00 CONTENTS

00.1 Contents

01 PROJECT OVERVIEW
01.1 Project Introduction
01.2 Design Narrative
01.3 Design Features
01.4 Building Systems
01.5 Design Flexibility for Lab / R&D Uses

02 PROJECT DATA
02.1 Project Data Summary
02.2 Gross Floor Area Summary (Design For Development)
02.3 Gross Floor Area Summary (SF Planning Section 321)
02.4 Gross Floor Area Exclusion Diagrams (Design For Development)
02.5 Gross Floor Area Exclusion Diagrams (SF Planning Section 321)
02.6 Height, Bulk, and Setback Diagram (HZ5)

03 BUILDING DRAWINGS
03.1 Site Plan
03.2 Site Plan - Building Entry Points
03.3 Site Section
03.4 East - West Section
03.5 North - South Section
03.6 South Elevation
03.7 North Elevation
03.8 East Elevation
03.9 West Elevation
03.10 Grade Level Plan
03.11 Plaza Level Plan
03.12 Level 3 Plan
03.13 Typical podium Plan (Levels 4-6)
03.14 Typical Tower Plan (Levels 7-11)
03.15 Level 11 Plan
03.16 Typical Roof Plan

04 MATERIALS
04.1 Material - Axonometric Sections
04.2 Material - Approach
04.3 Material - Approach
04.4 Material - Approach
04.5 Material - Approach
04.6 Material - Approach

05 LOOK & FEEL
05.1 Aerial View
05.2 View from South Street
05.3 View from South Street
05.4 Office Entry from South Street
05.5 View from 3rd at South Street
05.6 View from 3rd at South Street
05.7 North Tower 3rd Street Approach
05.8 Plaza Entry from 3rd Street
INTRODUCTION
The Golden State Warriors are submitting this Basic Concept and Schematic Design application for a mixed-use office & retail building on the corner of 3rd and South Street as part of the larger development of Blocks 29-32. At approximately 11 acres, Blocks 29-32 collectively represent one of the largest remaining development sites in San Francisco, and the future location of the Golden State Warriors’ new, state-of-the-art multi-purpose event center. The approximately 18,000-seat event center will be the home of the Golden State Warriors’ basketball team, and will host a variety of other activities including concerts, family shows, other sporting events, cultural and theatrical shows, conferences, and civic events. The site also includes structured parking, open public plazas, and other amenities that will activate the site during non-event times.

This office and retail tower at the corner of 3rd Street and South Street is one of two on the site, and is composed of a 90’ podium, with a 160’ tower above. The building will contain 293,282 Gross SF (276,730 Leasable SF) commercial space and 19,716 Gross SF (19,716 Leasable SF) retail space for a total of 312,988 Gross SF (296,446 Leasable SF). Retail on-site will serve the local office community, on-site and off, as well as UCSF Hospital staff, UCSF students and researchers, nearby residents, and visitors from the region. This project is also equipped to provide potential lab/R&D space and the opportunity for synergy and collaboration with other firms and institutions local to Mission Bay.

SUSTAINABILITY AND WASTE MANAGEMENT
The project at Blocks 29-32 will be designed to a LEED Gold campus certification standard for sustainable design. Sustainable design measures include the installation of low-flow plumbing fixtures to reduce total water use, use of high-recycled content and locally-sourced building materials and products, and specifications for sustainable forested (FSC-certified) wood products or low-emitting materials. A combination of green roofs and light-colored, highly reflective roofing material will also lower the amount of heat absorbed, reducing the heat island effect, and buildings will be designed for thermal comfort. All building systems will be metered separately and monitored and recorded through a Building Automation System.

The South Street Office/Retail building has also been designed in accordance with San Francisco Planning Code Section 139, Standards for Bird-Safe Buildings, in order to eliminate “feature-related hazards” (e.g., large free-standing glass walls, wind barriers, and skywalks). Accordingly, for the glass railings on the office podium roofs, all uninterrupted glazed segments will not exceed 24 square feet.

