

CHINA BASIN ST.

MISSION ROCK ST

THIRD STREET

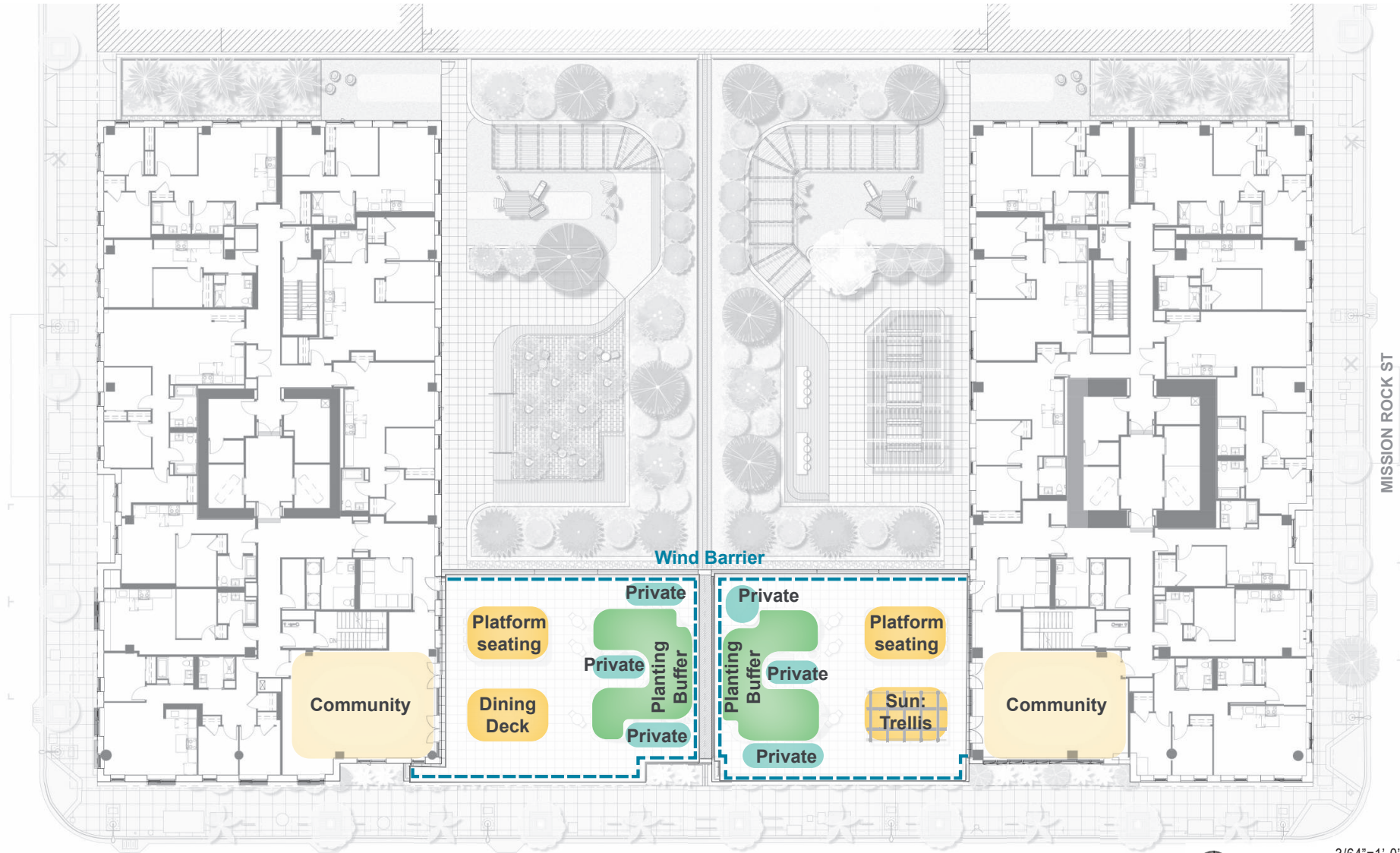


MISSION BAY SOUTH BLOCK 4E  
PHASE I

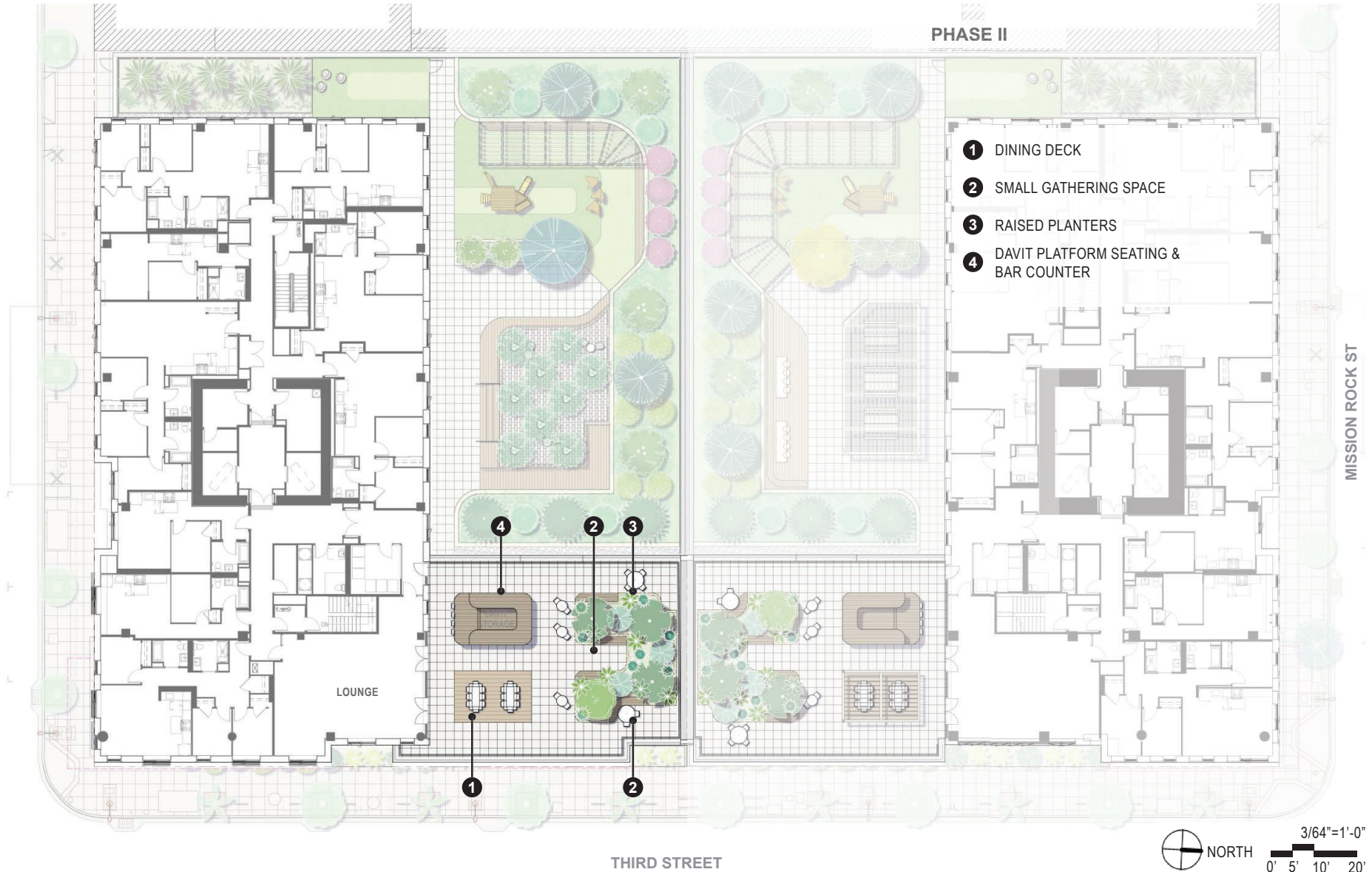
BCSD SUBMITTAL  
NOVEMBER 18, 2025

## LEVEL 10 TERRACE PROGRAM

3.23



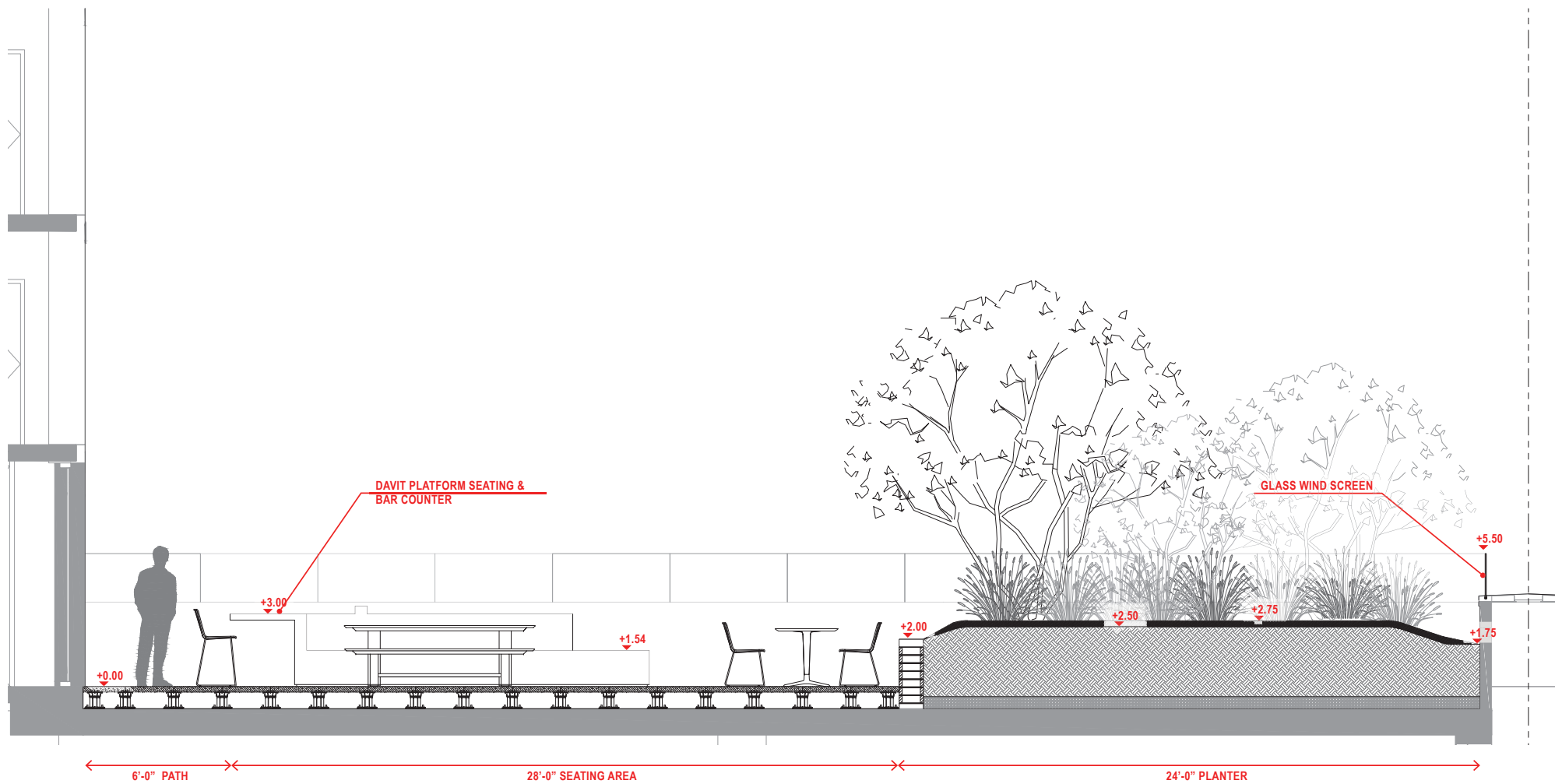
CHINA BASIN ST.







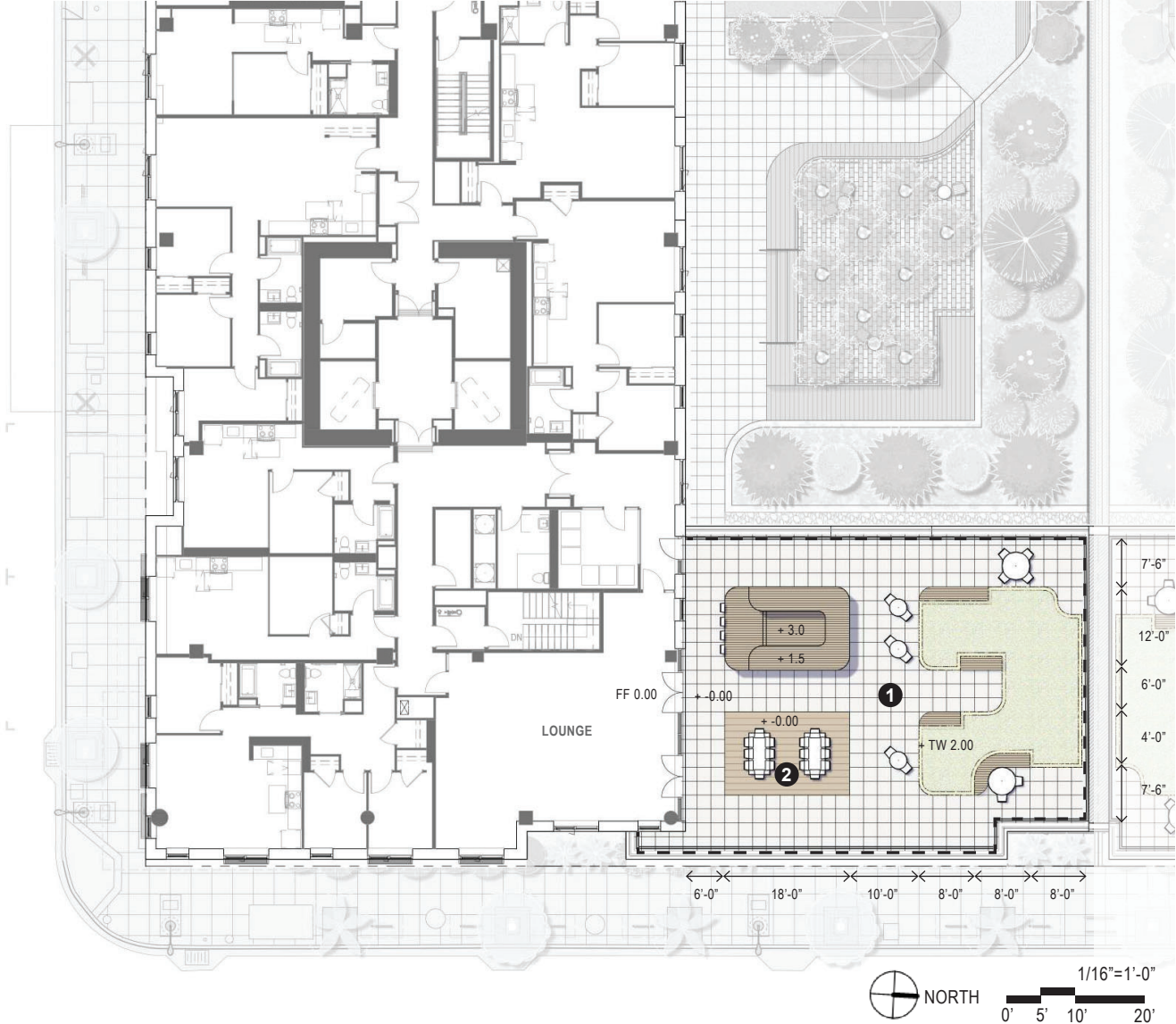
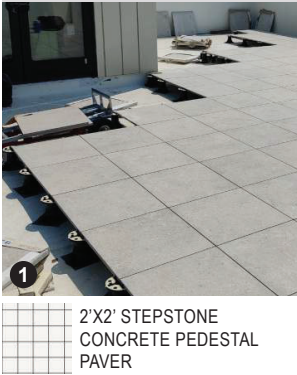
KEY MAP



1/4" = 1'-0"



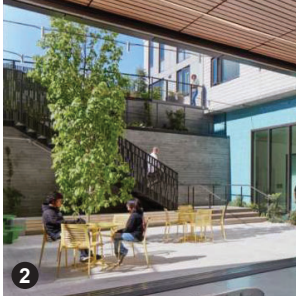
MATERIALS LEGEND - PAVING



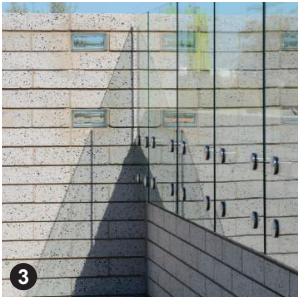
MATERIALS LEGEND - FURNISHINGS + ELEMENTS



