

4128 THIRD STREET, SAN FRANCISCO, CA 94124
PRESENTATION FOR OCII COMMISSION MARCH-17-2020



ADJACENT BUILDING

PROPOSED BUILDING PERSPECTIVE



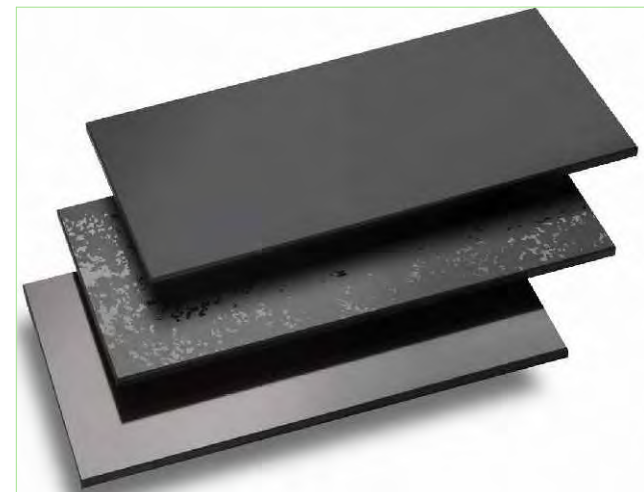
SITE PHOTOGRAPH

PROJECT DATA

4128 THIRD STREET, SAN FRANCISCO, CA 94124



IRREGULAR MIXED RAIN SCREEN
SUBJECT PROPERTY



RAIN SCREEN (COMBINATION)



RAIN SCREEN (CORNER DETAIL)



COMPOSITE STEEL I-BEAM



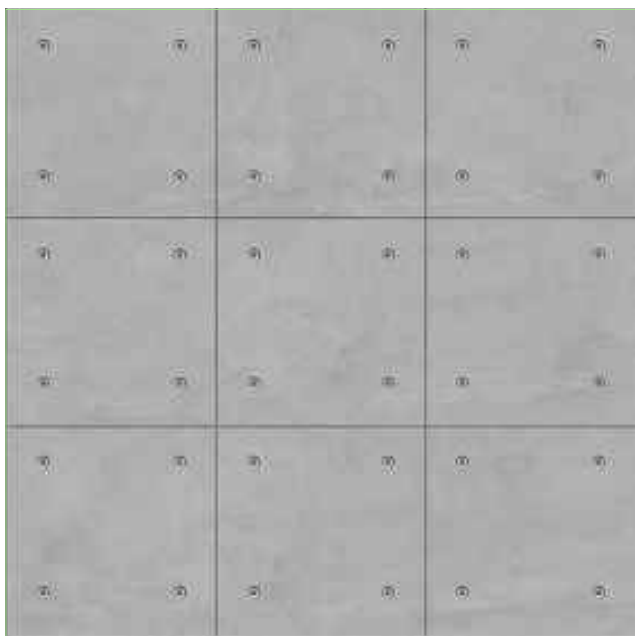
STEEL I-BEAM



STUCCO



SAND BLASTED GLASS

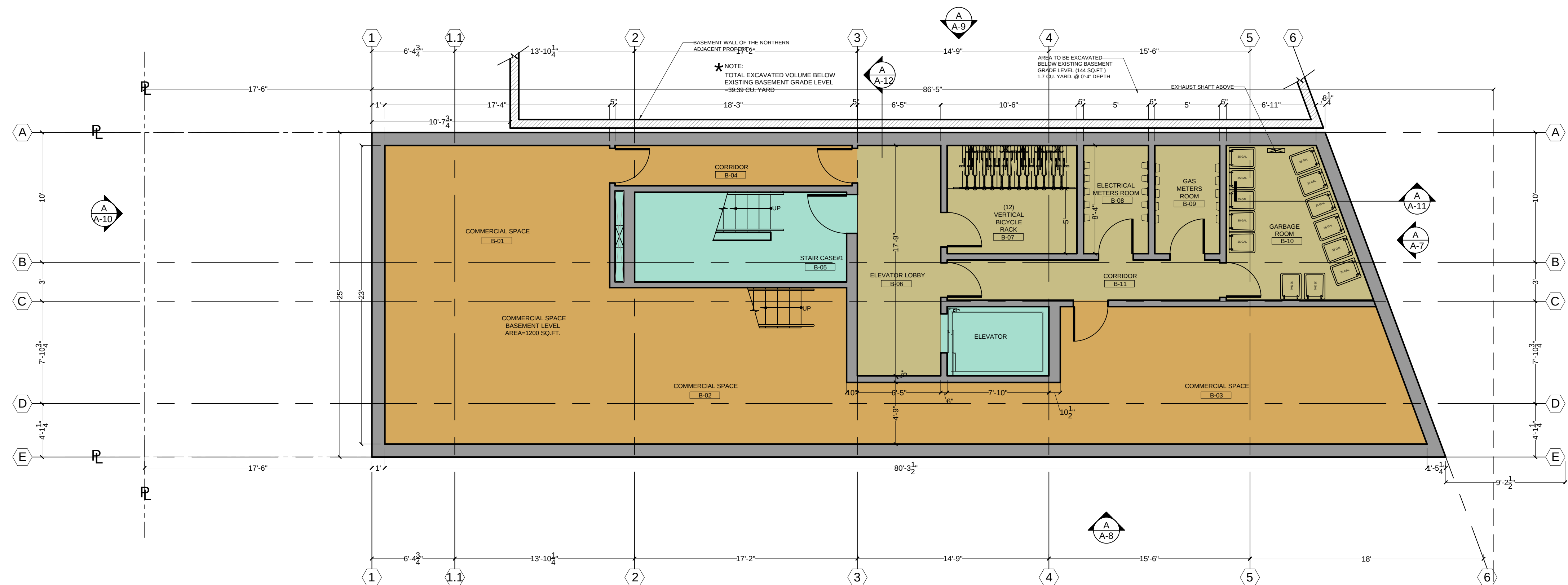
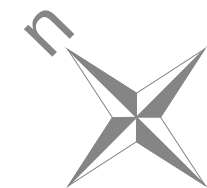


BRUTE CONCRETE

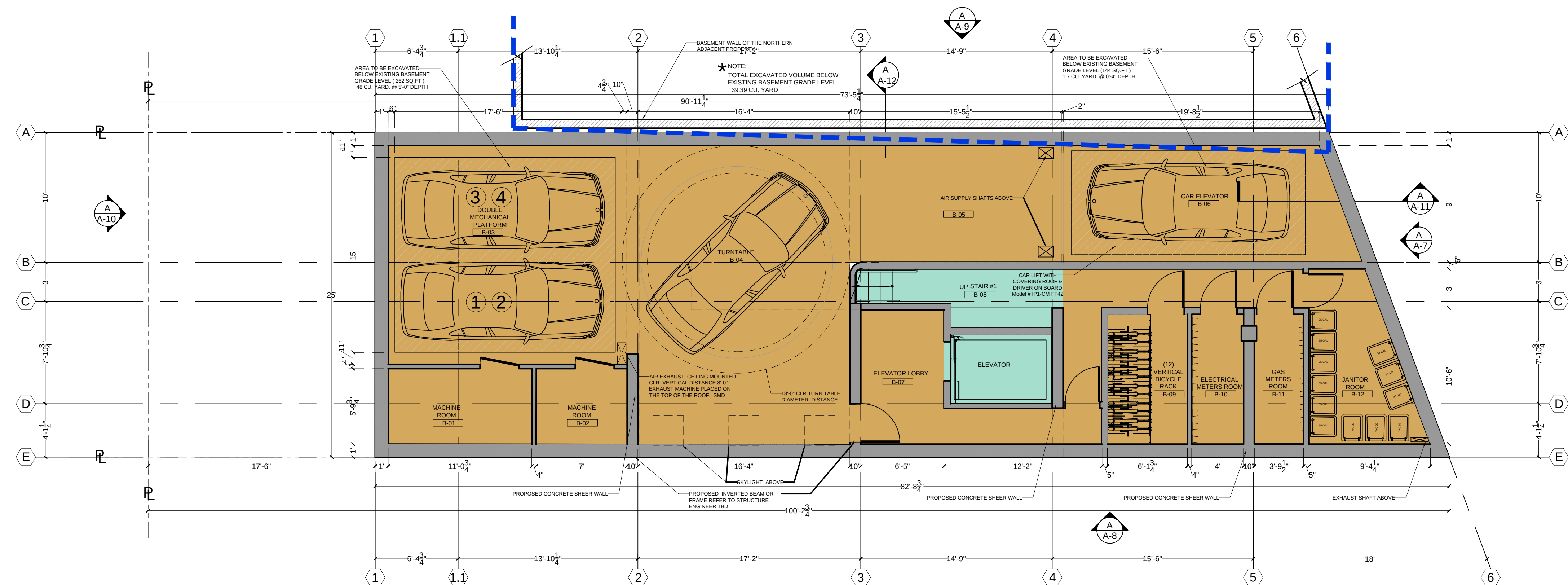


GRATE

PROJECT MATERIAL



BASEMENT FLR. PLAN
SCALE 3/16"=1'-0"



PLANS

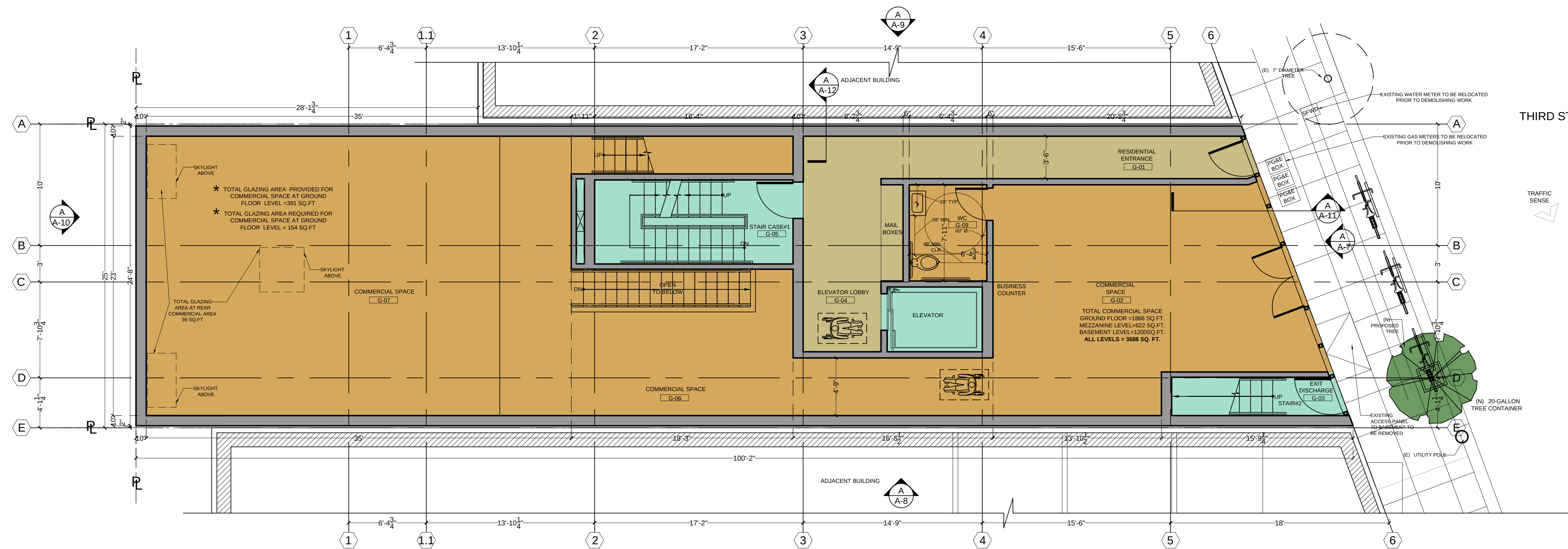
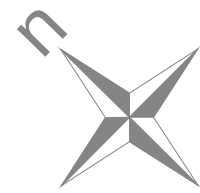
BASEMENT FLR. PLAN
SCALE 3/16"=1'-0"

