

CITY OF DALY CITY

**VISTA GRANDE
DRAINAGE BASIN IMPROVEMENTS PROJECT**

**ELECTRICAL BUILDING
CIVIC DESIGN REVIEW PHASE II and III**

JUNE 2019



VICINITY MAP

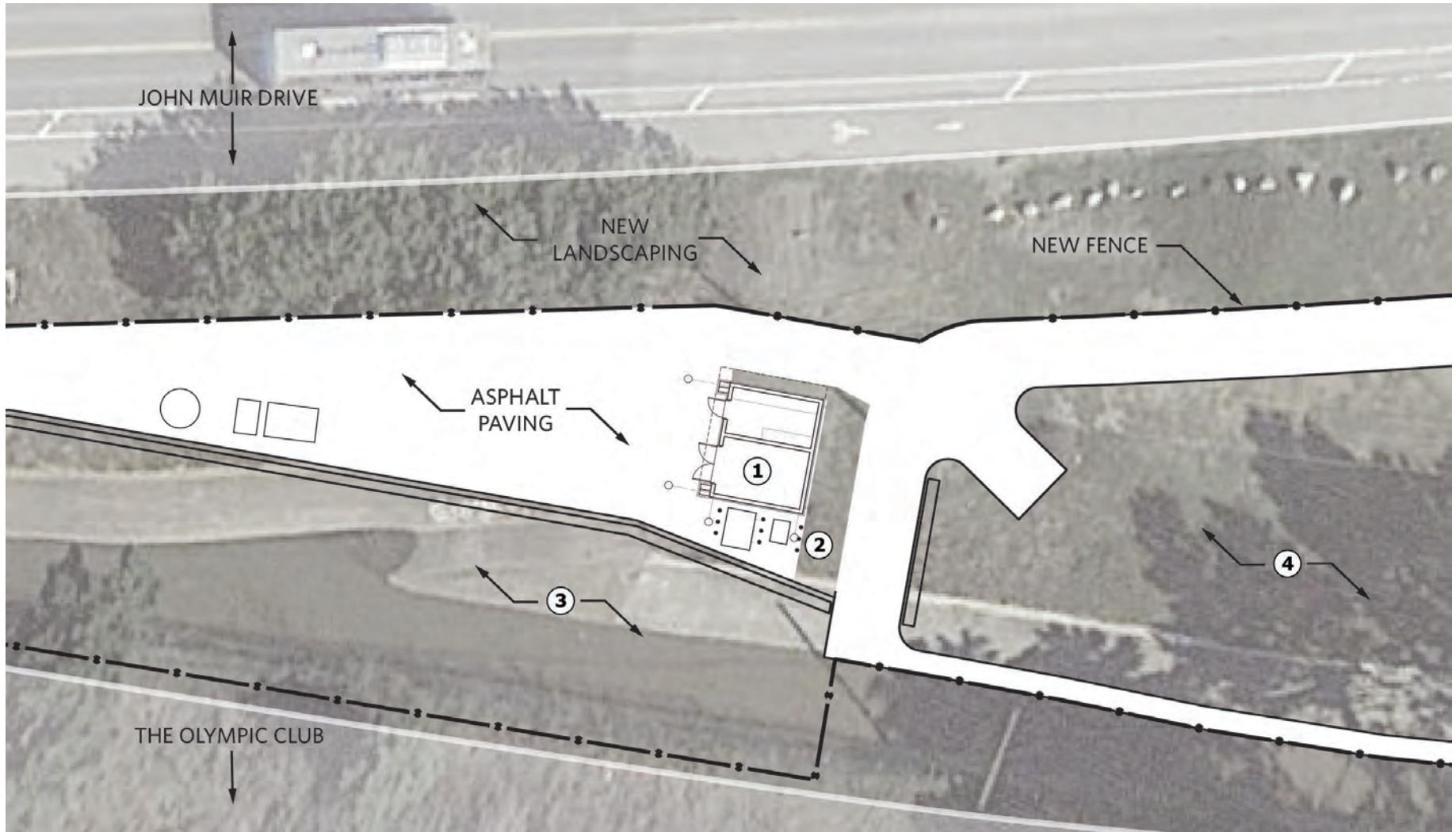


LEGEND

- | | |
|---------------------------------|----------------------------|
| 1. PROPOSED ELECTRICAL BUILDING | 5. NEW OUTLET STRUCTURE |
| 2. EXISTING SFPUC PUMP STATION | 6. NEW WETLANDS |
| 3. EXISTING DRAINAGE CANAL | 7. NEW DIVERSION STRUCTURE |
| 4. EXISTING DRAINAGE TUNNEL | |



