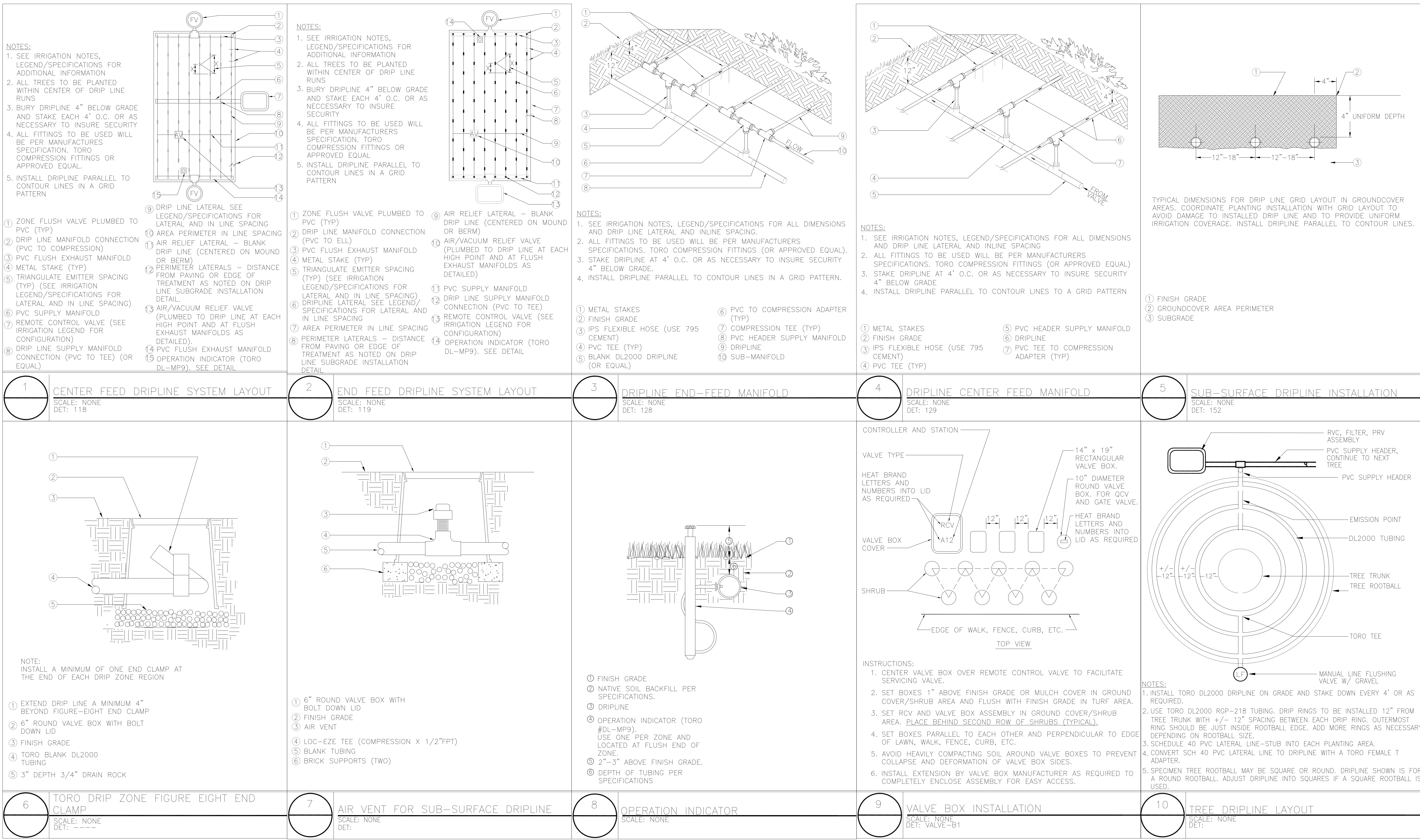


LICENSE STAMP



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 Details



SCALE	
NTS	
JOB NUMBER	RELEASE DATE
20311	02.21.2013
DRAWN BY	CHECKED BY
CYB, HW	CS, JR

IR2.10

OF SHEETS

LICENSE STAMP

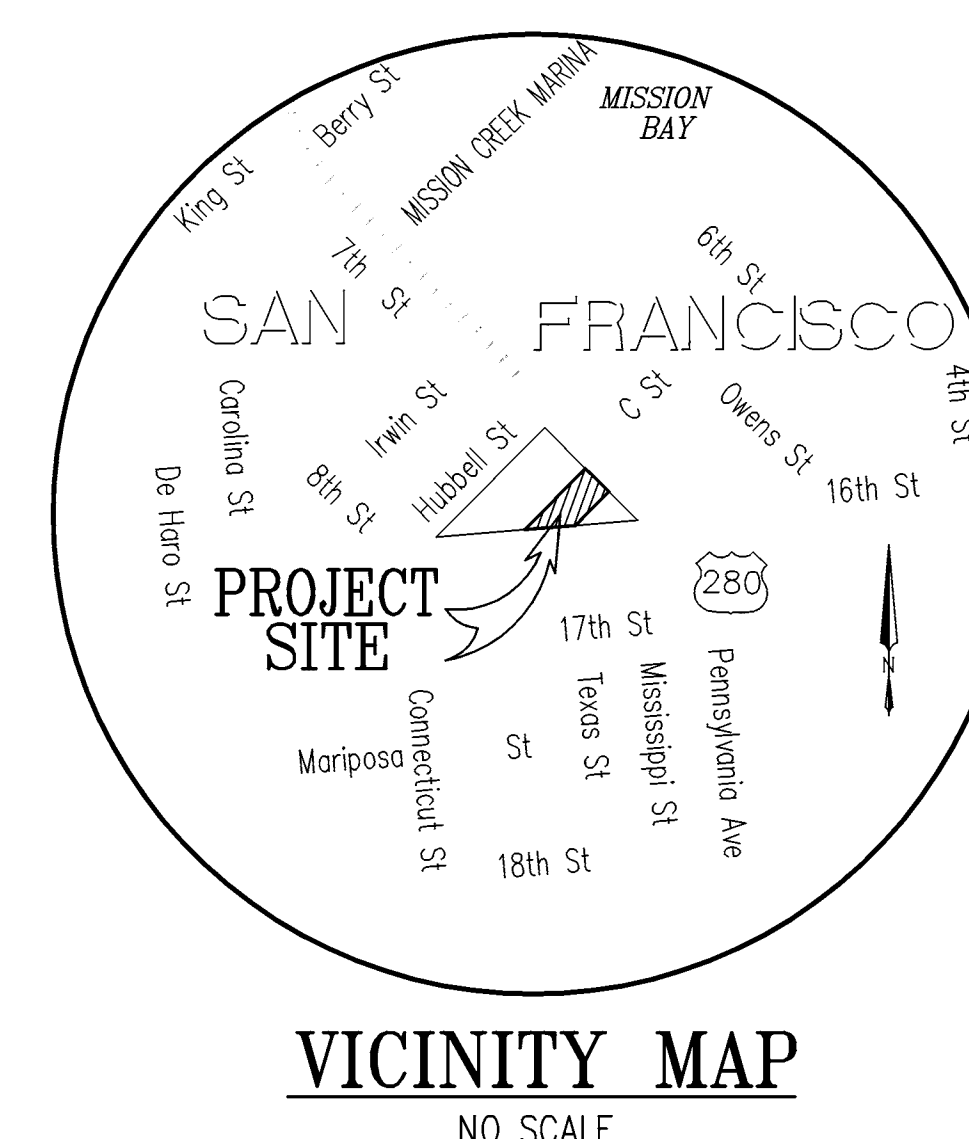
Luk and Associates

Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone: (510) 724-3388
Fax: (510) 724-3383
email: aluk@lukassociates.com



CIVIL STAMP

IMPROVEMENT PLAN DAGGETT PLACE PARK SAN FRANCISCO, CALIFORNIA



VICINITY MAP
NO SCALE

GENERAL NOTES

- BENCHMARK AS SHOWN ON CITY OF SAN FRANCISCO BENCHMARK BOX 4, BOOK 492 AT PAGE 2, BEING A CROW OUT IN THE OUTER RIM OF THE STORM WATER INLET, AT THE SOUTHWEST CORNER OF 7TH STREET AND HUBBELL STREET. ELEVATION = 1.954 FEET, VERTICAL DATUM: CITY AND COUNTY OF SAN FRANCISCO.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT LUK AND ASSOCIATES AT (510) 724-3388 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
- THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOB SITE.
- THE CONTRACTOR SHALL PROVIDE, AT ALL TIMES, LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY PER CALTRANS TRAFFIC CONTROL SPECIFICATIONS CURRENT EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER TRAFFIC CONTROL AT ALL TIMES.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT, TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS. CONTRACTOR MUST HAVE A VALID TRENCH SHORING PERMIT ISSUED BY CAL-OSHA.
- THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
- ENCROACHMENT PERMIT REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS-OF-WAY SHALL BE OBTAINED BY THE CONTRACTOR. AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CITY STANDARD PLANS AND AS MODIFIED IN THE SPECIAL PROVISIONS OR THE PLANS AND THE GEOTECHNICAL INVESTIGATION REPORT BY TREADWELL & ROLLO, INC. DATED 12 MARCH 2010. THE CONTRACTOR SHALL BID THE MOST STRINGENT REQUIREMENTS.
- OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) FOR THE UTILITY 48 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION (800-642-2444). THE U.S.A. AUTHORIZATION NUMBERS SHALL BE KEPT AT THE JOB SITE.
- THE CONTRACTOR SHALL NOT DISTURB OR DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENTS OR POINTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A LICENSED ENGINEER OR LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN FRANCISCO STREET USE DEPARTMENT 48 HOURS PRIOR TO THE START OF THE WORK AND OBTAIN APPROPRIATE PERMITS FOR WORK FALLING UNDER THEIR JURISDICTION.
- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CITY OF SAN FRANCISCO STANDARD SPECIFICATIONS AND STANDARD PLANS LATEST EDITION FOR OFF-SITE IMPROVEMENTS.
- DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE.
- IF ARCHAEOLOGIC MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES IF THEY ARE DEEMED NECESSARY.
- IF PAVING AND STORM DRAIN IMPROVEMENTS ARE NOT COMPLETED BY OCTOBER 15, TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION CAUSED BY SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES. DESIGN OF THESE MUST BE APPROVED BY THE BUILDING DEPARTMENT.
- THE CONTRACTOR SHALL ENSURE THAT CONFINED SPACE ENTRIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 5156-5159, GENERAL INDUSTRY SAFETY ORDERS, TITLE 8, CALIFORNIA CODE OF REGULATIONS. FOR PURPOSES OF SANITARY SEWER WORK, CONFINED SPACES SHALL INCLUDE (1) EXISTING MANHOLES; (2) NEW MANHOLES CONSTRUCTED OVER EXISTING SANITARY SEWERS AFTER THE EXISTING PIPE IS BROKEN OUT, CUT OUT OR REMOVED; AND (3) NEW MANHOLES THAT ARE CONSTRUCTED AT THE END OF EXISTING SANITARY SEWERS (R'S OR PLUGS) AFTER THE TEMPORARY CONSTRUCTION PLUG HAS BEEN REMOVED FROM THE END OF THE EXISTING SEWER.
- ALL WORK ADJACENT TO EXISTING PAVEMENT SECTION SHALL BUTT UP TO FULL EXISTING SECTION. WHERE FULL SECTION IS NOT ENCOUNTERED, CONTINUE REMOVAL OF ADDITIONAL PAVEMENT UNTIL A FULL SECTION IS FOUND.
- THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS ON EXISTING SEWERS AND STORM DRAINS, AND VERIFY CLEARANCE OF KNOWN CROSSINGS OR OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES.

- THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING ETC., AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- THE CITY OF SAN FRANCISCO ASSUMES NO RESPONSIBILITY FOR FINAL GRADE OF CONCRETE UNLESS FORMS ARE CHECKED PRIOR TO POURING.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.
- PAVING CONFORMS SHALL BE MADE AT A SMOOTHLY TRIMMED BUTT JOINT. DO NOT OVERLAP EXISTING PAVEMENT, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- ALL ON-SITE STORM DRAIN CONSTRUCTION SHALL CONFORM TO THE BUILDING DEPARTMENT STANDARDS.
- ALL UNDERGROUND FACILITIES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURBS AND FINAL PREPARATION OF SUBGRADE.
- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SAN FRANCISCO'S STANDARD SPECIFICATIONS, LATEST EDITION, THE SAN FRANCISCO PLUMBING CODE AND ALL FURTHER GOVERNING REQUIREMENTS OF THE CITY OF SAN FRANCISCO AND LATEST EDITION OF THE CBC.
- WATER SYSTEM SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DRAWINGS OF THE CITY OF SAN FRANCISCO WATER DEPARTMENT AND ALL FURTHER GOVERNING REQUIREMENTS OF THE CITY OF SAN FRANCISCO AND LATEST EDITION OF THE CBC.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE CITY OF SAN FRANCISCO UPON DISCOVERY OF ANY FIELD CONFLICTS REGARDING WORK INVOLVING THE APPROPRIATE JURISDICTION.
- THE CONTRACTOR SHALL NOTIFY THE CITY 24 HOURS PRIOR TO REQUIRED INSPECTION OF WORK RELATING TO THE APPROPRIATE JURISDICTION.
- COMPACTION TESTS WILL BE PERFORMED ON ALL TRENCHES AND PAVEMENT SECTIONS TO VERIFY THAT COMPACTION CONFORMS TO CITY STANDARDS OR THE SOILS REPORT RECOMMENDATION.
- INSTALL HANDICAP RAMPS AS SHOWN ON THE PLANS IN ACCORDANCE WITH CITY STANDARD DETAILS LATEST EDITION AND GOVERNING REQUIREMENTS OF CALIFORNIA TITLE 24.
- ALL PIPE GRADES SHOWN AS FLOW LINE ELEVATIONS.
- ALL OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SAN FRANCISCO STANDARD PLANS AND SPECIFICATIONS.
- CITY STANDARD DETAILS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING. (THE REFERENCE ONLY APPLY TO THE WORKS WITHIN THE PUBLIC RIGHT OF WAY, WORKS WITHIN THE PRIVATE PROPERTY SHALL COMPLY WITH THE INDUSTRY STANDARD AND THEIR REQUIREMENTS)

TITLE	FILE NO.
TRENCH PAVEMENT RESTORATION DETAIL	45,812 CH.2
ADDITIONAL PAVEMENT RESTORATION DETAIL	47,847
STANDARD COLD PLANNING AND RESURFACING	49,086
CROSS-SECTION	
AUTOMOBILE RUNWAY	L-6964.1
DRIVEWAY CONSTRUCTION	L-19,689.1 CH.3
STANDARD CURBS	L-24,455 CH.1 ATI
STANDARD COMBINE CURB AND	L-24,456 CH.3
PARKING STRIP OR GUTTER	L-24,457 CH.1
STANDARD TRAFFIC AND CENTER ISLANDS	L-26,075 CH.1
STANDARD JOINTS FOR CONCRETE	
PAVEMENT BASE	L-31,374 CH.1
STANDARD CONSTRUCTION JOINTS	
FOR CONCRETE SIDEWALK AND CURB	
STANDARD A.C.W.S. CONFORM AREAS	
PAVEMENT RECONSTRUCTION AND RESURFACING	LL-24,833
CURB RAMP	
TYPICAL INSTALLATION OF BUILDING	55017 & 55018-2
SEWER AND SIDE SEWER	44,337
STANDARD PLAN SEWER	44,851
CONNECTION DETAILS	
LOCATION OF SIDE SEWER TRAP AND	L-7641 CH.4
VENT IN REFERENCE TO CURB LINE	L-38,782 CH.1
ABANDONMENT OF EXISTING SIDE SEWER	
STANDARD PLAN FOR SEWERS PRECAST	45,560 CH.1
CONCRETE MANHOLE 12" TO 24" DIAMETER SEWER	
DUCTILE IRON PIPE COLLARS	A-5976 CH.5
FIRE HYDRANT ASSEMBLY AND PARTS LIST	A-39,480 CH.1
METHODS OF RESETTING CASTINGS AND	B-30,705.1 CH.3
CISTERN RINGS	

BASIS OF BEARINGS

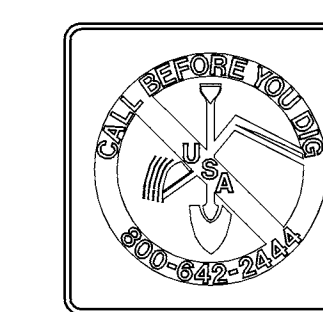
THIS SURVEY WAS DETERMINED BY THE MONUMENT LINES OF 7TH STREET, HUBBELL STREET, AND 16TH STREET (ALL ARE 90° UNLESS OTHERWISE NOTED) AS SHOWN ON MONUMENT MAPS NO. 311 AND 312 ON FILE AT THE DEPARTMENT OF PUBLIC WORKS BUREAU OF STREET USE AND MAPPING OFFICE OF THE CITY ENGINEER.

LEGEND

ABBREVIATIONS	DESCRIPTION	SYMBOL	DESCRIPTIONS
AB	AGGREGATE BASE	---	BOUNDARY LINE
AC	ASPHALTIC CONCRETE	---	FUTURE BOUNDARY LINE
AD	AREA DRAIN	---	BUILDING LINE
BC	BEGIN CURVE	---	8" W
BLDG COR	BUILDING CORNER	---	BACK FLOW PREVENTER
BOI	BOTTOM	---	JOINT TRENCH
BVC	BEGIN VERTICAL CURB	---	GAS LINE
CB	BOTTOM OF WALL	---	ELECTRICAL LINE
CB	CATCH BASIN	---	TELEPHONE LINE (PAC BELL)
CIP	CAST IRON PIPE	---	SANITARY SEWER LINE
CM	CENTERLINE	---	MANHOLE OR CLEANOUT
CMP	CORRUGATED METAL PIPE	---	P-TRAP ON SANITARY SEWER
CO	CLEAN OUT	---	SANITARY SEWER MANHOLE (SSMH)
CONC	CONCRETE	---	SD
DI	DRAIN INLET	---	STORM DRAIN LINE
DIP	DUCTILE IRON PIPE	---	CATCH BASIN, DRAIN INLET
DWY	DRIVEWAY	---	AND AREA DRAIN STORM DRAIN CLEAN OUT
DWY LIP	DRIVEWAY LIP	---	DIRECTION OF DRAIN
EB	ELECTRICAL BOX	---	SUBDRAIN
EC	END OF CURB	---	FOUND STANDARD MONUMENT
ELE	ELEVATION	---	FIRE HYDRANT (FH) & WATER VALVE
EPB	ELECTRICAL POWER BOX	---	WM
EX	EXISTING	---	WATER METER
FE	FACE OF CURB	---	OR
FL	FINISHED FLOOR ELEVATION	---	BSW
FI	FIELD INLET	---	1.5
FL	FLOW LINE	---	1.0
G	GAS	---	1.4
GAR	GARAGE	---	TO
GB	GRADE BREAK	---	2.1
GM	GAS METER	---	
GRD	GROUND ELEVATION	---	
GR	GRATE ELEVATION	---	
HC	HANDICAP PARKING	---	
HP	HIGH POINT	---	
INV	INVERT	---	
IRRG	IRRIGATION	---	
LF	LINEAR FOOT	---	
LP CUT	LIP OF GUTTER	---	
LP	LOW POINT	---	
MAX	MAXIMUM	---	
PAD	PAD ELEVATION	---	
PAV	PAVEMENT	---	
PCC	PORCELAN CEMENT CONCRETE	---	
PG&E	PACIFIC GAS & ELECTRIC	---	
PROP	PROPOSED	---	
PVC	POLYVINYL CHLORIDE PLASTIC PIPE	---	
R/W	RIGHT OF WAY	---	
RCP	REINFORCED CONCRETE PIPE	---	
RET	RETURN	---	
S	SLOPE	---	
SD	STORM DRAIN	---	
SDCO	STORM DRAIN CLEAN OUT	---	
SDMH	STORM DRAIN MANHOLE	---	
SIG	SIGNAL (TRAFFIC)	---	
SL	STREET LIGHT	---	
SS	SANITARY SEWER	---	
SSMH	SANITARY SEWER MANHOLE	---	
SUB	SUBDRAIN	---	
TC	TOP OF CURB	---	
TD	TRENCH DRAIN	---	
TP	TOP OF PAVEMENT	---	
TRW	TOP OF RETAINING WALL	---	
TSPB	TRAFFIC SIGNAL POLE BOX	---	
TSW	TOP OF SOUNDWALL	---	
(T)	TOTAL	---	
(TYP)	TYPICAL	---	
VCP	VITRIFIED CLAY PIPE	---	
W	WATER	---	
WM	WATER METER	---	
WV	WATER VALVE	---	

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	GENERAL NOTES, LEGEND, & SHEET INDEX
C-2	DETAILS
C-3	DEMOLITION PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	DIMENSION AND STRIPING PLAN
C-7	EROSION CONTROL PLAN
C-8	BEST MANAGEMENT PRACTICES



Daggett Place - Park
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
80% 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

GENERAL NOTES, LEGEND AND SHEET INDEX (PARK)

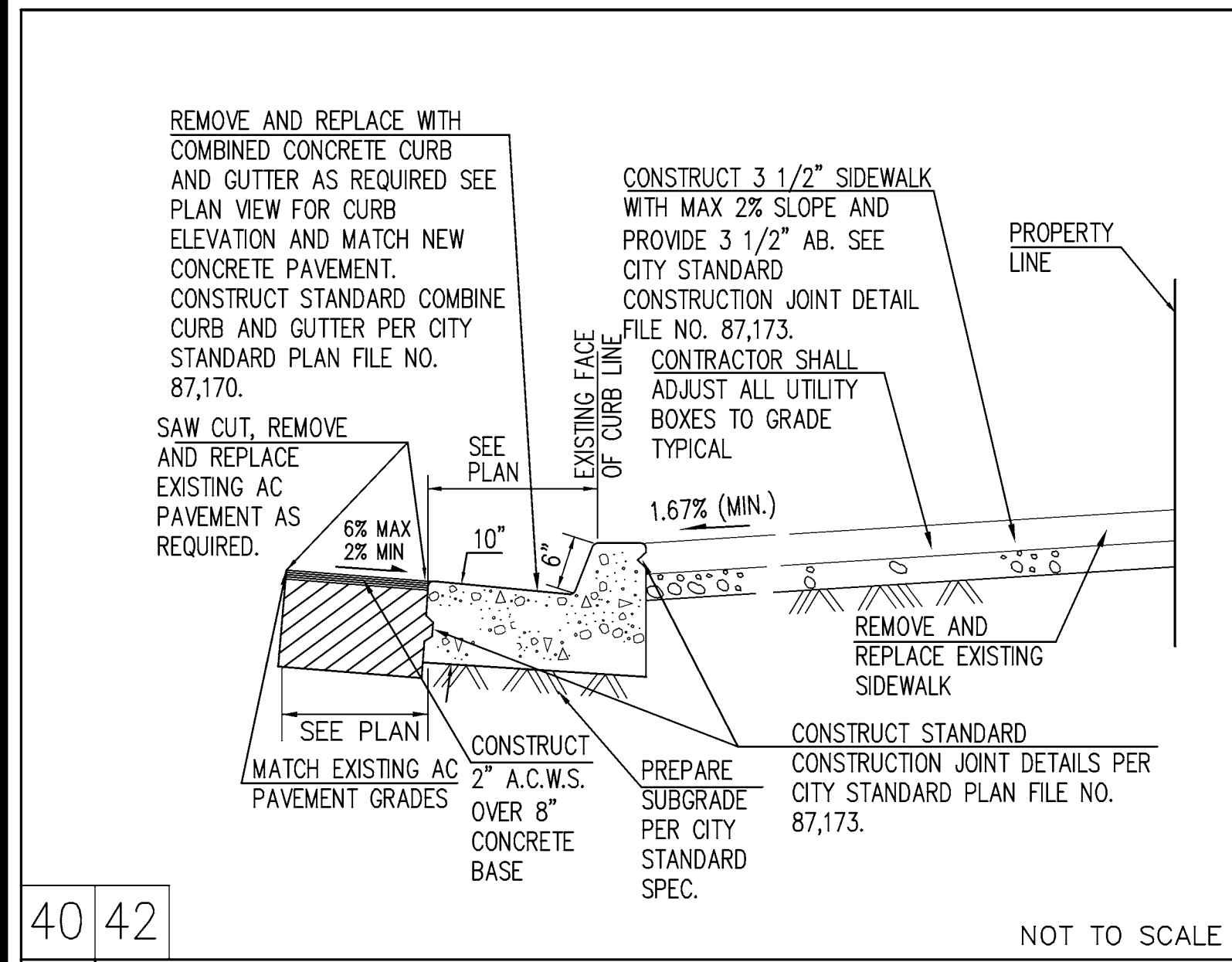
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JOB NUMBER	RELEASE DATE
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DRAWN BY	CHECKED BY
G.A.D.	G.L.

