

SIMPSON GUMPERTZ & HEGER

Engineering of Structures
and Building Enclosures

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8	02/02/16	PLANNING COMMENTS	SIJW
7	1/11/16	FINAL PLAN SET	SIJW
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2	01/31/13	ISSUED FOR CLIENT REVIEW	SIJW
1	11/28/12	ISSUED FOR CLIENT REVIEW	SIJW
No.	Date	Description	By

SITE & EROSION CONTROL IMPROVEMENTS FOR SUTRO TOWER

1 LA AVANZADA ST
SAN FRANCISCO
CALIFORNIA

Project

CONCEPTUAL LANDSCAPE PLAN

Drawing Title

Commission 212121	Checked SIJW	Date 02/02/16
Drawn WH	Approved SIJW	Scale 1/16"=1'-0"

Drawing No.

REGISTERED LANDSCAPE ARCHITECT
No. 2678
Signature
03/31/16
Renewed Date
09/02/16
Date

L-0

Seal

GENERAL NOTES

1. THE EXISTING SITE CONDITIONS INFORMATION SHOWN ON THESE PLANS WAS PROVIDED BY THE OWNER AND TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED IN JULY 2012 BY TRONOFF ASSOCIATES LAND SURVEYORS, 415-392-3215. SWLA MAKES NO REPRESENTATION AS TO THE ACCURACY OF THIS PLAN OR TO THE EXISTENCE OR LOCATION OF ON-SITE UTILITIES OR OTHER IMPROVEMENTS. SWLA ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD LIABLE FOR ANY COSTS, DELAYS IN THE WORK, OR DESIGN ERRORS DUE TO INACCURACIES IN THE BASE PLAN. CONTRACTOR SHALL VERIFY THE DIMENSIONS OF THE SITE AND THE LOCATION OF EXISTING SITE IMPROVEMENTS, EXISTING UTILITIES, AND GRADES PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE BASE PLAN PRIOR TO COMMENCEMENT OF WORK.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROTECTION OF ALL PROPERTY DURING CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS REGARDING THE USE OF HEAVY EQUIPMENT OR OTHER HAZARDOUS WORK AT THE JOB SITE.

3. SWLA SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES IN CONNECTION WITH THE WORK AND SWLA SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S ERRORS OF OMISSION OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

4. SWLA SHALL NOT BE RESPONSIBLE FOR JOB SITE SAFETY OR THE IDENTIFICATION, REMOVAL, TREATMENT OR CONSEQUENCES OF ANY HAZARDOUS WASTE, KNOWN OR UNKNOWN AT THE JOB SITE.

5. SWLA SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY UNAUTHORIZED CHANGES TO THE PLANS OR SUBSTITUTIONS OF SPECIFIED PRODUCTS. ALL PROPOSED CHANGES AND SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

6. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL CONTACT APPROPRIATE PUBLIC AGENCIES AS NECESSARY FOR REQUIRED REVIEW AND INSPECTION OF PLANS, WORK IN PROGRESS AND OF COMPLETED WORK. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING CODES, ORDINANCES AND REQUIREMENTS.

PLANTING NOTES

1. HYDROSEEDING:

A. SEED MIXES, MULCHES, BINDERS/TACKIFIERS, FERTILIZER, HUMATE, SOIL INOCULATES AND STRAW TO BE SPECIFIED BY PACIFIC COAST SEED, 925-373-4417. MIX BASED ON SITE CONDITIONS AND PLANTING TIME.

B. SEED MIXES: SEED VARIETIES AND QUANTITIES SHALL BE PREMIXED AND PACKAGED BY A COMMERCIAL SEED SUPPLIER IN BAGS OR CONTAINERS CLEARLY LABELED TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED NAMES, THE LOT NUMBER, NET WEIGHT, THE PERCENT OF WEED SEED CONTENT AND THE GUARANTEED PERCENTAGE OF PURITY AND GERMINATION. SEED SHALL BE OF COMMERCIAL QUALITY, OF THE BEST STANDARD OF PURITY AVAILABLE, AND CONFORM TO MINIMUM PURITY AND GERMINATION STANDARDS SPECIFIED BY SUPPLIER FOR EACH SPECIES. WEED SEED IN MIXES SHALL NOT EXCEED 0.5 PERCENT BY WEIGHT.

SEED	#/1000 SF
NATIVE HYDROSEED MIX (MIX TO BE DETERMINED)	10#/1000 SF (T.B.D.)
98% PURE / 85% GERMINATION	

C. HYDROSEEDING OF AREAS WITH TURF REINFORCEMENT MAT TO BE SEEDED PRIOR TO INSTALLATION OF MAT.

D. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION UNTIL SEEDS ARE ESTABLISHED.

E. HYDROSEED SHALL BE GUARANTEED FOR A PERIOD FROM ONE YEAR FROM THE TIME OF FINAL ACCEPTANCE OF THE PROJECT. AT THE END OF THIS PERIOD, AREAS OBSERVED BY THE LANDSCAPE ARCHITECT TO INDICATE SEED GERMINATION FAILURE SHALL BE RE-SEEDED AT NO ADDITIONAL COST TO THE OWNER.

2. TREE PLANTING:

A. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ON-SITE UTILITIES AND SUBGRADE IMPROVEMENTS PRIOR TO TREE PIT EXCAVATION.

B. CONTRACTOR AND LANDSCAPE ARCHITECT SHALL STAKE THE LOCATION OF ALL TREES PRIOR TO EXCAVATION OF THE TREE PITS. FOLLOWING EXCAVATION OF THE TREE PITS, THE LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT AND ORIENTATION OF ALL TREES.

C. CONTRACTOR SHALL HAND WATER TREES ON A WEEKLY BASIS UNTIL TREES ARE ESTABLISHED.

D. TREE PLANTING SHALL BE GUARANTEED FOR A PERIOD FROM ONE YEAR FROM THE TIME OF FINAL ACCEPTANCE OF THE PROJECT. AT THE END OF THIS PERIOD, SHOULD THE APPEARANCE OF ANY TREE INDICATE WEAKNESS OR NON-TYPICAL VIGOR, OR SHOULD A PLANT DIE-BACK AND LOSE THE FORM AND SIZE ORIGINALLY SPECIFIED DUE TO POOR IRRIGATION OR MAINTENANCE, THAT TREE SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.

- 3. FOR PLANT LIST SEE SHEET L2.0
- 4. FOR TREE PLANTING SEE 1/L2.0
- 5. FOR SHRUB PLANTING SEE 2/L2.0
- 6. FOR PLANT SPACING SEE 3/L2.0
- 7. FOR PLANTING SPECIFICATIONS, SEE L0.1

PLANTING SPECIFICATIONS

1. CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING ROOTS, INCLUDING GRINDING TREE STUMPS TO A MINIMUM OF 24" BELOW PROPOSED FINISH GRADE OF PLANTING OR PAVING AREAS.

2. FOLLOWING ACCEPTANCE OF GRADING, CONTRACTOR SHALL SUBMIT THREE 1-QUART SAMPLES FROM DIFFERENT SITE LOCATIONS TO A PRE-APPROVED INDEPENDENT SOILS TESTING LABORATORY. LAB SHALL EVALUATE SOIL CHEMICAL FERTILITY AND SHALL RECOMMEND SOIL AMENDMENTS TO IMPROVE FERTILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS OF ALL SOILS ANALYSIS.

3. CONTRACTOR SHALL SUBMIT CATALOG CUTS, GUARANTEED ANALYSIS AND/OR SAMPLES FOR THE FOLLOWING ITEMS FOR APPROVAL BY THE LANDSCAPE ARCHITECT:

A. LAWN SOD, SOIL AMENDMENTS, FERTILIZER AND PLANT TABLETS, BARK MULCH, REDDY STAKE, RHYZOME BARRIER, STEEL HEADER, AND GRAVEL PAVING.

