



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 12, 2012

TO: **Architectural Review Committee (ARC) of the Historic Preservation Commission**

FROM: Pilar LaValley, Preservation Planner, (415) 575-9084

REVIEWED BY: Tim Frye, Preservation Coordinator

RE: Review and Comment for 708 Davis Street (Better Place Electric Vehicle Battery Changing Station)
Case No. 2011.0968AC

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The Planning Department (Department) and the Project Sponsor (Sponsor) are requesting review and comment before the Architectural Review Committee (ARC) regarding the proposal to construct a one-story building at 708 Davis Street (Assessor's Block 0140, Lot 008). The subject property, which is currently utilized as a surface parking lot, is a non-contributing resource to the Northeast Waterfront Historic District.

PROJECT DESCRIPTION

The proposed project involves construction of a one-story building for Better Place Inc., a company that will utilize the structure as an electric vehicle battery changing station and visitor center. The proposed project, based on architectural plans by Stantec Consulting Inc., would consist of a group of interconnected structures including a long, narrow building with roof deck, a drive-through garage bay, metal equipment containers behind screen walls, and several business signs. The proposed structure would be clad with ACM (aluminum composite) panels, channel glass (Bendheim), and corrugated metal. The building will be free-standing with a substantial setback from the street of between 16' and 26'. A one-way driveway will enter at the north side of the parcel and extend to the rear, where there will be several surface parking spaces, and will exit through the garage bay. Proposed signs consist of a large, free-standing, internally illuminated, double-faced sign and an internally illuminated wall sign.

OTHER ACTIONS REQUIRED

The proposed project is being brought to the ARC for comment prior to review by the HPC of a request for a Certificate of Appropriateness for new construction in the Northeast Waterfront Historic District. The Planning Department is in the process of reviewing the proposed project's Environmental Evaluation application. The project also requires a General Plan Referral for transfer of City-owned property and Conditional Use Authorization from the Planning Commission for introduction of an automotive service station use in the Northeast Waterfront 3 Special Use District.

SURROUNDING CONTEXT

The project site is located at the southeastern edge of the Northeast Waterfront Historic District. Adjacent to the project site, to north and south, are two-story, brick buildings that are contributing resources to the historic district. On the opposite side of Davis Street (proposed future home of the relocated Teatro

Zinzanni), and to the rear of the project site, are surface parking lots.

PROVISIONS OF ARTICLE 10, APPENDIX D

For the Certificate of Appropriateness, the HPC will be reviewing the proposal for conformance with Article 10, Appendix D of the Planning Code, and with the *Secretary of the Interior's Standards*. Specifically, the HPC will make findings regarding compliance with Sections 6 and 7 of Article 10, Appendix D, which address the architectural and visual characteristics that define this district, including façade line continuity, fenestration and design elements for new construction, and appropriate roof treatments.

Section 6 of Appendix D, Article 10, identifies the character-defining features and typical elements of the Northeast Waterfront Historic District. According to this information, building heights are generally within a six-story range and are of typical warehouse design, large in bulk, often with large arches and openings. Fenestration generally consists of minimal, deeply recessed, windows that are rhythmically spaced. Larger industrial sash windows occur in structures built from the 1920's and onward. Standard brick masonry is predominant although there is also reinforced concrete and several brick facades that have been covered with stucco. Typical facing materials give a rough-textured appearance with red brick typical, with some yellow and painted brick. Muted earth tones predominate in shades of red, brown, green, gray, and blue.

Section 7 of Appendix D, Article 10, provides guidance regarding additional review provisions for certain features of projects proposed in the Northeast Waterfront Historic District. In short, setbacks and arcades at façade are not appropriate, new construction should reflect in design the predominant use of deeply recessed, limited fenestration where there is a concentration of older brick buildings or design elements of newer concrete or stucco industrial-style buildings where these predominate, and roofs characterized by numerous regularly spaced industrial skylights are preferred.

REQUESTED ACTION

The Department and Project Sponsor seek comments on:

- Compliance of proposed design with Appendix D of Article 10, specifically the provisions of Sections 6 and 7.
- Conformance of the proposed design with the *Secretary of the Interior's Standards*.
- Recommendations regarding any elements of the proposed design to bring such into compliance with Article 10 and/or the *Secretary of the Interior's Standards*.

ATTACHMENTS

Architectural plans and renderings
Photographs



708 Davis St.



708 Davis St.



708 Davis St.



708 Davis St.



708 Davis St.



708 Davis St.



708 Davis St.



708 Davis St.



708 Davis St.



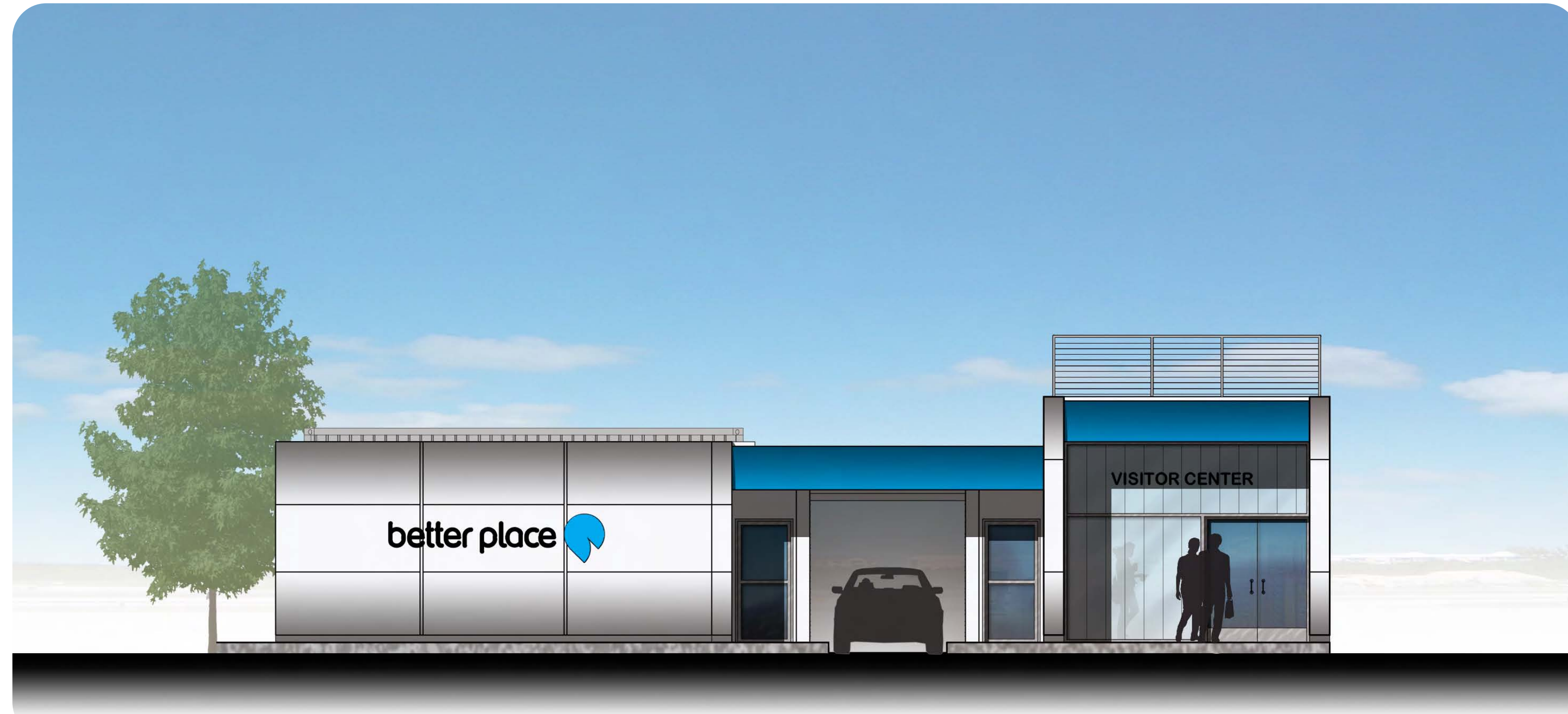
708 Davis St.



