PLANNING APPLICATION RE-SUBMITTAL 2

JULY 03, 2019

PLANNING APPLICATION RESUBMITAL 1 - FEBRUARY 22, 2019
PLANNING APPLICATION SUBMITAL - AUGUST 1, 2017

DEVELOPMENT TEAM	LANDSCAPE	URBAN PLANNING	ARCHITECTURE	ARCHITECTURE	ARCHITECTURE	CIVIL	SUSTAINABILITY+LOGISTICS
LAUREL HEIGHTS PARTNERS, LLC	MEYER STUDIO LAND ARCHITECTS	JAMES CORNER FIELD OPERATIONS	BAR ARCHITECTS	JENSEN ARCHITECTS	SOLOMON CORDWELL BUENZ	BKF ENGINEERS	ARUP
CONTACT: DON BRAGG	CONTACT: DAVID MEYER	CONTACT: JAMES CORNER	CONTACT: DAVID ISRAEL	CONTACT: MARK JENSEN	CONTACT: STRACHAN FORGAN	CONTACT: ERIC GIROD	CONTACT: COLE ROBERTS
415.395.0880	510.559.2973	212.433.1450	415.263.5700	415.348.9650	415.216.2432	925.396.7751	415.946.0287
dbragg@pradogroup.com	david@ms-la.com	jcorner@fieldoperations.net	disrael@bararch.com	markj@jensen-architects.com	strachan.forgan@scb.com	egirod@bkf.com	cole.roberts@arup.com

EIR VARIANT 1

GENERAL -

X VAR.00 KEYING SITE PLAN - EIR VARIANT 1
X VAR.01a EIR VARIANT 1: DATA
X VAR.01b EIR VARIANT 1: PARKING SUMMARY
X VAR.02 EIR VARIANT 1: SITE ELEVATIONS

LANDSCAPE -

X VAR.04 LANDSCAPE SITE PLAN

ARCHITECTURE -

X VAR.10 EIR VARIANT 1: SITE - BELOW GRADE PARKING DIAGRAM
X VAR.11 EIR VARIANT 1: CALIF. ST. PARKING GARAGE - LEVEL B3
X VAR.12 EIR VARIANT 1: CALIF. ST. PARKING GARAGE - LEVEL B2
X VAR.13 EIR VARIANT 1: CALIF. ST. PARKING GARAGE - LEVEL B1
X VAR.14 EIR VARIANT 1: "WALNUT" BUILDING PLANS - B3
X VAR.15 EIR VARIANT 1: "WALNUT" BUILDING PLANS - B2
X VAR.16 EIR VARIANT 1: "WALNUT" BUILDING PLANS - B1
X VAR.17 EIR VARIANT 1: "WALNUT" BUILDING PLANS - LEVEL 1
X VAR.18 EIR VARIANT 1: "WALNUT" BUILDING PLANS - LEVEL 2
X VAR.19 EIR VARIANT 1: "WALNUT" BUILDING PLANS - LEVEL 3-4
X VAR.20 EIR VARIANT 1: "WALNUT" BUILDING PLANS - LEVEL 5
X VAR.21 EIR VARIANT 1: "WALNUT" BUILDING PLANS - ROOF
X VAR.22 EIR VARIANT 1: "WALNUT" BUILDING ELEVATIONS
X VAR.23 EIR VARIANT 1: "WALNUT" BUILDING ELEVATIONS
X VAR.24 EIR VARIANT 1: "WALNUT" BUILDING ELEVATIONS
X VAR.25 EIR VARIANT 1: "WALNUT" BUILDING ELEVATIONS
X VAR.26 EIR VARIANT 1: "WALNUT" BUILDING ELEVATIONS
X VAR.31 EIR VARIANT 1: WALNUT SECTIONS
X VAR.32 EIR VARIANT 1: WALNUT SECTIONS
X VAR.33 EIR VARIANT 1: WALNUT SECTIONS
X VAR.34 EIR VARIANT 1: WALNUT SECTIONS
X VAR.41 EIR VARIANT 1: OPEN SPACE
X VAR.42 EIR VARIANT 1: OPEN SPACE
X VAR.43 EIR VARIANT 1: OPEN SPACE
X VAR.44 EIR VARIANT 1: PLANNING CODE DIAGRAMS
X VAR.60 EIR VARIANT 1: "WALNUT" RESIDENTIAL PERSPECTIVES

"X" DENOTES SHEET IS INCLUDED IN SUBMITTAL

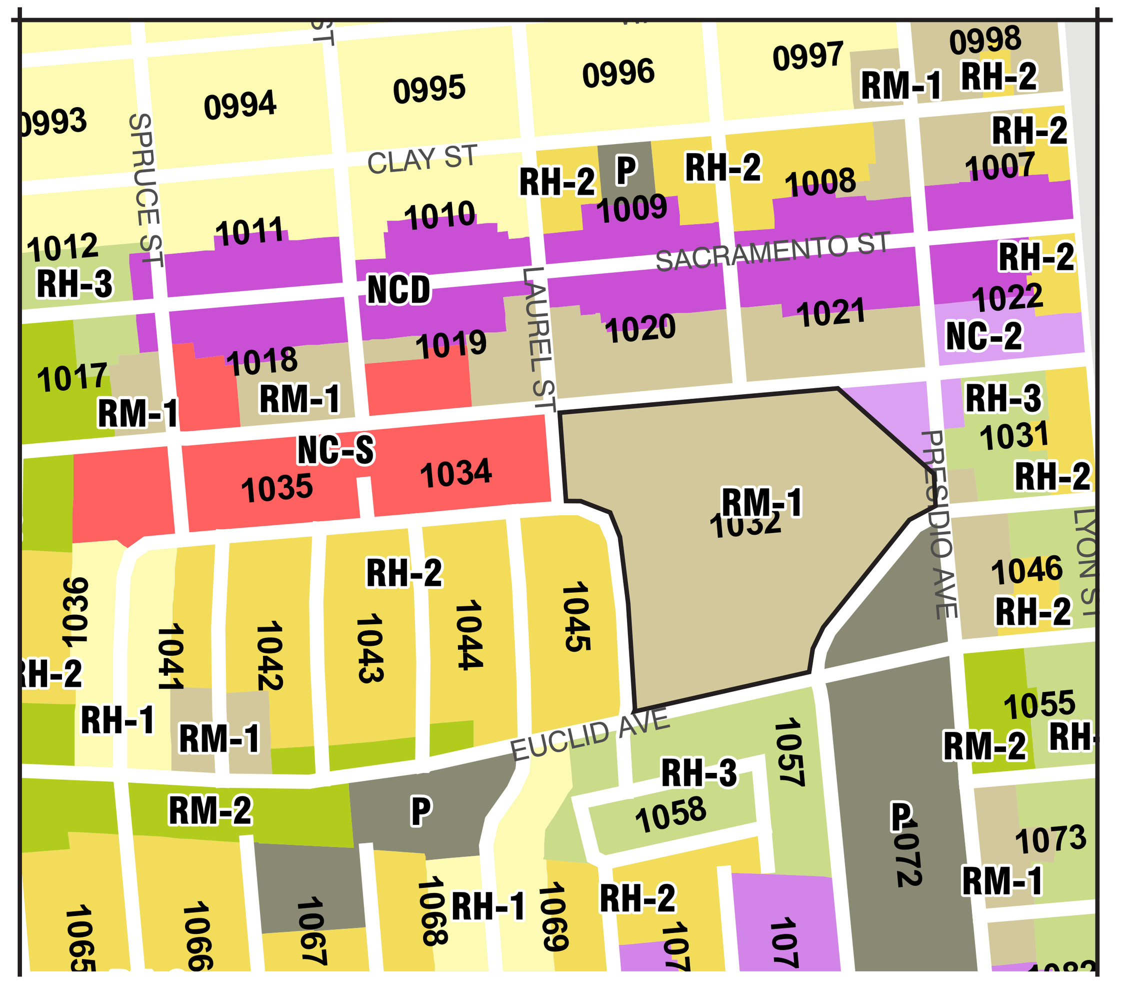
PROJECT DESCRIPTION

THE 3333 CALIFORNIA STREET MIXED-USE PROJECT (PROPOSED PROJECT) SITE IS A 446,468-SQUARE-FOOT, OR AN APPROXIMATELY 10.25-ACRE PARCEL BOUNDED BY CALIFORNIA STREET TO THE NORTH, PRESIDIO AVENUE TO THE EAST, MASONIC AVENUE TO SOUTHEAST, EUCLID AVENUE TO THE SOUTH, AND LAUREL STREET/MAYFAIR DRIVE TO THE WEST, IN SAN FRANCISCO'S PRESIDIO HEIGHTS NEIGHBORHOOD, IN THE NORTHWEST PORTION OF SAN FRANCISCO. THE PROJECT SPONSOR, LAUREL HEIGHTS PARTNERS, LLC, OWNS THE SITE AND LEASES IT TO THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, WHICH USES THE PROJECT SITE FOR ITS UNIVERSITY OF CALIFORNIA SAN FRANCISCO (UCSF) LAUREL HEIGHTS CAMPUS. PRIOR TO THE PROJECT SPONSOR'S RECENT ACQUISITION OF FEE TITLE TO THE SITE, THE PROJECT SPONSOR HAD ENTERED INTO A 99-YEAR PRE-PAID GROUND LEASE WITH THE REGENTS, THE FORMER OWNER OF THE SITE, IN 2014. THE PROJECT SITE DOES NOT INCLUDE THE SAN FRANCISCO FIREMAN'S CREDIT UNION (NOW CALLED SF FIRE CREDIT UNION) AT THE SOUTHWEST CORNER OF CALIFORNIA STREET AND PRESIDIO AVENUE, WHICH IS ON A SEPARATE PARCEL.

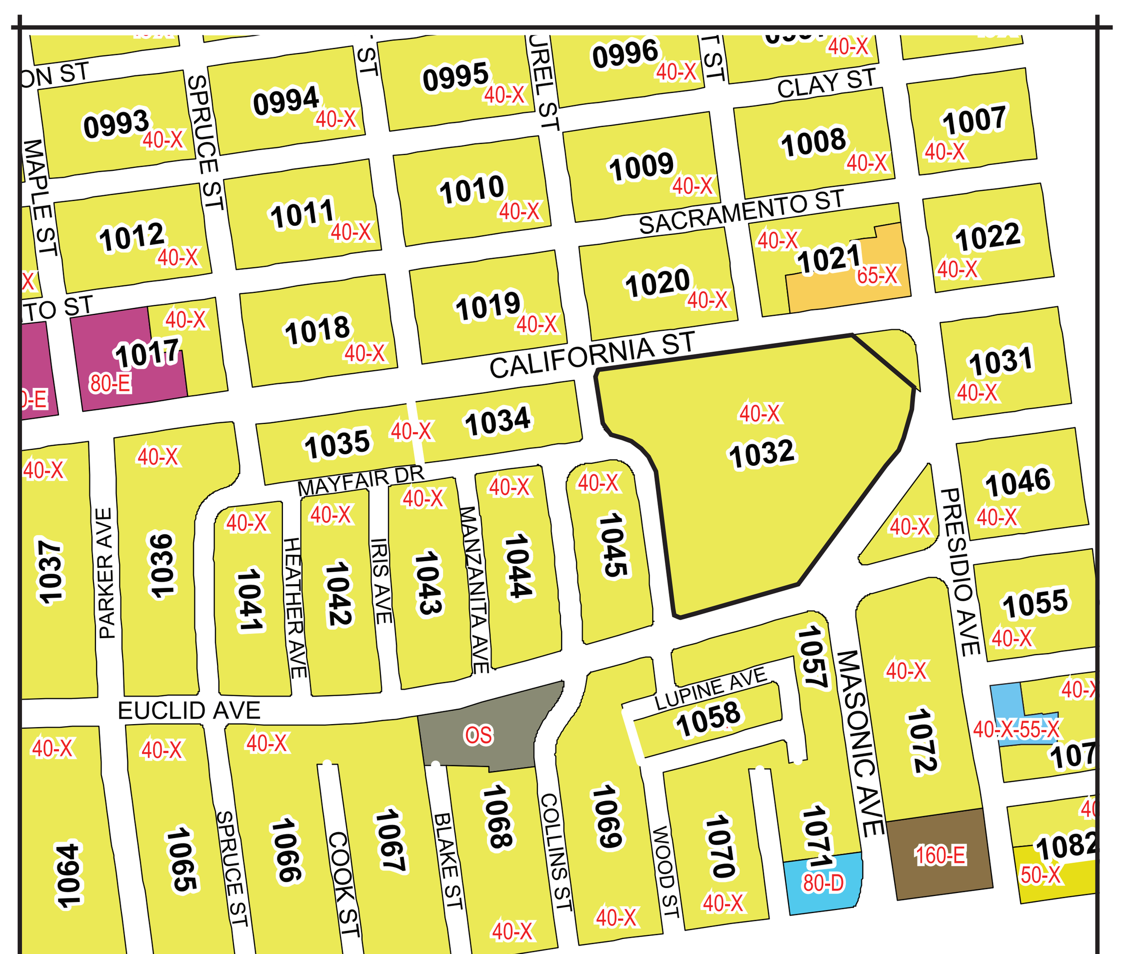
THE PROJECT SITE IS DEVELOPED WITH A FOUR-STORY, 455,000-GROSS-SQUARE-FOOT (GSF) OFFICE BUILDING WITH A THREE-LEVEL, 212-SPACE, PARTIALLY BELOW-GRADE PARKING GARAGE AT THE CENTER OF THE SITE; A ONE-STORY, 14,000-GSF ANNEX BUILDING AT THE CORNER OF CALIFORNIA AND LAUREL STREETS; THREE SURFACE PARKING LOTS WITH A TOTAL OF 331 SPACES CONNECTED BY INTERNAL ROADWAYS; TWO CIRCULAR GARAGE RAMP STRUCTURES LEADING TO BELOW-GRADE PARKING LEVELS; AND LANDSCAPING OR LANDSCAPED OPEN SPACE. THE CAMPUS SERVES AS THE PRIMARY LOCATION FOR UCSF'S OFFICES FOR ITS SOCIAL, BEHAVIORAL, AND POLICY SCIENCE RESEARCH DEPARTMENTS.

THE PROPOSED PROJECT CONSISTS OF REDEVELOPMENT OF THE SITE FROM OFFICE, RESEARCH, CHILD CARE, AND PARKING USES TO A MIX OF RESIDENTIAL, RETAIL, OFFICE, CHILD CARE, AND ASSOCIATED PARKING USES. THESE PROPOSED USES WOULD BE LOCATED IN 13 NEW BUILDINGS AND IN THE ADAPTIVELY REUSED OFFICE BUILDING, WHICH WOULD BE DIVIDED INTO TWO SEPARATE RESIDENTIAL BUILDINGS. PROPOSED PARKING WOULD BE PROVIDED IN FOUR BELOW-GRADE PARKING GARAGES AND SEVEN INDIVIDUAL, TWO-CAR PARKING GARAGES. THE PROPOSED PROJECT WOULD REQUIRE DEMOLITION, SOILS DISTURBANCE, AND EXCAVATION TO DEPTHS RANGING FROM 7 TO 40 FEET BELOW THE EXISTING GRADE FOR CONSTRUCTION OF THE BELOW-GRADE PARKING GARAGES, BUILDING FOUNDATIONS, AND SITE TERRACING.

ZONING MAP*



HEIGHT / BULK MAP*



* MAPS FROM WWW.SF-PLANNING.ORG

PROJECT TOTALS SUMMARY

PROJECT TOTALS

		EXISTING (area or count)	PROPOSED (area or count)	DELTA
AREA SUMMARY				
	RESIDENTIAL	0	829,847	829,847
	RETAIL	0	27,263	27,263
	RETAIL F&B	0	12,998	12,998
	OFFICE	364,500	49,999	-314,501
	CHILDCARE	11,500	13,630	2,130
	GARAGE	93,000	361,788	268,788
	Total	469,000	1,295,525	826,525
TOTAL UNIT COUNT SUMMARY				
	JR	0	27	27
	1-BED	0	207	207
	2-BED	0	194	194
	3-BED	0	103	103
	4-BED	0	27	27
	Total	0	558	558
PARKING SUMMARY				
	RESIDENTIAL	0	558	558
	RETAIL	0	58	58
	RETAIL F&B	0	28	28
	OFFICE	483	80	-403
	CHILDCARE	0	29	29
	COMMERCIAL	60	0	-60
	Total	543	753	210
	CAR SHARE	0	10	10
SECTION 135 OPEN SPACE SUMMARY				
	RESIDENTIAL PRIVATE	0	12,118	12,118
	TENANT COMMON	160,700	24,200	-136,500
	PUBLIC	0	33,897	33,897
	COMMON NON-SEC.135	4,500	45,300	40,800
	PUBLIC NON-SEC.135		81,668	81,668
	Total	165,200	197,183	31,983

BELOW MARKET RATE UNITS NOTE:

THE PROPOSED PROJECT WOULD INCLUDE AFFORDABLE HOUSING UNITS AS REQUIRED UNDER PLANNING CODE SECTION 415 AND/OR AS SET FORTH IN A DEVELOPMENT AGREEMENT (DA) FOR THE PROJECT BETWEEN THE PROJECT SPONSOR AND THE CITY. THE TERMS OF THE DA REGARDING PROVISION OF AFFORDABLE HOUSING AND OTHER MATTERS ARE STILL UNDER DISCUSSION, AND, IN ADDITION, THE PROJECT SPONSOR IS GATHERING COMMUNITY INPUT REGARDING THIS MATTER.

PROPERTY SUMMARY:

ADDRESS:	3333 CALIFORNIA STREET
SUPERVISOR:	DISTRICT 2 / CATHERINE STEFANI
BLOCK/LOT:	1032/003
LOT AREA:	446,468 SF
ZONING:	RM-1
HEIGHT/BULK:	40-X

ZONING SUMMARY:

	REQUIRED / PERMITTED	PROVIDED
USES PERMITTED: (TABLE 209.2)	DWELLING UNITS (P) RETAIL SALES (NP)[1] COMMERCIAL USE (NP)[1]	558 RESIDENTIAL DWELLING UNITS 40,261 SF RETAIL 49,999 SF OFFICE
DWELLING UNIT DENSITY : (TABLE 209.2)	1:800 SF LOT AREA 446,468/800 = 558 /600 WITH PUD = 744	 558 - COMPLIES
HEIGHT (SEC. 260):	40-FT[2] (E) BLDG A - 68'-6"(NON-CONFORMING) (E) BLDG B - 67'-0"(NON-CONFORMING)	CALIFORNIA ST - 45-FT MASONIC AVE - 40-FT EUCLID AVE - 40-FT LAUREL - 30 TO 40FT MAYFAIR - 40-FT (E) BLDG A - 11'-6" ABOVE (E) BLDG (E) BLDG B - 25 FT ABOVE (E) BLDG
BULK (SEC. 270):	"X" - HEIGHT STEPPING REQ'D IF GRADE EXCEEDS 5% SLOPE.	COMPLIES, SEE SHEET G3.04
FAR (SEC. 124(b))	1.8:1-ONLY APPLIES TO COMMERCIAL	OFFICE COMPLIES
UNIT MIX	MIN. 25% 2-BED; 10% 3 BED PER SFP SEC. 207.7	COMPLIES - SEE G301.D
REAR YARD (SEC. 209.2):	45% LOT DEPTH	53 % OF SITE IS OPEN AREA[3]
OPEN SPACE (SEC. 135):	100 SF/UNIT PRIVATE, 133 SF/UNIT COMMON	COMPLIES, SEE SHEET G3.03
PARKING (SEC. 150):	RES: REQ'D 1.0/1.0 DU OFFICE: REQ'D 2/1000 OSF RETAIL GEN: REQ'D 2/1000 UP TO 20K GSF RETAIL F+B: 4/1000 OSF CHILDCARE 1/25 CHILDREN = 7	558 SPACES, OR 1.0/1.0 80 SPACES (2/1000 OSF) 58 (PER TDM) 28 (PER TDM) 29 SPACES
CAR SHARE (SEC. 166):	201+ DU: 2, + 1/200 = 4 REQ'D 50+ STALLS: 1= 1/50 OVER 50 = 5 REQ'D TOTAL PARKING:	5 - COMPLIES 5 - COMPLIES 763
OFF-STREET LOADING: (SEC. 152)	1 FOR 10,000-60,000 SF RETAIL 3 FOR 500,000-900,000 SF RES+OFFICE	TOTAL OF 6 PROVIDED - COMPLIES (3 IN WALNUT BLDG, 3 IN MASONIC BLDG)
BIKE PARKING (SEC. 155):	CLASS ONE: RES: 100 + 1/4 DU OVER 100 = 215 OFFICE: 1/5,000 0SF = 39,999/5,000 = 8 RETAIL: 1/7,500 OSF = 40,261/7,500 = 6 CHILDCARE: 1/20 CHILDREN = 172/20=9 TOTAL CLASS 1 BIKE STALLS: CLASS TWO: RES: 1 / 20 DU = 558/20 = 28 OFFICE: 2 REQ'D IF <50,000 GSF RETAIL: 1/2,500 NSF IF <50K GSF = 8 FOOD/BEV: 1/750 NSF = 10,398/750 CHILDCARE: 1/20 CHILDREN = 8 TOTAL CLASS 2 BIKE STALLS:	 558 - COMPLIES[4] 8 - COMPLIES 8 - COMPLIES 10 - COMPLIES 584 36 - COMPLIES[4] 4 - COMPLIES 8 - COMPLIES 14 - COMPLIES 10 - COMPLIES 72

1. *SPONSOR WILL BE REQUESTING A ZONING CHANGE TO INCLUDE THESE USES.*
2. *SPONSOR WILL BE REQUESTING AN ADDITIONAL FIVE-FEET FOR MIXED-USE BUILDINGS ALONG CALIFORNIA STREET.*
3. *SPONSOR WILL BE REQUESTING A REAR YARD EQUIVALENCY AND TO THE EXTENT IT IS APPLICABLE, PLANNING COMMISSION RESOLUTION 4109 WILL REQUIRE MODIFICATION.*
4. *SPONSOR IS EXPLORING UP TO ONE "CLASS ONE" SPACE PER BEDROOM AND INCORPORATION OF BIKE SHARE PROGRAMS.*

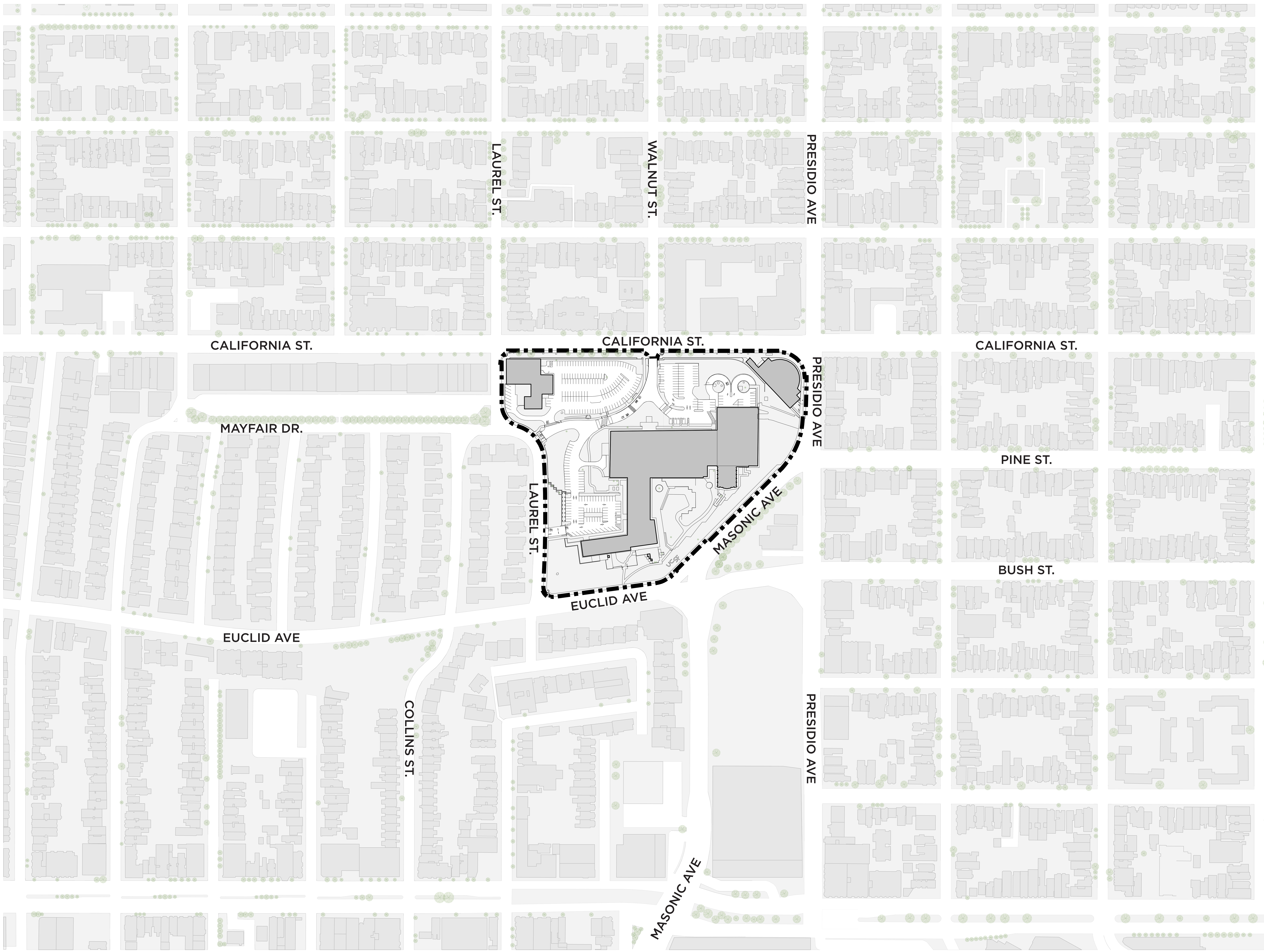
3333 CALIFORNIA STREET SAN FRANCISCO, CA

TITLE SHEET

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

G0.01



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Cheryl Barton

VICINITY MAP

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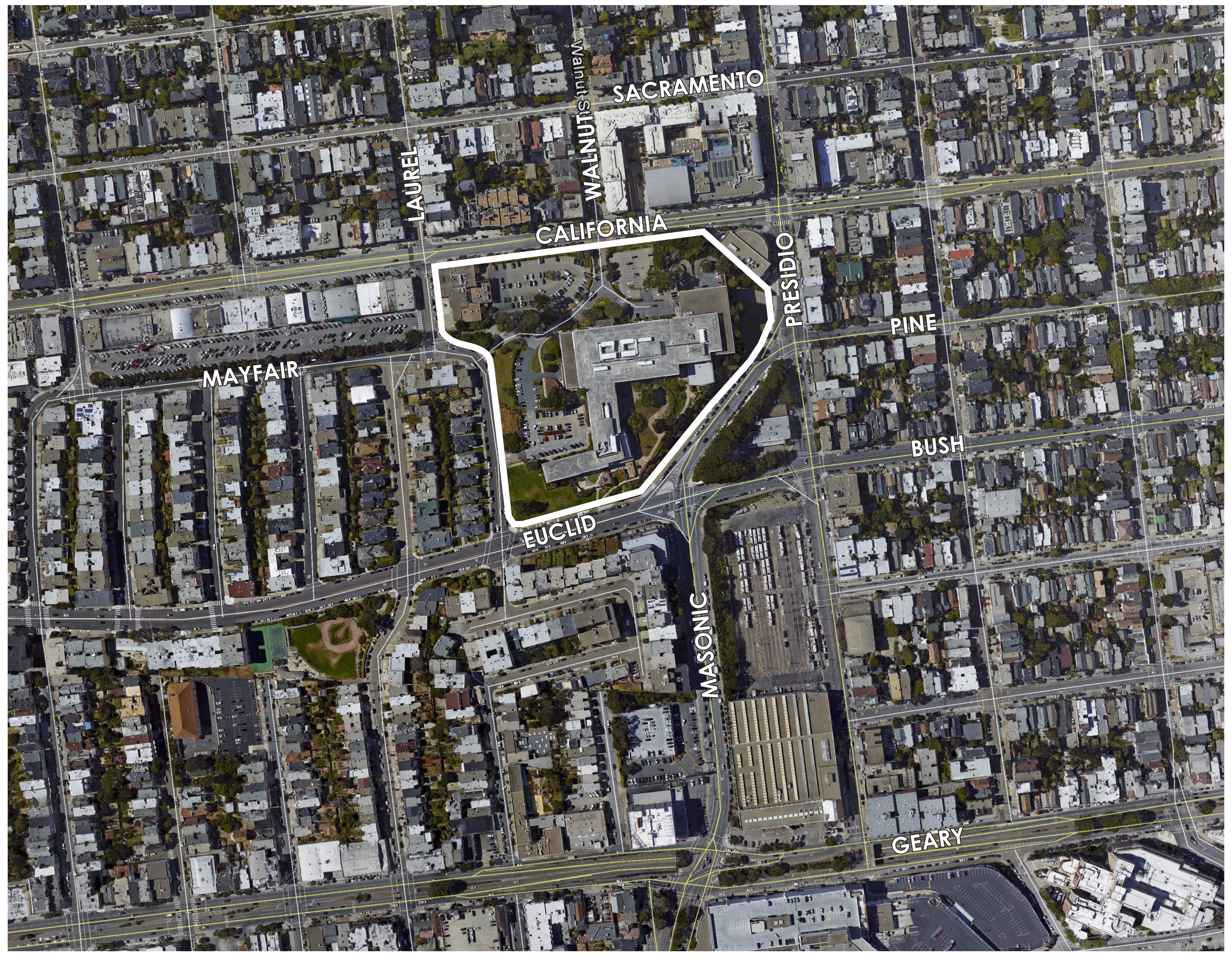
07.03.2019
PLANNING APPLICATION RESUBMITTAL

G1.00



VICINITY MAP


AERIAL VIEW LOOKING NORTH-WEST


AERIAL VIEW LOOKING SOUTH-EAST


BRICK ELEMENTS AND LINEAR MODERN FACADE


EXISTING CYPRESS TREE


VIEW OF BRICK WALL ALONG CALIFORNIA


EXISTING VIEW FROM HILLTOP PARK

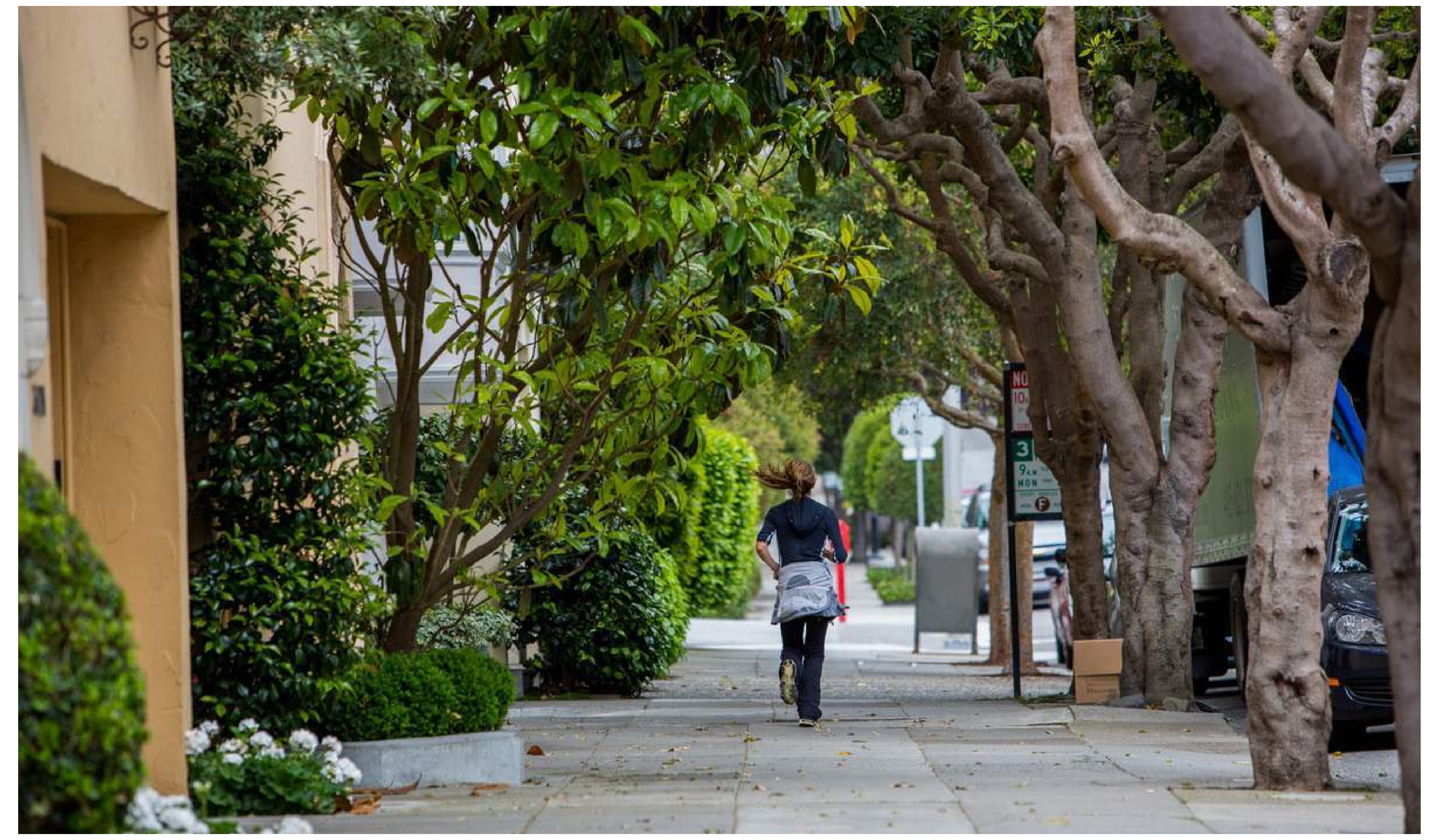

EXISTING GARAGE ENTRY AT MAYFAIR DR.


EXISTING BUILDING

3333 CALIFORNIA STREET SAN FRANCISCO, CA

VICINITY MAP + EXISTING SITE IMAGES


RESIDENTIAL UNITS ACROSS CALIFORNIA

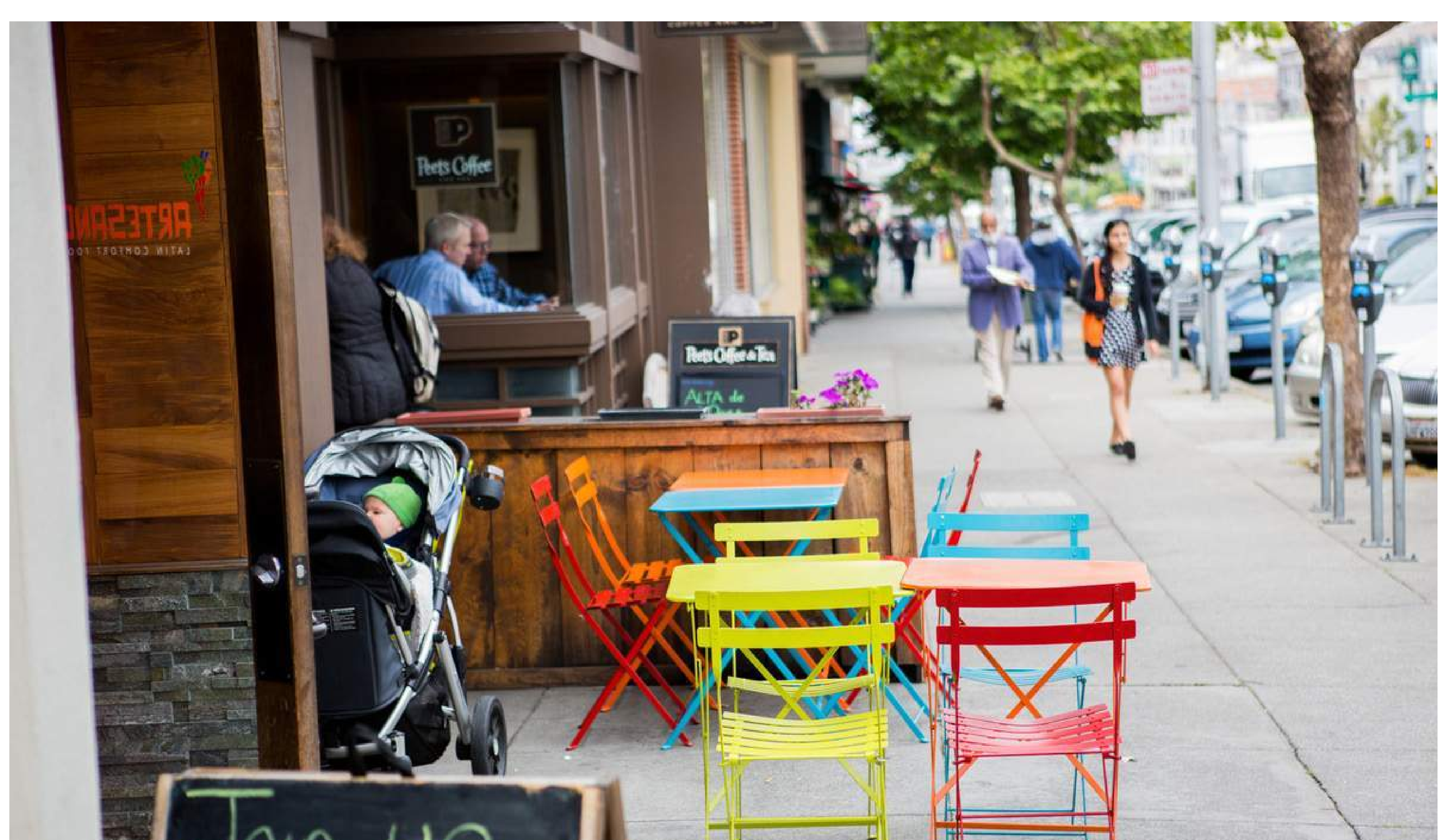

HOMES WITH TREE LINED STREETS


MULTIFAMILY HOUSING ON EUCLID


ATTACHED HOUSING ON COLLINS STREET


DETATCHED HOUSING ON WEST SIDE OF LAUREL ST.

COMMUNITY CENTER ON CALIFORNIA AND PRESIDIO

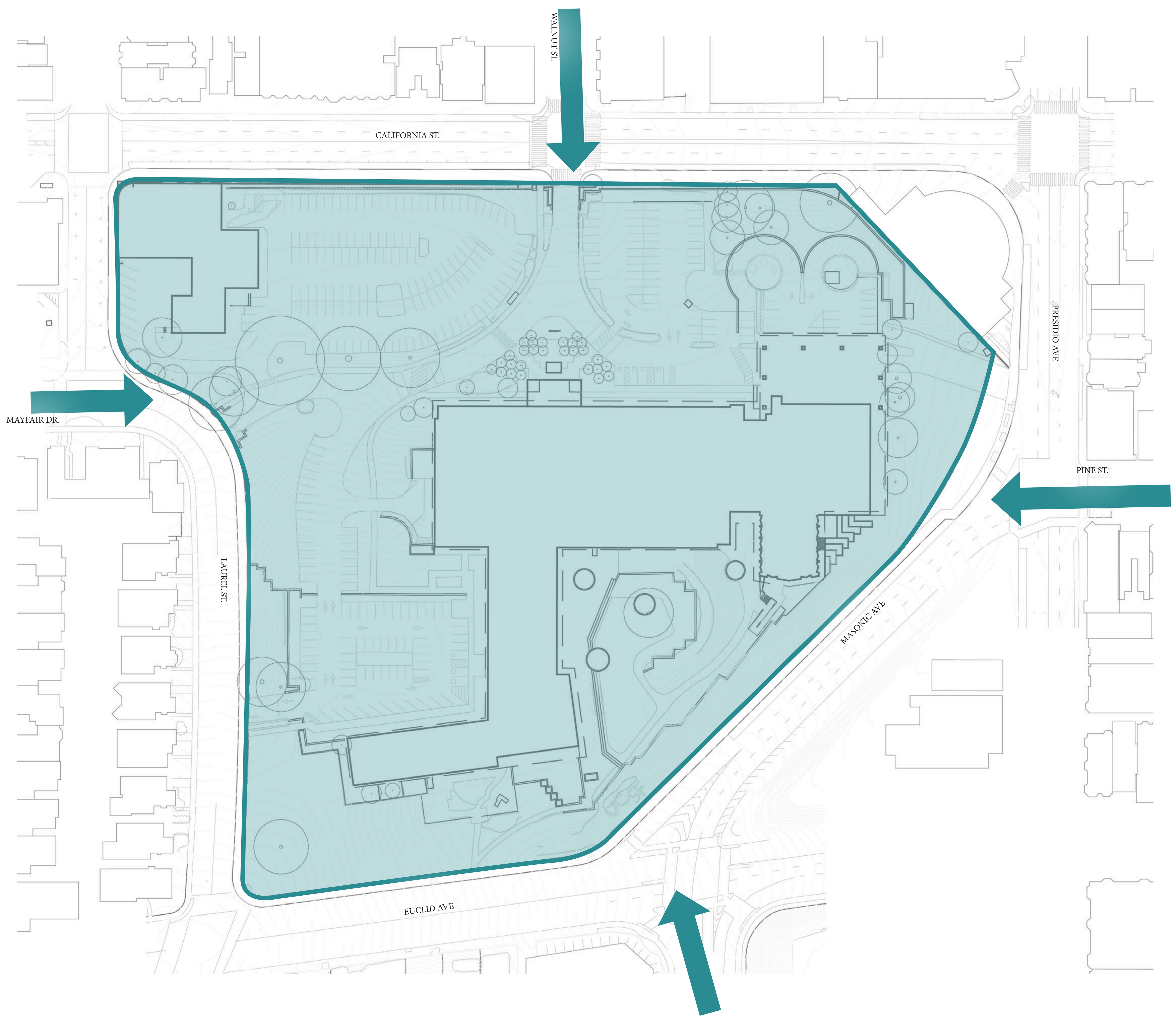

RETAIL AND RESTAURANT ON CALIFORNIA STREET

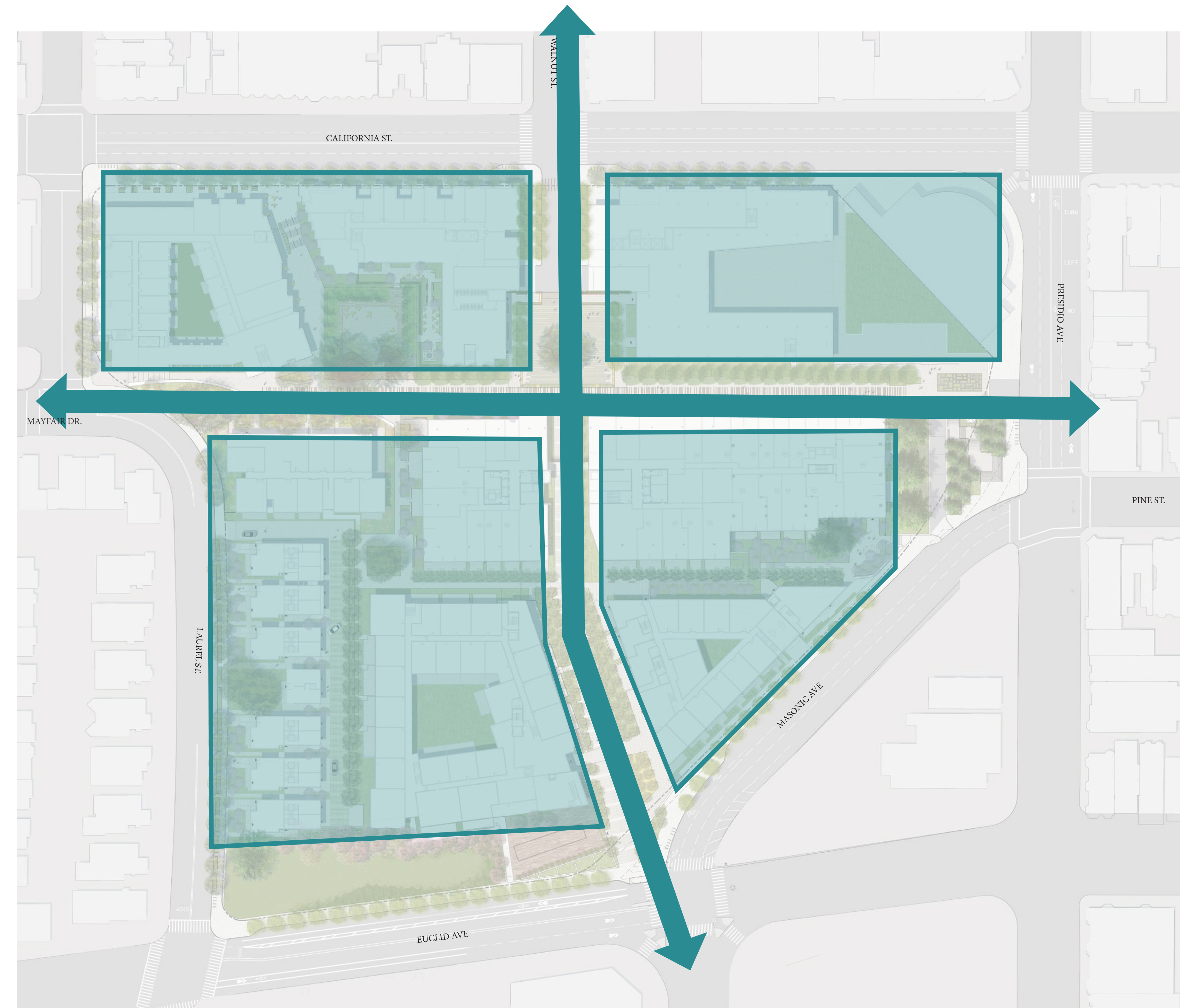
RETAIL FRONT WITH RESIDENTIAL ABOVE ON SACRAMENTO STREET

COMMUNITY SERVING RETAIL AT LAUREL VILLAGE

3333 CALIFORNIA STREET SAN FRANCISCO, CA

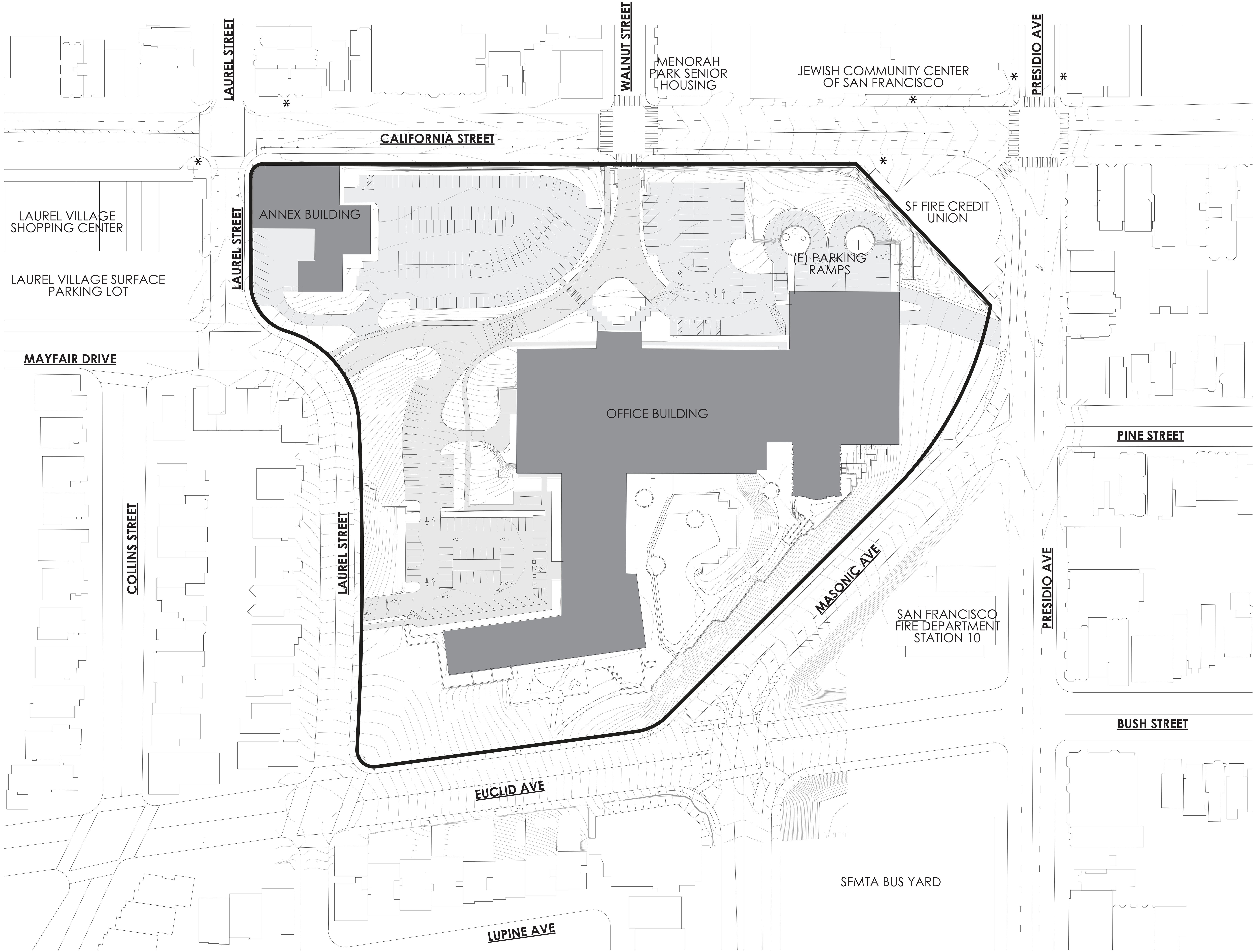
EXISTING CONTEXT





EXISTING CONDITION:
SINGLE BLOCK ISOLATED FROM THE CITY GRID

PROPOSED CONDTION:
SITE BROKEN INTO CITY BLOCKS



* DENOTES (E) BUS STOP

3333 CALIFORNIA STREET
SAN FRANCISCO, CA

SITE PLAN - EXISTING

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 30' 60' 120' 180'

N

G1.04

FOLLOWING THE PPA SUBMITTAL THE "PRESIDIO BUILDING" WAS REMOVED FROM THE PROJECT - A5 SERIES IS OMITTED FROM DRAWING SET.

3333 CALIFORNIA STREET SAN FRANCISCO, CA

KEYING SITE PLAN - PROPOSED

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 30' 60' 120' 180'

N

G1.05

VIEW IS FROM PREVIOUS SUBMISSION AND IS INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY - SOME ARCHITECTURE MAY NOT REFLECT CURRENT SUBMITTAL.

AERIAL VIEW LOOKING NORTH

3333 CALIFORNIA STREET SAN FRANCISCO, CA

PROPOSED SITE VIEWS

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07.03.2019
PLANNING APPLICATION RESUBMITTAL

VIEW IS FROM PREVIOUS SUBMISSION AND IS INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY - SOME ARCHITECTURE MAY NOT REFLECT CURRENT SUBMITTAL.

AERIAL VIEW LOOKING EAST

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PROPOSED SITE VIEWS

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VIEW LOOKING WEST ON CALIFORNIA TOWARDS THE WALNUT BUILDING

VIEW OF EUCLID GREEN

VIEW TOWARD DOWNTOWN FROM THE OVERLOOK ON MAYFAIR

3333 CALIFORNIA STREET SAN FRANCISCO, CA

PROPOSED SITE VIEWS

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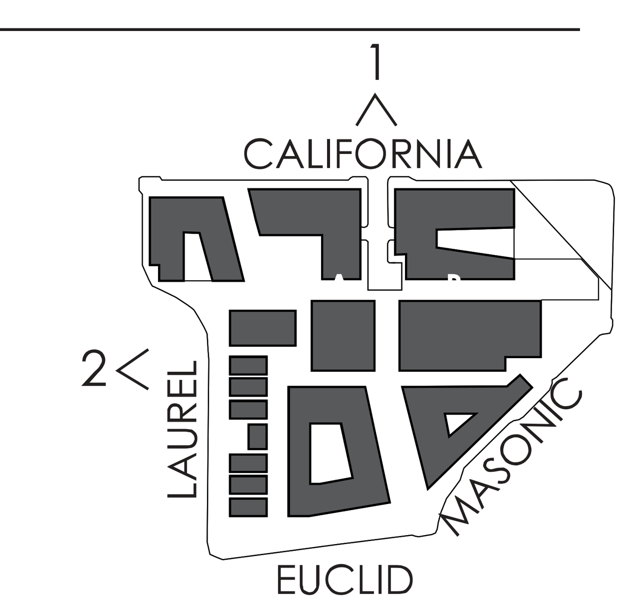
07.03.2019
PLANNING APPLICATION RESUBMITTAL

G2.03

1. EXISTING CALIFORNIA STREET ELEVATION - OVERALL

2. EXISTING LAUREL STREET ELEVATION - OVERALL



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REFERENCE SITE ELEVATIONS - EXISTING

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7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

G2.04

3. EXISTING EUCLID AVENUE ELEVATION - OVERALL

4. EXISTING PRESIDIO / MASONIC ELEVATION - OVERALL

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REFERENCE SITE ELEVATIONS - EXISTING

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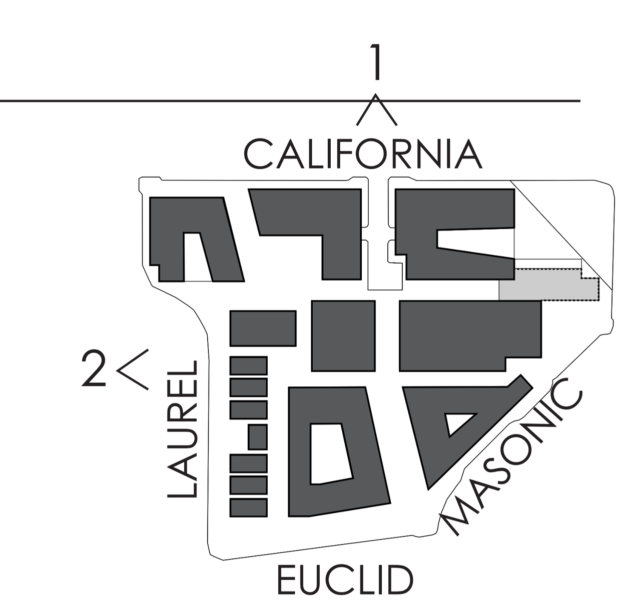
7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

G2.05

1. CALIFORNIA STREET ELEVATION - OVERALL

2. LAUREL STREET ELEVATION - OVERALL



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REFERENCE SITE ELEVATIONS - PROPOSED

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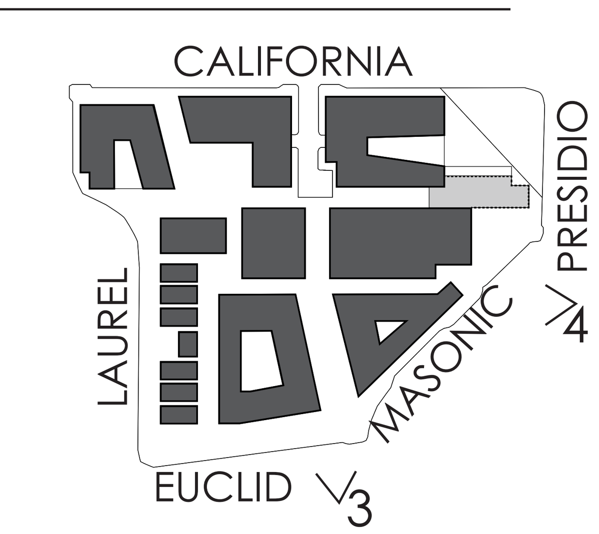
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 15' 30' 60' 90'

G2.06

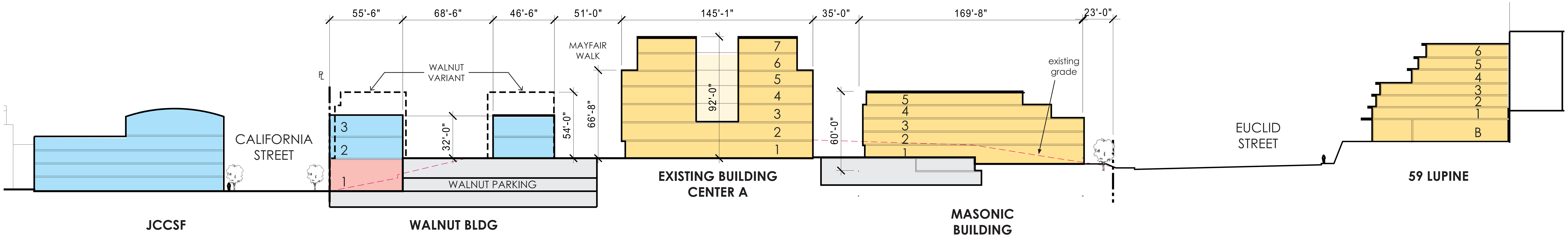
3. EUCLID AVENUE ELEVATION - OVERALL

4. PRESIDIO / MASONIC ELEVATION - OVERALL

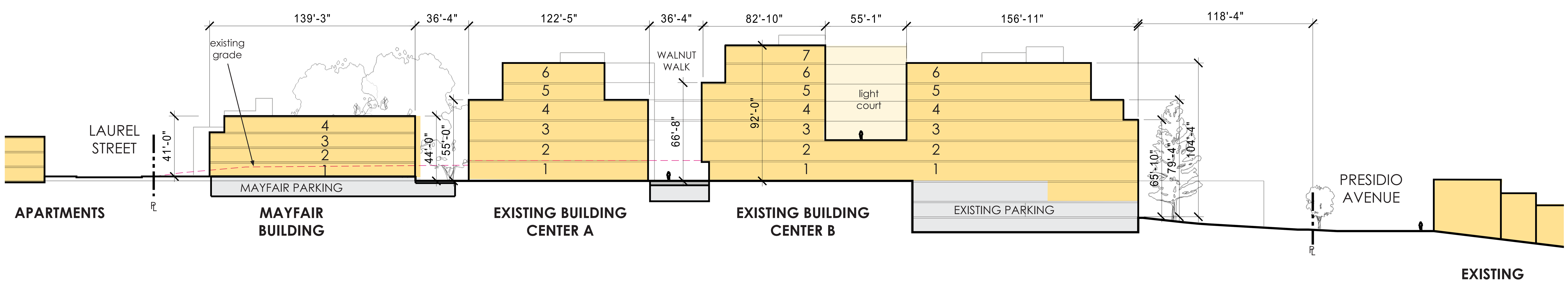


3333 CALIFORNIA STREET SAN FRANCISCO, CA

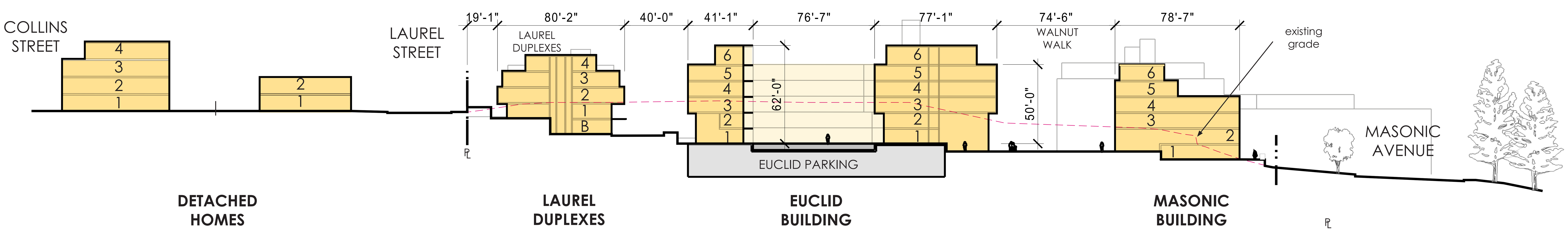
REFERENCE SITE ELEVATIONS - PROPOSED



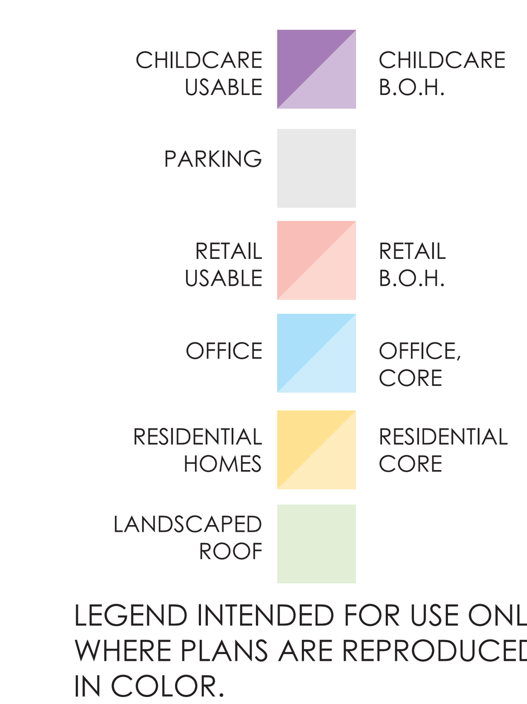
1 NORTH-SOUTH SITE SECTION

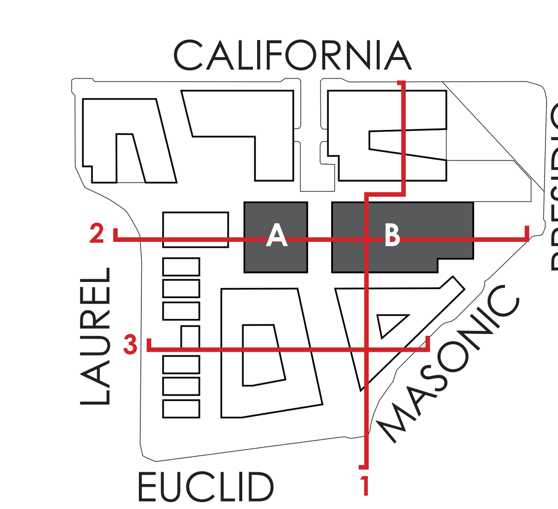


2 EAST-WEST SITE SECTION



3 EAST-WEST SITE SECTION





3333 CALIFORNIA STREET SAN FRANCISCO, CA

PROJECT SITE SECTIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 20' 40' 80' 120'

G2.08

PROJECT AREAS

PROJECT TOTALS

Bldg	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Retail Core	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
Plaza Bldg A	66,755	7,408	7,408		0	0	62,190	143,761
Plaza Bldg B	72,035	5,590	5,590		0	0	50,542	133,757
Walnut	0	14,265	0		49,999	13,630	152,425	230,319
Center Bldg A	89,735	0	0	0	0	0	0	89,735
Center Bldg B	231,667	0	0	0	0	0	22,731	254,398
Masonic	83,505	0	0	0	0	0	14,220	97,725
Euclid	184,170	0	0	0	0	0	42,360	226,530
Laurel Duplexes	55,300	0	0	0	0	0	4,960	60,260
Mayfair	46,680	0	0	0	0	0	12,360	59,040
Total	829,847	27,263	12,998	0	49,999	13,630	361,788	1,295,525

UNIT MIX/COUNT

Level	JR	1-BED	2-BED	3-BED	4-BED or PH	TOTAL
Plaza Bldg A	18	22	23	4	0	67
Plaza Bldg B	9	21	25	6	0	61
Walnut	0	0	0	0	0	0
Center Bldg A	0	24	11	10	6	51
Center Bldg B	0	51	49	30	9	139
Masonic	0	22	25	10	0	57
Euclid	0	55	54	30	0	139
Laurel Duplexes	0	0	0	2	12	14
Mayfair	0	12	7	11	0	30
Total	27	207	194	103	27	558
	5%	*37%*	*35%*	*18%*	*5%*	*100%*

PARKING PROVIDED

Bldg	Dwelling Units	Res *0 to 1.5 /du*	Res Total TDM Provided	Childcare	Childcare Req'd *1.5/25 children*	Total TDM Provided	Retail (general) x 0.8 *	Retail (general) *Code 1.5/500 osf*	Total Retail TDM Provided	Retail (F&B) x 0.8*	Retail (F&B) *Code 1.5/200 osf*	Total Retail TDM Provided	Office x 0.8*	Office Code *1.5/500 osf*	Total Office TDM Provided	Commercial	Commercial Req'd	Total Com. Provided
Plaza Bldg A	67	101	**67**	0	0	**0**	5,926	18	**18**	5,926	44	**14**	0	0	**0**	0	0	**0**
Plaza Bldg B	61	92	**61**	0	0	**0**	4,472	13	**10**	4,472	34	**14**	0	0	**0**	0	0	**0**
Walnut	0	0	**0**	179 children	11	**29**	11,412	34	**30**	0	0	**0**	39,999	120	**80**	0	0	**0**
Center Bldg A	51	77	**51**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Center Bldg B	139	209	**139**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Masonic	57	86	**57**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Euclid	139	209	**139**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Laurel Duplexes	14	21	**14**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Mayfair	30	45	**30**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Total		837	**558**		11	**29**		65	**58**		78	**28**		120	**80**		0	**0**
Car Share:	4	Required Residential		5	Required Non-Residential		9	Total Required	10	Total Car Share Provided							Total Parking on Site:	**763**

* Occupied Floor Area (OFA) is assumed to be 80% of tenant floor area per NOPDR1

CLASS 1 BIKE PARKING

CLASS ONE BIKE

Bldg	Dwelling Units	Stalls Req'd *1/du to 100 then 1/4du*	Total Res. Provided	Childcare	Stalls Req'd *1/20 children*	Total Provided	Retail (general) x 0.8	Retail (general) Req'd *1/7,500sf*	Total Retail Provided	Retail (F&B) x 0.8	Retail (F&B) *Req'd 1/7,500sf*	Total Retail Provided	Office x 0.8	Office Req'd *1/5000sf*	Total Office Provided
Plaza Bldg A	67	67	**67**	0	0	**0**	5,926	1	**0***	5,926	1	**0***	0	0	**0**
Plaza Bldg B	61	61	**61**	0	0	**0**	4,472	1	**2**	4,472	1	**2**	0	0	**0**
Walnut	0	0	**0**	179 children	9	**10**	14,265	2	**4**	0	0	**0**	39,999	8	**8**
Center Bldg A	51	51	**51**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Center Bldg B	139	110	**139**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Masonic	57	89	**57**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Euclid	139	110	**139**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Laurel Duplexes	14	14	**14**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Mayfair	30	30	**30**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Total		532	**558**		9	**10**		3	**6**		2	**2**		8	**8**
* Class 1 bike parking for retail in the Plaza buildings is centralized at the B1 level in Plaza B and adjacent to a locker and shower room														**Total on Site:**	**584**

CLASS 2 BIKE PARKING

CLASS TWO BIKE

Bldg	Dwelling Units	Stalls Req'd *1/20 du*	Total Res. Provided	Childcare	Stalls Req'd *1/20 children*	Total Provided	Retail (general) x 0.8	Retail (general) Req'd *1/2,500sf*	Total Retail Provided	Retail (F&B) x 0.8	Retail (F&B) *Req'd 1/750sf*	Total Retail Provided	Office x 0.8	Office *min 2, plus 1/50,000 sf*	Total Office Provided
Plaza Bldg A	67	3	**4**	0	0	**0**	5,926	2	**2**	5,926	8	**8**	0	0	**0**
Plaza Bldg B	61	3	**4**	0	0	**0**	4,472	2	**2**	4,472	6	**6**	0	0	**0**
Walnut	0	0	**0**	179 children	9	**10**	8,500	4	**4**	0	0	**0**	39,999	3	**4**
Center Bldg A	51	3	**4**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Center Bldg B	139	7	**8**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Masonic	61	3	**4**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Euclid	139	7	**8**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Laurel Duplexes	14	1	**2**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Mayfair	30	2	**2**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Total		29	**36**		9	**10**		8	**8**		14	**14**		3	**4**

PLAZA BLDG A

Level	Residential Gross SF	Retail Uses SF	Retail Food and Bev. SF	Retail Core	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
3	24,615	0	0	0	0	0	0	24,615
2	24,615	0	0	0	0	0	0	24,615
1	14,745	2,268	2,268	0	0	0	0	19,281
B1	2,780	5,140	5,140		0	0	25,285	38,345
B2	0	0	0	0	0	0	36,905	36,905
B3	0	0	0	0	0	0	0	0
Total	66,755	7,408	7,408	0	0	0	62,190	**143,761**

PLAZA BLDG B

Level	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Retail Core	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
4	7,200	0	0	0	0	0	0	7,200
3	21,430	0	0	0	0	0	0	21,430
2	22,055	0	0	0	0	0	0	22,055
1	20,220	0	0	0	0	0	0	20,220
B1	1,130	5,590	5,590		0	0	13,982	26,292
B2	0	0	0	0	0	0	36,560	36,560
B3	0	0	0	0	0	0	0	0
Total	72,035	5,590	5,590	0	0	0	50,542	**133,757**

WALNUT

Level	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
3	0	0		0	0	0	0
2	0	0		28,750	0	0	28,750
1	0	6,850		19,900	0	0	26,750
B1	0	1,350		1,349	12,450	41,615	56,764
B2	0	6,065		0	1,180	45,275	52,520
B3	0	0		0	0	65,535	65,535
Total	0	14,265	0	49,999	13,630	152,425	**230,319**

MASONIC

Level	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
7	0	0	0	0	0	0	0
6	6,400	0	0	0	0	0	6,400
5	9,060	0	0	0	0	0	9,060
4	15,840	0	0	0	0	0	15,840
3	19,440	0	0	0	0	0	19,440
2	18,840	0	0	0	0	0	18,840
1	11,870	0	0	0	0	0	11,870
B1	2,055	0	0	0	0	14,220	16,275
Total	83,505	0	0	0	0	14,220	**97,725**

EUCLID

Level	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
6	19,240	0	0	0	0	0	19,240
5	33,000	0	0	0	0	0	33,000
4	33,000	0	0	0	0	0	33,000
3	33,000	0	0	0	0	0	33,000
2	31,600	0	0	0	0	0	31,600
1	34,330	0	0	0	0	0	34,330
B1	0	0	0	0	0	42,360	42,360
Total	184,170	0	0	0	0	42,360	**226,530**

CENTER BLDG. A

Level	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
7	0	0	0	0	0	0	0
6	9,830	0	0	0	0	0	9,830
5	9,830	0	0	0	0	0	9,830
4	17,783	0	0	0	0	0	17,783
3	17,783	0	0	0	0	0	17,783
2	17,783	0	0	0	0	0	17,783
1	16,726	0	0	0	0	0	16,726
B1	0	0	0	0	0	0	0
B2	0	0	0	0	0	0	0
B3	0	0	0	0	0	0	0
Total	89,735	0	0	0	0	0	**89,735**

CENTER BLDG. B

Level	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
7	12,216	0	0	0	0	0	12,216
6	23,191	0	0	0	0	0	23,191
5	28,540	0	0	0	0	0	28,540
4	33,839	0	0	0	0	0	33,839
3	35,462	0	0	0	0	0	35,462
2	35,736	0	0	0	0	0	35,736
1	36,189	0	0	0	0	0	36,189
B1	11,800	0	0	0	0	10,034	21,834
B2	13,694	0	0	0	0	0	13,694
B3	1,000	0	0	0	0	12,697	13,697
Total	231,667	0	0	0	0	22,731	**254,398**

LAUREL DUPLEXES

Level	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
4	9,270	0	0	0	0	0	9,270
3	14,390	0	0	0	0	0	14,390
2	15,550	0	0	0	0	0	15,550
1	13,300	0	0	0	0	0	13,300
B1	2,790	0	0	0	0	4,960	7,750
Total	55,300	0	0	0	0	4,960	**60,260**

MAYFAIR

Level	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
4	10,020	0	0	0	0	0	10,020
3	11,010	0	0	0	0	0	11,010
2	10,960	0	0	0	0	0	10,960
1	10,990	0	0	0	0	0	10,990
B1	3,700	0	0	0	0	12,360	16,060
Total	46,680	0	0	0	0	12,360	**59,040**

PLAZA BLDG A

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
3	5	11	10	2	0	28
2	5	11	10	2	0	28
1	8	0	0	3	0	11
B1	0	0	0	0	0	0
B2	0	0	0	0	0	0
B3	0	0	0	0	0	0
Total	18	22	23	4	0	**67**
Percentage	*27%*	*33%*	*34%*	*6%*	*0%*	

PLAZA BLDG B

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
4	3	1	3	0	0	7
3	3	7	9	2	0	21
2	3	7	10	2	0	22
1	0	6	3	2	0	11
B1	0	0	0	0	0	0
B2	0	0	0	0	0	0
B3	0	0	0	0	0	0
Total	9	21	25	6	0	**61**
Percentage	*15%*	*34%*	*41%*	*10%*	*0%*	

MASONIC

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
6	0	1	3	1	0	5
5	0	0	2	4	0	6
4	0	5	7	1	0	13
3	0	4	8	2	0	14
2	0	7	5	1	0	13
1	0	5	0	1	0	6
B1	0	0	0	0	0	0
Total	0	22	25	10	0	**57**
Percentage	*0%*	*44%*	*39%*	*16%*	*0%*	*100%*

EUCLID

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
6	0	0	4	8	0	12
5	0	11	15	3	0	29
4	0	11	15	3	0	29
3	0	11	15	3	0	29
2	0	14	2	2	0	18
1	0	8	3	11	0	22
B1	0	0	0	0	0	0
Total	0	55	54	30	0	**139**
Percentage	*0%*	*37%*	*40%*	*23%*	*0%*	*100%*

CENTER A

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
TH top	0	0	0	0	0	0
5	0	0	0	0	6	6
4	0	7	4	2	0	13
3	0	7	3	3	0	13
2	0	7	3	3	0	13
1	0	3	1	2	0	6
B1	0	0	0	0	0	0
B2	0	0	0	0	0	0
B3	0	0	0	0	0	0
Total	0	24	11	10	6	**51**
Percentage	*0%*	*47%*	*22%*	*20%*	*12%*	*100%*

CENTER B

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
TH top	0	0	0	0	0	0
6	0	2	4	1	9	16
5	0	5	10	4	0	19
4	0	7	7	7	0	21
3	0	7	9	8	0	24
2	0	11	8	6	0	25
1	0	7	7	4	0	18
B1	0	7	2	0	0	9
B2	0	5	2	0	0	7
B3	0	0	0	0	0	0
Total	0	51	49	30	9	**139**
Percentage	*0%*	*37%*	*35%*	*22%*	*6%*	*100%*

LAUREL DUPLEXES

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
1	0	0	0	2	12	14
Total	0	0	0	2	12	**14**
Percentage	*0%*	*0%*	*0%*	*14%*	*86%*	*100%*

MAYFAIR

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
4	0	1	1	4	0	6
3	0	1	2	4	0	7
2	0	4	2	2	0	8
1	0	6	2	1	0	9
Total	0	12	7	11	0	**30**
Percentage	*0%*	*40%*	*23%*	*37%*	*0%*	*100%*

LOT COVERAGE / YARD COMPLIANCE SUMMARY:

FRONT YARD SETBACK IS DEFINED AS THE AVERAGE OF ADJACENT PROPERTIES. PROJECT ELECTS EUCLID STREET AS THE PROJECT'S "FRONT". SINCE THE PROJECT IS FULL BLOCK, THERE ARE NO ADJACENT PROPERTIES TO AVERAGE, THEREFORE NO FRONT YARD SETBACK IS REQUIRED.

