



**01** Guttenberg Development  
Block Aerial View



ADA SIDEWALK ①

"NO PARKING" SIGN ②

RED CURB / NO PARKING ZONE ③

STREET TREE ④

# 02 Entrance Driveway Street View

SUBJECT LOT

BYRON CT.  
MID-BLOCK  
DEVELOPMENT

LINCOLN CT.  
MID-BLOCK  
DEVELOPMENT



# 03 Vicinity Map

	PROPERTY LINE
	BUILDING SEPARATION LINE
	(N) WALL
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) CONCRETE WALL
	(N) PARAPET WALL TO BE 1-HR. FIRE RATED

PROJECT NAME

**0 Guttenberg St**  
SAN FRANCISCO, CA

**0 GUTTENBERG ST**  
SETBACK PROVIDED: 424 S.F.  
**20% LANDSCAPING:**  
20% of Front Setback: 84.8 S.F.  
Landscaping Prov.: 0 S.F.  
**50% PERMEABLE:**  
50% of Front Setback: 212 S.F.  
Permeability Prov.: 424 S.F.



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4742 MISSION STREET  
SAN FRANCISCO CA 94112  
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FAX: (415) 848 1222  
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SHEET TITLE

Proposed  
Site Plan



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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
DRAWN	S.M.	
CHECKED	R.K.	
DATE	01/13/2020	
REVISED DATE	02/25/2021	
JOB NO.	19-1870	
SHEET NO.	A-1.1	

**ACCEPTABLE**  
Richard Brown, SFFD  
MAR 08 2021  
PAGE 3 OF 3

(N) Site Plan  
1/16" = 1'-0"

**04 SFFD Approval**



## **Provisions to be in the Project Covenants, Conditions and Restrictions (CC & R's) To Assure Property Maintenance Development.**

To help carry out the project sponsor's commitments to the neighborhood to make sure that development does not adversely impact the neighborhood, CC & R's will be drafted (and approved by the City) that will deal with at least the following subjects:

1. Maintenance of the street and sidewalks.
2. Maintenance of the open space.
3. Maintenance of the overhead lighting and lighting at ground level.
4. Maintenance of signage such as no parking /tow away signage.
5. Maintaining a contract with a towing company.
6. Maintenance of trees and ground cover in the areas in front of all the buildings.
7. Creating a contact person (either a Board member of the homeowners' association or a property management company) to respond to complaints from members of the public.

## Guttenberg Project Community Meeting Dates and Attendees

Neighborhood Meetings - 0 Guttenberg St				Neighborhood Attendees	
#	Date	Meeting Type	Locations	Approximately	Signed
1	10/3/2018	Large Group Meeting	Excelsior Library	70	70
2	3/8/2019	One on One with 156 / 142 Guttenberg St	Project Site.	2	N/A
3	5/1/2019	Large Group Meeting	Calvary Baptist Church (Auditorium)	80	57
4	9/11/2019	Working Group Meeting	Excelsior Library	10	8
5	10/23/2019	Working Group Meeting	Excelsior Library	11	9
6	12/8/2020	Large Group Meeting	Zoom	12	login
7	1/17/2021	One on One with Alberto Hao, 156 Guttenberg St	Project Site. 156 Guttenberg St - Alberto Hao. Other neighbor joined 516 & 524 Brunswick, John and Rosando	3	N/A
8	1/19/2021	Large Group Meeting	Zoom	3	login