Finally, robust low waste goals will be supported by separate trash, organic waste, and recycling compactors located in the project’s shared loading dock area below grade. All waste will be collected in the below-grade area, and trucks will use the 16th Street roadway to access the loading dock for regular collection of waste. This process will occur out of sight of project neighbors, employees, and visitors.

ART AND SIGNAGE
The Golden State Warriors intend to incorporate a robust public arts program at Blocks 29-32, complemented by tasteful lighting design. Signage, wayfinding, and building identification will also be introduced as both design features and functional elements. However, public art and signage have been deferred to the project’s Design Development (DD) phase, and are therefore not outlined further in this Basic Concept/Schematic Design package. Signage depicted in the following pages is included for illustrative purposes only and does not represent the forthcoming DD signage proposal.

DOCUMENTS, REGULATORY PROCESSES, AND APPROVALS
This package presupposes a forthcoming amendment to the Mission Bay South Design for Development (DforD), which will modify standards and guidelines regarding office tower details and streetwall character, based on the unique nature of the development. No amendment to the Mission Bay South Redevelopment Plan is required for the Project’s approval, and office and retail are principal uses under the Plan.

Blocks 29-32 will be privately owned, and construction of the full development, including the event center, will be 100% privately financed.

TEAM
Our team has a commitment to high-quality design and engineering, with strong representation from diverse local designers and small business partners. The project is on track to meet its goal of 50% participation by Small Business Enterprises (SBEs) in architecture and engineering professional services.

DEVELOPMENT TIMELINE
The proposed development for Blocks 29-32 is planned for construction in one total phase. All structures outlined in these Basic Concept/Schematic Design packages will be constructed simultaneously. Estimated construction duration for the full Blocks 29-32 project is approximately 24 to 27 months.
DESIGN NARRATIVE

The South Street Office & Retail building's two part massing combines a 6-story (90 foot) mixed-use podium and a 11-story (160 foot) office tower, anchoring the corner of Southth and 3rd Streets. The design for the tower, tear-dropped in plan, will complement the event center's curvilinear aesthetic and that of the other structures on-site without mimicking it. Projected and shaped aluminum sunshade blades add texture to the sleek, curved glass form. The tower will be differentiated from its context in Mission Bay by its warmth, color, irregularity, and curves.

Building setbacks at the corner of South and 3rd streets are designed to accommodate pedestrian volume when there is an event. The building's podium wraps into the pedestrian plaza with a welcoming curved gestural form, drawing pedestrians and event patrons into the plaza along subtle sloped walkways below, along an active retail use. The primary office lobby entrance will be located on the corner of South Street and 3rd Streets, with an additional entrance off of the main plaza.

The building form is intended to be highly functional and flexible with respect to tenant layouts. The tower is shifted to the east side of the building, allowing for uninterrupted floor plates, and sweeping city and Bay views. Together with the other tower on-site, the South Street Office & Retail building will have a distinctive presence on the San Francisco skyline, and create a strong sense of place surrounding the event center. The variation in height between the podium, tower, and expression of the retail use below will express an appropriate transition in scale from 3rd Street, while creating a strong sense of verticality between the tower and the street at grade along South Street.
DESIGN FEATURES

FAÇADE TREATMENT
The skin of the South Street Office/Retail Building will be similar to that of the tower along 16th Street, and will include a variety of cladding types. The curtain wall system will be outside glazed, with painted aluminum mullions at the building interior, and black sealant at the exterior. Glazing will be energy efficient, with a low-E coating for the office towers and low iron for the retail spaces. Spandrel glazing will be achieved with a full ceramic frit floodcoat on the inner pane, matching the vision glazing in tone as much as possible. Resin coated wood accent panels, installed in a rainscreen fashion onto the unitized curtain wall, will clad the elevator core, and wrap under exterior soffits to add warmth to the building. Decorative horizontal “blades” at the buildings floor levels, made of painted aluminum tied into the unitized curtainwall system, will further articulate the south and west facades of the buildings. These blades will tapered in plan to meet the adjacent architecture. A serrated curtainwall system will round the corner into the main plaza, further breaking down the scale of the building at the podium and adding contrasting visual interest to the curved form of the building.