REAR YARD SETBACK NOT REQUIRED AS THE PROJECT IS FULL BLOCK, AND THUS DOES NOT HAVE A REAR YARD, WHICH TYPICALLY WOULD BE REQ'D TO BE 45% OF LOT DEPTH. THE PROPERTY IS A FULL BLOCK FRONTING SEVERAL STREETS. THEREFORE THE PROPERTY DOES NOT HAVE A TYPICAL REAR YARD SPACE. IN ORDER TO MEET STREET FRONTAGE REQUIREMENTS AND PROVIDE PUBLICLY ACCESSIBLE OPEN SPACE WITHIN THE BLOCK, THE PROJECT REQUESTS TO MEASURE REAR YARD BY AREA.

LOT AREA:	446,468 SF
45% OF LOT AREA:	200,911 SF REQUIRED REAR YARD EQUIVALENT *
OPEN AREA PROVIDED:	239,240 SF OR 53% OF SITE AREA

NOTE: SEE SHEET VAR.44 FOR EIR VARIANT 1 LOT COVERAGE / YARD COMPLIANCE SUMMARY DATA

DENOTES OPEN AREA

PLANNING CODE REQUIRED OPEN SPACE SUMMARY (SECTION 135):

PROJECT TOTALS

Building	Total Units	Base O.S. Req'd (100/du)	Units with Private O.S.	Provided Private O.S.	Remaining Area	Area Req'd as Common (x1.33)	Provided Common O.S.	Remaing Area Req'd on Project Site
Plaza Bldg A	67	6,700	1	100	6,600	8,778	5,550	3,228
Plaza Bldg B	61	6,100	11	818	5,282	7,025	5,180	1,845
Walnut	0	0	0	0	0	0	0	0
Center Bldg A	51	5,100	12	1,200	3,900	5,187	435	4,752
Center Bldg B	139	13,900	39	3,900	10,000	13,300	1,275	12,025
Masonic	57	5,700	11	1,100	4,600	6,118	1,400	4,718
Euclid	139	13,900	24	2,400	11,500	15,295	9,660	5,635
Laurel Duplexes	14	1,400	14	1,400	0	0	0	0
Mayfair	30	3,000	12	1,200	1,800	2,394	700	1,694
Total	**558**	**55,800**	**124**	**12,118**	**43,682**	**58,097**	**24,200**	**33,897**

COMMON SITE PLAN OPEN SPACE CONTRIBUTING TO SECTION 135 REQUIREMENT:

CYPRESS SQUARE + EASTERN MAYFAIR WALK:	24,780 SF
LOWER WALNUT WALK:	16,850 SF
CALIFORNIA PLAZA:	4,290 SF
OVERLOOK:	10,450 SF
TOTAL COMMON OPEN SPACE*:	**56,370 SF, EXCEEDS REQUIRED -- COMPLIES**

LOCATIONS FOR REQUIRED OPEN SPACE ON SITE:

PLAZA BLDG A: 3,228 SF REQUIRED ON PROJECT SITE
3,228 (OF 4,290) SF PROVIDED AT CALIFORNIA PLAZA

PLAZA BLDG B: 1,845 SF REQUIRED ON PROJECT SITE
1,845 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE

WALNUT: 0 SF REQUIRED ON PROJECT SITE

CENTER BLDG. A: 4,752 SF REQUIRED ON PROJECT SITE
4,752 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE

CENTER BLDG. B: 12,025 SF REQUIRED ON PROJECT SITE
6,400 (OF 16,850) SF PROVIDED AT LOWER WALNUT WALK
5,625 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE

MASONIC: 4,718 SF REQUIRED ON PROJECT SITE
4,718 (OF 16,850) SF PROVIDED AT LOWER WALNUT WALK

EUCLID: 5,635 SF REQUIRED ON PROJECT SITE
5,635 (OF 16,850) SF PROVIDED AT LOWER WALNUT WALK

LAUREL DUPLEXES: 0 SF REQUIRED ON PROJECT SITE

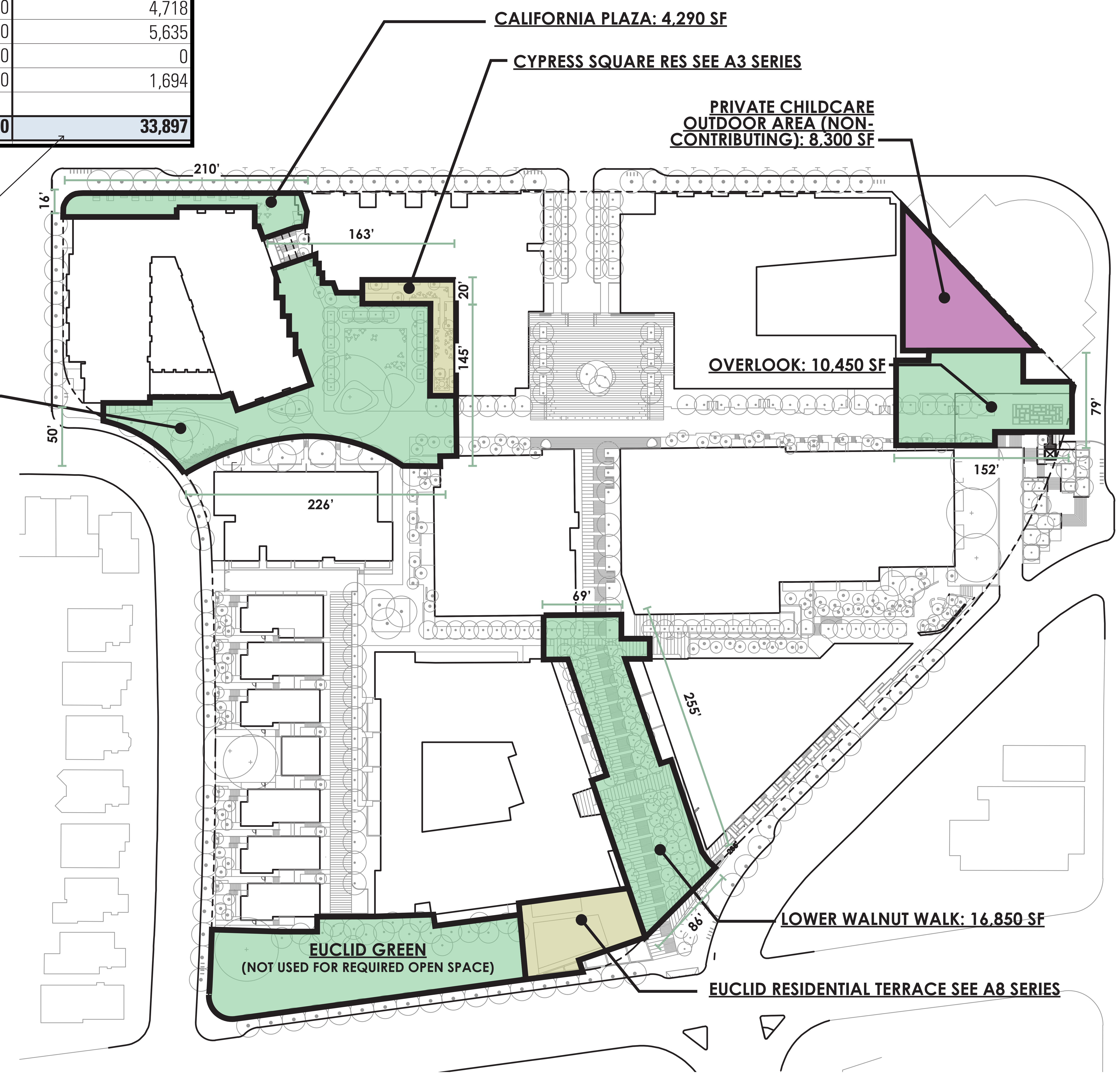
MAYFAIR: 1,694 SF REQUIRED ON SITE
1,694 (OF 24,780) PROVIDED AT CYPRESS SQUARE

OPEN SPACE USE

CALIFORNIA PLAZA: 3,228 SF FOR PLAZA A BLDG
T: 3,228 SF OF 4,290

CYPRESS SQUARE: 1,845 SF FOR PLAZA B BLDG
4,752 SF FOR CENTER BLDG A
5,625 SF FOR CENTER BLDG B
1,694 SF FOR MAYFAIR BLDG
T: 13,916 SF OF 24,780

LOWER WALNUT WALK: 6,400 SF FOR CENTER BLDG B
4,718 SF FOR MASONIC BLDG
5,635 SF FOR EUCLID BLDG
T: 16,753 SF OF 16,850



OPEN SPACE SUMMARY (SECTION 135):

PUBLICALLY ACCESSIBLE OPEN SPACE MEETS THE DIMENSIONAL REQUIREMENTS OF SECTION 135(g)(1&2): ALL SPACES ARE AT LEAST 15'x15' AND 300 SF MIN.

ALL INNER COURT CONDITIONS COUNTED TOWARDS OPEN SPACE CALCULATIONS ARE MIN. 20' WIDE AND AT LEAST AS WIDE AS THE BUILDINGS FRONTING THEM.

* NOTE: AREAS HIGHLIGHTED ARE SECTION 135 COMPLIANT. OTHER PUBLIC, COMMON, AND PRIVATE OPEN SPACE IS PROVIDED, BUT NOT DENOTED ON THIS DIAGRAM

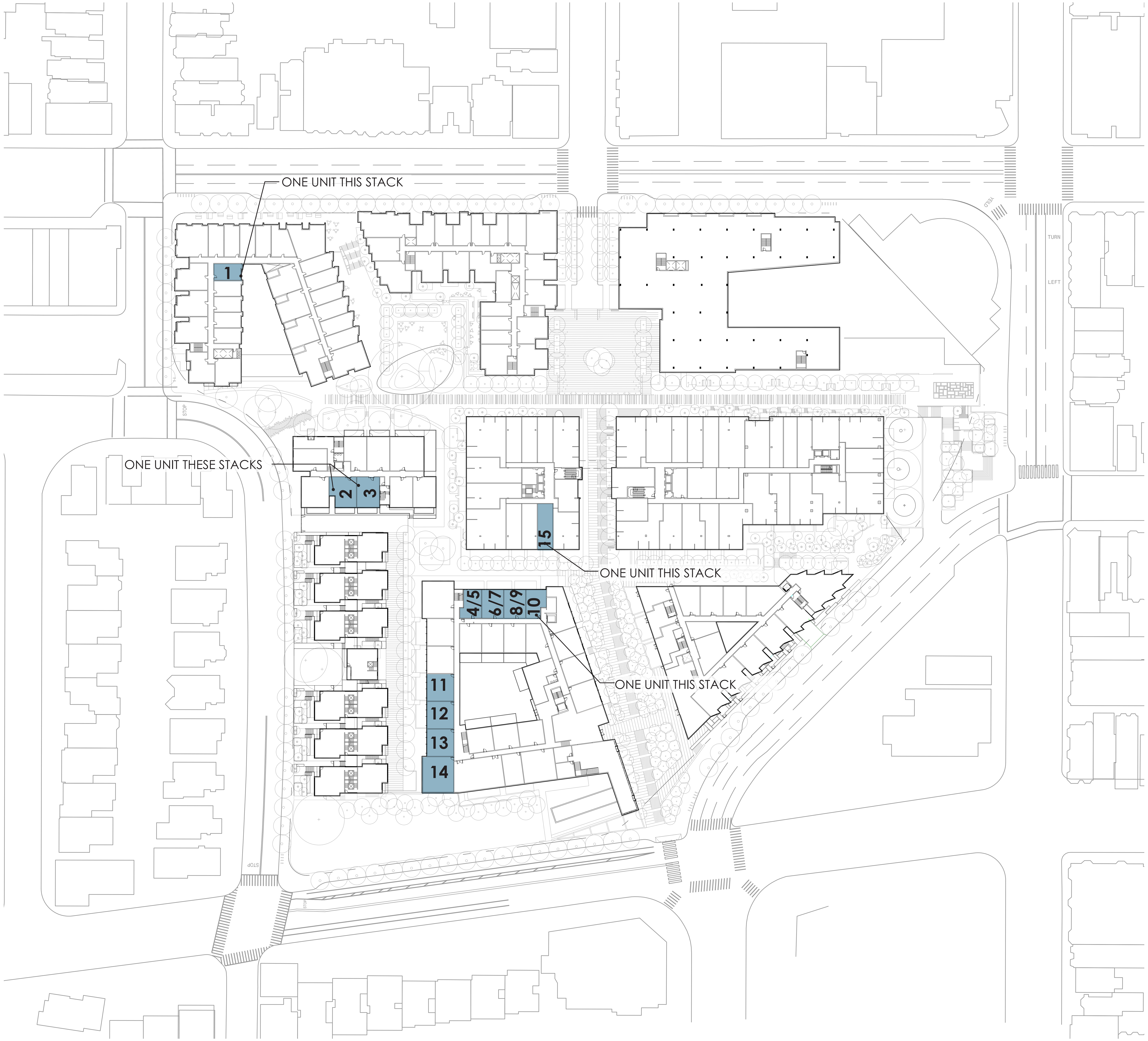
BUILDING HEIGHTS SUMMARY (SECTION 260):

The project is composed of a site plan with several different buildings. Each building's height is measured independantly and in compliance with the provisions of Section 260.

Section 260(a)(1)(D):	Where a building has frontages on two or more streets the owner may elect the street frontage from which the measurement is taken.
Section 260(a)(1)(B):	Where the lot slopes downward from the street the point of measurement shall be taken from curb. This point may be used to measure all portions of the building within100-ft of the street or to a point equidistant between such street and the street on the opposite side of the block - whichever is greater.
Section 260(a)(1)(C)	Where the lot slopes upward from the street, the point of measurement shall be taken from the curb at the centerline of the frontage or building step for the first 10-ft of the building. At all other sections the height shall be taken at the average of the grades on either side of the building or building step.

Table 260	Avg. Slope of Curb	Maximum width for portions of the building that may be measured from a single point
	0% - 5% Slope:	No Requirement
	6%-15% Slope:	65-ft
	15% - 20% Slope:	55-ft

BUILDING	MEASUREMENT NARRATIVE
PLAZA BLDG "A"	Plaza Bldg "A" fronts both Laurel Street and California Street and elects to measure from Laurel per Section 260(a)(1)(D). The majority of Plaza "A" is within height measurement "Area A," with a small portion of the SE corner located in "Area B1." Laurel Street has a slope of less than 5% and thus is measured at the midpoint of the frontage at existing curb. The measurement from Laurel Street is downsloping and is carried to the line equidistant between Laurel Street and the Walnut Street Extension. The measurement is taken to 45-ft, to allow an additional 5-ft at California Street buildings for adequate retail floor-to-floor heights. See sheet A2.21for building section showing height compliance.
PLAZA BLDG "B	The majority of Plaza Bldg "B" falls in height measurement "Area B" and is measured from the Walnut Street Extension per Section 260(a)(1)(B). A small portion of the NW corner is within "Area A" and is measured per Plaza A above. The slope of Walnut Street varies, with the Southern portion under 5% and the portion closer to California requiring stepping. Per Table 260 the portion closer to California Street is measured in 55-ft segments. Measuring from the Walnut Street Extension is upsloping and complies with Section 260(a)(1)(C), with the first 10-ft measured from the centerline of the segment at new curb, thereafter measured at the average of new grades on either side of the section. The measurement is taken to 45-ft, to allow an additional 5-ft at California Street buildings for adequate retail floor-to-floor heights. See sheet A3.21for building section showing height compliance.
WALNUT	The Walnut Building is within height measurement "Area C" and "Area D." and fronts California Street, Walnut Street Extension and Presidio Streets. For the western portions of the building the project elects to measure downsloping from the Walnut Street Extension per Section 260(a)(1)(D). The slope of the Walnut Street Extension varies, with the Southern portion under 5% and the portion closer to California requiring stepping. Per Table 260 the portion closer to California Street is measured in 55-ft segments. The measurement from the Walnut Street Extension is downsloping and is carried to the line equidistant between Walnut Street and Presidio Avenue. The Eastern portions of the Walnut building building fall within "Area D" and is measured upsloping from Presidio per Section 260(a)(1)(B). The slope of Presidio is less than 5% and is therefore measured at the midpoint of the frontage. Measuring from Presidio Avenue is upsloping and complies with Section 260(a)(1)(C), with the first 10-ft measured from the centerline of frontage at existing curb, thereafter measured from the average of new grades on either side of the building. The measurement is taken to 45-ft, to allow an additional 5-ft for adequate retail and commercial floor-to-floor heights. See sheet A4.21 A and B for building section showing height compliance. **EIR Variant 1:** The Walnut Senior Building exceeds the height measurement "Area C" and "Area D." A density bonus waiver for height is requested.
CENTER BLDG A & B	See sheet A6.21 and A6.22 for building section showing overall building height.
MASONIC	The Masonic Building is within site 'Area E' and fronts onto Masonic Avenue and Walnut Walk. This area is measured from Masonic Avenue per Section 260(a)(1)(D). This site is up-sloping and is therefore measured per Section 260(a)(1)(C). Since Masonic Avenue slopes at 6%, the allowable height is measured at multiple cross-sections perpendicular to the building, taken at a maximum of 65 foot increments per Table 260. Each of the given reference points is derived from from the existing grade at each cross-section, adding 40 feet to arrive at the allowable height for points along that cross section.
EUCLID	The Euclid Building is within site 'Area F' and fronts onto Euclid Avenue and Walnut Walk. This area is measured from Euclid Avenue per Section 260(a)(1)(D). This site is up-sloping and is therefore measured per Section 260(a)(1)(C). Since Euclid Avenue slopes at 10%, the allowable height is measured at multiple cross-sections perpendicular to the building, taken at a maximum of 65 foot increments per Table 260. Each of the given reference points is derived from from the existing grade at each cross-section, adding 40 feet to arrive at the allowable height for points along that cross section.
LAUREL DUPLEXES	The Laurel Duplexes are within site 'Area G' and front onto Laurel Street. This area is measured from Laurel Street. This site is up-sloping and is therefore measured per Section 260(a)(1)(C). Since Laurel Street slopes at 7%, the allowable height is measured at a cross-sections perpendicular to the building, taken at the centerline of each duplex and no more than 65 foot apart per Table 260. Each of the given reference points is derived from from the existing grade at each cross-section, adding 40 feet to arrive at the allowable height for points along that cross section.
MAYFAIR	The Mayfair Building is within site 'Area H' and fronts onto Laurel Street. This area is measured from Laurel Street. This site is up-sloping and is therefore measured per Section 260(a)(1)(C). Since Laurel Street slopes at 7%, the allowable height is measured at a cross-sections perpendicular to the building, taken at the centerline of each building step and no more than 65 foot apart per Table 260. Each of the given reference points is derived from from the existing grade at each cross-section, adding 40 feet to arrive at the allowable height for points along that cross section.



MODIFICATION REQUEST: UNIT EXPOSURE (SECTION 140):

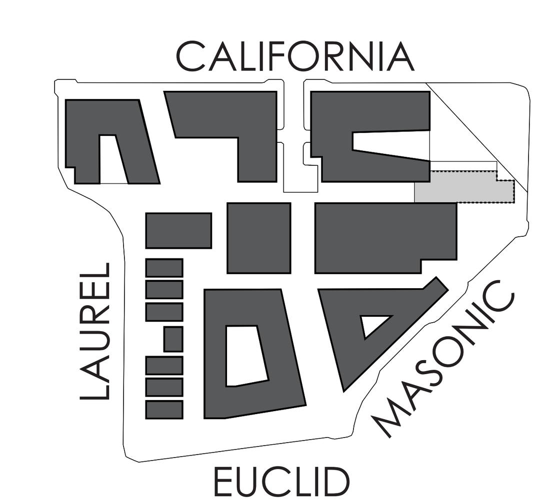
Required:
Section 140(a) requires all dwelling units face an open area. At least one room that meets the 120sf floor area requirement shall face directly onto an open area. Open areas are classified as:
- a public street or alley at least 20-ft in width, sideyard at least 25-ft in width, or complying rear yard
- an inner court, or space between buildings on the same lot, which is no less than 25-ft in every horizontal direction for the floor at which the Dwelling Unit is located and the floor immediately above it. There is an increase of 5-ft at each subsequent floor.

Provided:
All units, except those listed, and graphically shown to the left, are provided with an open area meeting the requirements set forth in Section 140. See building plans and sections for additional compliance.

Building:	Units Requiring Modification
Plaza Bldg A	1
Plaza Bldg B	0
Walnut	not applicable - no dwelling units in building
Center Bldg A	1
Center Bldg B	0
Masonic	0
Euclid	11
Laurel Duplex's	0
Mayfair	2
Total:	15

Justification:
In order to adaptively reuse the site's existing building, work around topography, achieve Planning Code density, provide clear connections for the public across the site, and maximize the amount of land for public use, some buildings had to be sited around courtyards not meeting Section 140 definitions for inner-courts.

NOTE: See Plans and Sections in the building specific drawing sheets for compliance and dimensions. For the units identified on the drawing to the left see the following sheets:
Unit 1: Plaza Bldg A see A2.00 series
Units 2-3: Mayfair A9.00 series
Units 4-14: Euclid A8.00 series,
Unit 15: Center Bldg A A6.00 series,



Sustainability at 3333 California

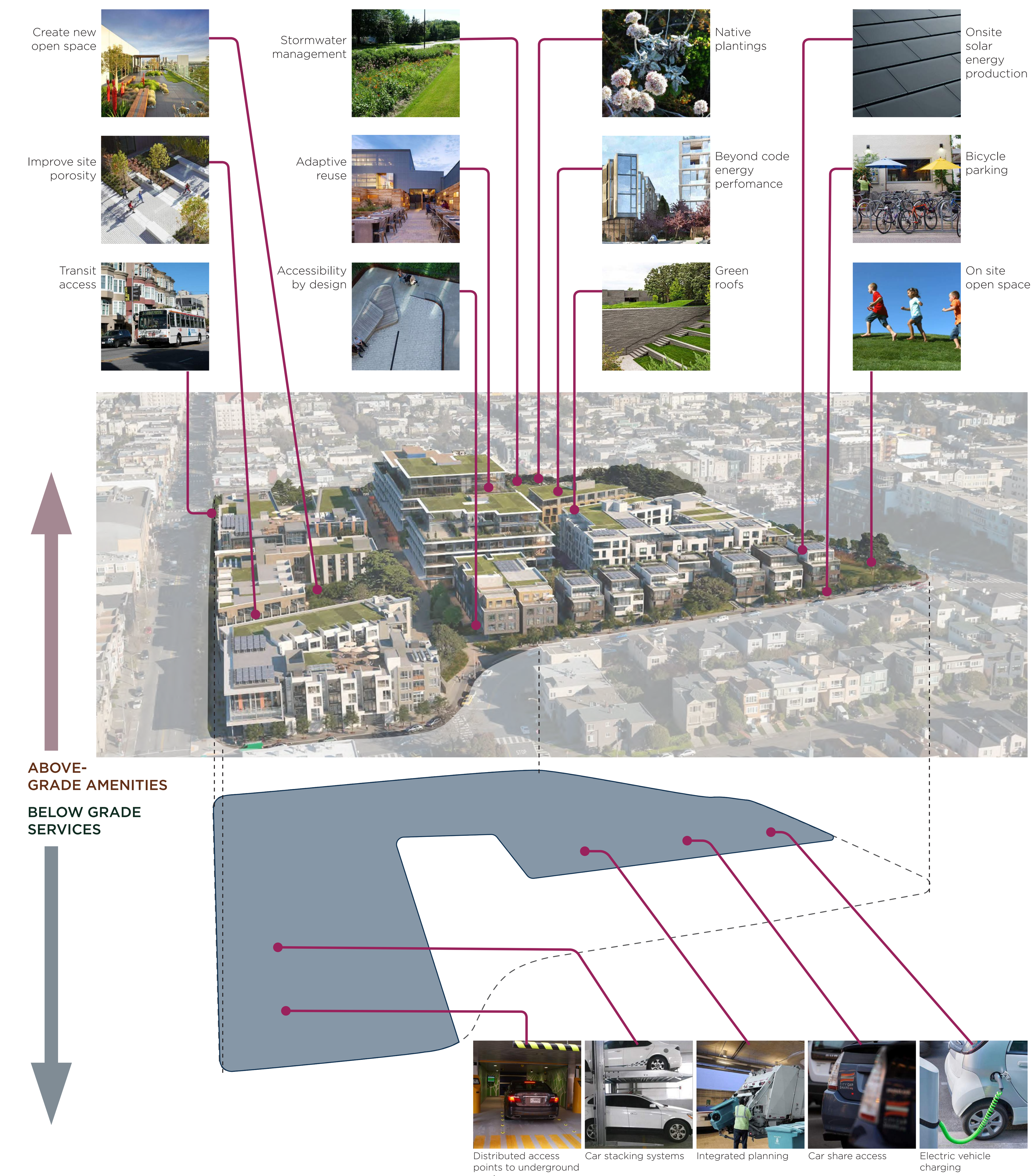
3333 California aims to create a resilient design that meets the needs of today without compromising our common future through a focus on the triple bottom line of sustainability: community, environment and economy.

A valuable contribution to a San Francisco neighborhood that exceeds City goals for sustainable development.

The design team is highly focused on creating a welcoming, walkable place for the neighborhood that will enable healthy, low-carbon lifestyles for future residents. The team also seeks to create an educational and inspirational place, taking a leadership role in achieving City goals for sustainability and green building. Our aspiration is to make this a net positive development for the community and environment, beating code requirements for energy and water, and having a positive impact on community wellness and connectivity, material and waste management, and urban ecosystems.

Highlighted commitments include:

- Creation of high-quality pedestrian connections and open space
- Better than code energy performance
- Water smart design
- 25% reduction in stormwater runoff volume compared to existing
- Net increase in street trees
- Transit First design
- EV Infrastructure and carsharing
- Better roofs (solar and living roofs exceeding code requirements)
- LEED Gold minimum
- Zero waste ready design (recycling infrastructure)
- Resilient design (seismic and climate change considered)



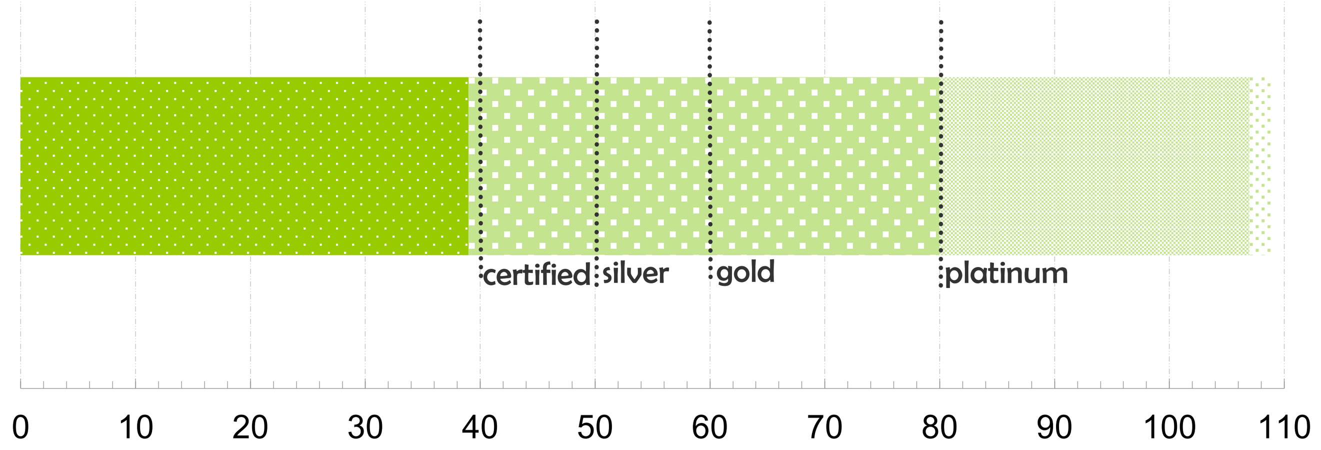
SFGBO Approach - Beyond Compliance

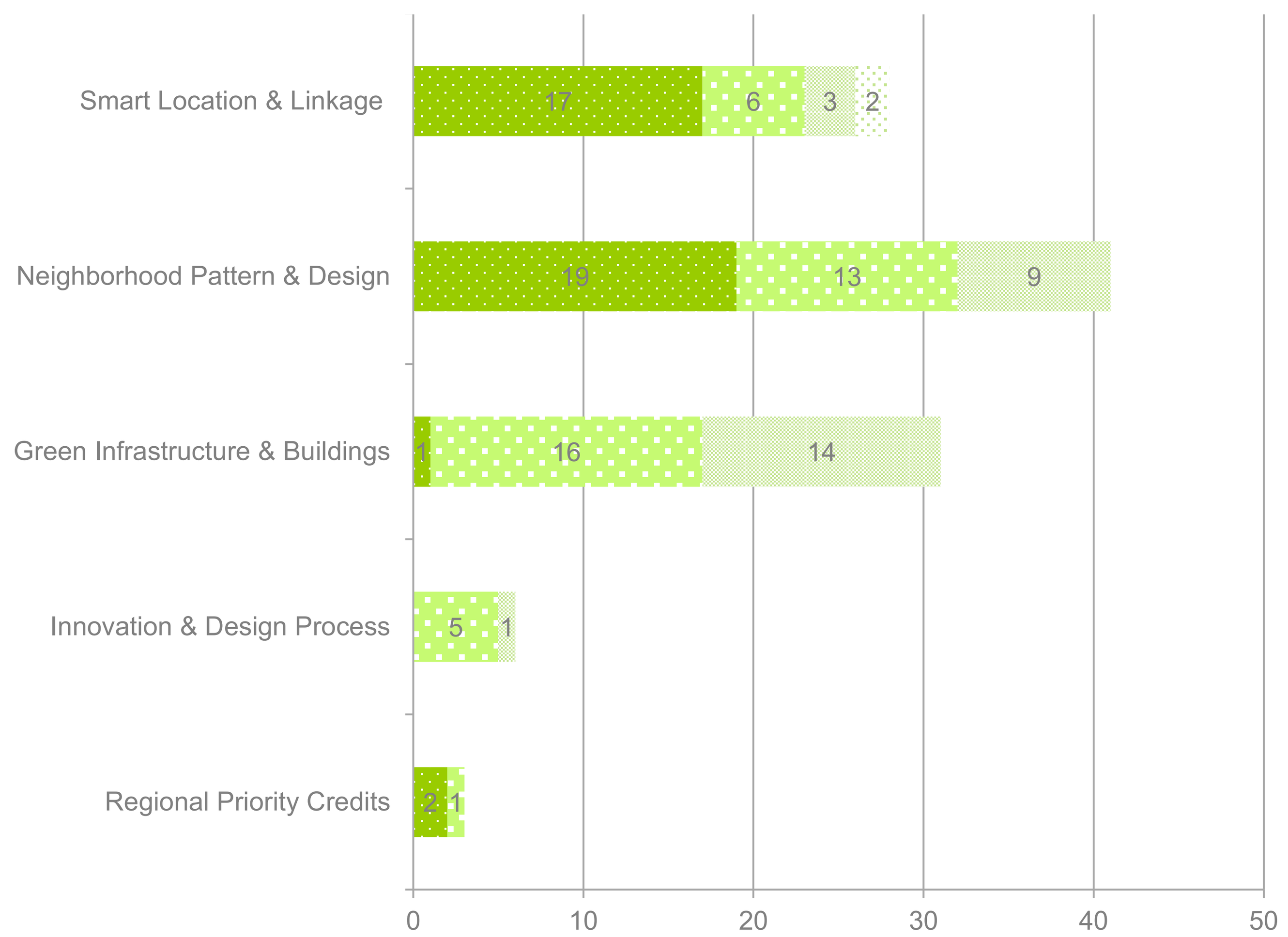
3333 California proposes to meet and go beyond the requirements of the San Francisco Green Building Ordinance by achieving LEED for Neighborhood Development (LEED-ND) Plan certification at a minimum Gold level for the full development, and targeting Platinum. The project would thereby address two City priorities - exemplary rating level and increase in LEED-ND uptake. The team is seeking confirmation that this approach will satisfy the certification provisions of the Green Building Ordinance.

3333 California will also target better-than-code performance in stormwater management (exceeding the 25% volume reduction required by the Stormwater Management Ordinance). The project plans to achieve that reduction through a combination of rainwater harvesting, publicly-accessible greenspace, private greenspace and living roofs. Approximately half the site area is greenspace in the current plan, counting living roofs.

3333 California plans to be a leader in achieving the City's Better Roofs goals through extensive inclusion of living roofs, solar PV and solar hot water.

3333 California will also target leadership in acheivement of the City's expanded EV infrastructure goals.





LEED Certification

The chart at right illustrates 3333 California's preliminary LEED-ND checklist, showing high confidence credits as, "likely," credits anticipated with the current design direction as, "possible," and additional credits, "under study."

Energy + Mobility

3333 California aims to be a low-carbon development, and energy and mobility are two key contributing factors. 3333 California plans to combine smart building technology with tried and true bioclimatic design to produce highly energy-efficient buildings. Solar energy onsite will further reduce energy use. The project aims to achieve net zero energy for lowrise residential components, and to produce about half of the full onsite energy demands with photovoltaics and solar hot water.

3333 California is well-connected to the city's public transportation network, and will be designed and operated to encourage residents to use it. Other low carbon transportation measures planned include carsharing, transportation demand management programs, bicycle infrastructure, and extensive electric vehicle infrastructure.

Water + Ecology

3333 California's design is climate sensitive, with a goal to have a positive impact on San Francisco's water supply and urban ecosystems. The project will conserve using water smart landscaping, efficient fixtures, greywater and rainwater harvesting. It will also manage the stormwater to reduce runoff volume from the site by at least 25% compared to existing conditions.

A site of this size has the potential to enhance the ecological assets of the neighborhood and city. 3333 California will preserve several major trees and increase the total number of treescompared to existing, especially on the adjacent sidewalks.

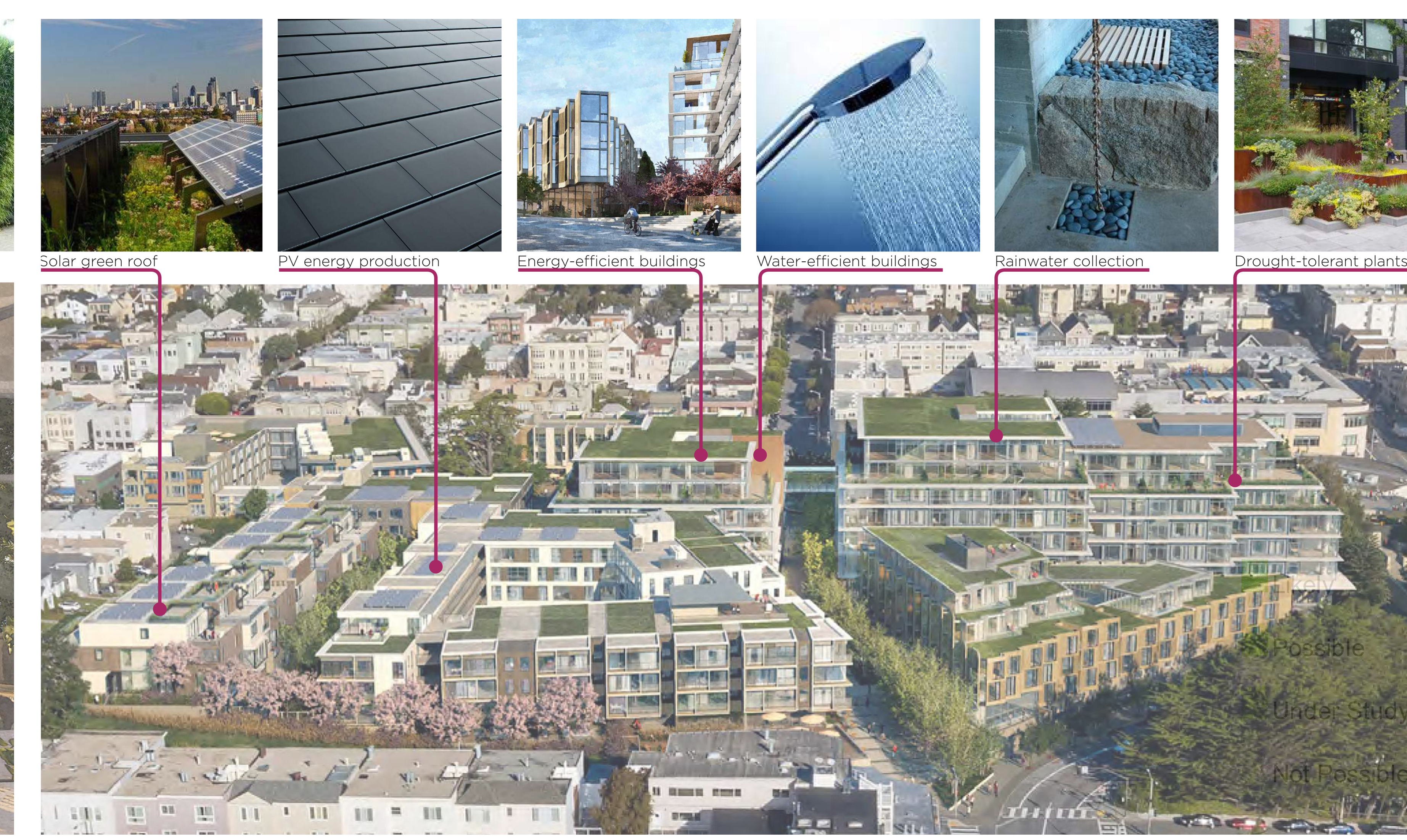
3333 California's site design references local ecosystems, and emphasizes planting that attracts beneficial wildlife like butterflies and songbirds, inspired by the work of local organizations like Nature in the City.

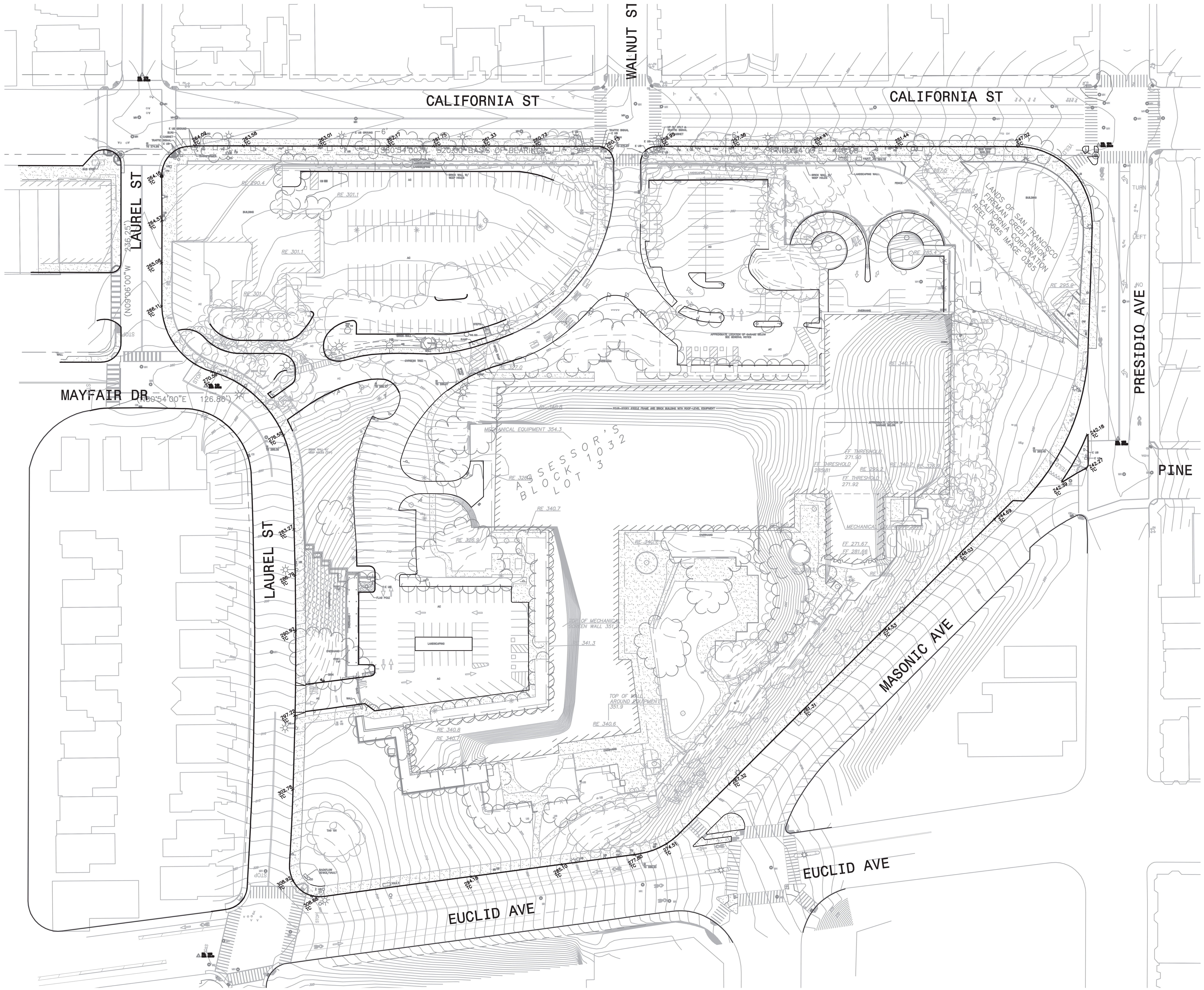
Wellness + Materials

Sustainability is about much more than conserving energy and water. Wellness for residents and the community is a high priority at 3333 California. The plan focuses heavily on creating new public open space and circulation networks, enhancing healthy living opportunities, and protecting indoor and outdoor air quality. Healthy neighborhoods also include affordable housing and universal design, both of which are integrated at 3333 California.

Integration and undergrounding of waste and material management systems will help the project achieve the dual goals of enhanced environmental performance and reduced traffic and noise compared to typical development. Advanced material management systems to achieve even greater waste diversion are under study.

Commitments	Aspirations
Onsite solar power	50% renewable energy onsite overall
Better than code energy performance	ZNE Lowrise Residential
New walking paths through site	New paths + traffic calming
All site parking underground, carsharing and EV infrastructure exceeding code requirements	Garage to include advanced infrastructure (e.g. vehicle to grid energy storage, stacked bike storage, etc)
TDM program encouraging alternatives to driving alone	Lower VMT generated than existing site
Water smart landscaping and fixtures, rainwater and greywater reuse	Use less potable water than existing site
Net increase in trees, preserve most healthy heritage trees, include living roofs	Net positive ecological value (create habitat, tailor plantings for native butterflies, etc).
Stormwater management - 25% volume reduction	35% stormwater volume reduction using rainwater harvesting and living roofs
Visible green at site edge and throughout	Visible green at site edge and throughout, integrate biophilic design principles
Integrated planning and undergrounding for deliveries and waste	Automated waste collection
75% diversion of construction waste and maintain healthy air quality and sound levels	Zero waste from construction and maintain healthy air quality and sound levels
New public open space	New public open space with wellness programming like a farmer's market or community gardens





GRAPHIC SCALE

50 0 50 100

SYMBOLS & LEGEND

EXISTING

PROPERTY LINE

MONUMENT LINE

TREE DRIPLINE/LANDSCAPING

CONCRETE

FOUND MONUMENT

LIGHT POLE

STREET LIGHT

SIGN

FLAG POLE

CIRCULAR UTILITY BOX COVER

0.0'N DISTANCE & GENERAL DIRECTION OF FEATURE FROM PROPERTY LINE

ABBREVIATIONS

±	APPROXIMATELY
AC	ASPHALT CONCRETE
CB	CATCH BASIN
CO	CLEANOUT
DW	DRIVEWAY
E	EASTERLY
ELEV	ELEVATION
FH	FIRE HYDRANT
GI	GRATE INLET
MH	MANHOLE
N	NORTHERLY
NE	NORTHEASTERLY
RE	ROOF ELEVATION
SE	SOUTHEASTERLY
SFNF	SEARCHED FOR, NOT FOUND
TW	TOP OF WALL ELEVATION OF WALL SURROUNDING MECHANICAL EQUIPMENT ON ROOF
UB	UTILITY BOX
W	WEST
()	RECORD DATA. "MAP OF LAUREL HEIGHTS" FILED FOR RECORD ON JULY 28, 1947, IN BOOK P OF MAPS AT PAGES 55 AND 56, OFFICIAL RECORDS OF SAN FRANCISCO COUNTY.

NOTE:
6071 OR 539 AND 6142 OR 103 (ITEM 4) CONTAIN STIPULATIONS WHICH MAY RESTRICTS BUILDING TYPE, USE, PARKING AND LOCATION ON THE SUBJECT PROPERTY. REFER TO SAID DOCUMENTS FOR ADDITIONAL INFORMATION.

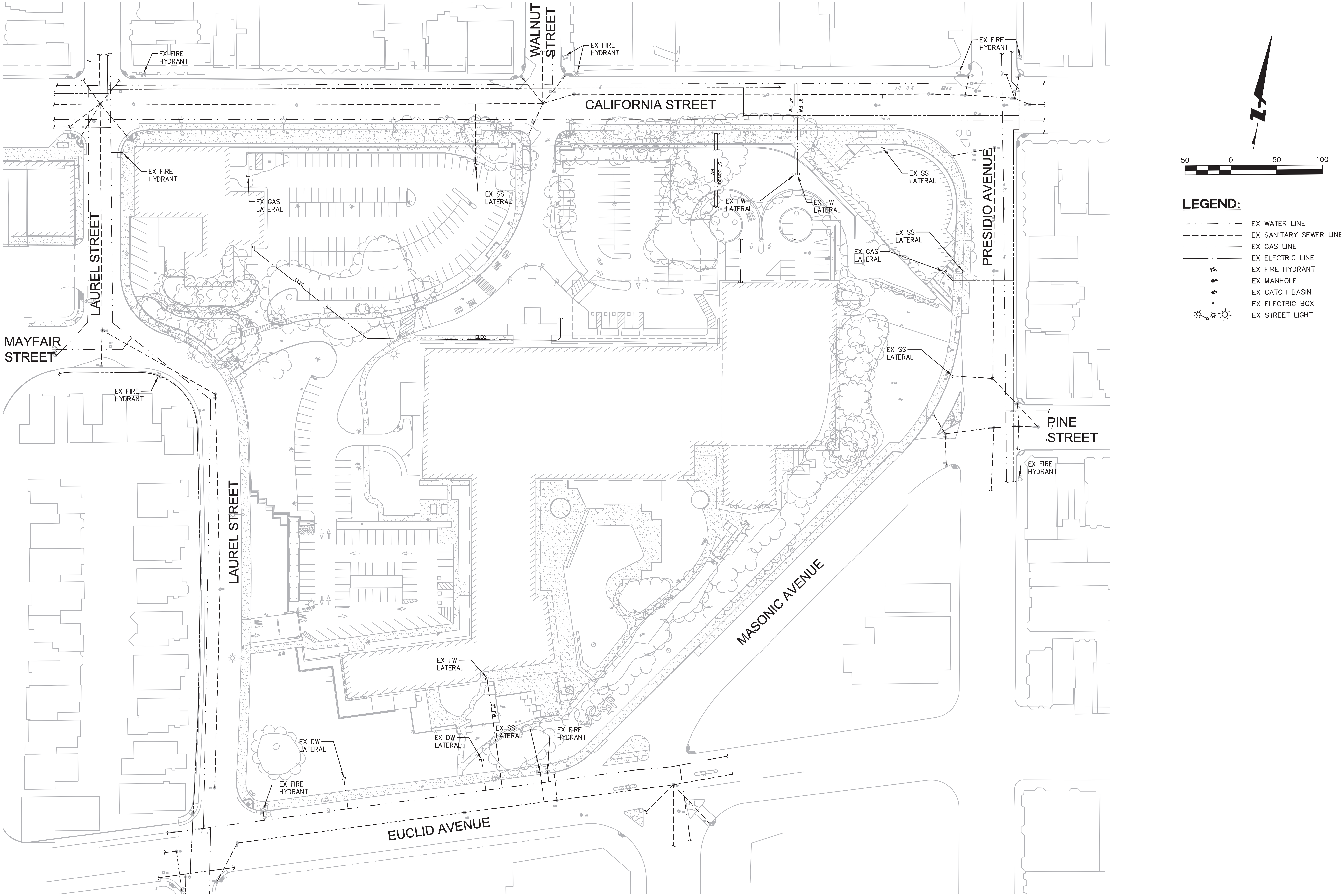
3333 CALIFORNIA STREET SAN FRANCISCO, CA

EXISTING SITE PLAN

PRADO GROUP · SKS · JAMES CORNER FIELD OPERATIONS · MSLA · ARUP · BAR architects · JENSEN · SCB · BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS

07.03.2019
PLANNING APPLICATION SUBMITTAL

C1.01



3333 CALIFORNIA STREET SAN FRANCISCO, CA

EXISTING UTILITY PLAN

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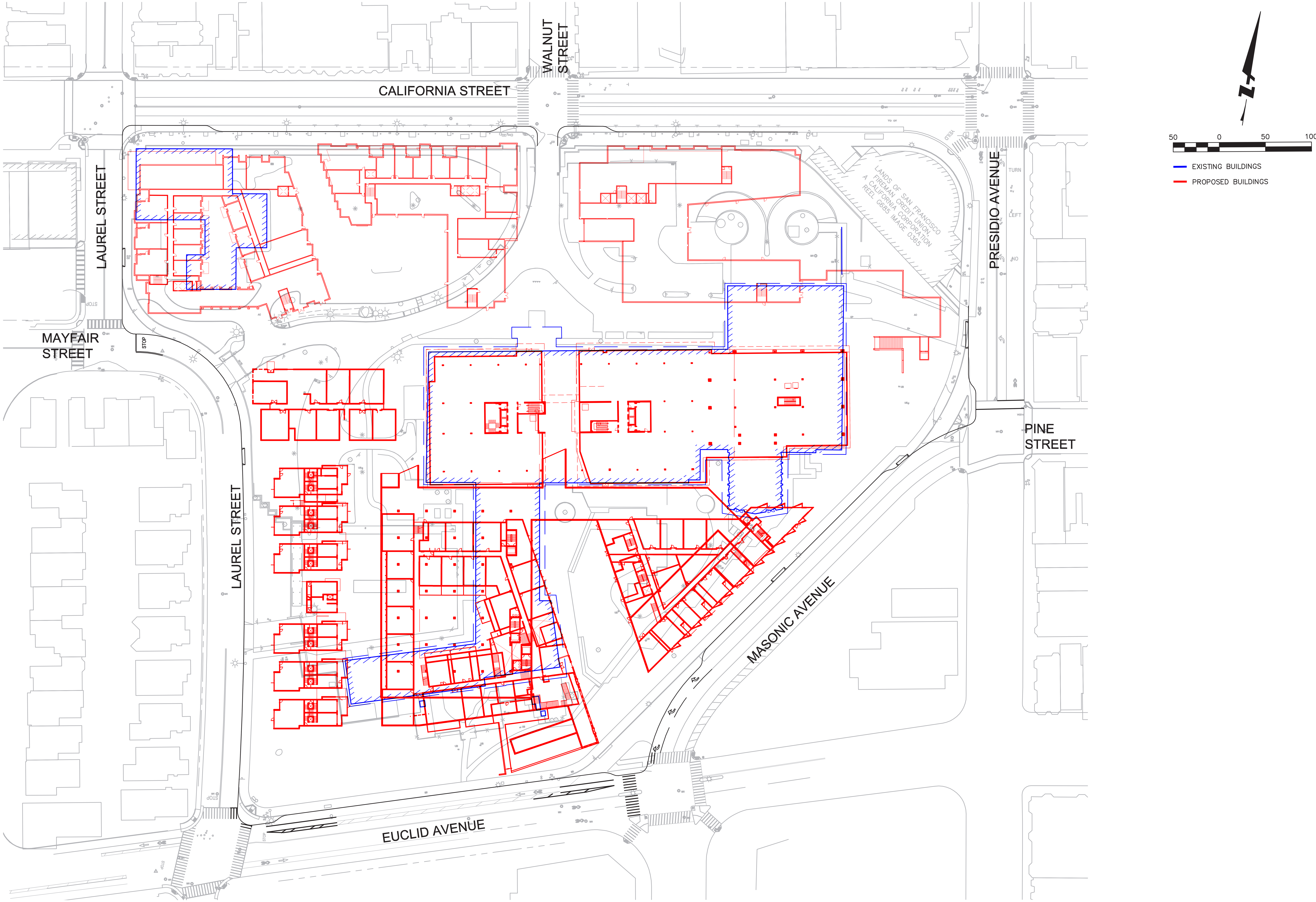
07.03.2019
PLANNING APPLICATION SUBMITTAL

C1.02



3333 CALIFORNIA STREET SAN FRANCISCO, CA

EXISTING AND PROPOSED BUILDING OVERLAY

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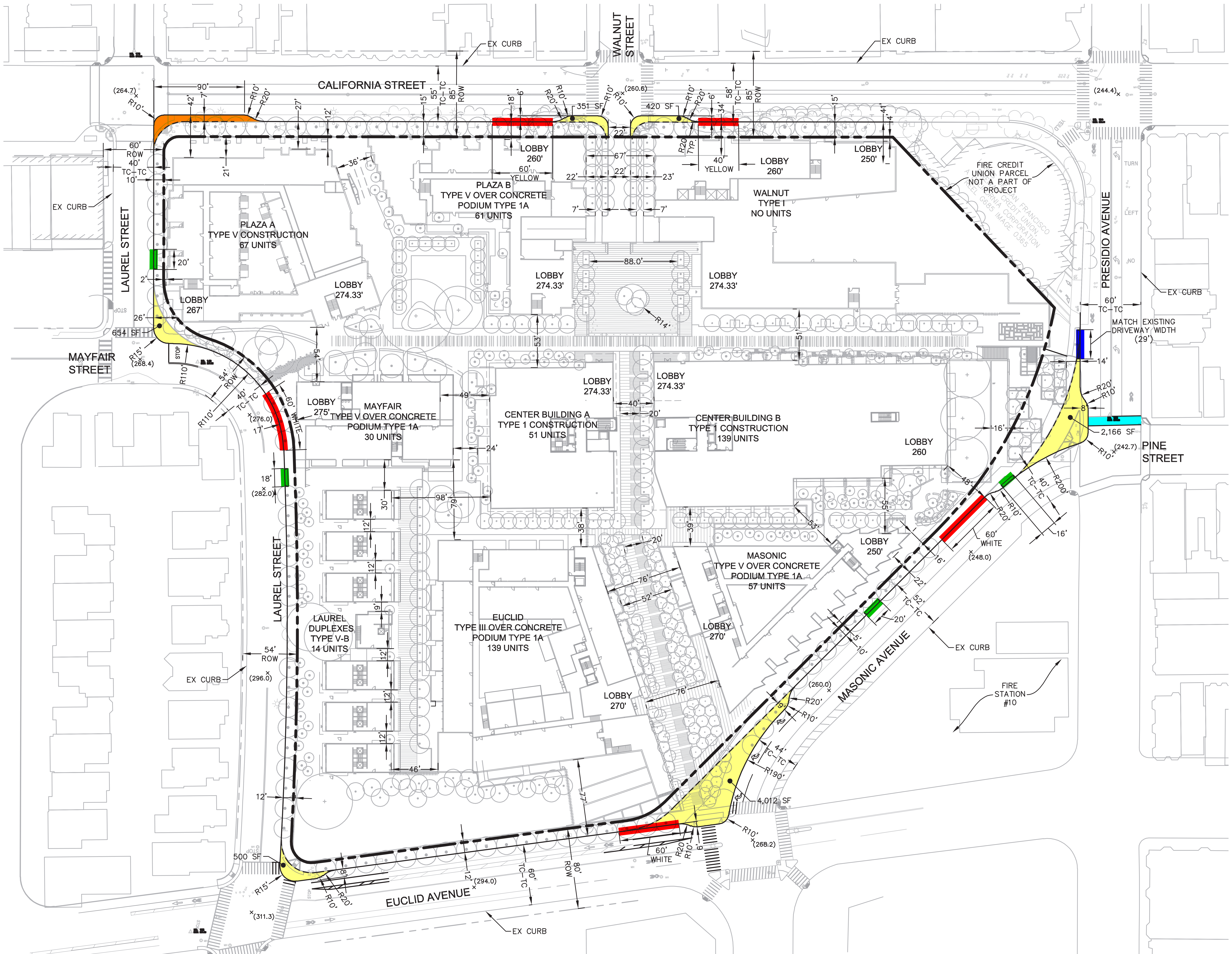
07.03.2019
PLANNING APPLICATION SUBMITTAL

C2.01



LEGEND:

- NEW DRIVEWAY CURB CUT PER CITY STANDARD PLANS AND SPECS. DET. 96,608
- EX DRIVEWAY TO BE MODIFIED WITH NEW DRIVEWAY CURB CUT
- NEW AT-GRADE STREET CROSSING.
- PROPOSED LOADING ZONE
- AREA OF STREET RECONFIGURATION (EX CURB TO PR CURB)
- APPROVED TRANSIT BULB TO BE CONSTRUCTED
- RX' PROPOSED CURB RADII

NOTE

PROPOSED CURB MODIFICATIONS SHOWN FOR THE INTERSECTIONS OF PINE AT MASONIC AND MASONIC AT EUCLID MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE INTERSECTION, SUCH AS SIGNAL, STREET LIGHT, AND/OR MEDIAN MODIFICATIONS, NOT IDENTIFIED IN THIS PLAN.

ANY COLOR CURB DESIGNATION IS SUBJECT THE REVIEW AND DETERMINATION OF THE SFMTA COLOR CURB PROGRAM

3333 CALIFORNIA STREET SAN FRANCISCO, CA

PROPOSED SITE PLAN AND HORIZONTAL CONTROL PLAN

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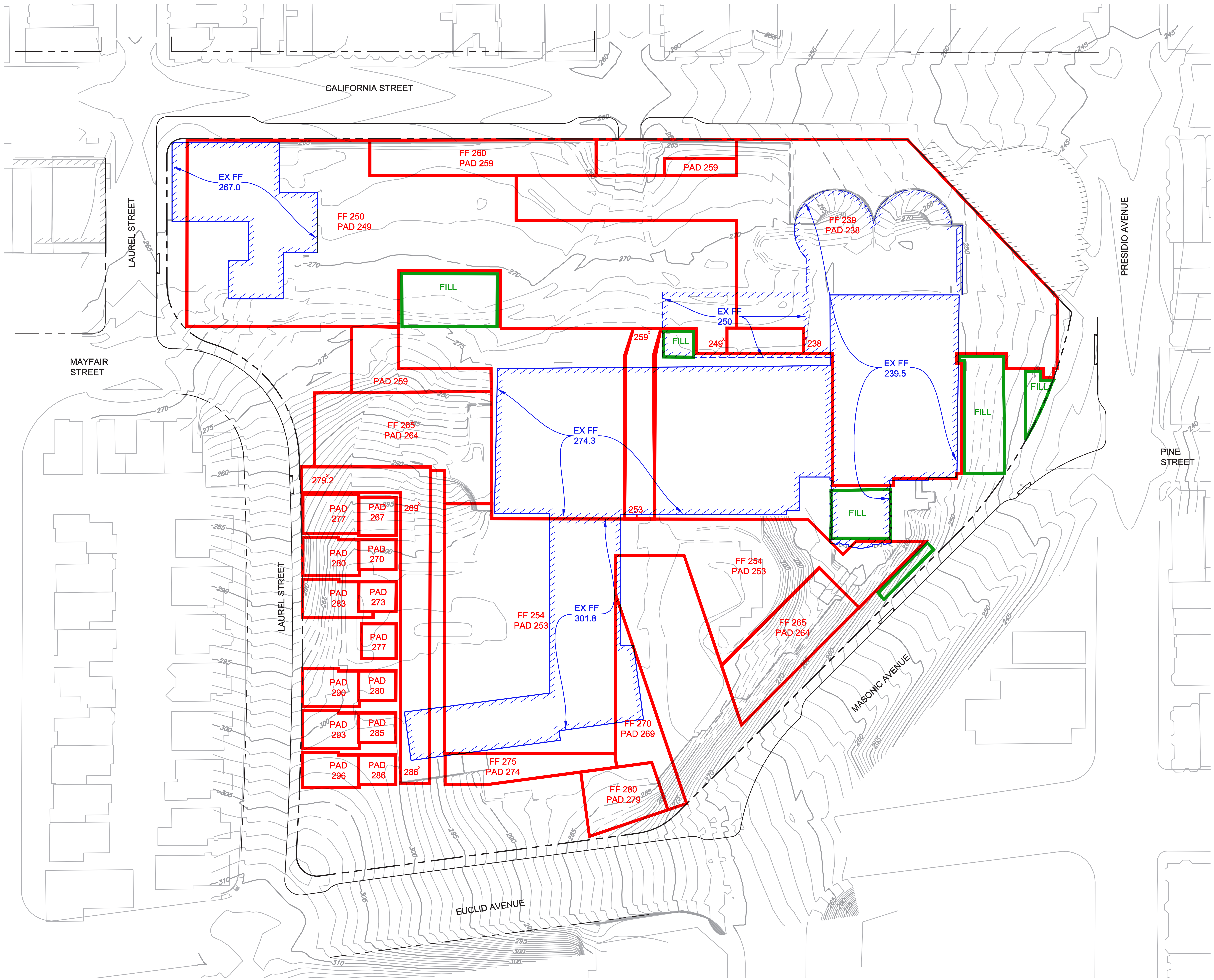
07.03.2019
PLANNING APPLICATION SUBMITTAL

C2.02



NOTE:

EARTHWORK VOLUMES ASSUME 1'–0" FOUNDATION THICKNESS FOR BOTH EXISTING AND PROPOSED BUILDINGS.

