

PROJECT NO. C002, DRAWING NO. C002-001, DATE: 09/17/2013, 10:52 AM, PROJECT LOCATION: 12TH STREET AND VAN NESS AVENUE, SAN FRANCISCO, CA 94103



30 12TH STREET 20TH ST. PLAZA

30 12th Street
San Francisco, CA 94103

owner:
Allyn Real Estate
One California Street, 4th Floor
San Francisco, CA 94111
415.351.5842 voice

architect:
Ouall Evans, Inc.
3500 Sausalito Avenue, Suite 105
San Francisco, CA 94108
916.931.6655 voice

structural engineer:
Nobakar Reinsinger
650 Harrison Street #110
San Francisco, CA 94103
415.541.0477 voice

civil engineer:
Shawwood Design Engineers
58 Maiden Lane
San Francisco, CA 94108
415.677.7300 voice

landscape architect:
Hecker Studio
Landscape Architecture & Urban Design
2525 3rd Street, Suite 413
San Francisco, CA 94107
415.431.7878 voice

pool consultant:
STD Design Group, Inc.
2250 Rockwell Ave., Suite 205
Santa Ana, CA 92705
949.476.8777 voice

lighting design consultant:
Daniel Peter Stoff
555 Fulton Street
Accord, NY 12403
816.888.8800 voice

NOT FOR
CONSTRUCTION

Revision #	Date
PRICING SET	09/17/20

Project No: 10311
Date: September 17, 2020

PLAZA
COORDINATION
MEETING NOTES
C002

CONSTRUCTION DOCUMENTS

Logan Williams
From: [Redacted]
To: Logan Williams
Subject: [Redacted]

This message is an email sent from this information. For a meeting last week with the Director of Planning and the Director of Transportation, we have developed a revised design for the construction of 12th Street Van Ness. This design provides an additional 10 feet of space along the city's Van Ness BRT lanes, while retaining the existing driveway along 12th by 15 feet.

We're looking for your input on our plan for this information. For a meeting last week with the Director of Planning and the Director of Transportation, we have developed a revised design for the construction of 12th Street Van Ness. This design provides an additional 10 feet of space along the city's Van Ness BRT lanes, while retaining the existing driveway along 12th by 15 feet.

For attached the CAD file and PDF of the plan, as well as the Van Ness BRT plan as reference. In the CAD file, the new addition is on the "12th" layer, which is active upon their project files. For the plan that uses the 12th ODS drawings and conforms to the existing 12th, the drawings should have to be revised and updated plans. We also have a detailed analysis of how the addition would affect the existing work.

The 30 ODS team will need to coordinate with the city's Van Ness BRT project, any utilities, and Caltrans.

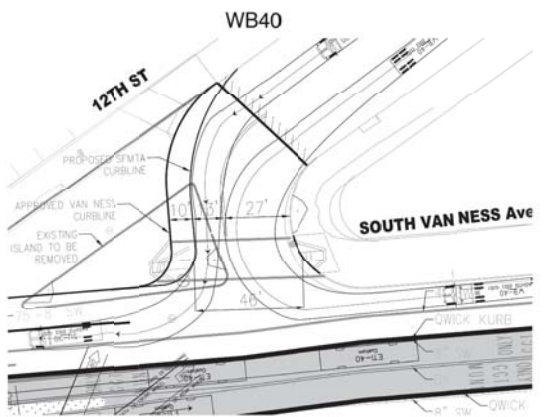
Please let me know if you have any questions.

Thank you.

James Thibault, P.E.
San Francisco Transit Division
Office 415.382.4152
jthibault@sfmta.com

San Francisco Municipal Transportation Agency
1 Embarcadero Street, 9th Floor
San Francisco, CA 94103
sfmta.com

A SFMTA EMAIL CORRESPONDENCE 06/13/2019



C SFMTA EMAIL ATTACHMENT 06/13/2019

Logan Williams
From: [Redacted]
Subject: [Redacted]

Hi James,
30 ODS van Ness BRT along 12th St. However, there is no room to widen the corner as it cannot be expanded 10'. The 12th has the 10' ODS lane. The reason of 10' is 10' needs to be fixed with a 10' lane to be 10' wide. We need to be 10' wide. When the plan was submitted to the 10' ODS lane. When we discuss with Planning, it seems like the plan is the more important site. The current plan addition of the addition space to the plan.

I've tried to brief you on the meeting but had John and I'd when we discussed the 12th St plan at 30 ODS.

James

From: "James Thibault, P.E." [mailto:jthibault@sfmta.com]
Date: Tuesday, June 13, 2018 at 2:24 AM
To: "Logan Williams" [mailto:lwilliams@sfmta.com]
Subject: RE: 30 ODS Plans

Hi James,

I've had an email and talking to me on the other side is out. It looks to me like the curblines issue for the 30 ODS work has been resolved, so a separate notification, and I'd like to see what the final design will be. We will need to communicate this to the Public Review 30 ODS in next.

For attached the CAD file and PDF of the plan, as well as the Van Ness BRT plan as reference. In the CAD file, the new addition is on the "12th" layer, which is active upon their project files. For the plan that uses the 12th ODS drawings and conforms to the existing 12th, the drawings should have to be revised and updated plans. We also have a detailed analysis of how the addition would affect the existing work.

The 30 ODS team will need to coordinate with the city's Van Ness BRT project, any utilities, and Caltrans.

Please let me know if you have any questions.

Thank you.

Ben Caldwell

B SFMTA EMAIL CORRESPONDENCE 07/18/2019

Logan Williams
From: [Redacted]
Subject: [Redacted]

Logan, please see attached.

Thank you!

Best forwarded message:
From: "James Thibault, P.E." [mailto:jthibault@sfmta.com]
Date: September 16, 2019 at 2:14 PM
To: "Logan Williams" [mailto:lwilliams@sfmta.com]
Subject: RE: 30 ODS Plans

Hi Logan,
I've had an email and talking to me on the other side is out. It looks to me like the curblines issue for the 30 ODS work has been resolved, so a separate notification, and I'd like to see what the final design will be. We will need to communicate this to the Public Review 30 ODS in next.

For attached the CAD file and PDF of the plan, as well as the Van Ness BRT plan as reference. In the CAD file, the new addition is on the "12th" layer, which is active upon their project files. For the plan that uses the 12th ODS drawings and conforms to the existing 12th, the drawings should have to be revised and updated plans. We also have a detailed analysis of how the addition would affect the existing work.

The 30 ODS team will need to coordinate with the city's Van Ness BRT project, any utilities, and Caltrans.

Please let me know if you have any questions.

Thank you.

Ben Caldwell

D SEDPW EMAIL CORRESPONDENCE 09/10/2019

Logan Williams
From: [Redacted]
Subject: [Redacted]

The message sent to you by the system indicates that you have not opened this email. It is not a problem if you do not open it. If you do not open it, the system will assume that you have not opened it. If you do not open it, the system will assume that you have not opened it. If you do not open it, the system will assume that you have not opened it.

On Jun 14, 2018, at 11:01 AM, Logan Williams [mailto:lwilliams@sfmta.com] wrote:

Thank you for the response James.

It's hard to tell from the PDF, but there is some redaction present at the opposite side of the "12" street intersection on the existing condition to remain as it has been.

Logan Williams
1 Embarcadero Street, 9th Floor
San Francisco, CA 94103
415.382.4152
lwilliams@sfmta.com

F CALTRANS EMAIL CORRESPONDENCE 08/27/2019

Logan Williams
From: [Redacted]
Subject: [Redacted]

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Logan,

This is to confirm our conversation this morning and also to relay the information from our Planning Department that there are no additional permits needed from Caltrans regarding the 30 ODS development project.

Hope this helps.

Thank you!

James Thibault - Chief of Division of Construction
300 12th Street, 9th Floor
133.734.3000 ext 433
jthibault@sfmta.com

From: "John Davis" [mailto:jdavis@caltrans.ca.gov]
Date: Monday, August 27, 2018 at 10:26 AM PST
To: "Logan Williams" [mailto:lwilliams@sfmta.com]
Cc: "John Davis" [mailto:jdavis@caltrans.ca.gov]
Subject: RE: 30 ODS Development / 12th and 30th Street

Hi Logan -

Thank you for taking the time to speak with me.

As discussed, you and I have been working on a coordinated approach to the construction of 12th Street Van Ness. This approach involves a joint project to build a 10' lane on 12th Street as part of their building project. This will allow us to utilize the space currently used by the BRT lanes for the 10' lane, while also allowing the BRT lanes to remain open. Attached to this email are the BRT plans and drawings for the 10' lane building project. For your quick reference, I've attached the drawings for the 10' lane project.

For your convenience, please help forward this information to the 30 ODS developer or CDM if you wish to obtain any further information or allow 30 ODS to proceed with the proposed plan construction. 30 ODS developer is currently working with the 30 ODS developer for more information on the plan. I will be looking to 30 ODS developer.

Best,

John Davis
Infrastructure Construction Management | San Francisco Public Works | City and County of San Francisco
300 12th Street | San Francisco, CA 94103 | 415.382.4152 | jdavis@sfmta.com

E CALTRANS EMAIL CORRESPONDENCE 08/27/2019

Logan Williams
From: [Redacted]
Subject: [Redacted]

The following is an email sent from this information. For a meeting last week with the Director of Planning and the Director of Transportation, we have developed a revised design for the construction of 12th Street Van Ness. This design provides an additional 10 feet of space along the city's Van Ness BRT lanes, while retaining the existing driveway along 12th by 15 feet.

We're looking for your input on our plan for this information. For a meeting last week with the Director of Planning and the Director of Transportation, we have developed a revised design for the construction of 12th Street Van Ness. This design provides an additional 10 feet of space along the city's Van Ness BRT lanes, while retaining the existing driveway along 12th by 15 feet.

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The 30 ODS team will need to coordinate with the city's Van Ness BRT project, any utilities, and Caltrans.

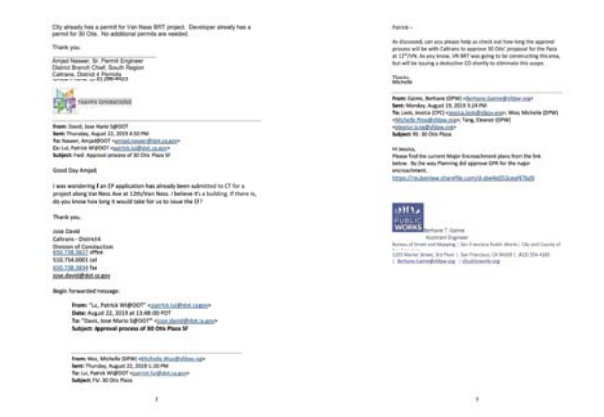
Please let me know if you have any questions.

Thank you.

James Thibault, P.E.
San Francisco Transit Division
Office 415.382.4152
jthibault@sfmta.com

San Francisco Municipal Transportation Agency
1 Embarcadero Street, 9th Floor
San Francisco, CA 94103
sfmta.com

F CALTRANS EMAIL ATTACHMENT 08/27/2019



F CALTRANS EMAIL ATTACHMENT 08/27/2019



30 12TH STREET 20TH ST. PLAZA

30 Otis Street
San Francisco, CA 94103

owner:
Alfonso Esteves

One California Street, 4th Floor
San Francisco, CA 94111
415.391.5842 voice

architect:
Scott Evans, Inc.

2205 Riedel Ave., Suite 205
San Francisco, CA 94108
816.931.6655 voice

structural engineer:
Nobakar Bejjani

650 Harrison Street #110
San Francisco, CA 94107
415.541.9477 voice

civil engineer:
Shenwood Design Engineers

301 Mission Street, Suite 410
San Francisco, CA 94108
415.677.7300 voice

landscape architect:
Pachler Studio

Landscape Architecture & Urban Design
2325 3rd Street, Suite 413
San Francisco, CA 94107
415.431.7878 voice

poor consultant:
STD Design Group, Inc.

2250 Riedel Ave., Suite 205
Santa Ana, CA 92705
949.476.8777 voice

lighting design consultant:
David Perry Studio

551 Rochelle Drive
Accord, NY 12503
816.988.8800 voice

NOT FOR
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Revision #	Date
PRICING SET	09/17/20

Project No 16311
Date: September 17, 2020

PLAZA
COORDINATION
MEETING NOTES
C002
CONSTRUCTION DOCUMENTS

Logan Williams
From: William, James <James.Williams@sfmta.com> on behalf of William, James
To: Logan Williams
Cc: Robert, Sam <Robert.Sam@sfmta.com>
Subject: [OTIS] 30TH, 20TH, 40TH & 50TH - Van Ness BRT Project - 30 Otis - 20th St. PLAZA - City Existing Approved Parcel

Hi Logan,
The BRT line will need to be coordinated with the City's Van Ness BRT project, any utilities, and Caltrans.
Please let me know if you have any questions.

James Williams, P.E.
San Francisco Municipal Transportation Agency

Logan Williams
Subject: FW: 30 Otis Place

From: William, James <James.Williams@sfmta.com>
To: Logan Williams
Cc: Robert, Sam <Robert.Sam@sfmta.com>
Subject: FW: 30 Otis Place

Hi Logan,
The construction will be 100% in the BRT project area. It is not a BRT project. It is a BRT project. It is a BRT project.

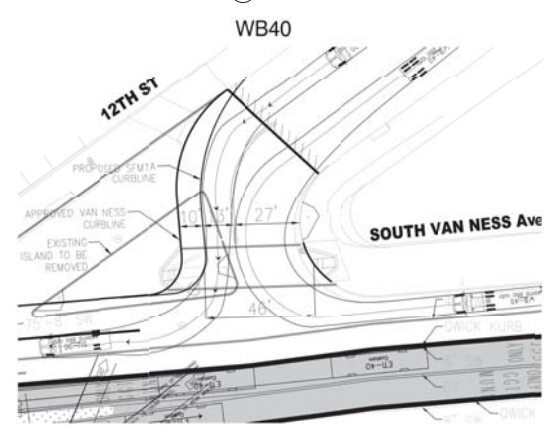
Logan Williams
Subject: FW: 30 Otis Place

From: William, James <James.Williams@sfmta.com>
To: Logan Williams
Cc: Robert, Sam <Robert.Sam@sfmta.com>
Subject: FW: 30 Otis Place

Following as on our phone call from this afternoon. For a meeting last week with the Director of Planning and the Director of Transportation, we have developed a revised design for the intersection of 12th Street and Van Ness. This design provides an additional 10' of space above the City's Van Ness BRT line, which includes the existing BRT lane and existing 12th St to its left.
We attached the CAD file and PDF of the plan, as well as the Van Ness BRT plan as reference. In the CAD file, the new curbline on the "BRT" lane, which is the new curbline, is shown in red. For the utility, the new curbline on the BRT lane and the 12th Street side curbline is shown in green. The additional 10' of space above the City's Van Ness BRT line, which includes the existing BRT lane and existing 12th St to its left, is shown in blue.
The BRT lane will need to be coordinated with the City's Van Ness BRT project, any utilities, and Caltrans.
Please let me know if you have any questions.

