAR SEAL ON ALL EXPOSED SURFACES



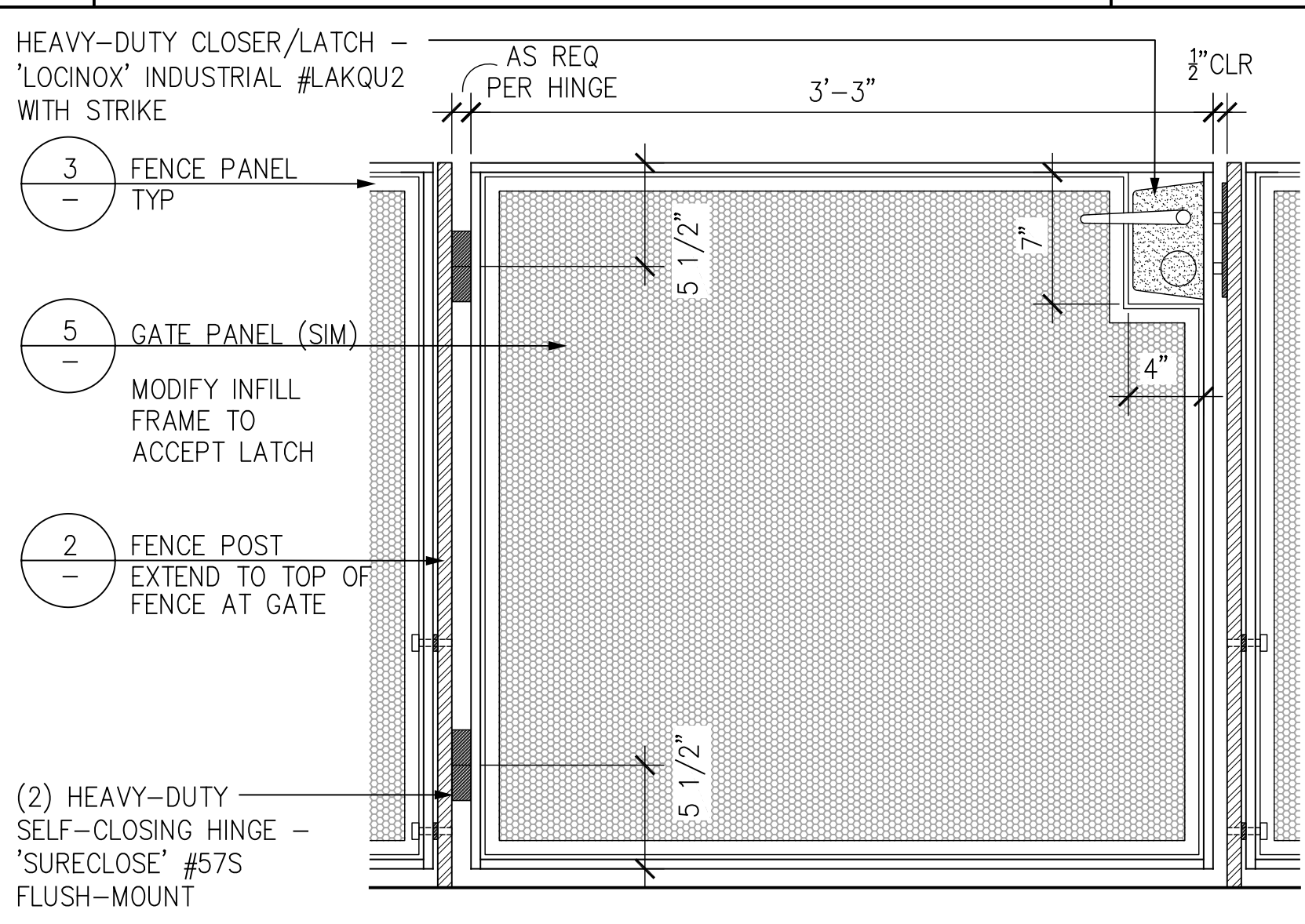
LICENSE STAMP



NOTE:
SUBMIT SHOP DRAWINGS TO L.A. FOR REVIEW & APPROVAL

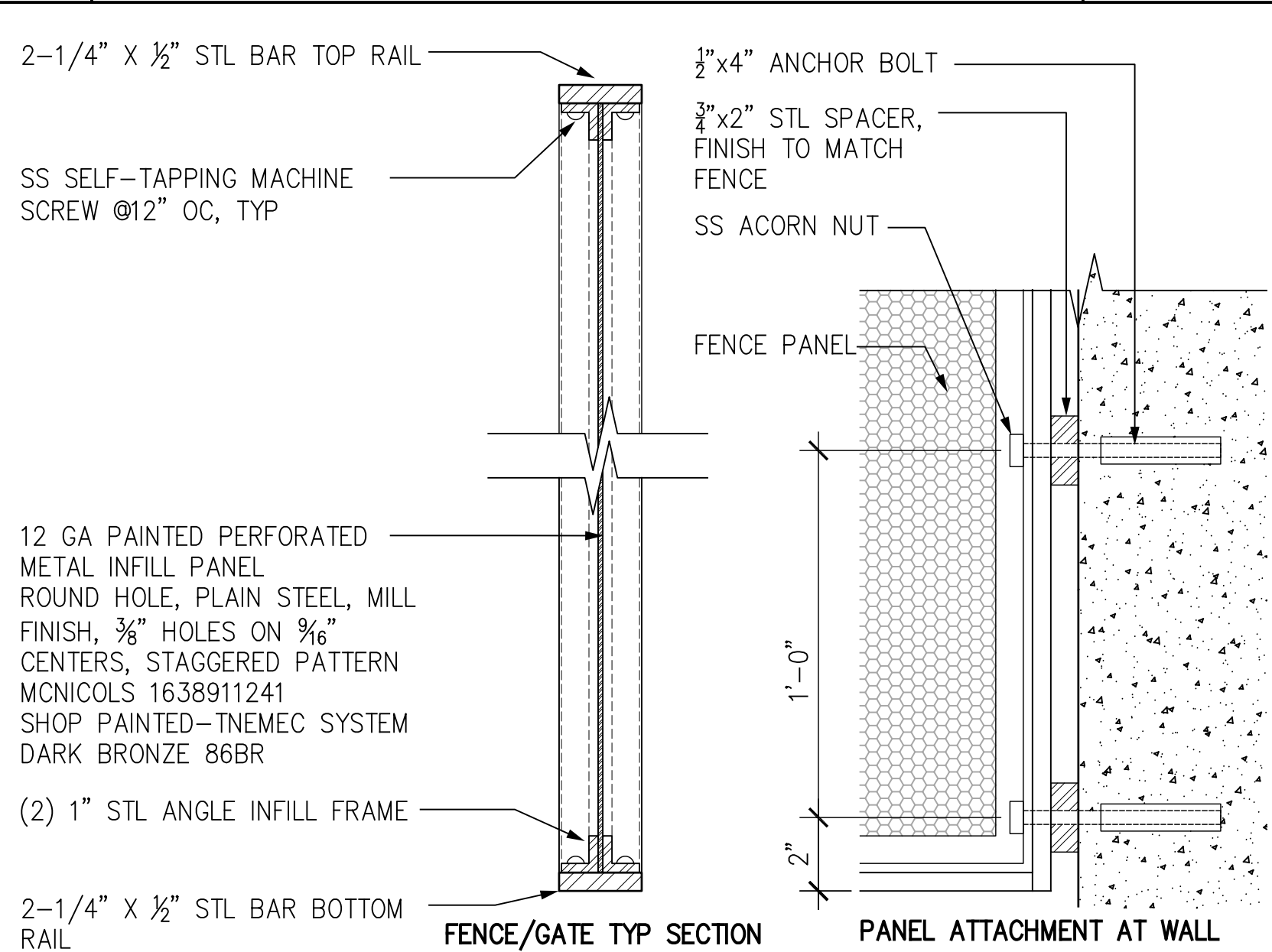
5 CUSTOM PARK GATES - LETTERING

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



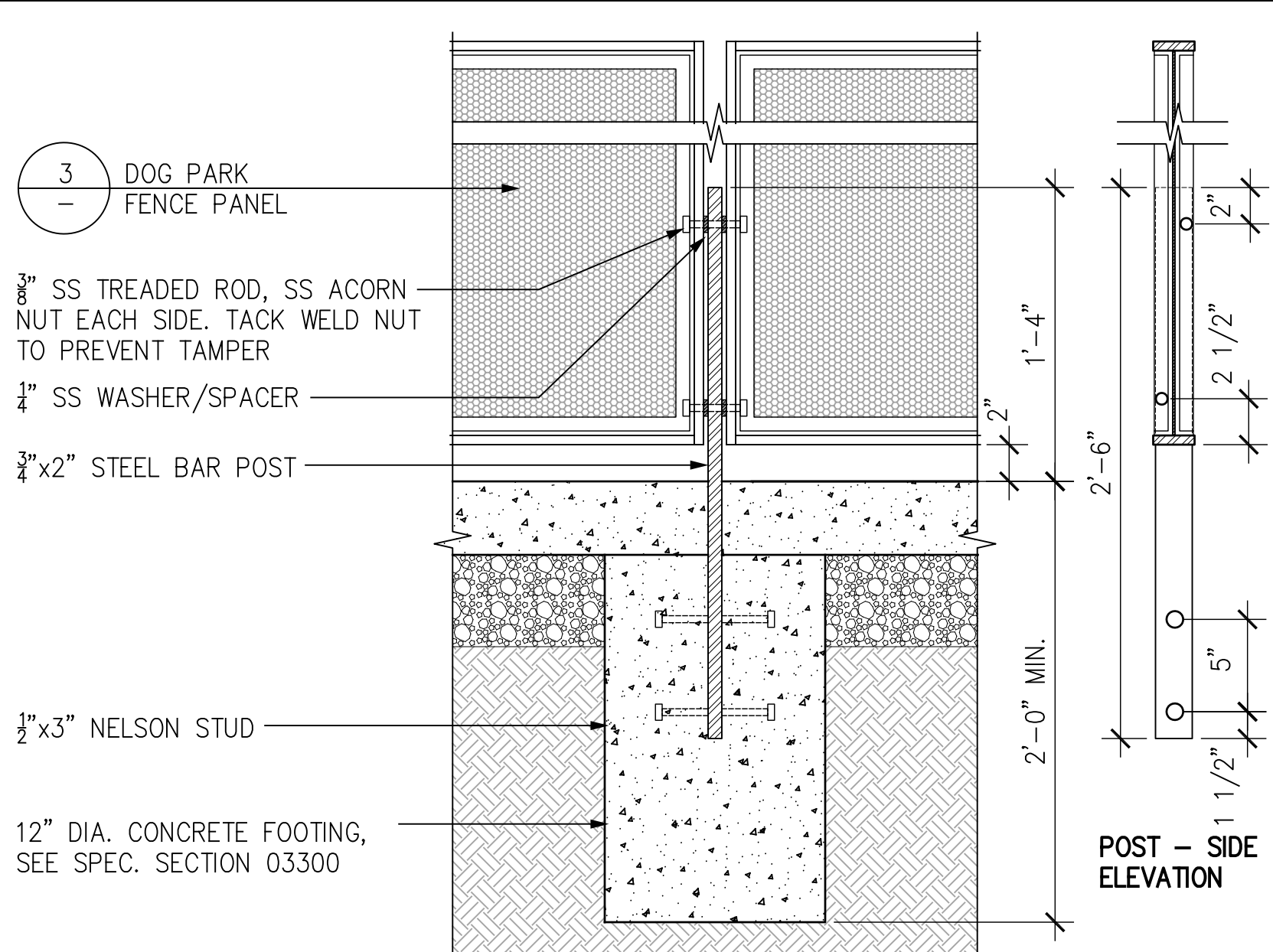
4 CUSTOM PARK GATE

SCALE: 1/12"=1'-0"



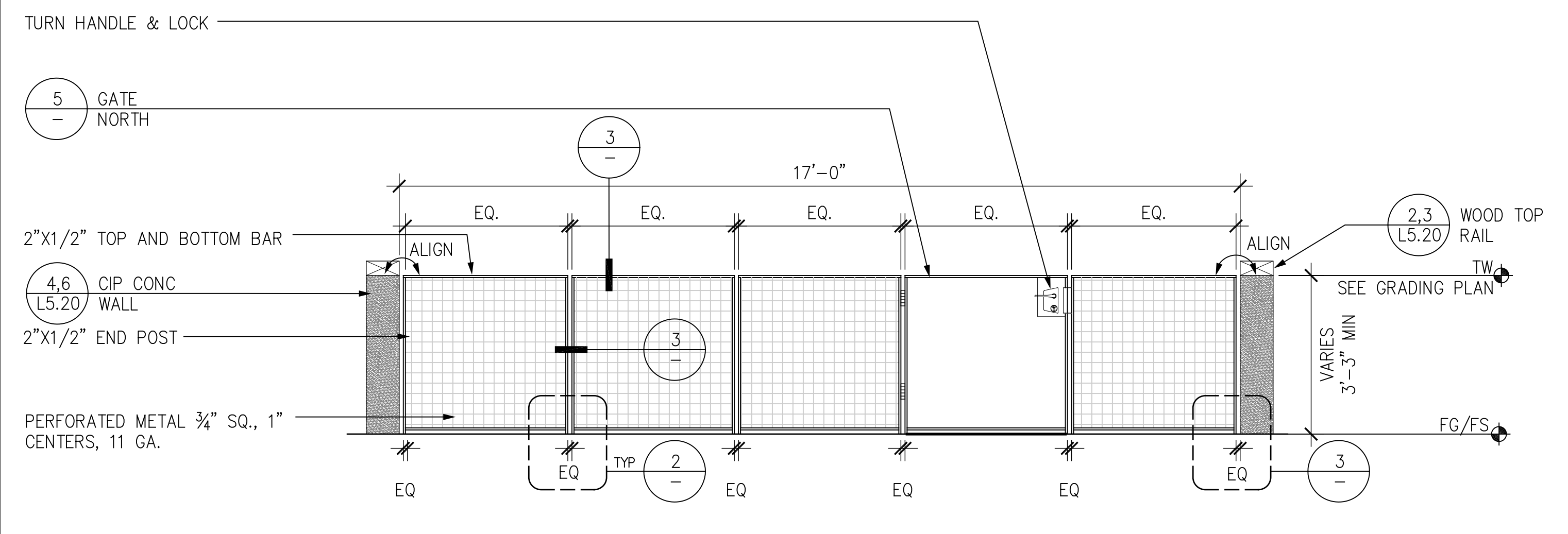
3 FENCE - TYP PANEL & ATTACHMENT AT WALL

SCALE: 3/4"=1'-0"



2 STEEL PARK FENCE - POST MOUNT & FOOTING

SCALE: 1/12"=1'-0"



NOTE:
SUBMIT SHOP DRAWINGS TO L.A. FOR REVIEW & APPROVAL

1 PARK GATE ELEVATION

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

Daggett Place - Park
Equity Residential
1000 16th Street

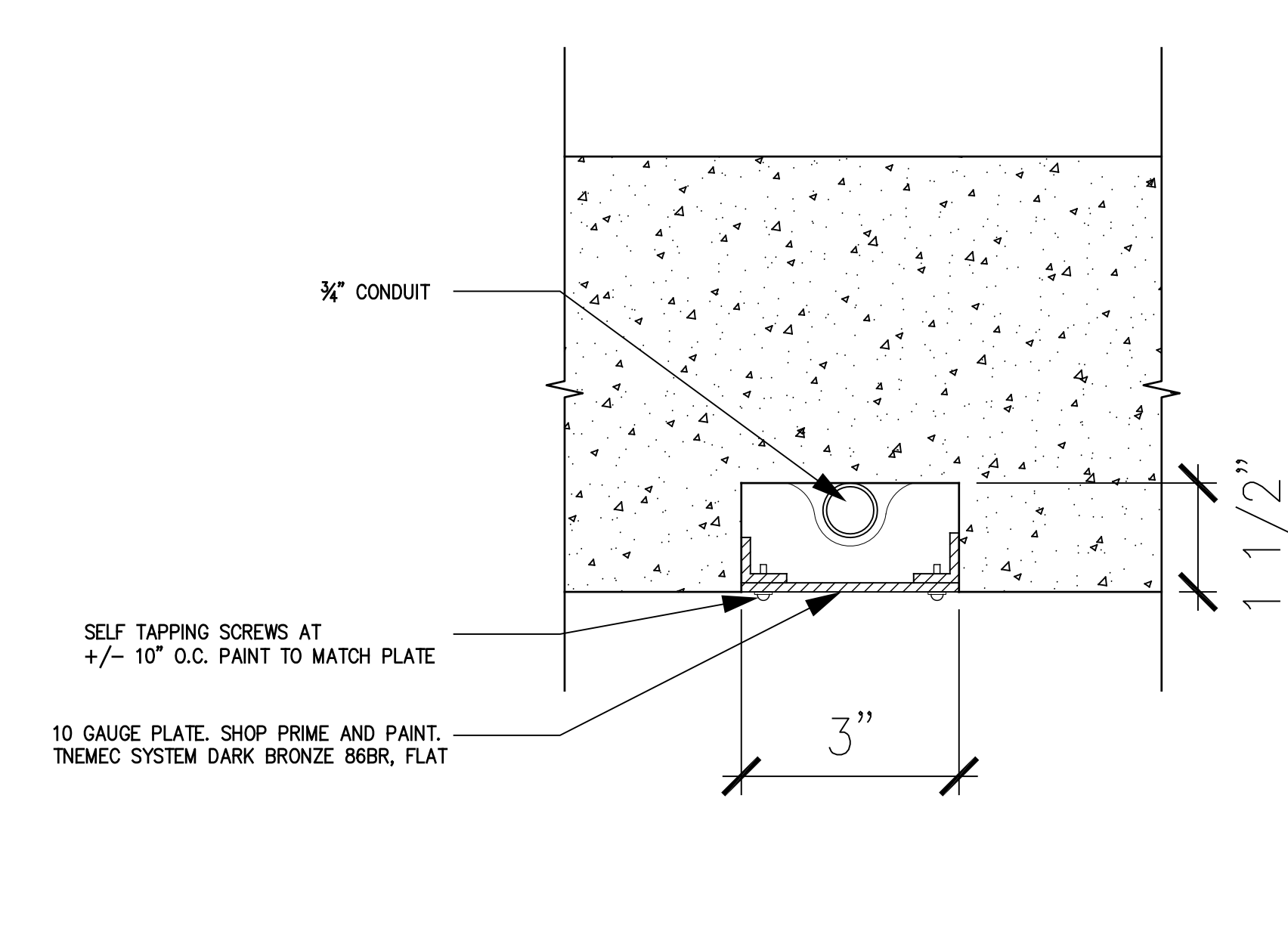
DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

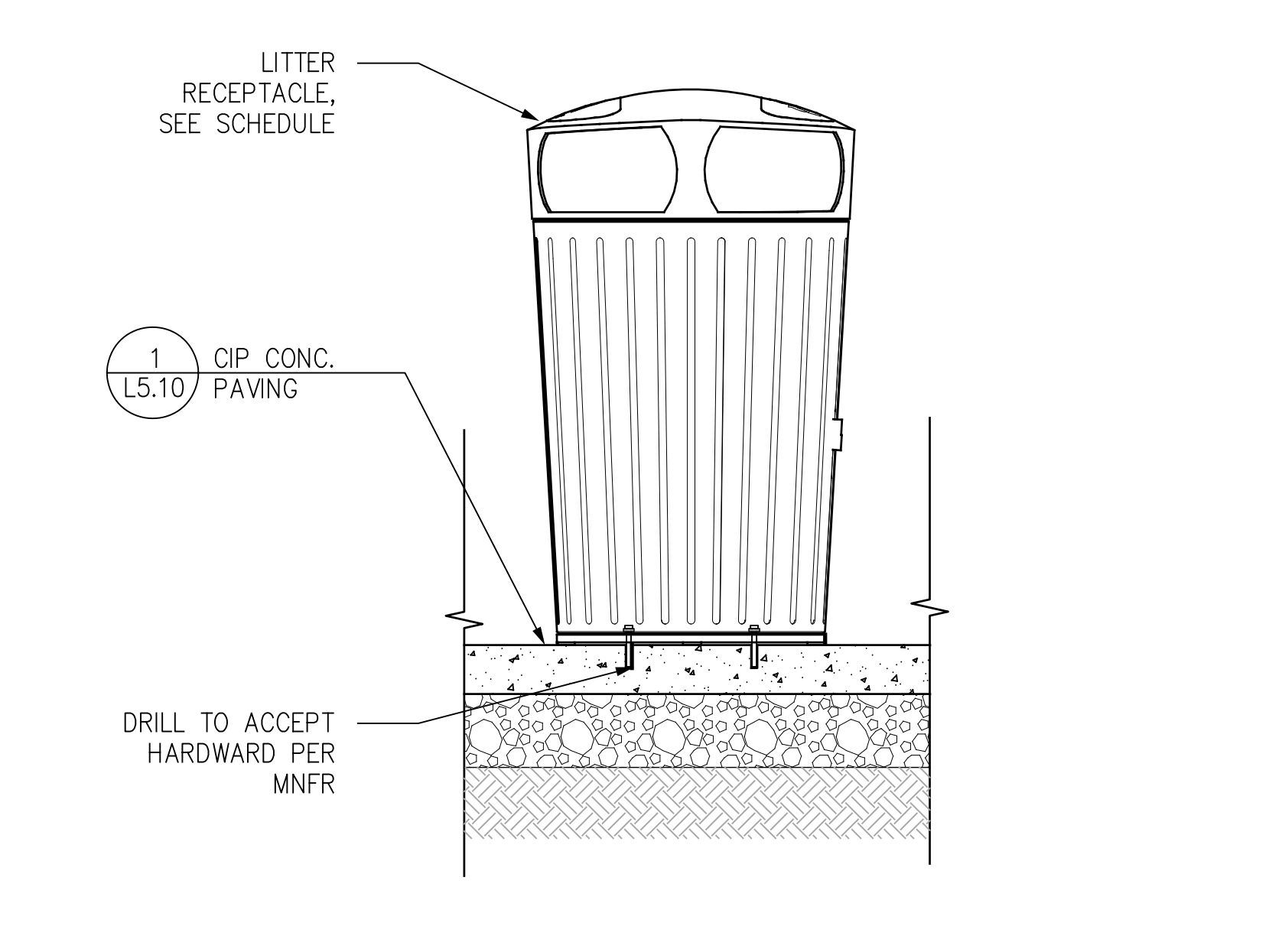
SHEET TITLE
Details - Fences & Gates

JOB NUMBER	RELEASE DATE
20311	02.21.2013
DRAWN BY CYG, HW	CHECKED BY CS, JR

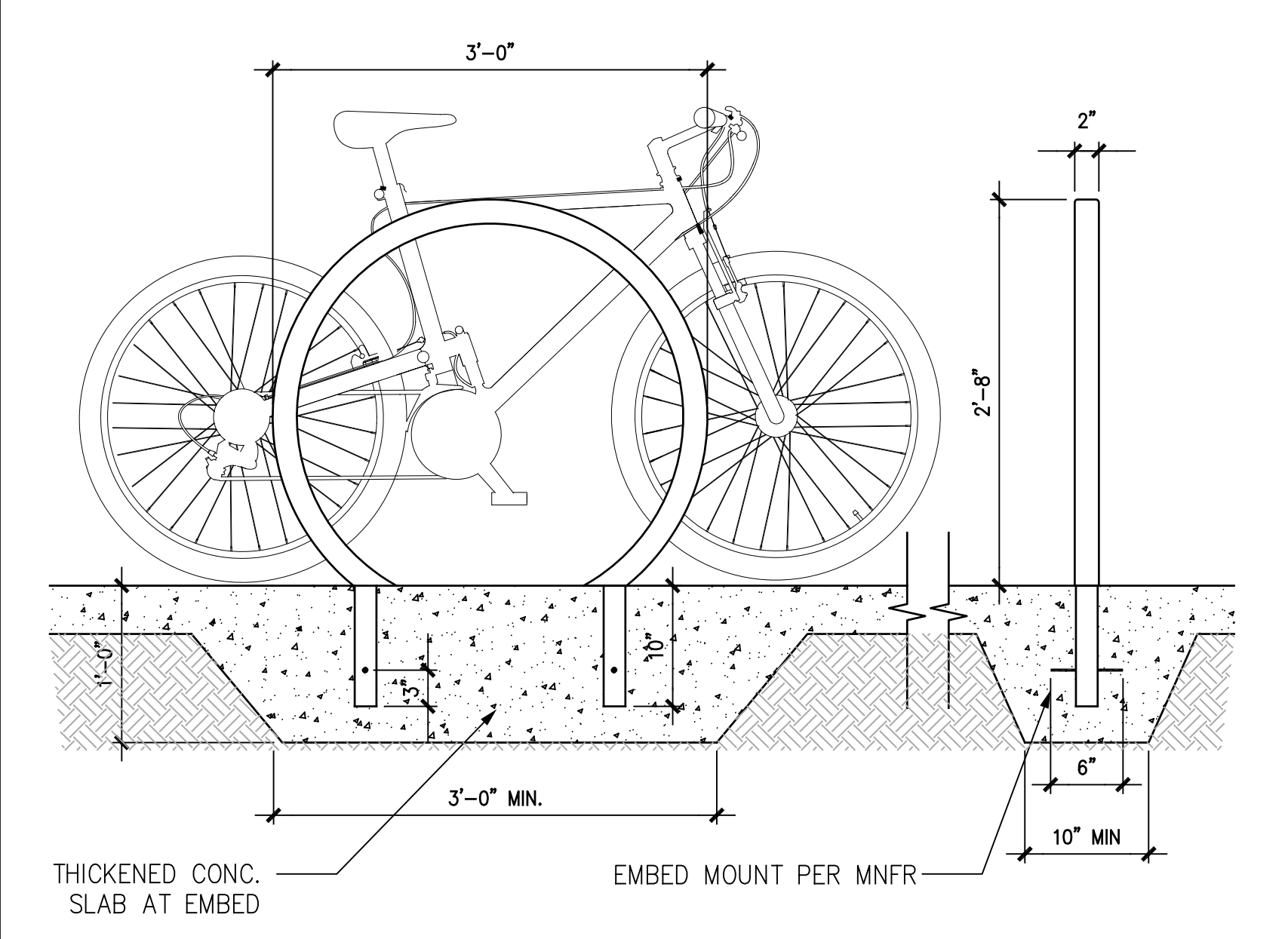
L5.30
OF SHEETS



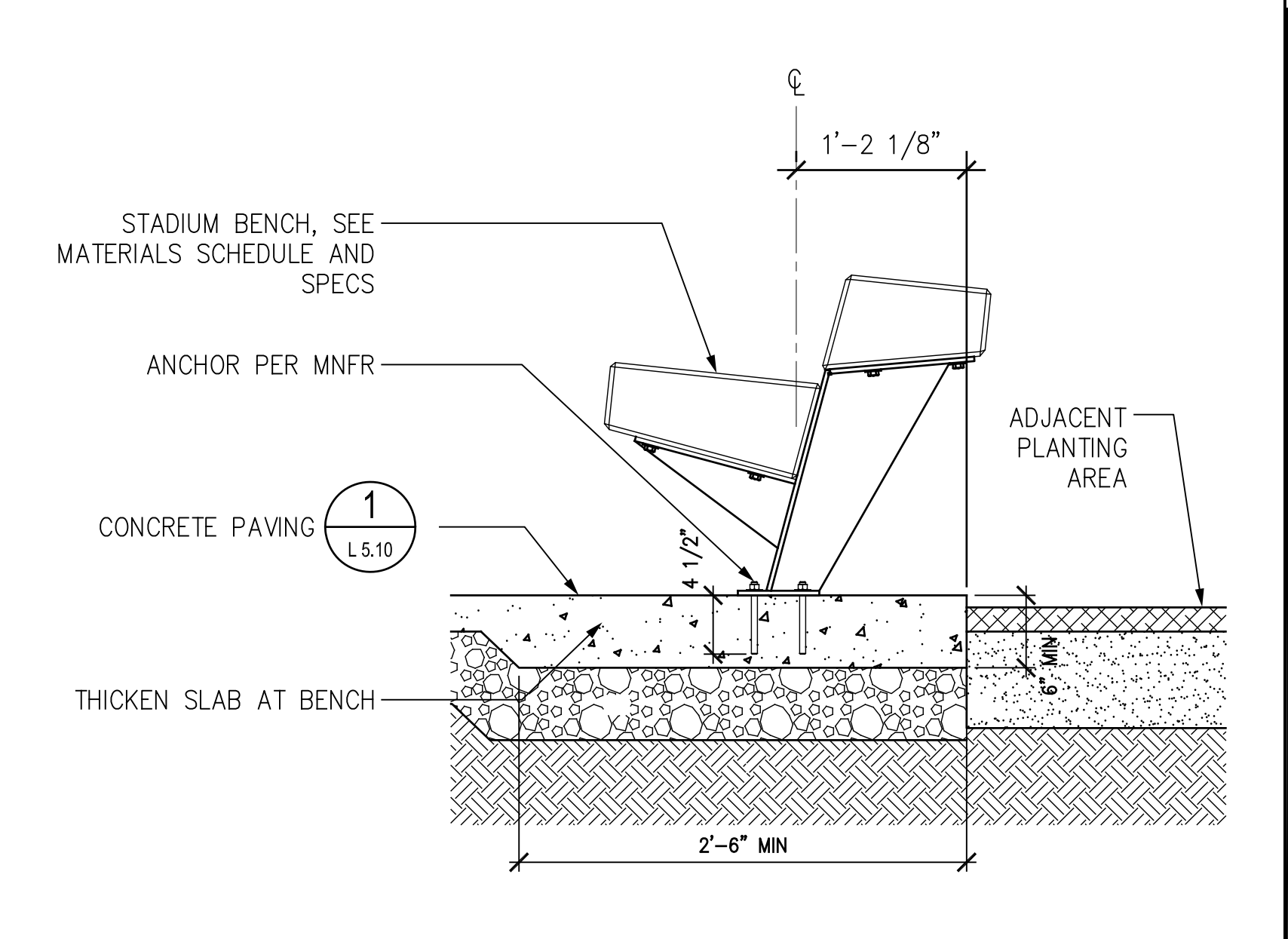
17 PARK BAR CONDUIT CHANNEL SCALE: 6"=1'-0"



