OCII
office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

450-2152017-002

Agenda Item **No. 5 (e)**
Meeting of March 21, 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, which includes 124 residential units, 13 of which are below market rate, and approximately 15,000 square feet of ground floor retail at Candlestick Point South Block 9A, and adopting environmental review findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area

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 the lot known as Candlestick Point South Block 9A (CPS Block 9A") to a vertical developer and executed and delivered to the Office of Community Investment and Infrastructure ("OCII") an Assignment and Assumption Agreement for the same. Per the Design Review and Document Approval Procedure ("DRDAP") of the Phase 2 DDA, the vertical developer has submitted Schematic Design ("SD") documents for CPS Block 9A to OCII staff and is seeking approval from the Commission. The complete SD set can be found at Attachment 2.

CPS Block 9A is located within the Candlestick South Neighborhood of the Bayview Hunters Point Redevelopment Area and is one of the first blocks to be developed in this neighborhood. It is located between 8th and 9th streets on Harney Way, a main artery in the new Candlestick neighborhood. The front of the building along the north edge faces the anchoring Candlestick Center Commercial District. The project is within steps to the multitude of shops and entertainment across Harney Way. The south side of the building faces a mid-block break, encouraging a pedestrian friendly paseo for both Block 9A residents and neighbors alike. The townhomes and flats above lining the mid-block break are stepped down 3-4 stories and offer private stoops that spill into the mid-block break creating a more intimate setting and further encourage a sense of community and pedestrian use along the paseo. The project scale along the mid-block break is sensitive to the proposed 420-foot tower located across the mid-block break on the corner of 9th Street.

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On its eastern side, CPS Block 9A faces the tip of Wedge Park 1 at the corner of Harney Way and 8th street. The wedge park is a major feature along Harney Way helping to connect CPS Block 9A to the retail corridor and the Candlestick Point State Recreation Area to the South and East. The Wedge Park will also be a main transit thoroughfare connecting residents and visitors to the city and region. (See Attachment 1: Site Map for reference).

CPS Block 9A is 1.25 acres and the development includes a gross building area of approximately 220,000 square feet of which approximately 137,000 square feet is residential. The proposed development includes 124 for sale condominiums, including 21 townhomes and 13 affordable units spread throughout the six story development. There will be various shared amenities for residents throughout the project including the almost 10,000 square foot interior courtyard. The ground floor will hold approximately 15,000 square feet of commercial space facing Harney Way and a 110 stall garage above grade.

CPS Block 9A's designs generally conform to the Candlestick Point Design for Development ("CP D4D") design standards and guidelines. CPS Block 9A'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 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 the CPS Block 9A 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 Block 9A.

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, a corporation formed for the specific purpose of developing the HPS/CP Project, together with other land acquired by the Developer, who in turn must build horizontal infrastructure improvements, together with the provision of 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 Block 9A, Developer has elected to develop the parcel through an affiliate, CP BLOCK 9AS, LLC ("Vertical Developer") and has assigned to Vertical Developer its rights and obligations as a vertical developer under the Phase 2 DDA. The Vertical Developer has agreed to accept such rights and to assume such obligations, all as set forth in the Assignment and Assumption Agreement 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. The CPS Block 9A development has followed the approval process and is 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 Block 9A 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 acts 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 Block 9A'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 Block 9A's Schematic Designs are in accordance with the BMR Housing Plan and BMR Table. Of the 124 residential units, Developer has identified 13 inclusionary units that will be affordable to households earning between 80-120% Area Median Income ("AMI"). The Inclusionary Units account for 10.48% of the total units in CPS Block 9A and units in the 80-100% AMI tier are on average affordable to households earning 90% AMI. The distribution of these units is as follows:

BMR Unit #	Bedroom Size	Size (Square Feet)	Unit Type	AMI (%)	Unit #
5th Floor	2bd x 2bth	950	Flat	120	502
5th Floor	2bd x 2bth	950	Flat	120	509
4th Floor	2bd x 2bth	1000	Flat	100	417
4th Floor	3bd x 2bth	1100	Flat	120	424
3rd Floor	2bd x 2bth	930	Flat	90	315
3rd Floor	3bd x 2bth	1100	Flat	100	335
2nd Floor	3bd x 2bth	1100	Flat	90	230
2nd Floor	3bd x 2bth	1100	Flat	80	234
2nd Floor	2bd x 2bth	1000	Flat	80	219
2nd Floor	2bd x 2bth	1330	Townhouse	120	205
2nd Floor	3bd x 2bth	1400	Townhouse	120	213
Ground Floor	2bd x 2bth	1250	Townhouse	120	107
Ground Floor	3bd x 2bth	1400	Townhouse	120	101
AVERAGE:	**2.5 bedrooms**	**1124 sf**			

CPS Block 9A Design Summary (see attached Schematic Design Submittal)

Design Approach

The design approach for CPS Block 9A is rooted within the master plan for Candlestick Point and its surrounding context. The Candlestick development is a unique opportunity to create a new neighborhood in a richly historic area of San Francisco. The development has a strong intent to rejuvenate and expand the Bayview neighborhood by providing access to jobs, retail and entertainment, parks and recreation including the beach among other features. The buildings design will help enhance the experience of both residents and visitors to enjoy all this new neighborhood has to offer.

CPS Block 9A is located in Candlestick South Plan area which is characterized by both the retail street activity along Harney Way and the surrounding beach and State Recreation Area to the south. The mixed-use area with a combination of low-rise and high-rise buildings are connected through a grid of fine grained streets that cater to both vehicles and pedestrians navigating through the space. CPS Block 9A is at an important intersection in one of the densest areas along Harney Way between 8th and 9th street, facing the tip of Wedge Park 1, which will also be home to the Bus Rapid Transit ("BRT") transit stop.

CPS Block 9A went through rigorous massing strategies to determine the best fit given the design parameters. To preserve a unified vision that celebrates difference but still maintains a cohesive community, CPS Block 9A was examined and designed with the neighboring Blocks CPS 6a and CPS 8a composition in mind. The scale and massing elements are similarly designed although in different proportions. CPS Block 9A's massing uses a three-part scheme that highlights both corners along Harney way. The massing element on the focal point corner at 8th and Harney Way uses a floating cube element which brings your eye upward creating a grand feel without overwhelming the pedestrian experience. The floating cube at the northwest corner establishes an attractive and inviting dynamic at the tip of the Wedge Park. The second massing element on CPS Block 9A features a partially opaque wall that features the commercial frontage wrapping the corner at 9th street. The third major massing element uses a significant step back at the upper floors to help scale the building down in an effortless way and helps enhance the other more prominent features of the previously described elements.

The CP D4D has identified 9th Street and Harney Way as a focal point within the Candlestick Development (pg. 47). The corner of 9th 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 significance of these corners helped inform part of the overall design approach. While on 8th street side the building lifts above street level to create a pedestrian friendly atmosphere below and activate the street corner, the 9th street side is grounded with partially opaque material to accentuate the retail space at the ground level. On both corners in the front of the building, the design to wrap the façade around the corner and retain as much of the materiality as possible was intended to enhance the experience for residents but also for the public. The corners will be the major focal points along Harney Way and will help establish the overall character of the neighborhood.

The roof designs were an integral aspect of designing the building. The step down from Harney Way to the mid-block break and articulation changes in the roof provide a pleasant aesthetic from both the street and looking down from above in neighboring towers. Consideration to potential solar, storm water, and other sustainability measures were also considered in the design.

Façade

The building elevations are designed to establish an elegant character with a classic calm aesthetic that works with the massing. Each building face is designed using the language and massing of the elements seen along Harney Way. Punched windows arrangements and subtle differentiation in fenestration and materials help differentiate the building and still work with the various scales of the neighboring projects. The repetition of windows with subtle geometric differences bring a strength and boldness to the overall façade.

The building's skin utilizes a variety of materials including cement plaster in different colors and textures, vertical siding and metal panels. The variety of architectural base treatments along the various sides of the building, fenestration changes and massing changes help establish an intimate pedestrian friendly scale that fits in with the adjacent streets. The scale is not too minimized as there are multiple towers scheduled for development nearby, including a 400-foot tower across from the mid-block break.

Private Open Space

The project provides more than the required square footage of private open space to help bring calming nature into the bustling area. A large residential courtyard at the podium level provides outdoor amenity spaces for residents including areas to sit, eat and relax. The large proportions of the courtyard allow for multiple activity zones to take place while the change in scale as the building steps down to the mid-block break creates greater access to southern light and sun exposure. Large interior amenity spaces are also provided directly off of the courtyard as well as off the main lobby.

Structural Approach

The structural design for CPS Block 9A is based on the California Building Code's ("CBC") Type IIIA construction type. The building will include five stories of Type IIIA wood frame over a Type I concrete podium on the ground floor. The ground floor podium will contain the commercial area, garage and some living areas while the wood frame construction above will include most of the residential units.

Sustainability Measures

The project is designed to incorporate sustainable building systems at all levels. A comprehensive strategy to incorporate environmental standards that will enhance the building's lifespan while also creating an enduring place for people is an important metric of success. The project will balance environmental innovation with community good and sound financial sense.

CPS Block 9A will exceed minimum Greenpoint Rating or LEED Silver requirements. The following industry-leading sustainability features will be considered during design development:

- Stormwater Treatment, low impact development measures as described in the "San Francisco Stormwater Design Guidelines"
- Climate appropriate landscape design requiring minimal maintenance and irrigation.
- CPS Block 9A will meet the requirement of exceeding Title 24 (2008) by a minimum of 14%.
- A minimum of 75% of construction generated debris is to be diverted from landfill, a goal of 90% is preferable.
- Concrete used during construction to be a minimum of 25% fly ash or slag.
- Dedicated recycling facility within the building.
- CPS Block 9A will be Solar PV ready, for future alternative energy generation.
- CPS Block 9A will have integrated "smart metering" building management systems and feedback panels.
- CPS Block 9A includes passive design practices such as use of light colored materials, and ample daylight and visual access to the outdoors. Paved areas are planned to be pervious, plantings will require little or no irrigation, and building materials will contain recycled materials, and low VOC content.

Unit Types and Data

There are a total of 124 residential units in CPS Block 9A, 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 620-1,400 square feet. The mix of unit types are as follows:

Unit Types		Avg. square feet.	Sub Total	Total
1BR	Flat	620 sf	31	31
2BR	Flat	950 sf	61	78
	Townhouse	1,250 sf	17	
3BR	Flat	1,100 sf	11	15
	Townhouse	1,400 sf	4	
Total				**124**

Neighborhood Retail and Community Facilities Space

In accordance with the Major Phase CP-1 and Sub-phase CP-02-03-04 approvals, CPS Block 9A is entitled to 25,000 square feet of neighborhood retail space. CPS Block 9A's current designs call for approximately 15,000 square feet of neighborhood retail space, which 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, 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 rent free for facilities. Developer has stated in their CPS Block 9A Schematic Design application that 4,000 square feet of neighborhood retail space will be set aside for CFS, which will also be built to a cold shell condition for future tenants to further improve to their needs. The specific location of the CFS in CPS Block 9A 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 are 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 Block 9A 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 Phase 2 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 Block 9A, 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 Block 9A Schematic Designs subject to the following conditions:

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

1. Provide Schematic Designs for Sub-Phase CP-04 mid-block breaks for review and approval by OCII Staff.
2. Identify the location of the 4,000 sf of Community Facilities Space within the retail square footage on the building plans for review and approval by OCII Staff.
3. Continue to develop and refine the building materials palette, including wall systems, glazing, 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. Sustainable and recycled materials are highly encouraged.
4. Further develop the screening, materiality and architectural treatment of the below, in coordination with OCII Staff.
    a. The three utility rooms and the loading dock located at the building perimeter. Utility room and loading dock doors and windows shall be as transparent as possible when appropriate.
    b. The Level 2 parking along 9th Street to completely conceal all parking from the public realm. Where parking extends to the building's perimeter, the Developer shall create the visual impression of an active ground-floor facade along 9th Street to the full height of the 20 foot building base.
    c. The fire pump room at the corner of 9th Street and the mid-block break, to better integrate with the residential façade.

d. Rooftop mechanical equipment should be located and dimensioned. Indicate screening materiality. Roof specifications shall consider how to provide an attractive view where roofs are viewed from above.

5. Further develop the design of the ground-floor workshop space at 9th Street to ensure that the program is active. Locate entrances on elevations to correlate with entrances indicated on Schematic Design plans and define materiality of the ground-floor workshop façade.

6. Include the following plans:

   a. Detailed landscape plan, including plans for all setback zones and common open spaces.

   b. Detailed lighting plan. Lighting should be subtle and reinforce the overall façade design.

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

7. Ensure modifications of retail storefront design and materiality continue to be compliance 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.

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

8. Number and Location of BMR Units. The development shall include 13 BMR Units with the affordability levels as identified in the CPS Block 9a SD set.

9. Marketing of BMR Units. The 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 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 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 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 SBE Policy 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 Block 9A, Developer has achieved 47.6 percent SBE participation in the area of professional service contracts, of which 26.4 percent are from minority-owned firms and 4.1 percent from women-owned firms.

Local Workforce
To date, on Phase 1, Developer has achieved 39.1 percent San Francisco resident workforce participation on its vertical projects (Blocks 50, 51, 53, 54, 55, 56 and 57), of which 22.7 percent are from BVHP and 68.25 percent are minorities. Attached are the SBE professional services summary for CPS Block 9A and the biographies of the five SBE firms earning the highest fees on this project (see Attachments 3 and 4 respectively).

Design Team Selection

LPAS served as the architect for the building designs on CPS Block 9A. 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 Block 9A 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 November 10, 2016 and the Full CAC meeting on February 13, 2017. OCII staff conducted a review of the proposed development and facilitated discussion on the designs at various CAC meetings. At their February 13, 2017 meeting the CAC recommended approval of the CPS Block 9A 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 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 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 Block 9A 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 Block 9A Schematic Designs. Developer 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.

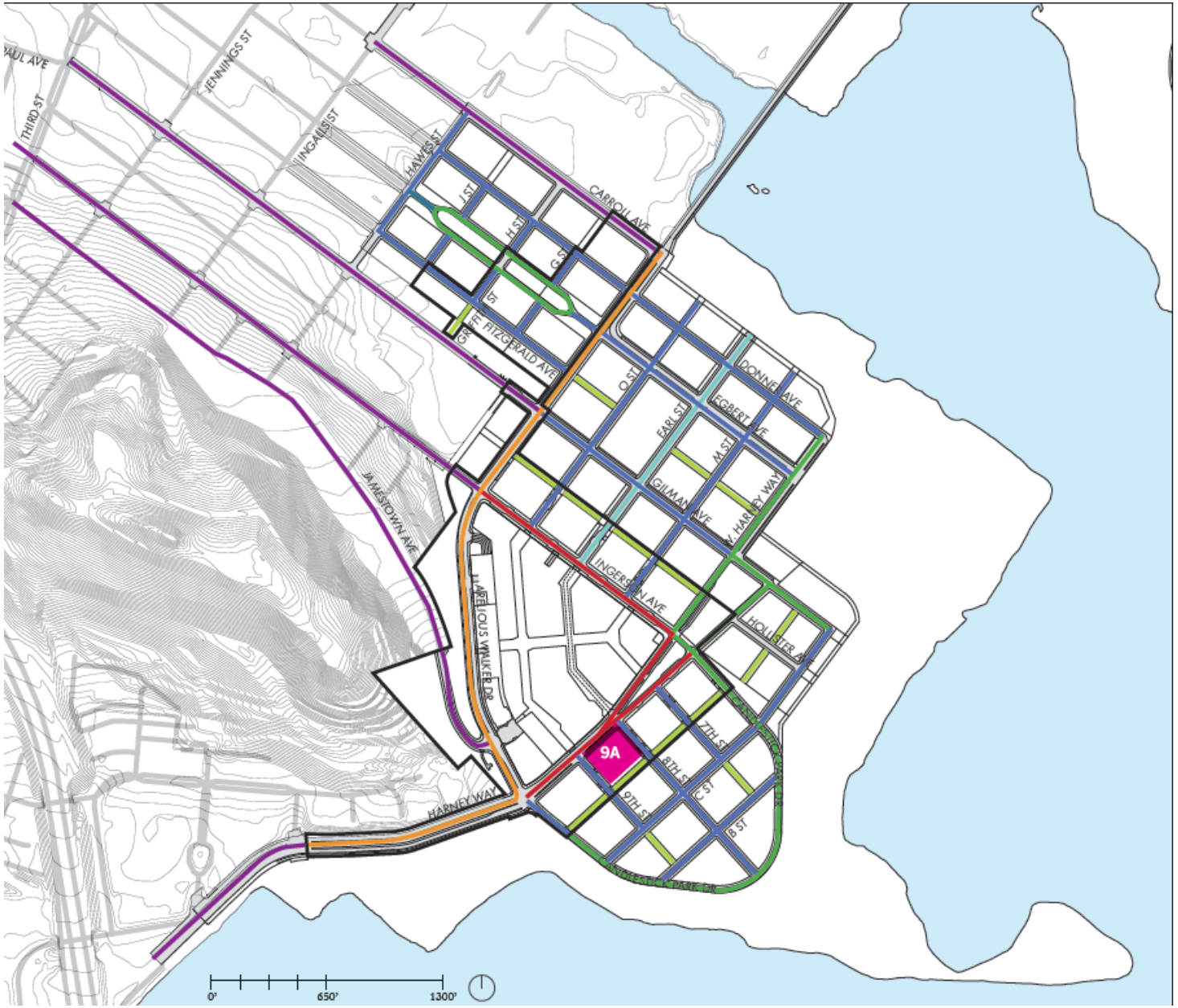
(Originated by Annie Wong, Assistant Project Manager)

Nadia Sesay
Interim Executive Director

Attachment 1: CPS Block 9A Site Plan
Attachment 2: CPS Block 9A Schematic Design Application
Attachment 3: Consultants List
Attachment 4: Consultants' Biographies

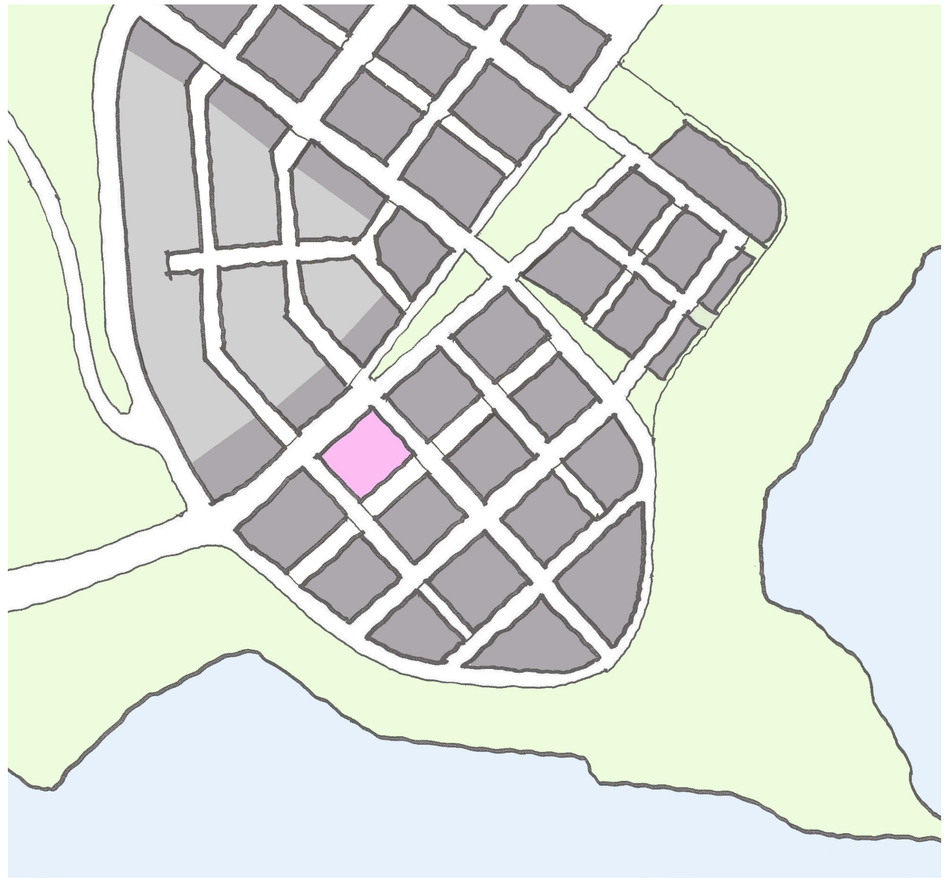
ATTACHMENT 1

CPS BLOCK 9A SITE MAP



FIVEPOINT™ LPAS Architecture + Design VAN METER WILLIAMS POLLACK LLP PGAdesign LANDSCAPE ARCHITECTS





CANDLESTICK POINT
BLOCK 9A

OCII SUBMITTAL

MARCH 7, 2017

Project No. 2003-0006

DRDAP CHECKLIST, SCHEMATIC DESIGN APPLICATION

		REQUIREMENTS	CORRESPONDING SUBMITTAL SHEET
1		**WRITTEN STATEMENT**	1.02, 1.03
2		**DATA CHART**	
	2a	Location and square footage of Land Uses	1.04
	2b	Project Data Table	1.04
	2c	Automobile and bicycle parking	1.04
	2d	Building dimensions and conformance with D4D	3 series, 4.01, 4.02, 6 series, 7 series
3		SCHEMATIC DRAWINGS	
	3a	Site Plan	4.01, 6.01
	3b	Site Sections	8.01, 8.02
	3c	Building Plans	6 series
	3d	Axonometric Drawings	3.03, 3.04
	3e	Study Materials	2 series
	3f	Mid-Block Break Design	5 series
	3g	Additional Materials	2-series
4		**MODEL**	Will be submitted prior to commission review
5		**SUSTAINABLE DESIGN MEASURES**	1.06
6		**PERSPECTIVES, SKETCHES AND RENDERINGS**	2.09-2.17, 5.04, 5.05
7		**FAÇADE MATERIALS BOARD**	9.01

DESIGN TEAM

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INTRODUCTION

Block 9A is among the first parcels being developed in this new neighborhood and will be pivotal in establishing a cohesive sense of place within the Candlestick Point development.

Block 9A is located between 8th and 9th streets on Harney Way, a main artery in the new CP neighborhood. The front of the building along the North edge faces the anchoring Candlestick Center Commercial District. The project is within steps to the multitude of shops and entertainment across Harney Way. The South side of the building faces a mid-block break, encouraging a pedestrian friendly paseo for both Block 9a residents and neighbors alike. The townhomes and flats above lining the mid-block break are stepped down 3-4 stories and offer private stoops that spill into the mid-block break creating a more intimate setting and further encourage a sense of community and pedestrian use along the paseo. The project scale along the mid-block break is sensitive to the proposed 420 foot tower located across the mid-block break on the corner of 9th Street.

On its eastern side, Block 9A faces the tip of Wedge Park 1 at the corner of Harney Way and 8TH street, while on its western edge it is adjacent to one of the gateways into the Candlestick Point Development at the corner of Harney Way and 9th Street. The wedge park is a major feature along Harney Way helping to connect 9A to the retail corridor and the State Recreation Area zone to the South and East. The Wedge Park will also be a main transit thoroughfare connecting both residents and visitors from the city and region.

Overall the block is 1.25 Acres and the development includes a gross building area of approximately 220,000 square feet of which approximately 137,000 square feet is residential. The proposed development includes 124 for sale condominiums, including 21 townhomes and 13 affordable units spread throughout the six story development. There will be various shared amenities throughout the project including the almost 10,000 square foot interior courtyard. The ground floor will hold approximately ~15,000 square feet of commercial space facing Harney Way and a ~111 stall garage above grade.

Anticipated date of completion: December 2019.

DESIGN APPROACH

The design approach for block 9A is rooted within the master plan for Candlestick Point and its surrounding context. The CP development is a unique opportunity to create a new neighborhood in a richly historic area of San Francisco. The development has a strong intent to rejuvenate and expand the Bayview neighborhood by providing access to jobs, retail and entertainment, parks and recreation including the beach among other features. The buildings design will help enhance the experience of both residents and visitors to enjoy all this new neighborhood has to offer.

Block 9a is located in Candlestick South Plan area which is characterized by both the retail street activity along Harney Way and the surrounding beach and State Recreation Area to the south. The mixed-use area with a combination of low-rise and high-rise buildings are connected through a grid of fine grained streets that cater to both vehicles and pedestrians navigating through the space. Block 9A is at an important intersection in one of the densest areas along Harney Way between 8th and 9th street, facing the tip of Wedge Park 1, which will also be home to the BRT transit stop.

Block 9A went through rigorous massing strategies to determine the best fit given the design parameters. To preserve a unified vision that celebrates difference but still maintains a cohesive community, Block 9a was examined and designed with the neighboring 6a and 8a composition in mind. The scale and massing elements are similarly designed although in different proportions. Block 9A's massing uses a three part scheme that highlights both corners along Harney way – the NE corner with more gravities and the SW corner with elegance that encourages pedestrian flow. The massing element on the focal point corner at 8th and Harney Way uses a floating cube element which brings your eye upward creating a grand feel without overwhelming the pedestrian experience. The floating cube at NW corner establishes an attractive and inviting dynamic at the tip of the Wedge Park. The second massing element on block 9A features a partially opaque wall that features the commercial frontage wrapping the corner at 9th street. The third major massing element uses a significant step back at the upper floors to help scale the building down in an effortless way and helps enhance the other more prominent features of the previously described elements.

The Design for Development has identified this corner as a focal point within the Candlestick Development (pg. 47). The corner of 9th and Harney Way acts as a gateway into the CP center going north and to the beach and Recreation Area going south. The significance of these corners helped inform part of the overall design approach. While on 8th street side the building lifts above street level to create a pedestrian friendly atmosphere below and activate the street corner, the 9th street side is grounded with partially opaque material to accentuate the retail space at the ground level. On both corners in the front of the building, the design to wrap the façade around the corner and retain as much of the materiality as possible was intended to enhance the experience for residents but also for the public. The corners will be the major focal points along Harney way and will help establish the overall character of the neighborhood.

The roof design were an integral aspect of designing the building. The step downs and articulation changes in the roof provide a pleasant aesthetic from both the street and looking down from above in neighboring towers. Consideration to potential solar, storm water and other sustainability measures were also considered in the design.

MID-BLOCK BREAK

The massing and scale of the building changes as it turns the corners of 8th and 9th street transitioning from a six story building with a 20 foot commercial ground floor to a four story residential building with individual entrances and stoops off of the mid block break. The stoops are shaded by landscaping and retain a uniquely San Francisco quality. Although the stoops spill into the mid-block break, there is a sense of separation and privacy created through the design and landscaping for its residence. The main residential lobby is located along 8th street as the building transitions in scale and faces block 8A's main residential lobby. The two interior facing lobbies help activate the 8th street corridor between the buildings. The character of the building is consistent, with the changes in scale and materiality along 8th and 9th streets, and the mid-block break. Parking for the building is sensitively located above grade within the center of the building and screened by active uses on all sides. As mentioned previously, the location of two towers over 300 feet across from the mid-block break influenced the design and step downs of the face along the mid-block break.



FAÇADE

The building elevations are designed to establish an elegant character with a classic calm aesthetic that works with the massing. Each building face is designed using the language and massing of the elements seen along Harney Way. Punched windows arrangements and subtle differentiation in fenestration and materials help differentiate the building and still work with the various scales of the neighboring projects. The repetition of windows with subtle geometric differences bring a strength and boldness to the overall façade.

The building's skin utilizes a variety of materials including cement plaster in different colors and textures, vertical fiber cement siding and metal panels. The variety of architectural base treatments along the various sides of the building, fenestration changes and massing changes help establish an intimate pedestrian friendly scale that fits in with the adjacent streets. The scale is not too minimized as there are multiple towers scheduled for development nearby, including a 400 foot tower across from the Mid-Block Break.

GROUND FLOOR AND UPPER FLOOR MATERIALS

Different materials are used to accent the building at the ground level providing a rich pedestrian experience. Materials with more texture and fine grain detail are used specifically at the ground floor, such as fiber cement and high-pressure laminate with wood like grain. Changes in material also help distinguish residential and commercial areas of the building at the base. Fiber cement is primarily used on the residential components and metal panel is used predominantly on the commercial components. Both materials compliment the smooth finish plaster on the upper floors. In some instances, accent materials are used as a bridge between the upper and lower levels, in order to unify the building and create breaks in the plaster sections on the upper levels.

SUSTAINABLE BUILDING MATERIALS

Sustainable materials with recycled content will be used throughout the project. Accent materials such as aluminum panels, fiber cement, high-pressure laminate and coated aluminum trim will be used at the base of the building. Aluminum composite panels made from approximately 70% recycled content will be used to accent the base at the prominent corner of Harney Way and Eighth Street. They will also be used to accent drive aisles and provide a complimentary contrast to the smooth plaster elements. By using recycle aluminum products, 95% of air and water pollution is reduced when compared to the production raw material. Cement Plaster will be locally sourced and comprise recycled content. Fiber cement rain-screens, made from approximately 60% recycled content with a through body material finish, will be used at the base of the building in key areas to provide additional textures and character. The key areas include the bike workshop, the residential entrance on 8th Street and the townhomes along the mid-block-break. This material requires less maintenance and does not require harsh chemical sealants. High-pressure laminate, made from recycled content, provides warm wood-like tones to the base of the building. These elements can fully be appreciated at the pedestrian level, under awnings and on wall panels at the corner of 9th Street and Harney Way.

The durability and longevity of materials is a very important aspect of the sustainable approach to the project. Specifically, by selecting materials suitable for coastal climates, and warranties use in specific applications demonstrated through environmental testing.

COMMUNITY BENEFIT/ OPEN SPACE

The project provides more than the required square footage of open space to help bring calming nature into the bustling area. A large residential courtyard at the podium level provides outdoor amenity spaces for residents including areas to sit, eat and relax. The large proportions of the courtyard allow for multiple activity zones to take place while the change in scale as the building steps down to the mid-block break creates greater access to southern light and sun exposure. Large interior amenity spaces are also provided directly off of the courtyard as well as off the main lobby. The adjacent wedge park on Harney Way provides residents and neighbors another access point to green space among the developments in the area.

Project will include 4000 sq. ft. of Community Facilities Space as defined in the Phase II DDA to be included in Block 9a per CP Major Phase 1 and Sub-Phase 02-03-04. ~~The vertical developer may relocate some or all of the above community facilities space to any other retail location within CP-02, CP-03 or CP-04 with Director approval.~~

EXTERIOR LIGHTING

All exterior lighting will be concealed and focused on the intended areas of illumination, be directed away from surrounding land uses, and will be subtle and non-evasive.

CONFORMANCE WITH DESIGN FOR DEVELOPMENT

The 124 unit condominium development is being developed in accordance with the Design for Development Plan document, last updated in March 2016. Pages 3.01 and 3.02 include a summary of the applicable standards and measures that govern this development. The table also provides a reference for how the 9A condominium development complies with all design standards.

Height is in conformance with the limits for mid rise, low rise and mid-block section as described in section 4.2 (figure 4.3) of the Design for Development. The roof plan on sheet 6.08 illustrates the roof heights and the areas that are within the mid rise zone along Harney Way as a percentage of the building footprint (45% max). The diagram also shows the 20% reduction in the upper floor plate with the ~10'-15' step back along Harney Way. Sheet 3.04, shows the building complies with the maximum height of 35 feet facing the mid-block break and the step up at a ratio of 1:1.2.

The residential ground floor uses are setback 10 feet while the maximum apparent face at both the base (30 feet) and above the base (100 feet) is maintained through variations in plane, fenestration and material.

STRUCTURAL APPROACH

The structural design for block 9A is based on the California Building Code's (CBC) Type IIIA construction type. The building will include five stories of Type IIIA wood frame over a Type I concrete podium on the ground floor. The ground floor podium will contain the commercial area, garage and some living areas while the wood frame construction above will include most of the residential units.

