

DAGGETT PARK

DESIGN DEVELOPMENT REVIEW FEB 13 2012



ILLUSTRATIVE CONTEXT PLAN



SCHEMATIC PLAN



- | | | |
|--|---|--|
| ① Lawn (Flexible Open Space) | ⑨ Gateway Art Feature (Arts Commission Project) | ⑰ Cafe Seating Area |
| ② Tilted Lawn (C.I.P. Concrete) | ⑩ One-Way Drive Lane (12' width, flush w/ park) | ⑱ The Park Counter & Stools (Material TBD) |
| ③ "Penta-Step" Landscape Feature (Precast Conc. & Wood) | ⑪ Detectable Warning | ⑲ C.I.P. Integral Color Conc. w/ Water Washed Finish or Unit Pavers, TBD |
| ④ Dog Run (Synthetic Turf) | ⑫ Bollards @ +/- 4' O.C. | ⑳ San Francisco Standard Park Entry Sign |
| ⑤ Sculptural Seating Elements (Material TBD) | ⑬ (6) Parallel Parking Spaces | ㉑ 30" Conc. Wall w/42" Stainless Steel Picket Fence |
| ⑥ Garden Edge (Mixed Native Planting/Butterfly Garden) | ⑭ Bike Parking | ㉒ C.I.P. Integral Color Conc. w/Sandblast Finish |
| ⑦ Built-In Seating (Concrete, wood and steel, with back & arm rests) | ⑮ Informal Community Stage | ㉔ Driveway Curb Cut |
| ⑧ Wave Bench (Precast concrete) | ⑯ Lawn Steps (6"x24") | |