- RESIDENTIAL AREA
- PRIVATE/Common OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

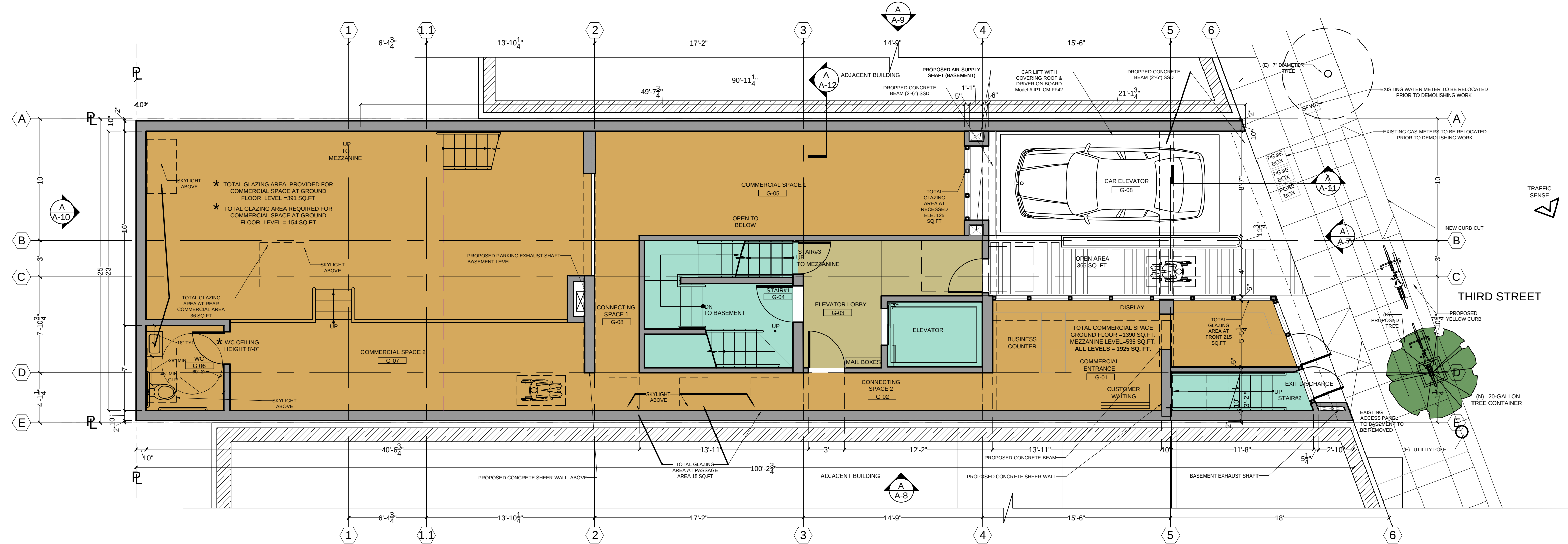
MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016

4128 THIRD STREET, SAN FRANCISCO, CA 94124



FIRST FLR. PLAN
SCALE 3/16"=1'-0"



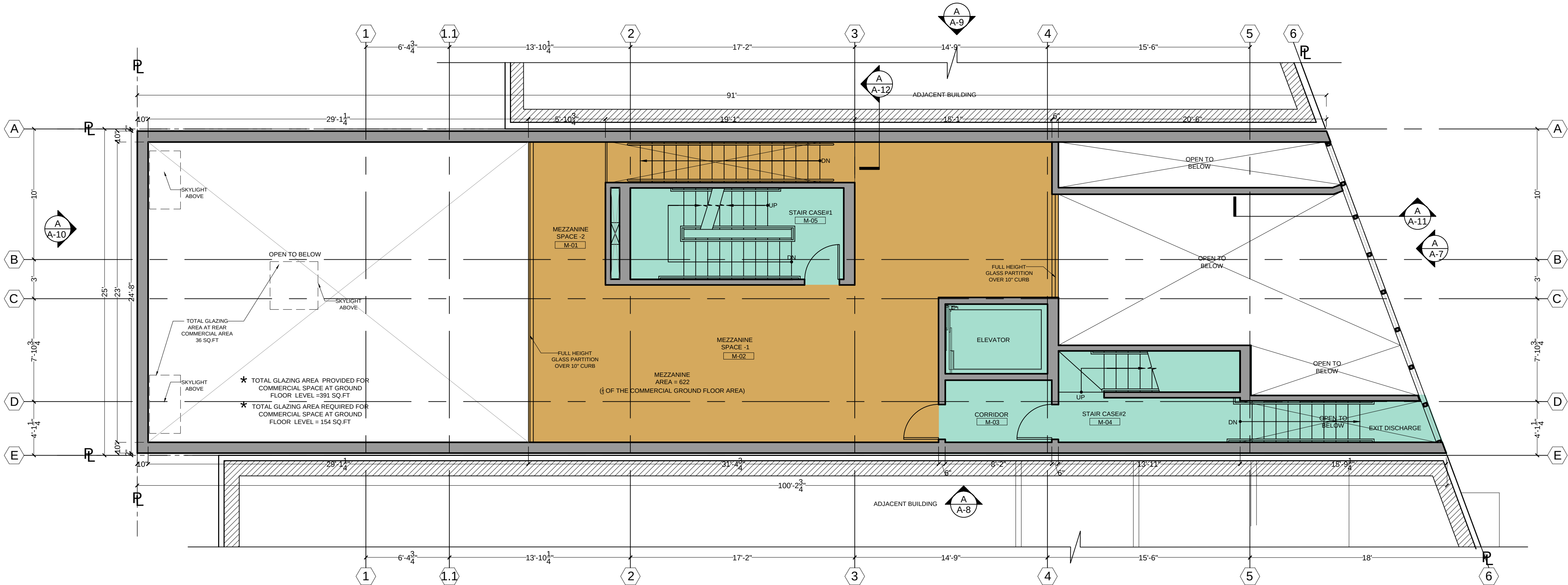
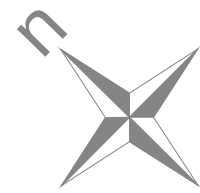
FIRST FLR. PLAN
SCALE 3/16"=1'-0"

PLANS

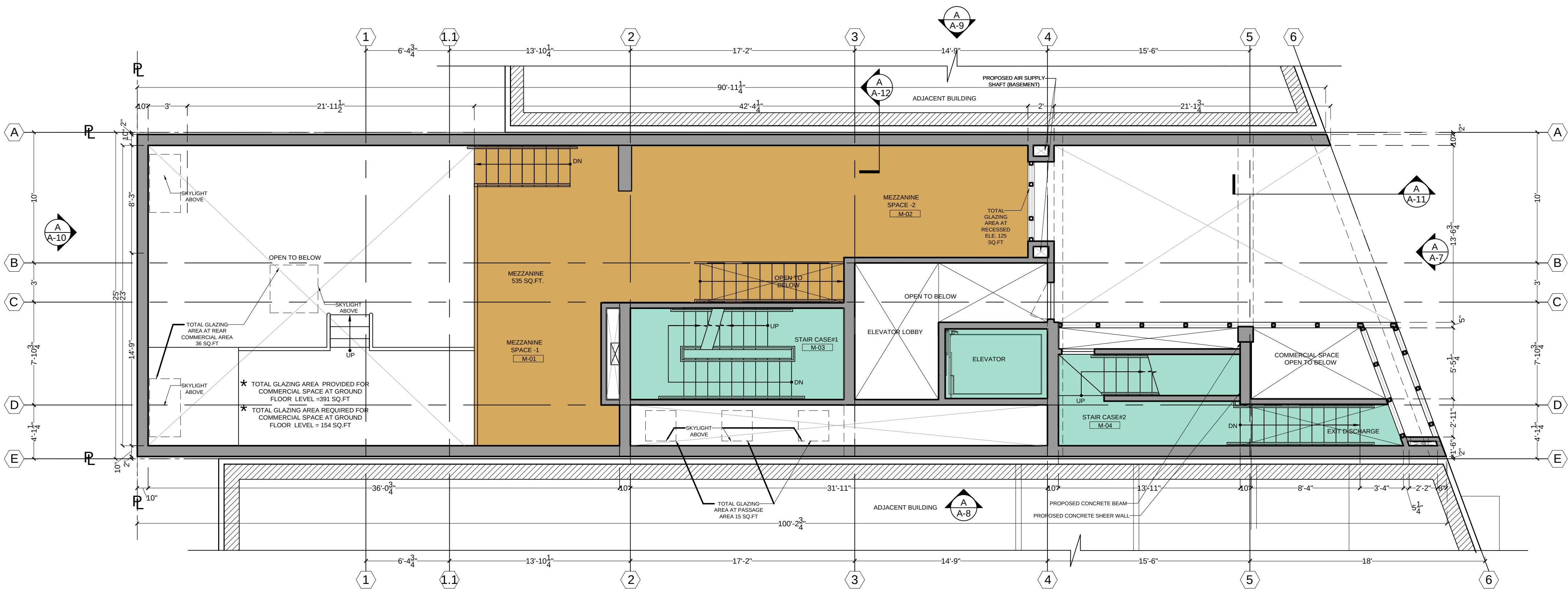
MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016

- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA



MEZZANINE PLAN
SCALE 3/16"=1'-0"



MEZZANINE PLAN
SCALE 3/16"=1'-0"