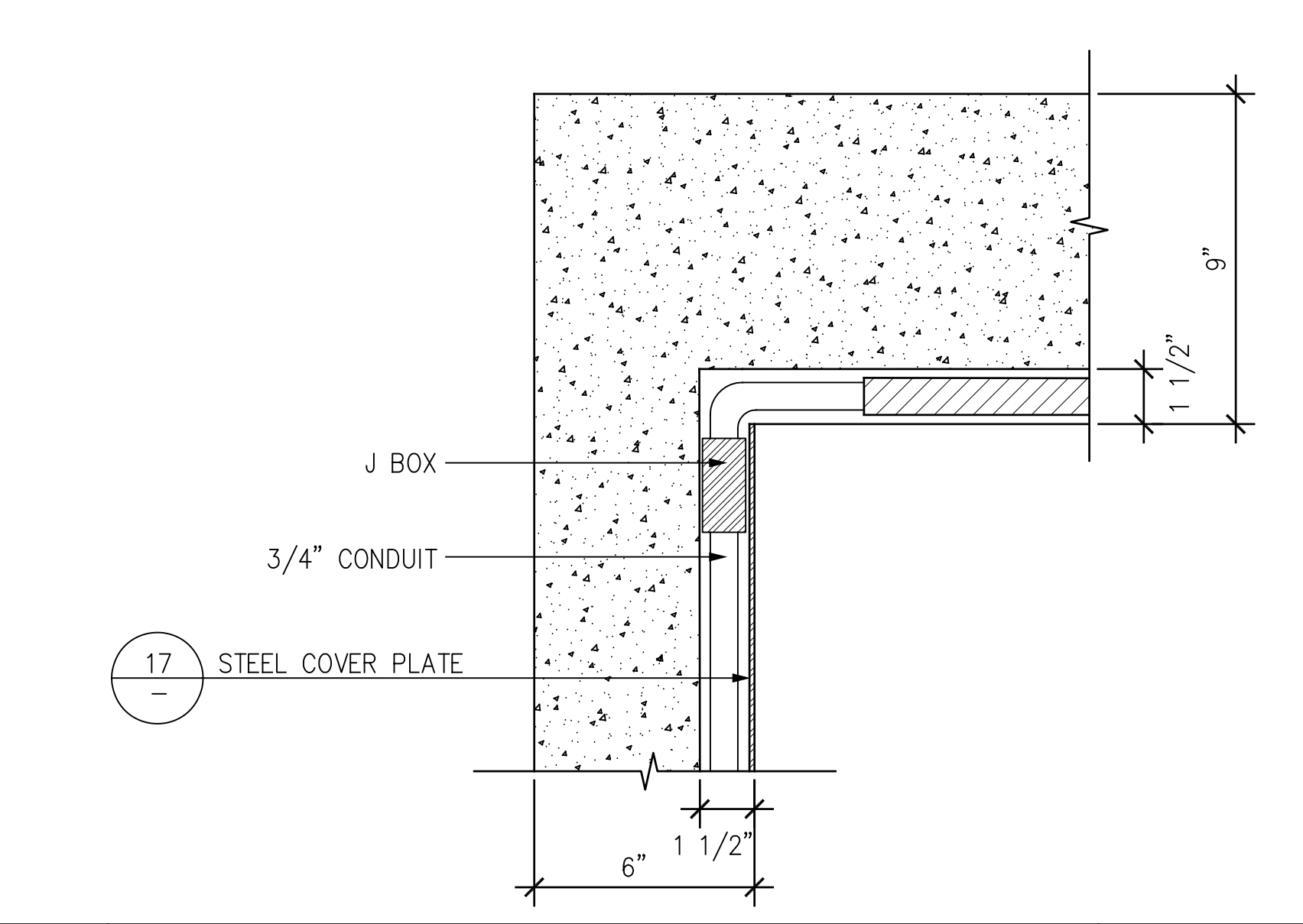
12 LITTER RECEPTACLE IN CIP CONC PAVING SCALE: 1"=1'-0"



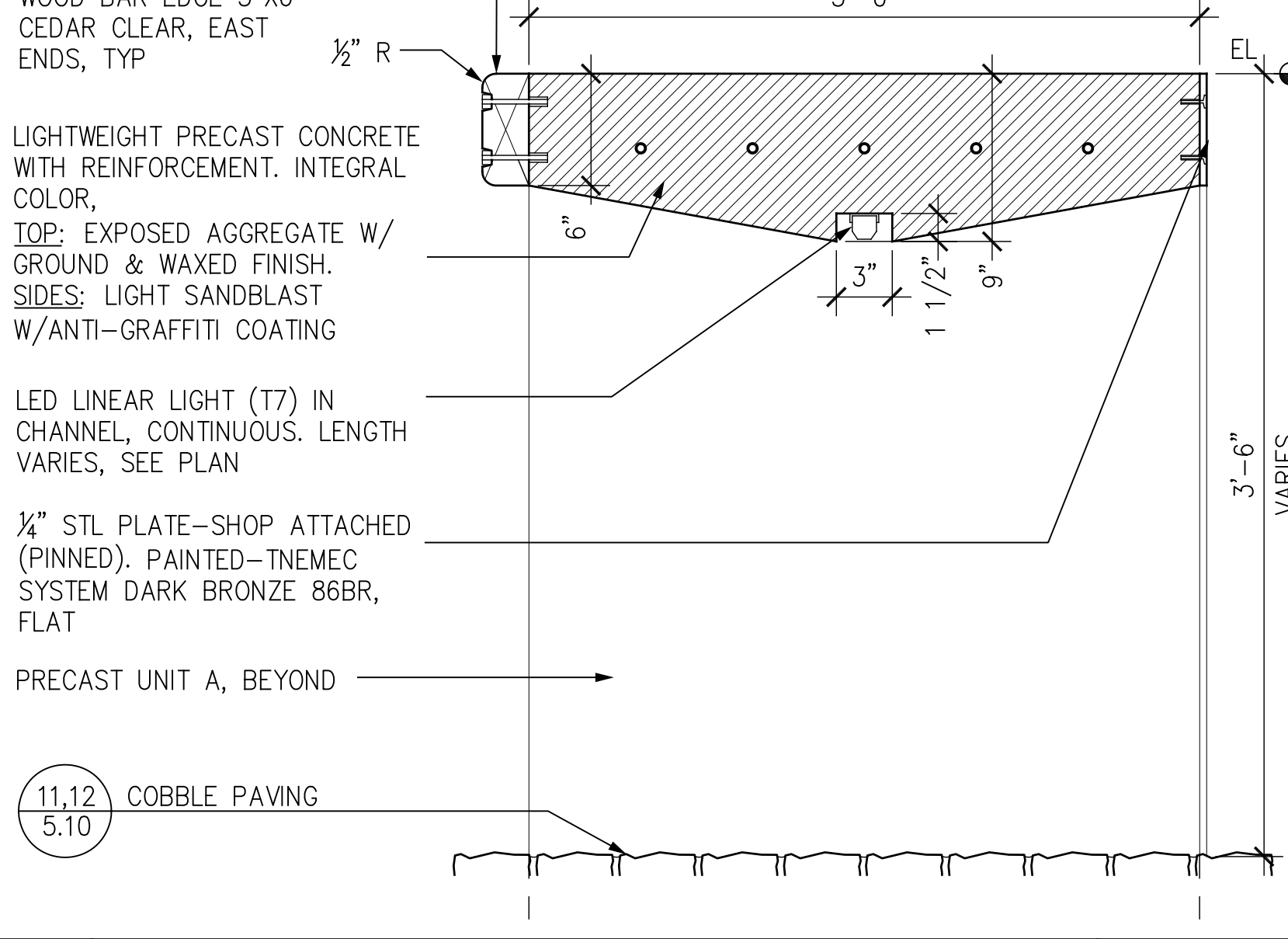
8 WELLE CIRCULAR SQUARE TUBE BIKE RACK SCALE: 1"=1'-0"



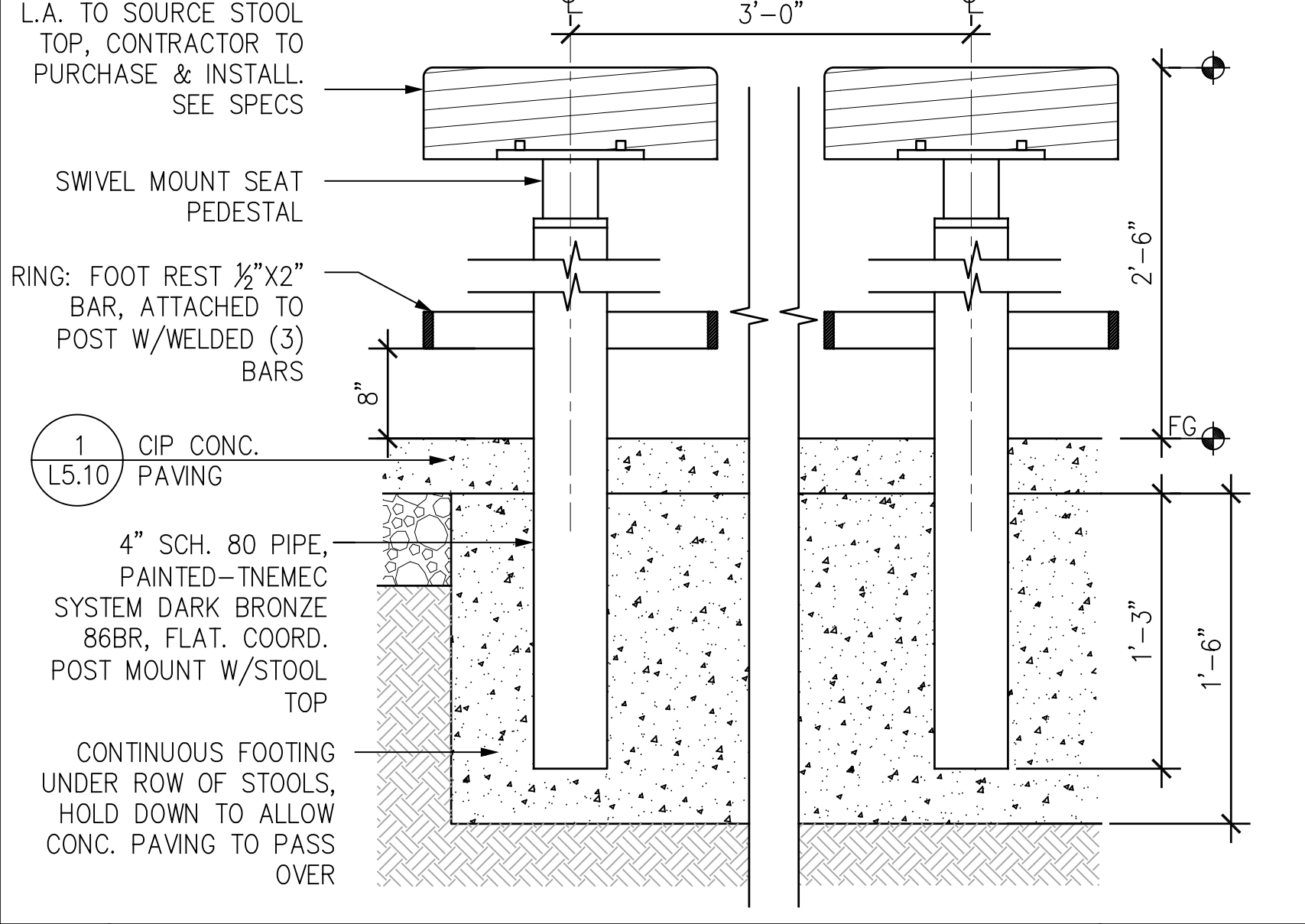
4 TRAPEZOID BENCH-SURFACE MOUNT AT GRADE SCALE: 1"=1'-0"



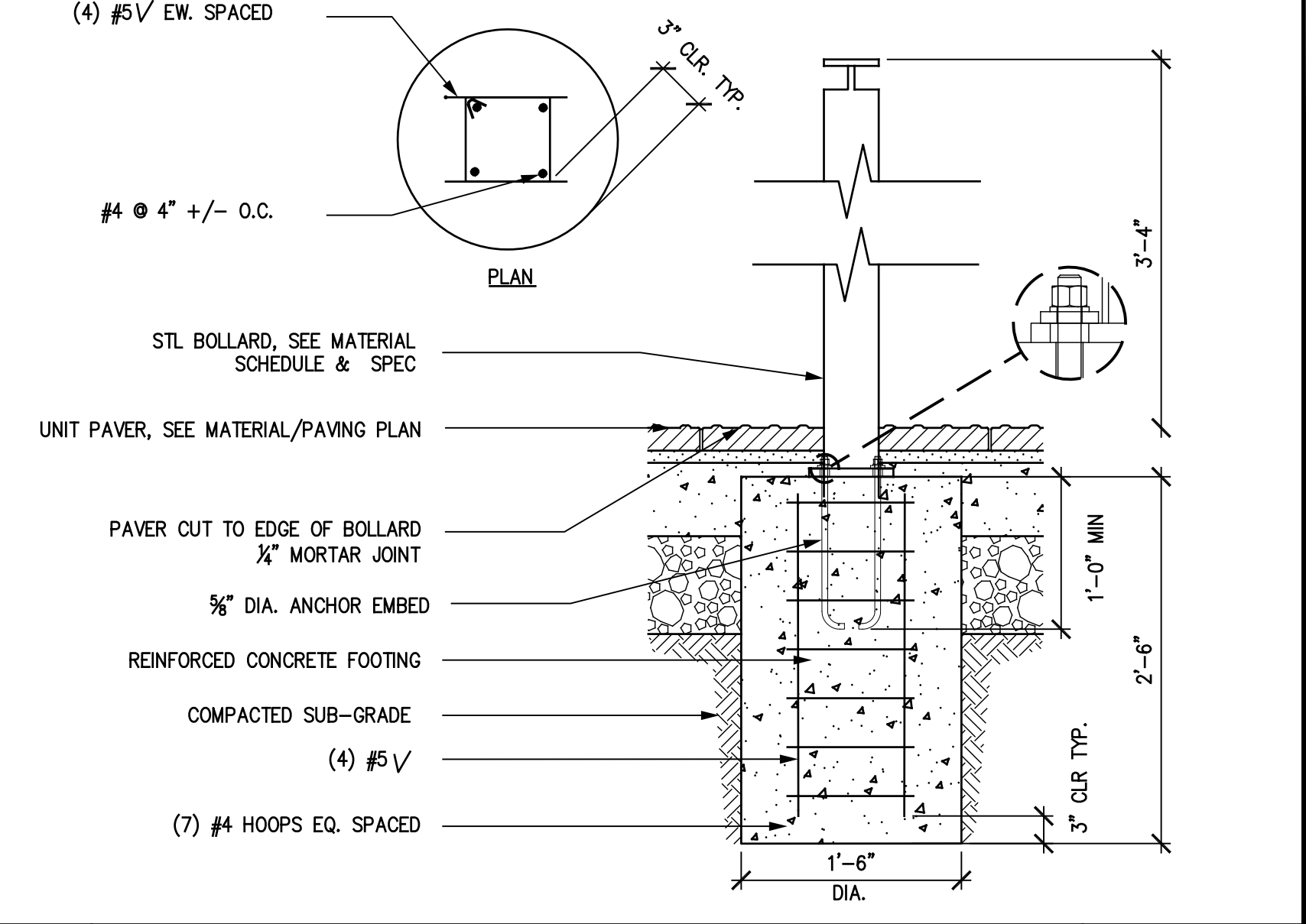
16 PARK BAR CONDUIT ROUTING SCALE: 3"=1'-0"



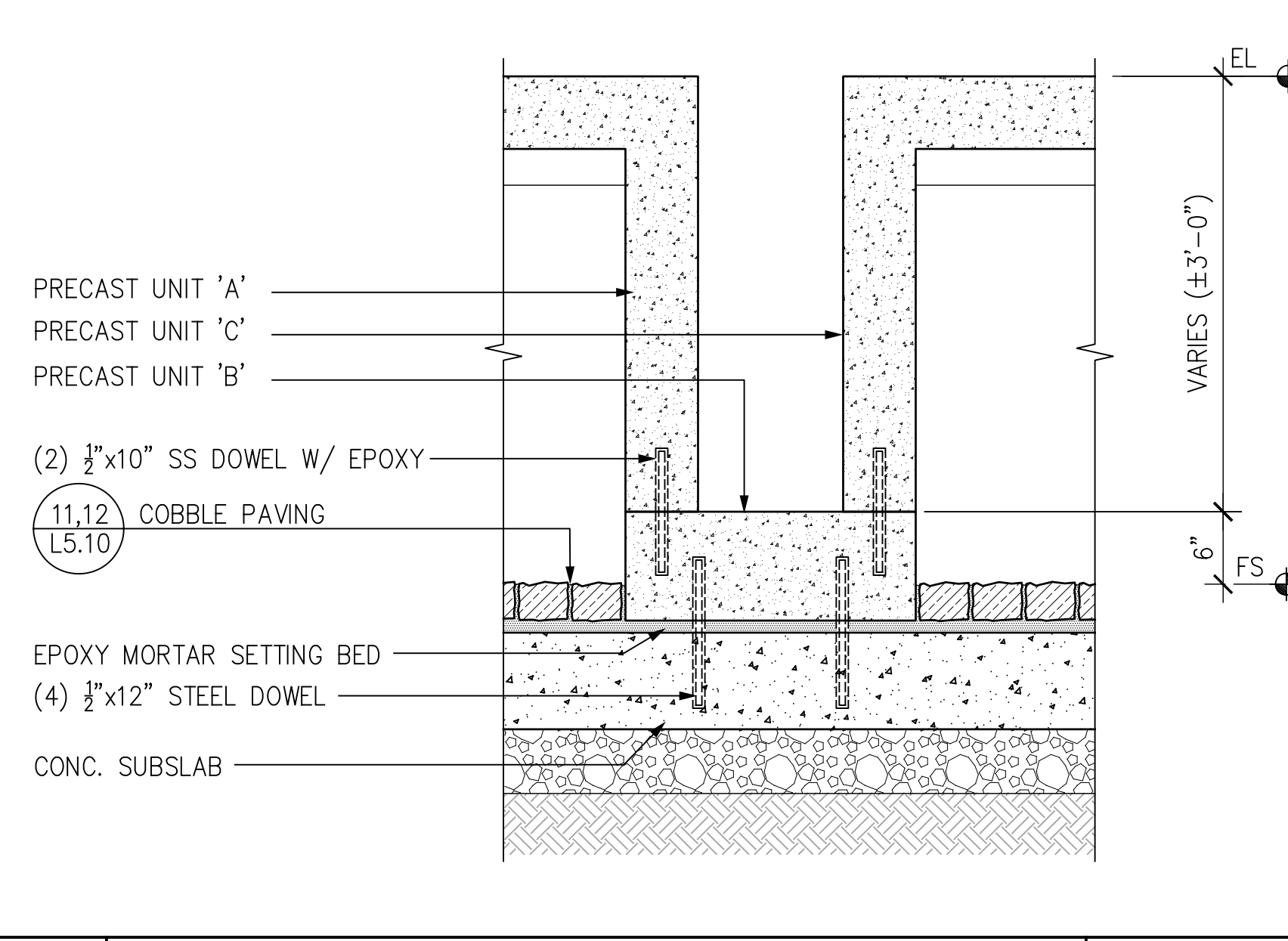
11 PARK BAR: TYPICAL SECTION SCALE: 1-1/2"=1'-0"



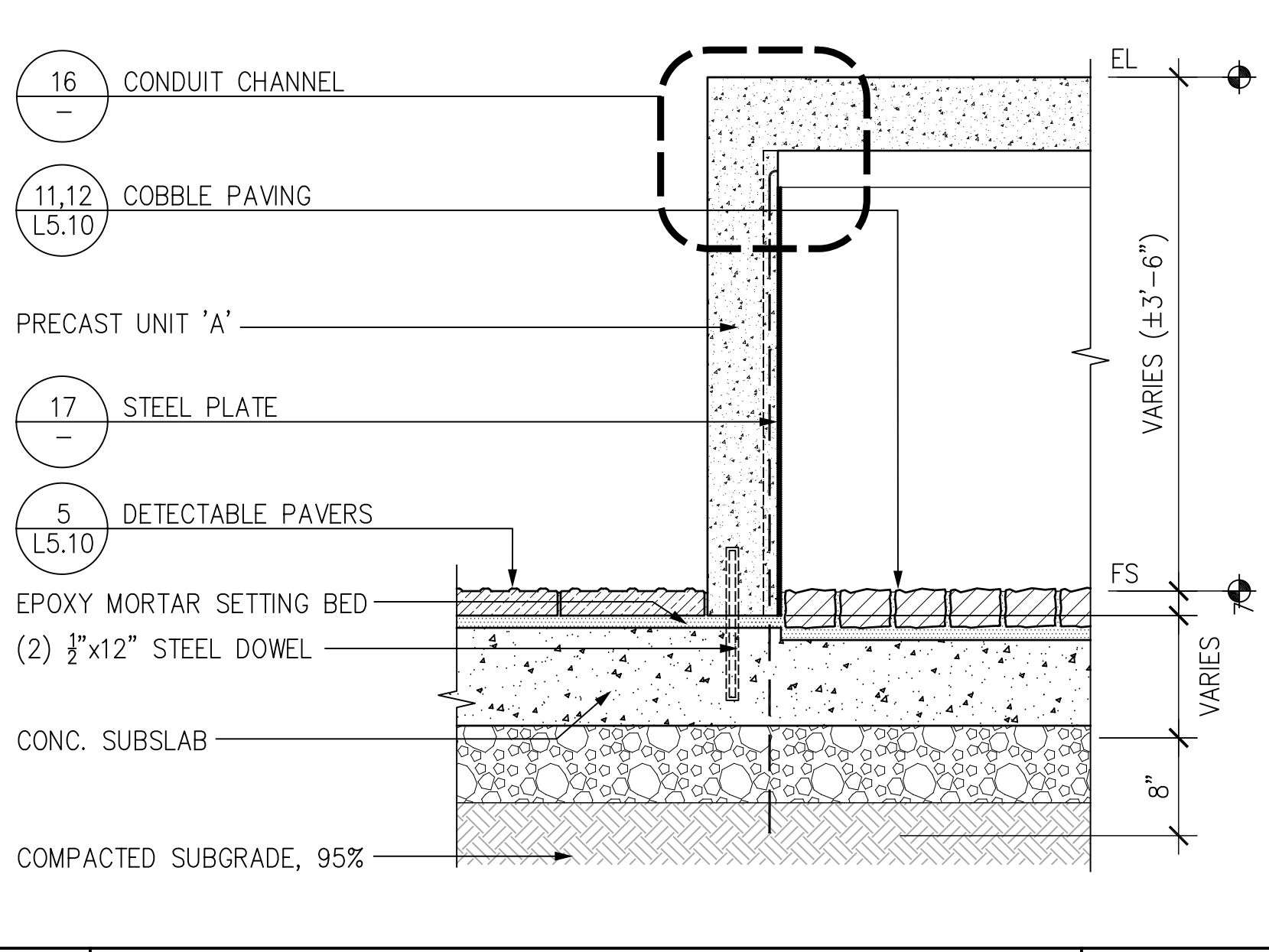
7 PARK BAR CUSTOM STOOL SCALE: 1-1/2"=1'-0"



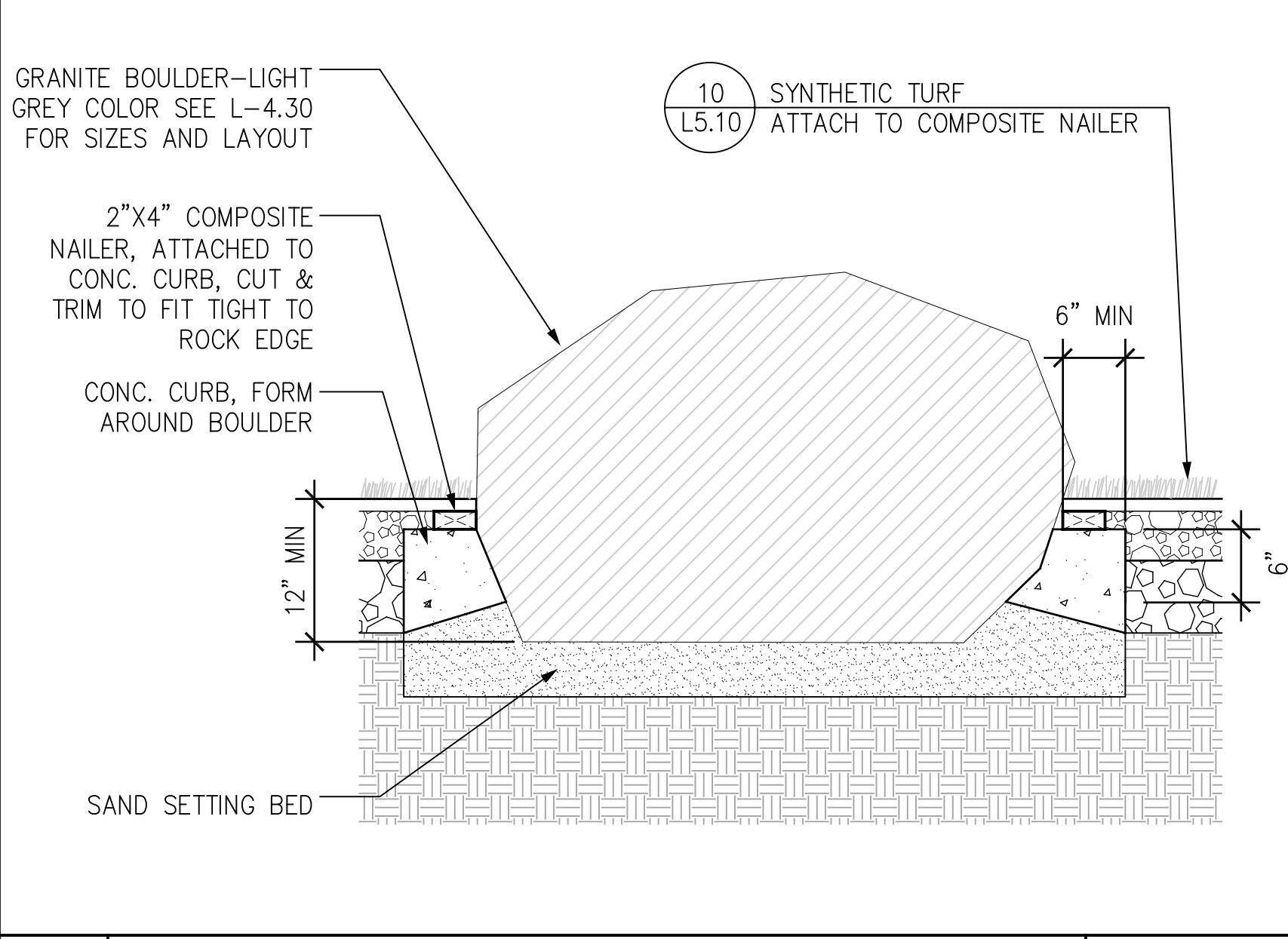
3 BOLLARD FOOTING SCALE: 1"=1'-0"



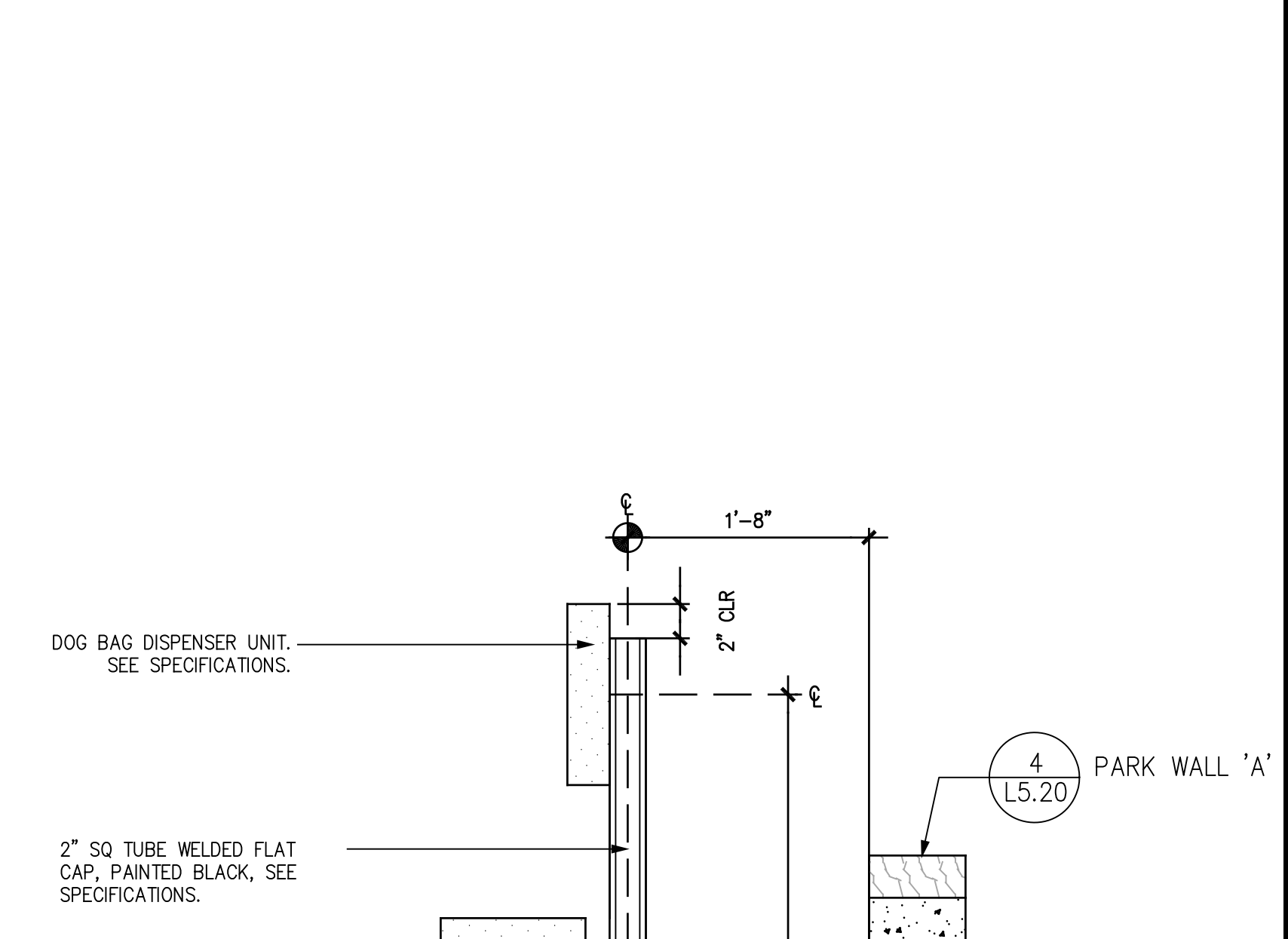
15 PARK BAR - BASE MIDDLE SCALE: 1"=1'-0"



