OCII
office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

450-0142018-002

Agenda Item **No. (5h)**
Meeting of March 20, 2018

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Nadia Sesay, Executive Director

SUBJECT: Conditionally approving the Schematic Design of a mixed-use project at Candlestick Point North Block 2A, which consists of 130 residential units, including seven below-market-rate units, and approximately 17,000 square feet of neighborhood retail and services space; and, adopting environmental findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area

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EXECUTIVE SUMMARY

In accordance with the Disposition and Development Agreement for Candlestick Point and Phase 2 of the Hunters Point Shipyard (as amended, the "Phase 2 DDA") the master developer, CP Development Co., LLC ("Developer") for Candlestick Point and Hunters Point Shipyard Phase 2 Project ("HPS/CP Project") will develop the lot known as Candlestick Point North Block 2A ("CPN Block 2A"). Per the Design Review and Document Approval Procedure ("DRDAP") of the Phase 2 DDA, the Developer has submitted Schematic Design documents for CPN Block 2A to OCII staff and is seeking approval from the Commission. The Schematic Design set can be found at Attachment 2.

CPN Block 2A is located within the Candlestick North Neighborhood of the Bayview Hunters Point Redevelopment Area. The front of the building along Ingerson faces Candlestick Center Commercial District. The side streets, O and Earl Street are quieter residential and parkway streets providing beautiful views out to the ocean and vibrant landscape. CPN Block 2A will be within steps of a multitude of shops and an entertainment venue across Ingerson Avenue.

The North side of the building faces a mid-block break, encouraging a pedestrian friendly paseo that is a short stroll away from the Candlestick Community Park. The townhomes lining the mid-block break are stepped down 3-4 stories and offer private stoops that spill into the mid-block break creating a safe and friendly environment for pedestrians. (See Attachment 1: Site Map for reference).

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CPN Block 2A is 1.31 acres and the development includes a gross building area of approximately 255,000 square feet of which approximately 141,700 square feet is residential. The proposed development includes 130 units, including 24 townhomes and 7 affordable units spread throughout the six-story development. There will be various shared amenities for residents throughout the project including an almost 13,000 square foot interior courtyard. The ground floor will hold approximately 17,000 square feet of neighborhood retail and service space facing Ingerson Avenue, and a 113-stall garage above grade. The Developer has not yet determined whether the units will be for rent or for sale.

The design of Block 2A conforms to the Candlestick Point Design for Development ("CP D4D") design standards and guidelines. CPN Blocks 2A's design is 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 CPN Blocks 2A's Schematic Design as submitted, is 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 conditionally approving the Schematic Design for CPN 2A and adopting environmental review findings pursuant to the California Environmental Quality Act.

BACKGROUND

Hunters Point Shipyard and Candlestick Point Overview and Summary

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

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

Development Approval Process

The Phase 2 DDA reflects a "horizontal" land development model, wherein OCII assembles and conveys land to a competitively selected developer, in this case CP Development Co., LLC, (the "Developer") a corporation formed for the specific purpose of developing the HPS/CP Project. The Developer must build horizontal infrastructure improvements and provide various community amenities and other public benefits. In return, the Developer receives the right to sell land for vertical development. For vertical construction of new housing and commercial space, the Phase 2 DDA contemplates that the Developer may choose to build vertical projects itself or with affiliates, or alternatively to convey finished lots to other developers for construction. For CPN Block 2A, Developer has elected to develop the parcel and will maintain the rights and obligations of a Vertical Developer under the Phase 2 DDA.

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. CPN 2A development has followed the approval process and is part of Sub-phase CP-03 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 CPN Block 2A and has determined that it is complete and contains the necessary information required by the DRDAP.

The CP D4D provides land use controls and design guidelines necessary to implement the Candlestick portion of the HPS/CP Project, which includes the construction of infrastructure, parks, and housing. The CP D4D functions as the zoning for the site, including controls for height, bulk, setbacks and lot sizes, but also establishes more detailed standards and guidelines to ensure that the ongoing physical planning and design of the development results in a highly desirable urban environment. CPN Block 2A's Schematic Design complies 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 a 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 CPN 2A's Schematic Design are in accordance with the BMR Housing Plan and BMR Table. Of the 130 residential units in CPN 2A, the Developers has identified 7 inclusionary units that will be affordable to households earning between 80-120% Area Median Income ("AMI"). The Inclusionary Units account for 5.4% of the total units in CPN Block 2A in the 80-100% AMI tier and are on average affordable to households earning 90% AMI. The distribution of these units is as follows:

CPN Block 2A

Floor	Bedroom Size	Unit Size (Square Feet)	Unit Type	AMI (%)	Unit #
5th Floor	1bd x 1bth	724	Flat	90	501
4th Floor	2bd x2bth	1,062	Flat	100	406
3rd Floor	3bd x 2bth	1,361	Flat	120	324
2rd Floor	3bd x 2bth	1,361	Flat	90	236
2nd Floor	3bd x 2bth	1,330	Flat	80	230
2rd Floor	3bd x 2bth	1,395	Flat	100	220
Ground Floor	2bd x 2bth	1,426	Townhouse	120	126
AVERAGE:	**2.5 bedrooms**				

CPN Block 2A Design Summary (see attached Schematic Design Submittal)

Design Approach

The design approach for CPN Block 2A 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 revitalize 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.

CPN Block 2A is located in Candlestick North Plan area which is characterized by both the retail street activity along Ingerson Avenue and the surrounding beach and State Recreation Area to the east. 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. The block faces a busy commercial street, Ingerson Avenue, however it is sandwiched between calmer Earl and O Street. The more residential streets create a corridor leading folks towards the Candlestick Community Park just North of the Block.

CPN Block 2A 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, CPN Block 2A was examined and designed with the Commercial Center across the street and neighboring affordable housing block, CPN Block 10A, in mind. CPN Block 2A's massing uses a three-part scheme that highlights both corners along Ingerson Avenue. In keeping with the character and history of the neighborhood, CPN Block 2A was inspired by a more industrial meets modern approach incorporating brick like elements with more modern glass accents. The

entry at the corner of Ingerson and Earl spills into a green space establishing an attractive and inviting pedestrian experience. The residential entry also sits in front of the green space further creating an active ground space along the side street. The massing element on the other corner at O Street features a more brick warehouse industrial expression with the commercial frontage wrapping the corner. 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 dark ribbed metal façade with traditional warehouse features, such as the shed roof, unifies and bridges the different massing schemes.

There is a view corridor along Earl Street starting at Ingerson and ending at the beach and Recreation Area. This passageway is lined with green space, bike lanes, and passes a Candlestick Community Park two blocks north of CPN Block 2A. The residential entrance on Earl Street has a calm refined design with decorative accent tiles at the base and strong entry canopy. The ribbed metal panel façade steps down in height on O Street creating a more contemporary expression at the garage entry. On both corners in the front of the building, the design wraps the façade around the corner and retain as much of the materiality as possible and was intended to hold the corner while enhancing the experience for residents and the public. 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 of potential solar, storm water and other sustainability measures were also considered in the design.

Facade

The articulation of the building facade is manipulated in three distinct ways: the use of traditional brick-like facade characteristics along the retail and most of the residential elevations, a contrasting facetted geometric facade along the upper residential units, and a modern application of brick on the townhomes. No four sides of the building look exactly the same, but the project is unified by complementary materials and colors; from the deep reds' in the brick veneer to the dark charcoal ribbed metal panels. Other materials utilized are cement plaster in different colors and textures, metal panels, and a large curtain wall tower that flanks the corner of Earl Street and Ingerson Avenue. The massing gradually steps down towards the mid-block break and meets the abundant vegetation. The awnings and light fixtures also bring down the scale of the building to a more pedestrian friendly environment along the streetscape.

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 private 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 midblock 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 pocket park on Earl Street provides residents and neighbors another access point to green space among the developments in the area.

Structural Approach

The structural design for Block 2A 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. There will also be a portion of underground parking for retail customers.

Sustainability Measures

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

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

Unit Types and Data

There are a total 130 residential units in CPN Block 2A, which include a mix of flats and townhouses. The units range in size from 1-3 bedrooms to accommodate a variety of household sizes and range from 724 - 1,426 square feet. The mix of unit types are as follows:

Unit Types		Avg. square feet.	Sub Total	Total
1BR	Flat	724 sf	33	33
2BR	Flat	931 sf	60	84
	Townhome	1282 sf	24	
3BR	Flat	1262 sf	13	13
Total				**130**

Neighborhood Retail and Community Facilities Space

In accordance with the Major Phase CP-1 and Sub-phase CP-02-03-04 approvals, CPN Block 2A is entitled to 35,000 square feet of neighborhood retail space. CPN Block 2A's current designs call for approximately 17,000 square feet of neighborhood retail space. The neighborhood retail space can be used to provide small-scale retail uses such as restaurants, convenience goods (e.g., food, drug stores, and groceries), and personal services (e.g., laundry, dry cleaning, barbering, and shoe repair) for the daily needs of the immediate neighborhood. The retail space will be designed and built to a cold shell condition to provide flexibility for future tenants to further improve and design the space to their needs.

Per the Phase 2 DDA's Community Benefits Plan ("Community Benefits"), the Developer is also required to provide Community Facilities Space ("CFS") equal to 7.5% of the aggregate retail space in the overall HPS/CP Project. CFS is intended to provide, preserve, and leverage such critical local resources as social services, education, the arts and other community services by providing space without a base rent or sales price. Future tenant's will be responsible for payment of its proportionate share of pass-through and other charges, including property taxes and assessments, insurance and maintenance and other operating expenses. CPN Block 2A will set aside 4,000 square feet of neighborhood retail space for community use, which will be built to a cold shell condition for future tenants to further improve to their needs.

Mid-Block Break

The Mid-Block Break is intended to allow public access through the middle of private development blocks to facilitate a more porous circulation system and help soften the scale of the building massing. The massing, scale and color of the building changes as it turns the corners of O and Earl Street transitioning from a six-story building with a 22-foot commercial ground floor to a four story residential building with individual entrances and stoops off 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 Earl Street as the building transitions in scale and faces an enhanced right of way and OCII's Block 10A block. The character of the building is consistent, with the changes in scale and materiality along 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.

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

The DRDAP requires that Developer propose designs for the Mid-Block Break in vertical development Schematic Design submittals. The Mid-Block Break in CP-03 runs through the northern side of four separate development blocks (Blocks CPN 11A, 10A, 2A, and 1A). To ensure consistent design and complementary material pallets, the Developer has requested deferring the mid-block break design for CPN Block 2A and instead providing a Mid-Block Break Schematic Design submittal for all development blocks within Sub-Phase CP-03 in a separate 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 CPN Block 2A's Schematic Designs subject to the following conditions:

CPN Block 2A

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

1. Further study the opportunity of locating a portion of bicycle parking at the street level.
2. Revise the material label for the retail storefront glazing in elevations to ensure that it shall also be non-reflective.
3. Identify the location of the 4,000 square feet of Community Facilities Space within the neighborhood retail square footage on the building plans for review and approval.
4. Continue to develop and refine the building materials palette, including wall systems, glazing, awnings, screening and other materials, in coordination with OCII Staff. Materials palette must demonstrate durability, especially at the ground floor; stability; quality; color; variety; and visual interest. Explore opportunities to incorporate locally sourced materials to establish a palette that works with climate, light, neighborhood context, history, and culture. Inclusion of sustainable and recycled materials are highly encouraged.
    a. Further study the exterior application of Fiber Cement Panel at the retail ground floor at the corner of Ingerson Avenue and O Street to ensure that the finish does look like a more refined authentic material to maintain the steel-like look. Study other material options to address the concerns of material stability and durability.
    b. Further study the detail of joint between the coplanar metal panel cladding and smooth cement plaster at ground level in the North Elevation.
    c. Further study via details the material applications of aluminum trim around windows; parapet railing; entrance storefront canopy system; storefront canopy with fabric system; visibility and detail of joints in ribbed metal panels.
5. Further develop the screening, materiality and architectural treatment of the below, in coordination with OCII Staff.
    a. Roof design and paving material selection shall consider how to provide an attractive view when roofs are viewed from residential units above in the adjacent towers.
    b. All rooftop mechanical equipment and photovoltaic panel assemblies shall be architecturally screened from the street and side views, respectively. Indicate screening materiality.
    c. All utility facilities including, connections and meters approved by OCII in the setback areas on ground level shall be architecturally screened. Indicate screening materiality.
6. Ensure planter and stoop walls in setback areas shall not be higher than 3 feet above ground level.
7. Develop a detailed lighting plan. Lighting for stoops and courtyards should be subtle and reinforce the overall façade design.

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

8. Ensure modifications of retail storefront design, signage, awnings and materiality continue to be compliant with the CP D4D. Storefronts shall promote pedestrian interest at the ground level, provide visual connection to the store interior, and meet all glazing and transparency requirements.
9. The Developer shall notify OCII whether the units shall be for rent or for sale no later than 30 days prior to construction commencement.

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

10. Number and Location of BMR Units. The CPN Block 2A development shall include seven BMR Units with the affordability levels as identified in its SD set.
11. 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 Developer to follow an equal opportunity program, which consists of: 1) the Bayview Hunters Point Employment and Contracting Policy ("BVHP ECP"), 2) the Small Business Enterprise Policy ("SBE"), 3) the Nondiscrimination in Contracts and Equal Benefits Policy, 4) the Minimum Compensation Policy, 5) the Health Care Accountability Policy, 6) the Prevailing Wage Policy, and 7) the Card Check Neutrality Policy.

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

Small Businesses

To date, for CPN Block 2A, the Developer has achieved 81.6 percent SBE participation in the area of professional service contracts, of which 27.6 percent are from minority-owned firms and 4.1 percent are from women-owned firms.

Local Workforce

The SBE professional services summaries for CPN Block 2A and the biographies of the four SBE firms earning the highest fees on this project are attached to this memo (see Attachments 3 and 4 respectively).

Design Team Selection

LPAS served as the architect for the building designs on CPN Block 2A. 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 CPN Block 2A's Schematic Designs has undergone a community outreach process that included presentations at the Mayor's Hunters Point Shipyard Citizens Advisory Committee ("CAC") Housing Sub-Committee meeting on July 20, 2017 and the Full CAC meeting on February 12, 2018. OCII staff conducted a review of the proposed development and facilitated discussion on the designs at various CAC meetings. At their February 12, 2018 meeting the CAC recommended approval of the CPN Block 2A's Schematic Design.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

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

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

OCII staff has determined that the CPN Block 2A Schematic Designs as submitted, is 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 CPN Block 2A 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 early 2020.

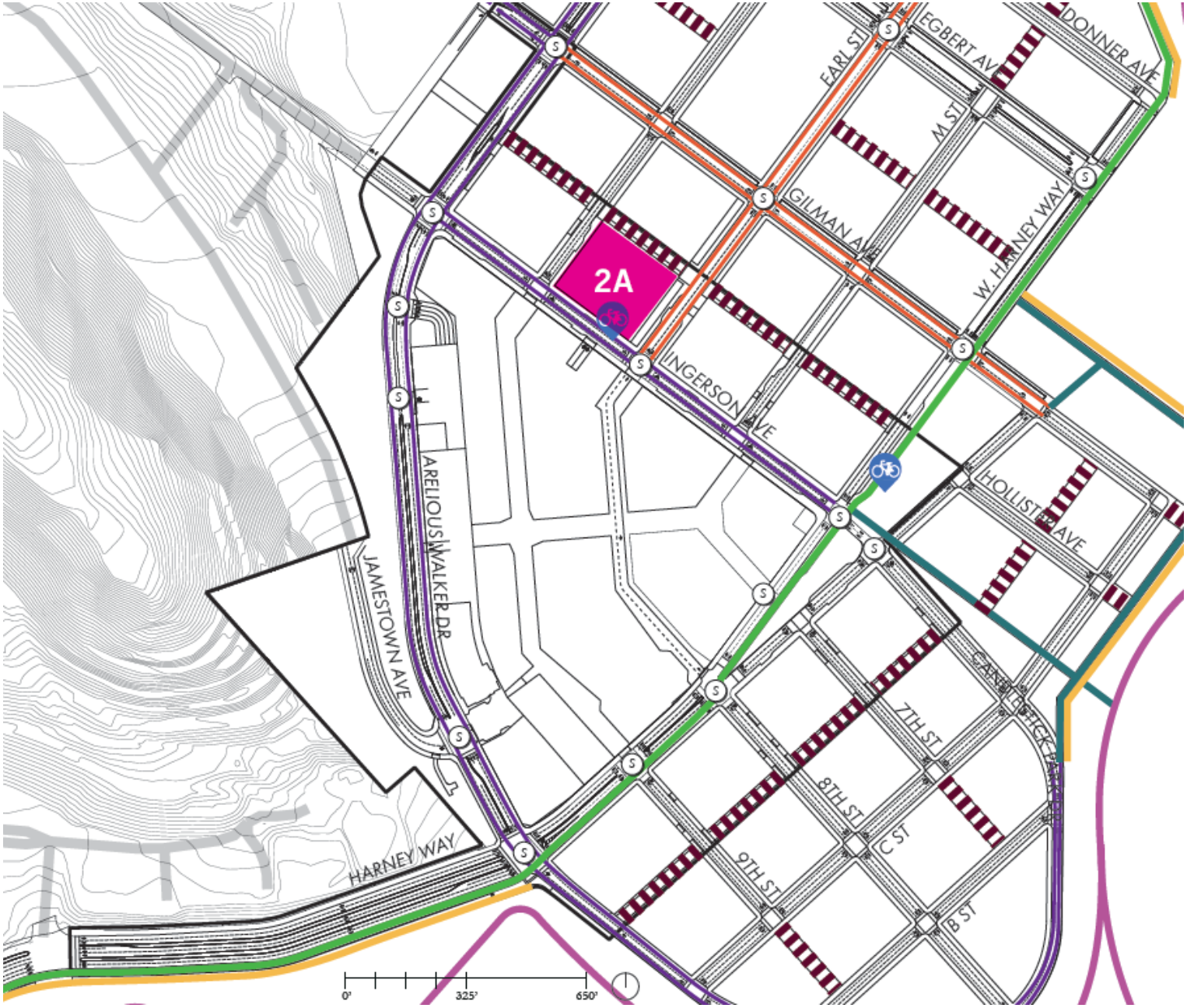
(Originated by Kasheica McKinney, Assistant Project Manager)

Nadia Sesay
Executive Director

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

ATTACHMENT 1

CPN BLOCK 2A SITE MAP



FIVEPOINT™ LPAS Architecture + Design WDA PGAdesign LANDSCAPE ARCHITECTS

CANDLESTICK POINT

BLOCK 2A

OCII SUBMITTAL

March 20, 2018

Project No. 2003-0008

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	2.08-2.13
7		FAÇADE MATERIALS BOARD	9.01

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INTRODUCTION

Block 2A is a prominent mixed-use development located on Ingerson Avenue, a pivotal commercial corridor in Sub Phase-03 Candlestick North. The project sits across the street from the Retail commercial center and will see a great volume of pedestrian and vehicle activity. The highly visible location of Block 2A makes it a significant development within the Candlestick Project.

Block 2A is two blocks west of one of the main focal points of the project at the intersection of Harney and Ingerson Avenue, the two main retail streets. The front of the building along Ingerson faces Candlestick Center Commercial District. The side streets, O and Earl Street are quieter residential and parkway streets providing beautiful views out to the ocean and vibrant landscaping. The easy access to the Bus Rapid Transit Lane on Harney and Ingerson and the Commercial Center, make the project a bridge for folks coming and going from shops and entertainment that are along the outer frame of the neighborhood. The North side of the building faces a mid-block break, encouraging a pedestrian friendly paseo that is a short stroll away from the Candlestick Community Park. The townhomes lining the mid-block break are stepped down 3-4 stories and offer private stoops that spill into the mid-block break creating a safe and friendly environment for pedestrians.

On its eastern side, along Earl Street, the block is hugged by a boulevard "park" street that leads to the neighborhood's central park. The adjacent pocket park acts as a brief reprieve for residents and tourists alike. The pocket parks along Earl Street act as a guide into the Candlestick Point Development parks and green space that are sprinkled throughout the project. Overall the block is 1.31 Acres and the development includes a gross building area of approximately 255,000 square feet of which approximately 141,000 square feet is residential. The proposed development includes 130 multifamily units, including 24 townhomes and seven (7) affordable units spread throughout the six story development. There will be various shared amenities throughout the project including an almost 13,000 square foot interior courtyard. Also, the ground floor consists of 18,000 square feet of retail space, facing Ingerson Avenue.

DESIGN APPROACH

The design approach for block 2A 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 2A is located in Candlestick North Plan area which is characterized by both the retail street activity along Ingerson Avenue and the surrounding beach and State Recreation Area to the east. 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. The block faces a busy commercial street, Ingerson Avenue, however it is sandwiched between calmer Earl and O Street. The more residential streets create a corridor leading folks towards the Candlestick Community Park just North of the Block.

Block 2A 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 2A was examined and designed with the Commercial Center across the street and neighboring affordable block 10A in mind. Block 2A's massing uses a three part scheme that highlights both corners along Ingerson Avenue. In keeping with the character and history of the neighborhood, Block 2A was inspired by a more industrial meets modern approach incorporating brick like elements with more modern glass accents. The entry at the corner of Ingerson and Earl spills into the pocket park establishing an attractive and inviting pedestrian experience. The residential entry also sits in front of the pocket park further creating an active ground space along the side street. The massing element on the other corner at O Street features a more brick warehouse industrial expression with the commercial frontage wrapping the corner. 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 dark ribbed metal façade with traditional warehouse features, such as the shed roof, unifies and bridges the different massing schemes.

There is a view corridor along Earl Street starting at Ingerson and ending at the beach and Recreation Area. This passageway is lined with green space, bike lanes, and passes a Candlestick Community Park two blocks north of Block 2A. The residential entrance on Earl Street has a calm refined design with decorative accent tiles at the base and strong entry canopy. The ribbed metal panel façade steps down in height on O Street creating a more contemporary expression at the garage entry. On both corners in the front of the building, the design wraps the façade around the corner and retain as much of the materiality as possible and was intended to hold the corner while enhancing the experience for residents and the public. 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 of potential solar, storm water and other sustainability measures were also considered in the design.

MID-BLOCK BREAK

The massing, scale and color of the building changes as it turns the corners of O and Earl Street transitioning from a six story building with a 22 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 Earl Street as the building transitions in scale and faces a pocket park and OCII's Block 10A block. The character of the building is consistent, with the changes in scale and materiality along 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. There is segregated parking below grade that accommodates the grocery space.

CONFORMANCE WITH DESIGN FOR DEVELOPMENT

The 130 multifamily unit project 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 2A development complies with all design standards. Height is in conformance with the limits for midrise, 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 6.09 illustrates the roof heights and the areas that are within the midrise zone along Ingerson Avenue 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 Ingerson Avenue. 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 2A 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.

FAÇADE

The articulation of the building facade is manipulated in three distinct ways: the use of traditional brick-like facade characteristics along the retail and most of the residential elevations, a contrasting facetted geometric facade along the upper residential units, and a modern application of brick on the townhomes. No four sides of the building look exactly the same, but the project is unified by complementary materials and colors; from the deep reds' in the brick veneer to the dark charcoal ribbed metal panels. Other materials utilized are cement plaster in different colors and textures, metal panels, and a large curtain wall tower that flanks the corner of Earl Street and Ingerson Avenue. The massing gradually steps down towards the mid-block break and meets the abundant vegetation. The awnings and light fixtures also bring down the scale of the building to a more pedestrian friendly environment along the streetscape.

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 private 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 midblock 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 pocket park on Earl Street provides residents and neighbors another access point to green space among the developments in the area.

BUILDING AREAS

FLOOR	RESIDENTIAL GROSS	BALCONIES	APPROX. RESIDENTIAL NET	COMMON/AMENITY	COMMERCIAL	COMMUNITY SERVING RETAIL	UTILITY	CIRCULATION	TOTAL*	GARAGE
6TH FLOOR	14,095	3,777	12,507				694	2,195	16,984	
5TH FLOOR	19,235		17,312				829	2,464	22,528	
4TH FLOORS	24,871		22,384				829	2,806	28,506	
3RD FLOORS	35,477		31,929				829	2,805	39,111	
2ND FLOOR (PODIUM)	32,862		29,576	14,426			925	4,650	52,863	
GARAGE UPPER	7,932			779					8,711	17,342
GROUND FLOOR	7,351		6,616	1,712	13,106	4,000	4,730	2,098	28,997	16,526
TOTALS	141,823	3,777	120,323	16,917	13,106	4,000	8,836	17,018	201,700	33,868
									235,568	

* INCLUDES GROSS SQ FT & DOES NOT INCLUDE BALCONIES

OPEN SPACE	
REQUIRED FOR 130 UNITS	**7,800**
COURTYARD GROSS	12,635
COURTYARD USABLE	7,027
6TH FLOOR PRIVATE BALCONIES	3,777
TOTAL PROVIDED	

PARKING

FLOOR	RESIDENTIAL STANDARD 8'x18'		ACCESSIBLE 9'x18'	CAR SHARE	TOTAL
6TH FLOOR					
5TH FLOOR					
4TH FLOORS					
3RD FLOORS					
2ND FLOOR (PODIUM)					
GARAGE UPPER	45 spaces		1 spaces		46 spaces
GROUND FLOOR	65 spaces		1 spaces	1 spaces	67 spaces
TOTAL					**113 spaces**

PARKING RATIO: 0.87

BICYCLE PARKING

	REQUIRED	PROVIDED
CLASS 1 25 + 1 PER 4 UNITS	52	52

SITE AREA

PARCEL AS CURRENTLY MAPPED				
PARCEL AREA (PL 20' FROM CENTER LINE OF MIDBLOCK BREAK)	57,173	SQFT	1.31	ACRES
MID BLOCK IMPROVEMENT AREA (TO CENTER LINE OF MID BLOCK BREAK)	5,120	SQFT	0.12	ACRES
TOTAL DEVELOPMENT AREA	**62,293**	**SQFT**	**1.43**	**ACRES**
PROPOSED FUTURE				
PROPOSED FUTURE PARCEL AREA (PL 13' FROM CENTER LINE OF MIDBLOCK BREAK)	58,965	SQFT	1.35	ACRES
MID BLOCK IMPROVEMENT AREA (TO CENTER LINE OF MIDBLOCK BREAK)	3,328	SQFT	0.08	ACRES
TOTAL DEVELOPMENT AREA	**62,293**	**SQFT**	**1.43**	**ACRES**

UNIT COUNT AND OVERALL AREA

TOTAL UNITS	**130**

FLOOR & LOT AREA CALCULATIONS	CURRENT	FUTURE	
DENSITY	90.9	90.9	UNITS/ACRE
TOTAL BUILDING AREA (GROSS)	235,568	235,568	SF
FLOOR AREA RATIO	3.8	3.8	

OVERALL RESIDENTIAL UNIT MIX

	FLATS			TOWNHOUSES	TOTAL
FLOOR	1B ±724SF	2B ±931SF	3B ±1,262SF	LINER 2B ±1,282	
PERCENT TYPE	25.4%	46.2%	10.0%	18.5%	100.0%
6TH FLOOR	3	8	2		13
5TH FLOOR	7	11	2		20
4TH FLOORS	8	14	3		25
3RD FLOORS	8	14	3		25
2ND FLOOR (PODIUM)	7	13	3	14	37
GARAGE UPPER					0
GROUND FLOOR				10	10
TOTALS	33	60	13	24	**130**
	UNIT MIX				
	1B	**2B**		**3B**	
TOTALS	33	73		24	
PERCENT TOTAL	25.4%	56.2%		18.5%	100.0%

BMR UNIT MIX					
	FLATS			Townhouse	TOTAL BMR
FLOOR	1bd x 1bth	2bd x 2bth	3bd x 2bth	2bd x 2bth	
	0.8%	0.8%	3.0%	0.8%	5.4%
6TH FLOOR					
5TH FLOOR	1				1
4TH FLOORS		1			1
3RD FLOORS			1		1
2ND FLOOR			3		3
MEZZANINE					
GROUND FLOOR				1	1
TOTALS	1	1	**4**	1	**7**
	BMR MIX				
	1B	**2B**	**3B**	**2B**	
TOTALS	1	1	4	1	
PERCENT TOTAL	14.3%	14.3%	57.1%	14.3%	100.0%

BMR UNIT TYPES, AMI & SQFT						
FLOOR	UNIT TYPE	GSF	AMI	PARKING	COST/STALL	UNIT #
5TH FLOOR	1bd x 1bth	724	90%	UNBUNDLED	$60,000	**501**
4TH FLOOR	2bd x 2bth	1,062	100%	UNBUNDLED	$60,000	**406**
3RD FLOOR	3bd x 2bth	1,361	120%	UNBUNDLED	$60,000	**324**
2ND FLOOR	3bd x 2bth	1,330	80%	UNBUNDLED	$60,000	**230**
2ND FLOOR	3bd x 2bth	1,395	100%	UNBUNDLED	$60,000	**220**
2ND FLOOR	3bd x 2bth	1,361	90%	UNBUNDLED	$60,000	**236**
GRND FLOOR	2bd x 2bth	1,426	120%	UNBUNDLED	$60,000	**126**

*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	2A	
Gross Project Area	**Primary Occupancy**	**Number of occupied floors**
254,555 SF	R-2	8
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 2A 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 2A 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 2A will be Solar PV ready, for future alternative energy generation.
- Block 2A will have integrated "smart metering" building management systems and feedback panels.
- Block 2A 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.

