Project Team

OWNER
McCormack Baron Salazar on behalf of Double Rock Ventures, LLC
San Francisco, CA 94111
T: 877.621.3400

ARCHITECT
Torti Gallas and Partners, Inc.
523 West 6th Street, Suite 212
Los Angeles, CA 90014
T: 213.607.0070

CIVIL ENGINEER
Telamon Engineering Consultants Inc
855 Folsom Street, Suite 142
San Francisco, CA 94107
T: 415.837.1336

GEOTECH ENGINNER
Engro
332 Pine Street, Suite 300
San Francisco, CA 94104
T: 925.866.9000

LANDSCAPE ARCHITECT
Merrill Morris Partners
249 Front Street
San Francisco, CA 94111
T: 415.291.8960

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Project Background

Located in southeast San Francisco in the Candlestick Point area, the Alice Griffith Neighborhood is home to 256 public housing units on approximately 22.5 acres of land. Constructed in 1962, the current housing stock is in dire need of rehabilitation. Located near the decommissioned shipyard, an aging football stadium for the 49ers, and many acres of a coastline landfill, Alice Griffith is quite isolated from the rest of the city, lacking access to social services, jobs, and other amenities typically found in San Francisco neighborhoods.

The Candlestick Point Design for Development (D4D) plan (2010) acts as a zoning code for the redevelopment of the Alice Griffith neighborhood. New streets and open spaces are laid out for the site, as well as the location and density of new housing. As part of the Choice Neighborhood Implementation Grant, Lennar is tasked with helping to revitalize Alice Griffith as part of the larger implementation strategy for the Candlestick Point Plan. Lennar partnered with McCormack Baron Salazar and Torti Gallas and Partners to develop seven blocks of affordable housing within the Alice Griffith Neighborhood. Based on stakeholder feedback and the design standards and guidelines in the D4D plan, the Design Team developed a revised site plan that strategically phases the development of affordable housing on seven blocks. The site plan (see page 10) illustrates the clustering of the new affordable housing along Arelius Walker Drive. Blocks 2 and 4 will be constructed during the first phase of redevelopment with inviting frontages and facades oriented to the central park.

Design Approach

Block 2 and Block 4 site is central to the overall site plan in Alice Griffith Neighborhood. Two blocks create the gateway to the neighborhood, the design challenge here is to integrate higher density affordable housing into a proposed mixed-income, mixed use community and an existing context single family homes. The design incorporated a variety of unit and building configurations to support a mix family types and household sizes. By applying urban design and architectural strategies based on the principles of good urbanism that are inherent in traditional San Francisco, those building and unit types are intrinsically interwoven with and tied to a public realm that is seamlessly connected to the larger community.

The densities on Block 2 and Block 4 range from 72 to 75 units/acre, we have designed a blending of housing types and densities reflecting the varying needs of large and small families, as well as the differences of densities resulting from the hierarchy of adjacent streets. While double loaded corridor buildings deployed with universal design features occupy part of each block, the block arrangement includes some sort of hybrid courtyard building, allowing for walk-up units within or at the edge of the block. Those walkups allow for three- or four-bedroom, multi-story units to sit above flats, ensuring that large families have direct access to the outside without passing through common areas, corridors or elevators. Privately secured parking garage is located inside the block wrapped by residential uses. Landscaped and programmed courtyard at podium level creates community gathering space for residents, and extending the community space from indoor to outdoor. The grand stairs with landscape terraces connect the linear central park to the courtyard in block 2 and Block 4. The interior spaces of the units are designed comfortably and efficiently, the private and public spaces are separate, dining area is well defined, gracious living room for family activity. And all the ground floor units are elevated between 2 feet and 4 feet above the street for privacy.

The recognition that Arelius Walker is an important connector adjacent to the site, and the Egbert is the frontage of the central park. The intersection at Arelius Walker/ Egbert has the highest visibility, and thus these facades have the most catalytic effect on the site, at corner, large storefront windows with side composite wood panel accent at ground level serve as the residential lobby and the common spaces, providing inviting views for pedestrian. The signature corner signature elements reinforce the statement of the gateway. At Arelius Walker, 5 story façade is articulated with 3 story bay windows and balconies vertically and horizontally to create a strong sense of identity. Along the Egbert, Donner and Fitzgerald, building massing scale down from 5 story to 4 story and 3 story to respond appropriately to the street hierarchy. The westside facade along G street creates 3 story row-house expression which includes 4 bedroom families units, here, different scales of projections and colors of materials are used to create identity for each unit. The ground floor features residential stoops, landscaped front yard, and tall windows, engaging pedestrian level walk and creating a vibrant pedestrian oriented residential neighborhood.

Compliance with the Design for Development (D for D)

Refer to Page 07

Density: Site Area for Block 2 is 1,244 Acres, and Site Area for Block 4 is 1,238 Acres, the density for Block 2 is 76 units/Acre, and Block 4 is 73 units/Acre

Bulk: the maximum allowable block coverage for Low-rise 0'-40' is 100%, Block 2 and Block 4 all have a footprint total coverage of 97%, and the maximum allowable block coverage for Low-rise 40' 65' is 75%, Block 2 has a footprint total coverage of 50%, Block 4 has a footprint total coverage of 49%.