SITE PLAN



LEGEND

1. PROPOSED ELECTRICAL BUILDING
2. NEW ELECTRICAL TRANSFORMER AND CONDENSER
3. NEW BELOW GRADE DIVERSION STRUCTURE
4. NEW WETLANDS



EXISTING VIEWS FROM JOHN MUIR DRIVE



PROPOSED VIEW LOOKING SOUTH

VISTA GRANDE
DRAINAGE BASIN IMPROVEMENTS



PROPOSED VIEW LOOKING SOUTH



PROPOSED VIEW LOOKING NORTH

VISTA GRANDE
DRAINAGE BASIN IMPROVEMENTS



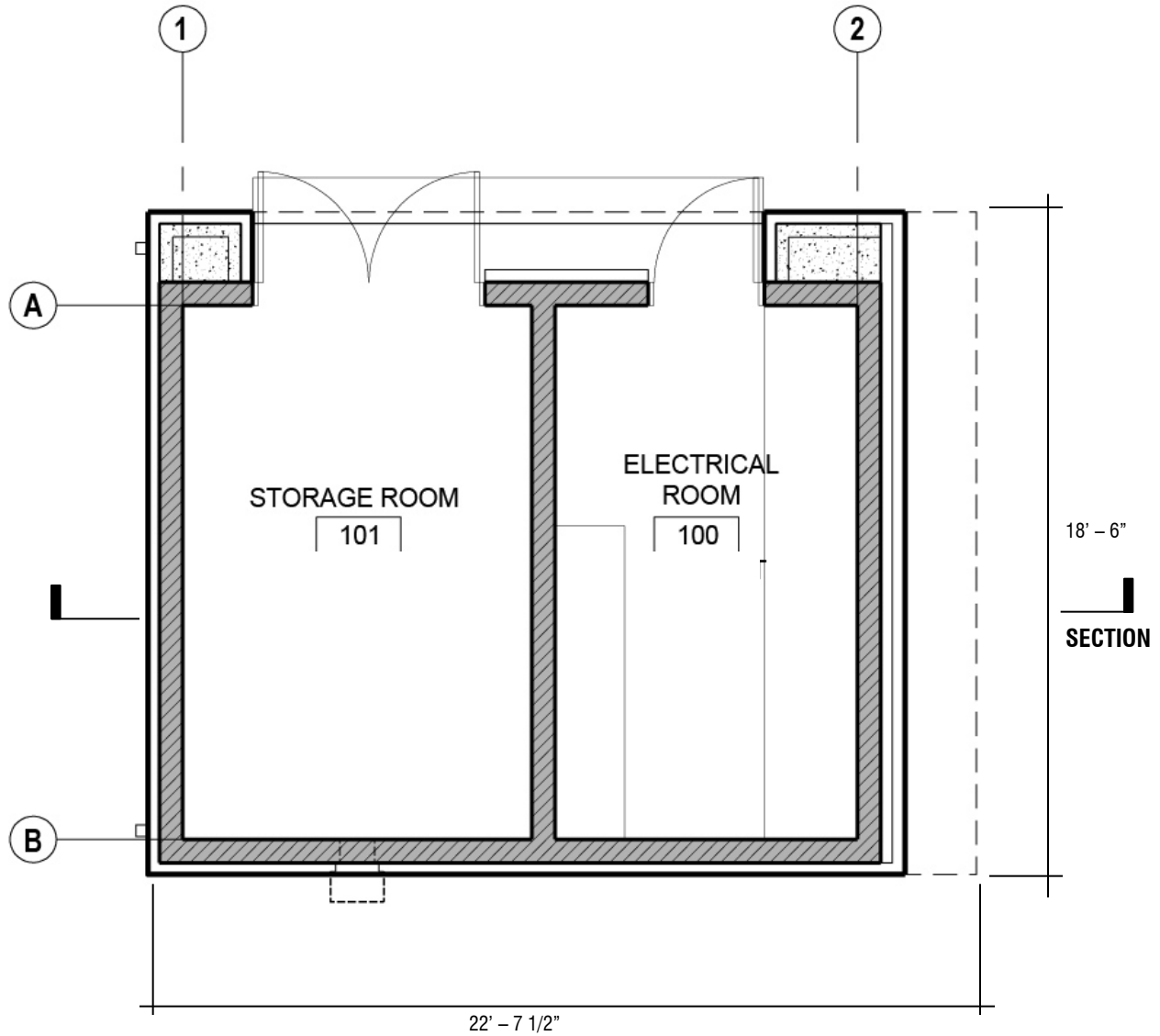
PROPOSED VIEW LOOKING NORTH

VISTA GRANDE
DRAINAGE BASIN IMPROVEMENTS



ELECTRICAL BUILDING PLAN

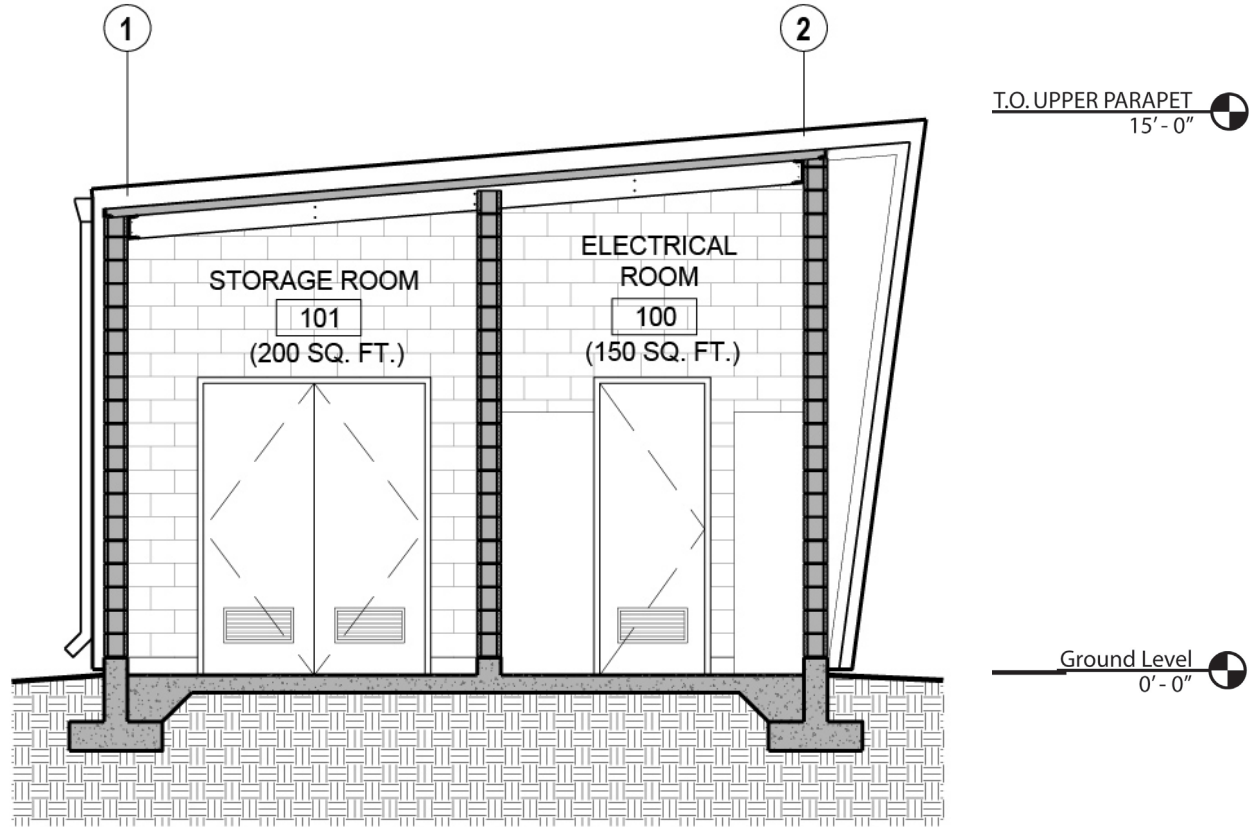
VISTA GRANDE
DRAINAGE BASIN IMPROVEMENTS