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 >,+=%/-"?"

Project Name: Candlestick Block 2a
Project Street: Ingerson Avenue
Project City: San Francisco
Project Zip: 94110

A	Measures	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
			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

A	Measures	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

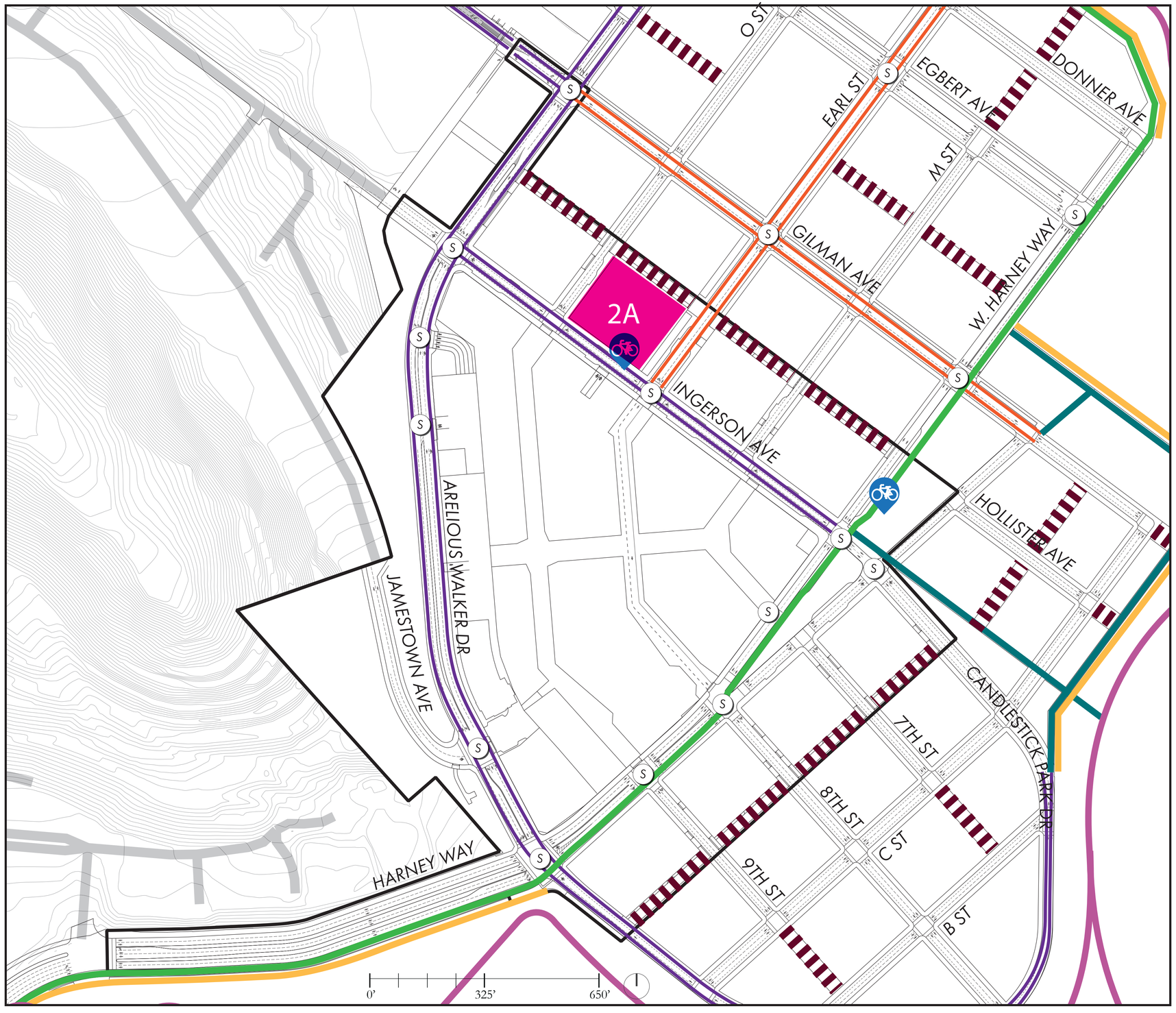
Project Name: Candlestick Block 9
Project Street: Harney Way
Project City: San Francisco
Project Zip: 94110

A	Measures	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		

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**



PEDESTRIAN AND BICYCLE NETWORK

Class III bicycle routes will be provided on Ingerson Avenue and Arelious Walker Drive with a bicycle share station proposed in front of Block 2a. The bicycle route will connect with the City's Cycle Track at Harney way. The network of pedestrian and bicycle paths will create active streets and encourage the use of other means of travel.

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 | WDA | PGAdesign Landscape Architects | FIVEPOINT

PROJECT CONTEXT
PEDESTRIAN AND BICYCLE NETWORKS

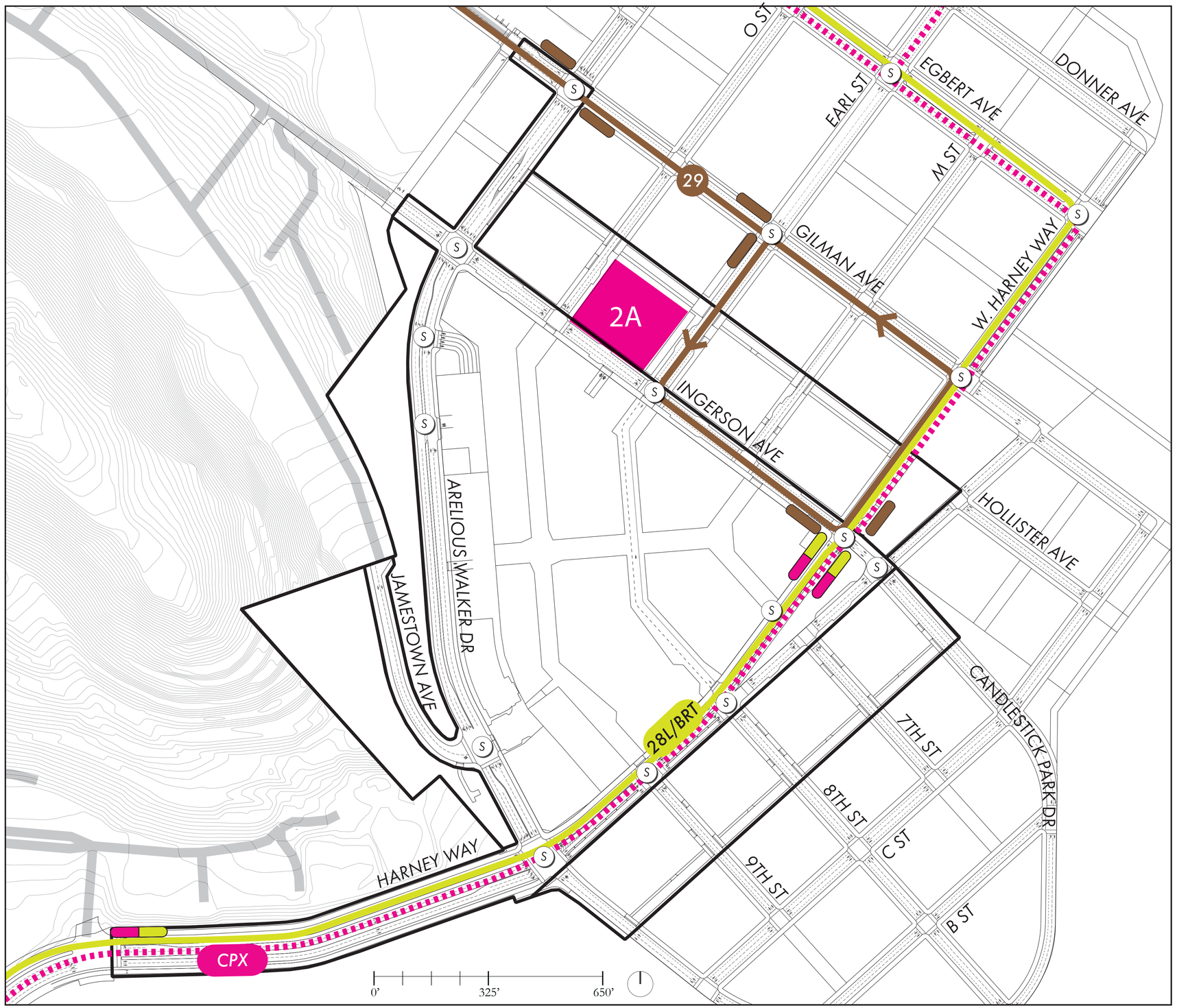
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

1.09

JANUARY 26, 2018

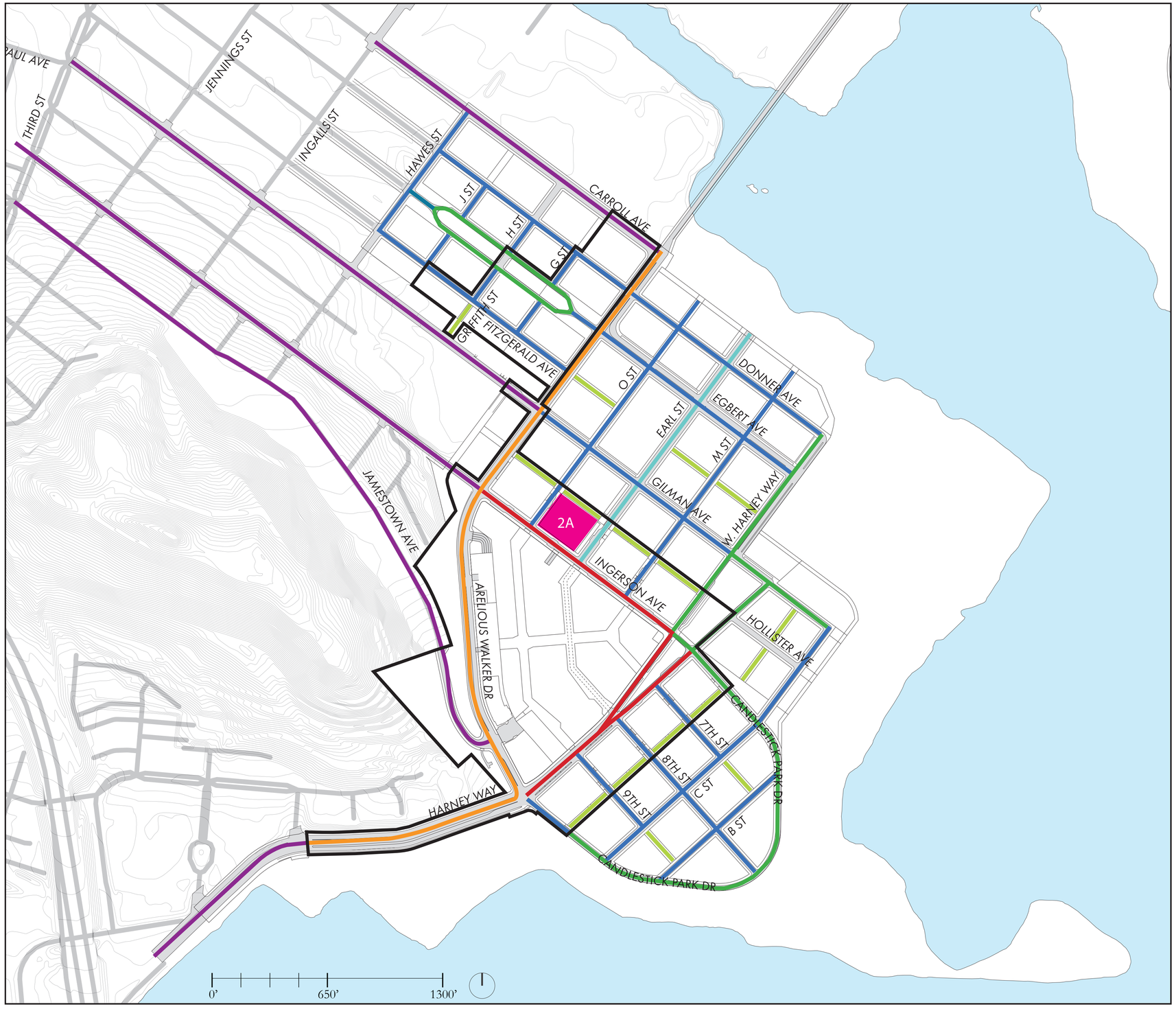


TRANSIT NETWORKS

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 2A site on four sides:

Neighborhood Commercial Street (Ingerson Avenue)
Neighborhood commercial streets are modeled after many San Francisco’s most vibrant streets, handling continuous activity throughout the day. They provide larger sidewalks with seating to encourage pedestrians and give retailers to the opportunity to have outdoo seating to activate the the street level. Short-term parking for customers and space for loading facilities are also provided

Neighborhood Residential Street (O Street)
Neighborhood residential streets are quieter residential streets with relatively low traffic volumes and speeds. Though they have low levels of activity relative to other street types, they play a key role to support the social life of the neighborhood. Residential streets will feel safe, comfortable and cared for. Residents may think of the street outside their home as an extension of their home or a neighborhood commons.

Parkway (Earl Street)
Parkway streets are intended to provide larger viewing corridors for blocks that are further from the Bay. It is lush with landscape and flanks the Candlestick Community Park. The streetscape has abundant garden-style planting and incorporates bioswales for stormwater management. Bicycle lanes and parking and bus stops are also provided.

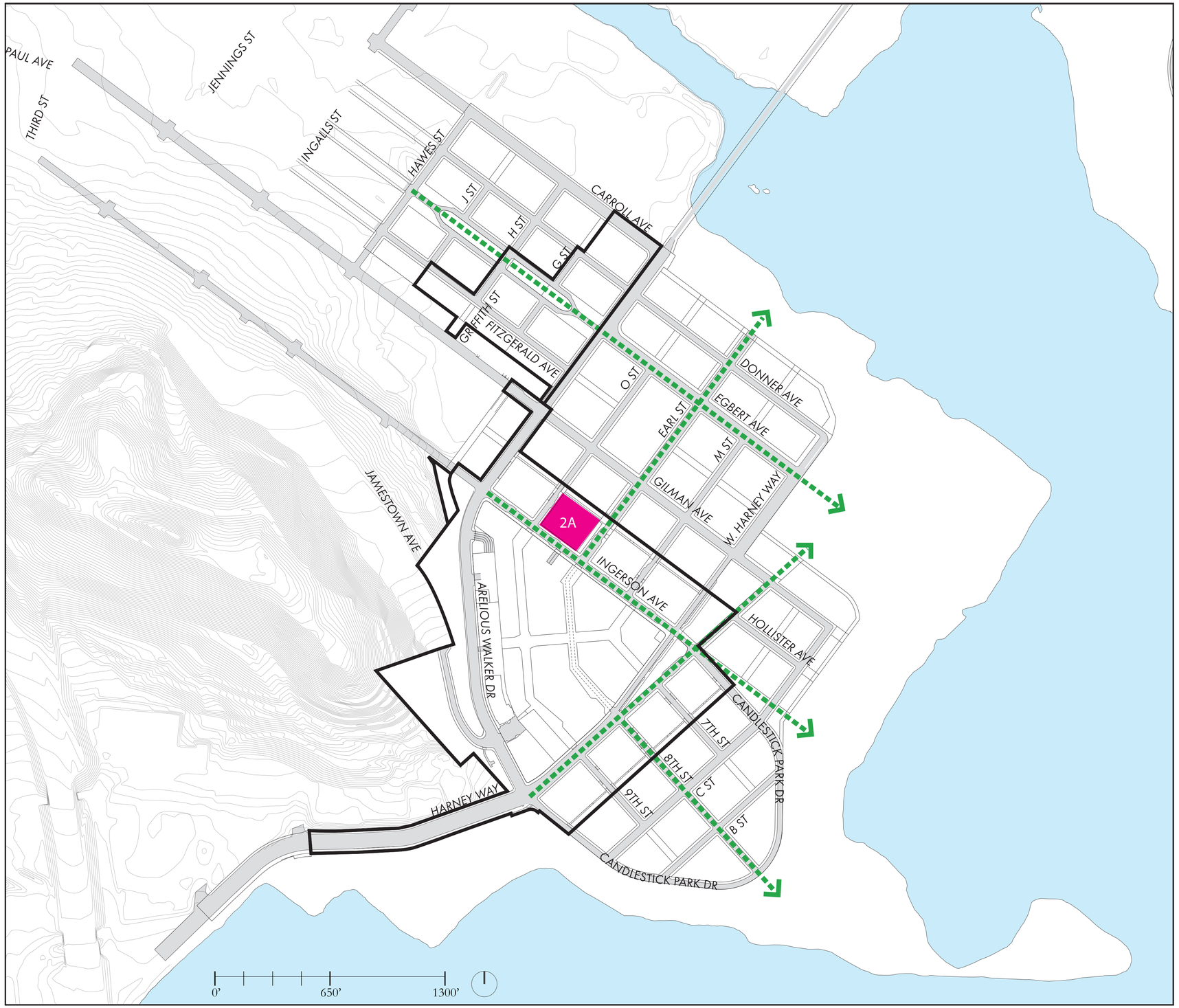
Mid-Block Break
Mid-block breaks are small scale, single-surface streets that prioritize pedestrian use, but emergency vehicle access and bicycles to share the open space. The mid-block break will be designed to emphasize the pedestrian scale. It will enable a generous pedestrian realm on a narrow street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

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

PROJECT CONTEXT
VIEW CORRIDORS

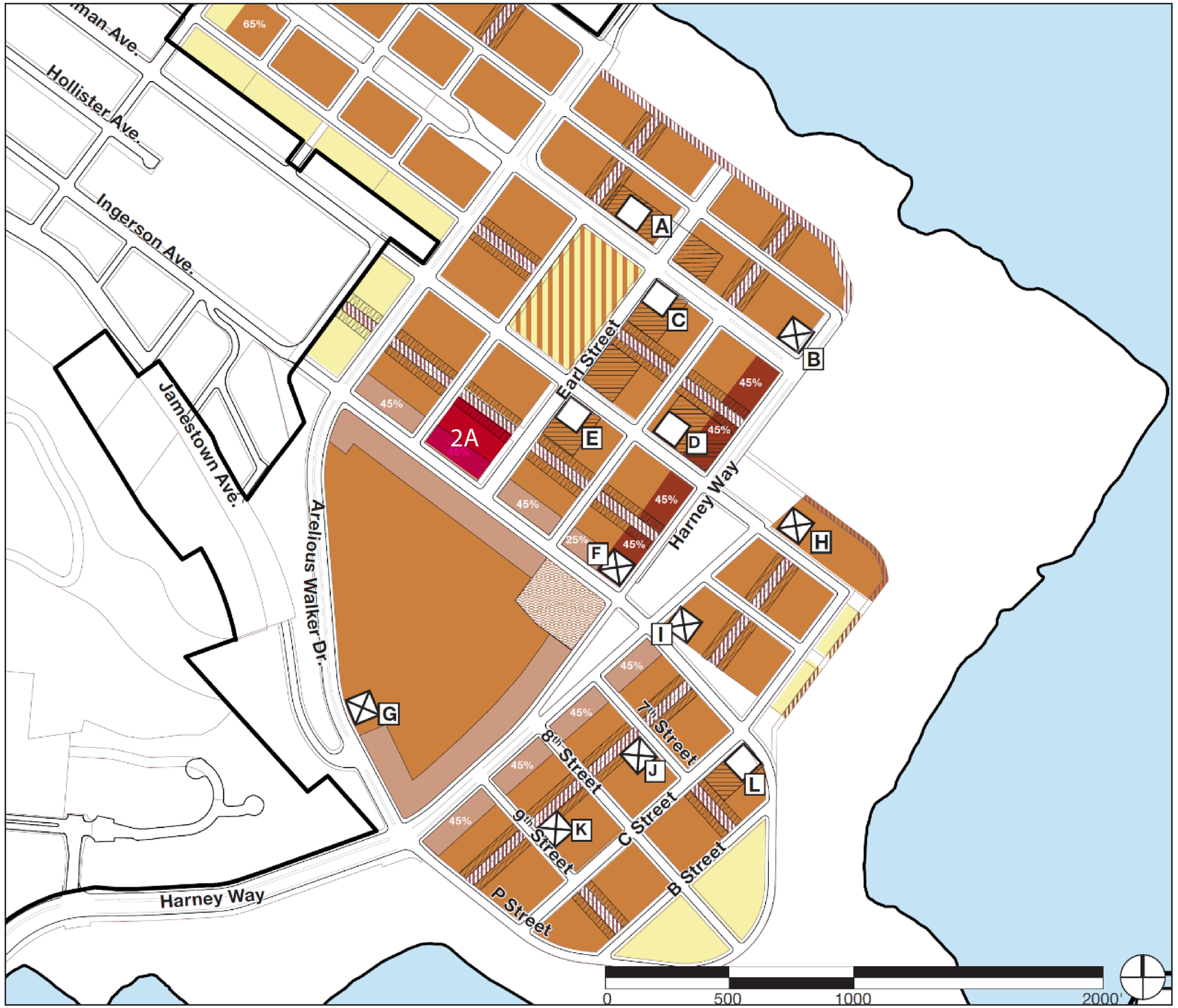
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

1.12

JANUARY 26, 2018



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

CANDLESTICK POINT | BLOCK 2A

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Project No. 2003-0008

1.13

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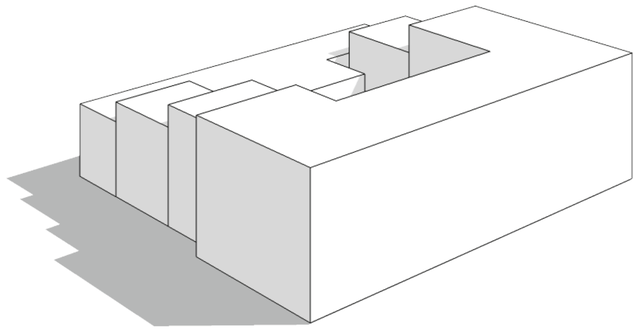
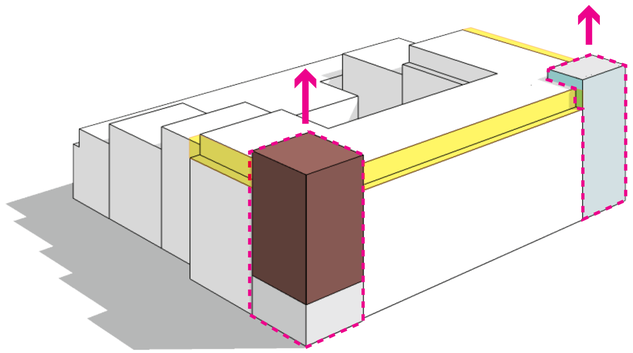
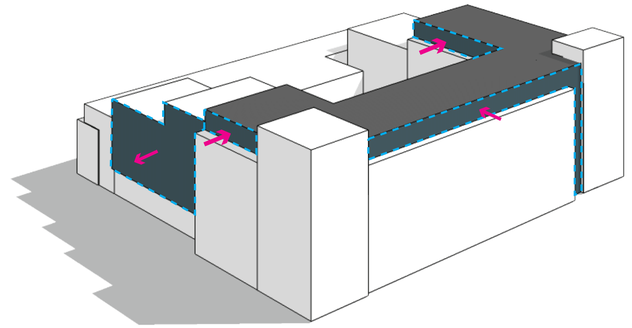


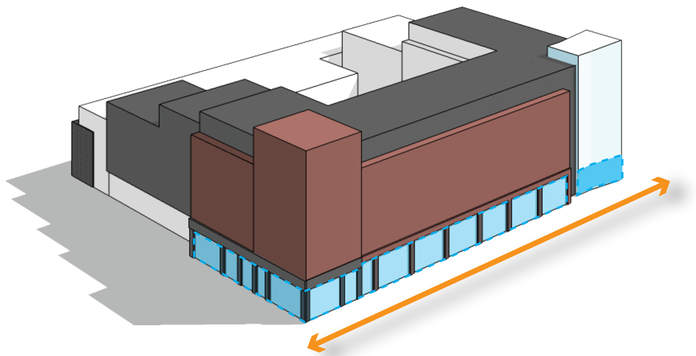
Mid-rise Mixed-use envelope



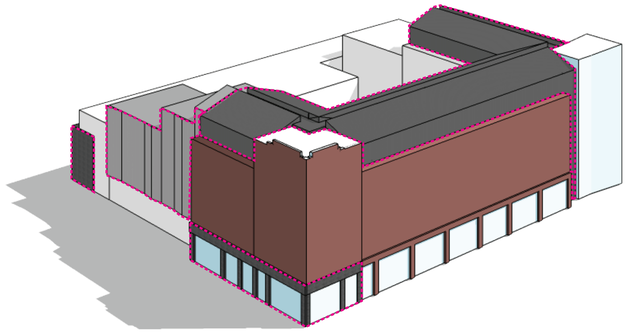
Establish points of interest by elevating corners at O and Earl Street. Develop step backs to give heirarchy between the base middle and top forms.



Establish building articulation through intentional push and pulls to highlight corner elements.



Establish retail storefront and rhythm along Ingerson Avenue.



Accent materials and faceted planes establish contrast between step backs in mass and bring scale down to human scale.

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DESIGN STUDIES
BUILDING MODULATION

CANDLESTICK POINT | BLOCK 2A

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STUDY 1

Surface treatment applied to ground floor to act as a platform to the above masses.

STUDY 2

Surface treatment study gives more expression to the retail storefront and changing material above the base to reflect a more uniform residential facade.

FINAL

Implementing less building materials and placing them in a stratic manner that gives heirarchy to the whole project and highlight the corner element.

STUDY 1

Window types are sized fairly similar to mimic warehouse aesthetic.

STUDY 2

Varying window types explored to create a contrast between the two upper masses and juxtapose two different styles.

FINAL

A fenestration pattern that provides succinct rythm and allows the users eye to travel along the mass seamlessly. Combining varying window types but grouping them in similar ways creates unity in the overall form.

STUDY 1 The building steps down once at stairwell and once more at residential units, then steps back up at all glass commercial entry.

STUDY 2 The building steps down twice at residential units, then steps back up at all glass commercial entry.

FINAL The building gradually steps down (including stairwell) and steps back up at all glass commercial entry.