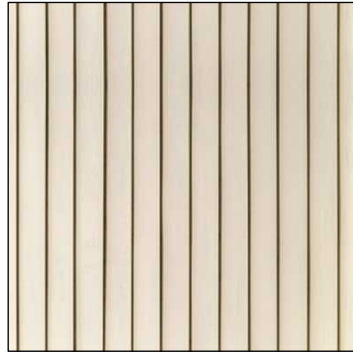


# 07 Historic Aerial Photo





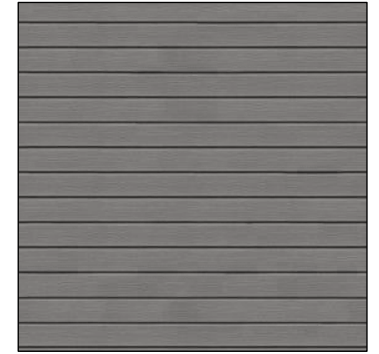
LIGHT COLOR  
WOOD SIDING



LIGHT COLOR  
VERTICAL WOOD SIDING



DARK COLOR  
VERTICAL WOOD SIDING



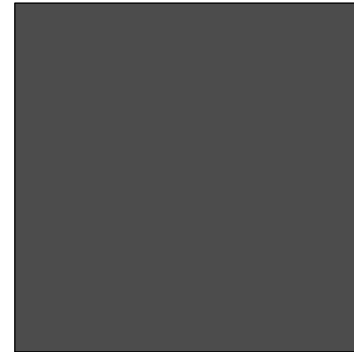
GRAY COLOR  
WOOD SIDING



LIGHT COLOR  
SMOOTH STUCCO



GRAY COLOR  
SMOOTH STUCCO

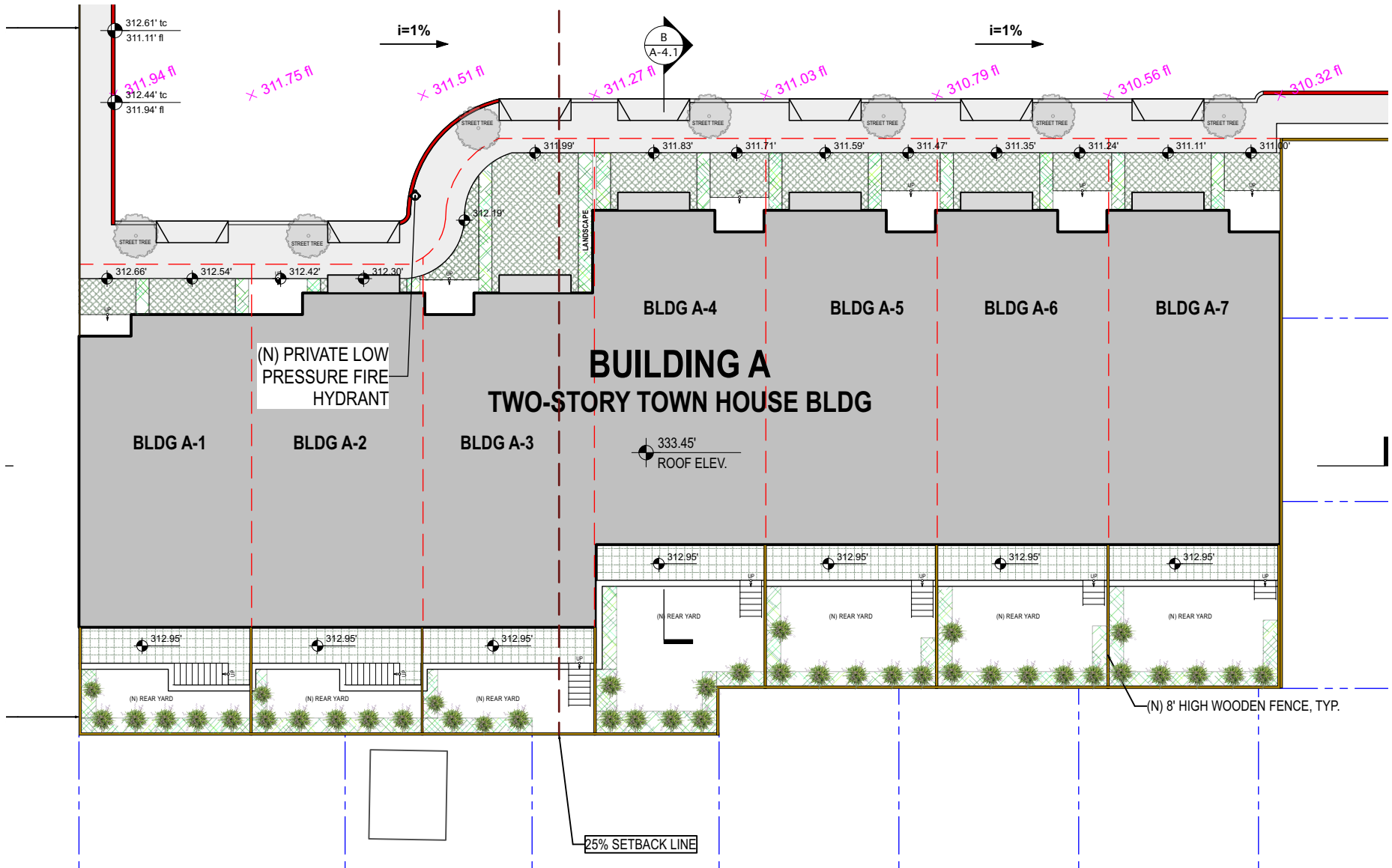


DARK COLOR  
SMOOTH STUCCO

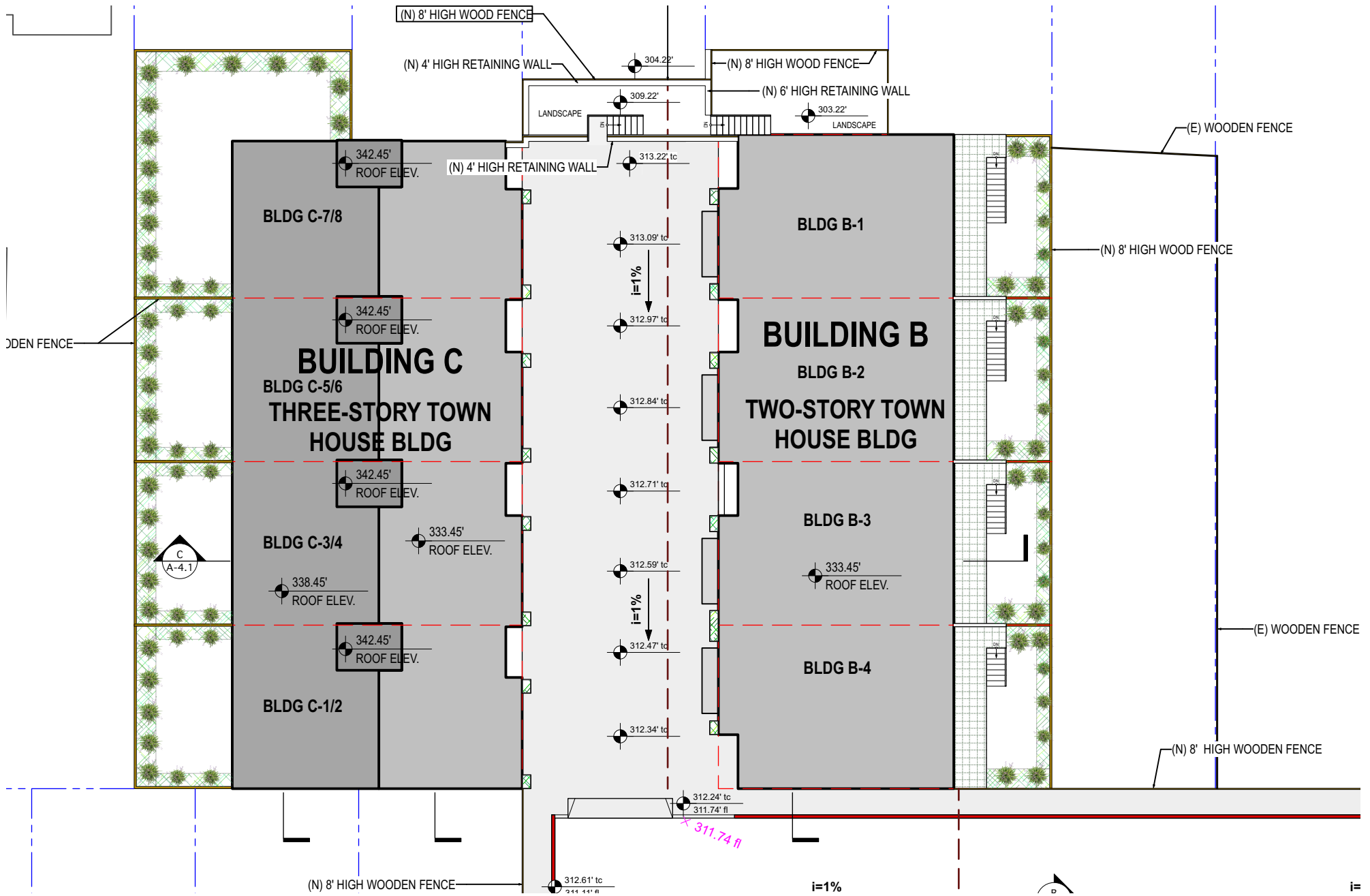


PERMEABLE PAVERS

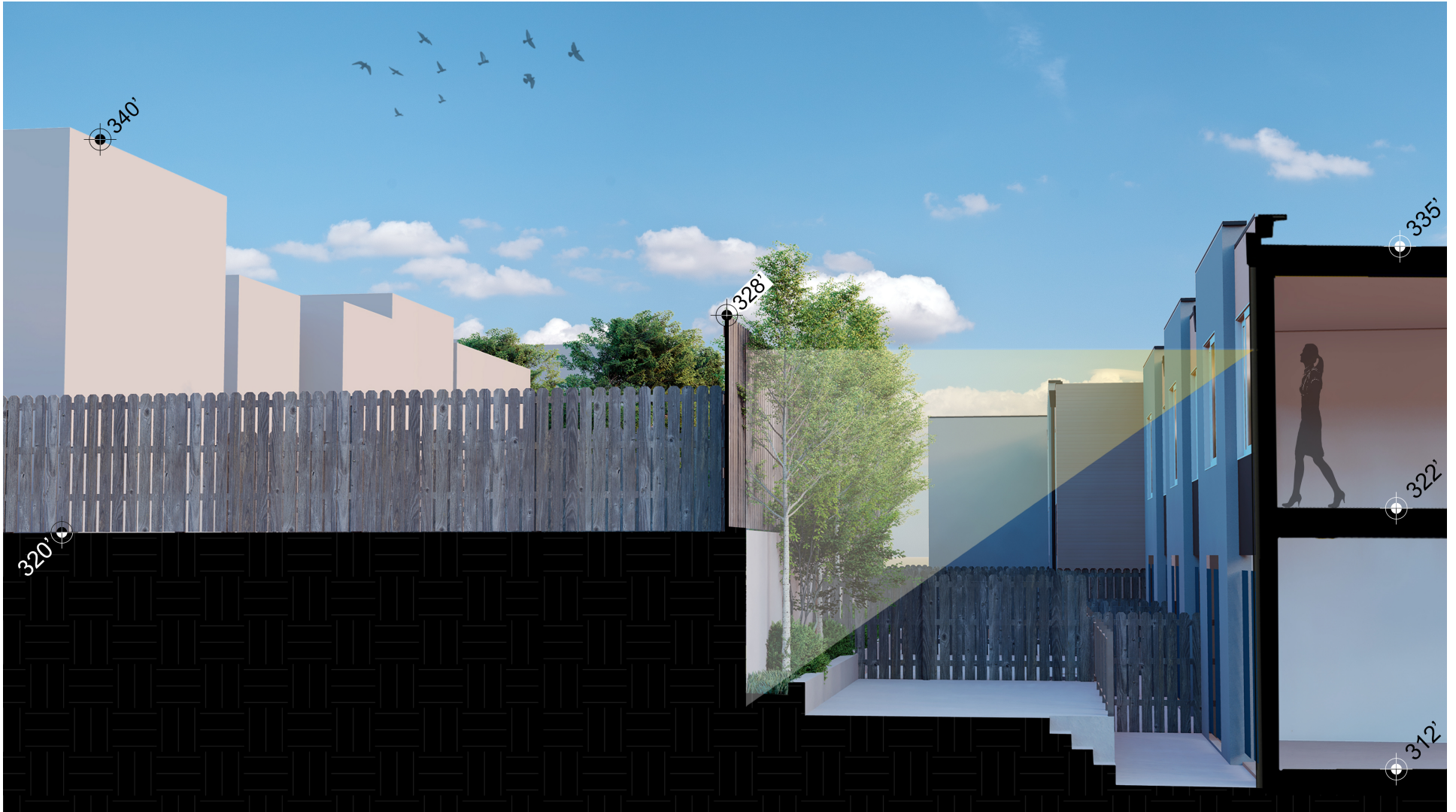
# 08 MATERIAL PALETTE



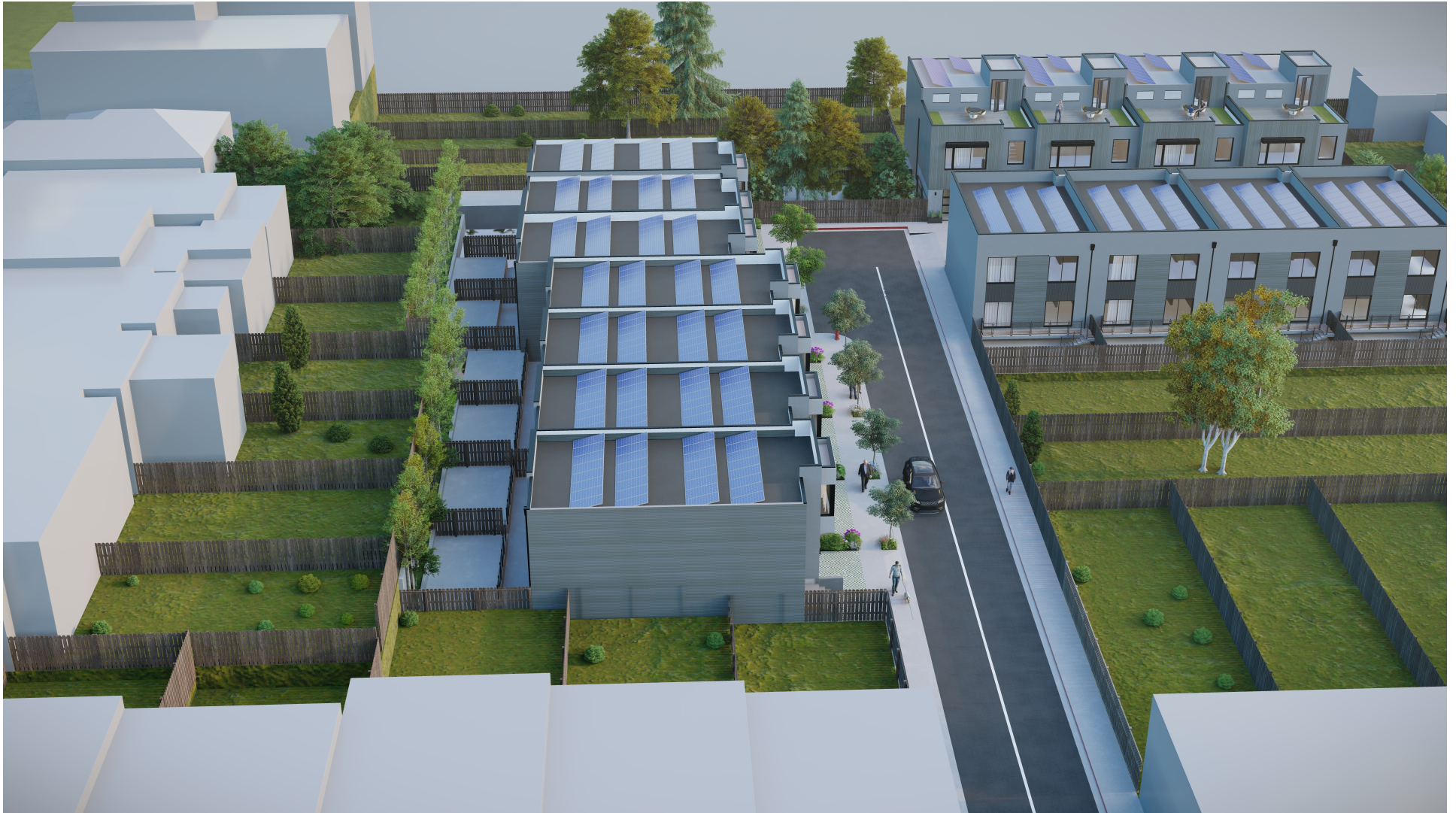
# 09 Building A Landscape Diagram



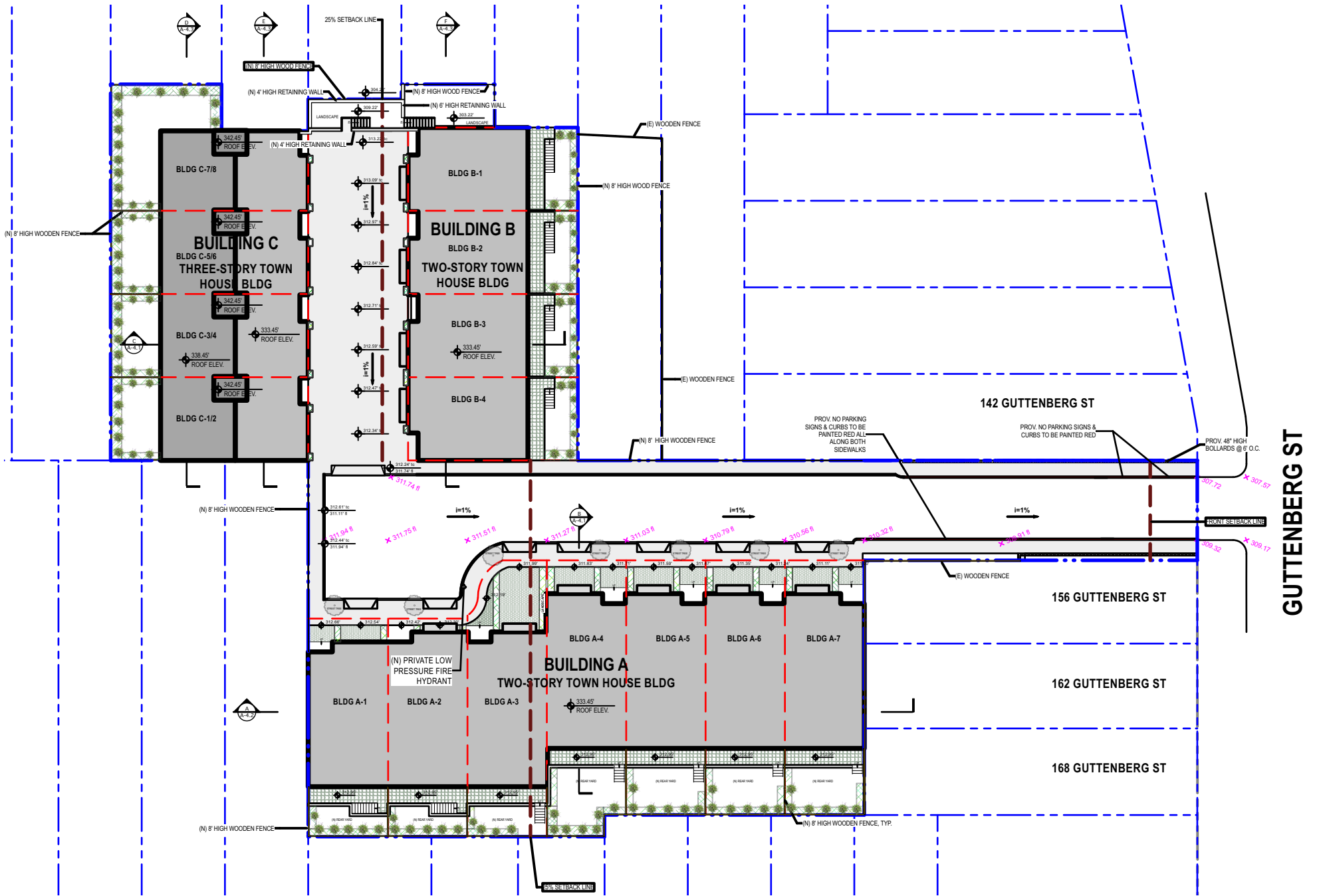
# 10 Building B & C Landscape Diagram



# 11 Privacy Measures BLDG A Sectional Perspective



# 12 Guttenberg Development Aerial View (Rear Yard / Site Plan)

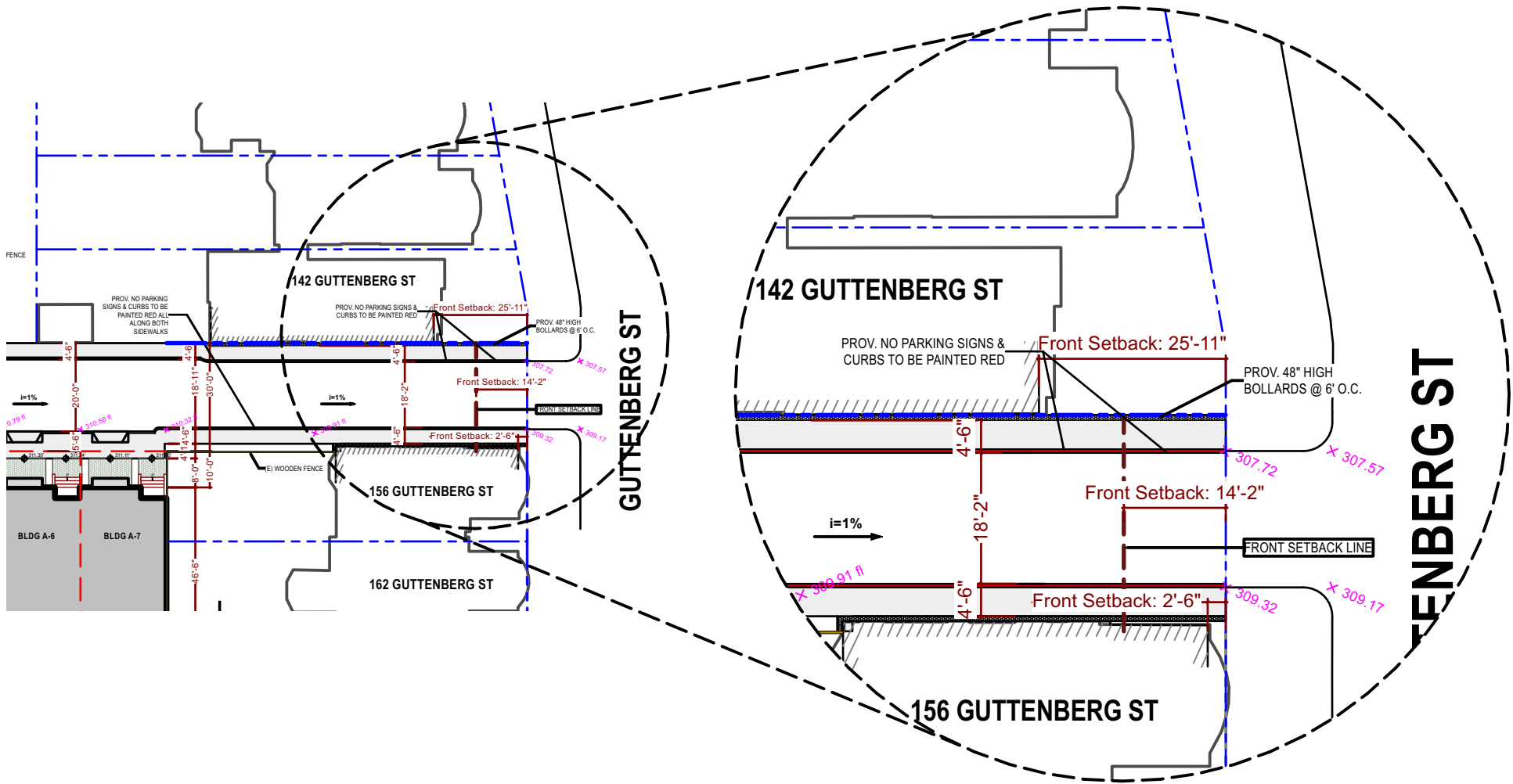


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1

Site Plan  
Scale: 1:460





# 14 Safety Measures Entrance Driveway

UNIT #	BLDG	# OF STORIES	DWELLING DATA				REAR YARD	BLDG HEIGHT	
			LIVING	GARAGE	# OF BED/BATH	# OF PARKING			PRIVATE OPEN SPACE
