JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

PARCEL APN: 3981 / 001

50% DESIGN DEVELOPMENT

ISSUE DATE: MAY 23, 2025

PROJECT DIRECTORY

OWNER
CITY OF SAN FRANCISCO RECREATION & PARKS DEPARTMENT
PROJECT MANAGER, CAPITAL AND PLANNING DIVISION
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CLIENT
FRIENDS OF JACKSON PARK
EXECUTIVE DIRECTOR
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Email: judedeckenbach@gmail.com

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VERDE DESIGN INC.
2455 THE ALAMEDA, SUITE #200
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Email: mark@verdedesigninc.com

CIVIL ENGINEER
SANDIS ENGINEERS
636 9TH STREET
OAKLAND, CA 94607
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LANDSCAPE IRRIGATION
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SITE STRUCTURAL
KPFF
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461 SECOND STREET, SUITE 659
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JOINT TRENCH & STREET LIGHTING
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www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5377
SIGNATURE
PRINTED NAME
DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

COVER SHEET

SHEET NO:

G0.00

JACKSON PLAYGROUND IMPROVEMENT PROJECT

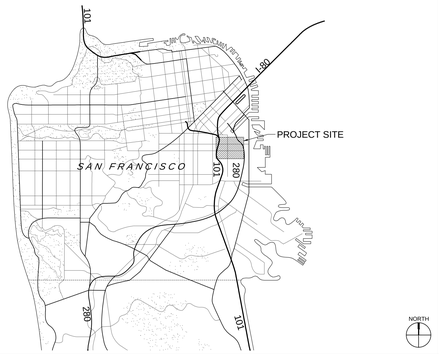
VOLUME 1: SITE

1645 17TH STREET
SAN FRANCISCO, CA 94107

PARCEL APN: 3981 / 001

REGIONAL CONTEXT PLAN

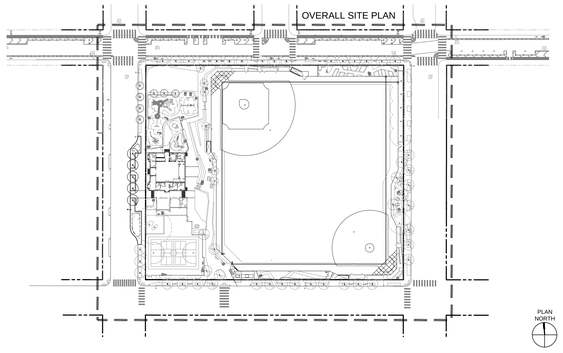
1" = 8000'



URBAN CONTEXT PLAN

1" = 500'-0"

JACKSON PLAYGROUND KEY PLAN



ABBREVIATIONS

SYMBOL	DESCRIPTION
AC	ASPHALTIC CONCRETE
BC	BOTTOM OF CURB
BLDG	BLDG
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CS	COMBINED SEWER
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DF	DOUGLAS FIR
DWG	DRAWING
(E)	EXISTING
E4E	EASED FOUR EDGES
EA	EACH
EJ	EXPANSION JOINT
EQ	EQUAL
EW	EACH WAY
FFE	FINISH FLOOR ELEVATION
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
FSC	FOREST STEWARDSHIP COUNCIL
FTG	FOOTING
GALV	GALVANIZED
HB	HOSE BIB
HDG	HOT-DIP GALVANIZED
HDR	HEADER
HORIZ	HORIZONTAL
HP	HIGH POINT
HSS	HIGH STRENGTH STEEL OR HOLLOW STRUCTURAL SECTIONS
LOW	LIMIT OF WORK
MB	MACHINE BOLT
MAX	MAXIMUM
MIN	MINIMUM
MTL	METAL
NAT	NATURAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PL	PROPERTY LINE
PLT	PLATE
PIP	POURED IN PLACE
PP	PERFORATED PIPE
PPD	PRIMED & PAINTED
PTD	PAINTED
PTDF	PRESSURE TREATED DOUGLAS FIR
PTP	PRESSURE TREATED PINE
RAD	RADIUS
RCB	ROOT CONTROL BARRIER
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
R	RISER
RC	RELATIVE COMPACTION
RS	RESAWN
ROS	ROUGH SAWN
RWD	REDWOOD
S4S	SURFACE FOUR SIDES
S.A.D.	SEE ARCHITECTS DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.E.D.	SEE ELECTRICAL DRAWINGS
SE	SHEET EDGE
SHT	SHEET
SID	SEE IRRIGATION DRAWINGS
SL	SCORELINE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRAWING
SQ	SQUARE
STD	STANDARD
STL	STEEL
T	TREAD
T&B	TOP & BOTTOM
TG	TOP OF GRATE or RIM
TC	TOP OF CURB/COPING
TS	TOP OF STEP
TF	TOP OF FOOTING
TW	TOP OF WALL
TYP	TYPICAL
VERT	VERTICAL
VIF	VERIFY IN FIELD
WI	WROUGHT IRON
WWM	WELDED WIRE MESH
WL	WATER LEVEL
WM	WATER METER
d	PENNY (NAIL SIZE)
0.00	DESIGN ELEVATION
(0.00)	EXISTING ELEVATION

GENERAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
XX/XXX	SECTION/DETAIL TAG
XX/XXX	ENLARGEMENT TAG
XX/XXX	ELEVATION TAG
XX/XXX	DETAIL BUBBLE TAG
MATCHLINE TAG1 — MATCHLINE TAG2	MATCHLINE
##	REVISION TAG
#	GRID LINE TAG
	CENTERLINE (CL)
	PROPERTY LINE (PL)
ALIGN	ALIGN
	EXPANSION JOINTS
	CONTROL JOINTS
	SCOPE OF WORK LINE

SHEET INDEX

VOLUME 1: SITE

SHEET INDEX - SITE		ISSUANCE
SHEET NUMBER	TITLE	50% DD SUBMITTAL
G0.00	COVER SHEET	●
G0.01	SHEET INDEX & PROJECT INFORMATION	●
G1.00	EXISTING CONDITIONS & SURVEY	●
G1.01	EXISTING CONDITIONS & SURVEY	●
G1.02	EXISTING CONDITIONS & SURVEY	●
G1.03	EXISTING CONDITIONS & SURVEY	●
G1.04	EXISTING CONDITIONS & SURVEY	●
G2.10	TREE PROTECTION & REMOVAL PLAN	●
C1.00	NOTES, LEGEND & ABBREVIATIONS	●
C2.10	DEMOLITION PLAN (ONSITE)	●
C2.11	DEMOLITION PLAN (OFFSITE)	●
C3.10	GRADING PLAN (ONSITE)	●
C3.11	GRADING PLAN (OFFSITE)	●
C4.10	UTILITY PLAN (ONSITE)	●
C4.11	UTILITY PLAN (OFFSITE)	●
C5.10	STORMWATER MANAGEMENT PLAN (ONSITE)	●
C8.10	EROSION CONTROL PLAN (ONSITE)	●
C8.11	EROSION CONTROL PLAN (OFFSITE)	●
C8.12	EROSION CONTROL DETAILS	●
L1.10	MATERIAL PLAN & LEGEND - PARK (ONSITE)	●
L1.11	MATERIAL PLAN & LEGEND - STREETSCAPE (OFFSITE)	●
L1.30	WALL MATERIALS PLAN & LEGEND (ONSITE)	●
L1.31	WALL MATERIALS PLAN & LEGEND (OFFSITE)	●
L1.40	FENCE MATERIALS PLAN & LEGEND (ONSITE)	●
L1.50	FURNISHING MATERIALS PLAN & LEGEND (ONSITE)	●
L1.51	FURNISHING MATERIALS PLAN & LEGEND (OFFSITE)	●
L4.00	IRRIGATION NOTES & LEGEND	●
L4.10	IRRIGATION PLAN (ONSITE)	●
L4.11	IRRIGATION PLAN (OFFSITE)	●
L4.20	IRRIGATION DETAILS	●
L4.21	IRRIGATION DETAILS	●
L5.10	PLANTING PLAN & LEGEND - TREES (ONSITE)	●
L5.11	PLANTING PLAN & LEGEND - TREES (OFFSITE)	●
L5.20	PLANTING PLAN & LEGEND - SHRUBS (ONSITE)	●
L5.21	PLANTING PLAN & LEGEND - SHRUBS (OFFSITE)	●
L6.01	PLANTING DETAILS	●
L7.01	CONSTRUCTION DETAILS - PAVING	●
L7.02	CONSTRUCTION DETAILS - WALLS	●
L7.03	CONSTRUCTION DETAILS - FENCING	●
L7.04	CONSTRUCTION DETAILS - SITE FURNISHINGS	●
L7.05	CONSTRUCTION DETAILS - PLAY EQUIP	●
L8.10	SOIL MANAGEMENT PLAN (ONSITE)	●
L8.11	SOIL MANAGEMENT PLAN (OFFSITE)	●
AF1.00	ATHLETIC FIELD SITE PLAN	●
AF2.01	ATHLETIC FIELD DRAINAGE PLAN - NATURAL GRASS	●
AF3.00	CONSTRUCTION DETAILS	●
AF4.00	CONSTRUCTION DETAILS	●
AF5.00	CONSTRUCTION DETAILS	●
AF6.00	CONSTRUCTION DETAILS	●
AF7.00	FIELD FENCE ALTERNATIVE	●
LP.00	LIGHTING PLAN-GENERAL LAYOUT (ONSITE)	●
LP.1.00	LIGHTING FIXTURE SCHEDULE	●
LP.01	ENLARGED LIGHT PLAN 01 (ONSITE)	●
LP.02	ENLARGED LIGHT PLAN 02 (ONSITE)	●
LP.03	ENLARGED LIGHT PLAN 03 (ONSITE)	●
LP.04	ENLARGED LIGHT PLAN 04 (ONSITE)	●
LP.05	ENLARGED LIGHT PLAN 05 (ONSITE)	●
LP.06	ENLARGED LIGHT PLAN 06 (ONSITE)	●
LP.07	ENLARGED LIGHT PLAN 07 (ONSITE)	●
LP.08	ENLARGED LIGHT PLAN 08 (ONSITE)	●
LP.09	ENLARGED LIGHT PLAN 09 (ONSITE)	●
LP.10	ENLARGED LIGHT PLAN 10 (ONSITE)	●
LP.11	ENLARGED LIGHT PLAN 11 (ONSITE)	/
LP.12	ENLARGED LIGHT PLAN 12 (ONSITE)	/
LP.13	ENLARGED LIGHT PLAN 13 (ONSITE)	●
LP.14	ENLARGED LIGHT PLAN 14 (ONSITE)	●
LP.15	ENLARGED LIGHT PLAN 15 (ONSITE)	●
LP.16	ENLARGED LIGHT PLAN 16 (ONSITE)	●
ES0.00	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	●
ES1.00	PROPOSED SITE PLAN - ELECTRICAL	●
ES2.00	ENLARGED PROPOSED SITE PLAN - POWER	●
ES3.00	SINGLE-LINE DIAGRAMS AND DETAILS - ELECTRICAL	●
JT1.01	DRY UTILITY STANDARDS	●
JT1.02	DRY UTILITY INTENT	●
SL1.01	EXISTING PHOTOMETRICS	●
SL1.02	EXISTING PHOTOMETRICS	●
SL1.03	PROPOSED PHOTOMETRICS	●
SL1.04	PROPOSED PHOTOMETRICS	●

LEGEND:

●	ISSUED AS PART OF SET
/	NOT ISSUED AS PART OF SET
○	ISSUED FOR REFERENCE ONLY

VOLUME 2: ARCHITECTURE

Refer to sheet index A_0.0

APPLICABLE CODES

AS AMENDED BY THE STATE OF CALIFORNIA:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24
2010 ADA STANDARDS
2022 SAN FRANCISCO BUILDING CODE
2022 SAN FRANCISCO FIRE CODE

PROJECT DESCRIPTION

PARCEL NO. 3981 / 001

PARK AND PLAYGROUND IMPROVEMENTS TO JACKSON PLAYGROUND ON AN APPROXIMATE 4.41 ACRE SITE LOCATED IN THE POTRERO HILL NEIGHBORHOOD OF SAN FRANCISCO.

THE EXISTING BALL FIELDS ARE RELOCATED TO INCREASE SAFETY AND AGGREGATE OPEN SPACE ON CAROLINA STREET. PATHWAYS WILL CONNECT PARK AMENITIES AND WILL PROVIDE ADA ACCESS THROUGH-OUT THE PARK. PARK AMENITIES INCLUDE MULTI-PURPOSE COURT, (2) BALL FIELDS, AN EXPANDED PLAY AREA, A NEW DOG RUN, NEW DEDICATED OPEN LAWN AREA AND A LARGER LEARNING GARDEN AREA. THE PARK AMENITIES ARE CONCENTRATED ON THE WEST SIDE OF THE PARK AT CAROLINA STREET, AND DISTRIBUTED AROUND THE PERIMETER. PICNIC AND SEATING AREAS ARE PROVIDED THROUGHOUT.

PROJECT DISCLAIMER

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND OMISSIONS. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES FLETCHER STUDIO PROFESSIONAL WORK PRODUCT, ELECTRONIC COPIES DO NOT. FLETCHER STUDIO WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING ELECTRONIC OR OTHERWISE THAT IS NOT SIGNED BY FLETCHER STUDIO.

GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE CODES AND LOCAL BUILDING REQUIREMENTS, WHICH INCLUDE THE FOLLOWING:
   2010 ADA STANDARDS
   2016 SAN FRANCISCO AND CALIFORNIA BUILDING CODE
   2016 SAN FRANCISCO FIRE CODE
   ASTM F 1292-99 STANDARD SPECIFICATION FOR IMPACT ATTENUATION OF SURFACING MATERIALS WITHIN THE USE ZONE OF PLAYGROUND EQUIPMENT (SEE 2010 ADA STANDARD 1008.6.2.)
   ASTM F 1292-04 STANDARD SPECIFICATION FOR IMPACT ATTENUATION OF SURFACING MATERIALS WITHIN THE USE ZONE OF PLAYGROUND EQUIPMENT (SEE 2010 ADA STANDARD 1008.6.2.)
   ASTM F 1487-01 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE (SEE 2010 ADA STANDARD 106.5)
   ASTM F 1951-99 STANDARD SPECIFICATION FOR DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS UNDER AND AROUND PLAYGROUND EQUIPMENT (SEE 2010 ADA STANDARD 2008.2.6.1.)
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BEFORE COMMENCING WITH WORK. ANY DISCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING OR CONTINUING ANY CONSTRUCTION IN THE AREA OF CONCERN. HOLD INDICATED DIMENSIONS. DO NOT SCALE DRAWINGS.
3. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND INSPECT CONDITIONS OF PRIOR WORK BY ALL TRADES BEFORE PROCEEDING WITH ANY WORK. UNACCEPTABLE OR PRIOR WORK SHALL BE REPAIRED OR REPLACED BEFORE STARTING WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE OF PRIOR WORK.
4. ALL EXISTING CONSTRUCTION THAT IS TO REMAIN AS PART OF THE PROJECT SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE PERIOD OF CONSTRUCTION WORK. ANY DAMAGED CONSTRUCTION OR FEATURES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER, WITH MATERIAL EQUIVALENT OR SUPERIOR TO THE ORIGINAL ITEM(S).

LIST OF BID-ALTERNATES

ALT-1 MID-BLOCK CHICANE @ CAROLINA STREET

ALT-2 RAISED MIDBLOCK CROSSWALK WITH (2) SIGNAL, ONE FOR EACH DIRECTION OF TRAVEL AND FLASHING LED INDICATORS

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT — CHAD FLETCHER — LICENSE NO. 5277 — STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

SHEET INDEX & PROJECT INFORMATION

SHEET NO:

G0.01

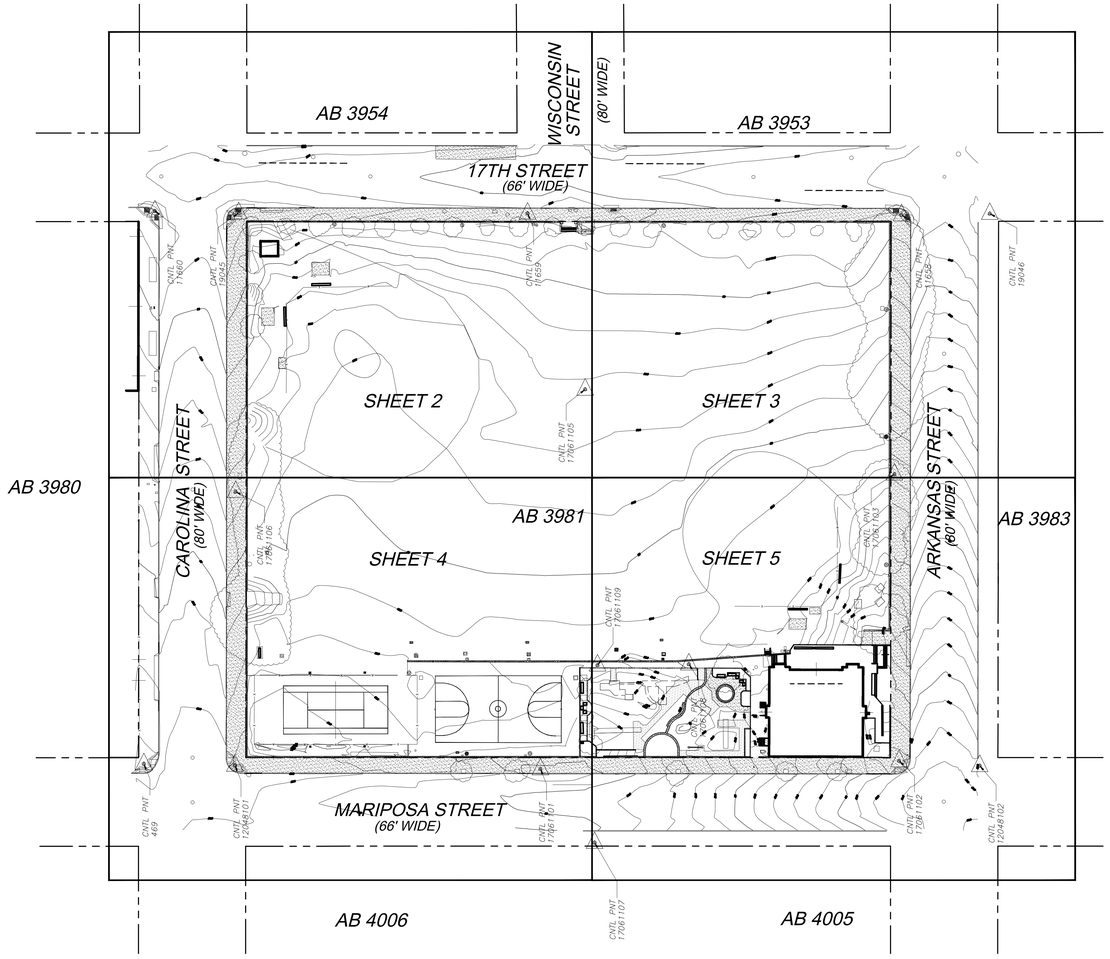
TOPOGRAPHIC SURVEY OF JACKSON PLAYGROUND
BORDERED BY CAROLINA ST, 17TH ST, ARKANSAS ST, AND MARIPOSA ST.
CITY AND COUNTY OF SAN FRANCISCO

LEGEND

	BENCH MARK
△	SURVEY CONTROL POINT
●	BOLLARD
	BUSH
	CATCH BASIN
▦	DRAIN
	DOWN SPOUT
	ELECTROLIER
	FIRE HYDRANT
	HPFS HYDRANT
	HPFS VALVE
FV	FIRE HYDR VALVE
	FLAG POLE
	FLOOD LIGHT
	GAS VALVE
☒	GATE POST
	GUY WIRE
	MUNI GUYPOLE
	MUNI GUYPOLE+LIGHT
	HOSE BIB
HPFS	MH HPFS
PGE	MH PG&E
S	MH SEWER
T	MH TELEPHONE
U	MH UNKNOWN
◎	PIPE
	POWER POLE
	DRIPLINE
	POWER POLE WITH COBRA LIGHT
	PROJECTED LIGHT
▭	PULL BOX UNKNOWN
☒	PULL BOX ELECTRIC
TPB	PULL BOX TELEPHONE
	QUICK COUPLER
	SEWER CLEAN OUT
	SHRUB
	SIGN POLE
	SIGN POLES
	SPRINKLER
NO ID	UNKNOWN UTILITIES
WM	WATER METER
WV	WATER VALVE
	TREE CLUSTER
	TREE STUMP
	TREE
	TRUNCATED DOME
	CONCRETE
	BUILDING
	RUBBER SURFACE
240	MAJOR CONTOUR
239	MINOR CONTOUR
	RIGHT OF WAY
	MUNI OVERHEAD TRANSMISSION CABLES
	MUNI TENSION CABLES

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
CB	CATCH BASIN
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CNTL PNT	CONTROL POINT
EA	EACH SIDE
EL	ELEVATION
ENT	ENTRANCE
FF	FINISH FLOOR
FL	FLOWLINE
HC	HANDICAP RAMP
NTS	NOT TO SCALE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TEL	TELEPHONE

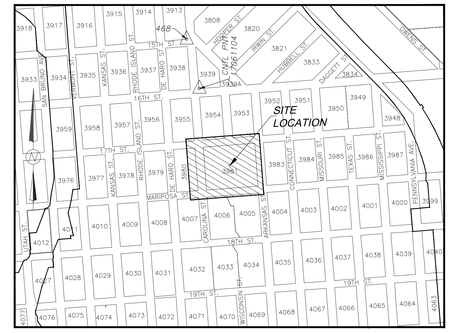


CONTROL POINTS LOCATION AND KEY MAP

SCALE: NTS

SURVEY CONTROL POINTS TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
468	85163.2428	171635.3657	15.109	SURVPT_FND_ANCHOR SCREW WA
469	83731.9405	171745.8365	26.639	SURVPT_FND_ANCHOR SCREW WA
11658	84183.2479	172277.3546	23.473	SURVPT_FND_ANCHOR SCREW WA
11659	84163.0214	171999.3606	22.340	SURVPT_FND_ANCHOR SCREW WA
11660	84143.2897	171722.3456	21.460	SURVPT_FND_ANCHOR SCREW WA
19045	84146.7041	171784.6509	20.900	SURVPT_FND_MONUMENT (LPBT)
19046	84189.3215	172342.8541	23.128	SURVPT_FND_MONUMENT (LPBT)
12048101	83735.9932	171813.5707	26.638	SURVPT_FND_"+"CUT
12048102	83778.5111	172367.0455	33.309	SURVPT_FND_"+"CUT
17061101	83750.8462	172040.8488	27.460	SURVPT_SET_"+"CUT
17061102	83777.4873	172306.8277	33.690	SURVPT_FND_"+"CUT
17061103	83990.2670	172286.9711	28.360	SURVPT_SET_"+"CUT
17061104	84685.5874	171747.1935	17.930	SURVPT_FND_"+"CUT
17061105	84035.5496	172052.3031	26.175	SURVPT_SET_HUB&TACK
17061106	83939.4013	171798.3503	24.268	SURVPT_SET_"+"CUT
17061107	83699.3200	172085.3301	27.934	SURVPT_SET_"+"CUT
17061108	83837.2954	172145.0797	30.007	SURVPT_SET_MAG_NAIL
17061109	83831.2869	172077.2929	29.162	SURVPT_SET_MAG_NAIL



VICINITY MAP

SCALE: NTS

BASIS OF SURVEY:
(PROJECT DATUMS, REFERENCE SYSTEMS & PROJECTION)

GEOMETRIC DATUM: NORTH AMERICAN DATUM OF 1983: NAD83 (2011) 2010.00 EPOCH

REFERENCE NETWORK: "CCSF-2013 HPN" (HIGH PRECISION NETWORK PER RECORD OF SURVEY #8080)

PROJECTION:

THE PLANE COORDINATES ARE BASED ON A LOCAL GRID COORDINATE SYSTEM KNOWN AS THE CITY & COUNTY OF SAN FRANCISCO 2013 COORDINATE SYSTEM (SF-CS13). THE SF-CS13 IS A LOW DISTORTION TRANSVERSE MERCATOR PROJECTION. WITHIN THE CITY, THE COMBINED GRID FACTOR IS GENERALLY LESS THAN 1/100,000. THE ORIGIN AND CENTRAL MERIDIAN LOCATED NEAR THE CENTER OF THE CITY. SEE RECORD OF SURVEY #8080 RECORDED IN BOOK EE OF SURVEY MAPS, PAGE 147-157, S.F.C.R. AND THE CCSF PW WEB SITE (htpp://SFPUBLICWORKS.ORG/CCSF-GEODETIC-NETWORK) FOR PROJECTION PARAMETERS.

HORIZONTAL CONTROL:

THE HORIZONTAL DATUM WAS RECOVERED BASED ON HPN OR HPND POINTS 468 AND 469 SHOWN HEREON AND DESCRIBED ON THE CCSF PW WEB SITE (htpp://SFPUBLICWORKS.ORG/CCSF-GEODETIC-NETWORK).

VERTICAL DATUM: "CCSF 2013 NAVD88 VERTICAL DATUM" (SF-VD13)

REFERENCE NETWORK: "CCSF 2013 HIGH PRECISION LEVELING NETWORK"

VERTICAL CONTROL:

THE VERTICAL DATUM WAS RECOVERED BASED ON BENCHMARKS 11658,11659,11660,19045, AND SHOWN HEREON AND DESCRIBED ON THE CCSF DPW WEB SITE (htpp://SFPUBLICWORKS.ORG/CCSF-GEODETIC-NETWORK).

GENERAL NOTES:

(1) ALL DISTANCES WITHIN THE DRAWING ARE BASED UPON THE US SURVEY FOOT AND DECIMALS THEREOF AND ARE GROUND DISTANCES.

(2) SINCE A TITLE INSURANCE POLICY WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY, THE SURVEYOR IS NOT RESPONSIBLE FOR THE OMISSION HEREON OF ANY FACTS SUCH AS, BUT NOT LIMITED TO, THE EXISTENCE OF EASEMENTS, WHICH ARE NORMALLY DISCLOSED BY SUCH POLICY.

(3) ABOVE GROUND EVIDENCE OF UTILITIES WAS FIELD LOCATED AND IS SHOWN ON THIS SHEET. SUBSURFACE UTILITY INFORMATION WAS NOT PROVIDED. VERIFICATION OF THIS INFORMATION SHOULD BE CONSIDERED MANDATORY IF TO BE USED FOR DESIGN PURPOSES.

(4) ALL CITY MONUMENTS SHOWN HEREON MUST BE PROTECTED PER STATE LAND SURVEYOR ACT AND CITY & COUNTY STANDARDS SPECIFICATIONS SECTION 107.09. PLEASE CALL SURVEYS AT (415) 554-5827 TO REPORT ANY MONUMENTS IN DANGER OF DESTRUCTION OR REMOVAL.

CITY AND COUNTY SURVEYOR'S STATEMENT:

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF THE CAPITAL AND PLANNING DIVISION, SAN FRANCISCO RECREATION AND PARK DEPARTMENT ON JULY 6, 2017.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO,

BY: ______________ DATE: ______________

BRUCE R. STORRS L.S. 6914
MY LICENSE EXPIRES: SEPTEMBER 30, 2017

PROFESSIONAL LAND SURVEYOR
BRUCE R. STORRS
NO. 6914
EXP. 09-30-17
STATE OF CALIFORNIA

REV	BY	DATE	REVISIONS
△			

PUBLIC WORKS

BUREAU OF STREET USE AND MAPPING

SAN FRANCISCO PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

PHONE:415.554.5827
FAX: 415.554.7840

SURVEYED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

NO. 6914
EXP. 09-30-17

TOPO DATE:	
AERIAL DATE:	
AB:	

JOB NO.:	
ISSUE DATE:	
SCALE:	
SHEET	

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

FRIENDS OF Jackson Park

368 Connecticut St
San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

2325 3rd street, suite 323
San Francisco CA 94107
p 415.323.0850
e admin@fletcherstudio.com

ARCHITECTURE:

Jackson Liles
ARCHITECTURE

2325 Third Street #206
San Francisco, CA 94107
415.621.1799

www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5377
STAMP
SIGNATURE
12/31/2026
RENEWAL DATE
05/23/2025
DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

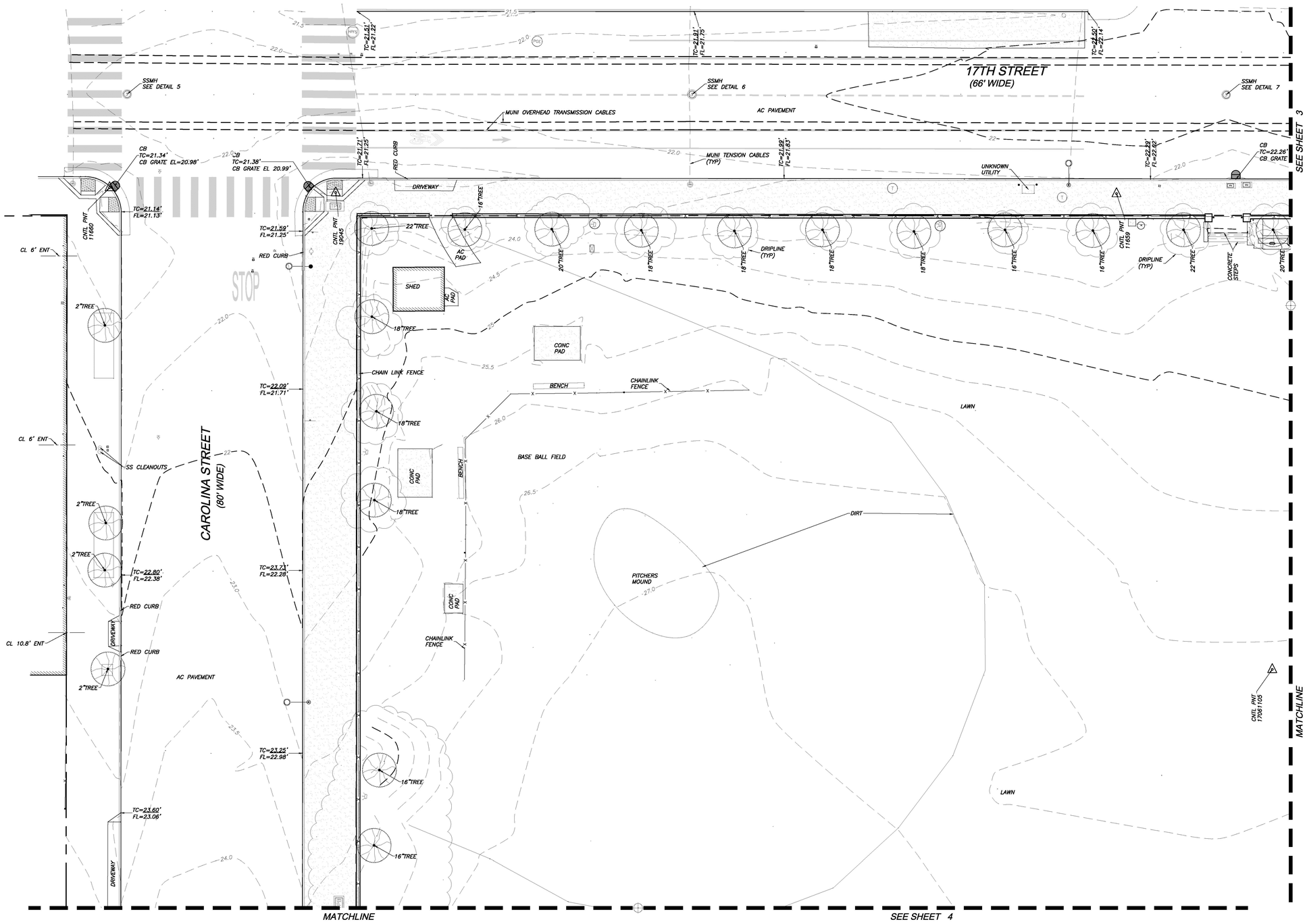
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

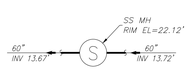
DRAWING TITLE:

EXISTING CONDITIONS & SURVEY

SHEET NO:

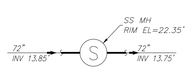
G1.00





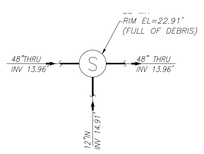
DETAIL 5

SCALE: NTS



DETAIL 6

SCALE: NTS



DETAIL 7

SCALE: NTS

CITY AND COUNTY SURVEYOR'S STATEMENT:

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF THE CAPITAL AND PLANNING DIVISION, SAN FRANCISCO RECREATION AND PARK DEPARTMENT ON JULY 6, 2017.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SANCISCO,

BY: _____ DATE: _____

BRUCE R. STORRS L.S. 6914
MY LICENSE EXPIRES: SEPTEMBER 30, 2017

PROFESSIONAL LAND SURVEYOR BRUCE R. STORRS NO. 6914 EXP. 09-30-17 STATE OF CALIFORNIA

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

OWNER:

SAN FRANCISCO RECREATION & PARKS
501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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368 Connecticut St
San Francisco CA 94117
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San Francisco CA 94107
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e admin@fletcherstudio.com

ARCHITECTURE:

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San Francisco, CA 94107
415.621.1799
www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT STATE OF CALIFORNIA LICENSE NO. 5317 STAMP HERE FLETCHER STUDIO SAN FRANCISCO CALIFORNIA STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

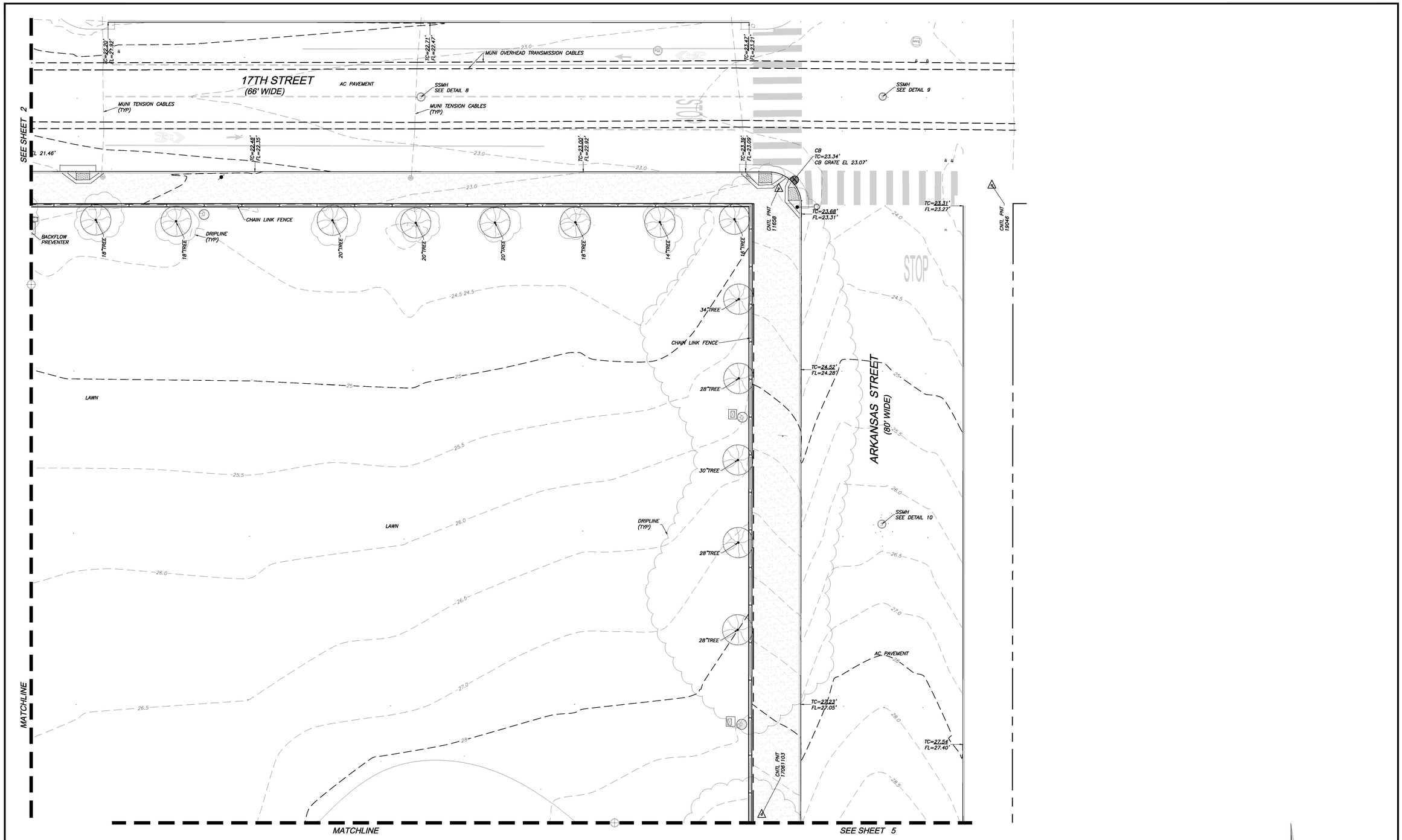
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

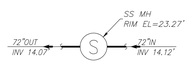
DRAWING TITLE:

EXISTING CONDITIONS & SURVEY

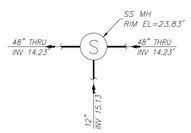
SHEET NO:

G1.01

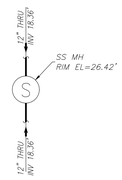




DETAIL 8
SCALE: NTS



DETAIL 9
SCALE: NTS



DETAIL 10
SCALE: NTS

CITY AND COUNTY SURVEYOR'S STATEMENT:

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF THE CAPITAL AND PLANNING DIVISION, SAN FRANCISCO RECREATION AND PARK DEPARTMENT ON JULY 6, 2017.

BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO,

BY: _____ DATE: _____

BRUCE R. STORRS L.S. 6914
MY LICENSE EXPIRES: SEPTEMBER 30, 2017

PROFESSIONAL LAND SURVEYOR BRUCE R. STORRS NO. 6914 EXP. 09-30-17 STATE OF CALIFORNIA

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

REV	BY	DATE	REVISIONS

BUREAU OF STREET USE AND MAPPING
SAN FRANCISCO PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO
PHONE:415.554.5827
FAX: 415.554.7840

SURVEYED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:
TOPO DATE:
AERIAL DATE:
AB:
JOB NO.:
ISSUE DATE:
SCALE:
SHEET

OWNER:

SAN FRANCISCO RECREATION & PARKS
501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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368 Connecticut St
San Francisco CA 94117
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LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO
2325 3rd street, suite 323
San Francisco CA 94107
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e admin@fletcherstudio.com

ARCHITECTURE:

Jackson Liles
ARCHITECTURE
2325 Third Street #206
San Francisco, CA 94107
415.621.1799
www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5017
STAMP
FLETCHER STUDIO
2325 3RD STREET
SUITE 323
SAN FRANCISCO
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

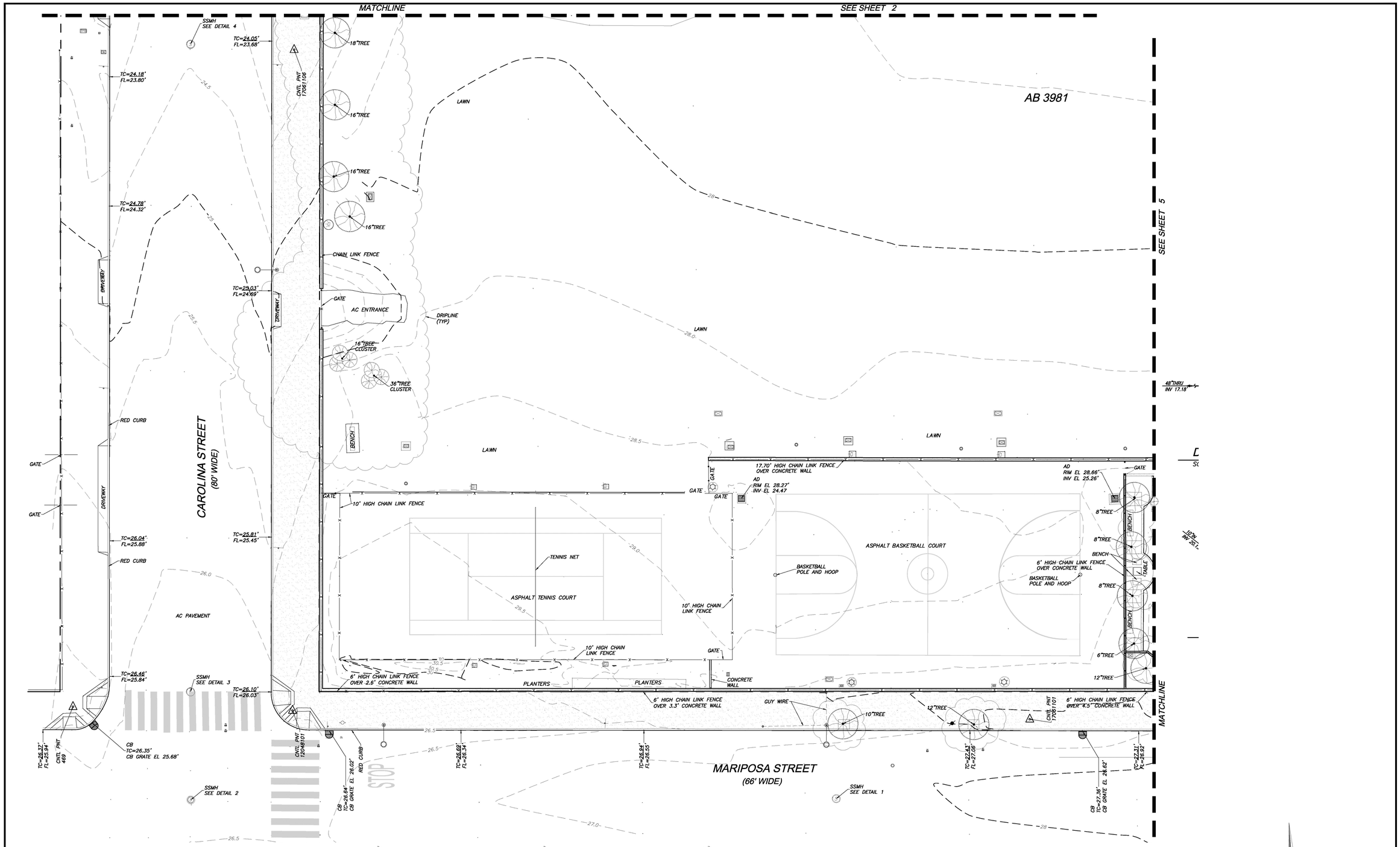
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

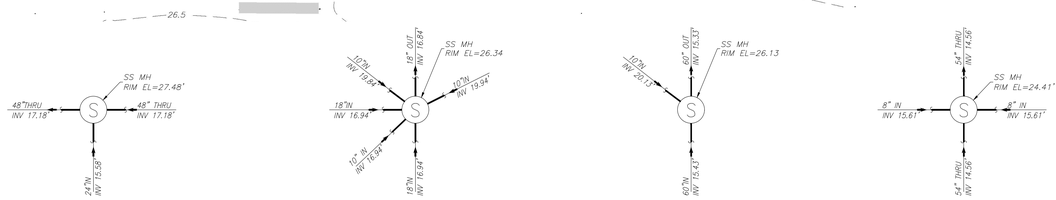
DRAWING TITLE:

EXISTING CONDITIONS & SURVEY

SHEET NO:

G1.02





DETAIL 1
SCALE: NTS

DETAIL 2
SCALE: NTS

DETAIL 3
SCALE: NTS

DETAIL 4
SCALE: NTS

CITY AND COUNTY SURVEYOR'S STATEMENT:

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BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO,

BY: _____ DATE: _____

BRUCE R. STORRS L.S. 6914
MY LICENSE EXPIRES: SEPTEMBER 30, 2017

PROFESSIONAL LAND SURVEYOR BRUCE R. STORRS NO. 6914 EXP. 09-30-17 STATE OF CALIFORNIA

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

REV	BY	DATE	REVISIONS
1			

BUREAU OF STREET USE AND MAPPING
SAN FRANCISCO PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

PHONE:415.554.5827
FAX: 415.554.7840

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DRAWN BY:
CHECKED BY:
APPROVED BY:

TOPO DATE:
AERIAL DATE:
AB:

JOB NO.:
ISSUE DATE:
SCALE:
SHEET

OWNER:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
LAND FLETCHER
LICENSE NO. 5072
STAMP
12/31/2020
RENEW DATE
05/23/2025
DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

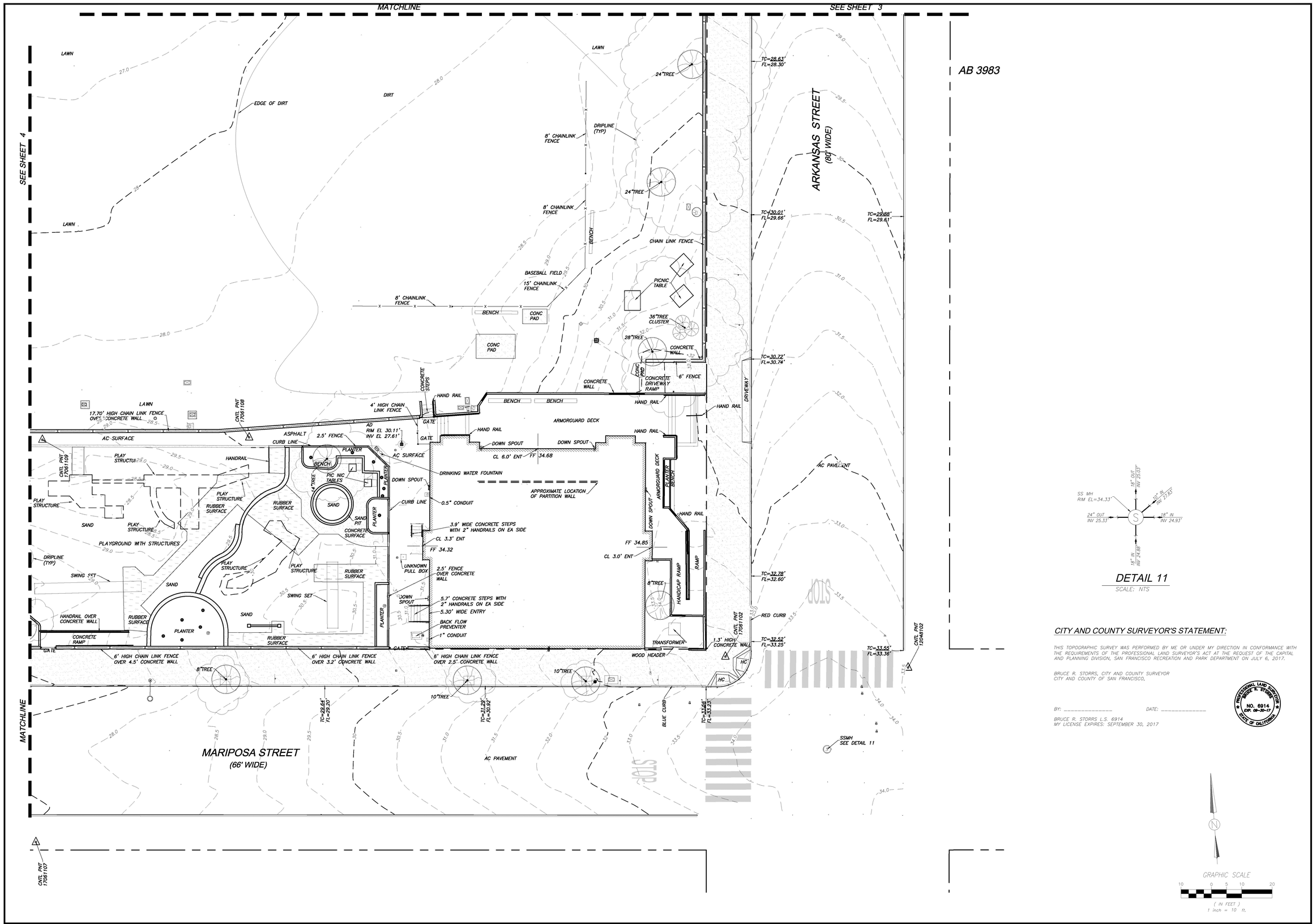
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

EXISTING CONDITIONS & SURVEY

SHEET NO:

G1.03



DETAIL 11

SCALE: NTS

CITY AND COUNTY SURVEYOR'S STATEMENT:

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BRUCE R. STORRS, CITY AND COUNTY SURVEYOR
CITY AND COUNTY OF SAN FRANCISCO,

BY: _____ DATE: _____

BRUCE R. STORRS L.S. 6914
MY LICENSE EXPIRES: SEPTEMBER 30, 2017

PROFESSIONAL LAND SURVEYOR BRUCE R. STORRS NO. 6914 EXP. 09-30-17 STATE OF CALIFORNIA

REV	BY	DATE	REVISIONS

PUBLIC WORKS

BUREAU OF STREET USE AND MAPPING

SAN FRANCISCO PUBLIC WORKS
CITY AND COUNTY OF SAN FRANCISCO

PHONE:415.554.5827
FAX: 415.554.7840

SURVEYED BY:
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TOPO DATE:
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JOB NO.:
ISSUE DATE:
SCALE:
SHEET

OWNER:

SAN FRANCISCO RECREATION & PARKS
501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

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FRIENDS OF Jackson Park
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LANDSCAPE ARCHITECTURE:

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ARCHITECTURE:

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ARCHITECTURE
2325 Third Street #206
San Francisco, CA 94107
415.621.1799
www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT CHUB FLETCHER LICENSE NO. 5077 STAMP EXPIRATION DATE: 06/30/2018 STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

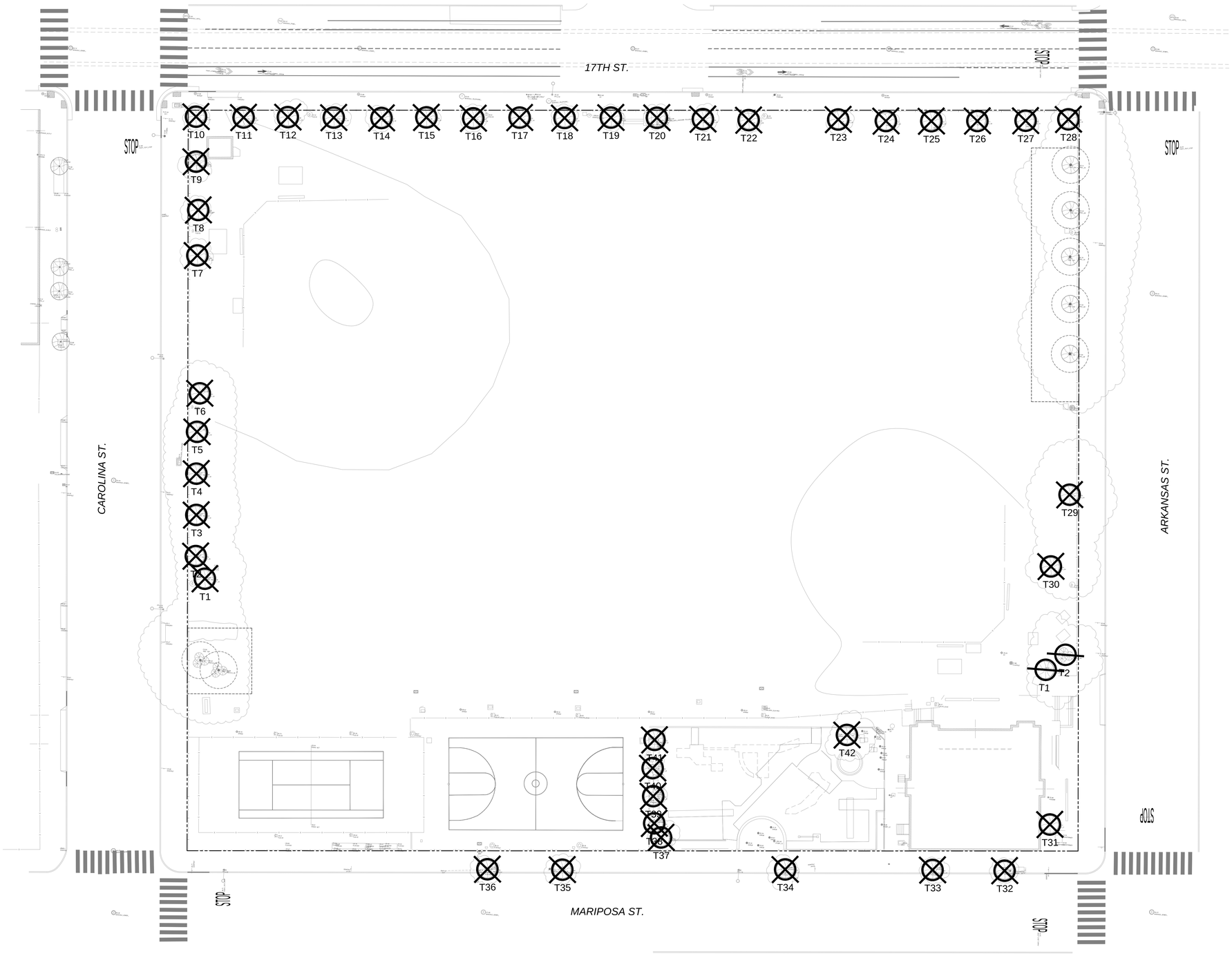
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

EXISTING CONDITIONS & SURVEY

SHEET NO:

G1.04



PROTECTION AND DEMOLITION LEGEND		
SYMBOL	QTY.	LABEL
T1	1	OLIVE TREES HARVESTED & MILLED FOR INTERIOR DECORATIVE USE
	7	(E) TREE TO REMAIN
T1	42	(E) TREE TO BE REMOVED
		TREE PROTECTION BOUNDARY (SEE ARBORIST REPORT FOR REQUIREMENTS)

1 TREE PROTECTION AND REMOVAL PLAN

0 10 20 40'

NORTH

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

FRIENDS OF Jackson Park

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LANDSCAPE ARCHITECTURE:

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ARCHITECTURE:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
STEVE FLETCHER
LICENSE NO. 5377
SIGNATURE
EXPIRATION
06/30/2026
CALIFORNIA
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

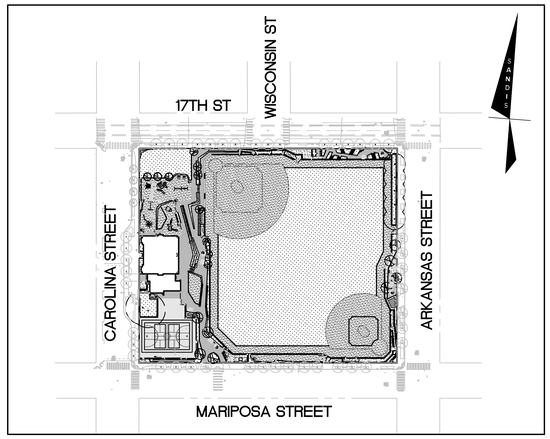
TREE PROTECTION & REMOVAL PLAN

SHEET NO:

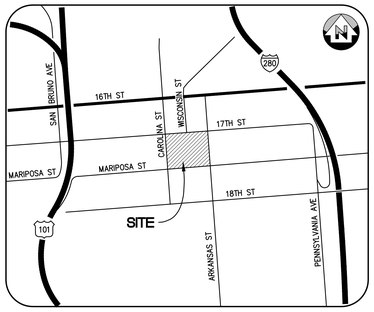
G2.10

JACKSON PLAYGROUND IMPROVEMENT PROJECT

CAROLINA STREET AND 17TH STREET
SAN FRANCISCO, CA



SITE MAP
1" = 100'



VICINITY MAP
N.T.S.

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS HWR	HWS HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
METAL BEAM GUARD RAIL		
SILT FENCE		
FLOW LINE		
CHAIN LINK FENCE	X X	X X
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	90 85
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE	5% 2:1	2:1 1%
GAS METER		GM
GAS VALVE		GV
WATER METER		WM
WATER VALVE		WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORMCEPTOR		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE		
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 C5.2 DETAIL REFERENCE SHEET REFERENCE

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOD	–	BOTTOM OF DOCK
BOL	–	BOLLARD
BOS	–	BOTTOM OF STEP
BOW	–	FG @ BOTTOM OF WALL
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	CURB INLET
CIP	–	CAST IRON PIPE
CL	–	CENTER LINE OR CLASS
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CONC	–	CONCRETE
CONST	–	CONSTRUCTION OR CONSTRUCT
CY	–	CUBIC YARD
DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	EAST
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUNDATION
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GROUND ELEVATION
GB	–	GRADE BREAK
GV	–	GATE VALVE
HCR	–	ACCESSIBLE RAMP
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
N	–	NORTH
N.I.C.	–	NOT IN CONTRACT
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PP	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION
RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	–	RIGHT OF WAY
S	–	SLOPE OR SOUTH
S.A.D.	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SF	–	SILT FENCE
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG @ TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE
W	–	WEST
WWF	–	WELDED WIRE FABRIC
W/	–	WITH

CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY & COUNTY OF SAN FRANCISCO AND THE LATEST CALTRANS STANDARD PLANS & SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY & COUNTY OF SAN FRANCISCO POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
7. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
8. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITES DAMAGED DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
12. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
13. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
14. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
15. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
16. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
17. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
18. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
19. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

PRELIMINARY EARTHWORK QUANTITIES

CUT 7,500 CY
FILL 4,000 CY
BALANCE 3,500 CY EXPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF INITIAL ESTIMATES ONLY. SIGNIFICANT CHANGES TO THESE VOLUMES ARE LIKELY TO OCCUR AS THE PROJECT DESIGN IS DEVELOPED.

SURVEY NOTE

BACKGROUND INFORMATION IS A TOPOGRAPHIC SURVEY PREPARED BY SAN FRANCISCO DEPARTMENT OF PUBLIC WORKS.

PROJECT DESCRIPTION

THE PROJECT INCLUDES THE DEMOLITION OF THE EXISTING JACKSON PARK AND ITS RECONSTRUCTION. THIS WILL INCLUDE NEW BASEBALL AND SOFTBALL FIELDS, THE RELOCATION OF THE EXISTING CLUB HOUSE, CONSTRUCTION OF A NEW GYMNASIUM, AND PARK IMPROVEMENTS INCLUDING SITTING AND GATHERING AREAS AND LANDSCAPING. NEW UTILITY SERVICES ARE PROPOSED TO SERVE BOTH THE BUILDINGS AND THE PROPOSED SITE IMPROVEMENTS.

CIVIL SHEET INDEX

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

811 Know what's below. Call before you dig.

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

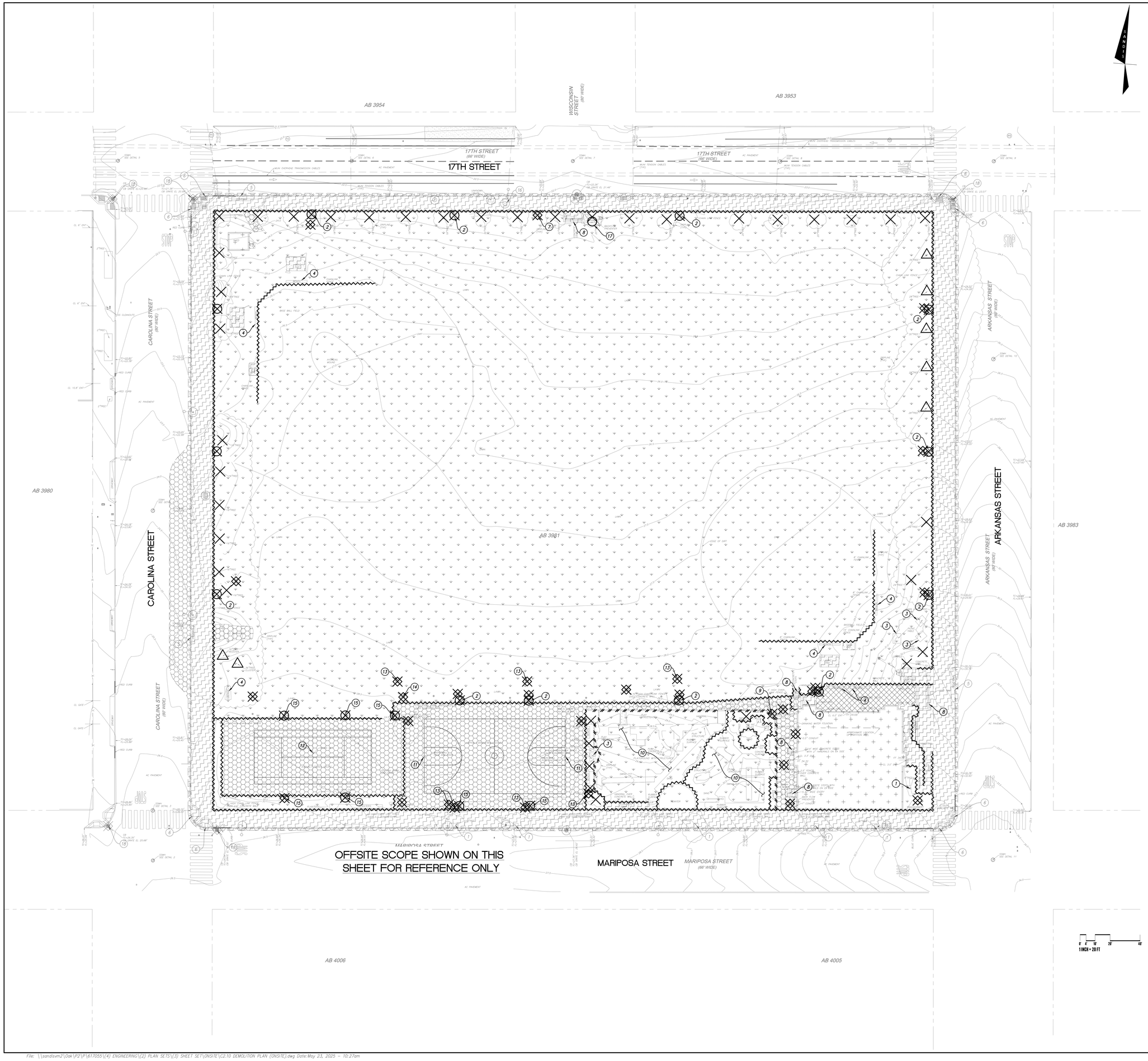
DATE	NO.	DRAWN	CHD
05.23.25	14-003	T.G., T.K.	S.C.

DRAWING TITLE:

NOTES, LEGEND & ABBREVIATIONS

SHEET NO:

C1.00



LEGEND

- SAWCUT
- DEMO AND REMOVE EX. ASPHALT PAVEMENT AND EX. BASE MATERIAL
- DEMO AND REMOVE EX. CONCRETE AND BASE MATERIAL
- DEMO AND REMOVE EX. PAVEMENT AND BASE MATERIAL
- CLEAR AND GRUB
- BUILDING RELOCATION, SEE ARCHITECTURAL PLANS.
- DEMO & REMOVE EX. CURB AND GUTTER
- DEMO AND REMOVE EX. WALL OR FENCE
- DEMO AND REMOVE EX. UTILITY LINE
- DEMO AND REMOVE EX. UTILITY STRUCTURE
- CUT AND CAP EX. UTILITY LINE
- DEMO AND REMOVE EX. STREETLIGHT AND FOUNDATION
- DEMO AND REMOVE EX. TREE
- PROTECT EXISTING UTILITY TO REMAIN
- PROTECT EXISTING TREE TO REMAIN

GENERAL NOTES

1. CONTRACTOR TO PROTECT ALL UTILITY STRUCTURES, SIGNS, AND TREES OUTSIDE OF PARK PROPERTY LINE.
2. CONTRACTOR TO DEMOLISH AND REMOVE ALL UTILITY STRUCTURES, BUILDINGS, TABLES, SIGNS, FENCES, ASPHALT PAVEMENT, PAVERS, CONCRETE STAIRS, AND ALL UTILITY LINES ONSITE.
3. CONTRACTOR TO CLEAR AND GRUB ALL LANDSCAPE, SAND, AND RUBBER SURFACES.
4. CONTRACTOR TO DEMOLISH ALL SIDEWALK AND VERTICAL CURB OFFSITE UP TO EDGE OF PAVEMENT.

SHEET NOTES:

1. PROTECT EXISTING TREE TO REMAIN.
2. DEMOLISH AND REMOVE EXISTING STADIUM LIGHTS.
3. DEMOLISH AND REMOVE EXISTING PICNIC TABLE.
4. DEMOLISH AND REMOVE EXISTING BENCH.
5. DEMOLISH AND REMOVE EXISTING DRIVEWAY.
6. DEMOLISH AND REMOVE EXISTING CURB RAMP.
7. DEMOLISH AND REMOVE EXISTING SIGN.
8. DEMOLISH AND REMOVE EXISTING CONCRETE STAIRS.
9. DEMOLISH AND REMOVE EXISTING DRINKING WATER FOUNTAIN.
10. DEMOLISH AND REMOVE PLAYGROUND.
11. DEMOLISH AND REMOVE BASKETBALL POLE AND HOOP.
12. DEMOLISH AND REMOVE TENNIS NET.
13. DEMOLISH AND REMOVE EXISTING PULL BOX.
14. DEMOLISH AND REMOVE EXISTING CONCRETE STRUCTURE.
15. DEMOLISH AND REMOVE EXISTING STREETLIGHT.
16. PROTECT EXISTING SIGN TO REMAIN.
17. PROTECT EXISTING IRRIGATION SERVICE.

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05.23.25	14-003	T.G., T.K.	S.C.

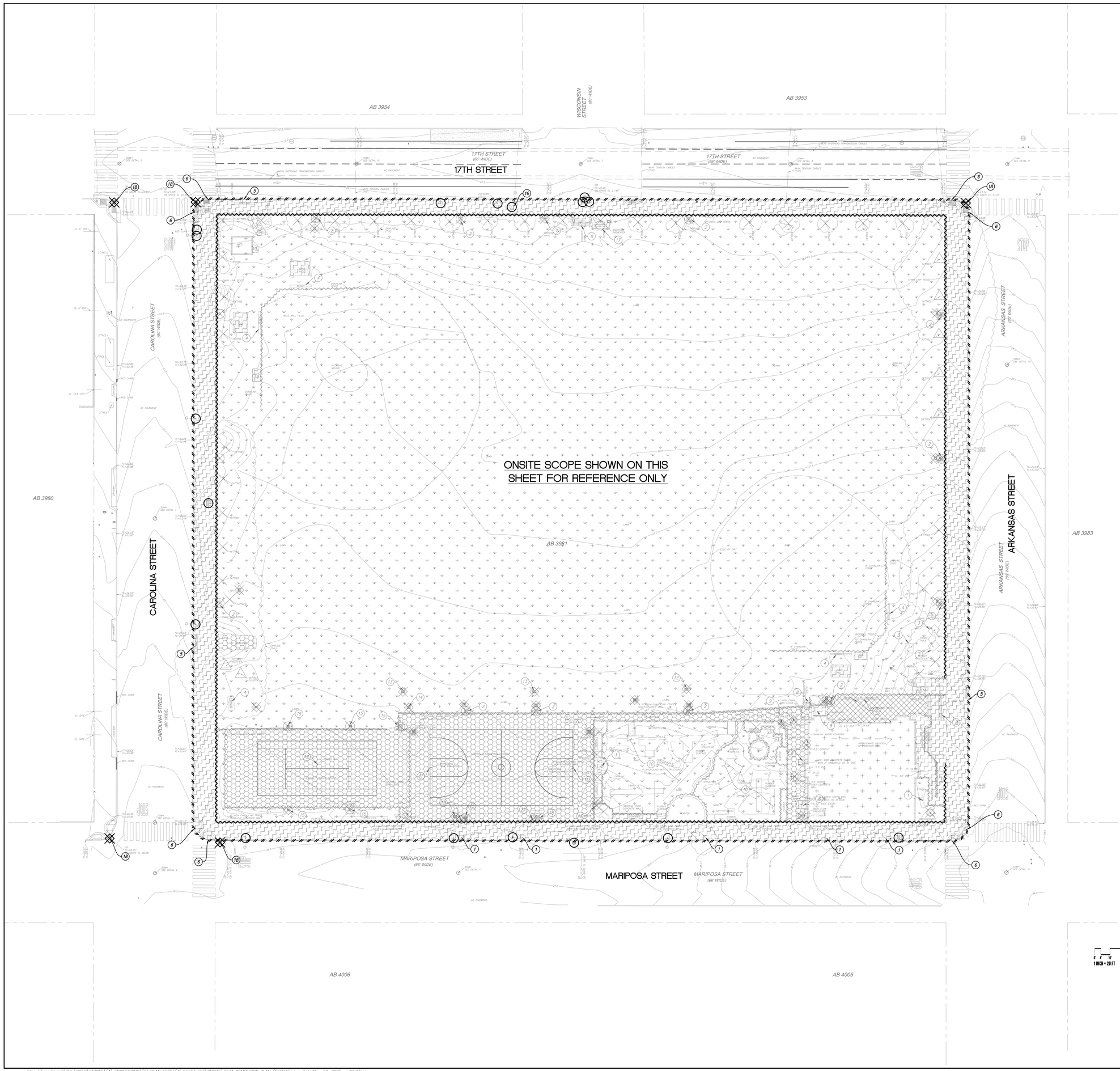
DRAWING TITLE:

DEMOLITION PLAN (ONSITE)

SHEET NO:

C2.10

File: \\sandisvm2\Oak\P2\P\617055\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\C2.10 DEMOLITION PLAN (ONSITE).dwg Date:May 23, 2025 - 10:27am



LEGEND

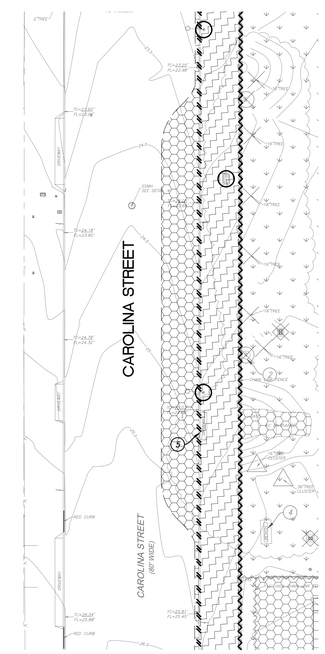
- SAWCUT
- DEMO AND REMOVE EX. ASPHALT PAVEMENT AND EX. BASE MATERIAL
- DEMO AND REMOVE EX. CONCRETE AND BASE MATERIAL
- DEMO AND REMOVE EX. PAVEMENT AND BASE MATERIAL
- CLEAR AND GRUB
- BUILDING RELOCATION, SEE ARCHITECTURAL PLANS.
- DEMO & REMOVE EX. CURB AND GUTTER
- DEMO AND REMOVE EX. WALL OR FENCE
- DEMO AND REMOVE EX. UTILITY LINE
- DEMO AND REMOVE EX. UTILITY STRUCTURE
- CUT AND CAP EX. UTILITY LINE
- DEMO AND REMOVE EX. STREETLIGHT AND FOUNDATION
- DEMO AND REMOVE EX. TREE
- PROTECT EXISTING UTILITY TO REMAIN
- PROTECT EXISTING TREE TO REMAIN
- TREE TO BE RELOCATED

GENERAL NOTES

1. CONTRACTOR TO PROTECT ALL UTILITY STRUCTURES, SIGNS, AND TREES OUTSIDE OF PARK PROPERTY LINE.
2. CONTRACTOR TO DEMOLISH AND REMOVE ALL UTILITY STRUCTURES, BUILDINGS, TABLES, SIGNS, FENCES, ASPHALT PAVEMENT, PAVERS, CONCRETE STAIRS, AND ALL UTILITY LINES ONSITE.
3. CONTRACTOR TO CLEAR AND GRUB ALL LANDSCAPE, SAND, AND RUBBER SURFACES.
4. CONTRACTOR TO DEMOLISH ALL SIDEWALK AND VERTICAL CURB OFFSITE UP TO EDGE OF PAVEMENT.

SHEET NOTES:

1. PROTECT EXISTING TREE TO REMAIN.
2. DEMOLISH AND REMOVE EXISTING STADIUM LIGHTS.
3. DEMOLISH AND REMOVE EXISTING PICNIC TABLE.
4. DEMOLISH AND REMOVE EXISTING BENCH.
5. DEMOLISH AND REMOVE EXISTING DRIVEWAY.
6. DEMOLISH AND REMOVE EXISTING CURB RAMP.
7. DEMOLISH AND REMOVE EXISTING SIGN.
8. DEMOLISH AND REMOVE EXISTING CONCRETE STAIRS.
9. DEMOLISH AND REMOVE EXISTING DRINKING WATER FOUNTAIN.
10. DEMOLISH AND REMOVE PLAYGROUND.
11. DEMOLISH AND REMOVE BASKETBALL POLE AND HOOP.
12. DEMOLISH AND REMOVE TENNIS NET.
13. DEMOLISH AND REMOVE EXISTING PULL BOX.
14. DEMOLISH AND REMOVE EXISTING CONCRETE STRUCTURE.
15. DEMOLISH AND REMOVE EXISTING STREETLIGHT.
16. PROTECT EXISTING SIGN TO REMAIN.
17. PROTECT EXISTING IRRIGATION SERVICE.
18. DEMOLISH AND REMOVE EXISTING CURB INLET.



0 4 16 28 48
1 INCH = 20 FT

ALTERNATE 1

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05.23.25	14-003	T.G., T.K.	S.C.

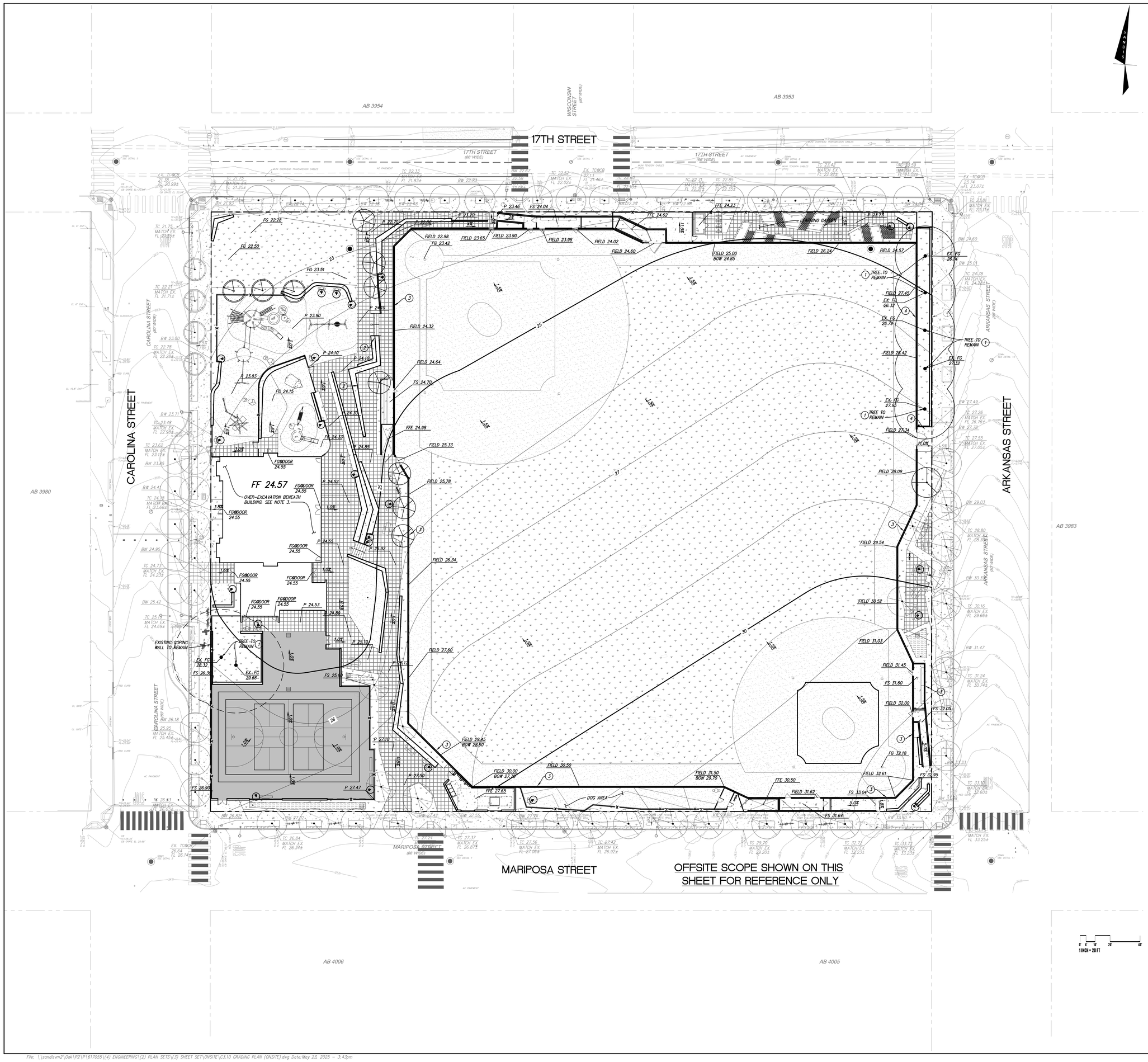
DRAWING TITLE:

DEMOLITION PLAN (OFFSITE)

SHEET NO:

C2.11

File: \\sandisvm2\Oak\P2\P\617055\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\C2.11 DEMOLITION PLAN (OFFSITE).dwg Date:May 23, 2025 - 10:27am



LEGEND

- PROPERTY LINE
- SAWCUT LINE
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- GRADE BREAK
- 194 / 195 — CONTOURS
- PROPOSED PLANTING AREA, SLD
- PLAY AREA SURFACE, SLD
- IMPERVIOUS CONCRETE, SLD
- BIO-RETENTION AREA
- PERVIOUS PAVERS, SLD
- PERMEABLE PAVERS, SLD
- IMPERVIOUS AREA, SLD
- CROSSWALK

GRADING NOTES:

1. EXISTING TREE TO REMAIN. MINIMIZE GRADING WITHIN DRIPLINE.
2. SEAT WALL, SEE LANDSCAPE PLANS FOR WALL HEIGHTS.
3. (N) RETAINING WALL AT FIELD PERIMETER, HEIGHT VARIES.
4. (E) RETAINING WALL TO PRESERVE EXISTING TREES.

GENERAL NOTES

1. GRADING SHOWN IS PRELIMINARY AND IS INTENDED TO REFLECT GENERAL INTENT.
2. THE PERIMETER OF THE PLAYING FIELD WILL INCLUDE A COMBINATION OF SEAT WALLS AND RETAINING WALLS TO MITIGATE THE ELEVATION DIFFERENCE BETWEEN THE FIELD AND SURROUNDINGS. THESE WALLS WILL VARY IN HEIGHT DEPENDING ON LOCATION. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
3. PER PRELIMINARY GEOTECHNICAL INVESTIGATIONS AND RECOMMENDATIONS PROVIDED BY ROCKRIDGE GEOTECHNICAL THE FOLLOWING WILL BE REQUIRED:
   A. BUILDING PADS SHALL BE OVEREXCAVATED TO A DEPTH OF FOUR FEET OR TO THE BOTTOM OF EXISTING FILLS, WHICH EVER IS LESS. OVEREXCAVATION SHALL EXTEND A MINIMUM OF FIVE FEET BEYOND THE BUILDING PERIMETER.

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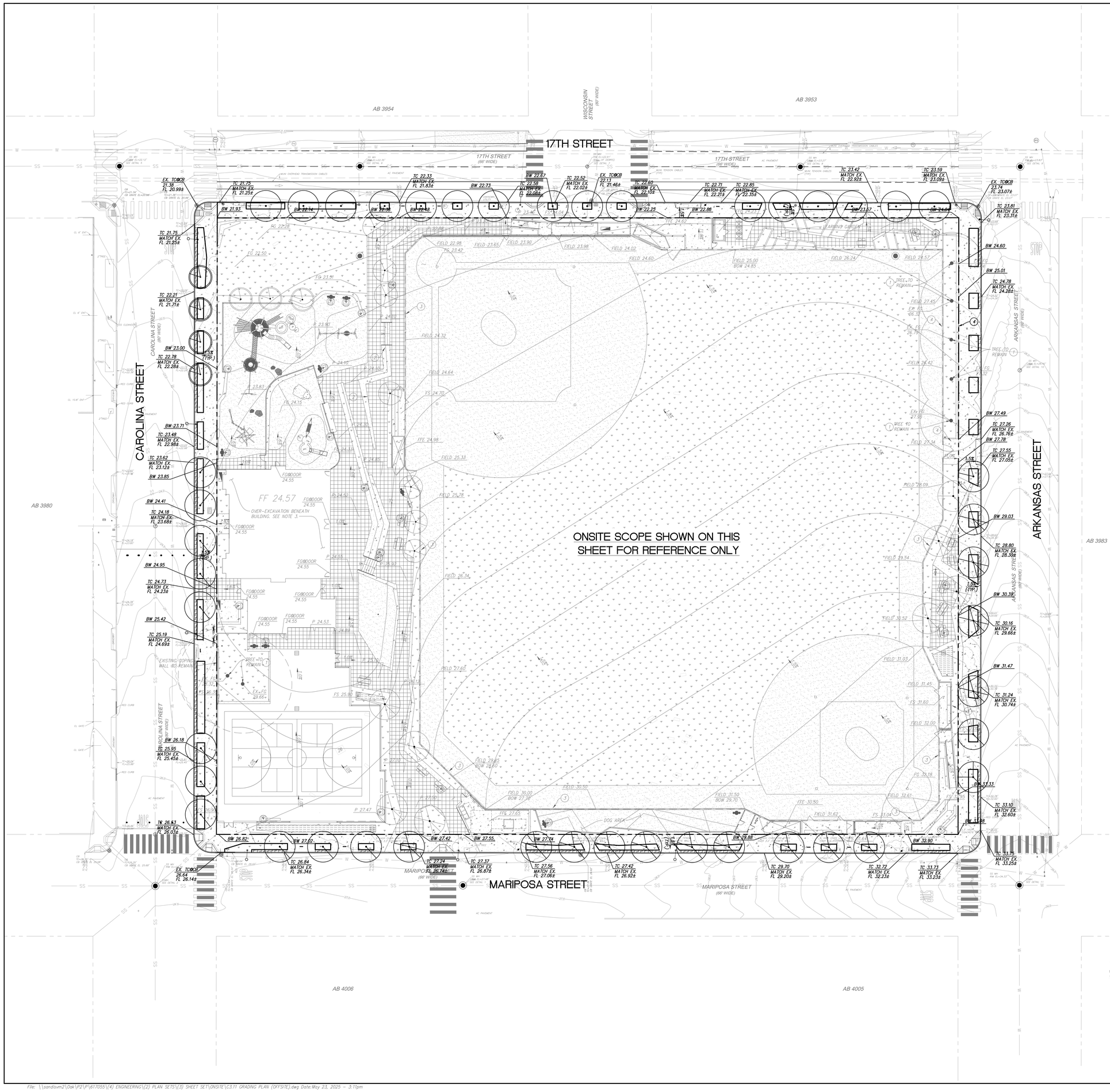
GRADING PLAN (ONSITE)

SHEET NO:

C3.10

File: \\sandisvm2\Oak\P2\P\617055\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\C3.10 GRADING PLAN (ONSITE).dwg Date:May 23, 2025 - 3:43pm



LEGEND

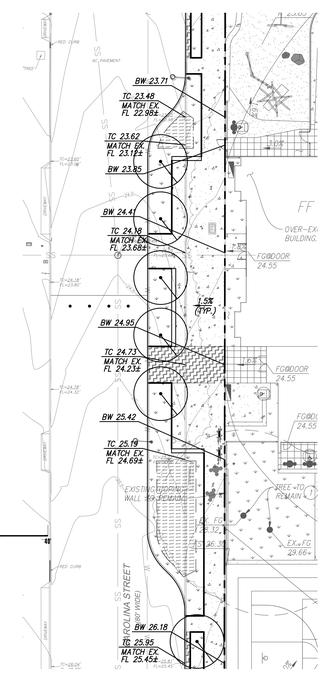
- PROPERTY LINE
- SAWCUT LINE
- DIRECTION OF STEEP SLOPE
- FLOW LINE
- GRADE BREAK
- 194 / 195 — CONTOURS
- PROPOSED PLANTING AREA, SLD
- PLAY AREA SURFACE, SLD
- IMPERVIOUS CONCRETE, SLD
- BIO-RETENTION AREA
- PERVIOUS PAVERS, SLD
- PERMEABLE PAVERS, SLD
- IMPERVIOUS AREA, SLD
- CROSSWALK

GRADING NOTES:

1. EXISTING TREE TO REMAIN. MINIMIZE GRADING WITH DRIPLINE.
2. 18" SEAT WALL, SEE LANDSCAPE PLANS.
3. RETAINING WALL AT FIELD PERIMETER, HEIGHT VARIES.
4. RETAINING WALL TO PRESERVE EXISTING TREES.

GENERAL NOTES

1. GRADING SHOWN IS PRELIMINARY AND IS INTENDED TO REFLECT GENERAL INTENT.
2. THE PERIMETER OF THE PLAYING FIELD WILL INCLUDE A COMBINATION OF SEAT WALLS AND RETAINING WALLS TO MITIGATE THE ELEVATION DIFFERENCE BETWEEN THE FIELD AND SURROUNDINGS. THESE WALLS WILL VARY FROM 18 INCHES TO SIX FEET IN HEIGHT DEPENDING ON LOCATION. REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
3. PER PRELIMINARY GEOTECHNICAL INVESTIGATIONS AND RECOMMENDATIONS PROVIDED BY ROCKRIDGE GEOTECHNICAL THE FOLLOWING WILL BE REQUIRED:
   A. BUILDING PADS SHALL BE OVEREXCAVATED TO A DEPTH OF FOUR FEET OR TO THE BOTTOM OF EXISTING FILLS, WHICH EVER IS LESS. OVEREXCAVATION SHALL EXTEND A MINIMUM OF FIVE FEET BEYOND THE BUILDING PERIMETER.



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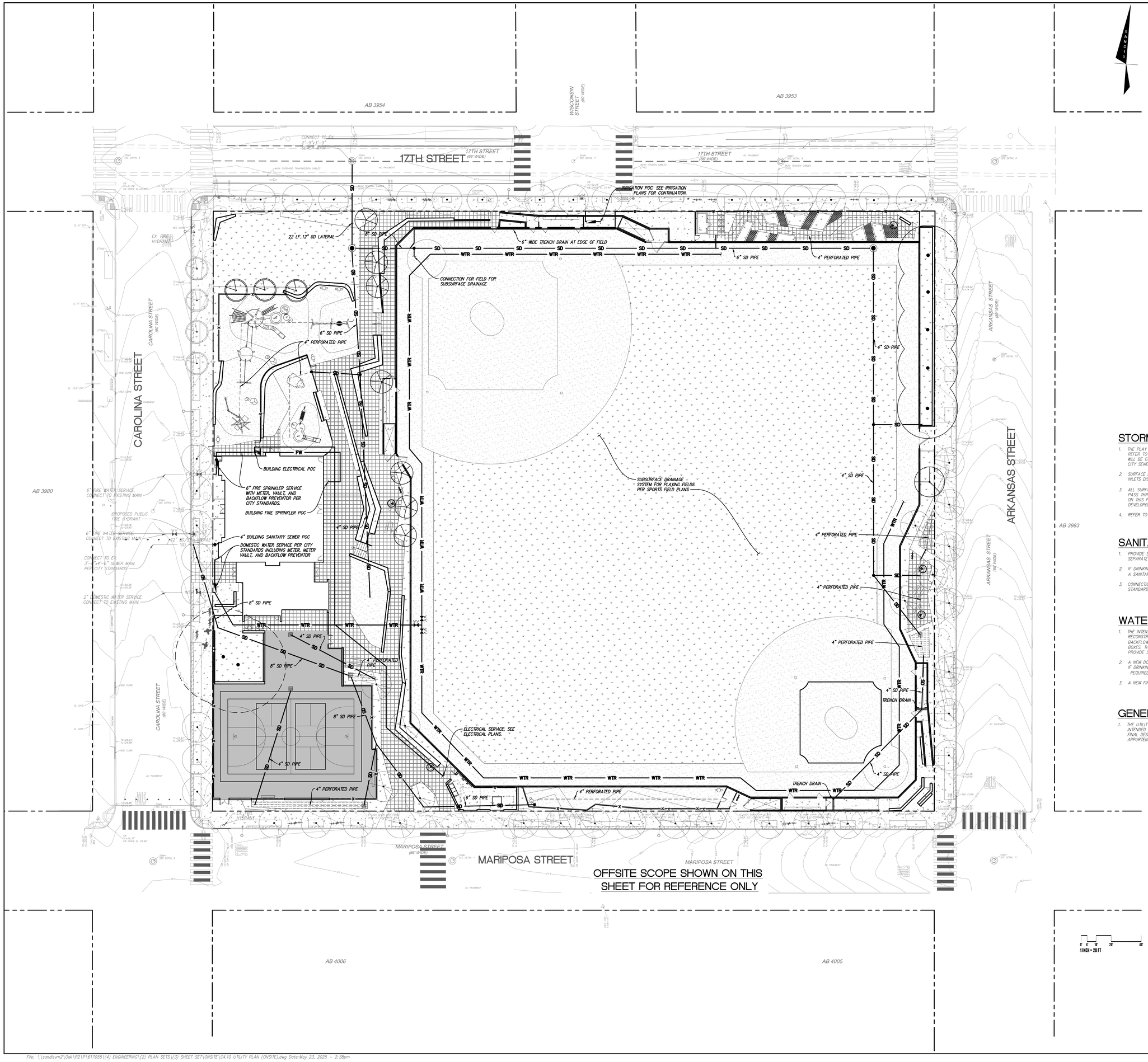
C3.11

File: \\sandisvm2\Oak\P2\P\617055\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\C3.11 GRADING PLAN (OFFSITE).dwg Date:May 23, 2025 - 3:11pm



LEGEND

- PROPERTY LINE
- PROPOSED PLANTING AREA, SLD
- PLAY AREA SURFACE, SLD
- IMPERVIOUS CONCRETE, SLD
- BIO-RETENTION AREA
- PERVIOUS PAVERS, SLD
- PERMEABLE PAVERS, SLD
- IMPERVIOUS AREA, SLD
- CROSSWALK

STORM DRAIN NOTES

1. THE PLAY FIELDS WILL BE UNDERLAIN BY A SUB-SURFACE DRAINAGE SYSTEM, REFER TO PLANS BY VERDE FOR SPECIFICS. THE SUB-SURFACE DRAINAGE SYSTEM WILL BE COLLECTED AT THE NORTHWEST CORNER OF THE FIELD AND ROUTED TO THE CITY SEWER SYSTEM.
2. SURFACE DRAINAGE WILL BE COLLECTED BY A NETWORK OF PIPING AND DRAINAGE INLETS DISTRIBUTED ACROSS THE SITE.
3. ALL SURFACE RUN OFF FROM PLANTED/LANDSCAPED AREAS WILL BE REQUIRED TO PASS THROUGH A SAND TRAP PER CITY STANDARDS. SAND TRAPS ARE NOT SHOWN ON THIS PLAN AND WILL BE PLACED ONCE THE PIPING NETWORK IS FURTHER DEVELOPED. IT IS ASSUMED 4 TO 5 SAND TRAPS WILL BE REQUIRED.
4. REFER TO STORM WATER MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.

SANITARY SEWER NOTES

1. PROVIDE SANITARY SEWER LATERALS FOR THE PROPOSED BUILDINGS INCLUDING SEPARATE BRANCH FOR POSSIBLE GREASE INTERCEPTOR.
2. IF DRINKING FOUNTAINS ARE PROVIDED AT THE SOFTBALL FIELD THEY MAY REQUIRE A SANITARY SEWER SERVICE (NOT CURRENTLY SHOWN ON PLANS).
3. CONNECTIONS SHALL BE MADE TO THE CITY SYSTEM IN ACCORDANCE WITH CITY STANDARDS.

WATER SYSTEM NOTES

1. THE INTENT IS TO RE-USE THE EXISTING IRRIGATION SERVICE FOR THE RECONSTRUCTED PARK. THIS WILL LIKELY REQUIRE THE RELOCATION OF THE BACKFLOW PREVENTOR AND REPAIR OF ANY DAMAGE TO EXISTING VALVE/METER BOXES. THE REUSE OF THE SERVICE IS CONTINGENT ON VERIFICATION THAT IT CAN PROVIDE SUFFICIENT FLOW FOR THE PROPOSED IRRIGATION SYSTEM.
2. A NEW DOMESTIC WATER SERVICE WILL BE PROVIDED FOR THE PROPOSED BUILDINGS. IF DRINKING FOUNTAINS ARE PROVIDED AT THE FIELD BRANCH LINES WILL BE REQUIRED TO SUPPLY THEM (NOT CURRENTLY SHOWN ON PLANS).
3. A NEW FIRE SPRINKLER SERVICE WILL BE PROVIDED FOR THE PROPOSED BUILDING.

GENERAL NOTES

1. THE UTILITY DESIGN SHOWN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CONVEY THE GENERAL INTENT OF THE SYSTEM. THE FINAL DESIGN WILL INCLUDE ADDITIONAL PIPING, STRUCTURES, AND APPURTENANCES BEYOND WHAT IS SHOWN ON THIS PLAN.

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SUB-CONSULTANT:

SANDIS
BUILD ON. SANDIS.NET

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	T.G., T.K.	S.C.

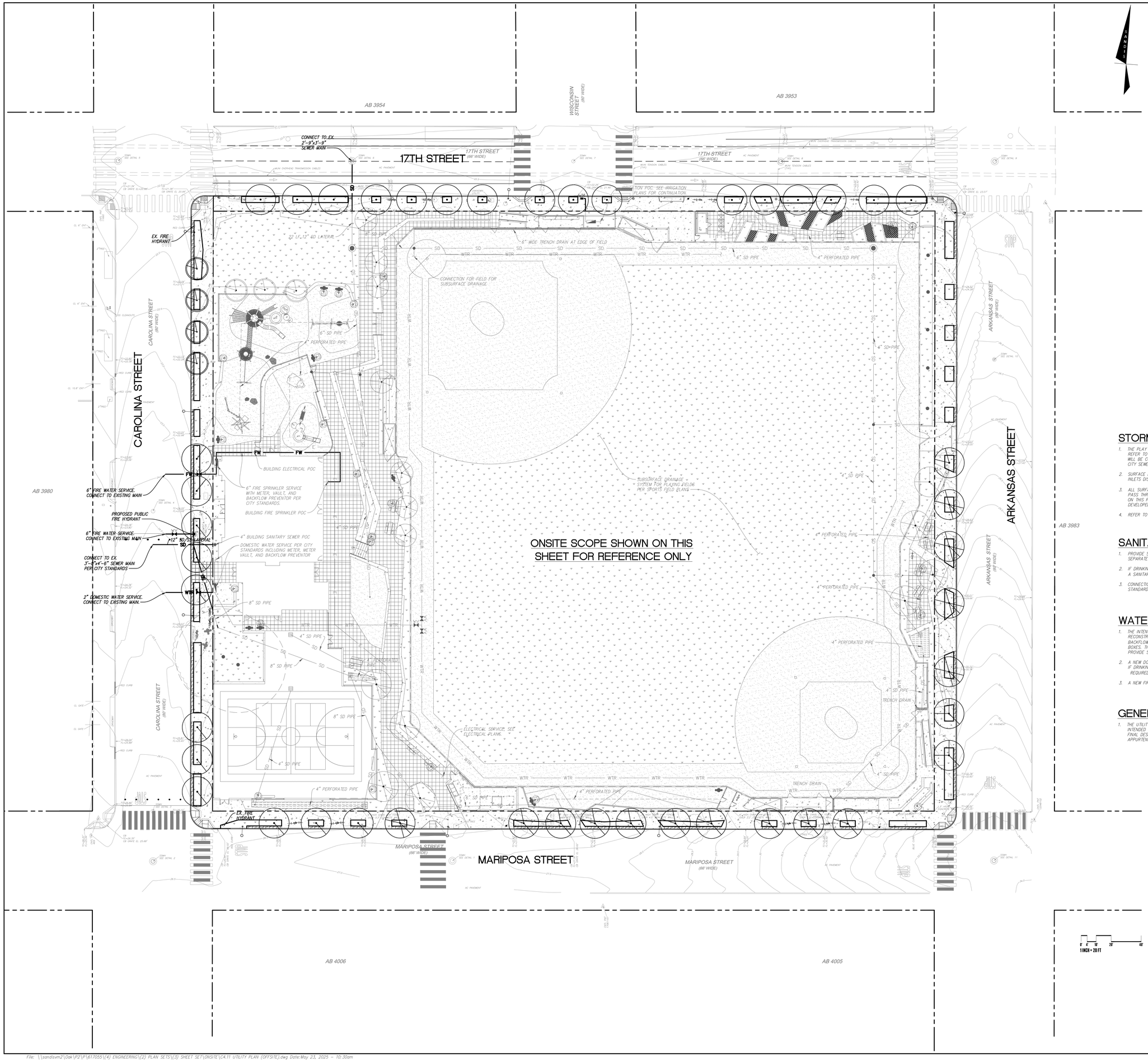
DRAWING TITLE:

UTILITY PLAN (ONSITE)

SHEET NO:

C4.10

File: \\sandisvm2\Oak\P2\P\617055\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\C4.10 UTILITY PLAN (ONSITE).dwg Date:May 23, 2025 - 2:38pm



LEGEND

- PROPERTY LINE
- PROPOSED PLANTING AREA, SLD
- PLAY AREA SURFACE, SLD
- IMPERVIOUS CONCRETE, SLD
- BIO-RETENTION AREA
- PERVIOUS PAVERS, SLD
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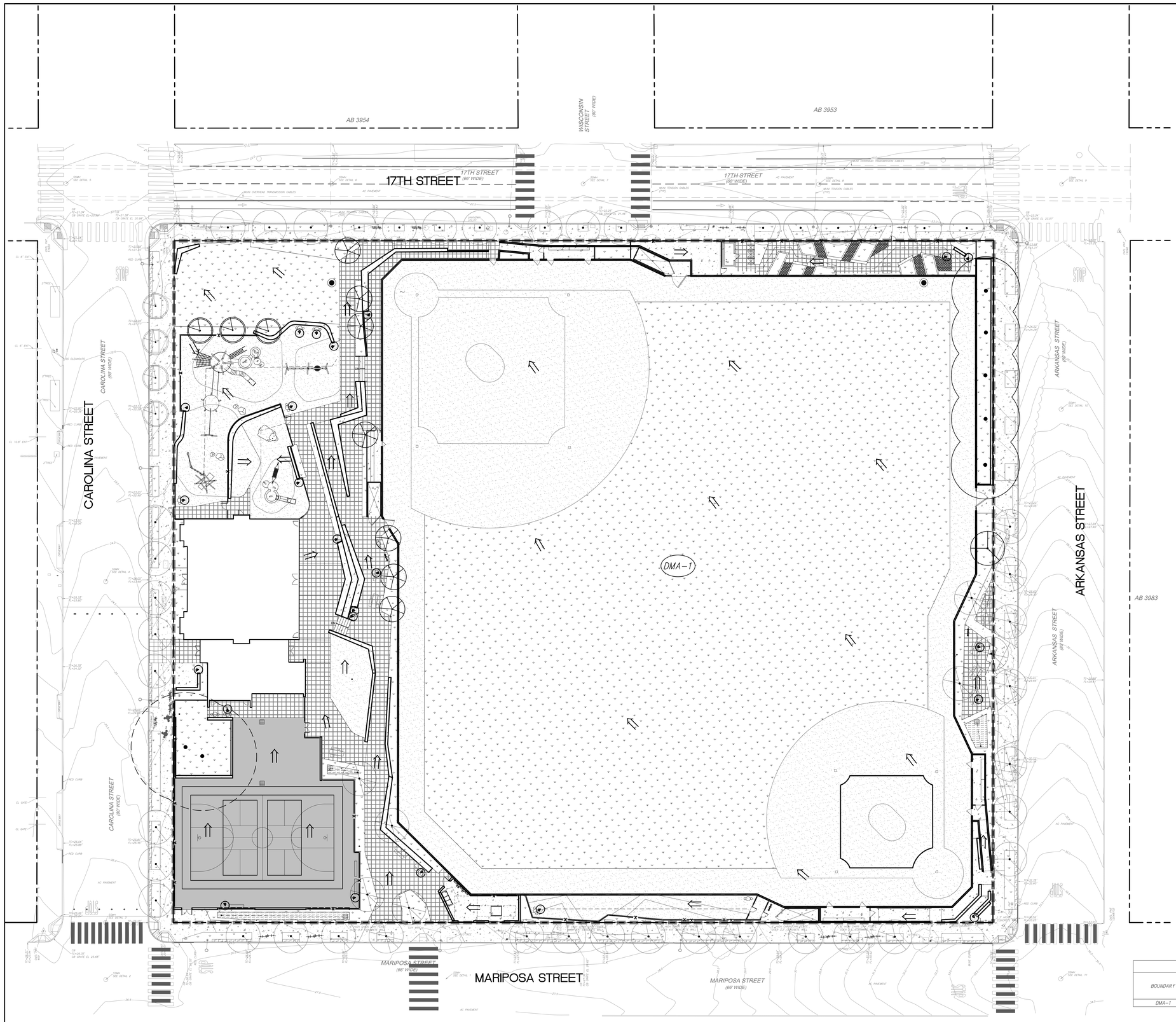
DRAWING TITLE:

UTILITY PLAN (OFFSITE)

SHEET NO:

C4.11



STORMWATER MANAGEMENT PLAN LEGEND

- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION
- PROPERTY LINE
- PROPOSED PLANTING AREA, SLD
- PLAY AREA SURFACE, SLD
- IMPERVIOUS CONCRETE, SLD
- BIO-RETENTION AREA
- PERMEABLE PAVERS, SLD
- IMPERVIOUS AREA, SLD

STORMWATER MANAGEMENT NOTES:

THE PROPOSED SITE IMPROVEMENTS RESULT IN A RELATIVELY SMALL INCREASE IN THE IMPERVIOUS SURFACING OF THE SITE. FOR THIS REASON MOST OF THE SITE WILL NOT BE ROUTED TO A SPECIFIC BMP. A SMALL PORTION OF THE SITE WILL BE DIRECTED TO FLOW THROUGH PLANTERS TO OFF-SET THE IMPACT OF THE INCREASE IN IMPERVIOUS SURFACING. THE SITE IS SUMMARIZED AS FOLLOWS:

DMA-1
APPROXIMATELY HALF OF THE PROPOSED ROOF AREA WILL BE DIRECTED TO FLOW THROUGH PLANTERS. THE PLANTERS WILL MITIGATE THE INCREASE IN IMPERVIOUS AREA FOR THE WHOLE PROJECT SITE. A MIXTURE OF IMPERVIOUS AND PERVIOUS AREAS WHICH WILL DRAIN VIA SURFACE AND SUBSURFACE COLLECTION SYSTEMS TO THE CITY'S COMBINED SEWER SYSTEM.

DMA SUMMARY TABLE

BOUNDARY	CONVENTIONAL SURFACES (SF)					TOTAL (SF)
	ROOF	HARDSCAPE	LANDSCAPE	BIORETENTION	PERMEABLE PAVEMENT	
DMA-1	8,284	20,293	147,435	589	15,410	192,011

WATERSHED CONDITIONS TABLE

BOUNDARY	CONVENTIONAL SURFACES (SF)					TOTAL (SF)
	ROOF	HARDSCAPE	LANDSCAPE	BIORETENTION	PERMEABLE PAVEMENT	
EXISTING WATERSHED	4,987	28,195	158,829	0	0	192,011
PROPOSED WATERSHED	8,284	20,293	147,435	589	15,410	192,011

1 INCH = 20 FT

CALCULATION SUMMARY TABLE

	BOUNDARY	EXISTING CONDITION	PROPOSED CONDITION	% REDUCTION FROM EXISTING CONDITION	TARGET % REDUCTION
2-YR, 24-HR STORM	PEAK FLOW (CFS)	3.459	2.667	23%	0%
	VOLUME (CF)	22,340	19,968	11%	0%

EXISTING SITE IS LESS THAN 50% IMPERVIOUS, THEREFORE THE GOAL IS TO MATCH THE PRE-DEVELOPMENT FLOW-RATE AND VOLUME.

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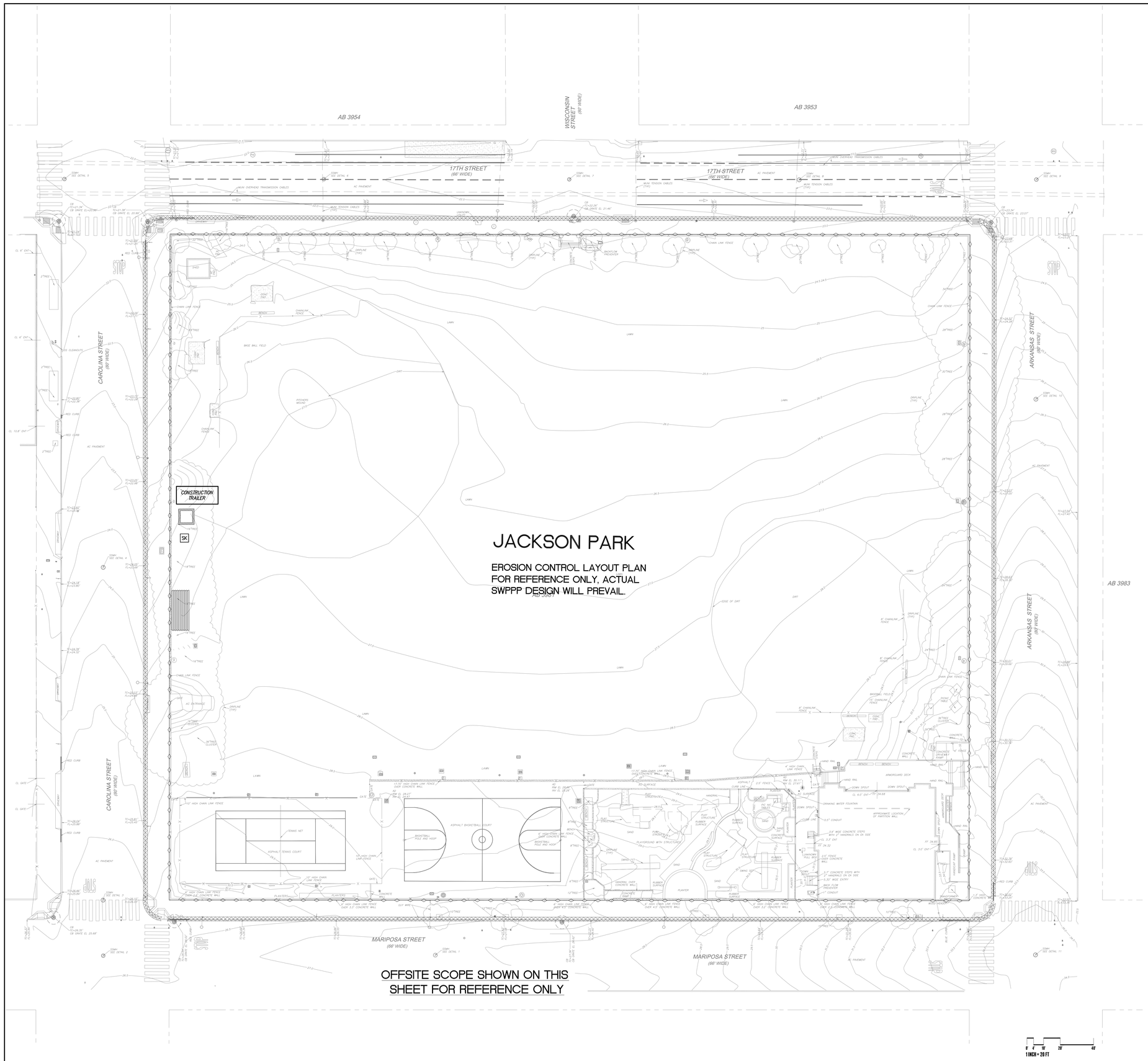
DRAWING TITLE:

STORMWATER MANAGMENT PLAN (ONSITE)

SHEET NO:

C5.10



LEGEND

- STABILIZED EXIT (XX / XXXX)
- CONCRETE WASHOUT
- SK — SPILL KIT
- PORTABLE RESTROOM
- CONSTRUCTION TRAILER — CONSTRUCTION TRAILER
- PATH OF SURFACE DRAINAGE
- FIBER ROLL (XX / XXXX)
- SILT FENCE (XX / XXXX)
- INLET PROTECTION (XX / XXXX)
- APPROXIMATE AREA OF CONSTRUCTION DISTURBANCE

WATER POLLUTION CONTROL NOTES:

A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

I. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE QSP.

J. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE, ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.

K. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.

L. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

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50% DESIGN DEVELOPMENT

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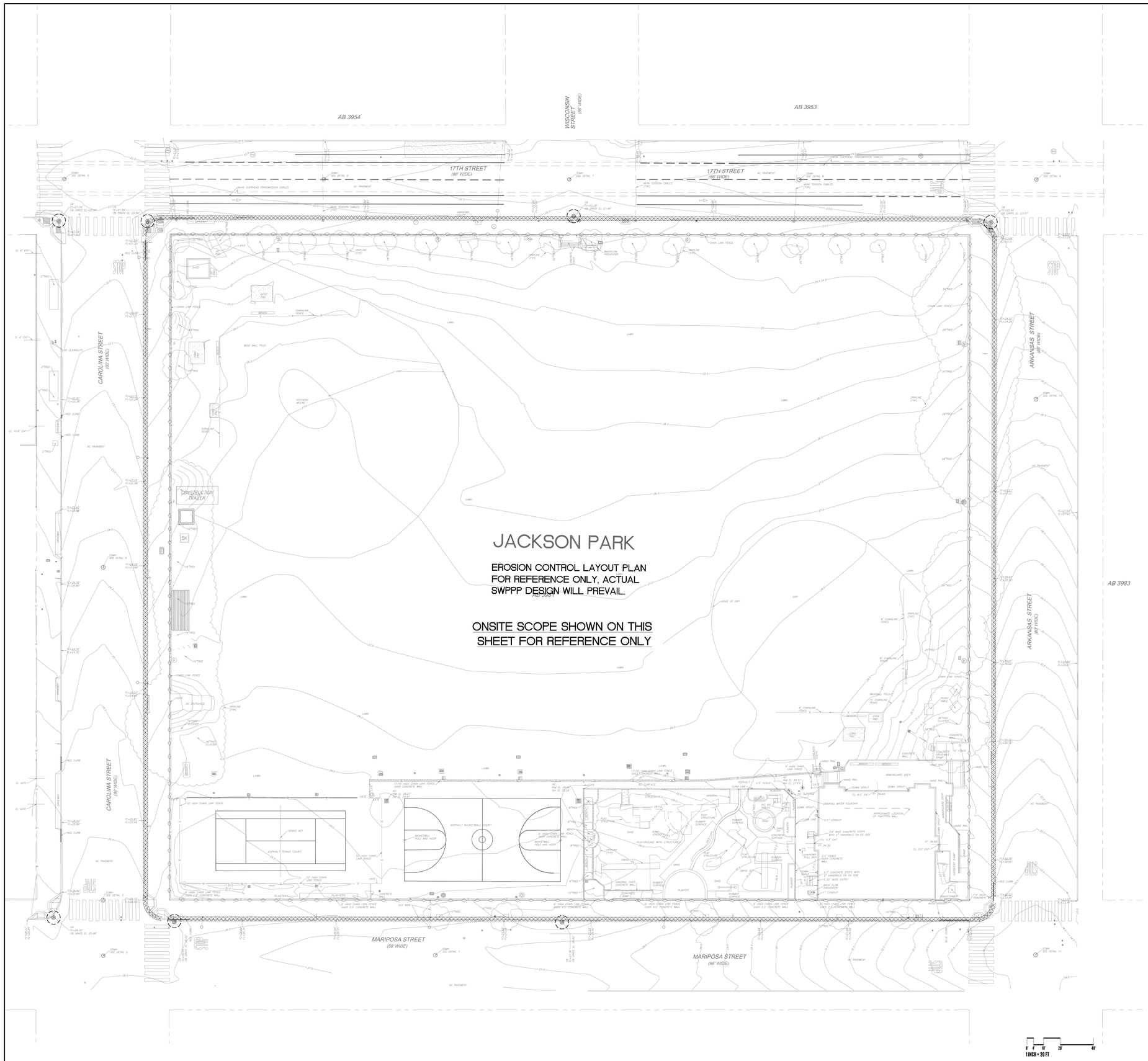
05.23.25	14-003	T.G., T.K.	S.C.

DRAWING TITLE:

EROSION CONTROL PLAN (ONSITE)

SHEET NO:

C8.10



LEGEND

- STABILIZED EXIT (XX / XXXX)
- CONCRETE WASHOUT
- SPILL KIT
- PORTABLE RESTROOM
- CONSTRUCTION TRAILER
- PATH OF SURFACE DRAINAGE
- FIBER ROLL (XX / XXXX)
- SILT FENCE (XX / XXXX)
- INLET PROTECTION (XX / XXXX)
- APPROXIMATE AREA OF CONSTRUCTION DISTURBANCE

WATER POLLUTION CONTROL NOTES:

A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.

B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.

C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.

D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.

E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.

F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.

G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.

H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.

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L. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

0' 4' 10' 20' 40'
1 INCH = 20 FT

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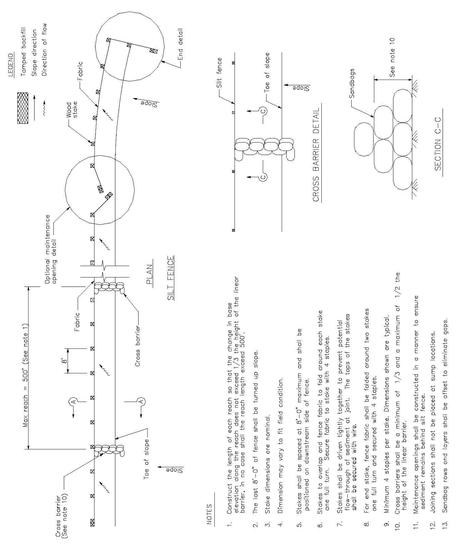
DRAWING TITLE:

EROSION CONTROL PLAN (OFFSITE)

SHEET NO:

C8.11

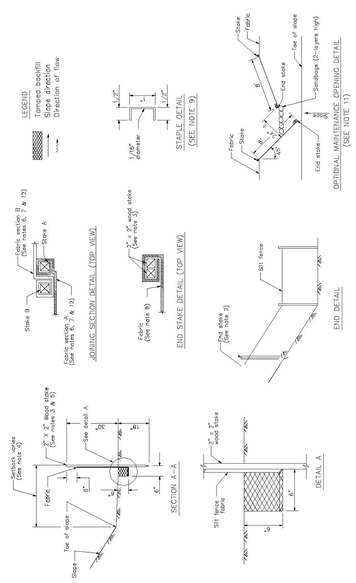
Silt Fence SE-1



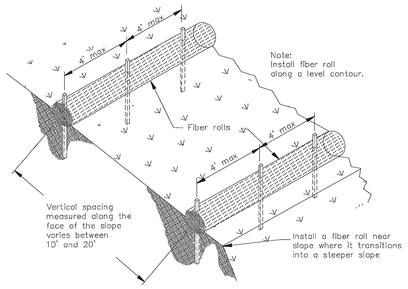
NOTES

1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 10 feet. Place the cross barrier, in no case shall the reach length exceed 500'.
2. The last 8'–0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'–0" maximum and shall be installed at an angle of 30° to the fence.
6. Stakes to overlap and fence fabric to field ground each stake are full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential failure through a weakened joint. The tops of the stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around two stakes and secured with three staples.
9. Minimum 4 staples per stake. Dimensions shown are typical.
10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the adjacent fence.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall be lapped 6" and stapled.
13. Sandbag cross end layers shall be offset to eliminate gaps.

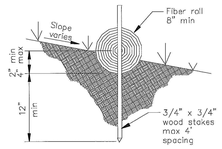
SE-1 Silt Fence



Fiber Rolls SE-5

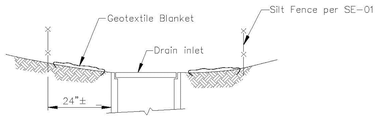


TYPICAL FIBER ROLL INSTALLATION
N.T.S.

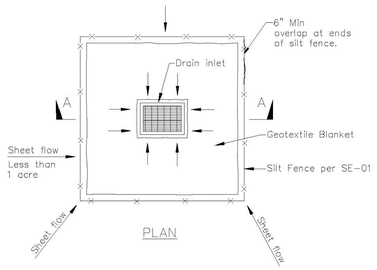


ENTRENCHMENT DETAIL
N.T.S.

SE-10 Storm Drain Inlet Protection



SECTION A–A



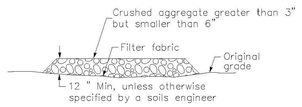
PLAN

DI PROTECTION TYPE 1
NOT TO SCALE

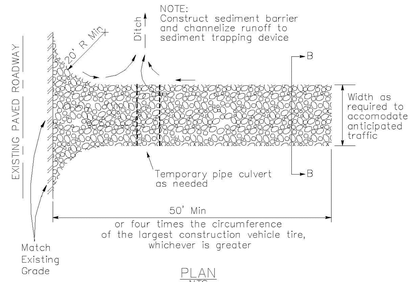
NOTES:

1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

Stabilized Construction Entrance/Exit TC-1



SECTION B–B
NTS



PLAN
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SUB-CONSULTANT:
SANDIS
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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

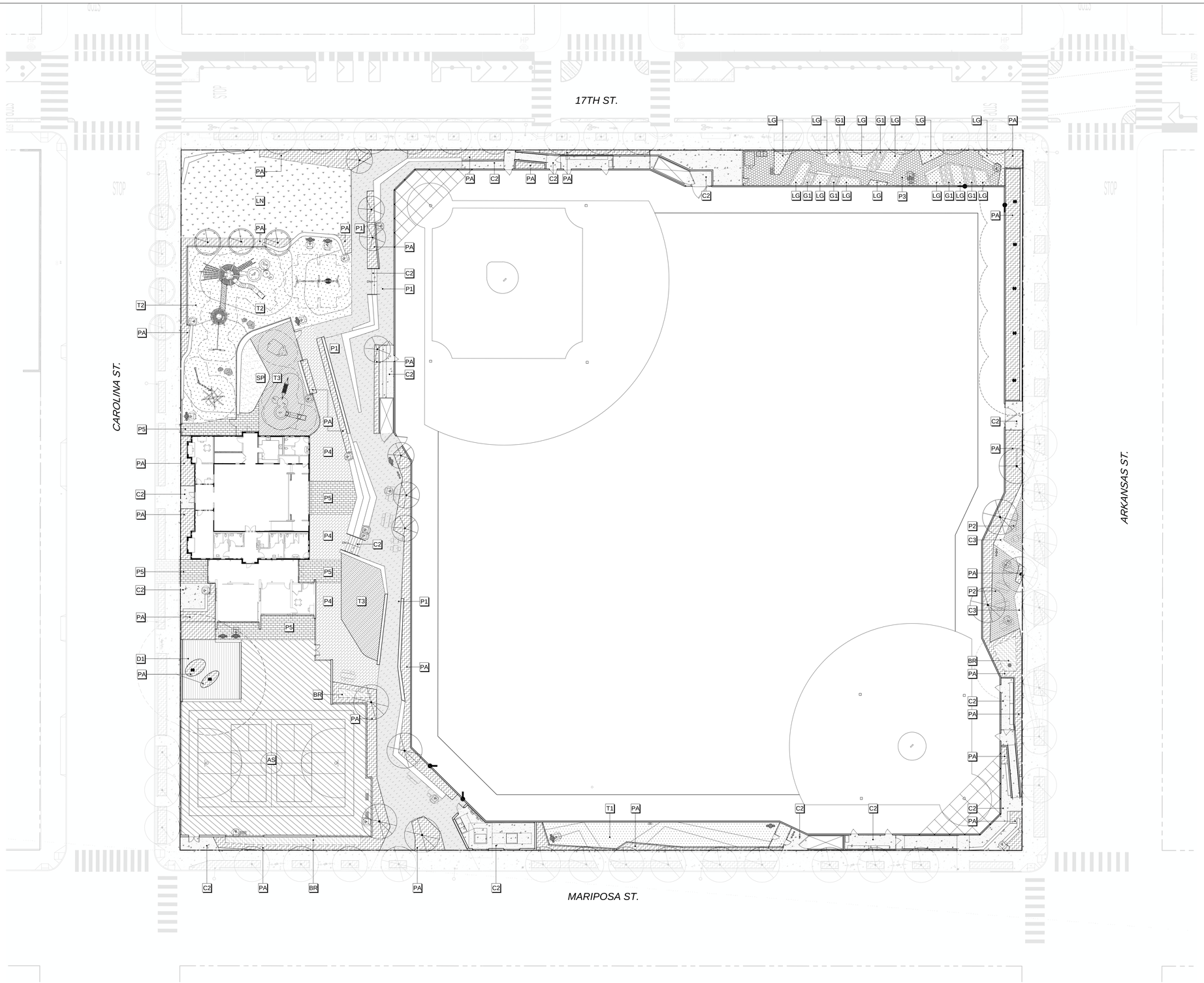
DATE	NO.	DRAWN	CHD
05.23.25	14-003	T.G., T.K.	S.C.

DRAWING TITLE:

EROSION CONTROL DETAILS

SHEET NO:

C8.12



1 MATERIALS PLAN - PARK

0 10 20 40'

NORTH

PAVING & SURFACING CONT.

KEY	SYMBOL	DESCRIPTION	DETAIL
G1		GRAVEL W/ CONC CURB HEADER MFR: AMERICAN SOIL & STONE TYPE: 3/8" BASALT	
D1		WOOD DECKING OVER ALUMINUM FRAMING **DECKING:** KEBONY, 5/4" X 6" CLEAR KEBONY DECK BOARDS **FRAMING MFR/MODEL:** CORTEN STUDIO 'TERRASMART'	

PAVING & SURFACING CONT.