STUDY 1 (RESIDENTIAL ENTRY)

Base at lobby entrance wasn't clearly defined; there was a lack in detail. Large expansive glass compared with the solid mass of brick was too contrasting and the combination of materials and color tones didn't complement each other as well.

FINAL (RESIDENTIAL ENTRY)

Extended canopy creates a greater lobby entry expression. Dark metal accents provide a unity between window frames at residential units. Change in base material expresses a visual separation between the commercial and residential spaces.

STUDY 1

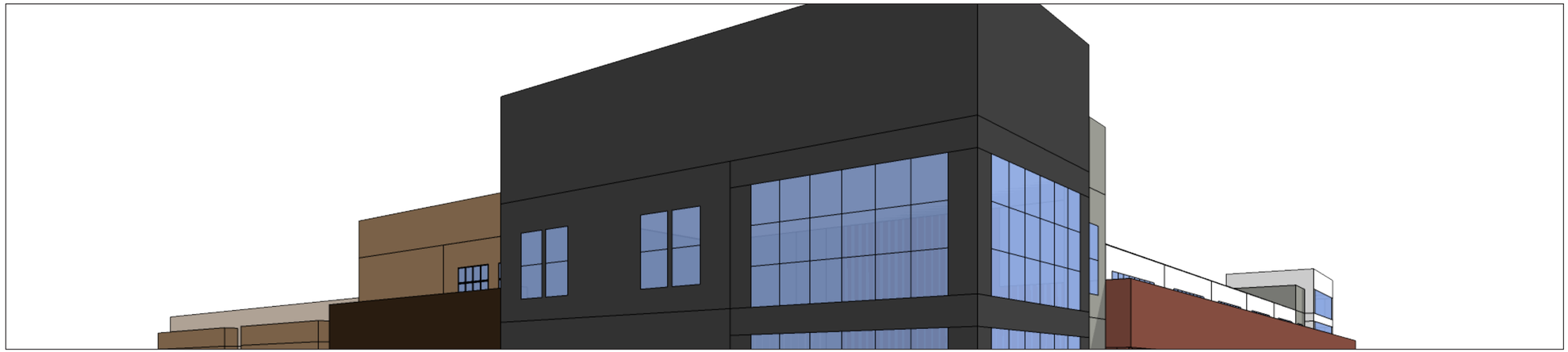
Exploration of covered balconies on Ingerson Avenue and varying window types.

STUDY 2

Greater exploration of commercial entrance and creating rythm with pilasters at ground floor that carries up to the residential units.

FINAL

Providing a traditional base that has ins and outs between window bays. Pronouncing the corner elements by material definition and balancing them proportionately.



STUDY 1

Traditional rooftop parapet does not express warehouse aesthtic well.

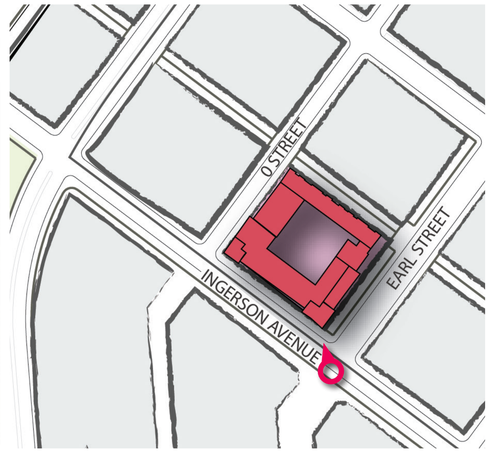
STUDY 2

Change in material helps define corner, but angular pediment does not complement adjacent geometry.

FINAL

Extending corner element and stepping down pediment creates a nice detail and enjances the warehouse aesthetic. Proportion of step down complements adjacent forms and overall mass.

ELEVATED EAST BOUND VIEW
FROM INGERSON AVENUE



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PROJECT VIEWS
INGERSON AVENUE

CANDLESTICK POINT | BLOCK 2A

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Project No. 2003-0008

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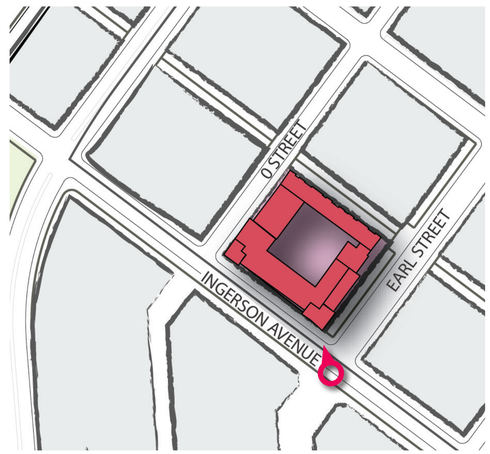
EASTBOUND VIEW FROM
INGERSON AVENUE



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PROJECT VIEWS
INGERSON AVENUE

CANDLESTICK POINT | BLOCK 2A

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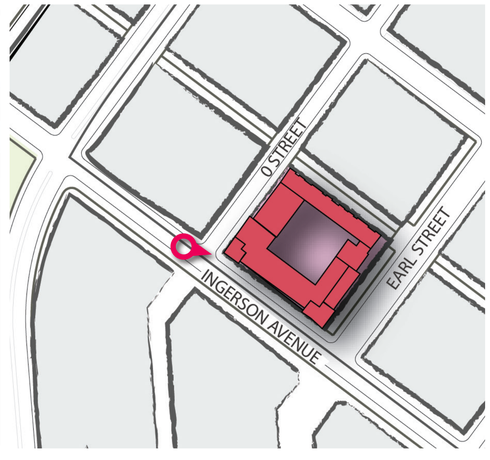
CORNER RETAIL ON O STREET
AND INGERSON AVE.



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PROJECT VIEWS
INGERSON AVENUE

CANDLESTICK POINT | BLOCK 2A

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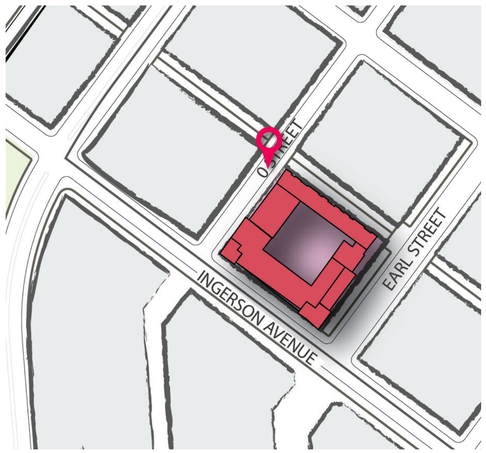
SOUTHBOUND VIEW ON O STREET



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PROJECT VIEWS
O STREET

CANDLESTICK POINT | BLOCK 2A

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Project No. 2003-0008

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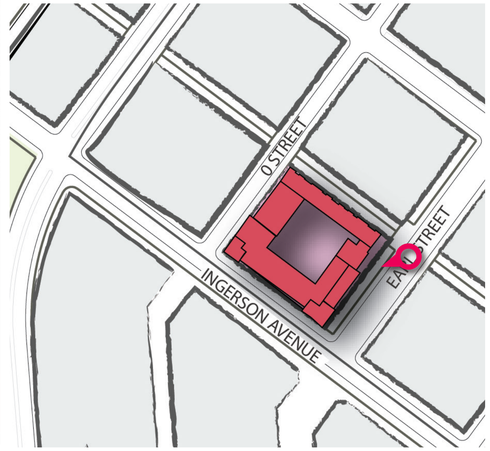
SOUTHBOUND VIEW ON EARL STREET



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PROJECT VIEWS
EARL STREET

CANDLESTICK POINT | BLOCK 2A

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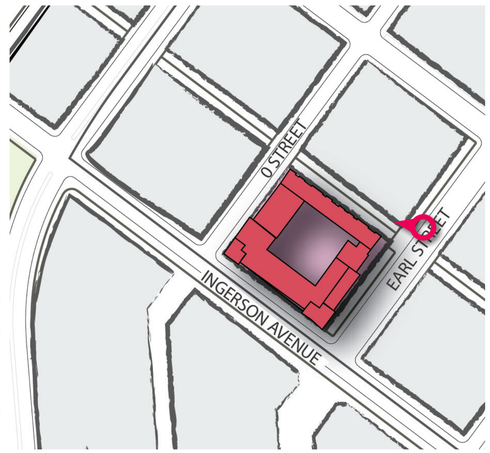
VIEW OF TOWNHOMES FROM MID-BLOCK BREAK



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PROJECT VIEWS
MID-BLOCK BREAK

CANDLESTICK POINT | BLOCK 2A

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Project No. 2003-0008

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DESIGN FOR DEVELOPMENT CONFORMANCE CHECKLIST - BLOCK 2A

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%	N/A	
		80' along Ingerson Avenue, 65' in portions designated	Max 80' + parapets	7.01, 7.02, 7.03, 7.04
		Area above 65' permitted for max. 45% of the site (57,173 x.45 = 25,728 sf area permitted)	30.3% 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 (55,204 x .75 = 41,403 sf area per floor permitted)	73% provided	3.18
		Area above 65' permitted for 45% of the site (55,204 x.5 = 27,602 area permitted)	32% 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'-4"	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 92'-6"	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"	
		O and Earl Street: 10-ft	10-ft at both O and Earl Street	6.01
		MBB: 20-ft	20-ft from MBB centerline	6.01
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	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, 7.07, 7.09
4.2.5	WIND	Not applicable to mid-rise buildings	N/A	-

DESIGN FOR DEVELOPMENT CONFORMANCE CHECKLIST - BLOCK 2A

SECTION	SECTION TITLE	REQUIREMENT	PROPOSED	LOCATION IN DRAWING SET
4.2.6	SUNLIGHT/SHADE	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.	6.01
		Grade Separation: Ground floor units to be 2-4 ft. above adjacent grade	Stoop height varies between 2 and 2.09 ft.	6.01, 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 20'-0" and depth of 35'-0" min.	6.01, 8.02
	FAÇADE ARTICULATION	Retail bay shall be a maximum of 30'	27'-1" 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, 6.03
	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 143'-4" from Ingerson Avenue. Vehicular entry and Lobby are located on opposite streets	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	7.02, 7.07
	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	2.13, 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 larger glazing applications in the retail portion and overhangs.The top section is defined by a stepbacks and change in material.	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 2A

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, change in materiality, 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, 6.09
	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
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 at Site Permit	1.06: 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 2A

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	N/A	
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.	Residential: 0.87/1 DU (113 STALLS)	1.04, 6.01, 6.02, 6.03
	BIKE PARKING	Class 1: 25 plus 1 per 4 units over 50	52 required, 52 provided	1.04, 6.03
		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
	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	N/A	
		10-ft minimum pedestrian path, which can be combined with emergency vehicle access lane	N/A	
	MID BLOCK BREAK - SURFACES	Hard surfaces restricted to 70% of the ground plane	N/A	
	MID BLOCK BREAK - STREET TREES	Trees to be spaced no greater than 30-ft on center	N/A	
	MID BLOCK BREAK - ENTRIES	The main unit entrance to be located on the mid-block break	N/A	
	MID BLOCK BREAK - ACTIVATION	The street level building face that is not garage shall be activated with ample glazing, entrances, stoops and porches	N/A	
	MID BLOCK BREAK - LIGHTING	Provide adequate lighting for pedestrian and vehicular safety	N/A	

SHEET LEGEND

PROPERTY LINE

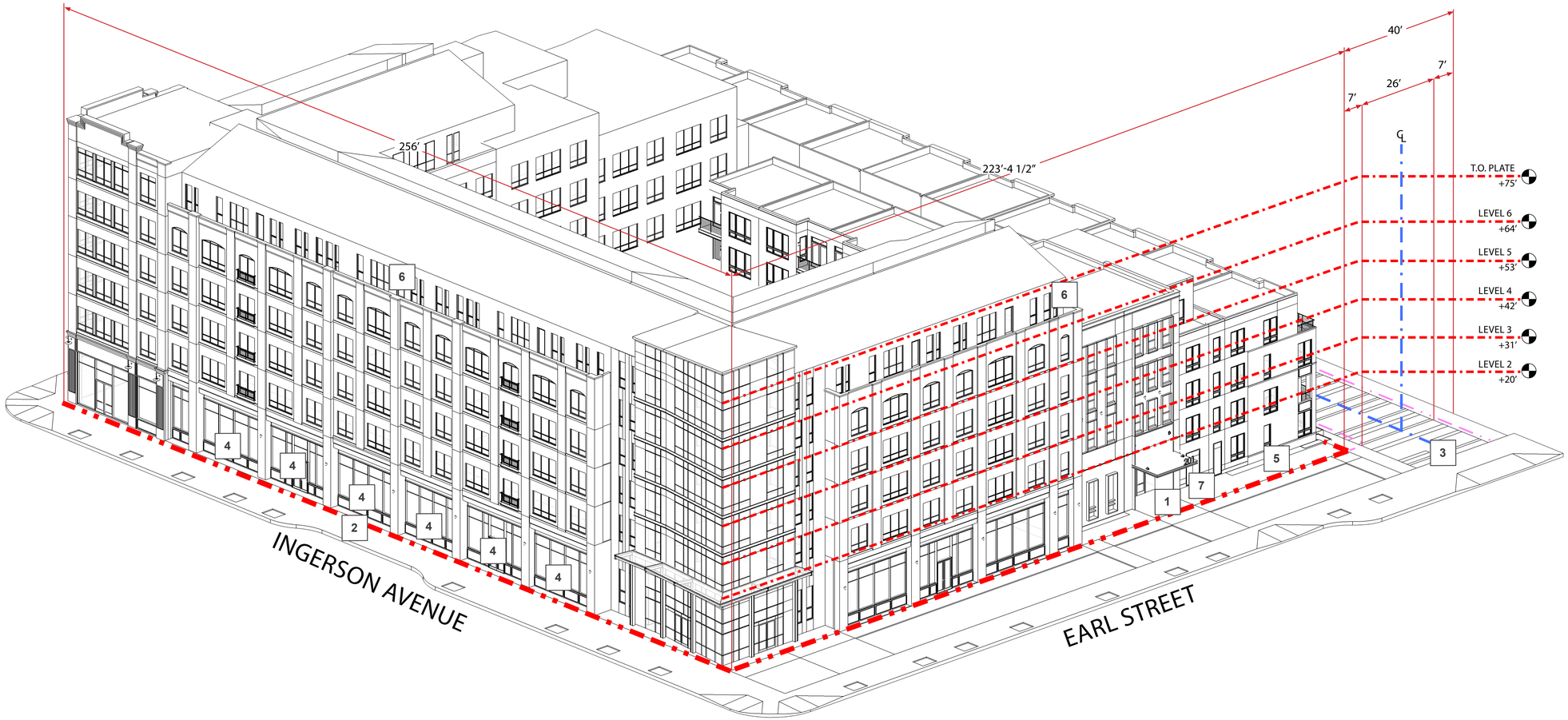
FUTURE PROPERTY LINE

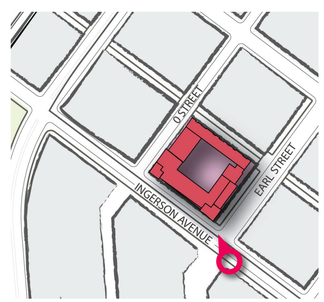
CENTER LINE

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 (3.13-16)

1	RESIDENTIAL LOBBY ENTRY
2	COMMERCIAL RETAIL FRONTAGE, TYP. ALONG INGERSON AVENUE
3	MID-BLOCK BREAK
4	COMMERCIAL SETBACK -2'
5	RESIDENTIAL SETBACK -10'
6	UPPER LEVEL STEPBACK
7	UTILITY ACCESS





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

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.03

JANUARY 26, 2018

SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

CENTER LINE

SHEET NOTES

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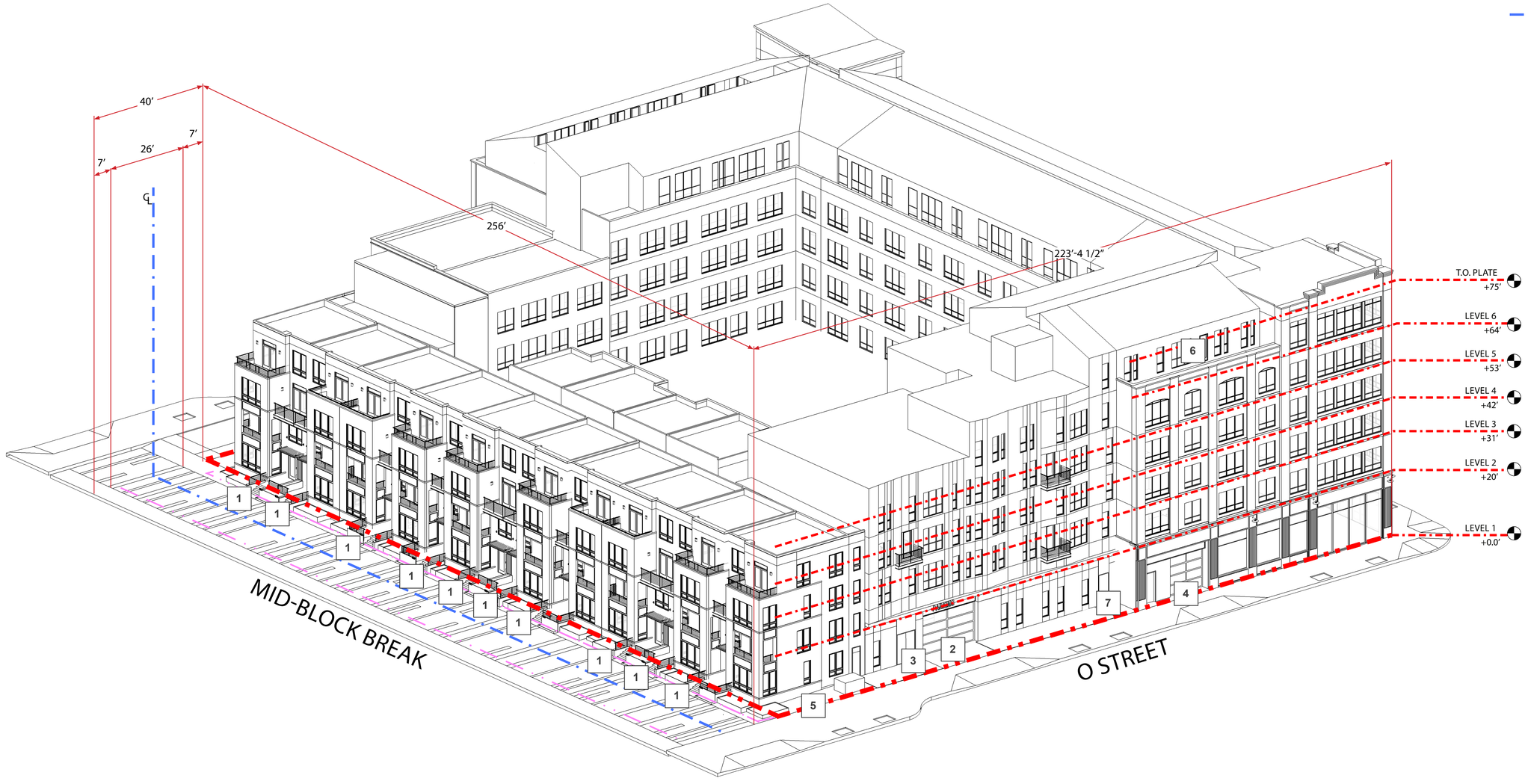
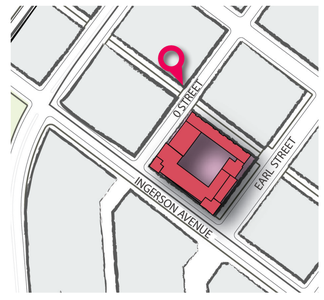
3. BUILD-TO LINE DIAGRAMS (3.13-16)



1 TOWNHOME ENTRY STOOP, TYP.
2 RESIDENTIAL GARAGE ENTRY
3 UTILITY ACCESS
4 COMMERCIAL LOADING
5 RESIDENTIAL SETBACK -10'
6 UPPER LEVEL SETBACK
7 STAIRWELL EXIT



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

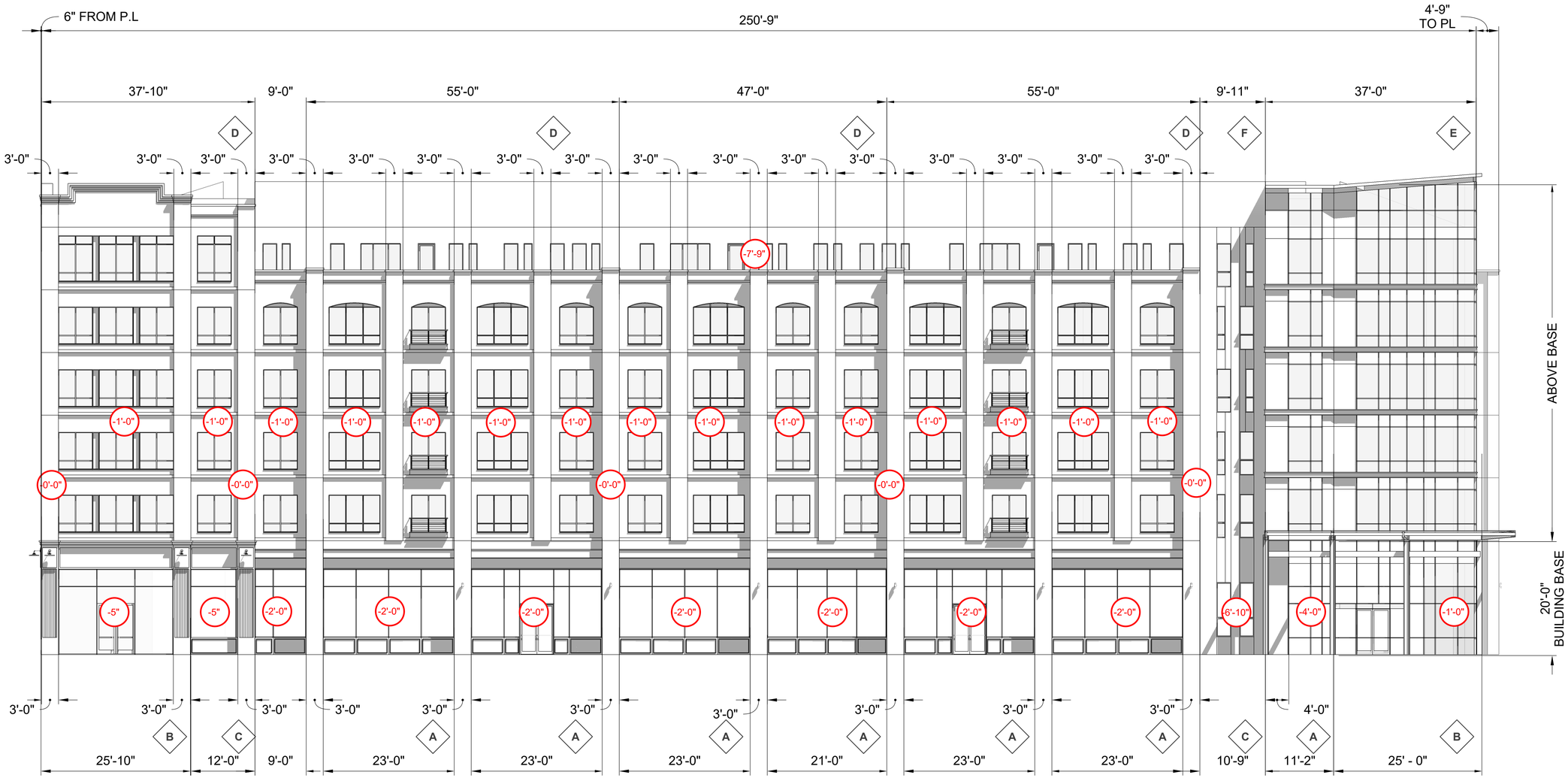
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.04

JANUARY 26, 2018



Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

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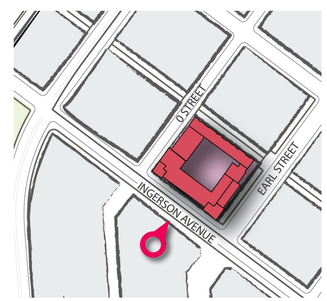
SHEET NOTES

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.
- B — APPARENT FACE AT BASE IS LESS THAN 30'. CHANGE IN APPARENT FACE IS ACHIEVED BY A MAJOR CHANGE IN FENESTRATION.
- C — APPARENT FACE AT BASE IS LESS THAN 30'. CHANGE IN APPARENT FACE IS ACHIEVED BY A MAJOR 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.
- E — APPARENT FACE ABOVE BASE IS LESS THAN 100'. CHANGE IN APPARENT FACE IS ACHIEVED BY A MAJOR CHANGE IN FENESTRATION.
- F — APPARENT FACE ABOVE BASE IS LESS THAN 100'. CHANGE IN APPARENT FACE IS ACHIEVED BY A MAJOR CHANGE IN MATERIALITY.
- +0.0' — NOTES SETBACK FROM FURTHEST PLANE



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DESIGN FOR DEVELOPMENT CONFORMANCE
APPARENT FACE DIAGRAM- SOUTH

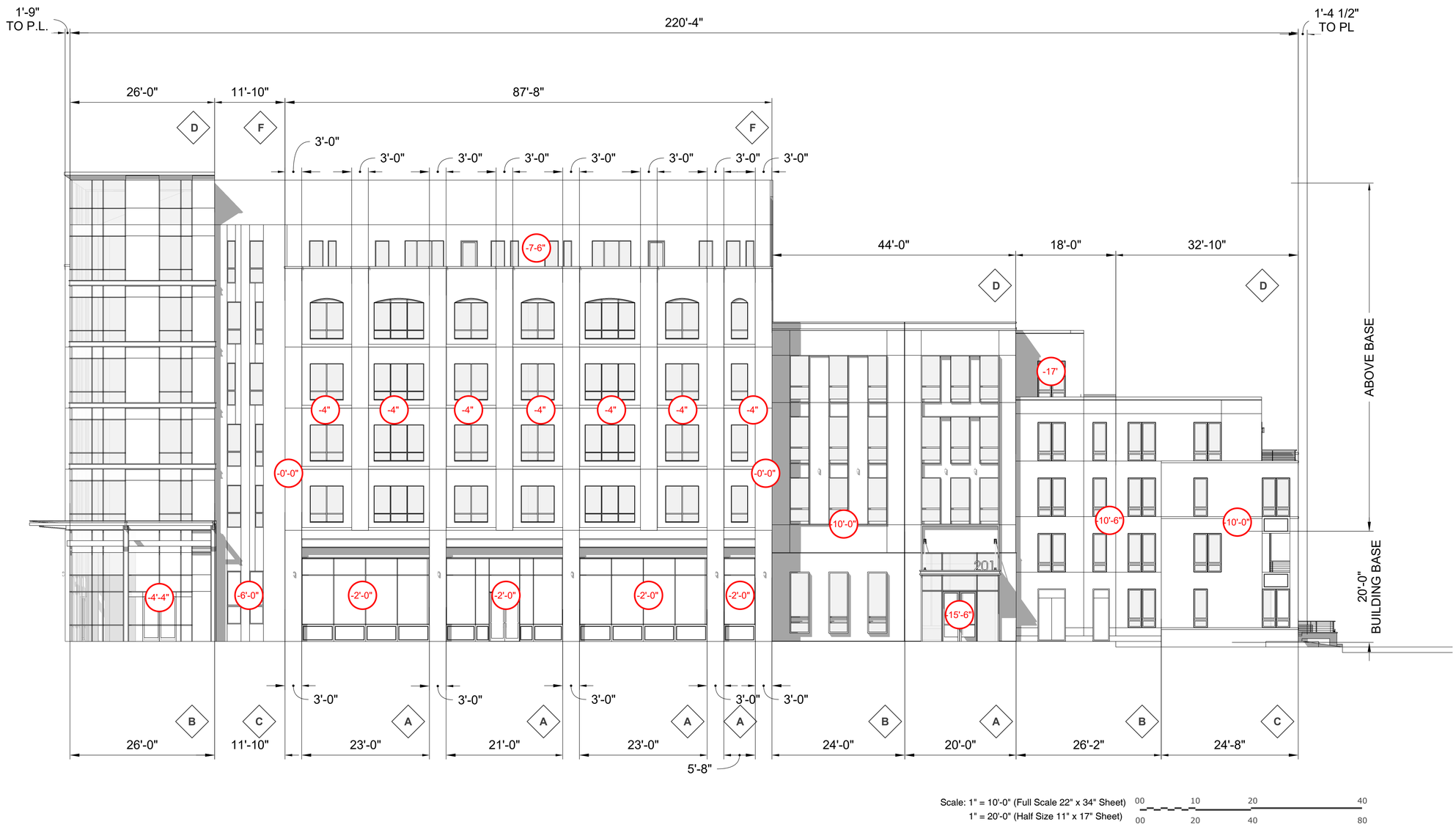
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.05

JANUARY 26, 2018



Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet) 00 10 20 40
1" = 20'-0" (Half Size 11" x 17" Sheet) 00 20 40 80

SHEET NOTES

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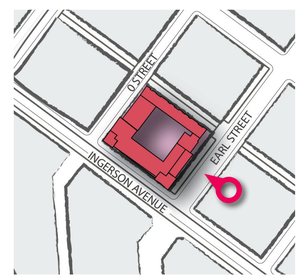
- +0.0' — NOTES SETBACK FROM FURTHEST PLANE



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DESIGN FOR DEVELOPMENT CONFORMANCE
APPARENT FACE DIAGRAM - EAST

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.06

JANUARY 26, 2018

Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

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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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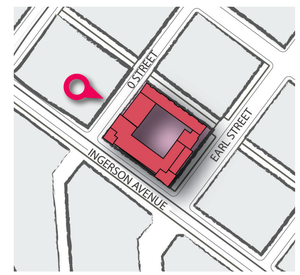
- +0.0' — NOTES SETBACK FROM FURTHEST PLANE



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DESIGN FOR DEVELOPMENT CONFORMANCE
APPARENT FACE DIAGRAM - WEST

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.07

JANUARY 26, 2018

Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

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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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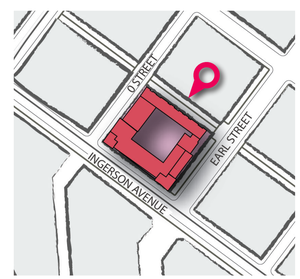
- F — APPARENT FACE ABOVE BASE IS LESS THAN 100'. CHANGE IN APPARENT FACE IS ACHIEVED BY A MAJOR CHANGE IN MATERIALITY.
- +0.0' — NOTES SETBACK FROM FURTHEST PLANE



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

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.08

JANUARY 26, 2018

Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

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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: 3184 SF

NON-GLAZING AREA: 1797 SF

TOTAL STOREFRONT AREA: 5015 SF

PERCENTAGE GLAZING: **63%** (60% MIN. IS REQUIRED)

BLANK WALL CALCULATION:

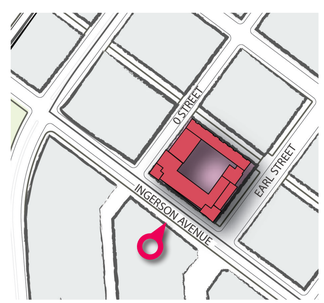
(NO ACTIVE USE, NO GLAZING OR DOORWAYS, GARAGE ENTRIES ARE EXEMPT, 16' LONG MAX. AT RESIDENTIAL, 8' LONG MAX. AT COMMERCIAL.)