A-1	<b>A</b>	2	1,584	416	3/3	2	359	15'	20'-11"
A-2			1,682	468		2	358	15'	21'-2"
A-3			1,682	465		1	358	15'	21'-6"
A-4			1,681	465		2	583	26'-6" / 20'	21'-7"
A-5			1,682	465		2	476	20'	21'-10"
A-6			1,680	465		2	476	20'	22'-1"
A-7			1,689	465		2	476	20'	22'-4"
B-1	<b>B</b>		1,406	327		2	375	15'	20'-4"
B-2			1,400	325		2	375	15'	20'-7"
B-3			1,400	325		2	375	15'	20'-10"
B-4			1,406	325		2	375	15'	21'-2"
C-1	<b>C</b>	3	1,178	372	2/2.5	2	375	15'	26'-2"
C-2			1,087		2/2		475	15'	
C-3			1,178	363	2/2.5	2	375	15'	25'-10"
C-4			1,079		2/2		480	15'	
C-5			1,179	365	2/2.5	2	375	15'	25'-7"
C-6			1,079		2/2		480	15'	
C-7			1,128	362	2/2.5	2	826	15'	25'-4"
C-8			1,041		2/2		457	15'	
<b>TOTAL</b>			<b>26,241</b>	<b>5,973</b>		<b>29</b>	<b>8,429</b>		



Bruce A. Chan  
Landscape Architect  
CA Lic. # 002324

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Email: bchan@sbcglobal.net

Landscape Architecture  
Environmental Design  
Site Planning



Guttenberg Townhouses  
Guttenberg Street  
San Francisco, California

SHEET TITLE

LANDSCAPE PLAN

REVISIONS

Date	Notes