ESTIMATED EARTHWORK (CY)

CUT	251,000
FILL	10,000
NET	241,000 CY EXPORT

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SCHEMATIC ROUGH GRADING & EXCAVATION PLAN

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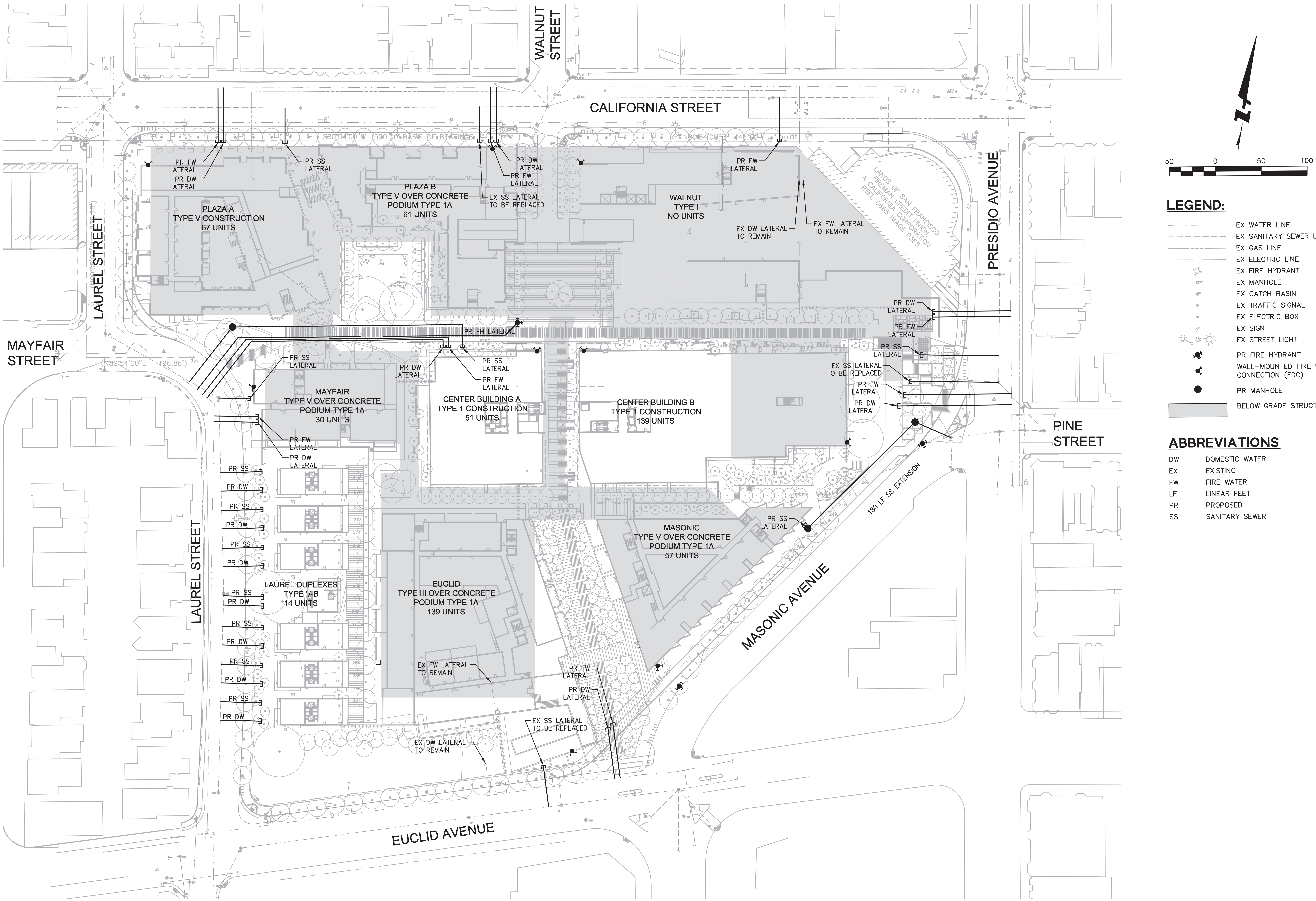
07.03.2019
PLANNING APPLICATION SUBMITTAL

C3.00



LEGEND:

- EX WATER LINE
- EX SANITARY SEWER LINE
- EX GAS LINE
- EX ELECTRIC LINE
- EX FIRE HYDRANT
- EX MANHOLE
- EX CATCH BASIN
- EX TRAFFIC SIGNAL
- EX ELECTRIC BOX
- EX SIGN
- EX STREET LIGHT
- PR FIRE HYDRANT
- WALL-MOUNTED FIRE DEPARTMENT CONNECTION (FDC)
- PR MANHOLE
- BELOW GRADE STRUCTURE

ABBREVIATIONS

DW	DOMESTIC WATER
EX	EXISTING
FW	FIRE WATER
LF	LINEAR FEET
PR	PROPOSED
SS	SANITARY SEWER

3333 CALIFORNIA STREET SAN FRANCISCO, CA

PROPOSED WET UTILITY PLAN

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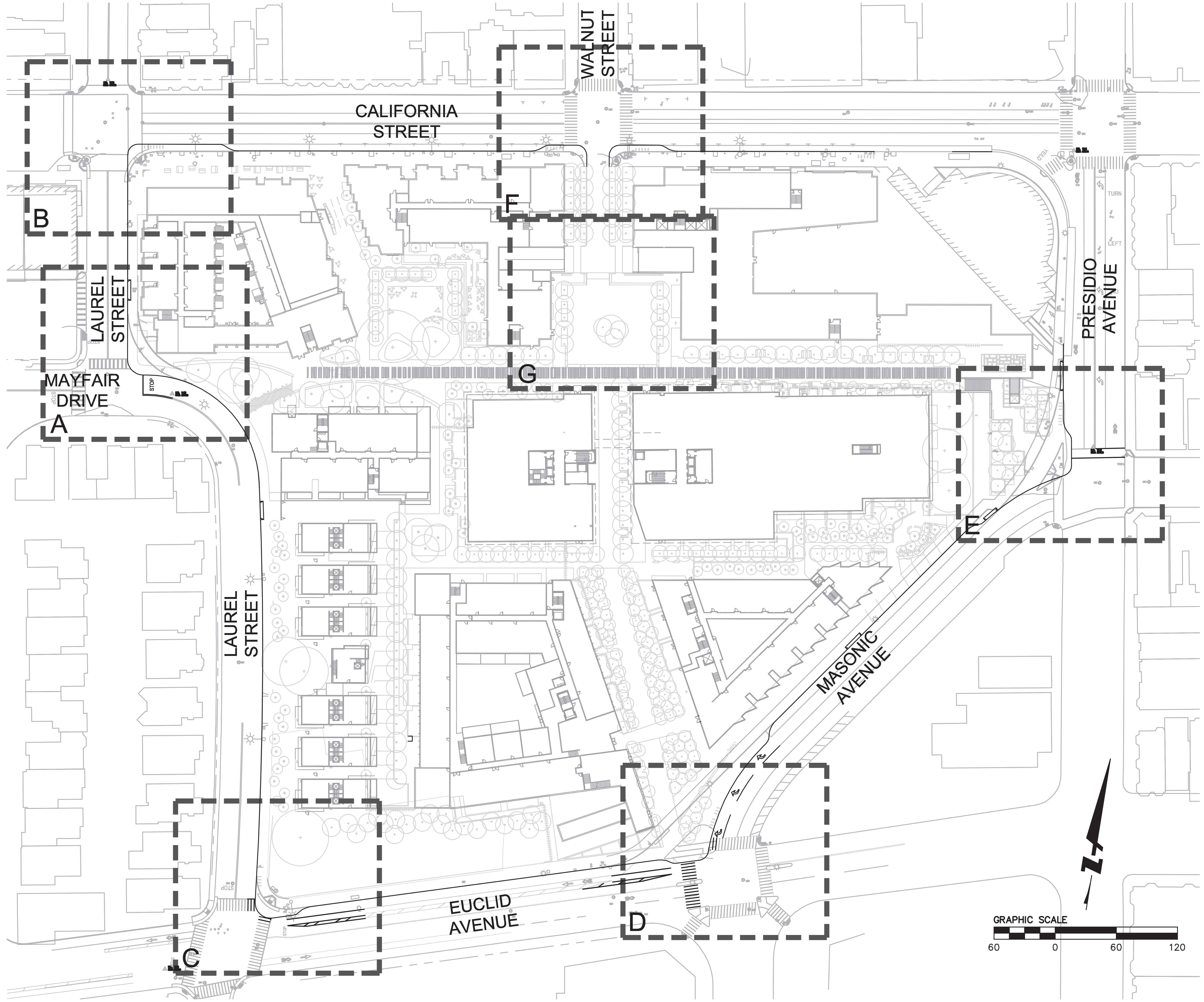
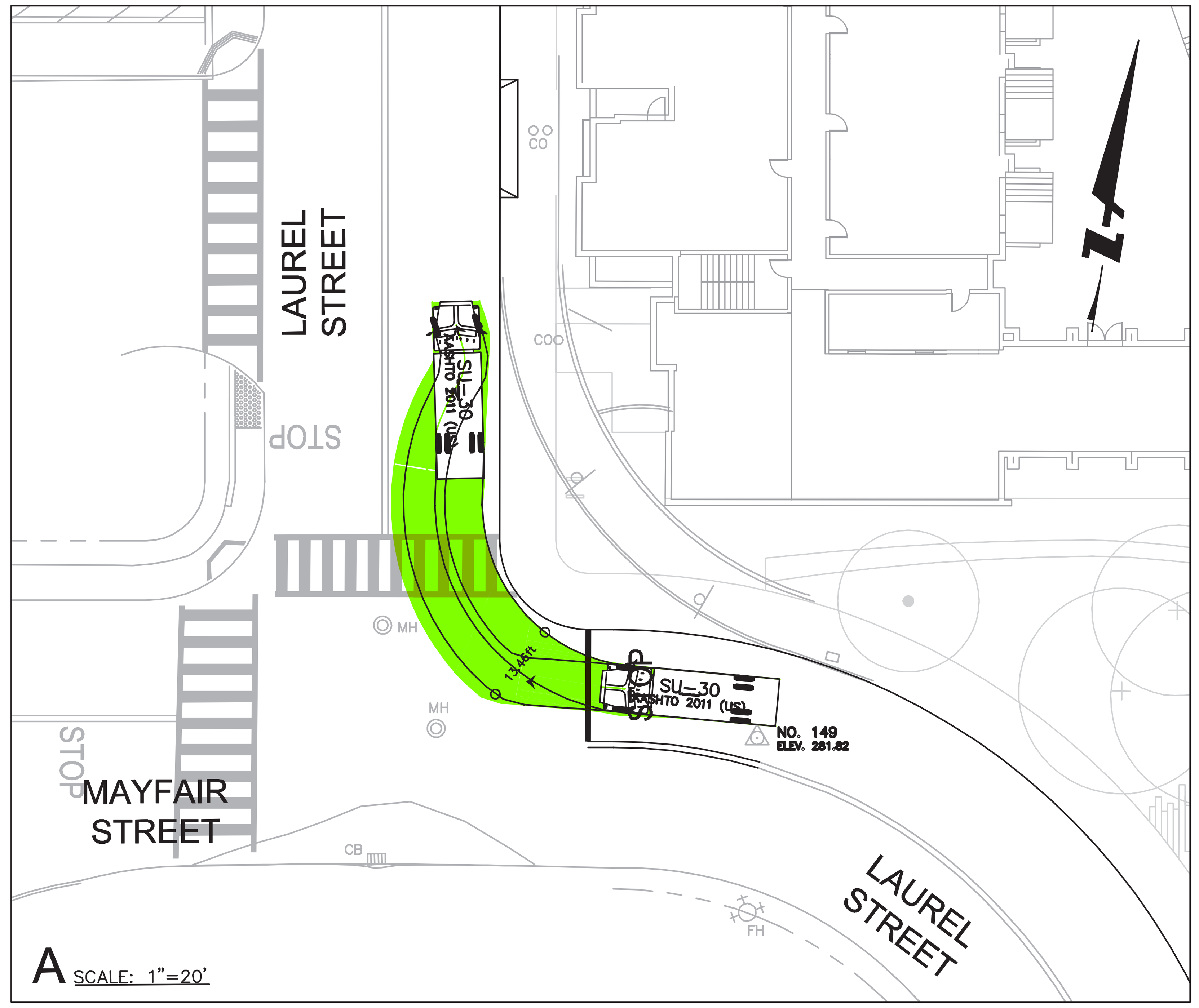
07.03.2019
PLANNING APPLICATION SUBMITTAL

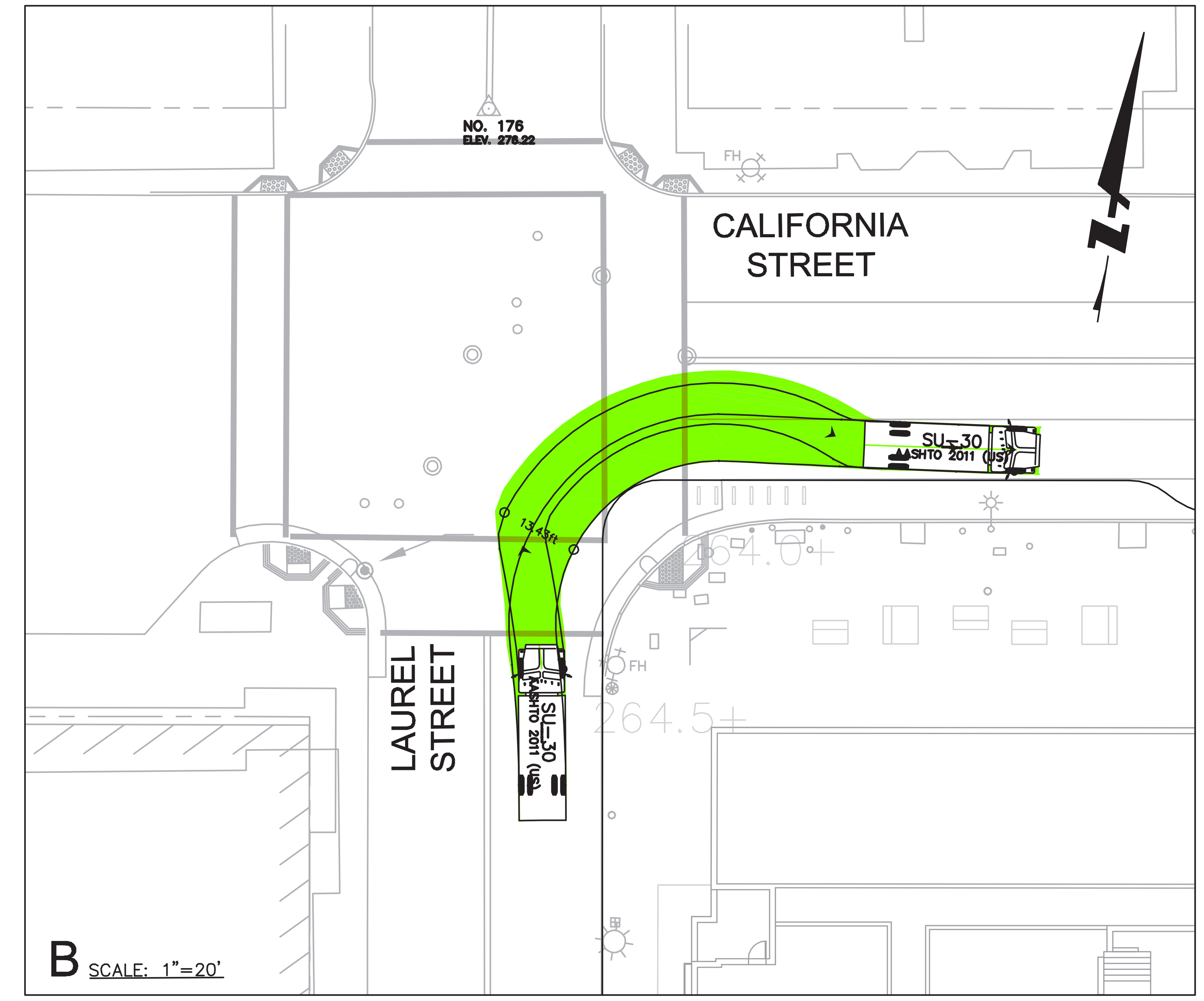
C3.01

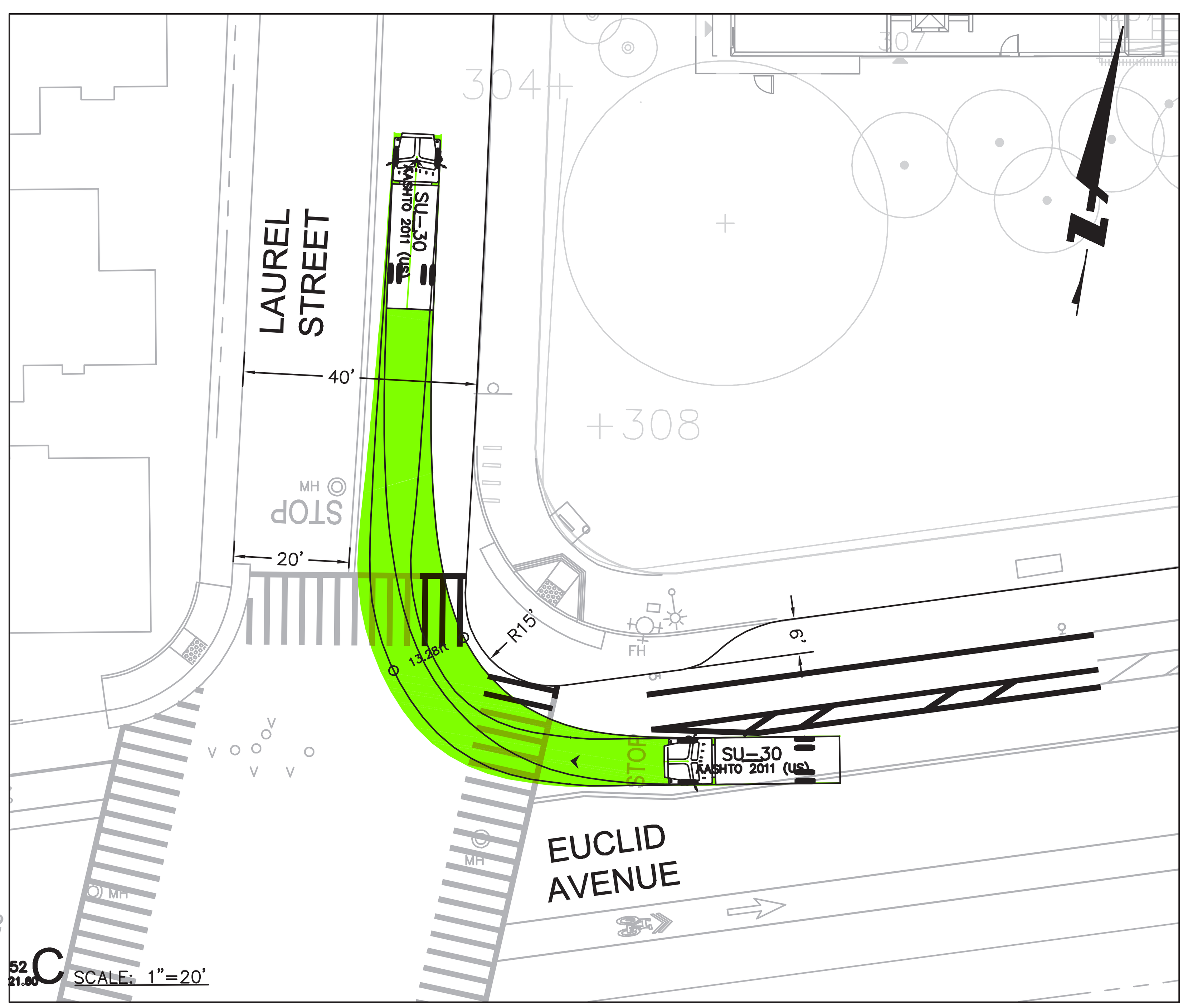


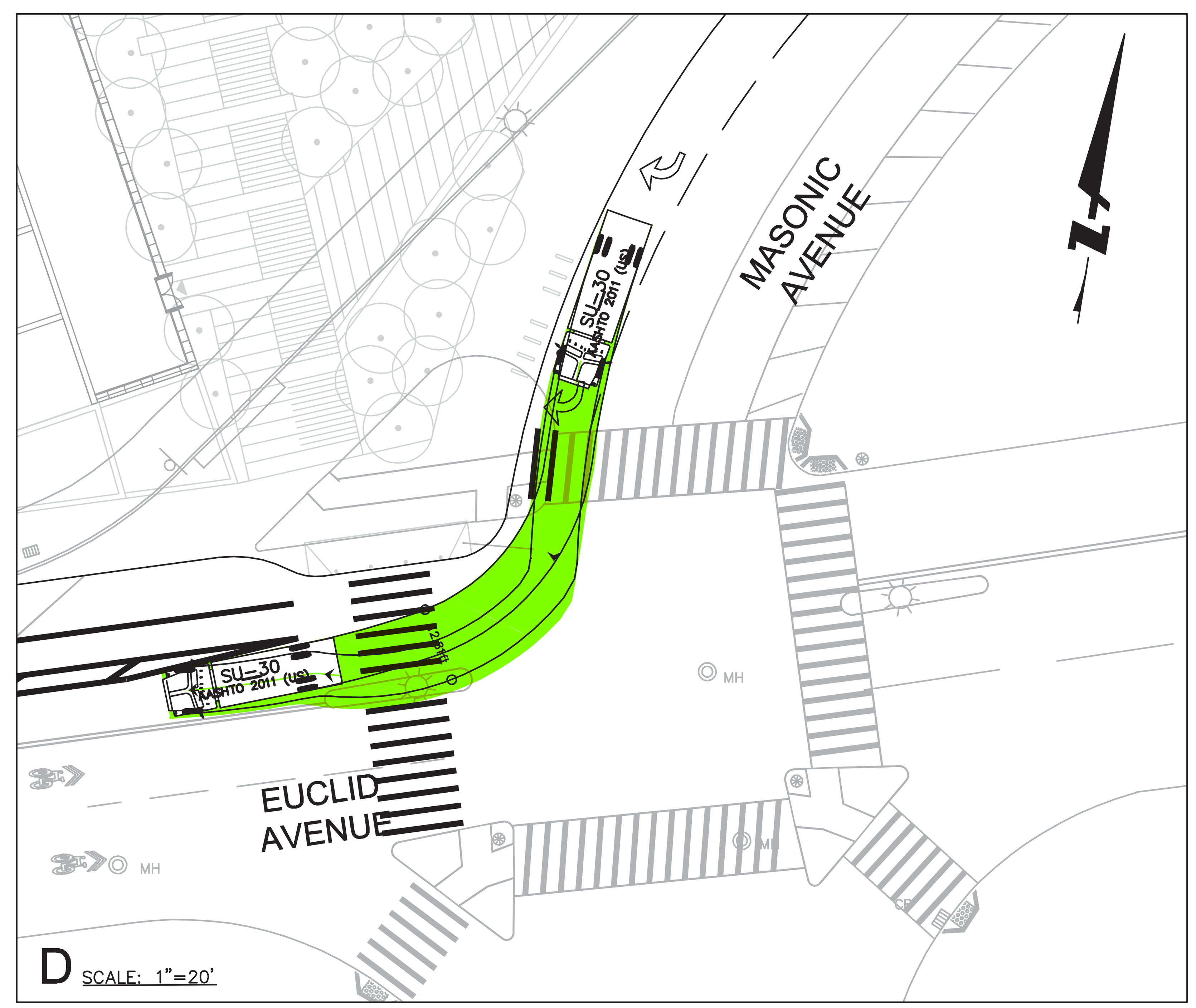
3333 CALIFORNIA

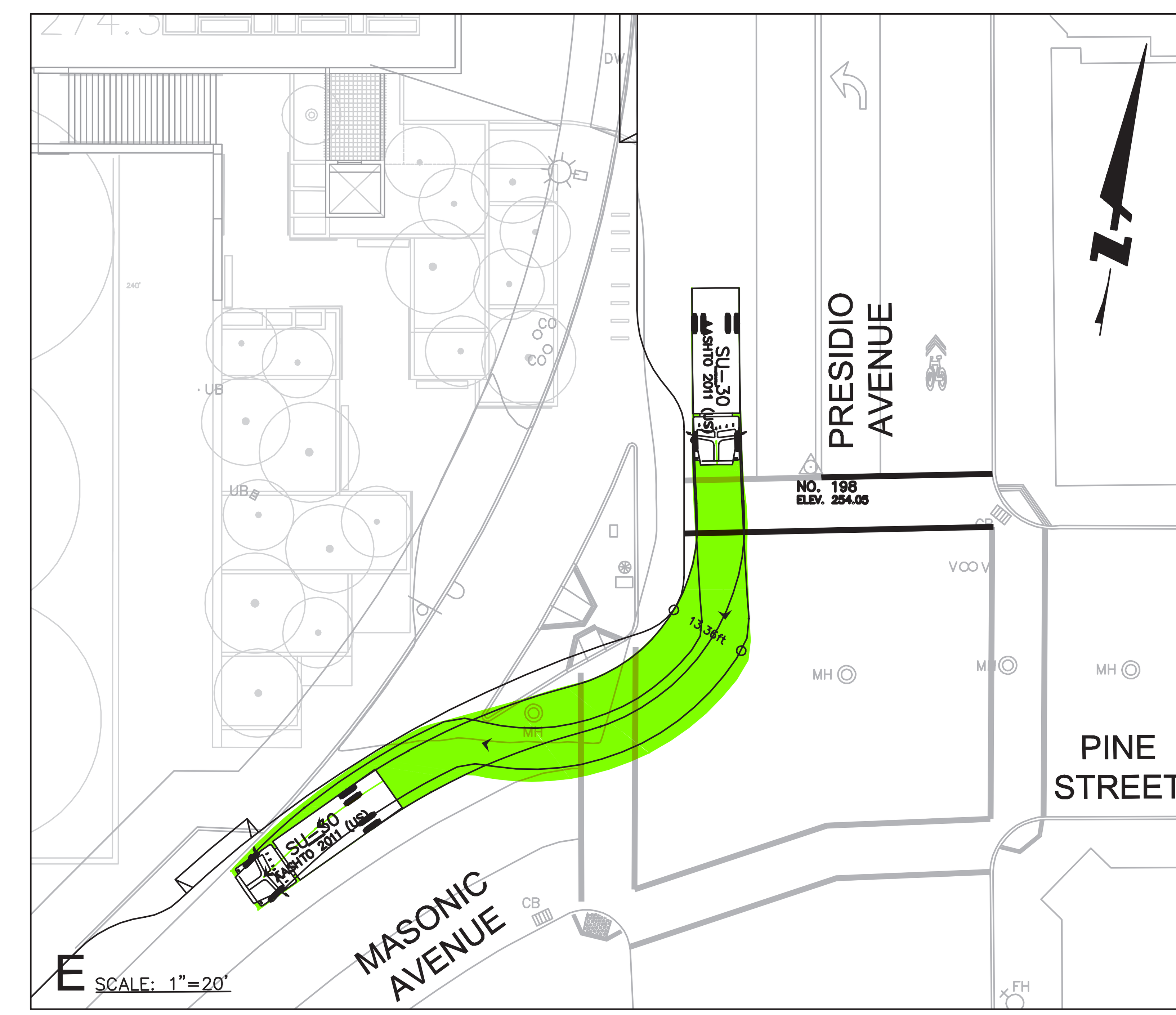
TRUCK TURNING INDEX

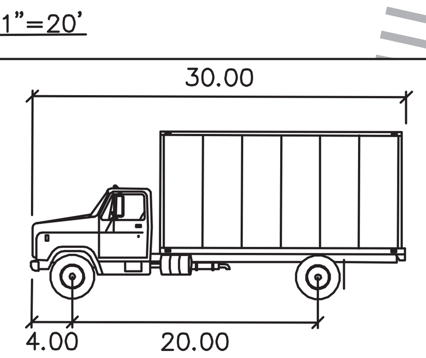












SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

3333 CALIFORNIA

SU-30 CIRCULATION EXHIBIT

BKF 100+ YEARS
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3333 CALIFORNIA STREET SAN FRANCISCO, CA

TRUCK TURNING SU-30

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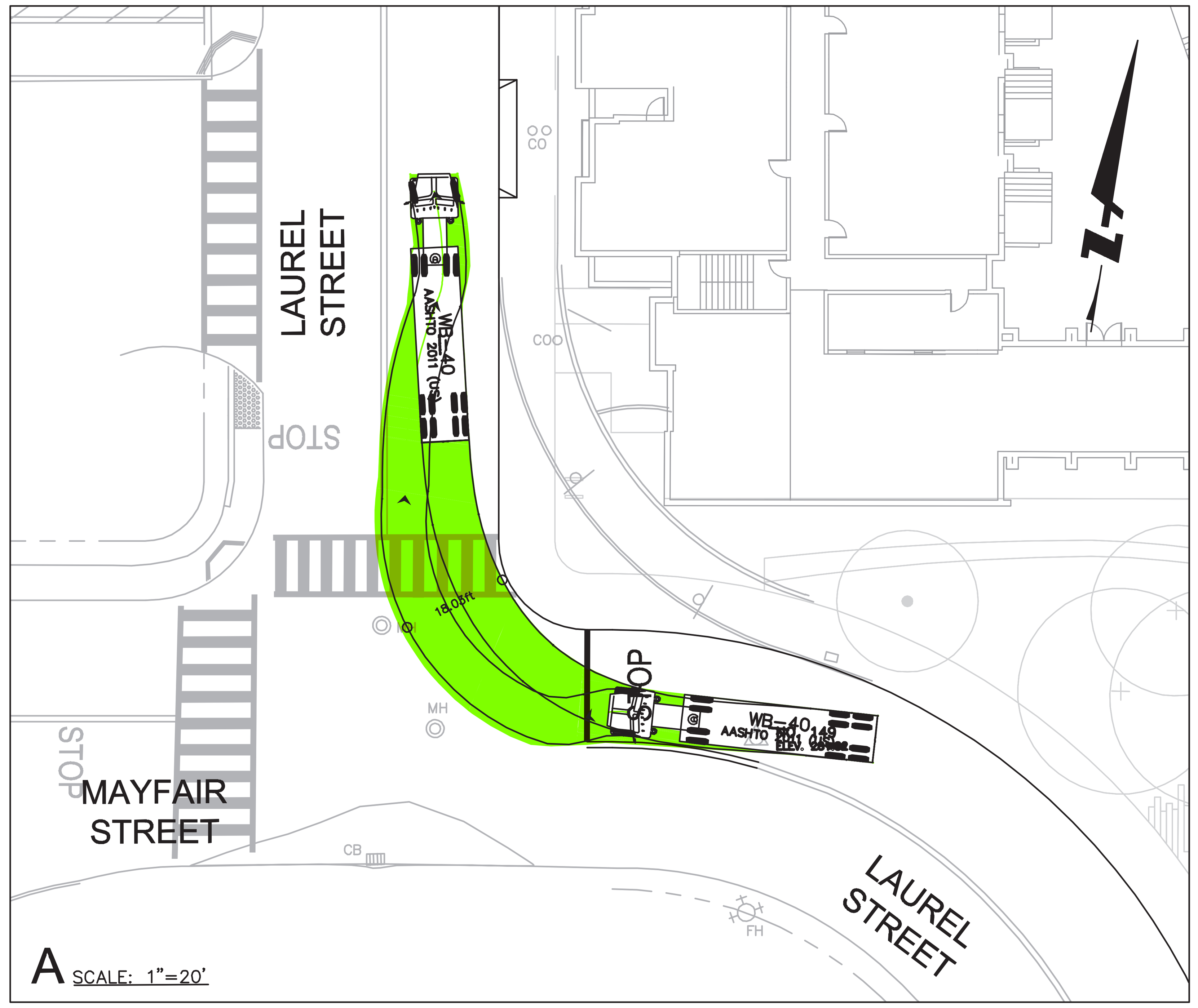
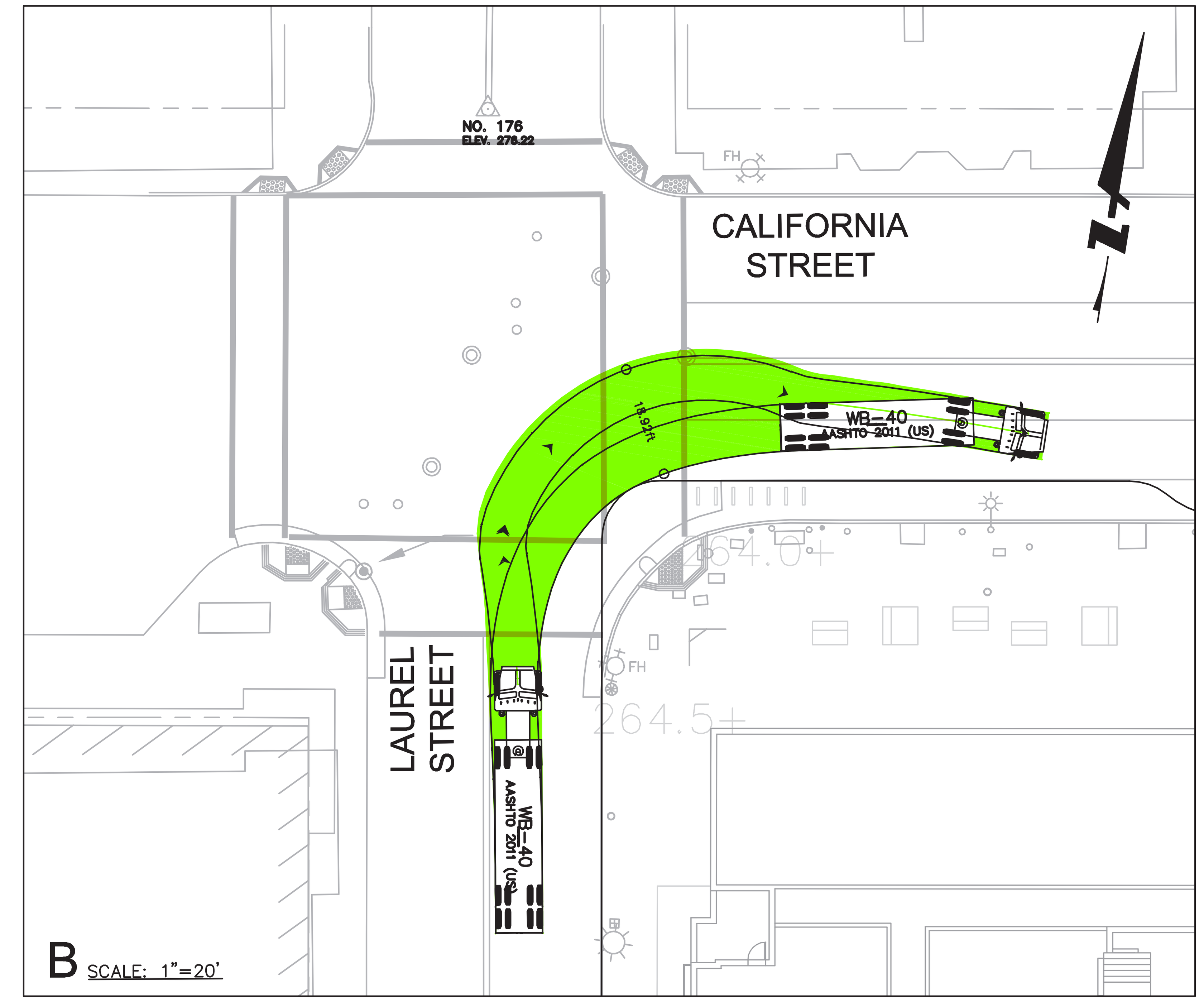
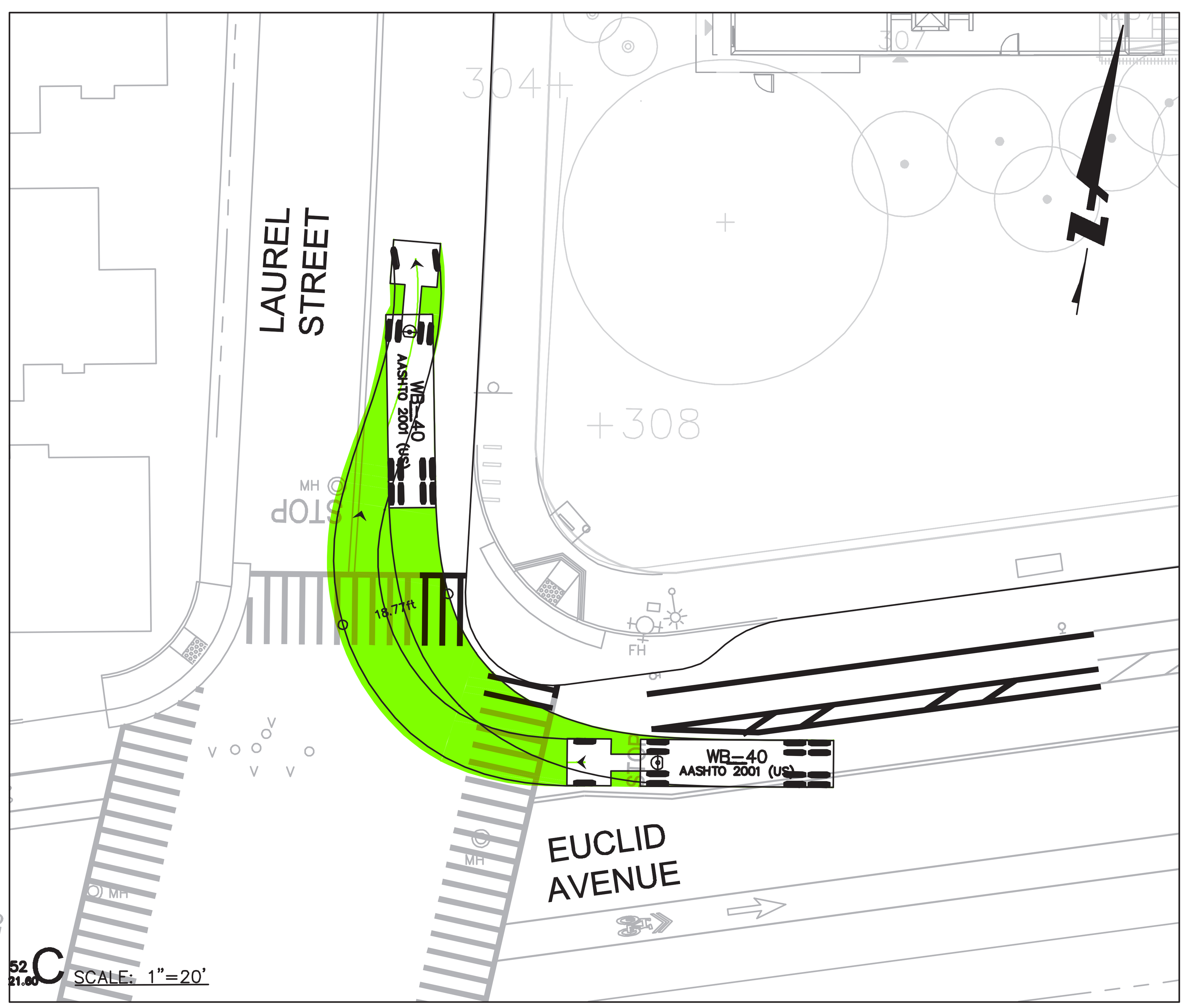
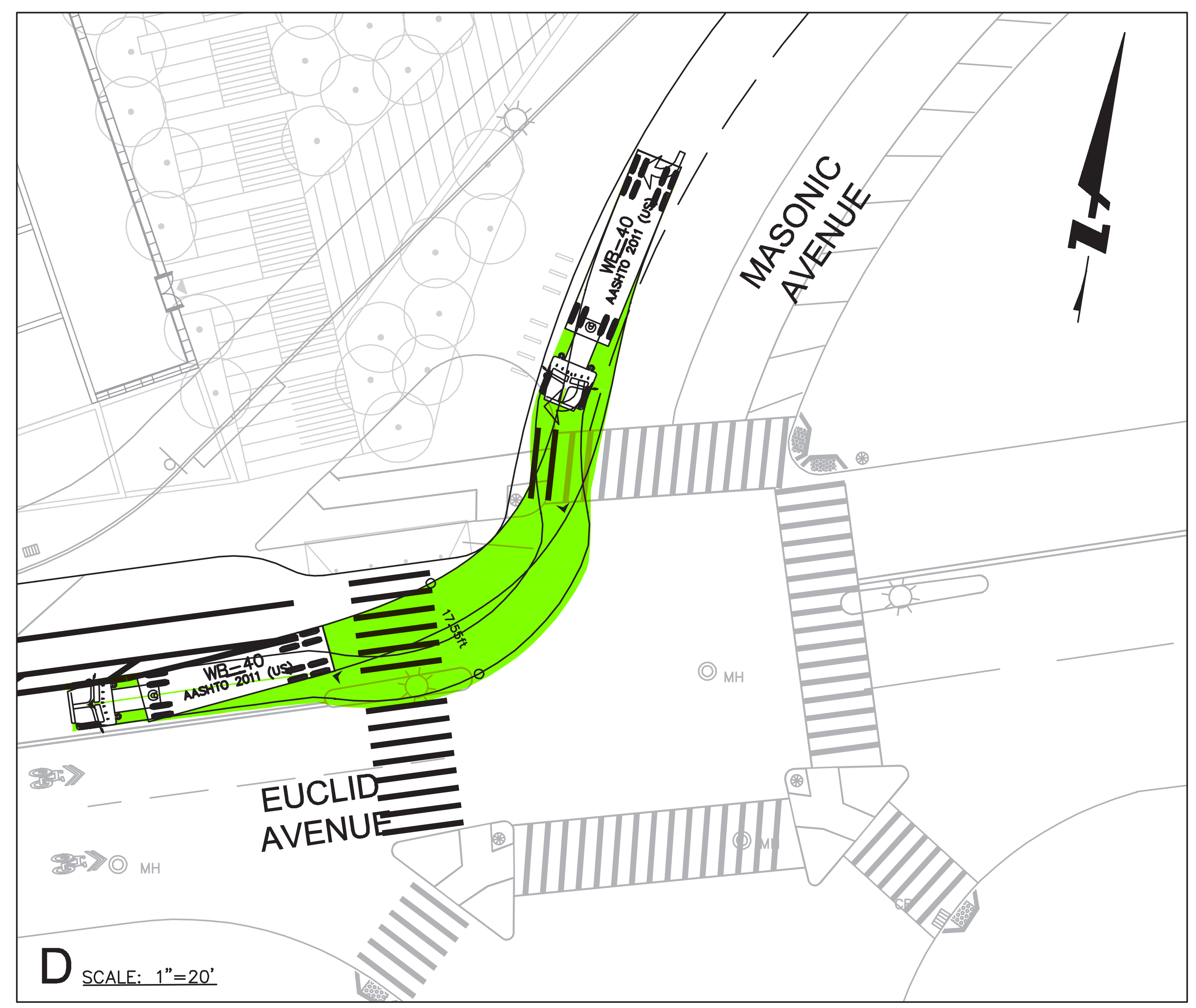
07.03.2019
PLANNING APPLICATION SUBMITTAL

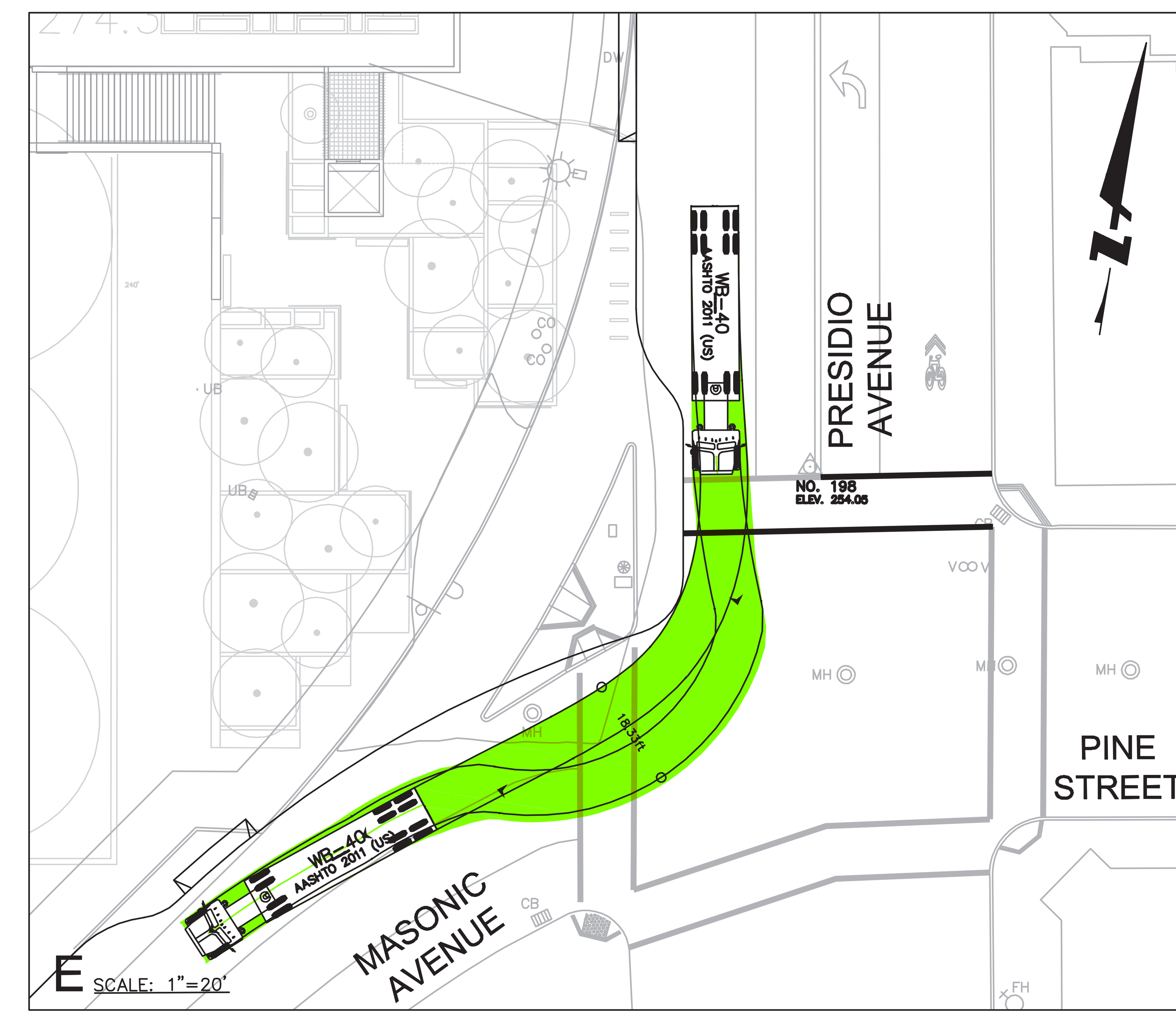
C4.01

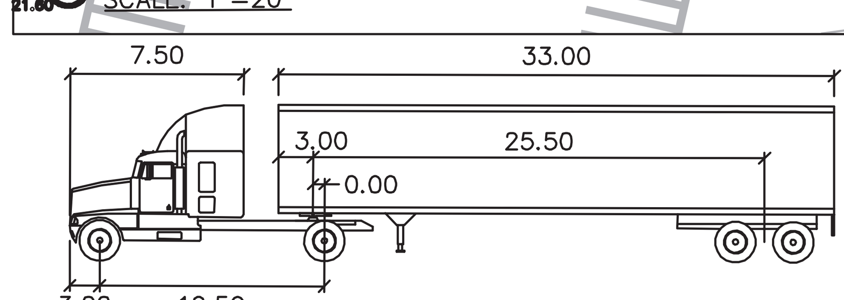












WB-40	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

3333 CALIFORNIA

WB-40 CIRCULATION EXHIBIT

BkF 100+ YEARS
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3333 CALIFORNIA STREET SAN FRANCISCO, CA

TRUCK TURNING WB-40

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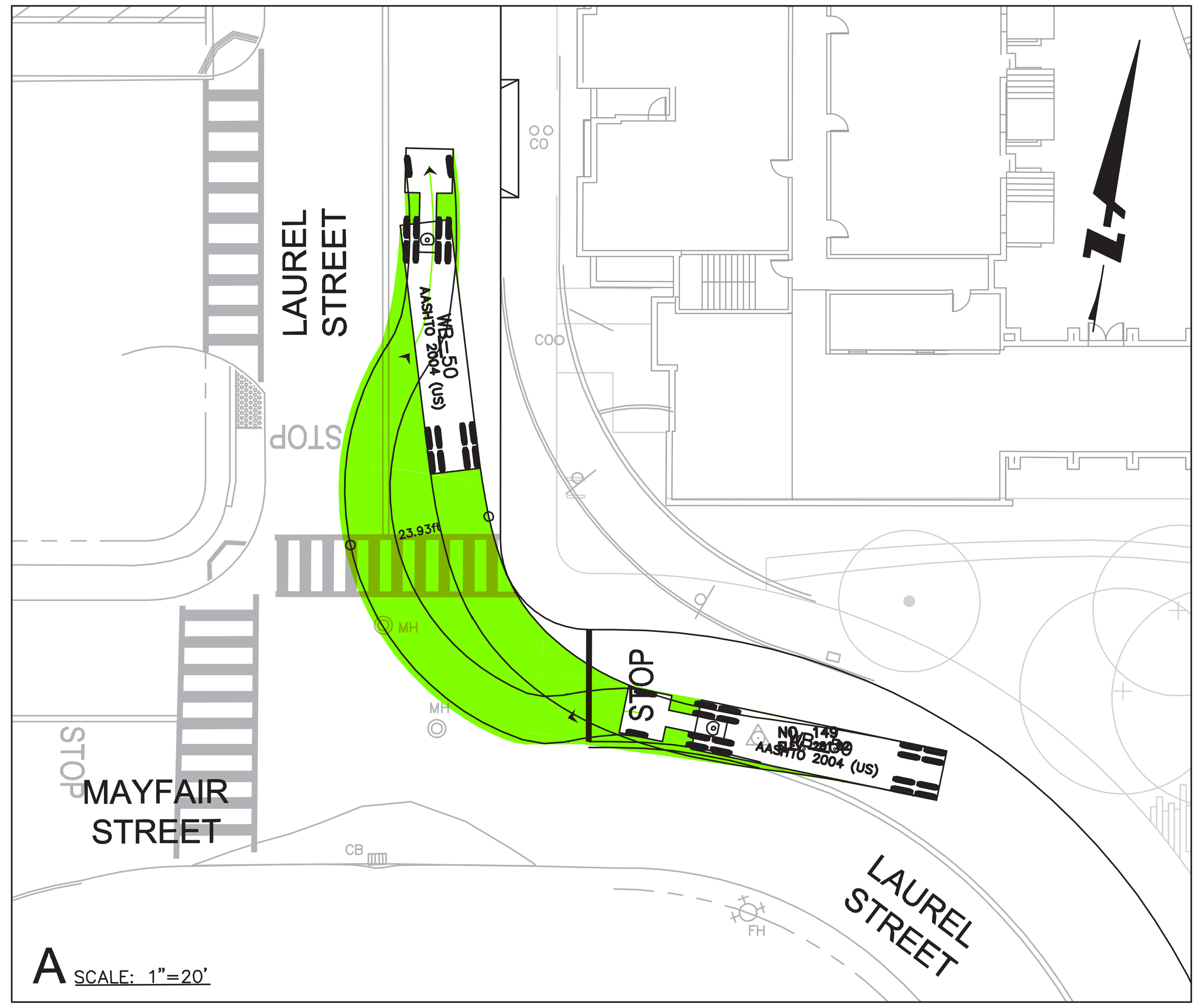
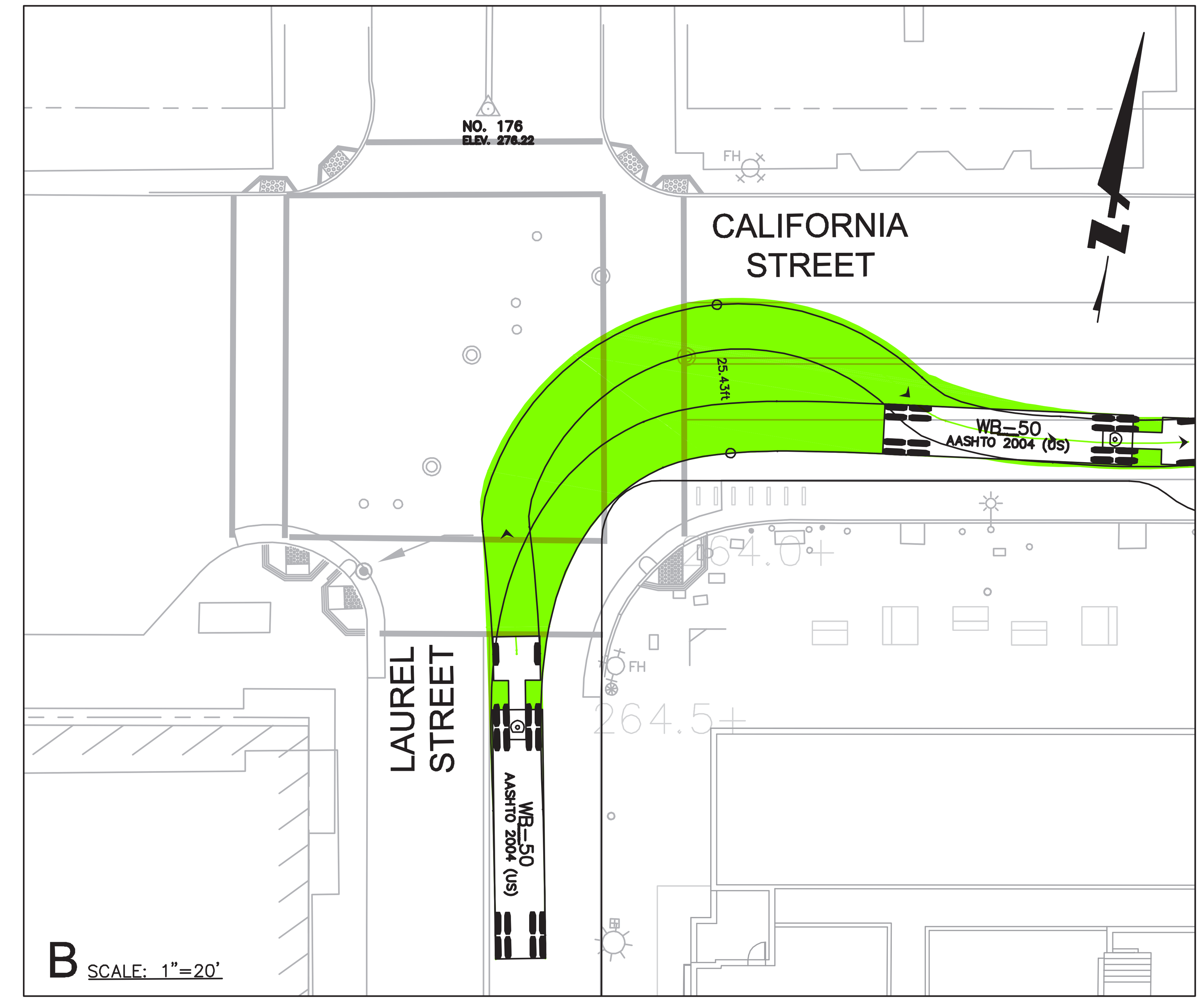
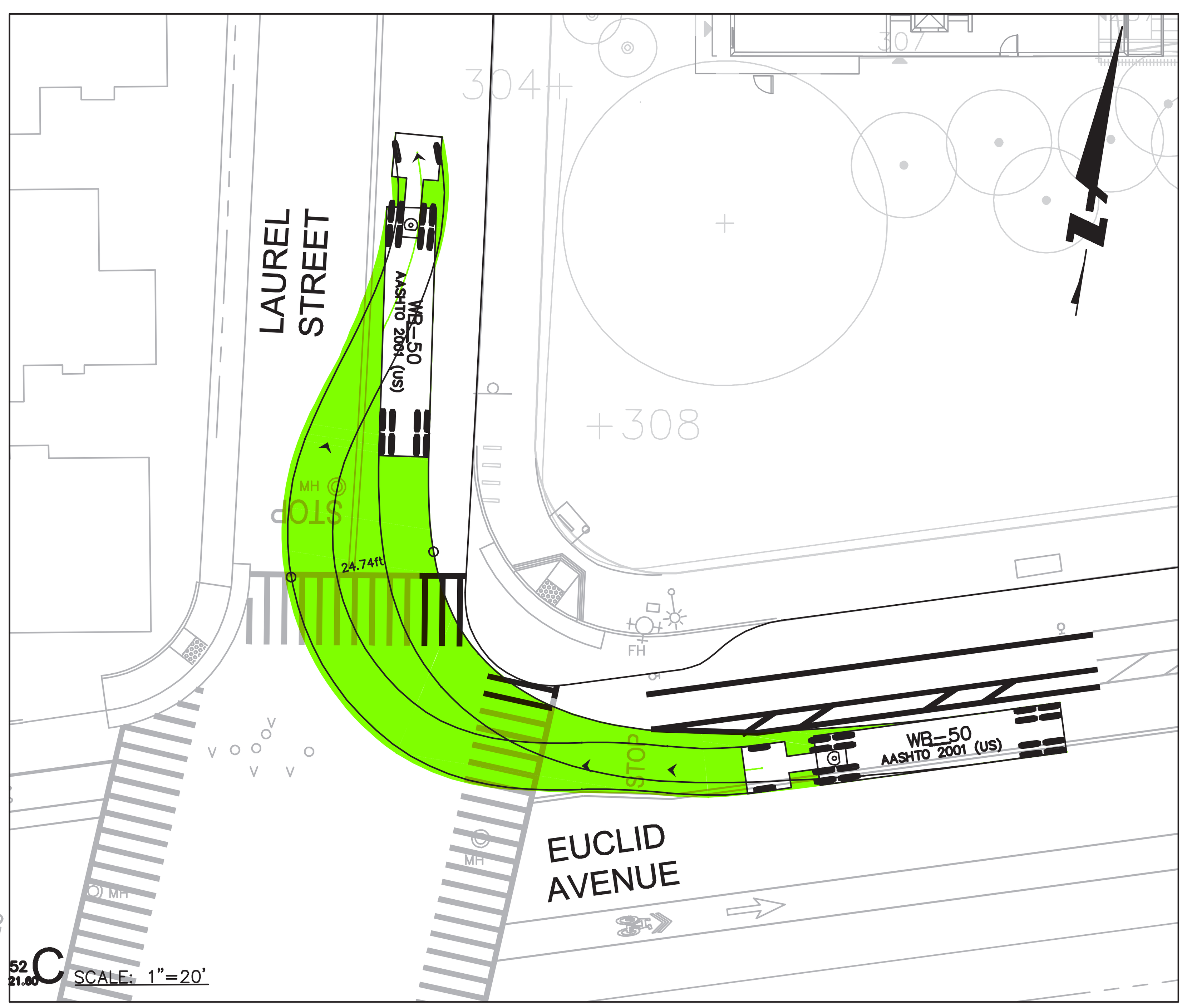
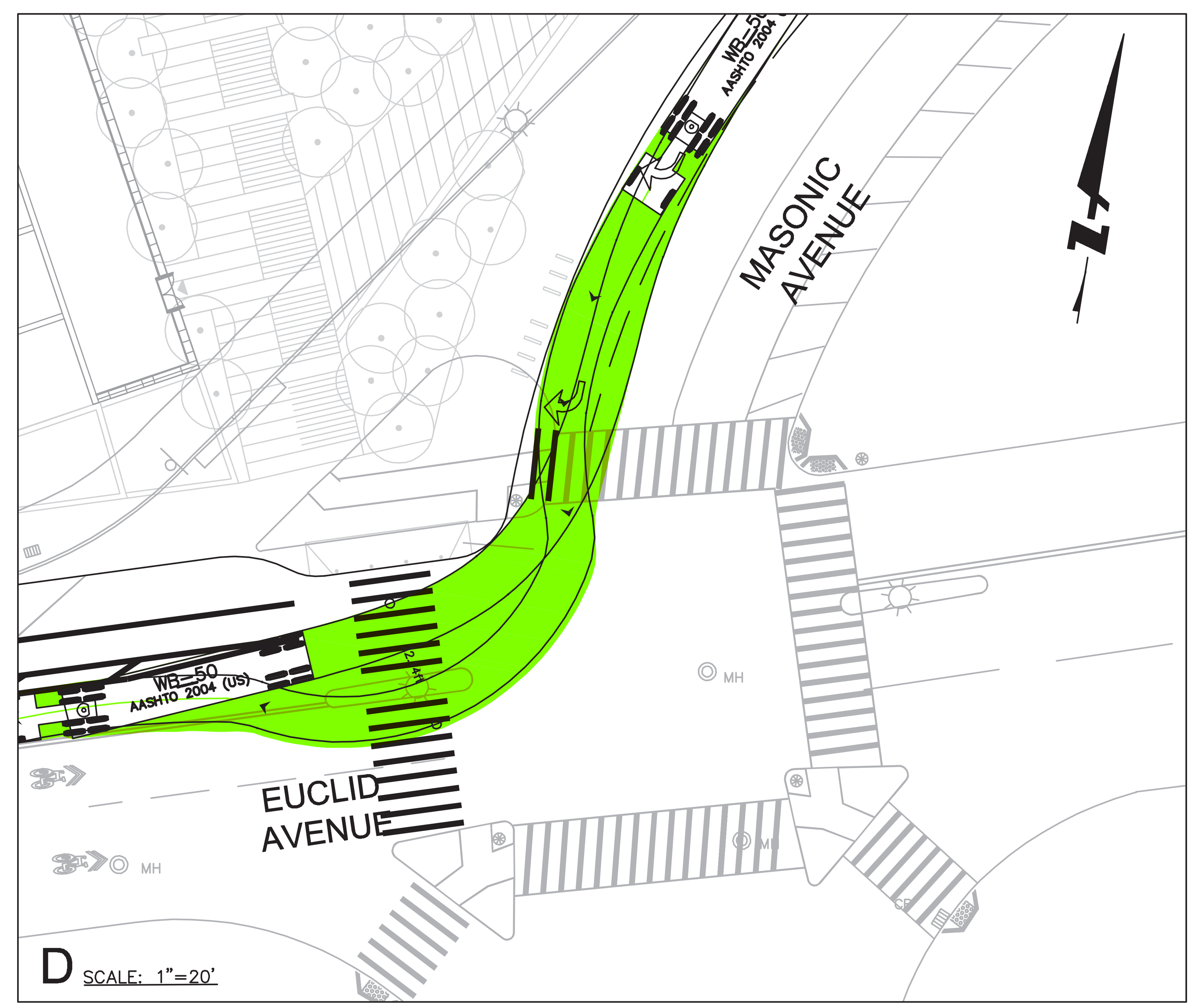
07.03.2019
PLANNING APPLICATION SUBMITTAL

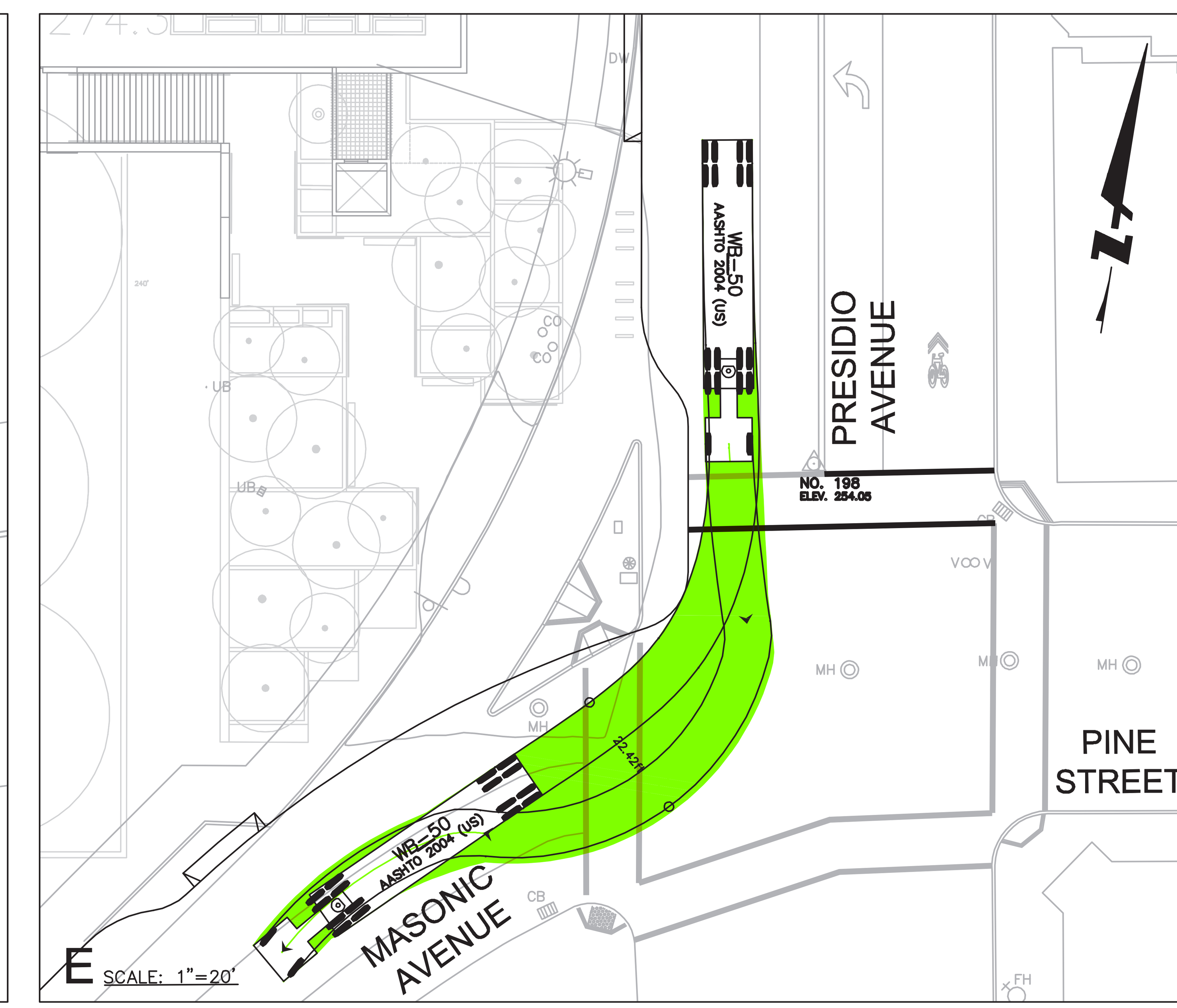
C4.02

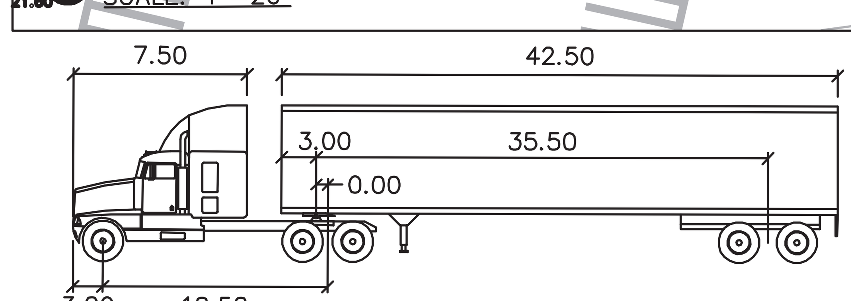












WB-50

	feet		
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Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

3333 CALIFORNIA

WB-50 CIRCULATION EXHIBIT

ENGINEERS SURVEYORS PLANNERS

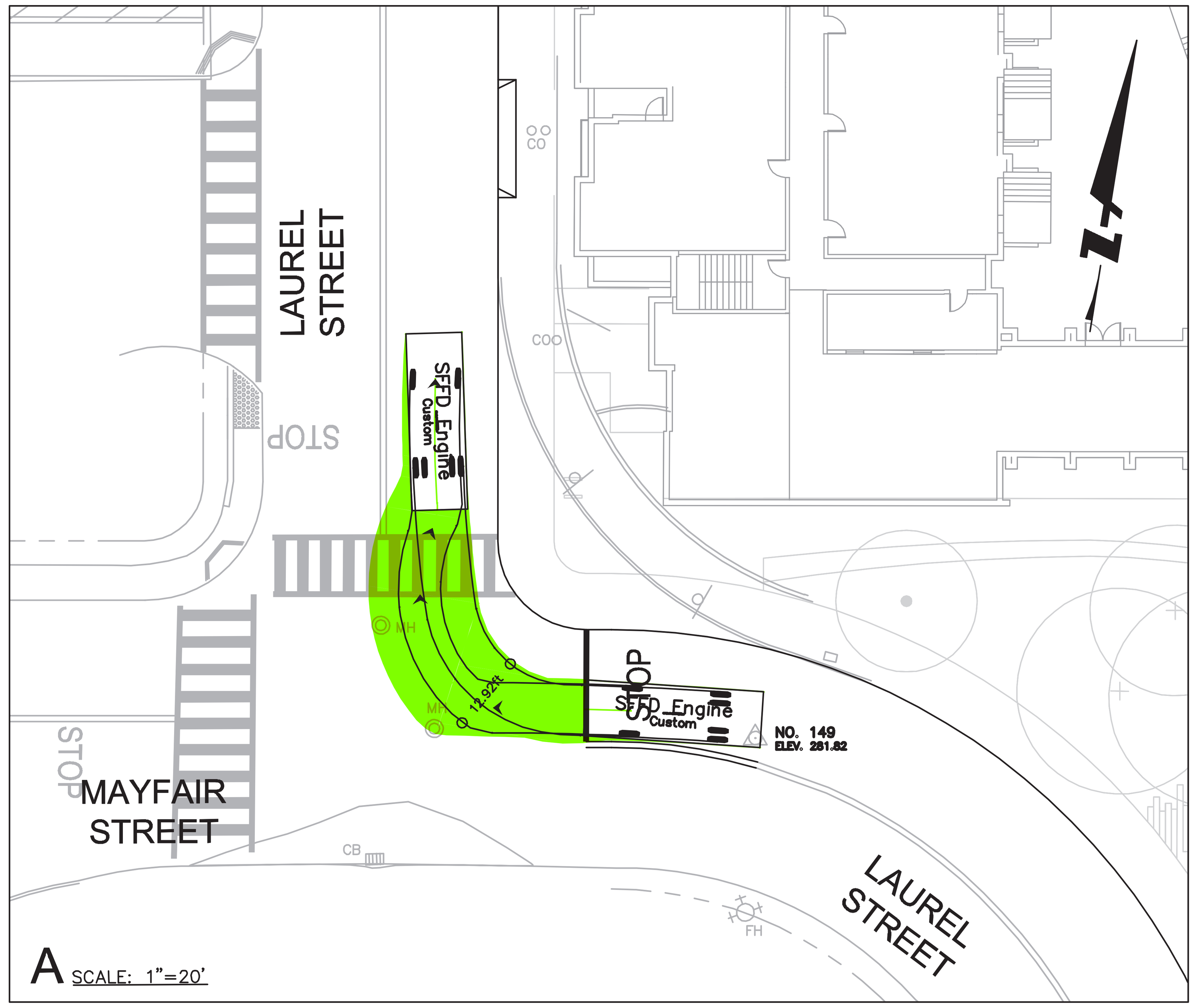
3333 CALIFORNIA STREET SAN FRANCISCO, CA

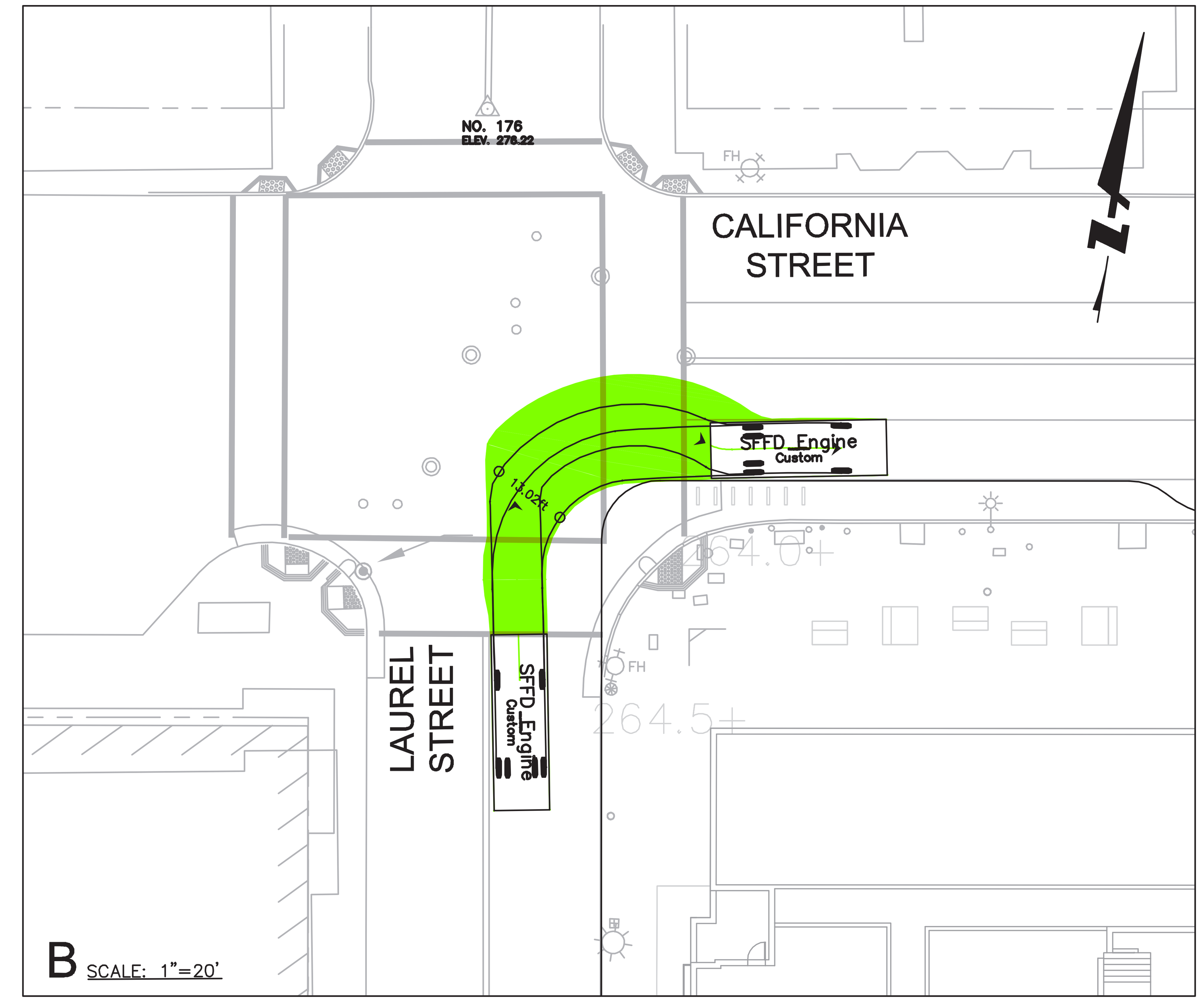
TRUCK TURNING WB-50

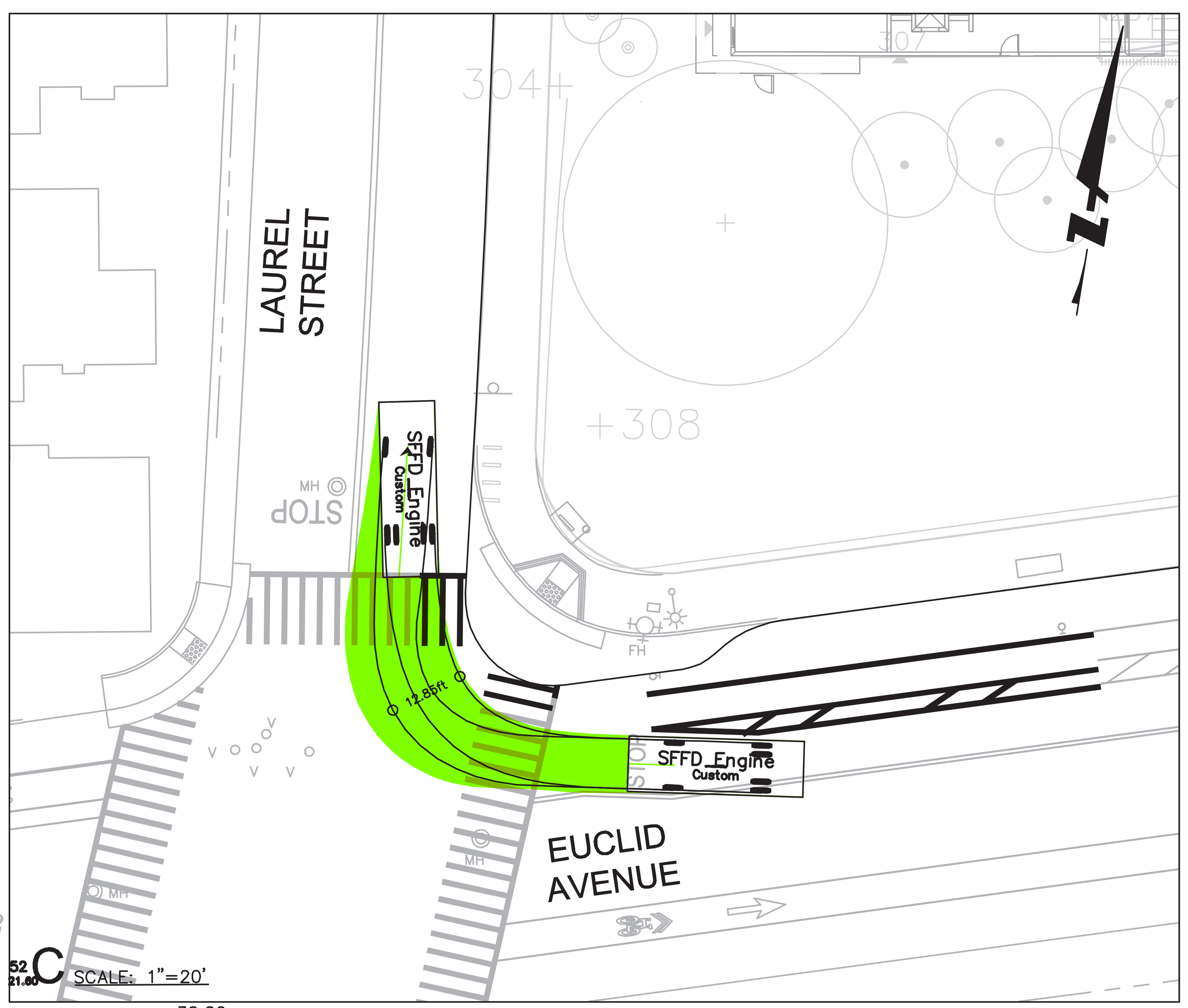
PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS

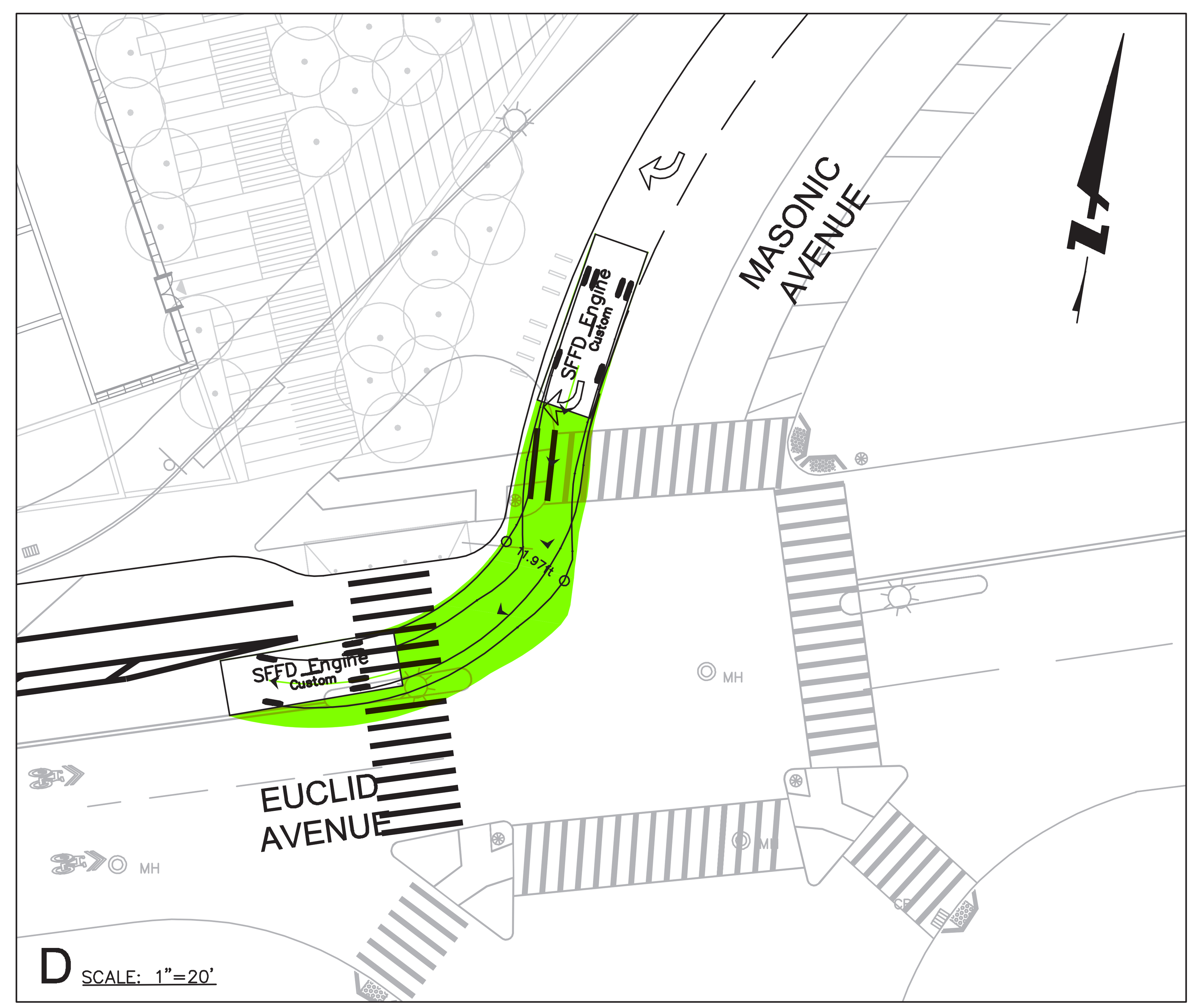
07.03.2019
PLANNING APPLICATION SUBMITTAL

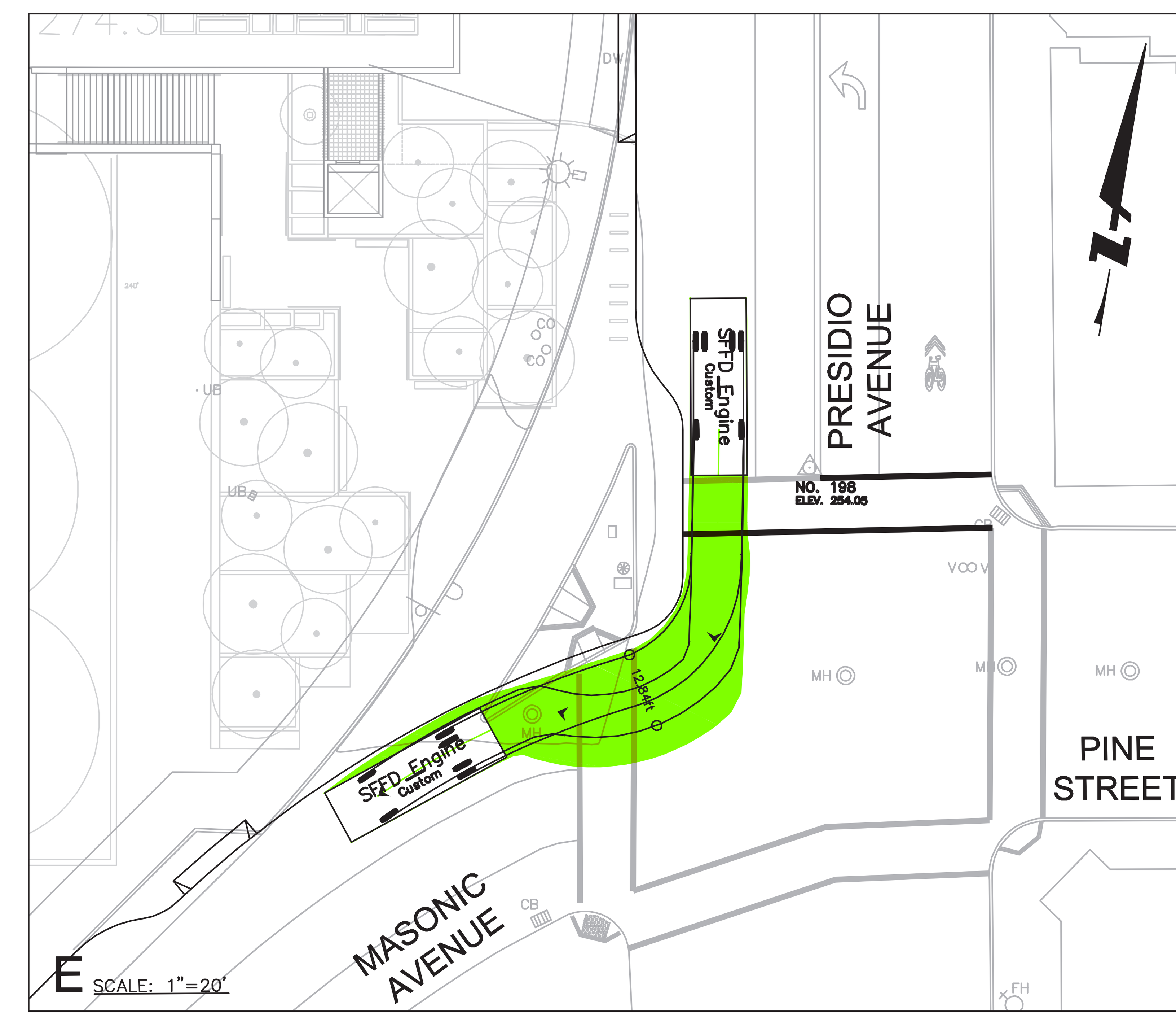
C4.03

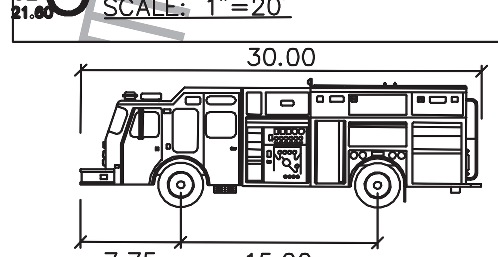












SFFD_Engine	feet
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Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

3333 CALIFORNIA

FIRE ENGINE CIRCULATION EXHIBIT

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

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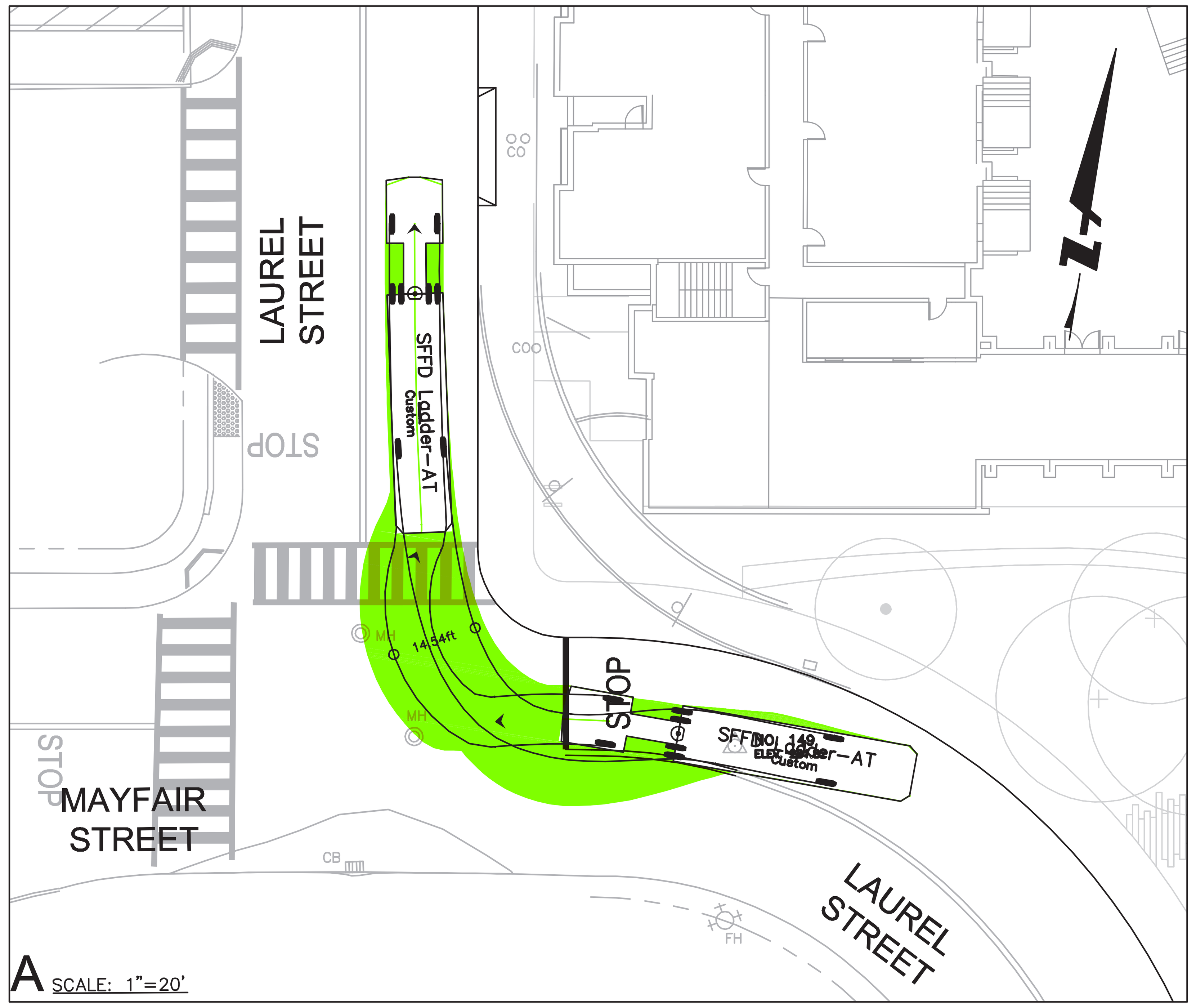
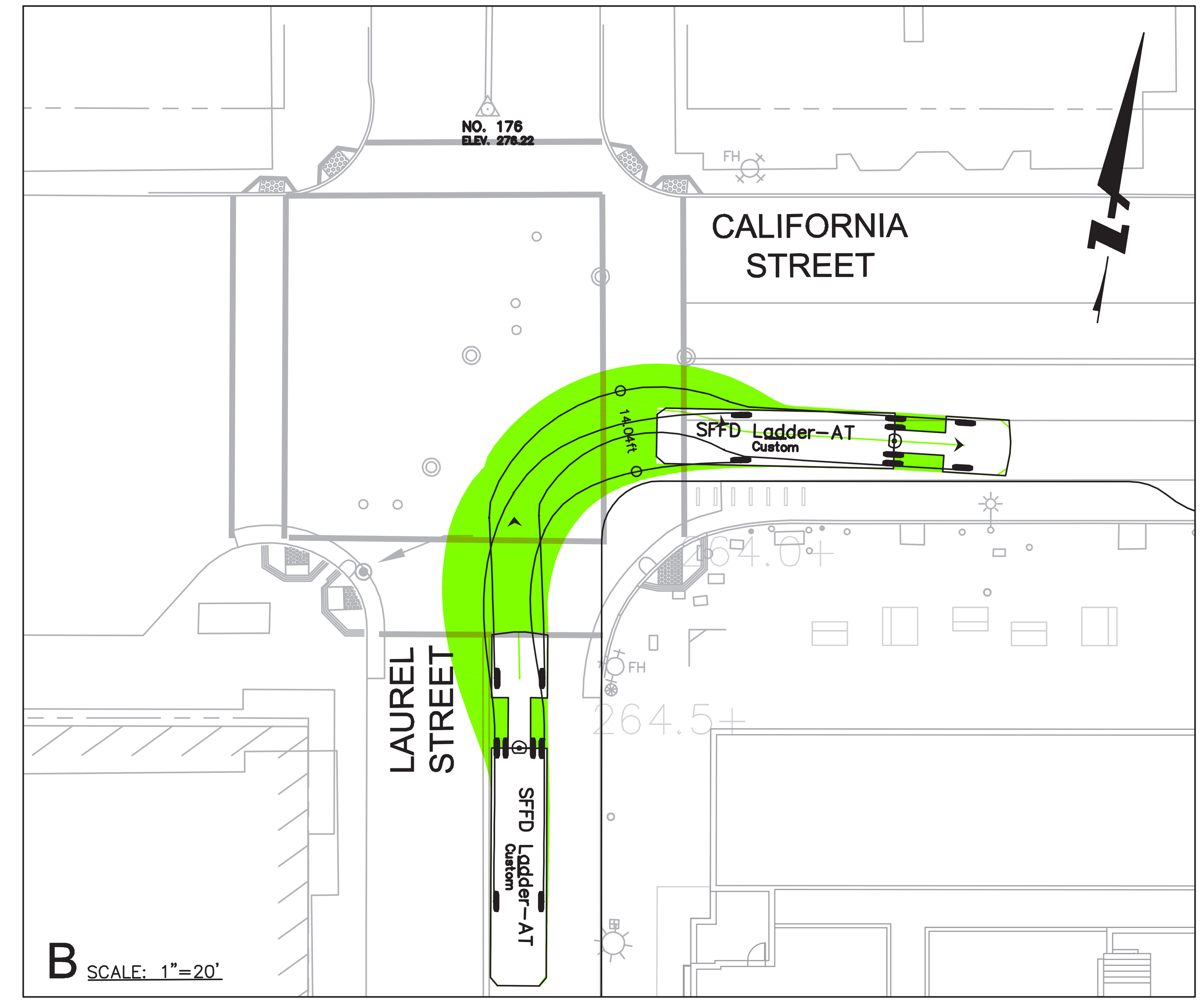
TRUCK TURNING SFFD-ENGINE

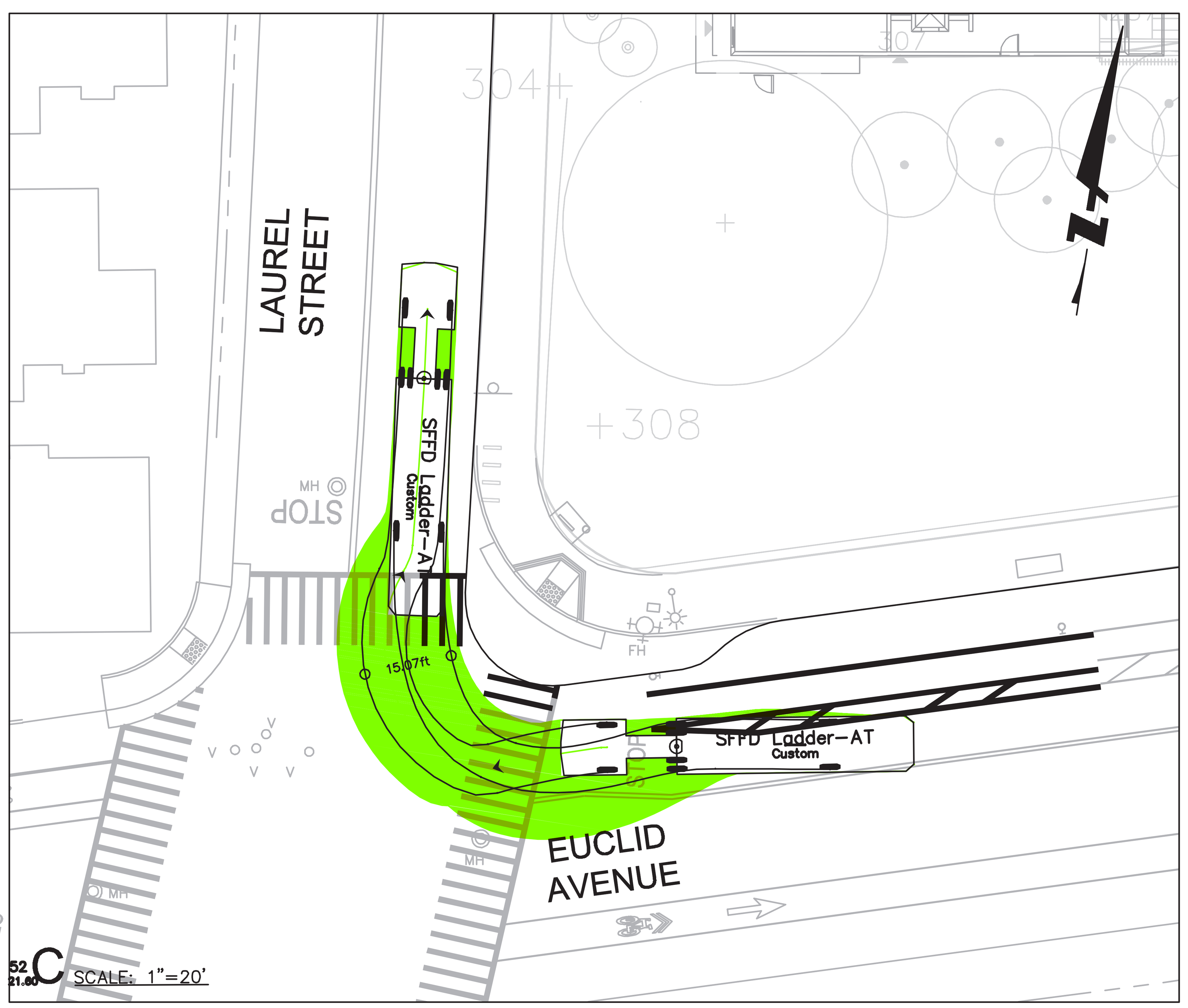
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB | BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS

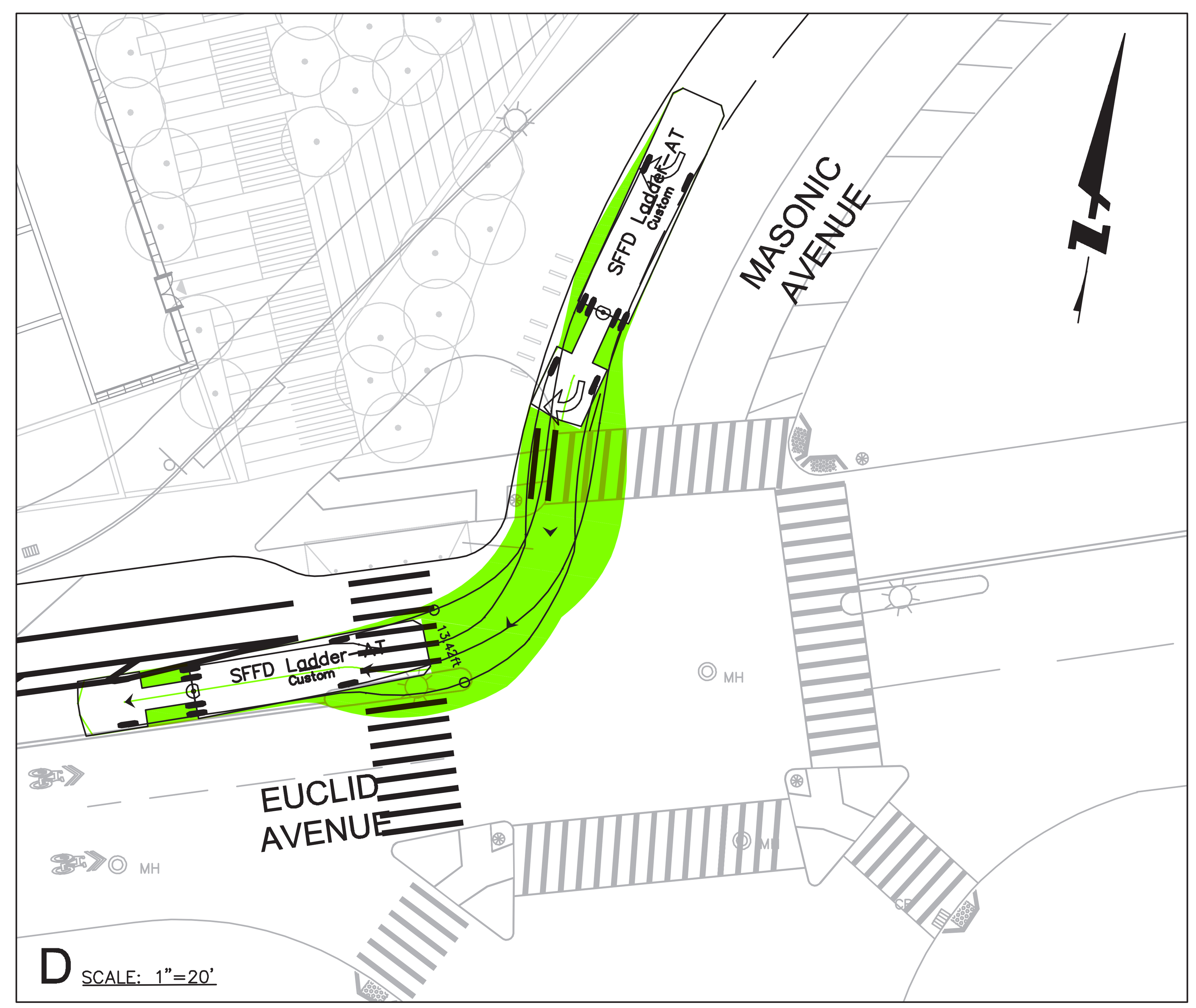
07.03.2019
PLANNING APPLICATION SUBMITTAL

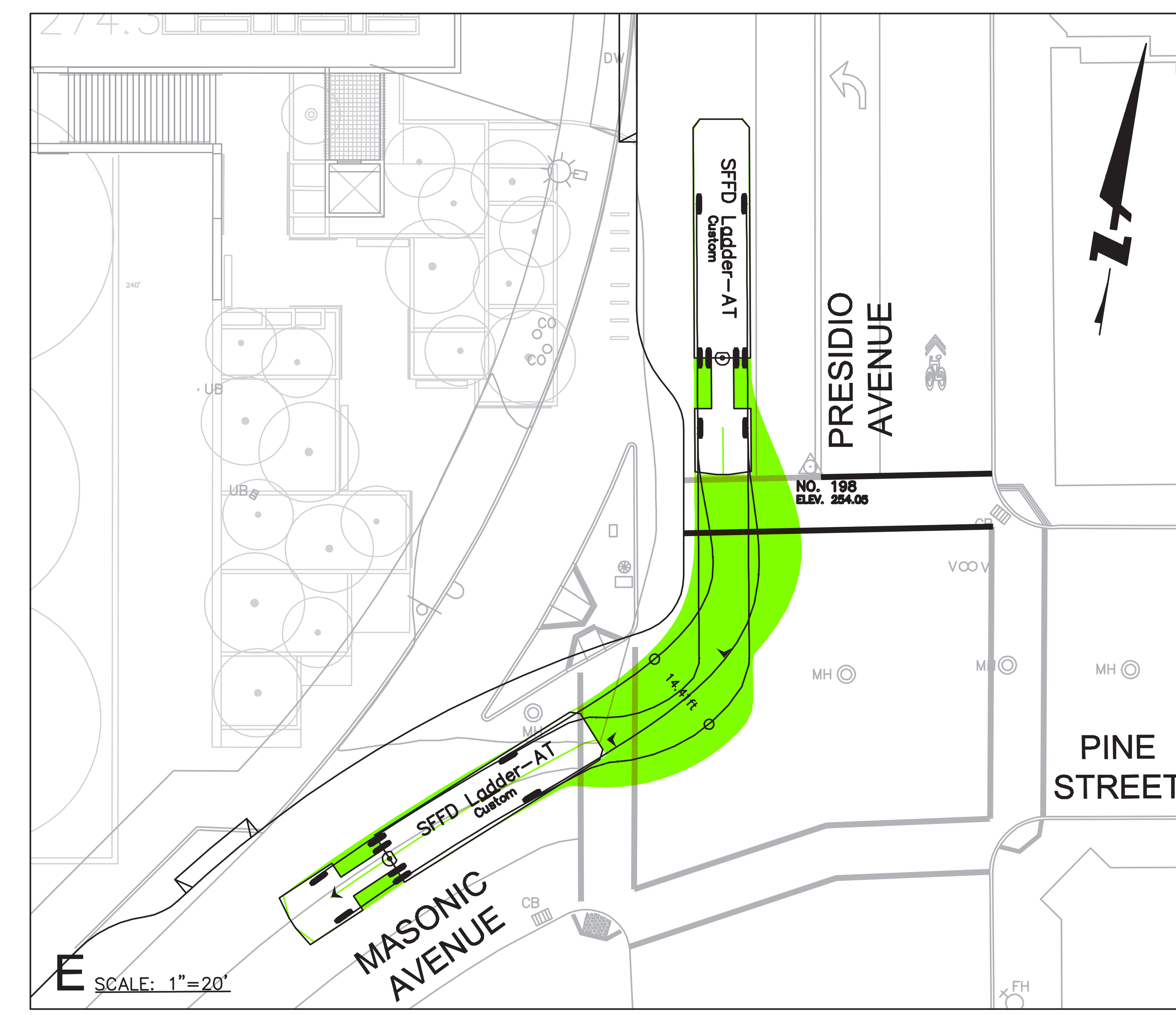
C4.04

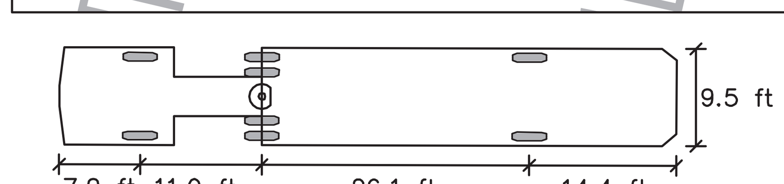












SFFD LADDER

3333 CALIFORNIA

FIRE LADDER CIRCULATION EXHIBIT

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

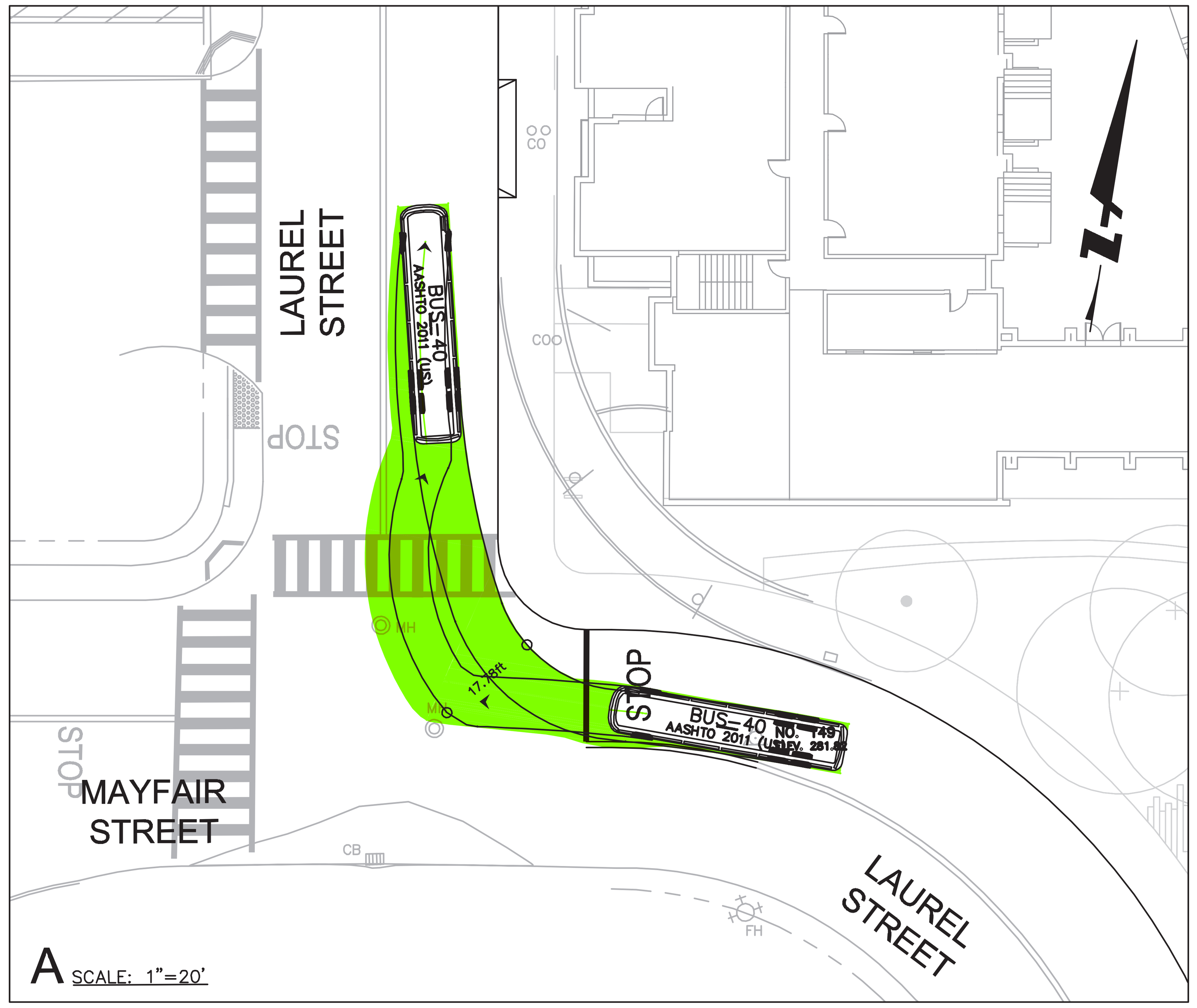
3333 CALIFORNIA STREET SAN FRANCISCO, CA

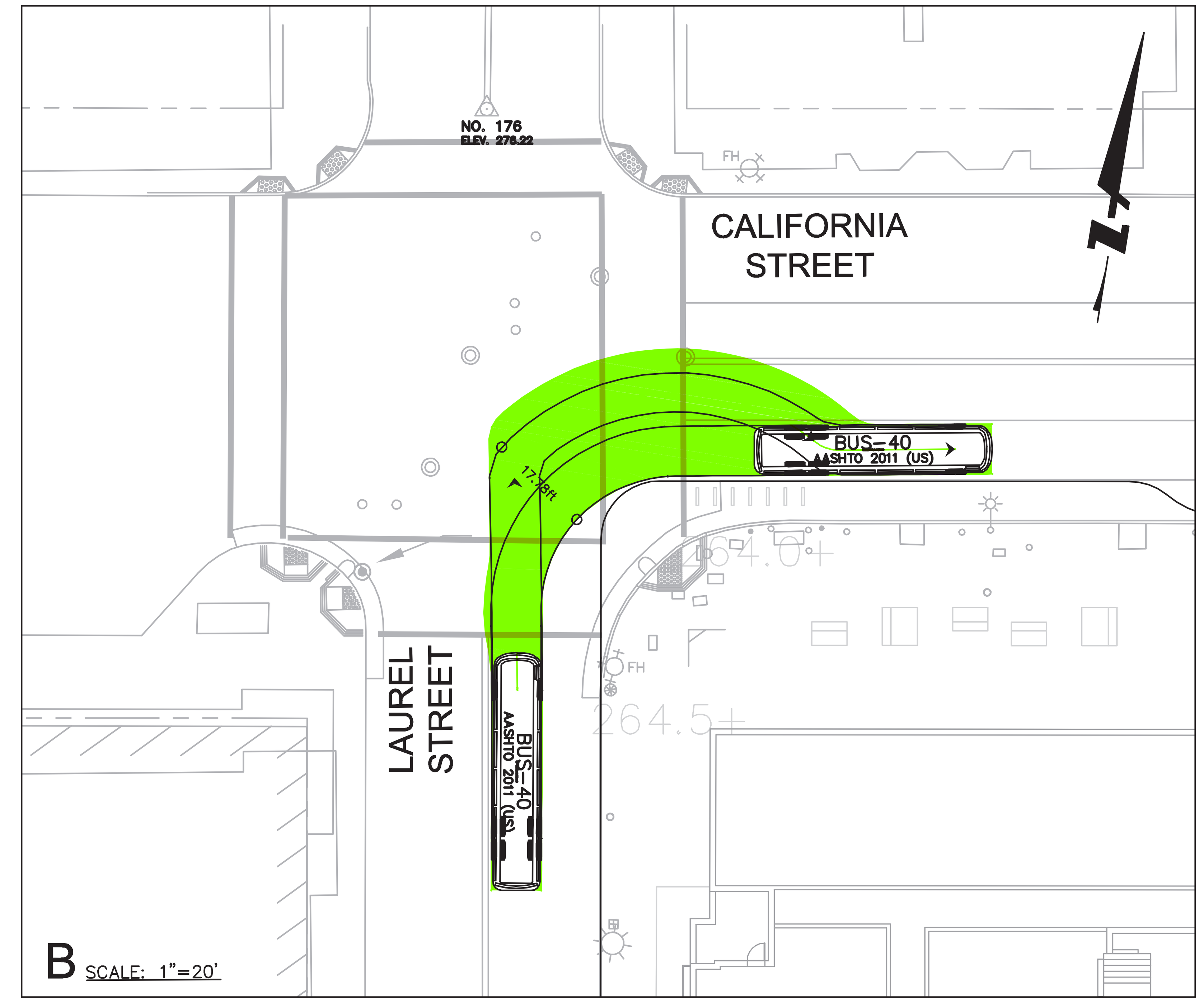
TRUCK TURNING SFFD-LADDER

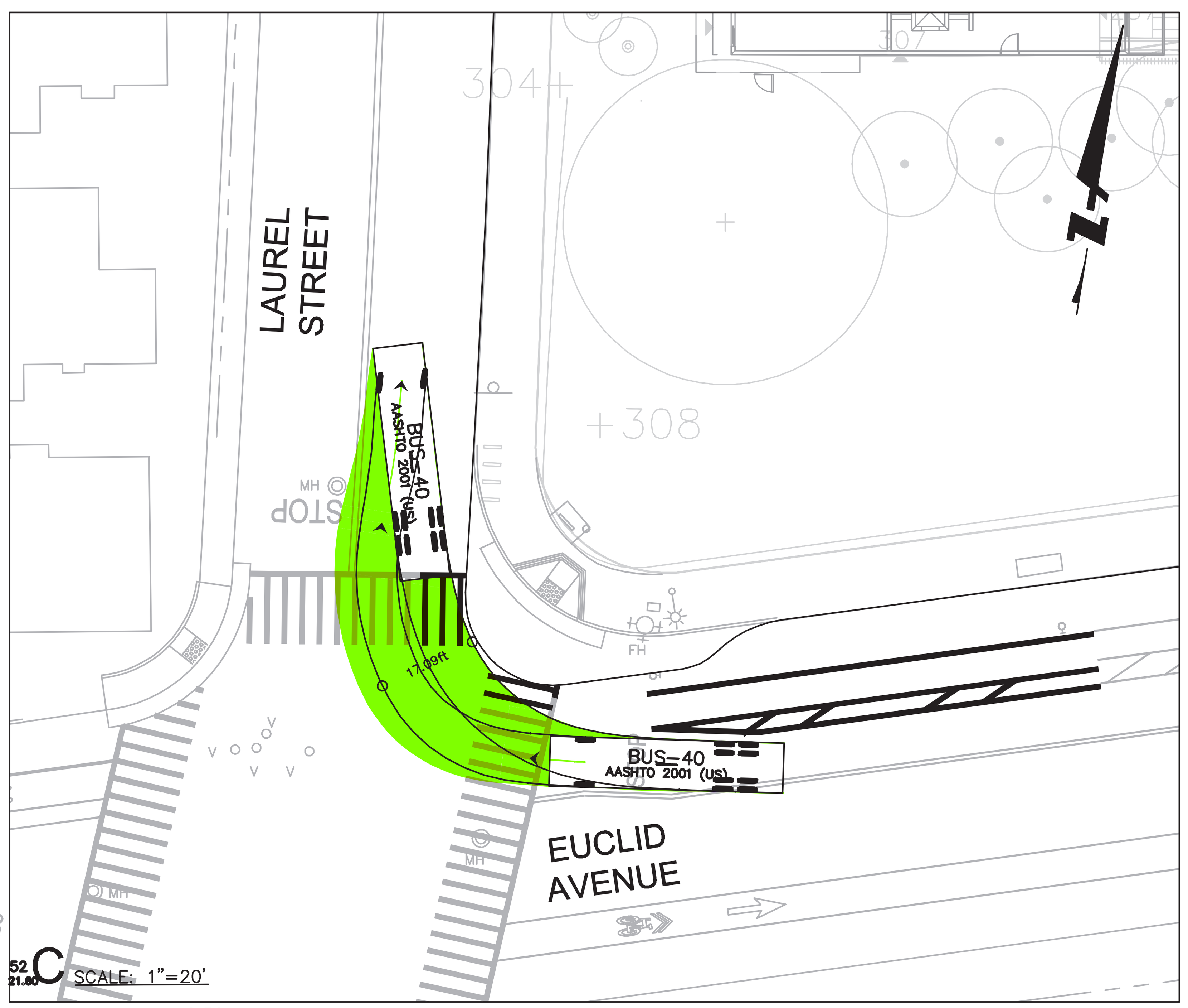
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB | BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS

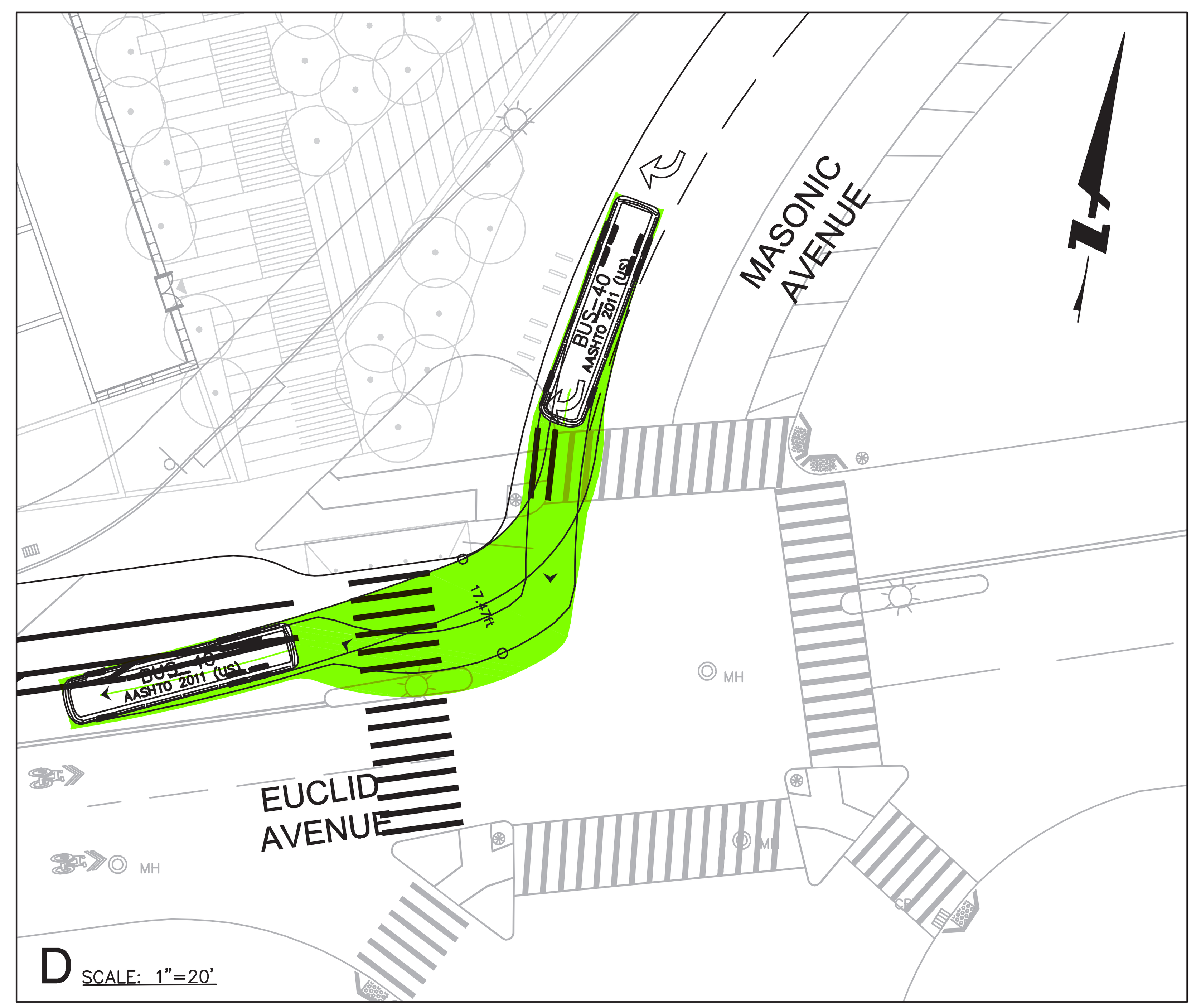
07.03.2019
PLANNING APPLICATION SUBMITTAL

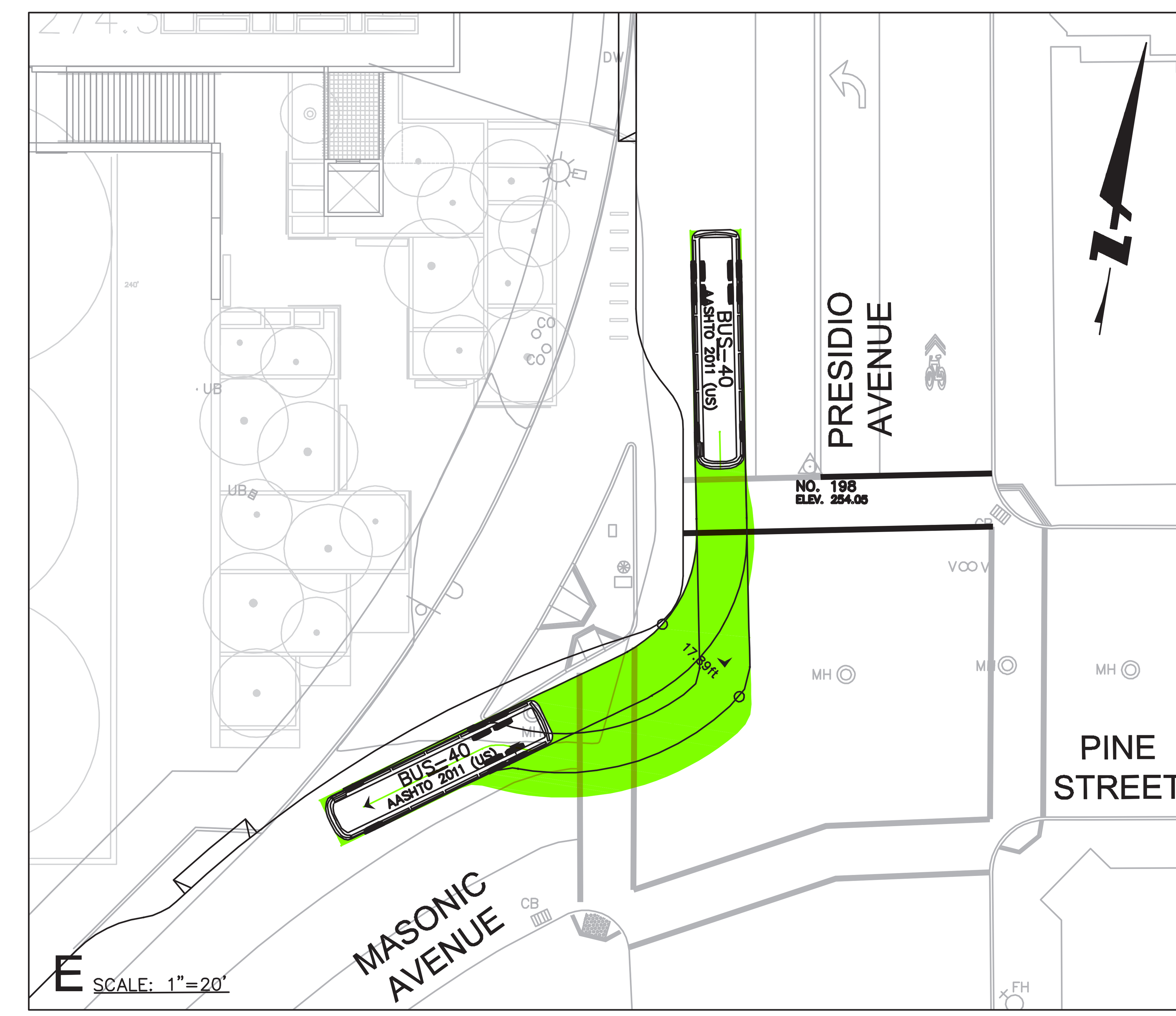
C4.05

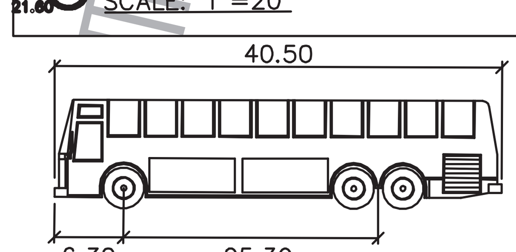












BUS-40	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 41.9

3333 CALIFORNIA

BUS-40 CIRCULATION EXHIBIT

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS

3333 CALIFORNIA STREET SAN FRANCISCO, CA

TRUCK TURNING BUS-40

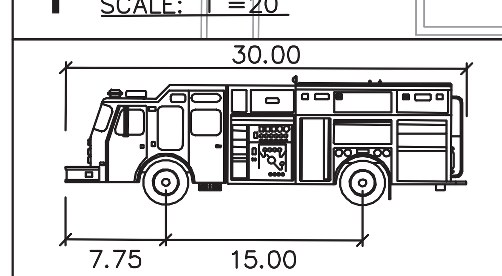
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB | BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS

07.03.2019
PLANNING APPLICATION SUBMITTAL

C4.06

SFFD - ENGINE TRUCK

SFFD - LADDER TRUCK

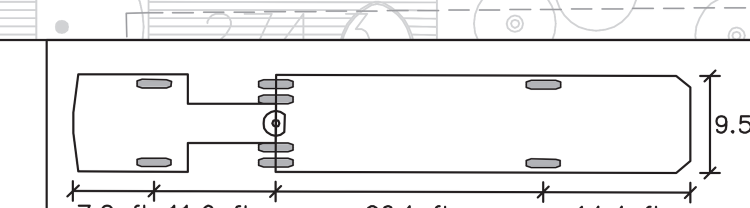


SFFD Engine

	feet
Width	: 9.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 36.0

3333 CALIFORNIA

WALNUT EXTENSION FIRE EXHIBIT



SFFD LADDER

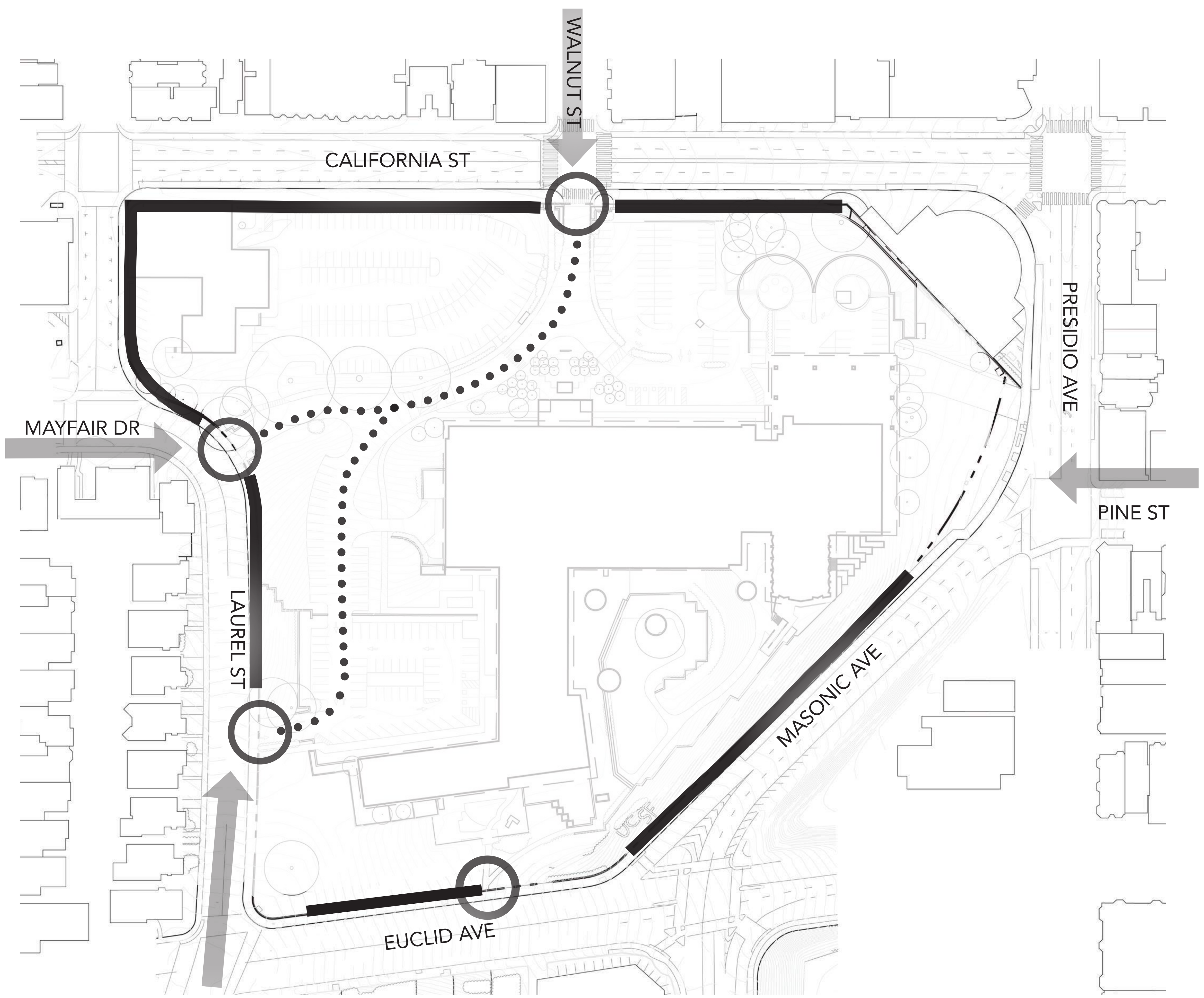
3333 CALIFORNIA STREET SAN FRANCISCO, CA

TRUCK TURNING WALNUT EXTENSION

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB BKF 100+ YEARS ENGINEERS . SURVEYORS . PLANNERS

07.03.2019
PLANNING APPLICATION SUBMITTAL

C4.07

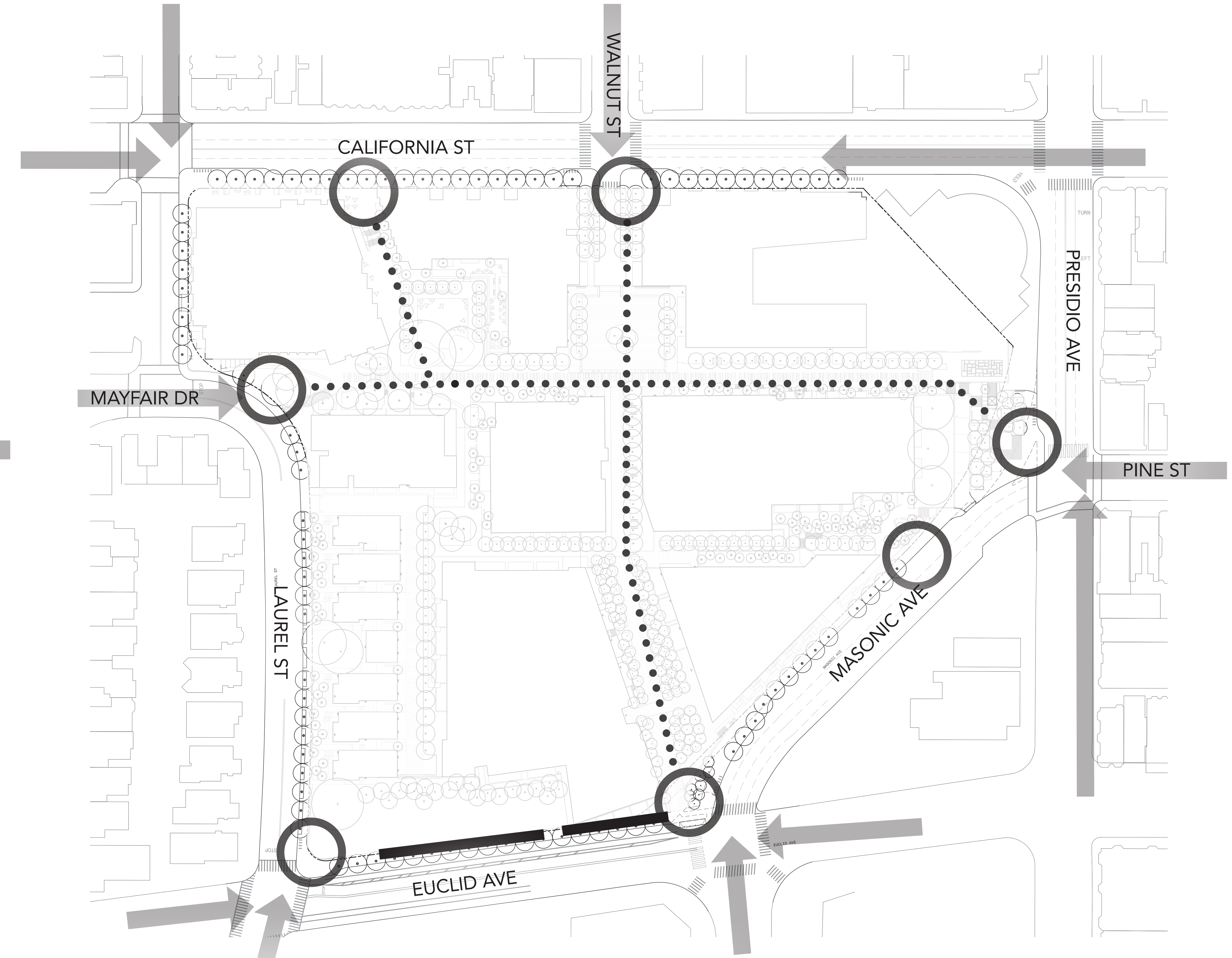


EXISTING PEDESTRIAN ACCESS + CONNECTIONS

WALL OR STEEP SLOPE, NO ACCESS

PUBLIC PATHWAY

PEDESTRIAN ACCESS

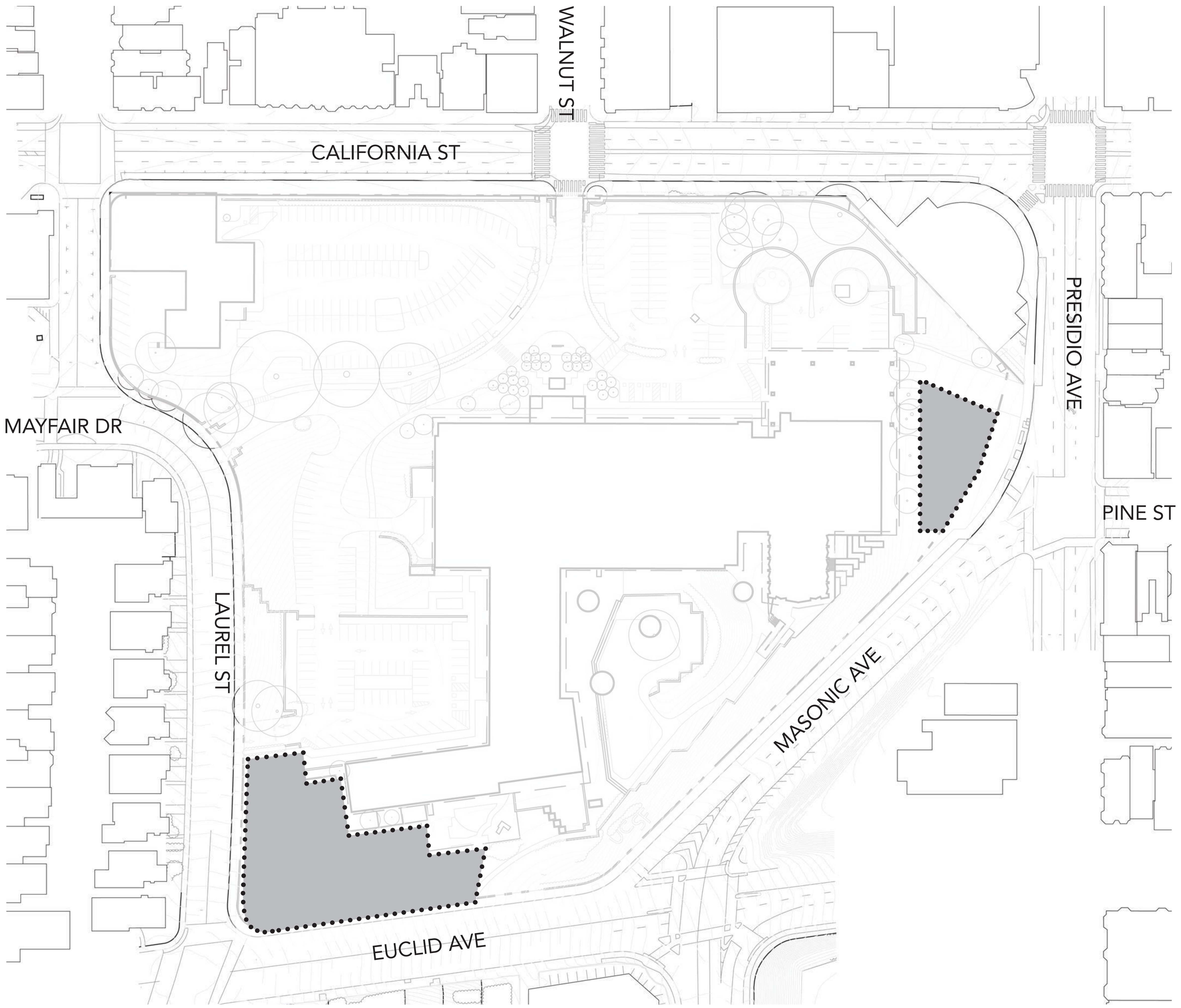


PROPOSED PEDESTRIAN ACCESS + CONNECTIONS

WALL OR STEEP SLOPE, NO ACCESS

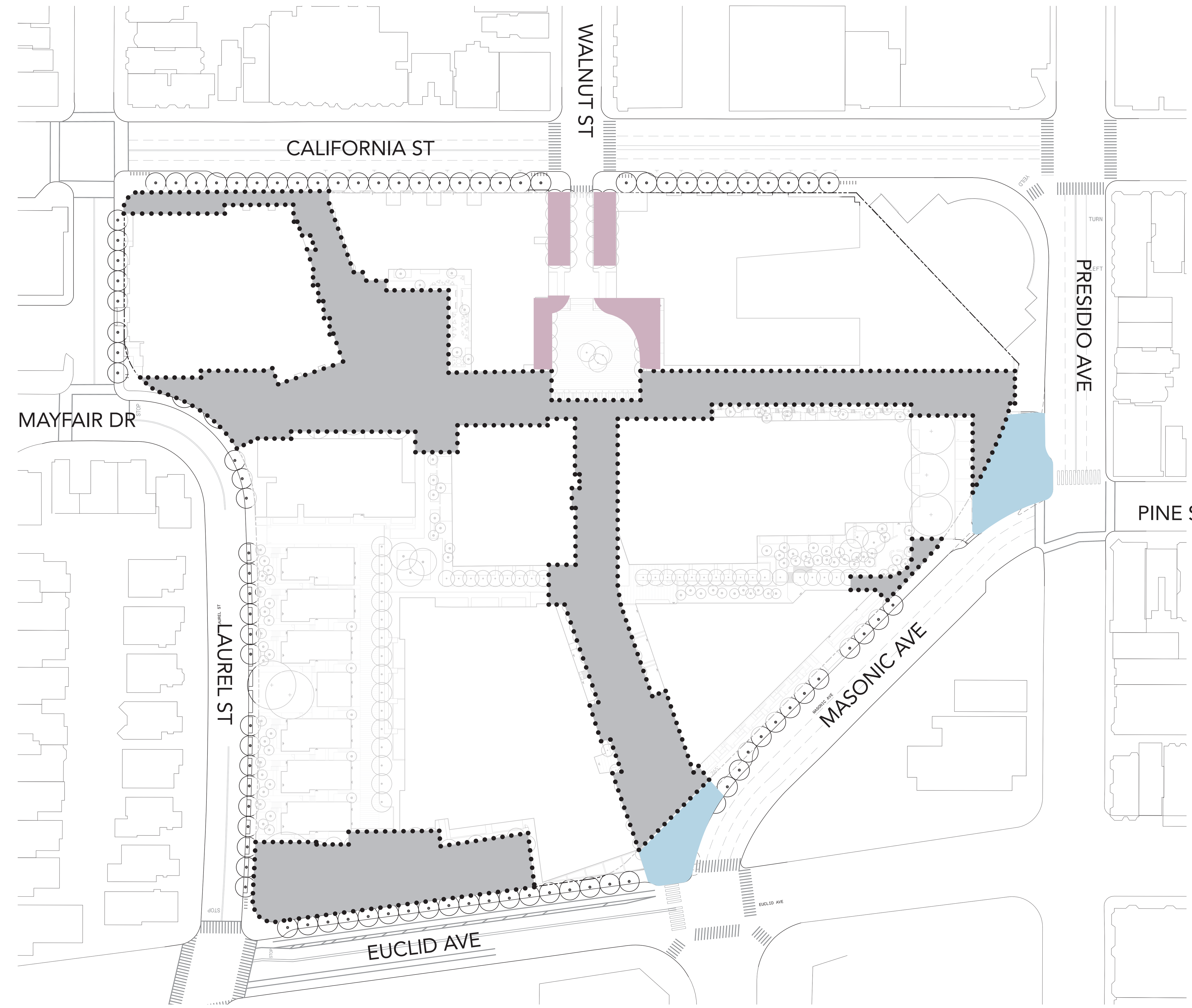
PUBLIC PATHWAY

PEDESTRIAN ACCESS



EXISTING PRIVATELY OWNED PUBLICLY ACCESSIBLE OPEN SPACE

EXISTING PUBLICLY ACCESSIBLE OPEN SPACE
(34,300 SF)



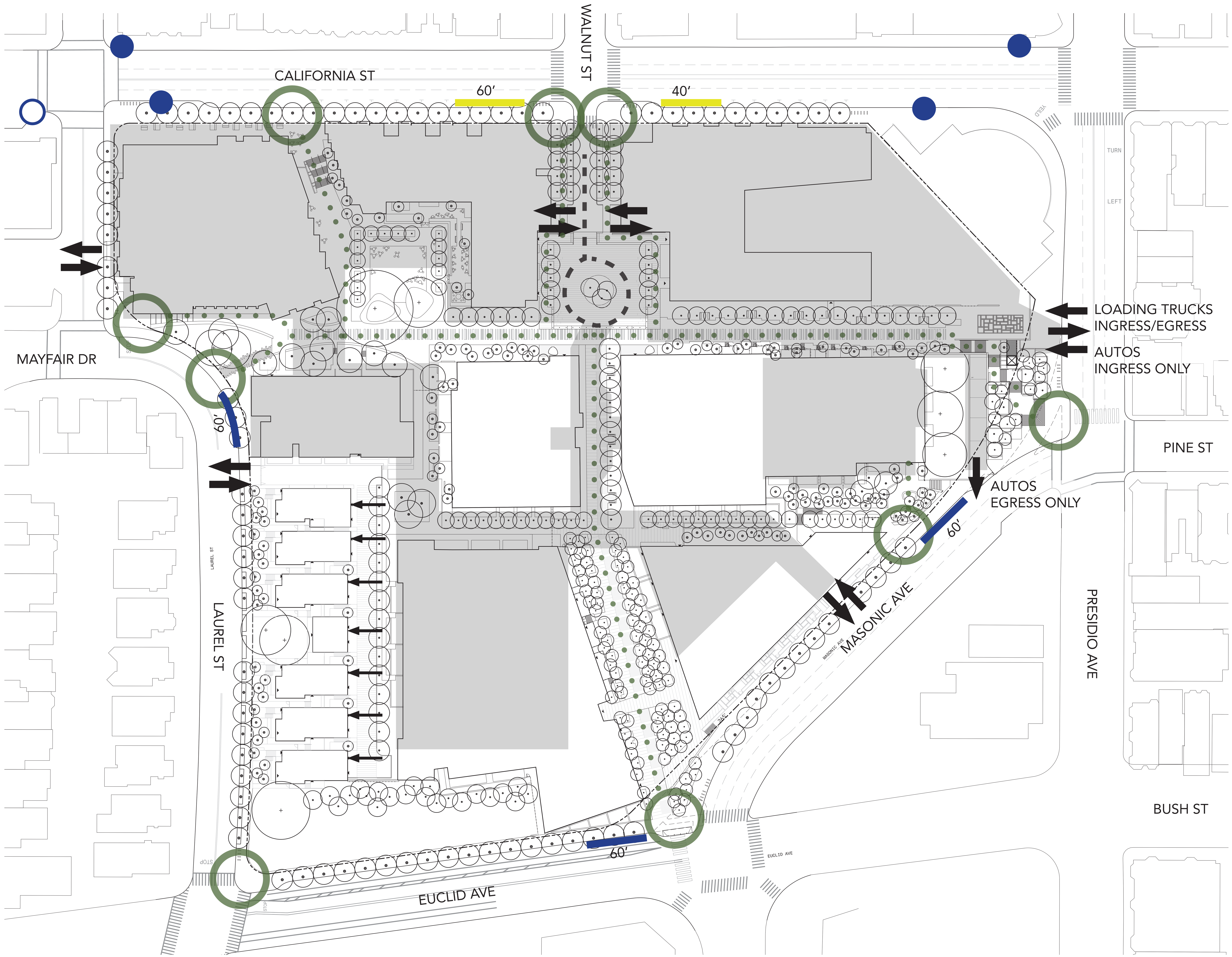
PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE

PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE
(103,000 SF)

SEE SHEET G3.03 FOR SUMMARY OF OPEN SPACE COMPLIANCE

PROPOSED PUBLICLY ACCESSIBLE OPEN AREA LOCATED IN PUBLIC ROW (DOES NOT MEET PLANNING DEFINITION OF OPEN SPACE)
(10,000 SF)

PROPOSED PUBLICLY ACCESSIBLE OPEN AREA WITHIN PROPERTY LINE (DOES NOT MEET PLANNING DEFINITION OF OPEN SPACE)
(8,000 SF)



PEDESTRIAN ACCESS POINT

PUBLICLY ACCESSIBLE PEDESTRIAN PATHWAY

PRIVATE GARAGE ACCESS

PARKING GARAGE ACCESS

BUS STOPS

EXISTING BUS STOP TO BE RELOCATED

WHITE ZONE

YELLOW ZONE

VEHICULAR CIRCULATION

INDICATES UNDERGROUND PARKING STRUCTURE, INCLUDING LOADING AREAS

SEE SHEET C2.02 FOR EXISTING AND PROPOSED DRIVEWAY AND BULBOUT DIMENSIONS.

