

# DAGGETT PARK

DESIGN DEVELOPMENT REVIEW FEB 13 2012



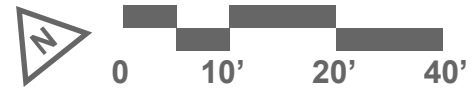
# ILLUSTRATIVE CONTEXT PLAN



# SCHEMATIC PLAN



- ① Lawn (Flexible Open Space)
- ② Tilted Lawn (C.I.P. Concrete)
- ③ “Penta-Step” Landscape Feature (Precast Conc. & Wood)
- ④ Dog Run (Synthetic Turf)
- ⑤ Sculptural Seating Elements (Material TBD)
- ⑥ Garden Edge (Mixed Native Planting/Butterfly Garden)
- ⑦ Built-In Seating (Concrete, wood and steel, with back & arm rests)
- ⑧ Wave Bench (Precast concrete)
- ⑨ Gateway Art Feature (Arts Commission Project)
- ⑩ One-Way Drive Lane (12’ width, flush w/ park)
- ⑪ Detectable Warning
- ⑫ Bollards @ +/- 4’ O.C.
- ⑬ (6) Parallel Parking Spaces
- ⑭ Bike Parking
- ⑮ Informal Community Stage
- ⑯ Lawn Steps (6”x24”)
- ⑰ Cafe Seating Area
- ⑱ The Park Counter & Stools (Material TBD)
- ⑲ C.I.P. Integral Color Conc. w/ Water Washed Finish or Unit Pavers, TBD
- ⑳ San Francisco Standard Park Entry Sign
- ㉑ 30” Conc. Wall w/42” Stainless Steel Picket Fence
- ㉒ C.I.P. Integral Color Conc. w/Sandblast Finish
- ㉓ Driveway Curb Cut



**DAGGETT PARK** - ARCHSTONE POTRERO  
 CIVIC DESIGN REVIEW - PHASE 2 DESIGN DEVELOPMENT - FEB 13 2012

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



# AERIAL FROM 16TH STREET



**DAGGETT PARK** - ARCHSTONE POTRERO  
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**CMG** ARCHSTONE  
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# VIEW FROM 16TH STREET



**DAGGETT PARK** - ARCHSTONE POTRERO  
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# VIEW FROM DRIVE AISLE



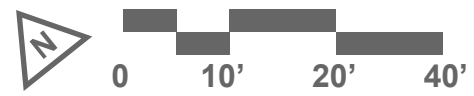
# VIEW FROM TILTED LAWN



# DESIGN DEVELOPMENT PLAN



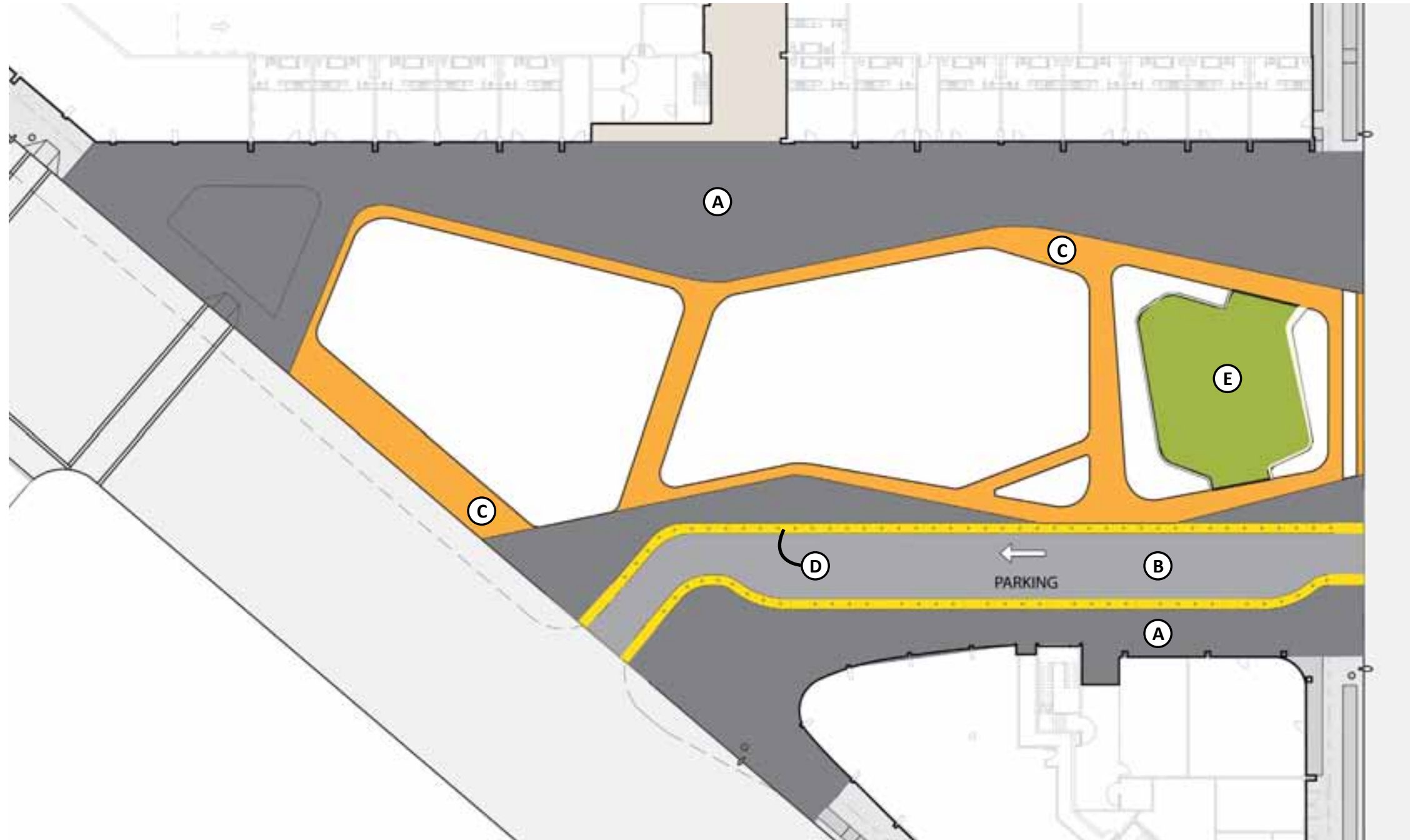
- ① Lawn (Flexible Open Space)
- ② Tilted Lawn (C.I.P. Concrete)
- ③ "Penta-Step" Landscape Feature (Precast Conc. & Wood)
- ④ Dog Run (Synthetic Turf)
- ⑤ Stadium Bench & Specimen Tree
- ⑥ Garden Edge (Mixed Native Planting/Butterfly Garden)
- ⑦ Park Bench
- ⑧ Planter at Grade
- ⑨ Gateway Art Feature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