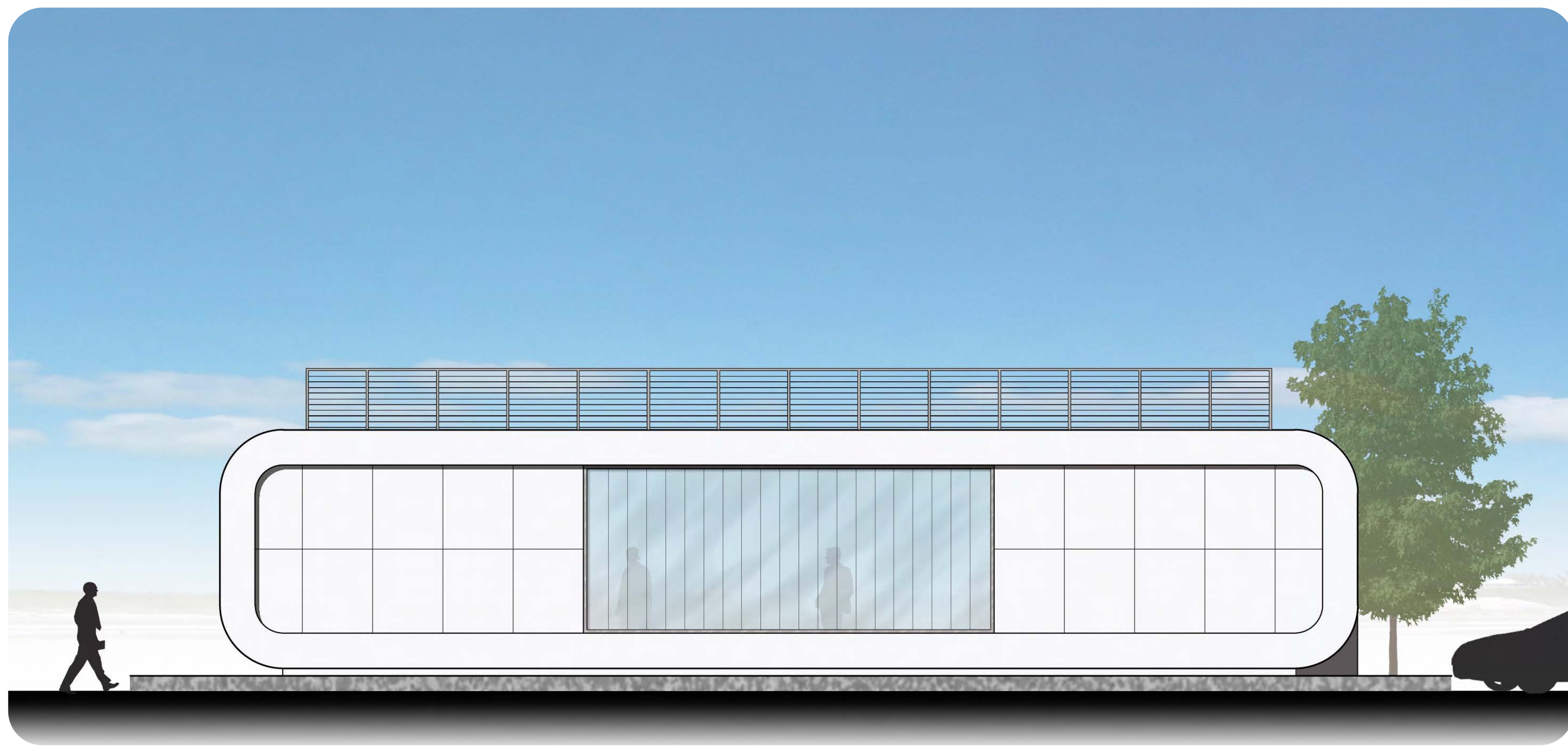
Proposed Improvements - View From Davis St.



Detail - Glass material



South Elevation

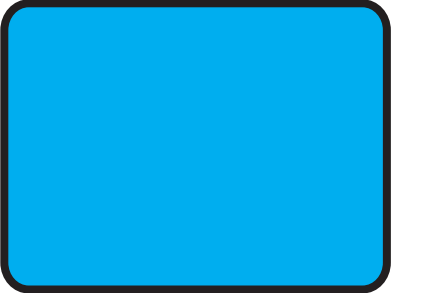


East Elevation

Color Legend:

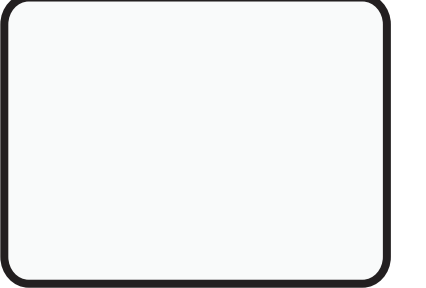


BETTER PLACE WHITE
RAL 9003



BETTER PLACE CYAN
PANTONE 100% BASIC
PROCESS CYAN

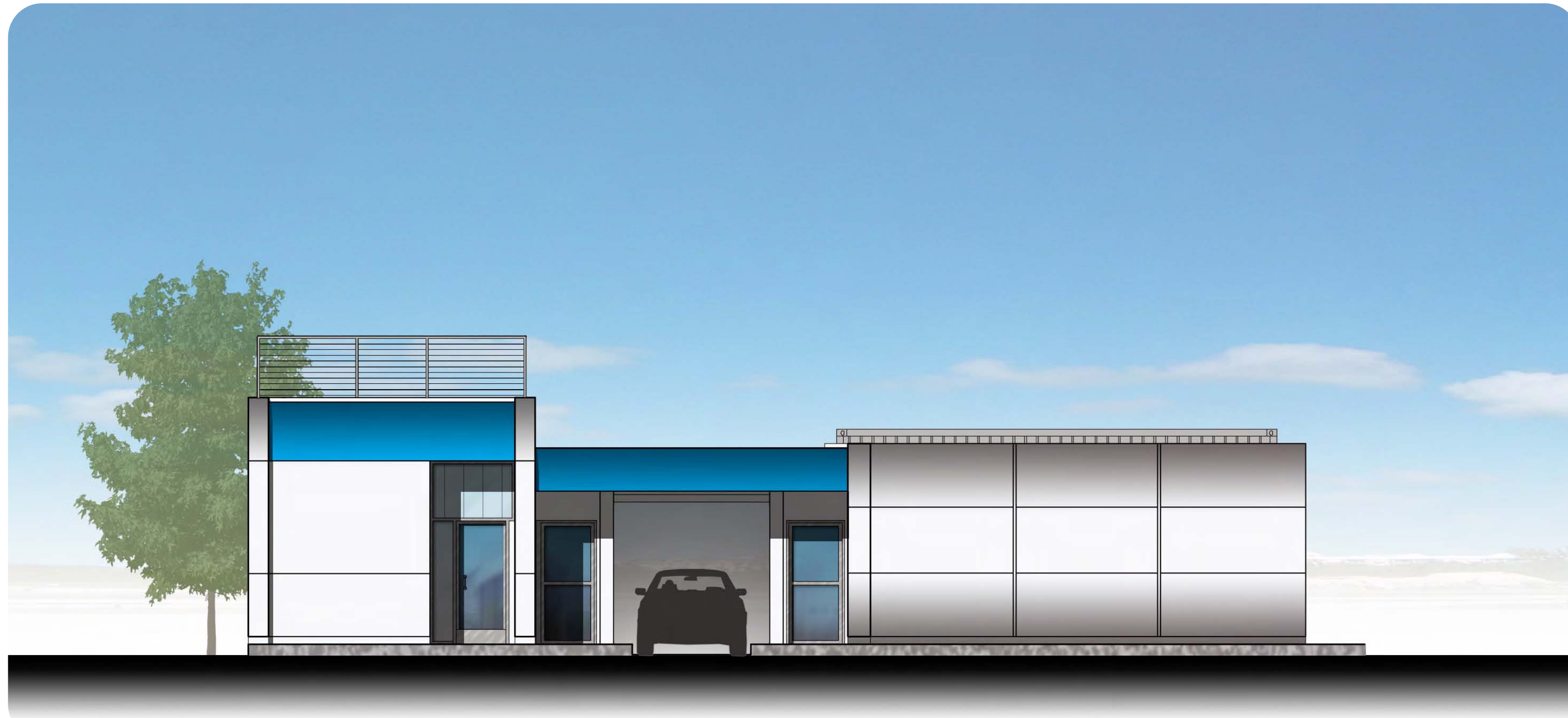
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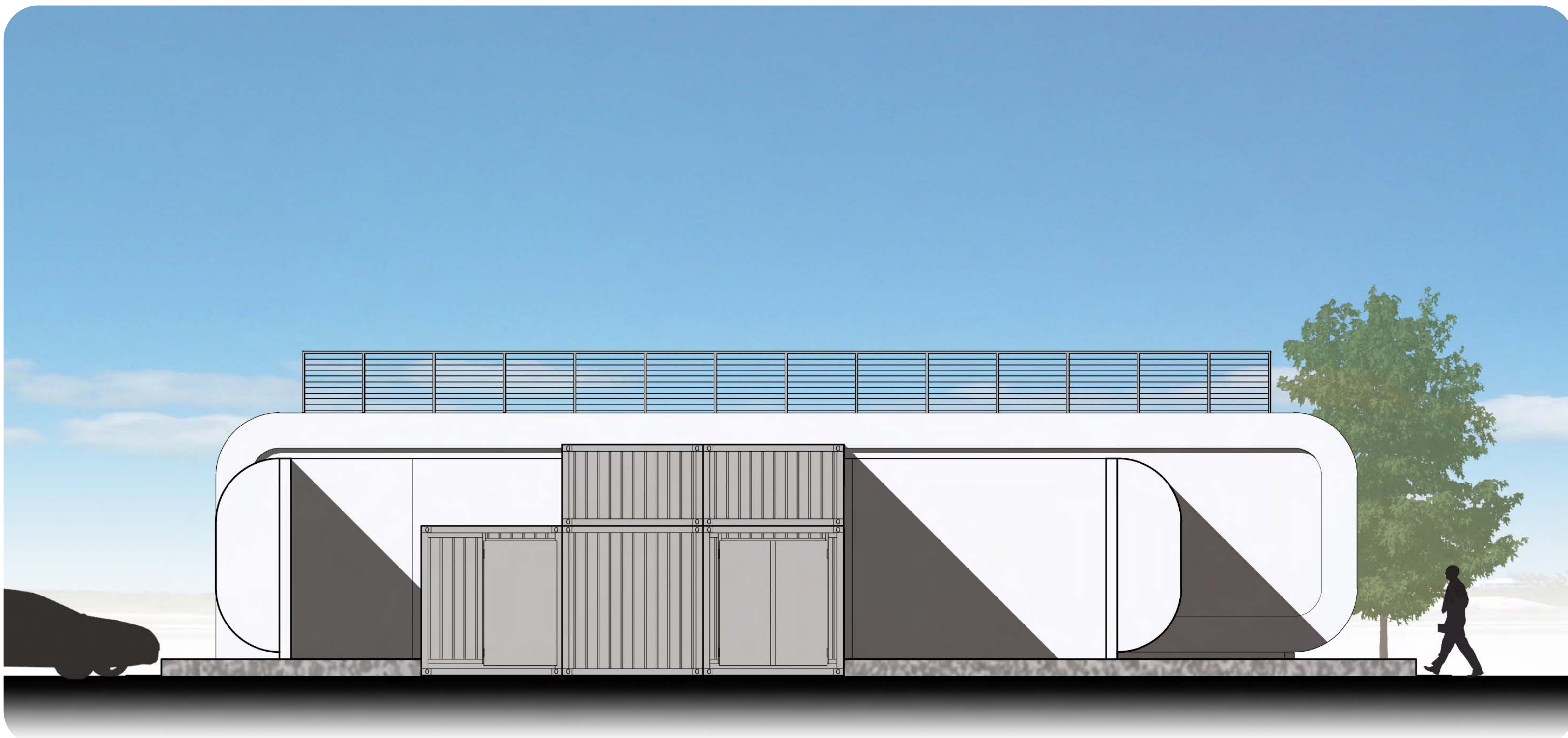
BETTER PLACE WHITE
RAL 9003



BETTER PLACE CYAN
PANTONE 100% BASIC
PROCESS CYAN



North Elevation



West Elevation

BROADWAY

PARKING LOT

ADJACENT BUILDING
(WILLIAMS-SONOMA)

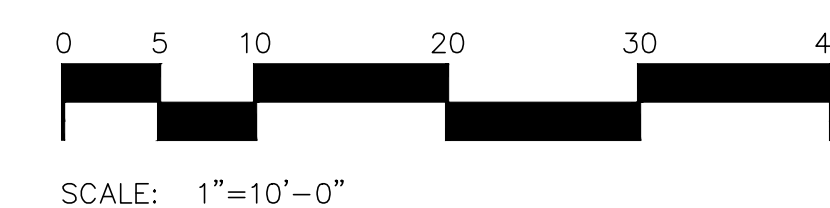
ADJACENT BUILDING
(GIANT MARKETING)

VISITOR
CENTER
1055 S.F.

DAVIS STREET

1 SITE PLAN
1" = 10'-0"

PARKING LOT



DATE	REVISIONS/MILESTONES	MGR

**SITE PLAN
SCHEME #9**

708 DAVIS STREET
SAN FRANCISCO, CA



Stantec Stantec Consulting Inc. Tel. 707.765.1660
1383 N. McDowell Blvd. Suite 250 Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 www.stantec.com

DO NOT USE FOR CONSTRUCTION UNLESS INITIALED AND DATED: MGR: N/A
DATE: N/A

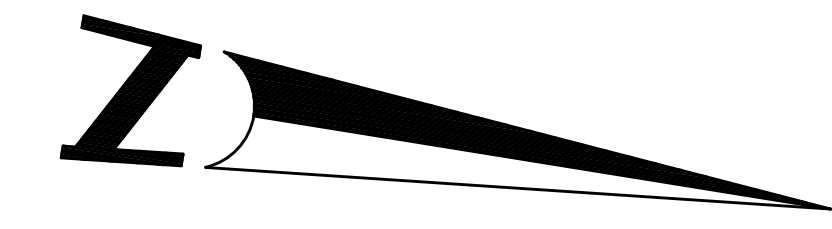
JOB NUMBER: 2007861011
DRAWING CREATED: 5-26-11