A SFMTA EMAIL CORRESPONDENCE 06/13/2019

B SFMTA EMAIL CORRESPONDENCE 07/18/2019



C SFMTA EMAIL ATTACHMENT 06/13/2019

Logan Williams
From: Logan Williams <Logan.Williams@sfmta.com>
To: Logan Williams
Cc: Robert, Sam <Robert.Sam@sfmta.com>
Subject: [OTIS] 30TH, 20TH, 40TH & 50TH - Van Ness BRT Project - 30 Otis - 20th St. PLAZA - City Existing Approved Parcel

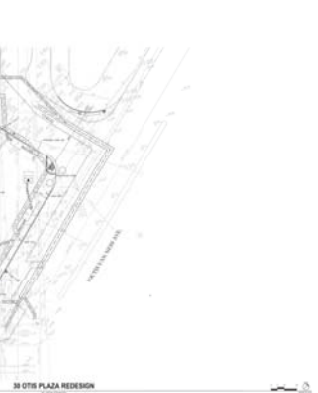
Hi Logan,
The BRT line will need to be coordinated with the City's Van Ness BRT project, any utilities, and Caltrans.
Please let me know if you have any questions.

Logan Williams
Subject: FW: 30 Otis Place

From: William, James <James.Williams@sfmta.com>
To: Logan Williams
Cc: Robert, Sam <Robert.Sam@sfmta.com>
Subject: FW: 30 Otis Place

Logan Williams
Subject: FW: 30 Otis Place

From: William, James <James.Williams@sfmta.com>
To: Logan Williams
Cc: Robert, Sam <Robert.Sam@sfmta.com>
Subject: FW: 30 Otis Place



F CALTRANS EMAIL ATTACHMENT 08/27/2019

E CALTRANS EMAIL CORRESPONDENCE 08/27/2019

PHOTOGRAPHY: DAWN KATZ; MAPS: CALTRANS; DESIGN: NORMAN ANDERSON ARCHITECTURE; RENDERING: NORMAN ANDERSON ARCHITECTURE; SCALE: AS SHOWN UNLESS OTHERWISE NOTED



30 OTIS STREET
12TH ST. PLAZA

30 Otis Street
San Francisco, CA 94103

owner:
Allyn Real Estate
One California Street, 4th Floor
San Francisco, CA 94111
415.351.5842 voice

architect:
Ouellet Evans, Inc.
2250 Rockwood Ave., Suite 205
San Francisco, CA 94108
816.931.6655 voice

structural engineer:
Nobleson Brininger
650 Harrison Street #110
San Francisco, CA 94107
415.541.9477 voice

civil engineer:
Sherwood Design Engineers
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San Francisco, CA 94108
415.677.7300 voice

landscape architect:
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415.431.7878 voice

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2250 Rockwood Ave., Suite 205
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415.476.8777 voice

lighting design consultant:
David Perry Studio
551 Rockwood Drive
Accord, NY 12503
816.588.8800 voice

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NOT FOR CONSTRUCTION

Revision # Date
PRICING SET 09/17/20

Project No 16311
Date September 17, 2020

PLAZA COORDINATION MEETING NOTES
C002
CONSTRUCTION DOCUMENTS

Logan Williams
From: Michael, James <James.Culbert@sfmts.com> on behalf of Michael, James
To: Logan Williams
Cc: Logan Williams
Subject: FW: 30 Otis Plaza

Hi Logan,
30 Otis Plaza within their 12" x 12" sidewalk footprint along 12th St. However, there is no room to widen the corner at 12th to accommodate 30th. The street front is 30' x 12' x 12' x 12'. The result of 12" x 12" is 12' x 12' needs to be a fixed width in order to match back. It is not possible to match back, which means we need to match back 12" x 12" at the 12th St. Along your discussion with Thomas, it seems like the plan is the new important site. The current approval status of the sidewalk issue for the plan.

For today's brief on the meeting we had, I'll add and add when we discussed the width of 12" x 12" at 12th.

Hi James,
I've had the office and talking up on the action which was not. It looks like the sidewalk issue for the 30 Otis has not been resolved to a satisfactory conclusion, and 30 Otis has what they need to finish design with 12th St. We need to communicate this to our Board for 12th St or not?

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I've had the office and talking up on the action which was not. It looks like the sidewalk issue for the 30 Otis has not been resolved to a satisfactory conclusion, and 30 Otis has what they need to finish design with 12th St. We need to communicate this to our Board for 12th St or not?

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Logan Williams
From: Michael, James <James.Culbert@sfmts.com> on behalf of Michael, James
To: Logan Williams
Cc: Logan Williams
Subject: FW: 30 Otis Plaza

Hi Logan,
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Logan Williams
From: Michael, James <James.Culbert@sfmts.com> on behalf of Michael, James
To: Logan Williams
Cc: Logan Williams
Subject: FW: 30 Otis Plaza

Hi Logan,
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Following up on our phone call from this afternoon. For a meeting last week with the Director of Planning and the Director of Transportation, we have developed a revised design for the intersection of 12th Street and 30th. This design provides an additional 10' of space over the City's Van Ness BRT plan, while reducing the road widening distance around 12th St by 10'.

We attached the CAD file and PDF of the plan, as well as the Van Ness BRT plan as reference. In the CAD file, the new curbline is the "Wider" curb, which is the wider curb. Other options are shown. For the context that you see within the 12th St plan, we've added a detailed analysis of how the curbline adjustments in the existing curb.

The 30 Otis team will need to coordinate with the City's Van Ness BRT project, any utilities, and existing sidewalks.

Thanks,
James Whitfield, P.E.
San Francisco Street Director
jwhitfield@sfmts.com
Office 415.351.4133
San Francisco Municipal Transportation Agency
1 South Van Ness Avenue, 7th Floor
San Francisco, CA 94103
jwhitfield@sfmts.com

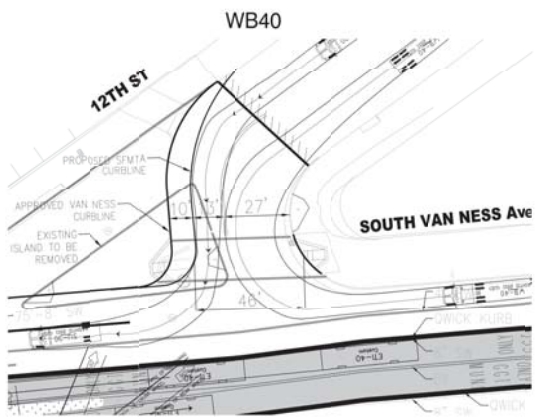
Hi Logan,
The sidewalk width of 12th St at 12th will also be a 12" South Van Ness will eventually widen the east side of 12th St, but we'll extend this widening to the 12th/30th intersection.

Thanks for the response James.
It's hard to tell from the PDP, but there are some right-of-way provisions at the opposite side of the 12" street intersection on the existing sidewalk to remain as it is before.

Hi Logan,
The sidewalk width of 12th St at 12th will also be a 12" South Van Ness will eventually widen the east side of 12th St, but we'll extend this widening to the 12th/30th intersection.

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The sidewalk width of 12th St at 12th will also be a 12" South Van Ness will eventually widen the east side of 12th St, but we'll extend this widening to the 12th/30th intersection.

A SFMTA EMAIL CORRESPONDENCE 06/13/2019



C SFMTA EMAIL ATTACHMENT 06/13/2019

Logan Williams
From: David, Joe <David.McGuffey@sfmts.com>
To: Logan Williams
Cc: Logan Williams
Subject: FW: 30 Otis Plaza

Hi Logan,
30 Otis Plaza within their 12" x 12" sidewalk footprint along 12th St. However, there is no room to widen the corner at 12th to accommodate 30th. The street front is 30' x 12' x 12' x 12'. The result of 12" x 12" is 12' x 12' needs to be a fixed width in order to match back. It is not possible to match back, which means we need to match back 12" x 12" at the 12th St. Along your discussion with Thomas, it seems like the plan is the new important site. The current approval status of the sidewalk issue for the plan.

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E CALTRANS EMAIL CORRESPONDENCE 08/27/2019

B SFMTA EMAIL CORRESPONDENCE 07/18/2019

Logan Williams
From: Michael, James <James.Culbert@sfmts.com> on behalf of Michael, James
To: Logan Williams
Cc: Logan Williams
Subject: FW: 30 Otis Plaza

Hi Logan,
30 Otis Plaza within their 12" x 12" sidewalk footprint along 12th St. However, there is no room to widen the corner at 12th to accommodate 30th. The street front is 30' x 12' x 12' x 12'. The result of 12" x 12" is 12' x 12' needs to be a fixed width in order to match back. It is not possible to match back, which means we need to match back 12" x 12" at the 12th St. Along your discussion with Thomas, it seems like the plan is the new important site. The current approval status of the sidewalk issue for the plan.

For today's brief on the meeting we had, I'll add and add when we discussed the width of 12" x 12" at 12th.

Hi James,
I've had the office and talking up on the action which was not. It looks like the sidewalk issue for the 30 Otis has not been resolved to a satisfactory conclusion, and 30 Otis has what they need to finish design with 12th St. We need to communicate this to our Board for 12th St or not?

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D SEDPW EMAIL CORRESPONDENCE 09/10/2019

Logan Williams
From: Michael, James <James.Culbert@sfmts.com> on behalf of Michael, James
To: Logan Williams
Cc: Logan Williams
Subject: FW: 30 Otis Plaza

Hi Logan,
30 Otis Plaza within their 12" x 12" sidewalk footprint along 12th St. However, there is no room to widen the corner at 12th to accommodate 30th. The street front is 30' x 12' x 12' x 12'. The result of 12" x 12" is 12' x 12' needs to be a fixed width in order to match back. It is not possible to match back, which means we need to match back 12" x 12" at the 12th St. Along your discussion with Thomas, it seems like the plan is the new important site. The current approval status of the sidewalk issue for the plan.

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F CALTRANS EMAIL ATTACHMENT 08/27/2019



F CALTRANS EMAIL ATTACHMENT 08/27/2019



**30 12TH STREET
10TH ST. PLAZA**
30 Otis Street
San Francisco, CA 94103

owner:
Alpin Real Estate
One California Street, 4th Floor
San Francisco, CA 94111
415.351.5842 voice

architect:
Quaid Evans, Inc.
250 Battery Street, Suite 205
San Francisco, CA 94102
916.931.8555 voice

structural engineer:
Wobleson Messenger
600 Harrison Street #110
San Francisco, CA 94107
415.541.5477 voice

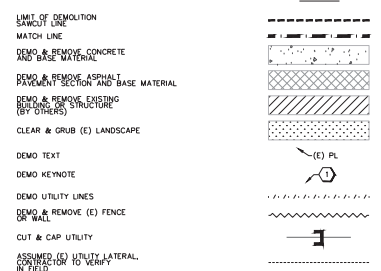
civil engineer:
Shaw-Wood Design Engineers
58 Maiden Lane
San Francisco, CA 94108
415.677.7300 voice

landscape architect:
Landmark Architecture & Urban Design
2325 3rd Street, Suite #13
San Francisco, CA 94107
415.541.5477 voice

pool consultant:
STD Design Group, Inc.
2250 Bay Street, Suite 205
Santa Ana, CA 92705
949.476.8777 voice

lighting design consultant:
Shaw-Wood Design Engineers
58 Maiden Lane
San Francisco, CA 94108
415.677.7300 voice

LEGEND



DEMOLITION - KEY NOTES

1. BUILDING / STRUCTURE DEMOLISHED BY OTHERS.
2. REMOVE EXISTING WOODEN TRASH ENCLOSURES.
3. DEMO & REMOVE (E) FENCE & ASSOCIATED HARDWARE.
4. DEMO & REMOVE (E) WALL.
5. DEMO & REMOVE (E) ELECTRICAL CONNECTION TO BOX OR SWEEP FROM MAIN, BY PG&E.
6. DEMO & REMOVE (E) GAS CONNECTION TO MAIN.
7. DEMO & REMOVE (E) TELECOMM CONNECTION TO MAIN, BY OTHERS.
8. DEMO & REMOVE (E) STORM DRAIN CONNECTION TO COMBINED SEWER MAIN.
9. DEMO & REMOVE (E) UTILITY STRUCTURE, BY PG&E.
10. PROTECT IN PLACE (E) UTILITY MAIN OR LATERAL.
11. PROTECT IN PLACE (E) UTILITY STRUCTURE OR (E) SITE FURNISHING.
12. PROTECT IN PLACE (E) UTILITY STRUCTURE. RIM ELEV. TO BE ADJUSTED PER GRADING PLAN.
13. (E) WATER LATERAL LOCATION ASSUMED BASED ON (E) WM STRUCTURES. CONTRACTOR TO CONFIRM WATER LATERAL LOCATION, DEMO & REMOVE (E) LATERAL TO MAIN BY SFPUC.
14. SALVAGE (E) FIRE HYDRANT FOR ON-SITE RELOCATION. SFPUC TO DETERMINE IF HYDRANT IS ACCEPTABLE TO SALVAGE.
15. DEMO & REMOVE (E) WATER LINE AND ANY ASSOCIATED VALVES TO MAIN BY SFPUC. NOT ALL WATER VALVES WERE LOCATED IN SURVEY.
16. DEMO & REMOVE (E) WATER METER BY SFPUC.
17. SANITARY SEWER MAIN & STRUCTURES TO BE RELOCATED BY OTHERS.
18. DEMO & REMOVE (E) TELECOMM BOX, BY OTHERS.
19. DEMO & REMOVE (E) CLEAN OUT OR SEWER VENT.
20. DEMO & REMOVE (E) SIGN, SUPPORT POSTS & ASSOCIATED HARDWARE.
21. REMOVE (E) TREE.
22. PAVEMENT RESTORATION SHALL BE CONTIGUOUS FOR ALL AFFECTED LANES WHEN LATERAL/SELL HOLES ARE LESS THAN 50 FEET APART PER DPW STANDARDS.
23. (E) SEWER LATERAL LOCATION ASSUMED BASED ON (E) SEWER STRUCTURES. DEMO & REMOVE (E) LATERAL FROM BOW TO (E) CURBLINE AND FLAG SIDE SEWER PER SFPUC STANDARD DETAIL ARRANGEMENT OF EXISTING SIDE SEWER.
24. REMOVE & RETURN (E) PARKING METER & POST TO SPVIA.
25. SALVAGE (E) TRASH CAN AND RELOCATE PER SITE PLAN, SLP.
26. SALVAGE (E) MAILBOX AND RELOCATE PER SITE PLAN, SLP.
27. CONFIRM UNDERGROUND UTILITY & VERIFY WITH CIVIL BEFORE DEMOLITION. REPORT ANY FOUND (E) UTILITY CONNECTIONS TO THE CIVIL ENGINEER. SEE SPEC SECTION 024113.
28. REMOVE & SALVAGE (E) ADVERTISING KIOSK TO BE RELOCATED (BY OTHERS). FINAL LOCATION TO BE COORDINATED WITH SFPUC.
29. DEMO & REMOVE AREA DRAIN & ASSOCIATED STORM DRAIN LINE.
30. DEMO & REMOVE OVERHEAD WIRES TO POLE, BY OTHERS.
31. UTILITY MAIN TO BE RELOCATED.
32. DEMO AND REMOVE (E) CURB
33. REMOVE & REPLACE (E) LIGHT POLE, BY OTHERS
34. RELOCATE (E) POWER POLE, BY OTHERS
35. REMOVE & REPLACE (E) BIKE RACK PER BY OTHERS
36. RELOCATE MUNIPOLICE/STREETLIGHT BY OTHERS

NOTES

1. SAWCUT EXISTING CONCRETE SIDEWALK ONLY AT EXISTING SCORE MARKS.
2. ALL EXISTING UTILITIES TO REMAIN, UNLESS OTHERWISE NOTED.
3. ADJUST UTILITY VAULTS, VALVES, COVERS, ETC., TO FUTURE FINISHED GRADE.
4. EXISTING TRAFFIC SIGNAL DEVICES TO REMAIN OPERATIONAL AT ALL TIMES. PROTECT AS NECESSARY DURING CONSTRUCTION.
5. BEFORE EXCAVATING IN AREAS WITHIN 5 FT OF PG&E FACILITIES, THE CONTRACTOR SHALL:
 - A. CALL USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
 - B. CONTACT PG&E'S UNDERGROUND TRANSMISSION MAINTENANCE SUPERVISOR AT (415) 330-2286 AT LEAST 72 HOURS BEFORE DIGGING TO ASSURE THAT MARK AND LOCATE ACTIVITIES ARE COMPLETED FOR THIS FACILITY AND THAT SOMEONE FROM PG&E WILL BE AVAILABLE FOR OBSERVATION OF CONSTRUCTION ACTIVITIES.
6. CONTRACTOR TO COORDINATE WITH SPVIA-OVERHEAD LINES DIVISION FOR WORK WITHIN 10 FT HORIZONTALLY OR VERTICALLY FROM OVERHEAD WIRES. MAINTAIN 10 FT CLEAR ZONE FROM OVERHEAD MUNI WIRES DURING CONSTRUCTION.
7. CONTRACTOR TO COORDINATE WITH SPVIA FOR REMOVAL AND REINSTALLATION OF PARKING METERS, SIGNS, AND CURB PAINTING:
 - A. METER SHOP 415-554-2739
 - B. SIGN SHOP 415-554-9785
 - C. CURB PAINT 415-701-4607
8. REFER TO SEPARATE DRAWING PACKAGE BY TJUAN & ROBINSON FOR BUILDING EXCAVATION AND SHORING.