TOTAL LINEAL FRONTAGE: 252'

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 FURTHEST PLANE



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DESIGN FOR DEVELOPMENT CONFORMANCE
BASE ACTIVATION DIAGRAM - SOUTH

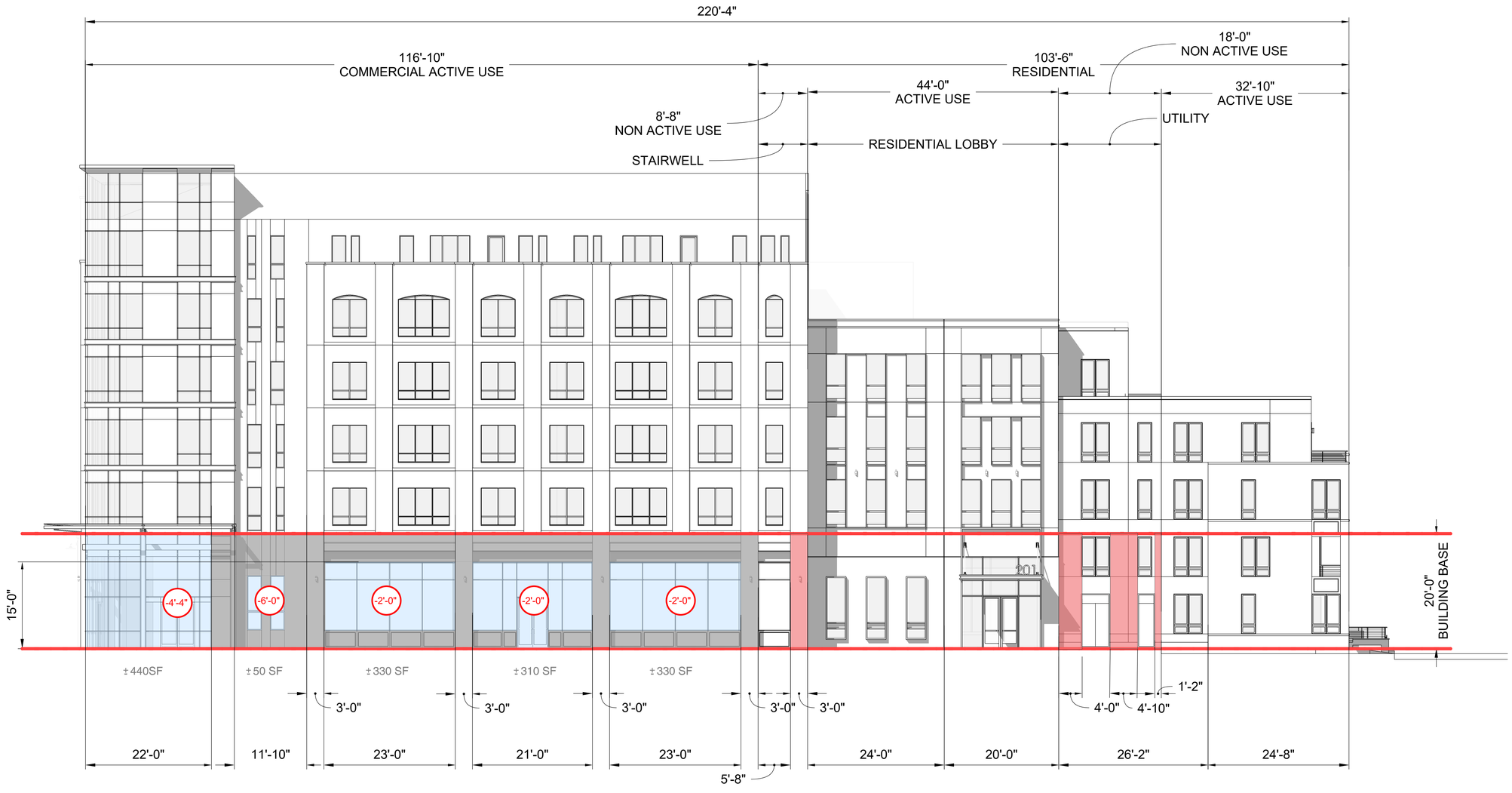
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.09

JANUARY 26, 2018



Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
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00 20 40 80

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:

NON-GLAZING AREA:

TOTAL STOREFRONT AREA: 2337 SF

PERCENTAGE GLAZING: **62%** (60% MIN. IS REQUIRED)

BLANK WALL CALCULATION:

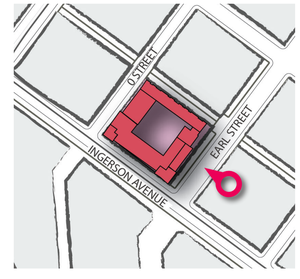
(NO ACTIVE USE, NO GLAZING OR DOORWAYS, GARAGE ENTRIES ARE EXEMPT, 16' LONG MAX. AT RESIDENTIAL, 8' LONG MAX. AT COMMERCIAL.)

TOTAL LINEAL FRONTAGE: 220'-4"

LINEAL BLANK WALL AREA: 13'

PERCENTAGE BLANK WALL: 6%
(TOTAL AMOUNT OF BLANK WALL IS BELOW 40' OR 20% OF BUILDING FACE)

+0.0' NOTES SETBACK FROM FURTHEST PLANE



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DESIGN FOR DEVELOPMENT CONFORMANCE
BASE ACTIVATION DIAGRAM- EAST

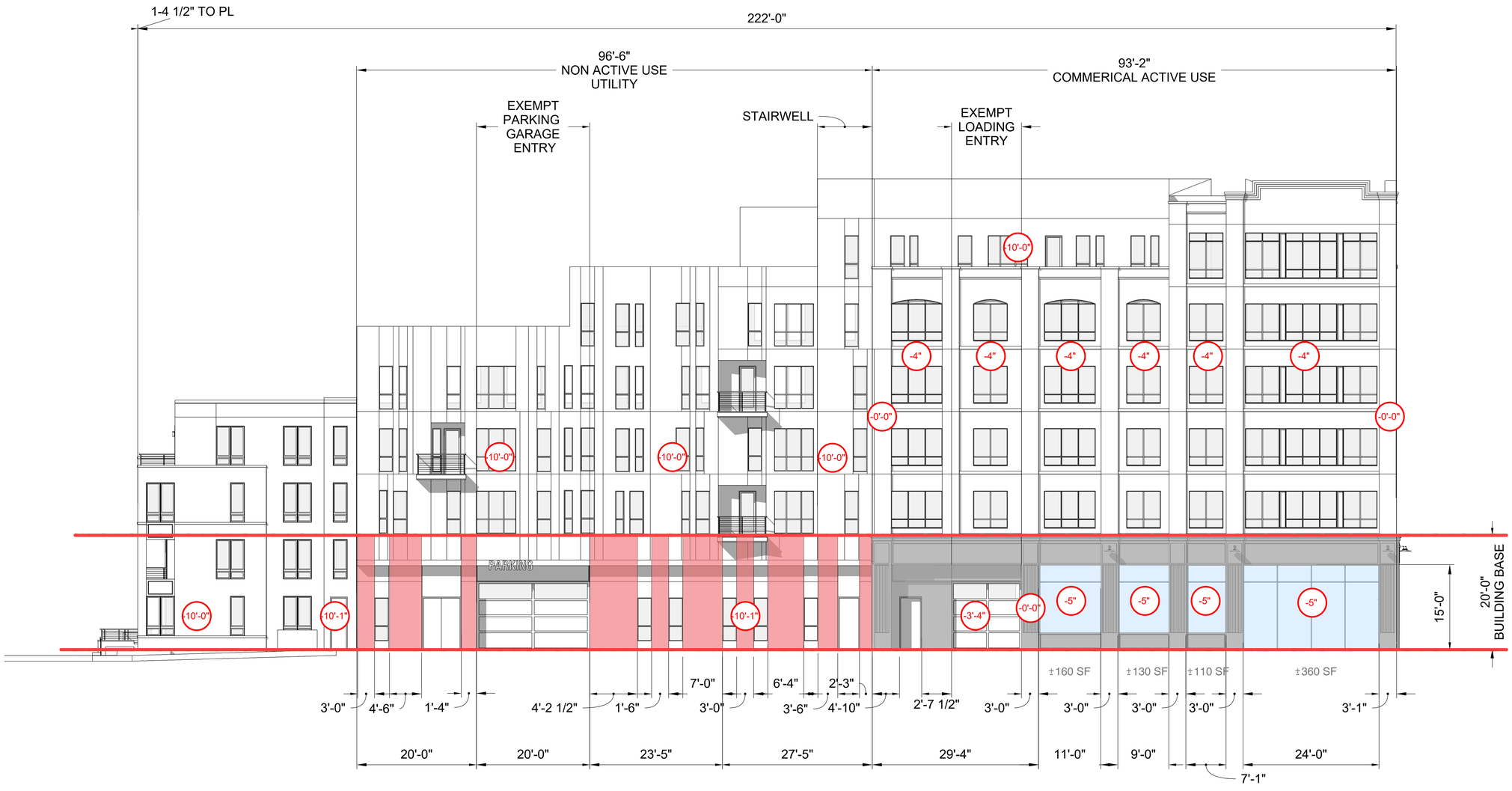
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.10

JANUARY 26, 2018



Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

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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: 760 SF

NON-GLAZING AREA: 503 SF

TOTAL STOREFRONT AREA: 1263 SF

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

BLANK WALL CALCULATION:

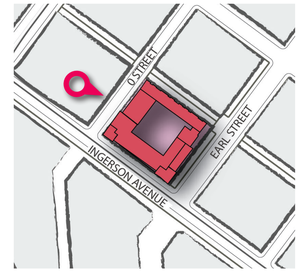
(NO ACTIVE USE, NO GLAZING OR DOORWAYS, GARAGE ENTRIES ARE EXEMPT, 16' LONG MAX. AT RESIDENTIAL, 8' LONG MAX. AT COMMERCIAL.)

TOTAL LINEAL FRONTAGE: 222'

LINEAL BLANK WALL AREA: 36'-8"

PERCENTAGE BLANK WALL: 19% (TOTAL AMOUNT OF BLANK WALL IS BELOW 40' OR 20% OF BUILDING FACE)

+0.0' NOTES SETBACK FROM FURTHEST PLANE



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DESIGN FOR DEVELOPMENT CONFORMANCE
BASE ACTIVATION DIAGRAM- WEST

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.11

JANUARY 26, 2018

Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

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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-GLAZING AREA: N/A

TOTAL STOREFRONT AREA:N/A

PERCENTAGE GLAZING: N/A (60% MIN. IS REQUIRED)

BLANK WALL CALCULATION:

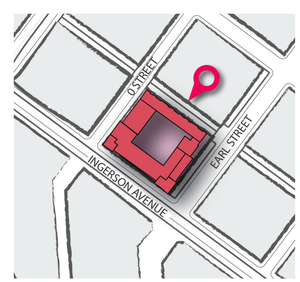
(NO ACTIVE USE, NO GLAZING OR DOORWAYS, GARAGE ENTRIES ARE EXEMPT, 16' LONG MAX. AT RESIDENTIAL, 8' LONG MAX. AT COMMERCIAL.)

TOTAL LINEAL FRONTAGE: N/A

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 FURTHEST PLANE



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

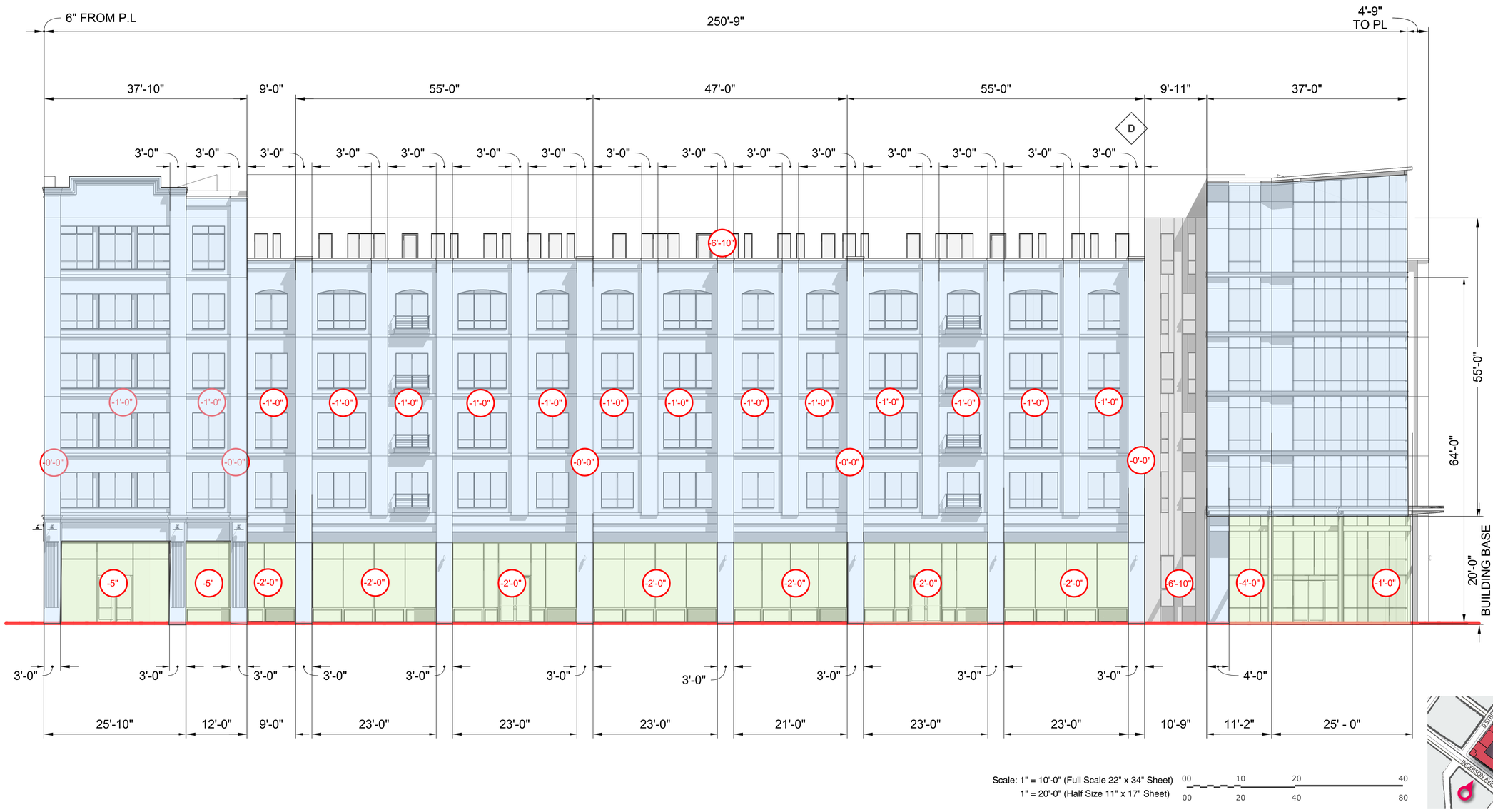
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.12

JANUARY 26, 2018



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1" = 20'-0" (Half Size 11" x 17" Sheet)

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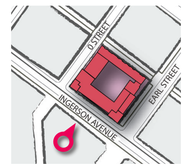

SHEET NOTES

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'. BUILD-TO LINE IS -10.0' TO -12.0'. MINUMUM 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 OF COMMERICAL BUILDING SETBACK IS 0'. BUILD-TO LINE IS +0.0' TO -2.0'. MINUMUM 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: RECESS 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 FURTHEST PLANE

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

BUILD-TO AREA CALCULATION:
TOTAL FRONTAGE AREA: 20,060 SF
EXEMPT FRONTAGE AREA: 6,409 SF
APPLICABLE FRONTAGE AREA: 13,651 SF
BUILD-TO AREA AND %: 13,651 SF (100%)
NON-BUILD TO AREA AND %: N/A
LINEAL BUILDING FRONTAGE: 250'-9"
LINEAL RETAIL RECESS AND %: 206'-10" (82%)

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DESIGN FOR DEVELOPMENT CONFORMANCE
BUILD-TO LINE DIAGRAM- SOUTH

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.13

JANUARY 26, 2018

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'. BUILD-TO LINE IS -10.0' TO -12.0'. MINUMUM 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 OF COMMERICAL BUILDING SETBACK IS 0'. BUILD-TO LINE IS +0.0' TO -2.0'. MINUMUM 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: RECESS 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 FURTHEST PLANE

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

BUILD-TO AREA CALCULATION:
TOTAL FRONTAGE AREA: 15,356 SF
EXEMPT FRONTAGE AREA: 4,914 SF
APPLICABLE FRONTAGE AREA: 10,442 SF
BUILD-TO AREA AND %: 10,442 SF (100%)
NON-BUILD TO AREA AND %: N/A
LINEAL BUILDING FRONTAGE: 220'-4"
LINEAL RETAIL RECESS AND %: 95' (43%)

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DESIGN FOR DEVELOPMENT CONFORMANCE
BUILD-TO LINE DIAGRAM - EAST

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

3.14

JANUARY 26, 2018

Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

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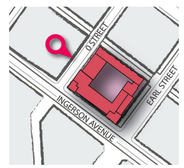

SHEET NOTES

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RESIDENTIAL BUILDING SETBACK IS 10'. BUILD-TO LINE IS -10.0' TO -12.0'. MINUMUM 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 OF COMMERICAL BUILDING SETBACK IS 0'. BUILD-TO LINE IS +0.0' TO -2.0'. MINUMUM 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: RECESS 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 FURTHEST PLANE

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

BUILD-TO AREA CALCULATION:
TOTAL FRONTAGE AREA: 14,370 SF
EXEMPT FRONTAGE AREA:4,161 SF
APPLICABLE FRONTAGE AREA: 10,209 SF
BUILD-TO AREA AND %: 10,209 SF (100%)
NON-BUILD TO AREA AND %: N/A
LINEAL BUILDING FRONTAGE: 222'-0"
LINEAL RETAIL RECESS AND %: 51'-1" (23%)

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DESIGN FOR DEVELOPMENT CONFORMANCE
BUILD-TO LINE DIAGRAM- WEST

CANDLESTICK POINT | BLOCK 2A

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3.15

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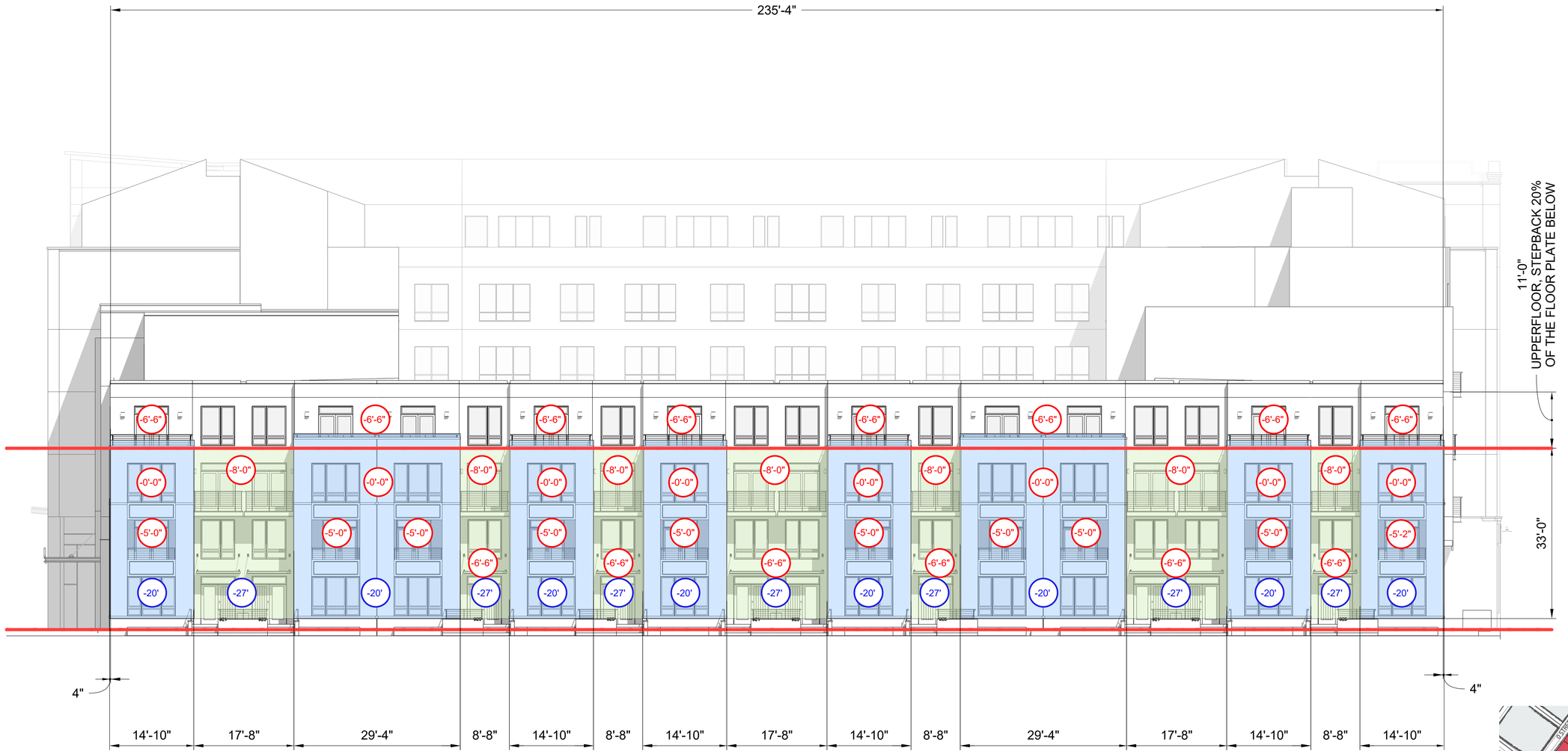
SHEET NOTES

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'. BUILD-TO LINE IS -10.0' TO -12.0'. MINUMUM 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 OF COMMERICAL BUILDING SETBACK IS 0'. BUILD-TO LINE IS +0.0' TO -2.0'. MINUMUM 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: RECESS 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'.

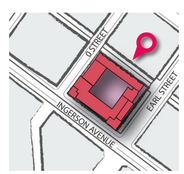
EXEMPTION EXCLUDED FROM BUILD-TO AREA CALCULATION: RECESSED BUILDING ENTRANCES AND WALK-UP WINDOWS AT RETAIL USE (MAX 50% OF TOTAL FRONTAGE, AND 12' MAX. DEPTH).