SP1

APN: 0140-007



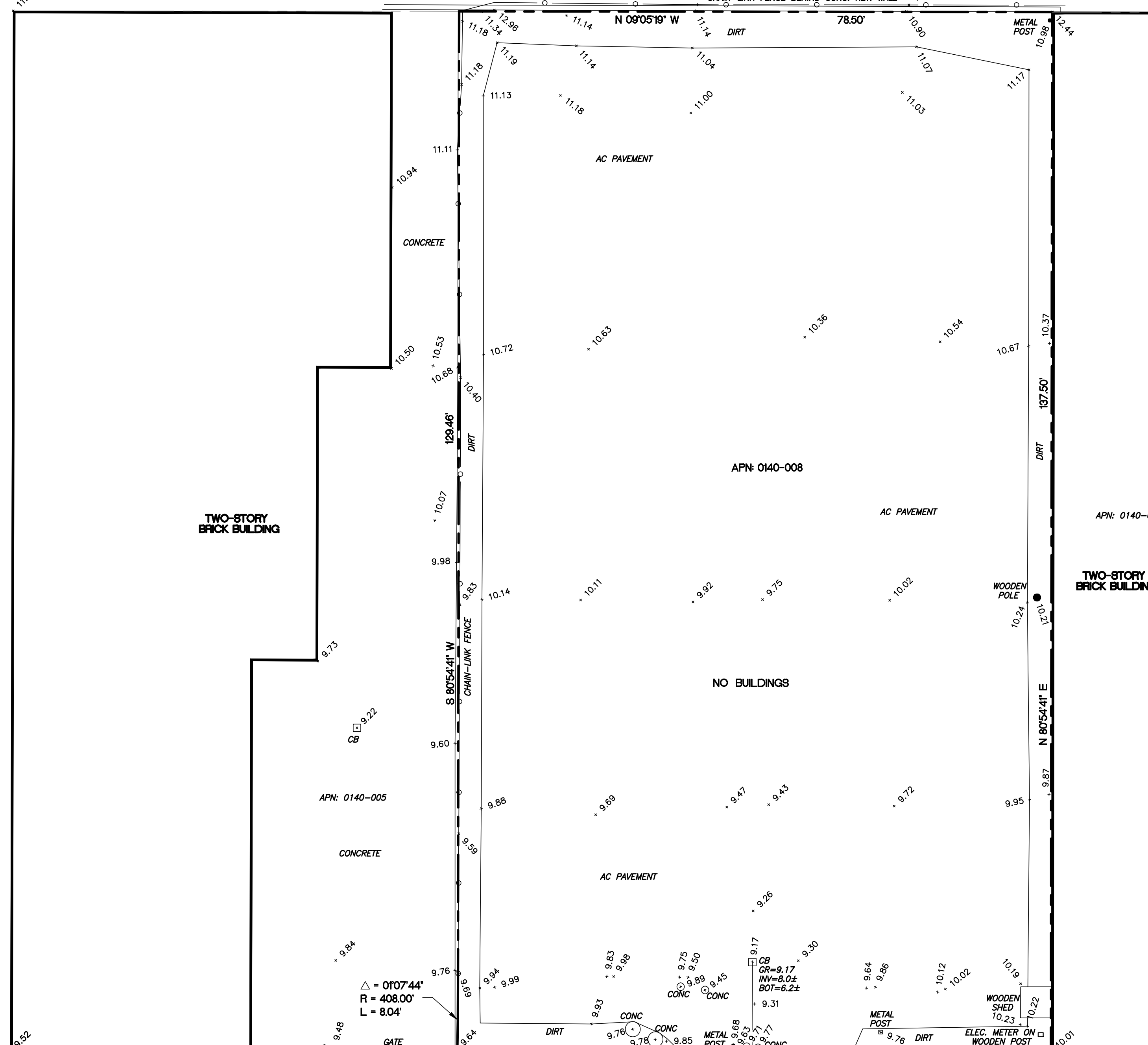
VICINITY MAP
N. T. S.



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

BROADWAY



ABBREVIATIONS

AC	ASPHALT CONCRETE	MC	METAL COVER
ATCV	AUTOMATIC TRAFFIC CONTROL VAULT	OHE	OVERHEAD ELECTRIC
BFP	BACKFLOW PREVENTER	OHE&T	OVERHEAD ELECTRIC & TELEPHONE
CB	CATCH BASIN	FL	FLOWLINE
DWY	DRIVEWAY	OHT	OVERHEAD TELEPHONE
E	ELECTRICAL LINE	PL	PLANTER
EB	ELECTRIC BOX	SCO	SANITARY CLEAN OUT
EM	ELECTRIC METER	SD	STORM DRAIN PIPE
EOP	EDGE OF PAVEMENT	SS	SANITARY SEWER PIPE
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FL	FLOWLINE	SSMH	SANITARY SEWER MANHOLE
G	GAS PIPE	TB	TELEPHONE BOX
GM	GAS METER	TSB	TRAFFIC SIGNAL BOX
GR	GRATE	UGE	UNDERGROUND ELECTRIC
HCR	HANDICAP RAMP	UGT	UNDERGROUND TELEPHONE
ICV	IRRIGATION CONTROL VALVE	W	WATER PIPE
INV	INVERT	WM	WATER METER
LF	LINEAR FEET	12"	TREE W/ SIZE

SYMBOLS

	BENCH MARK
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STREET SIGN
	TRAFFIC SIGNAL
	WATER VALVE
	YARD LIGHT
	ELECTRIC TRANSFORMER
	SURVEYED PROPERTY LINE
	ADJACENT PARCEL LINE

BENCHMARK:

CROW CUT ON OUTER RIM OF SWI AT SOUTH WEST CORNER OF THE INTERSECTION OF DAVIS STREET AND BROADWAY.
ELEVATION = -0.967 FEET, SAN FRANCISCO CITY DATUM.
THE ELEVATIONS SHOW HERE ARE 10.00 FEET HIGHER THAN ACTUAL ELEVATIONS.

DAVIS STREET

PROGRESS DWG

UTILITY NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPE SIZES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES, EXCEPT AS SHOWN ON THIS SURVEY. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

TOPOGRAPHIC AND BOUNDARY SURVEY
DAVIS STREET

SAN FRANCISCO SAN FRANCISCO COUNTY CALIFORNIA

Prepared for Stantec Consulting Inc.

ZIEBATECH LAND SURVEYING
9925 WINDSOR WAY
SAN RAMON, CALIFORNIA 94583
E-MAIL: EZIEBA@AOL.COM

SHEET 1
OF 1 SHEETS
JOB NO.
11 - 1101

NO.	DATE	DESCRIPTION

PHONE (925) 991-1108



PHOENIX



PHORMIUM



PROSTANTHERA



CALAMAGROSTIS



HELICOTRICHON



PENNISETUM



FESTUCA



ACHILLEA



NANDINA 'FIREPOWER'



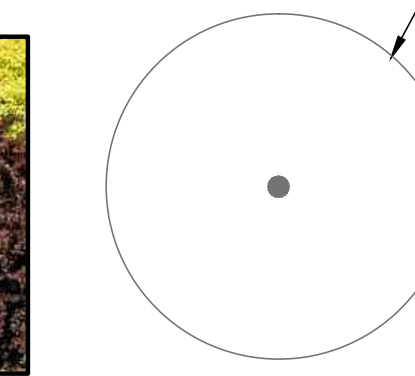
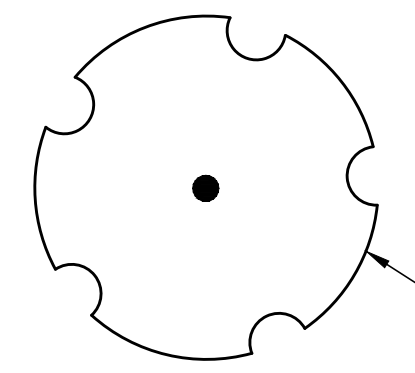
LAVATERA T.