1 4" TALL MASONRY BLOCK PLANTER WALL



2 MOVABLE SEATING



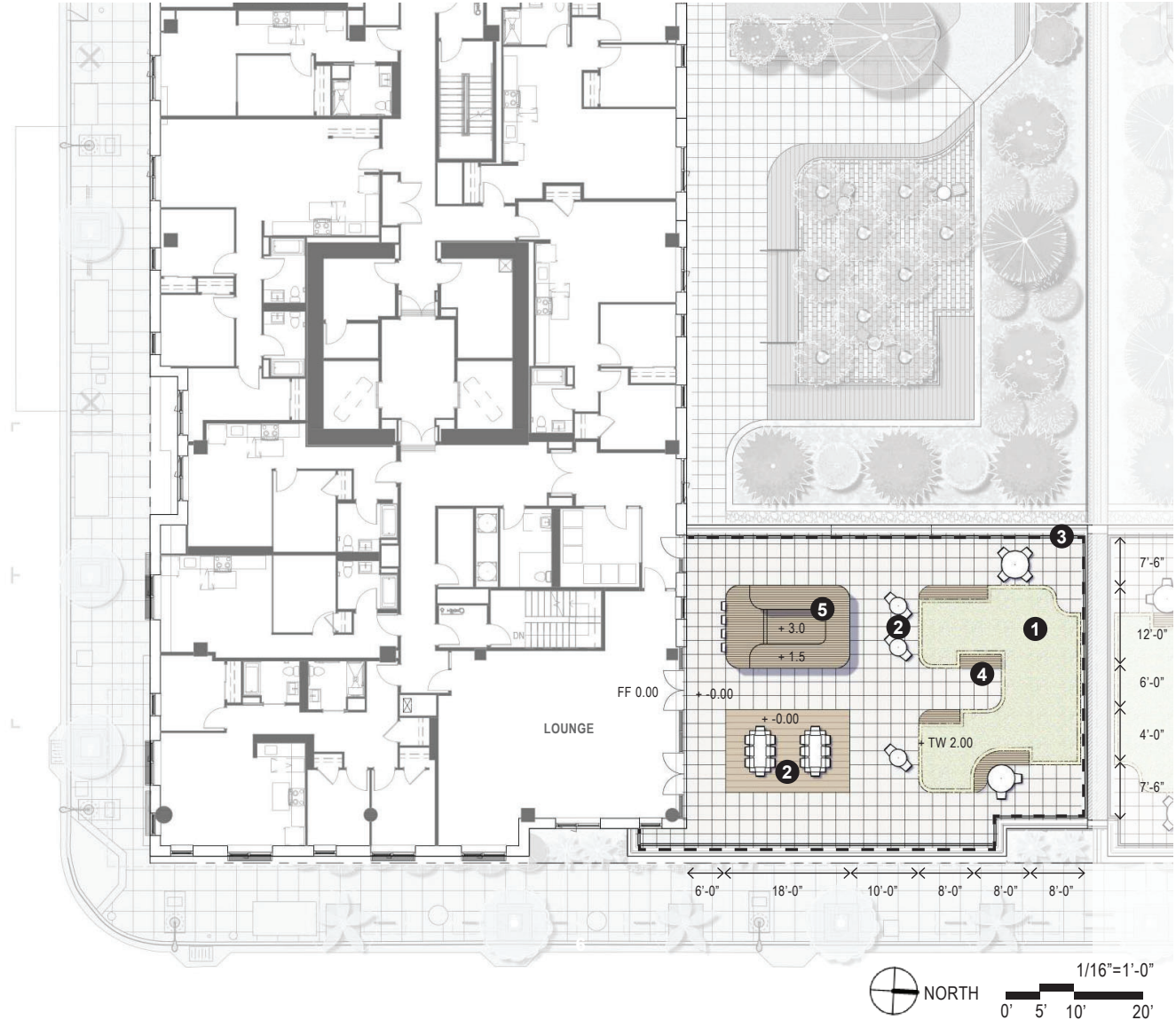
3 GLASS WIND SCREEN



4 BUILT-IN WOOD & METAL BENCH



5 DAVIT PLATFORM SEATING & BAR COUNTER





PLANTING LEGEND - TREES

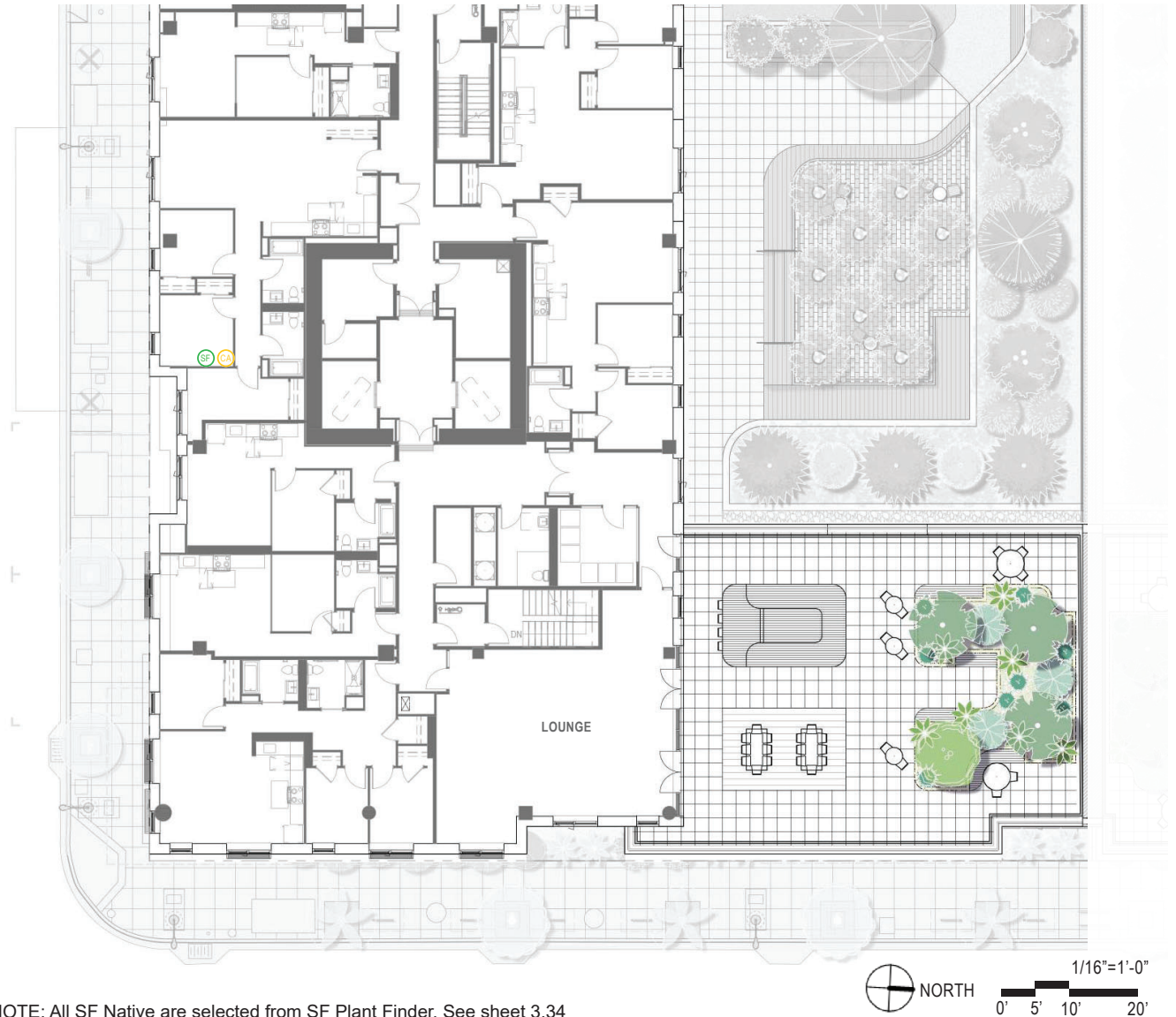


*Ceanothus thyrsiflorus*  
CALIFORNIA LILAC  
SF CA



*Myrica californica*  
PACIFIC WAX MYRTLE  
SF CA

SF Native CA Native AF Climate-adapted Plant from the African Continent CL Climate-adapted Low Water Use Plant



NOTE: All SF Native are selected from SF Plant Finder, See sheet 3.34

PLANTING LEGEND - SHRUBS + GROUNDCOVER



*Achillea millefolium*  
YARROW  
SF CA



*Deschampsia cespitosa*  
TUFTED HAIRGRASS  
ALTERNATE SF CA



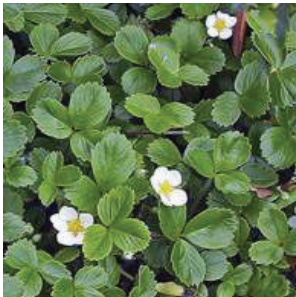
*Mimulus aurantiacus*  
STICKY MONKEY FLOWER  
SF CA



*Clinopodium douglasii*  
YERBA BUENA  
SF CA

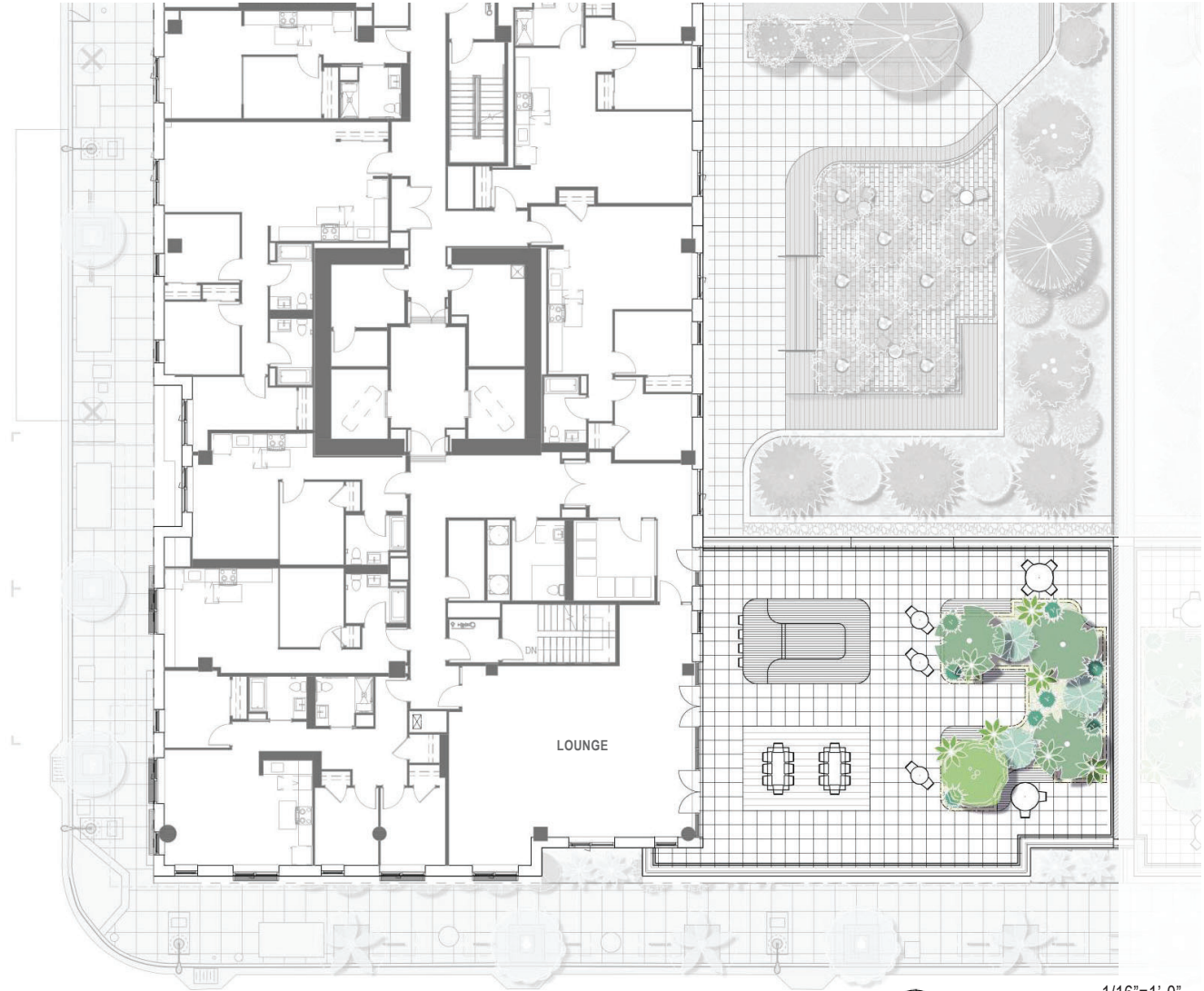


*Festuca californica*  
CALIFORNIA FESCUE  
SF CA



*Fragaria vesca*  
WOODLAND STRAWBERRY  
SF CA

SF Native CA Native AF Climate-adapted Plant from the African Continent CL Climate-adapted Low Water Use Plant



NOTE: All SF Native are selected from SF Plant Finder, See sheet 3.34



CHINA BASIN ST.

PHASE II



Recessed Steplight



Under Bench



Toe Kick



Wall Mount

## LIGHTING LEGEND

LOUNGE

Steplight

Wall Mount

Toe Kick Light

Under Bench Light

THIRD STREET

MISSION ROCK ST



3/64"=1'-0"  
0' 5' 10' 20'

Stormwater Management Approach

Per SFPUC requirements for Mission Bay—all impervious surfaces must be managed through stormwater Best Management Practices (BMPs). To meet these standards, this project provides flow-through planters (FTP) at Level 3 and at Level 1 along Third Street. Together, these measures fully satisfy SFPUC stormwater treatment requirements.

Design Criteria

- All impervious roof and terrace areas must drain to an approved BMP.
- Flow-through planters (FTP) must be located on a level below the surfaces they treat.
- FTP area must equal at least 4% of the contributing impervious area.
- Traditional planters with dedicated drains are excluded from treatment calculations.

Approach

Stormwater runoff is generated from the Roof, Level 16, Level 10, and Level 3 terraces. Each level was analyzed for its required FTP area, and treatment was assigned to lower levels in accordance with SFPUC guidelines.

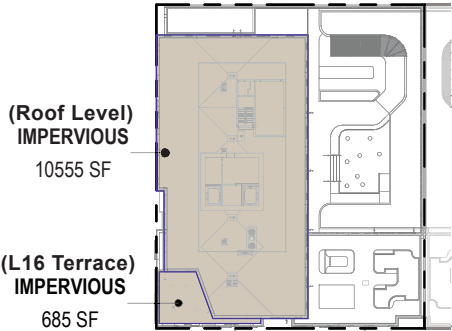
- Level 3 provides 614 SF of FTP area, treating runoff from its own impervious surfaces.
- Level 1 FTPs, located along Third Street, provide 367 SF of additional treatment area (311 SF + 56 SF), contributing to overall compliance.
- Roof, Level 16, and Level 10 generate runoff but do not contain FTPs themselves; their requirements are satisfied by treatment provided on lower levels.

The total FTP area required is 693 SF. The total provided is 981 SF, resulting in a surplus of 287 SF. This ensures the project not only meets but exceeds SFPUC stormwater management requirements.