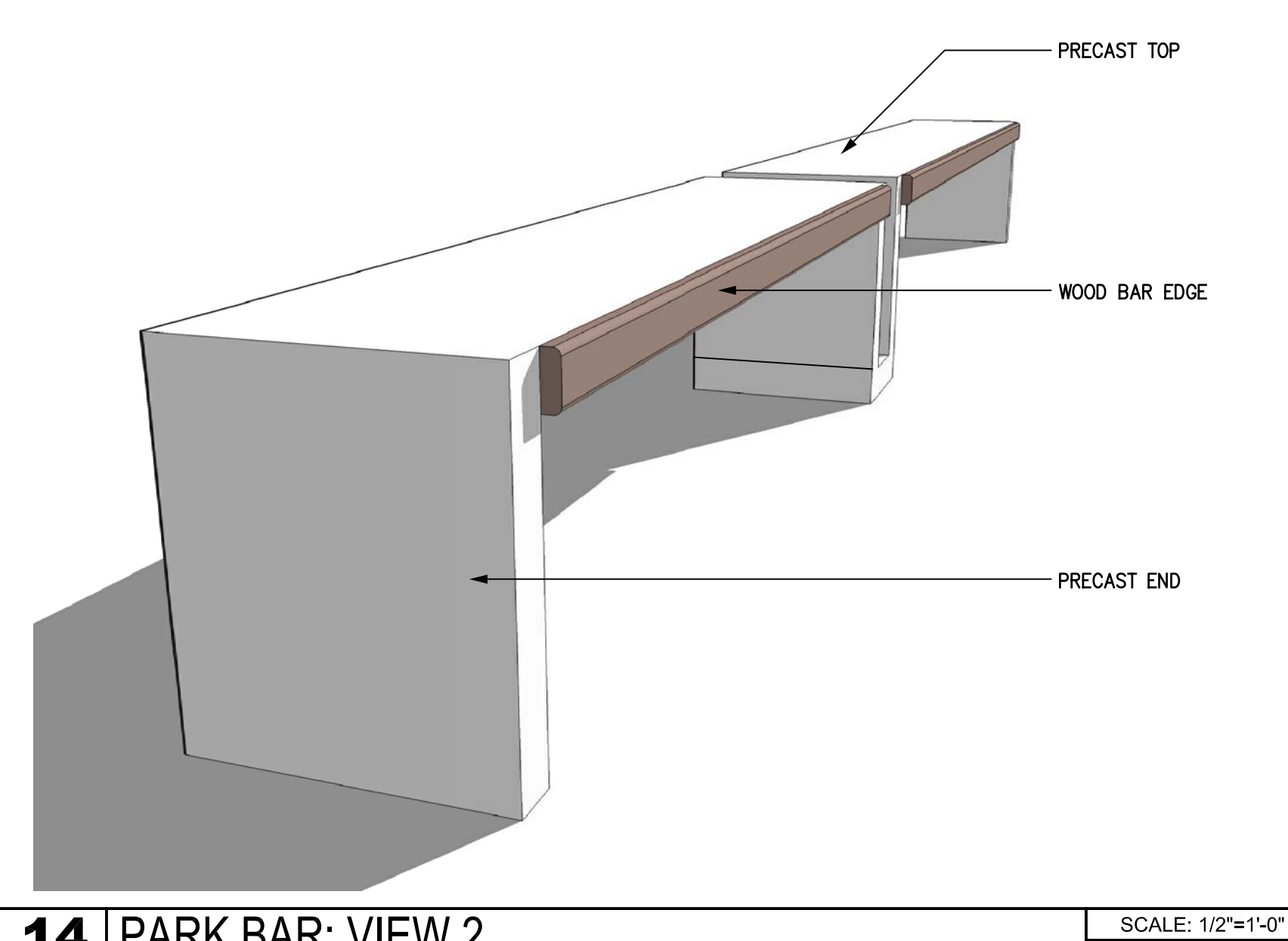
10 PARK BAR - BASE END SCALE: 1"=1'-0"



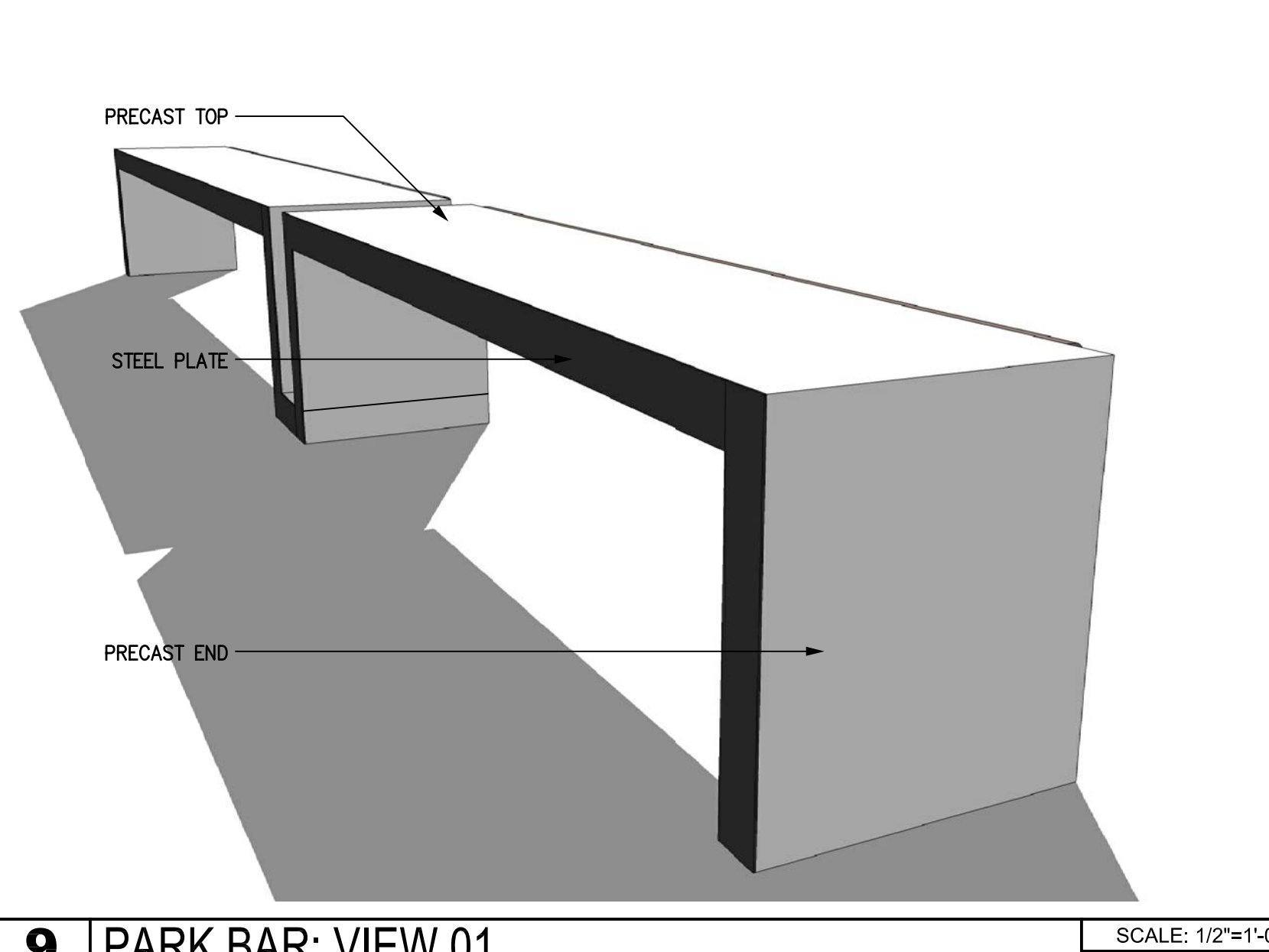
6 BOULDER IN SYNTHETIC TURF SCALE: 1"=1'-0"



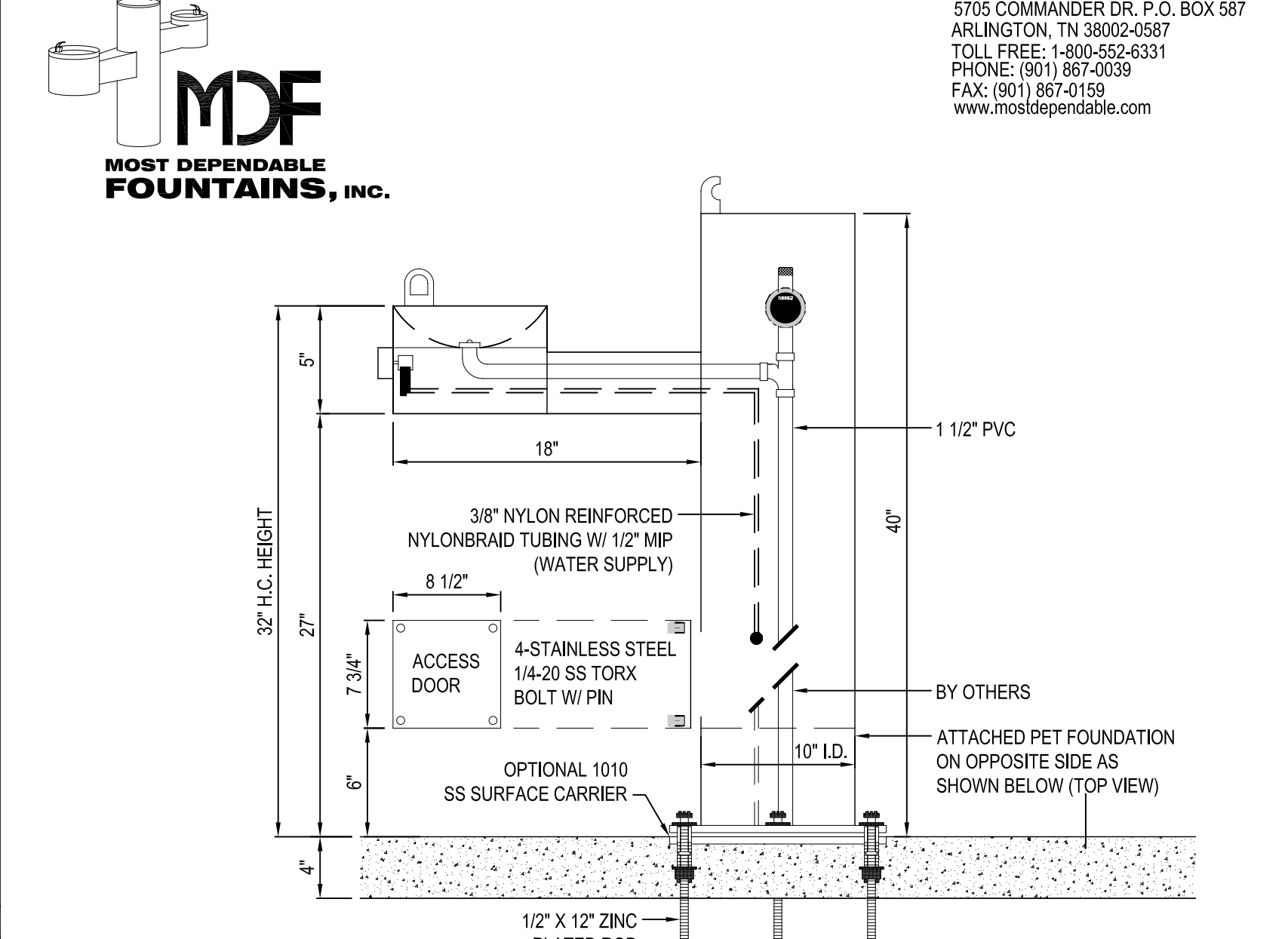
2 DOG BAG DISPENSER POST FOOTING SCALE: 1"=1'-0"



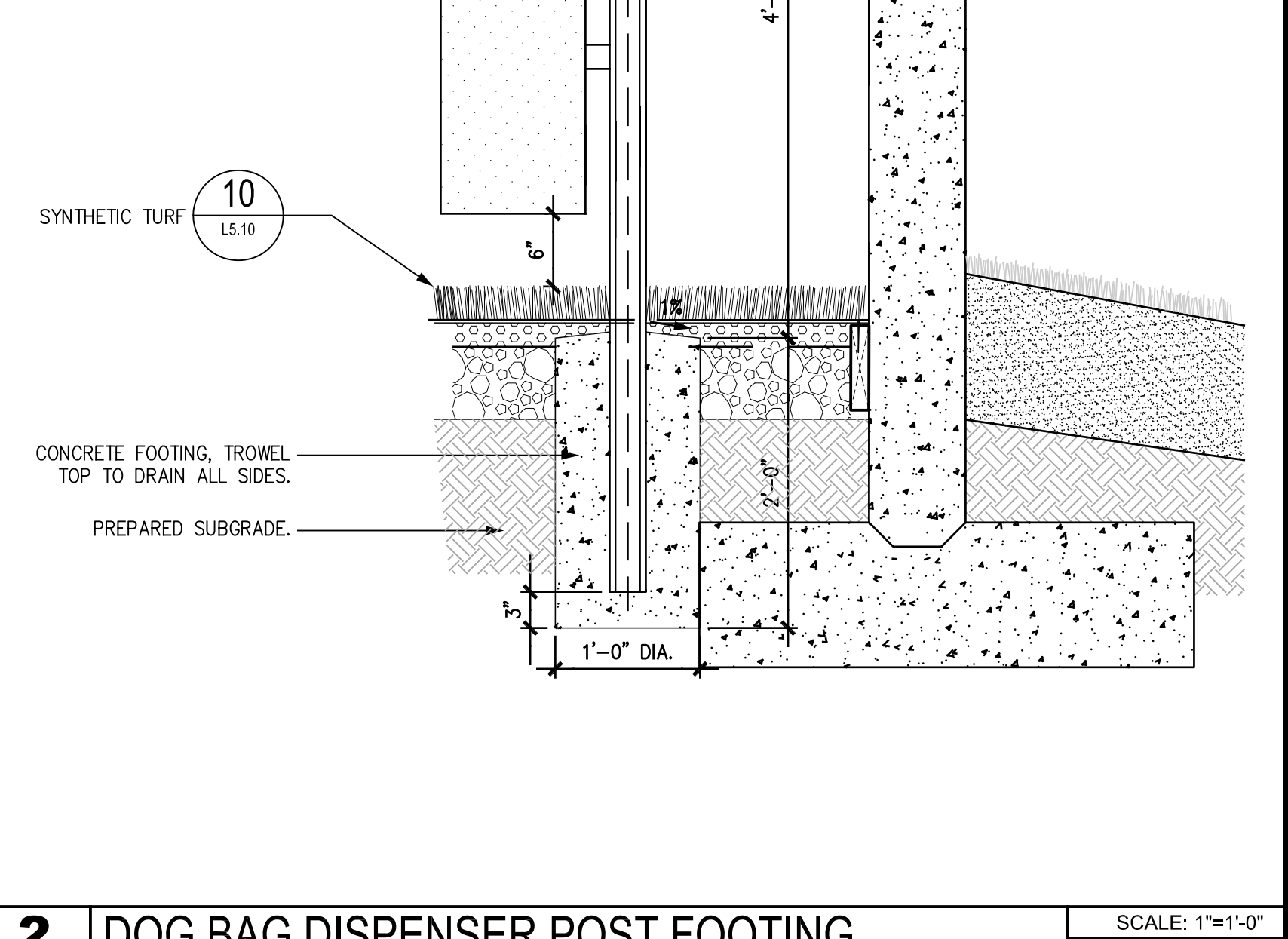
14 PARK BAR: VIEW 2 SCALE: 1/2"=1'-0"



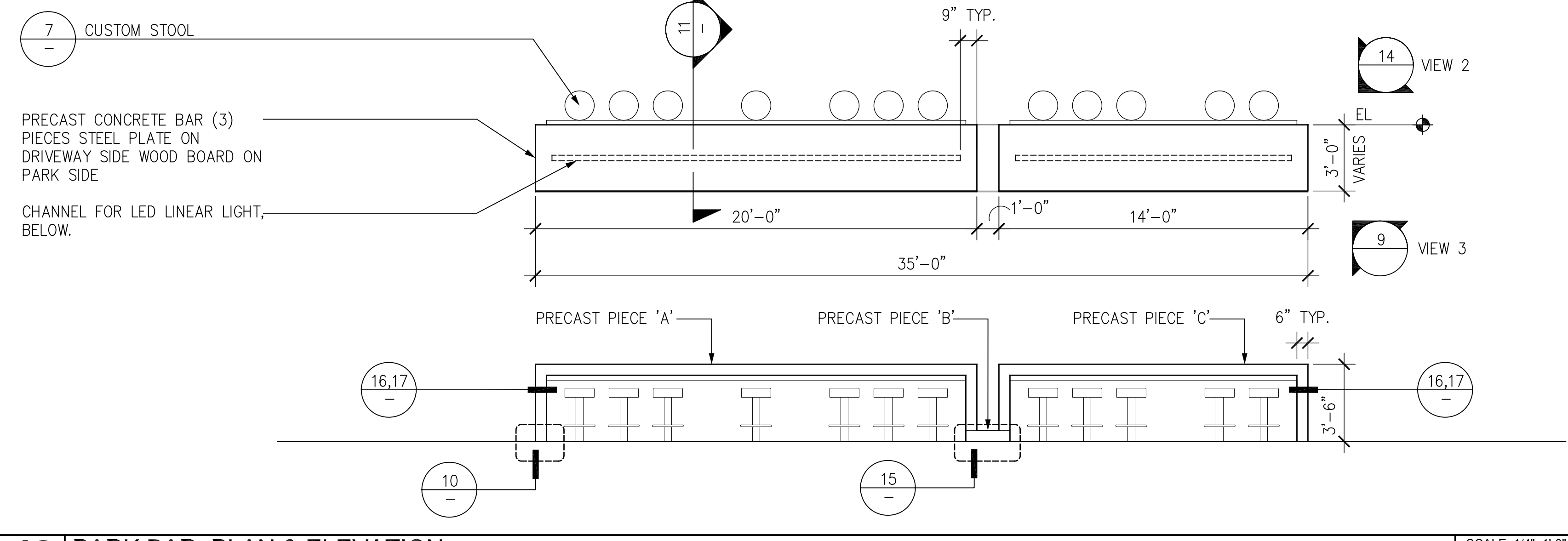
9 PARK BAR: VIEW 01 SCALE: 1/2"=1'-0"



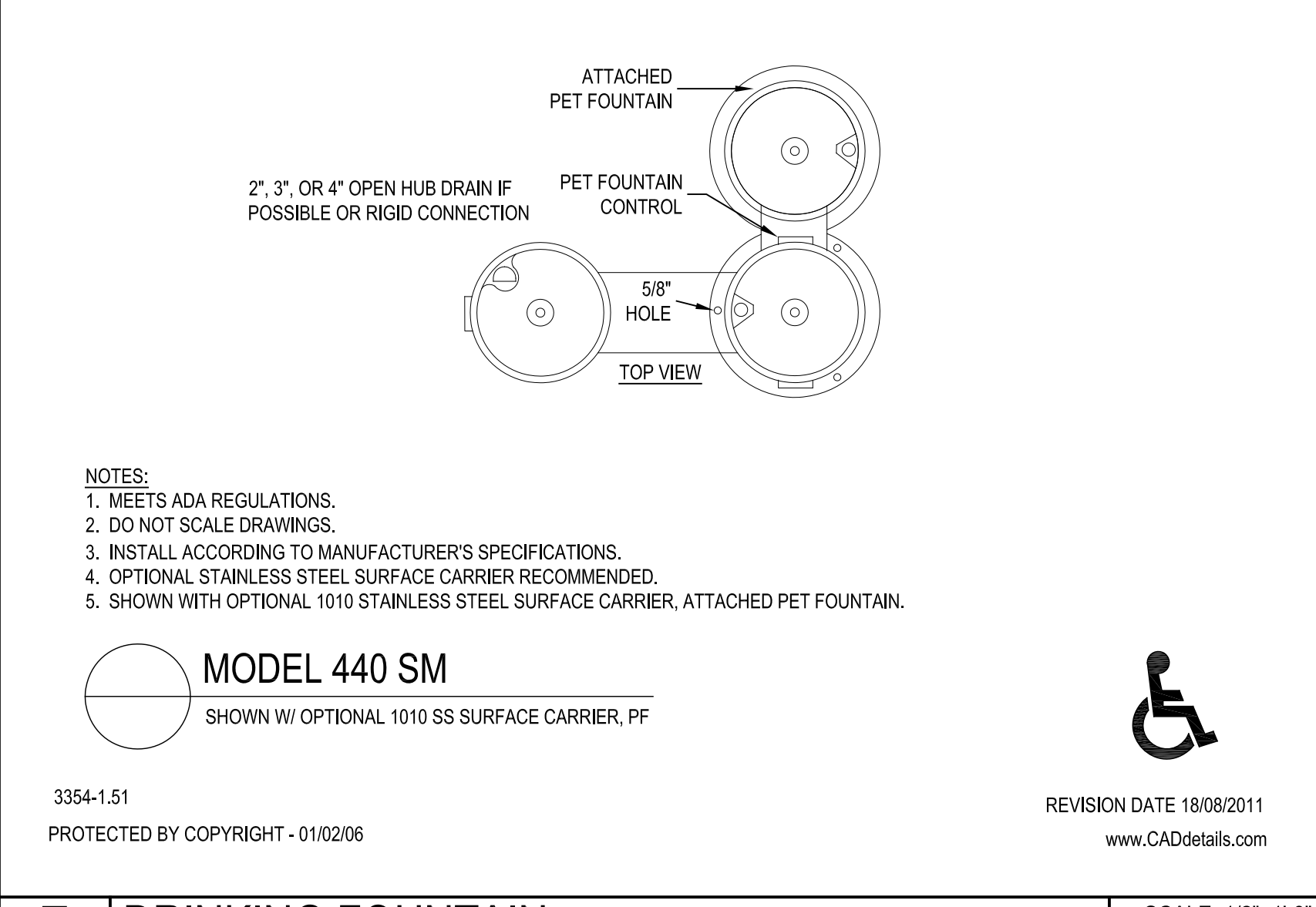
5 DRINKING FOUNTAIN SCALE: 1/2"=1'-0"



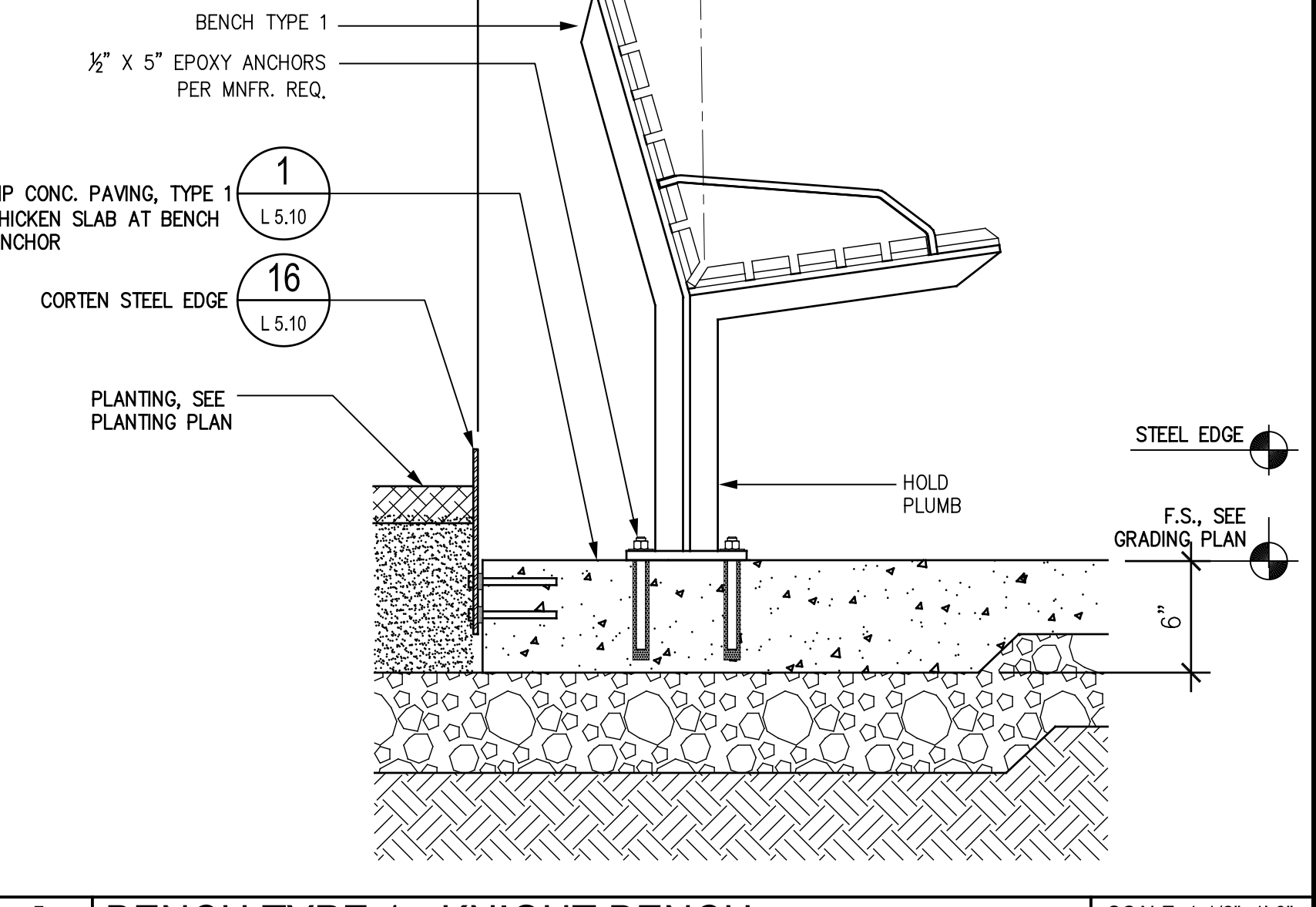
1 DOG BAG DISPENSER POST FOOTING SCALE: 1"=1'-0"



13 PARK BAR: PLAN & ELEVATION SCALE: 1/4"=1'-0"



7 PARK BAR CUSTOM STOOL SCALE: 1/2"=1'-0"



1 BENCH TYPE 1 - KNIGHT BENCH SCALE: 1-1/2"=1'-0"

Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

APPENDIX	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

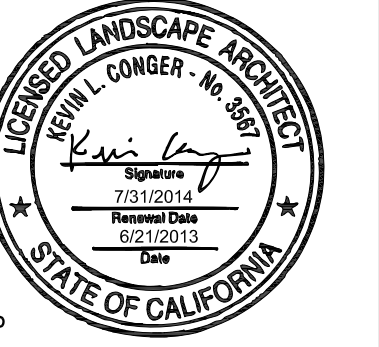
Details - Furnishings



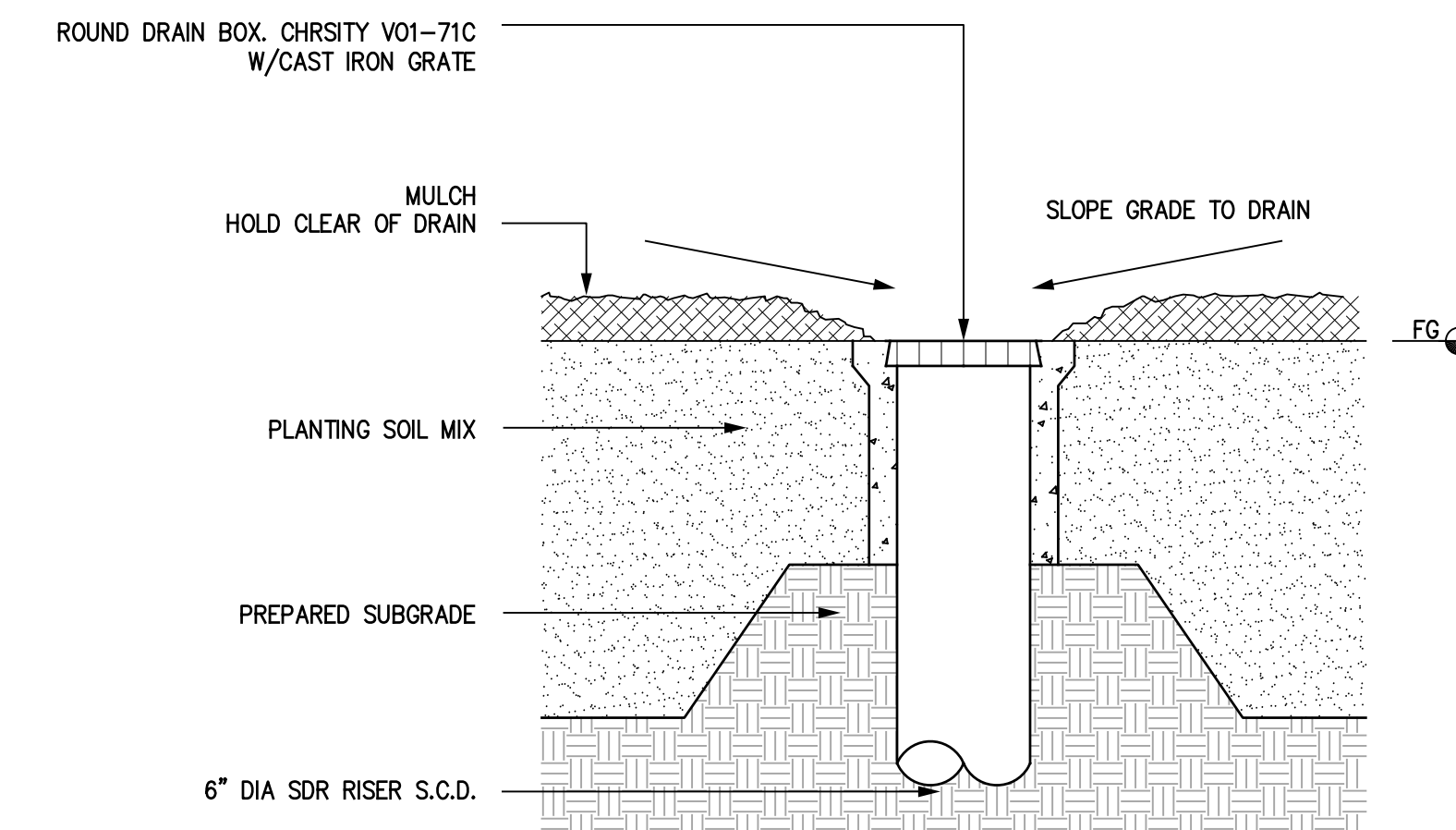
JOB NUMBER	RELEASE DATE
20311	02.21.2013