Building Height: the building height on each block is within 65' height limitation. The height is measured from the average grade.

Massing: the maximum allowable apartment size is varied.

Setback: The minimum setback for residential street (G street, Donner, Fitzgerald and Arelius walkers) is 10’, the proposed setback ranges from 10’ to 17’-11” for both Block 2 and Block 4.

Build-To-Line: The Minimum required build-to-line is 70%, Proposed build-to-line for Block 2 ranges from 89% to 98%, and Proposed build-to-line for Block 4 ranges from 90% to 97%.

Projections: the allowable maximum habitable space projection is 3’ from the setback line, we have proposed 1’ projection for both Block 2 and 4 and the minimum height clearance to the sidewalk is 9’, and the proposed height clearance to the sidewalk is 10’ for both blocks.

Vehicle and Bicycle Parking: privately secured parking is provided for residents within an enclosed garage. Required maximum parking ratio in D4D is 1 space per unit, 51 spaces has provided for each block (.54 space/unit for block 2, .4 space/unit for block 4), and 2 accessible parking stalls and 2 compact parking stalls in each block.

Bicycle parking is required at 1 per every 4 units, secured bicycle storage rooms are provided in each block within the garage.

Open Space: the D for D requires that 60% of minimum open spaces be provided per unit. Each block has a centrally located landscaped courtyard at podium level as the common space provided for the residents.
**Project Design Statement**

**LANDSCAPE**

Block 2

The Courtyard. Framed by 2 to 4 story family residential buildings the second level courtyard is the primary exterior living space for residents. The courtyard has been divided into a series of outdoor rooms of differing sizes that will support a variety of activities for residents. The courtyards design theme is inspired by nature with curvilinear forms creating a pattern of fallen leaves on the floor of the courtyard.

West courtyard. We start with a curving grand stair providing access to Egbert Avenue and the central park. The western edge has a planted screen that provides privacy for the townhomes and a planted backdrop for the courtyard. At the north edge, a terrace over looks Donner Avenue. A specimen canopy tree provides a sense of enclosure to the terrace. This is the contemplative portion of the garden. Informal seating is provided that can be moved by residences as they wish. Moving east – a children’s play area is provided with a variety of play structures that will appeal to both 2-5 year olds as well as 5-12’s. It includes a safe resilient lawn like play surface. A variety of tables and chairs are provided for supervising adults.

Central Courtyard. In the central courtyard an outdoor eating/gathering space has been placed near the community room. A major specimen tree is provided here acting as a canopy over the space. This area also has a vine trellis to help subdivide the space along with gas fire pit for an evening conversation area. This portion of the courtyard also includes planters along the south edge of the courtyard with screen planting for privacy.

East Courtyard. The east courtyard has an additional outdoor eating/gathering space off of the community room so that multiple groups can use the space if desired. A specimen tree is provided here for screening the upper floor units. Flexible table and chair seating is available in this area as well.

Ground floor Streetscape. The context for the ground floor sidewalks and building entries are the streetscape designs illustrated in the Candlestick Point Sub Phase CP-01 Improvement Plans. The scope of these plans cover the +/- 12 foot Right of Way (ROW) zone from new curb and gutter to the building property line. One half of this zone (6') is reserved as a street furnishings zone. Starting at the back of curb this zone is paved with precast concrete unit pavers. The street furnishings zone is reserved for street amenities including street trees, precast concrete detention planters, benches, bike racks and pole mounted light fixtures. The remainder of the ROW is reserved for the pedestrian sidewalk. The sidewalk is simple natural colored concrete with saw cut joints.

Within the building setbacks the sidewalk paving extends to provide access to residential, public and commercial entries. The natural colored concrete used in the ROW is used in these areas as well. At the townhouse entries along G Street raised planters are used to take up the grade change, provide a green edge to the sidewalk and buffer the unit entries. Similarly on the Fitzgerald Avenue, Arelious Walker Drive and Egbert Avenue frontage, raised planters are used as well. Fewer entries and smaller grade changes allow for longer more continuous planters to buffer residences from the sidewalk. Curving planter wall faces are used along the sidewalk to remain consistent with the project landscape theme using forms inspired by nature.

Block 4

The Courtyard. Framed by 2 to 4 story family residential buildings the second level courtyard is the primary exterior living space for residents. The courtyard has been divided into a series of outdoor rooms of differing sizes that will support a variety of activities for residents. The courtyards design theme is inspired by nature with curvilinear lines creating wave form patterns on the floor and with raised planters flowing through the courtyard. Alternating colors of paving help accentuate the theme.

West courtyard. Starting in the northwest corner - a grand stair provides access from the courtyard to Egbert Avenue and the central park beyond. The western edge of the courtyard has a continually planted edge that provides privacy for the townhomes and acts as a planted backdrop for activities in the courtyard. A semicircular alcove with overhead vine supporting trellis has been created at the west end of the courtyard. Furnished flexible seating this area will function as an outdoor eating/gathering space. Just to the south of the gathering space is a more intimate protected space. Informal seating is provided that can be moved by residences as they wish. Moving east – just off of the community room - a children’s play area is provided with a variety of play structures that will appeal to both 2-5 year olds as well as 5-12’s. It includes a safe resilient play surface that continues the wave form paving theme. Seat walls surround the play area providing seating for supervising adults.