4. SOIL PREPARATION:

A. CONTRACTOR SHALL PREPARE SOIL FOR PLANTING AS RECOMMENDED BY THE RESULTS OF THE SOILS TEST.

B. SUBSOIL IN ALL PLANTING AREAS SHALL BE SCARIFIED TO A DEPTH OF 12" WITH THE SPACING OF RIPPER TEETH NO GREATER THAN 1" ON CENTER. ALL ROCK AND OTHER DEBRIS MORE THAN 2" IN ANY DIMENSION SHALL BE REMOVED FROM THE PLANTING AREA.

C. DISTRIBUTE SOIL AMENDMENT AT RATE SPECIFIED BY RESULTS OF SOIL TEST.

D. TILL SOIL TO 12" DEPTH WITH ROTARY TILLER SO THAT AMENDMENT IS UNIFORMLY MIXED THROUGHOUT AND SOIL IS FRIABLE. IF SOIL IS DRY, ADD WATER TO OPTIMUM MOISTURE CONTENT. IF SOIL IS TOO WET, STOP WORK AND RESUME WHEN CONDITIONS ARE SATISFACTORY. REMOVE ALL ROCKS AND DEBRIS. LIMIT FINE GRADING TO AREAS WHICH CAN BE PLANTED SOON AFTER GRADING.

E. RAKE SMOOTH SOIL TO A FINISHED GRADE. PITCHED FOR PROPER DRAINAGE. ROUND ALL CHANGES IN GRADIENT AND ELIMINATE ALL DEPRESSIONS WHERE WATER WILL POOL.

5. WEED KILL:

A. FOLLOWING SOIL PREPARATION, ALL LANDSCAPE AREAS TO BE PLANTED OR SEEDED SHOULD BE IRRIGATED DURING A MINIMUM PERIOD OF 14 DAYS TO ALLOW FOR WEED GERMINATION.

B. FOLLOWING GERMINATION, AN APPROVED HERBICIDE SHALL BE APPLIED TO ALL PLANTING AREAS, ACCORDING TO MANUFACTURER'S RECOMMENDATION. CARE SHOULD BE TAKEN TO BUFFER SURROUNDING PROPERTIES, BUILDINGS AND EXISTING VEGETATION FROM OVERSPRAY.

C. ALLOW SPRAYED AREAS TO REMAIN UNTOUCHED FOR MINIMUM OF 10 DAYS OR ACCORDING TO MANUFACTURER'S RECOMMENDATION TO ALLOW FOR ADEQUATE WEED KILL.

D. WEEDS SHOULD BE CLEARED AND REMOVED PRIOR TO PLANTING.

E. LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR INSPECTION ON THE 10TH DAY AFTER APPLICATION. AREAS THAT DID NOT RECEIVE ADEQUATE TREATMENT AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL REQUIRE RE-APPLICATION.

6. FINISH GRADING:

A. WHEN WEEDING, SOIL PREPARATION, AND SOIL CONDITIONING HAVE BEEN COMPLETED AND SOIL HAS BEEN THOROUGHLY WATER SETTLED, ALL PLANTING AREAS SHALL BE SMOOTH GRADED, READY FOR PLACEMENT OF PLANT MATERIAL, AND SODDING, SLOPE ALL GRADES AWAY FROM BUILDINGS AND MAKE MINOR ADJUSTMENTS TO DIRECT DRAINAGE TOWARD DRAINAGE FACILITIES.

B. FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH PLANTING.

7. FERTILIZATION:

A. APPLY TOP-DRESS FERTILIZER IN ALL LAWN, GROUND COVER, SHRUB AND VINE POCKET AREAS AS SPECIFIED BY RESULTS OF THE SOILS TEST. WATER BED THOROUGHLY AFTER FERTILIZER APPLICATION.

8. TREE PLANTING:

A. CONTRACTOR SHALL EXAMINE AREAS TO RECEIVE PLANTING PRIOR TO COMMENCEMENT OF WORK. ITEMS TO BE EXAMINED INCLUDE INSTALLATION OF HEADERS, ADJUSTMENT OF GRADES FOR MULCHING, IRRIGATION INSTALLATION, SOIL PREPARATION, AND COMPLETED WORK OF OTHER TRADES.

B. LAYOUT ALL PLANTS AT LOCATIONS SHOWN ON DRAWINGS. MAKE MINOR ADJUSTMENTS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, EXISTING SITE IMPROVEMENTS, ETC. SPOT TREES IN THEIR CONTAINERS OR STAKE LOCATIONS. SECURE APPROVAL OF LOCATIONS BY THE LANDSCAPE ARCHITECT BEFORE EXCAVATING HOLES.

C. EXCAVATE HOLES AS SHOWN ON THE DRAWINGS SO THAT AFTER SETTLEMENT, THE CROWN OF THE PLANT WILL BE 2" ABOVE SURROUNDING GRADE. SCARIFY ALL SIDES OF HOLE.

D. PLACE SPECIFIED FERTILIZER TABLETS 4-INCHES BELOW FINISHED GRADE IN AS FOLLOWS: 1 GALLON / 1 TABLET, 5 GALLON / 3 TABLETS, 15 GALLON / 5 TABLETS, 24" BOX / 8 TABLETS AND 36" BOX / 12 TABLETS.

E. PRUNE ONLY AS NECESSARY TO REMOVE INJURED TWIGS AND FOLIAGE UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.

F. MULCH: FOLLOWING INSTALLATION OF PLANTS, MULCH ALL PLANTING AREAS WITH 2" OF SPECIFIED BARK OR 2" OF SPECIFIED GRAVEL MULCH AS SHOWN ON THE DRAWINGS.

9. HYDROSEEDING:

A. SEED MIXES, MULCHES, BINDERS/TACKIFIERS, FERTILIZER, HUMATE, SOIL INOCULATES AND STRAW TO BE SPECIFIED BY PACIFIC COAST SEED MIX BASED ON SITE CONDITIONS AND PLANTING TIME.

B. SEED MIXES: SEED VARIETIES AND QUANTITIES SHALL BE PREMIXED AND PACKAGED BY A COMMERCIAL SEED SUPPLIER IN BAGS OR CONTAINERS CLEARLY LABELED TO SHOW THE NAME AND ADDRESS OF THE SUPPLIER, THE SEED NAMES, THE LOT NUMBER, NET WEIGHT, THE PERCENT OF WEED SEED CONTENT AND THE GUARANTEED PERCENTAGE OF PURITY AND GERMINATION. SEED SHALL BE OF COMMERCIAL QUALITY, OF THE BEST STANDARD OF PURITY AVAILABLE, AND CONFORM TO MINIMUM PURITY AND GERMINATION STANDARDS SPECIFIED BY SUPPLIER FOR EACH SPECIES. WEED SEED IN MIXES SHALL NOT EXCEED 0.5 PERCENT BY WEIGHT.

SEED	#/1000 SF
NATIVE HYDROSEED MIX (MIX TO BE DETERMINED)	10#/1000 SF
98% PURE / 85% GERMINATION	

10. TREE PLANTING:

A. TREE STAKES: 2" DIAMETER X 10' TALL LODGEPOLE PINE TREATED WITH COPPER NAPHTHANATE. CHAMFERED TOP AND BOTTOM IN LENGTHS AS INDICATED ON THE DRAWINGS. INSTALL TWO PER 15-GALLON TREES, AS SHOWN ON THE DRAWINGS.

B. TREE STRAPS: ARBOR TIE, AS MANUFACTURED BY DEEP ROOT PARTNERS, SAN FRANCISCO, CA, 415-437-9700 OR EQUAL.

11. GUARANTEE/MAINTENANCE:

A. MAINTENANCE PERIOD: THAT PERIOD WHICH ENCOMPASSES ALL MAINTENANCE FROM SUBSTANTIAL COMPLETION OF THE PLANTING WORK AND ACCEPTANCE OF THE WORK FOR 90 CALENDAR DAYS THEREAFTER. FINAL ACCEPTANCE OF THE WORK WILL MARK THE END OF THIS PERIOD. MAINTENANCE SHALL INCLUDE:

I. ALL WATERING, WEEDING, CULTIVATION, AND SPRAYING NECESSARY TO KEEP THE PLANTS IN A HEALTHY, GROWING CONDITION AND TO KEEP THE AREAS NEAT AND ATTRACTIVE THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIODS.

II. FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY THE SOILS TEXT AND BY THE MANUFACTURER FOR THE LOCAL SEASONAL AND CLIMATIC CONDITIONS.

III. CONTRACTOR SHALL CHECK THE IRRIGATION SYSTEM FOR PROPER OPERATION ON A WEEKLY BASIS. THE CONTROLLER SHALL BE SET AND PROGRAMMED TO MEET THE SEASONAL REQUIREMENTS FOR THE PLANT MATERIAL. ALL HEADS SHALL BE ADJUSTED TO PROVIDE FULL COVERAGE. ANY DAMAGED OR MALFUNCTIONING HEADS SHALL BE REPLACED WITHIN ONE WATERING PERIOD AT NO COST TO THE OWNER.

IV. CONTRACTOR SHALL KEEP THE PROJECT SITE FREE OF DEBRIS AND IN A NEAT AND ATTRACTIVE CONDITION DURING THE MAINTENANCE PERIOD.

B. GUARANTEE PERIOD: THAT PERIOD WHICH ENCOMPASSES THE REPLACEMENT OF DYING OR UNHEALTHY PLANT MATERIAL DUE TO MALFUNCTION OF THE IRRIGATION SYSTEM FROM THE TIME OF FINAL ACCEPTANCE FOR ONE FULL CALENDAR YEAR.

C. DURING THE CONSTRUCTION, MAINTENANCE, AND GUARANTEE PERIODS, SHOULD THE APPEARANCE OF ANY PLANT INDICATE WEAKNESS OR NON-TYPICAL VIGOR, OR SHOULD A PLANT DIE-BACK AND LOSE THE FORM AND SIZE ORIGINALLY SPECIFIED DUE TO MALFUNCTION OF THE IRRIGATION SYSTEM THAT PLANT SHALL BE REPLACED IMMEDIATELY BY THE CONTRACTOR AT NO COST TO THE OWNER.

12. PROJECT CLOSE-OUT:

A. NO LESS THAN 30 DAYS BEFORE THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST THE LANDSCAPE ARCHITECT IN WRITING, TO INSPECT THE PLANTING WORK.

B. INSPECTION OF ALL PLANTING WORK IS TO DETERMINE THAT ALL PLANT MATERIAL IS ALIVE AND HEALTHY AND CONFORMS TO THE REQUIREMENTS OF THE CONTRACT.

C. ACCEPTANCE OF PLANT MATERIAL AND LAWN BY THE LANDSCAPE ARCHITECT IN WRITING, WILL CONSTITUTE PROJECT CLOSE-OUT.

13. CLEAN UP:

A. CONTRACTOR SHALL KEEP ALL AREAS OF WORK CLEAN, NEAT AND ORDERLY AT ALL TIMES.

B. ANY SOIL, MULCH OR OTHER MATERIAL THAT HAS BEEN BROUGHT ONTO PAVED AREAS SHALL BE REMOVED PROMPTLY UPON COMPLETION OF THE DAY'S PLANTING. ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE FOLLOWING THE COMPLETION OF PLANTING.

C. UPON COMPLETION OF WORK, REMOVE ALL SURFACE MATERIAL, TOOLS RUBBISH AND DEBRIS RESULTING FROM THE WORK.

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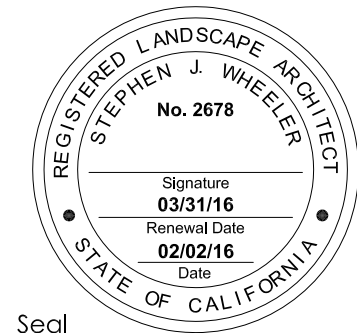
**SITE &
EROSION CONTROL
IMPROVEMENTS FOR
SUTRO TOWER**
**1 LA AVANZADA ST
SAN FRANCISCO
CALIFORNIA**

Project

LANDSCAPE NOTES

Drawing Title

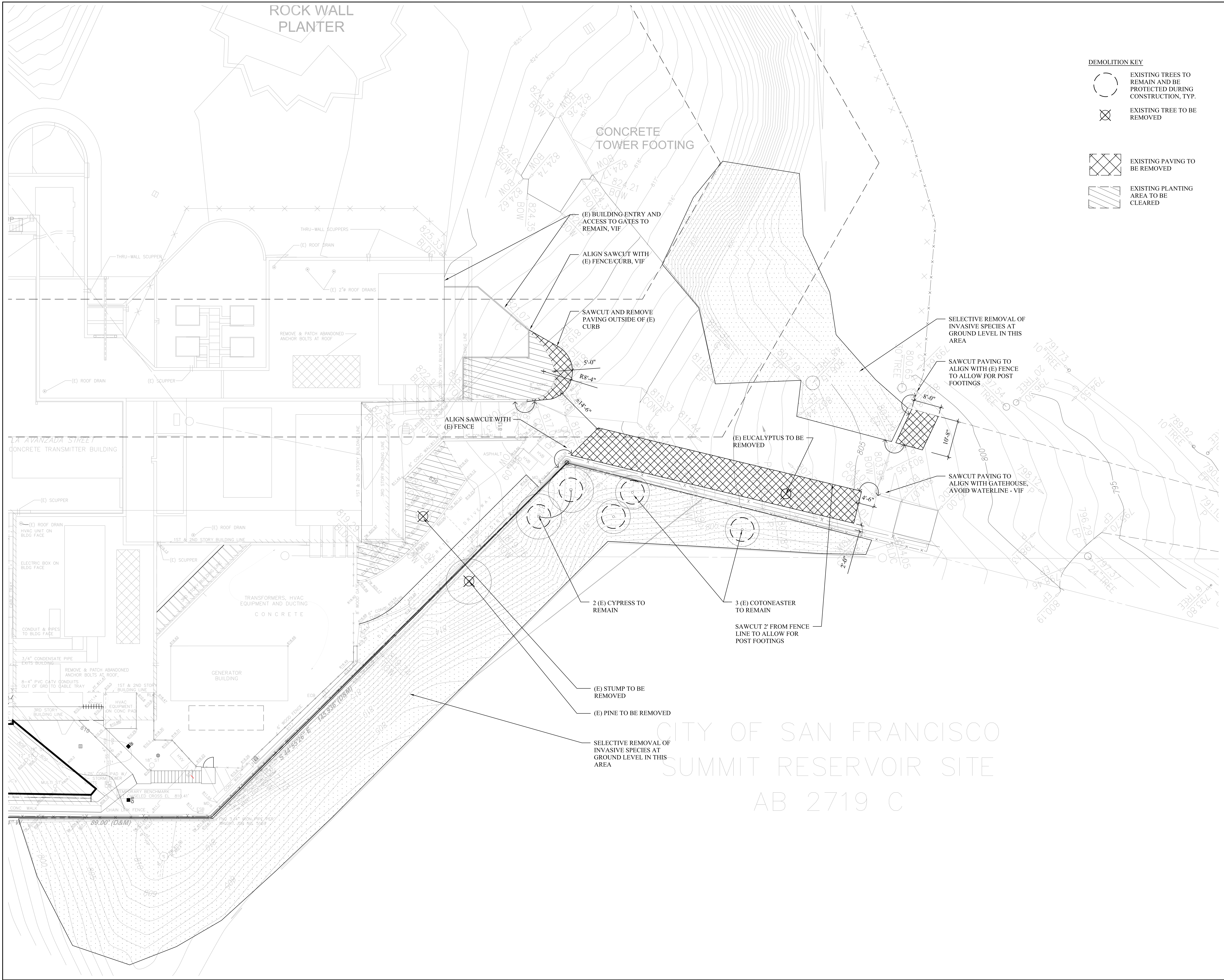
Commission 212121	Checked SIW	Date 02/02/16
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Drawing No.