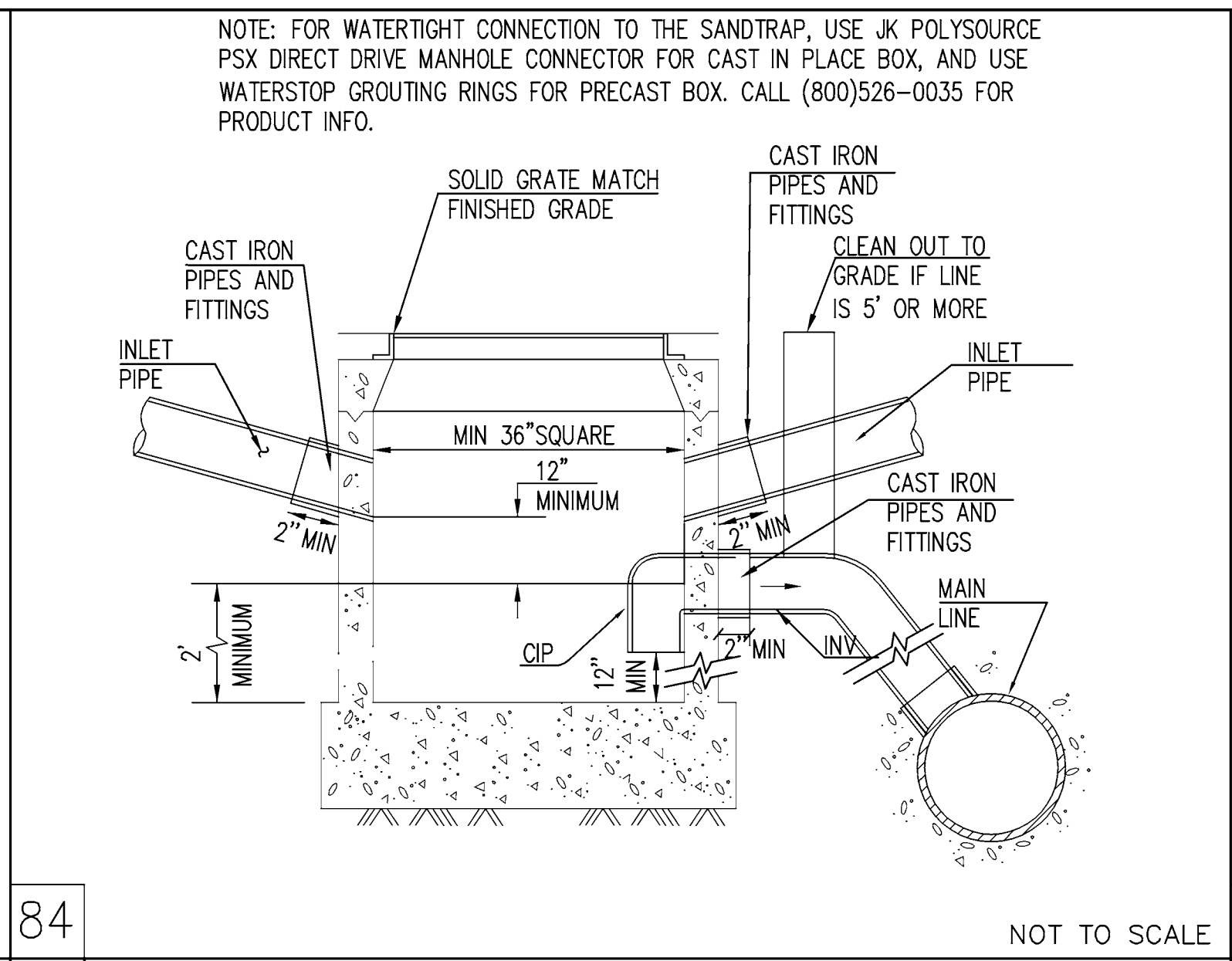
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C-1P

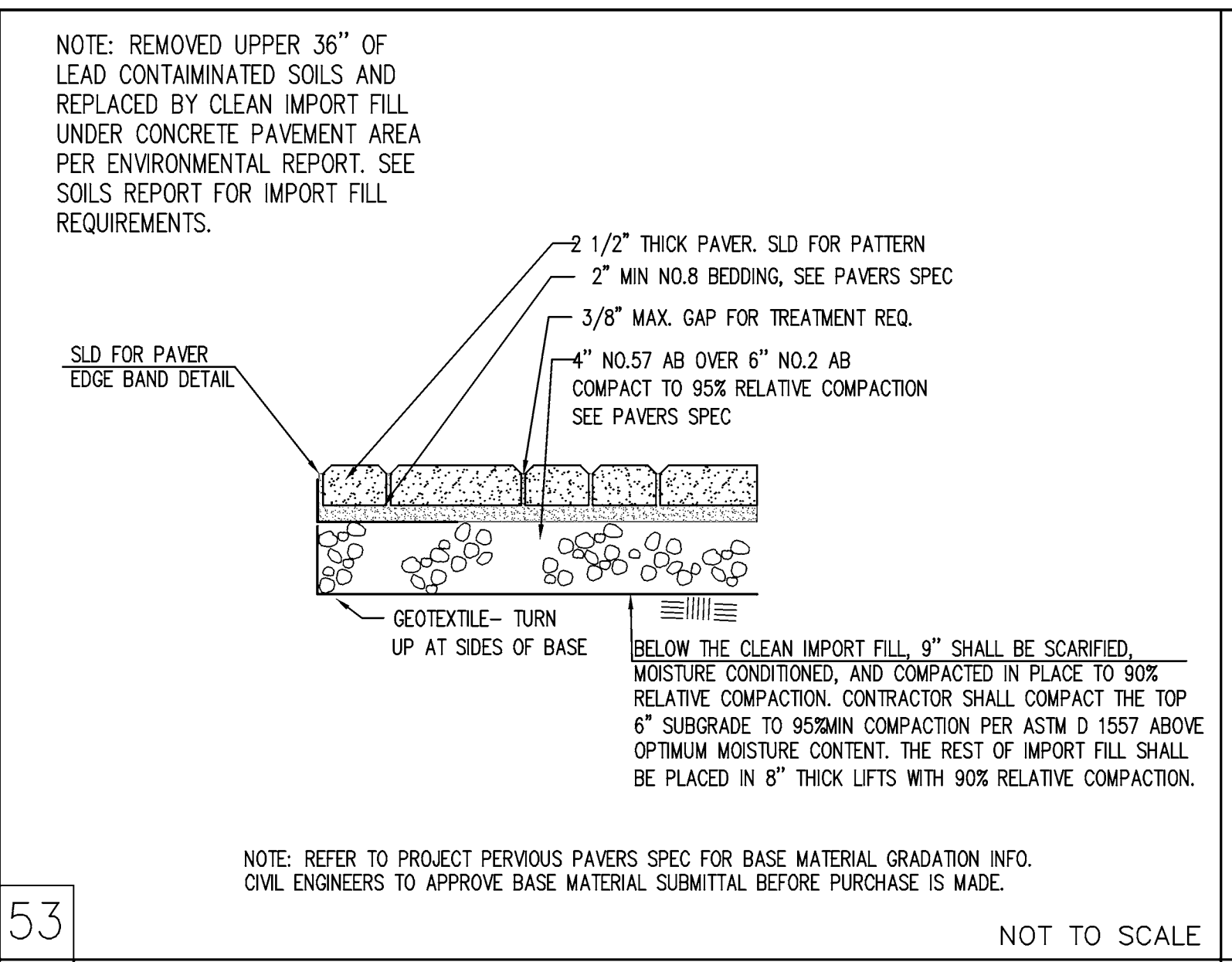
PLOT DATE: JUNE 20, 2013



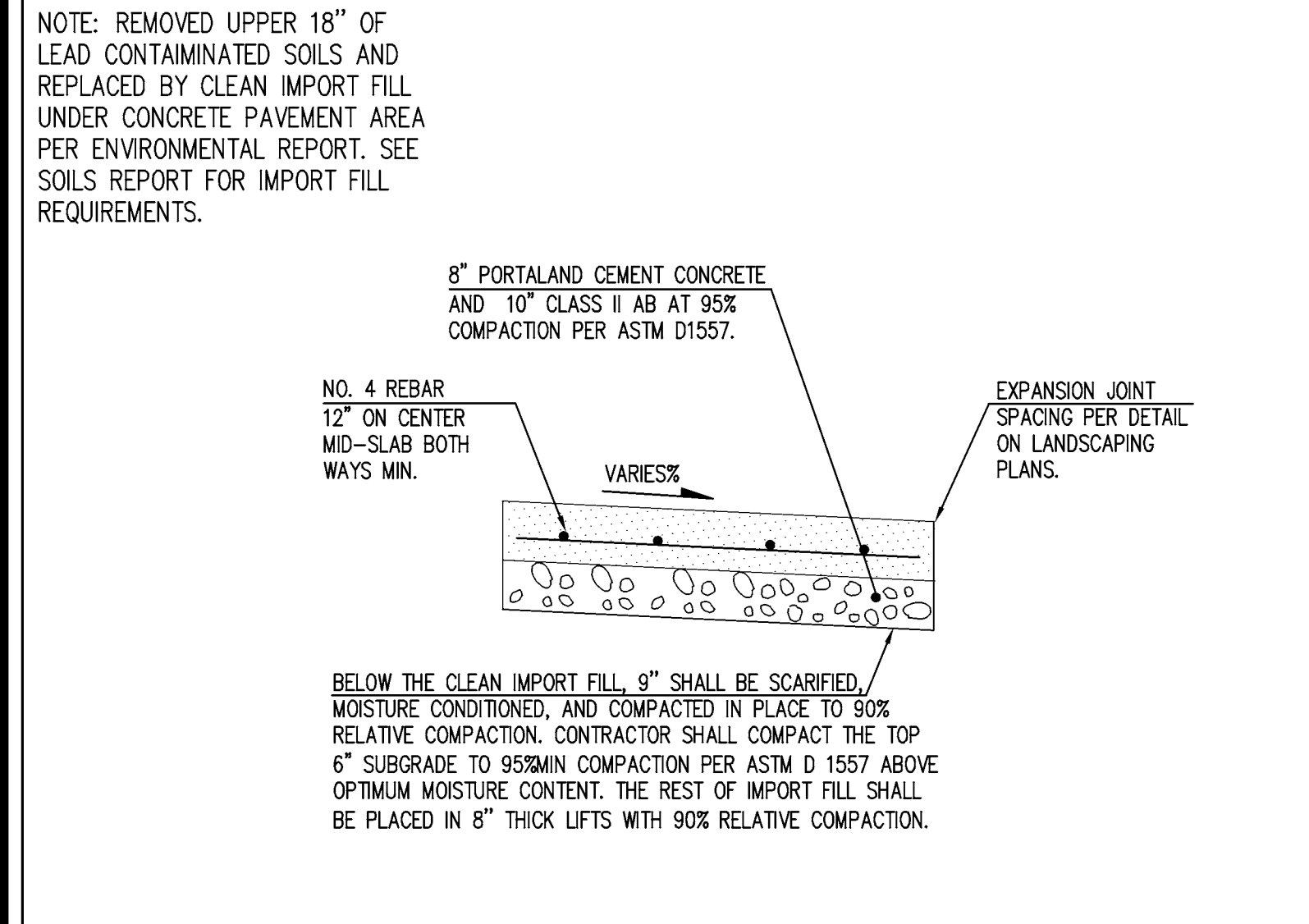
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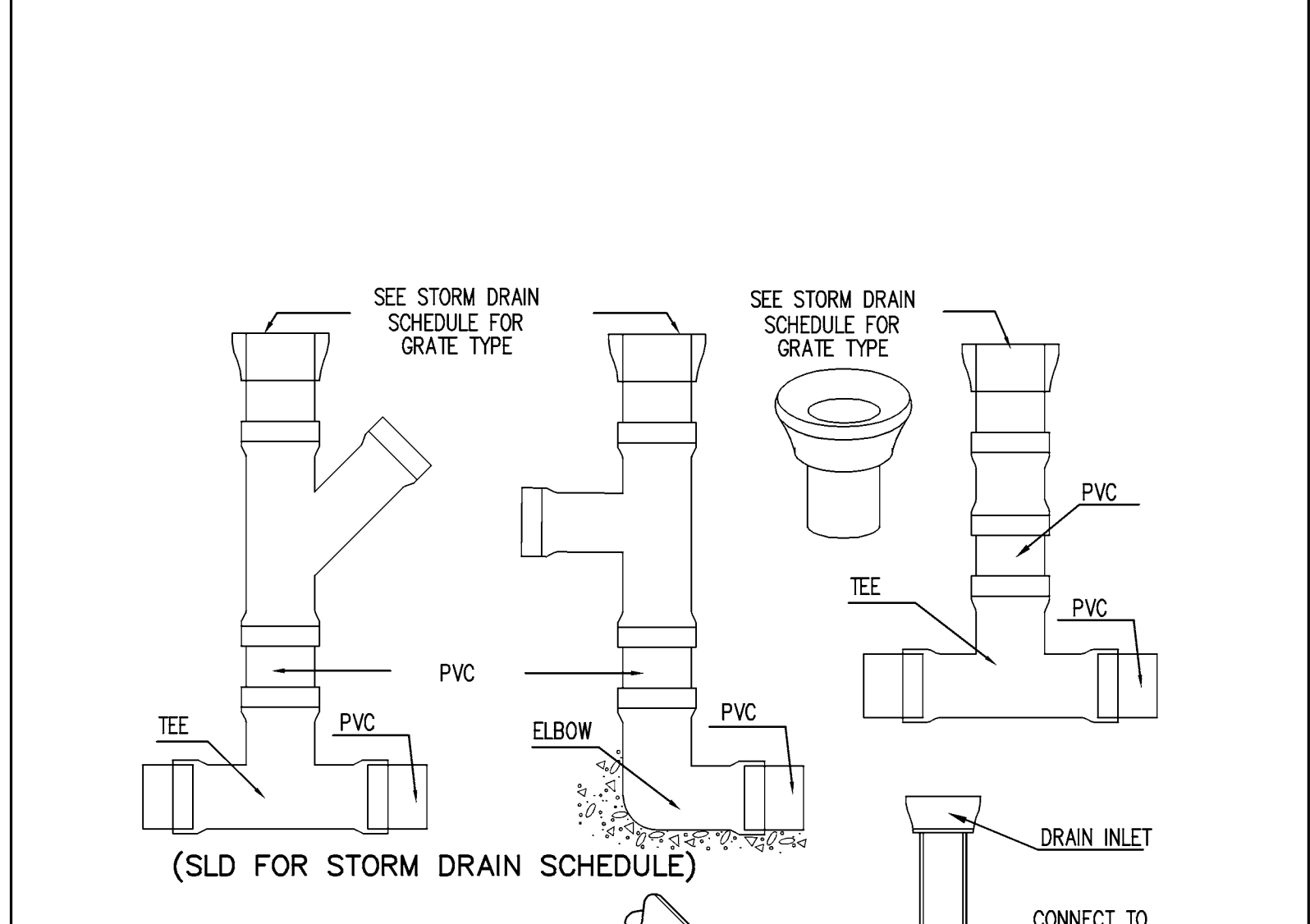
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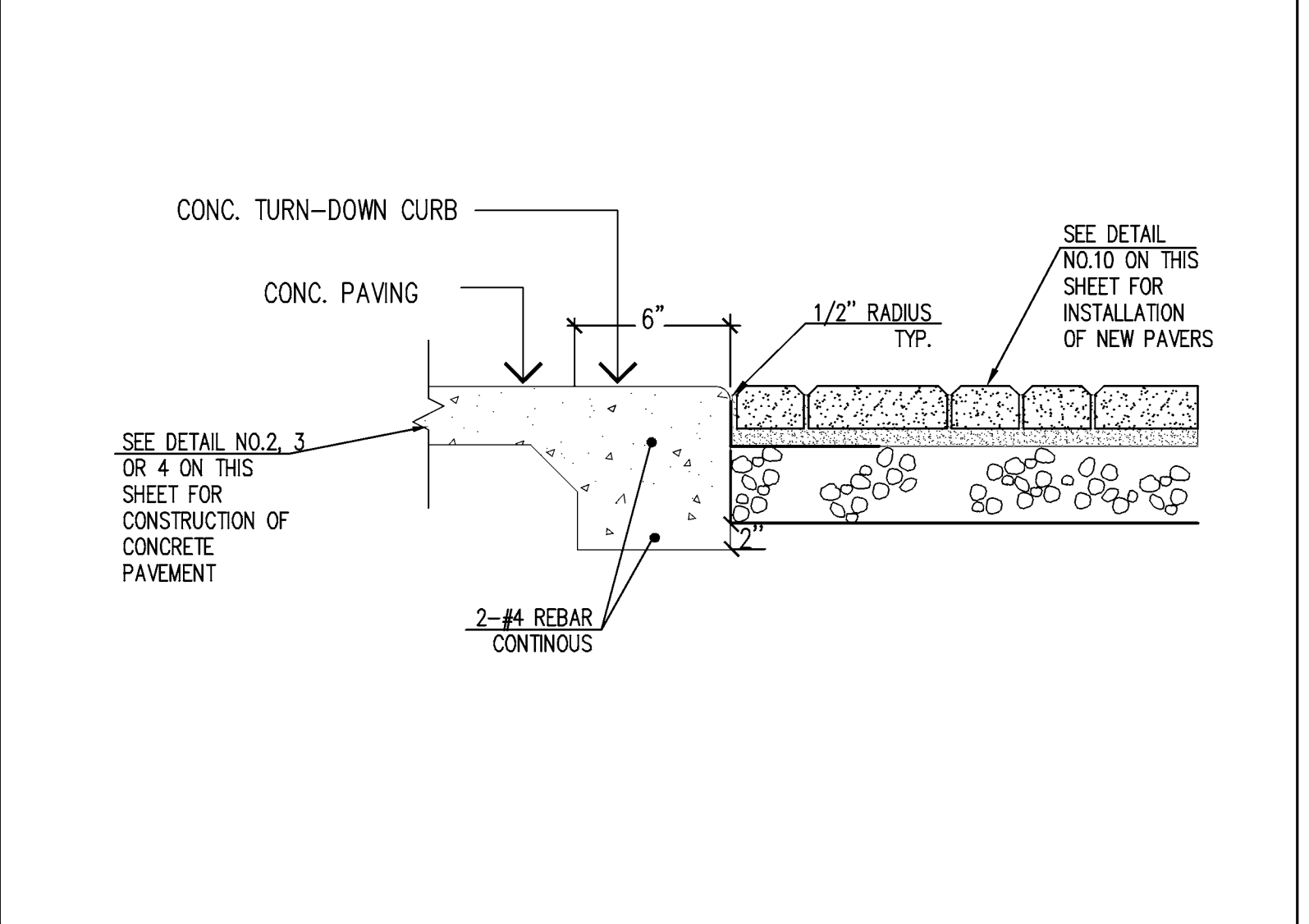
53 PEDESTRAIN PERVIOUS PAVERS DETAIL NOT TO SCALE