3333 CALIFORNIA STREET SAN FRANCISCO, CA

SITE DIAGRAM - SITE ACCESS

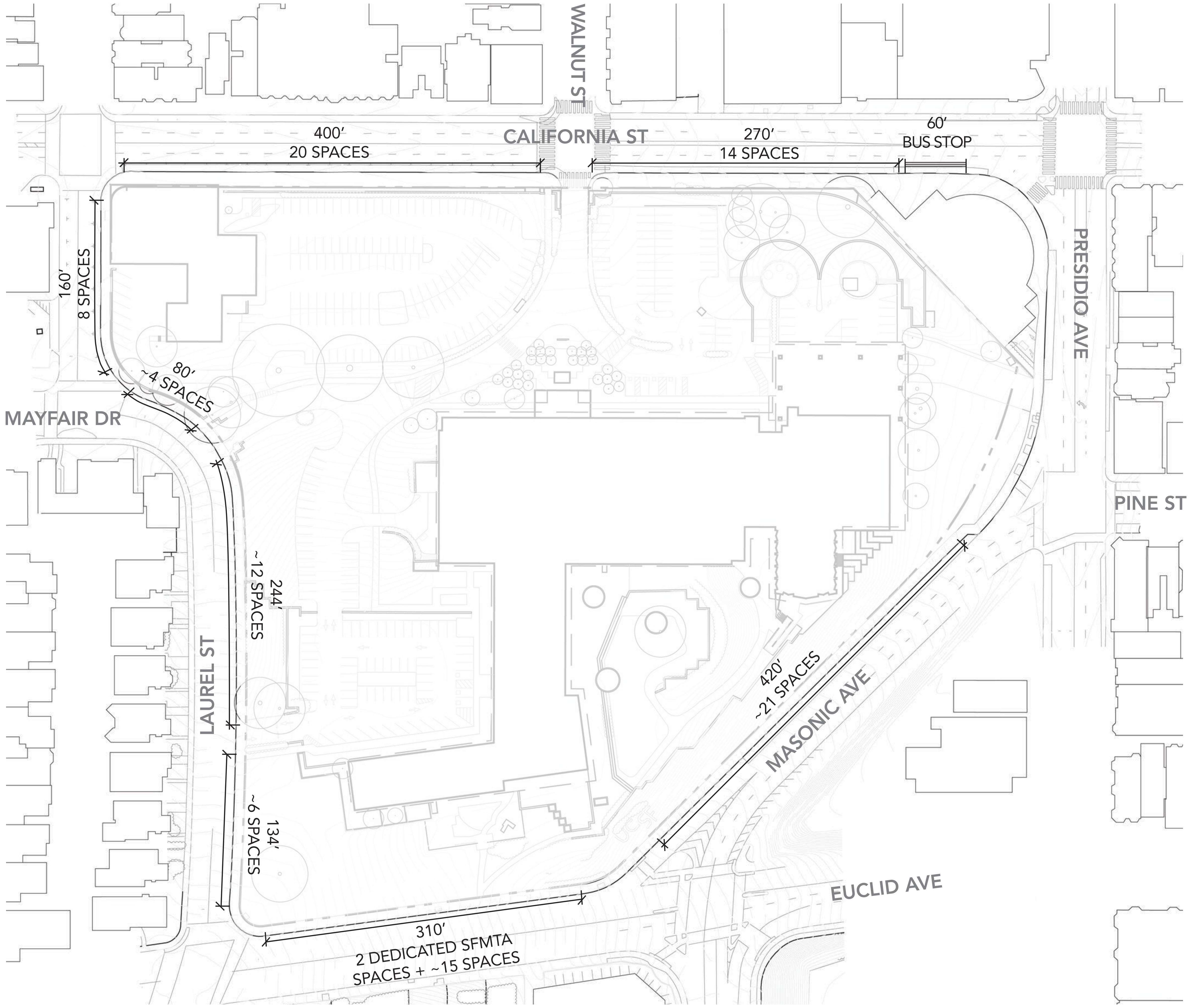
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 25' 50' 100' 150'

N

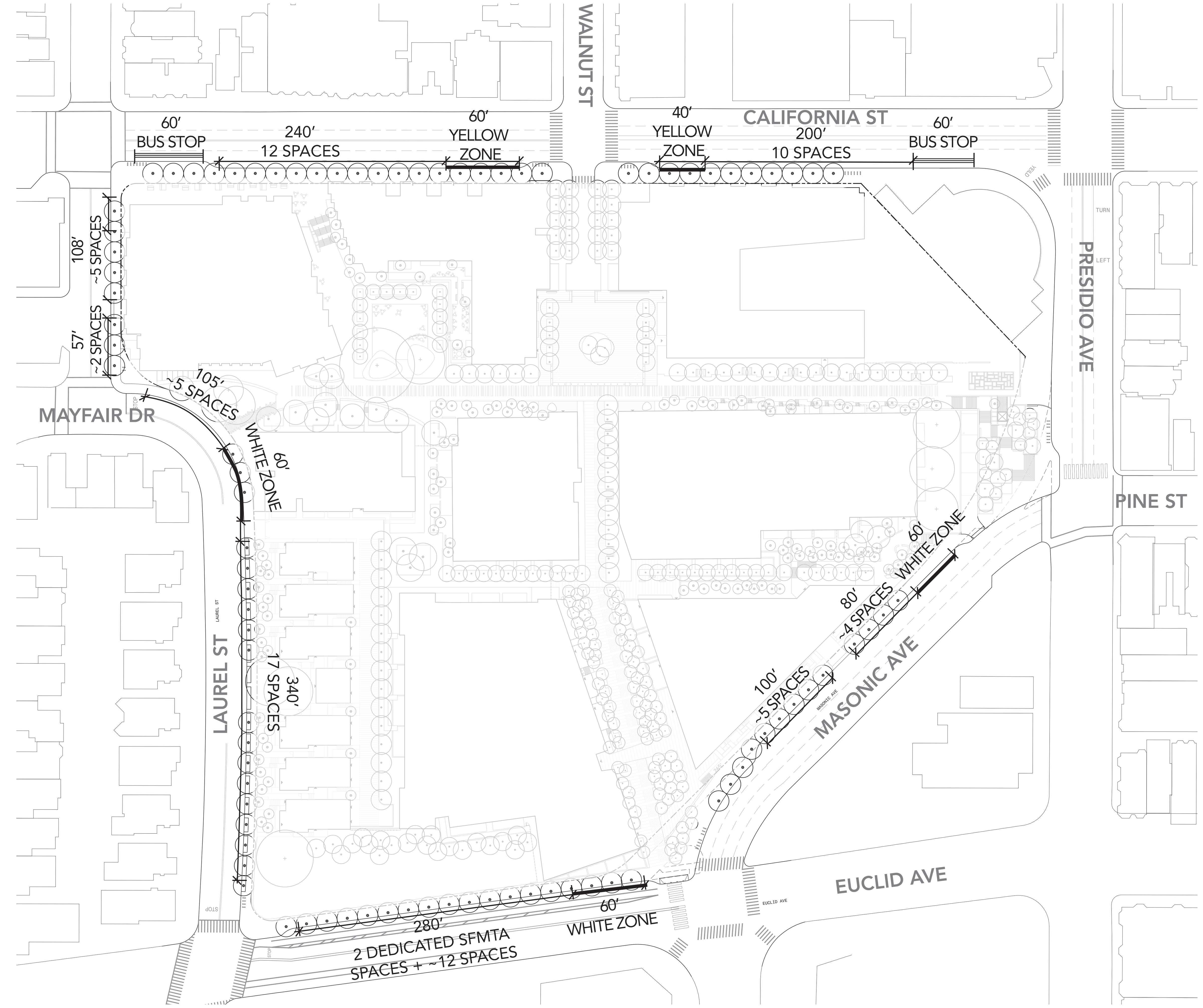
L1.01



EXISTING STREET PARKING | ~102 SPACES TOTAL

EXISTING STREET PARKING
-EXCLUDES BUS STOPS AND ALL COLORED CURB ZONES

EXISTING BUS STOP

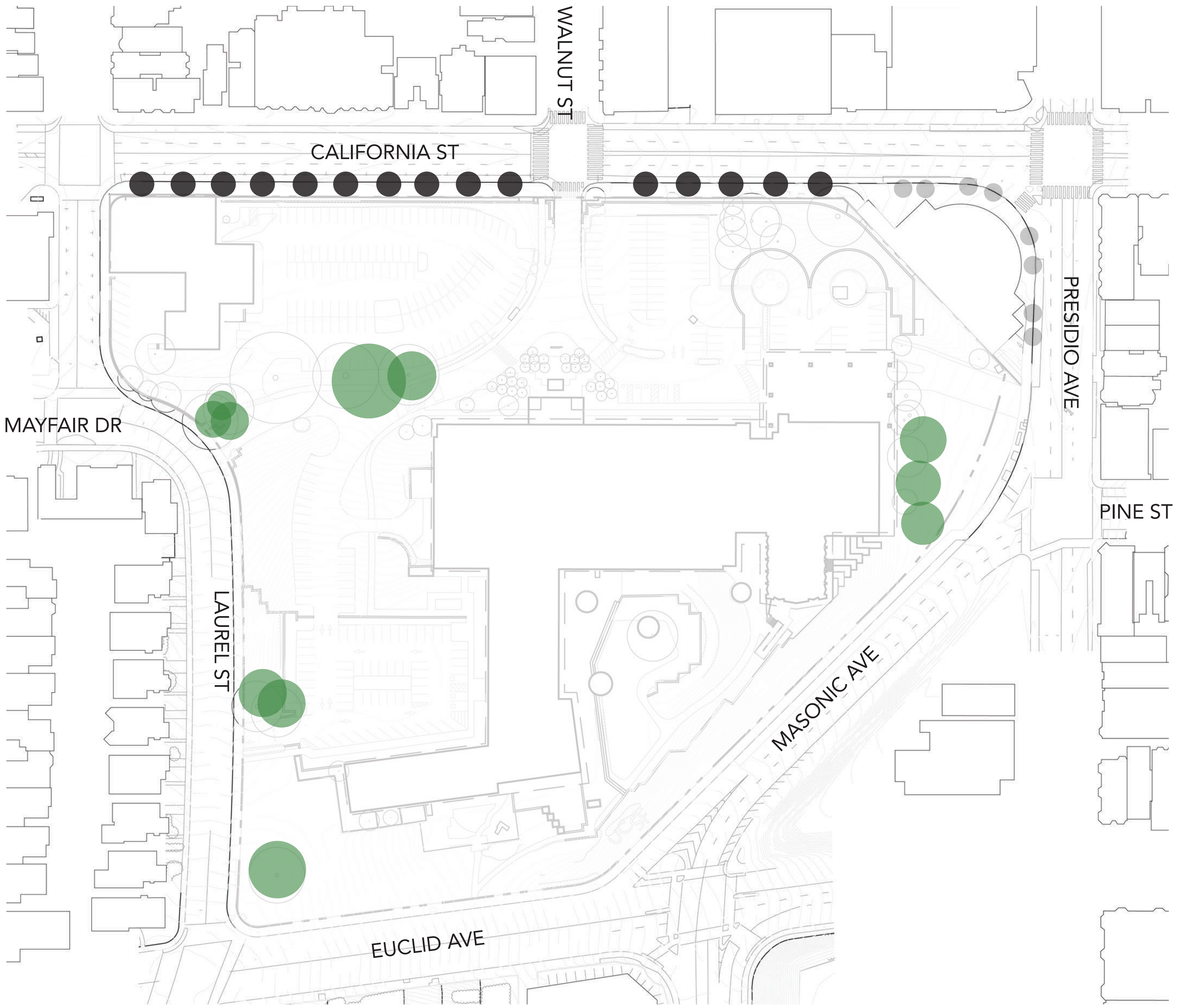


PROPOSED STREET PARKING | ~74 SPACES TOTAL

PROPOSED STREET PARKING
-EXCLUDES BUS STOPS AND ALL COLORED CURB ZONES

PROPOSED LOADING ZONES, SUBJECT TO THE REVIEW
OF SFMTA COLORED CURB PROGRAM

PROPOSED BUS STOP

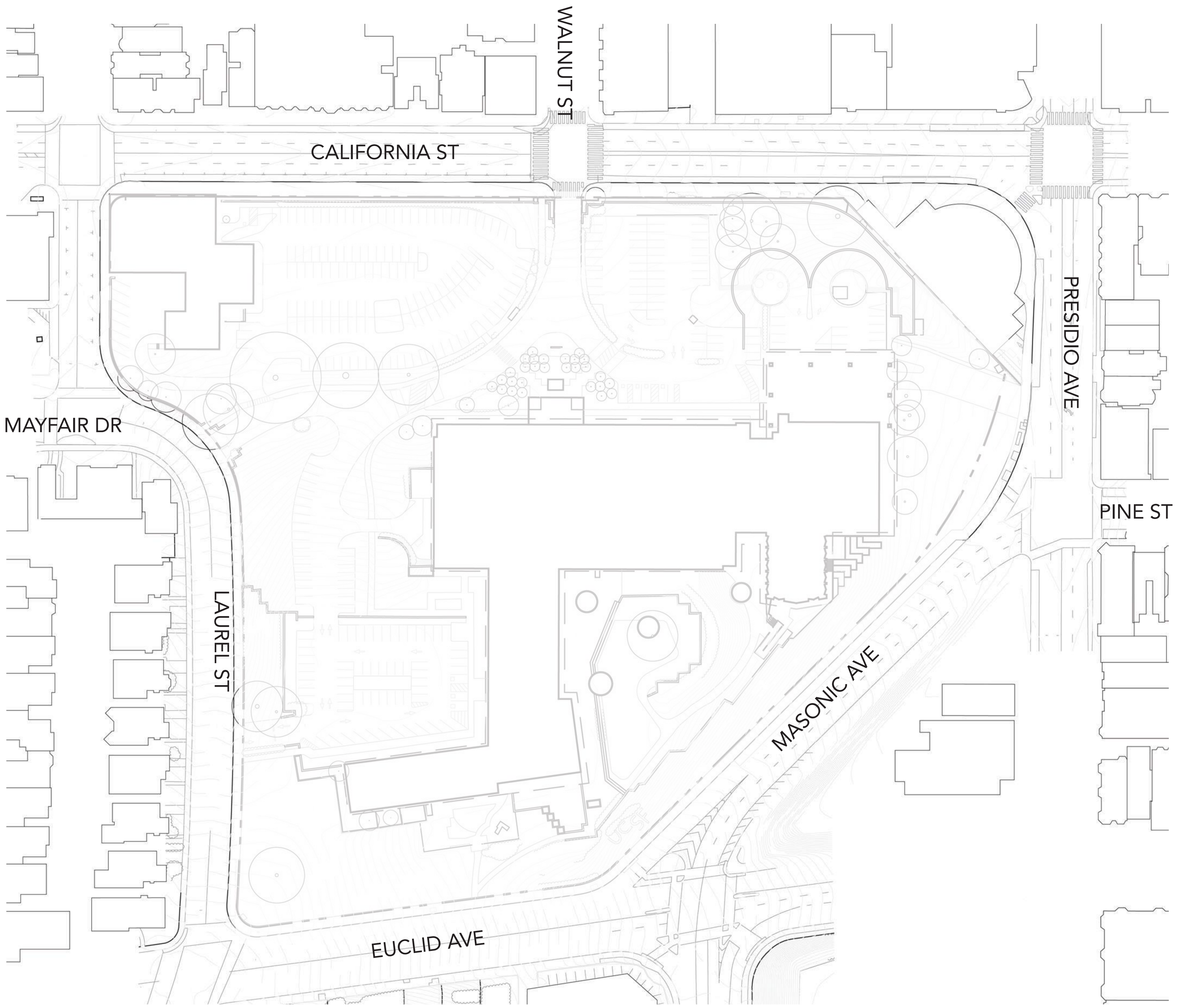


EXISTING STREET TREES

- EXISTING STREET TREES (15)
  *IN FRONT OF THE PROPERTY LINE
- EXISTING STREET TREES (8)
  AT ADJOINING PROPERTY
- KEY TREES TO BE PRESERVED (11)

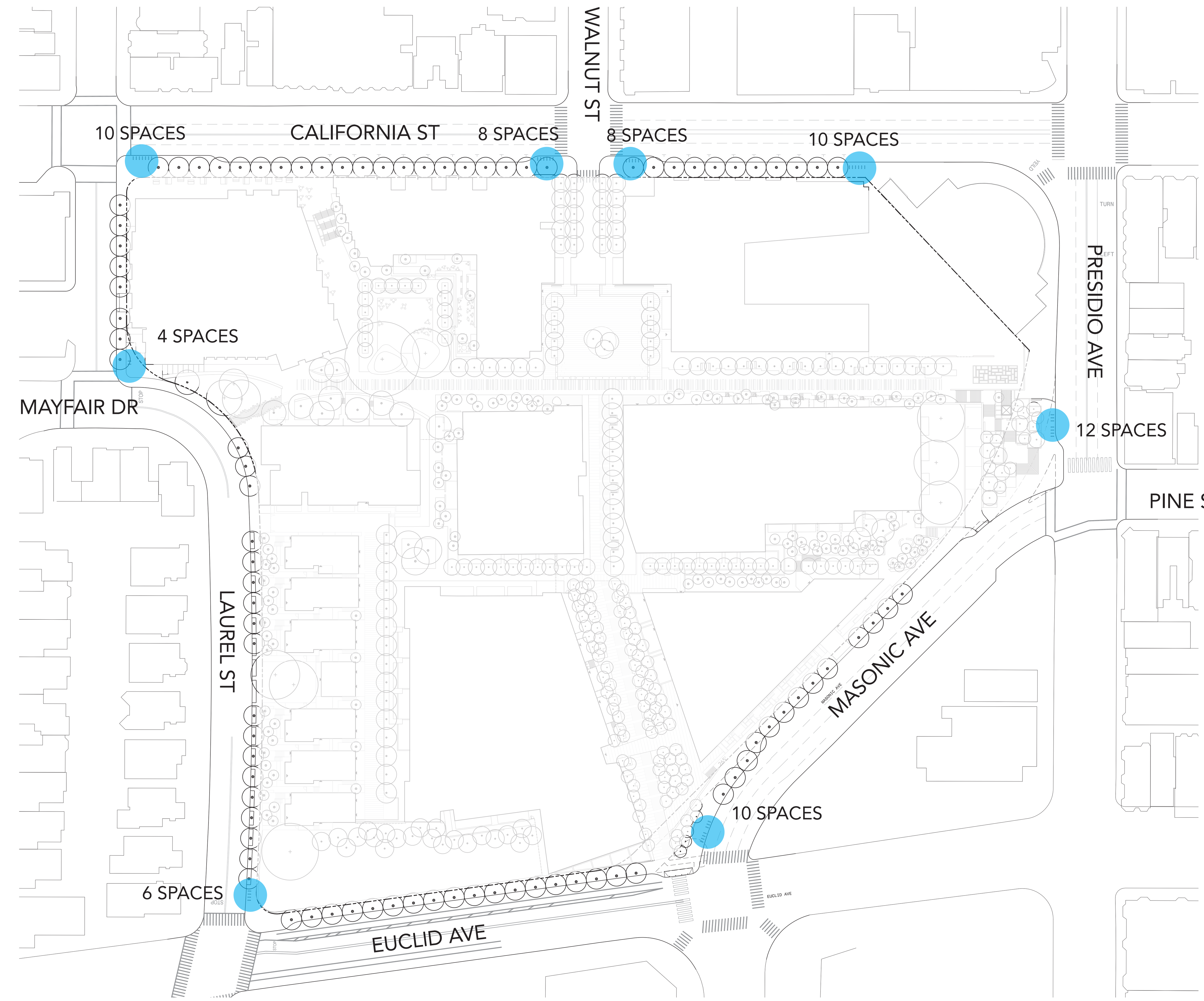
PROPOSED STREET TREES

- PROPOSED STREET TREES AT CALIFORNIA ST. (39)
  FRUITLESS OLIVE 'OLEA EUROPAEA SWAN HILL'
- PROPOSED STREET TREES (31)
  GINKGO 'GINKGO BILOBA PRINCETON SENTRY'
- PROPOSED STREET TREES (18)
  AESCULUS CARNEA
- KEY TREES TO BE PRESERVED (11)
- EXISTING STREET TREES (8)
  AT ADJOINING PROPERTY



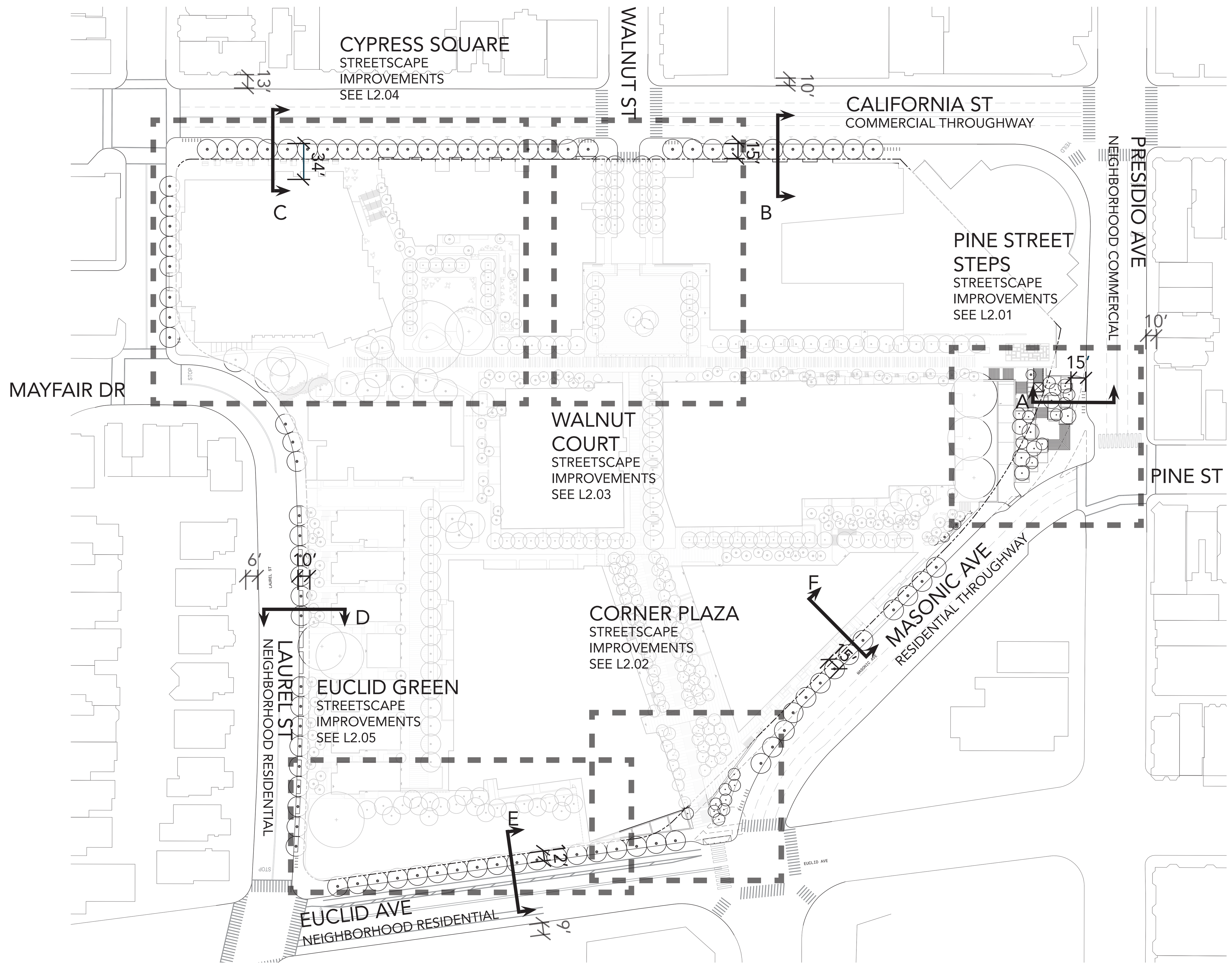
EXISTING PUBLIC BIKE PARKING

EXISTING PUBLIC BIKE PARKING (0 SPACES)



PROPOSED PUBLIC BIKE PARKING

PROPOSED PUBLIC BIKE PARKING (68 BIKES/34 RACKS)



PLANNED STREET IMPROVEMENTS

	CALIFORNIA ST.	PRESIDIO AVE.	MASONIC AVE.	EUCLID AVE.	LAUREL ST.
STREET TYPE	COMMERCIAL THROUGHWAY	NEIGHBORHOOD COMMERCIAL	RESIDENTIAL THROUGHWAY	NEIGHBORHOOD RESIDENTIAL	NEIGHBORHOOD RESIDENTIAL
EXISTING SIDEWALK WIDTH	15'	10'	10'	10.5'	10'
STREETSCAPE WIDTH (RECOMMENDATIONS PER BETTER STREETS)	15'-33' (12' MIN; 15' RECOMMENDED)	15' (12' MIN; 15' REC.)	15' (12' MIN; 15' REC.)	12' (12' MIN + REC.)	12' (10' MIN + 12' REC.)
STREET TREES	SINGLE ROW	SINGLE ROW	SINGLE ROW	SINGLE ROW	SINGLE ROW
SIDEWALK PLANTING	PLANTING STRIPS AND RAISED PLANTERS	RAISED PLANTERS	PLANTING STRIPS	PLANTING STRIPS	PLANTING STRIPS
SIDEWALK FURNISHINGS	YES	NO	NO	NO	NO

STREET TYPES - PER SF BETTER STREETS PLAN

15' PROPOSED SIDEWALK WIDTH

15' EXISTING ADJACENT SIDEWALK WIDTH

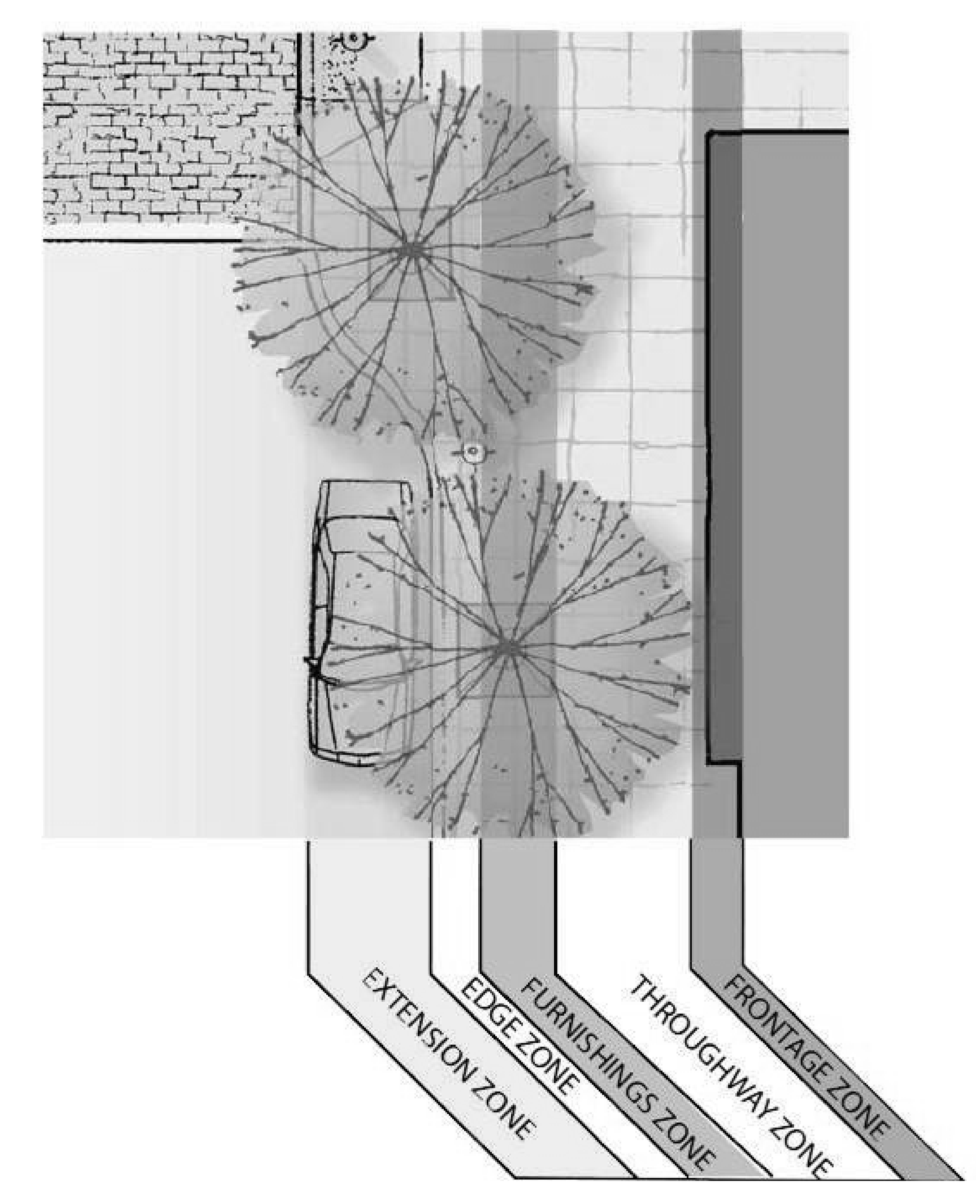
STREETSCAPE SECTION LOCATIONS, SEE SHEET L1.06

MINIMUM AND RECOMMENDED SIDEWALK WIDTH BY STREET TYPE

	STREET TYPE	MINIMUM WIDTH	RECOMMENDED WIDTH
COMMERCIAL	Downtown commercial	Per Downtown Streetscape Plan	
	Commercial throughway	12'	15'
	Neighborhood commercial	12'	15'
RESIDENTIAL	Downtown residential	12'	15'
	Residential throughway	12'	15'
	Neighborhood residential	10'	12'

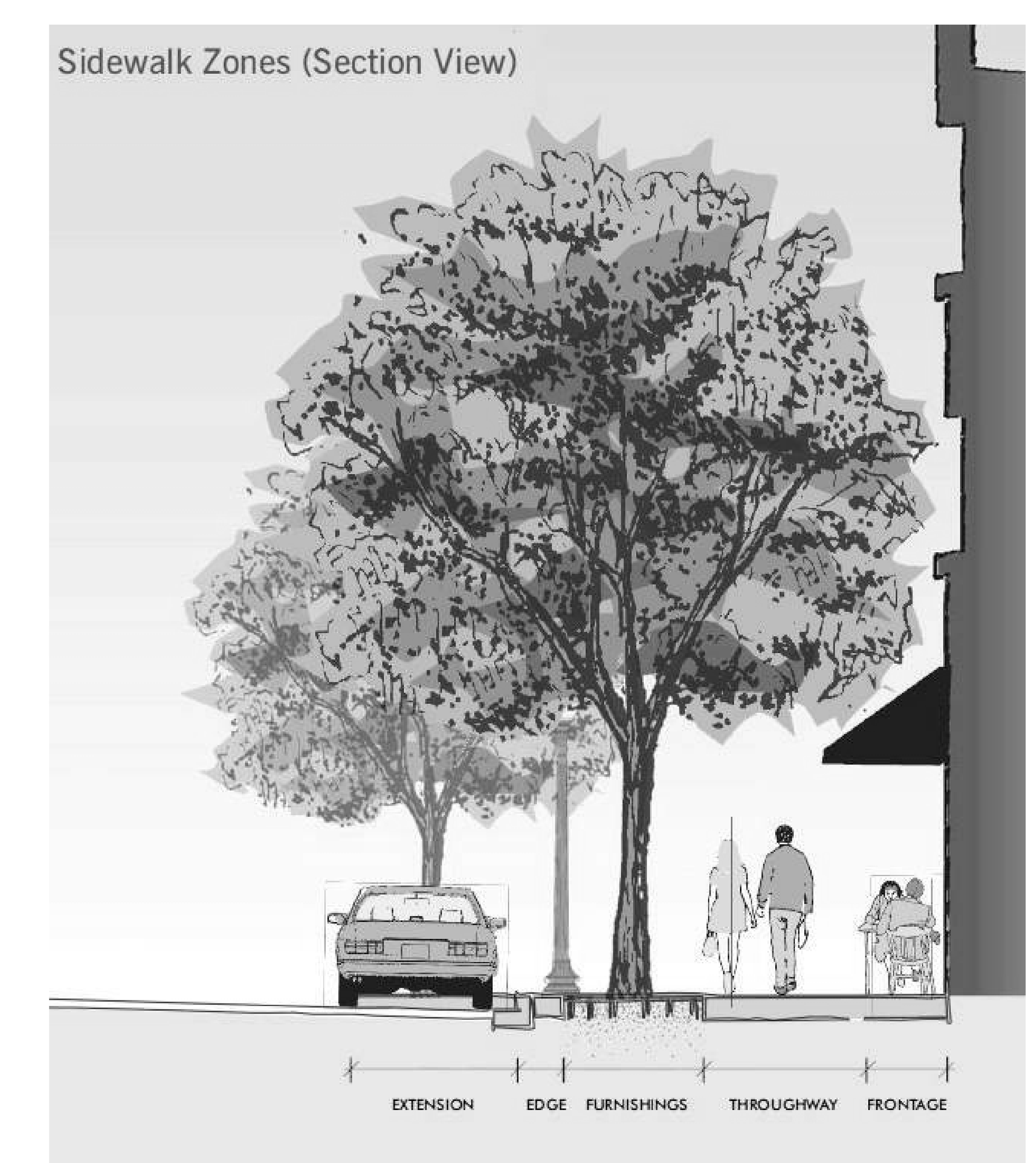
SAN FRANCISCO BETTER STREETS PLAN, P99

Sidewalk Zones (Plan View)



SAN FRANCISCO BETTER STREETS PLAN, P98

Sidewalk Zones (Section View)



SAN FRANCISCO BETTER STREETS PLAN, P100

3333 CALIFORNIA STREET SAN FRANCISCO, CA

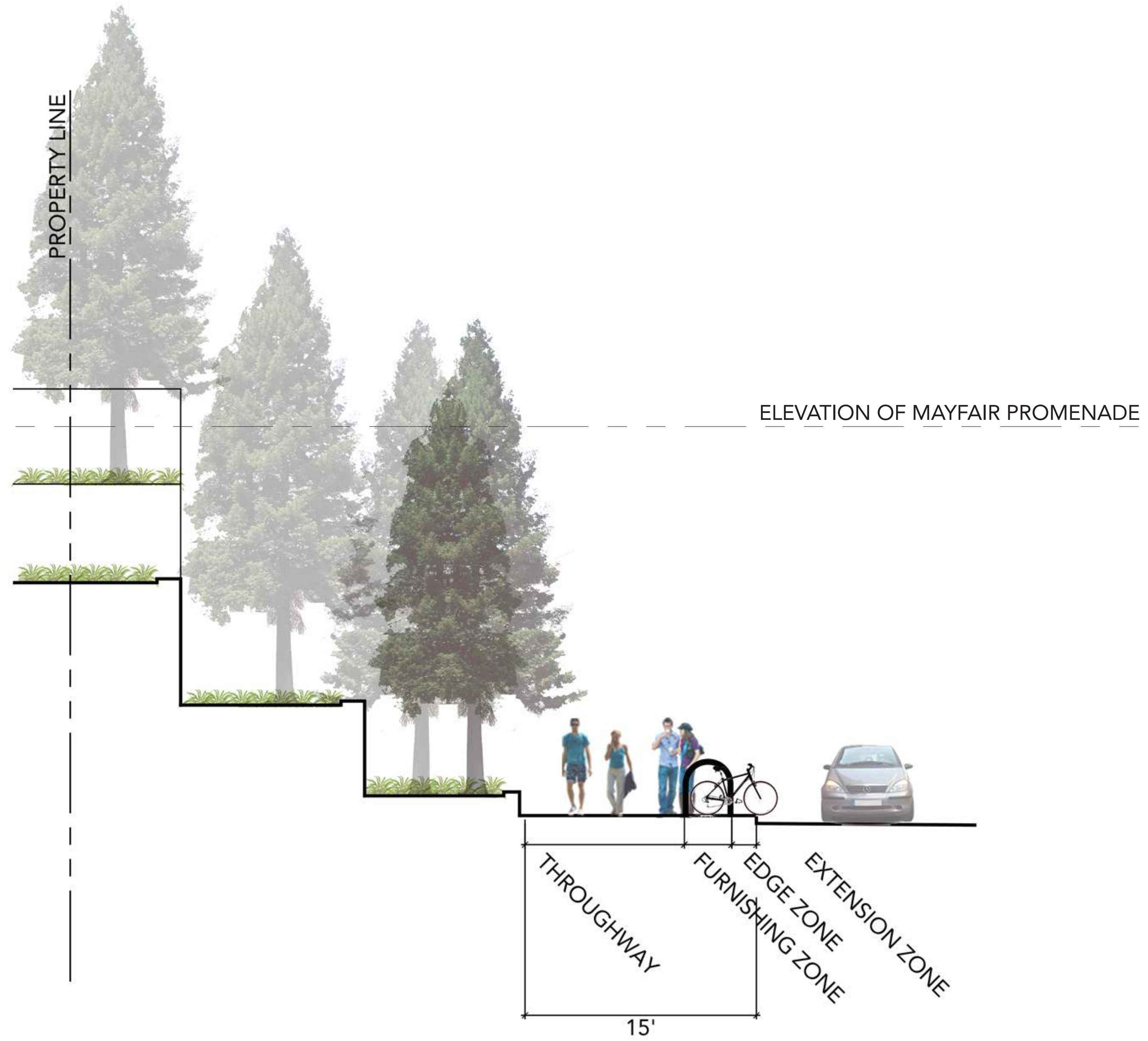
STREETSCAPE PLAN

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

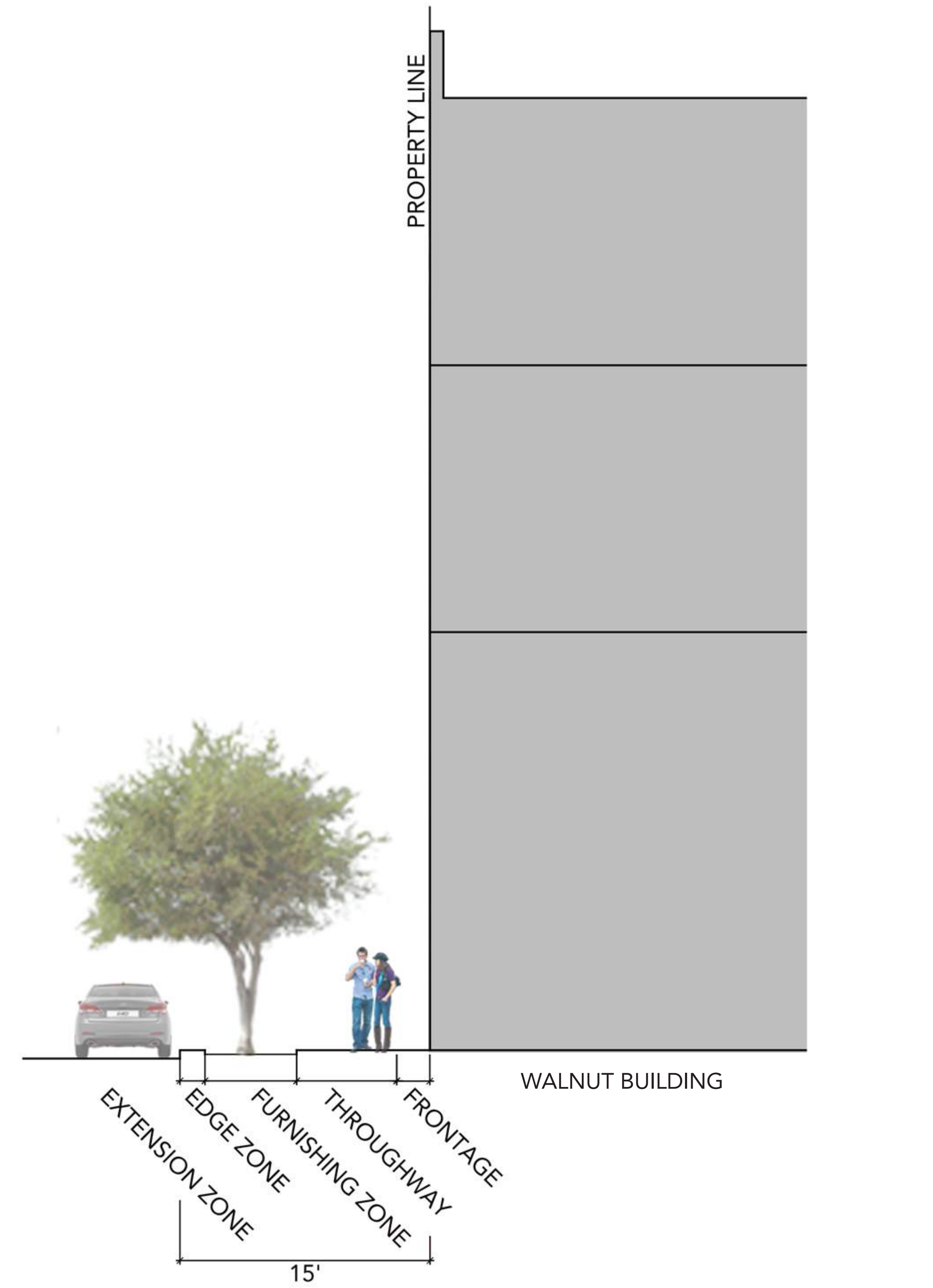
07.03.2019
PLANNING APPLICATION SUBMITTAL

0 40' 80' 160' 320'

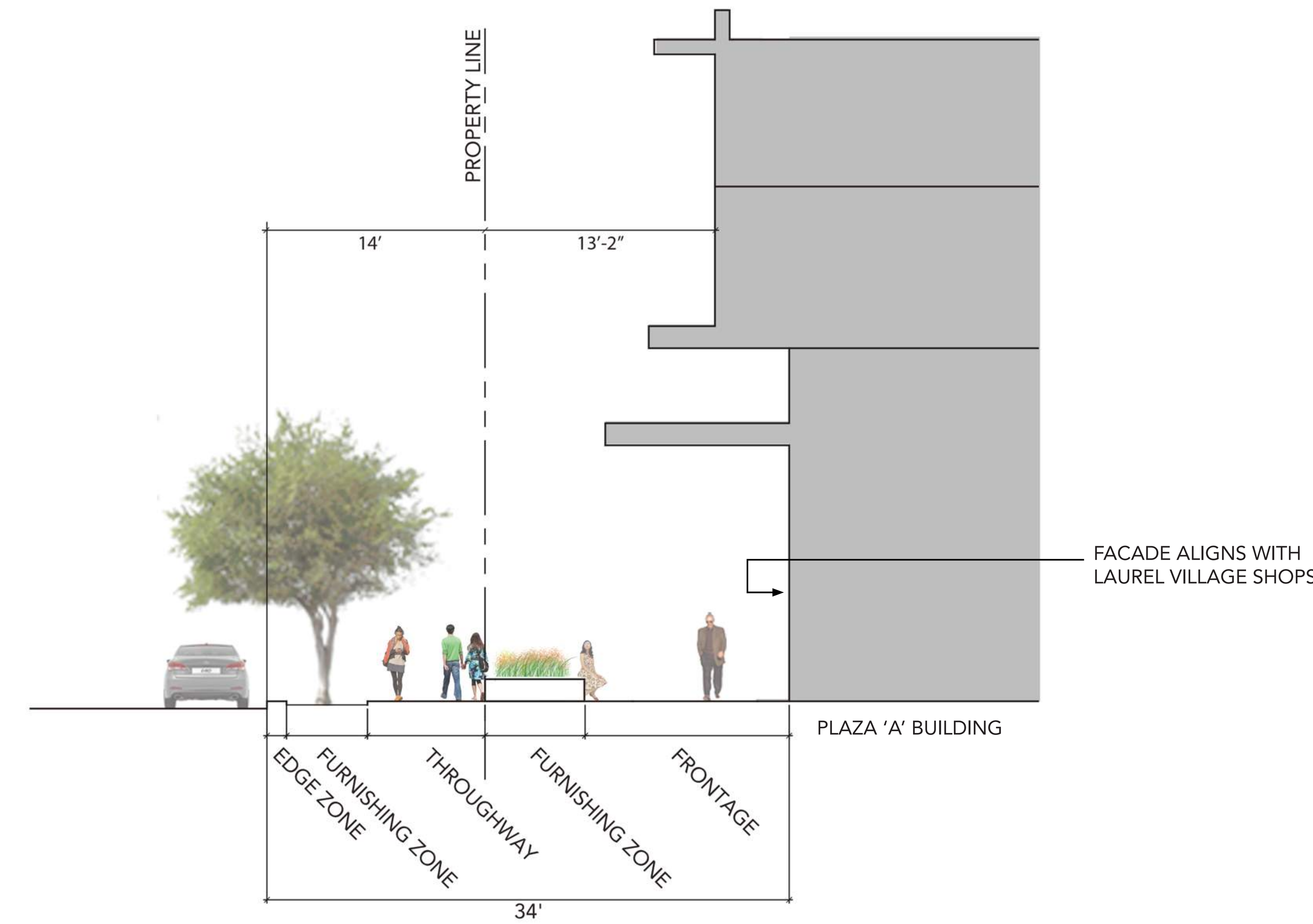
N



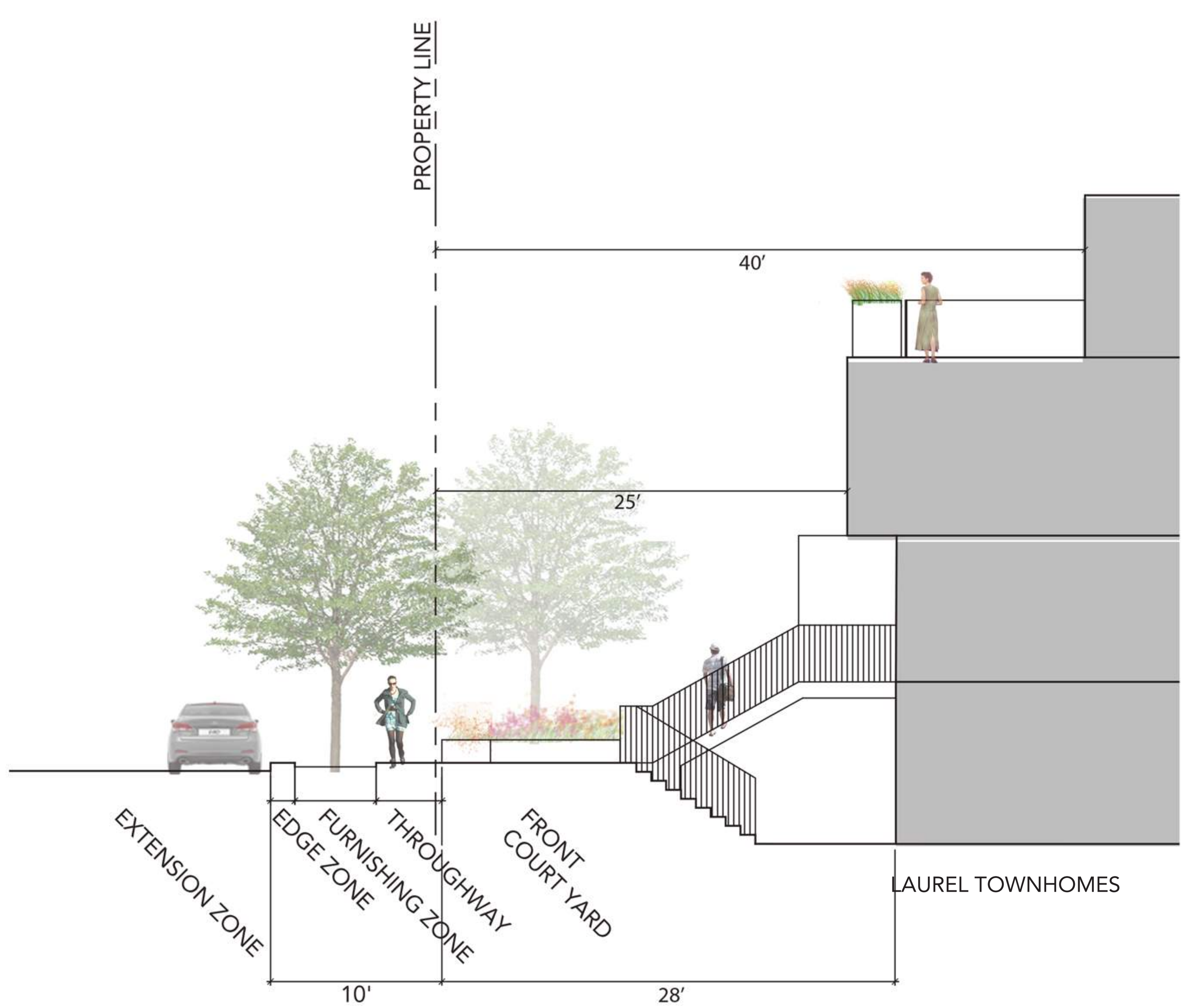
A| PRESIDIO AVENUE - TYPICAL STREETSCAPE



B| CALIFORNIA STREET - TYPICAL STREETSCAPE

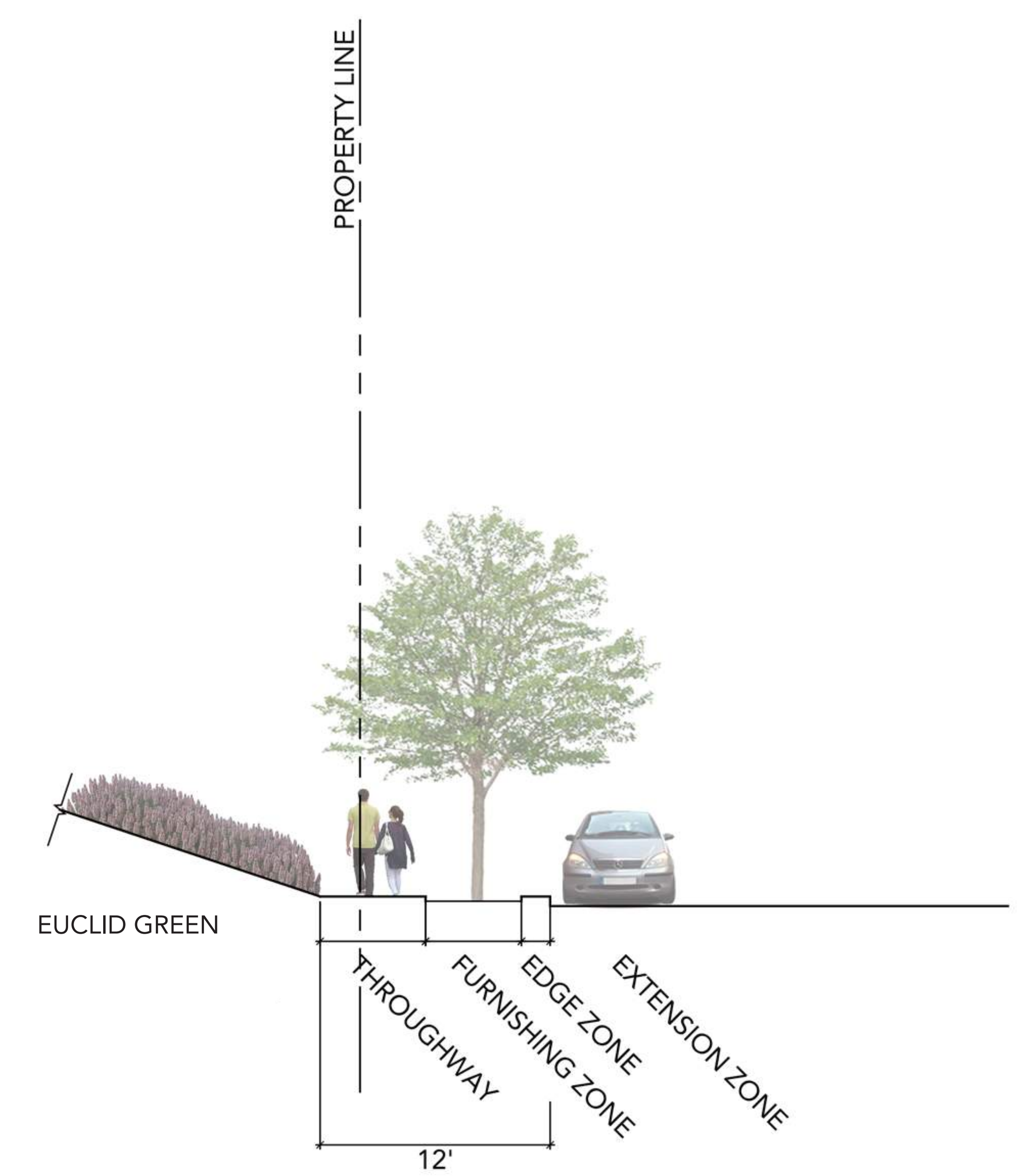


C| CALIFORNIA ST. AT LAUREL ST. - EXTENDED STREETSCAPE

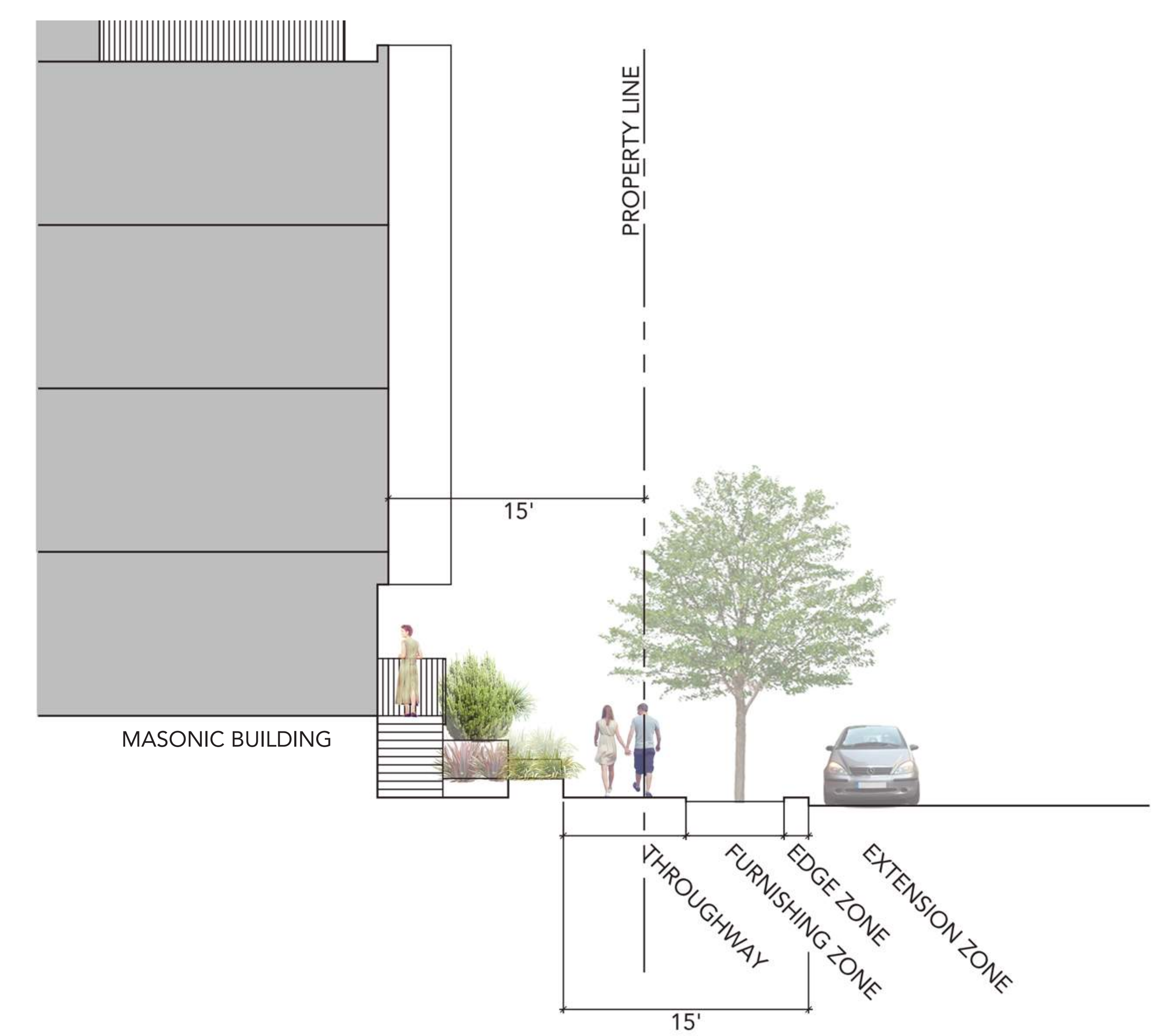


D| LAUREL STREET - TYPICAL STREETSCAPE

*GRADE VARIES



E| EUCLID AVENUE - TYPICAL STREETSCAPE



F| MASONIC AVENUE - TYPICAL STREETSCAPE

*SEE PRECEEDING PAGE FOR SECTION LOCATIONS

3333 CALIFORNIA STREET SAN FRANCISCO, CA

STREETSCAPE SECTIONS

3333 CALIFORNIA STREET SAN FRANCISCO, CA

LANDSCAPE SITE PLAN

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 25' 50' 100' 150'

N

L2.00

3333 CALIFORNIA STREET SAN FRANCISCO, CA

LANDSCAPE SITE PLAN

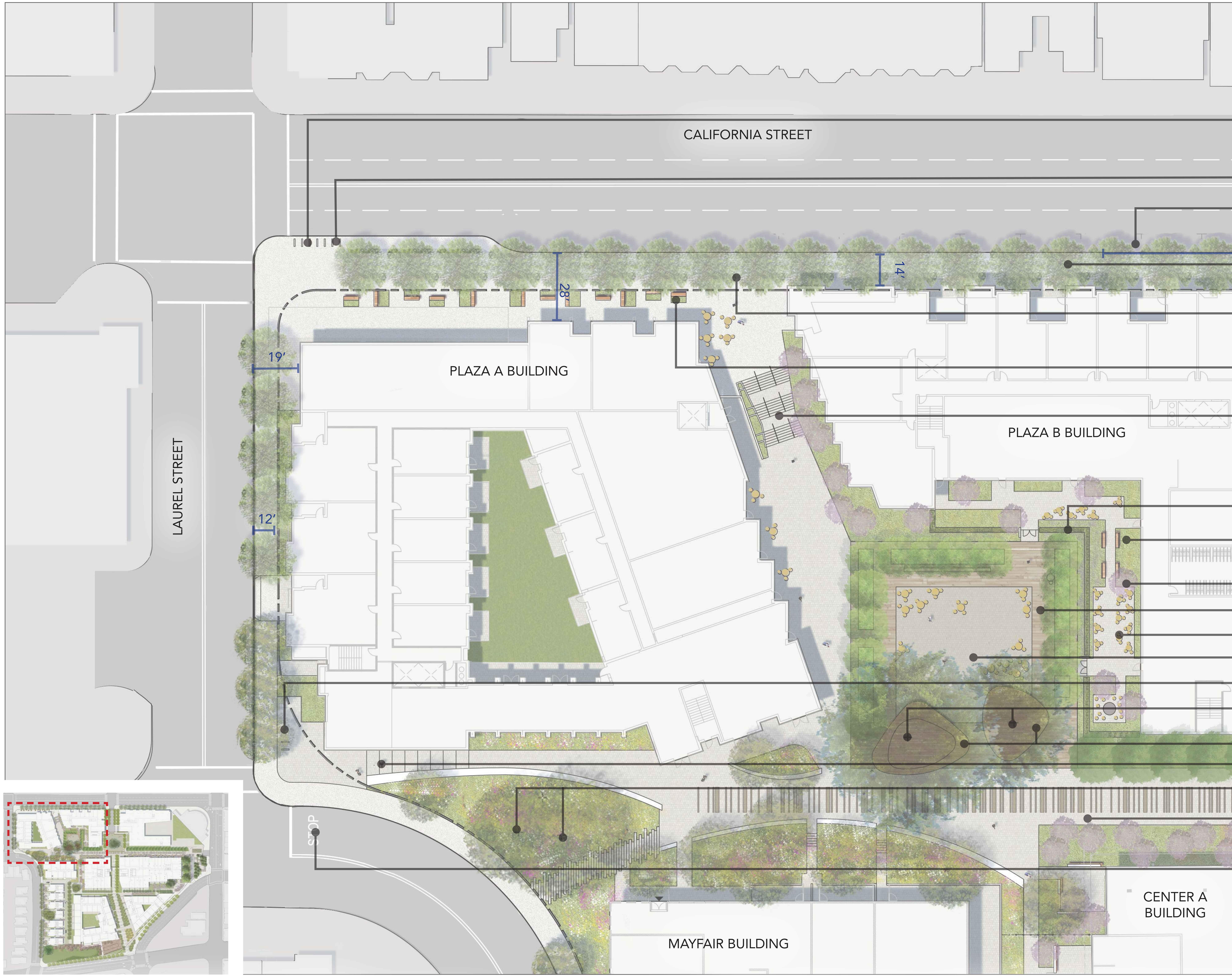
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 25' 50' 100' 150'

N

VAR.04



3333 CALIFORNIA STREET SAN FRANCISCO, CA

ENLARGED PLAN - CYPRESS SQUARE/CALIFORNIA STREETSCAPE IMPROVEMENTS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CYPRESS SQUARE - PERSPECTIVE

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MS LA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

L2.01A

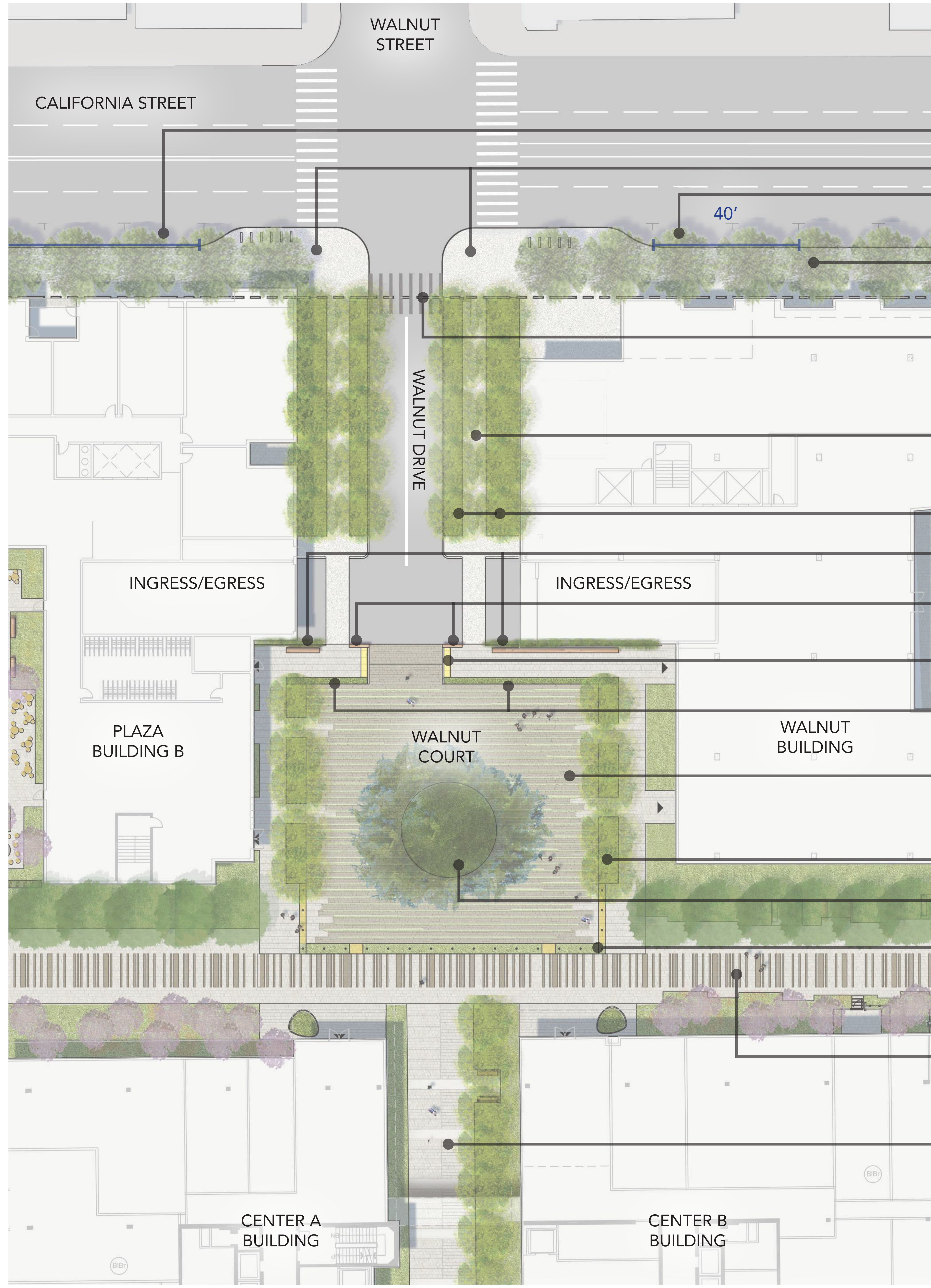
3333 CALIFORNIA STREET SAN FRANCISCO, CA

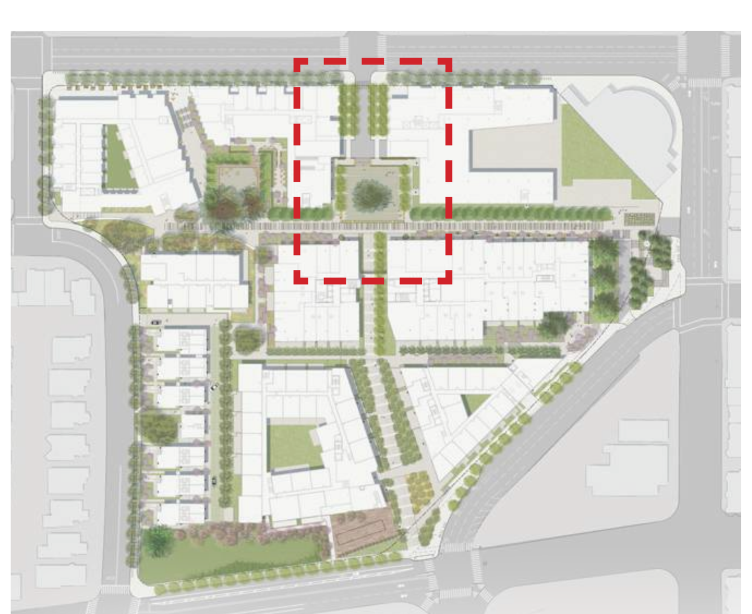
MAYFAIR WALK WEST - PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

L2.01C





3333 CALIFORNIA STREET SAN FRANCISCO, CA

ENLARGED PLAN - WALNUT COURT STREETSCAPE IMPROVEMENTS

3333 CALIFORNIA STREET SAN FRANCISCO, CA

WALNUT COURT - PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CENTRAL WALNUT WALK - PERSPECTIVE

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

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ENLARGED PLAN - PINE STREET STEPS STREETSCAPE IMPROVEMENTS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

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MAYFAIR WALK EAST - PERSPECTIVE

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

L2.03A

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PINE PLAZA AND STEPS - PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

L2.03B

3333 CALIFORNIA STREET SAN FRANCISCO, CA

ENLARGED PLAN - MASONIC PLAZA

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

N

3333 CALIFORNIA STREET SAN FRANCISCO, CA

MASONIC PLAZA - PERSPECTIVE

3333 CALIFORNIA STREET SAN FRANCISCO, CA

ENLARGED PLAN - CORNER PLAZA STREETSCAPE IMPROVEMENTS

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WALNUT WALK SOUTH - PERSPECTIVE

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ENLARGED PLAN - EUCLID GREEN STREETSCAPE IMPROVEMENTS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

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LAUREL TOWNHOMES - PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

L2.06A

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID GREEN - PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

LAUREL STREET ENTRY	128 STALLS
PLAZA A BLDG. RESIDENTIAL PARKING	67 STALLS
PLAZA B BLDG. RESIDENTIAL PARKING	61 STALLS
WALNUT STREET ENTRY	**185 STALLS**
CENTER BLDG. RESIDENTIAL PARKING	102 STALLS
PLAZA A&B BLDG. RETAIL	73 STALLS
CAR SHARE	10 STALLS
PRESIDIO AVENUE ENTRY	**148 STALLS**
WALNUT BLDG. CHILDCARE	29 STALLS
WALNUT BLDG. RETAIL	13 STALLS
WALNUT BLDG. OFFICE	80 STALLS
CENTER BLDG. RESIDENTIAL PARKING	26 STALLS
MASONIC AVENUE ENTRY	**258 STALLS**
MASONIC RESIDENTIAL PARKING	57 STALLS
EUCLID RESIDENTIAL PARKING	139 STALLS
CENTER BLDG. RESIDENTIAL PARKING	62 STALLS
LAUREL STREET ENTRY	**44 STALLS**
MAYFAIR BLDG. RESIDENTIAL PARKING	30 STALLS
LAUREL RESIDENTIAL PARKING	14 STALLS
TOTAL ON-SITE PARKING	**763 STALLS**

SITE PLAN LEGEND

X PRIMARY VEHICLE ACCESS

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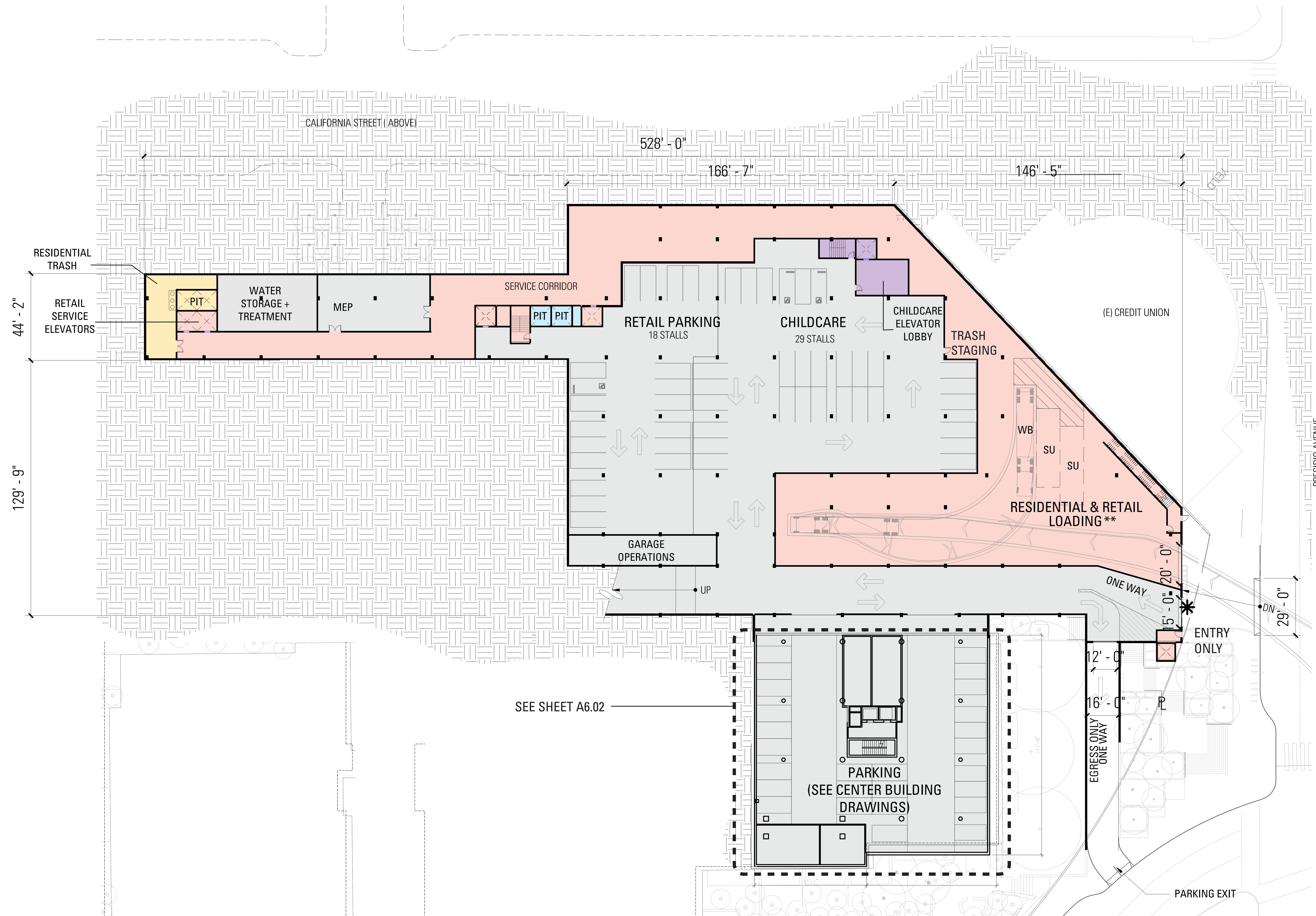
SITE BELOW-GRADE PARKING DIAGRAM

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

A1.00



* ENTRY FOR: RETAIL, CHILDCARE, OFFICE, & CENTER BUILDING B (SELECT STALLS)

** LOADING AREA USED FOR RETAIL, OFFICE, AND RESIDENTIAL TRASH COLLECTION AS WELL AS RESIDENTIAL AND RETAIL LOADING.

CHILDCARE USABLE | CHILDCARE B.O.H.

