OCII
office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

450-2352017-002

Agenda Item **Nos. 5(c) & 5(d)**
Meeting of May 16, 2017

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Interim Executive Director

SUBJECT: Conditionally approving Schematic Designs, pursuant to the Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreement, for a mixed-use residential and retail building that includes 128 residential units, 13 of which are below market rate, and approximately 16,600 square feet of ground-floor, neighborhood retail at Candlestick Point South Block 6A, and adopting environmental review findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area

Conditionally approving Schematic Designs, pursuant to the Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreement, for a mixed-use residential and retail building that includes 127 residential units, 13 of which are below market rate, approximately 12,500 square feet of ground floor, neighborhood retail, and 5,000 square feet of community use at Candlestick Point South Block 8A, and adopting environmental review findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area

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EXECUTIVE SUMMARY

In accordance with the Disposition and Development Agreement for Candlestick Point and Phase 2 of the Hunters Point Shipyard (as amended, the "Phase 2 DDA") the master developer, CP Development Co., LLC ("Developer") for Candlestick Point and Hunters Point Shipyard Phase 2 Project ("HPS/CP Project") has transferred two lots known as Candlestick Point South Block 6A ("CPS Block 6A") and Candlestick Point South Block 8A ("CPS Block 8A") to Vertical Developers and executed and delivered to the Office of Community Investment and Infrastructure ("OCII") Assignment and Assumption Agreements for the same. Per the Design Review and Document Approval Procedure ("DRDAP") of the Phase 2 DDA, the Vertical Developers have submitted Schematic Design ("SD") documents for CPS Blocks 6A and 8A to OCII staff and are seeking approval from the Commission. The SD set can be found at Attachment 2.

CPS Blocks 6A and 8A are located within the Candlestick South Neighborhood of the Bayview Hunters Point Redevelopment Area. CPS Block 6A is located at the corner of Harney Way, a main artery in the new Candlestick neighborhood, and Candlestick Park Drive North. CPS Block 8A is located along Harney Way between 7th and 8th Streets, adjacent to Block 6A. The blocks

Edwin M. Lee
MAYOR

Nadia Sesay
INTERIM
EXECUTIVE DIRECTOR

Marily Mondejar
CHAIR

Miguel Bustos
Leah Pimentel
Mara Rosales
Darshan Singh
COMMISSIONERS

One S. Van Ness Ave.
5th Floor
San Francisco, CA
94103

415 749 2400

www.sfocii.org

front onto the Wedge Plaza and face the anchoring Candlestick Center Commercial District. Wedge Plaza and Park is a major feature along Harney Way helping to connect the buildings to the retail corridor and the Candlestick Point State Recreation Area to the South and East. The Wedge Plaza will also be a main transit thoroughfare connecting residents and visitors to the city and region. (See Attachment 1: Site Map for reference). These two blocks will be built prior to most of the surrounding context and will therefore be pivotal in creating a cohesive sense of place in Candlestick Point.

CPS Blocks 6A and 8A will be within steps of a multitude of shops and an entertainment venue across Harney Way. The south side of the buildings face a mid-block break, a small-scale street that will encourage pedestrian use by both building residents and neighbors alike.

CPS Block 6A is 1.25 acres and the development includes a gross building area of approximately 210,800 square feet of which approximately 152,700 square feet is residential. The proposed development includes 128 for sale condominiums, including 11 townhomes and 13 affordable units spread throughout the seven-story development. There will be various shared amenities for residents throughout the project including a 9,200 square foot interior courtyard. The ground floor will hold approximately 16,600 square feet of commercial space facing Harney Way, of which 3,000 square feet is designated Community Facilities Space, and a 107-stall garage above grade.

CPS Block 8A is 1.32 acre site and the development includes a gross building area of approximately 217,300 square feet of which approximately 157,200 square feet is residential. The proposed development includes 127 for sale condominiums, including 11 townhomes and 13 affordable units spread throughout the seven-story development. CPS Block 8A will also have various shared amenities for residents, including the over 10,000 square foot interior courtyard. The ground floor will hold approximately 12,500 square feet of commercial space facing Harney Way, 5,000 square feet of Community Use designated for the International African Marketplace, and a 107-stall garage above grade.

The design of both blocks conforms to the Candlestick Point Design for Development ("CP D4D") design standards and guidelines. CPS Blocks 6A and 8A's designs are also consistent with the standards set forth in the Bayview Hunters Point Redevelopment Plan ("Redevelopment Plan"). As is typical with all OCII approvals of schematic designs, the action before the Commission is a conditional approval that requires the Vertical Developer either to continue to refine certain project elements in consultation with OCII staff or provide OCII staff additional information for review and approval during subsequent design phases.

OCII staff has determined that CPS Blocks 6A and 8A's Schematic Designs as submitted, are consistent with the project as analyzed in the Final Environmental Impact Report for the HPS/CP Project ("FEIR"), and recommends that the Commission make environmental findings and require no additional environmental review beyond the FEIR and addenda pursuant to the California Environmental Quality Act ("CEQA") Guidelines Sections 15180, 15162, 15163, and 15164.

Staff recommends adopting environmental review findings pursuant to the California Environmental Quality Act, and conditionally approving Schematic Designs for CPS Blocks 6A and 8A.

BACKGROUND

Hunters Point Shipyard and Candlestick Point Overview and Summary

The Hunters Point Shipyard and Candlestick Point areas (together the "HPS/CP Project") are comprised of approximately 780 acres along the long-neglected waterfront lands of southeastern San Francisco. The HPS/CP Project will transform the land into productive areas for jobs, parks, and housing, including affordable housing.

Together with Hunters Point Shipyard Phase 1 ("Phase 1"), the HPS/CP Project will deliver 12,100 new homes, approximately 32 percent of which will be below market rate and will include the rebuilding of the Alice Griffith ("AG") public housing development consistent with the City's HOPE SF public housing revitalization program, up to 3 million square feet of research and development space, and more than 350 acres of new parks in the southeast portion of San Francisco. In total, Phase 1 and the HPS/CP Project will generate over $6 billion of new economic activity to the City, more than 12,000 permanent jobs, hundreds of new construction jobs each year, new community facilities, new transit infrastructure, and provide approximately $90 million in community benefits. The HPS/CP Project's full build out will occur over 20 to 30 years, but nearly 1,500 units of housing and 26 acres of parks will be completed over the next five years in the Phase 1 and Candlestick Point sites.

Development Approval Process

The Phase 2 DDA reflects a "horizontal" land development model, wherein OCII assembles and conveys land to a competitively selected developer, in this case CP Development Co., LLC, (the "Developer") a corporation formed for the specific purpose of developing the HPS/CP Project. The Developer must build horizontal infrastructure improvements and provide various community amenities and other public benefits. In return, the Developer receives the right to sell land for vertical development. For vertical construction of new housing and commercial space, the Phase 2 DDA contemplates that the Developer may choose to build vertical projects itself or with affiliates, or alternatively to convey finished lots to other developers for construction. For CPS Blocks 6A and 8A, Developer has elected to develop the parcel through an affiliate, CP BLOCK 6AS, LLC for CPS Block 6A, and CP BLOCK 8AS, LLC for CPS Block 8A (together with 6A, the "Vertical Developers"); and has assigned to Vertical Developers its rights and obligations as a Vertical Developer under the Phase 2 DDA. The Vertical Developers have agreed to accept such rights and to assume such obligations, all as set forth in the Assignment and Assumption Agreements dated January 6, 2017.

The Phase 2 DDA's DRDAP outlines the process for the Developer to receive development approvals. Approval of vertical improvements follows a Major Phase and Sub-Phase approval. Each Major Phase is approved through a "Major Phase Application" that requires Commission approval and subsequent Sub-Phases are approved by OCII's Executive Director. The Commission approved the Major Phase 1-CP Application on January 7, 2014 and a subsequent amendment to the Major Phase Application on March 15, 2016. OCII's Executive Director then approved the Sub-Phase CP-02-03-04 application on January 5, 2017. CPS Blocks 6A and 8A developments have followed the approval process and are part of Sub-phase CP-04 of Major Phase 1-CP.

The DRDAP also outlines the necessary documents, schedule, and procedures for the review and approval of design submittals. Under the DRDAP, a series of increasingly detailed design documents are required in the design process. They are, 1) Schematic Design, 2) Design Development, and 3) Construction Documents. The DRDAP requires the first design submittal (i.e. the Schematic Design) be presented to the Commission for review and approval. OCII staff has reviewed the Schematic Design submission for CPS Blocks 6A and 8A and has determined that it is complete and contains the necessary information required by the DRDAP.

The CP D4D provides land use controls and design guidelines necessary to implement the Candlestick portion of the HPS/CP Project, which includes the construction of infrastructure, parks, and housing. The CP D4D functions as the zoning for the site, including controls for height, bulk, setbacks and lot sizes, but also establishes more detailed standards and guidelines to ensure that the ongoing physical planning and design of the development results in a highly desirable urban environment. CPS Blocks 6A and 8A's schematic designs generally comply with the CP D4D standards but, as is typical, there remains elements of the design that require further study or additional information that will be addressed in later stages of design.

Phase 2 Affordable Housing Program

The Phase 2 DDA includes a Below Market Rate ("BMR") Housing Plan that stipulates that 31.36 percent or 3,345 units of the 10,500 total units to be developed in the HPS/CP Project be BMR units, including a one-for-one replacement of the existing public housing units at Alice Griffith, OCII Affordable Units, Inclusionary Units, and

Workforce Units. Three primary groups of providers will develop the BMR units: (1) qualified housing developers selected by OCII will develop the 1,140 OCII Affordable Units on the OCII Lots; (2) McCormack Baron Salazar will develop 256 AG replacement units and 248 OCII Affordable Units on the AG lots; and (3) Vertical Developers, including Developer and its affiliates, will develop 809 Inclusionary Units (or 10.16% of the combined total of Market Rate Units and Inclusionary Units) and 892 Workforce Units in accordance with the BMR Housing Plan.

The BMR Housing plan further provides that in order to accommodate the needs of families, all BMR Units are to have an average of two and one half (2.5) bedrooms. Furthermore, per the BMR Table of the Phase 2 DDA, units in the 80-100% AMI tier must be on average affordable with an AMI Percentage equal to ninety percent (90%).

The Inclusionary Units included in CPS Blocks 6A and 8A's Schematic Designs are in accordance with the BMR Housing Plan and BMR Table. Of the 255 residential units in CPS Blocks 6A and 8A, the Vertical Developers have identified 26 inclusionary units that will be affordable to households earning between 80-120% Area Median Income ("AMI"). The Inclusionary Units account for 10.2% of the total units in CPS Blocks 6A and 8A in the 80-100% AMI tier and are on average affordable to households earning 90% AMI. The distribution of these units is as follows:

CPS Block 6A

Floor	Bedroom Size	Unit Size (Square Feet)	Unit Type	AMI (%)	Unit #
7th Floor	3bd x 3bth	1,380	Flat	120	713
6th Floor	3bd x 3bth	1,380	Flat	120	617
6th Floor	2bd x 1bth	1,000	Flat	120	621
5th Floor	3bd x 3bth	1,380	Flat	100	519
5rd Floor	2bd x 1bth	1,020	Flat	100	505
4rd Floor	3bd x 3bth	1,380	Flat	120	417
4nd Floor	2bd x 1bth	1,045	Flat	90	410
4nd Floor	2bd x 1bth	1,000	Flat	120	421
3nd Floor	3bd x 3bth	1,380	Flat	90	319
3nd Floor	2bd x 2bth	1,020	Flat	120	324
3nd Floor	3bd x 2bth	1,020	Flat	120	308
Ground Floor	3bd x 3bth	1,350	Townhouse	120	107
Ground Floor	3bd x 3bth	1,350	Townhouse	80	102
AVERAGE:	**2.5 bedrooms**				

Continued on next page

CPS Block 8A

Floor	Bedroom Size	Unit Size (Square Feet)	Unit Type	AMI (%)	Unit #
7th Floor	3bd x 2bth	1,380	Flat	120	707
6th Floor	3bd x 3bth	1,380	Flat	120	617
6th Floor	2bd x 1bth	1,000	Flat	120	621
5th Floor	2bd x 2bth	1,360	Townhome	120	509
5rd Floor	2bd x 2bth	1,050	Flat	100	522
4rd Floor	3bd x 3bth	1,380	Flat	120	417
4nd Floor	2bd x 2bth	1,050	Flat	100	412
4nd Floor	2bd x 1bth	1,000	Flat	100	421
3nd Floor	3bd x 3bth	1,380	Flat	80	319
3nd Floor	2bd x 2bth	1,050	Flat	90	313
3nd Floor	2bd x 1bth	1,020	Flat	90	305
Ground Floor	3bd x 3bth	1,750	Townhouse	120	101
Ground Floor	3bd x 3bth	1,350	Townhouse	80	105
AVERAGE:	**2.5 bedrooms**				

CPS Blocks 6A and 8A Design Summary (see attached Schematic Design Submittal)

Design Approach

CPS Blocks 6A and 8A's designs consider the cultural history of Candlestick dating back to the long-billed curlew shorebird for which Candlestick was named, candlelight flickering on boats out at the bay, the housing created during World War II, "the catch", and other memorable sporting moments. The design approach for these two blocks is rooted in their specific context within Candlestick Point. Specifically, the project fronts on key civic open spaces such as the Wedge Plaza and Mini Wedge Park. The blocks are also adjacent to several tall towers including those at the corner of Harney and Ingerson. These two blocks will be built prior to most of the surrounding context and therefore will be pivotal in creating a cohesive sense of place in Candlestick Point.

The frontage along Harney is designed as one composition to respond to the Wedge Plaza and the larger Harney street right-of-way width. CPS Blocks 6A and 8A are unified with similar rhythms, scale, materials, and colors. They are conceived as a single family, but differentiated by a vertical expression at CPS Block 6A relating to the adjacent towers, and a horizontal expression at CPS Block 8A to pull a person's eye down into the heart of Candlestick Point and to the Shipyard beyond. The horizontal expression also works to create a differentiation in the apparent height of the two buildings. While still expressing a residential read, the elements on the Harney frontages are sized to hold the volume of the outdoor room. Residential entries are located to face open space spines; CPS Block 6A opens up to the Wedge Plaza, and CPS Block 8A opens up to the 8th Street.

The scale of each building changes as the elevations turn the corner off of Harney, where they become increasingly of a smaller residential scale. The massing facing the Mid-Block-Break is significantly reduced to lessen the overall apparent size of the buildings and also to allow southern light to access the mid-rise's residential podium courtyard.

Each elevation is designed as a singular composition comprised of multiple materials and architectural expressions. Differentiation in fenestration design at living spaces and bedrooms, unit balconies, sunshades, and bay windows create the residential feel synonymous with San Francisco's great neighborhoods. The building's skin utilizes a

variety of materials including cement plaster, horizontal siding, and metal panel. This approach provides for an intimate pedestrian friendly neighborhood scale, while also working in context with the scale of the adjacent civic open spaces.

Town homes facing the Mid-Block-Breaks proposed for Blocks 6A and 8A are a modern take on a classic design. Design cues from the mid-rise portion of the buildings, as well as from the classic brownstone and row houses typically found in east coast urban neighborhoods are employed; while updating the aesthetic to reflect a contemporary approach to both the formal expression and material application. This design approach tends toward more responsive corner elements (addressing the park or adjacent street depending on location) with individually expressed town homes through the midsection of the block. Similar to the mid-rise, the Mid-Block-Break frontages of CPS Blocks 6A and 8A are of the same family, but with different approaches to bays, balconies and rooflines. Multiple material and color palettes are employed to create variation within the block.

The CP D4D has identified 8th Street and Harney Way as a focal point within the Candlestick Development (pg. 47). The corner of 8th Street and Harney Way acts as a gateway into the Candlestick Point Retail Center to the north and to the waterfront and State Recreation Area to the south. The corners will be the major focal points along Harney Way and will help establish the overall character of the neighborhood.

CPS Block 6A's corner is at a prime intersection and needs to compete with the height and prominence of the adjacent towers and Film Arts Center. CPS Block 8A's corner sits a slightly inbound of the Block 9A (adjacent lot) property line representing a shift in the greater street wall elevation. It is additionally located at the 8th Street promenade connecting Harney to the waterfront. In addition to pulling the massing up at the corners the adjacent building face is pushed back, expressing three faces of the corner massing.

Pedestrian Oriented Frontages
Retail fronting Harney, and residential lobbies fronting the main pedestrian side streets, activate the streetscape. The retail approach is to provide an architectural framework, within which individual tenants build out unique storefronts. To create differentiation at the ground plane the architecture at times comes to the ground, and at other times is held up revealing a base. CPS Block 6A's upper levels are held back slightly to express a retail datum proud of the residential. CPS Block 8A has the opposite approach, pushing back the retail slightly creating a datum and shadow line for the storefronts. As a second level of differentiation, the materials for the retail framework are different on CPS Blocks 6A and 8A.

Roof Lines and Balconies
To break the height datum often found in new developments, and to reduce the apparent scale of the buildings, the roof lines are manipulated to create a vertical movement along the Harney frontage. In addition the breaking of the roof line into individually expressed components, balconies are integrated into the facades to create a rich residential texture.

Private Open Space

The project provides the required square footage of private open space through use of the podium level courtyard; a large residential outdoor courtyard at the podium for residents to sit, eat and relax. The large proportions of the courtyard will accommodate multiple activity zones.

Structural Approach

Both buildings' structural systems are anticipated as Type III construction over two levels of Type I construction. The double height retail and two floors of structured parking will be contained within Type I construction, with the residential units in Type III above the podium. The three story units lining the Mid-Block Break will wrap the Type I podium in Type V construction.

Sustainability Measures

The approach to sustainable strategies is predicated on the notion that sustainability is not a supplemental set of decisions, but a mind-set framing creative design solutions that support environmental and social stewardship. In addition to a holistic approach, building and landscape design will incorporate standards and guidelines recommended in section 4.3.1 g of the D4D:

- **Stormwater Treatment** – San Francisco's Stormwater design guidelines, for separate sewer and storm water development sites will be followed, including integration of low Impact design ("LID") treatment measures. In addition, as part of the City of San Francisco's Green Building Ordinance ("Green Building"), the project will provide a stormwater control plan and a construction site Stormwater Pollution Prevention Plan, including SFPUC Best Management Practices.
- **Green Building Ordinance** – CPS Blocks 6A and 8A will meet the requirements of Green Building through the use of the Green Point Rating program. The projects will also meet the following additional SF green building ordinance requirements: 1) construction activity stormwater pollution prevention and site runoff controls; 2) stormwater control plan; 3) water efficient irrigation; 4) construction waste management and 5) recycling by occupants.
- **Reclaimed Water** – land development utilities includes reclaimed water infrastructure (purple pipe).
- **Climate Appropriate Vegetation** – Planting is based on bay friendly standards and will be drought tolerant, natives and non-invasive. Planting will be organized into hydro zones per solar exposure and to reduce evapo-transpiration.
- **Title 24 (2008) Energy Standards** – CPS Blocks 6A and 8A will be design to meet the 2013 or 2016 Energy Code's equivalent of "exceeding 2008 Energy Standards by 14%", based on GPR's requirements, depending which code cycle is in effect at Site Permit submittal.
- **Landfill Diversion** – Construction of Blocks 6A and 8A will meet San Francisco Construction and Demolition Debris Ordinance requirements, requiring at least 75% of generated debris and waste be diverted from landfills.
- **Recycling** – CPS Blocks 6A and 8A will provide dedicated recycling facilities as required by the Green Building ordinance and Administrative Bulletin 088.
- **Concrete** – concrete used in building construction to be at least 25% fly ash or slag.
- **Solar Ready** – CPS Blocks 6A and 8A will be design to provide solar ready infrastructure as required by the Energy Code (10% min. of roof area per 2013 Energy Code).

Unit Types and Data

There are a total 255 residential units in CPS Blocks 6A and 8A, which include a mix of condominium flats and townhouses. The units range in size from 1-3 bedrooms to accommodate a variety of household sizes and range from 640 - 1,750 square feet. The mix of unit types are as follows:

CPS Block 6A

Unit Types		Avg. square feet.	Sub Total	Total
1BR	Flat	650 sf	43	43
2BR	Flat	970 sf	68	70
	Townhome	1250 sf	2	
3BR	Flat	1315 sf	5	15
	Townhouse	1375 sf	10	
Total				**128**

CPS Block 8A

Unit Types		Avg. square feet.	Sub Total	Total
1BR	Flat	670 sf	34	34
2BR	Flat	970 sf	73	75
	Townhouse	1,250 sf	2	
3BR	Flat	1,300 sf	8	18
	Townhouse	1,400 sf	10	
Total				**127**

Neighborhood Retail and Community Facilities Space

In accordance with the Major Phase CP-1 and Sub-phase CP-02-03-04 approvals, CPS Block 6A is entitled to 17,000 square feet of neighborhood retail space. CPS Block 8A is entitled to 13,000 square feet of neighborhood retail space. CPS Block 6A's current designs call for approximately 16,600 square feet of neighborhood retail space and CPS Block 8A's designs has approximately 12,500 square feet of neighborhood retail space. The neighborhood retail space can be used to provide small-scale retail uses such as restaurants, convenience goods (e.g., food, drug stores, and groceries), and personal services (e.g., laundry, dry cleaning, barbering, and shoe repair) for the daily needs of the immediate neighborhood. The retail space will be designed and built to a cold shell condition to provide flexibility for future tenants to further improve and design the space to their needs.

Per the Phase 2 DDA's Community Benefits Plan ("Community Benefits"), the Developer is also required to provide Community Facilities Space ("CFS") equal to 7.5% of the aggregate retail space in the overall HPS/CP Project. CFS is intended to provide, preserve, and leverage such critical local resources as social services, education, the arts and other community services by providing space without a base rent or sales price. Future tenant's will be responsible for payment of its proportionate share of pass-through and other charges, including property taxes and assessments, insurance and maintenance and other operating expenses. CPS Block 6A will set aside 3,000 square feet of neighborhood retail space for community use, which will be built to a cold shell condition for future tenants to further improve to their needs.

CPS Block 8A contains 5,000 square feet of community use space for the International African Marketplace ("IAM"). The Phase 2 Community Benefits Agreement Plan requires that a portion of the CFS within retail facilities on Candlestick be used for an African-themed, festive setting for the display and sale of arts, crafts, sculptures, fabrics and clothing, and books. The block has direct access to Wedge Plaza, which may be used by the IAM for outdoor events, and will be part of the retail district that includes the Candlestick Retail Center. The specific ground-floor location of the CFS in CPS Block 6A and Block 8A will be identified prior to the approval of Design Development documents.

Mid-Block Break

The Mid-Block Break, which extends through the length of Sub-Phase CP-04 is intended to allow public access through the middle of private development blocks to facilitate a more porous circulation system and help soften the scale of the building massing. The Mid-Block Break at the south side of CPS Blocks 6A and 8A includes an emergency vehicle access ("EVA") only lane, and prioritizes pedestrian use to help prevent congestion for residents living in the townhomes and flats above. The pedestrian mews can also be enjoyed by visitors and neighbors providing an intimate walkway through the development.

With residential units facing the publically accessible Mid-Block Break, raised stoops and landscaping serve to create a transitional area between the public and private realm. The merging of the public and private will help activate the mews making it a popular area for residents and visitors alike, which can also increase safety.

The DRDAP requires that Developer propose designs for the Mid-Block Break in vertical development Schematic Design submittals. The Mid-Block Break in CP-04 runs through the south side of four separate development blocks (Blocks CPS 6A, 8A, 9A, and 11A). To ensure consistent design and complementary material pallets, the Developer has requested deferring the mid-block break design for CPS Blocks 6A and 8A, and instead providing a Mid-Block Break Schematic Design submittal for all development blocks within Sub-Phase CP-04 in a single submittal. OCII Staff is supportive of this approach as it will help to ensure that there is design continuity from block to block, and is recommending the Commission delegate approval of the mid-block breaks to Staff.

Schematic Design Conditions of Approval

As is typical, there are a few remaining design issues to be resolved in subsequent design stages, including the Design Development phase. OCII staff recommends approval of the CPS Blocks 6A and 8A Schematic Designs subject to the following conditions:

CPS Block 6A

During Design Development ("DD"), the Vertical Developer shall:

1. Further develop the design of the bicycle workshop spaces to ensure that the use is active. Bicycle shop design and materiality shall comply with the Storefronts development standards of the CP D4D.
2. Provide Schematic Designs for Sub-Phase CP-04 mid-block breaks for review and approval by OCII Staff.
3. Identify the location of the 3,000 square feet of Community Facilities Space within the neighborhood retail square footage on the building plans for review and approval.
4. Continue to develop and refine the building materials palette, including wall systems, glazing, awnings, screening and other materials, in coordination with OCII Staff. Materials palette must demonstrate durability, quality, color, variety, and visual interest, especially at the ground floor. Explore opportunities to incorporate locally sourced materials to establish a palette that works with climate, light, neighborhood context, history, and culture. Inclusion of sustainable and recycled materials are highly encouraged.
5. Further develop the screening, materiality and architectural treatment of the below, in coordination with OCII Staff.
    a. Roof design and paving material selection shall consider how to provide an attractive view when roofs are viewed from residential units above in the adjacent towers. All rooftop mechanical equipment shall be screened. Indicate screening materiality. Ensure that photovoltaic panel assemblies are not visible from the right of way.
    b. All utility facilities including, connections and meters approved by OCII in the setback areas on ground level shall be architecturally screened. Indicate screening materiality.
6. Ensure to include the horizontal unifying band projection over the retail spaces at the corner of Harney Way and Candlestick Park Drive North, per approved elevations in Block 6A Design pages 6.A3.01 ; 6.A3.02 ; 6.A3.03 and 6.A3.04 and CP D4D corner expression requirement.
7. Ensure parapet and railing features above the garage entry door match approved elevations match the alcove height at retail service door with the service garage door, per approved elevation. Ensure planter

walls in side setbacks shall not be higher than 3 feet above ground level, per approved elevations in Block 6A Design pages 6.A3.01 ; 6.A3.02 ; 6.A3.03 and 6.A3.04

8. Demonstrate that window systems on the facades of the structures, in particular at corner of Harney Way and Candlestick Park Drive North, shall be recessed at least 2 inches from the external face of the buildings.
9. Develop a detailed lighting plan. Lighting for stoops and courtyards should be subtle and reinforce the overall façade design.

During Construction Documents ("CD") and Tenant Improvements ("TI"), the Vertical Developer shall:

10. Ensure modifications of retail storefront design, signage, awnings and materiality continue to be compliant with the CP D4D. Storefronts shall promote pedestrian interest at the ground level, provide visual connection to the store interior, and meet all glazing and transparency requirements.

In addition to the requirements of the BMR Housing Plan, Vertical Developer shall comply with following as they relate to the BMR Inclusionary units:

11. Number and Location of BMR Units. The CPS Block 6A development shall include 13 BMR Units with the affordability levels as identified in its SD set.
12. Marketing of BMR Units. The Vertical Developer shall comply with OCII's most current marketing protocol and timeline for BMR units, including but not limited to:
    a. Early Outreach Plan. The Vertical Developer shall submit an Early Outreach Plan in the form provided by OCII no less than thirty (30) days after construction commencement. To comply with this requirement, the Vertical Developer shall initiate contact with OCII marketing staff thirty (30) days prior to construction start.
    b. Marketing Plan. Pursuant to the timeline established in the Early Outreach Plan, the Vertical Developer shall work cooperatively with OCII and Mayor's Office of Housing and Community Development staff to finalized and approve Marketing and Tenant Selection Plan for the BMR Units.

CPS 8A

During Design Development ("DD"), the Vertical Developer shall:

1. Further develop the design of the bicycle workshop spaces to ensure that the use is active. Bicycle shop design and materiality shall comply with the Storefronts development standards of the CP D4D.
2. Provide Schematic Designs for Sub-Phase CP-04 mid-block breaks for review and approval by OCII Staff.
3. Identify the location of the 5,000 square feet of Community Facilities Space within the ground floor square footage on the building plans for review and approval. Vertical Developer has identified 5,000 square feet of Community Use entitlement in CPS Block 8A for the International African Marketplace
4. Continue to develop and refine the building materials palette, including wall systems, glazing, awnings, screening and other materials, in coordination with OCII Staff. Materials palette must demonstrate durability, quality, color, variety, and visual interest, especially at the ground floor. Explore opportunities to incorporate locally sourced materials to establish a palette that works with climate, light,

neighborhood context, history, and culture. Inclusion of sustainable and recycled materials are highly encouraged.

5. Further develop the screening, materiality and architectural treatment of the below, in coordination with OCII Staff.
    a. *Roof design and paving material selection shall consider how to provide an attractive view* when roofs are viewed from residential units above in the adjacent towers. All rooftop mechanical equipment shall be screened. Indicate screening materiality. Ensure that photovoltaic panel assemblies are not visible from the right of way.
    b. All utility facilities including, connections and meters approved by OCII in the setback areas on ground level shall be architecturally screened. Indicate screening materiality.
6. Ensure parapet and railing features above the garage entry door match approved elevations. Ensure planter walls in side setbacks shall not be higher than 3 feet above ground level, per approved elevations in Block 8A Design pages 8.A3.01 ; 8.A3.02 ; 8.A3.03 and 8.A3.04
7. Develop a detailed lighting plan. Lighting for stoops and courtyards should be subtle and reinforce the overall façade design.

During Construction Documents ("CD") and Tenant Improvements ("TI"), the Vertical Developer shall:

8. Ensure modifications of retail storefront design, signage, awnings and materiality continue to be compliant with the CP D4D. Storefronts shall promote pedestrian interest at the ground level, provide visual connection to the store interior, and meet all glazing and transparency requirements.

In addition to the requirements of the BMR Housing Plan, Vertical Developer shall comply with following as they relate to the BMR Inclusionary units:

9. Number and Location of BMR Units. The CPS Block 8A development shall include 13 BMR Units with the affordability levels as identified in its SD set.
10. Marketing of BMR Units. The Vertical Developer shall comply with OCII's most current marketing protocol and timeline for BMR units, including but not limited to:
    a. Early Outreach Plan. The Vertical Developer shall submit an Early Outreach Plan in the form provided by OCII no less than thirty (30) days after construction commencement. To comply with this requirement, the Vertical Developer shall initiate contact with OCII marketing staff thirty (30) days prior to construction start.
    b. Marketing Plan. Pursuant to the timeline established in the Early Outreach Plan, the Vertical Developer shall work cooperatively with OCII and Mayor's Office of Housing and Community Development staff to finalized and approve Marketing and Tenant Selection Plan for the BMR Units.

Small Businesses and Local Workforce

The Phase 2 DDA requires the Vertical Developer to follow an equal opportunity program, which consists of: 1) the Bayview Hunters Point Employment and Contracting Policy ("BVHP ECP"), 2) the Small Business Enterprise Policy ("SBE"), 3) the Nondiscrimination in Contracts and Equal Benefits Policy, 4) the Minimum Compensation Policy, 5) the Health Care Accountability Policy, 6) the Prevailing Wage Policy, and 7) the Card Check Neutrality Policy.

Under the SBE Policy, developers must make good faith efforts to award 50 percent of the contracting opportunities to SBE consultants and contractors with First Consideration for businesses with addresses in the BVHP Area (defined as zip codes 94124, 94134, and 94107). The BVHP ECP also requires developers to make good faith efforts to achieve 50 percent local workforce participation, with First Consideration to BVHP Area residents, in construction workforce hiring, permanent/temporary workforce hiring, and trainee hiring.

Small Businesses
To date, for CPS Blocks 6A and 8A, the Vertical Developers have achieved 81.6 percent SBE participation in the area of professional service contracts, of which 11.9 percent are from minority-owned firms and 13.4 percent are from women-owned firms.

Local Workforce
The SBE professional services summaries for CPS Blocks 6A and 8A and the biographies of the four SBE firms earning the highest fees on this project are attached to this memo (see Attachments 3 and 4 respectively).

Design Team Selection

BAR served as the architect for the building designs on CPS Blocks 6A and 8A. They were selected through a competitive, public procurement process in accordance with OCII requirements. Shortlisted firms were interviewed by a panel that included members of the development team and OCII before a final selection was made.

Community Outreach

The proposed CPS Blocks 6A and 8A Schematic Designs has undergone a community outreach process that included presentations at the Mayor's Hunters Point Shipyard Citizens Advisory Committee ("CAC") Planning and Development Sub-Committee meeting on January 12, 2017, the Housing Sub-Committee on January 19, 2017, and the Full CAC meeting on March 13, 2017. OCII staff conducted a review of the proposed development and facilitated discussion on the designs at various CAC meetings. At their March 13, 2017 meeting the CAC recommended approval of the CPS Blocks 6A and 8A Schematic Designs.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

On June 3, 2010, the SFRA Commission by Resolution No. 58-2010 and the San Francisco Planning Commission by Motion No. 18096, certified the FEIR which analyzed the HPS/CP Project, the Phase 2 DDA, the Project Documents, and the Redevelopment Plans, and made findings determining the FEIR to be adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.); the Board of Supervisors affirmed the Planning Commission's certification of the FEIR by Motion No. 10-110 on July 14, 2010.

As part of its approval of the HPS/CP Project on June 3, 2010, in addition to certifying the FEIR, the SFRA Commission, by Resolution No. 59-2010 adopted findings pursuant to CEQA, regarding the alternatives, mitigation measures, and significant environmental effects analyzed in the FEIR, including a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations for the HPS/CP Project.

Subsequent to the certification of the FEIR, the Planning Department, at the request of OCII, issued Addendum No. 1 to the FEIR ("Addendum No. 1") (dated December 11, 2013) to the FEIR as part of the 2014 Major Phase 1 CP and Streetscape Plan. Addendum No. 1 addressed changes to the phasing schedule for the HPS CP Project and corresponding changes to the schedules for implementation of related transportation system improvements in the Transportation Plan, including the Transit Operating Plan, the Infrastructure Plan and other public benefits; and minor proposed revisions in two adopted mitigations measures, Mitigation Measure TR-16 Widen Harney Way, and Mitigation Measure UT-2 Auxiliary Water Supply System.

OCII as the lead agency, prepared, in consultation with the San Francisco Planning Department, Addendum No. 4 to the FEIR, ("Addendum No. 4") which OCII staff issued on February 22, 2016. (Addenda Nos. 2 and 3 analyzed proposed changes to the HPS CP Project, which are no longer being pursued.) Addendum No. 4 evaluated amendments to the CP D4D, Streetscape Plan and Major Phase 1 Application for Candlestick Point and the amendment of two adopted mitigation measures, that were, Mitigation Measure TR-16 to divide the Harney Way improvements into two phases and Mitigation Measure TR-23 to modify the cross-section design of Gilman Avenue.

OCII staff has determined that the CPS Blocks 6A and 8A's Schematic Designs as submitted, are consistent with the project analyzed in the FEIR, and, therefore, recommends that the Commission require no additional environmental review beyond the FEIR and its addenda pursuant to CEQA Guidelines Sections 15180, 15162, 15163, and 15164.

NEXT STEPS

In accordance with the DRDAP, the Executive Director will approve the subsequent design documents, contingent upon the Commission's approval of the CPS Blocks 6A and 8A Schematic Designs. Vertical Developers will work with OCII staff to prepare the Design Development submittal and fulfill the conditions of approval precedent to issuance of the building site permit. Depending on the completion of design submittals for OCII staff review, construction could commence in the Fall of 2018.

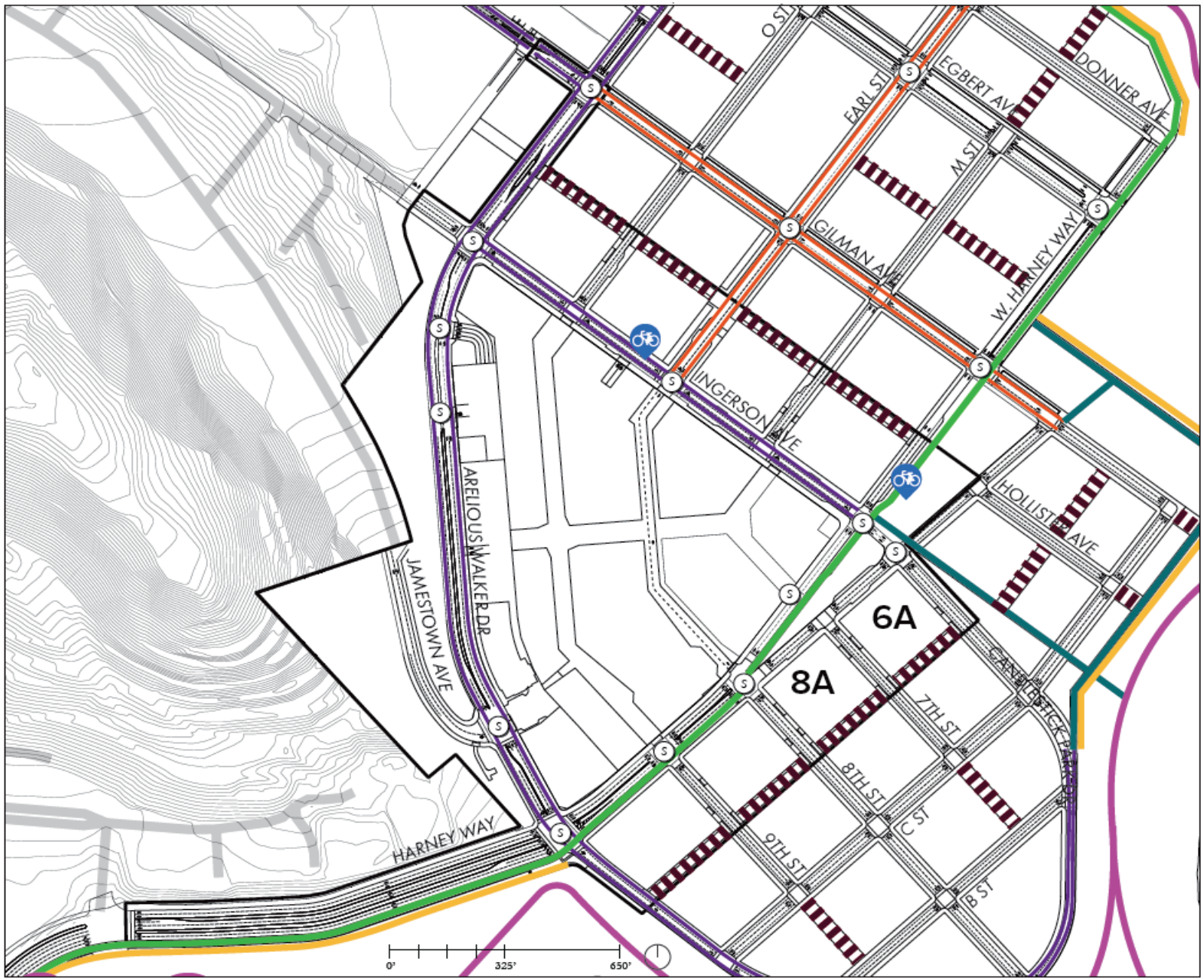
(Originated by Kasheica McKinney, Assistant Project Manager)

Nadia Sesay
Interim Executive Director

Attachment 1: CPS Blocks 6A and 8A Site Plan
Attachment 2: CPS Blocks 6A and 8A Schematic Design Application
Attachment 3: Consultants List
Attachment 4: Consultants' Biographies

ATTACHMENT 1

CPS BLOCK 6A AND 8A SITE MAP







CANDLESTICK POINT
BLOCK 6A & 8A

04/24/2017
OCII - SCHEMATIC DESIGN RESUBMITTAL

DESIGN TEAM

PROJECT SPONSOR
FIVEPOINT COMMUNITIES
STEVE SUTTON
ONE SANSOME ST., SUITE 3200
SAN FRANCISCO, CA 94104
415-995-1770
STEVE.SUTTON@FIVEPOINT.COM

ARCHITECT
BAR ARCHITECTS
CHRIS HAEGGLUND
901 BATTERY ST., SUITE 300
SAN FRANCISCO, CA 94111
415-293-5700
CHAEGGLUND@BARARCH.COM

ASSOC. ARCHITECT
DILWORTH ELIOT STUDIO
CHARLES DILWORTH
1066 HOWARD ST.
SAN FRANCISCO, CA 94103
415-255-9740
CHARLES@DILWORTHELIOT.COM

LANDSCAPE ARCHITECT
FLETCHER STUDIO
DAVID FLETCHER
2325 3RD ST., SUITE 413 FLOOR 4
SAN FRANCISCO, CA 94107
415-431-7878
DFLETCHER@FLETCHERSTUDIO.COM

FIVEPOINT FLETCHER STUDIO LANDSCAPE ARCHITECTURE DE+ BAR architects

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SHEET INDEX

04/24/2017 OCII SD - 2	09/09/2016 OCII-SD SUBMITTAL		
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X	X	G0.02	CONTEXT - PEDESTRIAN + BIKE NETWORK
X	X	G0.03	CONTEXT - TRANSIT NETWORK
X	X	G0.04	CONTEXT - STREET NETWORK AND TYPOLOGIES
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X	X	G0.06	CONTEXT - OPEN SPACE
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X	X	G1.04b	PROJECT VIEWS
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X	X	G3.01b	6a - D4D CONFORMANCE OVERVIEW
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X		G3.02b	6a - D4D CONFORMANCE AXONOMETRIC
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X	X	G3.03	6a - D4D CONFORMANCE OPEN SPACE
X	X	G3.04	6a - D4D CONFORMANCE PROJECTION
X	X	G3.05	6a - D4D CONFORMANCE APPARENT FACE
X	X	G3.06	6a - D4D CONFORMANCE BUILD-TO
X	X	G3.07	6a - D4D CONFORMANCE BASE ACTIVATION
X	X	G3.08	6a - D4D CONFORMANCE STOOP HEIGHT
X	X	G4.01a	8a - D4D CONFORMANCE OVERVIEW
X	X	G4.01b	8a - D4D CONFORMANCE OVERVIEW
X	X	G4.02	8a - D4D CONFORMANCE MASSING
X		G4.02b	8a - D4D CONFORMANCE AXONOMETRIC
X		G4.02c	8a - D4D CONFORMANCE AXONOMETRIC
X	X	G4.03	8a - D4D CONFORMANCE OPEN SPACE
X	X	G4.04	8a - D4D CONFORMANCE PROJECTION
X	X	G4.05	8a - D4D CONFORMANCE APPARENT FACE
X	X	G4.06	8a - D4D CONFORMANCE BUILD-TO
X	X	G4.07	8a - D4D CONFORMANCE BASE ACTIVATION
X	X	G4.08	8a - D4D CONFORMANCE STOOP HEIGHT
X	X	G5.01a	GREEN BUILDING FORMS
X		G5.01b	GREEN BUILDING FORMS
X		G5.01c	GREEN BUILDING FORMS
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X	X	0.A1.02	SITE ACCESS DIAGRAM
X	X	0.A1.03	SITE UTILITY DIAGRAM
X	X	0.A1.04	SITE ELEVATIONS
X	X	0.A1.05	SITE SECTIONS
X	X	6.A2.01	6a – GROUND LEVEL
X	X	6.A2.02	6a – LEVEL 2
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X	X	6.A2.05	6a – LEVEL 5
X	X	6.A2.06	6a – LEVEL 6
X	X	6.A2.07	6a – LEVEL 7
X	X	6.A2.08	6a – ROOF PLAN
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X	X	6.A3.02	6a – ELEVATION
X	X	6.A3.03	6a – ELEVATION
X	X	6.A3.04	6a – ELEVATION
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X	X	6.A3.22	6a – ENLARGED ELEVATION PROFILE
X	X	6.A3.23	6a – ENLARGED ELEVATION PROFILE
X	X	6.A3.24a	6a – ENLARGED ELEVATION PROFILE
X	-	6.A3.24b	6a - BIKE ROOM STUDY
X	X	6.A3.25	6a – ENLARGED ELEVATION PROFILE
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X	X	8.A2.02	8a – LEVEL 2
X	X	8.A2.03	8a – LEVEL 3 (PODIUM)
X	X	8.A2.04	8a – LEVEL 4
X	X	8.A2.05	8a – LEVEL 5
X	X	8.A2.06	8a – LEVEL 6
X	X	8.A2.07	8a – LEVEL 7
X	X	8.A2.08	8a – ROOF PLAN
X	X	8.A3.01	8a – ELEVATION
X	X	8.A3.02	8a – ELEVATION
X	X	8.A3.03	8a – ELEVATION
X	X	8.A3.04	8a – ELEVATION
X	X	8.A3.11	8a – BUILDING SECTIONS
X	X	8.A3.12	8a – BUILDING SECTIONS
X	X	8.A3.21	8a – ENLARGED ELEVATION PROFILE
X	X	8.A3.22	8a – ENLARGED ELEVATION PROFILE
X	X	8.A3.23a	8a – ENLARGED ELEVATION PROFILE
X	-	8.A3.23b	8a - BIKE ROOM STUDY
X	X	8.A3.24	8a – ENLARGED ELEVATION PROFILE
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X	X	L1.02	6a + 8a SITE PLAN
X	X	L2.01	6a - SITE PLAN LEVEL 1
X	X	L2.02	6a - MID-BLOCK PASSAGE
X	X	L2.03	6a - MID-BLOCK PASSAGE PERSEPECTIVES
X	X	L2.04	6a - SITE PLAN LEVEL 3
X	X	L2.05	6a - LEVEL 3 PERSPECTIVES
X	X	L3.01	8a - SITE PLAN LEVEL 1
X	X	L3.02	8a - MID-BLOCK PASSAGE
X	X	L3.03	8a - MID-BLOCK PASSAGE PERSEPECTIVES
X	X	L3.04	8a - SITE PLAN LEVEL 3
X	X	L3.05	8a - LEVEL 3 PERSPECTIVES
X	X	R1	ARCHITECTURAL MATERIAL BOARD
X	X	R2	MECHANICAL PALETTE SYSTEM

DRDAP CHECKLIST, SCHEMATIC DESIGN APPLICATION

	REQUIREMENTS	CORRESPONDING SUBMITTAL SHEET
1	WRITTEN STATEMENT	G0.01 // PROJECT NARRATIVE
2	DATA CHART	
	2a Location and SF on land uses	G2.01 AND G2.02 // PROJECT DATA
	2b Project Data Table	G2.01 AND G2.02 // PROJECT DATA
	2c Automobile and bicycle parking	G2.01
	2d Building dimensions and conformance with D4D	G3.01-G3.08 AND G4.01-G4.08 // D4D CONFORMANCE
3	SCHEMATIC DRAWINGS	
	3a Site Plan	0A1.01 // SITE PLAN
	3b Site Sections	0A1.03 // SITE SECTIONS
	3c Building Plans	6A2.01-.08 AND 8A2.01-.08 // BUILDING PLANS
	3d Axonometric Drawings	G3.02b/c AND G4.02b/c // D4D CONFORMANCE
	3e Study Materials	G0.10, G0.11, G0.12 MASSING CONCEPT
	3f Mid-Block Break Design	L2.02, L2.03, L3.02, L3.03 // MID-BLOCK BREAK
	3g Additional Materials	THROUGHOUT SET
4	MODEL	PROVIDED UNDER SEPERATE SUBMITTAL
5	SUSTAINABLE DESIGN MEASURES	G0.01 // PROJECT NARRATIVE AND G5.01 // GREEN BUILDING FORM
6	PERSPECTIVES, SKETCHES, AND RENDERINGS	G1.01-G1.07
7	FACADE MATERIALS BOARD	SUPPLEMENTAL MATERIAL BOARD

"X" DENOTES INCLUDED IN SUBMITTAL

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CANDLESTICK POINT SUB-PHASE 04, BLOCKS 6A AND 8A

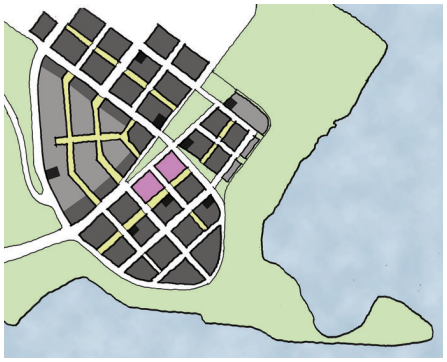
INTRODUCTION

Blocks 6A and 8A of the Candlestick Point development are located within the CP-04 Sub-Phase of the Major Phase 1CP. Blocks 6A and 8A have been designed in general accordance with Sub-Phases CP-02-03-04 Application dated March 24, 2015 and the Design for Development guidelines dated March 15, 2016.

Blocks 6A and 8A are the first two parcels to be developed as part of the CP-04 Sub-Phase. Both blocks are of similar size and configuration; mixed-use, with residential units above two levels of above grade structured parking, which is laminated by ground floor retail, residential amenities and multi-story units (town homes). Both developments are composed of a 3-7 story mixed use "Mid-Rise" building with a maximum height of 80-ft. The residential portion of both parcels is market rate for-sale condominiums, including approx. 10% below market rate (BMR) units. Both Blocks are located along Harney Way, across the street from the Candlestick Center Commercial District. Both Blocks' primary facade faces the Wedge Park 1.

Block 6A is located at the corner of Harney Way and Candlestick Park Drive North. The site area is 1.25 acres. The development includes gross building area of 210,800 sf, including a retail area of 16,600 sf, and residential area of 152,700 sf with 128 dwelling units (apprx. 102 du/acre).

Block 8A is located along Harney Way, between 7th and 8th streets adjacent to Block 6A. The site area is 1.32 acres. The development includes gross building area of 217,300 sf, including a retail area of 17,500 sf, and residential area of 157,200 sf with 127 dwelling units (apprx. 96du/acre).



DESIGN APPROACH

The design approach for these two blocks is rooted in their specific context within the Candlestick Point master plan. Specifically, the project fronts on key civic open spaces such as the Wedge Park 1, Mini-Wedge-Park 1, the 8th Street "Waterfront Walk", and is adjacent to several tall towers including those at the corner of Harney and Ingerson/Candlestick Park Drive North. These two blocks will be built prior to most of the surrounding context and therefore will be pivotal in creating a cohesive sense of place, especially at such an important intersection in the master plan. This context is unique within the greater Candlestick Point plan.

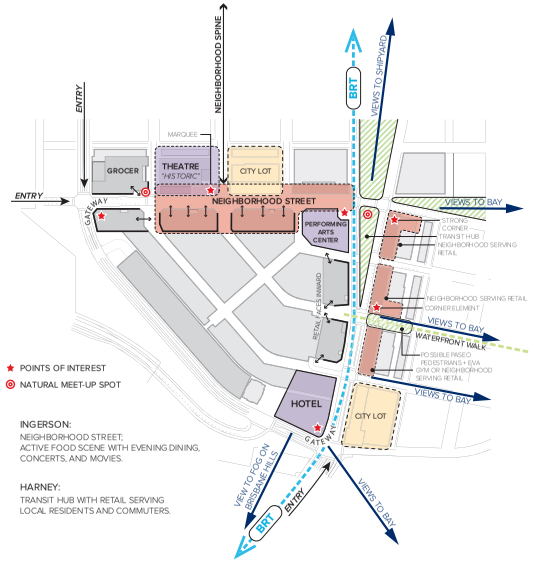
The frontage along Harney is designed as one composition to respond to the Wedge Park-1 and the larger Harney street right-of-way width. 6a and 8a are unified with similar rhythms, scale, materials, and colors. They are conceived as a single family, but differentiated by a vertical expression at 6a relating to the adjacent towers, and a horizontal expression at 8a to pull a person's eye down into the heart of the master plan and to the Shipyard beyond. The horizontal expression also works to create a differentiation in the apparent height of the two buildings. While still expressing a residential read, the elements on the Harney frontages are sized to hold the volume of the outdoor room. Residential entries are located to face open space spines; 6a opens up to the Mini-Wedge Park 1, and 8a opens up to the 8th Street "Waterfront Walk".

The scale of each building changes as the elevations turn the corner off of Harney, where they become increasingly of a smaller residential scale. The massing facing the Mid-Block-Break is significantly reduced to lessen the overall apparent size of the building and also to allow southern light to access the Mid-Rise's residential podium courtyard.

Each elevation is designed as a singular composition comprised of multiple materials and architectural expressions. Differentiation in fenestration design at living spaces and bedrooms, unit balconies, sunshades, and bay windows create the residential feel synonymous with San Francisco's great neighborhoods. The building's skin utilizes a variety of materials including cement plaster, horizontal siding, and metal panel. This approach provides for an intimate pedestrian friendly neighborhood scale, while also working in context with the scale of the adjacent civic open spaces.

Town homes facing the Mid-Block Breaks are proposed for blocks 6A and 8A are a modern take on a classic design. Design cues from the mid-rise portion of the building, as well as from the classic brownstone and row houses typically found in east coast urban neighborhoods are employed; while updating the aesthetic to reflect a contemporary approach to both the formal expression and material application. This design approach tends toward more responsive corner elements [addressing the park or adjacent street depending on location] with individually expressed town homes through the mid-section of the block. Similar to the mid-rise, the mid-block break frontages of 6a and 8a are of the same family, but with different approaches to bays, balconies and roof lines. Multiple material and color palettes are employed to create variation within the block.

See sheets G0.10, G0.11 and G0.12 for additional design approach concept diagrams.



NEIGHBORHOOD ORGANIZATION + ATTRIBUTES



PRELIMINARY MASSING



MASSING DIAGRAM



REFINED MASSING DIAGRAM

CONFORMANCE WITH DESIGN FOR DEVELOPMENT

Both parcels have been analyzed for conformance with, and tested against, the Design for Development guidelines updated March 15th, 2016. Through the use of planer and material changes the maximum apparent face above base meets the intent of 100' in length (table 4.5). The setback of upper floors meets the intended 20% reduction in floor plate (table 4.5). The habitable projections comply with the maximum plan length and projection depth, as do the non-habitable projections. Sunshade elements project beyond the property line, as permitted under Section 4.2.4 (D), "Sustainable Elements." Included in this package are a series of diagrams which show compliance with bulk and massing guidelines.

See sheet G3.01a and b, and G4.01a and b for project conformance.

SUSTAINABILITY MEASURES APPROACH

BAR's approach to sustainable strategies is predicated on the notion that sustainability is not a supplemental set of decisions, but a mind-set framing creative design solutions which support environmental and social stewardship. In addition to our holistic approach, building and landscape design will incorporate standards and guidelines recommended in section 4.3.1 G of the Design for Development (D4D):

Stormwater Treatment – San Francisco's Stormwater Design Guidelines, for separate sewer and storm water development sites will be followed, including integration of Low Impact Design (LID) treatment measures. In addition, as part of the SF Green Building Ordinance, we will provide a stormwater control plan and a construction site Stormwater Pollution Prevention Plan, including SFPUC Best Management Practices.
Green Building Ordinance – Blocks 6A and 8A will meet the requirements of the San Francisco Green Building Ordinance through the use of the Green Point Rating program. The projects will also meet the following additional SF Green Building Ordinance requirements: 1) Construction activity stormwater pollution prevention and site runoff controls; 2) Stormwater control plan; 3) Water efficient irrigation; 4) Construction waste management and 5) Recycling by occupants.
Reclaimed Water – Land development utilities includes reclaimed water infrastructure (purple pipe).
Climate Appropriate Vegetation – Planting is based on Bay Friendly standards and will be drought tolerant, natives and non-invasive. Planting will be organized into hydro zones per solar exposure and to reduce evapo-transpiration.
Title 24 (2008) Energy Standards – Blocks 6A and 8A will be design to meet the 2013 or 2016 Energy Code's equivalent of "exceeding 2008 Energy Standards by 14%", based on GPR's requirements, depending which code cycle is in effect at Site Permit submittal.
Landfill Diversion – Construction of Blocks 6A and 8A will meet San Francisco Construction and Demolition Debris Ordinance requirements, requiring at least 75% of generated debris and waste be diverted from landfills.
Recycling – Blocks 6A and 8A will provide dedicated recycling facilities as required by SF Green Building Ordinance and Administrative Bulletin 088.
Concrete – Concrete used in building construction to be at least 25% fly ash or slag.
Solar Ready – Blocks 6A and 8A will be design to provide solar ready infrastructure as required by the Energy Code (10% min. of roof area per 2013 Energy Code).

Other sustainable strategies that will be incorporated in the Blocks 6A and 8A, include:

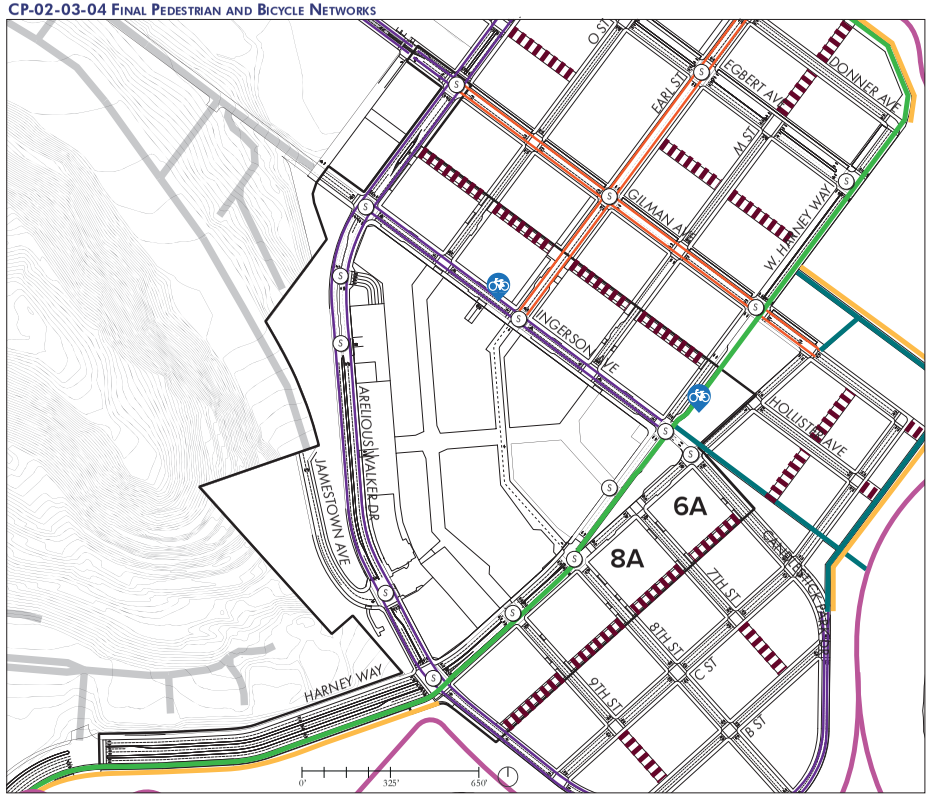
- Reduction of heat-island effect by providing light color/high albedo paving material, deciduous trees to shade outdoors space in summer months and high emissivity roofing.
- Use of durable and thermally efficient roofs and walls to reduce heating and cooling and enhance thermal comfort.
- Irrigation system is drip, centrally controlled and will include rain sensors. The irrigation system will meet or exceed the local SFPUC water efficient irrigation ordinance.
- Use of efficient HVAC systems and efficient electrical lighting systems, including sealed combustion water heaters, duct mastic on duct joints and seams and high efficacy LED lighting in the residential units and common use spaces.
- Use of water efficient plumbing fixtures, including faucets, showerheads and toilets. Provide Energy Star dishwashers.
- Interior building materials to contain low VOC content, including caulks and adhesives.
- Incorporate "smart metering" building management systems and feedback panels into homes.
- Universal Design Principles, bringing adaptability to all residential spaces and enhancing residential gathering spaces and social interactions will be incorporated.