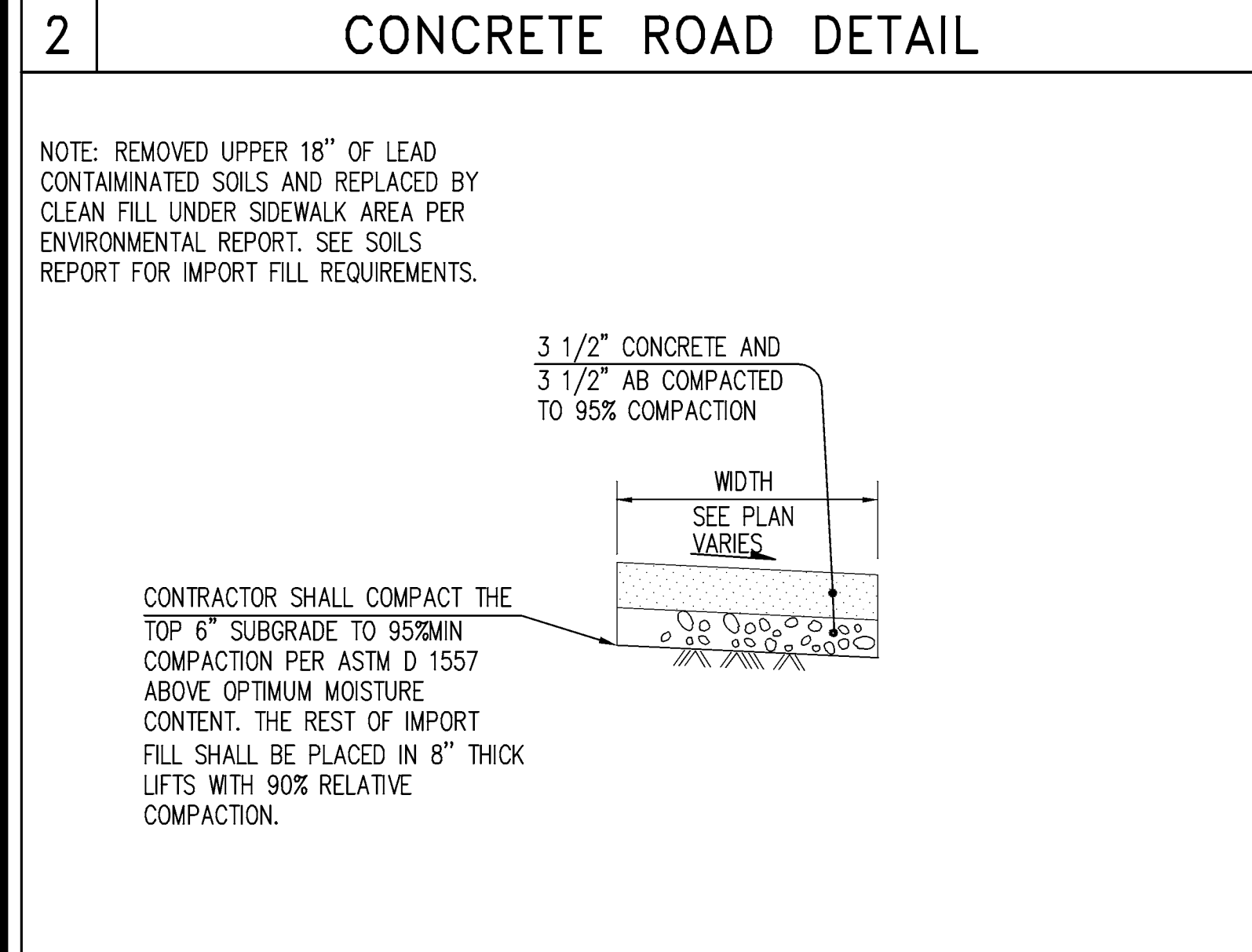
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2 CONCRETE ROAD DETAIL NOT TO SCALE



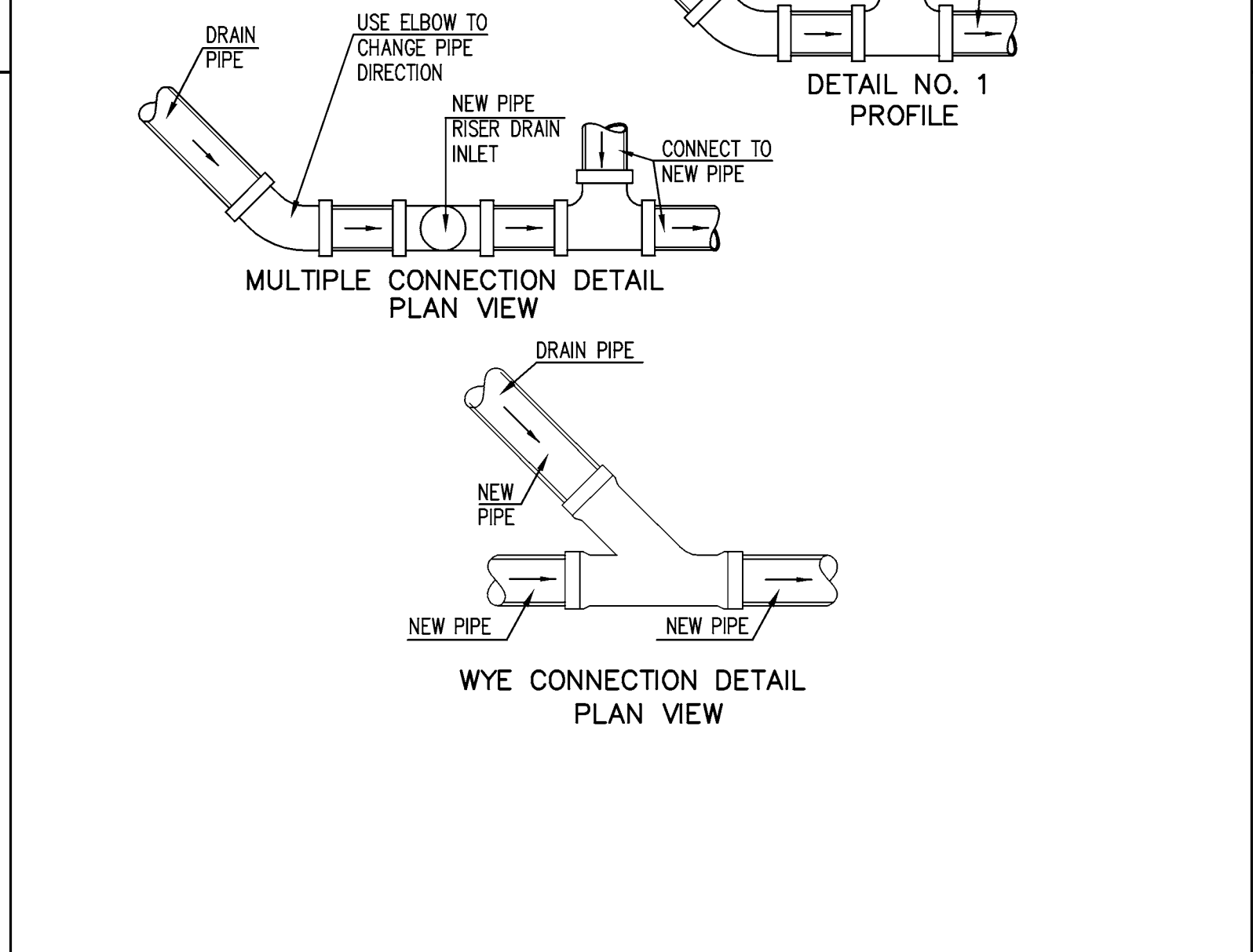
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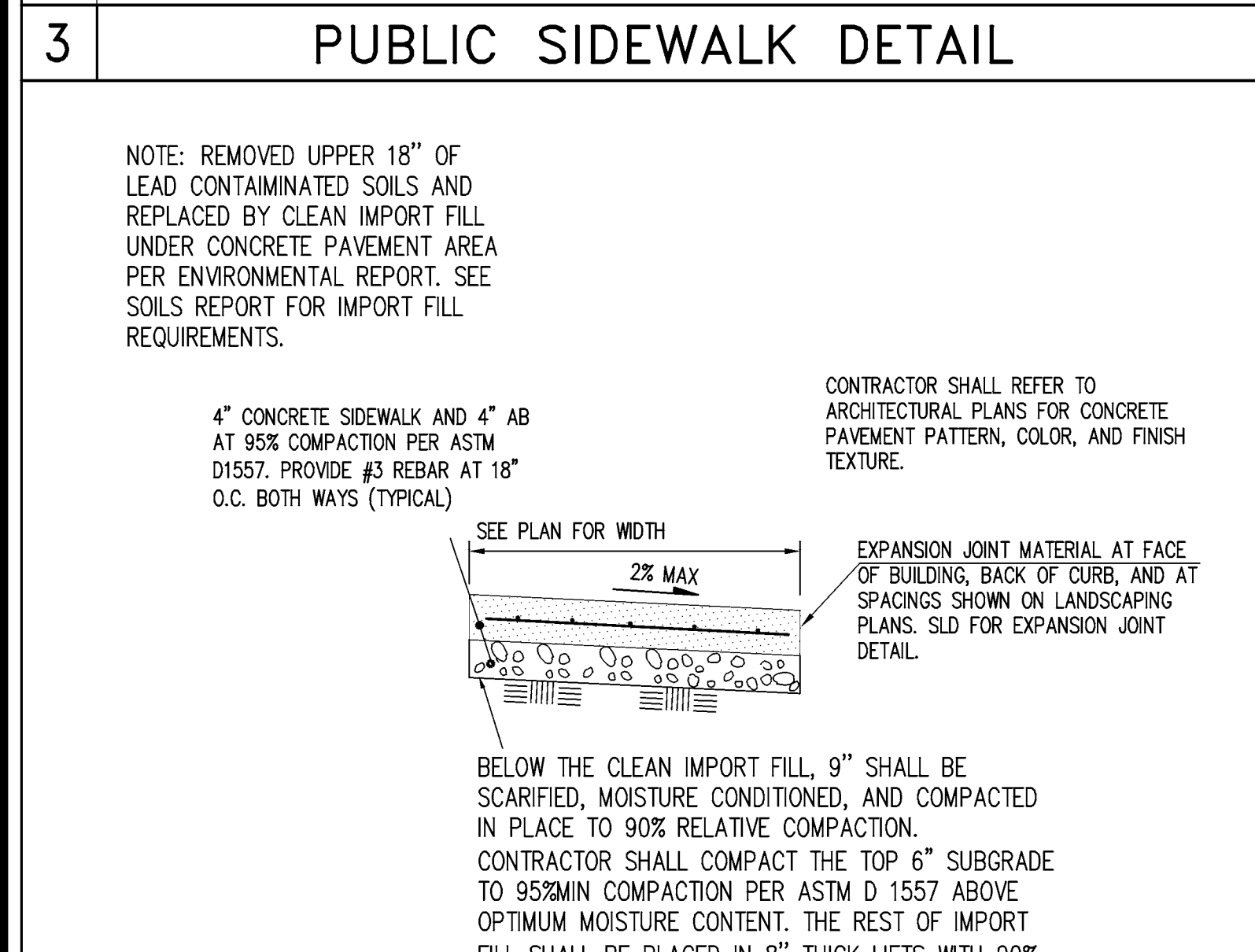
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11 CONCRETE TURNDOWN CURB DETAIL NOT TO SCALE



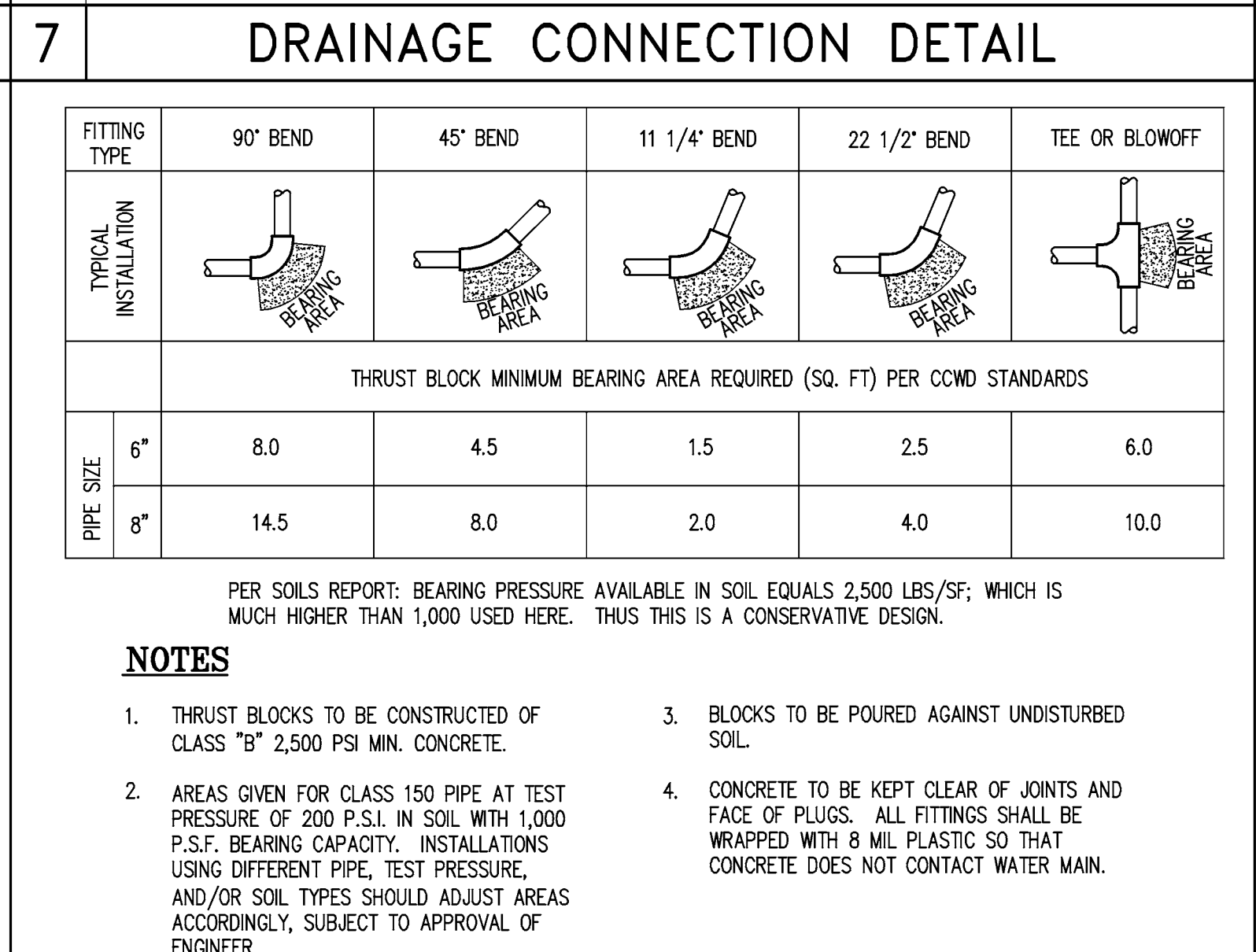
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3 PUBLIC SIDEWALK DETAIL NOT TO SCALE



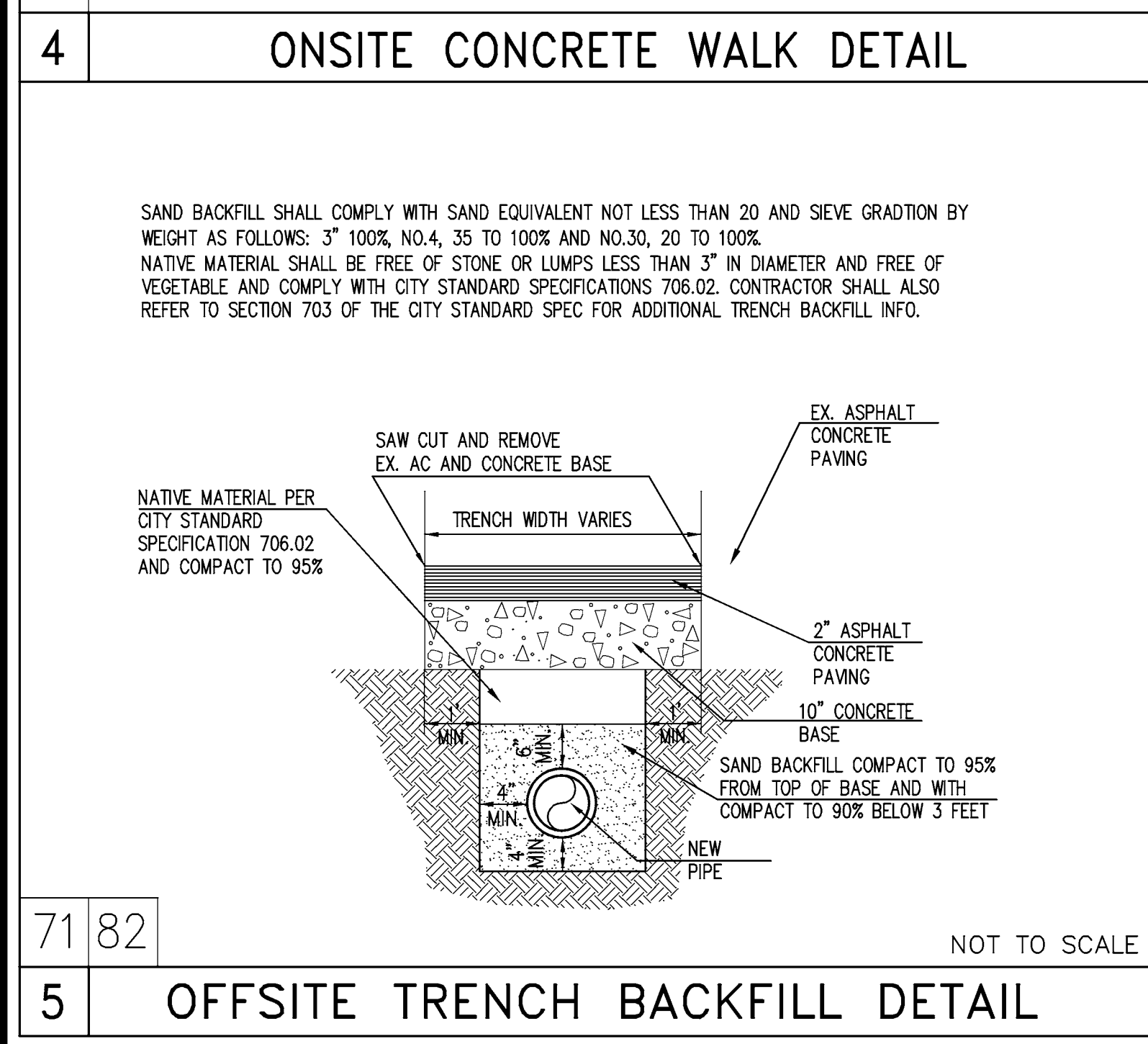
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8 THRUST BLOCK DETAIL NOT TO SCALE



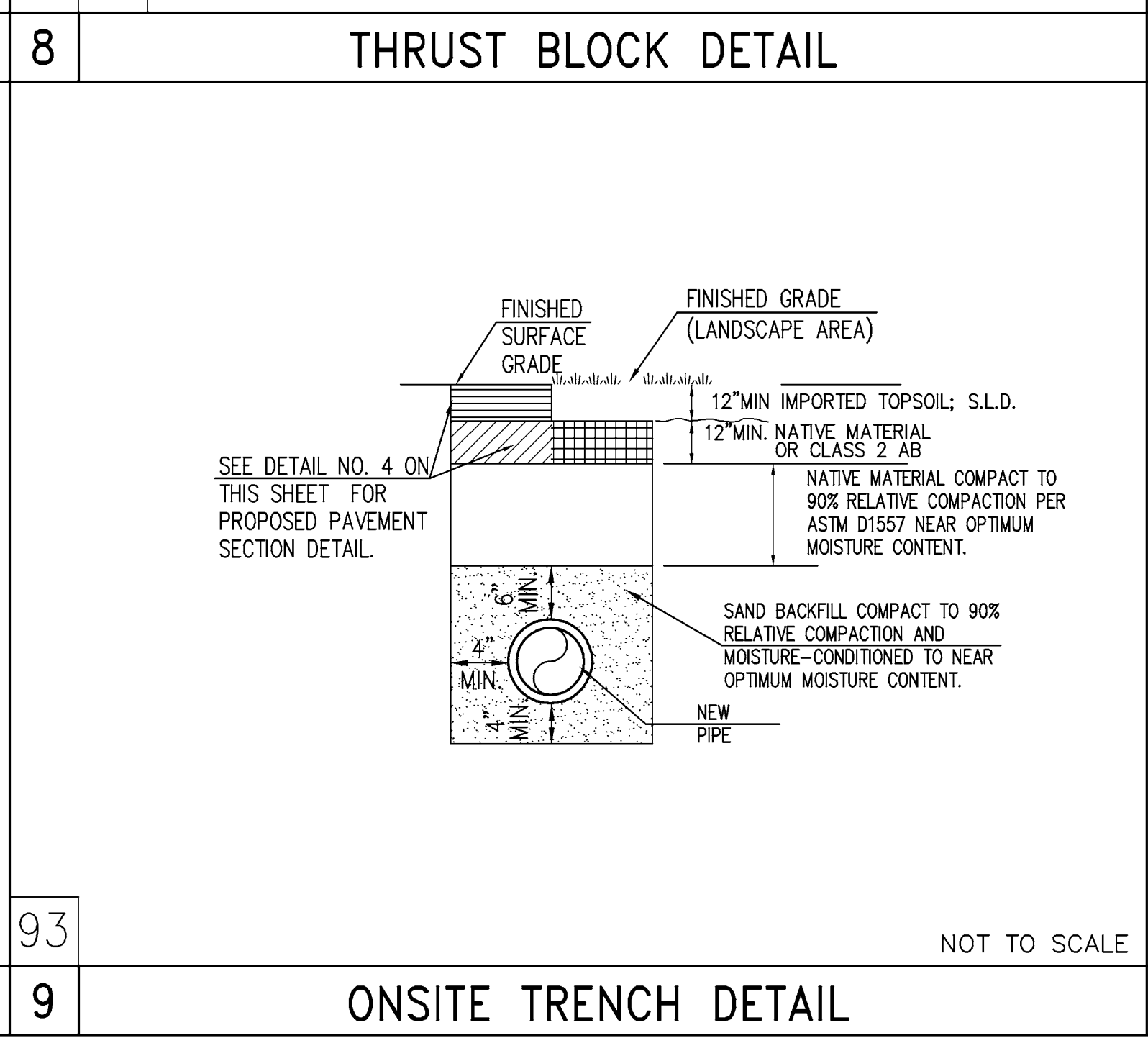
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4 ONSITE TRENCH BACKFILL DETAIL NOT TO SCALE



93
9 ONSITE TRENCH DETAIL NOT TO SCALE

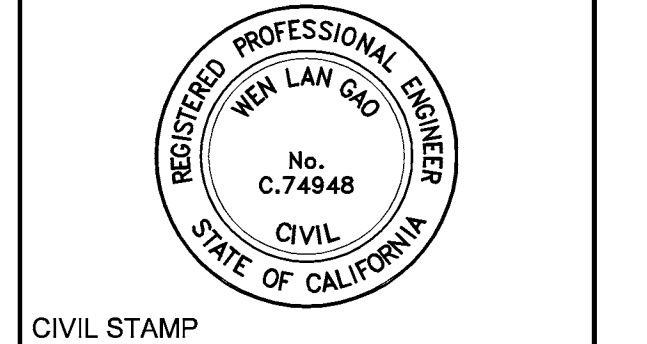


71 82
5 OFFSITE TRENCH BACKFILL DETAIL NOT TO SCALE



93
9 ONSITE TRENCH DETAIL NOT TO SCALE

LICENSE STAMP
Luk and Associates
Civil Engineering
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email: aluk@lukassociates.com



CIVIL STAMP

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Equity Residential
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100% DD	02.21.2012
80% CD	05.15.2012
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PROGRESS SET	01.16.2013
100% CD - BID SET	08.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE

DETAILS
(PARK)

JOB NUMBER	RELEASE DATE
11003A10	NOVEMBER 2011
DRAWN BY	CHECKED BY
G.A.D.	G.L.
FILENAME	DESIGN11C12.dwg

C-2P

LICENSE STAMP

Luk and Associates

Civil Engineering
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738 Alfred Nobel Drive
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email: aluk@lukassociates.com