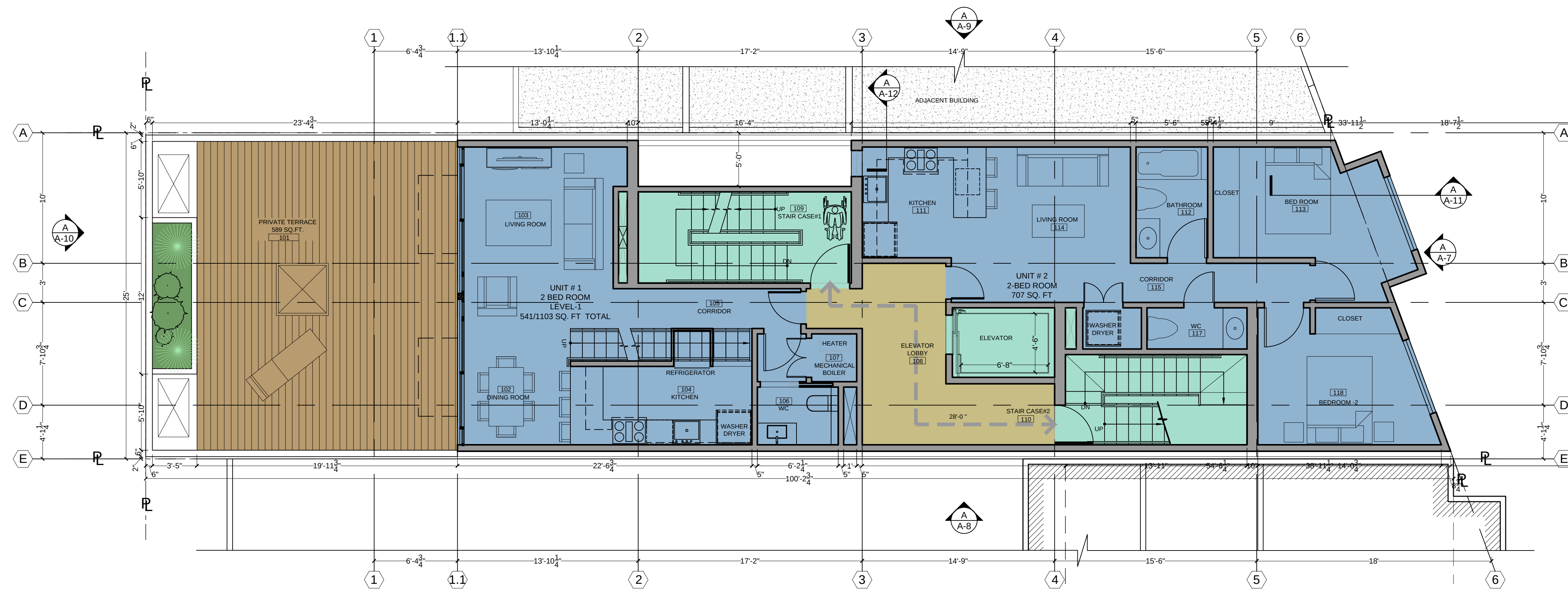
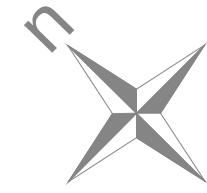
PLANS

MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

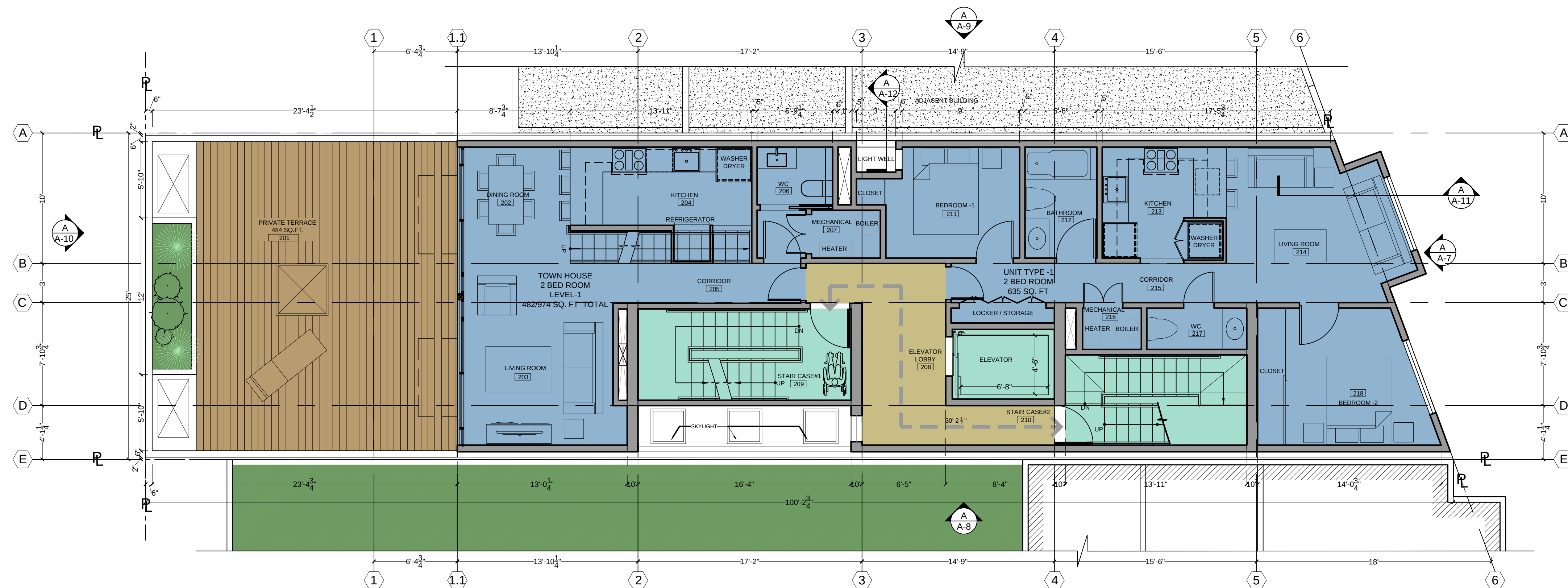
OCII APPROVED SCHEMATIC DESIGN 2016

- RESIDENTIAL AREA
- PRIVATE/Common OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

4128 THIRD STREET, SAN FRANCISCO, CA 94124



SECOND FLR. PLAN
SCALE 3/16"=1'-0"



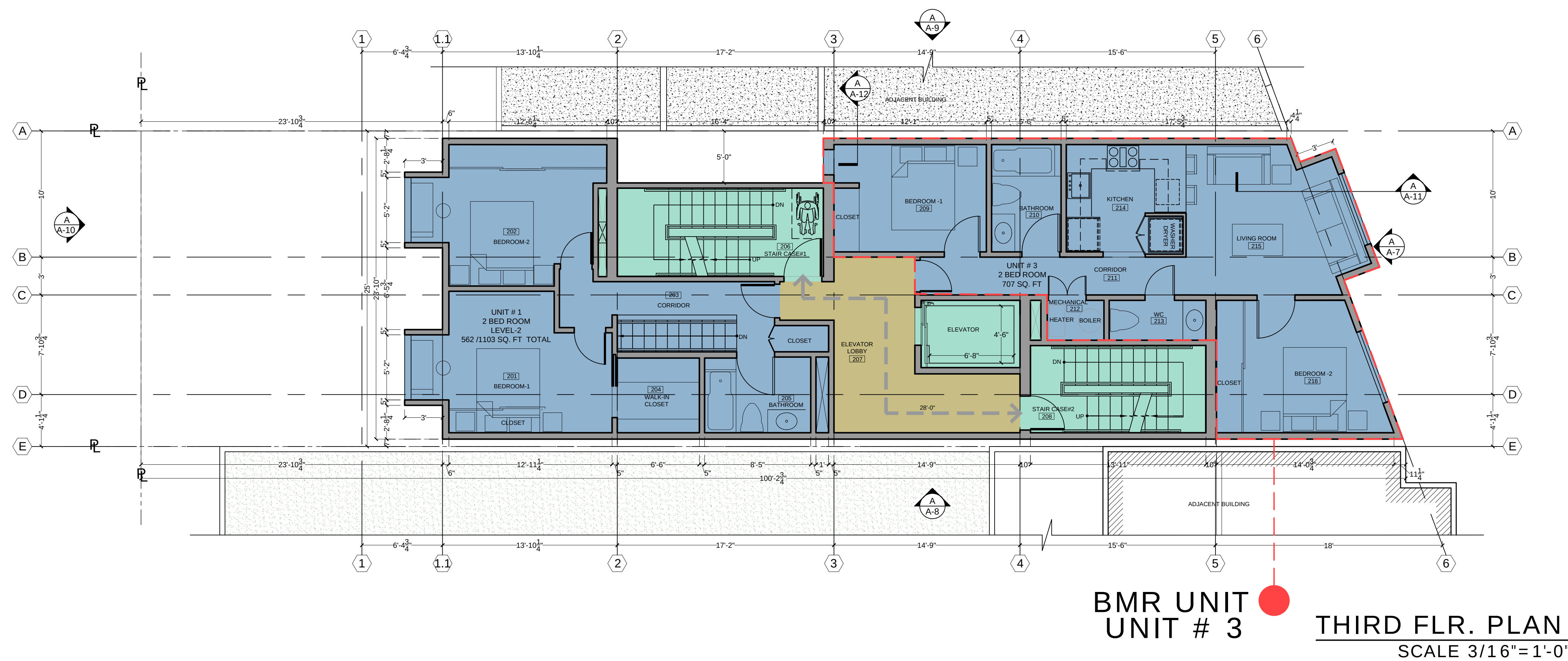
SECOND FLR. PLAN
SCALE 3/16"=1'-0"

PLANS

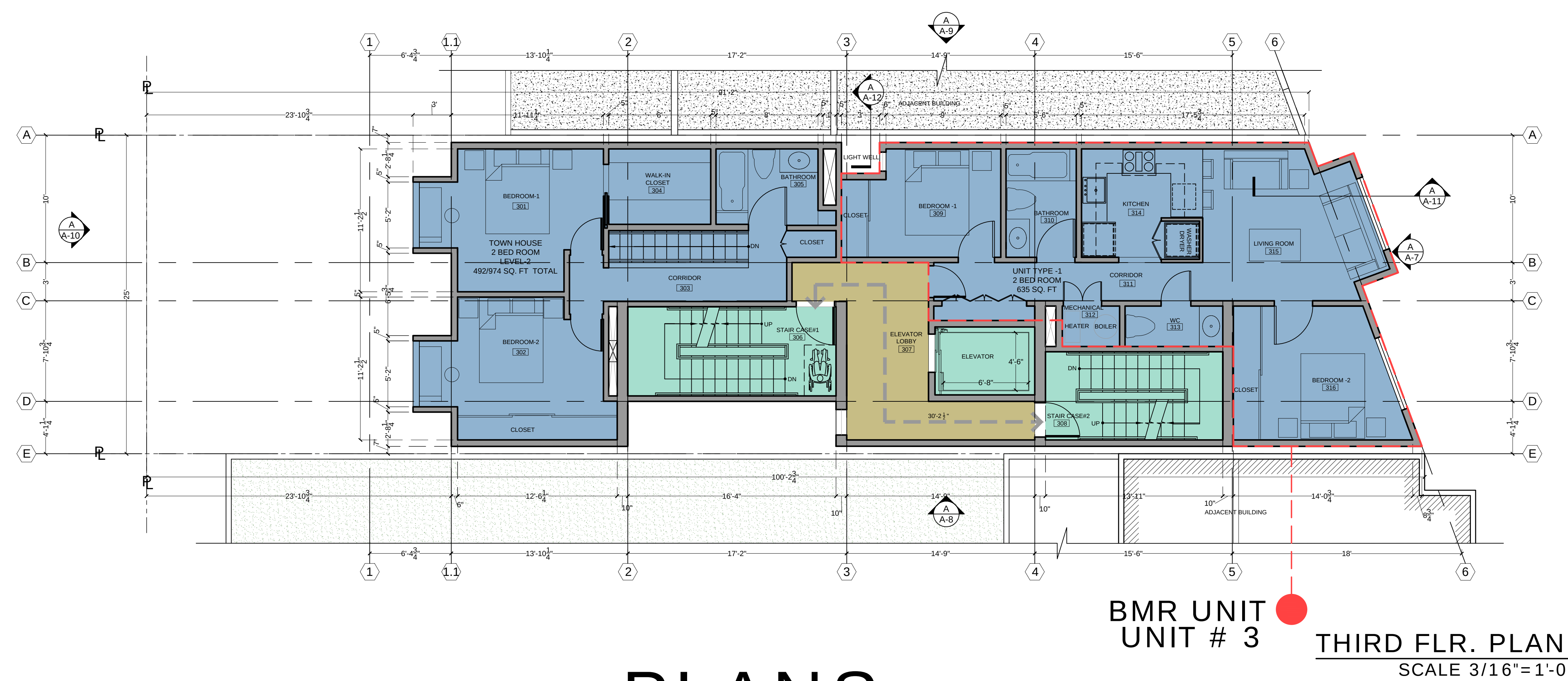
MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016

- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA



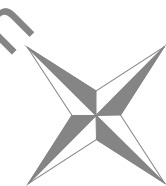
MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020



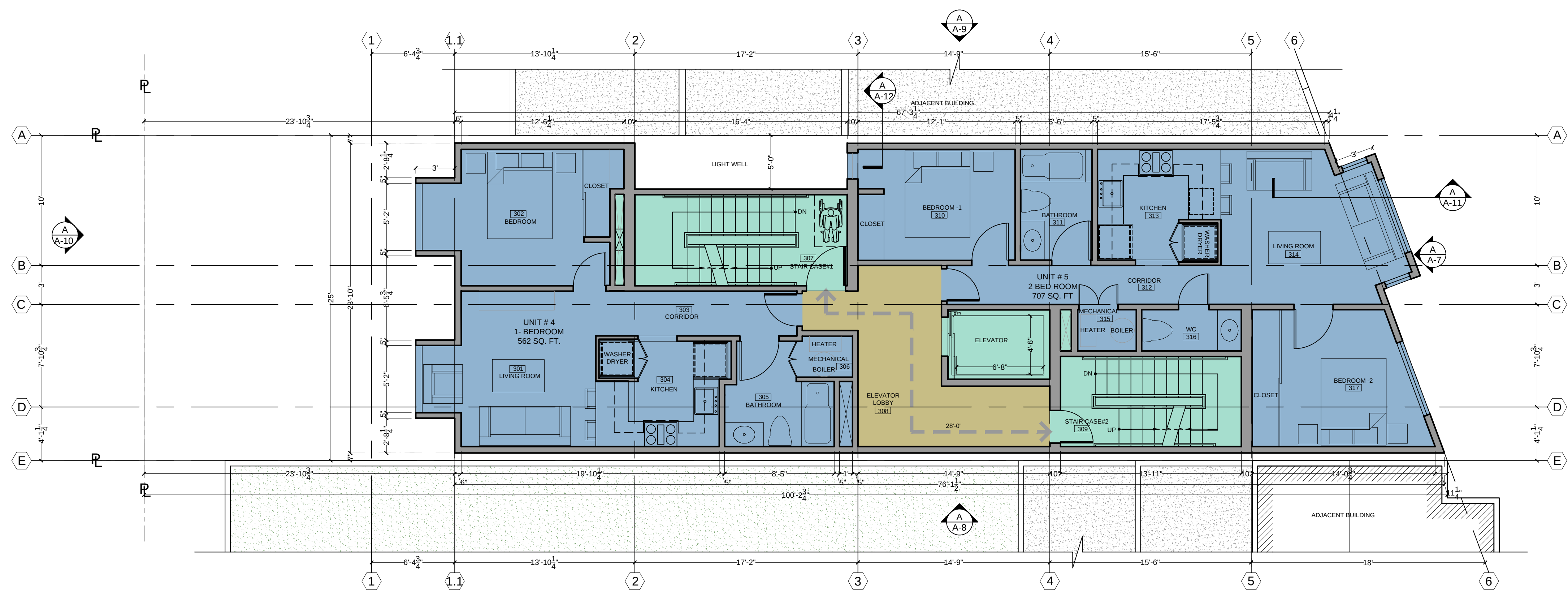
OCII APPROVED SCHEMATIC DESIGN 2016

PLANS

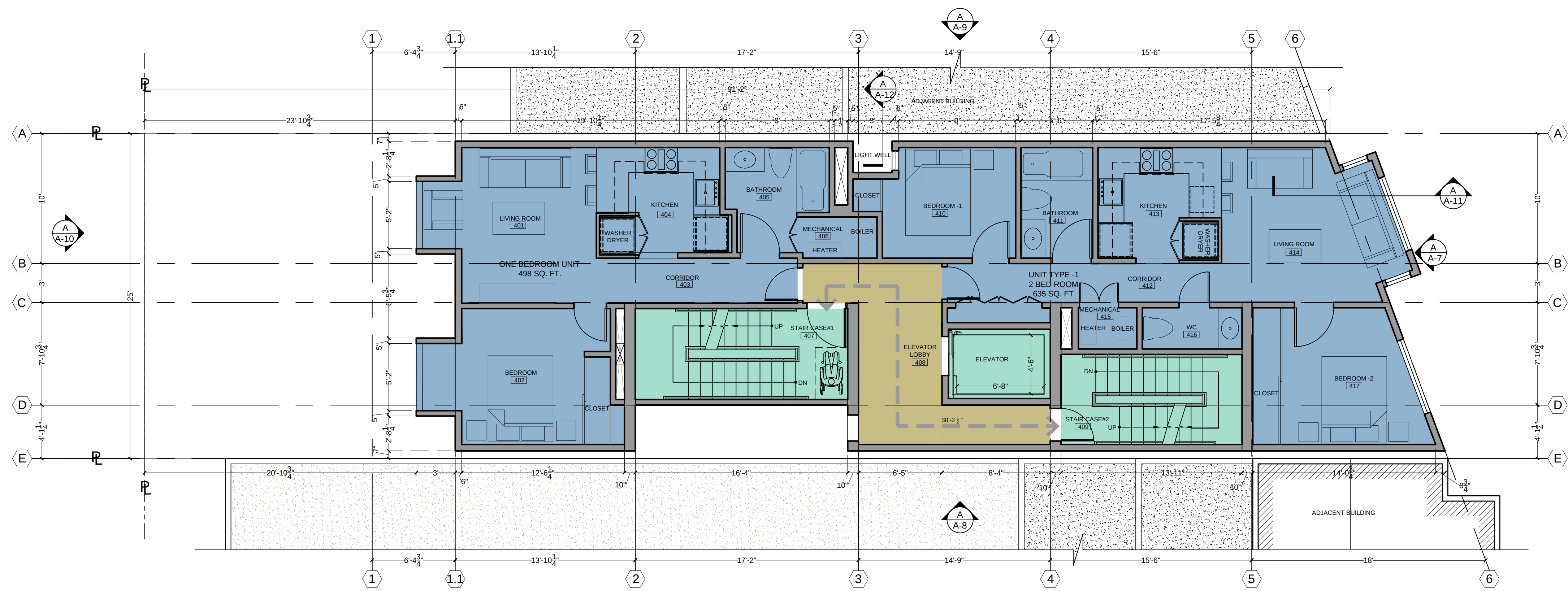
- RESIDENTIAL AREA
- PRIVATE/Common OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA



4128 THIRD STREET, SAN FRANCISCO, CA 94124



FOURTH FLR. PLAN
SCALE 3/16"=1'-0"



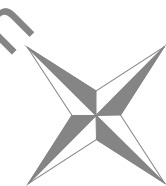
FOURTH FLR. PLAN
SCALE 3/16"=1'-0"

PLANS

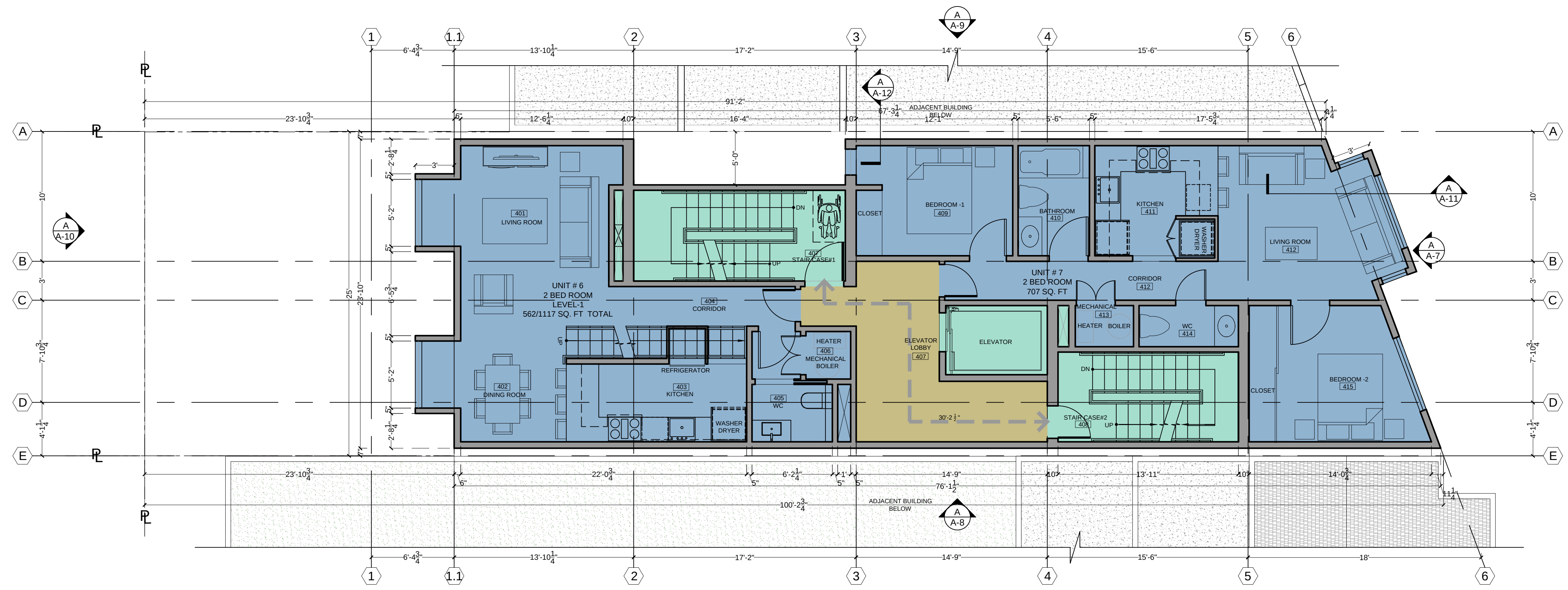
MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016