STRUCTURAL APPROACH

Both projects' structural systems are anticipated as Type III construction over two levels of Type I construction. The double height retail and two floors of structured parking will be contained within Type I construction, with the residential units in Type III above the podium. The three story units lining the Mid-Block Break will wrap the Type I podium in Type V construction.

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CP-02-03-04 Final Pedestrian and Bicycle Networks



PEDESTRIAN AND BICYCLE NETWORK- FINAL

At build out, Class II bicycle lanes will be provided on Gilman Avenue between Arelious Walker Drive and Harney Way. The bicycle lanes will connect with the City's bicycle network and serve as part of an east-west route from Third Street to the Bay Trail, retail center, and cycle track. The final condition of the pedestrian and bicycle network will serve as a connector to the rest of CP, the project as a whole, and the surrounding neighborhoods.

Pedestrian facilities, consisting of sidewalks, mid-block breaks, and crosswalks will be completed with the construction of each sub-phase.

Legend

- Cycle track (Two-Way Separated Bicycle Artery)
- Bikeway Class I (Separated)
- Bikeway Class II (Bike Lanes)
- Bikeway Class III (Bike Routes)
- Proposed Bicycle Share Station
- Mid-Block Break
- Bay Trail/Blue Greenway
- Pedestrian/Multi-Use Path
- Traffic Signal
- Sub-Phase Boundary

*A traffic signal study of the Ingerson Avenue and M Street intersection, and the Ingerson Avenue and O Street intersection, will be prepared for SFMTA review to determine the proper intersection control.

DIAGRAMS AND TEXT FROM CP02-03-04 SUB-PHASE APPLICATION

Candlestick Point CP04 - Blocks 6a + 8a

OCII

CONTEXT - PEDESTRIAN + BIKE NETWORK

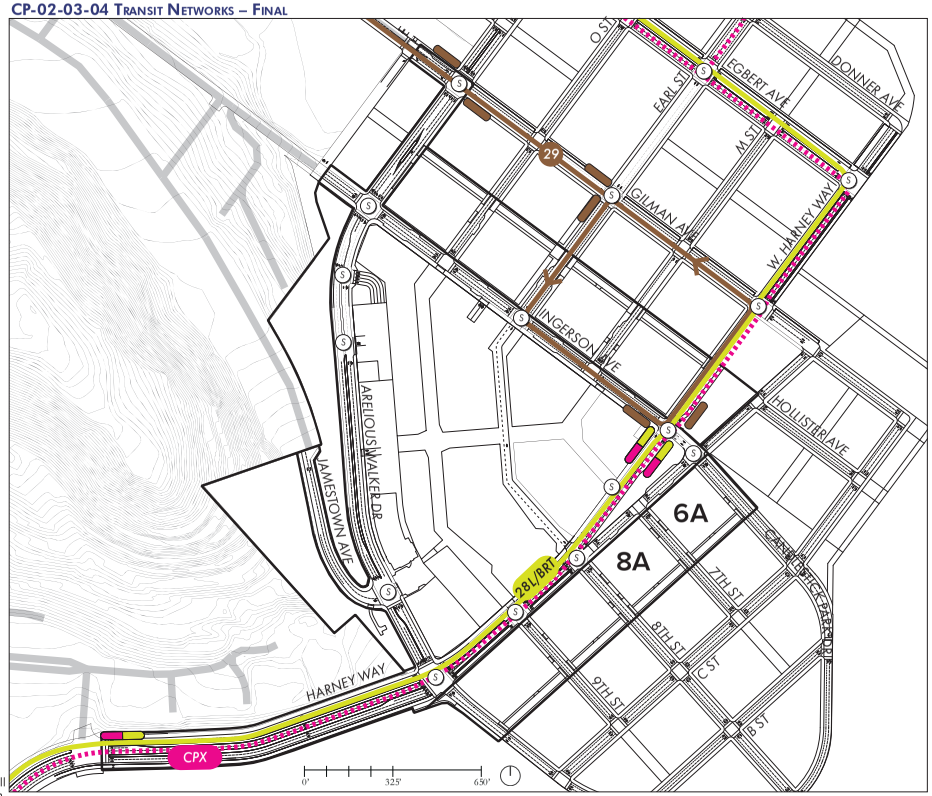
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TRANSIT NETWORKS – FINAL

At buildout, the retail center shuttle and temporary extension of the 56 Rutland will be replaced with final transit improvements. These final transit improvements will consist of minor rerouting of the 29 Sunset from its interim route to its final route (where it will continue to operate at five minute frequency), the CPX downtown express running at a 10 minute frequency, and the BRT (28L) running at a five minute frequency. These improvements will connect Candlestick Point to key destinations in the city and other transit modes, such as Muni, BART, and Caltrain.

CP-02-03-04 Transit Networks – Final



Legend

- 29 Sunset Route (5-Min Peak Frequency)
- 28L/BRT Route (5-Min Peak Frequency)
- CPX Route (10-Min Peak Frequency)
- 29 Sunset Route Stop
- 28L/BRT and CPX Route Stop
- Traffic Signal
- Sub-Phase Boundary

*A traffic signal study of the Ingerson Avenue and M Street intersection, and the Ingerson Avenue and O Street intersection, will be prepared for SFMTA review to determine the proper intersection control.

DIAGRAMS AND TEXT FROM CP02-03-04 SUB-PHASE APPLICATION

Candlestick Point CP04 - Blocks 6a + 8a

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CONTEXT - TRANSIT NETWORK

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Sub-Phases CP-02-03-04 Street Network

NEW ON-SITE STREETS

New roadways within Sub-Phases CP-02-03-04 will be built to ensure efficient vehicle circulation within the site and will connect the development to Gilman Avenue, Carroll Avenue, and Harney Way, which provide access to the larger regional traffic network. These improvements include the segment of Arelious Walker Drive connecting Harney Way and Gilman Avenue, which will provide an auto connection on the west side of CP Center, and a complete connection between Carroll Avenue and US 101. Harney Way will initially be reconstructed as far west as Executive Park Boulevard East so as to allow the SFMTA to identify a preferred alignment for the BRT through Executive Park and across US 101. Once that is determined, the section of Harney Way between Executive Park Boulevard East and Thomas Mellon Drive will be constructed in a fashion consistent with long- and near-term plans for the BRT alignment.

Street Typologies

The following street types (and their associated description from the Better Streets Plan, adapted to this project) are included in this Sub-Phase:

COMMERCIAL STREETS - Two types of commercial street typologies have been developed.

- **Neighborhood Commercial Street** – Neighborhood commercial streets, such as Harney Way near Ingerson Avenue, and Ingerson Avenue between Arelious Walker Drive and Harney Way, are modeled after many of San Francisco's most vibrant streets, handling continuous activity throughout the day. They are the streets where residents do their daily errands, meet with friends, and shop and play on the weekends. Short-term parking for customers and space for loading facilities are essential components of commercial districts. However, parking and loading facilities often compete for the same space as desired features such as bulbouts or pedestrian plazas. Managing parking and loading facilities efficiently and effectively can serve both the needs of local businesses while enabling improvements to the public realm.

- **Commercial Throughway** – Commercial throughways such as Arelious Walker Drive and Harney Way, near Executive Park move significant volumes of people across longer areas in a variety of travel modes and attract them to shop, eat, and play from across the city. Vehicular traffic on these throughways tends to be higher volume and continuous and transit service is often frequent. These streets will have a comfortable pedestrian realm with significant pedestrian amenities and public spaces.

RESIDENTIAL STREETS - Two types of residential streets have been developed.

- **Neighborhood Residential Street** – Neighborhood residential streets are quieter residential streets with relatively low traffic volumes and speeds. Though they have low levels of activity relative to other street types, they play a key role to support the social life of the neighborhood. Residential streets will feel safe, comfortable, and cared for. Residents may think of the street outside their home as an extension of their home or a neighborhood commons. Improvements will focus on slowing traffic, providing usable space and amenities, and making improvements that encourage residents to take pride and ownership of the streetscape outside their front door.

- **Neighborhood Throughway** – Neighborhood throughways have higher levels of faster-moving traffic but include streetscape improvements that focus on buffering the sidewalk and adjacent homes from vehicles passing in the street and providing a generous, usable public realm through landscaping, curb extensions, or widened sidewalks where roadway space allows.

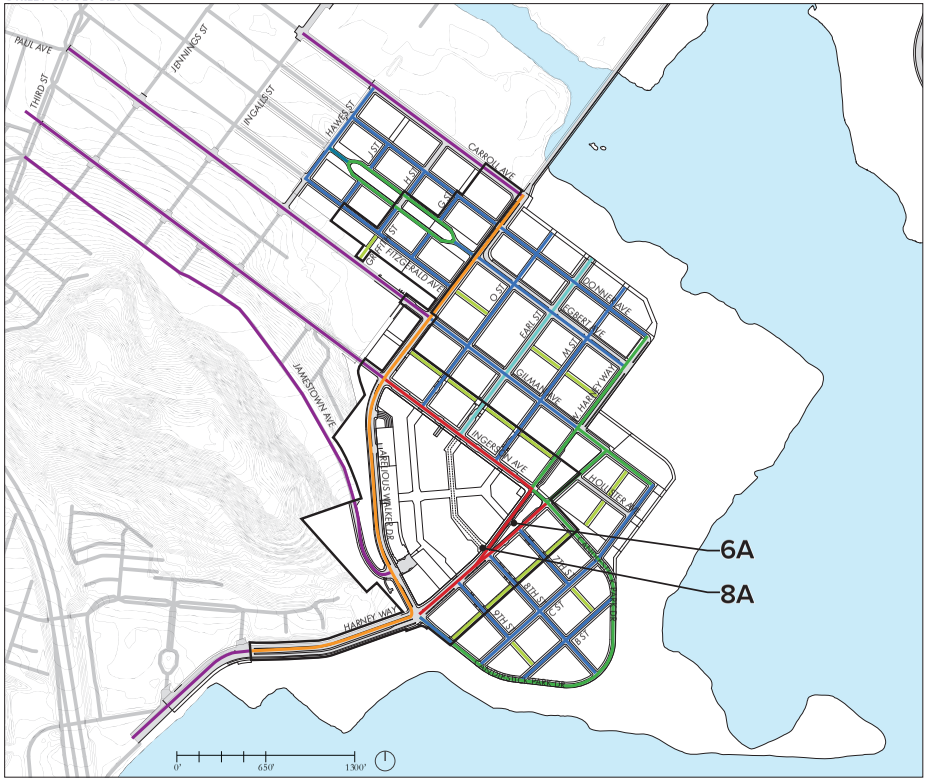
PARK STREETS - Two types of park street typologies have been developed.

- **Parkway** – Parkways such as Earl Street have broad well-landscaped medians or sidewalks that provide recreational paths, while moving vehicles, bikes, and pedestrians across the city. These streets can function not only as transportation corridors, but also as linear parks, creating a green network. The green spaces can often be more effectively used for pedestrian, open space, and ecological functions, by providing multi-use trails, seating, open space, and storm water management.

- **Park Edge Street** – Streets that border major parks or the waterfront have one set of conditions on one side of the street and a distinctly different set of conditions on the other. Park edge streets often have fewer spatial constraints on the park edge side but unique demands of high pedestrian volumes or special activities associated with them. These streets will have a generous park edge with landscaping, lighting, furnishings, and multi-use trails.

Mid-Block Break – Mid-block breaks are small scale, single-surface streets that prioritize pedestrian use, but permit vehicles and bicycles to share the open space. Mid-block breaks will be designed to emphasize their pedestrian scale and calm traffic. They enable a generous pedestrian realm on narrow streets, and they create pockets of usable open space to act as front yards in open space-deficient neighborhoods. Mid-block breaks are privately owned with public easements. Developer or Vertical Developer (as set forth in its Assignment and Assumption Agreement) shall provide 100% of the design and construction obligation of the mid-block breaks. Mid-block breaks shall be of a consistent look and quality throughout the Sub-Phase. The maintenance of mid-block breaks in perpetuity shall be the responsibility of the Developer or, with City and OCII consent, the homeowner association (HOA).

Street Typologies





DIAGRAMS AND TEXT FROM CP02-03-04 SUB-PHASE APPLICATION

Candlestick Point CP04 - Blocks 6a + 8a

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CONTEXT - STREET NETWORK AND TYPOLOGIES

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Parks & Open Space Summary

PROJECT PARKS AND OPEN SPACE HIGHLIGHTS

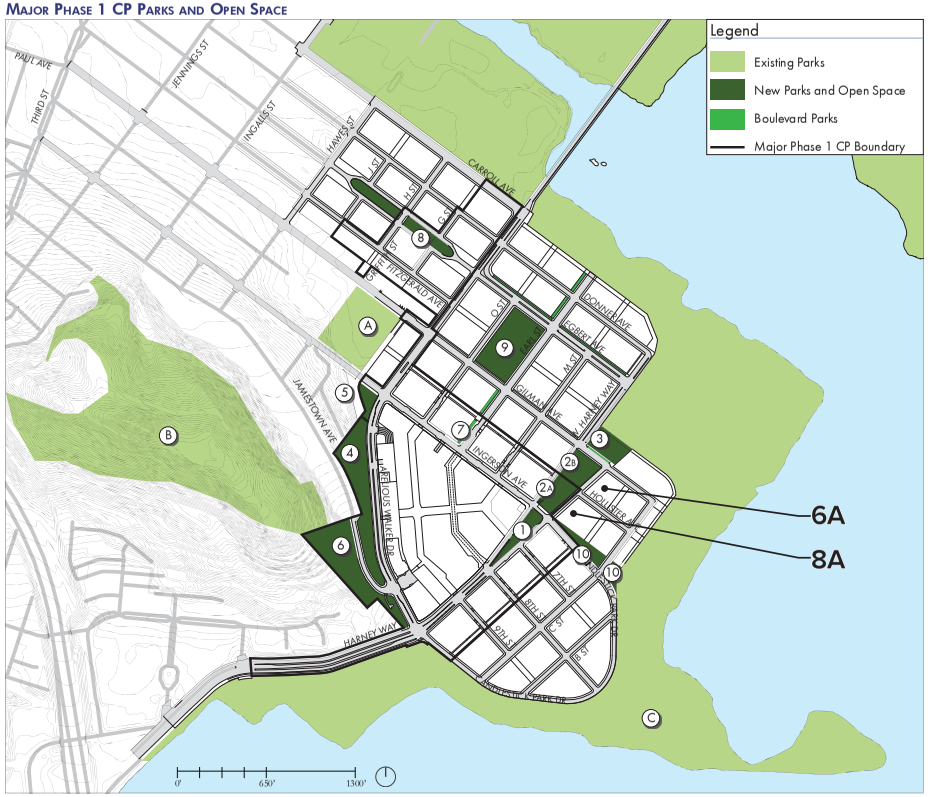
The Candlestick Point-Hunters Point Shipyard project will create a continuous network of interconnected recreational opportunities, promoting the use of the existing parks, such as the Candlestick Point State Recreation Area, as well as creating new parks, sports fields, and active urban recreation areas. A network of pedestrian and bike pathways will connect Project uses to adjacent neighborhoods and ensure unrestricted public access to the parks and open space on the Project site and the San Francisco Bay shoreline.

Approximately 327 acres will be dedicated to new and improved parks, open space, and habitat areas. These areas cover nearly half the site's acreage and represent San Francisco's largest park development since Golden Gate Park.

CANDLESTICK POINT PARKS AND OPEN SPACE

- **Neighborhood Parks** – New neighborhood parks will serve existing and future neighborhood residents with places for community gathering and a broad range of outdoor recreation and leisure activities.
- **Trails Network** – The San Francisco Bay Trail / Blue Greenway will provide a continuous recreational multi-use trail along the Candlestick and Hunters Point waterfront, filling a gap in the regional network planned to eventually encircle the entire Bay. Similarly, kayak and windsurf launch points will enhance access to the regionally-planned Bay Area Water Trail. For commuters and neighborhood cyclists, a secondary network of off-street multi-use trails will link parks and neighborhoods with the on-street bicycle network.
- **Habitat Enhancements** – New parks, open space, and habitat restoration areas will support the biodiversity and ecology of the San Francisco Bay shoreline. The plan features new native grasslands, wetlands, extensive planting of native trees and shrubs, and a net removal of bay fill.
- **Green Infrastructure and Urban Sustainability** – Parks and open space will be designed as "green infrastructure" integrating urban design and infrastructure with natural systems. Elements of this system could include ecological storm water treatment systems, vegetated parking, and street-side and median boulevard parks.

MAJOR PHASE 1 CP PARKS AND OPEN SPACE



DIAGRAMS AND TEXT FROM CP02-03-04 SUB-PHASE APPLICATION

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Sub-Phases CP-02-03-04
Open Space Summary

The public realm in CP-02-03-04 consists of Wedge Plaza, Wedge Park 2a, Jamestown Walker Slope, Alice Griffith Community Garden, and Bayview Hillside Open Space, and streetscape.

PUBLIC OPEN SPACE

CP-02-03-04 includes a diverse mix of parks and open space that gives residents, employees, and visitors the opportunity to enjoy urban parks, plazas, parkways, and natural open spaces. These spaces will form the foundation of a robust parks and open space plan that will connect the entire project area.

Sub-Phases CP-02-03-04 includes:

1. **Wedge Plaza (0.77 acres)** – This plaza is the southwest extension of the larger Wedge Park. Surrounded by retail, and mixed-use buildings, the Bus Rapid Transit system, and central cycle route, this plaza provides respite in the urban "heart" of Candlestick. Views extend to the large Wedge Park towards South Basin and Hunters Point.

2. **Wedge Park 2a (1 acre)** – Wedge Park 2a (1 acre) will be included in CP-03. The remainder of the Wedge Park, Wedge Park 2b and Wedge Park 3 (1.97 acres), will be completed in the second and third Major Phases. The design is conceptual and will be refined.

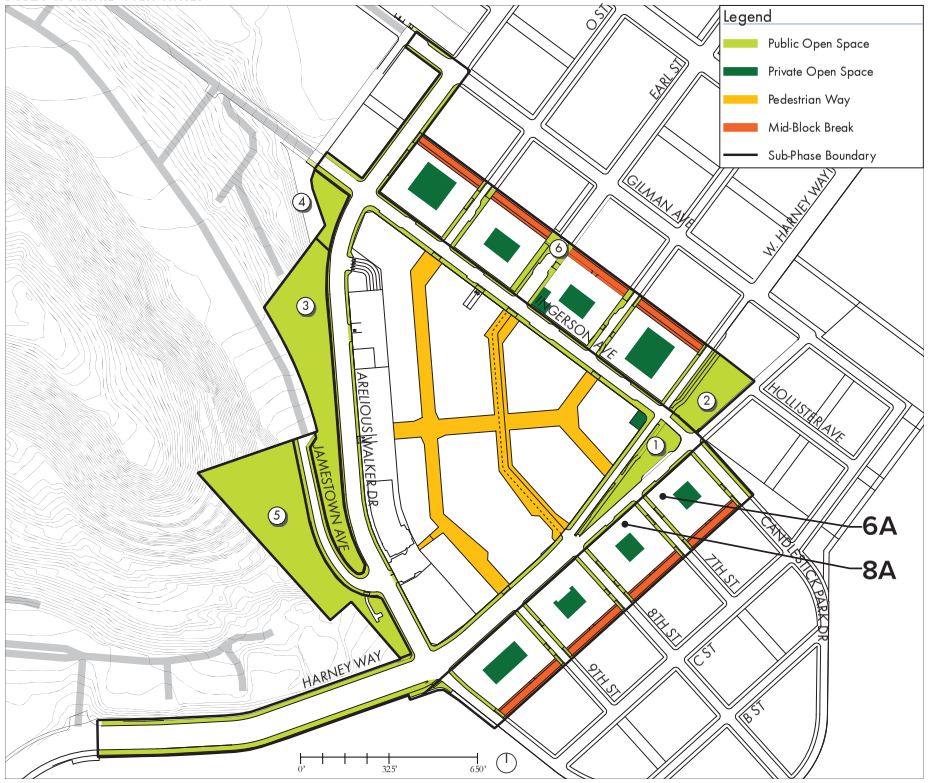
3. **Jamestown Walker Slope (3.88 acres)** – Planting enhancements on the slope will focus on native species and habitat.

4. **Alice Griffith Community Garden** – Jamestown Walker Slope will be the permanent site for the relocation of the Alice Griffith Community Garden from its existing interim location. The design of the garden will be developed in partnership with the garden's stakeholders. It will be designed and constructed separate from the rest of Jamestown Walker Slope.

5. **Bayview Hillside Open Space (2.85 acres)** – Following the recommendations of the Bayview Hill Natural Areas Plan, this open space area will be enhanced with new native plantings to increase that habitat value of the site and to help to create a better habitat link between Bayview Hill and the Bay.

6. **Earl Street Boulevard Park (0.10 acre)** – The first half block of Earl Street is completed with CP-03. With a 33' wide pedestrian promenade zone on its western sidewalk, Earl Street will feature places for socializing and enhanced planting spaces (including stormwater bioretention plantings). The Earl Street Boulevard Park will have temporary landscaping until the first full block of the Boulevard Park is completed in CP-06 and CP-07.

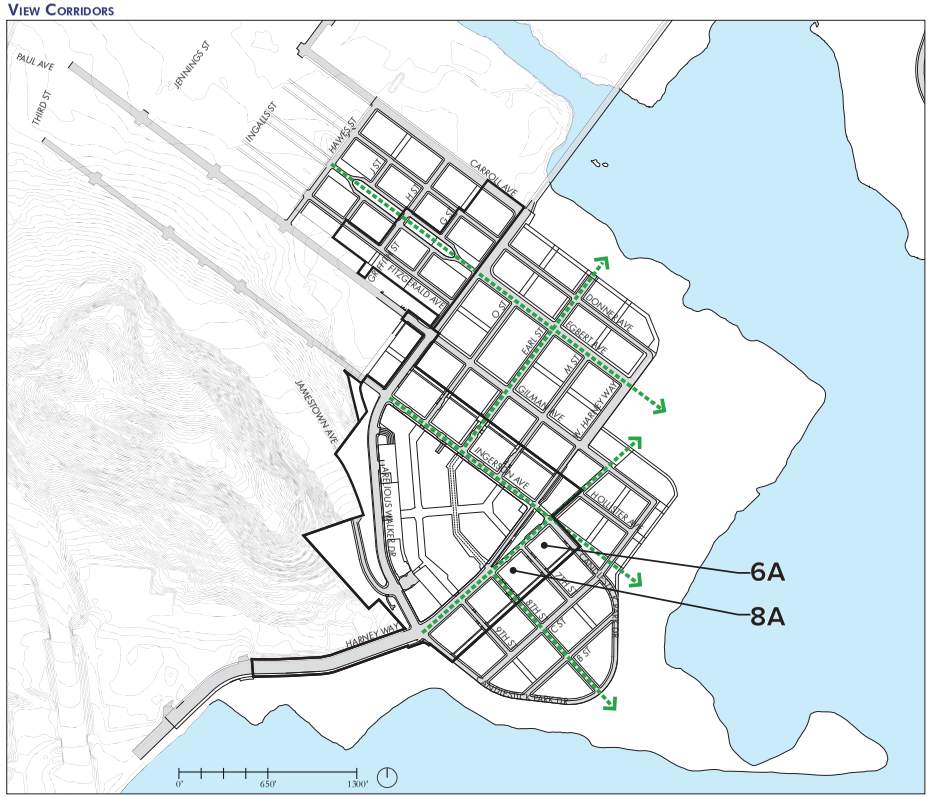
PUBLIC & PRIVATE OPEN SPACES



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View Corridors



SIGHTLINES AND VIEW CORRIDORS

Sightlines from the community to the Bay and other important landmarks should be maintained and reinforced. View corridors bring a host of benefits; they provide important links to the Candlestick Point State Recreation Area, they act as a wayfinding tool, and they bring a sense of connectivity to the community. This map identifies significant view corridors within CP-02-03-04.

Each neighborhood will have a special place (e.g. neighborhood park) and an important street (or streets) which lead to the water. The interconnected network of public spaces is both a connective tissue and tool to develop the character of each neighborhood. Each place hosts the opportunity to develop narratives (historic, cultural, etc.) through wayfinding or artwork installations.

Special places, neighborhood parks, important streets such as The Spine and retail routes, view corridors and points of contact with the waterfront become opportunities for art installations to be embedded in the overall streetscape plan.

Legend

- View Corridors
- Sub-Phase Boundary

DIAGRAMS AND TEXT FROM CP02-03-04 SUB-PHASE APPLICATION

Candlestick Point CP04 - Blocks 6a + 8a

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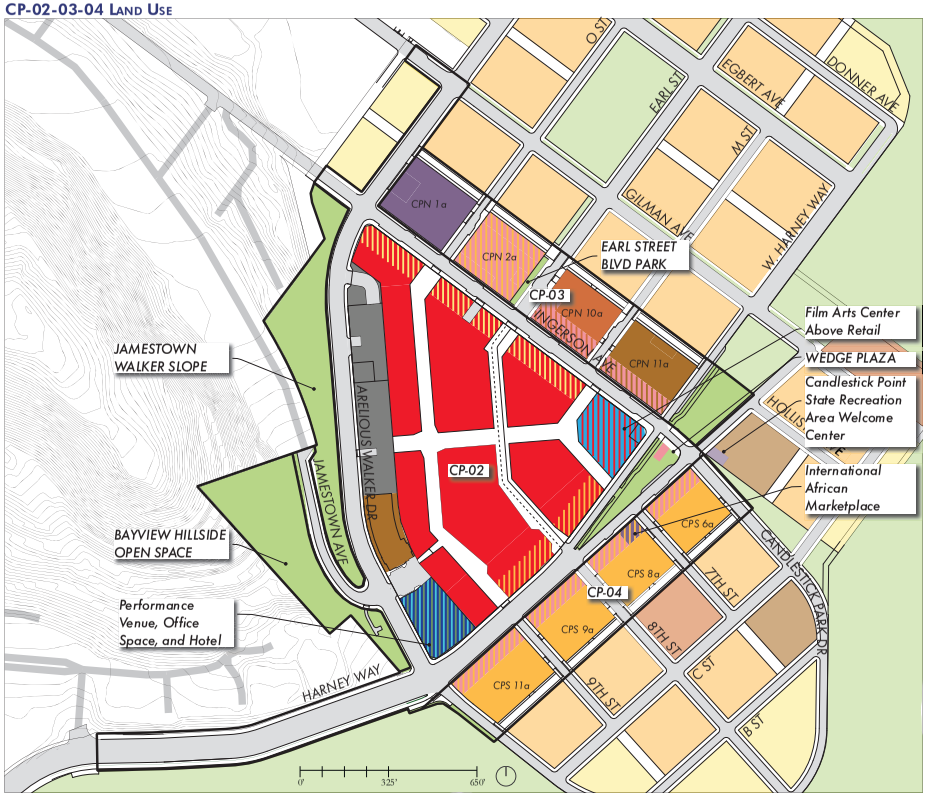
CONTEXT - VIEW CORRIDORS

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Sub-Phases CP-02-03-04 Land Use

CP-02-03-04 Land Use



Sub-Phases CP-02-03-04 will form the vibrant center of Candlestick Point. With approximately 4,100 residents, approximately 2,500 permanent jobs, up to 300 construction jobs, an urban outlet district, restaurants, shops, and entertainment venues, Candlestick Point Center (CP Center, CP-02) and the surrounding blocks (CP-03, CP-04) will be the dense urban heart of Candlestick Point.

Ingerson Avenue will be 'Main Street' at Candlestick Point. Both sides of the street may be activated with ground floor neighborhood retail, services, restaurants, and a cinema. Residences above will form the street walls of this exciting and inviting urban avenue.

Harney Way will also have ground floor retail space including the International African Marketplace. The Wedge Plaza will be a transit hub and a place for grabbing a quick lunch or coffee at the café, people-watching, and relaxing. The Wedge Plaza will connect the shops and residences along Harney Way with the bustling activity at CP Center.

This development is essential in activating Candlestick Point. What once was the 49ers stadium site will soon be the core of a new neighborhood in San Francisco. As a reminder to its historic past, elements from the stadium, including seating and stadium lighting will be placed on site.

Legend

- Residential Density I (15-75 units per acre)
- Residential Density II (50-125 units per acre)
- Residential Density III (100-175 units per acre)
- Residential Density IV (175-285 units per acre)
- Regional Retail
- Neighborhood Retail
- Performance Venue/Film Arts Center
- Hotel
- Office
- Parking
- Community Use
- Parks & Open Space
- Sub-Phase Boundary

DIAGRAMS AND TEXT FROM CP02-03-04 SUB-PHASE APPLICATION

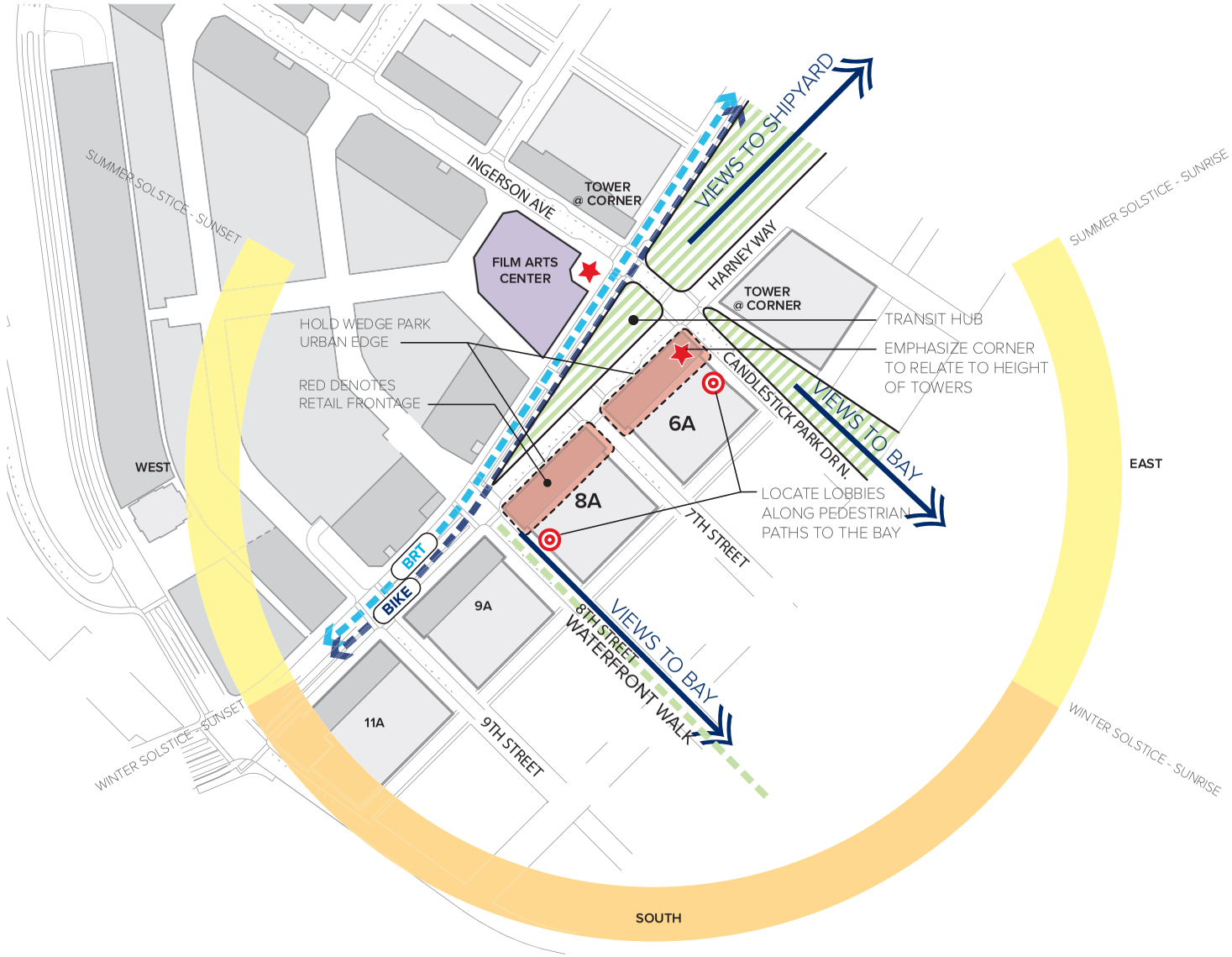
Candlestick Point CP04 - Blocks 6a + 8a

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CONTEXT - LAND USE

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PRE-DESIGN

Prior to kicking off the design phase for 6a and 8a, the design team spent time visioning the greater context of CP02-03-04. We considered the opportunities and challenges of creating an urban neighborhood within the context of new development. With a fresh eye we evaluated the overall master plan in relationship to 6a and 8a - understanding the wider scale of Harney versus that of Ingerson, the location of these blocks relative to the neighborhood's main urban parks and cultural spaces, the scale of the adjacent buildings, and the impacts of sun, wind, and micro-climate. We discussed the cultural history of Candlestick dating back to the long-billed curlew shorebird for which Candlestick was named, candlelight flickering on boats out at the bay, the housing created during World War II, to "the catch" and other memorable sporting moments.

All these factors and considerations formed the basis of thought for the design team prior to starting architectural and landscape design.

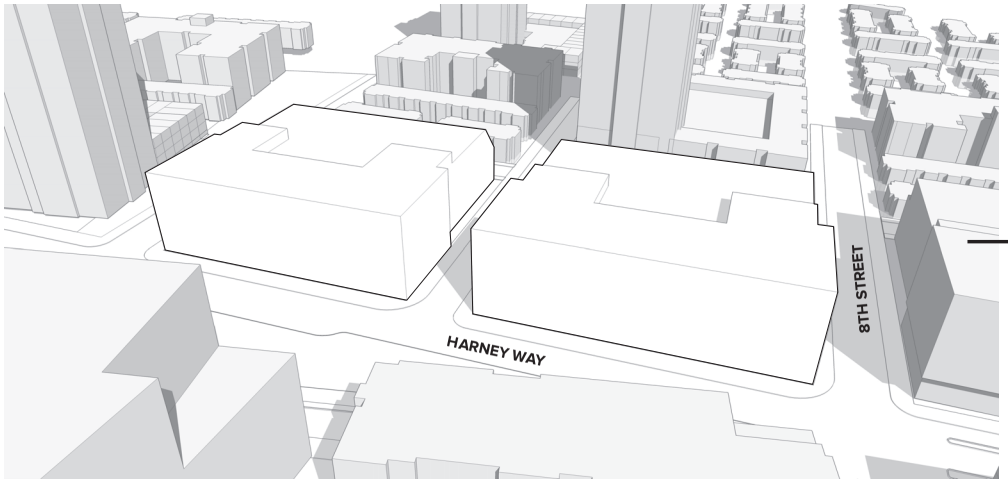
The urban design approach for 6a and 8a is grows out of their central location within the Candlestick Point master plan. 6a, located at the intersection of Harney and Ingerson, shares a corner with two mixed-use towers and a cultural facility. The two blocks front many key open spaces (Wedge Park 1, Mini-Wedge-Park 1, the 8th Street "Waterfront Walk.") This influenced two early decisions in the design process. The first, in response to the width of Harney, and the length of Wedge Park 1, was to create a singular composition on the Harney frontage. By leveraging the entire width of the two combined blocks the architecture is more equipped to hold the scale of the urban room. The buildings are not intended to be the same, rather imagined to come from a single family, with distinct similarities and differences. Secondly, the decision was made to place residential lobbies along Candlestick Park Drive North and 8th Street. Unlike 7th Street, both these streets connect to the waterfront open space and have greater design importance in the streetscape plan.

Candlestick Point CP04 - Blocks 6a + 8a

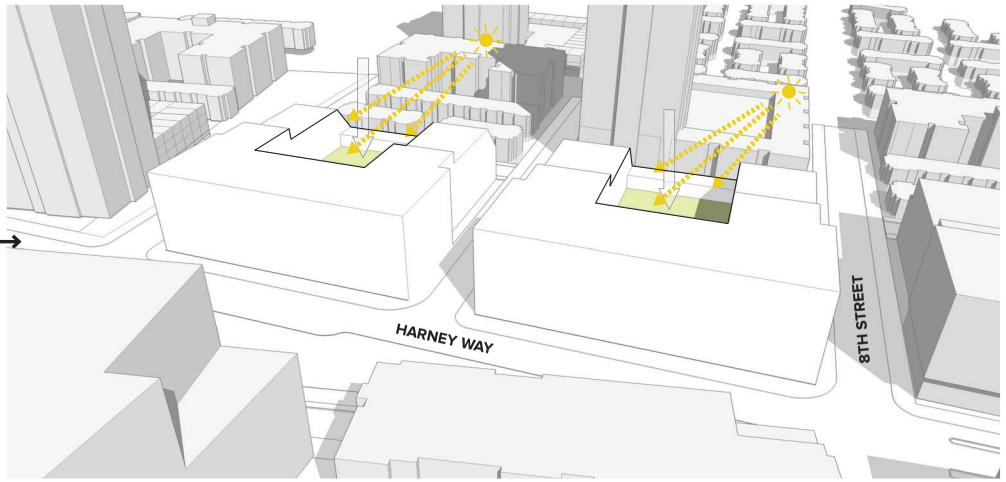
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PROJECT CONTEXT - URBAN DESIGN

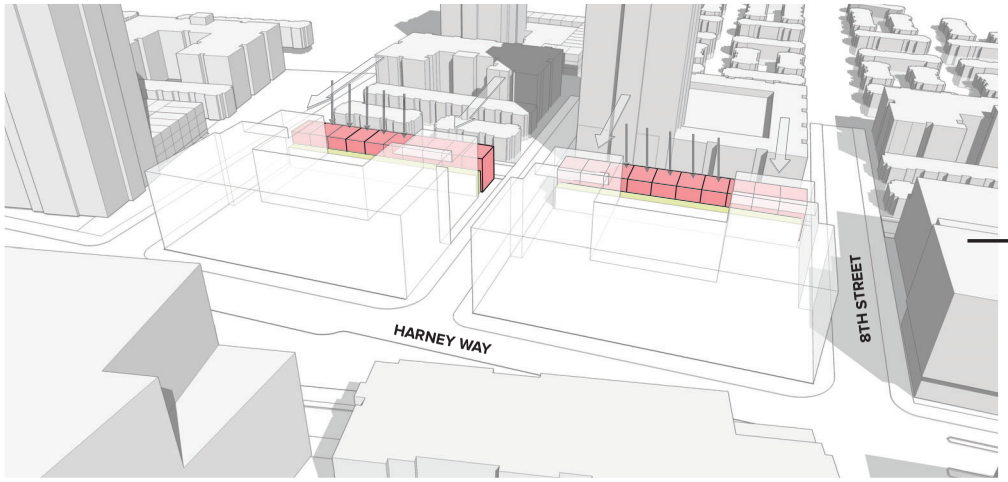
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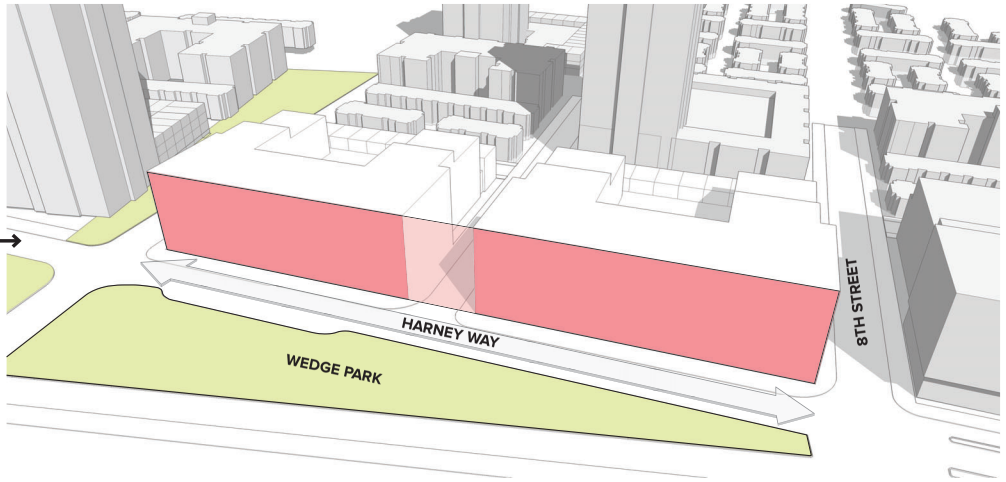
1. **MID-RISE MASSING**
Following an evaluation of site context, the design process continued with studying the scale of the buildable envelope in relationship to the site context, site phasing, site programming, and urban spaces. The diagram above depicts a basic massing allowable under the Design for Development requirements.



2. **OPEN BUILDINGS TO SOUTHERN EXPOSURE**
The massing was carved to create a podium level courtyard, which is activated with residential units, unit patios, and a residential amenity room. Lowering the massing to the south, allows daylight to enter the project from the South and Southwest directions. The taller portion of the massing along Harney and tree planting within the courtyard help shield the residential courtyard from afternoon wind.



3. **DISTINGUISH TOWNHOMES**
To create a pedestrian experience that is unique to the Mid-Block Break the project envisions individually accessed and individually expressed townhomes fronting the pedestrian way. A decision to limit the scale to the 3-story townhomes was made, resulting in a further reduction of the massing to the south. The mid-rise portion of the building is additionally held back off the townhome massings, creating a podium level mews separating the mid-rise from the townhomes. These massing moves create a distinct townhome expression.



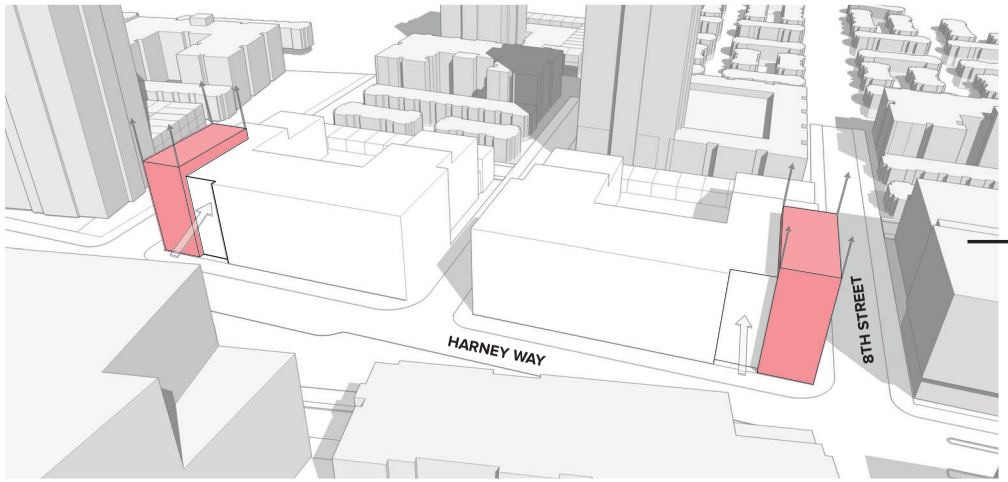
4. **CREATE ONE COMPOSITION FACING WEDGE PARK / URBAN PLAZA**
Recognizing the scale of Wedge Park 1 and the large building-face to building-face dimension across Harney Way, the elevations along Harney are designed as one composition. This move also helps stitch together the singular civic space. The intent is that the two building's massings read as one complete composition, made up of varying components. The building's are not the same, but share similar rhythms, materials, colors, and scale. The overall width of the two elevations combined is long enough to contain the outdoor room.

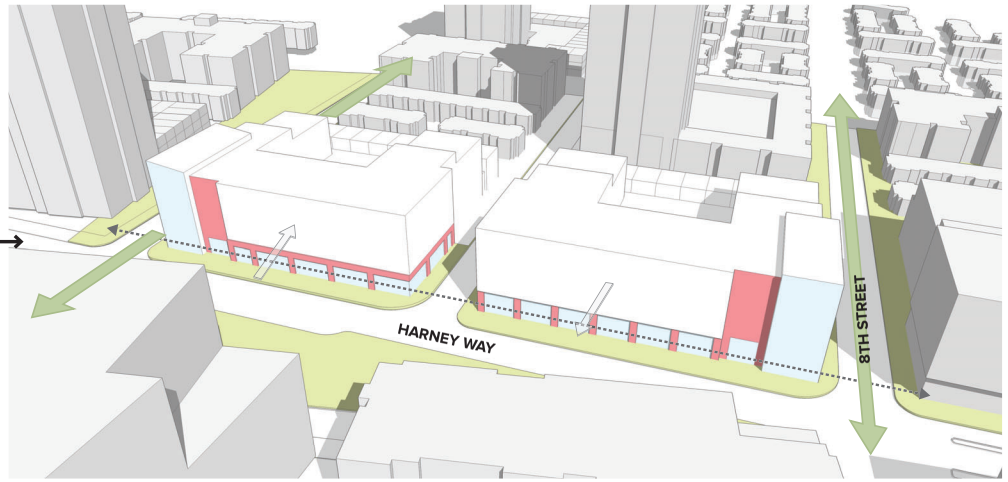
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MASSING CONCEPTS

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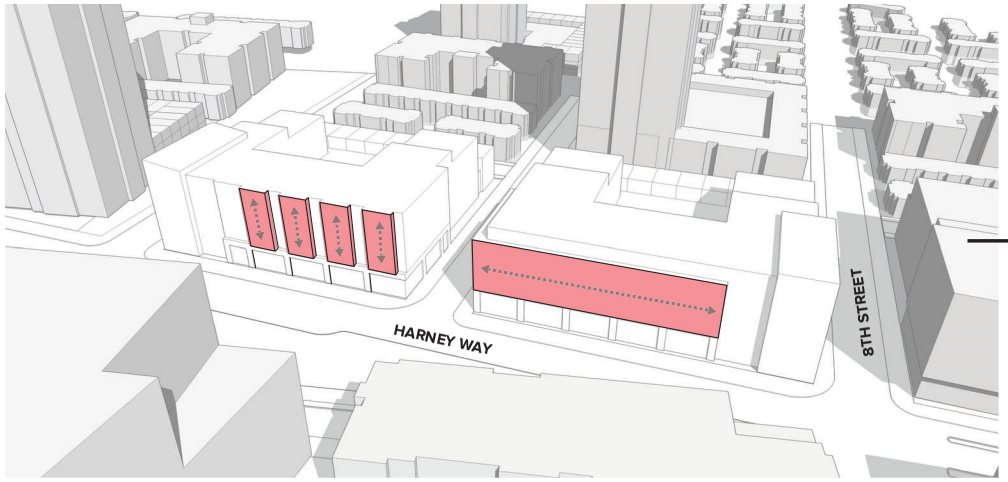


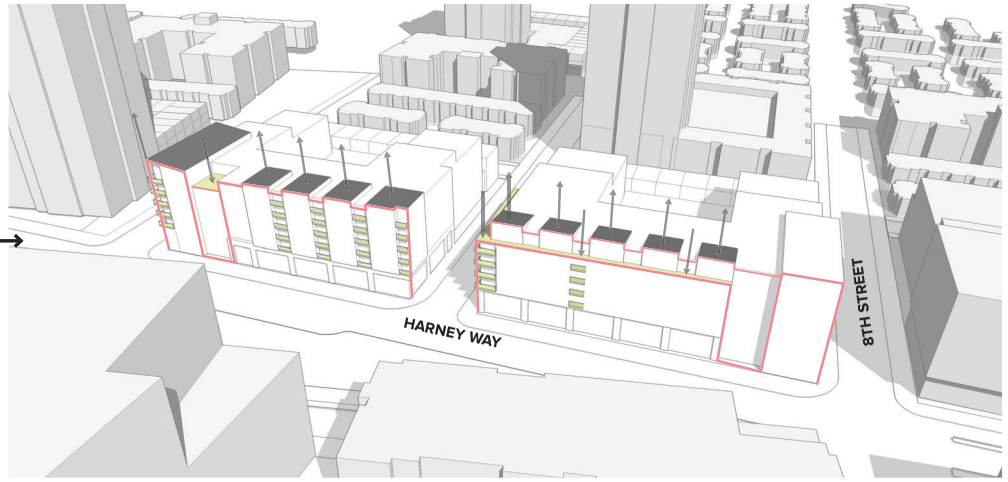
5. **EMPHASIZE IMPORTANT CORNERS**

The corners of the complete Harney composition are emphasized. The decision to emphasize these specific corners is reinforced by their location in the master plan. 6a's corner is at a prime intersection and needs to compete with the height and prominence of the adjacent towers and Film Arts Center. 8a's corner sits a slightly inbound of the 9a property line representing a shift in teh greater street wall elevation. It is additionally located at the 8th Street promenade connecting Harney to the waterfront. In addition to pulling the massing up at the corners the adjacent building face is pushed back, expressing three faces of the corner massing.

6. **CREATE LIVELY PEDESTRIAN ORIENTED FRONTAGES**

Retail fronting Harney, and residential lobbies fronting the main pedestrian side-streets, activate the streetscape. The retail approach is to provide an architectural framework, within which individual tenants build out unique storefronts. To create differentiation at the ground plane the architecture at times comes to the ground, and at other times is held up revealing a base. 6a's upper levels are held back slightly to express a retail datum proud of the residential. 8a has the opposite approach, pushing back the retail slightly creating a datum and shadow line for the storefronts. As a second level of differentiation the materials for the retail framework are different on 6a to 8a.





7. **DISTINGUISH BUILDING FRONTAGES ON HARNEY**

While the Harney streetwall is designed as one composition, each building's articulation responds to its unique context. They are differentiated by a vertical expression at 6a relating to the adjacent towers, and a horizontal expression at 8a to pull a person's eye down into the heart of the master plan and to the Shipyard beyond. The horizontal expression also works to create a differentiation in the apparent height of the two buildings.

8. **VARY THE ROOF LINES AND ADD BALCONIES FOR RESIDENTIAL TEXTURE**

To break the height datums often found in new developments, and to reduce the apparent scale of the buildings, the roof lines are manipulated to create a vertical movement along the Harney frontage. In addition the breaking of the roof line into individually expression components, balconies are integarted into the facades to create a rich residential texture.

Candlestick Point CP04 - Blocks 6a + 8a

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MASSING CONCEPTS

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VIEW FROM WEDGE PARK LOOKING AT THE CORNER OF INGERSON / CANDLESTICK PARKING DRIVE NORTH AND HARNEY

Candlestick Point CP04 - Blocks 6a + 8a

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PROJECT VIEWS

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VIEW FROM WEDGE PARK 1 LOOKING AT CORNER OF HARNEY AND 7TH STREET

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VIEW FROM HARNEY WEST LOOKING AT THE CORNER OF HARNEY AND 8TH STREET

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VIEW FROM CANDLESTICK PARK DRIVE NORTH LOOKING AT MID BLOCK BREAK ELEVATION

Candlestick Point CP04 - Blocks 6a + 8a

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VIEW OF 8A LOOKING NORTH DOWN MID BLOCK BREAK FROM 8TH STREET

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1. AERIAL VIEW LOOKING SOUTH-EAST



2. WEST HARNEY WAY & CANDLESTICK PARK DRIVE LOOKING SOUTH-WEST



3. AERIAL VIEW LOOKING SOUTH-WEST



4. VIEW INTO PODIUM COURT AT 6A

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PROJECT VIEWS

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1. 8A - 8TH STREET LOOKING NORTH



2. 8A - VIEW OF COURTYARD LOOKING NORTH-EAST



3. 8A - 7TH STREET LOOKING NORTH-WEST



4. 6A - 7TH STREET LOOKING NORTH

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PROJECT VIEWS

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1. 6A MID-BLOCK BREAK LOOKING NORTH-EAST



2. 6A MID-BLOCK BREAK LOOKING SOUTH-WEST



3. 8A MID-BLOCK BREAK LOOKING NORTH-EAST



4. 8A MID-BLOCK BREAK LOOKING NORTH-WEST

Candlestick Point CP04 - Blocks 6a + 8a

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PROJECT VIEWS

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6a

Building Areas

Level	Residential Rentable GSF	Res. Amenity and Lobby	Core SF	Utility	Residential Total GSF	Retail GSF	Retail Core	Retail Total GSF	Community Use	Garage Total GSF	Grand Total GSF
7	17,200	0	2,850	100	20,150	0	0	0		0	20,150
6	24,100	0	3,100	100	27,300	0	0	0		0	27,300
5	24,100	0	3,100	100	27,300	0	0	0		0	27,300
4	24,100	0	3,100	100	27,300	0	0	0		0	27,300
3	29,500	750	3,150	100	33,500	0	0	0		0	33,500
2	6,750	0	900	1,100	8,750	0	0	0		19,800	28,550
1	2,900	3,500	600	1,400	8,400	13,900	2,700	16,600		21,700	46,700
Total	128,650	4,250	16,800	3,000	**152,700**	13,900	2,700	**16,600**		41,500	**210,800**

Efficiency (Res Total GSF / Res Rentable GSF) **84%** **Proposed Site Area: 51,722.29 SF (1.19 acre)**

Residential Parking

Level	Standard 8x18	Compact 8x17	Accessible 9x18	Palette 8x18	TOTAL	Car Share
7					0	
6					0	
5					0	
4					0	
3					0	
2	16	18	0	16	50	
1	27	27	3	0	57	1
Total	43	45	3	16	**107**	1

Dwelling Units = 128 0.84 :1 ratio

Bike Storage

	Class I	Class II
Required Residential	25 + 1/4 DU >50 25 + .25(128-50) 45 req'd Class I	none required 0 req'd Class II
Required Commercial	under 25,000 none req'd 0 req'd Class I	under 25,000 none req'd 0 req'd Class II
Provided	**45** Class 1	**0** Class II

8a

Building Areas

Level	Residential Rentable GSF	Res. Amenity and Lobby	Core SF	Utility	Residential Total GSF	Retail GSF	Retail Core	Retail Total GSF	Community Use	Garage Total GSF	Grand Total GSF
7	17,100	0	2,900	100	20,100	0	0	0		0	20,100
6	24,800	0	3,200	100	28,100	0	0	0		0	28,100
5	24,800	0	3,200	100	28,100	0	0	0		0	28,100
4	24,800	0	3,200	100	28,100	0	0	0		0	28,100
3	30,600	750	3,250	100	34,700	0	0	0		0	34,700
2	7,050	0	900	1,250	9,200	0	0	0		20,200	29,400
1	3,100	3,750	600	1,450	8,900	9,700	2,800	12,500	5,000	22,400	48,800
Total	132,250	4,500	17,250	3,200	**157,200**	9,700	2,800	**12,500**	**5,000**	42,600	**217,300**

Efficiency (Res Total GSF / Res Rentable GSF) **84%** **Proposed Site Area: 54,378.33 SF (1.25 acre)**

Residential Parking

Level	Standard 8x18	Compact 8x17	Accessible 9x18	Palette 8x18	TOTAL	Car Share
7					0	
6					0	
5					0	
4					0	
3					0	
2	16	18	0	16	50	
1	31	23	3	0	57	1
Total	47	41	3	16	**107**	1

Dwelling Units = 127 0.84 :1 ratio

Bike Storage

	Class I	Class II
Required Residential	25 + 1/4 DU >50 25 + .25(127-50) 45 req'd Class I	none required 0 req'd Class II
Required Commercial	under 25,000 none req'd 0 req'd Class I	under 25,000 none req'd 0 req'd Class II
Provided	**45** Class I	**0** Class II

Totals

Building Areas

Level	Residential Rentable GSF	Res. Amenity and Lobby	Core SF	Utility	Residential Total GSF	Retail GSF	Retail Core	Retail Total GSF	Community Use	Garage Total GSF	Grand Total GSF
Total	260,900	8,750	34,050	6,200	**309,900**	23,600	5,500	**29,100**	**5,000**	84,100	**428,100**

Efficiency (Res Total GSF / Res Rentable GSF) **84%** **Proposed Site Area: 106,100.62 SF (2.44 acre)**

Parking

Level	Standard 8x18	Compact 8x17	Accessible 9x18	Palette 8x18	TOTAL	Car Share
Total	90	86	6	32	**214**	2

Dwelling Units = 255 0.84 :1 ratio

Bike Storage

	Class I	Class II
Total	**90** Class I	**0** Class II

NOTE: BMR UNIT AMENITIES ARE EQUIVALENT TO THOSE PROVIDED IN MARKET RATE UNITS.