KEY	SYMBOL	DESCRIPTION	DETAIL
SP		SAND PLAY AREA W/ CONC CURB HEADER **MFR/ MODEL:** SAFE SAND 'NATURAL BEACH SAFE SAND' (SILICA-, LEAD- & ASBESTOS-FREE) **SAND DEPTH:** 18" DEPTH	TBD
AS		ASPHALTIC CONCRETE SPORTS COURT SURFACING **MFR:** CALIFORNIA SPORTS SURFACES **MODEL:** PLEXIPAVE COOLTOP **COLOR:** TBD, FROM COOL TOP COLOR COLLECTION **STRIPING:** TBD	4|L7.01
WC		WUNDERCOVER **MFR:** WUNDERCOVER **MODEL:** MANHOLE COVER **SIZE:** 24"' W X 24"' L X 10CM D **FINISH:** GALVANIZED STEEL, **FILL:** PAVERS TO MATCH ADJ. PAVING FIELD"	6|L7.01

MATERIALS PLAN LEGEND

ADMINISTRATIVE

KEY	SYMBOL	DESCRIPTION	DETAIL
1		PROPERTY LINE	

PLANTING

KEY	SYMBOL	DESCRIPTION	DETAIL
PA		PLANTING AREA **MULCH:** BLACK MINI CHIP RECYCLED MULCH, 3" DEPTH SEE PLANTING PLAN & SCHEDULE FOR SPECIES, SIZE & LOCATION	3|L6.01
BR		BIORETENTION AREA **MULCH:** 3/8" BASALT GRAVEL MULCH, 3" DEPTH **SOIL:** BIOFILTRATION SOIL, STD. SFPUC PONDING DEPTH & DRAINAGE SEE PLANTING PLAN & SCHEDULE FOR SPECIES, SIZE & LOCATION	
LG		LEARNING GARDEN AREA **MULCH:** N/A **SOIL:** ORGANIC SOIL 'AMERICAN HERO' BLEND, SUITABLE FOR AGRICULTURAL USE SEE PLANTING PLAN & SCHEDULE FOR SPECIES, SIZE & LOCATION	
LN		NATURAL GRASS LAWN **MFR/ SPEC:** DELTA BLUEGRASS 'BLUE RYE BLEND' SOD, 2" TALL SEE PLANTING PLAN & SCHEDULE FOR SPECIES, SIZE & LOCATION	4|L6.01

PAVING & SURFACING

KEY	SYMBOL	DESCRIPTION	DETAIL
C1		CITY STD. CONC. PAVING (OFFSITE) **COLOR:** NATURAL **FINISH:** TOPCAST 5 SURFACE RETARDANT	S.C.D.
C2		NATURAL COLOR CONC. PAVING (ONSITE) **COLOR:** NATURAL **FINISH:** TOPCAST 5 SURFACE RETARDANT	1|L7.01
C3		INTEGRAL COLOR CONC. PAVING (ONSITE) **COLOR:** 'PALOMINO 5447' / DAVIS COLORS **FINISH:** TOPCAST 5 SURFACE RETARDANT	1|L7.01
P1		PEDESTRIAN CONC. UNIT PAVERS TYPE #1 (PERVIOUS) **MFR/ MODEL:** ORCO 'CHEVRON' **SIZE:** 3.94" X 17.75" X 80MM **COLOR:** TBD **FINISH:** SHOT BLAST, MICRO-CHAMFER **JOINTS:** INTEGRAL JOINT SPACERS, FILL W/ ORCO 'OBP PERMEABLE JOINT CHIPS' **PATTERN:** STACKED BOND	3|L7.01
P2		PEDESTRIAN CONC. UNIT PAVERS TYPE #2 (PERVIOUS) **MFR/ MODEL:** ORCO 'DIAMANTE' **SIZE:** 5.57" X 13.20" DIAMOND X 60MM **COLOR:** TBD **FINISH:** SHOT BLAST, BEVELED EDGE **JOINTS:** 5/8" JOINT SPACERS, FILL W/ ORCO 'OBP PERMEABLE JOINT CHIPS' **PATTERN**: RUNNER	3|L7.01
P3		PEDESTRIAN CONC. UNIT PAVERS @ LEARNING GARDEN TYPE #3 (PERVIOUS) **MFR/ MODEL:** ORCO 'ECO HEX' **SIZE:** 9.06" DIA. X 80MM **COLORS:** TBD **FINISH:** BURNISH/ SHOT BLAST, MICRO-CHAMFER **JOINTS:** INTEGRAL JOINT SPACERS, FILL WITH ORCO 'OBP PERMEABLE JOINT CHIPS' **PATTERN:** STD HEXAGON	3|L7.01
P4		PEDESTRIAN CONC. UNIT PAVERS TYPE #4 (PERVIOUS) - LINEAR MIX #1 **MFR/ MODEL:** ORCO 4X24 **SIZE:** 3.94" X 23.62" X 80MM **COLOR:** TBD **FINISH:** SHOT BLAST, MICRO-CHAMFER **JOINTS:** INTEGRAL JOINT SPACERS, FILL W/ ORCO 'OBP PERMEABLE JOINT CHIPS' PATTERN: STAGGERED RUNNING BOND	3|L7.01
P5		PEDESTRIAN CONC. UNIT PAVERS TYPE #5 (PERVIOUS) - LINEAR MIX #2 **MFR/MODEL: ORCO 4X24** **SIZE:** 3.94" X 23.62" X 80MM **COLOR:** TBD **FINISH:** SHOT BLAST, MICRO-CHAMFER **JOINTS:** INTEGRAL JOINT SPACERS, FILL W/ ORCO 'OBP PERMEABLE JOINT CHIPS' **PATTERN:** STAGGERED RUNNING BOND	3|L7.01
P6		UNIT PAVERS @ COURTESY STRIP **MFR/MODEL:** ACKERSTONE 3X18 **SIZE:** 2-7/8" X 17-3/4" X 100MM **COLOR:** TBD **FINISH:** SMOOTH, MICRO-CHAMFER **JOINTS:** INTEGRAL JOINT SPACERS, FILL W/ ORCO 'OBP APEX POLYMERIC JOINT SAND' **PATTERN:** SOLDIER COURSE	5|L7.01
T1		SYNTHETIC TURF @ DOG AREA **MFR/ MODEL:** XGRASS 'FLEX PET' **COLOR:** SUMMER BLEND WITH TAN THATCH **PILE HEIGHT:** 7/8" URETHANE BACKING	8|L7.01
T2		SYNTHETIC TURF SAFETY SURFACING, TYPE #1 **MFR/ MODEL:** XGRASS 'XGRASS ULTRA NATURAL' **COLOR:** SUMMER BLEND WITH TAN THATCH **PILE HEIGHT:** 1.75" URETHANE BACKING **FALL ATTENUATION:** SAFETYCEL **INFILL:** ENVIROFILL WITH MICROBAN	10|L7.01
T3		SYNTHETIC TURF SAFETY SURFACING, TYPE #2 **MFR/ MODEL:** XGRASS 'XGRASS ULTRA NATURAL' **COLOR:** FIELD GREEN WITH GREEN THATCH **PILE HEIGHT:** 1.75" URETHANE BACKING **FALL ATTENUATION:** SAFETYCEL, THICKNESS PER PLAY MFR **INFILL:** ENVIROFILL WITH MICROBAN	10|L7.01

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LICENSED LANDSCAPE ARCHITECT
LEONO FLETCHER
LICENSE NO. 5017
STAMP
FLETCHER STUDIO
368 PINE SUITE
SF, CA 94104
05.23.2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

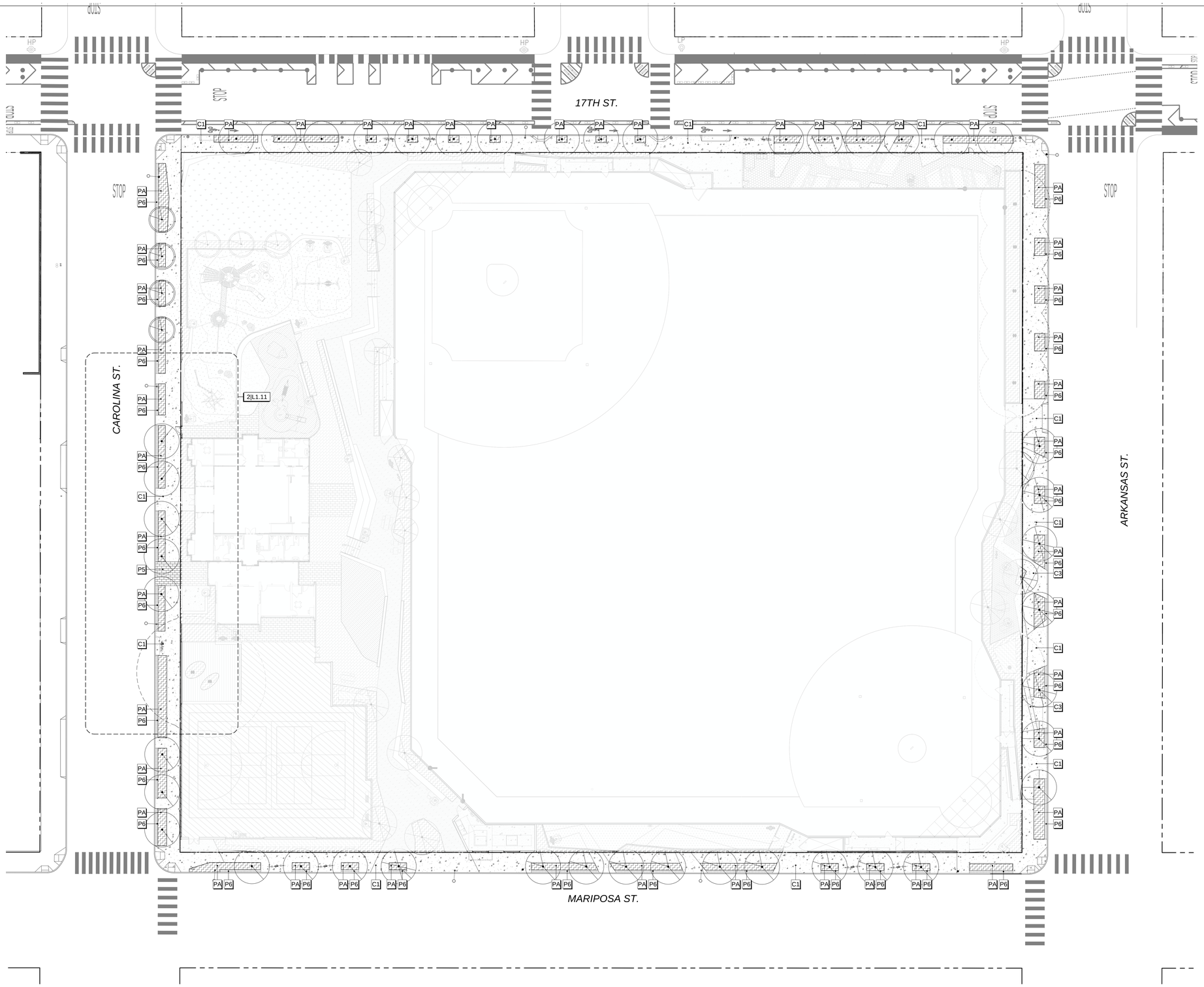
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

MATERIAL PLAN & LEGEND (ONSITE)

SHEET NO:

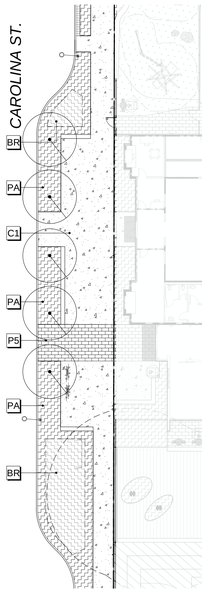
L1.10



1 OFFSITE MATERIAL PLAN

0 10 20 40'

NORTH



2 ADD-ALT 1 MATERIAL PLAN

0 10 20 40'

NORTH

MATERIALS PLAN LEGEND

ADMINISTRATIVE

KEY	SYMBOL	DESCRIPTION	DETAIL
1		PROPERTY LINE	

PLANTING

KEY	SYMBOL	DESCRIPTION	DETAIL
PA		PLANTING AREA **MULCH:** BLACK MINI CHIP RECYCLED MULCH, 3" DEPTH SEE PLANTING PLAN & SCHEDULE FOR SPECIES, SIZE & LOCATION	3|L6.01
BR		BIORETENTION AREA **MULCH:** 3/8" BASALT GRAVEL MULCH, 3" DEPTH **SOIL:** BIOFILTRATION SOIL, STD. SFPUC PONDING DEPTH & DRAINAGE SEE PLANTING PLAN & SCHEDULE FOR SPECIES, SIZE & LOCATION	

PAVING & SURFACING

KEY	SYMBOL	DESCRIPTION	DETAIL
C1		CITY STD. CONC. PAVING (OFFSITE) **COLOR:** NATURAL **FINISH:** TOPCAST 5 SURFACE RETARDANT	S.C.D.
C3		INTEGRAL COLOR CONC. PAVING (ONSITE) **COLOR:** 'PALOMINO 5447' / DAVIS COLORS **FINISH:** TOPCAST 5 SURFACE RETARDANT	1|L7.01
P5		PEDESTRIAN CONC. UNIT PAVERS TYPE #5 (PERVIOUS) - LINEAR MIX #2 **MFR/MODEL: ORCO 4X24** **SIZE:** 3.94" X 23.62" X 80MM **COLOR:** TBD **FINISH:** SHOT BLAST, MICRO-CHAMFER **JOINTS:** INTEGRAL JOINT SPACERS, FILL W/ ORCO 'OBP PERMEABLE JOINT CHIPS' **PATTERN:** STAGGERED RUNNING BOND	3|L7.01
P6		UNIT PAVERS @ COURTESY STRIP **MFR/MODEL:** ACKERSTONE 3X18 **SIZE:** 2-7/8" X 17-3/4" X 100MM **COLOR:** TBD **FINISH:** SMOOTH, MICRO-CHAMFER **JOINTS:** INTEGRAL JOINT SPACERS, FILL W/ ORCO 'OBP APEX POLYMERIC JOINT SAND' **PATTERN:** SOLDIER COURSE	5|L7.01

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
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LICENSED LANDSCAPE ARCHITECT
CHRIS FLETCHER
LICENSE NO. 5277
SIGNATURE
12/31/2026
RENEWAL DATE
05/23/2025
DATE OF SIGNATURE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

MATERIAL PLAN & LEGEND (OFFSITE)

SHEET NO:

L1.11

1 ONSITE WALL MATERIALS PLAN

WALL LEGEND

WALLS & CURBS

KEY	SYMBOL	DESCRIPTION	DETAIL
W1		CONC. SITE WALL @ PLAY AREA **HEIGHT:** 18" **WIDTH:** VARIES, 18" TO 38" **FINISH:** SURFACE RETARDANT EQ. TO MEDIUM SANDBLAST WITH ANTI-GRAFFITI COATING **COLOR:** INTEGRAL COLOR TBD	
W2		CONC. SITE WALL @ ADDITION & OLIVE TREE **HEIGHT:** 18" **WIDTH:** 18" **FINISH:** BOARD-FORMED W/ ANTI-GRAFFITI COATING (SIM. TO ADDITION FACADE) **COLOR:** INTEGRAL COLOR TBD	1|L7.02
W3		CONC. SITE WALL @ MEADOW **HEIGHT:** 18"" **WIDTH:** 18"" TO 45"" **FINISH:** SURFACE RETARDANT EQ. TO MEDIUM SANDBLAST WITH ANTI-GRAFFITI COATING **COLOR:** INTEGRAL COLOR TBD	1|L7.02
W4		LOW CONC. RET. WALL @ FIELD PERIMETER **HEIGHT:** VARIES, 1'-6" TO 5'-5" **WIDTH:** 16" **FINISH:** SURFACE RETARDANT EQ. TO MEDIUM SANDBLAST W/ ANTI-GRAFFITI COATING **COLOR:** INTEGRAL COLOR TBD	
W5		CONC. CHEEK WALLS @ SLOPED FIELD ACCESS **HEIGHT:** VARIES, XXX **WIDTH:** 8"" **FINISH:** SURFACE RETARDANT EQ. TO MEDIUM SANDBLAST W/ ANTI-GRAFFITI COATING **COLOR:** INTEGRAL COLOR TBD	
W6		RIBBON WALL TYPE 1 (RETAINING) **MATERIAL:** PIP CONCRETE WITH TILE VENEER **TILE:** TBD **HEIGHT:** VARIES, 6" TO 24" **WIDTH:** VARIES, 18" TO 24" **FINISH:** SURFACE RETARDANT EQ. TO MEDIUM SANDBLASH WITH ANTI-GRAFFITI COATING	SIM. 1|L7.02
W7		RIBBON WALL TYPE 2 (RETAINING WITH SEAT TOP) **MATERIAL:** PIP CONCRETE WITH TILE VENEER & WOOD SEAT TOPS **TILE:** TBD **WOOD:** KEBONY, SIZE TBD **HEIGHT:** VARIES, 6" TO 24" **WIDTH:** VARIES, 18" TO 48" **FINISH:** SURFACE RETARDANT EQ. TO MEDIUM SANDBLASH WITH ANTI-GRAFFITI COATING	2|L7.02
W8		EXISTING COPING WALL TO REMAIN	
W9		WOODEN RETAINING WALLS AT LEARNING GARDEN **MATERIAL:** 6X6 REDWOOD BEAM **HEIGHT:** 24"" **WIDTH:** VARIES, (1) BOARD WIDTH TO (2) BOARD WITDHS, SEE MATERAILS PLAN	4|L7.02
W10		COMMUNITY CHALK BOARD/ BULLETIN BOARD (@ TRANSFORMER ENCLOSURE) **MATERIAL:** TBD **HEIGHT:** 8'-0"" **WIDTH:** 12"" **FINISH:** TBD	
W11		FREESTANDING CONC WALL **HEIGHT:** 8'-0" **WIDTH:** 12" **FINISH:** BOARD-FORMED ON EXTERIOR FACE (TO MATCH ARCH. FINISH), SMOOTH SURFACE ON INTERIOR FACE (FACING INTO COURT) **COLOR:** INTEGRAL, TO MATCH ARCH. FINISH	3|L7.02
W12		RETAINING CONC WALL/ GRADE BEAM @ EXISTING OLIVE TREES **HEIGHT:** 18" **WIDTH:** 12" **FINISH:** BOARD-FORMED ON EXTERIOR FACE (TO MATCH ARCH. FINISH), SMOOTH SURFACE ON INTERIOR FACE (FACING INTO COURT) **COLOR:** INTEGRAL, TO MATCH ARCH. FINISH	SIM. 1|L7.02
W13		MOW BAND / GRADE BEAM @ EXISTING SYCAMORE TREES **HEIGHT:** VARIES, 18" TO 24" **WIDTH:** 8" **FINISH:** SURFACE RETARDANT EQ. TO MEDIUM SANDBLASH WITH ANTI-GRAFFITI COATING **COLOR:** INTEGRAL COLOR TBD	
W14		CONC HEADER AT EXISTING SYCAMORE TREES **HEIGHT:** VARIES, XXXX **WIDTH:** 8" **FINISH:** SURFACE RETARDANT EQ. TO MEDIUM SANDBLASH WITH ANTI-GRAFFITI COATING **COLOR:** INTEGRAL COLOR TBD	
W15		FLOW-THROUGH PLANTER CMU WALL **HEIGHT:** VARIES, S.C.D. **WIDTH:** 8" **MFR:** BASALITE **MODEL:** 8" W X 4" H X 16" L **COLOR:** TBD **FINISH:** GROUND FACE **PATTERN:** RUNNING BOND **JOINTING:** HORIZONTAL RAKED, VERTICAL FLUSH MORTAR COLOR: TBD	
W16		WOOD SEAT WALL AT CHICANE **HEIGHT:** 18"" **WIDTH:** 18"" **MFR:** THERMALLY MODIFIED WOOD TBD **FINISH:** TBD	
W17		FLUSH MOW BAND @ FIELD PERIMETER **HEIGHT:** FLUSH **WIDTH:** 16"" **FINISH:** SURFACE RETARDANT EQ. TO MEDIUM SANDBLASH WITH ANTI-GRAFFITI COATING **COLOR:** INTEGRAL COLOR TBD	

STAIRS

KEY	SYMBOL	DESCRIPTION	DETAIL
S1		CONC. STEPS W/ REINFORCEMENT **TREAD WIDTH:** 15"" **TREAD HEIGHT:** S.C.D. **COLOR:** INTEGRAL COLOR TO MATCH **NOSING:** TBD	

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5217
SIGNATURE
DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

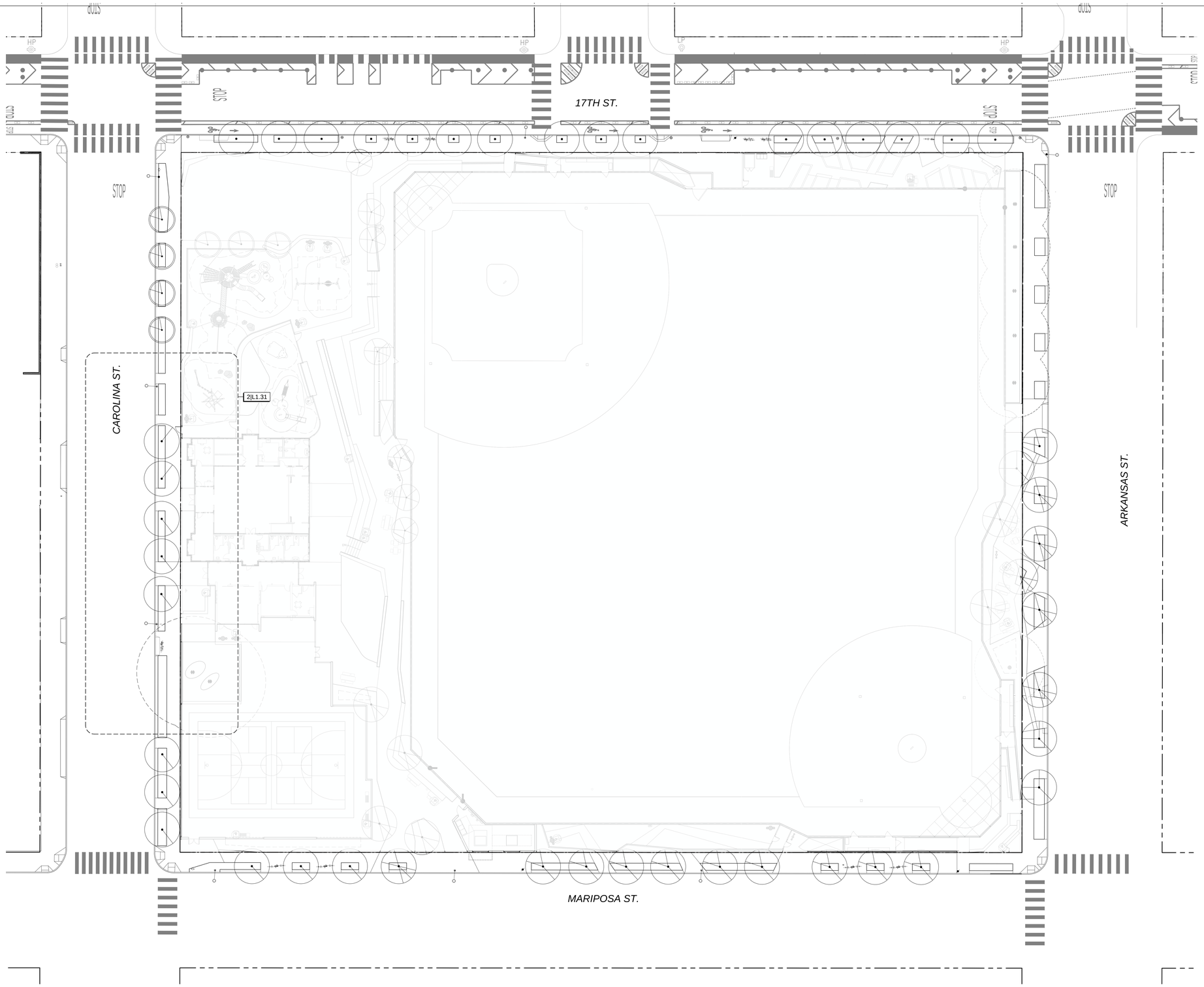
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

WALL MATERIALS PLAN & LEGEND (ONSITE)

SHEET NO:

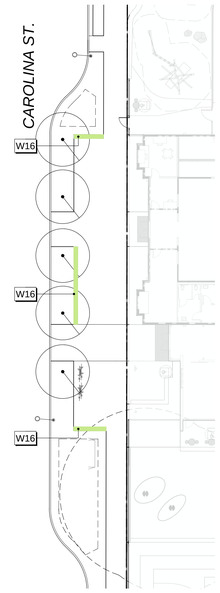
L1.30



1 OFFSITE WALLS MATERIAL PLAN

0 10 20 40'

NORTH



2 ADD-ALT 1 WALLS PLAN

0 10 20 40'

NORTH

WALL LEGEND

WALLS & CURBS

KEY	SYMBOL	DESCRIPTION	DETAIL
W16		WOOD SEAT WALL AT CHICANE **HEIGHT:** 18''' **WIDTH:** 18''' **MFR:** THERMALLY MODIFIED WOOD TBD **FINISH:** TBD	

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LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5377
SIGNATURE
FLETCHER
FRANK DAVID
05-23-2025
DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

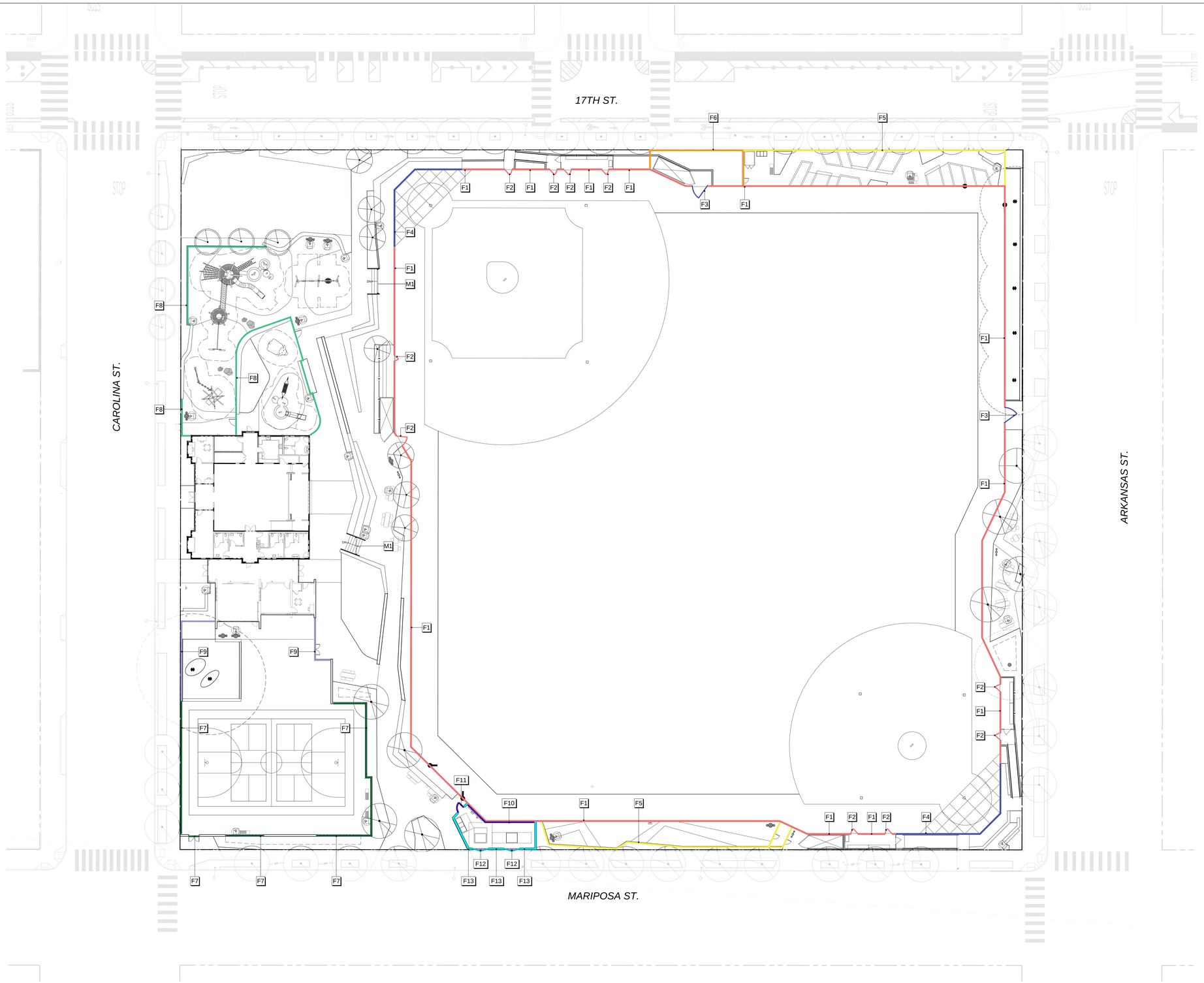
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

WALLS MATERIALS PLAN & LEGEND (OFFSITE)

SHEET NO:

L1.31



1 ONSITE FENCE MATERIALS PLAN

0 10 20 40'

NORTH

FENCE LEGEND

METALS

KEY	SYMBOL	DESCRIPTION	DETAIL
M1		METAL HANDRAILS SIZE. 1.5" SQ, RAILING, WITH 1/5" FLAT BAR STANCHIONS FINISH: STAINLESS COLOR: SILVER	

FENCES & GATES

KEY	SYMBOL	DESCRIPTION	DETAIL
F1		FIELD FENCE, S.S.F.C.D. HEIGHT VARIES BY LOCATION. S.C.D. FOR LOCATIONS WHERE FENCE OCCURS ATOP RETAINING WALLS.	
F2		PEDESTRIAN FIELD ACCESS GATE, S.S.F.C.D.	
F3		MAINTENANCE FIELD ACCESS GATE, S.S.F.C.D.	
F4		FIELD BACKSTOPS, S.S.F.C.D.	
F5		FENCE & GATES @ DOG RUN & LEARNING GARDEN, 1"" CHAINLINK TO MATCH FIELD FENCE **HEIGHT:** 4'-0" **POST SPACING:** 6'-0"" O.C. **FINISH:** BLACK VINYL COATED **GATES:** PEDESTRIAN, SIZE TBD	
F6		FENCE & GATES @ MAINTENANCE AREA, 1" CHAINLINK TO MATCH FIELD FENCE **HEIGHT:** 8'-0" **POST SPACING:** 6'-6" O.C. **FINISH:** BLACK VINYL COATED **GATES:** VEHICULAR, SIZE TBD	
F7		FENCE & GATES @ MULTI-PURPOSE COURT, 1"" CHAINLINK TO MATCH FIELD FENCE **HEIGHT:** 8'-0"" **POST SPACING:** 6'-6"" O.C. **FINISH:** BLACK VINYL COATED **GATES:** PEDESTRIAN, SIZE TBD	
F8		WOOD FENCE & GATES @ PLAY AREAS ACCOYA VERTICAL SLATS SECURED TO A METAL FRAME **HEIGHT:** 4'-0" **POST SPACING:** 6'-6" O.C. **GATES:** PEDESTRIAN, SIZE TBD	4|L7.03
F9		DECORATIVE FENCE @ ADDITION **HEIGHT:** 8'-0" **POST SPACING:** 4'-0" O.C. **MFR/MODEL:** TBD **FINISH:** TBD **COLOR:** TBD	3|L7.03
F10		PERFORATED ALUMINUM SCREEN @ TRANSFORMER ENCLOSURE **HEIGHT:** 7'-0" **POST SPACING:** 4'-0" O.C. **MFR/MODEL:** TBD **FINISH:** TBD **COLOR:** TBD	2|L7.03
F11		TRANSFORMER ENCLOSURE PEDESTRIAN ACCESS GATE	
F12		TRANSFORMER ENCLOSURE VEHICULAR ACCESS GATE	
F13		TRANSFORMER ENCLOSURE FENCE **HEIGHT:** 8'-0" **POST SPACING:** 9'-6" **MFR:** ACCOYA **MODEL:** 2" X 4", NOMINAL	1|L7.03

OWNER:

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LICENSED LANDSCAPE ARCHITECT
CHAN FLETCHER
LICENSE NO. 5277
SIGNATURE
12/31/2025
RENEWAL DATE
05/23/2025
DATE OF SIGNATURE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

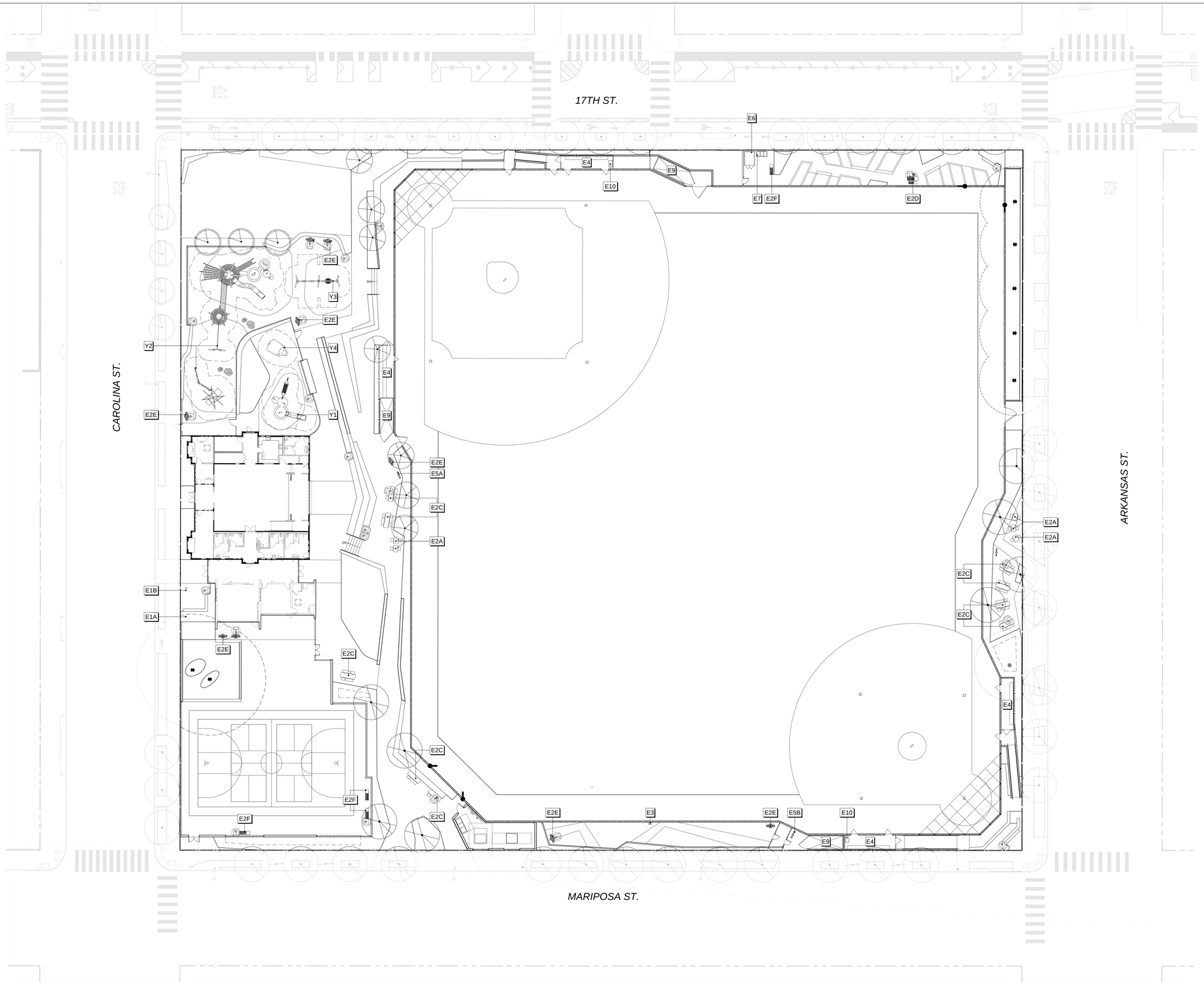
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

FENCE MATERIALS PLAN & LEGEND (ONSITE)

SHEET NO:

L1.40



1 ONSITE FURNISHING MATERIALS PLAN

FURNISHINGS LEGEND

SITE ELEMENTS

KEY	SYMBOL	DESCRIPTION	DETAIL
E1A		(E) FLAGPOLE, RELOCATED PER PLAN	
E1B		(E) PARK SIGN TO BE REFURBISHED & REINSTALLED	
E2A		PICNIC TABLE **MFR:** QCP **MODEL:** RONIN TABLE 2 SEATS, Q-RON44T **SIZE:** 44" L X 31" W **FINISH:** STRATA **COLOR:** LATTE	
E2B		PICNIC TABLE **MFR:** QCP **MODEL:** RONIN TABLE 4 SEATS, Q-RON73T **SIZE:** 73" L X 31" W **FINISH:** STRATA **COLOR:** LATTE	
E2C		PICNIC TABLE **MFR:** QCP **MODEL:** RONIN TABLE 6 SEATS, Q-RON101T **SIZE:** 101" L X 31" W **FINISH:** STRATA **COLOR:** LATTE	
E2D		PICNIC TABLE **MFR:** QCP **MODEL:** GROOVE ADA, Q-GROOVE-72T-ADA **SIZE:** 72" L X 30" W **FINISH:** HPC SANDSTONE COLOR: GRAPHITE	
E2E		ROUND TABLE W/ 3 STOOLS MFR: STREET FURNITURE AUSTRALIA MODEL: PIATTO TABLE & PIATTO STOOLS MOUNTING: SUB-SURFACE CORE DRILLED TOP: BATTENED STANDARD TOP FINISH: ALUMINUM SPOTTED GUM WOODGRAIN BASE: ALUMINUM POWDERCOATED BASE COLOR: SAFTEY YELLOW	
E2F		BENCH MFR: QCP MODEL: GROOVE WITHOUT BACK, Q2-GROOVE-72B SIZE: 72" L X 23 1/2" W FINISH: HPC SANDSTONE COLOR: GRAPHITE	
E3		DOG WASTE BAG STATION **MFR:** TERRABOUND **MODEL:** MINI DOG WASTE STATION **SIZE:** 6' **COLOR:** GREEN **NOTE:** NO WASTE BASKET	
E4		CUSTOM DUGOUTS W/ PERFORATED METAL ROOF **COLOR:** SILVER METALLIC **SIZE:** 30'-0" L X 8'-0" W (2) FIELD ACCESS GATES PER DUGOUT, (1) EXTERIOR ACCESS FROM PARK, GATES TO MATCH FIELD FENCE	1|L7.04
E5A		DRINKING FOUNTAIN W/ BOTTLE FILLER AND (2) SPOUTS, HI & LO FOR ADA COMPLIANCE. HOSE BIBB ATTACHMENT W/ LOCK & DOOR. **MFR:** MOST DEPENDABLE FOUNTAINS **MODEL:** 10145SM SSFA SAN FRAN **COLOR:** SILVER METALLIC	
E5B		DRINKING FOUNTAIN W/ (2) SPOUTS, HI & LO FOR ADA COMPLIANCE AND PET BOWL **MFR:** MOST DEPENDABLE FOUNTAINS **MODEL:** 10145SMSS SSFA SAN FRAN **COLOR:** SILVER METALLIC	
E6		LEARNING GARDEN TOOL AND MATERIALS STORAGE **MFR:** WESTERN STEEL AND TUBE **MODEL:** 4MODULAR 75 DOUBLE SHED **SIZE:** 74.5" L X 96.5" W X 88.5" H **COLOR:** TBD CUSTOM RAL ACCESSORIES: PRESSURE TREATED WATERPROOFED MARINE PLYWOOD FLOOR **NOTE:** ASSEMBLY REQUIRED	2|L7.04
E7		MODULAR COMPOSTING BIN **MFR:** DEMETER **MODEL:** 3 BIN COMPOSTER ACCESSORIES: PRESSURE TREATED WATERPROOFED MARINE PLYWOOD FLOOR **SIZE:** 73" L X 36" W X 31" H **COLOR:** TBD CUSTOM RAL **NOTE:** ASSEMBLY REQUIRED	
E8		CITY STD. BIKE RACKS	
E9		SHIPPING CONTAINERS (FOR RPD MAINTENANCE STORAGE) **MFR:** AIR-SEA CONTAINERS **SIZE:** 8.5' x 10' **COLOR:** PER REC PARK **NOTE:** PROVIDE INTERNAL OUTLETS AT EACH & HOSE BIBB CONNECTIONS	
E10		STORAGE LOCKBOX **MFR:** AIR-TRINITY **MODEL:** 45" JOB SITE BOX WEATHERPROOF **COLOR:** GREY	

PLAY ELEMENTS

KEY	SYMBOL	DESCRIPTION	DETAIL
Y1		PLAY STRUCTURE, 2-5 YRS **MFR/MODEL:** KOMPAN, CUSTOM **MOUNTING:** EMBEDDED **COLOR:** TBD **CONTACT:** LORNE SMITH, LorSmi@kompan.com, 510-277-5691	1|L7.05
Y2		PLAY STRUCTURE, 5-12 YRS **MFR/MODEL:** KOMPAN, CUSTOM **MOUNTING:** EMBEDDED **COLOR:** TBD **CONTACT:** LORNE SMITH, LorSmi@kompan.com, 510-277-5691	
Y3		PLAY SWINGS **MFR/MODEL:** KOMPAN, CUSTOM **MOUNTING:** EMBEDDED **COLOR:** TBD **CONTACT:** LORNE SMITH, LorSmi@kompan.com, 510-277-5691	
Y4		PLAY GOAT **MFR/MODEL:** KOMPAN, CUSTOM **MOUNTING:** EMBEDDED **COLOR:** TBD **CONTACT:** LORNE SMITH, LorSmi@kompan.com, 510-277-5691	

OWNER:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5377
SIGNAT
FLETCHER
FRANCISCO
05/23/2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

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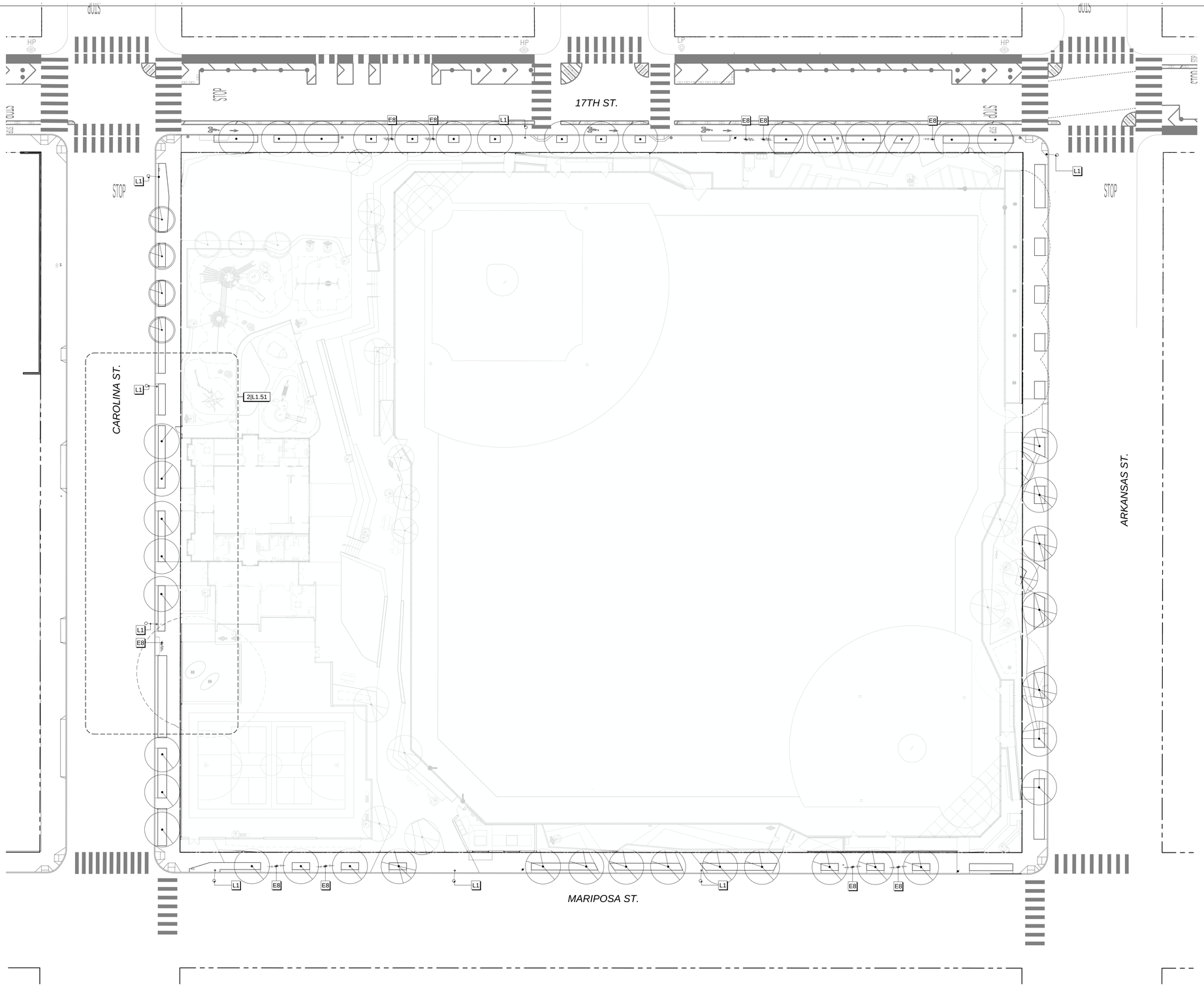
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

FURNISHING MATERIALS PLAN & LEGEND (ONSITE)

SHEET NO:

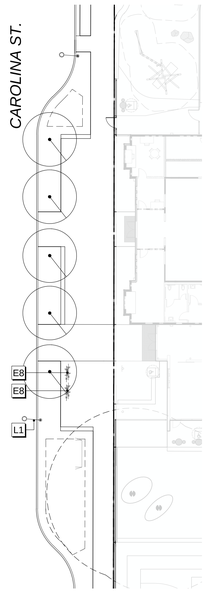
L1.50



1 OFFSITE FURNISHINGS MATERIAL PLAN

0 10 20 40'

NORTH



2 ADD-ALT 1 FURNISHING PLAN

0 10 20 40'

NORTH

FURNISHINGS LEGEND

SITE ELEMENTS

KEY	SYMBOL	DESCRIPTION	DETAIL
E8		CITY STD. BIKE RACKS	

LIGHTING

KEY	SYMBOL	DESCRIPTION	DETAIL
L1		EXISTING COBRAHEAD LIGHTPOLE TO REMAIN, SEE JT DRAWINGS	

OWNER:

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LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5377
SIGNATURE
11-21-2025
EXPIRATION DATE
05-23-2025
DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

FURNISHING MATERIALS PLAN & LEGEND (OFFSITE)

SHEET NO:

L1.51

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

9. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS.

10. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

11. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

12. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

13. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS THE PAIGE IRRIGATION WIRE, SPEC P7354D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

14. DECODER GROUNDING SHALL BE PROVIDED EVERY 600 FEET, AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

15. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

16. INSTALL CONCRETE VALVE BOXES WITH CAST IRON OR CONTRETE BOLT DOWN/TAMPER PROOF LIDS, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE CHRISTY OR APPROVED EQUAL.

17. FOR DRIP COMPONENTS, INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION". PAINT VALVE BOX LIDS FLAT BLACK COLOR. BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON, OR APPROVED EQUAL.

18. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

19. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

20. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

21. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

22. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

23. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.

24. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

25. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

26. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

27. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

28. IRRIGATION DEMAND: REFER TO PLANS.

29. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

30. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

31. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

32. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

33. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.

34. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

35. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

36. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

IRRIGATION PRELIMINARY WATER USE CALCULATIONS

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	38.7

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS/GROUNDCOVER	LOW	0.3	DRIP	0.81	0.370	13,513	**5,005**	120,086	0.37	160.54	13%
2	BIORETENTION	LOW	0.3	DRIP	0.81	0.370	583	**216**	5,181	0.02	6.93	1%
3	TREES	LOW	0.3	BUBBLER	0.81	0.370	2,380	**881**	21,150	0.06	28.28	2%
4	TREES	MOD	0.5	BUBBLER	0.81	0.617	2,590	**1,599**	38,361	0.12	51.28	3%
5	SPORTS FIELD	HIGH	0.8	BUBBLER	0.81	0.988	83,035	**82,010**	1,967,745	6.04	2,630.68	81%
6	EDIBLES	HIGH	0.8	DRIP	0.81	0.988	808	**798**	19,148	0.06	25.60	1%
						TOTALS	**102,909**	**90,509**	**2,171,670**	**6.66**	**2,903.30**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME			
5 & 6	VARIOUS	1	83,843	81%
		TOTALS	83,843	81%

MAWA	GALLONS/YR	2,217,590
	ACRE FEET/YR	6.81
	HCF/YR	2,964.69
ETWU	GALLONS/YR	2,171,670
	ACRE FEET/YR	6.66
	HCF/YR	2,903.30

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.71	YES

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

WATER USE ESTIMATION - ALT

WATER TYPE	POTABLE
SITE ETO=	38.7

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS/GROUNDCOVER	LOW	0.3	DRIP	0.81	0.370	18,969	**7,026**	168,571	0.52	225.36	17%
2	BIORETENTION	LOW	0.3	DRIP	0.81	0.370	1,273	**471**	11,313	0.03	15.12	1%
3	TREES	LOW	0.3	BUBBLER	0.81	0.370	2,380	**881**	21,150	0.06	28.28	2%
4	TREES	MOD	0.5	BUBBLER	0.81	0.617	2,590	**1,599**	38,361	0.12	51.28	2%
5	SPORTS FIELD	HIGH	0.8	BUBBLER	0.81	0.988	83,035	**82,010**	1,967,745	6.04	2,630.68	76%
6	EDIBLES	HIGH	0.8	DRIP	0.81	0.988	808	**798**	19,148	0.06	25.60	1%
						TOTALS	**109,055**	**92,785**	**2,226,288**	**6.83**	**2,976.32**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME			
5 & 6	VARIOUS	1	83,843	77%
		TOTALS	83,843	77%

MAWA	GALLONS/YR	2,283,950
	ACRE FEET/YR	7.01
	HCF/YR	3,053.41
ETWU	GALLONS/YR	2,226,288
	ACRE FEET/YR	6.83
	HCF/YR	2,976.32

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.69	YES

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

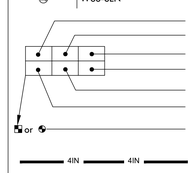
ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

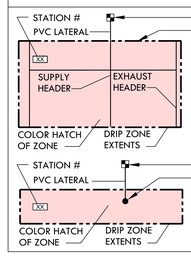
IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
50	I-40-06-SS/15	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	15.7	60	45-55
50	I-40-06-SS/15	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	15.7	60	45-55
50	I-40-06-SS/10	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	11.3	60	45-55
40	I-25-06-SS/8	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	9.2	60	35-40
40	I-25-06-SS/8	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	9.2	60	35-40
40	I-25-06-SS/5	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	5.3	60	35-40
35	I-20-06/MPR-35	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	7.58	45	30-35
35	I-20-06/MPR-35	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	3.81	45	30-35
35	I-20-06/MPR-35	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	1.92	45	30-35
■	RZWS-18-0.50-CV	HUNTER ROOT ZONE WATERING SYSTEM (TREE) MIN. 2 PER TREE. REFER TO BUBBLER DETAIL FOR QUANTITY OF BUBBLERS PER TREE SIZE.	0.50	30	TRICKLE
	770T03G	MATCO OR EQUAL BALL VALVE (DRIP MANUAL FLUSH VALVE)			
	ECO-ID	HUNTER ECO-INDICATOR			
	IBV SERIES	HUNTER BRASS REMOTE CONTROL VALVE			
	IBV-101G-FS/ HFR-100-045-40	HUNTER BRASS REMOTE CONTROL VALVE WITH HUNTER FILTER REGULATOR FOR 40 PSI.			
	HQ-44LRC	HUNTER 1" QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
	84111SSPQ/80491H	HARCO STAINLESS STEEL ANGLE VALVE AND D.I. SADDLE WITH S.S. DOUBLE STRAPPED SADDLE FOR C900 PIPE			
	A-2361	MUELLER OR EQUAL 4" FLANGED EPOXY COATED GATE VALVE.			
	375-3"/G-5/FG-5	WILKIN REDUCED PRESSURE BACKFLOW ASSEMBLY WITH GUARDSHACK POWDER COATED ENCLOSURE AND FREEZE BLANKET.			
M	2000P	GRISWOLD CAST IRON FLANGED MASTER VALVE (NORMALLY CLOSED)			
FS	36OCT-04-GAL0.1	NETAFIM FLANGED OCATVE FLOW SENSOR			
C	A2C-75D-PED-SS/ A2C-D75/A2C-LTEM/ ICD-HP	HUNTER ACC2 75 STATION CONTROLLER IN A STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE; INCLUDES FLOW SCHEDULING AND MONITORING TECHNOLOGY, CELLULAR COMMUNICATION MODULE, AND BUILT-IN SOLAR SYNC LOGIC WITH WIRELESS PROGRAMMER COMPATIBLE.			
—	ICD-100	HUNTER SINGLE STATION DECODER (1 PER VALVE)			
—	ICD-200	HUNTER TWO STATION DECODER (USE WHEN MORE THAN 1 OR MORE VALVE IS CLUSTERED TOGETHER)			
—	ICD-400	HUNTER 4 STATION DECODER (USE WHEN 4 OR MORE VALVE IS CLUSTERED TOGETHER)			
—	DUAL-S	HUNTER SURGE ARRESTOR (1 EVERY 1000 FEET ALONG MAIN) REFER TO DETAILS FOR INSTALLATION INSTRUCTIONS.			
—	ICD-SEN	HUNTER SENSOR DECODER WITH SURGE SUPPRESSION.			
—	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
SS	WSS-SEN	WIRELESS SOLAR SYNC SENSOR AND RECEIVER			



CONTROLLER AND STATION NUMBER
REMOTE CONTROL VALVE SIZE (IN INCHES)
FLOW (GPM)
WATER USE CLASSIFICATION OF ZONE
APPLICATION RATE (IN/HR) or DRIPLINE SPACING
AREA (SQ. FT.)
ASSOCIATED REMOTE CONTROL VALVE

4IN 4IN	MAIN LINE:	MAIN LINE: 4": C900 PSI RING-TITE PVC PLASTIC PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND LEEMCO, TYLER OR EQUAL D.I. JOINT RESTRAINTS. 24" COVER.
	MAIN LINE:	2" AND SMALLER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 80 PVC SOLVENT WELD FITTINGS. 18" COVER.
	LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
	DRIPLINE LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
	SLEEVING:	SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.
FS FS FS	FLOW SENSOR/ MASTER CABLE:	APPROXIMATE ROUTING OF FLOW SENSOR AND MASTER VALVE WIRES IN SEPARATE 1" CONDUITS. REFER TO DETAILS FOR MORE INFORMATION.



DRIPLINE REMOTE CONTROL VALVE

DRIP ZONE:
HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.

DRIPLINE REMOTE CONTROL VALVE

APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

Chris Mitchell

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ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

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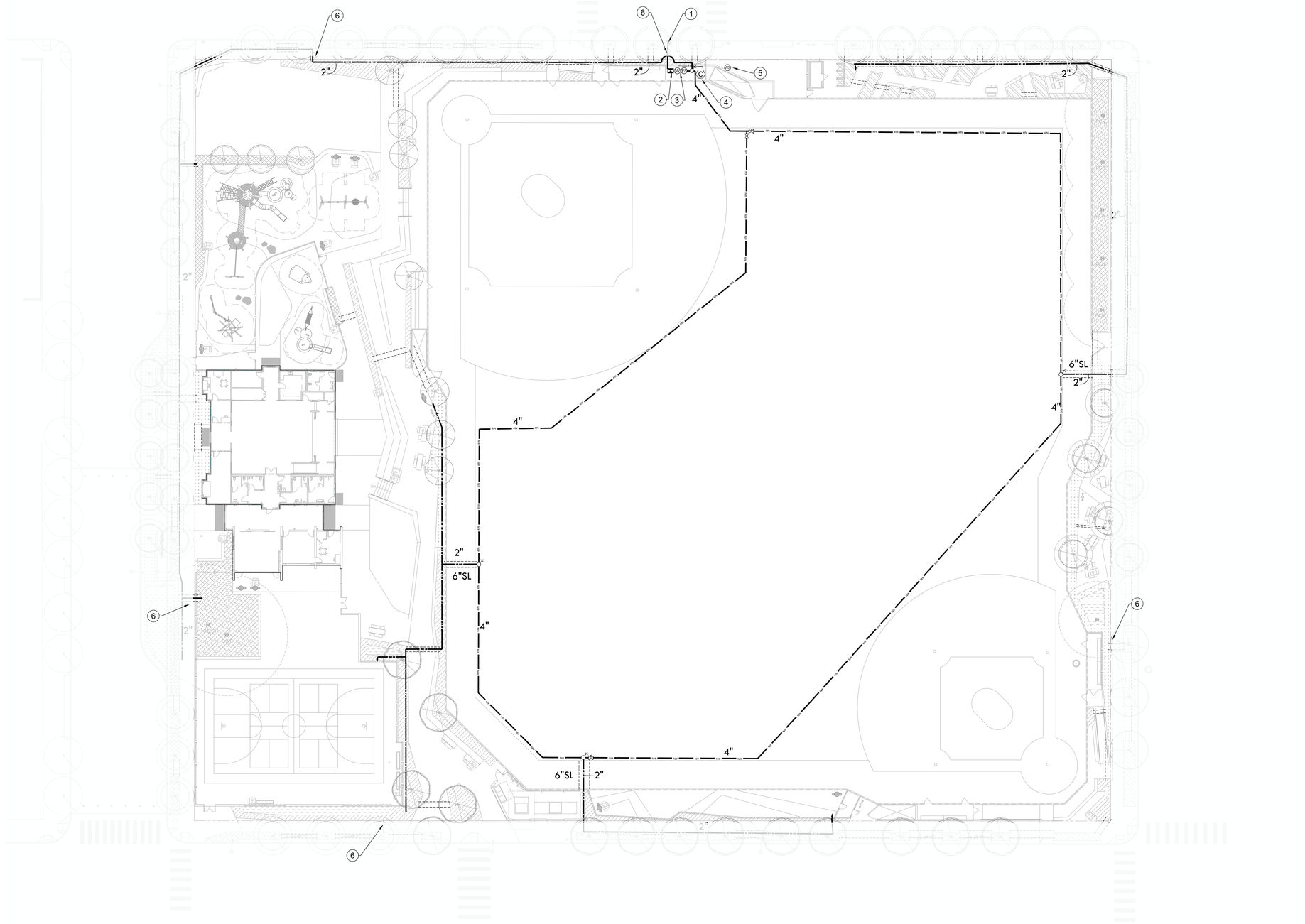
DRAWING TITLE:

IRRIGATION NOTES AND LEGEND

SHEET NO:

L4.00



1 ONSITE IRRIGATION PLAN

PLAN NOTES LEGEND

1. APPROXIMATE LOCATION OF EX. WATER METER FOR IRRIGATION SYSTEM. REFER TO OFF-SITE IRRIGATION PLAN.
2. INSTALL A 3" BACKFLOW PREVENTER FOR IRRIGATION AT THIS APPROXIMATE LOCATION. TRANSISTION TO 4" WITH FLANGED REDUCER ON VALVE SETTER BELOW DISCHARGE SIDE OF BACKFLOW.
3. INSTALL A FLANGED 4" MASTER VALVE AND FLOW SENSOR FOR IRRIGATION SYSTEM AT THIS APPROXIMATE LOCATION. INSTALL PER DETAILS
4. IRRIGATION CONTROLLER "C". MOUNT ON PEDESTAL ENCLOSURE AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.
5. WIRELESS WEATHER SENSOR. MOUNT ON EXTERIOR WALL OF SHIPPING CONTAINER. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. REFER TO OFFSITE IRRIGATION PLAN FOR CONTINUATION OF PIPE, TYP.

NOTES:

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

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM
2.5"	51-70 GPM

5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT

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IRRIGATION PLAN (ONSITE)

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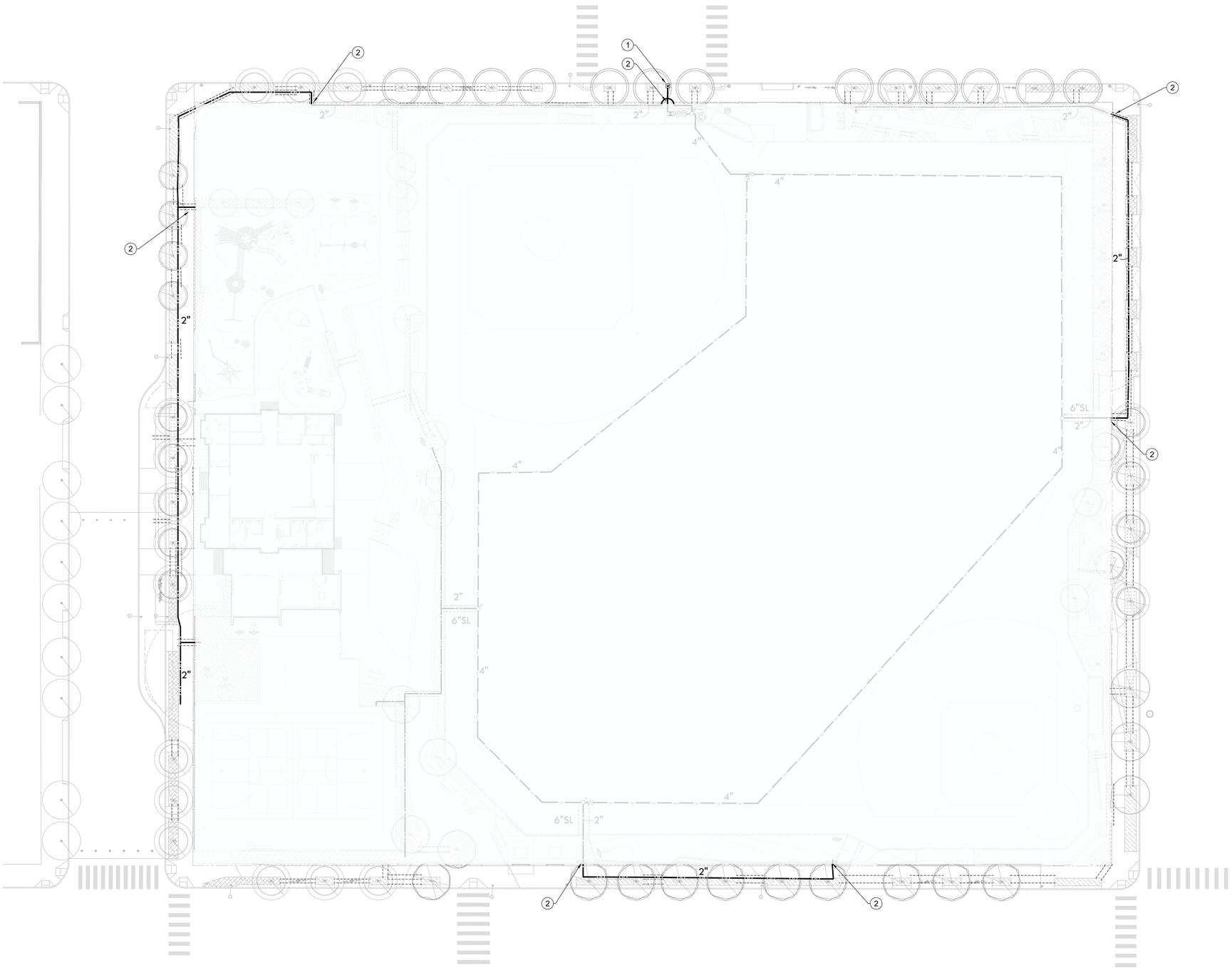
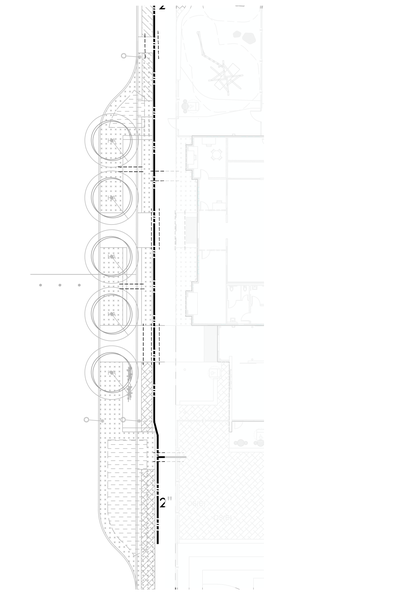
L4.10



1 OFFSITE IRRIGATION PLAN



2 ADD-ALT 1 PLANTING PLAN - TREES

NORTH 0 10 20 40'

PLAN NOTES LEGEND

1. EX 2" WATER METER FOR IRRIGATION TO BE REUSED. INSTALL NEW 3" LINE FROM EXISTING METER TO NEW BACKFLOW LOCATION. CONTRACTOR AT THIS APPROXIMATE LOCATION. MAXIMUM IRRIGATION DEMAND: 85 GPM AT 90 PSI STATIC PRESSURE AT WATER METER LOCATION.
2. REFER TO ONSITE IRRIGATION PLAN FOR CONTINUATION OF PIPE, TYP.

NOTES:

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

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM
2.5"	51-70 GPM

5. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT

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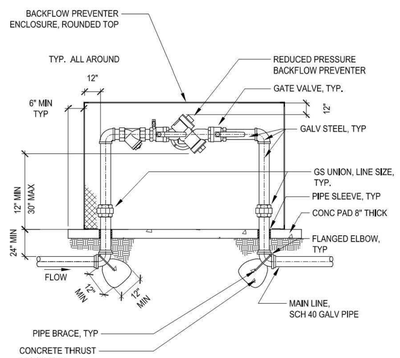
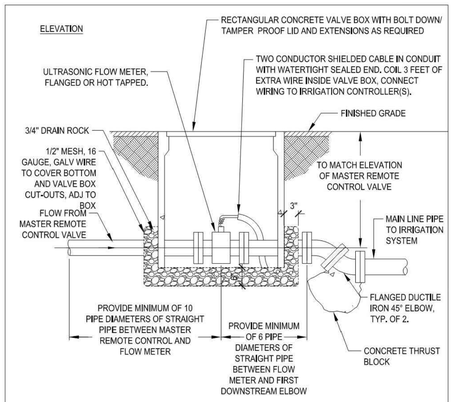
IRRIGATION PLAN (OFFSITE)

SHEET NO:

L4.11



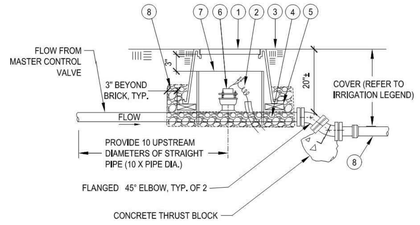
BACKFLOW PREVENTER ASSEMBLY LESS THAN 3"



NOTES:

1. INSTALL FLOW METER PER THE MANUFACTURER'S INSTRUCTIONS.
2. CONDUIT AND WIRING NOT SHOWN, REFER TO CONTROLLER MANUFACTURER'S DETAILS FOR INSTALLATION LAYOUT AND THE SPECIFICATIONS.
3. FLOW METER PIPE SHALL BE SAME SIZE AS MAIN LINE PIPE.

FLOW METER DETAIL

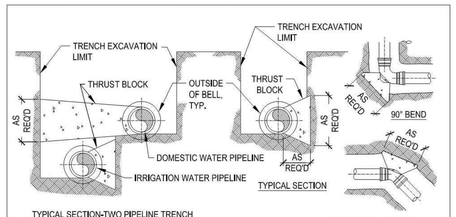


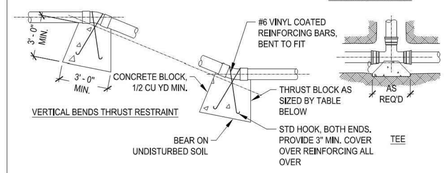
1. RECTANGULAR CONCRETE VALVE BOX WITH BOLT DOWN/TAMPER PROOF LID
2. TWO CONDUCTOR SHIELD CABLE IN CONDUIT. COIL 3 FEET OF EXTRA WIRE INSIDE BOX-CONNECT WIRING BACK TO CONTROLLER(S)
3. FINISH GRADE
4. DRAIN ROCK - 6" DEEP
5. COMMON BRICK - ONE AT EACH CORNER OF EACH BOX, TYP.
6. FLOW SENSOR.-ADJUST SENSOR TO BE POSITIONED TO A STANDARD INSERTION DEPTH AS RECOMMENDED BY THE SENSOR MANUFACTURER. ALIGN THE SENSOR PER THE INSTALLATION INSTRUCTIONS
7. 10" DIAMETER CLASS 200 PVC SLEEVE - NOTCH SLEEVE FOR PIPE
8. 1/2" MESH, 16 GAUGE HOT DIPPED GALVANIZED STEEL WIRE TO COVER VALVE BOX BOTTOM AND CUTOUTS

NOTES:

1. INSTALL FLOW SENSOR ONTO SERVICE SADDLE OR THREADOLET WELDED ONTO PIPE. PAINT APPROVED ASPHALT COATING THE THREADOLET & WELDED AREA.
2. DECODER / WIRING NOT SHOWN, REFER TO CONTROLLER MANUFACTURER FOR INSTALLATION LAYOUT.

FLOW SENSOR





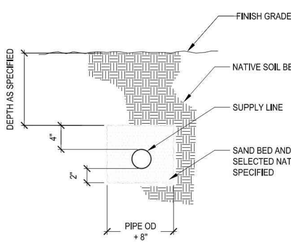
MINIMUM REQUIRED BEARING AREA OF HORIZONTAL THRUST BLOCKS AGAINST UNDISTURBED EARTH					
PIPE DIAMETER	AREA IN SQUARE FEET AT FITTINGS				
	TEE & END CAP	90° ELL	45° ELL	22 1/2° ELL	11 1/4° ELL
	IRRIGATION WATER PIPING DESIGN PRESSURE = 250 PSI				
4"	2	3	2	1	1
6"	4	5	3	2	1
8"	6	9	5	2	1

STANDARD THRUST BLOCK DETAIL

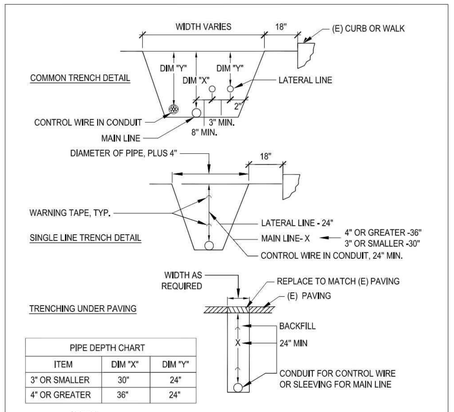
NOTES:

1. THRUST BLOCKS SHALL BE PLAIN CONCRETE POURED AGAINST UNDISTURBED EARTH.
2. CAPS AND PLUGS SHALL HAVE THRUST BLOCKS WITH AREAS AS SPECIFIED FOR TEES. POLYETHYLENE WRAP SHALL BE IN PLACE BEFORE THRUST BLOCKS ARE POURED.
3. AREA GIVEN IS IN A PLANE AT RIGHT ANGLES TO THE LINE OF RESULTANT THRUST.
4. THRUST BLOCKS ARE DESIGNED FOR SANDY SOIL WITH AN ALLOWABLE SOIL BEARING VALUE OF 4000 LB/SF AND A SAFETY FACTOR OF 1.5.
5. PIPE JOINTS OF FITTINGS SHALL NOT BE COVERED WITH CONCRETE.
6. LARGE THRUST BLOCKS WILL REQUIRE EXCAVATION BEYOND THE TRENCH WALL TO OBTAIN THE REQUIRED BEARING AREA.
7. INSTALL A THRUST BLOCK ON EACH BURIED, HORIZONTAL PIPE FITTING INCLUDING FLANGED FITTINGS AND RESTRAINED PUSH-ON FITTINGS.

STANDARD THRUST BLOCK DETAIL NOTES



IRRIGATION SUPPLY LINE

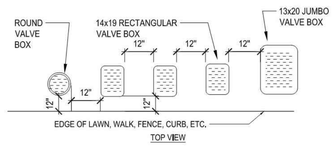


PIPE DEPTH CHART		
ITEM	DIM "X"	DIM "Y"
3" OR SMALLER	30"	24"
4" OR GREATER	36"	24"

NOTES:

1. COMPACT BACKFILL MATERIAL TO 95% RELATIVE COMPACTION. PROVIDE NATIVE MATERIAL FOR BACKFILL THAT IS CLEAR OF ALL DEBRIS AND ROCKS LARGER THAN 3/4" IN DIAMETER.
2. PROVIDE 3' MINIMUM CLEARANCE BETWEEN IRRIGATION LINES AND VARIOUS UTILITIES, UNLESS APPROVED BY THE CITY REPRESENTATIVE.

TRENCH DETAIL

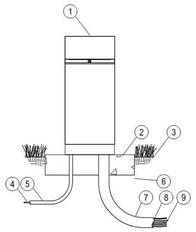


NOTES:

1. CENTER BOX OVER VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER/SHRUB AREA DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. VALVE BOXES SHALL BE CONCRETE & HAVE BOLT DOWN/TAMPTER PROOF LIDS

VALVE BOX INSTALLATION DETAIL

1. IRRIGATION CONTROLLER: MOUNT IN A FREE STANDING HEAVY DUTY STAINLESS STEEL LOCKABLE ENCLOSURE
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS. PAD 18"W x 16"D
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. COMPACTED SUBGRADE
7. 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR STATION WIRES
8. FLOW SENSOR WIRE (PE 39, 89 OR 54)TO FLOW SENSOR
9. MASTER VALVE AND REMOTE CONTROL VALVE WIRES



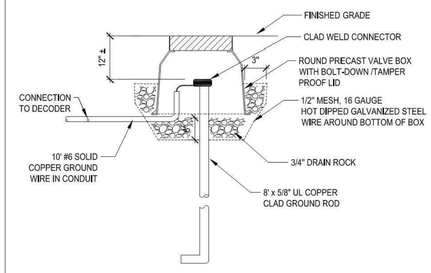
ELEVATION

NOTES:

1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

PEDESTAL MOUNT CONTROLLER ENCLOSURE

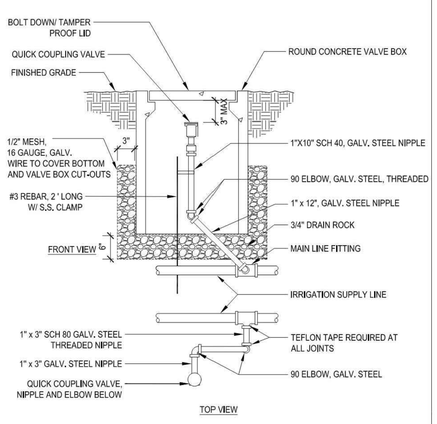
ELEVATION



NOTES:

1. CONDUIT SHALL BE SEALED WITH AN APPROVED SEALANT/CAPPED END.
2. GROUNDING ROD SHALL BE LOCATED WITH 10' OF CONNECTING DECODER.
3. VALVE BOX AND LID SHALL BE RATED FOR H-20 LOADING.
4. BOTTOM OF GROUNDING ROD SHALL BE BENT 90° FOR A DISTANCE OF 8".

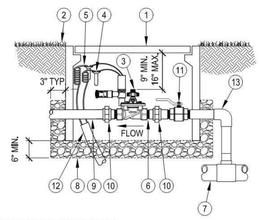
GROUNDING ROD DETAIL



NOTE:

A. FOR 4" DIA. OR LARGER MAINLINE, USE A SADDLE CONNECTION
B. FOR 3" DIA. OR SMALLER MAINLINE CONNECTION, USE A THREADED TEE OR ELBOW

QUICK COUPLING VALVE WITH VALVE BOX

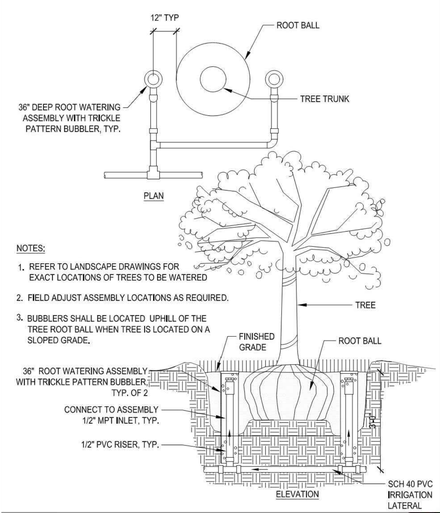


1. CONCRETE VALVE BOX WITH BOLT DOWN/TAMPER PROOF LID
2. FINISHED GRADE
3. REMOTE CONTROL VALVE, SEE NOTE 1
4. WATERPROOF CONNECTORS, SEE NOTE 2
5. 18-24" COILED WIRE
6. BRASS NIPPLE, SEE NOTE 2
7. MAINLINE PIPE AND FITTINGS
8. 3/4" DRAIN ROCK, W/ 1/2" 16 GAUGE, GALV. WIRE MESH SURROUND
9. PVC LATERAL PIPING
10. GS UNION, LINE SIZE
11. BRASS BALL VALVE, LINE SIZE
12. CONDUIT WITH WATERTIGHT SEALED END
13. GALVANIZED STEEL PIPING

NOTES:

1. EACH IRRIGATION LATERAL SHALL BE CONNECTED SEPARATELY TO THE MAIN LINE WITH A TEE OR SERVICE SADDLE, WHERE APPROVED BY THE CITY REPRESENTATIVE OR SHOWN ON THE PLAN DRAWINGS FOR MULTIPLE LATERALS OFF ONE MAIN LINE CONNECTION POINT. THE CONTRACTOR SHALL SIZE ALL UPSTREAM PIPING TO THE MAIN PER THE SCHEDULE ON IRRIGATION DWGS. FOR SPRINKLER PIPE SIZING BASED ON COMBINED TOTAL FLOW RATES FOR ALL LATERALS IN OPERATION AT THE SAME TIME.
2. A. FOR 4" DIA. OR LARGER MAINLINE, USE A SADDLE CONNECTION
   B. FOR 3" DIA. OR SMALLER MAINLINE CONNECTION, USE A THREADED TEE OR ELBOW
3. DECODER FOR TWO WIRE SYSTEM / WIRING NOT SHOWN, REFER TO CONTROLLER MANUFACTURER FOR INSTALLATION LAYOUT

REMOTE CONTROL VALVE DETAIL



NOTES:

1. REFER TO LANDSCAPE DRAWINGS FOR EXACT LOCATIONS OF TREES TO BE WATERED
2. FIELD ADJUST ASSEMBLY LOCATIONS AS REQUIRED.
3. BUBBLERS SHALL BE LOCATED UPHILL OF THE TREE ROOT BALL WHEN TREE IS LOCATED ON A SLOPED GRADE.

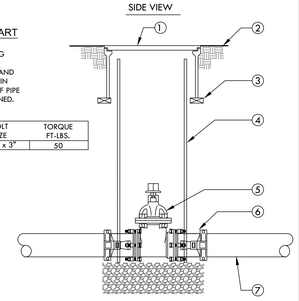
TREE WATERING ASSEMBLY DETAIL

SIDE VIEW

INSTALLATION CHART

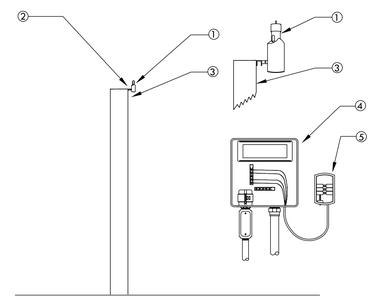
REFER TO THE FOLLOWING TABLE WHICH LISTS THE NUMBER OF BOLTS, SIZE, AND TORQUE FOR EACH BOLT IN REFERENCE TO THE SIZE OF PIPE WHICH IS BEING RESTRAINED.

PIPE SIZE	NO. BOLTS	BOLT SIZE	TORQUE FT-LBS.
4"	2	1/2" x 3"	50



1. 10" BLACK PLASTIC ROUND VALVE BOX WITH EXTENSIONS WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "GV" ONTO LID. TOP DIMENSION: 10".
2. FINISH GRADE.
3. BRICK-2 TOTAL.
4. 6" PVC PIPE RISER PIPE. CUT OUT AROUND D.I. ADAPTER.
5. FLANGED GATE VALVE WITH 2" OPERATING NUT.
6. TYLER OR EQUAL MJ (MECHANICAL JOINT) X FE (FLANGED END) C153 DUCTILE IRON ADAPTER (2 TOTAL). REQUIRES ONE (1) MJ ACCESSORY KIT & ONE (1) FLANGE ACCESSORY KIT PER ADAPTER.
7. C900 DR 18 PVC MAIN LINE

1 FLANGED GATE VALVE-C900 DR 18 PIPE



NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

1. WIRELESS RAIN SENSOR TRANSMITTER (WALL MOUNTED)
2. MOUNT RAIN SENSOR ON WALL
3. WALL
4. CONTROLLER
5. RAIN SENSOR RECEIVER

2 WIRELESS RAIN SENSOR-WALL MOUNT
SCALE: NONE

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SUB-CONSULTANT:

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

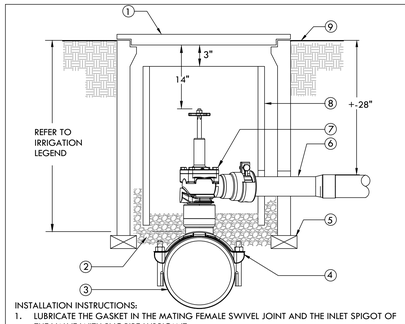
DATE	NO.	DRAWN	CHD
04.25.25	14-003	MS	CM

DRAWING TITLE:

IRRIGATION DETAILS

SHEET NO:

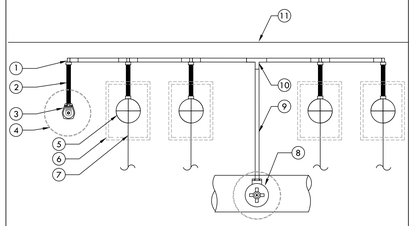
L4.20



INSTALLATION INSTRUCTIONS:
1. LUBRICATE THE GASKET IN THE MATING FEMALE SWIVEL JOINT AND THE INLET SPIGOT OF THE VALVE WITH PVC PIPE LUBRICANT.
2. ROTATE MALE THREAD "IN" UNTIL JOINT BOTTOMS OUT."
3. ROTATE MALE THREAD "OUT" TO PROPER HORIZONTAL ORIENTATION FOR VALVE UP TO AND NO MORE THAN 360°.
4. INSTALL BEVEL PIPE IN OUTLET BELL AFTER LUBRICATING OUTLET GASKET AND PIPE END. REMOVE WOOD WEDGE AND TIGHTEN RESTRAINT BOLT TO 35 FT-LBS.

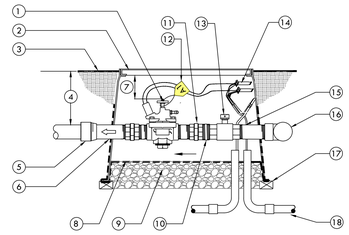
1. 10" ROUND PURPLE LID AND VALVE BOX.
2. 3/4" DRAIN ROCK 6" DEEP
3. C900 PVC MAIN LINE
4. FEMALE SWIVEL SADDLE FOR DIPS, HARCO MODEL 80491H (4")
5. BRICK - 2 TOTAL
6. 2" SCH 80 PVC PIPE TO VALVE MANIFOLD. USE 2" x 3" SCH 80 REDUCER TO INCREASE TO 3" OUTSIDE OF VALVE BOX FOR MANIFOLDS WITH VALVE FLOWS MORE THAN 60 GPM.
7. 2"x12" GASKET BY MALE SWIVEL S.S. LATERAL ISOLATION VALVE. HARCO MODEL 8411122PQ.
8. 6" CLASS C900 OR SCHEDULE 40 PVC PIPE. - EXTEND BELOW BOTTOM OF VALVE
9. FINISH GRADE

1 ANGLE ISOLATION VALVE
SCALE: NONE



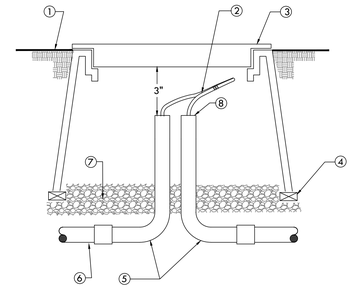
1. SCH. 80 PVC TEE (SxSxT) OR ELBOW (SxT). REDUCE ON OUTLET TO MATCH REMOTE CONTROL VALVE SIZE
2. SCH 80 PVC THREADED NIPPLE SIZE PER VALVE (MIN. 6" AND MAX. LENGTH OF 18")
3. QUICK COUPLER. WHERE SHOWN ON PLANS.
4. 10" ROUND VALVE BOX FOR QUICK COUPLER
5. REMOTE CONTROL VALVE. SIZE PER PLANS.
6. RECTANGULAR VALVE BOX FOR REMOTE CONTROL VALVES
7. SCH 40 PVC LATERAL LINE TO SPRINKLERS
8. S.S. ANGLE VALVE SERVICED OFF C900 MAIN LINE WITH DOUBLE STRAPPED SADDLE.
9. SCH. 80 PVC PIPE. USE 2" OUT OF VALVE. INCREASE TO 3" OUTSIDE OF ISOLATION VALVE BOX FOR MANIFOLD WITH VALVE FLOWS LARGER THAN 60 GPM. REDUCE TO VALVE SIZE AT FITTING THAT SERVICES THE REMOTE CONTROL VALVES
10. SCH. 80 90° TO RAISE PIPE TO VALVE DEPTH AND SCH 80 TEE (SxSxS). TO SERVICE VALVE MANIFOLD.
11. PATH, SIDEWALK, CURB, ETC.

2 SAMPLE VALVE MANIFOLD LAYOUT DETAIL
SCALE: NONE



1. REMOTE CONTROL VALVE
2. 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL
3. FINISH GRADE
4. REFER TO IRRIGATION LEGEND
5. SCH 40 PVC REDUCER. UPSIZE AS REQUIRED PER LATERAL PIPE SIZING ON THE PLANS
6. SCHEDULE 80 PVC TOE NIPPLE (12" LENGTH) MATCH VALVE SIZE
7. 3" MIN 6" MAX
8. 18 GAUGE 1/2" SQUARE STAINLESS STEEL WIRE MESH. WRAP UP SIDES OF THE BOX. ANCHOR TO BOX WITH S.S. SCREWS AND WASHER AS REQUIRED.
9. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
10. GALVANIZED NIPPLES (2" LONG).-MATCH VALVE SIZE-3 TOTAL
11. GALVANIZED THREADED UNIONS-MATCH VALVE SIZE-2 TOTAL
12. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER). & RECYCLED WARNING TAG. SEE DET.
13. LEEMCO LCT-XXSS 316 SS FULL PORT CURB VALVE-MATCH VALVE SIZE
14. TWO WIRE CABLE- PROVIDE 3M-DBY-6 SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS WIRE. TAPE EXCESS WIRE TOGETHER.
15. GALVANIZED NIPPLE. MIN 6"..-MATCH VALVE SIZE
16. SCHEDULE 40 GALVANIZED 90° OR TEE FROM VALVE MANIFOLD. REDUCE TO VALVE SIZE AT THIS FITTING.
17. BRICK-ONE ON EACH CORNER
18. SCH 40 PVC CONDUIT WITH REQUIRED SWEEPS. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

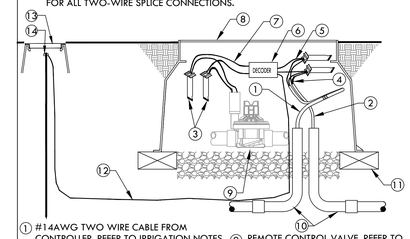
3 REMOTE CONTROL VALVE (MANIFOLD)
SCALE: NONE



1. FINISH GRADE
2. 24" LOOP OF TWO WIRE CABLE.
3. GREY RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. HEAT BRAND "PB" INTO LID.
4. BRICK-ONE ON EACH CORNER
5. SCHEDULE 40 PVC SWEEP ELLS
6. SCHEDULE 40 U.L. LISTED PVC CONDUIT
7. PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
8. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

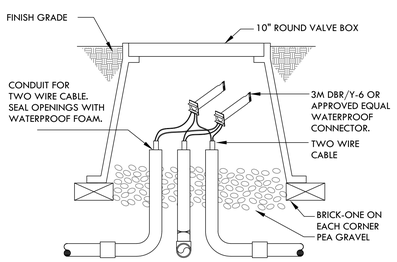
4 IRRIGATION TWO WIRE PULL BOX
SCALE: NONE

NOTE:
1. ALL DECODERS SHALL HAVE A VALVE NUMBER ADDRESSED AT CONTROLLER PRIOR TO INSTALLATION.
2. USE U.F. SAFETY CABLE STRIPPER BY KING INNOVATION (MODEL NUMBER 46200) FOR ALL TWO-WIRE SPLICE CONNECTIONS.

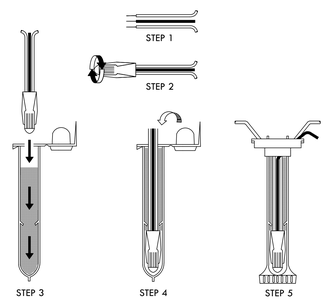


1. #14AWG TWO WIRE CABLE FROM CONTROLLER. REFER TO IRRIGATION NOTES FOR MODEL NUMBER OF WIRE. ALLOW A 24" SLACK PER DECODER. USE ELECTRICAL TAPE TO HOLD SLACK CABLES TOGETHER.
2. TWO WIRE CABLE TO NEXT DECODER
3. 3M DBR/Y-6 OR APPROVED EQUAL WATERPROOF SPLICE KIT (4 TOTAL)
4. A MAXIMUM OF 4" OF WIRE SHALL BE STRIPPED FROM TWO WIRE CABLE WHEN SPLICING AT DECODERS.
5. CONNECT CORRECT DECODER WIRES TO TWO WIRE CABLES.
6. DECODER
7. CONNECT CORRECT DECODER WIRES TO VALVE SOLENOID WIRES
8. VALVE BOX. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
9. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
10. 1.25" CONDUIT FOR 2 WIRE CABLE WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROFF FOAM.
11. BRICK-ONE ON EACH CORNER
12. #6 BARE COPPER GROUND WIRE. SPLICE INTO GROUND WIRE AT DECODER. ONLY REQUIRED AT EVERY 10TH DECODER AND AT THE ENDS OF THE LINE.
13. 8' LONG COPPER GROUND ROD. LOCATE A MINIMUM OF 8' AWAY FROM DECODER AND TWO WIRE CABLE. LOCATE IN 10" ROUND BOX.
14. CADWELD CONNECTIONS

5 DECODER WIRING IN CONDUIT
SCALE: NONE



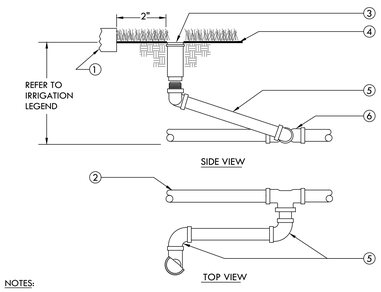
6 2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH
SCALE: NONE



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

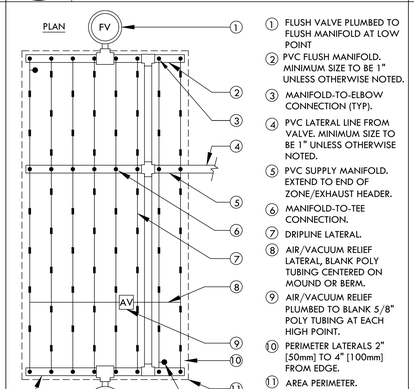
7 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE



NOTES:
1. SET SPRINKLER 1" ABOVE FINISH GRADE AT TIME OF INSTALLATION - LOWER TO FINISH GRADE WHEN TURF IS WELL ESTABLISHED.
2. THE SWING JOINT LAY ARM IS TO BE INSTALLED AT AN ANGLE BETWEEN 30° AND 45°
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS ROTARY SPRINKLER IPT INLET THREAD SIZE.

1. WALL, WALK, CURB OR HEADER.
2. PVC LATERAL LINE.
3. POP-UP ROTARY SPRINKLER.
4. FINISH GRADE.
5. UNITIZED SWING JOINT: 3/4"-LASCO MODEL T732-212 1"-LASCO MODEL T932-212.
6. SCHEDULE 40 PVC TEE OR ELBOW WITH THREADED OUTLET.

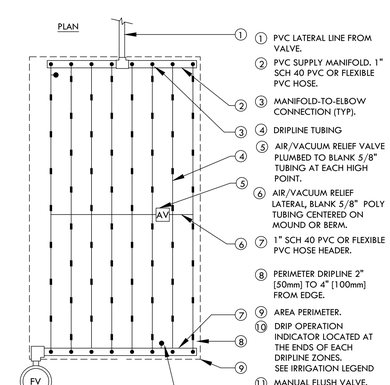
8 POP-UP ROTARY SPRINKLER
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
5. PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
6. MANIFOLD-TO-TEE CONNECTION.
7. DRIPLINE LATERAL.
8. AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
9. AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
10. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
11. AREA PERIMETER.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

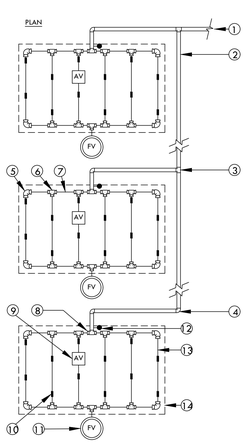
9 HUNTER HDL CENTER FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE.
2. PVC SUPPLY MANIFOLD. 1" SCH 40 PVC OR FLEXIBLE PVC HOSE.
3. MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE TUBING
5. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
7. 1" SCH 40 PVC OR FLEXIBLE PVC HOSE HEADER.
8. PERIMETER DRIPLINE 2" [50mm] TO 4" [100mm] FROM EDGE.
9. AREA PERIMETER.
10. DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES. SEE IRRIGATION LEGEND
11. MANUAL FLUSH VALVE. INSTALL AT LOW POINT.
12. PVC EXHAUST HEADER. 3/4" SCH 40 PVC OR FLEXIBLE PVC HOSE HEADER.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY MANIFOLD CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

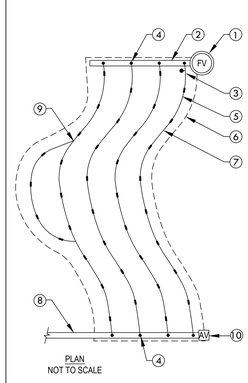
10 HDL DRIPLINE END FEED LAYOUT
SCALE: NONE



1. PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
2. PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
3. PVC TEE (SxSxS).
4. PVC ELL (SxS).
5. HUNTER PLD LOC ELBOW PLD-LOC-ELB.
6. HUNTER PLD LOC TEE (PLD-LOC TEE).
7. BLANK 5/8" [16mm] POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
8. REFER TO DRIPLINE TO PVC CONNECTION DETAIL.
9. AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
10. DRIPLINE LATERAL.
11. MANUAL FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
12. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
13. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
14. ISLAND PERIMETER.

NOTE:
1. THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

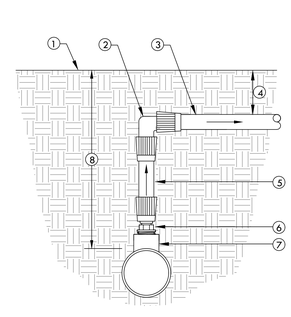
11 HUNTER HDL ISLAND LAYOUT
SCALE: NONE



1. FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH/EXHAUST MANIFOLD.
3. DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
4. MANIFOLD-TO-ELBOW CONNECTION.
5. DRIPLINE LATERAL.
6. AREA PERIMETER.
7. PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
8. PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
9. HUNTER PLD-TEE (PLD-TEE)
10. HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE ON GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

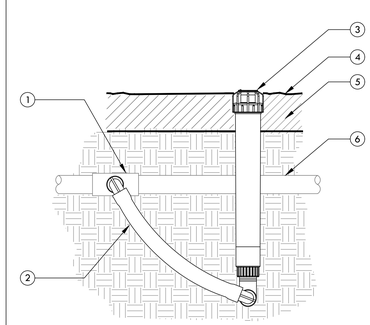
12 HUNTER HDL ODD CURVE LAYOUT
SCALE: NONE



SECTION/ELEVATION
NOT TO SCALE

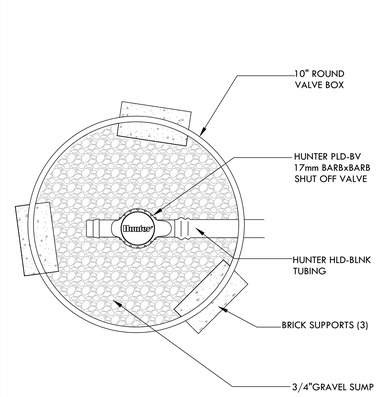
1. FINISH GRADE
2. HUNTER PLD-ELBOW (PLD-ELB)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. HUNTER PLD-MPT ADAPTER (PLD-050)
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

13 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE



1. UPC APPROVED SCHEDULE 40 PVC TEE, ELBOW OR BARB x THREAD DRIP FITTING TEE OR ELBOW WITH 3/4" OUTLET.
2. 1/2" X 3/4" X 6" HUNTER SWING JOINT (SJ-7506)
3. ECO INDICATOR
4. FINISHED GRADE
5. MULCH
6. PVC LATERAL PIPE OR DRIPLINE

14 DRIPLINE OPERATION INDICATOR
SCALE: NONE



NOTE:
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE.

15 MANUAL FLUSH VALVE
SCALE: NONE

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 ♦ fax 925.932.5671
www.rmairrigation.com

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SUB-CONSULTANT:

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

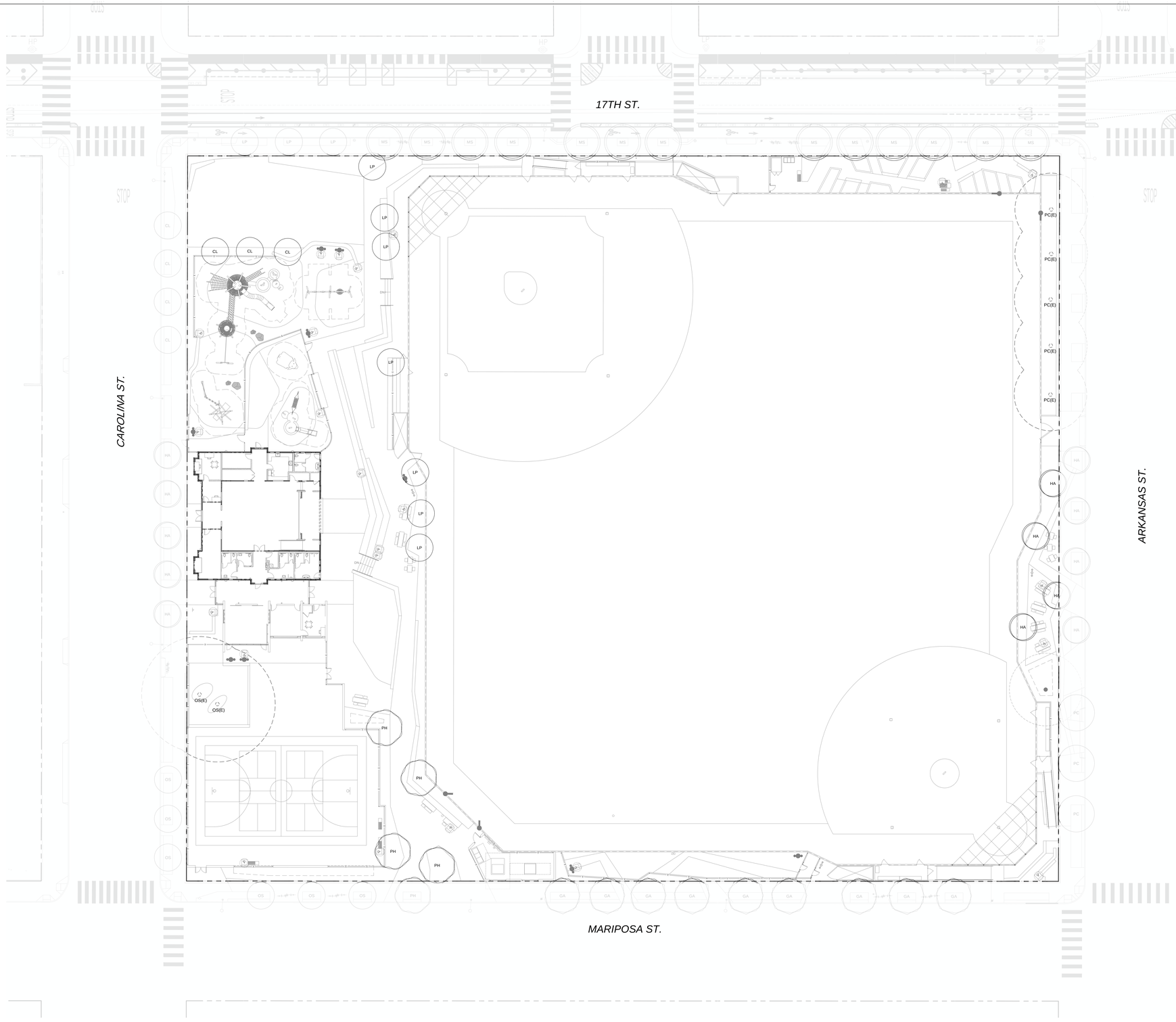
DATE	NO.	DRAWN	CHD
04.25.25	14-003	MS	CM

DRAWING TITLE:

IRRIGATION DETAILS

SHEET NO:

L4.21



1 ONSITE PLANTING PLAN - TREES

0 10 20 40'

NORTH

TREE SCHEDULE ONSITE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER USE	DETAIL
TREES							
CL	CL	3	Cassia leptophylla Gold Medallion Tree	24"	Box	Medium	
GA	GA	1	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	36"	Box	Medium	
HA	HA	4	Heteromeles arbutifolia Toyon	36"	Box	Low	
LP	LP	7	Lagunaria patersonii Primrose Tree	24"	Box	Low	
PH	PH	4	Prunus serrulata 'Snow Fountains' Japanese Flowering Cherry	36"	Box	Medium	
OS(E)	OS (E)	2	Olea europaea Olive Tree				
PC(E)	PC (E)	5	Platanus x acerifolia London Plane				

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LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5371
SIGNATURE
12/31/2025
LICENSE EXPIRATION DATE
05/23/2025
DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

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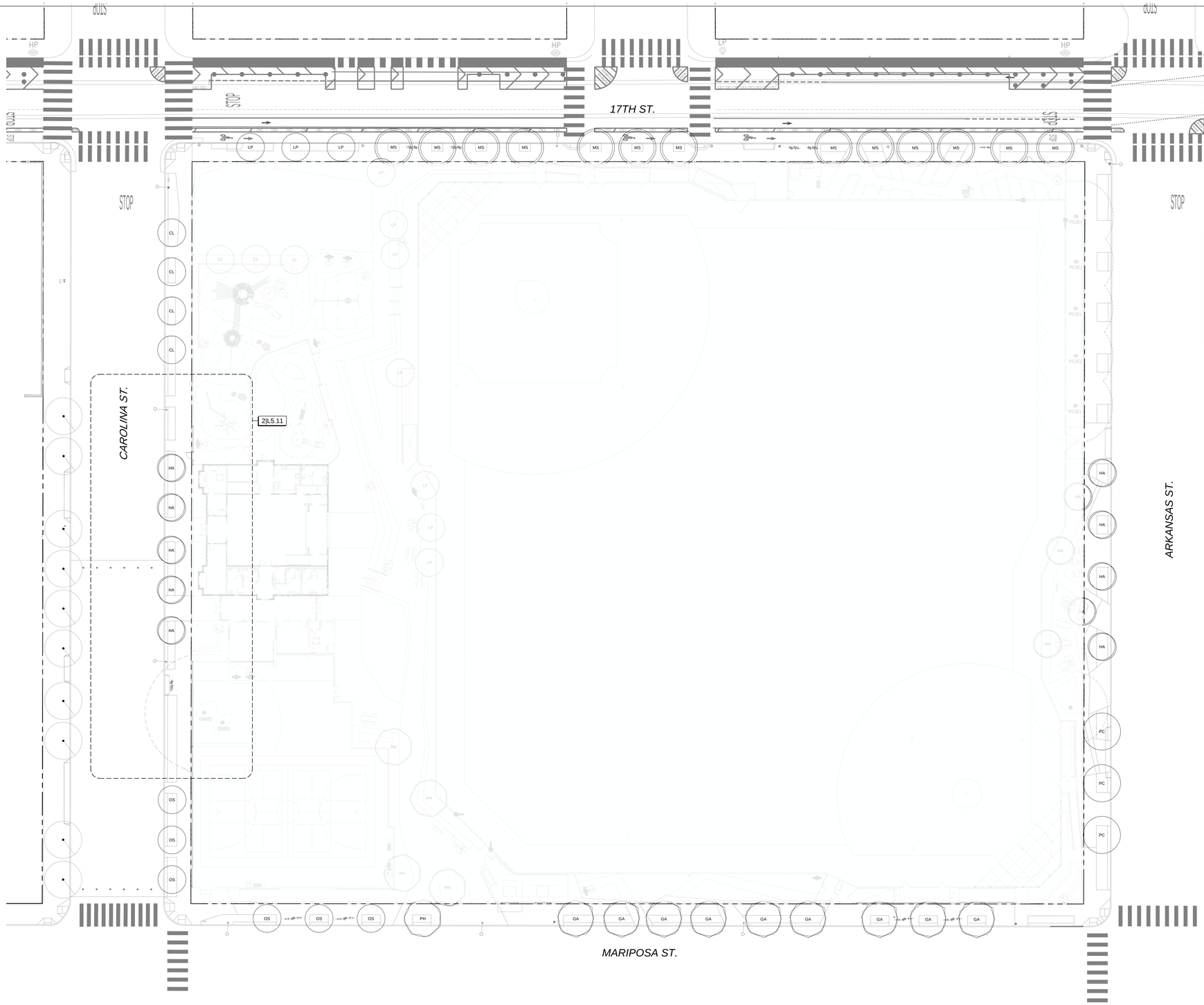
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

PLANTING PLAN & LEGEND - TREES (ONSITE)

SHEET NO:

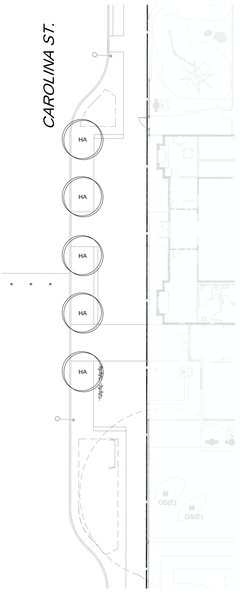
L5.10



1 OFFSITE PLANTING PLAN - TREES

0 10 20 40'

NORTH



2 ADD-ALT 1 LAYOUT PLAN

0 10 20 40'

NORTH

TREE SCHEDULE OFFSITE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WATER USE	DETAIL
TREES							
CL	CL	4	Cassia leptophylla Gold Medallion Tree	24"	Box	Medium	
GA	GA	8	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	36"	Box	Medium	
HA	HA	14	Heteromeles arbutifolia Toyon	36"	Box	Low	
LP	LP	3	Lagunaria patersonii Primrose Tree	24"	Box	Low	
MS	MS	13	Magnolia grandiflora 'St. Mary' St. Mary Southern Magnolia	24"	Box	Medium	
OS	OS	6	Olea europaea 'Swan Hill' Swan Hill Fruitless Olive	24"	Box	Low	
PC	PC	3	Platanus x acerifolia 'Columbia' Columbia London Plane Tree	24"	Box	Medium	
PH	PH	1	Prunus serrulata 'Snow Fountains' Japanese Flowering Cherry	36"	Box	Medium	

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LICENSE NO. 5371
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EXPIRATION DATE
05/23/2025
DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

PLANTING PLAN & LEGEND - TREES (OFFSITE)

SHEET NO:

L5.11

1 ONSITE PLANTING PLAN - SHRUBS

0 10 20 40'

NORTH

PLANT SCHEDULE ONSITE

SYMBOL	AREA (SQ.FT.)	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	DETAIL
BIORETENTION						
	583	Chondropetalum tectorum / Small Cape Rush	5 gal.	4" o.c.	Low	
		Diplacus aurantiacus / Sticky Monkeyflower	5 gal.	4" o.c.	Low	
		Juncus pallidus / Hammer's Rush	5 gal.	4" o.c.	Low	
PARK						
	2907	Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita	5 gal.	48" o.c.	Low	
		Calamagrostis foliosa / Reed Grass	5 gal.	3" o.c.	Low	
		Lomandra confertifolia / Small Mat Rush	5 gal.	3" o.c.	Low	
PARK PERIMETER						
	1086	Lomandra confertifolia / Small Mat Rush	5 gal.	3" o.c.	Low	
		Phlomis fruticosa 'Grande Verde' / Jerusalem Sage	5 gal.	3" o.c.	Low	
		Salvia microphylla 'Hot Lips' / Hot Lips Graham Sage	5 gal.	3" o.c.	Low	
		Symphyotrichum chilense 'Point St. George' / Point St. George Pacific Aster	5 gal.	3" o.c.	Low	
PLAY AREA						
	581	Buddleja davidii 'Pink Delight' / Pink Delight Butterfly Bush	5 gal.	3" o.c.	Low	
		Cistus x pulverulentus 'Sunset' / Sunset Rockrose	5 gal.	7" o.c.	Low	
		Epilobium canum / California Fuchsia	5 gal.	3" o.c.	Low	
		Stachys byzantina / Lamb's Ear	5 gal.	3" o.c.	Low	
POLLINATOR GARDEN						
	2074	Achillea millefolium 'Lavender Beauty' / Lavender Beauty Common Yarrow	5 gal.	3" o.c.	Low	
		Ceanothus glorosus 'Heart's Desire' / Heart's Desire Point Reyes Ceanothus	5 gal.	3" o.c.	Low	
		Verbena lilacina / Lilac Verbena	5 gal.	3" o.c.	Low	
SUCCULENTS						
	2537	Agave attenuata 'Nova' / Nova Foxtail Agave	5 gal.	4" o.c.	Low	
		Hesperaloe parviflora / Red Yucca	5 gal.	3" o.c.	Low	
		Yucca recurvifolia / Soft Leaf Yucca	5 gal.	4" o.c.	Low	
EDIBLE GARDEN						
	808	Fragaria vesca / Woodland Strawberry	5 gal.	4" o.c.	Low	
		Origanum vulgare / Oregano	5 gal.	3" o.c.	Low	
		Sedum x 'Autumn Joy' / Autumn Joy Sedum	5 gal.	4" o.c.	Low	
		Thymus vulgaris / Common Thyme	5 gal.	3" o.c.	Low	
NATURAL SOD LAWN						
	4273	Blue Rye Blend For Turf @ Athletic Fields, see sports field consultant drawings				

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LICENSED LANDSCAPE ARCHITECT
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LICENSE NO. 5277
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12/31/2025
RENEWAL DATE
05/23/2025
DATE

STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

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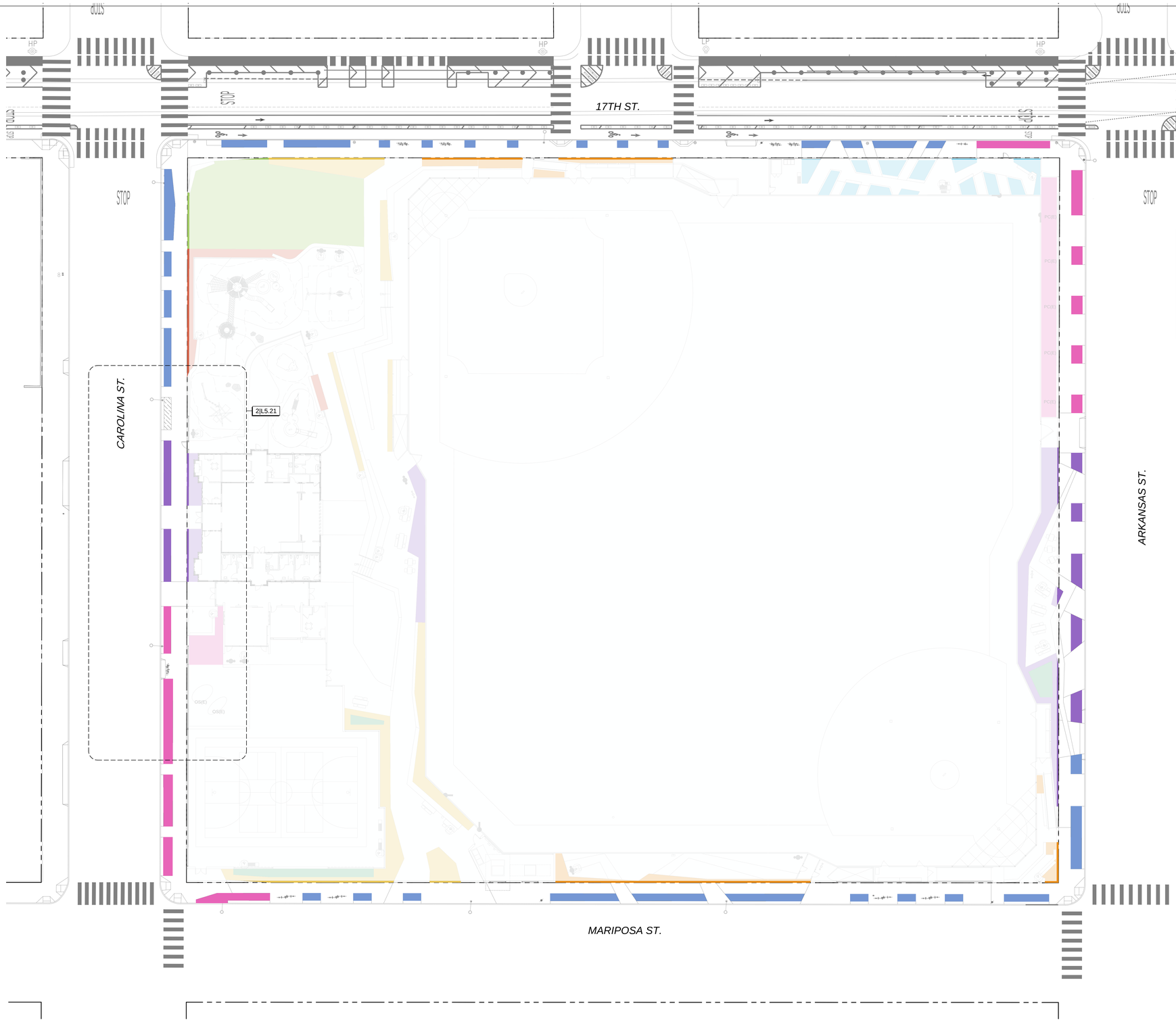
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

PLANTING PLAN & LEGEND - SHRUBS (ONSITE)

SHEET NO:

L5.20



1 OFFSITE PLANTING PLAN - SHRUBS

0 10 20 40'

NORTH

2 ADD-ALT 1 PLANTING PLAN - SHRUBS

0 10 20 40'

NORTH

PLANT SCHEDULE OFFSITE

SYMBOL	AREA (SQ.FT.)	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	DETAIL
BIORETENTION						
	0	Chondropetalum tectorum / Small Cape Rush	5 gal.	4" o.c.	Low	
		Diplacus aurantiacus / Sticky Monkeyflower	5 gal.	4" o.c.	Low	
		Juncus pallidus / Hammer's Rush	5 gal.	4" o.c.	Low	
POLLINATOR GARDEN						
	686	Achillea millefolium 'Lavender Beauty' / Lavender Beauty Common Yarrow	5 gal.	3" o.c.	Low	
		Ceanothus gloriosus 'Heart's Desire' / Heart's Desire Point Reyes Ceanothus	5 gal.	3" o.c.	Low	
		Verbena lilacina / Lilac Verbena	5 gal.	3" o.c.	Low	
STREETSCAPE						
	2234	Echium fastuosum 'Blue Dwarf' / Bue Dwarf Pride Of Madeira	5 gal.	3" o.c.	Low	
		Erigeron karvinskianus / Santa Barbara Daisy	5 gal.	4" o.c.	Low	
		Rosmarinus officinalis / Rosemary	5 gal.	3" o.c.	Low	
		Westringia fruticosa / Coast Rosemary	5 gal.	3" o.c.	Low	
SUCCULENTS						
	1408	Agave attenuata 'Nova' / Nova Foxtail Agave	5 gal.	4" o.c.	Low	
		Hesperaloe parviflora / Red Yucca	5 gal.	3" o.c.	Low	
		Yucca recurvifolia / Soft Leaf Yucca	5 gal.	4" o.c.	Low	

PLANT SCHEDULE OFFSITE - ALT 1

SYMBOL	AREA (SQ.FT.)	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER USE	DETAIL
BIORETENTION						
	690	Chondropetalum tectorum / Small Cape Rush	5 gal.	4" o.c.	Low	
		Diplacus aurantiacus / Sticky Monkeyflower	5 gal.	4" o.c.	Low	
		Juncus pallidus / Hammer's Rush	5 gal.	4" o.c.	Low	
POLLINATOR GARDEN						
	1814	Achillea millefolium 'Lavender Beauty' / Lavender Beauty Common Yarrow	5 gal.	3" o.c.	Low	
		Ceanothus gloriosus 'Heart's Desire' / Heart's Desire Point Reyes Ceanothus	5 gal.	3" o.c.	Low	
		Verbena lilacina / Lilac Verbena	5 gal.	3" o.c.	Low	
STREETSCAPE						
	2234	Echium fastuosum 'Blue Dwarf' / Bue Dwarf Pride Of Madeira	5 gal.	3" o.c.	Low	
		Erigeron karvinskianus / Santa Barbara Daisy	5 gal.	4" o.c.	Low	
		Rosmarinus officinalis / Rosemary	5 gal.	3" o.c.	Low	
		Westringia fruticosa / Coast Rosemary	5 gal.	3" o.c.	Low	
SUCCULENTS						
	1408	Agave attenuata 'Nova' / Nova Foxtail Agave	5 gal.	4" o.c.	Low	
		Hesperaloe parviflora / Red Yucca	5 gal.	3" o.c.	Low	
		Yucca recurvifolia / Soft Leaf Yucca	5 gal.	4" o.c.	Low	

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REVISION RECORD

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DATE	NO.	DRAWN	CHD
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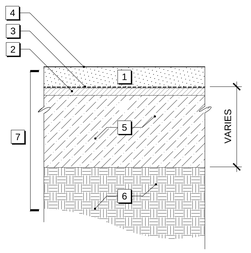
DRAWING TITLE:

PLANTING PLAN & LEGEND - SHRUBS (OFFSITE)

SHEET NO:

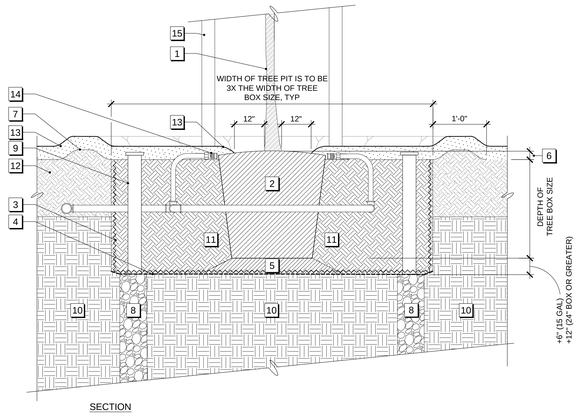
L5.21



1. MULCH TYPE & DEPTH PER MATERIALS PLAN & LEGEND
2. 1" COMPOST, SEE SPECS
3. SHEET MULCH WITH RECYCLED CARDBOARD, PUNCH HOLE THROUGH CARDBOARD FOR SHRUB AREA PLANTINGS, OVERLAP PIECES 8" MIN. & SECURE PER SPECS.
4. FINISH GRADE
5. IMPORTED TOPSOIL PER SOIL MGMT PLAN & SPECS. AMEND PER SOIL TEST RECOMMENDATIONS. DEPTH VARIES TO ESTABLISH FINISH GRADE, S.C.D.
6. UNDISTURBED NATIVE SUBGRADE
7. PLANTING AREAS W/ RIPPED, LOOSENED, AMENDED AND/OR IMPORTED SOILS. FOR SOIL TYPE AND DEPTH, SEE SPECS, SOIL TEST RESULTS & SOIL MGMT PLAN

8 PLANT SOIL PREP

1 1/2" = 1'-0"



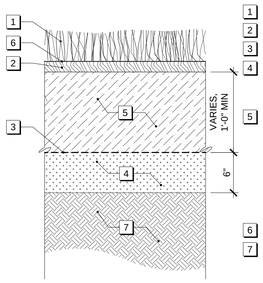
SECTION
SCALE: 1" = 1'-0"

1. TREE PLANTING, SEE PLANTING PLAN FOR TYPE
2. ROOTBALL
3. EXCAVATE THE TREE PIT 3X THE SIZE OF THE ROOT BALL & SCARIFY THE BOTTOM AND SIDES OF THE TREE PITS, TYP.
4. MARKER FABRIC, IF REQUIRED BY GEOTECHNICAL OR SOIL TEST RESULTS
5. 90% COMPACTED EARTHEN MOUND TO PREVENT SETTLEMENT
6. CONTRACTOR SHALL REMOVE EXCESS FILL FROM TOP OF ROOT BALL IF PRESENT. SET CROWN OF ROOTBALL 2" HIGHER THAN ADJACENT FINISHED GRADE AND PROVIDE WATERING BASIN
7. 4" MIN. HEIGHT WATERING BERM, 12" WIDER THAN ROOTBALL DIA.
8. DRAIN SUMPS IN SIZE & QUANTITY SHOWN ON THE TABLE. LINE SUMPS W/ GEOTEXTILE FABRIC AND FILL W/ 3/4" DRAIN ROCK & LOCATE IN THE CORNERS OF THE TREE PIT AS SHOWN IN PLAN DETAIL. 5|L6.01
9. DRAINAGE INSPECTION TUBE: 4" DIA X DEPTH OF ROOTBALL PERFORATED PVC PIPE WRAPPED W/FILTER FABRIC W/ THREADED CAP (COLOR-BLACK), PROVIDE (1) TUBE AT EACH SUMP
10. NATIVE UNDISTURBED SOIL
11. AMENDED SOIL BACKFILL AT TREE PIT PER SOIL TEST RECOMMENDATIONS, PLACE AMENDED BACKFILL SOIL IN 6" LIFTS. TAMP & WATER BETWEEN LIFTS. DO NOT INSTALL ORGANIC AMENDMENTS BELOW THE TOP 14" OF SOIL
12. PLANTING AREAS W/ RIPPED, LOOSENED, AMENDED AND/OR IMPORTED SOILS. FOR SOIL TYPE AND DEPTH, SEE SPECS, SOIL TEST RESULTS AND SOIL MGMT. PLAN 1|L8.10 1|L8.11 2|L8.11
13. MULCH TYPE & DEPTH PER MATERIALS PLAN & LEGEND. MAINTAIN 12" CLR FROM TRUNK TYP.
14. TREE IRRIGATION BUBBLER, MIN. 2 PER TREE, TYP. SEE IRRIGATION DRAWINGS
15. TREE STAKING VARIES BY SPECIES, REFER TO PLANTING PLAN & SCHEDULE FOR TYPE 1|L5.10 1|L5.11 2|L5.11

NOTES:
REFER TO GENERAL TREE PLANTING NOTES PRIOR TO INSTALLING TREE PLANTING.

6 TREE ON GRADE - SECTION

1" = 1'-0"

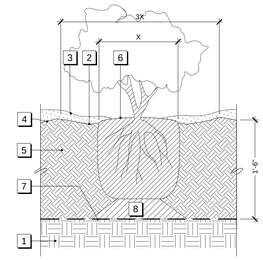


1. LAWN
2. THATCH & ROOT ZONE
3. ROUGH GRADE
4. STEP 1: RIP & CROSS RIP SOIL & LOOSEN ALL COMPACTED AREAS TO A DEPTH OF 6" FROM ROUGH GRADE, MIX IN AMENDED SOIL PER SPECS
5. STEP 2: SPREAD AMENDED ONSITE TOPSOIL AND/OR AMENDED IMPORTED TOPSOIL PER RECOMMENDATIONS PROVIDED BY LUCHESSI CONSULTING. SOIL CONDITIONS VARY ACROSS THE SITE & THEREFORE AMENDMENT IN EACH AREA MUST BE CONFIRMED WITH THE SOILS CONSULTANT PRIOR TO COMMENCING THE WORK. DEPTH VARIES TO ESTABLISH FINISH GRADE, SEE GRADING PLAN.
6. FINISH GRADE
7. NATIVE SOIL. DO NOT COMPACT DURING CONSTRUCTION. PRIOR TO TOPSOIL PLACEMENT, SCARIFY, TILL AND AMEND NATIVE SOIL PER RECOMMENDATIONS PROVIDED BY LUCHESSI CONSULTING. SOIL CONDITIONS VARY ACROSS THE SITE & THEREFORE AMENDMENT IN EACH AREA MUST BE CONFIRMED WITH THE SOILS CONSULTANT PRIOR TO COMMENCING THE WORK.

NOTES:
1. ROLL FINISH GRADE TO BE SLIGHTLY COMPACTED & FREE OF MOUNDS OR DEPRESSIONS, TYP.

4 LAWN SOIL PREP

1 1/2" = 1'-0"



1. NATIVE SOIL
2. 3" DEEP TAMPED EARTH, WATER BASIN AROUND SHRUB
3. MULCH, TYP. MAINTAIN MULCH 6" CLR FROM ROOT BALL
4. FINISH GRADE, TYP.
5. AMENDED SOIL, SEE SPECS
6. SET CROWN OF ROOTBALL 2" ABOVE ADJACENT FINISH GRADE. NO FILL IS TO BE PLACED ON TOP OF ROOTBALL
7. SCARIFY SUBGRADE
8. 90% COMPACTED EARTHEN MOUND

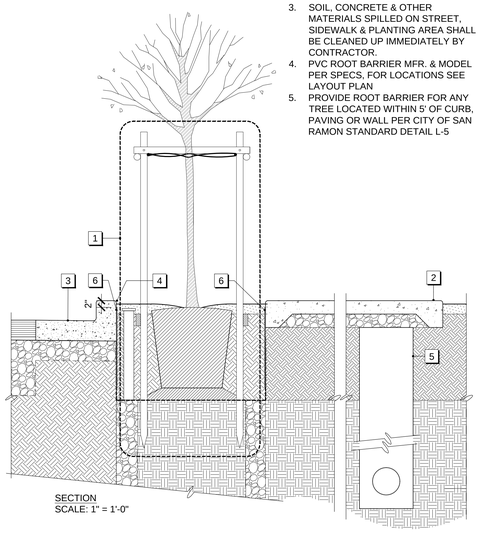
NOTES:
1. PLANT PIT TO BE TWICE THE WIDTH OF THE CONTAINER.
2. PRUNE CROSSED & RUBBING BRANCHES AS DIRECTED BY L.A.
3. AMEND SOIL PER SOILS REPORT

3 SHRUB PLANTING AT GRADE

3/4" = 1'-0"

- 1 TREE PLANTING ON GRADE 5|L6.01
- 2 CONC SIDEWALK 1|L7.01
- 3 CONC CURB & GUTTER, S.C.D.
- 4 PLANTING AT PAVING EDGE 2|L6.01
- 5 JOINT TRENCH, S.C.D.
- 6 ROOT BARRIER, DEEP ROOT CORP. MODEL UB24-2 OR APPROVED EQ. WITH GROUND LOCKS. ROOT BARRIER SHALL BE LINEAR, 10' LONG FROM CENTERLINE OF TREE (20' OVERALL LENGTH)

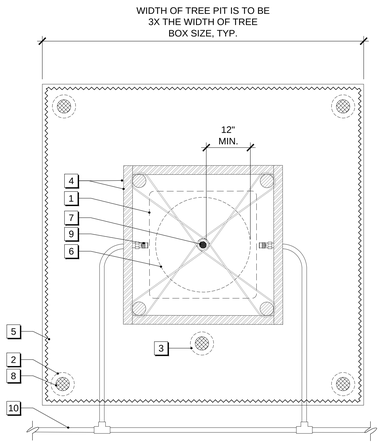
NOTES:
1. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO INSTALLATION OF TREE AND AUGER HOLE FOR DRAIN SUMPS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTACT UNDERGROUND SERVICE ALERT (USA) @ 811 OR (800) 227-2600 AT LEAST (5) WORKING DAYS PRIOR TO BEGINNING OF EXCAVATION WORK TO LOCATE EXISTING UTILITIES.
2. BUILD SOIL BERM MIN. 4" HIGH & 2' FROM TREE TRUNK PLANTER STRIP. PROVIDE LOAM TOPSOIL NEEDED TO FORM BERM & FILL HOLES.
3. SOIL, CONCRETE & OTHER MATERIALS SPILLED ON STREET, SIDEWALK & PLANTING AREA SHALL BE CLEANED UP IMMEDIATELY BY CONTRACTOR.
4. PVC ROOT BARRIER MFR. & MODEL PER SPECS, FOR LOCATIONS SEE LAYOUT PLAN
5. PROVIDE ROOT BARRIER FOR ANY TREE LOCATED WITHIN 5' OF CURB, PAVING OR WALL PER CITY OF SAN RAMON STANDARD DETAIL L-5



SECTION
SCALE: 1" = 1'-0"

7 STREET TREE PLANTING

3/4" = 1'-0"



PLAN VIEW
SCALE: 1" = 1'-0"

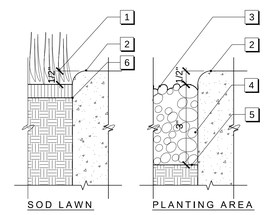
DRAINAGE SUMP TABLE		
TREE SIZE	QTY. OF SUMPS REQUIRED	SUMP SIZE
24" BOX OR SMALLER	2	6" DIA. X 4'-0" DEEP OR TO DEPTH WHERE WATER DRAINS WITHIN AN 8 HOUR PERIOD
36" TO 60" BOX	4	
72" BOX OR LARGER	5	

1. TREE ROOTBALL, SEE PLANTING PLAN FOR TYPE & SIZE
2. DRAIN SUMPS. PROVIDE QUANTITY & SIZES AS SHOWN IN THE DRAINAGE SUMP TABLE. LOCATE IN CORNERS OF THE TREE PIT AS SHOWN IN THE PLAN DETAIL. LINE SUMPS WITH GEOTEXTILE FABRIC AND FILL WITH 3/4" DRAIN ROCK.
3. ADDITIONAL DRAIN SUMP & INSPECTION TUBE, WHERE REQUIRED. REFER TO DRAINAGE SUMP TABLE. PLACE JUST OUTSIDE OF ROOTBALL ON DOWNHILL SIDE.
4. TREE STAKING & TYING VARIES BY SPECIES, REFER TO PLANTING PLAN & SCHEDULE FOR TYPE 1|L5.10 1|L5.11 2|L5.11
5. EXCAVATE THE TREE PIT 3X THE SIZE OF THE ROOT BALL & SCARIFY THE BOTTOM & SIDES OF THE TREE PIT, TYP.
6. HOLD MULCH 12" FROM THE CROWN
7. TREE PLANTING ON GRADE 6|L6.01
8. DRAINAGE INSPECTION TUBE: 4" DIA X DEPTH OF ROOTBALL PERFORATED PVC PIPE WRAPPED W/FILTER FABRIC W/ THREADED CAP (COLOR-BLACK). PROVIDE (1) TUBE AT EACH SUMP
9. TREE IRRIGATION BUBBLER, (2) MIN. PER TREE, TYP. SEE IRRIGATION DRAWINGS
10. IRRIGATION LATERAL LINE, SEE IRRIGATION DRAWINGS

NOTES:
1. REFER TO GENERAL TREE PLANTING NOTES PRIOR TO INSTALLING TREE PLANTING

5 TREE ON GRADE - PLAN

1" = 1'-0"

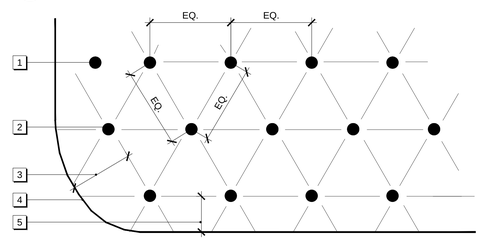


1. FINISH GRADE TOP SOIL 1/2" BELOW FINISH SURFACE OF ADJACENT PAVING
2. FINISH SURFACE
3. TOP OF MULCH 1/2" MIN BELOW ADJACENT PAVING
4. MULCH, SEE SPECS
5. FINISH GRADE OF TOP SOIL
6. FINISH GRADE OF TOP SOIL ADJUST FOR DEPTH OF SOD

NOTES:
1. FINISH ELEVATION IS MEASURED AFTER SOIL PREPARATION & FIRMING OF SOIL BY WETTING FROM IRRIGATION SYSTEM TO MINIMIZE FUTURE SETTLING
2. IN MULCHED AREAS WHERE SOIL IS LOW RELATIVE TO EDGE OF PAVING BY NECESSITY OF GRADING, PROVIDE ADDITIONAL MULCH TO MINIMIZE DROP-OFF CONDITION WITHIN 24" OF EDGE OF PAVING.

2 GRADE @ EDGE OF PAVING

6" = 1'-0"



1. 'INFILL' PLANT AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES
2. TYPICAL PLANT SPACING VARIES, SEE LEGEND FOR SPACING
3. 1/2" "EQ" (MAX.) AT EDGES
4. EDGE OF PLANTING
5. 12" SHRUB, 8" GROUND COVER

NOTES:
1. ALL GROUND COVER SHALL BE PLANTED AT EQUAL SPACING

1 PLANT SPACING

1" = 1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS
501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

Friends of Jackson Park
368 Connecticut St
San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO
2325 3rd street, suite 323
San Francisco CA 94107
p 415.323.0850
e admin@fletcherstudio.com

ARCHITECTURE:

Jackson Liles ARCHITECTURE
2325 Third Street #206
San Francisco, CA 94107
415.621.1799
www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
SEAN FLETCHER
LICENSE NO. 5377
SIGNATURE
EXPIRATION DATE
01/31/2026
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

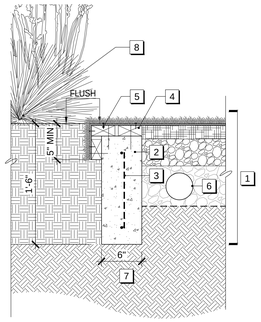
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

PLANTING DETAILS

SHEET NO:

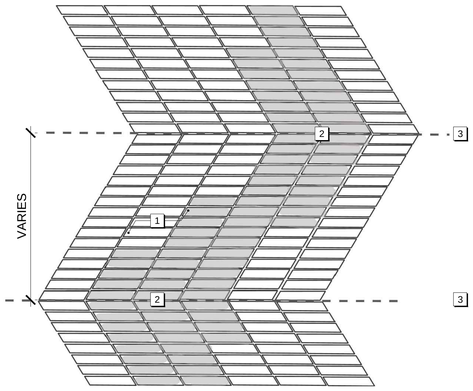
L6.01



1. SYNTHETIC TURF 10|L7.01
2. 6"X18" CONTINUOUS SUBSURFACE CONC CURB
3. #4 BAR, CONTINUOUS W/ #4 VERTICAL TIES @ 18" O.C.
4. 2X4 COMPOSITE TURF NAILER BOARDS, PROVIDE 1/2" GAP BETWEEN BOARDS AND BOARD ENDS FOR EXPANSION. SECURE NAILER TO CONC. W/ GALV. CONC FASTENERS @ 24" O.C.
5. SECURE SYNTHETIC TURF TO NAILER W/ 1" LONG, 1/4" CROWN GALV STAPLES @ 3" O.C.
6. PERFORATED PIPE @ EDGE OF SYNTHETIC TURF, TYP., S.C.D.
7. COMPACTED SUBGRADE
8. ADJACENT PLANTING AREA

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

12 SYNTHETIC TURF @ PLANTING
1 1/2" = 1'-0"



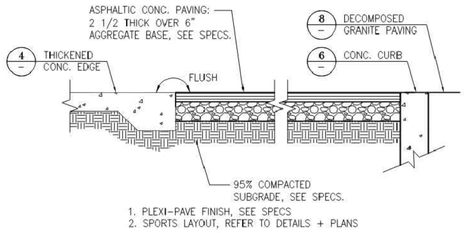
PAVER PATTERN
NTS

STACKED BOND
NTS

1. PEDESTRIAN CONC. UNIT PAVERS TYPE #1
2. PAVERS W/ ACCENT COLOR
3. SEAM AT CHANGE OF PAVER DIRECRTION

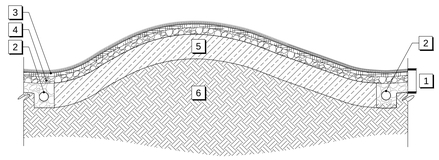
NOTES:
1. DETAIL IS FOR CONCEPT ONLY.
2. FOR PAVER TYPE SEE MATERIAL LEGEND.

7 CONC. UNIT PAVERS TYPE #1 PATTERN
NTS



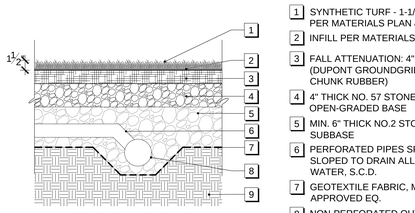
1. PLEXI-PAVE FINISH, SEE SPECS
2. SPORTS LAYOUT, REFER TO DETAILS + PLANS

4 ASPHALTIC CONCRETE @ SPORTS COURT
1" = 1'-0"



1. SYNTHETIC TURF 10|L7.01
2. PERFORATED DRAIN PIPE AT BASE OF LANDSCAPE BERMS - CONNECT TO SDS, TYP. - S.C.D.
3. SYNTHETIC TURF, INFILL, & FALL ATTENUATION
4. 4" THICK CLASS 2 AGG
5. 95% RC COMPACTED FILL
6. NATIVE SOIL

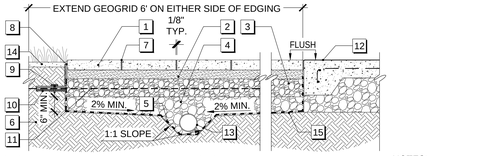
14 SYNTHETIC TURF MOUND DETAIL
3/8" = 1'-0"



1. SYNTHETIC TURF - 1-1/2" PILE HEIGHT PER MATERIALS PLAN & LEGEND
2. INFILL PER MATERIALS PLAN & LEGEND
3. FALL ATTENUATION: 4" SAFETYCEL (DUPONT GROUNDGRID FILLED W/ 3/4" CHUNK RUBBER)
4. 4" THICK NO. 57 STONE OPEN-GRADED BASE
5. MIN. 6" THICK NO.2 STONE SUBBASE
6. PERFORATED PIPES SPACED AND SLOPED TO DRAIN ALL STORED WATER, S.C.D.
7. GEOTEXTILE FABRIC, MIRAFI 140N OR APPROVED EQ.
8. NON-PERFORATED OUTFALL PIPE(S) SLOPED TO STORM SEWER, S.C.D.
9. SOIL SUBGRADE SLOPED TO DRAIN

NOTES:
1. FOR PERIMETER CONDITIONS SEE 11|L7.01
2. INSTALL PER MANUFACTURER'S RECOMMENDATION

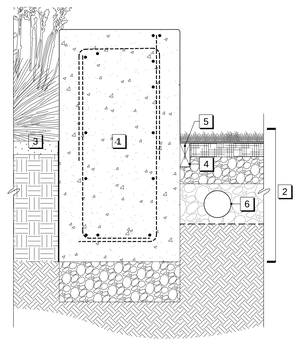
10 SYNTHETIC TURF @ PLAY AREA
1 1/2" = 1'-0"



1. CONC UNIT PAVER. SEE MATERIALS LEGEND FOR COLOR & FINISH
2. 2" DEPTH LEVELING COURSE AGG, CONFORMS TO ASTM NO.8
3. 4" DEPTH OPEN-GRADED BASE LAYER, ASTM NO.57 AGG
4. 6"-18" SUBBASE LAYER, ASTM NO. 2 AGG. DEPTH VARIES PER CIVIL GRADING PLANS.
5. IMPERMEABLE LINER
6. COMPACTED SUBGRADE PER GEOTECH REPORT, S.C.D.
7. 1/8" JOINTS WITH JOINT FILLER ASTM NO. 10 AGG IN OPENINGS & PERMEABLE JOINT STABLILIZER
8. 3.5" X 4.5" ALUMINUM GEO-EDGE, BY PERMALOC
9. CAPTURE PLATE SCREW, BY PERMALOC
10. CAPTURE PLATE, BY PERMALOC
11. 6' GEOGRID APRON, BY PERMALOC
12. CONCRETE PAVING 1|L7.01
13. SUBDRAIN SYSTEM BELOW, SCD FOR LAYOUT AND INVERTS
14. ADJACENT PLANTING WITH MULCH, SEE 3|L6.01
15. FOR PROPOSED ROUGH FINISH GRADE AR BOTTOM OF PAVER SECTION S.C.D.