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

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

AERIAL FROM 16TH STREET



VIEW FROM 16TH STREET



VIEW FROM DRIVE AISLE



VIEW FROM TILTED LAWN



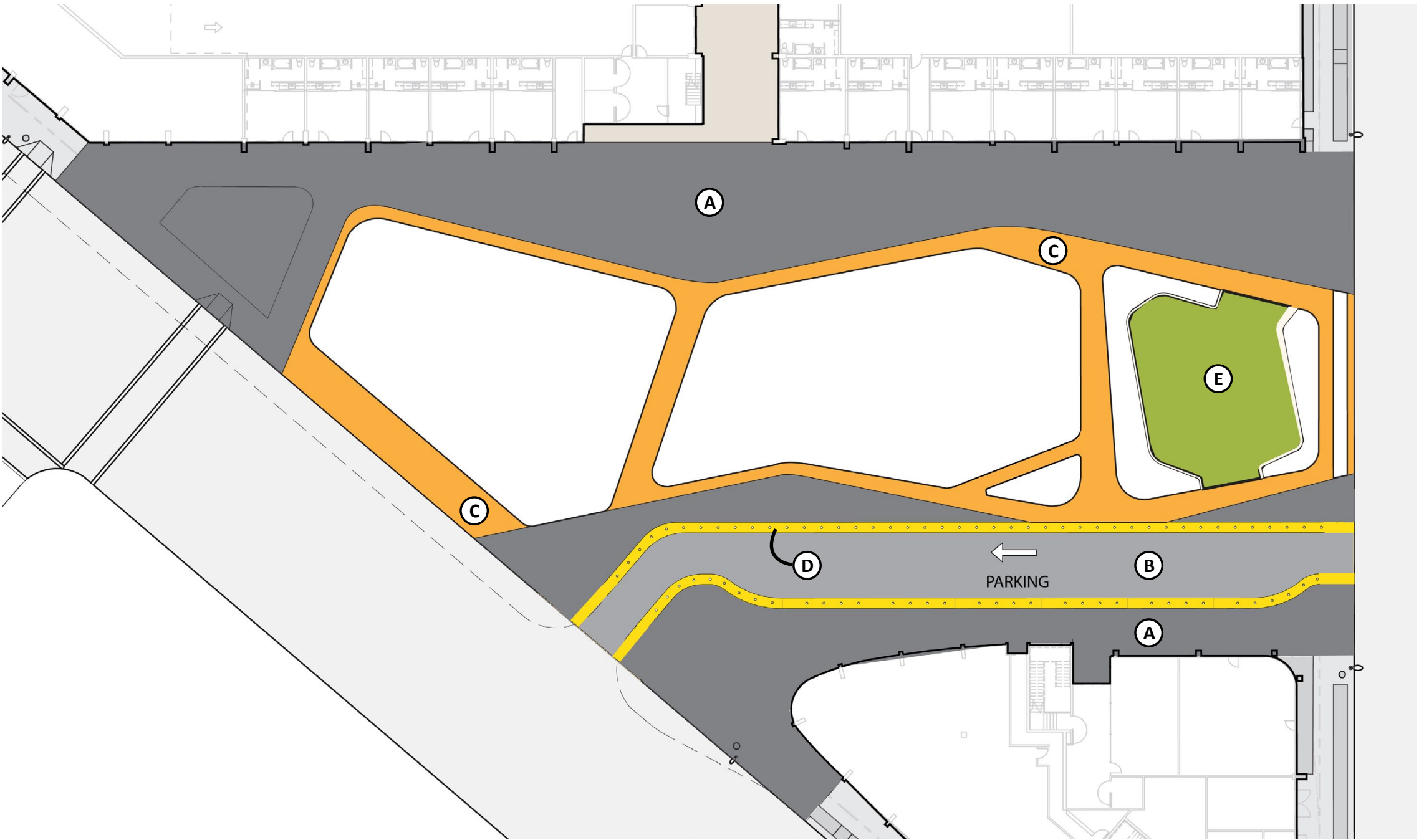
DESIGN DEVELOPMENT PLAN



- | | | |
|---|---|--|
| ① Lawn (Flexible Open Space) | ⑨ Gateway Art Feature (Arts Commission Project) | ⑰ Cafe Seating Area |
| ② Tilted Lawn (C.I.P. Concrete) | ⑩ One-Way Drive Lane (12' width, flush w/ park) | ⑱ The Park Counter & Stools (Concrete & Steel) |
| ③ "Penta-Step" Landscape Feature (Precast Conc. & Wood) | ⑪ Detectable Warning Pavers | ⑲ C.I.P. Integral Color Conc. w/ Water Washed Finish or Unit Pavers, TBD |
| ④ Dog Run (Synthetic Turf) | ⑫ Bollards 36"-42" @ +/- 5' O.C. | ⑳ San Francisco Standard Park Entry Sign |
| ⑤ Stadium Bench & Specimen Tree | ⑬ (6) Parallel Parking Spaces | ㉑ 30" Conc. Wall w/42" Stainless Steel Picket Fence & Wood Bench |
| ⑥ Garden Edge (Mixed Native Planting/Butterfly Garden) | ⑭ Bike Parking | ㉒ C.I.P. Integral Color Conc. w/Sandblast Finish |
| ⑦ Park Bench | ⑮ Informal Community Stage | ㉔ Driveway Curb Cut |
| ⑧ Planter at Grade | ⑯ Lawn Steps (6"x24") | |

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

PAVING PLAN



LEGEND	SYMBOL	DESCRIPTION
	<div><div>A</div></div>	C.I.P. Integral Color Conc. with Water Wash Finish Color: Light Charcoal Grey
	<div><div>B</div></div>	C.I.P. Integral Color Conc. with Water Wash Finish or Pervious Paver System, T.B.D. Color: Complimentary to Paving Type A
	<div><div>C</div></div>	C.I.P. Integral Color Conc. with Sandblast Finish Color: Very Light Grey to White
	<div><div>D</div></div>	Detectable Warning Pavers Color: Yellow (#M1517) Size: 12"x 12" Manuf: Techway
	<div><div>E</div></div>	Synthetic Turf

PAVING PALETTE



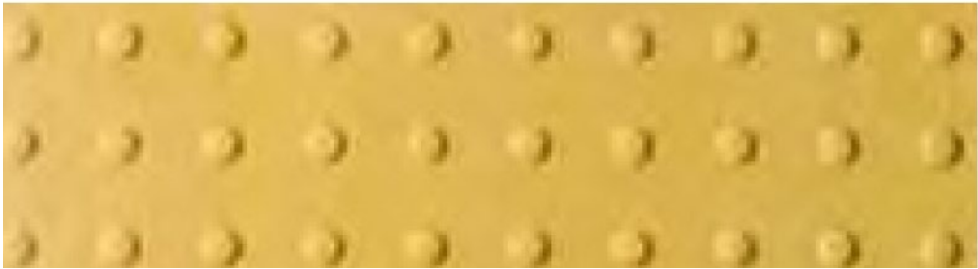
C.I.P. Integral Color Conc. with Water Wash Finish
Color:



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



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



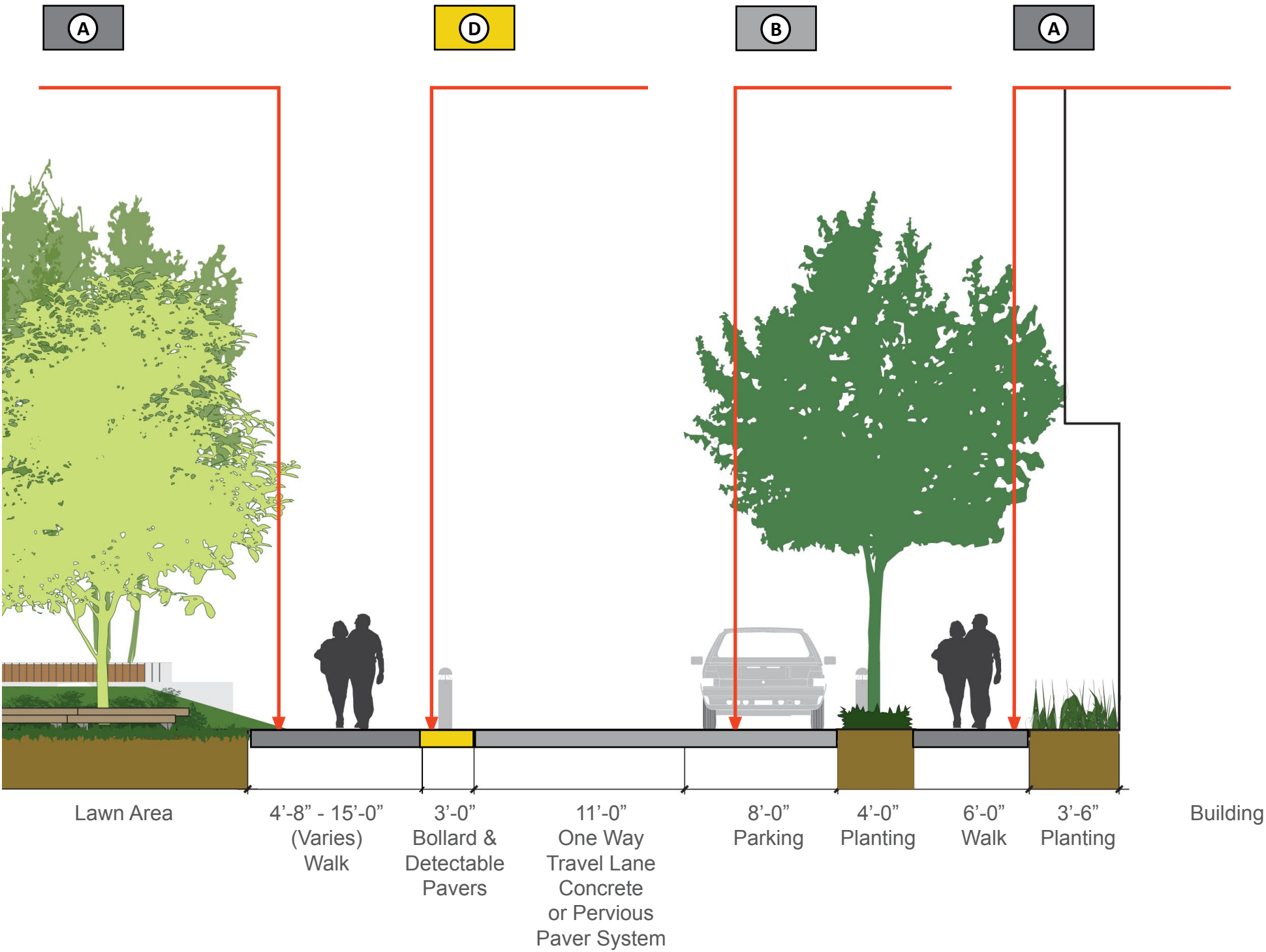
Detectable Warning Pavers
Color: Yellow (#M1517)
Size: 12"x 12"
Manuf: Hanover



Synthetic Dog Turf

SITE SECTIONS

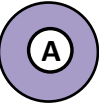
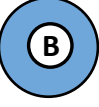
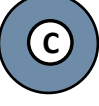


PAVING MATERIALS



PLANTING PLAN

TREES



LEGEND SYMBOL	DESCRIPTION
	7th Street Bosque & Street Trees
	North Edge Buffer
	South Edge Allee
	16th St. Street Trees
	Specimen Tree

PLANTING PLAN

ZONES



LEGEND	ZONE	DESCRIPTION
	A	North Park Edge
	B	Garden Edge
	C	Lawn
	D	Dog Park
	E	South Park Edge