PARKING

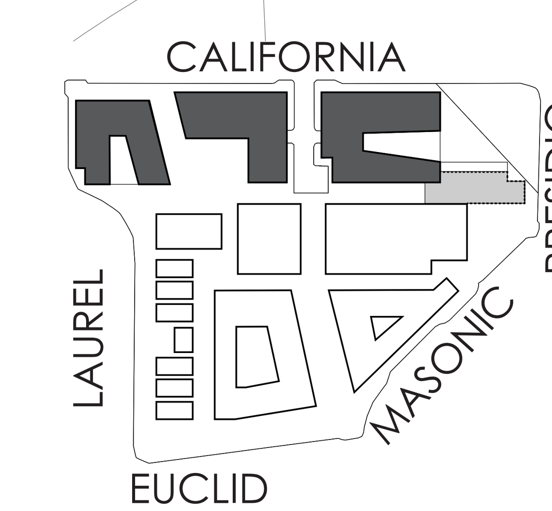
RETAIL USABLE | RETAIL B.O.H.

OFFICE | OFFICE, CORE

RESIDENTIAL HOMES | RESIDENTIAL CORE

LANDSCAPED ROOF

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



3333 CALIFORNIA STREET SAN FRANCISCO, CA

CALIFORNIA STREET PARKING GARAGE - LEVEL B3

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 15' 30' 60' 90'

CHILDCARE USABLE | CHILDCARE B.O.H.

PARKING

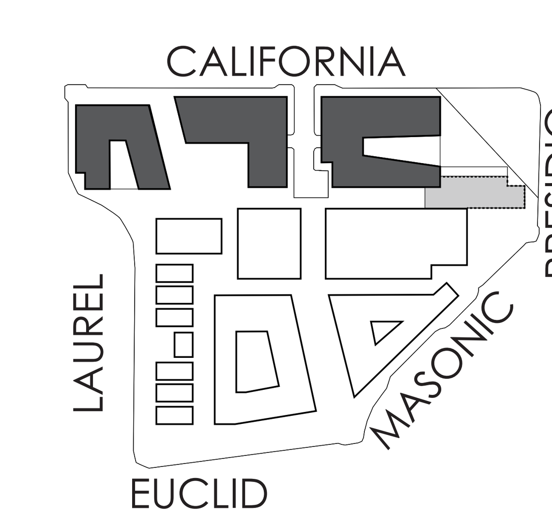
RETAIL USABLE | RETAIL B.O.H.

OFFICE | OFFICE, CORE

RESIDENTIAL HOMES | RESIDENTIAL CORE

LANDSCAPED ROOF

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



3333 CALIFORNIA STREET SAN FRANCISCO, CA

CALIFORNIA STREET PARKING GARAGE - LEVEL B2

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

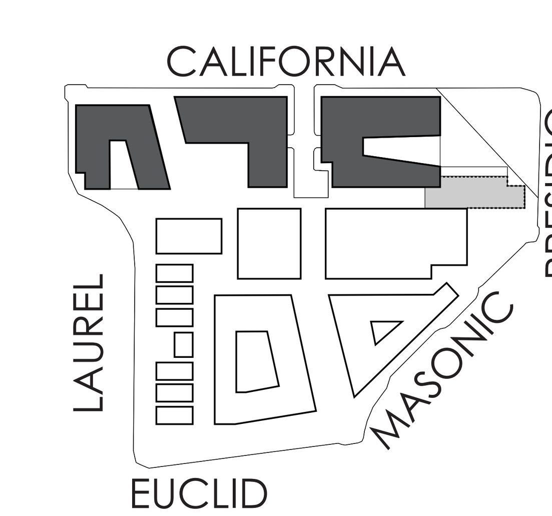
0 15' 30' 60' 90'

A1.02

* ENTRANCE FOR CENTER BUILDING
** ENTRANCE FOR PLAZA BUILDINGS
*** ENTRANCE FOR RETAIL PARKING AND CAR SHARE

CHILDCARE USABLE	CHILDCARE B.O.H.
PARKING	
RETAIL USABLE	RETAIL B.O.H.
OFFICE	OFFICE, CORE
RESIDENTIAL HOMES	RESIDENTIAL CORE
LANDSCAPED ROOF	

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



3333 CALIFORNIA STREET SAN FRANCISCO, CA

CALIFORNIA STREET PARKING GARAGE - LEVEL B1

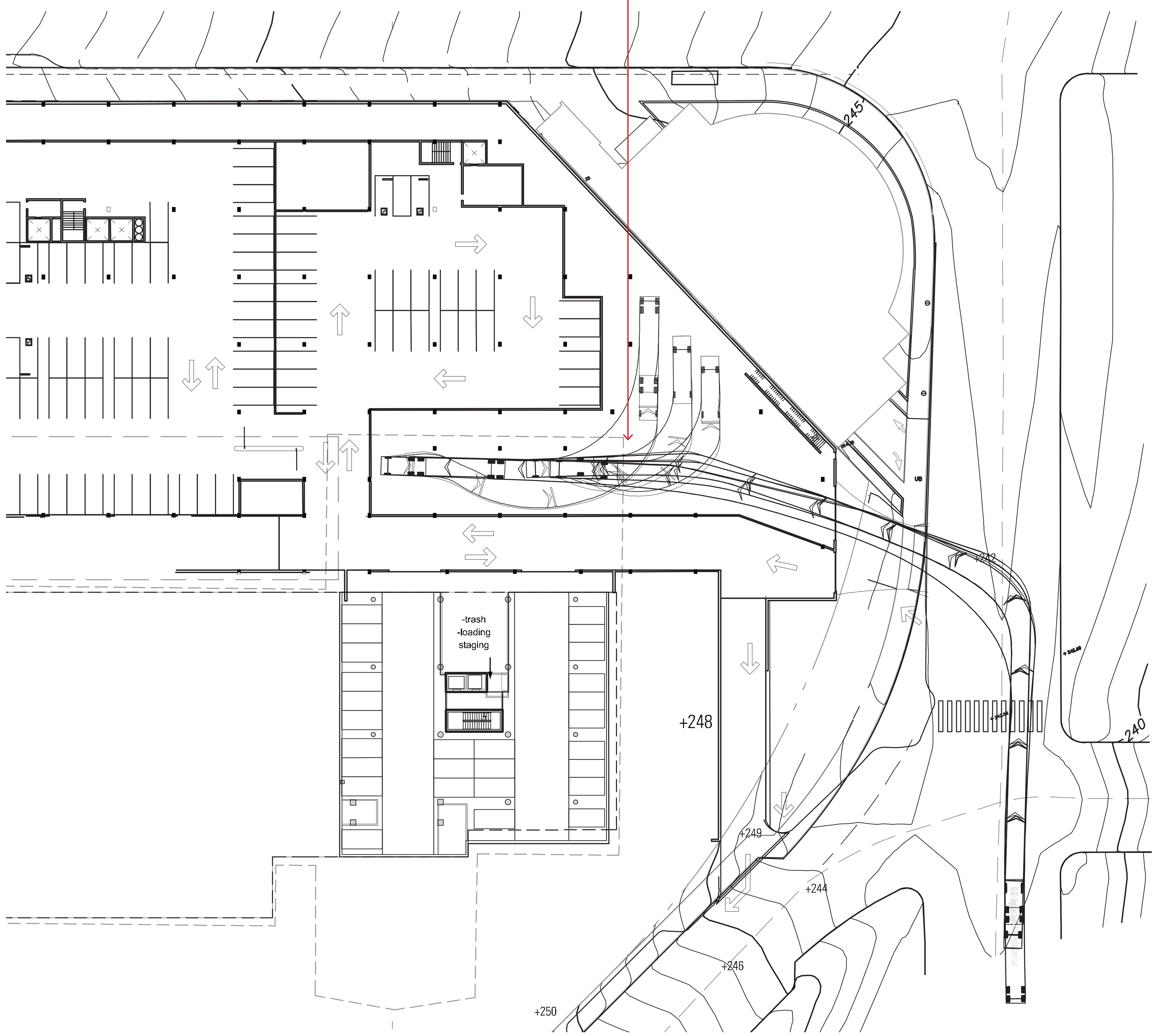
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

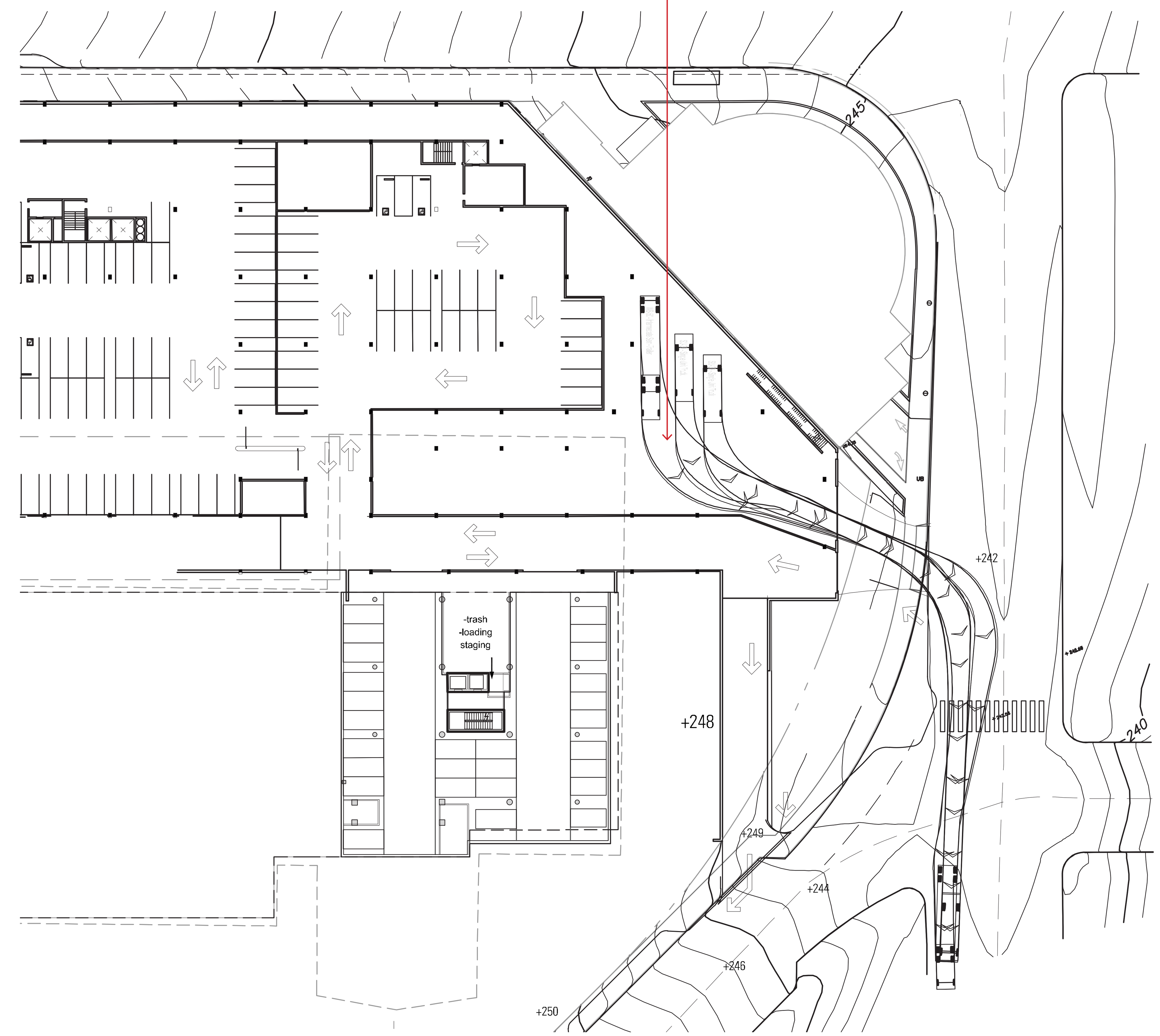
0 15' 30' 60' 90'

A1.03

2 SU-30 LOADING BAYS
1 WB-50 LOADING BAY

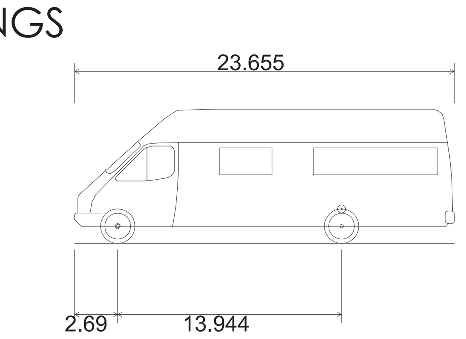


2 SU-30 LOADING BAYS
1 WB-50 LOADING BAY



TRUCK SWEEPS - LOADING VEHICLES - IN

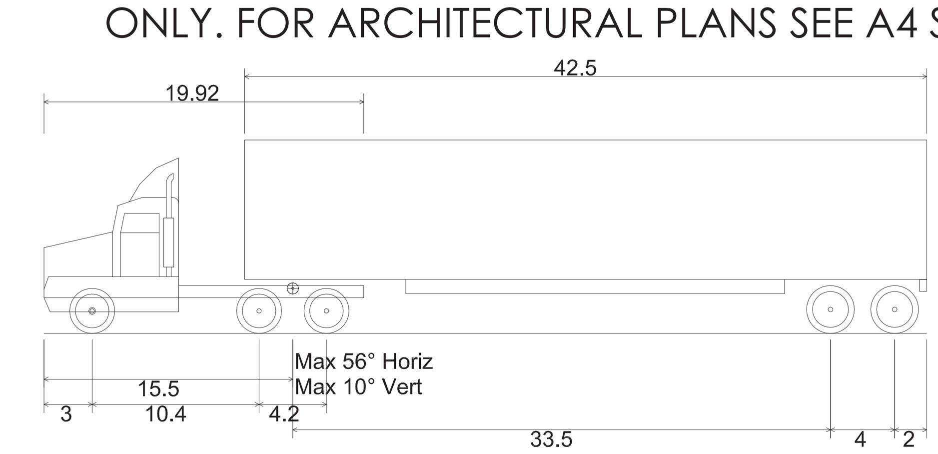
DRAWING DEMONSTRATES TRUCK TURNING COMPLIANCE
ONLY. FOR ARCHITECTURAL PLANS SEE A4 SERIES DRAWINGS



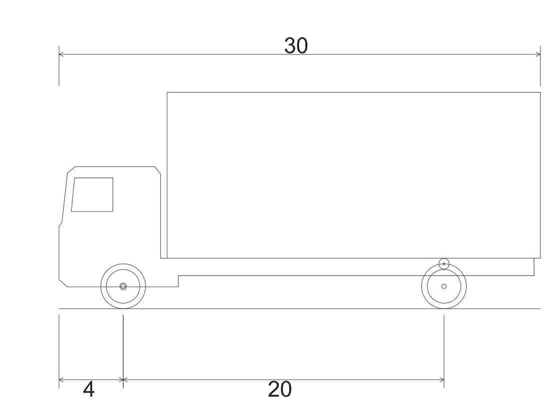
7.5t Panel Van	
Overall Length	23.655ft
Overall Width	7.192ft
Overall Body Height	8.345ft
Min Body Ground Clearance	1.038ft
Track Width	6.119ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	24.278ft

TRUCK SWEEPS - LOADING VEHICLES - OUT

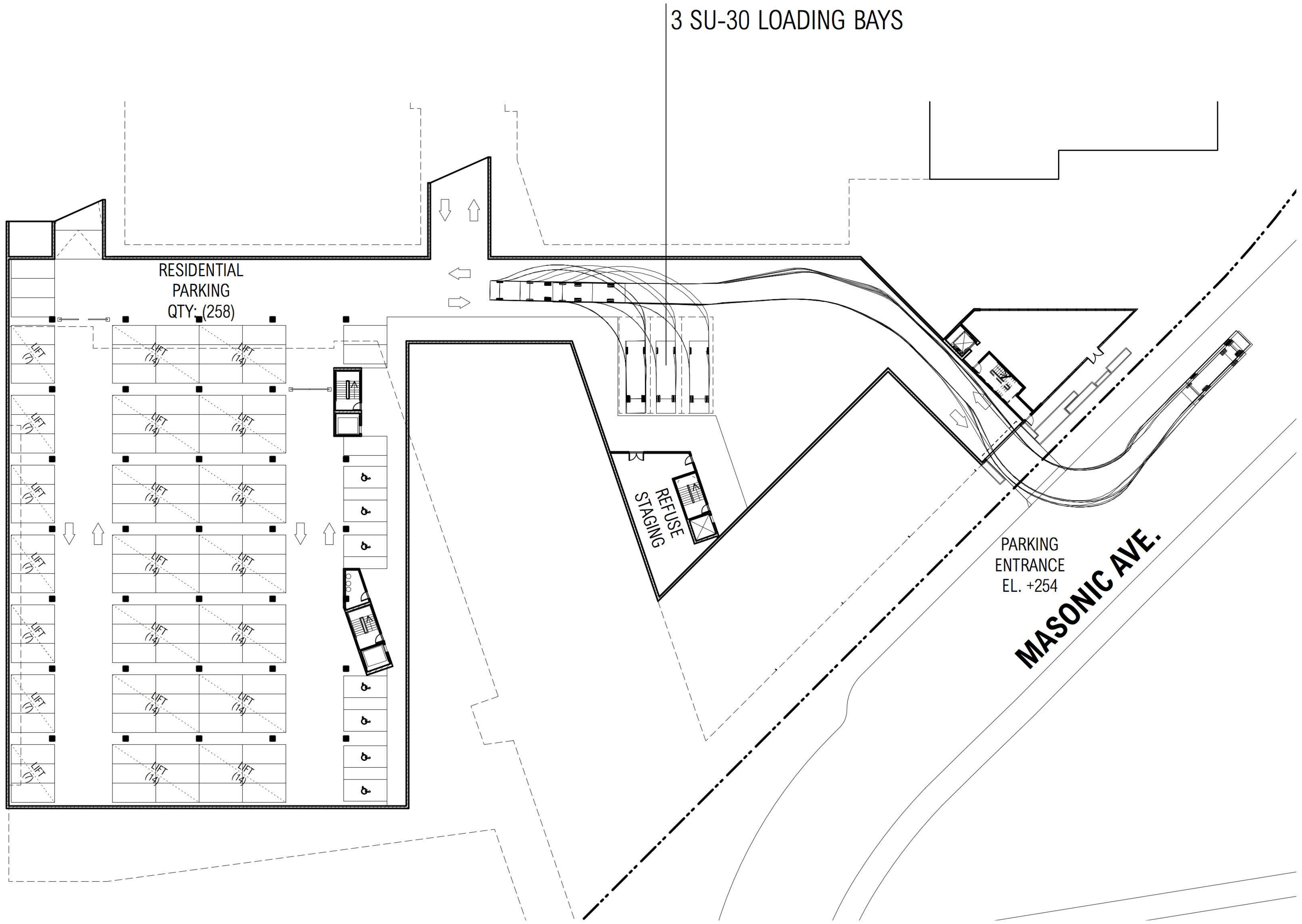
DRAWING DEMONSTRATES TRUCK TURNING COMPLIANCE
ONLY. FOR ARCHITECTURAL PLANS SEE A4 SERIES DRAWINGS



WB-50 - Intermediate Semi-Trailer	
Overall Length	55.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	17.90°

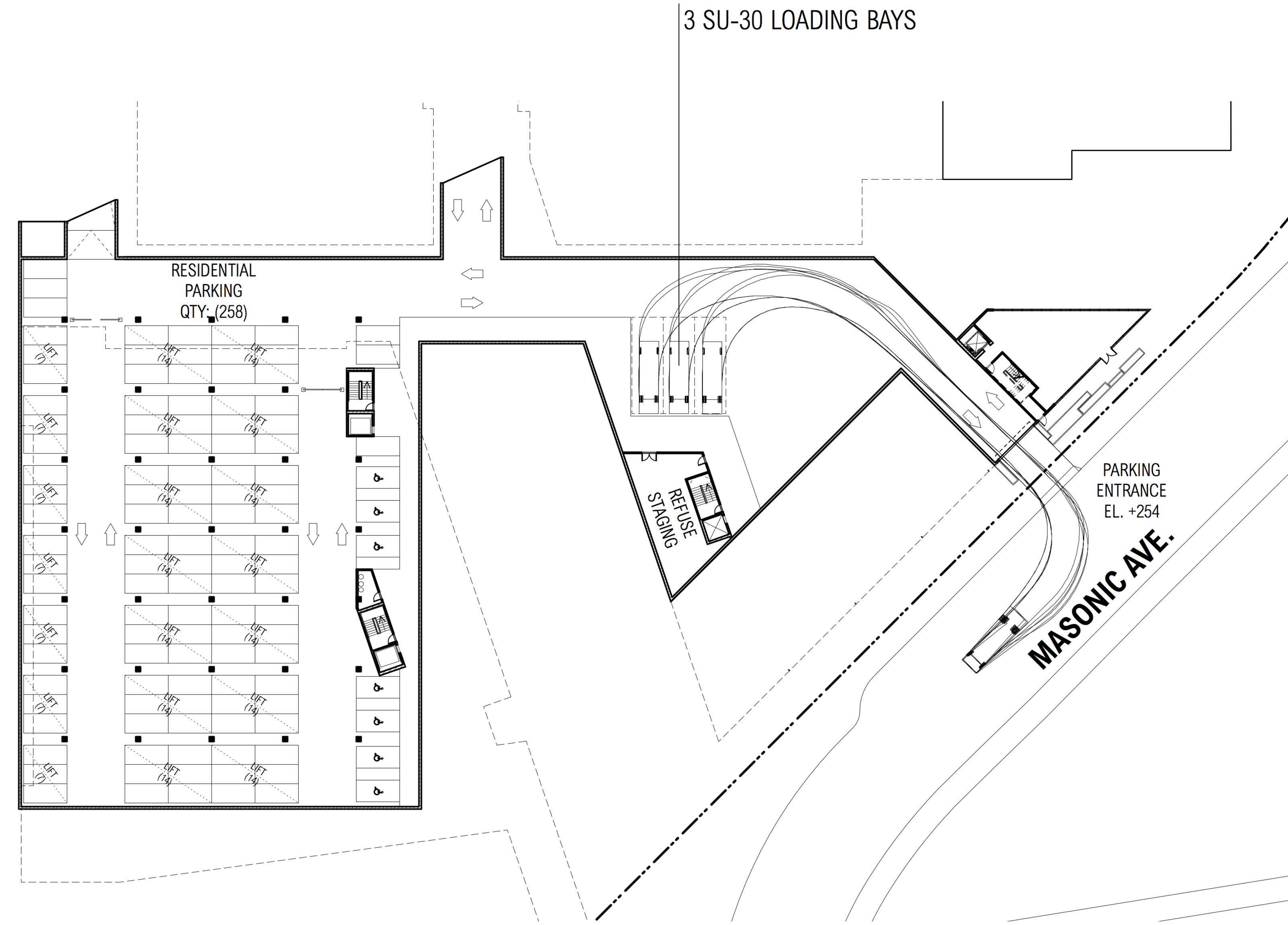


SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°



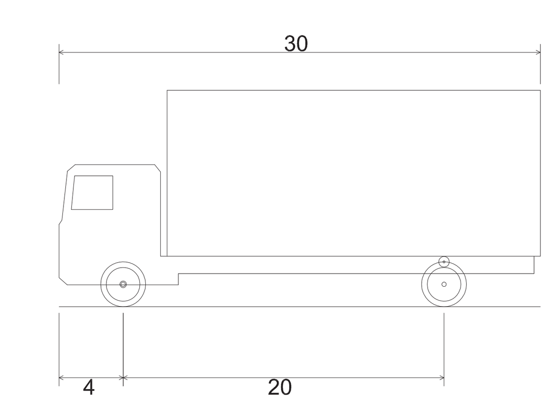
TRUCK SWEEPS - LOADING VEHICLES - IN

DRAWING DEMONSTRATES TRUCK TURNING COMPLIANCE ONLY.
FOR ARCHITECTURAL PLANS SEE A7 + A8 SERIES DRAWINGS



TRUCK SWEEPS - LOADING VEHICLES - OUT

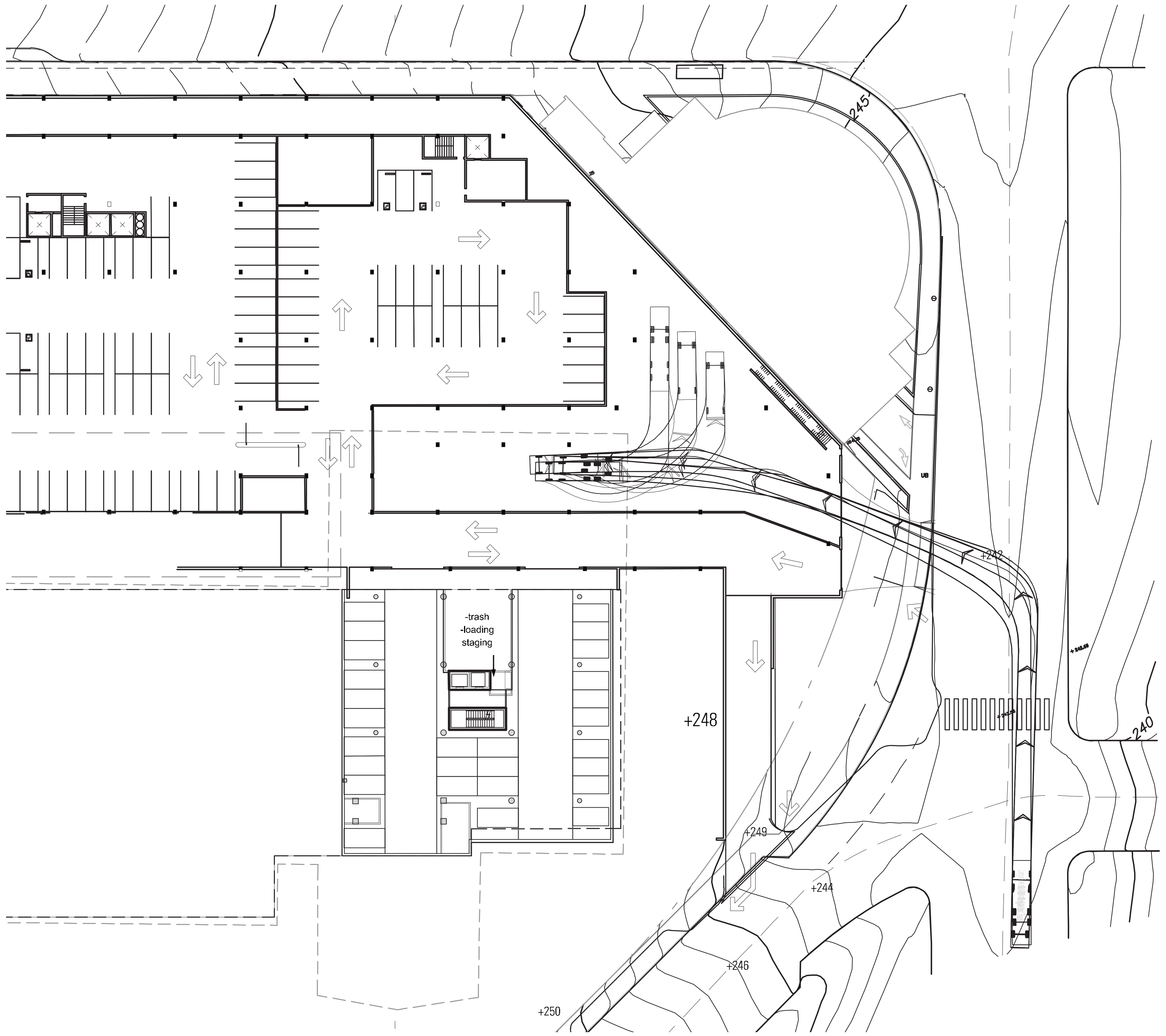
DRAWING DEMONSTRATES TRUCK TURNING COMPLIANCE ONLY.
FOR ARCHITECTURAL PLANS SEE A7 + A8 SERIES DRAWINGS



SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

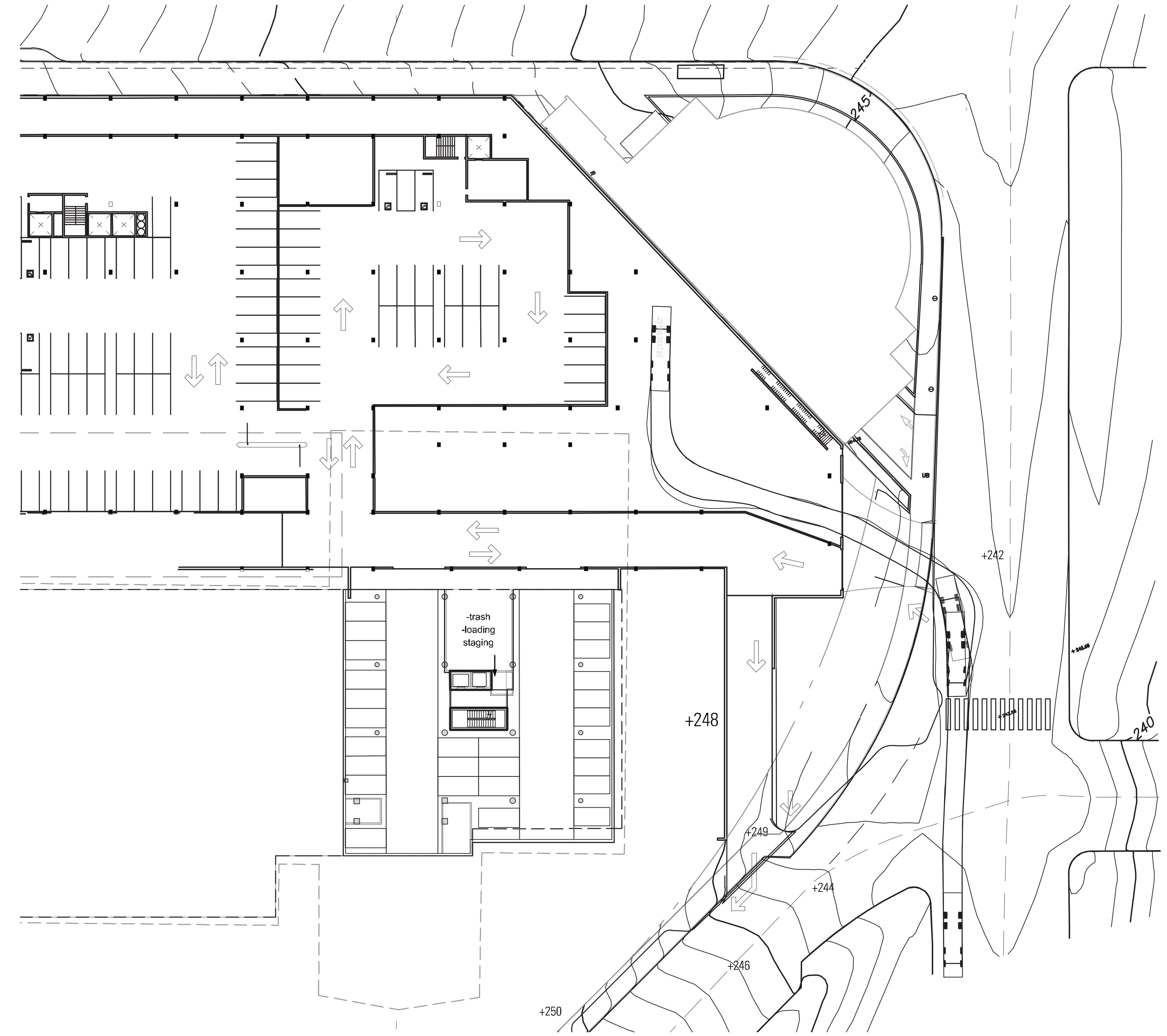
3333 CALIFORNIA STREET SAN FRANCISCO, CA

LOADING PLAN - LEVEL B2



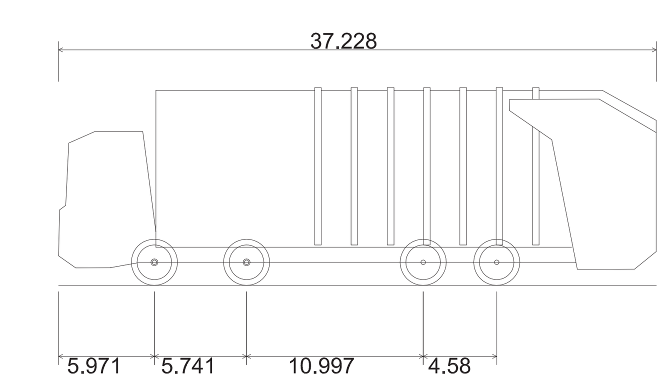
TRUCK SWEEPS - WASTE COLLECTION - IN

DRAWING DEMONSTRATES TRUCK TURNING COMPLIANCE
ONLY. FOR ARCHITECTURAL PLANS SEE A4 SERIES DRAWINGS

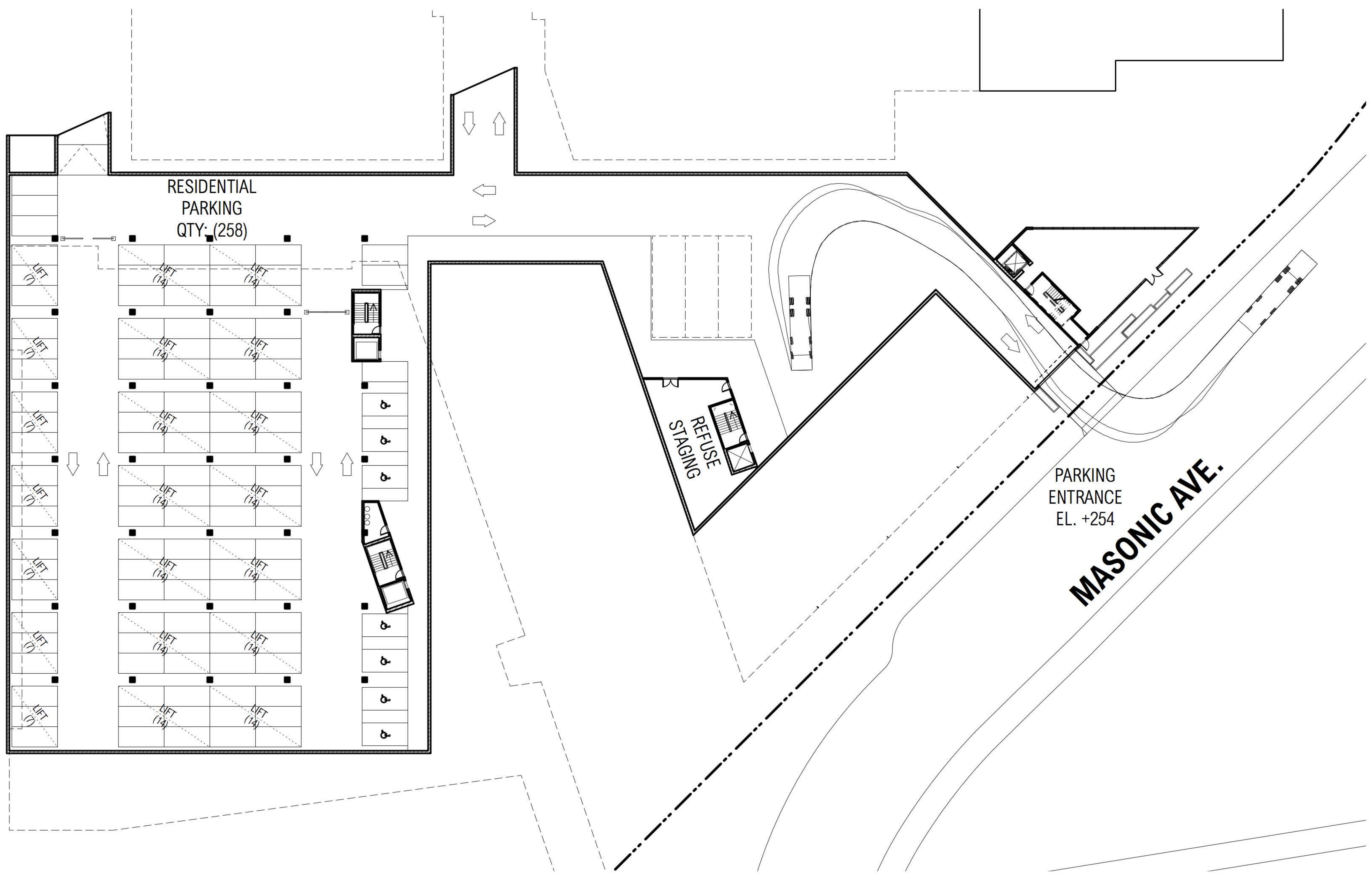


TRUCK SWEEPS - WASTE COLLECTION - OUT

DRAWING DEMONSTRATES TRUCK TURNING COMPLIANCE
ONLY. FOR ARCHITECTURAL PLANS SEE A4 SERIES DRAWINGS

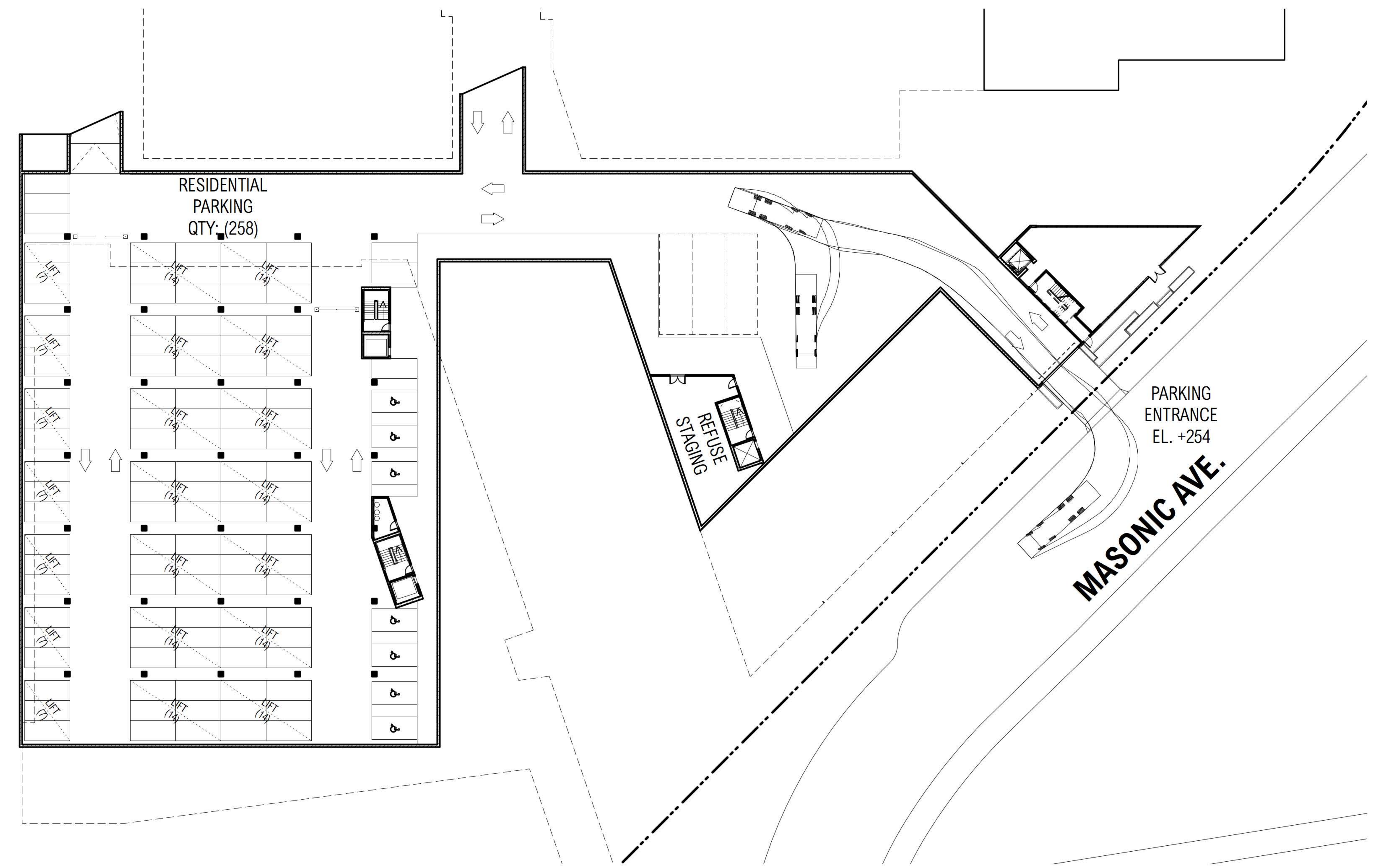


Large Refuse Vehicle (4 axle)	
Overall Length	37.228ft
Overall Width	8.202ft
Overall Body Height	12.307ft
Min Body Ground Clearance	0.996ft
Track Width	8.202ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	37.172ft



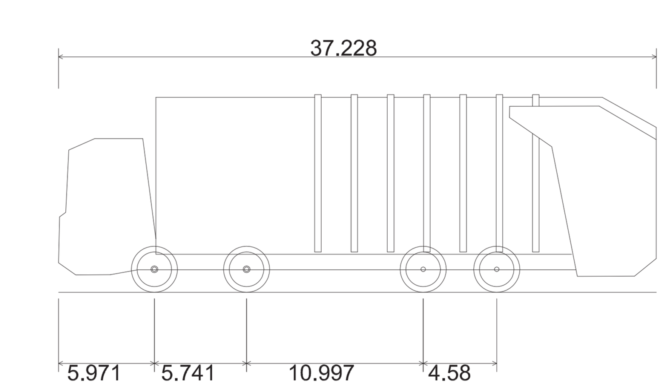
TRUCK SWEEPS - WASTE COLLECTION - IN

DRAWING DEMONSTRATES TRUCK TURNING COMPLIANCE ONLY.
FOR ARCHITECTURAL PLANS SEE A7 + A8 SERIES DRAWINGS



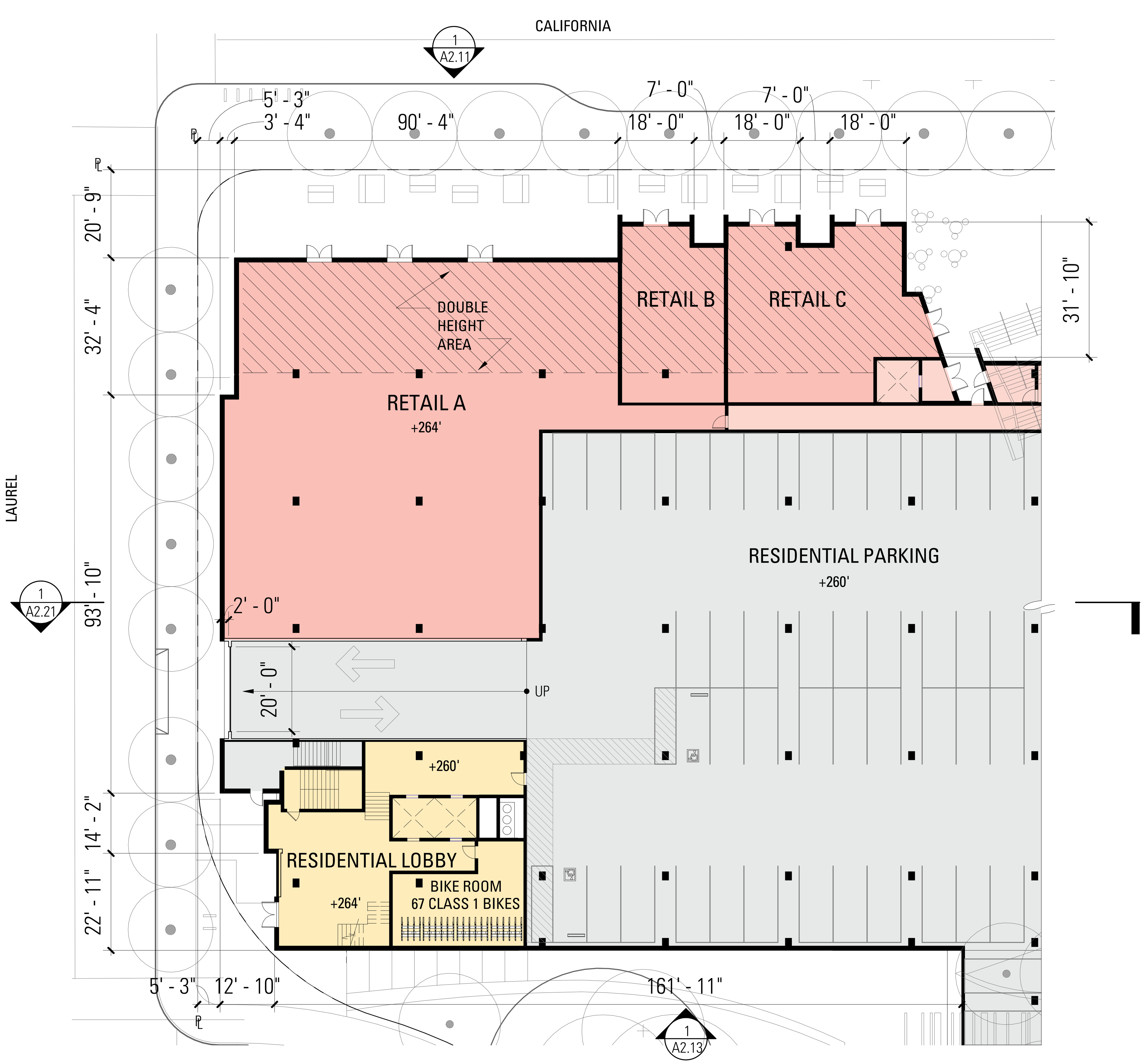
TRUCK SWEEPS - WASTE COLLECTION - OUT

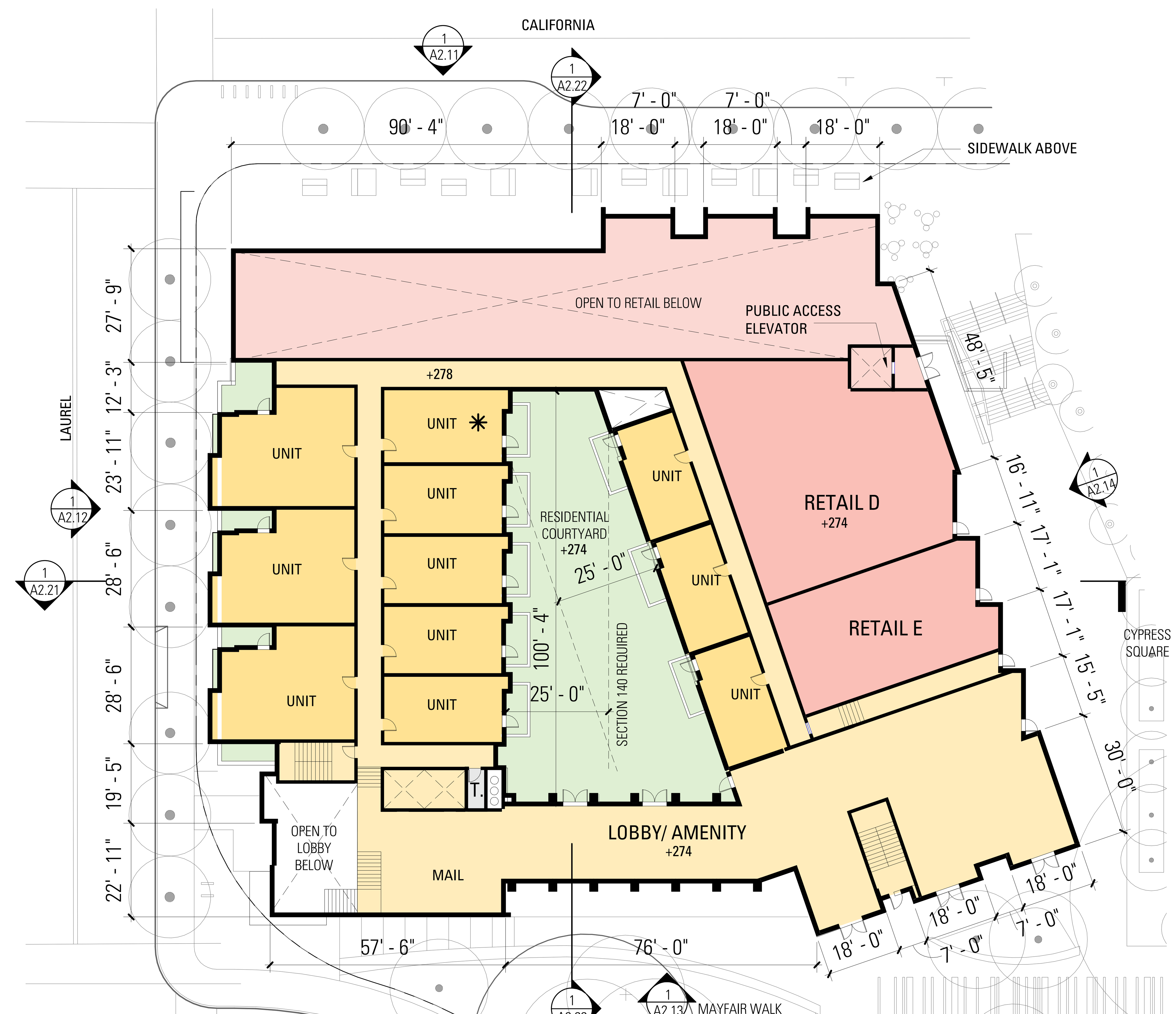
DRAWING DEMONSTRATES TRUCK TURNING COMPLIANCE ONLY.
FOR ARCHITECTURAL PLANS SEE A7 + A8 SERIES DRAWINGS



Large Refuse Vehicle (4 axle)	
Overall Length	37.228ft
Overall Width	8.202ft
Overall Body Height	12.307ft
Min Body Ground Clearance	0.996ft
Track Width	8.202ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	37.172ft

* RETAIL DEMISING IS CONCEPTUAL
AND FINAL LAYOUT MAY DIFFER.

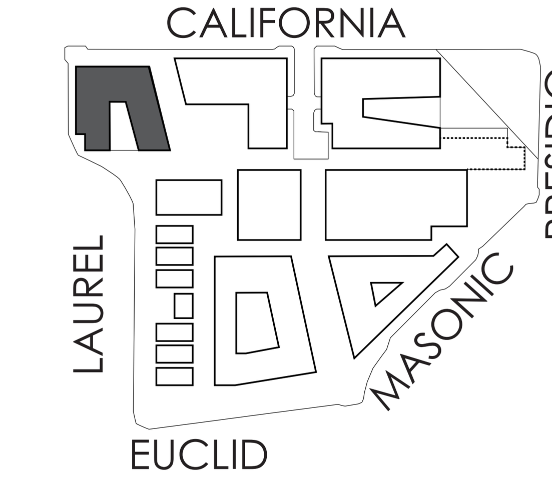




* UNIT REQUIRES MODIFICATION TO SECTION 140. 30' - 0" DEPTH REQUIRED,SEE SECTION

CHILDCARE USABLE	CHILDCARE B.O.H.
PARKING	
RETAIL USABLE	RETAIL B.O.H.
OFFICE	OFFICE, CORE
RESIDENTIAL HOMES	RESIDENTIAL CORE
LANDSCAPED ROOF	

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



PLAN LEVEL B1 + 263' (F.F. VARIES ACROSS FLOOR LEVEL)
SEE SHEET A1.03 FOR MORE INFORMATION

PLAN LEVEL 1 + 274'

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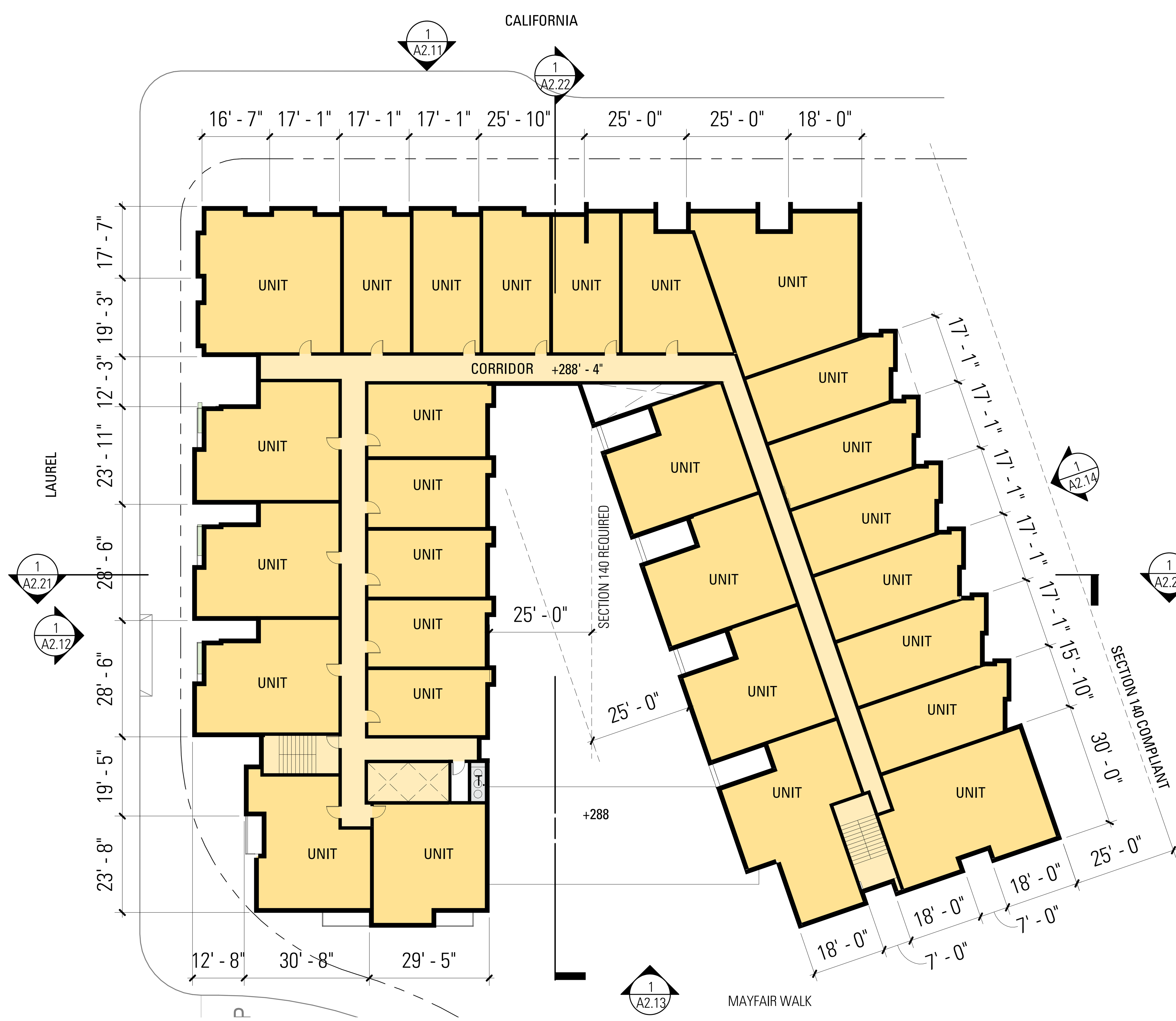
"PLAZA BLDG A" BUILDING PLANS - LEVEL B1 AND 1

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 10' 20' 40' 60'

A2.00

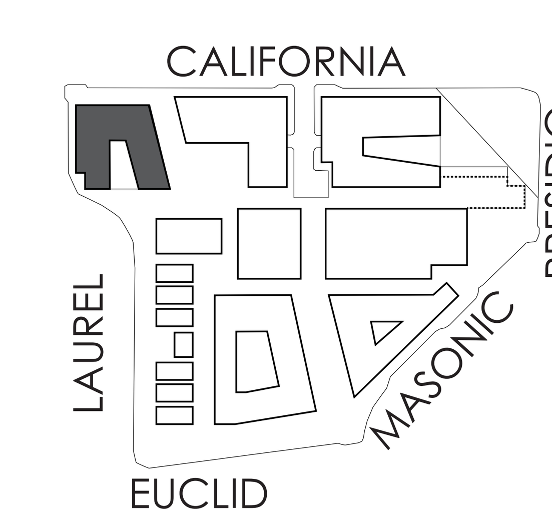


PLAN LEVEL 2 + 288.5'

PLAN LEVEL 3 +298.5'

- CHILDCARE USABLE / CHILDCARE B.O.H.
- PARKING
- RETAIL USABLE / RETAIL B.O.H.
- OFFICE / OFFICE, CORE
- RESIDENTIAL HOMES / RESIDENTIAL CORE
- LANDSCAPED ROOF

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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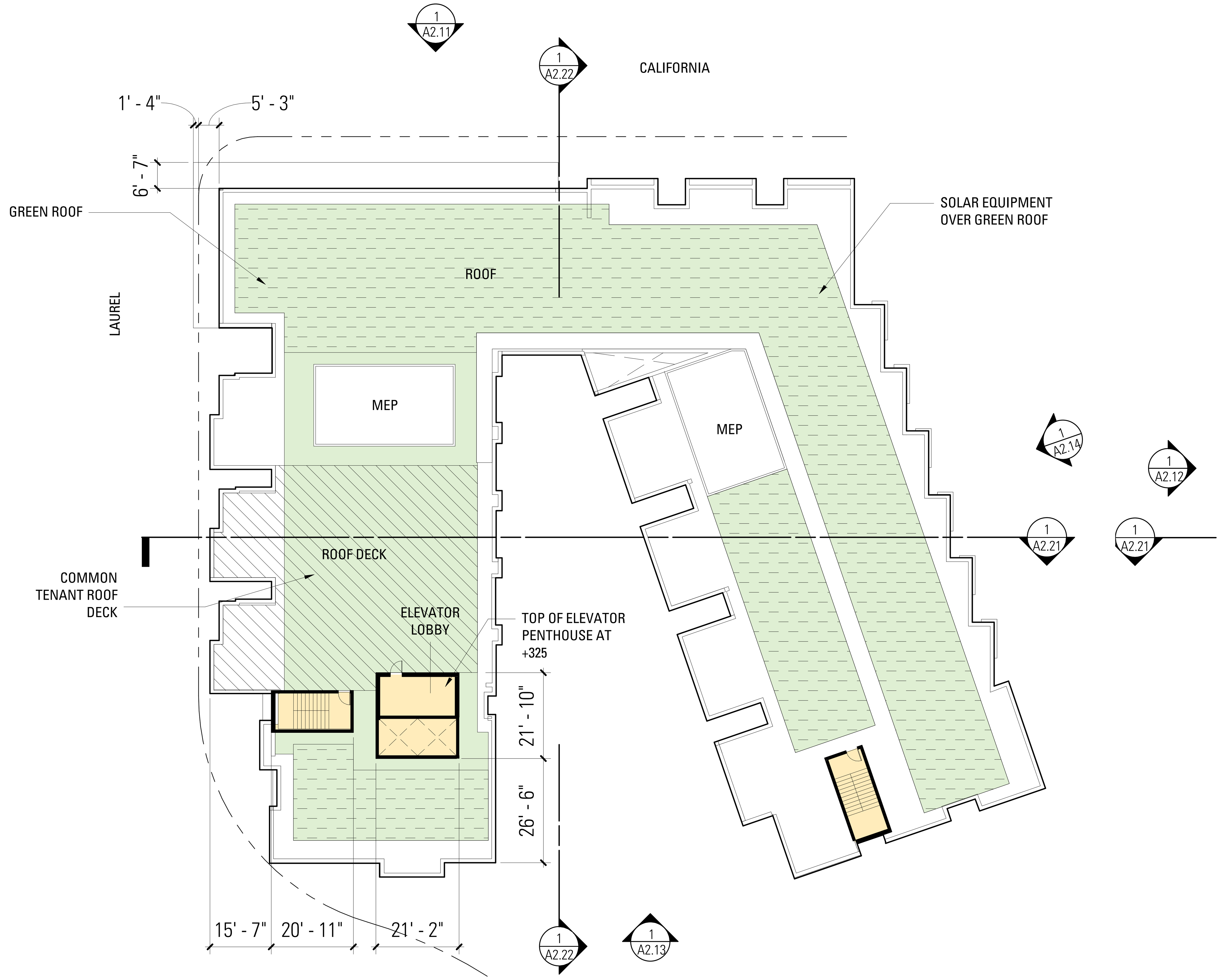
"PLAZA BLDG A" BUILDING PLANS - LEVEL 2 AND 3

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

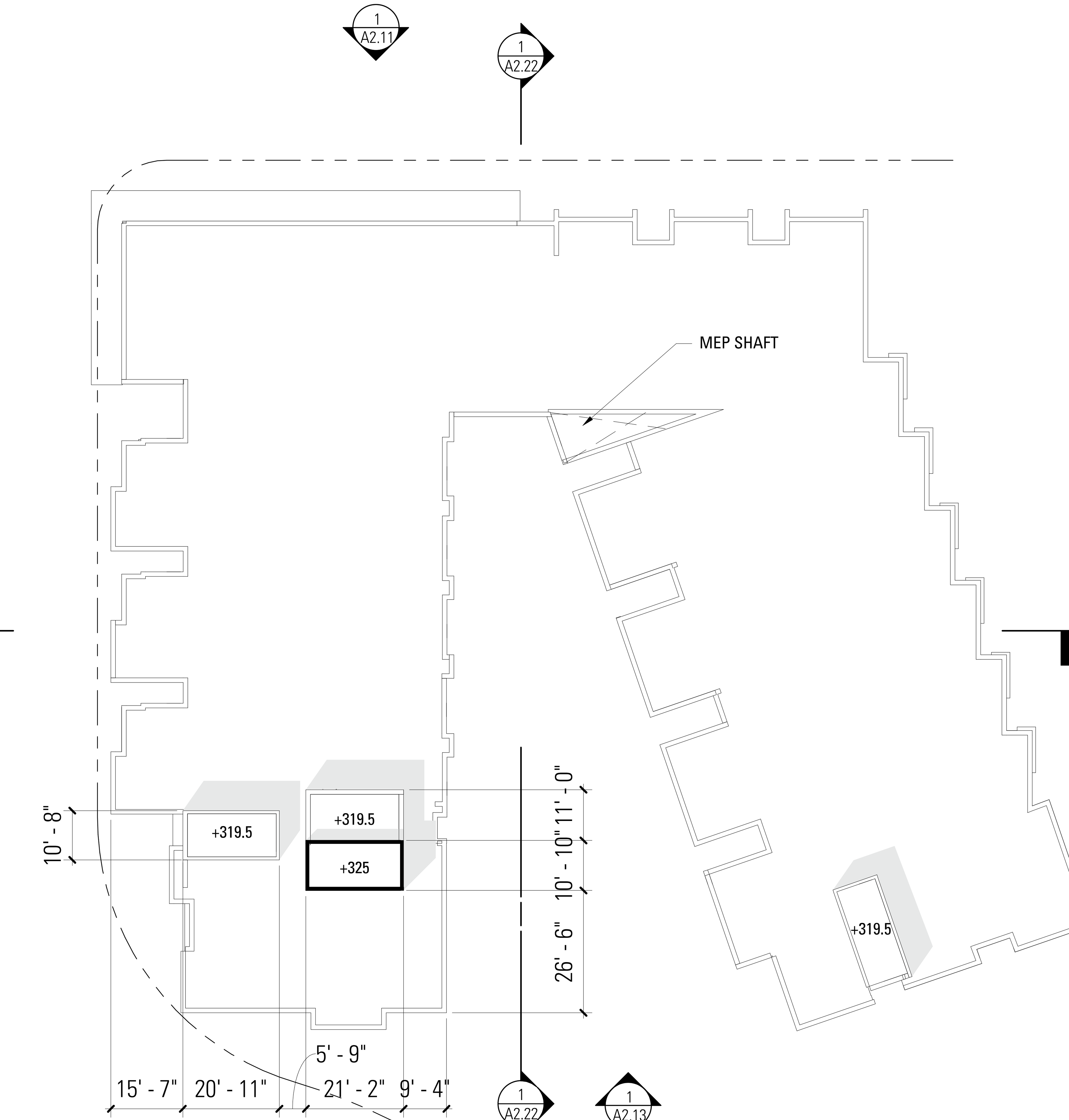
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 10' 20' 40' 60'



ROOF PLAN + 309.5'

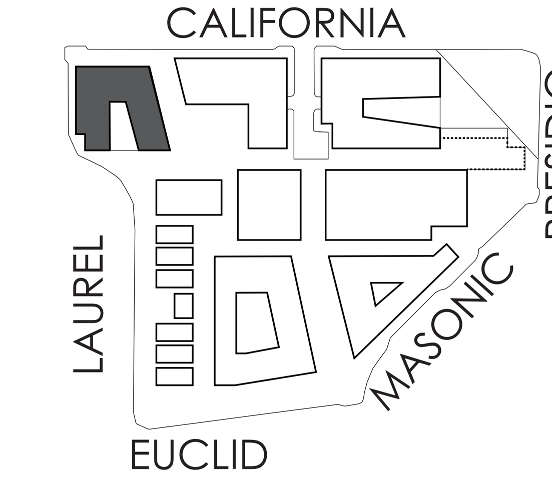
NOTE: MEP LAYOUT IS CONCEPTUAL



PENTHOUSE PLAN + 328'

CHILDCARE USABLE	CHILDCARE B.O.H.
PARKING	
RETAIL USABLE	RETAIL B.O.H.
OFFICE	OFFICE, CORE
RESIDENTIAL HOMES	RESIDENTIAL CORE
LANDSCAPED ROOF	

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



3333 CALIFORNIA STREET
SAN FRANCISCO, CA

"PLAZA BLDG A" BUILDING PLANS - ROOF

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

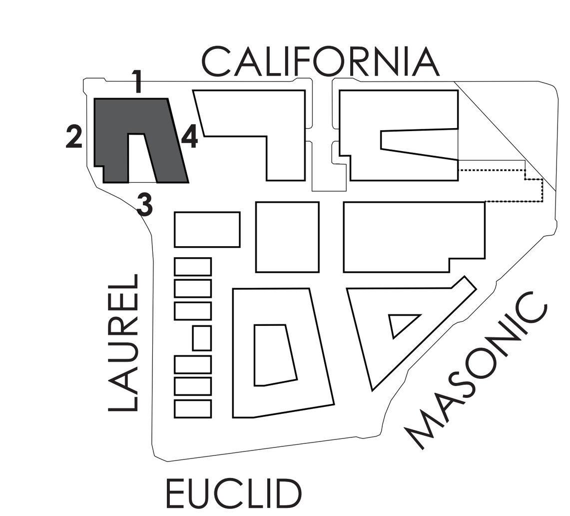
0 10' 20' 40' 60'

N

A2.02

MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

1. CALIFORNIA STREET ELEVATION (NORTH) WITH ILLUSTRATIVE PLAN AT LEVEL 2



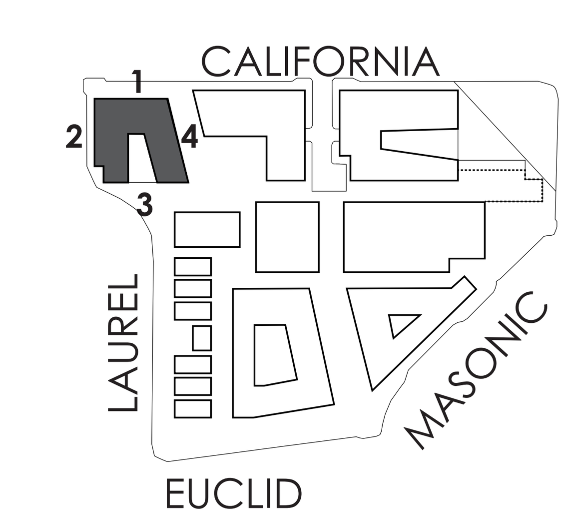
3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA BLDG A" BUILDING ELEVATIONS

MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

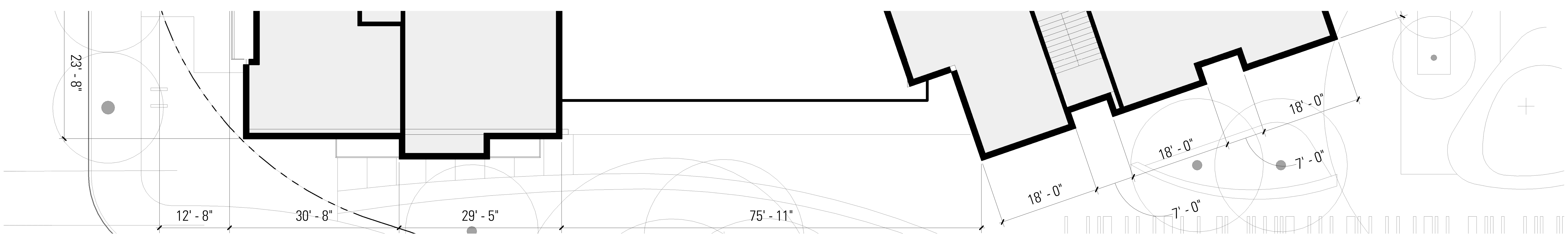
2. LAUREL STREET ELEVATION (WEST) WITH ILLUSTRATIVE PLAN AT LEVEL 2

*BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04

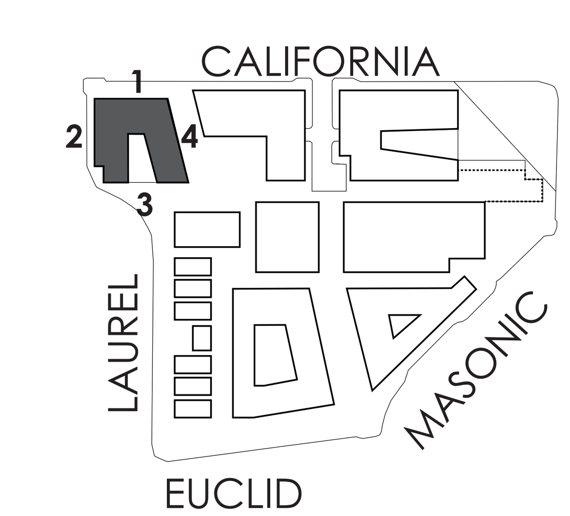


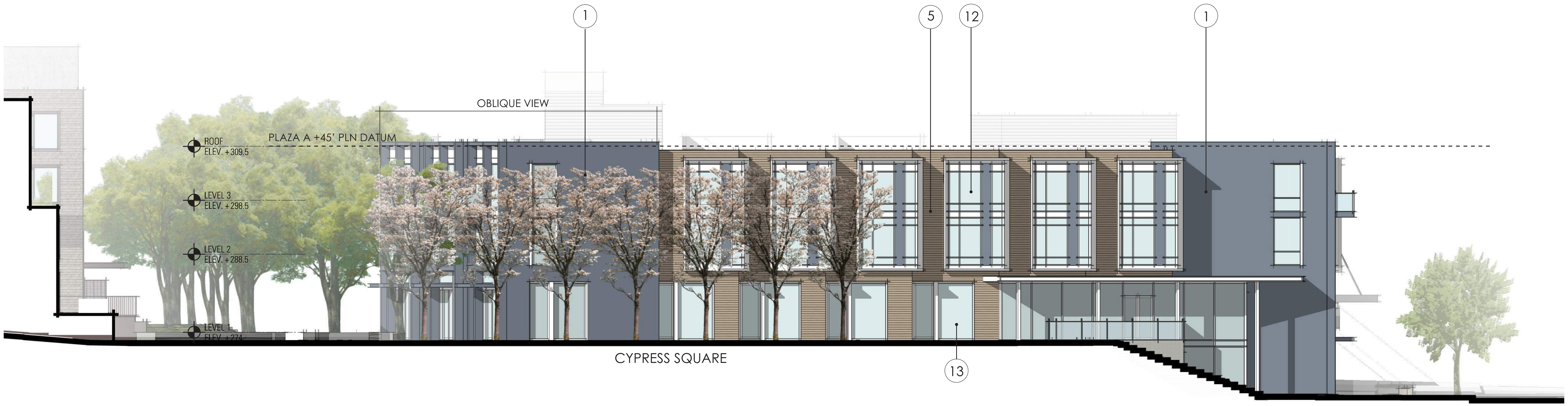
MATERIAL KEY

1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE



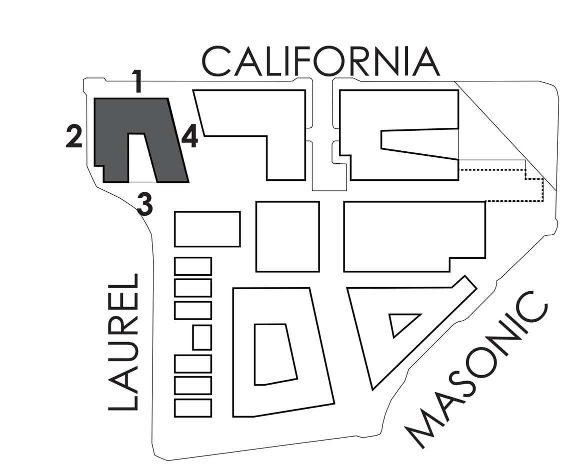
3. MAYFAIR DRIVE ELEVATION (SOUTH) WITH ILLUSTRATIVE PLAN AT LEVEL 2





MATERIAL KEY

1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE



4. MARKET PLAZA ELEVATION (EAST) WITH ILLUSTRATIVE PLAN AT LEVEL 2

3333 CALIFORNIA STREET SAN FRANCISCO, CA

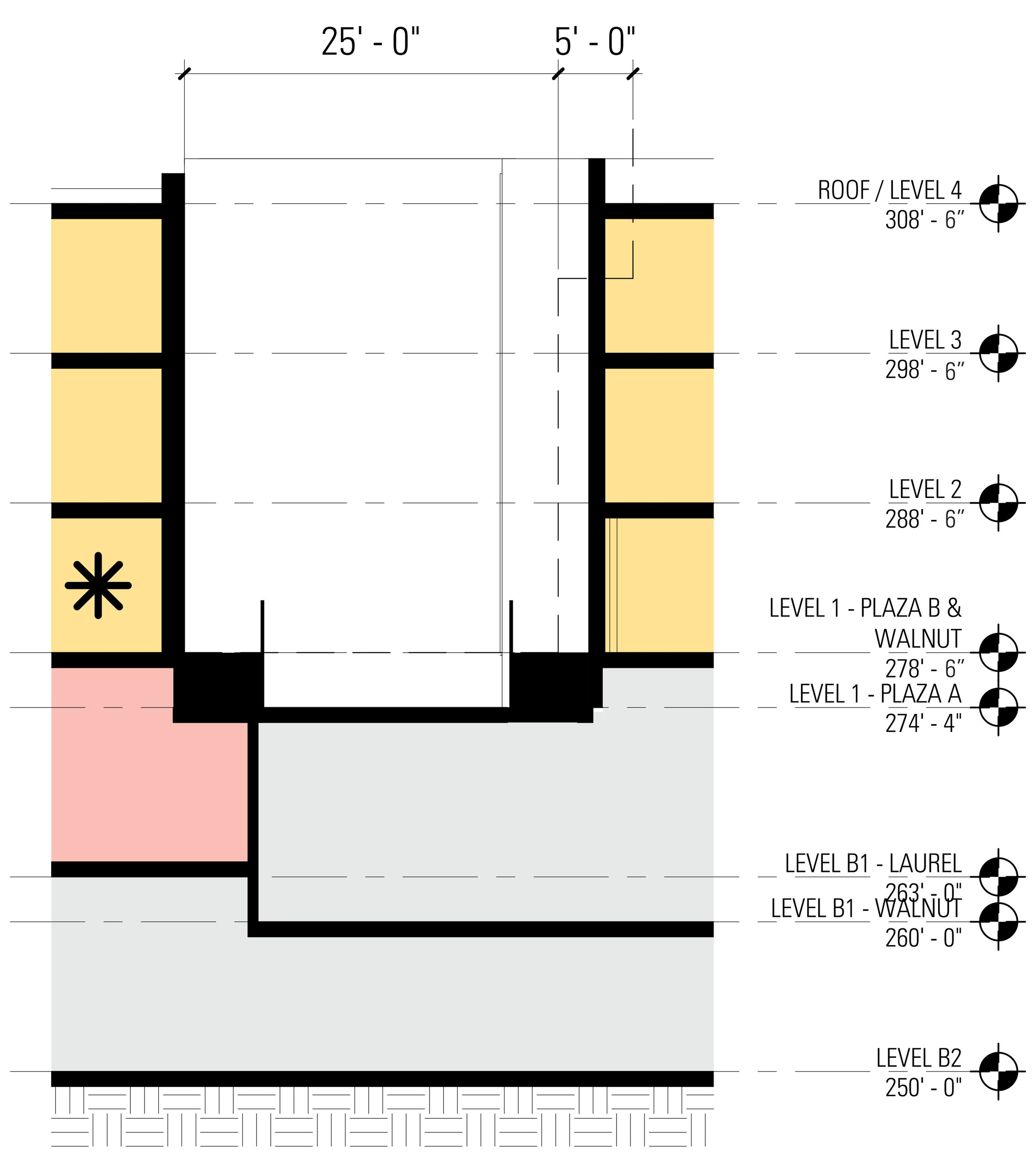
"PLAZA BLDG A" BUILDING ELEVATIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

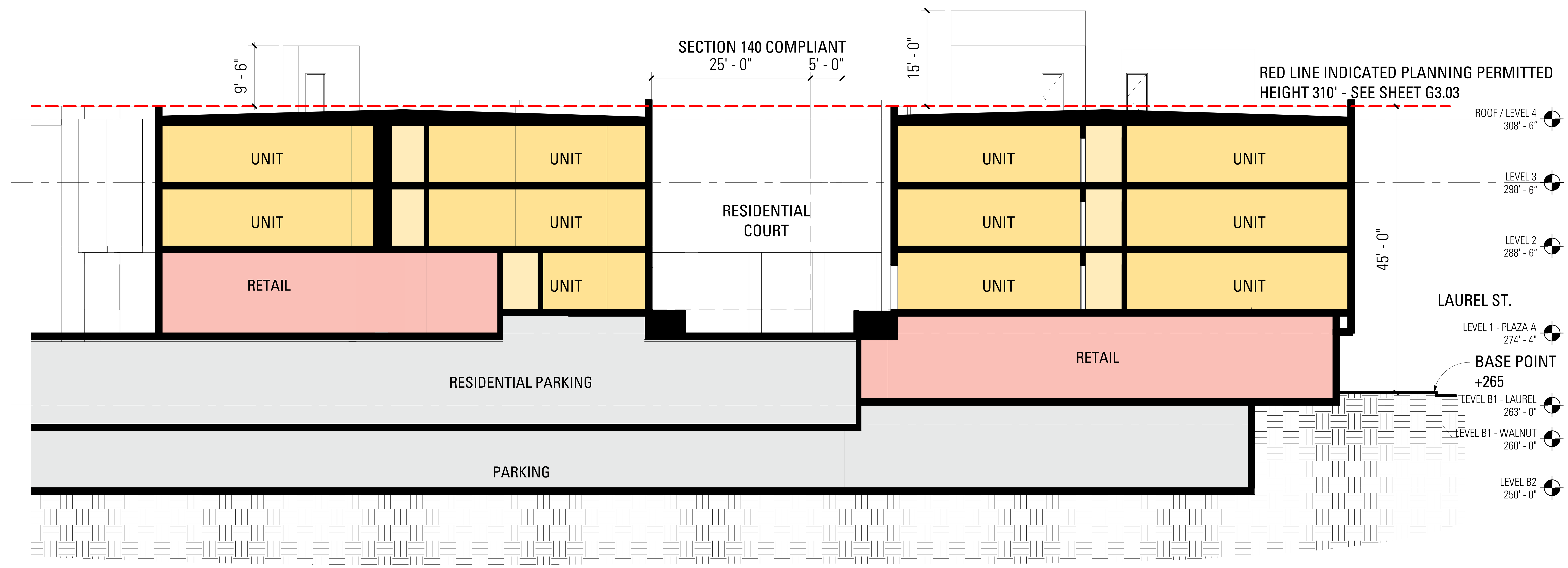
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 5' 10' 20' 30'

A2.14



UNIT REQUIRES MODIFICATION TO SECTION 140. 30' - 0" DEPTH REQUIRED

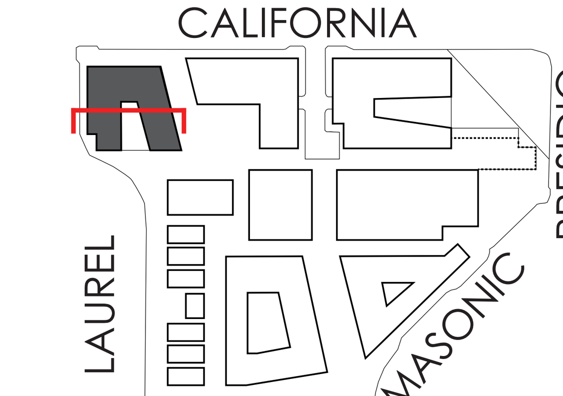


2. "PLAZA BLDG A" EAST/WEST SECTION LOOKING NORTH THRU NON-SECTION 140 COMPLIANT UNIT

1"=10'

1. "PLAZA BLDG A" EAST/WEST SECTION LOOKING SOUTH

1"=10'



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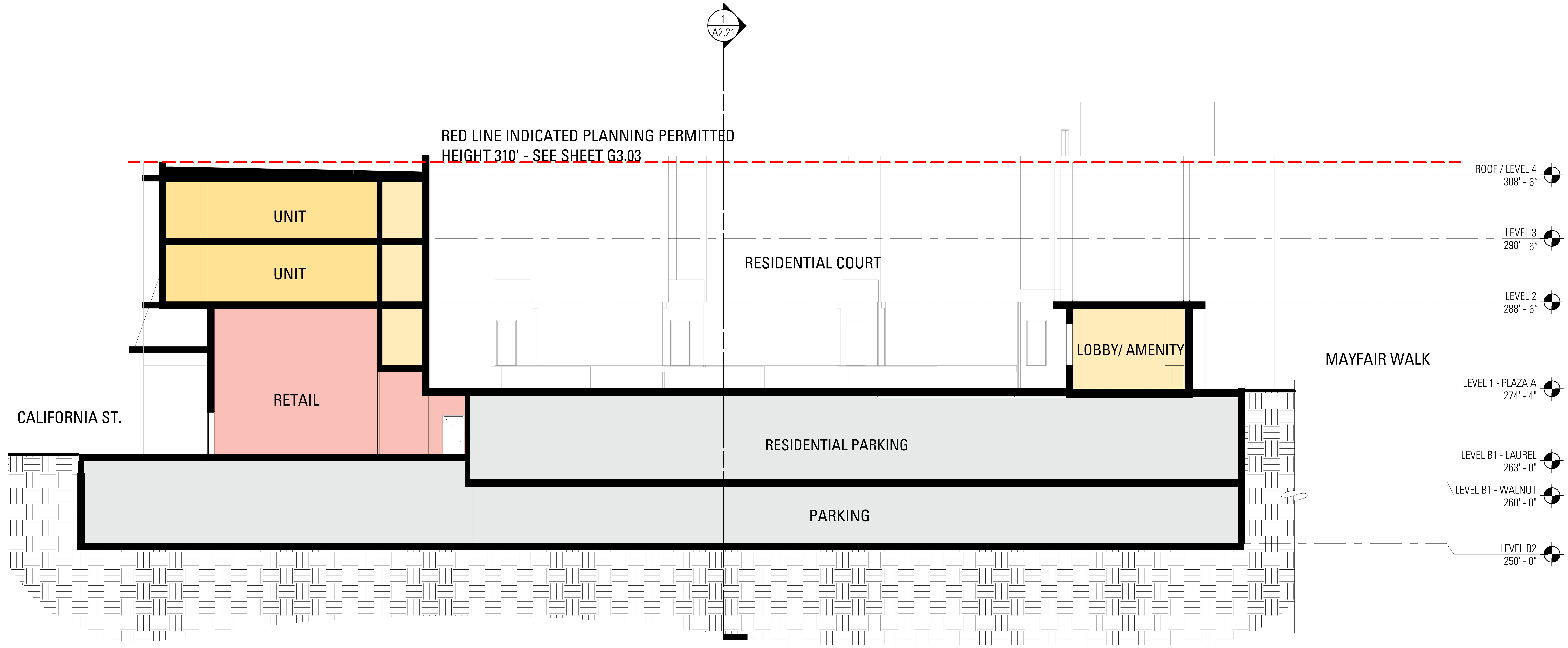
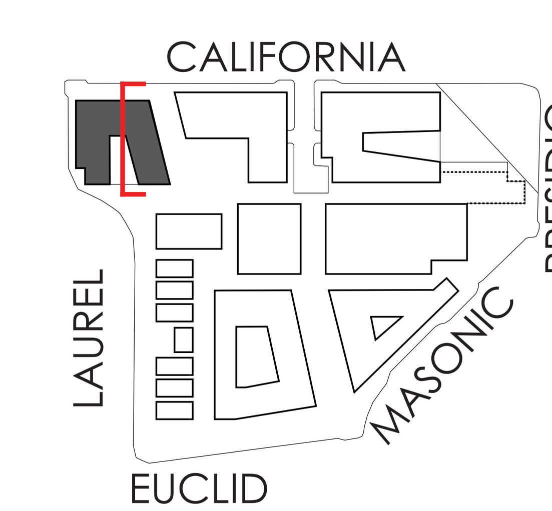
"PLAZA BLDG A" BUILDING SECTION



1. "PLAZA BLDG A" NORTH/SOUTH SECTION LOOKING EAST

1"=10'



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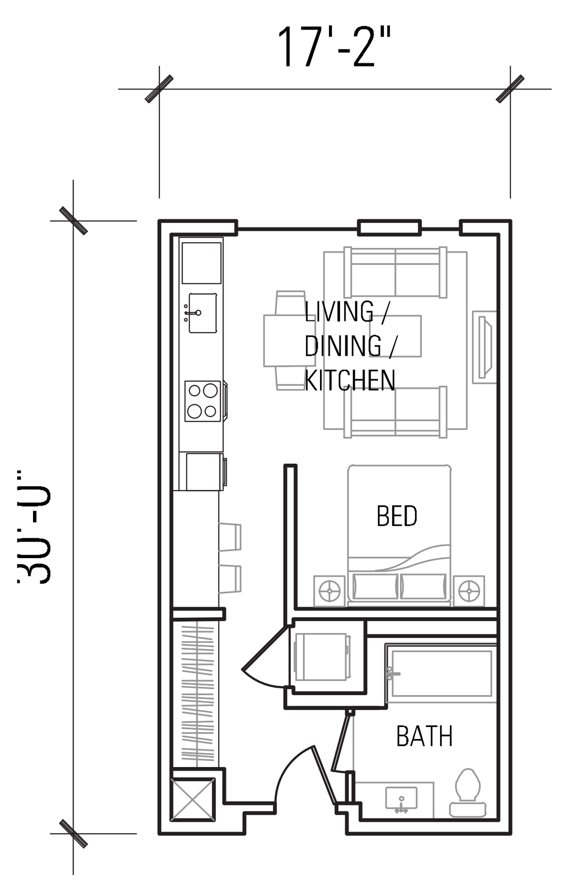
"PLAZA BLDG A" BUILDING SECTION

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

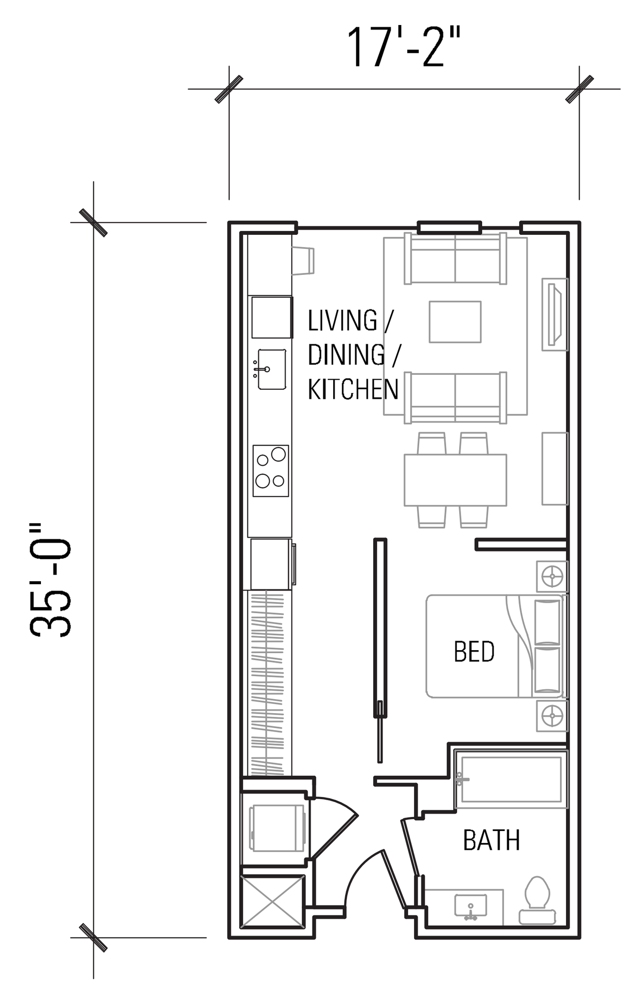
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 5' 10' 20' 30'

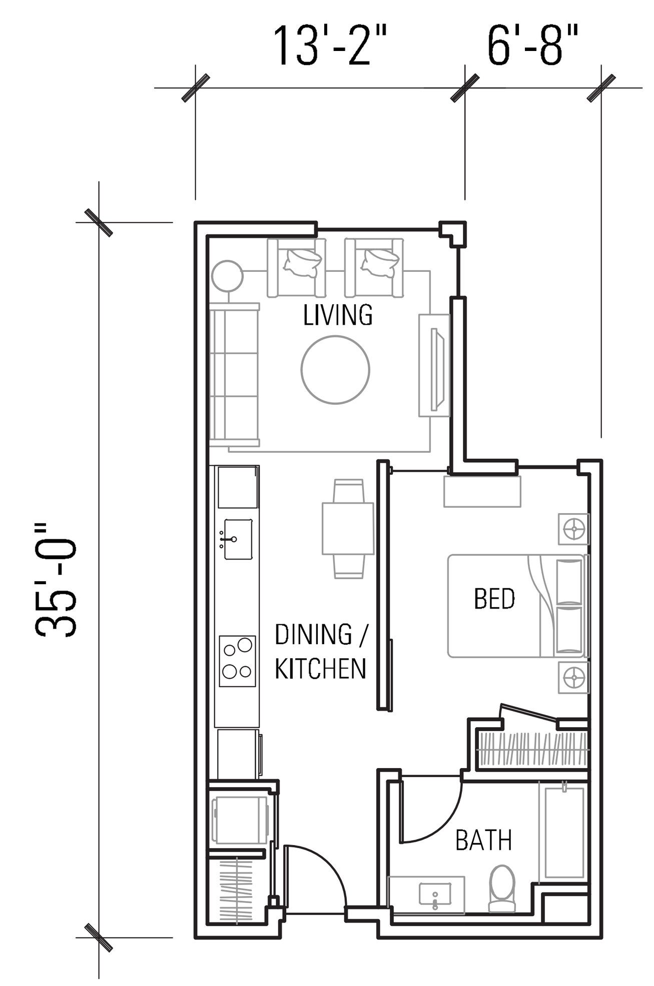
A2.22



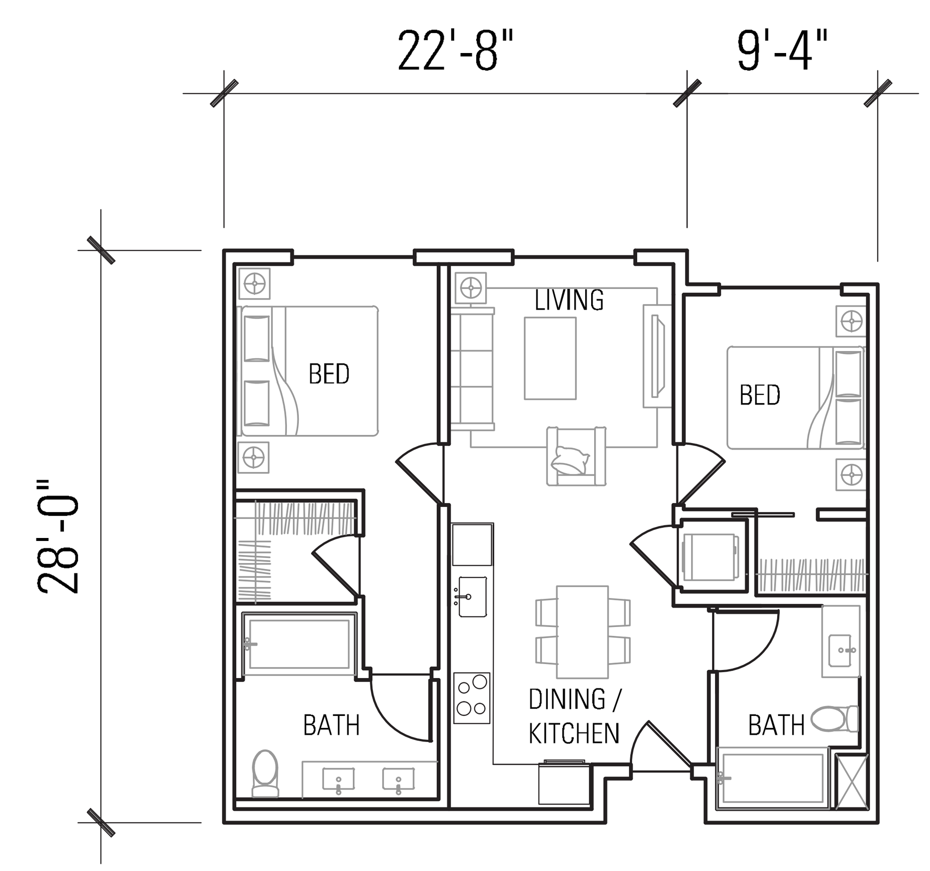
JUNIOR



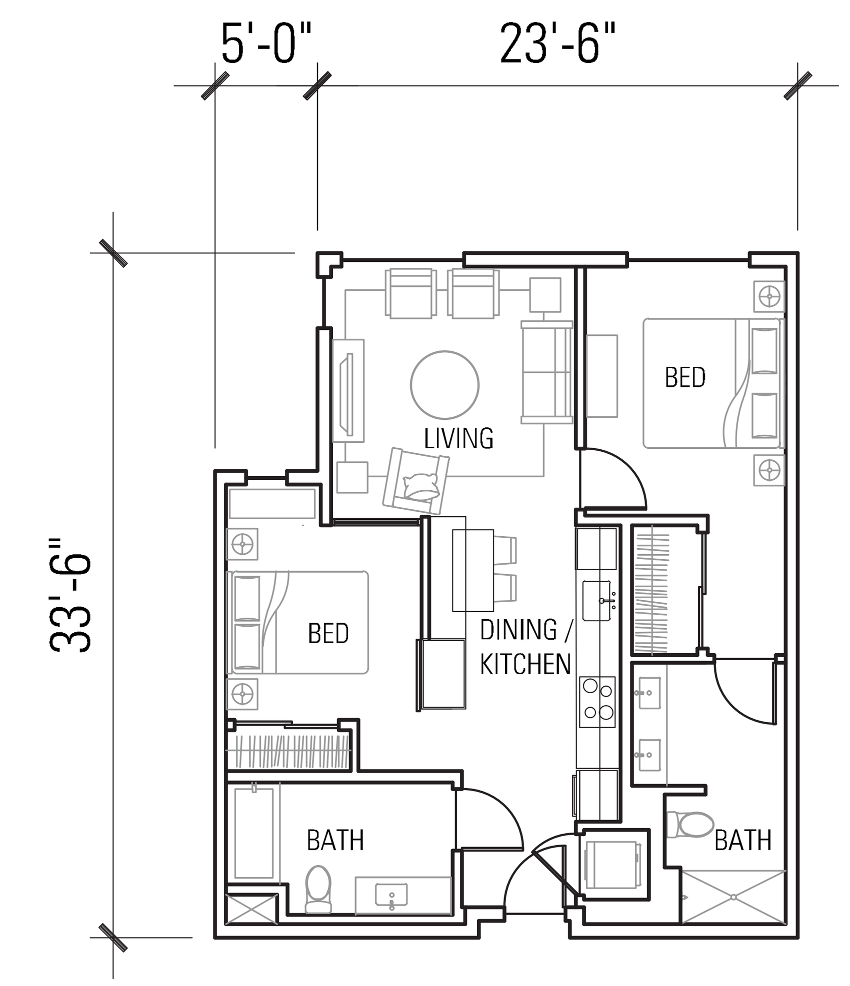
1-BEDROOM, A



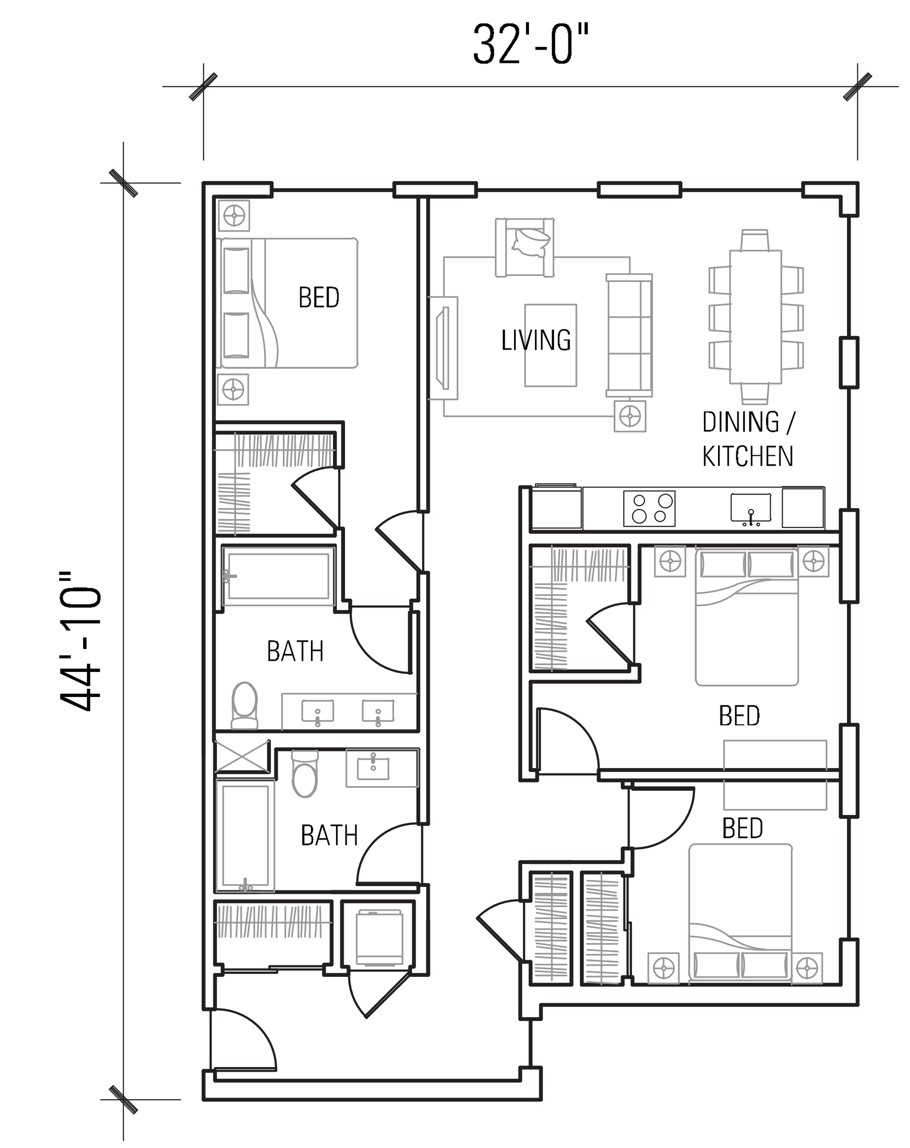
1-BEDROOM, B



2-BEDROOM, A

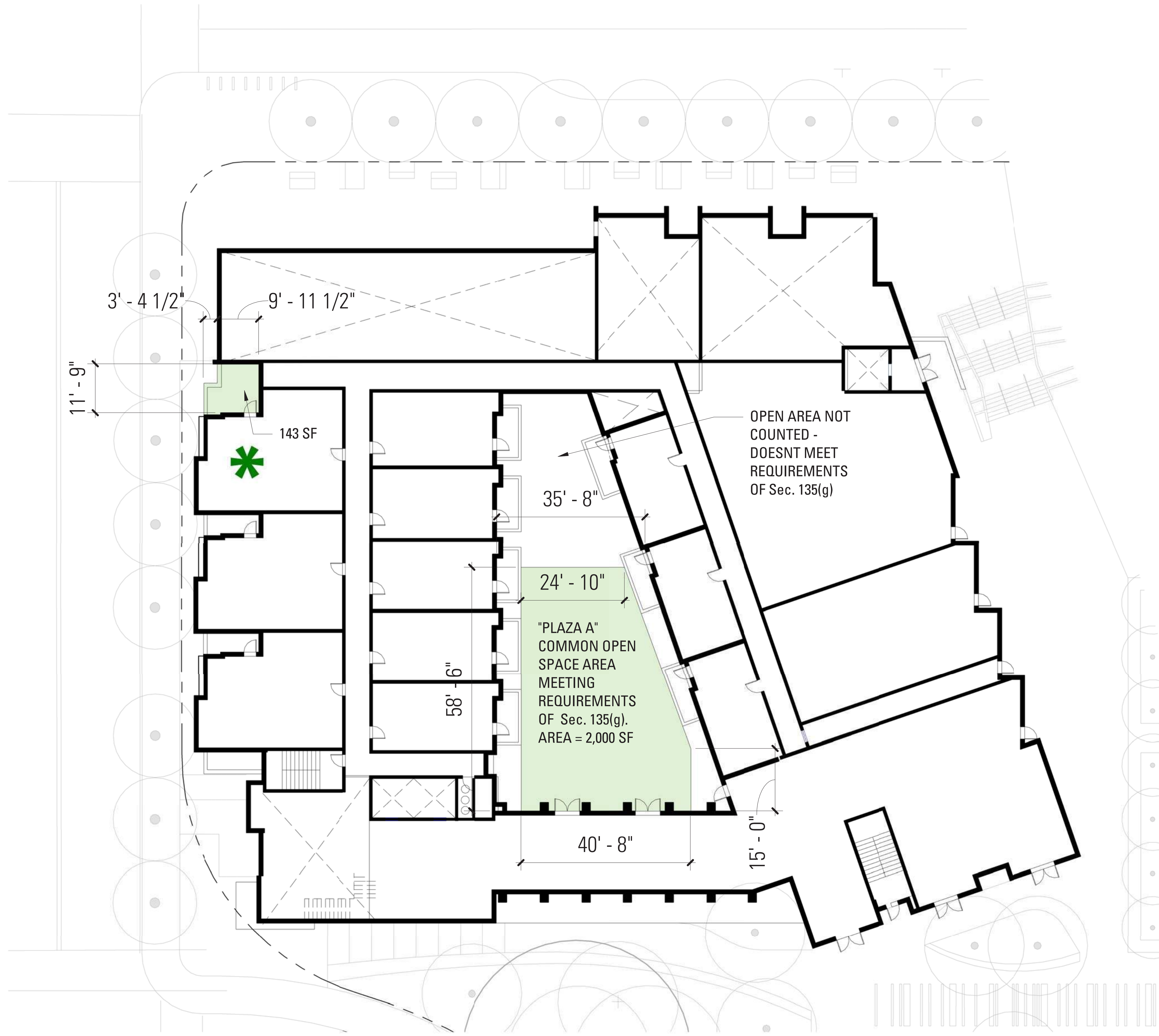


2-BEDROOM, B



3-BEDROOM

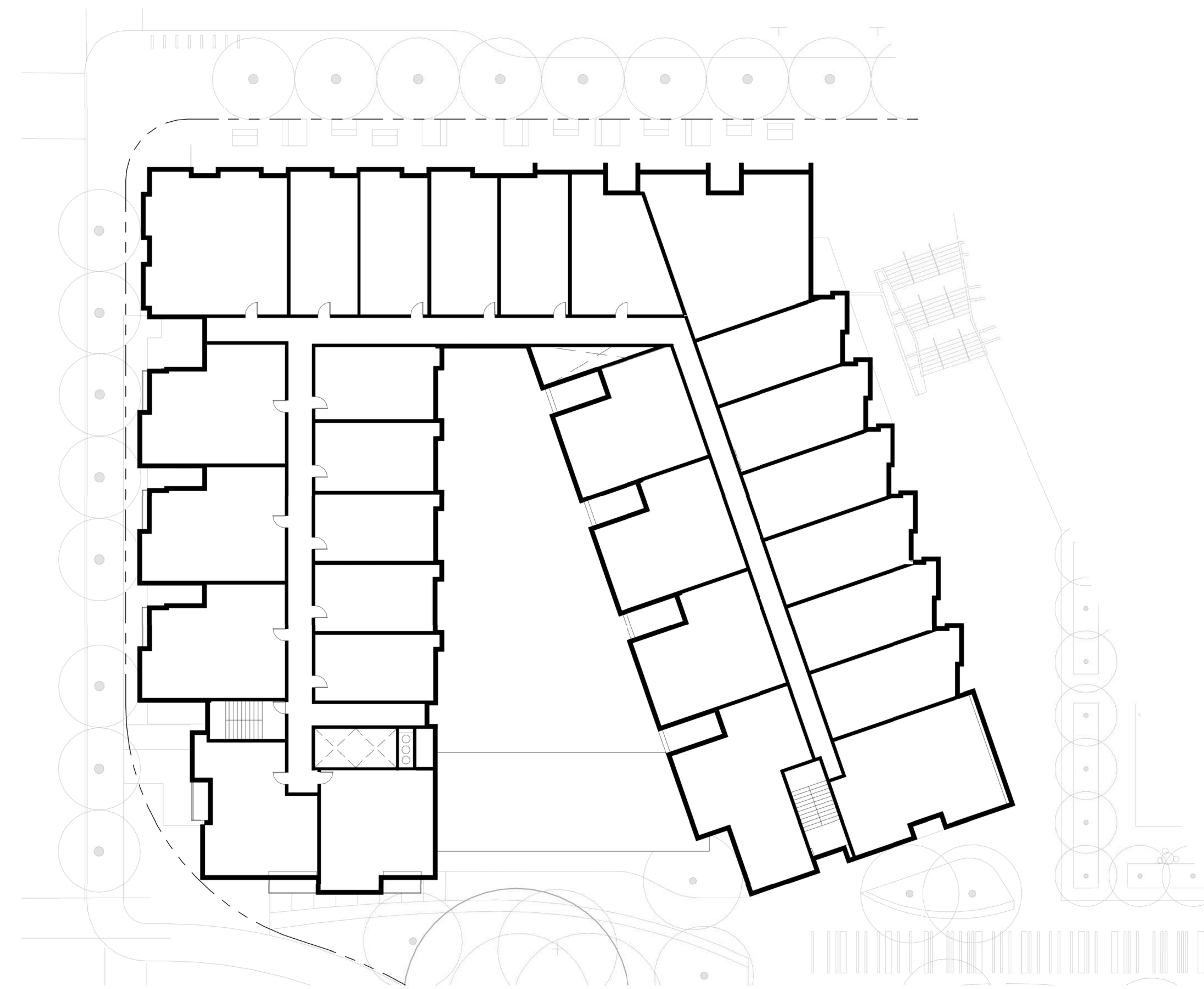
NOTE: UNITS ARE SHOWN FOR SCALE & REFERENCE ONLY. ADDITIONAL UNIT TYPES NOT SHOWN.



LEVEL 1

1" = 20'-0"

LEVEL 1 SUMMARY:
COMMON: 2,000 SF
PRIVATE: 100 SF COMPLIANT / COUNTED

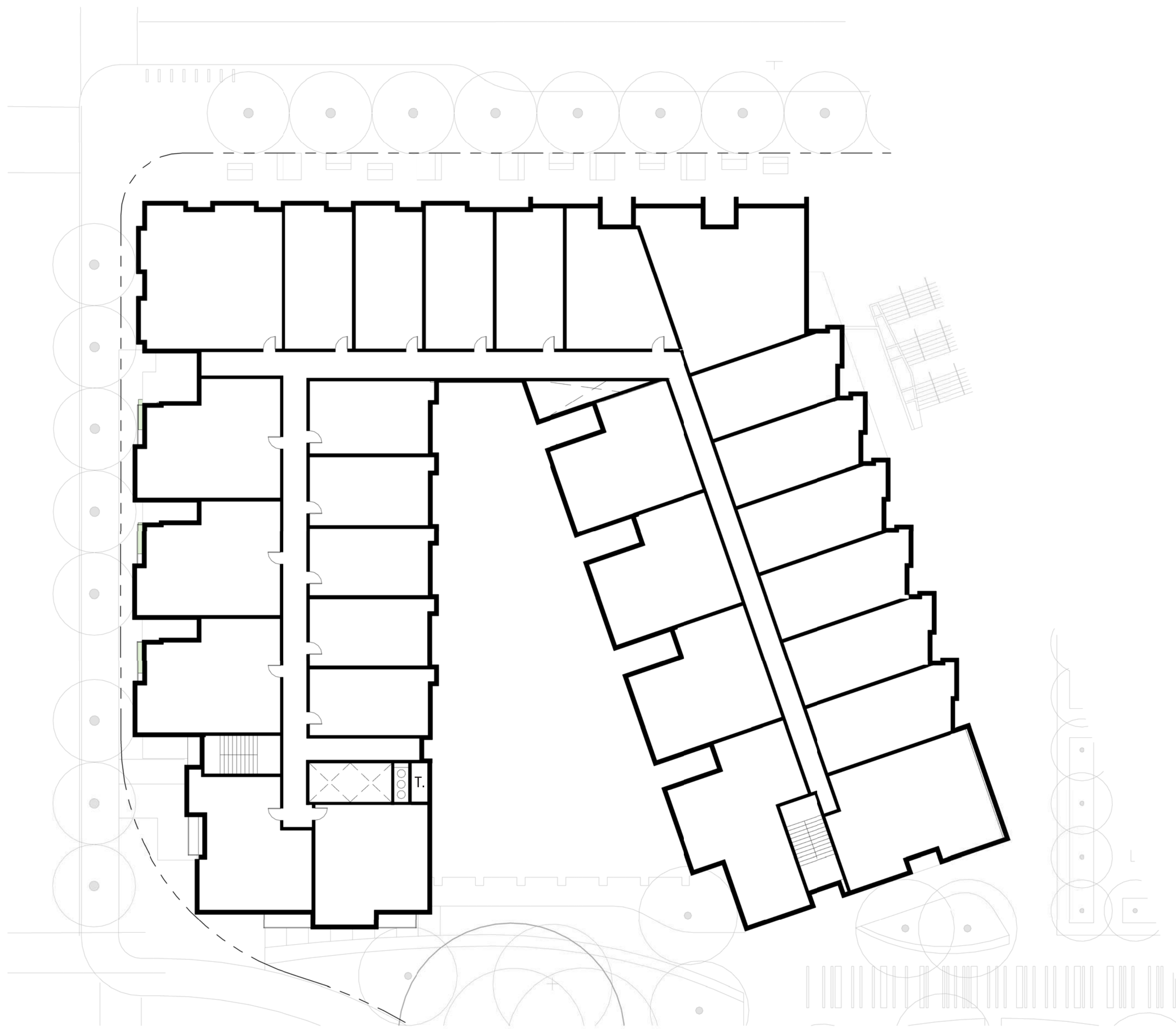


LEVEL 2

1" = 20'-0"

LEVEL 2 SUMMARY:
COMMON: 0 SF COMPLIANT
PRIVATE: 0 SF COMPLIANT

* UNIT WITH CODE COMPLYING OPEN SPACE (MAX 100 SF/UNITS COUNTED TOWARD REQUIREMENT)



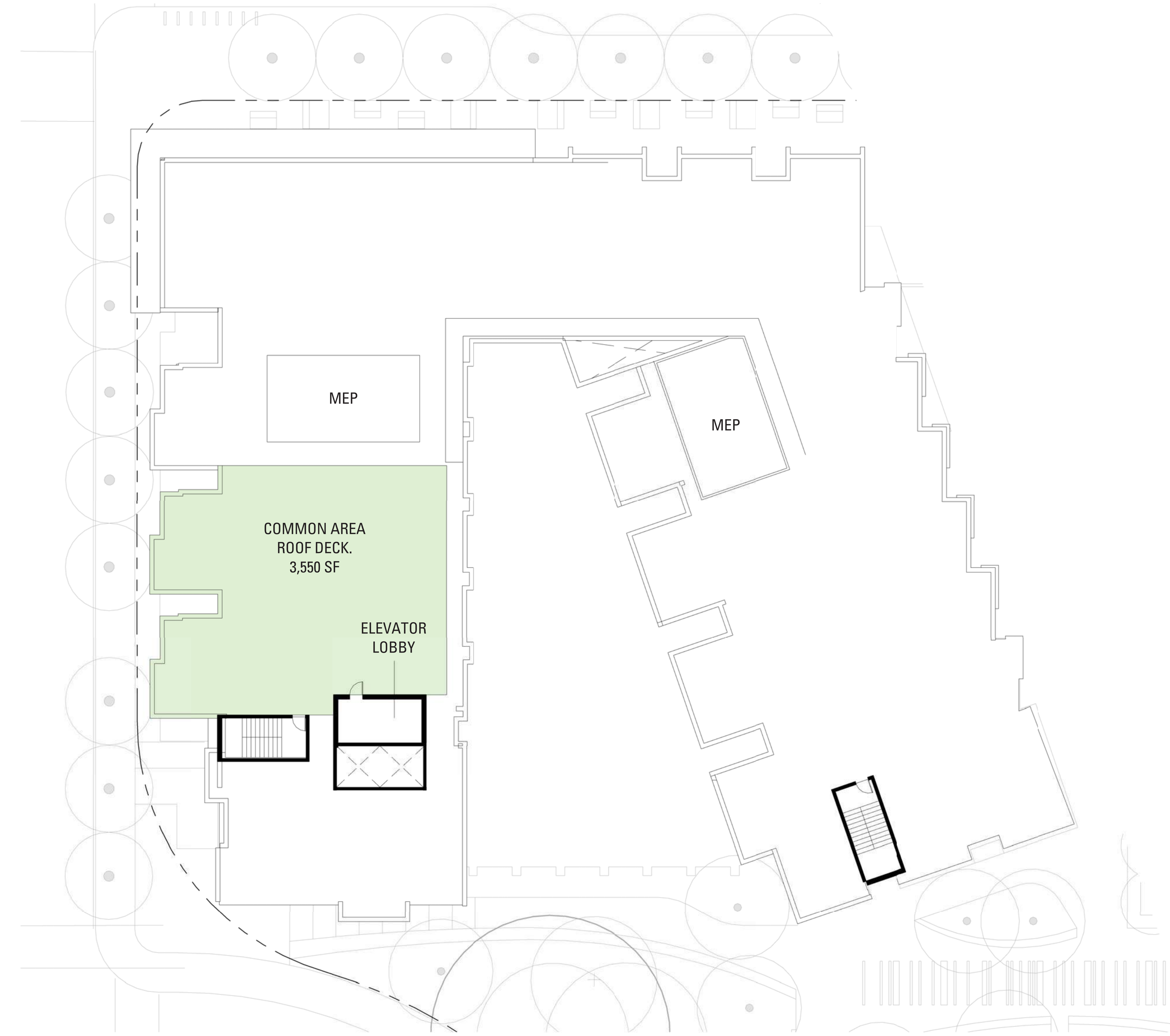
LEVEL 3

1" = 20'-0"

LEVEL 3 SUMMARY:
COMMON: 0 SF COMPLIANT
PRIVATE: 0 SF COMPLIANT

PLAZA A TOTALS:
COMMON: 5,550 SF
PRIVATE: 100 SF COMPLIANT AND COUNTED

* UNIT WITH CODE COMPLYING OPEN SPACE
(MAX 100 SF/UNITS COUNTED TOWARD REQUIREMENT)



ROOF

1" = 20'-0"

ROOF SUMMARY:
COMMON: 3,550 SF
PRIVATE: 0 SF

da.rvt

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"PLAZA BLDG A" OPEN SPACE DIAGRAMS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MS LA ARUP BAR architects JENSEN SCB

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PLANNING APPLICATION RESUBMITTAL

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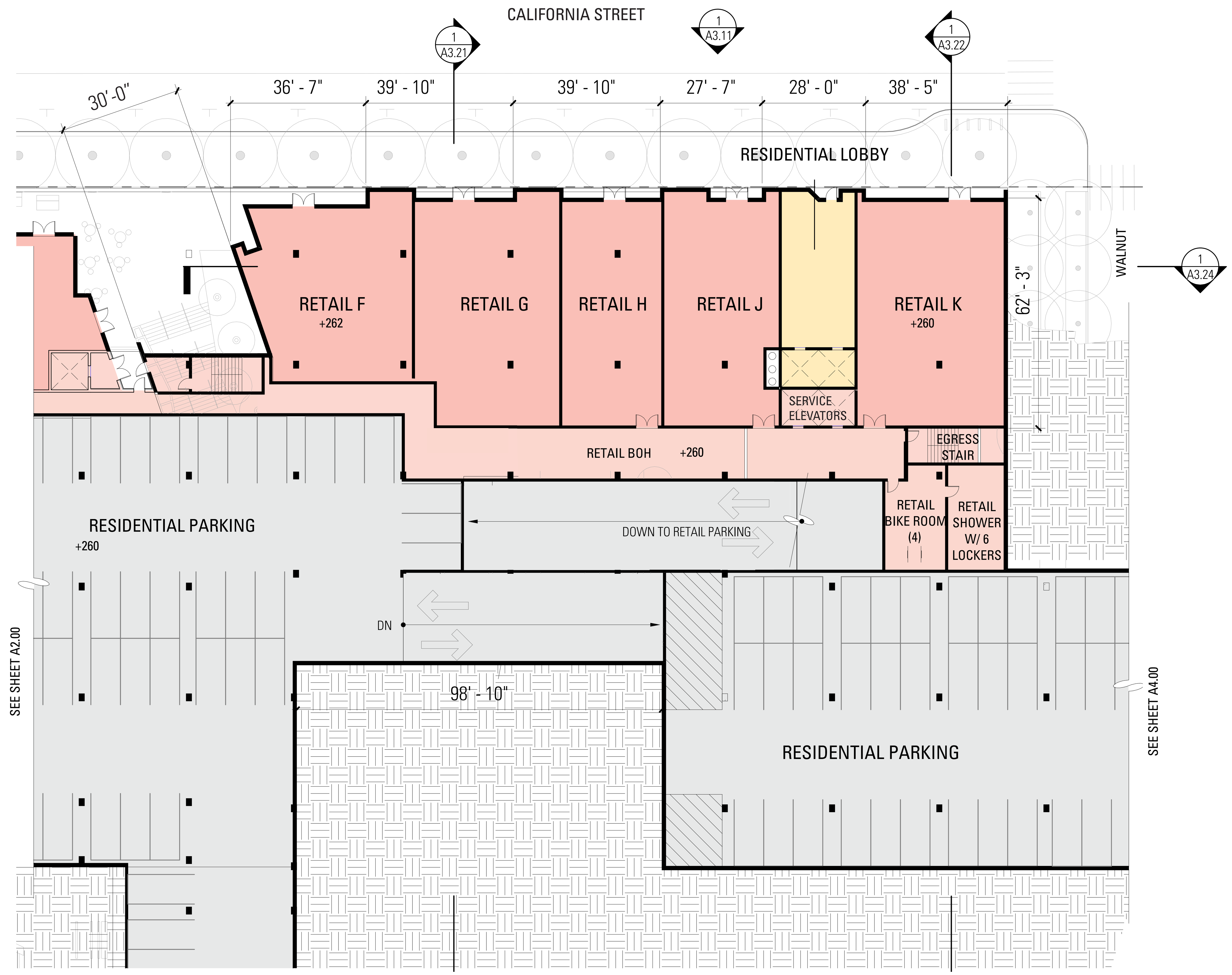
"PLAZA BLDG A" PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

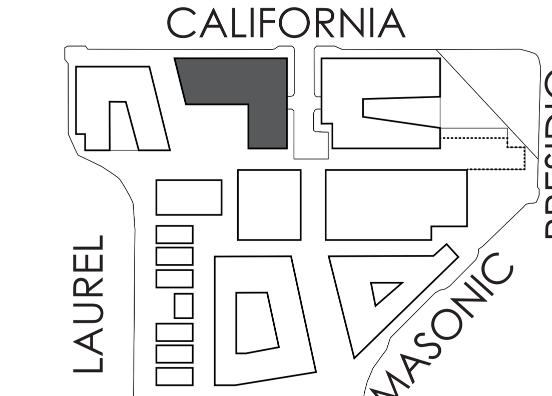
A2.60

* RETAIL DEMISING IS CONCEPTUAL
AND FINAL LAYOUT MAY DIFFER.



CHILDCARE USABLE | CHILDCARE B.O.H.
PARKING
RETAIL USABLE | RETAIL B.O.H.
OFFICE | OFFICE, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

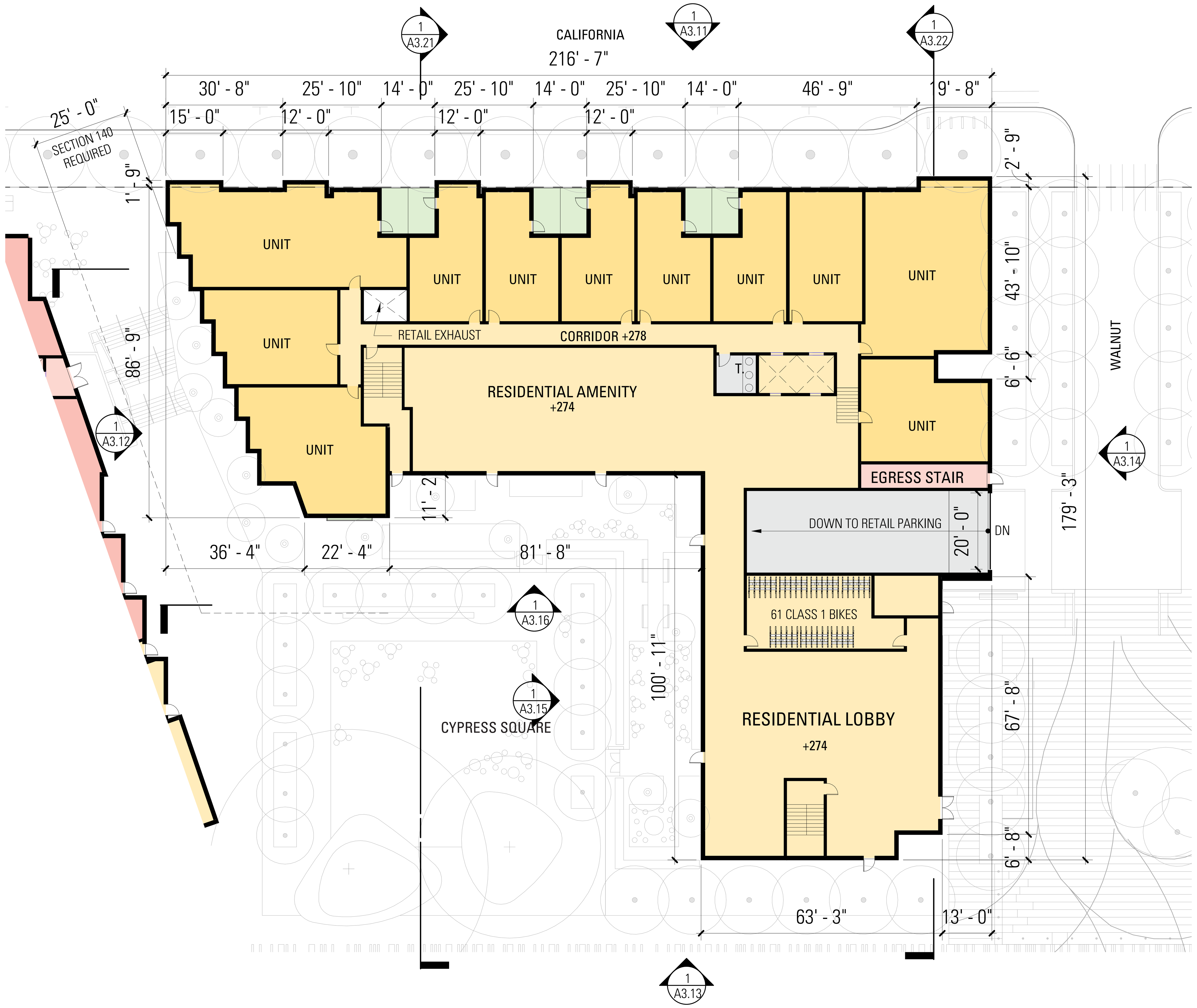


PLAN LEVEL B1 + 261' (F.F. VARIES ACROSS FLOOR LEVEL)

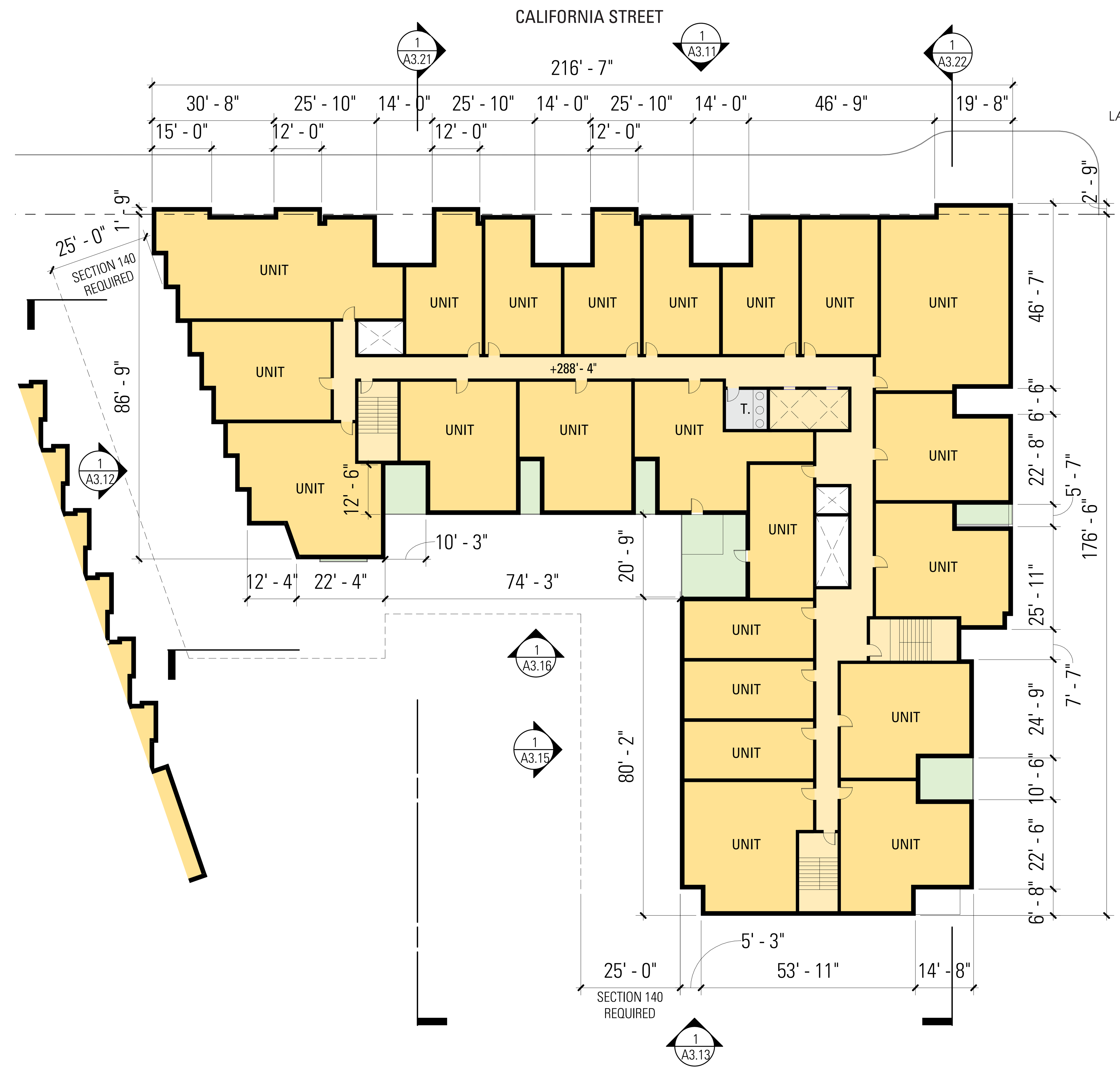
SEE SHEET A1.03 FOR MORE PARKING INFORMATION

CHILDCARE USABLE | CHILDCARE B.O.H.
PARKING
RETAIL USABLE | RETAIL B.O.H.
OFFICE | OFFICE, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF

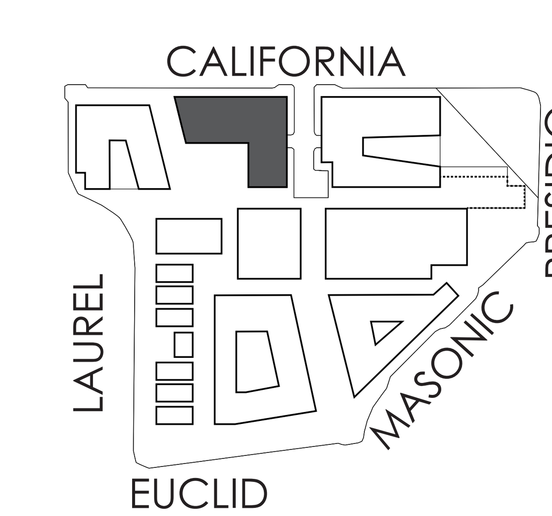
LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



PLAN LEVEL 1 + 274'



PLAN LEVEL 2 + 288'



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"PLAZA BLDG B" BUILDING PLANS - LEVEL 1 AND 2

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

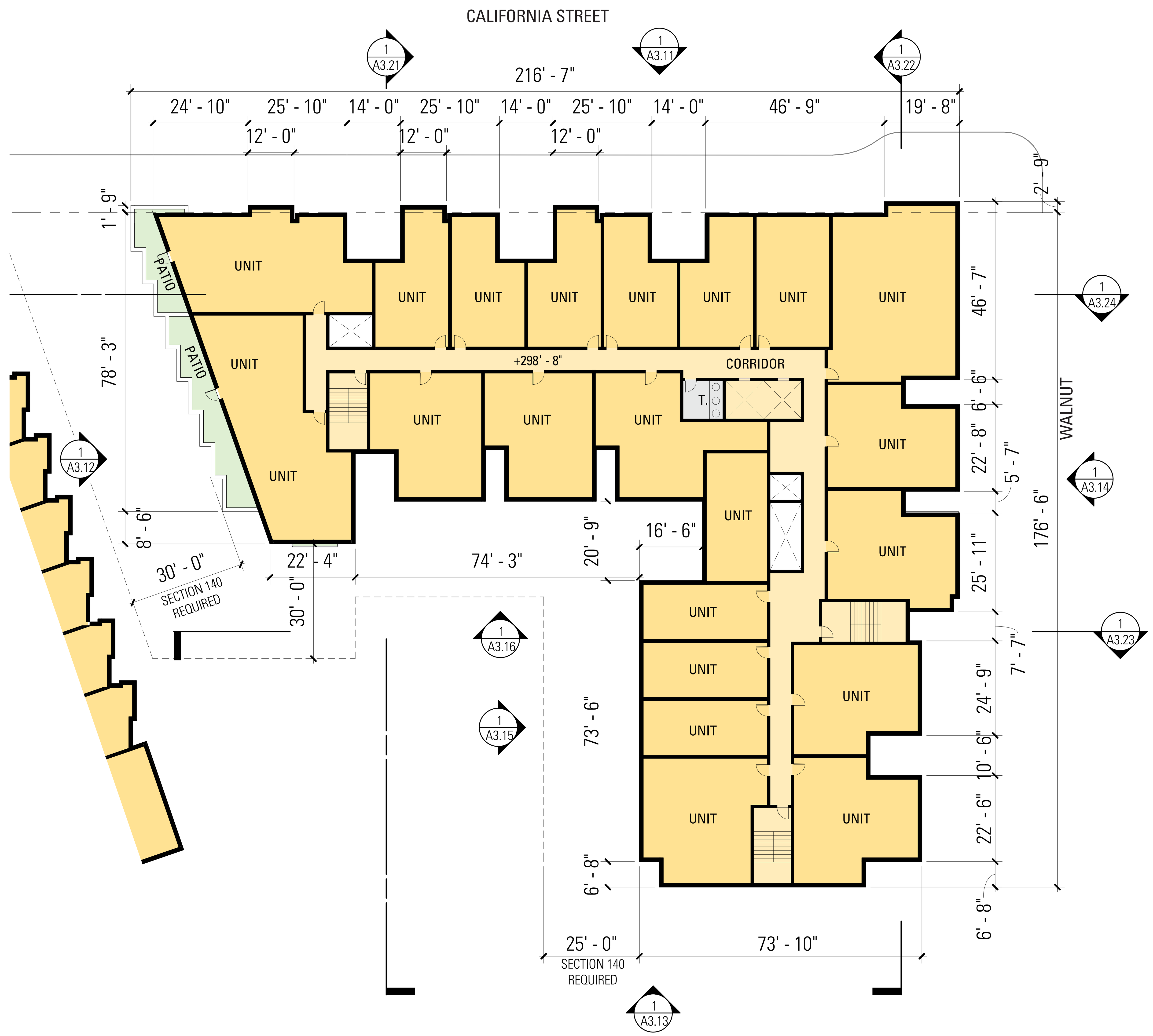
0 10' 20' 40' 60'

N

A3.01

CHILDCARE USABLE | CHILDCARE B.O.H.
PARKING
RETAIL USABLE | RETAIL B.O.H.
OFFICE | OFFICE, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF

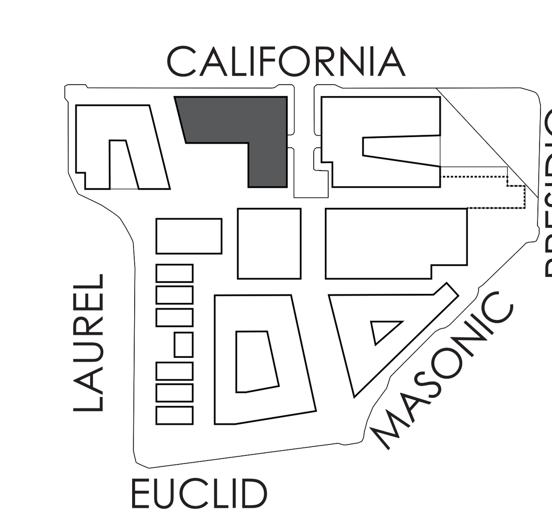
LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



PLAN LEVEL 3 + 298'

PLAN LEVEL 4 + 308.2'

NOTE: MEP LAYOUT IS CONCEPTUAL



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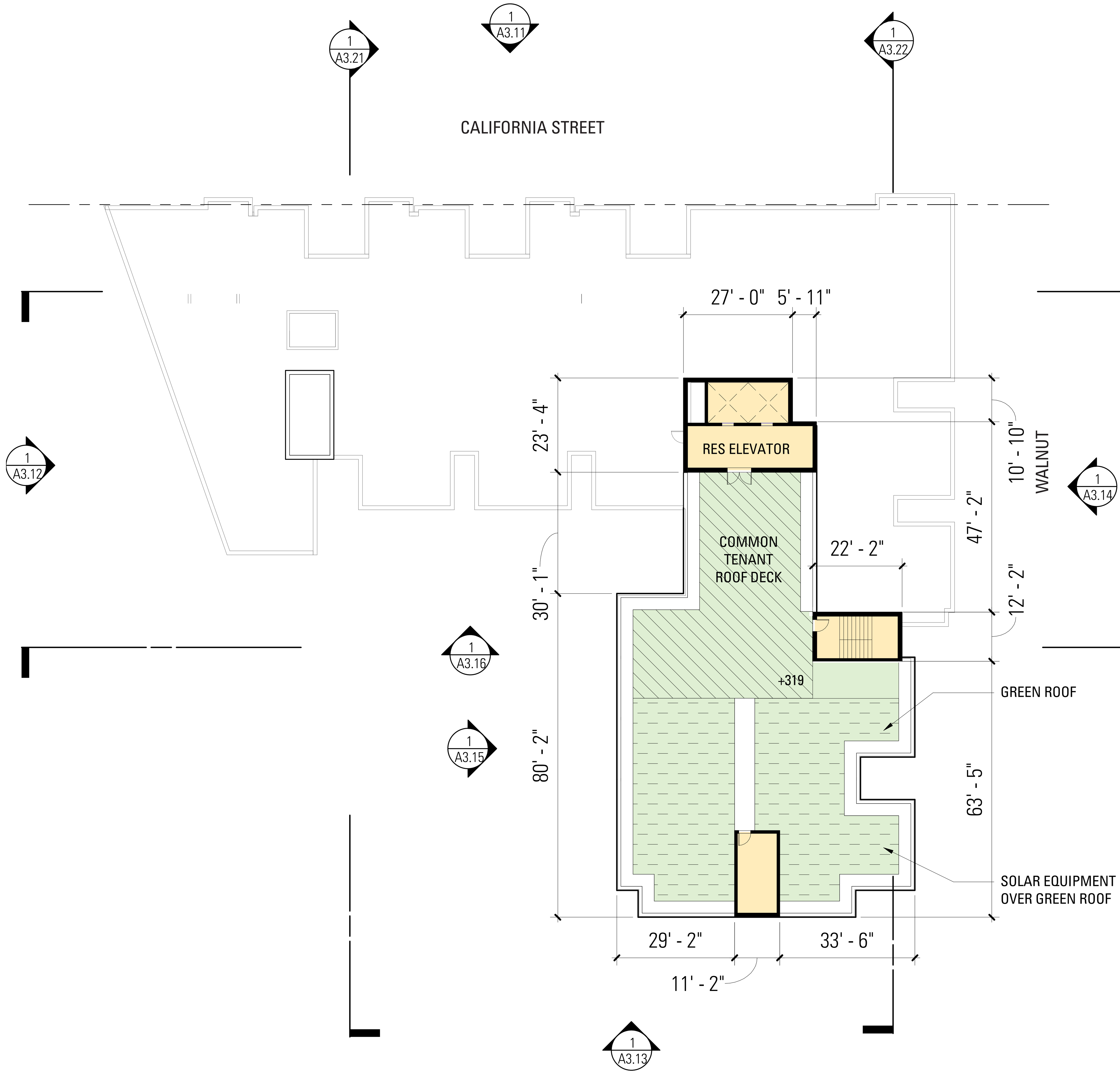
"PLAZA BLDG B" BUILDING PLANS - LEVEL 3 AND 4

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

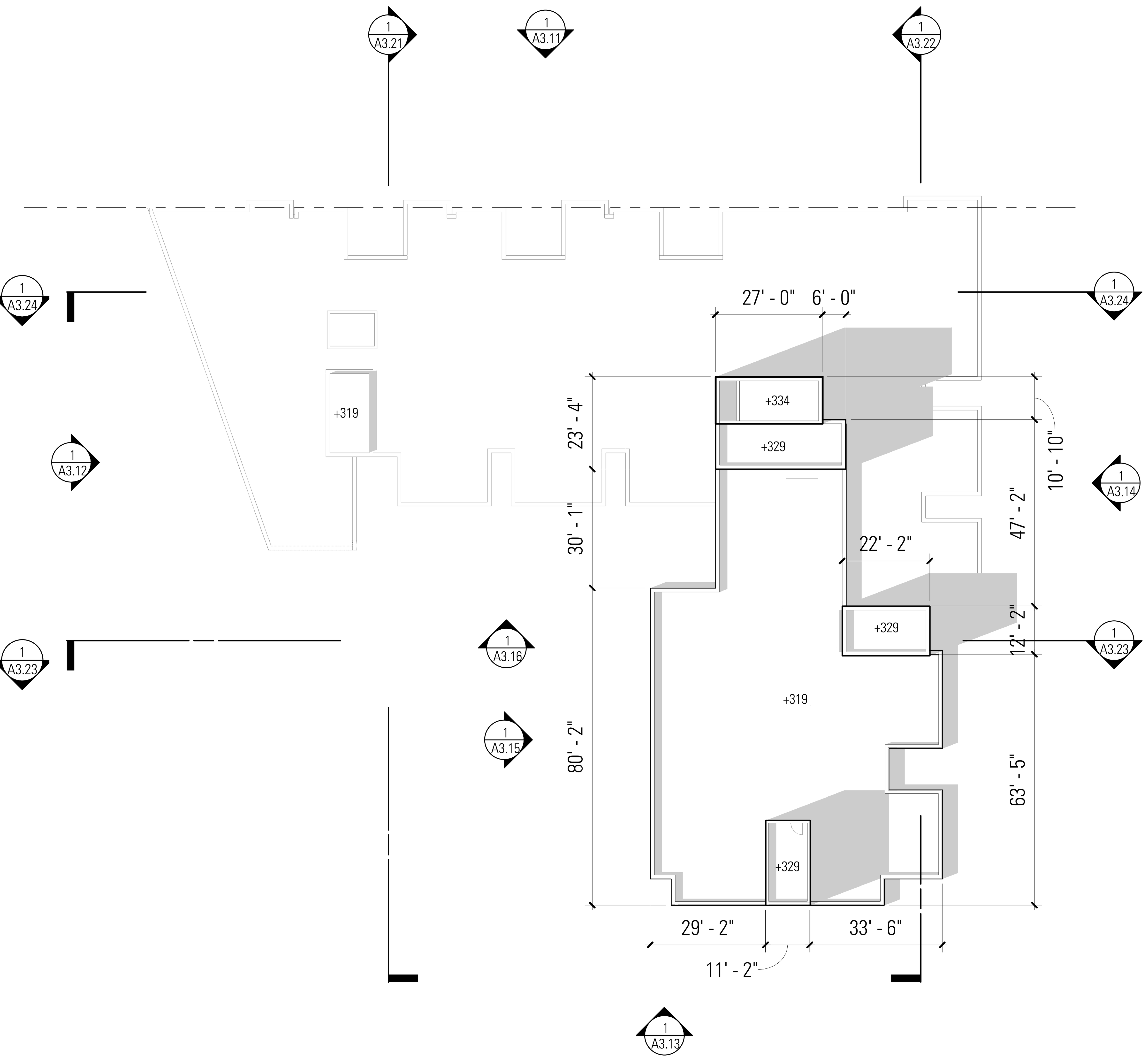
0 10' 20' 40' 60'

A3.02



ROOF PLAN + 319'

NOTE: MEP LAYOUT IS CONCEPTUAL



PENTHOUSE PLAN + 329'

CHILDCARE USABLE | CHILDCARE B.O.H.