BUILDING AREAS

FLOOR	RESIDENTIAL GROSS	BALCONIES	APPROX. RESIDENTIAL NET	COMMON/AMENITY	COMMERCIAL	COMMUNITY SERVING RETAIL**	UTILITY	CIRCULATION	TOTAL*	GARAGE
6TH FLOOR	13,588	4,216	12,229				510	2,993	17,091	
5TH FLOOR	16,644	945	14,980				510	3,080	20,234	
4TH FLOORS	23,787	720	21,408				510	3,698	27,995	
3RD FLOORS	32,751	720	29,476				2,081	3,698	38,530	
2ND FLOOR	32,341		29,107	1,527			1,323	5,007	40,198	
MEZZANINE	7,417		6,675					917	8,334	15,646
GROUND FLOOR	7,585		6,827	546	10,963	4,000	4,427	2,983	26,504	18,703
TOTALS	134,113	6,601	120,702	2,073	10,963	4,000	9,361	22,376	182,886	34,349
						OVERALL BLDG. SQFT			**217,235**	

OPEN SPACE	
REQUIRED FOR 124 UNITS	**7,440 SQ. FT.**
COURTYARD GROSS	9,906 SQ. FT.
COURTYARD USABLE	7,452 SQ. FT.
6TH FLOOR PRIVATE BALCONIES (FOR 7 UNITS)	3,292 SQ. FT.
TOTAL PROVIDED	**10,744 SQ. FT.**

* INCLUDES GROSS SQFT & DOES NOT INCLUDE BALCONIES

~~**THE VERTICAL DEVELOPER MAY RELOCATE SOME OR ALL OF THE ABOVE COMMUNITY FACILITIES SPACE TO ANY OTHER RETAIL LOCATION WITHIN CP-02, CP-03 OR CP-04 WITH DIRECTOR APPROVAL.~~

PARKING

FLOOR	STANDARD 8'x18'	COMPACT 7.5'x15'	ACCESSIBLE 9'x18'	CAR SHARE	TOTAL
6TH FLOOR					
5TH FLOOR					
4TH FLOORS					
3RD FLOORS					
2ND FLOOR					
MEZZANINE	71 spaces	7 spaces			78 spaces
GROUND FLOOR	28 spaces		3 spaces	1 spaces	32 spaces
TOTAL					**110 spaces**
			PARKING RATIO:		**0.89**

BICYCLE PARKING

CLASS 1	REQUIRED	PROVIDED
25 + 1 PER 4 UNITS	25	56 (& BIKE REPAIR SHOP)

SITE AREA

PARCEL AS CURRENTLY MAPPED				
PARCEL AREA (PL 20' FROM CENTER LINE OF MIDBLOCK BREAK)	54,243	SQFT	1.25	ACRES
MID BLOCK IMPROVEMENT AREA (TO CENTER LINE OF MID BLOCK BREAK)	4,900	SQFT	0.11	ACRES
TOTAL DEVELOPMENT AREA	**59,143**	**SQFT**	**1.36**	**ACRES**
PROPOSED FUTURE				
PROPOSED FUTURE PARCEL AREA (PL 13' FROM CENTER LINE OF MIDBLOCK BREAK)	55,945	SQFT	1.28	ACRES
MID BLOCK IMPROVEMENT AREA (TO CENTER LINE OF MIDBLOCK BREAK)	3,198	SQFT	0.07	ACRES
TOTAL DEVELOPMENT AREA	**59,143**	**SQFT**	**1.36**	**ACRES**

UNIT COUNT AND OVERALL AREA

TOTAL UNITS	**124**		
FLOOR & LOT AREA CALCULATIONS	**CURRENT**	**FUTURE**	
DENSITY	91.3	91.3	UNITS/ACRE
TOTAL BUILDING AREA	217,235	217,235	SF
FLOOR AREA RATIO	3.7	3.7	

OVERALL RESIDENTIAL UNIT MIX

	FLATS			TOWNHOUSES		TOTAL
FLOOR	1B ±620SF	2B ±950SF	3B ±1,100SF	LINER 2B ±1,250	LINER 3B ±1,400SF	
PERCENT TYPE	25.0%	49.2%	8.9%	13.7%	3.2%	100.0%
6TH FLOOR	4	9	1			14
5TH FLOOR	5	11	1			17
4TH FLOORS	7	14	3			24
3RD FLOORS	7	14	3			24
2ND FLOOR	7	13	3	11	2	36
MEZZANINE	1					1
GROUND FLOOR				6	2	8
TOTALS	31	61	11	17	4	**124**

	UNIT MIX			
	1B	**2B**	**3B**	
TOTALS	31	78	15	
PERCENT TOTAL	25.0%	62.9%	12.1%	100.0%

BMR UNIT MIX					
	FLATS		TOWNHOUSES		TOTAL BMR
FLOOR	2B ±950SF	3B ±1,100SF	LINER 2B ±1,250	LINER 3B ±1,400	
	4.0%	3.2%	1.6%	1.6%	10.5%
6TH FLOOR					
5TH FLOOR	2				2
4TH FLOORS	1	1			2
3RD FLOORS	1	1			2
2ND FLOOR	1	2	1	1	5
MEZZANINE					
GROUND FLOOR			1	1	2
TOTALS	5	4	2	2	**13**
	BMR MIX				
	2B		**3B**		
TOTALS	7		6		
PERCENT TOTAL	53.8%		46.2%		100.0%

BMR UNIT TYPES, AMI & SQFT						
FLOOR	UNIT TYPE	GSF	AMI	PARKING	COST/STALL	UNIT #
5TH FLOOR	2bd x 2bth	950	120%	UNBUNDLED	$60,000	**502**
5TH FLOOR	2bd x 2bth	950	120%	UNBUNDLED	$60,000	**509**
4TH FLOOR	2bd x 2bth	1,000	100%	UNBUNDLED	$60,000	**417**
4TH FLOOR	3bd x 2bth	1,100	120%	UNBUNDLED	$60,000	**424**
3RD FLOOR	2bd x 2bth	930	90%	UNBUNDLED	$60,000	**315**
3RD FLOOR	3bd x 2bth	1,100	100%	UNBUNDLED	$60,000	**335**
2ND FLOOR	3bd x 2bth	1,100	90%	UNBUNDLED	$60,000	**230**
2ND FLOOR	3bd x 2bth	1,100	80%	UNBUNDLED	$60,000	**234**
2ND FLOOR	2bd x 2bth	1,000	80%	UNBUNDLED	$60,000	**219**
2ND FL TH	2bd x 2bth	1,330	120%	UNBUNDLED	$60,000	**205**
2ND FL TH	3bd x 2bth	1,400	120%	UNBUNDLED	$60,000	**213**
GROUND FL TH	2bd x 2bth	1,250	120%	UNBUNDLED	$60,000	**107**
GROUND FL TH	3bd x 2bth	1,400	120%	UNBUNDLED	$60,000	**101**

*BMR UNIT AMENITIES WILL BE EQUIVALENT TO THOSE PROVIDED IN MARKET RATE UNITS.

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 9A		
Gross Project Area	**Primary Occupancy**	**Number of occupied floors**
217,235 SF	R-2	7
Design Professional/Applicant: Sign & Date		
LPAS Architecture + Design		

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.

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:	
Final number of required points (base number +/- adjustment)	
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)		X				
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 CalGreen 5.508.1.2, may contribute to LEED EA c4	●	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

The project is designed to incorporate sustainable building systems at all levels. A comprehensive strategy to incorporate environmental standards that will enhance the building's lifespan while also creating an enduring place for people is an important metric of success. The project will balance environmental innovation with community good and sound financial sense.

Block 9A will conform with the City and County of San Francisco Green Building Ordinance meeting or exceeding minimum Greenpoint Rating or LEED Silver requirements. The following industry-leading sustainability features will be considered during design development:

- Stormwater Treatment, low impact development measures as described in the "San Francisco Stormwater Design Guidelines"
- Climate appropriate landscape design requiring minimal maintenance and irrigation.
- Block 9A will meet the requirement of exceeding Title 24 (2008) by a minimum of 14%.
- A minimum of 75% of construction generated debris is to be diverted from landfill, a goal of 90% is preferable.
- Concrete used during construction to be a minimum of 25% fly ash or slag.
- Dedicated recycling facility within the building.
- Block 9A will be Solar PV ready, for future alternative energy generation.
- Block 9A will have integrated "smart metering" building management systems and feedback panels.
- Block 9A includes passive design practices such as use of light colored materials, and ample daylight and visual access to the outdoors. Paved areas are planned to be pervious, plantings will require little or no irrigation, and building materials will contain recycled materials, and low VOC content.
- General contractor to provide waste management plan during addenda process for landfill diversion

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

Total Points Targeted: 75

Certification Level:

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: Commuity (2) Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory, ES.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.

POINTS REQUIRED



New Home Multifamily Version 7

Project Name: Candlestick Block 9 Project Street: Harney Way Project City: San Francisco Project Zip: 94110		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Measures			Possible Points				
CALGreen							
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1
A. SITE							
TBD	**A1. Construction Footprint**					1	
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 75% C&D Waste Diversion **(Including** Alternative Daily Cover)	2				2	
TBD	A2.2 65% C&D Waste Diversion **(Excluding** Alternative Daily Cover)					2	
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1	
Yes	**A3. Recycled Content Base Material**	1				1	
Yes	**A4. Heat Island Effect Reduction (Non-Roof)**	1		1			
TBD	**A5. Construction Environmental Quality Management Plan Including Flush-Out**				1		
	A6. Stormwater Control: Prescriptive Path						
TBD	A6.1 Permeable Paving Material						1
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1
Yes	A6.3 Non-Leaching Roofing Materials	1					1
TBD	A6.4 Smart Stormwater Street Design		1				
TBD	**A7. Stormwater Control: Performance Path**						3
B. FOUNDATION							
Yes	**B1. Fly Ash and/or Slag in Concrete**	1				1	
TBD	**B2. Radon-Resistant Construction**				2		
TBD	**B3. Foundation Drainage System**					2	
TBD	**B4. Moisture Controlled Crawlspace**				1		
	B5. Structural Pest Controls						
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1	
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1	
C. LANDSCAPE							
0.00%	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						
TBD	C3.1 No Invasive Species Listed by Cal-IPC					1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1	
TBD	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species						3
	C4. Minimal Turf in Landscape						
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide						2
TBD	C4.2 Turf on a Small Percentage of Landscaped Area						2
TBD	**C5. Trees to Moderate Building Temperature**			1	1		1
Yes	**C6. High-Efficiency Irrigation System**	1					2
TBD	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**						2
TBD	**C8. Rainwater Harvesting System**						3
TBD	**C9. Recycled Wastewater Irrigation System**						1
TBD	**C10. Submeter or Dedicated Meter for Landscape Irrigation**						2
TBD	**C11. Landscape Meets Water Budget**						1
	C12. Environmentally Preferable Materials for Site						
Yes	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	1				1	
TBD	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%					1	
Yes	**C13. Reduced Light Pollution**	1	1				
TBD	**C14. Large Stature Tree(s)**		1				
TBD	**C15. Third Party Landscape Program Certification**						1
Yes	**C16. Maintenance Contract with Certified Professional**	1					1

Project Name: Candlestick Block 9 Project Street: Harney Way Project City: San Francisco Project Zip: 94110		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	**C17. Community Garden**		2				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2	
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1	
TBD	D1.3 Advanced Framing Measures					2	
TBD	**D2. Construction Material Efficiencies**					1	
	D3. Engineered Lumber						
TBD	D3.1 Engineered Beams and Headers					1	
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1	
TBD	D3.3 Engineered Lumber for Roof Rafters					1	
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1	
TBD	D3.5 OSB for Subfloor					0.5	
TBD	D3.6 OSB for Wall and Roof Sheathing					0.5	
TBD	**D4. Insulated Headers**			1			
	D5. FSC-Certified Wood						
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6	
TBD	D5.2 Panel Products					3	
	D6. Solid Wall Systems						
TBD	D6.1 At Least 90% of Floors					1	
TBD	D6.2 At Least 90% of Exterior Walls			1		1	
TBD	D6.3 At Least 90% of Roofs			1		1	
TBD	**D7. Energy Heels on Roof Trusses**			1			
TBD	**D8. Overhangs and Gutters**			1		1	
	D9. Reduced Pollution Entering the Home from the Garage						
TBD	D9.1 Detached Garage				2		
TBD	D9.2 Mitigation Strategies for Attached Garage				1		
	D10. Structural Pest and Rot Controls						
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1				1	
TBD	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1	
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1	
E. EXTERIOR							
TBD	**E1. Environmentally Preferable Decking**					1	
Yes	**E2. Flashing Installation Third-Party Verified**	2				2	
TBD	**E3. Rain Screen Wall System**					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
TBD	**E6. Vegetated Roof**		2	2			
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
TBD	F1.1 Walls and Floors					1	
TBD	F1.2 Ceilings					1	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
TBD	F2.1 Walls and Floors				1		
TBD	F2.2 Ceilings				1		
	F3. Insulation That Does Not Contain Fire Retardants						
TBD	F3.1 Cavity Walls and Floors				1		
TBD	F3.2 Ceilings				1		
TBD	F3.3 Interior and Exterior Insulation				1		
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2
	G2. Install Water-Efficient Fixtures						
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1					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
TBD	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush						1
TBD	**G3. Pre-Plumbing for Graywater System**						1
TBD	**G4. Operational Graywater System**						3
TBD	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**						1

Project Name: Candlestick Block 9 Project Street: Harney Way Project City: San Francisco Project Zip: 94110		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
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		
TBD	**H2. High Performing Zoned Hydronic Radiant Heating System**			1	1		
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
Yes	H3.2 Pressure Balance the Ductwork System	1		1			
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1		
	H5. Advanced Practices for Cooling						
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1			
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1		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
TBD	H6.2 Advanced Ventilation Standards				2		
TBD	H6.3 Outdoor Air is Filtered and Tempered				1		
	H7. Effective Range Design and Installation						
TBD	H7.1 Effective Range Hood Ducting and Design				1		
TBD	H7.2 Automatic Range Hood Control				1		
TBD	**H8. High Efficiency HVAC Filter (MERV 13+)**				1		
TBD	**H9. Adavnced Refrigerants**				1		
I. RENEWABLE ENERGY							
Yes	**I1. Pre-Plumbing for Solar Water Heating**	1		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						
TBD	I4.1 Near Zero Energy Home			2			
TBD	I4.2 Net Zero Electric			4			
TBD	**I5. Energy Storage System**			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							
TBD	**J1. Third-Party Verification of Quality of Insulation Installation**				1		
TBD	**J2. Supply and Return Air Flow Testing**			1	1		
Yes	**J3. Mechanical Ventilation Testing**	1			1		
TBD	**J4. Combustion Appliance Safety Testing**				1		
	J5. Building Energy Performance						
0.00%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	0		30			
10.00%	J5.2 Non-Residential Spaces Outperform Title 24	10		15			
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1			
TBD	**J7. Participation in Utility Program with Third-Party Plan Review**			1			
TBD	**J8. ENERGY STAR for Homes**			1			
No	**J9. EPA Indoor airPlus Certification**				1		
TBD	**J10. Blower Door Testing**				3		
TBD	**J11. Compartimentalization of Units**			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						
TBD	K4.1 Cabinets					2	
TBD	K4.2 Interior Trim					2	
TBD	K4.3 Shelving					2	
TBD	K4.4 Doors					2	
TBD	K4.5 Countertops					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
TBD	K5.1 Doors				1		
TBD	K5.2 Cabinets and Countertops				2		
TBD	K5.3 Interior Trim and Shelving				2		
TBD	**K6. Products That Comply With the Health Product Declaration Open Standard**				2		
TBD	**K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion**				2		
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1		

* GREEN POINT CHECKLIST IS AN ESTIMATE ONLY, SUBJECT TO COMPLETION OF CONSTRUCTION DOCUMENTS

LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

SAN FRANCISCO GREEN BUILDING CODE CHECKLIST

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

1.07

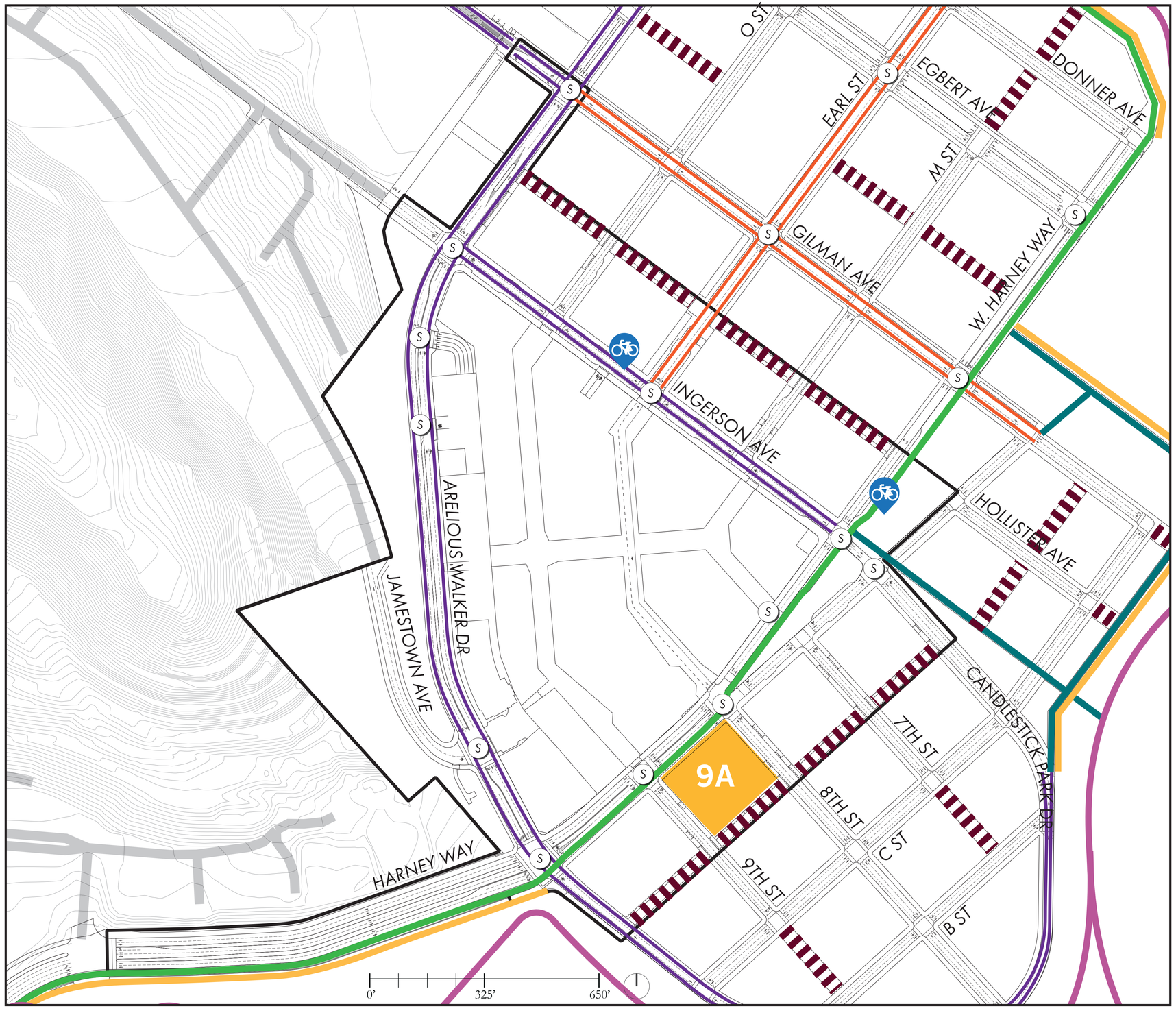
MARCH 7, 2017

Project Name: Candlestick Block 9 Project Street: Harney Way Project City: San Francisco Project Zip: 94110		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
TBD	**K9. Durable Cabinets**					2	
TBD	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**					1	
L. FLOORING							
TBD	**L1. Environmentally Preferable Flooring**					3	
≥50%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	2			3		
TBD	**L3. Durable Flooring**					1	
TBD	**L4. Thermal Mass Flooring**			1			
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1
	M2. Efficient Clothes Washing and Drying						
Comm	M2.1 CEE-Rated Clothes Washer	2		1			2
Yes	M2.2 Energy Star Dryer	1		1			
TBD	M2.3 Solar Dryer/ Laundry Lines			0.5			
<25 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	1		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						
Yes	M5.1 High-Efficacy Lighting	2		2			
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2			
TBD	**M6. Electric Vehicle Charging Stations and Infrastructure**			2			
TBD	**M7. Central Laundry**						1
TBD	**M8. Gearless Elevator**			1			
N. COMMUNITY							
	N1. Smart Development						
TBD	N1.1 Infill Site		1			1	
Yes	N1.2 Designated Brownfield Site	2	1			1	
TBD	N1.3 Conserve Resources by Increasing Density			2		2	
TBD	N1.4 Cluster Homes for Land Preservation		1			1	
	N1.5 Home Size Efficiency					9	
	Enter the area of the home, in square feet						
	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Major Transit Stop						
TBD	N2.1 Within 1 Mile of a Major Transit Stop		1				
TBD	N2.2 Within 1/2 mile of a Major Transit Stop		2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
TBD	N3.2 Connection to Pedestrian Pathways		1				
TBD	N3.3 Traffic Calming Strategies		2				
TBD	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide		1				
Yes	N3.5 Bicycle Storage for Residents	1	1				
TBD	N3.6 Bicycle Storage for Non-Residents		1				
TBD	N3.7 Reduced Parking Capacity		2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
	N5. Social Interaction						
TBD	N5.1 Residence Entries with Views to Callers		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
TBD	N5.3 Porches Oriented to Street and Public Space		1				
	N6. Passive Solar Design						
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
	N7. Adaptable Building						
TBD	N7.1 Universal Design Principles in Units		1		1		
TBD	N7.2 Full-Function Independent Rental Unit		1				
	N8. Affordability						
TBD	N8.1 Dedicated Units for Households Making 80% of AMI or Less		2				
TBD	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less		1				
TBD	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale		1				
	N9. Mixed-Use Developments						
TBD	N9.1 Live/Work Units Include a Dedicated Commercial Entrance		1				

Project Name: Candlestick Block 9 Project Street: Harney Way Project City: San Francisco Project Zip: 94110		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1				
TBD	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service		1				
	N8. Resiliency						
TBD	N8.1 Climate Impact Assessment		1		1	1	
TBD	N8.2 Strategies to Address Assessment Findings		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
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		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						
TBD	O5.1 Energy Home System Monitors			1			
TBD	O5.2. Water Home System Monitors						1
	O6. Green Building Education						
TBD	O6.1 Marketing Green Building		2				
TBD	O6.2 Green Building Signage			0.5			0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
TBD	**O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation**					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		
Yes	**O12. Integrated Pest Management Plan**	1				1	
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control		1		1		
	Enter the number of Tier 1 practices						
	Enter the number of Tier 2 practices						
	P2. Mixed-Use Design Strategies						
TBD	P2.1 Tenant Improvement Requirements for Build-Outs				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						
TBD	P3.1 Design Phase			1	1		
TBD	P3.2 Construction Phase			2	1		
TBD	P3.3 Post-Construction Phase			2	1		
TBD	**P4. Building Enclosure Testing**			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	**75.0**	**5.0**	**25.0**	**13.5**	**18.5**	**13.0**

* GREEN POINT CHECKLIST IS AN ESTIMATE ONLY, SUBJECT TO COMPLETION OF CONSTRUCTION DOCUMENTS



PEDESTRIAN AND BICYCLE NETWORK

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

LPAS Architecture + Design | VAN METER WILLIAMS POLLACK LLP | PGAdesign LANDSCAPE ARCHITECTS | FIELDPOINT

PROJECT CONTEXT
PEDESTRIAN AND BICYCLE NETWORKS

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

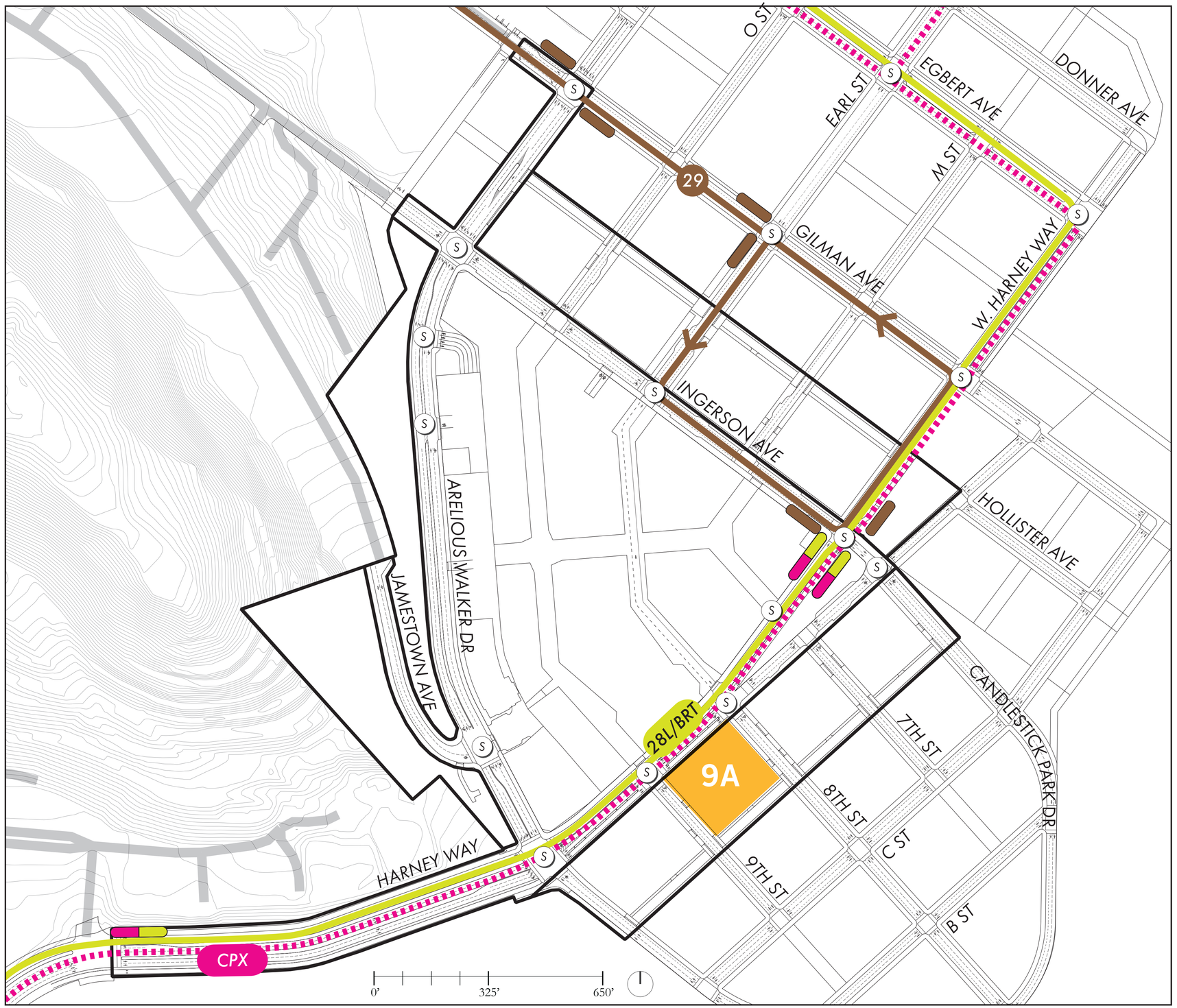
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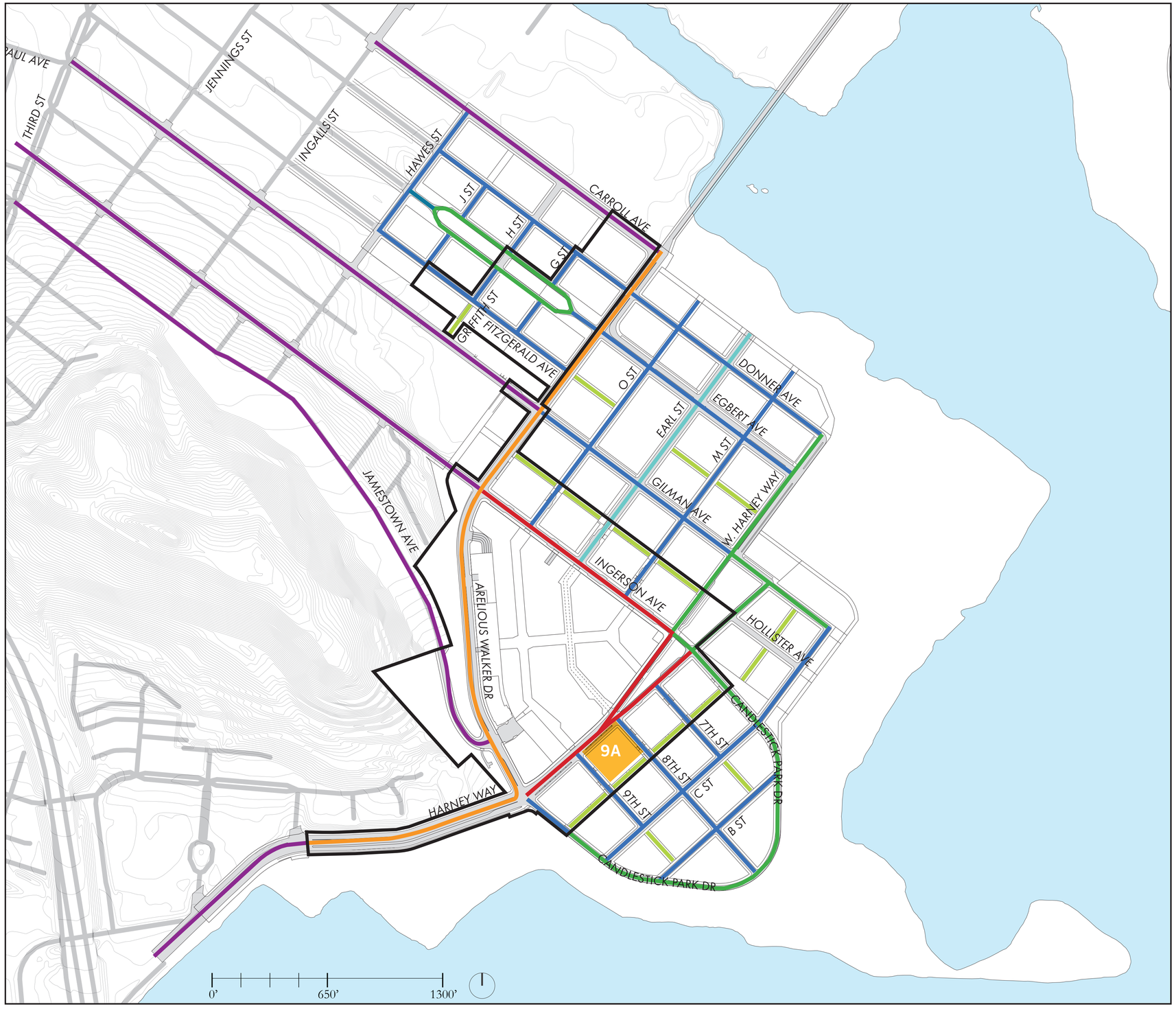
TRANSIT NETWORKS

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 5-minute frequency), the CPX downtown express running at 10-minute frequency, and the BRT (28L) running at a 5-minute frequency. These improvements will connect Candlestick Point to key destinations in the city and other transit modes such as Muni, BART and Caltrain.



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



STREET TYPOLOGIES

The following street types wrap the Block 9A site on four sides:

Neighborhood Commercial Street (Harney Way)
Neighborhood commercial streets are modeled after many San Francisco's most vibrant streets, handling continuous activity throughout the day. They are the streets where residents do their daily errands, meet with friend, and shop and play on the weekends. Short-term parking for customers and space for loading facilities are essential components of commercial districts. Managing parking and loading facilities efficiently and effectively can serve both the needs of local businesses while enabling improvements to the public realm.

Neighborhood Residential Street (8th and 9th Streets)
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.