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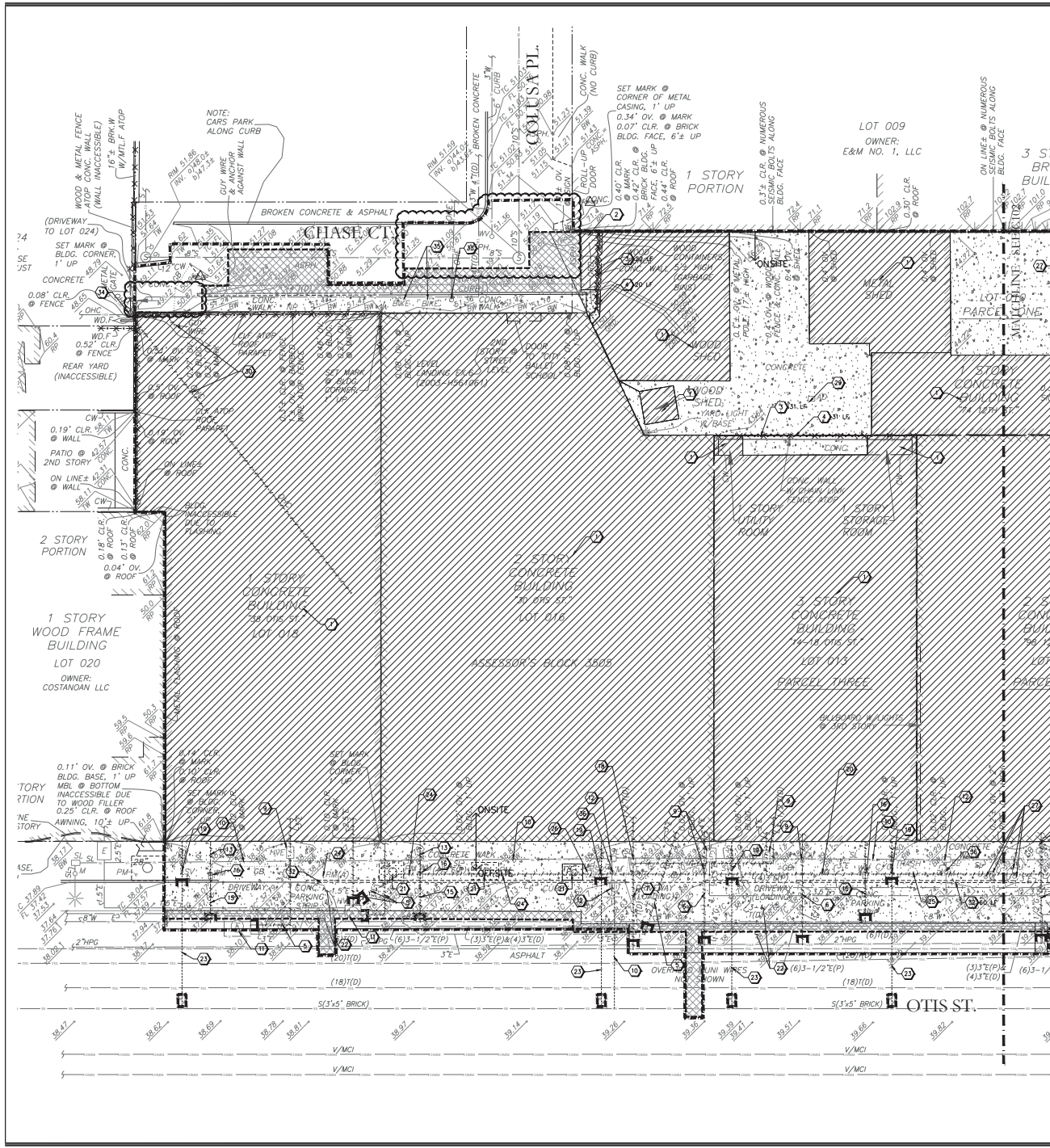
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Revision #	Date
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Project No 16311
Date September 17, 2020

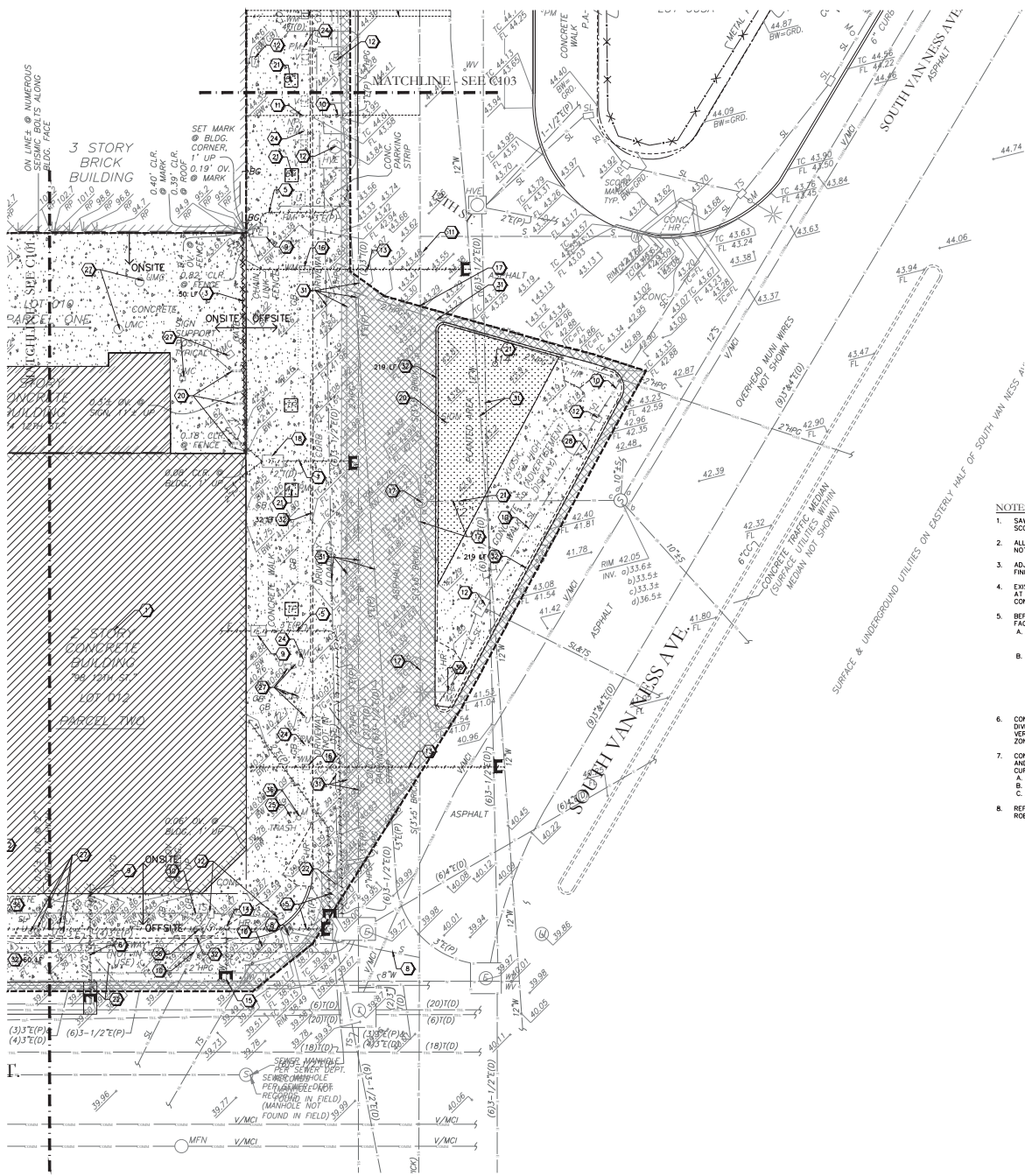
DEMOLITION PLAN

C101
CONSTRUCTION DOCUMENTS

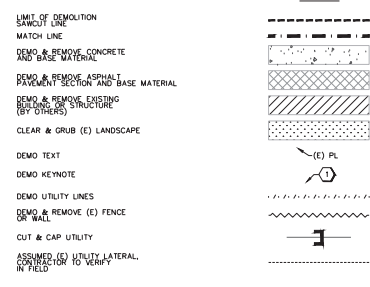


1"=10'





LEGEND



DEMOLITION - KEY NOTES

- 1 BUILDING / STRUCTURE DEMOLITION BY OTHERS.
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- 12 PROTECT IN PLACE (E) UTILITY STRUCTURE, RM ELEV. TO BE ADJUSTED PER GRADING PLAN.
- 13 (E) WATER LATERAL LOCATION ASSUMED BASED ON (E) WM STRUCTURES. CONTRACTOR TO CONFIRM WATER LATERAL LOCATION. DEMO & REMOVE (E) LATERAL TO MAIN BY SPFC.
- 14 SALVAGE (E) FIRE HYDRANT FOR ON-SITE RELOCATION. SPFC TO DETERMINE IF HYDRANT IS ACCEPTABLE TO SALVAGE.
- 15 DEMO & REMOVE (E) WATER LINE AND ANY ASSOCIATED VALVES TO MAIN BY SPFC. NOT ALL WATER VALVES WERE LOCATED IN SURVEY.
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- 17 SANITARY SEWER MAIN & STRUCTURES TO BE RELOCATED BY OTHERS.
- 18 DEMO & REMOVE (E) TELECOMM BOX, BY OTHERS.
- 19 DEMO & REMOVE (E) CLEAN OUT OR SEWER VENT.
- 20 DEMO & REMOVE (E) SON, SUPPORT POSTS & ASSOCIATED HARDWARE.
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- 22 PAVEMENT RESTORATION SHALL BE CONTIGUOUS FOR ALL AFFECTED LANES WHEN LATERALS/BELL HOLES ARE LESS THAN 50 FEET APART PER DPW STANDARDS.
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- 24 REMOVE & RETURN (E) PARKING METER & POST TO SFMTA.
- 25 SALVAGE (E) TRASH CAN AND RELOCATE PER SITE PLAN, SLIP.
- 26 SALVAGE (E) MAILBOX AND RELOCATE PER SITE PLAN, S&A.
- 27 CONFIRM UNIDENTIFIED UTILITY & VERIFY WITH CIVIL BEFORE DEMOLITION. REPORT ANY FOUND (E) UTILITY CONNECTIONS TO THE CIVIL ENGINEER. SEE SPEC SECTION 02411.3.
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NOTES

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**30 OTIS STREET
12TH ST. PLAZA**
30 Otis Street
San Francisco, CA 94103

owner:
Allyn Real Estate
One California Street, 4th Floor
San Francisco, CA 94111
415.381.8842 voice

architect:
Gould Evans, Inc.
25 Emery Street
San Francisco, CA 94103
916.931.6655 voice

structural engineer:
Malkin Messenger
600 Harrison Street #110
San Francisco, CA 94107
415.541.9477 voice

civil engineer:
Shawwood Design Engineers
58 Mission Lane
San Francisco, CA 94105
415.877.7300 voice

landscape architect:
Fletcher Studio
Landscape Architecture & Urban Design
2325 3rd Street, Suite 413
San Francisco, CA 94107
415.381.9708 voice

pool consultant:
SDD Design Group, Inc.
2200 Redwood Ave., Suite 205
Santa Ana, CA 92705
949.478.8777 voice

lighting design consultant:
Dennis Perini Studio
561 Route 20A
Arcadia, NY 12503
916.888.8300 voice

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Project No 16311
Date September 17, 2020

DEMOLITION PLAN

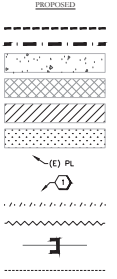
C102

CONSTRUCTION DOCUMENTS



LEGEND

- LIMIT OF DEMOLITION MATCH LINE
- DEM & REMOVE CONCRETE PAVERMENT SECTION AND BASE MATERIAL
- DEM & REMOVE ASPHALT PAVERMENT SECTION AND BASE MATERIAL
- DEM & REMOVE EXISTING (BY OTHERS)
- CLEAR & GRUB (E) LANDSCAPE
- DEMO TEXT
- DEMO KEYNOTE
- DEMO UTILITY LINES
- DEM & REMOVE (E) FENCE
- CUT & CAP UTILITY
- ASSUMED (E) UTILITY LATERAL, CONSTRUCTION TO VERIFY IN FIELD