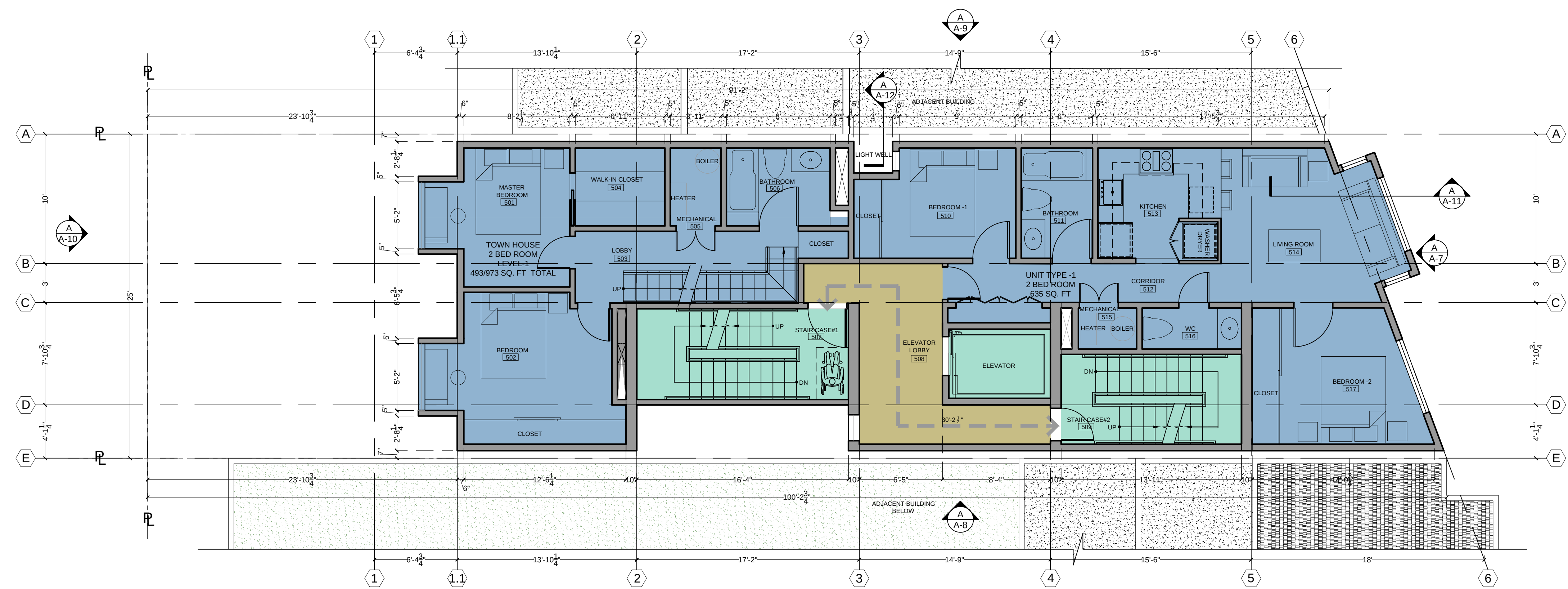
- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA



4128 THIRD STREET, SAN FRANCISCO, CA 94124



FIFTH FLR. PLAN
SCALE 3/16"=1'-0"



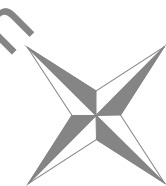
FIFTH FLR. PLAN
SCALE 3/16"=1'-0"

PLANS

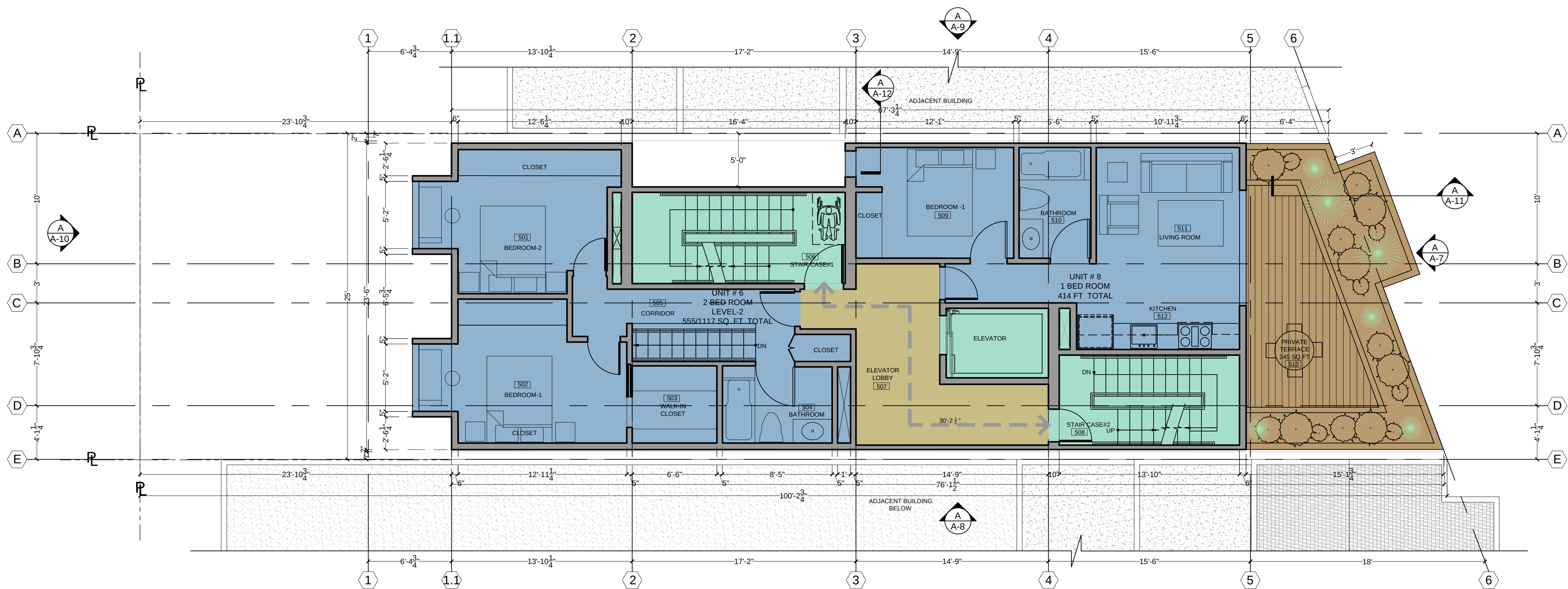
MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016

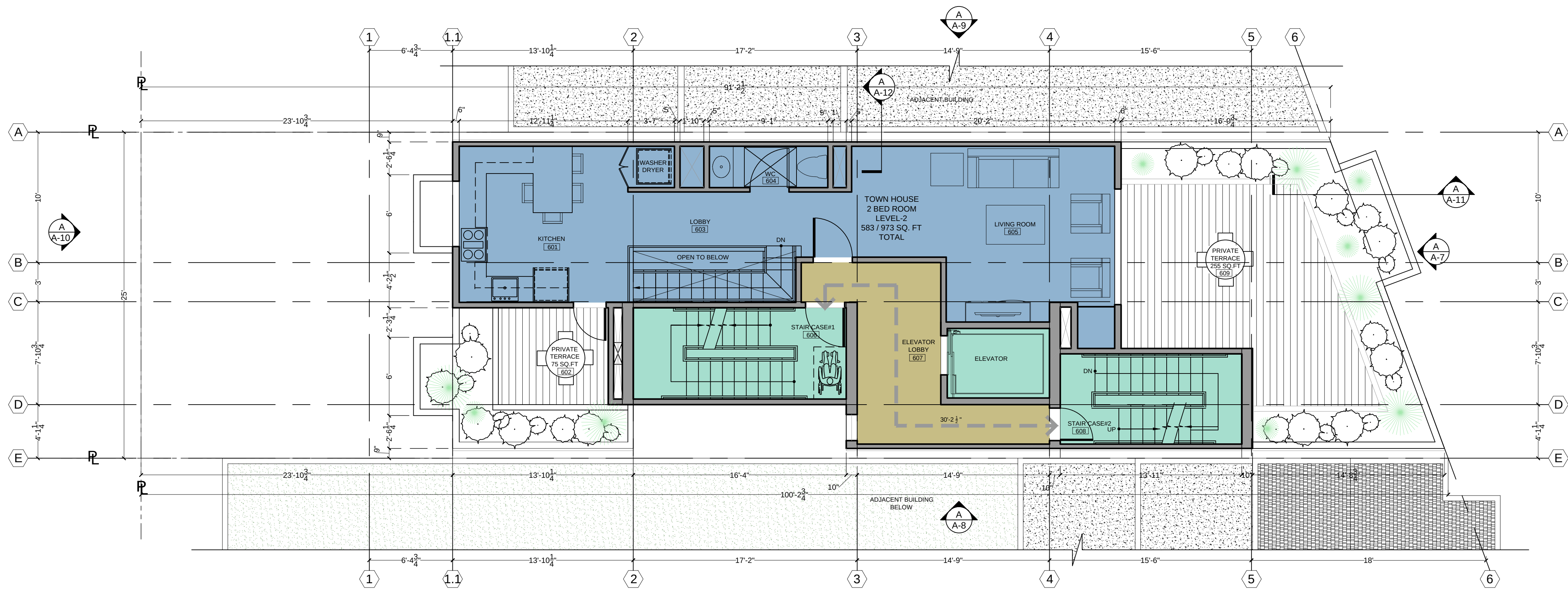
- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA



4128 THIRD STREET, SAN FRANCISCO, CA 94124



SIXTH FLR. PLAN
SCALE 3/16"=1'-0"



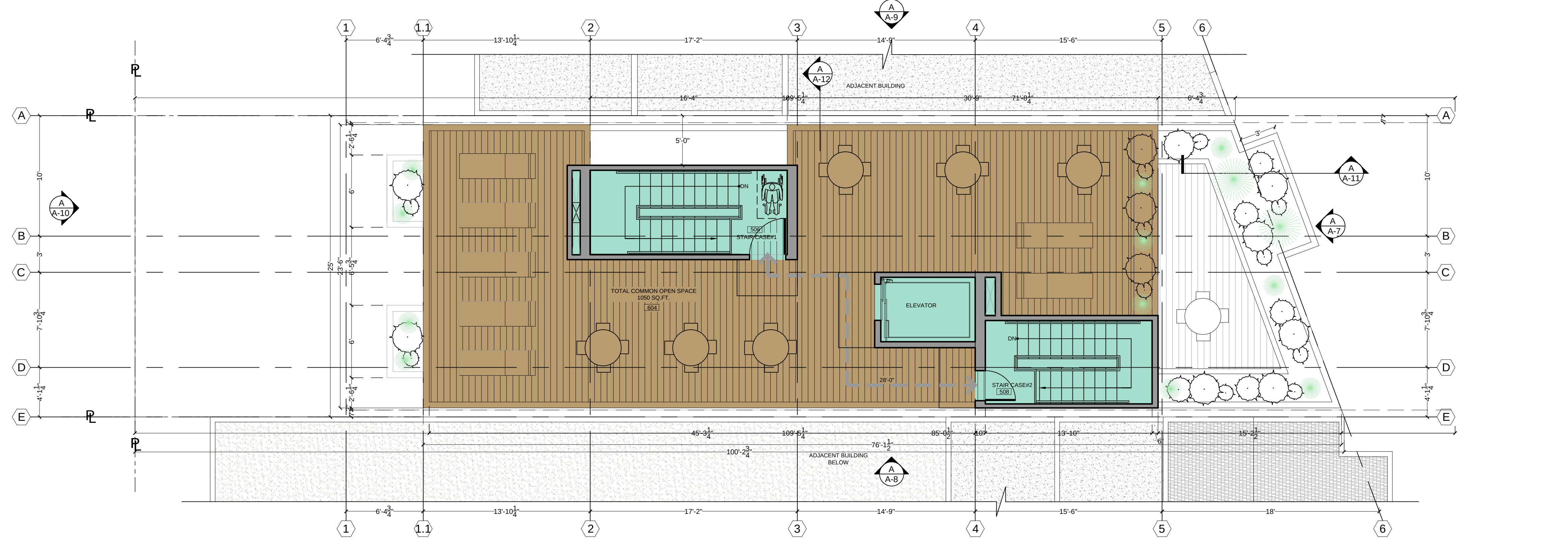
SIXTH FLR. PLAN
SCALE 3/16"=1'-0"