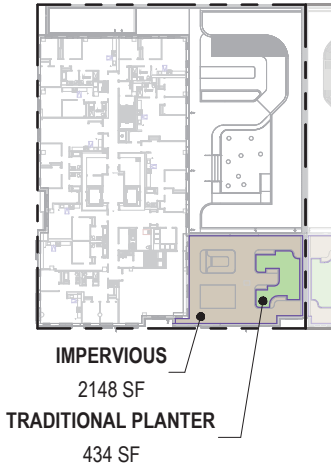
Stormwater Compliance Summary

Level	Roof/Terrace Area (SF)	Impervious Area (SF)	FTP Required (4%) (SF)	FTP Provided This Level (SF)	Cumulative FTP Required (SF)	Running Net (+Deficit / -Surplus)
Roof	10,555	10,555	422	—	422	422
16	685	685	27	—	450	450
10	2,582	2,148	86	—	536	536
3	7,923	3,951	158	614	536	80
1	—	—	—	367	—	-287 ✓ Meets requirement

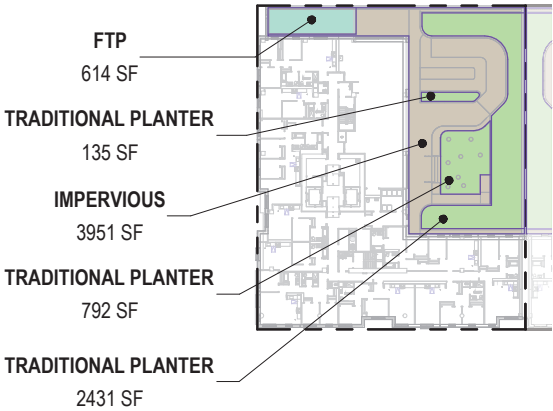
Roof Level 10,555 SF    Level 16 Terrace 685 SF



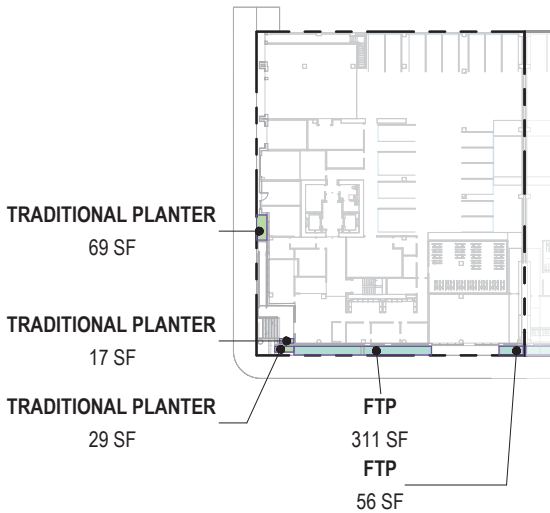
Level 10 Terrace 2,582 SF



Level 3 Terrace 7,923 SF



Level 1





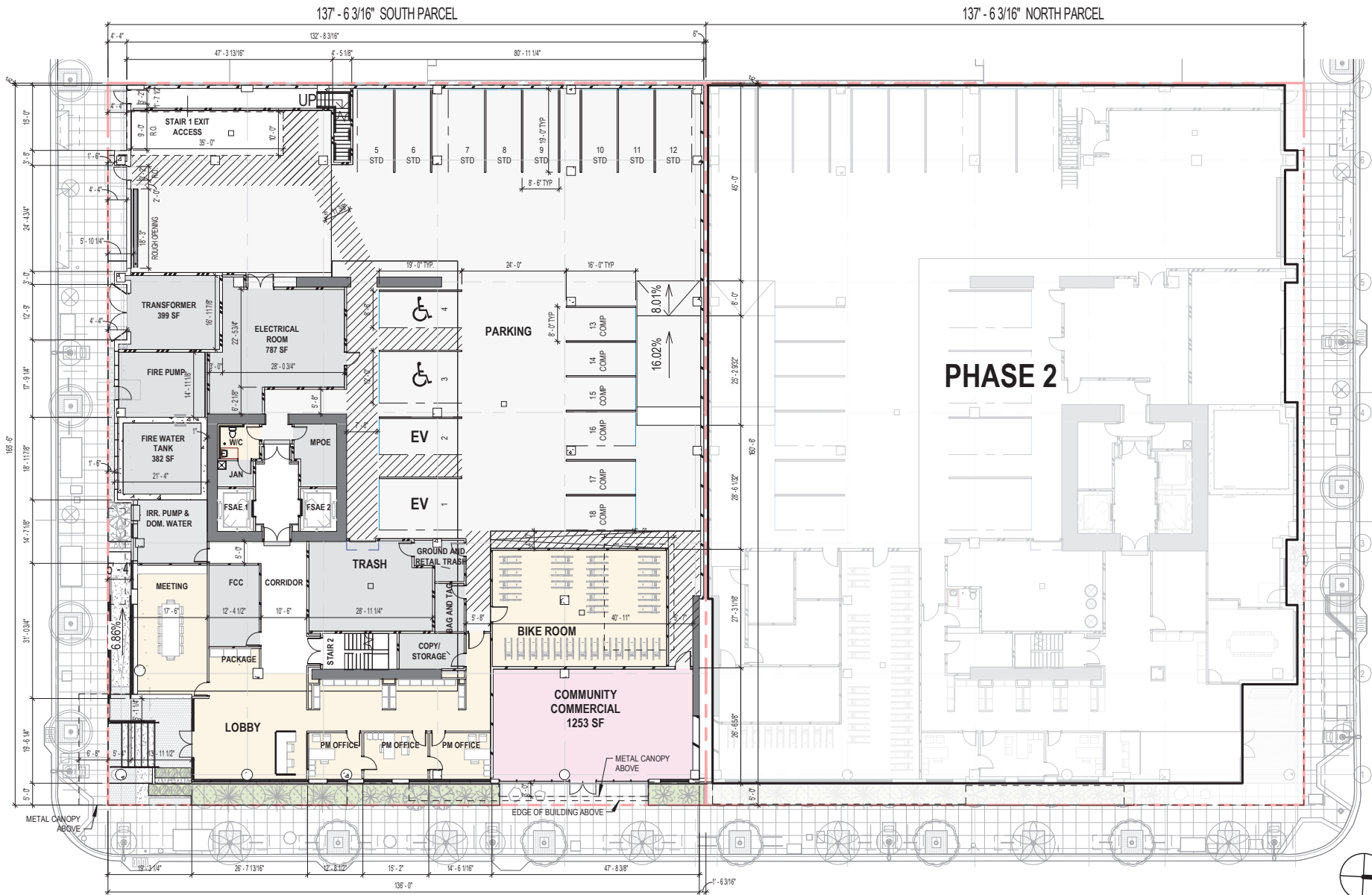


SF Plant Finder Native Planting Verification Table

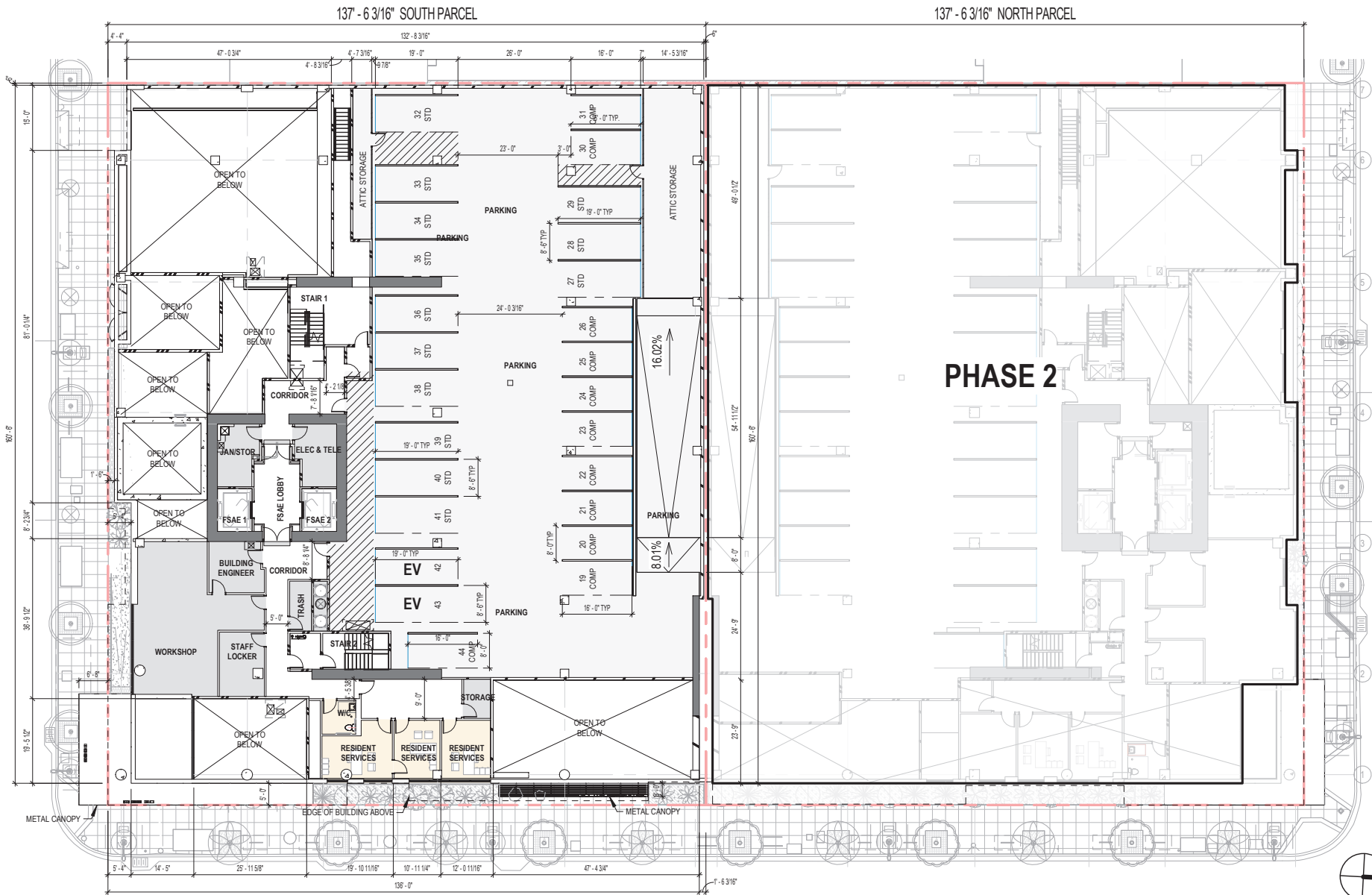
Floor	Plant Species	South - Phase I	SF Native	CA Native	Select from SF Plant Finder	Phase I - SF Native (Count)	Phase I - CA Native (Count)
L1	WOODWARDIA FIMBRIATA(GIANT CHAIN FERN)	3	Yes	Yes	Yes	3	3
L1	CORNUS SERICEA(RED TWIG DOGWOOD)	4	Yes	Yes	Yes	4	4
L1	FESTUCA CALIFORNICA (CALIFORNICA FESCUE)	15	Yes	Yes	Yes	15	15
L1	MIMULUS AURANTIACUS (STICKY MONKEY FLOWER)	5	Yes	Yes	Yes	5	5
L1	GARRYA ELLIPTICA (SILK TASSEL)	2	Yes	Yes	Yes	2	2
L1	FRAGARIA CHILOENSIS(BEACH STRAWBERRY)	111	Yes	Yes	Yes	111	111
L3	PRUNUS ILICIFOLIA SPP LYONII (CATALINA CHERRY)	4	Yes	Yes	Yes	4	4
L3	HETEROMELES ARBUTIFOLIA(TOYON)	14	Yes	Yes	Yes	14	14
L3	MYRICA CALIFORNICA (PACIFIC WAX MYRTLE)	4	Yes	Yes	Yes	4	4
L3	JUNIPERUS CALIFORNICA (CALIFORNIA JUNIPER)	2	Yes	Yes	Yes	2	2
L3	RIBES SANGUINEUM VAR. GLUTINOSUM (FLOWERING CURRENT)	2	Yes	Yes	Yes	2	2
L3	ROSA CALIFORNICA (CALIFORNIA WILD ROSE)	4	Yes	Yes	Yes	4	4
L3	MIMULUS AURANTIACUS (STICKY MONKEY FLOWER)	2	yes	Yes	Yes	2	2
L3	LUPINUS CHAMISSONIS(DUSH PUSH LUPINE)	3	Yes	Yes	Yes	3	3
L3	AGAVE ATTENUATA(FOX TAIL AGAVE)	3	No	No	No	0	0
L3	ACHILEA MILEFOLIUM (YARROW)	3	Yes	Yes	Yes	3	3
L3	DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS)	242	Yes	Yes	Yes	242	242
L3	HEUCHERA MICRANTHA (ALUM ROOT)	242	Yes	Yes	Yes	242	242
L3	CLINOPODIUM DOUGLASII (YERBA BUENA)	242	Yes	Yes	Yes	242	242
L3	FRAGARIA VESCA (WOODLAND STRAWBERRY)	53	Yes	Yes	Yes	53	53
L3	IRIS DOUGLASIANA (DOUGLAS IRIS)	53	Yes	Yes	Yes	53	53
L3	FESTUCA CALIFORNICA (CALIFORNICA FESCUE)	54	Yes	Yes	Yes	54	54
L10	CEANOTHUS THYRSIFLORUS (CALIFORNIA LILAC)	1	Yes	Yes	Yes	1	1
L10	MYRICA CALIFORNICA (PACIFIC WAX MYRTLE)	3	Yes	Yes	Yes	3	3
L10	ACHILEA MILEFOLIUM (YARROW)	7	Yes	Yes	Yes	7	7
L10	DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS)	1	Yes	Yes	Yes	1	1
L10	MIMULUS AURANTIACUS (STICKY MONKEY FLOWER)	2	Yes	Yes	Yes	2	2
L10	CLINOPODIUM DOUGLASII (YERBA BUENA)	8	Yes	Yes	Yes	8	8
L10	FESTUCA CALIFORNICA (CALIFORNICA FESCUE)	63	Yes	Yes	Yes	63	63
L10	FRAGARIA VESCA (WOODLAND STRAWBERRY)	62	Yes	Yes	Yes	62	62
	<b>Total Number of Plants</b>	<b>1214</b>				<b>1211</b>	<b>1211</b>
	<b>Percentage of Native Plants</b>		<b>95.2%</b>	<b>95.2%</b>		<b>99.8%</b>	<b>99.8%</b>



# 04 - FLOOR PLANS







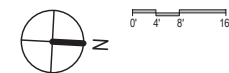
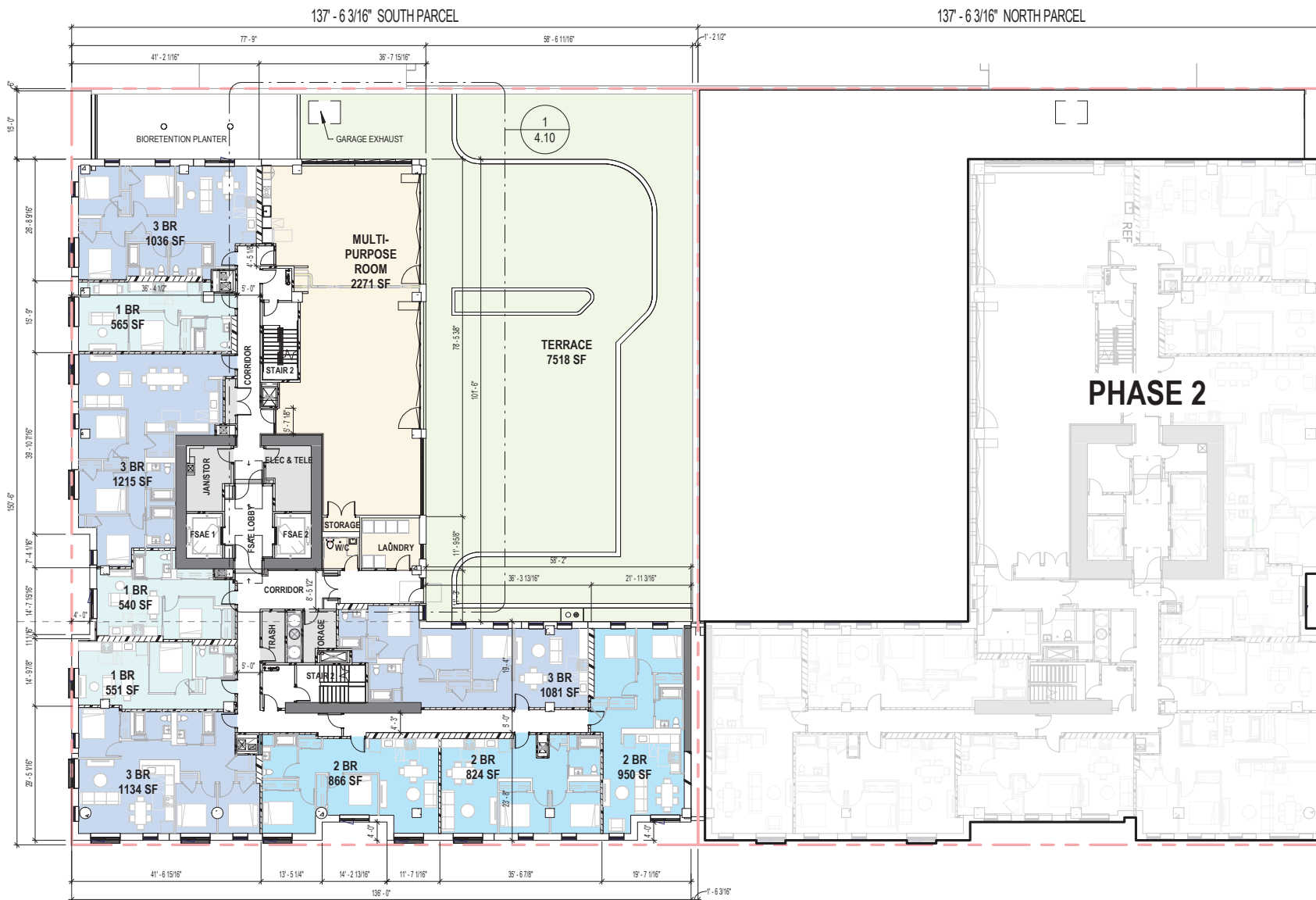
#### LEGEND