NOTES:
1. PROVIDE WATERPROOFING ADJACENT TO BUILDING FOUNDATION S.C.D & GEOTECH REPORT FOR SUBBASE
2.

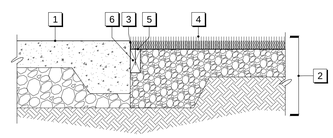
3 PERVIOUS UNIT PAVERS
1" = 1'-0"



1. C.I.P. CONC SITE WALL 1|L7.02
2. SYNTHETIC TURF 10|L7.01
3. ADJ PLANTING AREA
4. 2X4 COMPOSITE TURF NAILER BOARD SET 18-1/2" TO 18-3/4" BELOW TOP OF WALL, SECURED W/ GALV CONC FASTENERS AT 24" O.C. COORDINATE NAILER ELEVATIONS WITH FINISH GRADING.
5. SECURE SYNTHETIC TURF TO NAILER W/ 1" LONG, 1/4" CROWN GALV STAPLES @ 3" O.C.
6. PERFORATED PIPE @ EDGE OF SYNTHETIC TURF, TYP., S.C.D.

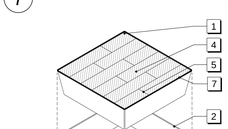
NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

13 SYNTHETIC TURF @ CONC SITE WALL
1 1/2" = 1'-0"



1. CONCRETE PAVING/PERMEABLE UNIT PAVER SIM., NOTCHED TO RECEIVE TURF NAILER 1|L7.01 3|L7.01
2. SYNTHETIC TURF SYSTEM 8|L7.01
3. EDGE OF SYNTHETIC TURF, SET TURF HEIGHT PER MANUF.
4. SYNTHETIC TURF FIBERS TO RAISE 1/2" MAX ABOVE ADJACENT FINISHED GRADE TYP
5. SECURE SYNTHETIC TURF TO NAILER W/ SS NON REVERSING SCREWS @ 12" O.C., ALSO SECURE SYNTHETIC TURF TO NAILER W/ ALL LENGTH OF SYNTHETIC TURF PERIMETER
6. 2X4 COMPOSITE TURF NAIL BOARD SET 3/8" BELOW ADJ. PAVING

9 SYNTHETIC TURF @ EDGE OF PAVING
1 1/2" = 1'-0"



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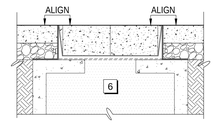
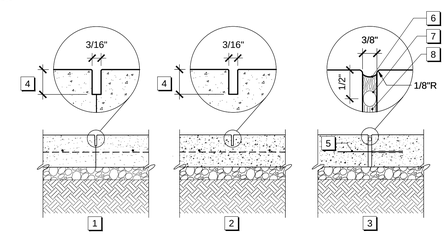


SECTION

1. LIFTING KEY FITTING
2. STAINLESS STEEL TRAY
3. STAINLESS STEEL TRAY FRAME & FLANGES
4. MATCH PAVER TO ADJACENT, SEE MATERIAL PLANS
5. LAYOUT PAVERS IN WUNDERCOVER TRAY TO MATCH ADJ., SEE MATERIAL PLANS, SEE LAYOUT PLANS
6. STORM DRAIN S.C.D. FOR INVERT ELEVATION
7. WUNDERCOVER WITH DRAINAGE EDGE, SEE MATERIALS LEGEND FOR SIZE AND MODEL.
8. MOUNT TRAY FRAME TO CONCRETE UTILITY STRUCTURE OR EMBED IN CONCRETE PAVING

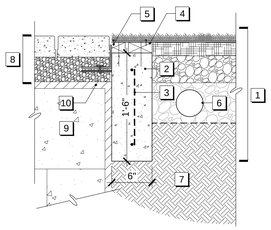
NOTE:
1. S.C.D. FOR ALL UTILITY LOCATIONS
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT
3. UTILITY COVER TRAY ASSEMBLY AVAILABLE FROM WUNDERCOVERS.COM
4. INSTALL PER MANUFACTURER RECOMMENDATIONS.

6 WUNDERCOVER
1" = 1'-0"



1. SAWCUT COLD CONSTRUCTION JOINT
2. SAWCUT CONTROL JOINT
3. TOOLED EXPANSION JOINT
4. DEPTH TO BE 1/3 OF SLAB THICKNESS
5. SPEED DOWEL, PER MANUFACTURERS RECOMMENDATION, DISCONTINUE HORIZ. REBAR AT JOINT, TYP
6. ELASTOMERIC JOINT SEALANT, COLOR TO MATCH PAVEMENT COLOR, TYP
7. BACKER ROD
8. NON-EXTRUDING RESILIENT FIBER EXPANSION MATERIAL

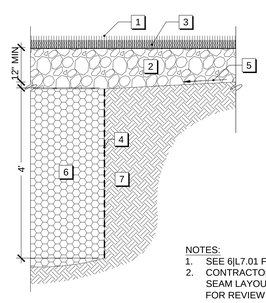
2 CONC JOINTS
1" = 1'-0"



1. SYNTHETIC TURF 10|L7.01
2. 6"X18" CONTINUOUS SUBSURFACE CONC CURB
3. #4 BAR, TOP AND BOTTOM CONTINUOUS, W/ #4 VERTICAL TIES @ 18" O.C.
4. 2X4 COMPOSITE TURF NAILER BOARDS, PROVIDE 1/2" GAP BETWEEN BOARDS AND BOARD ENDS FOR EXPANSION. SECURE NAILER TO CONC. W/ GALV. CONC FASTENERS @ 24" O.C.
5. SECURE SYNTHETIC TURF TO NAILER W/ 1" LONG, 1/4" CROWN GALV STAPLES @ 3" O.C.
6. PERFORATED PIPE @ EDGE OF SYNTHETIC TURF, TYP., S.C.D.
7. COMPACTED SUBGRADE
8. (E) ADJ PAVERS ON STRUCTURE AT PODIUM EDGE
9. (E) STRUCTURE
10. (E) WATERPROOFING ASSEMBLY - PROTECT IN PLACE AND REPAIR ANY DAMAGES DURING CONSTRUCTION

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.

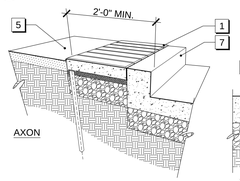
11 SYNTHETIC TURF @ PAVERS
1 1/2" = 1'-0"



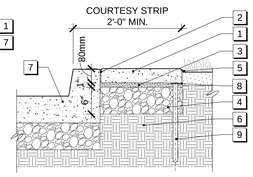
1. SYNTHETIC TURF AT DOG PLAY AREA
2. DRAINAGE AGGREGATE 3/8"-1/2"
3. ENVIROFILL TURF INFILL
4. GEOTEXTILE FABRIC, WRAPPING VERTICAL SIDES OF DRYWELL
5. 3% MIN SLOPE TO DRAIN, S.C.D.
6. 3 DRY WELLS @ DOG RUN AREA 18" BY 48" DEEP
7. COMPACTED SUBGRADE 95% RC

NOTES:
1. SEE 6|L7.01 FOR SYN TURF AT EDGE OF PAVING
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SEAM LAYOUT & PROPOSED TURF LAYOUT AT MOUNDS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT

8 SYNTHETIC TURF @ DOG AREA
1 1/2" = 1'-0"



AXON

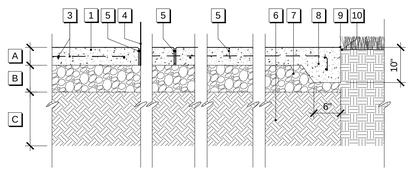


SECTION

1. CONC. UNIT PAVER
2. POLYMERIC SAND JOINTING
3. 1" SAND BEDDING LAYER
4. 6" COMPACTED CLASS 2 AGG BASE
5. ADJACENT PLANTING FINISH GRADE 1/2" BELOW EDGE OF PAVEMENT
6. COMPACTED SUBGRADE PER GEOTECH. REPORT
7. ADJACENT STREET CURB & GUTTER, S.C.D.
8. ALUMINUM EDGE, GEO-EDGE BY PERMALOC, 3" X 3.25" OR AS NEEDED
9. 18" STEEL STAKE, 3' O.C. & ALL 'WILD' ENDS

NOTE:
1. FIELD TRIM AS NEEDED. TO BE 1/8" ABOVE FINISH SURFACE OF TOP OF CURB.

5 UNIT PAVERS @ COURTESY STRIP
1" = 1'-0"



SECTION

1. CONCRETE PAVING SEE MATERIALS SCHEDULE FOR COLOR & FINISH
3. #3 REBAR AT 18" O.C. BOTH WAYS
4. ADJACENT VERTICAL SURFACE
5. SAW CUT OR EXPANSION JOINT 2|L7.01
6. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
7. COMPACTED AGGREGATE BASE PER GEOTECHNICAL REPORT
8. TURN DOWN EDGE AT PAVING EDGES
9. 1/2" TOOLED RADIUS
10. GRADE AT EDGE OF PAVING

1 CONC PAVING
1" = 1'-0"

OWNER:
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e rpdinfo@sfgov.org

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
CRAIG FLETCHER
LICENSE NO. 5377
SIGNATURE
EXPIRATION DATE
31 DECEMBER
PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

CONSTRUCTION DETAILS - PAVING

SHEET NO:

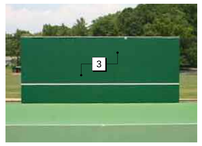
L7.01

REFERENCE IMAGE
NTS

1 6X6 REDWOOD BEAM
2 LEARNING GARDEN PLANTER

4 WOODEN RETAINING WALLS

1" = 1'-0"



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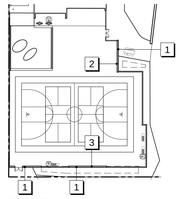
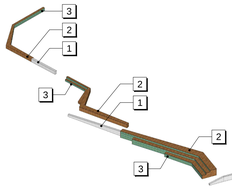


KEY MAP
NTS

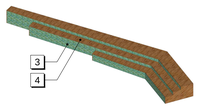
1 FREESTANDING CONC WALL, SEE MATERIALS LEGEND FOR HEIGHT & FINISH
2 TRAVERSE WALL 4' WIDE SEGMENTS, WOOD SLATS BOLTED TO METAL FRAME WITH HANDHOLDS FOR CLIMBING
3 TENNIS PRACTICE BOARD PAINTED WALL WITH 5" WHITE STRIPE

3 FREESTANDING CONC WALL

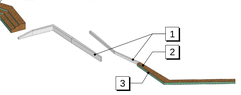
NTS



RIBBON WALL AXON
NTS



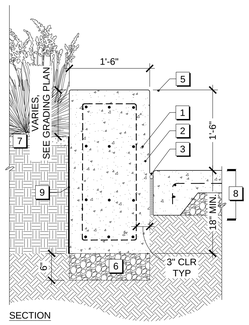
RIBBON WALL TYPE 2 ENLARGEMENT
NTS



1 RIBBON WALL TYPE 1
2 RIBBON WALL TYPE 2
3 TILE VENEER
4 WOOD SEAT TOPS

2 RIBBON WALL

NTS



SECTION

1 #4 HORIZ REBAR @ 12" OC, (3) AT TOP & BOTTOM
2 #4 REBAR CAGE AT 16" OC
3 EXPANSION JOINT, TYP WHERE CONC PAVING IS ADJ. TO SEAT WALL FACE
5 3/8" RADIUS AT ALL EXPOSED EDGES, TYP.
6 6" MIN COMPACTED CLASS 2 AGG BASE
7 PLANTING @ EDGE
8 ADJ CONC PAVING OR UNIT PAVING, SEE MATERIALS PLAN FOR LOCATIONS
9 COLD FLUID APPLIED WATERPROOFING

NOTES:
1. FOR COLOR & FINISH SEE MATERIALS SCHEDULE.
2. SEE GRADING PLANS FOR ELEVATIONS AT BW & TW, TO BE COORDINATED WITH CIVIL DRAWINGS IN NEXT SUBMITTAL.

1 C.I.P.CONC SITE WALL

1" = 1'-0"

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

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SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
SARAH FLETCHER
LICENSE NO. 5377
STAMP
FOR PROJECT
REVIEW
ONLY
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

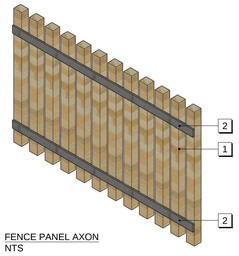
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

CONSTRUCTION DETAILS - WALLS

SHEET NO:

L7.02



FENCE PANEL AXON
NTS

1 ACCOYA VERTICAL SLATS
2 METAL FRAME

4 WOOD FENCE @ PLAY AREAS NTS

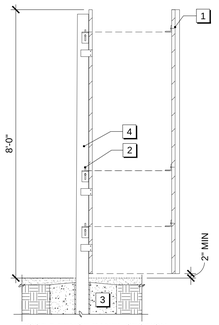
TBD

3 DECORATIVE FENCE @ ADDITION NTS

REFERENCE IMAGE
NTS

1 PERFORATED ALUMINUM SCREEN
SEE MATEIRALS LEGEND FOR FINISH

2 SCREEN @ TRANSFORMER ENCLOSURE NTS



POST & FENCE PANEL SECTION
1/2" = 1'-0"

REFERENCE IMAGE
NTS

1 PRE-ASSEMBLED FENCE PANEL
2 FENCE PANEL TO POST CONNECTION
3 CONCRETE FOOTING
4 HSS 5" x 2" x 1/4" POST

1 FENCE @ TRANSFORMER ENCLOSURE 1/2" = 1'-0"

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
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LICENSED LANDSCAPE ARCHITECT
STEVE FLETCHER
LICENSE NO. 5317
SIGNATURE
EXPIRATION
05.23.2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

CONSTRUCTION DETAILS - FENCING

SHEET NO:

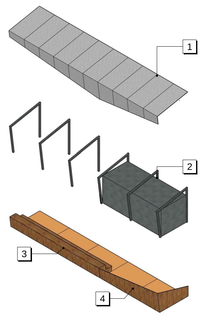
L7.03

REFERENCE IMAGE
NTS

1 MODULAR METAL SHED
FOR TYPE & MODEL SEE MATERIAL LEGEND

2 STORAGE @ LEARNING GARDEN

NTS



1 PERFORATED METAL AWNING
2 INTERIOR FRAME
3 TERRACED SEATING
4 WOOD CLADDING

1 CUSTOM DUGOUT - CONCEPT ONLY

NTS

OWNER:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

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LICENSED LANDSCAPE ARCHITECT
SAM FLETCHER
LICENCE NO. 5377
SIGNATURE
EXPIRATION
12-31-2026
DATE SIGNED
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

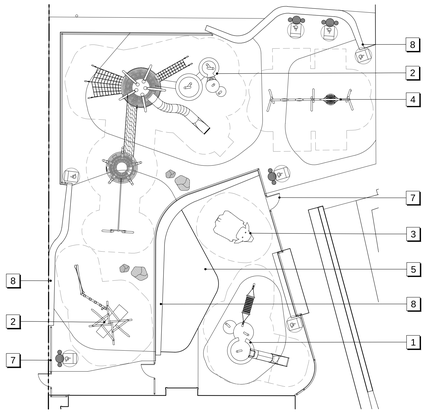
DRAWING TITLE:

CONSTRUCTION DETAILS - SITE FURNISHINGS

SHEET NO:

L7.04

CONCEPT DIAGRAM
NTS



KEY PLAN
SCALE: 1/16" = 1'-0"

1. PLAY STRUCTURE, 2-5YRS
2. PLAY STRUCTURE, 5-12YRS
3. PLAY GOAT
4. PLAY SWINGS
5. SAND PLAY AREA W/ CONC CURB HEADER
6. SYNTHETIC TURF SAFETY SURFACING
7. WOOD FENCE & GATES AT PLAY AREA
8. CONC. SITE WALL

NOTES:
1. DETAIL IS FOR CONCEPT ONLY.
2. FOR MATERIALS AND SITE ELEMENTS SEE MATERIALS PLAN.

1 PLAY AREA STRUCTURES

NTS

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5217
SIGNATURE
EXPIRATION
12-31-2026
STATE OF CALIFORNIA

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ISSUANCE RECORD

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05.23.25	50% DD

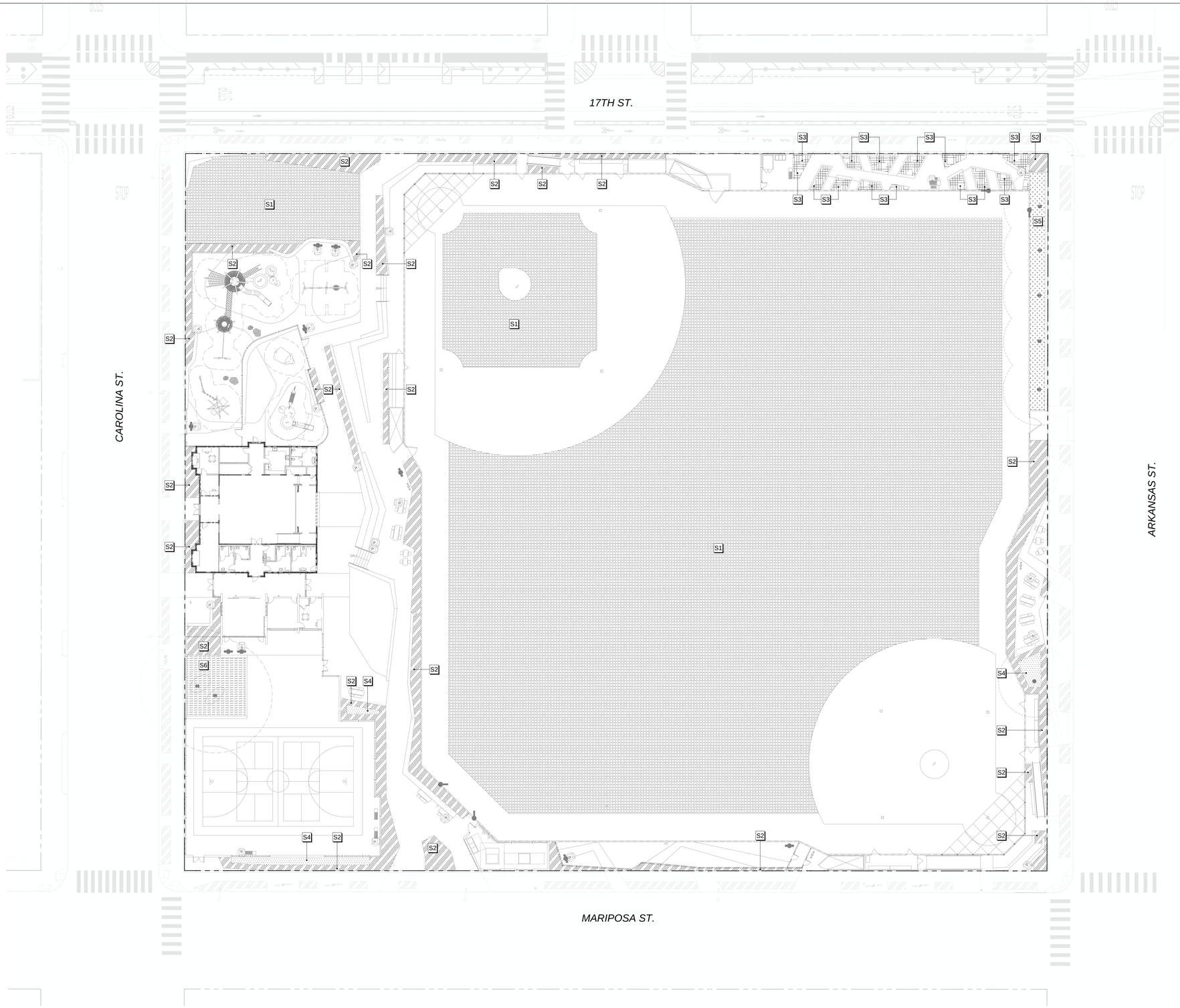
REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

SHEET NO:



1 ONSITE SOIL MANAGEMENT PLAN

0 10 20 40'

NORTH

SOIL MANAGEMENT PLAN LEGEND

S1 — BALL FIELD & LAWN AREA:
REMOVE & STOCKPILE EXISTING TOPSOIL. ASSUME REMOVAL OF 10" SOIL. IMPORT MIN. 6" OF AMENDED SOIL, MIX & SCARIFY @ INTERFACE WITH EXISTING SUBGRADE.

S2 — REGULAR PLANTING AREAS:
IMPORT 12" TOP SOIL. MIX & SCARIFY @ INTERFACE WITH EXISTING SUBGRADE. AT TREES IMPORT 18" TOP SOIL.

S3 — EDIBLE LEARNING GARDEN BEDS:
IMPORT 18" ORGANIC PLANTING SOIL SUITABLE FOR AGRICULTURAL USE. PLACE DIRECTLY IN PLANTING BEDS.

S4 — BIOTREATMENT AREAS:
BIO-FILTRATION/ DETENTION SOIL, S.C.D.

S5 — SOIL AT EXISTING SYCAMORE TREES:
CLEAR & GRUB MAX. 4" OF EXISTING SOIL. APPLY 2" MULCH. HAND WORK ONLY AROUND EXISTING TREES.

S6 — SOIL AT EXISTING OLIVE TREES:
CLEAR & GRUB MAX. 4" OF EXISTING SOIL. HAND WORK ONLY AROUND EXISTING TREES.

GENERAL NOTES:
1. REMOVE & STOCKPILE EXISTING TOPSOIL

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

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LICENSED LANDSCAPE ARCHITECT
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SIGNATURE
12/31/2025
RENEWAL DATE
01/15/2025
DATE OF SIGNATURE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

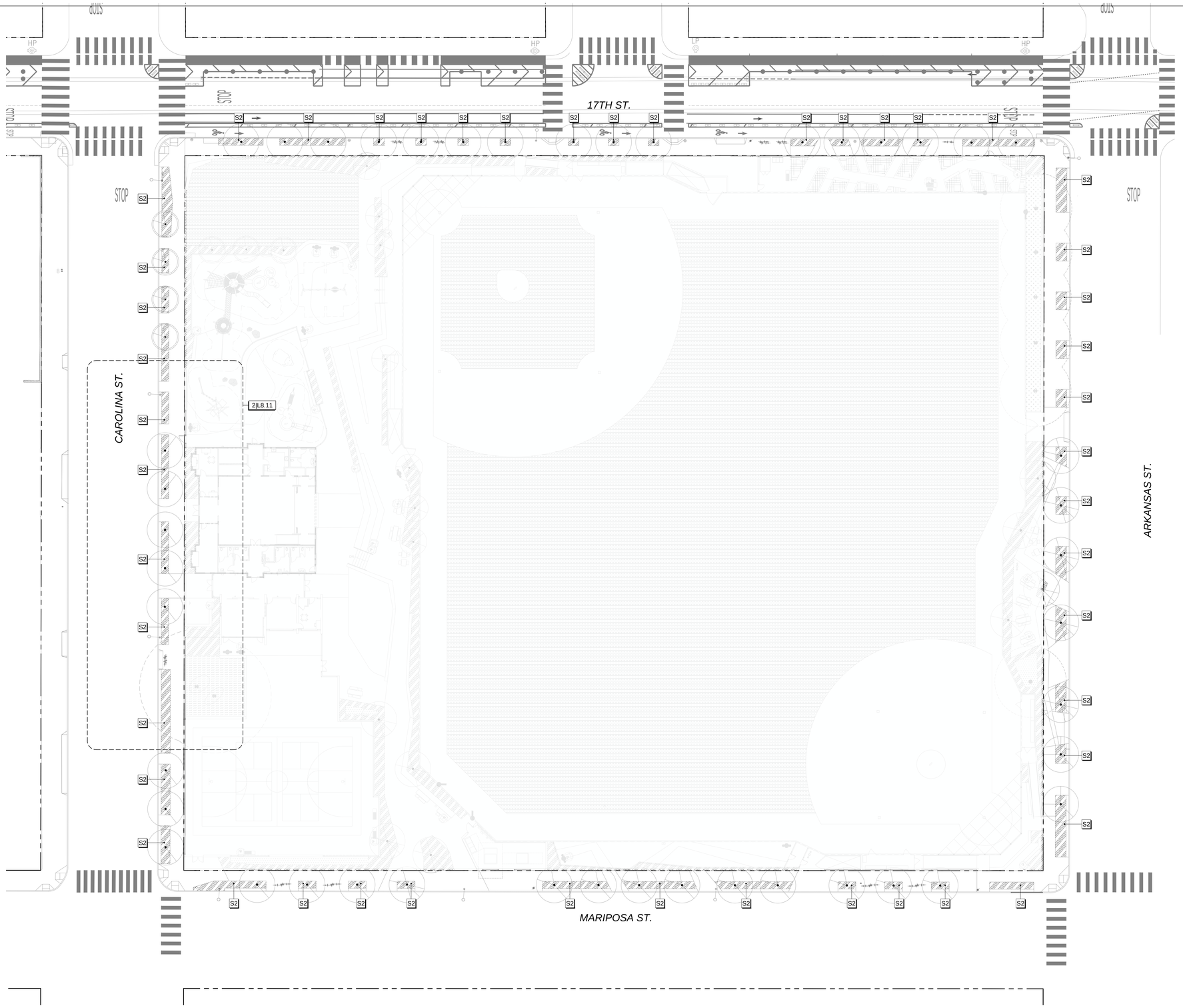
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

SOIL MANAGEMENT PLAN (ONSITE)

SHEET NO:

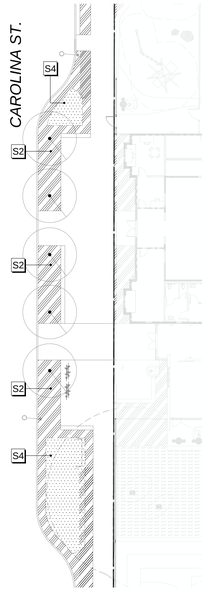
L8.10



1 OFFSITE SOIL MANAGEMENT PLAN

0 10 20 40'

NORTH



2 ADD-ALT 1 SOIL MANAGEMENT PLAN

0 10 20 40'

NORTH

SOIL MANAGEMENT PLAN LEGEND

- S1 — BALL FIELD & LAWN AREA: REMOVE & STOCKPILE EXISTING TOPSOIL. ASSUME REMOVAL OF 10" SOIL. IMPORT MIN. 6" OF AMENDED SOIL, MIX & SCARIFY @ INTERFACE WITH EXISTING SUBGRADE.
- S2 — REGULAR PLANTING AREAS: IMPORT 12" TOP SOIL. MIX & SCARIFY @ INTERFACE WITH EXISTING SUBGRADE. AT TREES IMPORT 18" TOP SOIL.
- S3 — EDIBLE LEARNING GARDEN BEDS: IMPORT 18" ORGANIC PLANTING SOIL SUITABLE FOR AGRICULTURAL USE. PLACE DIRECTLY IN PLANTING BEDS.
- S4 — BIOTREATMENT AREAS: BIO-FILTRATION/ DETENTION SOIL, S.C.D.
- S5 — SOIL AT EXISTING SYCAMORE TREES: CLEAR & GRUB MAX. 4" OF EXISTING SOIL. APPLY 2" MULCH. HAND WORK ONLY AROUND EXISTING TREES.
- S6 — SOIL AT EXISTING OLIVE TREES: CLEAR & GRUB MAX. 4" OF EXISTING SOIL. HAND WORK ONLY AROUND EXISTING TREES.

GENERAL NOTES:

1. REMOVE & STOCKPILE EXISTING TOPSOIL

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

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LICENSED LANDSCAPE ARCHITECT
STEVE FLETCHER
LICENSE NO. 5377
SIGNATURE
EXPIRATION DATE
06/30/2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

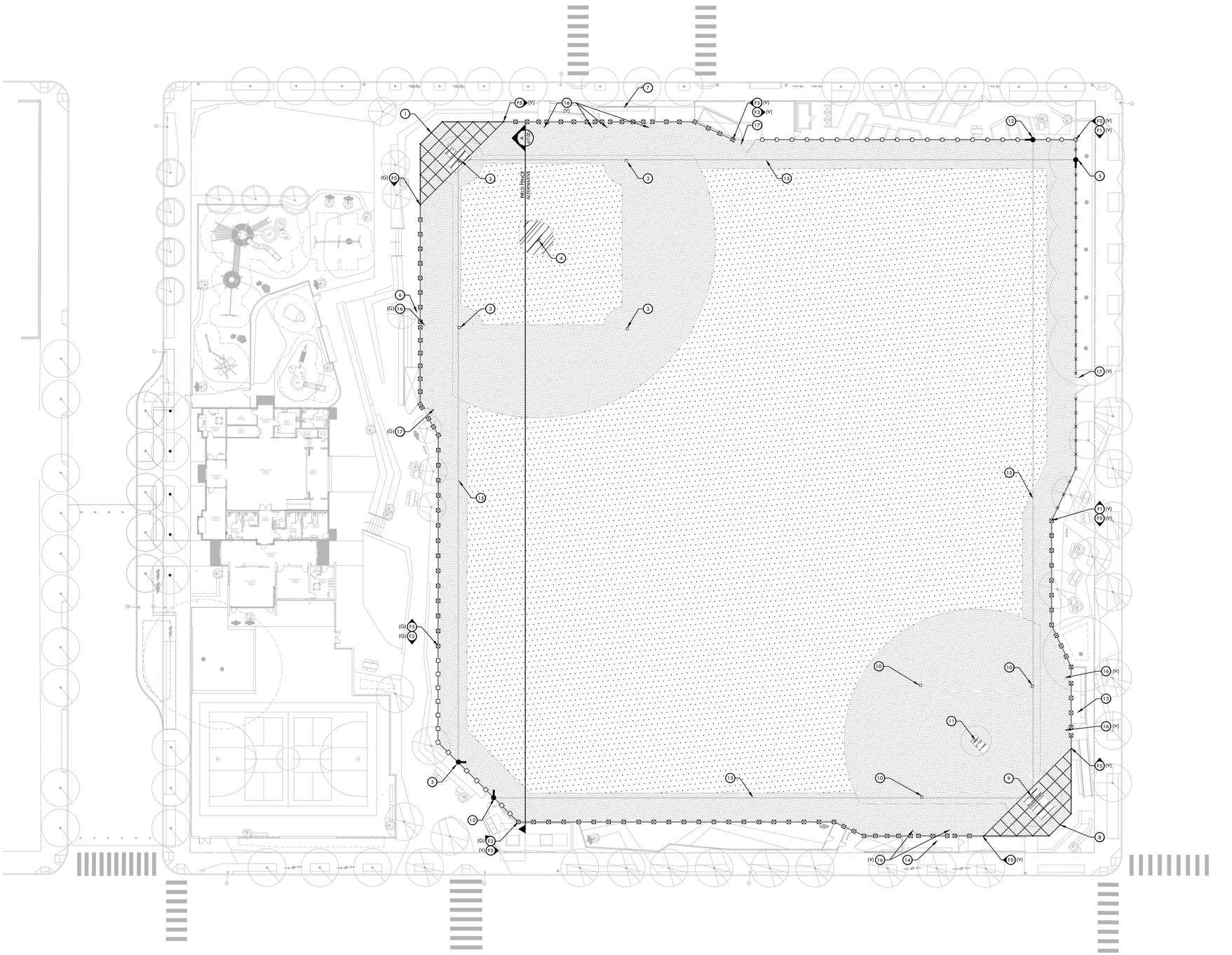
DATE	NO.	DRAWN	CHD
05.23.25	14-003	A.Z., J.Z.	L.E., D.F.

DRAWING TITLE:

SOIL MANAGEMENT PLAN (OFFSITE)

SHEET NO:

L8.11



MATERIAL NOTES

1. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ELEMENTS INCLUDING UTILITY LOCATIONS AND REQUIRED SLEEVING PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. TEMPORARY BENCHMARKS OR REFERENCE POINTS SHALL BE SET BY THE CONTRACTOR AS NECESSARY. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD DISCREPANCY ARISE AND REDIRECT WORK TO AVOID DELAYS.
2. THE INTERFACE OF ALL PROPOSED IMPROVEMENTS TO EXISTING SITE SHALL CONFORM AND BE SMOOTH AND UNIFORM.
3. ALL FENCES AND GATES SHOWN ON PLAN ARE GRAPHIC REPRESENTATIONS; REFER TO DETAILS AND SPECIFICATIONS FOR PRECISE LOCATION. GATE MATERIALS TO BE CONSISTENT AND MATCH ADJACENT FENCE MATERIALS AS SHOWN.

MATERIAL LEGEND

SYM	DESCRIPTION	DTL REF
	SAND BASED TURF	K VF4.00
	INFIELD/WARNING TRACK FINES	H VF4.00
	INFIELD FINES OVER CLAY	L VF4.00
F1	8' TALL FENCE - BLACK VINYL COATED CHAIN LINK	C VF5.00
F2	14' TALL FENCE - BLACK VINYL COATED CHAIN LINK	D VF5.00
F3	16' TALL FENCE - BLACK VINYL COATED CHAIN LINK	D VF5.00
F4	16' TALL FENCE ON ROOF	D VF5.00
F5	24' TALL FENCE - BLACK VINYL COATED CHAIN LINK	F VF5.00
F# (V)	BLACK VINYL COATED CHAIN LINK FENCE	
F# (G)	GALVANIZED CHAIN LINK FENCE	
1	BASEBALL HOODED BACKSTOP	A VF6.00
2	BASEBALL HOME PLATE LAYOUT	B VF4.00
3	BASEBALL BASE PAD LOCATIONS	G VF4.00
4	BASEBALL PITCHER'S AREA	C VF4.00
5	FOUL POLE WITH 6' WING	M VF5.00
6	BASEBALL FIRST BASE DUGOUT - REFER TO ARCHITECTURAL PLANS	
7	BASEBALL THIRD BASE DUGOUT - REFER TO ARCHITECTURAL PLANS	
8	SOFTBALL HOODED BACKSTOP	A VF6.00
9	SOFTBALL HOME PLATE LAYOUT	E VF4.00
10	SOFTBALL BASE PAD LOCATIONS	G VF4.00
11	SOFTBALL PITCHER'S AREA	F VF4.00
12	FOUL POLE WITH 12' WING	M VF5.00
13	SOFTBALL FIRST BASE DUGOUT - REFER TO ARCHITECTURAL PLANS	
14	SOFTBALL THIRD BASE DUGOUT - REFER TO ARCHITECTURAL PLANS	
15	4" WIDE WHITE FOUL LINE	
16	4' WIDE PEDESTRIAN GATE - REFER TO PLAN FOR GATE MATERIALS	H VF5.00
17	9' WIDE GATE - REFER TO PLAN FOR GATE MATERIALS	I VF5.00

OWNER:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

REGISTERED LANDSCAPE ARCHITECT
MARK S. BRIDWELL
No. 5089
Signature
EXPIRATION DATE: JULY 2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

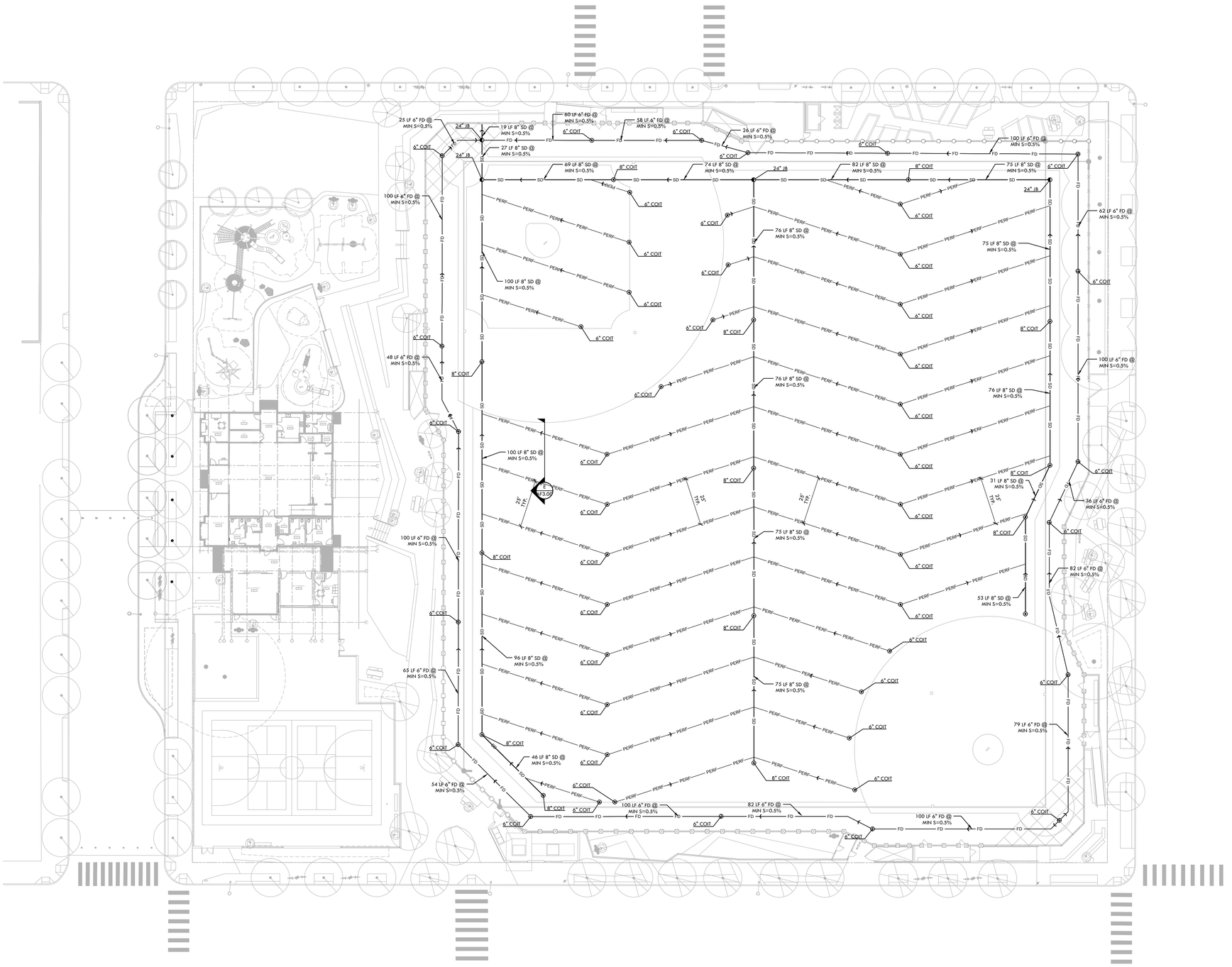
DATE	NO.	DRAWN	CHD
05.23.25	14-003		

DRAWING TITLE:

ATHLETIC FIELD SITE PLAN

SHEET NO:

AF1.00



DRAINAGE & UTILITY NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES, AND SERVICES SHOWN IN THE CONTRACT DOCUMENTS SHALL BE DEEMED TO BE APPROXIMATIONS ONLY. ALL DISCREPANCIES BETWEEN WHAT IS SHOWN AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT UNDER GROUND SERVICE ALERT (USA) AT (800) 227-2600 PRIOR TO ANY DEMOLITION OR EXCAVATION. UPON COMPLETION OF USA MARKING OPERATIONS, CONTRACTOR SHALL RECORD ALL UTILITY MARKINGS ON A SEPARATE SET OF DRAWINGS. THIS SET SHALL BE KEPT ON-SITE FOR REFERENCE FOR DURATION OF CONTRACT.
2. ALL EXISTING DRAINAGE STRUCTURES, BOXES, UTILITY VAULTS ETC. TO REMAIN, SHALL BE BROUGHT TO FINAL FINISH GRADE PRIOR TO FINAL SURFACE TREATMENT.
3. THE CONTRACTOR IS TO PROTECT DRAINAGE SYSTEM FROM DEBRIS, INCLUDING SOIL, ROCK MATERIAL, AND TRASH FROM ENTERING THE PIPE DURING CONSTRUCTION. CONTRACTOR SHALL AVOID PLACING CONSTRUCTION VEHICLES OVER INSTALLED DRAINAGE TRENCHES TO PREVENT CRUSHING OF PIPE.
4. COORDINATE ALL SLEEVING AND UTILITY LOCATIONS AS SHOWN ON THE PLANS AND DETAILS CONTAINED WITHIN THESE CONTRACT DOCUMENTS.
5. THE CONTRACTOR IS TO ENSURE THAT ALL REMAINING ACTIVE AND NEW DRAINAGE AND UTILITY LINES ARE PROTECTED AND UNDAMAGED FROM TRENCHING AND FOOTING EXCAVATIONS FOR NEW FOOTINGS, PARTICULARLY FOR NEW FENCING AND WALLS.
6. ALL ABANDONED STORM LINES SHALL REMAIN IN PLACE UNLESS IN CONFLICT WITH PROPOSED DRAINAGE, UTILITY, OR SUBGRADING OPERATIONS, IN WHICH CASE ABANDONED PIPE IN CONFLICT SHALL BE REMOVED. REMAINING ABANDONED STORM PIPE SHALL BE SEALED WITH APPROPRIATELY SIZED CONCRETE CAP (3 SACK MIX) 6" ENVELOPE OUTSIDE AND INSIDE DIAMETER OF PIPE.
7. PRIOR TO ALL DRAINAGE AND UTILITY WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL POTENTIAL DRAINAGE CONNECTIONS AND EXISTING UTILITY BY POTHOLING. IN ADDITION, ALL DOWNSTREAM CONNECTIONS TO EXISTING STRUCTURES SHALL BE THE START OF THESE OPERATIONS, AND GRADES SHALL BE VERIFIED.
8. WHEN WORK HAS TO OCCUR UNDER THE DRIPLINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION; BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.
9. FOR BOTTOM OF CHAMBER INVERT LOCATION, SEE DETAIL G AND H, DETAIL SHEET D1.0.
10. FOR ALL 36" JUNCTION BOXES WHERE THERE ARE MULTIPLE STORM CONNECTIONS, CONTRACTOR TO INSTALL 60" ECCENTRIC REDUCER MANHOLE WITH MAINTENANCE ACCESS PROVIDED TO BOTTOM OF MANHOLE. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE BY OWNER'S REPRESENTATIVE.

DRAINAGE & UTILITY LEGEND

SYM	DESCRIPTION	DTL REF
⊙	SUBDRAIN CLEANOUT IN NATURAL TURF (COIT)	B / L7.3.07
	SUBDRAIN CLEANOUT IN INFIELD / WARNING TRACK FINES (COIT)	C / L7.3.07
◐	JUNCTION BOX	A / L7.3.07
PERF	FRENCH DRAIN TRENCH WITH 6" PERFORATED PIPE (PERF)	D / L7.3.07
SD	8" SOLID WALL STORM DRAIN (SD)	F / L7.3.07
	FRENCH DRAIN TRENCH AT WARNING TRACK WITH 6" PERFORATED PIPE (PERF)	G / L7.3.07

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

REGISTERED LANDSCAPE ARCHITECT
MARK S. BAUMAN
No. 4069
Signature
EXPIRATION DATE: JULY 2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

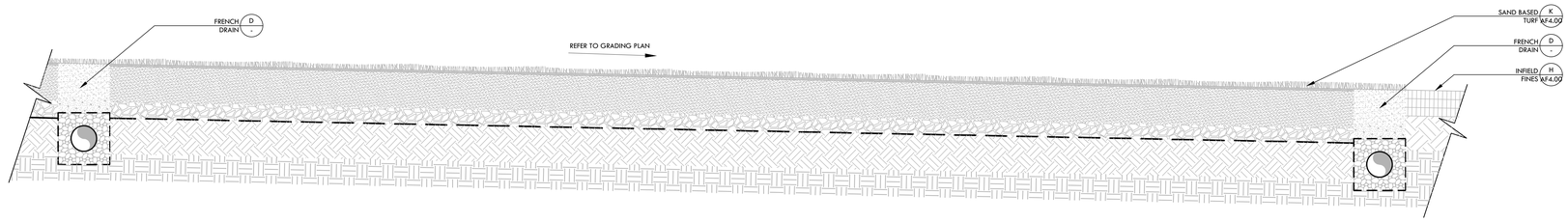
DATE	NO.	DRAWN	CHD
05.23.25	14-003		

DRAWING TITLE:

ATHLETIC FIELD DRAINAGE PLAN – NATURAL GRASS

SHEET NO:

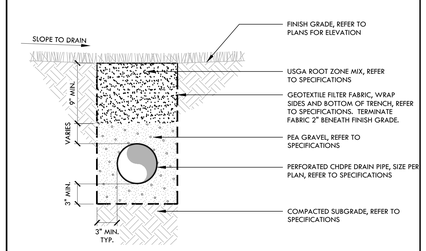
AF2.01



E FIELD DRAINAGE SECTION — NTS

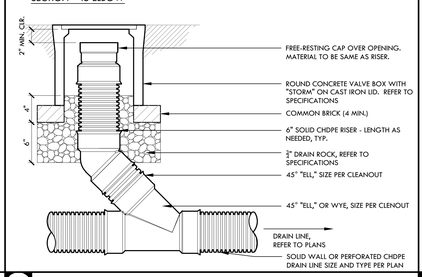
D FRENCH DRAIN IN SOFTSCAPE — NTS

SECTION



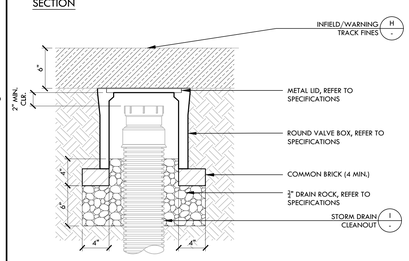
I STORM DRAIN CLEANOUT — NTS

SECTION - 45 ELBOW



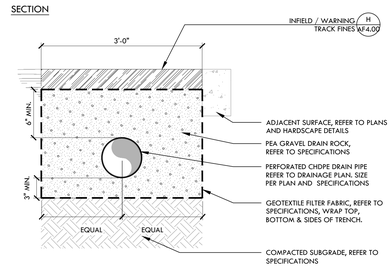
C CLEANOUT IN FINES — NTS

SECTION



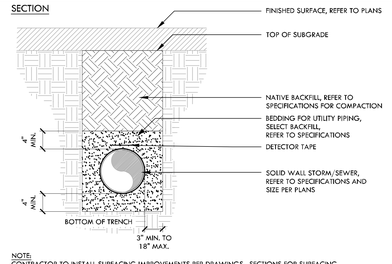
H STORM DRAIN CLEANOUT — NTS

SECTION



G FRENCH DRAIN IN FINES — NTS

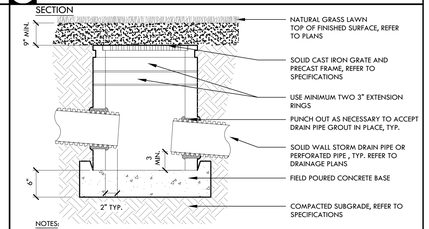
SECTION



NOTE:
CONTRACTOR TO INSTALL SURFACING IMPROVEMENTS PER DRAWINGS. SECTIONS FOR SURFACING IMPROVEMENTS SHALL SUPERCEDE BACKFILL FOR STORM DRAINS.

B CLEANOUT IN SOFTSCAPE — NTS

SECTION



NOTES:
1. SET BOX COVER ELEVATION PER PLAN. VERIFY EXACT LOCATION AND RIM ELEVATION PRIOR TO INSTALLATION.
2. POSITIVE DRAINAGE TO INLET SHALL BE VERIFIED BY CONTRACTOR.
3. ALL PIPING ENTRIES AND EXITS INTO DRAINAGE STRUCTURES SHALL BE GROUTED SMOOTH AND WATERTIGHT USING NON-SHRINK GROUT, TYP.
4. ALL RISERS AND EXTENSIONS SHALL BE CONNECTED WITH AN ADHESIVE PRODUCT (RAMNEK OR EQUIVALENT).

F TRENCH BACKFILL - SOLID WALL STORM/SEWER — NTS

A JUNCTION BOX - SOFTSCAPE — NTS

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

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SAN FRANCISCO, CA 94107

REGISTERED LANDSCAPE ARCHITECT
MARK S. BAUMANN
No. 4030
Signature
EXPIRATION DATE: JULY 2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

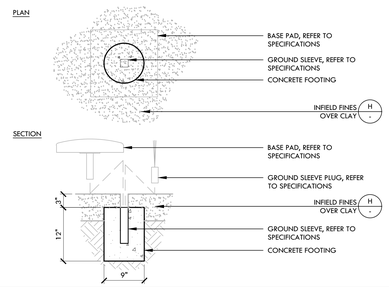
DATE	NO.	DRAWN	CHD
05.23.25	14-003		

DRAWING TITLE:

CONSTRUCTION DETAILS

SHEET NO:

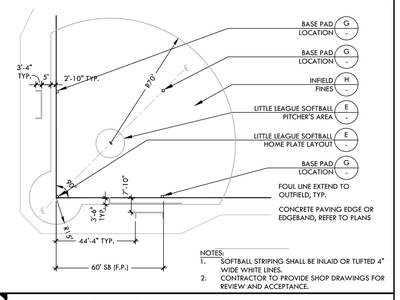
AF3.00



R

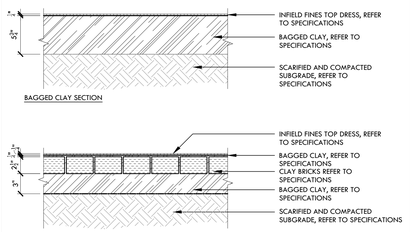
M

I BASE GROUND SLEEVE IN FINES NTS



NOTES:
1. SOFTBALL STRIPING SHALL BE INLAID OR TUFTED 4" WIDE WHITE LINES.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND ACCEPTANCE.

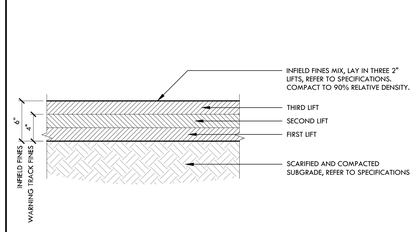
D LITTLE LEAGUE / SOFTBALL FIELD STRIPING NTS



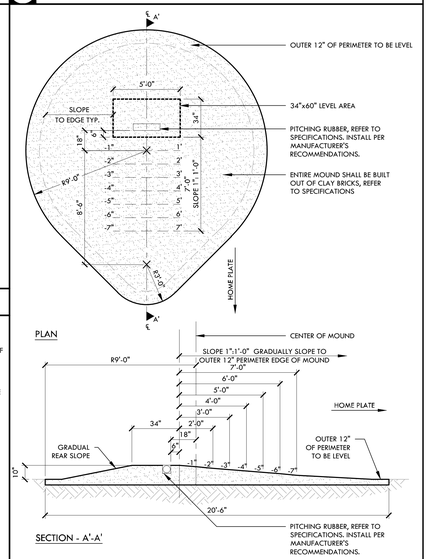
NOTE:
ALL CLAY LAYERS TO BE TAMPED AND COMPACTED PRIOR TO NEXT LEVEL INSTALL.

Q

L INFIELD FINES OVER CLAY NTS

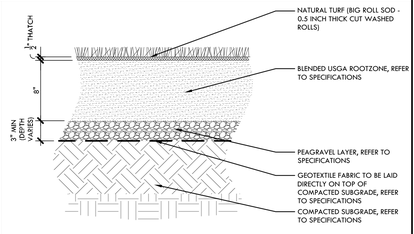


H INFIELD / WARNING TRACK FINES NTS



NOTES:
1. LOCATE FRONT EDGE OF PLATE 18" BEHIND CENTER OF MOUND.
2. PITCHING MOUND HEIGHT PER OFFICIAL BASEBALL RULES.
3. DISTANCE FROM FRONT OF PITCHING PLATE TO BACK OF HOME PLATE TO BE 60'-6".

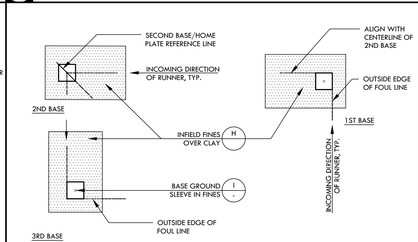
C PITCHERS MOUND - BASEBALL NTS



NOTE:
IDENTIFIED GRADES OF SYNTHETIC TURF SHALL BE THE TOP OF THE BLENDED ROOTZONE MATERIAL. SOD LAYER SHALL BE LAID ON TOP OF THESE GRADES. FINISH GRADES IN SAND BASED TURF AREAS SHALL BE ½ INCH (OR 0.04 FT) BELOW ADJACENT SKINNED SURFACES.

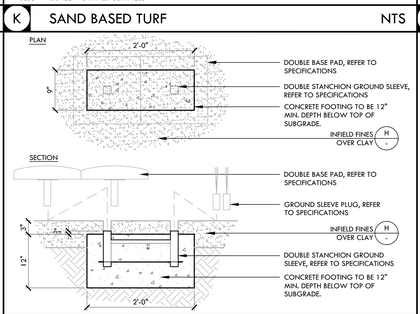
P

K SAND BASED TURF NTS



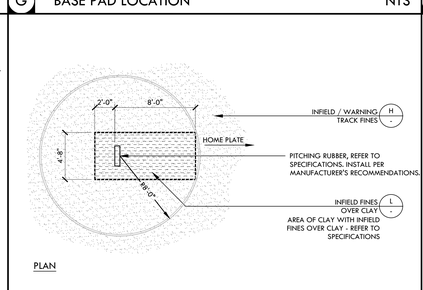
NOTES:
1. PEGS LOCATED CENTERED ON BASE, 7.5" FROM INTERSECTION OF BASE LINE FOR 1ST AND 3RD BASES.
2. PEGS LOCATED ON INTERSECTION OF BASE LINE FOR 2ND BASE.
3. DETAIL PROVIDED FOR LOCATION ONLY.

G BASE PAD LOCATION NTS

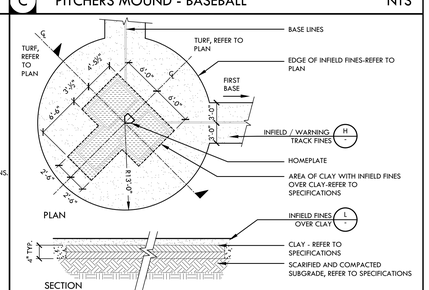


O

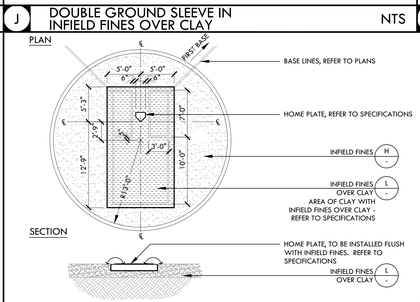
J DOUBLE GROUND SLEEVE IN INFIELD FINES OVER CLAY NTS



F PITCHER'S AREA - SOFTBALL NTS

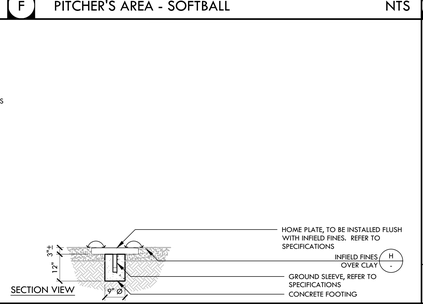


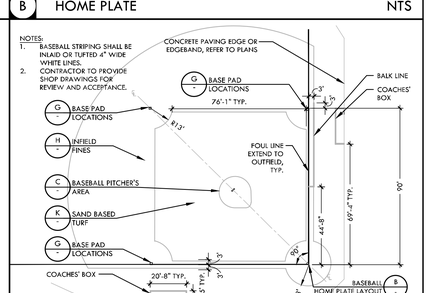
B HOME PLATE NTS



N

E HOME PLATE - SOFTBALL NTS





A BASEBALL FIELD STRIPING NTS

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REGISTERED LANDSCAPE ARCHITECT
MARK S. BAGNASCO
No. 5080
Signature
EXPIRATION DATE: JULY 2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

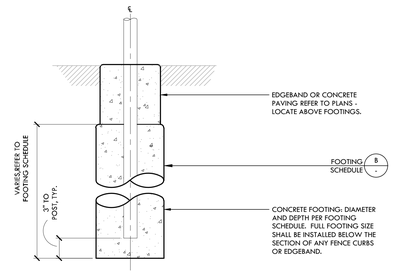
DATE	NO.	DRAWN	CHD
05.23.25	14-003		

DRAWING TITLE:

CONSTRUCTION DETAILS

SHEET NO:

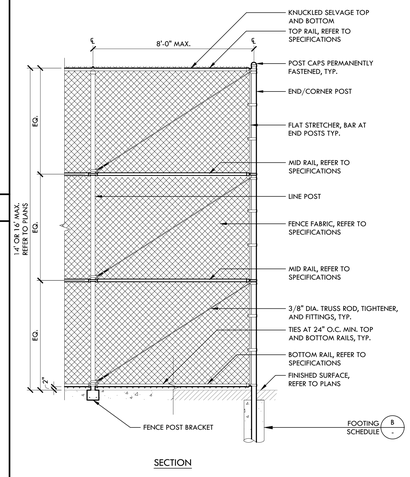
AF4.00



S

N

J FENCE FOOTING NTS

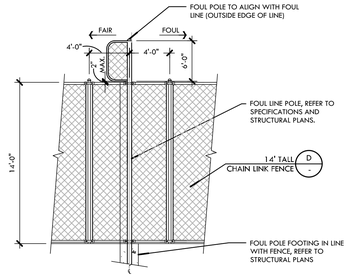


SECTION

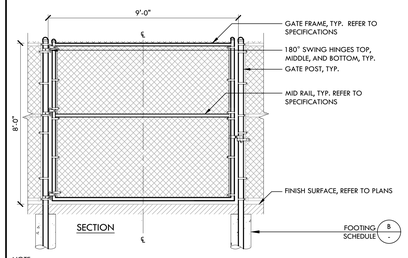
NOTE:
1. SEE GENERAL FENCE & GATE NOTES THIS SHEET.

D 14'/ 16' CHAIN LINK FENCE NTS

R



FOUL POLE AT 14' FENCE

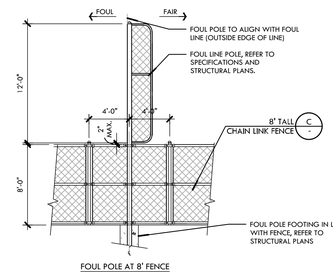


SECTION

NOTE:
1. SEE GENERAL FENCE & GATE NOTES THIS SHEET.

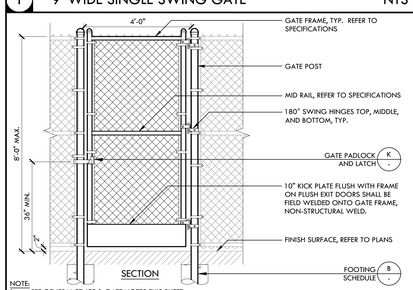
I 9' WIDE SINGLE SWING GATE NTS

Q



FOUL POLE AT 8' FENCE

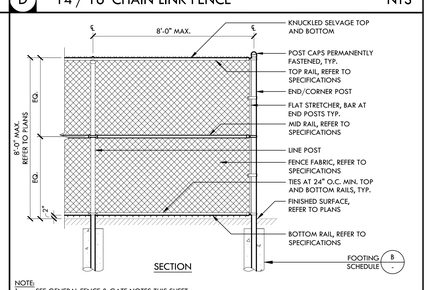
M BASEBALL / LITTLE LEAGUE / SOFTBALL FOUL POLE NTS



SECTION

NOTE:
1. SEE GENERAL FENCE & GATE NOTES THIS SHEET.

H 8' TALL X 4' SWING GATE NTS

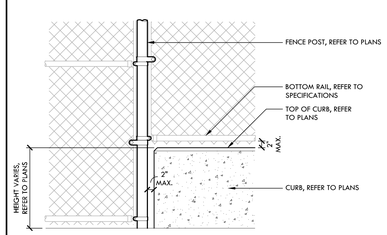


SECTION

NOTE:
1. SEE GENERAL FENCE & GATE NOTES THIS SHEET.

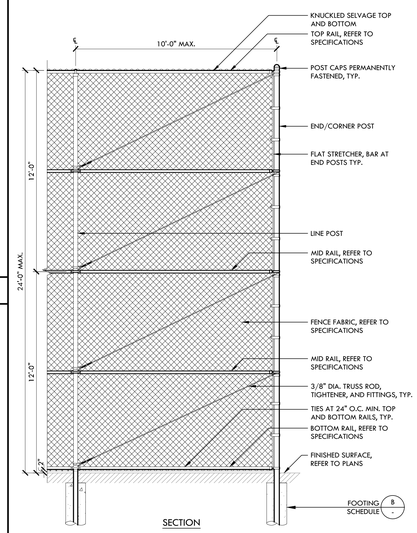
C 8' CHAIN LINK FENCE NTS

P



NOTE:
1. SEE GENERAL FENCE & GATE NOTES THIS SHEET.

L CHAIN LINK FENCE AT CURB STEP NTS



SECTION

NOTE:
1. SEE GENERAL FENCE & GATE NOTES THIS SHEET.

F 24' CHAIN LINK FENCE NTS

FENCE POST & FOOTING SCHEDULE

DESCRIPTION	HEIGHT	LINE POST	MAX POST SPACING	FOOTING DIMENSIONS
8' TALL CHAIN LINK FENCE	8'	X" DIA. STD.	8'-0"	X" DIA. X X" DEEP
14' TALL CHAIN LINK FENCE	14'	X" DIA. STD.	8'-0"	X" DIA. X X" DEEP
16' TALL CHAIN LINK FENCE	16'	X" DIA. STD.	8'-0"	X" DIA. X X" DEEP
24' TALL CHAIN LINK FENCE	24'	X" DIA. STD.	8'-0"	X" DIA. X X" DEEP
24' TALL CHAIN LINK BACKSTOP	24'	REFER TO STRUCTURAL DRAWINGS		

GATE POST FOOTING SCHEDULE

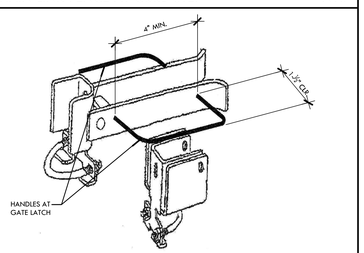
DESCRIPTION	SIZE [H x L]	GATE POST	FOOTING DIMENSIONS
4' WIDE PEDESTRIAN GATE	8' X 4'	X" DIA. STD.	X" DIA. X X" DEEP
9' WIDE SINGLE SWING GATE	8' X 9'	X" DIA. STD.	X" DIA. X X" DEEP

ATHLETIC FURNISHING FOOTING SCHEDULE

DESCRIPTION	HEIGHT	POST	FOOTING DIMENSIONS
FOUL POLE WITH 6' TALL WING	20'	X" DIA. STD.	X" DIA. X X" DEEP
FOUL POLE WITH 12' TALL WING	20'	X" DIA. STD.	X" DIA. X X" DEEP

NOTES:
1. REFER TO PLANS & DETAILS FOR POST LOCATIONS AND TOP OF POST FOOTING.
2. REFER TO FENCE FOOTING DETAIL, THIS SHEET.
3. THE PIPE SIZES INDICATED ARE FOR STANDARD PIPE SCHEDULE 40.

B FOOTING SCHEDULE NTS



NOTES:
1. FULCRUM GATE LATCH, AVAILABLE FROM THOLL FENCE, INC. (775) 358-8680.
2. LATCH HANDLE MEASURED FROM INSIDE EDGE.
3. WELD HANDLE ON BOTH SIDES, MOUNT LEVER ON GATE.

O

K GATE LATCH NTS

NOTES PERTAIN TO ALL GATE AND FENCE DETAILS:
1. FENCE FABRIC ON PERIMETER FENCING IS TO BE ON FIELD SIDE.
2. BOTTOM RAIL TO BE 2" FROM FINISH GRADE, FENCE FABRIC BOTTOM EDGE TO BE 1" FROM FINISH GRADE.
3. SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. GATES IN ACCESSIBLE PATH OF TRAVEL MUST MEET ENTRY AND EXIT DOOR REQUIREMENTS FOR ACCESSIBILITY PER 2016 CALIFORNIA BUILDING CODE (11B-404). REFER TO ACCESSIBILITY PLANS L0.1 - L0.2.
5. FOR PEDESTRIAN GATE , PROVIDE LOCKING DEVICE TO SECURE GATE IN OPEN POSITION WITH NEW SIGN THAT READS, "GATE SHALL REMAIN OPEN DURING HOURS OF OPERATION."
6. ALL PEDESTRIAN SWING GATES SHALL HAVE A KICK PLATE ATTACHMENT.
7. REFER TO PLANS FOR EDGEBAND TYPE UNLESS OTHERWISE NOTED.
8. REFER TO PLANS AND DETAILS FOR FENCING WITH CURBS AND CHANGE IN ELEVATIONS.
9. CANE STOP TO GO DOWN 4" INTO CONCRETE IN CLOSED POSITION AND OPEN POSITION.
10. TACK WELD HINGES TO POSTS AT GATES.
11. DOUBLE SWING GATES THAT ARE INLINE WITH FENCING, GATE POSTS SHALL BE OFFSET FROM THE FENCE TO ALLOW SWING GATES TO OPEN A FULL 180° BACK AGAINST THE FENCE PER PLAN LAYOUT.
12. THE PIPE SIZES INDICATED ARE NPS FOR: STANDARD PIPE SCHEDULE 40.
13. ALL FENCEPOST SET IN CONCRETE SHALL BE COATED WITH ONE COAT OF BITUMINOUS PAINT.
14. ALL DROP CONES TO HAVE A MECHANISM TO HOLD IN UP POSITION WHEN GATE IS OPEN AND/OR SWINGING. LOCATIONS FOR DROP BAR IN CLOSED AND OPEN POSITIONS TO BE PROVIDED.

A FENCE AND GATES NOTES NTS

OWNER:
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Jackson Liles ARCHITECTURE
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SUB-CONSULTANT:
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CIVIL ENGINEERING
SPORT PLANNING & DESIGN
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tel: 408.985.7300
fax: 408.985.7260
www.VerdeDesign.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

REGISTERED LANDSCAPE ARCHITECT
MARK S. BAUMGARTNER
No. 4029
Signature
EXPIRATION DATE: JULY 2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

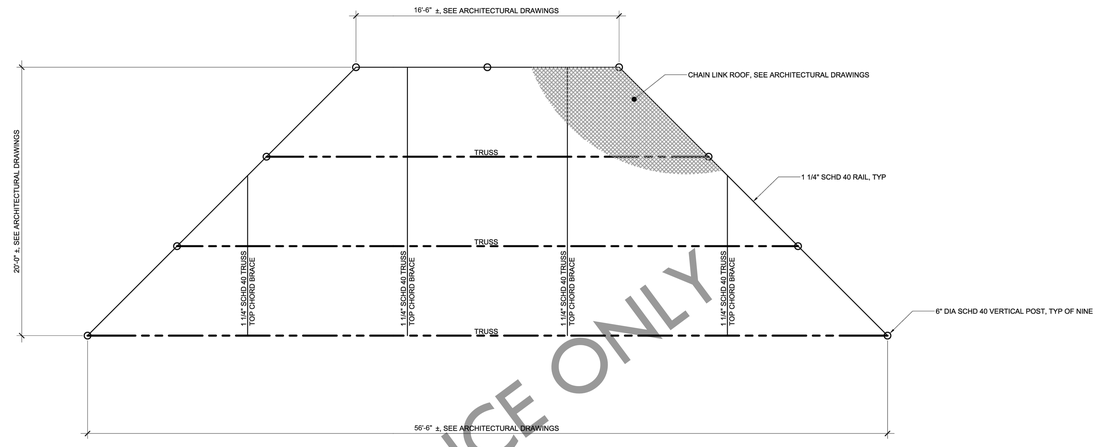
DATE	NO.	DRAWN	CHD
05.23.25	14-003		

DRAWING TITLE:

CONSTRUCTION DETAILS

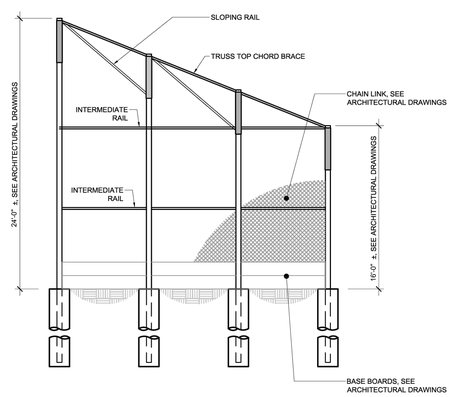
SHEET NO:

AF5.00



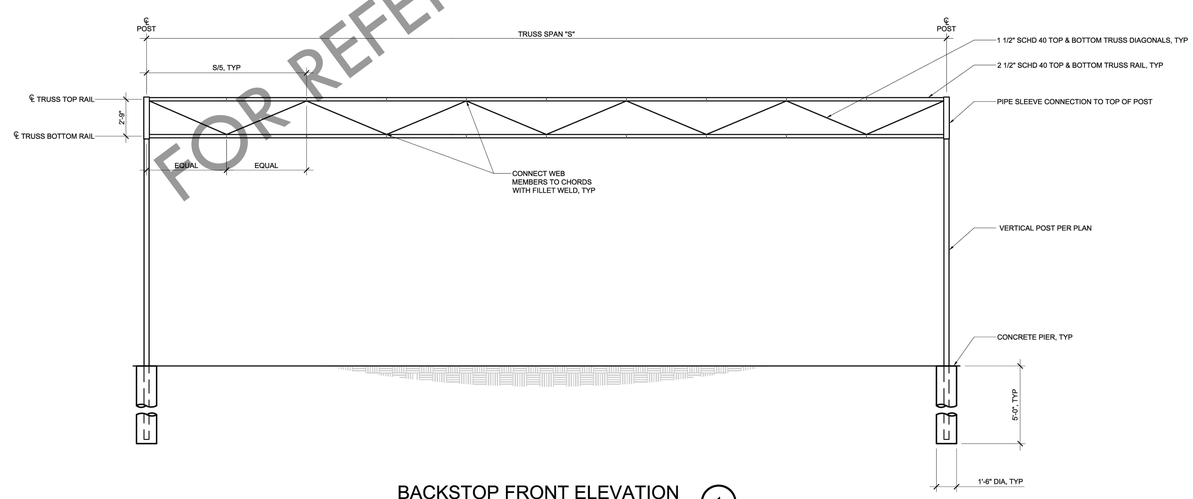
BACKSTOP ROOF PLAN (1)

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



BACKSTOP SIDE ELEVATION (1)

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



BACKSTOP FRONT ELEVATION (1)

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

A HOODED BACKSTOP

OWNER:
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San Francisco CA 94117
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tel: 408.985.7200
fax: 408.985.7260
www.VerdeDesigninc.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

REGISTERED LANDSCAPE ARCHITECT
MARK S. BADNEK
No. 4290
Signature
EXPIRATION DATE: JULY 2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

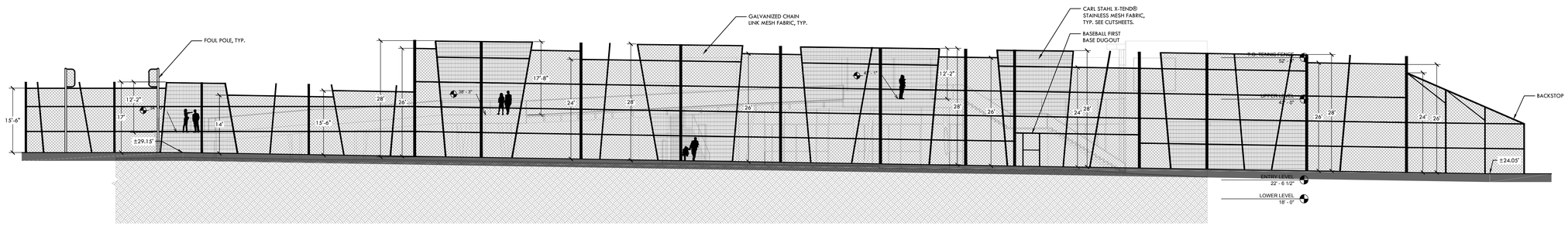
DATE	NO.	DRAWN	CHD
05.23.25	14-003		

DRAWING TITLE:

CONSTRUCTION DETAILS

SHEET NO:

AF6.00



A WEST FIELD FENCE ELEVATION 1"-10'

OWNER:

SAN FRANCISCO RECREATION & PARKS

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e rpdinfo@sfgov.org

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

REGISTERED LANDSCAPE ARCHITECT
MARK S. RAGNAN
No. 5030
Signature
EXPIRATION DATE: JULY 2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

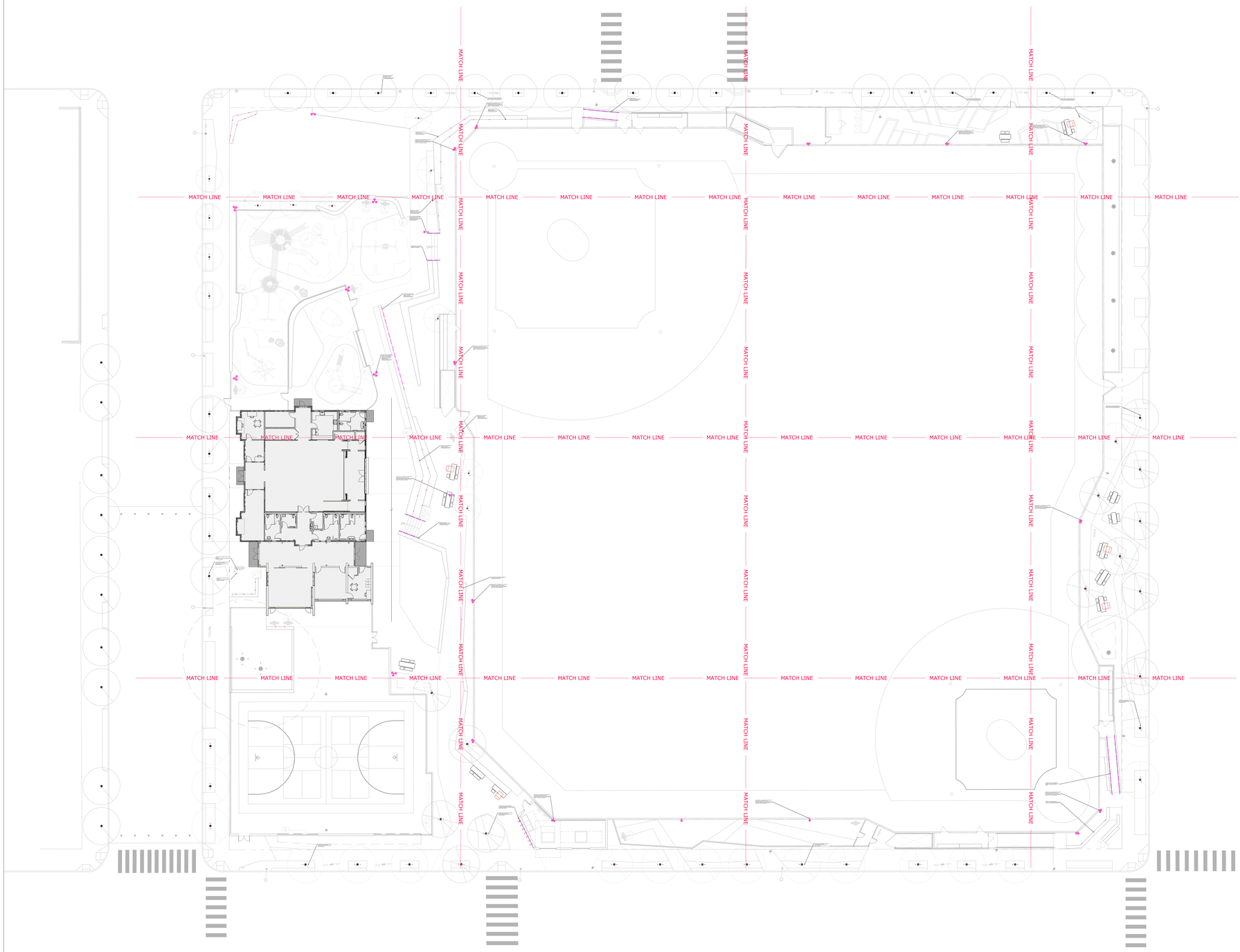
DATE	NO.	DRAWN	CHD
05.23.25	14-003		

DRAWING TITLE:

FIELD FENCE ALTERNATIVE

SHEET NO:

AF7.00



A OVERALL LIGHTING LAYOUT

1"=20'-0"

0 10 20 40'

NORTH

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

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LANDSCAPE ARCHITECTURE:

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ARCHITECTURE:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
JOHN FLETCHER
LICENSE NO. 5277
STAMP
04/23/25
RENEW DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

LIGHTING PLAN (ONSITE)

SHEET NO:

LP.00

Renfro Lovell Lighting Design
411 Second Street, #612
San Francisco, CA 94107

Project: JACKSON PLAYGROUND IMPROVEMENT PROJECT
Issue: 50% DD Set
Date: 05.23.25

JACKSON PLAYGROUND IMPROVEMENT PROJECT
LIGHTING FIXTURE SCHEDULE

General Notes
1. Fixture finishes to be confirmed by Architect.
2. Contractor to verify length of all standards and components for complete installation.
3. Contractor to verify length of all conduit and wiring required for complete installation.
4. Shop drawing shall be prepared for electrical fixtures for approval prior to ordering. Drawings to be prepared by the manufacturer showing all details of construction, lengths of required runs, lamp layout, power location, finishes and list of materials. Drawings must be to scale.
5. Fixture mounting heights are TBD. Pendant and vertical surface mounted fixtures are to be mounted 8'-0" AFF. Refer to architectural drawings for more information.

Type	Description	Manufacturer / Catalog Number	Location	Lamp	Driver/ Trans.	Model Unit	Voltage	Notes
L1	ADJUSTABLE SURFACE MOUNT LED LANDWASH, MOUNTING	Basis / Deck Washer LED Finish: DLSL-FB-V-D/D DB-B-FINISH TBD-UNV-D5-DM-HS	Various Exterior	Neutral White LEDs (Provided by Manufacturer)	Integral (Terminals Dimmable)	50	EA.	120V-277V	1. Refer to general notes.
L2	POLE MOUNTED SHIELDED LED FLOOD LIGHT (AF OTHERS)	RUDDO / Light Structure Sustain Finish: TLC-LED-1000	Sports Fields / Sports Court	Cool White LEDs (Provided by Manufacturer) Driver	Integral (Terminals Dimmable)	500	EA.	120V-277V	1. Refer to general notes. 2. Refer to Alvarez design team for fixture information and additional mounting details.
L3 - S	ADJUSTABLE SURFACE MOUNT LED FLOOD LIGHT, MOUNTING TOP ADJUSTABLE LOUVERS - ARTY VARIES	Basis / Deck Washer LED Finish: DLML-FS-V-D/D-D/D-B-FINISH TBD-HLS6 Basis Decorative Architect Flood Finish: DFMW-W-FINISH PER ARCH-OPTIONS AS REQ'D	Various Exterior	Neutral White LEDs (Provided by Manufacturer) Driver	Integral (Terminals Dimmable)	60	EA.	120V-277V	1. Refer to general notes.
L3 - D	ADJUSTABLE SURFACE MOUNT LED FLOOD LIGHT, MOUNTING TOP ADJUST LOUVERS - ARTY VARIES	Basis / Deck Washer LED Finish: DLML-FS-V-D/D-D/D-B-FINISH TBD-DM-HLS6 Basis Decorative Architect Flood Finish: DFMW-W-FINISH PER ARCH-OPTIONS AS REQ'D	Various Exterior	Neutral White LEDs (Provided by Manufacturer) Driver	Integral (Terminals Dimmable)	108	EA.	120V-277V	1. Refer to general notes.
L4	LINEAR TUBE ILLUMINATED LED CANOPY - UP/DIRECTING DISTRIBUTION	Basis / Deck Washer LED Finish: LLUX 300-W-TBD-LENGTH PER DWGS Linear LUDRAYNRAM-AS REQ'D-WACE	Exterior Ceilings	Neutral White LEDs (Provided by Manufacturer) Driver	Remote (Terminals Dimmable)	3-D or AS REQ'D	1'-7" EA.	24V	1. Manufacturer to determine the most appropriate driver wattage for optimal performance. 2. Fixture requires remote driver. Driver to be located in accessible location. 3. Fixture lengths to be confirmed with architectural diagram field conditions. 4. Contractor to verify length of site detailing and underpanel of installation coordinating with manufacturer to ensure proper fit and finish. Refer to manufacturer specs for required hardware for construction. Refer to architectural drawings for additional information. 5. Refer to **NLEAR** for mounting detail and required dimensions. This detail is not intended for construction. Refer to architectural drawings for additional information.
L5	RECESSED LED STEPLIGHT	MAL - RL LEDTR Finish: RL-LEDTR-AS REQ'D-C-FINISH PER ARCH	Various Exterior	Warm White LEDs (Provided by Manufacturer) Driver	Integral (Terminals Dimmable)	3.5	EA.	120V-277V	1. Refer to general notes.
L6	EXTERIOR RATED LED TAPE LIGHT	CITRUS - TSIGNA 2.4" Finish: SIGNA 2.4-MT-12W-LED REQ'D-AS REQ'D-LENGTH PER DWGS Linear - QT-AS REQ'D-UNV-24V-AS REQ'D-PHO-FINISH TBD (Tilos Inca #8) CITRUS - "LALX" Finishes: LALC-FINISH PER ARCH-EST-OF-AS REQ'D-LENGTH PER DWGS	Site Element	Neutral White LEDs (Provided by Manufacturer) Driver	Remote (Terminals Dimmable)	1 or AS REQ'D	1'-7" EA.	24V	1. Manufacturer to determine the most appropriate driver wattage for optimal performance. 2. Fixture requires remote driver. Driver to be located in accessible location. 3. Fixture lengths to be confirmed with architectural diagram field conditions. 4. Contractor to verify length of site detailing and underpanel of installation coordinating with manufacturer to ensure proper fit and finish. Refer to manufacturer specs for required hardware for construction. Refer to architectural drawings for additional information. 5. Refer to **NLEAR** for mounting detail and required dimensions. This detail is not intended for construction. Refer to architectural drawings for additional information. 6. Contractor to verify length of site detailing and coordination of installation coordinating with manufacturer to ensure proper fit and finish. Refer to manufacturer specs for required hardware and accessories required to complete installation per relevant shop drawings.
		Linear - Tilos Inca #8				Ea.	EA.	NA.	
L7	SURFACE MOUNTED LED UPLIGHT (WINDOWSILL)	Bil Lighting - Mini Bee II LED Finish: B-MIN-LED-EXT-MT, AS FINISH TBD-12-11-3800_AS REQ'D	Site Element	Neutral White LEDs (Provided by Manufacturer) Driver	Remote (Terminals Dimmable)	7 or AS REQ'D	1'-7" EA.	12V	1. Manufacturer to determine the most appropriate driver wattage for optimal performance. 2. Fixture requires remote driver. Driver to be located in accessible location. 3. Fixture lengths to be confirmed with architectural diagram field conditions. 4. Contractor to verify length of site detailing and underpanel of installation coordinating with manufacturer to ensure proper fit and finish. Refer to manufacturer specs for required hardware for construction. 5. Refer to **NLEAR** for mounting detail and required dimensions. This detail is not intended for construction. Refer to architectural drawings for additional information. 6. Contractor to verify length of site detailing and coordination of installation coordinating with manufacturer to ensure proper fit and finish. Refer to manufacturer specs for required hardware and accessories required to complete installation per relevant shop drawings.
		Linear - TRYSS-120				Ea.	EA.	120V-277V	
		Mounting - B-MIN-FINISH TBD				Ea.	EA.	NA.	
L8	IN-GRADE LUMINAIRE	MOAI - IN-GRADE LUMINAIRE Finish: BMAR-FNR	Site Element	Neutral White LEDs (Provided by Manufacturer) Driver	Integral (Terminals Dimmable)	18.7	EA.	120V-277V	1. Refer to general notes.
L9	SURFACE MOUNTED LED WEBWOOD LUMINAIRE	Bil Lighting - MICRO NOTE STAC 1 STYLE Finish: MICRO-NOTE-STAC1-TBD-LMN-LED-EM-FT, FINISH TBD-12-1-2-45-FOCUS AS REQ'D	Community Gathered	Neutral White LEDs (Provided by Manufacturer) Driver	Remote (Terminals Dimmable)	7 or AS REQ'D	1'-7" EA.	12V	1. Manufacturer to determine the most appropriate driver wattage for optimal performance. 2. Fixture requires remote driver. Driver to be located in accessible location. 3. Fixture lengths to be confirmed with architectural diagram field conditions. 4. Contractor to verify length of site detailing and underpanel of installation coordinating with manufacturer to ensure proper fit and finish. Refer to manufacturer specs for required hardware for construction. 5. Refer to **NLEAR** for mounting detail and required dimensions. This detail is not intended for construction. Refer to architectural drawings for additional information. 6. Contractor to verify length of site detailing and coordination of installation coordinating with manufacturer to ensure proper fit and finish. Refer to manufacturer specs for required hardware and accessories required to complete installation per relevant shop drawings.
		Linear - TRYSS-120				Ea.	EA.	120V-277V	

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LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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SUB-CONSULTANT:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
CHRIS FLETCHER
LICENSE NO. 5371
STAMP
DATE
12/31/24
EXPIRATION
DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

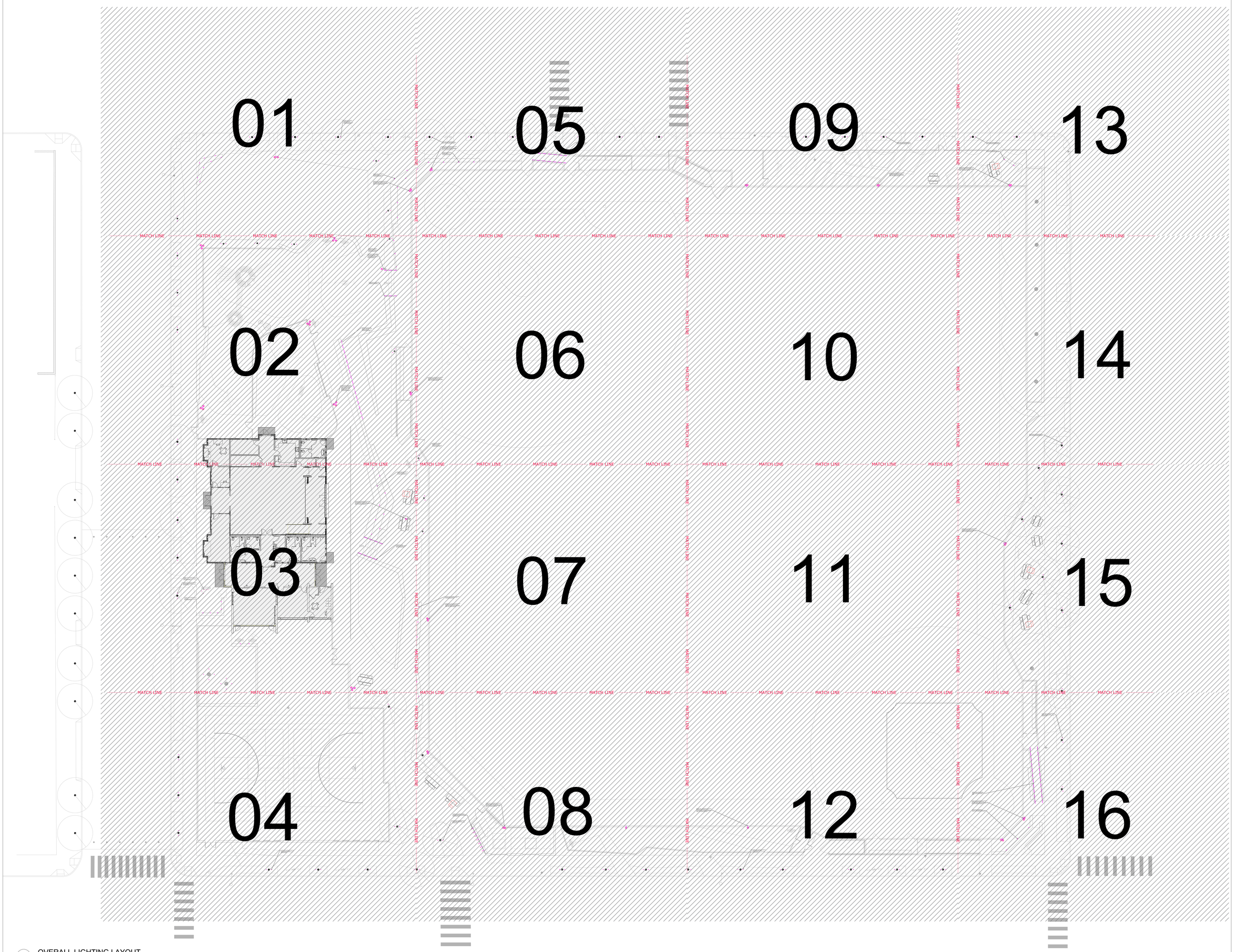
DATE	NO.	DRAWN.	CHD
04.25.25	14-003		

DRAWING TITLE:

LIGHTING FIXTURE SCHEDULE

SHEET NO:

LP.1.00



A OVERALL LIGHTING LAYOUT

1/16"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

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LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
CRAIG FLETCHER
LICENSE NO. 5317
STAMP
DATE
04.25.25
SIGNATURE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

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A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

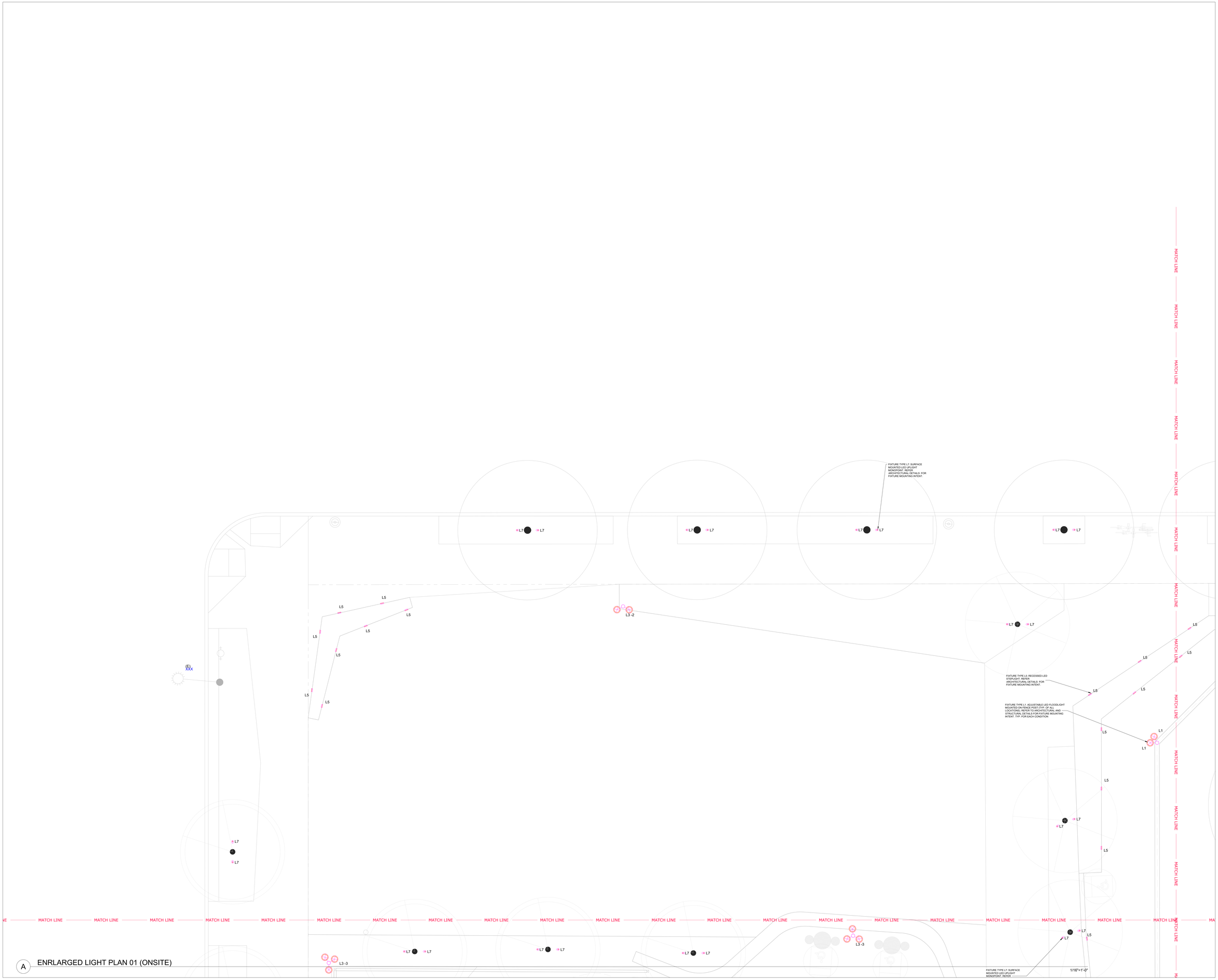
DATE	NO.	DRAWN.	CHD
04.25.25	14-003		

DRAWING TITLE:

LIGHTING PLAN (ONSITE)

SHEET NO:

LP



A ENRLARGED LIGHT PLAN 01 (ONSITE)

OWNER:

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ARCHITECTURE:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

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LICENSED LANDSCAPE ARCHITECT
CHENG FLETCHER
LICENSE NO. 5317
STAMP
EXPIRES
12-31-26
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

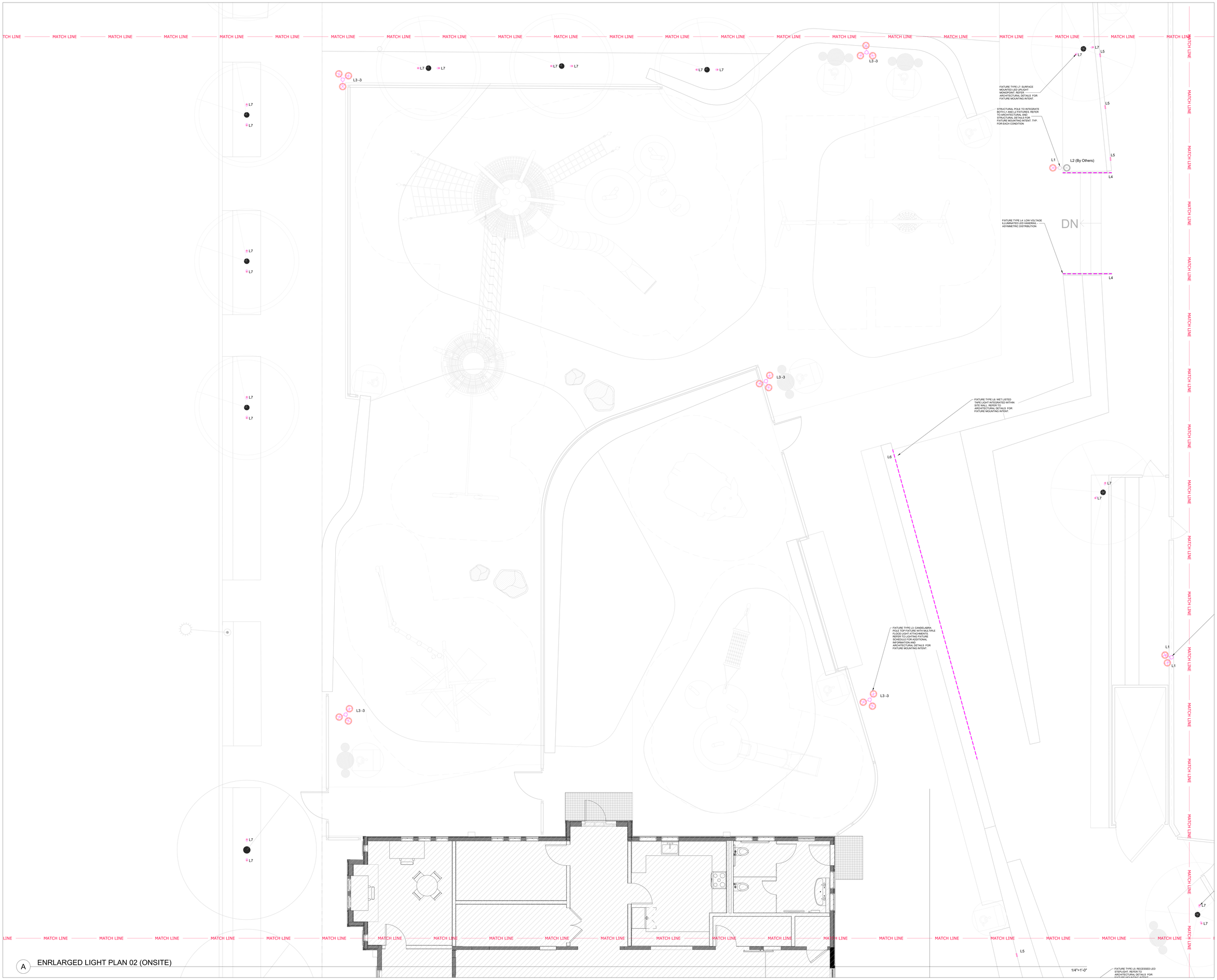
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 01 (ONSITE)

SHEET NO:

LP.01



A ENRLARGED LIGHT PLAN 02 (ONSITE)

OWNER:

SAN FRANCISCO RECREATION & PARKS

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San Francisco CA 94117
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e rpdinfo@sfgov.org

CLIENT:

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p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
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LICENSED LANDSCAPE ARCHITECT
SIDNEY FLETCHER
LICENSE NO. 5177
STAMP
EXPIRES
12-31-26
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

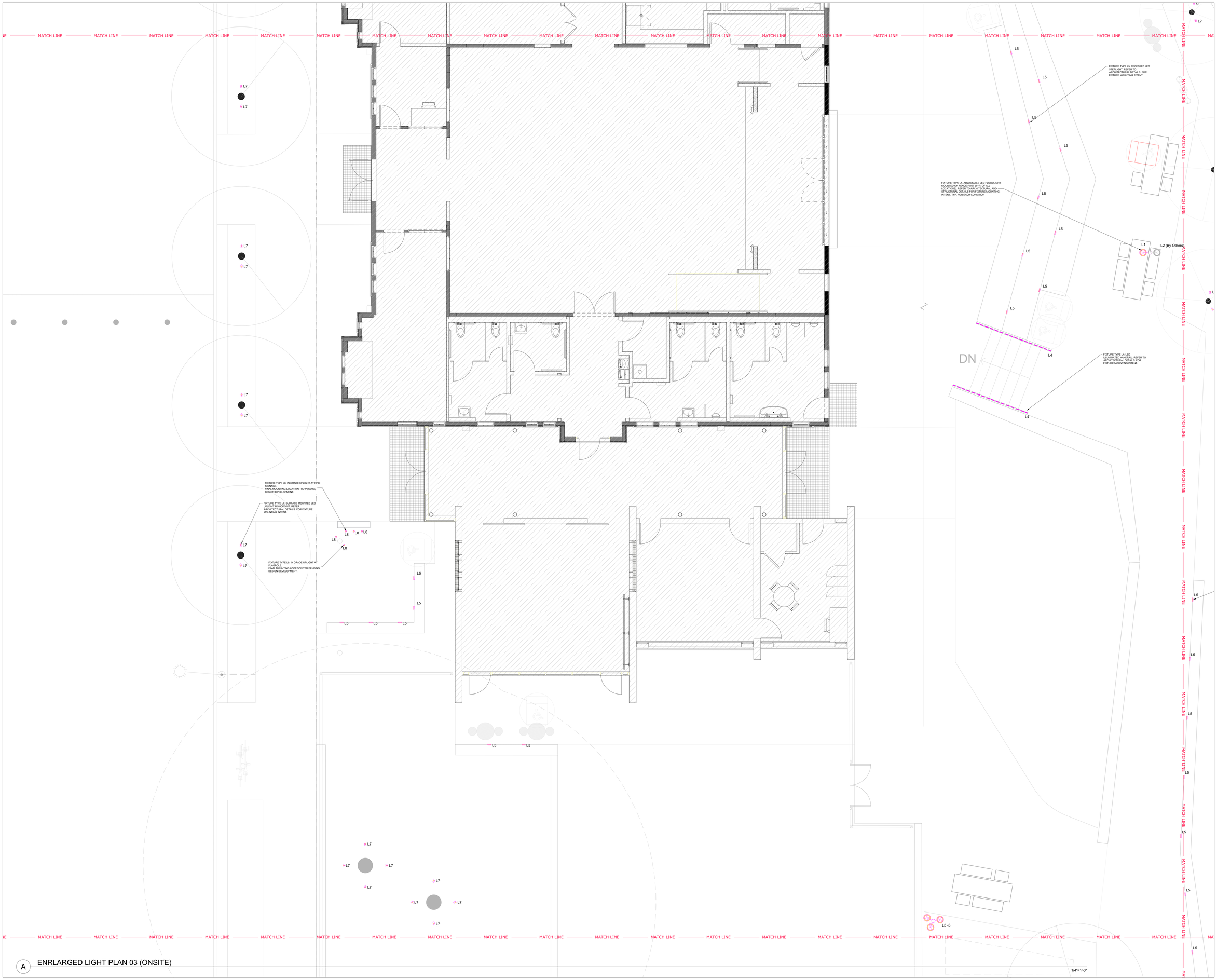
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 02 (ONSITE)

SHEET NO:

LP.02



A ENRLARGED LIGHT PLAN 03 (ONSITE)

1/4"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
LAND FLETCHER
LICENSE NO. 5717
STAMP
SIGNATURE
RENEW DATE
01/01/25
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

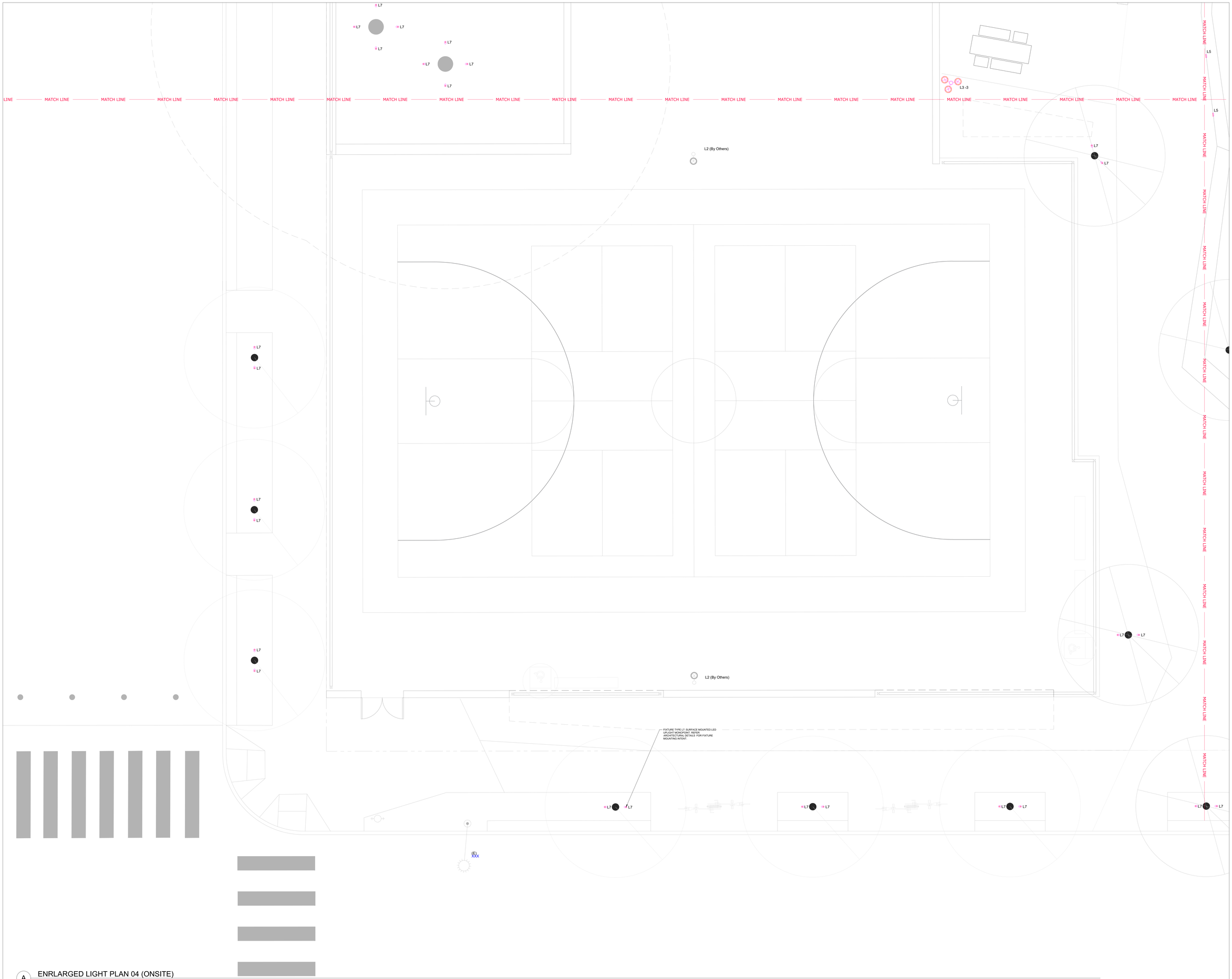
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 03 (ONSITE)

SHEET NO:

LP.03



A ENRLARGED LIGHT PLAN 04 (ONSITE)

1/4"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

FRIENDS OF Jackson Park

368 Connecticut St
San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

Jackson Liles
ARCHITECTURE

2325 Third Street #206
San Francisco, CA 94107
415.621.1799

www.jacksonliles.com

SUB-CONSULTANT:

San Francisco | Los Angeles
P: (415) 618 - 0855

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
ZENO FLETCHER
LICENSE NO. 5072
STAMP
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

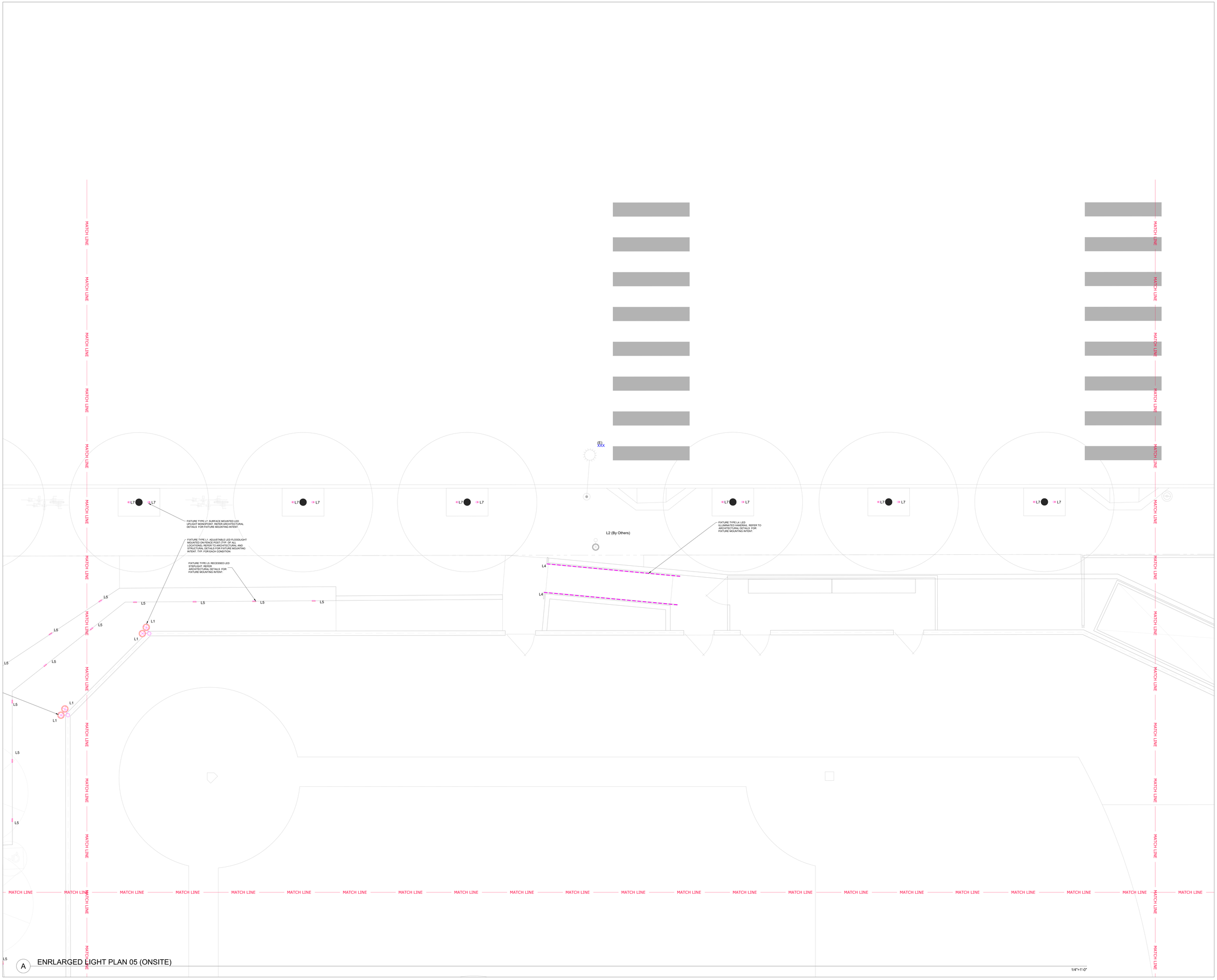
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 04 (ONSITE)

SHEET NO:

LP.04



A ENRLARGED LIGHT PLAN 05 (ONSITE)

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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ARCHITECTURE

2325 Third Street #206
San Francisco, CA 94107
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SUB-CONSULTANT:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
JOHN FLETCHER
LICENSE NO. 5277
STAMP
12/31/24
RENEW DATE
01/12/25
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

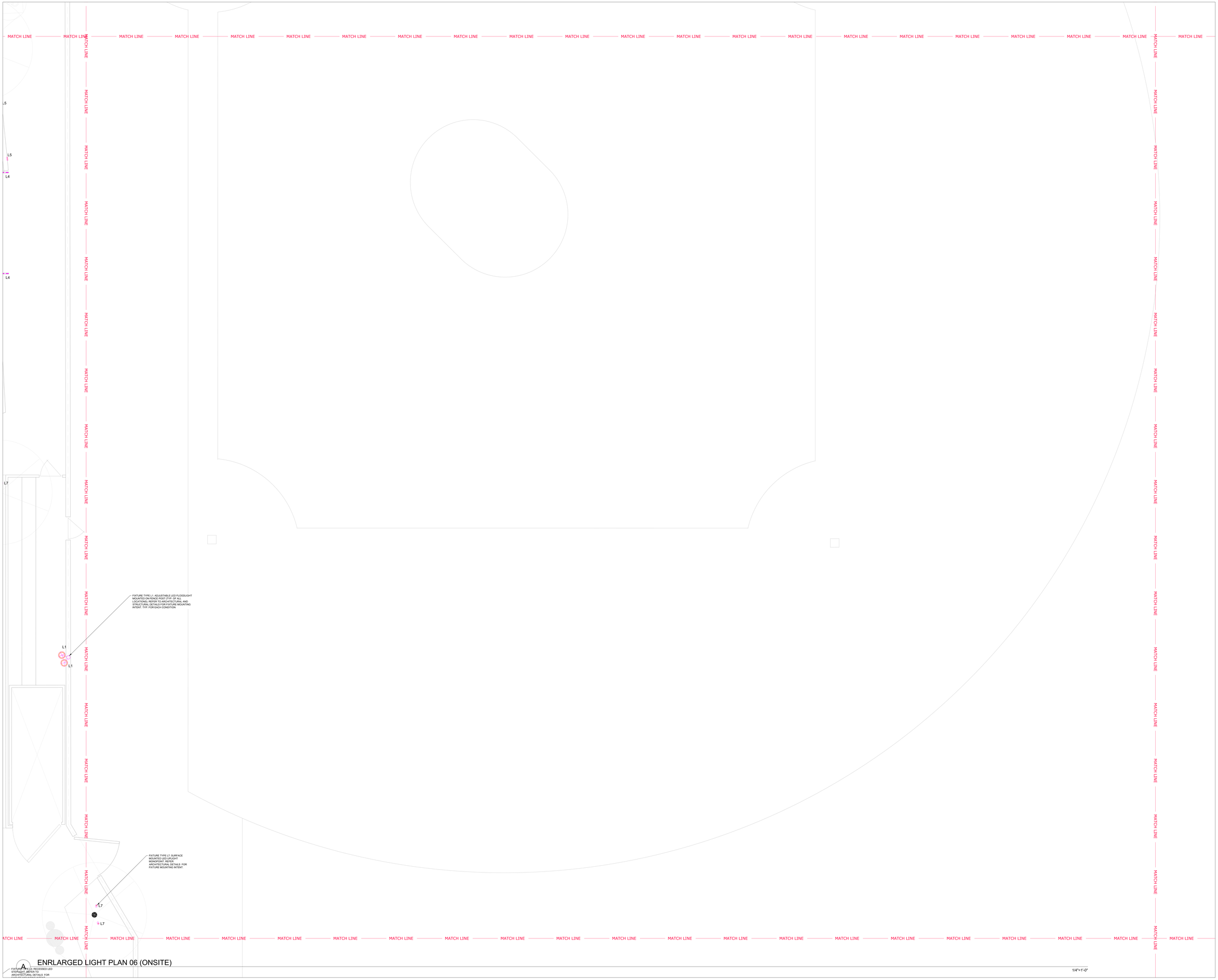
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 05 (ONSITE)

SHEET NO:

LP.05



A ENRLARGED LIGHT PLAN 06 (ONSITE)

FIXTURE TYPE L5: RECESSED LED STEPLIGHT. REFER TO ARCHITECTURAL DETAILS FOR

1/4"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

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San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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SUB-CONSULTANT:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5217
STAMP
DATE OF RENEWAL 10/1/2025
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 06 (ONSITE)

SHEET NO:

LP.06

A ENRLARGED LIGHT PLAN 07 (ONSITE)

1/4"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

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San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
NATHAN FLETCHER
LICENSE NO. 5377
STAMP
DATE
12/31/24
EXPIRATION DATE
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

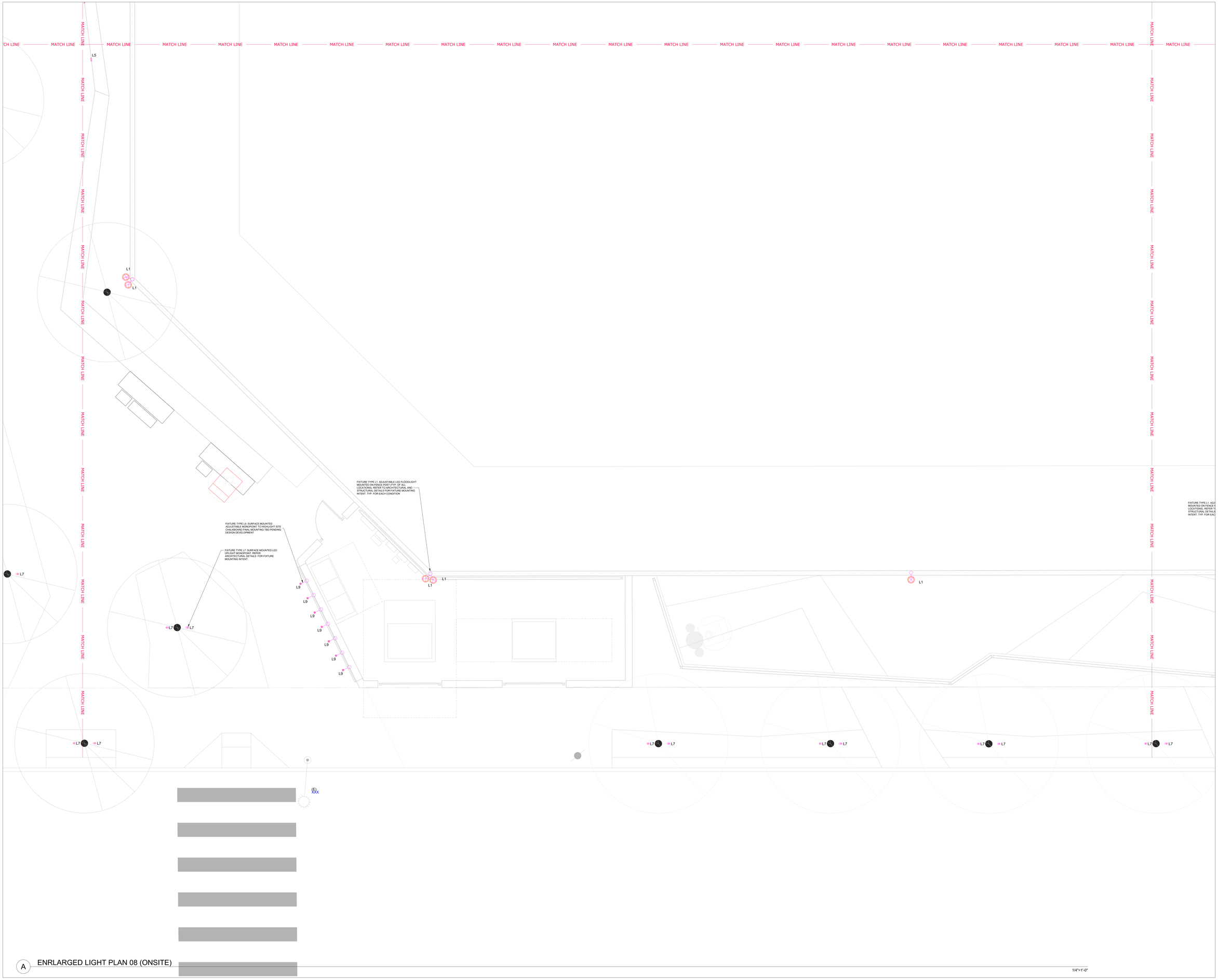
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 07 (ONSITE)

SHEET NO:

LP.07



A ENRLARGED LIGHT PLAN 08 (ONSITE)

1/4"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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2325 Third Street #206
San Francisco, CA 94107
415.621.1799

www.jacksonliles.com

SUB-CONSULTANT:

San Francisco | Los Angeles
P: (415) 618 - 0855

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
LICENSE NO. 5017
STAMP
FLETCHER
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

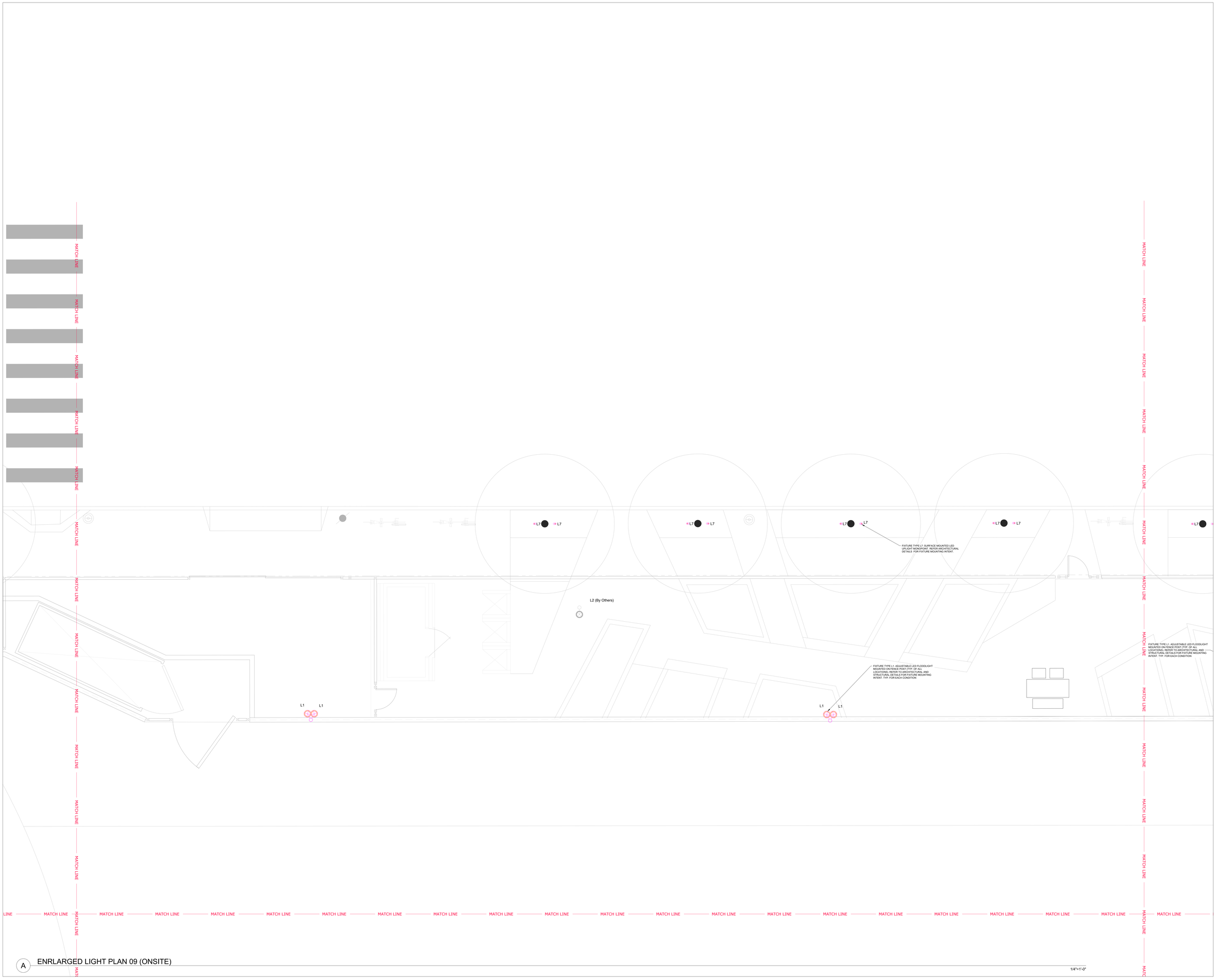
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 08 (ONSITE)

SHEET NO:

LP.08



A ENRLARGED LIGHT PLAN 09 (ONSITE)

1/4"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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San Francisco, CA 94107
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SUB-CONSULTANT:

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P: (415) 618 - 0855

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
CHUN FU CHOU
LICENSE NO. 5377
STAMP
EXPIRES
12/31/24
RENEW DATE
01/12/25
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

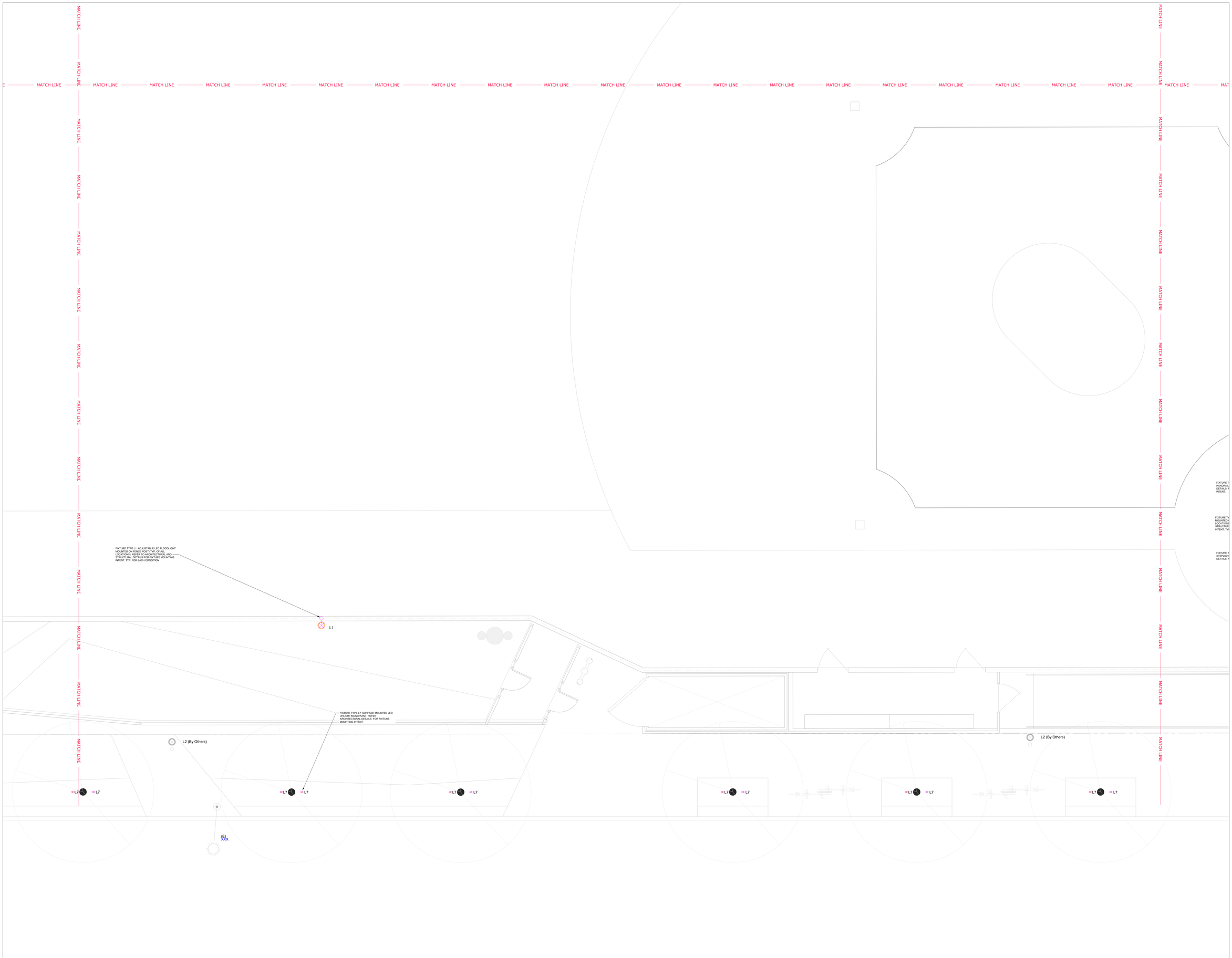
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 09 (ONSITE)

SHEET NO:

LP.09



A ENRLARGED LIGHT PLAN 12 (ONSITE)

1/4"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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San Francisco, CA 94107
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SUB-CONSULTANT:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
ZAND FLEGEL
LICENSE NO. 5072
STAMP
12/31/24
RENEW DATE
01/01/25
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

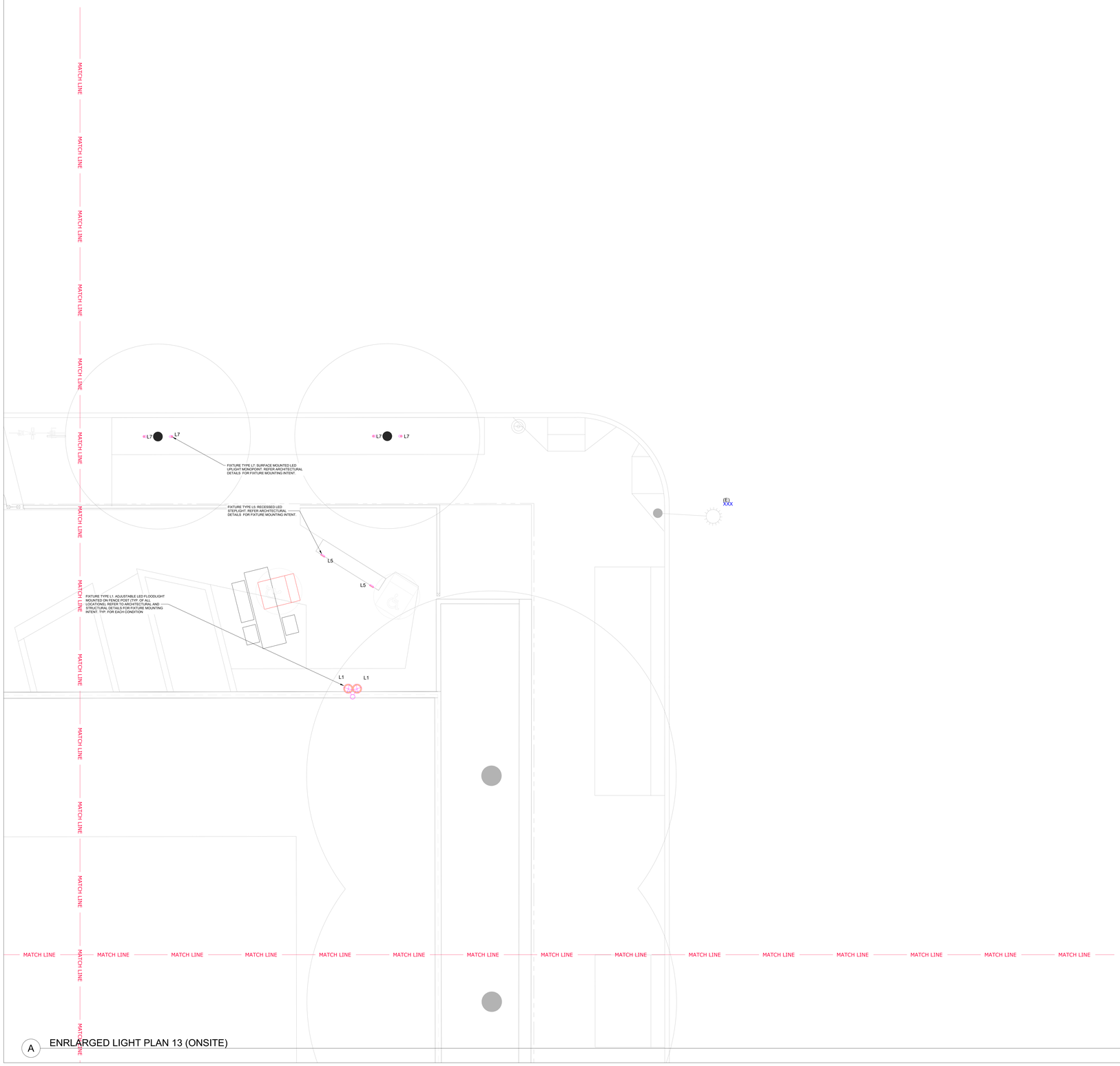
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 12 (ONSITE)

SHEET NO:

LP.12



A ENRLARGED LIGHT PLAN 13 (ONSITE)

1/4"=1'-0"

OWNER:

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

Jackson Liles
ARCHITECTURE

2325 Third Street #206
San Francisco, CA 94107
415.621.1799

www.jacksonliles.com

SUB-CONSULTANT:

San Francisco | Los Angeles
P: (415) 618 - 0855

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
CRAIG FLETCHER
LICENSE NO. 5377
STAMP
DATE
12/31/24
EXPIRATION
01/31/25
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

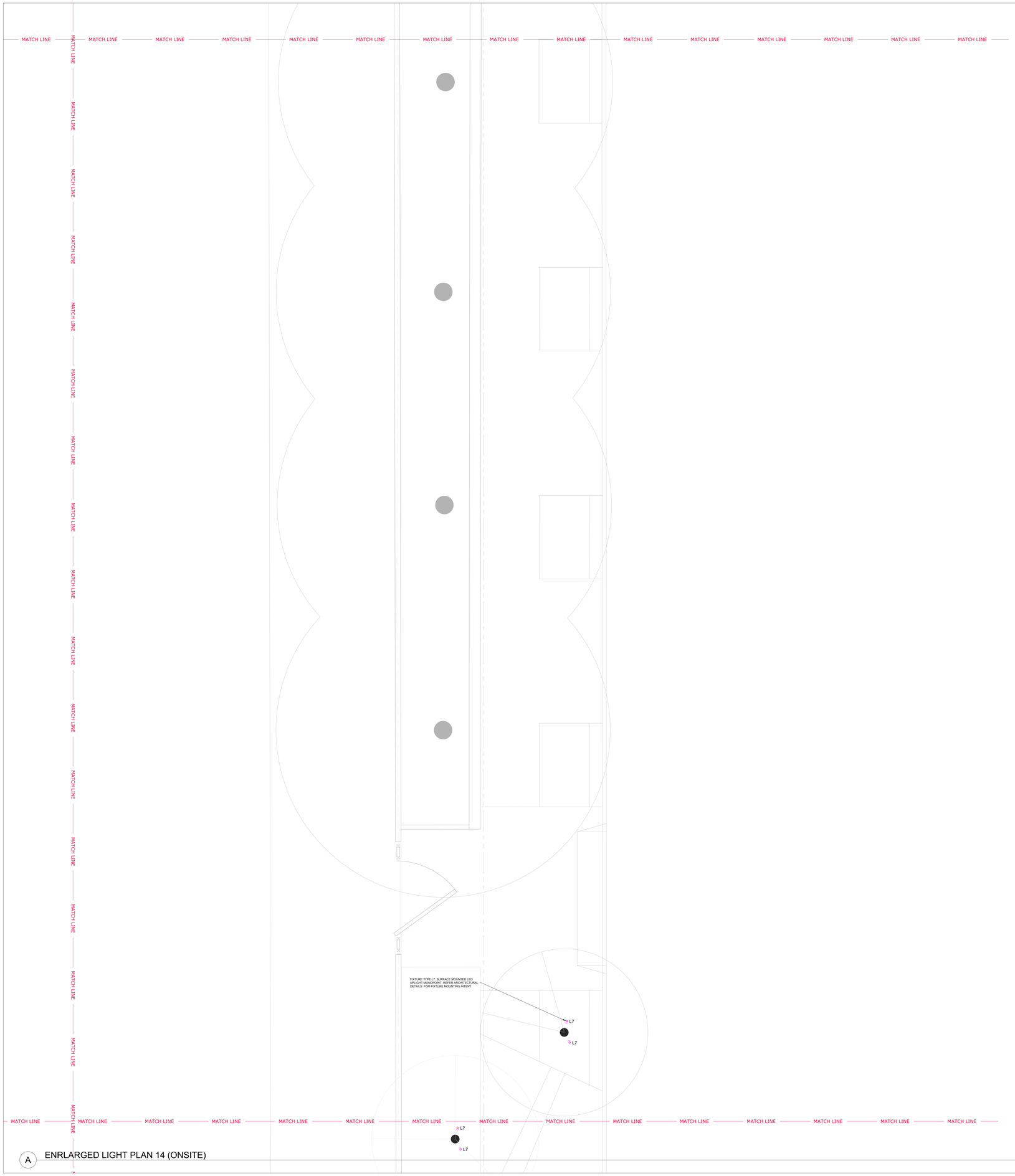
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 13 (ONSITE)

SHEET NO:

LP.13



A ENRLARGED LIGHT PLAN 14 (ONSITE)

1/4"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

FRIENDS OF Jackson Park

368 Connecticut St
San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

Jackson Liles
ARCHITECTURE

2325 Third Street #206
San Francisco, CA 94107
415.621.1799

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SUB-CONSULTANT:

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P: (415) 618 - 0855

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
DAVID FLETCHER
LICENSE NO. 5072
STAMP
05/23/25
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

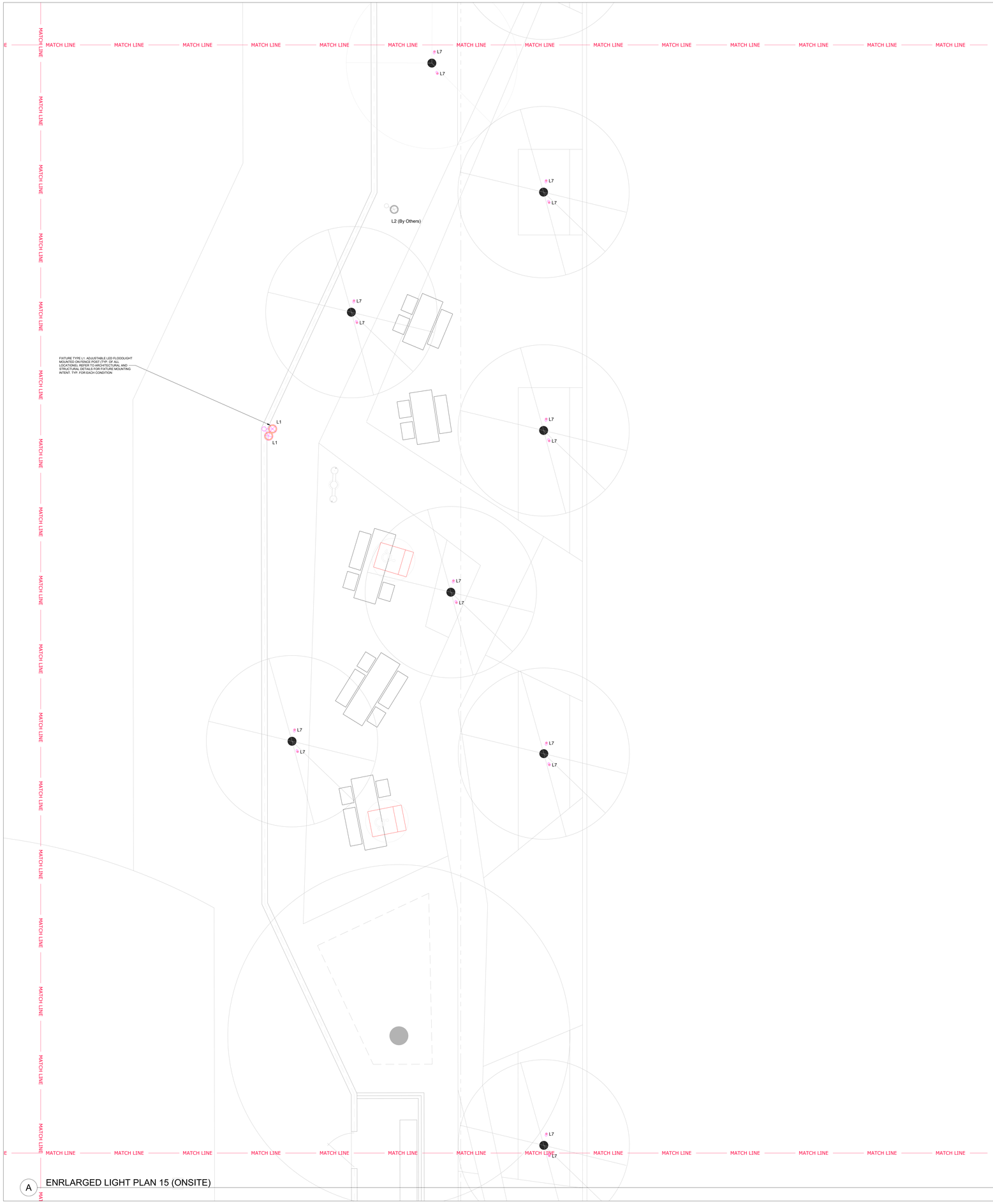
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 14 (ONSITE)

SHEET NO:

LP.14



A ENRLARGED LIGHT PLAN 15 (ONSITE)

1/4"=1'-0"

OWNER:

SAN FRANCISCO RECREATION & PARKS

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
GENIE FLETCHER
LICENSE NO. 5317
STAMP
EXPIRES
12-31-26
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

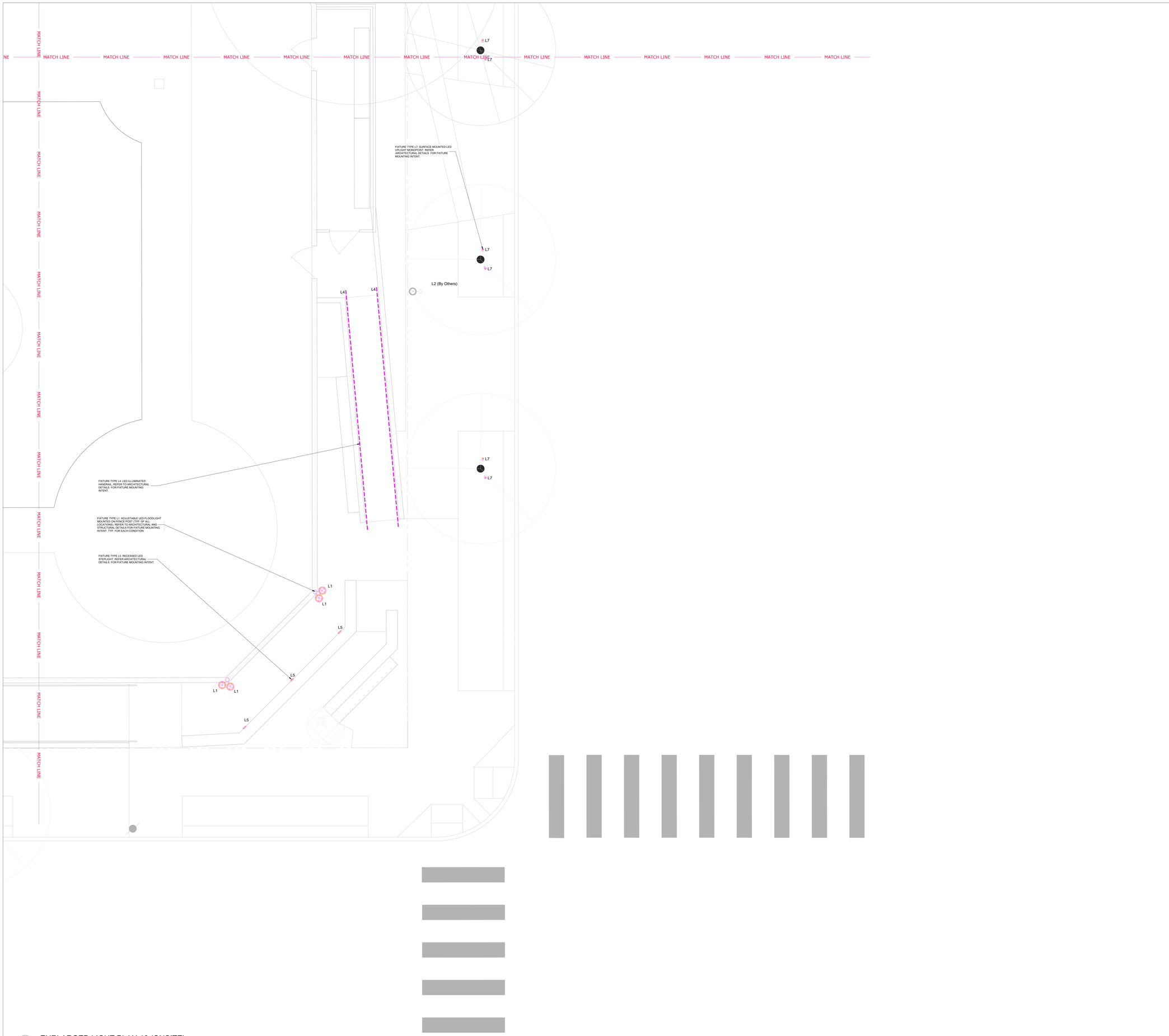
DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 15 (ONSITE)

SHEET NO:

LP.15



A ENRLARGED LIGHT PLAN 16 (ONSITE)

1/4"=1'-0"

OWNER:

501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

368 Connecticut St
San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO

ARCHITECTURE:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

LICENSED LANDSCAPE ARCHITECT
JENNIFER FLETCHER
LICENSE NO. 5317
STAMP
EXPIRES
12-31-26
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

REV	DATE	DESCRIPTION
A	05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
04.25.25	14-003		

DRAWING TITLE:

ENRLARGED LIGHT PLAN 16 (ONSITE)

SHEET NO:

LP.16

ELECTRICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used.