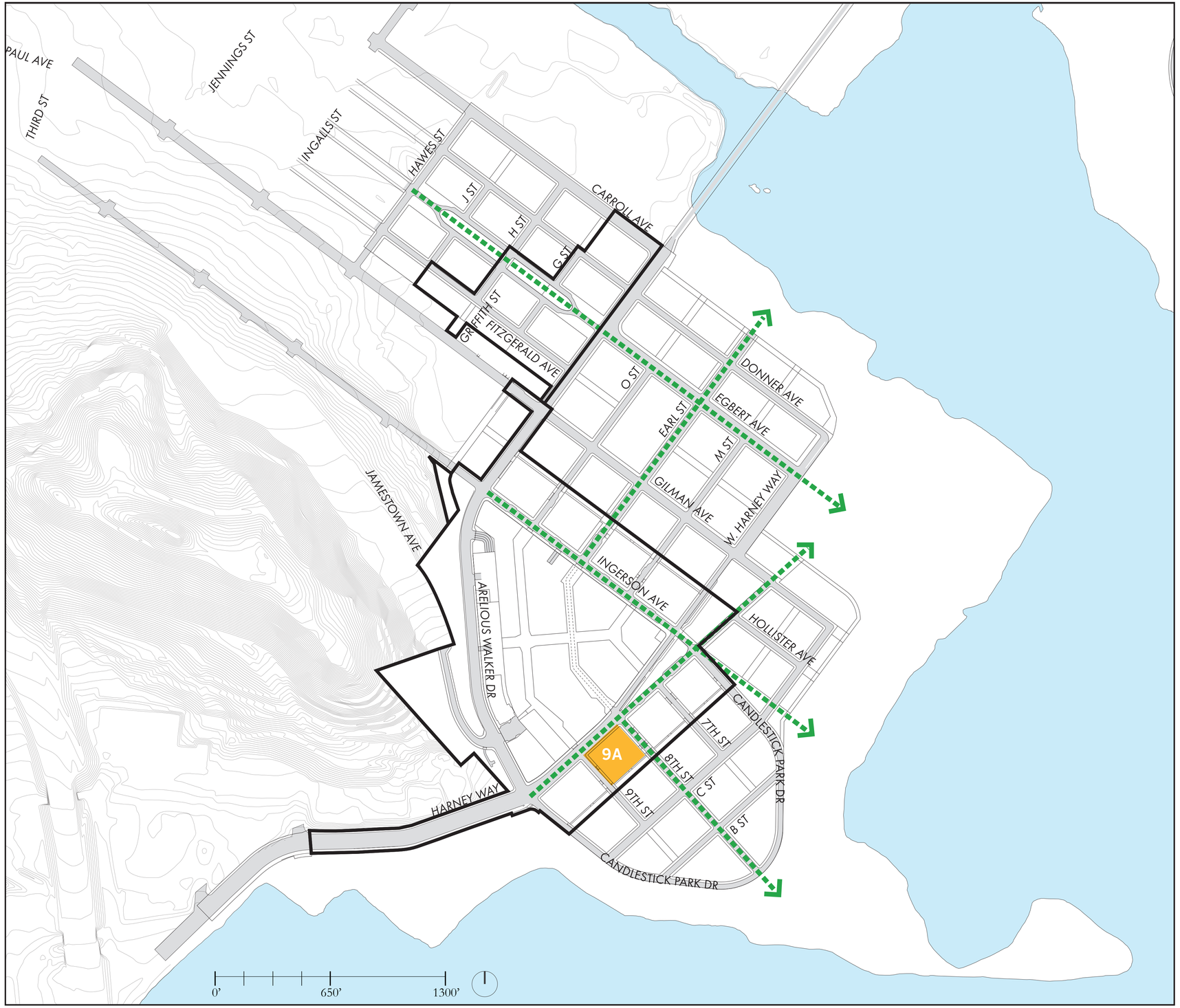
Mid-Block Break
Mid-block breaks are small scale, single-surface streets that prioritize pedestrian use, but emergency vehicle access and bicycles to share the open space. The mid-block break will be designed to emphasize the pedestrian scale. It will enable a generous pedestrian realm on a narrow street and act as front entries (stoops) to the individual townhouse units.

Legend

- Neighborhood Commercial
- Neighborhood Residential
- Neighborhood Throughway
- Park Edge
- Parkway
- Street Improvements
- Mid-Block Break
- Major Phase 1 CP Boundary

STREET TYPOLOGIES

Sightlines from the community to the Bay and other important landmarks will 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.



Legend

- View Corridors
- Sub-Phase Boundary

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PROJECT CONTEXT
VIEW CORRIDORS

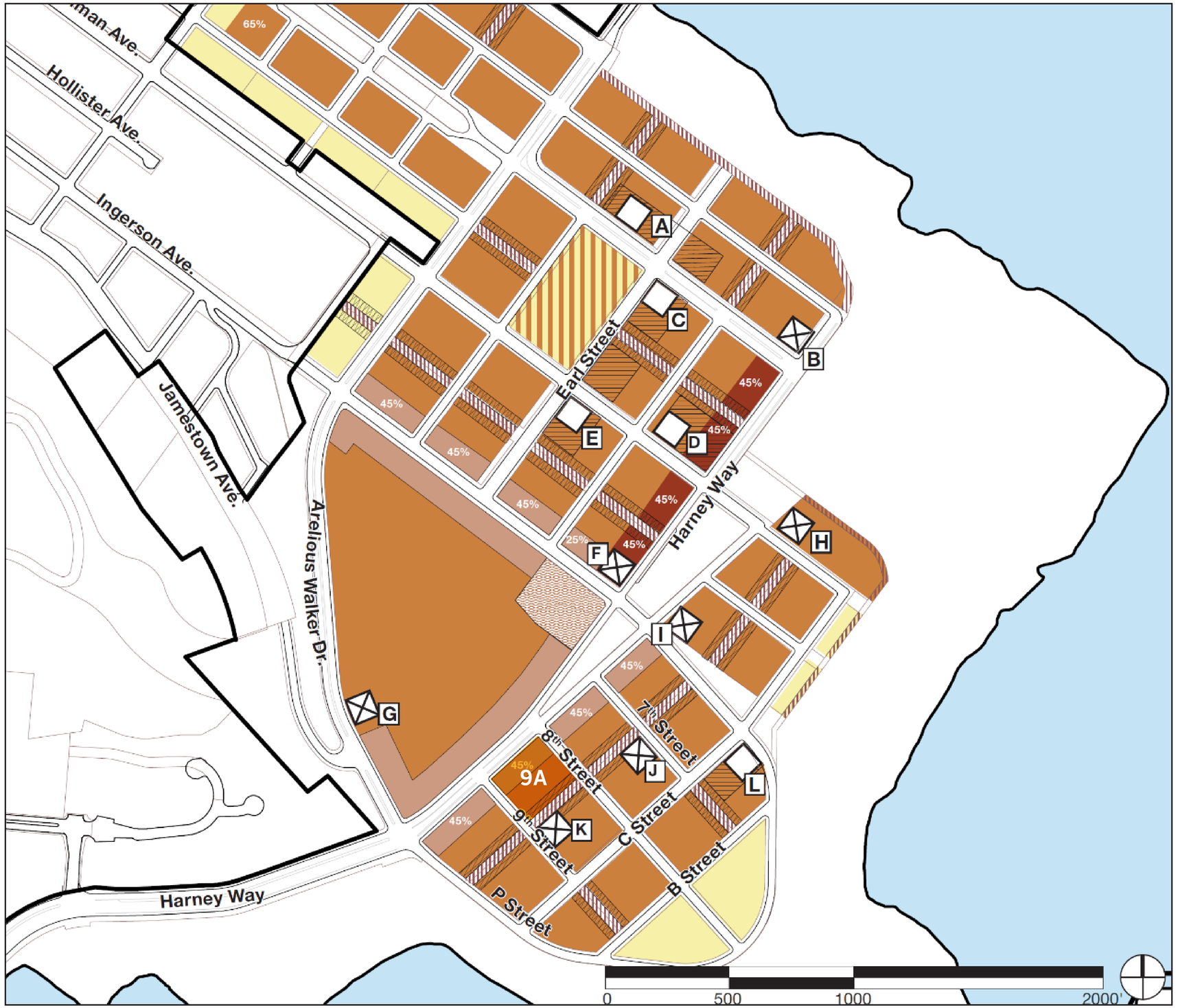
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BUILDING HEIGHTS

TOWER	HEIGHT (FT)
A	220
B	240
C	220
D	320
E	170
F	320
G	240
H	240
I	320
J	420
K	370
L	320

Legend

Low and Mid-Rise Maximum Height

- 40 ft
- 65 ft
- 80 ft
- 85 ft
- Mid-block break height (See Figure 4.12 and Figure 4.13)
- 40 ft: if park
  65 ft: if development parcel

High-Rise Tower Location*

- Fixed high-rise location
- Encouraged high-rise location
- Allowable high-rise location zone

Landmark Building

- 120 ft
- Project Boundary
- Mid-Block Breaks

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PROJECT CONTEXT
BUILDING HEIGHTS

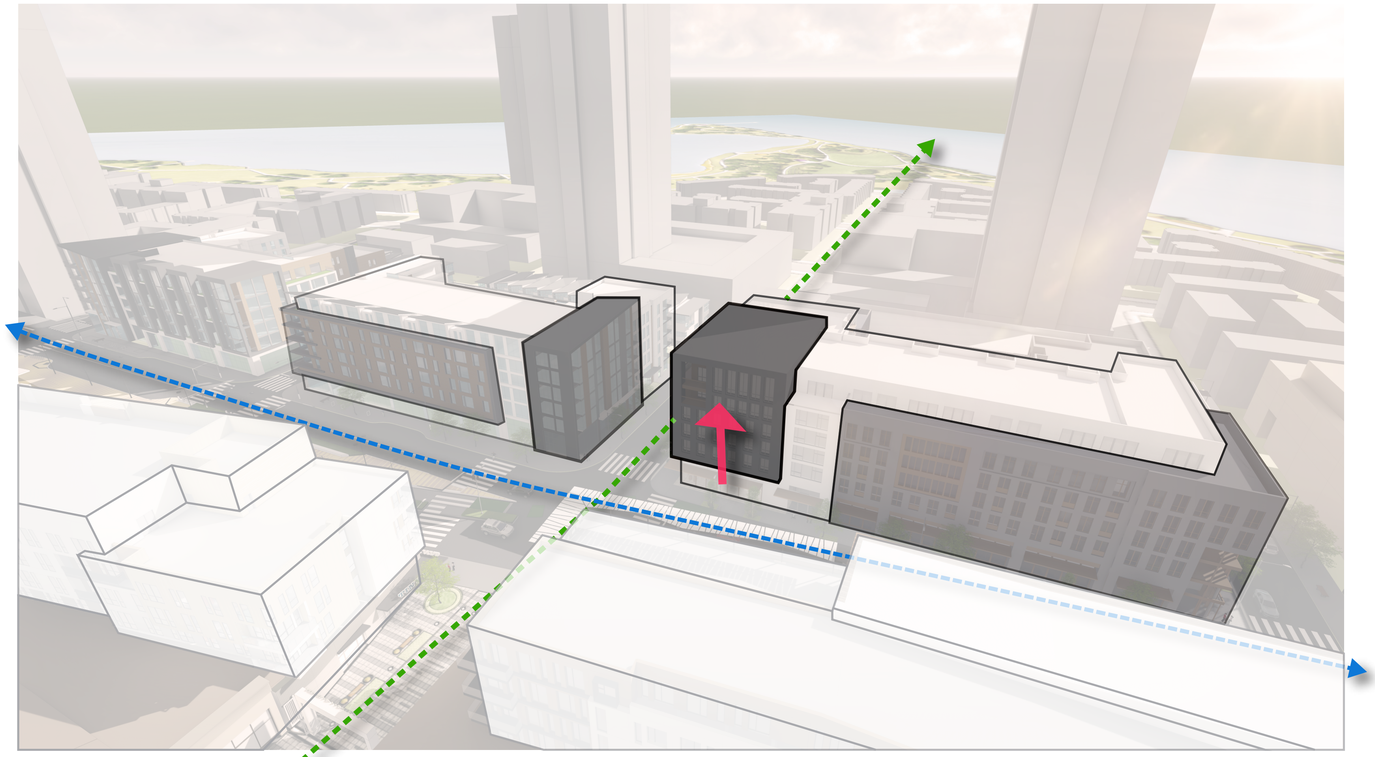
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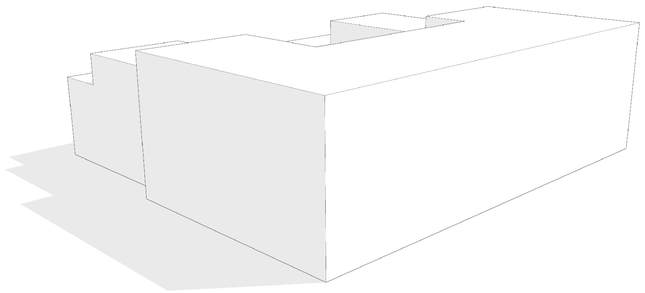


URBAN GATEWAY

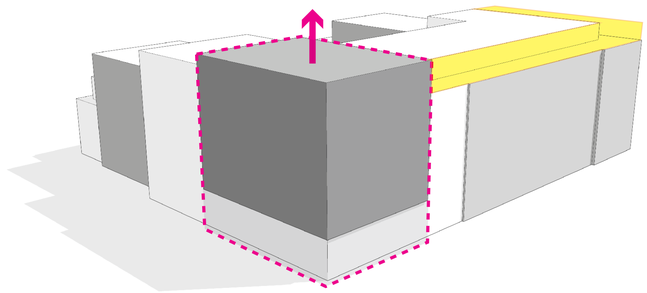
The design approach for the project is shaped by the direction in the The Design for Development plan which identifies view corridors and important intersections for the entire development. The corners on Harney Way and 8th and 9th street are both significant for their views and pedestrian connection to the commercial center and recreational spaces. The corner of 8th and Harney Way is one of the focal points identified within the Candlestick Development (pg. 47). The view line through 8th street helps to open the development to the natural elements and creates a clear line of sight. Additionally, the corner of 8th and Harney Way faces the tip of Wedge Park 1, which provides significant pedestrian connection into the commercial center across the street.

Similarly, the corner of 9th and Harney Way is noteworthy in that it is located a block away from one of the main gateways into the Candlestick Point development and also provides access toward the open spaces and the bay beyond. Both corners inform part of the overall design approach along the front of the building on Harney Way. While on 8th street side the building lifts above street level to create a pedestrian friendly atmosphere and activate the street corner, on the 9th street side it is grounded to accentuate the retail space at the ground level.

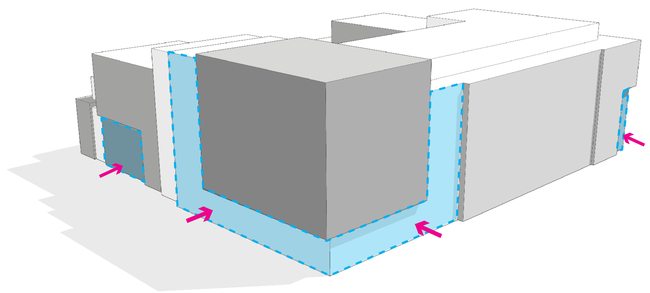




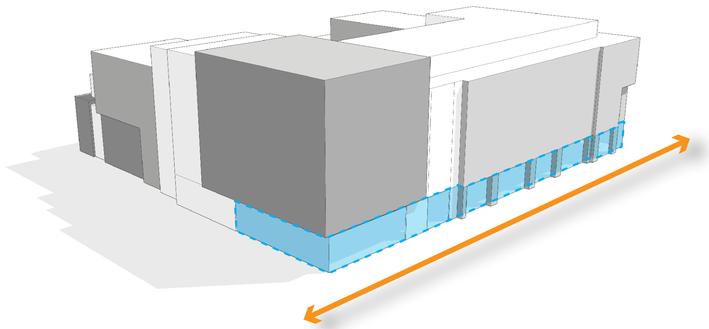
Mid-rise Mixed-use envelope



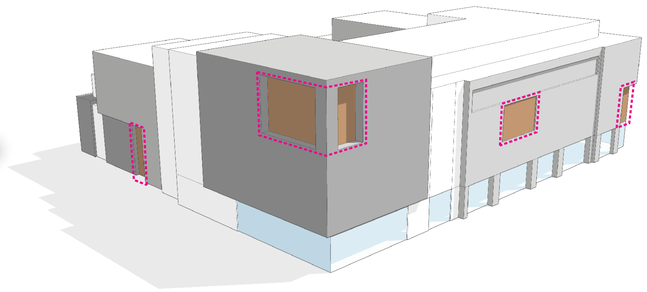
Establish point of interest by elevating corner.
Develop step backs and setbacks within massing.



Sculpt massing to create a more dynamic form and identify important building entry points.



Establish retail storefront and rhythm along Harney Way.



Accent materials and insets provide additional level of granularity to the facade.





STUDY 1

Surface treatment study with emphasis on material



STUDY 2

Surface treatment study utilizing subtle changes in planar geometry



FINAL

Balancing changes in materials with changes in form creates a calm and organized facade.

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DESIGN STUDIES
BUILDING SURFACE TREATMENT

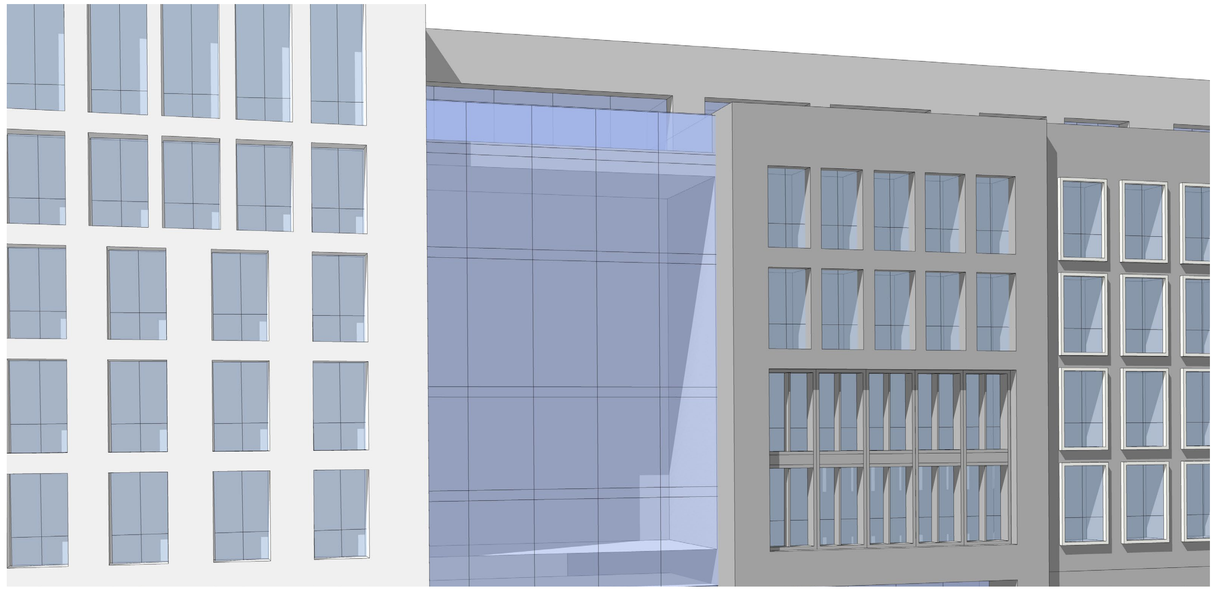
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STUDY 1

Fenestration was used in ordered varying density to create a distinction between the base middle and top of the building.



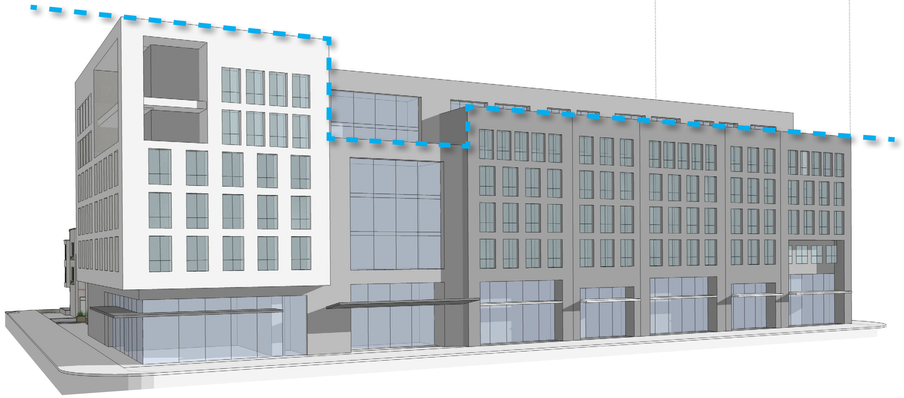
STUDY 2

Varying window types were explored to help break down the scale and mass of the building forms.



FINAL

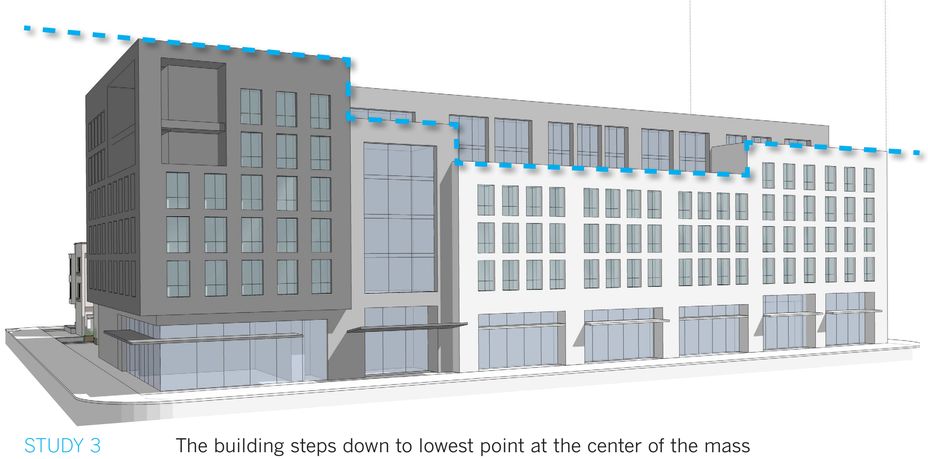
A subtle and calm variation in the glazing provides distinction between the massing without being distracting. Small variations in window types adds an additional level of detail. Large depressions in the facade, groups windows together creating a macro and micro patterning of fenestration.



STUDY 1 The building steps down 2 levels at residential entry on Harney Way



STUDY 2 The building gradually steps down from prominent corner



STUDY 3 The building steps down to lowest point at the center of the mass



FINAL

The building steps down one level over residential entry creating a break between the two prominent massing along Harney Way.



STUDY 1 (RESIDENTIAL ENTRY)

Exploration of traditional scaled residential entry and vehicular entry. Entry was not prominent enough and required more visual/physical separation from vehicular entry.



FINAL (RESIDENTIAL ENTRY)

Warm rich tones contrast the grey tones providing a higher level of detail and importance at the building entry. An increase in the amount of glazing and increased canopy height make the lobby inviting. Various steps in the facade with material changes provide a clear visual separation between the residential entry and vehicular entry.



STUDY 1

Exploration of traditional storefronts and canopies



STUDY 2

Introduction of warm tones to contrast more traditional aluminum storefront sections. Varied heights in storefront openings were explored.



FINAL

A more traditional spacing and rhythm of the storefront grounds the building and warm tones provide a rich base. Prominent corners have more glazing with a similar pattern that ties into the rhythm of the rest of the base.



STUDY 1

Exploration of roof articulation at open balconies



STUDY 2

Changes in plan create varying angle roof line.



FINAL

Large changes in massing create varying stepped overlapping forms at roof level.

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DESIGN STUDIES
ROOFTOP ELEMENTS

CANDLESTICK POINT | BLOCK 9A

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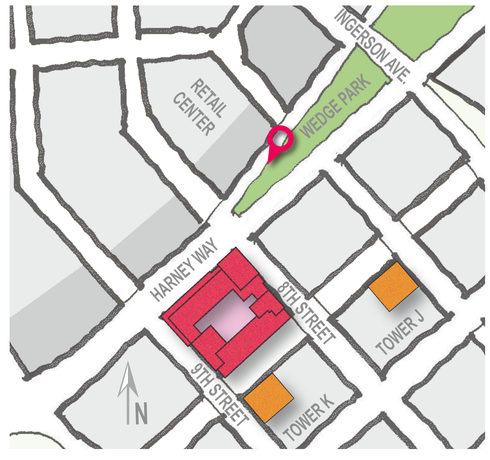
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SOUTHBOUND VIEW FROM
HARNEY WAY



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PROJECT VIEWS
HARNEY WAY

CANDLESTICK POINT | BLOCK 9A

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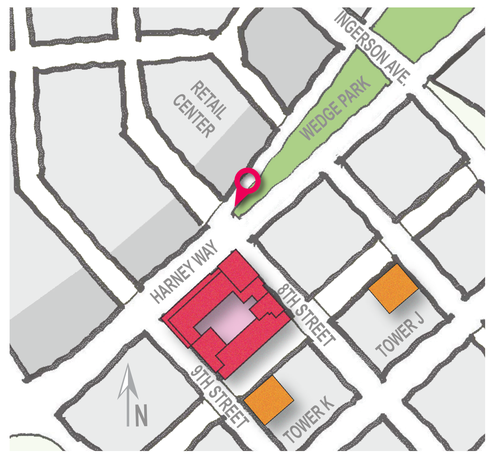
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SOUTHBOUND VIEW FROM HARNEY WAY



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PROJECT VIEWS
HARNEY WAY

CANDLESTICK POINT | BLOCK 9A

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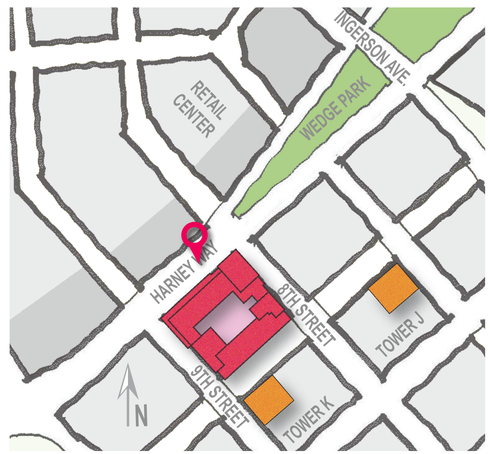
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ELEVATED VIEW OF HARNEY WAY STREET FRONT



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PROJECT VIEWS
HARNEY WAY

CANDLESTICK POINT | BLOCK 9A

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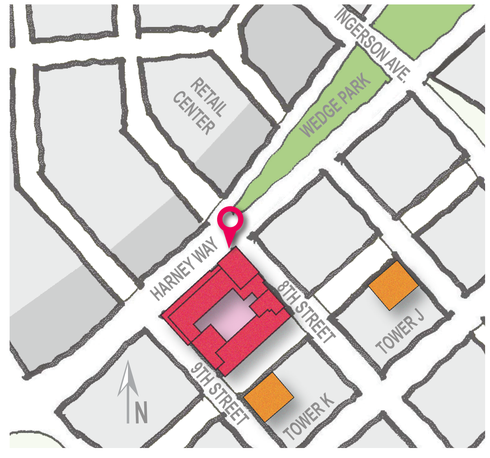
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CORNER RETAIL ON HARNEY WAY AND 8TH ST



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PROJECT VIEWS
HARNEY WAY

CANDLESTICK POINT | BLOCK 9A

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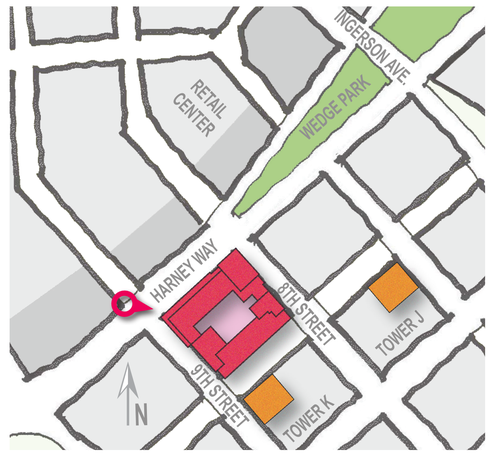
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VIEW OF CORNER ON HARNEY WAY AND 9TH ST



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PROJECT VIEWS
HARNEY WAY

CANDLESTICK POINT | BLOCK 9A

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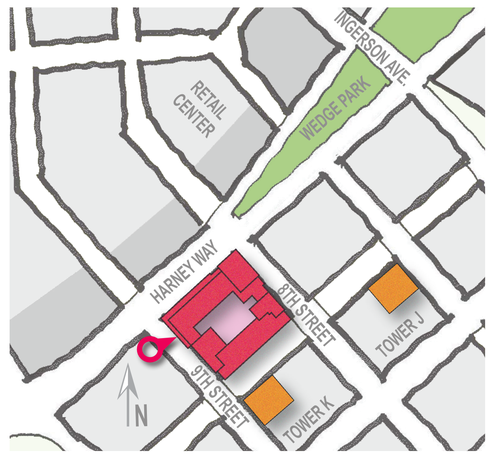
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ELEVATED VIEW OF 9TH STREET FRONT



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PROJECT VIEWS
NINTH STREET

CANDLESTICK POINT | BLOCK 9A

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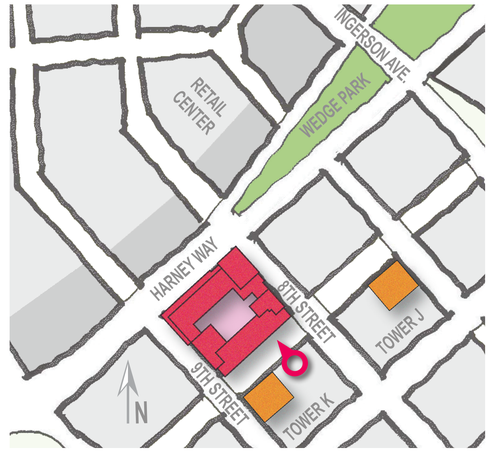
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VIEW FROM MID-BLOCK BREAK



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PROJECT VIEWS
MID-BLOCK BREAK

CANDLESTICK POINT | BLOCK 9A

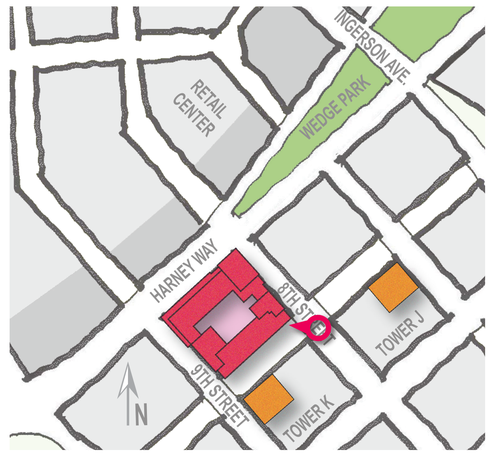
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VIEW OF MID-BLOCK BREAK
FROM 8TH STREET



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PROJECT VIEWS
MID-BLOCK BREAK

CANDLESTICK POINT | BLOCK 9A

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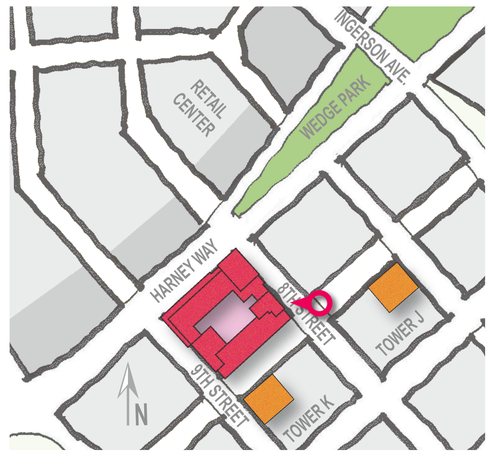
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VIEW OF RESIDENTIAL ENTRY
ON 8TH STREET