Note: Design currently contemplates a chair rail at 42” on each floor. In the event that a Research & Development tenant occupies some or all of the office space available on Blocks 29-32 and utilizes interior layouts like the one shown on sheet 01.5, the façade may be further treated with subtle bands of translucent film to minimize exterior views of furniture adjacent to the curtainwall.

RETAIL & LOBBY EXPERIENCE
On the plaza, the scale of the podium will be further broken down with restaurant and retail activity, and create a vibrant pedestrian experience, both during and between events. The retail design approach will be based on a steel beam, charcoal metal, and glass framework that will surround and define retail storefronts and align with the metallic and glass office architecture above. This system develops a special character for the retail levels reminiscent of the industrial architecture in the surrounding area. To create an organic urban quality, retail frontages will be further differentiated from one another utilizing a palette of “infill” materials, which may be inlaid in steel beams for additional color and texture.

The main entry to the office at South and 3rd Street will be visually distinct and physically separated from the ground-level retail at the same corner: the two entries and uses will lie on the opposite side of the structural columns where they meet grade. The office lobby entry will also feature an overhang that brings the downward thrust of the tower to pedestrian scale.

GREEN ROOF & ROOFTOP
The roof of the podium will include an occupiable green roof with integrated stormwater treatment. This will be both an amenity for tower tenants, and a highly visible feature of the development from neighboring buildings. Mechanical systems on the tower roof will be fully screened by painted metal screenwall and laid out with visibility from nearby neighborhoods in mind. Podium rooftop equipment will be incorporated into landscape elements wherever possible. More information about the roof plantings and landscape design can be found in the Open Space BC/SD package.

PEDESTRIAN PATH
The east side of the building will match the curve of the new event center, creating a channel between the two buildings to guide pedestrian traffic from the main plaza to the food hall and retail options along Terry Francois Boulevard.

The Open Space BC/SD package will address the design of both the path and the terrace at this location in more depth.

CLIENT
Golden State Warriors

PROJECT TEAM
Pfau Long Architecture & AE3 Partners - Tower Design
Richywoks - Retail Design
SWA Group & Merrill Morris Partners - Landscape Design
Kendall/Heaton Associates - Architect of Record

ISSUE DATE
November 3, 2015

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BUILDING SYSTEMS NARRATIVE

STRUCTURAL SYSTEMS

FOUNDATION SYSTEM
The office tower foundation system will consist of augercast concrete piles, pile caps, and a concrete structural slab-on-grade spanning between pile caps. The site perimeter will be supported by concrete basement walls.

GRAVITY FRAMING SYSTEM
Construction up to the plaza level will consist of reinforced concrete columns supporting a concrete beam and slab floor system. Above the plaza level, the office floor framing will consist of concrete slab on metal deck supported by composite wide flange beams, girders, and columns.

LATERAL FORCE RESISTING SYSTEM
The office tower steel frame above the plaza level will utilize a buckling restrained braced frame lateral system to resist earthquake and wind forces. At the plaza level, the braced frames will transfer to special reinforced concrete shear walls which will carry down to the foundations.

MEP SYSTEMS

OFFICE, RETAIL, AND LOBBY AIR HANDLING SYSTEMS
Air handling units serving all occupied levels of the building, including the tenant office space and the retail floors, will be rooftop mounted, custom penthouse air handling units (AHUs) with indirect/direct evaporative cooling (IDEC). Additional features for cooling and heating will include underfloor cooling (Floors 3 through 11), air column fans (building cores), overhead ductwork, series fan-powered boxes, and electric heaters. Systems will also be designed with an airside economizer for free cooling, including return/relief air fans (RAFs) for all systems.