PROJECT #:

DATE: 1-25-21

SHEET #:

L 1.1

PLANT LIST

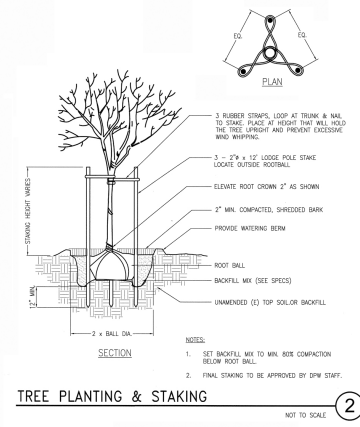
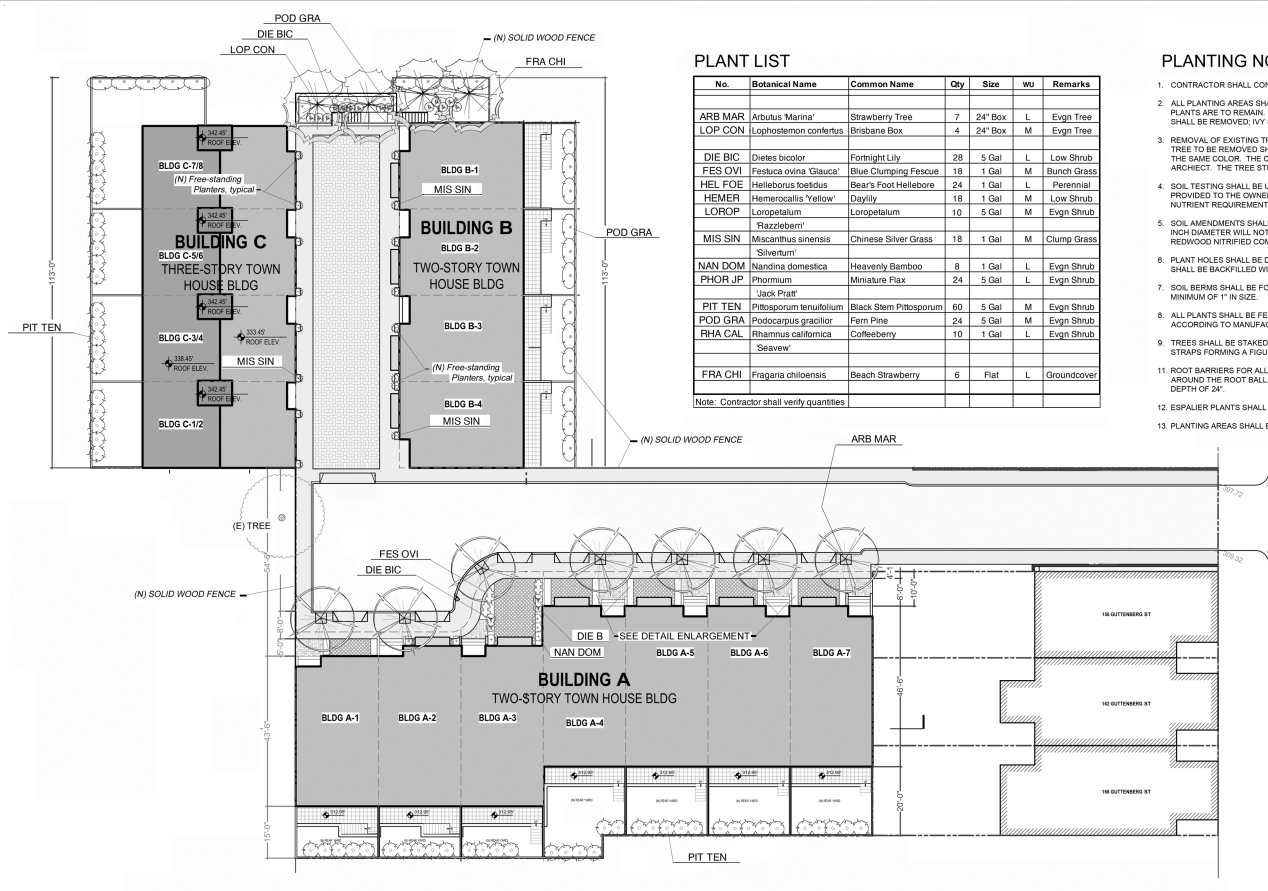
No.	Botanical Name	Common Name	Qty	Size	WT	Remarks
ARB MAR	Arbutus Marina'	Strawberry Tree	7	24" Box	L	Evgn Tree
LOP CON	Lophostemon comertus	Brisbane Box	4	24" Box	M	Evgn Tree
DIE BIC	Diets bicolor	Fortnight Lily	28	5 Gal	L	Low Shrub
FES OVI	Festuca ovina 'Glauca'	Blue Clumping Fescue	18	1 Gal	M	Bunch Grass
HEL FOE	Helleborus foetidus	Bear's Foot Hellebore	24	1 Gal	L	Perennial
HEMER	Hemerocallis 'Yellow'	Daylily	18	1 Gal	M	Low Shrub
LOROP	Loropetalum	Loropetalum	10	5 Gal	M	Evgn Shrub
MIS SIN	'Razzeberry'	Chinese Silver Grass	18	1 Gal	M	Clump Grass
NAN DOM	Nandina domestica	Heavenly Bamboo	8	1 Gal	L	Evgn Shrub
PHOR JP	Phoridium	Miniature Flax	24	5 Gal	L	Evgn Shrub
JACK FRIT	Pittosporum tenuifolium	Black Stem Pittosporum	60	5 Gal	M	Evgn Shrub
POD GRA	Podocarpus gracilior	Fern Pine	24	5 Gal	M	Evgn Shrub
RHA CAL	Rhamnus californica	Coffeeberry	10	1 Gal	L	Evgn Shrub
	'Seavew'					
FRA CHI	Fragaria chiloensis	Beach Strawberry	6	Flat	L	Groundcover