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Daggett Place - Park

Equity Residential

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90% CD	05.15.2012
85% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	06.21.2013

ADDENDA	DATE
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PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE

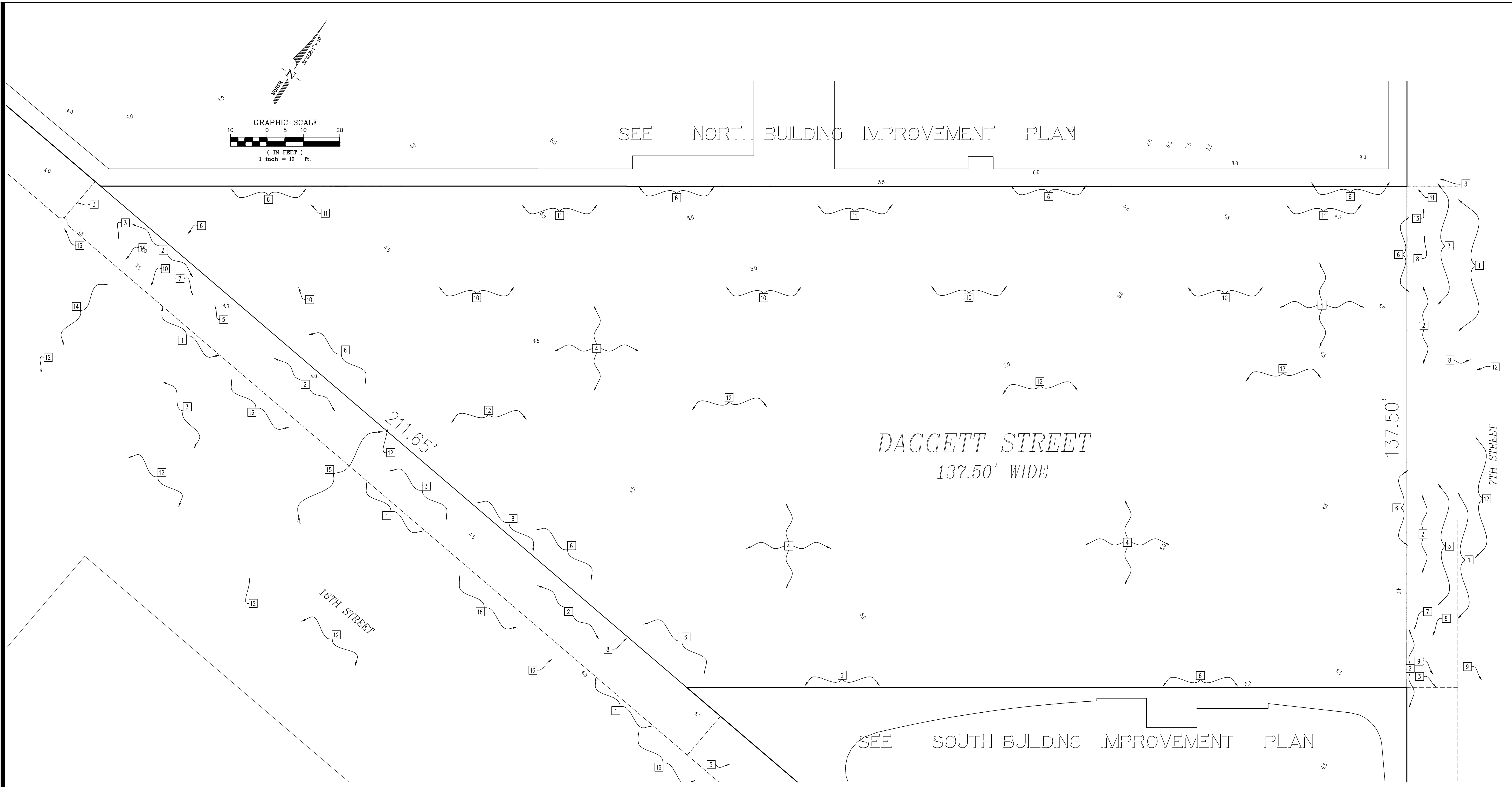
**DEMOLITION
PLAN
(PARK)**

SCALE 1" = 10'

JOB NUMBER	RELEASE DATE
11003A10	NOVEMBER 2011
DRAWN BY	CHECKED BY
D.A.D.	G.L.

FILENAME: DESIGNDEMOLITION.dwg

C-3P



DEMOLITION NOTES:

- 1 LIMIT OF IMPROVEMENT. CONTRACTOR SHALL MATCH EXISTING GRADE AND PROVIDE SMOOTH TRANSITION. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION FENCING AROUND THE WORK AREA PRIOR TO BEGINNING WORK.
- 2 SAW CUT AND REMOVE EXISTING AC PAVEMENT, CONCRETE BASE, SIDEWALK, AND CURB AND GUTTER FOR CONSTRUCTION OF NEW IMPROVEMENTS.
- 3 REMOVE EXISTING STREET LIGHT, JOINT POLE, GUY WIRE AND OVERHEAD. SEE PG&E AND JT PLAN FOR NEW UNDERGROUND DESIGN.
- 4 REMOVE EXISTING ASPHALT CONCRETE PAVEMENT, CONCRETE PAD, FOOTING, WALLS AND RUBBLE AND UNNECESSARY UNDERGROUND PIPING SYSTEM UNDER FUTURE GARDEN AREA. CONTRACTOR SHALL REMOVE ALL DEBRIS AND UNSUITABLE MATERIALS FROM SITE AND BACKFILL TO THE SUB-GRADES PER SOILS ENGINEERS REQUIREMENTS.
- 5 REMOVE EXISTING SIGN AND FOOTING. BACKFILL WITH NATIVE MATERIAL AND COMPACT TO 95% COMPACTION.
- 6 REMOVE EXISTING CHAIN LINK FENCE, POST AND GATE. CONTRACTOR MAY ALSO REUSE THE EX. FENCE AS TEMP CONSTRUCTION FENCE.
- 7 REMOVE AND REPLACE EXISTING RAMP. SEE GRADING PLAN FOR MORE INFORMATION.
- 8 REMOVE EXISTING CATCH BASIN AND SEWER LINE. CAP PIPE AT EXISTING MH.
- 9 EXISTING FIRE HYDRANT AND WATER VALVE TO REMAIN. CONTRACTOR TO EXERCISE EXTREME CAUTION DURING CONSTRUCTION IN ORDER NOT TO DAMAGE EXISTING FIRE HYDRANT AND VALVE. CONTRACTOR SHALL ADJUST THEM TO MATCH FINAL GRADE.
- 10 CONTRACTOR SHALL COORDINATE WITH PG&E TO REMOVE EXISTING GAS VALVE AND 2" GAS LINE. SEE PG&E AND JT PLAN FOR NEW UNDERGROUND DESIGN.
- 11 CONTRACTOR SHALL COORDINATE WITH TEL COMPANY TO REMOVE EXISTING TEL BOX AND TEL LINE.
- 12 EXISTING SANITARY SEWER MANHOLE AND SEWER PIPE TO REMAIN. CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING CONSTRUCTION IN ORDER NOT TO DAMAGE EXISTING MANHOLE. CONTRACTOR SHALL ADJUST THEM TO MATCH FINAL GRADE.
- 13 EXISTING TRAFFIC SIGNAL PULL BOX TO REMAIN. CONTRACTOR TO ADJUST THEM TO MATCH FINAL GRADE.
- 14 EXISTING CATCH BASIN AND LATERAL TO REMAIN. CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING CONSTRUCTION IN ORDER NOT TO DAMAGE EXISTING CATCH BASIN. CONTRACTOR SHALL ADJUST THEM TO MATCH FINAL GRADE.
- 15 REMOVE PORTION OF EXISTING 24" SEWER LINE AND CAP PIPE AT MANHOLE. THIS WORK IS NOT TO BE DONE UNTIL THE NEW SEWER MAIN RELOCATION WORK IS COMPLETED. SEE UT PLAN FOR MORE INFO.
- 16 EXISTING GAS MAIN AND MH TO REMAIN. CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING CONSTRUCTION IN ORDER NOT TO DAMAGE EXISTING MH. CONTRACTOR SHALL ADJUST THEM TO MATCH FINAL GRADE.

GENERAL DEMOLITION NOTES

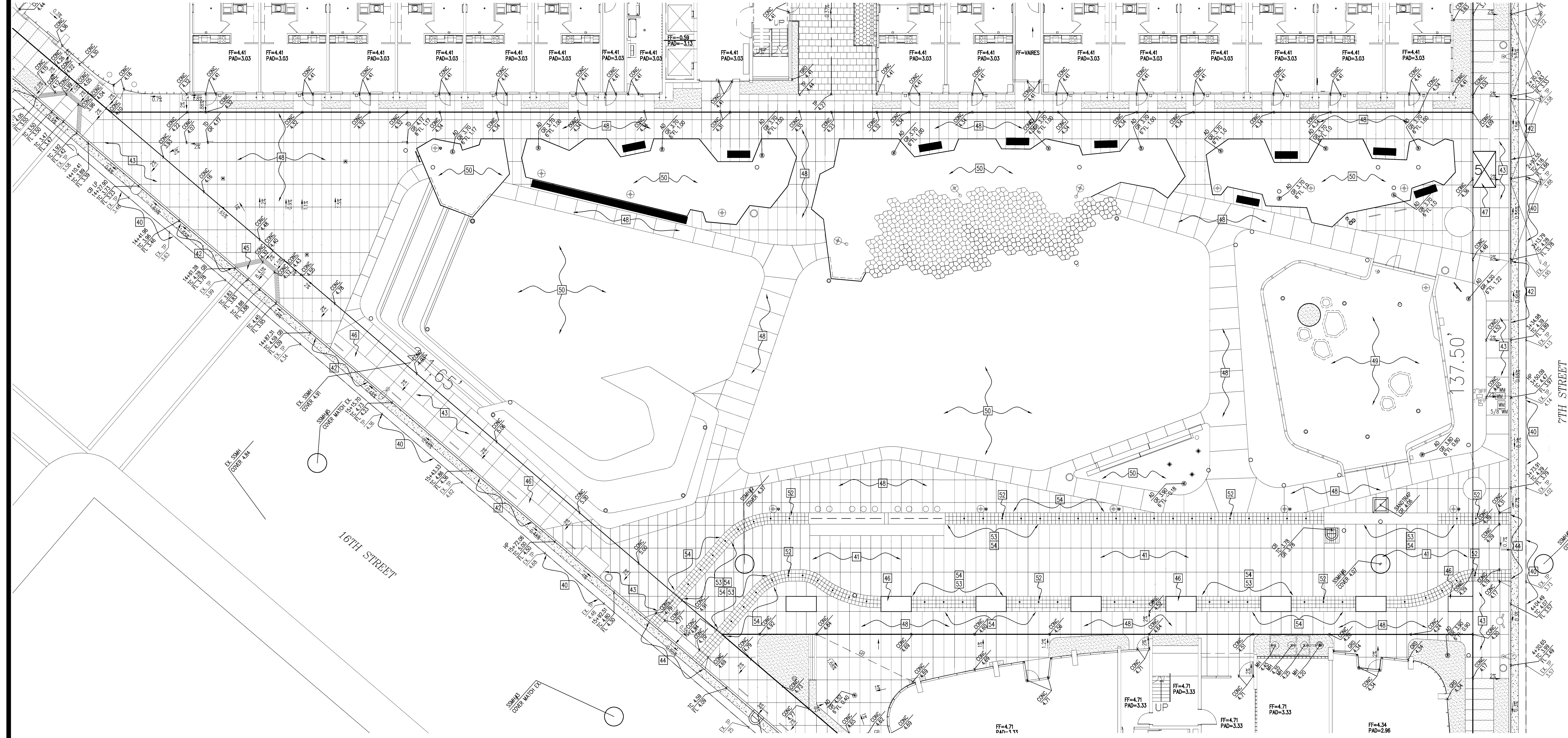
1. THE REMOVAL OF ALL CONCRETE FOUNDATIONS IS TO INCLUDE THE REMOVAL OF ALL UNDERSLAB DRAINS INCLUDING SEWER, STORM DRAINAGE JOINT TRENCH AND OTHER SUPPORT UTILITY/DUCT WORK.
2. UNDERSLAB DUCT WORK SHALL BE REMOVED TO ITS PRESENT TERMINUS EXCLUSIVE OF SUBDRAIN FACILITIES.
3. ALL TRENCHING SHALL BE BACKFILLED & WHEEL ROLLED.
4. THE OWNER'S SOIL'S ENGINEER SHALL INSPECT ALL UNDERSLAB DUCT WORK TO DETERMINE IF UNDERSLAB CONDUITS ARE PART OF THE INTEGRAL PROJECT SUBDRAIN SYSTEM PRIOR TO REMOVAL.
5. CLEAN ALL DEBRIS FROM ENTIRE SITE. PROVIDE STREET BARRICADES, TRAFFIC CONTROL, AND FLAGMEN DURING THE ENTIRE DEMOLITION AND EXCAVATION PERIOD. ALL CONSTRUCTION WORKERS SHALL COMPLY WITH CITY OF SAN FRANCISCO NOISE CONTROL GUIDELINES. APPLY ENCROACHMENT PERMIT FOR SIDEWALK CLOSURE. PROVIDE FENCE PROTECTION DURING DEMOLITION AND CONSTRUCTION PERIOD. PROVIDE DUST CONTROL AND EROSION CONTROL DURING THE ENTIRE CONSTRUCTION PERIOD. SUBMIT DETAIL PLANS TO GENERAL CONTRACTOR FOR THEIR APPROVAL.

CONTAMINANT MITIGATION NOTES

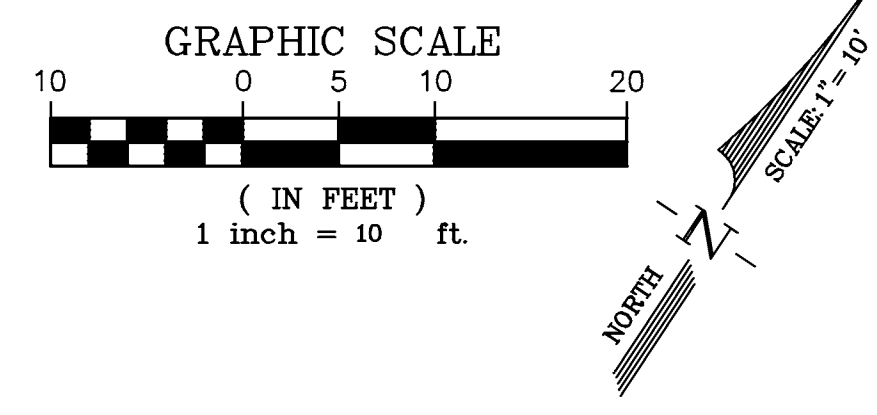
PRIOR TO START OF NEW CONSTRUCTION, REMOVE 3" OF EXISTING CONTAMINATED SOILS UNDER FUTURE PLANTING AREA; REMOVE 18" OF EXISTING CONTAMINATED SOILS UNDER FUTURE IMPERVIOUS PAVEMENT AREA INCLUDING THE PUBLIC SIDEWALK.

SMP:PILOT: DESIGN/DEMOLITION

SEE NORTH BUILDING IMPROVEMENT PLAN



SEE SOUTH BUILDING IMPROVEMENT PLAN



EARTHWORK QUANTITY/PARK PARCEL		
ROUGH GRADING (ONSITE)	CUT	1773 C.Y.
FROM EX. FG TO PROPOSED SUBGRADE	FILL	2 C.Y.
	ROUGH GRADING NET	1771 C.Y.(CUT)
18" LEAD CONTAMINATED SOILS REMOVAL UNDER IMPERVIOUS SURFACE (ONSITE)	CUT	1075 C.Y.
18" LEAD CONTAMINATED SOILS REMOVAL UNDER PERVIOUS SURFACE (ONSITE)	CUT	2097 C.Y.
12" LEAD CONTAMINATED SOILS REMOVAL UNDER SIDEWALK (OFFSITE)	CUT	195 C.Y.
OVERALL EARTHWORK	NET	5138 C.Y.(CUT)

- NOTES
- 1) SINCE THE EXISTING PAVEMENT THICKNESS IS UNKNOWN, WE ASSUME THAT ITS THICKNESS IS SIMILAR TO THE PROPOSED SECTION, THUS THE CONTAMINATED SOILS REMOVAL STARTS FROM THE PROPOSED SECTION SUBGRADE. IF THE EXISTING SUBGRADE IS HIGHER THAN THE PROPOSED SUBGRADE, WE WILL HAVE LESS CUT, YET WE ARE PROVIDING A MORE CONSERVATIVE CUT QUANTITY.
 - 2) FOR ALL LANDSCAPING AREA, SECTION DEPTH IS 1' PER THE SOIL PREPARATION SPEC.
 - 3) ONSITE CONCRETE SIDEWALK SECTION DEPTH IS 0.67' PER CIVIL DETAIL.
 - 4) CONCRETE ROAD SECTION DEPTH IS 1.5' PER CIVIL DETAIL.
 - 5) UTILITY TRENCH IS NOT INCLUDED IN THIS CAL.

GENERAL NOTES:

CONTRACTOR TO CHECK EX. SITE ELEVATION TO CONFIRM THAT SAME BENCHMARK IS USED PRIOR TO START OF CONSTRUCTION.

DPT NOTES:

ALL STRIPING, COLOR CURBS, AND SIGNAGES ARE TO BE DESIGNED AND INSTALLED BY DPT. INFO SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.

MTA NOTES:

CONTRACTOR TO CONTACT SVTA METER SHOP AT (415)550-2739 AT LEAST 2 WEEKS PRIOR TO PARKING METER REMOVAL AND AT LEAST 4 WEEKS PRIOR TO RE-INSTALLATION OF PARKING METERS.

GRADING NOTES:

- 40 LIMIT OF IMPROVEMENT. CONTRACTOR SHALL CONFORM NEW PAVEMENT ELEVATION TO EXISTING ELEVATION WITH A SMOOTH TRANSITION AND PROVIDE POSITIVE DRAINAGE PATTERN. SAW CUT AND REMOVE 2" WIDE EXISTING ASPHALT CONCRETE PAVEMENT AND CONCRETE BASE. CONSTRUCT 2" MOE, 8" THICK CONCRETE BASE AND 2" ASPHALT CONCRETE PAVEMENT PER DETAIL NO.1/C2.
- 41 CONSTRUCT NEW CONCRETE STREET PAVEMENT PER DETAIL NO.2/C2.
- 42 CONSTRUCT 6" VERTICAL CONCRETE CURB AND GUTTER PER DETAIL NO.1/C2 AND CITY STANDARD DETAIL FILE NO. 87,170. ALSO SEE STANDARD CONSTRUCTION JOINTS DETAIL FILE NO. 87,173.
- 43 CONSTRUCT CONCRETE SIDEWALK PER DETAIL NO.3/C2. REFER TO LANDSCAPING PLAN FOR SIDEWALK PATTERN AND THE CITY STANDARD CONSTRUCTION JOINTS DETAIL FILE NO. 87,173 AND SPEC FOR JOINT CONSTRUCTION. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY BOXES TO REMAIN TO MATCH FINAL GRADE PRIOR TO POURING CONCRETE.
- 44 CONSTRUCT DRIVEWAY PER CITY STANDARD DRIVEWAY DETAIL FILE NO. 87,171 AND L-19,689.1 CH3.
- 45 CONSTRUCT CURB RAMP AND GROOVED BORDER PER CITY STANDARD DETAIL FILE NO. 55,017, AND DETECTABLE SURFACE ON CITY STANDARD DETAIL FILE NO. 55,017.1.
- 46 INSTALL NEW TREE AND PLANTING AREA PER LANDSCAPING DRAWING, TYP.
- 47 INSTALL SIDEWALK VAULT PER JOINT TRENCH PLAN.
- 48 CONSTRUCT ONSITE CONCRETE WALK PER DETAIL NO.4/C2. SLD FOR COLOR, PATTERN, AND FINISH TEXTURE.
- 49 SLD FOR DOG RUN AREA CONSTRUCTION.
- 50 SLD FOR PARK PLANTING/LAWN DETAIL.
- 51 DELETED.
- 52 SLD FOR INSTALLATION OF BOLLARDS, TYP.
- 53 CONSTRUCT PEDESTRIAN CONCRETE PAVERS PER DETAIL NO.10/C2.
- 54 CONSTRUCT CONCRETE TURNDOWN CURB AT EDGE OF PAVERS PER DETAIL NO.11/C2.