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PROJECT VIEWS
EIGHTH STREET

CANDLESTICK POINT | BLOCK 9A

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DESIGN FOR DEVELOPMENT CONFORMANCE CHECKLIST - BLOCK 9A

SECTION	SECTION TITLE	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	Buildings shall step with grade along all public street frontages that have a grade greater than 5.0%	Stepping will occur at interior of building.	6.01 at townhouses (in corridor) Retail step to be provided with T.I.
		80' along Harney, 65' in portions designatec	Max 80' + parapets	7.01, 7.02, 7.03, 7.04
		Area above 65' permitted for max. 45% of the site (51,869 x.45 = 23,341 sf area permitted)	30.9% provided	3.17
4.2.3	DEV. BLOCK COVERAGE	0-40 ft. 100% max coverage	100% provided	3.18
		40-65 ft. 75% max coverage (51,869 x .75 = 38,901.75 area per floor permitted)	74.1% provided	3.18
		Area above 65' permitted for 45% of the site (51,869 x.5 = 25.934.5 area permitted)	33.3% provided	3.18
	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'-6"	3.05, 3.06, 3.07, 3.08, 6 series
		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	3.05, 3.06, 3.07, 3.08, 6 series
	MAX. APPARENT FACE - ABOVE BASE	100' maximum length	Varies, maximum of 83'-0"	3.05, 3.06, 3.07, 3.08, 6 series
		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	3.05, 3.06, 3.07, 3.08, 6 series
4.2.4 -A	SETBACKS	Retail: Zero Lot Line.	Varies, providing 6" for construction tolerance to 4'-0"	
		8th and 9th Streets: 10-ft	10-ft at both 8th and 9th Streets	6.01
		MBB: 20-ft	20-ft from MBB centerline	6.01, 5 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 (per 4.2.3 this equates to recesses less than 2-ft)	Varies by elevation	3.13, 3.14, 3.15, 3.16
4.2.4 - C	STEPBACK OF UPPER FLOORS	Floors above 65-ft -- 20% reduction of floor plate directly below	20% reduction	3.03, 3.04, 3.13, 3.14, 3.15, 3.16, 6.08
	STEPBACK AT MID BLOCK BREAK	Above 35-ft building to stepback 1 horizontal to 1.2 vertical	Max. 35' plus exempt parapets	3.04, 3.16, 8.02
4.2.4 - D	PROJECTIONS - HABITABLE	15-ft long x 3-ft beyond building face	N/A. No projections beyond building face	-
	PROJECTIONS - NON-HABITABLE	15-ft long x 3-ft beyond setback, or 3-ft beyond building face into setback	N/A. No projections beyond building face	-
		67% of building face max.	N/A. No projections beyond building face	-
		Stoops may project into the setback	Stoops project along MBB	5 series, 6.01
	RETAIL AWNINGS/CANOPIES	Retail Awning/Canopies: 5-ft beyond property line, 9-ft off ground plane	Retail awnings are min. 11'-6" above ground plane and max 4'-0" projection	7.01, 7.02, 7.03, 7.10
4.2.5	SUNLIGHT/SHADE	Not applicable to mid-rise buildings	N/A	-

DESIGN FOR DEVELOPMENT CONFORMANCE CHECKLIST - BLOCK 9A

SECTION	SECTION TITLE	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.	Entries are separated 30'-0" max.	5.01, 6.01
		Grade Separation: Ground floor units to be 2-4 ft. above adjacent grade	Stoop height varies between 2 and 2.5 ft.	5.01, 7.04
4.3.1 - B	STOREFRONTS	Storefronts should have at least 60% glazing	Min. 60%	3.09, 3.10, 3.11
	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 23'-4", and depth of 35'-0" min.	6.01, 8.02
	FAÇADE ARTICULATION	Retail bay shall be a maximum of 30'	28'-0" maximum	3.05, 3.06, 3.07
	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	3.09, 3.10, 3.11, 3.12
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 spaces as required	6.01, 6.02
	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 96'-0" from Harney Way. Vehicular entry and Lobby are not located 45'-0" apart on 8th Street	6.01, 7.03
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.	3.09, 3.10, 3.11, 3.12
	BUILDING ENTRANCE	Building entries shall be prominent	Lobby entrance is accented using strategies identified in the D4D - including, recessed doorways, canopies, and building volumes	7.03, 7.08
	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	2.15, 2.16, 5 series, 6.01, 7.04
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	3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 7.01, 7.02, 7.03, 7.04
	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 curtain wall	Design includes aluminum composite panel, stucco, fiber cement panels, fiber cement vertical siding, high pressure laminate, aluminum windows.	7 series, 9.01
	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	-

DESIGN FOR DEVELOPMENT CONFORMANCE CHECKLIST - BLOCK 9A

SECTION	SECTION TITLE	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	2.02, 2.03, 2.05, 2.08, 7.01, 7.02, 7.03, 7.04
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.	3.03, 3.04, 6.08
	SOLAR ENERGY	Provide solar ready infrastructure.	To be identified in DD drawings.	-
	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.	1.04
	PRIVATE OPEN SPACE	36 SF min. 6x6 min	Project provides, but is not electing to count private open space to meet the Total requirement	1.04, 3.17, 4.01
	PRIVATE COMMON OPEN SPACE	100 SF min. 10x10 min	Project provides Private Common open space at podium	1.04, 3.17, 4.01
	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		4.01, 5 series
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. Preliminary calculations provided.	4.01
	GREEN BUILDING	Building is subject to the City and County of San Francisco Green Building Ordinance	Building will be provide a GreenPoint rated checklist	1.06,1.07,1.08: 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 separate commercial and residential Trash rooms	6.01
	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		

DESIGN FOR DEVELOPMENT CONFORMANCE CHECKLIST - BLOCK 9A

SECTION	SECTION TITLE	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	Concept MBB lighting provided	5 series
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: 0.90/1 DU (111 STALLS) Retail parked off-site	1.04, 6.01, 6.02
	BIKE PARKING	Class 1: 25 plus 1 per 4 units over 50	56 required, 56 provided	1.04, 6.01
		None required for retail; gross square footage under 25,000 sf	N/A	-
	CAR SHARE	50-200 units requires 1 car share space	1	1.04, 6.01
4.5.3	LOADING - SIZE	24-ft curb cut, 35' x 12' min. with 14' clear	20'-0" curb cut. Loading space is 60'-0" x 20'-0" and 22 ft. clear	6.01, 8.02
	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	6.01
4.6.2	MID BLOCK BREAK - DIMENSIONS	40-ft building face to building face	Project provides a 20-ft setback from MBB centerline.	5 series, 6.01, 8.02
		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	5 series
	MID BLOCK BREAK - SURFACES	Hard surfaces restricted to 70% of the ground plane	N/A. MBB serves as an Emergency Vehicle Access.	
	MID BLOCK BREAK - STREET TREES	Trees to be spaced no greater than 30-ft on center	Max tree spacing is 30'-0"	5.01
	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.	4.01, 4.02, 5 series, 6.01
	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	4.01, 4.02, 5 series, 7.04
	MID BLOCK BREAK - LIGHTING	Provide adequate lighting for pedestrian and vehicular safety	Concept MBB lighting provided	5 series

SHEET LEGEND

PROPERTY LINE

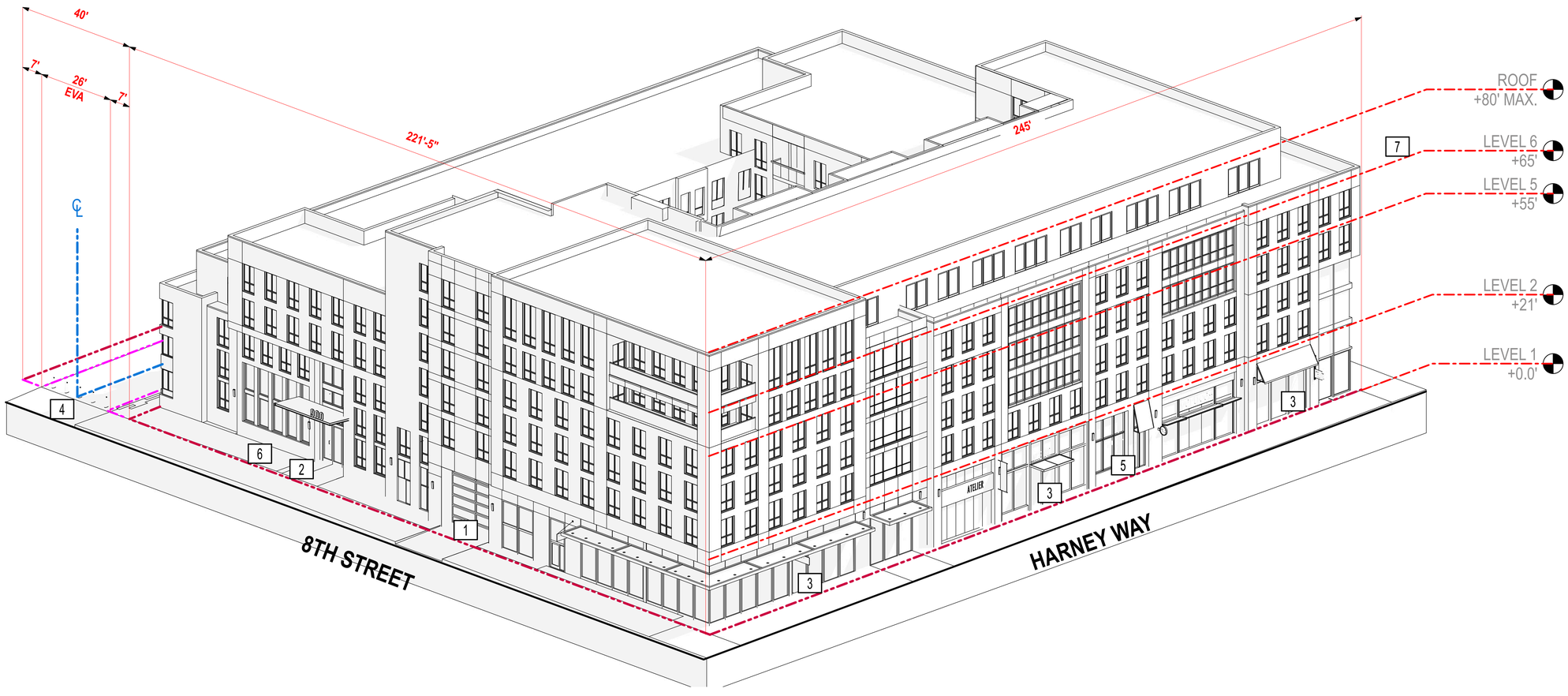
FUTURE PROPERTY LINE

CENTER LINE

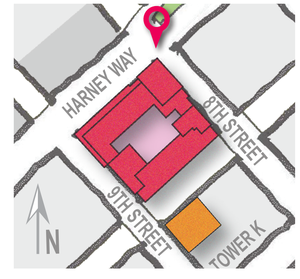
SHEET NOTES

FOR DETAILED DESCRIPTION OF CONFORMANCE WITH DESIGN FOR DEVELOPMENT, PLEASE SEE SHEETS:

1. APPARENT FACE DIAGRAMS (3.05-3.08)
2. BASE ACTIVATION DIAGRAMS (3.09-3.12)
3. BUILT-TO LINE DIAGRAMS (3.13-3.16)



1. RESIDENTIAL GARAGE ENTRY
2. RESIDENTIAL LOBBY ENTRY
3. COMMERCIAL RETAIL FRONTAGE, TYP. ALONG HARNEY WAY
4. MID-BLOCK BREAK
5. COMMERCIAL SETBACK - 0'
6. RESIDENTIAL SETBACK - 10'
7. UPPER LEVEL STEPBACK



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FIVEPOINT

DESIGN FOR DEVELOPMENT CONFORMANCE
AXONOMETRIC VIEW 8TH ST & HARNEY WAY

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.03

MARCH 7, 2017

SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

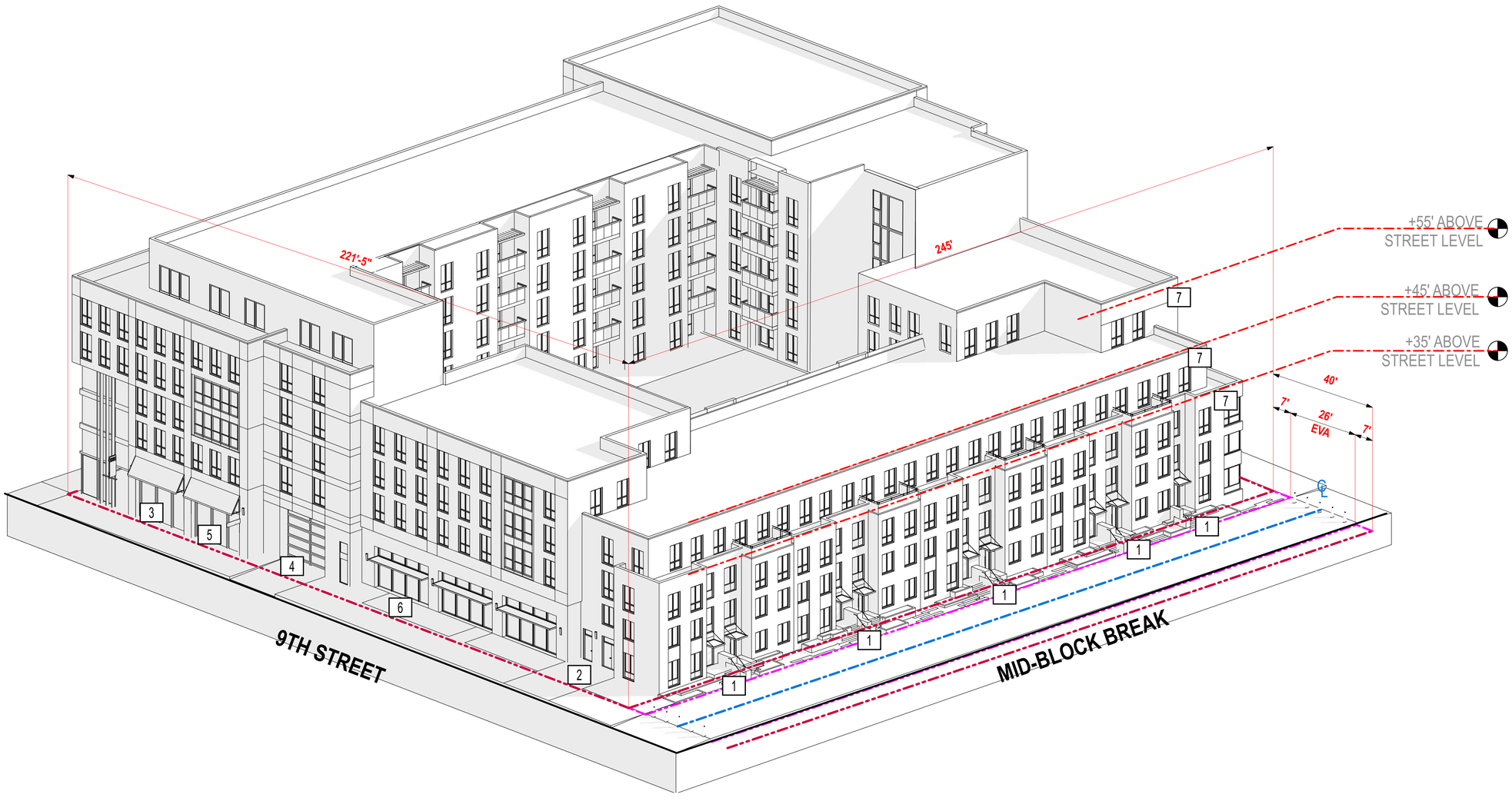
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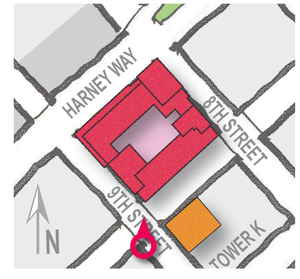
SHEET NOTES

FOR DETAILED DESCRIPTION OF CONFORMANCE WITH DESIGN FOR DEVELOPMENT, PLEASE SEE SHEETS:

1. **APPARENT FACE DIAGRAMS (3.05-3.08)**
2. **BASE ACTIVATION DIAGRAMS (3.09-3.12)**
3. **BUILT-TO LINE DIAGRAMS (3.13-3.16)**

1. TOWNHOME ENTRY STOOP, TYP.
2. UTILITY ACCESS
3. COMMERCIAL RETAIL FRONTAGE, TYP. ALONG HARNEY WAY
4. COMMERCIAL LOADING DOCK
5. COMMERCIAL SETBACK - 0'
6. RESIDENTIAL SETBACK - 10'
7. UPPER LEVEL STEPBACK





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DESIGN FOR DEVELOPMENT CONFORMANCE
AXONOMETRIC VIEW 9TH ST & MID-BLOCK BREAK

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.04

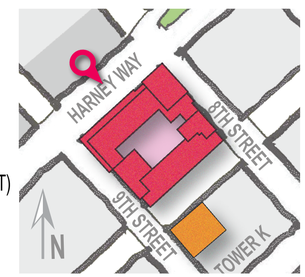
MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO TABLE 4.5 OF DESIGN FOR DEVELOPMENT, MID-RISE MASSING CONTROLS. NOTES REFLECT CHANGE IN APPARENT FACE BY TYPE, AT BASE AND ABOVE BASE:

- A — APPARENT FACE AT BASE IS LESS THAN 30'. CHANGE IN APPARENT FACE IS ACHIEVED BY AN OFFSET IN THE HORIZONTAL PLANE.
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- C — APPARENT FACE AT BASE IS LESS THAN 30'. CHANGE IN APPARENT FACE IS ACHIEVED BY A CHANGE IN MATERIALITY.
- D — APPARENT FACE ABOVE BASE IS LESS THAN 100'. CHANGE IN APPARENT FACE IS ACHIEVED BY AN OFFSET IN THE HORIZONTAL PLANE.
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- +0.0' — NOTES SETBACK FROM CURRENT PROPERTY LINE



SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
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0' 5' 10' 20'
0' 10' 20' 40'

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DESIGN FOR DEVELOPMENT CONFORMANCE
APPARENT FACE DIAGRAM- WEST

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.05

MARCH 7, 2017



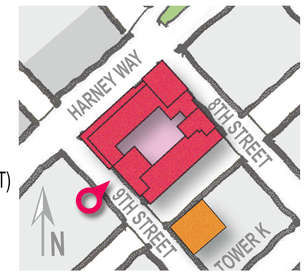
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DESIGN FOR DEVELOPMENT CONFORMANCE
APPARENT FACE DIAGRAM - SOUTH

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.06

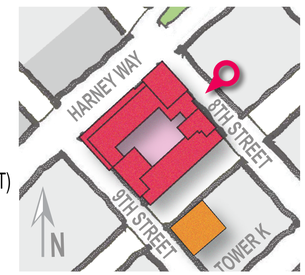
MARCH 7, 2017



SHEET NOTES

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0' 10' 20' 40'

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DESIGN FOR DEVELOPMENT CONFORMANCE
APPARENT FACE DIAGRAM - NORTH

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.07

MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO TABLE 4.5 OF DESIGN FOR DEVELOPMENT, MID-RISE MASSING CONTROLS. NOTES REFLECT CHANGE IN APPARENT FACE BY TYPE, AT BASE AND ABOVE BASE:

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- (+0.0') NOTES SETBACK FROM CURRENT PROPERTY LINE



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1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'

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DESIGN FOR DEVELOPMENT CONFORMANCE
APPARENT FACE DIAGRAM - MID-BLOCK BREAK

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.08

MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO BUILDING BASE ACTIVATION, AS DESCRIBED IN DESIGN FOR DEVELOPMENT, SECTIONS 4.3.1.B - COMMERCIAL: RETAIL AND MIXED-USE, AND 4.3.2.B - BASE ACTIVATION.
SEE LEGEND AND AREAS BELOW SHOWING COMPLIANCE WITH DESIGN FOR DEVELOPMENT.

COMMERCIAL STOREFRONT GLAZING CALCULATION:

GLAZED AREA: 3,179 SF

NON-GLAZED AREA: 1,641 SF

TOTAL STOREFRONT AREA: 4,820 SF

PERCENTAGE GLAZING: 66% (60% MIN. IS REQUIRED)

BLANK WALL CALCULATION:
(NO ACTIVE USE, NO GLAZING OR DOORWAYS, GARAGE ENTRIES ARE EXEMPT, 16' LONG MAX. AT RESIDENTIAL, 8' LONG MAX. AT COMMERCIAL.)

TOTAL LINEAL FRONTAGE: 245"-0"

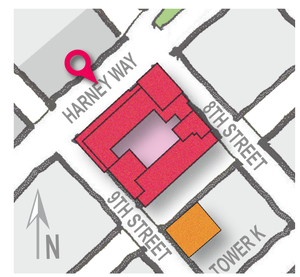
LINEAL BLANK WALL AREA: N.A.

PERCENTAGE BLANK WALL: N.A. (TOTAL AMOUNT OF BLANK WALL IS BELOW 40' OR 20% OF BUILDING FACE)

+0.0' NOTES SETBACK FROM PROPERTY LINE

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'



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FIVEPOINT

DESIGN FOR DEVELOPMENT CONFORMANCE
BASE ACTIVATION DIAGRAM - WEST

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.09

MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO BUILDING BASE ACTIVATION, AS DESCRIBED IN DESIGN FOR DEVELOPMENT, SECTIONS 4.3.1.B - COMMERCIAL: RETAIL AND MIXED-USE, AND 4.3.2.B - BASE ACTIVATION.
SEE LEGEND AND AREAS BELOW SHOWING COMPLIANCE WITH DESIGN FOR DEVELOPMENT.

COMMERCIAL STOREFRONT GLAZING CALCULATION:

GLAZED AREA: 870 SF

NON-GLAZED AREA: 406 SF

TOTAL STOREFRONT AREA: 1,276 SF

PERCENTAGE GLAZING: 68% (60% MIN. IS REQUIRED)

BLANK WALL CALCULATION:
(NO ACTIVE USE, NO GLAZING OR DOORWAYS, GARAGE ENTRIES ARE EXEMPT, 16' LONG MAX. AT RESIDENTIAL, 8' LONG MAX. AT COMMERCIAL.)

TOTAL LINEAL FRONTAGE: 221'-5"

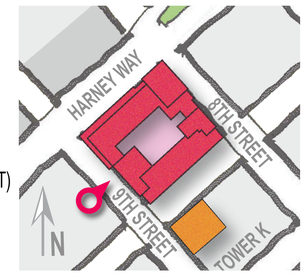
LINEAL BLANK WALL AREA: 39

PERCENTAGE BLANK WALL: 17.5% (TOTAL AMOUNT OF BLANK WALL IS BELOW 40' OR 20% OF BUILDING FACE)

+0.0' NOTES SETBACK FROM PROPERTY LINE

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'



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FIVEPOINT

DESIGN FOR DEVELOPMENT CONFORMANCE
BASE ACTIVATION DIAGRAM- SOUTH

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.10

MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO BUILDING BASE ACTIVATION, AS DESCRIBED IN DESIGN FOR DEVELOPMENT, SECTIONS 4.3.1.B - COMMERCIAL: RETAIL AND MIXED-USE, AND 4.3.2.B - BASE ACTIVATION.
SEE LEGEND AND AREAS BELOW SHOWING COMPLIANCE WITH DESIGN FOR DEVELOPMENT.

COMMERCIAL STOREFRONT GLAZING CALCULATION:

GLAZED AREA: 797 SF

NON-GLAZED AREA: 723 SF

TOTAL STOREFRONT AREA: 1,520 SF

PERCENTAGE GLAZING: 52% (60% MIN. IS REQUIRED)

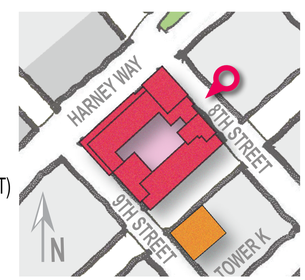
BLANK WALL CALCULATION:
(NO ACTIVE USE, NO GLAZING OR DOORWAYS, GARAGE ENTRIES ARE EXEMPT, 16' LONG MAX. AT RESIDENTIAL, 8' LONG MAX. AT COMMERCIAL.)

TOTAL LINEAL FRONTAGE: 221'-5"

LINEAL BLANK WALL AREA: 31

PERCENTAGE BLANK WALL: 14% (TOTAL AMOUNT OF BLANK WALL IS BELOW 40' OR 20% OF BUILDING FACE)

+0.0' NOTES SETBACK FROM PROPERTY LINE



SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
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DESIGN FOR DEVELOPMENT CONFORMANCE
BASE ACTIVATION DIAGRAM- NORTH

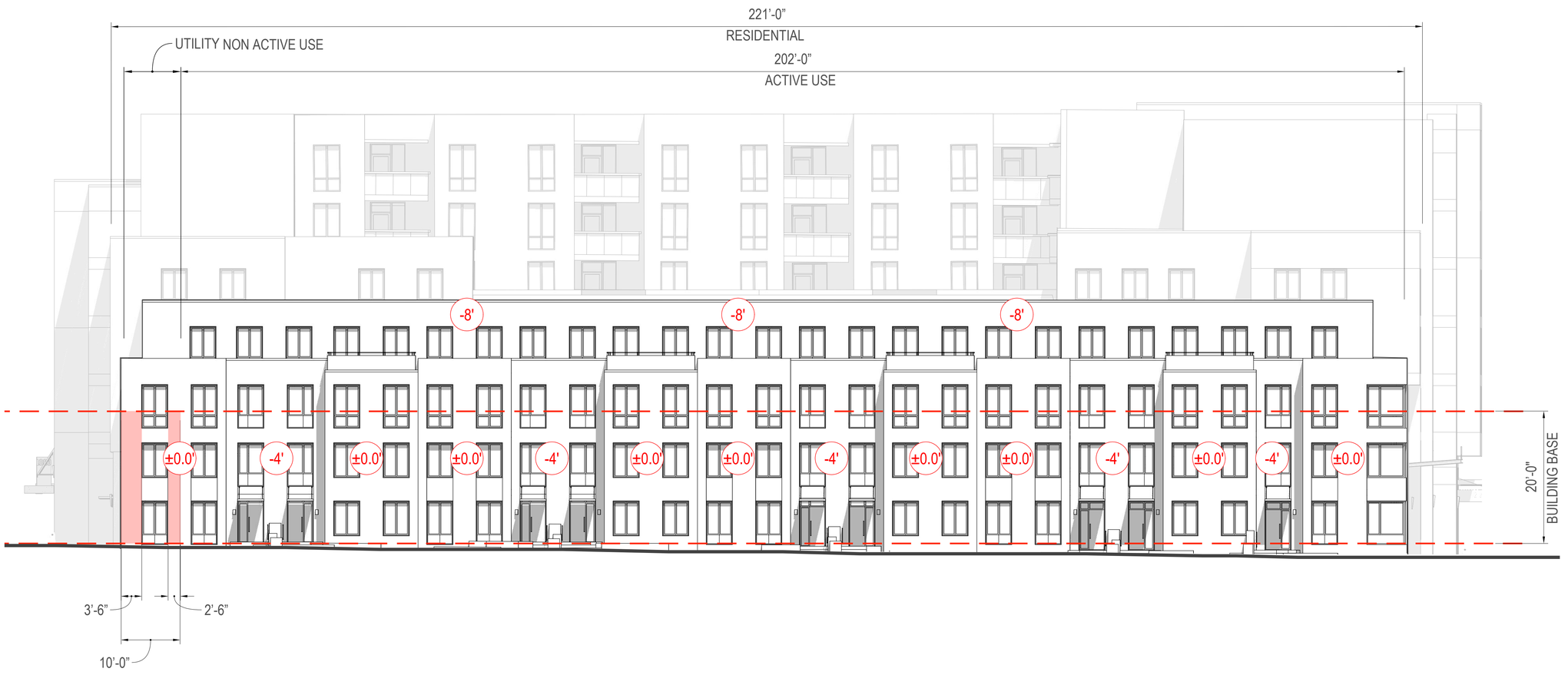
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.11

MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO BUILDING BASE ACTIVATION, AS DESCRIBED IN DESIGN FOR DEVELOPMENT, SECTIONS 4.3.1.B - COMMERCIAL: RETAIL AND MIXED-USE, AND 4.3.2.B - BASE ACTIVATION.
SEE LEGEND AND AREAS BELOW SHOWING COMPLIANCE WITH DESIGN FOR DEVELOPMENT.

COMMERCIAL STOREFRONT GLAZING CALCULATION:

GLAZED AREA: N.A.

NON-GLAZED AREA: N.A.

TOTAL STOREFRONT AREA: N.A.

PERCENTAGE GLAZING: N.A.

BLANK WALL CALCULATION:
(NO ACTIVE USE, NO GLAZING OR DOORWAYS, GARAGE ENTRIES ARE EXEMPT, 16' LONG MAX. AT RESIDENTIAL, 8' LONG MAX. AT COMMERCIAL.)

TOTAL LINEAL FRONTAGE: 221'-0"

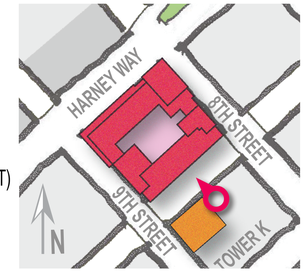
LINEAL BLANK WALL AREA: 5'-6"

PERCENTAGE BLANK WALL: 2.5% (TOTAL AMOUNT OF BLANK WALL IS BELOW 40' OR 20% OF BUILDING FACE)

+0.0' NOTES SETBACK FROM CURRENT PROPERTY LINE

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'



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DESIGN FOR DEVELOPMENT CONFORMANCE
BASE ACTIVATION DIAGRAM- MID-BLOCK BREAK

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.12

MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO STREET WALL STANDARDS, AS DESCRIBED IN DESIGN FOR DEVELOPMENT, SECTION 4.2.4B AND TABLE 4.6. SEE LEGEND AND BUILD-TO AREA CALCULATION BELOW SHOWING COMPLIANCE WITH DESIGN FOR DEVELOPMENT.

RESIDENTIAL BUILDING SETBACK IS 10'. BUILT-TO AREA IS -10.0' TO -12.0'. MINIMUM BUILD-TO LINE IS 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS). RESIDENTIAL BUILDING SETBACK IS 20' AT MID-BLOCK BREAK, MEASURED FROM THE CENTER LINE OF THE MID-BLOCK BREAK.

MIXED-USE OR COMMERCIAL BUILDING SETBACK IS 0'. BUILT-TO AREA IS +0.0' TO -2.0'. MINIMUM BUILD-TO LINE IS 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS).

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: STEPBACK AT TOP TWO FLOORS OR RECESSED BALCONIES.

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSION IN THE BUILDING FACE FOR THE PURPOSE OF BUILDING ARTICULATION

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSED BUILDING ENTRY TO A MAXIMUM DEPTH OF 8'.

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSED BUILDING ENTRANCES AND WALK-UP WINDOWS AT RETAIL USE (MAX 50% OF TOTAL FRONTAGE, AND 12' MAX. DEPTH).

BUILDING SURFACE AREA NOT WITHIN BUILD-TO LINE DIMENSIONS

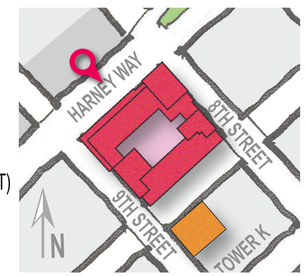
+0.0' NOTES SETBACK FROM PROPERTY LINE

BUILD-TO AREA CALCULATION:

TOTAL FRONTAGE AREA:	19,178 SF
EXEMPT FRONTAGE AREA:	6,415 SF
APPLICABLE FRONTAGE AREA:	12,763 SF
BUILT-TO AREA AND %:	12,763 SF (100%)
NON-BUILT TO AREA AND %:	N.A.
LINEAL BUILDING FRONTAGE:	245'-0"
LINEAL RETAIL RECESS AND %:	107' (44%)

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'



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PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

DESIGN FOR DEVELOPMENT CONFORMANCE
BUILD-TO LINE DIAGRAM- WEST

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.13

MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO STREET WALL STANDARDS, AS DESCRIBED IN DESIGN FOR DEVELOPMENT, SECTION 4.2.4B AND TABLE 4.6. SEE LEGEND AND BUILD-TO AREA CALCULATION BELOW SHOWING COMPLIANCE WITH DESIGN FOR DEVELOPMENT.

RESIDENTIAL BUILDING SETBACK IS 10'. BUILT-TO AREA IS -10.0' TO -12.0'. MINIMUM BUILD-TO LINE IS 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS). RESIDENTIAL BUILDING SETBACK IS 20' AT MID-BLOCK BREAK, MEASURED FROM THE CENTER LINE OF THE MID-BLOCK BREAK.

MIXED-USE OR COMMERCIAL BUILDING SETBACK IS 0'. BUILT-TO AREA IS +0.0' TO -2.0'. MINIMUM BUILD-TO LINE IS 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS).

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: STEPBACK AT TOP TWO FLOORS OR RECESSED BALCONIES.

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSION IN THE BUILDING FACE FOR THE PURPOSE OF BUILDING ARTICULATION

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSED BUILDING ENTRY TO A MAXIMUM DEPTH OF 8'.

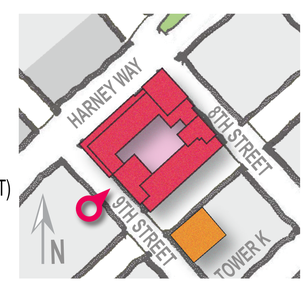
EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSED BUILDING ENTRANCES AND WALK-UP WINDOWS AT RETAIL USE (MAX 50% OF TOTAL FRONTAGE, AND 12' MAX. DEPTH).