East Courtyard. Springing from the east entry of the community room is a large exterior circular community space. The space is defined by a fifty (50) foot ring of raised planter walls and a vine covered garden trellis overhead. This is a flexible space that includes the main outdoor eating/gathering space that creates a comfortable evening conversation area. A variety of tables and chairs are provided. Planter walls extend out from the central space creating walkways through planting to access other parts of the garden as well as pleasant conversation areas. The raised planters also create opportunities for informally planted trees that will create a green canopy over the space. Primarily planted with bright green deciduous canopy trees for dappled shade in the summer and maximize the sunlight in the winter. The tree canopy provides additional privacy for the courtyard from the residential units looking down into the courtyard.

Ground floor Streetscape. The context for the ground floor sidewalks and building entries are the streetscape designs illustrated in the Candlestick Point Sub Phase CP-01 Improvement Plans. The scope of these plans cover the +/- 12 foot Right of Way (ROW) zone from new curb and gutter to the building property line. One half of this zone (6') is reserved as a street furnishings zone. Starting at the back of curb this zone is paved with precast concrete unit pavers. The street furnishings zone is reserved for street amenities including street trees, precast concrete detention planters, benches, bike racks and pole mounted light fixtures. The remainder of the ROW is reserved for the pedestrian sidewalk. The sidewalk is simple natural colored concrete with saw cut joints.

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LEED for Homes is part of the US Green Building Council’s array of LEED-branded products that rate the sustainability of a variety of building types. LEED, which stands for Leadership in Energy & Environmental Design, is a widely recognized national environmental leadership program. The LEED for Homes Mid-rise rating system was specifically created to meet the needs of the multi-family residential market place. Alice Griffith Blocks 2 & 4 will utilize the LEED for Homes Mid-rise rating system. The project intends to pursue a minimum of a Silver LEED rating. As part of this system, there is an emphasis on health, energy savings and durability all backed up by a third party inspection and performance testing. This project is also registered in LEED for Neighborhood Development which will automatically give this project 10 points in the LEED for Homes Mid-rise system.

LEED STANDARDS:
- Project target: LEED for Homes Mid-Rise Silver Certification
- Project is designed to exceed Title 24 Energy requirements by 15%.
- LEED for Homes Rating System Multifamily Mid-Rise California Oct. 2010

### RESIDENTIAL WOOD FRAMING

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>MATERIAL ESTIMATE</th>
<th>REMARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Framing—Floors in Type V construction.</td>
<td>3/16&quot; plywood sheathing</td>
<td>Max span 15 ft (3.0 m). May be able to space joists at 24&quot; on center depending on span lengths and rated assemblies.</td>
</tr>
<tr>
<td>Residential Framing—Roof.</td>
<td>Built-up roofing over 3/8&quot; plywood sheathing on nipsheets at 24&quot; on center over 5/8&quot; plywood sheathing over 9-1/2&quot; TJI at 24&quot; on center.</td>
<td>Max span 15 ft (3.0 m).</td>
</tr>
<tr>
<td>Residential Framing—Bearing Walls in Type V construction.</td>
<td>Lower floor: Exterior walls shall be 2x6 at 16&quot; on center. Party walls shall be double 2x4 at 16&quot; on center. Corridor walls shall be 2x6 at 16&quot; on center. Provide furred walls where plumbing walls occur in front of shear walls. Upper 3 floors: Exterior walls shall be 2x6 at 16&quot; on center. Party walls shall be double 2x4 at 16&quot; on center. Corridor walls shall be 2x6 at 16&quot; on center. Provide furred walls where plumbing walls occur in front of shear walls.</td>
<td></td>
</tr>
<tr>
<td>Residential Framing—Shear Walls.</td>
<td>5/8&quot; thick plywood sheathing or OSB on all corridor walls and all party walls. Lower floor will require sheathing on both sides of walls in corridors and lower 1 or 2 floors of party walls will require sheathing on both sides. Sheath all exterior walls with plywood.</td>
<td>Tie-down system will be selected from either Simpson ATS, EarthBond, or Zone 4.</td>
</tr>
<tr>
<td>Community Space on 1st floor of Block 4.</td>
<td>Column free space with glue-lam beams under bearing walls above. Timber posts or HSS steel posts required at each end of each Glulam beam.</td>
<td></td>
</tr>
</tbody>
</table>

### Elements of the Project Design Statement

#### STRUCTURE

**Project Description:** 3-, and 4-stories of Type V Residential Wood Frame construction over a Type 2, post-tensioned concrete podium over 1 level of parking. Townhouse units on one side of the podium will be three stories on grade, adjacent to the parking/podium structure.