CISTUS



BERBERIS



PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER REQMT	COMMON NAME
TREES						
○	12" BTH	5	40'	PHOENIX SPP	L	PALM
○	-	1	-	EXISTING TREE OFF SITE	-	-
SHRUBS						
⊗	1 GAL.	64	1'	FESTUCA GLAUCA	L	SILVER YARROW
⊙	1 GAL.	44	12"	ACHILLEA CLAVENNAE	L	DWARF NANDINA
⊖	5 GAL.	46	1'-2"	NANDINA 'FIREPOWER'	L	DWARF NANDINA
⊗	5 GAL.	6	5'	LAVATERA THURINGIACA 'BURGUNDY WINE'	L	BUSH MALLOW
⊙	5 GAL.	26	3'	CISTUS 'SUNSET'	L	PINK ROCKROSE
⊗	5 GAL.	10	2'	PHORMIUM	L	DWARF NEW ZEALAND FLAX
⊕	5 GAL.	4	4'	PROSTANTHERA	L	MINT BUSH
⊖	5 GAL.	4	4'	NANDINA 'COMPACTA'	L	COMPACT NANDINA
⊗	5 GAL.	23	30"	BERBERIS 'CRIMSON PYGMY'	L	JAPANESE BARBERRY
⊙	5 GAL.	6	4'	LAVATERA 'RED RUM'	L	TREE MALLOW
⊖	1 GAL.	10	30"	HELICOTRICHON SEMPERVIRENS 'SAPHIRSPRUDEL'	L	BLUE OAT GRASS
⊙	1 GAL.	11	3'	CALAMAGROSTIS ACUTIFLORA X 'KARL FOERSTER'	L	FEATHER REED GRASS
⊙	5 GAL.	2	4'	POLYGALA X DALMAISIANA	L	SWEET PEA SHRUB
GROUNDCOVERS / MASS PLANTINGS						
▨	1 GAL. 12" O.C.	174 S.F.	12"-18"	PENNISETUM 'HADELIN'	L	-
▨	SOD	185 S.F.	-	FESTUCA CALIFORNICA	L	-
▨	1 GAL. 24" O.C.	133 S.F.	24"	LANTANA MONTEVIDENSIS	L	-
▨	1 GAL. 18" O.C.	54 S.F.	8"-12"	THYMUS SPP	L	-
SITE FEATURES - TYPICAL						
⊗	13	ROCKS, SEE DETAIL L4				
⊙	1	MOUNDS - NOT SHOWN				
⊖	-	FENCE - SEE ARCHITECTURAL				
⊗	90 S.F.	COBBLE SWALE: 3"-6" WASHED RIVER COBBLE SET IN PLANTER OVER MIRAFI F700 (PERMEABLE) LANDSCAPE FABRIC				
TOTAL LANDSCAPED AREA: 1748 S.F.						



NANDINA 'COMPACTA'



THYMUS



LAVATERA 'RED RUM'



POLYGALA

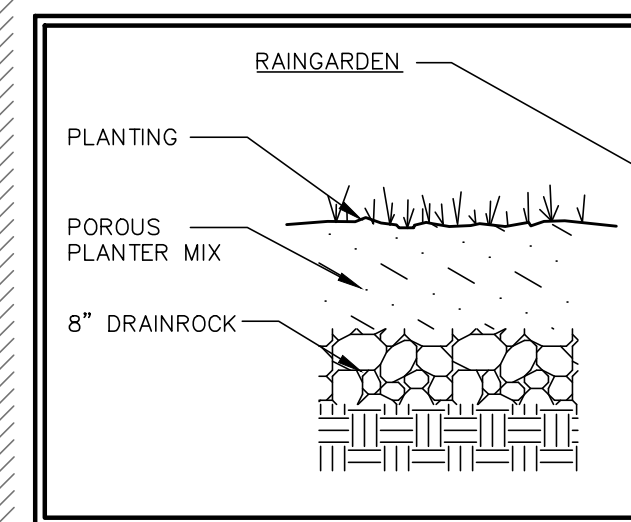


LANTANA M.

BROADWAY

ADJACENT BUILDING (GIANT MARKETING)

ADJACENT BUILDING (WILLIAMS-SONOMA)



4"-0" HIGH ORNAMENTAL IRON FENCE

(E) SIDEWALK

(N) 12'-0" DRIVEWAY

(E) DRIVEWAY TO BE REMOVED

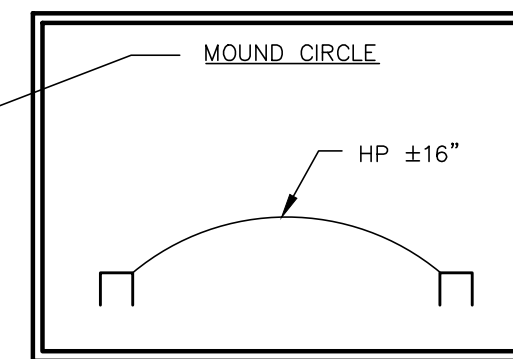
(N) 12'-0" DRIVEWAY

(E) SIDEWALK

15' VISIBILITY TRIANGLE, TYP.

DAVIS STREET

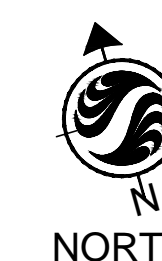
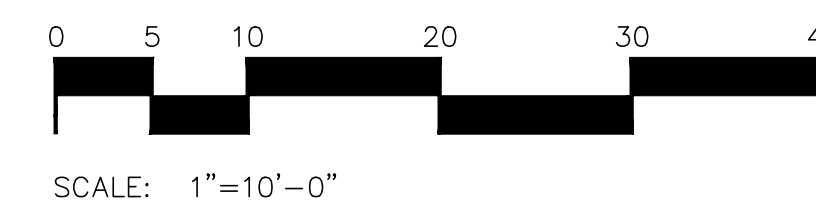
APPROX LOCATION



LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

PER GEOTECH REPORT, (E) SOILS ARE CLASSIFIED AS TO WATERING SCHEDULE AND SOILS CONDITIONING FOR BIDDING IS BASED ON THIS CLASSIFICATION. CONTRACTOR TO FIELD CONFIRM WITH REQUIRED POST GRADING SOILS TESTS. ADJUST WATER SCHEDULE ACCORDINGLY.

NOT FOR BIDDING OR CONSTRUCTION THESE DRAWINGS ARE UNDER REVIEW AND SUBJECT TO REVISIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL DRAWINGS, (INITIALED IN TITLE BLOCK), BEFORE FINALIZING BIDS OR BEGINNING CONSTRUCTION.



PRELIMINARY PLANTING PLAN

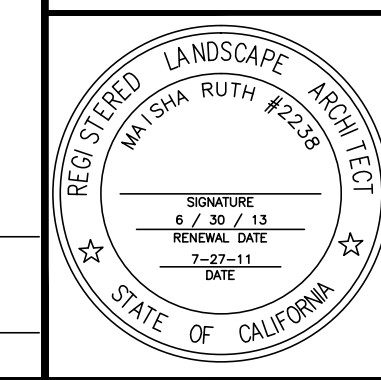
708 DAVIS STREET SAN FRANCISCO, CA



Stantec Stantec Consulting Inc. Tel. 707.765.1660 1383 N. McDowell Blvd. Suite 250 Fax. 707.765.9908 Petaluma, CA U.S.A. 94954 www.stantec.com

DO NOT USE FOR CONSTRUCTION UNLESS INITIALED AND DATED: MGR: N/A DATE: N/A

JOB NUMBER: 200786101 DRAWING CREATED: 5-26-11



SUSTAINABLE DESIGN CHECKLIST		GOING GREEN
<input checked="" type="checkbox"/>	GROUND COVER DESIGNED TO PROVIDE 100% VEGETATED COVER IN 2-3 YRS. ON AT LEAST 50% OF THE LANDSCAPE AREA.	
<input checked="" type="checkbox"/>	PLANTS SUPPORT IPM	
<input checked="" type="checkbox"/>	NON-INVASIVE PLANTS USED	
<input checked="" type="checkbox"/>	EROSION OF SOIL MINIMIZED WITH PLANT STABILIZATION, MULCH, JUTE NETTING, OTHER	
<input checked="" type="checkbox"/>	LOW MAINTENANCE PLANTINGS USED OVER 80% OF LANDSCAPE AREA (ADJUST %)	
<input checked="" type="checkbox"/>	VEGETATION USED TO REDUCE POLLUTANTS/CONTAMINANTS	
<input checked="" type="checkbox"/>	LAWNS MINIMIZED	
<input checked="" type="checkbox"/>	PLANTS SELECTED BASED ON AVAILABLE PLANTER AREA	
<input checked="" type="checkbox"/>	WATER CONSERVING PLANTING DESIGN	
<input checked="" type="checkbox"/>	DEEP TILLING REQUIRED TO REDUCE COMPACTION	
<input checked="" type="checkbox"/>	MULCH DEPTH 3" TO REDUCE EVAPOTRANSPIRATION	
<input checked="" type="checkbox"/>	IRRIGATION DESIGN TO BE WATER CONSERVING	
<input checked="" type="checkbox"/>	SOILS TEST REQUIRED FOR IMPROVING SOILS	
<input checked="" type="checkbox"/>	RE-USE OF TOPSOIL REQUIRED-FILL LIMITED	
<input checked="" type="checkbox"/>	50% PAVING IS SHADED	
<input checked="" type="checkbox"/>	IMPERVIOUS SURFACES MINIMIZED	
<input checked="" type="checkbox"/>	BMP'S FOR STORM RUNOFF USED INCLUDING (LIST THEM)	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> WATER RETENTION <input type="checkbox"/> WATER QUALITY	