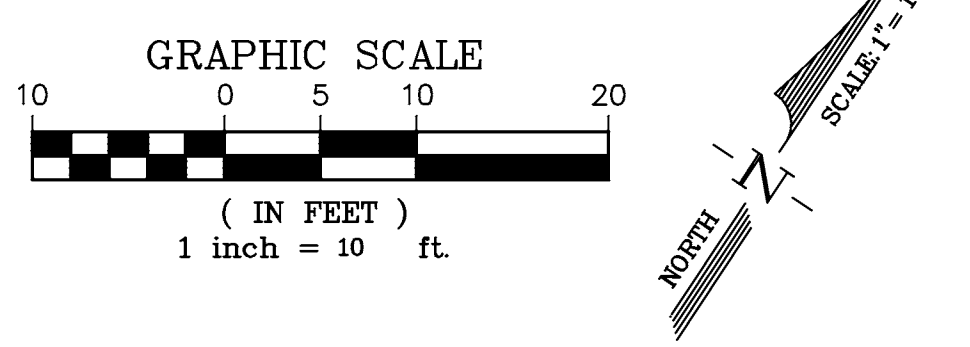
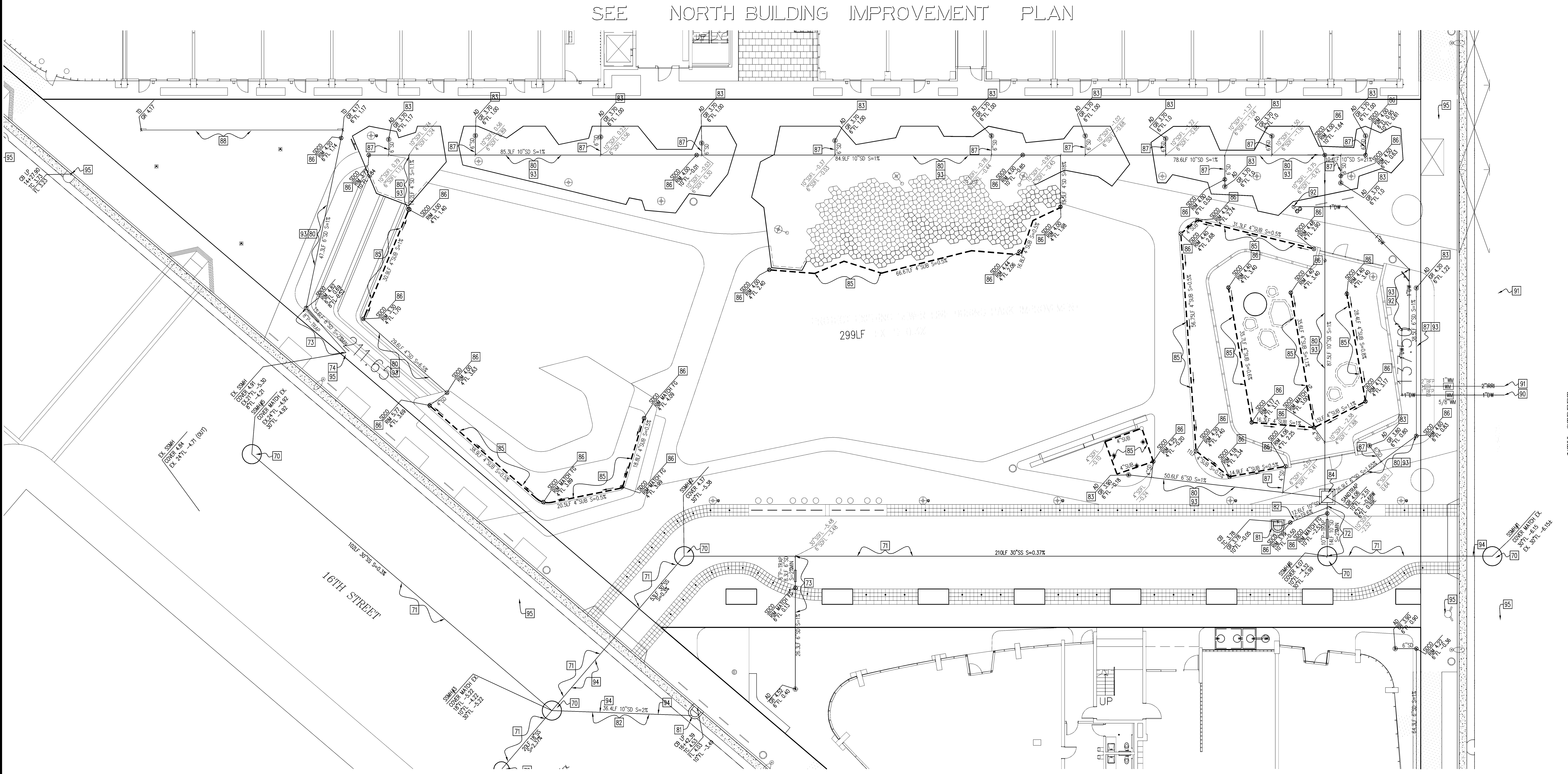
XREF: BDDP-1023 MASTRO-102SCALE NORTH-BLDG SOUTH-BLDG L-BASE SITE ZFP AL

LICENSE STAMP

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone: (510) 724-3388
Fax: (510) 724-3383
email: aluk@lukassociates.com



CIVIL STAMP



SEE SOUTH BUILDING IMPROVEMENT PLAN

SEWER NOTES:

- 70 INSTALL NEW SEWER MANHOLE PER CITY STANDARD PLANS FILE NO. 87,182. CONTRACTOR SHALL REMOVE PORTION OF THE EXISTING SEWER PIPE AS NEEDED, AND FORM SMOOTH CHANNEL FOR THE NEW SEWER PIPE.
- 71 INSTALL NEW SANITARY SEWER DUCTILE IRON PIPE, REINFORCE CEMENT PIPE OR VITRIFIED CLAY PIPE PER CITY OF SAN FRANCISCO PUBLIC WORKS STANDARD SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL BACK FILL TRENCH PER DETAIL NO.5/C2, REFER TO NEW CONCRETE STREET PAVEMENT DETAIL NO.2/C2 AT WHERE NEW SEWER MAIN IS UNDER THE NEW CONCRETE STREET.
- 72 INSTALL NEW SIDE SEWER LATERAL WITH CLEANOUT AND 10" P-TRAP AND CONNECT SANDTRAP TO CITY MAIN SEWER PIPE PER CITY STANDARD PLAN FILE NO. 87,196.
- 73 INSTALL NEW SIDE SEWER LATERAL WITH CLEANOUT AND 6" P-TRAP AND CONNECT TO CITY MAIN SEWER PIPE OR SEWER MANHOLE PER CITY STANDARD PLAN FILE NO. 87,196.
- 74 CONNECT TO EXISTING MANHOLE WITH SMOOTH TRANSITION CHANNEL TO THE EXISTING PIPE INSIDE THE SEWER MANHOLE PER CITY OF SAN FRANCISCO PUBLIC WORKS STANDARD SPEC AND REQUIREMENTS. CONTRACTOR SHALL USE EXTREME CAUTION DURING CONNECTION TO THE EXISTING MANHOLE AND SHALL REPAIR AND REPLACE ANY DAMAGE CAUSED DURING CONSTRUCTION.

STORM DRAIN NOTES:

- 80 INSTALL PVC STORM DRAIN PIPE WITH SLOPE SPECIFIED ON THE PLAN.
- 81 INSTALL CATCH BASIN PER CITY OF SAN FRANCISCO PUBLIC WORKS DEPARTMENT STANDARD PLANS FILE NO. 87,188.
- 82 CONNECT NEW CATCH BASIN TO SIDE SEWER PIPE WITH 10" VP AS SHOWN ON THE PLAN. BACKFILL TRENCH PER DETAIL NO.5/C2.
- 83 INSTALL AREA DRAIN PER LANDSCAPING PLAN. SLD FOR GRATE ELEVATION.
- 84 INSTALL SANDTRAP PER DETAIL NO.6/C2.
- 85 INSTALL SUBDRANS PER LANDSCAPING PLAN, AND CONNECT TO THE STORM DRAIN SYSTEM AS SHOWN ON THE PLAN.
- 86 INSTALL STORM DRAIN CLEAN OUT IF LATERAL CONNECTION BETWEEN AREA DRAIN/SANDTRAP/TRENCH DRAIN AND STORM PIPE EXCEEDS 5' OF DISTANCE BETWEEN THE INLET AND THE MAIN STORM DRAIN PIPE. INSTALL STORM CLEAN OUT EVERY 100' AND AT ANGLE POINT/END POINT. SLD FOR GP INFO.
- 87 CONNECT AREA DRAIN TO STORM DRAIN SYSTEM WITH 1% MIN SLOPE. SEE DETAIL NO.7/C2 FOR DRAINAGE CONNECTION DETAIL.
- 88 INSTALL TRENCH DRAIN PER LANDSCAPING PLAN. SLD FOR GRATE ELEVATION.

WATER NOTES:

- 90 CONTRACTOR SHALL APPLY DOMESTIC WATER CONNECTIONS TO THE PARK. OWNER PAY FOR ALL RELATED FEES. CONTRACTOR SHALL GET THE PARK WATER DEMAND INFO FROM THE LANDSCAPING PLAN AND COORDINATE WITH WATER DEPARTMENT FOR THEM TO DETERMINE THE WATER AND LATERAL SIZE, AND INSTALL THEIR WATER METER. CONNECT TO THE PARK DRINKING FOUNTAIN, SLD FOR FINAL LOCATION. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE WATER QUALITY CONTROL DIVISION FOR THE TYPE OF BACK FLOW DEVICE PRIOR TO INSTALLATION. CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCK PER DETAIL NO.8/C2 WHERE PIPE CHANGE DIRECTION.
- 91 CONTRACTOR SHALL GET THE IRRIGATION WATER DEMAND INFO FROM THE IRRIGATION PLAN AND COORDINATE WITH WATER DEPARTMENT TO DETERMINE THE IRRIGATION LATERAL PIPE SIZE AND METER SIZE. CONTRACTOR SHALL APPLY FOR IRRIGATION WATER METER CONNECTION AND INSTALL DOUBLE DETECTIVE CHECK PER WATER QUALITY CONTROL DIVISION REQUIREMENTS. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE WATER QUALITY CONTROL DIVISION FOR THE TYPE OF BACK FLOW DEVICE PRIOR TO INSTALLATION. OWNER PAY FOR ALL RELATED FEES. CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT FOR THEM TO INSTALL THEIR PIPE AND WATER METER AS SHOWN ON THE PLAN. CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCK PER DETAIL NO.8/C2 WHERE PIPE CHANGE DIRECTION.
- 92 CONNECT DOMESTIC WATER LINE TO THE PARK DRINKING FOUNTAIN AS SHOWN ON THE PLAN. SLD FOR FOUNTAIN MANUFACTURER DETAIL.

UTILITY NOTES:

- 93 BACKFILL ONSITE WET UTILITY TRENCH PER DETAIL NO.9/C2.
- 94 CONTRACTOR SHALL POthOLE EXISTING UTILITY PIPE PRIOR TO START TRENCH OF NEW GRAVITY PIPE. IF THERE IS ANY CONFLICT, CONTRACTOR SHALL PROVIDE INFORMATION TO THE ENGINEER FOR ALTERNATIVE DESIGN.
- 95 CONTRACTOR SHALL ADJUST EXISTING MANHOLES, FIRE HYDRANTS, UTILITY BOXES, CATCH BASINS, VALVES OR COVER TO REMAIN TO MATCH FINAL GRADES.

GENERAL NOTES:

CONTRACTOR TO CHECK EX. SITE ELEVATION TO CONFIRM SAME BENCHMARK IS USED PRIOR TO START OF CONSTRUCTION.
ALL EXISTING UTILITIES AND SITE IMPROVEMENTS SHALL REMAIN UNLESS OTHERWISE SPECIFIED ON THE DEMOLITION OR IMPROVEMENT PLANS.

Daggett Place - Park
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
90% CD	05.15.2012
85% 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
UTILITY PLAN
(PARK)

SCALE: 1" = 10'

JOB NUMBER 1100SA10	RELEASE DATE NOVEMBER 2011
DRAWN BY G.L.	CHECKED BY G.L.

FILENAME: DESIGNMASTER-1100SA10.dwg
C-5P
OF

LICENSE STAMP

Luk and Associates

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Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
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email: aluk@lukassociates.com



CIVIL STAMP

Daggett Place - Park
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% DD	02.21.2012
90% CD	05.15.2012
85% 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
DIMENSION AND STRIPING PLAN (PARK)

SCALE 1" = 10'

JOB NUMBER	RELEASE DATE
11003A10	NOVEMBER 2011

DRAWN BY	CHECKED BY
G.L.	G.L.

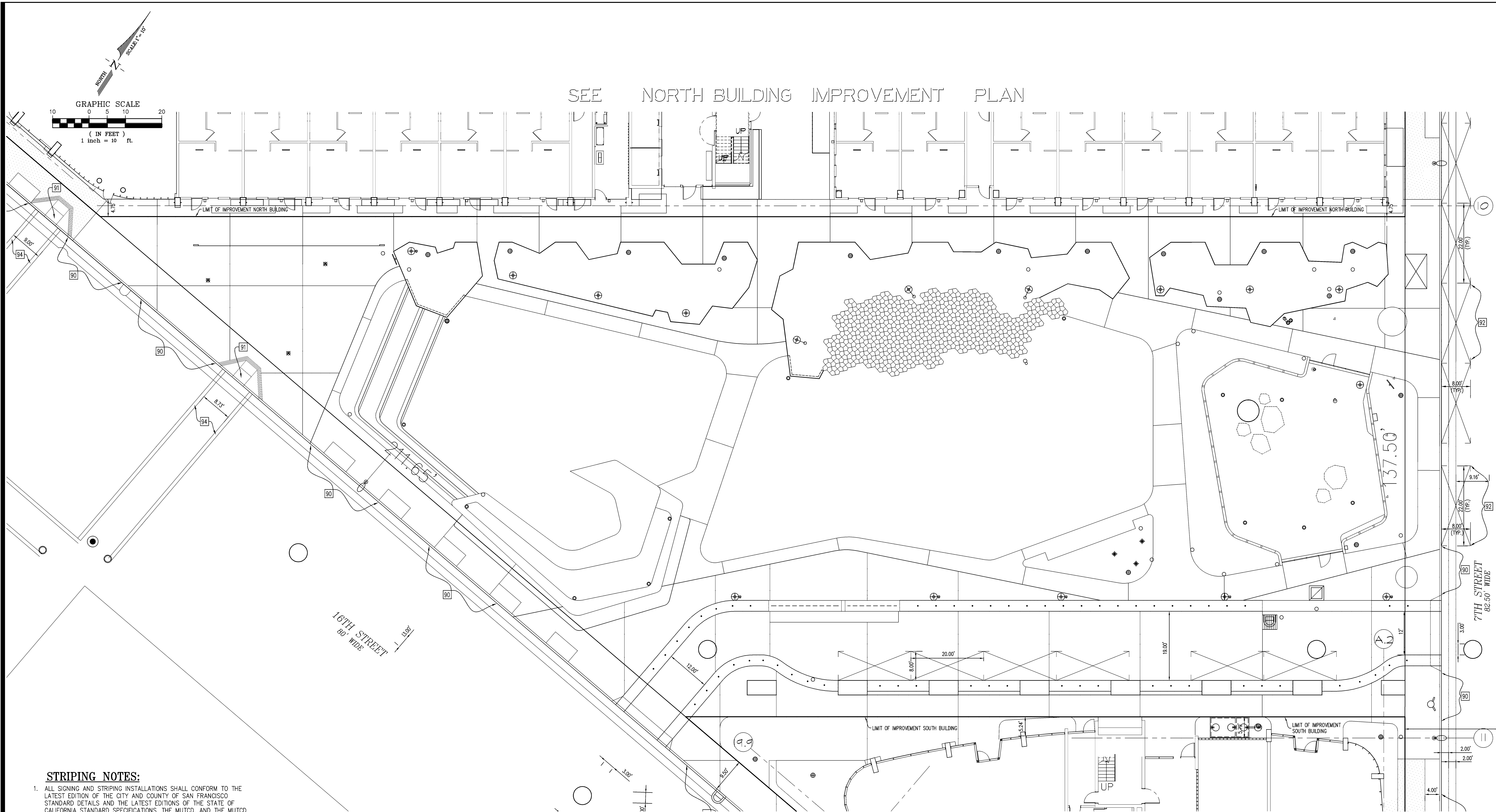
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C-6P

PLOT DATE: JUNE 20, 2013

SEE NORTH BUILDING IMPROVEMENT PLAN

SEE SOUTH BUILDING IMPROVEMENT PLAN



STRIPING NOTES:

- ALL SIGNING AND STRIPING INSTALLATIONS SHALL CONFORM TO THE LATEST EDITION OF THE CITY AND COUNTY OF SAN FRANCISCO STANDARD DETAILS AND THE LATEST EDITIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, THE MUTCD, AND THE MUTCD CALIFORNIA SUPPLEMENT.
- TRAFFIC SIGNS SHALL BE ENGINEERING GRADE, REFLECTIVE SHEETING OVER 0.080 ALUMINUM. STOP SIGNS (R1) SHALL BE 30"x30". SPEED LIMIT SIGNS (R2) SHALL BE 36"x45" UNLESS OTHERWISE NOTED. ALL INSTALLATIONS SHALL BE WITH VANDAL-PROOF HARDWARE.
- PAVEMENT STRIPING AND MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE CAT TRACKED AND APPROVED BY CITY AND COUNTY OF SAN FRANCISCO PRIOR TO FINAL INSTALLATION.

STRIPING CONSTRUCTION NOTES:

- 90 PAINT RED CURB COLOR WITH WHITE LETTER FACE UP "NO PARKING, FIRE LANE". PER CITY AND COUNTY OF SAN FRANCISCO FIRE DEPARTMENT REQUIREMENTS, REFER TO ARCHITECTURAL PLANS FOR COLOR SELECTION.
- 91 INSTALL TRUNCATED DOME TILES PER CITY STANDARD DETAIL NO. 350.
- 92 INSTALL NEW PARKING TEE 4" WHITE STRIPE PAINT (2 COATS) PER MUNICIPAL TRANSPORTATION AGENCY (SFMTA) OR CALTRAN STANDARD DETAILS.
- 93 PAINT WHITE CURB AND 4" WHITE STRIPE (2 COATS) FOR PASSENGER LOADING ZONE PER MUNICIPAL TRANSPORTATION AGENCY (SFMTA) OR CALTRAN STANDARD DETAILS.
- 94 PAINT CROSSWALK TO YELLOW. REFER TO MUNICIPAL TRANSPORTATION AGENCY (SFMTA) OR CALTRAN STANDARD DETAILS.

LINE DATA INFORMATION:

LINE	LENGTH	BEARING
L6	137.50	N00°00'19"E
L9	214.37	N49°28'41"W

NOTE:

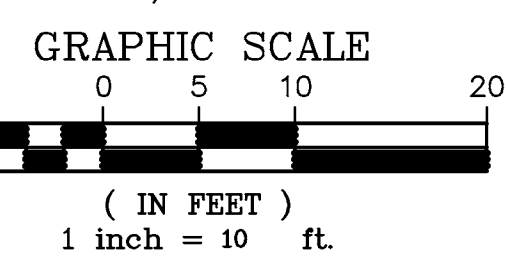
REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LANDSCAPING PLAN FOR SIDEWALK LOCATION AND DIMENSIONS, TYPICAL.

REFER TO ARCHITECTURAL PLANS FOR STREET LIGHT LOCATION, TYPICAL.

THIS SHEET IS FOR REFERENCE ONLY.

ONSITE STRIPING AND SIGNING SHALL CONFORM TO 2006 CA MANUAL UNIFORM TRAFFIC CONTROL DEVICES, CA BUILDING CODE, MOST CURRENT CITY STANDARD DETAILS, AND CALTRANS STANDARD PLANS & SPECIFICATIONS.

RED CURB SHALL BE PROVIDED AT GRADE ON EACH SIDE OF THE FIRE ACCESS ROAD AND SUFFICIENT GLASS BEADS SHALL BE ADDED TO THE RED PAINT TO PROVIDE VISIBILITY AT NIGHT FOR FIRE TRUCK ACCESS.

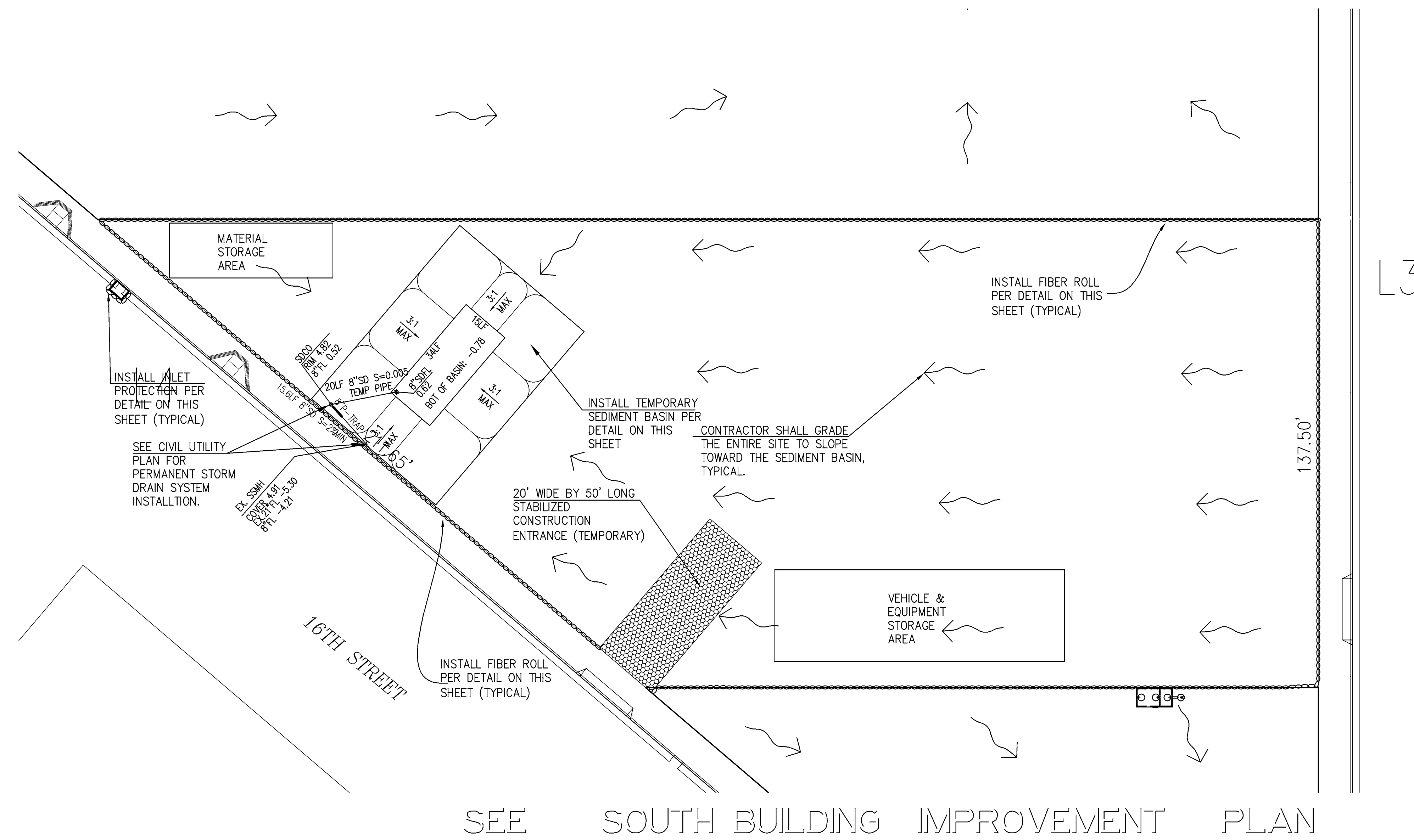
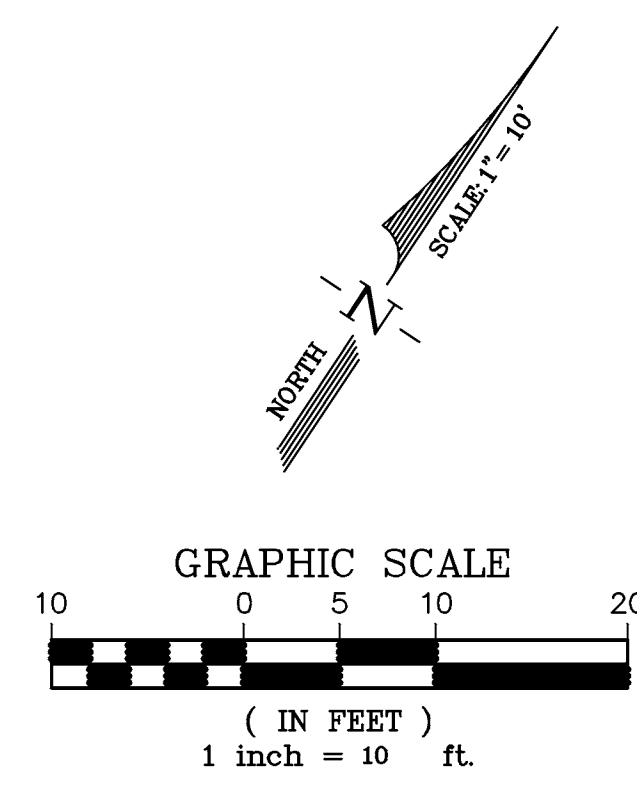