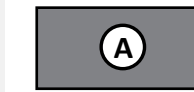
\*Note: The site is essentially flat and all paths within the Park will be accessible.



# PAVING PLAN

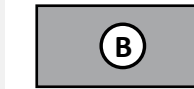


## LEGEND SYMBOL



## DESCRIPTION

C.I.P. Integral Color Conc. with Water Wash Finish  
Color: Light Charcoal Grey



C.I.P. Integral Color Conc. with Water Wash Finish or Pervious Paver System, T.B.D.  
Color: Complimentary to Paving Type A



C.I.P. Integral Color Conc. with Sandblast Finish  
Color: Very Light Grey to White



Detectable Warning Pavers  
Color: Yellow (#M1517)  
Size: 12"x 12"  
Manuf: Techway



Synthetic Turf

# PAVING PALETTE



**A** C.I.P. Integral Color Conc. with Water Wash Finish  
Color:



**B** C.I.P. Integral Color Conc. with Water Wash Finish or Pervious Paver System, T.B.D.  
Color:



**C** C.I.P. Integral Color Conc. with Sandblast Finish  
Color:



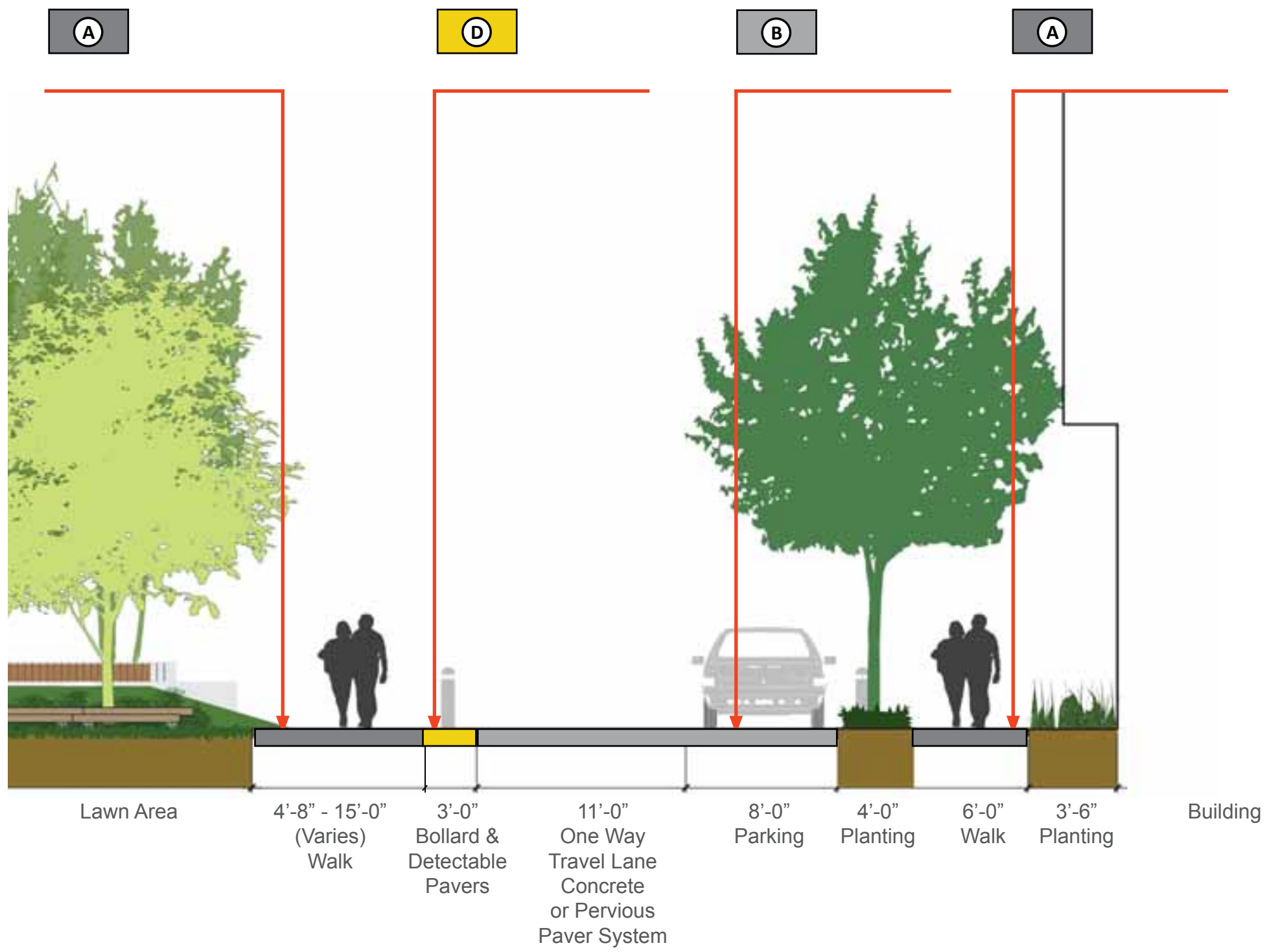
**D** Detectable Warning Pavers  
Color: Yellow (#M1517)  
Size: 12"x 12"  
Manuf: Hanover