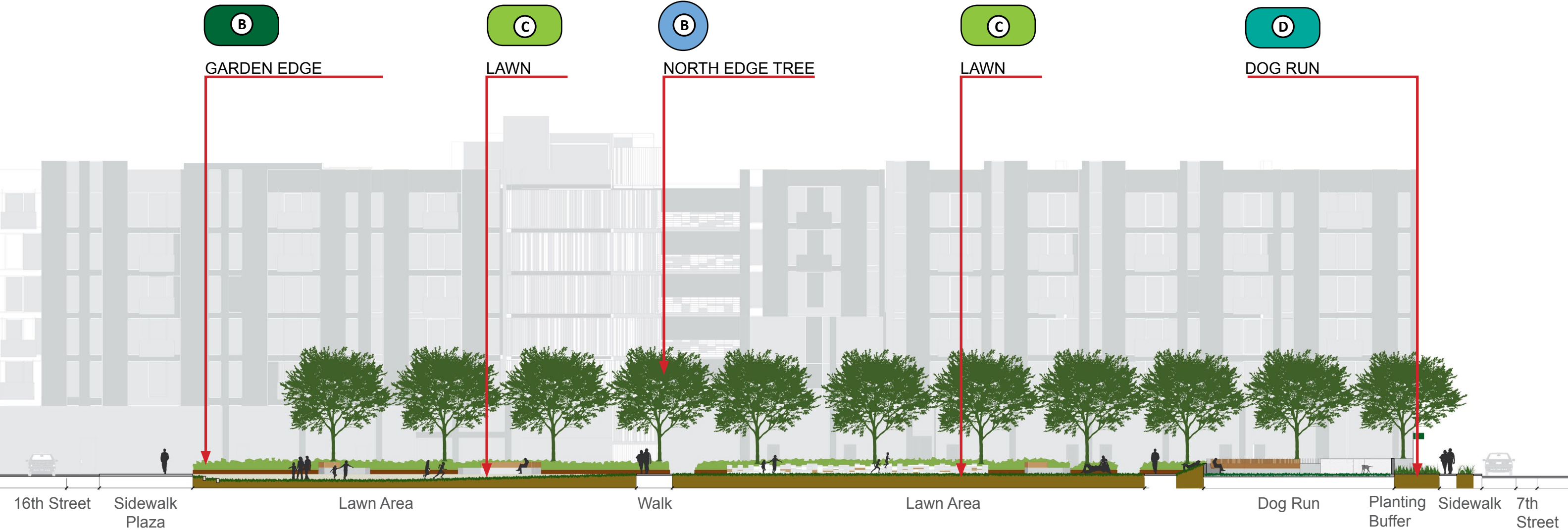
PLANTING SCHEDULE

PLANT SCHEDULE								
* Note: Alternatives are provided for Tree species to illustrate design intent and hydrozone compatibility. Final selection pending Civic Design Review approval will be made based on tree stock and availability at the time of installation.								
Trees								
TAG	LATIN NAME	COMMON NAME	SIZE	SF	QTY	SPACING	WUCOLS	NOTES
A-Alt 1	<i>Eucalyptus nichollii</i>	Narrow Leafed Black Peppermint	48" BOX		8	Per plan	M	Matching ,Branching @ 6' min.
A-Alt 2	<i>Eucalyptus citriodora</i>	Lemon-scented gum	48" BOX		6	Per plan	M	Matching ,Branching @ 6' min.
B-Alt 1	<i>Zelkova Serrata 'Green Vase'</i>	Japanese Zelkova	72" BOX		11	Per plan	L-M	Matching ,Branching @ 6' min.
B-Alt 2	<i>Platanus X Acerfolia 'Columbia'</i>	London Plane Tree	60" BOX		11	Per plan	M	Matching ,Branching @ 6' min.
B-Alt 3	<i>Fraxinus uhdei</i>	Evergreen Ash	60" BOX		11	Per plan	M	Matching ,Branching @ 6' min.
C-Alt 1	<i>Zelkova Serrata 'Green Vase'</i>	Japanese Zelkova	72" BOX		8		L-M	Matching ,Branching @ 6' min.
C-Alt 2	<i>Platanus X Acerfolia 'Columbia'</i>	London Plane Tree	60" BOX		8	Per plan	L	Matching ,Branching @ 6' min.
C-Alt 3	<i>Gingko Biloba</i>	Gingko	60" BOX		8	Per plan	L	Matching ,Branching @ 6' min.
D	<i>Ulmus parvifolia</i>	Chinese elm	60" BOX		8	Per plan	M	Matching ,Branching @ 6' min.
E-Alt 1	<i>Magnolia x soulangeana 'Lennei'</i>		72" Box		1	Per plan	M	Specimen Tree
E-Alt 2	<i>Aesculus californica</i>	California Buckeye	60" Box		1	Per plan	M	Specimen Tree