XREF: BDRP-1023.MASTROD-DSCALE.NORTH-BUILDG.SOUTH-BUILDG.L-BASE SITE.ZIP.ALI
SNAPSHOT: DIMSTRIPING

SEE NORTH BUILDING IMPROVEMENT PLAN

EROSION CONTROL NOTES:

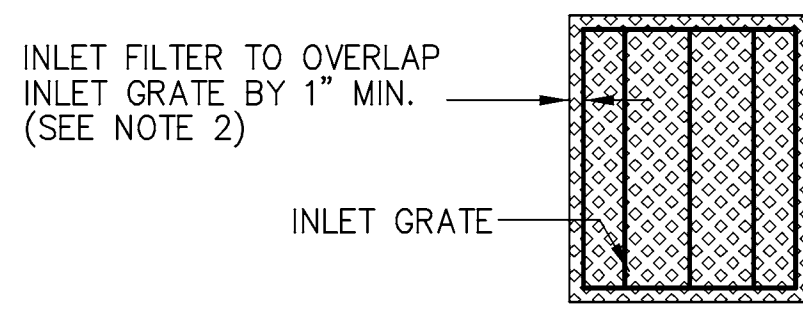
- CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY, ALL YEAR ROUND, TO THE SATISFACTION OF THE CITY ENGINEER.
- TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS SHALL BE HYDROSEEDED, LANDSCAPED OR SEALED. THE CONCRETE LINING TO PROTECT THE BANKS SHALL BE CONSTRUCTED WHEN THE GRADING OF THE BANKS IS COMPLETED. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT CONSTRUCTED TO ACCEPT DISCHARGE FROM THESE DITCHES, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
- THE CONTRACTOR SHALL PLACE 2"-3" COARSE DRAIN ROCK AS A GRAVEL ROADWAY (8" MIN. THICK FOR THE FULL WIDTH) AT EACH ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF THE CITY ENGINEER.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE-SUBMITTED FOR CITY APPROVAL TO REFLECT A YEAR ROUND EROSION CONTROL PLAN UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE RAINY SEASON.
- SEDIMENT BASINS, IF REQUIRED, SHALL BE CLEARED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- ALL OUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBACK FLOW.
- THIS PLAN MAY NOT COVER ALL THE SITUATION THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE CITY.
- HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 5% WITH THE FOLLOWING (VOLUMES SHOWN ARE PER ACRES OF SLOPE):
 FERTILIZER: 500 LBS. 16-6-8
 SEED: 60 LBS. BLAND BROME GRASS
 80 LBS. ANNUAL RYE GRASS
 30 LBS. ROSE CLOVER
 CHEMICAL TACKIFIER 2000 LBS. WOOD CELLULOSE
 30 LBS. ORGANIC BINDER
- TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, BALES OF STRAW, SANDBAGS, EARTH BERMS OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING CONSTRUCTION. THESE FIBER ROLL SHALL BE PLACED AT 300-FOOT MAXIMUM INTERVALS OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE FIBER ROLL SHALL BE SECURELY ANCHORED IN PLACED BY STAKES OR REBARS DRIVEN THROUGH THE BALES WITH THE FIRST STAKE IN EACH ROLL ANGGLED TOWARD THE PREVIOUSLY LAID ROLL TO FORCE THEM TOGETHER. THE ROLL SHALL BE MAINTAINED IN GOOD CONDITION ALL YEAR ROUND OR UNTIL THE STREET IS PAVED. FIBER ROLL OR OTHER SUITABLE MATERIALS SHALL BE USED TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY PARTIALLY COMPLETED STORM DRAIN SYSTEM (SEE DETAIL, THIS SHEET).
- TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, EARTH BERMS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE EARTH BERMS SHALL BE 1-FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPHILL BANKS WILL BE TRAPPED ON THE PAD (SEE EARTH BERM DETAIL, THIS SHEET). THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE BERMS ON EACH PAD EACH YEAR AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE HOUSE IS OCCUPIED.
- WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE EMBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF AS RECOMMENDED BY THE SOILS ENGINEER.
- CONTRACTOR SHALL IMPLEMENT THE GUIDELINES STATED IN THE STORM WATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES BY STATE WATER QUALITY CONTROL BOARD REGULATIONS.



SEE SOUTH BUILDING IMPROVEMENT PLAN

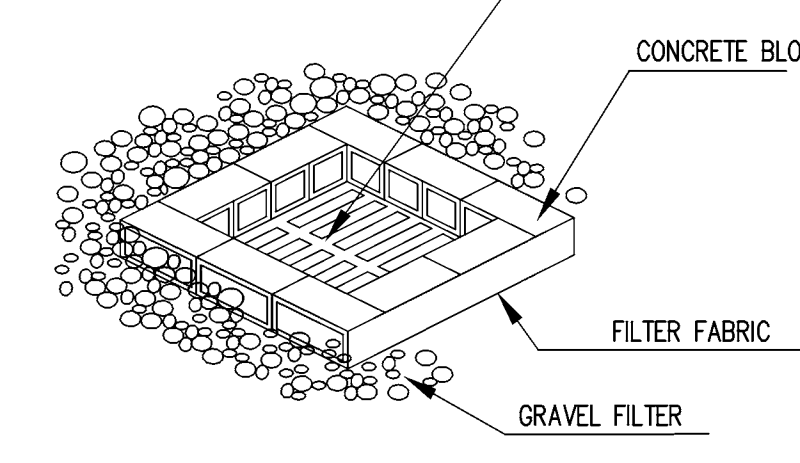
LEGEND

- INLET PROTECTION
- FIBER ROLL
- CONSTRUCTION ENTRANCE

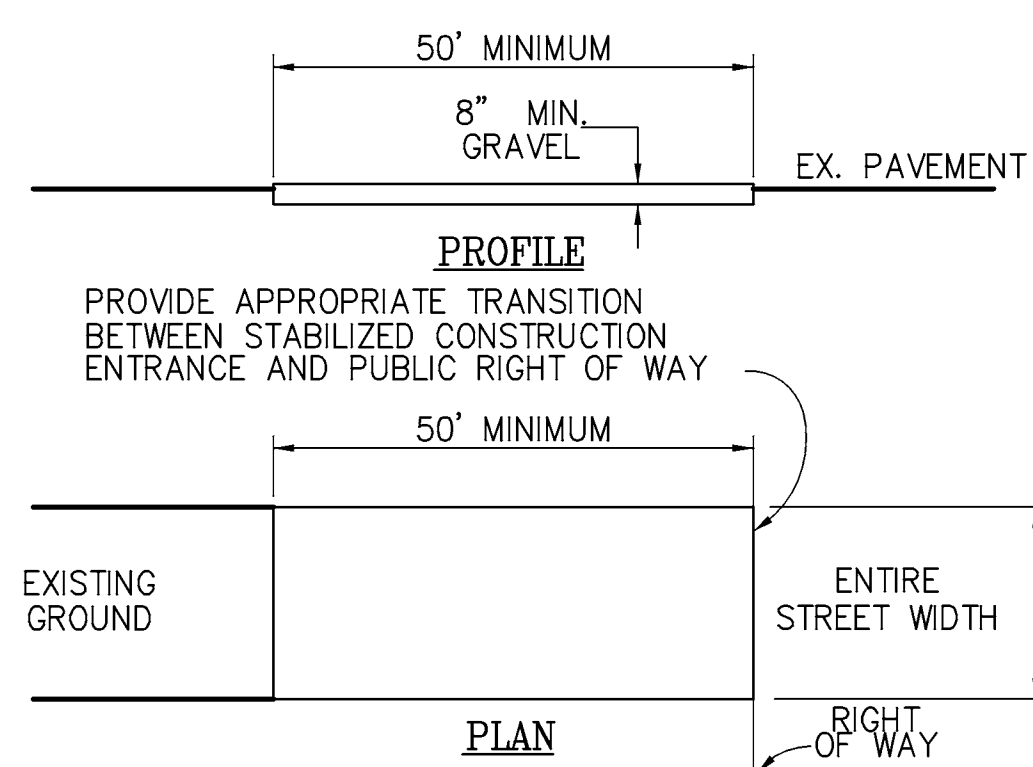


INLET PROTECTION DETAIL (ALL AREAS)
NOT TO SCALE

- NOTES:**
- FILTER FABRIC SHALL MEET CAL-TRANS OR A.B.A.G. SPECIFICATIONS.
 - FILTER MATERIAL SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
 - INLET FILTER SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE.
 - FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY FUNCTIONING OF FILTER SYSTEM.



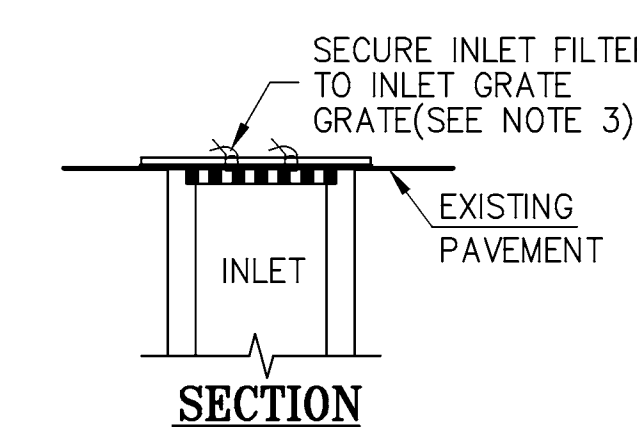
DRAIN INLET PROTECTION DETAIL
NOT TO SCALE



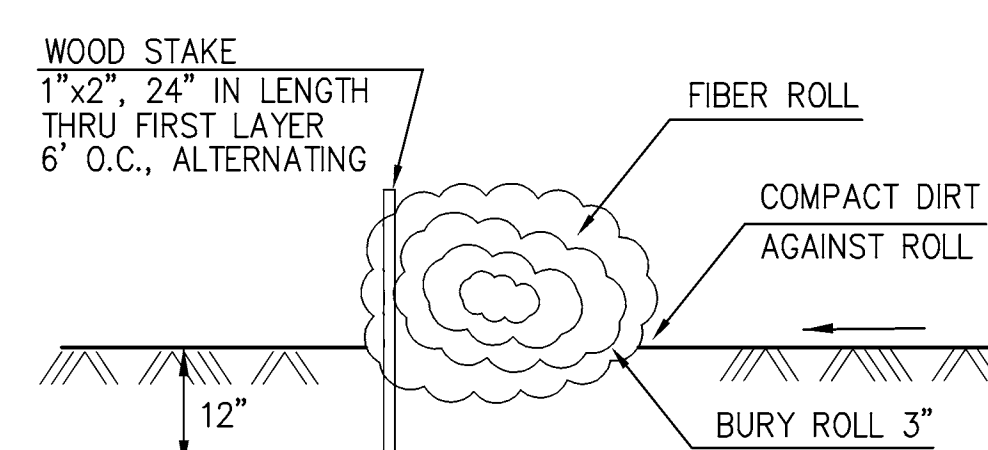
CONSTRUCTION SPECIFICATIONS

- THE MATERIAL FOR CONSTRUCTION SHALL BE 2 TO 3 INCH ROCK
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

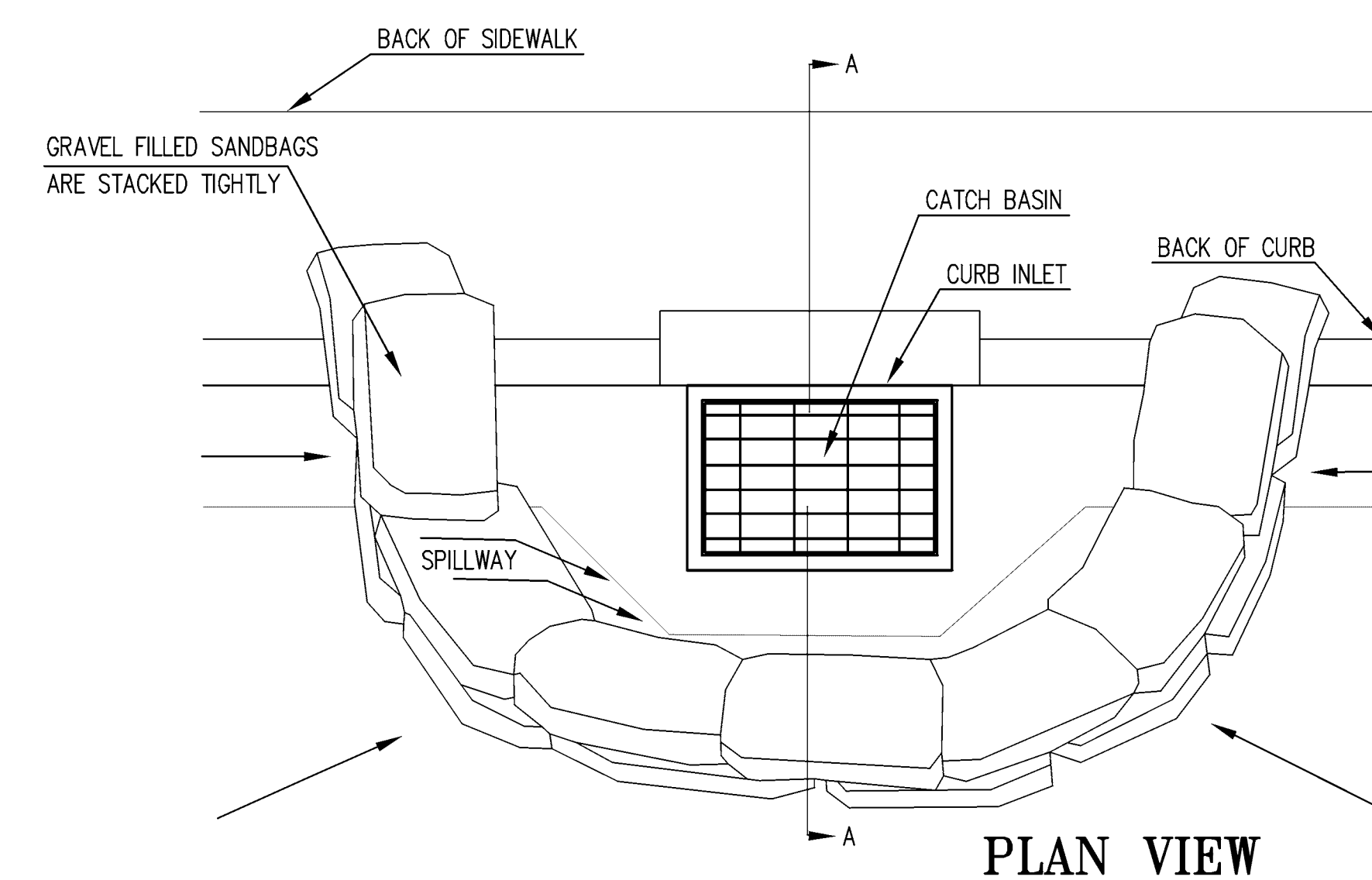
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



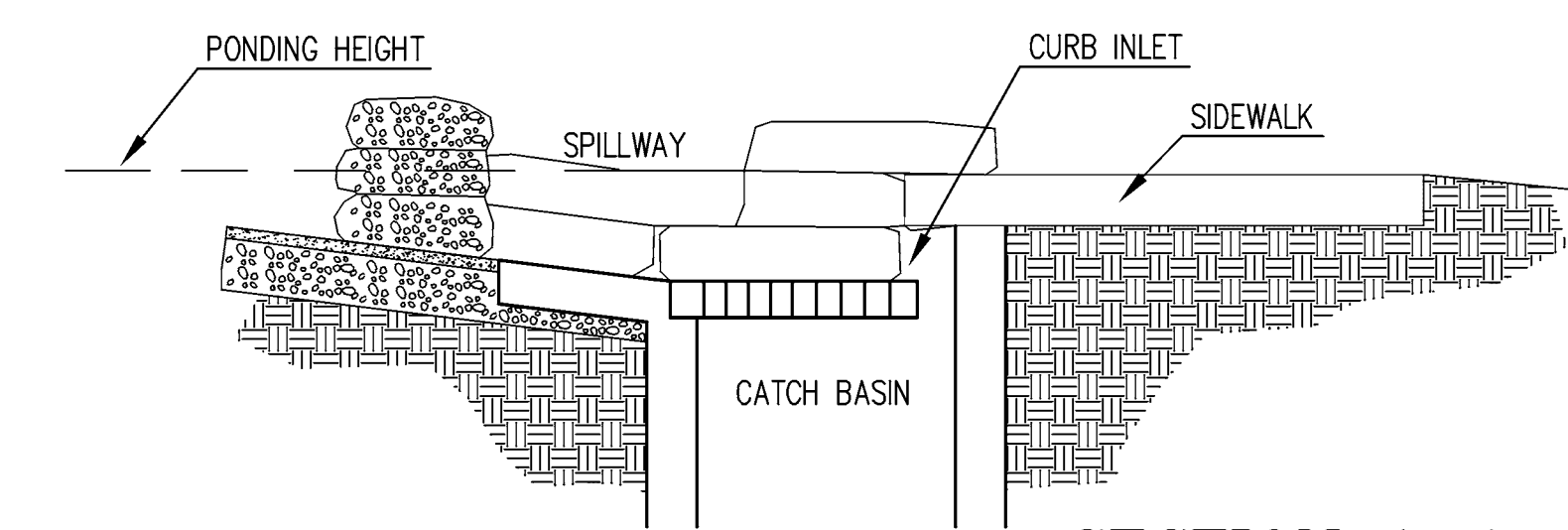
INLET PROTECTION DETAIL (PAVED AREAS)
NOT TO SCALE



FIBER ROLL DETAIL
NOT TO SCALE



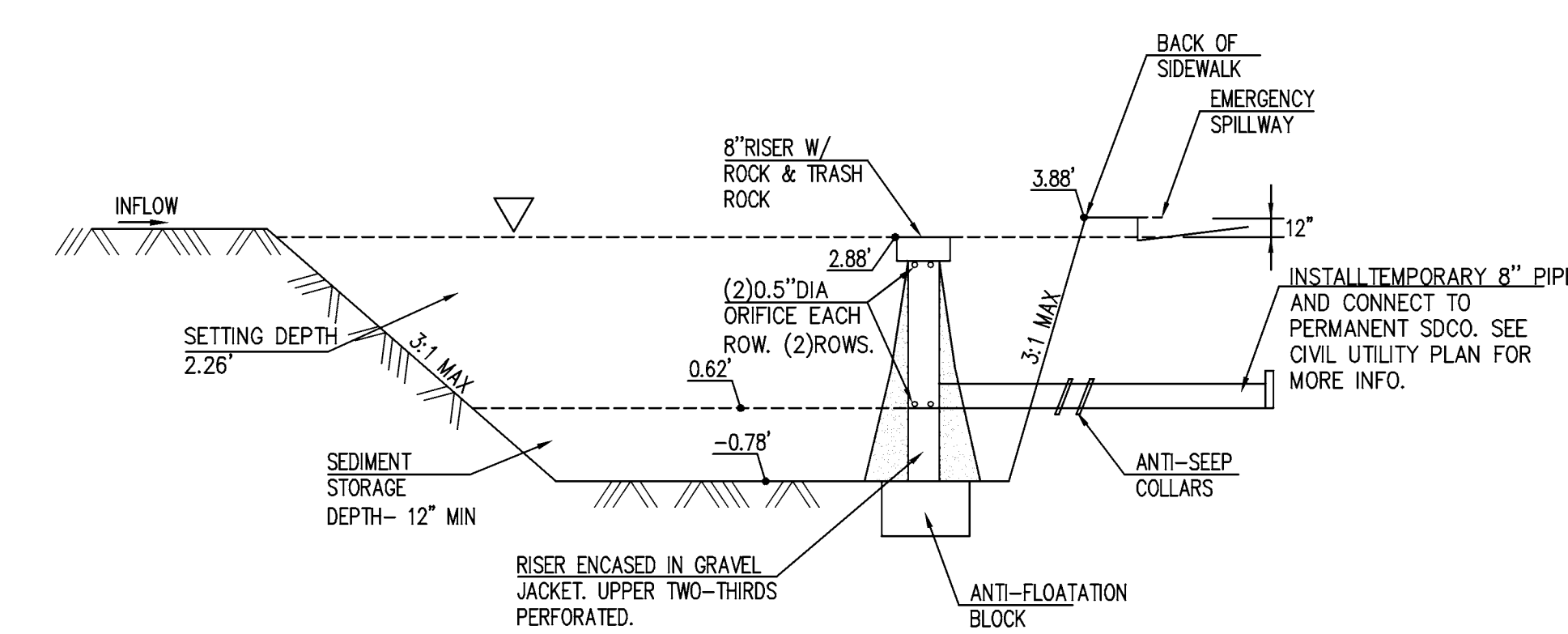
PLAN VIEW



SECTION A-A

- NOTES:**
- PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 - SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 - LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 - INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

CURB INLET SEDIMENT BARRIER



TEMPORARY SEDIMENT BASIN MULTIPLE ORIFICE DETAIL
NOT TO SCALE

- NOTES:**
- IF A BASIN FAILS TO DRAIN WITHIN 96 HOURS, THE BASIN MUST BE PUMPED DRY. CONTRACTOR SHALL MAKE SURE THE WATER IS CLEAN BEFORE DISCHARGING INTO THE STORM SYSTEM.

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

LICENSE STAMP
Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone: (510) 724-3388
Fax: (510) 724-3383
email: aluk@lukassociates.com



CIVIL STAMP

Daggett Place - Park
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% CD	02.21.2012
90% CD	05.15.2012
85% 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
EROSION CONTROL PLAN (PARK)

SCALE AS SHOWN

JOB NUMBER	RELEASE DATE
11003A10	NOVEMBER 2011

DRAWN BY	CHECKED BY
G.L.	G.L.