L5.40

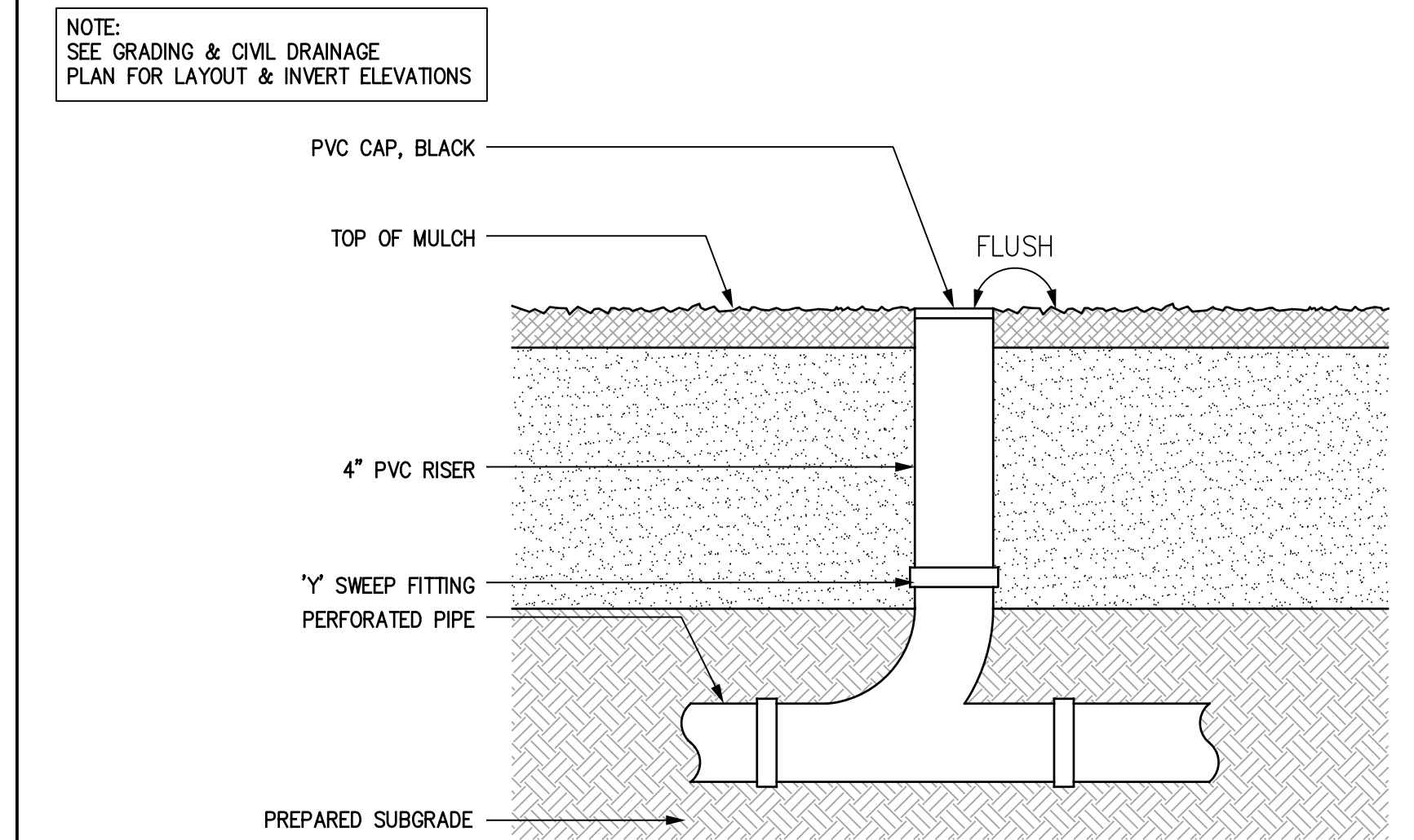
OF SHEETS



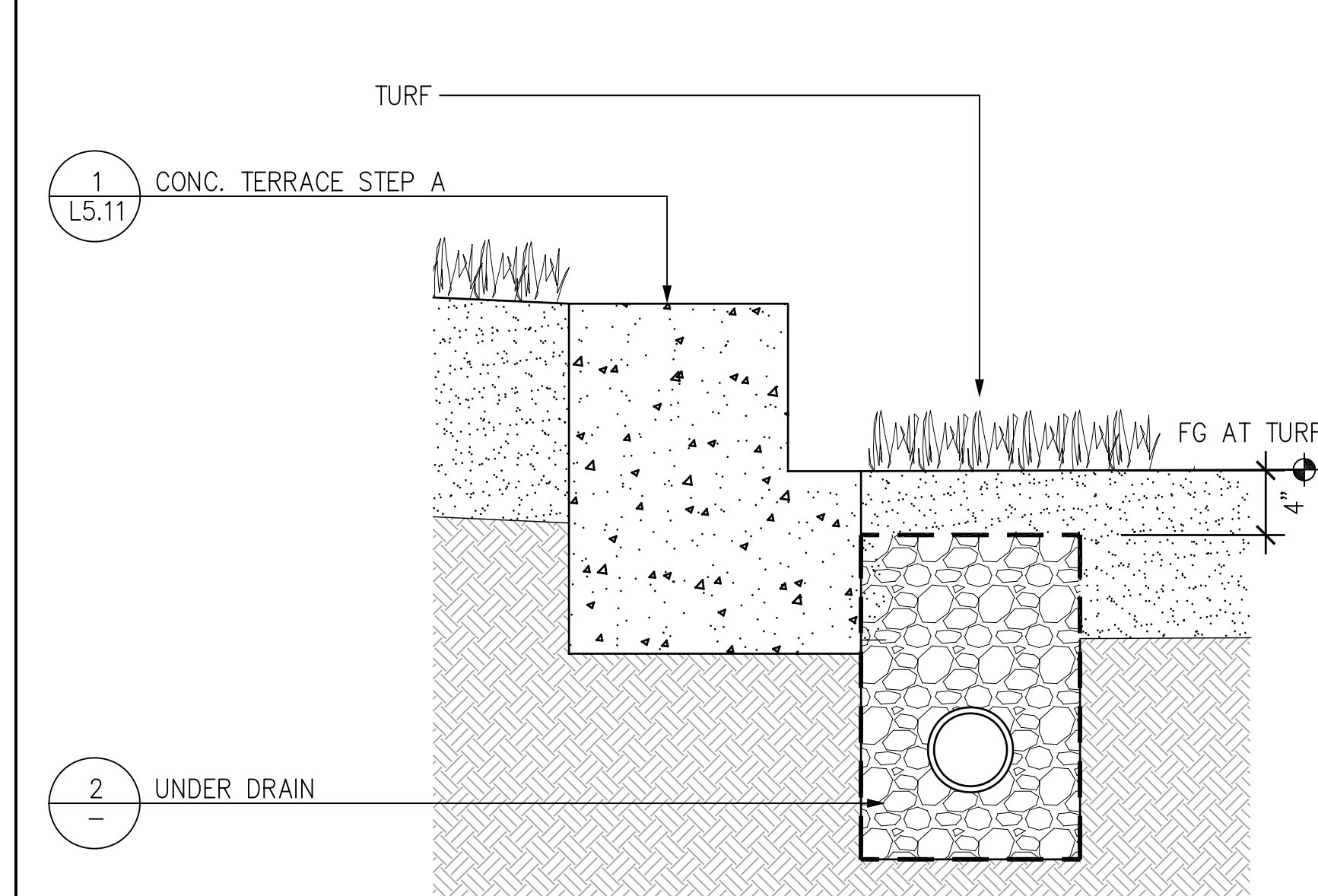
LICENSE STAMP



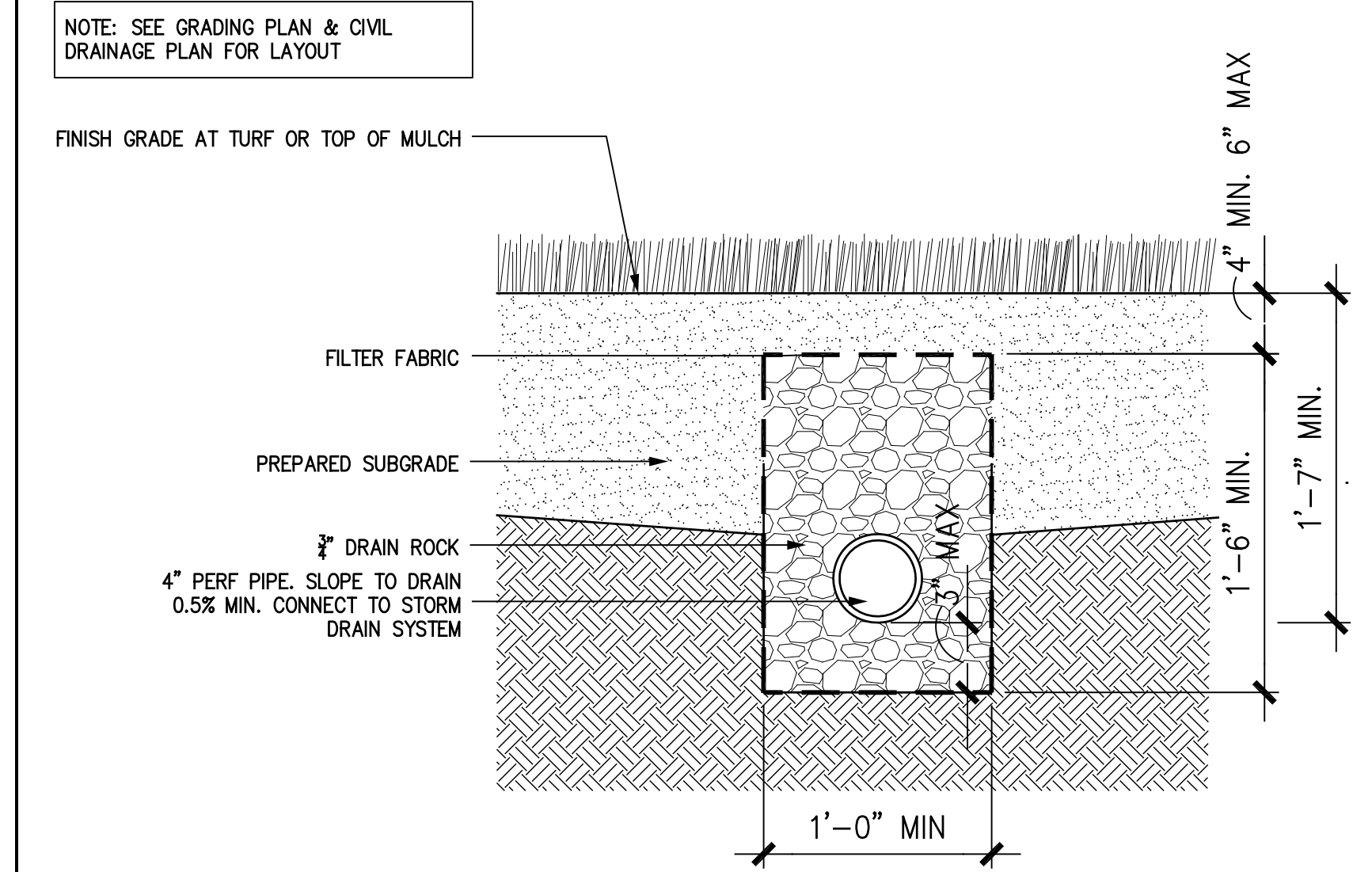
5 AREA DRAIN IN PLANTING AREA SCALE: 1-1/2"=1'-0"



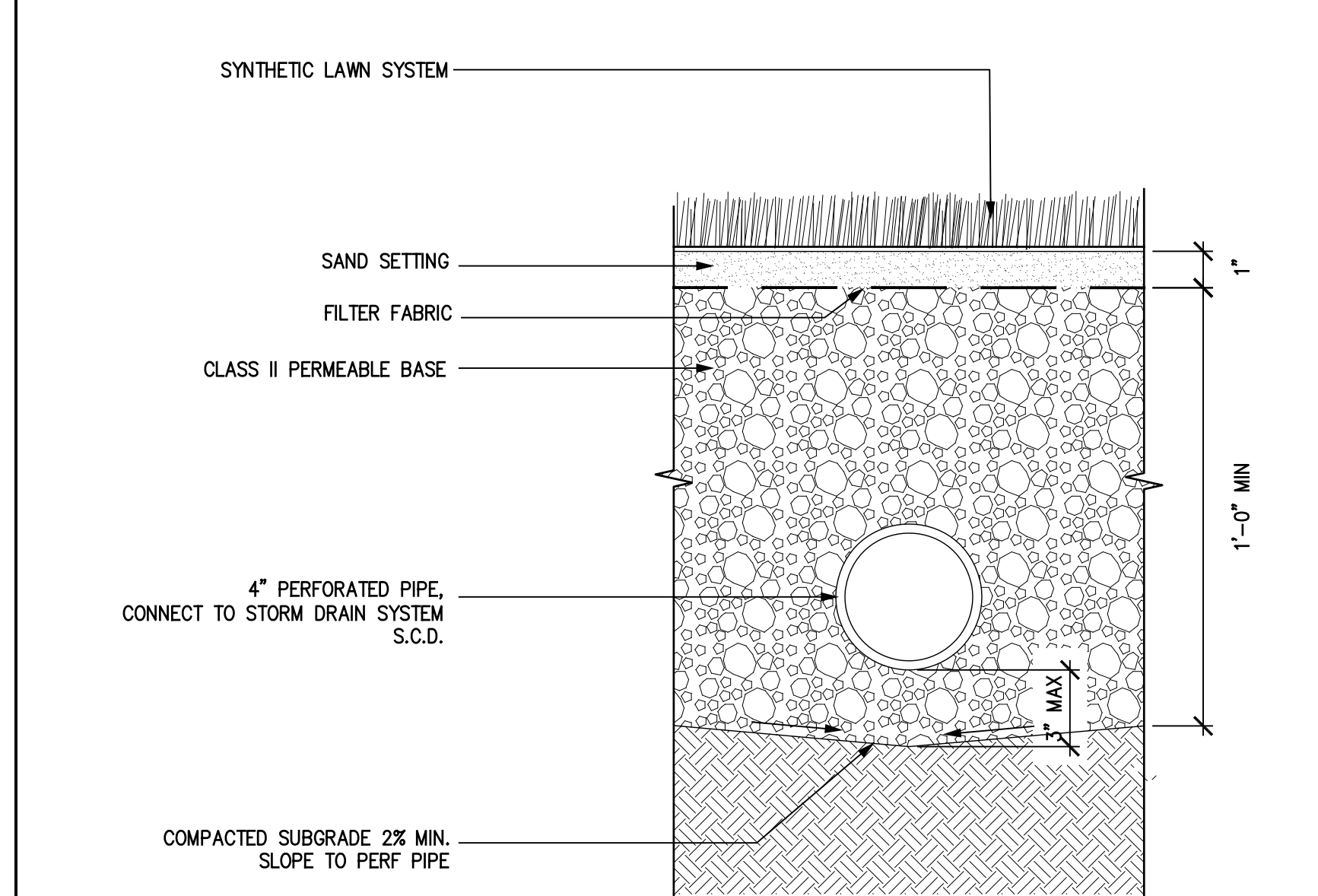
4 UNDERDRAIN CLEANOUT SCALE: 1-1/2"=1'-0"



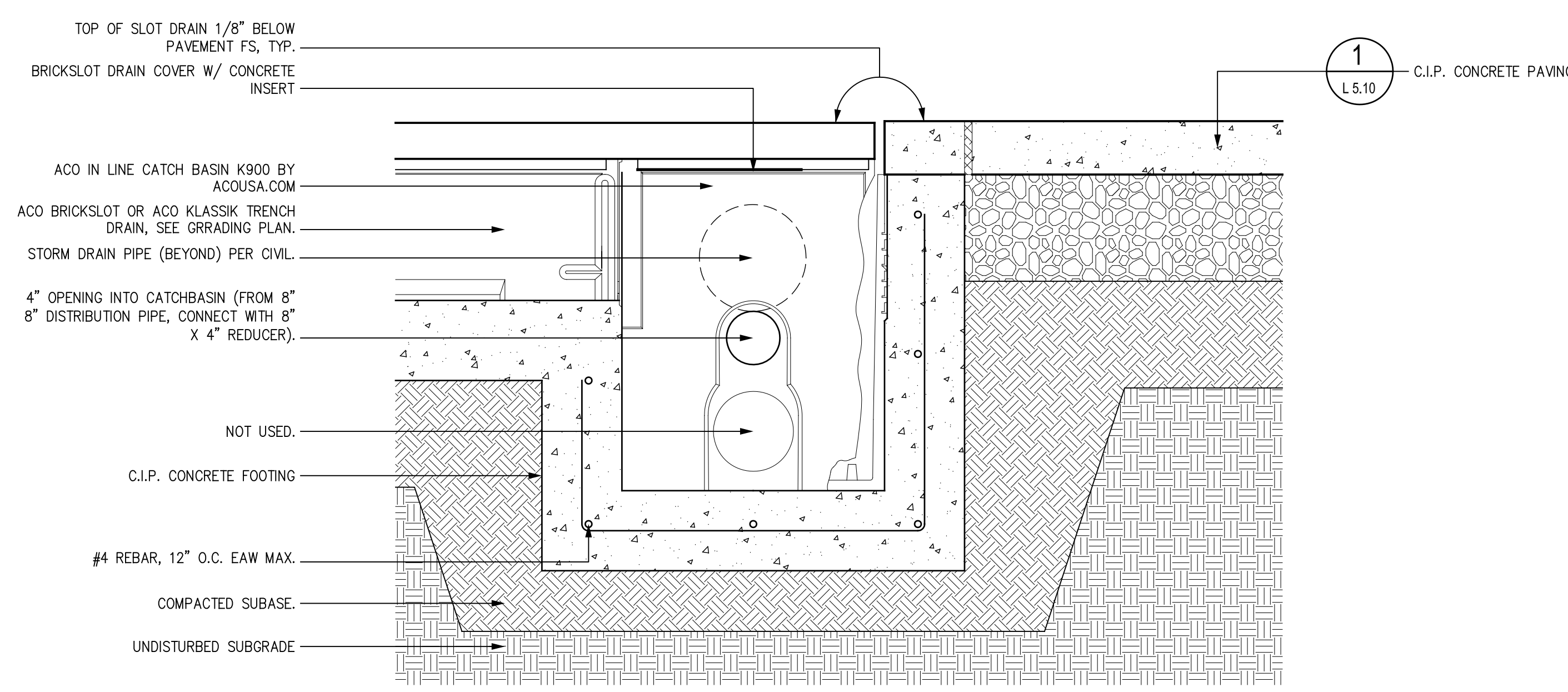
3 UNDER DRAIN AT STEP SCALE: 1-1/2"=1'-0"



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

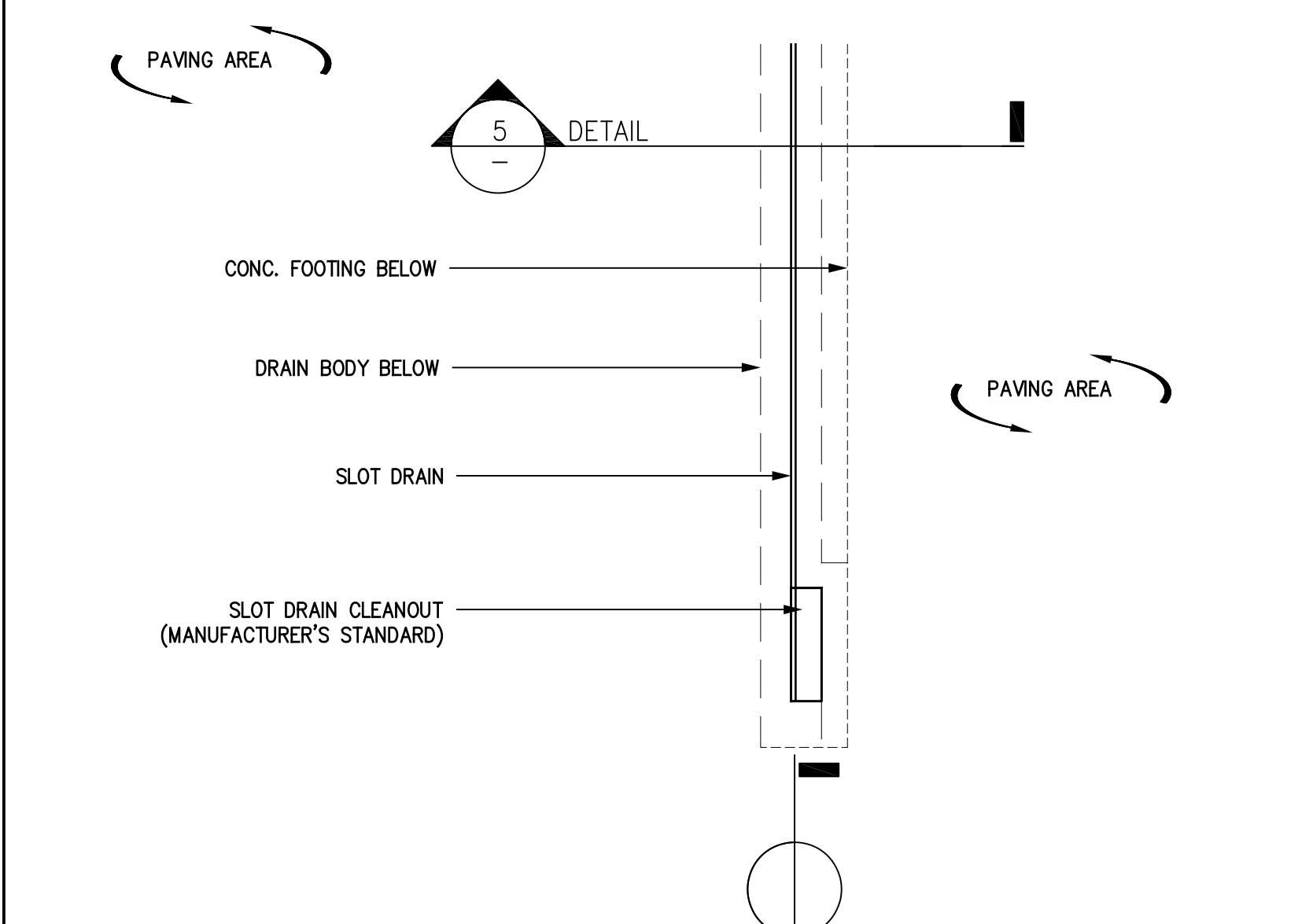


1 SYNTHETIC TURF UNDERDRAIN SCALE: 3"=1'-0"

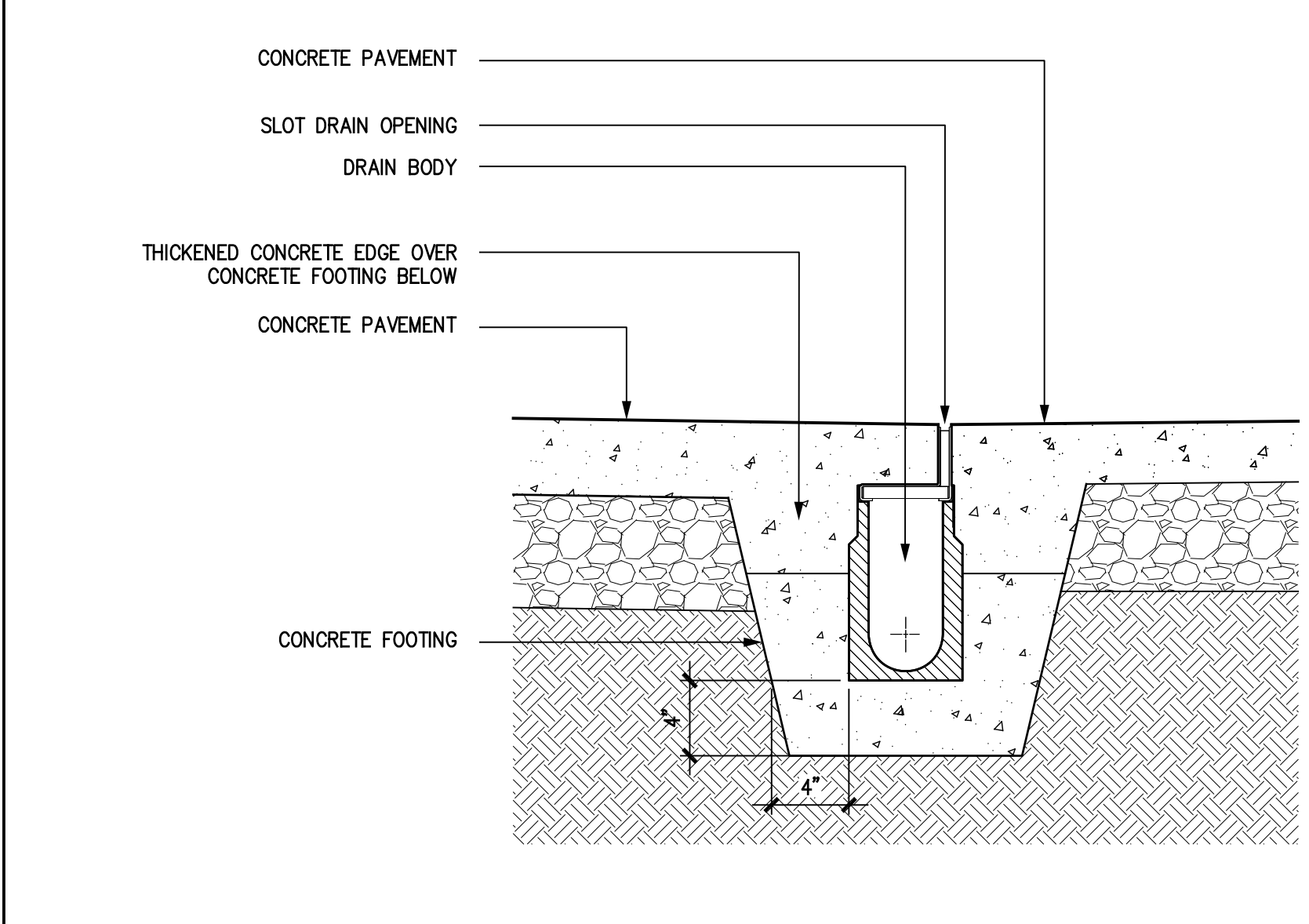


NOTE:
 1. The catch basin shall be ACO Drain K900 series made from polymer concrete with a stainless or galvanized steel roll cast-in or manufactured by ACO Polymer Products, Inc., Chardon, OH.
 2. The K900 series catch basin will be used in conjunction with 4\"/>

