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MEMORANDUM

To: Mason Hayes

From: Ben Waldo

Date: 11.06.2024

Sent Via:

Project Number: JLCT301

Project Name: 640 Waverly St

Subject: Landscape Maintenance Narrative

The proposed property at 640 Waverly St features a collection of exterior planted spaces, worked into and around the ground level commercial space, and residential units on levels 2-4. With the exception of small areas at the front and rear of the property, all proposed planted areas are over structure. Planting on this project is woven into the fabric and character of the architecture, both for internal spaces available to tenants and guests, but also in how the project is experienced from the public realm. As such, we understand the importance of maintaining the living elements on the project. Below is a description of how planting areas will be cared for:

Water

All planted areas will receive permanent irrigation, with plant groupings hydro-zoned for efficient water use.

Soils

On-structure planting areas will use lightweight growing media for efficient drainage. On grade planting areas will use soils amended with organic compost.

Access and Frequency of Care

A number of planters are located in private areas typically only accessible to residents. These planters will be maintained on a quarterly basis by, in coordination with the property owner and tenants. Ground level planting areas at the street and commercial space common areas will be maintained on a monthly basis.

In this case, “maintenance” should be understood to mean weeding and pruning as necessary, replacement of failed plant materials, and repair of irrigation systems when needed. Planters may also receive infrequent application of organic fertilizer to reinvigorate growing media.

One planter, located on the L2 balcony facing Waverly St presents a fall risk for maintenance staff, and will be accessed when necessary by personnel who will be secured using safety “tie-ins” located on the L2 balcony, in compliance with OSHA standards.