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SITE AREAS

6a

Site Area			
Parcel as Currently Mapped (Property Line 20' from Centerline of Midblock Break)			
Parcel Area	50,150.98	SF	1.15 acres
Midblock Break Improvement Area (to C.L. of MBB)	4,489.46	SF	0.10 acres
Total Development Area	**54,640.44**	**SF**	**1.25 acres**
Proposed Future Parcel Area (Property Line 13' from Centerline of Midblock Break)			
Proposed Future Parcel Area	51,722.29	SF	1.19 acres
Midblock Break Improvement Area (to C.L. of MBB)	2,918.15	SF	0.07 acres
Total Development Area	**54,640.44**	**SF**	**1.25 acres**
Development Density			
Total Units	128	units	
Density for current mapping	102	du/acre	
Density for Proposed Future Parcel	102	du/acre	

8a

Site Area			
Parcel as Currently Mapped (Property Line 20' from Centerline of Midblock Break)			
Parcel Area	52,726.33	SF	1.21 acres
Midblock Break Improvement Area (to C.L. of MBB)	4,720.00	SF	0.11 acres
Total Development Area	**57,446.33**	**SF**	**1.32 acres**
Proposed Future Parcel Area (Property Line 13' from Centerline of Midblock Break)			
Proposed Future Parcel Area	54,378.33	SF	1.25 acres
Midblock Break Improvement Area (to C.L. of MBB)	3,068.00	SF	0.07 acres
Total Development Area	**57,446.33**	**SF**	**1.32 acres**
Development Density			
TOTAL UNITS	127	units	
Density for current mapping	96	du/acre	
Density for Proposed Future Parcel	96	du/acre	

Totals

Site Area			
Parcels as Currently Mapped (Property Line 20' from Centerline of Midblock Break)			
Parcel Area, Combined	102,877.31	SF	2.36 acres
Midblock Break Improvement Area (to C.L. of MBB), Combined	9,209.46	SF	0.21 acres
Total Development Area	**112,086.77**	**SF**	**2.57 acres**
Proposed Future Parcels Area (Property Line 13' from Centerline of Midblock Break)			
Proposed Future Parcel Area, Combined	106,100.62	SF	2.44 acres
Midblock Break Improvement Area (to C.L. of MBB) Combined	5,986.15	SF	0.14 acres
Total Development Area	**112,086.77**	**SF**	**2.57 acres**
Development Density			
TOTAL UNITS	255	units	
Density for current mapping	99	du/acre	
Density for Proposed Future Parcel	99	du/acre	

RESIDENTIAL UNIT MIX

6a

	Level	MARKET RATE UNITS: 1 BED flat 700 gsf, typ.	2 BED flat 1,050 gsf, typ.	2 BED TH 1,350 gsf, typ.	3 BED flat 1,380 gsf, typ.	3 BED TH 1,560 gsf, typ	TOTAL MARKET	BMR UNITS: 2 BED flat 1,050 gsf, typ.	2 BED TH 1,300 gsf, typ.	3 BED flat 1,380 gsf, typ.	3 BED TH 1,560 gsf, typ	TOTAL BMR	Total Count
6a	7	4	12				16			1		1	17
	6	10	13				23	1		1		2	25
	5	10	13	1			24	1		1		2	26
	4	10	12				22	2		1		3	25
	3	9	12	1			22	2		1		3	25
	2						0					0	0
	1					8	8				2	2	10
	Total	43	62	2	0	8	115	6	0	5	2	13	**128**
	%	33.6%	48.4%	1.6%	0.0%	6.3%	89.8%	4.7%	0.0%	3.9%	1.6%	10.2%	100.0%
		1 BED	**2 BED**		**3 BED**			**2 BED**		**3 BED**			
	Total	**43**	**64**		**8**			**6**		**7**			
	%	37.4%	55.7%		7.0%			46.2%		53.8%		2.53 bedroom avg	

unit sizes reflect gross areas of typical units and do not account for unit variation - see plans

8a

	Level	MARKET RATE UNITS: 1 BED flat 700 gsf, typ.	2 BED flat 1,050 gsf, typ.	2 BED TH 1,350 gsf, typ.	3 BED flat 1,380 gsf, typ.	3 BED TH 1,560 gsf, typ	TOTAL MARKET	BMR UNITS: 2 BED flat 1,050 gsf, typ.	2 BED TH 1,300 gsf, typ.	3 BED flat 1,380 gsf, typ.	3 BED TH 1,560 gsf, typ	TOTAL BMR	Total Count
8a	7	3	9		3		15			1		1	16
	6	8	15				23	1		1		2	25
	5	8	15		1		24	1	1			2	26
	4	8	14				22	2		1		3	25
	3	7	14	1			22	2		1		3	25
	2						0					0	0
	1					8	8				2	2	10
	Total	34	67	1	4	8	114	6	1	4	2	13	**127**
	%	26.8%	52.8%	0.8%	3.1%	6.3%	89.8%	4.7%	0.8%	3.1%	1.6%	10.2%	100.0%
		1 BED	**2 BED**		**3 BED**			**2 BED**		**3 BED**			
	Total	**34**	**68**		**12**			**7**		**6**			
	%	29.8%	59.6%		10.5%			53.8%		46.2%		2.46 bedroom avg	

unit sizes reflect gross areas of typical units and do not account for unit variation - see plans

Total

		MARKET RATE UNITS: 1 BED	2 BED	3 BED	TOTAL MARKET	BMR UNITS: 2 BED	3 BED	TOTAL BMR	Total Count
Total	**Total**	77	132	20	**229**	13	13	**26**	**255**
	%	30.2%	51.8%	7.8%	89.8%	5.1%	5.1%	10.2%	100.0%
								2.50 bedroom avg	

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UNIT TYPE MIX

6a

UNIT TYPE		FLOOR LEVEL 1	2	3	4	5	6	7	Total	APPRX. UNIT NSF
A1	1bd x 1 bth	-	-	6	7	7	7	4	31	650 NSF
A2	1bd x 1 bth	-	-	2	2	2	2	-	8	720 NSF
A3	1bd x 1 bth	-	-	1	1	1	1	-	4	640 NSF
A4	1bd x 1 bth	-	-	-	-	-	-	-	0	775 NSF
	Total 1-bd								**43**	
B1	2bd x 2bth	-	-	7	7	7	7	7	35	995 NSF
B2	2bd x 2bth	-	-	2	2	2	2	-	8	1000 NSF
B3	2bd x 2bth	-	-	1	1	1	1	1	5	960 NSF
B4	2bd x 1bth	-	-	1	1	1	1	1	5	900 NSF
B5	2bd x 1bth	-	-	1	1	1	1	-	4	915 NSF
B6	2bd x 1bth	-	-	1	2	2	2	2	9	900 NSF
B7	2bd x 1bth	-	-	1	-	-	-	-	1	840 NSF
B8	2bd x 2bth	-	-	-	-	-	-	1	1	1255 NSF
	Total 2-bd								**68**	
C1	3bd x 3bth	-	-	1	1	1	1	1	5	1315 NSF
C2	3bd x 2bth	-	-	-	-	-	-	-	0	1130 NSF
C3	3bd x 3bth	-	-	-	-	-	-	-	0	1550 NSF
C4	3bd x 3bth	-	-	-	-	-	-	-	0	1245 NSF
	Total 3-bd								**5**	
D1	2bd x 2bth town	-	-	1	-	1	-	-	2	1250 NSF
	Total 2-bd Town								**2**	
E1	3bd x 3bth town	8	-	-	-	-	-	-	8	1,350
E2	3bd x 3bth town	1	-	-	-	-	-	-	1	1,550
E3	3bd x 3bth town	1	-	-	-	-	-	-	1	1,380
E4	3bd x 3bth town	-	-	-	-	-	-	-	0	1,750
E5	3bd x 3bth town	-	-	-	-	-	-	-	0	1,750
	Total 3-bd Towns								**10**	
	Grand Total	10	0	25	25	26	25	17	**128**	

UNIT TYPE MIX

8a

UNIT TYPE		FLOOR LEVEL 1	2	3	4	5	6	7	Total	APPRX. UNIT NSF
A1	1bd x 1 bth	-	-	4	5	5	5	2	21	650 NSF
A2	1bd x 1 bth	-	-	2	2	2	2	-	8	720 NSF
A3	1bd x 1 bth	-	-	1	1	1	1	-	4	640 NSF
A4	1bd x 1 bth	-	-	-	-	-	-	1	1	775 NSF
	Total bd								**34**	
B1	2bd x 2bth	-	-	9	9	9	9	5	41	995 NSF
B2	2bd x 2bth	-	-	2	2	2	2	-	8	1000 NSF
B3	2bd x 2bth	-	-	1	1	1	1	1	5	960 NSF
B4	2bd x 1bth	-	-	1	1	1	1	1	5	900 NSF
B5	2bd x 1bth	-	-	1	1	1	1	-	4	915 NSF
B6	2bd x 1bth	-	-	1	2	2	2	2	9	900 NSF
B7	2bd x 1bth	-	-	1	-	-	-	-	1	840 NSF
B8	2bd x 2bth	-	-	-	-	-	-	-	0	1255 NSF
	Total 2-bd								**73**	
C1	3bd x 3bth	-	-	1	1	1	1	-	4	1315 NSF
C2	3bd x 2bth	-	-	-	-	-	-	2	2	1130 NSF
C3	3bd x 3bth	-	-	-	-	-	-	1	1	1550 NSF
C4	3bd x 3bth	-	-	-	-	-	-	1	1	1245 NSF
	Total 3-bd								**8**	
D1	2bd x 2bth town	-	-	1	-	1	-	-	2	1250 NSF
	Total 2-bd Town								**2**	
E1	3bd x 3bth town	8	-	-	-	-	-	-	8	1,350
E2	3bd x 3bth town	-	-	-	-	-	-	-	0	1,550
E3	3bd x 3bth town	-	-	-	-	-	-	-	0	1,380
E4	3bd x 3bth town	1	-	-	-	-	-	-	1	1,750
E5	3bd x 3bth town	1	-	-	-	-	-	-	1	1,750
	Total 3-bd Towns								**10**	
	Grand Total	10	0	25	25	26	25	16	**127**	

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BMR UNIT MIX BY LEVEL

6a

Level	2 BED flat (1,050 gsf, typ.)	2 BED TH (1,300 gsf, typ.)	3 BED flat (1,380 gsf, typ.)	3 BED TH (1,560 gsf, typ)	TOTAL BMR
7			1		1
6	1		1		2
5	1		1		2
4	2		1		3
3	2		1		3
2					0
1				2	2
Total	6	0	5	2	13
%	4.7%	0.0%	3.9%	1.6%	10.2%

	2 BED	3 BED	
Total	6	7	
%	46.2%	53.8%	2.53 bedroom avg

unit size

8a

Level	2 BED flat (1,050 gsf, typ.)	2 BED TH (1,300 gsf, typ.)	3 BED flat (1,380 gsf, typ.)	3 BED TH (1,560 gsf, typ)	TOTAL BMR
7			1		1
6	1		1		2
5	1	1			2
4	2		1		3
3	2		1		3
2					0
1				2	2
Total	6	1	4	2	13
%	4.7%	0.8%	3.1%	1.6%	10.2%

	2 BED	3 BED	
Total	7	6	
%	53.8%	46.2%	2.46 bedroom avg

unit size

Total

	2 BED	3 BED	
Total	13	13	26
%	5.1%	5.1%	10.2%

2.50 bedroom avg

BMR UNIT MIX BY TYPE

6a

UNIT TYPE	FLOOR	UNIT NUMBER	BED x BATH	GSF *	AMI	PARKING	COST/STALL	COMPLETION DATE
B1	3	308	2bd x 2bth	1,020	80%	undbundled	$60,000	Targeting Sept. 2019
	3	324	2bd x 2bth	1,020	80%	undbundled	$60,000	Targeting Sept. 2019
B4	5	505	2bd x 1bth	1,020	100%	undbundled	$60,000	Targeting Sept. 2019
B5	4	421	2bd x 1bth	1,000	120%	undbundled	$60,000	Targeting Sept. 2019
	6	621	2bd x 1bth	1,000	120%	undbundled	$60,000	Targeting Sept. 2019
B6	4	410	2bd x 1bth	1,045	90%	undbundled	$60,000	Targeting Sept. 2019
C1	3	319	3bd x 3bth	1,380	90%	undbundled	$60,000	Targeting Sept. 2019
	4	417	3bd x 3bth	1,380	120%	undbundled	$60,000	Targeting Sept. 2019
	5	519	3bd x 3bth	1,380	100%	undbundled	$60,000	Targeting Sept. 2019
	6	617	3bd x 3bth	1,380	120%	undbundled	$60,000	Targeting Sept. 2019
	7	713	3bd x 3bth	1,380	120%	undbundled	$60,000	Targeting Sept. 2019
E1	1	102	3bd x 3bth town	1,350	120%	undbundled	$60,000	Targeting Sept. 2019
	1	107	3bd x 3bth town	1,350	80%	undbundled	$60,000	Targeting Sept. 2019

* Area is for typical unit, and does not account for variety in façade design

Note: BMR unit amenities are equivalent to those provided in Market-Rate units.

BMR UNIT MIX BY TYPE

8a

UNIT TYPE	FLOOR	UNIT NUMBER	BED x BATH	GSF *	AMI	PARKING	PARKING COST	COMPLETION DATE
B1	3	313	2bd x 2bth	1,050	90%	undbundled	$60,000	Targeting Sept. 2019
	4	412	2bd x 2bth	1,050	100%	undbundled	$60,000	Targeting Sept. 2019
	5	522	2bd x 2bth	1,050	120%	undbundled	$60,000	Targeting Sept. 2019
B4	3	305	2bd x 1bth	1,020	90%	undbundled	$60,000	Targeting Sept. 2019
B5	4	421	2bd x 1bth	1,000	100%	undbundled	$60,000	Targeting Sept. 2019
	6	621	2bd x 1bth	1,000	120%	undbundled	$60,000	Targeting Sept. 2019
C1	3	319	3bd x 3bth	1,380	80%	undbundled	$60,000	Targeting Sept. 2019
	4	417	3bd x 3bth	1,380	120%	undbundled	$60,000	Targeting Sept. 2019
	6	617	3bd x 3bth	1,380	120%	undbundled	$60,000	Targeting Sept. 2019
C2	7	707	3bd x 2bth	1,380	120%	undbundled	$60,000	Targeting Sept. 2019
D1	5	509	2bd x 2bth town	1,360	120%	unbundled	$60,000	Targeting Sept. 2019
E4	1	101	3bd x 3bth town	1,750	120%	undbundled	$60,000	Targeting Sept. 2019
E1	1	105	3bd x 3bth town	1,350	80%	undbundled	$60,000	Targeting Sept. 2019

* Area is for typical unit, and does not account for variety in façade design

Note: BMR unit amenities are equivalent to those provided in Market-Rate units.

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DESIGN FOR DEVELOPMENT STANDARDS - 6A		D-FOR-D REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.1.2	LAND USE	Candlestick Mixed Use Residential	Retail, Residential	
4.2.1	BUILDING TYPE	Mid-Rise		
4.2.2	HEIGHT	Stepping	None required, grade less than 5%	
		80' along Harney, 65' in portions designated	Max 80' + parapets	
		Area above 65' permitted for 45% of the site (51,722 x.45 = 23,275 sf area permitted)	39% provided	3/G3.03
4.2.3	DEV. BLOCK COVERAGE	0-40 ft 100% max coverage	n/a	3/G3.02a
		40-65 ft 75% max coverage (47,929 x.75 = 35,946 area per floor permitted)	58% provided	2/G3.02a
		Area above 65' permitted for 50% of the site (47,929 x.5 = 23,964.5 area permitted)	42% provided	1/G3.02a
	MAX FLOOR PLATE	n/a		
	MAX PLAN LENGTH	n/a		
	MAX DIAGONAL	n/a		
	MAX. APPARENT FACE - BASE	30' maximum length	varies, maximum of 29'-9"	G3.05
		Offset in horizontal plane min 2'deep x 3'long or major change in fenestration and/or material	varies, see plans for plan change and elevations for material / fenestration changes	G3.05
	MAX. APPARENT FACE - ABOVE BASE	100' maximum length	varies, maximum of 67'-2"	G3.05
		Offset in horizontal plane min 1'deep x 1'long or major change in fenestration and/or material	varies, see plans for plan change and elevations for material / fenestration changes	G3.05
4.2.4 -A	SETBACKS	Retail: Zero Lot Line.	providing 6" for construction tolerance	3/G3.02 and plans 6A.20 series
		7th and 8th: 10-ft	10-ft at 7th	3/G3.02 and plans 6A.20 series
		CP Drive N: 6-ft	6-ft at Candlestick Park Drive N.	3/G3.02 and plans 6A.20 series
		MBB: 20-ft	20-ft from MBB centerline	3/G3.08 and plans 6A.30 series
4.2.4 - B	BUILD-TO LINES - MIXED USE	Min. 85% of building face must be at Build-To Line - Excludes recesses for building articulation	varies by elevation	G3.06
4.2.4 - C	STEPBACK OF UPPER FLOORS	Floors above 65-ft -- 20% reduction of floor plate directly below	26% reduction	2/G3.03
	STEPBACK AT MID BLOCK BREAK	Above 35-ft building to stepback 1 horizontal to 1.2 vertical	max. 35' plus exempt parapets	see sections, 6.A3.11 series
4.2.4 - D	PROJECTIONS - HABITABLE	15-ft long x 3-ft beyond building face - bay window / enclosed space	Max. 13'-7" x 2'-9" beyond face of building	G3.04
	PROJECTIONS - NON-HABITABLE	15-ft long x 3-ft beyond property line, or 6-ft beyond building face into setback	Max. 13'-5" x 2'-6" beyond face of building	G3.04
		67% of building face max.	varies by elevation, max 25%	G3.04
		Stoops may project into the setback	stoops project along MBB	L2.02
	RETAIL AWNINGS/CANOPIES	Retail Awning/Canopies: 5-ft beyond property line, 9-ft off ground plane	retail awnings are min. 10' above ground plane and max 5-ft projection	G3.04
	SUSTAINABLE ELEMENTS	Sun shades and wind fins: no dimensional restrictions	sunshades included to block Southern, western and southeastern sun	See elevations 6.A3.00 series
4.2.5	SUNLIGHT/SHADE	Not applicable to mid-rise buildings	n/a	-

DESIGN FOR DEVELOPMENT STANDARDS - 6A		D-FOR-D REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.2.6	WIND	Not applicable to mid-rise buildings	n/a	-
4.3.1 - A	RESIDENTIAL MID-RISE BLDG STANDARDS	Ground Floor Units to have street entries located a maximum of 30-ft apart.	30-ft at building corners, 21'-5" typical.	G3.08
		Grade Separation: Ground floor units to be 2-4 ft above adjacent grade	Stoop height varies between 2 and 2.4 ft	G3.08
4.3.1 - B	STOREFRONTS	Storefronts should have at least 60% glazing	Min. 61%	G3.07
	HEIGHT AND DEPTH	Retail shall be minimum of 20-ft tall with min. average depth of 35-ft (excluding service)	Retail floor to floor is 22-ft, and deeper than 35-ft	see plans 6.A2.00 series and sections 6.A3.11 series
	FAÇADE ARTICULATION	Retail bay shall be a maximum of 30'	29'-11" maximum	G3.07
	BLANK WALLS	Blank walls are prohibited along retail streets except at building service areas. Blank walls to be maximum 8-ft wide.	Max 8-ft pilasters	G3.07
4.3.1 - D	PARKING STRUCTURE - WRAPPING USES	Parking in multi-use buildings must be wrapped with active uses, concealing the parking internally	Parking garage is wrapped with residential units, residential amenity and lobby, retail, and MEP spaces as required	see plans 6.A2.00 series
	PARKING STRUCTURE - ENTRANCE	Combined parking ingress/egress shall be a maximum of 24-ft. Min 40-ft from block corner and 20-ft from building entries	Parking is provided with a combined 24-ft wide entry and is 170'-6" from Harney Street. Vehicular entry and Lobby are not located on the same frontage	see dimensions on plan 6.A2.01
4.3.2 - A	BLANK WALLS	The total amount of blank wall can be a maximum of 20% of the building face, or 40-ft, whichever is greater.	Based on lot dimensions the governing criteria is 20% of block face. See plans for percentage of blank walls. Max. 20% provided	G3.07
	BUILDING ENTRANCE	Building entries shall be prominent	Lobby entrance is accented using strategies identified in the D4D - including, recessed doorways, canopies, and building volumes	6.A3.04, 6.A3.23
	INDIVIDUAL ENTRANCES	All ground floor units facing a public right of way or mews shall be provided with a stoop	All ground floor units include a stoop	6.A2.01 and G3.08
4.3.2 - B	FAÇADE ARTICULATION - VERTICAL	The building shall articulate a base, middle and top.	The building base is expressed through distinct retail, lobby, and townhouse treatments. The top section is defined by a varying roof line, taller glazing (transoms) and building step downs	G1.01-G1.07, G3.05
	FAÇADE ARTICULATION - HORIZONTAL	See max apparent length above	-	-
4.3.2 - C	MATERIALS AND COLORS	Permitted materials such as concrete, ceramic panels, non-reflective metal panel, brick, stone, wood, stucco, cement fiber lap, and storefront window wall	Design includes matte metal panel, stucco, fiber cement lap siding, aluminum windows.	See elevations 6.A3.00 series and materials board
	GLASS TYPES	Glass shall perform to State Energy Standards. No reflective or tinted (above 10%) glass.	Glazing to conform to state energy code as well as acoustical requirements. To be further vetted in DD.	-
	DURABLE MATERIALS	Use durable and high quality materials.	materials selected are proven quality materials and have been industry tested	-

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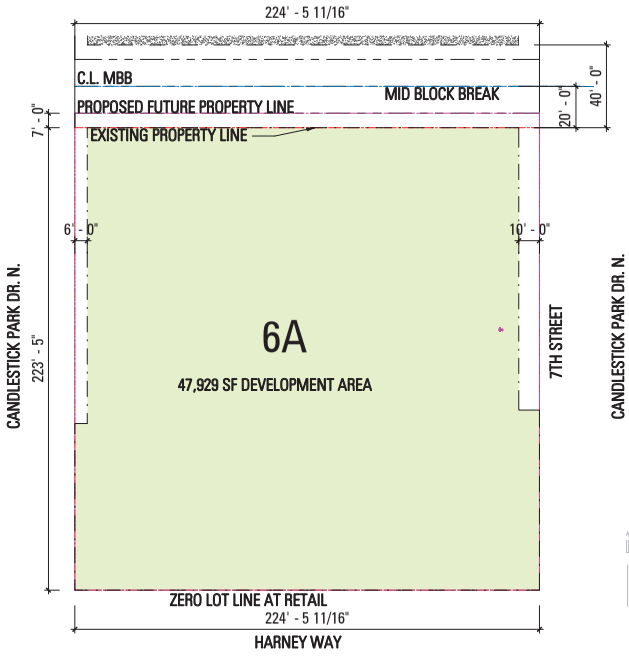
DESIGN FOR DEVELOPMENT STANDARDS - 6A		D-FOR-D REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.3.2 - D	CORNERS	Intent is to have articulation at project corners	Project addresses corners through taller elements, balconies, and architectural treatment	G1.01-G1.07
4.3.2 -E	MECHANICAL EQUIPMENT	Rooftop mechanical equipment shall be screened from view from neighboring units. Screens should aesthetically work with the overall architectural expression. Maximum coverage of mechanical equipment is limited to 30% of roof area	To be identified in DD drawings. Generally, the project massing and roof line articulation was designed to help screen mechanical equipment.	6.A2.08
	SOLAR ENERGY	Provide solar ready infrastructure.	To be identified in DD drawings.	6.A2.08
	STORMWATER	See 4.3.2 - G	-	-
4.3.2 - F	TOTAL OPEN SPACE REQ'D	60 SF / DU Areas under a projection with less than 9-ft clearance are not to be included.	Project provides a compliant amount of Open Space meeting the dimensional requirement established below.	1/G3.03
	PRIVATE OPEN SPACE	36 SF min. 6x6 min	Project provides, but is not electing to count private open space to meet the Total requirement	-
	PRIVATE COMMON OPEN SPACE	100 SF min. 10x10 min	Project provides Private Common open space at podium	1/G3.03
	AT-GRADE OPEN SPACE	The setback zone is to be used as usable open space for street facing units, or as a transition zone between public and private uses		L2.01
4.3.2 - G	STORMWATER	Storm runoff shall be treated before draining into the stormwater system per the "San Francisco Stormwater Design Guidelines"	To be identified in DD drawings. Current assumptions include flow through planters and pervious surfaces.	-
	GREEN BUILDING	Building is subject to the City and County of San Francisco Green Building Ordinance	Building will be provide a GreenPoint rated checklist at Site Permit	G5.01 for C-2 Green Building Site Submittal
	RECLAIMED WATER	Purple pipe to be provided as part of land development.	See street improvement / utility permits	-
	CLIMATE APPROPRIATE VEGETATION	Use climate appropriate vegetation that does not require permanent irrigation.	To be identified in DD drawings - schematic concepts include drought tolerant plantings	-
	TITLE 24 (2008)	Project to be designed to exceed Title 24 (2008) energy standards by at least 14%.	Project will exceed 2013 Energy Code as required by code.	-
	LANDFILL DIVERSION	75% of construction debris and waste to be diverted from landfill	Project to comply. General Contractor to provide Waste Management plan during addenda process.	not applicable at SD
	RECYCLING	Provide dedicated recycling facilities	Project provides trash, recycling and compost facilities located in the Refuse rooms	see plans 6.A2.00 series
	CONCRETE	Concrete used in construction to contain 25% fly ash or slag	Project to comply. See specifications during addenda process.	not applicable at SD
	SOLAR READY	See solar energy above		
	ROOFS	Roofing material to be light in color and high albedo	Project Complies.	see G0.01 and 6.A2.08

DESIGN FOR DEVELOPMENT STANDARDS - 6A		D-FOR-D REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.3.2 - H	BUILDING LIGHTING	Provide low intensity or low level of intensity an unobtrusive lighting fixtures on exterior of building. Zero candela shall occur above 90 degrees and a maximum of 10% of candela intensity shall occur at an angle between 80-90 degrees		not applicable at SD
4.4	SIGNAGE	Includes provisions related to variety, location, legibility, materials, style, orientation, lighting, safety, technology, temporary signage, and prohibited signage	Retail is designed to provide for flexibility of signage approach - including blade, awning, and wall mounted signage	not applicable at SD - to be submitted as part of tenant improvement package
4.5.1	OFF STREET PARKING	1 space / unit max. Neighborhood retail 1 / 1000 sf	Residential: 0.84/1 DU (107 STALLS) Retail parked off-site	See G2.01, 6.A2.01 and 6.A2.02
	BIKE PARKING	Class 1: 25 plus 1 per 4 units over 50	45 required, 45 provided	See 6.A2.01 for bike room location
		None required for retail; gross square footage under 25,000 sf	n/a	-
	CAR SHARE	50-200 units requires 1 car share space	1	See 6.A2.01 for stall denoted "CS"
4.5.3	LOADING - SIZE	24-ft curb cut, 35' x 12' min. with 14' clear	24-ft curb cut. Loading space is 36'-6" x 20'-0" and 22 ft flr-to-flr	See 6.A2.01
	LOADING - SCREENING	Loading, trash, and mechanical equipment and meters shall be enclosed within structures and hidden from view of public realm	Rooms provided in the building for building services	6.A2.01 and 6.A2.02
4.6.2	MID BLOCK BREAK - DIMENSIONS	40-ft building face to building face	Project provides a 20-ft setback from MBB centerline.	G3.08
		10-ft minimum pedestrian path, which can be combined with emergency vehicle access lane	26-ft laneway provided, which is intended to be used by pedestrians	G3.08
	MID BLOCK BREAK - SURFACES	Hard surfaces restricted to 70% of the ground plane	n/a	
	MID BLOCK BREAK - STREET TREES	Trees to be spaced no greater than 30-ft on center	Max tree spacing is 21'-6"	L2.02
	MID BLOCK BREAK - ENTRIES	The main unit entrance to be located on the mid-block break	Street facing unit all provided with door accessed off the mid-block break.	G3.08 and 6.A2.01
	MID BLOCK BREAK - ACTIVATION	The street level building face that is not garage shall be activated with ample glazing, entrances, stoops and porches	MBB frontage does not have any garage entries. Façade is articulated with windows, entries, and stoops	6A2.01
	MID BLOCK BREAK - LIGHTING	Provide adequate lighting for pedestrian and vehicular safety	Project to provide, at minimum, code required footcandle levels in future phase	not applicable at SD

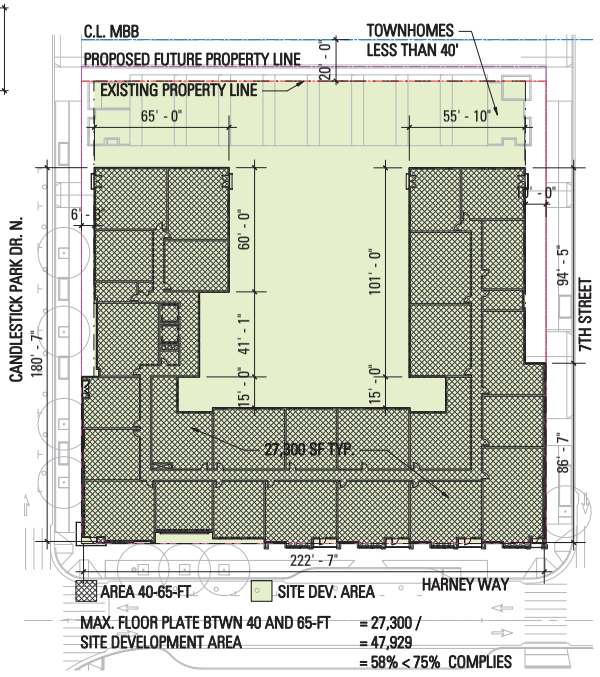
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NOTE:
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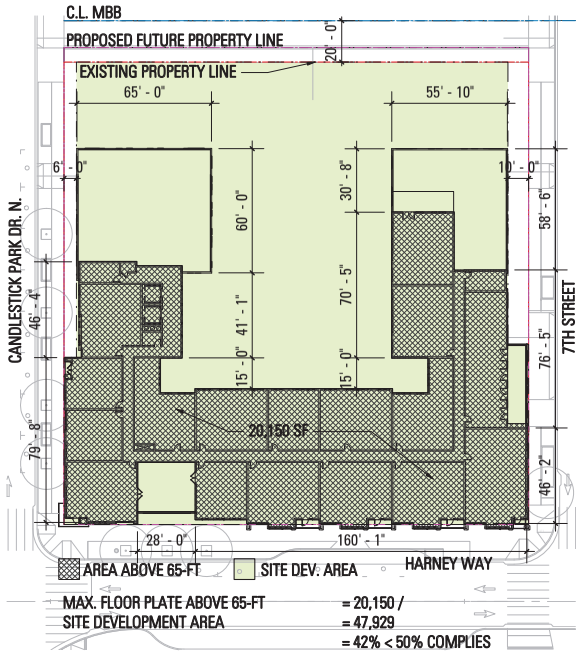
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3 G3.02 **6A BLOCK DEV. AREA**
1" = 30'-0"



2 G3.02 **6A BLOCK DEV. COVERAGE - 40-65 FT**
1" = 30'-0"



1 G3.02 **6A BLOCK DEV. COVERAGE - ABOVE 65-FT**
1" = 30'-0"

Candlestick Point CP04 - Blocks 6a + 8a

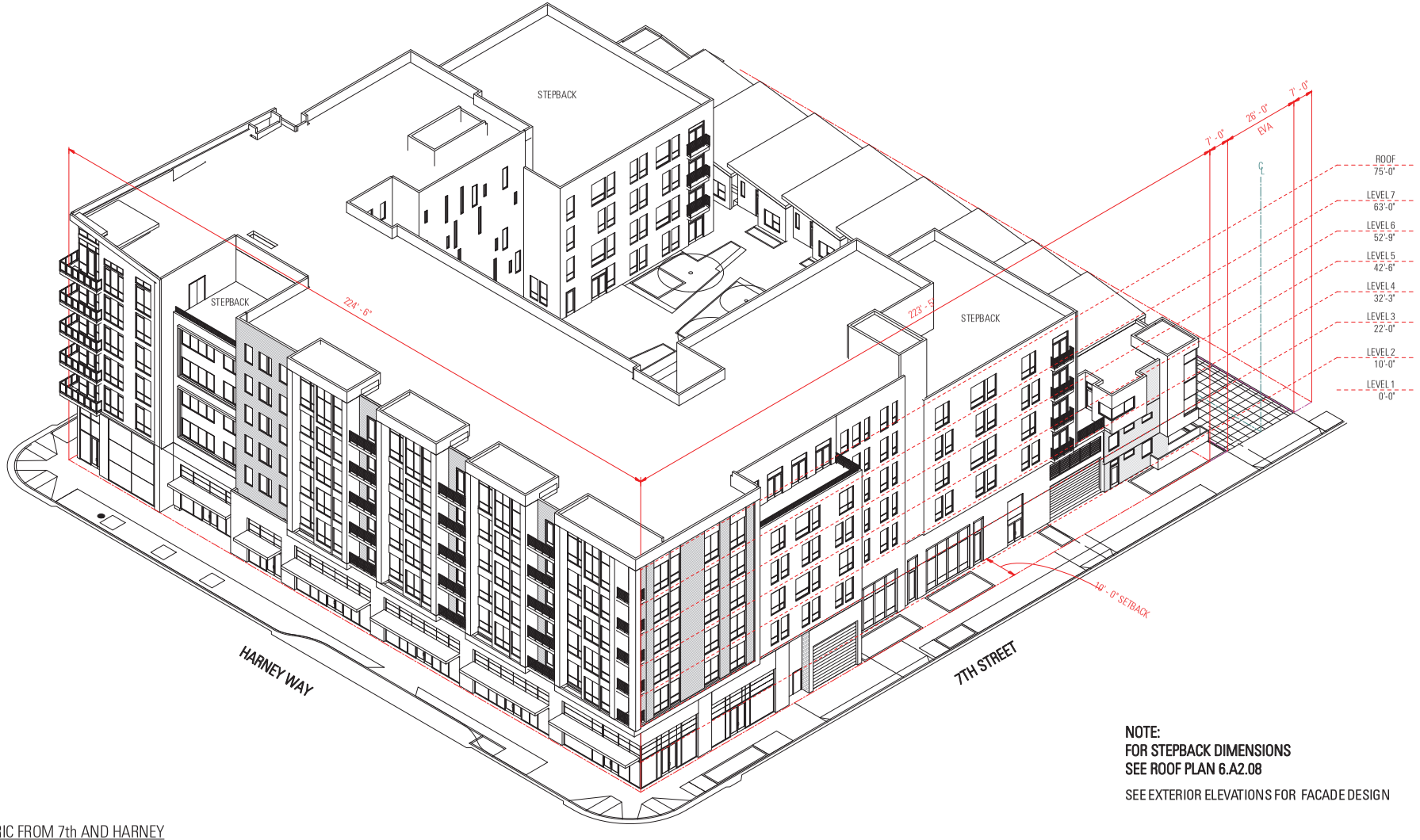
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1" = 30' AT 34x22
30' 60'

6a - D4D CONFORMANCE MASSING

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NOTE:
FOR STEPBACK DIMENSIONS
SEE ROOF PLAN 6.A2.08

SEE EXTERIOR ELEVATIONS FOR FACADE DESIGN

6a AXONOMETRIC FROM 7th AND HARNEY

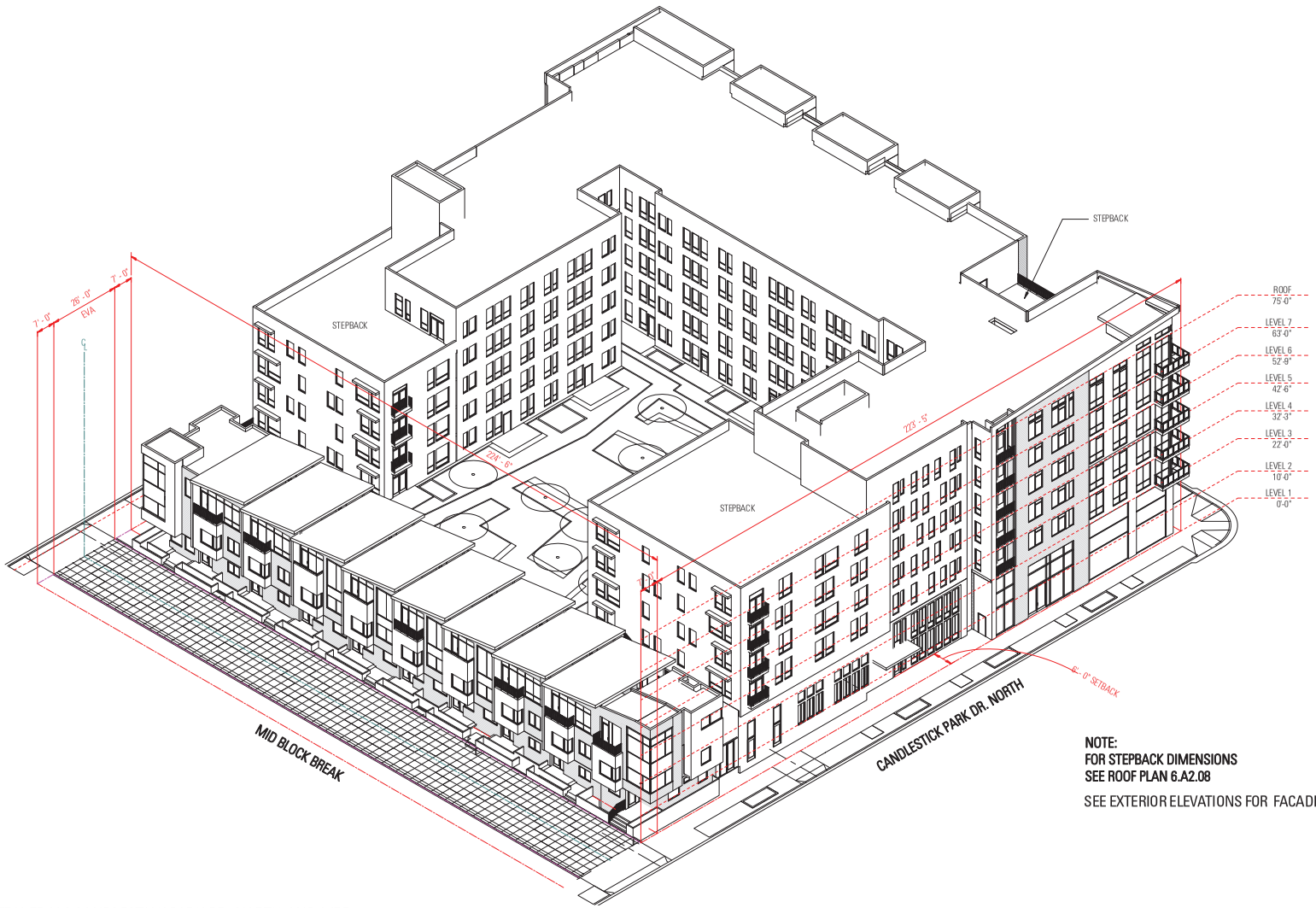
Candlestick Point CP04 - Blocks 6a + 8a

OCII

6a - D4D CONFORMANCE AXONOMETRIC

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NOTE:
FOR STEPBACK DIMENSIONS
SEE ROOF PLAN 6.A2.08

SEE EXTERIOR ELEVATIONS FOR FACADE DESIGN

6a AXONOMETRIC FROM CANDLESTICK PARK DR. NORTH AND MBB

Candlestick Point CP04 - Blocks 6a + 8a

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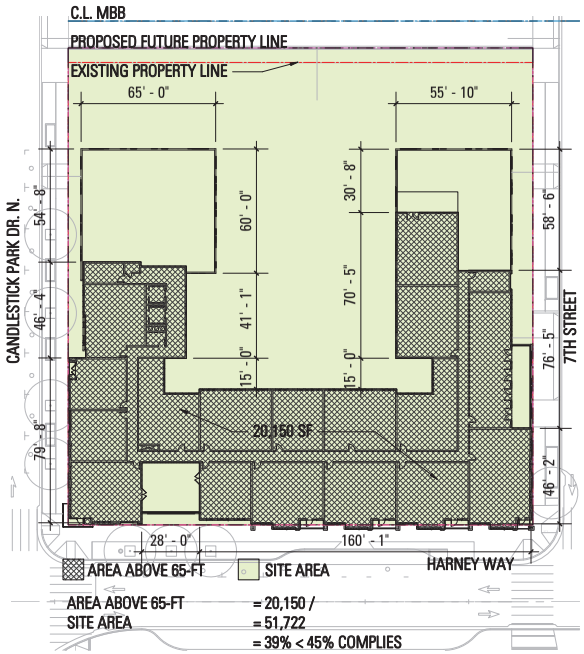
6a - D4D CONFORMANCE AXONOMETRIC

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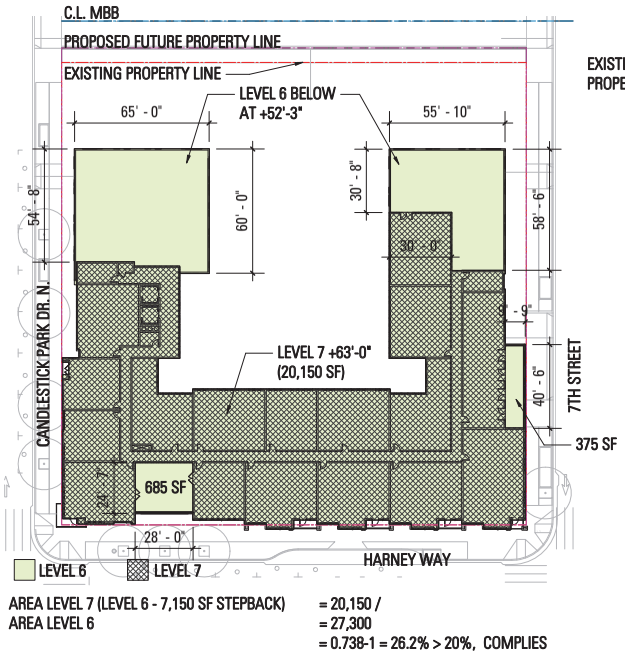
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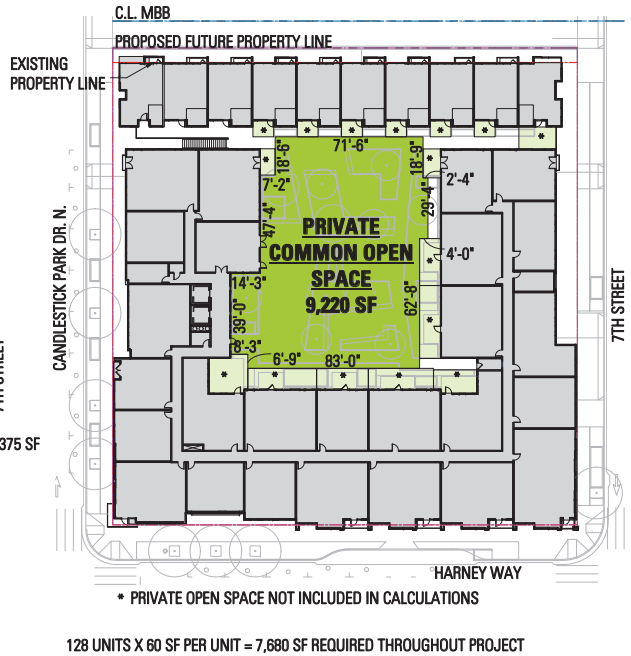
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3 G3.03 **6A HEIGHT ABOVE 65-FT**
1" = 30'-0"



2 G3.03 **6A TOP FLOOR STEP BACK DIAGRAM**
1" = 30'-0"



* PRIVATE OPEN SPACE NOT INCLUDED IN CALCULATIONS

128 UNITS X 60 SF PER UNIT = 7,680 SF REQUIRED THROUGHOUT PROJECT
PROJECT COMPLIES THROUGH USE OF PODIUM LEVEL COURT, PROVIDING 9,220 SF OF PRIVATE COMMON OPEN SPACE MEETING THE DIMENSIONAL REQUIREMENT OF THE D4D

1 G3.03 **6A OPEN SPACE DIAGRAM**
1" = 30'-0"

Candlestick Point CP04 - Blocks 6a + 8a

OCII

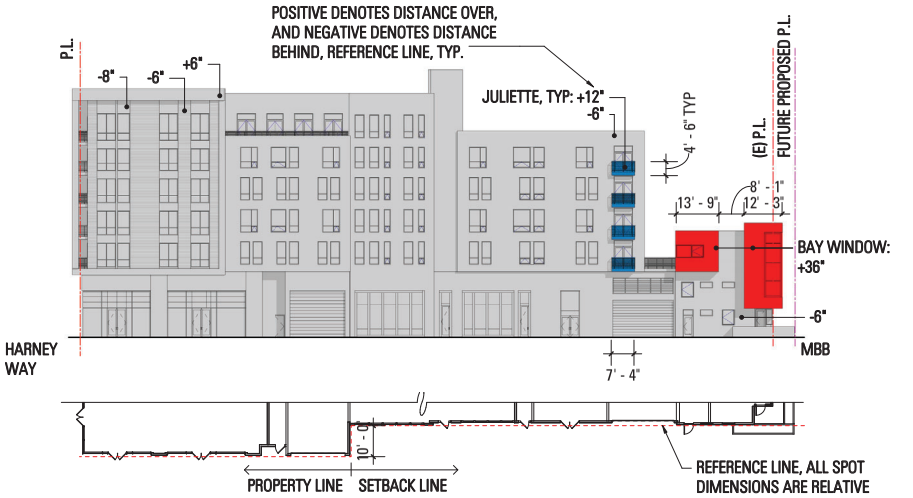
1" = 30' AT 34x22
30' 60'

6a - D4D CONFORMANCE OPEN SPACE

04.24.2017

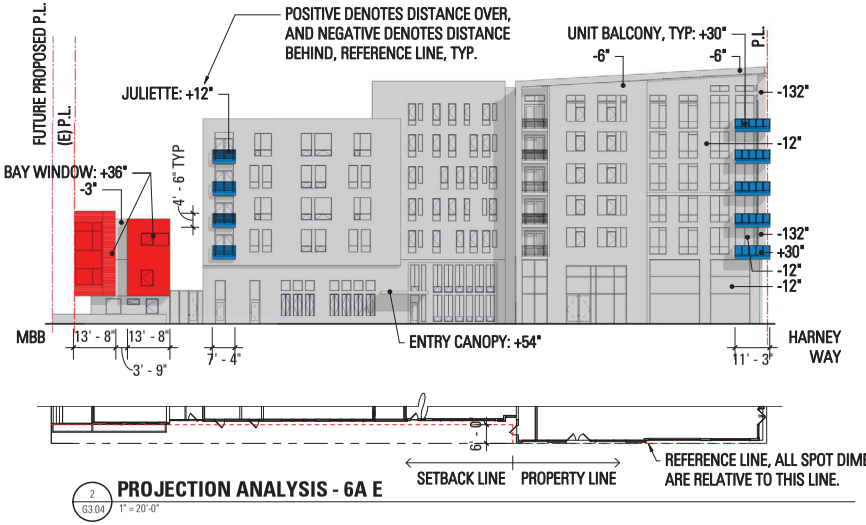
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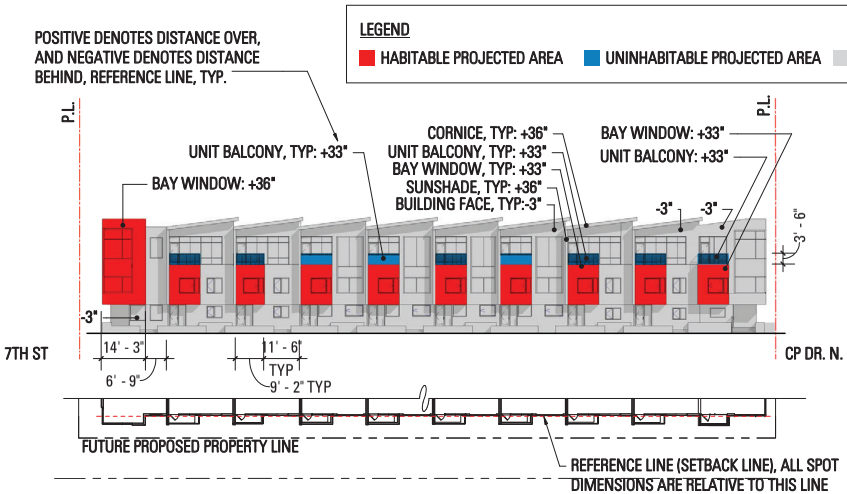
4 G3.04 1" = 20'-0"

PROJECTION ANALYSIS - 6A W



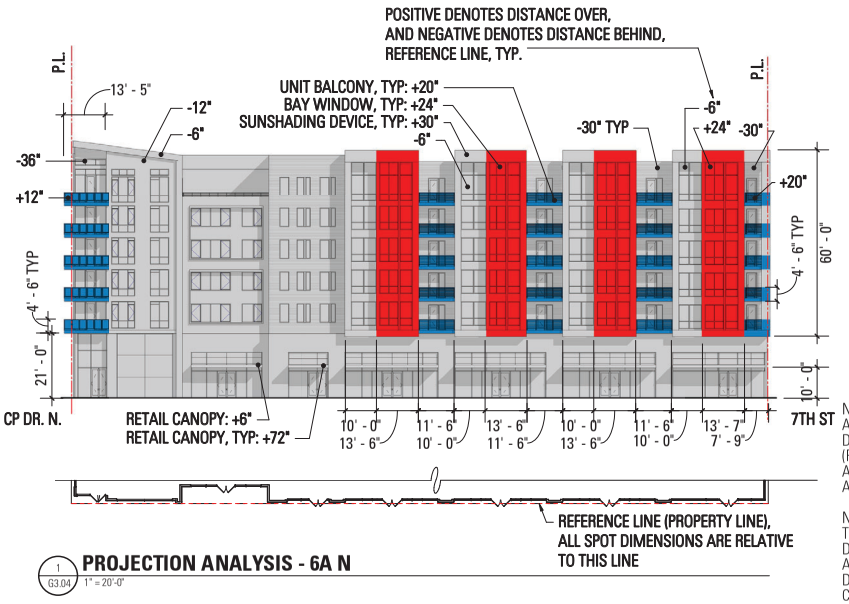
2 G3.04 1" = 20'-0"

PROJECTION ANALYSIS - 6A E



3 G3.04 1" = 20'-0"

PROJECTION ANALYSIS - 6A S



1 G3.04 1" = 20'-0"

PROJECTION ANALYSIS - 6A N

PROJECTION CALCULATIONS

6A N

HAB PROJECTED:	3,244 SF
UNHAB PROJECTED:	1,276 SF
PRIMARY FACE AREA:	13,249 SF
TOTAL AREA:	17,760 SF
PROJECTED AREA:	25%

6A E

HAB PROJECTED:	690 SF
UNHAB PROJECTED:	385 SF
PRIMARY FACE AREA:	13,883 SF
TOTAL AREA:	14,958 SF
PROJECTED AREA:	7%

6A S

HAB PROJECTED:	1,526 SF
UNHAB PROJECTED:	312 SF
PRIMARY FACE AREA:	5,746 SF
TOTAL AREA:	7,584 SF
PROJECTED AREA:	24%

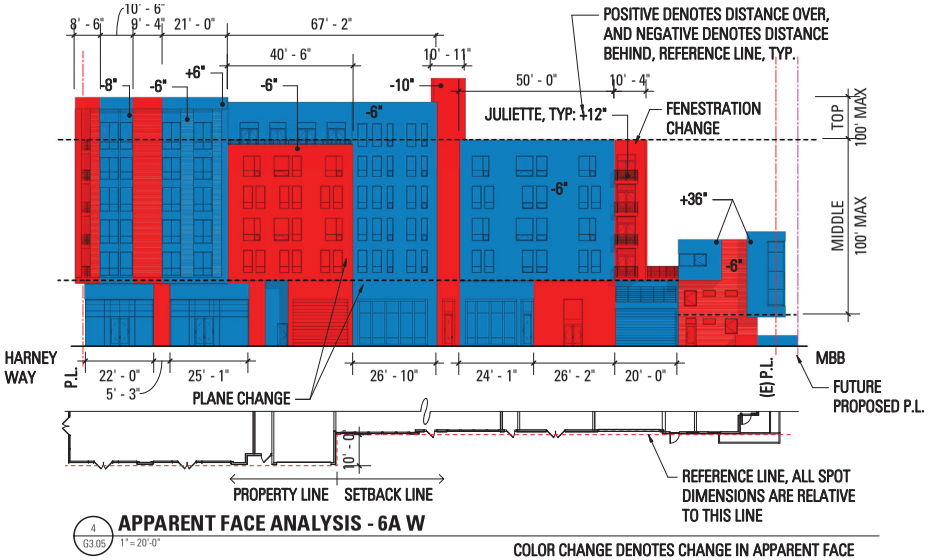
6A W

HAB PROJECTED:	503 SF
UNHAB PROJECTED:	132 SF
PRIMARY FACE AREA:	14,635 SF
TOTAL AREA:	15,270 SF
PROJECTED AREA:	4%

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

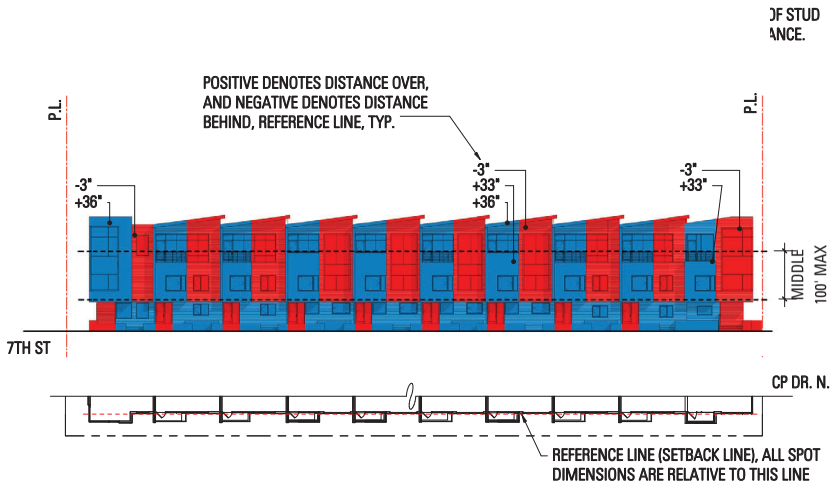
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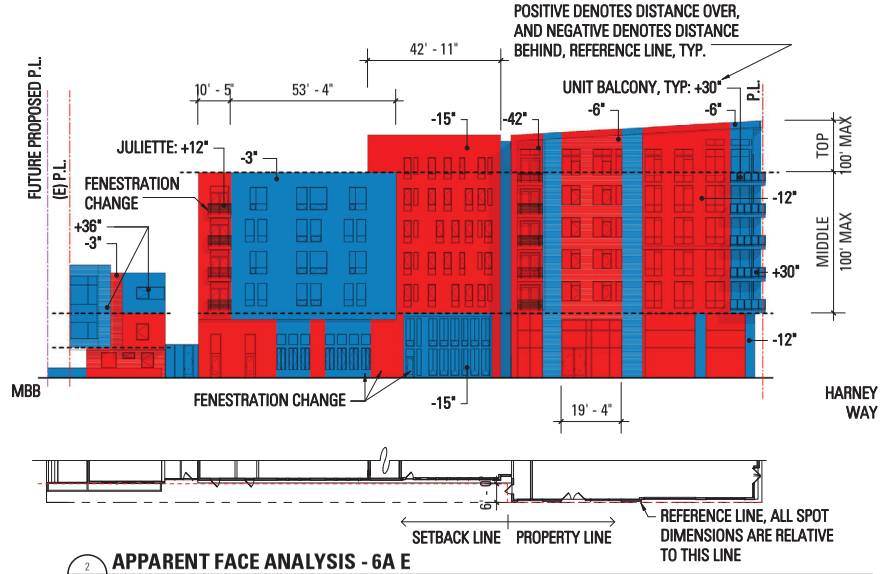
4 G3.05 **APPARENT FACE ANALYSIS - 6A W** 1" = 20'-0"

COLOR CHANGE DENOTES CHANGE IN APPARENT FACE



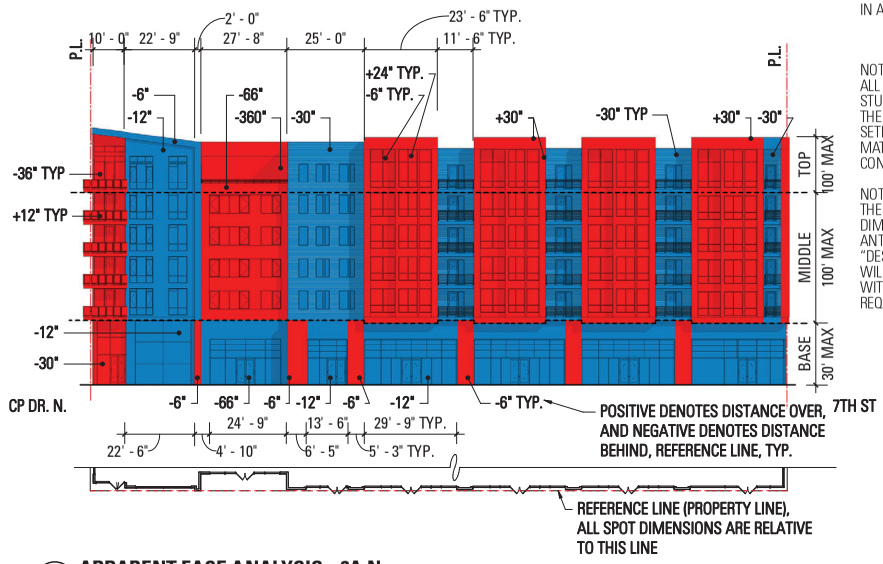
3 G3.05 **APPARENT FACE ANALYSIS - 6A S** 1" = 20'-0"

COLOR CHANGE DENOTES CHANGE IN APPARENT FACE



2 G3.05 **APPARENT FACE ANALYSIS - 6A E** 1" = 20'-0"

COLOR CHANGE DENOTES CHANGE IN APPARENT FACE



1 G3.05 **APPARENT FACE ANALYSIS - 6A N** 1" = 20'-0"

COLOR CHANGE DENOTES CHANGE IN APPARENT FACE

NOTE:
COLOR CHANGE DENOTES CHANGE IN APPARENT FACE

NOTE:
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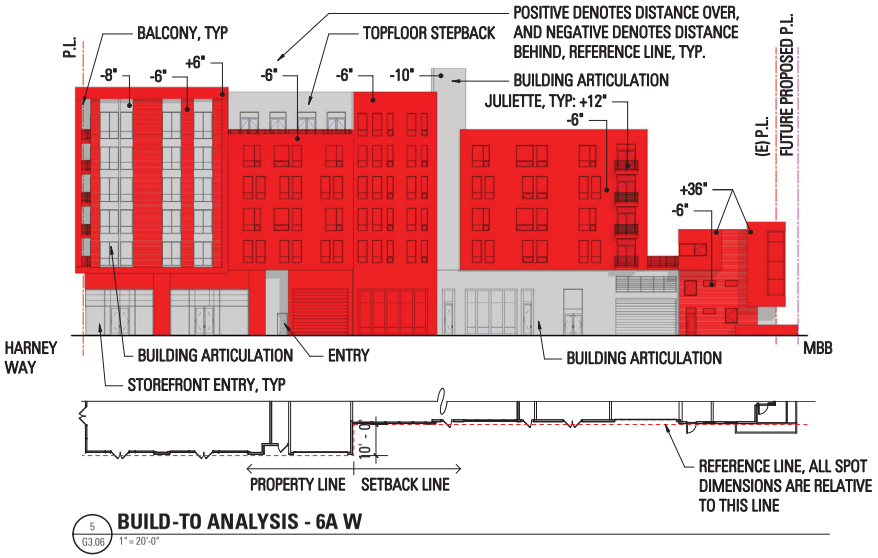
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Candlestick Point CP04 - Blocks 6a + 8a