**Building Code:** 2013 San Francisco Building Code

**Live Load Design:**
- Roof, flat: 20 psf, reducible
- Roof, sloping: 16 psf, reducible
- Residential floors: 40 psf, reducible
- Residential Balconies: 40 psf, reducible
- Residential Courtyards: 100 psf, reducible
- Ponderous Courtyards: 100 psf, reducible

**Water Table Depth:** TBD

**Pile Capacities:**
- 14” square precast, prestressed piles
- 75-100 kips (net of downdrag) per pile
- 12 psf

**Foundations**
- 10-1/2” structural slab on grade over prepared subgrade, supported by pilings at each column and exterior walls. Estimate 8 psf rebar in slab. Columns and walls will be supported on 14” square precast, prestressed piles (70 foot length estimated). Tie beams (16”x24” including slab depth) will be required between 20% of the piles caps.
- Structural slab on grade and pile caps shall be (V=4,000 psi at 56 days, low shrinkage mix with 30% Slag and 20% flyash.

**Columns**
- 18”x24” with 65 psf, including laps.
- V=5,500 psi at 56 days with 30% Slag and 20% flyash.

**Shear walls in garage.**
- 12” thick concrete walls. Estimate 12 psf rebar.
- V=5,500 psi at 56 days with 30% Slag and 20% flyash.

**Pedestrian Slab**
- 11” minimum post-tensioned concrete slabs with 3’-0” x 6” drop panels. Estimate 1.1 psf (P1) and 4.0 psf (P2).
- V=3,500 psi at 4 days, 4,500 psi at 56 days with 20% flyash.
M.E.P.
The apartment units will be provided with forced air electric wall heaters for space heating. Domestic hot water system is a recirculating system. High-efficiency, gas-fired water heaters will be provided and supplemented with a solar thermal hot water system. This provides an economical balance between first costs of the systems and long-term operating costs for the domestic hot water system. The Amenities spaces throughout the building will be provided with a dedicated central multi-heat recovery system to heat, cool, and ventilate the spaces, and is an energy-saving system. A central control system will be provided to control, monitor, schedule equipment start-stop and to control the building interior and outdoor lighting. Through the use of high-efficiency water heaters, solar equipment, envelope insulation, and lighting, the project will be designed to earn LEED For Multi-Family Mid-Rise – Gold, and comply with California Green Code requirements.

II. Electrical System Description
The following outlines the minimum scope of work required for the project.

A. Applicable Codes and Standards:
1. NEC – California Electric Code – 2010
2. SEC – San Francisco Electric Code – 2010
3. WRSE – San Francisco Building Code – 2010
5. UFC – California Fire Code – 2006

B. Electrical Service and Distribution:
1. The electric utility service shall be obtained from a PG&E pad-mounted transformer located in a service raceway and transformer vault. The service lateral shall be located on the west side of the building.
2. The main service shall be an underground entrance vault shall be provided at the main telephone room.
3. The main service lateral shall be the main entrance vault shall be provided at the main telephone room.
4. The main service lateral shall be the main entrance vault shall be provided at the main telephone room.

C. Telephone/Data Cable TV Systems:
1. Incinerating telephone and video cable TV service shall be provided and connected to the building electrical service in its separate section of the main service disconnect.

D. Door Entry and Security System:
1. Telephone entry system – Visitation contact resident using telephone entry system control panel via programmed telephone numbers of the residence in the building. The entry door shall be released by the resident via their telephone.
2. The main entry door shall be released by the resident with a magnetic card or key card.

E. Fire Detection and Alarm System:
1. The building fire detection and alarm system will be microprocessor based, addressable system, supervised non-wire architecture two-way communications, each fire alarm main station, isolation module, detectors, heat and smoke detectors and automatic circuits.

F. Emergency/Standby Engine Generator System – Not required for this project.

G. Emergency/Standby Engine Generator System – Not required for this project.

H. Flood Sprinkler System:
1. The project shall be fully sprinklered, per Code, on a design-build installation.
2. Piping materials include pressure, electric fire pumps shall be provided to supply adequate water pressure for system operation.

I. Mechanical System Description
I. Mechanical System:
A. Heating and Ventilation System for Residential Units:
1. Residential Units:
   a. Main heating is provided by forced air electric wall heaters for each living space, with separate wall thermostat.

2. Ventilation System:
   a. The main heating water plant shall be located in the Boiler Room and shall consist of: (2) high-efficiency gas boilers, (2) recirculation pumps (1 for standby), (3) 200 gal. fresh water tank, air handler with air curtains and an auxiliary heating system, and a menuable gas or diesel, with distribution piping to all heating terminals.

3. Bathrooms:
   a. Each bathroom shall be provided with exhaust fan for water heating and maintenance/name "shower" units with separate wall thermostats.
   b. Bathrooms: Provide mechanical ventilation with insulated exhaust fans. Exhaust fans shall be provided in all sleeping areas for ventilation and high-speed control in combination with lights. Due to discharge to sidewalk, terminus with wall caps, or into exhaust shaft with a "sub-duct" arrangement.
   c. Kitchen:
      1. Kitchen range hood shall be provided with integral exhaust fan. Fans to discharge to terminus with wall cap, or into exhaust shaft with a "sub-duct" arrangement.
      2. Kitchen range hood shall be a recirculating hood. General ventilation shall be provided with an exhaust fan with integral exhaust fan.
   d. Dryer:
      1. Dryer exhaust shall discharge to terminus with wall caps, or into exhaust shaft with a "sub-duct" arrangement.
   e. Exhaust shafts for "sub-duct" arrangement: Shall be of sheet metal ductwork, extended up to roof to discharge exhausts. Booster fans shall be provided and shall run continuously. 24 hours a day. Secondary power supply will be required.
   f. Ventilation: 2 ducts shall be provided when required.