Bay-Friendly Basic Practices Checklist for Private Development

Project Name: A BETTER PLACE Project Number: _____

Landscaper Architect: MAISHA RUTH CA License Number: 2238

Phone Number: (707)658-4707

Each project is required to meet any seven (7) of the following nine (9) Practices. In addition to this minimum requirement, each project is encouraged to meet all 9 of the Practices, plus 60 points on the Bay-Friendly Civic and Commercial Landscape Scorecard, which is available at www.BayFriendly.org

Yes	No	Measure & Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Mulch all shrub areas with 3 inch layer of mulch. Requirements: All soil on site is protected with a minimum of 3 inches of mulch after construction. Reference: Bay-Friendly Scorecard Item C.1.a.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Amend soil with compost before planting. Requirements: Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. Option 1: Requires report to meet organic matter content of a minimum 3.5% by dry weight. Option 2: Submit soils report that identifies existing topsoil meets organic matter content of 3.5% by dry weight or greater. Reference: Bay-Friendly Scorecard Item C.7.a.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Reduce and Recycle Landscape Construction Waste. Requirements: Divert 50% of landscape construction and demolition waste by volume or weight. Reference: Bay-Friendly Scorecard Item D.2.a.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Choose and Locate Plants that Grow to Natural Size and Avoid Shearing. Requirements: No plant species will require shearing. Select species and spacing to allow plants to grow to natural size and shape without shearing at any point in the lifespan of the plant, excluding structural and regular maintenance pruning. Plant spacing shall not allow plants to grow into adjacent buildings, sidewalks, roadways, or adjacent landscape areas. Reference: Bay-Friendly Scorecard Item E.1.a.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Do not Plant Invasive Plant Species. Requirements: None of the plant species listed by CAL-IPC as invasive in the San Francisco, Bay Area are included in the planting design. Reference: Bay-Friendly Scorecard Item E.2.a.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Grow Drought tolerant California Native, Mediterranean or Climate Adapted Plants. Requirements: A minimum of 75% of the total number of plants in the non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a third party source. Plants shall be rated for moderate or occasional water use for this region and climate. Reference: Bay-Friendly Scorecard Item E.3.a.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Minimize Turf. Requirements: A maximum of 25% of total irrigated area is specified as turf, with sports or multi-use fields exempted. Reference: Bay-Friendly Scorecard Item E.4.c.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Specify Automatic Weather-Based Irrigation Controller with Soil Moisture and/or Rain Sensor. Requirements: A weather-based irrigation controller, soil moisture based controller, or other self-adjusting irrigation controller, shall be required for entire irrigation system. Reference: Bay-Friendly Scorecard Item F.2.a.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Sprinkler and Spray Heads are Not Specified in Areas less than 8 Feet Wide. Requirements: Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include bubbler or drip with subsurface rigid lateral pipes. Bubblers shall not exceed 1.5 gallons per minute per bubbler. Reference: Bay-Friendly Scorecard Item F.3.b.

- SUSTAINABLE NOTES**
- ALL PLANTING AREAS SHALL BE COVERED FIRST WITH A 2" LAYER OF ORGANIC COMPOST THEN WITH CORRUGATED CARDBOARD AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS WOOD CHIP MULCH.
 - REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
 - OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :
BETWEEN STREET TREES = 30 FT.
DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
 - ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
 - A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES ON A PERMANENT BASIS.
 - LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
 - PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS. ORGANIC COMPOST AND AMENDMENT TO BE USED.
 - ALL LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED AS APPROPRIATE.
 - NO PLANTS SELECTED REQUIRE SHEARING
 - OBTAIN ALL MATERIALS LOCALLY (WITHIN 50 MILES) AS POSSIBLE.
 - CONTRACTOR TO ARRANGE FOR CERTIFICATION AND AUDIT PER CITY REQUIREMENTS.
 - EROSION CONTROL MATTING TO BE USED ON ALL SLOPES 3:1 AND GREATER.

- CITY SPECIFIC REQUIREMENTS**
- GREEN LANDSCAPING ORDINANCE
- 50% FRONT YARD TO BE PERMEABLE
TOTAL FRONT YARD = 1230 S.F. (FACE OF BLDG TO BACK OF SW)
50% = 615 SF REQUIRED, 830 SF PROVIDED - REQUIREMENT MET
 - PLANTINGS USED TO PROMOTE AND ENHANCE THE PEDESTRIAN EXPERIENCE, REDUCTION OF STORM WATER RUNOFF, AND BE CLIMATE APPROPRIATE PER FW 802.1 REQUIREMENT. REQUIREMENT MET
 - (1) TREE PER 5 PARKING SPACES.
3 PARKING SPACES = 1 TREE REQUIRED, 2 TREES PROVIDED
50% SHADE REQUIREMENT MET
 - 20% PERMEABLE SURFACE (PLANTING BEDS) PROVIDED
REQUIREMENT MET
 - ALL PLANTS MEET WUCOLS RATINGS FOR L OR VL DESIGNATION
REQUIREMENT MET
- ARTICLE 12, SECTION 142 (A)
- PARKING SCREENED BY FENCE/BUILDING/PLANTING
REQUIREMENT MET
 - REAR YARD SCREENED BY FENCE/BUILDING/PLANTINGS
REQUIREMENT MET
- CHAPTER 63, TIER 1 REQUIREMENTS
- THIS PROJECT IS DESIGNED PER CHAPTER 63 TIER 1 REQUIREMENTS INCLUDING ON SITE STORM WATER C3 FEATURES, LOW WATER USE PLANTS, BAY FRIENDLY LANDSCAPING BEST PRACTICES (SEE BOXED CHART) AND TARGET IRRIGATION. SEE ABOVE REQUIREMENTS MET.

WATER CONSERVATION CONCEPT

A DRIP/BUBBLER SYSTEM SHALL BE INSTALLED IN ALL NEW PLANTERS. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING. PLANTS SHALL BE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS. RAIN SHUT-OFF TO BE PROVIDED ON NEW CONTROLLER

AB 1881 LANDSCAPE DOCUMENTATION

PROJECT INFORMATION
PROJECT APPLICANT: BETTER PLACE
PROJECT ADDRESS: 708 DAVIS STREET, SAN FRANCISCO
LANDSCAPE AREA: 1748 S.F.
PROJECT TYPE: NEW
WATER SUPPLY TYPE: (POTABLE, RECYCLED, WELL) & LOCAL WATER PURVEYOR
CLIENT CONTACT:
PROJECT CONTACT: JONATHAN RAMOS, STANTEC (707)765-1660

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE TABLE					
HYDRO-ZONE *	VALVE #	IRRIGATION METHOD **	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (FROM WUCOLS)
LW	# 0	D	1539	88%	0.30
LW	# 0	S	185	11%	0.30
LW	# 0	B	24	0%	0.30
TOTAL			1748	98.6%	

* HYDROZONE
0 - 0.3 LW=LOW WATER USE PLANTS
0.4 - 0.6 MW=MODERATE WATER USE PLANTS
0.7 - 1.0 HW=HIGH WATER USE PLANTS

** IRRIGATION METHOD
MS = MICROSPRAY B=BUBBLER
S=SPRAY D=DRIP
R=ROTOR O=OTHER

WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	35.1
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.7
LANDSCAPE AREA S.F. (INCL. SLA)	1748
ADDIT WATER ALLOW FOR SLA	0.3
SPECIAL LANDSCAPE ALLOWANCE S.F.	0

MAWA=(ETO)(CONV FACTOR)[ET ADJ FACTOR X LANDSCAPE S.F.]+(ADDIT WATER ADJ X SLA S.F.)
MAWA= 26,627.98 Gal/Yr

ESTIMATED TOTAL WATER USE (ETWU)

ETWU=(ETO)(CONV FACTOR)[(PLANT FACTOR X HYDROZONE AREA)] + (SPECIAL LSCAPE ALLOWANCE S.F.)