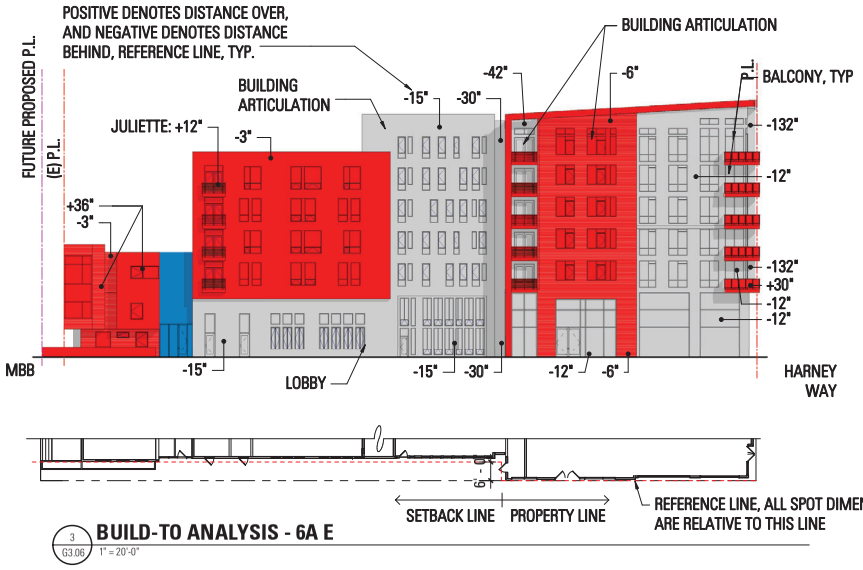
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6a - D4D CONFORMANCE APPARENT FACE

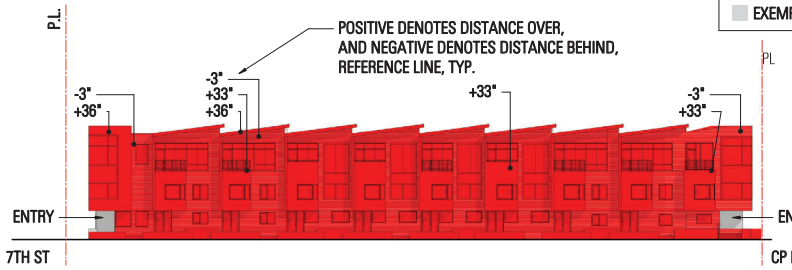
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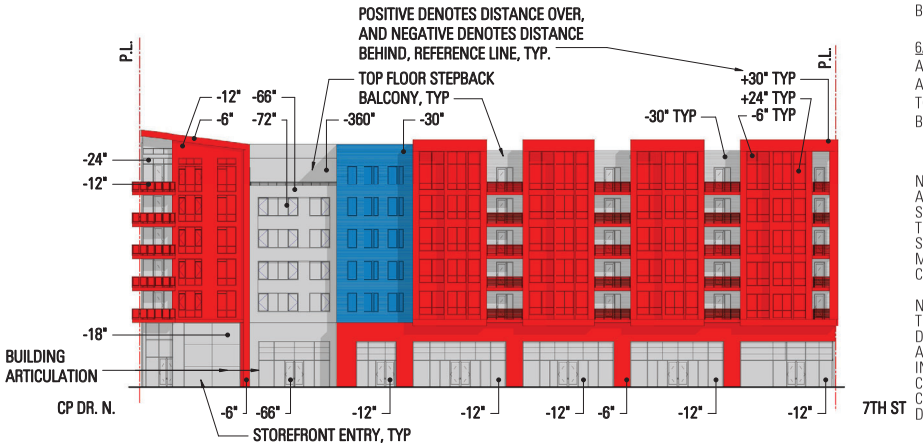
5 G3.06 BUILD-TO ANALYSIS - 6A W
1" = 20'-0"



3 G3.06 BUILD-TO ANALYSIS - 6A E
1" = 20'-0"



4 G3.06 BUILD-TO ANALYSIS - 6A S
1" = 20'-0"



1 G3.06 BUILD-TO ANALYSIS - 6A N
1" = 20'-0"

LEGEND
- BUILD-TO AREA (AT SETBACK OR PROJECTION)
- AREA RECESSED
- EXEMPT AREA

BUILD-TO CALCULATIONS

6A N
AREA AT SETBACK: 9,855 SF
AREA RECESSED: 1,436 SF
TOTAL AREA: 11,291 SF
BUILD TO PERCENTAGE: 87%

6A E
AREA AT SETBACK: 6,962 SF
AREA RECESSED: 357 SF
TOTAL AREA: 7,319 SF
BUILD TO PERCENTAGE: 95%

6A S
AREA AT SETBACK: 7,489 SF
AREA RECESSED: 0 SF
TOTAL AREA: 7,489 SF
BUILD TO PERCENTAGE: 100%

6A W
AREA AT SETBACK: 10,399 SF
AREA RECESSED: 0 SF
TOTAL AREA: 11,686 SF
BUILD TO PERCENTAGE: 100%

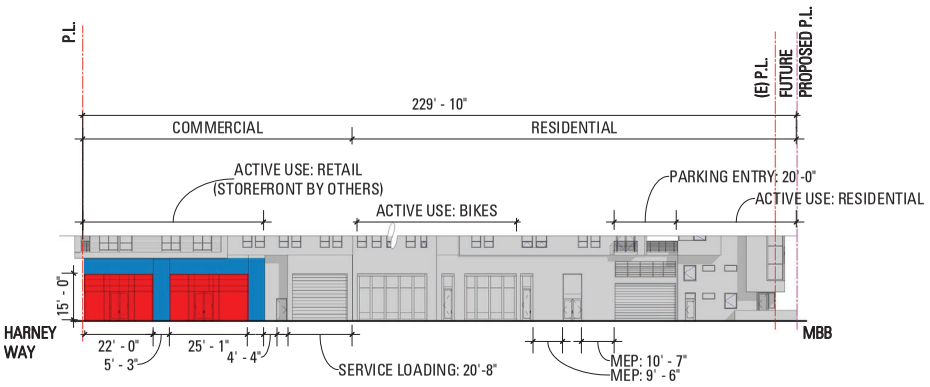
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Candlestick Point CP04 - Blocks 6a + 8a
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6a - D4D CONFORMANCE BUILD-TO

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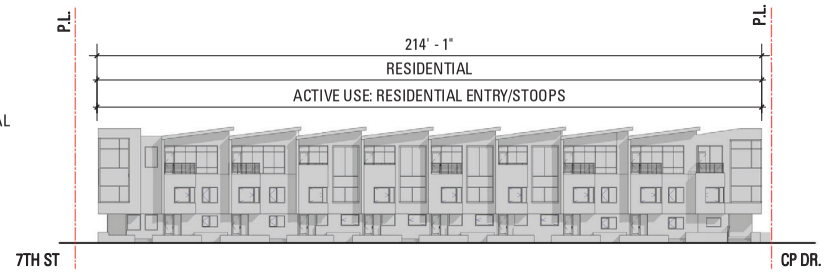


4 G3.07 BUILDING BASE ANALYSIS - 6A W

1" = 20'-0"

6A W STOREFRONT GLAZING CALCULATION
GLAZED AREA: 706 SF
NON-GLAZED AREA: 459 SF
TOTAL AREA: 1,165 SF
PERCENTAGE GLAZING: 61%

6A W BLANK WALL CALCULATION
TOTAL FRONTAGE: 229'-9"
LINEAL BLANK WALL: 45'-5"
PERCENTAGE BLANK WALL: 20%



3 G3.07 BUILDING BASE ANALYSIS - 6A S

1" = 20'-0"

6A S STOREFRONT GLAZING CALCULATION
N/A (NO STOREFRONT)

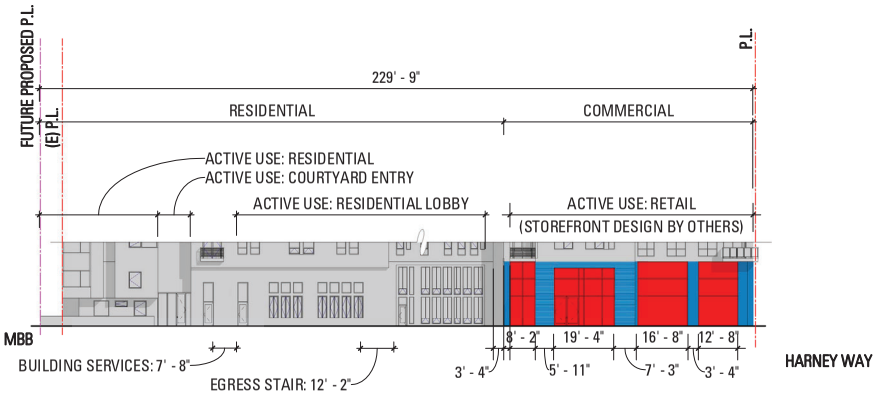
6A S BLANK WALL CALCULATION
TOTAL FRONTAGE: 214'-1"
LINEAL BLANK WALL: 0'-0" (ALL ACTIVE USE)
PERCENTAGE BLANK WALL: 0%

BLANK WALL

A WALL "HAVING NO ACTIVE USES INCLUDING NO GLAZING OR DOORWAYS"

EXCEPTIONS
- EXCLUDES PARKING GARAGE ENTRANCES
- EXCLUDES BUILDING SERVICE AREAS
- EXCLUDED AREAS ARE MAY EXCEED LENGTH REQUIREMENT

REQUIREMENTS
- MAX 8'-0" FOR COMMERCIAL BUILDINGS & 16'-0" FOR RESIDENTIAL BUILDINGS
- LIMIT TOTAL BLANK WALL TO 40'-0" OR 20% OF BUILDING FACE, WHICHEVER IS BIGGER

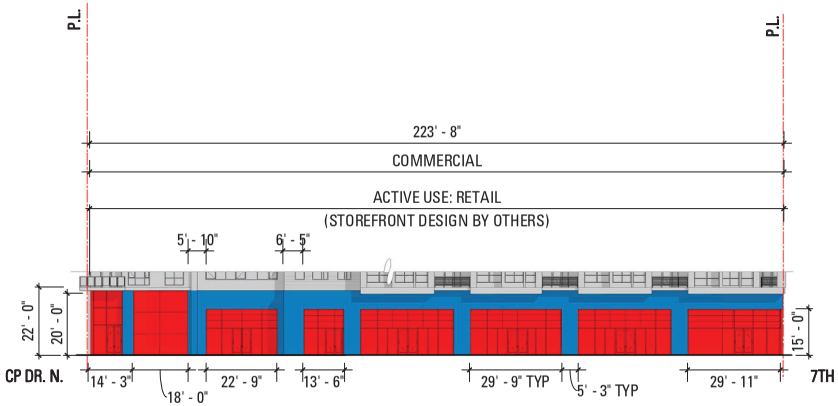


2 G3.07 BUILDING BASE ANALYSIS - 6A E

1" = 20'-0"

6A E STOREFRONT GLAZING CALCULATION
GLAZED AREA: 1,155 SF
NON-GLAZED AREA: 529 SF
TOTAL AREA: 1,684 SF
PERCENTAGE GLAZING: 69%

6A E BLANK WALL CALCULATION
TOTAL FRONTAGE: 229'-9"
LINEAL BLANK WALL: 43'-7"
PERCENTAGE BLANK WALL: 19%



1 G3.07 BUILDING BASE ANALYSIS - 6A N

1" = 20'-0"

6A N STOREFRONT GLAZING CALCULATION
GLAZED AREA: 2,938 SF
NON-GLAZED AREA: 1,650 SF
TOTAL AREA: 4,588 SF
PERCENTAGE GLAZING: 64%

6A N BLANK WALL CALCULATION
TOTAL FRONTAGE: 223'-11"
LINEAL BLANK WALL: 0'-0" (ALL ACTIVE USE)
PERCENTAGE BLANK WALL: 0%

ACTIVE USE

"INCLUDE STREET-LEVEL RESIDENTIAL UNITS WITH STREET-FACING ENTRANCES, RETAIL AND RESTAURANTS THAT MEET & ENGAGE THE SIDEWALK WITH AMPLE GLAZING, DISPLAYS AND INVITING ENTRANCES, ENTERTAINMENT, COMMERCIAL OFFICES AND LOBBIES."

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

NOTE:
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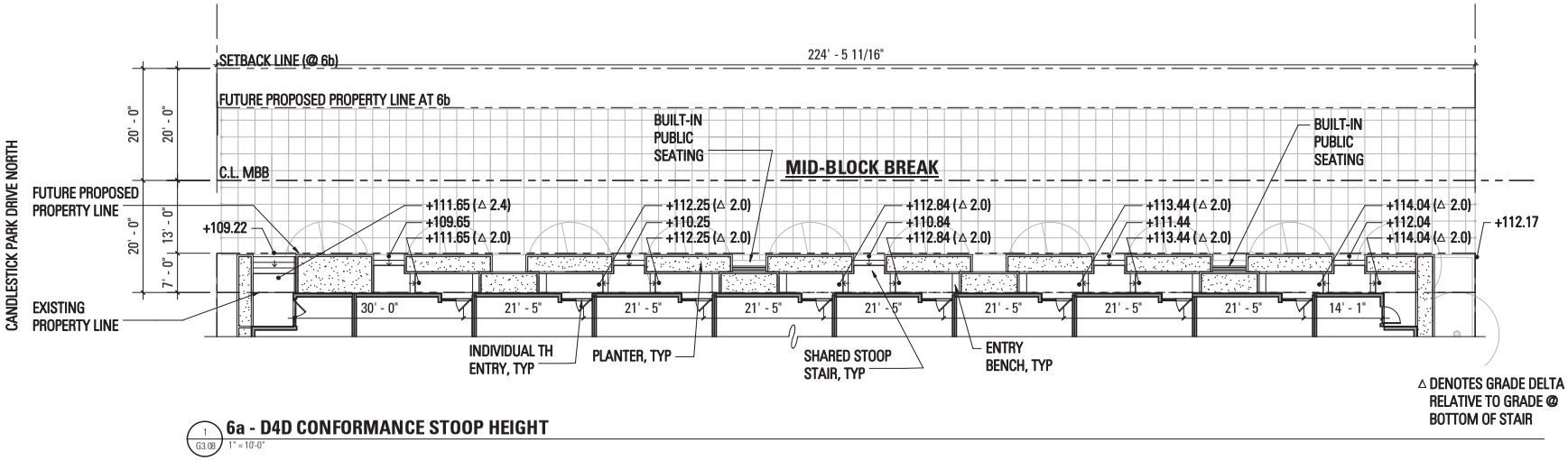
LEGEND
- GLAZED AREA
- UNGLAZED AREA
- N/A (NOT RETAIL STOREFRONT AREA)

Candlestick Point CP04 - Blocks 6a + 8a

OCII

6a - D4D CONFORMANCE BASE ACTIVATION

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1 / G3.08 **6a - D4D CONFORMANCE STOOP HEIGHT**
1" = 10'-0"

NOTE:
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NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a
OCII

6a - D4D CONFORMANCE STOOP HEIGHT

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DESIGN FOR DEVELOPMENT STANDARDS - 8A		D-FOR-D REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.1.2	LAND USE	Candlestick Mixed Use Residential	Retail, Residential	
4.2.1	BUILDING TYPE	Mid-Rise		
4.2.2	HEIGHT	No stepping required - street grade less than 5%	n/a	
		80' along Harney, 65' in portions designated	Max 80' + parapets	
		Area above 65' permitted for 45% of the site (54,378 x.45 = 24,470 sf area permitted)	37% provided	3/G4.03
4.2.3	DEV. BLOCK COVERAGE	0-40 ft 100% max coverage	n/a	3/G4.02a
		40-65 ft 75% max coverage (49,333 x .75 = 36,999.75 area per floor permitted)	56% provided	2/G4.02a
		Area above 65' permitted for 50% of the site (49,333 x.5 = 24.666.5 area permitted)	40% provided	1/G4.02a
	MAX FLOOR PLATE	n/a		
	MAX PLAN LENGTH	n/a		
	MAX DIAGONAL	n/a		
	MAX. APPARENT FACE - BASE	30' maximum length	varies, maximum of 30'	G4.05
		Offset in horizontal plane min 2'deep x 3'long or major change in fenestration and/or material	varies, see plans for plan change and elevations for material / fenestration changes	G4.05
	MAX. APPARENT FACE - ABOVE BASE	100' maximum length	varies, maximum of 96'-6"	G4.05
		Offset in horizontal plane min 1'deep x 1'long or major change in fenestration and/or material	varies, see plans for plan change and elevations for material / fenestration changes	G4.05
4.2.4 - A	SETBACKS	Retail: Zero Lot Line.	providing 6" for construction tolerance	3/G4.02 and Plans 8A.20 series
		7th and 8th: 10-ft	10-ft at 7th	3/G4.02 and Plans 8A.20 series
		CP Drive N: 6-ft	n/a	-
		MBB: 20-ft	20-ft from MBB centerline	G4.08 and Section 8A.30 series
4.2.4 - B	BUILD-TO LINES - MIXED USE	Min. 85% of building face must be at Build-To Line - Excludes recess for building articulation	varies by elevation	G4.06
4.2.4 - C	STEPBACK OF UPPER FLOORS	Floors above 65-ft -- 20% reduction of floor plate directly below	28.5% reduction	2/G4.03
	STEPBACK AT MID BLOCK BREAK	Above 35-ft building to stepback 1 horizontal to 1.2 vertical	max. 35' plus exempt parapets	see section 8.A3.11 series
4.2.4 - D	PROJECTIONS - HABITABLE	15-ft long x 3-ft beyond building face	Max. 15' x 2'-9" beyond face of building	G4.04
	PROJECTIONS - NON-HABITABLE	15-ft long x 3-ft beyond property line, or 6-ft beyond building face into setback	Max. 15' x 3-ft beyond face of building	G4.04
		67% of building face max.	varies by elevation	G4.04
		Stoops may project into the setback	stoops project along MBB	L3.02
	RETAIL AWNINGS/CANOPIES	Retail Awning/Canopies: 5-ft beyond property line, 9-ft off ground plane	retail awnings are min. 10' above ground plane and max 5-ft projection	G4.04
	SUSTAINABLE ELEMENTS	Sun shades and wind fins: no dimensional restrictions	sunshades included to block Southern, western and southeastern sun	See elevations 8.A3.00 series
4.2.5	SUNLIGHT/SHADE	Not applicable to mid-rise buildings	n/a	-

DESIGN FOR DEVELOPMENT STANDARDS - 8A		D-FOR-D REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.2.6	WIND	Not applicable to mid-rise buildings	n/a	-
4.3.1 - A	RESIDENTIAL MID-RISE BLDG STANDARDS	Ground Floor Units to have street entries located a maximum of 30-ft apart.	29'-9" at building corners, 21'-5" typical.	G4.08
		Grade Separation: Ground floor units to be 2-4 ft above adjacent grade	Stoop height varies between 2 and 2.36 ft	G4.08
4.3.1 - B	STOREFRONTS	Storefronts should have at least 60% glazing	Min. 65%	G4.07
	HEIGHT AND DEPTH	Retail shall be minimum of 20-ft tall with min. average depth of 35-ft (excluding service)	Retail floor to floor is 22-ft, and deeper than 35-ft	see plans 8.A2.00 series and sections 8.A3.11 series
	FAÇADE ARTICULATION	Retail bay shall be a maximum of 30'	29'-10" maximum	G4.07
	BLANK WALLS	Blank walls are prohibited along retail streets except at building service areas. Blank walls to be maximum 8-ft wide.	Pilasters are less than 8-ft in length	G4.07
4.3.1 - D	PARKING STRUCTURE - WRAPPING USES	Parking in multi-use buildings must be wrapped with active uses, concealing the parking internally	Parking garage is wrapped with residential units, residential amenity and lobby, retail, and MEP spaces as required	see plans 8.A2.00 series
	PARKING STRUCTURE - ENTRANCE	Combined parking ingress/egress shall be a maximum of 24-ft. Min 40-ft from block corner and 20-ft from building entries	Parking is provided with a combined 24-ft wide entry and is 170'-6" from Harney Street. Vehicular entry and Lobby are not located on the same frontage	see dimensions on plan 8.A2.01
4.3.2 - A	BLANK WALLS	The total amount of blank wall can be a maximum of 20% of the building face, or 40-ft, whichever is greater.	Based on lot dimensions the governing criteria is 20% of block face. See plans for percentage of blank walls.	G4.07
	BUILDING ENTRANCE	Building entries shall be prominent	Lobby entrance is accented using strategies identified in the D4D - including, recessed doorways, canopies, and building volumes	8.A3.04 and 8.A3.24
	INDIVIDUAL ENTRANCES	All ground floor units facing a public right of way or mews shall be provided with a stoop	All ground floor units include a stoop	8.A2.01 and G4.08
4.3.2 - B	FAÇADE ARTICULATION - VERTICAL	The building shall articulate a base, middle and top.	The building base is expressed through distinct retail, lobby, and townhouse treatments. The top section is defined by a varying roof line, taller glazing (transoms) and building step downs	G1.01-G1.07, G3.05
	FAÇADE ARTICULATION - HORIZONTAL	See max apparent length above	-	-
4.3.2 - C	MATERIALS AND COLORS	Permitted materials such as concrete, ceramic panels, non-reflective metal panel, brick, stone, wood, stucco, cement fiber lap, and storefront window wall	Design includes matte metal panel, stucco, fiber cement lap siding, aluminum windows.	See elevations 8.A3.00 series and materials board
	GLASS TYPES	Glass shall perform to State Energy Standards. No reflective or tinted (above 10%) glass.	Glazing to conform to state energy code as well as acoustical requirements. To be further vetted in DD.	-
	DURABLE MATERIALS	Use durable and high quality materials.	materials selected are proven quality materials and have been industry tested	-

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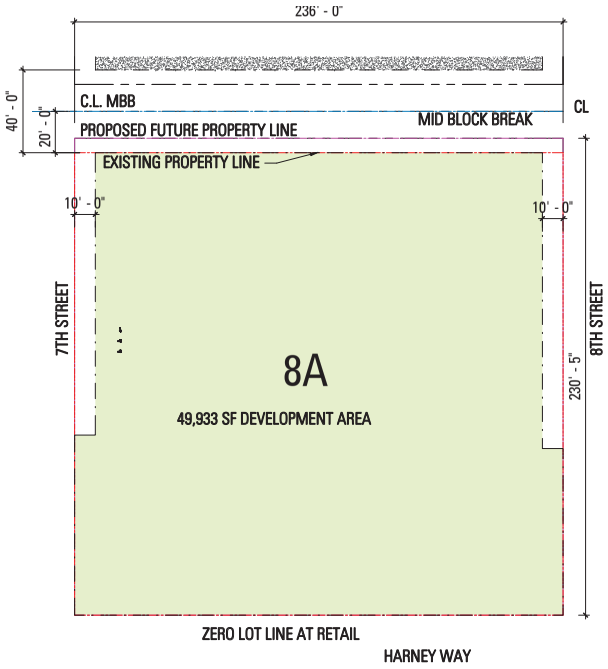
DESIGN FOR DEVELOPMENT STANDARDS - 8A		D-FOR-D REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.3.2 - D	CORNERS	Intent is to have articulation at project corners	Project addresses corners through taller elements, balconies, and architectural treatment	G1.01-G1.07
4.3.2 -E	MECHANICAL EQUIPMENT	Rooftop mechanical equipment shall be screened from view from neighboring units. Screens should aesthetically work with the overall architectural expression. Maximum coverage of mechanical equipment is limited to 30% of roof area	To be identified in DD drawings. Generally, the project massing and roof line articulation was designed to help screen mechanical equipment.	8.A2.08
	SOLAR ENERGY	Provide solar ready infrastructure.	To be identified in DD drawings.	8.A2.09
	STORMWATER	See 4.3.2 - G	-	-
4.3.2 - F	TOTAL OPEN SPACE REQ'D	60 SF / DU Areas under a projection with less than 9-ft clearance are not to be included.	Project provides a compliant amount of Open Space meeting the dimensional requirement established below.	G4.03
	PRIVATE OPEN SPACE	36 SF min. 6x6 min	Project provides, but is not electing to count private open space to meet the Total requirement	-
	PRIVATE COMMON OPEN SPACE	100 SF min. 10x10 min	Project provides Private Common open space at podium	G4.03
	AT-GRADE OPEN SPACE	The setback zone is to be used as usable open space for street facing units, or as a transition zone between public and private uses		L3.01
4.3.2 - G	STORMWATER	Storm runoff shall be treated before draining into the stormwater system per the "San Francisco Stormwater Design Guidelines"	To be identified in DD drawings. Current assumptions include flow through planters and pervious surfaces.	-
	GREEN BUILDING	Building is subject to the City and County of San Francisco Green Building Ordinance	Building will be provide a GreenPoint rated checklist at Site Permit	G5.01 for C-2 Green Building Site Submittal
	RECLAIMED WATER	Purple pipe to be provided as part of land development.	See street improvement / utility permits	-
	CLIMATE APPROPRIATE VEGETATION	Use climate appropriate vegetation that does not require permanent irrigation.	To be identified in DD drawings - schematic concepts include drought tolerant plantings	-
	TITLE 24 (2008)	Project to be designed to exceed Title 24 (2008) energy standards by at least 14%.	Project will exceed 2013 Energy Code as required by code.	-
	LANDFILL DIVERSION	75% of construction debris and waste to be diverted from landfill	Project to comply. General Contractor to provide Waste Management plan during addenda process.	not applicable at SD
	RECYCLING	Provide dedicated recycling facilities	Project provides trash, recycling and compost facilities located in the Refuse rooms	see plans 8.A2.00 series
	CONCRETE	Concrete used in construction to contain 25% fly ash or slag	Project to comply. See specifications during addenda process.	not applicable at SD
	SOLAR READY	See solar energy above		
	ROOFS	Roofing material to be light in color and high albedo	Project Complies.	see G0.01 and 8.A2.08

DESIGN FOR DEVELOPMENT STANDARDS - 8A		D-FOR-D REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.3.2 - H	BUILDING LIGHTING	Provide low intensity or low level of intensity an unobtrusive lighting fixtures on exterior of building. Zero candela shall occur above 90 degrees and a maximum of 10% of candela intensity shall occur at an angle between 80-90 degrees		not applicable at SD
4.4	SIGNAGE	Includes provisions related to variety, location, legibility, materials, style, orientation, lighting, safety, technology, temporary signage, and prohibited signage	Retail is designed to provide for flexibility of signage approach - including blade, awning, and wall mounted signage	not applicable at SD - to be submitted as part of tenant improvement package
4.5.1	OFF STREET PARKING	1 space / unit max. Neighborhood retail 1 / 1000 sf	Residential: 0.84/1 DU (107 STALLS) Retail parked off-site	See G2.01, 8.A2.01 and 8.A2.02
	BIKE PARKING	Class 1: 25 plus 1 per 4 units over 50	45 required, 45 provided	See 8.A2.01 for bike room location
		None required for retail; gross square footage under 25,000 sf	n/a	-
	CAR SHARE	50-200 units requires 1 car share space	1	See 8.A2.01 for stall denoted "CS"
4.5.3	LOADING - SIZE	24-ft curb cut, 35' x 12' min. with 14' clear	24-ft curb cut. Loading space is 36'-6" x 20'-0" and 22 ft tall	See 8.A2.01
	LOADING - SCREENING	Loading, trash, and mechanical equipment and meters shall be enclosed within structures and hidden from view of public realm	Rooms provided in the building for building services	8.A2.01 and 8.A2.02
4.6.2	MID BLOCK BREAK - DIMENSIONS	40-ft building face to building face	Project provides a 20-ft setback from MBB centerline.	G4.08
		10-ft minimum pedestrian path, which can be combined with emergency vehicle access lane	26-ft laneway provided, which is intended to be used by pedestrians	G4.08
	MID BLOCK BREAK - SURFACES	Hard surfaces restricted to 70% of the ground plane	n/a	
	MID BLOCK BREAK - STREET TREES	Trees to be spaced no greater than 30-ft on center	Max tree spacing is 30'	L3.02
	MID BLOCK BREAK - ENTRIES	The main unit entrance to be located on the mid-block break	Street facing unit all provided with door accessed off the mid-block break.	G3.08 and 6.A2.01
	MID BLOCK BREAK - ACTIVATION	The street level building face that is not garage shall be activated with ample glazing, entrances, stoops and porches	MBB frontage does not have any garage entries. Façade is articulated with windows, entries, and stoops	8.A2.01
	MID BLOCK BREAK - LIGHTING	Provide adequate lighting for pedestrian and vehicular safety	Project to provide, at minimum, code required footcandle levels in future phase	not applicable at SD

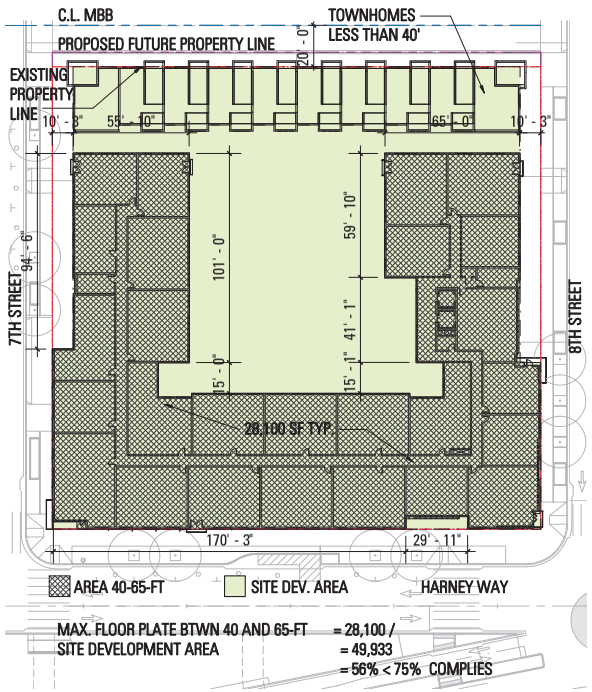
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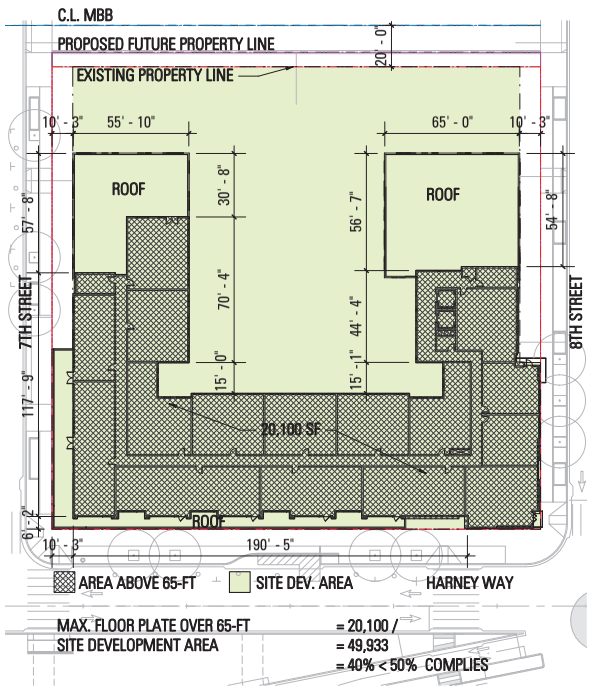
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3 G4.02 **8A BLOCK DEV. AREA**
1" = 30'-0"



2 G4.02 **8A BLOCK DEV. COVERAGE - 40-65 FT**
1" = 30'-0"



1 G4.02 **8A BLOCK DEV. COVERAGE - ABOVE 65 FT**
1" = 30'-0"

Candlestick Point CP04 - Blocks 6a + 8a

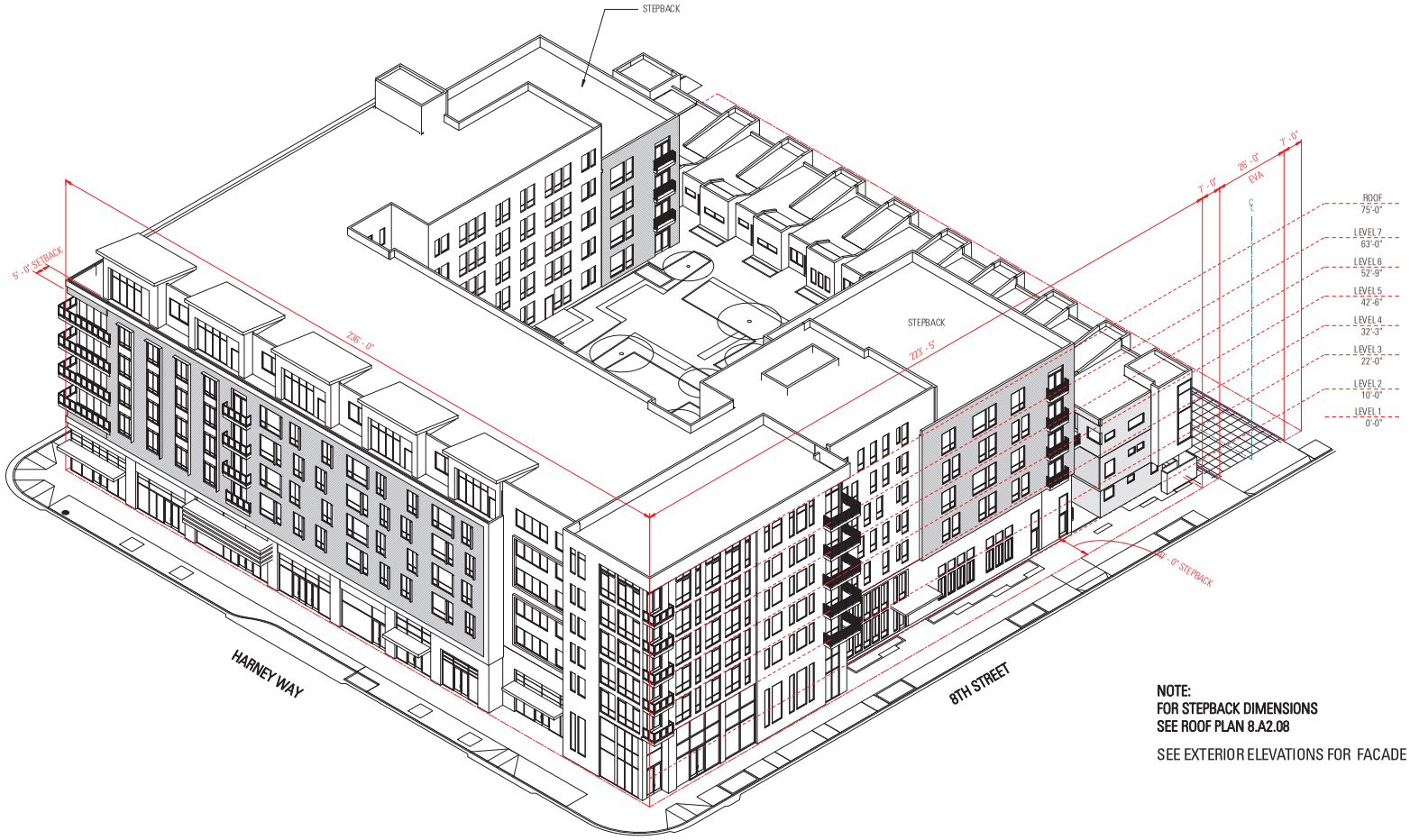
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1" = 30' AT 34x22
30' 60'

8a - D4D CONFORMANCE MASSING

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NOTE:
FOR STEPBACK DIMENSIONS
SEE ROOF PLAN 8.A2.08

SEE EXTERIOR ELEVATIONS FOR FACADE DESIGN

8a AXONOMETRIC FROM 8th AND HARNEY

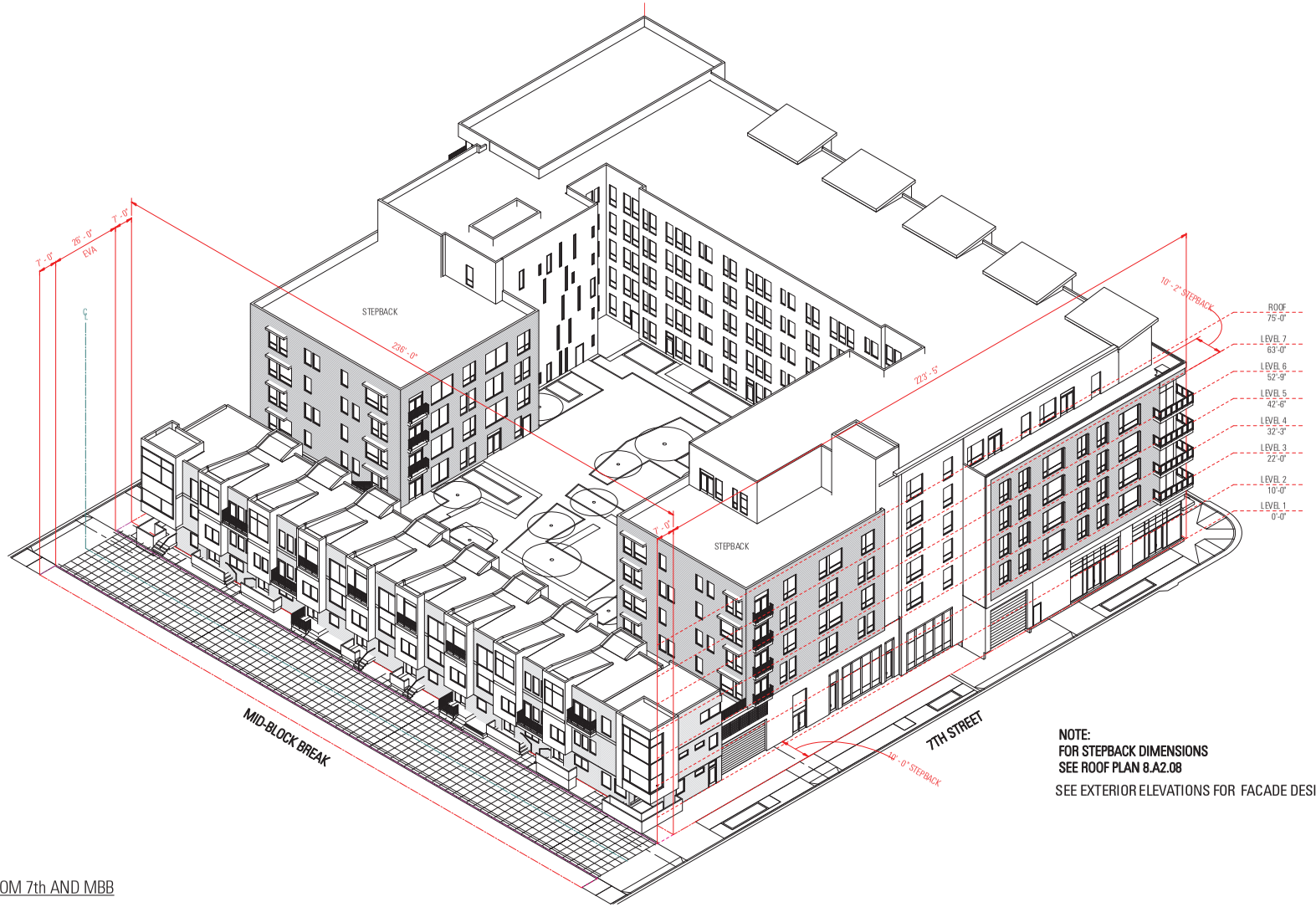
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8a - D4D CONFORMANCE AXONOMETRIC

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NOTE:
FOR STEPBACK DIMENSIONS
SEE ROOF PLAN 8.A2.08

SEE EXTERIOR ELEVATIONS FOR FACADE DESIGN

8a AXONOMETRIC FROM 7th AND MBB

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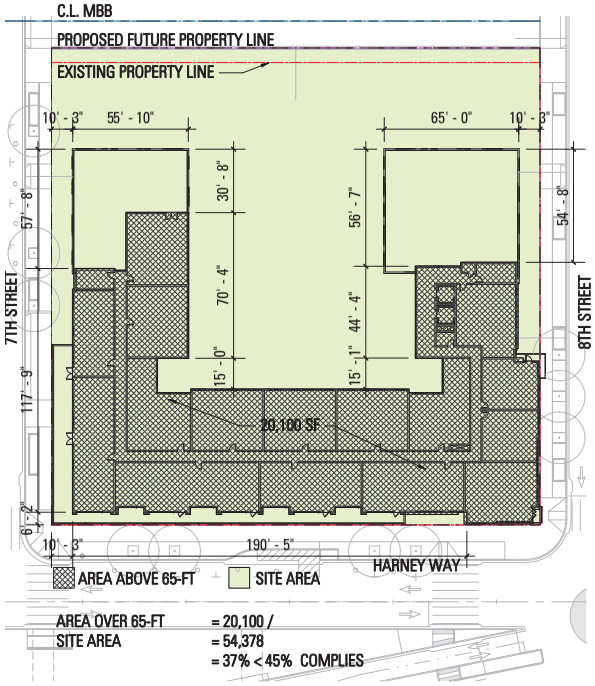
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8a - D4D CONFORMANCE AXONOMETRIC

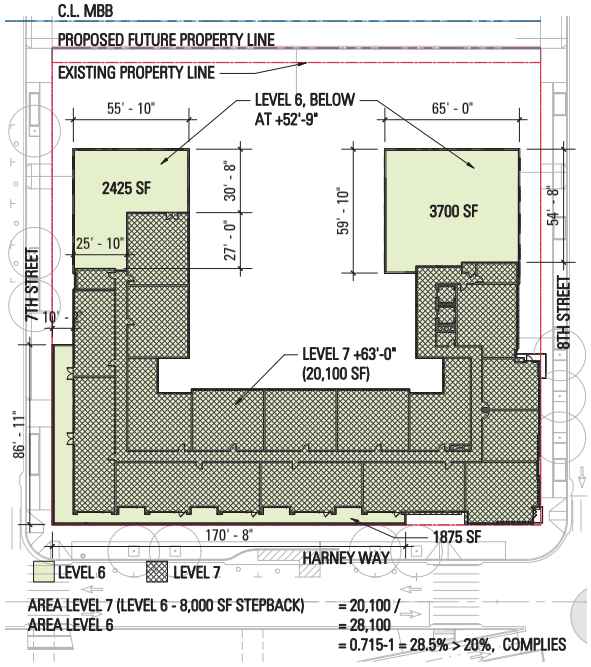
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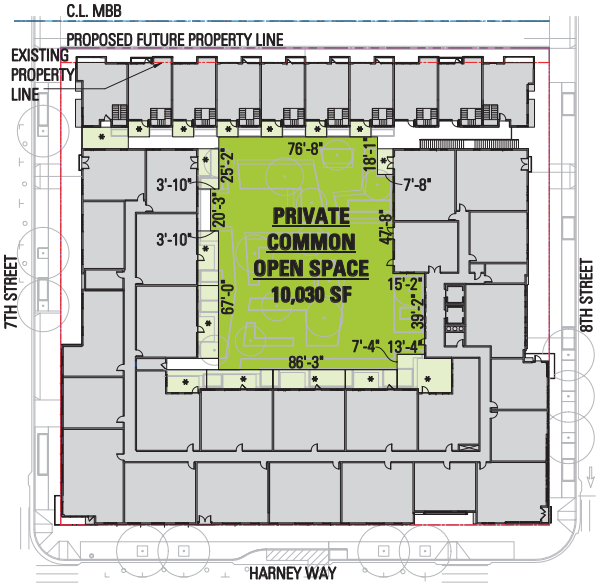
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3 G4.03 **8A HEIGHT ABOVE 65-FT**
1" = 30'-0"



2 G4.03 **8A TOP FLOOR STEP BACK DIAGRAM**
1" = 30'-0"



* PRIVATE OPEN SPACE NOT INCLUDED IN CALCULATIONS

127 UNITS X 60 SF PER UNIT = 7,620 SF REQUIRED THROUGHOUT PROJECT
PROJECT COMPLIES THROUGH USE OF PODIUM LEVEL COURT, PROVIDING 10,030 SF OF PRIVATE COMMON OPEN SPACE MEETING THE DIMENSIONAL REQUIREMENT OF THE D4D

1 G4.03 **8A OPEN SPACE DIAGRAM**
1" = 30'-0"

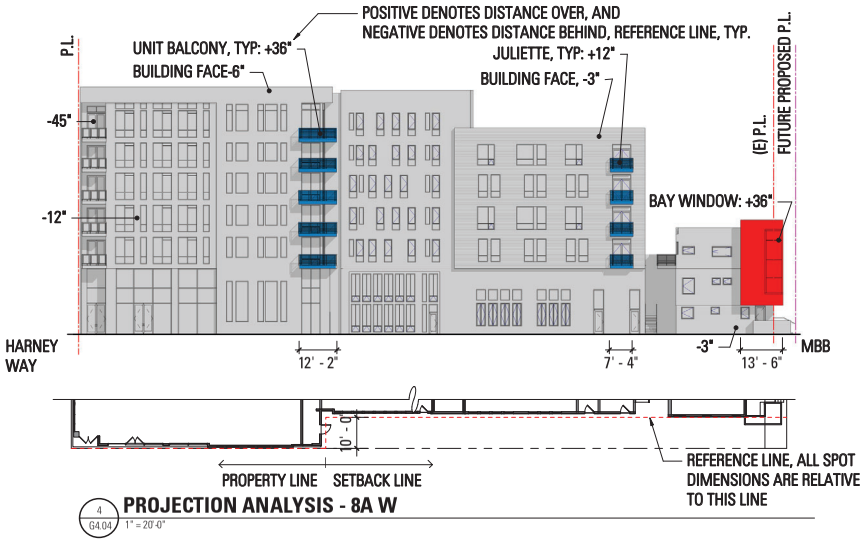
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1" = 30' AT 34x22
30' 60'

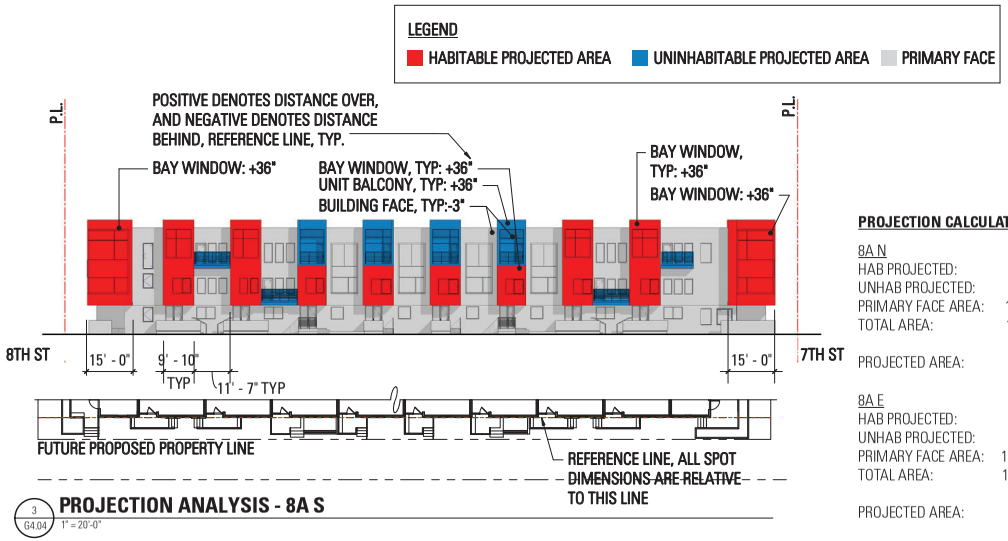
8a - D4D CONFORMANCE OPEN SPACE

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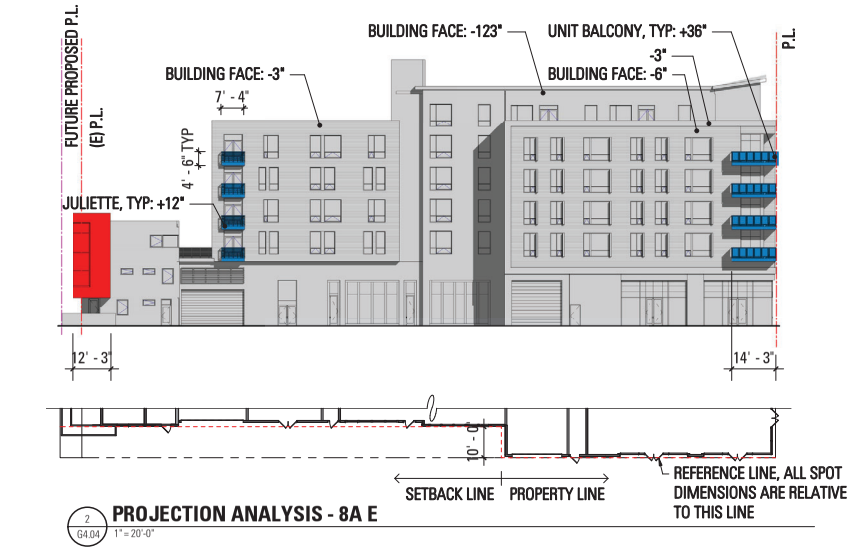
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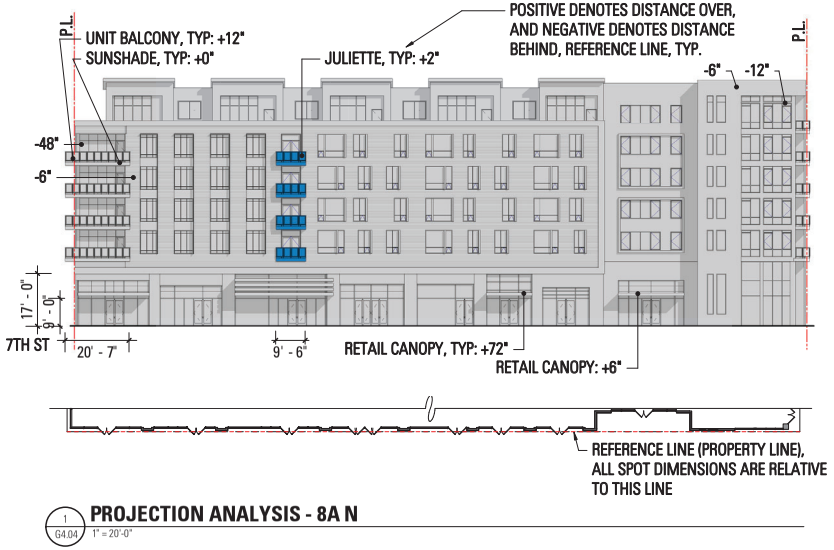
4 G4.04 **PROJECTION ANALYSIS - 8A W**
1" = 20'-0"



3 G4.04 **PROJECTION ANALYSIS - 8A S**
1" = 20'-0"



2 G4.04 **PROJECTION ANALYSIS - 8A E**
1" = 20'-0"



1 G4.04 **PROJECTION ANALYSIS - 8A N**
1" = 20'-0"

PROJECTION CALCULATIONS

8A N

HAB PROJECTED:	0 SF
UNHAB PROJECTED:	171 SF
PRIMARY FACE AREA:	18,383 SF
TOTAL AREA:	18,554 SF
PROJECTED AREA:	1%

8A E

HAB PROJECTED:	334 SF
UNHAB PROJECTED:	402 SF
PRIMARY FACE AREA:	14,202 SF
TOTAL AREA:	14,938 SF
PROJECTED AREA:	5%

8A S

HAB PROJECTED:	2,399 SF
UNAHB PROJECTED:	809 SF
PRIMARY FACE AREA:	4,580 SF
TOTAL AREA:	7,778 SF
PROJECTED AREA:	41%

8A W

HAB PROJECTED:	368 SF
UNHAB PROJECTED:	403 SF
PRIMARY FACE AREA:	14,377 SF
TOTAL AREA:	15,148 SF
PROJECTED AREA:	5%

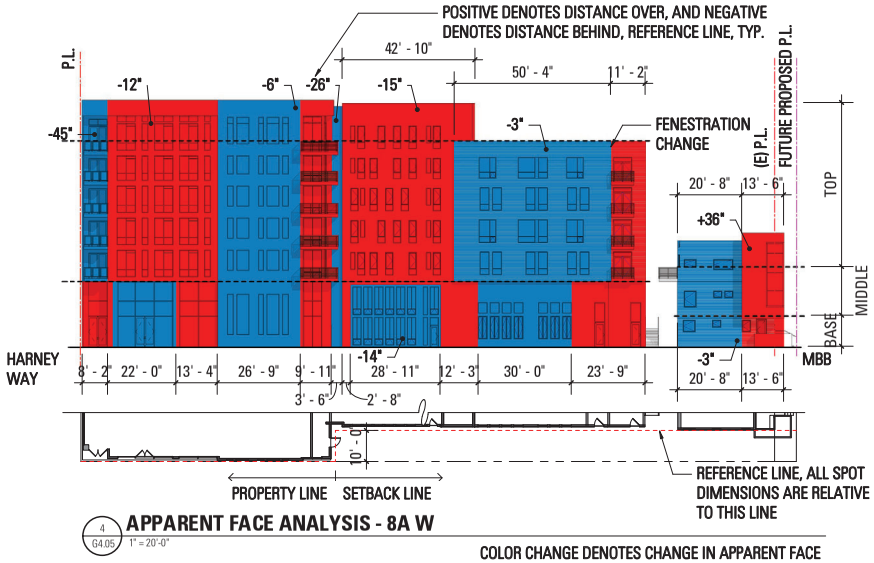
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Candlestick Point CP04 - Blocks 6a + 8a
OCII

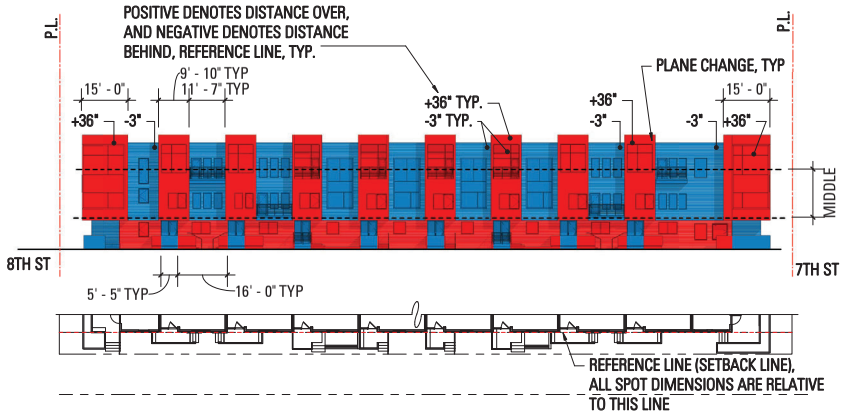
8a - D4D CONFORMANCE PROJECTION

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4 G4.05 **APPARENT FACE ANALYSIS - 8A W** 1" = 20'-0"

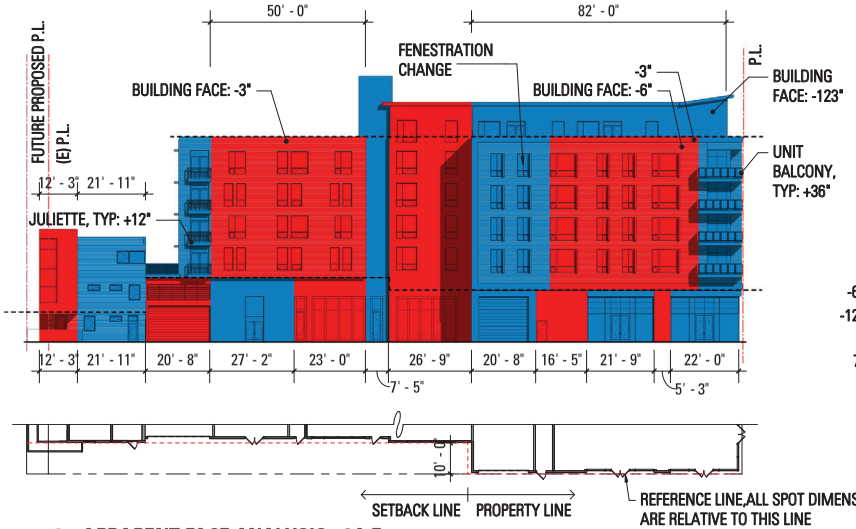
COLOR CHANGE DENOTES CHANGE IN APPARENT FACE



3 G4.05 **APPARENT FACE ANALYSIS - 8A S** 1" = 20'-0"

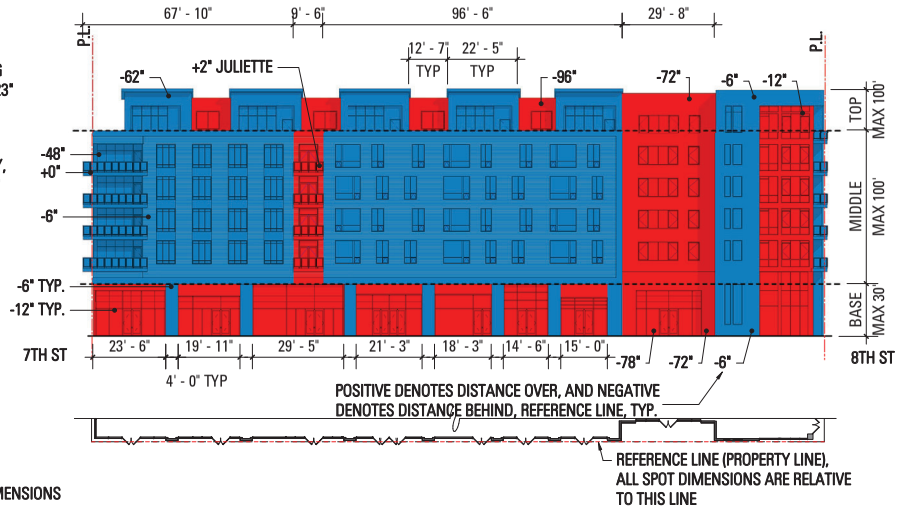
COLOR CHANGE DENOTES CHANGE IN APPARENT FACE

NOTE:
COLOR CHANGE DENOTES CHANGE IN APPARENT FACE



2 G4.05 **APPARENT FACE ANALYSIS - 8A E** 1" = 20'-0"

COLOR CHANGE DENOTES CHANGE IN APPARENT FACE



1 G4.05 **APPARENT FACE ANALYSIS - 8A N** 1" = 20'-0"

COLOR CHANGE DENOTES CHANGE IN APPARENT FACE

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

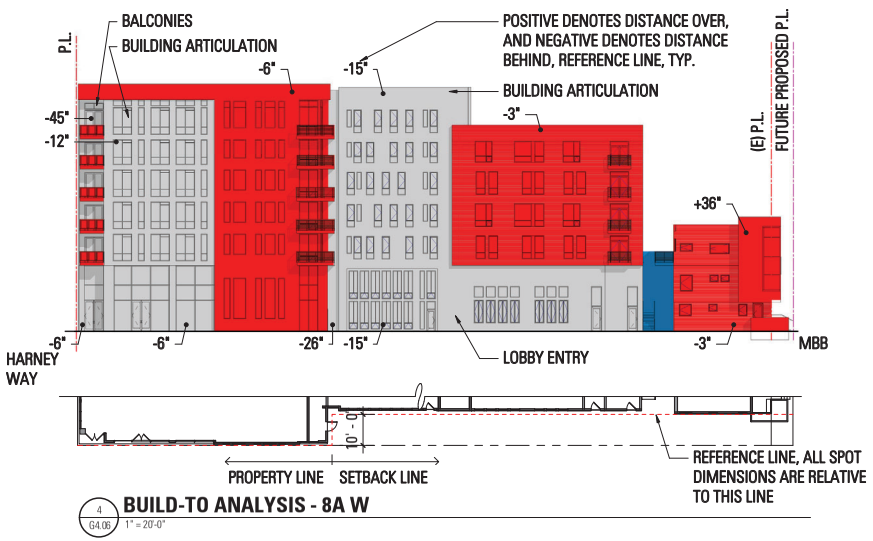
NOTE:
THESE DRAWINGS ARE SCHEMATIC. DIMENSIONS AND AREAS ARE ANTICIPATED TO CHANGE IN "DESIGN DEVELOPMENT." CHANGES WILL CONTINUE TO COMPLY WITH DESIGN FOR DEVELOPMENT REQUIREMENTS.