8 IN LINE CATCH BASIN FOR SLOT AND TRENCH DRAINS SCALE: 1-1/2"=1'-0"



7 SLOT DRAIN AND CLEAN OUT: PLAN SCALE: 1/2"=1'-0"



6 SLOT DRAIN SCALE: 1-1/2"=1'-0"

Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Details - Drainage



SCALE	1" = 10'
JOB NUMBER	20311
RELEASE DATE	02.21.2013
DRAWN BY	CYLS HW
CHECKED BY	CS, JR

L5.50
 OF SHEETS



LICENSE STAMP

20

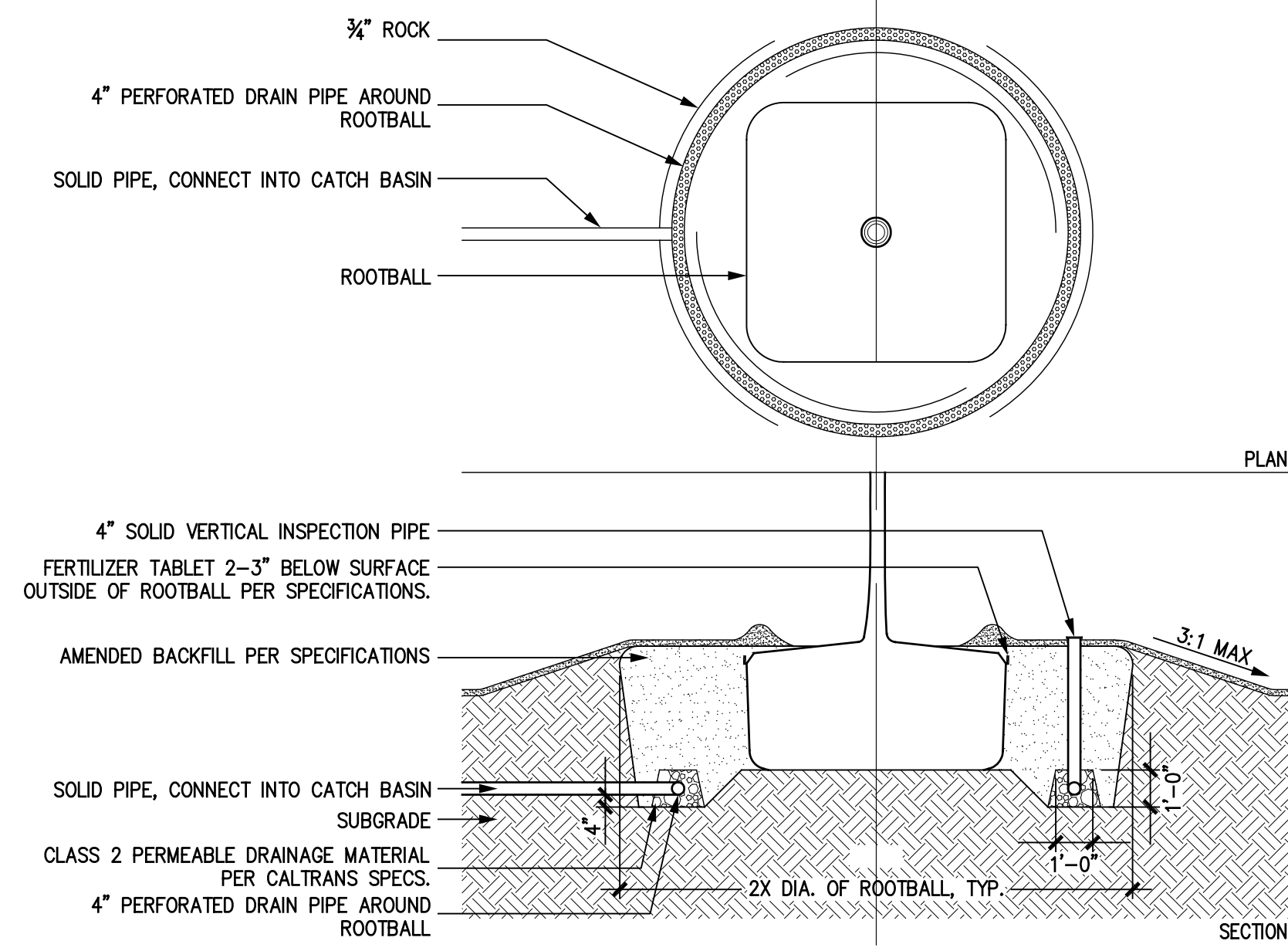
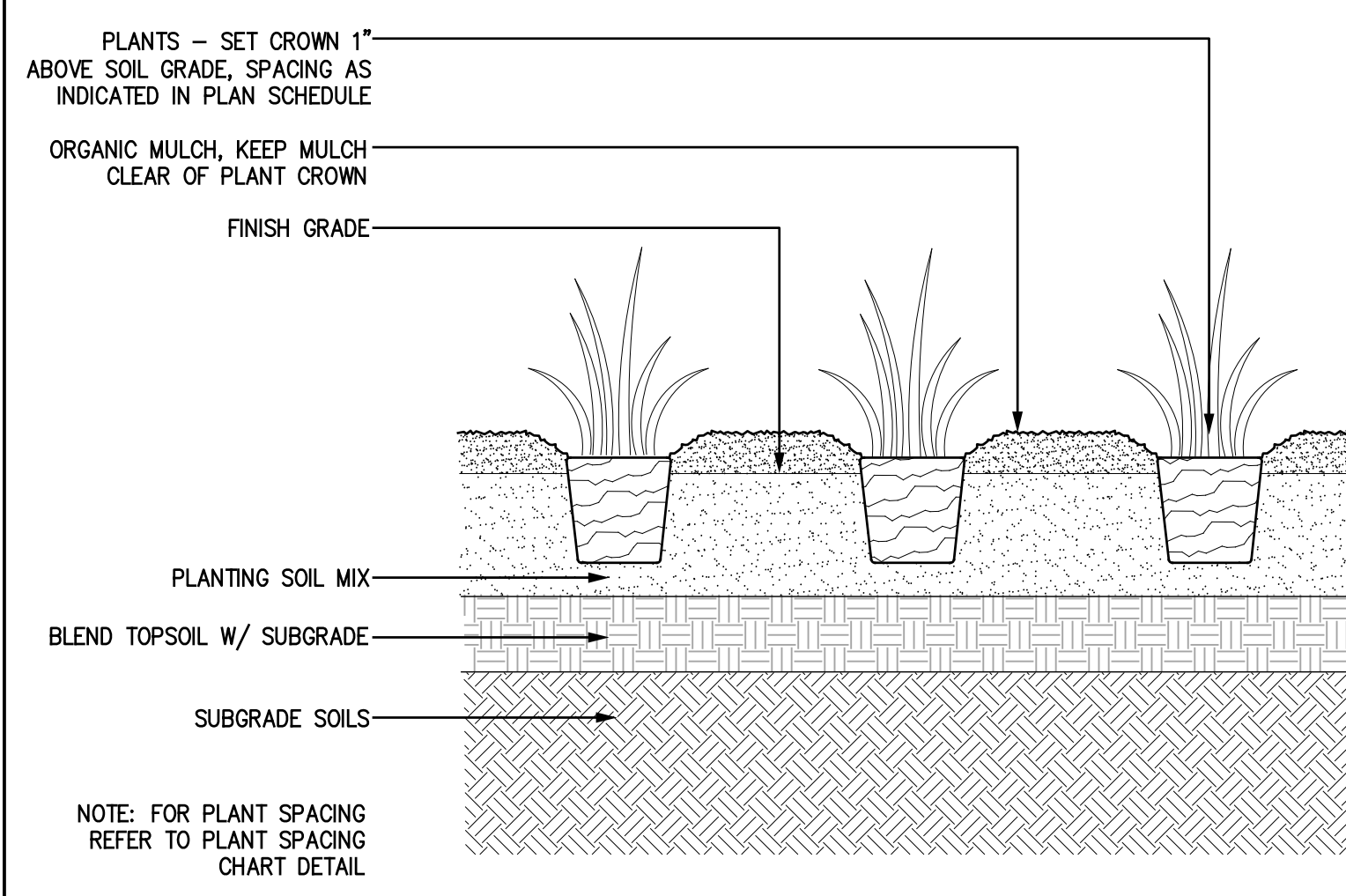
15

10 | GROUND COVER PLANTING

SCALE: 1"=1'-0"

5 | SPECIMEN TREE PLANTING - 60" BOX OR LARGER

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



19

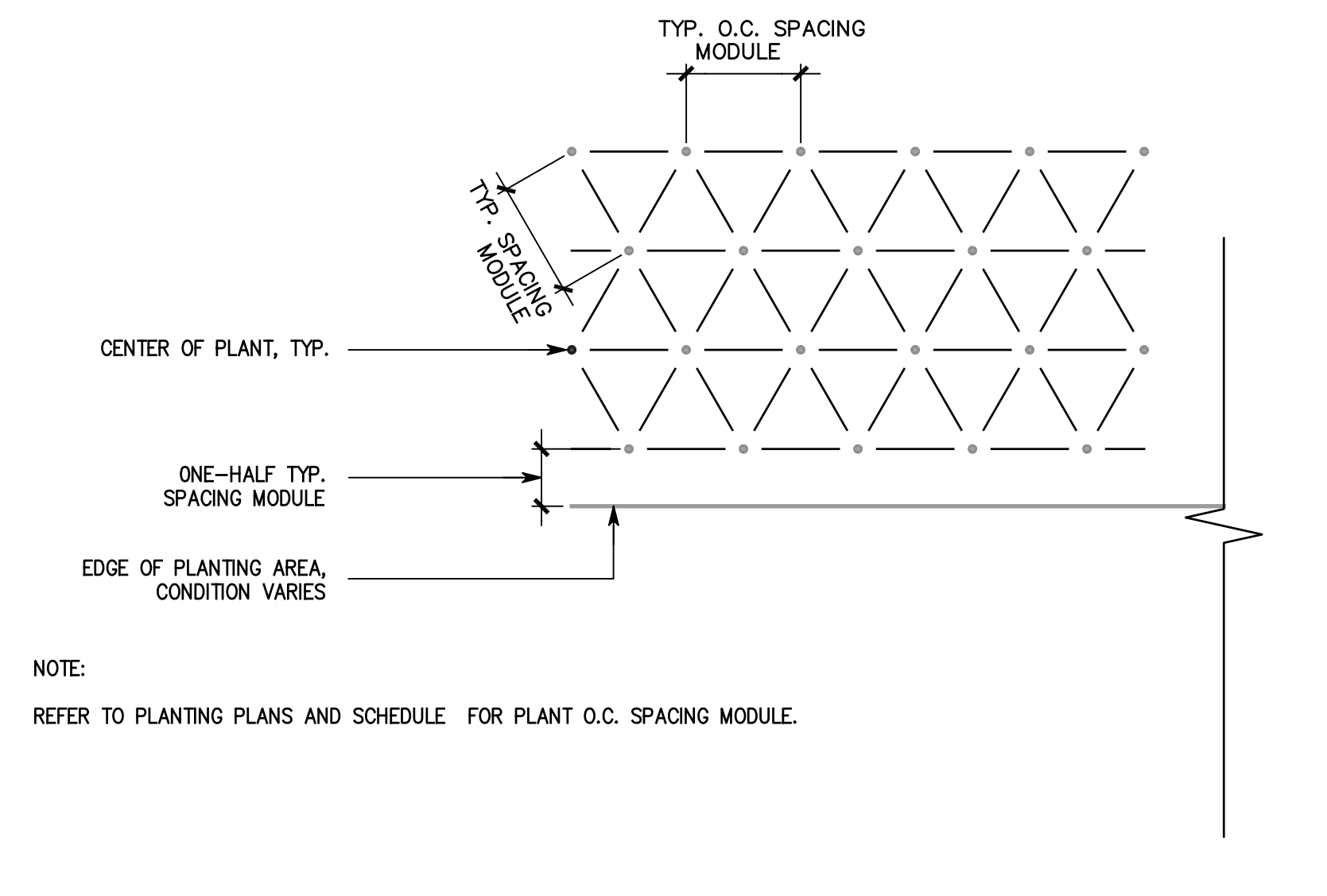
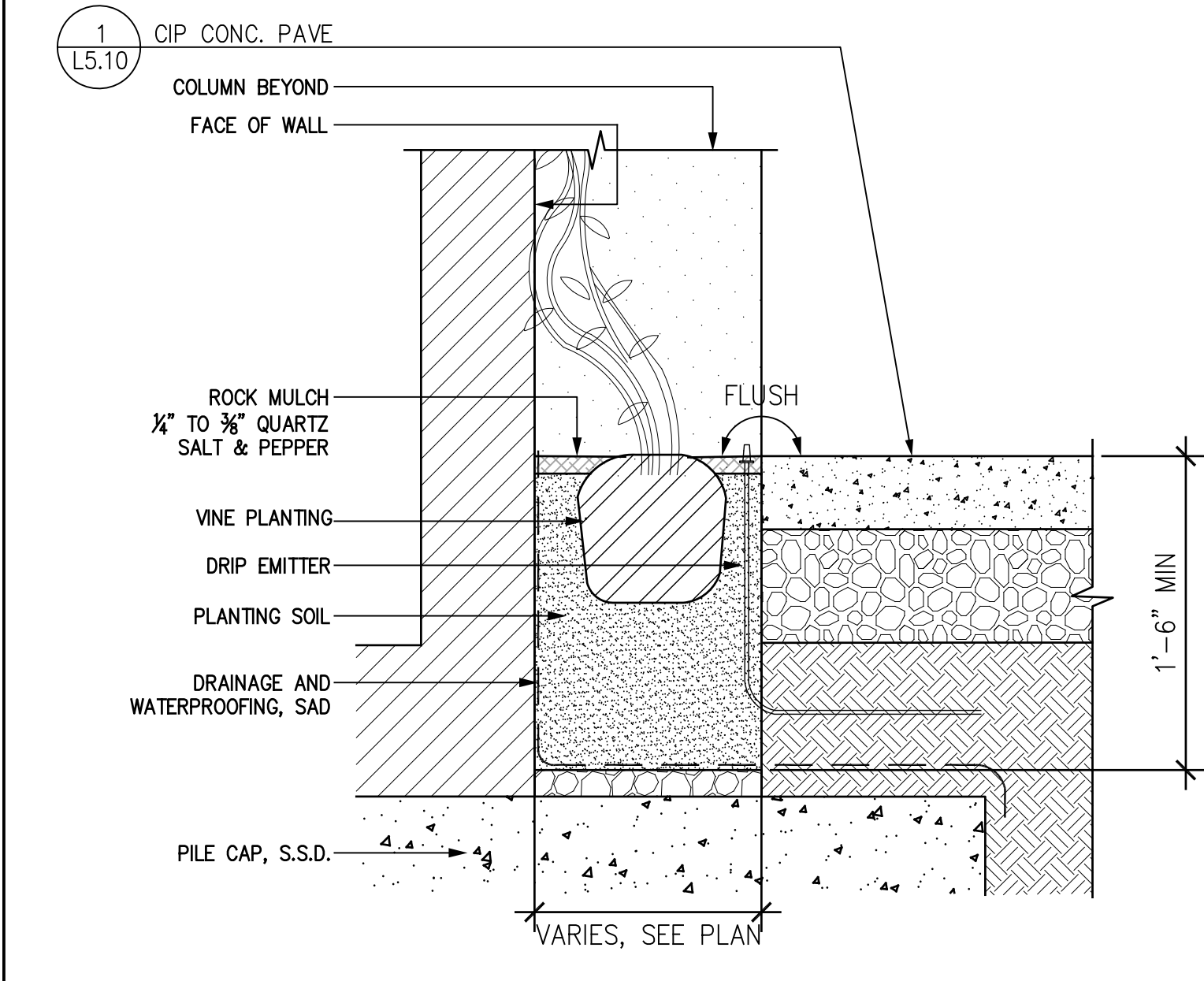
14

9 | VINE PLANTING @ COLUMNS

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

4 | TYPICAL PLANT SPACING

NTS



18

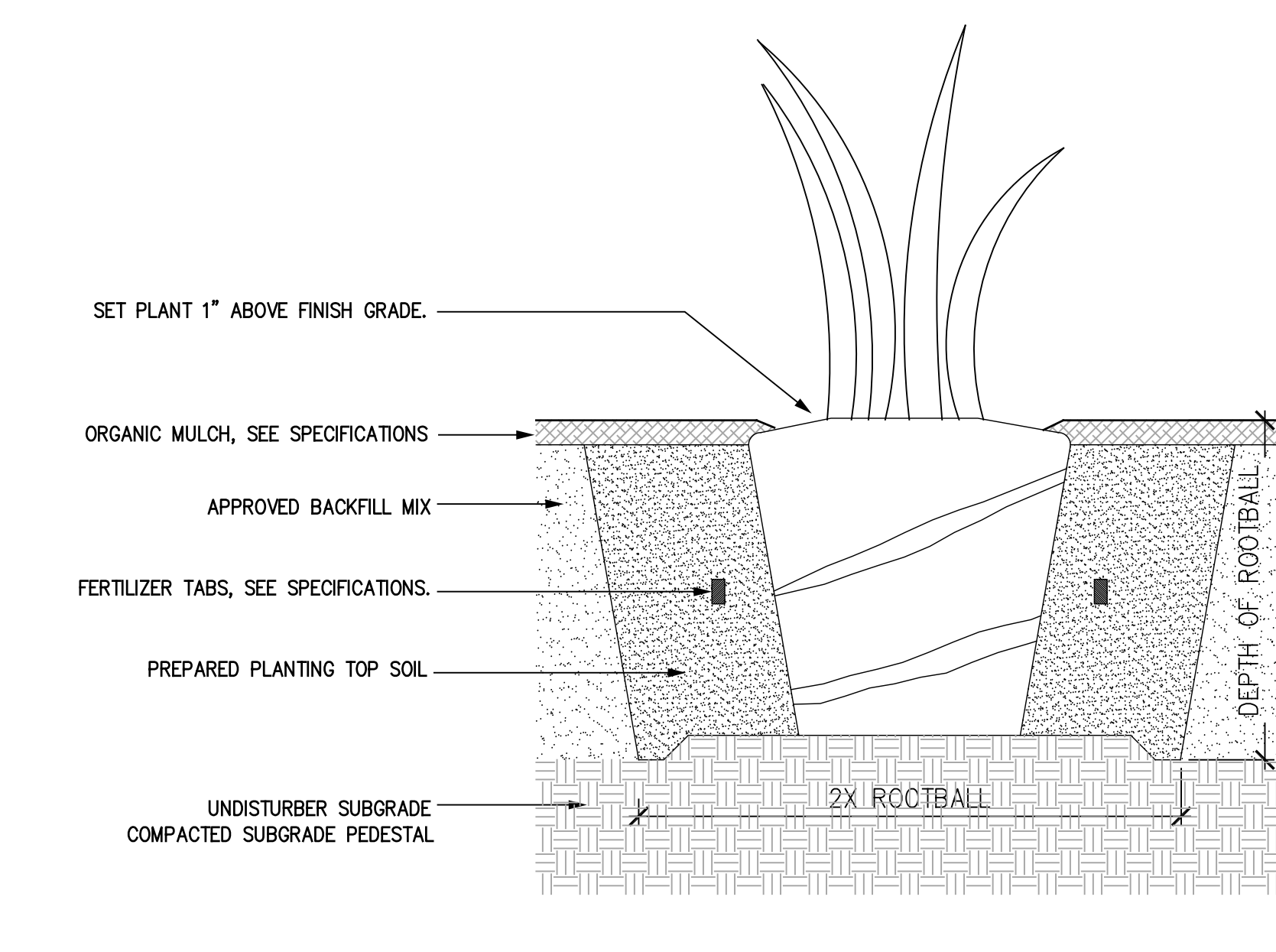
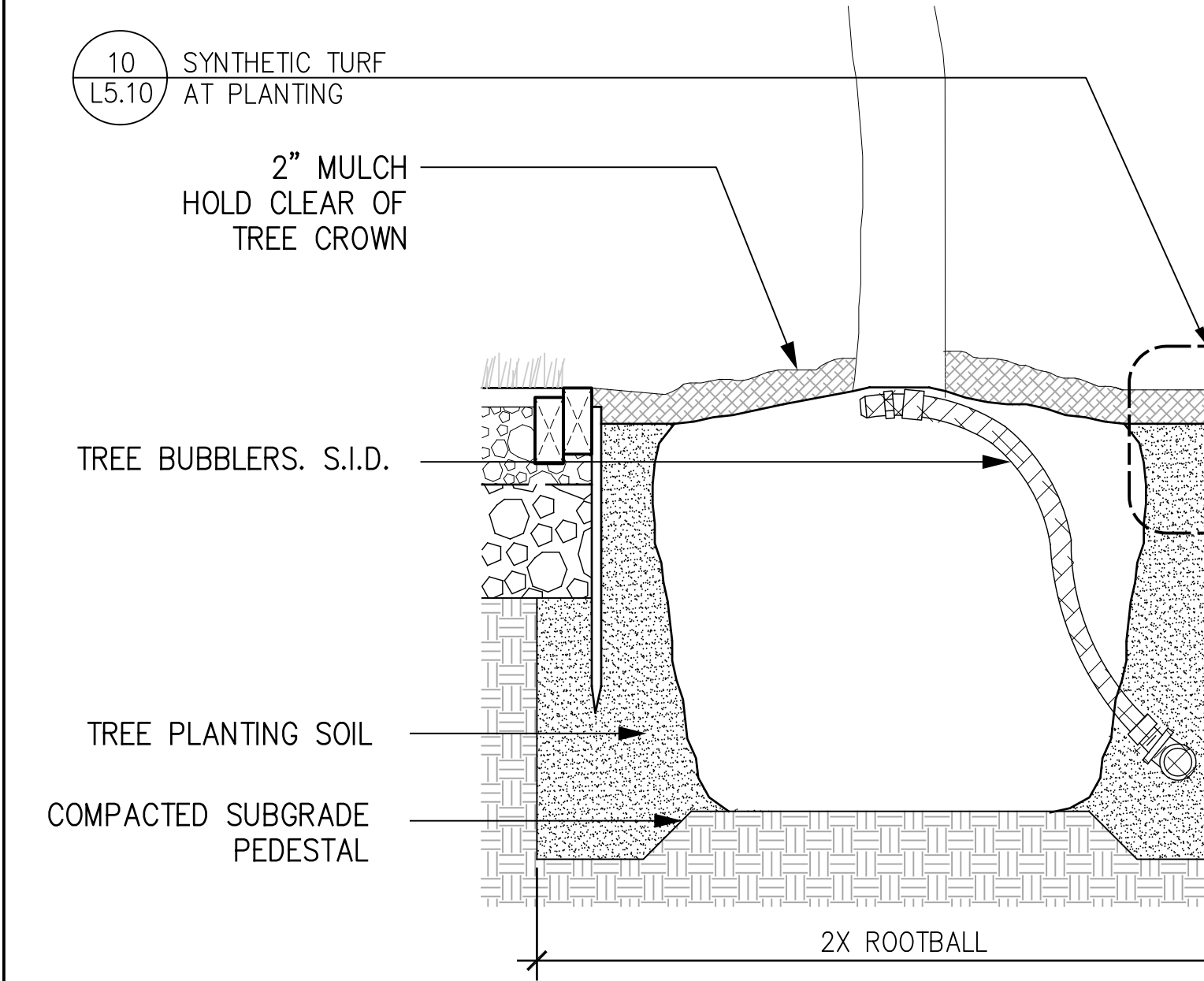
13

8 | TREE IN SYNTHETIC TURF

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

3 | SHRUB PLANTING

SCALE: 1"=1'-0"



11 | SOIL PREPARATION PLAN

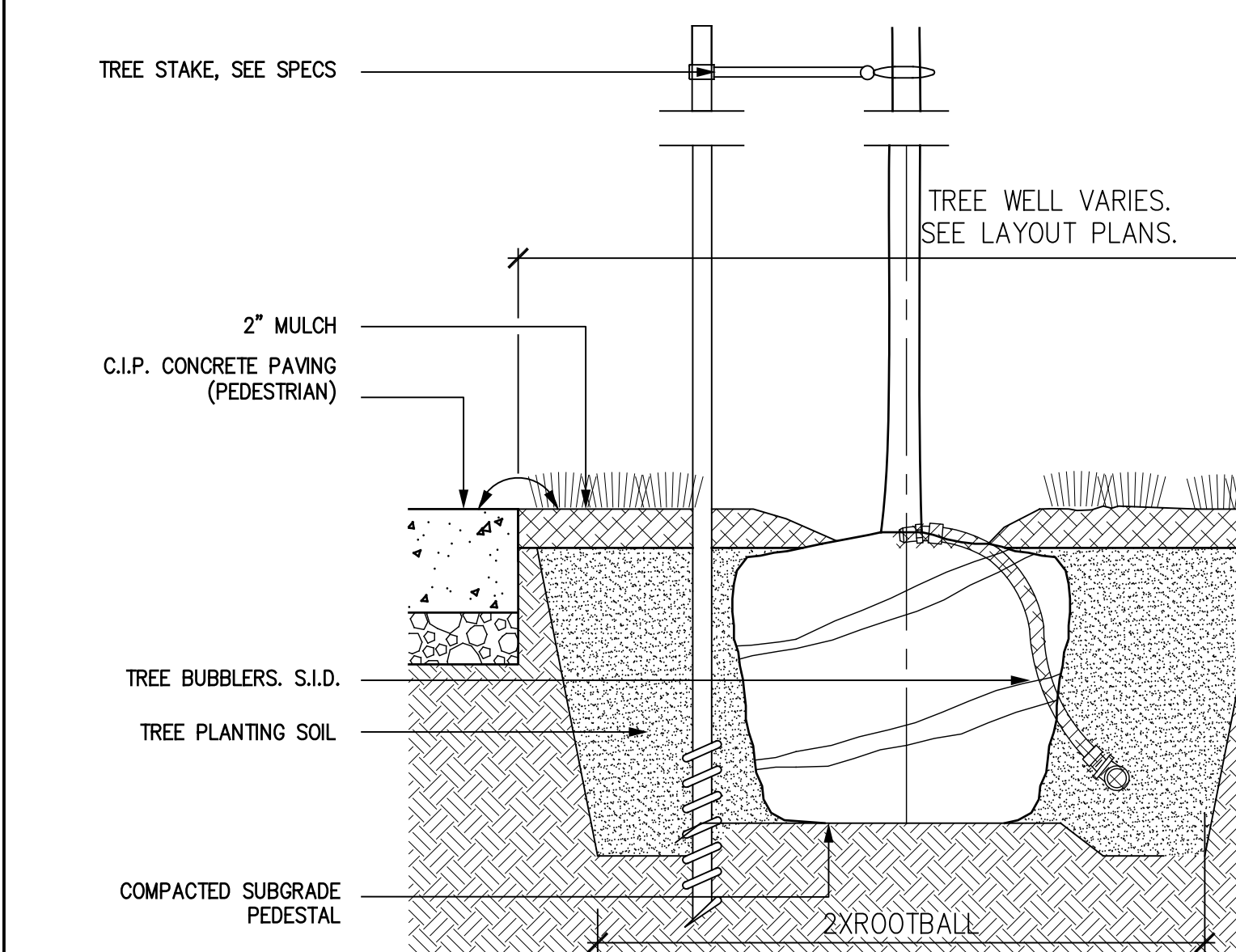
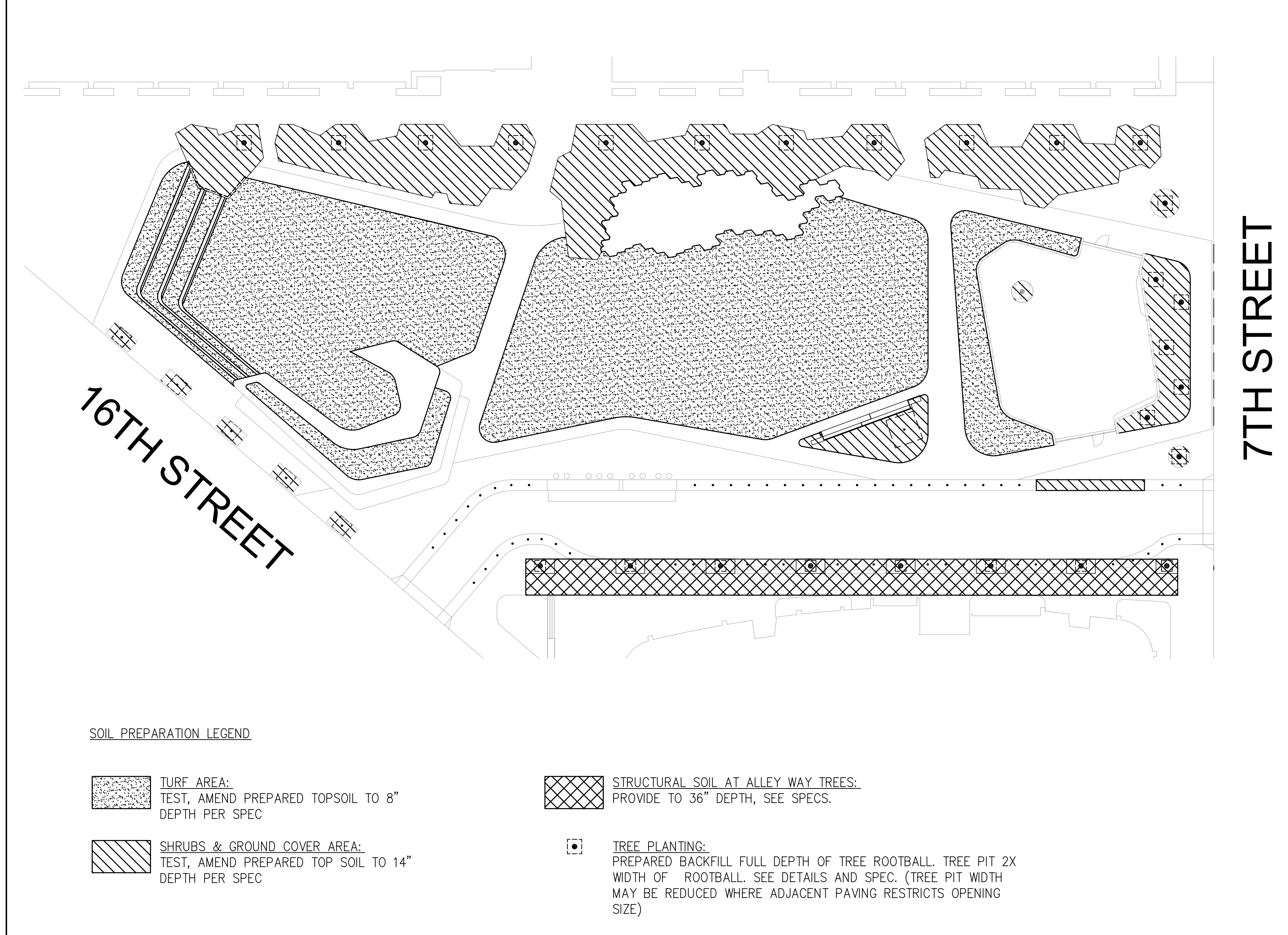
SCALE: 1"=20'-0"