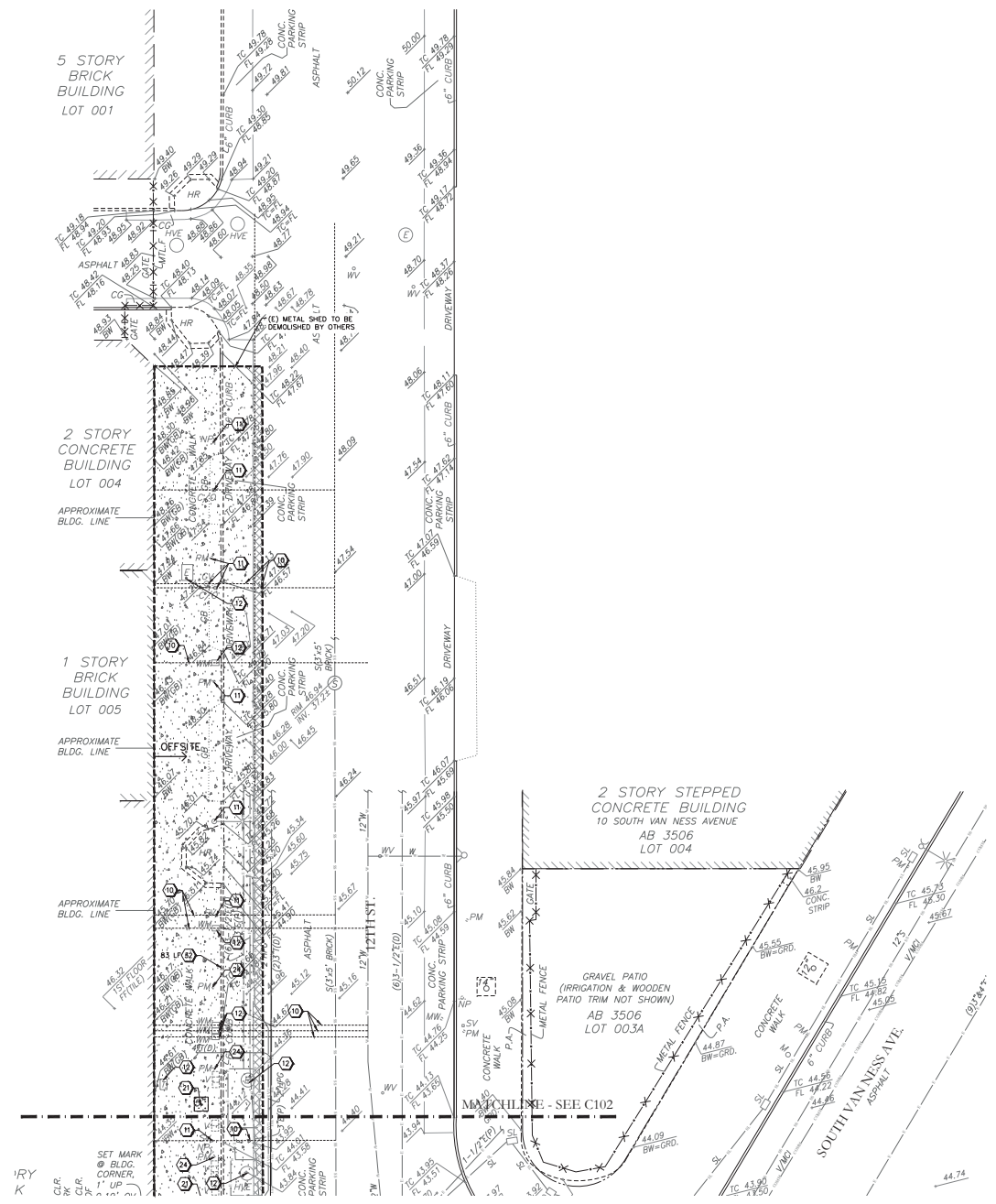


DEMOLITION - KEY NOTES

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- 23 UTILITY MAIN TO BE RELOCATED.
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 - C. CURB PAINT 415-701-4607
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PROJECT NO: 16-011
 DATE: 09/17/20
 SHEET NO: 16-011-C103



**30 OTIS STREET
12TH ST. PLAZA**
 30 Otis Street
 San Francisco, CA 94103

owner:
 Allyn Real Estate
 One California Street, 4th Floor
 San Francisco, CA 94111
 415.351.5842 voice

architect:
 Gould Evans, Inc.
 26 Emery Street
 San Francisco, CA 94103
 816.591.6555 voice

structural engineer:
 Walker Bengler
 600 Harrison Street #110
 San Francisco, CA 94107
 415.541.9477 voice

civil engineer:
 Shawwood Design Engineers
 58 Mission Lane
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pool consultant:
 STO Design Group, Inc.
 2290 Redwood Ave., Suite 205
 Santa Ana, CA 92705
 949.476.6777 voice

lighting design consultant:
 David Perini Studio
 561 Ruelle Drive
 Accordville, NY 12503
 916.888.8268 voice

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Revision #	Date
Parking SET	09/17/20

Project No 16-011
 Date September 17, 2020

DEMOLITION PLAN

C103

CONSTRUCTION DOCUMENTS





30 OTIS STREET
12TH ST. PLAZA
 30 Otis Street
 San Francisco, CA 94103

owner:
Alpin Real Estate
 One California Street, 4th Floor
 San Francisco, CA 94111
 415.381.8842 voice

architect:
 Gould Evans, Inc.
 85 Front Street, 3rd Floor
 San Francisco, CA 94103
 415.911.6655 voice

structural engineer:
Wolkerk Messinger
 600 Harrison Street #110
 San Francisco, CA 94107
 415.541.9477 voice

civil engineer:
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 58 Maiden Lane
 San Francisco, CA 94108
 415.877.7300 voice

landscape architect:
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 Landscape Architecture & Urban Design
 2025 3rd Street, Suite 413
 San Francisco, CA 94103
 415.877.4900 voice

pool consultant:
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 2266 Redwood Ave., Suite 205
 Santa Ana, CA 92705
 949.476.6777 voice

lighting design consultant:
Danah Payne Studio
 581 Rutledge Drive
 Accordville, NY 12503
 816.988.8300 voice

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Project No 16311
 Date September 17, 2020

OVERALL CIVIL SITE PLAN

C200

CONSTRUCTION DOCUMENTS

LEGEND

- NEW CURB LINE
- EXISTING CURB LINE TO REMAIN
- CONFORM LINE
- LIMITS OF WORK
- FIGURE IMPROVEMENT (FOR REFERENCE ONLY)
- PROPERTY LINE
- LANDSCAPE, SLP
- SIDEWALK CONCRETE, PER SDPW STANDARD DETAIL 87.173
- INTEGRAL COLORED CONCRETE SIDEWALK PER SDPW ORDER NO. 172.296. SEE NOTE 11.
- SDPW STANDARD PAVEMENT SECTION (2IN ACWS OVER 6IN CONC)
- 2IN ASPHALT GRIND AND OVERLAY
- GRADE BREAK
- SLOPE HARDSCAPE
- SPOT GRADE
- MATCH EXISTING SPOT GRADE
- FINISH FLOOR ELEVATION

KEYNOTES

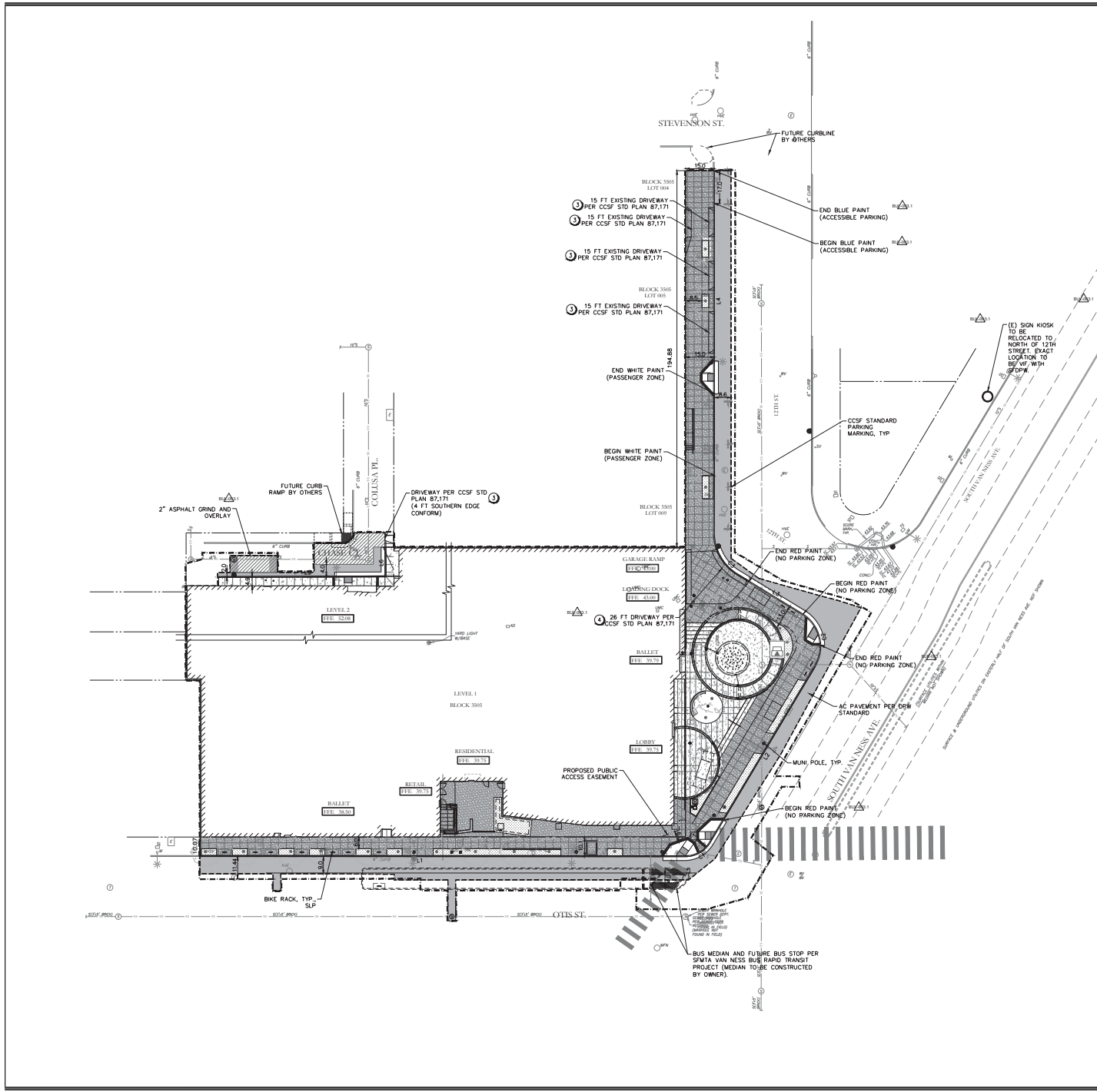
- 1 MAX 1.5% DESIGN SLOPE, IN ANY DIRECTION, AT LEVEL LANDING AT DOOR (MAX 2% AS CONSTRUCTED LIMIT). MIN LANDING IS 5 FT X 5 FT.
- 2 VAN NESS BUS RAPID TRANSIT PROJECT (VNBRT) BY SFMTA.
- 3 REINSTALL EXISTING DRIVEWAY.
- 4 PROPOSED DRIVEWAY.

Line Table		
Line #	Length	Bearing
L1	250.67	S89° 58' 46.87"E
L2	106.36	N30° 49' 04.91"E
L3	40.00	N58° 36' 06.82"W
L4	187.46	N00° 00' 17.56"E
L5	86.13	N89° 45' 34.70"E
L6	14.84	N00° 10' 16.82"W

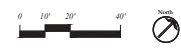
Curve Table			
Curve #	Length	Radius	Delta
C1	15.64	15.00	059.7528
C2	31.14	20.00	089.2127
C3	24.83	25.00	056.8949

NOTES

1. SIDEWALKS, EXCEPT AT DRIVEWAYS, TO CONFORM TO THE CITY OF SAN FRANCISCO STANDARDS SPECIFICATIONS.
2. SIDEWALKS AT DRIVEWAYS TO BE 6" THICK.
3. 2-INCH ASPHALT OVERLAY FOR PAVEMENT RESTORATION OVER UTILITY TRENCHING IN STREET. OVERLAY SHOULD BE RECTANGULAR IN SHAPE TO COVER ALL UTILITY PATCHES AND UP TO ALL AFFECTED LANES.
4. SIDEWALKS AT UTILITY BOXES TO BE REINFORCED PER CITY OF SAN FRANCISCO STANDARD DETAIL 96.608.
5. SIDEWALK COLOR AND SCORING TO MATCH ADJACENT SIDEWALK AND CONFORM TO CITY OF SAN FRANCISCO STANDARD SPECIFICATIONS.
6. EXPANSION JOINTS PER CITY OF SAN FRANCISCO STANDARDS SPECIFICATIONS.
7. SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS, TREE WELL LAYOUT, PLANTING PLANS, AND DETAILS.
8. PARKING METER LAYOUT, SIGN LOCATIONS, AND CURB PAINTING SHOWN FOR REFERENCE ONLY. FINAL LAYOUT TO BE APPROVED BY SAN FRANCISCO DEPARTMENT OF PARKING AND TRAFFIC.
9. COORDINATE WITH SFMTA FOR REMOVAL AND REINSTALLATION OF PARKING METERS, SIGNS, AND CURB PAINTING.
 - a. METER SHOP 415-550-2739
 - b. SIGN SHOP 415-554-9785
 - c. CURB PAINT 415-701-4027
10. CONTRACTOR SHALL COORDINATE WORK WITH CONCURRENT SFMTA VAN NESS CORRIDOR TRANSIT IMPROVEMENT PROJECT (UNDER SEPARATE PERMIT BY OTHERS).
11. SIDEWALKS ON OTIS ST, S VAN NESS AVE, AND 12TH STREET SHALL BE CONSTRUCTED OF A DARK GRAY MIX-CON AT 5 POUNDS PER CUBIC YARD CARBON BLACK BASED CONCRETE FINISH, WITH 25 TO 30 LBS PER 100 SQUARE FEET OF SILICON CARBIDE SPARKLE GRAINS PER DPW ORDER NO. 172.296.



1"=20'



30 OTIS STREET: 12TH ST PLAZA: CIVIL SITE PLAN: C200: 09/17/2020: 16311: G:\Projects\30 Otis Street\30 Otis Street\Drawings\30 Otis Street\30 Otis Street_Civil_Site_Plan_C200.dwg