4. Air Conditioning, Heating and Ventilation System for the Residential Lobby, Offices & Common Areas:
   a. Office Conditioning:
      1. Provide air conditioning/heating. A central heating and ventilation system shall be provided in the Boiler Room.
   b. Bathrooms:
      1. Provide mechanical ventilation with insulated exhaust fans. Exhaust fans shall be provided in all sleeping areas for ventilation and high-speed control in combination with lights. Due to discharge to sidewalk, terminus with wall caps, or into exhaust shaft with a "sub-duct" arrangement.
   c. Kitchen:
      1. Kitchen range hood shall be provided with integral exhaust fan. Fans to discharge to terminus with wall cap, or into exhaust shaft with a "sub-duct" arrangement.
   d. Dryer:
      1. Dryer exhaust shall discharge to terminus with wall cap or into exhaust shaft with a "sub-duct" arrangement.
   e. Exhaust shafts for "sub-duct" arrangement: Shall be of sheet metal ductwork, extended up to roof to discharge exhausts. Booster fans shall be provided and shall run continuously. 24 hours a day. Secondary power supply will be required.

5. Security Cameras and Door Monitoring System:
   a. Security cameras and door monitoring shall be provided throughout the building.


7. Emergency/Standby Engine Generator System – Not required for this project.

8. Emergency/Standby Engine Generator System – Not required for this project.


10. Emergency/Standby Engine Generator System – Not required for this project.

11. Emergency/Standby Engine Generator System – Not required for this project.

J. Administration/Community Room:
I. Telephone entry system – Visitors shall contact resident using telephone entry system control panel via programmed telephone numbers of the residence in the building. The entry door shall be released by the resident via their telephone.

J. Garage:
1. Lighting: 1. Lighting shall be 4’’ LED linear fluorescent fixtures.
2. Tamper-resistant receptacle shall be provided for maintenance.

K. Mechanical Duct and composer room.
1. Provide fire alarm system smoke detectors in the common areas.
2.Provide two way communication devices shall be provided at areas of refuge.
3. Provide voice alarm system.

L. Miscellaneous Requirements and Options:
1. Provide fire alarm system smoke detectors in the common areas.
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M. Amenities:
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C. Telephone/Data Cable TV Systems:

D. Door Entry and Security System:

E. Fire Detection and Alarm System:

F. Emergency/Standby Engine Generator System – Not required for this project.

G. Emergency/Standby Engine Generator System – Not required for this project.

H. Flood Sprinkler System:

I. Mechanical System Description

J. Garage:

K. Mechanical Duct and composer room.

L. Miscellaneous Requirements and Options:

M. Amenities:

1. Provide fire alarm system smoke detectors in the common areas.
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L. Miscellaneous Requirements and Options:
## Project Data

### LOT AREA
- **Block 2**: 54195 SF (1.244 Acres)
- **Block 4**: 53924 SF (1.238 Acres)

### TOTAL UNITS
- **Block 2**: 94
- **Block 4**: 90

### DENSITY (DU/ACRE)
- **Block 2**: 76
- **Block 4**: 73

### CONSTRUCTION TYPE
- **Block 2**: Type V A; Type I A
- **Block 4**: Type V A; Type I A

### BUILDING TYPE
- **Block 2**: Multi-family Residential
- **Block 4**: Multi-family Residential

## UNIT TABULATION

<table>
<thead>
<tr>
<th>Unit Types</th>
<th>Block 2</th>
<th>Block 4</th>
<th>Sub Total</th>
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## BUILDING AND UNIT AREA