- OPEN SPACE
- COMMON SPACE
- RETAIL
- PARKING
- SUPPORT SPACE
- CIRCULATION
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- 5 BED UNIT
- PROPERTY LINE



0' 4' 8' 16'

3/64" = 1'-0"



3/64" = 1'-0"

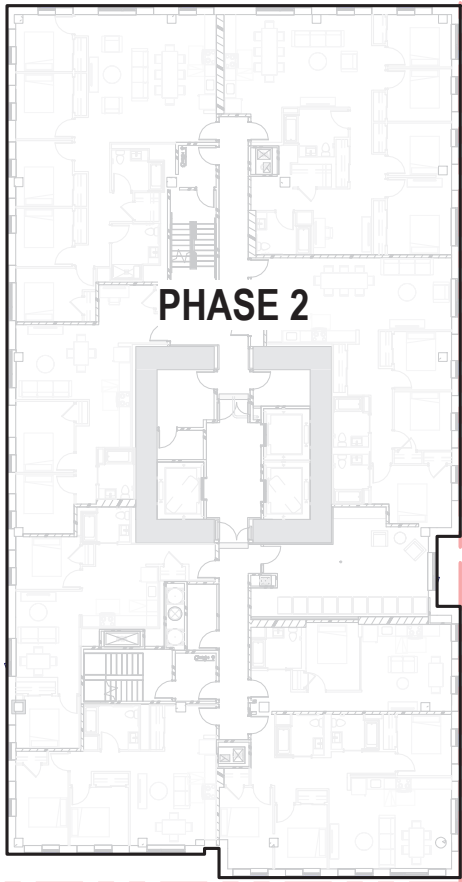




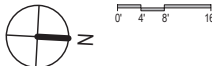




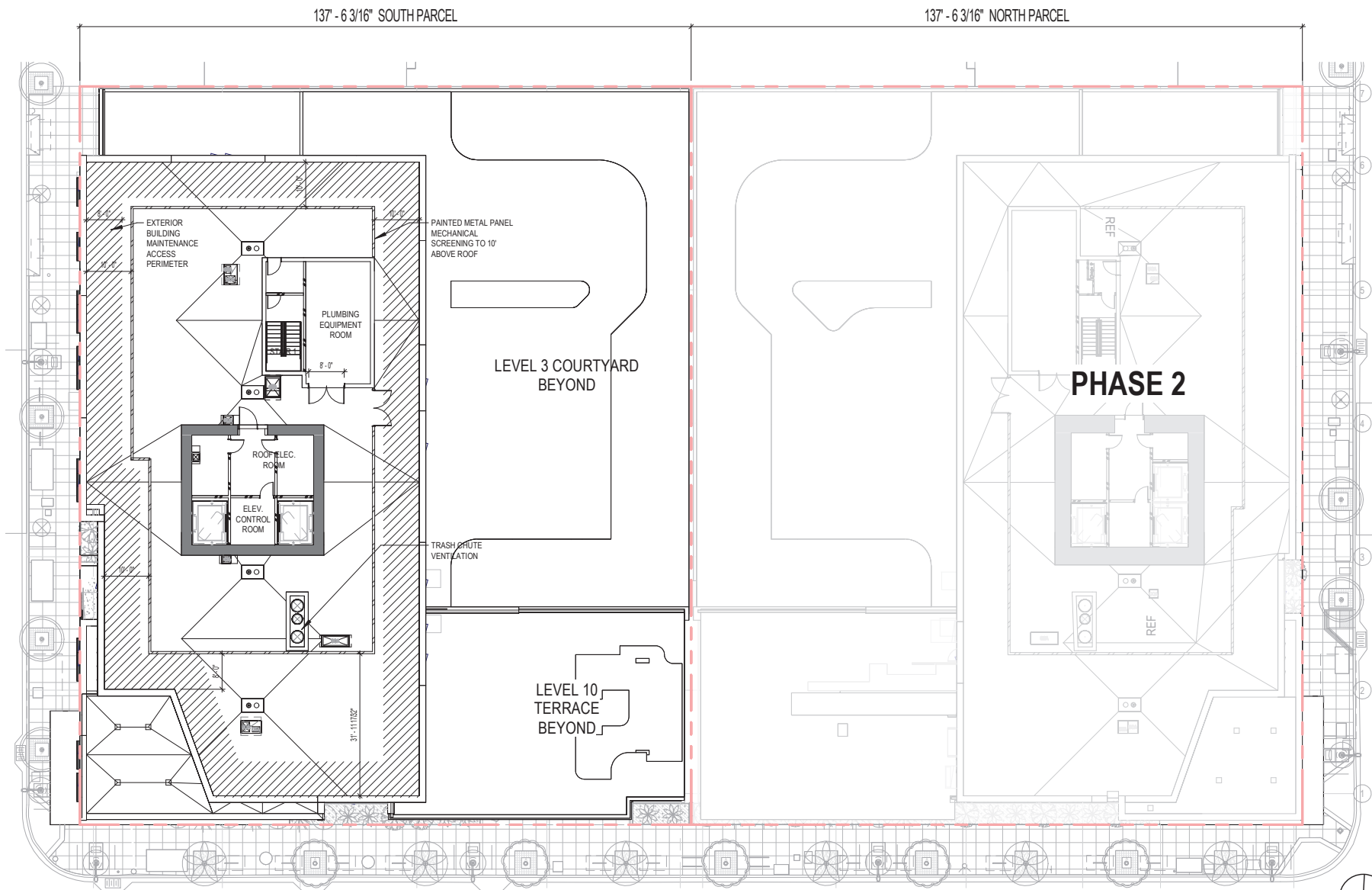




- LEGEND**
- OPEN SPACE
  - COMMON SPACE
  - RETAIL
  - PARKING
  - SUPPORT SPACE
  - CIRCULATION
  - 1 BED UNIT
  - 2 BED UNIT
  - 3 BED UNIT
  - 4 BED UNIT
  - 5 BED UNIT
  - PROPERTY LINE



3/64" = 1'-0"



#### LEGEND

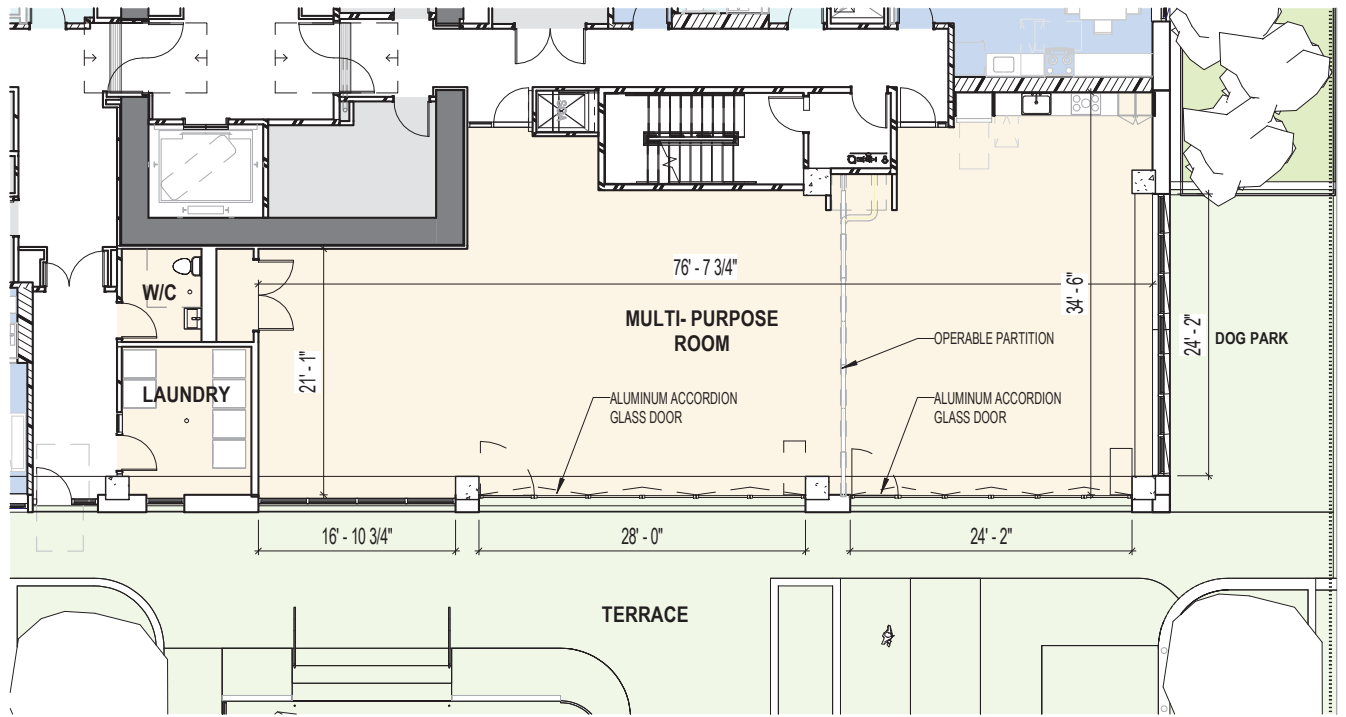
- OPEN SPACE
- COMMON SPACE
- RETAIL
- PARKING
- SUPPORT SPACE
- CIRCULATION
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT
- 5 BED UNIT
- PROPERTY LINE



0' 4' 8' 16'

3/64" = 1'-0"





SEE SHEET 2.06 FOR OPEN SPACE MATRIX

#### PERIMETER SUMMARY

TOTAL PERIMETER: 203' - 11 1/2"  
 50% OF TOTAL PERIMETER: 101' - 11 3/4"  
 STRUCTURAL ELEMENTS: 8' - 0"  
 TRANSPARENT: 93' - 2 3/4"  
 (93' 11 3/4" MIN.)



3/32" = 1'-0"