L-0.1

Seal



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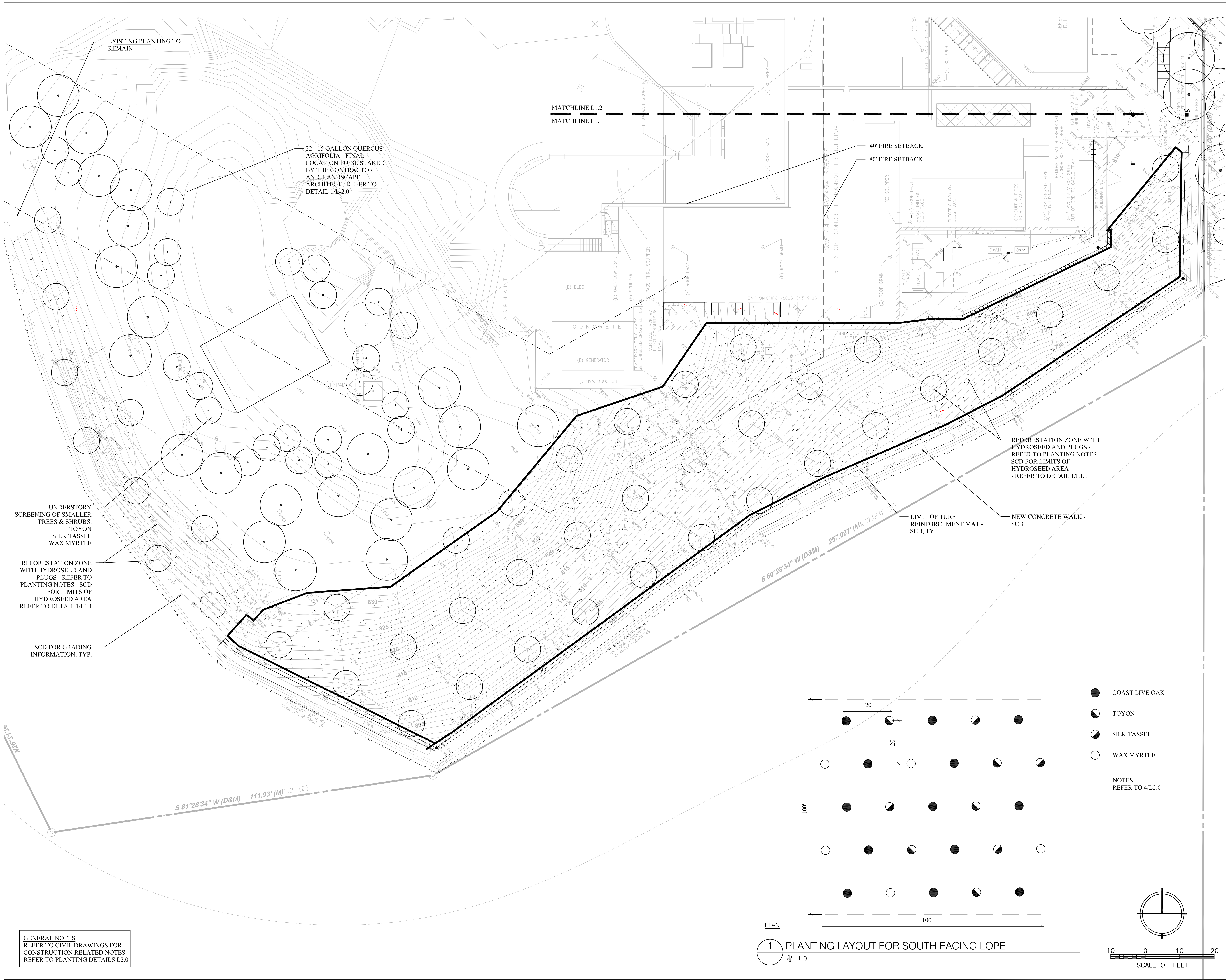
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1 LA AVANZADA ST
SAN FRANCISCO
CALIFORNIA
Project

DEMOLITION PLAN
Drawing Title

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L-1.0
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Drawing No.



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Project

PLANTING PLAN

Drawing Title

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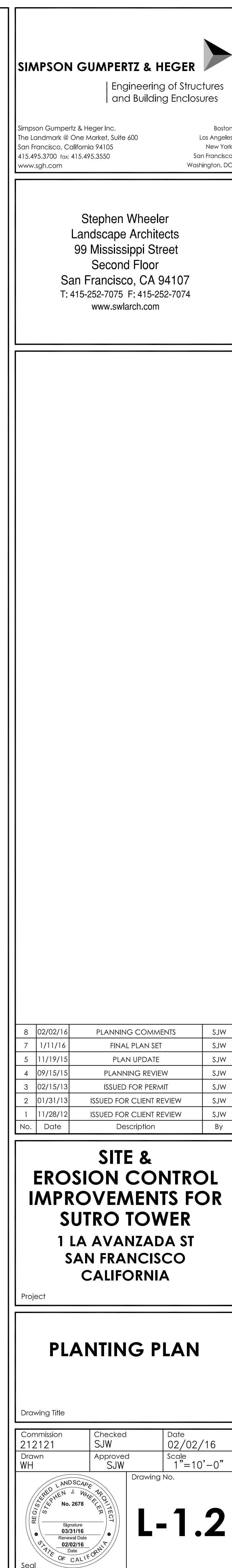
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No. 2678
STEPHEN J. WHEELER
Signature
03/31/16
Retained Date
09/02/16
Date