Units will be provided with air flow measuring stations that will monitor conditions, maintain required outside air for ventilation and proper IAQ, and to maintain positive building pressure. Ventilation controls, including automatic dampers and return air ductwork, will also be used to modulate and maintain CO2 levels.

All cooling and ventilation air will also be provided to the retail floors and lobby areas from the rooftop AHUs mentioned above. This air will be ducted overhead to serve terminal devices to heat, cool, and ventilate each space and zone accordingly.

OFFICE AIR DISTRIBUTION
All tenant office space will utilize an underfloor air distribution (UFAD) system. For floors with no ceilings and exposed structure, low pressure ductwork will be provided from the main supply air shaft and routed along the perimeter of the exterior walls. Linear supply air diffusers will also be provided along all glazing areas. The linear diffusers and supply air ductwork will be sized to offset the building exterior skin heat gain in the cooling season.

TENANT BUILD-OUT ASSUMPTIONS
Each typical cubicle, manager cubicle, business support, and break area will be provided with CV floor “swirl” diffuser such that the occupant can control the local space environment. The occupant shall have the ability to open/close and adjust the throw direction of the diffuser. Interior private offices, interior conference rooms, and interior work room areas will be served with VAV floor terminals to modulate room supply air based on space temperature. All exterior areas including perimeter offices, conference rooms, and breakout areas will be served by modular fan terminal units with electric heating. The fan speed shall be controlled and heating shall be cycled to maintain space temperature. A thermostat will be located in each zone to provide a control point for space temperature.

ELECTRICAL SYSTEMS
Tower loads will be served from two single ended dedicated unit substations for the tower, one of which will serve lighting and large HVAC loads through the building. The two substations will serve vertically through the building. Provisions for tenant metering will be required.

Lighting fixtures will use predominately fluorescent lamp sources for the shell build out. LED and fluorescent light sources will likely be selected for the fit out portion of the project. Exit signage will be LED type.

Cabling will be provided via under floor system to conceal raceways and cabling paths through raised floor. Cabling in public areas will be concealed in raceways or above ceilings.
**DESIGN FLEXIBILITY FOR LAB / R&D USES**
The towers have been designed with flexibility in mind for a potential lab, research, or biotech tenant.

**FLOOR TO FLOOR HEIGHT**
The minimum recommended floor-to-floor height for a concrete flat slab construction (post tensioned or mild steel) is 14'-0", assuming a 10"-12" maximum thickness concrete flat slab. This allows roughly 1'-0" for structure, 3'-0" for ductwork, lighting, and sprinklers, and 10'-0" ceiling heights in larger open lab areas. This assumes some lower ceiling areas near the shafts and core areas where ducts are the largest. As currently designed, the tower buildings have a minimum of 14'-7" floor-to-floor, which will accommodate lab use on all floors above the plaza level.

**PLAN CONFIGURATION**
The overall configuration of the floor plate is critical to achieving a functional, flexible and efficient laboratory floor plate layout. Key issues to achieving that functionality and efficiency are described as follows:

**STRUCTURAL GRID CONFIGURATION**
Alignment of the grid with the laboratory planning module is critical; also critical is how the structural grid influences the size and locations of the laboratory components.

**CORE LOCATION**
Ideally the location of the core elements (elevators, toilets, shafts, stairs) within the floor plate will provide large, contiguous areas of relatively uniform laboratory and lab support modules.

**CIRCULATION PATHS/CORRIDORS**
The core locations should provide easy and logical access to and between the laboratory blocks on the floor plate. They should also provide clear and direct pathways from any point within the laboratory areas to the exit stairs. Two means of egress from any area of the floor plate is essential to maintain options with respect to the laboratory sizes and functions.