Abbreviations

A	AMPERES, AMBER
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AVAILABLE INTERRUPTING CAPACITY
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AWG	AMERICAN WIRE GAUGE
BAS	BUILDING AUTOMATION SYSTEM
C	CONDUIT, CLOSE, CONTROL
CA	CABLE
CAT	CATEGORY
CLG	CEILING
COORD	COORDINATE
CU	COPPER
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DTL	DETAIL
DWG	DRAWING
E	EMERGENCY
EA	EACH
EF	EXHAUST FAN
EL	ELEVATION
EMT	ELECTRICAL METALLIC TUBING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FF	FINISH FLOOR
FMC	FLEXIBLE METAL CONDUIT
FT	FOOT, FEET
G, GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GFP	GROUND FAULT PROTECTION
HH	HANDHOLE
HT	HEIGHT
ID	IDENTIFICATION
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
IN	INCH, INCHES
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
LED	LIGHT EMITTING DIODE
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LV	LOW VOLTAGE
mA	MILLIAMPERES
MCA	MINIMUM CIRCUIT AMPS
MIN	MINIMUM
MISC	MISCELLANEOUS
MOCP	MAXIMUM OVERCURRENT PROTECTION
MT, MTD	MOUNT, MOUNTED
N.I.C.	NOT IN CONTRACT
N/A	NOT APPLICABLE
N	NEUTRAL
NEC	NATIONAL ELECTRIC CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NESC	NATIONAL ELECTRIC SAFETY CODE
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PH	PHASE
PNL	PANEL
PVC	POLY-VINYL-CHLORIDE
PWR	POWER
QTY	QUANTITY
REF	REFERENCE
REQD	REQUIRED
RFI	REQUEST FOR INFORMATION
RM	ROOM
RMC	RIGID METAL CONDUIT
SHT	SHEET
SIM	SIMILAR
SPD	SURGE PROTECTION DEVICE
STD	STANDARD
SWBD	SWITCHBOARD
TBD	TO BE DETERMINED
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLTS, VOLTAGE
VFD	VARIABLE FREQUENCY DRIVE
W/	WITH
W/O	WITHOUT
WG	WIRE GUARD
WP	WEATHERPROOF
XFMR	TRANSFORMER

Connections / Equipment

	HEAVY DUTY FUSED DISCONNECT SWITCH
	WALL-MOUNTED JUNCTION BOX
	MOTOR CONNECTION
	NON-FUSED DISCONNECT SWITCH
T	TRANSFORMER
PB	PULL BOX

General

	DEMOLISH
	EXISTING WORK
	NEW WORK
X / X	DETAIL NUMBER AND SHEET LOCATION
XX-X	EQUIPMENT IDENTIFICATION
LOCATION 1	KEYED NOTE

Miscellaneous

#10 B-27,29,31.	BRANCH CIRCUIT WIRING. ARROW INDICATES HOME RUN TO PANEL WITH CIRCUITS AS NOTED. WIRE SIZE IS #12 AWG MINIMUM UNLESS NOTED OTHERWISE. SHORT TICK MARKS INDICATE PHASE CONDUCTORS. LONG TICK MARKS INDICATE NEUTRAL CONDUCTORS. A SINGLE CURVED TICK MARK INDICATES INSULATED GREEN GROUND CONDUCTOR. SECOND CURVED TICK MARK INDICATES "ISOLATED GROUND" (GREEN INSULATION WITH YELLOW STRIPE) CONDUCTOR.
	BRANCH PANEL
	CIRCUIT BREAKER
	DRY TYPE TRANSFORMER
	FLUSH WALL MOUNTED BRANCH PANEL
	MAIN DISTRIBUTION PANEL / SUB DISTRIBUTION PANEL
M	METER - END USE 1 = POWER QUALITY METER 2 = ENERGY METER
M	METER - UTILITY

Raceways

	CONDUIT CONCEALED IN WALL OR CEILING SPACE
	CONDUIT ROUTED BELOW FLOOR / GRADE
	CONDUIT ELLED DOWN
	CONDUIT ELLED UP
	CONDUIT/WIRING CONTINUATION
	CONDUIT/WIRING STUBBED OUT WITH END CAP OR INSULATED PLASTIC BUSHING
	FLEXIBLE CONDUIT

Switches and Receptacles

	DUPLEX RECEPTACLE (MULTIPLE LETTERS INDICATE MULTIPLE OPTIONS) A = ABOVE COUNTER B = CLOCK HANGER C = FLUSH CEILING MOUNTED E = EMERGENCY F = ARC FAULT PROTECTED BY BREAKER IN PANEL G = GROUND FAULT CIRCUIT INTERRUPTER W = WEATHERPROOF CONTINUOUS USE COVER, GFCI PROTECTED, WITH WEATHER-RESISTANT RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE. LETTER CODE DENOTES RECEPTACLE CONFIGURATION LX-XXR = NEMA CONFIGURATION TWIST-LOCK RECEPTACLE X-XXR = NEMA CONFIGURATION STRAIGHT BLADE RECEPTACLE P = PENDANT MOUNT WITH CORD GRIPS. VERIFY PENDANT LENGTH X = COORDINATE RECEPTACLE CONFIGURATION WITH EQUIPMENT BEING SUPPLIED

GENERAL ELECTRICAL NOTES

A. DO NOT COMMENCE INSTALLATION OF ELECTRICAL SYSTEMS AND EQUIPMENT WITHOUT RELATED SHOP DRAWING APPROVALS.

B. VISIT THE SITE BEFORE SUBMITTING A BID TO OBSERVE EXISTING CONDITIONS.

C. PROVIDE SUITABLE ANCHORAGE AND SUPPORT FOR ELECTRICAL EQUIPMENT IN RATED WALLS, SLABS AND CEILINGS. MOUNT DEVICES AND RACEWAYS IN ACCORDANCE WITH ESTABLISHED CODES AND SPECIFICATIONS.

D. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

E. DRAWINGS AND SPECIFICATIONS COMPLEMENT EACH OTHER. REQUIREMENT BY EITHER INFERS REQUIREMENT BY BOTH.

F. CONNECT EQUIPMENT AND DEVICES FURNISHED UNDER OTHER DIVISIONS OF THIS CONTRACT, BY OWNER OR BY OTHER CONTRACTS.

G. FOR 120 VOLT, 20 AMP CIRCUITS, WHERE CIRCUIT DISTANCE FROM PANELBOARD TO FARTHEST DEVICE/FIXTURE EXCEEDS 60 FEET, PROVIDE #10 SIZE PHASE AND GROUND CONDUCTORS. WHERE CIRCUIT DISTANCE FROM PANELBOARD TO FARTHEST DEVICE/FIXTURE EXCEEDS 90 FEET, PROVIDE #8 SIZE PHASE AND GROUND CONDUCTORS. NOTIFY ENGINEER FOR CIRCUITS EXCEEDING 140 FEET. UPSIZE RACEWAY SIZES AS REQUIRED PER CEC.

H. RECEPTACLE OUTLETS SHALL BE INSTALLED IN COMPLIANCE WITH CEC SECTIONS 210.8, 210.50, AND 406.12.

I. SWITCHES AND CONTROL MECHANISMS SHALL COMPLY WITH CEC SECTION 404.

J. BRACE ELECTRICAL EQUIPMENT TO RESIST A HORIZONTAL FORCE THAT ACT IN ANY DIRECTION. COMPLY WITH TITLE 24 REQUIREMENTS.

K. INSTALL COMPLETE SYSTEM OF CONDUCTORS IN RACEWAY SYSTEM THROUGHOUT BUILDING FOR FEEDERS, BRANCH CIRCUITS, ETC.

L. DESIGN OF TEMPORARY POWER FOR CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY POWER PRIOR TO COMPLETION OF PROJECT.

M. COORDINATE ALL CONDUIT TRENCHING WITH OTHER DISCIPLINES AND THE UTILITY COMPANY TO AVOID CONFLICT.

N. MINIMUM SIZE FOR EXTERIOR BELOW GRADE CONDUIT SHALL BE 1".

O. ALL AIC RATINGS SHOWN ARE MINIMUM REQUIREMENTS. COORDINATE AND UPGRADE RATINGS FOR ALL DISTRIBUTION EQUIPMENT AS PER SHORT CIRCUIT ANALYSIS RECOMMENDATIONS.

P. HIRE THIRD PARTY TESTING AGENCY TO PERFORM THE FOLLOWING, AS PART OF A DEFERRED SUBMITTAL IN CONSTRUCTION FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD:
   1. SHORT CIRCUIT STUDY, ARC FLASH STUDY & LABELS, AND OVERCURRENT PROTECTIVE STUDY.
   2. ACCEPTANCE TESTING IN ACCORDANCE WITH SPECIFICATIONS.

Q. PROVIDE TESTING REPORTS TO ENGINEER FOR REVIEW UPON COMPLETION OF INSTALLATION FOR THE FOLLOWING, AS PART OF A DEFERRED SUBMITTAL IN CONSTRUCTION FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD:
   1. INSULATION RESISTANCE (MEGGER) TEST REPORTS PRIOR TO CONDUCTOR TERMINATION AND EQUIPMENT ENERGIZATION.
   2. TORQUE TEST REPORTS PRIOR TO EQUIPMENT ENERGIZATION.

SHEET INDEX

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PRELIMINARY

Signed: 5/22/25

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003		

DRAWING TITLE:

SYMBOL LIST AND GENERAL NOTES - ELECTRICAL

SHEET NO:

ES0.00

GENERAL SHEET NOTES

A. COORDINATE ALL SITE WORK, INCLUDING UNDERGROUND FEEDER ROUTING AND TRENCHING, WITH CIVIL DRAWINGS TO AVOID CONFLICTS WITH SITE UTILITIES.

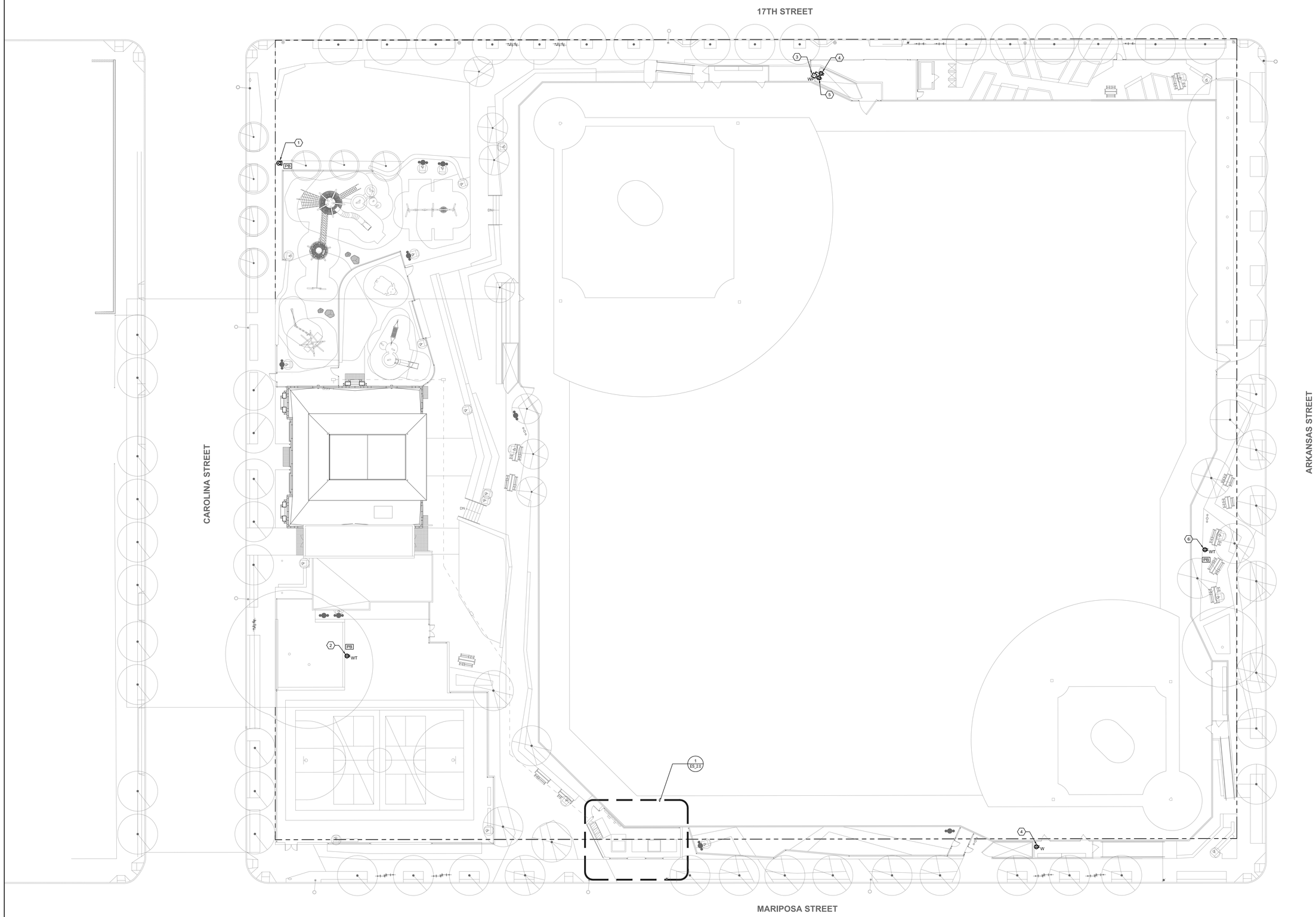
B. PROVIDE COST ALLOWANCE FOR POWER TO SITE AND LANDSCAPE LIGHTING THROUGHOUT PARK INCLUDING SPORTS FIELD AND COURT LIGHTING. REFER TO SITE LIGHTING AND SPORTS FIELD LIGHTING DESIGN DEVELOPMENT DOCUMENTATION FOR ADDITIONAL INFORMATION.

C. PROVIDE COST ALLOWANCE FOR EGRESS LIGHTING POWER ALONG EGRESS PATHWAY FROM CLUBHOUSE BUILDING TO PUBLIC RIGHT-OF-WAY. REFER TO ARCHITECTURAL DRAWINGS FOR EGRESS PATHWAY.

D. EXACT LOCATION OF POWER CONNECTIONS FOR SITE AMENITIES SHALL BE COORDINATED WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

SHEET KEYNOTES

1. PROVIDE PEDESTAL MOUNTED NEMA 6-50R FOR POINT OF CONNECTION FOR FOOD TRUCKS.
2. PROVIDE NEMA 5-20R FOR FLEX SPACE/AFTER-SCHOOL ACTIVITIES.
3. PROVIDE FUSED DISCONNECT SWITCH FOR IRRIGATION PUMP. COORDINATE LOCATION WITH LANDSCAPE AND IRRIGATION DRAWINGS.
4. PROVIDE NEMA 5-20R FOR MAINTENANCE USE AT SHIPPING CONTAINER.
5. PROVIDE NEMA 5-20R FOR IRRIGATION CONTROLLER.
6. PROVIDE NEMA 5-20R FOR PICNIC SPACE ACTIVITIES.



1 PROPOSED SITE PLAN - ELECTRICAL

0 8' 16' 32'
SCALE: 1/16"=1'-0"

FILE: ES_1.0.DWG – ES_1.0 | EDIT: 5/22/2025 8:52 AM BY KEVINH | PLOT: 5/22/2025 8:56 AM BY KEVIN HO

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05.23.25	14-003		

DRAWING TITLE:

PROPOSED SITE PLAN - ELECTRICAL

SHEET NO:

ES1.00

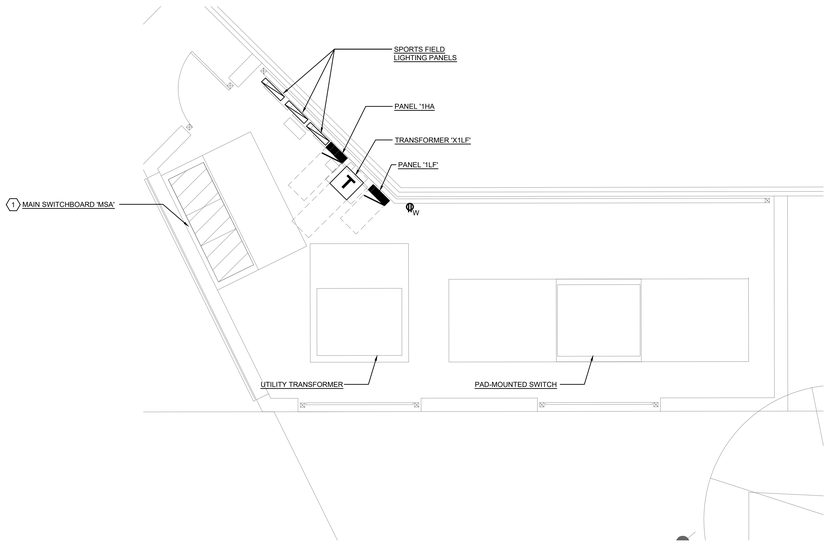
GENERAL SHEET NOTES

A. COORDINATE ALL SITE WORK, INCLUDING UNDERGROUND FEEDER ROUTING AND TRENCHING, WITH CIVIL DRAWINGS TO AVOID CONFLICTS WITH SITE UTILITIES.

B. PROVIDE COST ALLOWANCE FOR POWER TO SITE AND LANDSCAPE LIGHTING THROUGHOUT PARK INCLUDING SPORTS FIELD AND COURT LIGHTING. REFER TO SITE LIGHTING AND SPORTS FIELD LIGHTING DESIGN DEVELOPMENT DOCUMENTATION FOR ADDITIONAL INFORMATION.

SHEET KEYNOTES

1. MAIN SWITCHBOARD REQUIREMENTS INCLUDED UNDER BUILDING SCOPE. REFER TO E-SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.



1 ENLARGED PROPOSED SITE PLAN - POWER

0 2' 4' 8'

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

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05.23.25	14-003		

DRAWING TITLE:

ENLARGED PROPOSED SITE PLAN - POWER

SHEET NO:

ES2.00

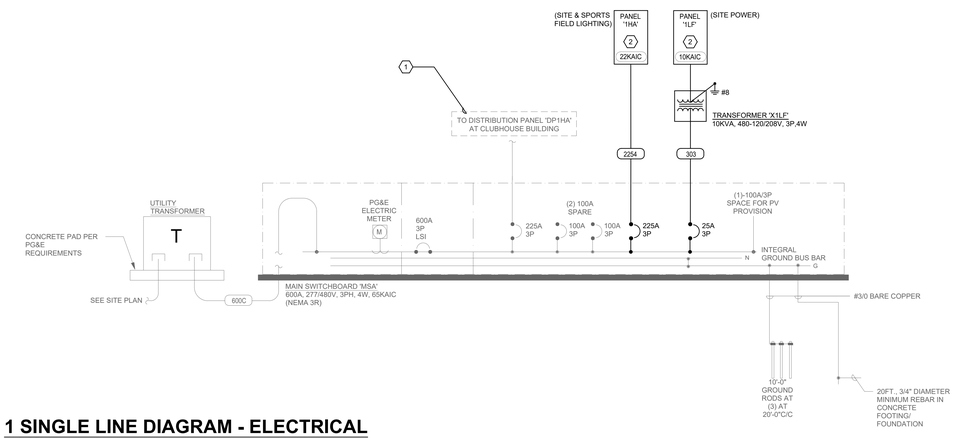
FEEDER SCHEDULE

Key

A, C, S, X	A = Aluminum C = Conduit only S = Service secondary X = Separately derived system
303	3 #10 CU, 1 #10 CU GND., IN 3/4" C.
600C	TWO 5" DIAMETER EMPTY CONDUIT WITH PULL CORD
2254	4 #4/0 CU, 1 #4 CU GND., IN 3" C.

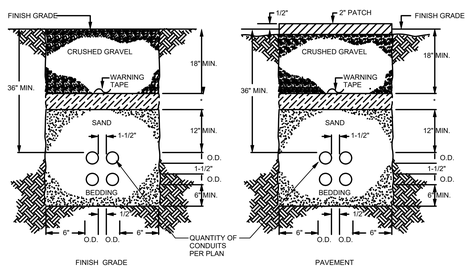
SHEET KEYNOTES

1. CLUBHOUSE ELECTRICAL DISTRIBUTION SYSTEM IS SHOWN FOR REFERENCE ONLY. REFER TO E-SERIES SHEETS FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE COST ALLOWANCE FOR 42-CIRCUIT PANELBOARD.



1 SINGLE LINE DIAGRAM - ELECTRICAL

NO SCALE



NOTES:

1. ALL TRENCHES MUST CONFORM TO O.S.H.A. REQUIREMENTS.
2. SAND BEDDING MATERIAL REQUIRES 90% COMPACTION MINIMUM.
3. CRUSHED GRAVEL MATERIAL REQUIRES 95% COMPACTION MINIMUM.
4. REFER TO JOINT TRENCH DRAWINGS FOR TRENCHING REQUIREMENTS OF CONDUIT.

* OPTIONAL AREA - CAN BE FILLED WITH EITHER CRUSHED GRAVEL OR SAND BEDDING MATERIAL.

2 TRENCH DETAIL

NO SCALE

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05.23.25	14-003		

DRAWING TITLE:

SINGLE LINE DIAGRAMS AND DETAILS - ELECTRICAL

SHEET NO:

ES3.00

TYPICAL DISTRIBUTION TRENCH

Joint Trench – Franchise Area or P.U.E.

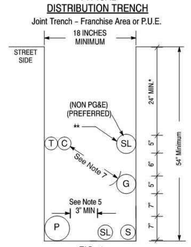


FIG. 1

Placement of the Distribution Trench within a P.U.E. is the preferred method. Trenching in the Franchise Area should only be used when a P.U.E. is unobtainable or otherwise infeasible.

* Increase cover to 30" in the street area (see Note 3).

** Separation must be 12" unless a reduction (6") is mutually agreed upon by affected utilities.

TYPICAL SERVICE TRENCH

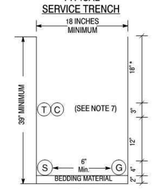
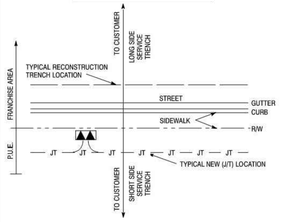


FIG. 2
(View facing Distribution Trench)

SEE UTILITY BULLETIN TD-5453B-002 FOR UPDATED MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

STANDARD TRENCH LOCATIONS



SEPARATION AND CLEARANCE DEFINITIONS

Cover:
The term "cover" means the radial distance between the surface of an underground cable, conduit, pipe, or other substructure and the surface elevation (grade).

Backfill:
The term "backfill" refers to the materials used to refill a cut or other excavation, or the act of such refilling after any needed shading is performed.

Shading:
The term "shading" refers to the materials used to provide a measure of separation between facilities installed at different levels within an excavation or cut.

Lift:
The term "lift" is a layer of fill as spread or as compacted or a measurement of material depth that is the rated effective soil depth a compactor can achieve.

Bedding:
The term "bedding" refers to the materials installed beneath facilities at the bottom of a cut or other excavation and intended to provide support and/or protection for those facilities.

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09–27–06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY Page 1 of 4

OTHER TYPICAL PG&E DISTRIBUTION JOINT TRENCH CONFIGURATIONS

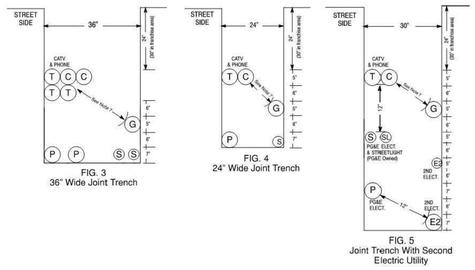


FIG. 3
36" Wide Joint Trench

FIG. 4
24" Wide Joint Trench

FIG. 5
Joint Trench With Second Electric Utility

Trench Configuration Notes

The trench configurations shown in this guide are to be considered "typical" only and that other trench widths, depths, as well as utility configurations (placement) may be used, provided all minimum requirements for separation, clearances, and cover are observed. In no case shall electric primary or secondary (excluding street lighting) be placed at a level higher than that of the gas and communications level. Gas shall be placed at the same level or below communications when gas is placed above the electric facilities.

Special Notes for Joint Trench With Second Electric Utility

A. Refer to Sheet 3 for General Notes.
B. A red 3-inch wide "PG&E Electric Line in Conduit" plastic marking tape, Code 375054, shall be installed, spiral wound in a manner that allows for the tape to be readily visible every 3 feet, with each conduit intended to be used for PG&E electric facilities. An equivalent red tape marked to identify the owner shall be installed with the conduit intended to be used for the second electric facility.
C. Each utility shall ensure adequate grounding between electric facilities is provided (See UO Standard S5453, "Joint Trench").
D. Provide a minimum of 2 inches of compacted PG&E approved bedding material as a trench leveling concourse, where required. See General Notes Items 11 and 12 (on Page 3), in order to obtain proper compaction.

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09–27–06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY Page 2 of 4

General Notes

1. The preferred trench location is in a Public Utility easement (P.U.E.).
2. All depths and resulting cover requirements are measured from final grade.
3. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.321, 49CFR 192.325, and 49CFR 192.327. All facilities shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.
4. Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.
5. It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may be at the electric level of the trench as long as minimum clearances are provided and comply with all special notes for a joint trench with a second electric utility.
6. Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.
7. When communication ducts are installed, a minimum of 12" radial separation shall be maintained from gas facilities. Exception: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.
8. Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
9. Maintain proper separation between PG&E facilities and "wet" utility lines as described in UO Standard S5453. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities.

   If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 1' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 3' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:
   - Be made in writing and submitted to the Company ADE during the planning and design phase of the project,
   - Clearly describe the conditions necessitating the waiver,
   - Include a proposed design,
   - And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.

   Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purposes of this standard.
10. Separations shall be maintained at aboveground termination points.
11. Procedures for approving native backfill for shading of PG&E gas facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
    - The soils must not contain clods larger than 1/2" if to be used as shading, bedding, or leveling materials.
    - Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.
    - At no time shall the over saturation of native soils be used to achieve these requirements.

    The sieves and screens shall be:
    - 1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen.
    - #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

Notes continued on the next page

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09–27–06

S5453, Exhibit B PACIFIC GAS AND ELECTRIC COMPANY Page 3 of 4

General Notes, continued

12. Procedures for approving native backfill for shading at PG&E electric facilities:
    - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
    - Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and/or prevent proper compaction over or around the conduits.
    - Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.

      Note: Soils consisting primarily of adobe, hard compact (dense) clay, and bay muds shall not be used as shading material.
    - At no time shall the over saturation of native soils be used to achieve these requirements.
    - Refer to Engineering Document 062288, Item 13 on Page 2.
13. Competent native soils are preferred to be used for shading, bedding, and backfilling throughout the trench.
    - Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in areas that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities.
    - PG&E approved import material is per CGT Engineering Guideline 4123.
    - If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved import materials is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved import material.
    - For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
    - The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
    - The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction.
14. The applicant is responsible for the removal of excess spoil and associated costs.
15. Separation between gas facilities and electric facilities may be reduced to 6" when crossing.
16. Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

Revision Notes

1. Revised Note 9 to clarify the minimum allowable horizontal separations requirements.
2. This document was revised on 09–27–2006.

JOINT TRENCH CONFIGURATIONS & OCCUPANCY GUIDE 09–27–06

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Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

SUMMARY

This utility bulletin updates Electric Standard 062288, "Underground Conduits" and Utility Standard S5453, "Joint Trench" with the requirements listed below:

The minimum separation requirement must be 1.5 inch (in.) between:

- Secondary to: Secondary, service, and streetlight conduit
- Service to: Service and streetlight conduit

The minimum separation requirement must be 3 in. between:

- Primary-to-primary conduit
- Primary to: Secondary, service, and streetlight conduit

This increase in separation is required to improve access to the conduits during future maintenance, re-routing and replacement of the facilities.

Note that the 3 in. requirement above is already included in Electric Standard 062288 but **not** in Utility Standard S5453.

Additionally, separation requirements between Pacific Gas and Electric Company (PG&E or Company) Joint Trench utilities and Non-PG&E owned Foreign Electric duct (e.g., non-PG&E Streetlight) have been added to the updated Table, "Minimum Separation and Clearance Requirements (Inches)", in this utility bulletin. These are not new requirements, but they were not previously located in the Exhibit B table.

The requirements of this bulletin apply to any PG&E job estimate and any PG&E design jobs for New Business and Work Request by Others (NB/WRO), and on any Applicant Design jobs where Globals are issued after the effective date of this bulletin (7/31/2015).

AFFECTED DOCUMENT

Utility Standard S5453, "Joint Trench"

Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide"

Electric Standard 062288, "Underground Conduits"

TARGET AUDIENCE

Personnel in: electric construction, electric distribution engineering, electric estimating, gas distribution estimating, gas distribution engineering, customer service delivery estimating, and gas construction management.

Pacific Gas and Electric Company®

Utility Bulletin: TD-5453B-002
Publication Date: 07/10/2015 Effective Date: 07/31/2015 Rev: 1

Updated Separation Requirements For Conduit in Joint Trench

WHAT YOU NEED TO KNOW

Utility Standard S5453, "Joint Trench," Exhibit B, is updated per this bulletin as follows:

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS (Inches)

		G	DUCT T	DB T	C	S	P	SL
G	(GAS) SEE NOTES 4,7, & 13	-	12	12	12	6	12	6
T	(TELEPHONE) DUCT	12	-	1	1	12	12	12
T	(TELEPHONE) DIRECT BURY	12	1	-	1	12	12	12
C	(CATV)	12	1	1	-	12	12	12
S	(ELECTRIC SECONDARY)	6	12	12	12	1.5	3	1.5
P	(ELECTRIC PRIMARY)	12	12	12	12	3	3	3
SL	(STREETLIGHT) SEE NOTE 5	6	12	12	12	1.5	3	1.5
FE*	(FOREIGN ELECTRIC SOURCES, NON-PG&E*) SEE NOTE 5	12	12**	12**	12**	12	12	12

*Must be considered a 'Utility' as defined in Utility Standard S5453, "Joint Trench."
Notes 4, 5, 7, and 13 are located in Utility Standard S5453, Exhibit B, "Joint Trench Configurations and Occupancy Guide."
**For exceptions, refer to G.O. 128 rule, Section B, Items (1) and (2).

A
JT1.01

DRY UTILITY STANDARDS

SCALE: N.T.S.

GENERAL NOTES

1. THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION. PROVIDE ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION AND ELEVATION TO AVOID CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER DIVISIONS.
2. PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.
3. ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.
4. UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK FILLING AND INSTALLATION WORK.
5. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM NOTICE)
6. SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY AND THEIR INSPECTOR SHALL TAKE PRECEDENCE.
7. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES. LACK OF TIMELINESS ON THE PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR ADDITIONAL COMPENSATION.
8. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.
9. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF SAN FRANCISCO FOR APPROVED BACK FILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
10. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL MEASURES.
11. THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USERS AND TENANTS AT ALL TIMES.
12. CONTRACT DOCUMENTS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO SUBMITTING HIS BID.
13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATION.
14. ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS FINAL QUANTITIES MAY VARY.
15. THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES. EXCAVATION MAY BE REQUIRED OVER, UNDER OR ADJACENT TO EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, EXPOSING AND PROTECTING ALL EXISTING FACILITIES.
16. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
17. ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
18. IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE. EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
19. THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIARIZED WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
20. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL, WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK AT ISSUE.
21. THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
22. ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO CHARGE TO CLIENT.
23. ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.
24. CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.
25. FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL, SHOP DRAWINGS, AND LOCAL INSPECTION.
26. ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH PG&E GREEN BOOK, CURRENT EDITION.
27. CONTRACTOR SHALL INSTALL 3/4 " x 10' GROUND RODS IN ALL PRIMARY SUBSURFACE ENCLOSURES AND 5/8" x 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
28. ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS.
29. ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
30. PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY DRIVEWAY AREAS.
31. SWEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE CONDUITS ARE 4".
32. ALL WORK INCLUDING SIDEWALK AND PAVEMENT CUTTING AND REMOVAL, LAGGING, EXCAVATION, BACKFILL, AND SIDEWALK AND PAVEMENT RESTORATION SHALL BE DONE BY A LICENSED PAVING CONTRACTOR AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE BUREAU OF ENGINEERING, DEPARTMENT OF PUBLIC WORKS, JULY 1986 EDITION AND DEPARTMENT OF PUBLIC WORKS ORDER NOS. 135,595 OR 135,596.
33. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT (U.S.A.) AT 1-800-227-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. CONTACTING U.S.A. DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES.

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

REGISTERED PROFESSIONAL ENGINEER
JOSEPH T. LINN
C60493
CIVIL
STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

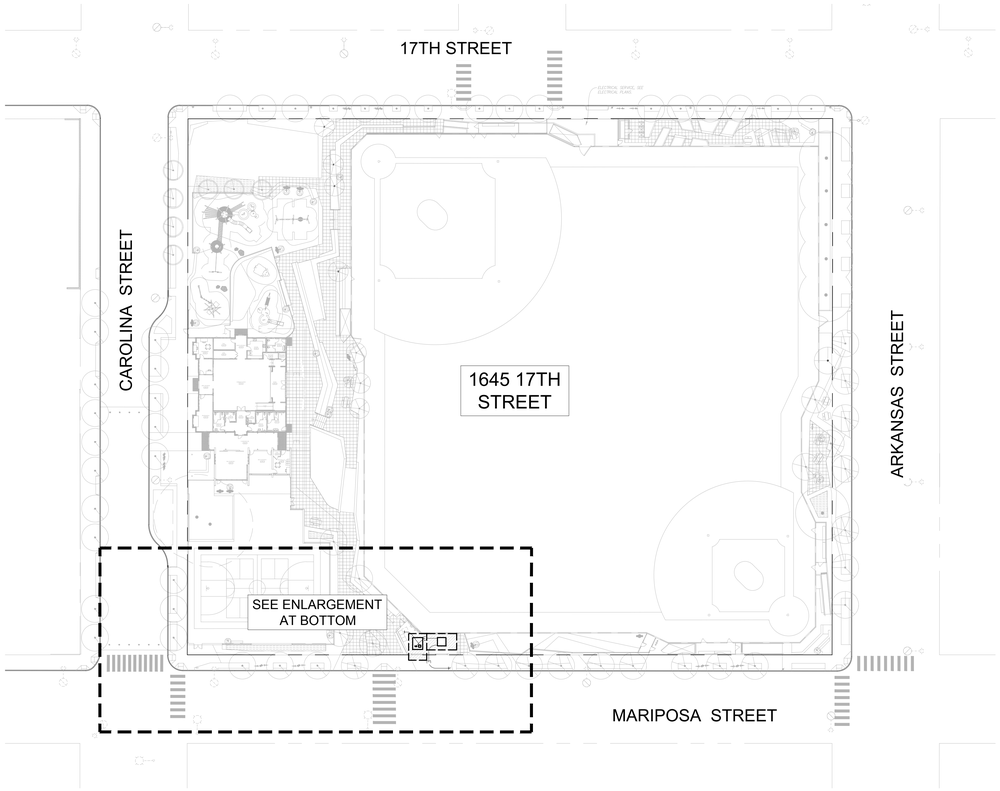
DATE	NO.	DRAWN	CHD
05.23.25	14-003	ML, CM	JL, NL, DH

DRAWING TITLE:

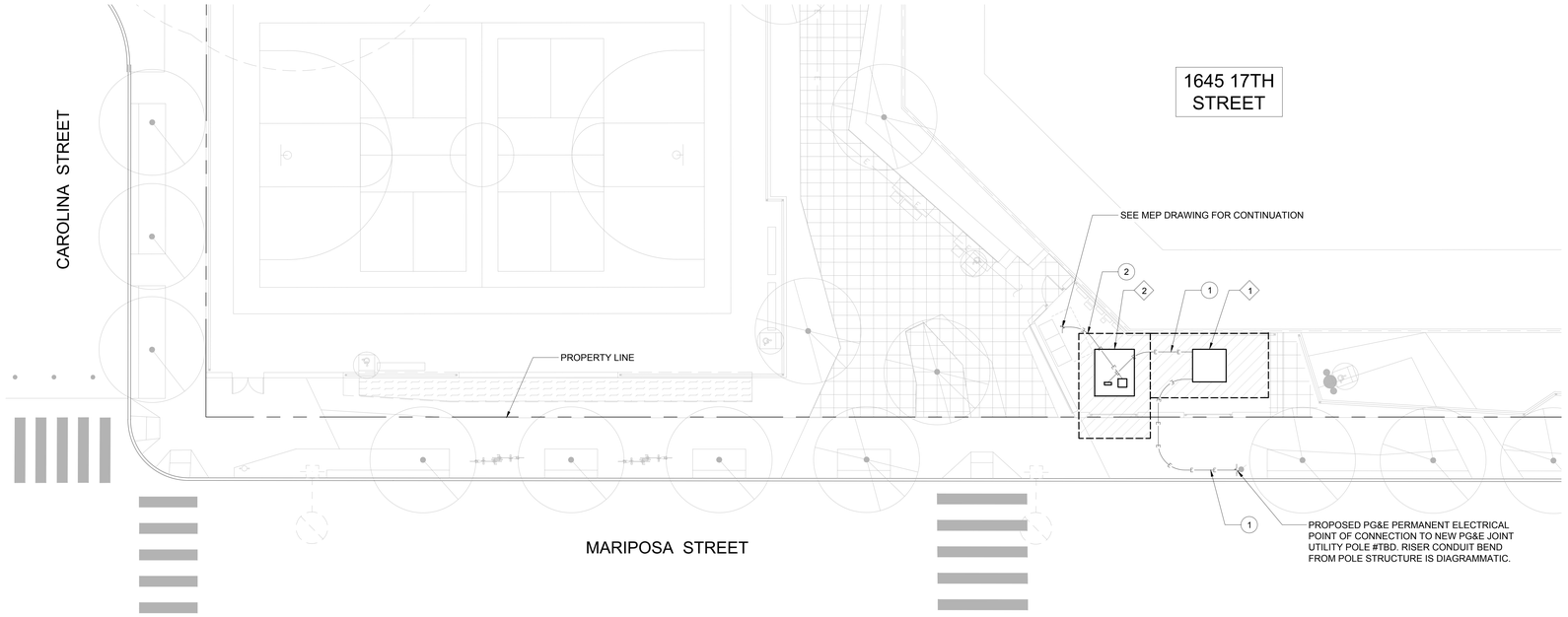
DRY UTILITY STANDARDS

SHEET NO:

JT1.01



KEY MAP
NOT TO SCALE



A / JT1.02 DRY UTILITY INTENT
SCALE: 1" = 10'

LEGEND:

- PROPERTY LINE
- PROPOSED ELECTRICAL TRENCH

EQUIPMENT TAG:

1. BOX PAD FOR PG&E PAD MOUNTED INTERRUPTER SWITCH (PMI-9),74" X 76" X 36", REFER TO PG&E GREENBOOK SECTION 076270, (PG&E ORDERING CODE: 360229)
2. PRECAST PAD FOR TRANSFORMER, TYPE IIE-LBM 90" X 106", SEE PG&E DRAWINGS. REFER TO PG&E GREENBOOK SECTION 045292 (PG&E ORDERING CODE: 040292) COMCAST CHRISTY N40 VAULT, 24" X 36"

CONDUIT NOTE TAG:

1. PG&E PRIMARY ELECTRICAL (2) 4"
2. PG&E SECONDARY QUANTITY TBD (SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION)

NOTES:

1. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.
2. CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.
3. CONTRACTOR TO INSTALL WATERPROOFING PER PG&E GREENBOOK SECTION 072149.
4. FOR PROPOSED STREETLIGHTING IMPROVEMENTS SEE PHOTOMETRICS STREETLIGHTING PLANS.

FLEXIBLE CONNECTION NOTE:

1. CONTRACTOR TO INSTALL FLEXIBLE CONDUIT AND FITTINGS AT ALL BUILDING ENTRIES PER PG&E GREENBOOK SECTION 062288 OR COORDINATE WITH APPROPRIATE UTILITY AGENCY.

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1"=10' 10' 0 10' 20'

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REGISTERED PROFESSIONAL ENGINEER JASON A. LINDSTROM C60493 CIVIL STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25	14-003	ML, CM	JL, NL, DH

DRAWING TITLE:

DRY UTILITY INTENT

SHEET NO:

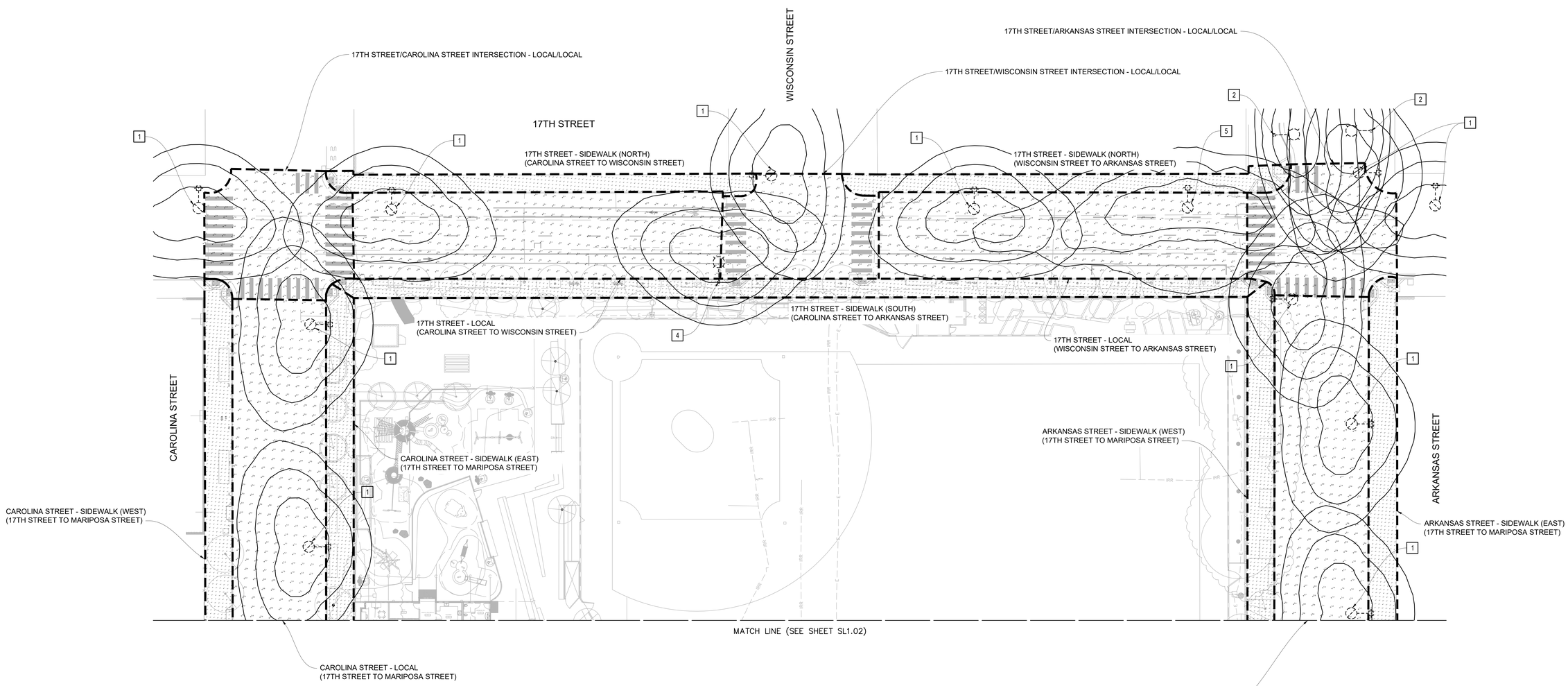
JT1.02

LIGHTING ANALYSIS RESULTS (FOR SHEETS SL1.01 AND SL1.02)

SEGMENT–ROADWAY CLASSIFICATION	IES DESIGN CRITERIA FOR MEDIUM PEDESTRIAN CONFLICT AREAS		ANALYSIS RESULTS		CRITERIA MET?
	AVERAGE FC	AVG/MIN	AVERAGE FC	AVG/MIN	
17TH STREET/CAROLINA STREET INTERSECTION – LOCAL/LOCAL	1.4	< 6:1	0.8	3:1	NO
17TH STREET – LOCAL (CAROLINA STREET TO WISCONSIN STREET)	0.7	< 6:1	0.5	5:1	NO
17TH STREET – SIDEWALK (NORTH) (CAROLINA STREET TO WISCONSIN STREET)	0.5–1.0	< 4:1	0.4	4:1	NO*
17TH STREET – SIDEWALK (SOUTH) (CAROLINA STREET TO ARKANSAS STREET)	0.5–1.0	< 4:1	0.3	3:1	NO
17TH STREET/WISCONSIN STREET INTERSECTION – LOCAL/LOCAL	1.4	< 6:1	0.9	3:1	NO
17TH STREET – LOCAL (WISCONSIN STREET TO ARKANSAS STREET)	0.7	< 6:1	0.9	3:1	YES
17TH STREET – SIDEWALK (NORTH) (WISCONSIN STREET TO ARKANSAS STREET)	0.5–1.0	< 4:1	0.7	4:1	YES*
17TH STREET/ARKANSAS STREET INTERSECTION – LOCAL/LOCAL	1.4	< 6:1	1.8	3:1	YES
ARKANSAS STREET – LOCAL (17TH STREET TO MARIPOSA STREET)	0.7	< 6:1	0.7	4:1	YES
ARKANSAS STREET – SIDEWALK (EAST) (17TH STREET TO MARIPOSA STREET)	0.5–1.0	< 4:1	0.5	3:1	YES*
ARKANSAS STREET – SIDEWALK (WEST) (17TH STREET TO MARIPOSA STREET)	0.5–1.0	< 4:1	0.3	3:1	NO
MARIPOSA STREET/ARKANSAS STREET INTERSECTION – COLLECTOR/LOCAL	1.6	< 4:1	0.8	4:1	NO
MARIPOSA STREET – COLLECTOR (ARKANSAS STREET TO CAROLINA STREET)	0.9	< 3.5:1	1.1	11:1	NO
MARIPOSA STREET – SIDEWALK (SOUTH) (ARKANSAS STREET TO CAROLINA STREET)	0.5–1.0	< 4:1	0.8	8:1	NO*
MARIPOSA STREET – SIDEWALK (NORTH) (ARKANSAS STREET TO CAROLINA STREET)	0.5–1.0	< 4:1	0.6	6:1	NO
MARIPOSA STREET/CAROLINA STREET INTERSECTION – COLLECTOR/LOCAL	1.6	< 4:1	2.3	4:1	YES
CAROLINA STREET – LOCAL (17TH STREET TO MARIPOSA STREET)	0.7	< 6:1	0.5	5:1	NO
CAROLINA STREET – SIDEWALK (WEST) (17TH STREET TO MARIPOSA STREET)	0.5–1.0	< 4:1	0.2	2:1	NO*
CAROLINA STREET – SIDEWALK (EAST) (17TH STREET TO MARIPOSA STREET)	0.5–1.0	< 4:1	0.4	4:1	NO

*DATA PROVIDED FOR INFORMATION ONLY. NOT PART OF THE PROJECT'S RESPONSIBILITY.

LEGEND FOR SHEETS SL1.01 AND SL1.02 ONLY	
NOTE	DESCRIPTION
1	EXISTING PG&E UTILITY POLE WITH 60 W LED LUMINAIRE (MODEL No. RSWM–A–HT–2ME–9L–30K7–UL–GY–N–X2)
2	EXISTING STREET LIGHT WITH 53 W LED LUMINAIRE (MODEL No. RFS–54W16LED3K–G2–R2M–UNV–DMG–RCD7–GY3)
3	EXISTING STREET LIGHT WITH PHILIPS LUMEC ROADFOCUS 106 W LED LUMINAIRE (MODEL No. RFM–108W48LED3K–G2–R3M–UNV–DMG–RCD7–GY3)
4	EXISTING STREET LIGHT WITH 60 W LED LUMINAIRE (MODEL No. RSWM–A–HT–2ME–9L–30K7–UL–GY–N–X2)
5	EXISTING PG&E UTILITY POLE WITH HPS LUMINAIRE (MODEL No. M2RR–10–S–0–N–2–A–MN2)



1"=20' 20' 0 20' 40'

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JOHN F. LILES III C60493 CIVIL STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

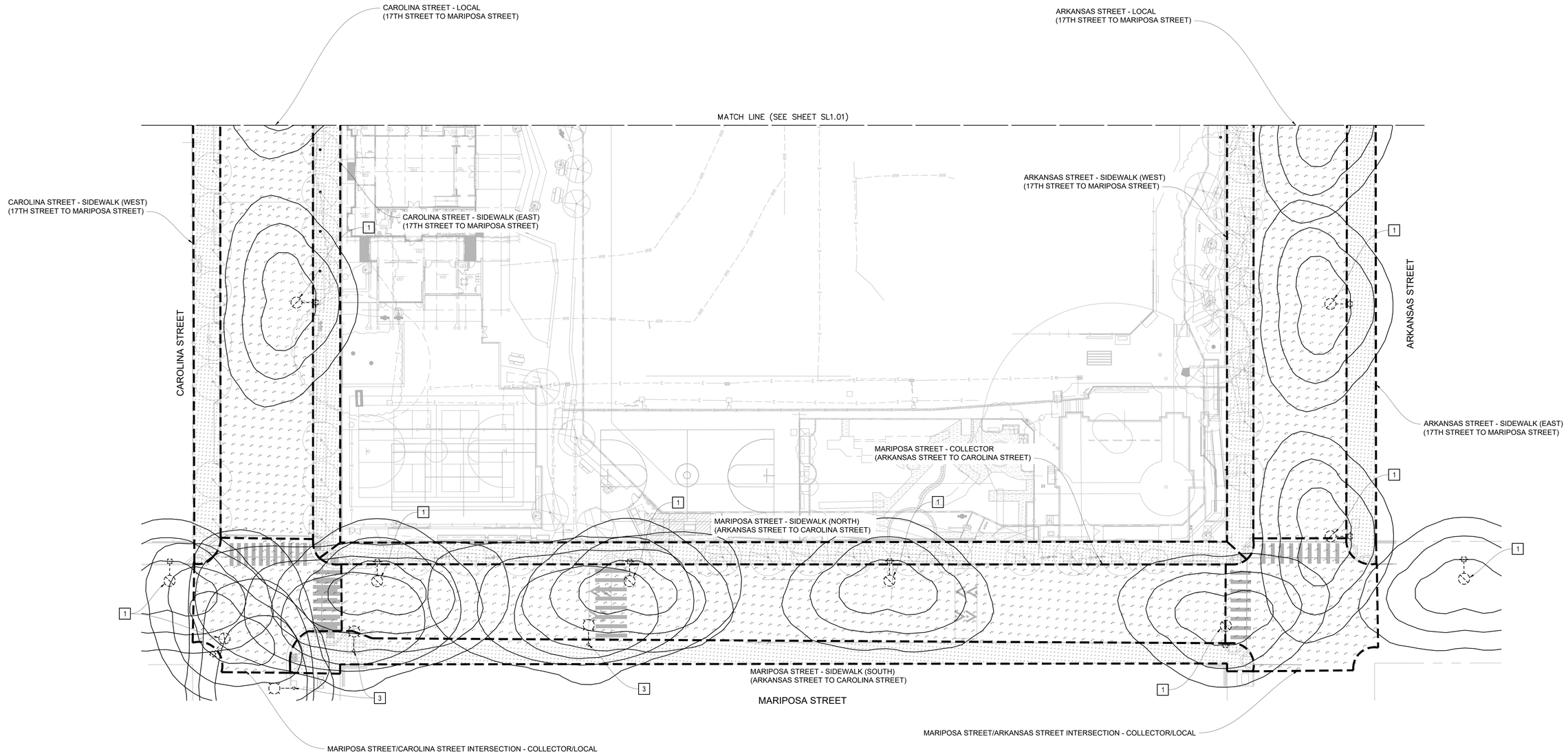
DATE	NO.	DRAWN	CHD
05.23.25	14-003	ML, CM	JL, NL, DH

DRAWING TITLE:

EXISTING PHOTOMETRICS

SHEET NO:

SL1.01



1"=20' 20' 0 20' 40'

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05.23.25	14-003	ML, CM	JL, NL, DH

DRAWING TITLE:

EXISTING PHOTOMETRICS

SHEET NO:

SL1.02

LIGHTING ANALYSIS RESULTS (FOR SHEETS SL1.03 AND SL1.04)

SEGMENT–ROADWAY CLASSIFICATION	IES DESIGN CRITERIA FOR MEDIUM PEDESTRIAN CONFLICT AREAS		ANALYSIS RESULTS		CRITERIA MET?
	AVERAGE FC	AVG/MIN	AVERAGE FC	AVG/MIN	
17TH STREET/CAROLINA STREET INTERSECTION – LOCAL/LOCAL	1.4	< 6:1	1.4	3:1	YES
17TH STREET – LOCAL (CAROLINA STREET TO WISCONSIN STREET)	0.7	< 6:1	1.1	3:1	YES
17TH STREET – SIDEWALK (NORTH) (CAROLINA STREET TO WISCONSIN STREET)	0.5–1.0	< 4:1	0.9	3:1	YES*
17TH STREET – SIDEWALK (SOUTH) (CAROLINA STREET TO ARKANSAS STREET)	0.5–1.0	< 4:1	0.5	3:1	YES
17TH STREET/WISCONSIN STREET INTERSECTION – LOCAL/LOCAL	1.4	< 6:1	1.4	4:1	YES
17TH STREET – LOCAL (WISCONSIN STREET TO ARKANSAS STREET)	0.7	< 6:1	0.9	3:1	YES
17TH STREET – SIDEWALK (NORTH) (WISCONSIN STREET TO ARKANSAS STREET)	0.5–1.0	< 4:1	0.7	2:1	YES*
17TH STREET/ARKANSAS STREET INTERSECTION – LOCAL/LOCAL	1.4	< 6:1	1.8	3:1	YES
ARKANSAS STREET – LOCAL (17TH STREET TO MARIPOSA STREET)	0.7	< 6:1	1.1	3:1	YES
ARKANSAS STREET – SIDEWALK (EAST) (17TH STREET TO MARIPOSA STREET)	0.5–1.0	< 4:1	0.7	4:1	YES*
ARKANSAS STREET – SIDEWALK (WEST) (17TH STREET TO MARIPOSA STREET)	0.5–1.0	< 4:1	0.4	2:1	***
MARIPOSA STREET/ARKANSAS STREET INTERSECTION – COLLECTOR/LOCAL	1.6	< 4:1	1.6	4:1	YES
MARIPOSA STREET – COLLECTOR (ARKANSAS STREET TO CAROLINA STREET)	0.9	< 3.5:1	1.4	7:1	**
MARIPOSA STREET – SIDEWALK (SOUTH) (ARKANSAS STREET TO CAROLINA STREET)	0.5–1.0	< 4:1	0.9	9:1	NO*
MARIPOSA STREET – SIDEWALK (NORTH) (ARKANSAS STREET TO CAROLINA STREET)	0.5–1.0	< 4:1	0.7	7:1	**
MARIPOSA STREET/CAROLINA STREET INTERSECTION – COLLECTOR/LOCAL	1.6	< 4:1	2.3	4:1	YES
CAROLINA STREET – LOCAL (17TH STREET TO MARIPOSA STREET)	0.7	< 6:1	0.8	4:1	YES
CAROLINA STREET – SIDEWALK (WEST) (17TH STREET TO MARIPOSA STREET)	0.5–1.0	< 4:1	0.3	2:1	NO*
CAROLINA STREET – SIDEWALK (EAST) (17TH STREET TO MARIPOSA STREET)	0.5–1.0	< 4:1	0.5	5:1	**

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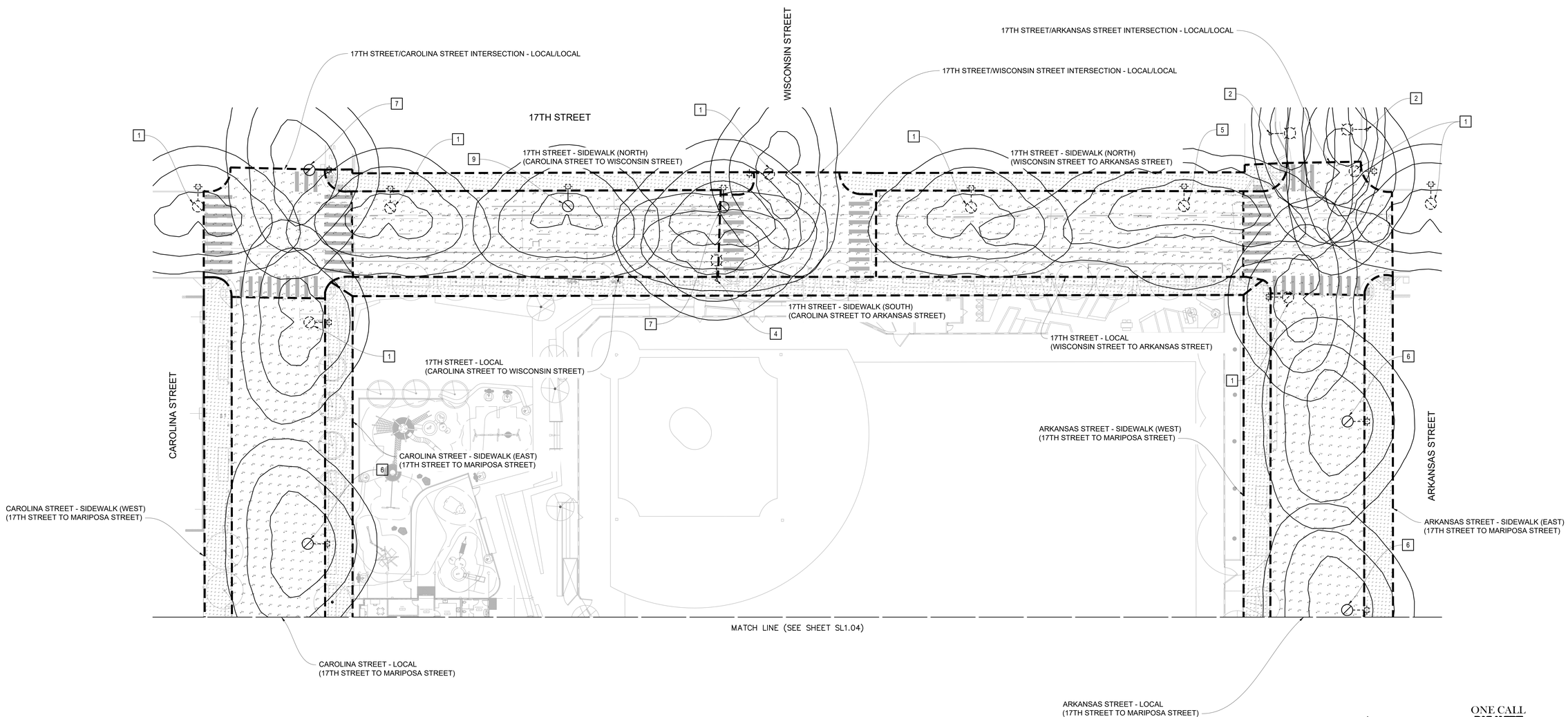
** UNIFORMITY RATIO SUBJECT TO SFPUC APPROVAL.

*** AVERAGE FC SUBJECT TO SFPUC APPROVAL

LEGEND FOR SHEETS SL1.03 AND SL1.04 ONLY	
NOTE	DESCRIPTION
1	EXISTING PG&E UTILITY POLE WITH 60 W LED LUMINAIRE (MODEL No. RSWM–A–HT–2ME–9L–30K7–UL–GY–N–X2)
2	EXISTING STREET LIGHT WITH 53 W LED LUMINAIRE (MODEL No. RFS–54W16LED3K–G2–R2M–UNV–DMG–RCD7–GY3)
3	EXISTING STREET LIGHT WITH PHILIPS LUMEC ROADFOCUS 106 W LED LUMINAIRE (MODEL No. RFM–108W48LED3K–G2–R3M–UNV–DMG–RCD7–GY3)
4	EXISTING STREET LIGHT WITH 60 W LED LUMINAIRE (MODEL No. RSWM–A–HT–2ME–9L–30K7–UL–GY–N–X2)
5	EXISTING PG&E UTILITY POLE WITH HPS LUMINAIRE (MODEL No. M2RR–10–S–0–N–2–A–MN2)
6	EXISTING PG&E UTILITY POLE RETROFITTED WITH NEW CREE RSW SERIES 73 W LED LUMINAIRE (MODEL No. RSWM–B–HT–2ME–9L–30K7–UL–GY–N–Q8)
7	EXISTING PG&E UTILITY POLE. INSTALL NEW 6' MAST ARM AND CREE RSW SERIES 73 W LED LUMINAIRE (MODEL No. RSWM–B–HT–2ME–9L–30K7–UL–GY–N–Q8).
8	EXISTING PG&E UTILITY POLE RETROFITTED WITH NEW CREE RSW SERIES 108 W LED LUMINAIRE (MODEL No. RSWL–B–HT–3ME–14L–30K7–UL–GY–N–Q9)
9	EXISTING PG&E UTILITY POLE. INSTALL NEW 6' MAST ARM AND CREE RSW SERIES 51 W LED LUMINAIRE (MODEL No. RSWM–B–HT–2ME–9L–30K7–UL–GY–N–Q4).



ONE CALL DIGALERT Dig Safely 811 KNOW WHAT'S BELOW CALL BEFORE YOU DIG!!

NOT FOR CONSTRUCTION

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e rpdinfo@sfgov.org

CLIENT:

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URBAN CIVIL ENGINEERING: STORMWATER, AND JOINT TRENCH
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415 658 5850 tel.
www.UrbanDesignCE.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

REGISTERED PROFESSIONAL ENGINEER JOHN F. LILES C60493 CIVIL STATE OF CALIFORNIA

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

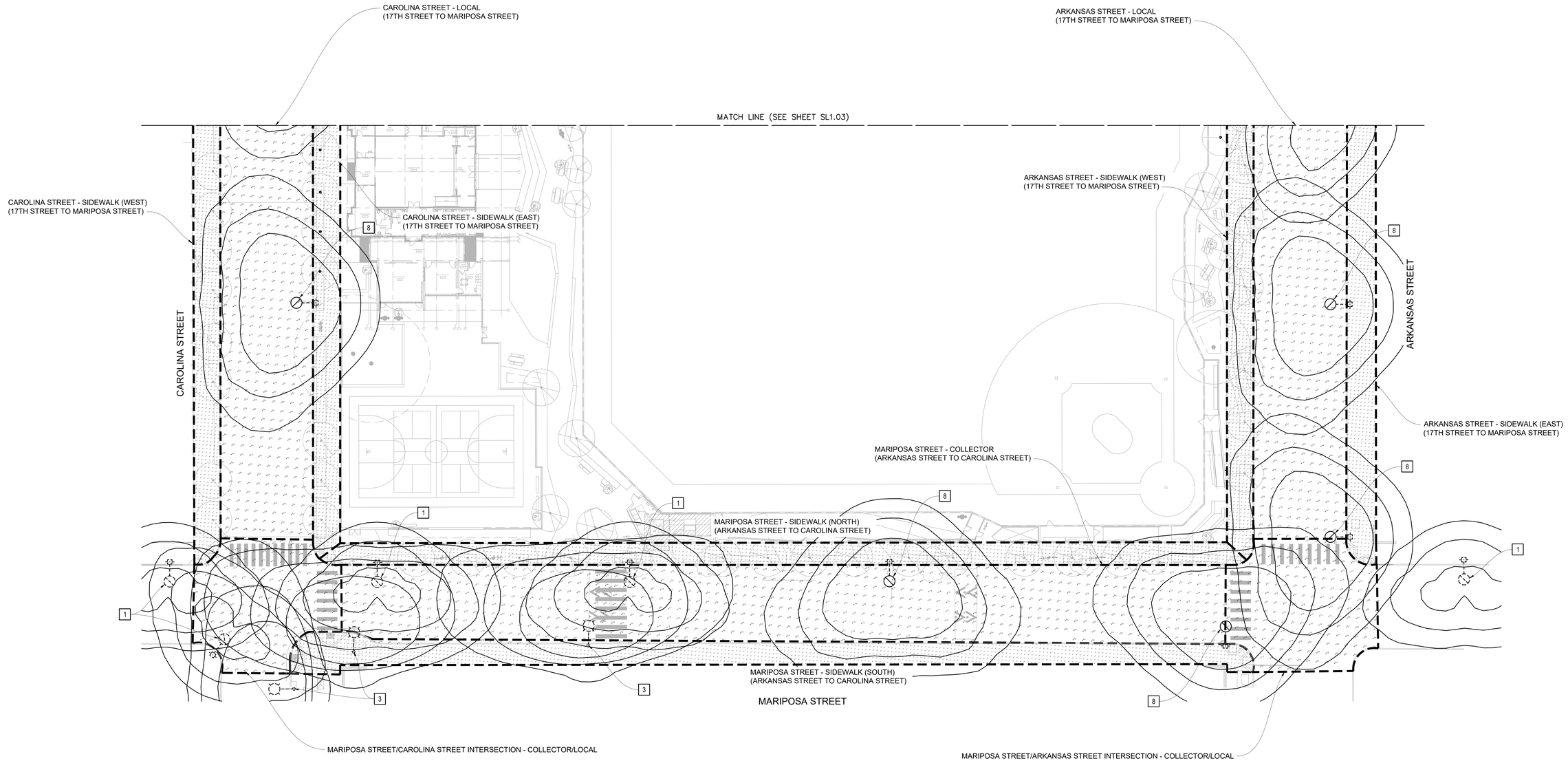
DATE	NO.	DRAWN	CHD
05.23.25	14-003	ML, CM	JL, NL, DH

DRAWING TITLE:

PROPOSED PHOTOMETRICS

SHEET NO:

SL1.03



1"=20' 20' 0 20' 40'

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C60493
CIVIL
STATE OF CALIFORNIA

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DRAWING TITLE:

PROPOSED PHOTOMETRICS

SHEET NO:

SL1.04

JACKSON PLAYGROUND IMPROVEMENT PROJECT

50% DESIGN DEVELOPMENT SUBMITTAL
VOLUME 2: ARCHITECTURE

PROJECT TEAM

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SAM CLAY, PE

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MARC PRESS, SE
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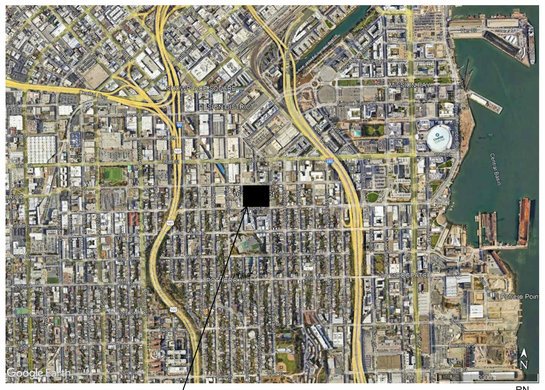
EMAIL: brucek@interfaceeng.com

WESLEY LAU, PRINCIPAL
BRUCE KRIETZER, PE

VICINITY MAP



PROPOSED ADDENDUM SCHEDULE

ALTERATION PERMIT (FORM 3) - PREPARATION FOR MOVE
THIS PERMIT WILL COVER STRUCTURAL DEMOLITION NECESSARY TO STABILIZE AND FREE THE EXISTING CLUBHOUSE FROM EXISTING FOUNDATIONS.

SITE PERMIT
DOCUMENTING RENOVATION OF THE CLUBHOUSE IN ITS NEW LOCATION AND CONSTRUCTION OF A NEW ADDITION. NOTE: THE SITE PERMIT WILL REFERENCE THE PRIOR LOCATION AND ALTERATION OF THE EXISTING BUILDING TO BE UNDER A SEPARATE PERMIT.

ADDENDA
ADDENDUM NO. 1 - FOUNDATIONS (FOR RELOCATED CLUBHOUSE & ADDITION)
ADDENDUM NO. 2 - SUPERSTRUCTURE (ADDITIONAL DEMOLITION IF REQUIRED)
ADDENDUM NO. 3 - SITE WORK
ADDENDUM NO. 4 - ARCHITECTURE AND MEP SYSTEMS

ALLOWANCES

FOR ADDITIONAL INFORMATION, SEE OUTLINE SPECIFICATION

AW-01 WINDOW REPLACEMENT - PROVIDE ALLOWANCE FOR 50% WINDOW REPLACEMENT

AW-02 DONOR WALL AND LIGHTING - PROVIDE $25,000 ALLOWANCE FOR INSTALLATION OF DONOR WALL AND LIGHTING

ALTERNATES

FOR ADDITIONAL INFORMATION, SEE OUTLINE SPECIFICATION

ALT-01 PROVIDE ALTERNATE FOR CUSTOM URETHANE FORMLINER MURAL

ALT-02 PROVIDE ALTERNATE FOR 1/2" X 4" TONGUE AND GROOVE PAINTED WOOD PANELING FULL HEIGHT AT WALLS IN LIEU OF GYPSUM BOARD IN COMMUNITY ROOM (101)

PROJECT DESCRIPTION

JACKSON PLAYGROUND IS A 4.4-ACRE PUBLIC PARK OCCUPYING A FULL CITY BLOCK BETWEEN ARKANSAS AND CAROLINA STREETS AND 17TH AND MARIPOSA STREETS IN THE POTRERO HILL NEIGHBORHOOD OF SAN FRANCISCO. THE SITE IS OWNED BY THE CITY AND COUNTY OF SAN FRANCISCO AND MANAGED BY THE SAN FRANCISCO RECREATION AND PARKS DEPARTMENT (SFRPD). EXISTING PARK AMENITIES INCLUDE PICNIC AREAS, TENNIS AND BASKETBALL COURTS, TWO BALL FIELDS, A CHILDREN 'S PLAY AREA, AND A HISTORIC CLUBHOUSE.

THE PROPOSED PROJECT INCLUDES A COMPREHENSIVE RENOVATION OF THE PARK IN COLLABORATION WITH SFRPD AND THE FRIENDS OF JACKSON PARK COMMUNITY GROUP. MAJOR IMPROVEMENTS INCLUDE REORIENTING THE EXISTING SPORTS FIELDS TO ENHANCE SAFETY, ACCESSIBILITY, AND VISIBILITY, WHILE ENABLING SIMULTANEOUS PLAY. THE PROJECT ALSO INTRODUCES A NEW PLAYGROUND, A MULTI-USE EXTERIOR BALL COURT, SPORTS VIEWING AREAS, A COMMUNITY GARDEN, DOG AREA, AND PASSIVE RECREATION OPPORTUNITIES.

THE HISTORIC CLUBHOUSE, CURRENTLY LOCATED AT THE SOUTHEAST CORNER OF THE SITE, WILL BE RELOCATED MID-BLOCK ALONG CAROLINA STREET (UNDER SEPARATE PERMIT). THE RELOCATION IMPROVES STREET PRESENCE AND INTEGRATION WITH THE PARK'S LAYOUT. THE CLUBHOUSE WILL BE PLACED ON NEW FOUNDATIONS AND LOWERED TO CREATE GRADE LEVEL ACCESS POINTS TO ELIMINATE THE NEED FOR EXTENSIVE STAIRS AND RAMPS, SIGNIFICANTLY IMPROVING ACCESSIBLE ENTRIES.

THE CLUBHOUSE EXTERIOR WILL BE REFURBISHED IN ACCORDANCE WITH APPLICABLE HISTORIC PRESERVATION STANDARDS. INTERIOR RENOVATIONS INCLUDE AN UPDATED COMMUNITY ROOM, CLASSROOM AND SUPPORT SPACE, NEW INTERIOR AND EXTERIOR ACCESSIBLE RESTROOMS, AND A STAGE AREA CONNECTING DIRECTLY TO THE OUTDOORS. A NEW 1,840 GROSS SQUARE FOOT ADDITION WILL BE CONSTRUCTED SOUTH OF THE RELOCATED CLUBHOUSE, CONNECTING TO THE ADJACENT MULTI-USE COURT AND PROVIDING FLEXIBLE, MULTI-PURPOSE PUBLIC SPACE FOR AFTERSCHOOL AND COMMUNITY USE.

BOTH THE EXISTING CLUBHOUSE AND THE NEW ADDITION WILL BE CLASSIFIED AS GROUP A-3 ASSEMBLY OCCUPANCY. THE ADDITION WILL BE OF TYPE V-B CONSTRUCTION AND FULLY SPRINKLERED. THE RENOVATED FACILITIES WILL ENHANCE PROGRAMMING OPPORTUNITIES AND STRENGTHEN THE PARK'S ROLE AS A VIBRANT COMMUNITY ASSET.

PROJECT SUMMARY TABLE

ZONING INFORMATION

BLOCK/LOT:	3981 / 001
ZONING DISTRICT:	P - PUBLIC
HEIGHT & BULK DISTRICT:	OS
PROPOSED BUILDING HEIGHT:	24'-6"

PROJECT & LAND USE SUMMARY (GROSS SF)

COMMUNITY FACILITY (CLUBHOUSE)	4,745
COMMUNITY FACILITY (NEW STRUCTURE)	1,870
TOTAL	6,615

SHEET INDEX (73 TOTAL PAGES)

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

COVER SHEET

SHEET NO:

A_0.0

SHEET INDEX - ARCHITECTURAL		ISSUANCE			
SHEET NUMBER	TITLE	50% DD SUBMITTAL			
GENERAL:					
A_0.0	COVER SHEET	●			
A_0.1	ISSUANCE LOG	●			
A_0.2a	CODE SUMMARY	●			
A_0.2b	CODE SUMMARY	●			
A_0.3a	EXITING DIAGRAMS - LEVEL 1	●			
A_0.3b	EXITING PATH OF TRAVEL - LEVEL 1	●			
A_0.3c	ACCESSIBLE PATH OF TRAVEL - LEVEL 1	●			
A_0.4a	ABBREVIATIONS, SYMBOLS & CITY REFERENCES	●			
A_0.5b	SF GREEN BUILDING GS-6	●			
A_0.6a	ACCESSIBILITY - DETAILS	●			
A_0.6b	ACCESSIBILITY - ENLARGED PLAN	●			
A_0.7	DOOR SCHEDULE	●			
A_0.8	WINDOW & LOUVER SCHEDULE	●			
A_0.9	STOREFRONT SCHEDULE	●			
A_0.10	FINISH SCHEDULE	●			
A_0.11	3D-VIEWS	●			
ARCHITECTURAL:					
A_1.0	EXISTING CONDITIONS - PHOTOS	●			
A_1.1a	EXISTING SITE PLAN (AT CLUBHOUSE)	●			
A_1.1b	EXISTING FLOOR PLAN - LEVEL 1	●			
A_1.1c	EXISTING FLOOR PLAN - CLERESTORY	●			
A_1.1d	EXISTING ROOF PLAN	●			
A_1.1e	EXISTING ELEVATIONS	●			
A_1.4a	DEMOLITION SITE PLAN (AT CLUBHOUSE)	●			
A_1.4b	BUILDING RELOCATION DIAGRAM	●			
A_1.4c	DEMOLITION FLOOR PLAN - LEVEL 1	●			
A_1.4d	DEMOLITION FLOOR PLAN - CLERESTORY	●			
A_1.4e	DEMOLITION ROOF PLAN	●			
A_1.4f	DEMOLITION EXTERIOR ELEVATIONS	●			
A_2.0	PROPOSED SITE PLAN (AT CLUBHOUSE)	●			
A_2.1	PROPOSED FLOOR PLAN - LEVEL 1	●			
A_2.2	PROPOSED FLOOR PLAN - CLERESTORY	●			
A_2.3	PROPOSED ROOF PLAN	●			
A_2.4	ENLARGED FLOOR PLANS	●			
A_3.1	PROPOSED BUILDING SECTIONS	●			
A_3.2	PROPOSED BUILDING SECTIONS	●			
A_3.3	PROPOSED EXTERIOR ELEVATIONS	●			
A_4.1	WALL SECTIONS	●			
A_4.2	WALL SECTIONS	●			
A_6.1	REFLECTED CEILING PLAN - LEVEL 1	●			
STRUCTURAL:					
S0.1	TITLE PAGE	●			
S1.1	GENERAL NOTES	●			
S1.2	GENERAL NOTES	●			
S1.3	SPECIAL INSPECTIONS	●			
S2.0	FOUNDATION PLAN	●			
S2.1	LEVEL 1 FLOOR FRAMING PLAN	●			
S2.2	ADDITION LOW ROOF FRAMING PLAN	●			
S2.3	ADDITION HIGH ROOF FRAMING PLAN	●			
S3.1	FOUNDATION DETAILS	●			
S5.1	FLOOR FRAMING DETAILS	●			
S6.1	ROOF FRAMING DETAILS	●			
S7.1	BUILDING SECTIONS	●			
PLUMBING:					
P_0.0	SYMBOL LIST AND GENERAL NOTES - PLUMBING	●			
P_0.1	SCHEDULES - PLUMBING	●			
P_2.0	PROPOSED FLOOR PLAN - BELOWFLOOR - PLUMBING	●			
P_2.1	PROPOSED FLOOR PLAN - LEVEL 1 - PLUMBING	●			
P_2.2	PROPOSED ROOF PLAN - PLUMBING	●			
P_4.1	ENLARGED PLANS - PLUMBING	●			
MECHNICAL:					
M_0.0	SYMBOL LIST AND GENERAL NOTES - MECHANICAL	●			
M_0.1	SCHEDULES - MECHANICAL	●			
M_2.1	PROPOSED FLOOR PLANS - LEVEL 0 - MECHANICAL	●			
M_2.2	PROPOSED FLOOR PLANS - LEVEL 1 - MECHANICAL	●			
M_2.3	PROPOSED ROOF PLAN - MECHANICAL	●			
M_5.1	DIAGRAMS - MECHANICAL	●			
M_6.1	DETAILS - MECHANICAL	●			
ELECTRICAL:					
E_0.0	SYMBOL LIST AND GENERAL NOTES - ELECTRICAL	●			
E_0.1	LUMINAIRE SCHEDULE AND CONTROL MATRIX	●			
E_1.0	PROPOSED SITE PLAN - ELECTRICAL	●			
E_2.1	PROPOSED FLOOR PLAN - LEVEL 1 - LIGHTING	●			
E_3.1	PROPOSED FLOOR PLAN - LEVEL 1 - POWER	●			
E_3.2	PROPOSED ROOF PLAN - POWER	●			
E_4.1	SINGLE LINE DIAGRAMS - ELECTRICAL	●			
E_5.1	SCHEDULES - ELECTRICAL	●			
E_6.1	DETAILS - ELECTRICAL	●			
		05.23.2025 73 SHEETS			

LEGEND:	
●	ISSUED AS PART OF SET
/	NOT ISSUED AS PART OF SET
○	ISSUED FOR REFERENCE ONLY

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50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

ISSUANCE LOG

SHEET NO:

A_0.1

BUILDING CODE SUMMARY

CODE SUMMARY

GENERAL PROJECT INFORMATION

BUILDING ADDRESS: 17TH AND ARKANSAS STREET
SAN FRANCISCO, CA
94107

LOT & BLOCK: SEE "PARCEL" ON PLANNING CODE SUMMARY

CODES: CALIFORNIA BUILDING CODE 2022
CALIFORNIA ELECTRICAL CODE 2022
CALIFORNIA MECHANICAL CODE 2022
CALIFORNIA PLUMBING CODE 2022
CALIFORNIA ENERGY CODE 2022
CALIFORNIA FIRE CODE 2022
CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
SAN FRANCISCO CODE AMENDMENTS, AS APPLICABLE

TITLE 24: CALIFORNIA CLIMATE ZONE #3

SEISMIC ZONE: SEE STRUCTURAL DRAWINGS

BUILDING CODE SUMMARY

CH 3 OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-3 (GYMNASIUM)

CH 5 ALLOWABLE HEIGHTS AND AREAS:

FIRE SPRINKLERED: YES, PER NFPA-13, SEE CHAPTER 9 FIRE PROTECTION SYSTEMS FOR ADDITIONAL INFORMATION

ALLOWABLE BUILDING HEIGHT:

TABLE 504.3

	TYPE V-B ALLOWED BUILDING HT *WITHOUT AREA INCREASE
A-3:	60

TABLE 504.4

	TYPE V-B NUMBER OF STORIES *WITHOUT AREA INCREASE
A-3:	2 STORIES

PROPOSED BUILDING HEIGHT: EXISTING AND PROPOSED BUILDING HEIGHT IS APPROX. 24' AND 1 STORY

ALLOWABLE BUILDING AREA:

TABLE 506.2

	TYPE V-B AREA PER STORY *WITHOUT AREA INCREASE
A-3:	24,000 SF

REQUIRED OCCUPANCY SEPARATIONS PER CBC TABLE 508.4: NONE REQUIRED

BUILDING AREA CALCULATIONS (506.2.4):

LEVEL 1

A-3

24,000 SF (=At) (PER CBC TABLE 506.2.4) - FOR A-3 OCCUPANCY

AREA INCREASE FACTOR (= If):
If = [F/P - 0.25]*W/30
PROPOSED AREA MEETS CODE WITHOUT AREA INCREASE.

PROPOSED AREA - FIRST FLOOR:

ALLOWABLE AREA = 24,000 SF
PROPOSED AREA = 15,000 SF (SCHEMATIC)

CH 6 TYPES OF CONSTRUCTION

CONSTRUCTION TYPE: **TYPE V-B**

FIRE RESISTANCE RATING REQUIREMENTS (PER CBC TABLE 601):

	TYPE V-B
PRIMARY STRUCTURAL FRAME:	0
BEARING WALLS	
EXTERIOR:	0
INTERIOR:	0
NONBEARING WALLS	
EXTERIOR:	SEE TABLE 705.5
INTERIOR:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0

CH 7 FIRE-RESISTIVE CONSTRUCTION

FIRE RESISTANCE RATING REQUIREMENTS AT EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: (PER CBC TABLE 705.5)

A-3	TYPE V-B
x < 5' :	1
5 < x < 10 :	1
10 < x < 30 :	0
x > 30 :	0

MAX AREA OF EXTERIOR WALL OPENINGS: (PER CBC TABLE 705.8)

FIRE SEPARATION DIST (FT)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
0' TO LESS THAN 3'	UNPROTECTED, SPRINKLERED	NOT PERMITTED
3' TO LESS THAN 5'	UNPROTECTED, SPRINKLERED	15%
5' TO LESS THAN 10'	UNPROTECTED, SPRINKLERED	25%
10' TO LESS THAN 15'	UNPROTECTED, SPRINKLERED	45%
15' TO LESS THAN 20'	UNPROTECTED,...	75%
20' TO LESS THAN 25'	UNPROTECTED, SPRINKLERED	NO LIMIT
25' TO LESS THAN 30'	UNPROTECTED, SPRINKLERED	NO LIMIT
30' OR GREATER	UNPROTECTED,...	NO LIMIT

OPENING FIRE PROTECTION ASSEMBLIES, RATINGS (TABLE 707.3.10 - PARTIAL)

FIRE RESISTANCE RATING REQUIREMENTS FOR FIRE BARRIER ASSEMBLIES OR HORIZONTAL ASSEMBLIES BETWEEN FIRE AREAS:

OCCUPANCY GROUP	FIRE-RESISTANCE RATING (HOURS)
A-3	2

OPENING FIRE PROTECTION ASSEMBLIES AND RATINGS (716.1(2) - PARTIAL)

TYPE OF ASSEMBLY	REQUIRED WALL ASSEMBLY RATING	MINIMUM FIRE DOOR AND FIRE SHUTTER ASSEMBLY RATING
FIRE WALLS/ BARRIERS REQ'D TO BE GREATER THAN 1 HOUR	VARIES, SEE 716.1(2)	VARIES, SEE 716.1(2)
ENCLOSURES FOR SHAFTS, INTERIOR EXIT STAIRWAYS	2	1 1/2
FIRE PARTITIONS, CORRIDOR WALLS	VARIES, SEE 716.1(2)	VARIES, SEE 716.1(2)
EXTERIOR WALLS	VARIES, SEE 716.1(2)	VARIES, SEE 716.1(2)

CH 8 INTERIOR FINISHES

TABLE 803.13 - INTERIOR WALL AND CLG FINISH REQUIREMENTS BY OCCUPANCY (BY FINISH CLASS)

OCCUPANCY GROUP	INT EXIT STAIRWAYS, INT EXIT RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSED SPACES
A-3	B	B	C

CH 9 FIRE PROTECTION SYSTEMS

FIRE SPRINKLER: FULLY SPRINKLERED (NFPA-13)

BUILDING GROSS SQUARE FOOTAGE: SEE GROSS SQUARE FOOTAGE SCHEDULE

CH 10 MEANS OF EGRESS

OCCUPANT LOAD (TABLE 1004.1.2)

FUNCTION	OCC LOAD FACTOR
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
ASSEMBLY - CONCENTRATED - NO FIXED SEATS - CHAIRS ONLY	7 NET
ASSEMBLY NO FIXED SEATS - UNCONCENTRATED - TABLES AND CHAIRS	15 NET
BUSINESS AREAS	150 GROSS
DAYCARE	35 NET
EDUCATIONAL - CLASSROOM	20 NET
STAGES AND PLATFORMS	15 NET

TABLE 1006.3.1, NUMBER OF EXITS

OCCUPANT LOAD PER STORY	MIN NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
1-500	2
501-1000	3
MORE THAN 1,000	4

EXIT AND EXIT ACCESS DOORWAYS (PER CBC SEC 1007)

1007.1.1 - WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAX OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. EXCEPTION: 2....

1007.1.2 - WHERE ACCESS TO THREE OR MORE EXITS IS REQUIRED, NOT LESS THAN TWO EXIT OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1007.1.1. ADDITIONAL REQUIRED EXIT OR EXIT ACCESS DOORWAYS SHALL BE ARRANGED A REASONABLE DISTANCE APART SO THAT IF ONE BECOMES BLOCKED, THE OTHERS WILL BE AVAILABLE.

EXIT ACCESS TRAVEL DISTANCE (PER CBC SEC 1016) EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2

PER CBC TABLE 1017.2

OCCUPANCY	WITH SPRINKLER SYSTEM (IN FEET)
A	250

SEC 1023 INTERIOR EXIT STAIRWAYS AND RAMPS 1023.2 CONSTRUCTION: ENCLOSURES FOR INTERIOR EXIT STAIRWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707, OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SEC 711, OR BOTH. INTERIOR EXIT STAIRWAYS SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING 4 STORIES OR MORE AND NOT LESS THAN 1 HOUR WHEN CONNECTING LESS THAN 4 STORIES. INTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A FIRE RATING NOT LESS THAN THE FLOOR PENETRATED, BUT NEED NOT EXCEED 2 HOURS.

SEC 1024 EXIT PASSAGEWAYS 1024.3 CONSTRUCTION: EXIT PASSAGEWAY ENCLOSURES SHALL HAVE WALLS, FLOORS AND CEILINGS OF NOT LESS THAN A 1 HOUR FIRE RESISTANCE RATING AND NOT LESS THAN REQUIRED FOR ANY CONNECTED EXIT STAIRWAY OR RAMP. EXIT PASSAGEWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707, OR HORIZONTAL ASSEMBLIES CONSTRUCTED IN ACCORDANCE WITH SEC 711, OR BOTH.

CH 11 ACCESSIBILITY: FULLY ACCESSIBLE TO COMPLY WITH CBC 2016, CH 11B

OCCUPANCY LOAD CALCULATION: SEE SEPARATE TABLES FOR OCCUPANCY LOAD CALCULATIONS

PLUMBING CODE SUMMARY

PLUMBING CODE SUMMARY

PLUMBING FIXTURES CALCULATION (PER CPC TABLE 422.1 & TABLE 4-1):

REQUIRED PLUMBING FIXTURES:

FUNCTION OF SPACE PER TABLE 4-1	OCC GROUP	NET AREA (SF) (1)	OCC LOAD FACTOR	NO OF OCCUPANTS	WC Male	WC Female	WC All Gender	URINALS	LAVATORIES (SINKS) Male	LAVATORIES (SINKS) Female	LAVATORIES (SINKS) All Gender	DRINKING FOUNTAINS	MOP SINKS
ASSEMBLY - WITHOUT FIXED SEATS	A-3	1,991	11	181	1	3	-	1	1	1	-	1	1
SUB-TOTAL:				181									
ASSEMBLY - WITHOUT FIXED SEATS	B	1,202	11	110	2	4	-	1	2	2	-	1	1
BUSINESS (OFFICE)	B	122	150	1									
COMMERCIAL KITCHEN	B	241	50	5									
EXERCISE ROOM	B	1,167	50	24									
STAGE	B	337	11	31									
SUB-TOTAL:		5,060		171									
TOTALS				352	**3**	**7**	**-**	**2**	**3**	**3**	**-**	**2**	**2**
					10				**6**				

PROPOSED PLUMBING FIXTURES:

	WC Male	WC Female	WC All Gender	URINALS	LAVATORIE... Male	LAVATORIE... Female	LAVATORIE... All Gender	DRINKING FOUNTAINS	MOP SINKS
TOTALS	3	5	2	2	2	3	2	2	1
	10			**2**	**7**			**2**	**1**

NOTE:
(1) SEE TABLE FOR NET AREA CALCULATIONS.

NOTES: HIGH-LOW DRINKING FOUNTAINS MEETING THE REQUIREMENTS FOR ACCESSIBILITY AND BOTTLE FILLER PER CHAPTER 11B-211.2 AND SF DEPT. OF ENVIRONMENT HAVE BEEN PROVIDED. EACH COUNT HAS 2 DRINKING FOUNTAINS AND A BOTTLE FILLER.

FOR A BUILDING OR SPACE WITH MIXED OCCUPANCIES, USE APPROPRIATE OCCUPANCY GROUP FOR EACH AREA (FOR EXAMPLE, A SCHOOL MAY HAVE AN "A" OCCUPANCY FOR THE GYMNASIUM, A "B" OCCUPANCY FOR THE OFFICE, AN "E" OCCUPANCY FOR THE CLASSROOMS, ETC.). ACCESSORY AREAS SUCH ASS, BUT NOT LIMITED TO, HALLWAYS/CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS, CLOSETS AND FIXED EQUIPMENT, MAY BE EXCLUDED.

SUMMARY OF NET AREAS FOR PLUMBING FIXTURE CALCULATION

FUNCTION OF SPACE* AND ROOMS	OCC GROUP	NET AREAS (SF)
ASSEMBLY - WITHOUT FIXED SEATS		
COMMUNITY ROOM	A-3	1,980
FOYER	A-3	170
MULTI-PURPOSE 1	A-3	1,205
MULTI-PURPOSE 2	A-3	290
NORTH VESTIBULE	A-3	150
PROGRAM RM 1	A-3	215
PROGRAM RM 2	A-3	320
PROGRAM RM 3	A-3	305
WEST VESTIBULE	A-3	155
		4,780
BUSINESS (OFFICE, FOOD PROCESSING)		
KITCHEN	B	225
RECEIPT (OFFICE)	B	110
		340

*NOTE:
FUNCTIONS OF SPACE PER TABLE 4-1 OF THE CALIFORNIA PLUMBING CODE 2022.

BUILDING AREA SUMMARY

GROSS SF BY FLOOR

(N) LEVEL 1 F.F.	
COMMUNITY FACILITY (CLUBHOUSE)	4,745
COMMUNITY FACILITY (NEW STRUCTURE)	1,870
TOTAL	**6,615**

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

CODE SUMMARY

SHEET NO:

A_0.2a

PLANNING CODE SUMMARY

GENERAL PROJECT INFORMATION

BUILDING ADDRESS: 1645 17TH STREET
SAN FRANCISCO, CA
94107

PARCEL: 3981/001

EXISTING USE: PUBLIC (PARK)

EXISTING BUILDINGS BUILT: BUILT CIRCA 1912, RELOCATED MOST RECENTLY APPROX. 1949

EXISTING GROSS SQUARE FOOTAGE: APPROX. 4,750 SF

PLANNING TEAM: SHOWPLACE SQUARE/POTRERO HILL (EN)

TRAFFIC ANALYSIS ZONE: 544

SPECIAL USE DISTRICT: NONE

REDEVELOPMENT AREAS: NONE

LOT DIMENSIONS: APPROX 480' x 399'

LOT AREA: 191,683 SF

ZONING

ZONING DESIGNATION: P - PUBLIC: IN ADDITION TO THE USE DISTRICTS OTHERWISE ESTABLISHED BY THIS CODE, THERE SHALL ALSO BE IN THE CITY A PUBLIC USE DISTRICT HEREIN REFERRED TO AS A "P DISTRICT." TO APPLY TO LAND THAT IS OWNED BY A GOVERNMENTAL AGENCY AND IN SOME FORM OF PUBLIC USE, INCLUDING OPEN SPACE.

THE PURPOSE OF DESIGNATING SUCH LAND AS A P DISTRICT ON THE ZONING MAP IS TO RELATED THE ZONING MAP TO ACTUAL LAND USE AND TO THE GENERAL PLAN WITH RESPECT TO SUCH LAND. ANY LOT IN A P DISTRICT MAY BE OCCUPIED BY A PRINCIPAL USE LISTED IN SECTION 211.1, OR BY A CONDITIONAL USE LISTED IN SECTION 211.2, SUBJECT TO APPLICABLE REGULATIONS OF THIS CODE. PRINCIPAL USES NOT IDENTIFIED UNDER SECTIONS 211.1 OR 211.2 OF THIS CODE ARE NOT PERMITTED IN ANY PO DISTRICT

BULK LIMITS - ZONE OS SEE SECTION 290

SEC 290 - HEIGHT AND BULK LIMITS FOR OPEN SPACE DISTRICTS IN THE OPEN SPACE DISTRICTS DESIGNATED BY THE SYMBOL "OS" ON SECTIONAL MAPS HT01 THROUGH HT13 OF THE ZONING MAP, THE HEIGHT AND BULK OF BUILDINGS AND STRUCTURES SHALL BE DETERMINED IN ACCORDANCE WITH THE OBJECTIVES, PRINCIPLES AND POLICIES OF THE GENERAL PLAN, AND NO BUILDING OR STRUCTURE OR ADDITION THERETO SHALL BE PERMITTED UNLESS IN CONFORMITY WITH THE GENERAL PLAN. THE INCLUSION OF LAND IN OPEN SPACE DISTRICTS IS INTENDED TO INDICATE ITS PRINCIPAL OR EXCLUSIVE PURPOSE AS OPEN SPACE, WITH FUTURE DEVELOPMENT OF ANY CHARACTER STRICTLY LIMITED. THE EXEMPTIONS FROM HEIGHT AND BUILK LIMITATIONS SET FORTH IN SECTION 260(b) OF THIS CODE SHALL NOT BE APPLICABLE TO OPEN...

PROPOSED USES COMMUNITY FACILITY

PROPOSED HEIGHT & BULK

HEIGHT	24' +/- (EXISTING HEIGHT)
MAX LENGTH	111' +/-
MAX DIAGONAL	126' +/-

PROPOSED GROSS SQUARE FOOTAGE: SEE GROSS AREA SCHEDULE

PARKING

OFF-STREET PARKING REQ'D- TABLE 151:

USE OR ACTIVITY	NUMBER OF OFF-STREET PARKING SPACES...
ENTERTAINMENT, ARTS AND RECREATION USES	NONE REQUIRED. MAX 1.5 PARKING SPACES FOR EACH 200 SF OF OCCUPIED FLOOR AREA, WHERE THE OCCUPIED FLOOR AREA EXCEEDS 5,000 SF
ARTS ACTIVITIES	NONE REQUIRED. MAX 1.5 PARKING SPACES FOR EACH 2,000 SF OF OCCUPIED FLOOR AREA, WHERE THE OCCUPIED FLOOR AREA EXCEEDS 7,500 SF
THEATER OR AUDITORIUM	NONE REQUIRED. MAX 1.5 PARKING SPACES FOR EACH 8 SEATS UP TO 1,000 SEATS WHERE THE NUMBER OF SEATS EXCEEDS 50 SEATS, PLUS 1.5 PARKING SPACES FOR EACH 10 SEATS IN EXCESS OF 1,000

* USES INDUSTRIAL USES ONLY

BICYCLE PARKING REQ'D - TABLE 155.2:

USE	CLASS 1 SPACES REQ'D	CLASS 2 SPACES REQ'D
ENTERTAINMENT, ARTS AND RECREATION USES	5 SPACES FOR FACILITIES WITH A CAPACITY OF LESS THAN 500 GUESTS	(1) CLASS 2 SPACE FOR EVERY 500 SEATS OR FOR EVERY PORTION OF EACH 50 PERSON CAPACITY
ARTS ACTIVITIES	MINIMUM 2 SPACES OR (1) CLASS 1 SPACE FOR EVERY 5,000 SF OF OCCUPIED FLOOR AREA	MIN 2 SPACES OR (1) CLASS 2 SPACE FOR EVERY 2,5000 SF OF PUBLICLY ACCESSIBLE OR EXHBIBITION SPACE

SEC 155.4 - REQUIREMENTS FOR SHOWER FACILITIES NONE REQUIRED

BETTER STREETS

STREET TYPE: MIXED USE

SIDEWALK WIDTHS: 12'
REQUIRED

STANDARD IMPROVEMENTS: MARKED CROSSWALKS WITH CURB RAMPS, STREET TREES, SIDEWALK PLANTERS, CORNER CURB EXTENSIONS, STORMWATER CONTROL MEASURES

STREET TREE CALCULATION: 1760' STREET ADJACENCY x 1 TREE PER 20' STREET ADJACENCY
= 88 STREET TREES

BETTER ROOFS ORDINANCE

APPLICABLE PROJECTS ALL NEW CONSTRUCTION PROJECTS THAT MEET ALL OF THE FOLLOWING NEED TO FOLLOW THE BETTER ROOFS ORDINANCE:

1. NON-RESIDENTIAL WITH A GROSS FLOOR AREA OF 2,000 SF OR MORE; OR RESIDENTIAL OF ANY SIZE
2. HAS 10 OR FEWER OCCUPIED FLOORS; AND
3. PROJECT APPLIES FOR A SITE OR BUILDING PERMIT AFTER JANUARY 1, 2017

REQUIREMENTS ALLOWABLE SYSTEMS FOR A BETTER ROOF:
1. 15% OF ROOF : PV, WITH A MINIMUM 10 WATTS DC PER SF OF ROOF AREA ALLOTTED TO PV
2. 15% OF ROOF: SOLAR THERMAL SYSTEM (SOLAR HOT WATER) WITH MINIMUM 100 KBTU/SF OF ROOF AREA ALLOCATED TO SOLAR THERMAL SYSTEMS
3. 30% OF ROOF: LIVING ROOF, SUCH THAT 2 SF OF LIVING ROOF IS INSTALLED TO SATISFY 1 SF OF THE MINIMUM SOLAR ZONE

MINIMUM SOLAR ZONE IS 15% OF THE ROOF AREA.

A PROJECT MAY USE LIVING ROOF AS AN ALTERNATIVE MEANS OF MEETING SOME OR ALL OF THE BETTER ROOF'S SOLAR REQUIREMENTS FOR ANY BUILDING THAT INCLUDES THE ABOVE CRITERIA, WHEN ANY NEW DEVELOPMENT OR REDEVELOPMENT PROJECT IS SUBJECT TO THE SAN FRANCISCO STORMWATER MANAGEMENT ORDINANCE (SMO).

OCCUPIED FLOOR AREA SUMMARY

OCCUPIED FLOOR AREA SUMMARY (1)

COMMUNITY FACILITY	
OCCUPIED FLOOR AREA	5,280 SF
TOTAL	**5,280 SF**

NOTE:

(1) THE SCHEDULE ABOVE DISPLAYS THE OCCUPIED FLOOR AREA AS DEFINED IN SEC. 102 OF THE SAN FRANCISCO PLANNING CODE:

FLOOR AREA, OCCUPIED. FLOOR AREA DEVOTED TO, OR CAPABLE OF BEING DEVOTED TO, A PRINCIPAL OR CONDITONAL USE AND ITS ACCESSORY USES. FOR PURPOSES OF COMPUTATION, "OCCUPIED FLOOR AREA" SHALL CONSIST OF THE GROSS FLOOR AREA, AS DEFINED IN THIS CODE, MINUS THE FOLLOWING:

(A) ACCESSORY PARKING AND LOADING SPACES AND DRIVEWAYS, AND MANEUVERING AREAS INCIDENTAL THERETO;

(B) EXTERIOR WALLS OF THE BUILDING;

(C) MECHANICAL EQUIPMENT, APPURTENANCES, AND AREAS NECESSARY TO THE OPERATION OR MAINTENANCE OF THE BUILDING ITSELF, WHEVER LOCATED IN THE BUILDING;

(D) RESTROOMS AND SPACE FOR STORAGE AND SERVICES NECESSARY TO THE OPERATION AND MAINTENANCE OF THE BUILDING ITSELF, WHEREVER LOCATED IN THE BUILDING;

(E) SPACE IN A RETAIL STORE FOR STORE MANAGEMENT, SHOW WINDOWS, AND DRESSING ROOMS, AND FOR INCIDENTAL REPAIRS, PROCESSING, PACKAGING, AND STOCKROOM STORAGE OF MERCHANDISE FOR SALE ON THE PREMISES; AND

(F) INCIDENTAL STORAGE SPACE FOR THE CONVENIENCE OF TENANTS.

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CODE SUMMARY

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EXIT REQUIREMENTS

BUILDING LEVELS	EXITS REQUIRED	EXITS PROVIDED
EXISTING CLUBHOUSE	2	2
CLUBHOUSE ADDITION	2	2

BUILDING LEVELS	ROOM NAME	OVERALL DIAGONAL	REQUIRED SEPAR. DIST. (1/3 DIAG.)	PROVIDED SEPAR. DIST.
EXISTING CLUBHOUSE		96' - 0"	32' - 0"	48' - 9"
CLUBHOUSE ADDITION		68' - 0"	22' - 8"	52' - 0"

EXIT DOOR CAPACITY SCHEDULE

DOOR NUMBER	OCCUPANTS SERVED	LOAD FACTOR	MIN. REQ'D WIDTH	PROPOSED CLEAR WIDTH	MAX. CAPACITY
101A	16	0.15"	32.00"	68.00"	453
105A	1	0.15"	32.00"	34.25"	228
109A	3	0.15"	32.00"	34.00"	226
110A	4	0.15"	32.00"	34.00"	226
111A	3	0.15"	32.00"	34.00"	226
112A	1	0.15"	32.00"	34.25"	228
113A	1	0.15"	32.00"	34.25"	228
114A	86	0.15"	32.00"		
115A	2	0.15"	32.00"	34.00"	226
116A	1	0.15"	32.00"	34.25"	228
119A	1	0.15"	32.00"	34.25"	228
200A	54	0.15"	32.00"	68.50"	456
200B	50	0.15"	32.00"	68.50"	456
201C	18	0.15"	32.00"	68.00"	453
201D	36	0.15"	32.00"	68.00"	453
202B	21	0.15"	32.00"	34.00"	226
203B	3	0.15"	32.00"	34.00"	226
204A	1	0.15"	32.00"	34.25"	228

OCCUPANCY CALCULATIONS

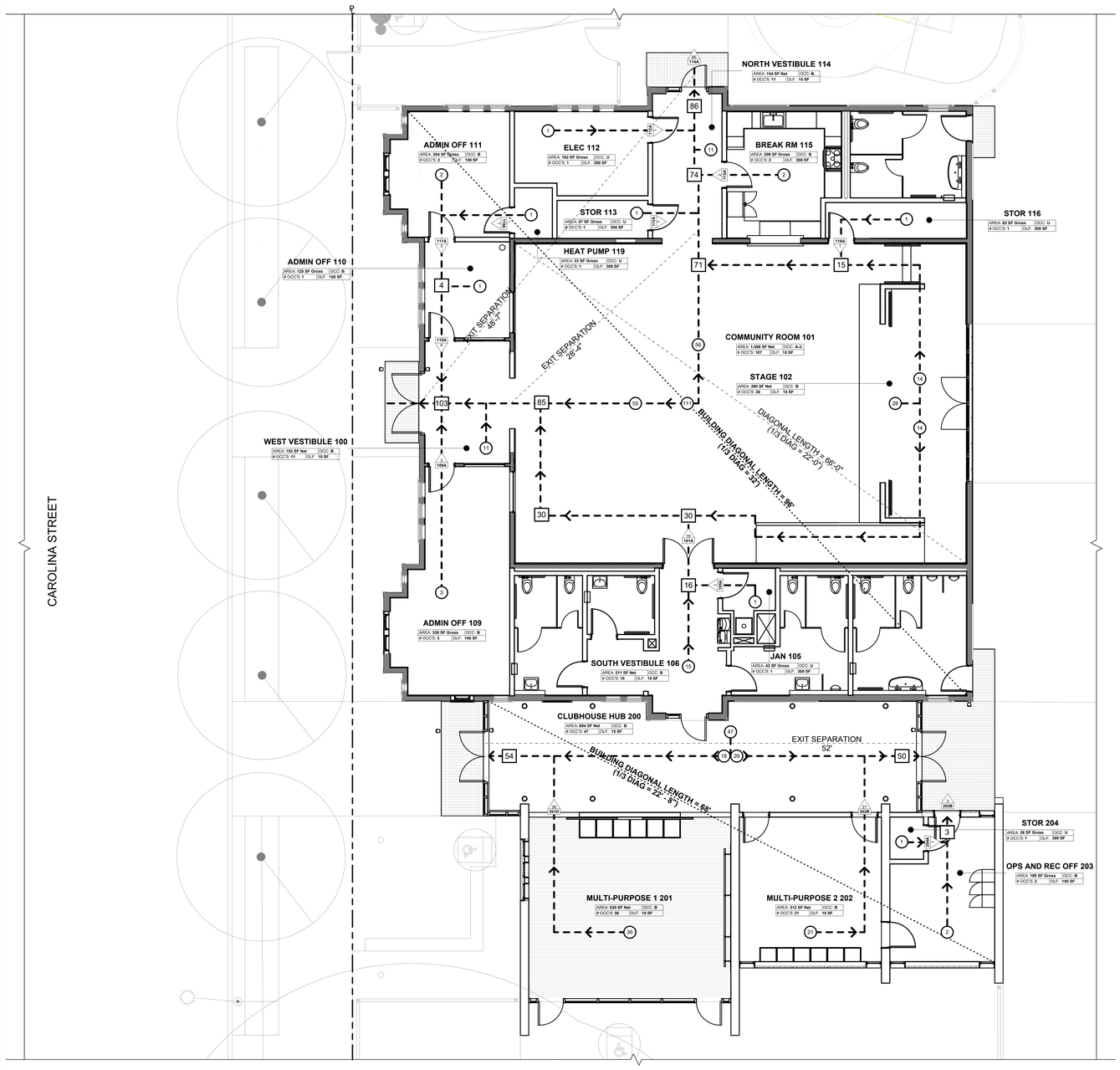
OCCUPANCY CALCULATIONS

ROOM NO.	ROOM	OCCUPANCY TYPE	FUNCTION OF SPACE	AREA	OCC LOAD FACTOR	GROSS/ NET	TOTAL OCC	NO. OF EXITS REQD
100	WEST VESTIBULE	B	ASS. W/O FIXED SEATS, UNC.	152 SF	15	NET	11	1
101	COMMUNITY ROOM	A-3	ASS. W/O FIXED SEATS, UNC.	1,598 SF	15	NET	107	2
102	STAGE	A-3	STAGES AND PLATFORMS	390 SF	15	NET	26	1
105	JAN	U	ACCESSORY STORAGE AREAS	42 SF	300	GROSS	1	1
106	SOUTH VESTIBULE	B	ASS. W/O FIXED SEATS, UNC.	211 SF	15	NET	15	1
109	ADMIN OFF	B	BUSINESS AREAS	330 SF	150	GROSS	3	1
110	ADMIN OFF	B	BUSINESS AREAS	120 SF	150	GROSS	1	1
111	ADMIN OFF	B	BUSINESS AREAS	204 SF	150	GROSS	2	1
112	ELEC	U	MECHANICAL EQUIPMENT ROOM	162 SF	300	GROSS	1	1
113	STOR	B	ACCESSORY STORAGE AREAS	57 SF	300	GROSS	1	1
114	NORTH VESTIBULE	A-3	ASS. W/O FIXED SEATS, UNC.	154 SF	15	NET	11	1
115	BREAK RM	B	KITCHENS, COMMERCIAL	209 SF	200	GROSS	2	1
116	STOR	U	ACCESSORY STORAGE AREAS	82 SF	300	GROSS	1	1
119	HEAT PUMP	U	MECHANICAL EQUIPMENT ROOM	33 SF	300	GROSS	1	1
200	CLUBHOUSE HUB	B	ASS. W/O FIXED SEATS, UNC.	694 SF	15	NET	47	1
201	MULTI-PURPOSE 1	B	ASS. W/O FIXED SEATS, UNC.	530 SF	15	NET	36	1
202	MULTI-PURPOSE 2	B	ASS. W/O FIXED SEATS, UNC.	312 SF	15	NET	21	1
203	OPS AND REC OFF	B	BUSINESS AREAS	199 SF	150	GROSS	2	1
204	STOR	U	ACCESSORY STORAGE AREAS	26 SF	300	GROSS	1	1
LEVEL 1 TOTAL							290	

NOTE:
FUNCTIONS OF SPACE AND OCCUPIED LOAD FACTORS PER TABLE 1004.5.