6 | TREE STAKE - 24" TO 48" BOX, TYPICAL

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

1 | LAWN & GROUND COVER @ PAVING

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

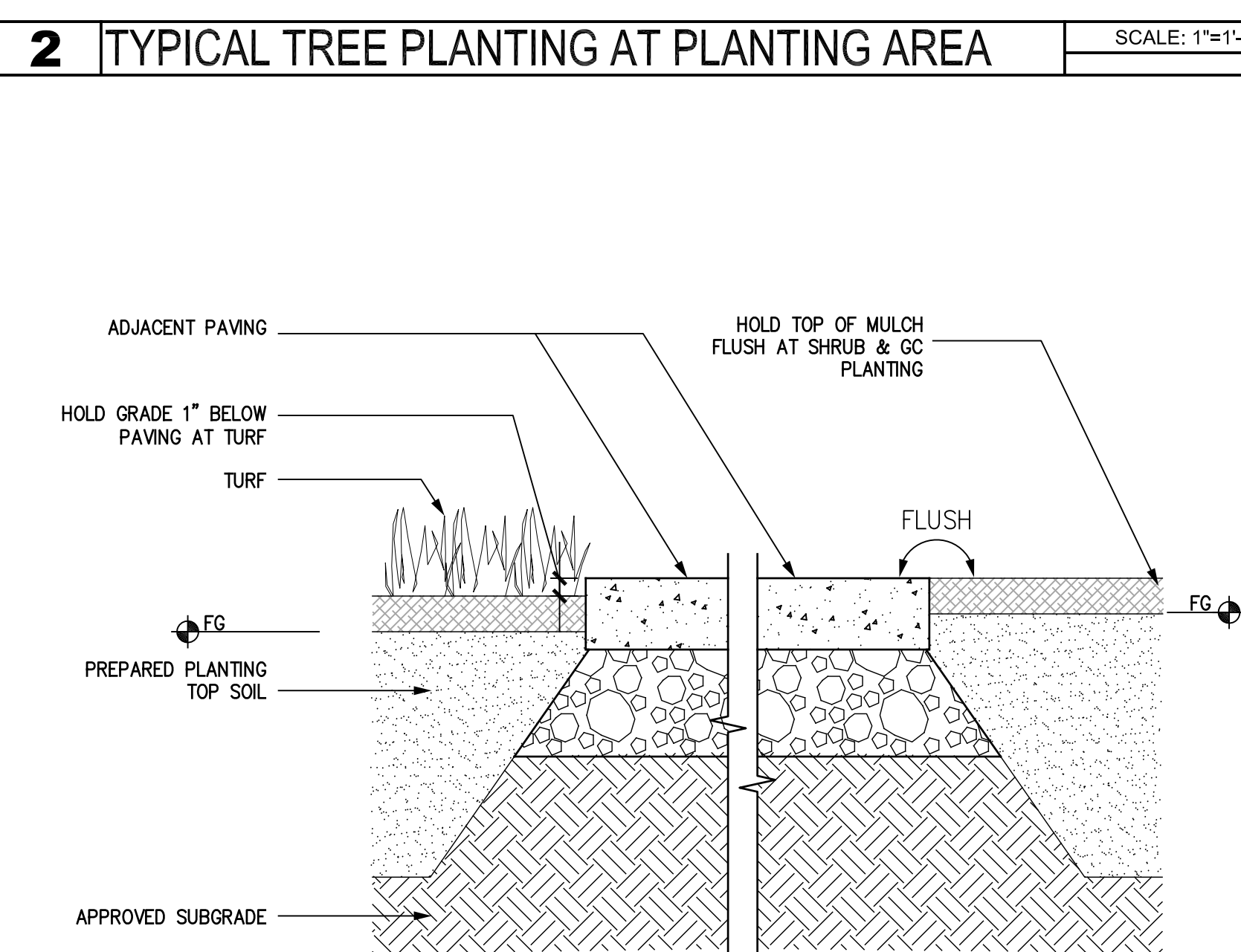
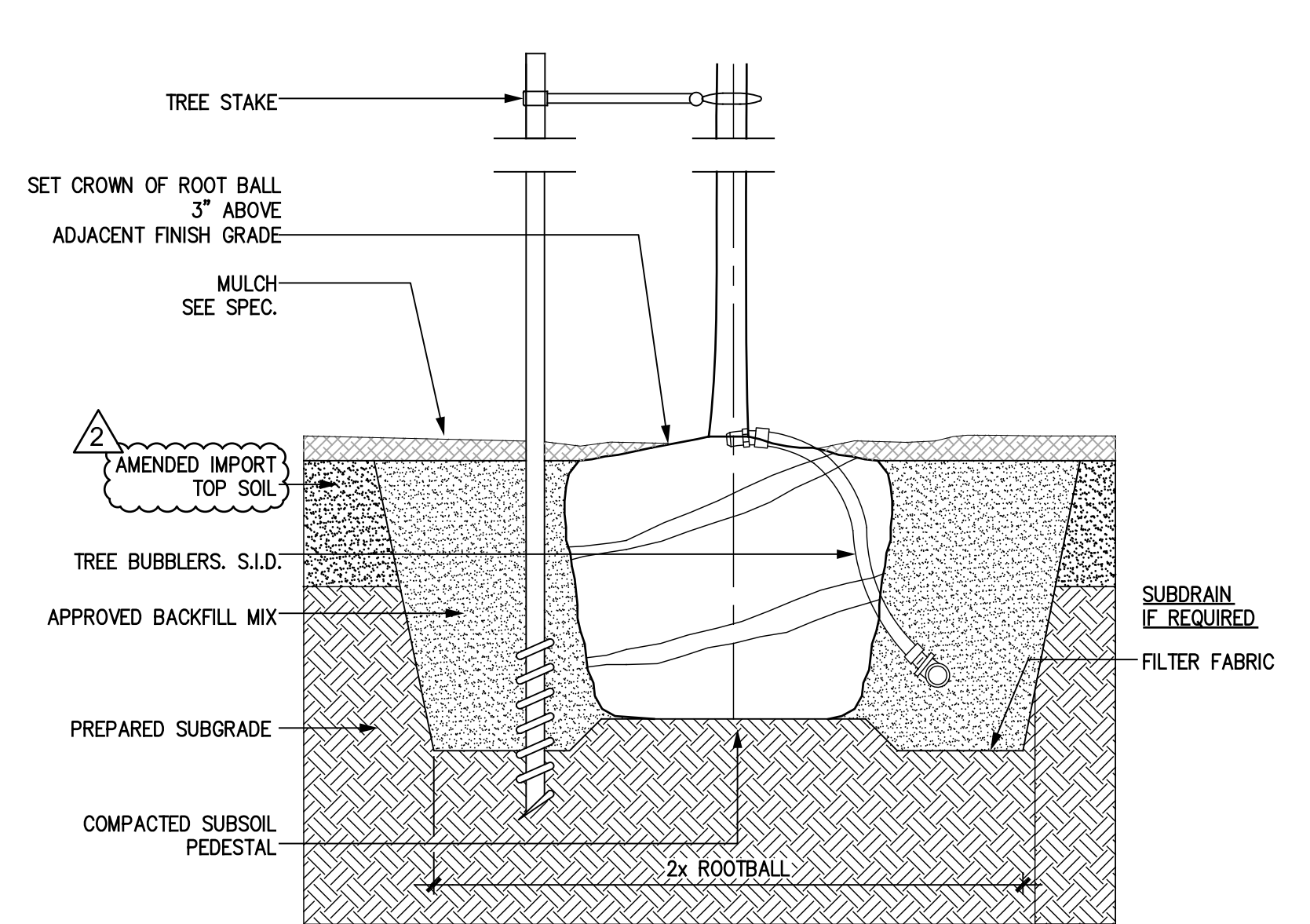
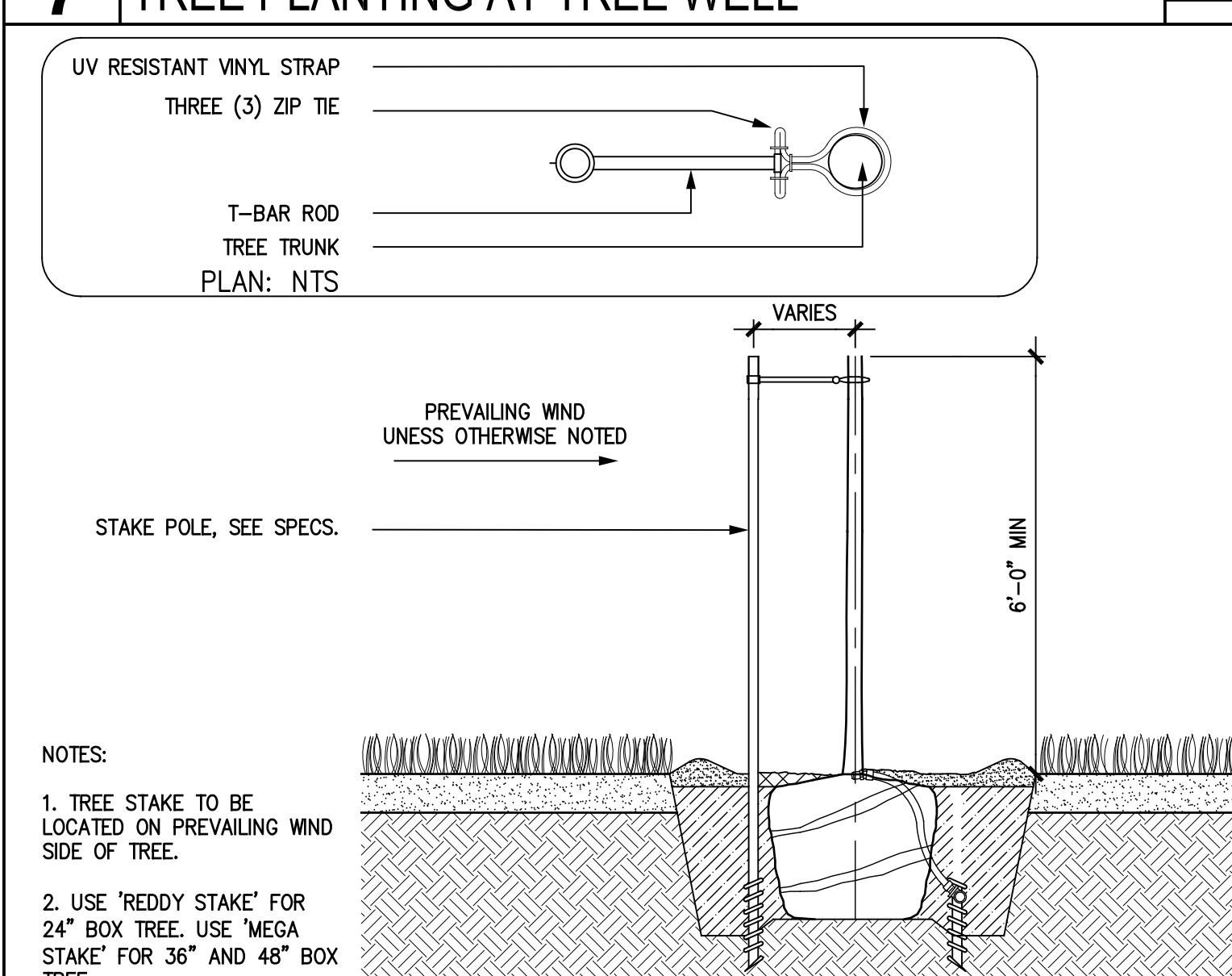


7 | TREE PLANTING AT TREE WELL

SCALE: 1"=1'-0"

2 | TYPICAL TREE PLANTING AT PLANTING AREA

SCALE: 1"=1'-0"



Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

Details - Planting



SCALE	JOB NUMBER	RELEASE DATE
1" = 10'	20311	02.21.2013
	DRAWN BY: CYG, HW	CHECKED BY: CG, JR

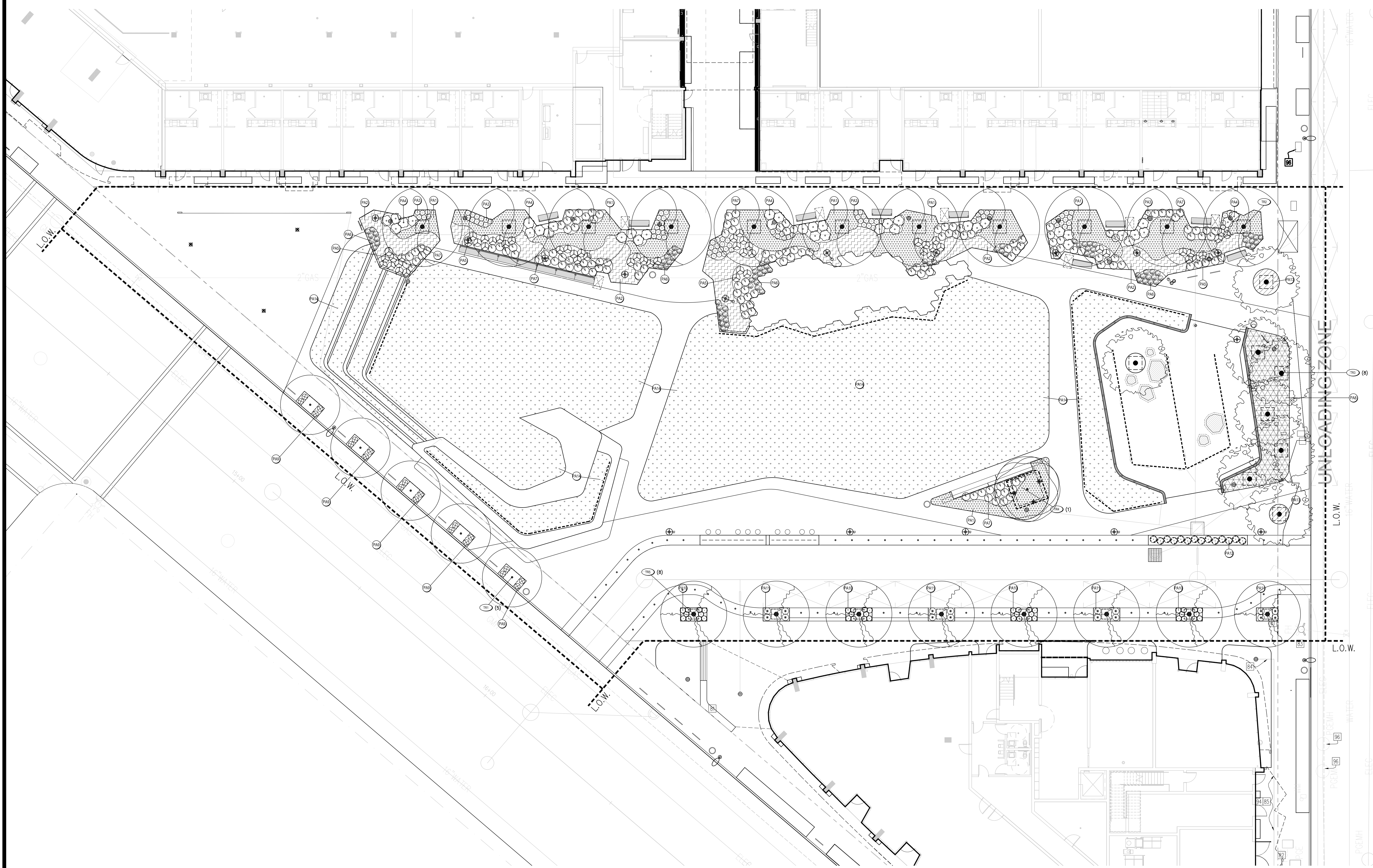
L5.60

OF SHEETS

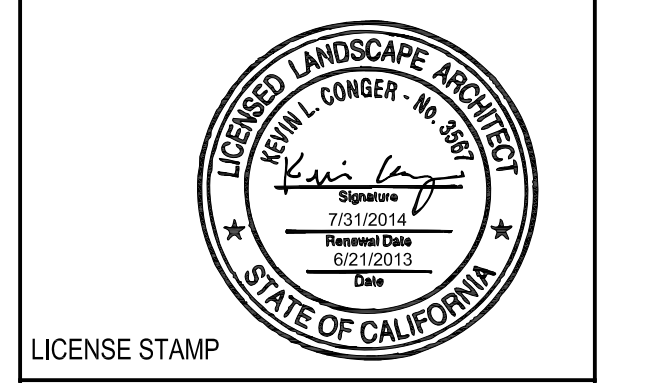
SYMBOL	KEY	LATIN NAME	COMMON NAME	SIZE	QTY	SPACING	NOTES
TREES							
(TH)		ULMUS PARVIFOLIA	CHINESE ELM	48" BOX	5	PER PLAN	MATCHING, BRANCHING @ 6' MIN
(TH)		ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	48" BOX	11	PER PLAN	MATCHING, BRANCHING @ 6' MIN; ALT 1: PLATANUS X ACERIFOLIA 'COLUMBIA'-LONDON PLANE TREE
(TH)		EUCALYPTUS NICHOLLII	NARROW LEAFED BLACK PEPPERMINT	48" BOX	8	PER PLAN	MATCHING, BRANCHING @ 6' MIN; ALT 1: EUCALYPTUS CITRIDORA, LEMON-SCENTED GUM
(TH)		MAGNOLIA X SOULANGEANA 'LENN'	MAGNOLIA	96" BOX	1	PER PLAN	MATCHING, BRANCHING @ 6' MIN; ALT 1: AESCULUS CALIFORNICA-CALIFORNIA BUCKEYE
(TH)		ACER RUBRUM 'RED SUNSET'	RED MAPLE	36" BOX	8	PER PLAN	MATCHING, BRANCHING @ 6' MIN
SHRUBS/GROUNDCOVER/VINES							
(PA)		RIBES VIBURNIFOLIUM		5 GAL	1212 SF	2'-0" O.C.	
(PA)		CEANOTHUS G.H. 'YANKEE POINT'		5 GAL	828 SF	2'-6" O.C.	
(PA)		MIMULUS AURANTIACUS	MONKEY FLOWER	1 GAL	94	PER PLAN	
(PA)		RHAMNUS CALIFORNICA 'SAN BRUNO'	COFFEE BERRY	5 GAL	39	PER PLAN	
(PA)		LUPINUS ALBIFRONS	SILVER BUSH LUPINE	5 GAL	57	PER PLAN	

SYMBOL	KEY	LATIN NAME	COMMON NAME	SIZE	QTY	SPACING
(PA)		ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	80	PER PLAN
(PA)		MUHLENBERGIA LINDEHEIMERI	LINDEHEIMER'S MUHLY	5 GAL	145	PER PLAN
(PA)		SOLYIA HETEROPHYLLA	BLUEBELL CREEPER	5 GAL	538 SF	2'-6" O.C.
(PA)		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	5 GAL	20	PER PLAN
(PA)		DIANELLA CAERULEA 'BECCA'	BECCA FLAX LILY	1 GAL	40	PER PLAN
(PA)		CYRTOMIUM FALCATUM	JAPANESE HOLLY FERN	5 GAL	16	PER PLAN
(PA)		DIETES BICOLOR	FORTNIGHT LILLY	5 GAL	14	PER PLAN
(PA)		SENECIO MANDRAUSCAE	BLUE CHALK STICKS	1 GAL	63 SF	14" O.C.
(PA)		LAWN	PACIFIC LIVING DWARF FESCUE	SCD	11783 SF	N/A

- PLANTING NOTES**
- THE DESIGN INTENT IS TO HAVE PLANTING AREAS WITH FULL PLANTING COVERAGE.
 - PLANT AREA AND OVERALL QUANTITY FOR EACH PLANT TYPE ARE SHOWN ON THE PLANTING SCHEDULE FOR REFERENCE PURPOSES ONLY. CONTRACTOR TO CONFIRM QUANTITIES. ALL AREAS ARE TO BE DENSELY PLANTED, PER SPACING IN SCHEDULE.
 - PLANTING MOOD-UPS SHALL BE REQUIRED FOR PHYSICAL LAYOUT OF PLANTING FOR ALL PLANTING AREAS. LANDSCAPE ARCHITECT IS TO REVIEW AND APPROVE IN FIELD.
 - ALL LANDSCAPE PLANTING AND MAINTENANCE OF SAME SHALL CONFORM WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
 - CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO COMMENCING LANDSCAPE PLANTING WORK.
 - WHERE IN-THE-FIELD CONFLICTS ARISE BETWEEN PLANT AND UTILITY LOCATIONS, THE CONTRACTOR SHALL MAKE THE NECESSARY ADJUSTMENTS TO PLANT PLACEMENT WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, IN ORDER TO ACHIEVE OPTIMUM DESIGN INTENT.
 - SEE SPECIFICATIONS AND DETAILS FOR SOIL AMENDMENTS, PLANTING AND MAINTENANCE INSTRUCTIONS.
 - IN ALL AREAS WHERE ASPHALT OR CONCRETE PAVING IS TO BE REMOVED AND REPLACED WITH NEW PLANTING, REMOVE ALL EXISTING AGGREGATE BASE, GRAVEL, ETC. USE ONLY IMPORT TOP SOIL. AMEND AS SPECIFIED AND PER APPROVED SOILS REPORT.
 - GRADES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF PLANT MATERIALS. PERFORM FINE GRADING IN ALL PLANTING AREAS AND COORDINATE FINISH GRADE TO ALLOW MULCH DEPTH AS INDICATED IN SPECIFICATIONS.
 - PERFORM FINE GRADING IN ALL PLANTING AREAS. COORDINATE FINISH GRADE TO ALLOW DEPTH OF MULCH AS SPECIFIED.
 - CONTRACTOR SHALL STAKE PLACEMENT OF HEADERS AND EDGES FOR REVIEW BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
 - AFTER PLANTING IS COMPLETE, FURNISH AND SPREAD MULCH OVER ENTIRE PLANTED AREA, IN CONFORMANCE WITH SPECIFICATIONS, UNLESS OTHERWISE NOTED ON DRAWINGS. CONTRACTOR SHALL PROVIDE THE AMOUNT OF MULCH AND/OR DECORATIVE ROCK NECESSARY TO COVER THE ENTIRE PLANTING AREA AND ALL AREAS NOT IDENTIFIED AS TURF OR PAVING. MULCH LAYER WILL BE A MINIMUM OF 2" THICK.



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



Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Planting Plan

SCALE
 1" = 10'

JOB NUMBER
 20311

RELEASE DATE
 02.21.2013

DRAWN BY
 CYG, HW

CHECKED BY
 CG, JR

L6.10

OF SHEETS

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
- IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE EACH CONTROLLER WITH ITS OWN GROUND ROD. SEPARATE THE GROUND RODS BY A MINIMUM OF EIGHT FEET. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L.L. APPROVED COPPER CLAD ROD. INSTALL NO MORE THAN 6" OF THE GROUND ROD ABOVE FINISH GRADE. CONNECT #6 GAUGE WIRE WITH A U.L.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. MAKE THIS WIRE AS SHORT AS POSSIBLE, AVOIDING KINKS OR BENDING.
- PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
- INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L.L. APPROVAL FOR DIRECT BURIAL IN GROUND. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH A UNIQUE COLOR INSULATING JACKET FOR EACH CONTROLLER. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE I INSULATING JACKET AND A STRIPE OF COLOR WHICH MATCH'S THE CONTROL WIRE COLOR CHOICE FOR SPECIFIC CONTROLLER. SPARE WIRE: #14-1 WIRE WITH BLACK INSULATING JACKET. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
- INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
- INSTALL GREEN PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE, AND PROVIDE 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (NOT IN LAWN AREA).
- THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:
A. SPRAY HEADS=40 PSI
B. ROTARY HEADS=60 PSI
C. DRIP EMITTERS=35 PSI
D. BUBBLERS= 30 PSI
- INSTALL A GATE VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
- FOR 2 1/2" AND LARGER MAIN LINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS. DO NOT INSTALL GASKETED COUPLINGS INSIDE SLEEVES
- FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
- LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
- LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

- AT LOCATIONS WHERE LOW SPRINKLER HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER, INSTALL A TORO 570Z SERIES POP-UP BODY WITH INTEGRAL CHECK VALVE. INSTALL A HUNTER HCV SERIES, KBI CV-SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE ON BUBBLER AND EMITTER RISERS WHERE REQUIRED.
- NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND; REFER TO PLANS.
- 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.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
- THE IRRIGATION 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.

Daggett Place-Park

1/14/2013

- Hydrozone Table
- Maximum Applied Water Use
- Estimated Total Water Use

1. HYDROZONE CALCULATION TABLE
ETO= 35.1

HYDROZONE	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	PLANT FACTOR (PF)	AREA (HA) (SQ. FT)	PF x HA	ETWU
LAWN-HIGH	SPRAY	0.71	0.7	9,762.0	6833	209449
SHRUB-LOW	DRIP	0.9	0.3	6,203.0	1861	44997
SHRUB-MED	BUBBLER	0.9	0.4	383.0	157	3801
TREE-MED	BUBBLER	0.9	0.3	1,220	366	8850
				Total sq. ft:	17,578.00	Total ETWU: 267,096

2. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)= 267,773

Maximum Applied Water Allowance (MAWA) Gallons Per Year
MAWA = (ETo)(0.62)(LA * 0.7) + (0.3 * SLA)]

ETo = Reference evapotranspiration
0.7 = ET adjustment factor
LA=Landscaped Area (square feet)
0.62 = Conversion factor (gallons per square foot per year)

3. ESTIMATED TOTAL WATER USE (ETWU) (gallons)= 267,096

Estimated Total Water Use (ETWU) Gallons Per Year
ETWU= ((ETo)(.62)(PF)(HA)/IE)

ETo = Reference evapotranspiration
PF = Plant factor for hydrozones
HA = Hydrozone area (square feet)
0.62 = Conversion factor (gallons per square foot per year)
IE = Irrigation efficiency (0.90) bubbler/drip
IE = Irrigation efficiency (0.71) spray

IRRIGATION LEGEND

SYMBOL	NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	TR50XTP-2.0	TORO POP-UP GEAR DRIVEN ROTOR (LAWN)	2.2	50	25-30
	TR50XTP-2.0	TORO POP-UP GEAR DRIVEN ROTOR (LAWN)	2.2	50	25-30
	TR50XTP-1.0	TORO POP-UP GEAR DRIVEN ROTOR (LAWN)	1.1	50	25-30
	570Z-6P-X-COM/FRN-TF	TORO POP-UP STREAM ROTOR SPRINKLER (LAWN/DOG PARK)	3.16	45	14-24
	570Z-6P-X-COM/FRN-TA	TORO POP-UP STREAM ROTOR SPRINKLER (LAWN/DOG PARK)	1.31	45	14-24
	570Z-6P-X-COM/FRN-TA	TORO POP-UP STREAM ROTOR SPRINKLER (LAWN/DOG PARK)	0.67	45	14-24
	FB-25-PC	TORO BUBBLER, 1 PER SHRUB	0.25	30	TRICKLE
	FB-50-PC	TORO BUBBLER 2 PER TREE	0.5	30	TRICKLE
	RGP-218	TORO DL2000 RGP-218 (18" EMITTER SPACING, 0.5 GPH EMITTERS) DRIPLINE CIRCLES AT SPECIMEN TREES. SEE DETAIL 10, SHEET IR2.10.			
	T-YD-500-34	TORO AIR RELIEF VALVE			
	T-FJQ16	TORO FIGURE-EIGHT END CLAMP FOR FLUSHING DRIP LINE			
	T-DL-MP9	TORO DRIP ZONE INDICATOR			
	P-220-26-6	TORO MASTER VALVE (NORMALLY CLOSED)			
	TFS-150	TORO FLOW SENSOR			
	P-220-27-9X SERIES	TORO REMOTE CONTROL VALVE			
	DZK-TPV-1-MF	TORO REMOTE CONTROL VALVE DRIP ZONE KIT (2-20GPM)			
	DZK-TPV-1-LF	TORO REMOTE CONTROL VALVE DRIP ZONE KIT (0.10-8GPM)			
	33 DNP	RAIN BIRD QUICK COUPLING VALVE			
	T113-K	NIBCO GATE VALVE (LINE SIZE)			
	975XLSEU-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY			
	MC-30E/CMR-KIT	IRRITROL MC-E CONTROLLER IN A WALL MOUNTED ENCLOSURE WITH MAINTENANCE REMOTE AND FLOW SENSOR. USE IN CONJUNCTION WITH CLIMATE LOGIC WEATHER SENSING SYSTEM.			
	CL-100-WIRELESS/CMR-ADP	IRRITROL CLIMATE LOGIC WEATHER SENSING SYSTEM WITH ADAPTER CABLE. AUTOMATICALLY GATHERS ON-SITE WEATHER INFORMATION AND CALCULATES WATER REQUIREMENTS AND WATERING SCHEDULES.			
		CONTROLLER/WIRE PATH AND STATION NUMBER			
		FLOW (GPM)			
		REMOTE CONTROL VALVE SIZE (IN INCHES)			
		MAIN LINE: 2" AND SMALLER: SCHEDULE PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER, 24" UNDER PAVING.			
		LATERAL LINE: 3/4" AND LARGER: SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER, 24" UNDER PAVING.			
		SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.			
		DRIP ZONE (TURF): TORO DL2000 SERIES DRIPLINE, PART #RGP-212-05. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SEE DETAILS 1-8, SHEET IR2.10 FOR FURTHER INFORMATION.			
		DRIP ZONE (GROUND COVER): TORO DL2000 SERIES DRIPLINE, PART #RGP-218-05. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 18" O.C. GRID ACCORDING TO DETAILS. SEE DETAILS 1-8, SHEET IR2.10 FOR FURTHER INFORMATION.			



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

LICENSE STAMP

Daggett Place - Park

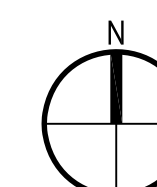
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
95% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE

Irrigation Notes & Legend



SCALE	
NTS	RELEASE DATE
JOB NUMBER 20311	02.21.2013
DRAWN BY CYG,HW	CHECKED BY CG,JP

IR1.00

OF SHEETS

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2362 Central Expressway
Walnut Creek, CA 94597
Phone: (925) 938-2885 Fax: (925) 932-5671
Email: RDM@RDMIRRIGATION.COM

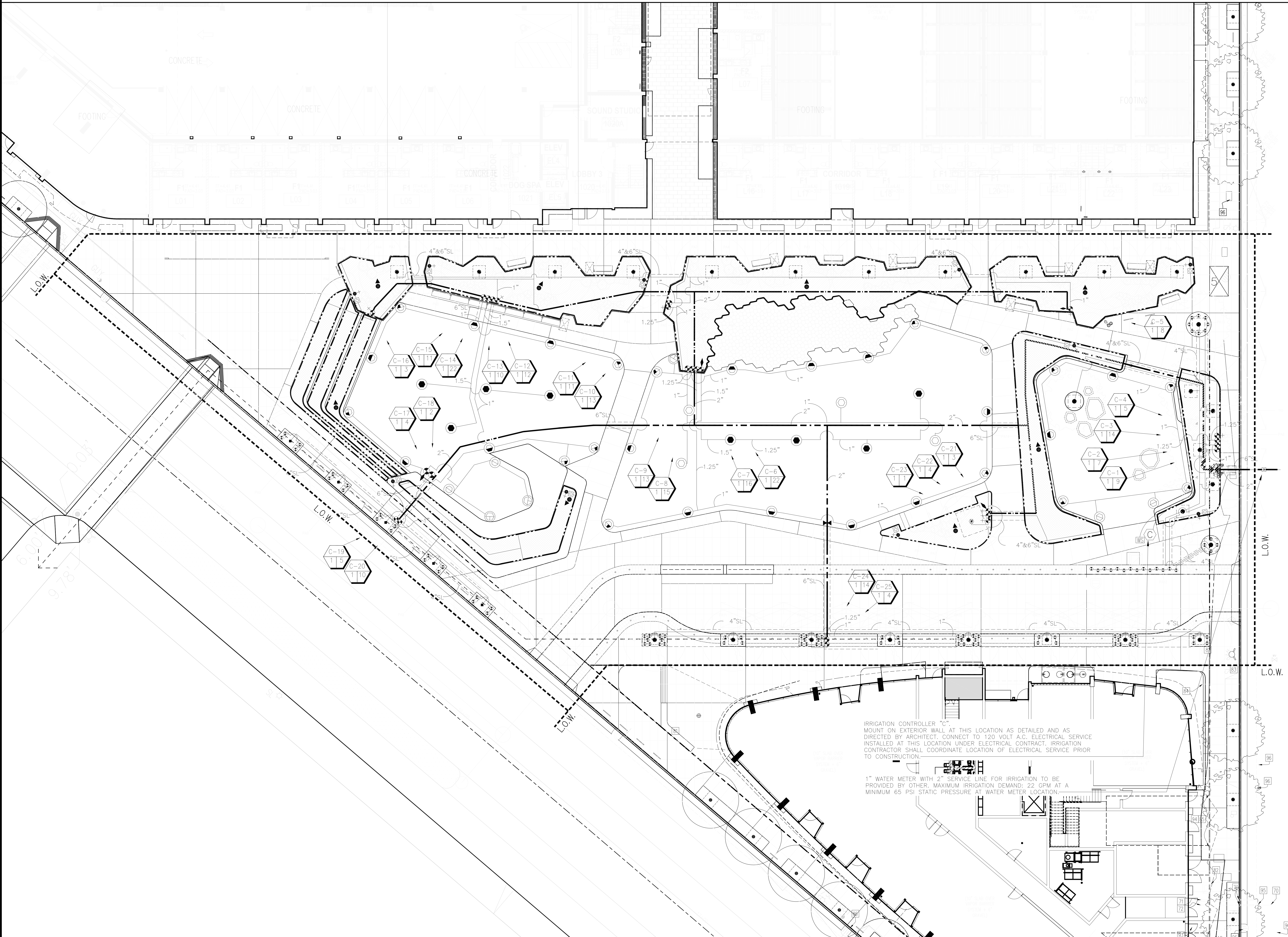
NOTES:

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

.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
 2740 Camino Del
 Mariposa, CA 94537
 Phone: (925) 335-3935
 Fax: (925) 335-3931
 RMA@RMAIRRIGATION.COM

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



IRRIGATION CONTROLLER "C"
 MOUNT ON EXTERIOR WALL AT THIS LOCATION AS DETAILED AND AS
 DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE
 INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION
 CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR
 TO CONSTRUCTION.