Candlestick Point CP04 - Blocks 6a + 8a

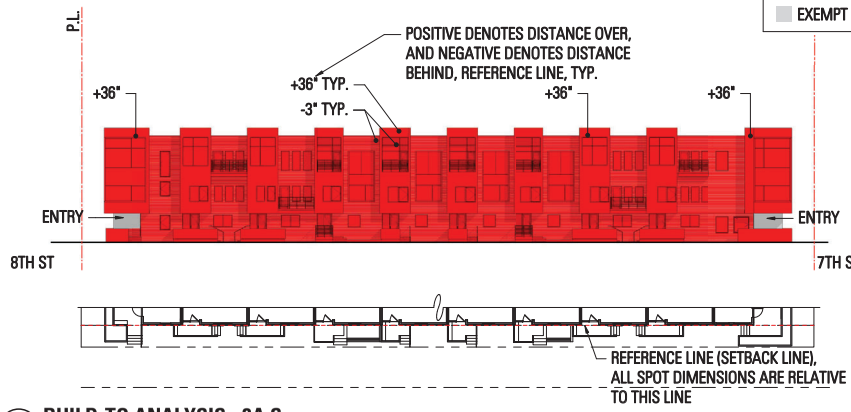
OCII

8a - D4D CONFORMANCE APPARENT FACE

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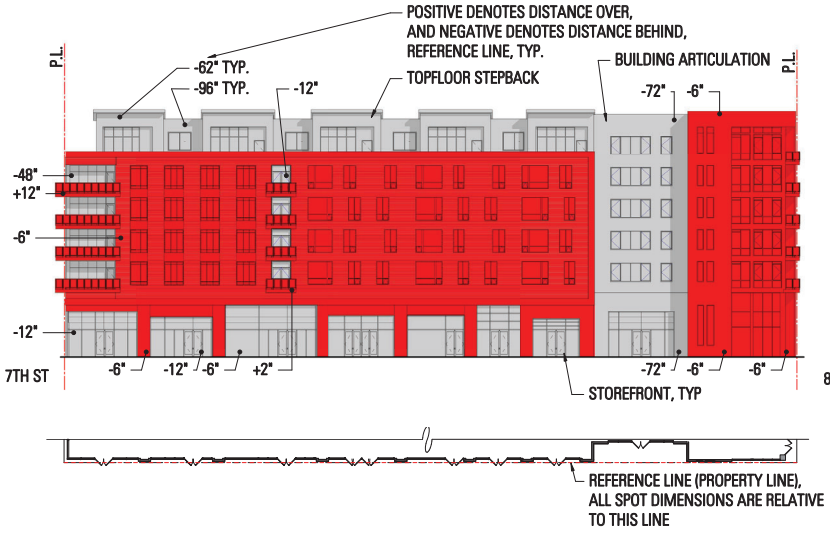
4 G4.06 BUILD-TO ANALYSIS - 8A W
1" = 20'-0"



3 G4.06 BUILD-TO ANALYSIS - 8A S
1" = 20'-0"



2 G4.06 BUILD-TO ANALYSIS - 8A E
1" = 20'-0"



1 G4.06 BUILD-TO ANALYSIS - 8A N
1" = 20'-0"

LEGEND
- BUILD-TO AREA (AT SETBACK OR PROJECTION)
- AREA RECESSED
- EXEMPT AREA

BUILD-TO CALCULATIONS

8A N

AREA AT SETBACK:	11,531 SF
AREA RECESSED:	0 SF
TOTAL AREA:	11,531 SF
BUILD TO PERCENTAGE:	100%

8A E

AREA AT SETBACK:	10,865 SF
AREA RECESSED:	0 SF
TOTAL AREA:	10,865SF
BUILD TO PERCENTAGE:	100%

8A S

AREA AT SETBACK:	7,676 SF
AREA RECESSED:	0 SF
TOTAL AREA:	7,676 SF
BUILD TO PERCENTAGE:	100%

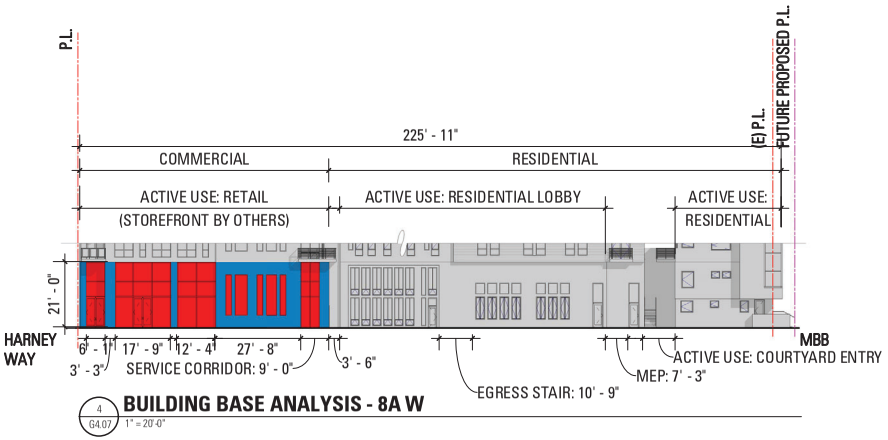
8A W

AREA AT SETBACK:	7,348 SF
AREA RECESSED:	267 SF
TOTAL AREA:	7,615 SF
BUILD TO PERCENTAGE:	96%

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

NOTE:
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4 G4.07 1" = 20'-0"

BUILDING BASE ANALYSIS - 8A W

8A W STOREFRONT GLAZING CALCULATION
GLAZED AREA: 1,109 SF
NON-GLAZED AREA: 571 SF
TOTAL AREA: 1,680 SF
PERCENTAGE GLAZING: 66%

8A W BLANK WALL CALCULATION
TOTAL FRONTAGE: 225'-11"
LINEAL BLANK WALL: 4'-4"
PERCENTAGE BLANK WALL: 2%



3 G4.07 1" = 20'-0"

BUILDING BASE ANALYSIS - 8A S

8A S STOREFRONT GLAZING CALCULATION
N/A (NO STOREFRONT)

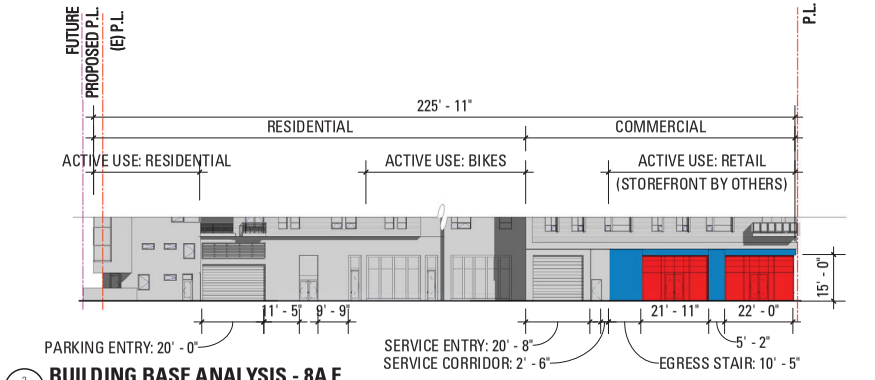
8A S BLANK WALL CALCULATION
TOTAL FRONTAGE: 221'-9"
LINEAL BLANK WALL: 0'-0" (ALL ACTIVE USE)
PERCENTAGE BLANK WALL: 0%

BLANK WALL

A WALL "HAVING NO ACTIVE USES INCLUDING NO GLAZING OR DOORWAYS"

EXCEPTIONS
- EXCLUDES PARKING GARAGE ENTRANCES
- EXCLUDES BUILDING SERVICE AREAS
- EXCLUDED AREAS ARE MAY EXCEED LENGTH REQUIREMENT

REQUIREMENTS
- MAX 8'-0" FOR COMMERCIAL BUILDINGS & 16'-0" FOR RESIDENTIAL BUILDINGS
- LIMIT TOTAL BLANK WALL TO 40'-0" OR 20% OF BUILDING FACE, WHICHEVER IS BIGGER

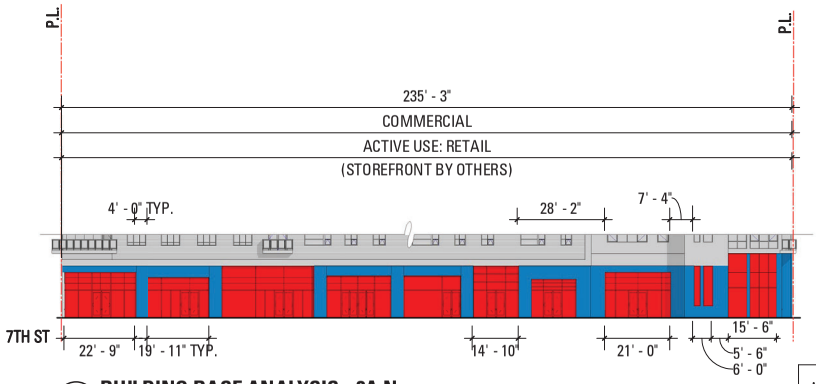


2 G4.07 1" = 20'-0"

BUILDING BASE ANALYSIS - 8A E

8A E STOREFRONT GLAZING CALCULATION
GLAZED AREA: 647 SF
NON-GLAZED AREA: 355 SF
TOTAL AREA: 1,002 SF
PERCENTAGE GLAZING: 65%

8A E BLANK WALL CALCULATION
TOTAL FRONTAGE: 225'-11"
LINEAL BLANK WALL: 21'-2"
PERCENTAGE BLANK WALL: 9%



1 G4.07 1" = 20'-0"

BUILDING BASE ANALYSIS - 8A N

8A N STOREFRONT GLAZING CALCULATION
GLAZED AREA: 2,995 SF
NON-GLAZED AREA: 1,075 SF
TOTAL AREA: 4,070 SF
PERCENTAGE GLAZING: 74%

8A N BLANK WALL CALCULATION
TOTAL FRONTAGE: 235'-3"
LINEAL BLANK WALL: 0'-0" (ALL ACTIVE USE)
PERCENTAGE BLANK WALL: 0%

ACTIVE USE

"INCLUDE STREET-LEVEL RESIDENTIAL UNITS WITH STREET-FACING ENTRANCES, RETAIL AND RESTAURANTS THAT MEET & ENGAGE THE SIDEWALK WITH AMPLE GLAZING, DISPLAYS AND INVITING ENTRANCES, ENTERTAINMENT, COMMERCIAL OFFICES AND LOBBIES."

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

NOTE:
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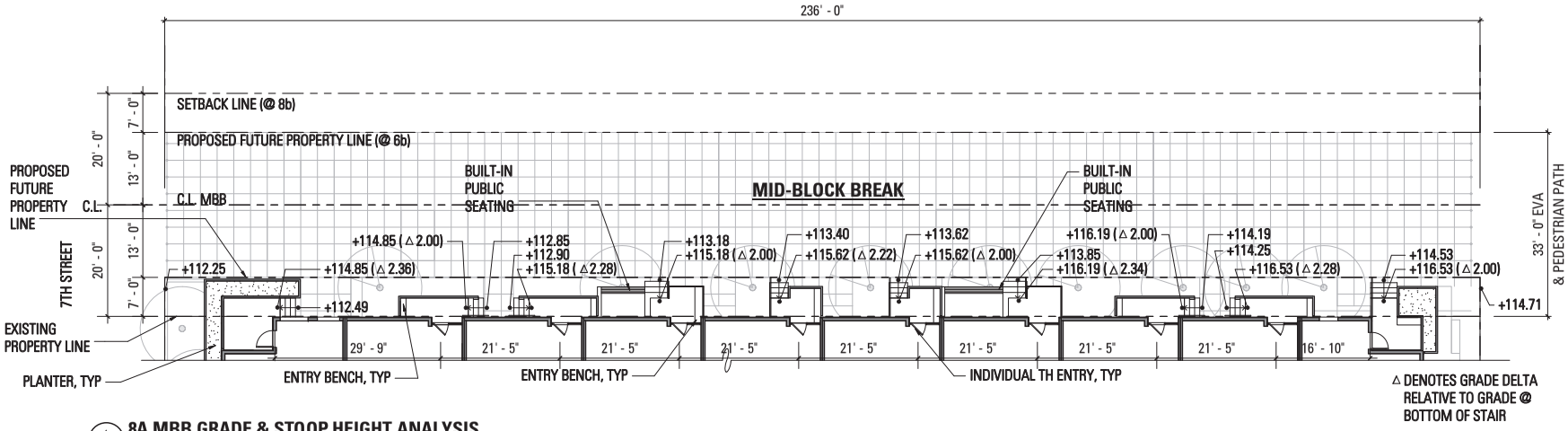
LEGEND
- GLAZED AREA
- UNGLAZED AREA
- N/A (NOT RETAIL STOREFRONT AREA)

Candlestick Point CP04 - Blocks 6a + 8a

OCII

8a - D4D CONFORMANCE BASE ACTIVATION

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1 G4.08 **8A MBB GRADE & STOOP HEIGHT ANALYSIS**
1" = 10'-0"

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a
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8a - D4D CONFORMANCE STOOP HEIGHT

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Green Building: Site Permit Submittal

BASIC INFORMATION:
These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
Candlestick Point	CP04 / 6a and 8a	TBD
Gross Project Area	**Primary Occupancy**	**Number of occupied floors**
6a =210,000 / 8a =216,400	R-2	7
Design Professional/Applicant: Sign & Date		
to be signed at site permit submittal		

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

Attachment C-2: Green Building: Site Permit Submittal
Version: July 1, 2014

CP-04 BLOCKS 6A AND 8A

ALL PROJECTS, AS APPLICABLE

Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS

Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	x
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	0
Final number of required points (base number +/- adjustment)	75
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

1) New residential projects of 4 or more occupied floors must use the "New Residential High-Rise" column. New residential with 3 or fewer occupied floors must use the "New Residential Low Rise" column.
2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

LEED PROJECTS

	New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	[2]	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED minimum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency **Effective 1/1/2012:** Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSc4.2.	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7, Requirements for additions or alterations apply to applications received July 1, 2012 or after.[3]	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥$200,000[3]
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSc4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. **OR** for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency **Effective January 1, 2012:** Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

SUSTAINABILITY MEASURES APPROACH

BAR's approach to sustainable strategies is predicated on the notion that sustainability is not a supplemental set of decisions, but a mind-set framing creative design solutions which support environmental and social stewardship. In addition to our holistic approach, building and landscape design will incorporate standards and guidelines recommended in section 4.3.1 G of the Design for Development (D4D):

Stormwater Treatment – San Francisco's Stormwater Design Guidelines, for separate sewer and storm water development sites will be followed, including integration of Low Impact Design (LID) treatment measures. In addition, as part of the SF Green Building Ordinance, we will provide a stormwater control plan and a construction site Stormwater Pollution Prevention Plan, including SFPUC Best Management Practices.
Green Building Ordinance – Blocks 6A and 8A will meet the requirements of the San Francisco Green Building Ordinance through the use of the Green Point Rating program. The projects will also meet the following additional SF Green Building Ordinance requirements: 1) Construction activity stormwater pollution prevention and site runoff controls; 2) Stormwater control plan; 3) Water efficient irrigation; 4) Construction waste management and 5) Recycling by occupants.
Reclaimed Water – Land development utilities includes reclaimed water infrastructure (purple pipe).
Climate Appropriate Vegetation – Planting is based on Bay Friendly standards and will be drought tolerant, natives and non-invasive. Planting will be organized into hydro zones per solar exposure and to reduce evapo-transpiration.
Title 24 (2008) Energy Standards – Blocks 6A and 8A will be design to meet the 2013 or 2016 Energy Code's equivalent of "exceeding 2008 Energy Standards by 14%", based on GPR's requirements, depending which code cycle is in effect at Site Permit submittal.
Landfill Diversion – Construction of Blocks 6A and 8A will meet San Francisco Construction and Demolition Debris Ordinance requirements, requiring at least 75% of generated debris and waste be diverted from landfills.
Recycling – Blocks 6A and 8A will provide dedicated recycling facilities as required by SF Green Building Ordinance and Administrative Bulletin 088.
Concrete – Concrete used in building construction to be at least 25% fly ash or slag.
Solar Ready – Blocks 6A and 8A will be design to provide solar ready infrastructure as required by the Energy Code (10% min. of roof area per 2013 Energy Code).

Other sustainable strategies that will be incorporated in the Blocks 6A and 8A, include:

- Reduction of heat-island effect by providing light color/high albedo paving material, deciduous trees to shade outdoors space in summer months and high emissivity roofing.
- Use of durable and thermally efficient roofs and walls to reduce heating and cooling and enhance thermal comfort.
- Irrigation system is drip, centrally controlled and will include rain sensors. The irrigation system will meet or exceed the local SFPUC water efficient irrigation ordinance.
- Use of efficient HVAC systems and efficient electrical lighting systems, including sealed combustion water heaters, duct mastic on duct joints and seams and high efficacy LED lighting in the residential units and common use spaces.
- Use of water efficient plumbing fixtures, including faucets, showerheads and toilets. Provide Energy Star dishwashers.
- Interior building materials to contain low VOC content, including caulks and adhesives.
- Incorporate "smart metering" building management systems and feedback panels into homes.
- Universal Design Principles, bringing adaptability to all residential spaces and enhancing residential gathering spaces and social interactions will be incorporated.

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NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

GreenPointRATED — A PROGRAM OF BUILD IT GREEN

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, E5.2 , H6.1, J5.1, O1, O7.

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily Version 7

Total Points Targeted: 86

Certification Level: _ _

POINTS REQUIRED



Project Name: Lot 12 Project Street: Hatton Street Project City: San Jose Project Zip: 95128		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Measures			Possible Points				
CALGreen							
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1
A. SITE							
No	**A1. Construction Footprint**	0				1	
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 75% C&D Waste Diversion **(Including** Alternative Daily Cover)	2				2	
No	A2.2 65% C&D Waste Diversion **(Excluding** Alternative Daily Cover)	0				2	
No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0				1	
No	**A3. Recycled Content Base Material**	0				1	
Yes	**A4. Heat Island Effect Reduction (Non-Roof)**	1		1			
No	**A5. Construction Environmental Quality Management Plan Including Flush-Out**	0			1		
	A6. Stormwater Control: Prescriptive Path						
TBD	A6.1 Permeable Paving Material						1
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1
No	A6.3 Non-Leaching Roofing Materials	0					1
No	A6.4 Smart Stormwater Street Design	0	1				
No	**A7. Stormwater Control: Performance Path**	0					3
B. FOUNDATION							
Yes	**B1. Fly Ash and/or Slag in Concrete**	1				1	
No	**B2. Radon-Resistant Construction**	0			2		
No	**B3. Foundation Drainage System**	0				2	
No	**B4. Moisture Controlled Crawlspace**	0			1		
	B5. Structural Pest Controls						
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1	
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1	
C. LANDSCAPE							
8.00%	Enter the landscape area percentage						
TBD	**C1. Plants Grouped by Water Needs (Hydrozoning)**						1
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1
	C3. Resource Efficient Landscapes						
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1	
No	C3.2 Plants Chosen and Located to Grow to Natural Size	0				1	
No	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0					3
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	1					2
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	0					2
No	**C5. Trees to Moderate Building Temperature**	0		1	1		1
No	**C6. High-Efficiency Irrigation System**	0					2
No	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	0					2
No	**C8. Rainwater Harvesting System**	0					3
No	**C9. Recycled Wastewater Irrigation System**	0					1
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2
No	**C11. Landscape Meets Water Budget**	0					1
	C12. Environmentally Preferable Materials for Site						
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1	
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1	
TBD	**C13. Reduced Light Pollution**		1				
No	**C14. Large Stature Tree(s)**	0	1				
No	**C15. Third Party Landscape Program Certification**	0					1

Project Name: Lot 12 Project Street: Hatton Street Project City: San Jose Project Zip: 95128		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	**C16. Maintenance Contract with Certified Professional**	0					1
No	**C17. Community Garden**	0	2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2	
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1	
No	D1.3 Advanced Framing Measures	0				2	
No	**D2. Construction Material Efficiencies**	0				1	
	D3. Engineered Lumber						
TBD	D3.1 Engineered Beams and Headers					1	
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1	
Yes	D3.3 Engineered Lumber for Roof Rafters	1				1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
TBD	D3.5 OSB for Subfloor					0.5	
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5	
No	**D4. Insulated Headers**	0		1			
	D5. FSC-Certified Wood						
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6	
No	D5.2 Panel Products	0				3	
	D6. Solid Wall Systems						
No	D6.1 At Least 90% of Floors	0				1	
No	D6.2 At Least 90% of Exterior Walls	0		1		1	
No	D6.3 At Least 90% of Roofs	0		1		1	
No	**D7. Energy Heels on Roof Trusses**	0		1			
TBD	**D8. Overhangs and Gutters**			1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
No	D9.1 Detached Garage	0			2		
No	D9.2 Mitigation Strategies for Attached Garage	0			1		
	D10. Structural Pest and Rot Controls						
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
TBD	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**				1	1	
E. EXTERIOR							
No	**E1. Environmentally Preferable Decking**	0				1	
Yes	**E2. Flashing Installation Third-Party Verified**	2				2	
Yes	**E3. Rain Screen Wall System**	2				2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
No	**E6. Vegetated Roof**	0	2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes	F1.1 Walls and Floors	1				1	
Yes	F1.2 Ceilings	1				1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
Yes	F2.1 Walls and Floors	1			1		
Yes	F2.2 Ceilings	1			1		
	F3. Insulation That Does Not Contain Fire Retardants						
Yes	F3.1 Cavity Walls and Floors	1			1		
Yes	F3.2 Ceilings	1			1		
Yes	F3.3 Interior and Exterior Insulation	1			1		
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
No	G1.1 Insulated Hot Water Pipes	0		1			
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0					1
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2
	G2. Install Water-Efficient Fixtures						
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2
No	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	0					1
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2
No	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0					1
TBD	**G3. Pre-Plumbing for Graywater System**						1

Project Name: Lot 12 Project Street: Hatton Street Project City: San Jose Project Zip: 95128		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	**G4. Operational Graywater System**	0					3
No	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	0					1
TBD	**G6. Submeter Water for Tenants**						2
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
Yes	H1.1 Sealed Combustion Furnace	1			1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1		
	H3. Effective Ductwork						
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1			
No	H3.2 Pressure Balance the Ductwork System	0		1			
TBD	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**				1		
	H5. Advanced Practices for Cooling						
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1			
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
No	H6.2 Advanced Ventilation Standards	0			2		
No	H6.3 Outdoor Air is Filtered and Tempered	0			1		
	H7. Effective Range Design and Installation						
No	H7.1 Effective Range Hood Ducting and Design	0			1		
No	H7.2 Automatic Range Hood Control	0			1		
TBD	**H8. High Efficiency HVAC Filter (MERV 13+)**				1		
No	**H9. Adavnced Refrigerants**	0			1		
I. RENEWABLE ENERGY							
No	**I1. Pre-Plumbing for Solar Water Heating**	0		1			
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1			
0.00%	**I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)**	0		25			
	I4. Net Zero Energy Home						
No	I4.1 Near Zero Energy Home	0		2			
No	I4.2 Net Zero Electric	0		4			
No	**I5. Energy Storage System**	0		1			
TBD	**I6. Solar Hot Water Systems to Preheat Domestic Hot Water**			4			
TBD	**I7. Photovoltaic System for Multifamily Projects**			8			
J. BUILDING PERFORMANCE AND TESTING							
No	**J1. Third-Party Verification of Quality of Insulation Installation**	0			1		
No	**J2. Supply and Return Air Flow Testing**	0		1	1		
No	**J3. Mechanical Ventilation Testing**	0			1		
No	**J4. Combustion Appliance Safety Testing**	0			1		
	J5. Building Energy Performance						
7.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	19		30			
0.00%	J5.2 Non-Residential Spaces Outperform Title 24	0		15			
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1			
No	**J7. Participation in Utility Program with Third-Party Plan Review**	0		1			
No	**J8. ENERGY STAR for Homes**	0		1			
No	**J9. EPA Indoor airPlus Certification**				1		
TBD	**J10. Blower Door Testing**				3		
No	**J11. Compartimentalization of Units**	0		1	1		
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
TBD	K1.1 Entryways to Individual Units					1	
Yes	K1.2 Entryways to Buildings	1				1	
TBD	**K2. Zero-VOC Interior Wall and Ceiling Paints**					2	
Yes	**K3. Low-VOC Caulks and Adhesives**	1				1	
	K4. Environmentally Preferable Materials for Interior Finish						
No	K4.1 Cabinets	0				2	
No	K4.2 Interior Trim	0				2	
No	K4.3 Shelving	0				2	
No	K4.4 Doors	0				2	
No	K4.5 Countertops	0				1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
No	K5.1 Doors	0			1		
No	K5.2 Cabinets and Countertops	0			2		
No	K5.3 Interior Trim and Shelving	0			2		

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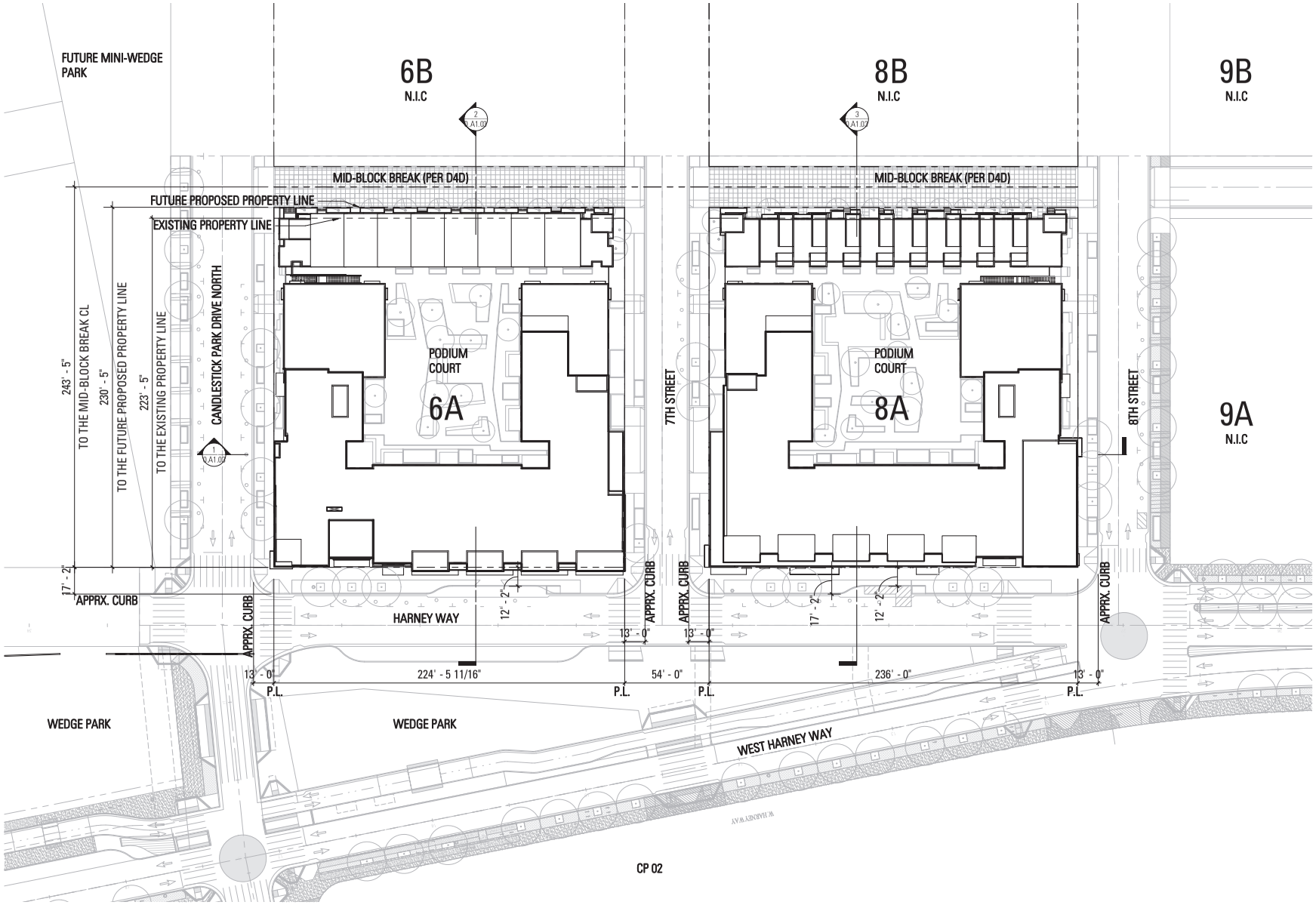
Project Name: Lot 12 Project Street: Hatton Street Project City: San Jose Project Zip: 95128		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	**K6. Products That Comply With the Health Product Declaration Open Standard**	0			2		
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2		
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1		
No	**K9. Durable Cabinets**	0				2	
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1	
L. FLOORING							
No	**L1. Environmentally Preferable Flooring**	0				3	
≥25%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	1			3		
No	**L3. Durable Flooring**	0				1	
No	**L4. Thermal Mass Flooring**	0		1			
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1
	M2. Efficient Clothes Washing and Drying						
TBD	M2.1 CEE-Rated Clothes Washer			1			2
TBD	M2.2 Energy Star Dryer			1			
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5			
TBD	**M3. Size-Efficient ENERGY STAR Refrigerator**			2			
	M4. Permanent Centers for Waste Reduction Strategies						
TBD	M4.1 Built-In Recycling Center					1	
TBD	M4.2 Built-In Composting Center					1	
	M5. Lighting Efficiency						
TBD	M5.1 High-Efficacy Lighting			2			
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2			
Tier 1	**M6. Electric Vehicle Charging Stations and Infrastructure**	1		2			
No	**M7. Central Laundry**	0					1
Yes	**M8. Gearless Elevator**	1		1			
N. COMMUNITY							
	N1. Smart Development						
TBD	N1.1 Infill Site		1			1	
No	N1.2 Designated Brownfield Site	0	1			1	
>25	N1.3 Conserve Resources by Increasing Density	2		2		2	
No	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency	4				9	
700	Enter the area of the home, in square feet						
1	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Major Transit Stop						
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	1	2				
5	Enter the number of Tier 1 services						
5	Enter the number of Tier 2 services						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
No	N3.3 Traffic Calming Strategies	0	2				
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
TBD	N3.6 Bicycle Storage for Non-Residents		1				
1 space per unit	N3.7 Reduced Parking Capacity	2	2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1				
	N5. Social Interaction						
TBD	N5.1 Residence Entries with Views to Callers		1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
	N6. Passive Solar Design						
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
	N7. Adaptable Building						
Yes	N7.1 Universal Design Principles in Units	2	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
	N8. Affordability						
No	N8.1 Dedicated Units for Households Making 80% of AMI or Less	0	2				

Project Name: Lot 12 Project Street: Hatton Street Project City: San Jose Project Zip: 95128		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1				
No	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1				
	N9. Mixed-Use Developments						
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1				
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1				
	N8. Resiliency						
No	N8.1 Climate Impact Assessment	0	1		1	1	
No	N8.2 Strategies to Address Assessment Findings	0	1		1	1	
	N9. Social Equity						
TBD	N9.1 Diverse Workforce		1			1	
TBD	N9.2 Community Location		1		1		
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
TBD	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**			0.5	0.5	0.5	0.5
TBD	**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**			0.5	0.5	0.5	0.5
	O5. Home System Monitors						
No	O5.1 Energy Home System Monitors	0		1			
No	O5.2. Water Home System Monitors	0					1
	O6. Green Building Education						
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
TBD	**O7. Green Appraisal Addendum**		R	R	R	R	R
No	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**	0				1	
TBD	**O9. Residents Are Offered Free or Discounted Transit Passes**		2				
TBD	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**					1	
TBD	**O11. Tobacco Free Buildings**				2		
No	**O12. Integrated Pest Management Plan**	0				1	
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control	1	1		1		
5	Enter the number of Tier 1 practices						
5	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
Yes	P2.1 Tenant Improvement Requirements for Build-Outs	2			1		1
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1			1		
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1		
	P3. Commissioning						
Yes	P3.1 Design Phase	2		1	1		
No	P3.2 Construction Phase	0		2	1		
No	P3.3 Post-Construction Phase	0		2	1		
No	**P4. Building Enclosure Testing**	0		1	1	1	

Summary						
Total Available Points in Specific Categories	404	46	141	69	94	54
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Achieved	86.0	10.5	26.5	17.5	22.0	9.5

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Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 30' AT 34x22

30' 60'

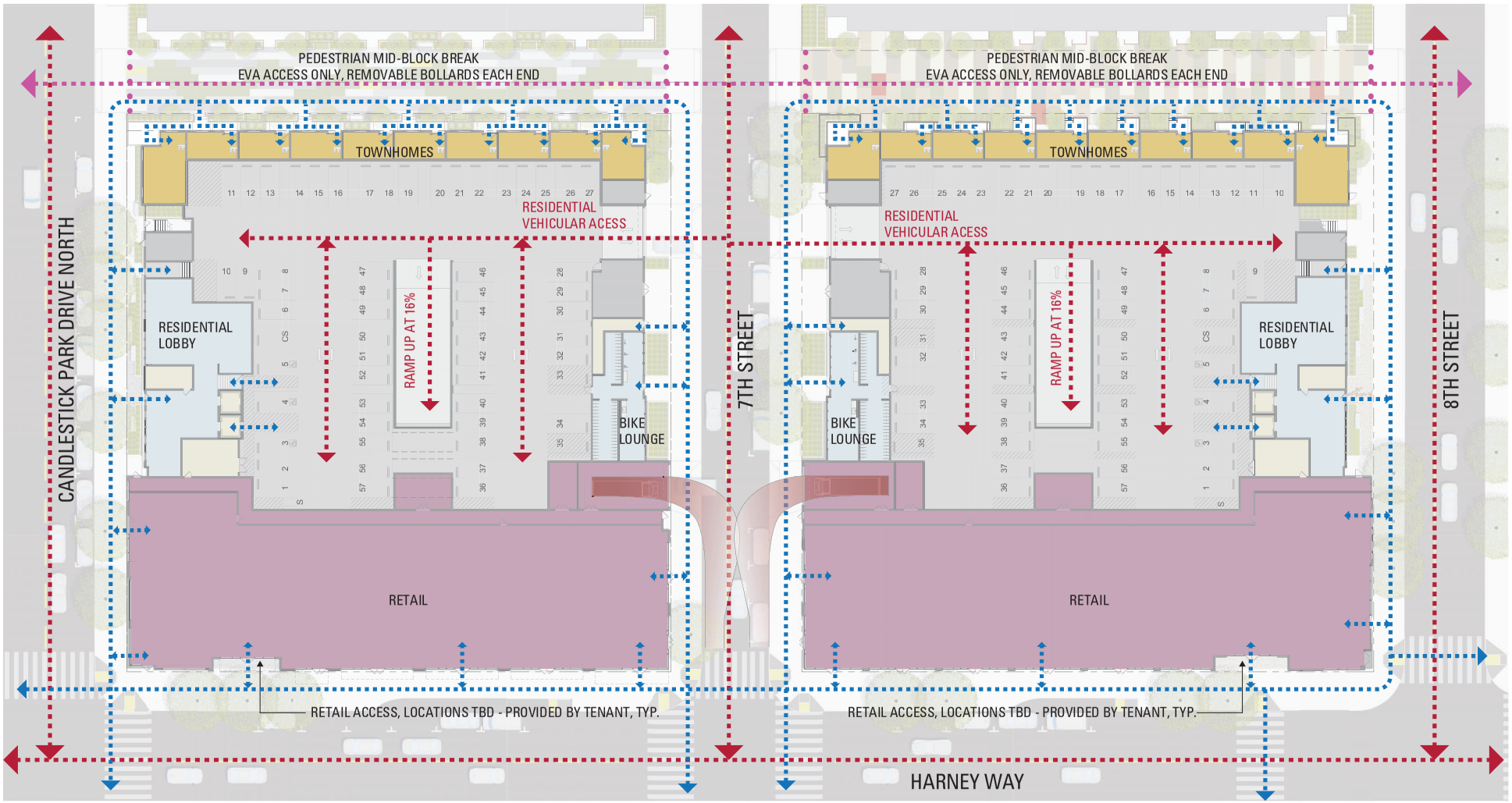
SITE PLAN

04.24.2017

FIVEPOINT | FLETCHER STUDIO LANDSCAPE ARCHITECTURE | DE+ | BAR architects

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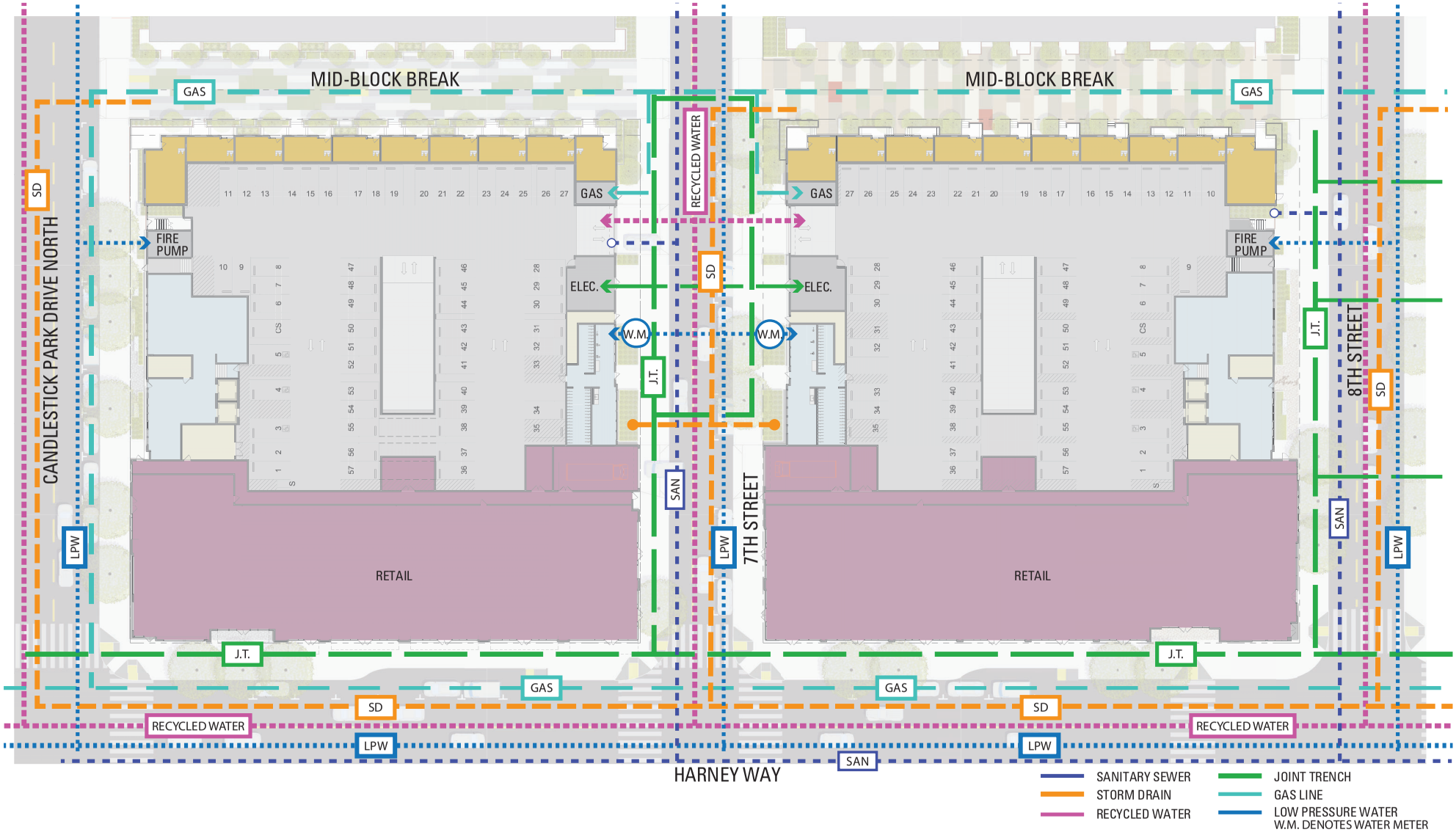
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SITE ACCESS DIAGRAM

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SITE UTILITY DIAGRAM

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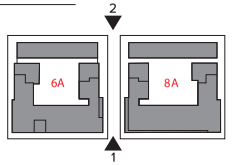
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1 / 0.A1.02 **SITE ELEVATION - NORTH**
1" = 20'-0"



2 / 0.A1.02 **SITE ELEVATION - SOUTH**
1" = 20'-0"



Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 30' AT 34x22

30' 60'

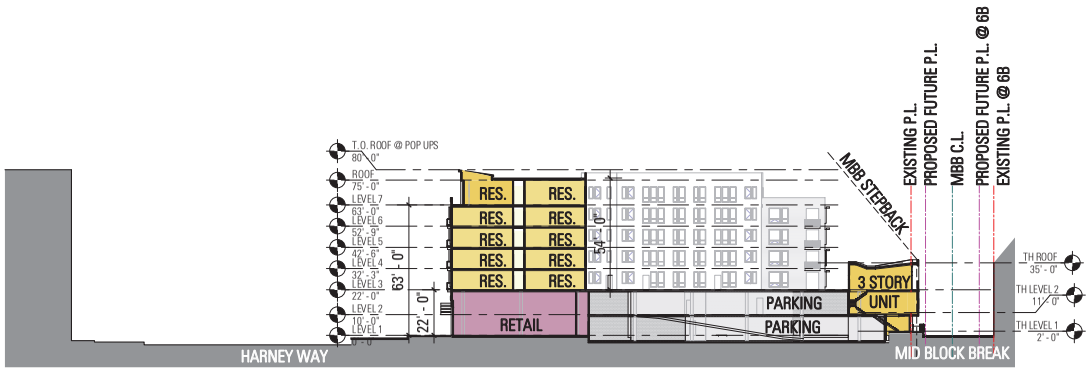
SITE ELEVATIONS

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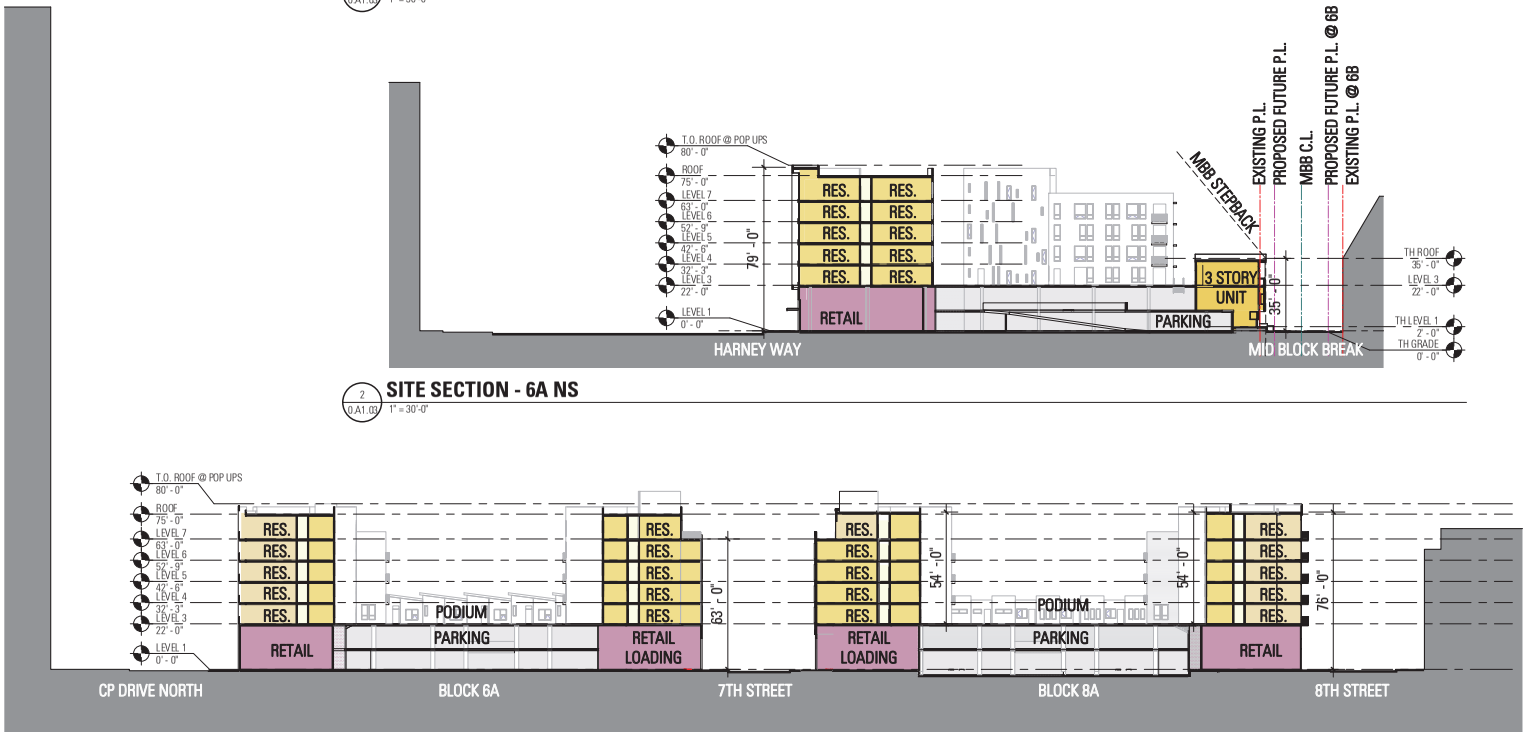
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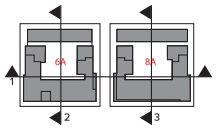


3 0.A1.03 **SITE SECTION - 8A NS**
1" = 30'-0"

2 0.A1.03 **SITE SECTION - 6A NS**
1" = 30'-0"



1 0.A1.03 **SITE SECTION - EW**
1" = 30'-0"



Candlestick Point CP04 - Blocks 6a + 8a

OCII

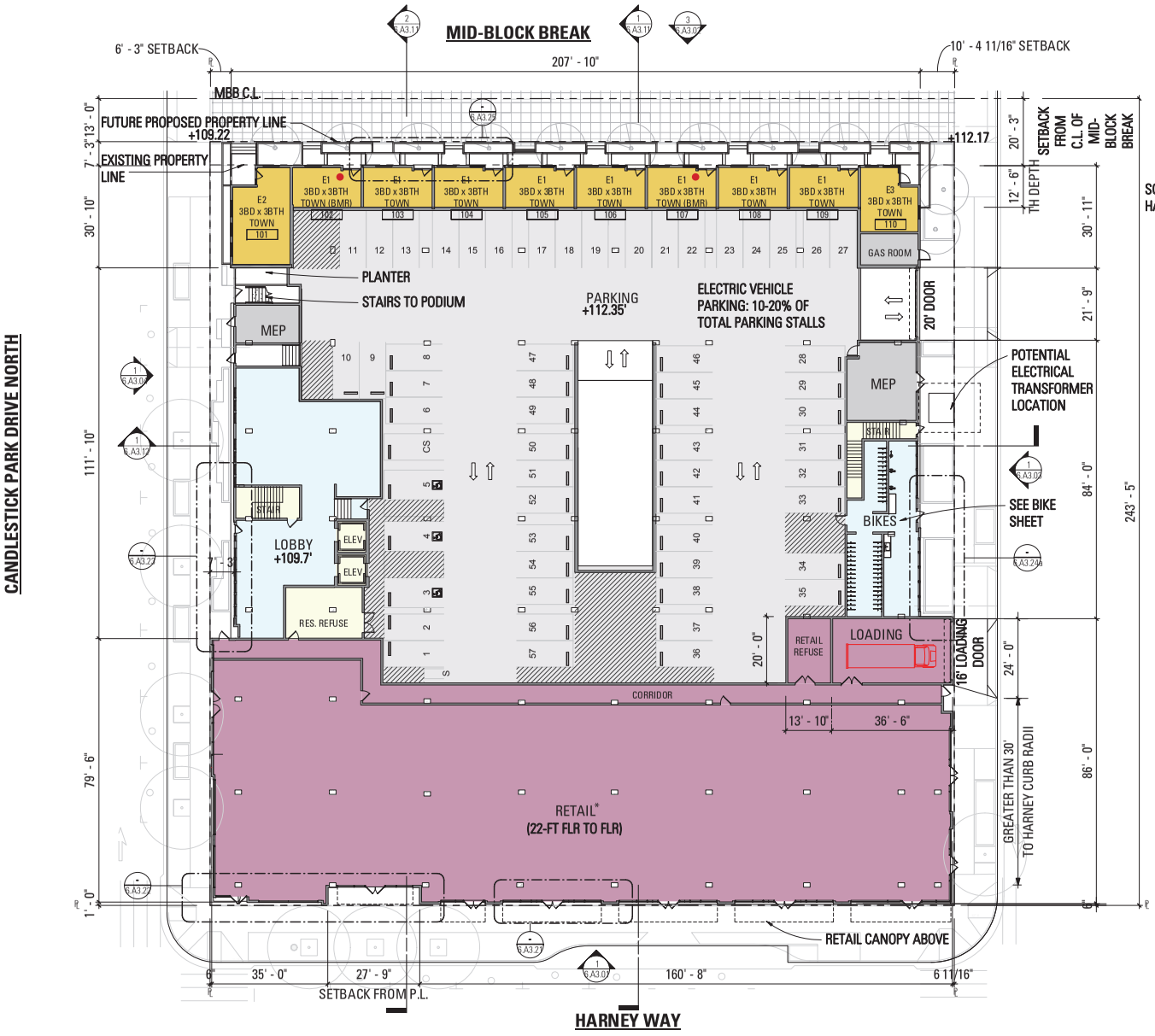
1" = 30' AT 34x22

30' 60'

SITE SECTIONS

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STORMWATER TREATMENT REQUIREMENTS:

- APPRX. TOTAL ROOF AND COURTYARD HARDSCAPE AREAS:	42,135 sf
- 5% OF HARDSCAPE AND ROOF AREAS REQUIRED FOR STORMWATER TREATMENT:	2,107 sf

AVAILABLE PLANTING AREAS FOR STORMWATER TREATMENT:

- PODIUM COURTYARD PLANTERS:	1,877 sf
- AT GRADE SOFTSCAPE AREAS:	1,697 sf

SOFTSCAPE: 1,550 SF - 33%
HARDSCAPE: 3,141 SF - 67%



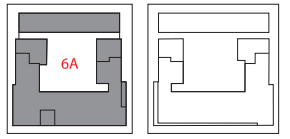
SAMPLE ARTFUL TREATMENT / SCREENING OF UTILITIES

NOTE:
SEE SHEET G3.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

NOTE:
THESE DRAWINGS ARE SCHEMATIC. DIMENSIONS AND AREAS ARE ANTICIPATED TO CHANGE IN "DESIGN DEVELOPMENT." CHANGES WILL CONTINUE TO COMPLY WITH DESIGN FOR DEVELOPMENT REQUIREMENTS.

● INDICATES BELOW MARKET RATE UNIT



Candlestick Point CP04 - Blocks 6a + 8a

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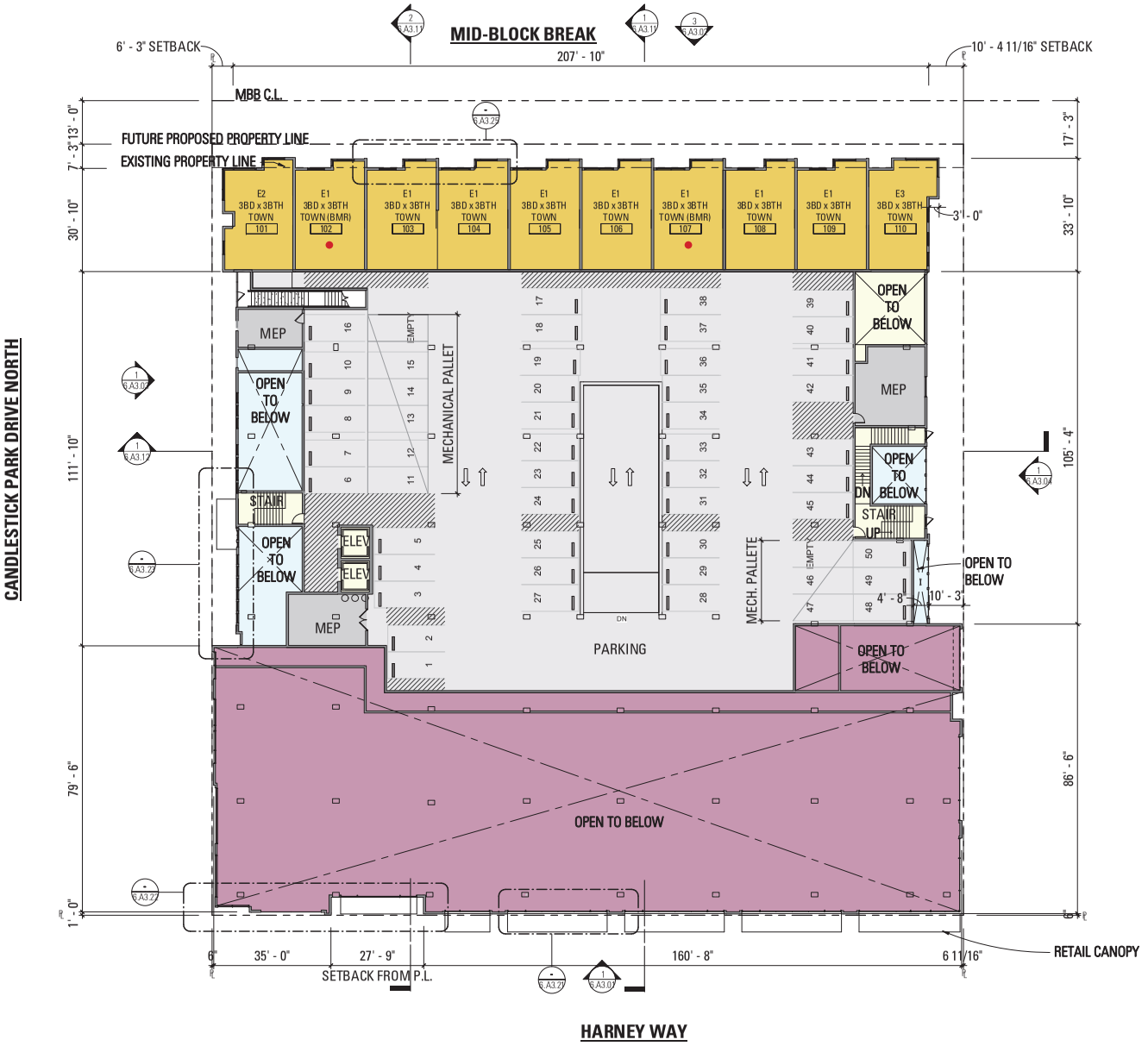
1" = 16' AT 34x22

16' 32'

6a - GROUND LEVEL

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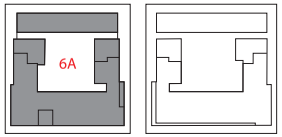


NOTE:
SEE SHEET G3.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

NOTE:
THESE DRAWINGS ARE SCHEMATIC. DIMENSIONS AND AREAS ARE ANTICIPATED TO CHANGE IN "DESIGN DEVELOPMENT." CHANGES WILL CONTINUE TO COMPLY WITH DESIGN FOR DEVELOPMENT REQUIREMENTS.