* "ACC. STORAGE" = ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM

** ASS. W/O FIXED SEATS, UNC. = ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED (TABLES AND CHAIRS)



1 EXITING DIAGRAM
3/16" = 1'-0"

LEGEND

DIAGONAL LENGTH OF ROOM OR SPACE

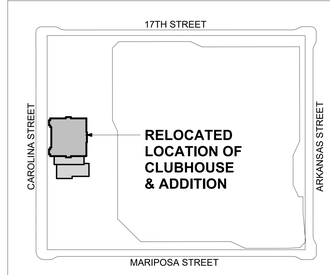
EXIT DISTANCE

1-HR RATING

2-HR RATING

DETECTABLE WARNING SURFACE

NOTES:
1. REFER TO A_0.6a FOR ACCESSIBILITY DETAILS
2. REFER TO FLOOR PLAN FOR SHEET NOTES



KEY PLAN LEGEND
1" = 100'-0"

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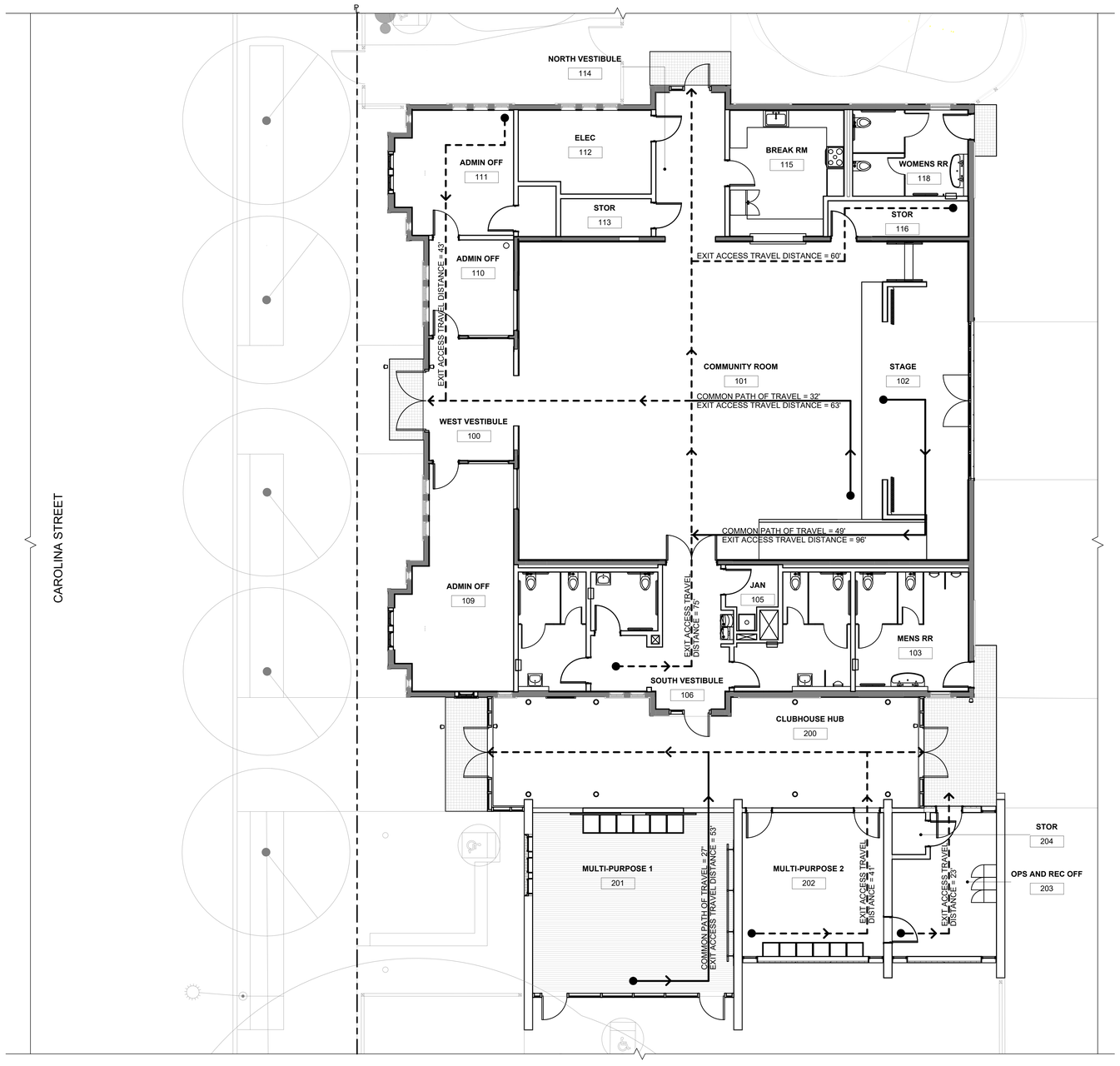
DRAWING TITLE:
EXITING DIAGRAMS - LEVEL 1

SHEET NO:
A_0.3a



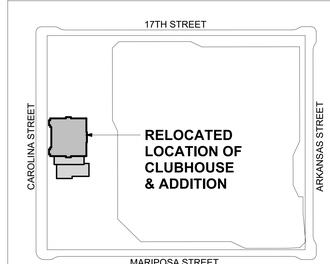
1 EXITING PATH OF TRAVEL
3/16" = 1'-0"

N

LEGEND

- EXIT ACCESS TRAVEL PATH TO EXIT
- COMMON EXIT ACCESS TRAVEL PATH TO EXIT
- DETECTABLE WARNING SURFACE

NOTES:
1. REFER TO A_0.6a FOR ACCESSIBILITY DETAILS
2. REFER TO FLOOR PLAN FOR SHEET NOTES



KEY PLAN LEGEND
1" = 100'-0"

N

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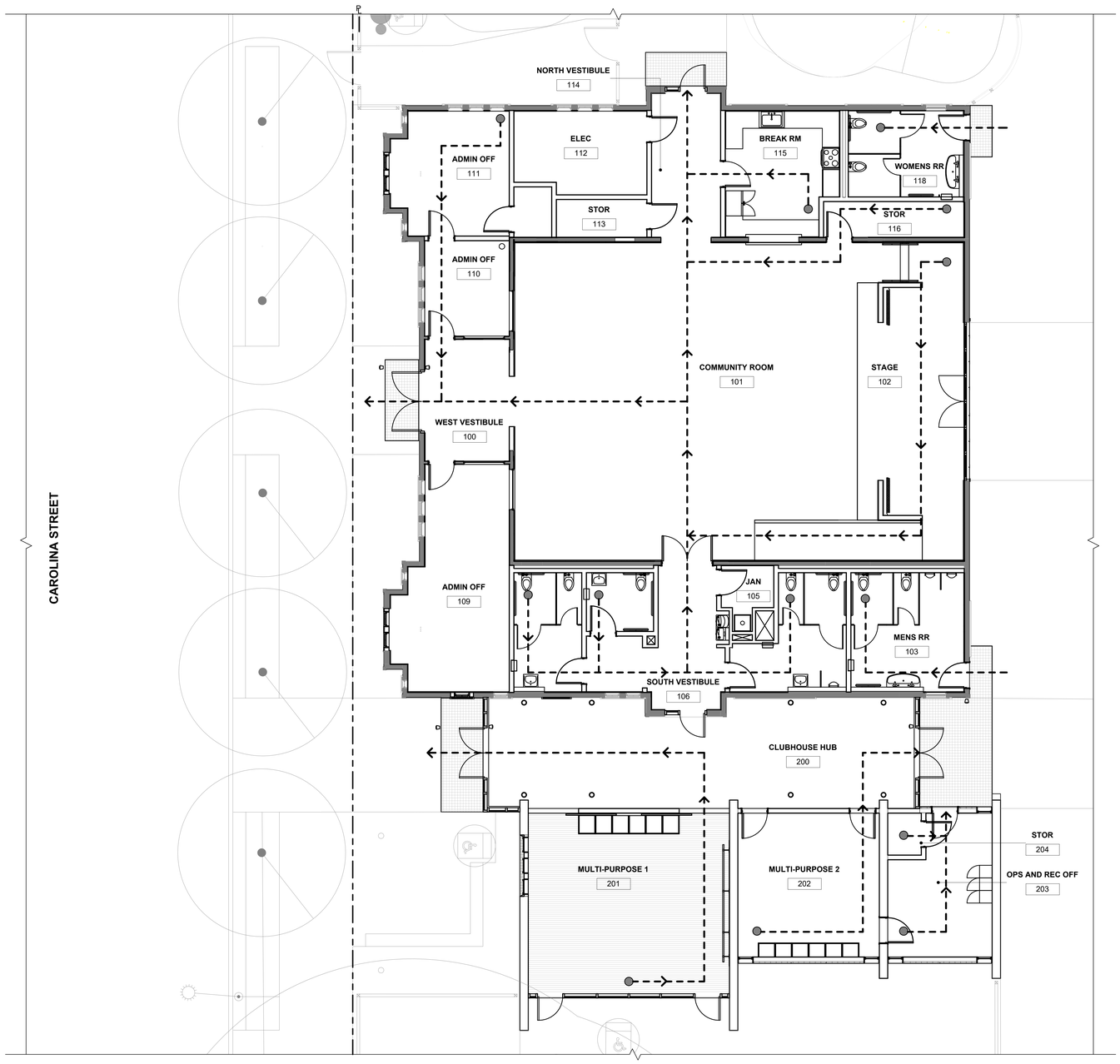
DRAWING TITLE:

EXITING PATH OF TRAVEL - LEVEL 1

SHEET NO:

A_0.3b



1 ACCESSIBLE PATH OF TRAVEL - LEVEL 1
3/16" = 1'-0"

LEGEND

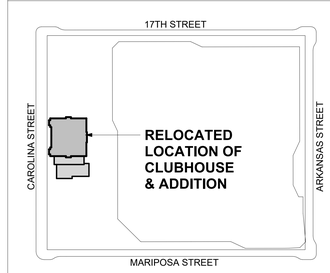
ACCESSIBLE PATH OF TRAVEL TO EXIT

1-HR RATING

2-HR RATING

DETECTABLE WARNING SURFACE

NOTES:
1. REFER TO A_0.6a FOR ACCESSIBILITY DETAILS
2. REFER TO FLOOR PLAN FOR SHEET NOTES



KEY PLAN LEGEND
1" = 100'-0"

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e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:
FLETCHER STUDIO
2325 3rd street, suite 323
San Francisco CA 94107
p 415.323.0850
e admin@fletcherstudio.com

ARCHITECTURE:
Jackson Liles ARCHITECTURE
2325 Third Street #206
San Francisco, CA 94107
Tel 415.621.1799
www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

ACCESSIBLE PATH OF TRAVEL - LEVEL 1

SHEET NO:

A_0.3c

ABBREVIATIONS

ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FLOOR FINISH
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
APPL	APPLICATION
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
BOT	BOTTOM
BP	BUILDING PAPER
BUR	BUILT-UP-ROOFING
CL	CENTERLINE
C	CONDUIT
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CEM PLAS	CEMENT PLASTER
CER	CERAMIC
CER TILE	CERAMIC TILE
CFLASH	COUNTERFLASHING
CJ	CONTROL JOINT
C L	CHAIN LINK
CLR	CLEAR
CLG	CEILING
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CUST	CUSTOM
CTE	CONNECT TO EXISTING
CTR	CENTER
CTSK	COUNTERSINK
CW	COLD WATER
∅	DIAMETER
DBL	DOUBLE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIST	DISTANCE
DF	DRINKING FOUNTAIN
DN	DOWN
DTL	DETAIL
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
ELEC	ELECTRICAL
EL	ELEVATION
EMERG	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EXH	EXHAUST
EXP,EXPJT	EXPANSION , EXPANSION JOINT
EXT	EXTERIOR
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FHMS	FLAT HEAD METAL SCREW
FHWS	FLAT HEAD WOOD SCREW
FIN	FINISH
FL	FLEXIBLE
FLR	FLOOR
FLRG	FLOORING
FLSHG	FLASHING
FLUOR	FLOURESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FPRF	FIREPROOF
FR	FIRE RATED
FRP	FIBERGLASS REINFORCED PANELS
FS	FLOOR SINK
FSTN	FASTEN
FT	FOOT/FEET
FTG	FOOTING
FURR	FURRING
G	GAS
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
GLB	GLUE LAMINATED BEAM
GLZ	GLAZING
GSM	GALAVIZED SHEET METAL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENTILATION & AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
INCAND	INCANDESCENT
INCL	INCLUDE, INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JNT	JOINT
JST	JOIST
KIT	KITCHEN
L	LENGTH
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LONGIT	LONGITUDINAL
	LONGITUDE
LIN	LINEAR
LT	LTGLIGHT, LIGHTING
MAINT	MAINTENANCE
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MP	MOP SINK
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
#	NUMBER
N	NORTH
(N)	NEW
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NON-RATED
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OF	OVERFLOW
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
O/	OVER
PDF	POWDER DRIVEN FASTENER
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PL	PROPERTY LINE, PLATE
PLSC	PLASTIC
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PREFAB	PREFABRICATED
PRKG	PARKING
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED, POINT
PTD	PAINTED
PTH	PAPER TOWEL HOLDER
PTN	PARTITION
PWR	POWER
QTR	QUARTER
QTY	QUANTITY
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE, (D),(ING),(MENT)
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RM	ROOM
RN	REFERENCE NORTH
RND	ROUND
RO	ROUGH OPENING
RFG	ROOFING
RWL	RAIN WATER LEADER
S	SOUTH
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SD	SOAP DISPENSER, STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DWGS
SEP	SEPARATION OR SEPARATE
SF	SQUARE FOOT/FEET
SHT	SHEET
SIM	SIMILAR
SMD	SEE MECHANICAL DWGS
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATIONS
SPKLR	SPRINKLER
SQ	SQUARE
SQFT	SQUARE FOOT
SQIN	SQUARE INCH
SSD	SEE STRUCTURAL DWGS
SSTL	STAINLESS STEEL
ST	STREET
STD	STANDARD
STGRD	STAGGERED
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SWR	SEWER
SYM	SYMMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERED
TOC	TOP OF CURB
TOP	TOP OF PAVEMENT
TOW	TOP OF WALL
TPH	TOILET PAPER HOLDER
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
W	WEST
W/, W/O	WITH , WITHOUT
WD	WOOD
WGT	WEIGHT
WH	WATER HEATER
WNDW	WINDOW
WP	WATERPROOF
WR	WATER RESISTANT
WS	WOOD SCREW
WSHR	WASHER
WTR	WATER

FLOOR TYPE LEGEND

CLUBHOUSE

SEE FINISH SCHEDULE FOR FINISH FLOORING SELECTION

F-01 — **(N) FINISHED FLOOR ON (E) STRUCTURE**
(N) FLOORING (SEE SCHEDULE), PLYWD SHEATHING (SSD), (E) T&G WD FLOORING, (E) WD JOISTS, (N) R-19 BATT INSULATION, (E) WD STRUCT, (N) WD STRUCTURE, SSD

F-02 — **(N) RAISED STAGE FLOOR ON (E) FLOOR**
(N) FINISH FLOORING, (N) 1/2" PLYWD, (N) 2 X WD FRAMING, OVER F-01

NEW ADDITION

F-03 — (N) FINISHED FLOOR, GYPCRETE OR SIMILAR, PLYWOOD (SSD), TJI'S, BATT INSULATION, WOOD FRAMING

CEILING TYPE LEGEND

CLUBHOUSE

CLG-01 +XX'-XX" — **(N) GYP CEILING**
4" WD STUD, 5/8" GYP BD

CLG-02 +XX'-XX" — **(N) GYP CEILING AT (E) STRUCT**
(E) STRUCTURE, 3.5" HAT CHANNEL, 5/8" GYP BD

ACT-1 +XX'-XX" — **(N) ACT CEILING**
2' X 2' SUSPENDED ACOUSTIC CEILING TILE SYSTEM

ACT-2 +XX'-XX" — **(N) ACT CEILING WASHABLE**
2' X 2' ACOUSTIC CEILING TILE SYSTEM WITH WASHABLE TILES

NEW ADDITION

CLG-03 +XX'-XX" — **(N) GYP CEILING**
WD FRAMING, 5/8" GYP BD

ROOF TYPE LEGEND

CLUBHOUSE

R-01 — **(N) ROOF ON (E) STRUCTURE - SHINGLES**
(N) ASPHALT SHINGLES, (N) VAPOR BARRIER, (N) PLYWD SHEATHING, (E) DIAGONAL SHEATHING (SSD), (E) WD STRUCTURE, (N) R-19 BATT INSULATION, (N) GYD BD

R-02 — **(N) ROOF ON (E) STRUCTURE - MEMBRANE ROOFING**
(N) 2-PLY SBS ROOFING MEMBRANE, (N) WATERPROOFING MEMBRANE, (N) PLYWD SHEATHING (SSD), (E) DIAGONAL SHEATHING, (E) WD STRUCTURE, (N) R-19 BATT INSULATION, (N) GYD BD

NEW ADDITION

R-03 — **(N) ROOF**
2-PLY SBS ROOFING MEMBRANE, PLYWD SHEATHING, 2x WD BLOCKING, R-19 BATT INSULATION, PLYWD SHEATHING (SSD), 11 7/8" TJI STRUCTURE

SYMBOLS

X / XXX	INTERIOR ELEVATION
X / XXX	EXTERIOR ELEVATION
X / XXX	ENLARGED PLAN
X / XXX	DETAIL
X / XXXX	SECTION
XX	SHEET NOTE
ALT-1	BID ALTERNATE ITEM
ROOM NAME / 101	ROOM NAME AND NUMBER
XXX	DOOR TAG
1i	WALL PARTITION TYPE
Elevation A.F.F	ELEVATION MARK
1	REVISION NUMBER
X	FINISH FLOOR TRANSITION
	NEW DOOR- REFER TO DOOR LEGEND
	NEW DOUBLE DOOR- REFER TO DOOR LEGEND
	NEW WINDOW

WALL TYPE LEGEND

CLUBHOUSE

EXTERIOR

E-01 — **(E) EXTERIOR WD STUD WALL W/ SHEATHING**
(E) WD SIDING, (E) WD STUDS TO REMAIN - PROVIDE (N) STRUCTURE AS REQ'D, (N) R-19 BATT INSUL, (N) PLYWD SHEATHING, (N) 5/8" GWB

E-02 — **(E) EXTERIOR WD STUD WALL**
(E) WD SIDING,
2X6 WD STUDS - PROVIDE (N) STRUCTURE AS REQ'D, (N) R-19 BATT INSUL, (N) 5/8" GWB

E-11 — **(N) EXTERIOR INFILL WD STUD WALL**
SALVAGE AND REUSE WD SHIPLAP SIDING TO MATCH EXISTING SIDING, 2X6 WD STUD 2X6, R-19 BATT INSUL, 5/8" GWB

INTERIOR

I-01 — **(E) WD STUD WALL W/ SHEATHING**
(N) 5/8" GWB, (N) PLYWD SHEATHING (SSD), (E) WD STUDS PROVIDE (N) STRUCTURE AS REQ'D, (N) SOUND BATT INSUL, (N) 1/2" PLYWD SHEATHING, (N) 5/8" GWB
SSD FOR SHEAR WALL LOCATIONS

I-02 — **(E) WD STUD WALL**
(N) 5/8" GWB, (E) WD STUDS TO REMAIN - PROVIDE (N) STRUCTURE AS REQ'D, (N) SOUND BATT INSULATION, (N) 5/8" GWB

I-11 — **(N) WD STUD WALL W/ SHEATHING**
5/8" GWB, PLYWD SHEATHING, WD STUDS, SOUND BATT INSULATION, PLYWD SHEAHTING, 5/8" GWB,
SSD FOR SHEAR WALL LOCATIONS

I-12 — **(N) WD STUD WALL**
5/8" GWB, WD STUDS, SOUND BATT INSULATION, PLYWD SHEATHING, 5/8" GWB

I-13 — **(N) 4" WD STUD WALL**
5/8" GWB, 4" WD STUD, SOUND BATT INSULATION, 5/8" GWB

I-14 — **(N) WD STUD PLUMBING WALL**
5/8" GWB, WD STUDS, 4" AIR SPACE, WD STUDS, 5/8" GWB

I-15 — **(N) WD STUD FURRED PLUMBING WALL**
WD STUDS, 5/8" GWB

NEW ADDITION

EXTERIOR WALLS

E-11 — **(N) CONCRETE WALL**
CAST-IN-PLACE BOARD FORM CONC WALL, THICKNESS VARIES, SSD

E-12 — **(N) WD STUD WALL**
6" CONC CURB, 5/8" GWB, 6" WD STUD, 1/2" PLYWD SHEATHING, WATER AIR VAPOR BARRIER, CONTINUOUS INSULATION, MTL PANEL CLADDING

NOTE:
SEE A 0.9 FOR STOREFRONT WALLS

INTERIOR WALLS

I-15 — **CONCRETE WALL WITH GWB ABOVE**
LOWER WALL COMPOSITION CAST-IN-PLACE CONC WALL, THICKNESS VARIES, SSD
UPPER WALL COMPOSITION, 5/8" GWB, PLYWD, 2X6 WOOD STUD, 5/8" GWB

I-16 — **(N) WD STUD WALL**
5/8" GWB, 5/8" PLYWD, 6" WOOD STUD, 5/8" PLYWD, 5/8" GWB,
SSD FOR SHEAR WALL LOCATIONS

SFFD REQUEST FOR WATER FLOW INFORMATION

San Francisco Fire Department
Plan Check Division/Water Flow Team
49 South Van Ness Ave, Suite 560
San Francisco, CA 94103
Email: WaterflowSFFD@sfgov.org
Voicemail: (628) 652-3473

Request for Water Flow Information

(For additional information, see Water Flow FAQs at: https://sf-fire.org/services/plan-check#water)

Request Date	Request ID	Inspection Number
02/07/2025	67A566BDBC3079304C48857C	582380

☐ Documents Attached to Form

Request is for Fire Flow? ◉ YES ○ NO — Request is for Sprinkler Design? ◉ YES ○ NO

Applicant Name *	Email *	Phone #
Chase Gasser	CHASE@JACKSONLILES.COM	(415)573-2268

Property Owner paying for the permit? ◉ YES ○ NO

Owner's Name	Owner's Email	Owner's Phone #
SF Park and Rec	noah.levy@sfgov.org	( ) -

Project an ADU or New Development? ◉ YES ○ NO — Project on Undeveloped or Vacant Land? ○ YES ◉ NO

Project Address *	Project Block and Lot
1645 17TH ST	3981 001

Project Address Unverified	Project Block And Lot Unverified
351 Carolina St	

Nearest Cross Street	Second Cross Street	Street for Water Dept Connection
17TH ST	MARIPOSA ST	CAROLINA ST

Occupancy Type	Other Occupancy Type	Proposed Number of Stories	Proposed Height of Building (ft)
Other	A-3	1	24

Special Requests or Instructions
JE Payment - Park and Rec. The proposed project will be located mid-block of Carolina St. Please test the hydrants at the corner of 17th St and Carolina St.

Flow Test Results

Date Forwarded	02/27/2025	Static PSI	90
Flow Data Provided By	Matsubayashi/Hom	Residual PSI	81
Flow Data	◉ FIELD FLOW TEST ○ RECORDS ANALYSIS	Flow GPM	1280
Gate Page	124	8 Inch Main on	CAROLINA ST

OWNER:
SAN FRANCISCO RECREATION & PARKS
501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:
FRIENDS OF Jackson Park
368 Connecticut St
San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:
FLETCHER STUDIO
2325 3rd street, suite 323
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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

ABBREVIATIONS, SYMBOLS & CITY REFERENCES

SHEET NO:

A_0.4a

Form version: May 9, 2023 (For permit applications April 24, 2023 - December 2025)

GS6: San Francisco Green Building Submittal Form for Municipal Projects

INSTRUCTIONS:

1. **Select one (1) column to the right and check the appropriate box.**
2. **For each requirement in the column, indicate evidence of fulfillment in the References column.**
3. **Fill out the project information in the Verification box at the right.**
4. **Attach LEED Scorecard on separate, subsequent sheet.**
5. **Submittal shall be a minimum of 24" x 36".**

For supporting resources, visit:
sfenvironment.org/chapter7 and
sf.gov/resource/2022/current-san-francisco-building-codes

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT

** This form includes the requirements of San Francisco Green Building Code and Environment Code Chapter 7. Major Renovations as defined by Environment Code Chapter 7 also include Major Alterations as defined by SFGBC, where applicable.*

	TITLE	SOURCE OF REQUIREMENT	RELATES TO LEED v4.1 CREDIT	DESCRIPTION OF REQUIREMENT	MUNICIPAL PROJECT: [X] NEW CONSTRUCTION & MAJOR RENOVATION*	MUNICIPAL PROJECT: [ ] COMMERCIAL INTERIORS	MUNICIPAL PROJECT: [ ] SMALL PROJECTS	REFERENCES
					PROJECT GROSS FLOOR AREA: 10,000 sq.ft. or greater	10,000 sq.ft. or greater	less than 10,000 sq.ft. or any not meeting LEED prerequisites	DRAWING OR SPECIFICATION NUMBER (If not applicable, indicate "N/A".)
GREEN BUILDING RATING SYSTEMS	Required LEED Certification Level	Env Code 704(a)		Project is required to achieve sustainability certification listed at right.	GOLD (60+) LEED BD+C	GOLD (60+) LEED ID+C	*n/r*	
	LEED Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 5.104		Enter any applicable point adjustments in box at right.	_____	_____	*n/r*	
	LEED Points Shown on Current Scorecard			Enter current expected LEED score in box at right.	_____	_____	*n/r*	
	LEED Scorecard Submittals	Env Code 704(a)		For projects ≥10,000 sq.ft., submit LEED Scorecard to Municipal Green Building Task Force at 100% Conceptual Design, Schematic Design, Design Development, Construction Documents, and As-Built. For projects <10,000 sq.ft., submit LEED Scorecard to Municipal Green Building Task Force at 100% Conceptual Design and As-Built. LEED Online is an acceptable means of submittal.	•	•	•	
ENERGY OPTIMIZATION	Better Roofs	CA Energy Code 140.10(a-b) SFGBC 5.201.1.2	EAc2 (or various)	Photovoltaics and battery energy storage systems are prescriptively required for common nonresidential occupacies per CA Energy Code 140.10(a-b) and prescriptively required for multifamily per 170.2(f-g). If SFPUC Stormwater Requirements apply, each square foot of living roof contributing to Stormwater Management Ordinance compliance may reduce the Solar Access Roof Area by 1 sq ft.	•	*n/r*	if new construction ≥2,000 sq.ft.	
	Commissioning (Cx)	Env Code 704(b)(2) OR CALGreen 5.410.2-5.410.4.5.1	EAp1 EAc1	For projects ≥10,000 sq.ft., comply with LEED Cx requirements – OPR, BOD, systems testing, operations manual, and Enhanced and Monitoring-Based Commissioning. For projects <10,000 sq.ft. and all new equipment in alterations & additions, comply with 5.410.2-5.410.4.5.1 – test, adjust, and balance (TAB) all equipment.	LEED EAp1, LEED EAc1 (3+ pts)	LEED EAp1, LEED EAc1 (4+ pts)	5.410.2 - 5.410.4.5.1	
	All-Electric Building	Env Code 704(b)(3) and (4)		New construction and major renovation projects shall be all-electric. In alterations of any size, newly installed equipment shall be all-electric. Exceptions when necessary are available for processes separate from building systems such as vehicle fueling, existing equipment outside project scope, or fossil fuel-based emergency backup generation.	•	any newly installed equipment	any newly installed equipment	
	Electrification of Existing Building Systems	Env Code 704(b)(4)		When gas-using equipment/system is removed, it shall be replaced with electric equipment/systems. In alterations of any size, newly installed equipment shall be all-electric. Any upgraded electric service infrastructure shall be sufficient to accommodate the new equipment and future replacement and electrification of remaining gas-using equipment.	•	•	•	
	Energy Resilience	Env Code 704(b)(5) CA Energy Code, SFGBC 5.201	EAc5	New construction and major renovation of Critical Community Institutions (public safety facilities, health clinics, community centers, libraries, & emergency management facilities) shall install battery storage and photovoltaics sufficient to supply Tier 1 Emergency Loads and functions. All other new construction and major renovation projects that include both HVAC system replacement and electrical system upgrade shall install battery storage and photovoltaics sufficient to supply Tier 1 Emergency Loads and functions; OR be designed to achieve annual site zero net energy; OR achieve a design EUI 50% better than the national median site EUI; OR for a building with process loads that are at least 50% of the building's total energy use, exceed requirements of ASHRAE 90.1-2019 by 10%.	•	*n/r*	if new construction	
CLEAN TRANSPORT	Wiring for EV Charging	CalGreen 5.103.3 and 5.106.5 (all sections) SFGBC Table 5.106.5.3.1	LTc8	Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE (SFGBC 5.106.5.3). Install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) terminating close to the proposed EV charger location and install Level 2 EVSE. See SFGBC Table 5.106.5.3.1 for minimum quantities. (Note: Admin Code 4.10-1 requires 100% of purchases and leases of light duty vehicles for municipal use to be ZEV.) Install service capacity and panelboards with sufficient space. Electrical load calculations shall demonstrate the electric system, including any on-site distribution transformers, has sufficient capacity to simultaneously charge all required circuits at the full specified amperage. If the number of receptacles or EVSE installed is greater than the minimum required, Automated Load Management Systems may be used if the ALMS has capacity to deliver 3.3kW simultaneously to each EVCS, provided the total capacity dedicated to EV charging is no less than the minimum required to support the minimum EV Capable, EV Ready, and EVSE spaces combined. Construct all off-street light-duty vehicle parking spaces with dimensions capable of installing EVSE.	new construction, or (per SFGBC) major alteration ≥25k sq ft	*n/r*	if new construction	
	Bicycle Parking	CAL Green 5.106.4 Planning Code 155.1-3	BD+C: LTc6/ ID+C: LTc4	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-3, whichever is greater.	•	•	5.106.4	
RESPONSIBLE PRODUCTION & CONSUMPTION	Waste Prevention	Env Code 704(c)(1) & 1402 SF Building Code.13B CalGreen 5.405.1.1	BD+C: MRc1, MRc5 ID+C: MRc2, MRc6	Minimize mixed debris by source-separating for reuse or recycling: concrete, metal, clean solid wood, clean and unpainted drywall, and carpet and carpet padding (at minimum). 100% of mixed debris shall be taken by a Permitted Transporter to a Registered Facility for recycling and recovery. Complete Material Reduction and Recovery Plan and demonstrate minimum 65% recovery rate. For information, contact debrisrecovery@sfgov.org or 415-355-3799. Tenant improvements ≥10,000 sq.ft. shall generate less than 10 lbs/sq.ft. of waste from construction, deconstruction, and demolition activities. (New construction and renovations are encouraged to target >15 lbs/sq. ft.) SFO projects: follow SFO Sustainable Planning, Design & Construction Standards.	•	•	•	
	Material Reuse	Env Code 704(c)(2)		Before buying new furniture, fixtures, or equipment, the project team shall check the Virtual Warehouse for available items that meet their needs: sfenvironment.org/virtualwarehouse.	•	•	•	
	Recycling by Occupants	Env Code 704(c)(3) CALGreen 5.410.1	MRp1	Provide adequate space and access for storage, collection and loading of compostable, recyclable and landfill materials. For more info see Adequate Refuse Space Design Guide and calculator at: sfenvironment.org/refusecalculator	•	•	•	
	Embodied Carbon Reductions	Env Code704(c)(4)	BD+C: MRc1, MRc2 ID+C: MRc2, MRc3	For projects ≥10,000 sq.ft., submit Embodied Carbon Reduction Strategies Checklist to Municipal Green Building Task Force at Schematic Design and As-Built. Permanently install at least 20 different products sourced from at least 5 different manufacturers that have an Environmental Product Declaration. New construction and major renovation projects ≥10,000 sq.ft. shall conduct a Life Cycle Assessment (LCA) and demonstrate at least 10% GWP reduction by addressing at least 3 product categories/building assembly types. Tenant improvements ≥10,000 sq.ft. shall either conduct an LCA and demonstrate at least 10% GWP reduction; OR demonstrate furniture/interior nonstructural elements reuse equivalent to at least 10% by cost.	•	•	•	
	Refrigerant Management	CALGreen 5.508.1	BD+C: EAp4 ID+C: EAp3	Use no halons or CFCs in HVAC.	•	•	•	
HUMAN & ENVIRONMENTAL HEALTH	Acoustical Control	CALGreen 5.507.4.1-3	BD+C: EQc9	Comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants).	•	limited to envelope additions & alterations	•	
	Air Filtration - Construction	CALGreen 5.504.1-3	EQc3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	
	Air Filtration - Operations	CALGreen 5.504.5.3	EQc1	Provide MERV-13 or finer filters on HVAC for regularly occupied, actively ventilated spaces. For project locations outside San Francisco, comply with local requirements if stricter.	•	•	•	
	Enhanced IAQ Strategies	Env Code 704(d)(1)	EQc1	Comply with entry, cross-contamination, filtration, natural ventilation, mixed-mode requirements.	•	•	*n/r*	
	Construction IAQ Management Plan	Env Code 704(d)(1)	EQc3	During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.	•	•	*n/r*	
	IAQ Assessment	Env Code 704(d)(1)	EQc4	Before occupancy, test air quality for particulates, ozone, CO, and all listed VOCs.	•	•	*n/r*	
	Product Ingredient Disclosure	Env Code.704(d)(2)	BD+C: MRc4/ ID+C: MRc5	For projects ≥10,000 sq.ft., permanently install at least 20 different products sourced from at least 5 different manufacturers that inventory ingredients constituting ≥1,000 ppm of each homogeneous material in the product.	•	•	•	
	Banned Substances	Env Code 509, 711, & Chapter 8		Specify no materials containing PVC, lead, or tropical hardwoods and virgin redwoods.	•	•	•	
	Low-Toxicity Materials	Env Code 704(d)(2)(B) CALGreen 5.504.4.1-6 Regulations: #SFE 2018-01-PPO #SFE 20-03-PPO, #SFE 20-08-PPO #SFE 20-09-PPO	BD+C: EQc2 MRc4/ ID+C: EQc2 MRc5	Resilient flooring, coatings, and adhesives shall comply with Regulation #SFE 20-09-PPO, which incorporates the requirements of CalGreen 5.504.4.6. Resilient flooring includes all interior floor products other than carpet, edgings, bases, runners, stair coverings, and static control. Product maintenance shall not require use of strippers, sealants, or floor finishes. Carpet shall be commercial hard-backed carpet tiles and shall comply with Regulation #SFE 2018-01-PPO, which incorporates the requirements of CalGreen 5.504.4.4. Furniture if part of project scope shall comply with Regulation #SFE20-03-PPO. Composite wood products shall comply with the emission limits of CalGreen 5.504.4.5. Interior latex paints and primers for walls and ceilings shall comply with Regulation #SFE-20-08-PPO. All paints, primers and coatings shall comply with the emission limts of CalGreen 5.504.4.3. All other adhesives, sealants and caulks shall comply with CalGreen 5.504.4.1. See: sfenvironment.org/chapter7 for regulations and more information. In addition, for projects ≥10,000 sq.ft., use products that comply with LEED VOC, particulate emissions, and content requirements for paints, coatings, adhesives, sealants, flooring, composite wood, ceiling/wall/thermal/acoustic insulation, and furniture (where furniture is part of scope). In healthcare and school projects, also comply with LEED emissions & content requirements for exterior-applied products.	•	•	•	
	Tobacco Smoke Control	CALGreen 5.504.7 Health Code art.19F & art.19I	EQp2	Prohibit smoking within 25 feet of building entries, air intakes, and operable windows.	•	•	•	
	Biodiversity & Wildlife Habitat	Env Code.704(d)(3)	SSc6 pilot credit	Apply San Francisco Biodiversity Guidelines, which facilitate maximization of biodiversity in the built environment by referencing relevant requirements (such as the Bird-Safe Building Ordinance), and providing design references (such as SF Plant Finder, Pest Prevention by Design, and SF Pollinator Portal). See: sfenvironment.org/biodiversityguidelines	•	if applicable	•	
	Shade Trees	CALGreen 5.106.12	BD+C: SSc5	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area, including surface parking. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation, including surface parking covered by PV. (SFO projects: See SFO Sustainable Planning, Design & Construction Standards for guidance; aircraft safety supersedes this requrement.)	•	*n/r*	*n/r*	
WATER CONSERVATION	Construction Site Runoff	Public Works art.4.2 sec.146 Env Code 704(e)(1)	BD+C: SSp1	Submit a construction site Erosion and Sedimentation Control Plan to SFPUC for approval. For projects located outside San Francisco: comply with local requirements, or submit to SFPUC if no local requirement applies.	if project disturbs ≥5,000 sq.ft.	if project disturbs ≥5,000 sq.ft.	if project disturbs ≥5,000 sq.ft.	
	Stormwater Management	Public Works art.4.2 sec.147 Env Code 704(e)(2)	BD+C: SSc4	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, shall implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. For projects located outside San Francisco: comply with local requirements, or submit to SFPUC if no local requirement applies.	if applicable	if applicable	if applicable	
	Indoor Water Use Reduction	SFGBC 5.103.1.2, 5.303.3 Env Code 704(e)	BD+C: WEp2, WEc2 ID+C: WEp1, WEc1	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (1.8gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Additionally, for projects ≥10,000 sq.ft., use minimum 30% less potable water as calculated using a baseline with toilets (1.6gpf); urinals (1.0gpf); showerheads (2.5gpm); lavatories (2.2gpm private, 0.5gpm public); kitchen faucets (2.2gpm).	LEED WEp2, LEED WEc2 (2 pts)	LEED WEp1 LEED WEc1 (4 pts)	5.303.3	
	Water Efficient Irrigation	Administrative Code ch.63	BD+C: WEp1 WEc1	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft., shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF ≤.45 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•	•	•	
	Water Metering	CALGreen 5.303.1	BD+C:WEc4	For area of project, provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	•	•	•	
	Non-potable Water Reuse	Health Code art.12C	BD+C: WEc3	New buildings ≥40,000 sq.ft. shall calculate a water budget. New development projects ≥100,000 sq.ft. shall install and operate an onsite water reuse system using available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation.	•	*n/r*	*n/r*	

VERIFICATION

JACKSON PARK CLUBHOUSE
PROJECT NAME

3981/001
BLOCK/LOT

17TH & ARKANSAS STREET
SAN FRANCISCO, CA 94107
ADDRESS

A-3
PRIMARY OCCUPANCY

6,600 SF
PROJECT GROSS FLOOR AREA

LEED PROJECTS

Projects ≥10,000 square feet

I understand Environment Code Chapter 7 requires all applicable projects ≥10,000 square feet to attain LEED Gold certification from USGBC/GBCI. No Green Building Compliance Professional of Record is required.

JULIE JACKSON
PROJECT MANAGER *(name)*

JULIE JACKSON 05/23/25
PROJECT MANAGER *(sign & date)*

JACKSON LILES ARCHITECTURE
PROJECT MANAGER AGENCY

NON-LEED PROJECTS

Projects <10,000 square feet, receiving a waiver, or not meeting LEED MPR's

This project is not required to obtain LEED certification because it is <10,000 square feet, does not meet LEED Minimum Program Requirements, and/or received a waiver from Environment Code Chapter 7 from the Director of Department of Environment. An informational LEED scorecard will be submitted to the Municipal Green Building Task Force at 100% concept design and as-built without requirement for further LEED documentation or certification.

PROJECT MANAGER *(name)*

PROJECT MANAGER *(sign & date)*

PROJECT MANAGER AGENCY

Green Building Compliance Professional of Record

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

JULIE JACKSON 05/23/25
LICENSED PROFESSIONAL *(sign & date)*

AFFIX STAMP BELOW:

LICENSED ARCHITECT
JULIE E. JACKSON
C-27108
EXP. 5/27
STATE OF CALIFORNIA

OWNER:
SAN FRANCISCO RECREATION & PARKS
501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:
FRIENDS OF Jackson Park
368 Connecticut St
San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:
FLETCHER STUDIO
2325 3rd street, suite 323
San Francisco CA 94107
p 415.323.0850
e admin@fletcherstudio.com

ARCHITECTURE:
Jackson Liles ARCHITECTURE
2325 Third Street #206
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Tel 415.621.1799
www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

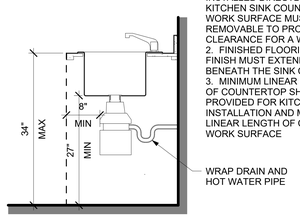
SF GREEN BUILDING GS-6

SHEET NO:

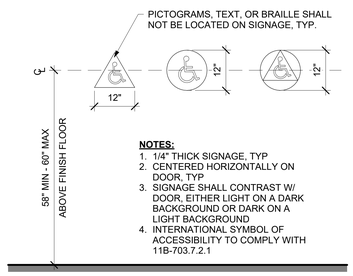
A_0.5a

NOTES:

1. ANY BASE CABINETS THAT ARE INSTALLED DIRECTLY UNDER THE KITCHEN SINK COUNTER AREA OR WORK SURFACE MUST BE REMOVABLE TO PROVIDE CLEARANCE FOR A WHEELCHAIR
2. FINISHED FLOORING AND CABINET FINISH MUST EXTEND TO THE WALL BENEATH THE SINK COUNTER AREA
3. MINIMUM LINEAR LENGTH OF 30" OF COUNTERTOP SHALL BE PROVIDED FOR KITCHEN SINK INSTALLATION AND MINIMUM 30" LINEAR LENGTH OF COUNTERTOP WORK SURFACE

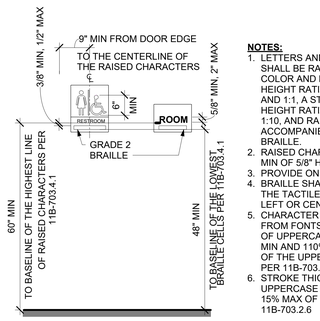


16 KITCHEN SINK - SECTION
1" = 1'-0"



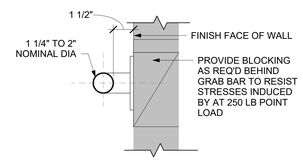
NOTES:
1. 1/4" THICK SIGNAGE, TYP
2. CENTERED HORIZONTALLY ON DOOR, TYP
3. SIGNAGE SHALL CONTRAST W/ DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND
4. INTERNATIONAL SYMBOL OF ACCESSIBILITY TO COMPLY WITH 11B-703.7.2.1

15 ACCESSIBLE SIGNAGE - WALL ADJ RR ENTRANCE
3/4" = 1'-0"

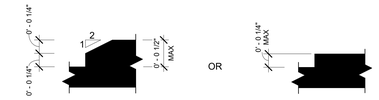


NOTES:
1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED, CONTRASTING IN COLOR AND HAVE A WIDTH-TO-HEIGHT RATIO OF OF BETWEEN 3:5 AND 1:1, A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, AND RAISED 1/32" MIN AND BE ACCOMPANIED BY GRADE 2 BRAILLE.
2. RAISED CHARACTERS SHALL BE A MIN OF 5/8" HIGH AND A MAX OF 2"
3. PROVIDE ON STRIKE SIDE OF DOOR
4. BRAILLE SHALL BE PLACED BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED
5. CHARACTER SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF UPPERCASE LETTER "O" IS 60% MIN AND 110% MAX OF THE HEIGHT OF THE UPPERCASE LETTER "I", PER 11B-703.2.4
6. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAX OF ITS HEIGHT, PER 11B-703.2.6

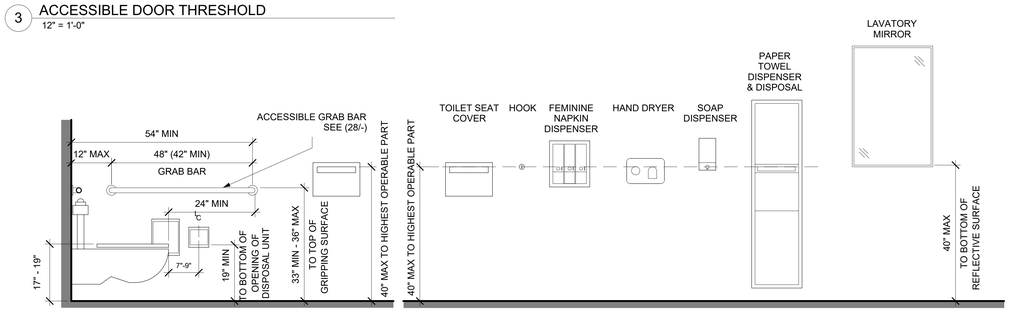
10 ACCESSIBLE ROOM SIGNAGE - STRIKE SIDE
3/4" = 1'-0"



6 ACCESSIBLE GRAB BAR
3" = 1'-0"

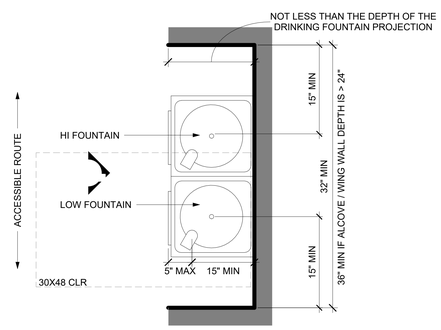


3 ACCESSIBLE DOOR THRESHOLD
12" = 1'-0"

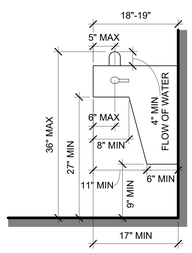


SIDE WALL ELEVATION

WASHROOM ACCESSORIES



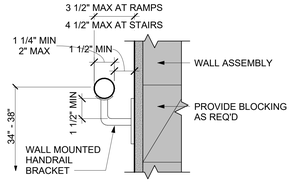
14 HI-LOW DRINKING FOUNTAIN - PLAN
1" = 1'-0"



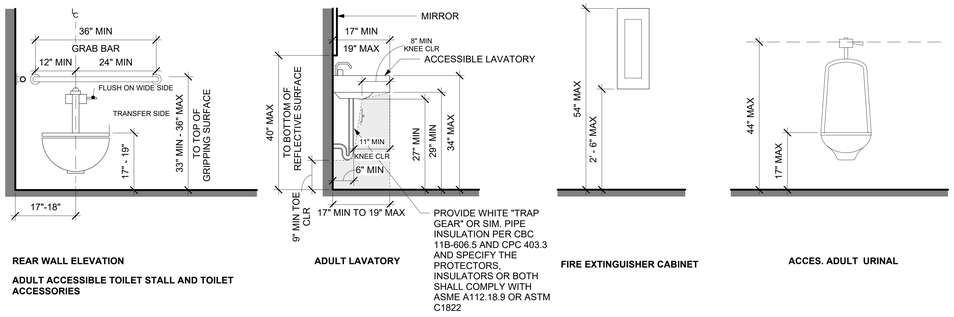
NOTES:

1. DEPTH MEASUREMENTS SHALL BE TAKEN FROM THE FRONT EDGE OF FOUNTAIN BACK TOWARD THE WALL OR MOUNTING POST
2. KNEE CLEARANCE SPACE SHALL BE FREE OF EQUIPMENT OR OBSTRUCTIONS
3. THE ANGLE OF WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO FRONT FACE OF UNIT. WHERE SPOUTS ARE <3" FROM FRONT OF UNIT ANGLE OF STREAM SHALL BE 30 DEGREES. WHERE SPOUTS ARE >3" FROM FRONT OF UNIT ANGLE SHALL BE 15 DEGREES MAX.

9 DRINKING FOUNTAIN - SECTION
1" = 1'-0"



5 WALL MOUNTED STAIR HANDRAIL
3" = 1'-0"



REAR WALL ELEVATION

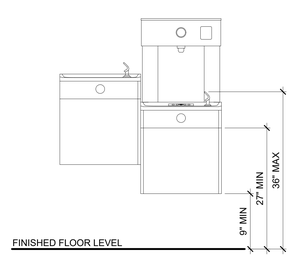
ADULT ACCESSIBLE TOILET STALL AND TOILET ACCESSORIES

ADULT LAVATORY

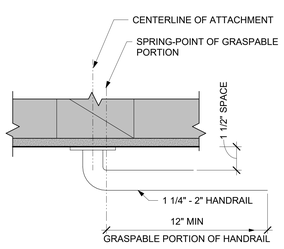
FIRE EXTINGUISHER CABINET

ACCES. ADULT URINAL

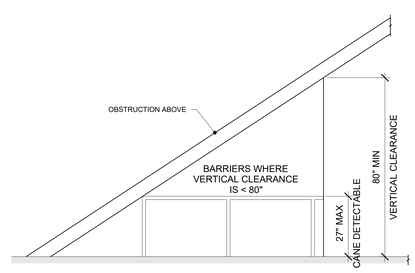
2 ADULT MOUNTING HEIGHT SCHEDULE
3/4" = 1'-0"



13 HI-LOW DRINKING FOUNTAIN - ELEVATION
1" = 1'-0"

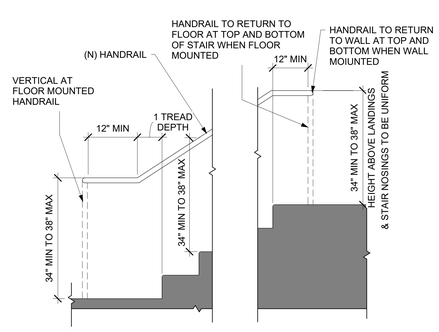


8 WALL MOUNTED STAIR AND RAMP HANDRAIL RETURN
3" = 1'-0"

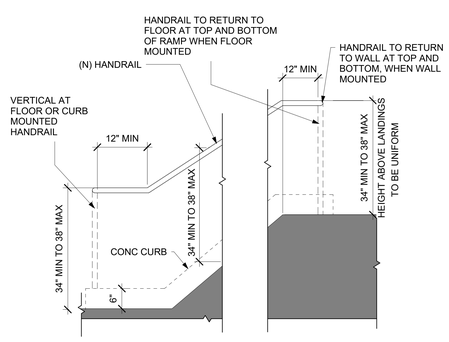


4 CANE DETECTABLE BARRIER
1/2" = 1'-0"

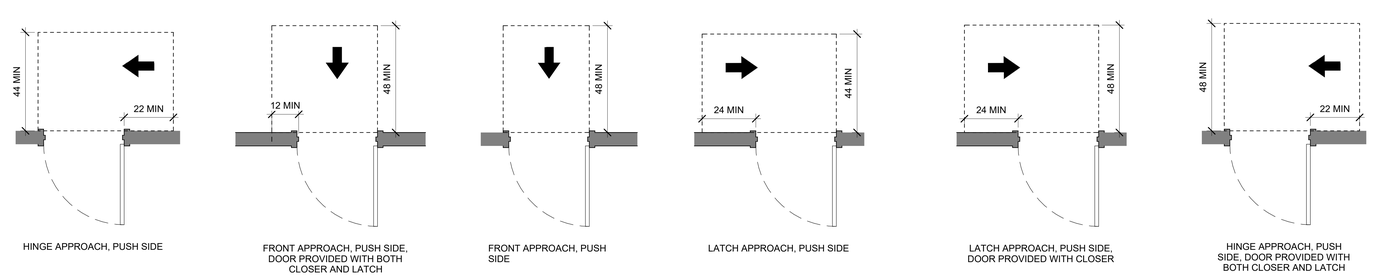
NOTE: ALL DOORS MUST COMPLY WITH ACCESSIBLE DOOR THRESHOLD CLEARANCES AS SHOWN HEREIN



12 STAIR HANDRAIL
3/4" = 1'-0"



7 RAMP HANDRAIL
3/4" = 1'-0"



HINGE APPROACH, PUSH SIDE

FRONT APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

FRONT APPROACH, PUSH SIDE

LATCH APPROACH, PUSH SIDE

LATCH APPROACH, PUSH SIDE, DOOR PROVIDED WITH CLOSER

HINGE APPROACH, PUSH SIDE, DOOR PROVIDED WITH BOTH CLOSER AND LATCH

FRONT APPROACH, PULL SIDE

HINGE APPROACH, PULL SIDE

LATCH APPROACH, PULL SIDE

1 REQ'D MANEUVERING CLEARANCE @ DOOR
1/2" = 1'-0"

OWNER:
SAN FRANCISCO RECREATION & PARKS
501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:
FRIENDS OF Jackson Park
368 Connecticut St
San Francisco CA 94117
p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:
FLETCHER STUDIO
2325 3rd street, suite 323
San Francisco CA 94107
p 415.323.0850
e admin@fletcherstudio.com

ARCHITECTURE:
Jackson Liles ARCHITECTURE
2325 Third Street #206
San Francisco, CA 94107
Tel 415.621.1799
www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

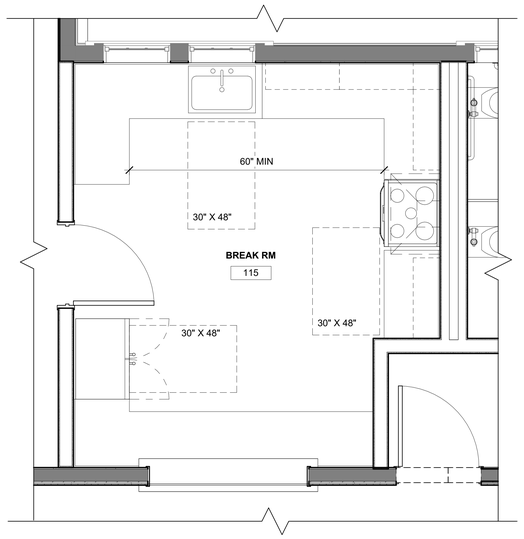
DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

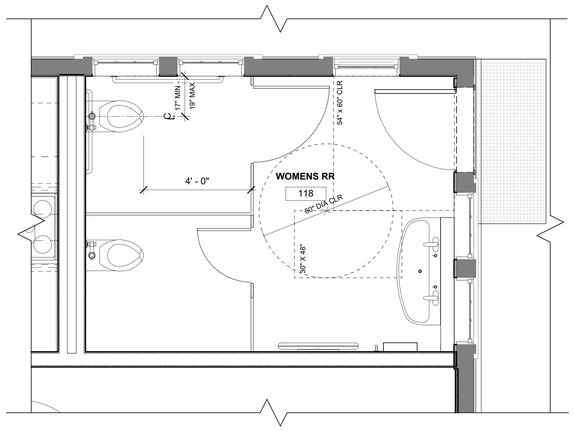
ACCESSIBILITY - DETAILS

SHEET NO:

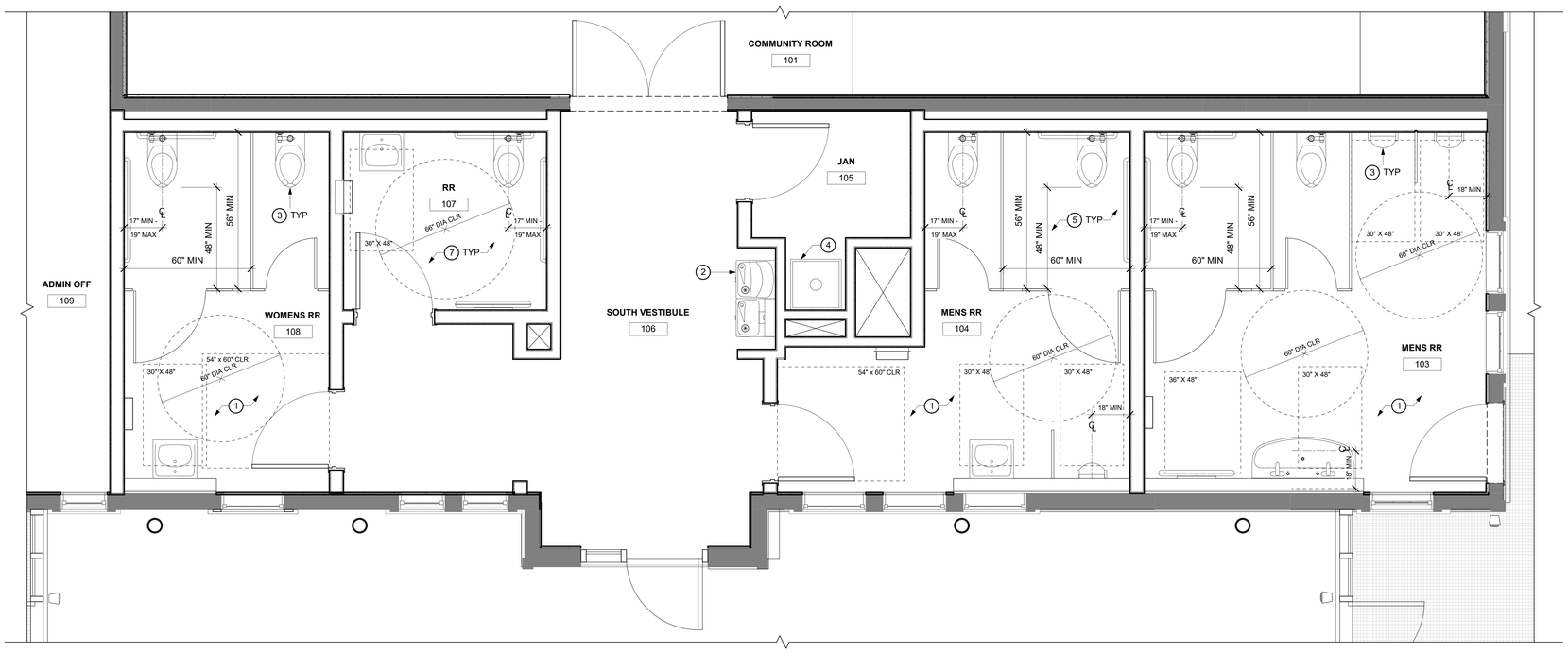
A_0.6a



3 ENLARGED FLOOR PLAN - ACCESSIBILITY - KITCHEN
1/2" = 1'-0"



2 ENLARGED FLOOR PLAN - ACCESSIBILITY - RESTROOMS
1/2" = 1'-0"



1 ENLARGED FLOOR PLAN - ACCESSIBILITY - RESTROOMS
1/2" = 1'-0"

N

GENERAL NOTES

A PROJECT MUST MEET CALIFORNIA AND SAN FRANCISCO GREEN BUILDING REQUIREMENTS AND THE SAN FRANCISCO DEMOLITION DEBRIS ORDINANCE FOR CCSF PROJECT

B SEE SURVEY FOR LOCATIONS OF (E) UTILITIES. PROTECT ALL UTILITIES TO REMAIN.

C SEE A_0.6a - A_0.6c FOR ACCESSIBILITY

D PROJECT TO BE FULLY SPRINKLERED TO MEET NFPA-13 REQUIREMENTS

E SEE A.0.4a FOR PRE-APPLICATION MEETING NOTES & OTHER PROJECT REQUIREMENTS

SHEET NOTES

1. MULTI-FIXTURE RESTROOM. FIXTURES AND ACCESSORIES PER CHAPTER 11B. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION
2. HI-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER. SEE SHEET A-0.6a FOR DETAILS
3. WALL HUNG FIXTURE, PER CHAPTER 11B
4. JANITORIAL MOP SINK AT FLOOR, SPD
5. SINGLE OCCUPANT RESTOOM: FIXTURES AND ACCESSORIES PER CHAPTER 11B. SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION

NOTE: SEE SHEET A-0.6a FOR ACCESSIBILITY.

LEGEND

XXX XXXX ###	**ROOM TAG**
STAIR XXX	**STAIR TAG**
F-XX +ELEV	**FLOOR TAG**
X-XXXX-XX	**WINDOW TAG**. SEE WINDOW SCHEDULE ON SHEET A.0.8
X-XX	**WALL TAG**. SEE WALL TYPES ON SHEET A.0.4a
####	**DOOR TAG**. SEE DOOR SCHEDULE ON SHEET A.0.7
	(E) EXTERIOR WALL W/ (N) INTERIOR FINISH
	(E) INTERIOR WALL W/ (N) INTERIOR FINISH
	(N) WALL

NOTE: FOR WALL TYPES, SEE A_0.4a

OWNER:

SAN FRANCISCO RECREATION & PARKS
501 Stanyan St
San Francisco CA 94117
p 415.831.2700
e rpdinfo@sfgov.org

CLIENT:

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REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

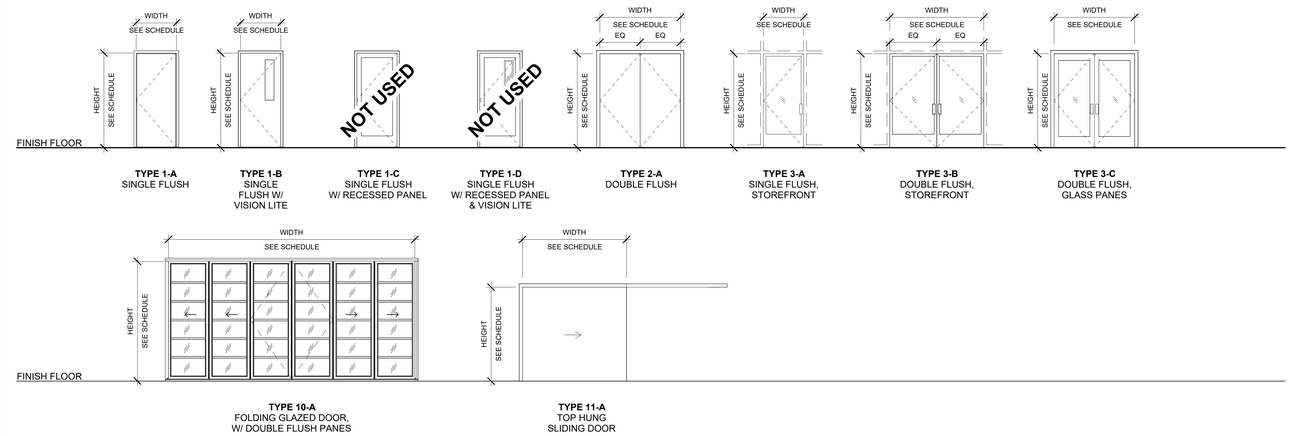
DRAWING TITLE:

ACCESSIBILITY - ENLARGED PLANS

SHEET NO:

A_0.6b

DOOR TYPES



DOOR SCHEDULE LEGEND

DOOR SCHEDULE LEGEND:

ALUM	ALUMINUM
ALUM STORE	ALUMINUM STOREFRONT
ALUM/GL	ALUMINUM/ GLASS
HM	HOLLOW METAL
PTD HM	PAINTED HOLLOW METAL
PTD WD	PAINTED WOOD
STL	STEEL
T	TEMPERED GLASS
WD	WOOD
CR	CARD READER
DC	DOOR CONTACT
KP	KEYPAD
(E)	EXISTING
(N)	NEW

GLAZING LEGEND

GLAZING TYPES ARE INDICATED ON THE WINDOW SCHEDULE, REFER TO SPECIFICATIONS FOR MANUFACTURER AND PRODUCT INFORMATION.

NOTE: PROVIDE TEMPERED GLASS TO MATCH GLAZING TYPES WHERE REQUIRED

G1 INSULATED DUAL PANE SAFETY GLAZING, SOLAR CONTROL, CLEAR, LOW E

G2 SINGLE PANE SAFETY GLAZING, SOLAR CONTROL, TRANSLUCENT, LOW E (AT HISTORIC WINDOWS)

G3 SINGLE PANE SAFETY GLAZING, CLEAR, LOW (E) (AT HISTORIC WINDOWS)

G4 SINGLE PANE SAFETY GLAZING, CLEAR (AT INTERIOR WINDOWS/ DOORS)

DOOR SCHEDULE

DOOR NO.	TYPE	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	GLAZING	HDWR GROUP	PANIC HDWR	FIRE RATING	INT/EXT	COMMENTS
100A	3-C	7' - 1"	7' - 0 1/2"	1 3/4"	ALUM/GL	ALUM	G1	1	YES	-		AUTOMATIC DOOR OPENER
101A	2-A	6' - 0"	7' - 0"	2"	WD	PTD HM	G4	15	-	-	INTERIOR	
102A	10-A	18' - 10"	9' - 0"	2 3/4"	ALUM/GL	ALUM	G1	4	-	-	INTERIOR	
103A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD HM	PTD HM	-	11	-	-	EXTERIOR	
104A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	11	-	-	INTERIOR	
105A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	13	-	-	INTERIOR	
106A	3-A	3' - 0"	7' - 3 1/2"		PTD WD	ALUM/GL	G1	2	-	-	INTERIOR	
107A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	12	-	-	INTERIOR	
108A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	11	-	-	INTERIOR	
109A	1-B	3' - 0"	7' - 0"	2"	PTD WD	PTD HM	G4	10	-	-	INTERIOR	
110A	1-B	3' - 0"	7' - 0"	2"	PTD WD	PTD HM	G4	10	-	-	INTERIOR	
111A	1-B	3' - 0"	7' - 0"	2"	PTD WD	PTD HM	G4	10	-	-	INTERIOR	
112A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	13	-	-	INTERIOR	
113A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	13	-	-	INTERIOR	
114A	3-A	3' - 0"	7' - 3 1/2"		ALUM/GL	ALUM	G1	2	YES	-	EXTERIOR	
115A	1-B	3' - 0"	7' - 0"	2"	PTD WD	PTD HM	G4	10	-	-	INTERIOR	
116A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	13	-	-	INTERIOR	
118A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD HM	PTD HM	-	11	-	-	EXTERIOR	
119A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	13	-	-	INTERIOR	
200A	3-C	6' - 0"	7' - 8 3/4"	1 3/4"	ALUM/GL	ALUM	G1	1	YES	-	EXTERIOR	AUTOMATIC DOOR OPENER
200B	3-C	6' - 0"	7' - 8 3/4"	1 3/4"	ALUM/GL	ALUM	G1	1	YES	-	EXTERIOR	AUTOMATIC DOOR OPENER
201A	3-A	3' - 0"	7' - 0"		ALUM/GL	ALUM	G1	3	-	-	EXTERIOR	
201B	3-A	3' - 0"	7' - 0"		ALUM/GL	ALUM	G1	3	-	-	EXTERIOR	
201C	11-A	6' - 0"	7' - 0"	2"	PTD WD	PTD HM	-	14	-	-	INTERIOR	
201D	11-A	6' - 0"	7' - 0"	2"	PTD WD	PTD HM	-	14	-	-	INTERIOR	
202A	1-B	3' - 0"	7' - 0"	2"	PTD WD	PTD HM	G4	10	-	-	INTERIOR	
202B	1-B	3' - 0"	7' - 0"	2"	PTD WD	PTD HM	G4	10	-	-	INTERIOR	
203A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	10	-	-	INTERIOR	
203B	1-B	3' - 0"	7' - 0"	2"	PTD HM	PTD HM	G4	3	-	-	EXTERIOR	
204A	1-A	3' - 0"	7' - 0"	1 3/4"	PTD WD	PTD HM	-	13	-	-	INTERIOR	

DOOR HRDWARE NOTES

GROUP 1 - AUTOMATIC PUSH BUTTON OPENER / CLOSER W/ HOLD OPEN FUNCTION, LATCH, DEADBOLT, PANIC HARDWARE (@ EXT GLASS DOUBLE EXIT DOORS)

GROUP 2 - CLOSER, LATCH, DEADBOLT, PANIC HARDWARE (@ EXT GLASS SINGLE EXIT DOORS)

GROUP 3 - CLOSER, LATCH, ENTRY LOCKSET, DEADBOLT (@ EXT DOORS)

GROUP 4 - SLIDING FOLDING DOOR HARDWARE BY MANUF

GROUP 10 - CLOSER, LATCH, OFFICE LOCKSET (@ INT DOOR)

GROUP 11 - CLOSER, PUSHPLATE ON EGRESS SIDE, FIXED ADA OULL ON PULL SIDE, CLASSROOM DEADLOCK (@ MULTI-USER RR DOORS)

GROUP 12 - CLOSER, LATCH, RESTROOM LOCK W/ OCCUPANCY INDICATOR (AT SINGLE OCC RR)

GROUP 13 - CLOSER, LATCH, STOREROOM LOCK

GROUP 14 - TOP HUNG SLIDING DOOR HARDWARE SYSTEM W/ CONCEALED OVERHEAD LOCKING

GROUP 15 - CLOSER, PUSHPLATE ON EGRESS SIDE, FIXED ADA PULL ON PULL SIDE, CLASSROOM DEADLOCK

GATE & DOOR NOTES

GENERAL DOOR NOTES:

1. GC AND HARDWARE SUPPLIER SHALL BE RESPONSIBLE FOR COORDINATING THE LOCKING, LATCHING, AND KEYING REQUIREMENTS WITH THE OWNER REPRESENTATIVE PRIOR TO PURCHASE AND INSTALLATION.

2. IT SHALL BE THE SPECIFIC DUTY AND RESPONSIBILITY OF THE FINISH HARDWARE SUPPLIER AND THE GC TO EXAMINE DRAWINGS AND SCHEDULES AND TO FURNISH PROPER HARDWARE FOR ALL NEW AND/OR MODIFIED OPENINGS AS REQUIRED FOR A COMPLETE INSTALLATION. GC TO SUBMIT A HARDWARE SCHEDULE TO THE ARCHITECT FOR REVIEW AND APPROVAL OF TYPES, STANDARDS AND QUALITY PRIOR TO ORDERING.

3. INTERIOR DOORS SHALL NOT EXCEED 5 LBS. OF FORCE TO OPERATE. INTERIOR DOORS WITH CLOSERS SHALL NOT EXCEED 8.5 LBS. OF FORCE TO OPERATE. EXTERIOR DOORS SHALL NOT EXCEED 5 LBS OF FORCE TO OPERATE.

4. ALL OPERABLE DOORS SHALL BE FURNISHED WITH HARDWARE THAT MEETS DISABLED ACCESS REQUIREMENTS. ALL ACCESSIBLE DOOR HARDWARE SHALL BE CENTERED 30" -44" ABOVE THE FLOOR.

5. ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM THE INTERIOR WITHOUT THE REQUIRED USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

6. GC SHALL COORDINATE THE INSTALLATION OF ANY OWNER FURNISHED ELECTRONIC CARD KEY AND/ OR SECURITY SYSTEM AND SHALL FURNISH REQUIRED ELECTRICAL CONNECTIONS.

7. ALL HOLLOW METAL AND WOOD DOORS TO BE SHOP PAINTED OR SPRAY APPLIED FINISH.

8. GC TO FURNISH CODE REQUIRED TOILET ROOM SIGNAGE TO MEET ACCESSIBILITY REQUIREMENTS.

9. CODE REQUIRED ACCESSIBILITY SIGNAGE SHALL BE ON ALL DOORS WHERE REQUIRED AND ADJACENT TO DOORS TO INDICATE ROOM NAME/ NUMBER. PROVIDE BRAILLE ON SIGNAGE TO MEET CODE REQUIREMENTS.

10. COORDINATE ALL DOOR HARDWARE WITH ACOUSTICAL GASKETING REQUIREMENTS WHERE SCHEDULED. DO NOT CUT OR OTHERWISE INTERRUPT ANY ACOUSTICAL GASKETING. DO NOT PAINT ACOUSTICAL GASKETING AT DOORS.

11. GLASS DOORS AND ADJACENT GLAZED PANELS WITHIN 24" HORIZONTALLY, AND ALL GLAZED OPENINGS WITHIN 18" ABOVE THE ADJACENT FLOOR SHALL BE TEMPERED GLASS.

12. SEE SPECIFICATIONS FOR HARDWARE GROUPS AND REQUIREMENTS.

13. A 12" SOLID KICKPLATE SHALL BE PROVIDED AT THE PUSH SIDE OF ALL WOOD DOORS, UON.

14. AT ALL PAIRED DOORS, DOORS SHALL BE MIRROR IMAGES OF EACH OTHER, UON.

15. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT TO BE USED. DEADBOLTS MUST BE INTEGRATED WITH A LEVER TO OPEN THE DOOR WITH A SINGLE EFFORT, AND ARE ALLOWED ONLY ON THE INACTIVE LEAF OF A DOUBLE DOOR.

16. PROVIDE RATED DOORS, CLOSERS AND HARDWARE AT ALL ROOMS INDICATED BY WALL TYPES AS RATED ENCLOSURES. RATING TO MEET 2022 CBC CODE REQUIREMENTS.

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

DOOR SCHEDULE

SHEET NO:

A_0.7

WINDOW & LOUVER NOTES

GENERAL WINDOW AND STOREFRONT NOTES:

1. VERIFY ALL WINDOW ROUGH OPENINGS AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF GLAZED PARTITION UNITS
2. SEE INTERIOR AND EXTERIOR ELEVATIONS FOR WINDOW TAGS
3. GLASS TYPE IS TO CONFORM TO LATEST APPLICABLE CODES
4. SEE SPECIFICATION SECTION 08800 FOR ADDITIONAL GLAZING REQUIREMENTS
5. EXTERIOR WINDOWS TO COMPLY WITH STC REQUIREMENTS OF THE ACOUSTICAL CONTROL SPECIFIC LOCAL REQUIREMENTS AS LISTED ON A.0.04B.

2403.1 IDENTIFICATION: EACH PANE SHALL BEAR THE MANUFACTURER'S MARK DESIGNATING THE TYPE AND THICKNESS OF THE GLASS OR GLAZING MATERIAL. THE IDENTIFICATION SHALL NOT BE OMITTED UNLESS APPROVED AND AN AFFIDAVIT IS FURNISHED BY THE GLAZING CONTRACTOR CERTIFYING THAT EACH LIGHT IS GLAZED IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS THAT COMPLY WITH THE PROVISIONS OF THIS CHAPTER. SAFETY GLAZING SHALL BE IDENTIFIED IN ACCORDANCE WITH SECTION 2406.2.

EACH PANE OF TEMPERED GLASS, EXCEPT TEMPERED SPANDREL GLASS, SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER, THE IDENTIFICATION MARK SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED, OR OF A TYPED THAT, ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED.

2402.1 VERTICAL GLASS: GLASS SLOPED 15 DEGREES OF LESS FROM VERTICAL IN WINDOWS, CURTAIN AND WINDOW WALLS, DOORS, AND OTHER EXTERIOR APPLICATIONS SHALL BE DESIGNED TO RESIST THE WIND LOADS IN CBC SEC. 1609 FOR COMPONENTS AND CLADDING. GLASS IN GLAZED CURTAIN WALLS, GLAZED STOREFRONTS AND GLAZED PARTITIONS SHALL MEET THE SEISMIC REQUIREMENTS OF ASCE 7, SECTION 13.5.5. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.

2404.2 SLOPED GLASS (UNIT SKYLIGHTS): SEE ROOF PLAN FOR LOCATIONS UNIT SKYLIGHTS SHALL COMPLY WITH CBC SEC. 2405.5

2406: SAFETY GLAZING

2406.1 HUMAN IMPACT LOADS: INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS, IN HAZARDOUS LOCATIONS AS DEFINED IN CBC SEC. 2406.3 SHALL COMPLY WITH CBC SECTIONS 2606.1.1 THROUGH 2406.1.5

2406.2 IDENTIFICATION OF SAFETY GLAZING: EXCEPT AS INDICATED IN CBC SEC. 2406.2.1, EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AS WELL AS THE INFORMATION SPECIFIED IN SEC. 2043.1. THE DESIGNATION SHALL BE SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED, OR OF A TYPED THAT, ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL AS DEFINED IN SEC. 1702.1 AND MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

EXCEPTIONS:
1. FOR OTHER THAN TEMPERED GLASS, MANUFACTURER'S DESIGNATIONS ARE NOT REQUIRED, PROVIDED THE BUILDING OFFICIAL APPROVES THE USED OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THIS CODE
2. TEMPERED SPANDREL GLASS IS PERMITTED TO BE IDENTIFIED BY THE MANUFACTURER WITH A REMOVABLE PAPER DESIGNATION

2406.3 HAZARDOUS LOCATIONS: THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIREMENT SAFETY GLAZING MATERIALS:
1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES (SEC. 2406.3.1)
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES
3. GLAZING IN STORM DOORS
4. GLAZING IN UNFRAMED SWINGING DOORS
5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

EXCEPTIONS:
1. PANELS WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING
2. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH, GLAZING IN THIS APPLICATION SHALL COMPLY WITH SEC 2 406.3, ITEM 7

6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN ITEM 5, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS -

1. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FEET
2. EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR
3. EXPOSED TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR
4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING

7. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS, REGARDLESS OR AREA OF HEIGHT ABOVE A WALKING SURFACE.
8. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
9. GLAZING ADJACENT TO STAIRWAYS AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD

2406.3.1 EXCEPTIONS: THE FOLLOWING PRODUCTS, MATERIALS AND USES SHALL NOT BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS:

1. OPENINGS IN DOORS THROUGH WHICH A 3 INCH SPHERE IS UNABLE TO PASS
2. DECORATIVE GLASS IN SEC. 2406.3, ITEM 1.6 OR 7
3. GLAZING MATERIALS USED AS CURVED GLAZED PANELS IN REVOLVING DOORS
4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS
5. GLASS BLOCK PANELS COMPLYING WITH SECTION 2101.2.5
6. LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF SEC. 2403.5
7. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES CONTINUOUS BACKING SUPPORT

SCHEDULE LEGEND

ALUM	ALUMINUM
HM	HOLLOW METAL
T	TEMPERED GLASS
1 HR	RATING APPLIES TO FRAME AND GLAZING
INSUL	INSULATED GLAZING
(E)	EXISTING
(N)	NEW

GLAZING LEGEND

GLAZING TYPES ARE INDICATED ON THE WINDOW SCHEDULE. REFER TO SPECIFICATIONS FOR MANUFACTURER AND PRODUCT INFORMATION.

NOTE: PROVIDE TEMPERED GLASS TO MATCH GLAZING TYPES WHERE REQUIRED

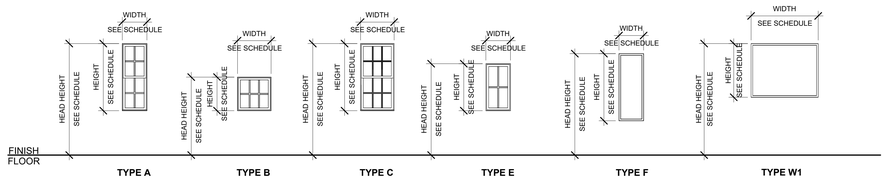
G1 INSULATED DUAL PANE SAFETY GLAZING, SOLAR CONTROL, CLEAR, LOW E

G2 SINGLE PANE SAFETY GLAZING, SOLAR CONTROL, TRANSLUCENT, LOW E (AT HISTORIC WINDOWS)

G3 SINGLE PANE SAFETY GLAZING, CLEAR, LOW (E) (AT HISTORIC WINDOWS)

G4 SINGLE PANE SAFETY GLAZING, CLEAR (AT INTERIOR WINDOWS/ DOORS)

WINDOW TYPES



TYPE A DOUBLE HUNG MULTI-LITE

TYPE B FIXED OR HOPPER MULTI-LITE (SEE SCHEDULE)

TYPE C DOUBLE HUNG MULTI-LITE

TYPE E FIXED OR HOPPER MULTI-LITE (SEE SCHEDULE)

TYPE F CASEMENT

TYPE W1 FIXED

REHABILITATED WINDOW SCHEDULE - EXTERIOR

REHABILITATED WINDOW SCHEDULE - LEVEL 1

WINDOW NUMBER	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	MATERIAL	GLAZING	RATING	CURRENT STATUS	ACTION
E106-2	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G2		SOME PANES INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N), (N) LOWER SASH TO MATCH (E)
E-103-1	C	2' - 6"	5' - 0"	7' - 6"	WOOD	G2			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-103-2	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G2			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-103-3	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G2		INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-104-1	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G2			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-104-2	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G2			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-104-3	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-106-1	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		SOME PANES INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N), (N) LOWER SASH TO MATCH (E)
E-108-1	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G3		GLASS PAINTED RED	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-109-1	F	1' - 0 1/2"	3' - 6"	7' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-109-4	F	1' - 0 1/2"	3' - 6"	7' - 6"	WOOD	G3		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-109-5	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		NO GLASS; FIBERGLASS ATTACHED TO OUTSIDE	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-109-6	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		NO GLASS; FIBERGLASS ATTACHED TO OUTSIDE	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-109-7	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		NO GLASS; FIBERGLASS ATTACHED TO OUTSIDE	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-109-8	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G2		NO GLASS; FIBERGLASS ATTACHED TO OUTSIDE	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-110-1	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		NO GLASS; FIBERGLASS ATTACHED TO OUTSIDE	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-110-2	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		NO GLASS; FIBERGLASS ATTACHED TO OUTSIDE	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-110-3	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		NO GLASS; FIBERGLASS ATTACHED TO OUTSIDE	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-111-1	F	1' - 0 1/2"	3' - 6"	7' - 6"	WOOD	G3		INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-111-4	F	1' - 0 1/2"	3' - 6"	7' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-111-5	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-111-6	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-111-7	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-112-1	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G2		INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-112-2	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G2		INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-112-3	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G2		INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-115-1	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G3		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-115-2	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G3		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-118-1	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G2		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-118-2	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G2		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-118-3	C	2' - 6"	5' - 0"	7' - 6"	WOOD	G2			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-118-4	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G2		INFILLED W/ FIBERGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-118-5	B	2' - 6"	2' - 6"	7' - 6"	WOOD	G2			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-202-135	A	1' - 10"	5' - 0"	7' - 6"	WOOD	G3		NO GLASS; FIBERGLASS ATTACHED TO OUTSIDE	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)

REHABILITATED WINDOW SCHEDULE - CLERESTORY

WINDOW NUMBER	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	MATERIAL	GLAZING	RATING	CURRENT STATUS	ACTION
E-101-3	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-4	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		BROKEN & INFILLED W PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-5	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-6	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-7	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-8	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		INFILLED W/ YELLOWED PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-9	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-10	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-11	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		INFILLED W/ YELLOWED PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-12	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		INFILLED W/ YELLOWED PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-13	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-14	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-15	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-16	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-17	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-18	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-19	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		INFILLED W/ PLEXIGLASS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-20	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		INFILLED W/ PLEXIGLASS & MISSING MUNTIN	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-21	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-22	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-23	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-24	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-25	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-26	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-27	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-28	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-29	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-30	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-31	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-32	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ TARP ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-33	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-34	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-35	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-36	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-37	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-38	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-39	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR; NO MUNTINS	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-40	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-41	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3		COVERED W/ PAPER ON INTERIOR	SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)
E-101-42	E	1' - 10"	3' - 6"	15' - 6"	WOOD	G3			SASH & FRAME - REHABILITATE (E), GLASS - REPLACE W/ (N)

WINDOW SCHEDULE - EXTERIOR

NEW WINDOW SCHEDULE - LEVEL 1

WINDOW NUMBER	TYPE	WIDTH	HEIGHT	HEAD HT	MATERIAL	RATING	GLAZING	ACTION
E-101-1	C	2' - 6"	4' - 0"	10' - 0"	WOOD		G1	REPLACE EXISTING INFILL PANEL, (N) WINDOW TO MATCH EXISTING OF SAME SIZE
E-101-2	C	2' - 6"	4' - 0"	10' - 0"	WOOD		G1	REPLACE EXISTING INFILL PANEL, (N) WINDOW TO MATCH EXISTING OF SAME SIZE
E-201-1	F	1' - 10"	5' - 0"	7' - 6"	ALUM		G1	
E-201-2	F	1' - 10"	5' - 0"	7' - 6"	ALUM		G1	
E-201-3	F	1' - 10"	5' - 0"	7' - 6"	ALUM		G1	
E-202-1	F	1' - 10"	5' - 0"	7' - 2 1/2"	ALUM		G1	
E-202-2	F	1' - 10"	5' - 0"	7' - 2 1/2"	ALUM		G1	
E-202-129	A	1' - 10"	5' - 0"	7' - 6"	WOOD		G1	REPLACE EXISTING INFILL PANEL, (N) WINDOW TO MATCH EXISTING OF SAME SIZE
E-202-130	A	1' - 10"	5' - 0"	7' - 6"	WOOD		G1	REPLACE EXISTING INFILL PANEL, (N) WINDOW TO MATCH EXISTING OF SAME SIZE
E-202-131	A	1' - 10"	5' - 0"	7' - 6"	WOOD		G1	REPLACE EXISTING INFILL PANEL, (N) WINDOW TO MATCH EXISTING OF SAME SIZE
E-202-132	A	1' - 10"	5' - 0"	7' - 6"	WOOD		G1	REPLACE EXISTING INFILL PANEL, (N) WINDOW TO MATCH EXISTING OF SAME SIZE
E-203-1	F	1' - 10"	5' - 0"	7' - 2 1/2"	ALUM		G1	
E-203-2	F	1' - 10"	5' - 0"	7' - 2 1/2"	ALUM		G1	
E-203-3	F	1' - 10"	5' - 0"	7' - 3"	ALUM		G1	

WINDOW SCHEDULE - INTERIOR

WINDOW NUMBER	TYPE	WIDTH	HEIGHT	HEAD HT	MATERIAL	RATING	GLAZING TYPE	COMMENTS
I-100-1		5' - 0"	4' - 0"	7' - 3"	ALUM		G4	
I-100-2		5' - 0"	4' - 0"	7' - 3"	ALUM		G4	
I-109-2		5' - 0"	4' - 0"	7' - 3"	ALUM		G4	
I-110-2		5' - 0"	4' - 0"	7' - 3"	ALUM		G4	

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

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50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

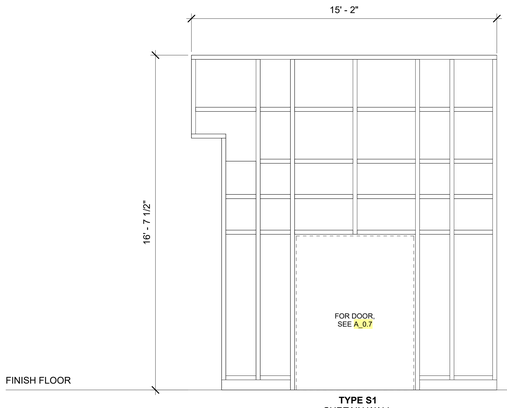
DRAWING TITLE:

WINDOW & LOUVER SCHEDULE

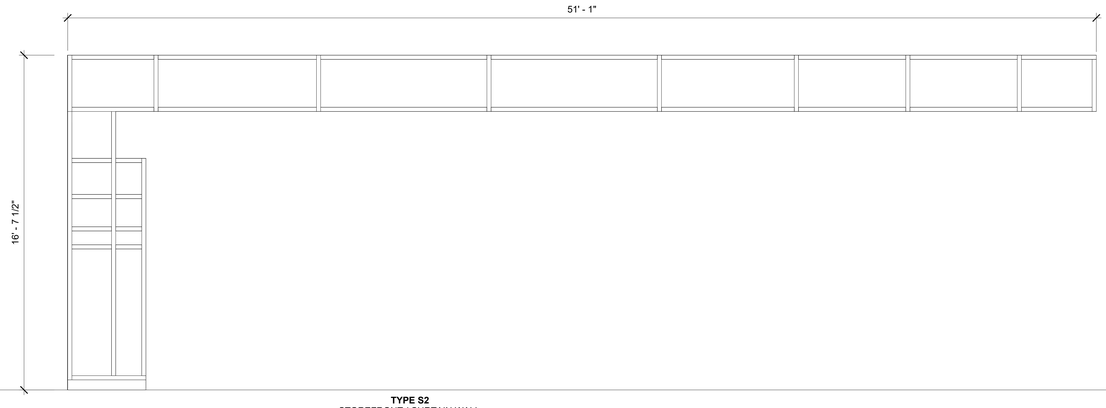
SHEET NO:

A_0.8

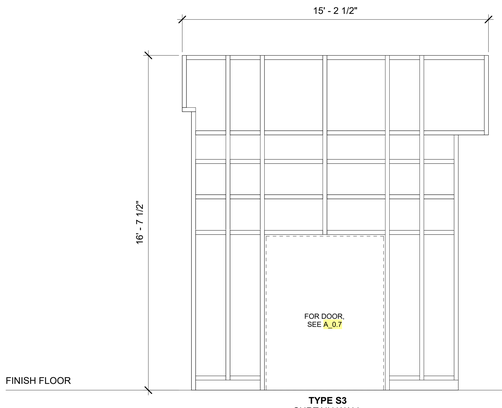
CURTAIN WALL AND STOREFRONT TYPE LEGEND



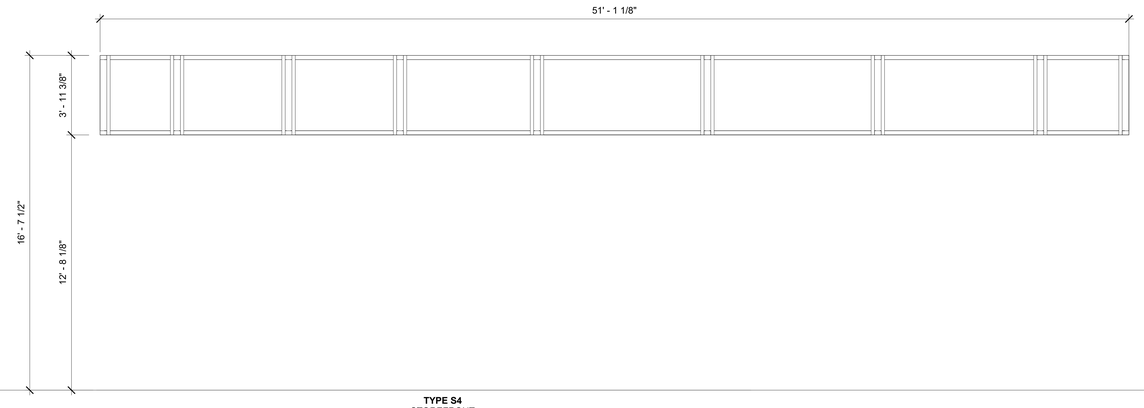
TYPE S1
CURTAIN WALL



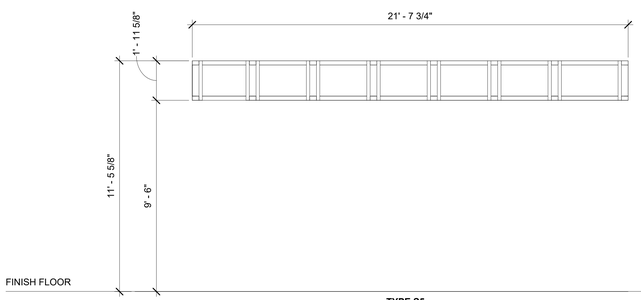
TYPE S2
STOREFRONT / CURTAIN WALL



TYPE S3
CURTAIN WALL



TYPE S4
STOREFRONT



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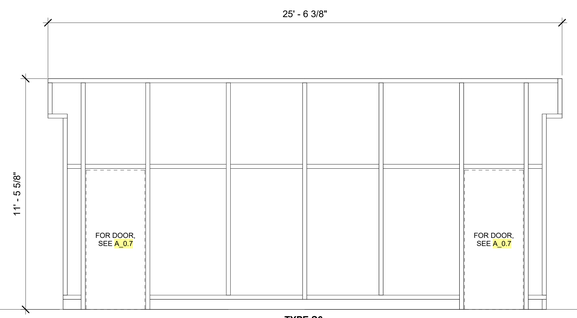
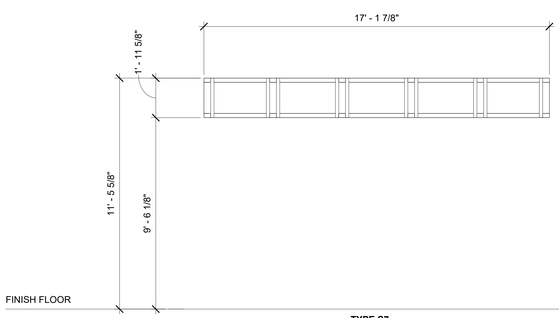


TYPE S6
STOREFRONT



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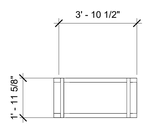
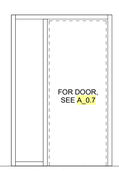
STOREFRONT



TYPE S8
STOREFRONT



TYPE S9
STOREFRONT

GLAZING LEGEND

GLAZING TYPES ARE INDICATED ON THE WINDOW SCHEDULE. REFER TO SPECIFICATIONS FOR MANUFACTURER AND PRODUCT INFORMATION.

NOTE: PROVIDE TEMPERED GLASS TO MATCH GLAZING TYPES WHERE REQUIRED

G1 INSULATED DUAL PANE SAFETY GLAZING, SOLAR CONTROL, CLEAR, LOW E

G2 SINGLE PANE SAFETY GLAZING, SOLAR CONTROL, TRANSLUCENT, LOW E (AT HISTORIC WINDOWS)

G3 SINGLE PANE SAFETY GLAZING, CLEAR, LOW (E) (AT HISTORIC WINDOWS)

G4 SINGLE PANE SAFETY GLAZING, CLEAR (AT INTERIOR WINDOWS/ DOORS)

SCHEDULE LEGEND

STOREFRONT & CURTAIN WALL SCHEDULE

STOREFRONT #	STOREFRONT TYPE	WIDTH & HEIGHT	DESCRIPTION	MATERIAL	GLAZING MATERIAL
E-200-1	S1	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1
E-200-2	S2	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1
E-200-3	S3	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1
E-200-4	S4	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1
E-201-4	S5	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1
E-201-5	S6	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1
E-203-4	S7	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1
E-201-4	S8	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1
E-114-1	S9	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1
E-106-3	S9	SEE LEGEND	STOREFRONT	ALUM/GLASS	G1

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ISSUANCE RECORD

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REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

STOREFRONT & CURTAIN WALL SCHEDULE

SHEET NO:

A_0.9

FINISH NOTES

1. REFER TO PROJECT SPECIFICATIONS AND THE M ANUFACTURER'S PRODUCT SPECIFICATIONS FOR GENERAL PRODUCT INFORMATION
2. CONTRACTOR SHALL EXAMINE ALL SURFACES DESIGNATED TO RECEIVE NEW FINISH AND VERIFY THAT THEY MEET MANUFACTURER'S SPECIFICATIONS TO RECEIVE THE SPECIFIED FINISHES. SURFACE DEFECTS OR DEFICIENCIES WHICH MAY ADVERSELY AFFECT WORK SHALL BE CORRECTED OR BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR FOR CORRECTIONS PRIOR TO COMMENCEMENT OF THE WORK. PROCEEDING WITH THE WORK SHALL IMPLY THE CONTRACTOR;'S ACCEPTANCE OF SURFACE CONDITIONS.
3. ALL (E) INTERIOR BUILDING ELEMENTS ARE TO BE PATCHED, REPAIRED, PREPPED, AND PAINTED, INCLUDING COLUMNS, BEAMS, TRUSSES, JOISTS, ROOF SHEATHING, AND OTHER STRUCTURAL AND ARCHITECTURAL ELEMENTS
4. ALL SURFACES SHALL BE PREPARED AND PRIMED ACCORDING TO MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS
5. CONTRACTOR IS TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS REGARDING CONDITIONS OR LOCATIONS FOR APPLICATION OF MATERIALS PRIOR TO INSTALLATION
6. THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK TRADES AND APPROVE ALL NECESSARY TOUCH-UP PAINTING OR PATCHING
7. SUBMIT SAMPLES OF ALL FINISH MATERIALS FOR ARCHITECT'S APPROVAL IN CONFORMANCE WITH THE GENERAL NOTES
8. ALL VERTICAL SURFACES TO RECEIVE BASE, UON
9. ALL BASE SHALL BE 4", UON, AND BE PROVIDED FROM ROLLED STOCK (NOT PRE-CUT LENGTHS)
10. NO RESILIENT BASE SEAM IS TO OCCUR WITHIN 12" OF A WALL CORNER
11. ALL CHANGES IN FLOORING MATERIAL ARE TO OCCUR AT THE CENTERLINE OF DOORS IN THE CLOSED POSITION
12. NO WALL COVERING SEAM IS TO OCCUR WITHIN 12" OF A WALL CORNER
13. ALL EXPOSED DRYWALL SURFACES TO BE PAINTED, UON
14. ALL PAINT FINISH SHALL BE 'EGGSHELL' TYPICAL, WITH SEMI-GLOSS AT TRIM, DOORS, AND RESTROOM WALLS AND CEILINGS, UON
15. WHERE SEVERAL FINISHES OCCUR ON THE SAME WALL, REFER TO INTERIOR ELEVATIONS FOR CLARIFICATION
16. PROVIDE SILICONE RUBBER BASED SEALANT RESISTANT TO MILDEW AT SINKS, COUNTERTOPS, AND BACKSPLASHES. SUBMIT PRODUCT INFORMATION AND COLOR SAMPLE FOR APPROVAL
17. GENERAL BUILDING SEALANT TO BE PAINTABLE ACRYLIC LATEX SEALANT, TREMCO ACRYLIC LATEX OR APPROVED EQUAL. SUBMIT PRODUCT INFORMATION AND COLOR SAMPLE FOR APPROVAL
18. VERIFY COLOR AND STYLE OF ALL UNSPECIFIED EXPOSED ELECTRICAL, MECHANICAL, AND PLUMBING COVER PLATES, SWITCHES, GRILLES, ETC WITH ARCHITECT PRIOR TO ORDERING OR INSTALLATION
19. WHERE DOORS ARE SCHEDULED FOR A PAINT FINISH, PAINT DOORS TO MATCH ADJACENT WALL COLOR IN SEMI-GLOSS ENAMEL. WHERE ACCENT WALLS OCCUR, DOORS SHALL MATCH THE ADJACENT ACCENT WALL COLOR
20. DOOR FRAMES SHALL BE MANUFCTURER'S SHOP APPLIED PAINT FINISH AS SCHEDULED, SEE SPECIFICATIONS
21. ALL MILLWORK SHALL BE WIC QUALITY, CUSTOM GRADE, UON
22. WHERE STAIRS OCCUR, PROVIDED CONTRASTING COLOR AS SHOWN IN DRAWINGS
23. ALL FIRE EXTINGUISHER CABINETS (FEC) TO BE FINISHED TO MATCH ADJACENT WALL, UON
24. LEVEL FLOOR WHEREVER REQUIRED TO MAINTAIN MAX. TOLERANCE OF 1/4" SLOPE IN 10 FEET
25. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION REGARDING CEILING FINISHES
26. ALL DIAGONAL BRACING WIRES, CEILING HANGING WIRES, AND COMPRESSION STRUTS TO BE HELD BACK MAX. ALLOWABLE DISTANCE FROM FINISHED EDGE OF ALL "FLOATING" CEILING PANELS WHERE ROOF/CEILING STRUCTURE IS EXPOSED BEYOND
27. PROVIDE PROPOSED LAYOUT OF DESIGN-BUILD SPRINKLER LOCATIONS AT ALL CEILING PANEL, CEILING TILE, AND EXPOSED CEILING LOCATIONS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION
28. PROVIDE FINISHES, SEALANTS, WAXES, ETC. FOR A COMPLETE INSTALLED COMMERCIAL GRADE FINISH PER MANUFACTURER'S RECOMMENDATIONS (I.E. PROVIDED SEALAR AT LINOLEU, FLOORING)
29. PROVIDE GROMMETS AT ALL BUILT-IN COUNTERS (EXCEPT FOR IN KITCHEN OR BREAK AREAS. COORDINATE WITH POWER/DATE RECEPTACLES BELOW

INTERIOR FINISH NOTES

INTERIOR FINISH SCHEDULE - LEVEL 1

ROOM NUMBER	ROOM NAME	FLOOR			WALL					CEILING		
					WALL FINISH							
		FLOOR FINISH	BASE FINISH	FLOOR COMMENTS	NORTH	EAST	SOUTH	WEST	WALL COMMENTS	CEILING FINISH	CEILING COMMENTS	GENERAL NOTES
100	WEST VESTIBULE	HW-1	VB-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
101	COMMUNITY ROOM	HW-1	VB-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
102	STAGE	HW-1	VB-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
103	MENS RR	REP-1	REP-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
104	MENS RR	REP-1	REP-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
105	JAN	REP-1	REP-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
106	SOUTH VESTIBULE	HW-1	VB-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
107	RR	REP-1	REP-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
108	WOMENS RR	REP-1	REP-1		PT-1	PT-1	PT-1	PT-1		ACT-1		
109	ADMIN OFF	LIN-1	RB-1		PT-1	PT-1	PT-1	PT-1		ACT-1		
110	ADMIN OFF	LIN-1	RB-1		PT-1	PT-1	PT-1	PT-1		ACT-1		
111	ADMIN OFF	LIN-1	RB-1		PT-1	PT-1	PT-1	PT-1		ACT-1		
112	ELEC	LIN-1	RB-1		PT-1	PT-1	PT-1	PT-1		OPEN		
113	STOR	LIN-1	RB-1		PT-1	PT-1	PT-1	PT-1		OPEN		
114	NORTH VESTIBULE	HW-1	VB-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
115	BREAK RM	LIN-1	RB-1		PT-1	PT-1	PT-1	PT-1		AC-2		
116	STOR	LIN-1	RB-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
118	WOMENS RR	REP-1	REP-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		
119	HEAT PUMP	LIN-1	RB-1		PT-1	PT-1	PT-1	PT-1		OPEN		
200	CLUBHOUSE HUB	CONC-1	RB-1		PT-1	PT-1	PT-1	PT-1	NORTH WALL TO BE REHABILITATION OF PORTION OF (E) CLUBHOUSE EXTERIOR	PTD GYP		
201	MULTI-PURPOSE 1	HW-2	VB-1		PT-1	CONC-1	CONC-1	PT-1		PTD GYP		
202	MULTI-PURPOSE 2	HW-2	VB-1		PT-1	CONC-1	CONC-1	PT-1		PTD GYP		
203	OPS AND REC OFF	LIN-1	RB-1		PT-1	PT-1	CONC-1	PT-1		PTD GYP		
204	STOR	LIN-1	RB-1		PT-1	PT-1	PT-1	PT-1		PTD GYP		

INTERIOR FINISH SCHEDULE

FLOOR FINISHES:

CONCRETE:

CONC 1
MATERIAL: POLISHED CONCRETE
MANUF.: N/A
COLOR:
NOTES:

RESILIENT FLOORING:

LIN 1
MATERIAL: LINOLEUM
MANUF.: FORBO FLOORING SYSTEMS
PROD.: MARMOLEUM SHEET
COLOR: TBD
NOTES: PROVIDE MANUF. REC. FLOOR PREP TREATMENT ASSUME 3 COLORS

RESILIENT FLOORING AND BASE:

REP 1
MATERIAL: RESINOUS MATRIX TERRAZZO FLOORING
MANUF.: DEX-O-TEX OR EQ.
PROD.: CHEMINERT TERRAZZO
COLOR: STANDARD
NOTES: INTEGRAL COVED BASE

HW 1
MATERIAL: HARDWOOD FLOORING
MANUF.: JUNKERS HARDWOOD OR EQ
PROD.: 2-STRIP HARDWOOD FLOORING
COLOR: MAPLE - CLASSIC W/ SILKMATT URETHANE FACTORY FINISH
NOTES: PROVIDE VAPOR BARRIER AND 3/8" FOAM UNDERLAYMENT

HW 2
MATERIAL: HARDWOOD DANCE FLOORING
MANUF.: JUNKERS HARDWOOD OR EQ
PROD.: UNOBAT 45 SPORTS FLOORING
COLOR: MAPLE - CLASSIC W/ SILKMATT URETHANE FACTORY FINISH
NOTES: PROVIDE VAPOR BARRIER AND 3/8" FOAM UNDERLAYMENT

WALLL BASE:

RB 1
MATERIAL: 4" RUBBER BASE
MANUF.: ROPPE
PROD.: PINNACLE
COLOR: TBD
NOTES: FROM ROLLED STOCK ONLY

VB 1
MATERIAL: VENTILATED RUBBER BASE
MANUF.: ROPPE
PROD.: 4" HIGH VENTILATED RUBBER BASE
COLOR: TBD
NOTES: PROVIDE AT WOOD FLOORING WHERE REQ'D

WALL FINISHES:

PAINT:

PT 1
MATERIAL: PAINT
MANUF.: PER SPECS
PROD #: TBD
COLOR: TBD
NOTES: SEE NOTE BELOW RE: COLORS

NOTE: FINAL PAINT COLORS HAVE NOT BEEN SELECTED. PT-1 DESIGNATION ON PLANS AND SCHEDULES IS A PLACEHOLDER TO INDICATE WALLS TO BE PAINTED, SEE BELOW FOR LIST OF PRELIMINARY PAINT GROUPS

ASSUME SEPARATE COLORS AT:

PUBLIC AREAS

OFFICES

RESTROOMS

EXTERIOR RESTROOMS

STAGE

UTILITY ROOMS (ELECTRICAL, JANITOR'S CLOSET, STORAGE, PLUMB/ MECH, ETC)

WALL FINISHES (CONT.)

CERAMIC TILE:

CT 1
MATERIAL: CERAMIC TILE
MANUF.: FIRECLAY TILE
PROD: ORIGINAL CERAMIC TILE
SIZE: 2"X6"
COLOR: ROSEMARY MATTE
NOTES: PROVIDE SATIN ST STL SCHLUTER TRIMS

MISC WALL FINISHES:

FRP 1
MATERIAL: FULL HT FRP
COLOR: WHITE
NOTES: PROVIDE MANUF TRIMS AT CORNERS, TOP AND BOTTOM

CONC 1
MATERIAL: CONCRETE
COLOR: STANDARD
NOTES: PROVIDE CLR MATTE SEALER

CEILING FINISHES:

PAINTED CEILING/ SOFFITS:

PTD GYP
MATERIAL: PAINT
MANUF.: PER SPECS
PROD. #: TBD
COLOR: TBD
NOTES:

ACT 1
MATERIAL: 24"X24" ACOUSTICAL CEILING
MANUF.: ARMSTRONG
TILE: ULTIMA TEGULAR #1915
GRID: SUPRAFINE XL9/16" EXPOSED TEE
COLOR: WHITE
NOTES:

ACT 2
MATERIAL: 24"X24" WASHABLE ACOUSTICAL CEILING TILE
MANUF.: ARMSTRONG
TILE: TBD
GRID: PRELUDE XL 15/16" EXPOSED TEE
COLOR: WHITE
NOTES:

OPEN TO STRUCTURE ABOVE:

OPEN
MATERIAL: PAINT AT STRUCTURE
MANUF.: PER SPECS
PROD. #: TBD
COLOR: TBD
NOTES:

NOTE: FINAL PAINT COLORS HAVE NOT BEEN SELECTED. PTD-GYP DESIGNATION ON SCHEDULES IS A PLACEHOLDER TO INDICATE CEILINGS/ SOFFITS TO BE PAINTED, SEE BELOW FOR LIST OF PRELIMINARY PAINT GROUPS

ASSUME SEPARATE COLORS AT:

GYP BD CEILINGS

RESTROOM CEILINGS

UTILITY ROOMS

MATRIX OF MISC FINISHES

MATRIX OF MISC. BUILDING MATERIAL FINISHES - INTERIOR

ITEM	FINISH/ MATERIAL	COLOR	NOTES
WOOD DOORS	PRIMED	PTD, TBD	
FRAMES @ WD DOORS	PAINT	VARIES	
HM DOORS	PAINT	VARIES	
FRAMES @ HM DOORS	PAINT	VARIES	
INTERIOR LOUVERS	FACTORY	TBD	
FRAMES @ HM WINDOWS	PAINT	TBD	
INTERIOR STOREFRONT	FACTORY	TBD	
MISC STAIR RAILINGS	PAINT	TBD	
STRUCT STEEL COLUMNS, BRB's, TRUSSES, ETC	PAINT	TBD	
TOILET PARTITIONS	FACTORY	TBD	
LOCKERS	FACTORY	TBD	
EXPOSED CONDUIT	PAINT	TBD	
FIRE RISERS	PAINT	TBD	
ACCESS PANELS	PAINT	TBD	

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
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50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

FINISH SCHEDULE

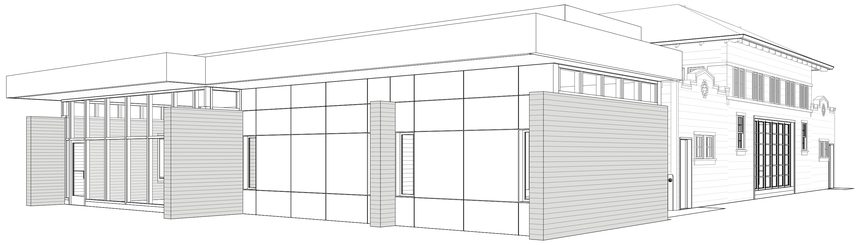
SHEET NO:

A_0.10

6 PERSPECTIVE - PROPOSED - FROM NW

5 PERSPECTIVE - PROPOSED - FROM NE

8 PERSPECTIVE VIEW FROM SOUTHWEST



7 PERSPECTIVE VIEW FROM SOUTHEAST

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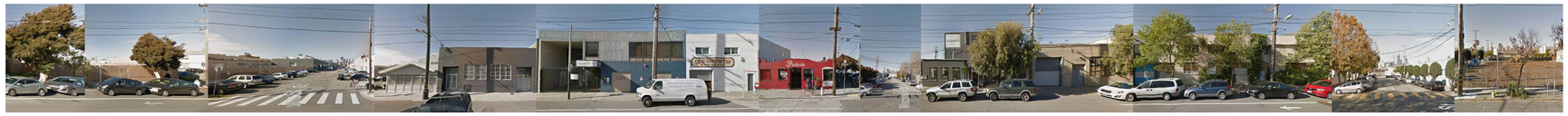
DRAWING TITLE:

3D VIEWS

SHEET NO:

A_0.11

SITE ELEVATIONS



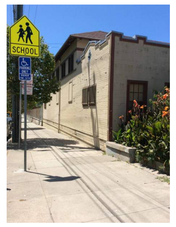
1 17TH STREET ELEVATION

2 ARKANSAS STREET ELEVATION

3 MARIPOSA STREET ELEVATION

4 CAROLINA STREET ELEVATION

EXTERIOR PHOTOS



5 (E) CLUBHOUSE EXTERIOR - SOUTH PHOTO

6 (E) CLUBHOUSE EXTERIOR - WEST PHOTO

7 (E) CLUBHOUSE EXTERIOR - NORTH PHOTO 1

8 (E) CLUBHOUSE EXTERIOR - EAST - PHOTO 1

9 (E) CLUBHOUSE EXTERIOR - EAST PHOTO 2

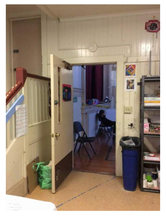
10 (E) CLUBHOUSE EXTERIOR - NORTH PHOTO 2

11 (E) CLUBHOUSE EXTERIOR - EAST PHOTO 3

INTERIOR PHOTOS

12 (E) CLUBHOUSE INTERIOR PHOTO

13 (E) CLUBHOUSE INTERIOR PHOTO



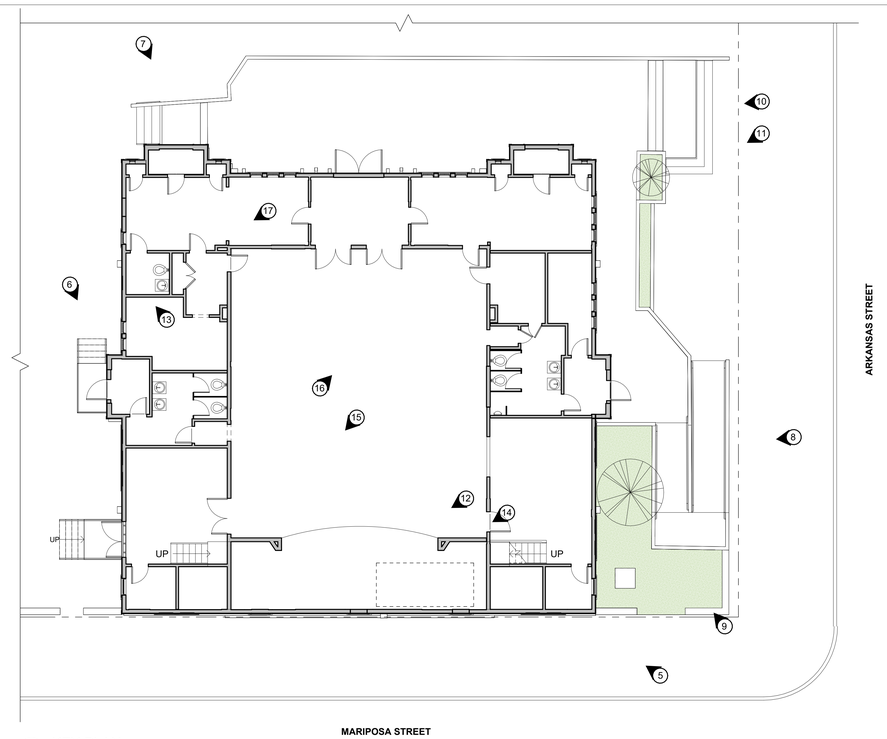
14 (E) CLUBHOUSE INTERIOR PHOTO

15 (E) CLUBHOUSE INTERIOR PHOTO

16 (E) CLUBHOUSE INTERIOR PHOTO

17 (E) CLUBHOUSE INTERIOR PHOTO

PHOTOS KEY PLAN



18 KEY PLAN
1/8" = 1'-0"

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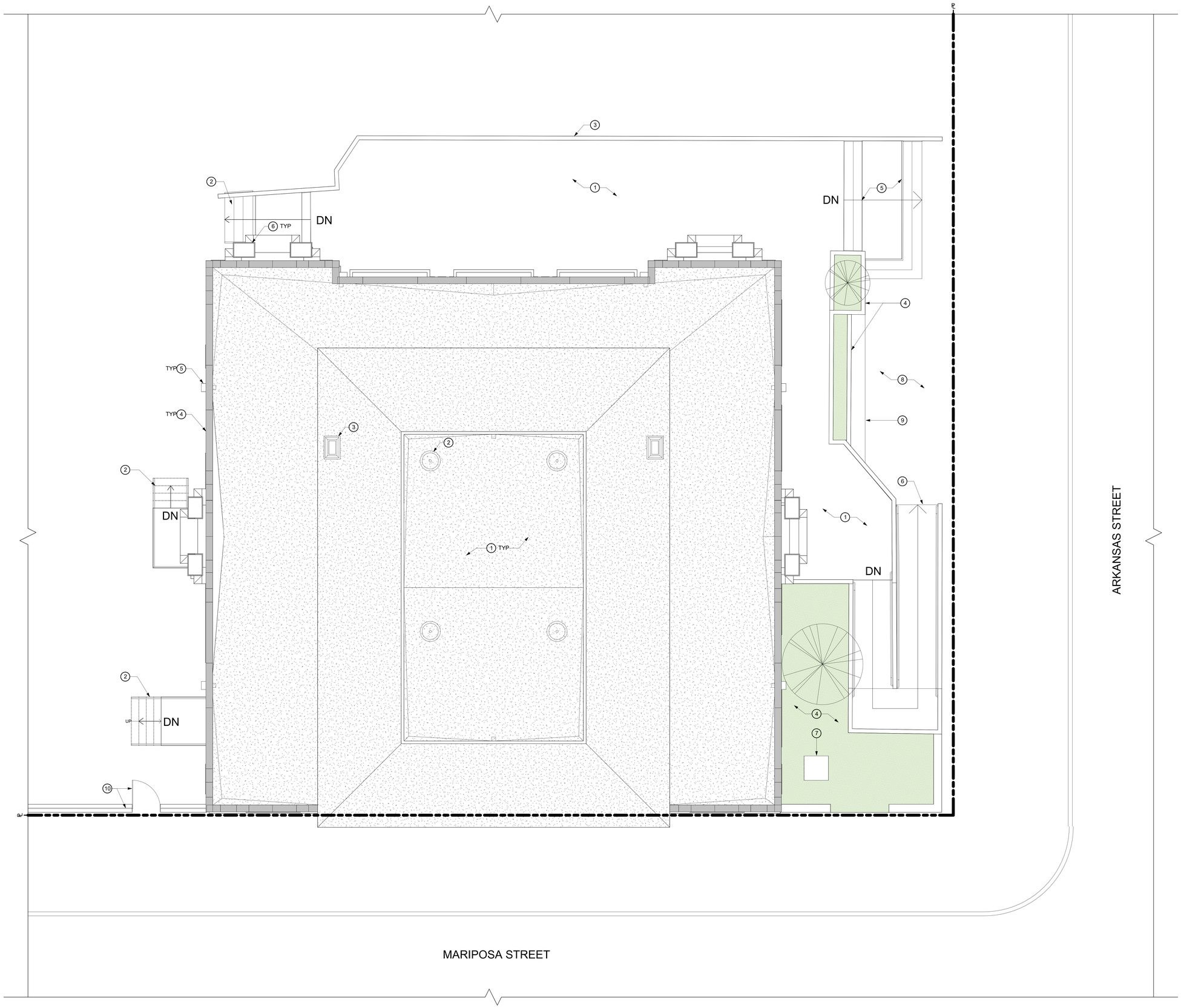
05/23/25			

DRAWING TITLE:

EXISTING CONDITIONS - PHOTOS

SHEET NO:

A_1.0



GENERAL NOTES

A CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS

B PROJECT MUST MEET CALIFORNIA AND SAN FRANCISCO GREEN BUILDING REQUIREMENTS AND THE SAN FRANCISCO DEMOLITION DEBRIS ORDINANCE

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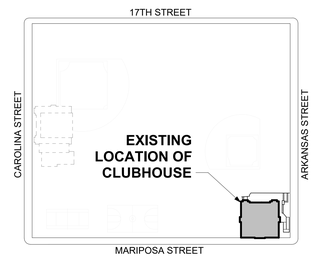
D THESE DRAWINGS RELATE TO THE CLUBHOUSE, ADDITION AND IMMEDIATE SURROUNDINGS ONLY. FOR FULL SITE DESIGN, SEE VOLUME 1

SHEET NOTES

1. RAISED TREX DECK OVER WOOD FRAMING, CRAWL SPACE BELOW
2. CONC STAIR AND LANDING
3. CONC LOW WALL
4. CONC PLANTERS AND LOW WALL AT EDGE OF DECK
5. TREX STAIR AND LANDING
6. CONC RAMP AND LANDING
7. TRANSFORMER
8. EXTENDED SIDEWALK PAVING
9. BUILT-IN WD BENCH
10. (E) CHAINLINK FENCE AND GATE



KEY PLAN LEGEND
1" = 100'-0"

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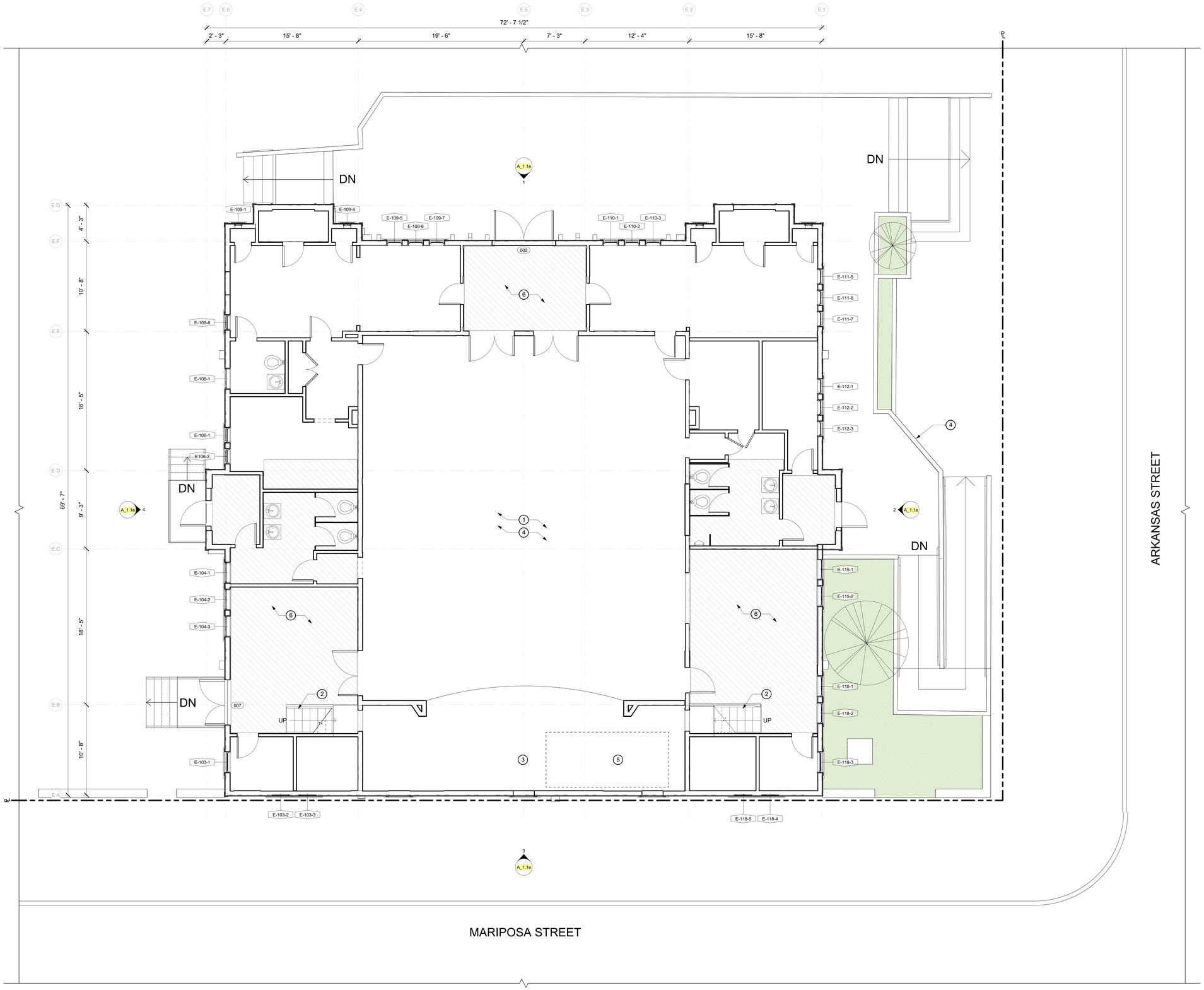
05/23/25			

DRAWING TITLE:

EXISTING SITE PLAN (AT CLUBHOUSE)

SHEET NO:

A_1.1a



GENERAL NOTES

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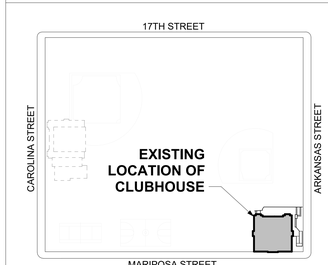
SHEET NOTES

1. T&G WOOD FLOORING OVER WOOD FRAMING THROUGHOUT UNLESS OTHERWISE NOTED, CRAWL SPACE BELOW
2. WOOD STAIR TO SMALL ROOMS AT PARTIAL UPPER LEVEL
3. RAISED STAGE W/ STORAGE BELOW
4. PAINTED WOOD PANELING & TRIM AT MULTI-PURPOSE ROOM WALLS AND CEILING
5. ENCLOSURE FOR FIELD LIGHTING ELECTRICAL PANELS & EQUIPMENT
6. CONCRETE FLOORING OVER WOOD FRAMING AT EXTENTS OF DIAGONAL HATCHING, CRAWL SPACE BELOW



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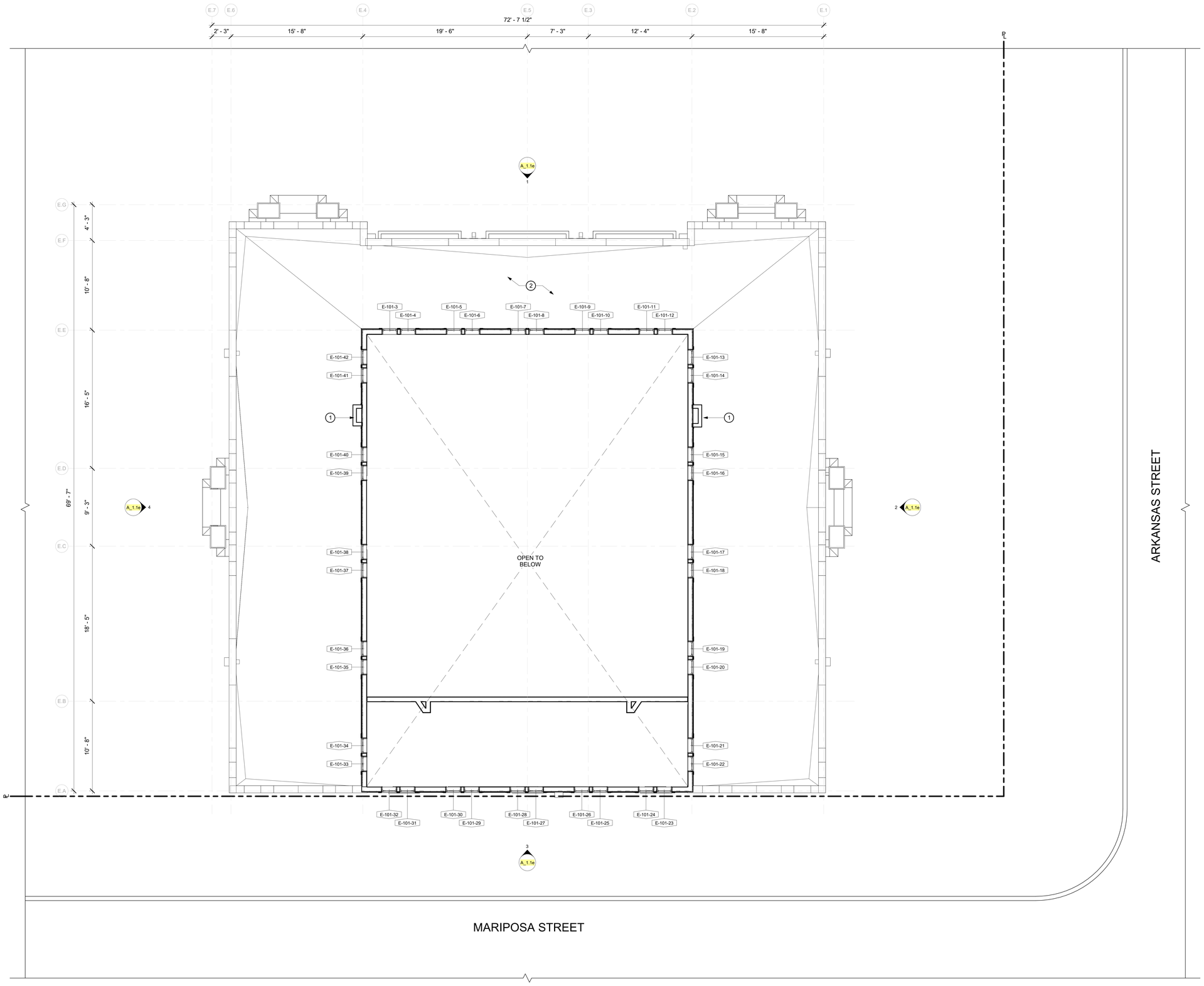
05/23/25			

DRAWING TITLE:

EXISTING FLOOR PLAN - LEVEL 1

SHEET NO:

A_1.1b



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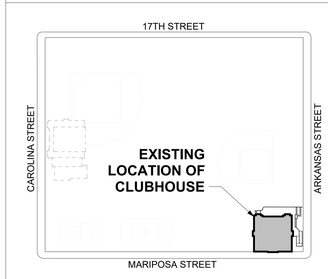
SHEET NOTES

1. (E) CHIMNEY
2. ROOF BELOW
3. ALL EXISTING CLERESTORY WINDOWS TO REMAIN OR BE REPLACED TO MATCH EXISTING, SEE ALLOWANCES



KEY PLAN LEGEND
1" = 100'-0"

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ISSUANCE RECORD

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REVISION RECORD

REV	DATE	DESCRIPTION

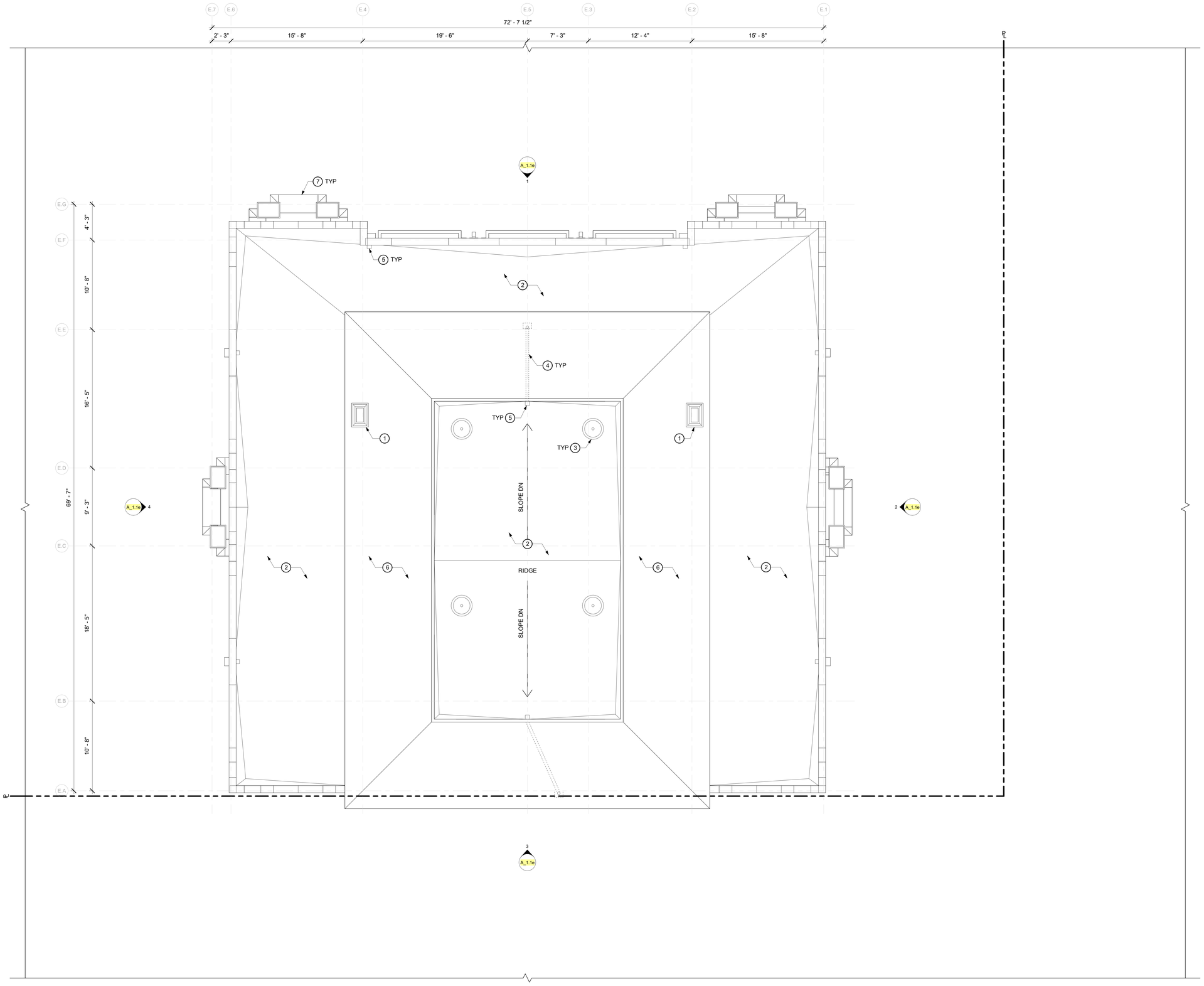
DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

EXISTING FLOOR PLAN - CLERESTORY

SHEET NO:

A_1.1c



GENERAL NOTES

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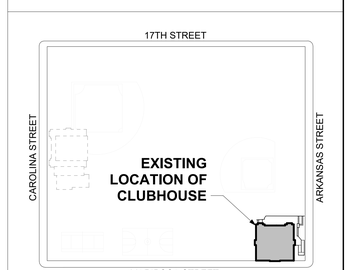
SHEET NOTES

1. CHIMNEY
2. BUILT-UP ASPHALT MEMBRANE ROOF
3. ROOF VENTILATOR
4. PIPE TO LEADER BELOW ROOF
5. ROOF DRAIN
6. COMPOSITE SHINGLE ROOF
7. LOWER METAL ROOF OVER WINDOW BUMP OUTS



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RN

OWNER:

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e rpdinfo@sfgov.org

CLIENT:

FRIENDS OF Jackson Park
368 Connecticut St
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p 415.786.2427
e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

FLETCHER STUDIO
2325 3rd street, suite 323
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www.jacksonliles.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

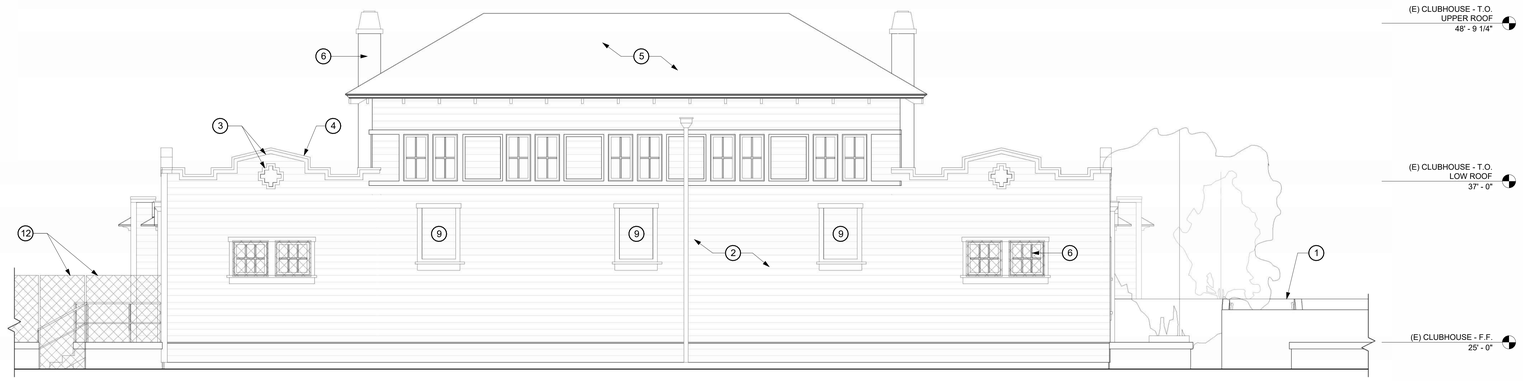
DRAWING TITLE:

EXISTING ROOF PLAN

SHEET NO:

A_1.1d

4 EXISTING EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



3 EXISTING EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

2 EXISTING EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

1 EXISTING EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

GENERAL NOTES

A CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS
B PROJECT MUST MEET CALIFORNIA AND SAN FRANCISCO GREEN BUILDING REQUIREMENTS AND THE SAN FRANCISCO DEMOLITION DEBRIS ORDINANCE
C PROJECT TO BE FULLY SPRINKLERED TO MEET NFPA-13 REQUIREMENTS
D THESE DRAWINGS RELATE TO THE CLUBHOUSE, ADDITION AND IMMEDIATE SURROUNDINGS ONLY. FOR FULL SITE DESIGN, SEE VOLUME 1

SHEET NOTES

1. (E) RAISED TREX DECK & LOW CONC WALLS
2. (E) PAINTED FLUSH T&G WOOD SIDING
3. (E) WOOD TRIM, TYP
4. (E) GA SHT MTL CAP FLASHING AT PARAPET
5. (E) COMPOSITION SHINGLE ROOFING
6. (E) SECURITY GRILLE AT LEVEL 1 WINDOWS AND LIGHTS, TYP
7. (E) CHIMNEY
8. (E) INFILL PANEL AT FORMER DOOR
9. (E) INFILL PANEL AT FORMER WINDOW
10. (E) RAINWATER LEADER HEAD AND PIPE
11. (E) TRANSFORMER
12. (E) CHAINLINK FENCE AND GATE

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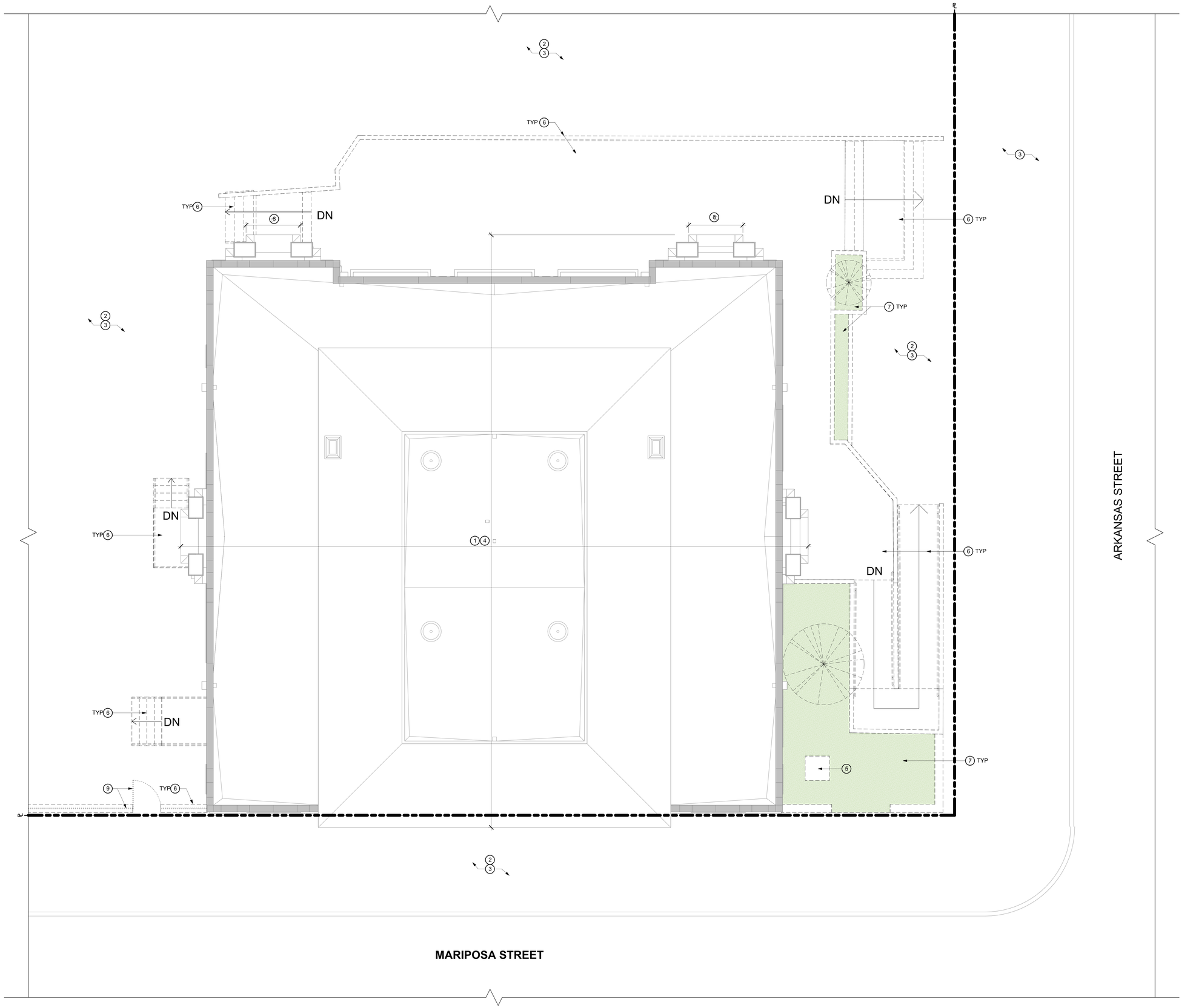
DRAWING TITLE:
EXISTING ELEVATIONS

SHEET NO:
A_1.1e



GENERAL NOTES

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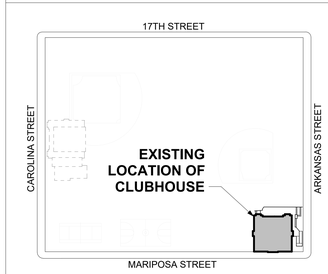
D THESE DRAWINGS RELATE TO THE CLUBHOUSE, ADDITION AND IMMEDIATE SURROUNDINGS ONLY. FOR FULL SITE DESIGN, SEE VOLUME 1

SHEET NOTES

1. EXISTING CLUBHOUSE - BUILDING MOVER TO PROTECT, BRACE AND PREPARE FOR RELOCATION, AS REQ'D.
2. FOR NOTES RELATED TO MISC DEMOLITION TO ACCOMODATE THE BUILDING MOVE, SEE A_1.4b & LANDSCAPE DRAWINGS
3. FOR NOTES RELATED TO SITE AND OFF-SITE DEMOLITION, SEE VOLUME 1 LANDSCAPE DRAWINGS
4. DEMOLISH AND CAP ALL UTILITIES TO CLUBHOUSE
5. DEMOLISH (E) TRANSFORMER, COORDINATE W/ SFRPD & UTILITY
6. DEMOLISH (E) DECKS, RAMPS, STAIRS, BENCHES, RETAINING WALLS & ALL ASSOCIATED COMPONENTS
7. DEMOLISH (E) LANDSCAPE PLANTERS & ALL ASSOCIATED COMPONENTS
8. COORDINATE SALVEAGE OF (E) PAINTED TILES AT MURAL W/ RPD, IF POSSIBLE
9. DEMOLISH (E) CHAINLINK FENCE AND GATE



KEY PLAN LEGEND
1" = 100'-0"