**E** Synthetic Dog Turf

# SITE SECTIONS

## PAVING MATERIALS

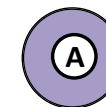


# PLANTING PLAN

## TREES

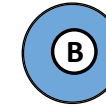


### LEGEND SYMBOL

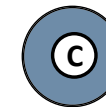


### DESCRIPTION

7th Street Bosque & Street Trees



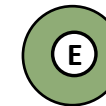
Norh Edge Buffer



South Edge Allee



16th St. Street Trees



Specimen Tree

# PLANTING PLAN

## ZONES



LEGEND ZONE	DESCRIPTION
	North Park Edge
	Garden Edge
	Lawn
	Dog Park
	South Park Edge

# PLANTING SCHEDULE

## PLANT SCHEDULE

\* Note: Alternatives are provided for Tree species to illustrate design intent and hydrozone compatibility. Final selection pending Civic Design Review approval will be made based on tree stock and availability at the time of installation.

### Trees

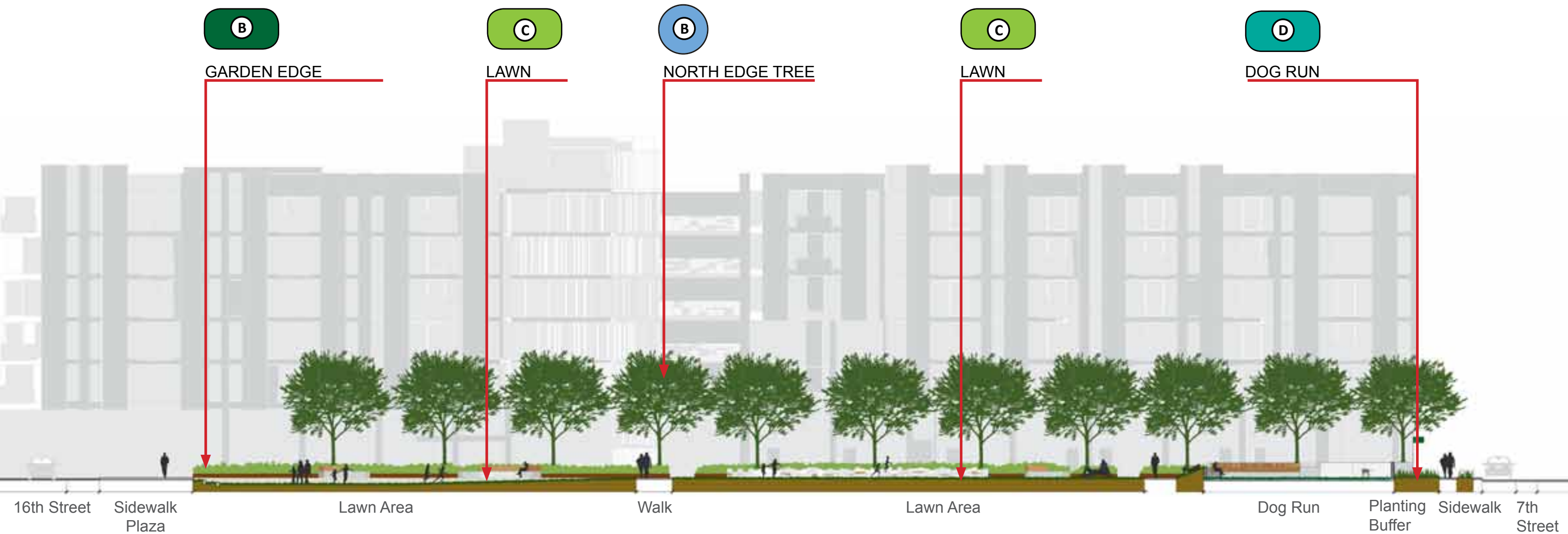
TAG	LATIN NAME	COMMON NAME	SIZE	SF	QTY	SPACING	WUCOLS	NOTES
A-Alt 1	<i>Eucalyptus nichollii</i>	Narrow Leafed Black Peppermint	48" BOX		8	Per plan	M	Matching ,Branching @ 6' min.
A-Alt 2	<i>Eucalyptus citriodora</i>	Lemon-scented gum	48" BOX		6	Per plan	M	Matching ,Branching @ 6' min.
B-Alt 1	<i>Zelkova Serrata 'Green Vase'</i>	Japanese Zelkova	72" BOX		11	Per plan	L-M	Matching ,Branching @ 6' min.
B-Alt 2	<i>Platanus X Acerfolia 'Columbia'</i>	London Plane Tree	60" BOX		11	Per plan	M	Matching ,Branching @ 6' min.
B-Alt 3	<i>Fraxinus uhdei</i>	Evergreen Ash	60" BOX		11	Per plan	M	Matching ,Branching @ 6' min.
C-Alt 1	<i>Zelkova Serrata 'Green Vase'</i>	Japanese Zelkova	72" BOX		8		L-M	Matching ,Branching @ 6' min.
C-Alt 2	<i>Platanus X Acerfolia 'Columbia'</i>	London Plane Tree	60" BOX		8	Per plan	L	Matching ,Branching @ 6' min.
C-Alt 3	<i>Gingko Biloba</i>	Gingko	60" BOX		8	Per plan	L	Matching ,Branching @ 6' min.
D	<i>Ulmus parvifolia</i>	Chinese elm	60" BOX		8	Per plan	M	Matching ,Branching @ 6' min.
E-Alt 1	<i>Magnolia x soulangeana 'Lennei'</i>		72" Box		1	Per plan	M	Specimen Tree
E-Alt 2	<i>Aesculus californica</i>	California Buckeye	60" Box		1	Per plan	M	Specimen Tree