**DAYLIGHT AND VIEWS**
The overall configuration of the floor plate and the relationship of the column grid and core locations will begin to dictate a logical configuration for the floor plate, which may or may not facilitate laboratory locations along the exterior walls. In a typical laboratory environment, daylight and views are highly desirable for laboratory areas, as the occupants tend to spend a large portion of their time in the labs, especially in academic labs where technician work stations are often located within the labs. In the commercial sector, health and safety concerns generally lead to workstations located outside but adjacent to the labs, but daylight access and views from the labs and workstation areas remains very important. Lab equipment will be located with careful consideration to avoid blocking light and views from individual workstations.

**MECHANICAL EQUIPMENT AT PODIUM**
Mechanical equipment for a potential lab tenant at the podium levels can be located on the occupiable roof deck, and screened with landscaping elements integrated with the overall design.
### PROJECT DATA SUMMARY

<table>
<thead>
<tr>
<th></th>
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<td>2015-11-03</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>Water, Park buffer for Blocks 29/30, pages 1-7, 15-17.</td>
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<tr>
<td>South Street Office/Retail Tower</td>
<td>2015-11-03</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>No higher design for Development, page 36.</td>
<td></td>
</tr>
<tr>
<td>South Street Office/Retail Tower</td>
<td>2015-11-03</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>As part of aggregate FAR of Zone A, Mission Bay South Redevelopment Plan, Section 308.4.</td>
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</tr>
<tr>
<td>South Street Office/Retail Tower</td>
<td>2015-11-03</td>
<td>√</td>
<td>√</td>
<td>√</td>
<td>As part of aggregate FAR of Zone A, Mission Bay South Redevelopment Plan, Section 308.4.</td>
<td></td>
</tr>
</tbody>
</table>

**Land Use**: Commercial Industrial Retail

- **Block Areas**:
  - Blocks 29-32

- **Land Use**:
  - Commercial Industrial Retail

- **Gross Square Feet**:
  - Commercial Industrial: 293,282 GSF
  - Retail/Restaurant: 19,716 GSF
  - Total: 312,998 GSF

- **Parcel Land Area**:
  - 475,688 SF (10.92 acres)

- **Leasable Square Feet**:
  - Commercial Industrial: 276,730 LSF

**Preliminary Height**

- **South Street Tower**:
  - Maximum base height: 90’-0’

**Ground/Mezzanine**

- **South Street**:
  - Height Limit: 160’

**Number of Towers**

- Total: 2, of which are on Blocks 29 and 30.

**Facade Heights**

- **South Street Tower**:
  - Height Limit: 160’

**Height Limit for Buildings**

- **South Street Tower**:
  - Maximum tower plan length: 199’

**Basement Height**

- √ √ √

- **South Street Tower**:
  - Maximum tower plan height: 94’-3’

**Tower Location**

- **South Street Tower**:
  - Tower Not Located Within a View Corridor.

**Wind Analysis**

- Provided (see Background Appendices)

**View Corridors**

- Provided (see Background Appendices)

**Vehicle Parking**

- Commercial Industrial: 293

**Bicycle Parking**

- 60 interior Class 1 spaces

**Loading**

- Commercial Loading: 3

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1. [Redevelopment Plan for the Mission Bay South Redevelopment Project, dated November 2, 1998.](#)
2. [Amended Design for Development, dated March 16, 2004.](#)
3. [Calculated at 1 per 1,000 sq ft of gross area for commercial/industrial development, 1 per 500 sq ft of gross area for retail development, and 1 per 200 sq ft of gross area for restaurants, with a 50% ratio of compact to standard spaces, per Design for Development, page 42.](#)
4. [Calculated with a 0.9 ratio of gross area for restaurant development to standards, per Design for Development, page 42.](#)
5. [Calculated with a 0.9 ratio of gross area for retail development to standards, per Design for Development, page 42.](#)
6. [Calculated with a 0.9 ratio of gross area for retail development to standards, per Design for Development, page 42.](#)
7. [Calculated with a 0.9 ratio of gross area for retail development to standards, per Design for Development, page 42.](#)
8. [As per Design for Development, page 38.](#)
# Gross Floor Area Summary - South Street Office / Retail