### GRAND TOTAL (Gross Residential)
- **Block 2**: 93047 SF
- **Block 4**: 93047 SF

### Circulation
- **Block 2**: 15637 SF
- **Block 4**: 15637 SF

### Community/ Lobby/Office
- **Block 2**: 6714 SF
- **Block 4**: 6714 SF

### Trash Room/ Utility/Storage
- **Block 2**: 3972 SF
- **Block 4**: 3972 SF

### Garage
- **Block 2**: 20781 SF
- **Block 4**: 20781 SF

### TOTAL
- **Block 2**: 140151 SF
- **Block 4**: 140151 SF
## Design Standards

<table>
<thead>
<tr>
<th>DESIGN STANDARDS:</th>
<th>BLOCK 2</th>
<th>BLOCK 4</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING HEIGHT</strong></td>
<td>Per Building Code (Type V A):</td>
<td>60'</td>
</tr>
<tr>
<td>Required</td>
<td>55'</td>
<td>55'</td>
</tr>
<tr>
<td>Proposed</td>
<td>65'</td>
<td>65'</td>
</tr>
<tr>
<td>Per Design for Development (D4D):</td>
<td>55'</td>
<td>55'</td>
</tr>
<tr>
<td>Required</td>
<td>65'</td>
<td>65'</td>
</tr>
<tr>
<td>Proposed</td>
<td>55'</td>
<td>55'</td>
</tr>
<tr>
<td><strong>BULK</strong></td>
<td>Development Block Coverage - Low-Rise 0'-40':</td>
<td>100% Max.</td>
</tr>
<tr>
<td>Required</td>
<td>97%</td>
<td>97%</td>
</tr>
<tr>
<td>Proposed</td>
<td>75% Max.</td>
<td>75% Max.</td>
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<tr>
<td><strong>MASSING</strong></td>
<td>Max. Apparent Face - Base:</td>
<td>30' Max.</td>
</tr>
<tr>
<td>Required</td>
<td>3' to 30' - 0&quot;</td>
<td>3' to 30' - 0&quot;</td>
</tr>
<tr>
<td>Proposed</td>
<td>30' Max.</td>
<td>30' Max.</td>
</tr>
<tr>
<td>Max. Apparent Face - Above Base:</td>
<td>3'-8&quot; to 30'-0&quot;</td>
<td>3'-8&quot; to 30'-0&quot;</td>
</tr>
<tr>
<td>Required</td>
<td>3'-8&quot; to 30'-0&quot;</td>
<td>3'-8&quot; to 30'-0&quot;</td>
</tr>
<tr>
<td>Proposed</td>
<td>2' to 5'-0&quot; in depth</td>
<td>2' to 5'-0&quot; in depth</td>
</tr>
<tr>
<td>Min. Change in Apparent Face-Base:</td>
<td>2' depth min. offset in the horizontal plane and; 3' length min.</td>
<td>2' depth min. offset in the horizontal plane and; 3' length min.</td>
</tr>
<tr>
<td>(When major change in fenestration and/or material are not provided)</td>
<td>2' to 5'-0&quot; in depth</td>
<td>2' to 5'-0&quot; in depth</td>
</tr>
<tr>
<td>Required</td>
<td>Proposed</td>
<td></td>
</tr>
<tr>
<td><strong>SETBACK</strong></td>
<td>Residential Street:</td>
<td>10' Min.</td>
</tr>
<tr>
<td>Required</td>
<td>10' to 15'-10&quot;</td>
<td>10' to 17'-11&quot;</td>
</tr>
<tr>
<td>Proposed</td>
<td>6' Min.</td>
<td>6' to 10'-2&quot;</td>
</tr>
<tr>
<td>Street Facing Park:</td>
<td>6' Min.</td>
<td>6' to 10'-2&quot;</td>
</tr>
<tr>
<td>Required</td>
<td>Proposed</td>
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<tr>
<td><strong>BUILD-TO LINE</strong></td>
<td>Required</td>
<td>70% Min.</td>
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<tr>
<td>Donner: 89 %; Arelious Walker: 100 %</td>
<td>Fitzgerald: 89 %; G Street: 97%</td>
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</tr>
<tr>
<td>Required</td>
<td>Proposed</td>
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<tr>
<td><strong>PROJECTION</strong></td>
<td>Habitable Space Max. Projection:</td>
<td>3' Max.</td>
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<tr>
<td>Required</td>
<td>1'</td>
<td>1'</td>
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<tr>
<td>Proposed</td>
<td>9' Min.</td>
<td>9' Min.</td>
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<tr>
<td><strong>Cumulative Projections:</strong></td>
<td>Required</td>
<td>67% Max.</td>
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<tr>
<td>Donner: 15 %; Arelious Walker: 16 %</td>
<td>Fitzgerald: 19 %; G Street: 28%</td>
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<tr>
<td>Required</td>
<td>Proposed</td>
<td>1' to 4' Above the Street</td>
</tr>
<tr>
<td><strong>GRADE</strong></td>
<td>Proposed</td>
<td>2' to 4' Above the Street</td>
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<tr>
<td><strong>SEPARATION</strong></td>
<td>Residential Use:</td>
<td>Required (1 Space/ Unit Max.)</td>
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<tr>
<td>Proposed</td>
<td>51 Total (2 Disabled; 2 Compact)</td>
<td>51 Total (2 Disabled; 2 Compact)</td>
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<tr>
<td><strong>PARKING</strong></td>
<td>Residential Use:</td>
<td>Required</td>
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<td>Proposed</td>
<td>1</td>
<td>1</td>
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<tr>
<td><strong>CAR-SHARE</strong></td>
<td>Residential Use (Projects over 50 Units):</td>
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<td>Proposed</td>
<td>35</td>
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<tr>
<td><strong>BICYCLE PARKING</strong></td>
<td>Total Open Space:</td>
<td>Required (60 sf per unit)</td>
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<tr>
<td>Proposed</td>
<td>15,000 sf (Podium Courtyard)</td>
<td>15,000 sf (Podium Courtyard)</td>
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</table>
### LEED for Homes Mid-rise Project Checklist for California

<table>
<thead>
<tr>
<th>Certification Level</th>
<th>Final Net Certified</th>
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</thead>
<tbody>
<tr>
<td>LEED for Neighborhood Development</td>
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</table>