### Planting Area Mixes

TAG	LATIN NAME	COMMON NAME	SIZE	SF		SPACING	WUCOLS	NOTES
MIX - A	<b>North Edge</b>							
	<i>Astelia</i>	Asterina cratunamica	5 GAL		30%	18" O.C.	M	
	<i>Deities</i>	Fortnight Lilly	1 GAL		20%	18" O.C.	M	
	<i>Phormium</i>	New Zealand Flax	1 GAL		30%	18" O.C.	L - M	
MIX - B	<b>Garden Edge - Stormwater Treatment Zone</b>							
	<i>Juncus patens</i>	California Gray Rush	5 GAL		40%	18" O.C.	M	
	<i>Mimulus aurantiacus</i>	Monkey Flower	1 GAL		10%	18" O.C.	L - M	
	<i>Carex Panza</i>	CA Meadow sedge	5 GAL		30%	18" O.C.	M	
	<i>Philadelphus lewisii</i>	Evergreen Mock Orange	5 GAL		10%	3' O.C.	M	
MIX - C	<b>Garden Edge - Upland Zones</b>							
	<i>Arctostaphylos 'John Dourley'</i>	Manzanita	1 GAL		20%	4' O.C.	M	
	<i>Aristolochia californica</i>	California Dutchmans Pipe	1 GAL		10%	18" O.C.	L - M	
	<i>Artemesia 'Powis Castle'</i>		5 GAL					
	<i>Asclepias fascicularis</i>	Butterfly Weed	1 GAL					
	<i>Galvezia speciosa 'Firecracker'</i>	Island Bush Snapdragon	1 GAL					
	<i>Lupinus albifrons</i>	Silver Bush Lupine	5 GAL					
	<i>Mimulus aurantiacus</i>	Monkey Flower	1 GAL		10%	18" O.C.	L - M	
	<i>Rhamnus californica 'San Bruno'</i>	Coffee Berry	5 GAL		25%	3' O.C.	M	
	<i>Zaushneria californica 'Uvas'</i>	California Fuchsia	1 GAL		10%	18" O.C.	L - M	
MIX - D	<b>Dog Run - East Edge</b>							
	TBD		5 GAL					
	TBD		5 GAL					
	TBD		5 GAL					
MIX E	<b>South Edge</b>							
	TBD		5 GAL					
	TBD		5 GAL					
	TBD		5 GAL					