(Design for Development)

<table>
<thead>
<tr>
<th>Level</th>
<th>&quot;True Gross&quot; Floor Area (Sq. Ft.)</th>
<th>OCI Area Exemptions from &quot;True Gross&quot; Floor Area Calculations (Sq. Ft.)</th>
<th>BOMA Leasable Floor Area (Sq. Ft.)</th>
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<tbody>
<tr>
<td></td>
<td>&quot;True Gross&quot; Floor Area (Sq. Ft.)</td>
<td>#1: Basement/Cellar Space (1)</td>
<td>#4: Intermediate Floor Mechanical / Ops</td>
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<tr>
<td>Lower Level 2</td>
<td>5,138</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Lower Level 1</td>
<td>4,953</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Level 1 (Grade)</td>
<td>19,289</td>
<td>0</td>
<td>132</td>
</tr>
<tr>
<td>Level 2 (Plaza)</td>
<td>33,812</td>
<td>0</td>
<td>132</td>
</tr>
<tr>
<td>Level 3</td>
<td>42,867</td>
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<td>132</td>
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<td>Level 4</td>
<td>45,401</td>
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<td>Level 5</td>
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<tr>
<td>Level 11</td>
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<tr>
<td>Subtotal Commercial/Industrial</td>
<td>314,118</td>
<td>10,091</td>
<td>1,452</td>
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<tr>
<td>Subtotal Retail</td>
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<tr>
<td>Total (3)</td>
<td>342,272</td>
<td>10,091</td>
<td>1,452</td>
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(1) Includes all below-grade levels, where applicable.

(2) Due to the sloping nature of the site and the buildings' multiple access points for entry and primary circulation, "Ground Floor" is interpreted as both Grade (Level 1) and Plaza (Level 2) levels.

(3) Includes both Commercial Industrial and Retail.

(4) Levels 2 and 3 represent a double-height restaurant that totals 4,999 SF in area. The Level 1 exclusion is a retail pad, so the building includes one retail and one restaurant use of less than 5,000 SF each. Assumes these excluded areas will have deed restrictions requiring tenanting consistent with the proposed exclusion (i.e., personal services, restaurants, retail).
## GROSS FLOOR AREA SUMMARY - SOUTH STREET OFFICE / RETAIL (SF PLANNING SECTION 321)

<table>
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<th>LEVEL</th>
<th>GROSS AREA PER SFPC 102.9(A) (Sq. Ft.)</th>
<th>AREAS EXCLUDED FROM THE PROJECT AUTHORIZATION REQUEST PER THE SF PLANNING CODE (Sq. Ft.)</th>
<th>PROJECT AUTHORIZATION REQUEST PER SFPC 321 (Sq. Ft.)</th>
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<tr>
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<td>BASEMENT, MAINTENANCE, AND ELEVATOR/STAIR PENTHOUSE EXCLUSIONS PER SFPC 102.9(B.1,3)</td>
<td>RETAIL &amp; RESTAURANT EXCLUSIONS PER SFPC 320 (F)</td>
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<td>LOWER LEVEL 2 (SUBGRADE PARKING)</td>
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<td>LOWER LEVEL 1 (EVENT LEVEL)</td>
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<td>LEVEL 1 (GRADE)</td>
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<td>LEVEL 2 (PLAZA)</td>
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<td>LEVEL 3</td>
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<td>LEVEL 9</td>
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<tr>
<td>LEVEL 10</td>
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<tr>
<td>LEVEL 11</td>
<td>19,500</td>
<td>0</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>342,272</strong></td>
<td><strong>4,682</strong></td>
<td><strong>28,154</strong></td>
</tr>
</tbody>
</table>
GROSS FLOOR AREA EXCLUSION DIAGRAMS - SOUTH STREET OFFICE/RETAIL
(DESIGN FOR DEVELOPMENT)