FLOOR PLAN

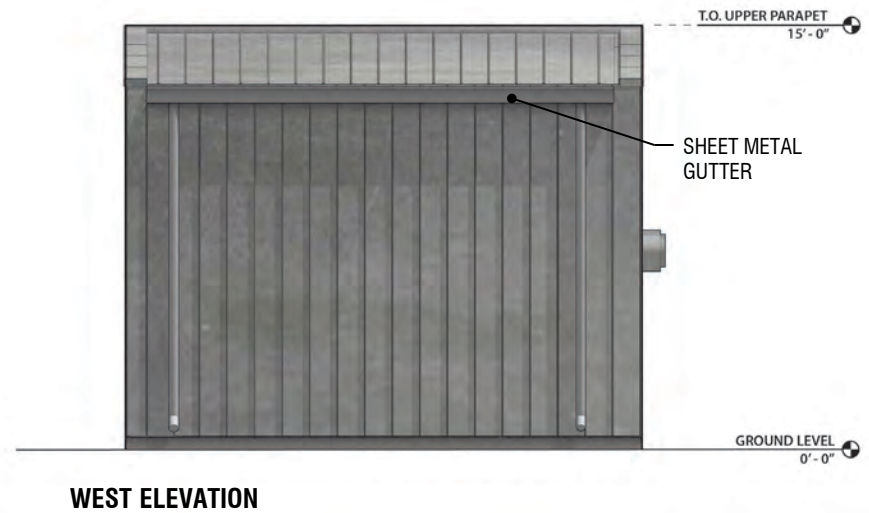
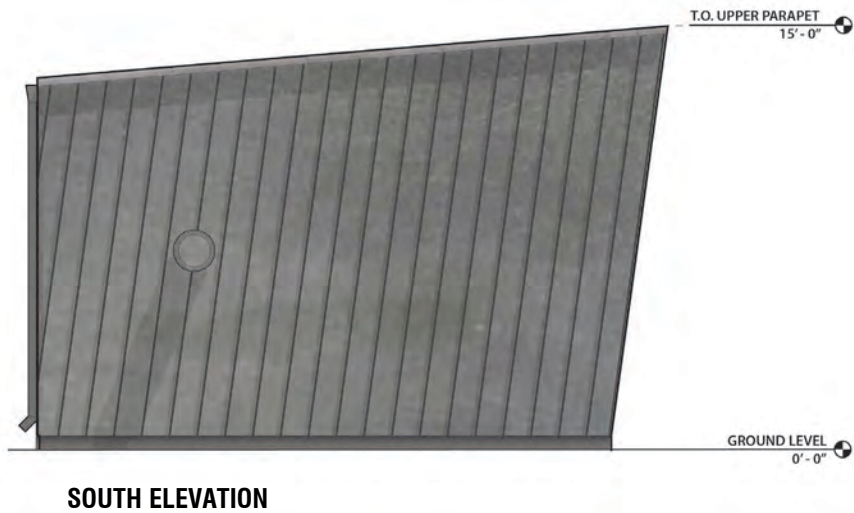
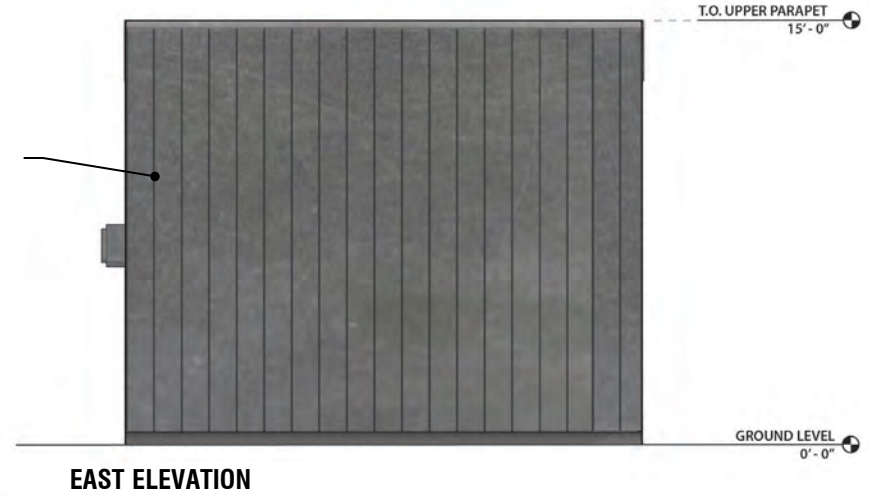
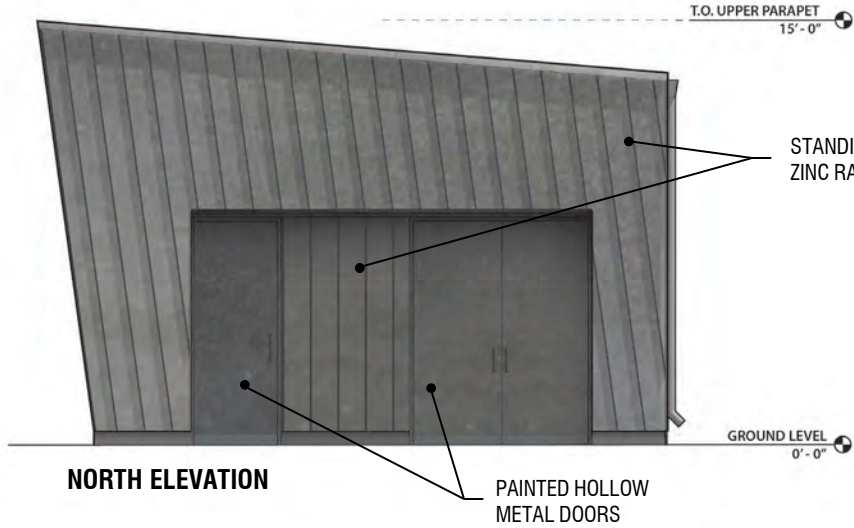