IRRIGATION EFFICIENCY

LOW WATER USE HYDROZONES

ETO	35.1
CONVERSION FACTOR	0.62
PLANT FACTOR	0.3
HYDROZONE AREA S.F.	1748
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0

ETWU= 16,073.23 Gal/Yr

MODERATE WATER USE HYDROZONES

ETO	35.1
CONVERSION FACTOR	0.62
PLANT FACTOR	0.5
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0

ETWU= 0.00 Gal/Yr

HIGH WATER USE HYDROZONES

ETO	35.1
CONVERSION FACTOR	0.62
PLANT FACTOR	0.7
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0

ETWU= 16073.229 Gal/Yr
ETWU= 60% MAWA

SOIL MANAGEMENT REQUIREMENTS
POST GRADING HORTICULTURAL APPRAISAL REQUIRED.
WATER QUALITY REPORT REQUIRED ON RECYCLED WATER
RE-EVALUATION OF PLANT SELECTION REQUIRED WITH RECYCLED WATER TEST RESULTS, CONTACT LANDSCAPE ARCHITECT

DATE	REVISIONS/MILESTONES	MGR

LANDSCAPE NOTES AND CALCULATIONS

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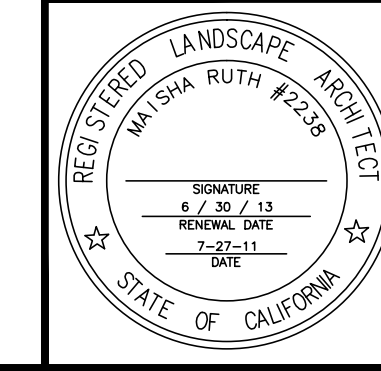
better place
accelerating the transition to sustainable transportation.

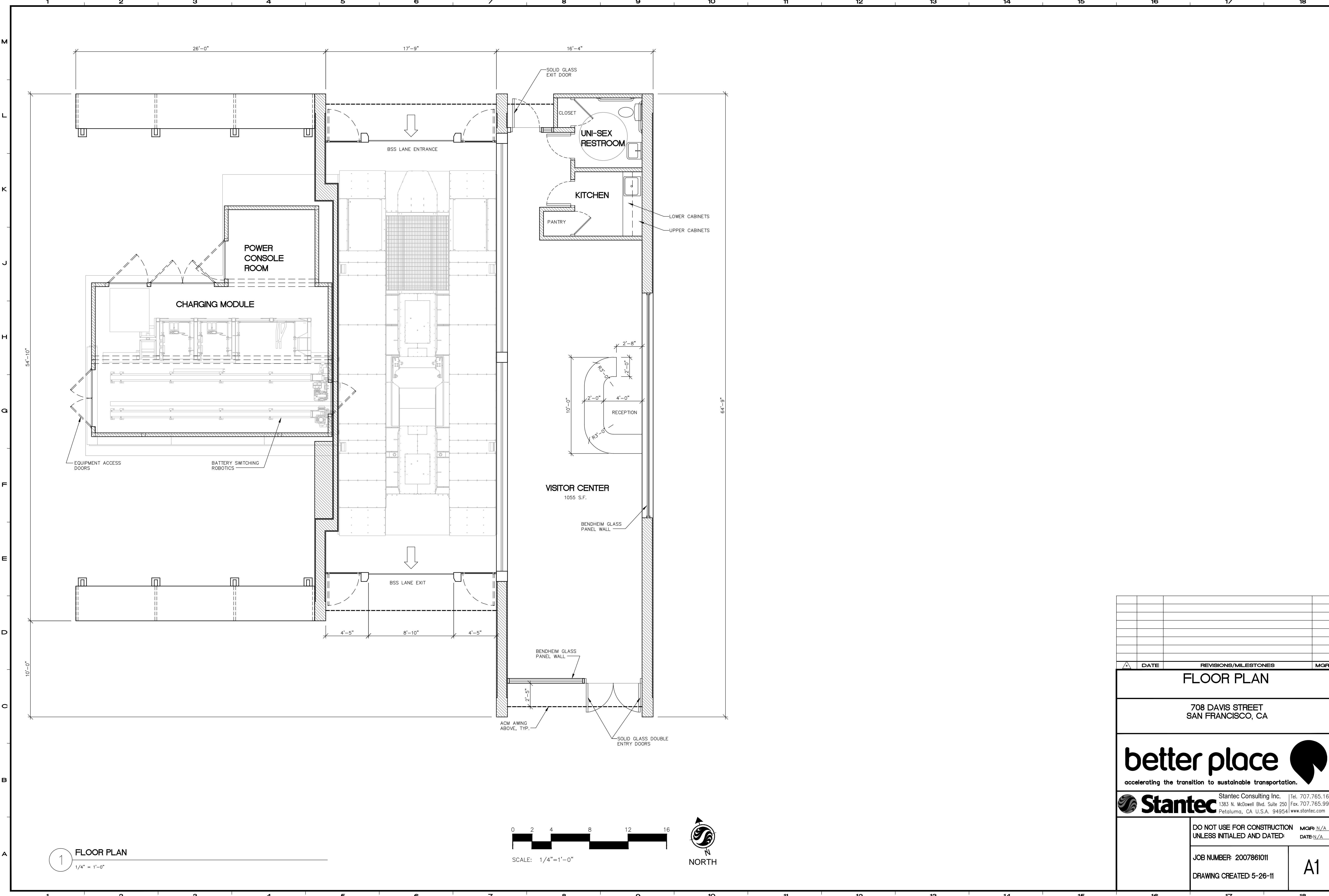
Stantec Stantec Consulting Inc. Tel. 707.765.1660
1383 N. McDowell Blvd. Suite 250 Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 www.stantec.com

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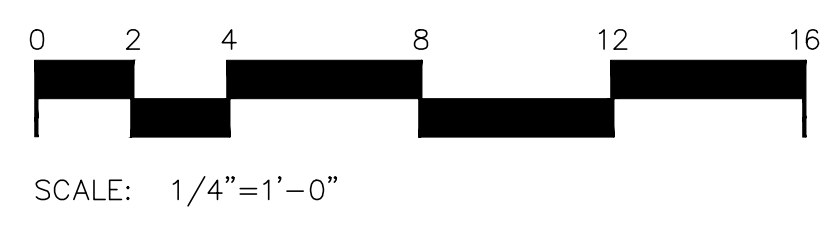
JOB NUMBER: 200786101
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L2