Note: Contractor shall verify quantities

PLANTING NOTES

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ADMINISTRATION PRIOR TO EXCAVATION AND GRADING.
- ALL PLANTING AREAS SHALL BE CLEARED OF WEEDS AND OTHER DEBRIS. THE CONTRACTOR SHALL VERIFY WITH THE OWNER WHICH EXISTING PLANTS ARE TO REMAIN. EXISTING PLANTS TO BE REMOVED SHALL BE VERIFIED WITH OWNER PRIOR TO REMOVAL. ALL IVY IN PROJECT AREA SHALL BE REMOVED. IVY SHALL BE SPRAYED WITH HERBICIDE TWO WEEKS PRIOR TO REMOVAL.
- REMOVAL OF EXISTING TREES SHALL BE CONFIRMED WITH THE LANDSCAPE ARCHITECT AND OWNER IN THE FIELD PRIOR TO REMOVAL. EACH TREE TO BE REMOVED SHALL HAVE A RED OR ORANGE TAPE SECURED TO A BRANCH, AND THE TRUNK SHALL BE CLEARLY MARKED WITH PAINT OF THE SAME COLOR. THE CONTRACTOR SHALL SUPPLY THE MATERIALS FOR MARKING THE TREES AND COORDINATE WITH THE LANDSCAPE ARCHITECT. THE TREE STUMPS AND ROOTS SHALL ALSO BE REMOVED, AND SURROUNDING SURFACE RE-GRADED AND RESTORED.
- SOIL TESTING SHALL BE UNDERTAKEN BY THE CONTRACTOR, AND PERFORMED BY A CERTIFIED LABORATORY. A COPY OF THE REPORT SHALL BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT. RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZATION SHALL REFLECT THE NUTRIENT REQUIREMENTS OF SPECIFIED PLANT SPECIES.
- SOIL AMENDMENTS SHALL BE FREE OF DEBRIS SUCH AS LITTER, BROKEN CLAY POTS, AND OTHER FOREIGN MATERIAL. ROCKS LARGER THAN ONE INCH DIAMETER WILL NOT BE PERMITTED. SOIL AMENDMENTS SHALL HAVE THE FOLLOWING CONTENT: REDWOOD MIXTURED COMPOST 40%, COARSE SAND 30%, BLACK TOPSOIL 30%.
- PLANT HOLES SHALL BE DOUBLE THE SIZE OF THE CONTAINER (generally). THE WALLS AND BASES OF PLANT HOLES SHALL BE SCARIFIED. HOLES SHALL BE BACKFILLED WITH THE FOLLOWING MIXTURE: 80% TO 20% IMPORTED SOIL TO EXISTING SOIL.
- SOIL BERMS SHALL BE FORMED AROUND ALL PLANTS 1 GALLON SIZE AND LARGER. BASINS SHALL BE MULCHED WITH A 3" LAYER OF BARK CHIPS. MINIMUM OF 1" IN SIZE.
- ALL PLANTS SHALL BE FERTILIZED. FERTILIZER SHALL BE COMMERCIALY AVAILABLE TYPE, AGRIFORM OR EQUIVALENT. APPLICATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- TREES SHALL BE STAKED WITH TWO PRESSURE TREATED 2" DIAMETER POLES. TREE TRUNK SHALL BE SECURED WITH TWO RUBBER TIES OR STRAPS FORMING A FIGURE-EIGHT BETWEEN TRUNK AND STAKE.
- ROOT BARRIERS FOR ALL TREES WITHIN EIGHT FEET OF PAVEMENT SHALL BE INSTALLED. BARRIERS SHALL BE PLASTIC AND EXTEND COMPLETELY AROUND THE ROOT BALL, WITH A SOIL SPACE OF NO LESS THAN 6". THE DIAMETER OF THE BARRIER SHALL BE 42" MINIMUM, AND EXTEND TO A DEPTH OF 24".
- ESPALIER PLANTS SHALL BE FURNISHED WITH A PREMANUFACTURED METAL TRELLIS. REFER TO DETAIL.
- PLANTING AREAS SHALL BE COVERED WITH A THREE INCH LAYER OF BARK CHIPS.

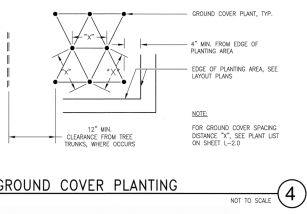
PLTG NOTES COM 301



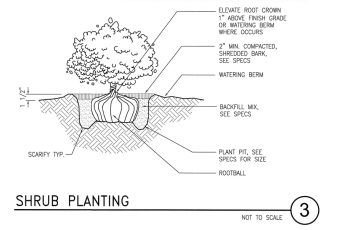
TREE PLANTING & STAKING  
NOT TO SCALE ②

PLANTING PLAN

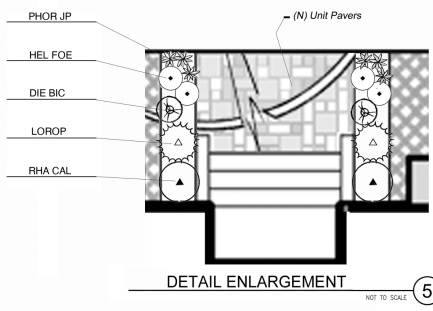
1/16" = 1'-0"