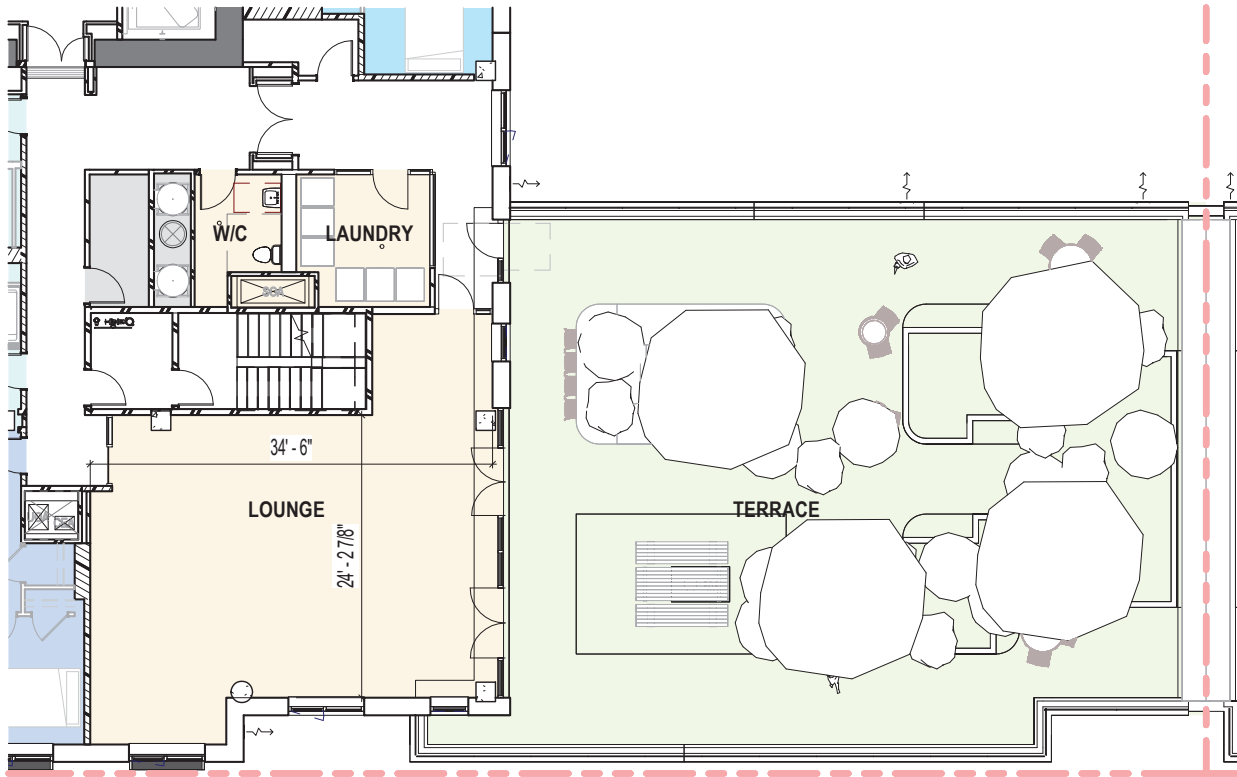


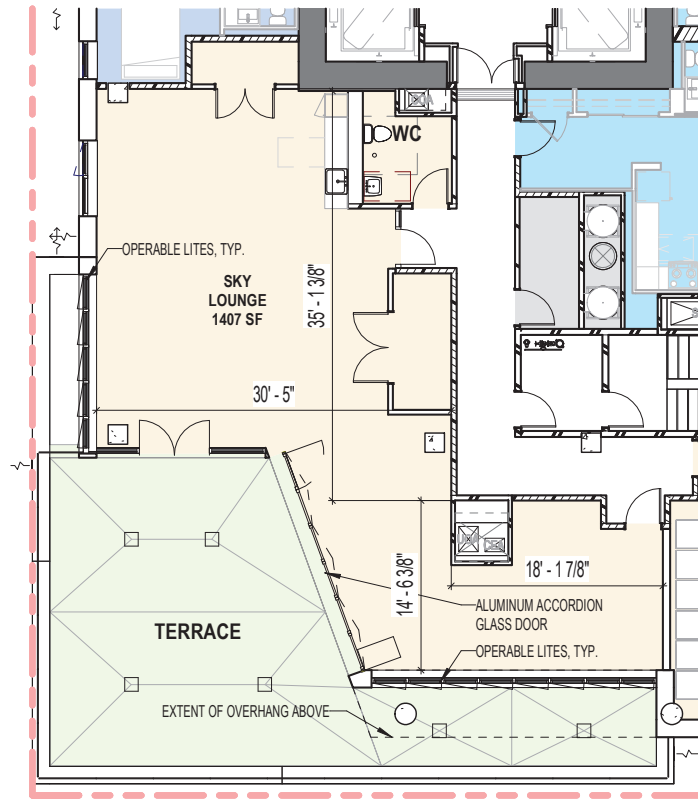
MISSION BAY SOUTH BLOCK 4E  
 PHASE I

BCSD SUBMITTAL  
 NOVEMBER 18, 2025

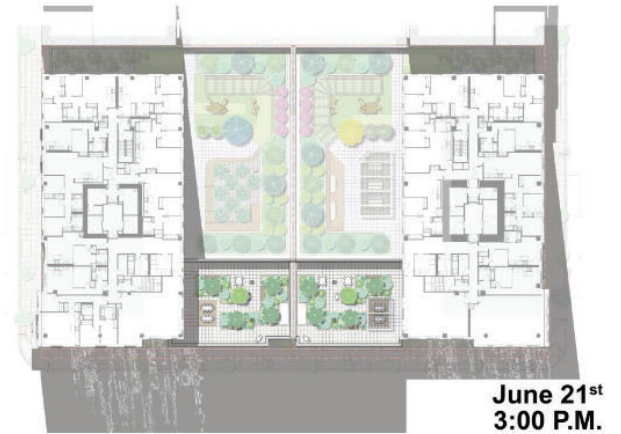
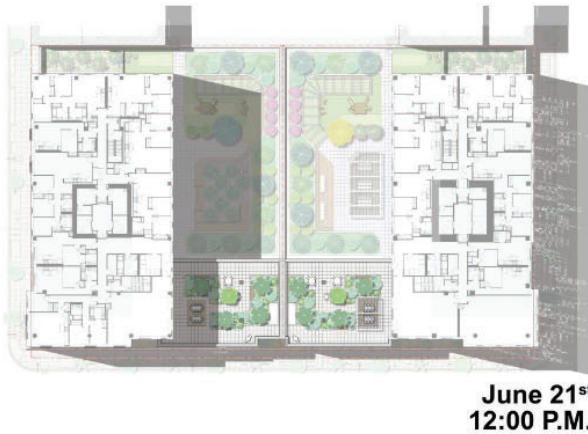
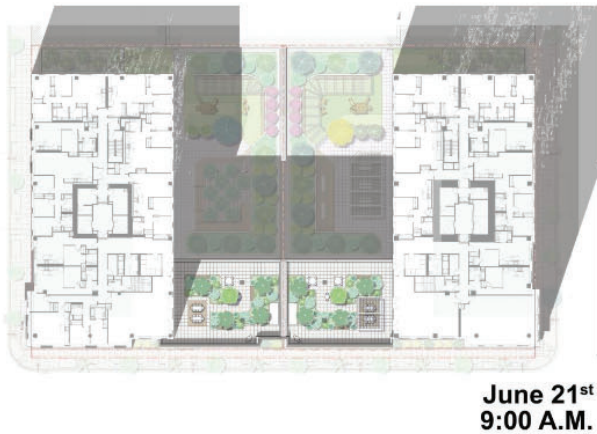
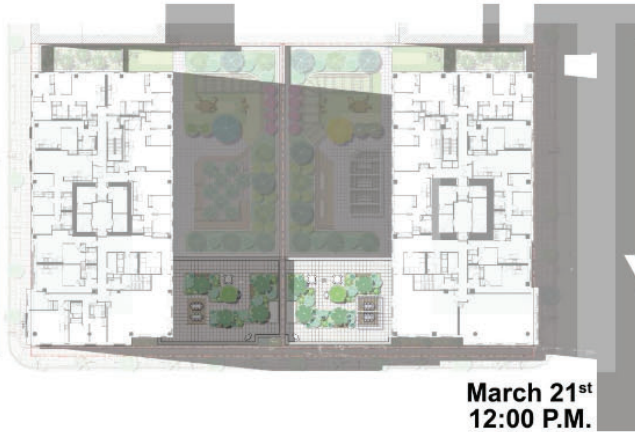
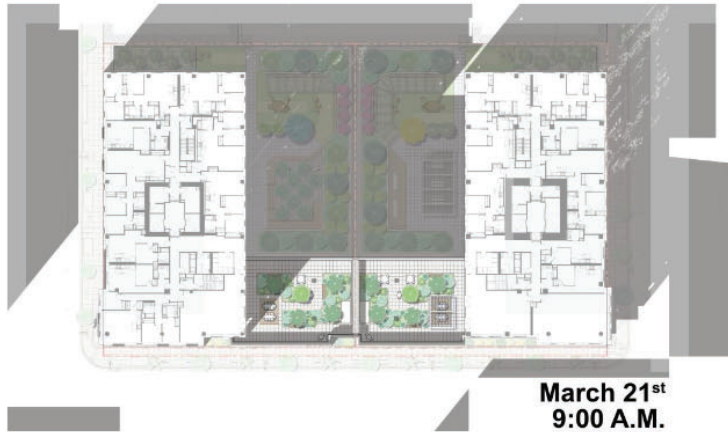
ENLARGED LEVEL 3 AMENITY

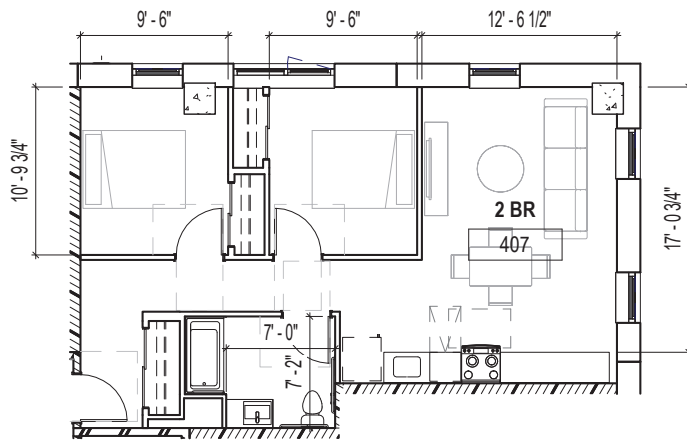
4.10



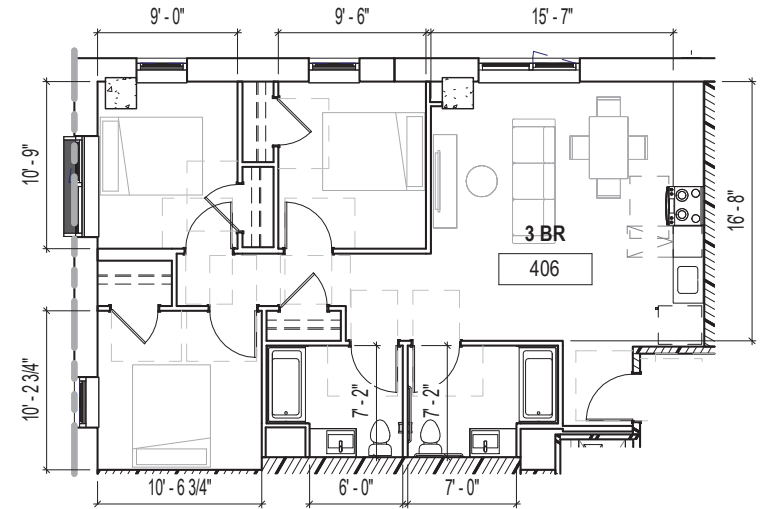




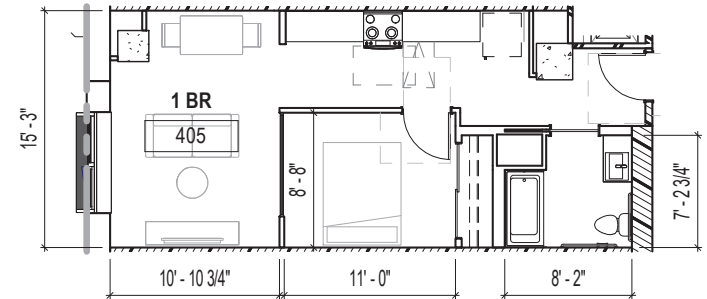




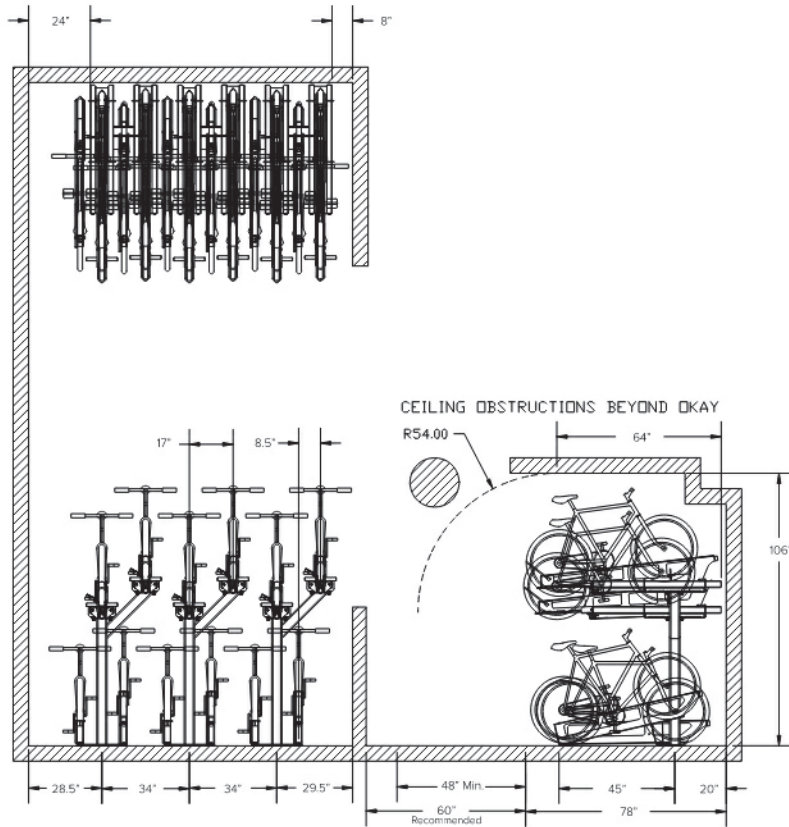
3 | ENLARGED PLAN - UNIT 407 (2 BR)



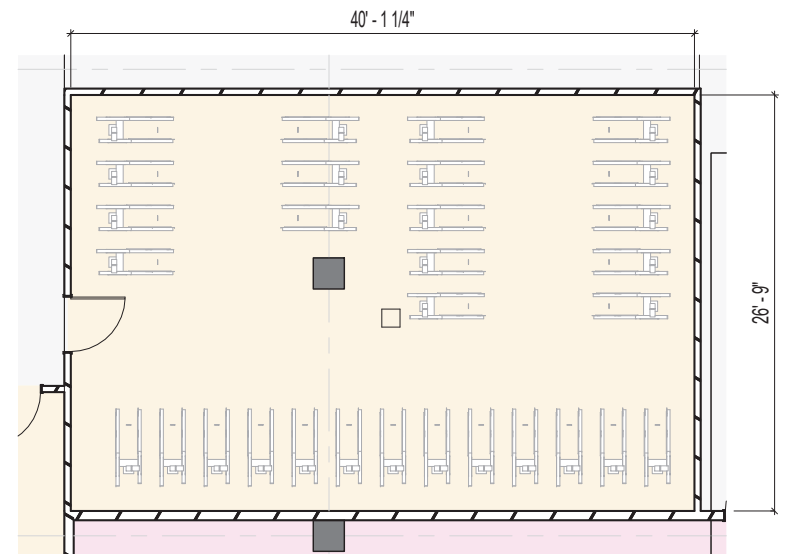
2 | ENLARGED PLAN - UNIT 406 (3 BR)



1 | ENLARGED PLAN - UNIT 405 (1 BR)



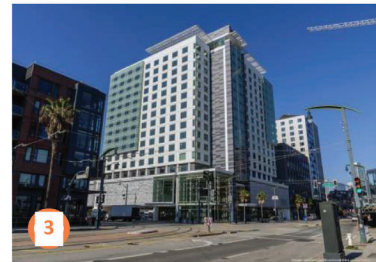
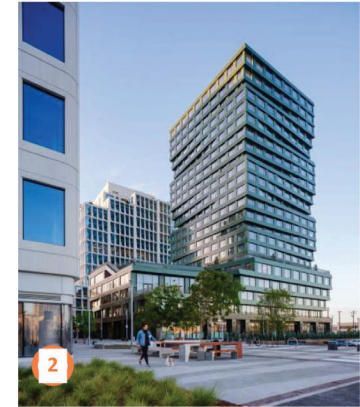
2 | BIKE ROOM - FLOOR MOUNTED

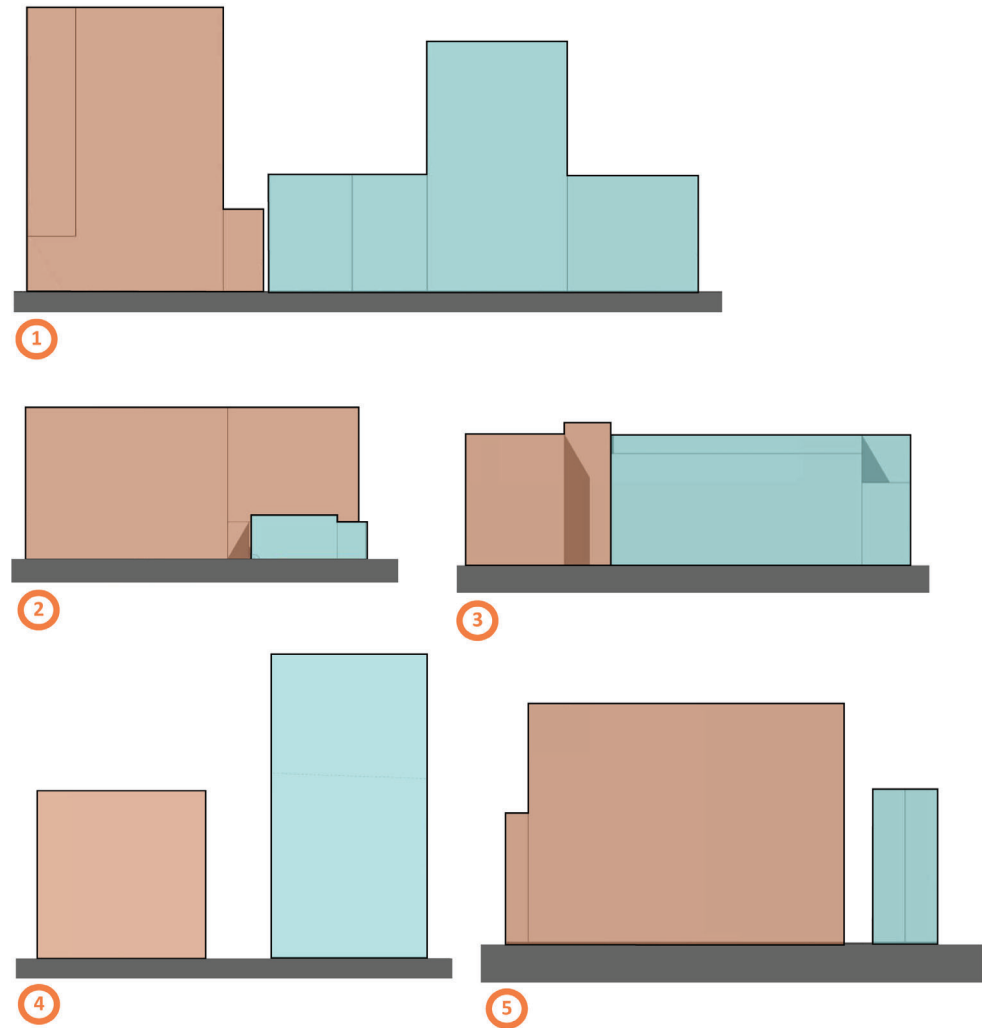


1 | LEVEL 1 - PHASE 1 FLOOR PLAN BIKE ROOM



# 05 - ENCLOSURE DESIGN

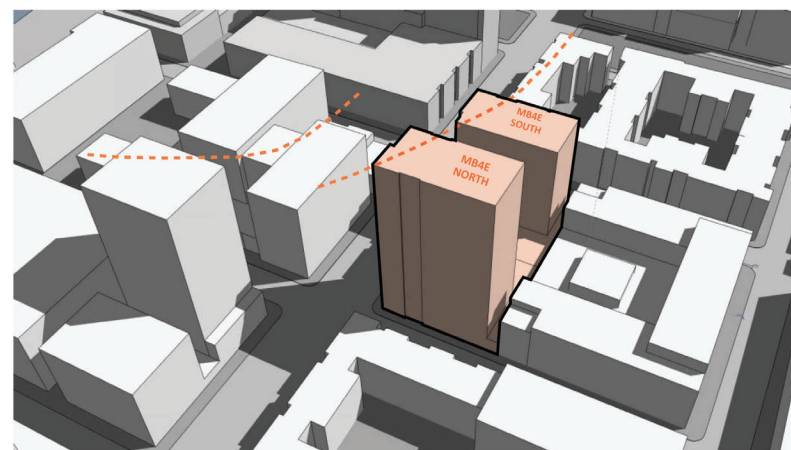
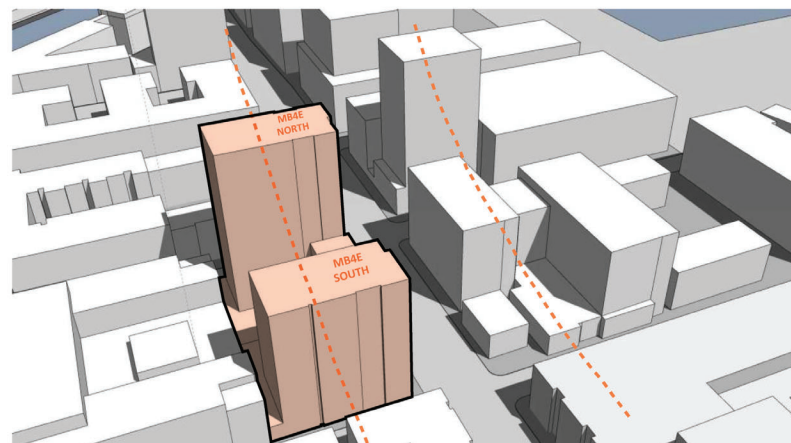