**30 OTIS STREET
12TH ST. PLAZA**
30 Otis Street
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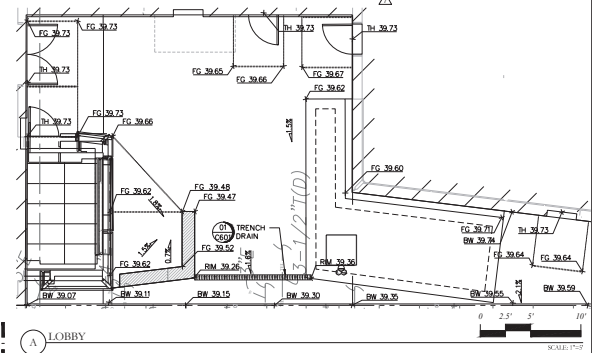
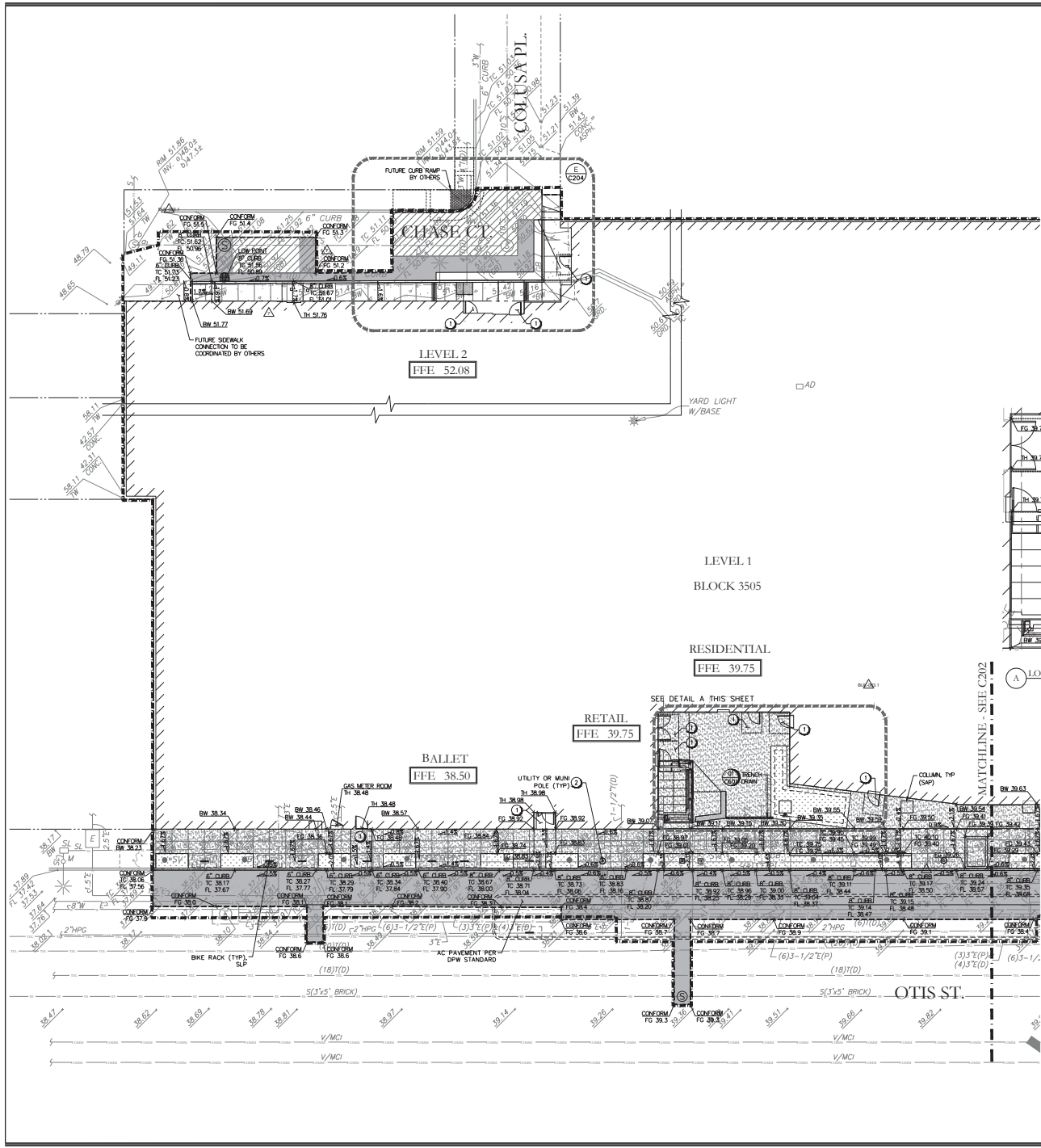
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Revision # _____ Date _____
Printing Set 09/17/20

Project No 16311
Date September 17, 2020

SITE IMPROVEMENT
& GRADING PLAN
C201
CONSTRUCTION DOCUMENTS



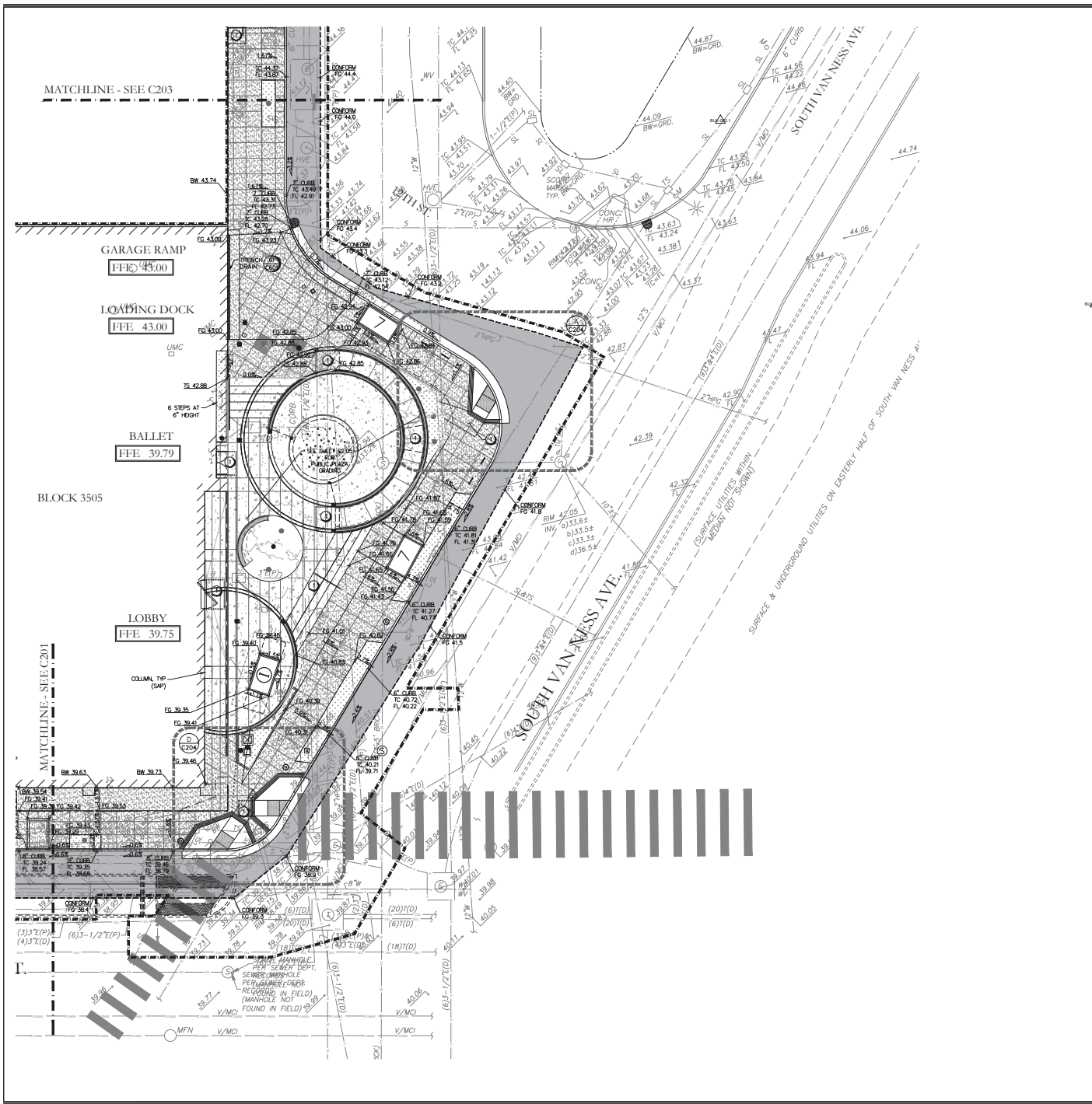
LEGEND

NEW CURB LINE	—————
EXISTING CURB LINE	—————
CONFORM LINE	—————
LIMITS OF WORK	—————
FUTURE IMPROVEMENT (FOR REFERENCE ONLY)	—————
PROPERTY LINE	—————
LANDSCAPE, SLP	—————
SIDEWALK CONCRETE PER SPDW STANDARD DETAIL 87.173	—————
INTEGRAL COLORED CONCRETE SIDEWALK PER SPDW ORDER NO. 172.596. SEE NOTE 11.	—————
SPDW STANDARD PAVEMENT SECTION (2IN AGG OVER 6IN CONC)	—————
ZIN ASPHALT GRIND AND OVERLAY	—————
GRADE BREAK	—————
SLOPE HARDSCAPE	—————
SPOT GRADE	—————
MATCH EXISTING SPOT GRADE	—————
FINISH FLOOR ELEVATION	FFE XXXX

- KEYNOTES**
- MAX 1.5% DESIGN SLOPE, IN ANY DIRECTION, AT LEVEL LANDING AT DOOR (MAX 2% AS CONSTRUCTED LIMIT). MIN LANDING IS 5 FT X 5 FT.
 - VAN NESS BUS RAPID TRANSIT PROJECT (VNBRT) BY SFMTA.
 - REINSTALL EXISTING DRIVEWAY.
 - PROPOSED DRIVEWAY.

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 - SIDEWALKS AT DRIVEWAYS TO BE 8" THICK.
 - SIDEWALKS AT UTILITY BOXES TO BE REINFORCED PER CITY OF SAN FRANCISCO STANDARD DETAIL 36.608.
 - SIDEWALK COLOR AND SCORING TO MATCH ADJACENT SIDEWALK AND CONFORM TO CITY OF SAN FRANCISCO STANDARD SPECIFICATIONS.
 - EXPANSION JOINTS PER CITY OF SAN FRANCISCO STANDARDS SPECIFICATIONS.
 - SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS, TREE WELL LAYOUT, PLANTING PLANS, AND DETAILS.
 - SEE SHEET C200 FOR PARKING METER LAYOUT, SIGN LOCATIONS, AND CURB PAINTING. FINAL LAYOUT TO BE APPROVED BY SAN FRANCISCO DEPARTMENT OF PARKING AND TRAFFIC.
 - CONTRACTOR SHALL COORDINATE WORK WITH CONCURRENT SFMTA VAN NESS CORRIDOR TRANSIT IMPROVEMENT PROJECT (CONC SPORADIC FURNISH BY OTHERS).
 - SIDEWALKS ON OTIS ST. S. VAN NESS AVE. AND 12TH STREET SHALL BE CONSTRUCTED ON A DARK GRAY, H-CON AT 5 POUNDS PER CUBIC YARD CARBON BLACK BASED CONCRETE FINISH, WITH 25 TO 30 LBS. PER 100 SQUARE FEET OF SILICON CARBIDE SPARKLE GRAINS PER SPDW ORDER NO. 172.596.





LEGEND

NEW CURB LINE	---
EXISTING CURB LINE TO REMAIN	---
CONFORM LINE	---
LIMITS OF WORK	---
FUTURE IMPROVEMENT (FOR REFERENCE ONLY)	---
PROPERTY LINE	---
LANDSCAPE, SLIP	▨
SIDEWALK CONCRETE PER SFPW STANDARD DETAIL 87.173	▨
INTEGRAL COLORED CONCRETE SIDEWALK PER SPW ORDER NO. 172.596; SEE NOTE 11.	▨
SFPW STANDARD PAVEMENT SECTION (2IN ACWS OVER 6IN CONC)	▨
2IN ASPHALT GRIND AND OVERLAY	▨
GRADE BREAK	---
SLOPE HANDSCAPE	---
SPOT GRADE	IDE: FG 39.20 CONFORM FG 39.1
MATCH EXISTING SPOT GRADE	---
FINISH FLOOR ELEVATION	FFE: XX.XX

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 - REINSTALL EXISTING DRIVEWAY.
 - PROPOSED DRIVEWAY.

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 - SIDEWALKS AT DRIVEWAYS TO BE 6" THICK.
 - SIDEWALKS AT UTILITY BOXES TO BE REINFORCED PER CITY OF SAN FRANCISCO STANDARD DETAIL 96.668.
 - SIDEWALK COLOR AND SCORING TO MATCH ADJACENT SIDEWALK AND CONFORM TO CITY OF SAN FRANCISCO STANDARD SPECIFICATIONS.
 - EXPANSION JOINTS PER CITY OF SAN FRANCISCO STANDARDS SPECIFICATIONS.
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 - CONTRACTOR SHALL COORDINATE WORK WITH CONCURRENT SMTA VAN NESS CORRIDOR TRANSIT IMPROVEMENT PROJECT UNDER SEPARATE PERMIT BY OTHERS.
 - SIDEWALKS ON OTIS ST., S. VAN NESS AVE., AND 12TH STREET SHALL BE CONSTRUCTED OF A DARK GRAY, M-CON AT 5 POUNDS PER CUBIC YARD CARBON BLACK BASED CONCRETE FINISH, WITH 25 TO 30 LBS. PER 100 SQUARE FEET OF SILICON CARBIDE SPARKLE GRITS PER SPW ORDER NO. 172.596.



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Revision #	Date
Pricing Set	09/17/20

Project No	16311
Date	September 17, 2020

SITE IMPROVEMENT
& GRADING PLAN

C202

CONSTRUCTION DOCUMENTS



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Revision #	Date
09/17/20	

Project No	Date
16311	September 17, 2020

SITE IMPROVEMENT
& GRADING PLAN

C203

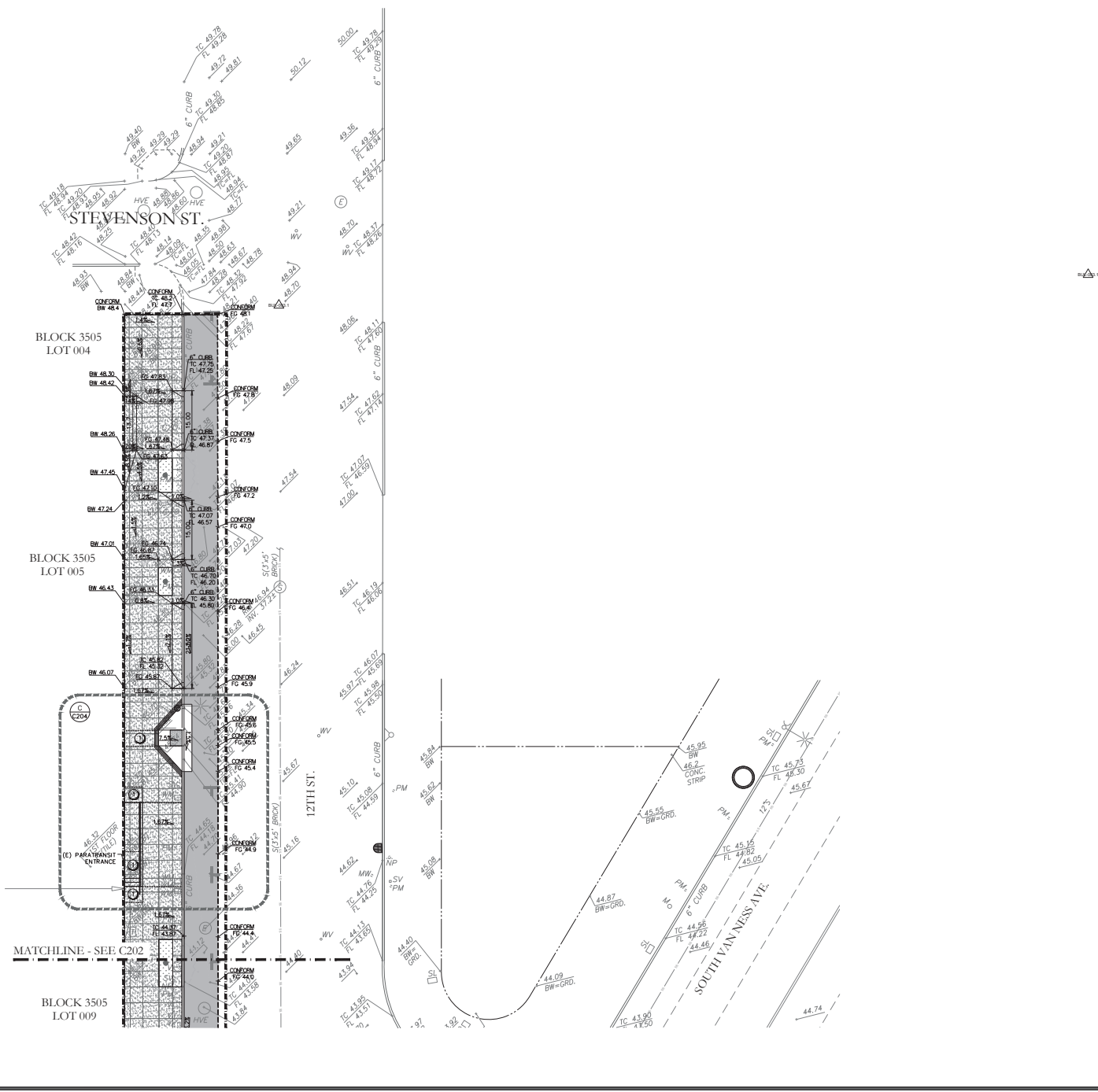
CONSTRUCTION DOCUMENTS

LEGEND

NEW CURB LINE	---
EXISTING CURB LINE (TO REMAIN)	---
CONFORM LINE	---
LIMITS OF WORK	---
UTURE IMPROVEMENT (FOR REFERENCE ONLY)	---
PROPERTY LINE	---
LANDSCAPE, SLP	---
SIDEWALK CONCRETE PER SFPDW STANDARD DETAIL 87.173	---
INTEGRAL COLORED CONCRETE SIDEWALK PER SPDM ORDER NO. 172.596; SEE NOTE 11.	---
SFPDW STANDARD PAVEMENT SECTION (2IN ACWS OVER 6IN CONC)	---
2IN ASPHALT GRIND AND OVERLAY	---
GRADE BREAK	---
SLOPE HARDSCAPE	---
SPOT GRADE	---
MATCH EXISTING SPOT GRADE	---
FINISH FLOOR ELEVATION	---