GROUND COVER PLANTING  
NOT TO SCALE ④



SHRUB PLANTING  
NOT TO SCALE ③



DETAIL ENLARGEMENT  
NOT TO SCALE ⑤

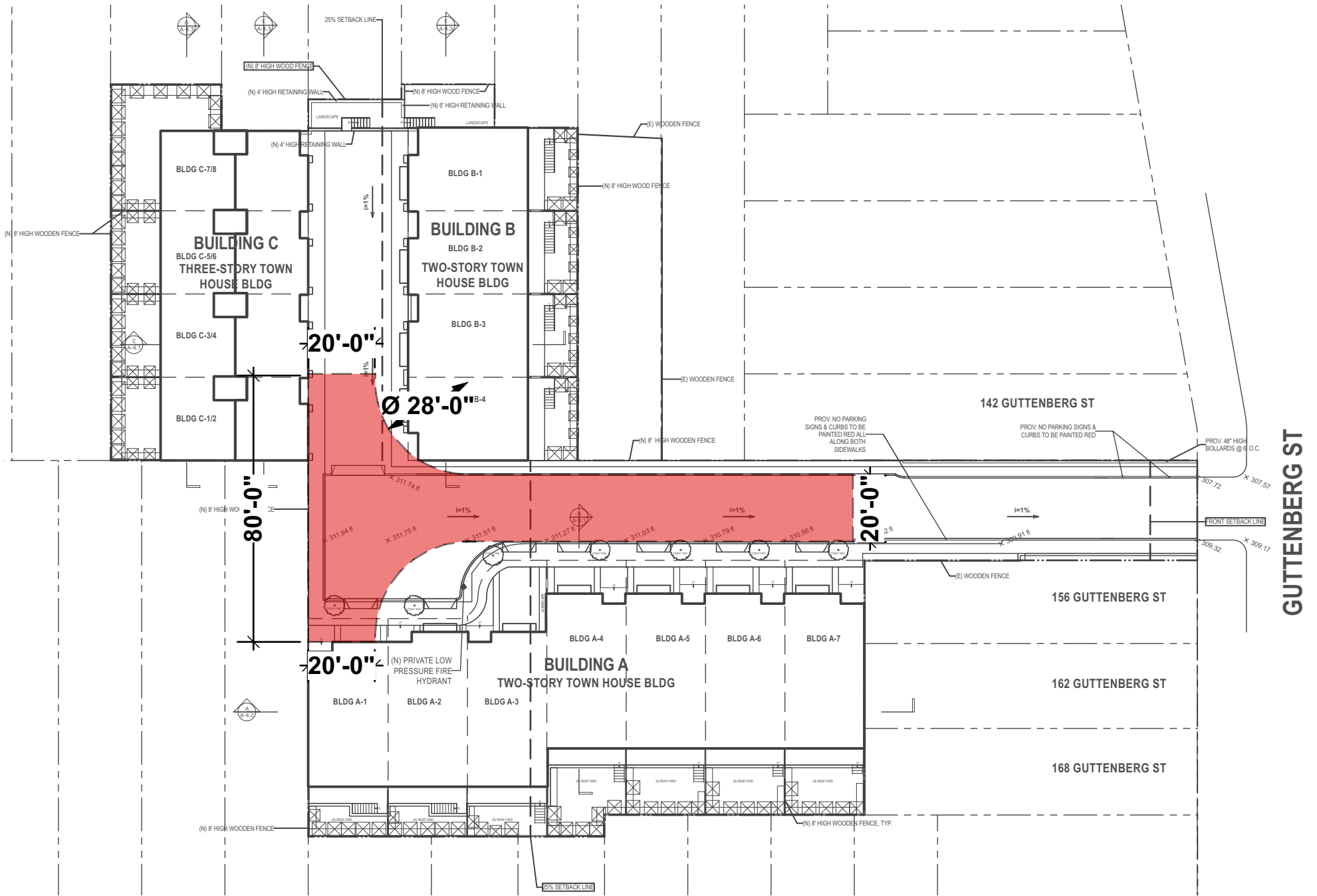
CITY & COUNTY OF SAN FRANCISCO  
LANDSCAPE WATER USE STATEMENT

PROJECT NAME: GUTTENBERG TOWNHOUSES  
PROJECT ADDRESS: 0 GUTTENBERG STREET  
SAN FRANCISCO, CALIFORNIA

PREPARED BY: BRUCE A. CHAN CA Lic. #2324  
923 ARGUELLO STREET, SUITE 200  
BERKELEY, CA 94703  
510-346-7645 510-346-8139 (FAX)  
bchan@sbcglobal.net

"I have complied with the criteria of the ordinance and applied them accordingly for efficient use of water in the irrigation design plan."