● INDICATES BELOW MARKET RATE UNIT



Candlestick Point CP04 - Blocks 6a + 8a

OCII

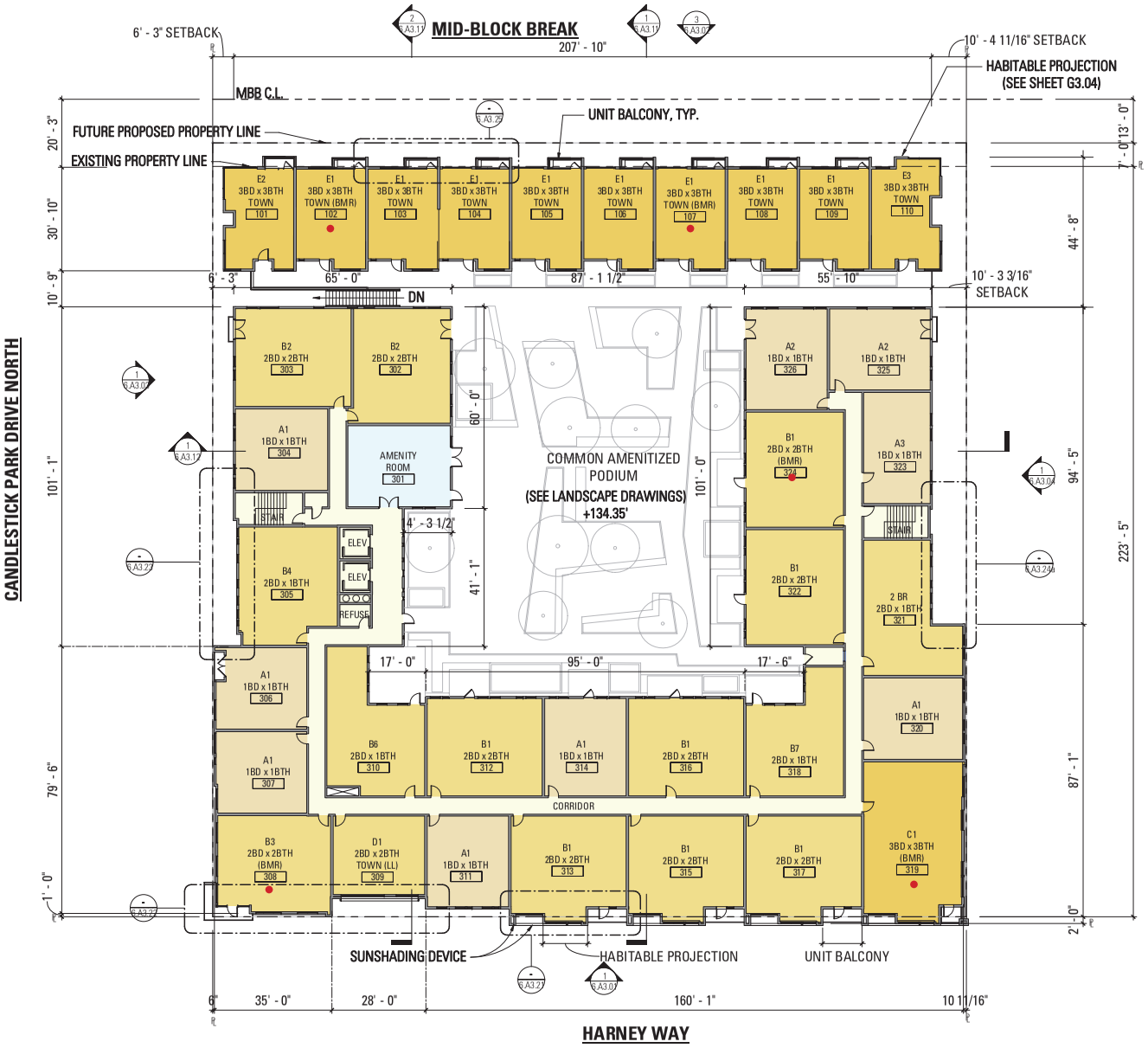
1" = 16' AT 34x22

16' 32'

6a - LEVEL 2

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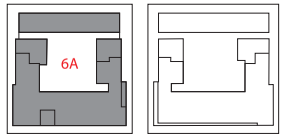
SOFTSCAPE: 4,312 SF - 32%
HARDSCAPE: 9,231 SF - 68%

NOTE:
SEE SHEET G3.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

NOTE:
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● INDICATES BELOW MARKET RATE UNIT



Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 16' AT 34x22

16' 32'

6a - LEVEL 3 (PODIUM)

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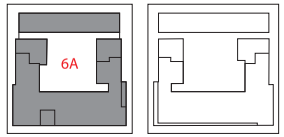


NOTE:
SEE SHEET G3.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

NOTE:
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● INDICATES BELOW MARKET RATE UNIT



Candlestick Point CP04 - Blocks 6a + 8a

OCII

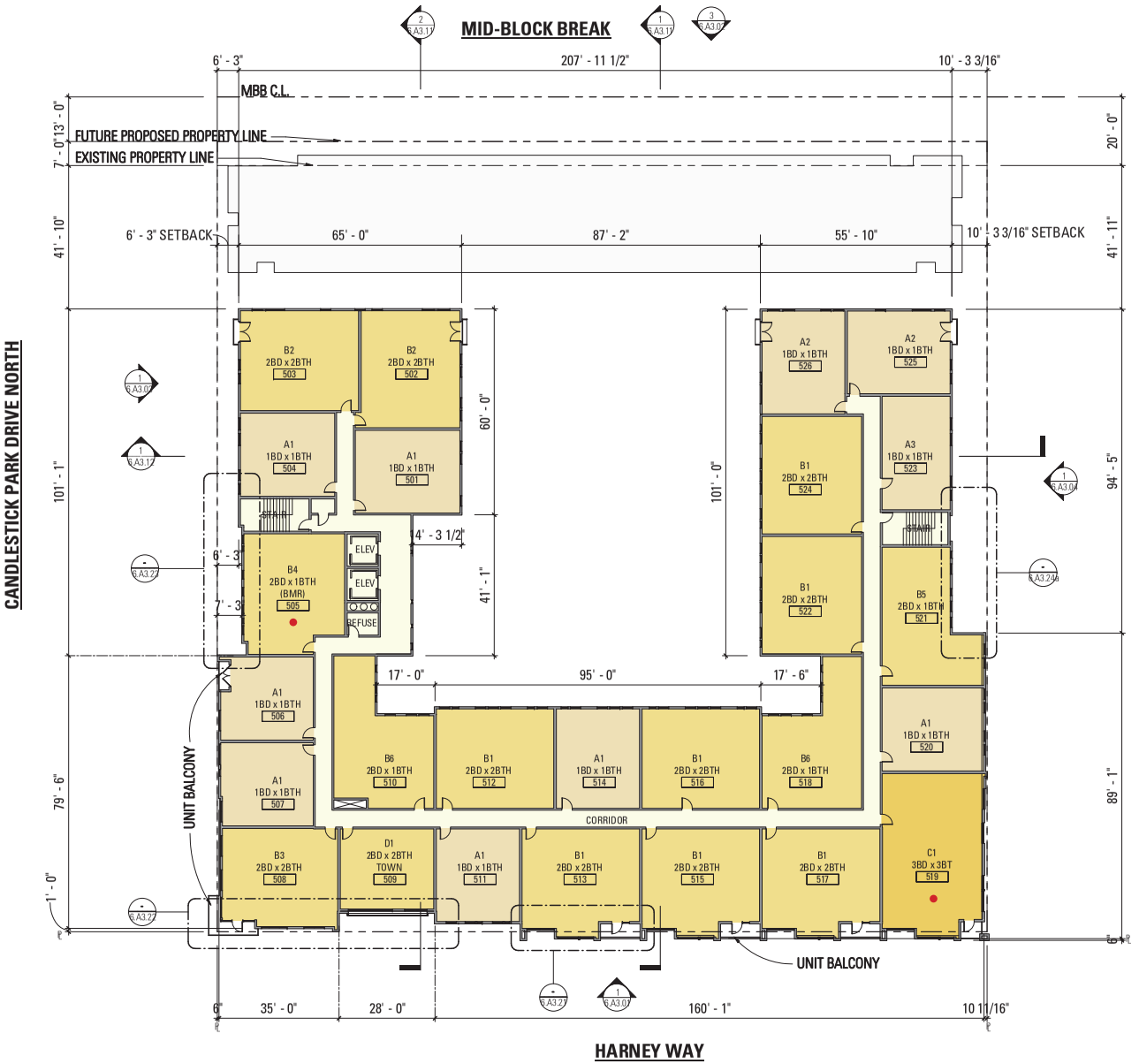
1" = 16' AT 34x22

16' 32'

6a - LEVEL 4

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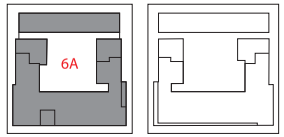


NOTE:
SEE SHEET G3.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

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● INDICATES BELOW MARKET RATE UNIT



Candlestick Point CP04 - Blocks 6a + 8a

OCII

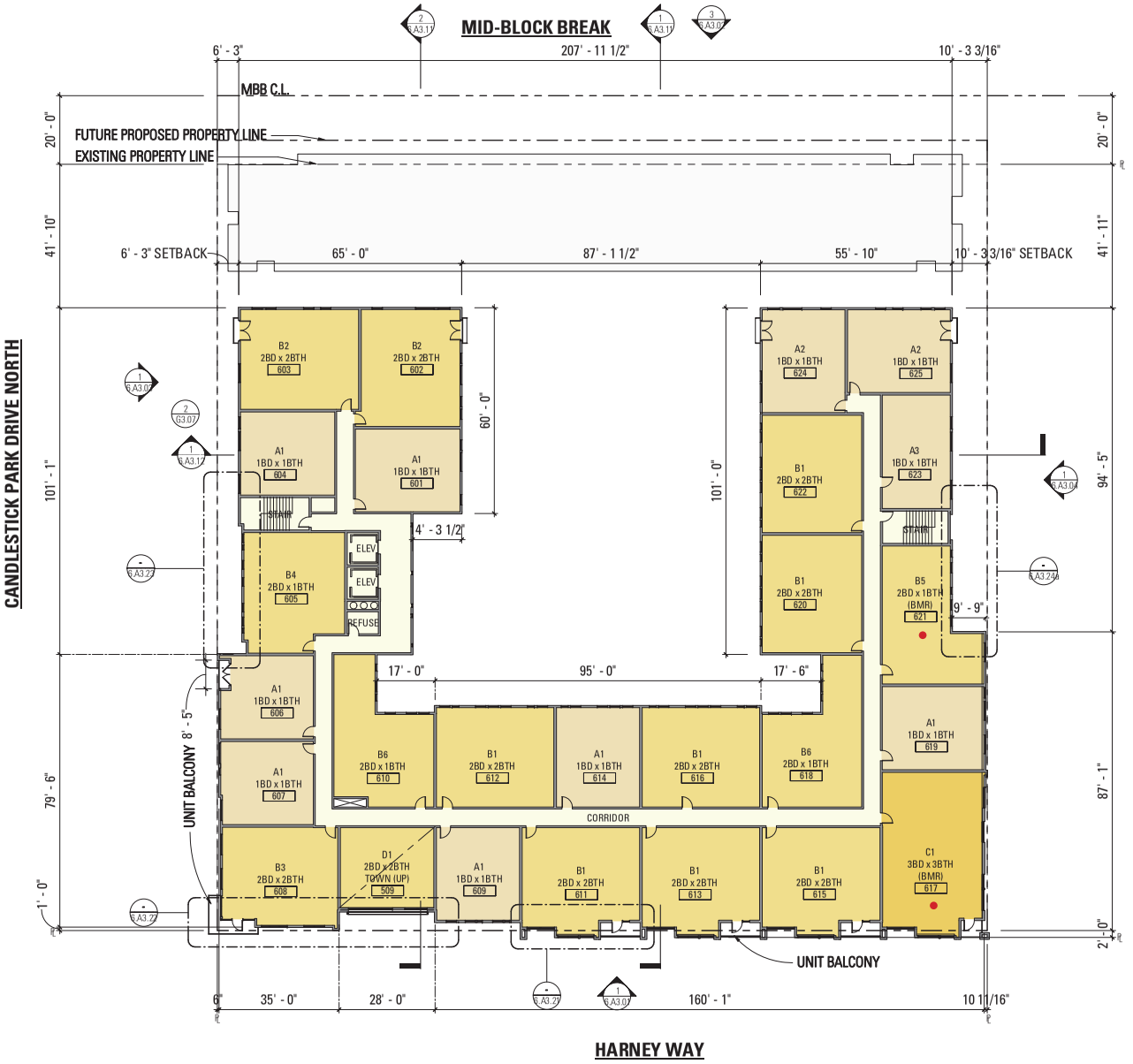
1" = 16' AT 34x22

16' 32'

6a - LEVEL 5

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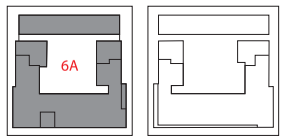
HARNEY WAY

NOTE:
SEE SHEET G3.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

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● INDICATES BELOW MARKET RATE UNIT



Candlestick Point CP04 - Blocks 6a + 8a

OCII

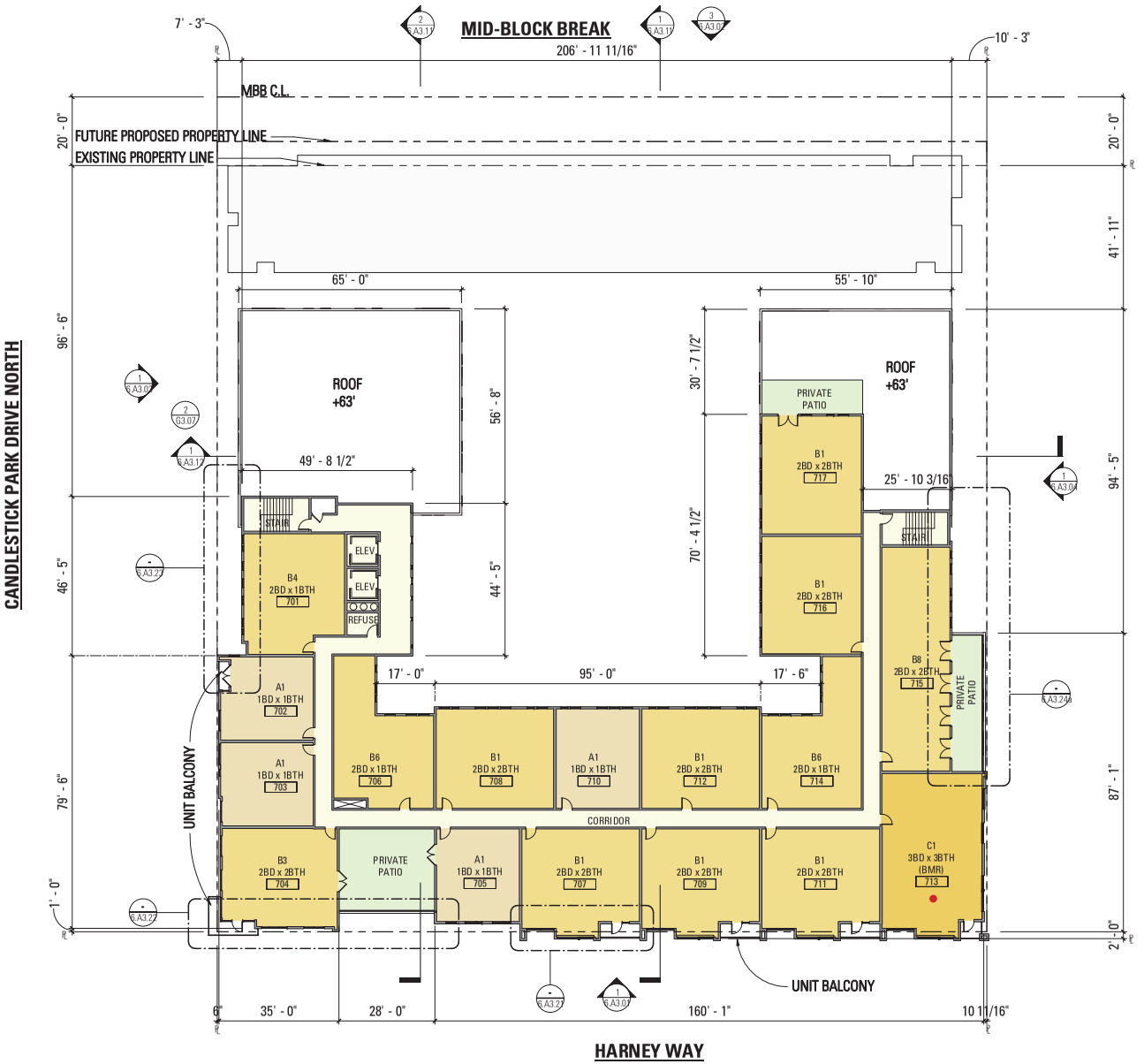
1" = 16' AT 34x22

16' 32'

6a - LEVEL 6

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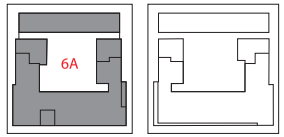


NOTE:
SEE SHEET G3.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
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● INDICATES BELOW MARKET RATE UNIT



Candlestick Point CP04 - Blocks 6a + 8a

OCII

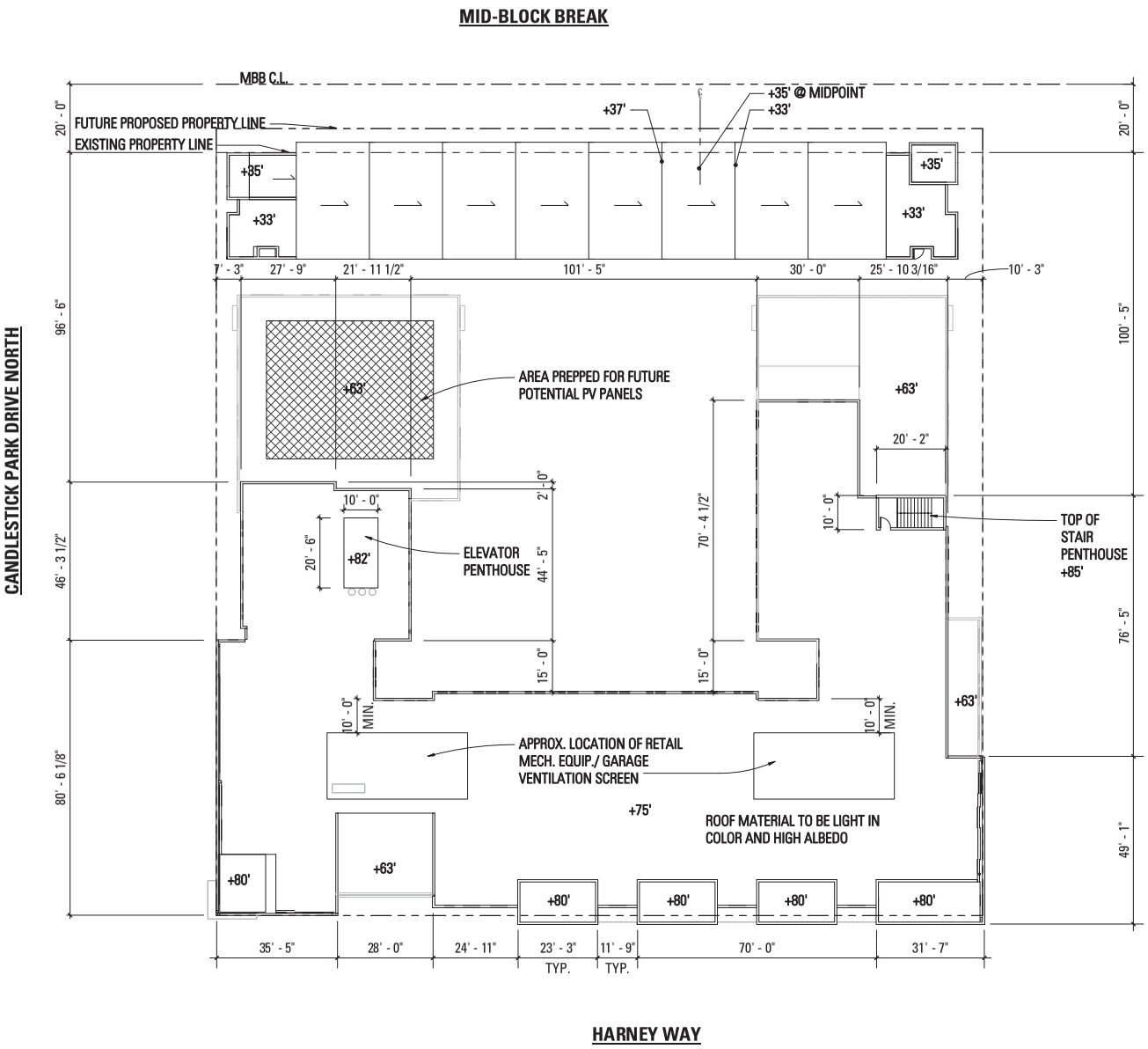
1" = 16' AT 34x22

16' 32'

6a - LEVEL 7

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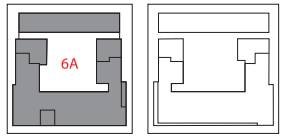
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NOTE:
SEE SHEET G3.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 16' AT 34x22

16' 32'

6a - ROOF PLAN

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MATERIAL KEY

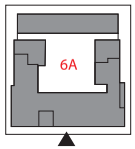
#.X — NUMBER REFERS TO MATERIAL; LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)



1 / 6.A3.01 **6a EXTERIOR ELEVATION - NORTH**
1" = 10'-0"



Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 10' AT 34x22

10' 20'

6a - ELEVATION

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MATERIAL KEY

NUMBER REFERS TO MATERIAL

#.X

LETTER REFERS TO COLOR

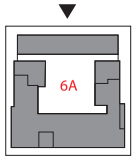
1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)



3 / 6.A3.02 **6a EXTERIOR ELEVATION - SOUTH**

1" = 10'-0"



Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 10' AT 34x22

10' 20'

6a - ELEVATION

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MATERIAL KEY

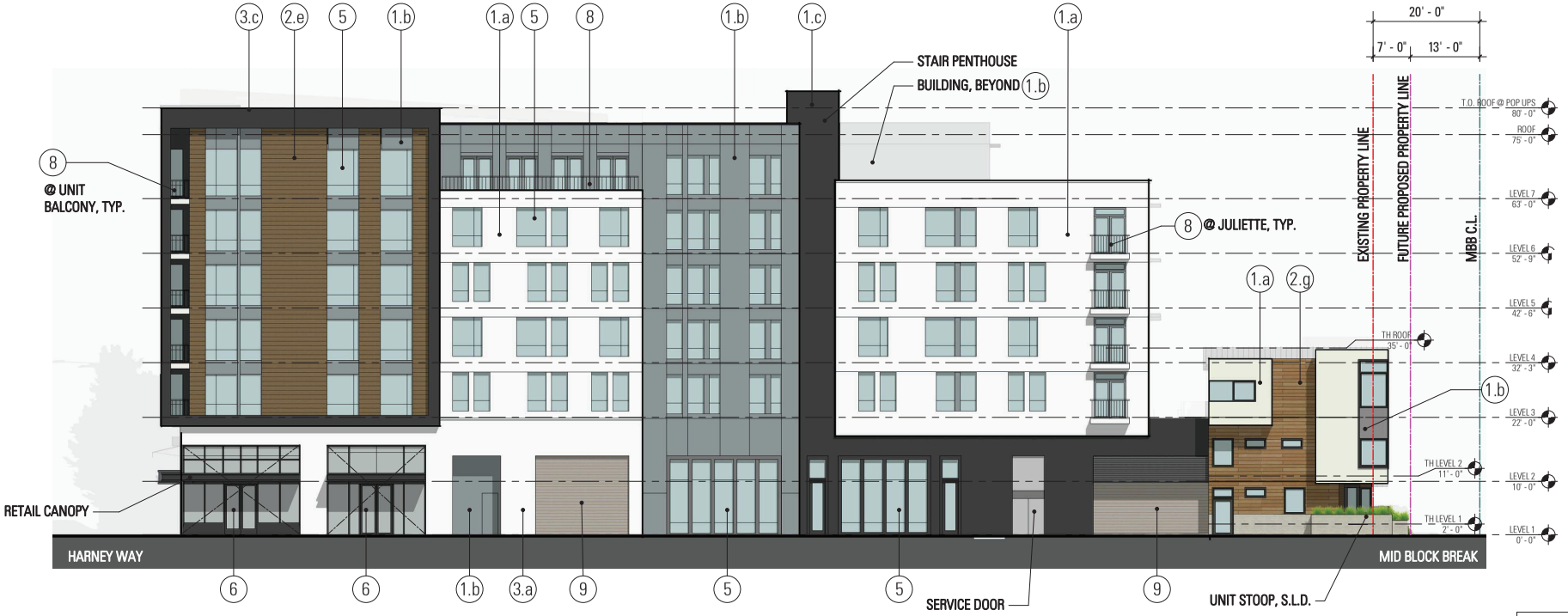
NUMBER REFERS TO MATERIAL

#.X

LETTER REFERS TO COLOR

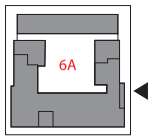
1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)



1 6.A3.03 **6a EXTERIOR ELEVATION - WEST**

1" = 10'-0"



Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 10' AT 34x22

10' 20'

6a - ELEVATION

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MATERIAL KEY

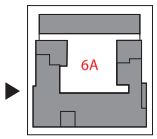
#.X — NUMBER REFERS TO MATERIAL; LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)



1 / 6.A3.04 **6a EXTERIOR ELEVATION - EAST** 1" = 10'-0"



Candlestick Point CP04 - Blocks 6a + 8a

OCII

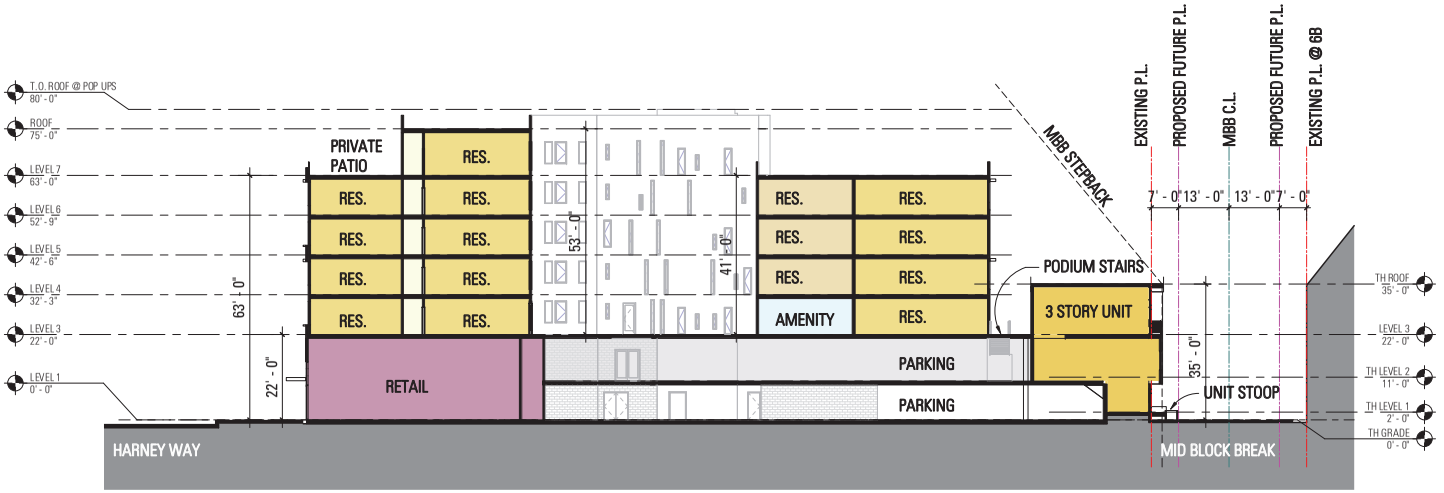
1" = 10' AT 34x22

10' 20'

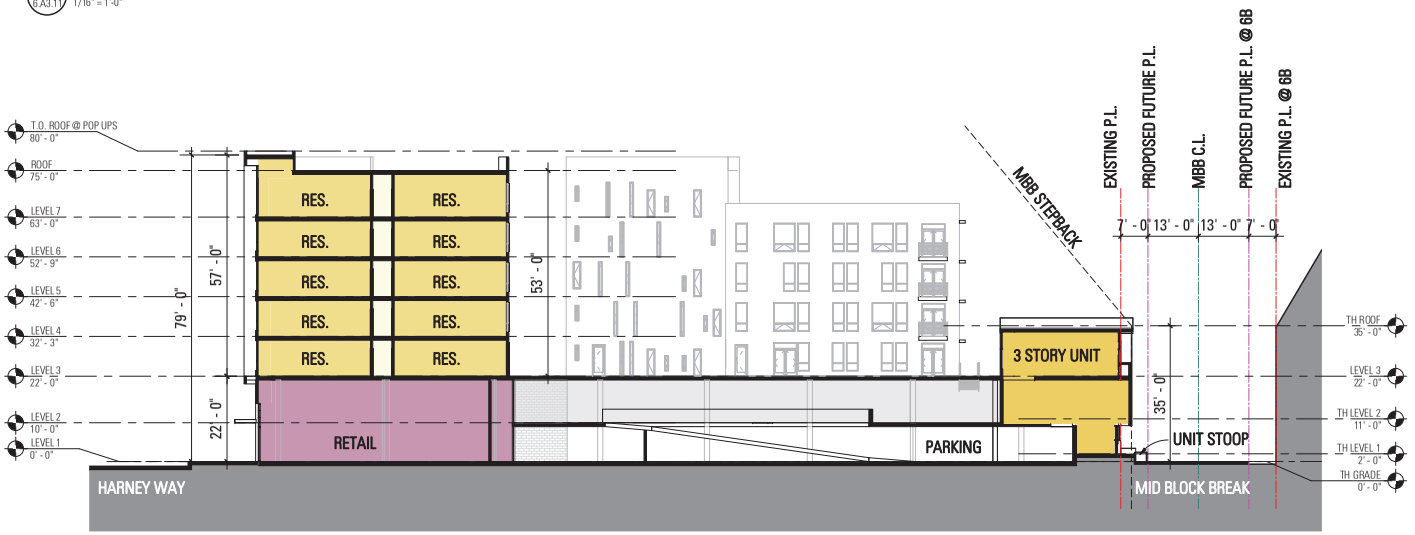
6a - ELEVATION

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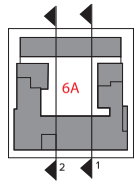
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2 6.A3.11 **BLDG SECTION - 6A NS 2**
1/16" = 1'-0"



1 6.A3.11 **BLDG SECTION - 6A NS 1**
1/16" = 1'-0"



Candlestick Point CP04 - Blocks 6a + 8a

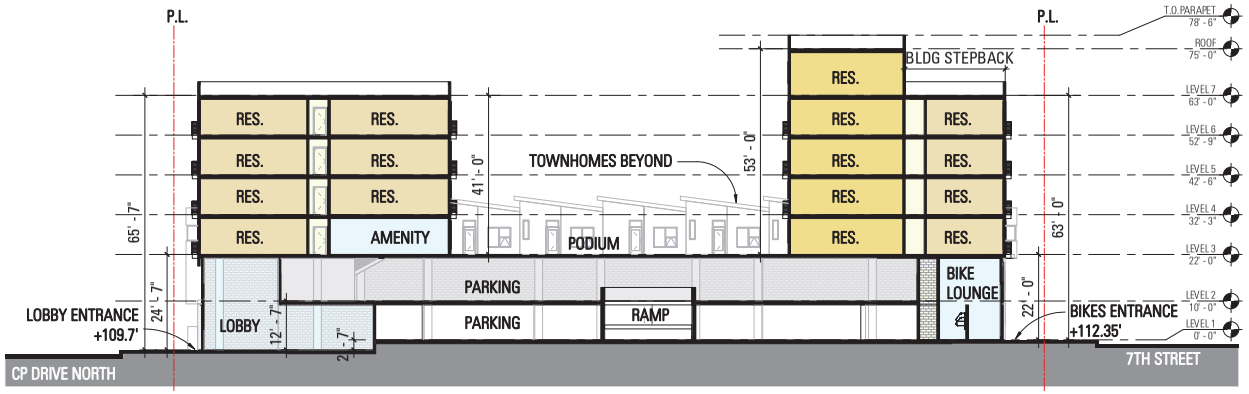
OCII

1" = 16' AT 34x22
16' 32'

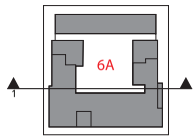
6a - BUILDING SECTIONS

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1 6.A3.12 **BLDG SECTION - 6A EW**
1/16" = 1'-0"



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OCII

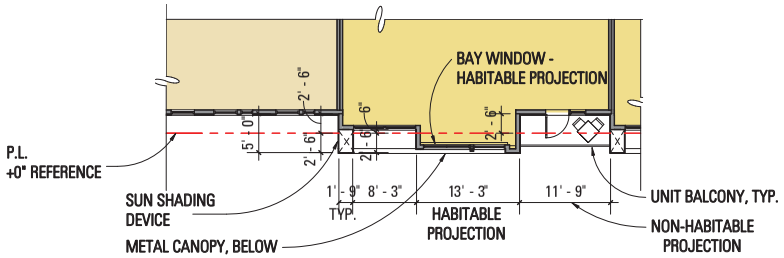
1" = 16' AT 34x22

16' 32'

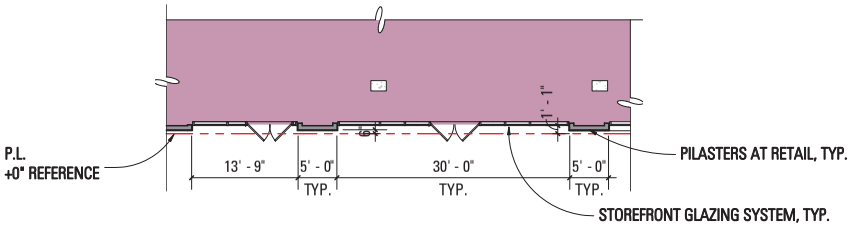
6a - BUILDING SECTIONS

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3 6.A3.21 **PARTIAL LEVEL 03 - 07 FLOOR PLAN - 6A HARNEY WAY** 1/8" = 1'-0"



2 6.A3.21 **PARTIAL LEVEL 01 FLOOR PLAN - 6A HARNEY WAY** 1/8" = 1'-0"



1 6.A3.21 **PARTIAL EXTERIOR ELEVATION - 6A NORTH** 1/8" = 1'-0"

MATERIAL KEY

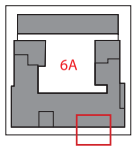
#.X — NUMBER REFERS TO MATERIAL; LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)

NOTE:
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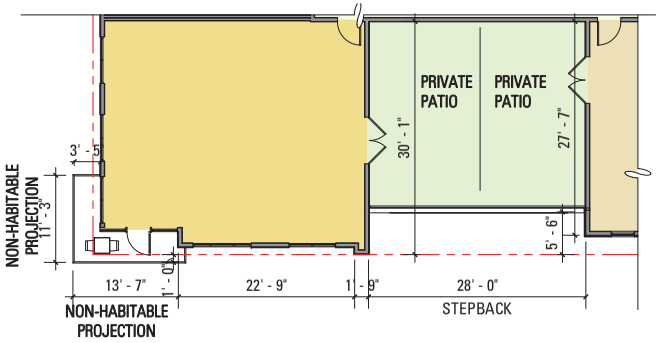
Candlestick Point CP04 - Blocks 6a + 8a

OCII

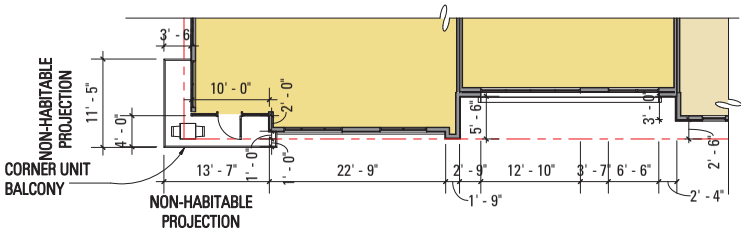
6a - ENLARGED ELEVATION PROFILE

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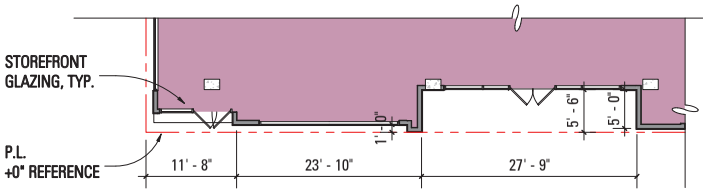
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4 6.A3.22 **PARTIAL LEVEL 07 FLOOR PLAN - 6A HARNEY WAY CORNER** 1/8" = 1'-0"



3 6.A3.22 **PARTIAL LEVEL 03 FLOOR PLAN - 6A HARNEY WAY CORNER** 1/8" = 1'-0"



2 6.A3.22 **PARTIAL LEVEL 01 FLOOR PLAN - 6A HARNEY WAY CORNER** 1/8" = 1'-0"



1 6.A3.22 **PARTIAL EXTERIOR ELEVATION - 6A NORTH CORNER** 1/8" = 1'-0"

NOTE: ALL DISTANCES MEASURED FROM PROPERTY LINE

MATERIAL KEY

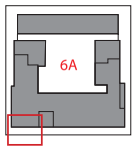
NUMBER REFERS TO MATERIAL
#.X
LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
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A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)

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NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.



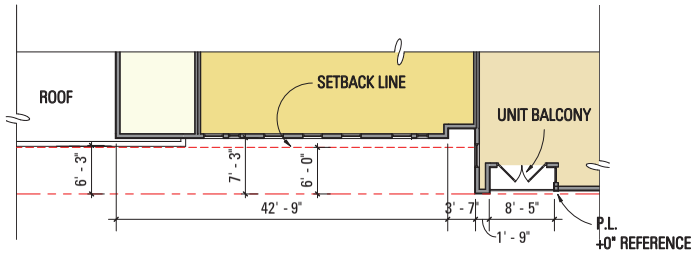
Candlestick Point CP04 - Blocks 6a + 8a

OCII

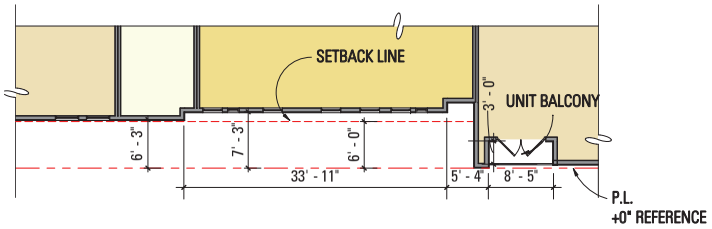
6a - ENLARGED ELEVATION PROFILE

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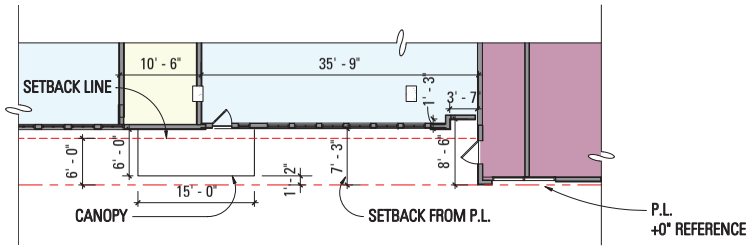
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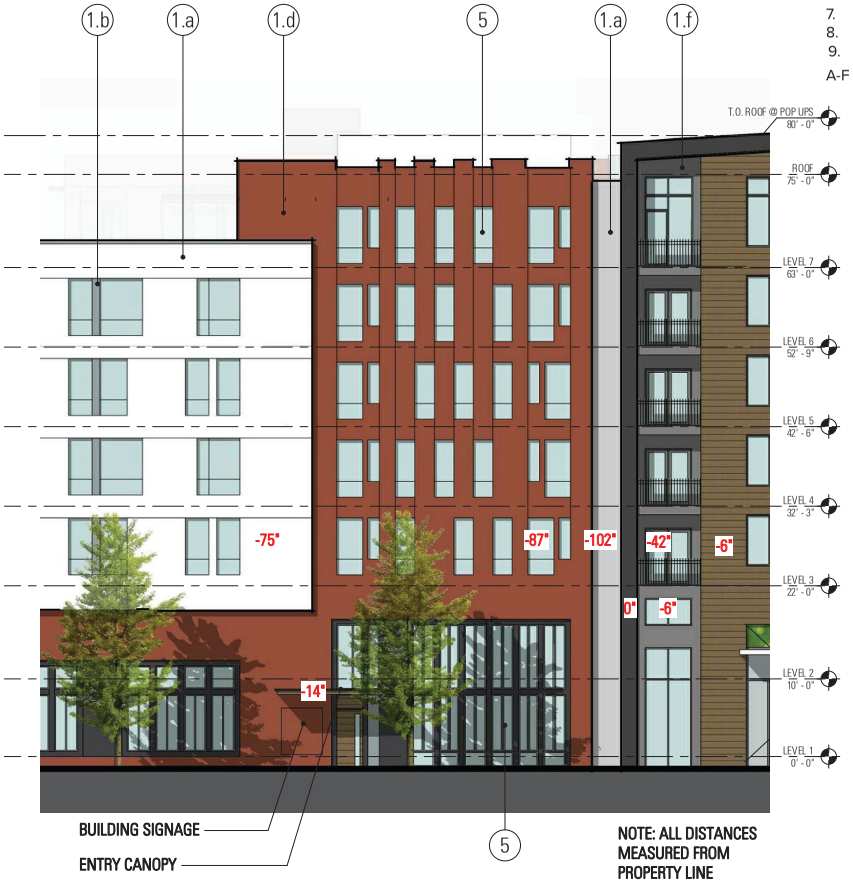
4 6.A3.23 **PARTIAL LEVEL 07 FLOOR PLAN - 6A EAST** 1/8" = 1'-0"



3 6.A3.23 **PARTIAL LEVEL 03 FLOOR PLAN - 6A EAST** 1/8" = 1'-0"



2 6.A3.23 **PARTIAL LEVEL 01 FLOOR PLAN - 6A EAST** 1/8" = 1'-0"



1 6.A3.23 **PARTIAL EXTERIOR ELEVATION - 6A EAST** 1/8" = 1'-0"

MATERIAL KEY

NUMBER REFERS TO MATERIAL

#.X

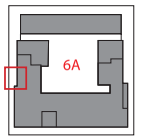
LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)

NOTE:
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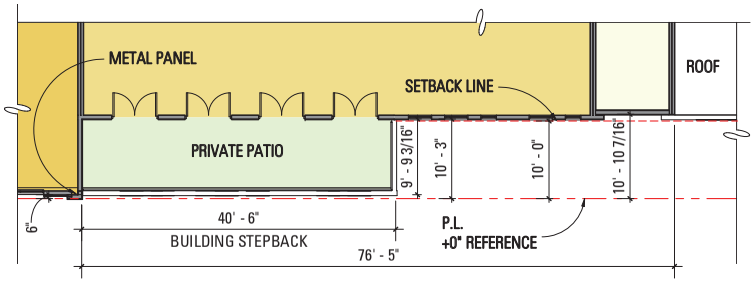
Candlestick Point CP04 - Blocks 6a + 8a

OCII

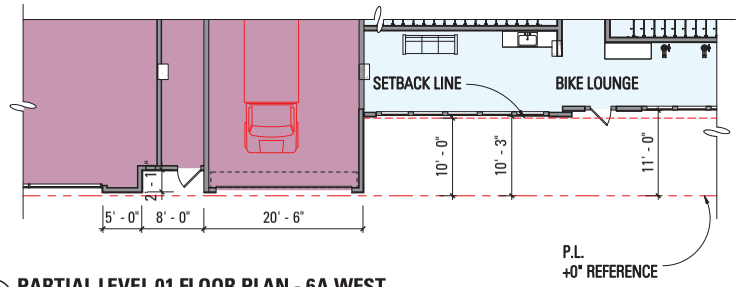
6a - ENLARGED ELEVATION PROFILE

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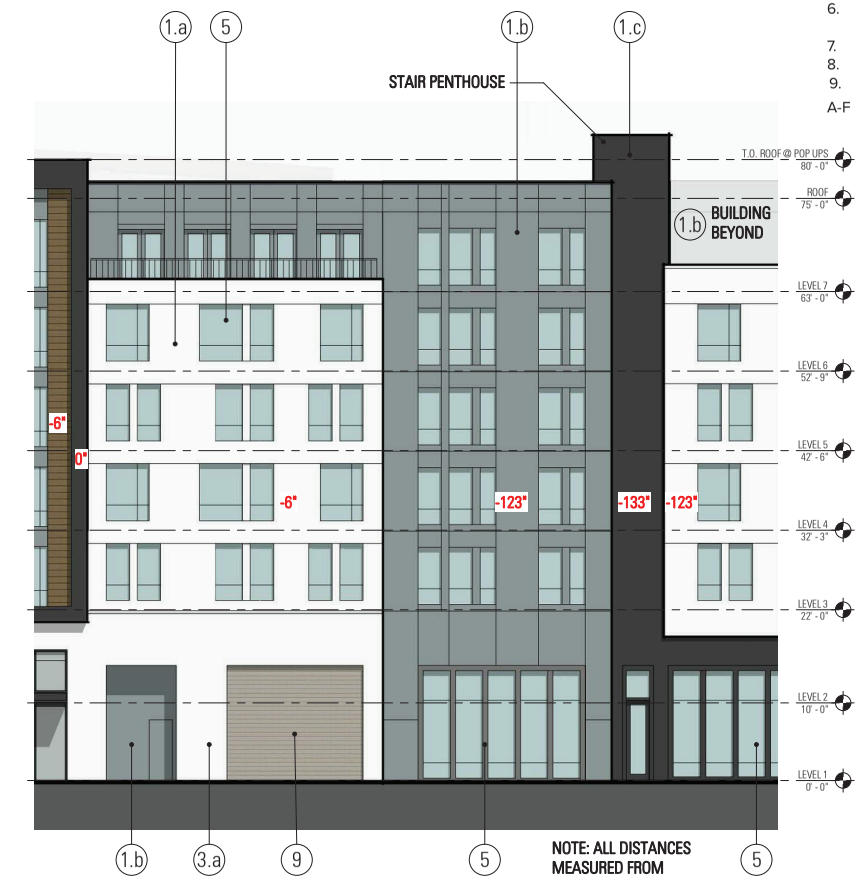
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3 / 6.A3.24a **PARTIAL LEVEL 07 FLOOR PLAN - 6A WEST**
1/8" = 1'-0"



2 / 6.A3.24a **PARTIAL LEVEL 01 FLOOR PLAN - 6A WEST**
1/8" = 1'-0"



1 / 6.A3.24a **PARTIAL EXTERIOR ELEVATION - 6A WEST**
1/8" = 1'-0"

MATERIAL KEY

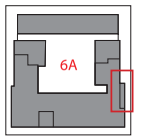
NUMBER REFERS TO MATERIAL
#.X
LETTER REFERS TO COLOR

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5. ALUMINUM WINDOW
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7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)

NOTE:
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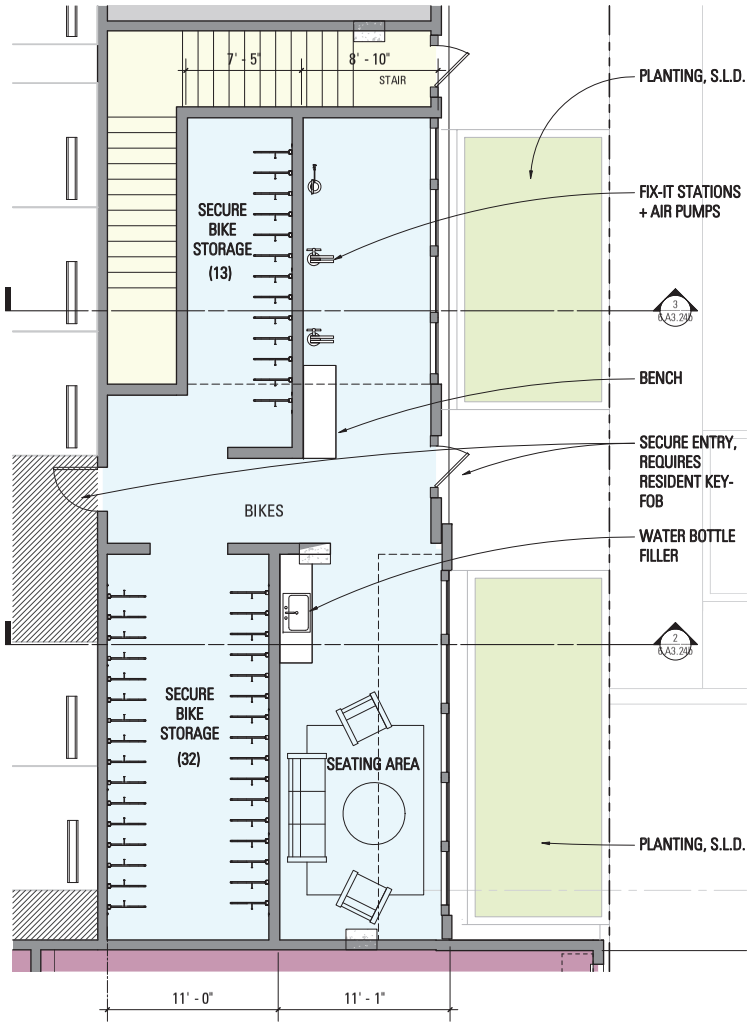
Candlestick Point CP04 - Blocks 6a + 8a

OCII

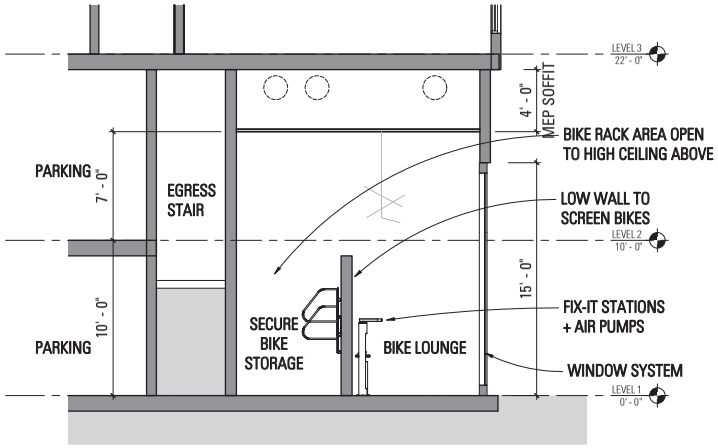
6a - ENLARGED ELEVATION PROFILE

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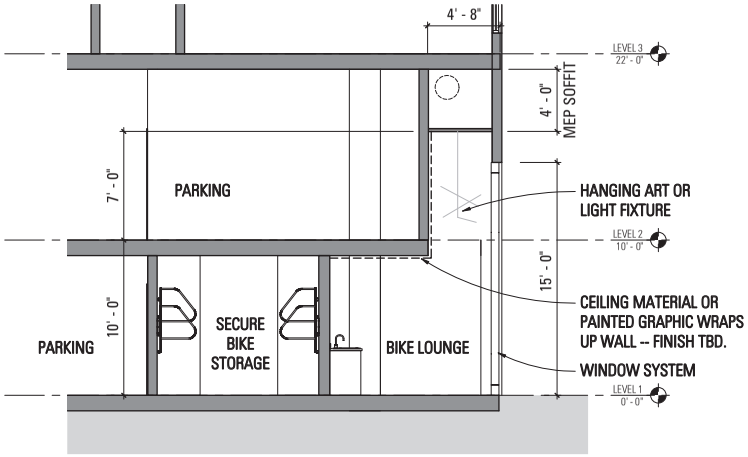
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1 6.A3.24b **6A LEVEL 1 - BIKE ROOM** 1/4" = 1'-0"



3 6.A3.24b **6A SECTION THROUGH BIKE ROOM** 1/4" = 1'-0"



2 6.A3.24b **6A SECTION THROUGH BIKE ROOM / LOUNGE** 1/4" = 1'-0"

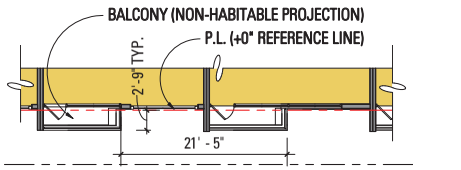
Candlestick Point CP04 - Blocks 6a + 8a

OCII

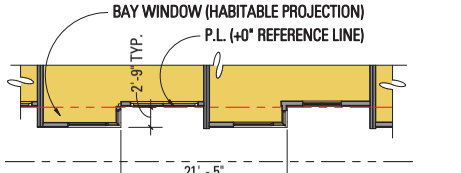
6a - BIKE ROOM STUDY

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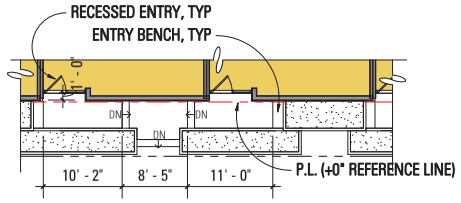
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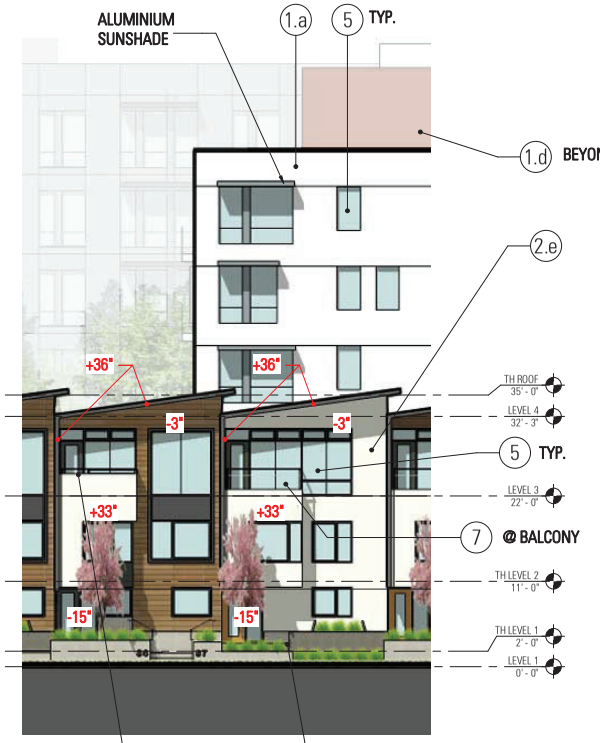
4 6.A3.25 **PARTIAL LEVEL 03 FLOOR PLAN - 6A (TH)** 1/8" = 1'-0"



3 6.A3.25 **PARTIAL LEVEL 02 FLOOR PLAN - 6A (TH)** 1/8" = 1'-0"



2 6.A3.25 **PARTIAL LEVEL 01 FLOOR PLAN - 6A (TH)** 1/8" = 1'-0"



1 6.A3.25 **PARTIAL SOUTH ELEVATION - 6A (TH)** 1/8" = 1'-0"

MATERIAL KEY

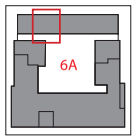
#.X — NUMBER REFERS TO MATERIAL; LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
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A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)

NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a

OCII

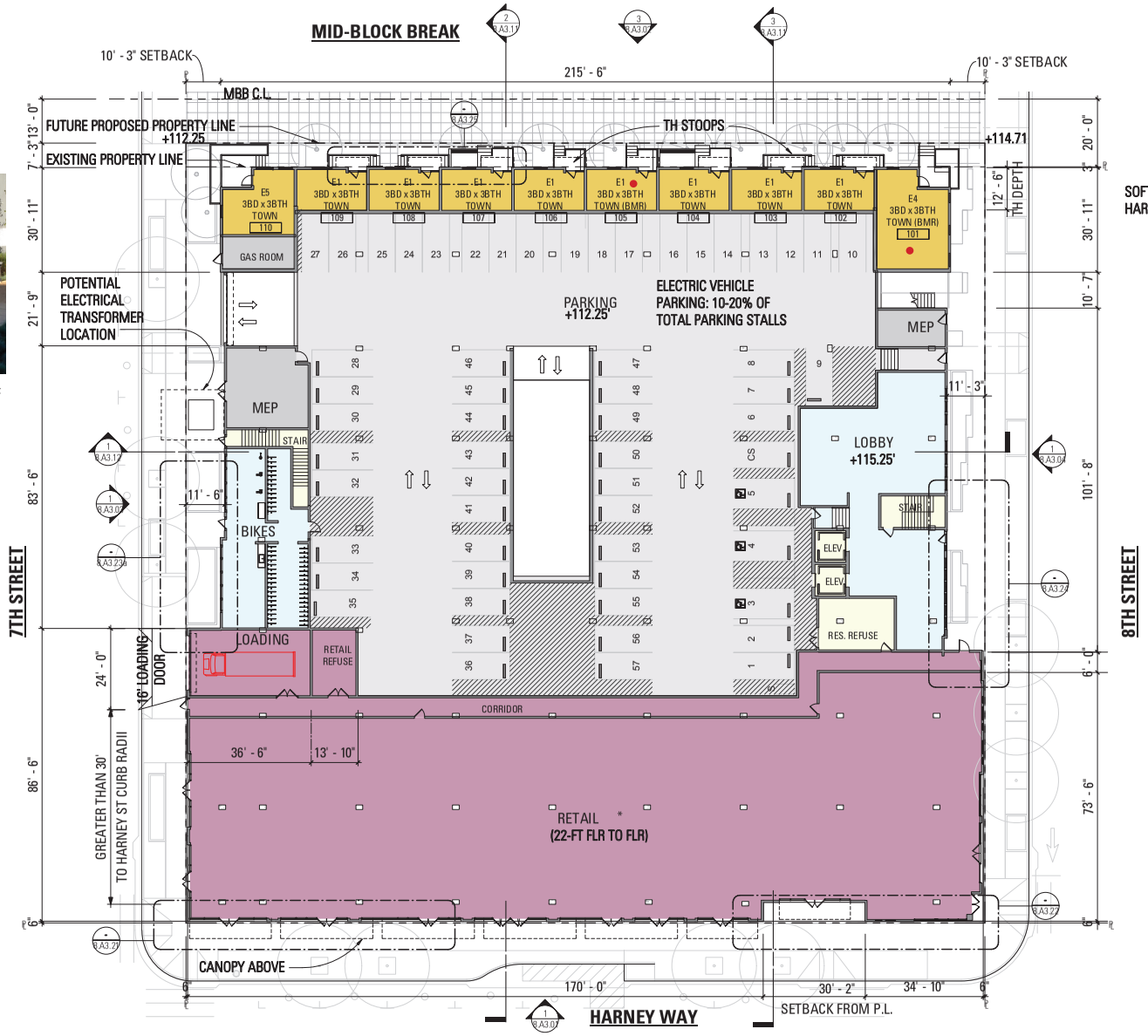
6a - ENLARGED ELEVATION PROFILE

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SAMPLE ARTFUL TREATMENT / SCREENING OF UTILITIES



STORMWATER TREATMENT REQUIREMENTS:

- APPRX. TOTAL ROOF AND COURTYARD HARDSCAPE AREAS:	43,173 sf
- 5% OF HARDSCAPE AND ROOF AREAS REQUIRED FOR STORMWATER TREATMENT:	3,868 sf

AVAILABLE PLANTING AREAS FOR STORMWATER TREATMENT:

- PODIUM COURTYARD PLANTERS:	1,607 sf
- AT GRADE SOFTSCAPE AREAS:	2,976 sf

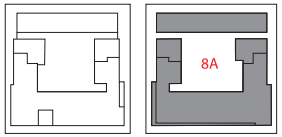
SOFTSCAPE: 1,767 SF - 32%
HARDSCAPE: 3,690 SF - 68%

NOTE:
SEE SHEET G4.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
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● INDICATES BELOW MARKET RATE UNIT



Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 16' AT 34x22

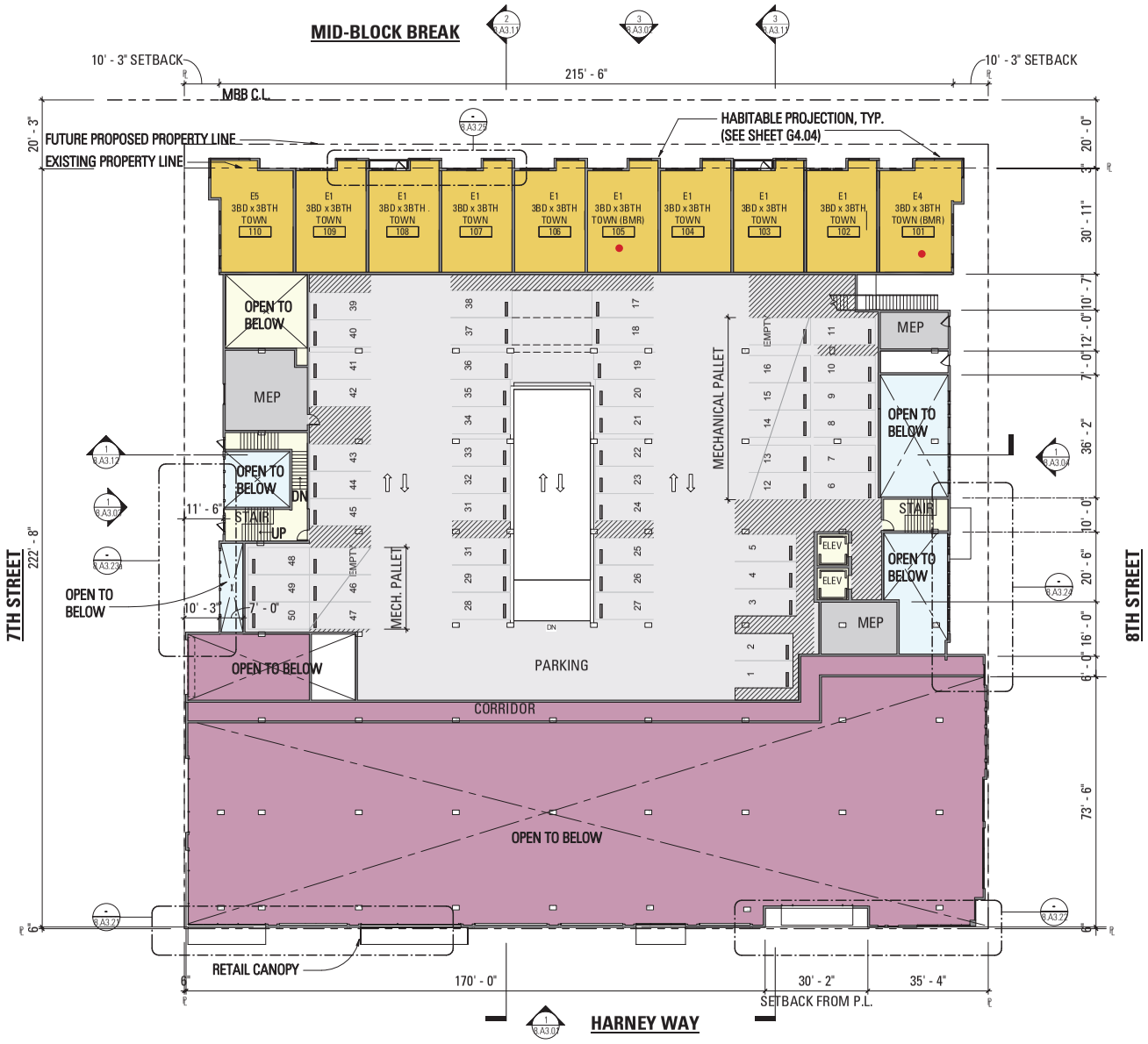
16' 32'

8a - GROUND LEVEL

04.24.2017

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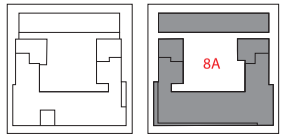


NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 16' AT 34x22

16' 32'

8a - LEVEL 2

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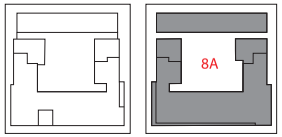
SOFTSCAPE: 4,563 SF - 32%
HARDSCAPE: 9,940 SF - 68%

NOTE:
SEE SHEET G4.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a

OCII

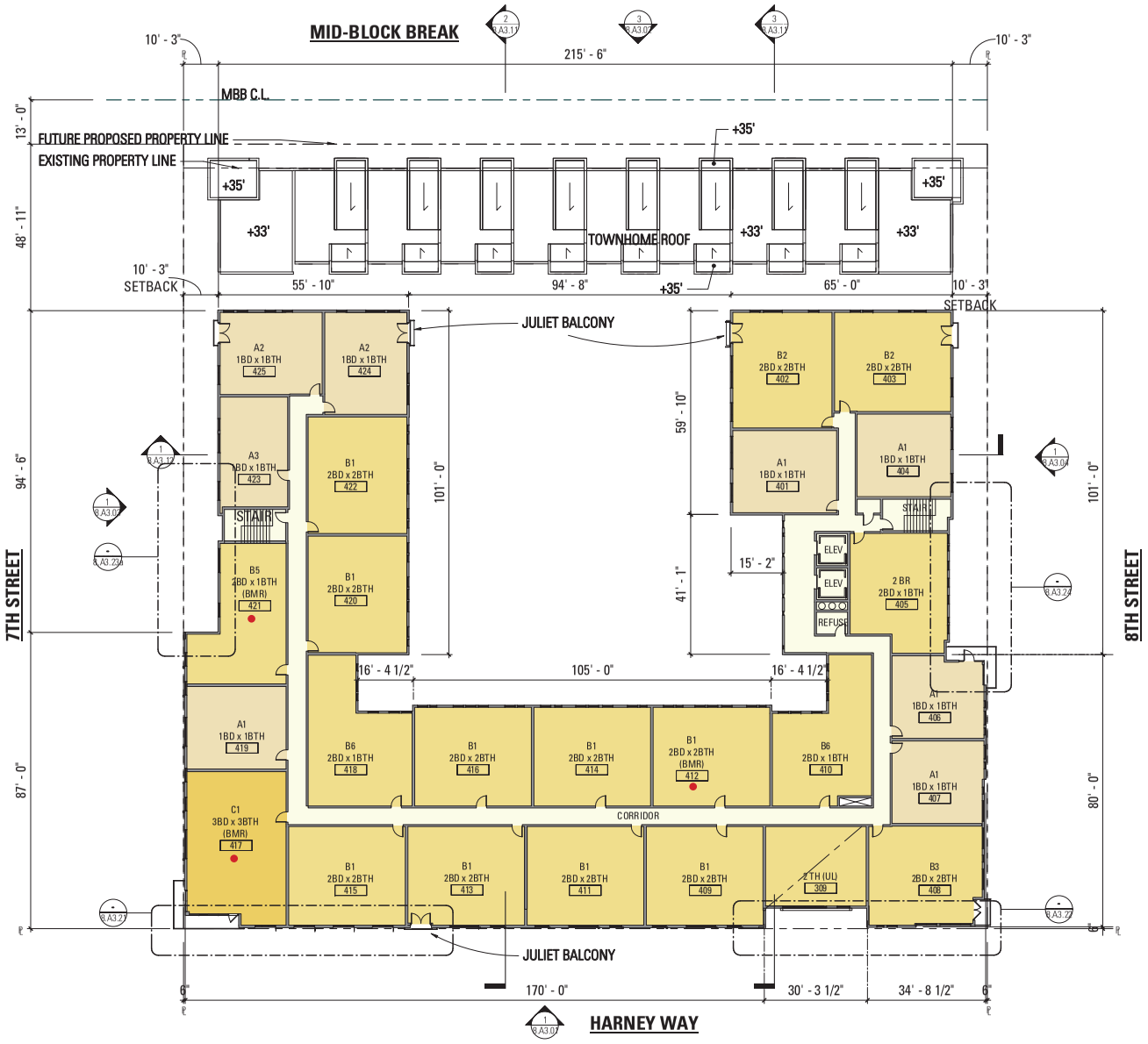
1" = 16' AT 34x22

16' 32'

8a - LEVEL 3 (PODIUM)

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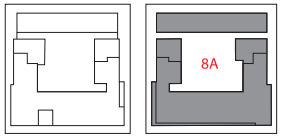


NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 16' AT 34x22

16' 32'

8a - LEVEL 4

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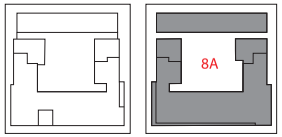


NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a

OCII

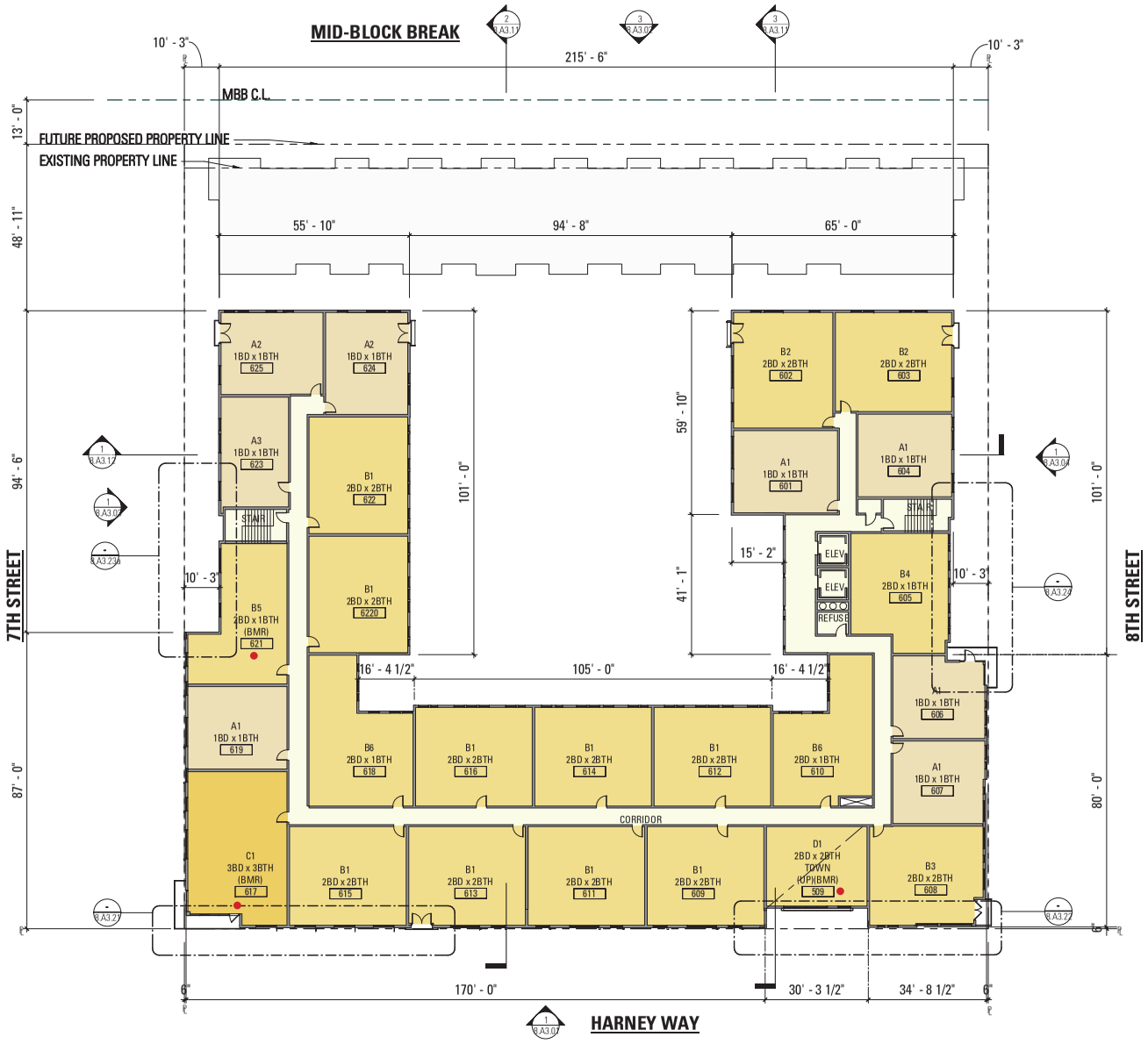
1" = 16' AT 34x22

16' 32'

8a - LEVEL 5

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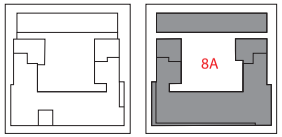


NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a

OCII

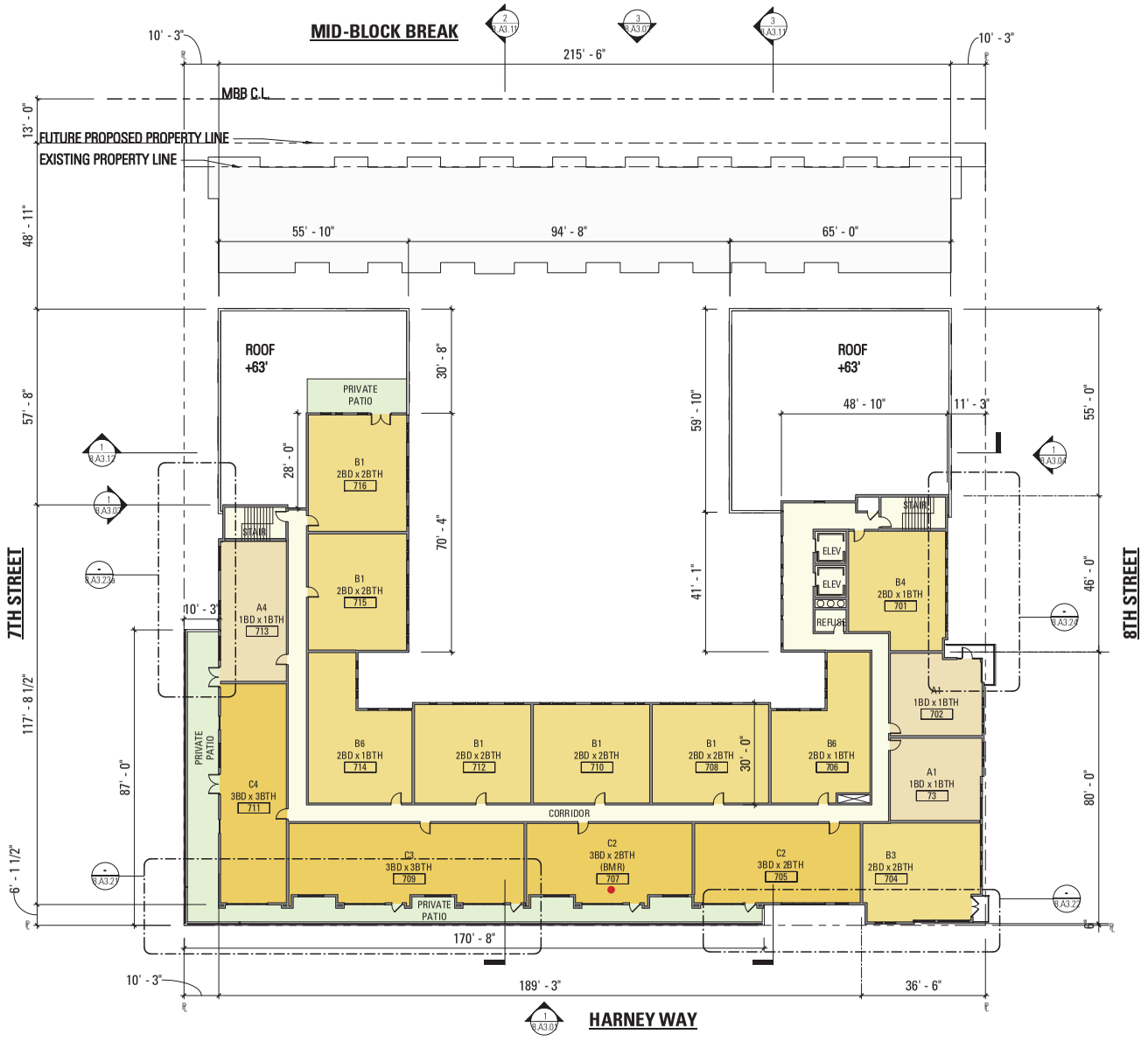
1" = 16' AT 34x22

16' 32'

8a - LEVEL 6

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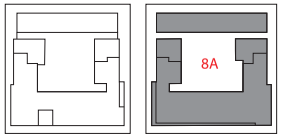


NOTE:
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Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 16' AT 34x22

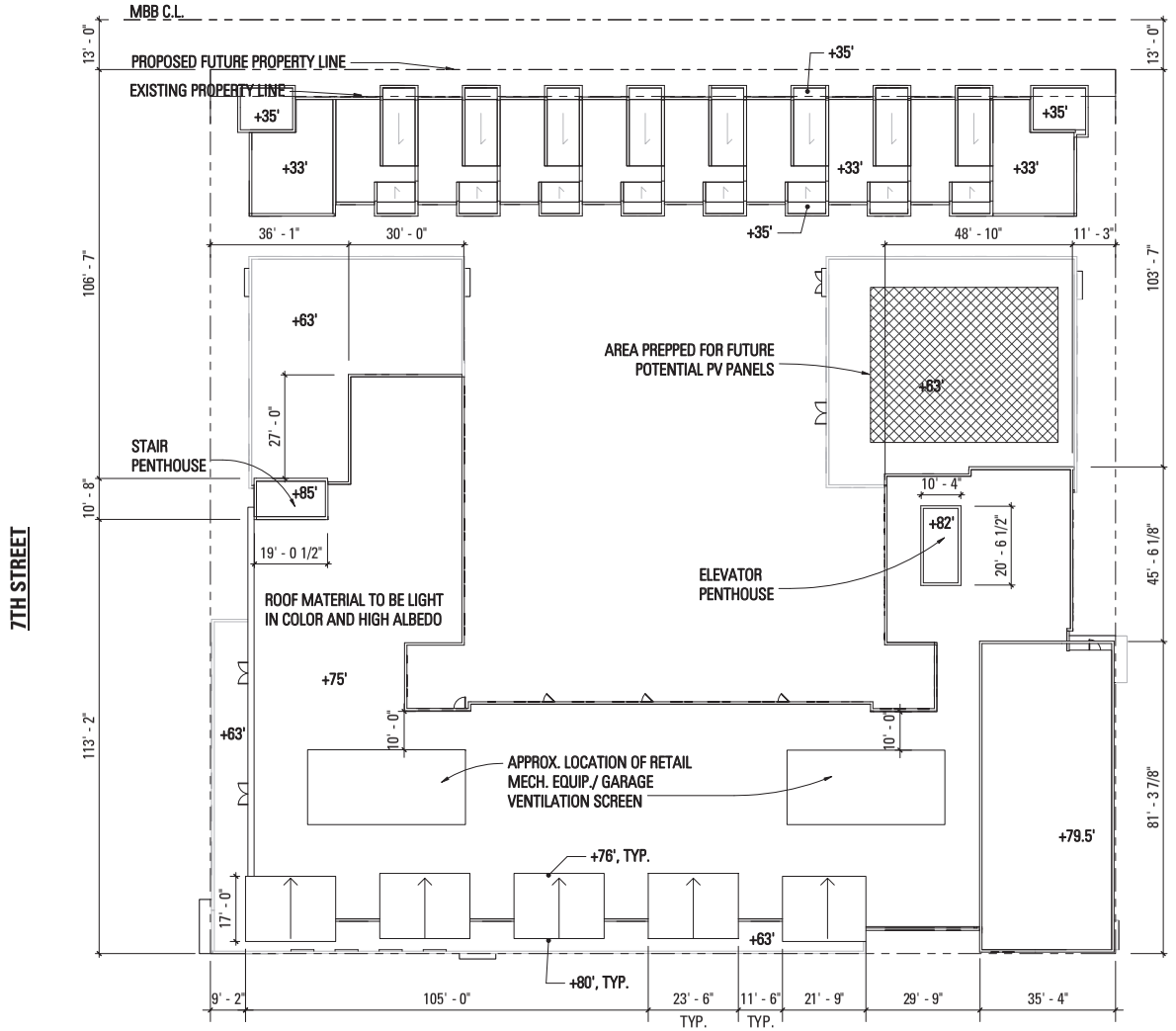
16' 32'

8a - LEVEL 7

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MID-BLOCK BREAK



7TH STREET

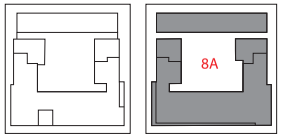
8TH STREET

HARNEY WAY

NOTE:
SEE SHEET G4.04 FOR BUILDING ELEVATION PROJECTION ANALYSIS

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.

NOTE:
THESE DRAWINGS ARE SCHEMATIC. DIMENSIONS AND AREAS ARE ANTICIPATED TO CHANGE IN "DESIGN DEVELOPMENT." CHANGES WILL CONTINUE TO COMPLY WITH DESIGN FOR DEVELOPMENT REQUIREMENTS.



Candlestick Point CP04 - Blocks 6a + 8a

OCII

1" = 16' AT 34x22

16' 32'

8a - ROOF PLAN

04.24.2017

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8.A2.08

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MATERIAL KEY

NUMBER REFERS TO MATERIAL

#.X

LETTER REFERS TO COLOR

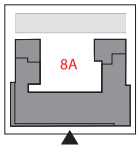
1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)



1 / 8.A3.01 **8a EXTERIOR ELEVATION - NORTH**

1" = 10'-0"



Candlestick Point CP04 - Blocks 6a + 8a

OCII

8a - ELEVATION

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MATERIAL KEY

NUMBER REFERS TO MATERIAL

#.X

LETTER REFERS TO COLOR

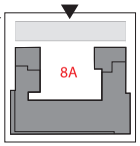
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2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)



3 / 8.A3.02 **8a EXTERIOR ELEVATION - SOUTH**

1" = 10'-0"



Candlestick Point CP04 - Blocks 6a + 8a

OCII

8a - ELEVATION

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MATERIAL KEY

NUMBER REFERS TO MATERIAL

#.X

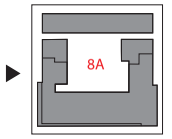
LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)



1/8.A3.03 8a EXTERIOR ELEVATION - EAST 1" = 10'-0"



Candlestick Point CP04 - Blocks 6a + 8a

OCII

8a - ELEVATION

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MATERIAL KEY

NUMBER REFERS TO MATERIAL

#.X

LETTER REFERS TO COLOR

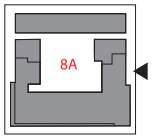
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4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)



1 8.A3.04 **8a EXTERIOR ELEVATION - WEST**

1" = 10'-0"



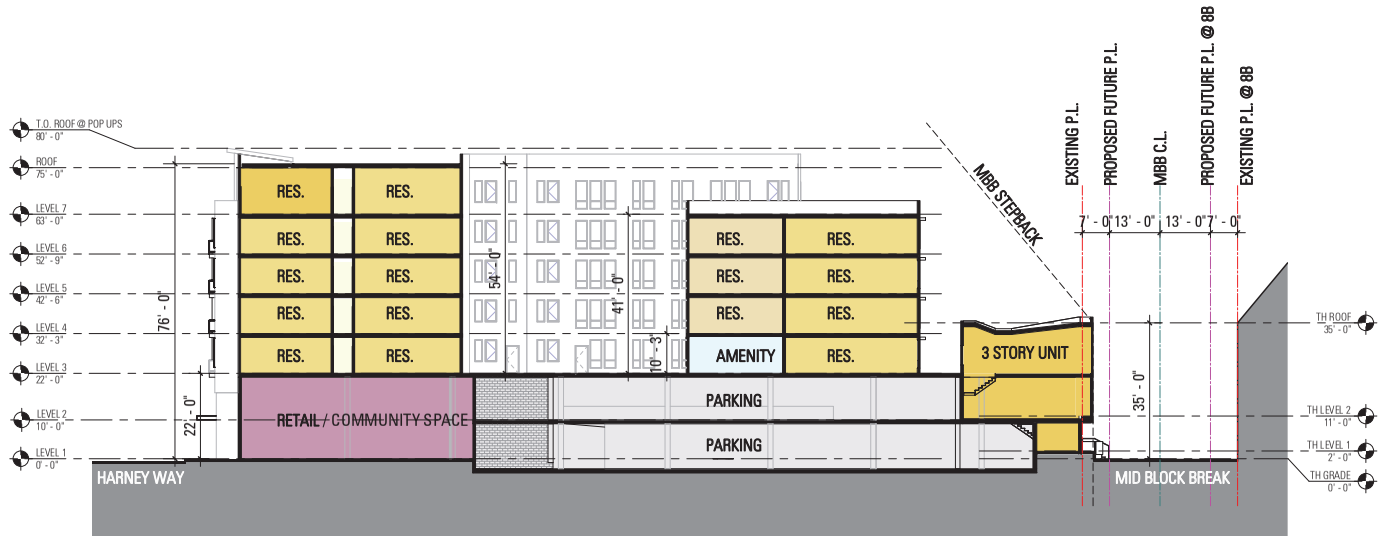
Candlestick Point CP04 - Blocks 6a + 8a

OCII

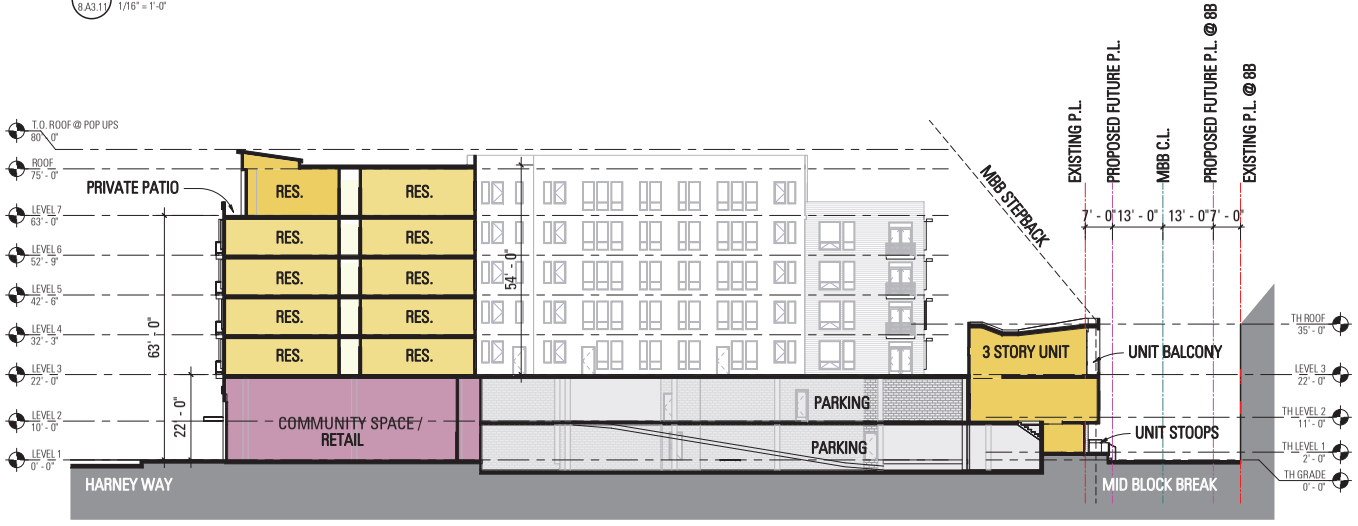
8a - ELEVATION

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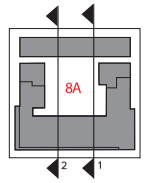
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3 / 8.A3.11 **BLDG SECTION 8A - NS 2**
1/16" = 1'-0"



2 / 8.A3.11 **BLDG SECTION 8A - NS 1**
1/16" = 1'-0"



Candlestick Point CP04 - Blocks 6a + 8a

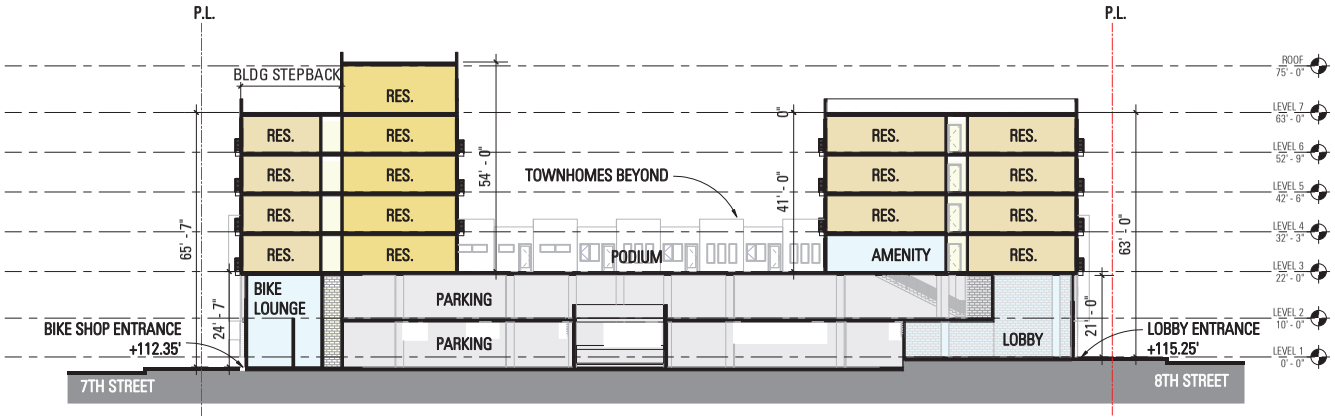
OCII

1" = 16' AT 34x22
16' 32'

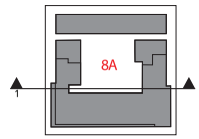
8a - BUILDING SECTION

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1 / 8.A3.12 **BLDG SECTION 8A - EW**
1/16" = 1'-0"

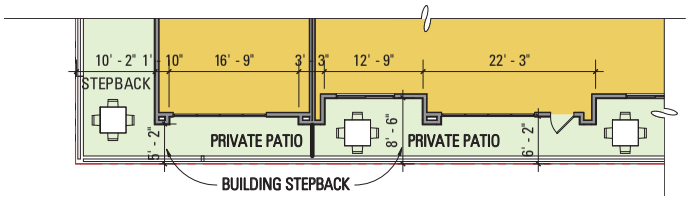


Candlestick Point CP04 - Blocks 6a + 8a
OCII

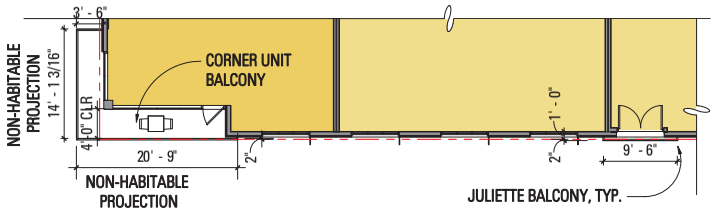
8a - BUILDING SECTION

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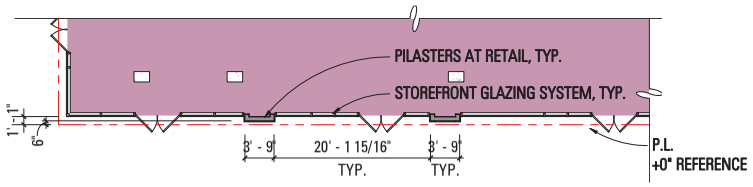
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4 8.A3.21 **PARTIAL LEVEL 07 FLOOR PLAN - 8A 7TH ST CORNER** 1/8" = 1'-0"



3 8.A3.21 **PARTIAL LEVEL 03 FLOOR PLAN -8A 7TH ST CORNER** 1/8" = 1'-0"



2 8.A3.21 **PARTIAL LEVEL 01 FLOOR PLAN - 8A 7TH ST CORNER** 1/8" = 1'-0"

MATERIAL KEY

NUMBER REFERS TO MATERIAL

#.X

LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)

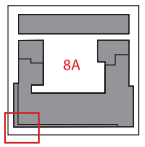


NOTE: ALL DISTANCES MEASURED FROM PROPERTY LINE

1 8.A3.21 **PARTIAL EXTERIOR ELEVATION - 8A NORTH 7TH ST CORNER** 1/8" = 1'-0"

NOTE:
THESE DRAWINGS ARE SCHEMATIC. DIMENSIONS AND AREAS ARE ANTICIPATED TO CHANGE IN "DESIGN DEVELOPMENT." CHANGES WILL CONTINUE TO COMPLY WITH DESIGN FOR DEVELOPMENT REQUIREMENTS.

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.



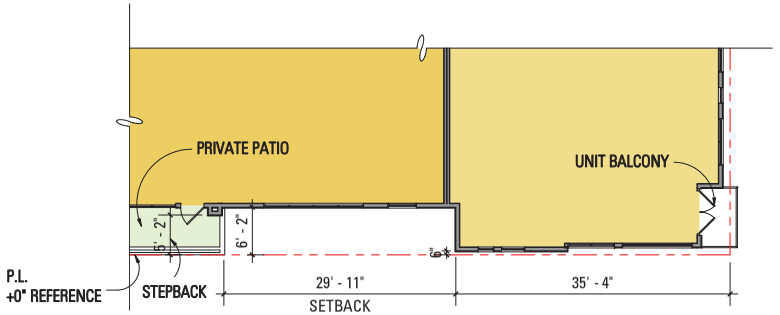
Candlestick Point CP04 - Blocks 6a + 8a

OCII

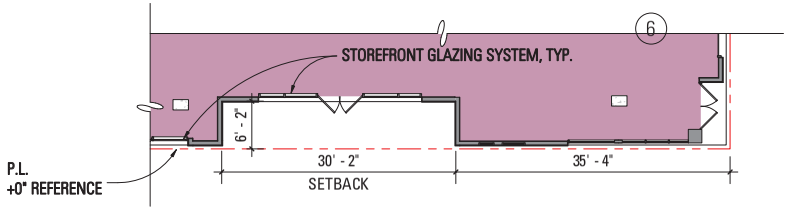
8a - ENLARGED ELEVATION PROFILE

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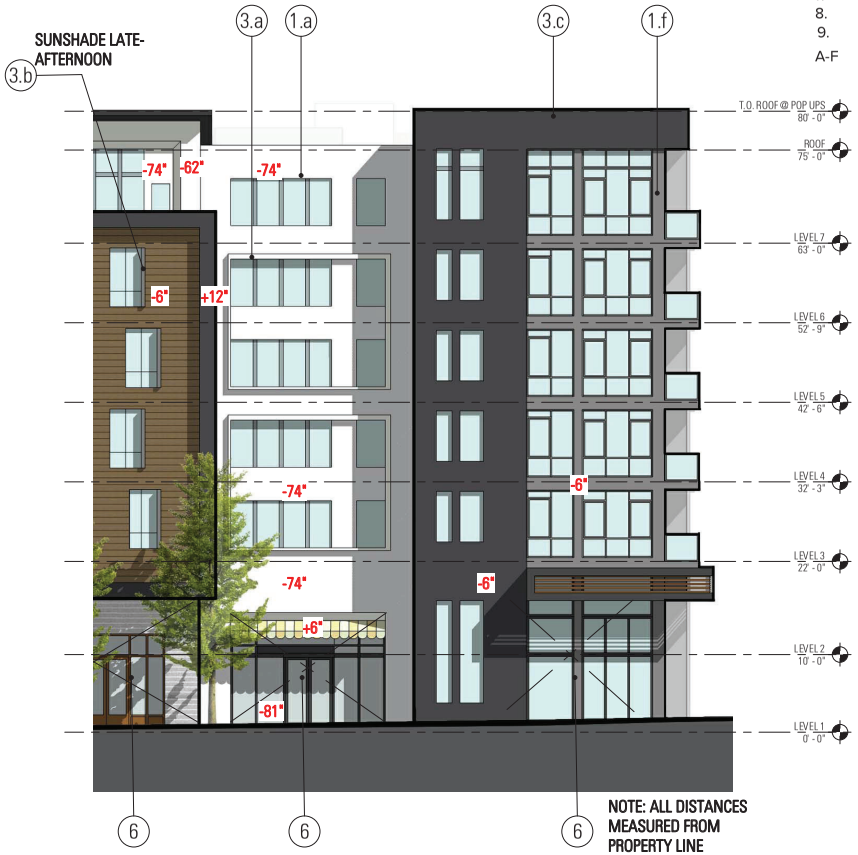
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3 / 8.A3.22 **PARTIAL LEVEL 07 FLOOR PLAN - 8A 8TH ST CORNER** 1/8" = 1'-0"



2 / 8.A3.22 **PARTIAL LEVEL 01 FLOOR PLAN - 8A 8TH ST CORNER** 1/8" = 1'-0"



1 / 8.A3.22 **PARTIAL EXTERIOR ELEVATION - 8A NORTH 8TH ST CORNER** 1/8" = 1'-0"

MATERIAL KEY

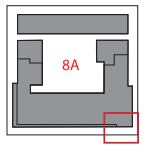
#.X — NUMBER REFERS TO MATERIAL; LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)

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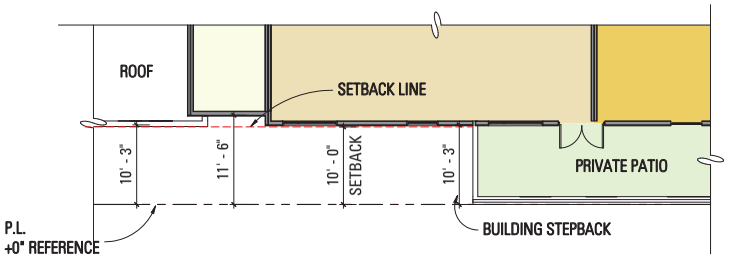
Candlestick Point CP04 - Blocks 6a + 8a

OCII

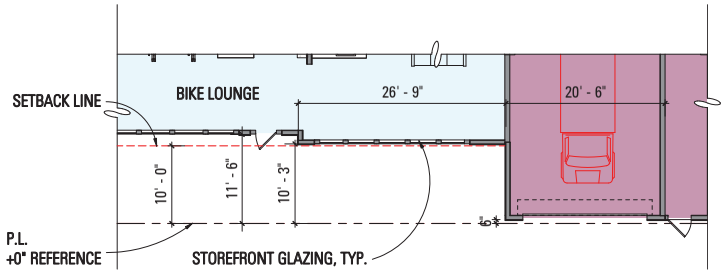
8a - ENLARGED ELEVATION PROFILE

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3 / 8.A3.23a PARTIAL LEVEL 07 FLOOR PLAN - 8A EAST 1/8" = 1'-0"



2 / 8.A3.23a PARTIAL LEVEL 01 FLOOR PLAN - 8A EAST 1/8" = 1'-0"



NOTE: ALL DISTANCES MEASURED FROM PROPERTY LINE

1 / 8.A3.23a PARTIAL EXTERIOR ELEVATION - 8A EAST 1/8" = 1'-0"

MATERIAL KEY

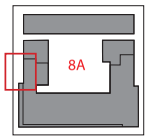
#.X
NUMBER REFERS TO MATERIAL
LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)

NOTE:
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NOTE:
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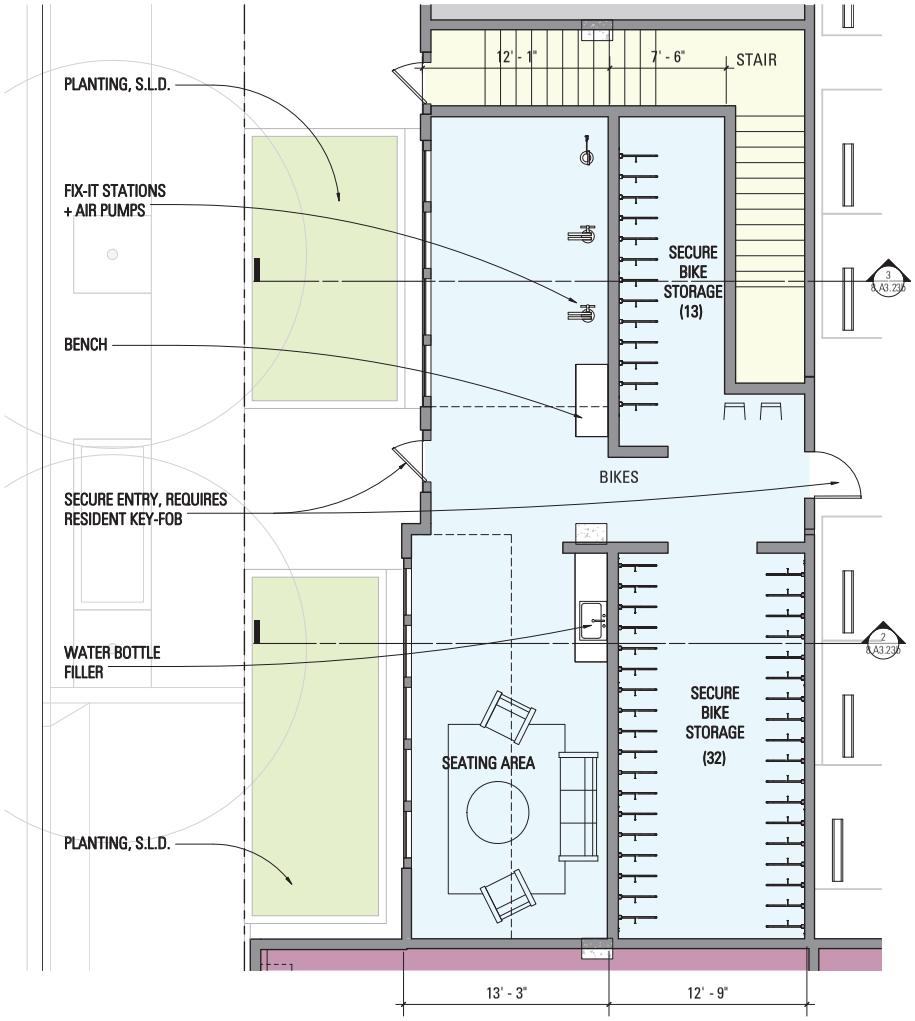
Candlestick Point CP04 - Blocks 6a + 8a

OCII

8a - ENLARGED ELEVATION PROFILE

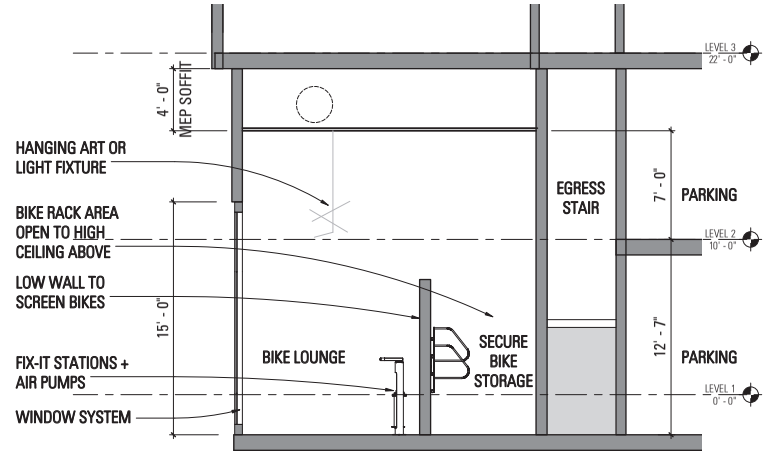
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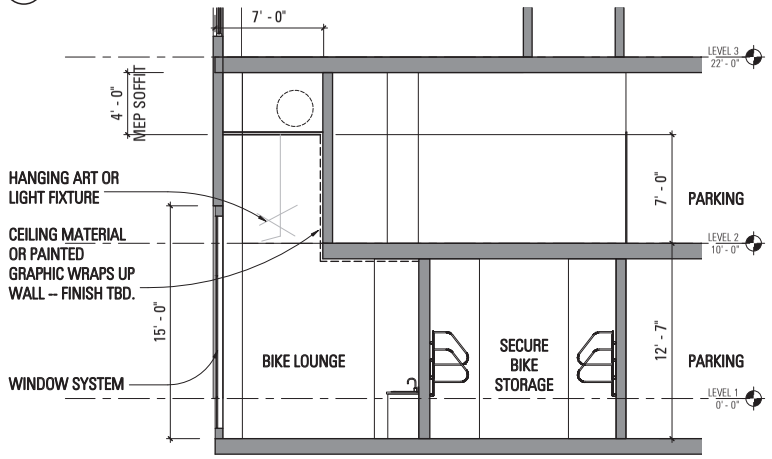
1 8.A3.23b 1/4" = 1'-0"

8A LEVEL 1 - BIKE ROOM



3 8.A3.23b 1/4" = 1'-0"

8A SECTION THROUGH BIKE ROOM



2 8.A3.23b 1/4" = 1'-0"

8A SECTION THROUGH BIKE ROOM / LOUNGE

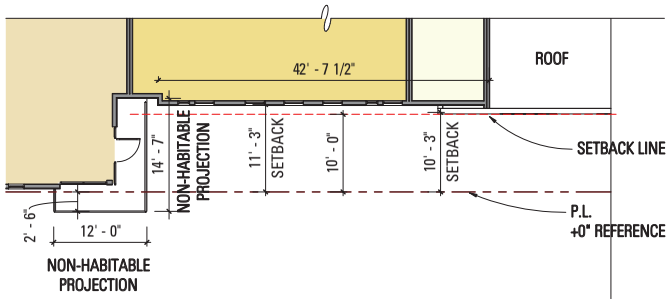
Candlestick Point CP04 - Blocks 6a + 8a

OCII

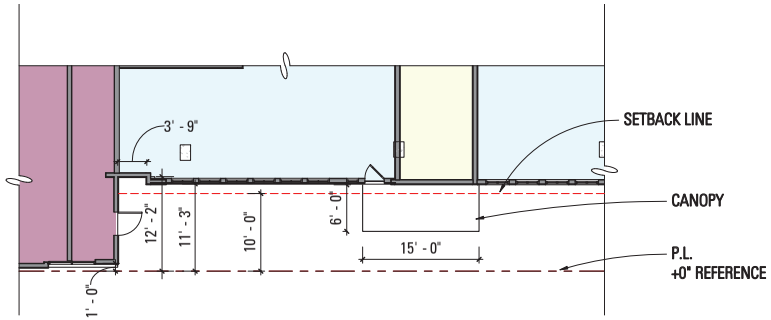
8a - BIKE ROOM STUDY

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3 8.A3.24 **PARTIAL LEVEL 07 FLOOR PLAN - 8A WEST**
1/8" = 1'-0"



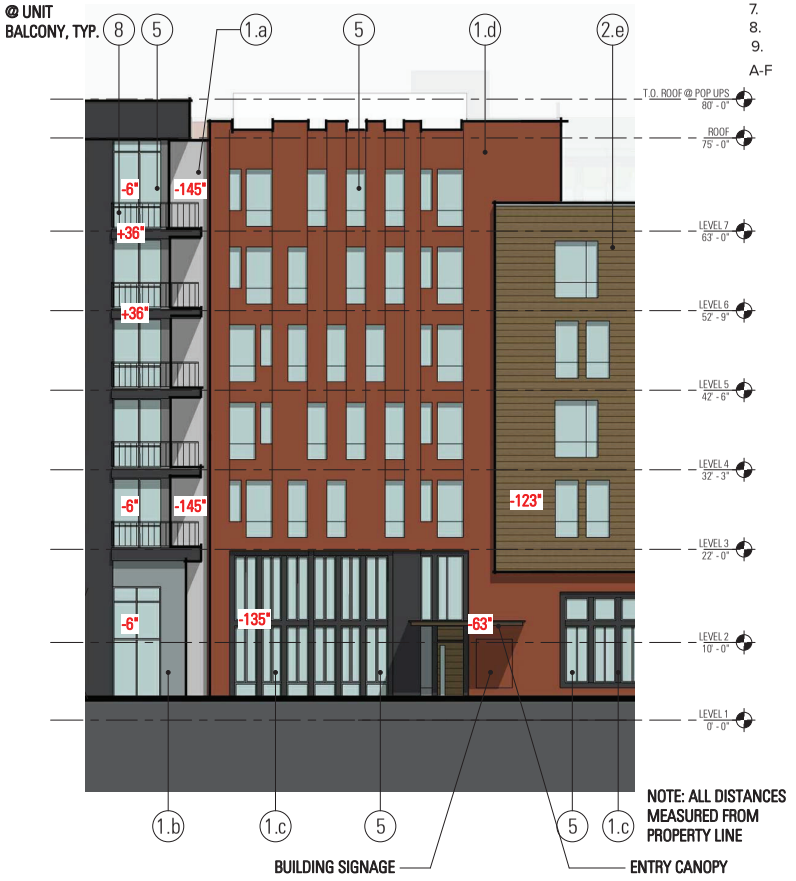
2 8.A3.24 **PARTIAL LEVEL 01 FLOOR PLAN - 8A WEST**
1/8" = 1'-0"

MATERIAL KEY

NUMBER REFERS TO MATERIAL
#.X
LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

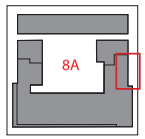
A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)



1 8.A3.24 **PARTIAL EXTERIOR ELEVATION - 8A WEST**
1/8" = 1'-0"

NOTE:
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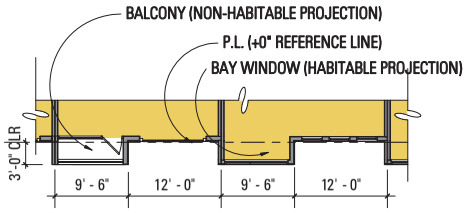
NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.



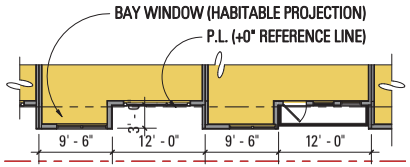
Candlestick Point CP04 - Blocks 6a + 8a
OCII

8a - ENLARGED ELEVATION PROFILE

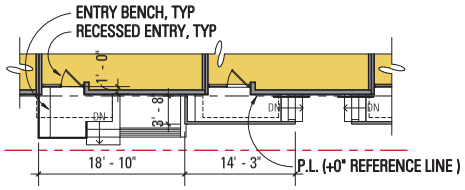
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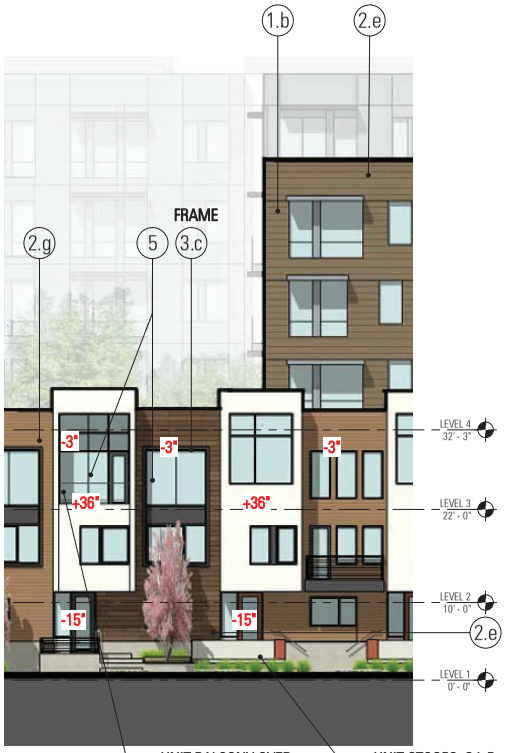
4 8.A3.25 **PARTIAL LEVEL 03 FLOOR PLAN - 8A (TH)** 1/8" = 1'-0"



3 8.A3.25 **PARTIAL LEVEL 02 FLOOR PLAN - 8A (TH)** 1/8" = 1'-0"



2 8.A3.25 **PARTIAL LEVEL 01 FLOOR PLAN - 8A (TH)** 1/8" = 1'-0"



1 8.A3.25 **PARTIAL SOUTH ELEVATION - 8A (TH)** 1/8" = 1'-0"

MATERIAL KEY

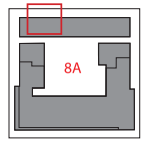
#.X — NUMBER REFERS TO MATERIAL; LETTER REFERS TO COLOR

1. CEMENT PLASTER
2. CEMENTATIOUS LAP SIDING
3. ALUMINUM COMPOSITE METAL PANEL
4. TILE VENEER
5. ALUMINUM WINDOW
6. STOREFRONT SYSTEM + CANOPY BY TENANT, U.O.N.
7. GUARDRAIL - GLASS IN METAL FRAME
8. GUARDRAIL - CABLE RAIL
9. ROLL-UP VENTILATED GARAGE DOOR

A-F LETTERS REFER TO COLOR (SEE MATERIAL BOARD)

NOTE:
THESE DRAWINGS ARE SCHEMATIC. DIMENSIONS AND AREAS ARE ANTICIPATED TO CHANGE IN "DESIGN DEVELOPMENT." CHANGES WILL CONTINUE TO COMPLY WITH DESIGN FOR DEVELOPMENT REQUIREMENTS.

NOTE:
ALL DIMENSIONS TO FACE OF STUD. DIMENSION BETWEEN THE REFERENCE (PROPERTY OR SETBACK) LINES ACCOMMODATE MATERIAL THICKNESS AND CONSTRUCTION TOLERANCES.



Candlestick Point CP04 - Blocks 6a + 8a

OCII

8a - ENLARGED ELEVATION PROFILE

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DESIGN CONCEPT

The design concept was inspired by the site's history and geography. The exact origin of the site's name is unknown, but some historians suggest the lights of ships on the bay at night and the nighttime burning of decommissioned boats inspired the name Candlestick Point. Inspired by the image of these ephemeral and mysterious lights, the landscape seeks to evoke the same magical qualities through lighting installations, undulating topography, and lush plantings.