- KEYNOTES
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PROJECT NO. 16311, SHEET C203, DATE 09/17/2020, SCALE 1"=10', DRAWN BY: [unreadable], CHECKED BY: [unreadable], APPROVED BY: [unreadable]



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Revision #	Date
PUNCH SET	09/17/20

Project No	Date
16311	September 17, 2020

GRADING PLAN -
 CURB RAMPS

C204

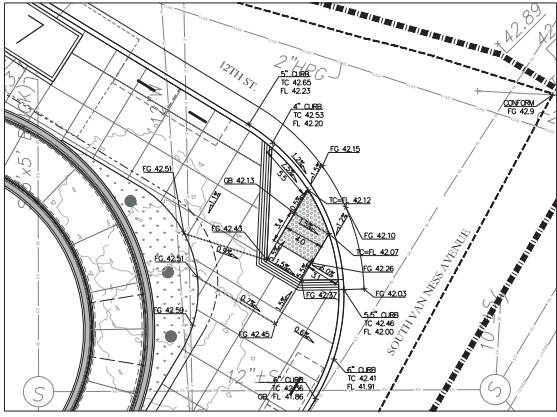
CONSTRUCTION DOCUMENTS

LEGEND

NEW CURB LINE	---
EXISTING CURB LINE	---
CONFORM LINE	---
LIMITS OF WORK	---
FUTURE IMPROVEMENT (FOR REFERENCE ONLY)	---
PROPERTY LINE	---
LANDSCAPE, SLIP	---
SIDEWALK CONCRETE PER SDFPW STANDARD DETAIL 87.173	---
INTEGRAL COLORED CONCRETE SIDEWALK PER SPW ORDER NO. 172.596; SEE NOTE 11.	---
SDFPW STANDARD PAVEMENT SECTION (2IN ACWS OVER 6IN CONC)	---
2IN ASPHALT GRIND AND OVERLAY	---
GRADE BREAK	---
SLOPE HARDSCAPE	---
SPOT GRADE	---
MATCH EXISTING SPOT GRADE	---
FINISH FLOOR ELEVATION	FFE XXXX

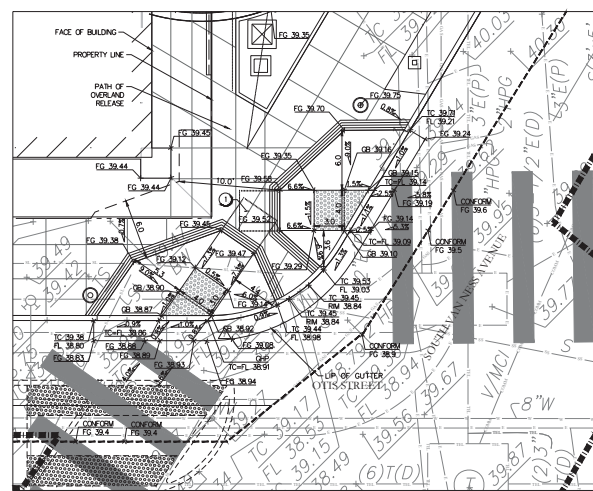
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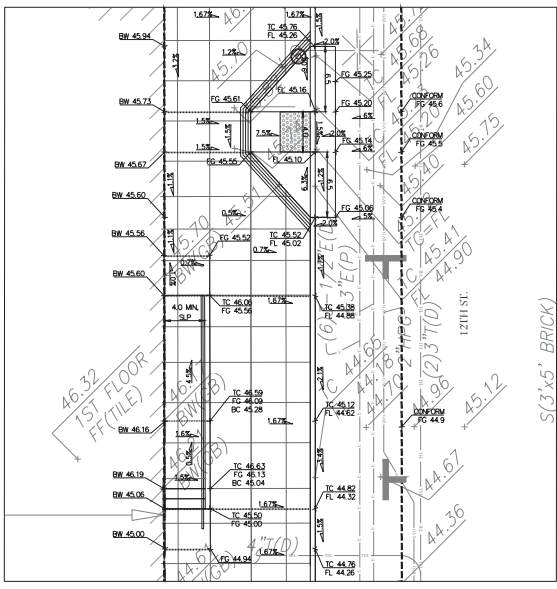


A 12 ST AND S. VAN NESS AVE CURB RAMP (SOUTH EAST) SCALE: 1"=5'

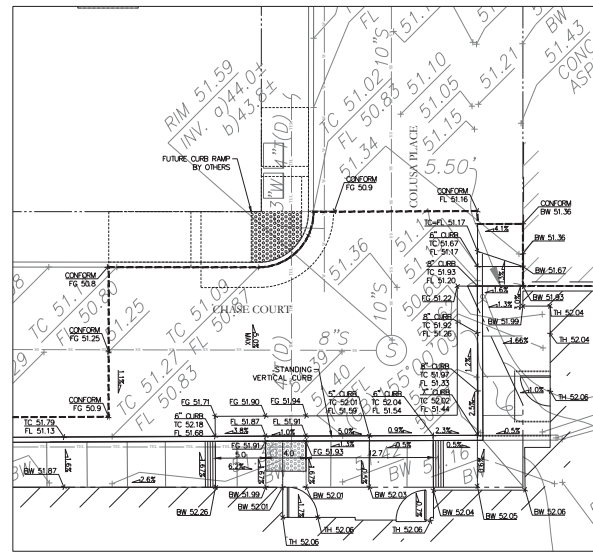
B NOT USED



D OTIS ST CURB RAMPS SCALE: 1"=5'



C PARATRANSIT ENTRANCE RAMPS AND CURB RAMP SCALE: 1"=5'



E CHASE COURT CURB RAMPS SCALE: 1"=5'



P:\Projects\2020\16311\16311.dwg (16311.dwg) - 09/17/2020 10:00:00 AM - User: jhughes\jrhughes - Plot: 16311.dwg (16311.dwg) - 09/17/2020 10:00:00 AM - User: jhughes\jrhughes



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Revision #	Date
PARKING SET	09/17/20

Project No	16311
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GRADING PLAN -
12TH STREET PLAZA

C205

CONSTRUCTION DOCUMENTS

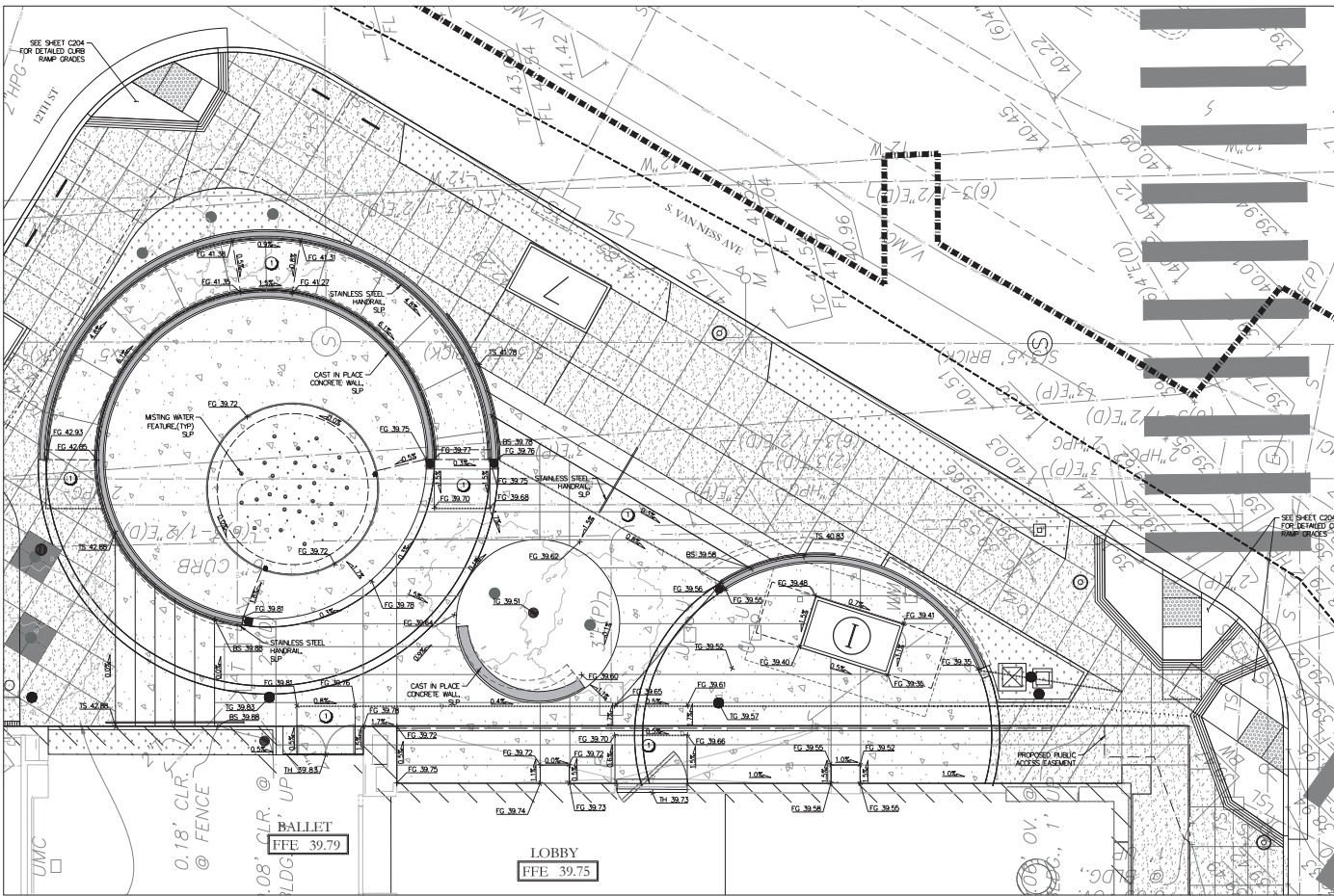
LEGEND

NEW CURB LINE TO REMAIN	---
EXISTING CURB LINE	---
CONFORM LINE	---
LIMITS OF WORK	---
FUTURE IMPROVEMENT (FOR REFERENCE ONLY)	---
PROPERTY LINE	---
LANDSCAPE, SLIP	---
SIDEWALK CONCRETE PER SDFPM STANDARD DETAIL 87.173	---
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SDFPM STANDARD PAVEMENT SECTION (2IN ACWS OVER 6IN CONC)	---
2IN ASPHALT GRIND AND OVERLAY	---
GRADE BREAK	---
SLOPE HARDSCAPE	---
SPOT GRADE	---
MATCH EXISTING SPOT GRADE	---
FINISH FLOOR ELEVATION	---

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 - SIDEWALKS AT DRIVEWAYS TO BE 6" THICK.
 - SIDEWALKS AT UTILITY BOXES TO BE REINFORCED PER CITY OF SAN FRANCISCO STANDARD DETAIL 96.608.
 - EXPANSION JOINTS PER CITY OF SAN FRANCISCO STANDARDS SPECIFICATIONS.
 - SEE LANDSCAPE DRAWINGS FOR SITE FURNISHINGS, TREE WELL LAYOUT, PLANTING PLANS, AND DETAILS.
 - SEE SHEET C2-00 FOR PARKING METER LAYOUT, SIGN LOCATIONS, AND CURB PAINTING. FINAL LAYOUT TO BE APPROVED BY SAN FRANCISCO DEPARTMENT OF PARKING AND TRAFFIC.
 - CONTRACTOR SHALL COORDINATE WORK WITH CONCURRENT SFMTA VAN NESS CORRIDOR TRANSIT IMPROVEMENT PROJECT (SEPARATE PERMIT BY OTHERS).
 - SIDEWALKS ON OTIS ST., S. VAN NESS AVE., AND 12TH STREET SHALL BE CONSTRUCTED OF A DARK GRAY, IN-CON AT 5 POUNDS PER CUBIC YARD CARBON BLACK BASED CONCRETE FINISH, WITH 25 TO 30 LBS. PER 100 SQUARE FEET OF SILICON CARBIDE SPARKLE GRAINS PER DPW ORDER NO. 172.596.