BUILDING SURFACE AREA NOT WITHIN BUILD-TO LINE DIMENSIONS

+0.0' NOTES SETBACK FROM FURTHEST PLANE

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

BUILD-TO AREA CALCULATION:
TOTAL FRONTAGE AREA: 10,355 SF
EXEMPT FRONTAGE AREA: 5,482 SF
APPLICABLE FRONTAGE AREA: 4,873 SF
BUILD-TO AREA AND %: 4,873 SF (100%)
NON-BUILD TO AREA AND %: N/A
LINEAL BUILDING FRONTAGE: 235'-4"
LINEAL RETAIL RECESS AND %: N/A



Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)
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00 20 40 80

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

CANDLESTICK POINT | BLOCK 2A

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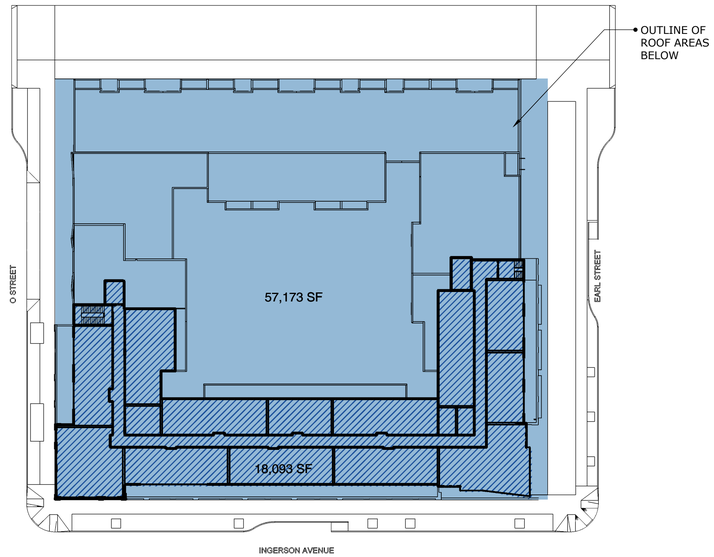
SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

CENTER LINE



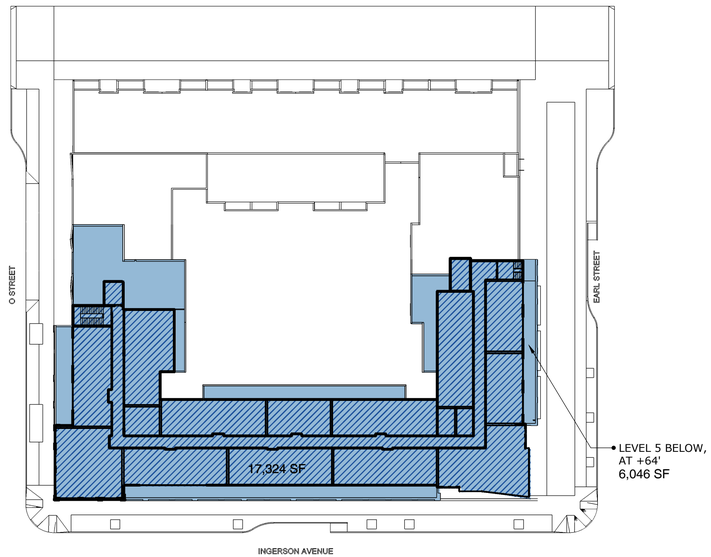
SITE AREA: 57,173 SF

AREA ABOVE 65': 17,324 SF

PERCENT OF LOT AREA ABOVE 65': 30.3%; BELOW 45% MAXIMUM

LOT AREA PERCENTAGE ABOVE 65'

DESIGN FOR DEVELOPMENT SECTION 4.2.2 AND FIGURE 4.3



6TH FLOOR AREA

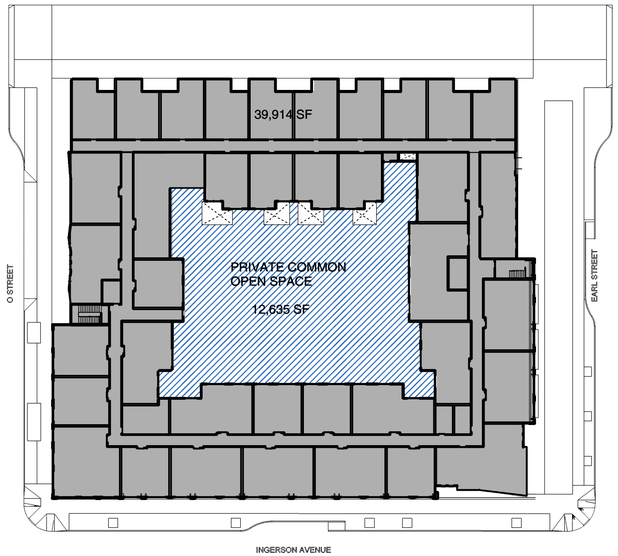
5TH FLOOR AREA

AREA LEVEL 6 = 17,324 SF
AREA LEVEL 5 = 6,046 SF

35% STEP DOWN, GREATER THAN REQUIRED 20%

UPPER FLOOR STEP BACK DIAGRAM

DESIGN FOR DEVELOPMENT SECTION 4.2.4 - C



DENOTES AREAS NOT INCLUDED IN COMMON OPEN SPACE CALCULATIONS

130 UNITS x 60 SF PER UNIT - 7800 SF OF OPEN SPACE
PODIUM LEVEL COURTYARD INCLUDES 12,635 SF

OPEN SPACE DIAGRAM

DESIGN FOR DEVELOPMENT SECTION 4.2.3 - F

Scale: 1" = 40'-0" (Full Scale 22" x 34" Sheet)
1" = 80'-0" (Half Size 11" x 17" Sheet)

00 40 80 160
00 80 160 320

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DESIGN FOR DEVELOPMENT CONFORMANCE
BLOCK COVERAGE DIAGRAM- SECTION 4.2.3

CANDLESTICK POINT | BLOCK 2A

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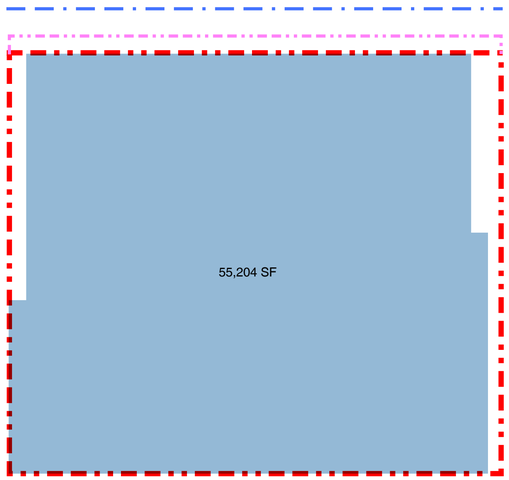
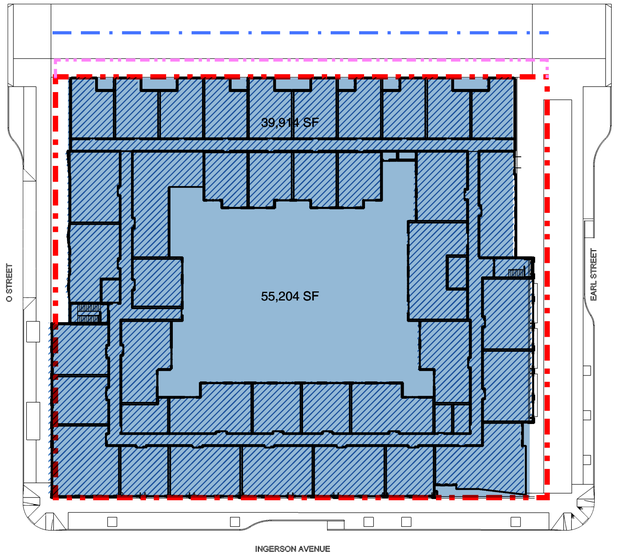
SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

CENTER LINE



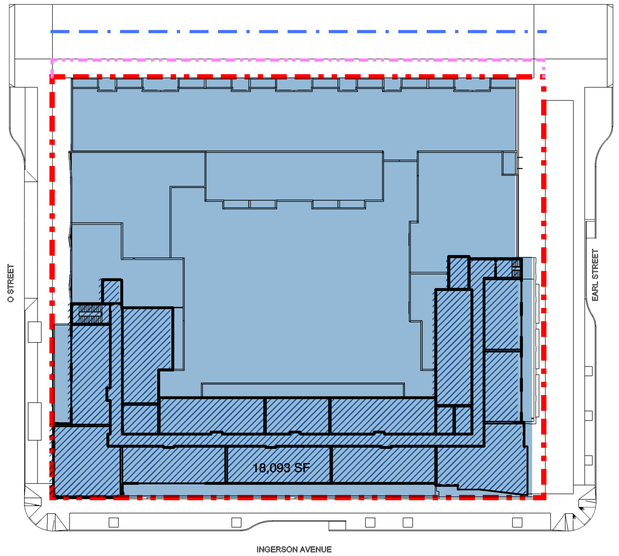


DEVELOPMENT AREA BETWEEN 40' & 65'

SITE DEVELOPMENT AREA

DEVELOPMENT FOOTPRINT BETWEEN 40'-65' = 39,914 SF
SITE DEVELOPMENT AREA = 55,204 SF

PERCENT DEVELOPMENT COVERAGE BETWEEN 40'-65' = 72%
WHICH IS BELOW MAXIMUM 75% ALLOWED.



DEVELOPMENT AREA ABOVE 65'

SITE DEVELOPMENT AREA

DEVELOPMENT FOOTPRINT ABOVE 65' = 18,093 SF
SITE DEVELOPMENT AREA = 55,204 SF

PERCENT DEVELOPMENT COVERAGE ABOVE 65' =34%
WHICH IS BELOW MAXIMUM 50% ALLOWED.

0'-40' DEVELOPMENT BLOCK COVERAGE

40'-65' DEVELOPMENT BLOCK COVERAGE

65'+ DEVELOPMENT BLOCK COVERAGE

Scale: 1" = 40'-0" (Full Scale 22" x 34" Sheet)
1" = 80'-0" (Half Size 11" x 17" Sheet)

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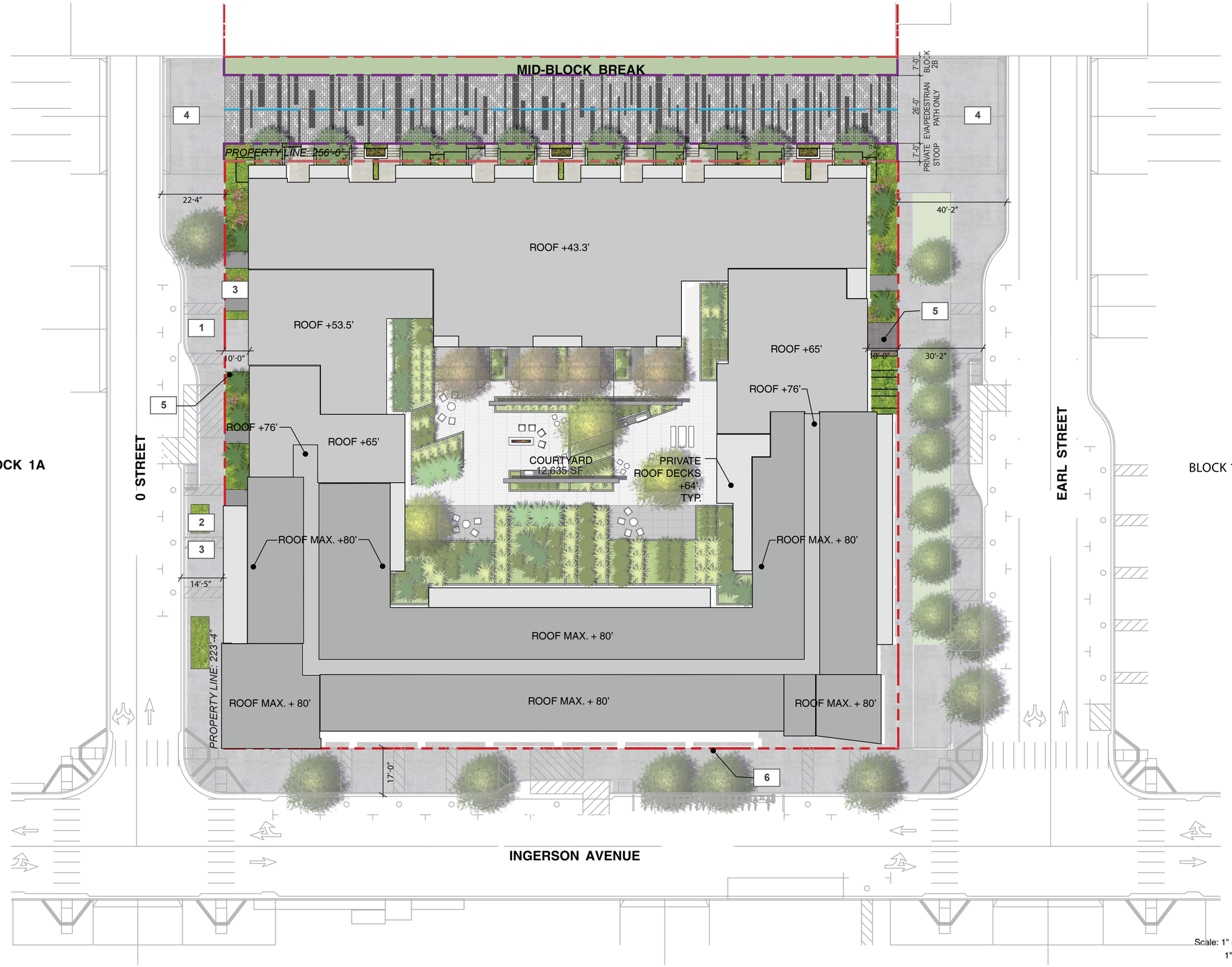

SHEET LEGEND

- 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 SETBACK (10' MIN.)
6. COMMERCIAL SETBACK ("0" REQUIRED)
7. POTENTIAL STORMWATER TREATMENT AREA

STORMWATER TREATMENT REQUIREMENTS

- APPROXIMATE TOTAL ROOF AND COURTYARD HARDSCAPE AREAS: 36,474 + 7,027= 43,501SF

-4% OF HARDSCAPE & ROOF AREAS REQUIRED FOR STORMWATER TREATMENT: 43,501 x .04 =1,740 SF

AVAILABLE PLANTING AREAS FOR STORMWATER TREATMENT

- PLANTING AT STREET LEVEL: 1,691 SF

- PLANTING ALONG THE MBB: 1,370 SF

- PLANTING IN PODIUM COURTYARD: 5,611 SF

TOTAL: 8,672 SF

Scale: 1" = 20'-0" (Full Scale 22" x 34" Sheet)
1" = 40'-0" (Half Size 11" x 17" Sheet)

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SITE PLAN
ROOF LEVEL VIEW

CANDLESTICK POINT | BLOCK 2A

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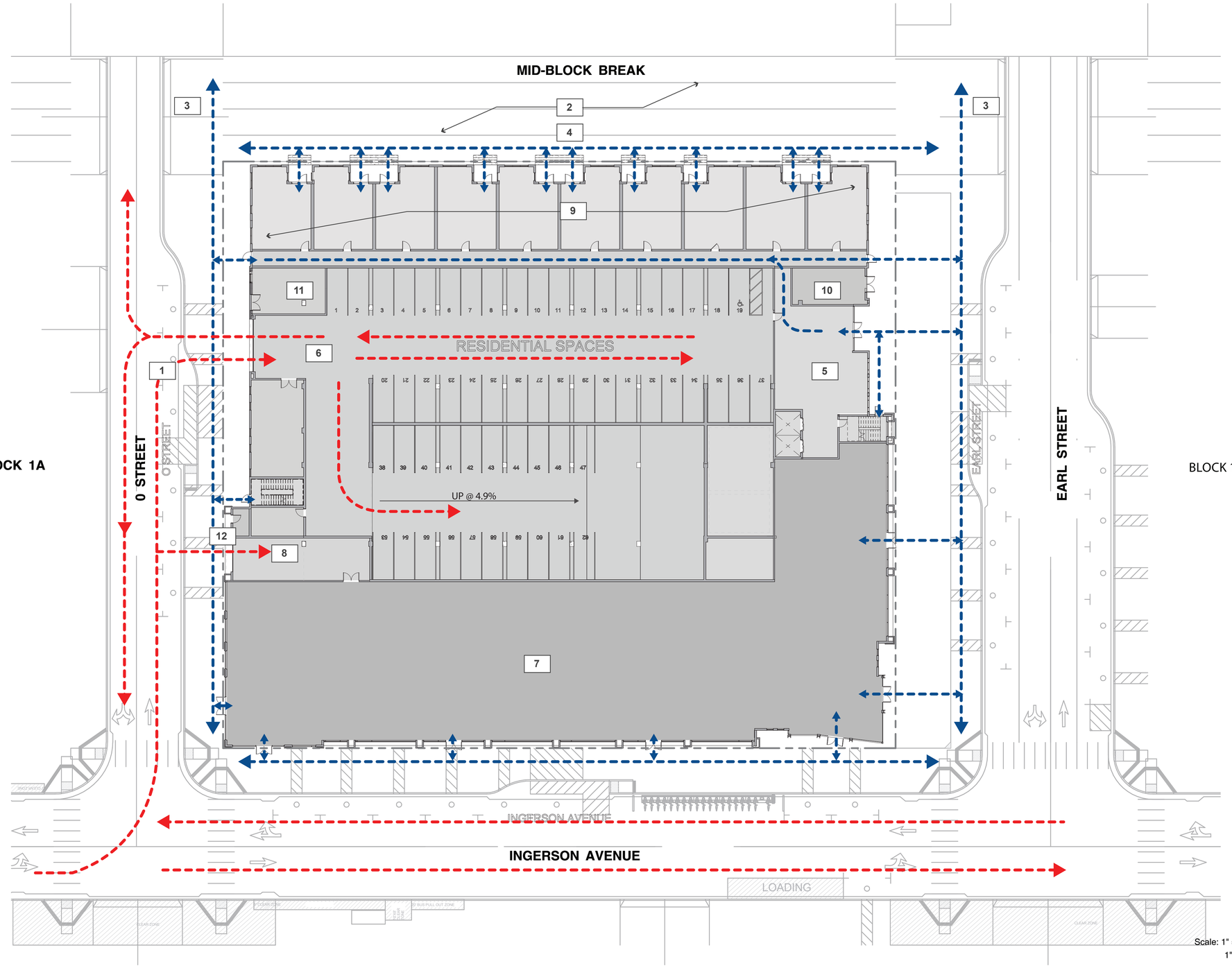
Project No. 2003-0008

4.01

JANUARY 26, 2018



SHEET LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION

SHEET NOTES

1. 12" INSIDE TURNING RADIUS INTO 20' WUDE 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 TOWNHOMES

Scale: 1" = 20'-0" (Full Scale 22" x 34" Sheet)
1" = 40'-0" (Half Size 11" x 17" Sheet)

00 20 40 80
00 40 80 160

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SITE PLAN
SITE CIRCULATION

CANDLESTICK POINT | BLOCK 2A

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4.02

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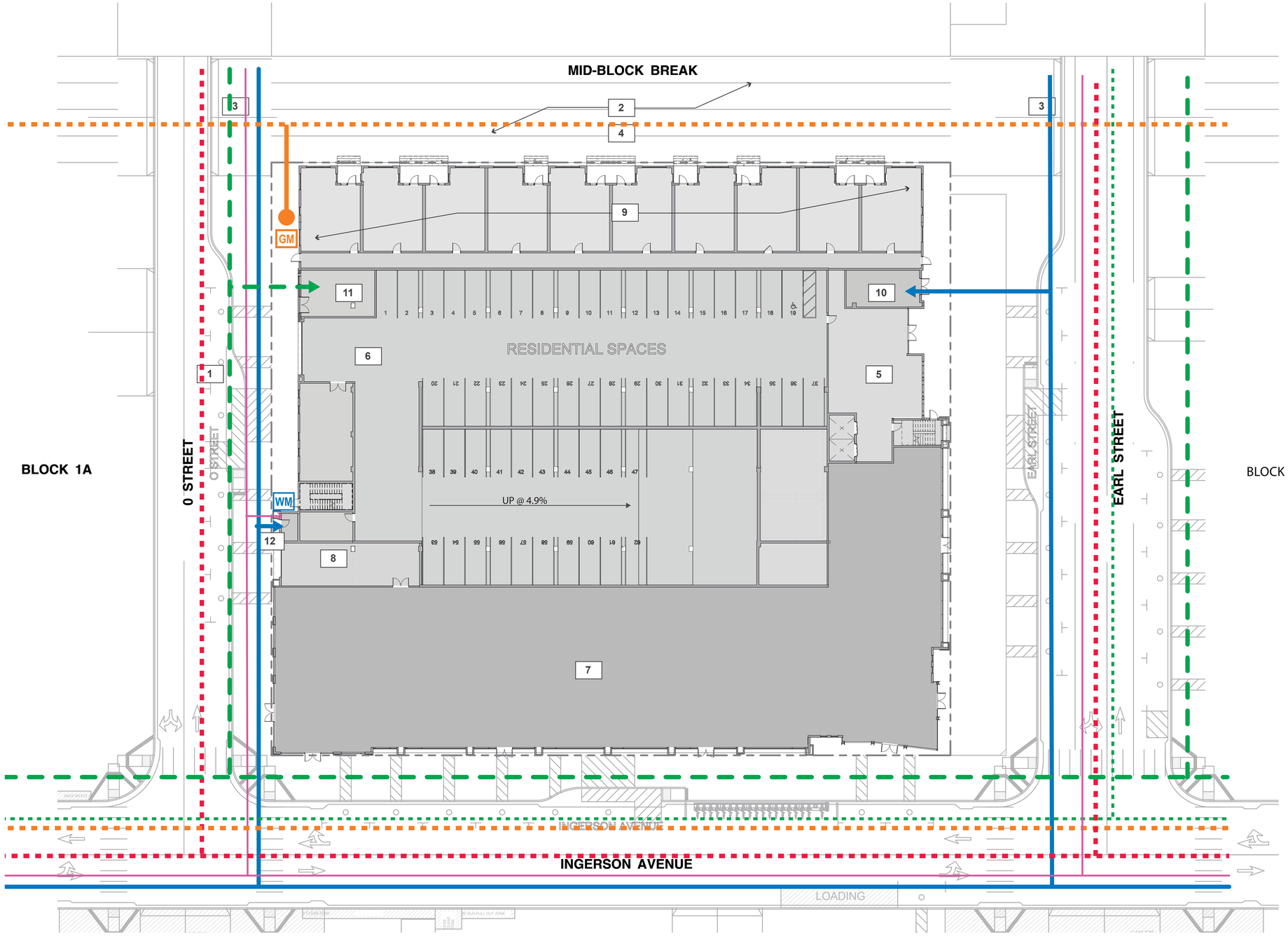

SHEET LEGEND

- JOINT TRENCH & POINT OF CONNECTION (POC)
- GAS MAIN
- GM — PG&E GAS SERVICE AND POC, 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. 12" INSIDE TURNING RADIUS INTO 20' WUDE 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 TOWNHOMES
10. UTILITY ROOM (FIRE ROOM)
11. UTILITY ROOM (ELECTRICAL)
12. UTILITY ROOM (DOMESTIC H20)

Scale: 1" = 20'-0" (Full Scale 22" x 34" Sheet)
1" = 40'-0" (Half Size 11" x 17" Sheet)

00 20 40 80
00 40 80 160

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SITE PLAN
SITE UTILITIES

CANDLESTICK POINT | BLOCK 2A

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SHEET LEGEND

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

SHEET NOTES

1. REMOVABLE BOLLARDS
2. 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 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

00 10 20 40
00 20 40 80

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MID-BLOCK BREAK
SITE PLAN

CANDLESTICK POINT | BLOCK 2A

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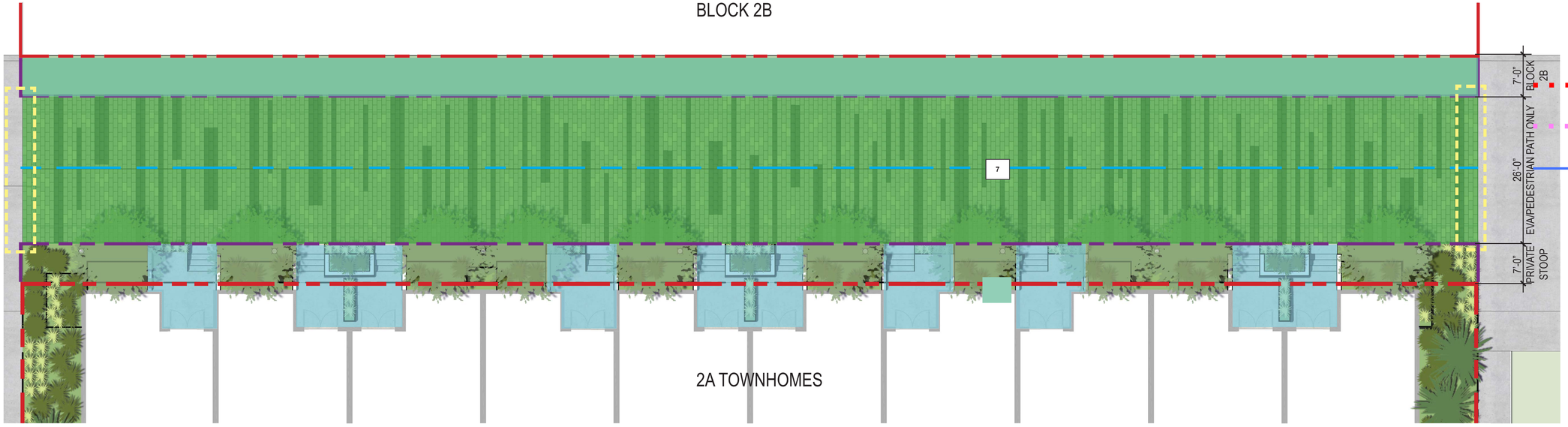
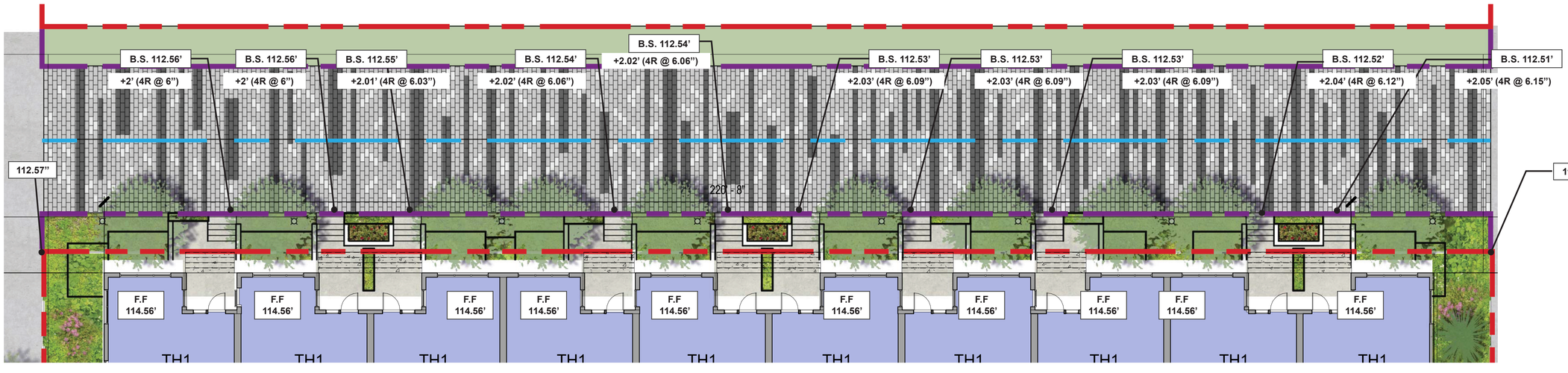
5.01

JANUARY 26, 2018





SHEET LEGEND

- 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. 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 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

00 10 20 40
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MID-BLOCK BREAK
SITE USE DIAGRAM

CANDLESTICK POINT | BLOCK 2A

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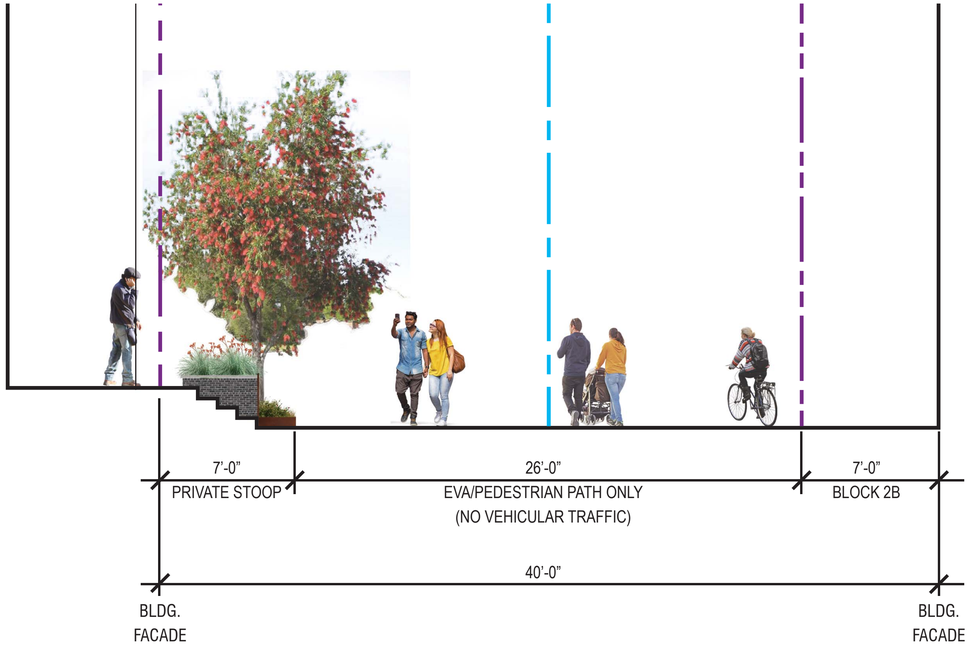
Project No. 2003-0008

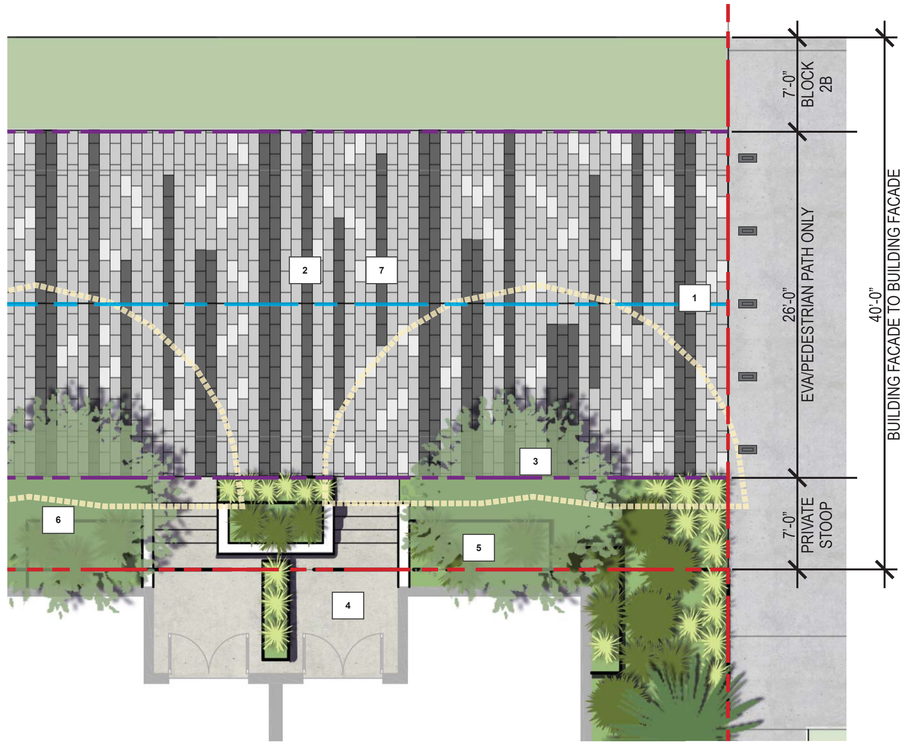
5.02

JANUARY 26, 2018

MID-BLOCK BREAK TYPICAL SECTION



MID-BLOCK BREAK ENLARGED PLAN AT SIDEWALK



SHEET LEGEND

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

SHEET NOTES

1. REMOVABLE BOLLARDS
2. 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 2A

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MID-BLOCK BREAK CONCEPT DESCRIPTION

The mid-block breaks, which extends through the length of CP-03 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 North side of Block 2A 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.