LOCAL MARSH ECOLOGY



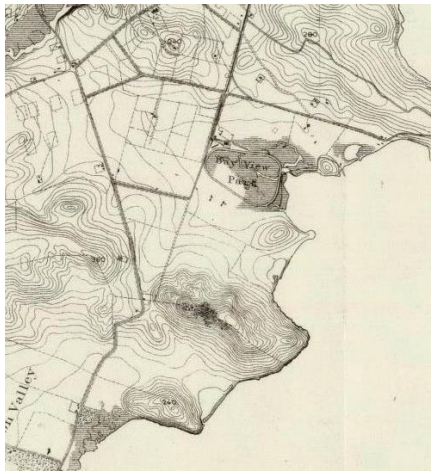
LANDSCAPE AS ART



LIGHTING ART INSTALLATION



SITE AS BOUNDARY



SITE PLAN 1/20 SCALE 0' 10' 20' 40'



NOTE: LANDSCAPE OFF-SITE BY OTHERS, SHOWN FOR CONTEXT ONLY

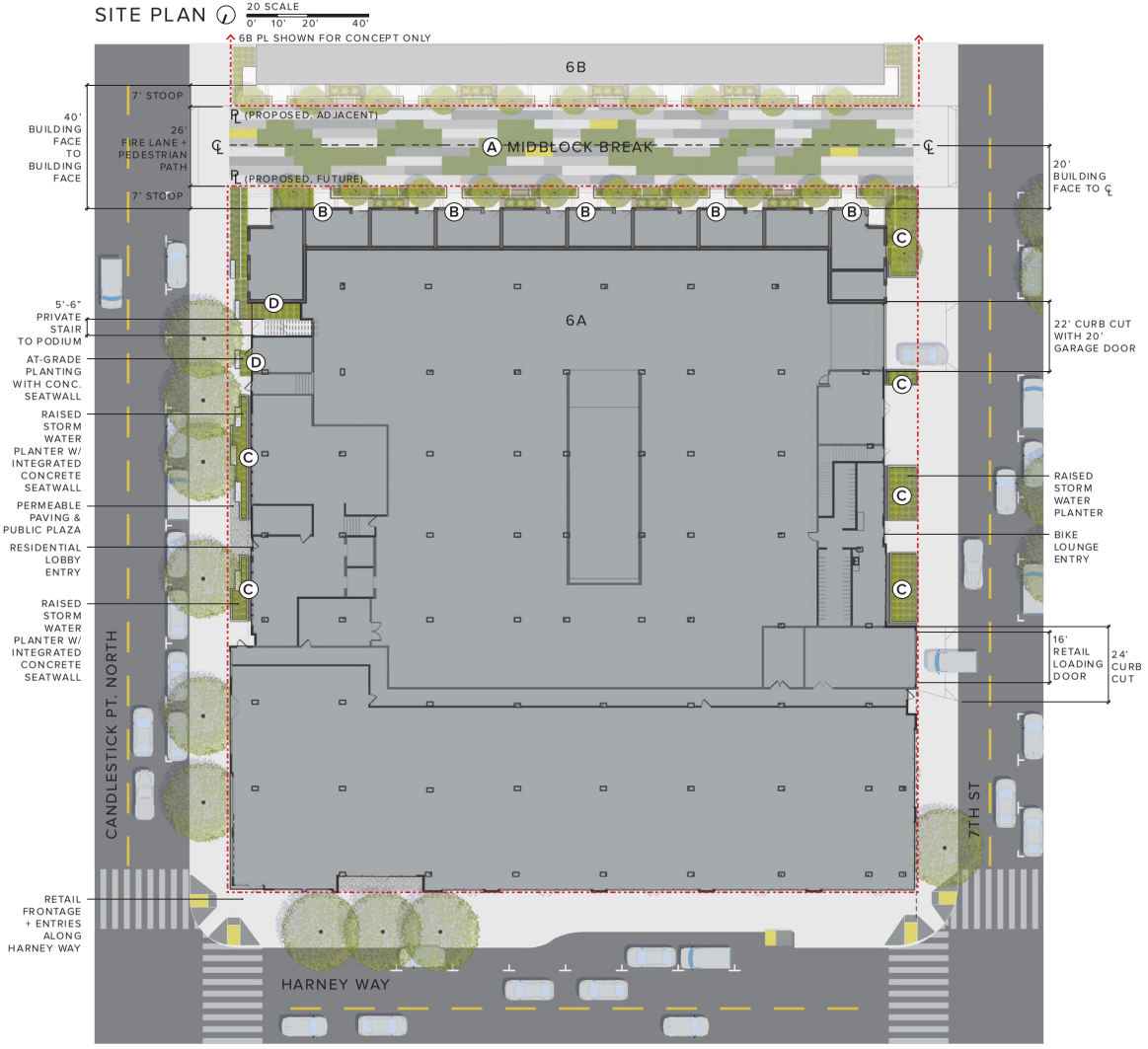
Candlestick Point CP04 - Blocks 6a + 8a

OCII

6a + 8a SITE PLAN

04.04.2017 | FIVEPOINT | FLETCHER STUDIO LANDSCAPE ARCHITECTURE | DE+ | BAR architects | L1.02

SITE PLAN



NOTE: LANDSCAPE OFF-SITE BY OTHERS, SHOWN FOR CONTEXT ONLY

LANDSCAPE AREA 6a-L1
SOFTSCAPE: 1,550 sf, 33%
HARDSCAPE: 3,141 sf, 67%

PROGRAM



A MID-BLOCK BREAK
- PERMEABLE PAVERS VARY IN COLOR AND PATTERN BLOCK-TO-BLOCK, ADDING VISUAL INTEREST AND ENHANCING SENSE OF PLACE



B STOOP
- PRIVATE GARDENS
- PEDESTRIAN ACCESS FROM MBB
- MOVABLE FURNITURE OR BUILT-IN WOOD BENCH
- GROUPED STOOPS
- PUBLIC FURNITURE AT MBB



C BIORETENTION
- HARDY, CLIMATE APPROPRIATE PLANTINGS IN SUNKEN CONCRETE PLANTERS
- PUBLIC FURNITURE AT MBB



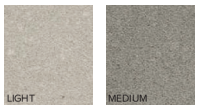
D ENTRY GARDENS
- LUSH, AT-GRADE PLANTINGS WELCOME RESIDENTS TO BUILDING
- PLANTINGS STEP BACK TO OPEN ENTRY PLAZA
- CONCRETE SEATWALLS OFFER PUBLIC SEATING

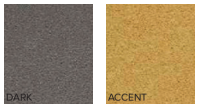
MATERIALS

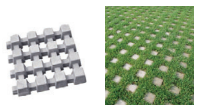


PERMEABLE PAVING
- PERMEABLE PAVERS VARY IN COLOR AND PATTERN BLOCK-TO-BLOCK, ADDING VISUAL INTEREST AND ENHANCING SENSE OF PLACE

COLOR PALETTE







GRASSPAVE
- DROUGHT-TOLERANT ORNAMENTAL GRASSES AND FRAGRANT HERBS
- PROVIDE OPEN SPACE THROUGHOUT MID-BLOCK PASSAGE

PLANTING



MAGNOLIA STELLATA
STAR MAGNOLIA
- LOCATION: BIORETENTION + MID-BLOCK BREAK STOOPS
- 36" BOX
- WUCOLS: M



POLYSTICHUM MUNITUM
WESTERN SWORDFERN
- LOCATION: BIORETENTION
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: M



LIRIOPE MUSCARI
BIG BLUE LILYTURF
- LOCATION: BIORETENTION
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: M



JUNCUS PATENS
CALIFORNIA GRAY RUSH
- LOCATION: BIORETENTION
- 1 GAL. PLANTS @ 2'-0" O.C.
- WUCOLS: L



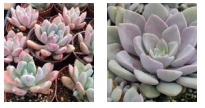
RHAMNUS CALIFORNICA
'SEAVIEW' DWARF COFFEEBERRY
- LOCATION: BIORETENTION + STOOPS
- 1 GAL. PLANTS @ 6'-0" O.C.
- WUCOLS: L



LOMANDRA NYALLA
LOMANDRA MAT RUSH
- LOCATION: ENTRY GARDEN, STOOPS, + BIORETENTION
- 1 GAL. PLANTS @ 2'-6" O.C.
- WULCOLS: L



AGAVE ATTENUATA
NOVA FOXTAIL AGAVE
- LOCATION: ENTRY GARDEN + STOOPS
- 1 GAL. PLANTS @ 2'-6" O.C.
- WULCOLS: VL



GRAPTOVERIA DEBBIE
DEBBIE GRAPTOVERIA
- LOCATION: ENTRY GARDEN + STOOPS
- 1 GAL. PLANTS @ 1'-0" O.C.
- WUCOLS: L



ANIGOZANTHOS
KANGAROO PAW
- LOCATION: ENTRY GARDEN + STOOPS
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: L

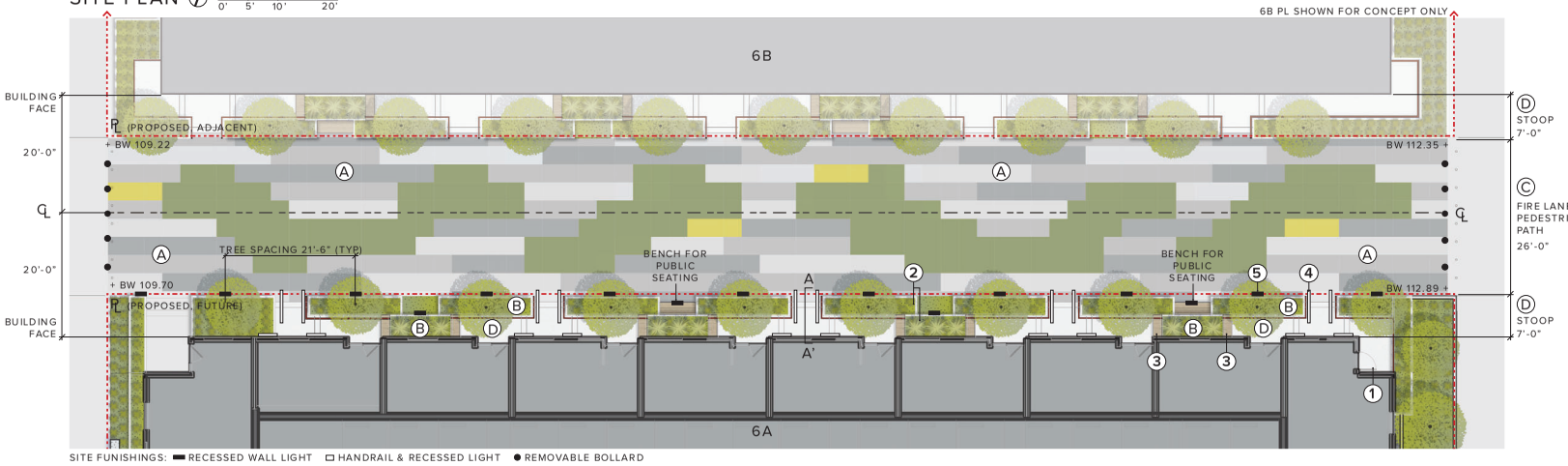
Candlestick Point CP04 - Blocks 6a + 8a

OCII

6a - SITE PLAN LEVEL 1

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SITE PLAN



PROGRAM



A PEDESTRIAN PATH
- PERMEABLE PAVERS VARY IN COLOR AND PATTERN BLOCK-TO-BLOCK, ADDING VISUAL INTEREST AND ENHANCING SENSE OF PLACE

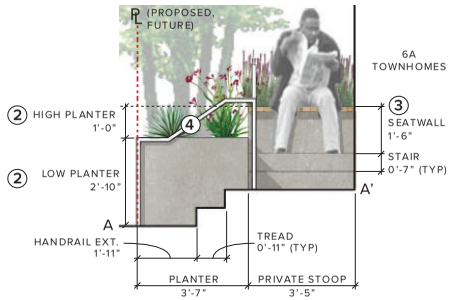
B RAISED PLANTER
- BUFFERS PRIVATE STOOP FROM PUBLIC THROUGHWAY
- VISUALLY SOFTENED BY GROUND LEVEL PLANTING
- INCORPORATES PUBLIC FURNITURE

C FIRE LANE
- PERMEABLE PAVING AND GRASSPAVE
- VARIED PAVING ADDS VISUAL INTEREST
- MODULAR, MOVABLE FURNITURE

D STOOP
- PRIVATE GARDENS
- PEDESTRIAN ACCESS
- MOVABLE FURNITURE OR BUILT-IN WOOD BENCH
- GROUPED STOOPS

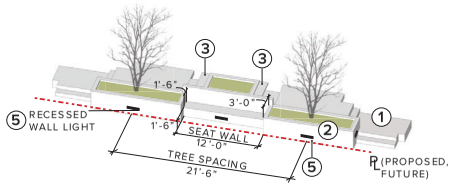
GANGED STOOP SECTION AA'

1/2" = 1'
0' 1' 2' 4'



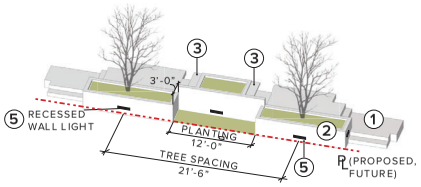
GANGED STOOP, FURNITURE

NTS

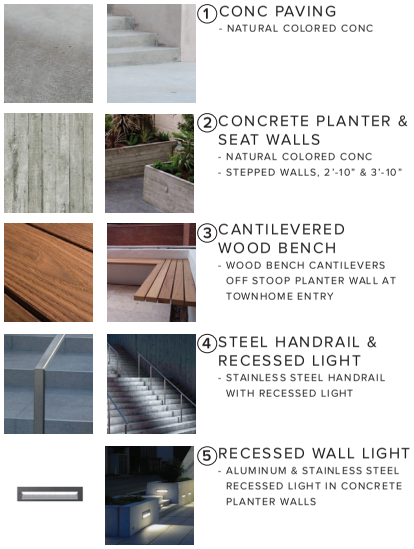


GANGED STOOP, PLANTING

NTS



STOOP MATERIALS



1 CONC PAVING
- NATURAL COLORED CONC

2 CONCRETE PLANTER & SEAT WALLS
- NATURAL COLORED CONC
- STEPPED WALLS, 2'-10" & 3'-10"

3 CANTILEVERED WOOD BENCH
- WOOD BENCH CANTILEVERS OFF STOOP PLANTER WALL AT TOWNHOME ENTRY

4 STEEL HANDRAIL & RECESSED LIGHT
- STAINLESS STEEL HANDRAIL WITH RECESSED LIGHT

5 RECESSED WALL LIGHT
- ALUMINUM & STAINLESS STEEL RECESSED LIGHT IN CONCRETE PLANTER WALLS

PLANTING



BETULA JACQUEMONTII
WHITE HIMALAYAN BIRCH
- MULTISTEM VARIETY
- 36" BOX
- WUCOLS: H

RHAMNUS CALIFORNICA
'SEAVIEW' DWARF COFFEEBERRY
- 1 GAL. PLANTS @ 6'-0" O.C.
- WUCOLS: L

AGAVE ATTENUATA
NOVA FOXTAIL AGAVE
- 1 GAL. PLANTS @ 2'-6" O.C.
- WULCOLS: VL

GRAPTOVERIA DEBBIE
DEBBIE GRAPTOVERIA
- 1 GAL. PLANTS @ 1'-0" O.C.
- WUCOLS: L

ANIGOZANTHOS
KANGAROO PAW
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: L

Candlestick Point CP04 - Blocks 6a + 8a

OCII

6a - MID-BLOCK PASSAGE

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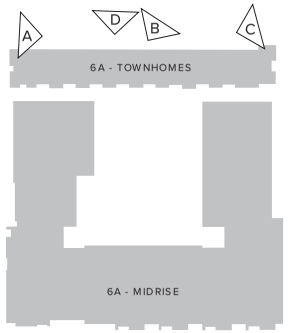
PEDESTRIAN EXPERIENCE



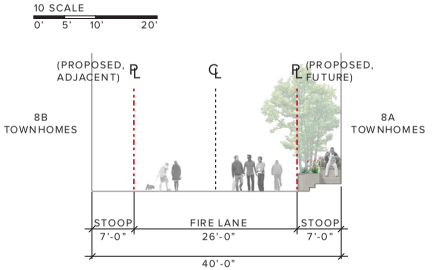
PAVING RESPONDS TO TOWNHOMES



VIEWS



MID-BLOCK BREAK SECTION



STAGGERED PAVING PATTERN



PLANTED STOOP VS. STOOP WITH FURNITURE



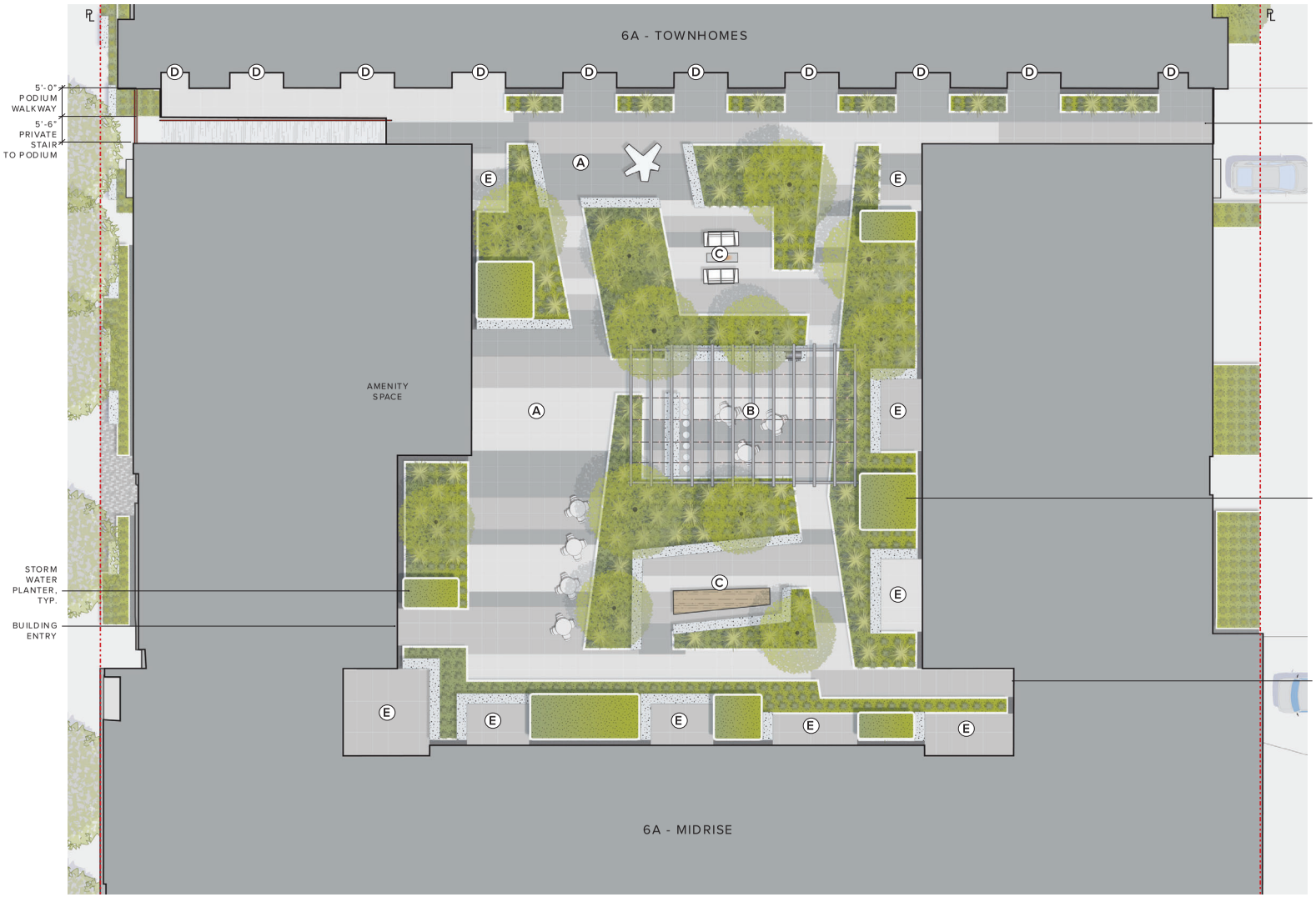
Candlestick Point CP04 - Blocks 6a + 8a

OCII

6a - MID-BLOCK PASSAGE PERSPECTIVES

SITE PLAN

10 SCALE
0' 5' 10' 20'



LANDSCAPE AREA 6a-L3
SOFTSCAPE: 4,312 sf, 32%
HARDSCAPE: 9,231 sf, 68%

PROGRAM



A FLEX SPACE
- OPEN SPACE FOR COMMUNITY GATHERINGS
- DIRECT CONNECTION TO INDOOR AMENITY SPACE
- SCULPTURAL, MOVABLE FURNITURE + CAFE TABLES



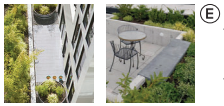
B OUTDOOR KITCHEN
- STEEL PERGOLA WITH STRING LIGHTS
- MOVABLE CAFE TABLES
- OUTDOOR BAR WITH SEATING
- OUTDOOR BBQ
- COMMUNITY TABLE



C AMENITY SPACE
- SHELTERED 'ROOMS' OFFSET FROM PATH BY RAISED, CONCRETE PLANTERS
- PROVIDES SPACE FOR SMALL GROUP GATHERINGS
- FIRE PIT, COMMUNITY TABLE, LOUNGE FURNITURE



D TOWNHOME ENTRY
- TOWNHOME ENTRIES SHELTERED FROM PODIUM PATH BY RAISED PLANTER
- CONNECTION TO PODIUM



E PRIVATE PATIO
- PRIVATE PATIOS SEPARATED FROM PATH, HAVE PRIVATE GARDENS + MOVABLE FURNITURE
- INCLUDES CONCRETE SEATWALL + PRIVACY FENCE

PLANTING



BETULA JACQUEMONTII
WHITE HIMALAYAN BIRCH
- MULTISTEM VARIETY
- 36" BOX
- WUCOLS: H



WOODWARDIA FIMBRIATA
GIANT CHAIN FERN
- 5 GAL. PLANTS @ 4'-0" O.C.
- WUCOLS: M
- CALIFORNIA NATIVE



ASPARAGUS DENSIFLORA
FOXTAIL FERN
- 1 GAL. PLANTS @ 2'-0" O.C.
- WUCOLS: M



IRIS DOUGLASIANA
DOUGLAS IRIS
- 1 GAL. PLANTS @ 2'-0" O.C.
- WUCOLS: L
- CALIFORNIA NATIVE



VIOLA LABRADORICA
LABRADOR VIOLET
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: M

Candlestick Point CP04 - Blocks 6a + 8a
OCII

6a - SITE PLAN LEVEL 3

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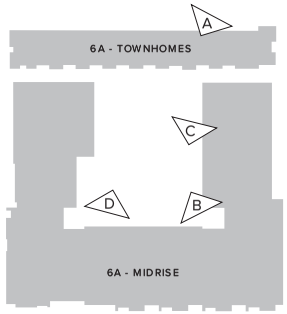
LEVEL 3 AERIAL



MEANDERING CIRCULATION

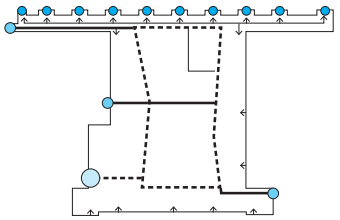


VIEWS



CIRCULATION

30 SCALE



KEY

- PRIMARY
- SECONDARY
- TERTIARY
- PRIMARY ENTRY
- SECONDARY ENTRY
- PRIVATE ENTRY

OUTDOOR KITCHEN

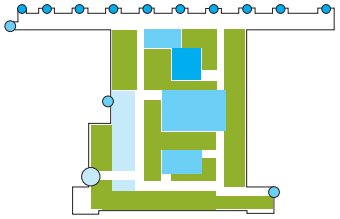


FLEX SPACE



PROGRAM

30 SCALE



KEY

- PASSIVE
- SEMI-ACTIVE
- ACTIVE
- 'GREEN' BUFFER
- PRIMARY ENTRY
- SECONDARY ENTRY
- PRIVATE ENTRY

Candlestick Point CP04 - Blocks 6a + 8a

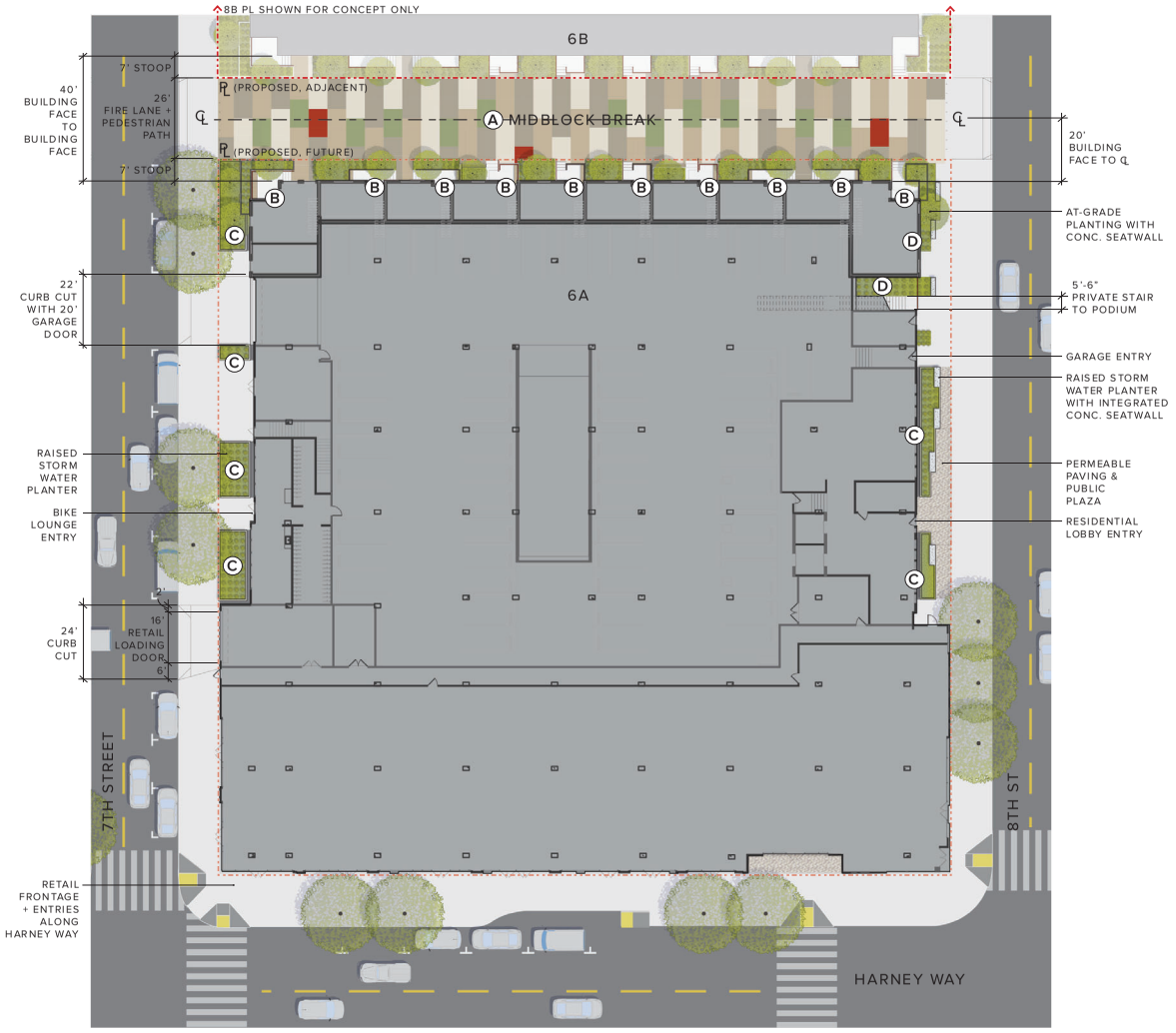
OCII

6a - LEVEL 3 PERSPECTIVES

04.04.2017 | FIVEPOINT | FLETCHER STUDIO LANDSCAPE ARCHITECTURE | DE+ | BAR architects | L2.05

SITE PLAN

1 20 SCALE
0' 10' 20' 40'



NOTE: LANDSCAPE OFF-SITE BY OTHERS, SHOWN FOR CONTEXT ONLY

LANDSCAPE AREA 8a-L1
SOFTSCAPE: 1,767 sf, 32%
HARDSCAPE: 3,690 sf, 68%

PROGRAM



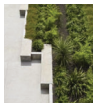

A MID-BLOCK BREAK
- PERMEABLE PAVERS VARY IN COLOR AND PATTERN BLOCK-TO-BLOCK, ADDING VISUAL INTEREST AND ENHANCING SENSE OF PLACE




B STOOP
- PRIVATE GARDENS
- PEDESTRIAN ACCESS FROM MBB
- MOVABLE FURNITURE OR BUILT-IN WOOD BENCH
- GROUPED STOOPS
- PUBLIC FURNITURE AT MBB




C BIORETENTION
- HARDY, CLIMATE APPROPRIATE PLANTINGS IN SUNKEN CONCRETE PLANTERS
- PUBLIC FURNITURE AT MBB

D ENTRY GARDENS
- LUSH, AT-GRADE PLANTINGS WELCOME RESIDENTS TO BUILDING
- PLANTINGS STEP BACK TO OPEN ENTRY PLAZA
- CONCRETE SEATWALLS OFFER PUBLIC SEATING

MATERIALS




PERMEABLE PAVING
- PERMEABLE PAVERS VARY IN COLOR AND PATTERN BLOCK-TO-BLOCK, ADDING VISUAL INTEREST AND ENHANCING SENSE OF PLACE
- LOCATED AT MBB AND BUILDING ENTRIES












GRASSPAVE
- DROUGHT-TOLERANT ORNAMENTAL GRASSES AND FRAGRANT HERBS
- PROVIDE OPEN SPACE THROUGHOUT MID-BLOCK PASSAGE

PLANTING




MAGNOLIA STELLATA
STAR MAGNOLIA
- LOCATION: BIORETENTION + MID-BLOCK BREAK STOOPS
- 36" BOX
- WUCOLS: M




POLYSTICHUM MUNITUM
WESTERN SWORDFERN
- LOCATION: BIORETENTION
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: M




LIRIOPE MUSCARI
BIG BLUE LILYTURF
- LOCATION: BIORETENTION
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: M




JUNCUS PATENS
CALIFORNIA GRAY RUSH
- LOCATION: BIORETENTION
- 1 GAL. PLANTS @ 2'-0" O.C.
- WUCOLS: L




RHAMNUS CALIFORNICA
'SEAVIEW' DWARF COFFEEBERRY
- LOCATION: BIORETENTION + STOOPS
- 1 GAL. PLANTS @ 6'-0" O.C.
- WUCOLS: L




LOMANDRA NYALLA
LOMANDRA MAT RUSH
- LOCATION: ENTRY GARDEN, STOOPS, + BIORETENTION
- 1 GAL. PLANTS @ 2'-6" O.C.
- WULCOLS: L




AGAVE ATTENUATA
NOVA FOXTAIL AGAVE
- LOCATION: ENTRY GARDEN + STOOPS
- 1 GAL. PLANTS @ 2'-6" O.C.
- WULCOLS: VL




GRAPTOVERIA DEBBIE
DEBBIE GRAPTOVERIA
- LOCATION: ENTRY GARDEN + STOOPS
- 1 GAL. PLANTS @ 1'-0" O.C.
- WUCOLS: L



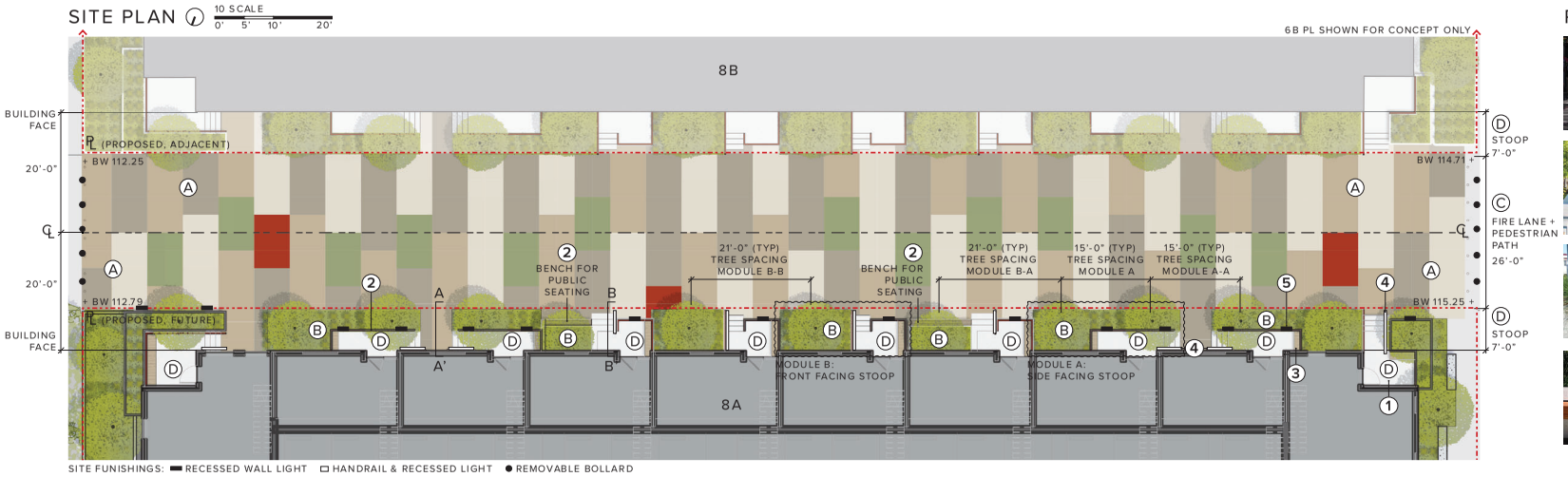

ANIGOZANTHOS
KANGAROO PAW
- LOCATION: ENTRY GARDEN + STOOPS
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: L

Candlestick Point CP04 - Blocks 6a + 8a
OCII

8a - SITE PLAN LEVEL 1

04.04.2017 | FIVEPOINT | FLETCHER STUDIO LANDSCAPE ARCHITECTURE | DE+ | BAR architects | L3.01

SITE PLAN



SITE FUNISHINGS: ▬ RECESSED WALL LIGHT ▭ HANDRAIL & RECESSED LIGHT ● REMOVABLE BOLLARD

PROGRAM



Ⓐ PEDESTRIAN PATH
- PERMEABLE PAVERS VARY IN COLOR AND PATTERN BLOCK-TO-BLOCK, ADDING VISUAL INTEREST AND ENHANCING SENSE OF PLACE



Ⓑ AT-GRADE PLANTING
- BUFFERS PRIVATE STOOP FROM PUBLIC THROUGHWAY
- PLANTING ALTERNATES WITH PUBLIC FURNITURE
- SOFTENS STOOP EDGES



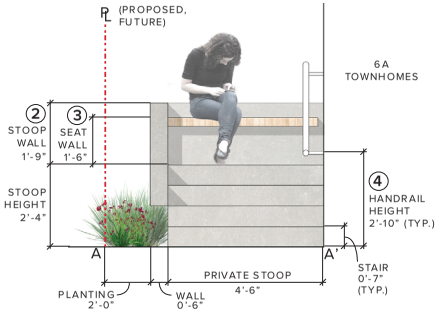
Ⓒ FIRE LANE
- PERMEABLE PAVING AND GRASSPAVE
- VARIED PAVING ADDS VISUAL INTEREST
- MODULAR, MOVABLE FURNITURE



Ⓓ STOOP
- PRIVATE GARDENS
- PEDESTRIAN ACCESS
- MOVABLE FURNITURE OR BUILT-IN WOOD BENCH
- GROUPED STOOPS

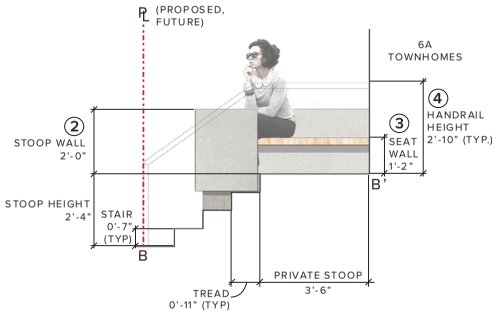
SIDE STOOP SECTION

1/2" = 1'
0' 1' 2' 4'

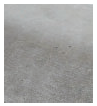


FRONT STOOP SECTION

1/2" = 1'
0' 1' 2' 4'



STOOP MATERIALS




①CONC PAVING
- NATURAL COLORED CONC




②CONCRETE STOOP & SEAT WALL
- NATURAL COLORED CONC
- STEPPED PLANTER WALLS, 2'-10" & 3'-10"




③CANTILEVERED WOOD BENCH
- WOOD BENCH CANTILEVERS OFF STOOP PLANTER WALL AT TOWNHOME ENTRY




④STEEL HANDRAIL & RECESSED LIGHT
- STAINLESS STEEL HANDRAIL WITH RECESSED LIGHT



⑤RECESSED WALL LIGHT
- ALUMINUM & STAINLESS STEEL RECESSED LIGHT IN CONCRETE PLANTER WALLS

PLANTING




BETULA JACQUEMONTII
WHITE HIMALAYAN BIRCH
- MULTISTEM VARIETY
- 36" BOX
- WUCOLS: H




RHAMNUS CALIFORNICA
'SEAVIEW' DWARF COFFEEBERRY
- 1 GAL. PLANTS @ 6'-0" O.C.
- WUCOLS: L




AGAVE ATTENUATA
NOVA FOXTAIL AGAVE
- 1 GAL. PLANTS @ 2'-6" O.C.
- WULCOLS: VL



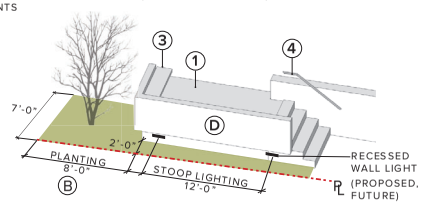

GRAPTOVERIA DEBBIE
DEBBIE GRAPTOVERIA
- 1 GAL. PLANTS @ 1'-0" O.C.
- WUCOLS: L




ANIGOZANTHOS
KANGAROO PAW
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: L

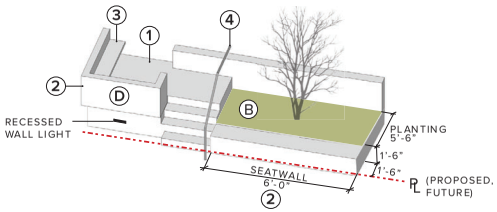
SIDE STOOP (MODULE A)

NTS



FRONT STOOP (MODULE B)

NTS



Candlestick Point CP04 - Blocks 6a + 8a

OCII

8a - MID-BLOCK PASSAGE

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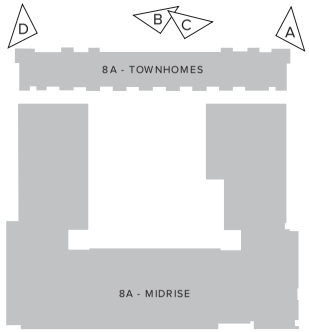
PEDESTRIAN EXPERIENCE



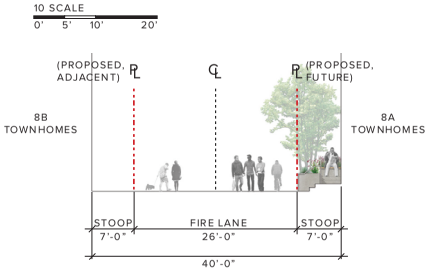
PAVING RESPONDS TO TOWNHOMES



VIEWS



MID-BLOCK BREAK SECTION



STREET PLANTING VS. PUBLIC FURNITURE



PEDESTRIAN EXPERIENCE



Candlestick Point CP04 - Blocks 6a + 8a

OCII

8a - MID-BLOCK PASSAGE PERSPECTIVES

SITE PLAN

10 SCALE
0' 5' 10' 20'



LANDSCAPE AREA 8a-L3
SOFTSCAPE: 4,583 sf, 32%
HARDSCAPE: 9,940 sf, 68%

PROGRAM



A FLEX SPACE
- OPEN SPACE FOR COMMUNITY GATHERINGS
- DIRECT CONNECTION TO INDOOR AMENITY SPACE
- SCULPTURAL, MOVABLE FURNITURE + CAFE TABLES



B OUTDOOR KITCHEN
- STEEL PERGOLA WITH STRING LIGHTS
- MOVABLE CAFE TABLES
- OUTDOOR BAR WITH SEATING
- OUTDOOR BBQ
- COMMUNITY TABLE



C AMENITY SPACE
- SHELTERED 'ROOMS' OFFSET FROM PATH BY RAISED, CONCRETE PLANTERS
- PROVIDES SPACE FOR SMALL GROUP GATHERINGS
- FIRE PIT, COMMUNITY TABLE, LOUNGE FURNITURE



D TOWNHOME ENTRY
- TOWNHOME ENTRIES SHELTERED FROM PODIUM PATH BY RAISED PLANTER
- CONNECTION TO PODIUM



E PRIVATE PATIO
- PRIVATE PATIOS SEPARATED FROM PATH, HAVE PRIVATE GARDENS + MOVABLE FURNITURE
- INCLUDES CONCRETE SEATWALL + PRIVACY FENCE

PLANTING



BETULA JACQUEMONTII
WHITE HIMALAYAN BIRCH
- MULTISTEM VARIETY
- 36" BOX
- WUCOLS: H



WOODWARDIA FIMBRIATA
GIANT CHAIN FERN
- 5 GAL. PLANTS @ 4'-0" O.C.
- WUCOLS: M
- CALIFORNIA NATIVE



ASPARAGUS DENSIFLORA
FOXTAIL FERN
- 1 GAL. PLANTS @ 2'-0" O.C.
- WUCOLS: M



IRIS DOUGLASIANA
DOUGLAS IRIS
- 1 GAL. PLANTS @ 2'-0" O.C.
- WUCOLS: L
- CALIFORNIA NATIVE



VIOLA LABRADORICA
LABRADOR VIOLET
- 1 GAL. PLANTS @ 1'-6" O.C.
- WUCOLS: M

Candlestick Point CP04 - Blocks 6a + 8a
OCII

8a - SITE PLAN LEVEL 3

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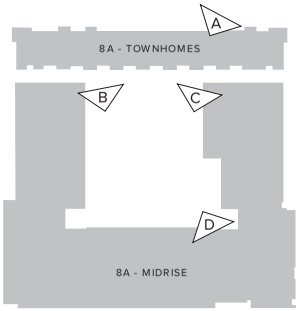
LEVEL 3 AERIAL



OUTDOOR KITCHEN

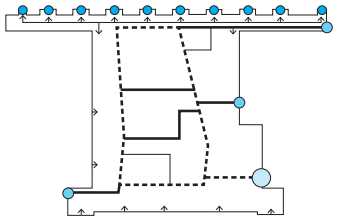


VIEWS



CIRCULATION

30 SCALE



KEY

- PRIMARY
- SECONDARY
- TERTIARY
- PRIMARY ENTRY
- SECONDARY ENTRY
- PRIVATE ENTRY

AMENITY SPACE - FIRE PIT

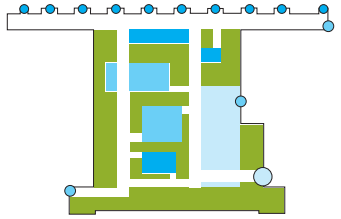


FLEX SPACE



PROGRAM

30 SCALE



KEY

- PASSIVE
- SEMI-ACTIVE
- ACTIVE
- 'GREEN' BUFFER
- PRIMARY ENTRY
- SECONDARY ENTRY
- PRIVATE ENTRY

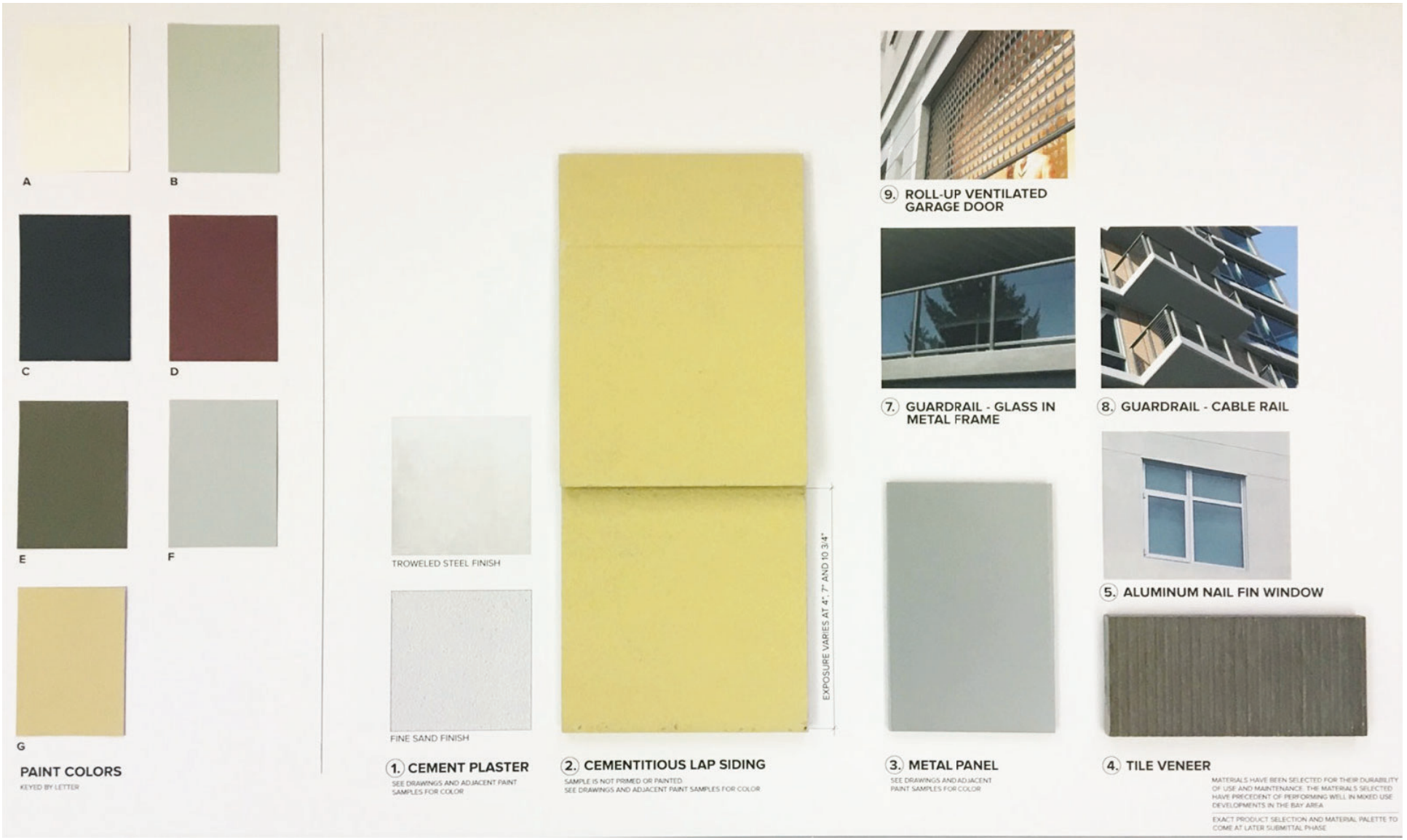
Candlestick Point CP04 - Blocks 6a + 8a

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8a - LEVEL 3 PERSPECTIVES

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ABOVE IS A PHOTOGRAPHIC IMAGE OF THE PHYSICAL MATERIAL BOARD

Candlestick Point CP04 - Blocks 6a + 8a

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ARCHITECTURAL MATERIAL BOARD

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KLAUS Multiparking GmbH
Hermann-Krum-Straße 2
D-88319 Aitrach
Fon +49 (0) 7565 508-0
Fax +49 (0) 7565 508-88
info@multiparking.com
www.multiparking.com

PRODUCT DATA

parkboard PQ
crosswise shifting
2000 kg ❶ / 2600 kg ❶

Design with:
– power supply via busbar
– power supply via contact wire
– power supply via trailing cable

Top edge finished floor
Tolerances for the evenness of the carriageway must be strictly complied with in accordance with DIN (= German Industrial Standard) No. 18202, chart 3, line 3.

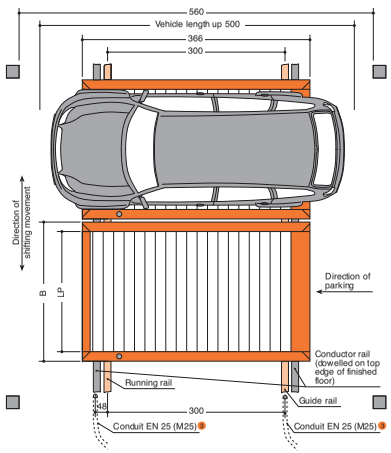
Dimensions
All space requirements are minimum finished dimensions.
Tolerances for space requirements $^{+3}_{0}$ ❹
Dimensions in cm.

Suitable for
Standard passenger cars:
Limousine, station wagon, SUV, van, according to specifications in the table and maximal surface load.

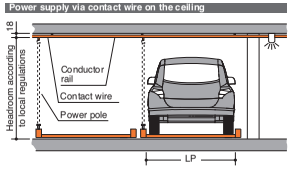
Type	LP	B	Car width
PQ-210	182	210	max. 180
PQ-220	192	220	max. 190
PQ-236	208	236	max. 206
PQ-248	220	248	max. 218
PQ-258	230	258	max. 228
PQ-268	240	268	max. 238
PQ-278	250	278	max. 248
PQ-288	260	288	max. 258

	Standard	Special ❷
length	max. 500 cm	max. 500 cm
weight	max. 2000 kg	max. 2600 kg
wheel load	max. 500 kg	max. 650 kg

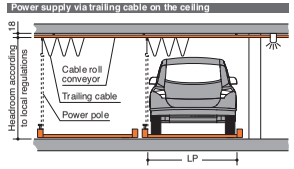
Power supply via busbar on the ground



Power supply via contact wire on the ceiling



Power supply via trailing cable on the ceiling



A safety clearance of 30 cm must be maintained between the front or rear bumpers of vehicles on ParkBoards and any fixed parts of the surroundings or other vehicles in accordance with DIN EN 14010. At a max. vehicle length of 500 cm, this means a length dimension of 560 cm between the columns. The length dimension of 560 cm can only then be shortened if the max. vehicle or parking place length is reduced or light barriers are used.

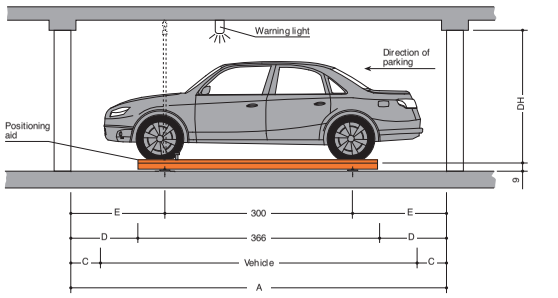
The operating console must be mounted in such a way that the operator can see the entire system during operation and the motion sequences can be observed and monitored.

❶ Standard type
❷ Special system: maximum load for extra charge.
❸ Conduit with taut wire to control box (is entered in the layout plan by KLAUS Multiparking).
❹ To follow the minimum finished dimensions, make sure to consider the tolerances according to VOB, part C (DIN 18330 and 18331) and the DIN 18202.

ParkBoard PQ | Code number 586.23.230-002 | Version 03.2017

Page 1 Dimensions Car data
Page 2 Dimensions Recess/ Rail system
Page 3 Evenness/ Tolerances Function
Page 4 Electrical installation Technical data
Page 5 To be performed by the customer Description

Dimensions



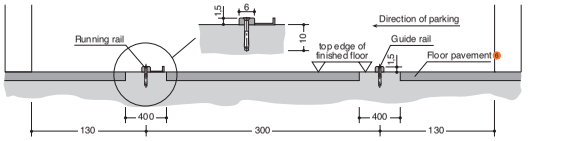
A	Vehicle	C	D	E	Please note the following on parking space	DH
560	500	30	97	130	Parking space and ParkBoard conform to German regulations and DIN EN 14010	acc. to local requirements
530	500	15	82	115	Where the unit is equipped with ligth barriers, parking space and pallet also conform to the above	acc. to local requirements
<530	<500	15	<82	<115	Light barrier is essential. Parking space does not conform to German regulations. **Note that length of vehicle is restricted!**	acc. to local requirements

Recess/Rail system

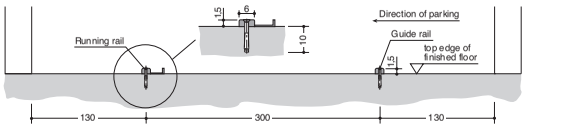
Dependent upon the structural conditions of the garage, several different options are available for installation of the rails.

Rail load by moving traffic load:
– For surface load 2000 kg: 6,5 kN per wheel
– For surface load 2600 kg: 8 kN per wheel

Laying on strip foundation ❺



Laying on finished floor ❺



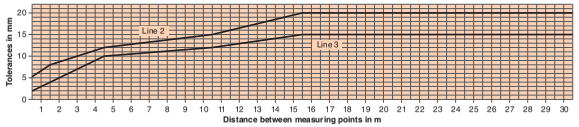
❺ Tolerances for the evenness of the carriageway must be strictly complied with in accordance with DIN (= German Industrial Standard) No. 18202, chart 3, line 3. No expansion joints are permitted within the area of the rail system.
❻ We do not recommend mastic asphalt.

Page 1 Dimensions Car data
Page 2 Dimensions Recess/ Rail system
Page 3 Evenness/ Tolerances Function
Page 4 Electrical installation Technical data
Page 5 To be performed by the customer Description

Evenness and Tolerances (abstract from DIN 18 202, table 3)

The distance between the lower flange of the ParkBoards and the garage ground must therefore not exceed 2 cm. To adhere to the safety regulations and DIN EN 14 010 recommendations and to get the necessary even ground, the tolerances of evenness to DIN 18202, table 3, line 3, must not be exceeded. Therefore exact levelling of the ground by the client is essential.

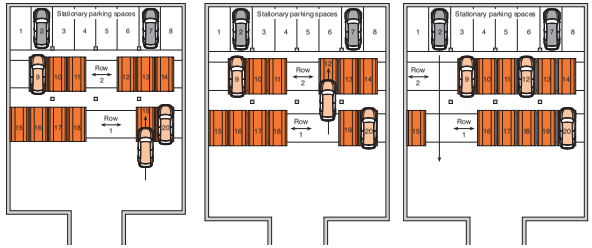
Column	1	2	3	4	5	6
		Vertical measurement as limits in mm with measuring points distances in m to ❼				
Line	Reference	0,1	1	4	10	15
2	Unfinished to surface of covers, subconcrete and subsoils for higher demands, e.g. as foundation for cast plaster floor, industrial soils, paving tiles and slabstone paving, compund floor paving. Finished surfaces for minor purposes, e.g. warehouses, cellar.	5	8	12	15	20
3	Finished grounds, e.g. floor pavement serving as foundation for coverings. Coverings, tile coverings, PVC flooring and glued coverings.	2	4	10	12	15



❼ Intermediate values are to be taken out the diagram and must be rounded-off to mm.

Function

Dependent upon the size of the parking system, the desired parking space is selected either via operating panel or push buttons. The carriageway will then automatically be opened towards the selected parking space. During the shifting process flashing warning lights will come up. The control system is set in such a way that a selected mechanical parking space may always be driven onto so that the driver's door may readily be opened into the carriageway made available (see parking process No. 1 and 2).



Parking process no. 1
For entering parking space No. 19, row 1, driver selects parking space No. 19. Row 1 shifts in such a way that the ParkBoard can comfortably be parked on and the driver may get out of the vehicle.

Parking process no. 2
In order to park on parking space 12, row 2, driver selects space No. 12 on operating panel. Rows 1 and 2 will shift in such a way that the ParkBoard may comfortably be parked on.

Parking process no. 3
For parking on stationary parking space No. 2, driver selects parking space No. 2. Rows 1 and 2 will then open carriageway to space 2 so that moving into and out of the garage can readily be effected.

SYSTEM SHOWN FOR DESCRIPTIVE PURPOSES ONLY, AT OCII'S REQUEST. PROJECT SPONSOR TO CONSIDER MULTIPLE SUPPLIERS WHOSE SYSTEMS AND PRODUCTS MAY VARY.

Candlestick Point CP04 - Blocks 6a + 8a
OCII

MECHANICAL PALETTE SYSTEM

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CPS Block 6A
3/8/2017

Discipline under Contract	Consultant Names	Fees	SBE Goal Credit*	SBE - SF	For Informational Purposes Only MBE	Ethnicity**	WBE
Architect	BAR (in assocation with Dilworth Eliot Studio)	$ 604,370	$ 604,370	$ 604,370			
Associate Architect	Dilworth Eliot Studio	$ 325,430	$ 325,430	$ 325,430			
Landscape Architect	Fletcher Studio	$ 153,200	$ 153,200	$ 153,200			
Structural (Wood)	Hohbach Lewin/Rivera Consulting	$ 172,500	$ 172,500	$ 172,500	172,500	Latino	
Structural (Concrete)	FBA	$ 92,500					
Civil	BKF/Telamon Engineering Consultants	$ 193,543	$ 193,543	$ 193,543		Asian Pacific	193,543
MEP	Emerald City Engineers	$ 126,500					
Geotechnical Engineer	Engeo	$ 83,600					
Trash Consultant	American Trash Solutions	$ 3,750					
Code Consutlant	Rolf Jensen	$ 16,580					
	Totals	**$ 1,771,973**	**$ 1,449,043**	**$ 1,449,043**	**172,500**		**193,543**
	Percent of Total Fees		**81.8%**	**81.8%**	**11.9%**		**13.4%**

* Full SBE credit is granted to joint ventures and associations where the SBE partner performs at least 35% of the joint venture or association agreement.
** Ethnicity and/or gender data were gathered from third-party sources and presented for informational purposes only. Such data have not been verified.

CPS Block 8A
3/8/2017

Discipline under Contract	Consultant Names	Fees	SBE Goal Credit*	SBE - SF	For Informational Purposes Only MBE	Ethnicity**	WBE
Architect	BAR (in assocation with Dilworth Eliot Studio)	$ 604,370	$ 604,370	$ 604,370			
Associate Architect	Dilworth Eliot Studio	$ 325,430	$ 325,430	$ 325,430			
Landscape Architect	Fletcher Studio	$ 153,200	$ 153,200	$ 153,200			
Structural (Wood)	Hohbach Lewin/Rivera Consulting	$ 172,500	$ 172,500	$ 172,500	172,500	Latino	
Structural (Concrete)	FBA	$ 92,500					
Civil	BKF/Telamon Engineering Consultants	$ 193,543	$ 193,543	$ 193,543		Asian Pacific	193,543
MEP	Emerald City Engineers	$ 126,500					
Geotechnical Engineer	Engeo	$ 83,600					
Trash Consultant	American Trash Solutions	$ 3,750					
Code Consutlant	Rolf Jensen	$ 16,580					
	Totals	**$ 1,771,973**	**$ 1,449,043**	**$ 1,449,043**	**172,500**		**193,543**
	Percent of Total Fees		**81.8%**	**81.8%**	**11.9%**		**13.4%**

* Full SBE credit is granted to joint ventures and associations where the SBE partner performs at least 35% of the joint venture or association agreement.

** Ethnicity and/or gender data were gathered from third-party sources and presented for informational purposes only. Such data have not been verified.

Candlestick Park Development - CPS Block 6A and 8A

The following are biographies of SBE consultants holding the four largest contracts by dollar value. Please refer to the Consultant Summary for contract values.

Dilworth Eliot Studio

Dilworth Eliot Studio (DE+) is our Associate Architect on CPS 6A/8A, teamed up BAR Architects. In addition to being an SBE, they are also an LBE with the City of San Francisco. DE+ provides architecture, design and strategic consulting for the built environment. Their goal is to enhance their individual clients' organizational and business objectives, and therefore their value in creating appropriate solutions will take many forms. Their belief is that the most successful design solutions are created through diverse and productive partnerships, which render their clients and colleagues genuine collaborators. DE+ is the product of long friendships, shared ideals and common goals. They share over 6 decades of professional experience in design and consulting for project feasibility, master planning, architecture and interiors. Further, they are committed to personal and professional development through teaching, interdisciplinary collaboration, research and mentorship.

Rivera Consulting Group

The Rivera Consulting Group, Inc. (RCG) is a professional services corporation providing structural engineering for both public and private sector clients. The company was established in 1998 in San Francisco. Its principal, Ed Rivera is a licensed Civil and Structural Engineer in the States of California and Utah with over 28 years of engineering and project management experience. Current and past projects include seismic upgrade of Ghirardelli Square and 555 Market Street in San Francisco.

Fletcher Studio

Fletcher Studio is an innovative and award winning collaborative practice based in San Francisco. The firm provides comprehensive professional services in Landscape Architecture, Urban Design, and Environmental Planning. The firm is committed to a collaborative and contextual approach to spatial design practice and to the planning of unique and sustainable landscapes, urban spaces, and living infrastructures. Design and planning solutions come from the interaction with the many people, processes, histories, policies, economies and ecologies that are specific to a place. Fletcher studio is also an LBE with the City of San Francisco.

Telamon Engineering Consultants

Telamon Engineering Consultants Inc., established in 1993, is a professional services firm that specializes in civil engineering, land surveying, construction/project management, and governing agency permitting. Telamon's broad experiences ranges from master planning, infrastructure to site-specific projects in commercial and residential development, utility investigation and relocation, roadway engineering, stormwater management, ADA code compliance review and design, CADD support, value engineering and peer review, and QA/QC review. Telamon is also an WBE and LBE with the City of San Francisco.