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

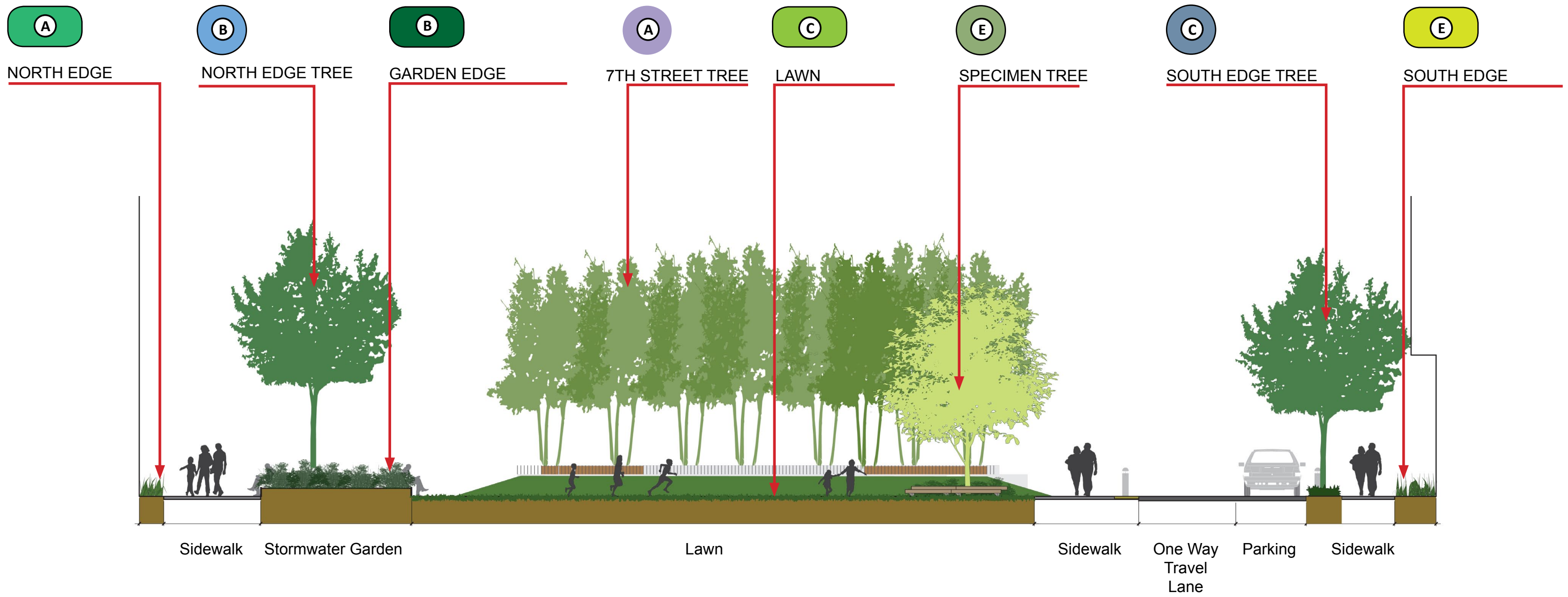
SITE SECTIONS

PLANTING SECTION



SITE SECTIONS

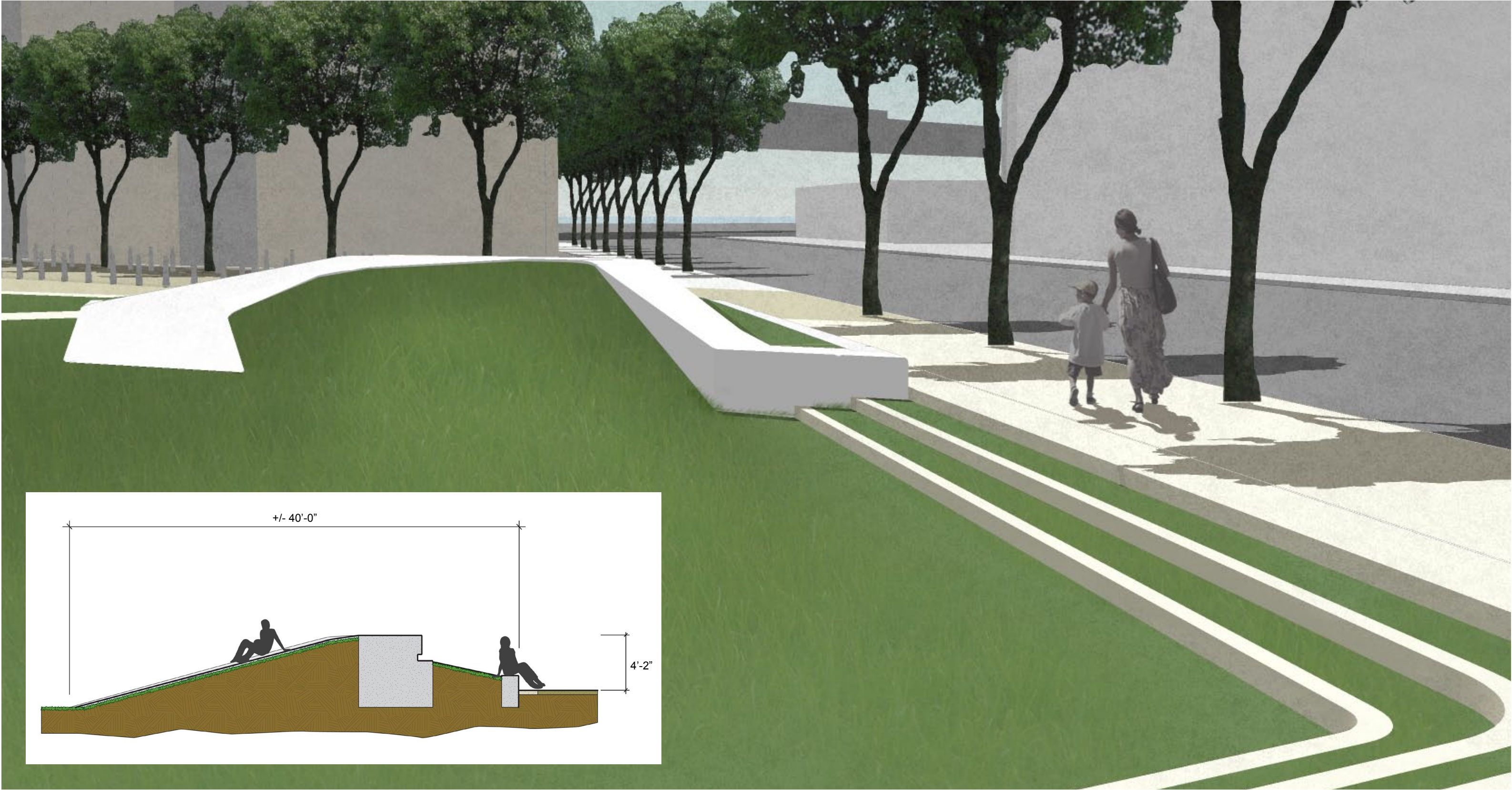
PLANTING SECTION



TILTED LAWN FEATURE



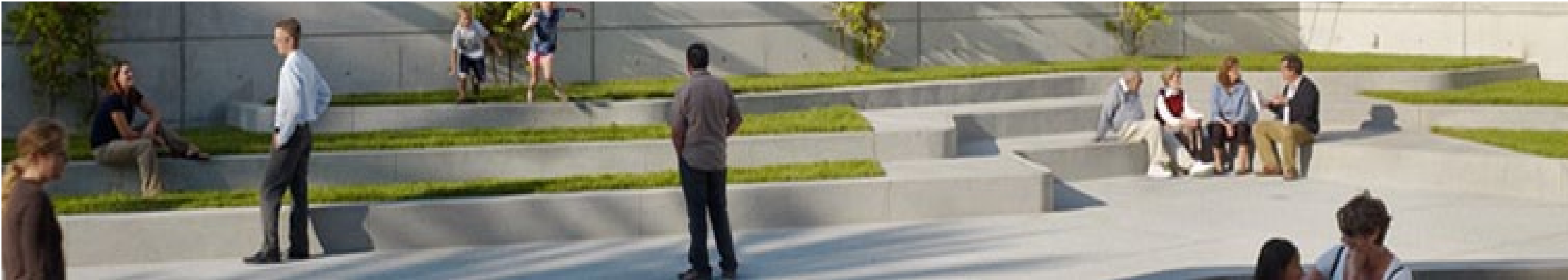
TILTED LAWN FEATURE



TILTED LAWN FEATURE



TILTED LAWN FEATURE



“PENTA-STEP” LANDSCAPE FEATURE



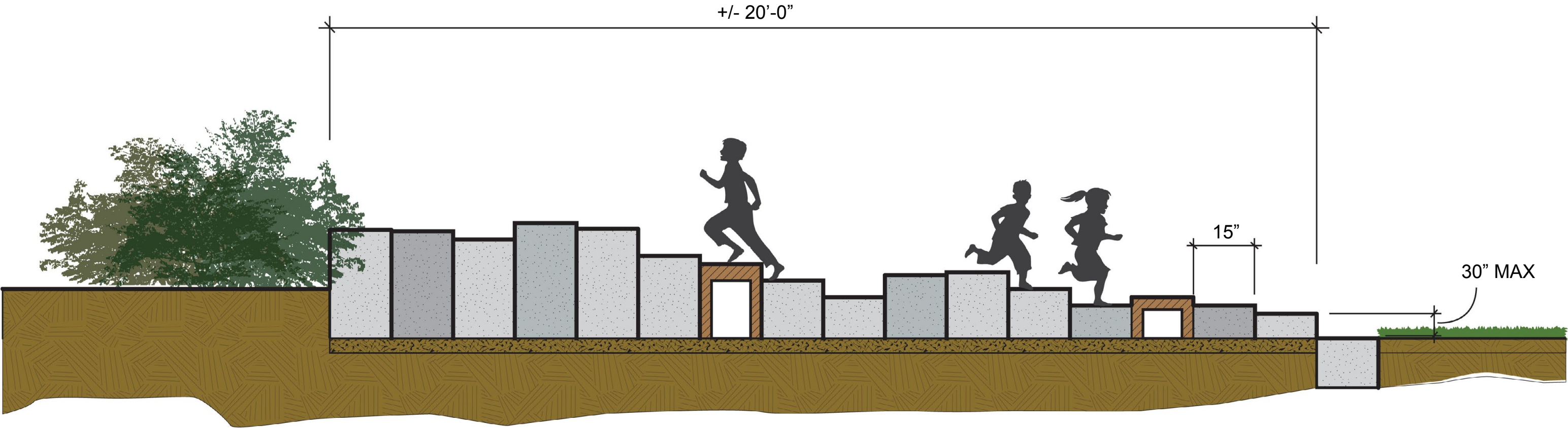