CONCEPTUAL AERIAL VIEW WITHOUT PLANTING

CONCEPTUAL AERIAL VIEW WITH PLANTING

SHEET LEGEND

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

SHEET NOTES

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

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.

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MID-BLOCK BREAK PEDESTRIAN VIEWS

CANDLESTICK POINT | BLOCK 2A

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Project No. 2003-0008

5.05

JANUARY 26, 2018

MATERIALS AND FURNISHINGS

WOOD BENCH SEATING

CORTEN STEEL PLANTERS

CONCRETE PAVERS AND SCORED CONCRETE PAVING

POLE LIGHT ALONG MID BLOCK BREAK

CONCRETE SEAT WALL

PLANT CANDIDATES

CALLISTEMON VIMINALIS
WEEPING BOTTLEBRUSH

LEPTOSPERMUM LAEVIGATUM
AUSTRALIAN TEA TREE

DESCHAMPSIA CESPITOA
TUFTED HAIR GRASS

LIBERTIA PEREGRINANS
LIBERTIA

IRIS PCH 'CANYON SNOW'
PACIFIC COAST IRIS

LOMANDRA LONGIFOLIA 'LM400'
NYALLA LOMANDRA

RIBES SANGUINEUM
RED FLOWERING CURRANT

SALVIA SPATHACEA
HUMMINGBIRD SAGE

ARTEMISIA 'POWIS CASTLE'
WORMWOOD

DRYOPTERIS FILIX-MAS
MALE FERN

CORREA 'IVORY BELLS'
AUSTRALIAN FUCHSIA

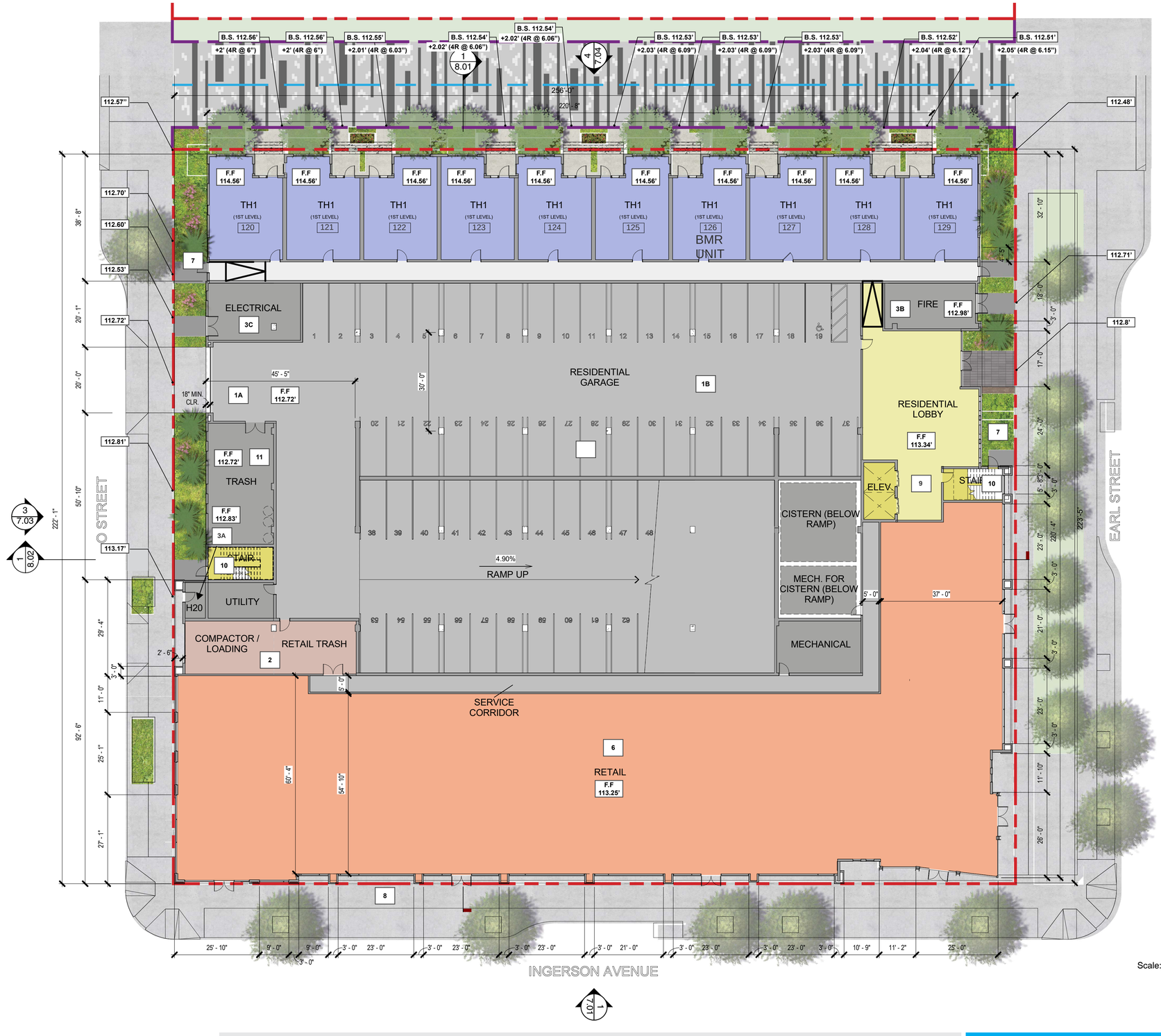
SENECIO MANDRALISCAE
BLUE CHALKSTICKS

ERIGERON GLAUCUS
BEACH ASTER

CAREX TUMULICOLA
BERKELEY SEDGE

POLYSTICHUM MUNITUM
WESTERN SWORD FERN

SISYRINCHIUM CALIFORNICUM
BLUE-EYED GRASS



SHEET LEGEND

- 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 (FIRE PUMP)
3C	UTILITY (ELECTRICAL / MECHANICAL)
4	RESIDENTIAL LOBBY
5	AMENITY SPACE
6	RETAIL (+/-17,000 SF)
7	RESIDENTIAL SETBACK (10' MIN)
8	COMMERCIAL SETBACK ("0" REQUIRED)
9	ELEVATOR LOBBY
10	STAIRWELL
11	TRASHROOM
12	ELECTRICAL TRANSFORMER
13	BIKE STORAGE
14	NOT USED
15	MECHANICAL EQUIPMENT, SCREEN AND MIN. 10' BEHIND PARAPET, TYP.
16	SOLAR READY AREA. MINIMUM 15% OF ROOF AREA
113.25'	GRADES AT STREET LEVEL

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet)
1/32" = 1'-0" (Half Size 11" x 17" Sheet)
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00 32 64 128

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BUILDING PLANS
GROUND FLOOR

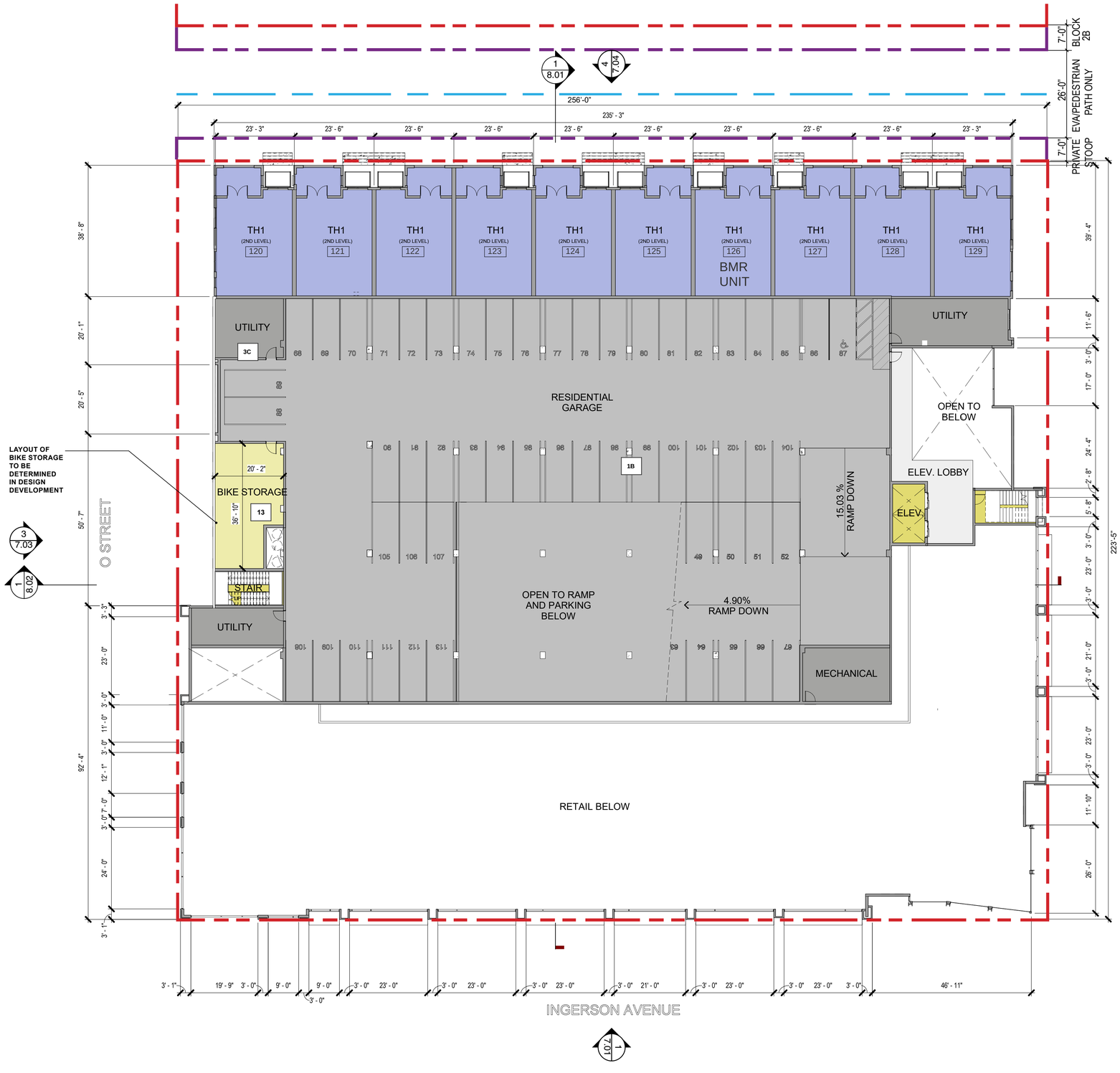
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

6.01

JANUARY 26, 2018



SHEET LEGEND

- 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 (FIRE PUMP)
3C	UTILITY (ELECTRICAL / MECHANICAL)
4	RESIDENTIAL LOBBY
5	AMENITY SPACE
6	RETAIL (+/-17,000 SF)
7	RESIDENTIAL SETBACK (10' MIN)
8	COMMERCIAL SETBACK ("0" REQUIRED)
9	ELEVATOR LOBBY
10	STAIRWELL
11	TRASHROOM
12	ELECTRICAL TRANSFORMER
13	BIKE STORAGE
14	NOT USED
15	MECHANICAL EQUIPMENT, SCREEN AND MIN. 10' BEHIND PARAPET, TYP.
16	SOLAR READY AREA. MINIMUM 15% OF ROOF AREA
113.25'	GRADES AT STREET LEVEL

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet) 00 16 32 64
1/32" = 1'-0" (Half Size 11" x 17" Sheet) 00 32 64 128

N

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

BUILDING PLANS
GARAGE UPPER LEVEL / LEVEL 2 (TOWNHOMES)

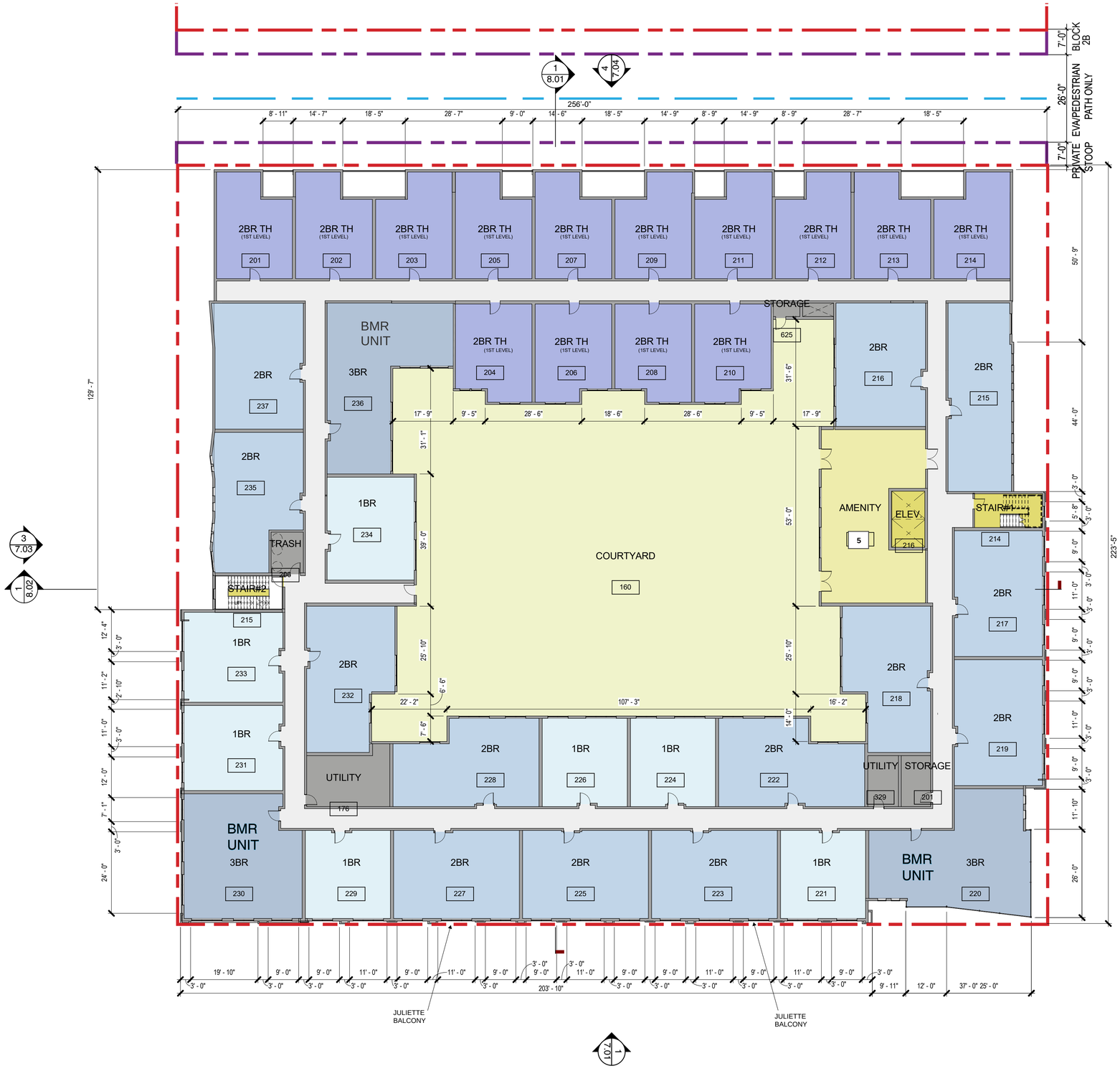
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

6.02

JANUARY 26, 2018



SHEET LEGEND

- 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 (FIRE PUMP)
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13	BIKE STORAGE
14	NOT USED
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16	SOLAR READY AREA. MINIMUM 15% OF ROOF AREA
113.25'	GRADES AT STREET LEVEL

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet)
1/32" = 1'-0" (Half Size 11" x 17" Sheet)
00 16 32 64
00 32 64 128

N

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

BUILDING PLANS
SECOND FLOOR

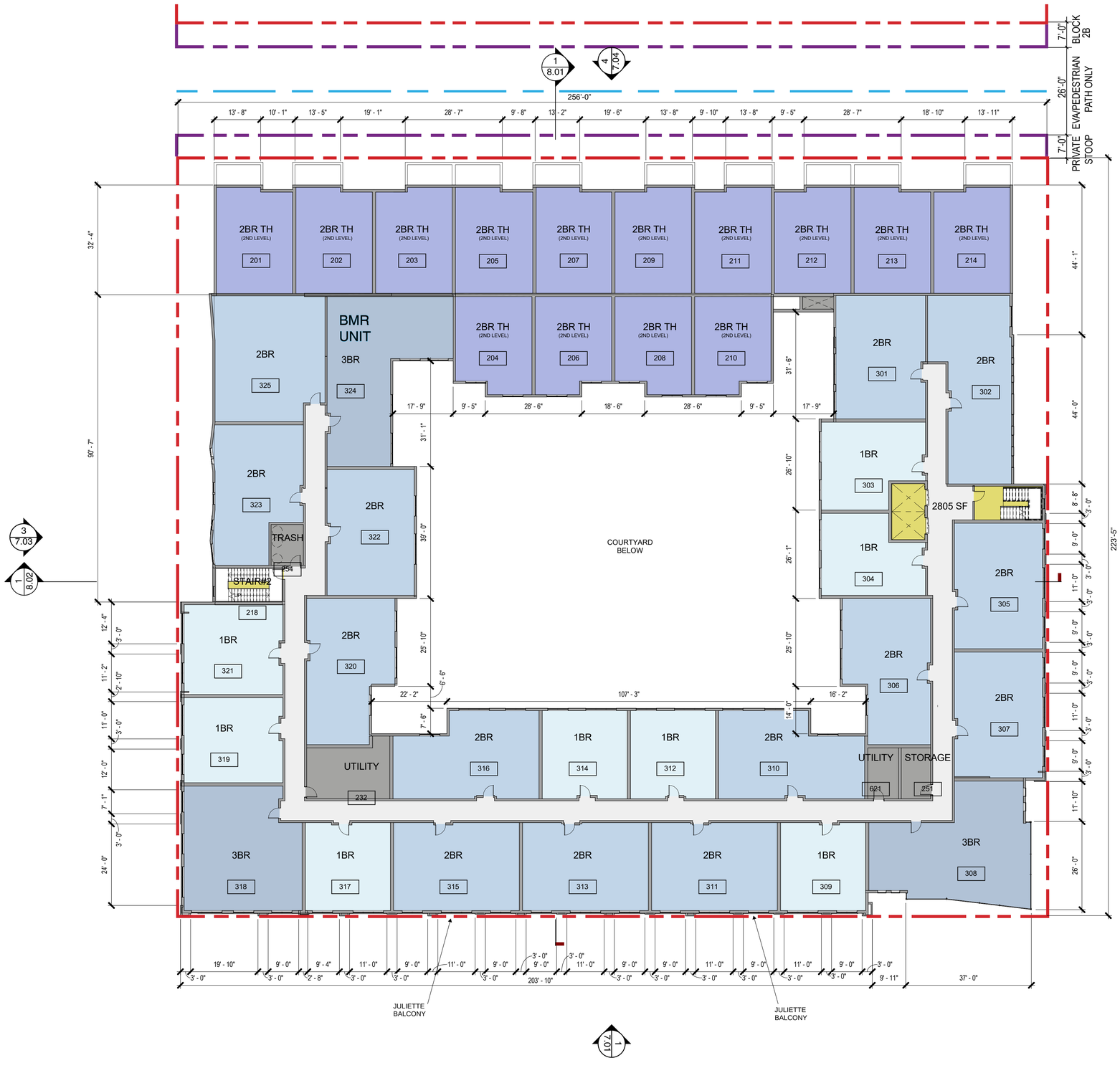
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

6.03

JANUARY 26, 2018



SHEET LEGEND

- 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 (FIRE PUMP)
3C	UTILITY (ELECTRICAL / MECHANICAL)
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6	RETAIL (+/-17,000 SF)
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12	ELECTRICAL TRANSFORMER
13	BIKE STORAGE
14	NOT USED
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113.25'	GRADES AT STREET LEVEL

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet)
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00 16 32 64
00 32 64 128

N

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

BUILDING PLANS
THIRD FLOOR

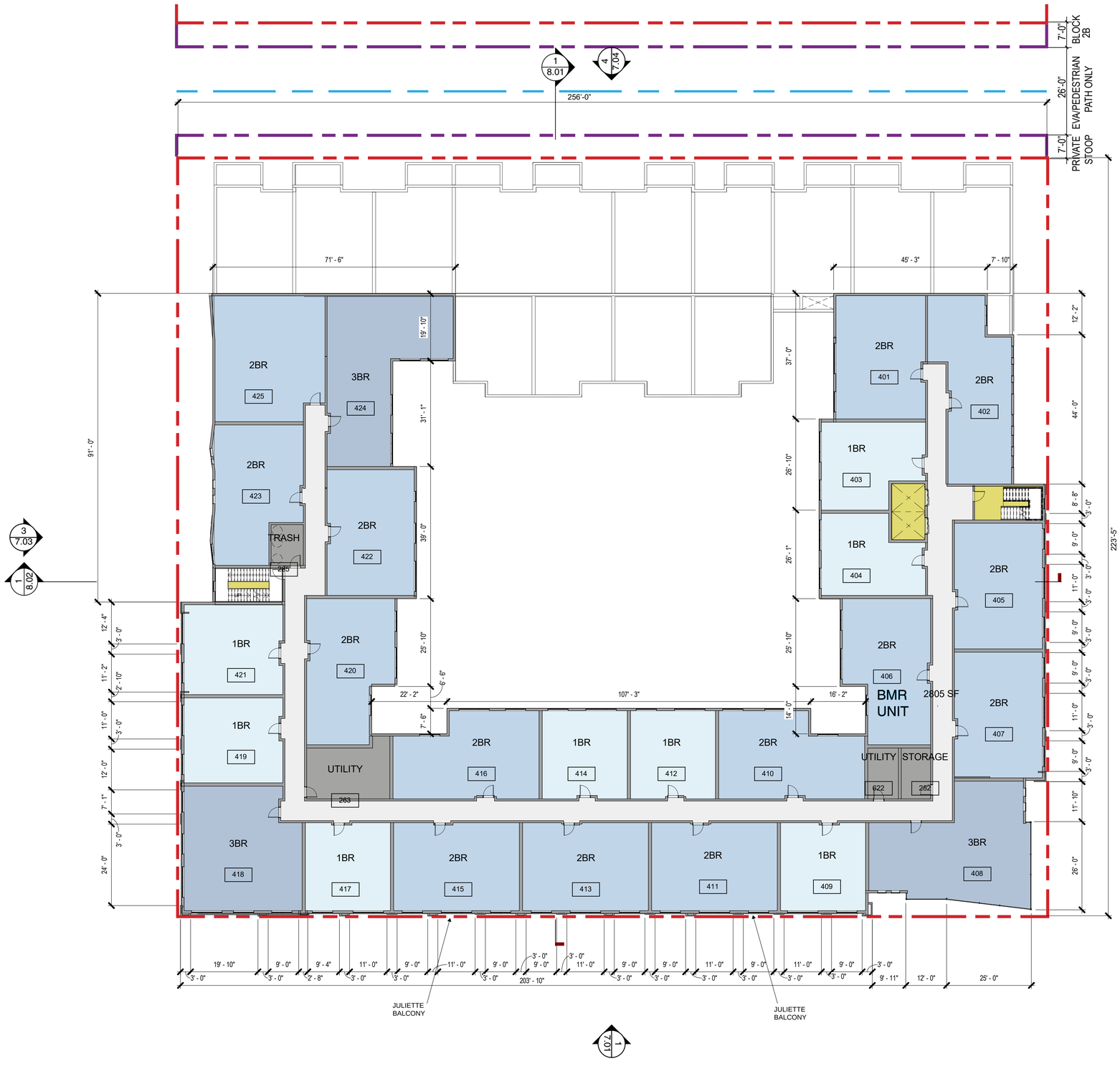
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

6.04

JANUARY 26, 2018



SHEET LEGEND

- 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 (FIRE PUMP)
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113.25'	GRADES AT STREET LEVEL

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet)
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00 16 32 64
00 32 64 128