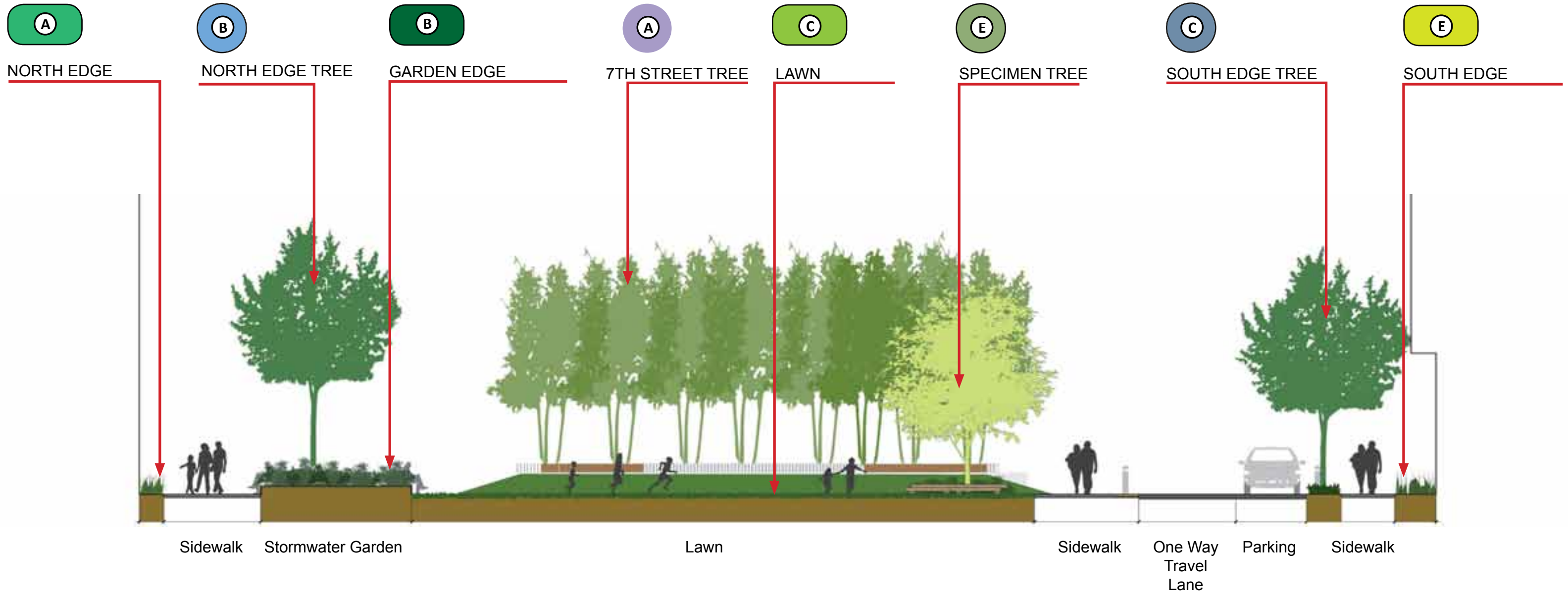
# SITE SECTIONS

## PLANTING SECTION



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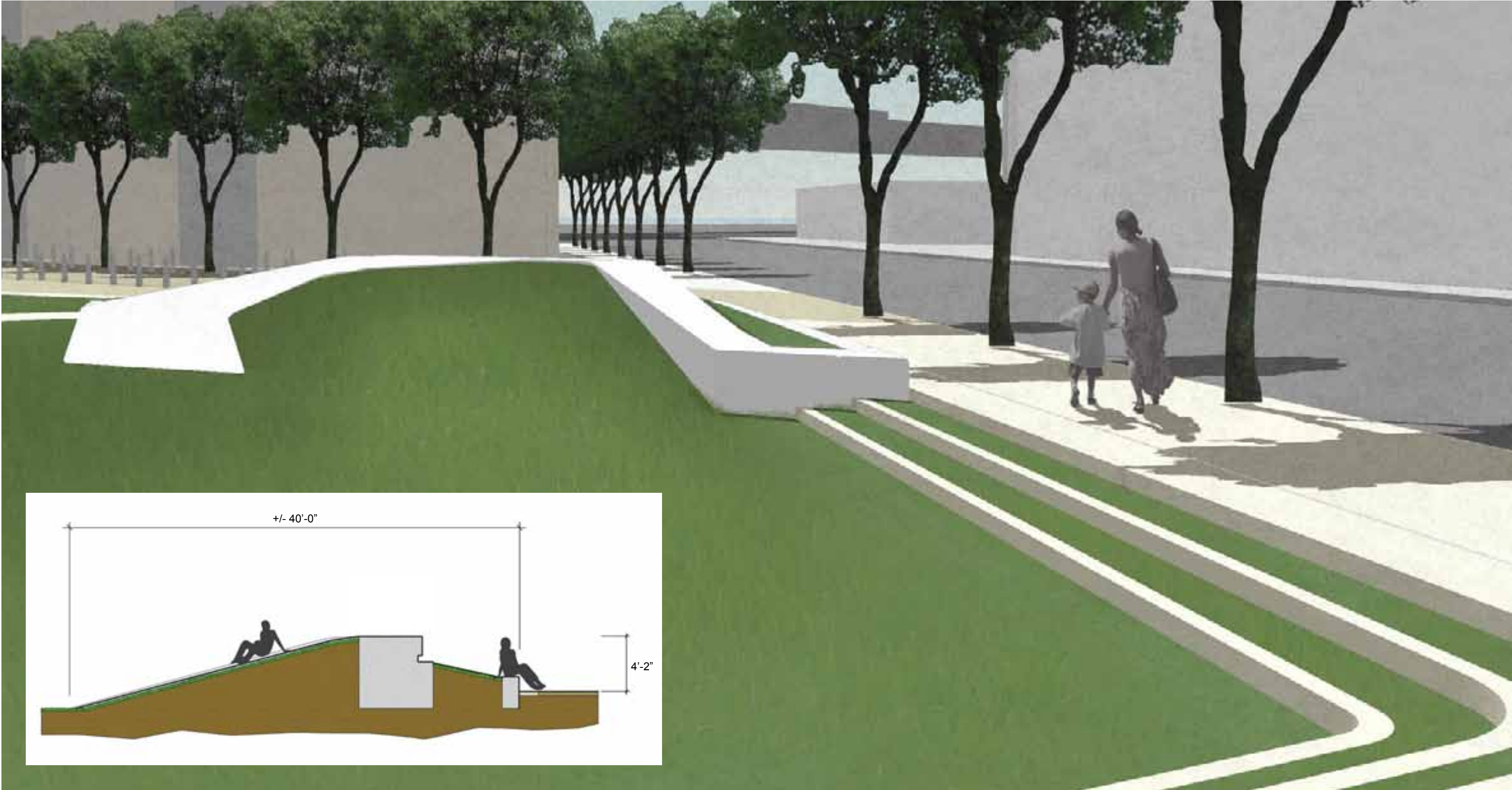