#### LEED for Neighborhood Development

- **Building Type**: New Single-Family
- **Location**: Aliso Viejo, CA
- **Architect**: McCormack Baron Salazar
- **Design Firm**: Torti Gallas and Partners
- **Project Title**: LEED for Homes Mid-rise Project Checklist for California

#### 3.3 Project Description Adjusted Certification Thresholds

<table>
<thead>
<tr>
<th>Category</th>
<th>Point Total</th>
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<td>Extensive Community Resources for MID-RISE (meet one of the following)</td>
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<tr>
<td>Basic Community Resources for MID-RISE (meet one of the following)</td>
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<td>0</td>
<td>LEED for Neighborhood Development</td>
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</table>

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#### LEED for Neighborhood Development

- **Infill**: No
- **Edge Development**: No
- **Building Orientation for Solar Design**: None
- **Energy Expertise for MID-RISE**: None
- **Preliminary Rating**: Not Certified
- **Professional Credentialed with Respect to LEED for Homes**: Preliminary: Final: 0
- **Date Most Recently Updated**: 11/13/2013

---

#### LEED for Homes Mid-rise Project Checklist for California

<table>
<thead>
<tr>
<th>Category</th>
<th>Prereq.</th>
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<th>M</th>
<th>LL</th>
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<td>0</td>
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<td>2. Water Efficiency</td>
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<td>6. Design Innovation</td>
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#### LEED for Neighborhood Development

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<tr>
<th>Category</th>
<th>Prereq.</th>
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<th>M</th>
<th>LL</th>
<th>Final</th>
<th>Notes</th>
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<td>2. Quality Management for Durability</td>
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</tbody>
</table>

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#### LEED for Neighborhood Development

- **Outstanding Community Resources for MID-RISE (meet one of the following) | 10 | 0 | 0 | LEED for Neighborhood Development |
- **Extensive Community Resources for MID-RISE (meet one of the following) | 10 | 0 | 0 | LEED for Neighborhood Development |
- **Basic Community Resources for MID-RISE (meet one of the following) | 10 | 0 | 0 | LEED for Neighborhood Development |

---

#### LEED for Neighborhood Development

- **Stormwater Quality Control for MID-RISE**: No
- **Reduce Site Heat Island Effects for MID-RISE (meet one)**: No
- **Reduce Roof Heat Island Effects for MID-RISE**: No
- **Permeable Lot for MID-RISE**: No
- **Permanent Erosion Controls**: No

---

#### LEED for Neighborhood Development

- **Fire Safety**: No
- **Health & Safety**: No
- **Security**: No
- **Building Orientation for Solar Design**: None
- **Energy Expertise for MID-RISE**: None

---

#### LEED for Neighborhood Development

- **Preliminary Rating**: Not Certified
- **Professional Credentialed with Respect to LEED for Homes**: Preliminary: Final: 0
- **Date Most Recently Updated**: 11/13/2013

---

#### LEED for Neighborhood Development

- **Outstanding Community Resources for MID-RISE (meet one of the following) | 10 | 0 | 0 | LEED for Neighborhood Development |
- **Extensive Community Resources for MID-RISE (meet one of the following) | 10 | 0 | 0 | LEED for Neighborhood Development |
- **Basic Community Resources for MID-RISE (meet one of the following) | 10 | 0 | 0 | LEED for Neighborhood Development |

---

#### LEED for Neighborhood Development

- **Stormwater Quality Control for MID-RISE**: No
- **Reduce Site Heat Island Effects for MID-RISE (meet one)**: No
- **Reduce Roof Heat Island Effects for MID-RISE**: No
- **Permeable Lot for MID-RISE**: No
- **Permanent Erosion Controls**: No
### LEED Checklist (Continued)

<table>
<thead>
<tr>
<th>Category</th>
<th>Checklist Item</th>
<th>Notes</th>
<th>Final</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>5. Lighting</strong></td>
<td><strong>Basic Lighting</strong></td>
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<td><strong>8. Contaminant Control</strong></td>
<td><strong>Basic Contaminant Control</strong></td>
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<td><strong>10. Water</strong></td>
<td><strong>Install at least two distinct zones with independent thermostat control</strong></td>
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<tr>
<td><strong>11. Renewable Energy System</strong></td>
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<td><strong>12. Energy &amp; Atmosphere</strong></td>
<td><strong>Appropriate HVAC Refrigerants</strong></td>
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<td><strong>14. Materials &amp; Resources</strong></td>
<td><strong>Minimize Energy Use</strong></td>
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<td><strong>15. Materials &amp; Resources</strong></td>
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LEED Checklist (Continued)

b) One-hour walkthrough with occupant(s)
   - Demonstrate minimal leakage of 0.30 CFM50 per square foot of enclosure
b) One-hour walkthrough with building manager

11. Compartmentalization of Core
   - In the tenancy of the building (CFM 300 per square foot of core)
   - In the tenancy of the building (CFM 300 per square foot of core)

12. Compartmentalization of Core
   - In the tenancy of the building (CFM 300 per square foot of core)
   - In the tenancy of the building (CFM 300 per square foot of core)