FILENAME: DESIGNEROSION.dwg

C-7P

PLOT DATE: JUNE 20, 2013

XREF: BDDP-1023 MASTER-DSCALE NORTH-BLDG SOUTH-BLDG L-BASE SITE ZFP ALL SNAPSHOT: B230

LICENSE STAMP

Luk and Associates
Civil Engineering
Land Planning
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738 Alfred Nobel Drive
Hercules, CA 94547
Phone: (510) 724-3388
Fax: (510) 724-3383
email: aluk@lukassociates.com

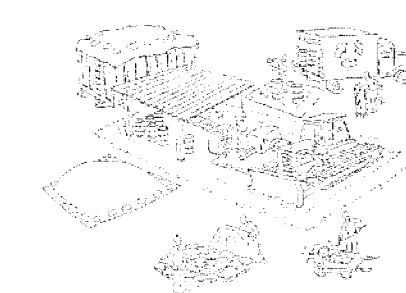


CIVIL STAMP

Pollution Prevention - It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay and Delta. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will help ensure your compliance with local agency stormwater ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- ✓ Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- ✓ Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- ✓ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

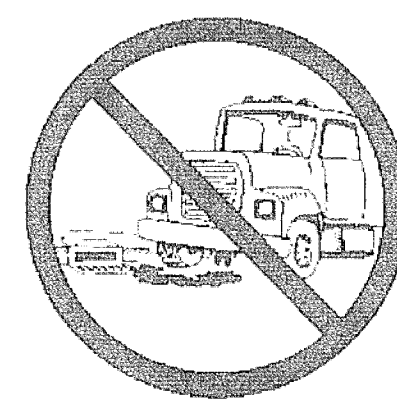
- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutters, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Dispose of all containment and cleanup materials properly.
- ✓ Report any hazardous materials spills immediately! Dial 911.

Construction Entrances and Perimeter

- ✓ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ✓ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

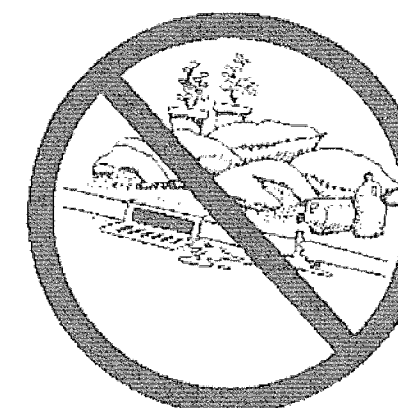
Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rise water to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it will not collect in the street.
- ✓ Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

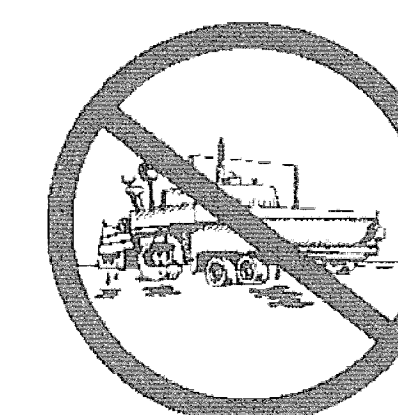
- ✓ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or buricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✓ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.
- ✓ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Landscape Materials

- ✓ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of \$10,000 or more per day!

Daggett Place - Park
Equity Residential
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% CD	02.21.2012
80% CD	06.19.2012
80% CD	08.07.2012
PROGRESS SET	01.16.2013
100% CD - 3D SET	06.21.2013

ADDENDA	DATE
NOT USED	
PEER REVIEW COMMENTS	01.16.2013

SHEET TITLE
BEST MANAGEMENT PRACTICES (PARK)

SCALE NONE

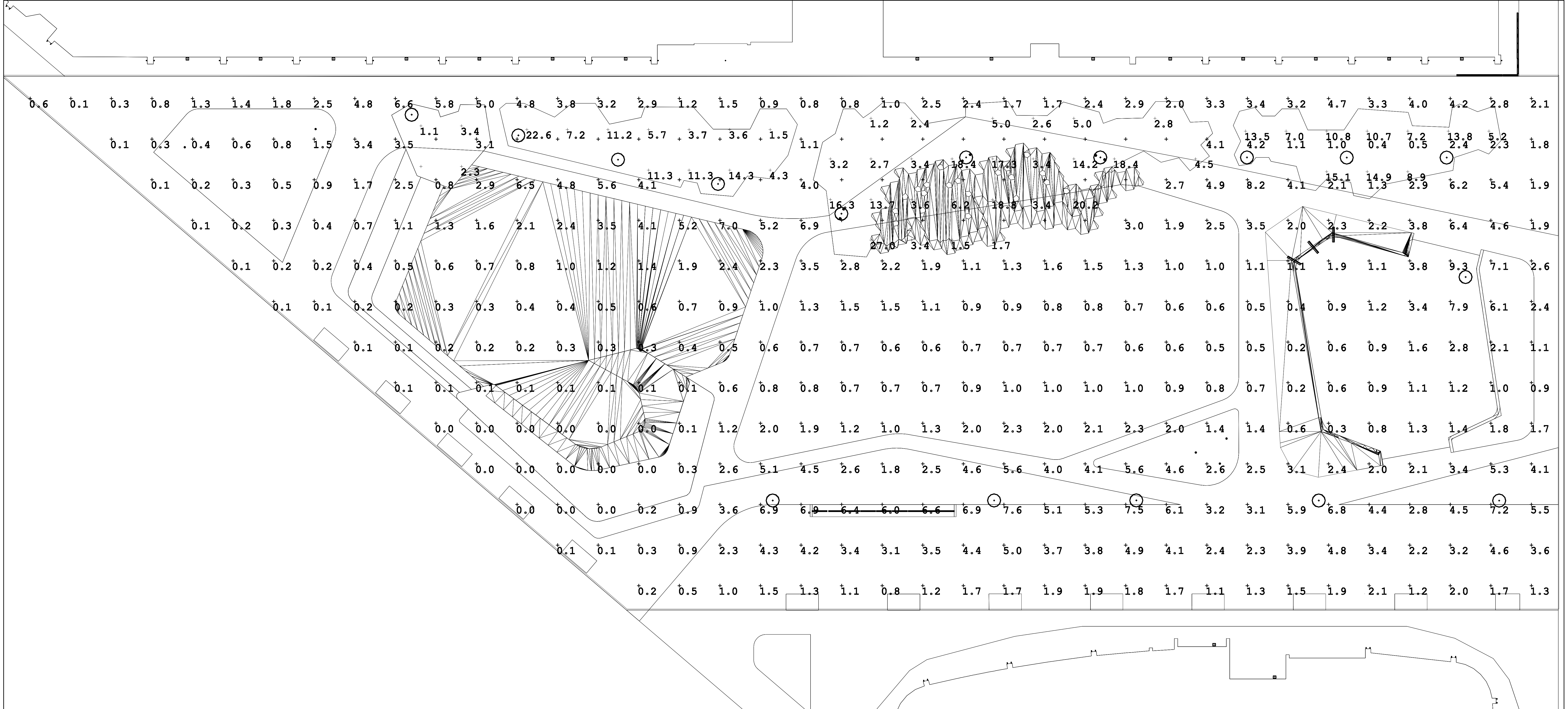
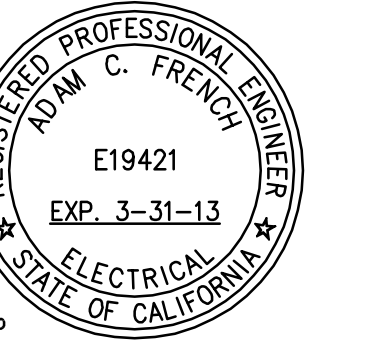
JOB NUMBER	RELEASE DATE
11003A10	NOVEMBER 2011
DRAWN BY	CHECKED BY
D.A.D.	G.L.

FILENAME: DESIGN\BMP-11003.dwg

C-8P

OF 02-013

PLOT DATE: JUNE 20, 2013



DAGGETT PARK LIGHTING PHOTOMETRIC CALCULATIONS
SCALE: 1" = 10'

Daggett Place - Park

Archstone
1000 16th Street

DRAWING RELEASE STATUS	DATE
100% CD	02.21.2012
50% CD	05.15.2012
80% CD	08.03.2012
90% CD	09.21.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	06.21.2013

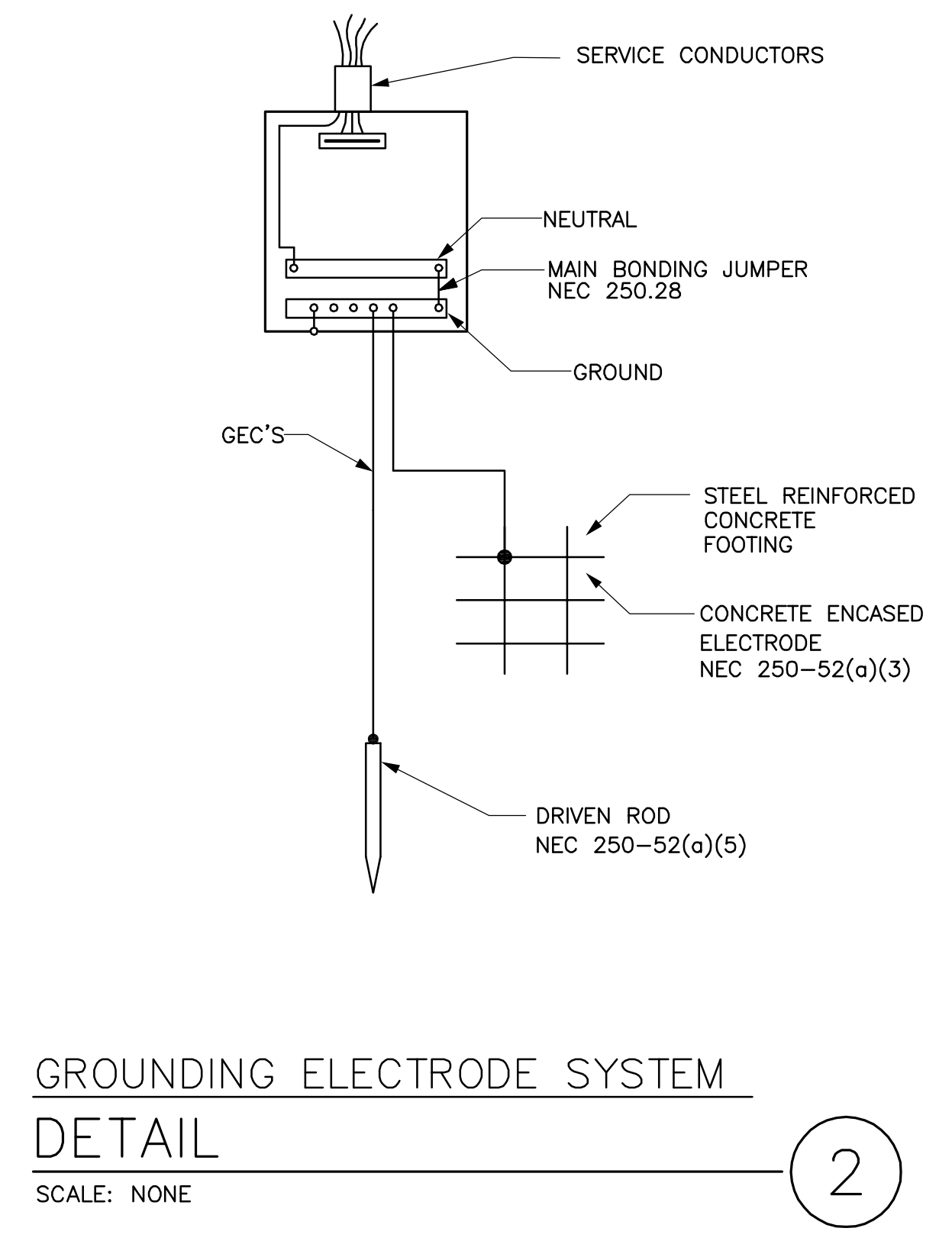
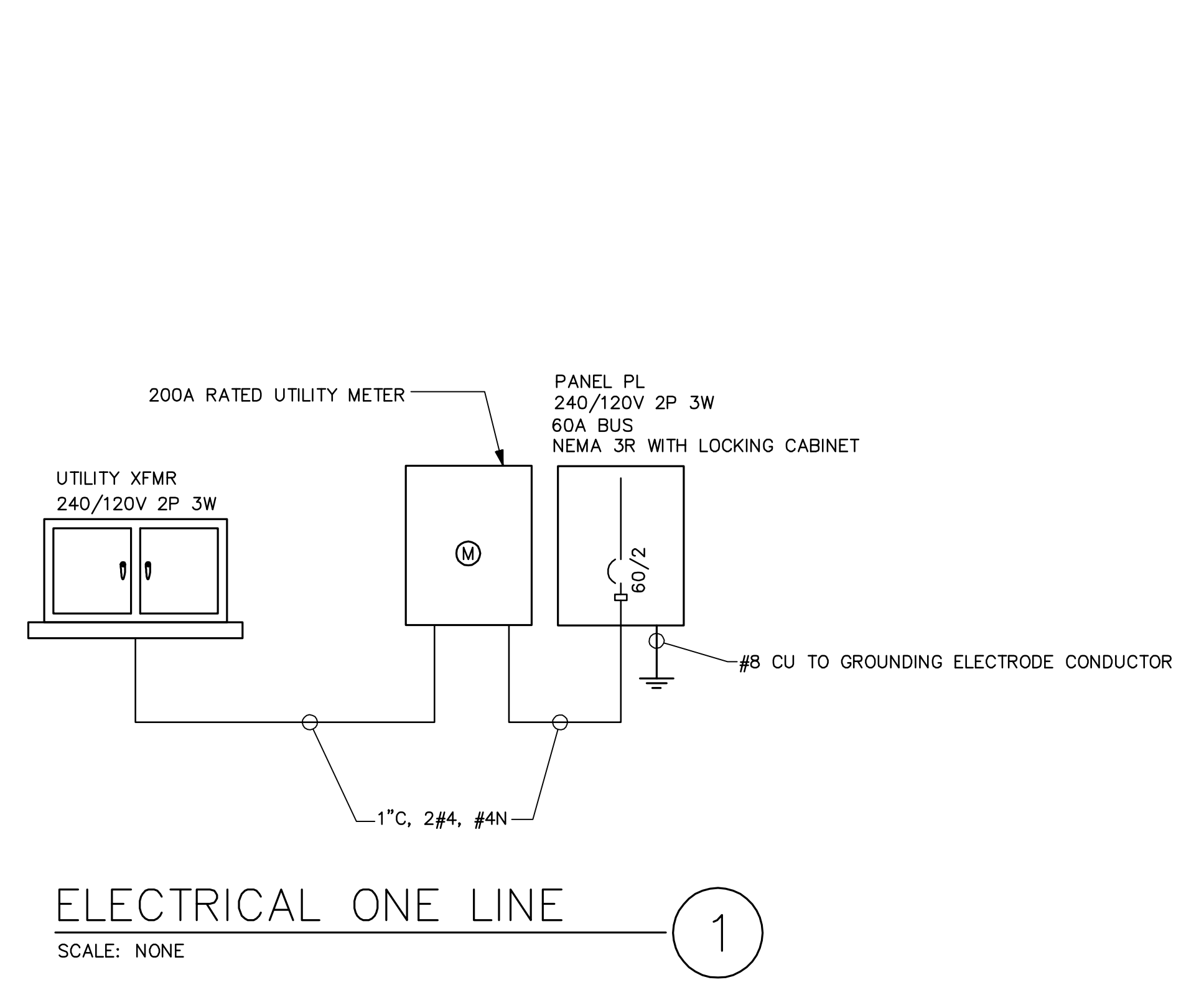
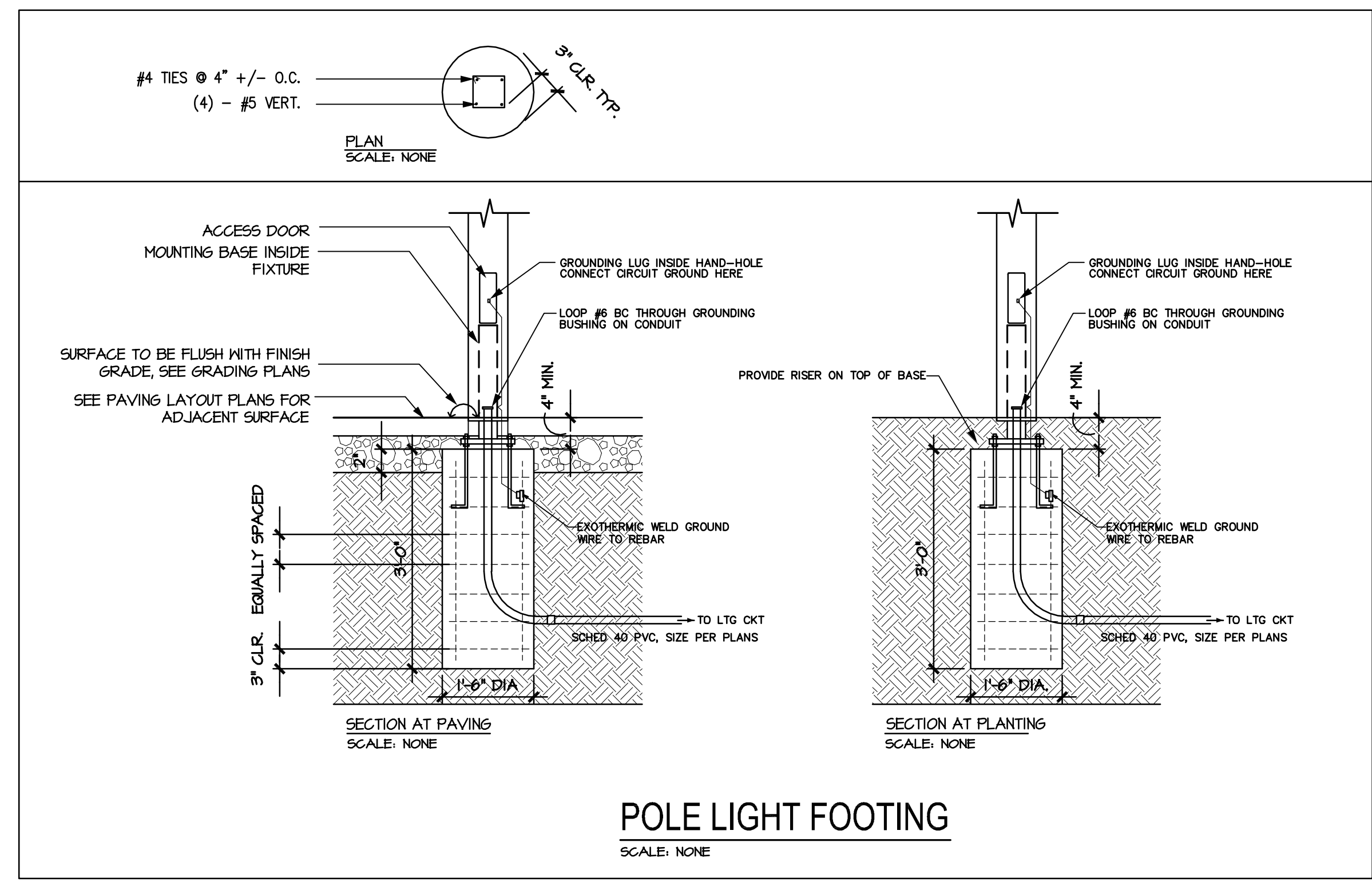
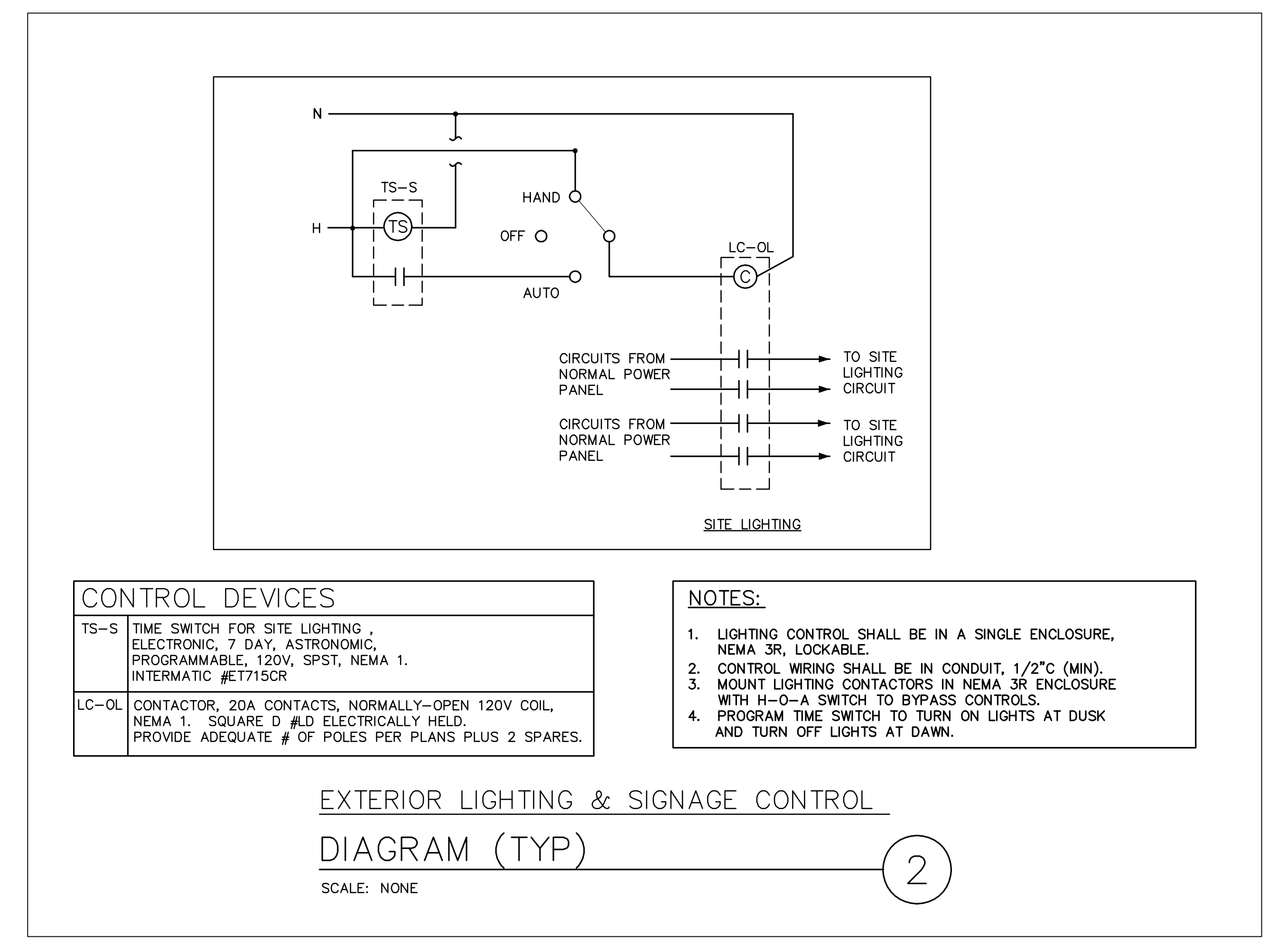
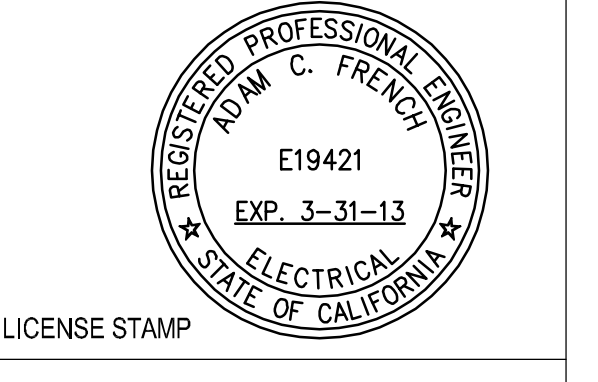
ADDENDA	DATE
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SHEET TITLE
SITE LIGHTING PHOTOMETRICS