PLANS

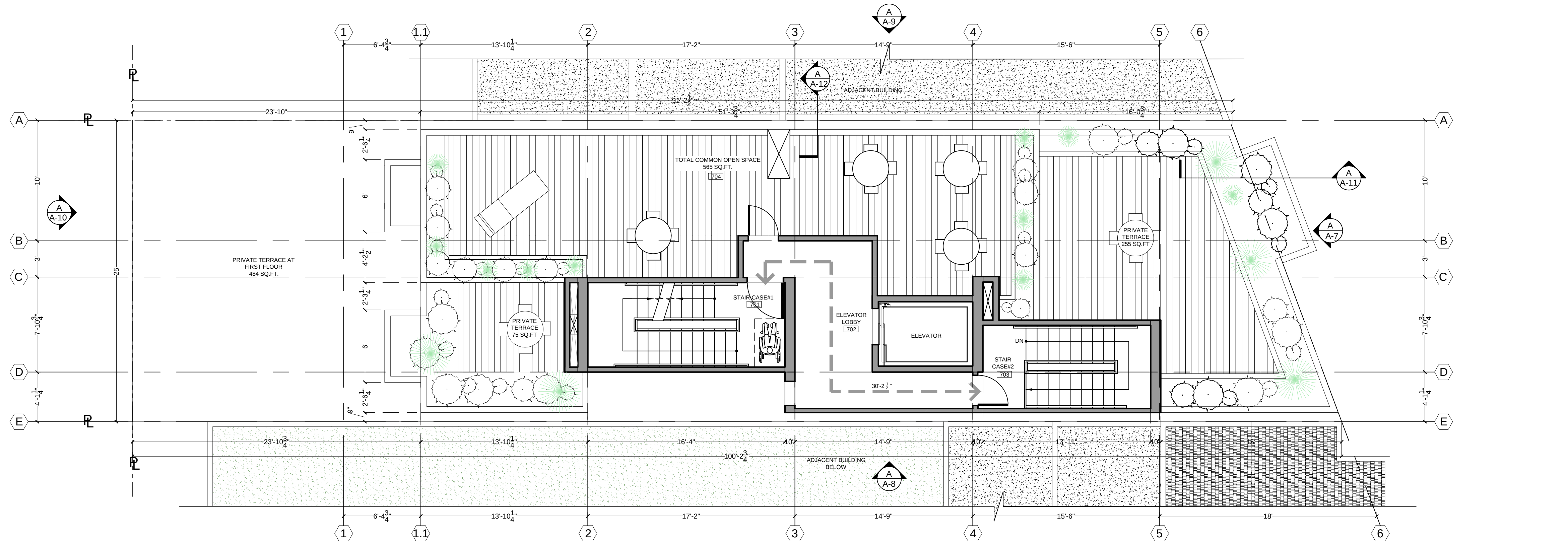
MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016

- RESIDENTIAL AREA
- PRIVATE/COMMON OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA



ROOF PLAN
SCALE 3/16"=1'-0"



ROOF PLAN
SCALE 3/16"=1'-0"

PLANS

MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

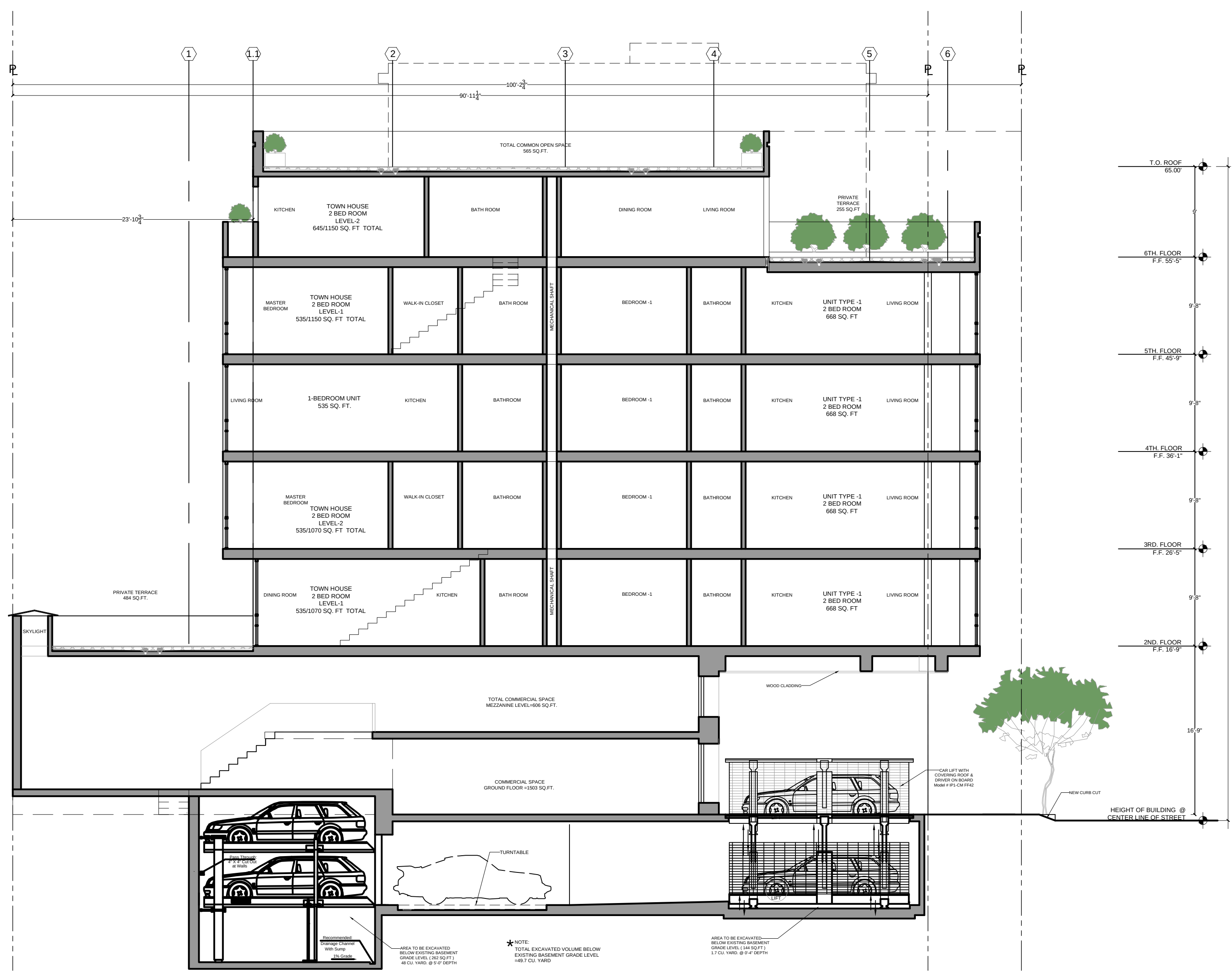
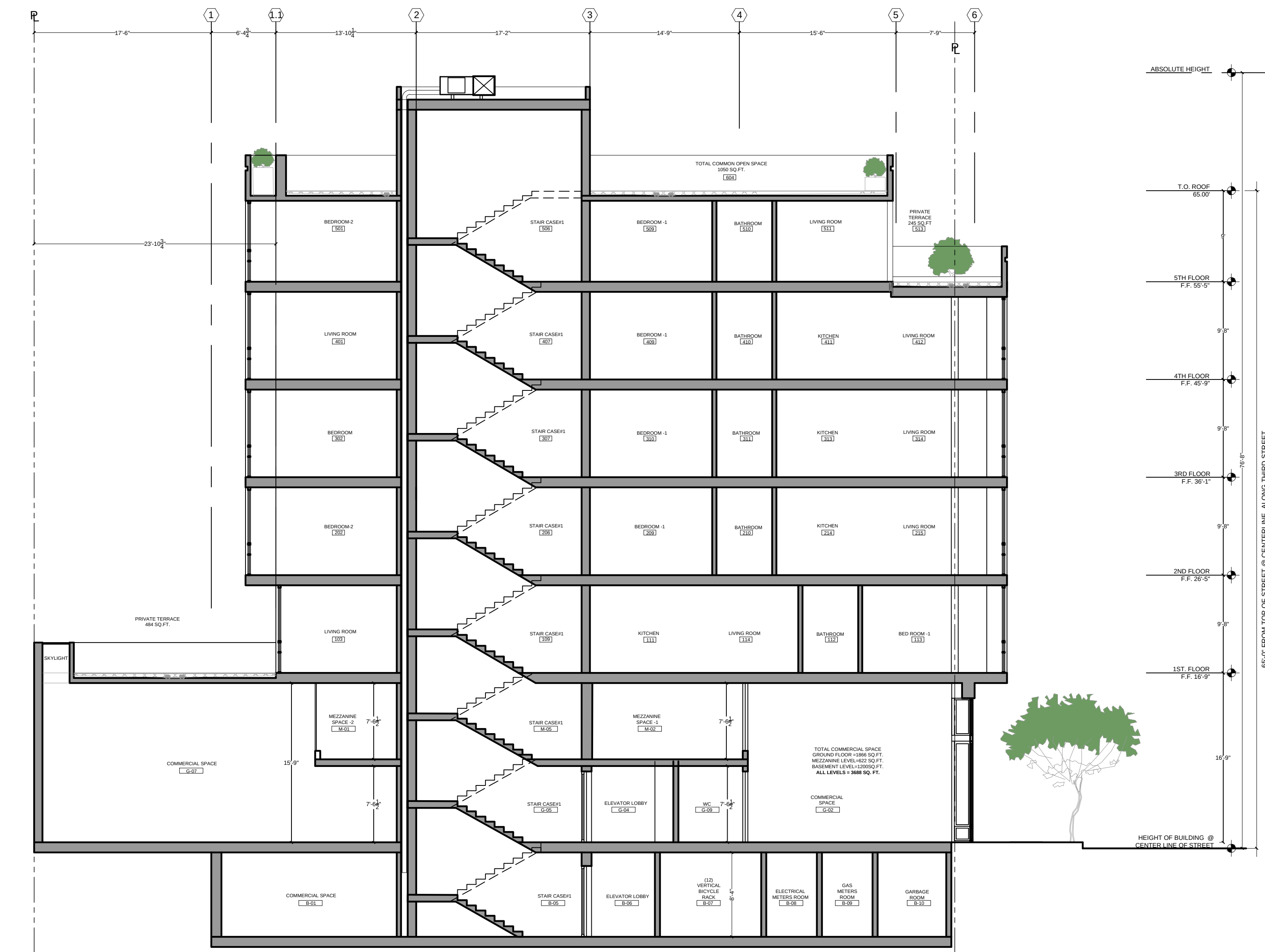
OCII APPROVED SCHEMATIC DESIGN 2016