1"=5'



12TH PUBLIC PLAZA



**30 OTIS STREET
12TH ST. PLAZA**
30 Otis Street
San Francisco, CA 94103

owner:
Allyn Real Estate
One California Street, 4th Floor
San Francisco, CA 94111
415.351.6842 voice

architect:
Gould Evans, Inc.
26 Emery Street, Suite 205
San Francisco, CA 94103
916.931.6655 voice

structural engineer:
Noblex Manager
600 Harrison Street #110
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civil engineer:
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landscape architect:
Landscape Architecture & Urban Design
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pool consultant:
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2290 Rockwell Ave., Suite 205
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lighting design consultant:
Dawn Pomeroy Studio
551 Rodeo Drive
Arcadia, CA 91703
916.888.8080 voice

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Revision # _____ Date _____
PRICING SET 09/17/20

Project No 16311
Date September 17, 2020

UTILITY PLAN

C301

CONSTRUCTION DOCUMENTS

LEGEND

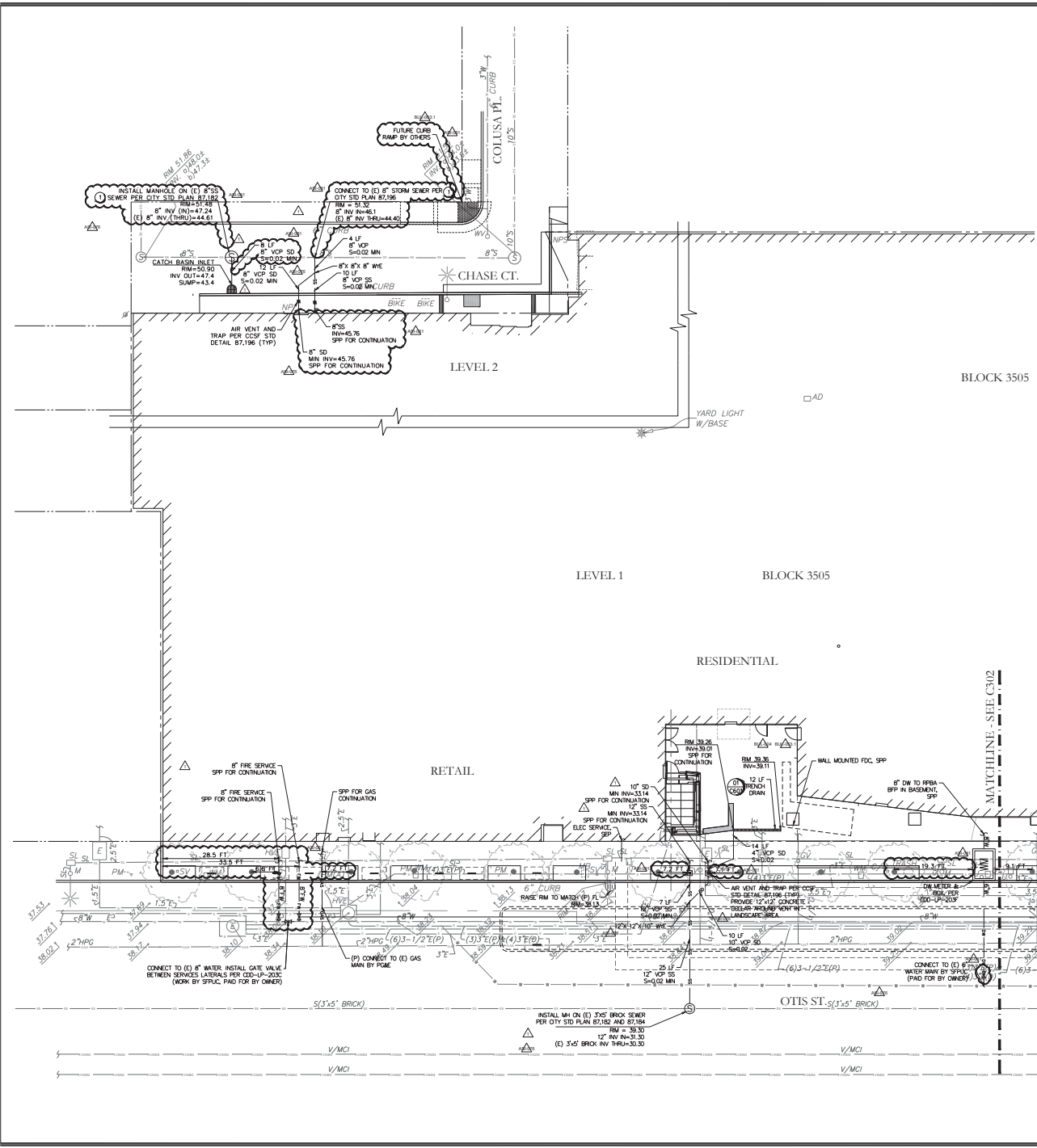
	EXISTING	PROPOSED
STORM DRAIN LINE		
PERFORATED UNDERDRAIN		
SANITARY SEWER LINE		
FIRE WATER LINE		
DOMESTIC WATER LINE		
IRRIGATION LINE		
TRENCH DRAIN PER 01402/C601		
CATCH BASIN PER SFPDW		
SAND TRAP PER 05/C601		
AREA DRAIN PER 06/C601		
SS MANHOLE PER SFPDW		
SEWER AIR VENT PER SFPDW		
FIRE HYDRANT PER SFPDW		
WATER METER BOX PER SFPWC		
IRRIGATION WM BOX PER SFPWC		
BUILDING MOUNTED FDC, SPP		
CLEAN-OUT PER 03/C601		
MUNI POLE		

NOTES

1. ADJUST UTILITY VAULTS, VALVES, COVERS, ETC., TO FUTURE FINISHED GRADE.
2. SEE PLUMBING PLANS FOR CONTINUATION OF WATER, SEWER, AND STORM DRAIN, AND GAS SERVICE.
3. SEE ELECTRICAL PLANS FOR CONTINUATION OF ELECTRICAL SERVICE.
4. CONTRACTOR SHALL COORDINATE WORK WITH CONCURRENT SFMTA VAN NESS CORRIDOR TRANSIT IMPROVEMENT PROJECT (UNDER SEPARATE PERMIT BY OTHERS).
5. CONTRACTOR SHALL LOCATE AND POTHOLE ALL UTILITIES PRIOR TO CONSTRUCTION.
6. WATER AND SEWER AND SEWER MAIN AT 12TH ST AND S. VAN NESS AVENUE TO BE RELOCATED BY SFMTA VAN NESS CORRIDOR TRANSIT IMPROVEMENT PROJECT.
7. SEE JOINT TRENCH DRAWINGS FOR EXISTING ELECTRICAL AND COMMUNICATION MAIN RELOCATIONS AND NEW BUILDING SERVICE CONNECTION LOCATIONS OF TRENCHING AND VAULTS SHOWN FOR REFERENCE ONLY.
8. MINIMUM 3 FOOT HORIZONTAL CLEARANCE BETWEEN UNDERGROUND UTILITY/STRUCTURE ALIGNED ADJACENT TO WATER ASSETS.
9. PROPOSED SEWER CONNECTION AT MANHOLE SHALL BE 12" MAX ABOVE EXISTING STORM SEWER MAIN INVERT ELEVATION.
10. SEE LANDSCAPE PLANS FOR CLEANOUT DETAILS WITHIN FOUNTAIN AREAS AND WALLS.

KEYNOTES

1. EXISTING STORM SEWER MAIN INVERT ELEVATIONS UPDATED PER FIELD VERIFIED INFORMATION FROM CONTRACTOR ON 7/1/2020 (RFI 984).



P:\3505\3505_16311_Utility\3505_16311_Utility.dwg, DATE: 09/17/20 10:02:00 AM, USER: JEFFREY.WOHL, PROJECT: 3505_16311, SHEET: 16311_Utility.dwg



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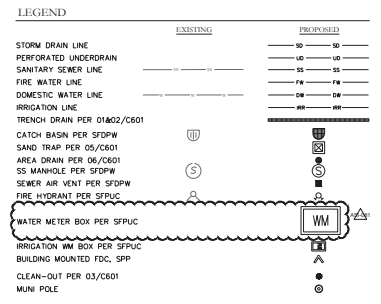
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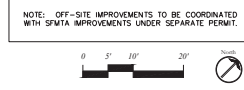
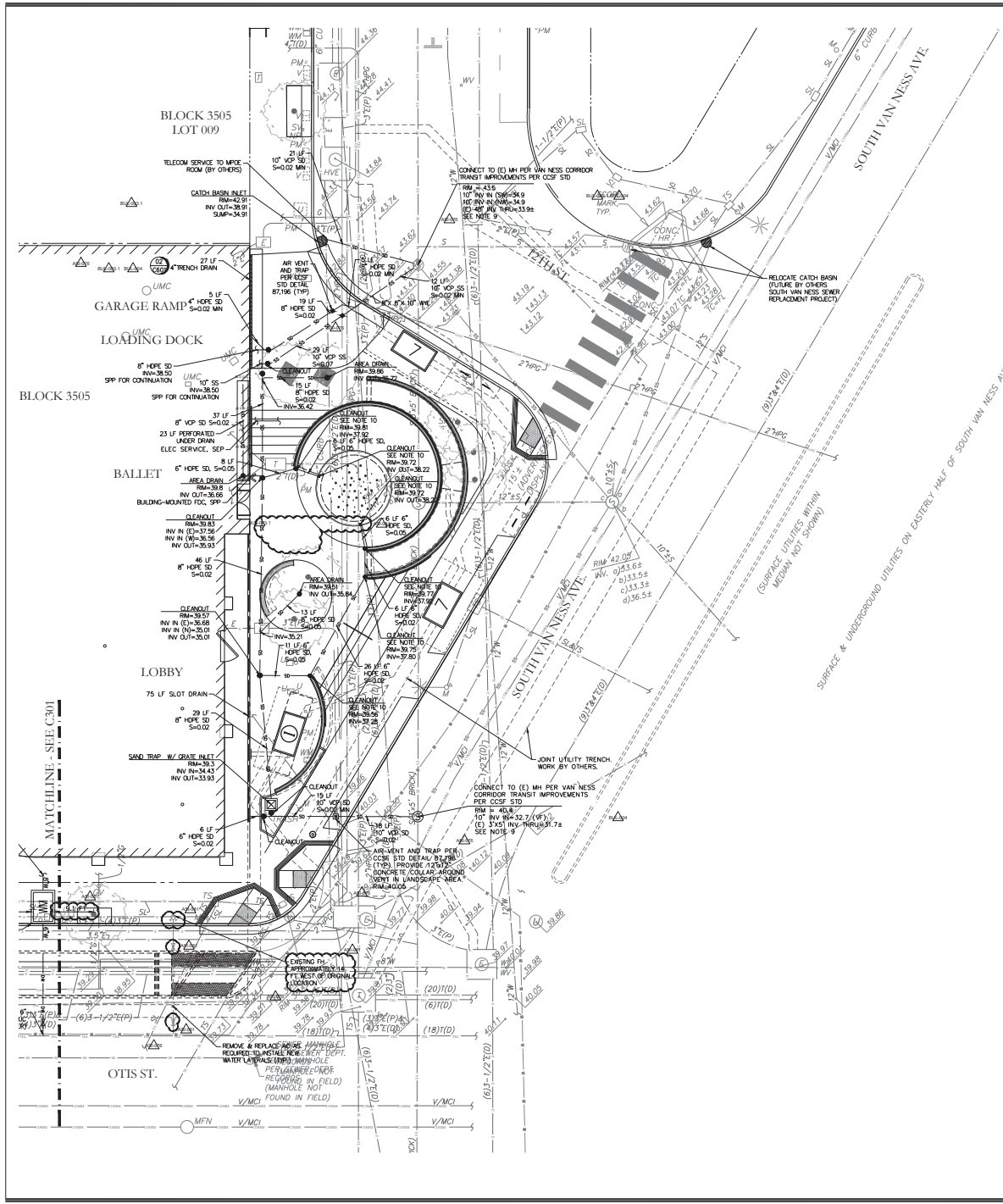


NOTES

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KEYNOTES

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NOT FOR CONSTRUCTION

Revision #	Date
PRELIM SET	09/17/20

Project No 16311
Date September 17, 2020

UTILITY PLAN
C302
CONSTRUCTION DOCUMENTS



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Revision # _____ Date _____
Preparing by _____ 09/17/20

Project No 16-211
Date September 17, 2020

EROSION & SEDIMENT
CONTROL PLAN

C500

CONSTRUCTION DOCUMENTS

LEGEND

- TEMPORARY CHAINLINK FENCE
- ERTECH HARD SURFACE GUARD PER 4/C501
- INLET PROTECTION PER 2/C501

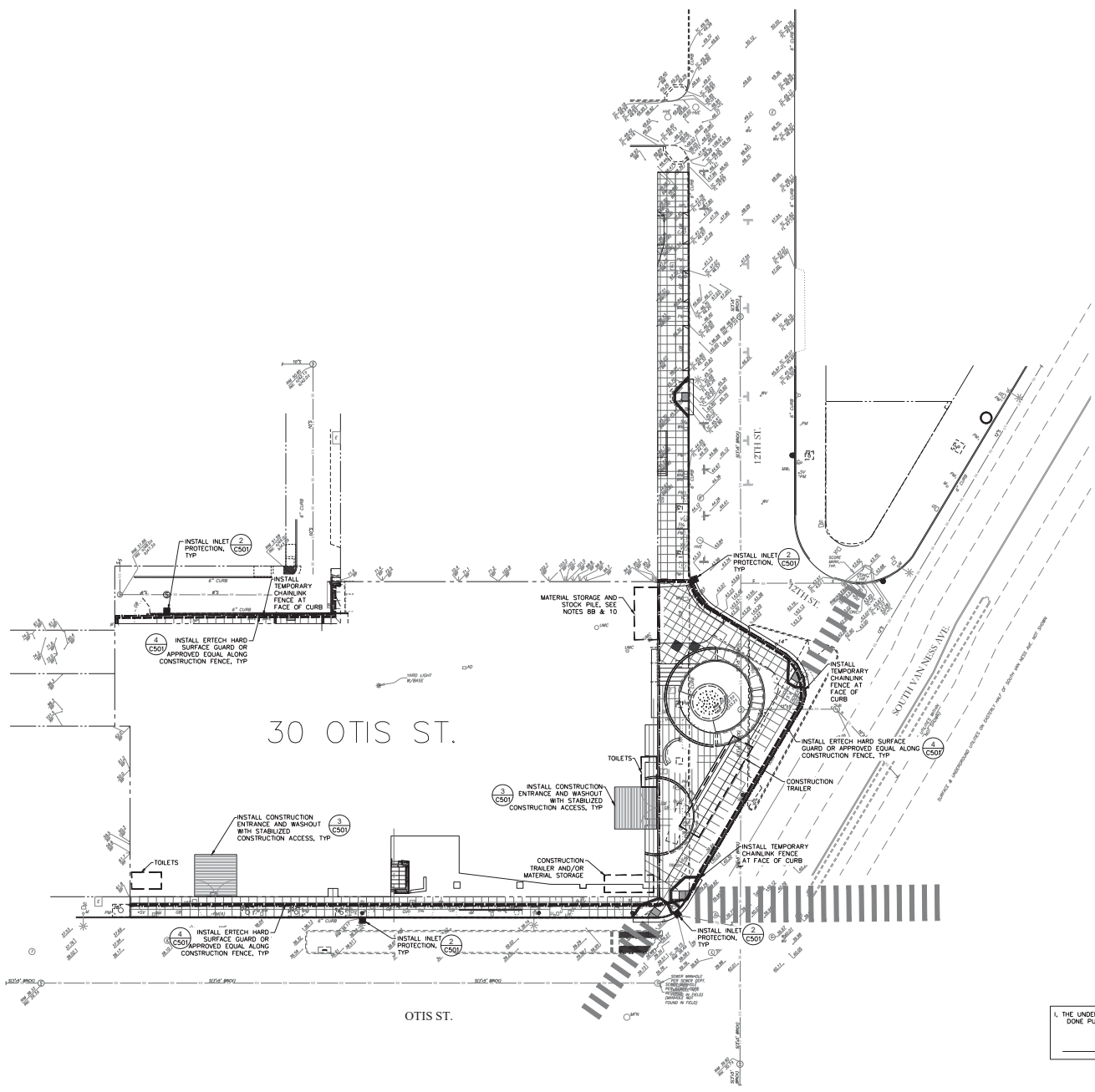
NOTES

1. SEE LANDSCAPE PLANS FOR TREE PROTECTION.
2. REVIEW AND/OR APPROVAL OF THE ESCP SHOULD NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL ORDINANCE, NOR SHOULD AN APPROVED ESCP RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. THE BUREAU OF ENVIRONMENTAL REGULATION AND MANAGEMENT MUST BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. IF THE APPROVED PLAN NEEDS TO BE MODIFIED ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SFPUC.