HEIGHT RELATIONSHIP



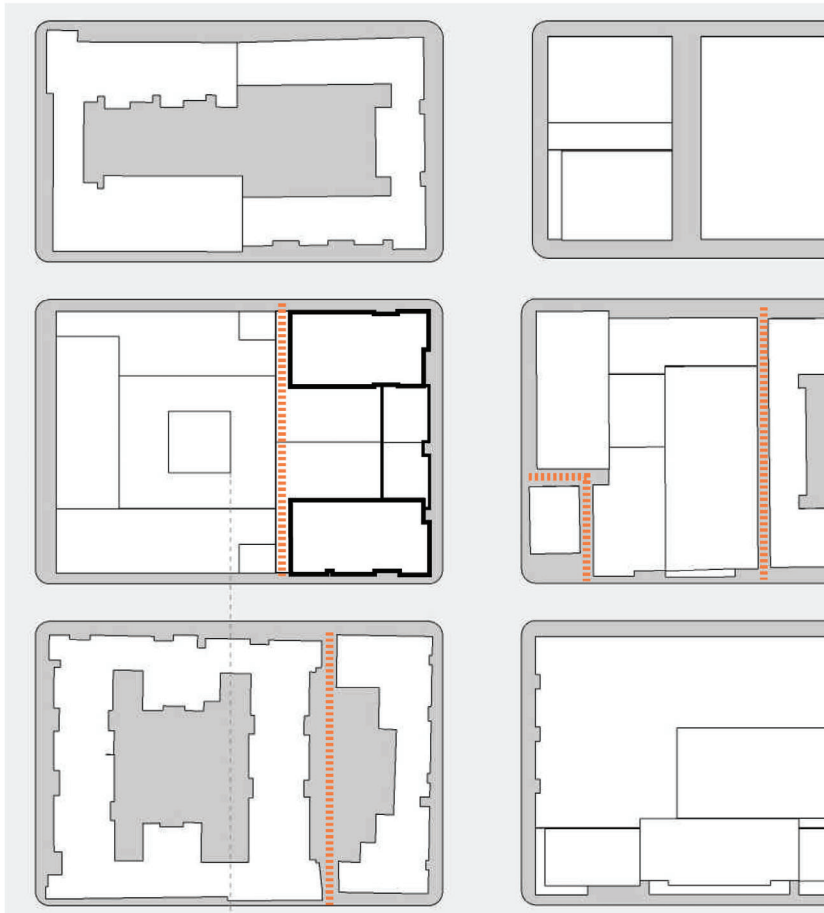




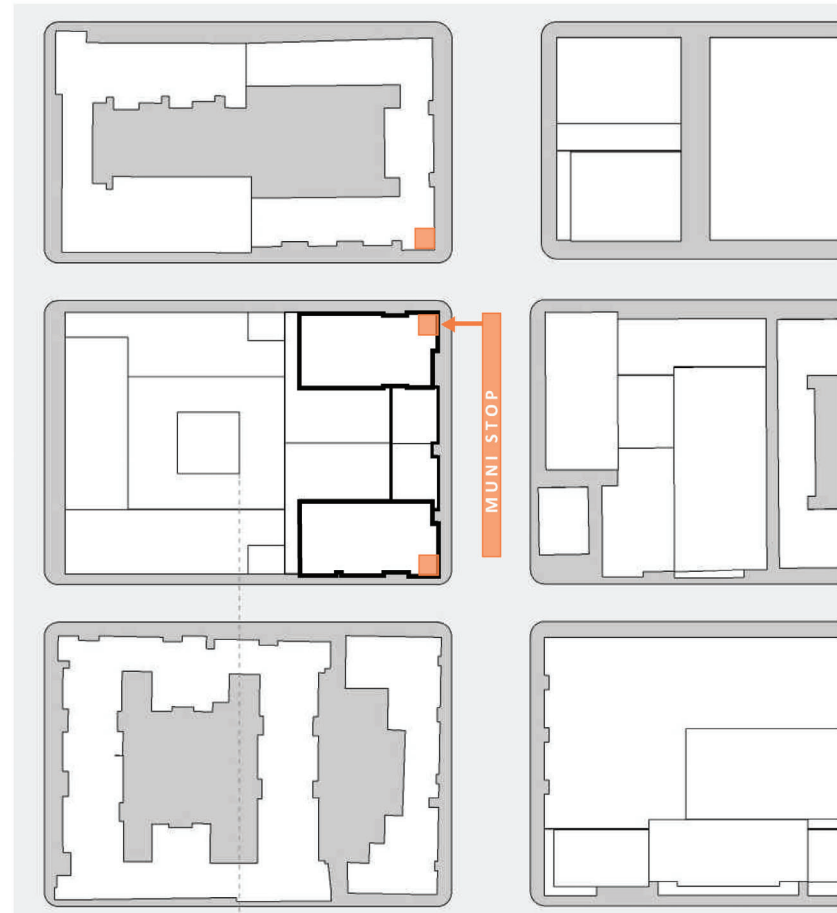
BLOCK FACE RELATIONSHIP



BAY RELATIONSHIP

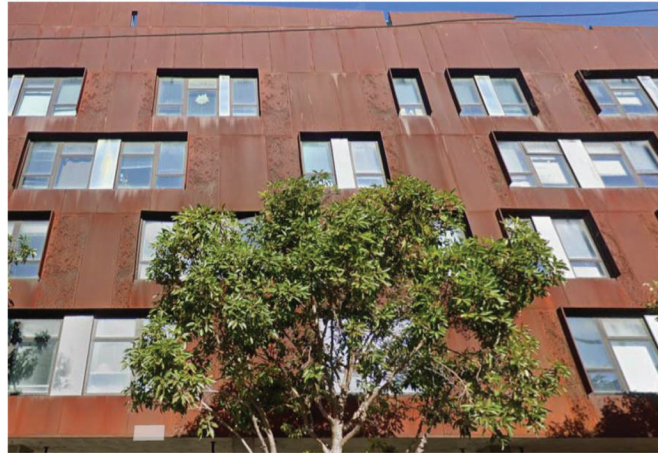


BUILDING BREAK PATTERN



ENTRY RELATIONSHIPS

The design of the south tower references Mission Bay residential vernacular with a textured façade, suggesting the strength, durability and warmth of brick, punctuated with domestically scaled windows in a broken rhythm.





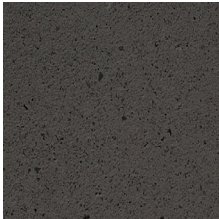
PHASE I TOWER AND PHASE I AND II MIDRISE



THIN SHELL PRECAST  
CONCRETE  
FORMLINER, *BAYS*



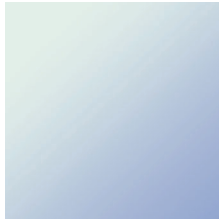
THIN SHELL PRECAST  
CONCRETE, *RECESS*



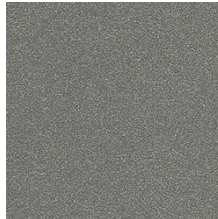
THIN SHELL PRECAST  
CONCRETE, *RECESS*



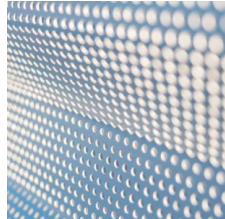
METAL, GUNMETAL  
GREY



GLASS, CLEAR & NON-  
REFLECTIVE,  
*STOREFRONT & WIND  
GUARDS AT TERRACES*



TRESPA RAINSCREEN  
*GROUND LEVEL*



25% TRANSPARENT  
PERFORATED METAL  
ROOF SCREEN

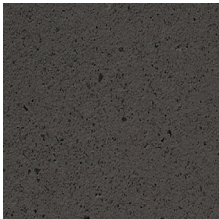
PHASE II TOWER



THIN SHELL PRECAST  
CONCRETE, *FRAME*



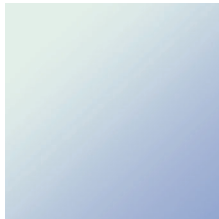
THIN SHELL PRECAST  
CONCRETE FORMLINER,  
*INFILL*



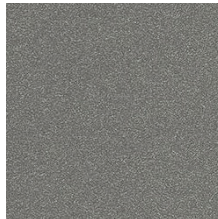
THIN SHELL PRECAST  
CONCRETE, *RECESS*



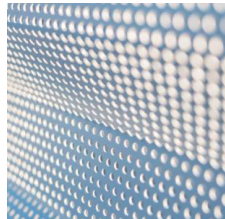
METAL, GUNMETAL  
GREY



GLASS, CLEAR & NON-  
REFLECTIVE,  
*STOREFRONT & WIND  
GUARDS AT TERRACES*



TRESPA RAINSCREEN  
*GROUND LEVEL*



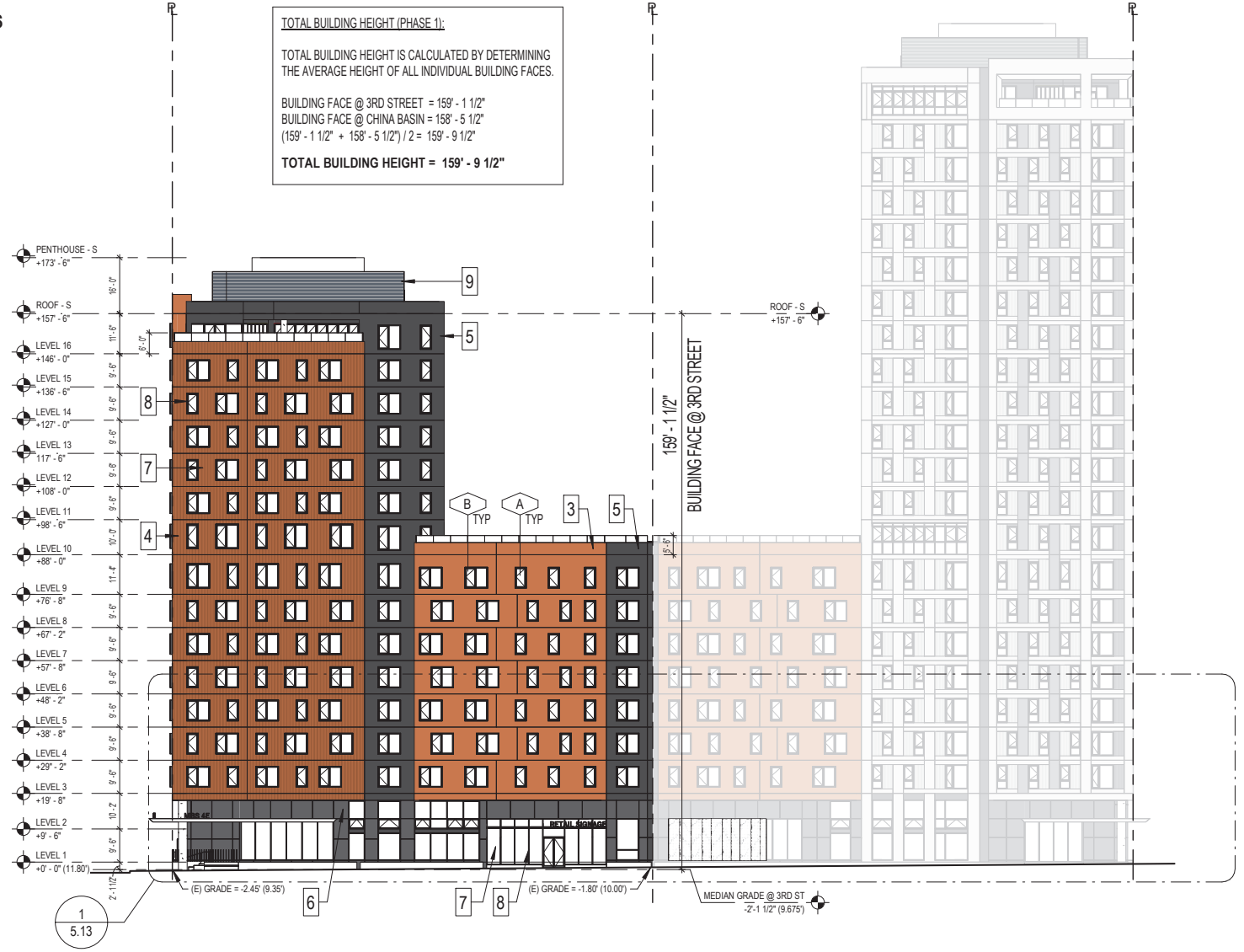
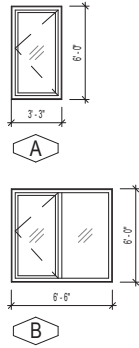
25% TRANSPARENT  
PERFORATED METAL  
ROOF SCREEN



## MATERIAL LEGEND

-  1 THIN SHELL PRECAST CONCRETE NORTH FRAME
-  2 THIN SHELL PRECAST CONCRETE FORMLINER NORTH INFILL
-  3 THIN SHELL PRECAST CONCRETE NORTH INFILL
-  4 THIN SHELL PRECAST CONCRETE FORMLINER SOUTH BAY
-  5 THIN SHELL PRECAST CONCRETE SOUTH RECESS
-  6 TRESPA RAINSCREEN GROUND LEVEL
-  7 GLASS, CLEAR & NON-REFLECTIVE
-  8 METAL, GUNMETAL GREY
-  9 CORRUGATED METAL PANEL ROOF SCREEN

## WINDOW TYPES



- 1 THIN SHELL PRECAST  
CONCRETE  
*NORTH FRAME*
- 2 THIN SHELL PRECAST  
CONCRETE FORMLINER  
*NORTH INFILL*
- 3 THIN SHELL PRECAST  
CONCRETE  
*NORTH INFILL*
- 4 THIN SHELL PRECAST  
CONCRETE FORMLINER  
*SOUTH BAY*
- 5 THIN SHELL  
PRECAST CONCRETE  
*SOUTH RECESS*
- 6 TRESPA RAINSCREEN  
*GROUND LEVEL*
- 7 GLASS, CLEAR & NON-  
REFLECTIVE
- 8 METAL, GUNMETAL  
GREY
- 9 CORRUGATED  
METAL PANEL  
*ROOF SCREEN*

Technical drawings of two window types, A and B, with their dimensions.

**Window A:** A single window with a width of 3'-3" and a height of 6'-0".

**Window B:** A double window with a total width of 6'-6" and a total height of 4'-9".

**TOTAL BUILDING HEIGHT (PHASE 1):**

TOTAL BUILDING HEIGHT IS CALCULATED BY DETERMINING THE AVERAGE HEIGHT OF ALL INDIVIDUAL BUILDING FACES.

BUILDING FACE @ 3RD STREET = 159' - 1 1/2"

BUILDING FACE @ CHINA BASIN = 158' - 5 1/2"

$(159' - 1 1/2" + 158' - 5 1/2") / 2 = 159' - 9 1/2"$

**TOTAL BUILDING HEIGHT = 159' - 9 1/2"**



PA  gls

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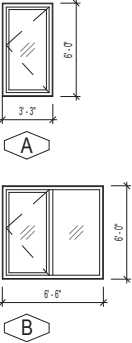
## SOUTH ELEVATION - CHINA BASIN STREET

## 5.10

MATERIAL LEGEND

- 1 THIN SHELL PRECAST CONCRETE NORTH FRAME
- 2 THIN SHELL PRECAST CONCRETE FORMLINER NORTH INFILL
- 3 THIN SHELL PRECAST CONCRETE NORTH INFILL
- 4 THIN SHELL PRECAST CONCRETE FORMLINER SOUTH BAY
- 5 THIN SHELL PRECAST CONCRETE SOUTH RECESS
- 6 TRESPA RAINSCREEN GROUND LEVEL
- 7 GLASS, CLEAR & NON-REFLECTIVE
- 8 METAL, GUNMETAL GREY
- 9 CORRUGATED METAL PANEL ROOF SCREEN

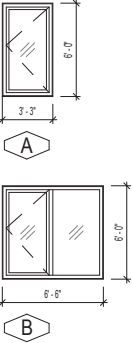
WINDOW TYPES



MATERIAL LEGEND

- 1 THIN SHELL PRECAST CONCRETE NORTH FRAME
- 2 THIN SHELL PRECAST CONCRETE FORMLINER NORTH INFILL
- 3 THIN SHELL PRECAST CONCRETE NORTH INFILL
- 4 THIN SHELL PRECAST CONCRETE FORMLINER SOUTH BAY
- 5 THIN SHELL PRECAST CONCRETE SOUTH RECESS
- 6 TRESPA RAINSCREEN GROUND LEVEL
- 7 GLASS, CLEAR & NON-REFLECTIVE
- 8 METAL, GUNMETAL GREY
- 9 CORRUGATED METAL PANEL ROOF SCREEN

WINDOW TYPES



0' 5' 10' 30'

1" = 30'-0"