BUILDING SURFACE AREA NOT WITHIN BUILD-TO LINE DIMENSIONS

+0.0' NOTES SETBACK FROM PROPERTY LINE

BUILD-TO AREA CALCULATION:

TOTAL FRONTAGE AREA:	14,185 SF
EXEMPT FRONTAGE AREA:	4,722 SF
APPLICABLE FRONTAGE AREA:	9,463 SF
BUILT-TO AREA (%):	9,463 SF (100%)
NON-BUILT TO AREA (%):	N.A.
LINEAL BUILDING FRONTAGE:	221'-5"
LINEAL RETAIL RECESS AND %:	38' (17%)



SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'

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FIVEPOINT

DESIGN FOR DEVELOPMENT CONFORMANCE
BUILD-TO LINE DIAGRAM - SOUTH

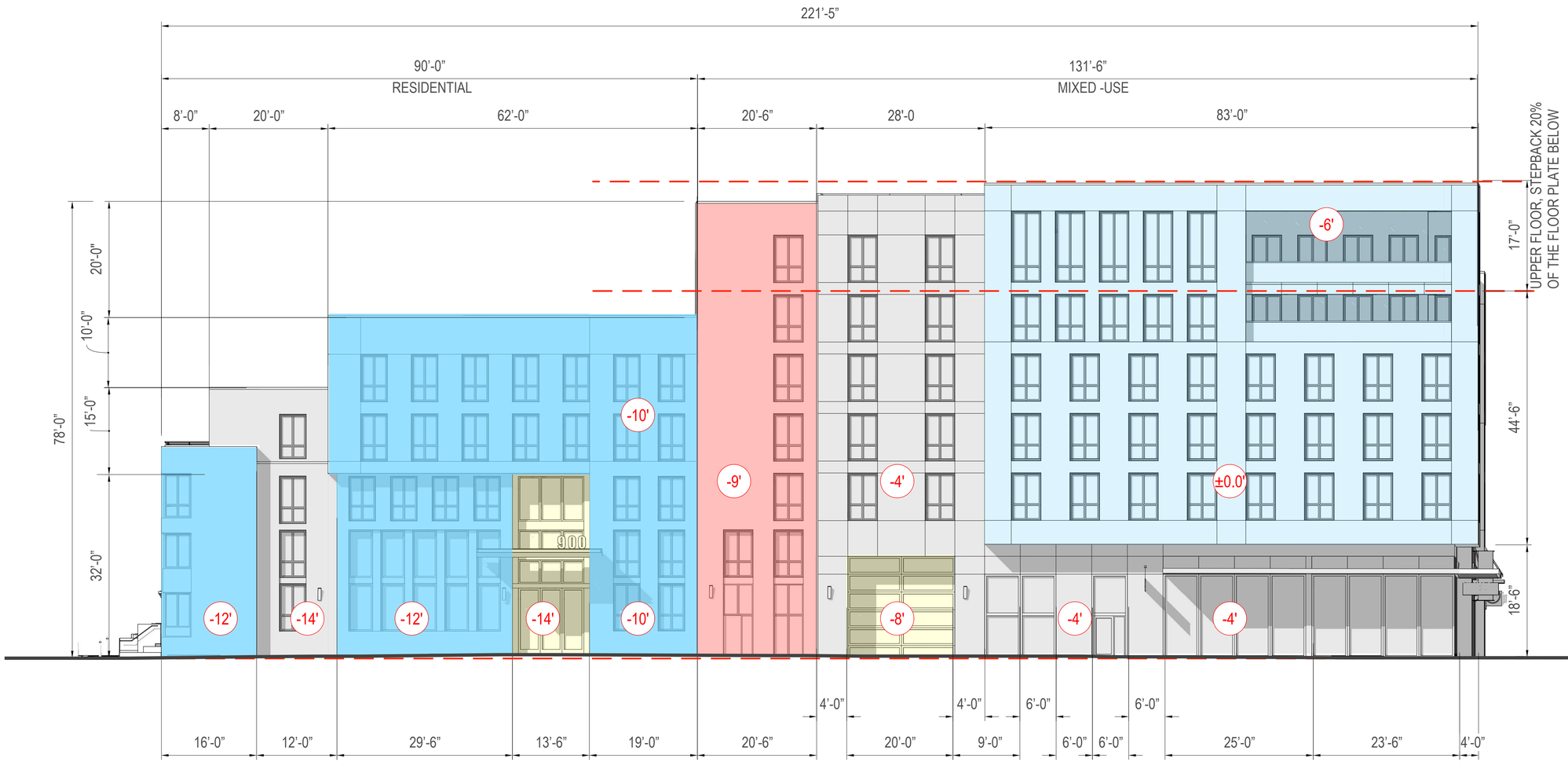
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.14

MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO STREET WALL STANDARDS, AS DESCRIBED IN DESIGN FOR DEVELOPMENT, SECTION 4.2.4B AND TABLE 4.6. SEE LEGEND AND BUILD-TO AREA CALCULATION BELOW SHOWING COMPLIANCE WITH DESIGN FOR DEVELOPMENT.

RESIDENTIAL BUILDING SETBACK IS 10'. BUILT-TO AREA IS -10.0' TO -12.0'. MINIMUM BUILD-TO LINE IS 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS). RESIDENTIAL BUILDING SETBACK IS 20' AT MID-BLOCK BREAK, MEASURED FROM THE CENTER LINE OF THE MID-BLOCK BREAK.

MIXED-USE OR COMMERCIAL BUILDING SETBACK IS 0'. BUILT-TO AREA IS +0.0' TO -2.0'. MINIMUM BUILD-TO LINE IS 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS).

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: STEPBACK AT TOP TWO FLOORS OR RECESSED BALCONIES.

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSION IN THE BUILDING FACE FOR THE PURPOSE OF BUILDING ARTICULATION

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSED BUILDING ENTRY TO A MAXIMUM DEPTH OF 8'.

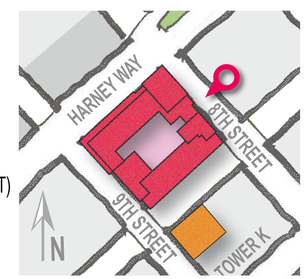
EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSED BUILDING ENTRANCES AND WALK-UP WINDOWS AT RETAIL USE (MAX 50% OF TOTAL FRONTAGE, AND 12' MAX. DEPTH).

BUILDING SURFACE AREA NOT WITHIN BUILD-TO LINE DIMENSIONS

+0.0' NOTES SETBACK FROM PROPERTY LINE

BUILD-TO AREA CALCULATION:

TOTAL FRONTAGE AREA:	16,471 SF
EXEMPT FRONTAGE AREA:	6,050 SF
APPLICABLE FRONTAGE AREA:	10,421 SF
BUILT-TO AREA AND %:	8,182 SF (85%)
NON-BUILT TO AREA AND %:	1,599 SF (15%)
LINEAL BUILDING FRONTAGE:	221'-5"
LINEAL RETAIL RECESS AND %:	N.A.



SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'

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PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

DESIGN FOR DEVELOPMENT CONFORMANCE
BUILD-TO LINE DIAGRAM- NORTH

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.15

MARCH 7, 2017



SHEET NOTES

THE FOLLOWING DIAGRAM RELATES TO STREET WALL STANDARDS, AS DESCRIBED IN DESIGN FOR DEVELOPMENT, SECTION 4.2.4B AND TABLE 4.6. SEE LEGEND AND BUILD-TO AREA CALCULATION BELOW SHOWING COMPLIANCE WITH DESIGN FOR DEVELOPMENT.

RESIDENTIAL BUILDING SETBACK IS 10'. BUILT-TO AREA IS -10.0' TO -12.0'. MINIMUM BUILD-TO LINE IS 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS). RESIDENTIAL BUILDING SETBACK IS 20' AT MID-BLOCK BREAK, MEASURED FROM THE CENTER LINE OF THE MID-BLOCK BREAK.

MIXED-USE OR COMMERCIAL BUILDING SETBACK IS 0'. BUILT-TO AREA IS +0.0' TO -2.0'. MINIMUM BUILD-TO LINE IS 85% OF BUILDING FACE (EXCLUDING EXEMPTIONS).

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: STEPBACK AT TOP TWO FLOORS OR RECESSED BALCONIES.

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSION IN THE BUILDING FACE FOR THE PURPOSE OF BUILDING articulation

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSED BUILDING ENTRY TO A MAXIMUM DEPTH OF 8'.

EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSED BUILDING ENTRANCES AND WALK-UP WINDOWS AT RETAIL USE (MAX 50% OF TOTAL FRONTAGE, AND 12' MAX. DEPTH).

BUILDING SURFACE AREA NOT WITHIN BUILD-TO LINE DIMENSIONS

+0.0' NOTES SETBACK FROM PROPERTY LINE

+0.0' NOTES SETBACK FROM CENTER LINE OF MID-BLOCK BREAK

BUILD-TO AREA CALCULATION:

TOTAL FRONTAGE AREA:	10,512 SF
EXEMPT FRONTAGE AREA:	5,716 SF
APPLICABLE FRONTAGE AREA:	4,796 SF
BUILT-TO AREA AND %:	4,796 SF (100%)
NON-BUILT TO AREA AND %:	N.A.
LINEAL BUILDING FRONTAGE:	221'-0"
LINEAL RETAIL RECESS AND %:	N.A.



SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'

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DESIGN FOR DEVELOPMENT CONFORMANCE
BUILD-TO LINE DIAGRAM- MID-BLOCK BREAK

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

3.16

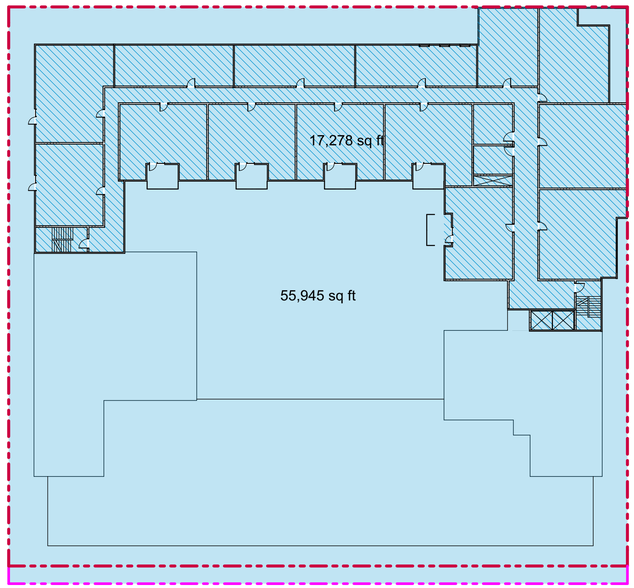
MARCH 7, 2017

SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

CENTER LINE



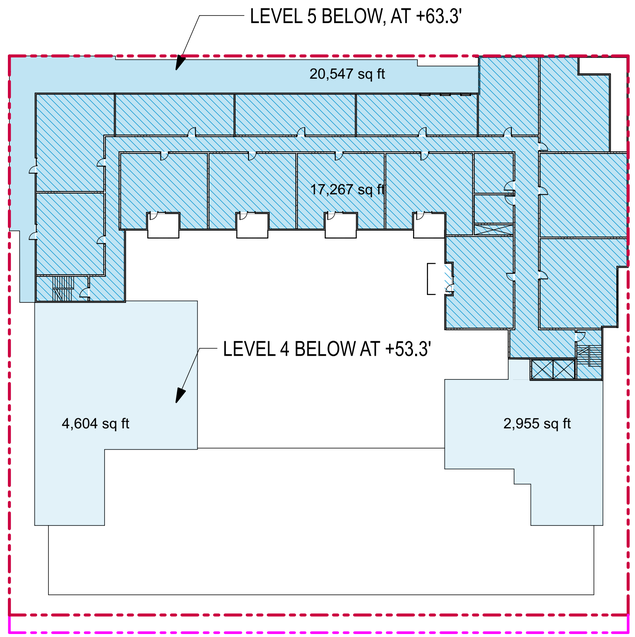
SITE AREA: 55,945 SF

AREA ABOVE 65': 17,267 SF

PERCENT OF LOT AREA ABOVE 65' = 30.9%; BELOW THE 45% MAXIMUM

LOT AREA PERCENTAGE ABOVE 65'

DESIGN FOR DEVELOPMENT SECTION 4.2.2 AND FIGURE 4.3



AREA LEVEL 6 = 17,267

AREA LEVEL 5 & LEVEL 4 (ADJACENT TO LEVEL 6) = 20,547+4,604+2,955=28,106

=0.61-1=38.5% STEP DOWN GREATER THAN REQUIRED 20%

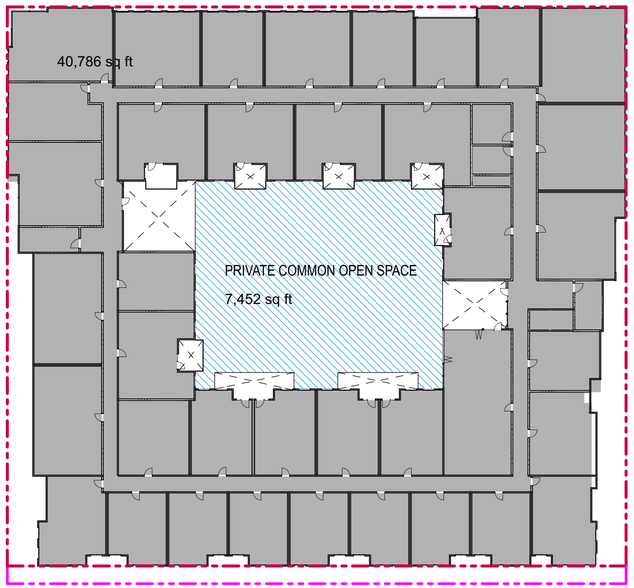
6TH FLOOR AREA

5TH FLOOR AREA

4TH FLOOR AREA (ADJACENT TO 6TH FLOOR)

UPPER FLOOR STEP BACK DIAGRAM

DESIGN FOR DEVELOPMENT SECTION 4.2.4 - C



DENOTES AREAS NOT INCLUDED IN COMMON OPEN SPACE CALCULATIONS

124 UNITS x 60 SF PER UNIT=7440 SF OF OPEN SPACE
PODIUM LEVEL COURTYARD INCLUDES 7,452 SF OF PRIVATE COMMON OPEN SPACE

OPEN SPACE DIAGRAM

DESIGN FOR DEVELOPMENT SECTION 4.3.2 - F

SCALE: 1" = 30'-0" (FULL SCALE 24"X36" SHEET)
1" = 60'-0" (HALF SIZE 11"X17" SHEET)

0' 15' 30' 60'
0' 30' 60' 120'

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PGAdesign LANDSCAPE ARCHITECTS

FIVEPOINT

DESIGN FOR DEVELOPMENT CONFORMANCE
BLOCK COVERAGE DIAGRAM- SECTION 4.2.3

CANDLESTICK POINT | BLOCK 9A

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Project No. 2003-0006

3.17

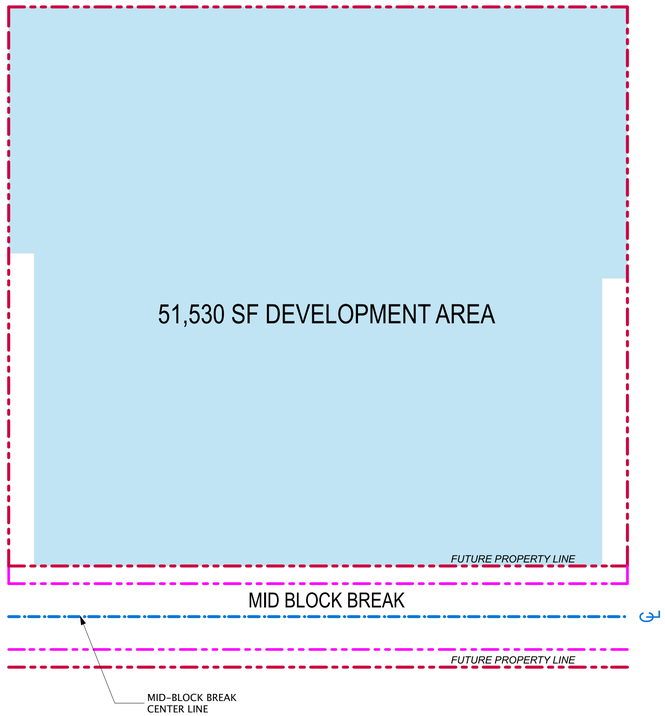
MARCH 7, 2017

SHEET LEGEND

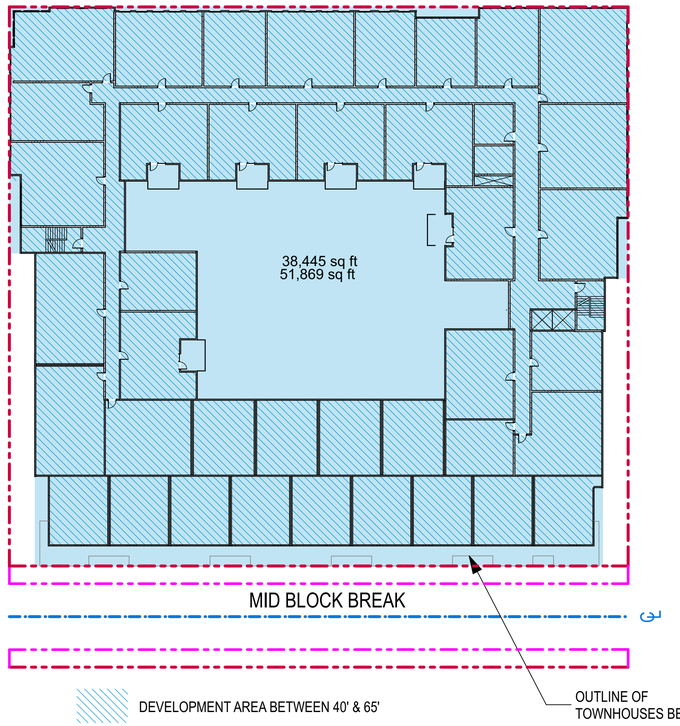
PROPERTY LINE

FUTURE PROPERTY LINE

CENTER LINE



0'-40' DEVELOPMENT BLOCK COVERAGE



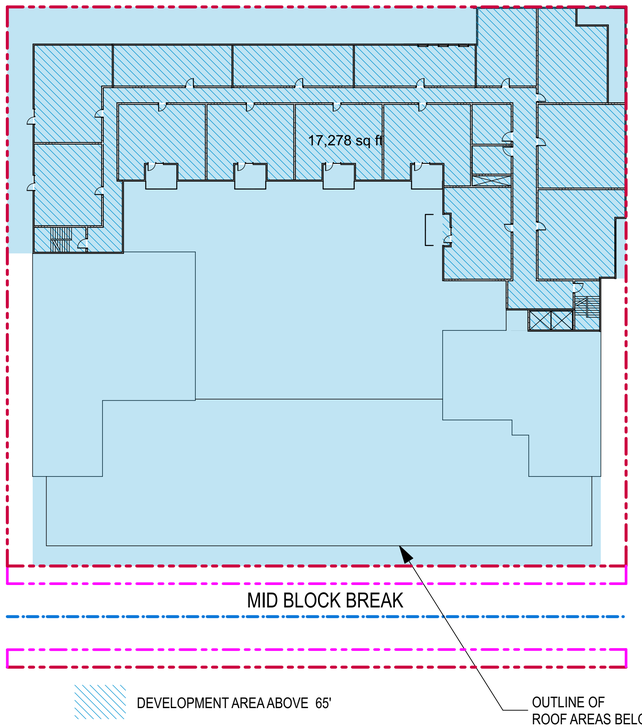
DEVELOPMENT AREA BETWEEN 40' & 65'

SITE DEVELOPMENT AREA

DEVELOPMENT FOOTPRINT BETWEEN 40' & 65' = 38,445 SF
SITE DEVELOPMENT AREA = 51,869 SF

PERCENTAGE DEVELOPMENT COVERAGE BETWEEN 40'-65' = 74.1%
WHICH IS BELOW MAXIMUM 75% ALLOWED

40'-65' DEVELOPMENT BLOCK COVERAGE



DEVELOPMENT AREA ABOVE 65'

SITE DEVELOPMENT AREA

DEVELOPMENT FOOTPRINT BETWEEN 40' & 65' = 17,278 SF
SITE DEVELOPMENT AREA = 51,869 SF

PERCENTAGE DEVELOPMENT COVERAGE ABOVE 65' = 33.3%
WHICH IS BELOW MAXIMUM 50% ALLOWED

65'+ DEVELOPMENT BLOCK COVERAGE

SCALE: 1" = 30'-0" (FULL SCALE 24"X36" SHEET)
1" = 60'-0" (HALF SIZE 11"X17" SHEET)

0' 15' 30' 60'
0' 30' 60' 120'

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VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

DESIGN FOR DEVELOPMENT CONFORMANCE
SITE DIAGRAMS

CANDLESTICK POINT | BLOCK 9A

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3.18

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

1. RESIDENTIAL GARAGE ACCESS
2. COMMERCIAL LOADING DOCK
3. UTILITY ACCESS POINT
4. REMOVABLE BOLLARDS
5. RESIDENTIAL ENTRY STOOPS W/ STEP LIGHTS, SEE LANDSCAPE DRAWINGS
6. PEDESTRIAN MID-BLOCK BREAK SEE LANDSCAPE SHEETS FOR HARDSCAPE AND SOFTSCAPE TREATMENTS
7. RESIDENTIAL SETBACK (10' MIN)
8. COMMERCIAL SETBACK ("0" REQUIRED)
9. OUTLINE OF BUILDING AT GRADE (BELOW ROOF LINE/UPPER FLOORS)
10. POTENTIAL STORMWATER TREATMENT AREA
11. FIXED LIGHTED BOLLARDS ALONG MID BLOCK BREAK AND AROUND STOOPS, SEE LANDSCAPE DRAWINGS

MID-BLOCK BREAK HARDSCAPE REQUIRMENTS
- PLANTING AREA 33%- 1,624 SF OF 4,900 SF
- HARDSCAPE 67% - 3,276 SF OF 4,900 SF

STORMWATER TREATMENT REQUIREMENTS

• APPROXIMATE TOTAL ROOF AND COURTYARD HARDSCAPE AREAS	45,400 SF
• 4% OF HARDSCAPE & ROOF AREAS REQUIRED FOR STORMWATER TREATMENT	1,816 SF

AVAILABLE PLANTING AREAS FOR STORMWATER TREATMENT

• PODIUM COURTYARD PLANTERS	4,100 SF
• AT GRADE SOFTSCAPE AREAS	3,500 SF

SCALE: 1" = 20'-0" (FULL SCALE 24"X36" SHEET)
1" = 40'-0" (HALF SIZE 11"X17" SHEET)

0' 10' 20' 40'
0' 20' 40' 80'

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SITE PLAN
ROOF LEVEL VIEW

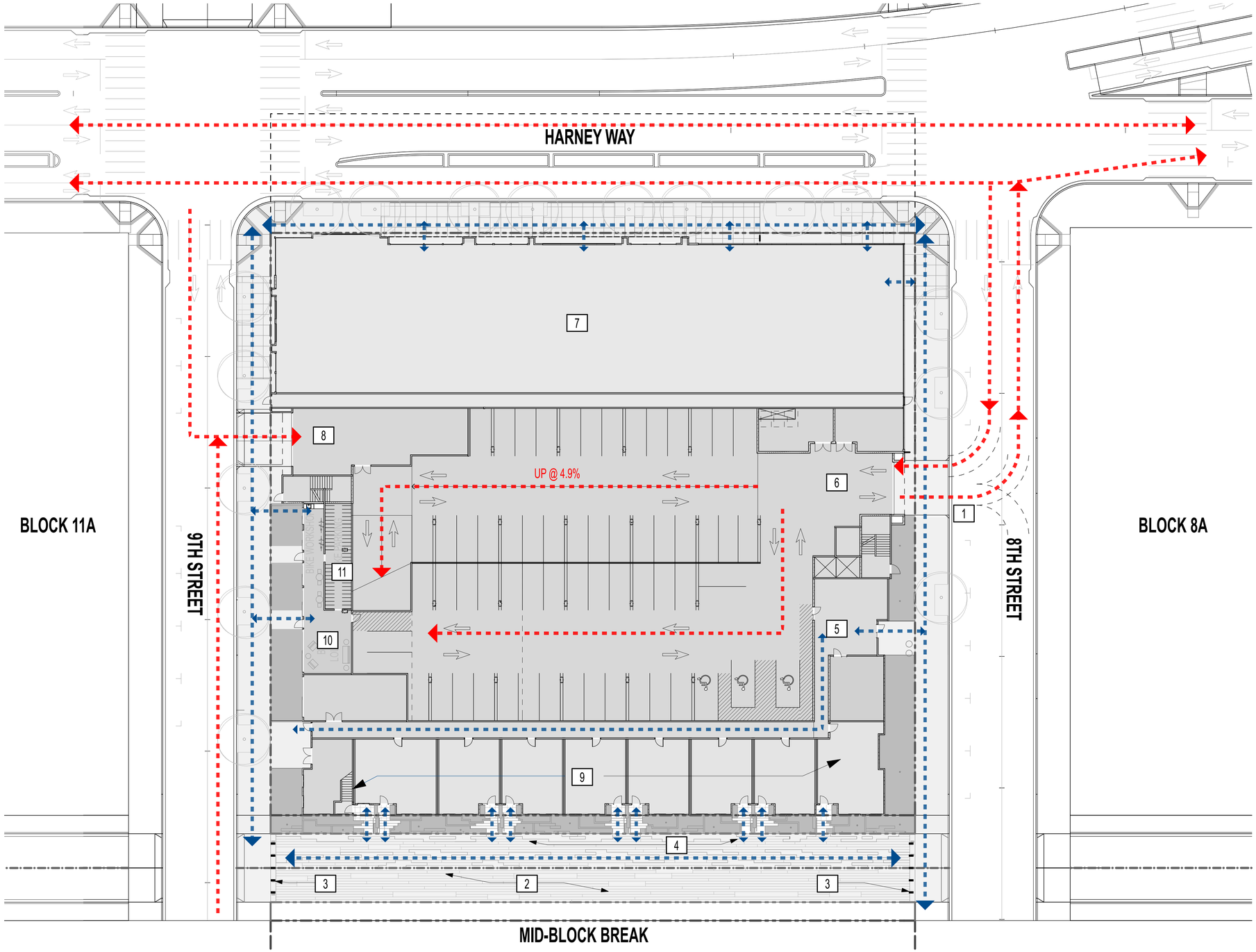
CANDLESTICK POINT | BLOCK 9A

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Project No. 2003-0006

4.01

MARCH 7, 2017



SHEET LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION

SHEET NOTES

1. 12' INSIDE TURNING RADIUS INTO 20' WIDE CURB CUT PER CITY STANDARDS
2. PEDESTRIAN MID-BLOCK BREAK EVA ACCESS ONLY, REMOVABLE BOLLARDS EACH END
3. REMOVABLE BOLLARDS
4. RESIDENTIAL ENTRY STOOPS
5. RESIDENTIAL LOBBY
6. RESIDENTIAL VEHICULAR ACCESS
7. RETAIL SPACE
8. COMMERCIAL LOADING
9. WALK-UP TOWNHOUSES
10. AMENITY (BIKE LOUNGE AND WORKSHOP)
11. AMENITY (BIKE STORAGE)

SCALE: 1" = 20'-0" (FULL SCALE 24"X36" SHEET)
1" = 40'-0" (HALF SIZE 11"X17" SHEET)

0' 10' 20' 40'
0' 20' 40' 80'

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FIVEPOINT

SITE PLAN
SITE CIRCULATION

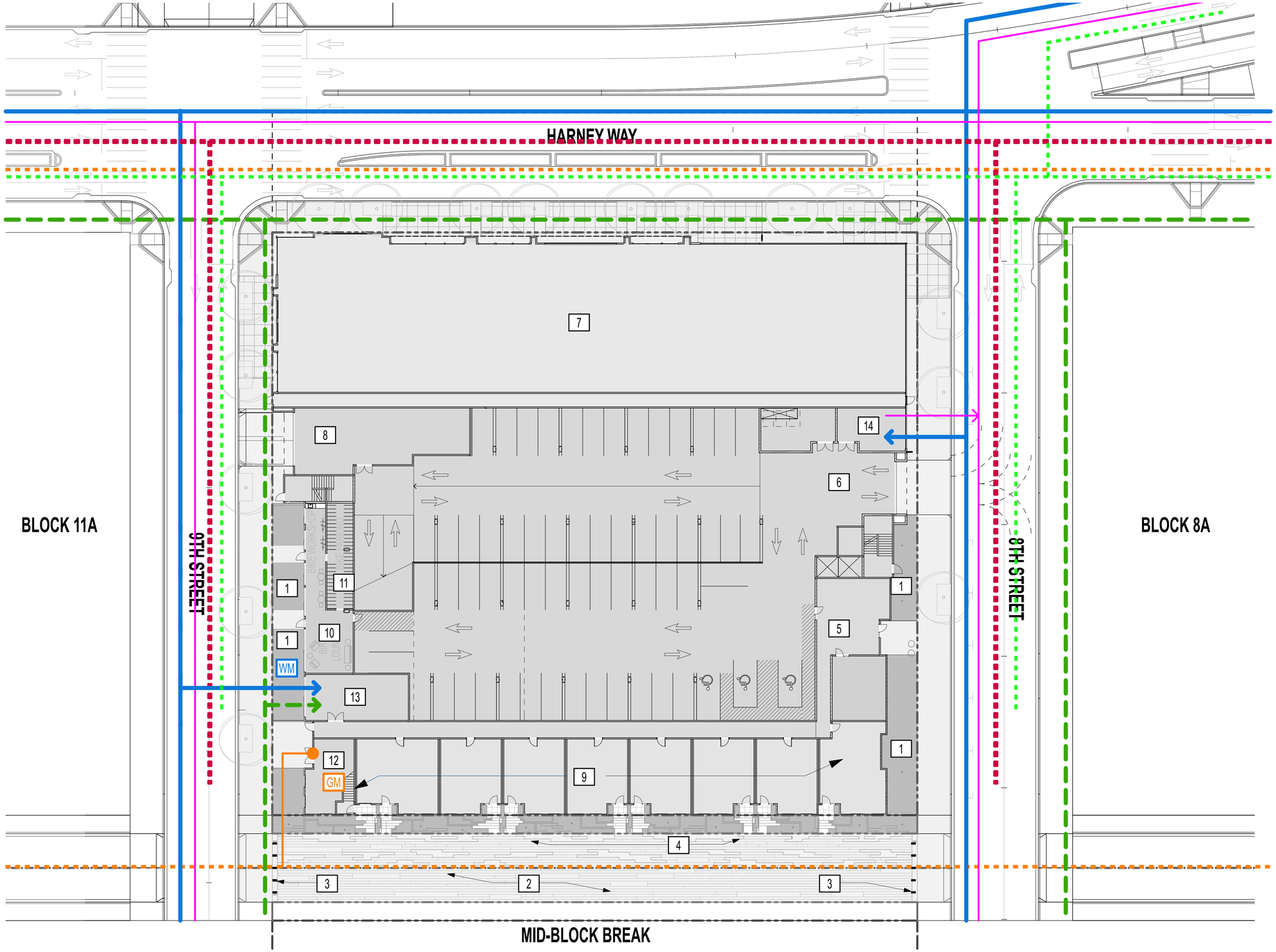
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

4.02

MARCH 7, 2017



SHEET LEGEND

- JOINT TRENCH & POINT OF CONNECTION
- GAS MAIN
- GM — PG&E GAS SERVICE AND POINT OF CONNECTION, G.M. DENOTES PROPOSED GAS METERS LOCATION
- WM — LOW PRESSURE WATER, W.M. DENOTES PROPOSED WATER METER LOCATION
- RECYCLED WATER
- STORM DRAIN
- SANITARY SEWER

SHEET NOTES

1. LANDSCAPE AT BUILDING SETBACK, TYP.
2. PEDESTRIAN MID-BLOCK BREAK EVA ACCESS ONLY, REMOVABLE BOLLARDS EACH END
3. REMOVABLE BOLLARDS
4. RESIDENTIAL ENTRY STOOPS
5. RESIDENTIAL LOBBY
6. RESIDENTIAL VEHICULAR ACCESS
7. RETAIL SPACE
8. COMMERCIAL LOADING
9. WALK-UP TOWNHOUSES
10. AMENITY (BIKE LOUNGE AND WORKSHOP)
11. AMENITY (BIKE STORAGE)
12. UTILITY ROOM (GAS METERS)
13. UTILITY ROOM (MECHANICAL AND ELECTRICAL)
14. UTILITY ROOM

SCALE: 1" = 20'-0" (FULL SCALE 24"X36" SHEET)
1" = 40'-0" (HALF SIZE 11"X17" SHEET)

0' 10' 20' 40'
0' 20' 40' 80'

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SITE PLAN
SITE UTILITIES

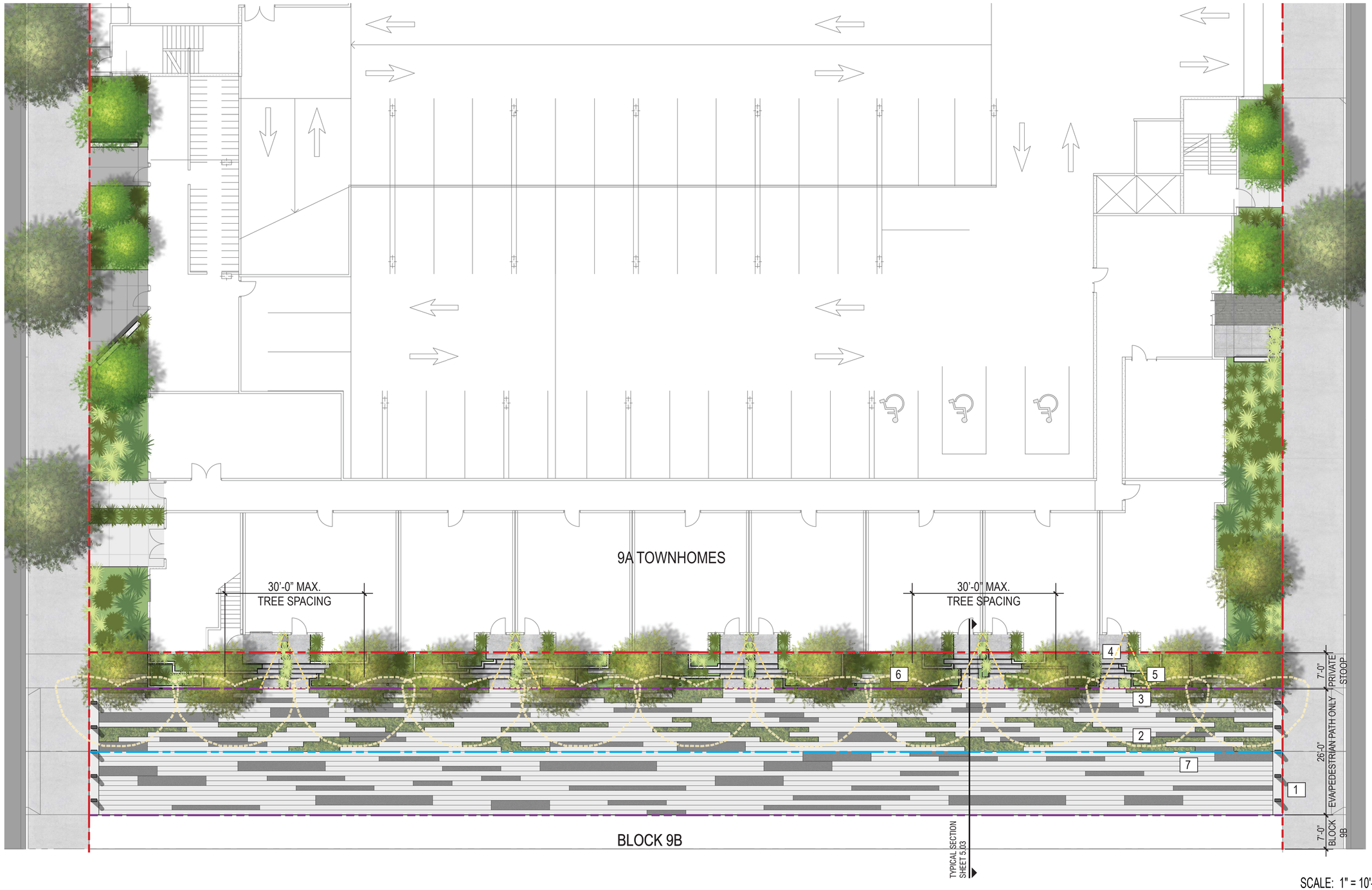
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

4.03

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE
- LIGHTED COLUMN TYP.
- BUILDING LIGHT AT STOOPS, TYP.