“PENTA-STEP” LANDSCAPE FEATURE



“PENTA-STEP” LANDSCAPE FEATURE



“PENTA-STEP” LANDSCAPE FEATURE



PRECAST CONCRETE UNITS WITH SUBTLE VARIATION IN HUE, SANDBLAST FINISH

DOG RUN



DOG RUN



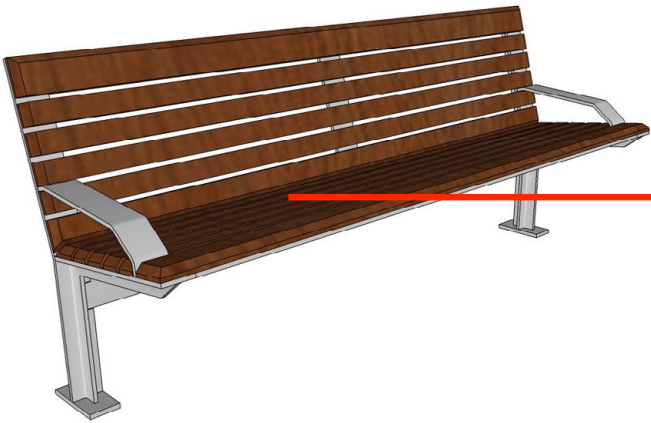
GARDEN EDGE



GARDEN EDGE



4" - 8" COR-TEN STEEL PLANTER EDGE



FORMS + SURFACES PARK BENCH

GARDEN EDGE

GARDEN BENCH



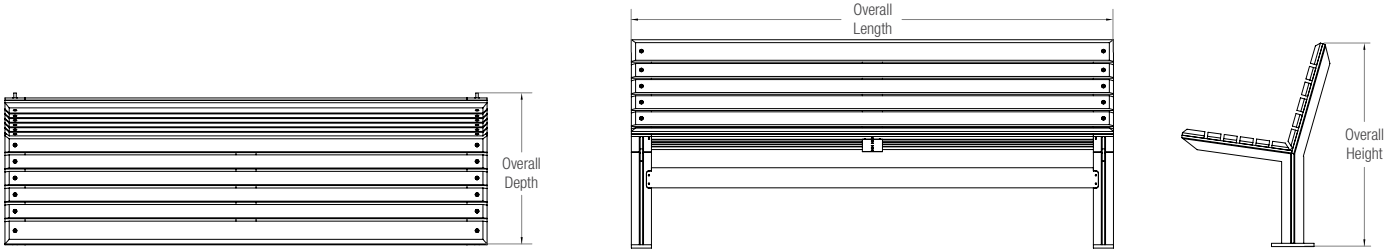