MISSION BAY SOUTH BLOCK 4E  
PHASE I

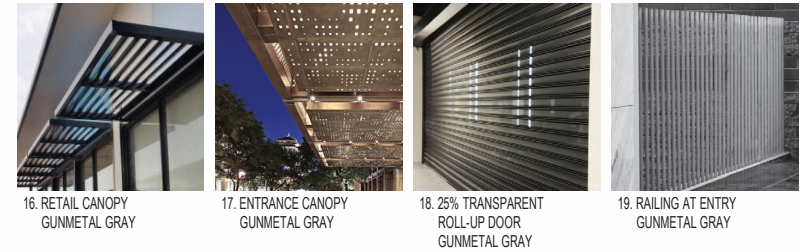
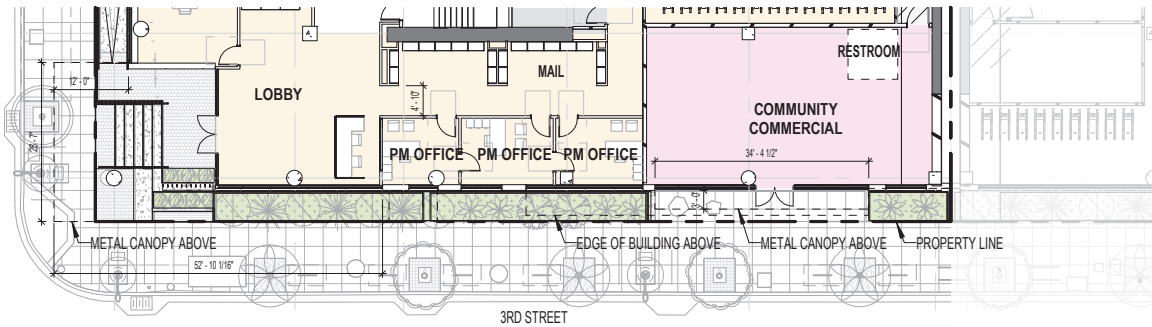
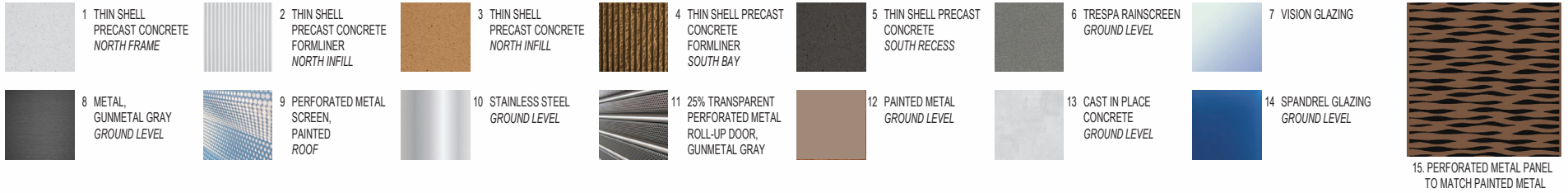
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COURTYARD - NORTH ELEVATION OF PHASE I

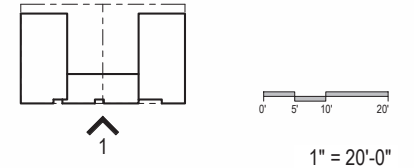
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
## MATERIAL LEGEND




1 | EAST ELEVATION - 3RD STREET




MATERIAL LEGEND




1 THIN SHELL  
PRECAST CONCRETE  
NORTH FRAME




2 THIN SHELL  
PRECAST CONCRETE  
NORTH INFILL




3 THIN SHELL  
PRECAST CONCRETE  
NORTH INFILL




4 THIN SHELL PRECAST  
CONCRETE  
FORMLINER  
SOUTH BAY




5 THIN SHELL PRECAST  
CONCRETE  
SOUTH RECESS




6 TRESPA RAINSCREEN  
GROUND LEVEL




7 VISION GLAZING




8 METAL,  
GUNMETAL GRAY  
GROUND LEVEL




9 PERFORATED METAL  
SCREEN,  
PAINTED  
ROOF




10 STAINLESS STEEL  
GROUND LEVEL




11 25% TRANSPARENT  
PERFORATED METAL  
ROLL-UP DOOR,  
GUNMETAL GRAY




12 PAINTED METAL  
GROUND LEVEL



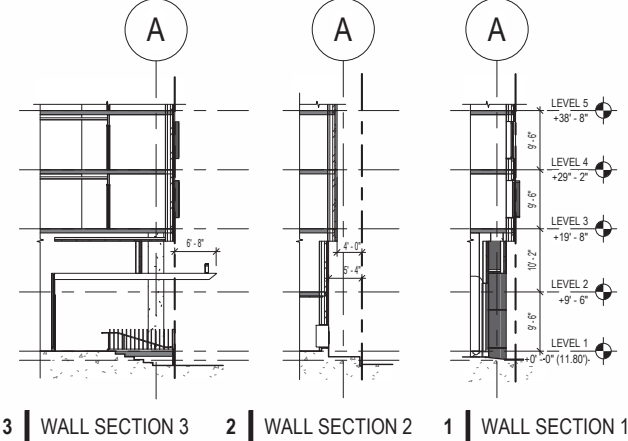
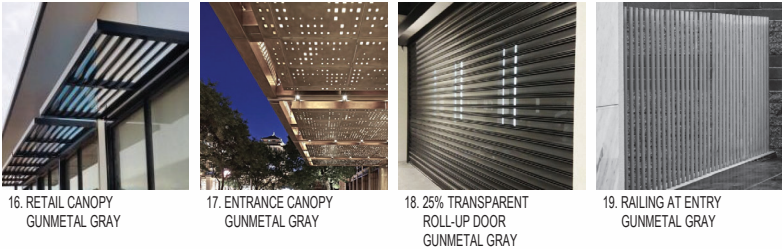
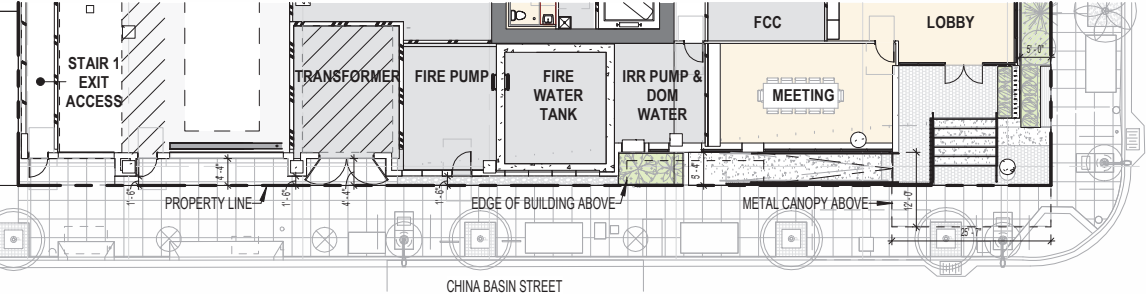
13 CAST IN PLACE  
CONCRETE  
GROUND LEVEL



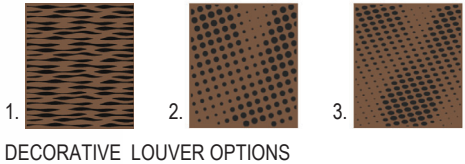
14 SPANDREL GLAZING  
GROUND LEVEL



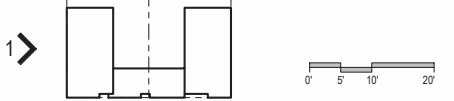
15. PERFORATED METAL PANEL  
TO MATCH PAINTED METAL

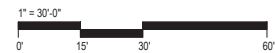
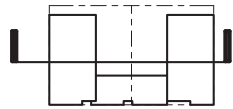
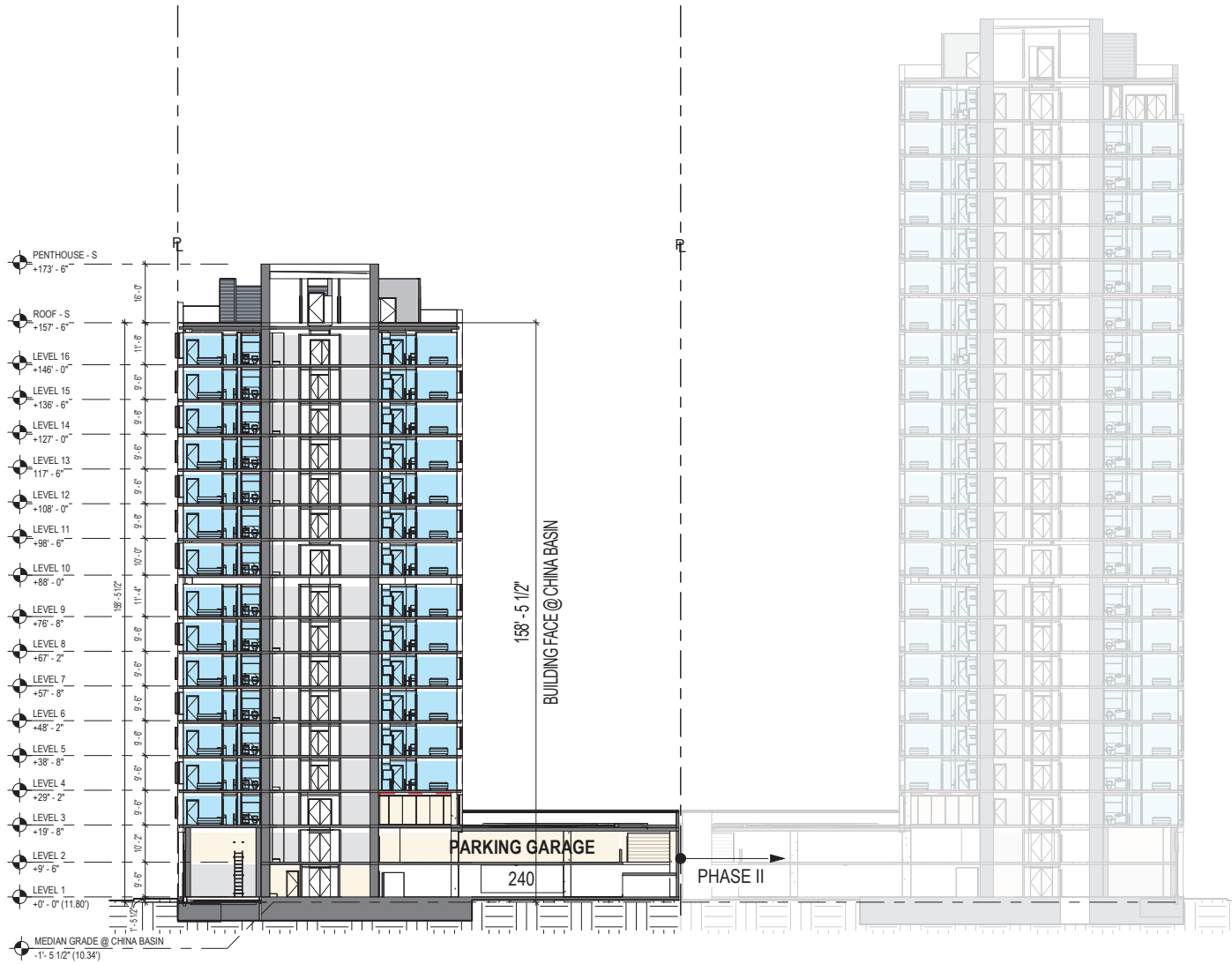


4 | SOUTH ELEVATION - CHINA BASIN STREET

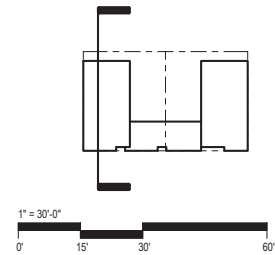


ENLARGED GROUND FLOOR ELEVATION - CHINA BASIN STREET



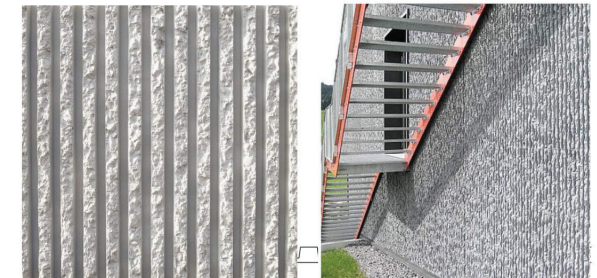
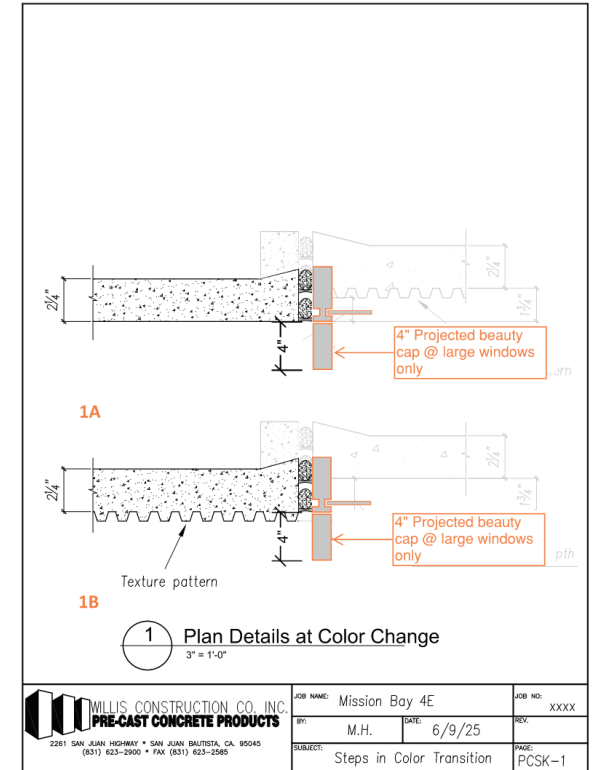


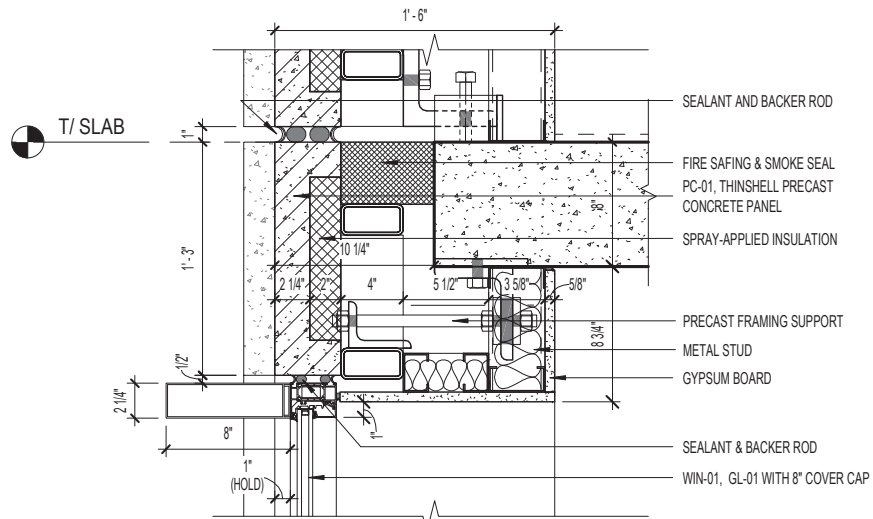
1" = 30'-0"