# TILTED LAWN FEATURE



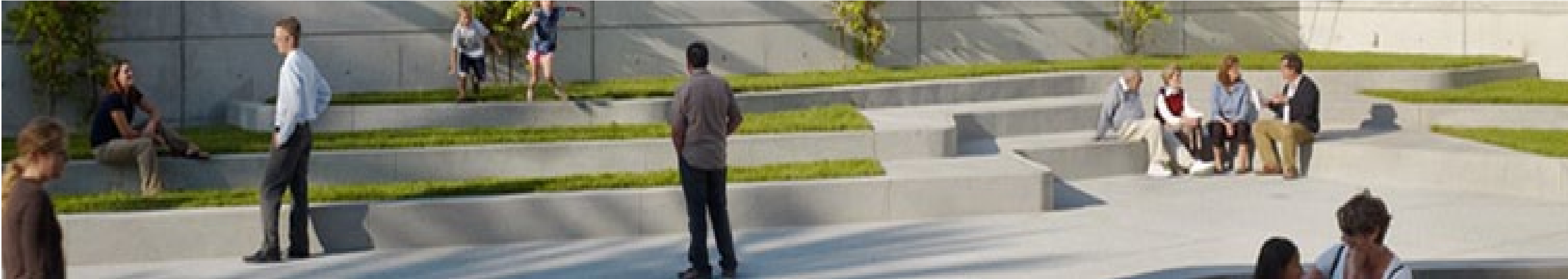
# TILTED LAWN FEATURE



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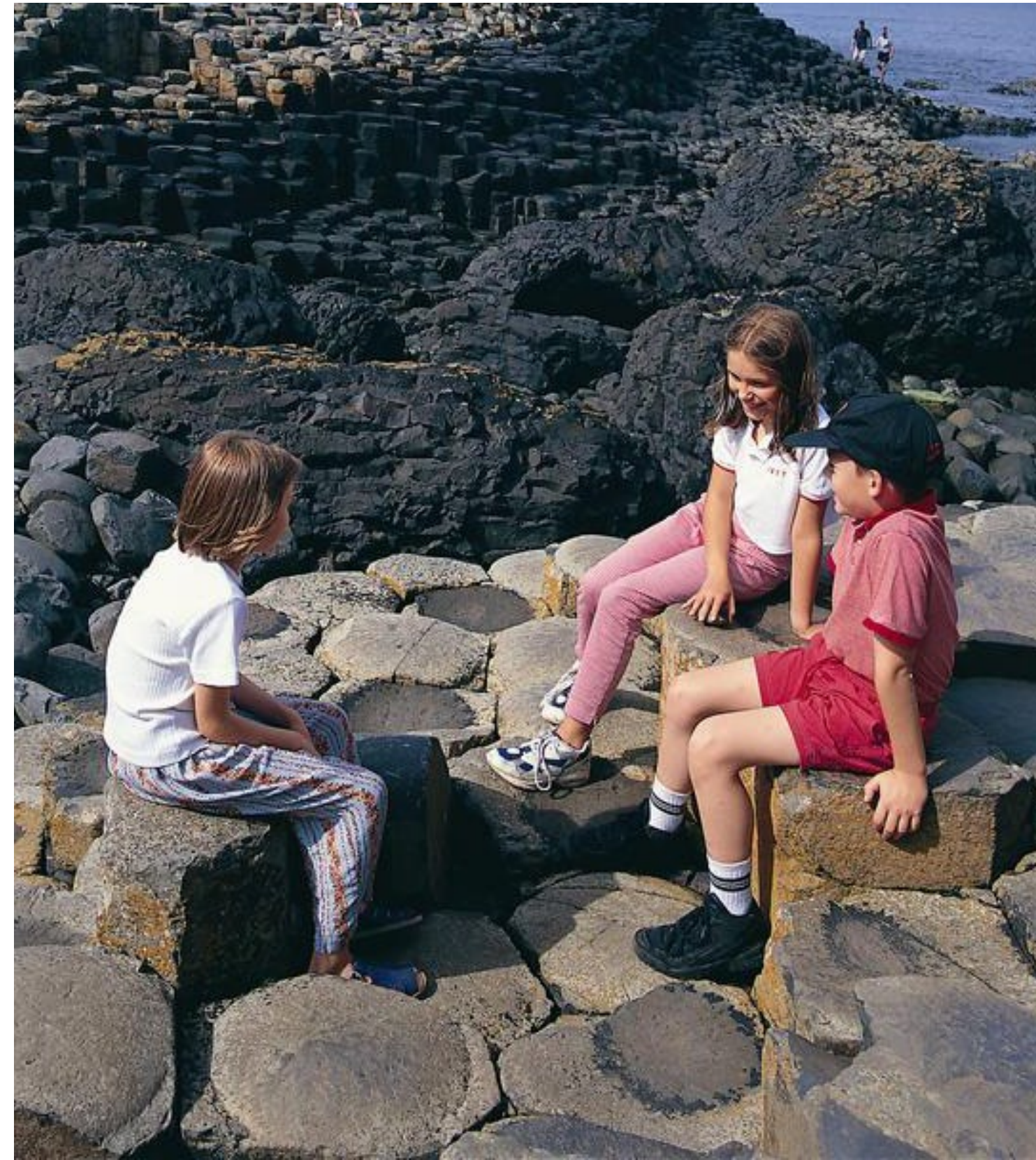
# TILTED LAWN FEATURE



# “PENTA-STEP” LANDSCAPE FEATURE



# “PENTA-STEP” LANDSCAPE FEATURE

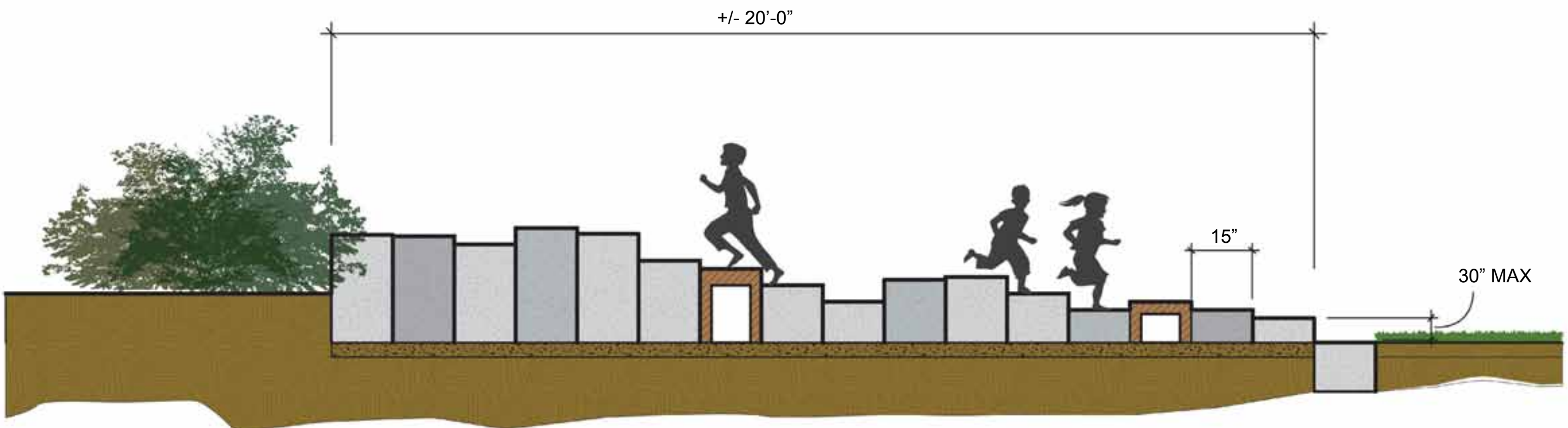


# “PENTA-STEP” LANDSCAPE FEATURE



**DAGGETT PARK** - ARCHSTONE POTRERO  
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# “PENTA-STEP” LANDSCAPE FEATURE