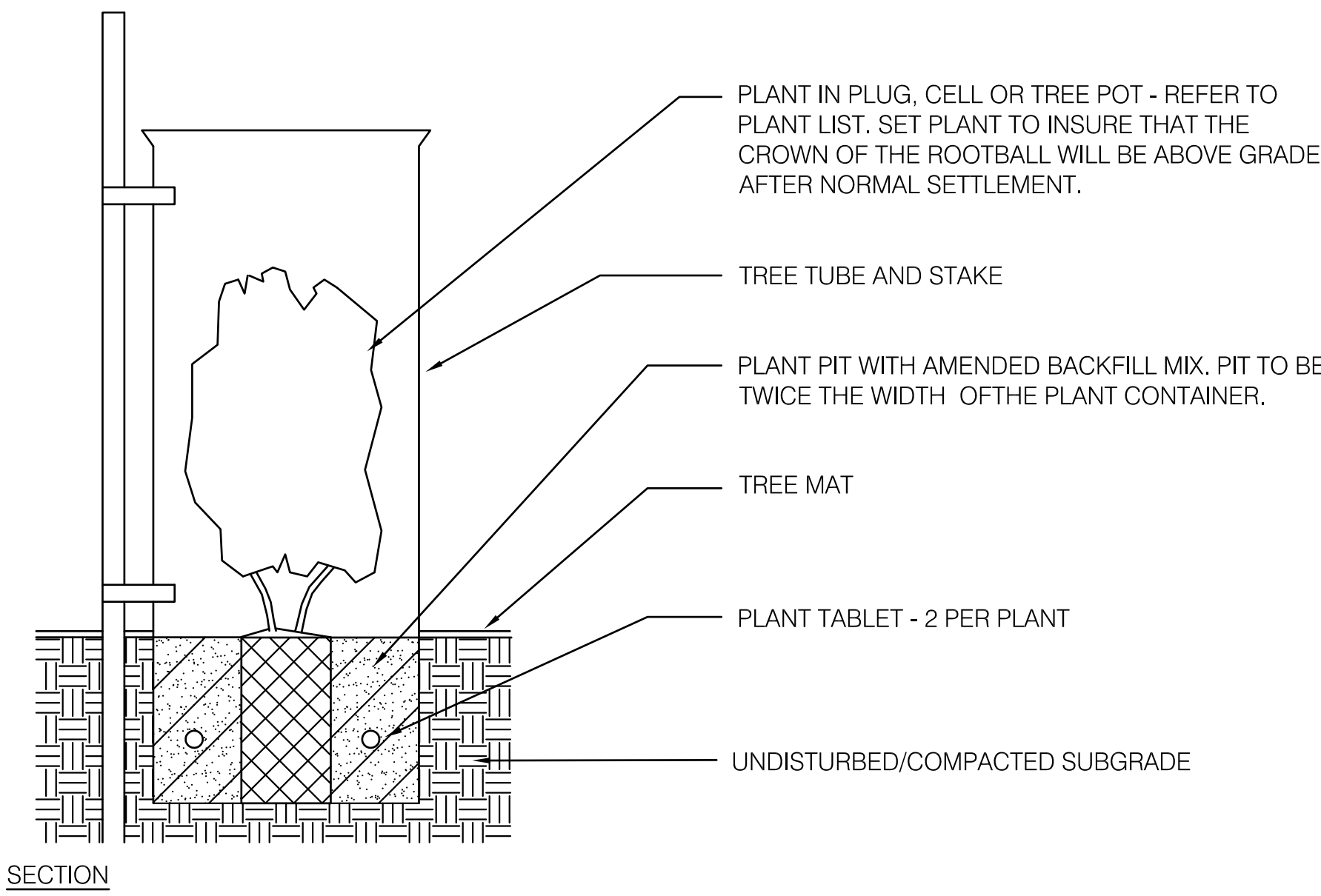
STATE OF CALIFORNIA

Seal

Drawing No.

L-1.1

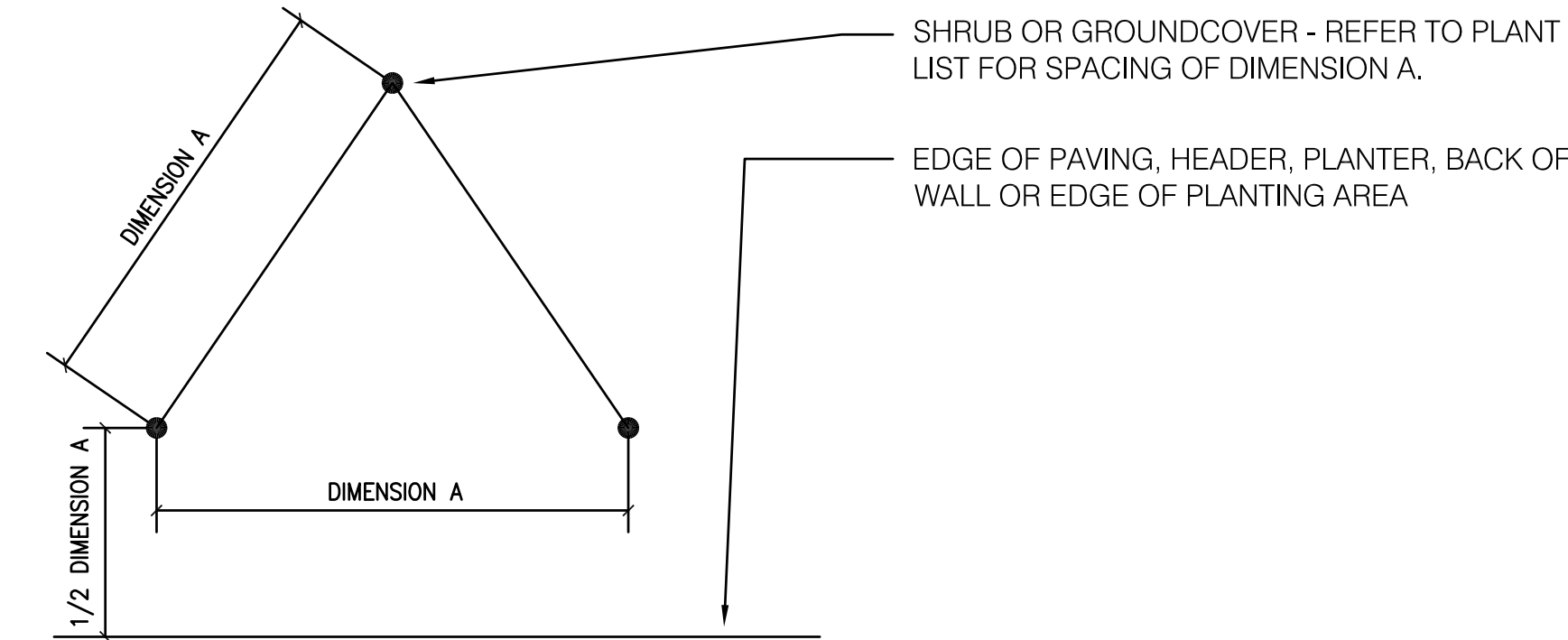




SECTION

4 REVEGETATION PLANTING

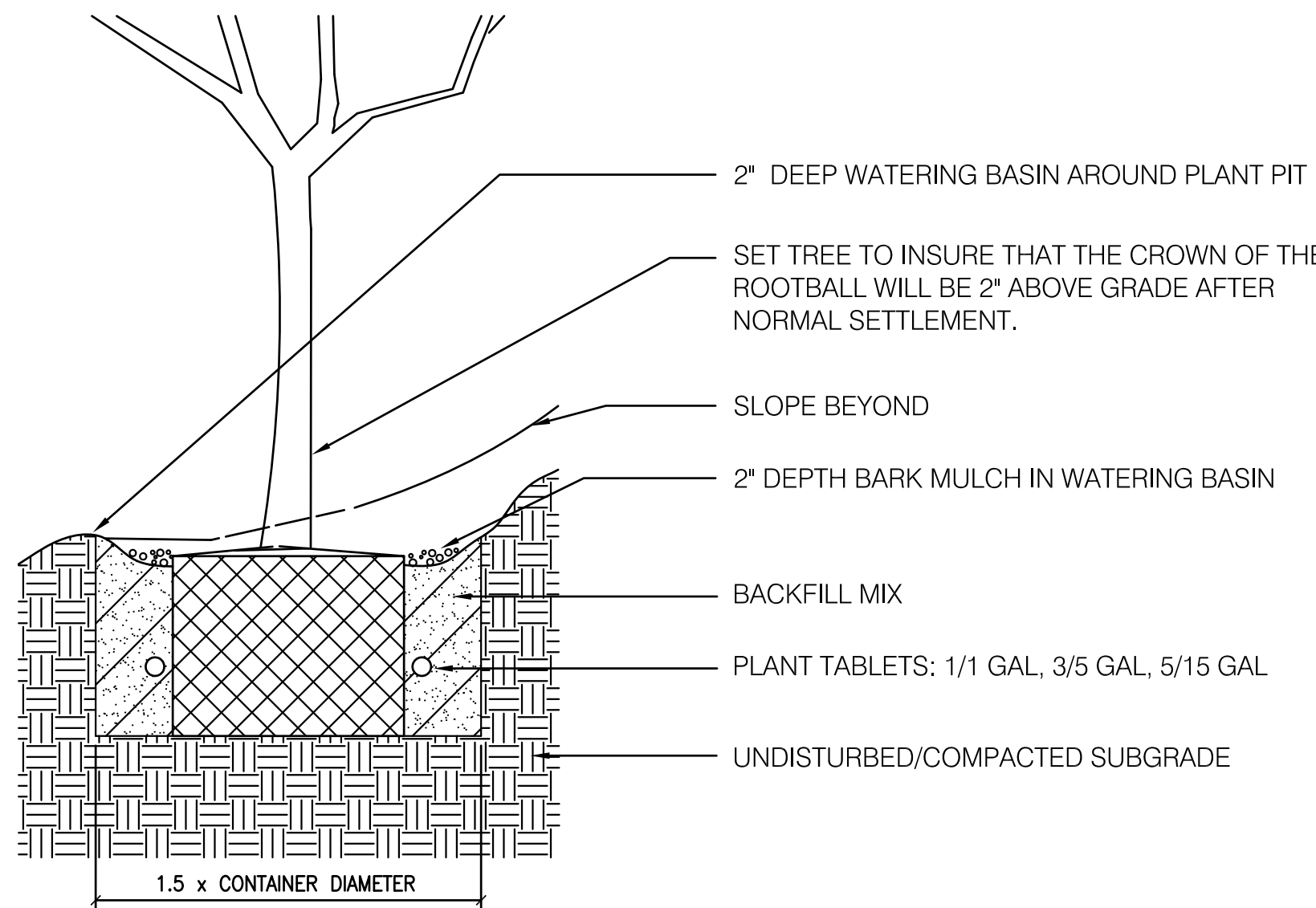
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PLAN