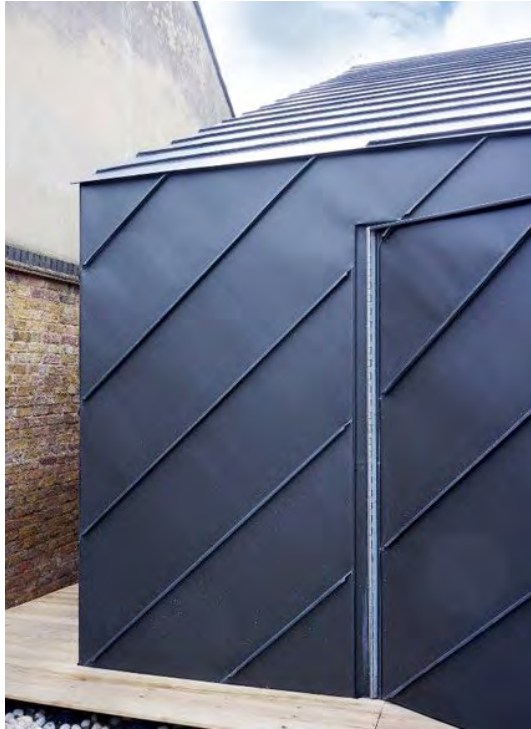
ELECTRICAL BUILDING SECTION



EAST - WEST SECTION

ELECTRICAL BUILDING ELEVATIONS





STANDING SEAM ZINC EXAMPLE



VERTICAL GRATING METAL FENCE

DESIGN PRECEDENTS



SFPUC WEST SUNSET PUMP STATION



SFPUC LAKE MERCED PUMP STATION

PLANT PALETTE



Achillea millefolium
Yarrow



Artemisia californica
California Sagebrush



Aster chilensis
California Aster



Baccharis pilularis
Coyote Brush



Ceanothus thyrsiflorus
Low Blue Blossom



Ceanothus 'Ray Hartman'
Ray Hartman Ceanothus



Ericameria ericoides
Mock Heather



Erigeron glaucus
Seaside Daisy



Eriogonum latifolium
Coast Buckwheat



Eriophyllum staechadifolium
Woolly Seaside Wallflower



Iris douglasiana
Douglas Iris



Rhamnus californica
Coffeeberry



Lupinus chamissonis
Silver Dune Lupine



Mimulus aurantiacus
Sticky Monkey Flower



Festuca rubra
Red Fescue



Deschampsia holciformis
Tufted Hairgrass



Carex pansa
Pacific Dune Sedge



Cercis occidentalis
Western Redbud

COMMENTS:

“The Committee asked that the design team give more attention to the entry way with the two doors. They shared that at this particular point everything comes together in misalignment. The Committee suggested aligning the horizontal parts above the door and minimizing the seams.”