13. Integrity of the Exterior Envelope
   - In the tenancy of the building (CFM 300 per square foot of core)
   - In the tenancy of the building (CFM 300 per square foot of core)

14. Integrity of the Exterior Envelope
   - In the tenancy of the building (CFM 300 per square foot of core)
   - In the tenancy of the building (CFM 300 per square foot of core)

15. Compartmentalization of Core
   - In the tenancy of the building (CFM 300 per square foot of core)
   - In the tenancy of the building (CFM 300 per square foot of core)
Site Analysis

Public Transportation

Open Space

Pedestrian Path

Bike Path
Overall Conceptual Site Plan

SCHEMATIC DESIGN

ALICE GRIFFITH

TYPICAL LEVEL PLAN

GROUND LEVEL PLAN

OVERALL CONCEPTUAL SITE PLAN

Site Plan Key
- Residential Units
- Lobby/Community/Management
- Utility & Service Space
- Block Number
- Spot Elevation
- Community Space on 2nd Floor
- Four 2BR on Typical Floor
- Senior Housing
- Street Access (Elevator) to Courtyard
- Street Access (Stairs) to Courtyard

ALICE GRIFFITH

December 20, 2013

McCormack Baron Salazar
Torti Gallas and Partners

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Project Site Plan: Block 2 & Block 4

BLOCK 2

BLOCK 4

Egbert Ave
Donner Ave
Arelius Walker Drive
Hawes Street
J Street
H Street
G Street
Carroll Ave
Fitzgerald Ave

CENTRAL GREEN
FITZGERALD AVE.

SITE PLAN KEY

Lobby/ Community/ Management
Garage
Grand Stair & Elevator

KEY MAP
Corrugated Metal Panel
Stucco: Color A
Stucco: Color B
Stucco: Color E
Fiber Cement Board: Color C
Fiber Cement Siding: Color G
Stucco: Color D
Metal Canopy
Fiber Cement
Composite Wood Panel
Board Formed Concrete
Aluminum Storefront
Architectural Concrete Masonry Unit
Architectural Metal Railing
Stucco: Color F
Perforated Metal Panel
Stucco: Color C

SCHEMATIC DESIGN
BUILDING MATERIALS
BLOCK 2
December 20, 2013
ALICE GRIFFITH
LANDSCAPE ELEVATION/SECTION

SECTION A-A'

(IN FEET)

3/32" = 1'-0"

SECTION B-B'

(IN FEET)

1/4" = 1'-0"

BLOCK 2
SCHEMATIC DESIGN

LANDSCAPE PLANT PALETTE - TREES

BLOCK 2

CORAL BARK MAPLE
WESTERN REDBUD
HORNBEAM
GINKGO
RED SUNSET MAPLE
JAPANESE MAPLE
LITTLELEAF LINDEN
ZELKOVA
SCHEMATIC DESIGN

ALICE GRIFFITH
December 20, 2013
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SCHEMATIC DESIGN
SCHEMATIC DESIGN

BLOCK 4

BUILDING PERSPECTIVE 2
LANDSCAPE PLANT PALETTE - TREES

BLOCK 4

Coral Bark Maple
Western Redbud
Hornbeam
Ginkgo
Red Sunset Maple
Japanese Maple
Littleleaf Linden
Zelkova
UNIT TYPE: 1 BEDROOM FLAT
UNIT SIZE: 625 SF

UNIT TYPE: 1 BEDROOM FLAT
UNIT SIZE: 625 SF

UNIT TYPE: 2 BEDROOM FLAT
UNIT SIZE: 900 SF

UNIT TYPE: 2 BEDROOM FLAT
UNIT SIZE: 900 SF

UNIT TYPE: 3 BEDROOM FLAT
UNIT SIZE: 1170 SF

UNIT TYPE: 3 BEDROOM UNITS (2 TOWNHOMES OVER 1 FLAT)
UNIT A SIZE: 1247 SF

Note: Plans are the base option; some of the unit types will be modified with the addition of bay windows or other articulation.

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TYPICAL UNIT PLAN

BLOCK 2 & BLOCK 4

ALICE GRIFFITH
December 20, 2013
UNIT TYPE: 3 BEDROOM UNITS (2 TOWNHOMES OVER 1 FLAT)
UNIT A SIZE: 1247 SF
UNIT B SIZE: 1324 SF
UNIT C SIZE: 1364 SF

Note: Plans are the base option; some of the unit types will be modified with the addition of bay windows or other articulation.
UNIT TYPE: 4 BEDROOM FLAT
UNIT SIZE: 1458 SF

UNIT TYPE: 4 BEDROOM FLAT
UNIT SIZE: 1458 SF

UNIT TYPE: 4 BEDROOM FLAT
UNIT SIZE: 1408 SF

UNIT TYPE: 4 BEDROOM TOWNHOME
UNIT SIZE: 1595 SF

Note: Plans are the base option; some of the unit types will be modified with the addition of bay windows or other articulation.

SCHEMATIC DESIGN

TYPICAL UNIT PLAN

BLOCK 2 & BLOCK 4

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December 20, 2013