2 TRIANGULAR SPACING

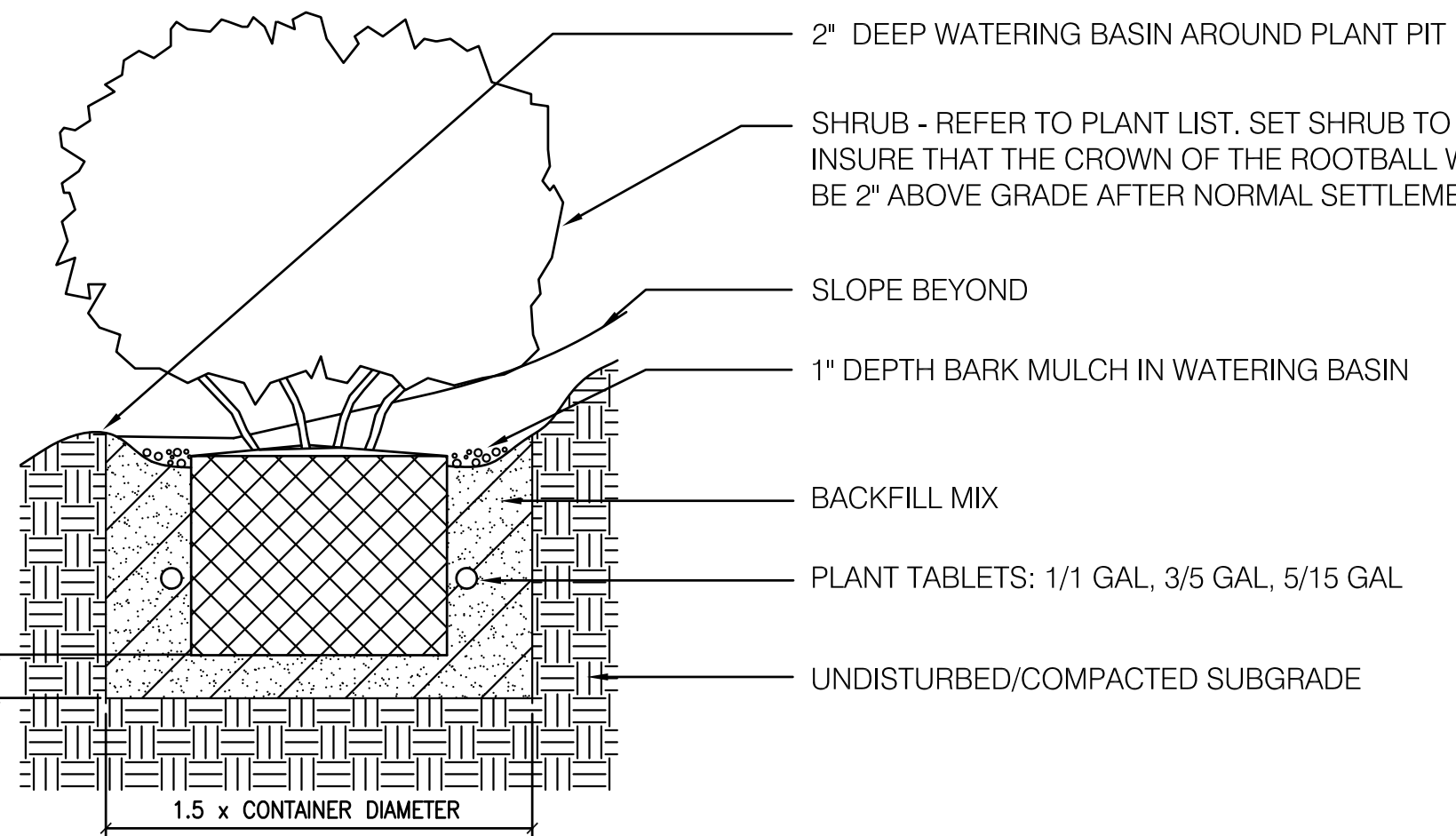
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SECTION

4 HILLSIDE PLANTING

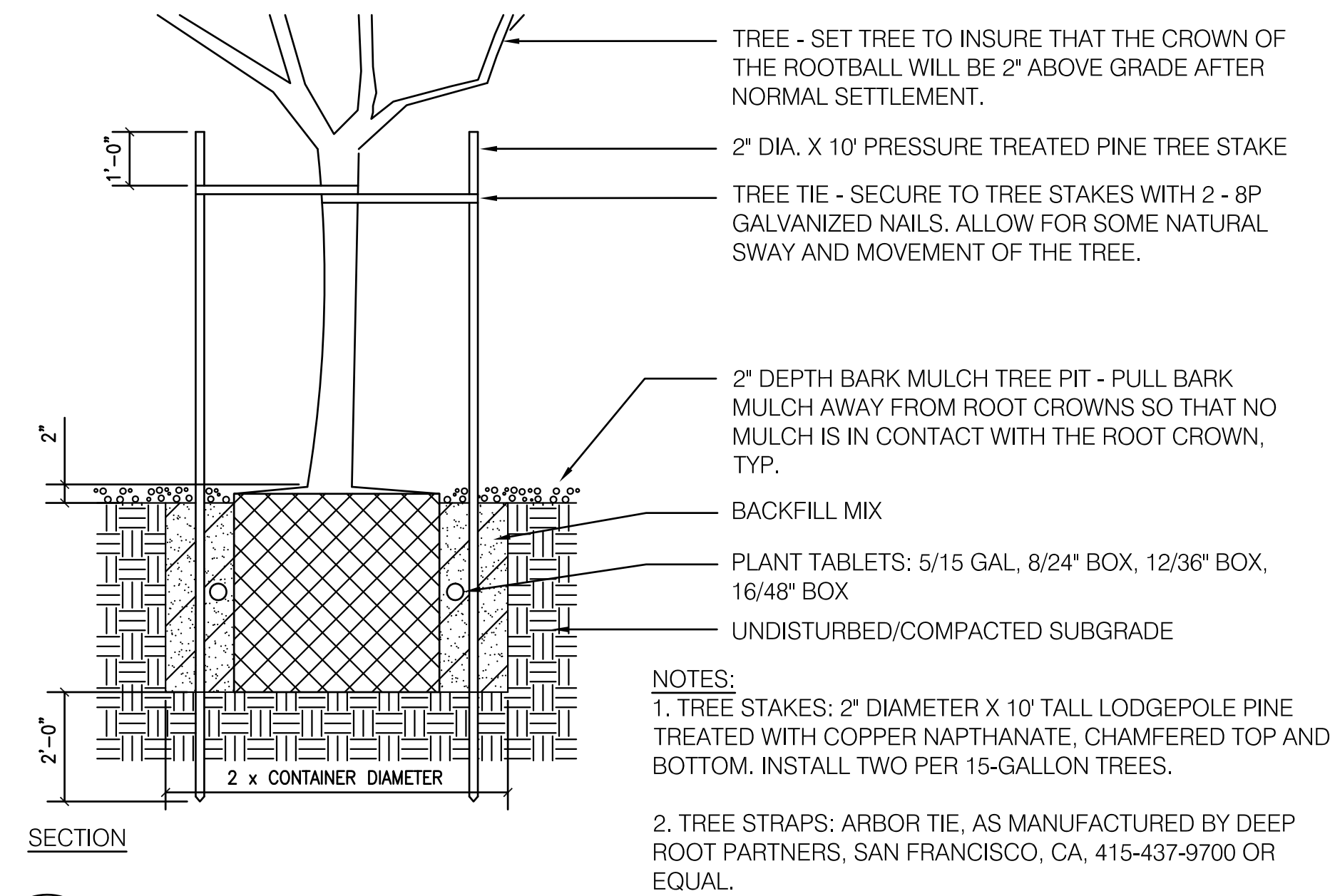
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SECTION