**NOTE:** ALL BELOW GRADE AREAS ARE EXCLUDED PER #1: BASEMENT/Cellar SPACE

**B.O.M.A. EXCLUSION KEY**
- ADDITIONAL AREA EXCLUDABLE PER BOMA

**DESIGN FOR DEVELOPMENT EXCLUSION KEY**
- #4: INTERMEDIATE FLOOR MECHANICAL / OPS
- #11: GROUND FLOOR CIRCULATION & SERVICE
- #12: RESTAURANTS AND RETAIL UNDER 5,000 SQ. FT.

**CLIENT**
Golden State Warriors

**PROJECT TEAM**
Pfau Long Architecture & AE3 Partners - Tower Design
Richywoks - Retail Design
SWA Group & Merrill Morris Partners - Landscape Design
Kendall/Heaton Associates - Architect of Record

**ISSUE DATE**
November 3, 2015
HEIGHT, BULK, AND SETBACK DIAGRAM (HZ5)
NOTE: FOR DETAILS ON ENTRIES FOR GATEHOUSE AND OTHER ON-SITE STRUCTURES, SEE RELATED SUBMITTALS FOR THE EVENT CENTER, OPEN SPACE/PARKING, AND BACKGROUND APPENDICES.
EAST ELEVATION

CW1 - STRUCTURAL GLAZED CURTAINWALL - LOW E GLAZING
CW2 - STRUCTURAL GLAZED CURTAINWALL - FRITTED SPANDREL GLASS
CW3 - STRUCTURAL GLAZED CURTAINWALL - LOW IRON GLAZING
CW4 - STRUCTURAL GLAZED CURTAINWALL - SERRATED CURTAINWALL

F1 - RESIN-COATED WOOD PANEL
F2 - GLASS FIBER REINFORCED CONCRETE
F3 - GLASS GLAZING
F4 - RETAIL LIGHT BOX
F5 - RETAIL AWNINGS (SHOWN TRANSLUCENT)
F6 - ARTICULATED METAL AND GLASS STOREFRONT
F7 - STONE (LIGHT COLOR)

M2 - PAINTED METAL CANOPY (M1 - NOT USED)
M3 - PROJECTING METAL FRAME - RETAIL ENTRY PORTAL
M4 - PAINTED ALUMINUM FIN
M5 - METAL COLUMN COVERS - MATTE CHARCOAL FINISH
M6 - CORRUGATED/PERFORATED METAL MECHANICAL SCREEN
M7 - DECORATIVE METAL LOUVERS
M8 - BUTT-GLAZED ALUMINUM MULLIONS
M9 - ALUMINUM CHAIR RAIL BEYOND GLASS

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WEST ELEVATION

F1 - RESIN-COATED WOOD PANEL
F2 - GLASS FIBER REINFORCED CONCRETE
F3 - GLASS GUARDRAIL
F4 - RETAIL LIGHT BOX
F5 - RETAIL AWNINGS (SHOWN TRANSLUCENT)
F6 - ARTICULATED METAL AND GLASS STOREFRONT
F7 - STONE (LIGHT COLOR)

M1 - PAINTED METAL CANOPY (M1 - NOT USED)
M2 - PAINTED METAL CANOPY
M3 - PROJECTING METAL FRAME - RETAIL ENTRY PORTAL
M4 - PAINTED ALUMINUM FINNS
M5 - METAL COLUMN COVERS - MATTE CHARCOAL FINISH
M6 - CORRUGATED/PERFORATED METAL MECHANICAL SCREEN
M7 - DECORATIVE METAL LOUVERS
M8 - BUTT-GLAZED ALUMINUM MULLIONS
M9 - ALUMINUM CHAIR RAIL BEYOND GLASS