1 FLOOR PLAN
 1/4" = 1'-0"



DATE	REVISIONS/MILESTONES	MGR

FLOOR PLAN

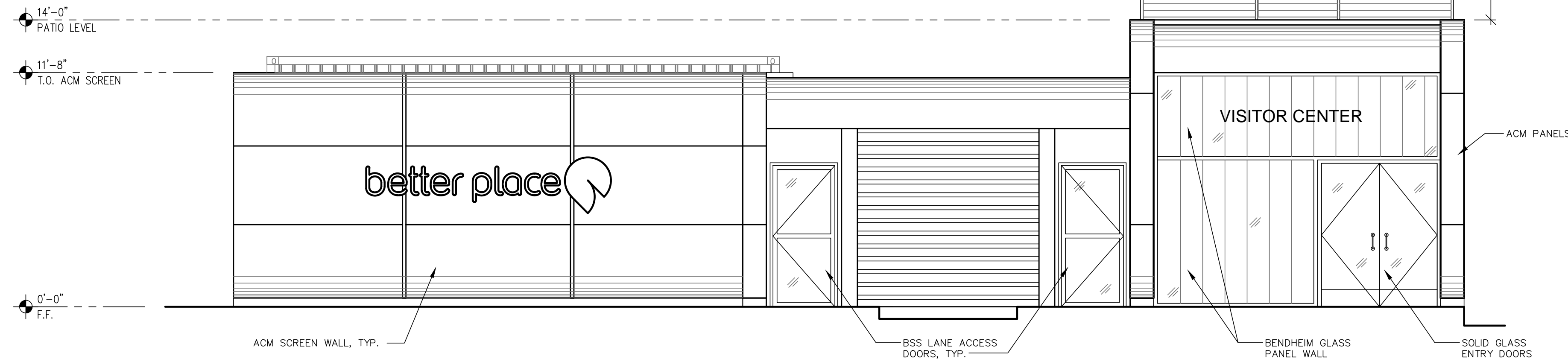
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better place
 accelerating the transition to sustainable transportation.

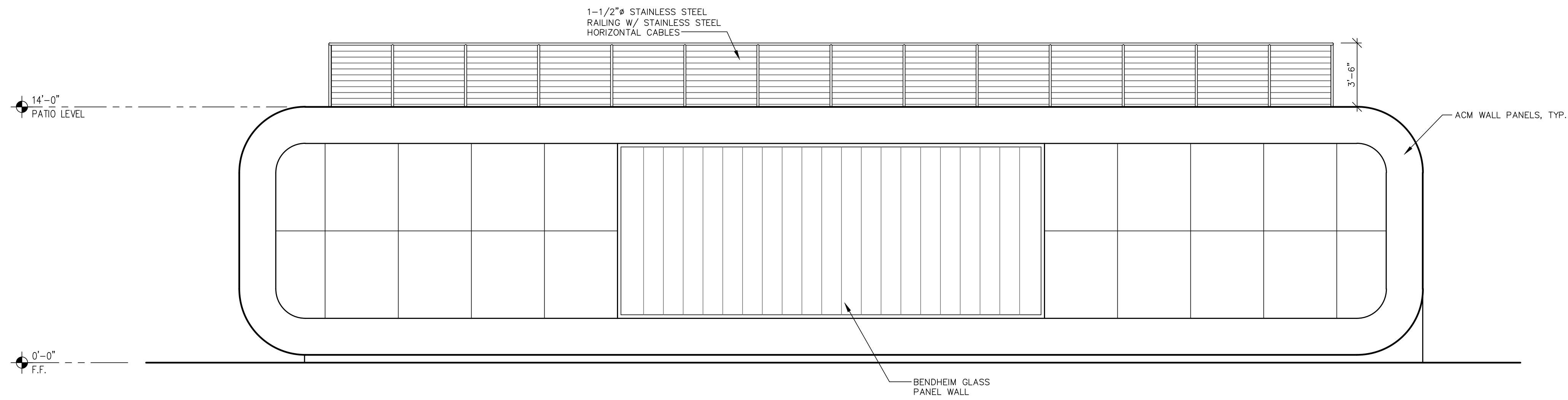
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1 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

DATE	REVISIONS/MILESTONES	MGR

BUILDING ELEVATIONS

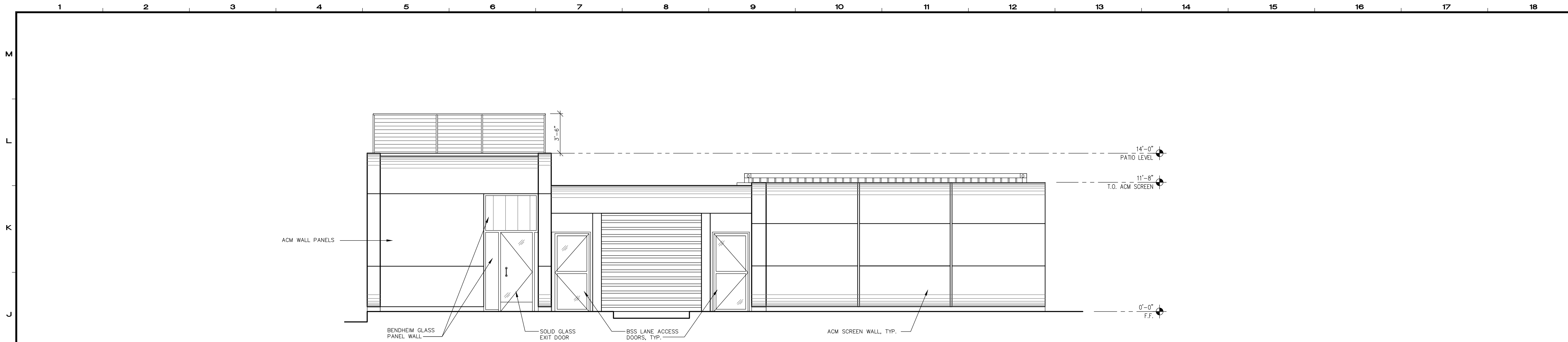
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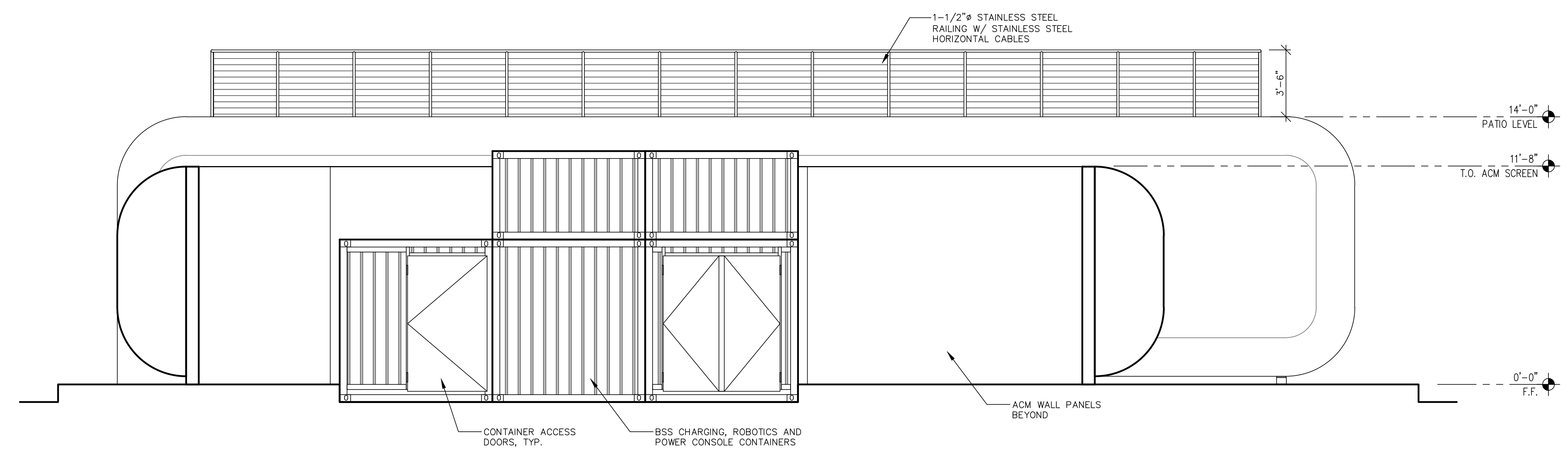
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3 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

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BUILDING ELEVATIONS

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A2.1