1" WATER METER WITH 2" SERVICE LINE FOR IRRIGATION TO BE
 PROVIDED BY OTHER. MAXIMUM IRRIGATION DEMAND: 22 GPM AT A
 MINIMUM 65 PSI STATIC PRESSURE AT WATER METER LOCATION.

LICENSE STAMP

Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	05.21.2013

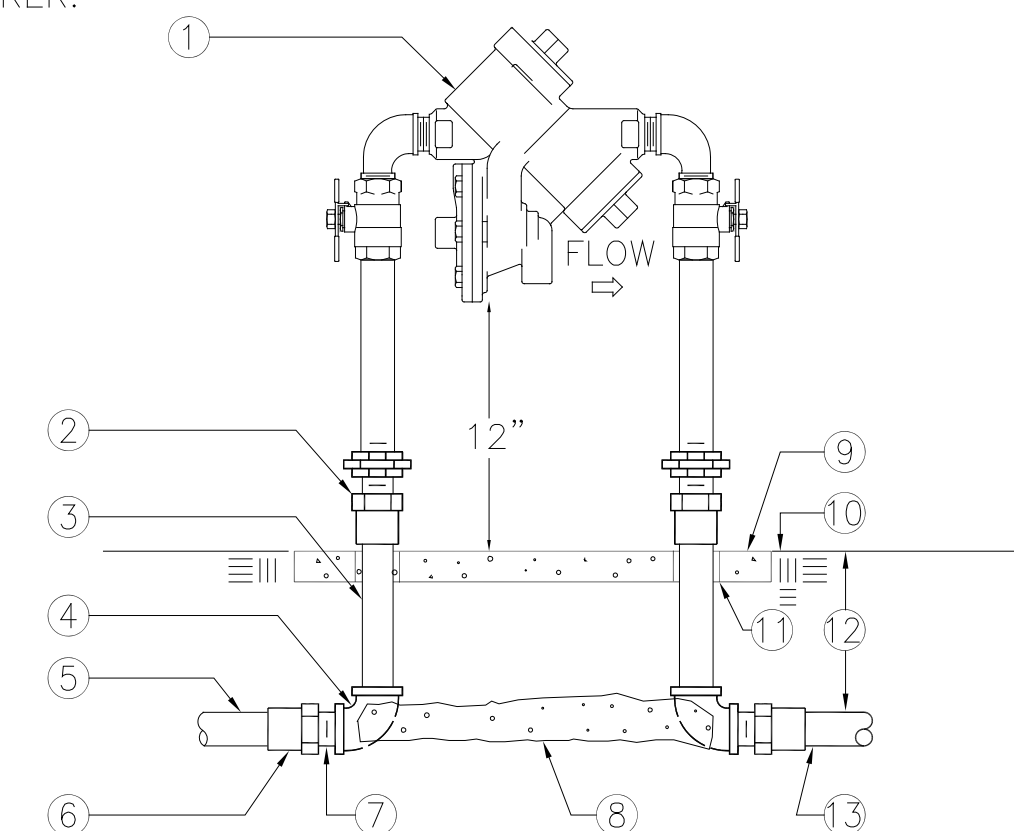
ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
Irrigation Plan

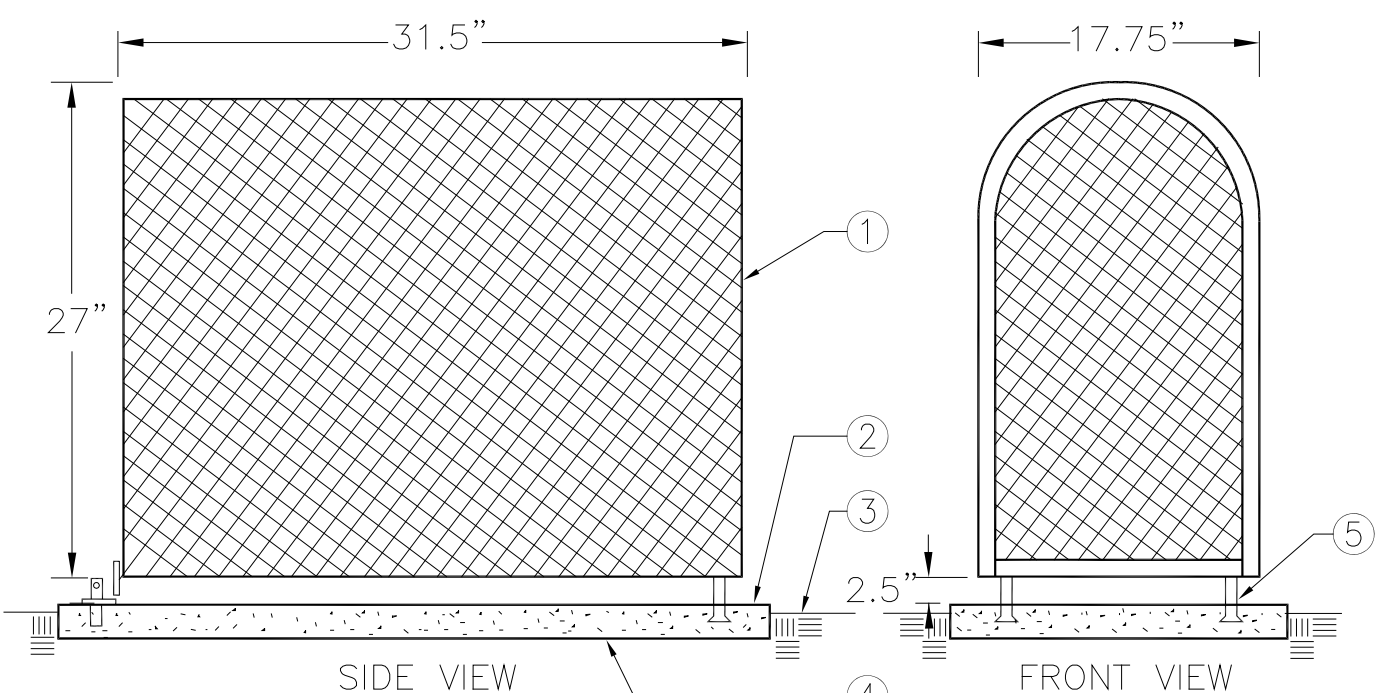
SCALE	RELEASE DATE
1" = 10'	02.21.2013
JOB NUMBER	CHECKED BY
20311	CS, JR
DRAWN BY	
CYB, HW	

IR1.10
 OF SHEETS

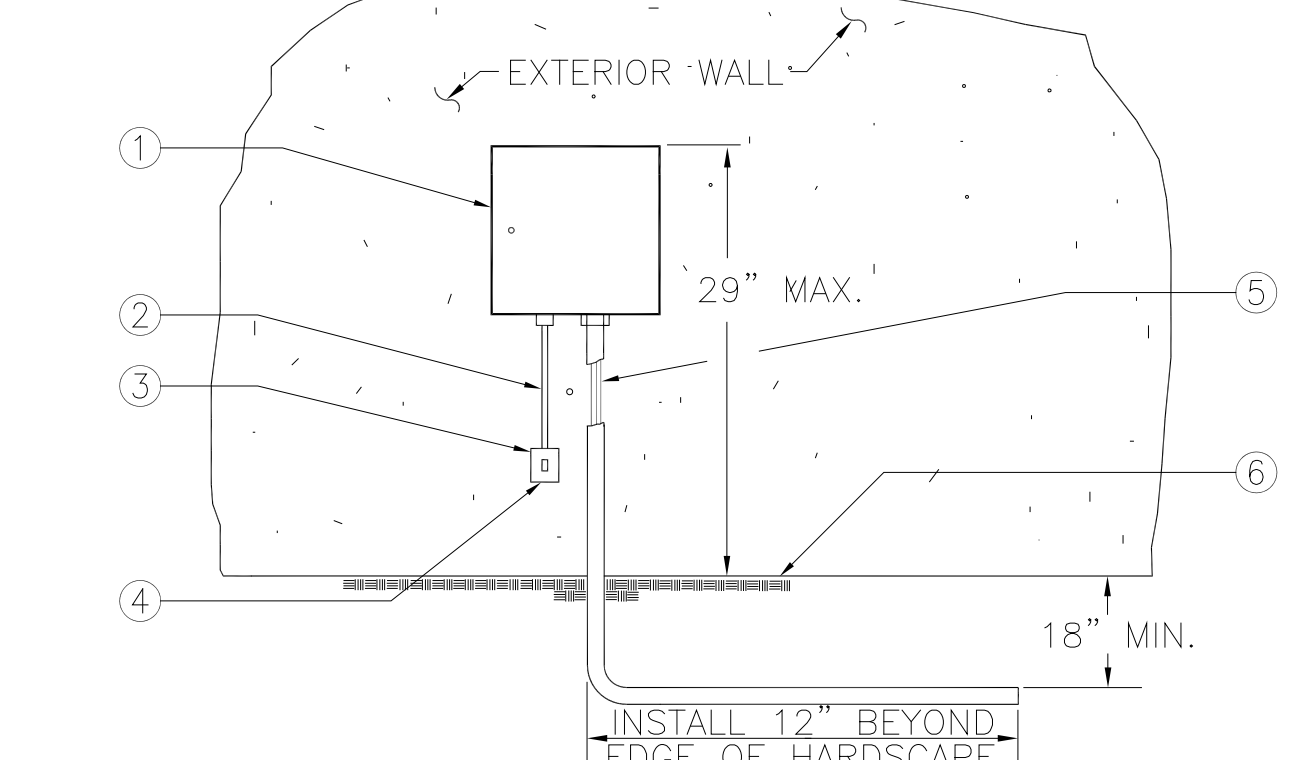
NOTES:
 1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN AND MANUFACTURED BY STRONGBOX.
 2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. DAMAGE MAY OCCUR.
 3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
 4. PROVIDE A STRONG BOX SBBC-30SS OR ACCEPTED EQUAL 32"x 30"x 18" BACKFLOW PREVENTER ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.



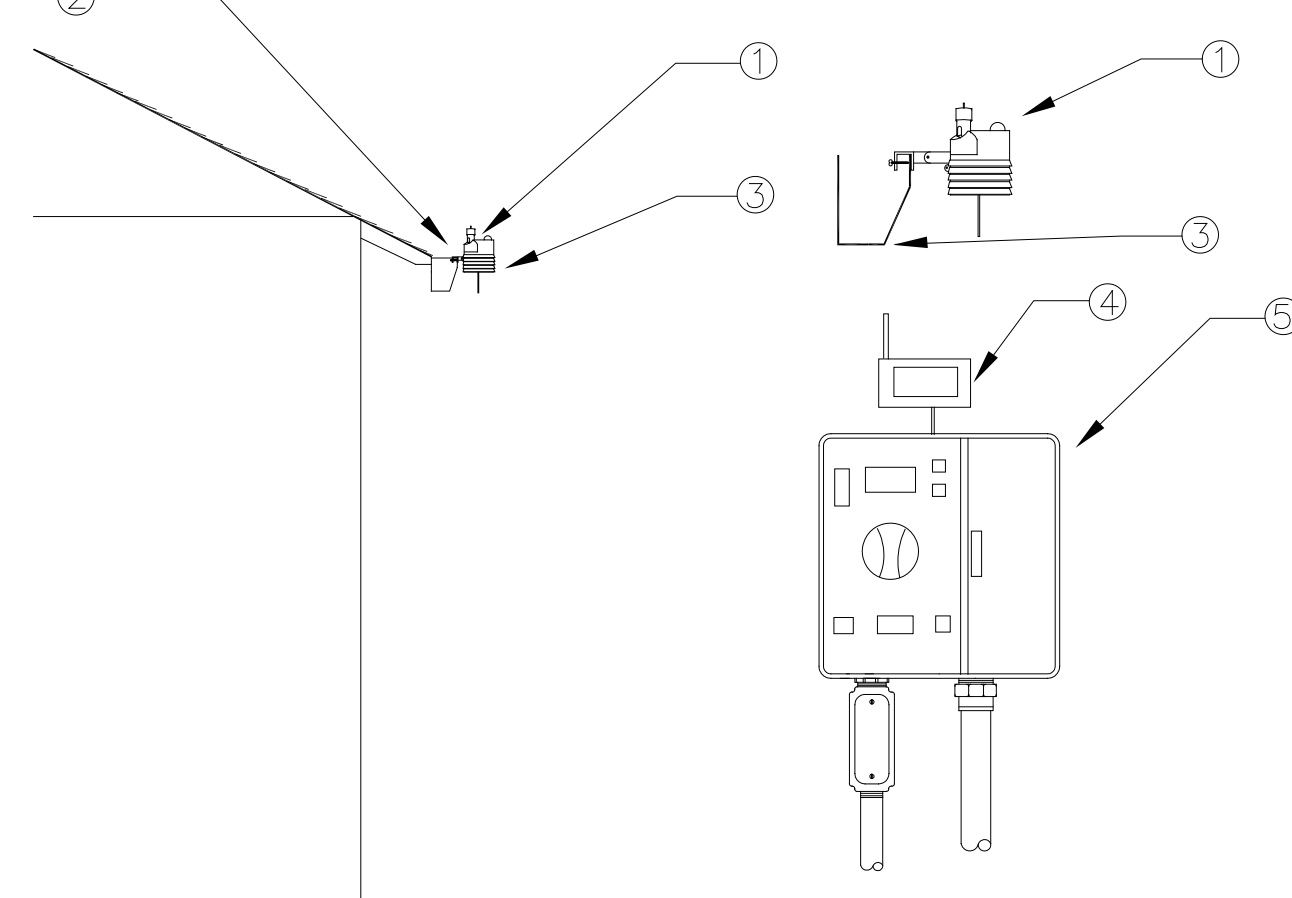
- 1 REDUCED PRESSURE BACKFLOW ASSEMBLY
- 2 WROT COPPER MALE ADAPTER-2 TOTAL (SOLDER X THREAD CONNECTION)
- 3 COPPER TYPE "K" PIPE (LENGTH AS REQUIRED)
- 4 WROT COPPER 90° ELBOW-2 TOTAL (SOLDER X THREAD CONNECTION)
- 5 PVC MAIN LINE TO POINT OF CONNECTION
- 6 BUSH AS NECESSARY FOR SIZE TRANSITION
- 7 SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL (SOLDER X THREAD CONNECTION)
- 8 6" THICK CLASS "B" CONCRETE SUPPORT BLOCK
- 9 CONCRETE PAD-SEE ENCLOSURE DETAIL
- 10 FINISH GRADE
- 11 PVC SLEEVE BOTH SIDES
- 12 REFER TO IRRIGATION LEGEND
- 13 PVC MAIN LINE TO IRRIGATION SYSTEM



- 1 STAINLESS STEEL ENCLOSURE
- 2 SET PAD 1/2" ABOVE FINISH GRADE
- 3 FINISH GRADE
- 4 6" THICK CLASS "B" CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH.
- 5 MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PADLOCK PER MANUFACTURER'S INSTRUCTION.

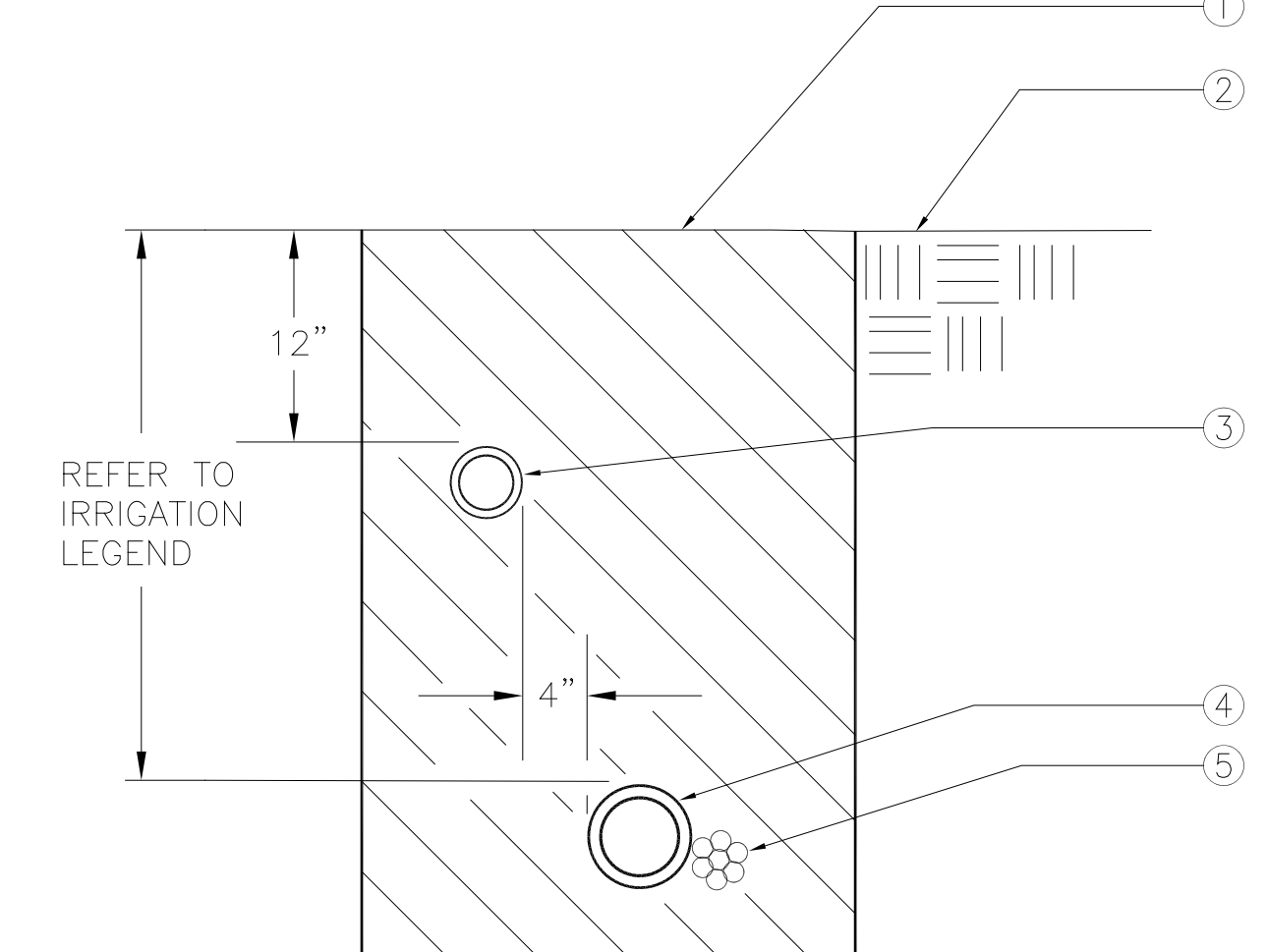


- 1 IRRIGATION CONTROLLER
- 2 120 VOLT SERVICE IN RIGID STEEL CONDUIT
- 3 120 VOLT LOCKABLE WEATHERPROOF ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
- 4 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
- 5 LOW VOLTAGE WIRE IN SCHEDULE 40 GRAY PVC CONDUIT
- 6 FINISH GRADE OR HARDSCAPE



NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

- 1 WIRELESS CLIMATE SENSOR TRANSMITTER (EVE/GUTTER MOUNTED)
- 2 MOUNT SENSOR ON GUTTER/EVE
- 3 GUTTER/EVE
- 4 SENSOR RECEIVER
- 5 CONTROLLER