CW1 - STRUCTURAL GLAZED CURTAINWALL - LOW E GLAZING
CW2 - STRUCTURAL GLAZED CURTAINWALL - FRITTED SPANDREL GLASS
CW3 - STRUCTURAL GLAZED CURTAINWALL - LOW IRON GLAZING
CW4 - STRUCTURAL GLAZED CURTAINWALL - SERRATED CURTAINWALL

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LEVEL 3 PLAN
1/32" = 1'-0"
MISSION BAY BLOCKS 29-32
SOUTH STREET OFFICE / RETAIL

CLIENT
Golden State Warriors

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TYPICAL ROOF PLAN
1/32” = 1’-0”

KEY
MECHANICAL
OFFICE
CORERETAIL
DINING

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TYPICAL CURTAIN WALL ARTICULATION
N.T.S.

- CW1 - STRUCTURAL GLAZED CURTAINWALL - LOW E GLAZING
- CW2 - STRUCTURAL GLAZED CURTAINWALL - FRITTED SPANDREL GLASS
- CW3 - STRUCTURAL GLAZED CURTAINWALL - LOW IRON GLAZING
- CW4 - STRUCTURAL GLAZED CURTAINWALL - SERRATED CURTAINWALL

TYPICAL ROOF ARTICULATION
N.T.S.

- M2 - PAINTED METAL CANOPY (M1 - NOT USED)
- M3 - PROJECTING METAL FRAME - RETAIL ENTRY PORTAL
- M4 - PAINTED ALUMINUM PINS
- M5 - METAL COLUMN COVERS - MATTE CHARCOAL FINISH
- M6 - CORRUGATED/PERFORATED METAL MECHANICAL SCREEN
- M7 - DECORATIVE METAL LOUVERS
- M8 - BUTT-GLAZED ALUMINUM MULLIONS
- M9 - ALUMINUM CHAIR RAIL BEYOND GLASS

TYPICAL RETAIL ARTICULATION
N.T.S.

- F1 - RESIN-COATED WOOD PANEL
- F2 - GLASS FIBER REINFORCED CONCRETE
- F3 - GLASS GUARDRAIL
- F4 - RETAIL LIGHT BOX
- F5 - RETAIL AWNINGS (SHOWN TRANSLUCENT)
- F6 - ARTICULATED METAL AND GLASS STOREFRONT
- F7 - STONE (LIGHT COLOR)
CLEAR GLASS

Towers will be clad with vision glazing treated to reflect solar heat gain and prevent bird strikes.

TRANSLUCENT PRIVACY FILM
RESIN-COATED WOOD

Prodema, Trespa, or SwissPearl
(core and soffit cladding)
EXTERIOR BUILDING FINISHES

Accent materials highlight building design features

- Corrugated Metal Mechanical Screen
- Louvered Mechanical Screen
- Architectural Concrete
- Metal Canopy
- Aluminum Fins
- Glass Guardrail (Podium Roof)
RETAIL MATERIAL PALATE

Retail materials include metal, wood, concrete, stone, glazing and illuminated glass. This vocabulary of materials will be consistent, however, tenants will be encouraged to use nuanced versions of these materials to create a more dynamic and variegated environment.

NOTE: FOR ADDITIONAL INFORMATION ABOUT MATERIALS, SEE RELATED SUBMITAL FOR RETAIL.
RETAIL FRAME INFILL MATERIAL OPTIONS

Retail materials include metal, wood, concrete, stone, glazing and illuminated glass. This vocabulary of materials will be consistent, however, tenants will be encouraged to use nuanced versions of these materials to create a more dynamic and variegated environment.
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VIEW FROM SOUTH STREET
MISSION BAY BLOCKS 29-32
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VIEW FROM SOUTH STREET
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VIEW FROM 3RD AT SOUTH STREET

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PLAZA ENTRY FROM 3RD STREET

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 PLAZA ENTRY FROM
3RD STREET

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