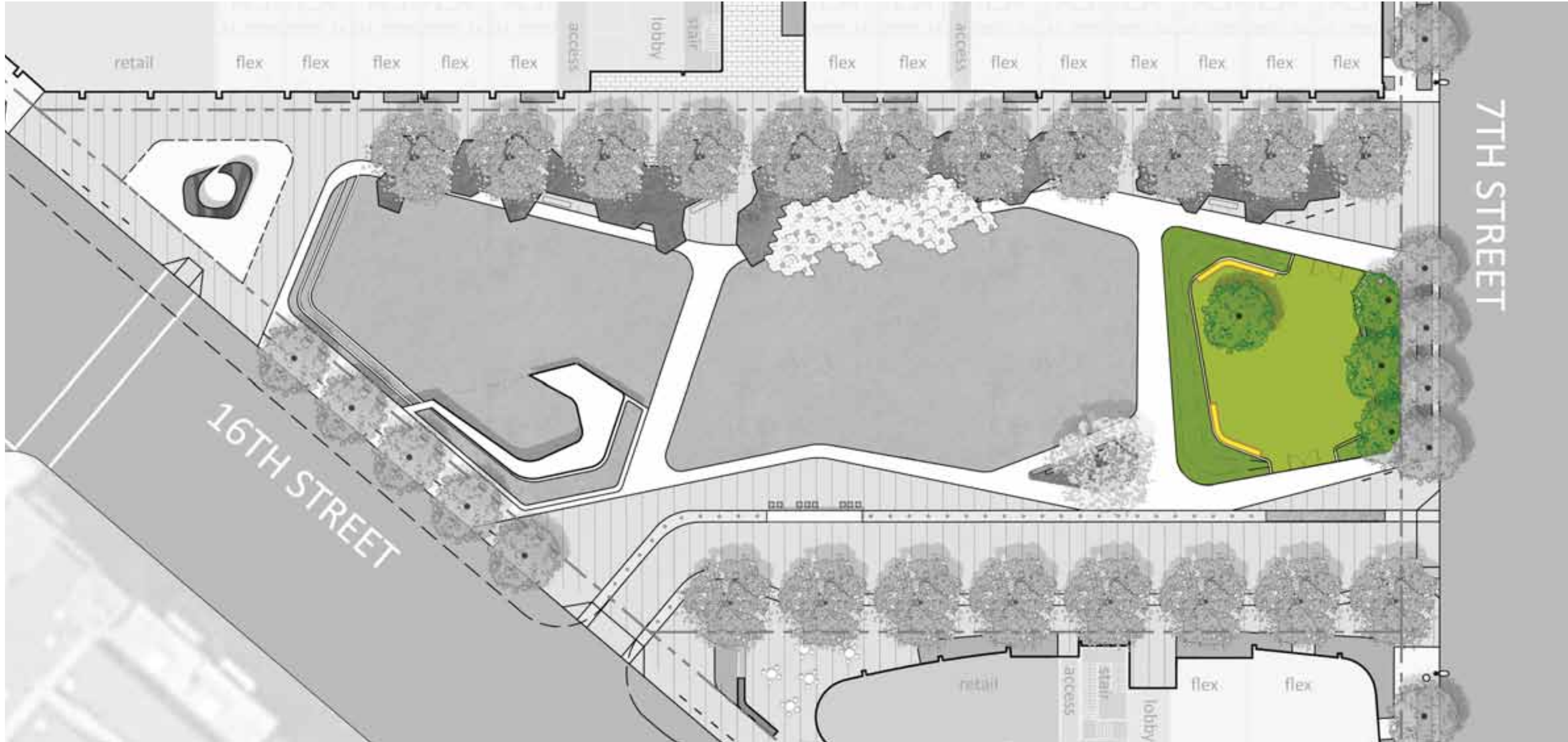


PRECAST CONCRETE UNITS WITH SUBTLE VARIATION IN HUE, SANDBLAST FINISH

**DAGGETT PARK** - ARCHSTONE POTRERO  
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# DOG RUN



# DOG RUN



# GARDEN EDGE



# GARDEN EDGE



4" - 8" COR-TEN STEEL PLANTER EDGE



FORMS + SURFACES PARK BENCH

# GARDEN EDGE GARDEN BENCH



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

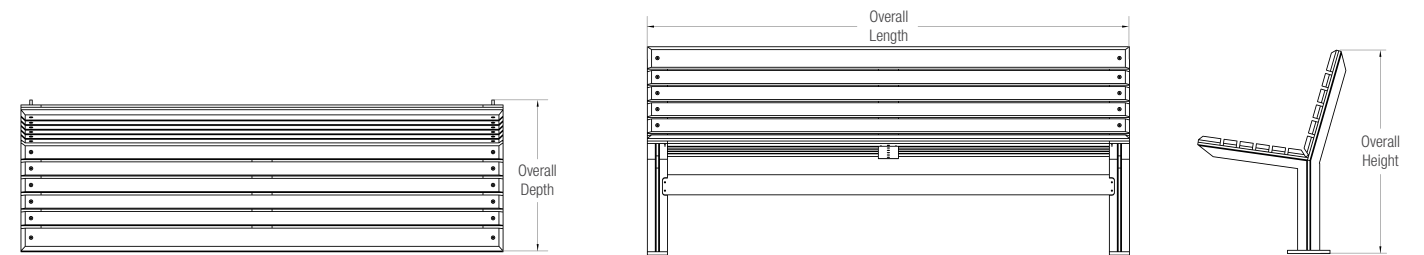
## MATERIAL & CONSTRUCTION DETAILS

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

## ENVIRONMENTAL CONSIDERATIONS

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

## INSTALLATION & MAINTENANCE

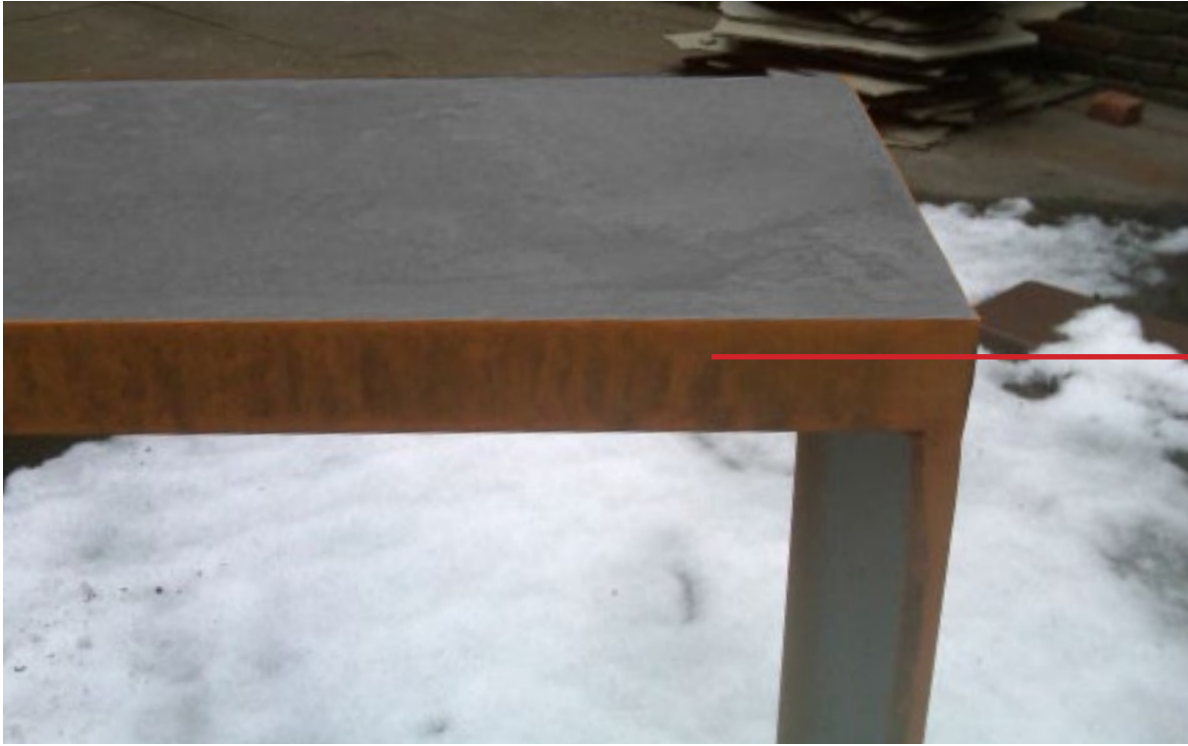


MODEL	OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	SEAT HEIGHT	SEAT DEPTH	ARMREST HEIGHT	WEIGHT
SBKNI-072B, SBKNI-072BT	72" (1829 mm)	21.9" (556 mm)	31.1" (790 mm)	17.9" (455 mm)	15.2" (386 mm)	20.8" (527 mm)	109.2 lbs (49.5 kg)