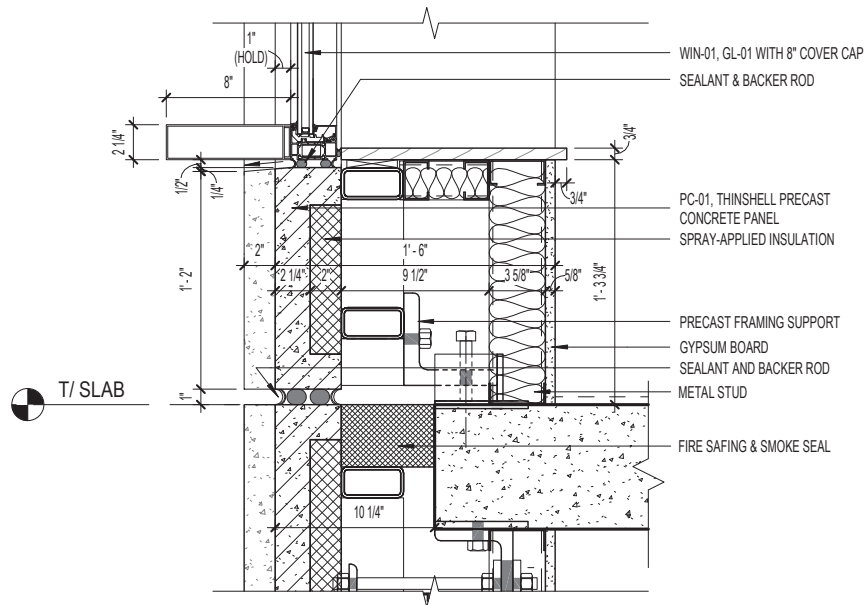
5.16



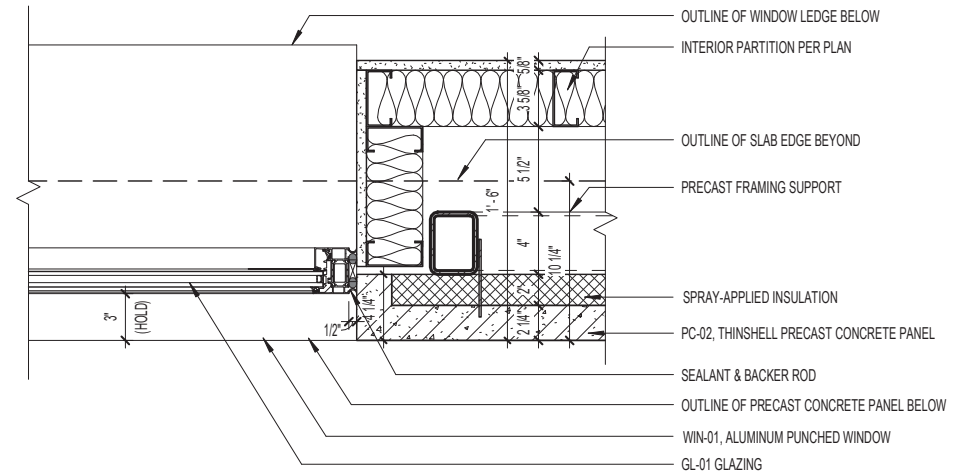




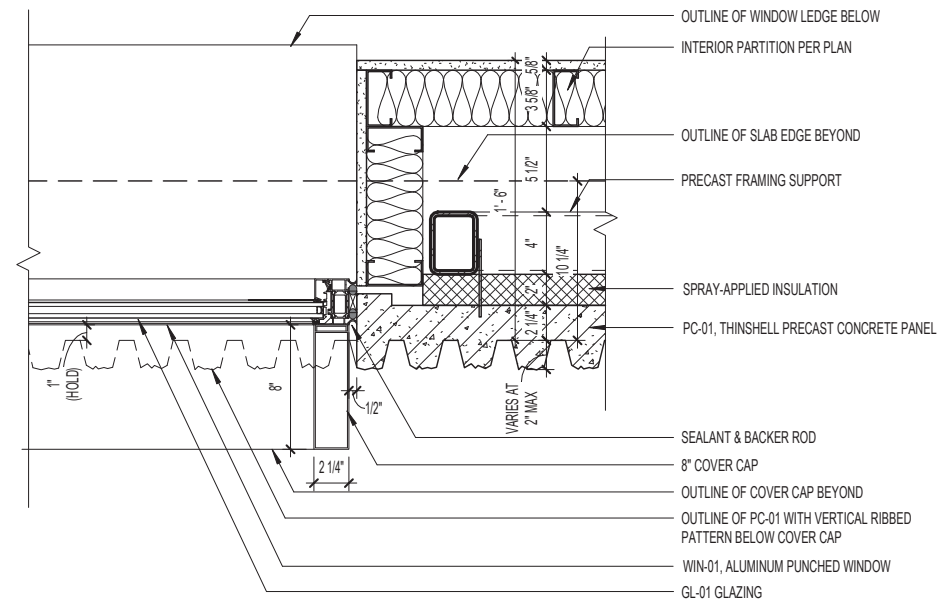
4 | SECTION DETAIL - WINDOW HEAD AT PANEL PC-01



3 | SECTION DETAIL - WINDOW SILL AT PANEL PC-01



2 | PLAN DETAIL - WINDOW JAMB AT PANEL PC-02



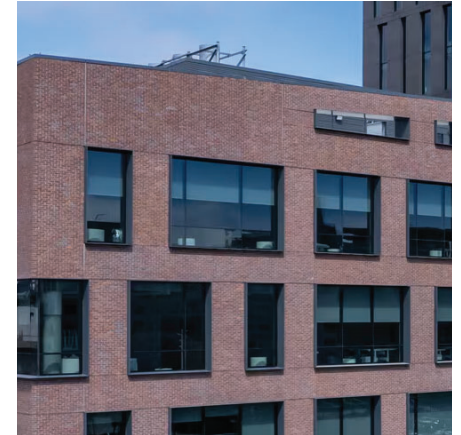
1 | PLAN DETAIL - WINDOW JAMB AT PANEL PC-01

1 1/2" = 1'-0"

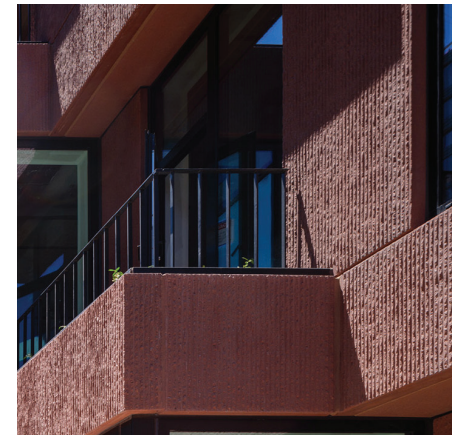




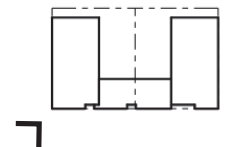
# MATERIAL INSPIRATION



1800 OWEN STREET, SAN FRANCISCO



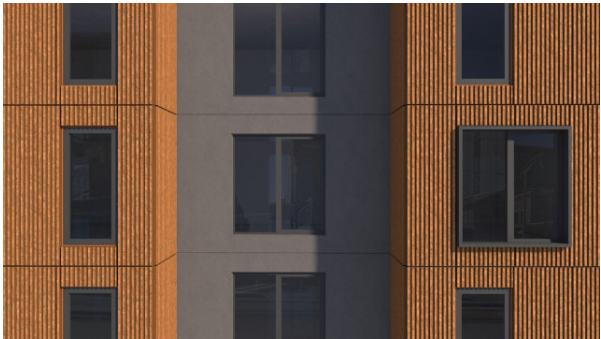
THE CANYON, SAN FRANCISCO







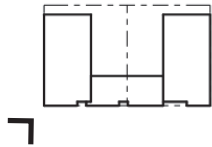
THIRD STREET ELEVATION



ENLARGED PANEL VIEW



SOUTH TOWER LOBBY ENTRY



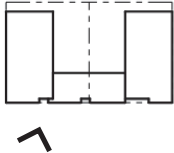




RETAIL ENTRY



MISSION BAY SOUTH BLOCK 4E | BCSD SUBMITTAL  
 PHASE I | NOVEMBER 18, 2025







AERIAL VIEW



VIEW DOWN THIRD STREET



VIEW FROM I-280



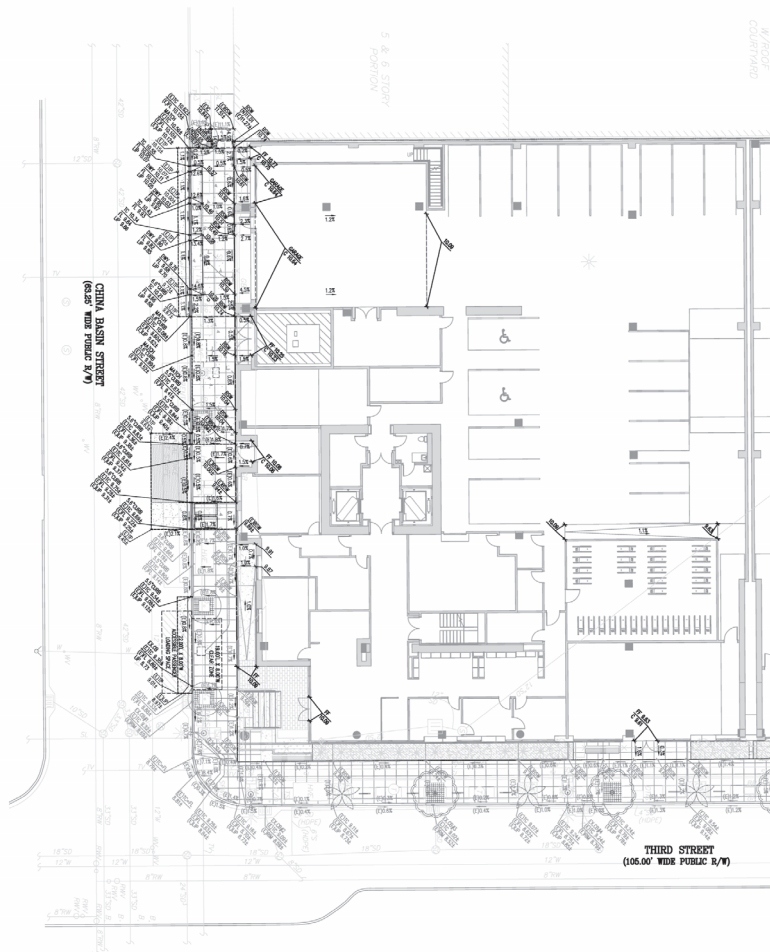
VIEW FROM BAY BRIDGE

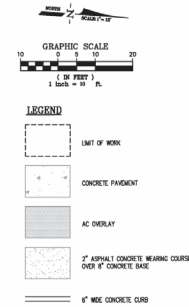
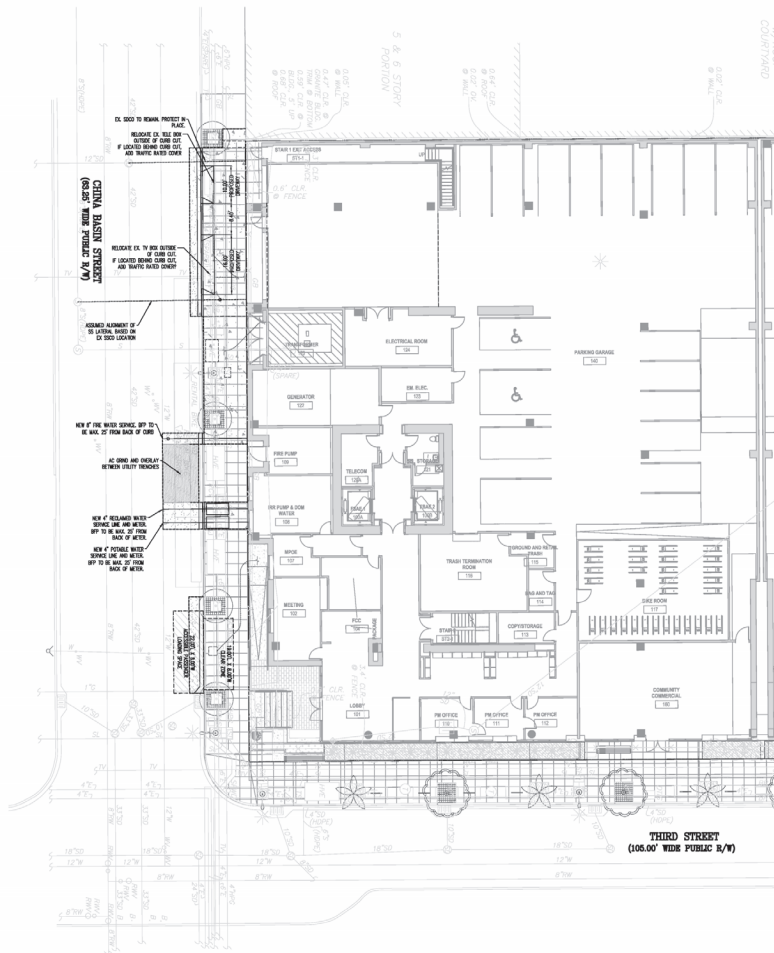
# 06 - APPENDIX

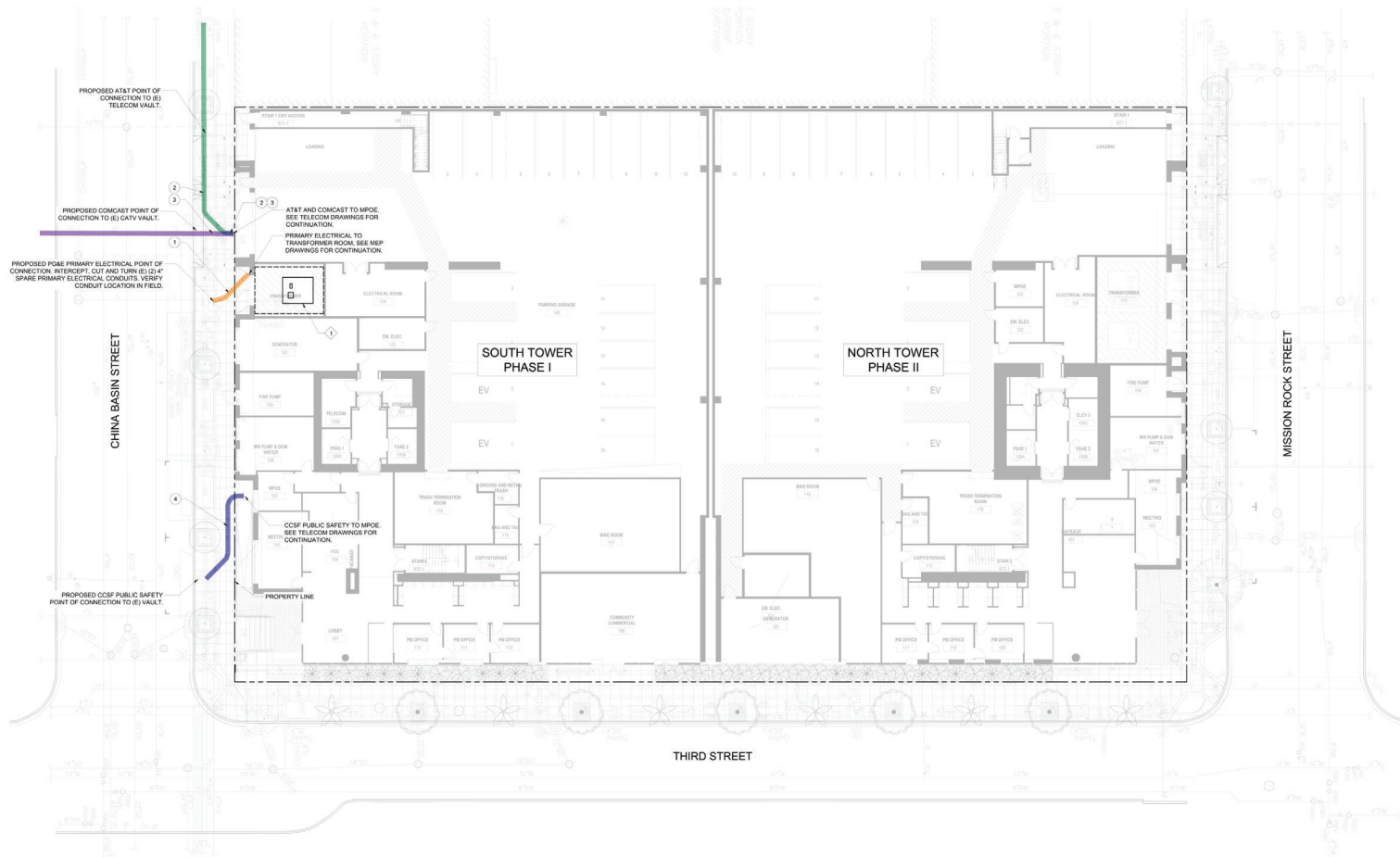












**DRY UTILITY INTENT**  
SCALE: 1" = 10'

**LEGEND:**

- PROPERTY LINE
- PROPOSED ELECTRICAL TRENCH
- PROPOSED AT&T TRENCH
- PROPOSED COMCAST TRENCH
- PROPOSED CCSF PUBLIC SAFETY TRENCH
- PROPOSED JOINT TRENCH

**EQUIPMENT TAG:**

- ① IMAGINARY PAD FOR TRANSFORMER, 90" X 106". SEE PG&E DRAWINGS. REFER TO PG&E GREENBOOK SECTION 03T52.1.

**CONDUIT NOTE TAG:**

- ① PG&E PRIMARY ELECTRICAL (2) 4"
- ② AT&T (1) 4"
- ③ COMCAST (2) 2"
- ④ CCSF PUBLIC SAFETY (1) 2"

**NOTES:**

1. SEE SHEET JT1.01 FOR DRY UTILITY NOTES AND STANDARDS.
2. CONTRACTOR TO MAINTAIN 3' MIN HORIZONTAL AND 1' MIN VERTICAL SEPARATIONS BETWEEN WET AND DRY UTILITIES, TYP.
3. CONTRACTOR TO MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN DRY UTILITY AND CENTER OF STREET TREE, TYP.