Signed *Bruce A. Chan*

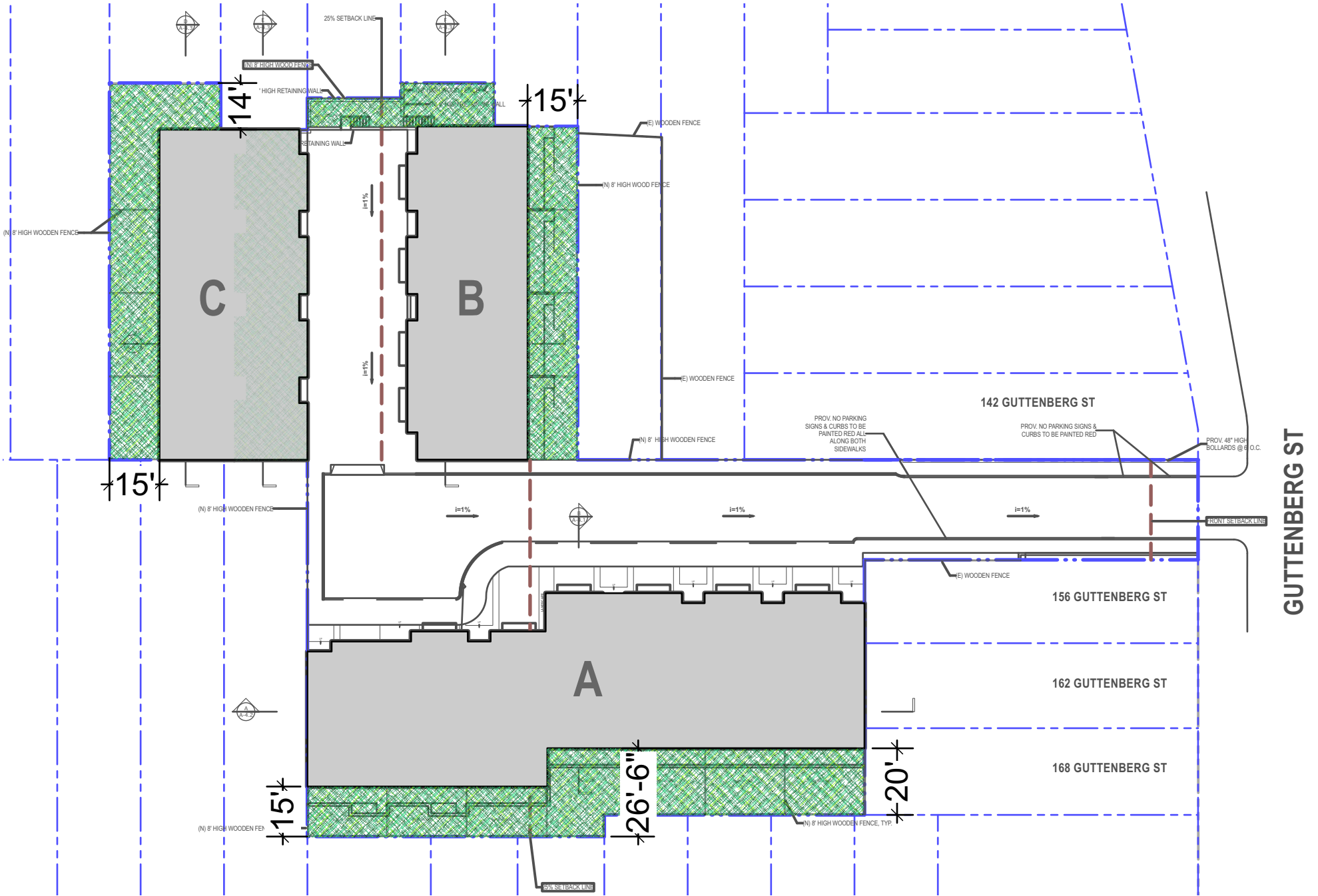


17

1

Fire Dept. Turn Template  
Scale: 1:460





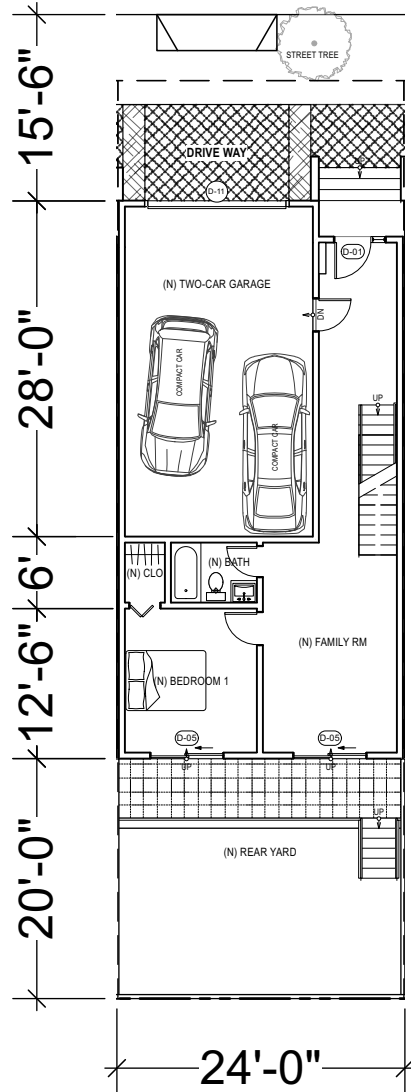
18

2

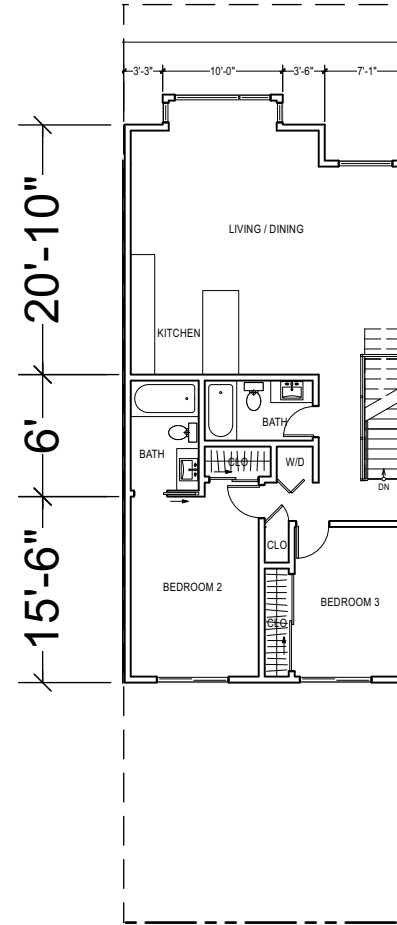
Rear Yard / Open Space  
Scale: 1:460



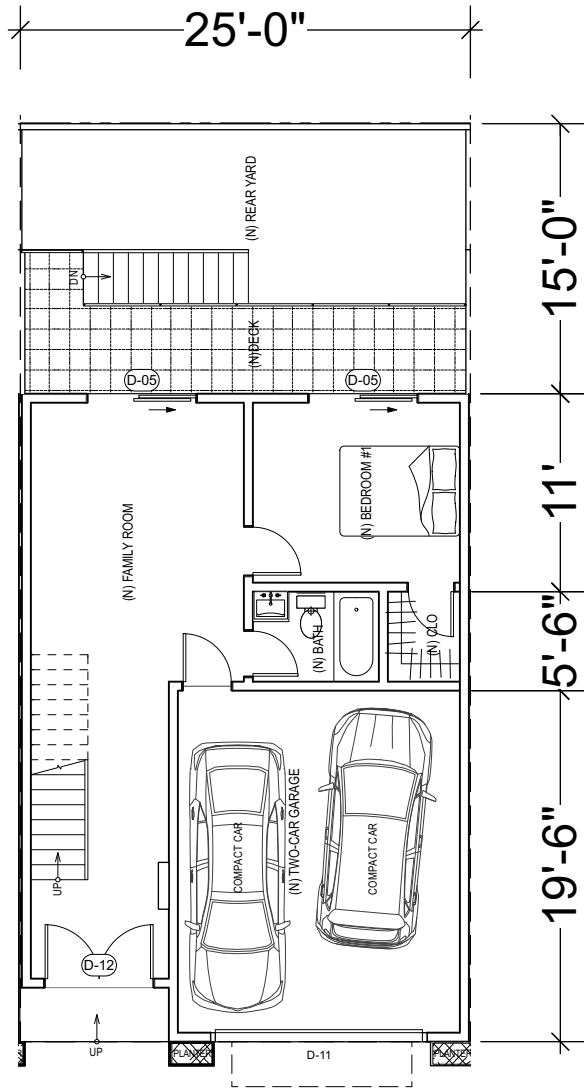
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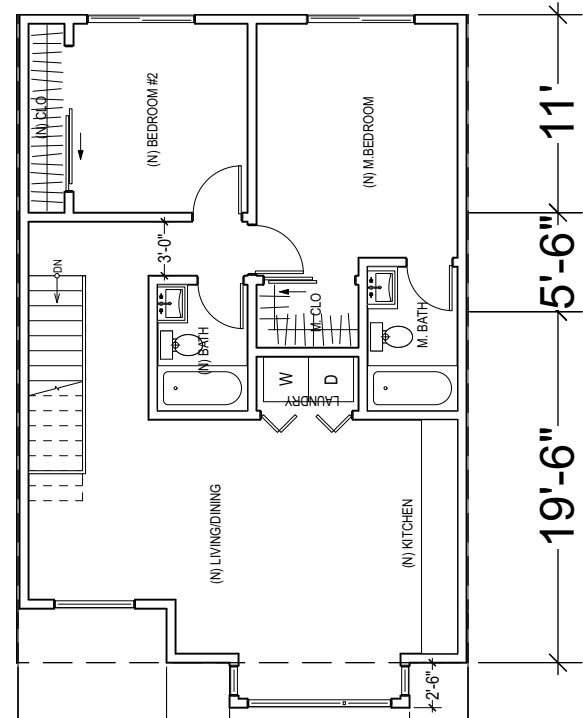
# 2