SBKNI-096B	96" (2438 mm)	21.9" (556 mm)	31.1" (790 mm)	17.9" (455 mm)	15.2"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

# THE PARK BAR



# THE PARK BAR



Steel Frame



Precast Concrete

# THE PARK BAR



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# THE LOOKOUT



# THE LOOKOUT



# THE LOOKOUT

## LOOKOUT BENCH



TRAPECIO BENCH by Santa & Cole

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

# THE LOOKOUT



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# SITE FURNISHING & SIGNAGE

BICYCLE RACK



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

BOLLARD



Forms + Surfaces Bollard: Donat- 39"

DRINKING FOUNTAIN



Haws Drinking Fountain



Haws Drinking Fountain

TRASH RECEPTACLE

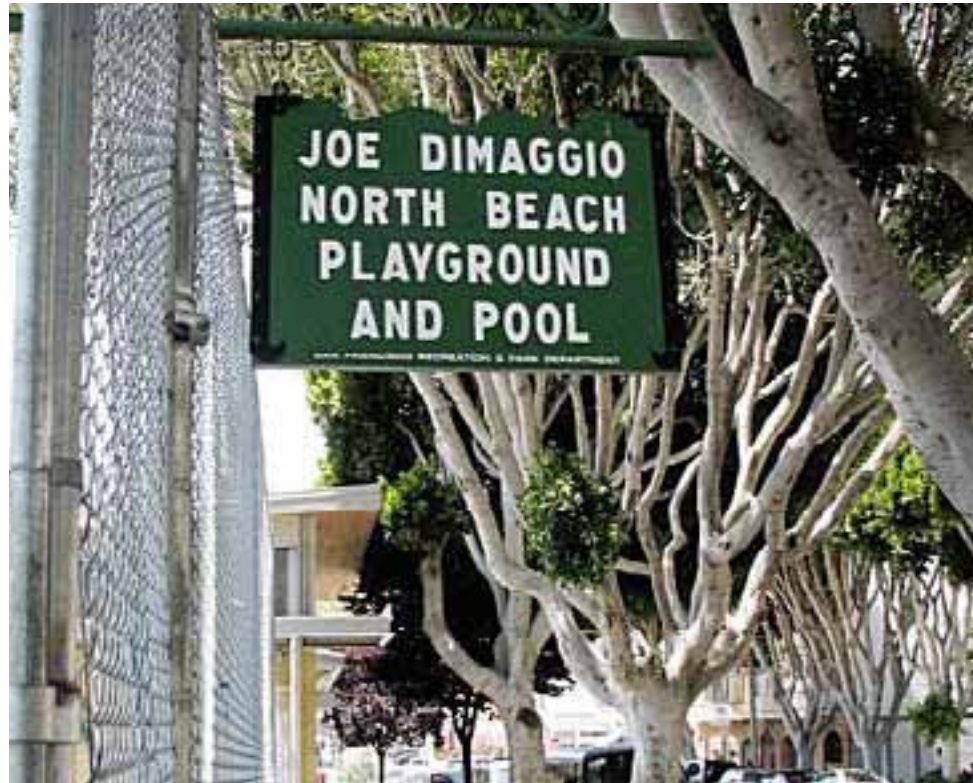


Timberform Trash Receptacle



Forms + Surfaces Trash Receptacle: Dispatch

PARK SIGN



Traditional Green San Francisco Park Sign

PARK RULES SIGN



Standard San Francisco Park Rules Sign