N

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

BUILDING PLANS
FOURTH FLOOR

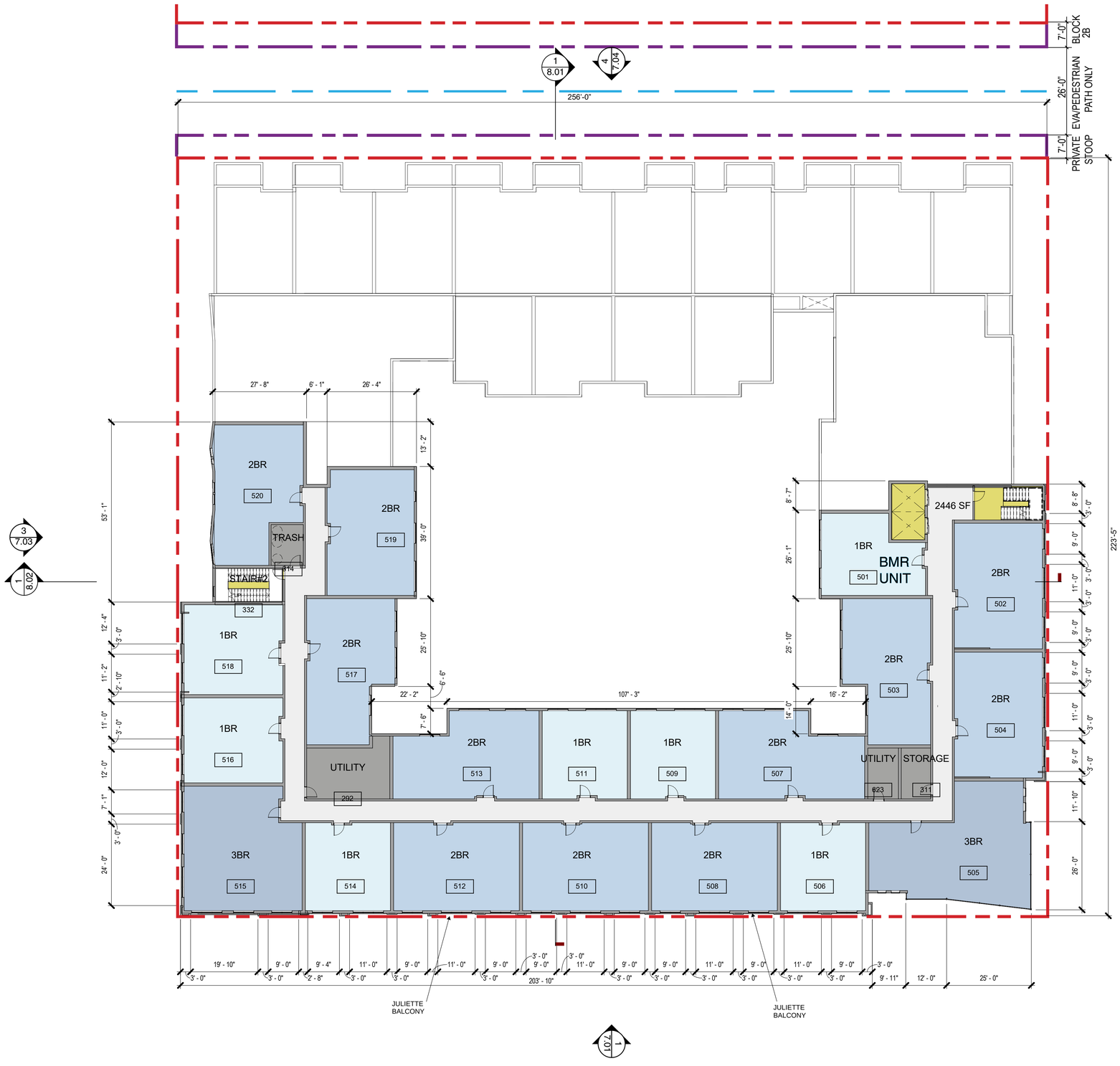
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

6.05

JANUARY 26, 2018



1
7.01

3
7.03

1
8.02

2
7.02

SHEET LEGEND

- 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 (FIRE PUMP)
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13	BIKE STORAGE
14	NOT USED
15	MECHANICAL EQUIPMENT, SCREEN AND MIN. 10' BEHIND PARAPET, TYP.
16	SOLAR READY AREA. MINIMUM 15% OF ROOF AREA
113.25'	GRADES AT STREET LEVEL

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet)
1/32" = 1'-0" (Half Size 11" x 17" Sheet)

00 16 32 64
00 32 64 128

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LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

BUILDING PLANS
FIFTH FLOOR

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

6.06

JANUARY 26, 2018

SHEET LEGEND

- 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 (FIRE PUMP)
3C	UTILITY (ELECTRICAL / MECHANICAL)
4	RESIDENTIAL LOBBY
5	AMENITY SPACE
6	RETAIL (+/-17,000 SF)
7	RESIDENTIAL SETBACK (10' MIN)
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9	ELEVATOR LOBBY
10	STAIRWELL
11	TRASHROOM
12	ELECTRICAL TRANSFORMER
13	BIKE STORAGE
14	NOT USED
15	MECHANICAL EQUIPMENT, SCREEN AND MIN. 10' BEHIND PARAPET, TYP.
16	SOLAR READY AREA. MINIMUM 15% OF ROOF AREA
113.25'	GRADES AT STREET LEVEL

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1/32" = 1'-0" (Half Size 11" x 17" Sheet) 00 32 64 128

N

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

BUILDING PLANS
SIXTH FLOOR

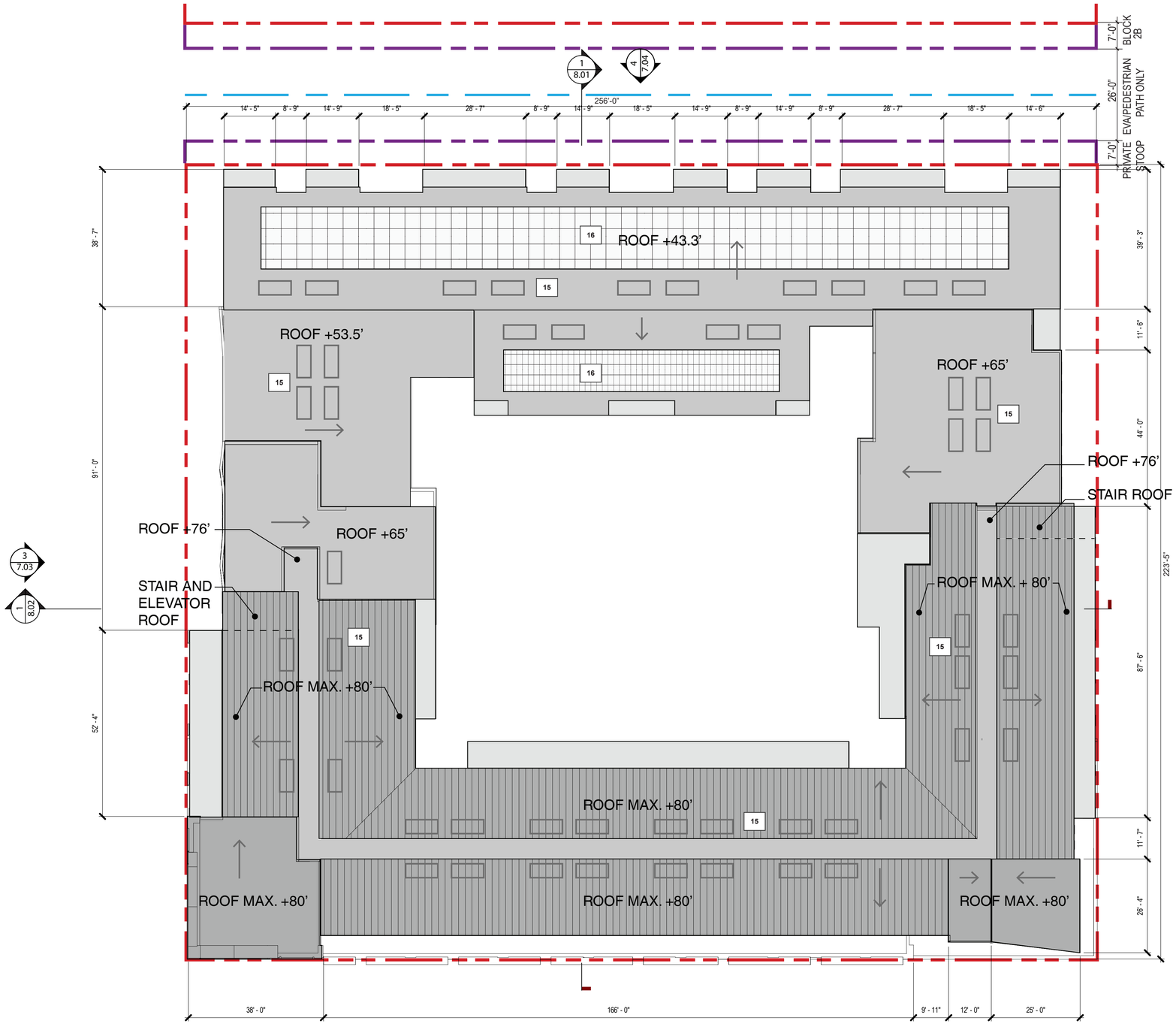
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

6.07

JANUARY 26, 2018



SHEET LEGEND

- 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 (FIRE PUMP)
3C	UTILITY (ELECTRICAL / MECHANICAL)
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11	TRASHROOM
12	ELECTRICAL TRANSFORMER
13	BIKE STORAGE
14	NOT USED
15	MECHANICAL EQUIPMENT, SCREEN AND MIN. 10' BEHIND PARAPET, TYP.
16	SOLAR READY AREA. MINIMUM 15% OF ROOF AREA
113.25'	GRADES AT STREET LEVEL

Scale: 1/16" = 1'-0" (Full Scale 22" x 34" Sheet) 00 16 32 64
1/32" = 1'-0" (Half Size 11" x 17" Sheet) 00 32 64 128

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LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

BUILDING PLANS
ROOF

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

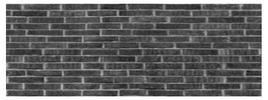
Project No. 2003-0008

6.08

JANUARY 26, 2018

BRICK VENEER, BR1

1A



BRICK VENEER, BR2

1B

DECORATIVE TILE

6

RIBBED METAL PANEL

2

FIBER CEMENT PANEL

8

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A

7A

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR B

7B

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR C

7C

METAL PANEL COLOR A

10A

COLOR B

10B

WALL MOUNTED LIGHT FIXTURES SHALL BE:
- NON-EVASIVE
- LOW-INTENSITY AND UNOBSTRUSIVE
- FOCUSED ON INTENDED AREAS AND DIRECTED AWAY FROM SURROUNDING LAND USE

13A

13B

13C

SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

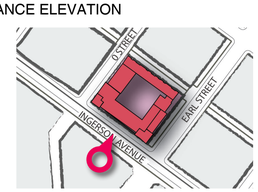
CENTER LINE

SHEET NOTES

1A	BRICK VENEER, BR1
1B	BRICK VENEER, BR2
2	RIBBED METAL PANEL
3	ALUMINUM WINDOW
4	METAL AWNING
5	RETAIL STOREFRONT, CLEAR GLAZING
6	DECORATIVE TILE
7A	CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A
7B	CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR B
7C	CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR C
8	FIBER CEMENT PANEL
9	RAISED PLANTER
10A	METAL PANEL, PAINT COLOR A
10B	METAL PANEL, PAINT COLOR B
11	SPANDREL (OPAQUE GLAZING)
12	ALUMINUM EXTRUDED TRIM
13A	WALL MOUNTED LIGHT FIXTURE - CORNER RETAIL
13B	WALL MOUNTED LIGHT FIXTURE - STANDARD
13C	WALL MOUNTED LIGHT FIXTURE - TOWNHOMES
F.F. +113.25'	FINISH FLOOR ELEVATION
E.F.F. +113.25'	ENTRANCE ELEVATION

Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

00 10 20 40
00 20 40 80



LPAS Architecture + Design
WDA
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ELEVATIONS
SOUTH (INGERSON AVENUE)

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

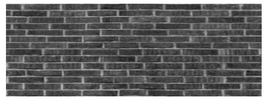
Project No. 2003-0008

7.01

JANUARY 26, 2018

BRICK VENEER, BR1

1A



BRICK VENEER, BR2

1B

DECORATIVE TILE

6

RIBBED METAL PANEL

2

FIBER CEMENT PANEL

8

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A

7A

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR B

7B

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR C

7C

METAL PANEL COLOR A

10A

COLOR B

10B

WALL MOUNTED LIGHT FIXTURES SHALL BE:
- NON-EVASIVE
- LOW-INTENSITY AND UNOBSTRUSIVE
- FOCUSED ON INTENDED AREAS AND DIRECTED AWAY FROM SURROUNDING LAND USE

13A

13B

13C

SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

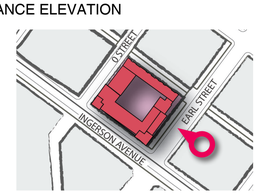
CENTER LINE

SHEET NOTES

1A	BRICK VENEER, BR1
1B	BRICK VENEER, BR2
2	RIBBED METAL PANEL
3	ALUMINUM WINDOW
4	METAL AWNING
5	RETAIL STOREFRONT, CLEAR GLAZING
6	DECORATIVE TILE
7A	CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A
7B	CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR B
7C	CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR C
8	FIBER CEMENT PANEL
9	RAISED PLANTER
10A	METAL PANEL, PAINT COLOR A
10B	METAL PANEL, PAINT COLOR B
11	SPANDREL (OPAQUE GLAZING)
12	ALUMINUM EXTRUDED TRIM
13A	WALL MOUNTED LIGHT FIXTURE - CORNER RETAIL
13B	WALL MOUNTED LIGHT FIXTURE - STANDARD
13C	WALL MOUNTED LIGHT FIXTURE - TOWNHOMES
F.F. +113.25'	FINISH FLOOR ELEVATION
E.F.F. +113.25'	ENTRANCE ELEVATION

Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

00 10 20 40
00 20 40 80



LPAS Architecture + Design
WDA
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ELEVATIONS
EAST (EARL STREET)

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

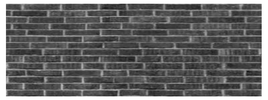
Project No. 2003-0008

7.02

JANUARY 26, 2018

BRICK VENEER, BR1

1A



BRICK VENEER, BR2

1B

DECORATIVE TILE

6

RIBBED METAL PANEL

2

FIBER CEMENT PANEL

8

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A

7A

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR B

7B

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR C

7C

METAL PANEL COLOR A

10A

COLOR B

10B

WALL MOUNTED LIGHT FIXTURES SHALL BE:
- NON-EVASIVE
- LOW-INTENSITY AND UNOBSTRUSIVE
- FOCUSED ON INTENDED AREAS AND DIRECTED AWAY FROM SURROUNDING LAND USE

13A

13B

13C

SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

CENTER LINE

Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

00 10 20 40
00 20 40 80

SHEET NOTES

1A	BRICK VENEER, BR1
1B	BRICK VENEER, BR2
2	RIBBED METAL PANEL
3	ALUMINUM WINDOW
4	METAL AWNING
5	RETAIL STOREFRONT, CLEAR GLAZING
6	DECORATIVE TILE
7A	CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A
7B	CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR B
7C	CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR C
8	FIBER CEMENT PANEL
9	RAISED PLANTER
10A	METAL PANEL, PAINT COLOR A
10B	METAL PANEL, PAINT COLOR B
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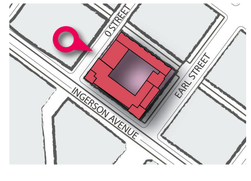
12	ALUMINUM EXTRUDED TRIM
13A	WALL MOUNTED LIGHT FIXTURE - CORNER RETAIL
13B	WALL MOUNTED LIGHT FIXTURE - STANDARD
13C	WALL MOUNTED LIGHT FIXTURE - TOWNHOMES
F.F. +113.25'	FINISH FLOOR ELEVATION
E.F.F. +113.25'	ENTRANCE ELEVATION



LPAS Architecture + Design
WDA
PGAdesign LANDSCAPE ARCHITECTS
FIVEPOINT

ELEVATIONS
WEST (O STREET)

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

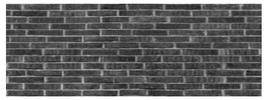
Project No. 2003-0008

7.03

JANUARY 26, 2018

BRICK VENEER, BR1

1A



BRICK VENEER, BR2

1B

DECORATIVE TILE

6

RIBBED METAL PANEL

2

FIBER CEMENT PANEL

8

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A

7A

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR B

7B

CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR C

7C

METAL PANEL COLOR A

10A

COLOR B

10B

WALL MOUNTED LIGHT FIXTURES SHALL BE:
- NON-EVASIVE
- LOW-INTENSITY AND UNOBSTRUSIVE
- FOCUSED ON INTENDED AREAS AND DIRECTED AWAY FROM SURROUNDING LAND USE

13A

13B

13C

Scale: 1" = 10'-0" (Full Scale 22" x 34" Sheet)
1" = 20'-0" (Half Size 11" x 17" Sheet)

00 10 20 40
00 20 40 80

SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

CENTER LINE

SHEET NOTES

1A BRICK VENEER, BR1

1B BRICK VENEER, BR2

2 RIBBED METAL PANEL

3 ALUMINUM WINDOW

4 METAL AWNING

5 RETAIL STOREFRONT, CLEAR GLAZING

6 DECORATIVE TILE

7A CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR A

7B CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR B

7C CEMENT PLASTER, SMOOTH STEEL TROWELED, PAINT COLOR C

8 FIBER CEMENT PANEL

9 RAISED PLANTER

10A METAL PANEL, PAINT COLOR A

10B METAL PANEL, PAINT COLOR B

11 SPANDREL (OPAQUE GLAZING)

12 ALUMINUM EXTRUDED TRIM

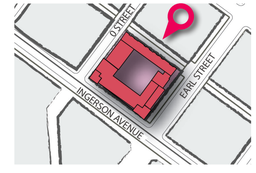
13A WALL MOUNTED LIGHT FIXTURE - CORNER RETAIL

13B WALL MOUNTED LIGHT FIXTURE - STANDARD

13C WALL MOUNTED LIGHT FIXTURE - TOWNHOMES

F.F. +113.25' FINISH FLOOR ELEVATION

E.F.F. +113.25' ENTRANCE ELEVATION



LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

ELEVATIONS
NORTH (MID-BLOCK BREAK)

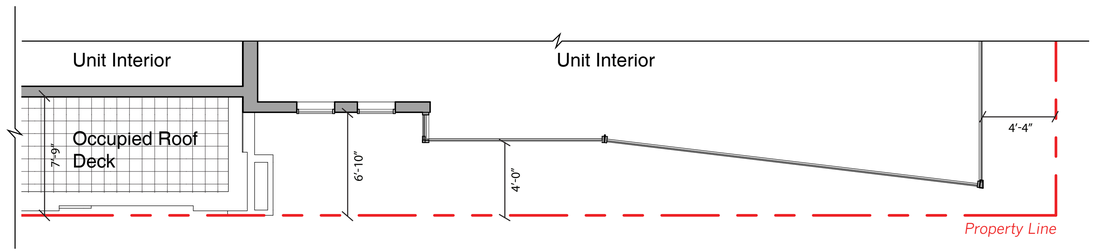
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

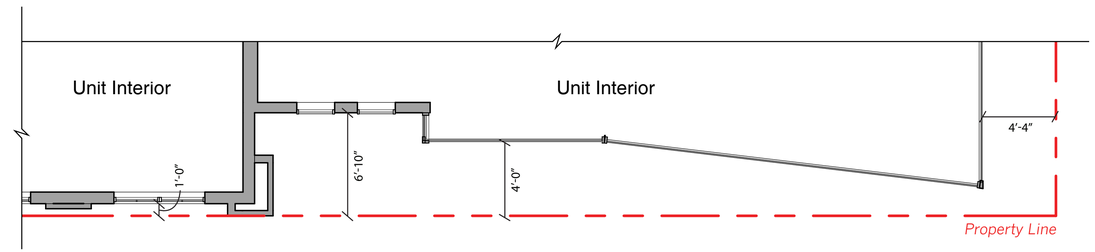
Project No. 2003-0008

7.04

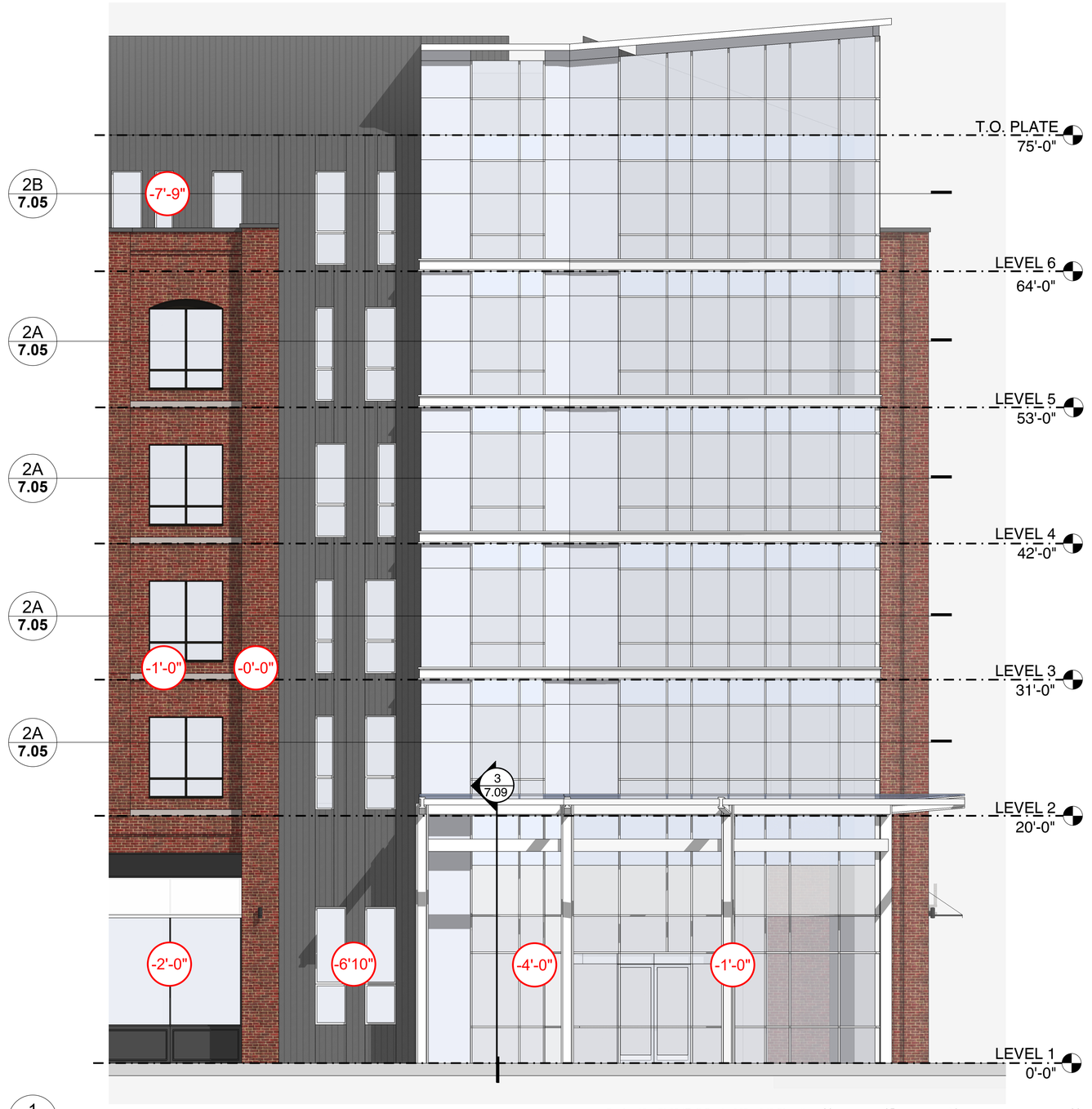
JANUARY 26, 2018



2B
7.05



2A
7.05



Scale: 1" = 5'-0" (Full Scale 22" x 34" Sheet)
1" = 10'-0" (Half Size 11" x 17" Sheet)

00 05 10 20
00 10 20 40

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

ENLARGED ELEVATIONS
SOUTH (INGERSON AVENUE)

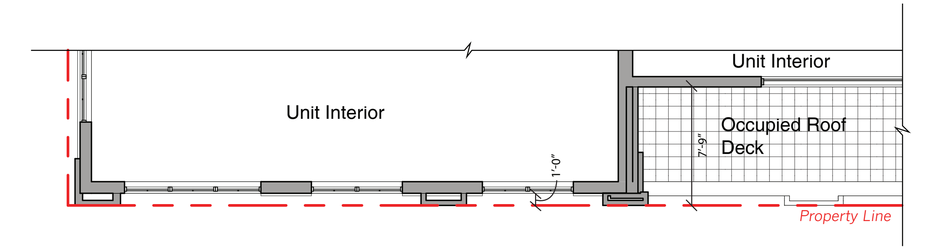
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

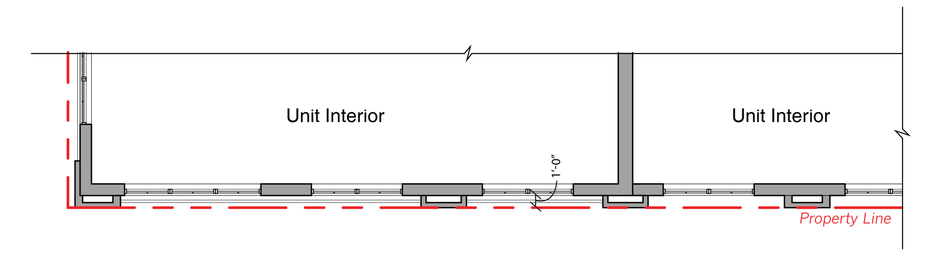
Project No. 2003-0008

7.05

JANUARY 26, 2018



2B
7.06



2A
7.06

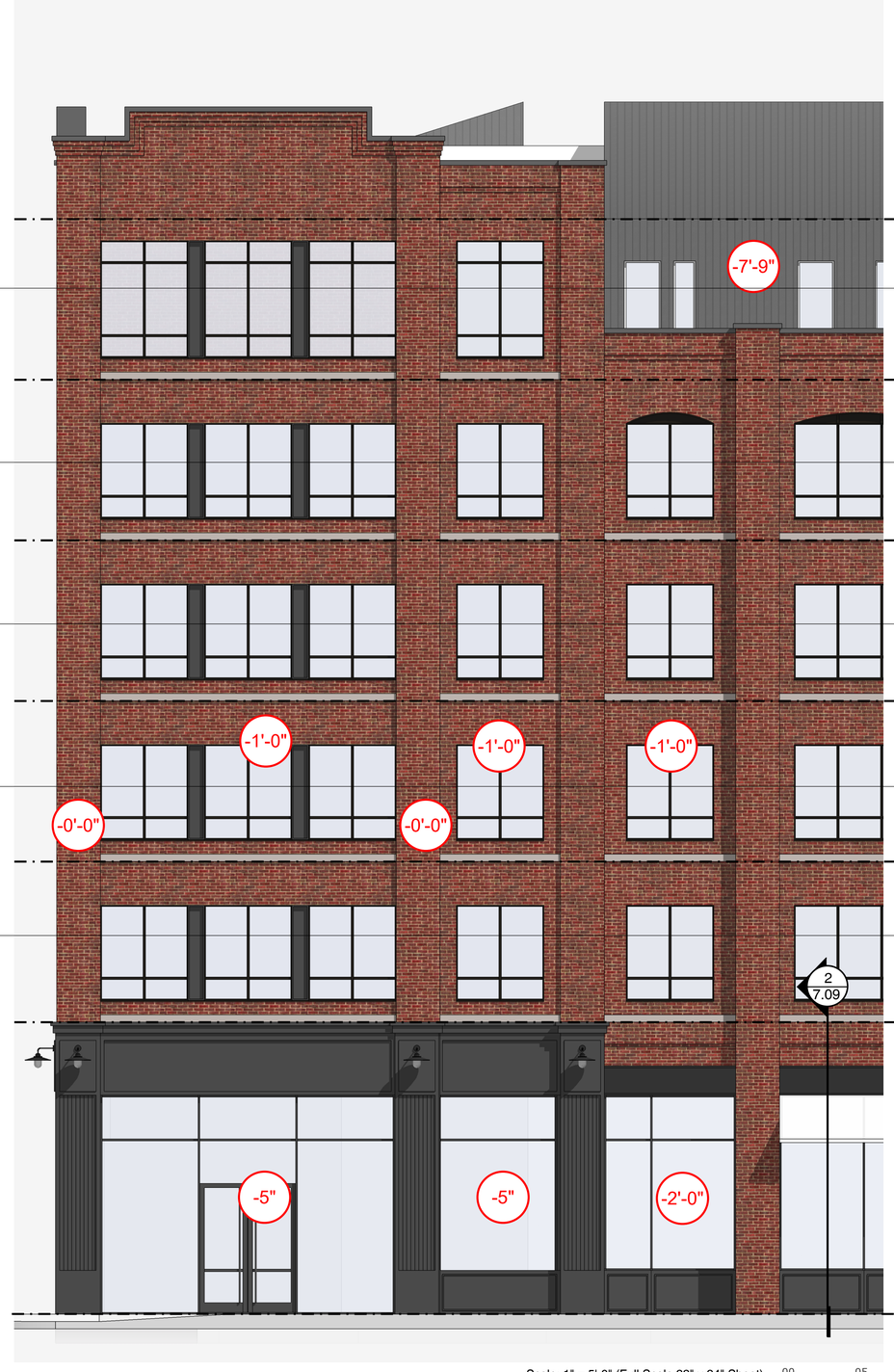
2B
7.06

2A
7.06

2A
7.06

2A
7.06

1
7.06



T.O. PLATE
75'-0"