SCALE

JOB NUMBER	RELEASE DATE
20311	02.21.2013
DRAWN BY CT, AF	CHECKED BY CT, AF

E1.1
OF SHEETS



Panel PL Schedule

CKT #	IBR	LOAD KVA	CIRCUIT DESCRIPTION	CKT #	IBR	LOAD KVA	CIRCUIT DESCRIPTION
1	20/1	0.213	LIGHTING	2	20/1	0.75	LIGHTING
3	20/1	0	LIGHTING	4	20/1	0	SPARE
5	20/1	0.872	LIGHTING	6	20/1	0	SPARE
7	20/1	0.504	LIGHTING	8	20/1	0	SPARE
9	20/1	0.96	LIGHTING	10	20/1	0	SPARE
11	20/1	0.9	RECEPTACLE	12	20/1	0	SPARE
13	20/1	0	SPARE	14	20/1	0	SPARE
15	20/1	0	SPARE	16	20/1	0	SPARE
17	20/1	0	SPARE	18	20/1	0	SPARE
19	20/1	0	SPARE	20	20/1	0	SPARE
21	20/1	0	SPARE	22	20/1	0	SPARE
23	20/1	0	SPARE	24	20/1	0	SPARE
LIGHTING		3.1	3.87 (125%)	CONTINUOUS		0	0 (125%)
LARGEST MOTOR		0	0 (125%)	HEATING		0	0 (100%)
OTHER MOTORS		0	0 (100%)	NONCONTINUOUS		0	0 (100%)
RECEPTACLES		0.9	0.9 (50%-10)	KITCHEN EQUIP		0	0 (N/A)
METERBANK		0	0 (0%)	NONCON/DIVERSE		0	0 (N/A)
				TOTAL KVA		4	4.77
				BALANCED PHASE AMPS		19.9	
				PHASE BALANCE PERCENT:		PHASE A 130% PHASE B 70.2%	

PANEL PL SCHEDULE
 SCALE: NONE

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1
T1	⊕	18' POLE WITH INDIRECT ALUMINUM HOUSING AND REFLECTIVE GLASS TOP WITH BLACK FINISH. POWER RECEPTACLE TO BE PROVIDED ON POLE (CONFIRM WITH OWNER IF TO BE LOCATED AT TOP OR BOTTOM OF POLE)	(1) 150W 150W MH	ELECTRONIC	CONCRETE BASE, SEE E2.0 FOR BASE DETAIL	BEGA: 8101MH-1-150WT6G12MH POLE: 906HR 6" STRAIGHT ROUND HINGED POLE/ WITH RECEPTACLE OPTION	168	120V 1P 2W	18' POLE LIGHT WITH POWER OUTLET
T2	⊕	12' POLE WITH INDIRECT ALUMINUM HOUSING AND GLASS REFLECTIVE GLASS, BLACK FINISH	(1) 150W 150W MH	ELECTRONIC	CONCRETE BASE, SEE E2.0 FOR BASE DETAIL	BEGA: 8101MH-1-150WT6G12MH POLE: 906HR 5" STRAIGHT ROUND HINGED POLE	168	120V 1P 2W	12' POLE LIGHT
T3	⊕	7" BULLET UP LIGHT WITH ALUMINUM HOUSING, LED, WITH POWER MOUNT WITH INTEGRAL TRANSFORMER IN FIXTURE HEAD, 18" DEEP BELOW GRADE STAKE	(1) 15W LED 25 DEG, 3000K	ELECTRONIC	IN-GROUND FIXTURE, PROVIDE CONCRETE COLLAR	WNSCAPE: POLED-9003-120V-L0-F0-SH6-C1-STD [FINISH TBD] MOUNTING: PM-60-UV-C --18-50-STD [FINISH TBD]	15	120V 1P 2W	UPLIGHT
T4	⊕	RECESSED IN-WALL MINI 1-1/2" CIRCULAR AMBER COLORED LED LIGHT	(1) 4W LED, AMBER	ELECTRONIC	RECESSED	WINONA: LED-MM-A-L2-SH0-003-ND120V-BSS-WL-STD	4	120V 1P 2W	CONTRACTOR TO PROVIDE REMOTE POWER SUPPLIES/LED DRIVER IN WEATHERTIGHT ENCLOSURE. MAXIMUM REMOTE DISTANCE NOT TO EXCEED MANUFACTURERS RECOMMENDATIONS (30LF). FINAL LOCATION TO BE COORDINATED WITH LANDSCAPE ARCHITECT
T5	⊕	DECORATIVE ART ILLUMINATION	(1) TBD	ELECTRONIC	IN-GROUND	TBD. ALLOW \$1000 EA. FOR FIXTURE ONLY	0	120V 1P 2W	PARK UPLIGHT
T6	⊕	STD. CITY OF S.F. COBRA HEAD STREET LAMP	(1)	ELECTRONIC	CONCRETE BASE, BY OTHERS	CITY STD. STREET LIGHT (SEE CIVIL)	0	120V 1P 2W	
T7	⊕	LINE VOLTAGE LINEAR LED STRIP (6W PER LINEAR FOOT), WITH FIXED SPRING CLIP BRACKET	(1) 6W LED, 3000K, 1200GD	ELECTRONIC	RECESSED	BOCA: HPNLS-LO6-3000K-120V-B-W-F-D	30	120V 1P 2W	IN-TABLE DOWNLIGHT
T8	⊕	12' POLE WITH INDIRECT LIGHT AND GLASS REFLECTOR, WITH (2) SPOTLIGHTS MOUNTED TO POLE	(3) 150W (1) 150W T6, (2) 39W MH	ELECTRONIC	CONCRETE BASE, SEE E2.0 FOR BASE DETAIL	BEGA: 8101MH-1-150WT6G12MH SPOT LIGHTS (x 2) : 8412MH-265-BLK-316 POLE: 906HR. 5" STRAIGHT ROUND HINGED CAST ALUMINUM POLE	250	120V 1P 2W	MOUNT FLOOD LIGHTS TO 1/2" NIPPLES ON SIDES OF POLES 80 DEGREES. CONFIRM LOCATE OF SPOT LIGHTS WITH LIGHTING DESIGNER CUTSHEETS

Daggett Place - Park
 Archstone
 1000 16th Street

DRAWING RELEASE STATUS

100% DD	02.21.2012
50% CD	05.15.2012
85% CD	08.03.2012
95% CD	09.21.2012
PROGRESS SET	01.16.2013
100% CD - BID SET	06.21.2013

ADDENDA

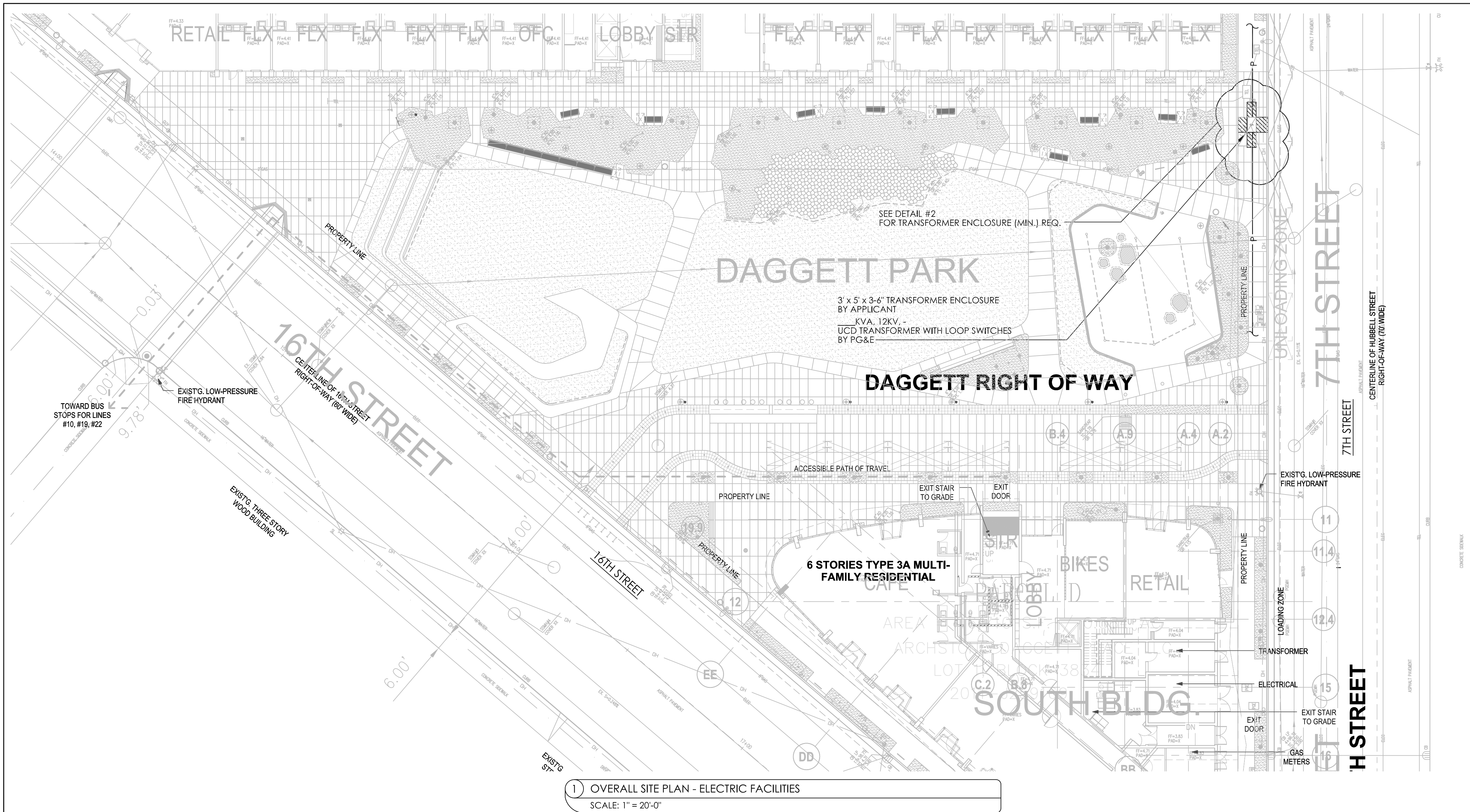
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SHEET TITLE

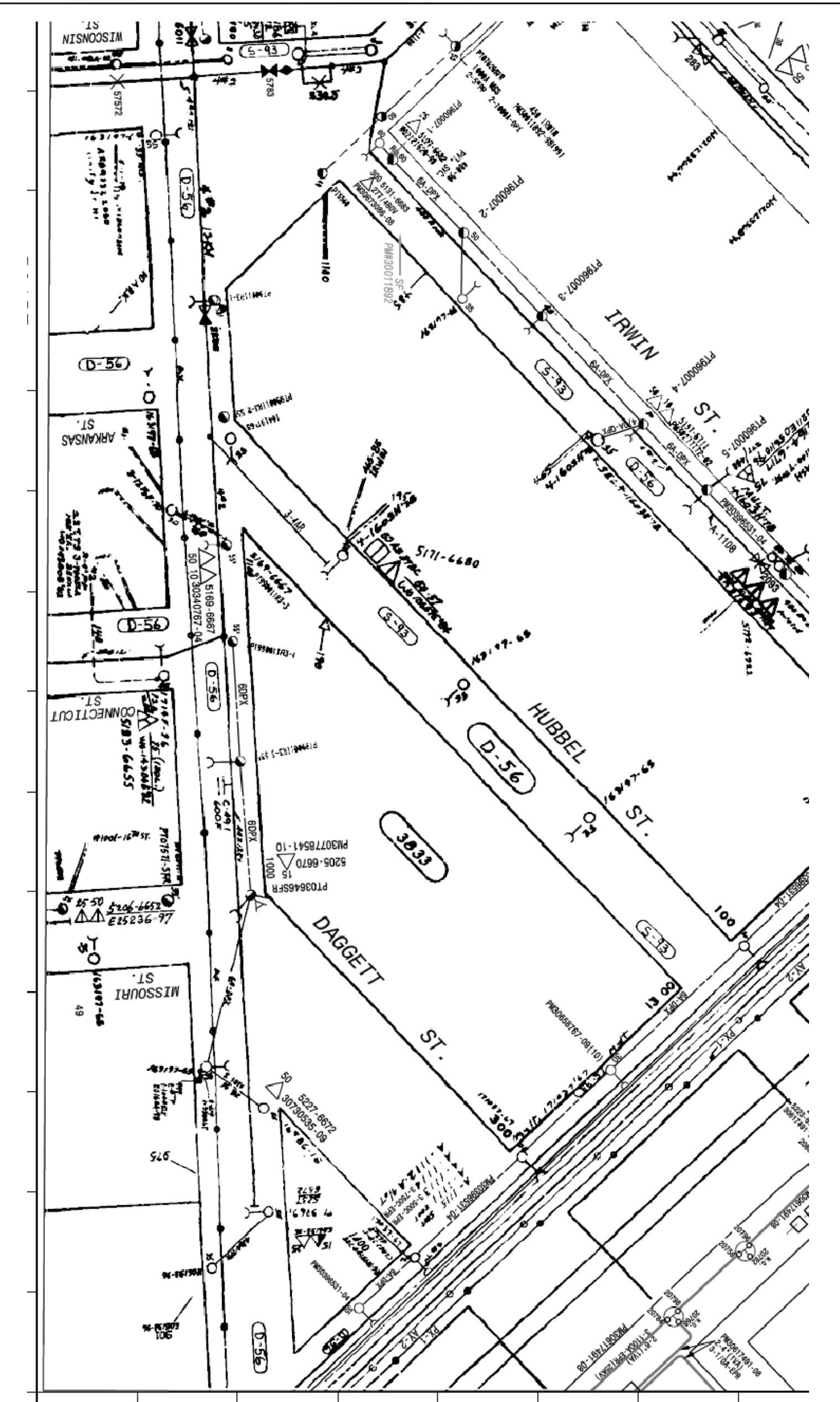
ONE-LINE, DETAILS, DIAGRAMS

SCALE

JOB NUMBER	20311	RELEASE DATE	02.21.2013
DRAWN BY	CT, AF	CHECKED BY	CT, AF



1 OVERALL SITE PLAN - ELECTRIC FACILITIES
SCALE: 1" = 20'-0"



TRANSFORMER INFORMATION

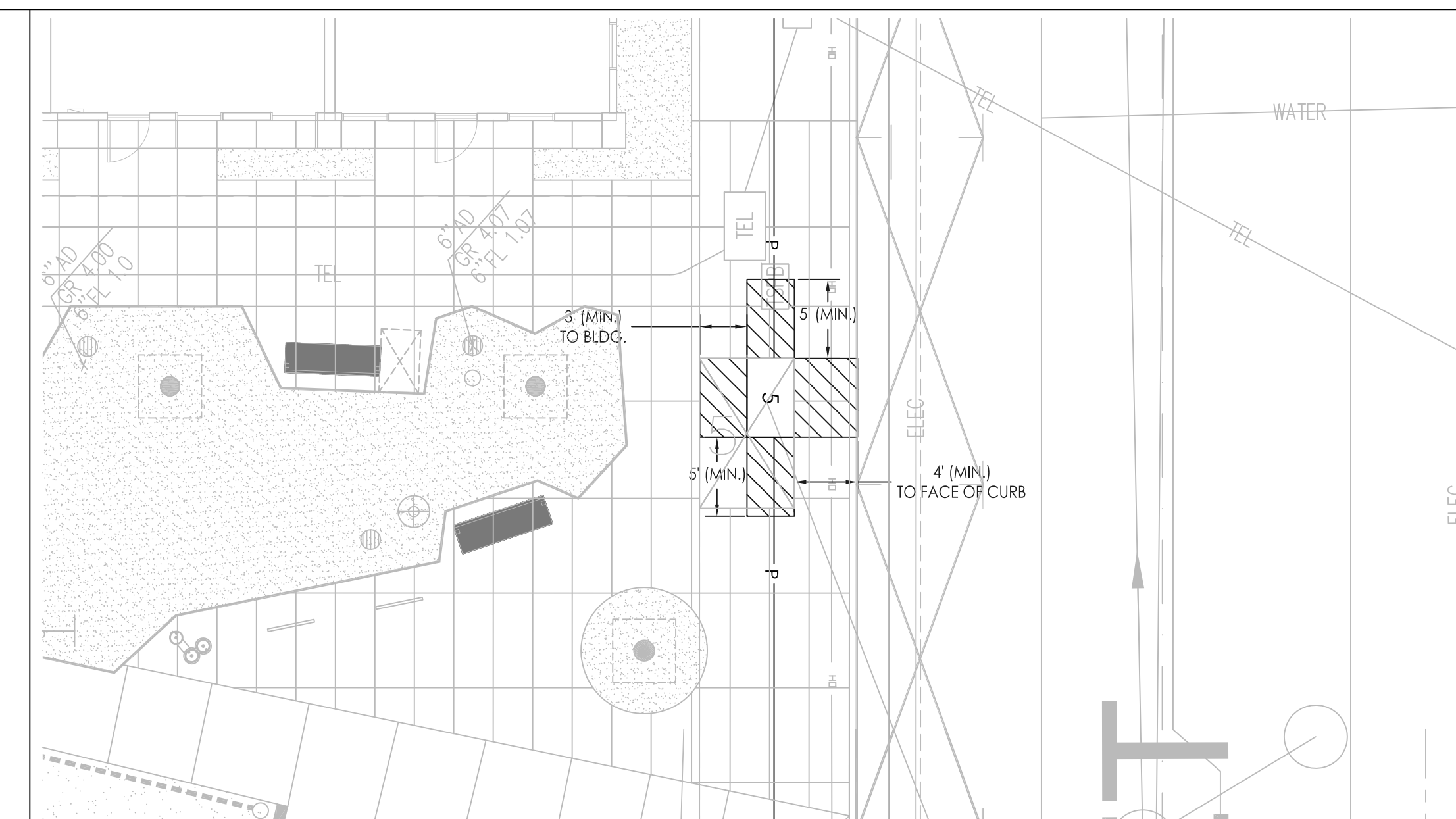
SKETCH LOC.	CALIFORNIA GRID COORDINATE	TRANSFORMER SIZE (KVA)	TRANSFORMER NUMBER	LOAD (KVA)	LOAD DISTRICT	LOAD FACTOR	PRIMARY VOLTAGE (KV)	SECONDARY VOLTAGE (V)	PHASE	NUMBER/TYPE CUSTOMERS
3	-	300	T-94462	350	SC	60%	12KV	277/480	3Ø	4 - COMMERCIAL 2 - HOUSE 1 - FIRE PUMP
5	-	300	T-56947	160	W	30%	12KV	120/208	3Ø	147 - RESIDENTIAL

CABLE AND CONDUIT LEGEND (SUBSTRUCTURES - APPLICANT)

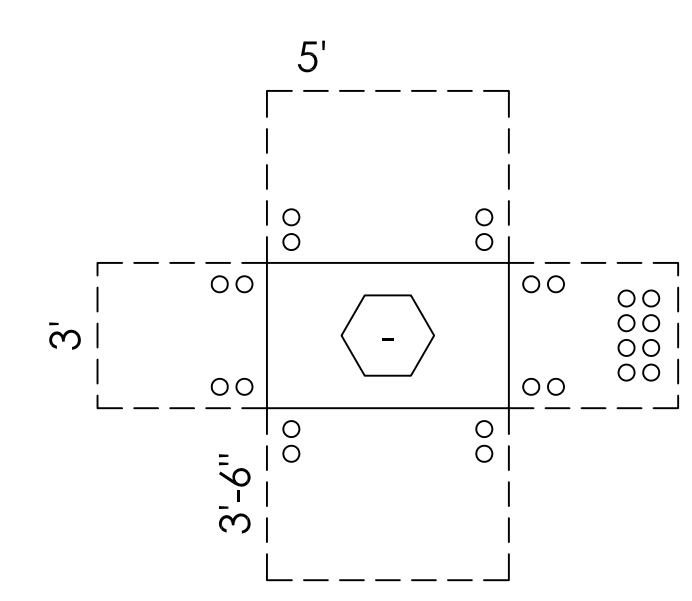
LINE TYPE	DESCRIPTION	CABLE BY PG&E				CONDUIT BY APPLICANT		
		VOLTAGE	QTY	SIZE	TYPE	QTY	SIZE	TYPE
P	PRIMARY	25,000V	3	1/0AL	EPR-CONC-ENCAP	1	4"	* PE FLEX

* FLEX CONDUIT USED DUE TO POTENTIAL SETTLEMENT

NOTE:
APPLICANT TO PROVIDE 2" CONDUIT & PULL TAPE FROM EACH ELECTRIC METER ROOM TO THE EXTERIOR WALL ON MISSION ROCK AND STUB CONDUITS OUT AT A HEIGHT OF 8 TO 10 FEET. ALSO, APPLICANT TO PROVIDE 3" SLEEVE BETWEEN ELECTRIC ROOMS ON EACH FLOOR. (PER PG&E GREEN BOOK PG. 5.1).



2 ENLARGED UCD TX DETAIL
SCALE: 1/8" = 1'-0"



CONDUIT ENTRY DETAIL

PGE Plat Map: B-04-17 Circuit Map: 12KV-12B Circuit: A-1104 Source Side Device: INT-206401 PGE Reference: PM: 30891131 Notification: 105319408	Climate Zone "T" Summer Coastal District Class 1 Area AA Insulation District Non Corrosive Area	Contact Information: Walt McElroy Utility Consulting & Design 26 Boardman Place San Francisco, CA. 94103 (415) 621-9100
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REVISIONS					
NO.	DATE	ISSUE	NO.	DATE	ISSUE
1	07-10-12	ATT MPOE RUN LOCATION CHANGE			
2	08-01-12	UCD LOCATION COORDINATION			
3	08-30-12	UPDATED PER ROB T. COMMENTS			

UCD, INC.
UTILITY CONSULTING & DESIGN
26 BOARDMAN PLACE
SAN FRANCISCO, CA 94103
T: 415-621-9100 F: 415-621-9101



FOR PG&E INSPECTION, CALL:
(415) 695-7519

STREET LIGHTING AND PARK
(SOUTH SIDE)
1000 16TH STREET (ARCHSTONE POTRERO)
SAN FRANCISCO, CALIFORNIA

PROJECT NO.:	ECS 11-05
SCALE:	AS NOTED
DRAWN BY:	MD8
CHECKED BY:	WM

3.0S
DATE: 08-30-2012