SHEET NOTES

1. REMOVABLE BOLLARDS
2. GRASS PAVERS
3. STEP LIGHTS
4. PRIVATE STOOP, TYP.
5. RAISED PLANTER, TYP.
6. TREE PLANTING, TYP.
7. PEDESTRIAN PATH AND EMERGENCY VEHICLE ACCESS

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'

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MID-BLOCK BREAK
SITE PLAN

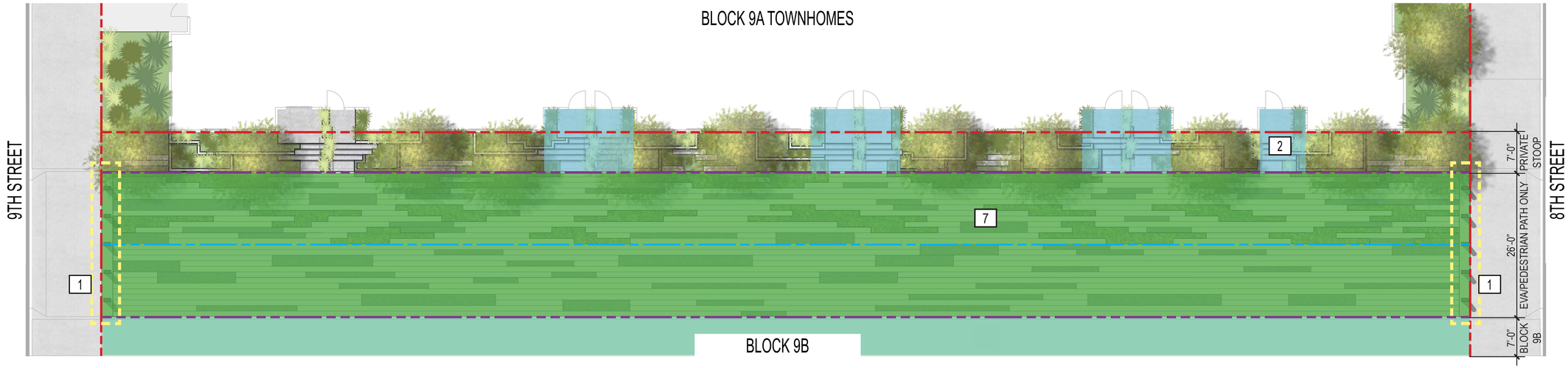
CANDLESTICK POINT | BLOCK 9A

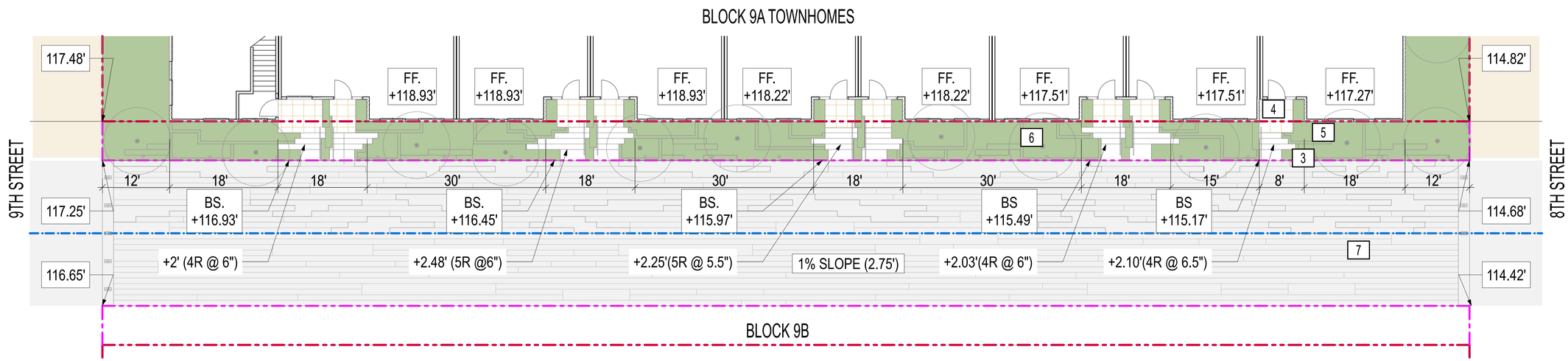
OCII Submittal

Project No. 2003-0006

5.01

MARCH 7, 2017





SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE
- PRIVATE STOOP
- PEDESTRIAN PATH AND EMERGENCY VEHICLE LANE
- FUTURE BLOCK 9B AREA TO BE DEVELOPED

SHEET NOTES

1. REMOVABLE BOLLARDS
2. GRASS PAVERS
3. STEP LIGHTS
4. PRIVATE STOOP, TYP.
5. RAISED PLANTER, TYP.
6. TREE PLANTING, TYP.
7. PEDESTRIAN PATH AND EMERGENCY VEHICLE ACCESS

114.42' GRADES AT STREET LEVEL

FF. +117.27' FINISH FLOOR ELEVATION (AT TOWNHOME)

BS +115.17' BOTTOM OF STAIRS (AT STOOP)

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'

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MID-BLOCK BREAK
SITE USE DIAGRAM

CANDLESTICK POINT | BLOCK 9A

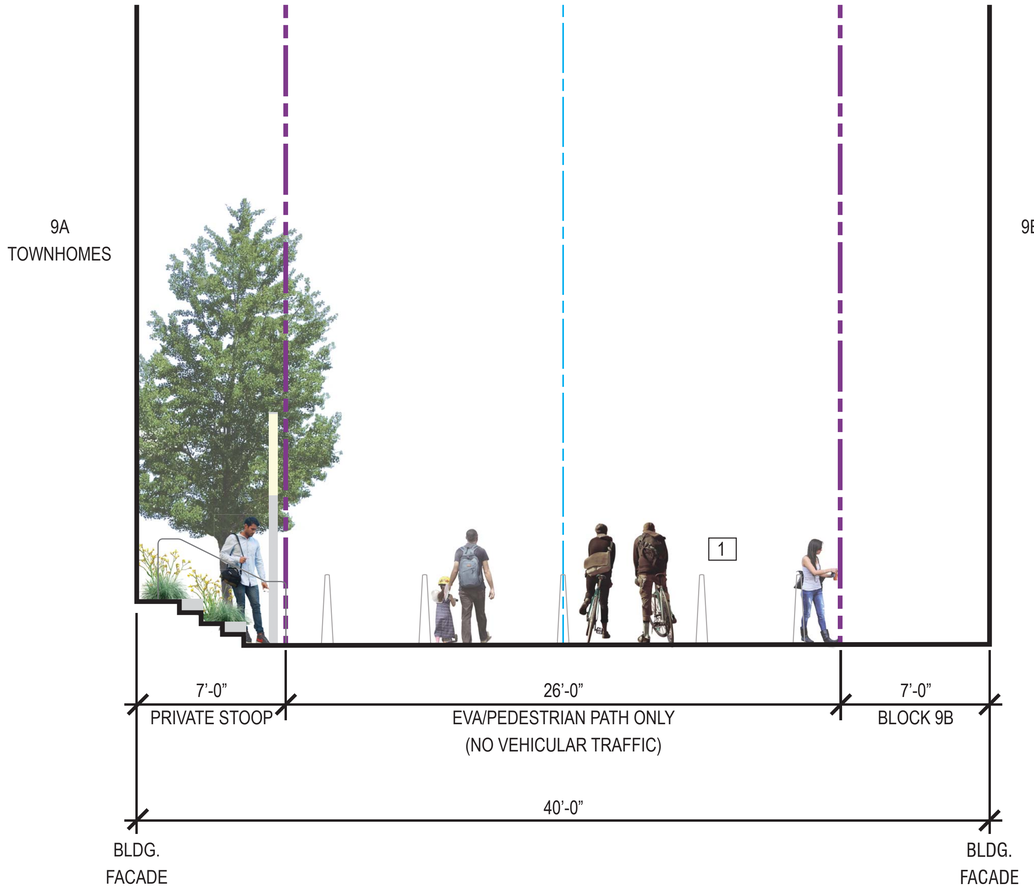
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Project No. 2003-0006

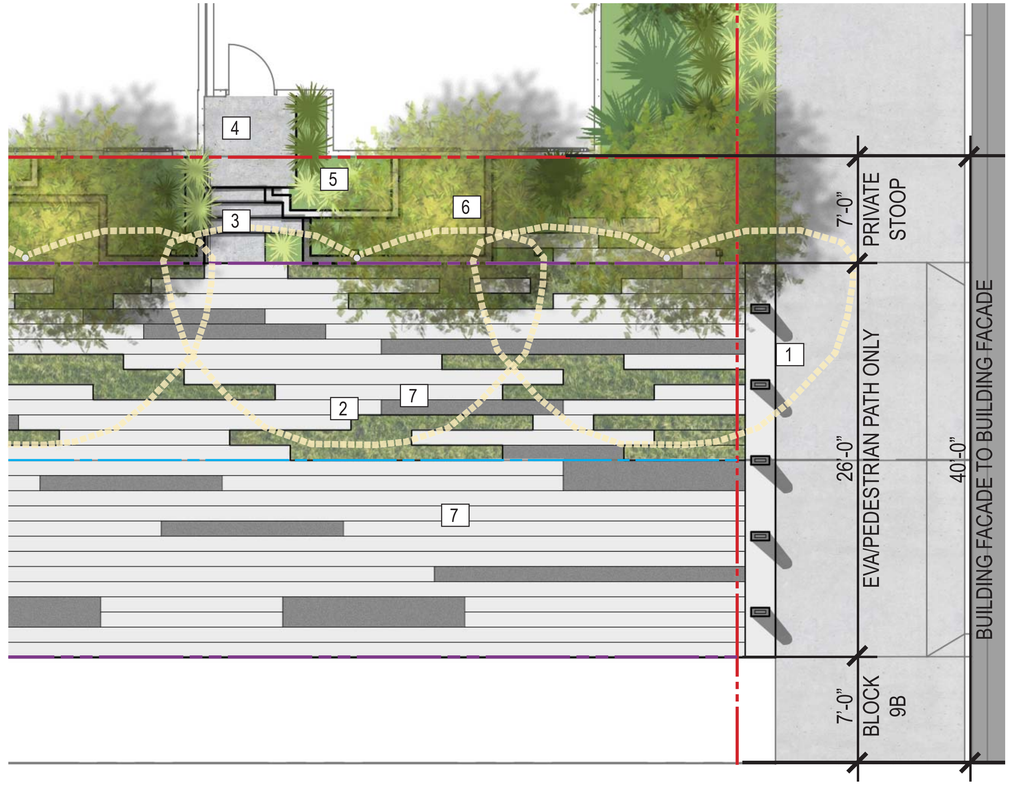
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MARCH 7, 2017

MID-BLOCK BREAK TYPICAL SECTION



MID-BLOCK BREAK ENLARGED PLAN AT SIDEWALK



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE
- LIGHTED COLUMN TYP.

SHEET NOTES

1. REMOVABLE BOLLARDS, TYP.
2. GRASS PAVERS
3. STEP LIGHTS
4. PRIVATE STOOP, TYP.
5. RAISED PLANTER, TYP.
6. TREE PLANTING, TYP.
7. PEDESTRIAN PATH AND EMERGENCY VEHICLE ACCESS

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MID-BLOCK BREAK
SITE SECTION

CANDLESTICK POINT | BLOCK 9A

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5.03

MARCH 7, 2017



CONCEPTUAL AERIAL VIEW WITHOUT PLANTING



CONCEPTUAL AERIAL VIEW WITH PLANTING

MID-BLOCK BREAK CONCEPT DESCRIPTION

The mid-block breaks, which extends through the length of CP-04 planning area are 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 Block 9A is an emergency vehicle (EVA) only lane, prioritizing pedestrian use and helping to prevent congestion for residents living in the townhomes and flats above. Removable bollards at each end of the path make the intended use clear while also enhancing the character of the street. Working within the limitations of the EVA lane, areas of grass pavers extend the greenery into the mews and connect to the landscaped buffer adjacent to the building. The 26-foot-wide pedestrian mews can also be enjoyed by visitors and neighbors providing an intimate walkway through the development.

SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE
- LIGHTED COLUMN TYP.

SHEET NOTES

1. REMOVABLE BOLLARDS, TYP.
2. GRASS PAVERS
3. STEP LIGHTS
4. PRIVATE STOOP, TYP.
5. RAISED PLANTER, TYP.
6. TREE PLANTING, TYP.
7. PEDESTRIAN PATH AND EMERGENCY VEHICLE ACCESS
8. BUILDING LIGHTS AT STOOP
9. LIGHTED COLUMN TYP.

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MID-BLOCK BREAK
AERIAL VIEWS

CANDLESTICK POINT | BLOCK 9A

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5.04

MARCH 7, 2017



CONCEPTUAL PEDESTRIAN VIEW WITHOUT PLANTING



CONCEPTUAL PEDESTRIAN VIEW WITH PLANTING

MID-BLOCK & STOOPS DESCRIPTION

With residential units facing the public ally accessible mid-block break, raised private 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 peppering of green space through the paving in the mid-block break provide additional benefits to residents while retaining an engaging visual experience.

Near the home entrances and on the stoops, a series of lushly planted, tiered and staggered planters soften the building façade and add to the visual appeal. The planters gradual decent from the elevated stoops to the mid- block break make the private entrances easy to identify and access from the pedestrian path. However, the stoops maintain a sense of privacy making it clear they are not for public use. Plenty of locally sourced trees are planted at-grade with a rhythm and order that relates to the stoops and the individual townhomes. The mew is well lit with lighted bollards, step lights, and mounted lights on the building to illuminate each entry.

SHEET LEGEND

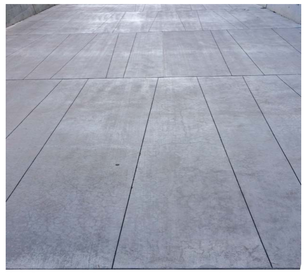
- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

1. REMOVABLE BOLLARDS, TYP.
2. GRASS PAVERS
3. STEP LIGHTS
4. PRIVATE STOOP, TYP.
5A. RAISED PLANTER (1'-0" ABOVE STREET)
5B. RAISED PLANTER (1'-6" ABOVE STREET)
5C. RAISED PLANTER (FROM 2'-0" TO 2'-10" TO MATCH STOOP HEIGHT)
5D. RAISED PLANTER AS STOOP SEPARATION (3'-0" ABOVE STREET)
5E. RAISED PLANTER AS STOOP SEPARATION (3'-0" ABOVE STOOP)
6. TREE PLANTING, TYP.
7. PEDESTRIAN PATH AND EMERGENCY VEHICLE ACCESS
8. BUILDING LIGHTS AT STOOP
9. LIGHTED COLUMN TYP.

MATERIALS AND FURNISHINGS


RAISED PLANTERS


SCORED CONCRETE PAVING


LIGHT COLUMN ALONG
MID BLOCK BREAK


CONCRETE SEAT WALL


CONCRETE PAVERS

PLANT CANDIDATES


MAGNOLIA DOLTSOPA
SWEET MICHELIA


WESTRINGIA FRUTICOSA
'MORNING LIGHT' COAST ROSEMARY


PHORMIUM 'RUBRUM'
NEW ZEALAND FLAX

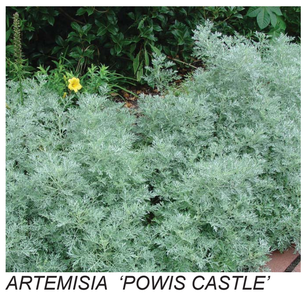

BOUGAINVILLEA 'MARY PALMER'S
ENCHANTMENT' BOUGAINVILLEA


MYRICA CALIFORNICA
PACIFIC WAX MYRTLE


LOMANDRA LONGIFOLIA 'LM400'
NYALLA LOMANDRA


PHORMIUM 'YELLOW WAVE'
NEW ZEALAND FLAX


KNIPHOFIA 'MALIBU YELLOW'
TORCH LILY


ARTEMISIA 'POWIS CASTLE'
WORMWOOD


ARCTOSTAPHYLOS MANZANITA
'DR HURD' DR. HURD MANZANITA


PENSTEMON 'MARGARITA BOP'
FOOTHILL PENSTEMON


EPILOBIUM CANUM
CALIFORNIA FUCHSIA

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FIVEPOINT

MID-BLOCK BREAK
MATERIALS AND PLANTINGS

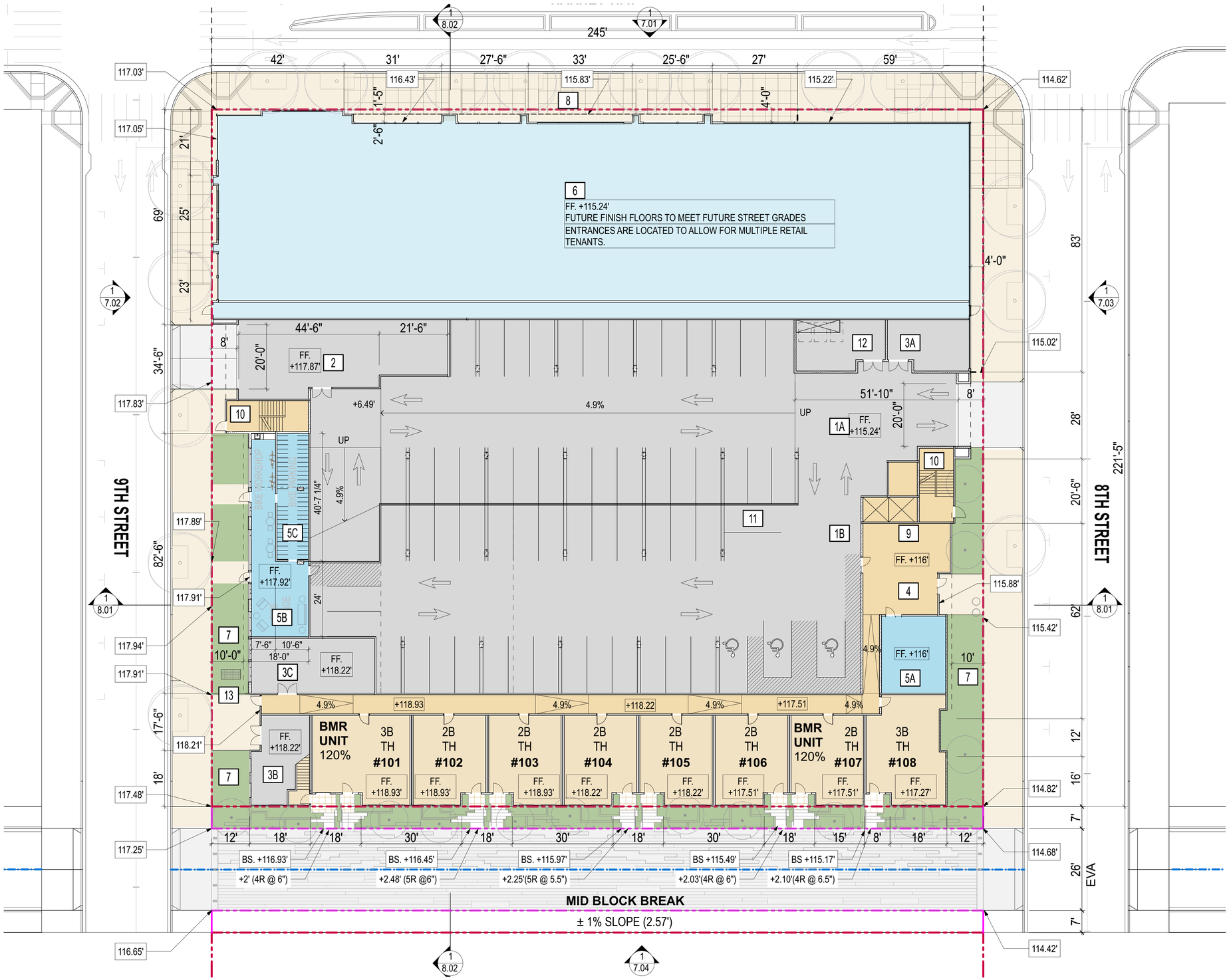
CANDLESTICK POINT | BLOCK 9A

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Project No. 2003-0006

5.06

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2 COMMERCIAL LOADING DOCK / TRASH
- 3A UTILITY ROOM (DOMESTIC WATER BACK-FLOW PREVENTER)
- 3B UTILITY ROOM (FIRE PUMP)
- 3C UTILITY ROOM (ELECTRICAL / MECHANICAL)
- 4 RESIDENTIAL LOBBY
- 5A AMENITY SPACE
- 5B AMENITY SPACE (BIKE LOUNGE AND WORKSHOP)
- 5C AMENITY SPACE (BIKE STORAGE)
- 6 RETAIL (±15,000 SF EXCLUDING UTILITY AREAS)
- 7 RESIDENTIAL SETBACK (10' MIN)
- 8 COMMERCIAL SETBACK ("0" REQUIRED)
- 9 ELEVATOR LOBBY
- 10 STAIRWELL
- 11 CAR SHARE
- 12 TRASH ROOM
- 13 ELECTRICAL TRANSFORMER
- 114.42' GRADES AT STREET LEVEL

SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'

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FIVEPOINT

BUILDING PLANS
GROUND FLOOR

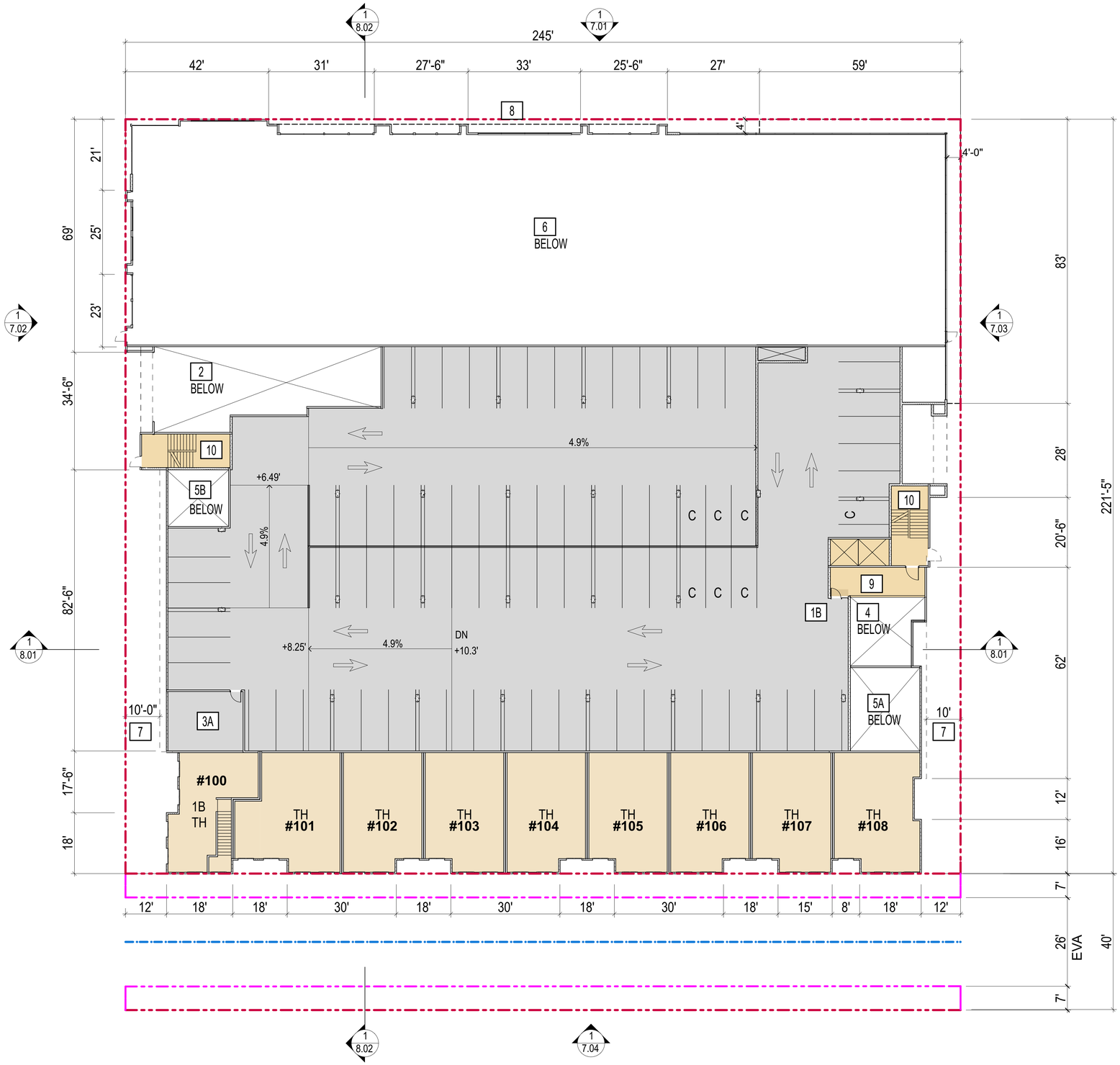
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

6.01

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2 COMMERCIAL LOADING DOCK / TRASH
- 3A UTILITY ROOM (DOMESTIC WATER BACK-FLOW PREVENTER)
- 3B UTILITY ROOM (FIRE PUMP)
- 3C UTILITY ROOM (ELECTRICAL / MECHANICAL)
- 4 RESIDENTIAL LOBBY
- 5A AMENITY SPACE
- 5B AMENITY SPACE (BIKE LOUNGE AND WORKSHOP)
- 5C AMENITY SPACE (BIKE STORAGE)
- 6 RETAIL (±15,000 SF EXCLUDING UTILITY AREAS)
- 7 RESIDENTIAL SETBACK (10' MIN)
- 8 COMMERCIAL SETBACK ("0" REQUIRED)
- 9 ELEVATOR LOBBY
- 10 STAIRWELL
- 11 CAR SHARE
- 12 TRASH ROOM

SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'

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PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

BUILDING PLANS
MEZZANINE FLOOR

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

6.02

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2 COMMERCIAL LOADING DOCK / TRASH
- 3A UTILITY ROOM (DOMESTIC WATER BACK-FLOW PREVENTER)
- 3B UTILITY ROOM (FIRE PUMP)
- 3C UTILITY ROOM (ELECTRICAL / MECHANICAL)
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- 5B AMENITY SPACE (BIKE LOUNGE AND WORKSHOP)
- 5C AMENITY SPACE (BIKE STORAGE)
- 6 RETAIL (±15,000 SF EXCLUDING UTILITY AREAS)
- 7 RESIDENTIAL SETBACK (10' MIN)
- 8 COMMERCIAL SETBACK ("0" REQUIRED)
- 9 ELEVATOR LOBBY
- 10 STAIRWELL
- 11 CAR SHARE
- 12 TRASH ROOM

SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'

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FIVEPOINT

BUILDING PLANS
SECOND FLOOR

CANDLESTICK POINT | BLOCK 9A

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Project No. 2003-0006

6.03

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2 COMMERCIAL LOADING DOCK / TRASH
- 3A UTILITY ROOM (DOMESTIC WATER BACK-FLOW PREVENTER)
- 3B UTILITY ROOM (FIRE PUMP)
- 3C UTILITY ROOM (ELECTRICAL / MECHANICAL)
- 4 RESIDENTIAL LOBBY
- 5A AMENITY SPACE
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- 6 RETAIL (±15,000 SF EXCLUDING UTILITY AREAS)
- 7 RESIDENTIAL SETBACK (10' MIN)
- 8 COMMERCIAL SETBACK ("0" REQUIRED)
- 9 ELEVATOR LOBBY
- 10 STAIRWELL
- 11 CAR SHARE
- 12 TRASH ROOM

SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'

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FIVEPOINT

BUILDING PLANS
THIRD FLOOR

CANDLESTICK POINT | BLOCK 9A

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6.04

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2 COMMERCIAL LOADING DOCK / TRASH
- 3A UTILITY ROOM (DOMESTIC WATER BACK-FLOW PREVENTER)
- 3B UTILITY ROOM (FIRE PUMP)
- 3C UTILITY ROOM (ELECTRICAL / MECHANICAL)
- 4 RESIDENTIAL LOBBY
- 5A AMENITY SPACE
- 5B AMENITY SPACE (BIKE LOUNGE AND WORKSHOP)
- 5C AMENITY SPACE (BIKE STORAGE)
- 6 RETAIL (±15,000 SF EXCLUDING UTILITY AREAS)
- 7 RESIDENTIAL SETBACK (10' MIN)
- 8 COMMERCIAL SETBACK ("0" REQUIRED)
- 9 ELEVATOR LOBBY
- 10 STAIRWELL
- 11 CAR SHARE
- 12 TRASH ROOM

SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'

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BUILDING PLANS
FOURTH FLOOR

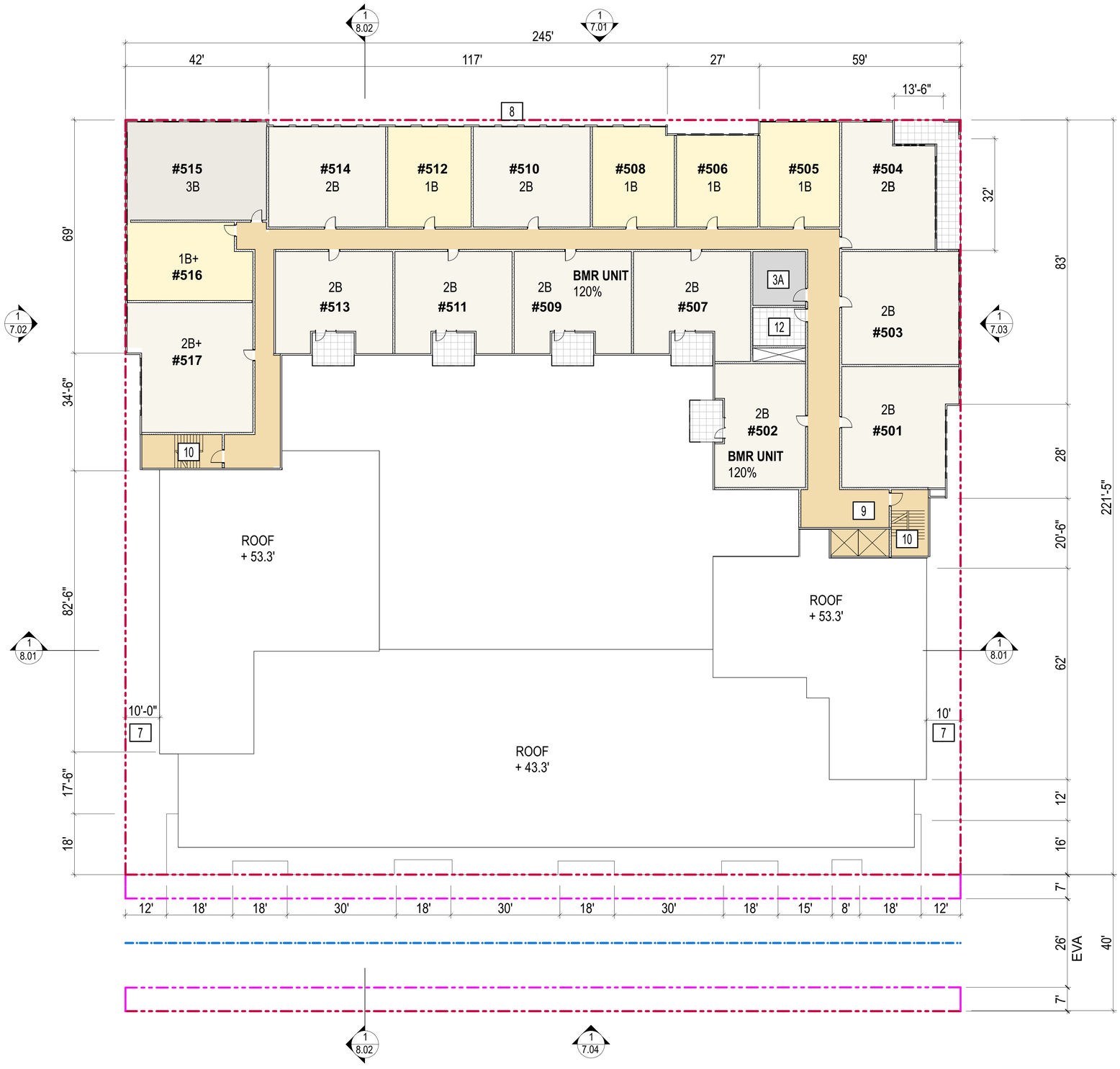
CANDLESTICK POINT | BLOCK 9A

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6.05

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2 COMMERCIAL LOADING DOCK / TRASH
- 3A UTILITY ROOM (DOMESTIC WATER BACK-FLOW PREVENTER)
- 3B UTILITY ROOM (FIRE PUMP)
- 3C UTILITY ROOM (ELECTRICAL / MECHANICAL)
- 4 RESIDENTIAL LOBBY
- 5A AMENITY SPACE
- 5B AMENITY SPACE (BIKE LOUNGE AND WORKSHOP)
- 5C AMENITY SPACE (BIKE STORAGE)
- 6 RETAIL (±15,000 SF EXCLUDING UTILITY AREAS)
- 7 RESIDENTIAL SETBACK (10' MIN)
- 8 COMMERCIAL SETBACK ("0" REQUIRED)
- 9 ELEVATOR LOBBY
- 10 STAIRWELL
- 11 CAR SHARE
- 12 TRASH ROOM

SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'

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FIVEPOINT

BUILDING PLANS
FIFTH FLOOR

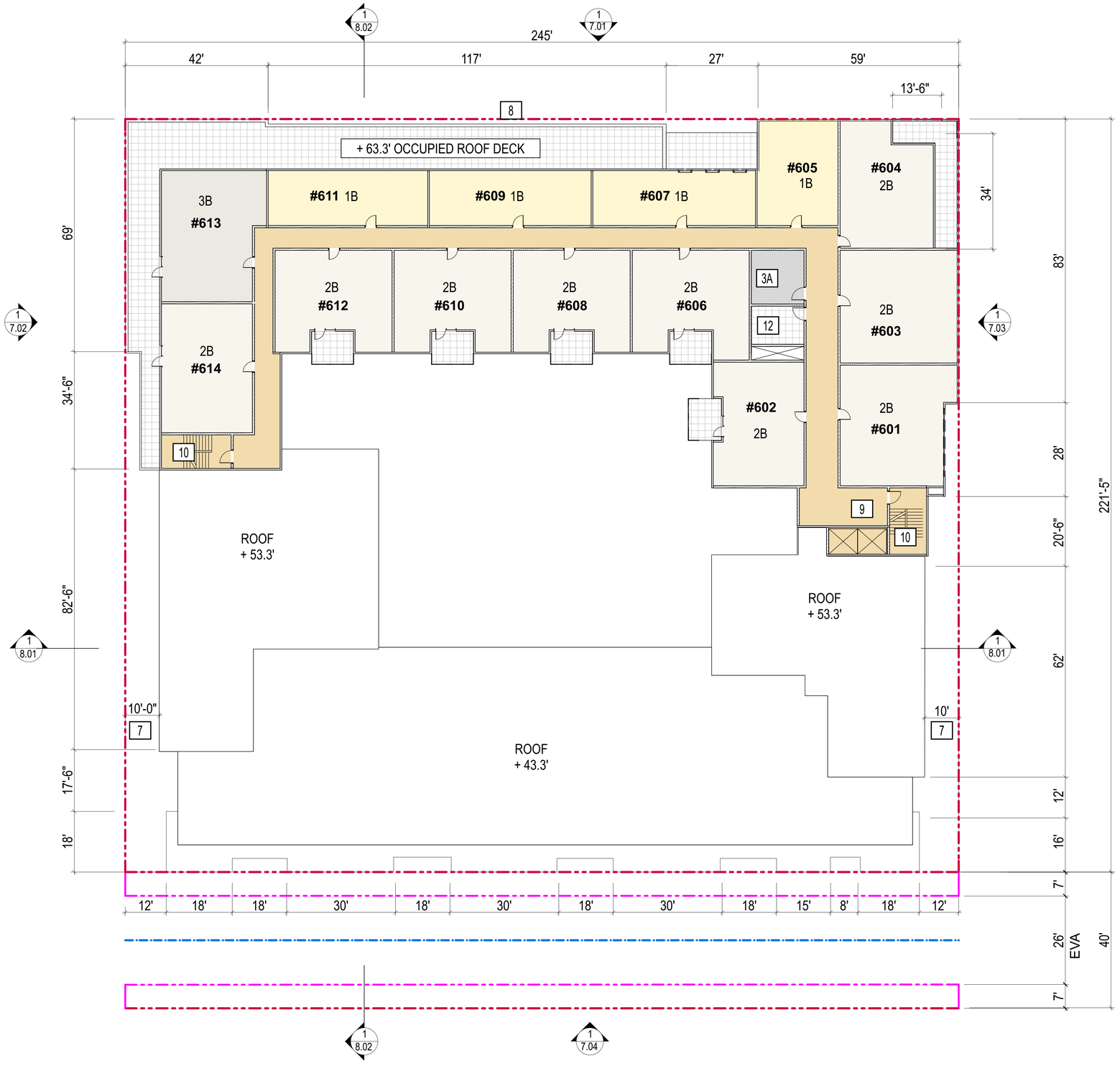
CANDLESTICK POINT | BLOCK 9A

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Project No. 2003-0006

6.06

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2 COMMERCIAL LOADING DOCK / TRASH
- 3A UTILITY ROOM (DOMESTIC WATER BACK-FLOW PREVENTER)
- 3B UTILITY ROOM (FIRE PUMP)
- 3C UTILITY ROOM (ELECTRICAL / MECHANICAL)
- 4 RESIDENTIAL LOBBY
- 5A AMENITY SPACE
- 5B AMENITY SPACE (BIKE LOUNGE AND WORKSHOP)
- 5C AMENITY SPACE (BIKE STORAGE)
- 6 RETAIL (±15,000 SF EXCLUDING UTILITY AREAS)
- 7 RESIDENTIAL SETBACK (10' MIN)
- 8 COMMERCIAL SETBACK ("0" REQUIRED)
- 9 ELEVATOR LOBBY
- 10 STAIRWELL
- 11 CAR SHARE
- 12 TRASH ROOM

SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'

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FIVEPOINT

BUILDING PLANS
SIXTH FLOOR

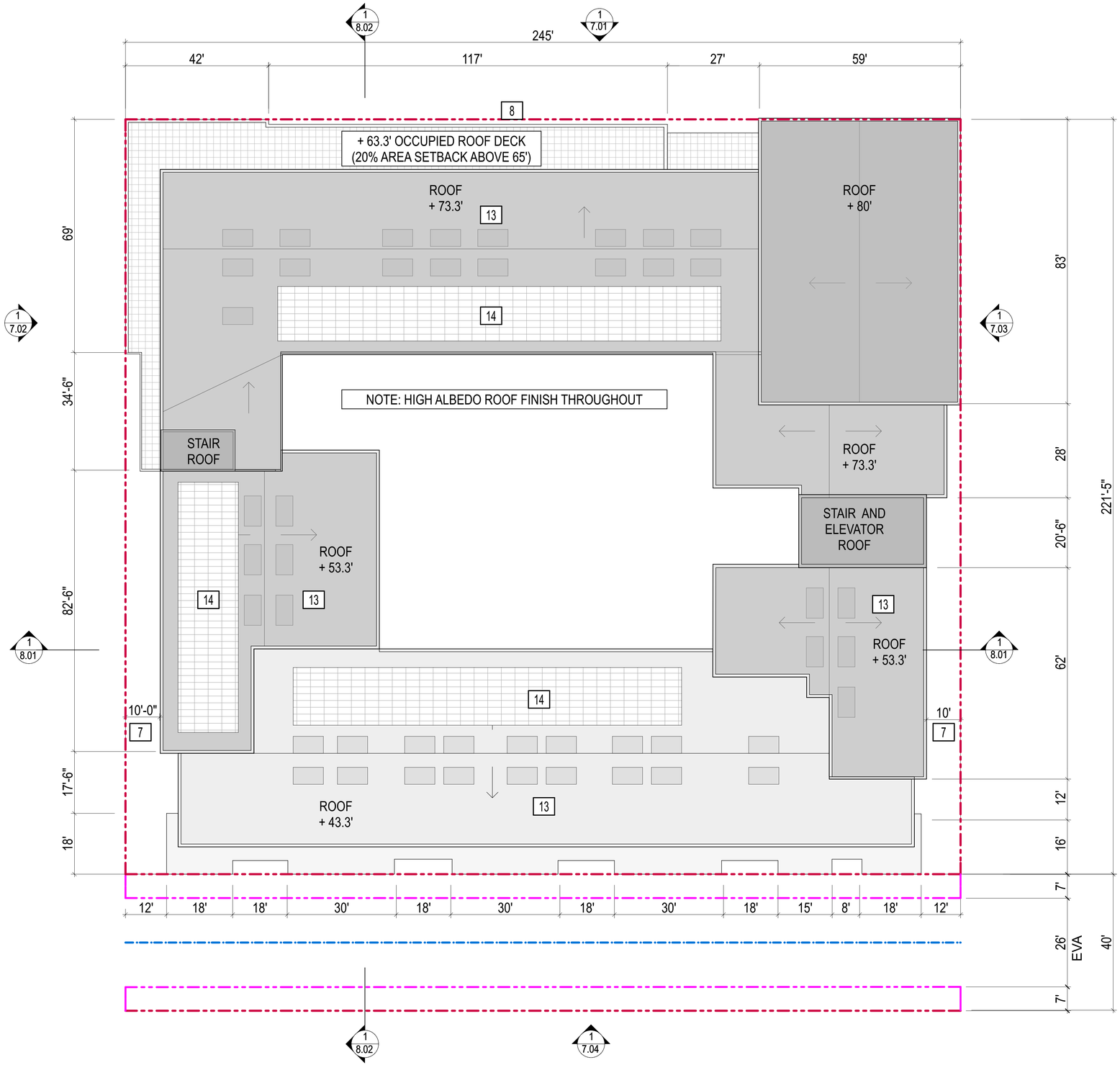
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

6.07

MARCH 7, 2017



SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

- 1A RESIDENTIAL GARAGE ENTRY
- 1B RESIDENTIAL GARAGE
- 2 COMMERCIAL LOADING DOCK / TRASH
- 3A UTILITY ROOM (DOMESTIC WATER BACK-FLOW PREVENTER)
- 3B UTILITY ROOM (FIRE PUMP)
- 3C UTILITY ROOM (ELECTRICAL / MECHANICAL)
- 4 RESIDENTIAL LOBBY
- 5A AMENITY SPACE
- 5B AMENITY SPACE (BIKE LOUNGE AND WORKSHOP)
- 5C AMENITY SPACE (BIKE STORAGE)
- 6 RETAIL (±15,000 SF EXCLUDING UTILITY AREAS)
- 7 RESIDENTIAL SETBACK (10' MIN)
- 8 COMMERCIAL SETBACK ("0" REQUIRED)
- 9 ELEVATOR LOBBY
- 10 STAIRWELL
- 11 CAR SHARE
- 12 TRASH ROOM
- 13 MECHANICAL EQUIPMENT, SCREENED AND MIN. 10' BEHIND PARAPET, TYP.
- 14 SOLAR READY AREA, MINIMUM 15% OF ROOF AREA

SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'

N

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FIVEPOINT

BUILDING PLANS
ROOF (FIFTH FACADE)

CANDLESTICK POINT | BLOCK 9A

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Project No. 2003-0006

6.08

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7

WALL MOUNTED LIGHT FIXTURE SHALL BE:
- NON-EVASIVE
- LOW-INTENSITY AND UNOBTRUSIVE
- FOCUSED ON INTENDED AREAS AND DIRECTED AWAY FROM SURROUNDING LAND USES




66 1040


66 1060


66 1050


66 1070

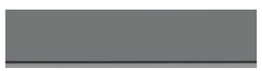
SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE



SHEET NOTES

- 1A CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A
- 1B CEMENT PLASTER, SAND TEXTURE, PAINT COLOR B
- 1C CEMENT PLASTER, SAND TEXTURE, PAINT COLOR C
- 1D CEMENT PLASTER, SAND TEXTURE, PAINT COLOR D
- 2 FIBER CEMENT PANEL, VERTICAL TEXTURE
- 3 ALUMINUM COMPOSITE PANEL
- 4 DECORATIVE PHENOLIC CORE PANEL, COLOR D OR SIM
- 5 ALUMINUM WINDOW
- 6 METAL AWNINGS, PAINT COLOR D
- 7 WALL MOUNTED LIGHT FIXTURE
- 8 RETAIL STOREFRONT, FUTURE TENANT TO DETERMINTE GLAZING
- 9 FINISH FLOOR AT RETAIL SPACE
- FF. +117.05' FINISH FLOOR ELEVATION
- EFF. +117.05' ENTRANCE ELEVATION


1A CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A


1B CEMENT PLASTER, SAND TEXTURE, PAINT COLOR B (LIGHT GRAY OR DARK GRAY)

1C CEMENT PLASTER, SAND TEXTURE, PAINT COLOR C


1D CEMENT PLASTER, SAND TEXTURE, PAINT COLOR D

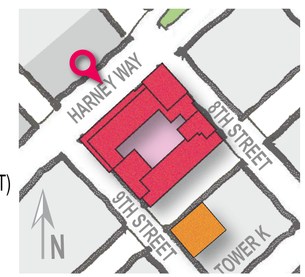
4 DECORATIVE PHENOLIC CORE PANEL, COLOR D OR SIM


2 FIBER CEMENT PANEL, VERTICAL TEXTURE


3 ALUMINUM COMPOSITE PANEL

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'



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PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ELEVATIONS
WEST (HARNEY WAY)

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

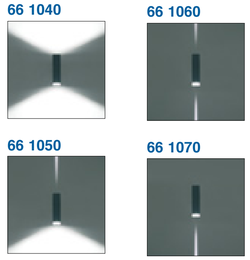
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MARCH 7, 2017

7

WALL MOUNTED LIGHT FIXTURE SHALL BE:
- NON-EVASIVE
- LOW-INTENSITY AND UNOBTRUSIVE
- FOCUSED ON INTENDED AREAS AND DIRECTED AWAY FROM SURROUNDING LAND USES





SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE



SHEET NOTES

- 1A CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A
- 1B CEMENT PLASTER, SAND TEXTURE, PAINT COLOR B
- 1C CEMENT PLASTER, SAND TEXTURE, PAINT COLOR C
- 1D CEMENT PLASTER, SAND TEXTURE, PAINT COLOR D
- 2 FIBER CEMENT PANEL, VERTICAL TEXTURE
- 3 ALUMINUM COMPOSITE PANEL
- 4 DECORATIVE PHENOLIC CORE PANEL, COLOR D OR SIM
- 5 ALUMINUM WINDOW
- 6 METAL AWNINGS, PAINT COLOR D
- 7 WALL MOUNTED LIGHT FIXTURE
- 8 RETAIL STOREFRONT, FUTURE TENANT TO DETERMINTE GLAZING
- 9 SPANDREL ABOVE STOREFRONT (OPAQUE MATERIAL)
- FF. +117.05' FINISH FLOOR ELEVATION
- EFF. +117.05' ENTRANCE ELEVATION



1A CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A



1B CEMENT PLASTER, SAND TEXTURE, PAINT COLOR B (LIGHT GRAY OR DARK GRAY)

1C CEMENT PLASTER, SAND TEXTURE, PAINT COLOR C



1D CEMENT PLASTER, SAND TEXTURE, PAINT COLOR D

4 DECORATIVE PHENOLIC CORE PANEL, COLOR D OR SIM



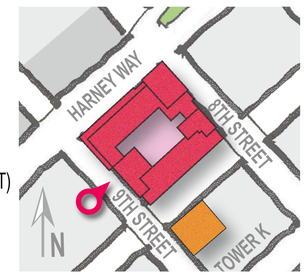
2 FIBER CEMENT PANEL, VERTICAL TEXTURE



3 ALUMINUM COMPOSITE PANEL

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'



LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ELEVATIONS
SOUTH (9TH STREET)

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

7.02

MARCH 7, 2017

7

WALL MOUNTED LIGHT FIXTURE SHALL BE:
- NON-EVASIVE
- LOW-INTENSITY AND UNOBTRUSIVE
- FOCUSED ON INTENDED AREAS AND DIRECTED AWAY FROM SURROUNDING LAND USES




66 1040


66 1060


66 1050


66 1070

SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE

SHEET NOTES

1A CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A
1B CEMENT PLASTER, SAND TEXTURE, PAINT COLOR B
1C CEMENT PLASTER, SAND TEXTURE, PAINT COLOR C
1D CEMENT PLASTER, SAND TEXTURE, PAINT COLOR D
2 FIBER CEMENT PANEL, VERTICAL TEXTURE
3 ALUMINUM COMPOSITE PANEL
4 DECORATIVE PHENOLIC CORE PANEL, COLOR D OR SIM
5 ALUMINUM WINDOW
6 METAL AWNINGS, PAINT COLOR D
7 WALL MOUNTED LIGHT FIXTURE
8 RETAIL STOREFRONT, FUTURE TENANT TO DETERMINTE GLAZING
FF. +117.05' FINISH FLOOR ELEVATION
EFF. +117.05' ENTRANCE ELEVATION




1A CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A


1B CEMENT PLASTER, SAND TEXTURE, PAINT COLOR B (LIGHT GRAY OR DARK GRAY)

1C CEMENT PLASTER, SAND TEXTURE, PAINT COLOR C


1D CEMENT PLASTER, SAND TEXTURE, PAINT COLOR D

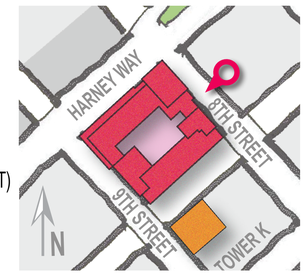
4 DECORATIVE PHENOLIC CORE PANEL, COLOR D OR SIM


2 FIBER CEMENT PANEL, VERTICAL TEXTURE


3 ALUMINUM COMPOSITE PANEL

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'



LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ELEVATIONS
NORTH (8TH STREET)

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

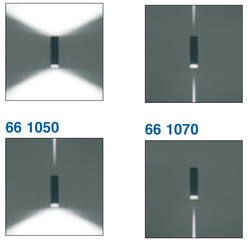
7.03

MARCH 7, 2017

7

WALL MOUNTED LIGHT FIXTURE SHALL BE:
- NON-EVASIVE
- LOW-INTENSITY AND UNOBTRUSIVE
- FOCUSED ON INTENDED AREAS AND DIRECTED AWAY FROM SURROUNDING LAND USES





SHEET LEGEND

- CURRENT PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE



SHEET NOTES

- 1A CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A
- 1B CEMENT PLASTER, SAND TEXTURE, PAINT COLOR B
- 1C CEMENT PLASTER, SAND TEXTURE, PAINT COLOR C
- 1D CEMENT PLASTER, SAND TEXTURE, PAINT COLOR D
- 2 FIBER CEMENT PANEL, VERTICAL TEXTURE
- 3 ALUMINUM COMPOSITE PANEL
- 4 DECORATIVE PHENOLIC CORE PANEL, COLOR D OR SIM
- 5 ALUMINUM WINDOW
- 6 METAL AWNINGS, PAINT COLOR D
- 7 WALL MOUNTED LIGHT FIXTURE
- 8 RETAIL STOREFRONT, FUTURE TENANT TO DETERMINTE GLAZING
- 9A RAISED PLANTER (1'-0" ABOVE STREET)
- 9B RAISED PLANTER (1'-6" ABOVE STREET)
- 9C RAISED PLANTER (FROM 2'-0" TO 2'-10" TO MATCH STOOP HEIGHT)
- 9D RAISED PLANTER AS STOOP SEPARATION (3'-0" ABOVE STREET)
- 9E RAISED PLANTER AS STOOP SEPARATION (3'-0" ABOVE STOOP)
- FF. +117.05' FINISH FLOOR ELEVATION
- EFF. +117.05' ENTRANCE ELEVATION



1A CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A



1B CEMENT PLASTER, SAND TEXTURE, PAINT COLOR B (LIGHT GRAY OR DARK GRAY)

1C CEMENT PLASTER, SAND TEXTURE, PAINT COLOR C



1D CEMENT PLASTER, SAND TEXTURE, PAINT COLOR D

4 DECORATIVE PHENOLIC CORE PANEL, COLOR D OR SIM



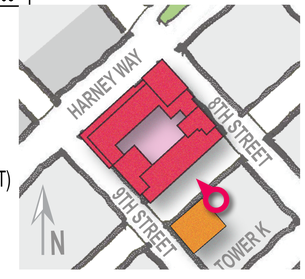
2 FIBER CEMENT PANEL, VERTICAL TEXTURE



3 ALUMINUM COMPOSITE PANEL

SCALE: 1" = 10'-0" (FULL SCALE 24"X36" SHEET)
1" = 20'-0" (HALF SIZE 11"X17" SHEET)

0' 5' 10' 20'
0' 10' 20' 40'



LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ELEVATIONS
EAST (MID-BLOCK BREAK)

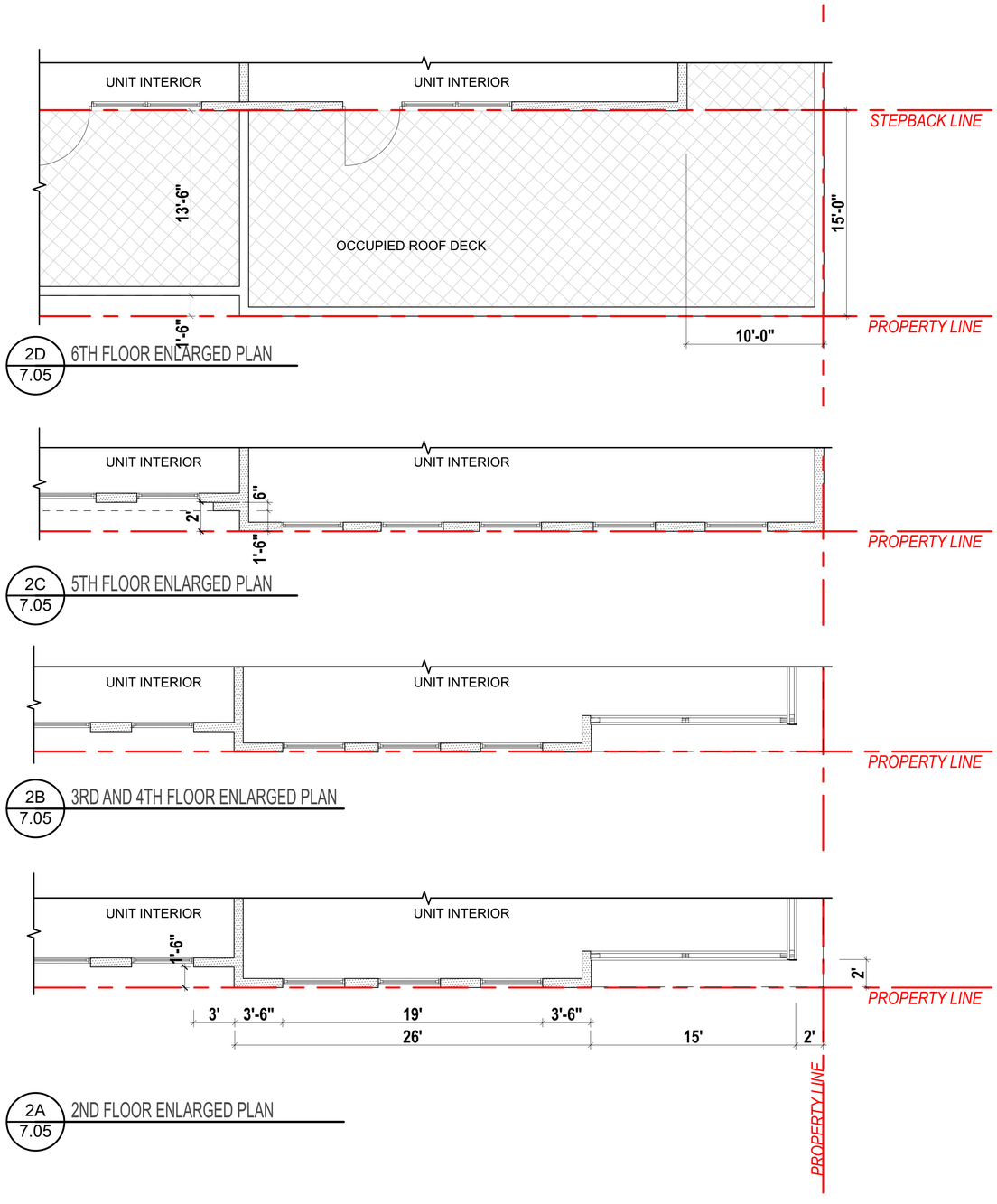
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

7.04

MARCH 7, 2017





1 / 7.05 ENLARGED ELEVATION (WEST ELEVATION)

+0.0' NOTES SETBACK FROM PROPERTY LINE

SCALE: 1" = 5'-0" (FULL SCALE 24"X36" SHEET)
1" = 10'-0" (HALF SIZE 11"X17" SHEET)

0' 2.5' 5' 10'
0' 5' 10' 20'

LPAS Architecture + Design | VAN METER WILLIAMS POLLACK LLP | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

ENLARGED ELEVATIONS
WEST (HARNEY WAY)

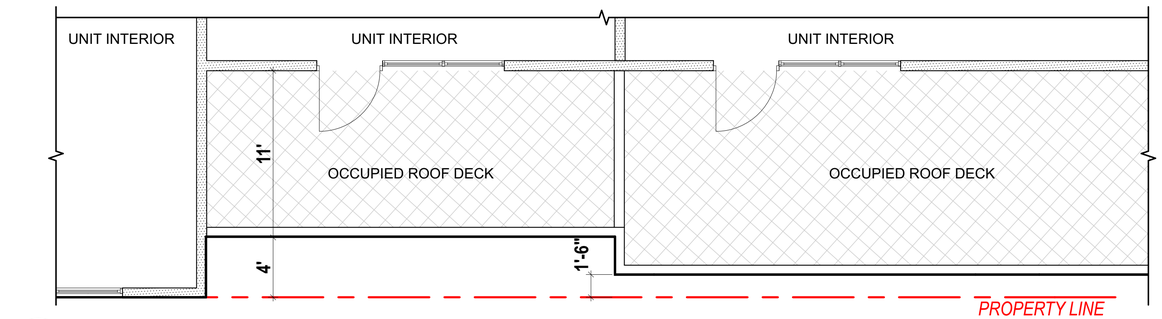
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