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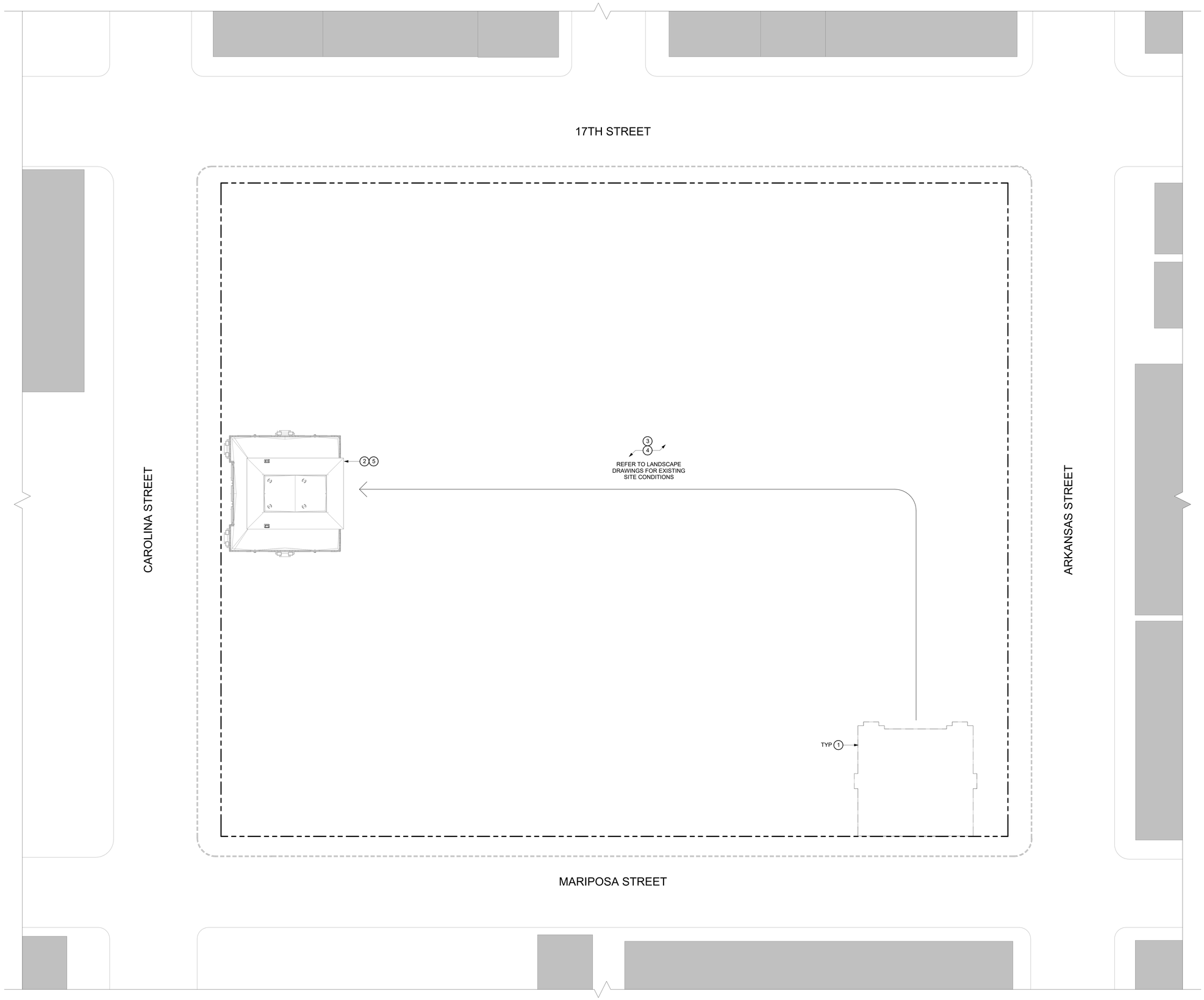
DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

DEMOLITION SITE PLAN (AT CLUBHOUSE)

SHEET NO:

A_1.4a



2 PHASE II DEMOLITION - SITE PLAN
1" = 20'-0"

GENERAL NOTES

A PHASE I & PHASE II SITE ASSESSMENTS HAVE BEEN COMPLETED AND ARE PROVIDED WITHIN SPECIFICATIONS. CONSULT DOCUMENT FOR ADDITIONAL INFORMATION

B PROJECT MUST MEET CALIFORNIA AND SAN FRANCISCO GREEN BUILDING REQUIREMENTS AND THE SAN FRANCISCO DEMOLITION DEBRIS ORDINANCE

C SEE SURVEY FOR LOCATION OF (E) UTILITIES. PROTECT ALL UTILITIES TO REMAIN

D CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS. CONTRACTOR IS REQUIRED TO ATTEND SITEWALK TO BECOME FAMILIAR WITH EXISTING CONDITIONS

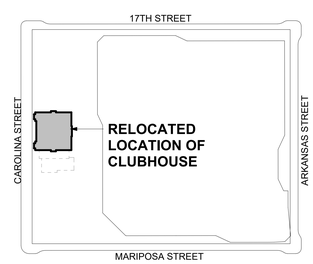
SHEET NOTES

1. AFTER BUILDING MOVE, DEMOLISH (E) CLUBHOUSE FOUNDATIONS, UTILITIES & ALL ASSOCIATED COMPONENTS. BACKFILL AFTER BUILDING MOVE
2. FOR DEMOLITION TO OCCUR AT THE RELOCATED (E) CLUBHOUSE BUILDING (POST-MOVE), SEE DEMOLITION FLOOR PLANS AND DEMOLITION ELEVATIONS SHEETS (A_1.4b) ~ (A_1.4e)
3. FOR WORK RELATED TO THE BUILDING RELOCATION, SEE PROJECT MANUAL - HISTORIC PRESERVATION AND RELOCATION PLAN
4. COORDINATE SEQUENCING OF DEMOLITION OF SITE WORK REQ'D TO ACCOMODATE CLUBHOUSE MOVE ACROSS THE PARK (PLAYGROUND, SPORTS FIELD, FIELD LIGHTING, FENCING, BACKSTOP, RETAINING WALLS, LANDSCAPE, ETC.) TO FACILITATE CLUBHOUSE MOVE.
5. CONTRACTOR TO COORDINATE SEQUENCING OF RELOCATED CLUBHOUSE FOUNDATIONS & UTILITIES WITH BUILDING MOVE

LEGEND

WALL TO BE DEMOLISHED

ELEMENT TO BE DEMOLISHED



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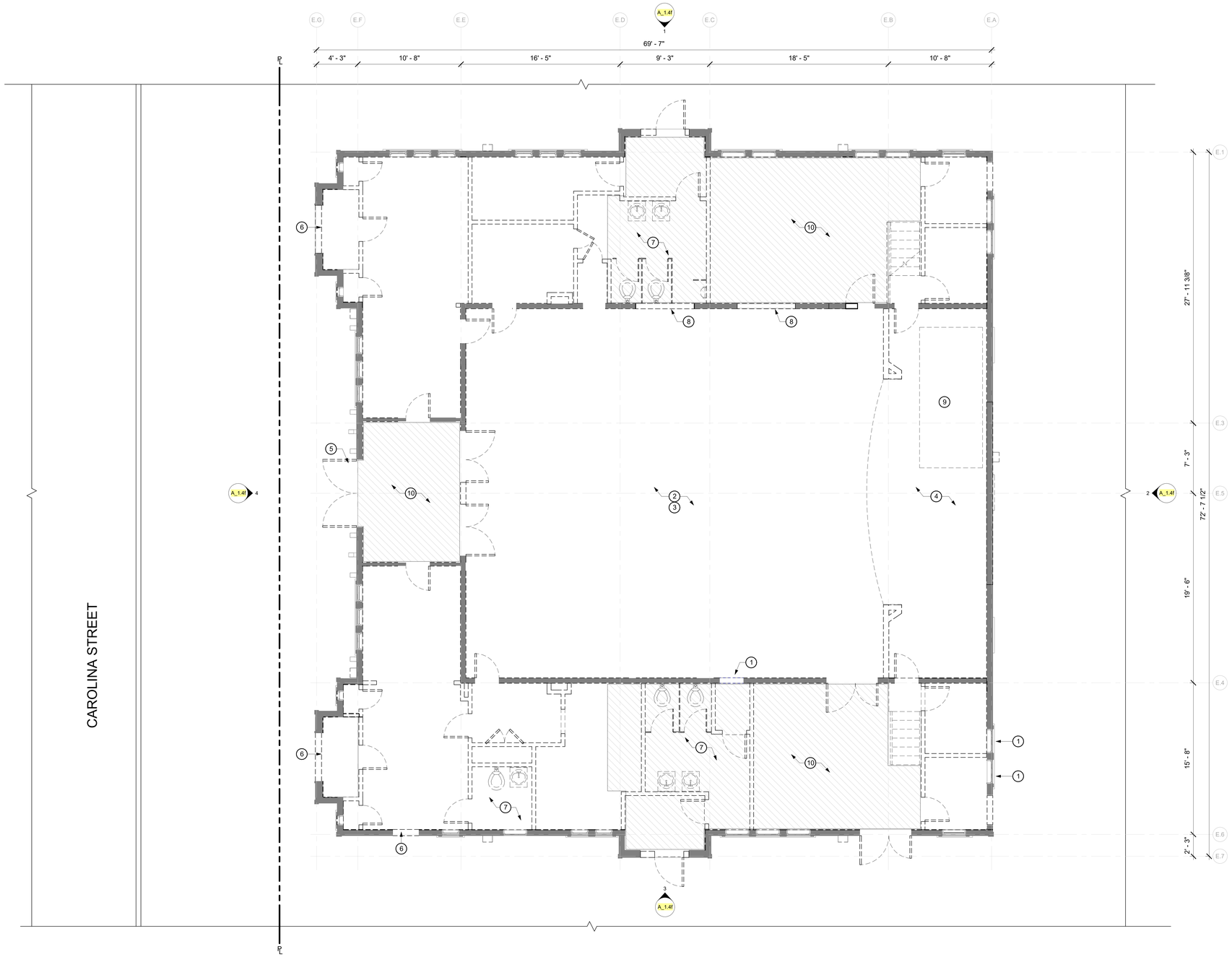
REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:
BUILDING RELOCATION DIAGRAM

SHEET NO:
A_1.4b



1 PHASE II DEMOLITION - FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

GENERAL NOTES

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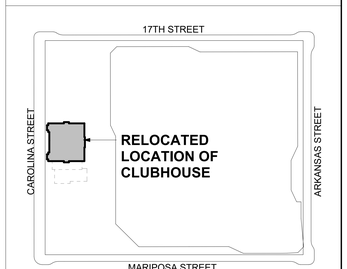
SHEET NOTES

1. REMOVE PORTION OF (E) WALL FOR (N) DOOR
2. REMOVE (E) WOOD PANELING AT ALL INTERIOR WALLS, TYP
3. REMOVE (E) WOOD PANELING AT ALL CEILINGS, TYP
4. REMOVE (E) RAISED STAGE FLOOR (STAGE SITS OVER THE (E) SUBFLOOR)
5. REMOVE (E) MTL DOOR & FRAME
6. REMOVE (E) INFILL PANEL
7. REMOVE (E) RESTROOM AND FIXTURES. CAP ALL PLUMBING ELEMENTS
8. REMOVE PORTION OF (E) WALL
9. REMOVE (E) ELECTRICAL EQUIPMENT & PANELS
10. REMOVE (E) CONC FLOOR
11. REMOVE (E) BOILER

LEGEND

WALL TO BE DEMOLISHED

ELEMENT TO BE DEMOLISHED



KEY PLAN LEGEND
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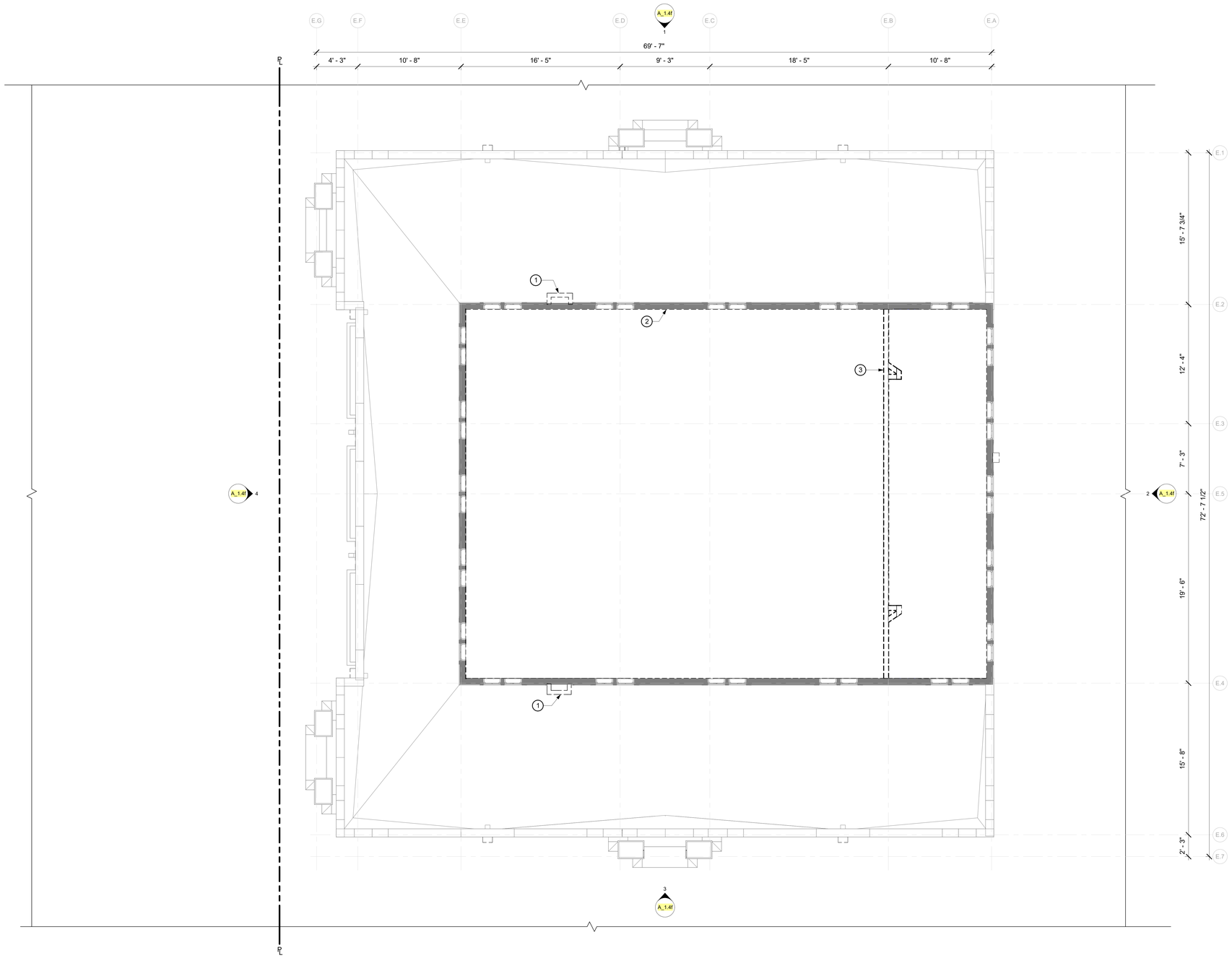
05/23/25			

DRAWING TITLE:

DEMOLITION FLOOR PLAN - LEVEL 1

SHEET NO:

A_1.4c



1 PHASE II DEMOLITION - FLOOR PLAN - CLERESTORY
1/4" = 1'-0"

GENERAL NOTES

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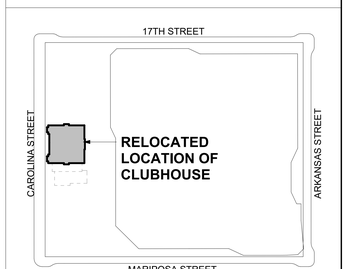
SHEET NOTES

1. REMOVE (E) CHIMNEY
2. (E) INTERIOR WOOD PANELINIG TO BE REMOVED, PRESERVE (E) WD STUDS ADN PROTECT (E) WINDOWS
3. (E) INTERIOR WD STUD WALL TO BE FULLY DEMOLISHED, PROTECT (E) STRUCT ABOVE

LEGEND

WALL TO BE DEMOLISHED

ELEMENT TO BE DEMOLISHED



KEY PLAN LEGEND
1" = 100'-0"

N

RN

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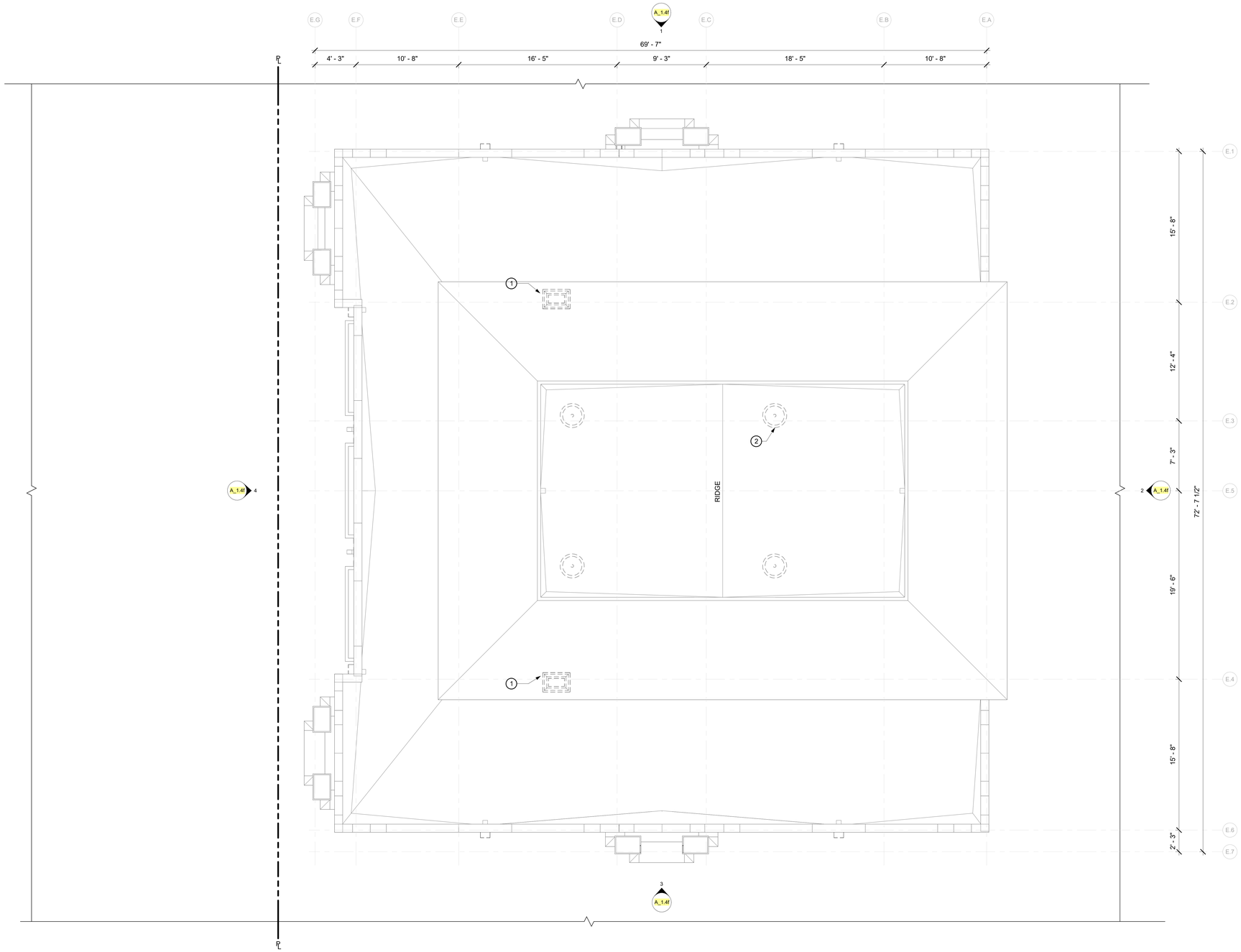
DRAWING TITLE:

DEMOLITION FLOOR PLAN - CLERESTORY

SHEET NO:

A_1.4d



2 PHASE II DEMOLITION - ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

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SHEET NOTES

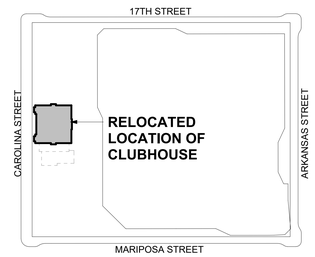
1 REMOVE (E) CHIMNEY

2 REMOVE (E) ROOF VENTILATOR

LEGEND

WALL TO BE DEMOLISHED

ELEMENT TO BE DEMOLISHED



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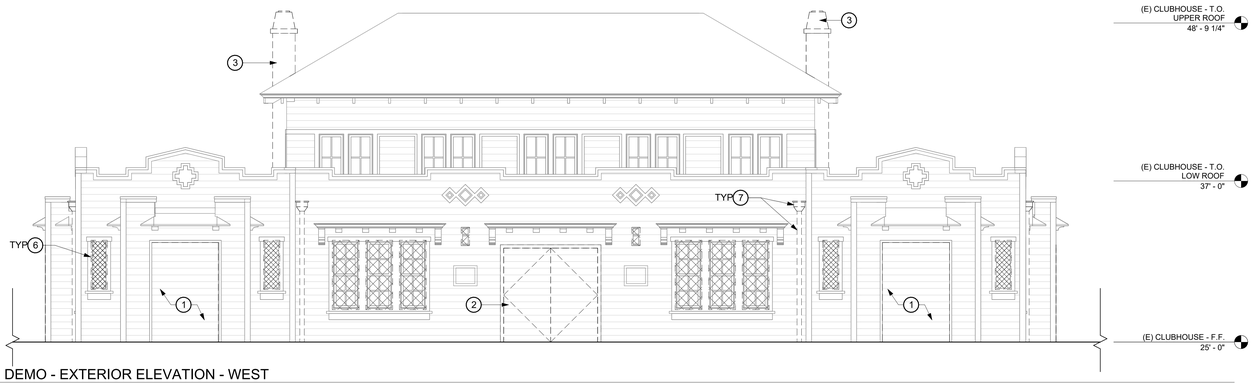
DRAWING TITLE:

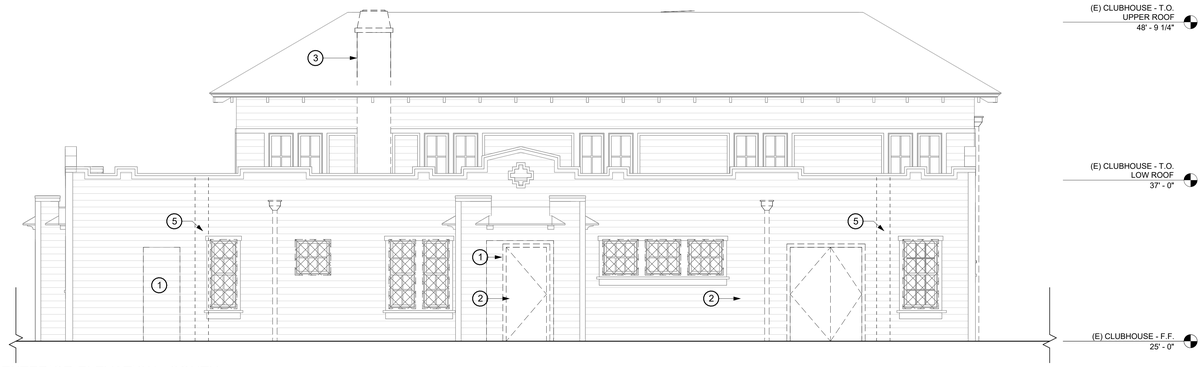
DEMOLITION ROOF PLAN

SHEET NO:

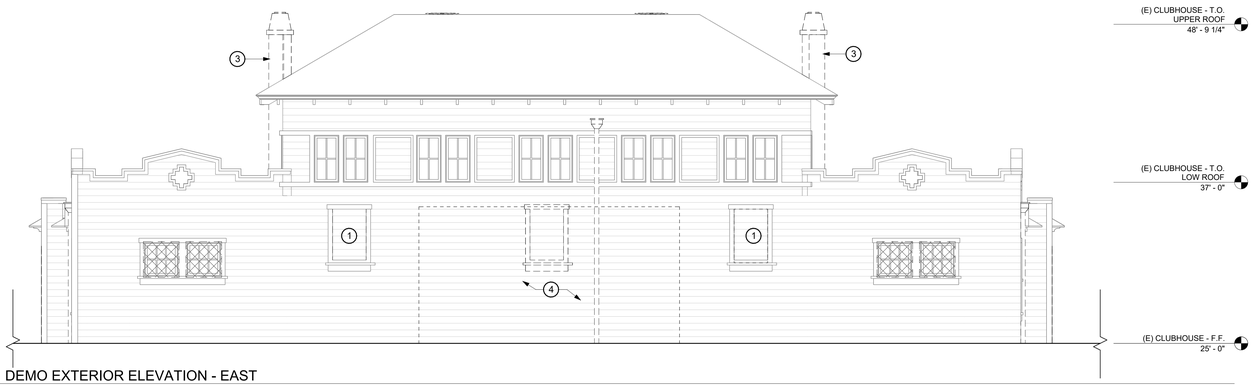
A_1.4e



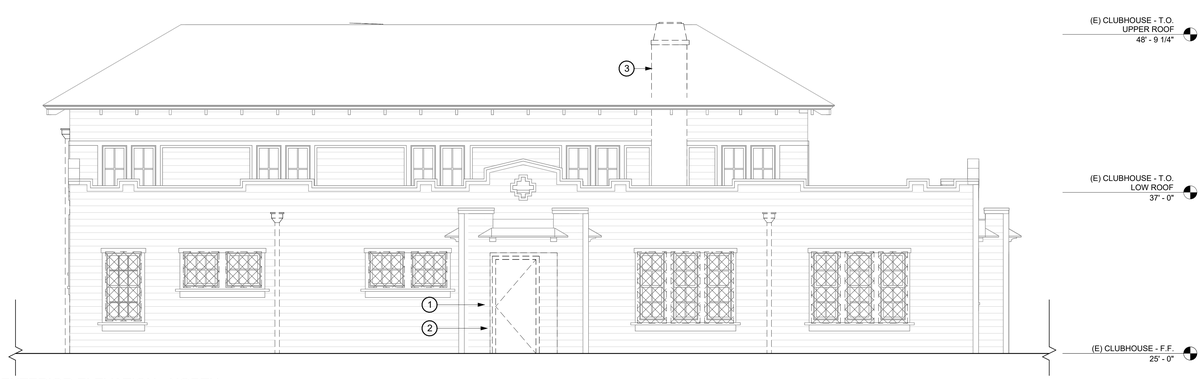
4 DEMO - EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



3 DEMO EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



2 DEMO EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



1 DEMO EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

GENERAL NOTES

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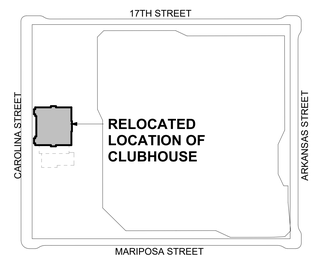
SHEET NOTES

1. REMOVE (E) INFILL PANEL, PREP OPENING TO RECEIVE (N) DOOR OR WINDOW. PROTECT AND PRESERVE (E) WOOD TRIM WHERE OCCURS
2. REMOVE (E) DOOR AND FRAME
3. REMOVE (E) CHIMNEY
4. REMOVE PORTION OF EXTERIOR WALL, PREP OPENING TO RECEIVE (N) FOLDING DOOR SYSTEM
5. PREP WALL TO RECEIVE (N) STOREFRONT SYSTEM
6. REMOVE (E) SECURITY GRILLE AT LEVEL 1 WINDOWS AND LIGHTS
7. REMOVE (E) RAINWATER LEADER HEAD AND PIPE

LEGEND

WALL TO BE DEMOLISHED

ELEMENT TO BE DEMOLISHED



KEY PLAN LEGEND
1" = 100'-0"

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REVISION RECORD

REV	DATE	DESCRIPTION

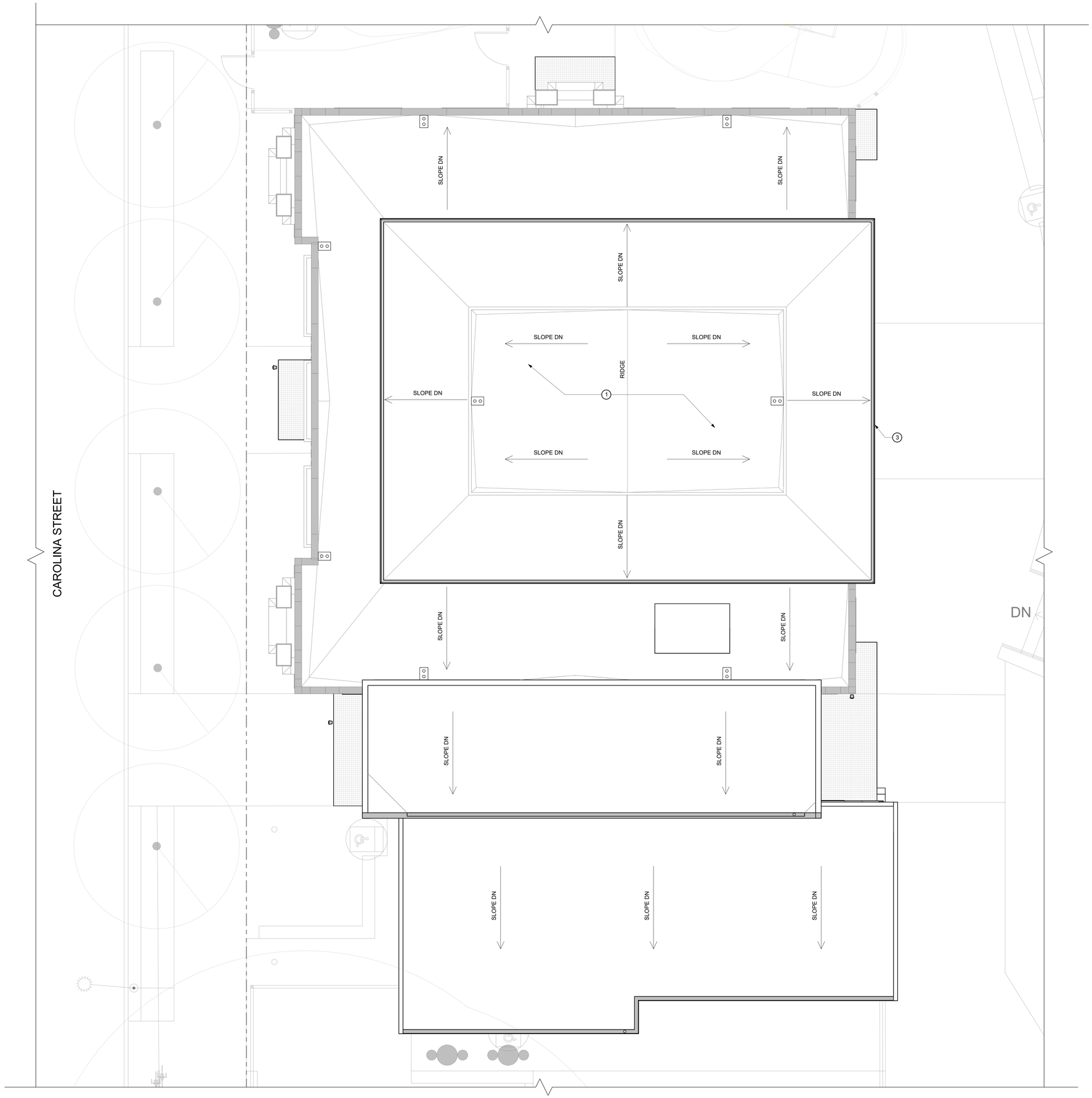
DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

DEMOLITION EXTERIOR ELEVATIONS

SHEET NO:

A_1.4f



1 PROPOSED SITE PLAN
1/4" = 1'-0"

GENERAL NOTES

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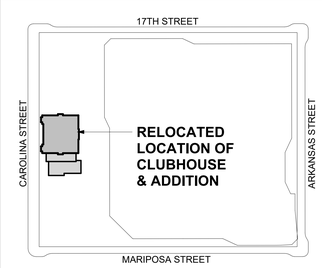
C PROJECT TO BE FULLY SPRINKLERED TO MEET NFPA-13 REQUIREMENTS

SHEET NOTES

1. FOR BUILDING INTERIOR SCOPE OF WORK SEE 1 / A_2.1
2. FOR BALLFIELD, PLAY AREA, COURT, AND OTHER EXTERIOR LANDSCAPE WORK, SEE LANDSCAPE DRAWINGS
3. (N) SHT MTL GUTTER



KEY PLAN LEGEND
1" = 100'-0"

OWNER:
SAN FRANCISCO RECREATION & PARKS
501 Stanyan St
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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

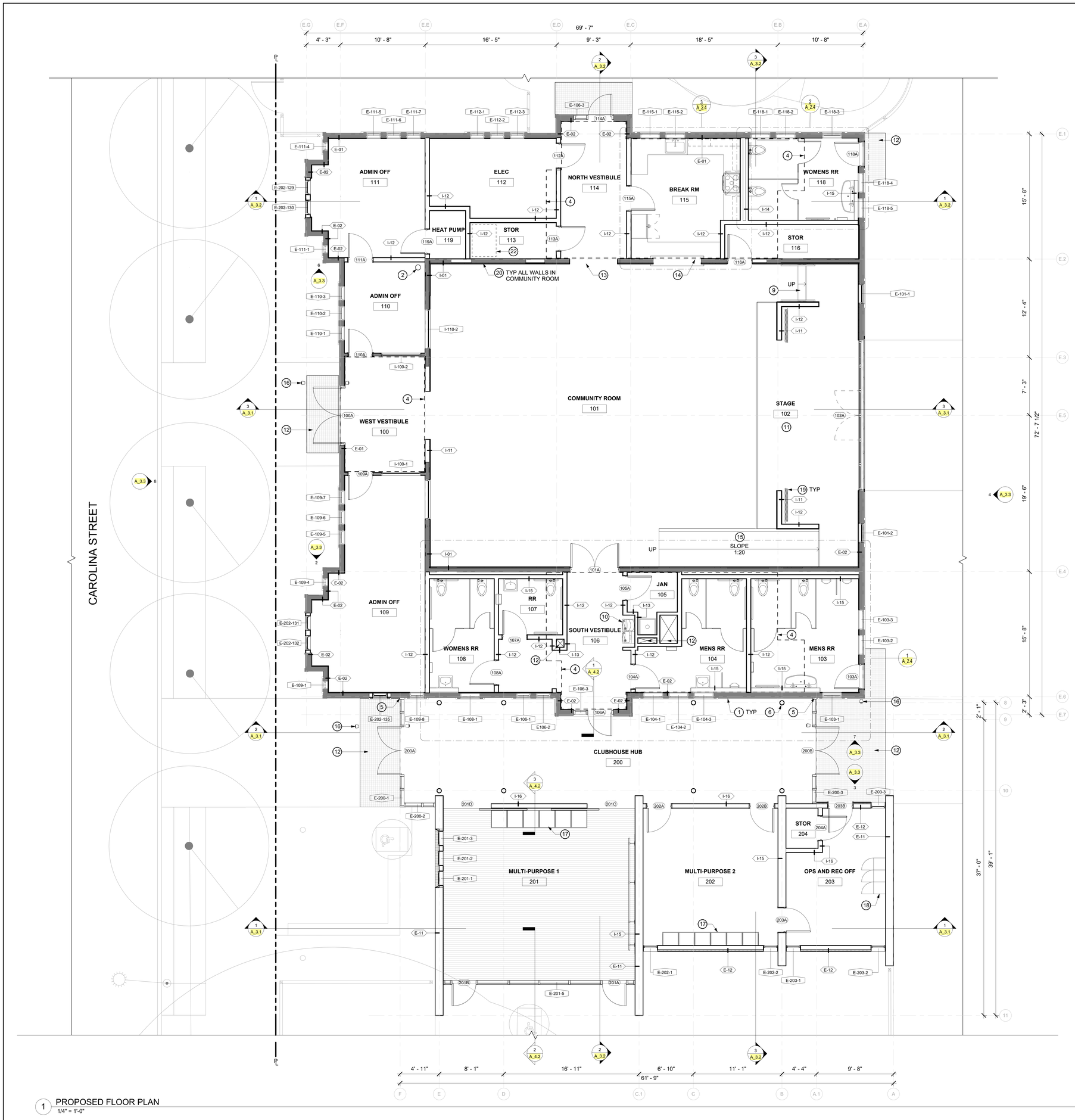
REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:
PROPOSED SITE PLAN (AT CLUBHOUSE)

SHEET NO:
A_2.0



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

A CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS
B PROJECT MUST MEET CALIFORNIA AND SAN FRANCISCO GREEN BUILDING REQUIREMENTS AND THE SAN FRANCISCO DEMOLITION DEBRIS ORDINANCE
C PROJECT TO BE FULLY SPRINKLERED TO MEET NFPA-13 REQUIREMENTS

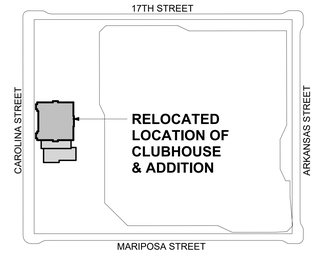
SHEET NOTES

1. (E) EXTERIOR WALL OF RELOCATED CLUBHOUSE TO BE REHABILITATED AND BECOME INTERIOR WALL OF ADDITION
2. (N) FIRE RISER
3. (N) GWB TO REPLACE INTERIOR FINISH AT (E) WALLS. FOR MORE INFORMATION, SEE A_0.4a
4. AREA OF (N) FURRED WOOD FLOORING
5. SINGLE POINT OF CONTACT ON FACADE OF EXISTING BUILDING. (N) STOREFRONT TO BE INSTALLED TO ALLOW FOR FUTURE POTENTIAL REMOVAL IF NECESSARY
6. (N) PTD HSS COLUMN, SSD
7. (N) INFILL WALL
8. SLOPED SOG TO MEET SITE PAVING
9. (N) WOOD STAIR W/ WALL MTD HANDRAILS
10. (N) HIGH-LOW ACCESSIBLE DRINKING FOUNTAIN WITH BOTTLE FILLER
11. (N) RAISED WD STAGE, 12" HIGH
12. (N) RECESSED ST STL ENERGY GRILLE
13. (N) FRAMED OPENING IN (E) WALL
14. PASSTHROUGH OPENING W/ COUNTER & COOLING COUNTER GRILLE
15. (N) SLOPED WOOD ACCESS TO STAGE (1:20)
16. DOOR ACTUATOR MOUNTED ON PRE-FINSIHED MTL BOLLARD BY MANUF
17. (N) CUSTOM CASEWORK WITH ADJUSTABLE SHELVES AND INTEGRAL BASE, 9'-6" HIGH
18. (N) 3-TIER METAL LOCKERS, POWDERCOATED
19. STAGE CURTAINS AND TRACK, NIC
20. (N) PTD WOOD PANELING TO 10'-0" AFF
21. (N) MECH SHAFT
22. (N) ACCESS HATCH TO CRAWLSPACE BELOW

LEGEND

XXX XXXX ###	**ROOM TAG**
STAIR XXX	**STAIR TAG**
F-XX +ELEV	**FLOOR TAG**
X-XXXX-XX	**WINDOW TAG**. SEE WINDOW SCHEDULE ON SHEET A.0.8
X-XX	**WALL TAG**. SEE WALL TYPES ON SHEET A.0.4a
###	**DOOR TAG**. SEE DOOR SCHEDULE ON SHEET A.0.7
	(E) EXTERIOR WALL W/ (N) INTERIOR FINISH
	(E) INTERIOR WALL W/ (N) INTERIOR FINISH
	(N) WALL

NOTE: FOR WALL TYPES, SEE A_0.4a



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ISSUANCE RECORD

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05.23.25	50% DD

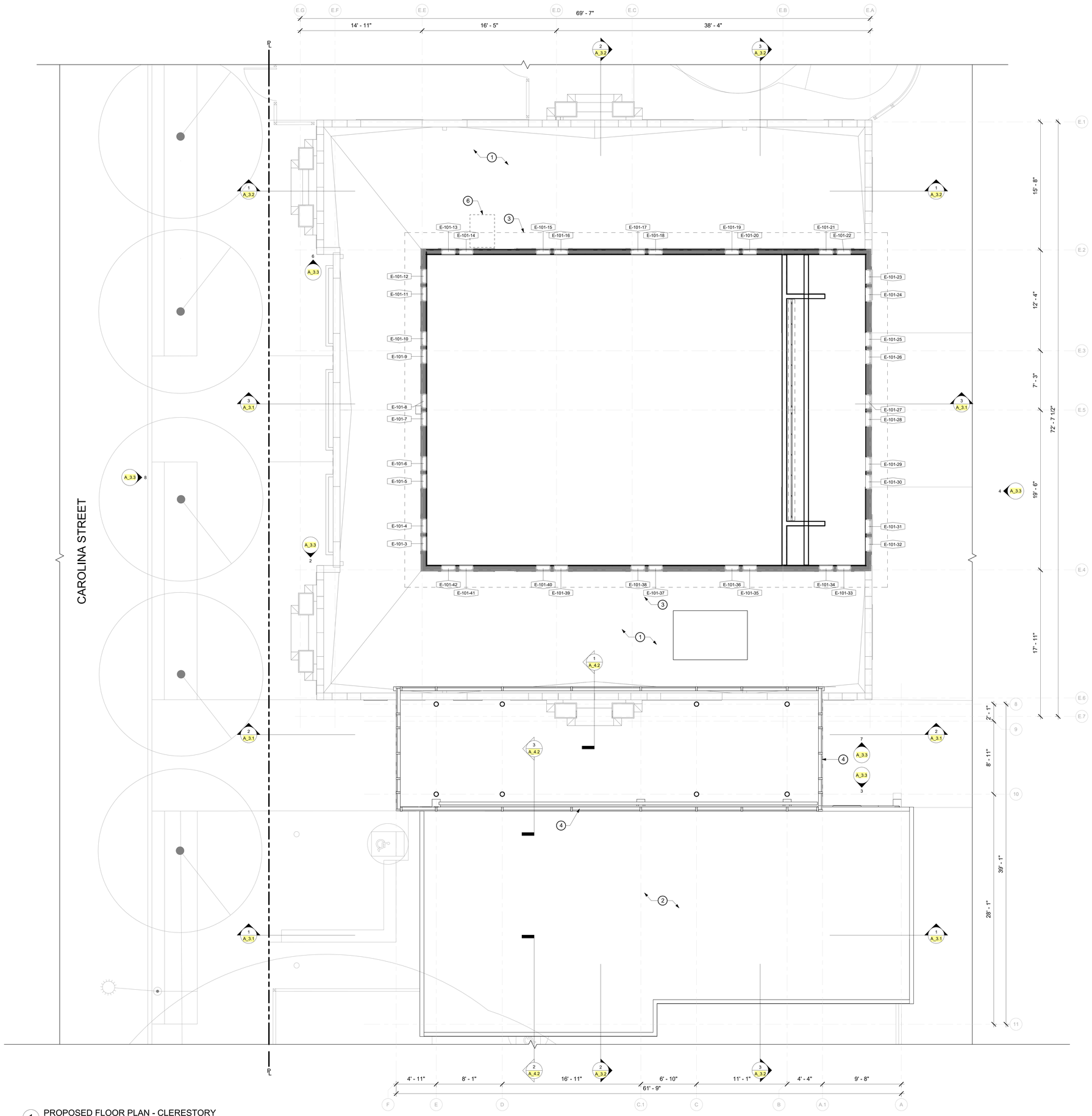
REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:
PROPOSED FLOOR PLAN - LEVEL 1

SHEET NO:
A_2.1



1 PROPOSED FLOOR PLAN - CLERESTORY
1/4" = 1'-0"

GENERAL NOTES

A CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS
B PROJECT MUST MEET CALIFORNIA AND SAN FRANCISCO GREEN BUILDING REQUIREMENTS AND THE SAN FRANCISCO DEMOLITION DEBRIS ORDINANCE
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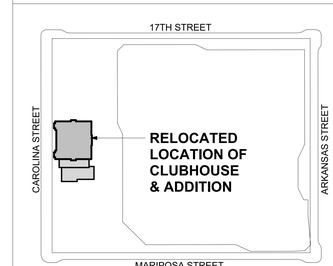
SHEET NOTES

1. (E) ROOF BELOW
2. (N) ROOF BELOW
3. LINE OF (N) ROOF ABOVE
4. (N) STOREFRONT
5. (E) WINDOW TO REMAIN, PROTECT DURING DEMOLITION
6. (N) ROOF ACCESS HATCH AT LOW ROOF

LEGEND

XXX XXXX #### — **ROOM TAG**
STAIR XXX — **STAIR TAG**
F-XX +ELEV — **FLOOR TAG**
X-XXXX-XX — **WINDOW TAG**. SEE WINDOW SCHEDULE ON SHEET A.0.8
X-XX — **WALL TAG**. SEE WALL TYPES ON SHEET A.0.4a
— **DOOR TAG**. SEE DOOR SCHEDULE ON SHEET A.0.7
(E) EXTERIOR WALL W/ (N) INTERIOR FINISH
(E) INTERIOR WALL W/ (N) INTERIOR FINISH
(N) WALL

NOTE: FOR WALL TYPES, SEE A_0.4a



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05.23.25	50% DD

REVISION RECORD

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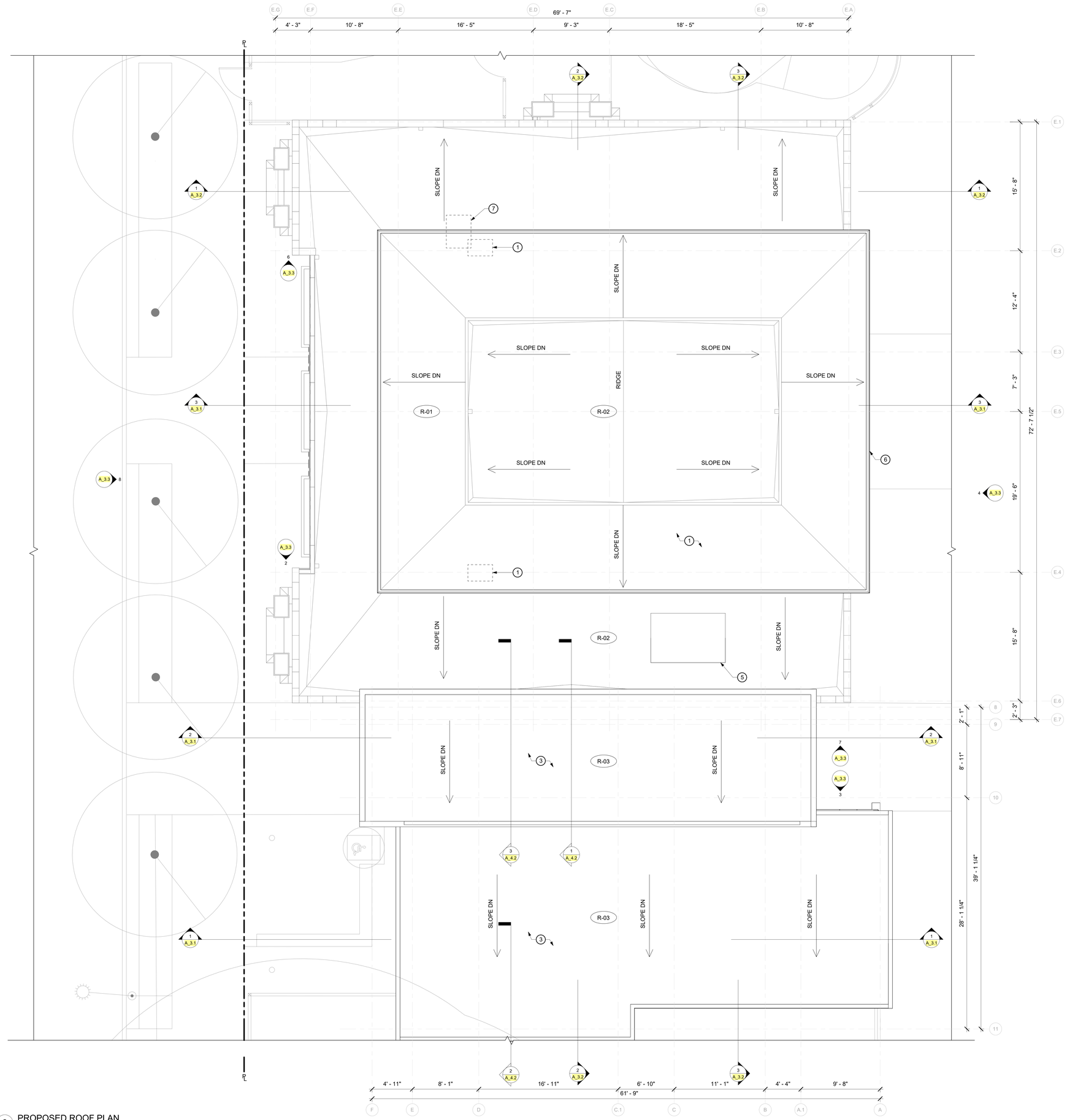
DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:
PROPOSED FLOOR PLAN - CLERESTORY

SHEET NO:
A_2.2



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

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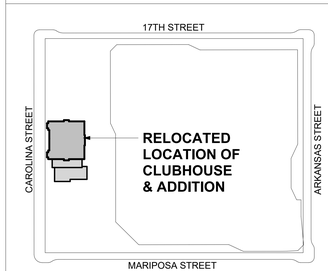
SHEET NOTES

1. PATCH ROOF WHERE CHIMNEY REMOVAL OCCURRED
2. (N) COMPOSITION SHINGLE ROOF
3. (N) MEMBRANE ROOF AT AREAS OF FLAT ROOF, COLOR TO MEET COOL ROOF REQUIREMENTS
4. NOT USED
5. (N) ROOFTOP MECHANICAL EQUIPMENT, SMD
6. (N) SHT MTL GUTTER
7. (N) ROOF ACCESS HATCH AT LOW ROOF



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DATE	DESCRIPTION
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REVISION RECORD

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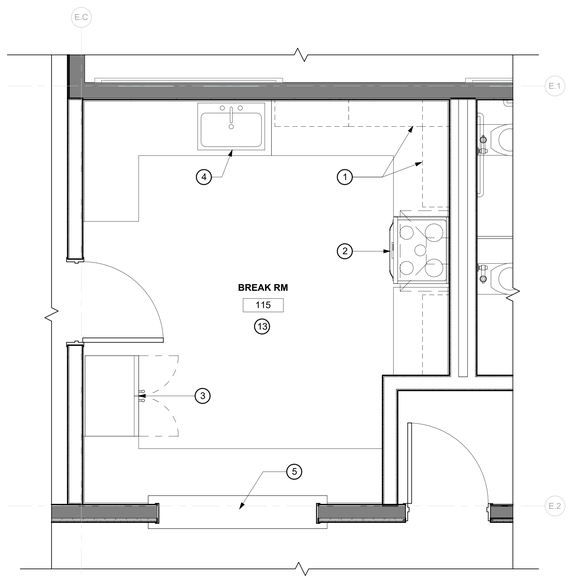
DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

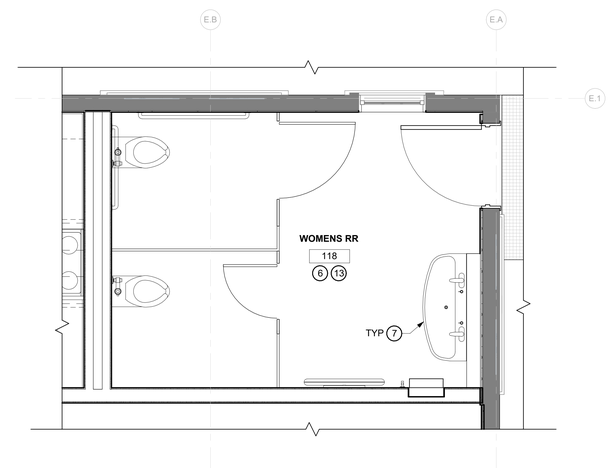
PROPOSED ROOF PLAN

SHEET NO:

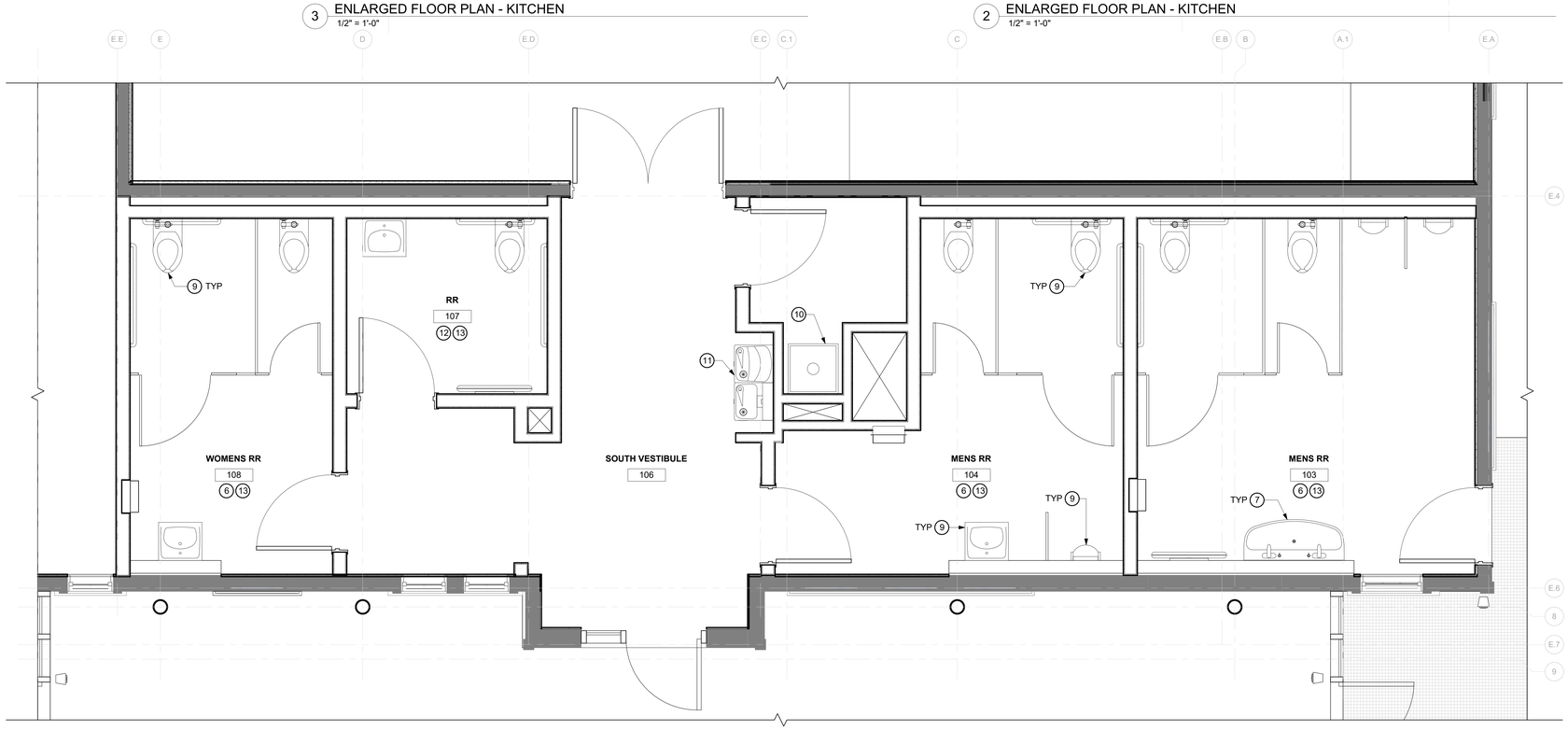
A_2.3



3 ENLARGED FLOOR PLAN - KITCHEN
1/2" = 1'-0"



2 ENLARGED FLOOR PLAN - KITCHEN
1/2" = 1'-0"



1 ENLARGED FLOOR PLAN - RESTROOMS
1/2" = 1'-0"

GENERAL NOTES

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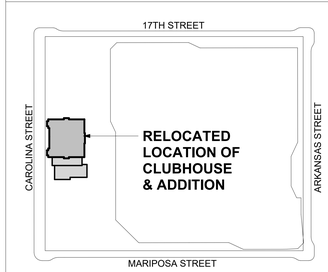
SHEET NOTES

1. (N) CUSTOM GRADE HPDL CABINETS W/ SOLID SURFACE COUNTER & BACKSPLASH, STORAGE DOORS AND DRAWERS, AND MATCHING UPPER CABINETS
2. (N) ST STL ELEC STOVE W/ RANGE HOOD, RESIDENTIAL GRADE
3. FULL SIZED ST STL DOUBLE DOOR FRENCH DOOR REFRIDGERATOR AND FREEZER, COMMERCIAL GRADE
4. TOP MOUNTED ADA COMPLIANT ST STL SINGLE COMPARTMENT SINK, UNDER COUNTER CABINETS TO HAVE INTEGRAL TOE KICK TO ALLOW FOR FULL KNEE CLEARANCE
5. NEW PASSTHROUGH AT EXISTING WALL. PROVIDE (N) WOOD TRIM AT OPENING AND OVERHEAD ROLLING COUNTER GRILLE AND SOLID SURFACE COUNTER TOP
6. MULTI-FIXTURE RESTROOM: PROVIDE NECESSARY BATHROOM ACCESSORIES, PER RPD STANDARDS, INCLUDING BUT NOT LIMITED TO: TOILET PARTITIONS, SOAP DISPENSERS, ELECTRIC HAND DRYERS, PAPERTOWEL DISPENSERS, MIRRORS, TRASH RECEPTICALES, GRAB BARS, HOOKS, TOILET PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES. TOILET SEAT PROTECTOR DISPENSERS & BABY CHANGING TABLE.
7. WALL MOUNTED ST STL TROUGH LAVATORY WITH 2 FAUCETS, PER RPD STANDARDS
8. WALL MOUNTED ST STL LAVATORY, PER RPD STANDARDS
9. WALL MOUNTED WATER CLOSET OR URINAL, PER RPD STANDARDS
10. JANITORIAL MOP SINK
11. HI-LOW DRINKING FOUNTAIN
12. SINGLE OCCUPANCY RESTROOM: PROVIDE NECESSARY BATHROOM ACCESSORIES TO PER RPD STANDARDS, INCLUDING BUT NOT LIMITED TO: SOAP DISPENSERS, ELECTRIC HAND DRYERS, PAPERTOWEL DISPENSERS, MIRRORS, TRASH RECEPTICALES, GRAB BARS, HOOKS, TOILET PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, TOILET SEAT PROTECTOR DISPENSERS & BABY CHANGING TABLE.
13. FOR ACCESSIBILITY, SEE A_0.6b

LEGEND

XXX XXXX ####	**ROOM TAG**
STAIR XXX	**STAIR TAG**
F-XX +ELEV	**FLOOR TAG**
X-XXXX-XX	**WINDOW TAG**. SEE WINDOW SCHEDULE ON SHEET A.0.8
X-XX	**WALL TAG**. SEE WALL TYPES ON SHEET A.0.4a
####	**DOOR TAG**. SEE DOOR SCHEDULE ON SHEET A.0.7
	(E) EXTERIOR WALL W/ (N) INTERIOR FINISH
	(E) INTERIOR WALL W/ (N) INTERIOR FINISH
	(N) WALL

NOTE: FOR WALL TYPES, SEE A_0.4a



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05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

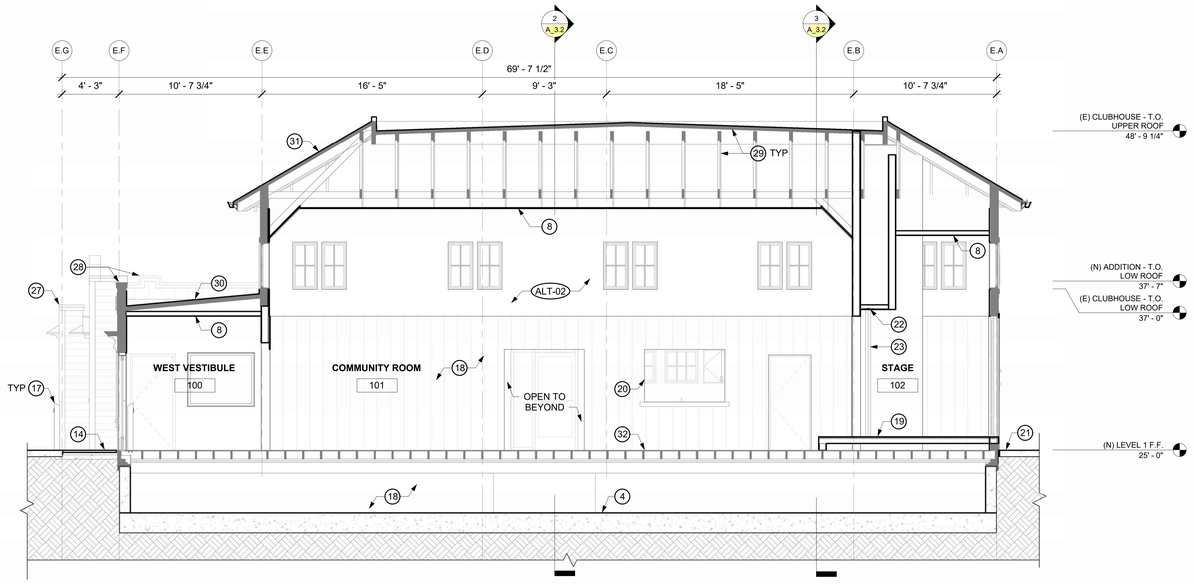
DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

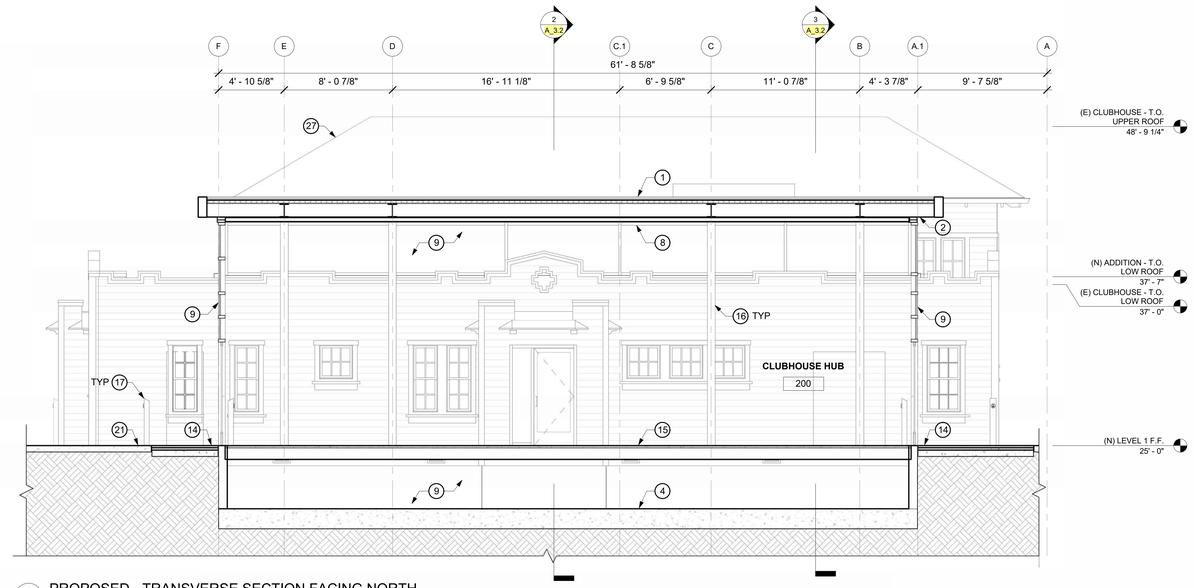
ENLARGED FLOOR PLANS

SHEET NO:

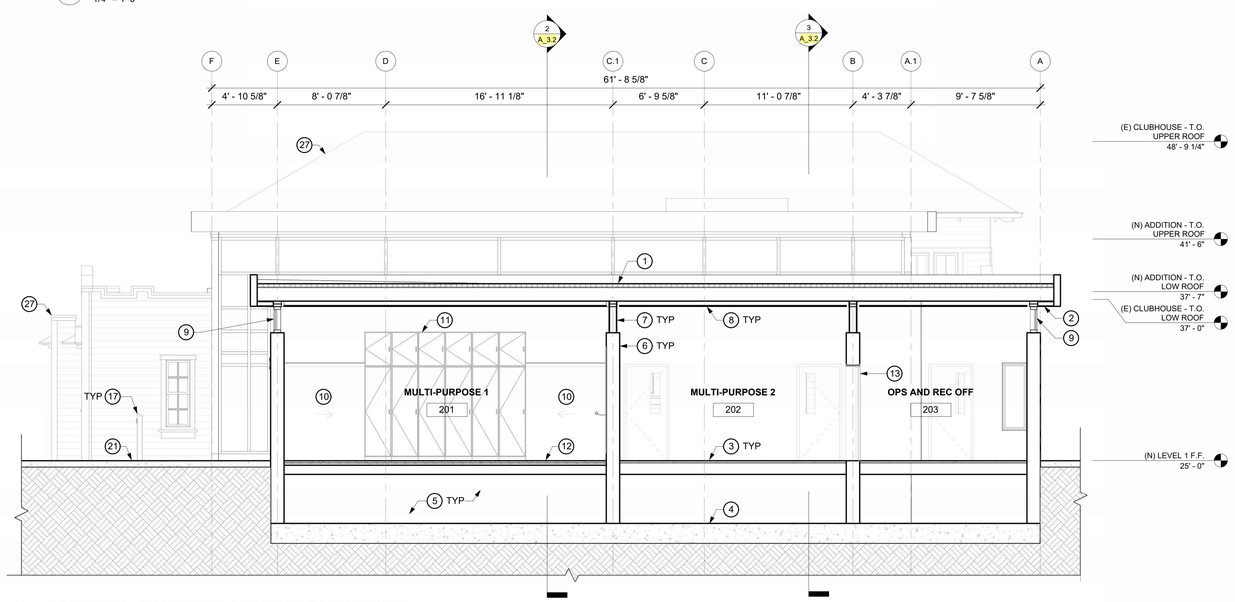
A_2.4



3 PROPOSED - TRANSVERSE SECTION FACING NORTH
1/4" = 1'-0"



2 PROPOSED - TRANSVERSE SECTION FACING NORTH
1/4" = 1'-0"



1 PROPOSED - TRANSVERSE SECTION FACING NORTH
1/4" = 1'-0"

GENERAL NOTES

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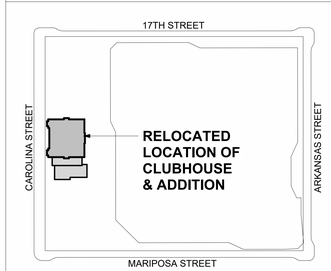
SHEET NOTES

1. MEMBRANE ROOF, SLOPED TO DRAIN
2. PRE-FINISHED MTL PANEL SOFFIT
3. GYPCRETE OVER WD FRAMED FLOOR, SSD
4. CONC SLAB, SSD
5. CRAWL SPACE
6. CONC WALL
7. INTERIOR WD FRAMED WALL
8. CEILING
9. CURTAIN WALL SYSTEM
10. SLIDING DOOR
11. CASEWORK
12. DANCE FLOOR OVER TYP FLOOR
13. DOOR OPENING
14. ST STL ENTRY GRILLE
15. CONC OVER WD FRAMED FLOOR, SSD
16. PTD HSS COLUMN, SSD
17. DOOR ACTUATOR MOUNTED ON PRE-FINISHED MTL BOLLARD
18. PTD WOOD PANELING, GWB FINISH ABOVE
19. RAISED WD STAGE
20. PASSTHROUGH OPENING W/ COUNTER & COILING COUNTER GRILLE
21. PAVING, SLD
22. SOFFIT WITH TRACK FOR STAGE CURTAIN
23. STAGE CURTAIN, NIC
24. GUTTER & DOWNSPOUT
25. MIRROR
26. WALL MOUNTED BALLET BAR
27. (E) CLUBHOUSE BUILDING BEYOND
28. (E) PARAPET
29. (E) ROOF STRUCTURE
30. (N) MEMBRANE ROOFING
31. (N) COMPOSITION SHINGLE ROOF
32. (E) WD FLOOR
33. ROOFTOP MECHANICAL EQUIPMENT



KEY PLAN LEGEND
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N

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DATE	NO.	DRAWN	CHD
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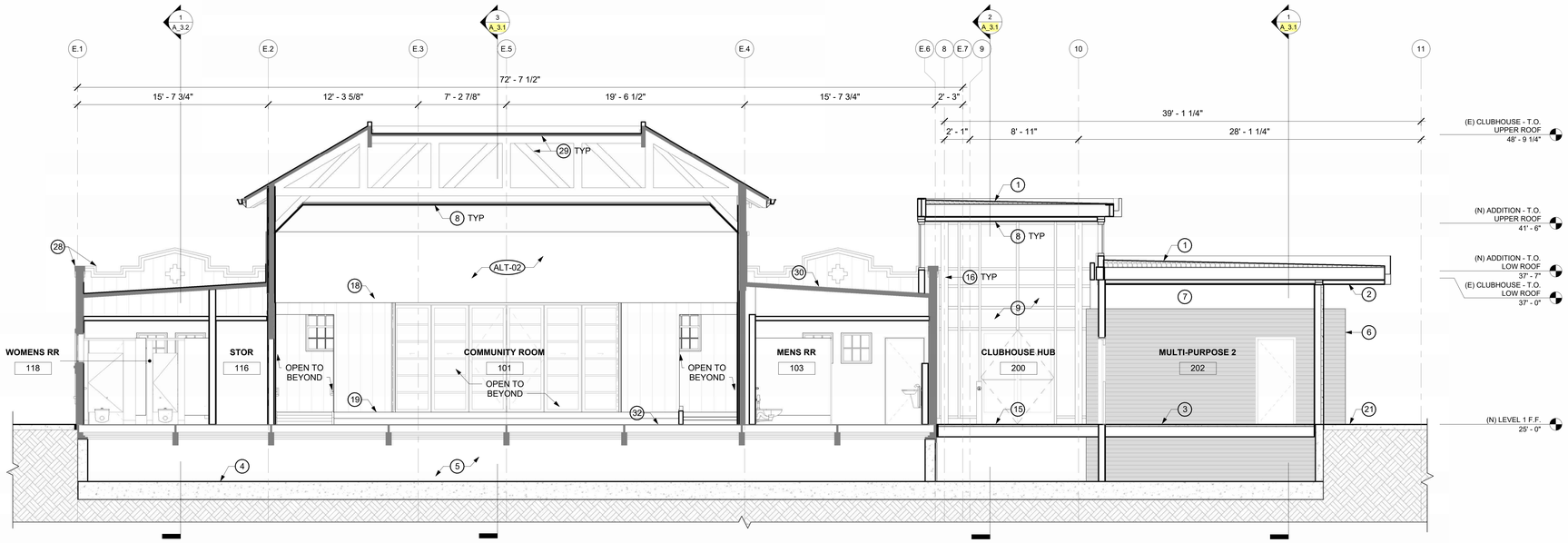
DRAWING TITLE:

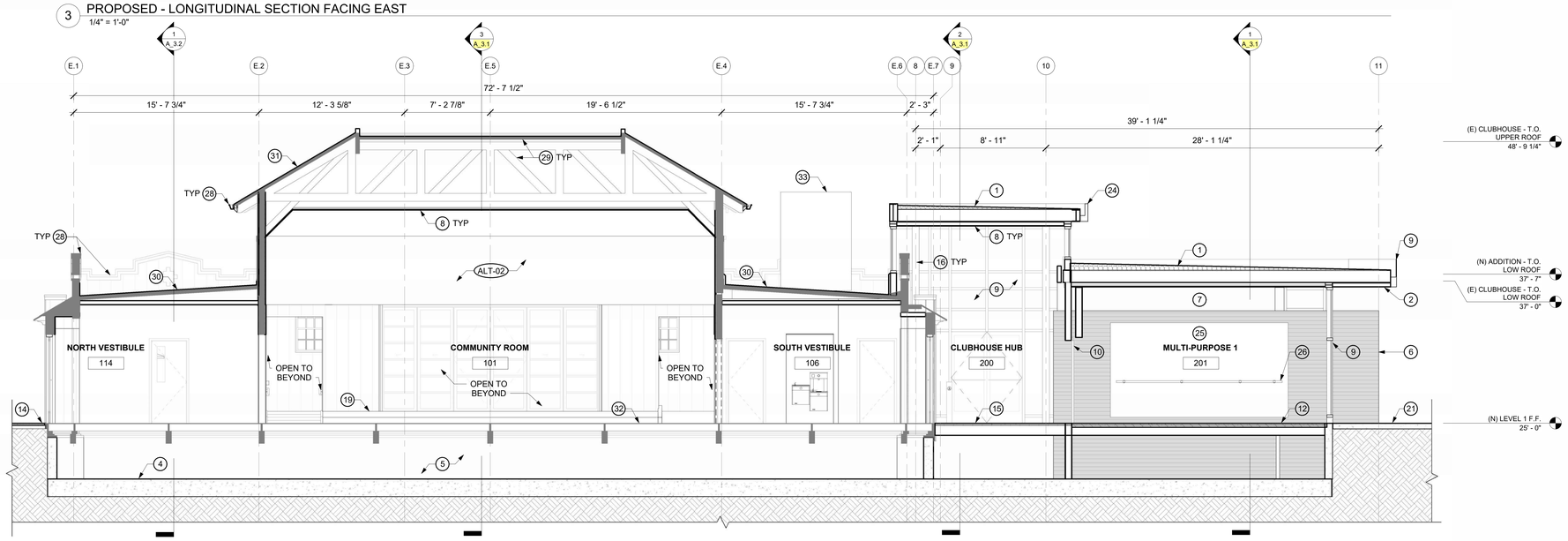
PROPOSED BUILDING SECTIONS

SHEET NO:

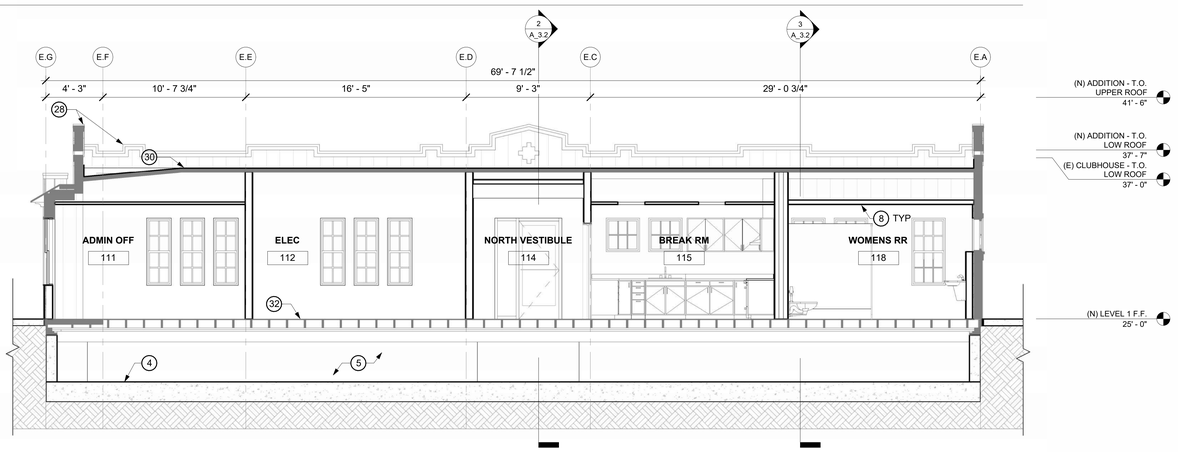
A_3.1



3 PROPOSED - LONGITUDINAL SECTION FACING EAST
1/4" = 1'-0"



2 PROPOSED - LONGITUDINAL SECTION FACING EAST
1/4" = 1'-0"



1 PROPOSED - TRANSVERSE SECTION FACING NORTH 2
1/4" = 1'-0"

GENERAL NOTES

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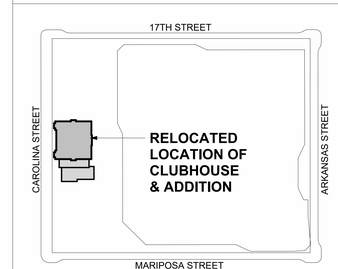
SHEET NOTES

1. MEMBRANE ROOF, SLOPED TO DRAIN
2. PRE-FINISHED MTL PANEL SOFFIT
3. GYPCRETE OVER WD FRAMED FLOOR, SSD
4. CONC SLAB, SSD
5. CRAWL SPACE
6. CONC WALL
7. INTERIOR WD FRAMED WALL
8. CEILING
9. CURTAIN WALL SYSTEM
10. SLIDING DOOR
11. CASEWORK
12. DANCE FLOOR OVER TYP FLOOR
13. DOOR OPENING
14. ST STL ENTRY GRILLE
15. CONC OVER WD FRAMED FLOOR, SSD
16. PTD HSS COLUMN, SSD
17. DOOR ACTUATOR MOUNTED ON PRE-FINISHED MTL BOLLARD
18. PTD WOOD PANELING, GWB FINISH ABOVE
19. RAISED WD STAGE
20. PASSTHROUGH OPENING W/ COUNTER & COILING COUNTER GRILLE
21. PAVING, SLD
22. SOFFIT WITH TRACK FOR STAGE CURTAIN
23. STAGE CURTAIN, NIC
24. GUTTER & DOWNSPOUT
25. MIRROR
26. WALL MOUNTED BALLET BAR
27. (E) CLUBHOUSE BUILDING BEYOND
28. (E) PARAPET
29. (E) ROOF STRUCTURE
30. (N) MEMBRANE ROOFING
31. (N) COMPOSITION SHINGLE ROOF
32. (E) WD FLOOR
33. ROOFTOP MECHANICAL EQUIPMENT



KEY PLAN LEGEND
1" = 100'-0"

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e rpdinfo@sfgov.org

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

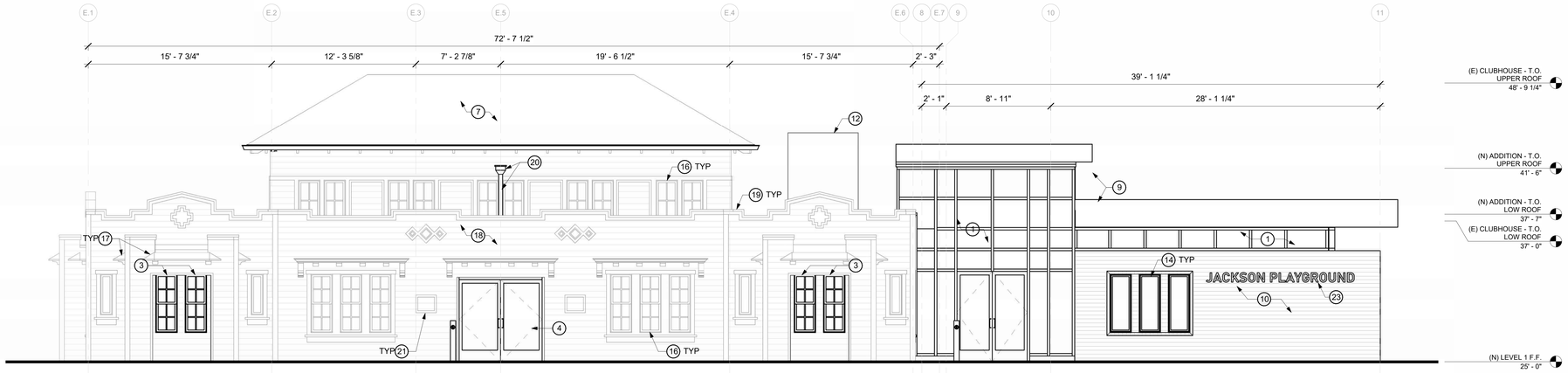
DATE	NO.	DRAWN	CHD
05/23/25			

DRAWING TITLE:

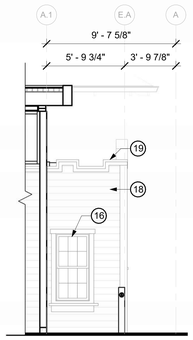
PROPOSED BUILDING SECTIONS

SHEET NO:

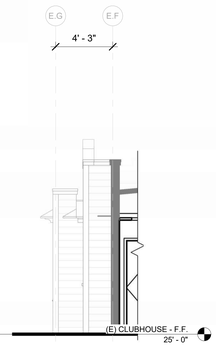
A_3.2



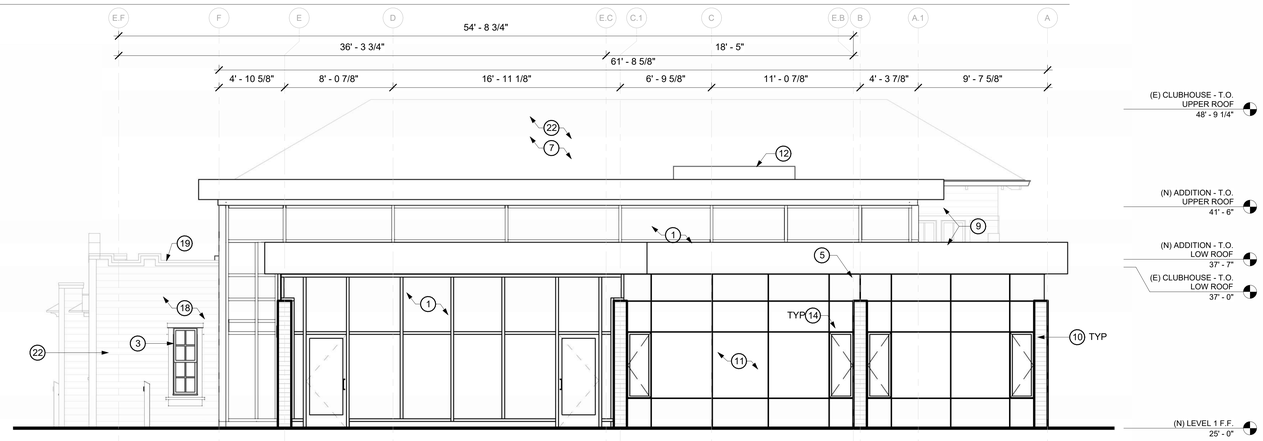
8 WEST ELEVATION
1/4" = 1'-0"



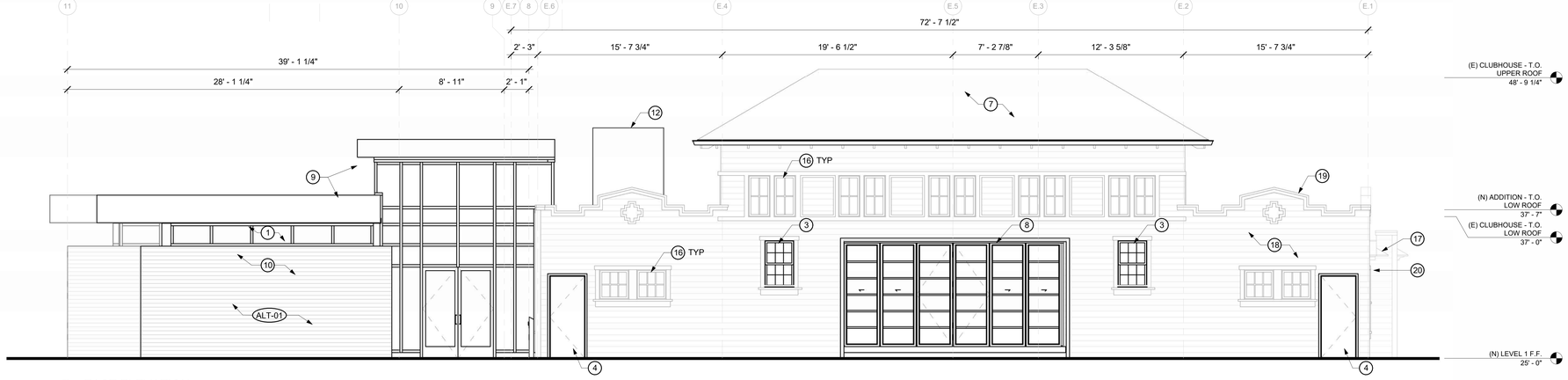
7 SOUTH ELEVATION
1/4" = 1'-0"



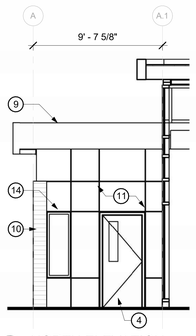
6 SOUTH ELEVATION
1/4" = 1'-0"



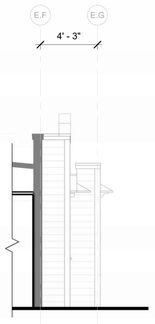
5 SOUTH ELEVATION
1/4" = 1'-0"



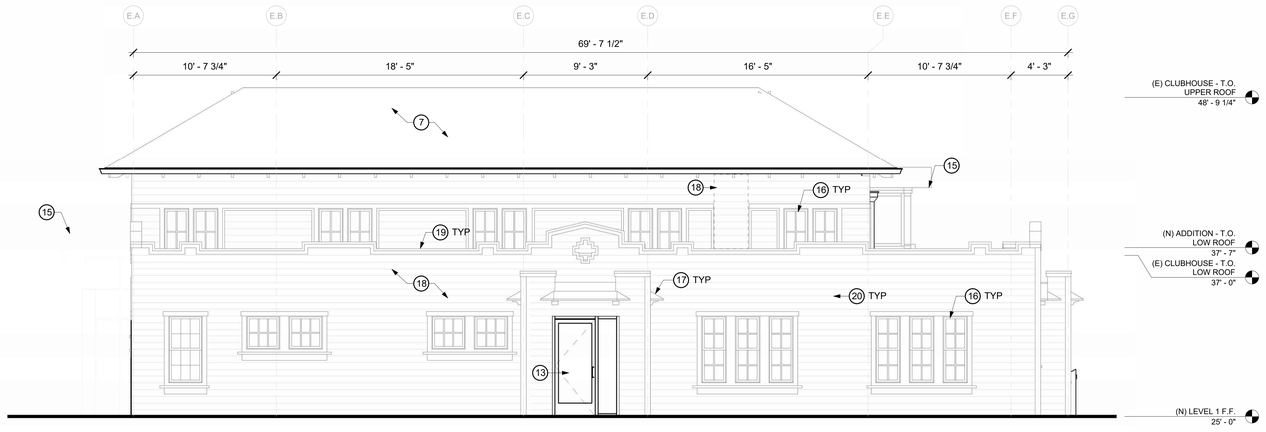
4 EAST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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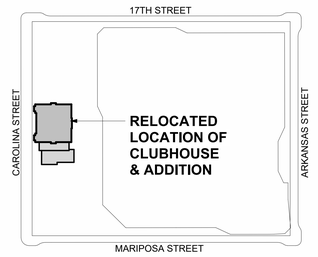
B PROJECT MUST MEET CALIFORNIA AND SAN FRANCISCO GREEN BUILDING REQUIREMENTS AND THE SAN FRANCISCO DEMOLITION DEBRIS ORDINANCE
C PROJECT TO BE FULLY SPRINKLERED TO MEET NFPA-13 REQUIREMENTS

SHEET NOTES

1. (N) CURTAIN WALL SYSTEM
2. NOT USED
3. (N) WINDOWS TO MATCH EXISTING
4. (N) DOOR AND FRAME, SEE SCHEDULE
5. NOT USED
6. NOT USED
7. (N) COMPOSITION SHINGLE ROOF AND GUTTER
8. (N) FOLDING DOOR SYSTEM
9. (N) ROOF
10. (N) BOARD FORMED CONCRETE WALL, SIZED TO MATCH SPACING OF (E) FLUSH WOOD SIDING
11. (N) MTL PANEL WALL
12. ROOFTOP MECHANICAL EQUIPMENT
13. (N) INFILL PANEL
14. (N) WINDOW AT ADDITION, SEE SCHEDULE
15. ADDITION BEYOND
16. (E) WINDOW, SEE SCHEDULE FOR NOTES ON REHABILITATION
17. (E) SLOPED ROOF
18. (E) WOOD CLADDING AND TRIM. PREP, PRIME AND PAINT. PATCH AS REQ'D TO MATCH (E)
19. (E) FLASHING. PREP, PRIME AND PAINT. REPLACE AS REQ'D TO MATCH (E)
20. (N) LEADER HEAD AND PIPE
21. (E) HISTORICAL PLAQUE
22. RENOVATED CLUBHOUSE BEYOND
23. 12" HIGH, 2" DEEP CAST ALUMINUM LETTERS



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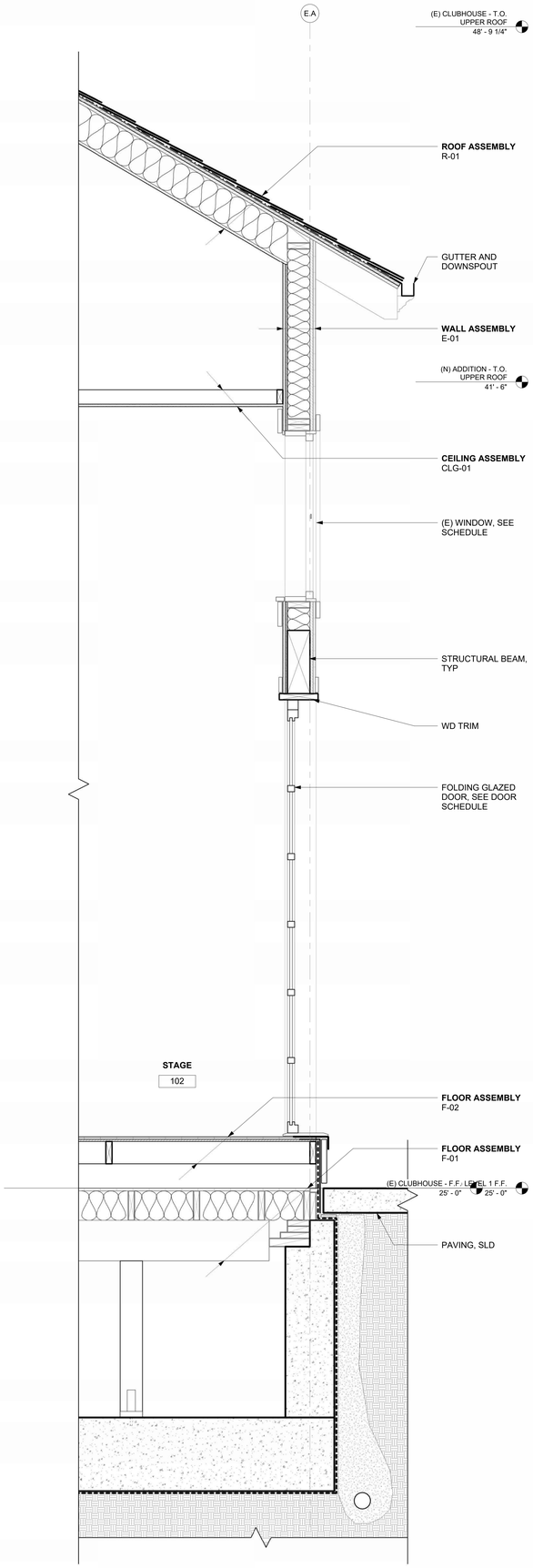
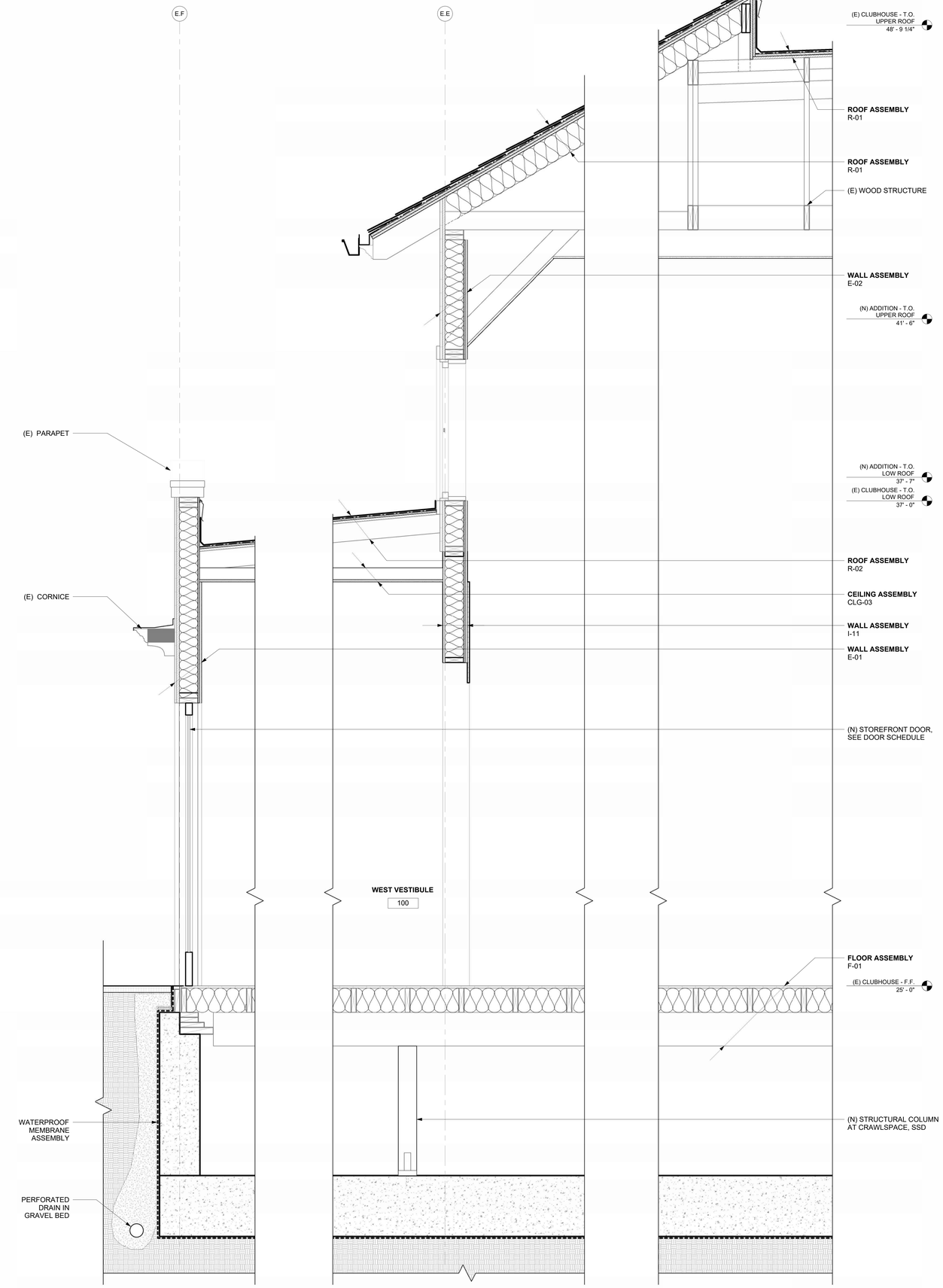
DRAWING TITLE:
PROPOSED EXTERIOR ELEVATIONS

SHEET NO:
A_3.3



2 PROPOSED - TRANSVERSE SECTION FACING NORTH
1" = 1'-0"



1 PROPOSED - TRANSVERSE SECTION FACING NORTH
1" = 1'-0"

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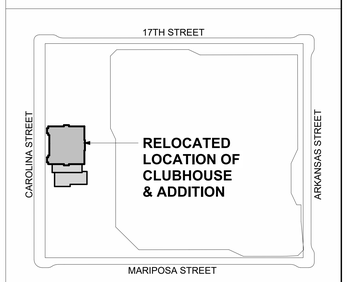
SHEET NOTES



KEY PLAN LEGEND
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N

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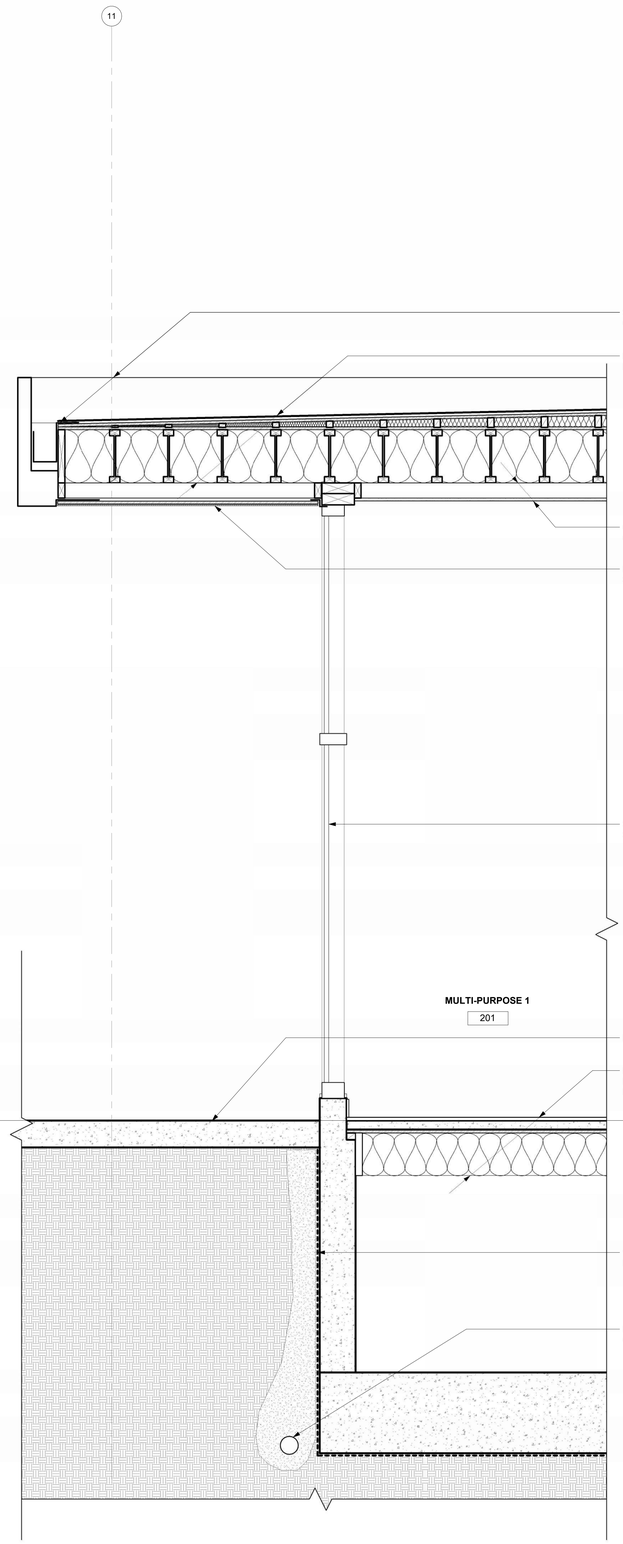
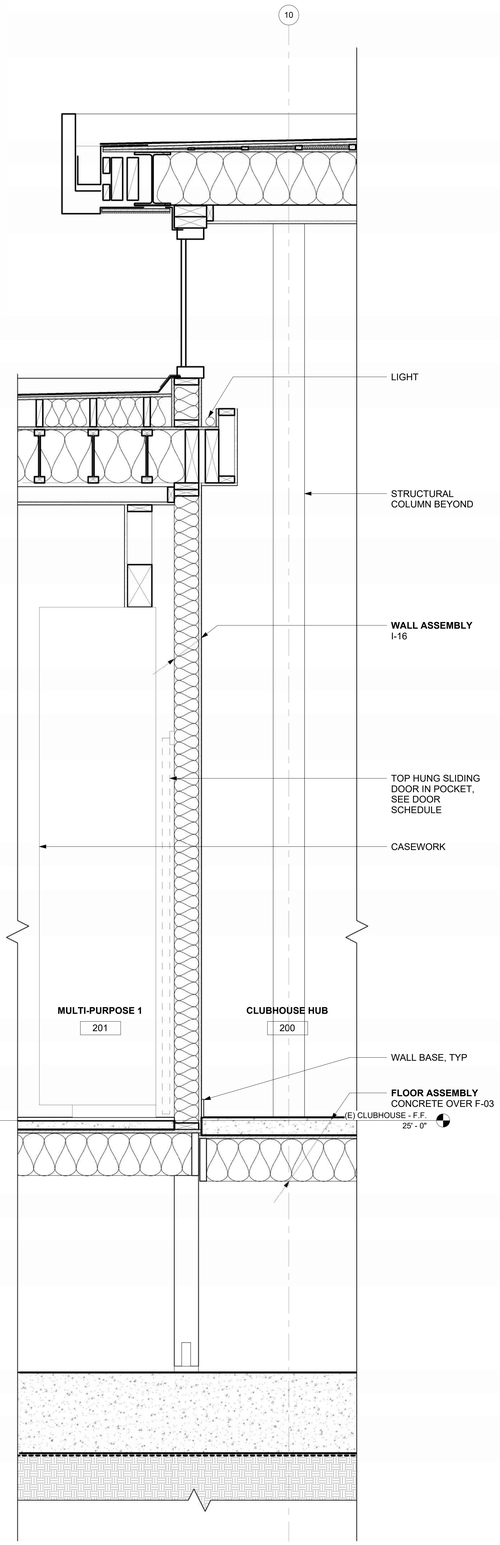
DRAWING TITLE:
WALL SECTIONS

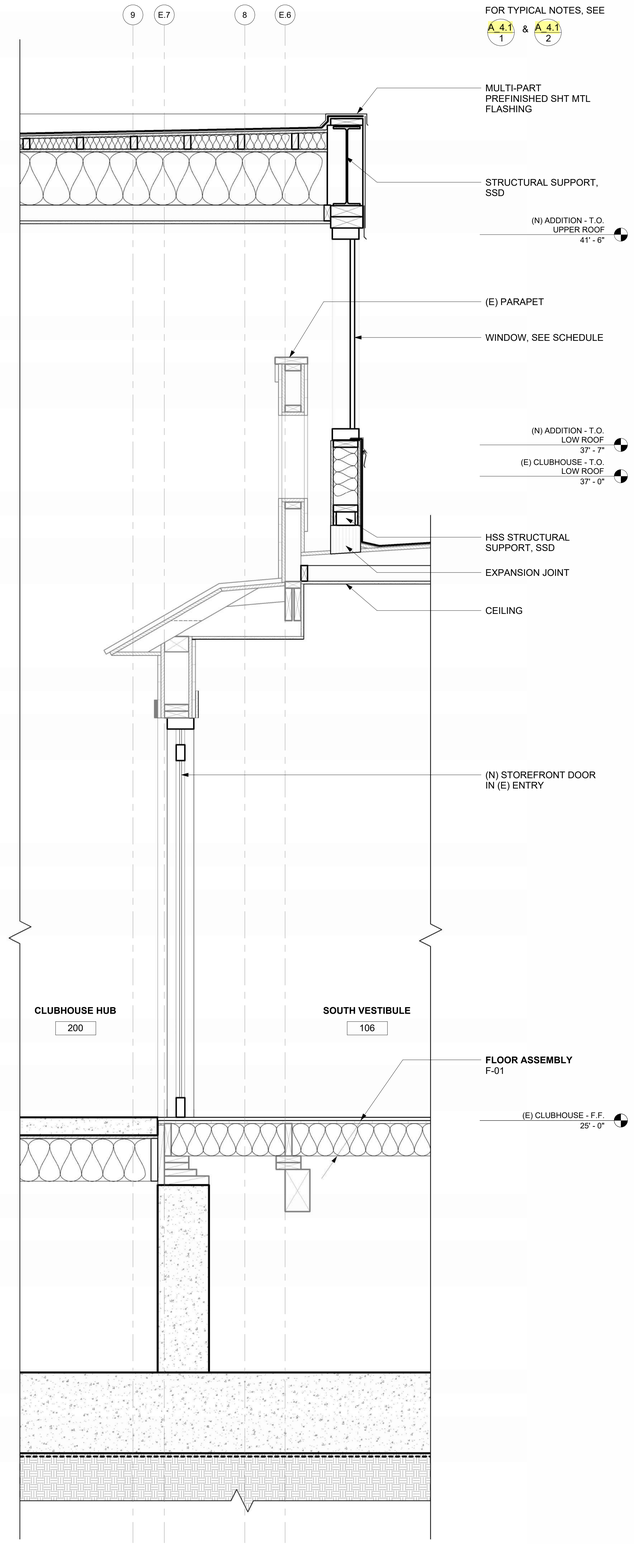
SHEET NO:
A_4.1



2 GRIDLINE 11 AT GRIDLINE D
1" = 1'-0"



3 PROPOSED - TRANSVERSE SECTION FACING NORTH
1" = 1'-0"



1 PROPOSED - TRANSVERSE SECTION FACING NORTH
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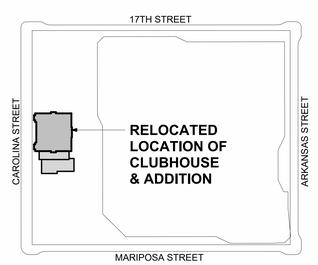
SHEET NOTES



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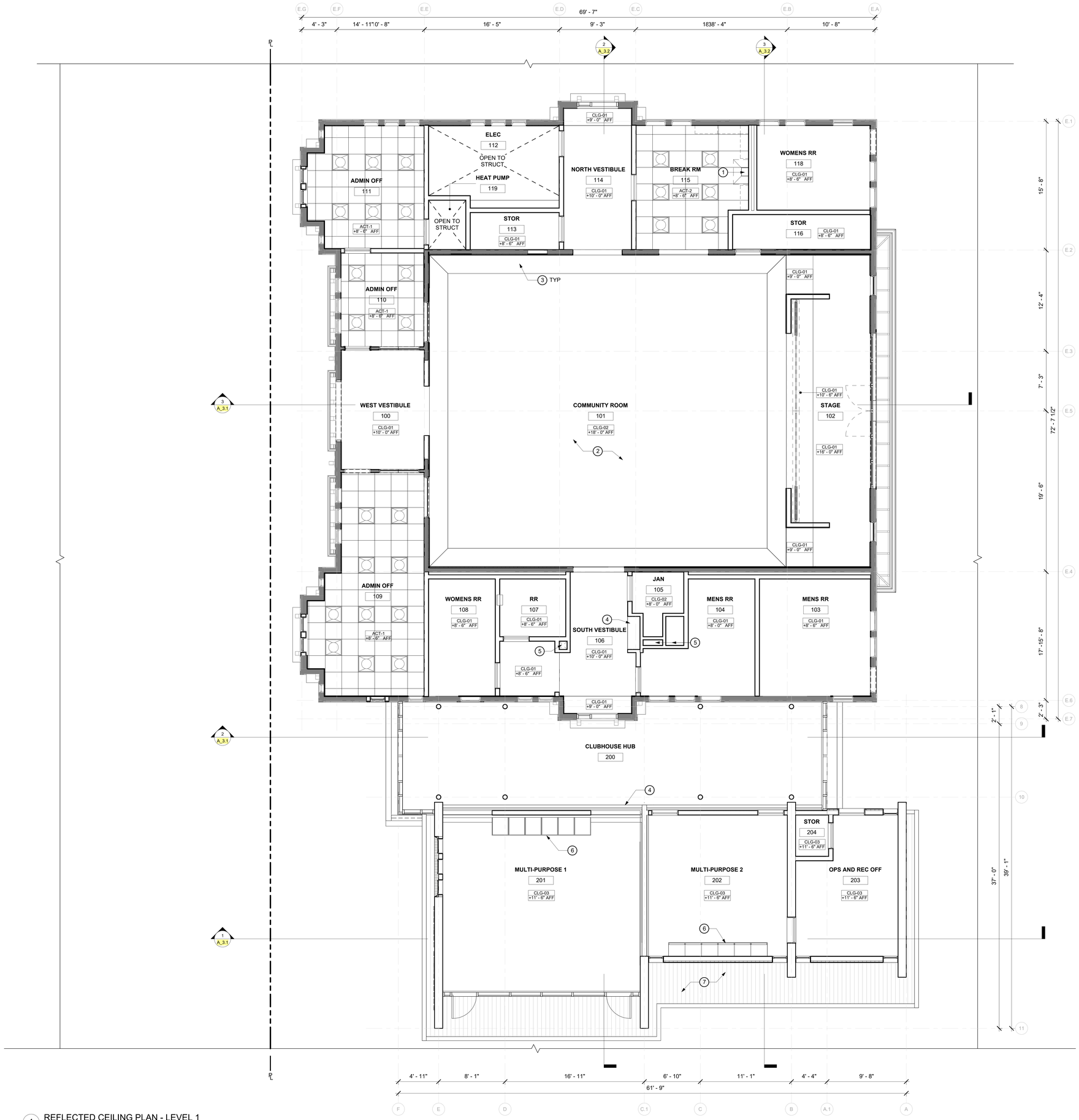
DRAWING TITLE:
WALL SECTIONS

SHEET NO:
A_4.2



1 REFLECTED CEILING PLAN - LEVEL 1
1/4" = 1'-0"

GENERAL NOTES

A CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS

B PROJECT MUST MEET CALIFORNIA AND SAN FRANCISCO GREEN BUILDING REQUIREMENTS AND THE SAN FRANCISCO DEMOLITION DEBRIS ORDINANCE

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SHEET NOTES

1. LOCATION OF VENTILATION HOOD DUCT, ROUTE TO ROOF
2. DOUBLE HT SPACE AT COMMUNITY ROOM
3. ANGLED GYP BD CLG
4. GYP BD SOFFIT
5. MECH SHAFT
6. FULL HT CABINETS
7. PRE-FINISHED MTL PANEL SOFFIT

LEGEND

CEILING TYPE
SEE FINISH LEGEND & SCHEDULE ON A.0.10

CLG-XX
+XX'-XX"

CEILING TAG

B.O. CEILING HEIGHT AFF

CLG-XX
+XX'-XX"

ACOUSTIC CEILING TILE (ACT)

CB-XX
+XX'-XX"

FIBER CEMENT BOARD SOFFIT

EXIT SIGN

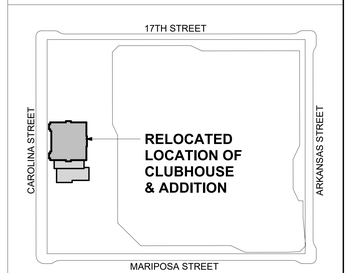
OS

OCCUPANCY SENSOR, SED

HORN/ STROBE, SED

SUPPLY REGISTER, SMD

RETURN REGISTER, SMD



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DRAWING TITLE:

REFLECTED CEILING PLAN - LEVEL 1

SHEET NO:

A_6.1

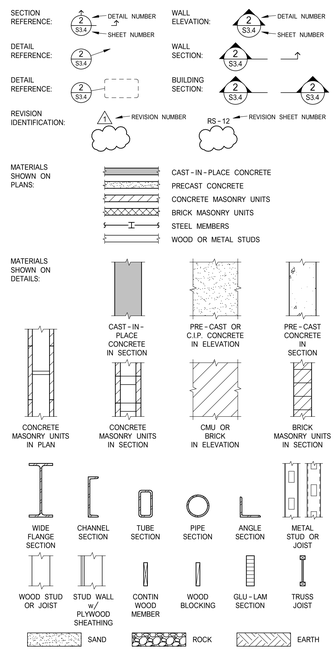
JACKSON PLAYGROUND IMPROVEMENT PROJECT

SAN FRANCISCO, CA

ABBREVIATIONS

A.B.	Anchor Bolt
ACI	American Concrete Institute
A.D.	Area Drain
ADDL	Additional
ADJ	Adjacent
A.F.F.	Above Finish Floor
AISC	American Institute of Steel Construction
ALT	Alternate
APPROX	Approximately
ARCH	Architect or Architectural
ASPH	Asphalt
ASTM	American Society for Testing and Materials
A.C.	Asphaltic Concrete, Air Condition
BAL	Balance
B.L.	Bottom Lower
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
B.O.	Bottom of
BOT	Bottom
B.P.	Break Point
BRD	Board
BRG	Bearing
BRKT	Bracket
BTWN	Between
B.U.	Bottom Upper
C	Channel
CBC	California Building Code
C.I.P.	Cast In Place
C.J.	Construction or Control Joint
CLG	Ceiling
CL	Center Line
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONN	Connection
CONSTR	Construction
CONTIN	Continuous
C.J.P.	Complete Joint Penetration
CTR	Center
CTRD	Centered
CTRSNK	Countersink
d	Penny weight
DBL	Double
DEPR	Depression
D.F.	Douglas Fir
DIA or	Diameter
DIAG	Diagonal
DIM	Dimension
DL	Dead Load
DN	Down
do	Ditto
D.W.F.	Deformed Wire Fabric
DWG	Drawing
(E)	Existing
EA	Each
E.F.	Each Face
E.J.	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator
EMBED	Embedment
E.N.	Edge Nail
ENCL	Enclosure
ENGR	Engineer
E.O.	Edge of
E.O. MAS	Edge of Masonry
E.O. PL	Edge of Plate
E.O. SLAB	Edge of Slab
EQ	Equal
EQPT	Equipment
E.W.	Each Way
EXP	Expansion
EXT	Exterior
F.D.	Floor Drain
FDN	Foundation
F.F.	Finish Floor
FIN	Finish
FLR	Floor
F.O.	Face of
F.O. CONC	Face of Concrete
F.O. MAS	Face of Masonry
F.O. STUD	Face of Stud
FRMG	Framing
F.S.	Far Side
FT	Foot or Feet
FTG	Footing
GA	Gage
GALV	Galvanized
G.B.	Grade Beam
GLB	Glued Laminated Beam
GLC	Glued Laminated Column
GR	Grade
GYP	Gypsum
HDR	Header
HGR	Hanger
HK	Hook
HORIZ	Horizontal
H.P.	High Point
H.R.	Hard Rock
HSS	Hollow Structural Section
HT	Height
I	Moment of Inertia
I.D.	Inside Diameter
I.F.	Inside Face
INFO	Information
INSUL	Insulation
INT	Interior
JST	Joist
JT	Joint
KIPS	1000 Pounds
KSF	KIPS Per Square Foot
L	Angle
LBS	Pounds
LL	Live Load
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LONGIT	Longitudinal
L.P.	Low Point
L.S.	Low Shrinkage
LSL	Laminated Strand Lumber
LT	Light
LVL	Laminated Veneer Lumber
LTWT	Light Weight
MACH	Machine
MAS	Masonry
MATL	Material
MAX	Maximum
M.B.	Machine Bolt
MC	Miscellaneous Channel
M.D.	Mid-depth
MECH	Mechanical
M.F.	Moment Frame
MFR	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MTL	Metal
(N)	New
N.A.	Not Applicable
N.I.C.	Not In Contract
NO.	Number
N.P.	No Profile
N.S.	Near Side
N.T.S.	Not To Scale
o.c.	On Center
O.D.	Outside Diameter
O.F.	Outside Face
O.H.	Opposite Hand
OPNG	Opening
OPP.	Opposite
OSB	Oriented Strand Board
O.W.S.G.	Open Web Steel Girder
O.W.S.J.	Open Web Steel Joist
PAR	Parapet
PC	Piece
P/C	Precast
PCF	Pound per Cubic Foot
P.D.F.	Powder Driven Fastener
P.D.P.	Powder Driven Pin
PL	Property Line or Plate
PLF	Pounds per Linear Foot
PLY	Plywood
PLYWD	Plywood
P.J.P.	Partial Joint Penetration
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PSL	Parallel Strand Lumber
P/T	Post-Tensioned
P.T.	Pressure Treated
P.T.D.F.	Pressure Treated Douglas Fir
R	Radius
R.D.	Roof Drain
RDWD	Redwood
REF	Reference
REINF	Reinforcing
REQD	Required
REV	Revision
RF	Roof
RM	Room
R.O.	Rough Opening
S	Section Modulus
S.A.D.	See Architectural Drawings
S.C.D.	See Civil Drawings
SCHED	Schedule
S.E.D.	See Electrical Drawings
SF	Square Feet
SHT	Sheet
SHTG	Sheathing
SIM	Similar
S.J.	Shrinkage Joint, Seismic Joint or Slip Joint
S.L.D.	See Landscape Drawings
S.M.D.	See Mechanical Drawings
S.M.F.	Special Moment Frames
S.M.S.	Sheet Metal Screw
S.O.G.	Slab On Grade
SP	Space or Spacing
S.P.D.	See Plumbing Drawings
SPEC	Specification
SQ.	Square
S.S.D.	See Structural Drawings
STAGG	Staggered
STD	Standard
STIFF	Stiffener
STL	Steel
STRUCT	Structural
SYM	Symmetric
T & B	Top and Bottom
T & G	Tongue and Groove
T.B.	Tie Beam
THK	Thick
THRU	Through
T.L.	Top Lower
T.O.	Top Of
T.O.T.S.	Top of Topping Slab
T.O. CONC	Top of Concrete
T.O. PAR	Top of Parapet
T.O. PLY	Top of Plywood
T.O. PL	Top of Plate
T.O. SLAB	Top of Slab
T.O. STL	Top of Steel
TRANS	Transverse
TS	Tube Steel
T.U.	Top Upper
TYP	Typical
UBC	Uniform Building Code
U.N.O.	Unless Noted Otherwise
V.B.	Vapor Barrier
VENT	Ventilation
VERT	Vertical
V.I.F.	Verify In Field
W	Wide Flange
w/	With
w/o	Without
WD	Wood
WF	Wide Flange
W.P.	Work Point
W.P.J.	Weakened Plane Joint
WT	Weight or Structural T
W.W.F.	Welded Wire Fabric

SYMBOLS



SHEET INDEX

ISSUE LOG KEY
- " √ " ISSUED AS PART OF A SET
- " — " NOT A PART OF ISSUED SET
- " * " ISSUED FOR INFORMATION ONLY
- " o " PREVIOUSLY SUBMITTED FOR PLAN CHECK & PROVIDED FOR INFORMATION ONLY

DATE 05.23.2025

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
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GENERAL NOTES

GENERAL

Dimensions refer to rough concrete surfaces, face of studs, face of concrete block, top of sheathing, or top of slab, unless otherwise indicated. The Contractor shall verify all dimensions prior to the start of construction. The Architect shall be notified of any discrepancies or inconsistencies.

All drawings are considered to be a part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies that occur shall be brought to the attention of the Architect prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents or any code requirements shall be corrected by the Contractor at their own expense and at no expense to the owner or Architect.

Notes and details on the structural drawings shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.

All work shall conform to the minimum standards of the following codes:

City and County of San Francisco Building Code 2022 Edition and any other regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety, and those additional codes and standards including, but not limited to, the following incorporated codes listed below, and in these structural notes and specifications.

Aluminum Association: ADM-2020, Aluminum Design Manual

American Society of Civil Engineers: ASCE 7-16 with Supplement 1, Minimum Design Loads for Buildings and Other Structures including Supplement No. 1 and 2

American Concrete Institute (ACI): ACI 318-19 Bldg. Code Requirements for Structural Concrete and Requirements for Structural Concrete and Commentary

American Institute of Steel Construction (AISC): AISC 360-16 Specification for Structural Steel Buildings

American Institute of Steel Construction (AISC): Steel Construction Manual 15th Edition

American Institute of Steel Construction (AISC): AISC 341-16 Seismic Provisions for Structural Steel Buildings

American Institute of Steel Construction (AISC): AISC 358-16/S1-18 Prequalified Connections for Special and Intermediate Steel Moment Frames for Seismic Applications including Supplement No. 1

American Iron and Steel Institute (AISI): AISI S100-16(2020) w/ S2-20 North American Specification for the Design of Cold-formed Steel Structural Members, 2016 Edition (Reaffirmed 2020) with Supplement 2, 2020 Edition

American Iron and Steel Institute (AISI): AISI S202-20 Code of Standard Practice for Cold-formed Steel Structural Framing, 2020

American Iron and Steel Institute (AISI): AISI S400-20 North American Standard for Seismic Design of Cold-formed Steel Structural Systems, 2020

American National Standards Institute (ANSI): ANSI 117-2020 Standard Specifications for Structural Glued Laminated Timber of Softwood Species

American National Standards Institute (ANSI): ANSI A190.1-2017 Standard for Wood Products - Structural Glued Laminated Timber

American National Standards Institute (ANSI): ANSI/APA PRG 320-2019 Standard for Performance-Rated Cross-Laminated Timber

American National Standards Institute (ANSI): ANSI/APA PRR 410-16 Standard for Performance-Rated Engineered Wood Rim Boards

American Welding Society: AWS D1.1:2020 Structural Welding Code - Steel

American Welding Society: AWS D1.3:2018 Structural Welding Code - Sheet Steel

American Welding Society: AWS D1.4:2018 Structural Welding Code - Reinforcing

American Welding Society: AWS D1.8:2016 Structural Welding Code - Seismic Supplement

American Wood Council (AWC): NDS-2018 National Design Specification (NDS) for Wood Construction with 2018 Supplement

American Wood Council (AWC): SDPWS-2021 Special Design Provisions for Wind and Seismic

International Existing Building Code (IEBC): IEBC-21

The Masonry Society (TMS): TMS 402-2016 Building Code for Masonry Structures & TMS 602-2016 Specification for Masonry Structures

ASTM specifications on the structural drawings shall be of the latest version, unless otherwise noted.

Refer to the architectural drawings for the following:

Dimensions not shown on the structural drawings.
Size and location of all floor and roof openings, except as noted.
Size and location of all interior and exterior non-bearing partitions.
Size and location of all door and window openings, except as noted.
Size and location of inserts for cladding or ornamentation.
Size and location of all concrete curbs, equipment pads, pits, floor drains, slopes, depressed areas, change in level, chamfers, grooves, inserts, etc.
Floor and roof finishes.

Refer to the mechanical, plumbing, and electrical drawings for the following:

Pipe runs, sleeves, hangers, trenches, wall and slab openings, etc., except as noted.
Electrical conduit runs, boxes, and outlets in walls and slabs.
Concrete inserts for electrical, mechanical, or plumbing fixtures.
Size and location of machine or equipment bases or anchor bolts for motor mounts.

The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The Contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing and shoring for loads due to construction equipment, etc. Observation visits to the site by the Engineer shall not include inspection of the aforementioned items.

Contractor shall investigate the site, during clearing and earthwork operations, for filled excavations or buried structures, such as cesspools, cisterns, foundations, etc. If any such structures are found, the Engineer shall be notified immediately.

Openings, pockets, etc., larger than 6" shall not be placed in concrete slabs, decks, or walls, unless specifically detailed on the structural drawings. Notify the Engineer when drawings by others show openings, pockets, etc., larger than 6" not shown on the structural drawings, but which are located in structural members. For any further restrictions on openings in structural elements, see applicable sections below.

Construction material shall be spread out if placed on framed roof or floor. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where the structure has not attained the design strength.

Specifications and detailing of all waterproofing and drainage items, although sometimes indicated on the structural drawings for general information purposes only, are solely the design responsibility of others.

Shop drawings, special inspections, and material sampling and testing, when required, are specified in their respective tables in the general notes and in the specifications.

Mandatory Structural Preconstruction Meeting

The Contractor shall coordinate and hold a mandatory structural preconstruction meeting prior to placing underground utilities or preparation of shop drawings for any materials. The structural preconstruction meeting agenda shall be set by the Structural Engineer with input from the Contractor, Architect, and Owner. Project foremen or superintendents (for each sub-contractor) assigned to the Project shall be in attendance for each trade including but not limited to:

Building moving contractor
Reinforcing steel contractor
Concrete ready-mix supplier
Concrete place and finish contractor
Structural steel contractor
Miscellaneous metal contractor
Wood framing contractor
Plumbing contractor
Electrical contractor
Mechanical contractor
Fire sprinkler contractor
Special Inspector
Architect
Owner's Project Manager

DESIGN

Design conforms to the San Francisco City and County Building Code, 2022 Edition.

Live loads:
Roof (flat) ..... 20 psf
Roof (sloped 4/12) ..... 20 psf
Corridors ..... 100 psf
Existing Building Floor ..... 100 psf

Rain Loads:
100 Yr., 1 Hr. Rainfall Intensity..... (CBC Figure 1611.1) = _.__ in/hr
Rain Load, R = 5.2(ds + dh), psf ..... (CBC Eq. 16-19) R = ___ psf
ds = Depth of water up to the inlet of secondary drainage system when the primary drainage system is blocked ..... ds = __"
dh = Hydraulic head above the inlet of secondary drainage system ..... dh = __"

Wind Analysis:
Basic wind speed, V3S ..... (CBC Figure 1609.3) VULT = 95 mph
Exposure ..... (CBC Section 1609.4.3) = C
Internal Pressure Coefficient, GCPI ... (ASCE Table 26.13-1) GCPI = ±0.18

Components and cladding design wind pressures at allowable stress levels

Interior Wall Condition (psf): +20/-25
Corner Wall Condition (psf): +25/-30

(+) Pressures indicate pressure towards wall
(-) Pressures indicate pressure away from wall
Corner conditions - extent of wall from building corner as defined by ASCE

Seismic Analysis:
Seismic Importance Factor, I ..... (ASCE Table 1.5-2) I = 1.0
Risk Category ..... (CBC Table 1604.5) = II

Site Location, Latitude ..... 37.7643°
Site Location, Longitude ..... -122.4004°

Spectra Accel., Short Period, SS ..... (CBC Figure 1613.2.1(1)&(2)) SS = 1.50 g
Spectra Accel., Long Period, S1 ..... (CBC Figure 1613.2.1(3)&(4)) S1 = 0.60 g
Site Classification ..... (CBC Section 1613.2.2) = D
Design Response, Short Period, SDS .... (CBC Section 1613.2.4) SDS = 1.00 g
Design Response, Long Period, SD1 ..... (CBC Section 1613.2.4) SD1 = 0.00 g
Seismic Design Category ..... (CBC Table 1613.2.5(1)&(2)) = D

Lateral System (ASCE Table 12.2-1) .... Bearing Wall System,
Special Reinforced Concrete Shear Walls
Response Modification Factor ..... R = 5
System Overstrength Factor ..... Ω0 = 2.5
Deflection Amplification Factor ..... Cd = 5

Lateral System (ASCE Table 12.2-1) .... Bearing Wall System,
Light-Frame Wood Walls w/ Wood Structural Panel Shear Wall
Response Modification Factor ..... R = 6.5
System Overstrength Factor ..... Ω0 = 3
Deflection Amplification Factor ..... Cd = 4

Lateral System (ASCE Table 12.2-1) .... Building Frame System,
Ordinary Concentrically Braced Frames
Response Modification Factor ..... R = 3.25
System Overstrength Factor ..... Ω0 = 2
Deflection Amplification Factor ..... Cd = 3.25

Lateral System (ASCE Table 12.2-1) .... Cantilevered Column System,
Special Steel
Response Modification Factor ..... R = 2.5
System Overstrength Factor ..... Ω0 = 1.25
Deflection Amplification Factor ..... Cd = 2.5

Seismic Response Coefficient, CS ..... (ASCE Section 12.8.1) CS = 0.00

Base Shear, V ..... V = ___ Kips (N-S) Existing Building
V = ___ Kips (E-W) Existing Building

V = ___ Kips (N-S) Breezeway
V = ___ Kips (E-W) Breezeway

V = ___ Kips (N-S) Multipurpose Room Building
V = ___ Kips (E-W) Multipurpose Room Building

Seismic Analysis Procedure: Equivalent Lateral Force Procedure
per ASCE 7-16 Section 12.8

Analysis/Design: Hand-Calculations

EXISTING CONSTRUCTION

Existing construction shown on the structural drawings was obtained from field surveys provided by the Architect. The Contractor shall verify all existing conditions and shall notify the Architect of all exceptions before proceeding with the work.

The removal, cutting, drilling, etc. of existing work shall be performed with great care and small tools in order not to jeopardize the structural integrity of the building. If existing structural members that are not indicated for removal interfere with the new work, the Engineer shall be notified immediately, and approval obtained, before removal of the existing members.

The Contractor shall safely shore existing construction wherever existing supports are removed to allow installation of the new work. The existing construction shall be connected and/or embedded into the new construction as shown or specified. Prior to connecting the existing construction to the new foundations, Contractor shall level the ground floor and square the building in plan. New foundation work shall be placed after the existing building is leveled and squared and according to field measurements. Contractor shall submit as-built horizontal and vertical dimensions of the relocated building after connecting to the new foundations.

FOUNDATIONS

Foundations conform to the recommendations of the Geotechnical Report entitled: "GEOTECHNICAL INVESTIGATION REPORT, JACKSON PLAYGROUND IMPROVEMENT, San Francisco, California" prepared by SAN FRANCISCO PUBLIC WORKS BUREAU OF ENGINEERING, dated February 13, 2025.

Maximum soil pressure = 2,500 psf DL + LL
= 3,333 psf DL + LL + Lateral

Modulus of subgrade reaction = 125 kcf

Design Groundwater Elevation Not present

Retaining Walls

Equivalent fluid pressure (for undrained walls)

Active condition (unrestrained)
Level backfill = ____ pcf
Surcharge = S/3 psf*

Coefficient of friction = 0.34

Passive earth pressure = 300 pcf
(ignore top 6 inches)

* S = Live Load Surcharge (psf)
** H = Height of retained soil

Refer to the Geotechnical Report for additional recommendations not listed below. All site grading, excavations, fills, and soil preparation shall conform to the Geotechnical Report and all work shall be done under the observation of the Geotechnical Engineer.

The Contractor shall provide for the design and installation of all cribbing, sheathing, and shoring required and shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all national, state, and local safety ordinances.

Mat Foundation - See "Mat Foundations" below

Engineered Fill

Engineered fill below footings shall be compacted to 95% relative compaction as determined by the ASTM D1557 compaction test method and under the observation of the Geotechnical Engineer. Engineered fill shall have a minimum depth of 12" beneath all footings and extend at least 2 feet beyond all edges thereof.

Backfill

All excavations shall be properly backfilled. Do not place backfill behind retaining walls before the concrete or grout has attained full design strength. The Contractor shall brace or protect all building and pit walls below grade from lateral loads until the attaching floors are completely in place and have attained full strength. The Contractor shall provide for the design, permits, and installation of such bracing.

Footing backfill and utility trench backfill within the building area shall be mechanically compacted in layers in accordance with the Geotechnical Report and observed by the Geotechnical Engineer or Inspector. Flooding will not be permitted.

Geotechnical Engineer Observation Letter

The Geotechnical Engineer shall prepare a letter for the Building Department giving an opinion regarding conformance of the footing excavations, engineered fill compaction, subgrade preparation, and backfilling with the requirements contained in the Geotechnical Report.

Mat Slab On Grade

Mat foundation shall bear upon waterproof membrane over a 3" thick minimum mud slab over firm, undisturbed native soil or 12" engineered fill. All abandoned footings, utilities, etc. shall be removed.

Excavations for foundation shall be observed by the Geotechnical Engineer prior to placing reinforcing and concrete. The Contractor shall notify the Geotechnical Engineer when the excavations are ready for observation.

REINFORCING STEEL

Reinforcing Steel detailing, fabrication, and placement shall conform to the "California Building Code," Chapter 19; the "Manual of Standard Practice of the Concrete Reinforcing Steel Institute," latest edition; and the "Building Code Requirements for Structural Concrete and Commentary," ACI 318-19; unless otherwise noted.

Standards:
Reinforcing steel shall conform to the following standards:

Deformed Bars, #3 ..... ASTM A615, Grade 40
Deformed Bars, #4 and larger ..... ASTM A615, Grade 60

Shear Walls and Ductile Frames: Reinforcing bars used in shear walls or ductile moment frame beams and columns shall also meet the following requirements in accordance with ACI 318-19 Section 20.2.2.4 and 20.2.2.5:

a. Low Alloy ASTM A706 Grade 60, 80, or 100 for special structural walls and Grade 60 and 80 for special moment frames

OR

b. ASTM A615, Grade 60 where (i) through (iv) are satisfied:
i) Actual yield strength based on mill tests does not exceed the specified yield strength fy by more than 18,000 psi
ii) Ratio of the actual ultimate tensile stress to the actual tensile yield strength is at least 1.25
iii) Minimum fracture elongation in 8 in. shall be at least 14 percent for bar sizes No. 3 through No. 6, at least 12 percent for bar sizes No. 7 through No. 11, and at least 10 percent for bar sizes No. 14 and No. 18
iv) Minimum uniform elongation shall be at least 9 percent for bar sizes No. 3 through No. 10, and at least 6 percent for bat sizes No. 11, No. 14, and No. 18

Placing: All steel reinforcement shall be securely tied in place so as to maintain their exact position before and during the placement of concrete. Reinforcing steel shall be securely tied in place with #16 annealed iron wire. Bars in beams and slabs shall be supported on well-cured concrete blocks or approved plastic tipped metal chairs, as specified by CRSI Manual of Standard Practice, MSP-1. Accessories for epoxy-coated reinforcing, where shown on plans, shall be as noted in the Specifications. Wire fabric in slabs shall be securely fastened to supporting devices to maintain their position during concrete placement.