- RESIDENTIAL AREA
- PRIVATE/Common OPEN SPACE
- STAIRS
- COMMERCIAL AREA
- COMMON CIRCULATION AREA

4128 THIRD STREET, SAN FRANCISCO, CA 94124

MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016



SECTIONS

MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016



EASTERN ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

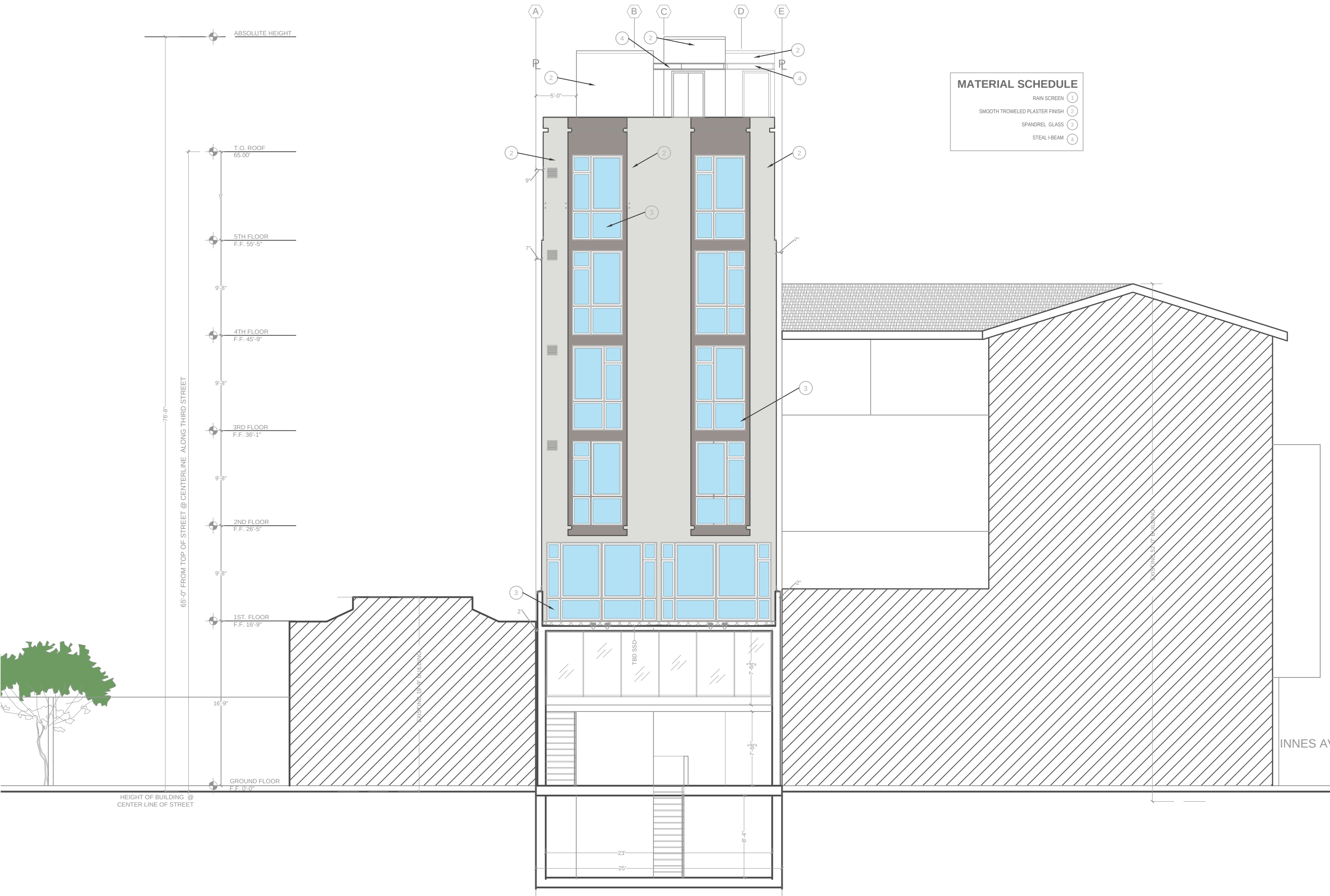


EASTERN ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

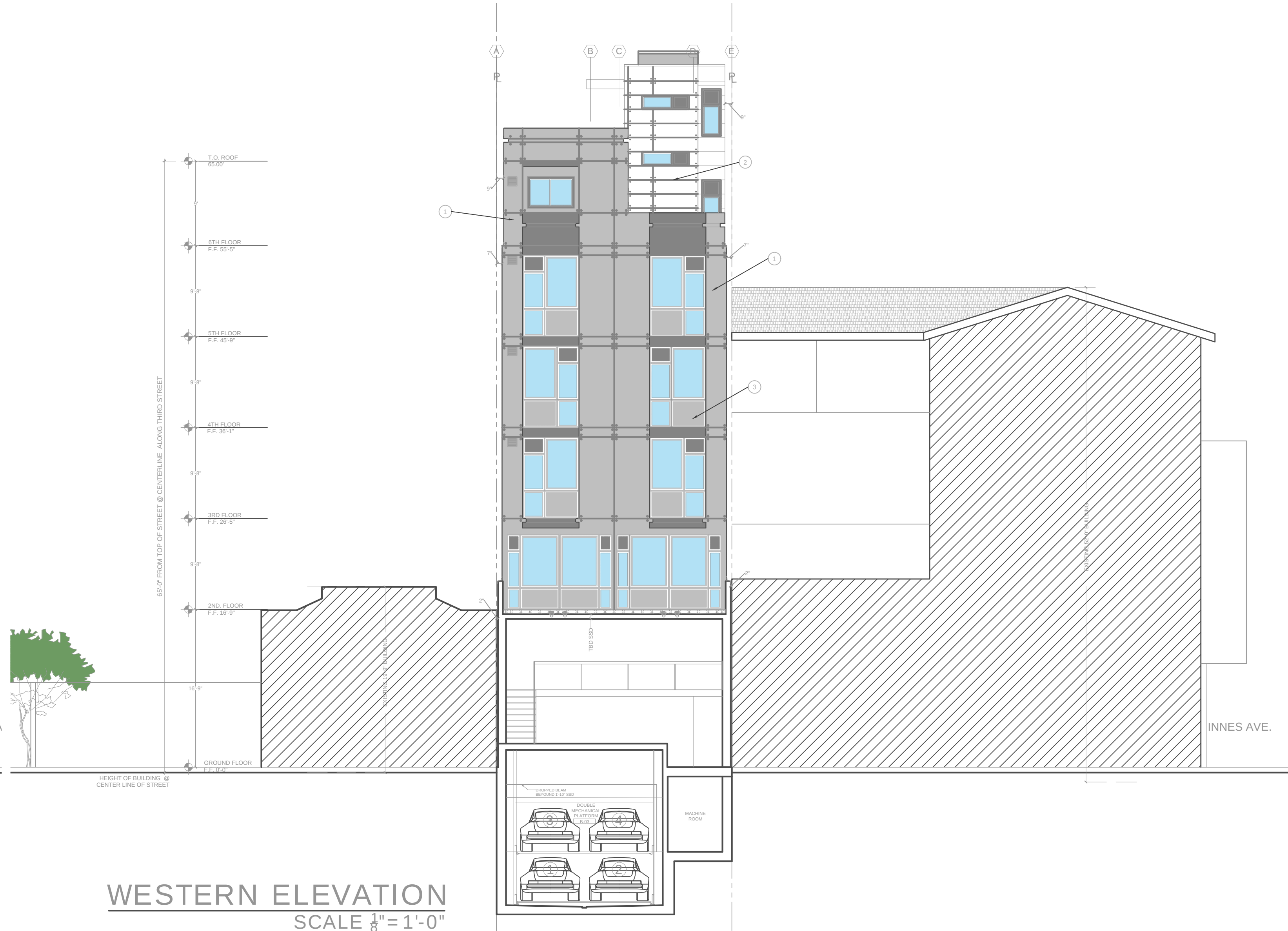
ELEVATIONS

MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016



WESTERN ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

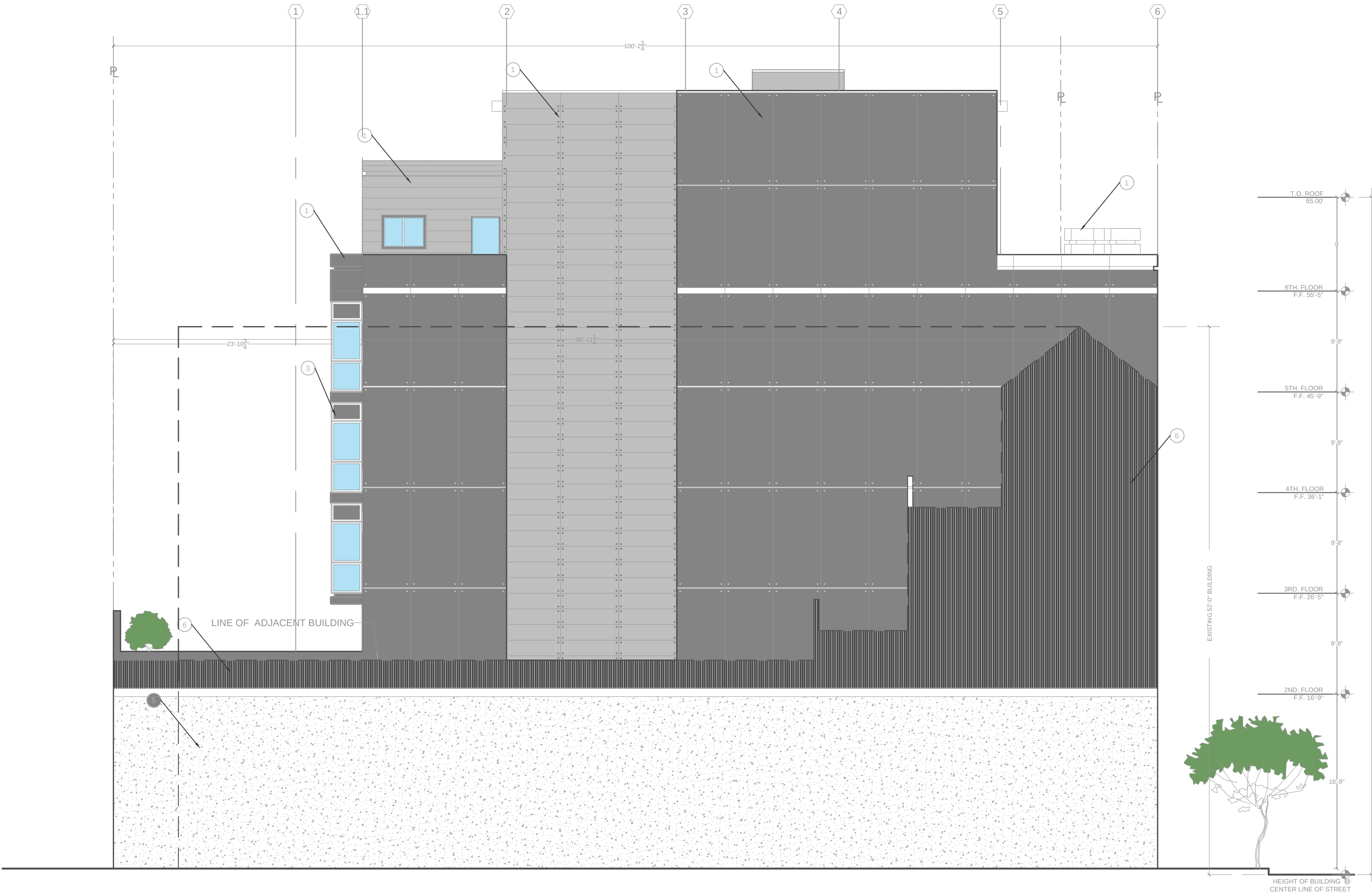
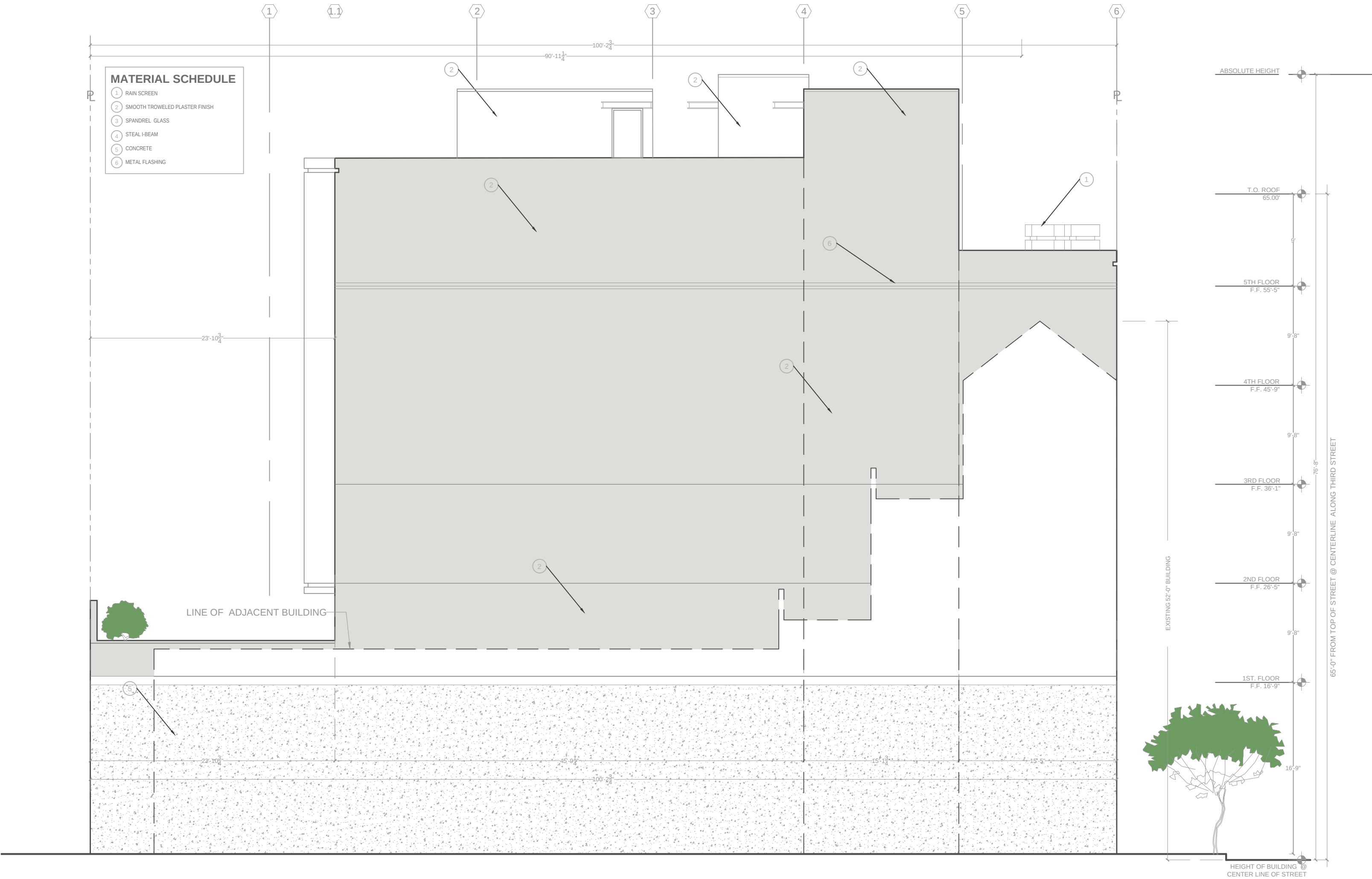