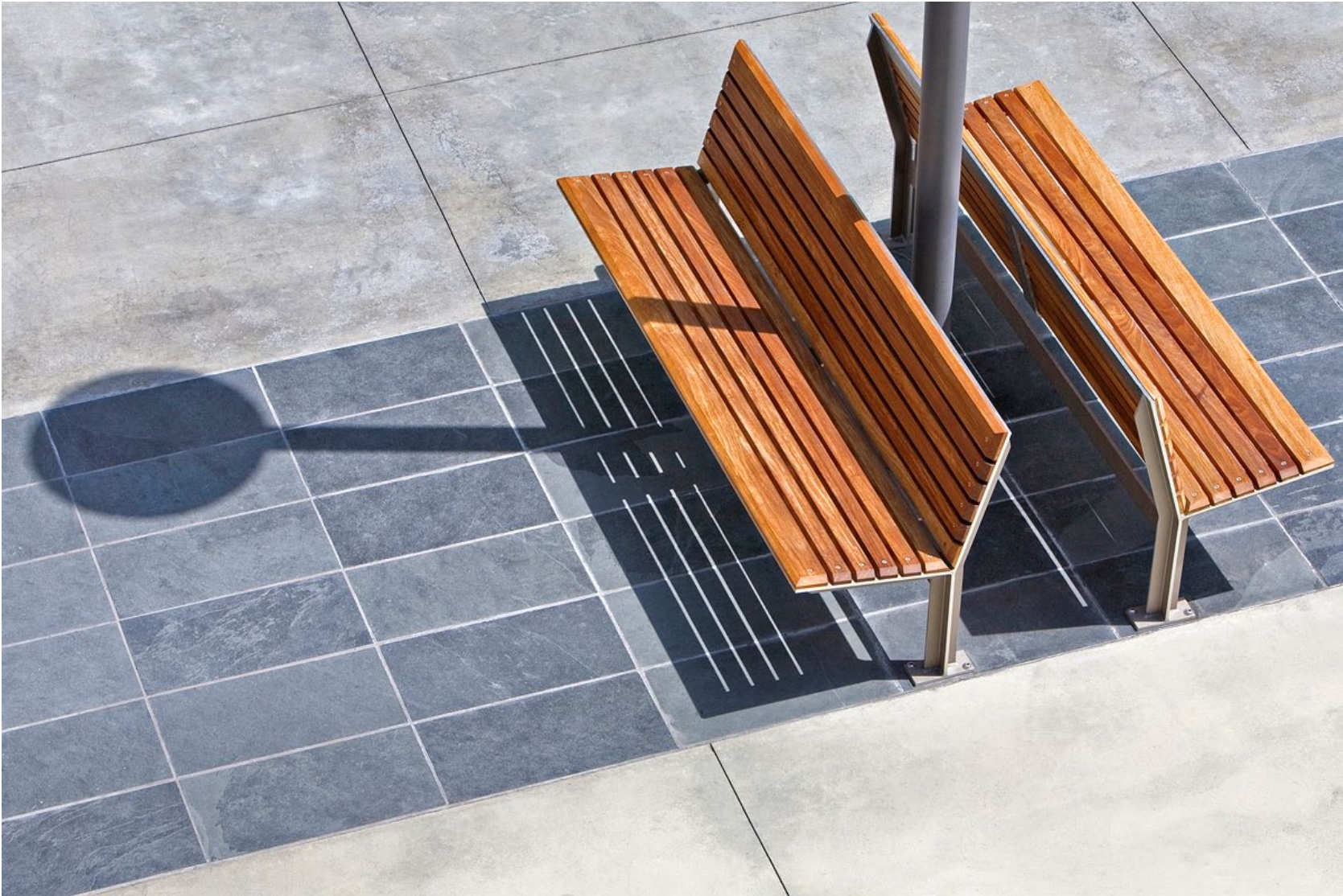
Pure and simple in form, the **Knight Bench** combines understated refinement, superb construction and high performance green materials. The design starts with an all-aluminum frame with beautifully polished edges. The beveled slats are available in FSC Pure Ipé hardwood or FSC Re-cycled reclaimed Teak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