- 1 CLEAN BACKFILL MATERIAL
- 2 FINISH GRADE
- 3 LATERAL LINE
- 4 MAIN LINE
- 5 LOW VOLTAGE CONTROL WIRE

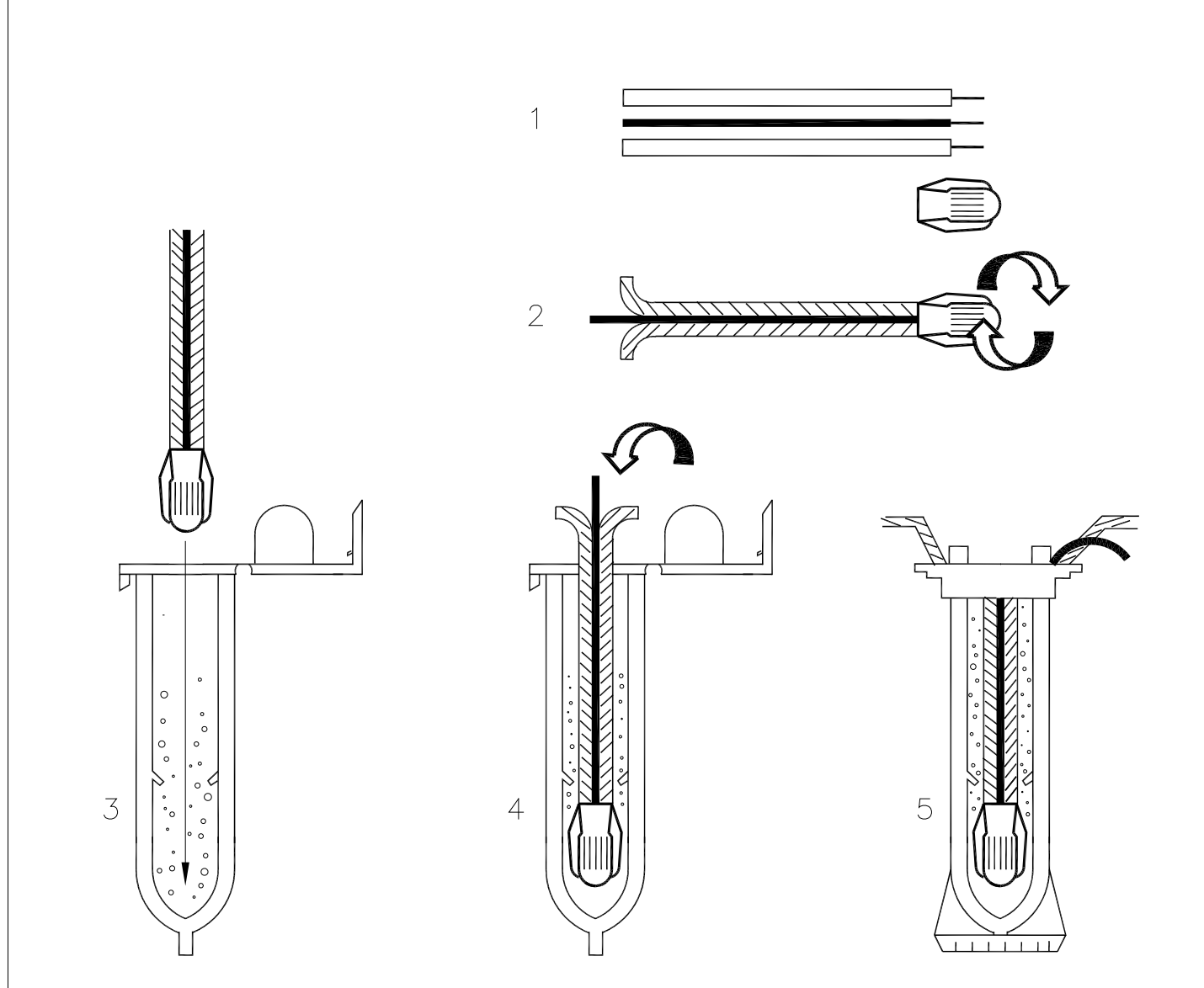
1 REDUCED PRESSURE BACKFLOW ASSEMBLY
 SCALE: NONE
 DET: RPB-1

2 BACKFLOW PREVENTER ENCLOSURE
 SCALE: NONE
 DET: ENC-SMOOTH

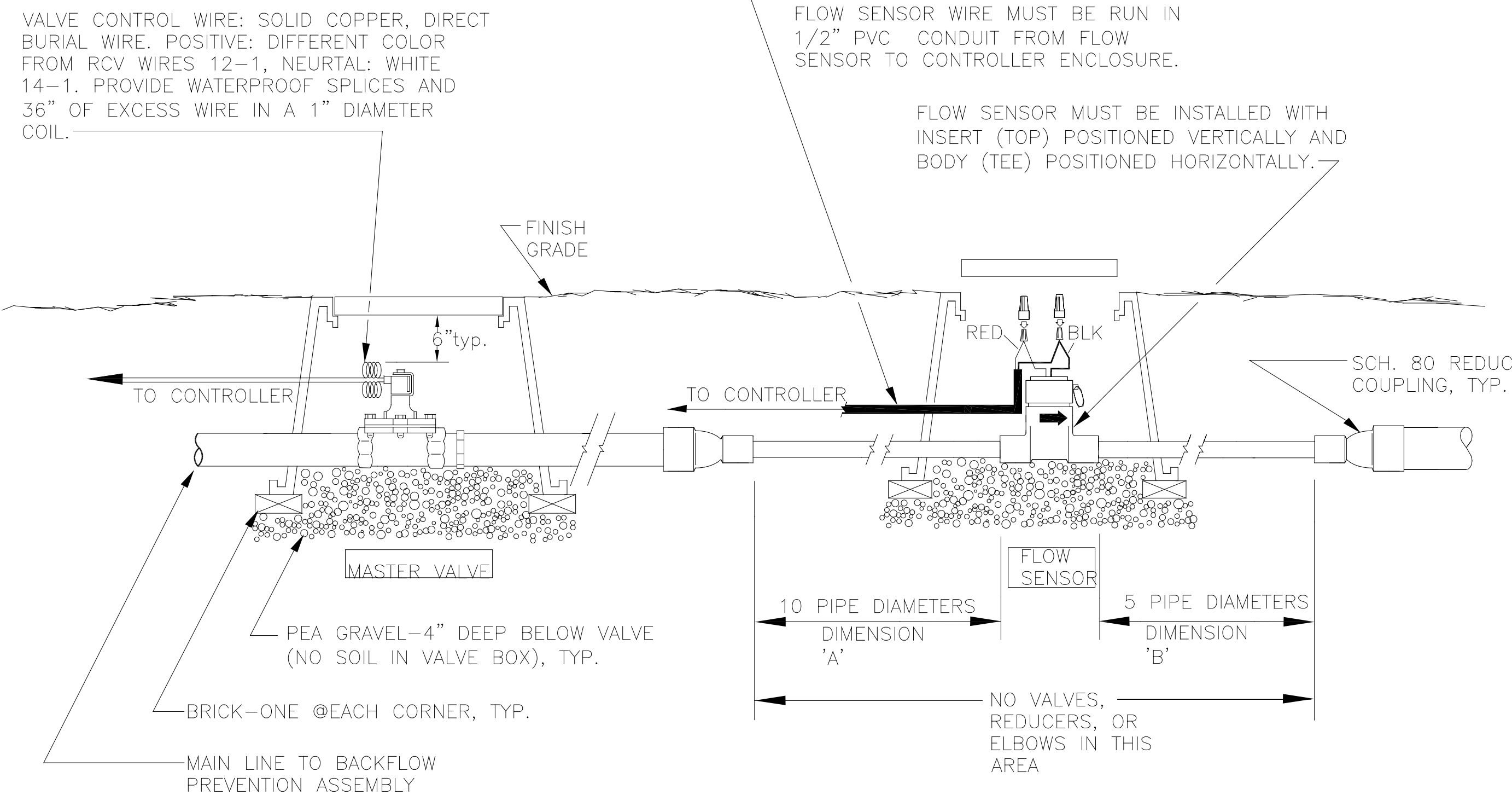
3 EXTERIOR MOUNTED CONTROLLER
 SCALE: NONE
 DET: EXT-COAT

4 WIRELESS EVE/GUTTER MOUNTED CLIMATE SENSOR
 SCALE: NONE
 DET: -

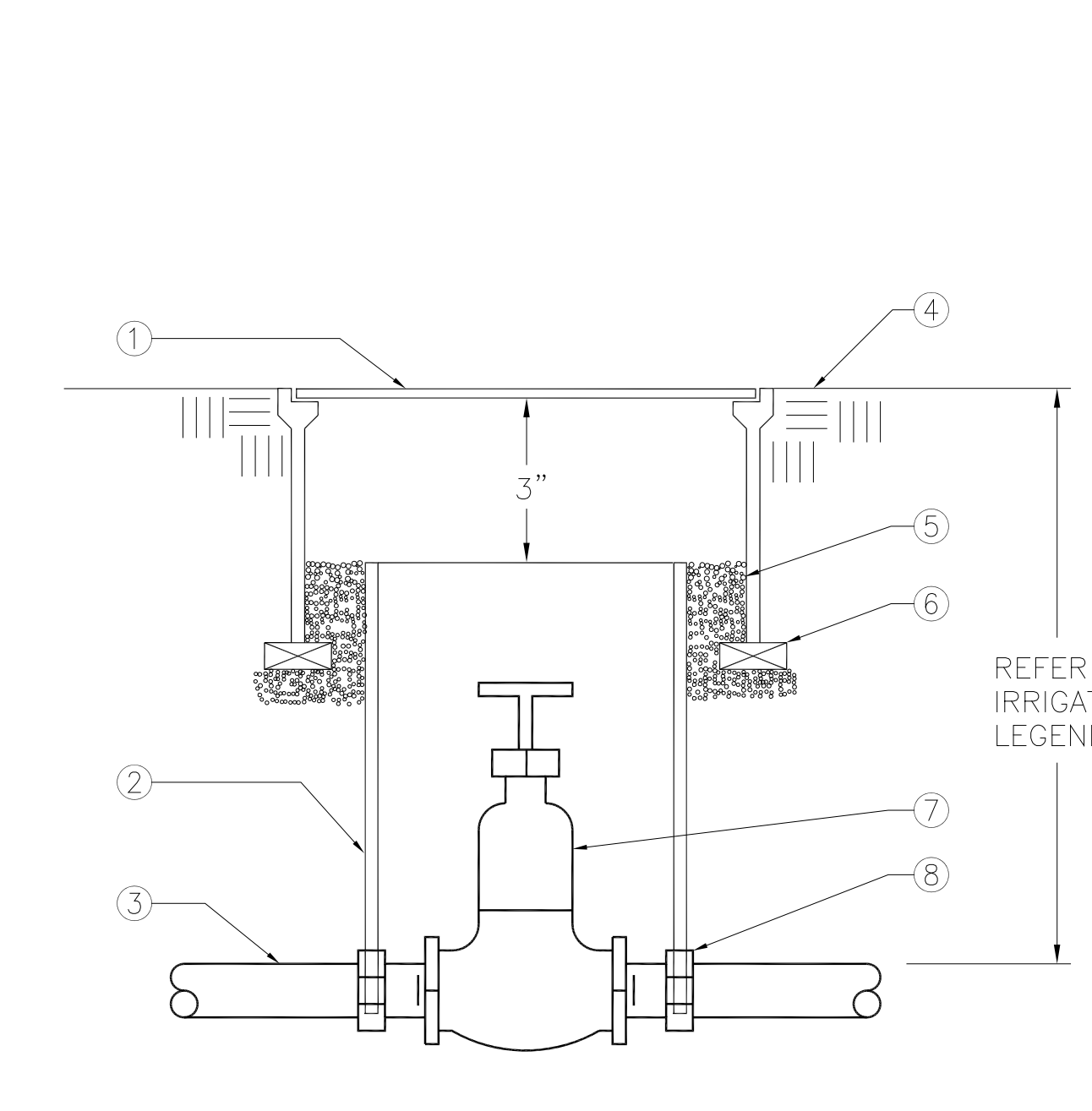
5 TRENCHING
 SCALE: NONE
 DET: TRENCH



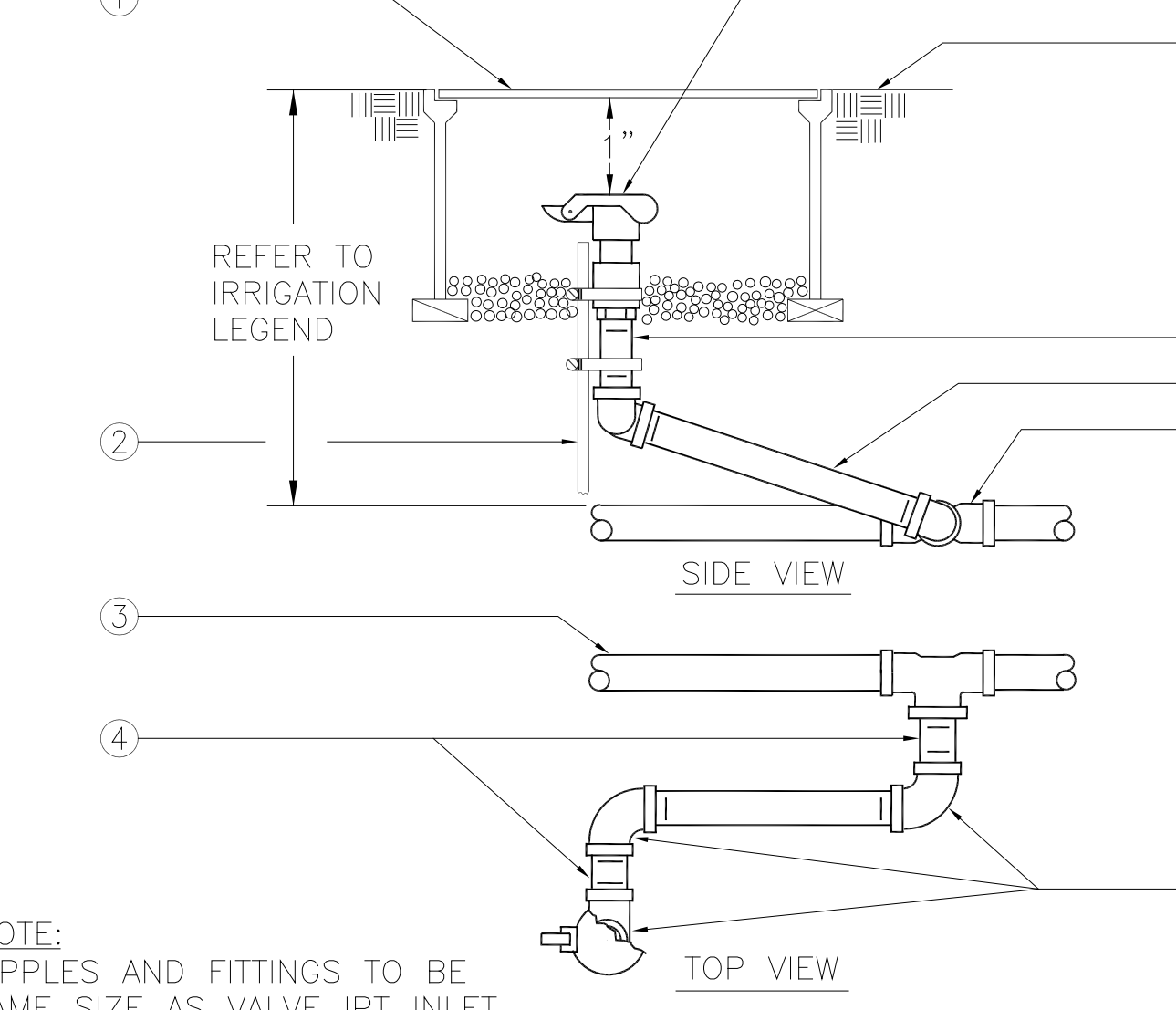
- INSTRUCTIONS:
 1. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
 3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST UP IN BOTTOM OF TUBE.
 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
 5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.



- 1 VALVE CONTROL WIRE: SOLID COPPER, DIRECT BURIAL WIRE. POSITIVE: DIFFERENT COLOR FROM RCV WIRES 12-1; NEUTRAL: WHITE 14-1. PROVIDE WATERPROOF SPLICES AND 36" OF EXCESS WIRE IN A 1" DIAMETER COIL.
- 2 FLOW SENSOR WIRE MUST BE RUN IN 1/2" PVC CONDUIT FROM FLOW SENSOR TO CONTROLLER ENCLOSURE.
- 3 FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) POSITIONED VERTICALLY AND BODY (TEE) POSITIONED HORIZONTALLY.
- 4 FINISH GRADE
- 5 PEA GRAVEL-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX, TYP.)
- 6 BRICK-ONE @ EACH CORNER, TYP.
- 7 MAIN LINE TO BACKFLOW PREVENTION ASSEMBLY
- 8 NO VALVES, REDUCERS, OR ELBOWS IN THIS AREA
- 9 10 PIPE DIAMETERS DIMENSION 'A'
- 10 5 PIPE DIAMETERS DIMENSION 'B'
- 11 SCH. 80 REDUCING COUPLING, TYP.



- 1 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
- 2 8" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE)
- 3 PVC MAIN LINE
- 4 FINISH GRADE
- 5 PEA GRAVEL
- 6 BRICK-2 TOTAL
- 7 GATE VALVE
- 8 SCHEDULE 40 PVC MALE ADAPTER



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

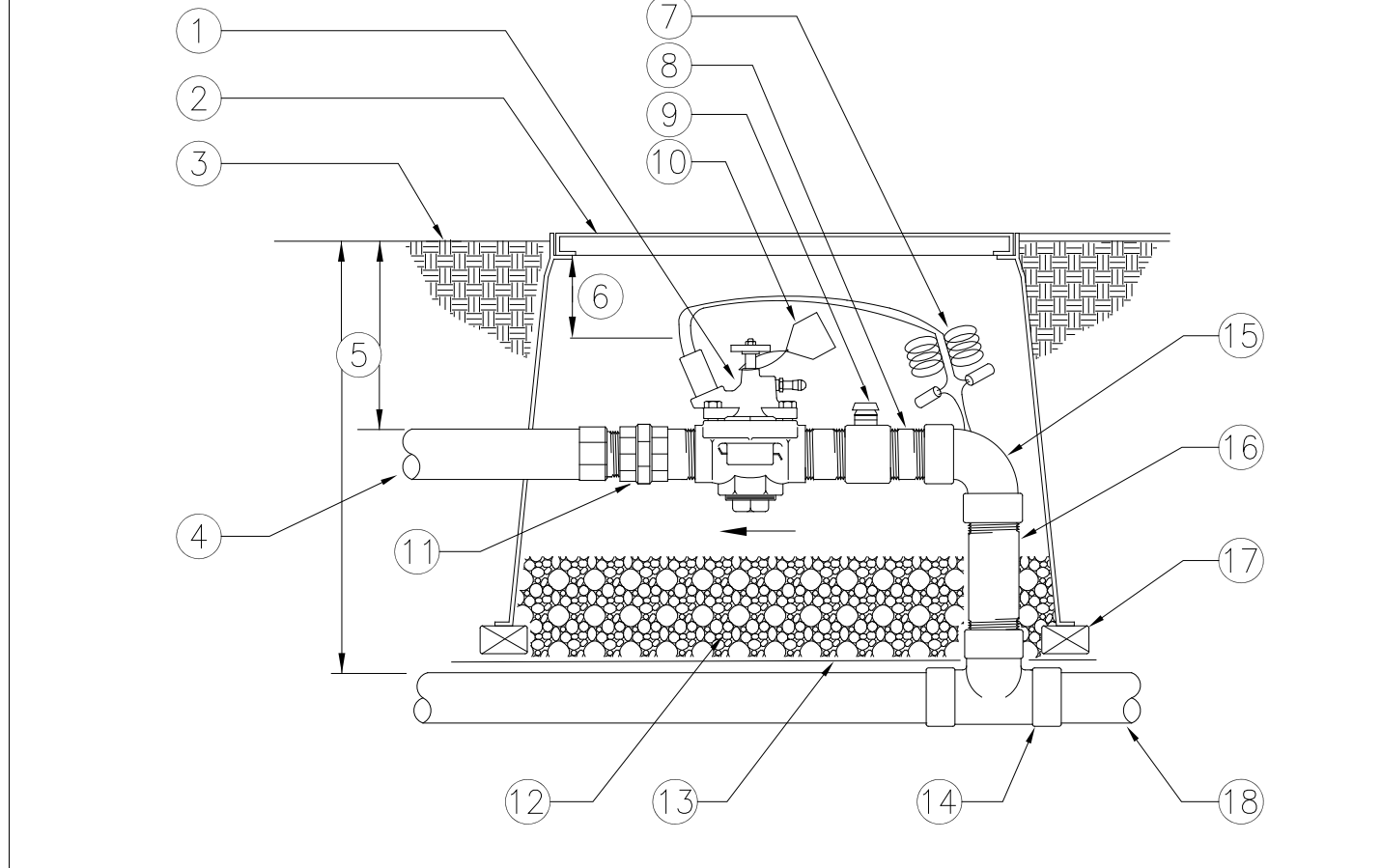
- 1 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
- 2 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND OCV)
- 3 PVC MAIN LINE
- 4 5" LONG SCHEDULE 80 PVC THREADED NIPPLE
- 5 QUICK COUPLING VALVE
- 6 FINISH GRADE
- 7 SCHEDULE 80 PVC THREADED NIPPLE
- 8 10" LONG SCHEDULE 80 PVC THREADED NIPPLE
- 9 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
- 10 SCHEDULE 80 PVC THREADED 90° ELL

6 WEATHERPROOF SPLICE ASSEMBLY
 SCALE: NONE
 DET: WIRE-SPL

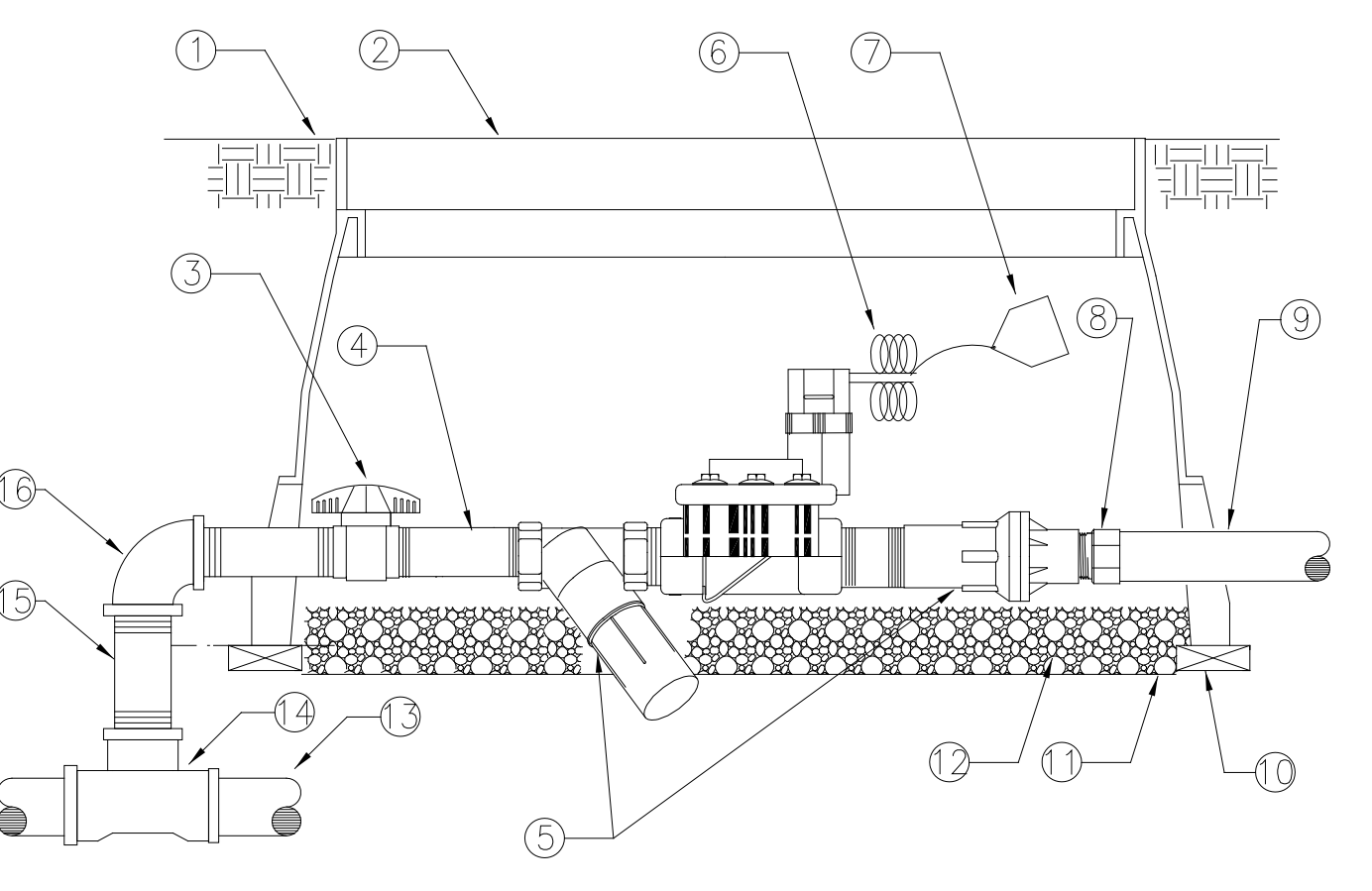
7 INSTALLATION DETAIL - MASTER VALVE/FLOW SENSOR
 SCALE: NONE
 DET: -

8 2" AND SMALLER GATE VALVE
 SCALE: NONE
 DET: GCVD

9 QUICK COUPLING VALVE
 SCALE: NONE
 DET: QUICK-CC2

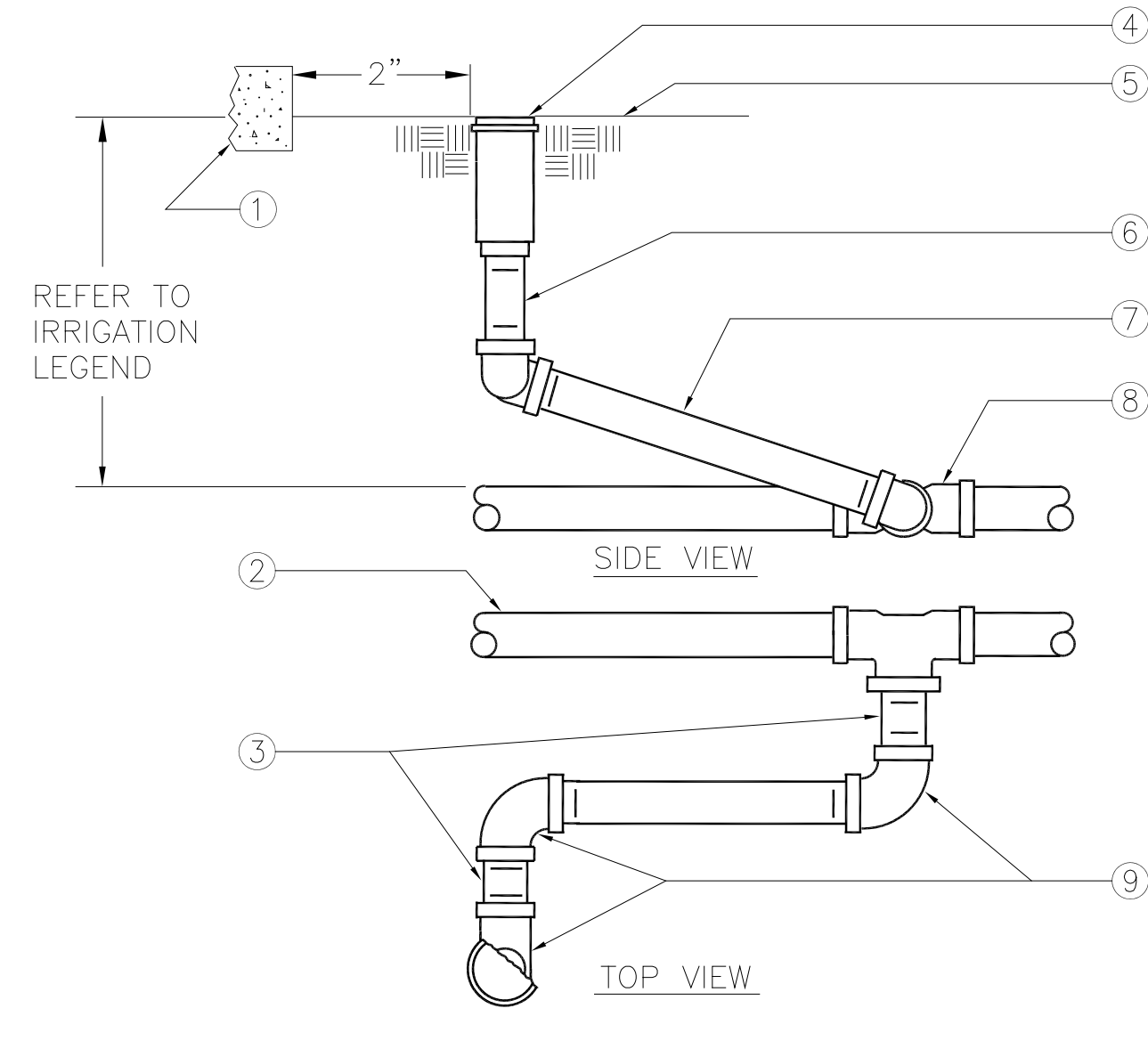


- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED AND PRESSURE REGULATOR
- 2 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX - NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION: 11 3/4" x 17" (12" DEEP)
- 3 FINISH GRADE
- 4 PVC LATERAL LINE
- 5 REFER TO IRRIGATION LEGEND
- 6 3" MIN 6" MAX
- 7 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 36" OF EXCESS WIRE IN A 1" DIAMETER COIL
- 8 SCHEDULE 80 PVC NIPPLE
- 9 KBI SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE OR PER VALVE MANIFOLD)
- 10 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER)
- 11 SCHEDULE 80 PVC THREADED UNION
- 12 PEA GRAVEL- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- 13 22 GAUGE 1" SQUARE WIRE MESH
- 14 UPC APPROVED SCHEDULE 40 PVC TEE
- 15 SCHEDULE 80 PVC 90° ELBOW (TXT)
- 16 SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
- 17 BRICK-1 EACH CORNER
- 18 PVC MAIN LINE

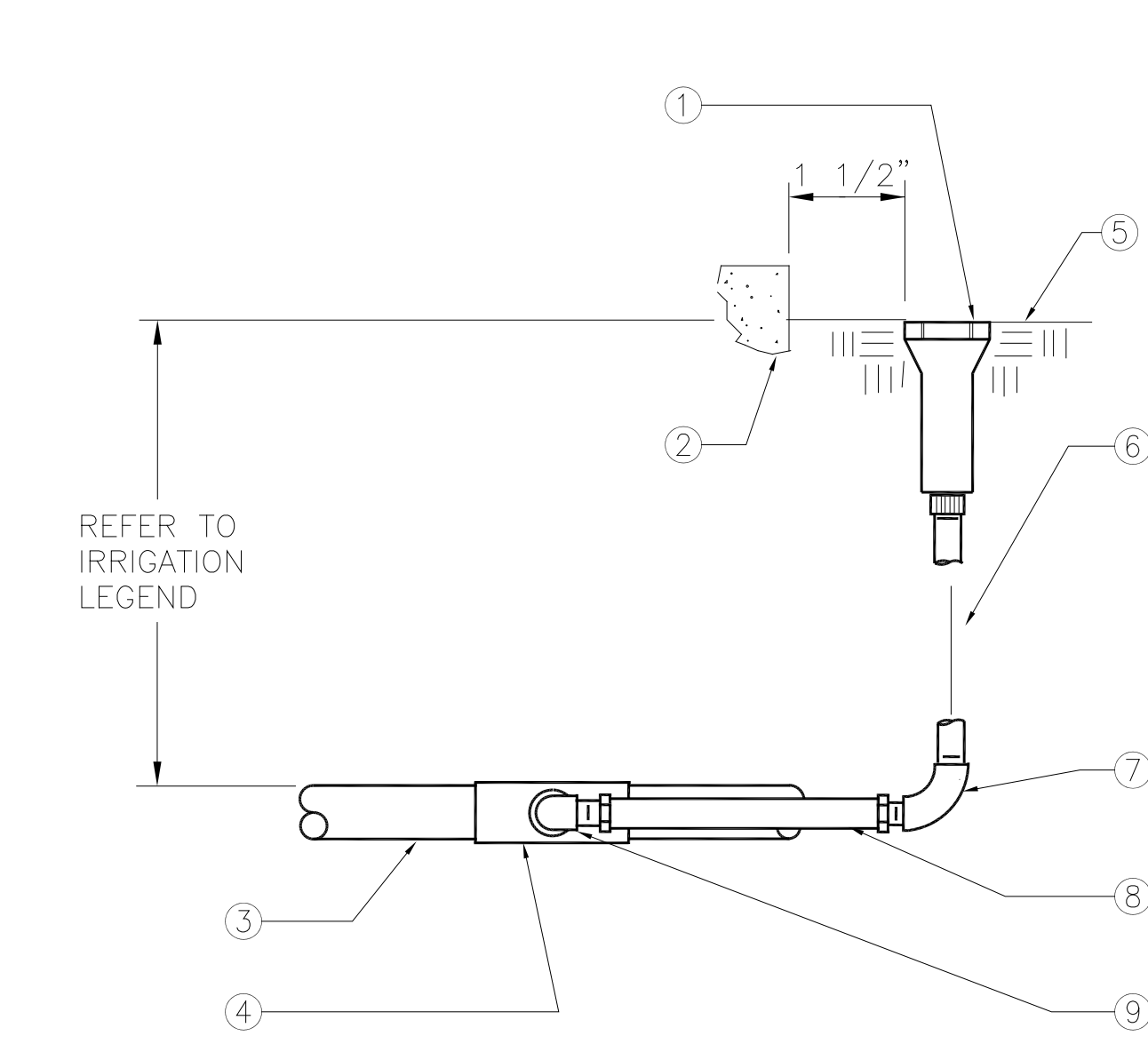


- 1 FINISH GRADE
- 2 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX - NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL. TOP DIMENSION: 11 3/4" x 17" (12" DEEP)
- 3 SCH 80 BALL VALVE
- 4 SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
- 5 TORO DRIP ZONE KIT
- 6 VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 36" OF EXCESS WIRE IN A 1" DIAMETER COIL
- 7 VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
- 8 SCH 40 MALE ADAPTER
- 9 PVC LATERAL LINE
- 10 BRICK-1 EACH CORNER
- 11 22 GAUGE 1" SQUARE WIRE MESH
- 12 PEA GRAVEL- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- 13 PVC MAIN LINE
- 14 UPC APPROVED SCHEDULE 40 PVC TEE
- 15 SCHEDULE 80 PVC 90° ELBOW (TXT)
- 16 SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.

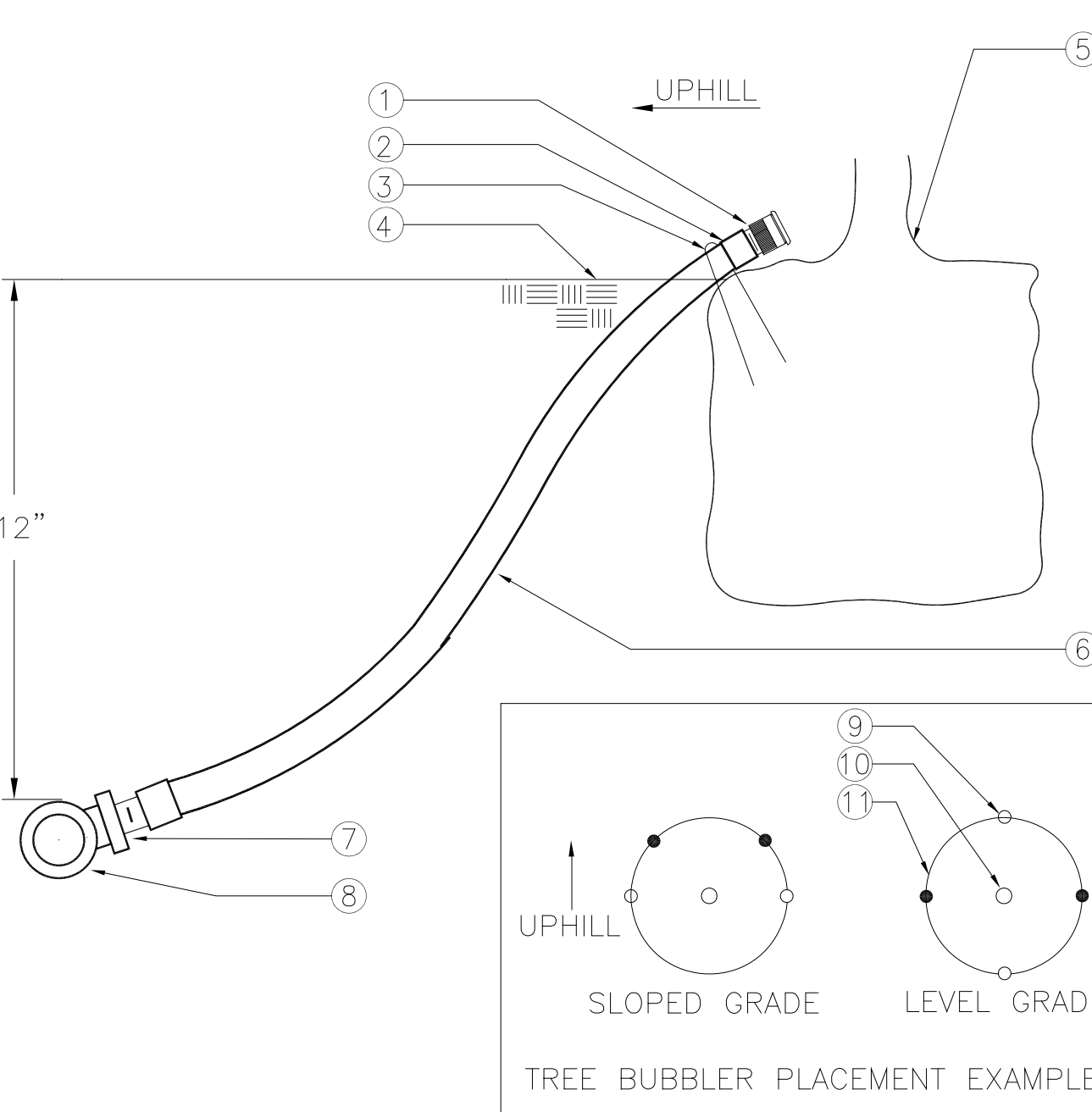
NOTE: 1. SET SPRINKLER 1" ABOVE FINISH GRADE AT TIME OF INSTALLATION - LOWER TO FINISH GRADE WHEN TURF IS WELL ESTABLISHED.
 2. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS ROTARY SPRINKLER IPT INLET THREAD SIZE.



- 1 WALL, WALK, CURB OR HEADER
- 2 PVC LATERAL LINE
- 3 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
- 4 POP-UP ROTARY SPRINKLER
- 5 FINISH GRADE
- 6 SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED)
- 7 10" LONG SCHEDULE 80 PVC THREADED NIPPLE
- 8 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
- 9 SCHEDULE 80 PVC THREADED 90° ELL



- 1 POP-UP LAWN SPRAY SPRINKLER
- 2 WALL, WALK, CURB OR BUILDING
- 3 PVC LATERAL LINE
- 4 UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
- 5 FINISH GRADE
- 6 1/2" SCHEDULE 80 PVC THREADED NIPPLE (LENGTH AS REQUIRED - TYPICAL)
- 7 1/2" SCHEDULE 40 PVC THREADED 90° ELL
- 8 COBRA CONNECTOR MODEL CC-600 (1/2"x6")
- 9 1/2" SCHEDULE 40 PVC STREET ELL



- 1 BUBBLER (TO BE INSTALLED ON TOP OF ROOTBALL)
- 2 1/2" SCH. 40 SPEARS BUBBLER MALE ADAPTER
- 3 6" STEEL STAPLE
- 4 FINISH GRADE
- 5 TREE OR SHRUB ROOTBALL
- 6 1/2" IPS FLEXIBLE PVC
- 7 PVC TEE (SST), ELBOW (ST) OR FEMALE ADAPTER
- 8 PVC LATERAL LINE
- 9 TREE STAKES
- 10 TREE OR SHRUB
- 11 EDGE OF ROOTBALL (TYPICAL)

11 REMOTE CONTROL VALVE
 SCALE: NONE
 DET: RCV

12 DRIP ZONE REMOTE CONTROL VALVE KIT
 SCALE: NONE
 DET: -

13 POP-UP LAWN ROTARY SPRINKLER RISER
 SCALE: NONE
 DET: LAROTARY

14 POP-UP LAWN SPRAY SPRINKLER RISER
 SCALE: NONE
 DET: LW-POPSP

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

Irrigation Consultant:
 Russell D. Mitchell Associates, Inc.
 2160 Camino Real
 Redwood City, CA 94067
 Phone (925) 335-1100
 Fax (925) 335-5677
 E-MAIL: RDM@IRRIGATION.COM

LICENSE STAMP

Daggett Place - Park
Equity Residential
 1000 16th Street

DRAWING RELEASE STATUS	DATE
100% CD	02.21.2012
50% CD	05.15.2012
REV CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

JOB NUMBER	RELEASE DATE
20311	02.21.2013

IR2.00
 OF SHEETS