# 1



# 2

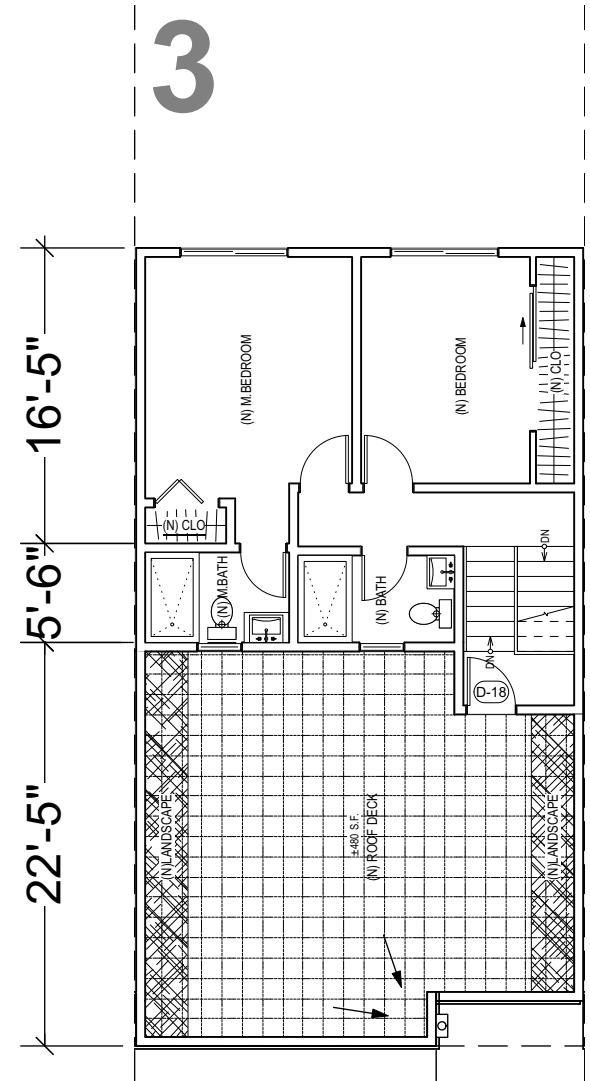
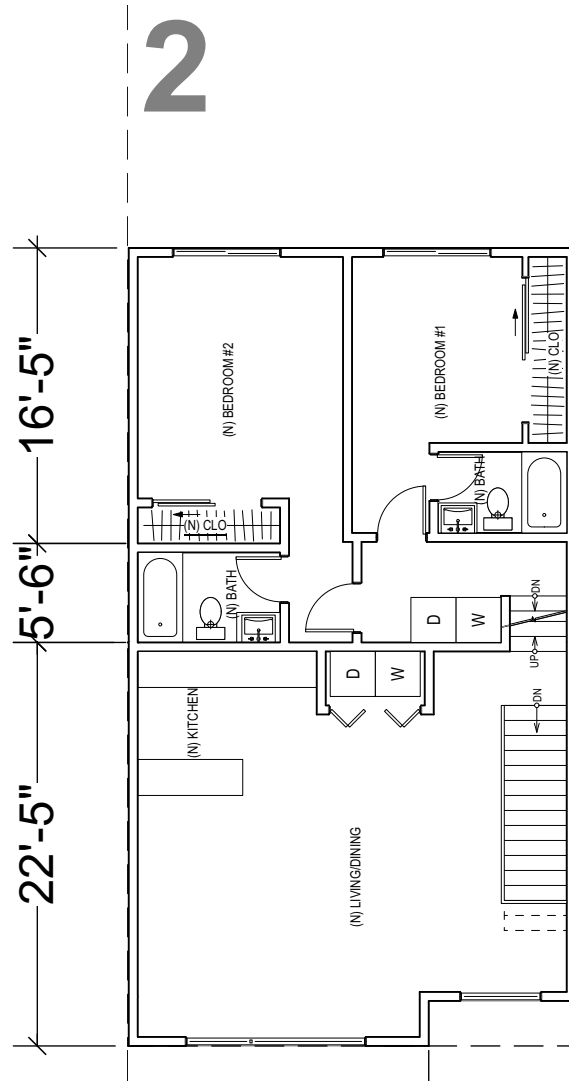
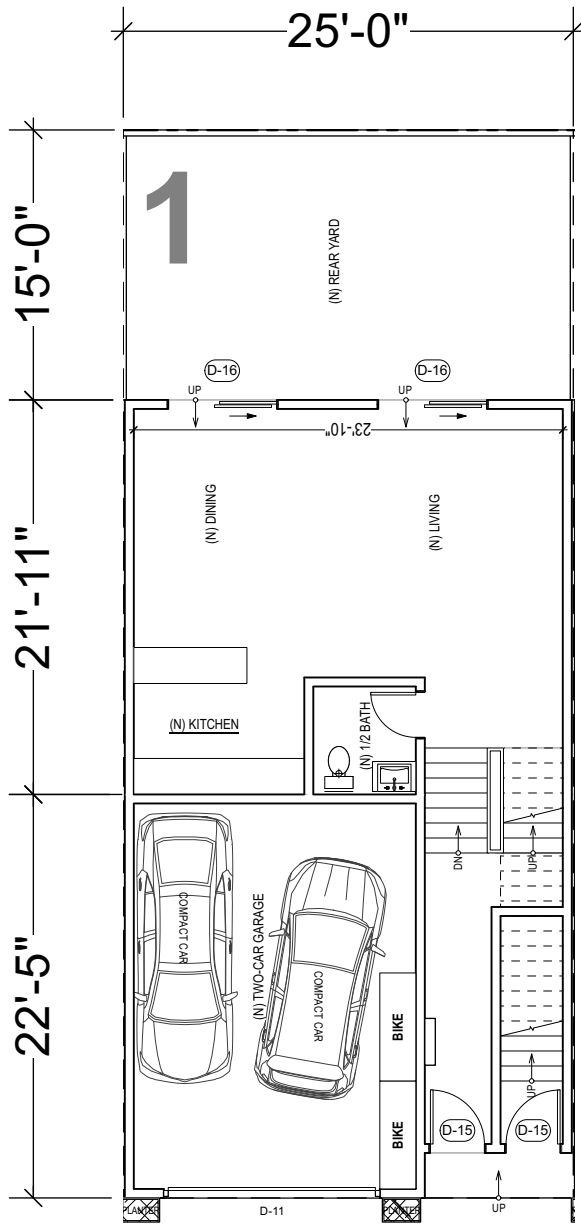


# 20

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BLDG B Typical Plan  
Scale: 3/32" = 1'-0"



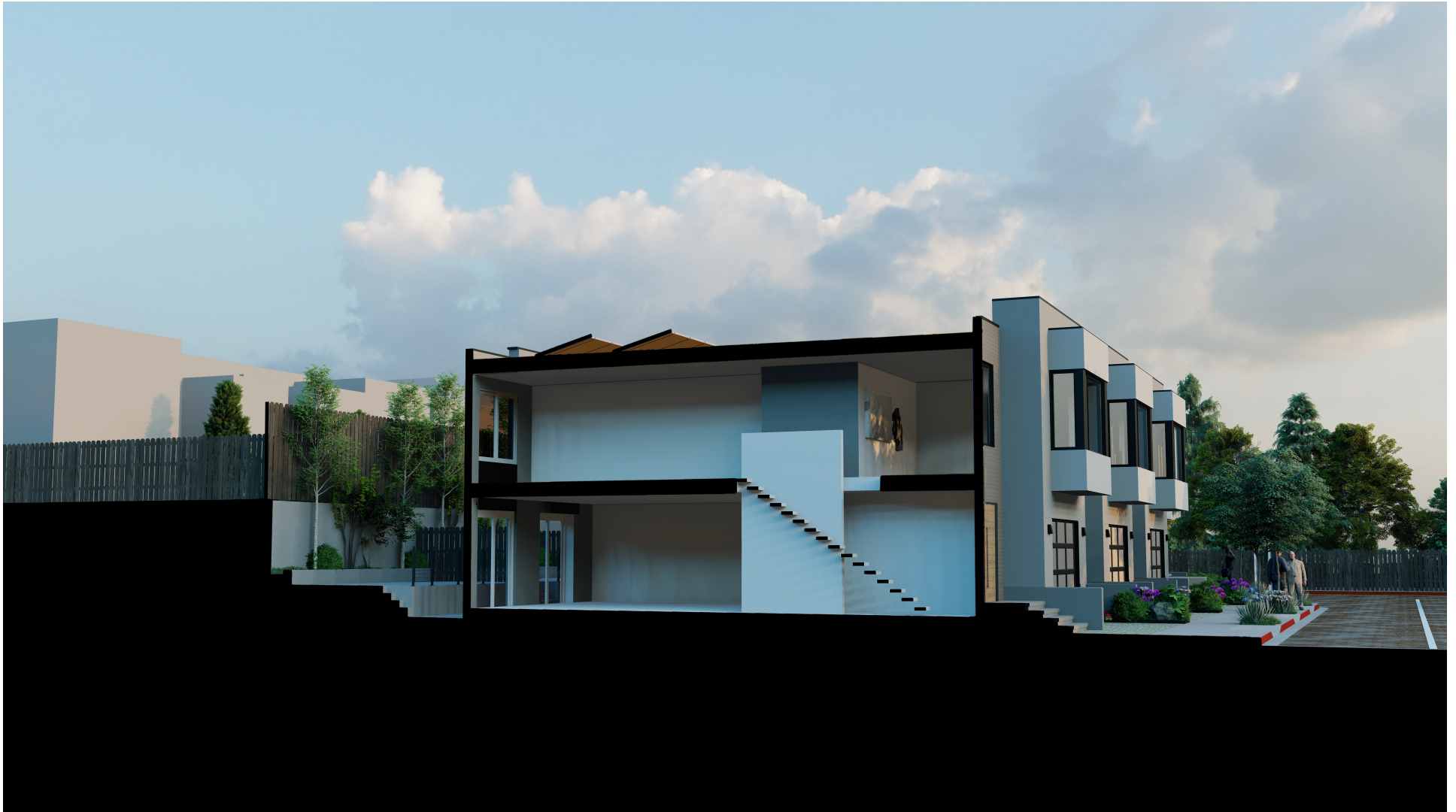


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BLDG C Typical Plan  
Scale: 3/32" = 1'-0"





**22** Typical Two-Story  
BLDG A Sectional Perspective