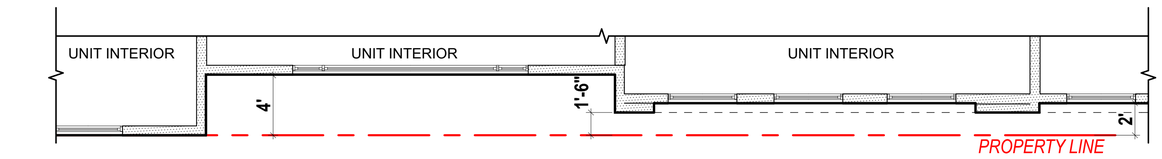
Project No. 2003-0006

7.05

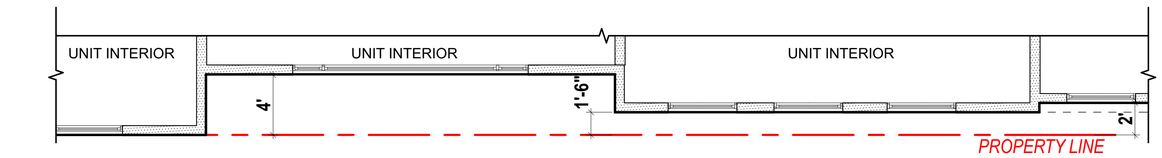
MARCH 7, 2017



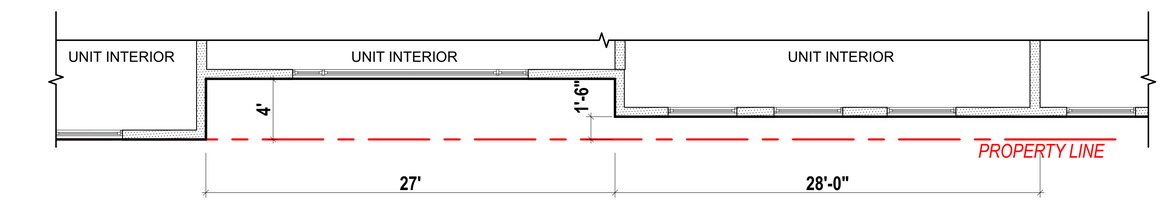
2D 7.06 6TH FLOOR ENLARGED PLAN



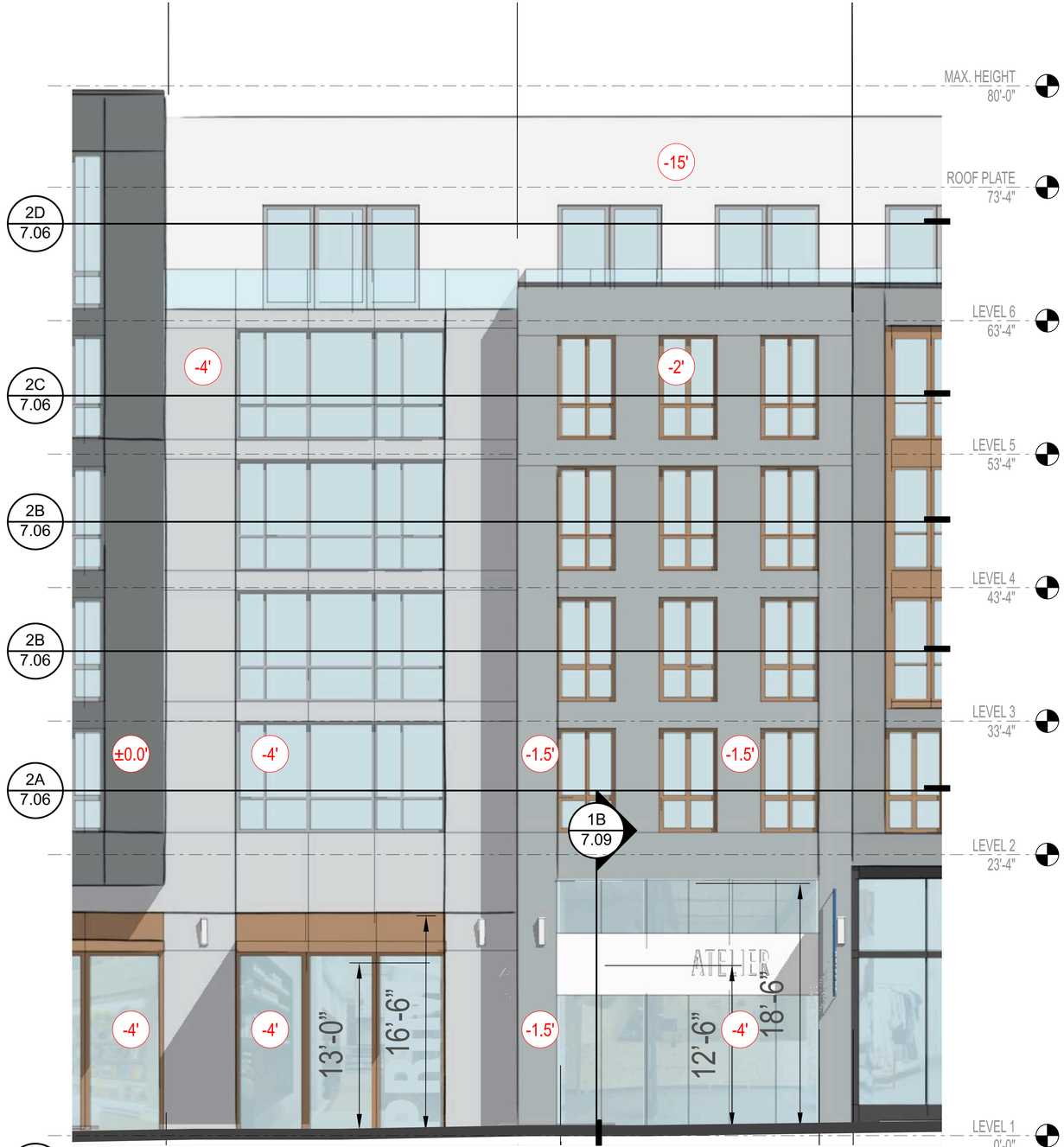
2C 7.06 5TH FLOOR ENLARGED PLAN



2B 7.06 3RD AND 4TH FLOOR ENLARGED PLAN



2A 7.06 2ND FLOOR ENLARGED PLAN



1 7.06 ENLARGED ELEVATION (WEST ELEVATION)

+0.0' NOTES SETBACK FROM PROPERTY LINE

SCALE: 1" = 5'-0" (FULL SCALE 24"X36" SHEET)
1" = 10'-0" (HALF SIZE 11"X17" SHEET)

0' 2.5' 5' 10'
0' 5' 10' 20'

LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ENLARGED ELEVATIONS
WEST (HARNEY WAY)

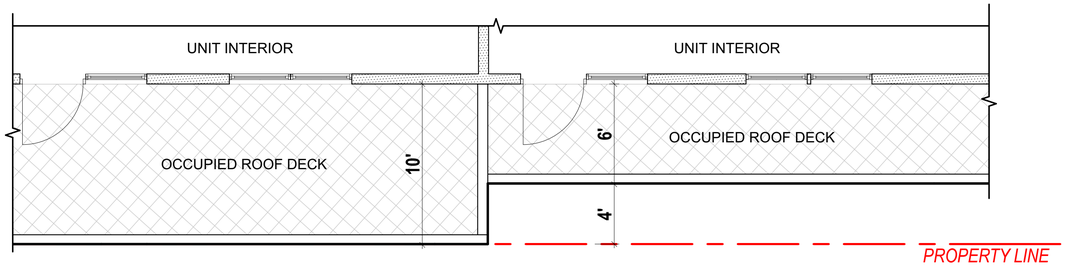
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

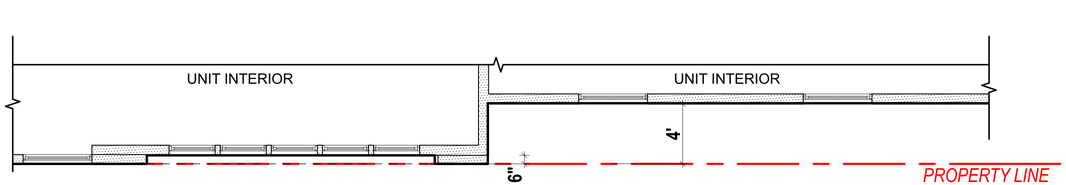
Project No. 2003-0006

7.06

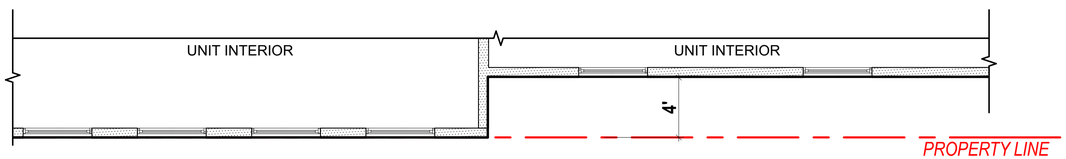
MARCH 7, 2017



2C / 7.07 6TH FLOOR ENLARGED PLAN



2B / 7.07 3RD AND 4TH FLOOR ENLARGED PLAN



2A / 7.07 2ND AND 5TH FLOOR ENLARGED PLANS



1 / 7.07 ENLARGED ELEVATION (SOUTH ELEVATION)

+0.0' NOTES SETBACK FROM PROPERTY LINE

SCALE: 1" = 5'-0" (FULL SCALE 24"X36" SHEET)
1" = 10'-0" (HALF SIZE 11"X17" SHEET)

0' 2.5' 5' 10'
0' 5' 10' 20'

LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ENLARGED ELEVATIONS
SOUTH (9TH STREET)

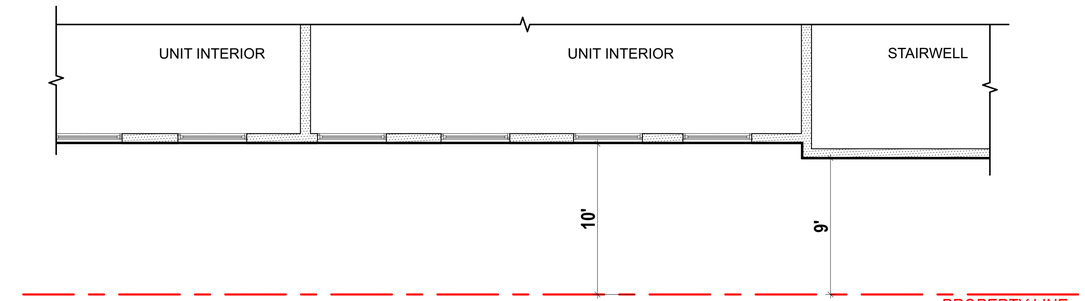
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

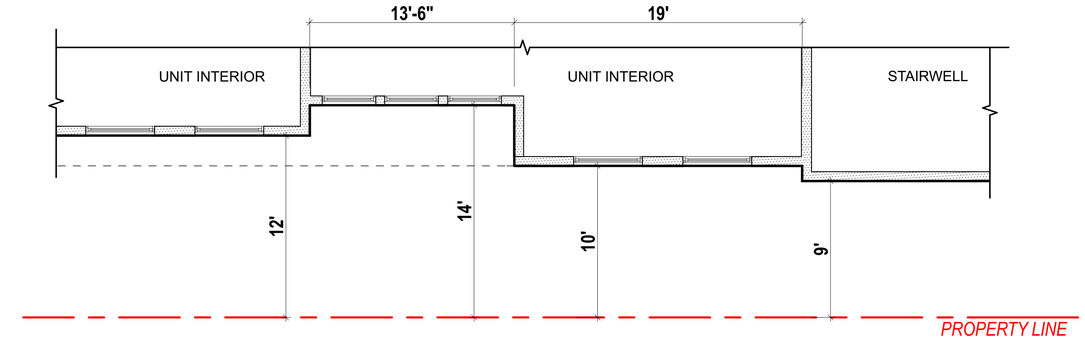
Project No. 2003-0006

7.07

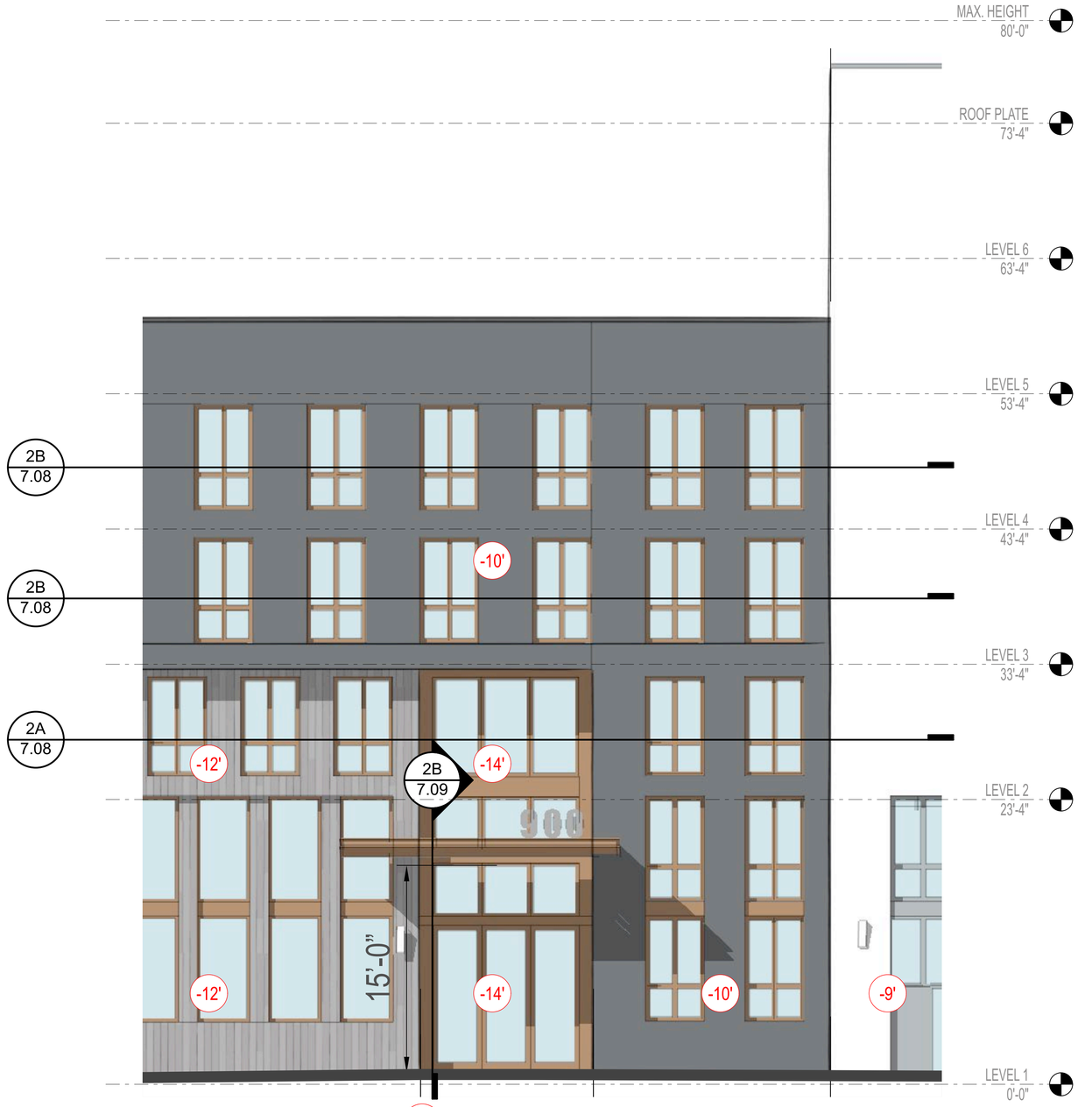
MARCH 7, 2017



2B 7.08 3RD AND 4TH FLOOR ENLARGED PLANS



2A 7.08 2ND FLOOR ENLARGED PLAN



1 7.08 ENLARGED ELEVATION (SOUTH ELEVATION)

+0.0' NOTES SETBACK FROM PROPERTY LINE

SCALE: 1" = 5'-0" (FULL SCALE 24"X36" SHEET)
1" = 10'-0" (HALF SIZE 11"X17" SHEET)

0' 2.5' 5' 10'
0' 5' 10' 20'

LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ENLARGED ELEVATIONS
NORTH (8TH STREET)

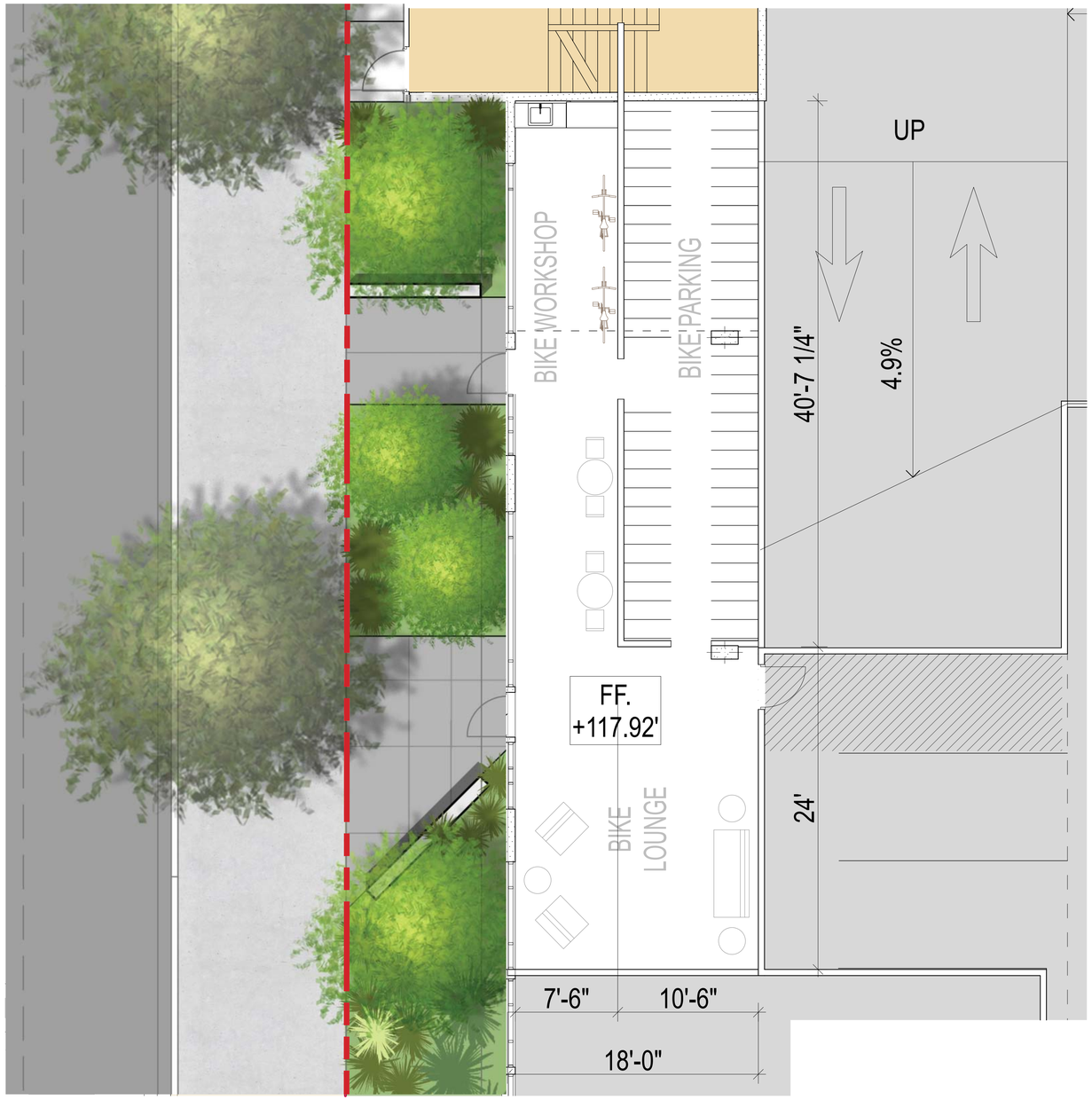
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

7.08

MARCH 7, 2017







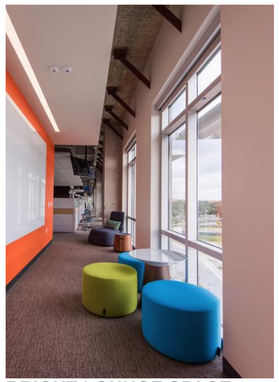
BIKE ART



BRIGHT WORK AREA



SPACE SAVING BIKE STORAGE



BRIGHT LOUNGE SPACE

LPAS Architecture + Design

VAN METER WILLIAMS POLLACK LLP

PGAdesign LANDSCAPE ARCHITECTS

FIVEPOINT

PLAN DETAILS
BIKE SHOP DESIGN

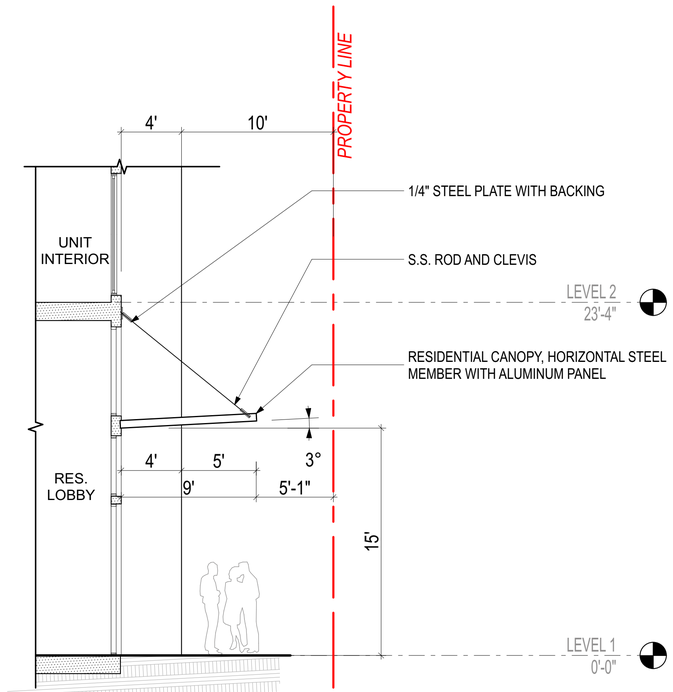
CANDLESTICK POINT | BLOCK 9A

OCII Submittal

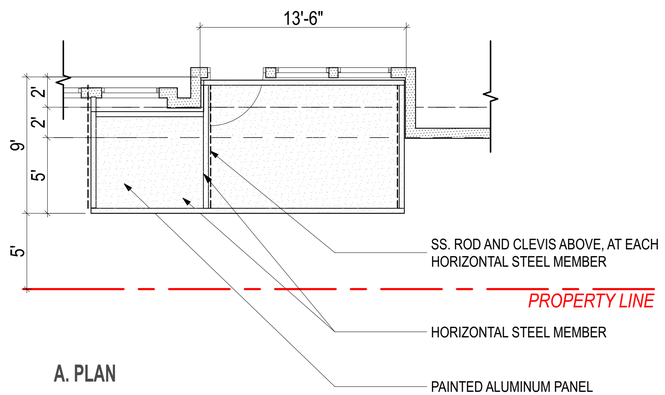
Project No. 2003-0006

7.09

MARCH 7, 2017

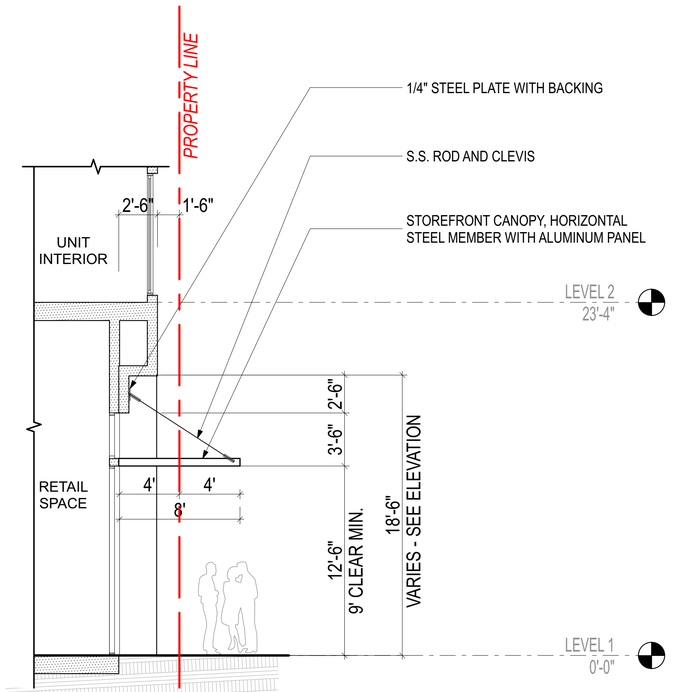


B. SECTION

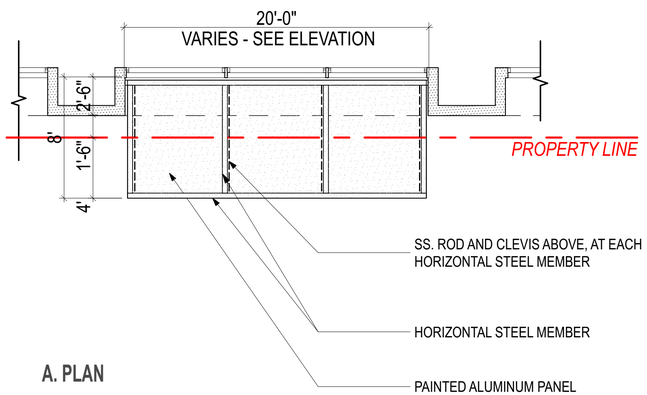


A. PLAN

2 / 7.09 ENLARGED CANOPY AT RESIDENTIAL ENTRY



B. SECTION



A. PLAN

1 / 7.09 ENLARGED CANOPY AT RETAIL STOREFRONT

LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

CANOPY DETAILS
STOREFRONT BAYS AND CANOPIES

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

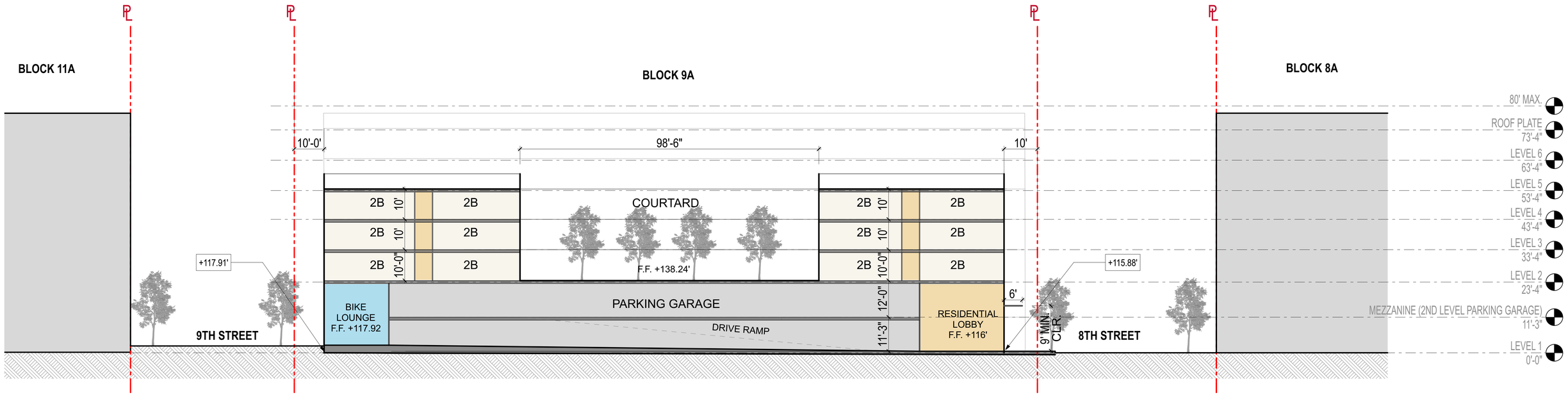
Project No. 2003-0006

7.10

MARCH 7, 2017

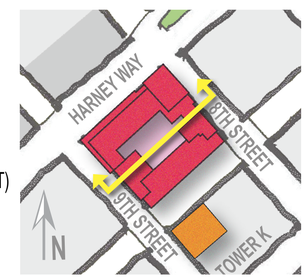
SHEET LEGEND

- PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE



SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'



LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

SITE AND BUILDING SECTION
NORTH/SOUTH

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

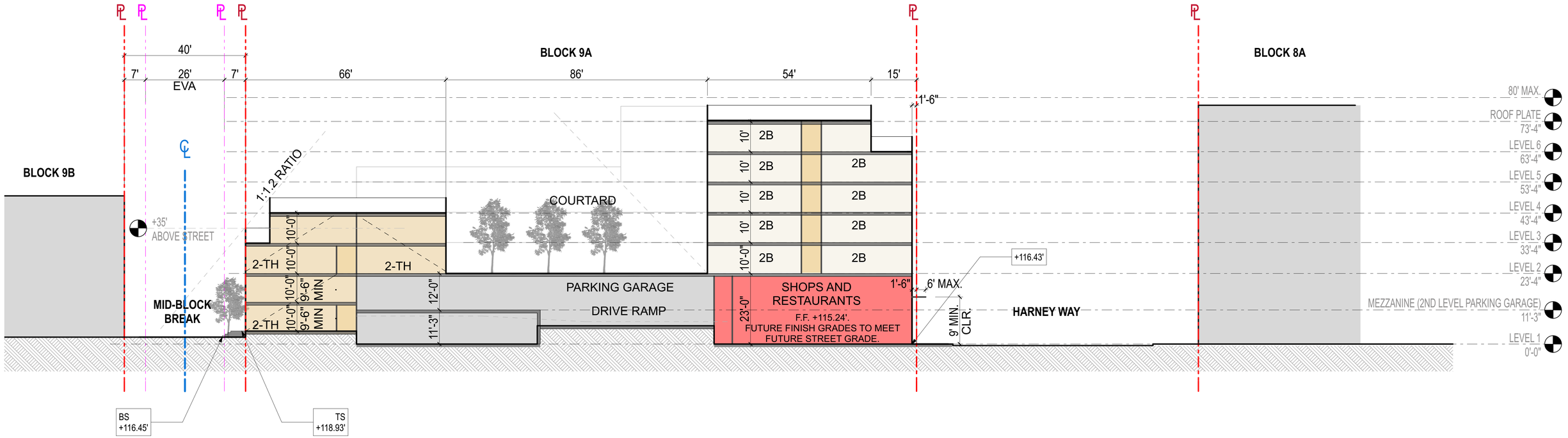
Project No. 2003-0006

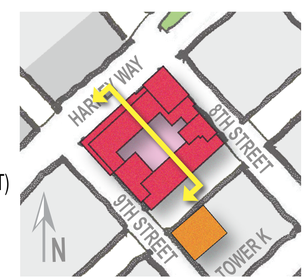
8.01

MARCH 7, 2017

SHEET LEGEND

- PROPERTY LINE
- FUTURE PROPERTY LINE
- CENTER LINE





SCALE: 1/16" = 1'-0" (FULL SCALE 24"X36" SHEET)
1/32" = 1'-0" (HALF SIZE 11"X17" SHEET)

0' 8' 16' 32'
0' 16' 32' 64'

LPAS Architecture + Design
VAN METER WILLIAMS POLLACK LLP
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

SITE AND BUILDING SECTION
EAST/WEST

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

8.02

MARCH 7, 2017



PAINT COLOR 1

PAINT COLOR 2

PAINT COLOR 3

PAINT COLOR 4

FIBER CEMENT PANEL

ALUMINUM PANEL

HIGH-PRESSURE LAMINATE

ACCENT TRIM COLOR

LPAS Architecture + Design

VAN METER WILLIAMS POLLACK LLP

PGAdesign LANDSCAPE ARCHITECTS

FIVEPOINT

SUPPLEMENTAL MATERIAL BOARD

CANDLESTICK POINT | BLOCK 9A

OCII Submittal

Project No. 2003-0006

9.01

MARCH 7, 2017

CPS Block 9A **Attachment 3**

2/15/2017

Discipline	Consultant Names	Fees	SBE Goal Credit*	SBE - SF	For Informational Purposes Only MBE	Ethnicity**	WBE
Architect	LPAS	$ 631,670					
Associate Architect	VNWP	$ 340,130	$ 340,130	$ 340,130			
Landscape Architect	**PGA**	$ 81,735	$ 81,735				$ 81,735
MEP	Interface / **MHC**	$ 575,000	$ 161,000	$ 161,000	$ 161,000	Asian	
Structural	Watry Beuhler/**Rivera Consulting**	$ 302,500	$ 302,500	$ 302,500	$ 302,500	Latino	
Civil	**Luk and Associates**	$ 64,000	$ 64,000	$ 64,000	$ 64,000	Asian	
	Totals	**$ 1,995,035**	**$ 949,365**	**$ 867,630**	**$ 527,500**	**$ -**	**$ 81,735**
	Percent of Total Fees		**47.6%**	**43.5%**	**26.4%**		**4.1%**

* 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.

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

Attachment 4

CPS Block 9A – Consultants Biographies

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

Van Meter Williams Pollack

Van Meter Williams Pollack is an award-winning Architecture and Urban Design firm based in San Francisco and Denver. Since 1989 we have provided a full range of comprehensive design and planning services for a variety of project types, scales and clients. VMWP's comprehensive and innovative design approach considers environmental, social, economic, and client needs to create buildings and communities that resonate with people.

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.

MHC Engineers

MHC Engineers, Inc. is a mechanical and electrical consulting engineering firm established in 1993 and located in San Francisco. MHC currently has a staff of 16, including 7 licensed professional and 2 LEED accredited engineers. MHC provides services to architects, facility owners, public agencies, and developers for projects with specialized needs. It is our mission to enthusiastically deliver a diversity of sought-after, high-quality, engineering services so that we fully satisfy each client's specific needs.

PGA

PGAdesign is a collaboration of landscape architects based in downtown Oakland, California and was founded in 1979. With deep roots in the Bay Area and a commitment to creating landscapes of cultural significance, the firm has been involved in a broad array of public and private projects including parks, schools, multi-family housing, transportation, urban redevelopment and historic preservation. Past projects include Avalon at 55 9th and Mission Bay Blocks 5 and 11. Current projects include Hunters Point Shipyard Block 48 Phase 2 and 3 and 390 First Street, San Francisco.

Luk and Associates

Luk and Associates is a highly recognized civil engineering, surveying, and land-planning firm experienced in a broad spectrum of land development, engineering, and facilities rehabilitation projects. Luk and Associates is a minority-owned civil consulting firm. Established in 1992, our company focuses on providing quality, responsive civil engineering, surveying, and land planning services in the Bay Area.