6 HILLSIDE PLANTING

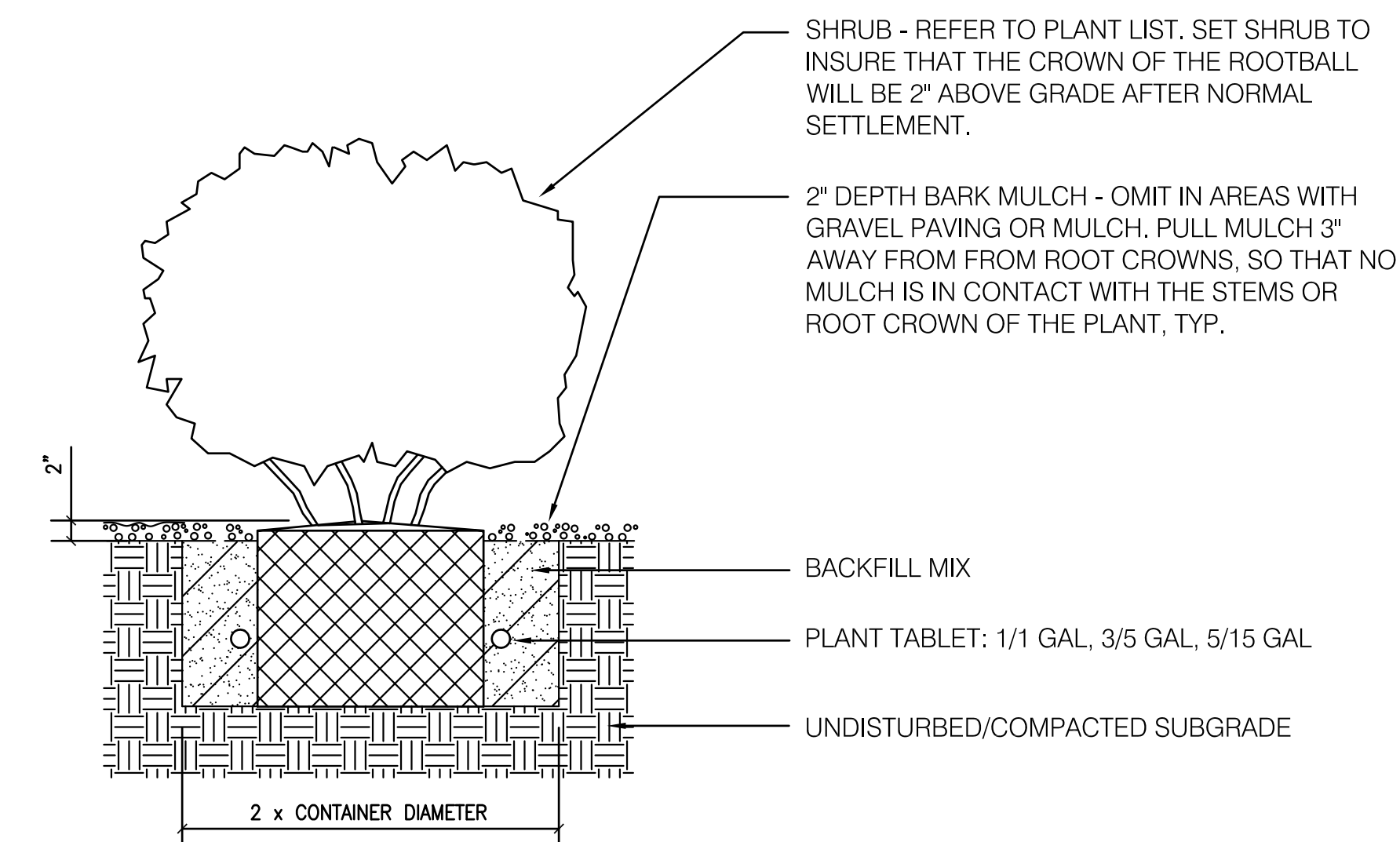
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SECTION

1 TREE PLANTING

NO SCALE



SECTION

2 SHRUB PLANTING

NO SCALE

PLANT LIST						
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
CRH		CEANOTHUS 'RAY HARTMAN'	RAY HARTMAN CALIFORNIA LILAC	REFER TO PLANS		
GE		GARRYA ELLIPTICA	SILK TASSEL	15 GAL		
HA		HETEROMELES ARBUTIFOLIA	TOYON	15 GAL		
QA		QUERCUS AGRIFOLIA	COAST LIVE OAK	REFER TO PLANS		
SHRUBS						
CTT		CEANOTHUS THYRSIFLORUS	CALIFORNIA LILAC BLUE BLOSSOM	5 GAL		
MC		MYRICA CALIFORNICA	WAX MYRTLE	5 GAL		
GROUND COVERS						
-	BPP	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GAL	5' O.C.	
-	CYP	CEANOTHUS GRISEUS 'HORIZONTALIS' 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	1 GAL	8' O.C.	
SEED MIXES						
SAN FRANCISCO HABITAT MIX			REFER TO SPECIFICATIONS			

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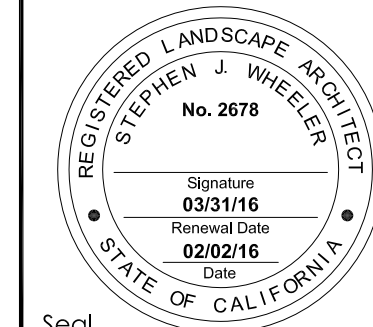
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PLANTING DETAILS

Drawing Title

Commission 212121	Checked SJW	Date 02/02/16
Drawn WH	Approved SJW	Scale SHOWN



Drawing No.

L-2.0

Seal

Trees, shrubs, and Ground Cover Recommended for Planting at Sutro Tower Site

Trees

Characteristics:

Species	Foliage	Leaf Color	Flowers/Fruit	Shape	Mature Height (ft)	Rate of Height Growth ("/yr)	Screen	Hedge
Coast Live Oak (<i>Quercus agrifolia</i>)	evergreen	dark glossy green	inconspicuous flowers acorn	rounded, umbrella	65	24	✓	✓
Toyon (<i>Heteromeles arbutifolia</i>)	evergreen	dark glossy green	showy, white flowers small red berry	rounded or vase Shape	25	12-24	✓	✓
Silk tassel (<i>Garrya elliptica</i>)	evergreen	gray green or dark green	showy, green or yellow flowers small purple berry	rounded	25	24	✓	✓
Wax myrtle (<i>Myrica californica</i>)	evergreen	dark glossy green	Inconspicuous flowers purple single seeded berry	conical or oval	20-25	24	✓	✓

Site Conditions:

Species	Sunset Zone ¹	USDA Hardiness Zone ²	Exposure	Soil Moisture	Drought Tolerance	Soil Texture	Soil pH	Litter Maintenance Issues	Fire Resistance	Wildlife Habitat Value
Coast Live Oak (<i>Quercus agrifolia</i>)	5-7 10-12 14-24	9-10	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	high
Toyon (<i>Heteromeles arbutifolia</i>)	5-9 14-24	9-11	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	high
Silk tassel (<i>Garrya elliptica</i>)	5-9 14-21	7-10	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	moderate
Wax myrtle (<i>Myrica californica</i>)	4-9 14-24	7-10	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	moderate

¹ San Francisco = 17; ² San Francisco = 10

Shrubs

Characteristics:

Species	Foliage	Leaf Color	Flowers/Fruit	Shape	Mature Height (ft)	Rate of Height Growth ("/yr)	Screen	Hedge
Blue Blossom (<i>Ceanothis thyrsiflorus</i>)	evergreen	glossy, medium to dark green	Showy blue flowers Small black or purple capsule	Oval or rounded	10-20	24-36	✓	
Ray Hartman Ceanothus (<i>Ceanothus arboreus</i> x <i>C. griseus</i>)	evergreen	dark green	showy, medium blue flowers small purple capsule	Oval or rounded	10-20	12-24	✓	
Silver Lupine (<i>Lupinus albifrons</i>)	evergreen	gray green or dark green	Light blue flowers small purple berry	rounded	3-5	24	✓	✓

Site Conditions:

Species	Sunset Zone ¹	USDA Hardiness Zone ²	Exposure	Soil Moisture	Drought Tolerance	Soil Texture	Soil pH	Litter Maintenance Issues	Fire Resistance	Wildlife Habitat Value
Blue Blossom (<i>Ceanothis thyrsiflorus</i>)	4-7 14-24	8-10	Full sun to partial shade	Moist to dry	tolerant	loam or sand	Highly acid to slightly alkaline	none	favorable	moderate
Ray Hartman Ceanothus (<i>Ceanothus arboreus</i> x <i>C. griseus</i>)	4-7 14-24	9-11	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	moderate
Silver Lupine (<i>Lupinus albifrons</i>)	5-9 14-21	6-10	Full sun	Moist to dry	tolerant	loam or sand, well drained	Slightly acid to slightly alkaline	none	low	Host plant for Mission blue butterfly

¹ San Francisco = 17; ² San Francisco = 10

Ground Cover

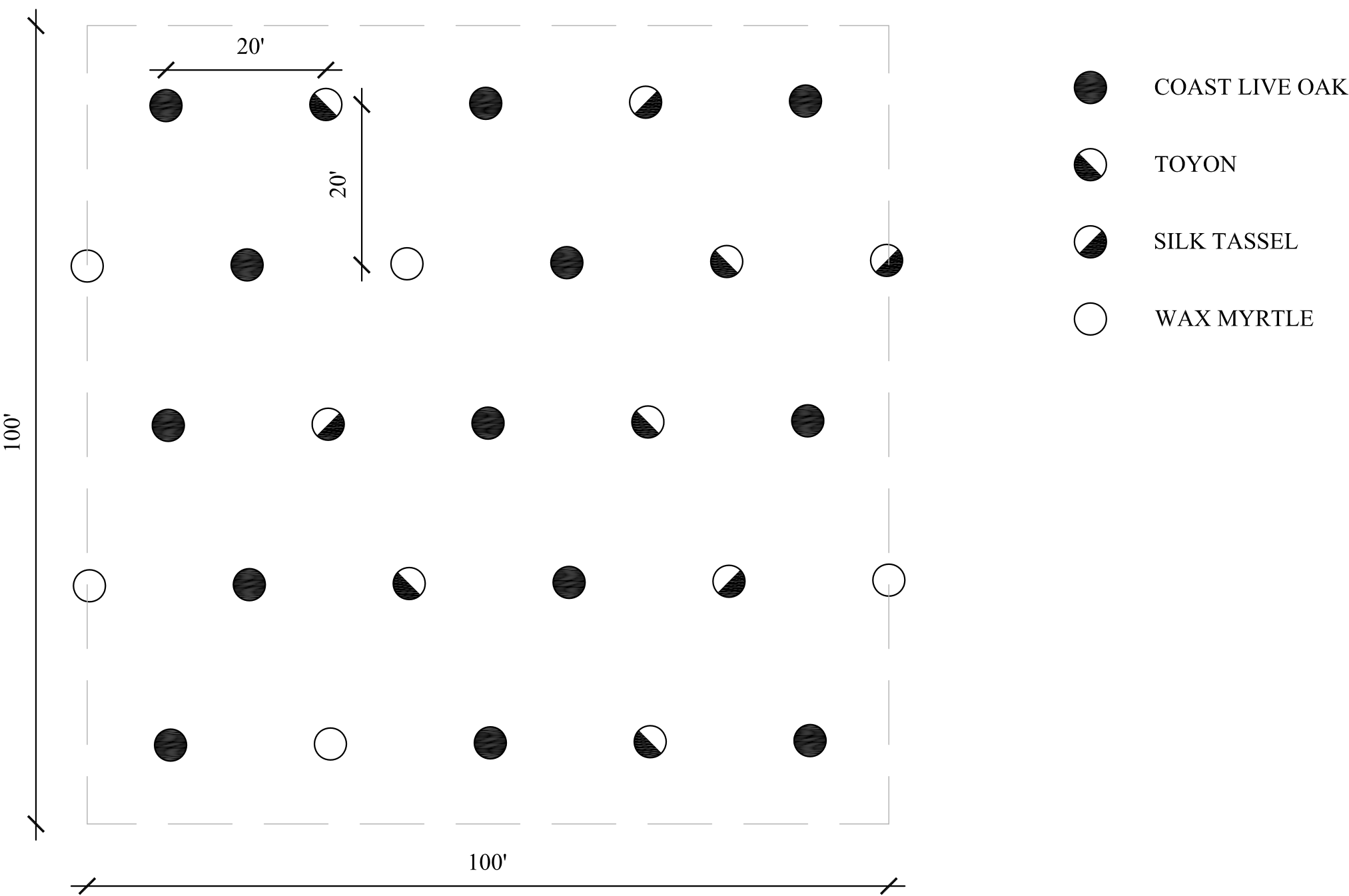
Characteristics:

Species	Foliage	Leaf Color	Flowers/Fruit	Shape	Mature Height (ft)	Rate of Height Growth ("/yr)
Yankee Point California Lilac (<i>Ceanothis griseus horizontalis</i> 'Yankee Point')	evergreen	glossy, dark green	Showy medium blue flowers Small black or purple capsule	Flat to rounded	3	??
Dwarf Coyote Brush (<i>Baccharis pilularis</i> 'Twin Peaks')	evergreen	dark green	Small white flowers small achene	Flat to rounded	1-2	??

Site Conditions:

Species	Sunset Zone ¹	USDA Hardiness Zone ²	Exposure	Soil Moisture	Drought Tolerance	Soil Texture	Soil pH	Litter Maintenance Issues	Fire Resistance	Wildlife Habitat Value
Yankee Point California Lilac (<i>Ceanothis griseus horizontalis</i> 'Yankee Point')	4-7 14-24	8-10	Full sun to partial shade	Moist to dry	tolerant	Clay, loam, or sand	Slightly acid to slightly alkaline	none	favorable	low
Dwarf Coyote Brush (<i>Baccharis pilularis</i> 'Twin Peaks')	5-11 14-24	8-11	Full sun	Moist to dry	tolerant	Clay, loam, or sand	Highly acid to slightly alkaline	none	favorable	low

¹ San Francisco = 17; ² San Francisco = 10



PLAN

1
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PLANTING LAYOUT FOR SOUTH FACING LOPE

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8	02/02/16	PLANNING COMMENTS	SJW
7	1/11/16	FINAL PLAN SET	SJW
5	11/19/15	PLAN UPDATE	SJW
4	09/15/15	PLANNING REVIEW	SJW
3	02/15/13	ISSUED FOR PERMIT	SJW
2	01/31/13	ISSUED FOR CLIENT REVIEW	SJW
1	11/28/12	ISSUED FOR CLIENT REVIEW	SJW
No.	Date	Description	By

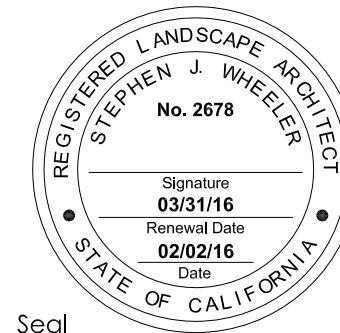
**SITE &
EROSION CONTROL
IMPROVEMENTS FOR
SUTRO TOWER**
1 LA AVANZADA ST
SAN FRANCISCO
CALIFORNIA

Project

PLANT KEY

Drawing Title

Commission 212121	Checked SJW	Date 02/02/16
Drawn WH	Approved SJW	Scale



Drawing No.

L-3.0

Seal