Lap bars 48 diameters, 24" minimum, unless otherwise noted.

Headed Reinforcement: Where noted on plans, provide rebar terminators capable of developing the tensile strength of the reinforcing steel. Rebar terminators shall be as manufactured by Erico Inc (IAPMO ES ER-0188) or approved equal with a current evaluation report from an approved source.

Form Saver: Form savers are to be used where noted on the drawings. In addition, form savers may be substituted in lieu of dowels at construction joints. Where substituted, contractor to submit for review prior to construction. Form savers shall be capable of developing at least 125% of the specified yield strength of the reinforcing steel. Form savers shall be Type 2, as per ACI 318-19 Section 18.2.7. Form Savers shall be as manufactured by Erico Inc (IAPMO ES ER-0129) or approved equal with a current evaluation report from an approved source.

Welding: Where welding of reinforcing bars is approved by the Engineer, it shall be done by AWS certified welders using E80XX or approved electrodes. Welding procedures shall conform to the requirements of the "Structural Welding Code - Reinforcing Steel", AWS-D1.4.

Clear distances, steel to forms, unless noted otherwise:

Slabs not exposed to weather, joists, interior wall surfaces .....3/4"
Exterior wall surfaces, slabs exposed to weather, #5 and smaller .1-1/2"
Exterior wall surfaces, slabs exposed to weather, #6 and larger ..2"
Column Ties, Beam Ties .....1-1/2"
Clear distance between bars .....2"
Slabs on rolled grade .....1-1/2"
Formed surfaces in contact with earth .....2"
Unformed surfaces in contact with earth .....3"

Shop drawings shall be submitted to the Architect for review prior to fabrication. Shop drawings shall include elevations of all beams and columns showing bar and lap locations. See Shop Drawing Submittal Requirements elsewhere in General Notes. Submit mill certificates for reinforcing steel prior to rebar placement.

CONCRETE WORK

Forms shall be properly constructed conforming to concrete surfaces as shown on the drawings, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed to support the concrete. Forms for exposed concrete shall be plywood, using sheets as large as possible, with all joints tightly fitted and blocked, and shall produce a finished concrete surface which is smooth, true, and free from blemishes according to accepted standards for architectural concrete.

Refer to architectural, electrical, and mechanical drawings for details at door and window openings, floor type hinges, etc., and for location of sleeves, pipes, and other embedded items. Openings through slabs or walls not shown on the structural drawings which would interrupt reinforcing bars shall not be made without approval of the Architect.

Debris should be entirely removed from forms prior to concrete placement.

Horizontal construction joints shall be located as shown on the structural drawings, and the hardened concrete surfaces shall be cleaned by sand-blasting or other approved means to expose firmly embedded aggregates prior to pouring additional concrete in contact with these surfaces. Vertical construction joints through beams or slabs shall be located only as shown on structural drawings.

Forms and shoring shall not be removed until the concrete has attained sufficient strength to withstand all loads to be imposed without excessive stress, creep, or deflection. See specifications for shoring requirements.

Concrete shall be ready mixed conforming to ASTM C94. Cement shall be Portland Cement Type II, conforming to ASTM C150. All hardrock (H.R.) concrete used in suspended slabs and slabs on grade shall be designed for low shrinkage (L.S.). Acceptable coarse aggregates for low shrinkage concrete include Kaiser Clayton, Granite Rock, Limestone, Sechelt, or Orcas aggregates. Fine aggregates acceptable for low shrinkage concrete include Sechelt, Orcas, or Granite Rock sands. Alternative aggregates may be submitted provided they provide a concrete mix with a shrinkage limitation of 0.040% after 28 days of drying. Submit test data to Architect for review.

Use maximum size aggregate as noted below.

Use 3/8" maximum aggregate where necessary for proper placing, such as in thin or congested sections, etc. Superplasticizers may be used to improve workability in thin or congested sections. Incorporate superplasticizers into concrete mix designs.

Flyash shall consist of pozzolanic admixtures conforming to ASTM C618, Class F, and shall be used in quantities noted below. See specifications for additional requirements.

Ground Granulated Blast Furnace Slag (GGBFS) shall conform to ASTM C989 for slag cement and be used in quantities noted below. See specifications for additional requirements.

Admixtures used in concrete shall conform to the following ASTM standards, shall be used in dosages recommended by the manufacturer, and shall not contain more chloride than is found in the municipal drinking water supply. Liquid volume in ASTM C494, Type C admixtures shall be added to water content and water cement ratio calculations.

Water Reducers	ASTM C494, Type A
Mid-range Water Reducers	ASTM C494, Type A/F
High-range water reducers	ASTM C494, Type F
Hydration stabilizers (Retarders)	ASTM C494, Type B and D
Accelerators	ASTM C494, Type C
Air Entraining Agents	ASTM C260
Corrosion Inhibitors	ASTM C494, Type C
Shrinkage Reducing Admixtures	ASTM C494, Type F
Viscosity Modifying Admixtures	ASTM C494, Type S
Silica Fume	ASTM C1240
Crystalline Waterproofing	No ASTM standard

Cementitious Material (CM) content includes all cement and Supplemental Cementitious Materials (SCM).
Contractor shall submit for review of the Architect the concrete mixes proposed for use, designed by the concrete supplier and reviewed by an approved testing laboratory.

Concrete shall have the following characteristics:

Concrete Location	Max Aggregate	Strength @ 56 days (psi)	Min Slump[1] (in)	Min CM Content (Sacks)	GGBFS Content[4] Min, Max (%)	Flyash Content[5] Min, Max (%)	Total SCM Content (%)	Max Water Content (Gals)	Max Water/ Cement Ratio
Mat and stem walls[6]	1"x#4 HR	3000	4	5.0	40,50	20,30	70	34	0.50
Walls/Pilasters[6]	1"x#4 HR	4000	3.5	6.0	25,35	15,25	50	35	0.55

NOTES:
[1] Slump shall be the minimum consistent with proper placing. Achieve slump with water reducing admixtures(ASTM C-494 Type A, F, or A/F) for desired workability.
[2] Use high range water reducing admixture (superplasticizer) as needed.
[3] Use water reducing admixtures or mid-range water reducing admixtures for desired workability.
[4] Not used.
[5] Percentages of GGBFS and Flyash may be individually adjusted within the limits provided in order to maintain total SCM content.

Pipes other than electrical conduits shall not be embedded in structural concrete except where specifically approved by the Engineer. Electrical conduits embedded in concrete shall not exceed 1-1/4" O.D., without approval of the Engineer.

Conduit, when embedded in concrete slabs, shall be spaced with one conduit diameter clear (larger conduit) or 1 inch clear, whichever is greater, between adjacent conduits or rebar. Conduit shall not be located directly over and parallel to rebar. Embedded conduit can be tied to rebar when oriented perpendicular to them, provided the location of rebar is not affected by the conduit. Conduit without clearance noted above shall be submitted to the architect for review prior to installation. Added trim reinforcement will be required where clearances cannot be met, such as electric panel rooms.

Sleeves, when installed in concrete, shall be spaced with one sleeve diameter (larger sleeve) clear between adjacent sleeves, rebar, or 1 inch, whichever is greater. Sleeves may not touch rebar or other support hardware. Provide clearance between sleeves and reinforcing for typical slab edge conditions. Added trim reinforcement is required per the typical slab opening detail when sleeves exceed 12" diameter or are placed in groups where the out-to-out dimension exceeds 12" in any direction. Sleeve placement shall not interfere with the rebar placement without the approval of the Engineer.

A Sleeve/Penetration Slab Shop drawing shall be submitted for review prior to fabrication. Shop drawings shall include all concrete sleeves, penetrations, and openings, from all disciplines, coordinated, dimensioned and located on plan. See Shop Drawing Submittal Requirements elsewhere in General Notes.

The Contractor shall inform the Architect at least 3 days prior to pouring any structural concrete so that the Architect may have the opportunity of reviewing the work prior to concrete placement.

All concrete except slabs on grade 6" thick or less shall be mechanically vibrated so as to completely fill the forms without causing undue segregation.

For 56 day strengths and 4" diameter x 8" long cylinders:
For Mat concrete, 7 test cylinders from each 150 yards, or fraction thereof, poured in any one day, shall be secured and tested by an independent testing agency; one to be tested at 7 days for information, one at 28 days for information, and three at 56 days for acceptance, and two held in reserve. For mild reinforced concrete, 6 test cylinders from each 150 yards, or fraction thereof, poured in any one day, shall be secured and tested by an independent testing agency; one to be tested at 7 days for information, one at 28 days for information, and three at 56 days for acceptance, and one held in reserve.

The Contractor shall remove and replace any concrete which fails to attain specified strength in 56 days if so directed by the Architect. Any defects in the hardened concrete shall be satisfactorily repaired or the hardened concrete shall be replaced.

CONSTRUCTION JOINTS

All construction joints shall be constructed in accordance with ACI 318-19 section 18.10.10.1 and the typical construction joint details shown on the structural drawings.

All surfaces of construction joints shall be cleaned to remove dust, chips, or other foreign matter prior to placing the adjacent concrete.

The Contractor shall submit the proposed locations of construction joints to the Architect for review by the Architect before starting construction.

ROUGHENED SURFACE

Where indicated as "-----" or noted on plans as "roughened surface" concrete surface shall be shall be intentionally roughened to a minimum of 1/4" amplitude.

GYPSUM FLOOR UNDERLAYMENT

All interior concrete floor fill on plywood subfloor shall be "Gyp-Crete 2000", or the equivalent. It shall have a minimum strength of 2000 psi at 28 days. See plans for thickness. Dry weight shall be 115 pcf.

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GENERAL NOTES

STRUCTURAL STEEL AND MISCELLANEOUS IRON

Structural Steel and Miscellaneous Metal shall be detailed, fabricated, and erected in accordance with AISC 325.

Standards:
All Structural Steel shall conform to the following ASTM designations, U.N.O.

WF Shapes	A992 or A572 Grade 50
WF Shapes (Where Indicated).....	A913 or A572 Grade 65
WT Shapes	A992 or A572 Grade 50
HP Shapes	A572 Grade 50
M and S Shapes	A572 Grade 50
Steel Pipe	A53, Grade B (Fy = 35 ksi)
HSS Round	A500, Grade C (Fy = 50 ksi)
HSS Rectangular and Square	A500, Grade C (Fy = 50 ksi)
Angles, C-Shapes, MC-Shapes	A572 Grade 50
Other Steel Plates and Bars	A572 Grade 50

Unless otherwise shown or noted stiffener plates shall be 3/8" thick minimum.

All structural steel surfaces that are encased in concrete, masonry, spray on fireproofing, or are encased by building finishes shall be left unpainted except as required for designation of protected zones, unless noted otherwise.

All steel elements exposed to weather shall be galvanized, galvanize according to ASTM A123, hot dip process.

Erection clips, temporary bracing, and shoring required by the Contractor are not shown. Contractor shall comply with all OSHA requirements.

Additional miscellaneous metal items such as embeds, railings, and supports for interior finishes may be shown on drawings prepared by others, see architectural drawings.

Shop drawings shall be submitted to the architect for review prior to fabrication.

The testing agency shall send copies of Structural Testing and Inspection Reports directly to the Engineer of Record.

Bolted Connections:

Unless otherwise noted, all steel to steel bolted connections shall be bolted with high strength bolts per the "Specification for Structural Joints Using High Strength Bolts", by the Research Council on Structural Connections (RCSC).

1. Unless otherwise noted, bolts in connections shall be bearing type with threads excluded from the shear plane using ASTM F3125 Grade A325 bolts unless specifically noted otherwise. All bolts in bearing type connections may be snug tightened per RCSC.
2. Steel washers shall conform to ASTM F436 or F959. Nuts shall conform to ASTM A563.
3. Unless noted otherwise, anchor bolts and/or anchor rods shall conform to ASTM F1554 Grade 36.
4. Other bolted connections shall be bolted with unfinished bolts according to ASTM A307.

Welded Connections:

All welded connections shall be welded in accordance with the "Structural Welding Code - Steel (AWS-D1.1). All welding shall be done with electrodes having a minimum tensile strength of 70 ksi, unless noted otherwise. Shielded metal arc welding (SMAW) electrodes shall be low-hydrogen type. Unless otherwise noted.

1. All welders shall be qualified in accordance with AWS D1.1 for all welds they will be performing.
2. The weld lengths called for on the structural drawings are the net effective length required. Where fillet weld symbol is given without indication of size, use the minimum size welds as specified in AISC 360, Section J2.2b.
3. All welding shall be performed in conformance with a written welding procedure specification (WPS). Submit all WPS's applicable to the project for review listing specific electrodes to be used. The submittal shall include an index of all procedures, shall identify the actual electrode to be used for each procedure, and shall include electrode data sheets describing the products, the limitations of use, the recommended welding parameters, and storage and exposure requirements. For WPS's that are not pre-qualified per AWS D1.1, submit procedure qualification record with WPS.
4. Run-off tabs per AWS D1.1 are required for Complete Joint Penetration (C.J.P.) groove welds. All welds are to be started and completed on the run-off tabs as much as practicable. Do not end welds at cope hole locations. Use of weld dams is not allowed.
5. The minimum preheat and interpass temperatures of AWS D.1 Section 3.5 must be followed.
6. All C.J.P. groove welds in members and connections shall be made with a filler metal having a minimum Charpy V-Notch toughness of 20 FT-LBS at 40 degrees F as determined by AWS classification or manufacturer's certification.
7. All Butt welds are complete joint penetration welds.
8. Complete penetration welds and partial penetration welds shall be examined by Ultrasonic Testing. All testing and inspection shall conform to CBC requirements. Refer to the specifications for additional information.

HEADED STUDS (SHEAR STUDS)

All headed studs welded to beams or concrete connections shall be "True-Weld Studs", Division of Tru-Fit Screw Corporation, Cleveland, Ohio or "Nelson Stud", TRW Fasteners and Assemblies Group, Lorain, Ohio, or approved equal.

All headed studs shall be automatically end welded in the shop or field with equipment recommended by the manufacturer of studs.

Steel shear studs material, welding, and inspection, shall be in accordance with the "Structural Welding Code - Steel", AWS-D1.1. All studs shall be Type B (Fy = 51 ksi, Fu = 65 ksi).

CARPENTRY

Framing lumber shall meet the following minimum standard except where otherwise noted:

USE		SPECIES	GRADE	AUTHORITY
Mudsills	2 x 4	D.F.	Standard or Better Pressure Treated	CBC Sec. 2303.1.9
	2 x 6 and larger	D.F.	No. 2 or Better Pressure Treated	CBC Sec. 2303.1.9
Plywood		A.P.A. Grade Marked	CC Exterior or CD Exposure 1	CBC Sec. 2303.1.5 & DOC PS1 & PS2
OSB		A.P.A. Grade Marked	Exterior or CD Exposure 1	CBC Sec. 2303.1.5 & DOC PS1 & PS2
Horizontal framing member:				
4 x 4 and smaller		D.F.	No. 2	WCLIB & WWPA
2 x roof joists and rafters		D.F.	No. 2	WCLIB & WWPA
2 x floor joists		D.F.	No. 2	WCLIB & WWPA
4 x header and beams		D.F.	No. 2	WCLIB & WWPA
6 x 6 and larger		D.F.	No. 1	WCLIB & WWPA
Vertical framing lumber:				
2 x 4 & 3 x 4 studs		D.F.	Stud	WCLIB & WWPA
2 x 6 & 2 x 8 studs		D.F.	No. 2	WCLIB & WWPA
4 x 4 & 4 x 6 posts		D.F.	No. 2	WCLIB & WWPA
4 x 8 & larger posts		D.F.	No. 1	WCLIB & WWPA
6 x 6 & larger posts		D.F.	No. 1	WCLIB & WWPA
All other framing lumber, U.N.O.		D.F.	Standard & Better	WCLIB & WWPA

Solid sawn joists shall be grade stamped "S-DRY" which indicates a moisture content not exceeding 19 percent.

Stud walls shown on plans are nonbearing partitions walls, bearing walls or shear walls below the framing level, unless noted otherwise. Studs shall be size and spacing as noted in the drawings, see plans, schedules, and architectural drawings. Where not noted otherwise, stud walls shall be 2 x 4 at 16"o.c.

Minimum framing nailing shall conform to CBC Table 2304.10.2. All nails shall be common wire nails. Predrill nail holes to 70% of nail shank diameter where nailing tends to split wood.

Unless otherwise noted, all wood sill plates under exterior or shear walls in contact with concrete or masonry shall be bolted to the concrete or masonry with 5/8" diameter x 12" bolts at 4'-0"o.c. beginning at 9"o.c. maximum from each end of the plates. The bolts shall extend a minimum of 7" into the concrete or masonry.

All lumber in contact with concrete shall be pressure treated lumber with AWPA treatment C2 using either Alkaline Copper Quaternary (ACQ type B and D), Copper Azole (CBA-A, CA-B), or Sodium Borates (SBX). Anchor bolts, fasteners, and Metal framing connectors in contact with pressure treated lumber shall be hot-dipped galvanized to a rating of G-185 per ASTM A653.

Provide 2 studs, each end, under all 4 x 10 and larger beams or headers at spans larger than 5 feet, unless otherwise noted. Where posts or multiple studs under beams or headers are called for on drawings those posts or multiple studs shall be carried to the foundation.

At solid sawn joist provide the following as a minimum, unless shown otherwise:
2" x full depth solid blocking between joists over support.
2" x full depth solid blocking between joists over and below partition walls.

Bridging shall be 2 x solid blocking or approved metal bridging, installed as follows:
Roof joists more than 8" depth, 8'-0"o.c. maximum, not more than 8'-0" from support.
Floor joists more than 8" depth, 8'-0"o.c. maximum, not more than 8'-0" from support.

At wood 'I' joist provide the following as a minimum, unless shown otherwise:

Bridging shall be full depth TJI blocking or approved metal bridging, installed as follows:
Roof joists: 12'-0"o.c. maximum, not more than 12'-0" from support.
Floor joists: 12'-0"o.c. maximum, not more than 12'-0" from support.

Provide full depth TJI blocking for the following conditions, unless shown otherwise:

Between joists over support.
Between joists over and below partition walls.

Provide double joists under partitions running parallel to joists, unless supported by a wall below or shown otherwise. Double joists shall be connected together, see typical built up member details.

Joist hangers and other metal framing accessories are referred to on plans by particular type as manufactured by Simpson Strong-Tie Company, Stockton, California. Accessories of other manufacturer with equivalent load carrying characteristics may be used.

Fire stopping, backing for interior finishes, nonbearing walls, and other non-structural framing are not necessarily shown on structural drawings.

Roof Sheathing

Plywood sheathing shall be 5/8" (19/32" Performance Category), Indent Index 32/16

Floor Sheathing

Plywood sheathing shall be 3/4" T&G (23/32" Performance Category), Ident Index 48/24

Wall Sheathing

Plywood sheathing shall be 1/2" (15/32" Performance Category), Ident Index 16/0

Sheathing Installation - Plywood roof and floor sheathing shall be laid with the grain of the outer plies perpendicular to the framing members, shall be continuous over 2 joist bays minimum and end joints shall be staggered. Plywood or OSB Wall sheathing shall be applied vertically.

Unless otherwise noted, plywood or OSB sheathing nails shall be common. Equivalent pneumatically driven nails or staples may be used if fastener manufacturer has received ICC approval according to ESR-1539, or equal. Fasteners to be substituted shall be equivalent in lateral and withdrawal strength to the size of common nail specified.

Use of machine nailing is subject to a satisfactory jobsite demonstration for each project and the approval by the project architect or structural engineer. The approval is subject to continued satisfactory performance. If nail heads penetrate the outer ply more than would be normal for a hand hammer or if minimum allowable edge distances are not maintained, the performance will be deemed unsatisfactory.

Roof Sheathing - Roof sheathing shall be blocked where shown. Edge blocking shall be 2x4 flat, minimum, where indicated.

Typical nailing shall be 10d at 6"o.c. at all supported edges and over shear walls, and 10d at 12"o.c. at all intermediate supports, unless otherwise noted, see plans.

Floor Sheathing - Floor sheathing shall be unblocked/blocked where shown. Floor sheathing shall be tongue and groove. Refer to section entitled "Glued Floor System" for appropriate criteria.

Floor Sheathing shall be "Glued and Screwed" with WSNTL wood screws in accordance with ICC ESR 1472, or equal, with screws at 6" o.c. at all supported edges and over shear walls, and at 12" o.c. at all intermediate supports, unless otherwise noted, see plans. Refer to "Glued Floor System" below for additional requirements.

Wall Sheathing - All walls that are designated thus ------- on plans shall be sheathed with plywood sheathing. Block all unsupported edges of sheathing.

Typical nailing shall be 10d at 6"o.c. at all edges, and 10d at 12"o.c. at all intermediate supports, unless otherwise noted, see plans.

Plywood or OSB sheathed walls, denoted with a -- symbol, are designated as shear walls and shall be nailed as per the Shear Wall Nailing Schedule.

GLUED FLOOR SYSTEM

All floor sheathing shall be glued to the joists. The field-glued floor system shall be installed according to the recommendations of the American Plywood Association. Glue shall be applied to the joists and to the groove in the edge of the T & G panels. Glue shall meet the requirements of the American Plywood Association Adhesive Specification AFG-01 and shall be applied as directed by the glue manufacturer. Glue may be applied manually or with pneumatic or electric equipment.

WOOD 'I' JOISTS (TJI)

Wood 'I' joists (TJI) shall be as manufactured by Weyerhaeuser, or equal, and of the size and spacing shown in these drawings. Joists shall be fabricated using structural grade plywood or oriented strand board for web material, MICROLLAM lumber or stress-rated lumber for flange material, and utilizing waterproof glues. Installation shall be in accordance with ESR-1153. Products of other manufacturers with equal or greater capacity may be used. Substitutions shall be submitted clearly indicating new member capacities and for which member they are being substituted.

See carpentry section of general notes for additional information.

Joists stored prior to erection shall be stored in a vertical position and protected from the weather. Handle joists with care to avoid damage. Erection bracing shall be provided to keep the joists straight and plumb and to assure adequate lateral support for the joists until the sheathing has been attached. After installation and prior to enclosing the joists, the Contractor shall provide the Architect with an opportunity to observe the work.

Provide double joists under partitions running parallel to joists, unless supported by a wall below or shown otherwise. Double joists shall be connected together, see typical built up member details.

Bridging shall be full depth TJI blocking, installed as follows:
Roof joists: 12'-0"o.c. maximum, not more than 12'-0" from support.
Floor joists: 12'-0"o.c. maximum, not more than 12'-0" from support.

Provide full depth TJI blocking for the following conditions, unless shown otherwise:
Between joists over support.
Between joists over and below partition walls.

Joists stored prior to erection shall be stored in a vertical position and protected from the weather. Handle joists with care to avoid damage. Erection bracing shall be provided to keep the joists straight and plumb and to assure adequate lateral support for the joists until the sheathing has been attached. After installation and prior to enclosing the joists, the Contractor shall provide the Architect with an opportunity to observe the work.

PARALLEL STRAND LUMBER (PSL)

PARALLAM parallel strand lumber (PSL) shall be as manufactured by Weyerhaeuser, or equal. Design and installation shall be in accordance with ESR-1387.

Parallam parallel strand lumber (PSL) beams shall be Grade 2.2E and provide stress values that meet or exceed the following:

Bending Stress (Edge Loading), Fb	2900 psi
Shear Stress (Edge Loading), Fv	290 psi
Compressive Stress Perpendicular to the grain (Edge Load), Fc	750 psi
Tensile Stress, Ft	2025 psi
Compressive Stress Parallel to the grain, Fc	2900 psi
Modulus of Elasticity, E	2200 ksi

Parallam parallel strand lumber (PSL) columns shall be Grade 1.8E.

Products of other manufacturers with equal or greater capacity may be used. Substitutions shall be submitted clearly indicating new member capacities and for which member they are being substituted.

TIMBERSTRAND LAMINATED STRAND LUMBER (LSL)

TIMBERSTRAND laminated strand lumber (LSL) beams, rim joists and studs shall be as manufactured by Weyerhaeuser, or equal. Design and installation shall be in accordance with ESR-1387.

Timberstrand laminated strand lumber (LSL) beams and rim joists shall be Grade 1.55E and provide stress values that meet or exceed the following:

Bending Stress (Edge Loading), Fb	2325 psi
Shear Stress (Edge Loading), Fv	310 psi
Compressive Stress Perpendicular to the grain (Edge Load), Fc	900 psi
Tensile Stress, Ft	1070 psi
Compressive Stress Parallel to the grain, Fc	2170 psi
Modulus of Elasticity, E	1550 ksi

Timberstrand laminated strand lumber (LSL) columns shall be Grade 1.3E.

Product of other manufacturers with equal or greater capacity may be used. Substitutions shall be submitted clearly indicating new member capacities and for which member they are being substituted.

MICROLLAM LAMINATED VENEER LUMBER (LVL)

MICROLLAM laminated veneer lumber (LVL) beams, rim joists and studs shall be as manufactured by Weyerhaeuser, or equal. Design and installation shall be in accordance with ESR-1387.

Microllam laminated veneer lumber (LVL) beams and rim joists shall be Grade 2.0E and provide stress values that meet or exceed the following:

Bending Stress (Edge Loading), Fb	2600 psi
Shear Stress (Edge Loading), Fv	285 psi
Compressive Stress Perpendicular to the grain (Edge Load), Fc	750 psi
Tensile Stress, Ft	1555 psi
Compressive Stress Parallel to the grain, Fc	2510 psi
Modulus of Elasticity, E	2000 ksi

Product of other manufacturers with equal or greater capacity may be used. Substitutions shall be submitted clearly indicating new member capacities and for which member they are being substituted.

LOW VELOCITY PINS (L.V.P.)

Provide Powder Actuated Fasteners with low velocity charges of size and spacing shown, where L.V.P. is noted on the drawings. The fasteners shall be Hilti X-U as manufactured by Hilti, Inc. (ICC Evaluation Report ESR-2269) or approved equal with a current evaluation report from an approved source.

EPOXY FOR CONCRETE

Epoxy shall be HIT-HY 200 V3 as manufactured by Hilti, Inc. (ICC Evaluation Report ESR-4868) or approved equal with a current ICC report. All drilled holes shall be sized according to the manufacturer's recommendations.

EXPANSION ANCHORS

Expansion Anchors shall be KB-TZ2 as manufactured by Hilti, Inc. (ICC Evaluation Report ESR-4266) or approved equal with a current ICC report. All drilled holes shall be sized according to the manufacturer's recommendations.

HIGH STRENGTH SCREW ANCHORS

High-Strength Screw Anchors shall be Titen HD as manufactured by Simpson Strong Tie, Inc. (ICC Evaluation Report ESR-2713) or approved equal with a current ICC report. All drilled holes shall be sized according to the manufacturer's recommendations.

SUSPENDED CEILING

Suspension wires shall be of #12 gauge spaced at 4'-0"o.c. or #10 gauge spaced at 5'-0"o.c. along each main runner. The terminal ends of each cross runner and main runner shall be supported independently at a maximum of 8" from each wall with #12 gauge wire. Each vertical wire shall be attached to the ceiling suspension member and to the structure above with a minimum of three tight turns in 1-1/2 inches. The connection to the structure above shall be capable of carrying not less than a 100 pound load.

Lateral bracing shall consist of four angled wires and a compression strut. Four #12 gauge wires shall be secured to the main runner within 2" of the cross runner intersection and splayed 90 degrees from each other at an angle not exceeding 45 degrees from the plane of the ceiling. Each angled wire shall be attached to the ceiling suspension member and to the structure above with a minimum of four tight turns in 1-1/2 inches. The strut shall be fastened to the main runner at the intersection of the splayed wires and fastened to a roof or floor structural member above. These horizontal restraint points shall not be placed more than 12'-0"o.c. in both directions with the first point within 4'-0" from each wall. Refer to Arch Drawings.

In San Francisco comply with Suspended Ceiling Information sheet NO. S-02.

SHOP DRAWING SUBMITTALS

When indicated with a "X", the following items shall have either a) shop drawings or b) certificates of conformance or c) shop drawings, calculations, and details submitted to the architect for review and approval prior to fabrication. When shop drawings, calculations, and details are required, submittals (drawings and calculations) must be signed and stamped by a Civil or Structural Engineer registered in the State of California. For additional information on the contents of the submittals, refer to the project specifications and the specific general notes sections. Submit two prints or an electronic (PDF copy) of calculations (where indicated) and shop drawings to the Architect for review.

Item	Shop Drawings	Certificate[1] or Product Data Sheets	Shop Dwgs, Calcs, and Details	Remarks
Statement of Responsibility (for Special Inspections)		X		See CBC 1704.4 and Special Inspection Notes. Do not submit KPFF Drawings.
Concrete, reinforcing	X			
Rebar Couplers	X			
Concrete, mixes	X			
Concrete, cement		X		
Concrete, fine aggregates		X		
Concrete, coarse aggregates		X		
Concrete, admixtures		X		
High Strength Low Shrink Non Metallic Grout		X		
Construction Joint Layout	X			
Concrete Penetration Plan	X			Plan with sleeves /blockouts coordinated, dimensioned, & located
Expansion Anchors	X			
Epoxy for Bolts or Rebar	X			
Screw Anchors	X			
Low Velocity Pins, L.V.P.	X			
Structural Steel	X			
Open Web Joists		X		
Welding Procedure Specifications-WPS	X			

(1) Certificates shall be dated within 3 months of the submittal.

DEFERRED APPROVALS

When indicated with a "X", the following items have been shown or indicated on structural or architectural drawings to convey the design intent only. Final sizes and details shall be determined by the Contractor. The Contractor's bid shall be based upon final sizes and details. Deferred approval items shall have shop drawings and structural calculations prepared by, or under the direct supervision of, the Contractor's Structural Engineer. The Engineer shall be a Structural Engineer licensed in the State of California and shall stamp and sign all calculations and shop drawings. Submit two prints or an electronic (PDF copy) of calculations and shop drawings to the Architect for review. Refer to the project specifications and specific sections of the general notes for additional design requirements. After review by KPFF Consulting Engineers, the submittal will be submitted to the Building Department for review.

Item	Required	Remarks
Aluminum Storefront Systems		

STRUCTURAL OBSERVATION

The structural engineer of record, or their designated engineer, shall provide structural observation of the structural system for general conformance to the approved plans and specifications at significant construction stages and at completion of the structural system, as required by SFBC Section 1704.6. Written reports shall be submitted to the owner's representative, special inspector, contractor, and building official.

The structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies which, to the best of the structural observer's knowledge, have not been resolved.

Structural System Components requiring observation in this project include:

Item	Required	Remarks
Foundations	X	
Plywood Shear Walls	X	
Concrete Shear Walls	X	

Structural observation does not include or waive the responsibility of the special inspections required by SFBC Section 1705, or other sections of the code as noted elsewhere in the Contract Documents.

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25			

DRAWING TITLE:
GENERAL NOTES

SHEET NO:
S1.2

PHASE	SD	DD	CD
PROJ.			
PM			
BIM			

5/22/2025 5:23:19 PM
Autodesk Docs://1703-Jackson Park Feasibility/2400180_JACKSON_PARK_CLUBHOUSE_KPFF-R2024.rvt

SPECIAL INSPECTIONS

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STATEMENT OF SPECIAL INSPECTION NOTES:

1. Special inspections shall conform to Section 1705 of the 2022 CBC contract documents and approved submittals. Refer to Tables 1 through 5 for special inspection and Tables 6, 7 and 7a for testing requirements.

2. Special inspections and associated testing shall be performed by an approved accredited independent agency meeting the requirements of ASTM E329 (materials). The inspection and testing agency shall furnish to the Architect a copy of their scope of accreditation. Special inspectors shall be approved by the building official. Welding inspectors shall be qualified per Section 6.1.4.1.1 of AWS D1.1.

3. The special inspector shall observe the indicated work for compliance with the approved construction documents. All discrepancies shall be brought to the attention of the contractor for correction and noted in the inspection reports.

4. The special inspector and geotechnical engineer shall furnish inspection reports for each inspection to the building official, structural engineer, architect, contractor, and owner. The special inspection agency shall submit a final report stating that the work requiring special inspection was inspected and is in conformance with the approved construction documents and that all discrepancies noted in the inspection reports have been corrected.

5. For steel inspections per AISC 360 and 341 (Tables 2a and 4a):
   Quality assurance (QA) is required for each item in tables unless specifically noted otherwise.

   Quality control (QC) to be provided by the fabricator, erector or other responsible contractor as applicable. Contractor and special inspector to document quality control as required in AISC 360 section N3 and AISC 341 section J2.

6. Inspection types:
   Continuous : the full-time observation of work requiring special inspection by an approved special inspector who is present in the area where the work is being performed.

   Periodic : the part-time or intermittent observation of work requiring special inspection by an approved special inspector who is present in the area where the work has been or is being performed and at the completion of the work.

   Observe : observe these functions on a random, daily basis. Operations need not be delayed pending observations.

   Perform : inspections shall be performed prior to the final acceptance of the item.

7. Perform inspection prior to final acceptance of the item for ten welds to be made by a given welder, with the welder demonstrating understanding of requirements and possession of skills and tools to verify these items, the performance of this task shall be reduced to observe, and the welder shall perform this task. Should the inspector determine that the welder has discontinued performance of this task, the task shall be returned to perform until such time as the inspector has re-established adequate assurance that the welder will perform the inspection tasks listed.

8. Special inspection of mechanical post-installed anchors shall be in strict conformance with the ICC report and manufacturer's installation requirements. Anchor installers shall be qualified as required by jurisdiction requirements.

   Inspection reports shall identify names of installers.

   Special inspector shall provide documentation at the end of anchor installations stating that the anchors were inspected per approved anchor evaluation report.

9. Table 7 abbreviations:
   NDT - Non-Destructive Testing
   CJP - Complete Joint Penetration
   MT - Magnetic Particle Testing
   RBS - Reduced Beam Section

10. Document (d): indicates contractor and special inspector to provide documentation in accordance with AISC 341.

Contractor Responsibility:

The contractor responsible for the construction of the main wind-or seismic-force-resisting system, or a wind-or seismic-resisting component listed in Tables 4, 4a, 5, 7, 7a, N2, and N4 shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain the following:

Acknowledgement of awareness of the special requirements contained in the statement of special inspections.

1. Acknowledgement that control will be exercised to obtain conformance with the construction documents approved by the building official.

2. Procedures for exercising control within the contractor's organization, the method and frequency of reporting and distribution of the reports.

3. Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.

TABLE 1 - REQUIRED GEOTECHNICAL SPECIAL INSPECTIONS

System or Material	INSPECTION				Remarks
	CBC Code Reference	Code or standards reference	Frequency (Note 6) Continuous	Frequency (Note 6) Periodic	
SOILS					
Verify materials below shallow foundations are adequate to achieve the design bearing capacity	1705.6	Geotechnical Report		X	By the Geotechnical Engineer
Verify excavations are extended to proper depth and have reached proper material				X	
Perform classification and testing of compacted fill materials				X	
Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill			X		
Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly				X	

TABLE 2 - REQUIRED STRUCTURAL SPECIAL INSPECTIONS

System Or Material	INSPECTION				Remarks
	CBC code Reference	Code or standard reference	Frequency (Note 6) Continuous	Frequency (Note 6) Periodic	
FABRICATORS					
Fabricators	1704.2.5			X	Special inspection is required for structural load-bearing members and assemblies fabricated on the premises of a fabricator's shop per Table 2 and as required elsewhere in the special inspection program. The special inspector shall verify that the fabricator maintains detailed fabrication and quality control procedures and shall review for completeness and adequacy relative to the code requirement. Reference Section 1704.2.5.2 for approved fabricator exception.
DEFERRED SUBMITTALS					
Deferred Submittals			X	X	Special inspection requirements for deferred submittal items to be specified by the systems engineer and included with deferred submittal documents.
CONCRETE					
General	1705.3 1901.6	ACI 318 26.13			Special inspections of concrete shall conform to the requirements of Section 1705.3 of the CBC and Section 26.13 of ACI 318.
Reinforcing steel, including prestressing tendons, and verify placement.	1705.3	ACI 318 Ch. 20, 25.2, 25.3, 26.6.1-26.6.3		X	Reinforcing to comply with all code protection, spacing and tolerance limits.
Reinforcing bar welding:	1705.3.1	AWS D1.4 ACI 318: 26.6.4			
a. Verify weldability of reinforcing bars other than ASTM A706				X	
b. Inspect single-pass fillet welds, maximum 5/16" and				X	
c. Inspect all other welds			X		
Inspect anchors cast in concrete	1705.3.8 1901.3	ACI 318: 26.13		X	All bolts visually inspected for size and embedment
Inspect anchors post-installed in hardened concrete members.	1705.3.8 1901.3		X		Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with ACI 355.2 or other qualification procedures.
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.		ACI 318: 26.13.3.2	X		
b. Mechanical anchors and adhesive anchors not defined in part "a" above		ACI 318: 26.13.3.3		X	
Verifying use of required design mix.	1705.3 1903.2 1908.2	ACI 318: CH. 19, 26.4.3, 26.4.4		X	
Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	1705.3	ASTM C172 ASTM C31 ACI 318: 26.5, 26.12	X		
Inspect concrete and shotcrete placement for proper application techniques	1705.3	ACI 318: 26.5	X		
Verify maintenance of specified curing temperature and techniques	1705.3	ACI 318: 26.5.3-26.5.5		X	
Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of forms and shores from beams and structural slabs		ACI 318: 26.10.2		X	
Embedded items in concrete				X	All non-structural embedded items, such as conduits, pipes and sleeves, shall be reviewed for conformance with structural documents for size, spacing, location, edge distance and trim reinforcing.
Reinforcing steel mechanical couplers, terminators and formsavers		ICC EVALUATION REPORTS		X	Torque test couplers and form savers
STEEL					
REFERENCE TABLE 2A FOR REQUIRED SPECIAL INSPECTIONS FOR STEEL					
WOOD					
1. High-load diaphragms:	1705.5.1 TABLE 2306.2 (2)				
a. Verify structural panel grade and thickness				X	
b. Verify nominal size of framing members at adjoining panel edges	1705.5.1 TABLE 2306.2 (2)			X	
C. Verify nail or staple diameter and length, number of fastener lines and spacing between fasteners in each line and at edge margins	1705.5.1 TABLE 2306.2 (2)			X	
Holdown systems	1705.5			X	Verify size and location of all elements including threaded rods, couplers and screws. Torque test couplers.
Light gauge framing accessories	1705.5			X	Verify size, spacing and location of nailing of fasteners.

TABLE 2A - REQUIRED STRUCTURAL STEEL SPECIAL INSPECTIONS

System or Material	INSPECTION		INSPECTION (NOTES 5 AND 6)				REMARKS
	CBC Code Reference	Code or standard reference	CONTINUOUS	PERIODIC	OBSERVE	PERFORM	
STRUCTURAL STEEL							
Contractor quality control requirements		AISC 360 CHAPTER N			X	X	Contractor to provide quality control for all items indicated to be observe and/or perform in table below
STEEL FABRICATION							
Fabrication of structural elements	1704.2.5	AISC 360 N2		X			Refer to inspection of fabricator requirements
Material verification of structural steel	1705.2.1 2202.1	ASTM A6 ASTM standards specified in construction documents AISC 360 A3.1 AISC 360 N3.2		X			Certified mill test reports
For other steel, identification markings to conform to ASTM standards specified in the approved construction documents		APPLICABLE ASTM STANDARDS		X			Manufacturer's certified test reports
Material verification of high strength bolts, nuts, and washers		AISC 360 A3.3 AISC 360 N3.2 ASTM standards specified in construction documents RCSC 2.1		X			Manufacturer's certified test reports
Material verification of anchor bolts and threaded rods		AISC 360 A3.4 AISC 360 N3.2 ASTM standards specified in construction documents		X			Manufacturer's certified test reports
Material verification of weld filler metals	1705.2.5	AISC 360 A3.5 AISC 360 N3.2 APPLICABLE AWS A5 DOCUMENTS		X			Manufacturer's certified test reports

TABLE 2A - REQUIRED STRUCTURAL STEEL SPECIAL INSPECTIONS (Continued)

System or Material	INSPECTION		INSPECTION (NOTES 5 AND 6)				REMARKS
	CBC Code Reference	Code or standard reference	CONTINUOUS	PERIODIC	OBSERVE	PERFORM	
STRUCTURAL STEEL WELDING							
Inspection tasks prior to welding	1705.2	AISC 360 TABLE N5.4-1					
Welding procedure specifications (WPSs) available						X	
Manufacturer certifications for welding consumables available						X	
Material identification (type/grade)					X		
Welder identification system					X		The fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified. stamps, if used, shall be the low-stress type
Fit-up of groove welds (including joint geometry) - joint preparation - dimensions (alignment, root opening, root face, bevel) - cleanliness (condition of steel surfaces) - tacking (tack weld quality and location) - backing type and fit (if applicable)					X		
Configuration and finish of access holes					X		
Fit-up of fillet welds (including joint geometry) - dimensions (alignment, gaps at root) - cleanliness (condition of steel surfaces) - tacking (tack weld quality and location)					X		
Check welding equipment							
Inspection tasks during welding	1705.2	AISC 360 TABLE N5.4-2					
Use of qualified welders					X		
Control and handling of welding consumables - packaging - exposure control					X		
No welding over cracked tack welds					X		
Environmental conditions - wind speed within limits - precipitation and temperature					X		
WPS followed - settings on welding equipment - travel speed - selected welding materials - shielding gas type/flow rate - preheat applied - interpass temperature maintained (min./max.) - proper position (f, v, h, oh)					X		
Welding techniques - interpass and final cleaning - each pass within profile limitation - each pass meets quality requirements					X		
Inspection tasks after welding	1705.2	AISC 360 TABLE N5.4-3					
Welds cleaned					X		
Size, length and location of welds						X	
Welds meet visual acceptance criteria - crack prohibition - weld/base-metal fusion - crater cross section - weld profiles - weld size - undercut - porosity						X	
Arc strikes						X	
K - area						X	
Backing removed and weld tabs removed (if required)						X	
Repair activities						X	
Document acceptance or rejection of welded joint or member						X	
Complete and partial joint penetration groove welds	1705.2	AWS D1.1 SECTION 6	X				
Multipass fillet welds			X				
Single pass fillet welds greater than 5/16"			X				All welds visually inspected per AWS D1.16.9
Plug and slot welds			X				
Single pass fillet welds less than or equal to 5/16"				X			
Welding stair and railing systems	1705.2.1	AWS D1.1 SECTION 6		X			All welds visually inspected per AWS D1.1 6.9
Verification of frame joint details including member and component locations, bracing, and stiffeners	1705.2	AISC 360 N5.7		X			
Reinforcing steel welding							See concrete section
HIGH-STRENGTH BOLTING							
Snug-tight high strength bolt installation	1705.2	RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS SECTION 9 AISC 360 SECTION M2.5		X			All connections visually inspected and verified snug
Pretensioned high strength bolt installation using turn-of-the-nut method with match marking, direct tension indicator method, or twist-off type tension control bolt method	1705.2			X			All connections visually inspected. Connections using direct tension indicators, all bolts shall be inspected after snugging and after pretensioning
Pretensioned high strength bolt installation using turn-of-the-nut method without match marking or calibrated wrench method	1705.2		X				All connections visually inspected
Inspection tasks prior to bolting	1705.2	AISC 360 TABLE N5.6-1					
Manufacturer's certifications available for fastener materials						X	
Fasteners marked in accordance with ASTM requirements					X		
Proper fasteners selected for the joint detail (grade, type, bolt length, if threads are to be excluded from the shear plane)					X		
Proper bolting procedure selected for joint detail					X		
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements					X		
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used					X		
Proper storage provided for bolts, nuts, washers and other fastener components					X		
Inspection tasks during bolting	1705.2	AISC 360 TABLE N5.6-2 RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS SECTION 9					
Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required					X		
Joint brought to the snug-tight condition prior to the pretensioning operation					X		
Fastener component not turned by the wrench prevented from rotating					X		
Fasteners are pretensioned in accordance with the RCSC specification, progressing systematically from the most rigid point toward the free edges					X		
Inspection tasks after bolting	1705.2	AISC 360 TABLE N5.6-3					
Document acceptance or rejection of bolted connections						X	

TABLE 6 - REQUIRED TESTING FOR SPECIAL INSPECTIONS

System or Material	INSPECTION				Remarks
	CBC code reference	Code or standard reference	Frequency (Note 6) Continuous	Frequency (Note 6) Periodic	
GEOTECHNICAL					
Fill in-place density or prepared subgrade density	1705.6	Varies: Geotechnical Report or minimum per IBC Appendix J107.5. Whichever is greater		X	By the geotechnical engineer
Material verification		Varies: Classification and testing of controlled fill materials		X	By the geotechnical engineer
CONCRETE					
Concrete strength	1705.3 ASTM C172 ASTM C31 ACI 318:26.5, 26.12	ASTM C39	Each 150 CY nor less than each 5000 sf of slab or wall placed each shift		Fabricate specimens at time fresh concrete is placed from tailgate
Concrete slump		ASTM C143			
Concrete air content		ASTM C231			
Concrete temperature		ASTM C1064			
STEEL					
Ultrasonic (UT) testing of welds	1705.2.5	AWS D1.1 6.13 & 6.14.3			All C.J.P. welds 5/16" and thicker require UT testing.
Magnetic particle (MT) testing of welds	1705.2.5	AWS D1.1 6.14.4 AISC360 N5.5c			Required at thermally cut access holes where flange thickness exceeds 2" for rolled shapes or when the web thickness exceeds 2" for built-up shapes. Required where specifically noted on drawings or as directed by KPFF at welds identified to be in question based on inspections
Pre-construction testing of welding studs	1705.2.5	AWS D1.1 7.7.1	Each size and type of stud each shift		This testing performed by contractor and confirmed by special inspector
Stud application qualification	1705.2.5	AWS D1.1 7.6	Non-prequalified applications		This testing performed by contractor and confirmed by special inspector
Pre-installation verification of pretensioned high strength bolts	1705.2.5	RCSC specification for structural joints using ASTM A325 or A490 bolts section 7	Each combination of diameter, length, grade, and lot to be used in the work		

TABLE 7 - REQUIRED TESTING FOR SEISMIC RESISTANCE SPECIAL INSPECTIONS

System or Material	INSPECTION			Remarks
	CBC code reference	Code or standard reference	Frequency	
CONCRETE REINFORCEMENT				
Test A615 reinforcement in special moment frames, special structural walls, and end coupling beams connecting structural walls		ACI 318: 20.2.2.4, 20.2.2.5, 26.13.2.3		Not required in SDC A or when certified mill test reports are provided. Reference drawings for locations
Test A615 reinforcement for weldability when such reinforcement is to be welded		ACI 318: 26.6.4.2		
STEEL				
Reference Table 7A for required testing for seismic resistance special inspections of structural steel				

AB-046 2022 SAN FRANCISCO BUILDING CODE

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS_____ APPLICATION NO._____ ADDENDUM NO.____

OWNER NAME: SAN FRANCISCO REC & PARK OWNER PHONE NO.: (_____)

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

1. [X] Concrete (Placement & sampling)
2. [X] Bolts installed in concrete
3. [ ] Special moment - Resisting concrete frame
4. [X] Reinforcing steel and prestressing tendons
5. **Structural welding:**
   A. Periodic visual inspection
   [X] Single pass fillet welds 5/16" or smaller
   [ ] Steel deck
   [ ] Welded studs
   [ ] Cold formed studs and joists
   [ ] Stair and railing systems
   [ ] Reinforcing steel
   B. Continuous visual inspection and NDT (Section 1704)
   [X] All other welding
   (NDT exception: Fillet weld)
   [ ] Reinforcing steel; and [ ] NDT required
   [ ] Moment-resisting frames
   [ ] Others_____
6. [ ] High-strength bolting
7. [ ] Structural masonry
8. [ ] Reinforced gypsum concrete
9. [ ] Insulating concrete fill
10. [ ] Sprayed-on fireproofing
11. [ ] Piling, drilled piers and caissons
12. [ ] Shotcrete
13. [X] Special grading, excavation and filling (Geo. Engineered)
14. [ ] Smoke-control system
15. [ ] Demolition
16. [ ] Exterior Facing
17. **Retrofit of unreinforced masonry buildings:**
    [ ] Testing of mortar quality and shear tests
    [ ] Inspection of repointing operations
    [ ] Installation inspection of new shear bolts
    [ ] Pre-installation inspection for embedded
    [ ] Pull/torque tests per SFBC Sec.1607C & 1615C
18. **Bolts Installed in existing concrete or masonry:**
    [X] Concrete [ ] Masonry
19. [X] Shear walls and floor systems used as shear diaphragms
20. [X] Holdowns
21. **Special cases:**
    [ ] Shoring
    [ ] Underpinning [ ] Not affecting adjacent property
    [ ] Affecting adjacent property: PA_____
    [ ] Others
22. [ ] Crane safety (Apply to: the operation of tower cranes on high-rise building) (Section 1705.22)
23. [ ] Others: "As recommended by professional of record".
24. **Structural observation per Sec. 1704.6 (SFBC) for the following:** [X] Foundations [ ] Steel framing
    [X] Concrete construction [ ] Masonry construction [X] Wood framing
    [ ] Other:_____
25. Certification is required for: [ ] Glu-lam components
26. [ ] Firestops in high-rise building

Prepared by: Marc Press/KPFF Phone: (415-509-8553
Engineer/Architect of Record

Required information:
FAX: (_____) Email: marc.press@kpff.com

Review by: _____ Phone: _____
DBI Engineer or Plan Checker

****

APPROVAL (Based on submitted reports.)

_____
DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:
Special Inspection Services (628) 652-3407; or, dbi.specialinspectionsi@sfgov.org

Updated 2/10/2025

Page 46-8 1/1/2023

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25			

DRAWING TITLE:

SPECIAL INSPECTIONS

SHEET NO:

S1.3

PHASE | DSC | PM | BIM | SD | DD | CD

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FOUNDATION PLAN

SCALE: 1/4" = 1'-0" | 1 | KPFF LVE | S2.0

REFERENCE NORTH

4 2 0 4 8

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

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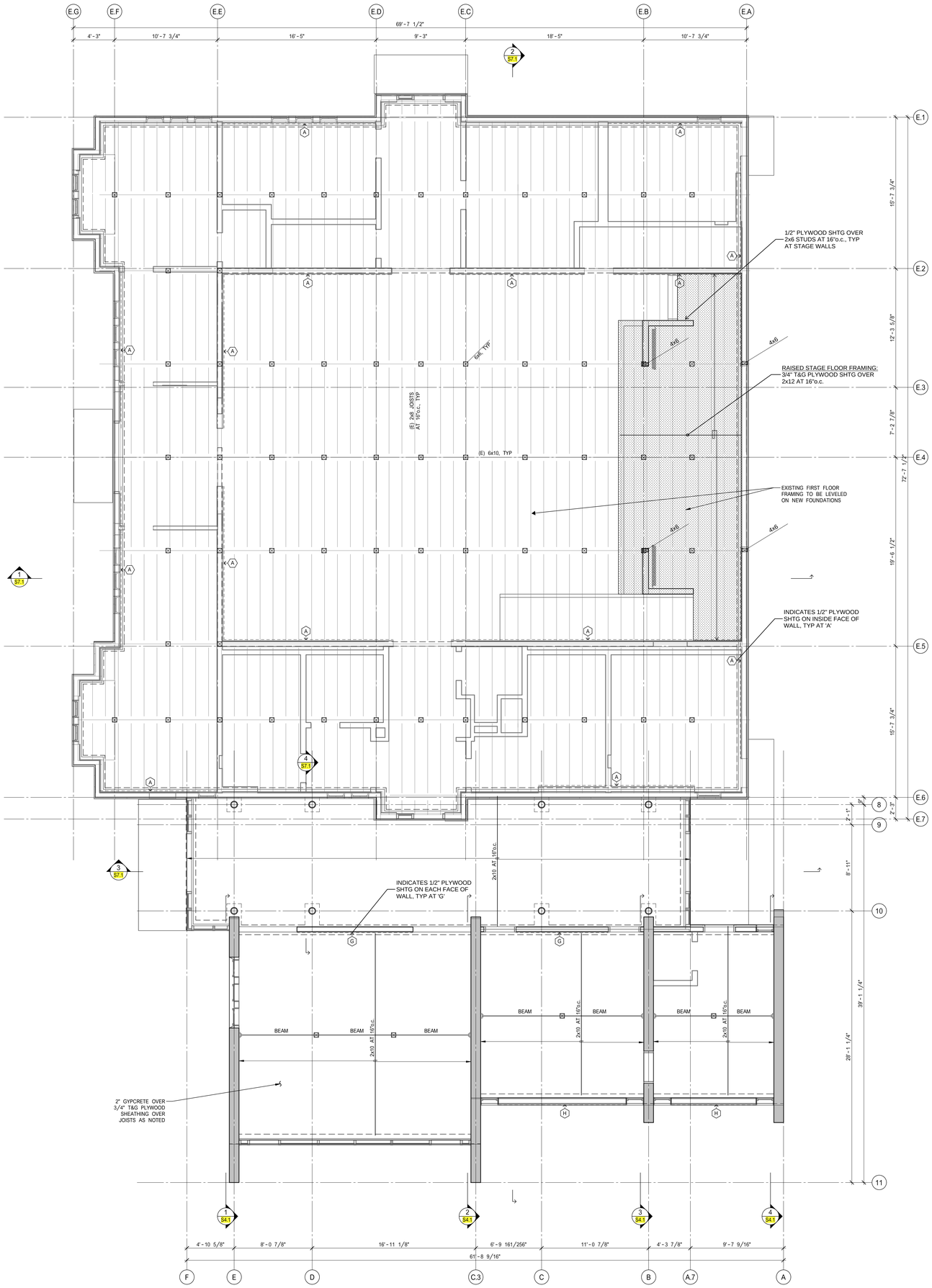
SHEET NO:

S2.0



LEVEL 1 FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0" | 1 | KPFF LVE | S2.1

REFERENCE NORTH

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LEVEL 1 FLOOR FRAMING PLAN

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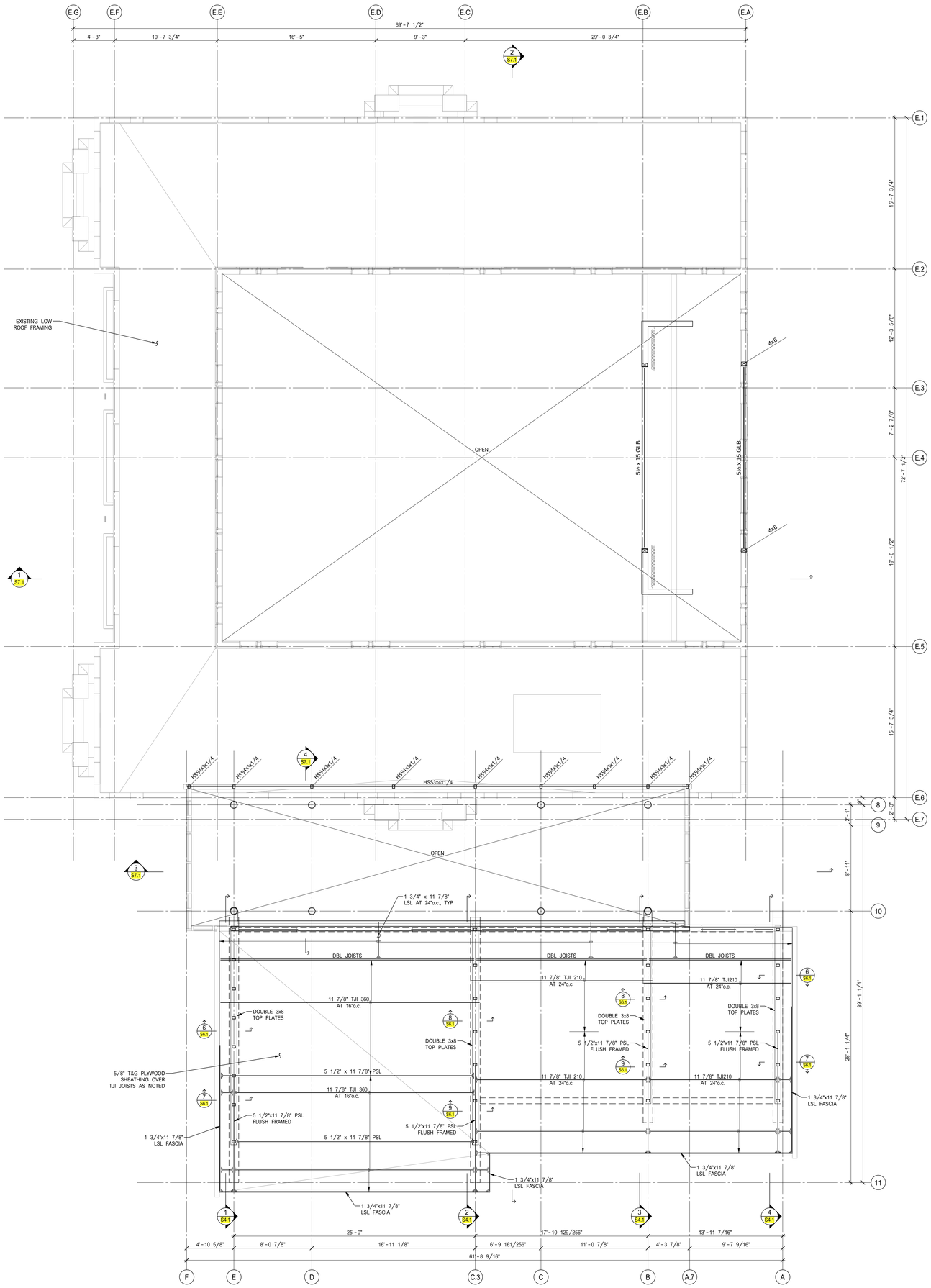

ADDITION LOW ROOF FRAMING PLAN

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

1 S2.2

REFERENCE NORTH

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

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ADDITION LOW ROOF FRAMING PLAN

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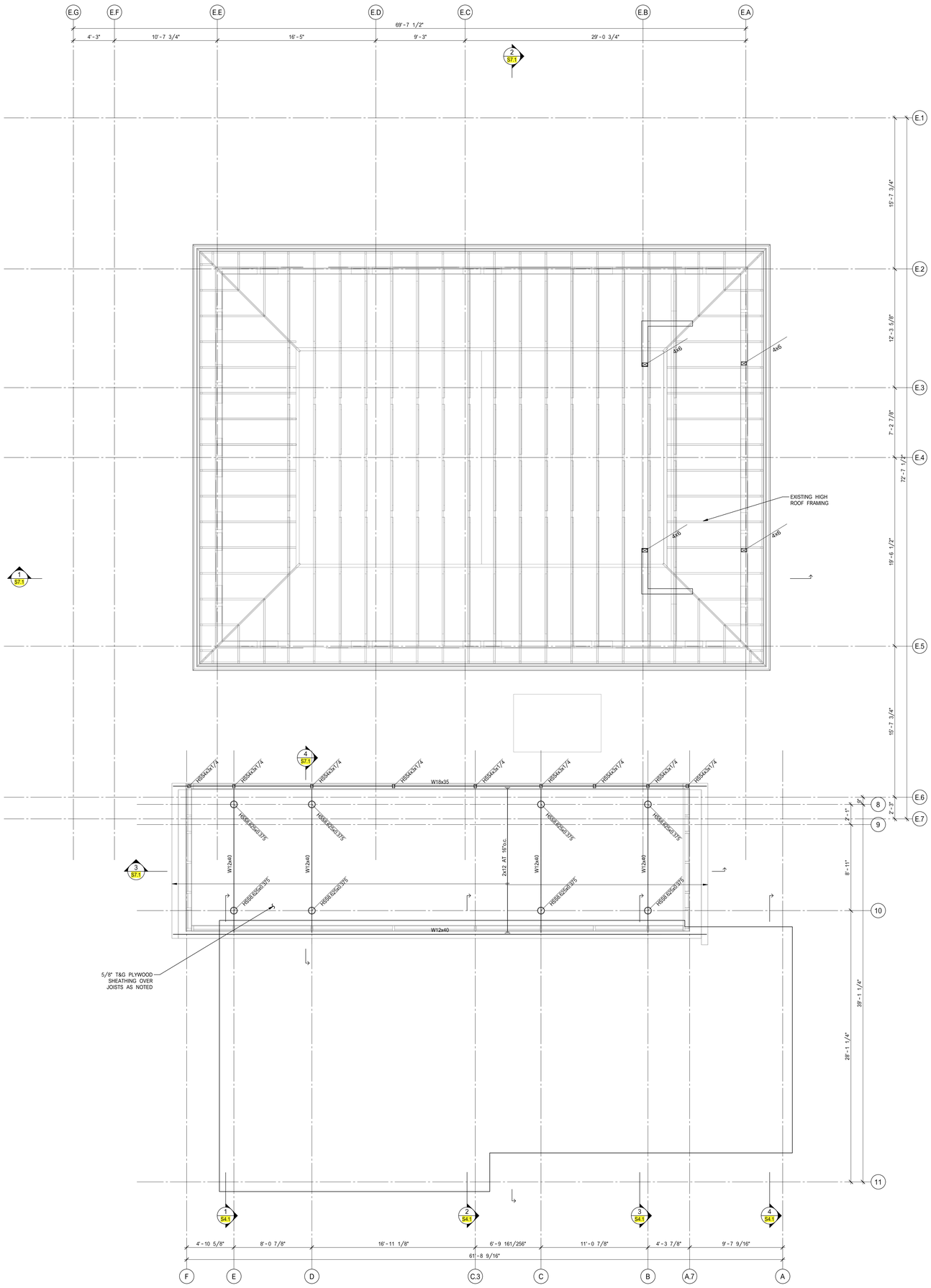

ADDITION HIGH ROOF FRAMING PLAN

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REFERENCE NORTH

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ADDITION HIGH ROOF FRAMING PLAN

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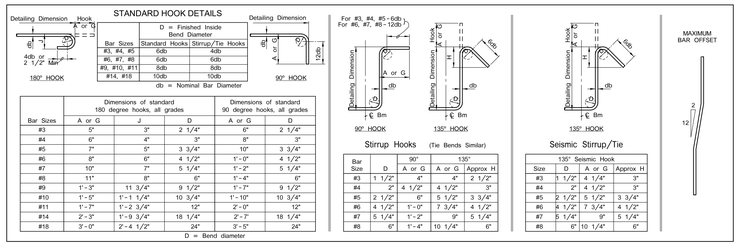


	D = Finished Inside Bend Diameter	
Bar Sizes	Standard Hooks	Stirrup/Tie Hooks
#3, #4, #5	6db	4db
#6, #7, #8	8db	6db
#9, #10, #11	8db	8db
#14, #18	10db	10db

db = Nominal Bar Diameter

	Dimensions of standard 180 degree hooks, all grades			Dimensions of standard 90 degree hooks, all grades	
Bar Sizes	A or G	J	D	A or G	D
#3	5"	3"	2 1/4"	6"	2 1/4"
#4	6"	4"	3"	8"	3"
#5	7"	5"	3 3/4"	10"	3 3/4"
#6	8"	6"	4 1/2"	1'-0"	4 1/2"
#7	10"	7"	5 1/4"	1'-2"	5 1/4"
#8	11"	8"	6"	1'-4"	6"
#9	1'-3"	11 3/4"	9 1/2"	1'-7"	9 1/2"
#10	1'-5"	1'-1 1/4"	10 3/4"	1'-10"	10 3/4"
#11	1'-7"	1'-2 3/4"	12"	2'-0"	12"
#14	2'-3"	1'-9 3/4"	18 1/4"	2'-7"	18 1/4"
#18	3'-0"	2'-4 1/2"	24"	3'-5"	24"

D = Bend diameter

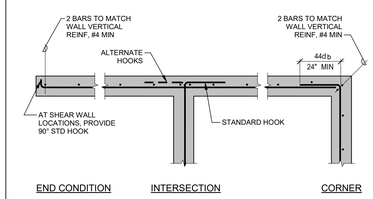
Stirrup Hooks (Tie Bends Similar)

Bar Size	D	90° A or G	135° A or G	135° Approx H
#3	1 1/2"	4"	4"	2 1/2"
#4	2"	4 1/2"	4 1/2"	3"
#5	2 1/2"	6"	5 1/2"	3 3/4"
#6	4 1/2"	1'-0"	7 3/4"	4 1/2"
#7	5 1/4"	1'-2"	9"	5 1/4"
#8	6"	1'-4"	10 1/4"	6"

Seismic Stirrup/Tie

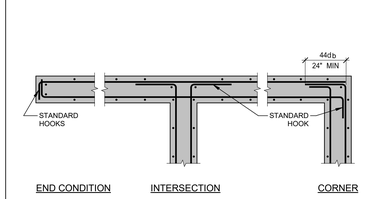
135° Seismic Hook			
Size	D	A or G	Approx H
#3	1 1/2"	4 1/4"	3"
#4	2"	4 1/2"	3"
#5	2 1/2"	5 1/2"	3 3/4"
#6	4 1/2"	7 3/4"	4 1/2"
#7	5 1/4"	9"	5 1/4"
#8	6"	10 1/4"	6"

CONCRETE REINF HOOKS — SCALE: NONE — KPFF TYP — **1** S3.1



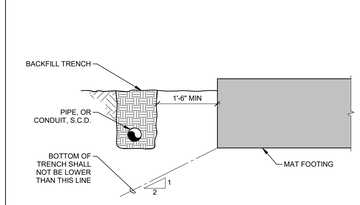
NOTE:
REINFORCEMENT SHOWN ON WALL ELEVATIONS AND OTHER SPECIFICALLY REFERENCED DETAILS TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE

SINGLE LAYER WALL REINF — SCALE: NONE — KPFF TYP — **2** S3.1



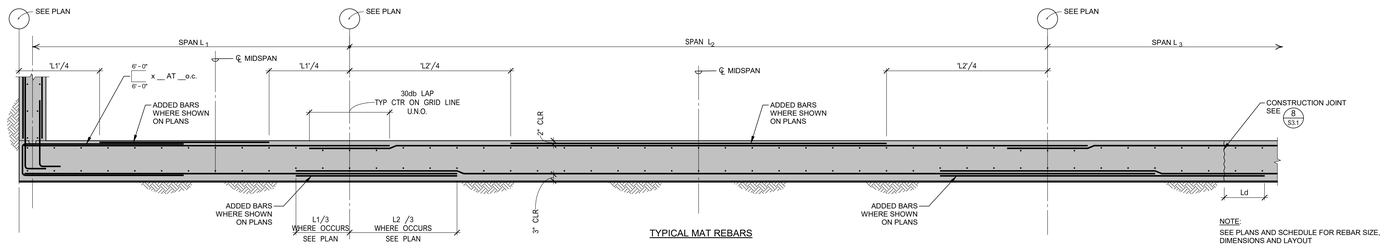
NOTE:
REINFORCEMENT SHOWN ON WALL ELEVATIONS AND OTHER SPECIFICALLY REFERENCED DETAILS TAKE PRECEDENCE OVER REINFORCEMENT SHOWN HERE

DOUBLE LAYER WALL REINF — SCALE: NONE — KPFF TYP — **3** S3.1



PIPES PARALLEL TO MAT — SCALE: NONE — KPFF TYP — **4** S3.1

NOT USED — SCALE: NONE — KPFF TYP — **5** S3.1

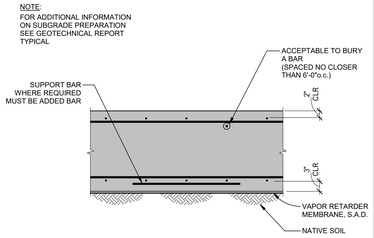


TYPICAL MAT REBARS

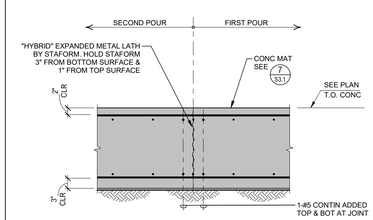
NOTE:
SEE PLANS AND SCHEDULE FOR REBAR SIZE, DIMENSIONS AND LAYOUT

MAT REINFORCING LAYOUT — SCALE: NONE — KPFF TYP — **6** S3.1

NOTE:
FOR ADDITIONAL INFORMATION ON SUBGRADE PREPARATION SEE GEOTECHNICAL REPORT TYPICAL

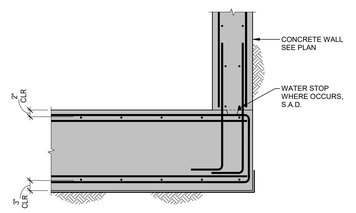


MAT SECTION — SCALE: NONE — KPFF TYP — **7** S3.1

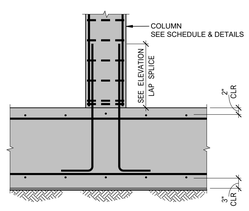


TYPICAL CONSTRUCTION JOINT

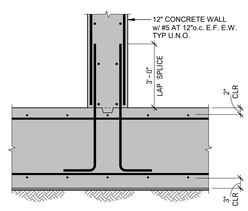
MAT CONSTRUCTION JOINT — SCALE: NONE — KPFF TYP — **8** S3.1



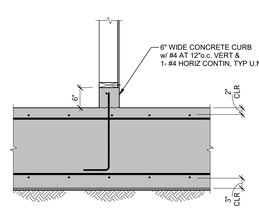
MAT SECTION — SCALE: NONE — KPFF TYP — **9** S3.1



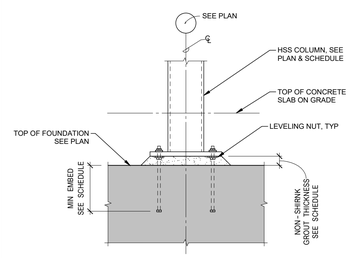
MAT SECTION — SCALE: NONE — KPFF TYP — **10** S3.1



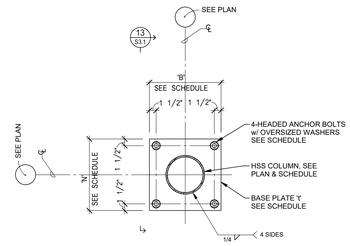
MAT SECTION — SCALE: NONE — KPFF TYP — **11** S3.1



MAT SECTION — SCALE: NONE — KPFF TYP — **12** S3.1

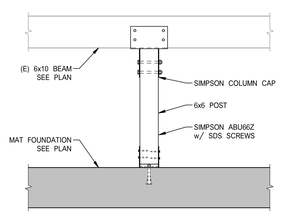


COLUMN DETAIL — SCALE: NONE — KPFF TYP — **13** S3.1



TYPICAL BASE PLATE

COLUMN PLAN DETAIL — SCALE: NONE — KPFF TYP — **14** S3.1



POST DETAIL — SCALE: 3/4" = 1'-0" — KPFF TYP — **15** S3.1

OWNER:

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e rpdinfo@sfgov.org

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e friendsofjacksonpark@gmail.com

LANDSCAPE ARCHITECTURE:

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e admin@fletcherstudio.com

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San Francisco, CA 94105
415.989.1004 | kpff.com
SEOR Contact:
marc.press@kpff.com
Day-to-Day Contact:
joshua.furtado@kpff.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25			

DRAWING TITLE:

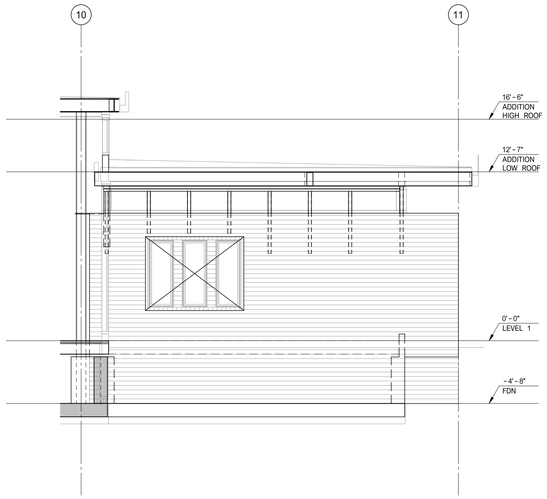
FOUNDATION DETAILS

SHEET NO:

S3.1

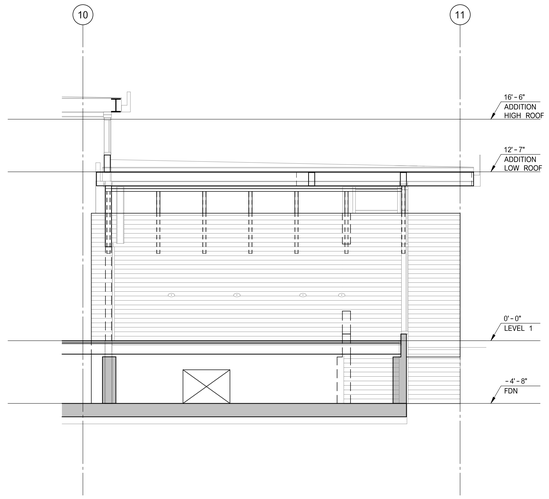
PHASE	SD	DD	CD
PM			
BIM			

5/22/2025 5:23:24 PM
Autodesk Docs://1703-Jackson Park Feasibility/2400180_JACKSON_PARK_CLUBHOUSE_KPFF-R2024.rvt



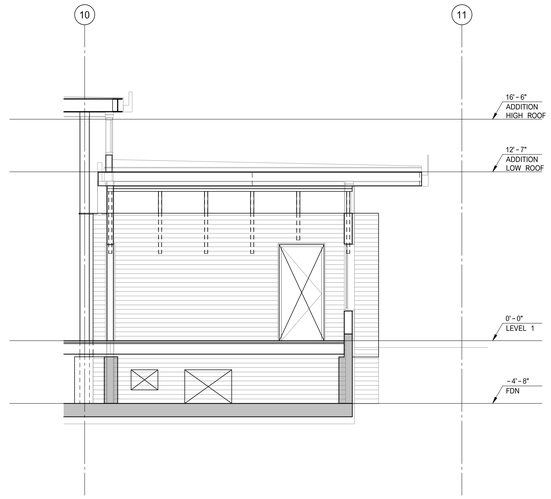
WALL ELEVATION

SCALE: 1/4" = 1'-0" | KPFF | LIVE | 1 | S4.1



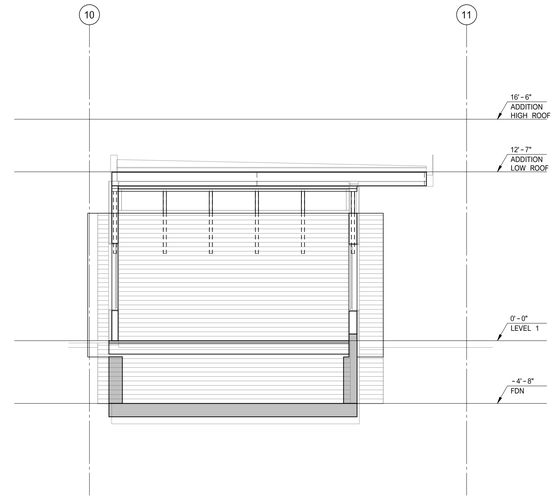
WALL ELEVATION

SCALE: 1/4" = 1'-0" | KPFF | LIVE | 2 | S4.1



WALL ELEVATION

SCALE: 1/4" = 1'-0" | KPFF | LIVE | 3 | S4.1



WALL ELEVATION

SCALE: 1/4" = 1'-0" | KPFF | LIVE | 4 | S4.1

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joshua.furtado@kpff.com

JACKSON PLAYGROUND IMPROVEMENT PROJECT

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SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25			

DRAWING TITLE:

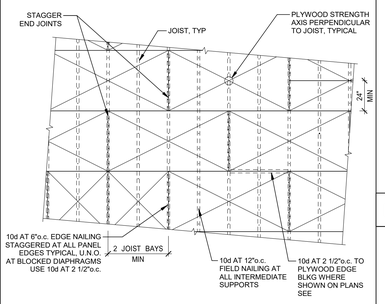
WALL ELEVATIONS

SHEET NO:

S4.1

PHASE	SD	DD	CD
PM			
BIM			

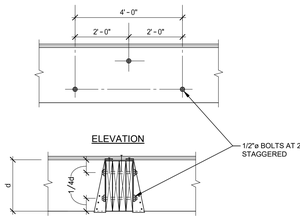
5/22/2025 5:23:25 PM
Autodesk Docs://1703-Jackson Park Feasibility/2400180_JACKSON_PARK_CLUBHOUSE_KPFF-R2024.rvt



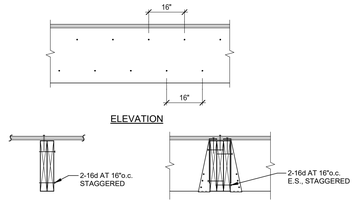
NOTES:
1. GLUE PLYWOOD TO FLOOR FRAMING MEMBERS PRIOR TO NAILING, SEE GENERAL NOTES.
2. MINIMUM PLYWOOD WIDTH IS 24".
3. PLYWOOD SHALL BE CONTINUOUS OVER 2 JOISTS BAYS, MIN.
4. NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND IN NO CASE SHALL NAILS PENETRATE THE TOP PLY MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS. NAILS OVERDRIVEN ARE SUBJECT TO REJECTION AND MAY RESULT IN REMOVAL OF THE PLYWOOD AND LUMBER FRAMING TO WHICH IT IS FASTENED. ACCEPTANCE IS AT THE DISCRETION OF THE PROJECT ENGINEER AND SPECIAL INSPECTOR.

PLYWOOD FLOOR SHEATHING

SCALE: NONE | KPFF | TYP | S5.1 | **1**



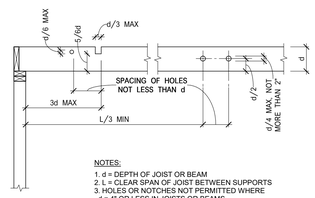
4 OR MORE 2x MEMBERS



2-2x OR 3-2x MEMBERS

BUILT-UP MEMBERS

SCALE: NONE | KPFF | TYP | S5.1 | **2**



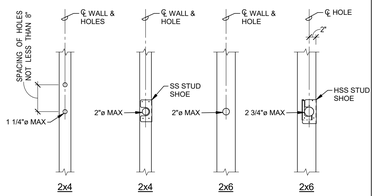
NOTES:
1. d = DEPTH OF JOIST OR BEAM
2. L = CLEAR SPAN OF JOIST BETWEEN SUPPORTS
3. HOLES OR NOTCHES NOT PERMITTED WHERE d = 4" OR LESS IN JOISTS OR BEAMS.

ALLOWABLE IN SOLID SAWN JOISTS OR BEAMS

SOLID SAWN HOLES

SCALE: NONE | KPFF | TYP | S5.1 | **3**

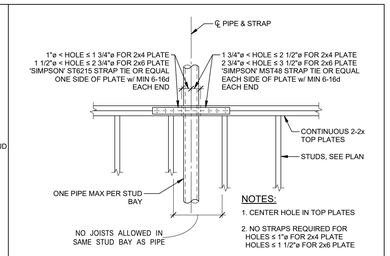
NOTES:
1. NO NOTCHING PERMITTED IN STUDS
2. ALL HOLES SHALL BE DRILLED W/ A HOLE SAW



ALLOWABLE HOLES IN STUDS

HOLES IN STUDS

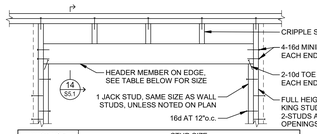
SCALE: NONE | KPFF | TYP | S5.1 | **4**



NOTES:
1. CENTER HOLE IN TOP PLATES
2. NO STRAPS REQUIRED FOR HOLES ≤ 1"ø FOR 2x4 PLATE HOLES ≤ 1 1/2"ø FOR 2x6 PLATE
3. HOLES SHALL BE MADE w/ HOLE SAW

TOP PLATE STRAP AT PIPE

SCALE: NONE | KPFF | TYP | S5.1 | **5**

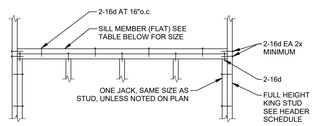


WIDTH OF OPENING	STUD SIZE	
	2x4	2x6
3'-0" MAX	2-2x4 or 4x4	3-2x4 or 6x6
5'-0" MAX	2-2x6 or 4x6	3-2x6 or 6x6
8'-0" MAX	2-2x8 or 4x8	3-2x8 or 6x8
OVER 8'-0"	SEE SPECIFIC DETAILS	

NOTE: HEADERS NOTED IN TABLE SHALL BE PROVIDED OVER ALL WINDOW, DOOR, AND OTHER OPENINGS, UNLESS NOTED OTHERWISE ON PLANS AND SPECIFIC DETAILS. A FULL DEPTH HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE TABLE. IF A FULL DEPTH HEADER IS USED, THE CRIPPLE STUDS MAY BE OMITTED.

HEADER SCHEDULE (NON-BEARING)

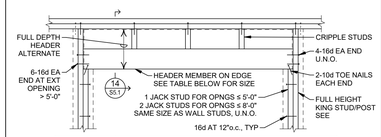
SCALE: NONE | KPFF | TYP | S5.1 | **6**



WIDTH OF OPENING	STUD WIDTH SIZE		
	2x4	2x6	2x8
3'-0" MAX	1-2x4	1-2x6	1-2x8
5'-0" MAX	2-2x4	2-2x6	2-2x8
8'-0" MAX	3-2x4	3-2x6	3-2x8
OVER 8'-0"	SEE PLANS AND SPECIFIC DETAILS		

SILL SCHEDULE

SCALE: NONE | KPFF | TYP | S5.1 | **7**

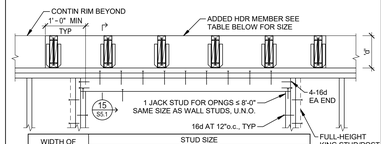


WIDTH OF OPENING	STUD SIZE		
	2x4	2x6	2x8
3'-0" MAX	4x6	6x6	2-4x6
5'-0" MAX	4x8	6x8	2-4x8
8'-0" MAX	4x10	6x10	2-4x10
OVER 8'-0"	SEE PLAN AND SPECIFIC DETAILS		

NOTE: HEADERS NOTED IN TABLE SHALL BE PROVIDED OVER ALL WINDOW, DOOR, AND OTHER OPENINGS, UNLESS NOTED OTHERWISE ON PLANS AND SPECIFIC DETAILS. A FULL DEPTH HEADER MAY BE USED IN LIEU OF THE HEADERS NOTED IN THE TABLE. IF A FULL DEPTH HEADER IS USED, THE CRIPPLE STUDS MAY BE OMITTED.

HEADER SCHEDULE

SCALE: NONE | KPFF | TYP | S5.1 | **8**

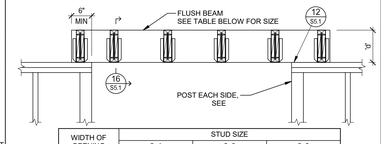


WIDTH OF OPENING	STUD SIZE		
	2x4	2x6	2x8
3'-0" MAX	1 3/4 x 'd' LSL	1 3/4 x 'd' LSL	1 3/4 x 'd' LSL
5'-0" MAX	1 3/4 x 'd' LSL	1 3/4 x 'd' LSL	1 3/4 x 'd' LSL
8'-0" MAX	3 1/2 x 'd' LSL	3 1/2 x 'd' LSL	3 1/2 x 'd' LSL
OVER 8'-0"	SEE PLAN AND SPECIFIC DETAILS		

NOTES:
1. HEADERS NOTED IN TABLE SHALL BE PROVIDED OVER ALL WINDOW, DOOR, AND OTHER OPENINGS, UNLESS NOTED OTHERWISE ON PLANS AND SPECIFIC DETAILS.
2. 'd' TO MATCH FLOOR FRAMING DEPTH

FLUSH HDR SCHED - EXT WALL

SCALE: NONE | KPFF | TYP | S5.1 | **9**

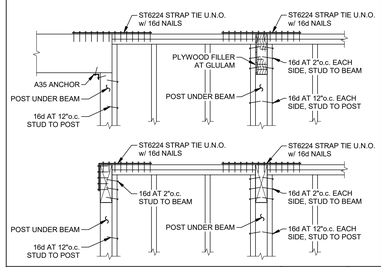


WIDTH OF OPENING	STUD SIZE		
	2x4	2x6	2x8
3'-0" MAX	4 x 'd' LSL	4 x 'd' LSL	4 x 'd' LSL
5'-0" MAX	4 x 'd' LSL	4 x 'd' LSL	4 x 'd' LSL
8'-0" MAX	3 1/2 x 'd' LSL	3 1/2 x 'd' LSL	3 1/2 x 'd' LSL
OVER 8'-0"	SEE PLAN AND SPECIFIC DETAILS		

NOTES:
1. HEADERS NOTED IN TABLE SHALL BE PROVIDED OVER ALL WINDOW, DOOR, AND OTHER OPENINGS, UNLESS NOTED OTHERWISE ON PLANS AND SPECIFIC DETAILS.
2. 'd' TO MATCH FLOOR FRAMING DEPTH
3. MEMBER WIDTH IS THE MINIMUM

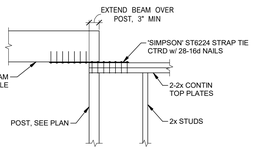
FLUSH BEAM SCHEDULE

SCALE: NONE | KPFF | TYP | S5.1 | **10**



TOP PLATE STRAP AT BEAM

SCALE: NONE | KPFF | TYP | S5.1 | **11**

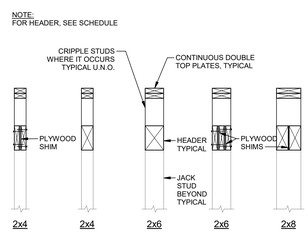


FLUSH BEAM STRAP

SCALE: NONE | KPFF | TYP | S5.1 | **12**

NOT USED

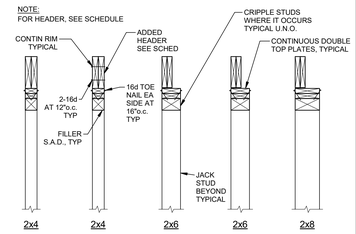
SCALE: NONE | KPFF | TYP | S5.1 | **13**



TYPICAL HEADERS

HEADER SECTIONS

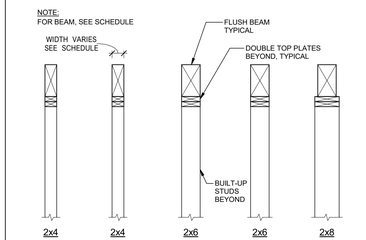
SCALE: NONE | KPFF | TYP | S5.1 | **14**



TYPICAL FLUSH HEADERS - EXTERIOR WALL

FLUSH HEADER SECTIONS

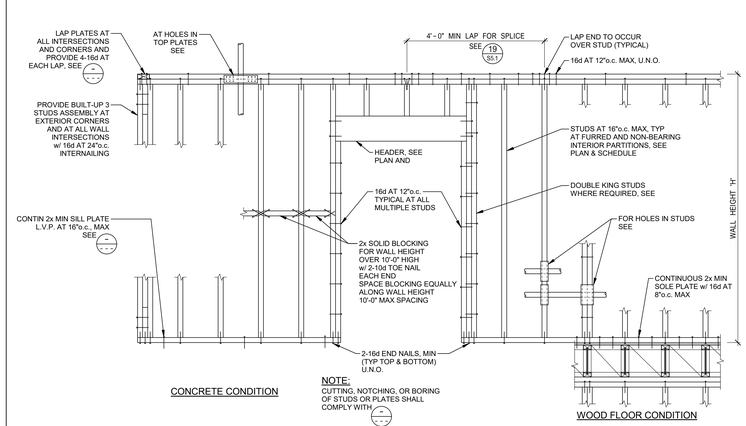
SCALE: NONE | KPFF | TYP | S5.1 | **15**



TYPICAL FLUSH BEAM

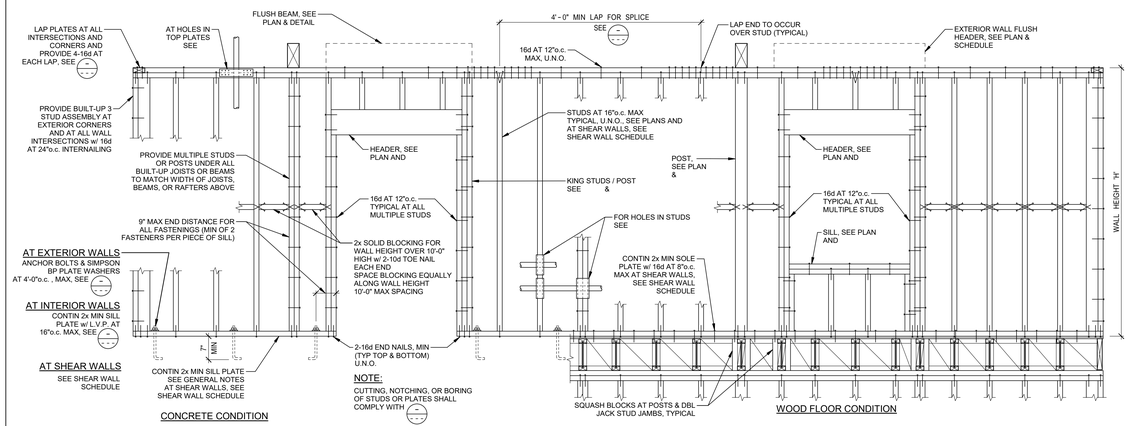
FLUSH BEAM SECTIONS

SCALE: NONE | KPFF | TYP | S5.1 | **16**



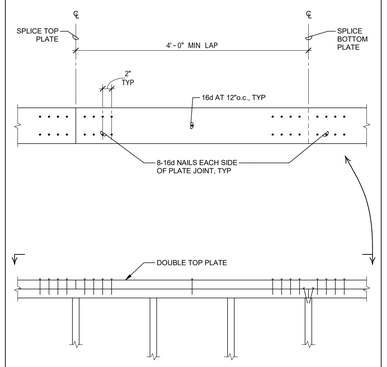
TYPICAL WALL FRAMING DETAILS - NON-BEARING WALLS

SCALE: NONE | KPFF | TYP | S5.1 | **17**



TYPICAL WALL FRAMING DETAILS - EXTERIOR AND INTERIOR BEARING/SHEAR WALLS

SCALE: NONE | KPFF | TYP | S5.1 | **18**



WALL TOP PLATE LAP

SCALE: NONE | KPFF | TYP | S5.1 | **19**

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
05.23.25			

DRAWING TITLE:

FLOOR FRAMING DETAILS

SHEET NO:

S5.1

PHASE			
PWC	SD	DD	CD
PM			
BIM			

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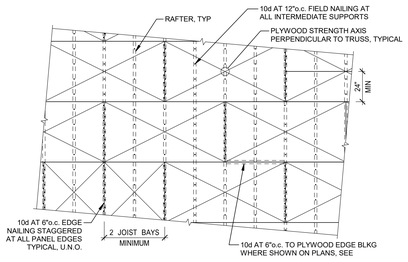
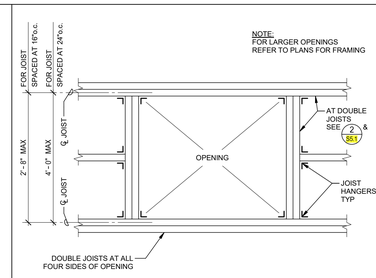
Autodesk Docs://1703-Jackson Park Feasibility/2400180_JACKSON_PARK_CLUBHOUSE_KPFF-R2024.rvt



NOTES:

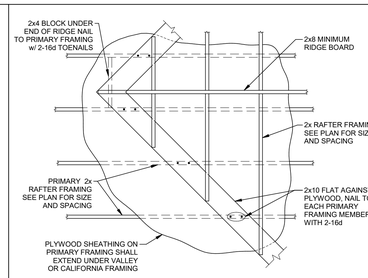
1. MINIMUM PLYWOOD WIDTH IS 24".
2. PLYWOOD SHALL BE CONTINUOUS OVER 2 JOIST BAYS, MINIMUM.
3. NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND IN NO CASE SHALL NAILS PENETRATE THE TOP PLY MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS. NAILS OVERDRIVEN ARE SUBJECT FOR REJECTION AND MAY RESULT IN REMOVAL OF THE PLYWOOD AND THE LUMBER FRAMING TO WHICH IT IS FASTENED. ACCEPTANCE IS AT THE DISCRETION OF THE PROJECT ENGINEER AND SPECIAL INSPECTOR.

PLYWOOD ROOF SHEATHING — SCALE: NONE — KPFF TYP — **1** S6.1

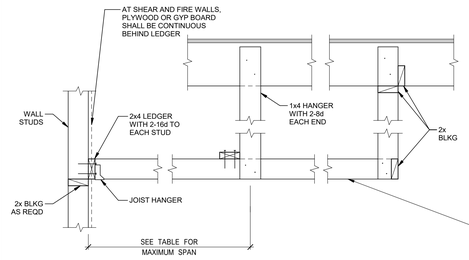


NOTE:
FOR LARGER OPENINGS REFER TO PLANS FOR FRAMING

FRAMING AT OPENING — SCALE: NONE — KPFF TYP — **2** S6.1



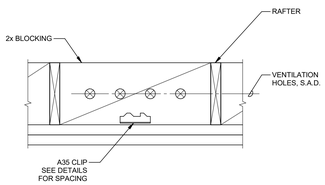
CALIFORNIA FRAMING — SCALE: NONE — KPFF TYP — **3** S6.1



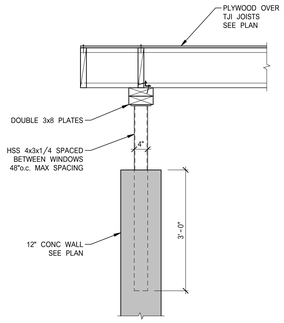
NOTES:
1. FOR SPANS GREATER THAN 14'-0", USE HUNG CEILING DETAILS.
2. DO NOT SUPPORT MECHANICAL EQUIPMENT ON CEILING JOISTS, PROVIDE HANGERS TO STRUCTURE ABOVE.

CEILING JOISTS	SPAN MAX
2x4 AT 24"o.c.	8'-0"
2x4 AT 16"o.c.	9'-6"
2x6 AT 24"o.c.	12'-6"
2x6 AT 16"o.c.	14'-0"

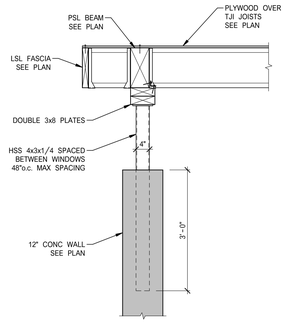
SUSPENDED WOOD CEILING — SCALE: NONE — KPFF TYP — **4** S6.1



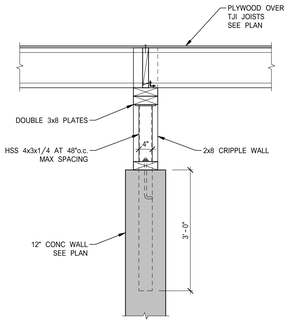
EAVE BLOCKING DETAIL — SCALE: NONE — KPFF TYP — **5** S6.1



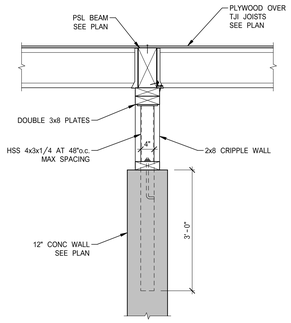
SECTION — SCALE: 3/4" = 1'-0" — KPFF PROJ — **6** S6.1



SECTION — SCALE: 3/4" = 1'-0" — KPFF PROJ — **7** S6.1



SECTION — SCALE: 3/4" = 1'-0" — KPFF PROJ — **8** S6.1



SECTION — SCALE: 3/4" = 1'-0" — KPFF PROJ — **9** S6.1

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PHASE	
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DD	
CD	

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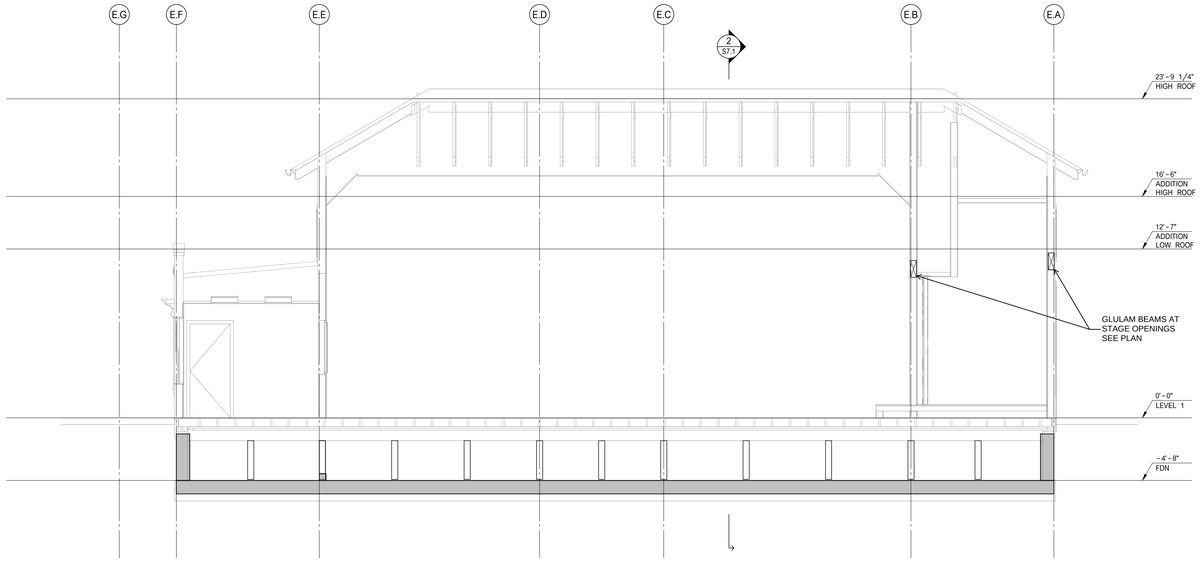
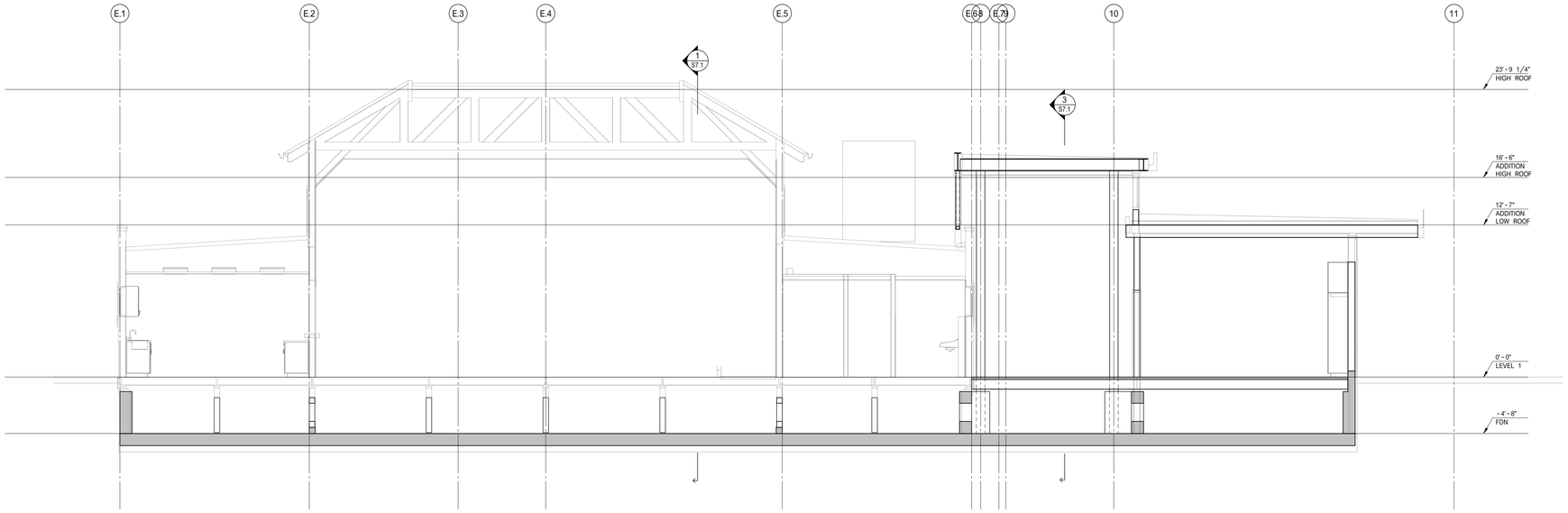


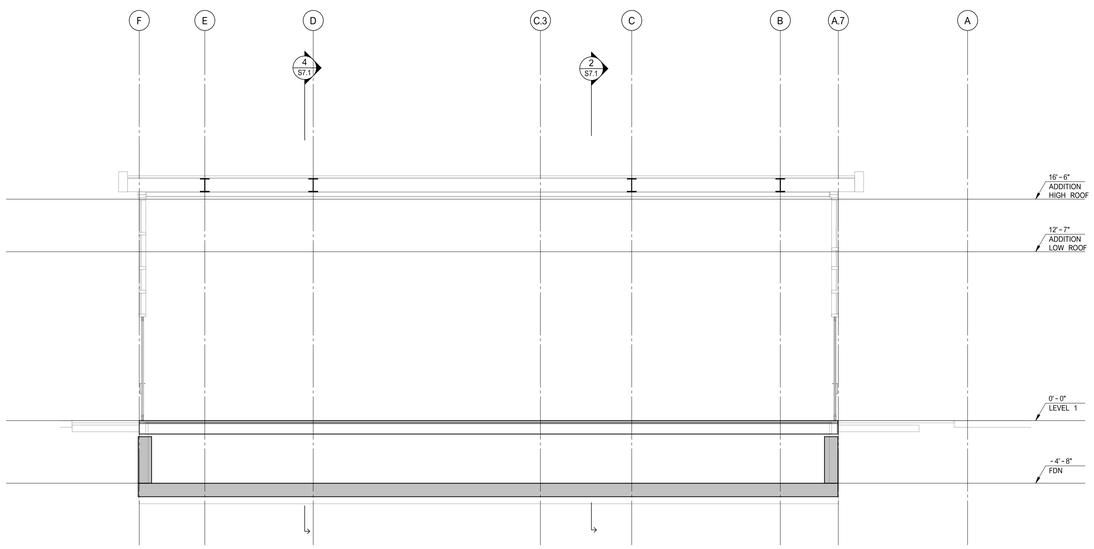
BUILDING SECTION

SCALE: 1/4" = 1'-0" | KPFF LIVE | 1 | S7.1



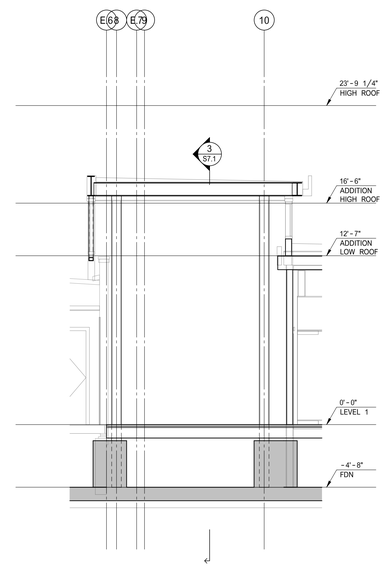
BUILDING SECTION

SCALE: 1/4" = 1'-0" | KPFF LIVE | 2 | S7.1



BUILDING SECTION

SCALE: 1/4" = 1'-0" | KPFF LIVE | 3 | S7.1



BUILDING SECTION

SCALE: 1/4" = 1'-0" | KPFF LIVE | 4 | S7.1

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PHASE	
SD	
DD	
CD	
PROJ. MGR.	
PM	
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DRAWING TITLE:

BUILDING SECTIONS

SHEET NO:

S7.1

50% DD SET - 05.23.2025

PLUMBING SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used.

Abbreviations

(A)	ABANDON IN PLACE
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
&	AND
A	AQUASTAT, ARCHITECT, ANCHOR, AMPHERE
@	AT
BFP	BACKFLOW PREVENTER
BFF	BELOW FINISHED FLOOR
BTUH	BRITISH THERMAL UNITS PER HOUR
BLDG	BUILDING
CV	CHECK VALVE
CO	CLEANOUT
CW	COLD WATER
CD	CONDENSATE DRAIN
CONT.	CONTINUATION
CFH	CUBIC FEET PER HOUR
CFS	CUBIC FEET PER SECOND
(X)	DEMOLISH
DW	DISHWASHER, DOMESTIC WATER
DET	DOMESTIC EXPANSION TANK
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DN	DOWN
DS	DOWNSPOUT
DSN	DOWNSPOUT NOZZLE
D	DRAIN
DFU	DRAINAGE FIXTURE UNIT
DWV	DRAINAGE, WASTE AND VENT
DF	DRINKING FOUNTAIN
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
(E)	EXISTING
FT	FEET
FFE	FINISHED FLOOR ELEVATION
F	FIRE, FAHRENHEIT
FL	FLOOR
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FV	FLUSH VALVE
'	FOOT, FEET
(F)	FUTURE
GPM	GALLONS PER MINUTE
GWH	GAS WATER HEATER
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HZ	HERTZ
HB	HOSE BIBB
HW	HOT WATER
HWFU	HOT WATER FIXTURE UNIT
HWR	HOT WATER RETURN
IN. "	INCHES
IW	INDIRECT WASTE
INV	INVERT ELEVATION
L	LAVATORY
MIN	MINIMUM
MX	MIXING VALVE
MS	MOP SINK
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
#	NUMBER
NO.	NUMBER
OD	OVERFLOW DRAIN, OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
PLBG	PLUMBING
P	PLUMBING, PUMP
POC	POINT OF CONNECTION
PSI	POUNDS PER SQUARE INCH
PD	PRESSURE DROP, PLUMBING DEMOLITION, PUMPED DISCHARGE
PRV	PRESSURE REDUCING VALVE
QTY	QUANTITY
RWL	RAINWATER LEADER
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
(R)	RELOCATE / RELOCATED LOCATION
RD	ROOF DRAIN
SAN	SANITARY
SB	SERVICE BOX
SHT	SHEET
SA	SHOCK ARRESTOR
SOV	SHUT OFF VALVE
S, SK	SINK
SF	SQUARE FEET
SD	STORM DRAIN
SP	SUMP PUMP, STATIC PRESSURE
TEMP	TEMPERATURE
TP	TRAP PRIMER, TOTAL PRESSURE
TYP	TYPICAL
U, UR	URINAL
V	VACUUM, VENT, VOLT
VTR	VENT THRU ROOF
WCO	WALL CLEANOUT
W	WASTE
WC	WATER COLUMN, WATER CLOSET
WHA	WATER HAMMER ARRESTOR
WH	WATER HEATER, WALL HYDRANT
WSFU	WATER SUPPLY FIXTURE UNIT
W/	WITH

General

X	KEYED NOTE
	DEMOLISH
	EXISTING WORK
	NEW WORK
	PIPE OR CONDUIT BELOW GRADE
	CONTINUATION
	EXTENT OF DEMOLITION
	POINT OF CONNECTION
X	FIXTURE TAG (LEVEL BELOW FIXTURE)
XXX-X	HVAC EQUIPMENT IDENTIFICATION (REF. ONLY)
XX-X	PLUMBING EQUIPMENT IDENTIFICATION

Piping Fittings

AP	ACCESS PANEL
	AQUASTAT
	BLIND FLANGE
	CAP
COTG	CLEANOUT TO GRADE
	CONCENTRIC REDUCER
DSN	DOWNSPOUT NOZZLE
	ECCENTRIC REDUCER
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FS	FLOOR SINK
	FLOW DIRECTION
	HOSE BIBB / WALL HYDRANT
OD	OVERFLOW ROOF DRAIN
	PIPE DROP
	PIPE RISE
	PUMP
RD	ROOF DRAIN
	SHOCK ABSORBER / WATER HAMMER ARRESTOR
	STRAINER
	T&P RELIEF VALVE WITH PIPE TO DRAIN
	TEE DOWN ON PIPE
	TEE UP ON PIPE
VTR	VENT THROUGH ROOF
WCO	WALL CLEANOUT

Piping Systems

	COLD WATER PIPING
D	CONDENSATE / INDIRECT DRAIN PIPING
	HOT WATER PIPING
	HOT WATER RETURN PIPING
2#G	NATURAL GAS PIPING, 2 LB
G	NATURAL GAS PIPING, 7" WC PRESSURE
OD	OVERFLOW DRAIN PIPING ABOVE GRADE OR FINISHED FLOOR
	SANITARY VENT PIPING
	SANITARY WASTE OR SOIL PIPING ABOVE GRADE OR FINISHED FLOOR
	SANITARY WASTE OR SOIL PIPING BELOW GRADE OR FINISHED FLOOR
SD	STORM DRAIN PIPING ABOVE GRADE OR FINISHED FLOOR
SD	STORM DRAIN PIPING BELOW GRADE OR FINISHED FLOOR
TP	TRAP PRIMER PIPING

Valves

BFP	BACKFLOW PREVENTER
	CHECK VALVE
	SHUTOFF VALVE, GENERAL

GENERAL PLUMBING NOTES

A. ALL WORK UNDER THIS CONTRACT SHALL CONFORM TO THE CURRENT STATE, COUNTY AND NATIONAL CODES AND STANDARDS ADOPTED BY THE LOCAL JURISDICTIONS INCLUDING APPLICABLE AMENDMENTS.

B. NOTIFY ARCHITECT TWO WEEKS PRIOR TO PUNCH WALK REQUEST. INTERFACE WILL PROVIDE PRE-PUNCH CHECKLIST FOR COMPLETION BY CONTRACTOR UPON NOTIFICATION. UPON COMPLETION OF PRE-PUNCH CHECKLIST AND CONFIRMATION THAT ALL SYSTEMS ARE FULLY INSTALLED AND FUNCTIONALLY OPERATIONAL PER PLANS AND SPECIFICATIONS, INTERFACE WILL BE ON SITE TO CONDUCT THE REQUESTED PUNCH LIST. INTERFACE WIL NOT COME TO THE SITE FOR PUNCH LISTS WITHOUT A COMPLETED PRE-PUNCH CHECKLIST COMPLETED A MINIMUM OF ONE WEEK PRIRIOR TO DESIRED PUNCH LISTS INDICATING ALL ITEMS ARE COMPLETE AND READY FOR REVIEW.

C. CONDITIONS SHOWN ON THE PLANS RELATICE TO THE WORK TO BE PERFORMED ARE BASED ON THE BEST INFORMATION AVAILABLE AND SUBJECT TO VERIFICATION. VERIFY LOCATIONS AND ELECATIONS OF UTILITIES TO BE CROSSED OR CONNECTED. CORRECT DEFICIENCIES CAUSED BY FAILURE TO PERFORM SUCH VERIFICATIONS AT NO EXPENSE TO OWNER. IMMEDIATELY NOTIFY ARCHITECT AND ENGINEER OF CONDITION IN CONFLICT WITH THE DETAILS/PLANS.

D. COORDINATE INSTALLATION OF PIPPING, FIXTURES, EQUIPMENT AND THE LIKE BELOW AND ABOVE GRADE WITH STRUCTURAL COMPONENTS AND OTHER SYSTEMS INSTALLATION.

E. COORDINATE FIXTURES, EQUIPMENT, PIPE ROUGH-IN/CONNECTION LOCATIONS AND DRAIN LOCATIONS WITH ARCHITECTURAL DRAWINGS.

F. VALVES FOR SERVICE ACCESSIBILITY. VALVES INSTALLED ABOVE CEILING SHALL BE WITHIN 18" OF CEILING.

G. ALL WASTE PIPE TO SLOPE MINIMUM OF 1/4" PER FOOT.

H. PROVIDE WATER HAMMER ARRESTERS TO DOMESTIC WATER LINES SERVING QUICK ACTING VALVES SUCH AS THE FOLLOWING:
   a. FLUSH VALVES.
   b. SOLENOID VALVES TO ICEMAKERS AND DISHWASHERS.
   c. SENSOR FAUCETS.
   d. SINGLE HANDLE FAUCETS.
   e. SINGLE HANDLE SHOWER VALVES.
   f. SINGLE HANDLE TUB/SHOWER VALVES.

I. EXCEPT FOR SHOWER DRAINS, ALL FLOOR DRAINS, FLOOR SINKS, AND OTHER INDIRECT WASTE RECEPTORS DIRECTLY CONECTED TO THE DRAINAGE SYSTEM SHALL BE PROVIDED WITH AN AUTOMATIC TRAP PRIMER.

J. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED IN ALL HOSE BIBS.

K. INSTALLATION OF THE DOMESTIC HOT WATER SYSTEM SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF SECTION 110.3 OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.

L. DRAINAGE PIPING SERVING FICTURES THAT ARE LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL BE PROVIDED WITH A BACKWATER VALVE. FIXTURES ABOVE THAT LEVEL SHALL NOT DISCHARGE THROUGH THIS VALVE.

M. SEWER VENTS SHALL TERMINATE AT LEAST 10 FEET HORIZONTALLY FROM AND AT LEAST 3 FEET ABOVE OPENABLE WINDOWS, DOOR OPENINGS, AIR INTAKES OR VENT SHAFTS. VENT MUST BE AT LEAST 3 FEET FROM PROPERT LINE.

N. PRIOR TO BEING CONCEALED, PIPING PENETRATIONS AT THE FIRE RESISTIVE ASSEMBLIES SHALL BE INSPECTED TO VERIFY COMPLIANCE WITH THE FIRE RESISTANCE RATING.

O. INDIRECT WASTE SHALL DISCHARGE TO THE BUILDING DRAINAGE THROUGH AN APPROVED AIR GAP OR AIR BREAK WITH A MINIMUM 1" DISTANCE FROM THE LOWEST POINT OF INDRECT PIPE TO THE FLOOD LEVEL RIM OF THE RECEPTOR.

SHEET INDEX

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1645 17TH STREET
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REGISTERED PROFESSIONAL ENGINEER JORGE ARNAIZ-VILLENA No. M 41443 MECHANICAL STATE OF CALIFORNIA
PRELIMINARY

50% DESIGN DEVELOPMENT

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SYMBOL LIST AND GENERAL NOTES - PLUMBING

SHEET NO:

P_0.0

WATER SERVICE CALCULATIONS

(BASED ON APPENDIX 'A')

FIXTURE QUANTITY				APPENDIX 'A' - TABLE A-2			TOTAL FIXTURE UNITS	
PRIVATE INDIVIDUAL DWELLING	PUBLIC GENERAL USE	PUBLIC HEAVY USE ASSEMBLY	DESCRIPTION	PRIVATE INDIVIDUAL DWELLING	PUBLIC GENERAL USE	PUBLIC HEAVY-USE ASSEMBLY	COLD WATER	(.75) HOT WATER
0	1	0	DRINKING FOUNTAIN OR WATER COOLER	0.00	0.50	0.75	0.50	---
0	1	0	KITCHEN SINK, DOMESTIC	1.50	1.50	0.00	1.50	1.13
0	7	0	LAVATORY	1.00	1.00	1.00	7.00	5.25
0	1	0	SERVICE SINK OR MOP BASIN	1.50	3.00	0.00	3.00	2.25
0	3	0	URINAL, 1.0 GPF	3.00	4.00	5.00	12.00	---
0	9	0	WATER CLOSET, 1.6 GPF, FLUSHOMETER VALVE	5.00	5.00	8.00	45.00	---
			TOTAL				69.00	8.63
			FLOW IN GPM				58	8
			IRRIGATION FLOW IN GPM				0	
			TOTAL GPM REQUIRED				58	
			SERVICE SIZE FROM METER TO BUILDING				2"	

SANITARY DRAINAGE CALCULATIONS

2003 UPC
2001 CPC

FIXTURE QUANTITY				TABLE 7-3			
PRIVATE INDIVIDUAL DWELLING	PUBLIC GENERAL USE	PUBLIC HEAVY USE ASSEMBLY	DESCRIPTION	PRIVATE INDIVIDUAL DWELLING	PUBLIC GENERAL USE	PUBLIC HEAVY-USE ASSEMBLY	TOTAL FIXTURE UNITS
0	0	0	BAR SINK	1.00	0.00	0.00	0.00
0	0	0	BAR SINK--2" MIN. DRAIN BEYOND TRAP ARM	0.00	2.00	0.00	0.00
0	0	0	BATHTUB OR COMB. BATH/SHOWER	2.00	2.00	0.00	0.00
0	0	0	BIDET	1.00	0.00	0.00	0.00
0	0	0	CLINIC SINK	0.00	6.00	6.00	0.00
0	0	0	CLOTHESWASHER, DOMESTIC	3.00	3.00	3.00	0.00
0	0	0	DENTAL UNIT OR CUSPIDOR	0.00	1.00	1.00	0.00
0	0	0	DISHWASHER, DOMESTIC, INDEPENDENT DRAIN	2.00	2.00	2.00	0.00
0	1	0	DRINKING FOUNTAIN OR WATER COOLER	0.50	0.50	1.00	0.50
0	0	0	FOOD-WASTE-GRINDER, COMMERCIAL	0.00	3.00	3.00	0.00
0	0	0	FLOOR DRAIN, EMERGENCY	0.00	0.00	0.00	0.00
0	3	0	KITCHEN SINK, DOMESTIC W/ONE 1 1/2" TRAP	2.00	2.00	0.00	6.00
0	0	0	KITCHEN SINK, DOMESTIC, W/GRINDER	2.00	2.00	0.00	0.00
0	0	0	KITCHEN SINK, DOMESTIC,. W/DISHWASHER	2.00	2.00	0.00	0.00
0	0	0	KITCHEN SINK, DOM. W/GRINDER & DISHWASHER	2.00	2.00	0.00	0.00
0	0	0	LAUNDRY SINK, ONE OR TWO COMPARTMENTS	2.00	2.00	2.00	0.00
0	0	0	LAUNDRY SINK, W/DISCH. FROM CLOTHES WASH	2.00	2.00	2.00	0.00
0	2	0	LAVATORY, SINGLE	1.00	1.00	1.00	2.00
0	2	0	LAVATORY, SETS OF 2 OR 3	2.00	2.00	2.00	4.00
0	0	0	MOBILE HOME, TRAP	12.00	0.00	0.00	0.00
0	0	0	RECEPTOR, IND. WASTE, 1 1/2" TRAP SEE	0.00	1.00	1.00	0.00
0	0	0	RECEPTOR, IND. WASTE, 2" TRAP TABLE	0.00	2.00	2.00	0.00
0	0	0	RECEPTOR, INC. WASTE, 3" TRAP 7-4	0.00	4.00	4.00	0.00
0	2	0	SERVICE SINK OR MOP BASIN, 2" TRAP	0.00	3.00	0.00	6.00
0	0	0	SERVICE SINK OR MOP BASIN, 3" TRAP	0.00	3.00	0.00	0.00
0	0	0	SHOWER, STALL, 2" TRAP	2.00	2.00	2.00	0.00
0	0	0	SHOWER, GROUP, PER HEAD, CONTINUOUS	0.00	5.00	0.00	0.00
0	0	0	SINK, COMMERCIAL, 1 1/2" TRAP, W/GRINDER	0.00	3.00	3.00	0.00
0	0	0	SINK, SERVICE, FLUSHING RIM	0.00	6.00	0.00	0.00
0	0	0	SINK, GENERAL, 1 1/2" TRAP	2.00	3.00	3.00	0.00
0	0	0	SINK, GENERAL, 2" TRAP	3.00	4.00	4.00	0.00
0	0	0	SINK, GENERAL, 3" TRAP	0.00	6.00	6.00	0.00
0	3	0	URINAL, 1.0 GPF	2.00	2.00	5.00	6.00
0	0	0	URINAL, GREATER THAN 1.0 GPF	2.00	2.00	6.00	0.00
0	0	0	URINAL, 1 1/2" TRAP	2.00	2.00	5.00	0.00
0	0	0	WASHFOUNTAIN, 1 1/2" TRAP	0.00	2.00	2.00	0.00
0	0	0	WASHFOUNTAIN, 2" TRAP	0.00	3.00	3.00	0.00
0	0	0	WASHUP SINK, EACH SET OF FAUCETS	0.00	2.00	2.00	0.00
0	0	0	WATER CLOSET, 1.6 GPF, GRAVITY TANK	3.00	4.00	6.00	0.00
0	0	0	WATER CLOSET, 1.6 GPF, FLUSHOMETER TANK	3.00	4.00	6.00	0.00
0	10	0	WATER CLOSET, 1.6 GPF, FLUSHOMETER VALVE	3.00	4.00	6.00	40.00
0	0	0	WATER CLOSET, 3.5 GPF, GRAVITY TANK	4.00	6.00	8.00	0.00
0	0	0	WATER CLOSET, 3.5 GPF, FLUSHOMETER VALVE	4.00	6.00	8.00	0.00
0	0	0	WHIRLPOOL BATH OR COMB. BATH/SHOWER	2.00	2.00	0.00	0.00
			TOTAL				64.50
			PIPE SIZE				4"

OWNER:

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

PRELIMINARY

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
02/25/25			

DRAWING TITLE:

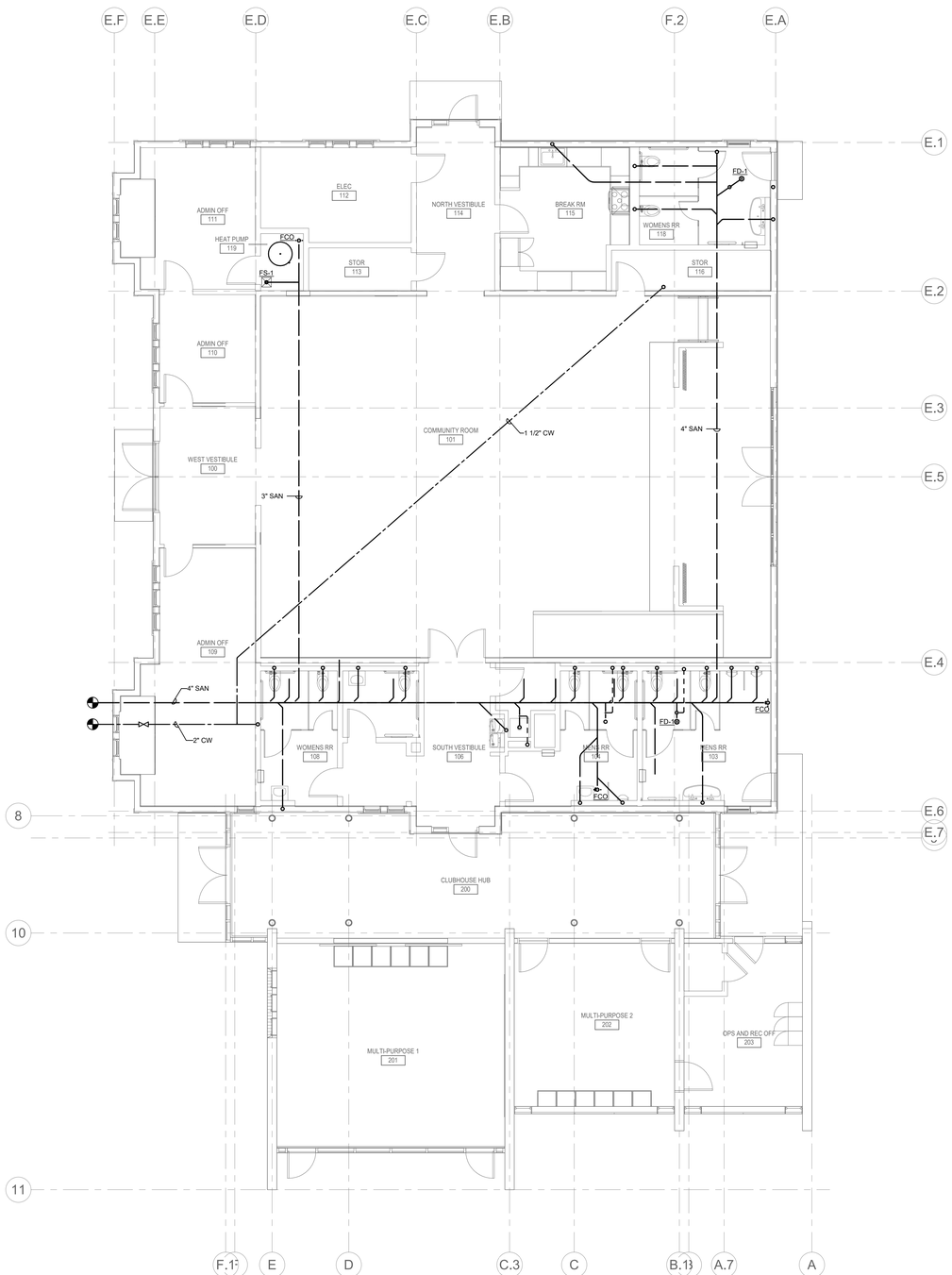
SCHEDULES - PLUMBING

SHEET NO:

P_0.1

GENERAL SHEET NOTES

⬡ SHEET KEYNOTES



1 PROPOSED FLOOR PLAN - BELOWFLOOR - PLUMBING

0' 4' 8' 12'
3/16" = 1'-0"

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02/25/25			

DRAWING TITLE:

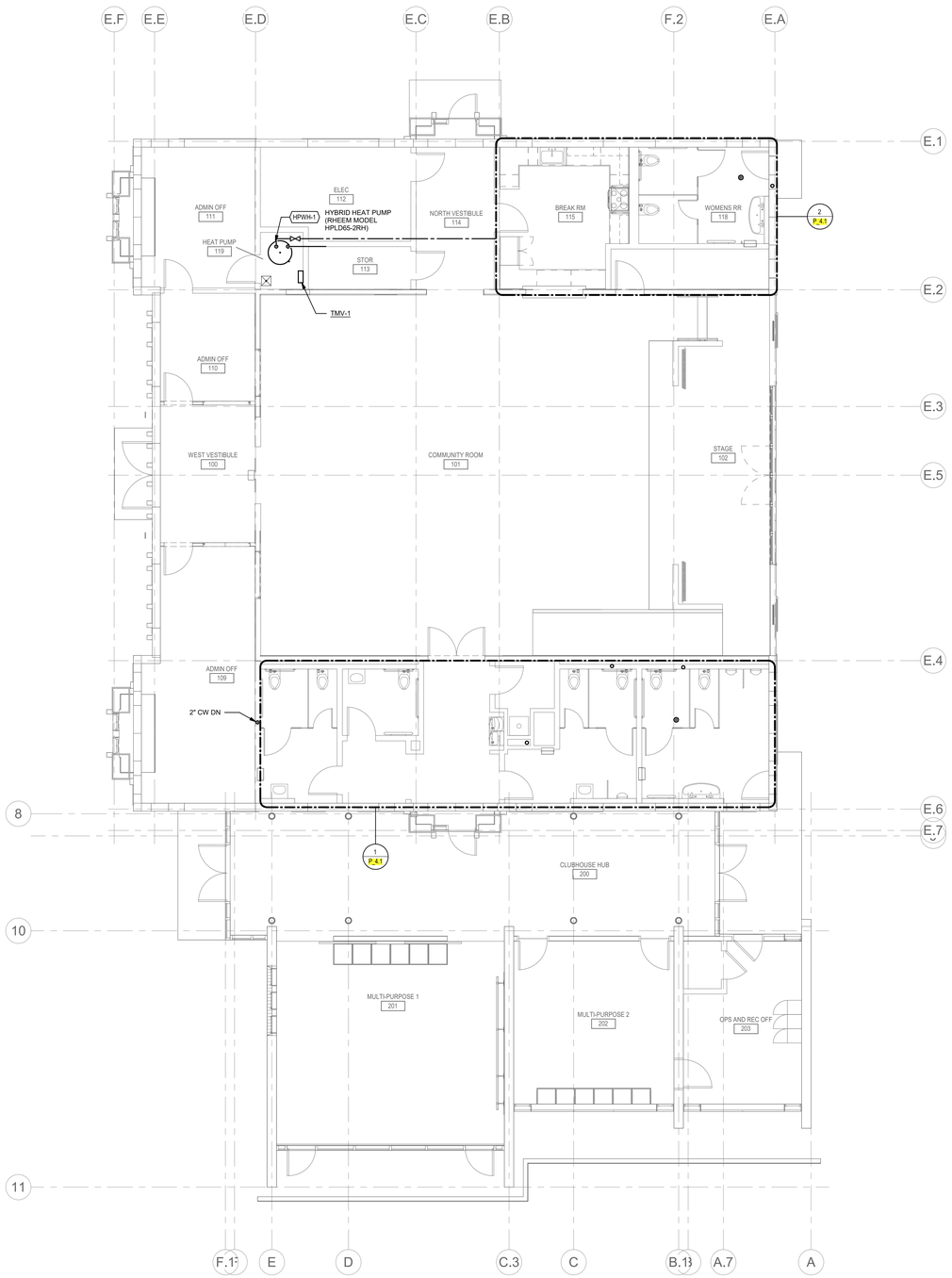
PROPOSED FLOOR PLAN - BELOWFLOOR - PLUMBING

SHEET NO:

P_2.0

GENERAL SHEET NOTES

SHEET KEYNOTES



1 PROPOSED FLOOR PLAN - LEVEL 1 - PLUMBING

0' 4' 8' 12'
3/16" = 1'-0"

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DRAWING TITLE:

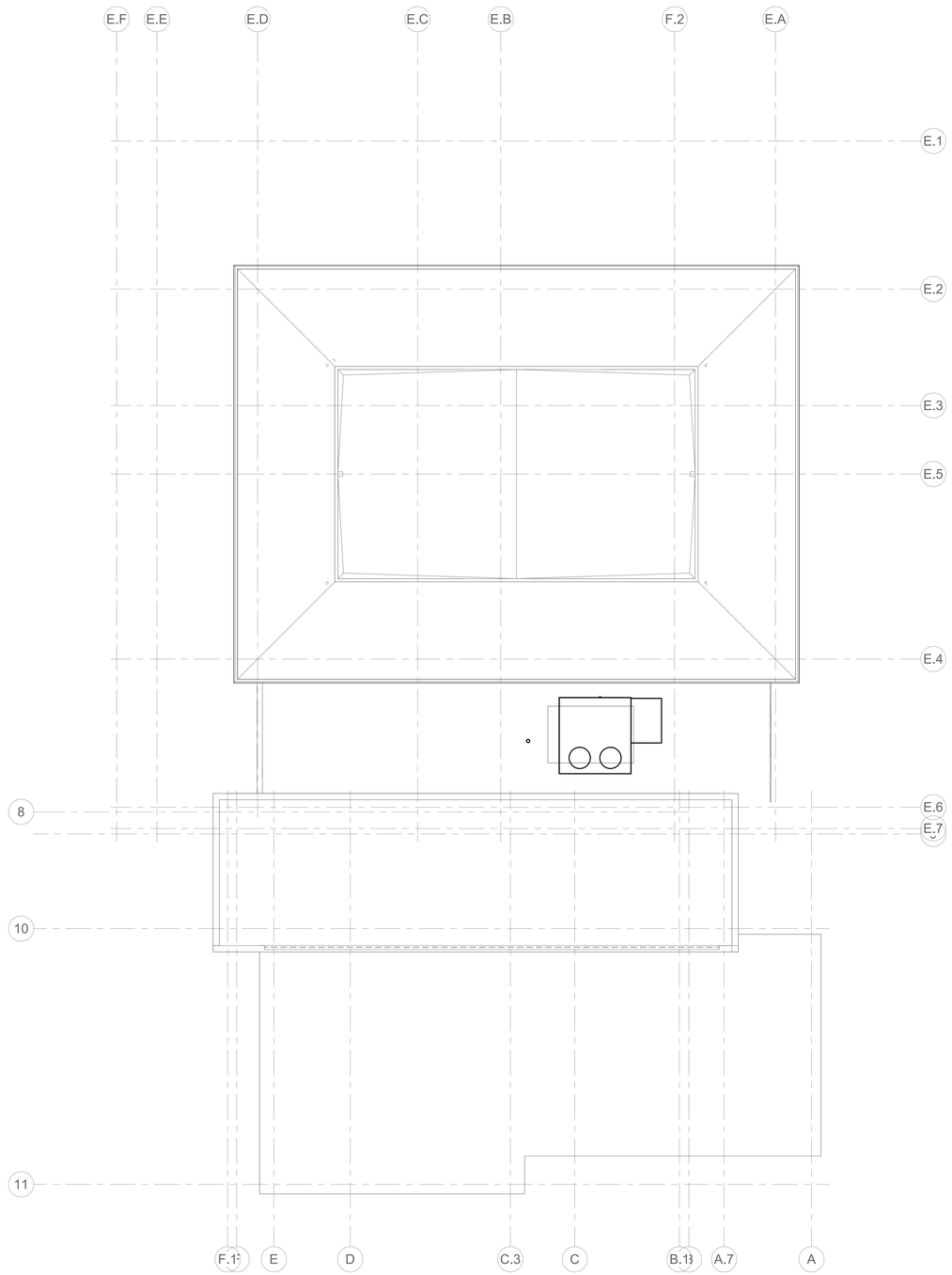
PROPOSED FLOOR PLAN - LEVEL 1 - PLUMBING

SHEET NO:

P_2.1

GENERAL SHEET NOTES

A. SEE ARCHITECTURAL DRAWING FOR STORM / DOWNSPOUT LOCATIONS.



1 PROPOSED ROOF PLAN - PLUMBING

0' 4' 8' 12'
3/16" = 1'-0"

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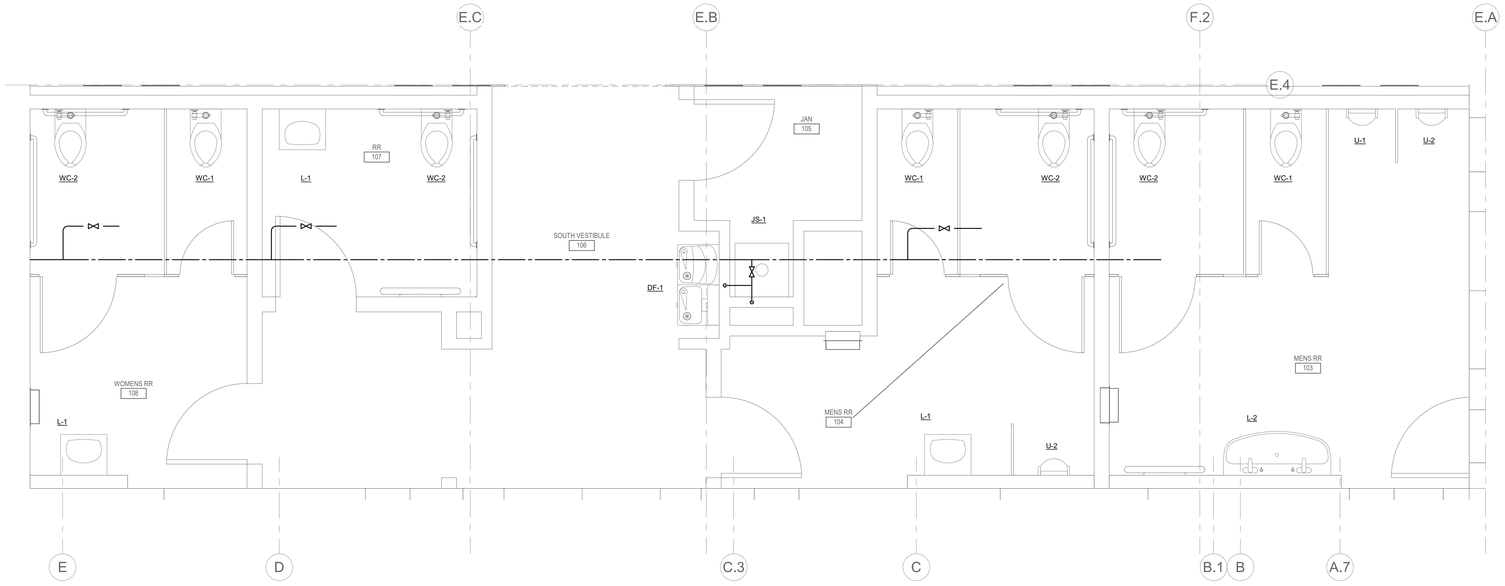
PROPOSED ROOF PLAN - PLUMBING

SHEET NO:

P_2.2

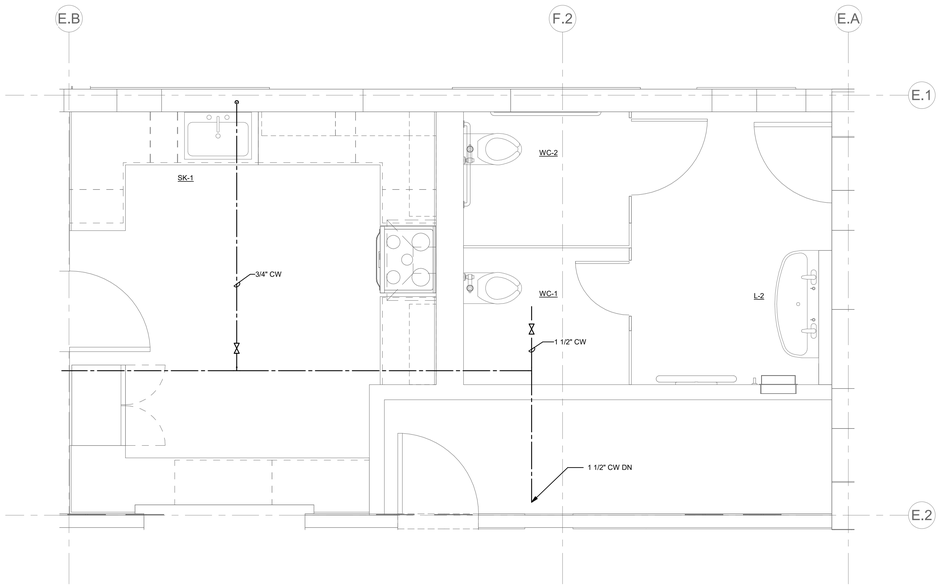
GENERAL SHEET NOTES

SHEET KEYNOTES



1 WOMEN'S RESTROOM 112 & MEN'S RESTROOM 116 - ENLARGED PLAN - DOMESTIC WATER

0' 4' 8' 16'
1/2" = 1'-0"



2 BREAKROOM 115 AND WOMENS RESTROOM 118

0' 4' 8' 16'
1/2" = 1'-0"

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DRAWING TITLE:

ENLARGED PLANS - PLUMBING

SHEET NO:

P_4.1

MECHANICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used.