MATERIAL & CONSTRUCTION DETAILS

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

ENVIRONMENTAL CONSIDERATIONS

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

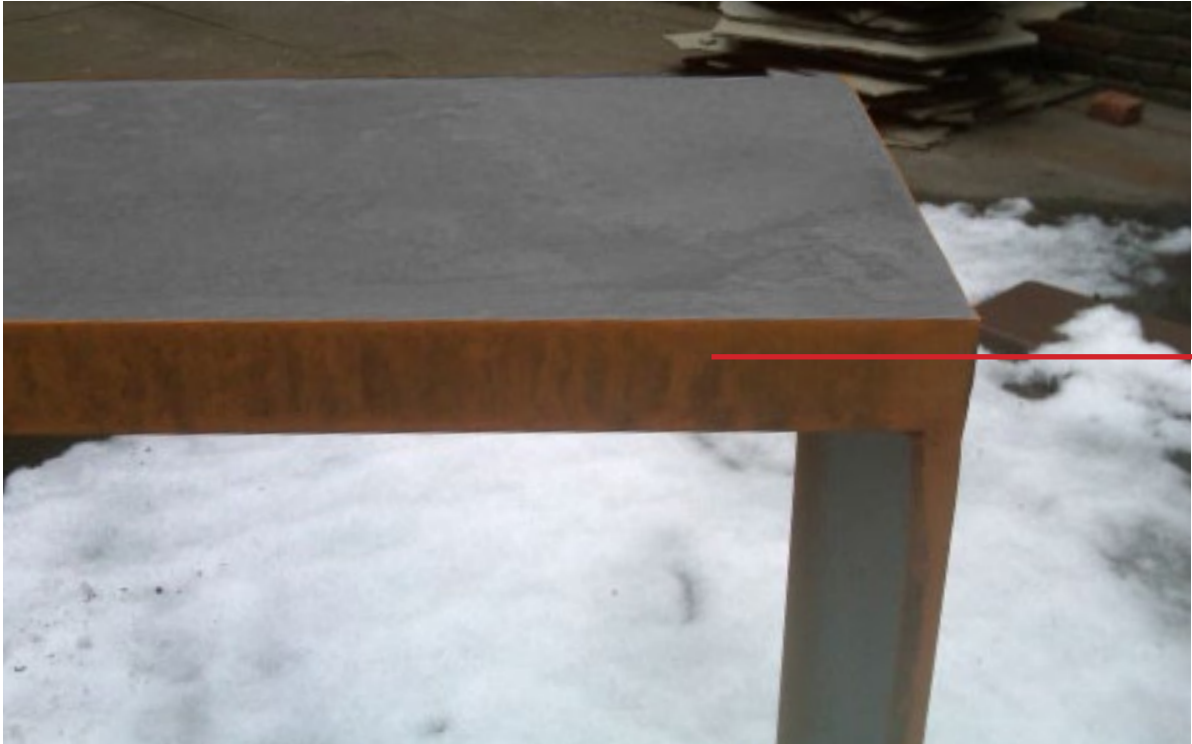


MODEL	OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	SEAT HEIGHT	SEAT DEPTH	ARMREST HEIGHT	WEIGHT
SBKNI-072B, SBKNI-072BT	72" (1829 mm)	21.9" (556 mm)	31.1" (790 mm)	17.9" (455 mm)	15.2" (386 mm)	20.8" (527 mm)	109.2 lbs (49.5 kg)
SBKNI-096B	96" (2438 mm)	21.9" (556 mm)	31.1" (790 mm)	17.9" (455 mm)	15.2"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

THE PARK BAR



THE PARK BAR



Steel Frame



Precast Concrete



THE PARK BAR



THE LOOKOUT



THE LOOKOUT



THE LOOKOUT

LOOKOUT BENCH



TRAPECIO BENCH by Santa & Cole

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

THE LOOKOUT



SITE FURNISHING & SIGNAGE

BICYCLE RACK



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

BOLLARD



Forms + Surfaces Bollard: Donat- 39"

DRINKING FOUNTAIN



Haws Drinking Fountain



Haws Drinking Fountain

TRASH RECEPTACLE



Timberform Trash Receptacle



Forms + Surfaces Trash Receptacle: Dispatch

PARK SIGN



Traditional Green San Francisco Park Sign

PARK RULES SIGN



Standard San Francisco Park Rules Sign