SFPUC STANDARD NOTES

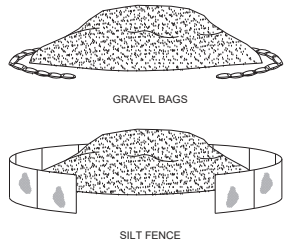
1. THIS PLAN MAY NOT COVER ALL THE SITUATIONS OR PHASES THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO PREVENT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER (OCTOBER 1 TO APRIL 15).
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OR CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT OR CITY OF SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND / OR A PROJECT STOP ORDER.
5. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
6. IF EXISTING DRIVEWAY IS REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY (8" MINIMUM THICKNESS FOR THE FULL WIDTH AND LENGTH OF SITE EXPOSED AREA AS DEFINED IN THESE PLANS) AT ENTRANCE TO THE SITE LOCATION TO BE APPROVED BY CITY ENGINEER IN THE FIELD. CONSTRUCTION EGRESS SHALL BE EQUIPPED WITH A TRUCK WASHING STATION. ALL TRUCKS SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE CITY ENGINEER.
7. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SYSTEM.
8. DURING PERIODS WHEN STORMS ARE FORECAST:
 - A. SILTS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
 - B. WHERE STOCKPILING IS NECESSARY, USE A TARPULIN OR SURROUND THE STOCKPILED MATERIAL WITH FIBER ROLLS, GRAVEL SEDIMENT BARRIER, SILT FENCE, OR OTHER RUNOFF CONTROLS.
 - C. USE INLET CONTROLS AS NEEDED (E.C. BLOCK & GRAVEL, SEDIMENT BARRIER) FOR STORM DRAIN ADJACENT TO THE PROJECT SITE OR STOCKPILED SOIL.
9. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
10. STAND-BY CREWS SHALL BE ALERTED BY THE PERMIT APPLICANT OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
11. AFTER OCTOBER 1ST TO APRIL 15TH, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM BRISADES IN DICES AND TEMPORARY SHALLS WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
12. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
13. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
14. SANDBAGS SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
15. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL APPROVED SANDBAG FILL MATERIALS ARE SAND, DECOMPOSED GRANITE AND / OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING SAFETY OF VEHICLES OPERATING IN ROADWAY ADJACENT TO EROSION CONTROL FACILITIES.
17. AFTER RAINSTORMS CONTRACTOR SHALL CHECK FOR AND REMOVE SEDIMENT TRAPPED BY SAND BAGS AT STAGING AREA. REPLACE SAND BAGS IF DEGRADATION IS EVIDENT.
18. DUST CONTROLS SHOULD BE PRACTICED ON ALL CONSTRUCTION SITES WITH EXPOSED SOILS AS NEEDED. IT IS IMPORTANT IN WINDY OR WIND-PRONE AREAS. DUST CONTROL IS CONSIDERED A TEMPORARY MEASURE AND AS AN INTERMEDIATE TREATMENT BETWEEN SITE DISTURBANCE AND CONSTRUCTION, PLANNING, OR REVEGETATION. REFER TO EROSION CONTROL AND SEDIMENT CONTROL FIELD MANUAL, 3RD EDITION, PREPARED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN FRANCISCO BAY REGION.

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHOULD BE DONE PURSUANT TO THE APPROVED PLAN.



30 OTIS ST.

OTIS ST.

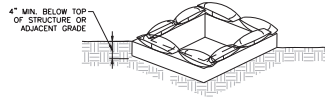


NOTE

1. INSTALL SILT FENCE (ERTEC S-FENCE OR EQUAL) OR HUNT FULL GRAVEL BAGS AT APPROXIMATE 3' FROM BASE OF STOCKPILE TO CONTAIN RUNOFF. REPLACE ANY PORTING REMOVED FOR ACCESS AT THE END OF WORKING DAY AND PRIOR TO ANY RAINFALL. PLACE AND TIE DOWN WADS OR PLASTIC SHEETING OVER STOCKPILE IF REQUIRED TO PREVENT WIND CROSSING.

1 STOCKPILE PROTECTION

SCALE: NTS

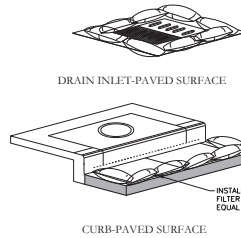


NOTES

1. ENSURE TEMPORARY GRAVEL BAGS AROUND PROTECTED INLETS WILL NOT DAMAGE ALIQUANT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY FACILITIES OR SPILL INTO NEARBY STORM OR SANITARY FACILITIES.
2. MANUFACTURED PRODUCTS SHOULD BE ERTEC TOP GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
3. ALTERNATE INSTALLATION AT BY PASS INLETS (NOT AT A LOW POINT, NO INFLOW REQUIRED): PLACE FILTER FABRIC (MAX 140 N OR EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WADAP OVER VERTICAL OPENING AND CURB INLETS AND HOLD IN PLACE W/ SAND BAGS.

2 INLET PROTECTION DETAILS WITH SAND BAGS

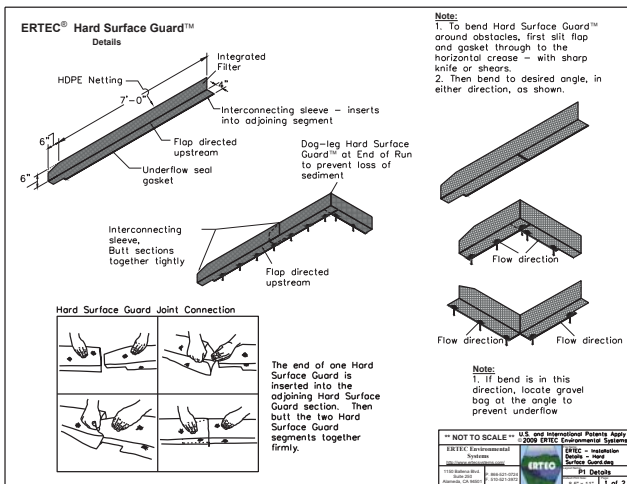
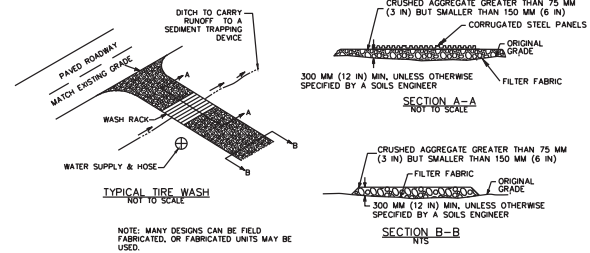
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INSTALL MANUFACTURED SEDIMENT FILTER ERTEC COMBO GUARD OR EQUAL TO FULLY COVER OPENING

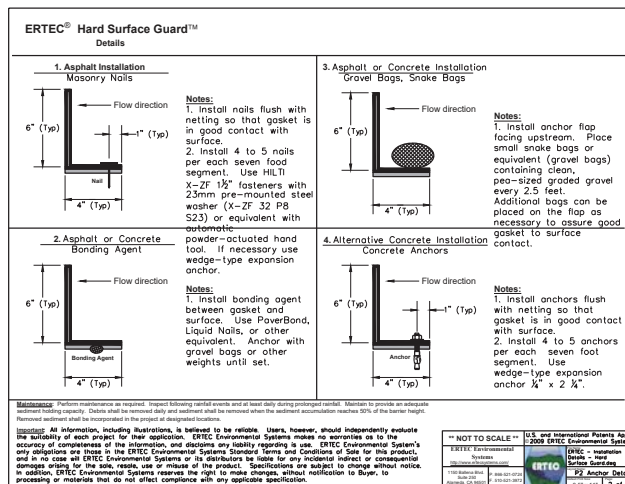
3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS



4 ERTECH HARD SURFACE GUARD

SCALE: NTS



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Revision # _____ Date _____
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Project No 16-211
Date September 17, 2020

EROSION CONTROL DETAILS

C501

CONSTRUCTION DOCUMENTS





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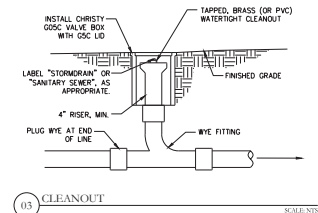
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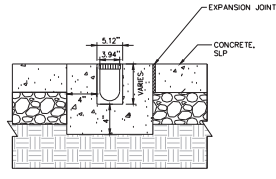
Project No 16311
Date September 17, 2020

DETAILS

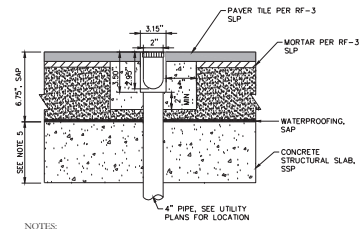
C601
CONSTRUCTION DOCUMENTS



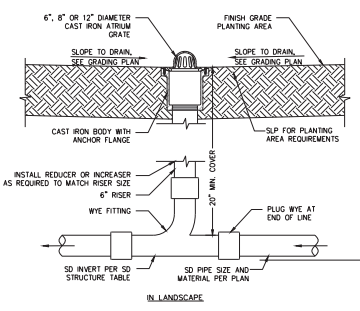
03 CLEANOUT SCALE: NTS



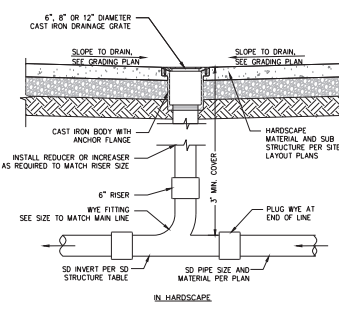
02 TRENCH DRAIN (4 IN WIDTH) SCALE: NTS



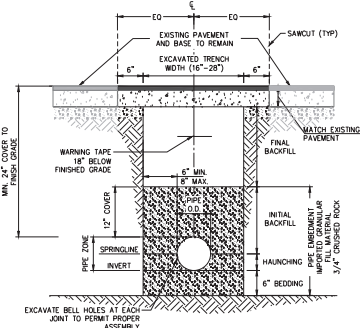
01 TRENCH DRAIN (2 IN WIDTH) SCALE: NTS



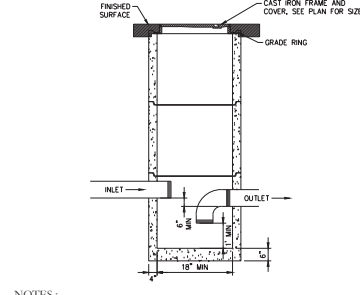
04 UTILITY TRENCH DETAIL SCALE: NTS



05 SAND TRAP SCALE: NTS



04 UTILITY TRENCH DETAIL SCALE: NTS



05 SAND TRAP SCALE: NTS

NOTES:
1. USE GRANULAR FILL MATERIAL, 3/4\"/>

NOTES:
1. MANHOLE COMPONENTS CONFORM TO CURRENT SPECIFICATIONS, ASTM C-478 AND AASHTO M195.
2. FLAT TOPS AND BASE SLABS ARE DESIGNED FOR AASHTO HS-20 WHEEL LOADING.
3. STRUCTURE WALL THICKNESS REINFORCEMENT & DESIGN BY PRECAST MANUFACTURER.
4. INLET/OUTLET PIPING SHALL BE PER CCFP DRP STD AND SPECIFICATIONS.

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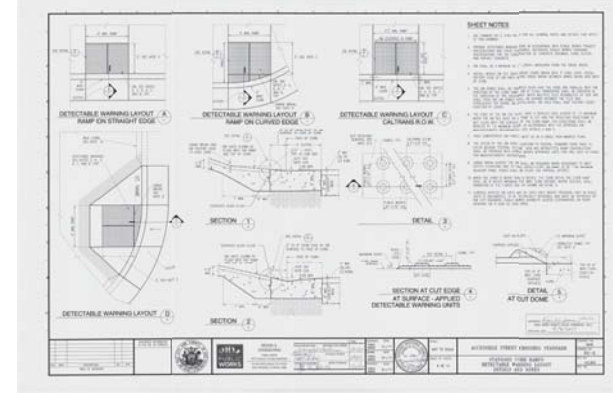
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225 3rd Street, Suite 413
San Francisco, CA 94107
415.431.7878 voice

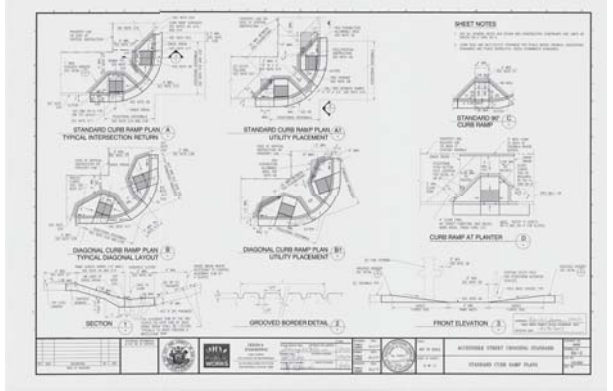
pool consultant:
STD Design Group, Inc.
2295 Redford Ave., Suite 205
Santa Ana, CA 92705
949.476.8777 voice

lighting design consultant:
Dana Pender Studio
551 Roche Drive
Aurora, NY 12003
916.888.8300 voice

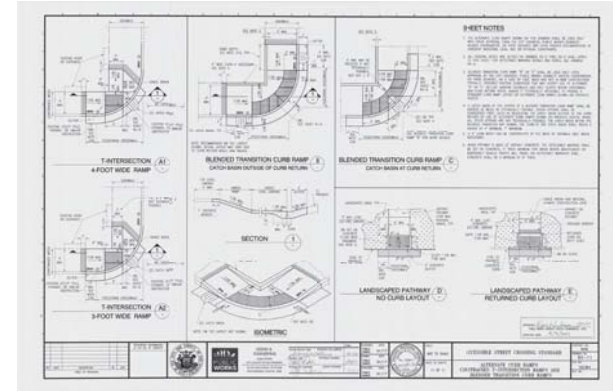


B CCF 102,859 - STANDARD CURB RAMPS DETECTABLE WARNING LAYOUT DETAILS AND NOTES SCALE: NTS

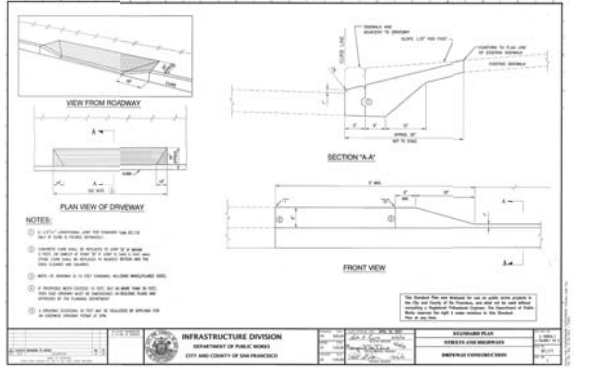
A NOT USED NTS



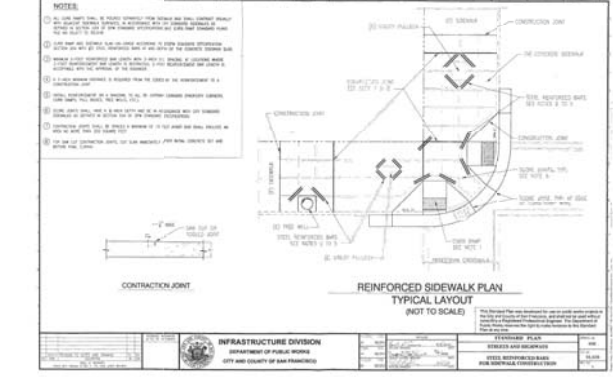
C CCF 102,858 - STANDARD CURB RAMP PLANS SCALE: NTS



D CCF 102,864 - ALTERNATE CURB RAMPS SCALE: NTS



E CCF 87,171 - DRIVEWAY CONSTRUCTION SCALE: NTS



F CCF 96,608 - STEEL REINFORCED BARS FOR SIDEWALK CONSTRUCTION SCALE: NTS

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NOT FOR CONSTRUCTION

Revision #	Date
PRICING SET	09/17/20

Project No	16311
Date	September 17, 2020