“The Committee suggested aligning the horizontal parts above the door and minimizing the seams. The Committee also recommended simplifying the box panel in between the doors and cantilevering one side of the building to make it a more sculptural form.”

“For the landscaping, the Committee thought the plant palette was well done, but asked that taller plants be put around the fence to obscure the building more.”

“The Committee expressed that the team would be able to come for phase #2 and #3 in their next review. The motion was unanimously approved.”

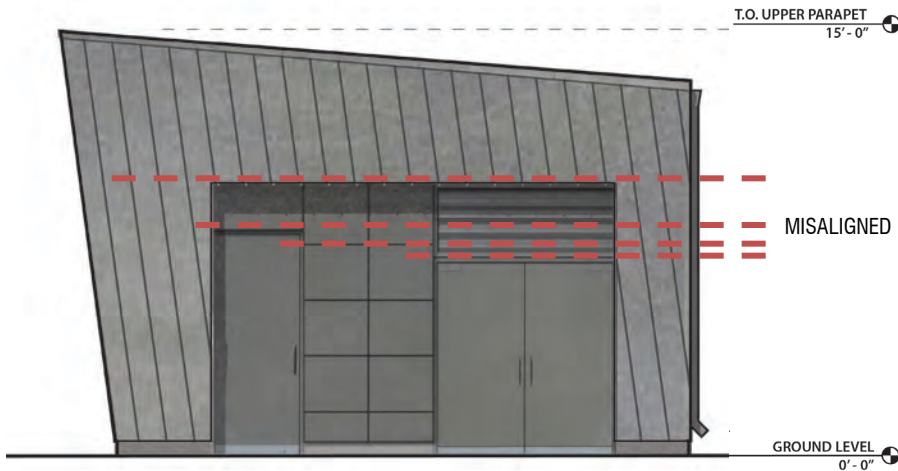
PHASE I SCHEMATIC DESIGN COMMENTS

COMMENT:

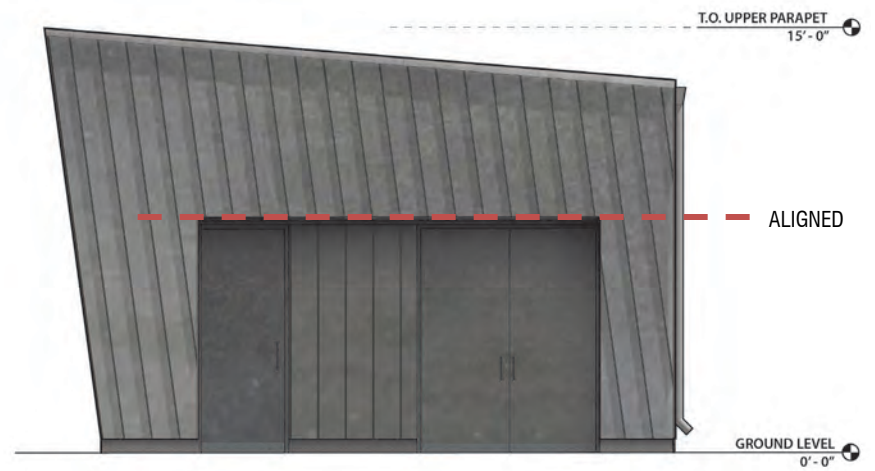
Adjust misaligned horizontal panel seams above the doors.

RESPONSE:

Matched cladding inside the door reveal to zinc standing seam cladding on exterior and aligned door heights.



NORTH ELEVATION



NORTH ELEVATION

PHASE I SCHEMATIC DESIGN COMMENTS

COMMENT:

Provide taller plants along John Muir Drive to obscure the building more.

RESPONSE:

Added taller plants along John Muir Drive.



THANK YOU