LEVEL 6
64'-0"

LEVEL 5
53'-0"

LEVEL 4
42'-0"

LEVEL 3
31'-0"

LEVEL 2
20'-0"

LEVEL 1
0'-0"

Scale: 1" = 5'-0" (Full Scale 22" x 34" Sheet)
1" = 10'-0" (Half Size 11" x 17" Sheet)

00 05 10 20
00 10 20 40

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

ENLARGED ELEVATIONS
SOUTH (INGERSON AVENUE)

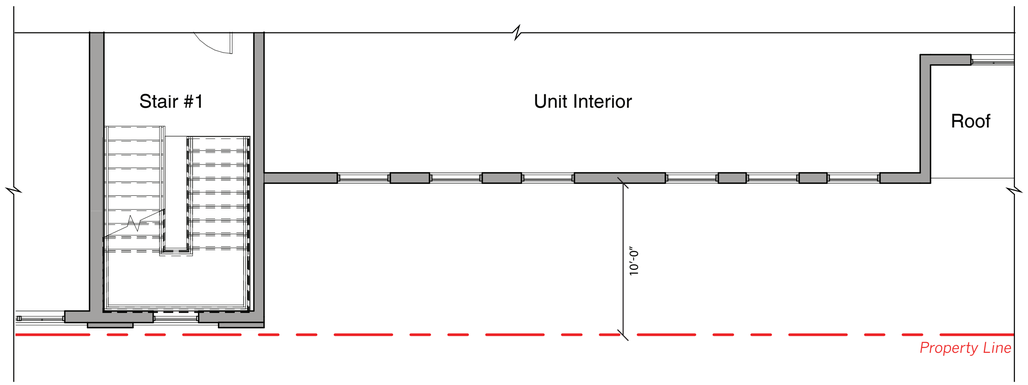
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

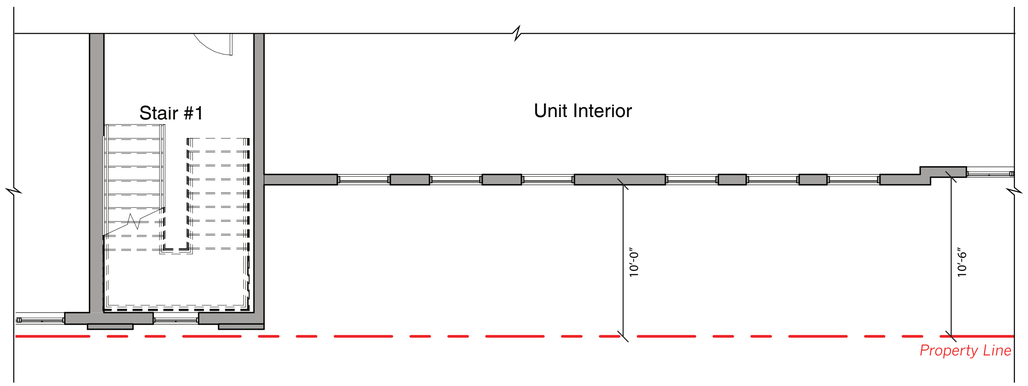
Project No. 2003-0008

7.06

JANUARY 26, 2018



2B
7.07



2A
7.07

2B
7.07

2A
7.07

1
7.07

Scale: 1" = 5'-0" (Full Scale 22" x 34" Sheet)
1" = 10'-0" (Half Size 11" x 17" Sheet)

00 05 10 20
00 10 20 40

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

ENLARGED ELEVATIONS
EAST (EARL STREET)

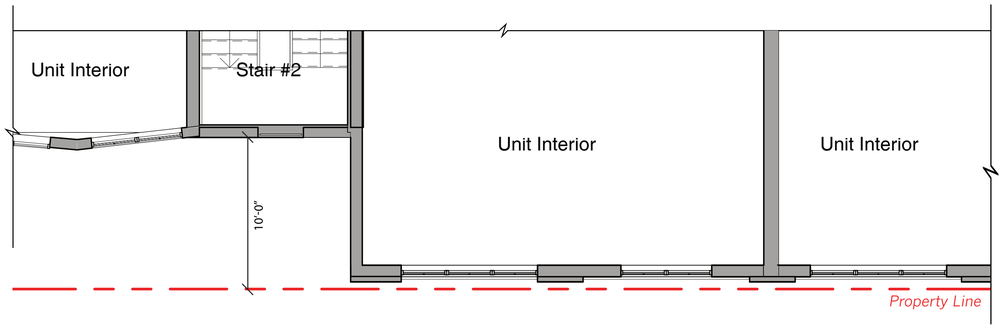
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

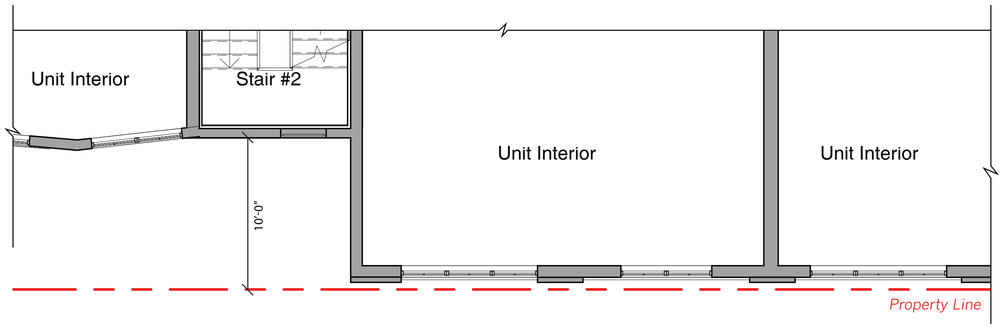
Project No. 2003-0008

7.07

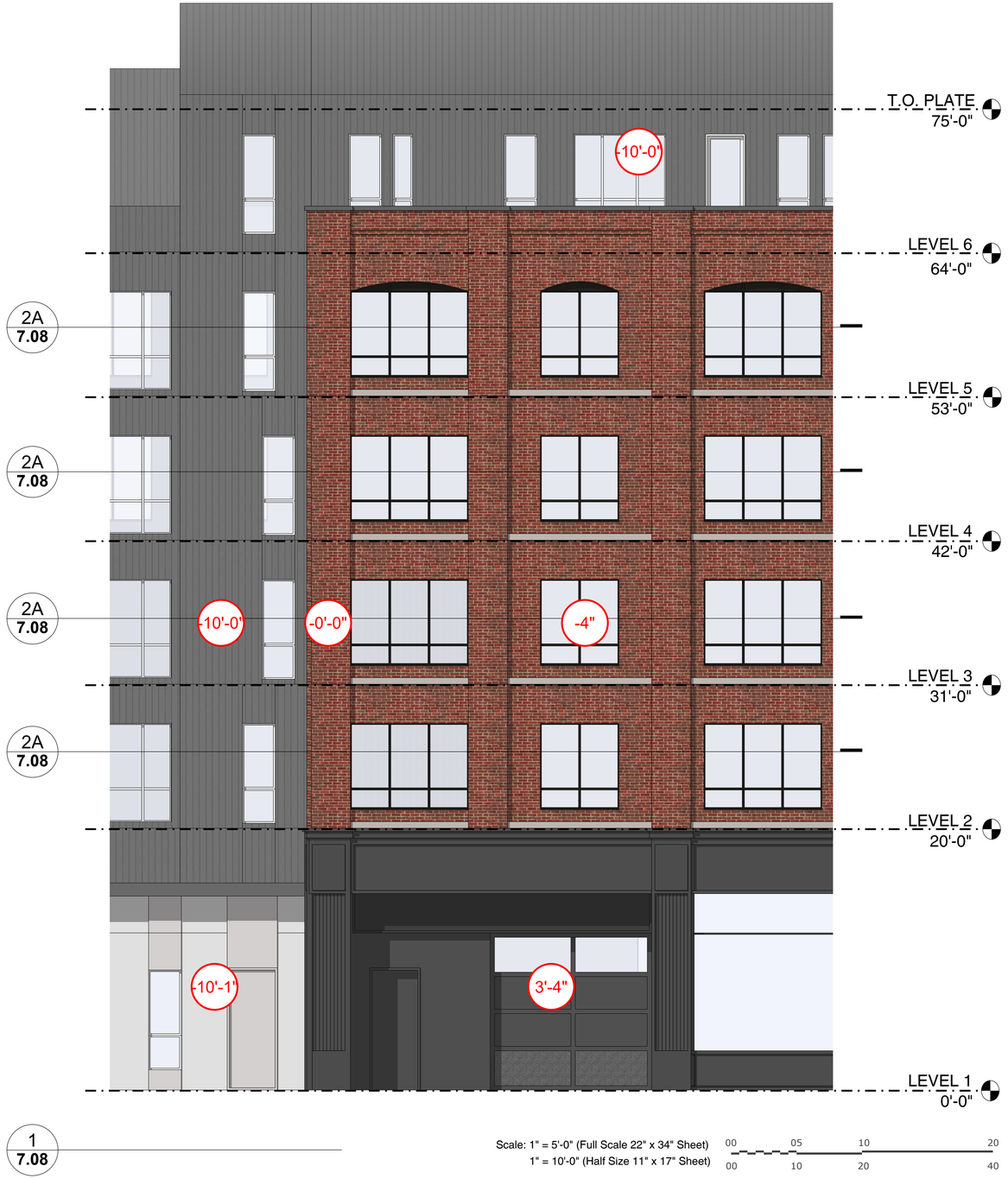
JANUARY 26, 2018



2B
7.08



2A
7.08



1
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Scale: 1" = 5'-0" (Full Scale 22" x 34" Sheet)
1" = 10'-0" (Half Size 11" x 17" Sheet)

00 05 10 20
00 10 20 40

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

ENLARGED ELEVATIONS
WEST (O STREET)

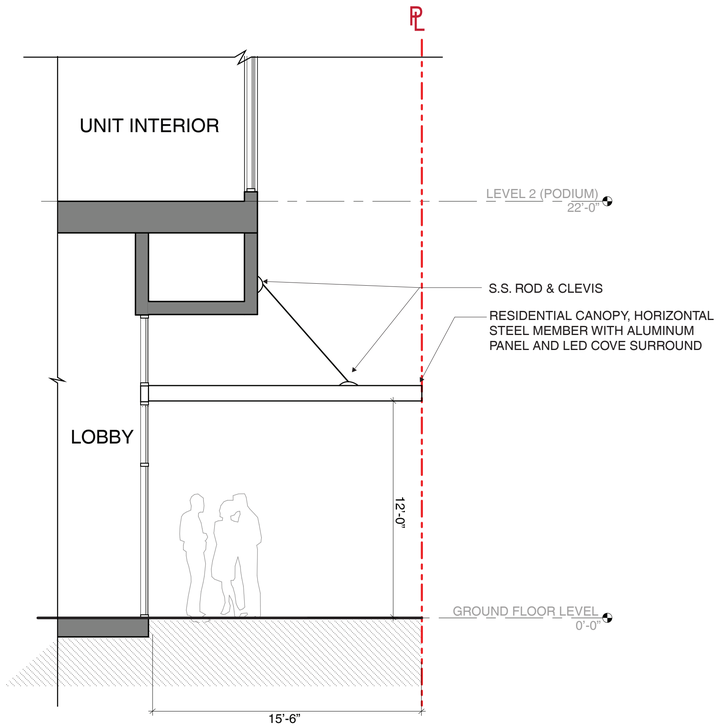
CANDLESTICK POINT | BLOCK 2A

OCII Submittal

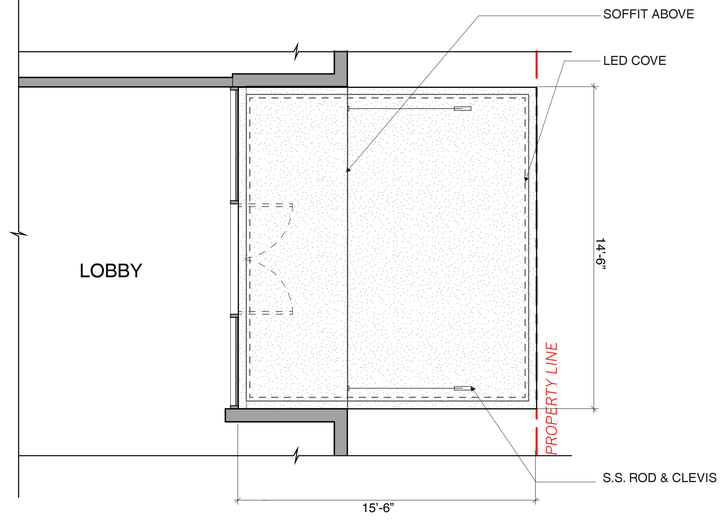
Project No. 2003-0008

7.08

JANUARY 26, 2018

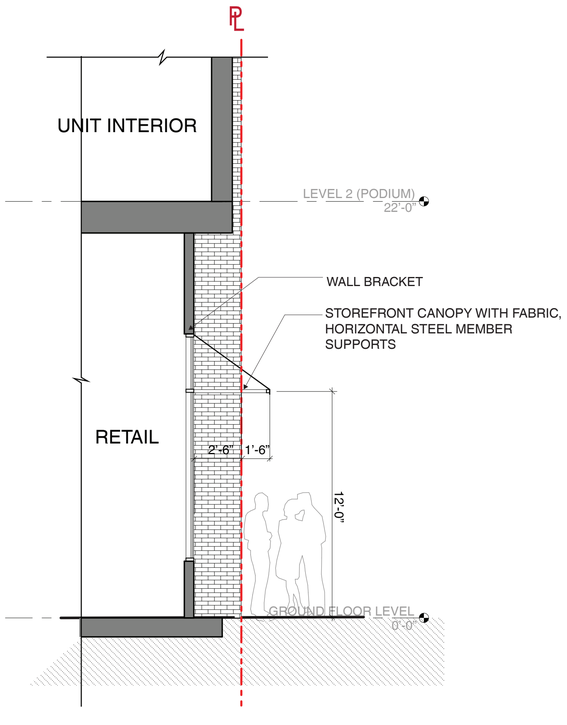


B. SECTION



A. PLAN

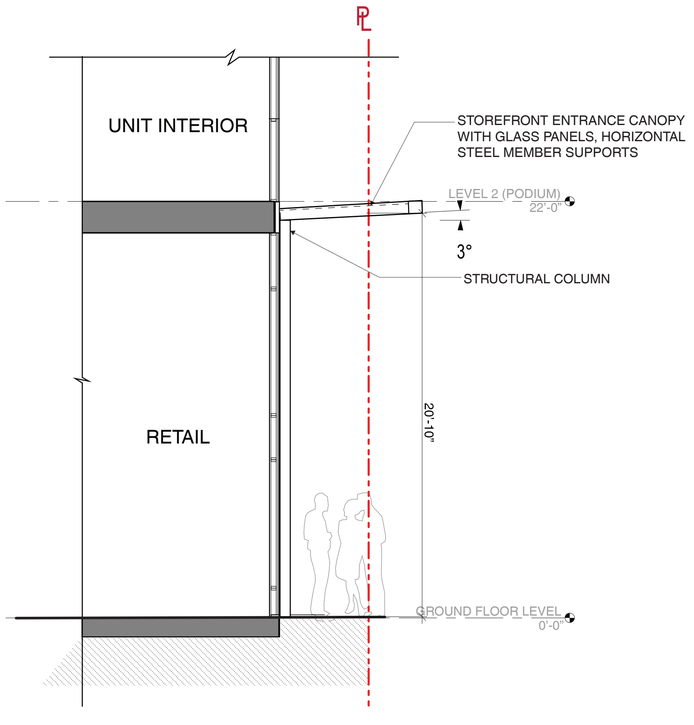
1 / 7.09 ENLARGED CANOPY AT RESIDENTIAL LOBBY ENTRANCE



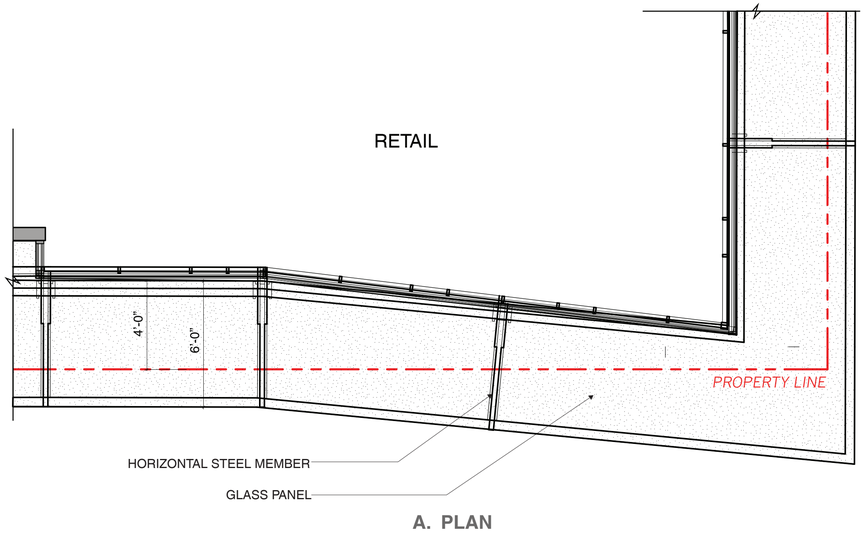
B. SECTION

A. PLAN

2 / 7.09 ENLARGED CANOPY AT RETAIL STOREFRONT



B. SECTION



A. PLAN

3 / 7.09 ENLARGED CANOPY AT RETAIL STOREFRONT ENTRANCE

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

CANOPY DETAILS
STOREFRONT BAYS AND CANOPIES

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

7.09

JANUARY 26, 2018

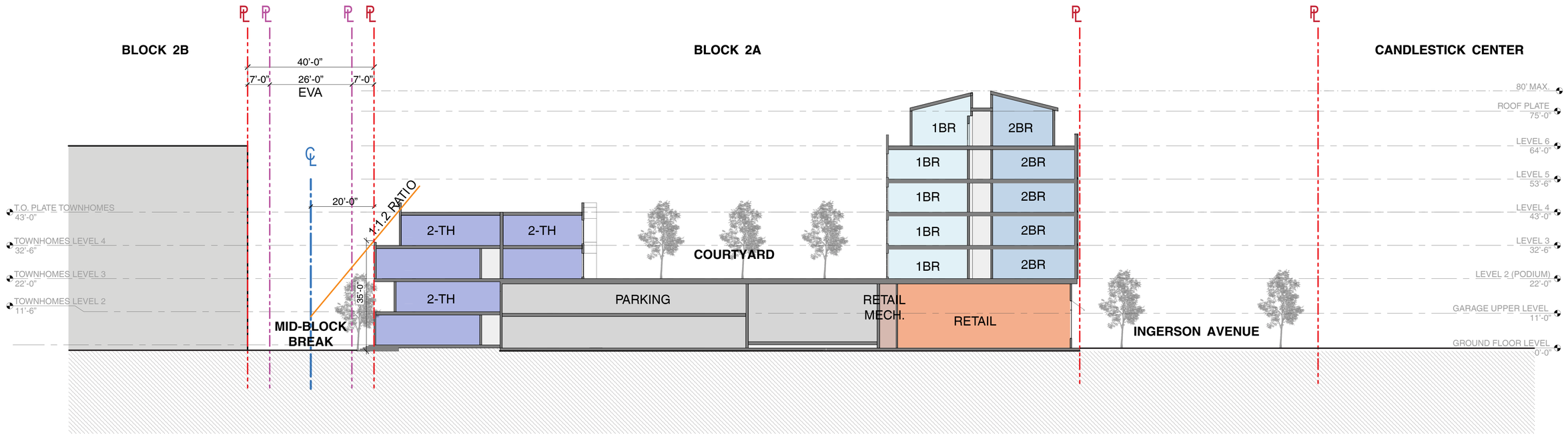
SHEET LEGEND

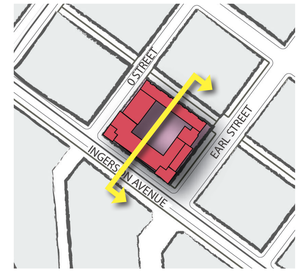
PROPERTY LINE

FUTURE PROPERTY LINE

CENTER LINE

NOTE: SEE SHEET 3.16 FOR BUILT-TO LINE DIAGRAM.
THE MID-BLOCK BREAK IS IN COMPLIANCE WITH
THE DESIGN FOR DEVELOPMENT REQUIREMENTS AS
SHOWN ON SHEET 3.16.





LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

SITE AND BUILDING SECTION
NORTH/SOUTH

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

8.01

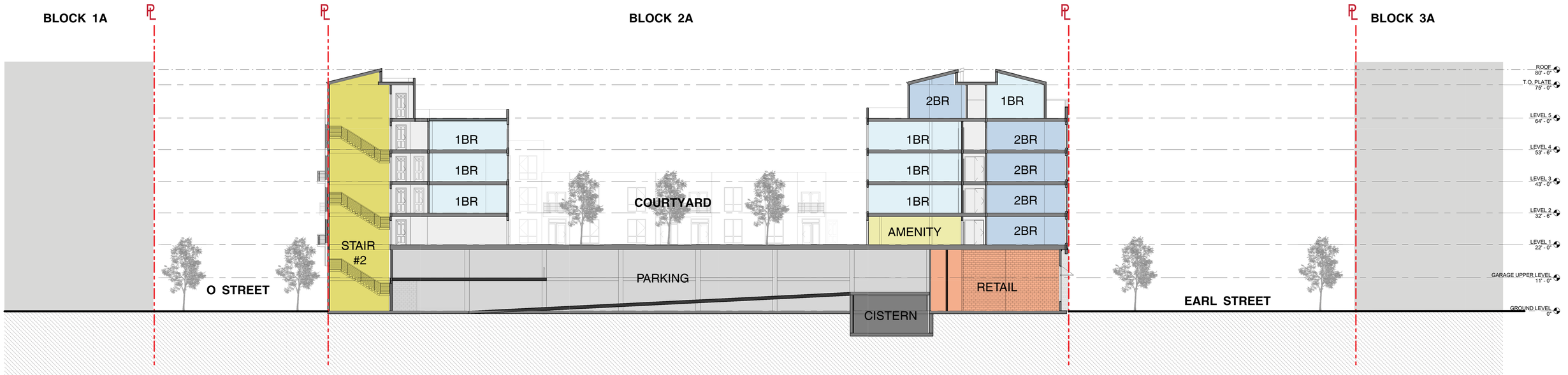
JANUARY 26, 2018

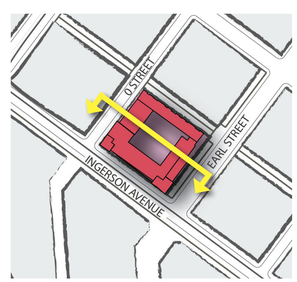
SHEET LEGEND

PROPERTY LINE

FUTURE PROPERTY LINE

CENTER LINE





LPAS Architecture + Design

WDA

PGAdesign LANDSCAPE ARCHITECTS

FIVEPOINT

SITE AND BUILDING SECTION
EAST/WEST

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

8.02

JANUARY 26, 2018

WINDOWS

PLASTER, COLOR A

STOREFRONT

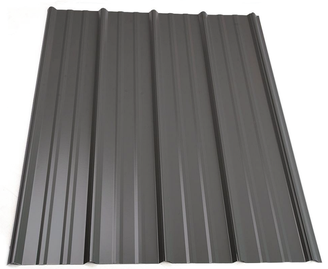
PLASTER, COLOR B

GARAGE DOOR

PLASTER, COLOR C

BRICK VENEER, BR1

BRICK VENEER, BR2



RIBBED METAL PANEL

METAL PANEL, COLOR A

METAL PANEL, COLOR B

DECORATIVE TILE

METAL AT RESIDENTIAL ENTRY CANOPY

LPAS Architecture + Design | WDA | PGAdesign LANDSCAPE ARCHITECTS | FIVEPOINT

SUPPLEMENTAL MATERIAL BOARD

CANDLESTICK POINT | BLOCK 2A

OCII Submittal

Project No. 2003-0008

9.01

JANUARY 26, 2018

CPS 2A
3/12/2018

Discipline	Consultant Names	Fees	SBE Credit*	SBE - SF	For Informational Purposes Only: MBE	Ethnicity**	WBE
Architect	LPAS/ William Duff & Assoc	$ 1,147,700	$ 1,147,700	$ 1,147,700			
Landscape Architect	PGA Design	$ 94,738	$ 94,738	$ 94,738			$ 94,738
MEP	Interface Engineering/ MHC**	$ 558,000	$ 156,240	$ 156,240	$ 156,240	Asian / Pac	
Structural	Watry Beuhler/Rivera Consulting	$ 412,500	$ 412,500	$ 412,500	$ 412,500	Latino	
Civil	Luk and Associates	$ 65,000	$ 65,000		$ 65,000	Asian / Pac	
Engeo	Geotech	$ 10,000	$ -	$ -			
Trash Consultant	American Trash Management	$ 10,000	$ -	$ -			
	Totals	**$ 2,297,938**	**$ 1,876,178**	**$ 1,811,178**	**$ 633,740**	**$ -**	**$ 94,738**
	Percent of Total Fees		**81.6%**	**78.8%**	**27.6%**	**0.0%**	**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.
**MHC has only 28% of total fee

Attachment 4

Candlestick Park North - Block CPN 2A

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

WDA – Associate architect

William Duff Architects (WDA) understands the importance of collaboration—we have a proven track record of partnering with architectural practices whose strengths and experience complement our own to produce the best possible built projects for our clients. Based in San Francisco since 1999, we're a medium-sized firm whose multi-disciplinary residential, retail, and commercial practices enhance our versatility and allow us to apply best practices across project types to efficiently complete residences with an eye for clean, welcoming designs that forward our vision of improving the look and feel of home.

As a longtime San Francisco business, we're recognized by the city as a certified Vendor and Local Business Enterprise (LBE) and as a San Francisco Small Business Enterprise (SBE). Committed to architecture's power to transform our city, we believe in the power of thoughtful design to improve the environment. We actively cultivate a positive, professional, team-oriented work culture; outside of projects, they collaborate on giving time to the community and participating in charitable events. We've also been on the forefront of incorporating sustainable practices into our designs. Recently, we qualified for San Francisco City & County certification as a San Francisco Green Business. Our respect for the environment drives our material selection--we're known for designing with natural materials in spaces with clean lines and seamless details to create environments that feel warm and comfortable to our clients.

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.