WESTERN ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

ELEVATIONS

MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016



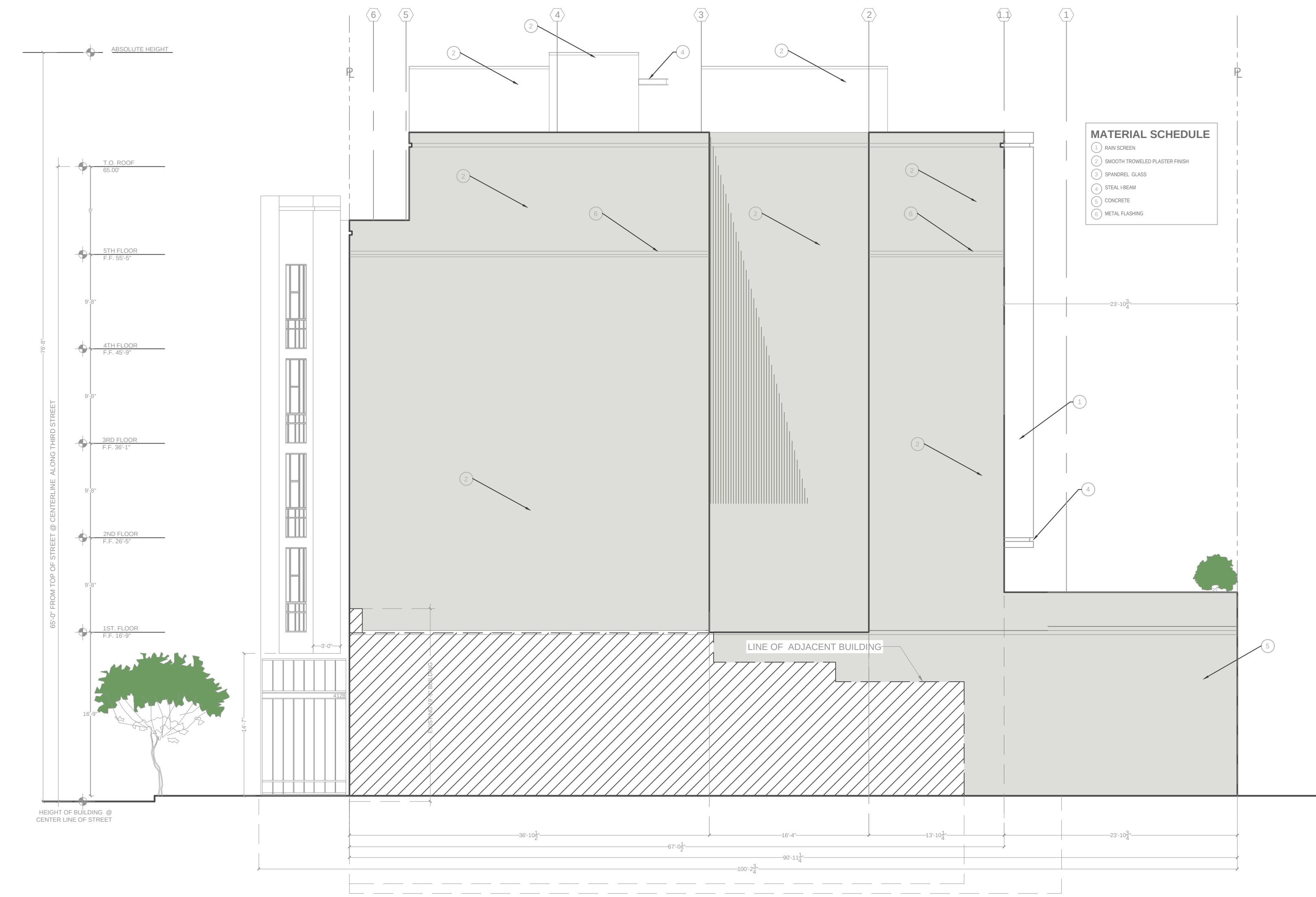
SOUTHERN ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

SOUTHERN ELEVATION
SCALE $\frac{1}{8}" = 1'-0"$

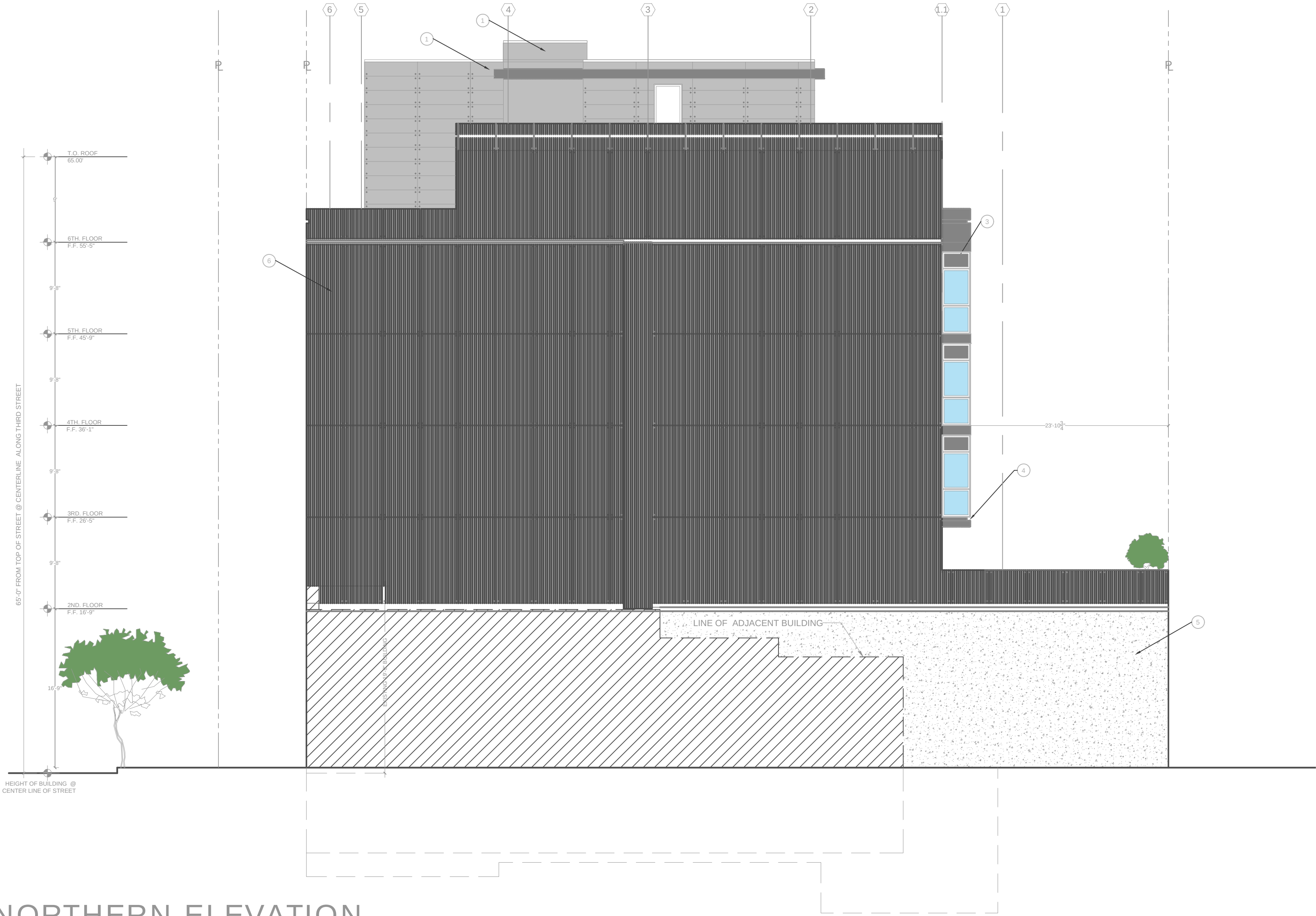
ELEVATIONS

MODIFIED SCHEMATIC DESIGN PENDING APPROVAL 2020

OCII APPROVED SCHEMATIC DESIGN 2016



NORTHERN ELEVATION
SCALE 1/8" = 1'-0"



NORTHERN ELEVATION
SCALE 1/8" = 1'-0"

ELEVATIONS