Abbreviations

AFF	ABOVE FINISHED FLOOR
AD	ACCESS DOOR
A/C	AIR CONDITION(ED)
BDD	BACKDRAFT DAMPER
BFP	BACKFLOW PREVENTER
BFF	BELOW FINISHED FLOOR
BHP	BRAKE HORSEPOWER
CD	CEILING DIFFUSER
CV	CHECK VALVE
COP	COEFFICIENT OF PERFORMANCE
CW	COLD WATER
CD	CONDENSATE DRAIN
CU	CONDENSING UNIT
CONT.	CONTINUATION
DB	DECIBEL
DIA	DIAMETER
DX	DIRECT EXPANSION
D	DROP
DB	DRY BULB
EFF	EFFICIENT
ELECT	ELECTRICAL
EER	ENERGY EFFICIENCY RATING
EAT	ENTERING AIR TEMPERATURE
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EF	EXHAUST FAN
F	FAHRENHEIT
FT	FEET
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
GAL	GALLONS
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HD	HEAD
HTR	HEATER
HTG	HEATING
HP	HORSEPOWER
HWC	HOT WATER COIL
IN	INCHES
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
KW	KILOWATT
LH	LATENT HEAT
LAT	LEAVING AIR TEMPERATURE
MAX	MAXIMUM
MIN	MINIMUM
MA	MIXED AIR
MD	MOTORIZED DAMPER
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO.	NUMBER
OC	ON CENTER
OBD	OPPOSED BLADE DAMPER
OA	OUTSIDE AIR
OD	OUTSIDE DIAMETER
PH	PHASE
LBS.	POUNDS
PSI	POUNDS PER SQUARE INCH
PD	PRESSURE DROP
PRV	PRESSURE REDUCING VALVE
QTY	QUANTITY
RET	RETURN
RA	RETURN AIR
RPM	REVOLUTIONS PER MINUTE
R	RISE
SEER	SEASONAL ENERGY EFFICIENCY RATING
SH	SENSIBLE HEAT
SOV	SHUT OFF VALVE
SF	SQUARE FEET
SP	STATIC PRESSURE
SA	SUPPLY AIR
T, TEMP	TEMPERATURE
TD	TEMPERATURE DIFFERENCE
MBH	THOUSAND BTU'S PER HOUR
TH	TOTAL HEAT
TP	TOTAL PRESSURE
V	VOLT
WC	WATER COLUMN
W	WATT
WB	WET BULB
W/	WITH

Control Symbols

CARBON DIOXIDE SENSOR

SPACE TEMPERATURE SENSOR/THERMOSTAT

Dampers

FIRE DAMPER

FIRE/SMOKE DAMPER

MOTORIZED DAMPER

SMOKE DAMPER

VOLUME DAMPER

Diffusers and Grilles

DIFFUSER OR GRILLE IDENTIFICATION

EXHAUST AIR

RETURN AIR

SUPPLY AIR

Ductwork Fittings

ACOUSTICALLY LINED DUCT (SIZES SHOWN ARE NET INSIDE)

BELLMOUTH

CONCENTRIC SQUARE TO ROUND

CONCENTRIC TRANSITION, RECTANGULAR OR ROUND

ECCENTRIC TRANSITION, RECTANGULAR OR ROUND

FLEXIBLE CONNECTION

NON-SYMMETRICAL WYE

RECTANGULAR DUCT DROP

RECTANGULAR DUCT RISER

RECTANGULAR MAIN WITH RECTANGULAR BRANCH

RECTANGULAR MAIN WITH ROUND BRANCH

RECTANGULAR OFFSET LESS THAN 15%%d

RECTANGULAR OFFSET MORE THAN 15%%d

ROUND DUCT DROP

ROUND DUCT RISER

ROUND DUCT WITH ROUND BRANCH

ROUND WYE

SYMMETRICAL WYE

MITERED ELBOW WITH TURNING VANES

RADIUSED ELBOW

General

30X16 RECTANGULAR DUCT SIZING

30"Ø ROUND DUCT SIZING

Piping Fittings, Appurtenances and Equipment

CAP

CONTINUATION

PIPE DROP

PIPE RISE

PIPE TO DRAIN

PRESSURE SENSOR

SHOCK ABSORBER

TEE DOWN ON PIPE

TEE UP ON PIPE

TEMPERATURE SENSOR

Piping Systems

RL REFRIGERANT LIQUID

RS REFRIGERANT SUCTION

Piping Valves

CHECK VALVE

GLOBE VALVE

QUARTER TURN VALVE

VALVE, GENERAL

GENERAL SESMIC NOTES

A. PROVIDE SEISMIC BRACING OF HVAC EQUIPMENT, DUCTWORK, AND PIPING IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST BUILDING CODE WITH AN IMPORTANCE FACTOR IDENTIFIED ON ARCHITECTURAL AND STRUCTURAL DOCUMENTS.

B. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE ANCHOR TYPE AND INSTALLATION REQUIREMENTS.

C. SUBMIT SEISMIC BRACING DETAILS FOR REVIEW.

D. UNLESS THE STRUCTURAL DRAWINGS HAVE AN ENGINEERED SYSTEM, OR THE CONTRACTOR PROVIDES ENGINEERED SYSTEMS SIGNED BY A CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER, SUPPORT AND BRACE DUCTWORK, PIPING, AND APPURTENANCES WITH HCAI (DEPARTMENT OF HEALTH CARE ACCESS AND INFORMATION PRE-APPROVED SYSTEMS (WHETHER AN HCAI PROJECT OR NOT):
1. OPM-0043-13 MASON SEISMIC RESTRAINT COMPONENTS FOR SUSPENDED UTILITIES, OR EQUAL.
2. OPM-0052-13 EATON/TOLCO SEISMIC BRACING & HANGERS

E. WITHOUT ANY EXCEPTIONS, DUCTWORK BRACE EVERY RUN OF DUCT WITH A CROSS SECTIONAL AREA OF LARGER THAN 6 SQ.FT., EXCEPT THAT BRACING OF DUCTWORK WITH SUPPORT ROD LENGTH LESS THAN 12 INCHES IS NOT REQUIRED. ROD LENGTH SHALL BE AS MEASURED FROM TOP OF DUCT TO BOTTOM OF SUPPORT WHERE THE HANGER IS ATTACHED. SEISMIC BRACING, WHERE SHOWN ON DRAWINGS, IS THE MINIMUM REQUIRED; PROVIDE ADDITIONAL BRACING AS REQUIRED BY OPM-0043-13, OR EQUAL.

F. WHERE BRACING IS REQUIRED, BRACE DUCTWORK FOR EACH STRAIGHT RUN OF DUCT WITH THE FOLLOWING REQUIREMENTS (SEE OPM-0043-13 FOR ADDITIONAL REQUIREMENTS):
1. LONGITUDINAL BRACING: MINIMUM 1, WITH MAXIMUM SPACING OF 60'.
2. TRANSVERSE BRACING: MINIMUM TWO, WITH MAXIMUM SPACING OF 30', AT END OF DUCT RUNS HAVING MIN OF 2 SUPPORTS, AND AT EVERY DROP OR RISE EXCEPT FOR CONNECTION TO DIFFUSERS WHERE THE ELEVATION CHANGE OF CONNECTING DUCTWORK IS LESS THAN 24 INCHES.

GENERAL MECHANICAL NOTES

A. PROVIDE MISCELLANEOUS METALS AND MATERIALS FOR A COMPLETE INSTALLATION (IE. SUPPORT, BRACING, ETC.)

B. PROVIDE EQUIPMENT SUBMITTAL, FOR REVIEW, IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT DELIVER TO THE JOB SITE ANY PRODUCTS WITHOUT PRIOR REVIEW BY THE ARCHITECT. SUBMIT ALL REQUIRED SUBMITTALS AT ONE TIME. AT CONTRACTOR'S OPTION, 3 SEPARATE SUBMITTALS MAY BE SUBMITTED, CONSISTING OF: UNDERGROUND WORK, BUILDING WORK, AND BUILDING AUTOMATION SYSTEM – DEVIATIONS WILL BE RETURNED WITHOUT REVIEW. INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT REVIEW. ENGINEER WILL PROVIDE MAXIMUM OF TWO REVIEWS OF SUBMITTAL PACKAGE. ARRANGE FOR ADDITIONAL REVIEWS AND/OR EARLY REVIEW OF LONG-LEAD ITEMS AND BEAR COSTS OF THESE ADDITIONAL REVIEWS AT ENGINEER'S STANDARD HOURLY RATES. SUBSTITUTION REQUESTS WILL NOT BE REVIEWED AFTER AWARD OF CONTRACT.

C. PROVIDE SMOKE DETECTORS IN MAIN SUPPLY AIR DUCT OF ANY SUPPLY AIR SYSTEM WITH AIR QUANTITY OF MORE THAN 2000 CFM OR OF SUPPLY AIR SYSTEMS WHERE THE COMBINED SUPPLY AIR QUANTITY OF SUPPLY AIR SYSTEMS SUPPLYING AIR INTO ONE ZONE EXCEED 2000 CFM, OR FOR SYSTEMS SHARING A COMMON RETURN AIR PLENUM/DUCT WHERE THE COMBINED SUPPLY AIR QUANTITY OF SUPPLY AIR SYSTEMS EXCEED 2000 CFM. DETECTORS MUST BE COMPATIBLE WITH THE BUILDING FIRE ALARM SYSTEM. DUCT SMOKE DETECTORS TO BE FURNISHED BY DIVISION 28 OR 26 AND INSTALLED BY DIVISION 23.

D. PRIOR TO SUBMISSION OF BID, REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS (INCLUDING ALL OTHER TRADES). INCLUDE ADDITIONAL PIPE OR DUCT OFF-SETS THAT MAY BE REQUIRED TO CLEAR STRUCTURE, FINISHES OR WORK OF OTHER TRADES. FIELD VERIFY EXACT LOCATION AND SIZES OF EXISTING UTILITIES, THE PROPOSED POINT OF CONNECTIONS TO EXISTING SYSTEMS, AND NEW ROUTINGS. EXTRA PAYMENT WILL NOT BE ALLOWED FOR WORK RESULTING FROM LACK OF APPRAISAL OF ENTIRE SCOPE OF WORK PRIOR TO BID. SYSTEM LAYOUTS AS INDICATED ON DRAWINGS ARE GENERALLY DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS ACTUAL CONSTRUCTION WILL PERMIT.

E. PROVIDE DUCT ACCESS DOORS FOR EQUIPMENT AND DEVICES REQUIRING ACCESS OR RESETTING (IE. FIRE AND SMOKE DAMPERS, SMOKE DAMPERS, SENSORS, ETC.) INDICATE SIZE AND LOCATION ON COORDINATED SHOP DRAWINGS.

F. FLASH AND COUNTER FLASH ALL ROOF PENETRATIONS TO SEAL WEATHER TIGHT (SEE ARCHITECTURAL ROOFING DETAILS AND SPECIFICATIONS).

G. INSTALL EQUIPMENT AND CURBS LEVEL. PROVIDE DUNNAGE, MISCELLANEOUS METALS, AND/OR PRESSURE TREATED LUMBER, AS REQUIRED TO INSTALL EQUIPMENT AND CURBS LEVEL.

H. PROVIDE DUCTWORK AND TRANSITIONS EQUAL TO DUCT FREE AREA SHOWN ON DRAWINGS, TO PREVENT A SPATIAL CONFLICT. AT CONTRACTOR'S OPTION AND IF SPATIAL CONSTRAINTS ALLOW IT, ROUND SPIRAL DUCTWORK, OF EQUAL CROSS-SECTIONAL AREA OR LARGER, MAY BE USED IN LIEU OF RECTANGULAR DUCTWORK WHERE SHOWN ON PLANS.

I. PROVIDE FIELD INSTALLED OR MANUFACTURER'S REFRIGERANT LINE SETS BETWEEN THE SPLIT SYSTEMS' INDOOR AND OUTDOOR COMPONENTS. SIZING, QUANTITY, AND INSTALLATION OF PIPES SHALL BE PER MANUFACTURER'S RECOMMENDATIONS BASED ON ACTUAL FIELD INSTALLED LENGTH. PROVIDE HARD WIRED THERMOSTATS AND CONTROL WIRING IN CONDUIT BETWEEN INDOOR AND OUTDOOR UNITS.

J. EQUIPMENT, HVAC DUCTS, PIPING AND OTHER DEVICES AND MATERIALS INSTALLED OUTDOORS OR EXPOSED TO WEATHER SHALL BE WEATHER-PROOF.

K. USE FLEXIBLE DUCTS ONLY FOR THE LAST 5 FEET MAXIMUM AT AIR OUTLETS, PER 2022 CMC-603.4.1. DO NOT USE FLEXIBLE DUCTWORK IN LIEU OF ELBOWS OR FITTINGS.

L. PROVIDE MANUAL VOLUME DAMPERS AT EACH GRILLE, REGISTER, AND DIFFUSER, AND LOCATE EQUIDISTANCE BETWEEN BRANCH TAKEOFF AND AIR INLET/OUTLET. DO NOT USE VOLUME DAMPERS INTEGRAL WITH GRILLES, DIFFUSERS AND REGISTERS FOR AIR BALANCING.

M. INSTALL EQUIPMENT WITH SUFFICIENT ACCESS TO PANELS, ELECTRICAL CONNECTIONS, CONTROLS, FILTERS, MOTORS, ETC. COORDINATE ACCESS TO ALL DAMPERS, VALVES, AND OTHER SERVICEABLE EQUIPMENT. REVIEW CEILING HEIGHTS AND COORDINATE ACCESS PANEL LOCATIONS.

N. COORDINATE EQUIPMENT PLATFORMS, AND CUTTING AND PATCHING. OBTAIN WRITTEN PERMISSION FROM THE ARCHITECT PRIOR TO ANY STRUCTURAL MODIFICATIONS, CUTTING OR PATCHING WORK, KEEP SAW CUTTING TO A MINIMUM.

O. VERIFY DIFFUSERS, GRILLES, AND REGISTER MOUNTING FRAME TYPES WITH CONSTRUCTION TYPE AND CONFIGURATION.

P. PAINT FLAT BLACK ALL VISIBLE INTERIOR PORTIONS OF DUCTWORK.

Q. PROTECT AND ISOLATE DUCTS STORED ON CONSTRUCTION SITE FROM DUST CONTAMINATION.

R. COORDINATE LOCATION OF SENSORS AND THERMOSTATS WITH ARCHITECT. COMPLY WITH ADA REQUIREMENTS.

S. SEE EQUIPMENT SCHEDULES FOR BRANCH PIPE SIZES TO EQUIPMENT, WHERE PIPE SIZES ARE NOT SHOWN ON PLANS.

T. PROVIDE REMOTE DAMPER OPERATORS AS MANUFACTURED BY YOUNG REGULATOR COMPANY, MODEL 315 AND 270-275, OR EQUAL, FOR DAMPERS ABOVE INACCESSIBLE CEILINGS (SUCH AS GYPBOARD).

U. COORDINATE WITH DIVISION 26 FOR LOCATION OF POWER AND LOCAL DISCONNECTS FOR MECHANICAL EQUIPMENT DEVICES. PROVIDE STARTERS FOR EQUIPMENT WITHOUT VFD'S, ECM MOTORS, OR EQUIPMENT WITHOUT INTEGRAL STARTERS.

V. MAINTAIN MINIMUM ELECTRICAL CODE AND UNIT MANUFACTURER'S CLEARANCES TO ADJACENT CONSTRUCTION OR EQUIPMENT, PER CEC OR THE FOLLOWING TABLE:

	0-150 VOLT	150-600
NO LIVE OR GROUNDED PARTS ON OPPOSITE SIDE	36 INCH	36 INCH
GROUNDED PARTS ON OPPOSITE SIDE	36 INCH	42 INCH
LIVE PARTS ON OPPOSITE SIDE	36 INCH	48 INCH

SHEET INDEX

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PROJECT 2024-1820
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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

REGISTERED PROFESSIONAL ENGINEER
TOMAINO L. CHEUNG
No. M 31 MECHANICAL
STATE OF CALIFORNIA
PRELIMINARY

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
02/25/25			

DRAWING TITLE:

SYMBOL LIST AND GENERAL NOTES - MECHANICAL

SHEET NO:

M_0.0

ROOFTOP PACKAGED AIR CONDITIONING UNIT SCHEDULE

	BASIS OF DESIGN		SUPPLY FAN											EXHAUST FAN										DX COOLING COIL								ELECT.
SYMBOL	MFR	MODEL	TOTAL CFM	MIN OSA CFM	DCV OSA CFM	TSP (IN H2O)	ESP (IN H2O)	FAN TYPE	# OF FANS	BHP PER FAN	MHP PER FAN	FAN RPM	MAX RPM	VFD/ ECM	TOTAL CFM	TSP (IN H2O)	ESP (IN H2O)	FAN TYPE	# OF FANS	BHP PER FAN	MHP PER FAN	FAN RPM	MAX RPM	VFD/ ECM	TOTAL CAP (MBH)	SENS CAP (MBH)	EDB (°F)	EWB (°F)	LDB (°F)	LWB (°F)	FACE VELOCITY (FPM)	APD (IN H2O)	RESIST. HTG (KW)
RTU-1	Daikin	DPSH15B	6000	2415		3.73	1	SWSI AF	1	4.99	6.1	1641	1760	ECM	5000	1	1	SWSI AF	1	1.46	4.3	1710	2205	ECM	175	161	78.2	63.1	52.6	52.6	389	0.49	18

NOTES:
1 TSP INCLUDES FILTER DP
2 PROVIDE SEPARATE 110 V POWER SUPPLY FOR LIGHTING AND RECEPTACLES (FIELD POWERED)
3 PROVIDE WITH DRYBULB ECONOMIZER AND EXHAUST FAN
4 PROVIDE WITH DISCONNECT
5 PROVIDE WITH HORIZONTAL RETURN AND SUPPLY AIR OPENINGS
6 PROVIDE WITH SUCTION AND DISCHARGE REFRIGERANT ISOLATION VALVES
7 PROVIDE WITH ELECTRIC HEATER WITH SCR CONTROL
8 PROVIDE WITH STAINLESS STEEL COIL CASING AND DRAINPAN
9 PROVIDE WITH EXTENDED 5 YEAR PARTS ONLY WARRANTY FOR THE COMPRESSOR
10 PROVIDE WITH MICROTECH CONTROLLER WITH BACNET COMMUNICATION TO CONNECT TO PARK EXISITING NIAGRA TRIDIUM BMS SYSTEM
11 TOTAL INITIAL PRESSURE DROP FOR PREFILTER AND FINAL FILTER IS 0.47 INCHES

ROOFTOP PACKAGED AIR CONDITIONING UNIT SCHEDULE (CONT)

AIR SOURCE HEAT PUMP CONDENSER							PRE-FILTER			FINAL FILTER			ELECTRICAL							
NOM TONS	QTY OF COMPRESSORS	QTY OF FANS	CLG AMBIENT DB (°F)	EER	HTG AMBIENT WB (°F)	COP AT 47OF	EFF MERV	THICK-NESS (INCH)	FACE VEL (FPM)	EFF MERV	THICK-NESS (INCH)	FACE VEL (FPM)	VOLTS	PH	MCA	MOCP	SMOKE DETECT. (Y/N)	APPROX. DIMS (LxWxH)	MAX WT (LBS)	NOTES
15	1	2	95	11.3	32	3.6	8	2	333	14	333	0.47	460	3	74.8	90	Y	102x74x86	2800	ALL

FAN SCHEDULE

		BASIS OF DESIGN								ELECTRICAL							
SYMBOL	AREA SERVED	MFR	MODEL	TYPE	DRIVE	AIR FLOW (CFM)	ESP (IN H2O)	FAN RPM	MAX RPM	SOUND (SONES)	VOLTS	PH	BHP	MHP	CONTROLS REF	APPROX. DIMS (LxWxH)	MAX WT (LBS)	NOTES
EF-1	RR 111, 112, 116, 117, JAN 113	GREENHECK	CUE-140HP-VG	CENTRIFUGAL UPBLAST	DIRECT	1000	0.5	1473	1725	14	115	1	0.2	1/2		29"x29"x28"	70	1, 2
EF-2	RR 107	GREENHECK	CUE-099-VG	CENTRIFUGAL UPBLAST	DIRECT	500	0.5	1265	1725	6.3	115	1	0.1	1/4		25"x25"x26"	50	1, 2
EF-3	ELEC 119	GREENHECK	CUE-099-VG	CENTRIFUGAL UPBLAST	DIRECT	500	0.4	1178	1725	5.9	115	1	0.1	1/4		25"x25"x26"	50	1, 2
TF-1	SOUTH VESTIBULE	GREENHECK	SQ-100-VG	INLINE	DIRECT	850	0.4	1319	1725	7.1	115	1	0.1	1/4		21"x17"x17"	65	1, 2

NOTES:
1 PROVIDE WITH VARIGREEN SPEED CONTROLLER TO CONNECT TO PARK EXISITING NIAGRA TRIDIUM BMS SYSTEM
2 PROVIDE WITH BACKDRAFT DAMPER

DIFFUSER, REGISTER AND GRILLE SCHEDULE

SYMBOL	TYPE	FACE	SIZE	BASIS OF DESIGN	NOTES
CEG-1	CEILING EXHAUST GRILLE	PREFORATED	12"x12"	TITUS PAR	1
CRG-1	CEILING RETURN GRILLE	PREFORATED	24"x24"	TITUS PAR	1
CTG-1	CEILING TRANSFER GRILLE	PREFORATED	24"x24"	TITUS PAR	1
FSD-1	FLOOR SUPPLY DIFFUSER	PREFORATED	18"x6"	TITUS CT-480	1, 2

NOTES: 1. ARCHITECT TO SELECT FINAL COLOR, BORDER, AND FINISH.
2. PROVIDE WITH TAF-D DIFFUSER PLENUM

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REGISTERED PROFESSIONAL ENGINEER DOMINIC L. GIOVANNONI No. M 35357 MECHANICAL STATE OF CALIFORNIA

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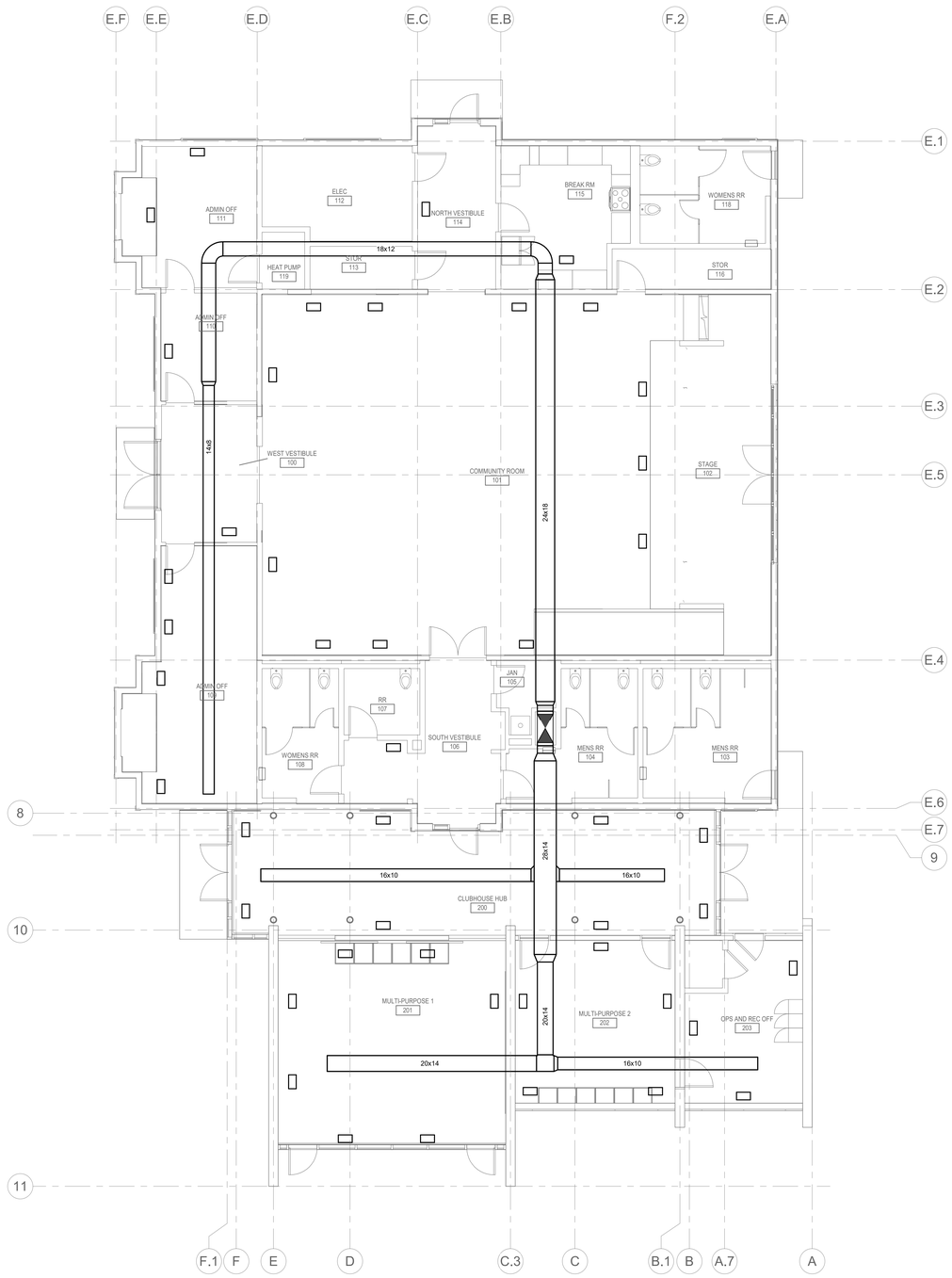
DRAWING TITLE:

SCHEDULES - MECHANICAL

SHEET NO:

M_0.1



1 PROPOSED CRAWL SPACE PLAN - LEVEL 0 - MECHANICAL

0' 4' 8' 16'

3/16" = 1'-0"

OWNER:

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DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 0 - MECHANICAL

SHEET NO:

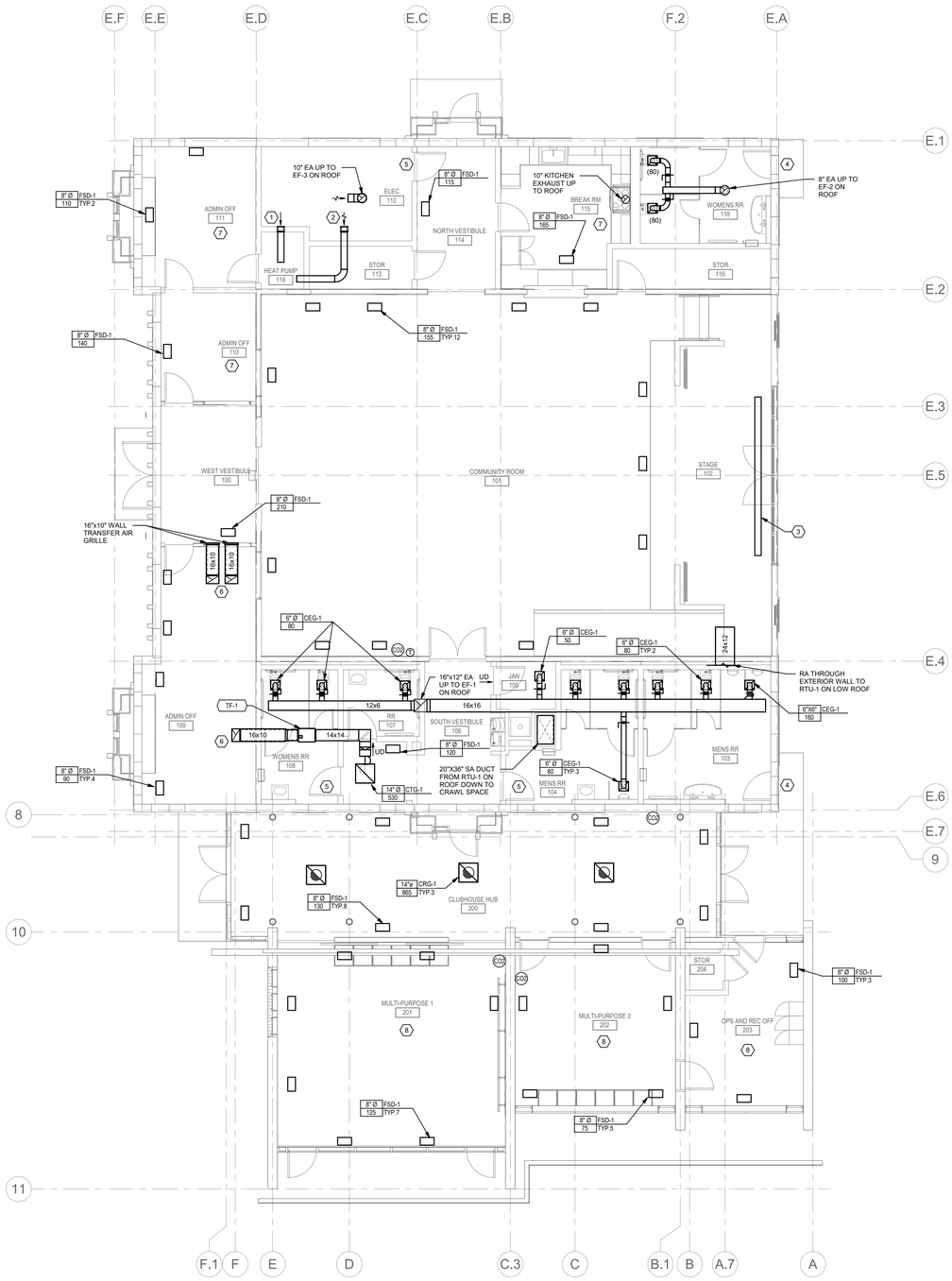
M_2.1

GENERAL SHEET NOTES

A. PROVIDE 0.5-TON DUCTLESS WALL MOUNTED HEAT PUMP UNIT IN FIRE RISER ROOM TO MAINTAIN A ROOM TEMPERATURE OF NO LESS THAN 40F.

SHEET KEYNOTES

1. 8" HEAT PUMP WATER HEATER INTAKE GRILLE AND DUCT.
2. 8" HEAT PUMP WATER HEATER EXHAUST GRILLE AND DUCT.
3. PROVIDE CELING SLOT WITH 5 SF NFA AS RETURN AIR PATHWAY.
4. PROVIDE 1.25 SF NFA LOUVER IN EXTERIOR RESTROOM DOOR FOR MAKEUP AIR.
5. PROVIDE 14"X14" LOUVER IN INTERIOR DOOR FOR MAKEUP AIR.
6. TRANSFER AIR DUCT ABOVE CEILING WITH 1" ACCOUSTICAL LINER. DUCT TO TURN 90 DEGREES UP BEFORE TERMINATION.
7. PROVIDE TRANSFER DUCT TO TRANSFER AIR TO COMMUNITY ROOM. SIZE TRANSFER DUCT AND GRILLE AT 250 FPM.
8. PROVIDE TRANSFER DUCT TO TRANSFER AIR TO CLUBHOUSE HUB. SIZE TRANSFER DUCT AND GRILLE AT 250 FPM.



1 PROPOSED FLOOR PLAN - LEVEL 1 - MECHANICAL

0' 4' 8' 12'
3/16" = 1'-0"

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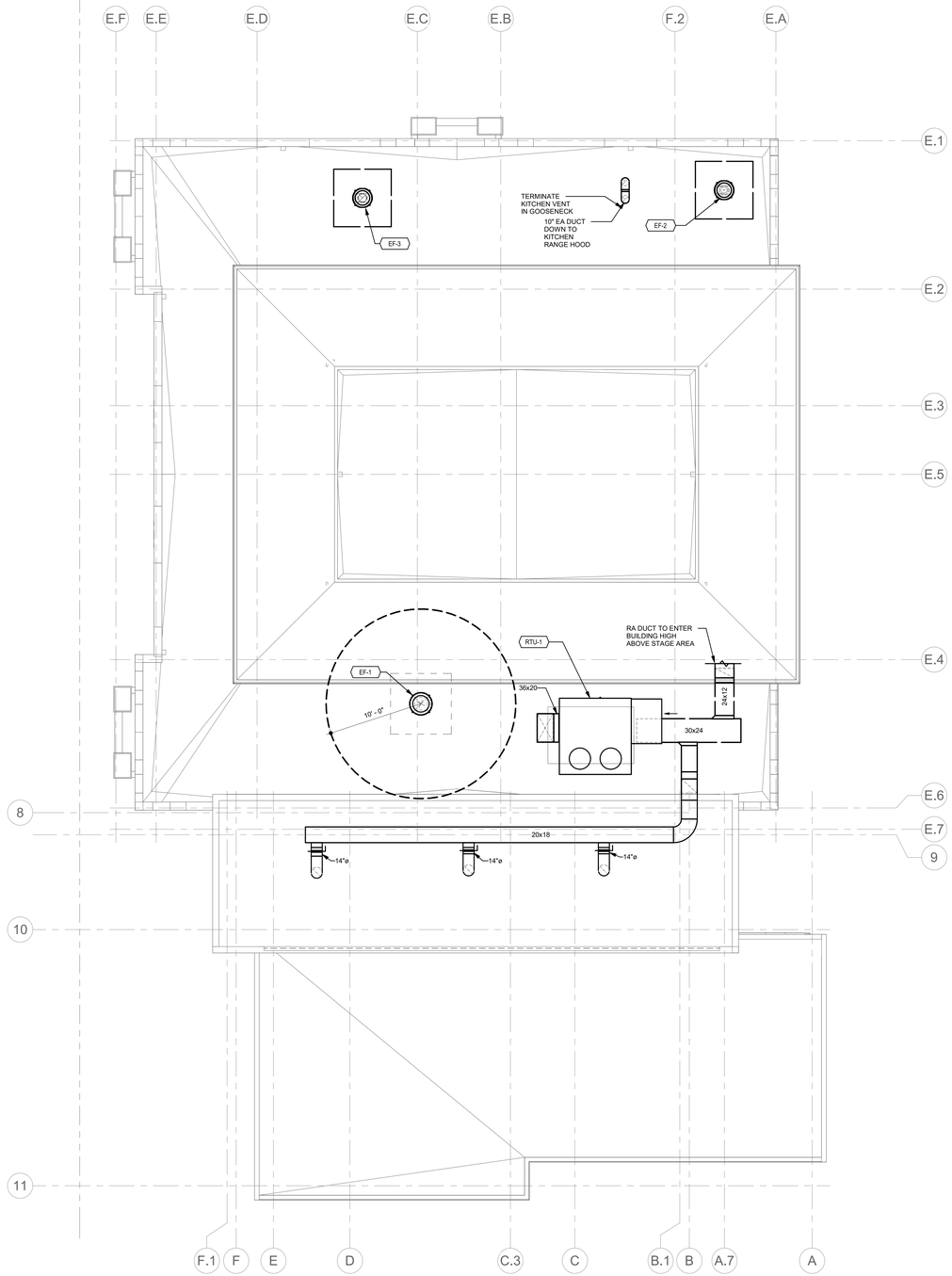
DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 1 - MECHANICAL

SHEET NO:

M_2.2



1 PROPOSED ROOF PLAN - MECHANICAL

0' 4' 8' 12'
3/16" = 1'-0"

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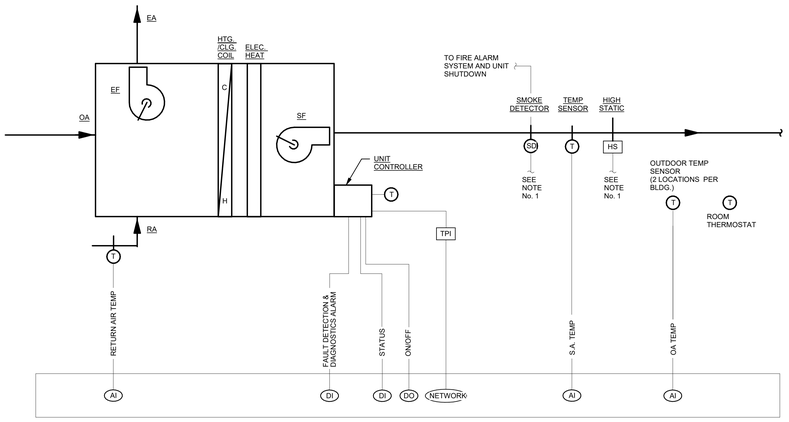
02/25/25			

DRAWING TITLE:

PROPOSED ROOF PLAN - MECHANICAL

SHEET NO:

M_2.3



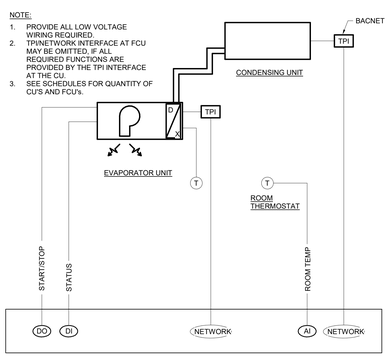
NOTES:

1. HARDWIRE SMOKE DETECTOR AND HIGH STATIC ACTIVATIONS TO VFD/ECM MOTORS FOR FAN SHUTDOWN.
2. LOCATE DUCT DIFFERENTIAL PRESSURE SENSOR AT SUPPLY AIR DUCT 2/3 DISTANCE DOWNSTREAM OF SUPPLY FAN.

1 PACKAGED CAV AIR CONDITIONING UNIT CONTROL DIAGRAM (RTU-1)

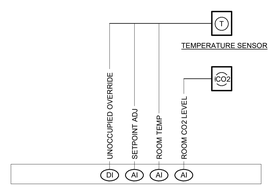
NO SCALE

NOTE:
1. PROVIDE ALL LOW VOLTAGE WIRING REQUIRED
2. TPI/NETWORK INTERFACE AT FCU MAY BE OMITTED, IF ALL REQUIRED FUNCTIONS ARE PROVIDED BY THE TPI INTERFACE AT THE CU
3. SEE SCHEDULES FOR QUANTITY OF CU'S AND FCU's.



2 VRF & SPLIT SYSTEM CONTROL DIAGRAM

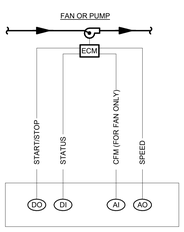
NO SCALE



NOTE:
1. PROVIDE DIGITAL DISPLAY EXCEPT WHERE LOCATED IN LOBBIES AND CORRIDORS.
2. PROVIDE CO2 SENSORS AS SHOWN ON DRAWINGS AND IN ROOMS WITH A MIN OCCUPANCY OF 40 PERSONS PER 1,000 SF.

4 ROOM THERMOSTAT (TYPICAL)

NO SCALE



3 EC MOTOR (TYPICAL)

NO SCALE

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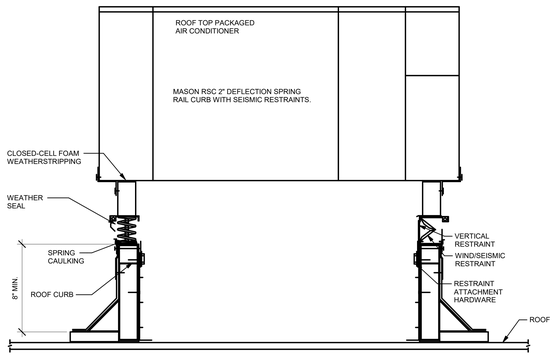
DIAGRAMS - MECHANICAL

SHEET NO:

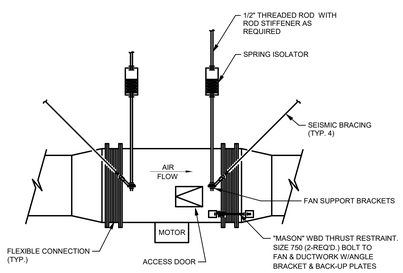
M_5.1



NOTE:
PROVIDE DESIGN SUBMITTALS, INCLUDING CALC'S, SHOWING CONFORMANCE TO SEISMIC DESIGN CRITERIA.

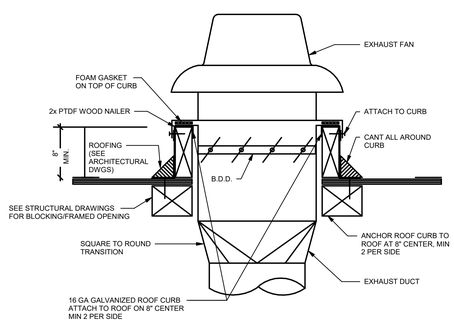
1 A/C UNIT MOUNTING (RTU-1)

NO SCALE



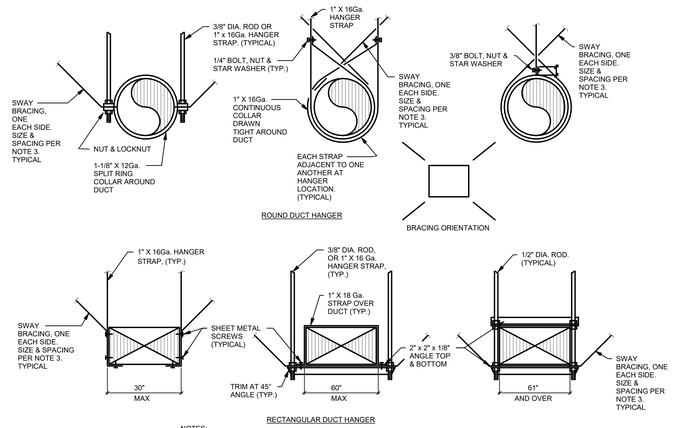
2 INLINE EXHAUST FAN DETAIL

NO SCALE



3 ROOF MOUNTED EXHAUST FAN (EF-1, 2, & 3)

NO SCALE

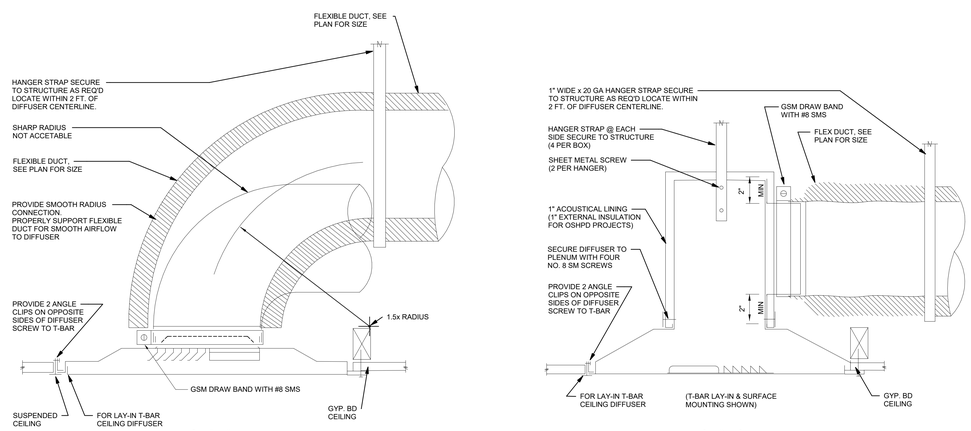


NOTES:

1. REFER TO SPECIFICATIONS FOR HANGER SPACINGS.
2. ATTACHMENTS TO OVERHEAD STRUCTURE SHALL BE MADE IN ACCORDANCE WITH STRUCTURAL ENGINEERS REQUIREMENTS AND WEIGHT LIMITATIONS. ALL ATTACHMENT METHODS TO STRUCTURE SHALL BE SUBMITTED TO ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW.
3. PROVIDE SWAY & SEISMIC BRACING PER THE LATEST EDITION OF CALIFORNIA BUILDING CODE. INDICATE LOCATIONS OF SEISMIC BRACING ON THE SHOP DRAWING SUBMITTALS.
4. HANGER MATERIAL SUPPORTING FLEXIBLE DUCT SHALL IN NO CASE BE LESS THAN 1 1/2 INCHES WIDE. FLEXIBLE DUCT SHALL BE SUPPORTED PER MANUFACTURER'S RECOMMENDED MATERIALS, BUT AT NO GREATER DISTANCE THAN 4 FEET MAX. PERMISSIBLE SAG IS MAX. 1/2 INCHES PER FOOT OF SPACING BETWEEN SUPPORTS.

4 DUCT SUPPORT DETAIL

NO SCALE



NOTE:

1. USE DETAIL A FOR ALL DIFFUSERS AND GRILLES.
2. DETAIL B MAY BE USED WHEN THERE IS INADEQUATE SPACE FOR A FULL RADIUS ELBOW.
3. LINING OF AIR BOOT ABOVE DIFFUSER MAY BE OMITTED FOR RETURN OR EXHAUST APPLICATION.
4. PROVIDE BALANCING DAMPER UPSTREAM OF FLEXIBLE DUCT.
5. WHERE FULL RADIUS TURN IS NOT PROVIDED DUE TO INSTALLATION CONDITIONS, PROVIDE FLEXRIGHT ELBOW DUCT SUPPORT, AS MANUFACTURED BY BUILD RIGHT PRODUCTS OR EQUIVALENT, OVER OUTER JACKET OF FLEXIBLE DUCTS TO FORM SMOOTH 90 DEGREES BEND.

5 CEILING SUPPLY, RETURN, & EXHAUST CONNECTION

NO SCALE

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DETAILS - MECHANICAL

SHEET NO:

M_6.1

ELECTRICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used.

Abbreviations

AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AWG	AMERICAN WIRE GAUGE
A	AMPERES, AMBER
AHJ	AUTHORITY HAVING JURISDICTION
AIC	AVAILABLE INTERRUPTING CAPACITY
BAS	BUILDING AUTOMATION SYSTEM
CA	CABLE
CAT	CATEGORY
CLG	CEILING
C	CONDUIT, CLOSE, CONTROL
COORD	COORDINATE
CU	COPPER
dB	DECIBEL
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DWG	DRAWING
EA	EACH
EMT	ELECTRICAL METALLIC TUBING
EL	ELEVATION
E	EMERGENCY
EF	EXHAUST FAN
FF	FINISH FLOOR
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FMC	FLEXIBLE METAL CONDUIT
FT	FOOT, FEET
FBO	FURNISHED BY OTHERS
G, GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPTER
GFP	GROUND FAULT PROTECTION
HH	HANDHOLE
HT	HEIGHT
ID	IDENTIFICATION
IN	INCH, INCHES
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
IG	ISOLATED GROUND
KV	KILOVOLT
KVA	KILOVOLT AMPERES
KW	KILOWATT
LED	LIGHT EMITTING DIODE
LFMC	LIQUIDTIGHT FLEXIBLE METAL CONDUIT
LV	LOW VOLTAGE
MOCP	MAXIMUM OVERCURRENT PROTECTION
mA	MILLIAMPERES
MIN	MINIMUM
MCA	MINIMUM CIRCUIT AMPS
MISC	MISCELLANEOUS
MCC	MOTOR CONTROL CENTER
MT, MTD	MOUNT, MOUNTED
NEC	NATIONAL ELECTRIC CODE
NESC	NATIONAL ELECTRIC SAFETY CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
N	NEUTRAL
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
PNL	PANEL
PH	PHASE
PVC	POLY-VINYL-CHLORIDE
PWR	POWER
QTY	QUANTITY
REF	REFERENCE
RFI	REQUEST FOR INFORMATION
REQD	REQUIRED
RMC	RIGID METAL CONDUIT
RM	ROOM
SHT	SHEET
SIM	SIMILAR
STD	STANDARD
SPD	SURGE PROTECTION DEVICE
SWBD	SWITCHBOARD
TBD	TO BE DETERMINED
XFMR	TRANSFORMER
TYP	TYPICAL
UG	UNDERGROUND
UL	UNDERWRITERS LABORATORIES
UPS	UNINTERRUPTIBLE POWER SUPPLY
UON	UNLESS OTHERWISE NOTED
VFD	VARIABLE FREQUENCY DRIVE
V	VOLTS, VOLTAGE
WP	WEATHERPROOF
WG	WIRE GUARD
W/	WITH
W/O	WITHOUT

Connections / Equipment

- COMBINATION ADJUSTABLE FREQUENCY DRIVE WITH SAFETY DISCONNECT SWITCH. FURNISHED BY DIVISION 23 AND INSTALLED BY DIVISION 26.
- HEAVY DUTY FUSED DISCONNECT SWITCH
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- TRANSFORMER
- FIRE SMOKE DAMPER
- CEILING MOUNTED JUNCTION BOX
- FLOOR MOUNTED JUNCTION BOX
- WALL-MOUNTED JUNCTION BOX

Fire Alarm

- FACP — FIRE ALARM CONTROL PANEL

General

- A/A — DETAIL NUMBER AND SHEET LOCATION
- XX-X — EQUIPMENT IDENTIFICATION
- 1 — KEYED NOTE
- NEW WORK

Lighting

- EXIT SIGN CEILING MOUNTED, ARROW(S) INDICATES DIRECTION IF SHOWN
- EXIT SIGN WALL MOUNTED, ARROW(S) INDICATES DIRECTION IF SHOWN
- RECESSED 1' X 4' LUMINAIRE
- RECESSED 1' X 4' LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- RECESSED 2' X 2' LUMINAIRE
- RECESSED 2' X 2' LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- RECESSED 2' X 4' LUMINAIRE
- RECESSED 2' X 4' LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- RECESSED LUMINAIRE
- RECESSED LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- WALL MOUNTED LINEAR LUMINAIRE
- WALL MOUNTED LINEAR LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- WALL MOUNTED LUMINAIRE
- WALL MOUNTED LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- SURFACE MOUNTED 2' X 2' LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- SURFACE MOUNTED 2' X 4' LUMINAIRE
- SURFACE MOUNTED 2' X 4' LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- SURFACE OR PENDANT MOUNTED 1' X 4' LUMINAIRE
- SURFACE OR PENDANT MOUNTED 1' X 4' LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- SURFACE MOUNTED LUMINAIRE CONNECTED TO EMERGENCY/LIFE SAFETY CIRCUIT
- SURFACE MOUNTED OR PENDANT MOUNTED LINEAR LUMINAIRE

Miscellaneous

- #10 AWG, B-2?,29,31, — BRANCH CIRCUIT WIRING. ARROW INDICATES HOME RUN TO PANEL WITH CIRCUITS AS NOTED. WIRE SIZE IS #12 AWG MINIMUM UNLESS NOTED OTHERWISE. SHORT TICK MARKS INDICATE PHASE CONDUCTORS. LONG TICK MARKS INDICATE NEUTRAL CONDUCTORS. A SINGLE CURVED TICK MARK INDICATES INSULATED GREEN GROUND CONDUCTOR. SECOND CURVED TICK MARK INDICATES "ISOLATED GROUND" (GREEN INSULATION WITH YELLOW STRIPE) CONDUCTOR.
- BRANCH PANEL
- CIRCUIT BREAKER
- DRY TYPE TRANSFORMER
- FLUSH WALL MOUNTED BRANCH PANEL
- GB — GROUND BAR
- MAIN DISTRIBUTION PANEL / SUB DISTRIBUTION PANEL
- M — METER - END USE
1 = POWER QUALITY METER
2 = ENERGY METER
- M — METER - UTILITY

Raceways

- CONDUIT CONCEALED IN WALL OR CEILING SPACE
- CONDUIT ROUTED BELOW FLOOR / GRADE
- CONDUIT ELLED DOWN
- CONDUIT ELLED UP
- CONDUIT/WIRING CONTINUATION
- CONDUIT/WIRING STUBBED OUT WITH END CAP OR INSULATED PLASTIC BUSHING
- FLEXIBLE CONDUIT

Switches and Receptacles

- DUPLEX RECEPTACLE (MULTIPLE LETTERS INDICATE MULTIPLE OPTIONS)
A = ABOVE COUNTER
C = FLUSH CEILING MOUNTED
F = ARC FAULT PROTECTED BY BREAKER IN PANEL
G = GROUND FAULT CIRCUIT INTERRUPTER
K = CHILD RESISTANT COVER
R1 = HALF SWITCHED BY OCCUPANCY SENSOR RELAY
R2 = FULLY SWITCHED BY OCCUPANCY SENSOR RELAY
T = TAMPER RESISTANT SHUTTERED RECEPTACLE
U = USB PORT(S)
W = WEATHERPROOF CONTINUOUS USE COVER, GFCI PROTECTED, WITH WEATHER-RESISTANT RECEPTACLE
- DUPLEX RECEPTACLE, FLUSH FLOOR
- DOUBLE DUPLEX RECEPTACLE, FLUSH FLOOR
- DOUBLE DUPLEX RECEPTACLE. SEE LETTER CODE LIST AT DUPLEX RECEPTACLE FOR OPTIONS
- EQUIPMENT ELECTRICAL CONNECTION
- SPECIAL PURPOSE RECEPTACLE. LETTER CODE DENOTES RECEPTACLE CONFIGURATION
LX-XXR = NEMA CONFIGURATION TWIST-LOCK RECEPTACLE
X-XXR = NEMA CONFIGURATION STRAIGHT BLADE RECEPTACLE
P = PENDANT MOUNT WITH CORD GRIPS. VERIFY PENDANT LENGTH
X = COORDINATE RECEPTACLE CONFIGURATION WITH EQUIPMENT BEING SUPPLIED
- CEILING MOUNTED OCCUPANCY SENSOR
P = PASSIVE INFRARED
D = DUAL TECHNOLOGY
U = ULTRASONIC, 360 DEG RANGE
H = ULTRASONIC, HALLWAY PATTERN
v (LOWERCASE) = VACANCY CONTROL DESIGNATION
- WALL MOUNTED OCCUPANCY SENSOR
P = PASSIVE INFRARED
D = DUAL TECHNOLOGY
v (LOWERCASE) = VACANCY CONTROL DESIGNATION
- WALL MOUNTED OCCUPANCY SENSOR/SWITCH
S = PASSIVE INFRARED WITH INTEGRAL "OFF" SWITCH
T = DUAL RELAY PASSIVE INFRARED WITH TWO INTEGRAL "OFF" SWITCHES
D = PASSIVE INFRARED WITH INTEGRAL DIMMER TO OFF.
v (LOWERCASE) = VACANCY CONTROL DESIGNATION
- MULTIPLE CHANNEL SURFACE METAL RECEPTACLE RACEWAY WITH LOW VOLTAGE DIVIDERS, LENGTH AND RECEPTACLES AS INDICATED
- PHOTO ELECTRIC SWITCH
D = CONTINUOUS DIMMING PHOTOCELL
S = SWITCHED PHOTOCELL

GENERAL ELECTRICAL NOTES

A. DO NOT COMMENCE INSTALLATION OF ELECTRICAL SYSTEMS AND EQUIPMENT WITHOUT RELATED SHOP DRAWING APPROVALS.

B. VISIT THE SITE BEFORE SUBMITTING A BID TO OBSERVE EXISTING CONDITIONS.

C. COORDINATE THE EXACT LOCATION OF EXISTING UTILITIES AND EQUIPMENT PRIOR TO COMMENCEMENT OF WORK. COMPENSATE THE OWNER FOR DAMAGES CAUSED BY THE FAILURE TO LOCATE AND PRESERVE UTILITIES. REPLACE DAMAGED ITEMS WITH NEW MATERIAL TO MATCH EXISTING.

D. PROVIDE SUITABLE ANCHORAGE AND SUPPORT FOR ELECTRICAL EQUIPMENT IN RATED WALLS, SLABS AND CEILINGS. MOUNT DEVICES AND RACEWAYS IN ACCORDANCE WITH ESTABLISHED CODES AND SPECIFICATIONS.

E. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

F. DRAWINGS AND SPECIFICATIONS COMPLEMENT EACH OTHER. REQUIREMENT BY EITHER INFERS REQUIREMENT BY BOTH.

G. CONNECT EQUIPMENT AND DEVICES FURNISHED UNDER OTHER DIVISIONS OF THIS CONTRACT, BY OWNER OR BY OTHER CONTRACTS.

H. UNLESS OTHERWISE NOTED, PROVIDE CONCEALED AND FLUSH MOUNTED INSTALLATION OF DEVICES AND EQUIPMENT IN AREAS.

I. FOR 120 VOLT, 20 AMP CIRCUITS, WHERE CIRCUIT DISTANCE FROM PANELBOARD TO FARTHEST DEVICE/FIXTURE EXCEEDS 60 FEET, PROVIDE #10 SIZE PHASE AND GROUND CONDUCTORS. WHERE CIRCUIT DISTANCE FROM PANELBOARD TO FARTHEST DEVICE/FIXTURE EXCEEDS 90 FEET, PROVIDE #8 SIZE PHASE AND GROUND CONDUCTORS. NOTIFY ENGINEER FOR CIRCUITS EXCEEDING 140 FEET. UPSIZE RACEWAY SIZES AS REQUIRED PER CEC.

J. RUN ELECTRICAL CONDUIT CONCEALED AND PARALLEL TO BUILDING LINES. VERIFY WITH ARCHITECT.

K. RECEPTACLE OUTLETS SHALL BE INSTALLED IN COMPLIANCE WITH CEC SECTIONS 210.8, 210.50, AND 406.12.

L. LIGHTS, SWITCHES AND CONTROL MECHANISMS SHALL COMPLY WITH CEC SECTION 404.

M. BRACE ELECTRICAL EQUIPMENT TO RESIST A HORIZONTAL FORCE THAT ACT IN ANY DIRECTION. COMPLY WITH TITLE 24 REQUIREMENTS.

N. INSTALL COMPLETE SYSTEM OF CONDUCTORS IN RACEWAY SYSTEM THROUGHOUT BUILDING FOR FEEDERS, BRANCH CIRCUITS, ETC.

O. DESIGN OF TEMPORARY POWER FOR CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REMOVE TEMPORARY POWER PRIOR TO COMPLETION OF PROJECT.

P. INSTALLATION OF UTILITY TRANSFORMER, UTILITY SERVICE CONDUITS, VAULTS, GROUNDING, ETC., SHALL BE VERIFIED AND COORDINATED WITH UTILITY COMPANY PRIOR TO INSTALLATION. ALL WORK SHALL CONFORM WITH ALL UTILITY COMPANY RULES, REGULATIONS, AND STANDARDS. THE PROPOSED UTILITY COMPANY TRANSFORMER LOCATION, SERVICE FEEDER ROUTING, VAULT LOCATION AND SIZE ARE SUBJECT TO UTILITY COMPANY ENGINEERING, REVIEW AND APPROVAL. AT THE TIME OF THE ISSUANCE OF THESE DOCUMENTS, THIS ENGINEERING HAS NOT BEEN COMPLETED. CONTRACTOR SHALL COORDINATE AND VERIFY ALL THE NECESSARY UTILITY REQUIREMENTS FOR THIS PROJECT WITH UTILITY COMPANY PRIOR TO COMMENCING WORK.

Q. COORDINATE ALL CONDUIT TRENCHING WITH OTHER DISCIPLINES AND THE UTILITY COMPANY TO AVOID CONFLICT.

R. MINIMUM SIZE FOR EXTERIOR BELOW GRADE CONDUIT SHALL BE 1".

S. OCCUPANCY SENSOR NOTES:

1. WALL SENSORS
   a. SENSOR MUST HAVE CLEAR "VIEW" OF OCCUPANTS. WHERE SENSOR WILL BE BLOCKED, SUBSTITUTE WITH SMALL-ROOM CEILING SENSOR.
2. SEE MANUFACTURER'S SPECIFICATION REGARDING PLACING SENSORS AWAY FROM STRONG AIR-FLOW. INDICATE PRECISE LOCATION OF EACH CEILING SENSOR WHERE DRAWINGS INDICATE AIR SUPPLIES.
3. IN INDIVIDUAL ROOMS WITH CEILING SENSORS AND DUAL-LEVEL LIGHTING, ASSUME TWO TOGGLE SWITCH OVERRIDES PER ROOM.
4. PRIOR TO INSTALLATION, RECEIVE FACTORY-TRAINING AND LAYOUT-ASSISTANCE. IF LOCAL AGENT CHANGES LIGHTING DRAWINGS, CONTACT FACTORY REPRESENTATIVE.

A. PROVIDE DEFERRED APPROVAL AND DESIGN BUILD FOR FIRE ALARM SYSTEM. SUBMIT COMPLETE DRAWINGS TO THE FIRE MARSHAL FOR APPROVAL AND ASSUME FULL RESPONSIBILITY OF THE SYSTEM. DEVICE QUANTITY AND LOCATION, WIRING, PROGRAMMING AND CONTROL PANELS. COORDINATE FINAL DEVICE LOCATIONS WITH THE ARCHITECT PRIOR TO ROUGH-IN. USE THIS NOTE ONLY FOR NEW CONSTRUCTION OR IF FACP IS NEW OR BEING REPLACED. REMOVE "DEFERRED APPROVAL" REFERENCE IF FIRE ALARM IS SUBMITTED CONCURRENTLY.

B. ALL AIC RATINGS SHOWN ARE MINIMUM REQUIREMENTS. COORDINATE AND UPGRADE RATINGS FOR ALL DISTRIBUTION EQUIPMENT AS PER SHORT CIRCUIT ANALYSIS RECOMMENDATIONS.

C. HIRE THIRD PARTY TESTING AGENCY TO PERFORM THE FOLLOWING, AS PART OF A DEFERRED SUBMITTAL IN CONSTRUCTION FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD:

1. SHORT CIRCUIT STUDY, ARC FLASH STUDY & LABELS, AND OVERCURRENT PROTECTIVE STUDY.
2. ACCEPTANCE TESTING IN ACCORDANCE WITH SPECIFICATIONS.

A. PROVIDE TESTING REPORTS TO ENGINEER FOR REVIEW UPON COMPLETION OF INSTALLATION FOR THE FOLLOWING, AS PART OF A DEFERRED SUBMITTAL IN CONSTRUCTION FOR REVIEW AND APPROVAL BY THE ENGINEER OF RECORD:

1. INSULATION RESISTANCE (MEGGER) TEST REPORTS PRIOR TO CONDUCTOR TERMINATION AND EQUIPMENT ENERGIZATION.
2. TORQUE TEST REPORTS PRIOR TO EQUIPMENT ENERGIZATION.

SHEET INDEX

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
SAN FRANCISCO, CA 94107

PRELIMINARY

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
02/25/25			

DRAWING TITLE:

SYMBOL LIST AND GENERAL NOTES - ELECTRICAL

SHEET NO:

E_0.0

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	HOUSING	SHIELDING	MOUNTING	FINISH	UL/IP RATING	DRIVER/ POWER SUPPLY	LIGHT SOURCE	INPUT WATTS	VOLTAGE	MFG/CATALOG #	NOTES
F1	2'x2' RECESSED LED TROFFER	DIE FORMED COLD ROLLED STEEL	SPOTLESS PMMA LENS	RECESSED	WHITE	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING TO 1%	LED - 4500 LUMENS, 3500K, 90CRI		UNV.	AXIS LIGHTING "AURA" #AULED-22-4500-90-35-SO-W-UNV-DP-1 OR APPROVED EQUIVALENT	
F2	4" DIAMETER RECESSED LED DOWNLIGHT	GALVANIZED STAMPED STEEL	COMFORT CLEAR	RECESSED	WHITE	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING TO 1%	LED - XX LUMENS, 3500K, 90CRI		UNV.	LIGHTOLIER "CALCULITE LED 4" #4R-N, C4L-XX-935-M-210-U, C4-R-DL-CC OR APPROVED EQUIVALENT	
F3	8FT LONG, 2" WIDE RECESSED LINEAR LED LUMINAIRE	FORMED COLD ROLLED 20 GAUGE STEEL	ACRYLIC LENS	RECESSED	TO BE SELECTED BY ARCHITECT	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING TO 1%	LED - XX LUMENS, 3500K, 90CRI		UNV.	PINNACLE "EDGE EV2D" #EV2D-A-935XX-8'-XX-U-EE1-1-0-XX OR APPROVED EQUIVALENT	
F4-7	7FT LONG, 3" WIDE SUSPENDED DIRECT/INDIRECT LINEAR LED LUMINAIRE	6063-T6 EXTRUDED ALUMINUM	ACRYLIC LENS	SUSPENDED @ +9'-6" AFF	TO BE SELECTED BY ARCHITECT	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING TO 1%	LED - XX LUMENS, 3500K, 90CRI		UNV.	PINNACLE "EDGE EX3DI" #EX3DI-A-BW-935XX-935XX-7'-(MOUNTING)-U-EE1-1-0-XX OR APPROVED EQUIVALENT	
F4-12	12FT LONG, 3" WIDE SUSPENDED DIRECT/INDIRECT LINEAR LED LUMINAIRE	6063-T6 EXTRUDED ALUMINUM	ACRYLIC LENS	SUSPENDED @ +9'-6" AFF	TO BE SELECTED BY ARCHITECT	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING TO 1%	LED - XX LUMENS, 3500K, 90CRI		UNV.	PINNACLE "EDGE EX3DI" #EX3DI-A-BW-935XX-935XX-12'-(MOUNTING)-U-EE1-1-0-XX OR APPROVED EQUIVALENT	
F4-16	16FT LONG, 3" WIDE SUSPENDED DIRECT/INDIRECT LINEAR LED LUMINAIRE	6063-T6 EXTRUDED ALUMINUM	ACRYLIC LENS	SUSPENDED @ +9'-6" AFF	TO BE SELECTED BY ARCHITECT	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING TO 1%	LED - XX LUMENS, 3500K, 90CRI		UNV.	PINNACLE "EDGE EX3DI" #EX3DI-A-BW-935XX-935XX-16'-(MOUNTING)-U-EE1-1-0-XX OR APPROVED EQUIVALENT	
F5	24" DIAMETER, SURFACE MOUNTED LED LUMINAIRE WITH DEEP BARREL SHADE	ALUMINUM ALLOY	UV STABILIZED WHITE ACRYLIC	SURFACE	TO BE SELECTED BY ARCHITECT	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING	LED - XX LUMENS, 3500K, 90CRI		120V	BROWNLEE "BARREL SURFACE" #2472-24-XX-RXX-XX-35K-90R OR APPROVED EQUIVALENT	
F6	4FT LONG LED STRIP LUMINAIRE	22 GAUGE DIE-FORMED COLD ROLLED STEEL	DIFFUSE ACRYLIC LENS	SURFACE OR SUSPENDED @ +9'-6" AFF	TO BE SELECTED BY ARCHITECT	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING TO 1%	LED - XX LUMENS, 3500K, 90CRI		UNV.	HEW "7SR" #7SR-4-L50-80-35-DIM-UNV OR APPROVED EQUIVALENT	
F7	4" DIAMETER SUSPENDED LED CYLINDER DOWNLIGHT	EXTRUDED ALUMINUM	ALUMINUM REFLECTOR	SUSPENDED	BLACK	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING TO 1%	LED - XX LUMENS, 3500K, 90CRI		120V	ALW "CORE 4" #CRP4-XX-90-35-25-N-ELDV0-SB-BK OR APPROVED EQUIVALENT	
F8	LED TRACK LUMINAIRE WITH 15 DEGREE SPOT BEAM ANGLE	TBD	TBD	SUSPENDED @ +15'-6" AFF	TO BE SELECTED BY ARCHITECT	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING	LED - XX LUMENS, 4000K, 90CRI		120V	HALO "B20S" #LB20S-15-SP-940-(FINIISH) OR APPROVED EQUIVALENT	
F9	18.9" DIAMETER, SUSPENDED DIRECT/INDIRECT LED LUMINAIRE	HIGH PRESSURE DIE-CAST ALUMINUM	HIGH TRANSMITTANCE CLEAR TEMPERED GLASS	SUSPENDED @ +15'-6" AFF	TO BE SELECTED BY ARCHITECT	DAMP, IK10	INTEGRAL LED DRIVER, 0-10V DIMMING TO 1%	LED - XX LUMENS, 3500K, 85CRI	150W	UNV.	METEOR LIGHTING "WHIZ 2.0" #WS2B-150-358-UNV-SPVD-60-WD-XX-ST2-WG OR APPROVED EQUIVALENT	
F10A	28" LONG LED VANITY LUMINAIRE	CAST AND EXTRUDED ALUMINUM	FROSTED HIGH IMPACT GRADE ACRYLIC	WALL @ 6" ABOVE VANITY MIRROR	TO BE SELECTED BY ARCHITECT	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING	LED - 1000 LUMENS, 3500K, 80CRI	10W	UNV.	VISA LIGHTING "SHINE" #CB5513-L39K(L)-MVOLT-(FINISH) OR APPROVED EQUIVALENT	
F10B	42" LONG LED VANITY LUMINAIRE	CAST AND EXTRUDED ALUMINUM	FROSTED HIGH IMPACT GRADE ACRYLIC	WALL @ 6" ABOVE VANITY MIRROR	TO BE SELECTED BY ARCHITECT	DAMP	INTEGRAL LED DRIVER, 0-10V DIMMING	LED - 1500 LUMENS, 3500K, 80CRI	14W	UNV.	VISA LIGHTING "SHINE" #CB5515-L39K(L)-MVOLT-(FINISH) OR APPROVED EQUIVALENT	
F11	LOW PROFILE LED STRIP LUMINARE AT COVE	ALUMINUM HOUSING	WHITE OPTICS	SURFACE @ COVE	TO BE SELECTED BY ARCHITECT	DAMP	REMOTE POWER SUPPLY, 0-10V DIMMING	LED - XX LUMENS, 3500K, 90CRI		UNV.	QTL LIGHTING "ESSENTIALS TORQ" #TQ2SW-XX-35-DMP-WO-40-XX-XX-WH-CL2-SST-XX-(LENGTH)-E OR APPROVED EQUIVALENT	1. COORDINATE EXACT LENGTH WITH ARCHITECT PRIOR TO PROCUREMENT. 2. PROVIDE SHOP DRAWINGS FOR FINAL REVIEW AND APPROVAL.
F12	EXTERIOR WALL MOUNTED LED CYLINDER DOWNLIGHT	MARINE GRADE 6060 EXTRUDED ALUMINUM	TEMPERED, IMPACT RESISTANT GLASS LENS	WALL	TO BE SELECTED BY ARCHITECT	WET, IP65, IK08	INTEGRAL LED DRIVER, 0-10V DIMMING	LED - 976 LUMENS, 2700K, 80CRI, BUG RATING: B1-U0-G0	11W	UNV.	LIGMAN "MARVIK 1" #UMV-30001-11W-M-W27-XX-120/277V-DIM OR APPROVED EQUIVALENT	
F13	EXTERIOR 4" DIAMETER RECESSED LED DOWNLIGHT AT SOFFIT	VANDAL RESISTANT, CAST ALUMINUM	DIFFUSE ACRYLIC LENS ABOVE .0220" CLEAR POLYCARBONATE	RECESSED	TO BE SELECTED BY ARCHITECT	WET, IP66, IK10	INTEGRAL LED DRIVER, 0-10V DIMMING	LED - 745 LUMENS, 2700K, 80CRI	10.5W	UNV.	KIRLIN "LRC-04VND" #LRC-04VND-1000L-UNV-RWR-MFL-27K OR APPROVED EQUIVALENT	
X1	EXIT SIGN				TO BE SELECTED BY ARCHITECT	DAMP		LED - RED LETTERS		UNV.	LITHONIA "LQM" #LQM OR APPROVED EQUIVALENT	1. PROVIDE DIRECTIONAL ARROWS AS SHOWN ON PLANS.

NOTES:

1 THIS LUMINAIRE SCHEDULE IS NOT COMPLETE WITHOUT A COPY OF THE PROJECT MANUAL CONTAINING THE ELECTRICAL SPECIFICATIONS.
2 DIMMING CONTROL PROTOCOL (0-10VDC, LINE VOLTAGE, DALI, ETC.) COMPATIBLE WITH LIGHTING CONTROL SYSTEM AS SPECIFIED AND SHOWN ON DRAWINGS.
3 PROVIDE +/- 12 INCH ADJUSTABILITY IN AIRCRAFT CABLE LENGTH WHERE USED.
4 COORDINATE ALL CEILING TYPES WITH LUMINAIRE LOCATIONS PRIOR TO ORDERING LUMINAIRES. COORDINATE INSTALLATION WITH REFLECTED CEILING PLAN.
5 SPECIFIED MANUFACTURERS ARE APPROVED TO SUBMIT BID. INCLUSION DOES NOT RELIEVE MANUFACTURER FROM SUPPLYING PRODUCT AS DESCRIBED.
6 PROVIDE SUBMITTALS THAT INCLUDE THE LUMINAIRE, LAMP AND DIMMABLE LED DRIVER INFORMATION OF EACH LUMINAIRE, WITH APPLICABLE OPTIONS CLEARLY CHECKED OR HIGHLIGHTED. SUBMITTALS NOT INCLUDING THIS INFORMATION WILL BE RETURNED AS REJECTED BY THE ENGINEER OF RECORD.
7 PROVIDE COMMISSIONING OF THE LIGHTING AND LIGHTING CONTROLS IN ACCORDANCE WITH CALIFORNIA TITLE 24 LIGHTING COMMISSIONING REQUIREMENTS.

NON-RESIDENTIAL LIGHTING CONTROL MATRIX

SPACE NAME	TYPE OF CONTROLS	CONTROL FUNCTIONS
OFFICES <= 250 SQFT	ON/OFF/DIMMING SWITCH WITH INTEGRAL OCCUPANCY SENSOR, [AUXILIARY RELAY (FOR HVAC CONTROLS)]	MANUAL ON/OFF/DIMMING CONTROL PARTIAL-ON TO 50% POWER WHEN OCCUPANCY IS SENSED. AUTO-OFF AFTER 15 MINUTES OF VACANCY. LIGHTS CAN BE TURN ON TO 100% POWER VIA WALL SWITCH CONTROL [HVAC UNITS TO TURN ON AND OFF BASED ON OCCUPANCY STATUS IN SPACE.] RECEPTACLES REQUIRING PLUG LOAD CONTROL SHALL BE CONTROLLED BY LOCAL OCCUPANCY SENSOR IN SPACE.
OFFICES > 250 SQFT AND < 600 SQFT	ON/OFF/DIMMING SWITCH, OCCUPANCY SENSOR, [AUXILIARY RELAY (FOR HVAC CONTROLS)]	MANUAL ON/OFF/DIMMING CONTROL PARTIAL-ON TO 50% POWER WHEN OCCUPANCY IS SENSED, AUTO-OFF AFTER 15 MINUTES OF VACANCY. LIGHTS CAN BE TURN ON TO 100% POWER VIA WALL SWITCH CONTROL. [HVAC UNITS TO TURN ON AND OFF BASED OCCUPANCY STATUS IN SPACE.] RECEPTACLES REQUIRING PLUG LOAD CONTROL SHALL BE CONTROLLED BY LOCAL OCCUPANCY SENSOR IN SPACE.
MULTI-PURPOSE ROOMS < 1000 SQFT	ON/OFF/DIMMING SWITCH, OCCUPANCY SENSOR, [AUXILIARY RELAY (FOR HVAC CONTROLS)]	MANUAL ON/OFF/DIMMING CONTROL PARTIAL-ON TO 50% POWER WHEN OCCUPANCY IS SENSED, AUTO-OFF AFTER 15 MINUTES OF VACANCY. LIGHTS CAN BE TURN ON TO 100% POWER VIA WALL SWITCH CONTROL. [HVAC UNITS TO TURN ON AND OFF BASED OCCUPANCY STATUS IN SPACE.]
COMMUNITY ROOM / EVENT SPACES	ON/OFF/DIMMING SWITCH, SCENE CONTROL SWITCH, AUTOMATIC TIME CLOCK	MANUAL ON/OFF/DIMMING CONTROL SCENE CONTROL SWITCH. SCENE SETTINGS TO BE COORDINATED WITH CLIENT PRIOR TO PROGRAMMING. LIGHTS TO TURN ON ONE HOUR BEFORE BUSINESS OPENING HOURS AND TURN OFF TWO HOURS AFTER BUSINESS IS CLOSED VIA TIME CLOCK SCHEDULE. EXACT SCHEDULE TO BE COORDINATED WITH CLIENT PRIOR TO PROGRAMMING.
BREAK ROOM	ON/OFF/DIMMING SWITCH, OCCUPANCY SENSOR	MANUAL ON/OFF/DIMMING CONTROL AUTO-ON TO 100% POWER WHEN OCCUPANCY IS SENSED, AUTO-OFF AFTER 15 MINUTES OF VACANCY. RECEPTACLES REQUIRING PLUG LOAD CONTROL SHALL BE CONTROLLED BY LOCAL OCCUPANCY SENSOR IN SPACE.
CORRIDOR / VESTIBULE	ON/OFF/DIMMING SWITCH, OCCUPANCY SENSOR, AUTOMATIC TIMECLOCK, [AUXILIARY RELAY (FOR HVAC CONTROLS)]	MANUAL ON/OFF/DIMMING CONTROL AUTO-ON TO 100% POWER WHEN OCCUPANCY IS SENSED, LIGHTS TO DIM TO 50% POWER AFTER 15 MINUTES OF VACANCY. ALL LIGHTING TO BE AUTOMATICALLY SHUT OFF WHEN BUILDING IS TYPICALLY UNOCCUPIED VIA TIMECLOCK CONTROL. [HVAC UNITS TO TURN ON AND OFF BASED OCCUPANCY STATUS IN SPACE.]
RESTROOM - SINGLE STALL	ON/OFF SWITCH WITH INTEGRAL OCCUPANCY SENSOR	MANUAL ON/OFF CONTROL AUTO-ON TO 100% POWER WHEN OCCUPANCY IS SENSED, AUTO-OFF AFTER 15 MINUTES OF VACANCY.
RESTROOM - MULTI-STALL	ON/OFF SWITCH, OCCUPANCY SENSOR (ULTRASONIC TYPE ONLY)	MANUAL ON/OFF CONTROL (USE KEYED SWITCH, CONFIRM WITH CLIENT, LOCATED WITHIN THE SAME ENCLOSED AREA) AUTO-ON TO 100% POWER WHEN OCCUPANCY IS SENSED, AUTO-OFF AFTER 20 MINUTES OF VACANCY.
STORAGE / JANITOR ROOM	ON/OFF WITH INTEGRAL OCCUPANCY SENSOR	MANUAL ON/OFF CONTROL AUTO-ON TO 100% POWER WHEN OCCUPANCY IS SENSED, AUTO-OFF AFTER 15 MINUTES OF VACANCY.
ELECTRICAL ROOM	ON/OFF SWITCH	MANUAL ON/OFF CONTROL
ALL INTERIOR AREAS WITH EMERGENCY LIGHTING	EMERGENCY LIGHTING BYPASS RELAY (UL924)	EMERGENCY LIGHTING SHALL BE CONTROLLED WITH NORMAL LIGHTING IN SPACES WHERE EMERGENCY LIGHTING IS PROVIDED. DURING EMERGENCY EVENT, LIGHTING CONTROLS SHALL BE BYPASSED AND EMERGENCY LIGHTING SHALL TURN FULL ON. EMERGENCY LIGHTING INDICATED ON PLANS.
ALL EXTERIOR LIGHTING	ASTRONOMICAL TIME-CLOCK, PHOTOCELL	ASTRONOMICAL TIME-CLOCK TO TURN ON ALL LIGHTING AT DUSK (SUNSET) AND TURN OFF ALL LIGHTING AT DAWN (SUNRISE). [TIME-CLOCK TO TURN OFF ALL LIGHTING [OR REDUCE LIGHTING POWER BY 50%] DURING SCHEDULE UNOCCUPIED PERIODS.] PHOTO-CELL TO TURN ON ALL LIGHTING WHEN DAYLIGHT IS NOT ADEQUATE AND TURN OFF ALL LIGHTING WHEN DAYLIGHT IS AVAILABLE.

GENERAL NOTES:
A. BASIS OF DESIGN IS LEVITION LIGHTING CONTROL, WIRED.
B. DEMAND RESPONSE IS NOT REQUIRED PER CA TITLE 24 FOR BUILDINGS ALTERATIONS COMPLYING WITH SECTIONS 141.0(b)2iii.
C. REFER TO SPECIFICATION SECTION 26 09 25 IN CONJUNCTION WITH THIS SCHEDULE.
D. LIGHTING CONTROLS TO COMPLY WITH THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, 2022 TITLE 24.
E. PROVIDE INITIAL START UP TRAINING WITH OWNER AND DESIGN TEAM, AND AN ADDITIONAL VISIT FOR ADJUSTMENTS ONCE AFTER OCCUPANCY.

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JACKSON PLAYGROUND IMPROVEMENT PROJECT

1645 17TH STREET
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REGISTERED PROFESSIONAL ENGINEER BRUCE KRETZER ELECTRICAL STATE OF CALIFORNIA
PRELIMINARY

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

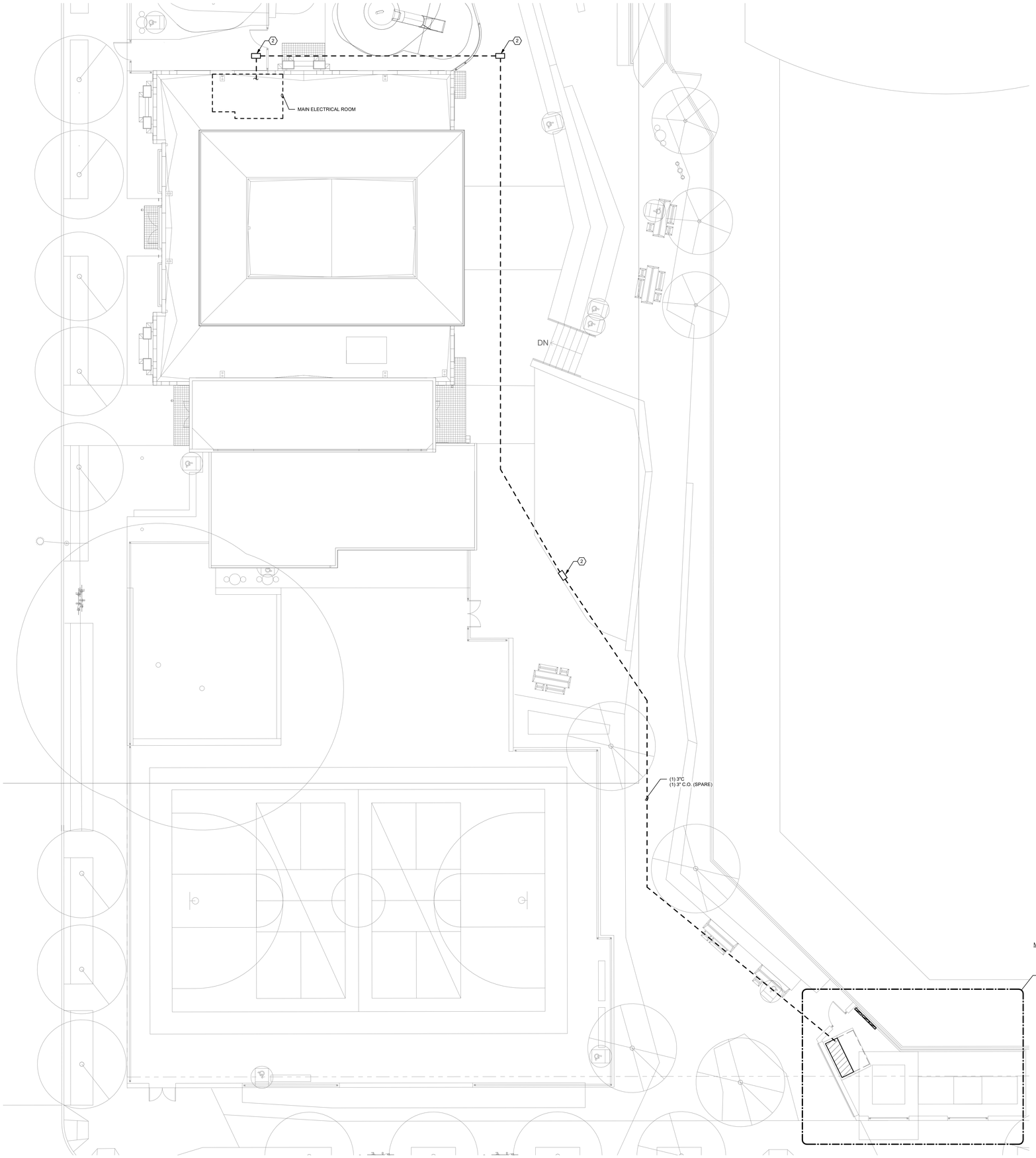
DATE	NO.	DRAWN	CHD
02/25/25			

DRAWING TITLE:

LUMINAIRE SCHEDULE AND CONTROL MATRIX

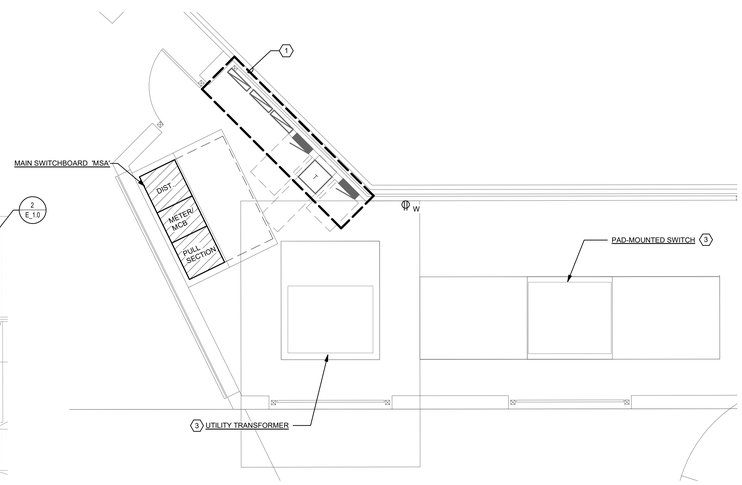
SHEET NO:

E_0.1



1 PROPOSED SITE PLAN - ELECTRICAL

0' 4' 8' 16'
1/8" = 1'-0"



2 ENLARGED SITE ENCLOSURE - POWER

0' 2' 4' 8'
1/4" = 1'-0"

GENERAL SHEET NOTES

A. COORDINATE ALL SITE WORK, INCLUDING UNDERGROUND FEEDER ROUTING AND TRENCHING, WITH CIVIL DRAWINGS TO AVOID CONFLICTS WITH SITE UTILITIES.

B. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF ELECTRICAL EQUIPMENT AND DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.

C. FOR ELECTRICAL SCOPE RELATED TO SITE WORK THROUGHOUT PARK, REFER TO ES-SERIES SHEETS.

SHEET KEYNOTES

1. ELECTRICAL EQUIPMENT SHOWN FOR REFERENCE ONLY. REFER TO ES SHEET FOR SITE ELECTRICAL EQUIPMENT.
2. PROVIDE A MINIMUM 24" X 13" IN-GROUND PULLBOX.
3. COORDINATE WORK RELATED TO UTILITY EQUIPMENT WITH JT DRAWINGS.

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REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
02/25/25			

DRAWING TITLE:

PROPOSED SITE PLAN - ELECTRICAL

SHEET NO:

E_1.0

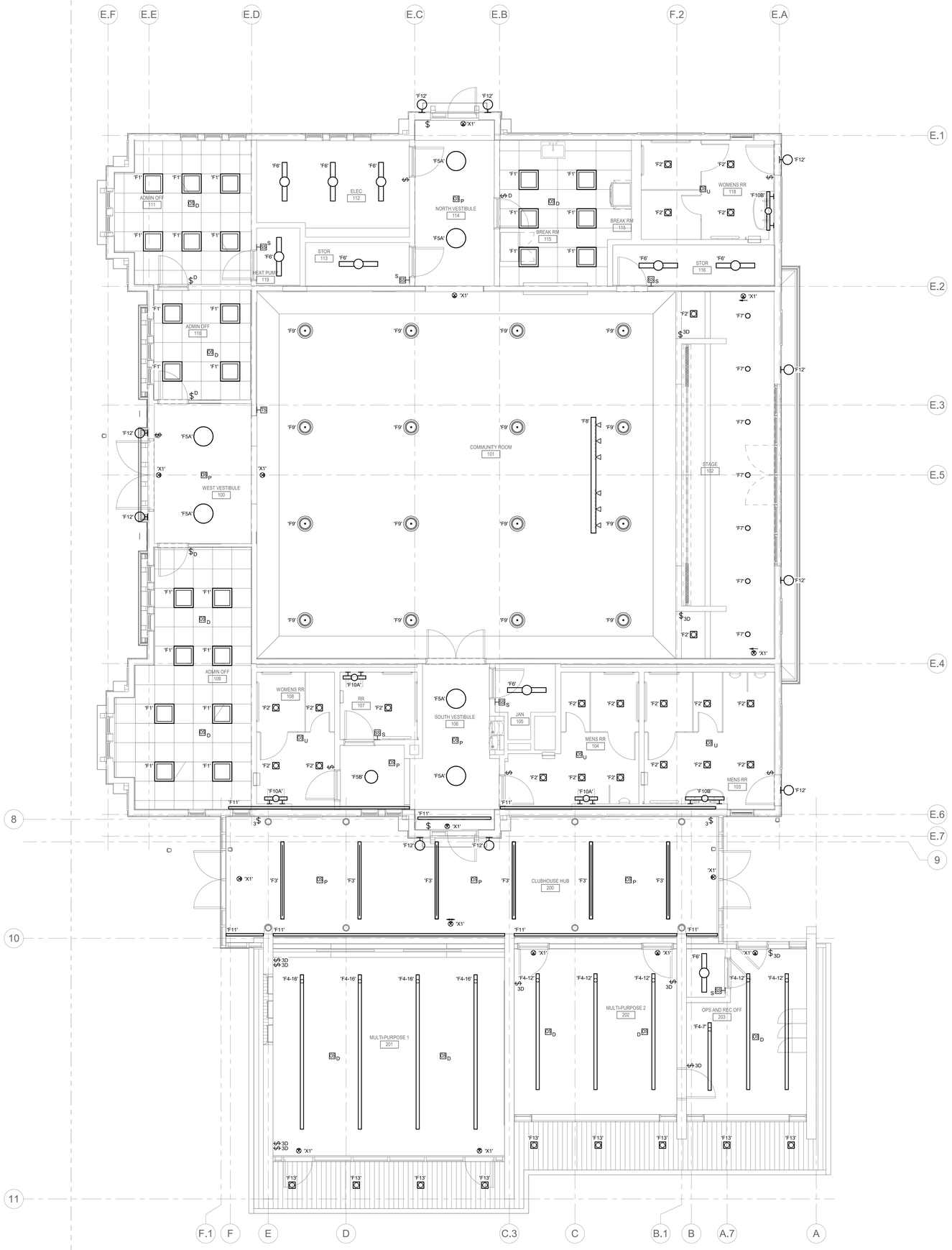
GENERAL SHEET NOTES

A. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF LUMINAIRES AND LIGHTING CONTROLS WITH ARCHITECT PRIOR TO INSTALLATION.

B. PROVIDE EMERGENCY LIGHTING ALONG EGRESS PATHS AS INDICATED ON ARCHITECTURAL LIFE SAFETY PLANS. PROVIDE EMERGENCY LIGHTING RELAY, ONE PER SWITCH LEG WITHIN ROOM SPACE AND/OR AREA WITH EMERGENCY LIGHTING.

C. REFER TO LIGHTING CONTROL MATRIX ON SHEET E_0.1 FOR ADDITIONAL INFORMATION ON THE TYPE OF CONTROLS TO BE PROVIDED FOR EACH SPACE TYPE.

D. EMERGENCY LUMINAIRES SWITCHED/DIMMED WITH NORMAL LUMINAIRES IN SPACE AND SHALL OPERATE ON 100% FULL OUTPUT WHEN OPERATING ON EMERGENCY POWER. PROVIDE UL924 RELAY DEVICE FOR EMERGENCY CIRCUIT TO BYPASS CONTROLS DURING POWER OUTAGE.



1 PROPOSED FLOOR PLAN - LEVEL 1 - LIGHTING

0' 2' 4' 8'
1/4" = 1'-0"

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05.23.25	50% DD

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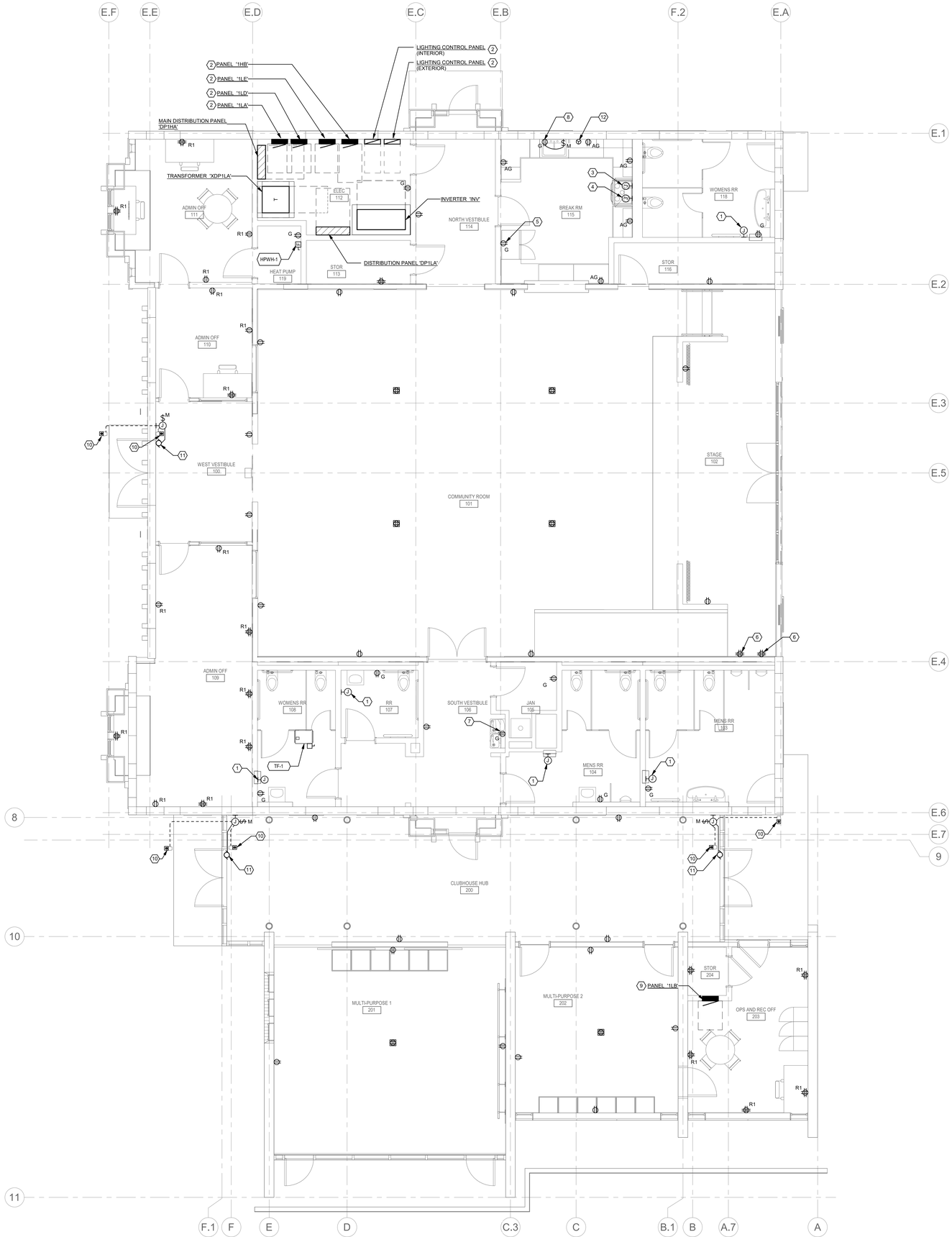
02/25/25			

DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 1 - LIGHTING

SHEET NO:

E_2.1



1 PROPOSED FLOOR PLAN - LEVEL 1 - POWER

0" 2" 4" 8"
1/4" = 1'-0"

GENERAL SHEET NOTES

A. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF RECEPTACLES, VOICE/DATA OUTLETS AND ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.

B. COORDINATE EXACT LOCATION AND POWER REQUIREMENTS OF PLUMBING EQUIPMENT WITH DIVISION 22 PRIOR TO INSTALLATION.

C. COORDINATE EXACT LOCATION AND POWER REQUIREMENTS OF HVAC UNITS WITH DIVISION 23 PRIOR TO INSTALLATION. PROVIDE MAINTENANCE RECEPTACLE WITHIN 25' OF EACH EQUIPMENT PER CEC ARTICLE 210.63.

SHEET KEYNOTES

1. PROVIDE 120V POWER FOR HAND DRYER.
2. PROVIDE UNISTRUT MOUNT TO ALLOW INSTALLATION OF WALL MOUNTED EQUIPMENT.
3. PROVIDE 208V SINGLE PHASE POWER FOR ELECTRIC RANGE.
4. PROVIDE 120V POWER FOR ELECTRIC HOOD.
5. PROVIDE 120V POWER FOR REFRIGERATOR.
6. PROVIDE DEDICATED 120V POWER FOR AV SYSTEM.
7. PROVIDE 120V POWER FOR DRINKING FOUNTAIN.
8. PROVIDE 120V POWER FOR GARBAGE DISPOSAL.
9. ROUTE FEEDER IN CRAWL SPACE FROM MAIN ELECTRICAL ROOM TO PANEL "1LB".
10. PROVIDE PUSHBUTTON MOUNTED ON A PEDESTAL FOR DOOR OPERATOR; REFER TO MANUFACTURER INSTALLATION FOR ADDITIONAL INFORMATION ON CONTROLS.
11. PROVIDE 120V POWER TO AUTOMATIC DOOR CENTRAL ENCLOSURE.
12. PROVIDE 30A 208V SINGLE PHASE POWER FOR DISHWASER.

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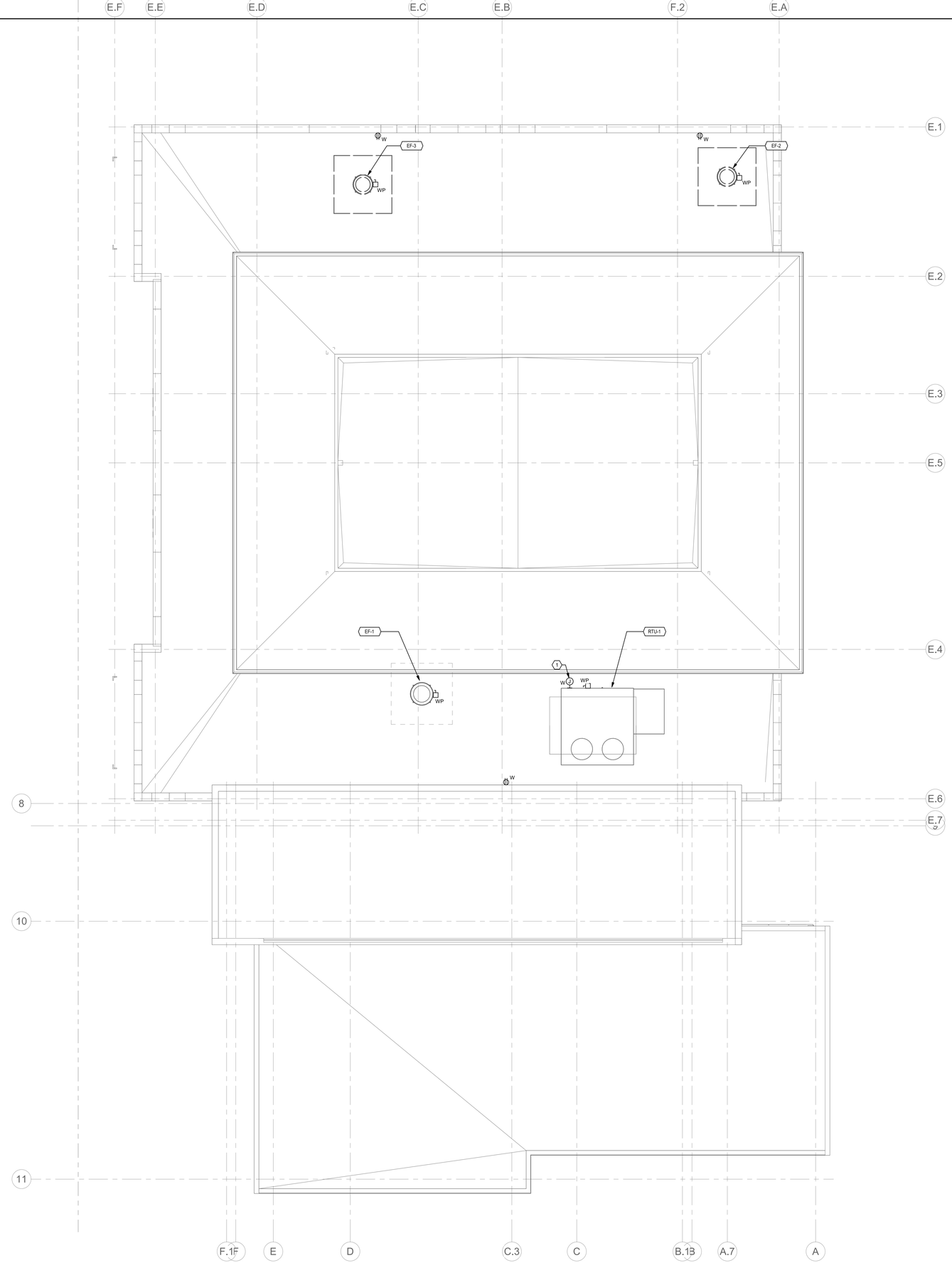
DRAWING TITLE:

PROPOSED FLOOR PLAN - LEVEL 1 - POWER

SHEET NO:

E_3.1



1 PROPOSED ROOF PLAN - POWER

0' 2' 4' 8'
1/4" = 1'-0"

GENERAL SHEET NOTES

A. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF RECEPTACLES, VOICE/DATA OUTLETS AND ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.

B. COORDINATE EXACT LOCATION AND POWER REQUIREMENTS OF PLUMBING EQUIPMENT WITH DIVISION 22 PRIOR TO INSTALLATION.

C. COORDINATE EXACT LOCATION AND POWER REQUIREMENTS OF HVAC UNITS WITH DIVISION 23 PRIOR TO INSTALLATION. PROVIDE MAINTENANCE RECEPTACLE WITHIN 25' OF EACH EQUIPMENT PER CEC ARTICLE 210.63.

SHEET KEYNOTES

1. PROVIDE 120V POWER FOR LIGHTING AND RECEPTACLES WITHIN RTU-1. REFER TO MECHANICAL SCHEDULE FOR ADDITIONAL INFORMATION.

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50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
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REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
02/25/25			

DRAWING TITLE:

PROPOSED ROOF PLAN - POWER

SHEET NO:

E_3.2

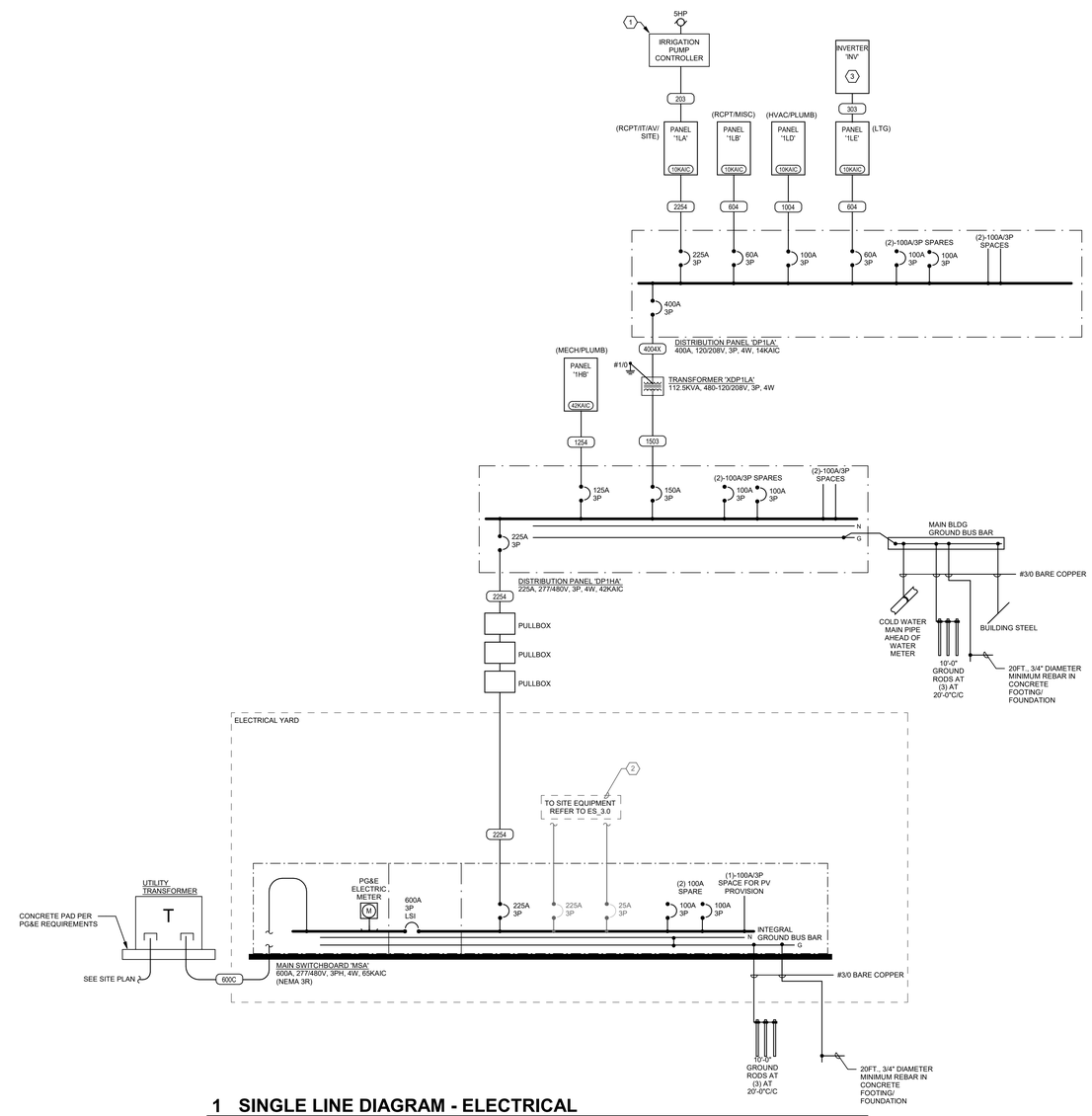
SHEET KEYNOTES

1. REFER TO LANDSCAPE DRAWING FOR ADDITIONAL INFORMATION AND LOCATION.
2. PANELBOARD FOR MUSCO LIGHTING SHOWN FOR REFERENCE ONLY. REFER TO ES SHEET FOR SITE PLAN PACKAGE SCOPE FOR ADDITIONAL INFORMATION.
3. INVERTER BASIS OF DESIGN: MYERS ILLUMINATOR CIII D-2-S.

FEEDER SCHEDULE

A,C,S,X A=Aluminum
C=Conduit only
S=Service secondary
X=Seperately derived system

203	3 #12 CU, 1 #12 CU GND., IN 3/4" C
303	3 #10 CU, 1 #10 CU GND., IN 3/4" C.
600C	TWO 5" DIAMETER EMPTY CONDUIT WITH PULL CORD
604	4 #4 CU, 1 #10 CU GND., IN 1 1/4" C.
1004	4 #2 CU, 1 #8 CU GND., IN 1 1/4" C.
1254	4 #1 CU, 1 #6 CU GND., IN 1 1/2" C.
1503	3 #1/0 CU, 1 #6 CU GND., IN 1 1/2" C.
2254	4 #4/0 CU, 1 #4 CU GND., IN 3" C.
4004X	2 SETS OF (4 #3/0 CU, 1 #2 CU GND., IN 2" C.)



1 SINGLE LINE DIAGRAM - ELECTRICAL

NO SCALE

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REVISION RECORD

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DATE	NO.	DRAWN	CHD
02/25/25			

DRAWING TITLE:

SINGLE LINE DIAGRAMS - ELECTRICAL

SHEET NO:

E_4.1

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

SYMBOL	DESCRIPTION	LOCATION	VOLTS	PH	LOAD(VA)	HP	MCA	MOCP	CIRCUIT NUMBER	WIRE / CONDUIT	NOTES
EF-1	EXHAUST FAN	ROOF	120	1	768.0		8	20		202	
EF-2	EXHAUST FAN	ROOF	120	1	768.0		8	20		202	
EF-3	EXHAUST FAN	ROOF	120	1	768.0		8	20		202	
HPWH-1	HEAT PUMP WATER HEATER	HEAT PUMP 119	208	1	4368.0		21	30		302	
RTU-1	ROOFTOP PACKAGED AIR UNIT	ROOF	480	3	49593.0		74.8	90		903	
TF-1	TRANSFER FAN	WOMEN'S RR 108	120	1	461.0		4.8	20		202	

GENERAL MECHANICAL EQUIPMENT CONNECTION NOTE:

A. THE ABOVE INFORMATION IS FOR A SPECIFIC MANUFACTURER. ACTUAL MANUFACTURER FOR EQUIPMENT MAY BE DIFFERENT. COORDINATE WITH MECHANICAL EQUIPMENT SUBMITTALS FOR LOADS AND OVER CURRENT PROTECTION REQUIREMENTS PRIOR TO INSTALLATION OF WIRING.

B. MOCP = MAXIMUM OVER CURRENT PROTECTION.
MCA = MINIMUM CIRCUIT AMPACITY

C. PROVIDE DISCONNECTING MEANS FOR EACH ITEM OF EQUIPMENT LISTED IN THE SCHEDULE ABOVE, EXCEPT AS SPECIFICALLY NOTED OTHERWISE IN SCHEDULE NOTES, BELOW.

MECHANICAL EQUIPMENT CONNECTION SCHEDULE NOTES

1

WIRE/CONDUIT SCHEDULE

202 2 #12 CU, 1 #12 CU GND., IN 3/4" C.
302 2 #10 CU, 1 #10 CU GND., IN 3/4" C.
903 3 #2 CU, 1 #8 CU GND., IN 1-1/4" C.

DISTRIBUTION PANELBOARD: DP1HA

MAIN CIRCUIT BREAKER 225 A
BUS AMPACITY: 225 A
SERVICE: 480/277 V, 3PH, 4 WIRE
AIC RATING: SEE ONE-LINE DIAGRAM

MOUNTING
ENCLOSURE:
LOCATION:
SUPPLY FROM:

CKT	LOAD DESCRIPTION	# of POLES	TRIP RATING	Load (VA) A	B	C	NOTES
1,2,3	PANEL '1HB'	3	125 A	0.0	0.0	0.0	
4,5,6	DISTRIBUTION PANEL 'DP1LA' VIA XFMR "XDP1LA"	3	150 A	0.0	0.0	0.0	
7,8,9	SPARE BREAKER	3	100 A	0.0	0.0	0.0	
10,11,12	SPARE BREAKER	3	100 A	0.0	0.0	0.0	
13,14,15	SPARE BREAKER	3	100 A	0.0	0.0	0.0	
16,17,18	100 A BUSSED SPACE	3	--	--	--	--	
19,20,21	100 A BUSSED SPACE	3	--	--	--	--	
22,23,24	100 A BUSSED SPACE	3	--	--	--	--	

Total Connected Load: 0.0 kVA
Total Amps: 0 A

DISTRIBUTION PANELBOARD: DP1LA

MAIN CIRCUIT BREAKER 400 A
BUS AMPACITY: 400 A
SERVICE: 120/208 V, 3PH, 4 WIRE
AIC RATING: SEE ONE-LINE DIAGRAM

MOUNTING
ENCLOSURE:
LOCATION:
SUPPLY FROM: XDP1LA

CKT	LOAD DESCRIPTION	# of POLES	TRIP RATING	Load (VA) A	B	C	NOTES
1,2,3	PANEL '1LA'	3	225 A	0.0	0.0	0.0	
4,5,6	PANEL '1LB'	3	60 A	0.0	0.0	0.0	
7,8,9	PANEL '1LD'	3	100 A	0.0	0.0	0.0	
10,11,12	PANEL '1LE'	3	100 A	0.0	0.0	0.0	
13,14,15	SPARE BREAKER	3	100 A	0.0	0.0	0.0	
16,17,18	SPARE BREAKER	3	100 A	0.0	0.0	0.0	
19,20,21	SPARE BREAKER	3	100 A	0.0	0.0	0.0	
22,23,24	100 A BUSSED SPACE	3	--	--	--	--	
25,26,27	100 A BUSSED SPACE	3	--	--	--	--	
28,29,30	100 A BUSSED SPACE	3	--	--	--	--	

Total Connected Load: 0.0 kVA
Total Amps: 0 A

INVERTER: INV

Location:
Supply From: 1LE
Mounting:
Enclosure:
Service: 120/208 V, 1PH, 3 WIRE
A.I.C. Rating: 65000 A
Rating: 6 KVA

CKT	Circuit Description	Trip	Poles	Load
1				
2				
3				
4				
5				
6				
7				
8				

Total Load: 0.0
Total Amps: 0 A

Notes:

PANELBOARD: 1HB

MAIN LUG ONLY
BUS AMPACITY: 225 A
EQUIPMENT RATING: 480/277 V, 3PH, 4 WIRE
AIC RATING: SEE ONE-LINE DIAGRAM

MOUNTING: SURFACE
ENCLOSURE: TYPE 1
LOCATION:
SUPPLIED FROM: DP1HA

Accessories:

CKT	Description/Location	Type	C.B.	Pole	Note	Load (VA) A	B	C	A	B	C	Note	Pole	C.B.	Type	Description/Location	CKT
1																	2
3																	4
5																	6
7																	8
9																	10
11																	12
13																	14
15																	16
17																	18
19																	20
21																	22
23																	24
25																	26
27																	28
29																	30
31																	32
33																	34
35																	36
37																	38
39																	40
41																	42

Total Connected load Ph. A 0 A
Total Connected load Ph. B 0 A
Total Connected load Ph. C 0 A
Panel Connected Load: 0.0 kVA
Total Demand Load: 0.0 kVA
0.0 A
0.0 A

Notes:

PANELBOARD: 1LA

MAIN LUG ONLY
BUS AMPACITY: 225 A
EQUIPMENT RATING: None
AIC RATING: SEE ONE-LINE DIAGRAM

MOUNTING: SURFACE
ENCLOSURE: TYPE 1
LOCATION:
SUPPLIED FROM: DP1LA

Accessories:

CKT	Description/Location	Type	C.B.	Pole	Note	Load (VA) A	B	C	A	B	C	Note	Pole	C.B.	Type	Description/Location	CKT
1																	2
3																	4
5																	6
7																	8
9																	10
11																	12
13																	14
15																	16
17																	18
19																	20
21																	22
23																	24
25																	26
27																	28
29																	30
31																	32
33																	34
35																	36
37																	38
39																	40
41																	42

Total Connected load Ph. A
Total Connected load Ph. B
Total Connected load Ph. C
Panel Connected Load: 0.0 kVA
Total Demand Load: 0.0 kVA
Not Computed
Not Computed

Notes:

PANELBOARD: 1LD

MAIN LUG ONLY
BUS AMPACITY: 100 A
EQUIPMENT RATING: 120/208 V, 3PH, 4 WIRE
AIC RATING: SEE ONE-LINE DIAGRAM

MOUNTING: SURFACE
ENCLOSURE: TYPE 1
LOCATION:
SUPPLIED FROM: DP1LA

Accessories:

CKT	Description/Location	Type	C.B.	Pole	Note	Load (VA) A	B	C	A	B	C	Note	Pole	C.B.	Type	Description/Location	CKT
1																	2
3																	4
5																	6
7																	8
9																	10
11																	12
13																	14
15																	16
17																	18
19																	20
21																	22
23																	24
25																	26
27																	28
29																	30
31																	32
33																	34
35																	36
37																	38
39																	40
41																	42

Total Connected load Ph. A 0 A
Total Connected load Ph. B 0 A
Total Connected load Ph. C 0 A
Panel Connected Load: 0.0 kVA
Total Demand Load: 0.0 kVA
0.0 A
0.0 A

Notes:

PANELBOARD: 1LE

MAIN LUG ONLY
BUS AMPACITY: 100 A
EQUIPMENT RATING: 120/208 V, 3PH, 4 WIRE
AIC RATING: SEE ONE-LINE DIAGRAM

MOUNTING: SURFACE
ENCLOSURE: TYPE 1
LOCATION:
SUPPLIED FROM: DP1LA

Accessories:

CKT	Description/Location	Type	C.B.	Pole	Note	Load (VA) A	B	C	A	B	C	Note	Pole	C.B.	Type	Description/Location	CKT
1	INVERTER 'INV'	Other	30 A	2		0											2
3	--	--	--	--	--		0										4
5																	6
7																	8
9																	10
11																	12
13																	14
15																	16
17																	18
19																	20
21																	22
23																	24
25																	26
27																	28
29																	30
31																	32
33																	34
35																	36
37																	38
39																	40
41																	42

Total Connected load Ph. A 0 A
Total Connected load Ph. B 0 A
Total Connected load Ph. C 0 A
Panel Connected Load: 0.0 kVA
Total Demand Load: 0.0 kVA
0.0 A
0.0 A

Notes:

PANELBOARD: 1LB

MAIN CIRCUIT BREAKER 100 A
BUS AMPACITY: 100 A
EQUIPMENT RATING: None
AIC RATING: SEE ONE-LINE DIAGRAM

MOUNTING: RECESSED
ENCLOSURE: TYPE 1
LOCATION:
SUPPLIED FROM: DP1LA

Accessories:

CKT	Description/Location	Type	C.B.	Pole	Note	Load (VA) A	B	C	A	B	C	Note	Pole	C.B.	Type	Description/Location	CKT
1																	2
3																	4
5																	6
7																	8
9																	10
11																	12
13																	14
15																	16
17																	18
19																	20
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23																	24
25																	26
27																	28
29																	30
31																	32
33																	34
35																	36
37																	38
39																	40
41																	42

Total Connected load Ph. A
Total Connected load Ph. B
Total Connected load Ph. C
Panel Connected Load: 0.0 kVA
Total Demand Load: 0.0 kVA
Not Computed
Not Computed

Notes:

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REGISTERED PROFESSIONAL ENGINEER BRUCE KRETZER ELECTRICAL STATE OF CALIFORNIA
PRELIMINARY

50% DESIGN DEVELOPMENT

ISSUANCE RECORD

DATE	DESCRIPTION
05.23.25	50% DD

REVISION RECORD

REV	DATE	DESCRIPTION

DATE	NO.	DRAWN	CHD
02/25/25			

DRAWING TITLE:

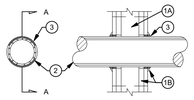
SCHEDULES - ELECTRICAL

SHEET NO:

E_5.1

SYSTEM NO. WL1001

F RATINGS - 1,2,3, AND 4 HR (SEE ITEMS 2 AND 3)
T RATINGS - 0,1,2,3,AND 4 HR (SEE ITEM 3)
L RATING AT AMBIENT - LESS THAN 1 CFM/SQFT
L RATING AT 400F - LESS THAN 1 CFM/SQFT



SECTION A-A

1. WHERE PROVIDED, THROUGH-PENETRATION FIRESTOP SYSTEM AND MEMBRANE PENETRATION DETAILS ARE FOR REFERENCE ONLY. THROUGH-PENETRATIONS AND MEMBRANE PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM OR MEMBRANE PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER OR AS OTHERWISE PERMITTED BY CBC, SECTION 714. LISTED THROUGH-PENETRATION FIRESTOP SYSTEMS AND MEMBRANE PENETRATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION DETAILS FOR LISTED SYSTEMS. LISTED THROUGH-PENETRATION FIRESTOP SYSTEMS, MEMBRANE PENETRATION PROTECTION AND OTHER PERMITTED MEANS AND METHODS OF PENETRATION PROTECTION SHALL BE SUBMITTED FOR OSHPD FDD REVIEW AND APPROVAL PRIOR TO INSTALLATION.

DETAIL KEYNOTES

1. WALL ASSEMBLY - THE 1, 2, 3 OR 4 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS (MAX. 2HR FIRE RATED ASSEMBLIES) OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 BY 4 IN. LUMBER SPACED 16 IN. OC WITH NOM. 2 BY 4 IN. LUMBER END PLATES AND CROSS BRACES. STEEL STUDS TO BE MIN. 3-5/8 IN. WIDE BY 1-3/8 IN. DEEP CHANNELS SPACED MAX. 24 IN. OC.
   B. WALLBOARD, GYPSUM* - NOM. 1/2 OR 5/8 IN. THICK, 4 FT. WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 13-1/2 IN.

2. PIPE OR CONDUIT - NOM 12 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE, NOM 6 IN. DIAM (OR SMALLER) STEEL CONDUIT, NOM 4 IN. DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR TYPE L OR (OR HEAVIER) COPPER TUBING OR NOM 1 IN. DIAM (OR SMALLER) FLEXIBLE STEEL CONDUIT WHEN. COPPER PIPE OR FLEXIBLE STEEL CONDUIT IS USED, MAX F RATING OF FIRESTOP SYSTEM (ITEM 3) IS 2 HR. STEEL PIPES OR CONDUITS LARGER THAN NOM 4 IN. DIAM MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS. A MAX OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.

3. FILL,VOID OR CAVITY MATERIAL - CAULK - CAULK FILL MATERIAL INSTALLED TO COMPLETELY FILL ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND GYPSUM WALLBOARD AND WITH A MIN 1/4 IN. DIAM BEAD OF CAULK APPLIED TO PERIMETER OF PIPE OR CONDUIT AT ITS EGRESS FROM THE WALL. CAULK INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS SHOWN IN THE FOLLOWING TABLE. THE HOURLY T RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULATED BELOW:

MAX PIPE OR CONDUIT DIAM, IN.	ANNULAR SPACE IN.	F RATING, HR.	T RATING, HR.
1	0 TO 3/16	1 OR 2	0+, 1 OR 2
1	1/4 TO 1/2	3 OR 4	3 OR 4
4	0 TO 1/4	1 OR 2	0
6	1/4 TO 1/2	3 OR 4	0
12	3/16 TO 3/8	1 OR 2	0

+ WHEN COPPER PIPE IS USED, T RATING IS 0 HR. MINNESOTA MINING & MFG. CO. CAULK MATERIAL AND ASSEMBLY - SHALL BE APPROVED BY OSHPD FIRE MARSHAL.

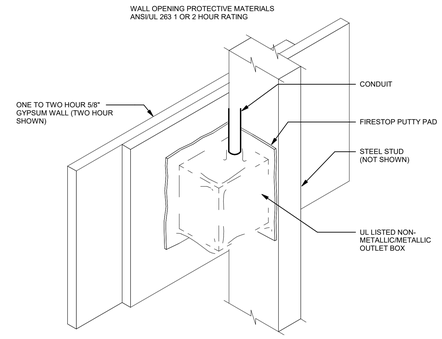
*BEARING THE UL CLASSIFICATION MARKING

1 ONE-HOUR FIRE-RATED PARTITION CONDUIT PENETRATION DETAIL

NO SCALE

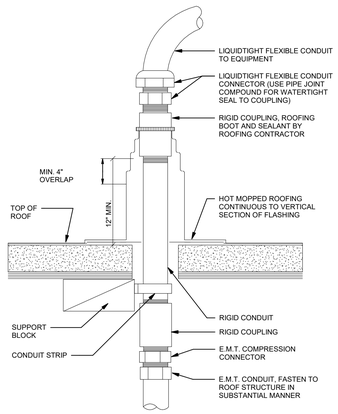
Wall Opening Protective Materials (CLIV)
CP617/CP617L
CLIV.R13240

WALL OPENING PROTECTIVE MATERIALS
ANSI/UL 263 1 OR 2 HOUR RATING



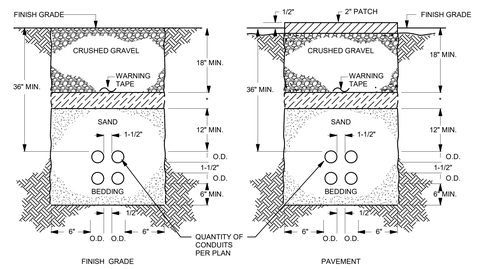
3 FIRE STOP PUTTY PAD DETAIL

NO SCALE



2 CONDUIT THROUGH ROOF

NO SCALE



NOTES:

1. ALL TRENCHES MUST CONFORM TO O.S.H.A. REQUIREMENTS.
2. SAND BEDDING MATERIAL REQUIRES 90% COMPACTION MINIMUM.
3. CRUSHED GRAVEL MATERIAL REQUIRES 95% COMPACTION MINIMUM.
4. REFER TO JOINT TRENCH DRAWINGS FOR TRENCHING REQUIREMENTS OF CONDUIT.

* OPTIONAL AREA - CAN BE FILLED WITH EITHER CRUSHED GRAVEL OR SAND BEDDING MATERIAL.

4 TRENCH DETAIL

NO SCALE

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DRAWING TITLE:

DETAILS - ELECTRICAL

SHEET NO:

E_6.1