PARKING

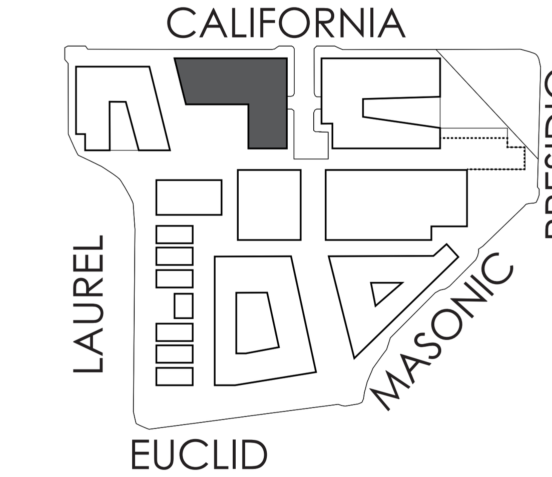
RETAIL USABLE | RETAIL B.O.H.

OFFICE | OFFICE, CORE

RESIDENTIAL HOMES | RESIDENTIAL CORE

LANDSCAPED ROOF

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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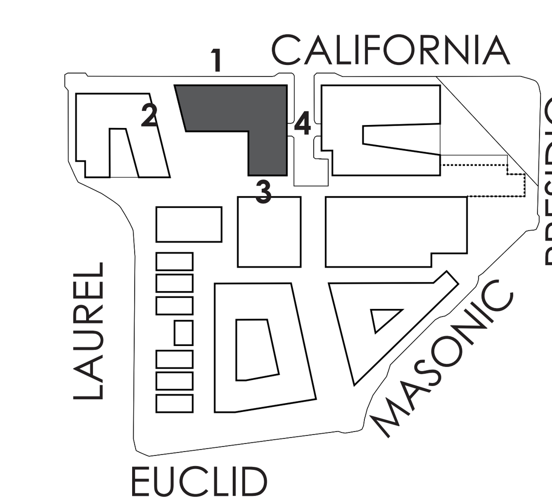
"PLAZA BLDG B" BUILDING ROOF PLAN

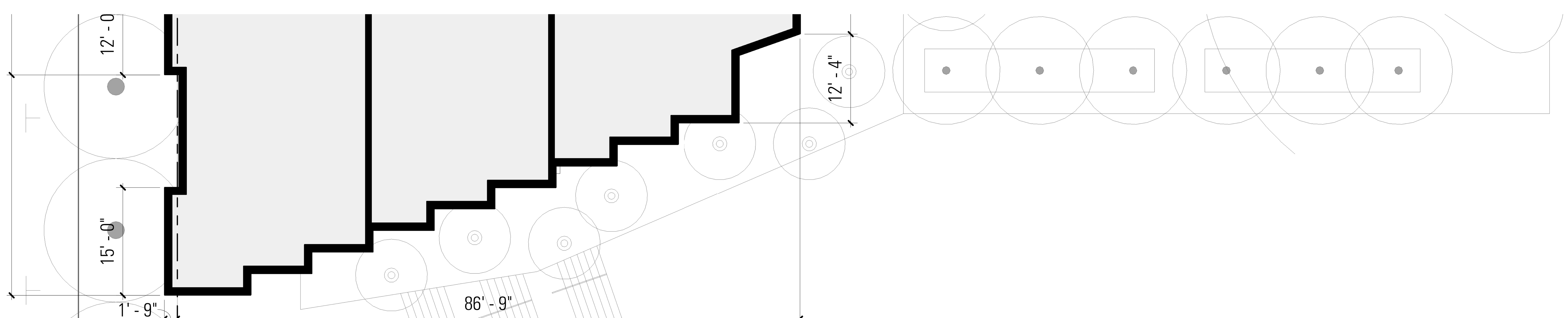
MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

1. CALIFORNIA STREET ELEVATION (NORTH) WITH ILLUSTRATIVE PLAN AT LEVEL 1



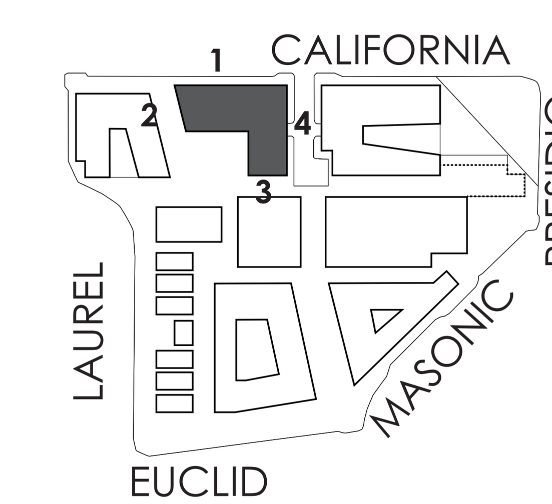
3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA BLDG B" BUILDING ELEVATION

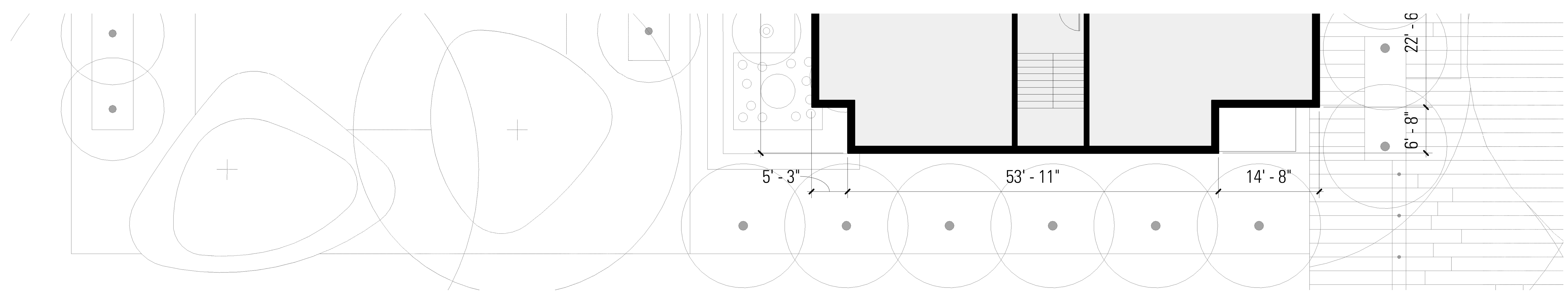


MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

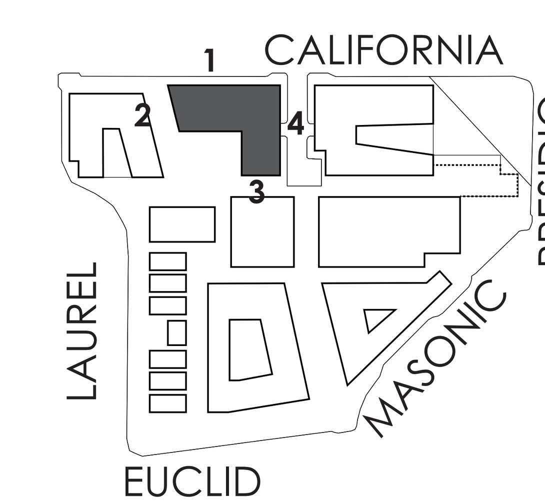
2. CYPRESS SQUARE ELEVATION (WEST) WITH ILLUSTRATIVE PLAN AT LEVEL 1



MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE



3. CYPRESS SQUARE ELEVATION (SOUTH) WITH ILLUSTRATIVE PLAN AT LEVEL 2

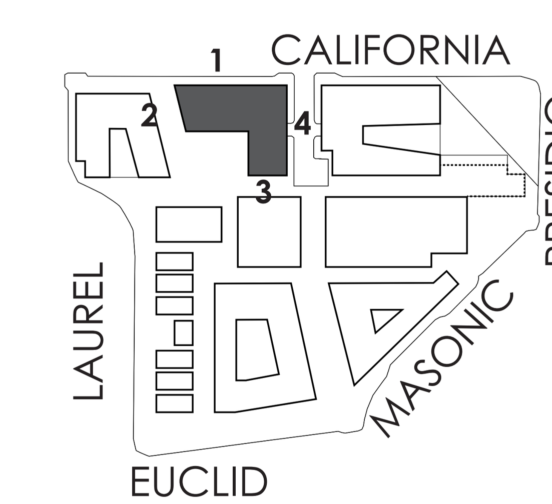


4. CYPRESS SQUARE ELEVATION (EAST) WITH ILLUSTRATIVE PLAN AT LEVEL 2

*BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04

MATERIAL KEY

1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

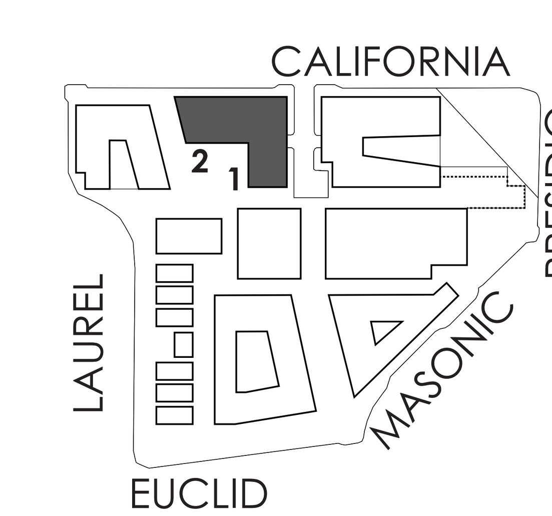


3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA BLDG B" BUILDING ELEVATION

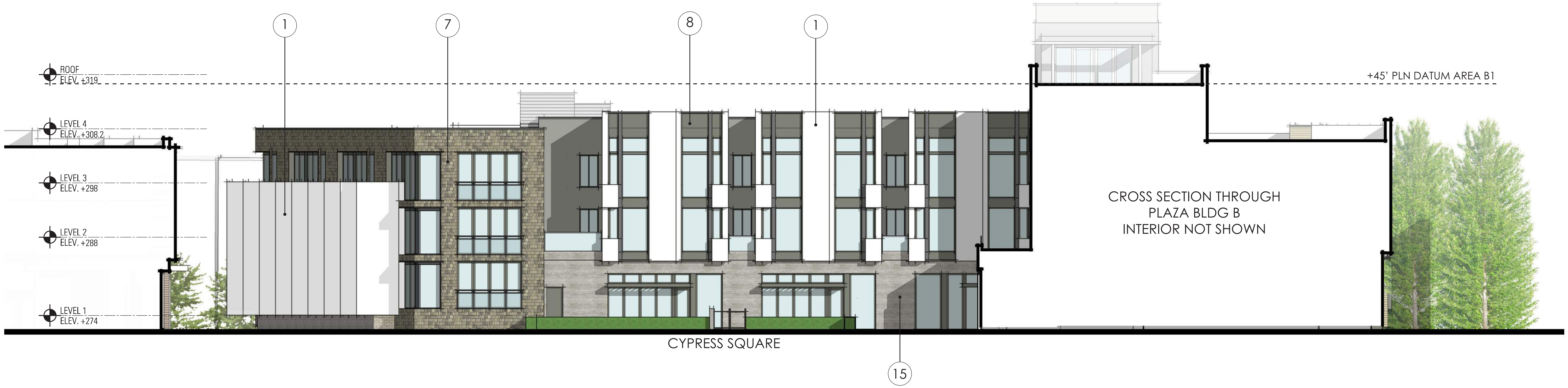
MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

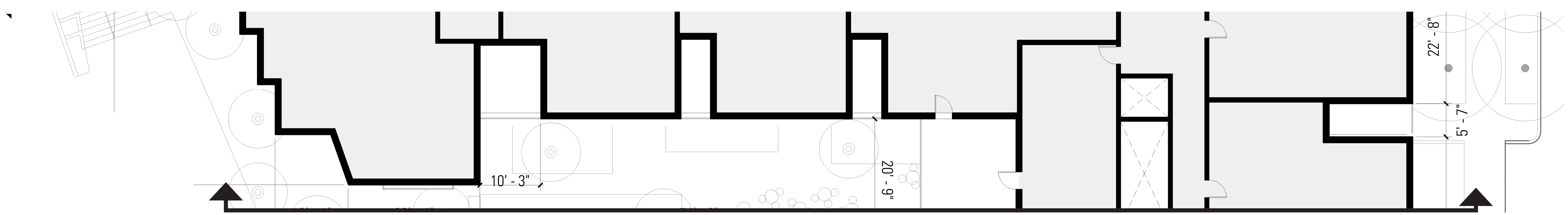
1. CYPRESS SQUARE ELEVATION (WEST) WITH ILLUSTRATIVE PLAN AT LEVEL 2



3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA BLDG B" BUILDING ELEVATION

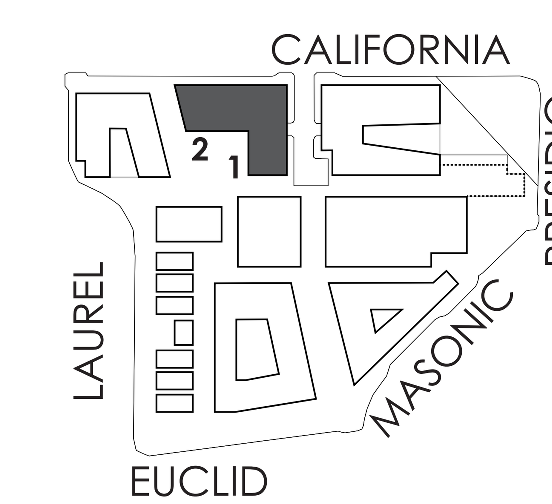




2. CYPRESS SQUARE ELEVATION (SOUTH) WITH ILLUSTRATIVE PLAN AT LEVEL 2

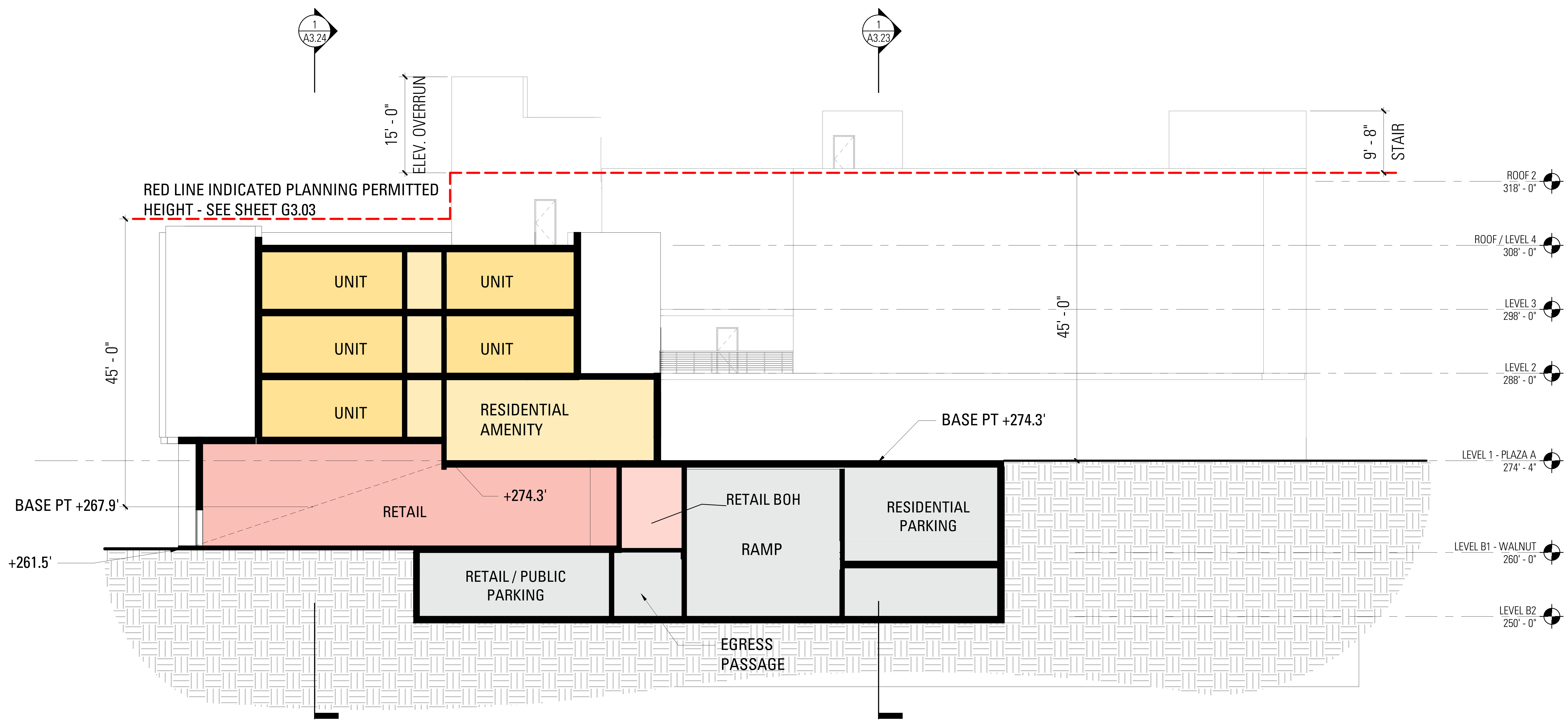
MATERIAL KEY

1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE



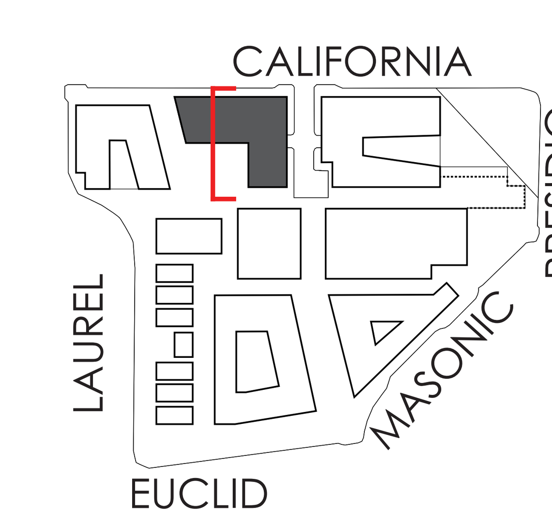
3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA BLDG B" BUILDING ELEVATION



1. "PLAZA BLDG B" NORTH/ SOUTH SECTION LOOKING EAST

1"=10'



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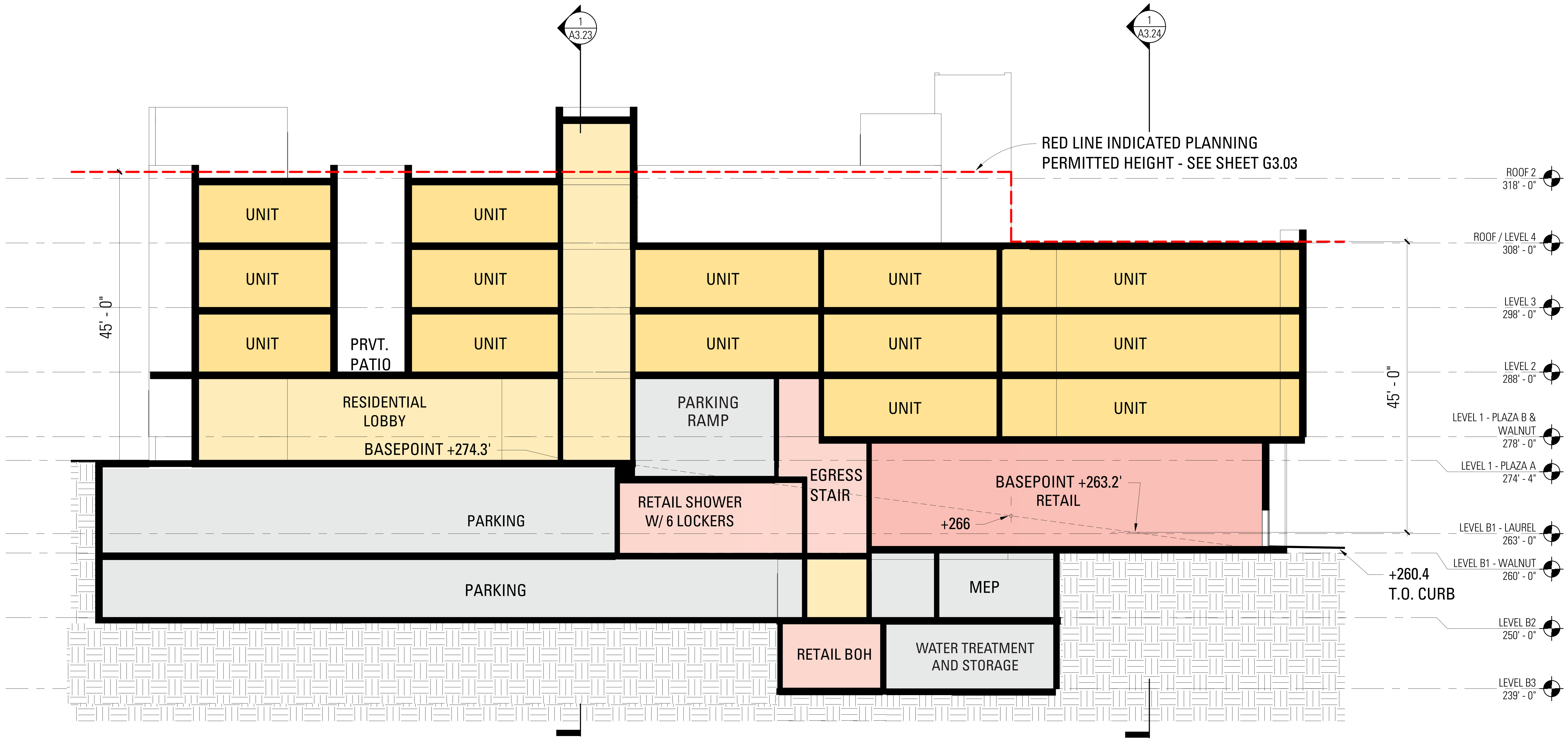
"PLAZA BLDG B" BUILDING SECTION

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

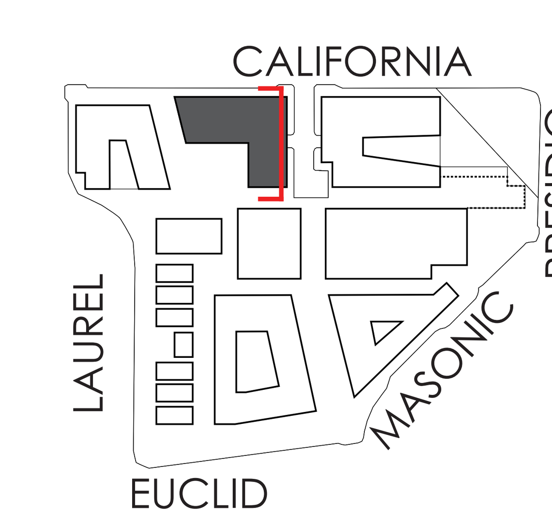
0 5' 10' 20' 30'

A3.21



1. "PLAZA BLDG B" NORTH/ SOUTH SECTION LOOKING WEST

1"=10'



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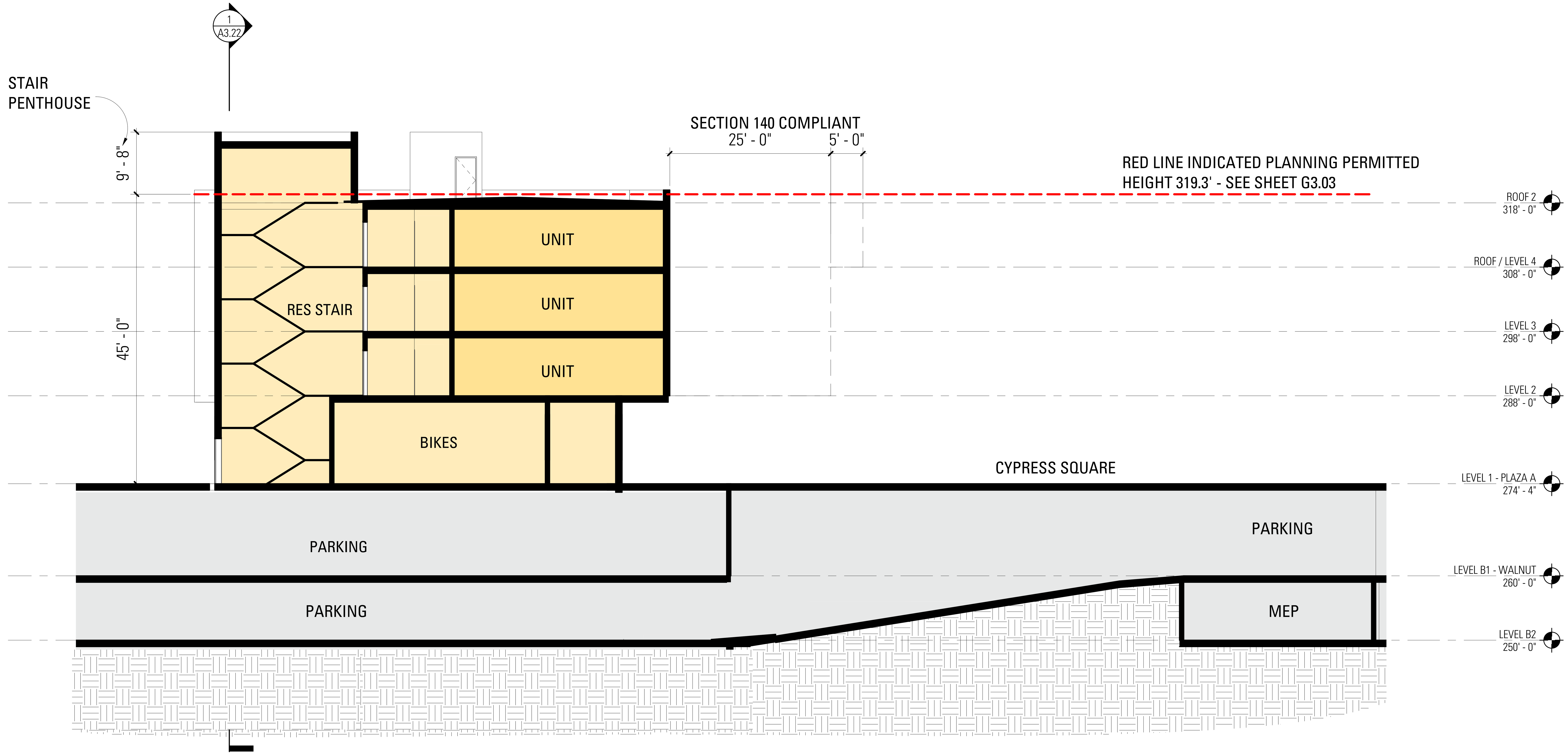
"PLAZA BLDG B" BUILDING SECTION

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

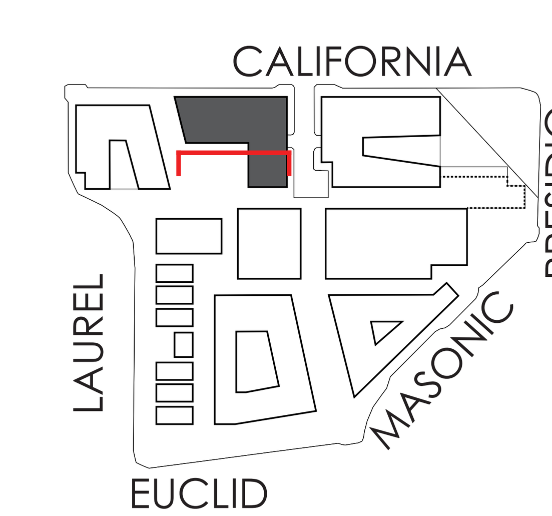
0 5' 10' 20' 30'

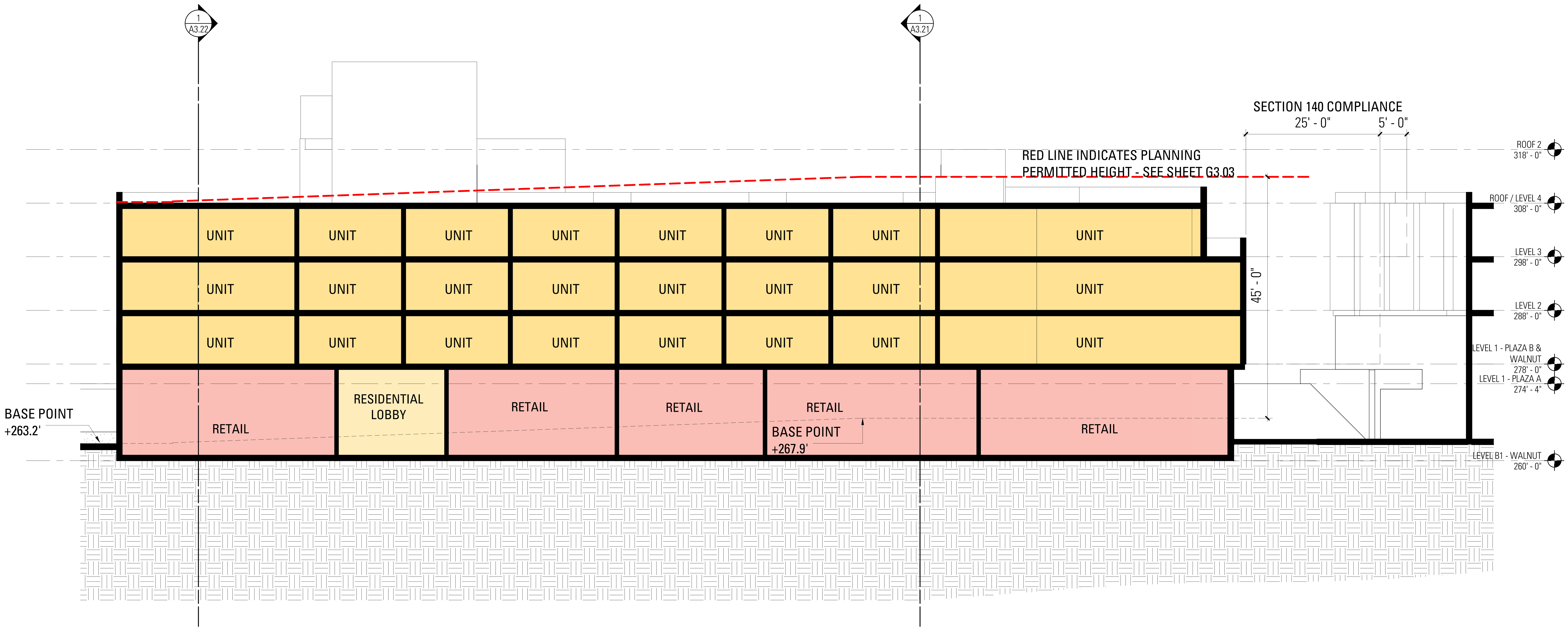
A3.22



1. "PLAZA BLDG B" NORTH/ SOUTH SECTION LOOKING SOUTH

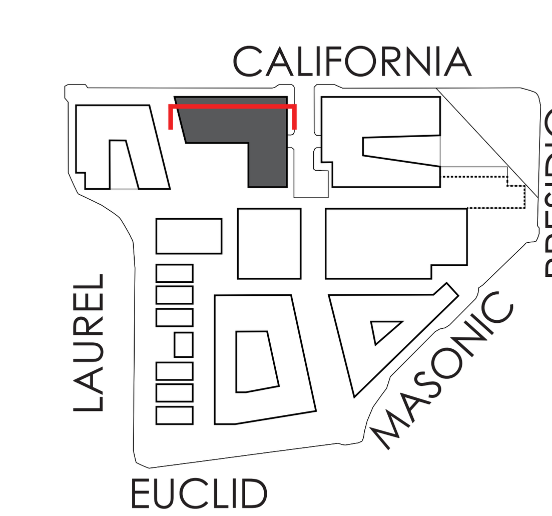
1"=10'





1. "PLAZA BLDG B" NORTH/ SOUTH SECTION LOOKING SOUTH

1"=10'



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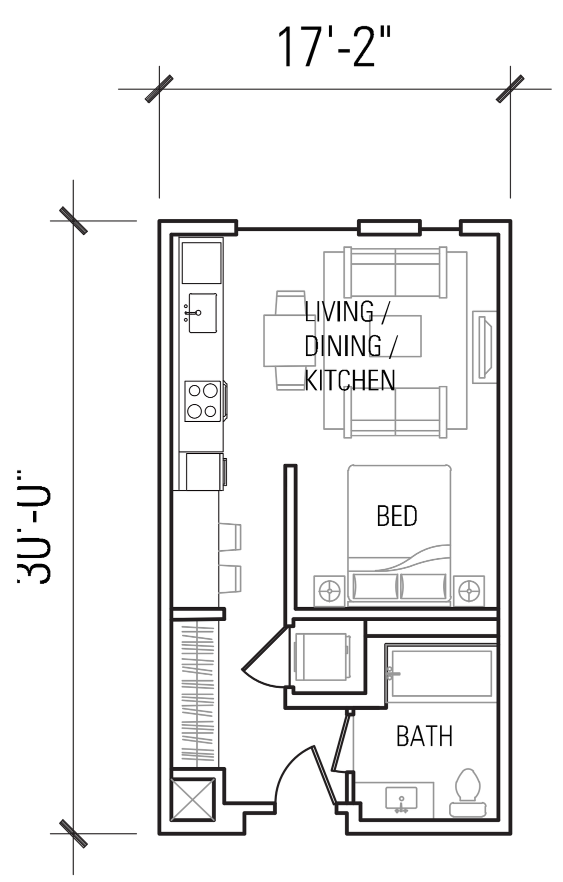
"PLAZA BLDG B" BUILDING SECTION

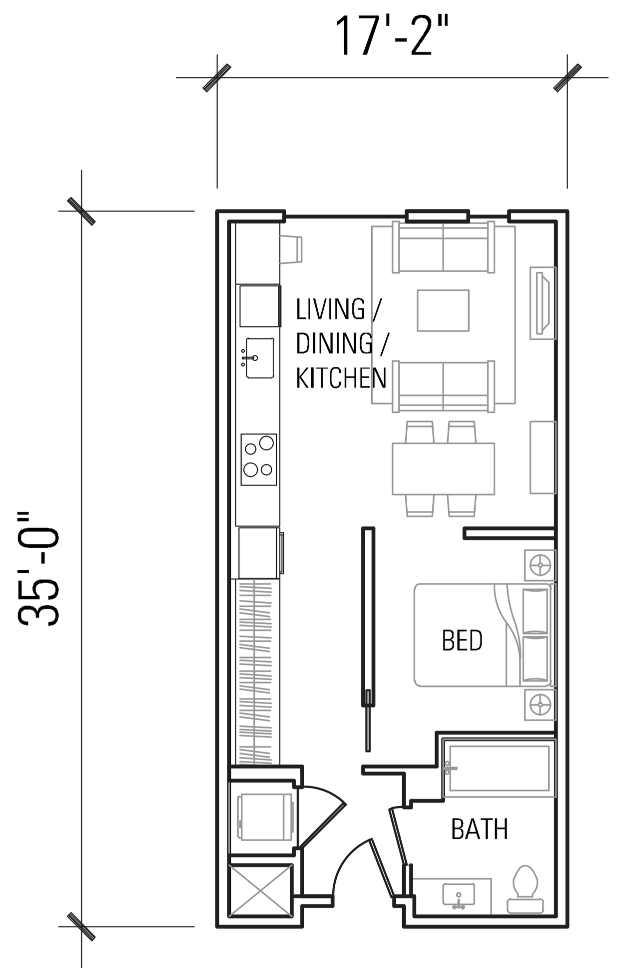
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

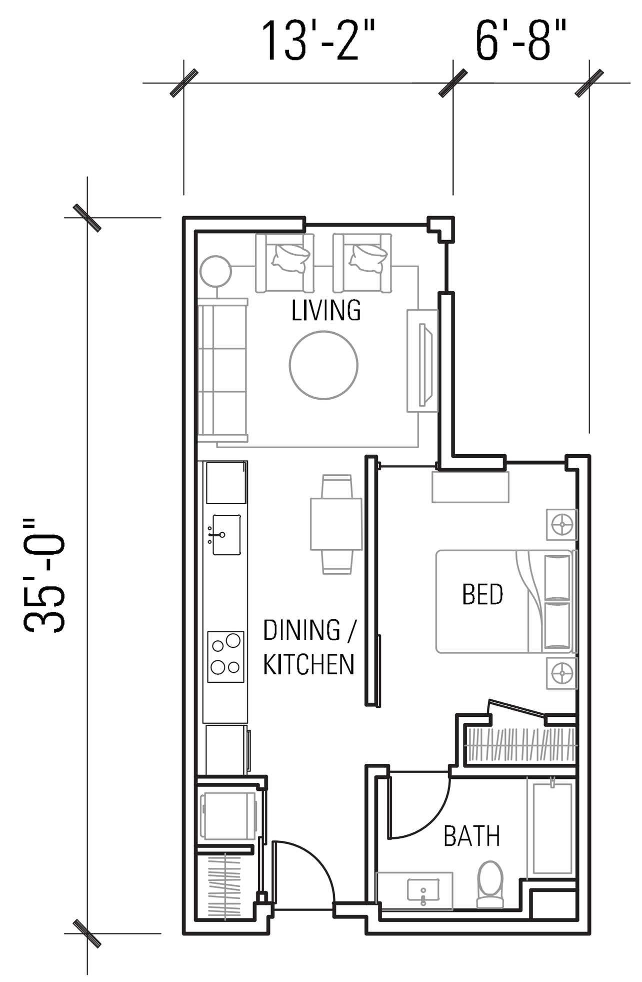
0 5' 10' 20' 30'



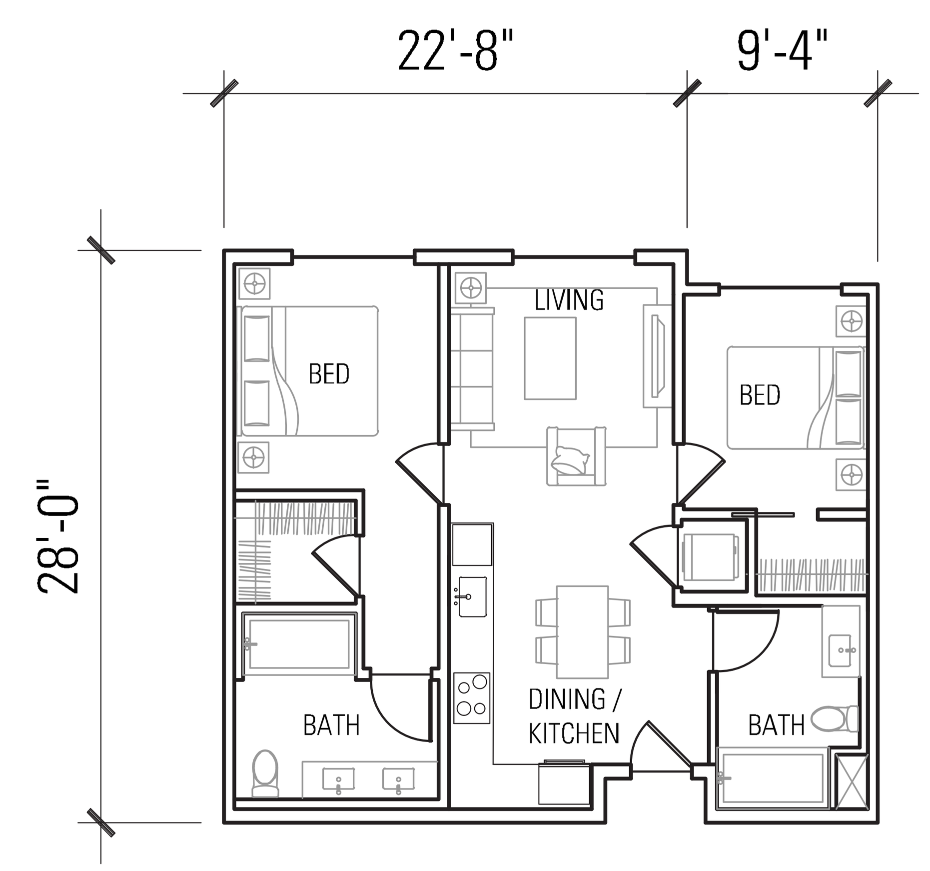
JUNIOR



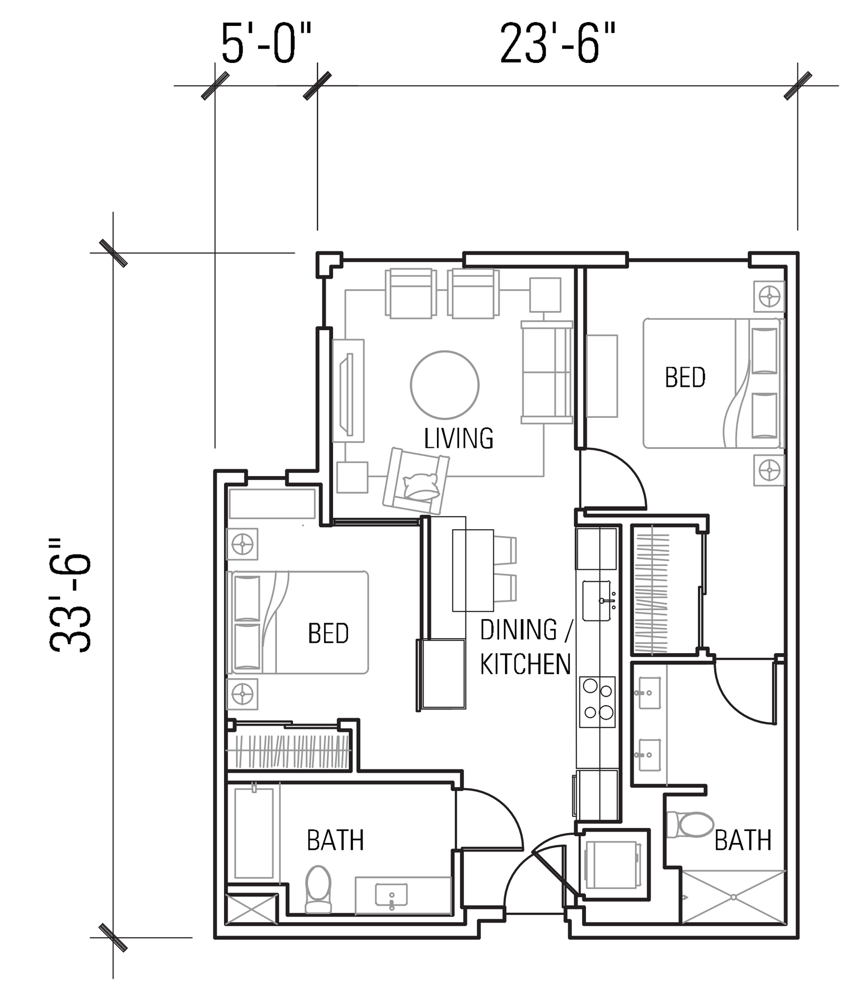
1-BEDROOM, A



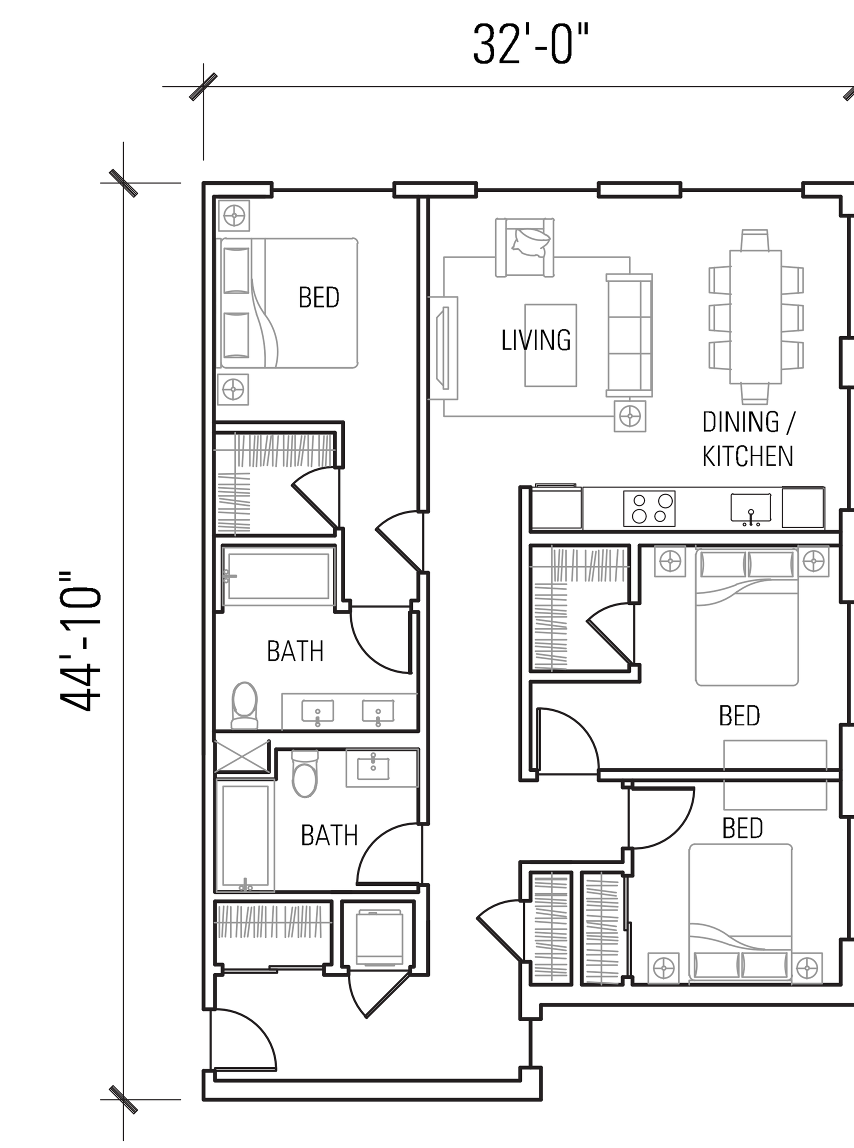
1-BEDROOM, B



2-BEDROOM, A



2-BEDROOM, B



3-BEDROOM

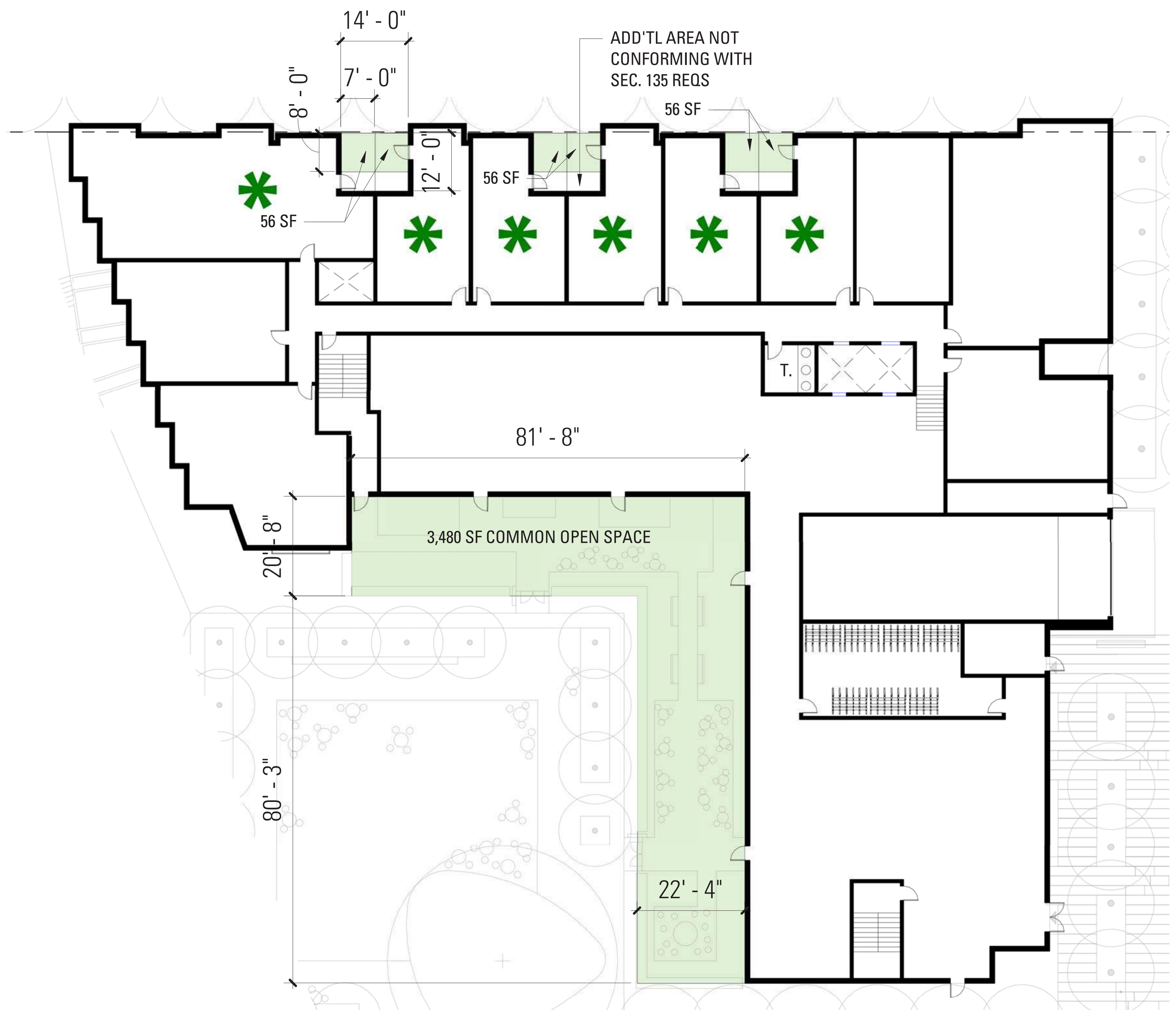
3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA BLDG B" SAMPLE UNIT PLANS

JAMES CORNER FIELD OPERATIONS

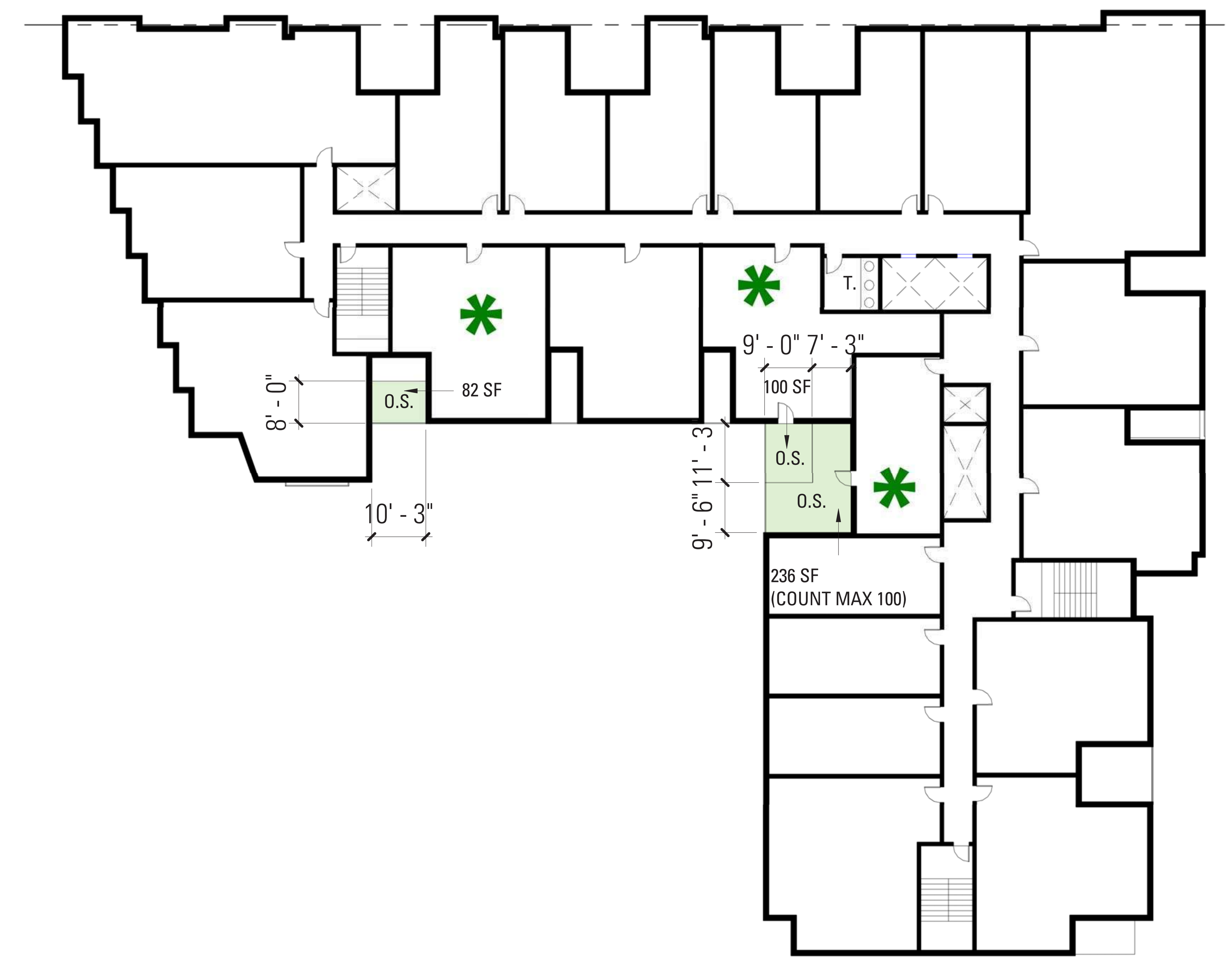
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 4' 8' 16' 24'



LEVEL 1 - PLAZA B OPEN SPACE

1" = 20'-0"



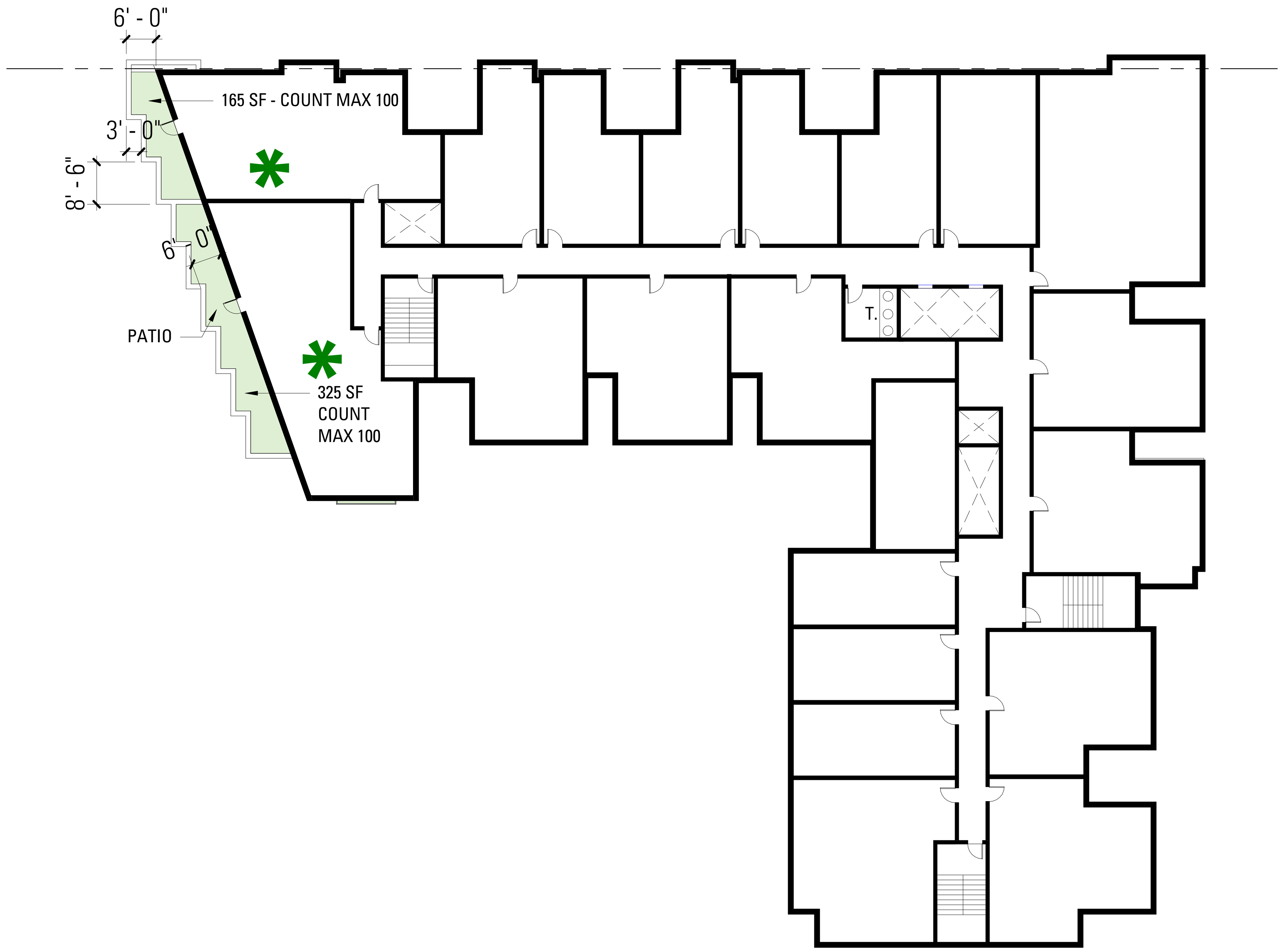
LEVEL 2 - PLAZA B OPEN SPACE

1" = 20'-0"

LEVEL 1 SUMMARY:
COMMON: 3,480 SF
PRIVATE: 336 SF

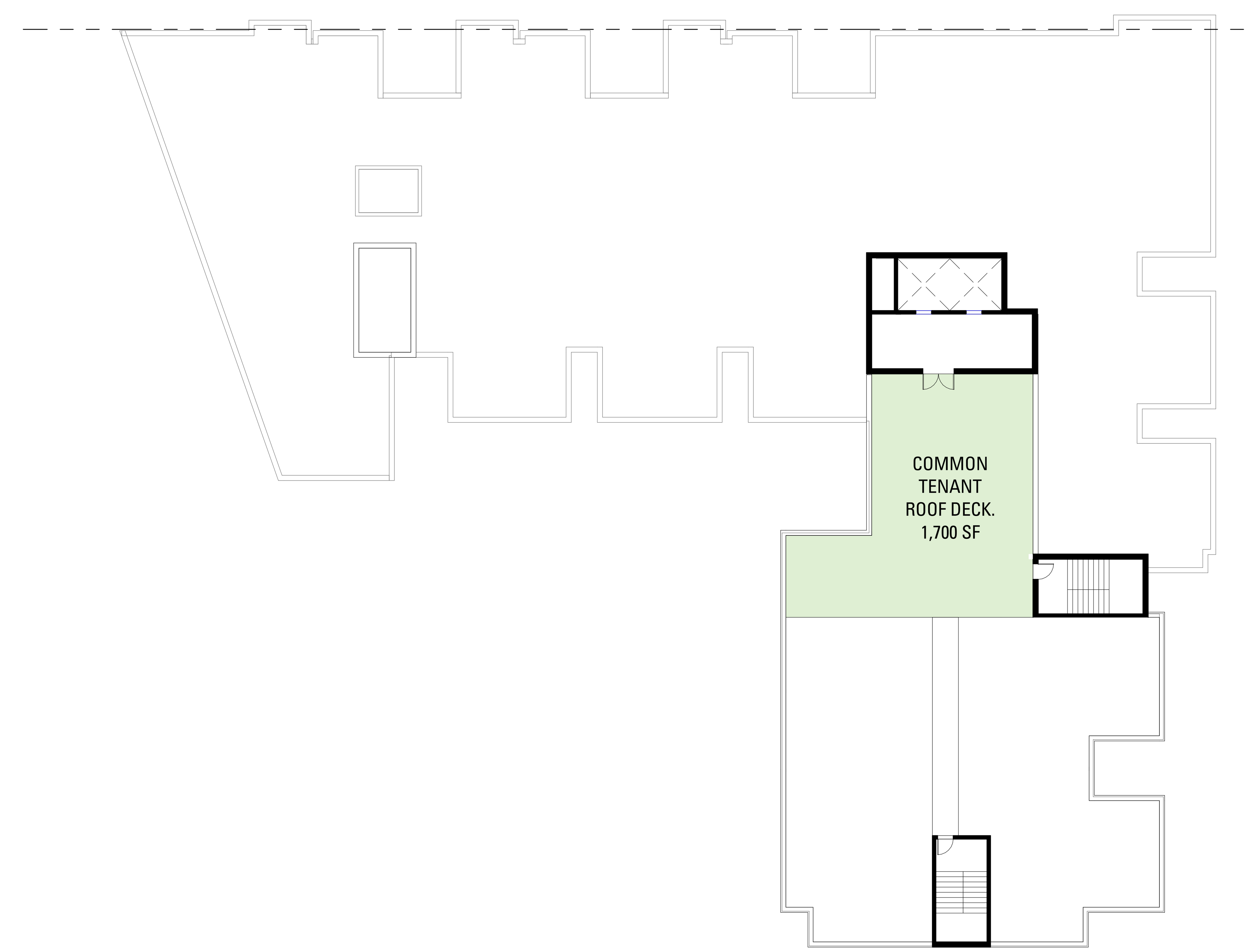
LEVEL 2 SUMMARY:
COMMON: 0 SF
PRIVATE: 282 SF

* UNIT WITH CODE COMPLYING OPEN SPACE (MAX 100 SF/UNITS COUNTED TOWARD REQUIREMENT)



LEVEL 3 - PLAZA B +299'

1" = 20'-0"



ROOF 2 PLAZA B OPEN SPACE

1" = 20'-0"

LEVEL 3 SUMMARY:
COMMON: 0 SF
PRIVATE: 200 SF COMPLIANT AND COUNTED

ROOF SUMMARY:
COMMON: 1,700 SF
PRIVATE: 0 SF

PLAZA B TOTALS:
COMMON: 5,180 SF
PRIVATE: 818 SF COMPLIANT AND COUNTED

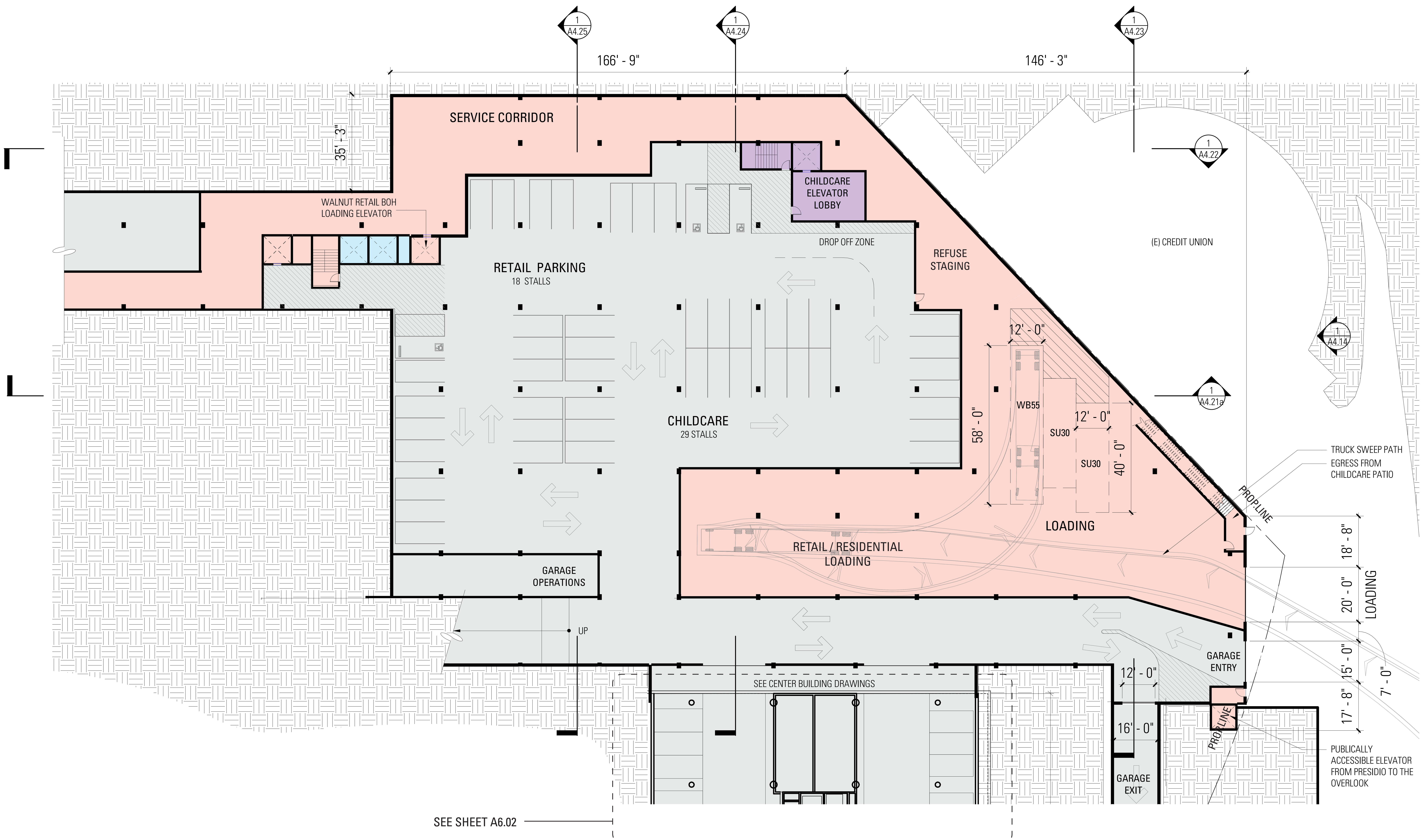
* UNIT WITH CODE COMPLYING OPEN SPACE
(MAX 100 SF/UNITS COUNTED TOWARD REQUIREMENT)

3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA BLDG B" PERSPECTIVE

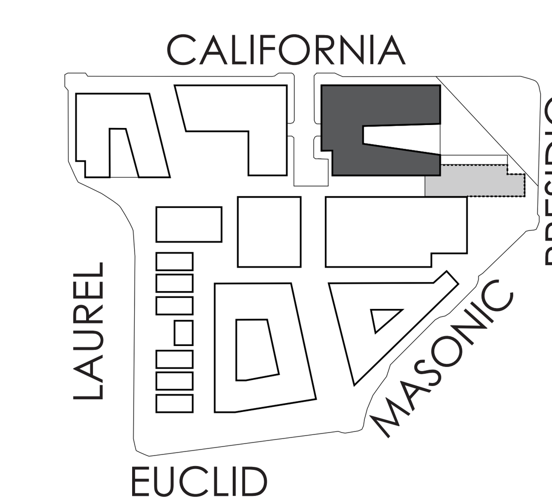
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL



CHILDCARE USABLE | CHILDCARE B.O.H.
PARKING
RETAIL USABLE | RETAIL B.O.H.
OFFICE | OFFICE, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



PLAN LEVEL B3 +239

SEE SHEET A1.01 FOR MORE INFORMATION

3333 CALIFORNIA STREET SAN FRANCISCO, CA

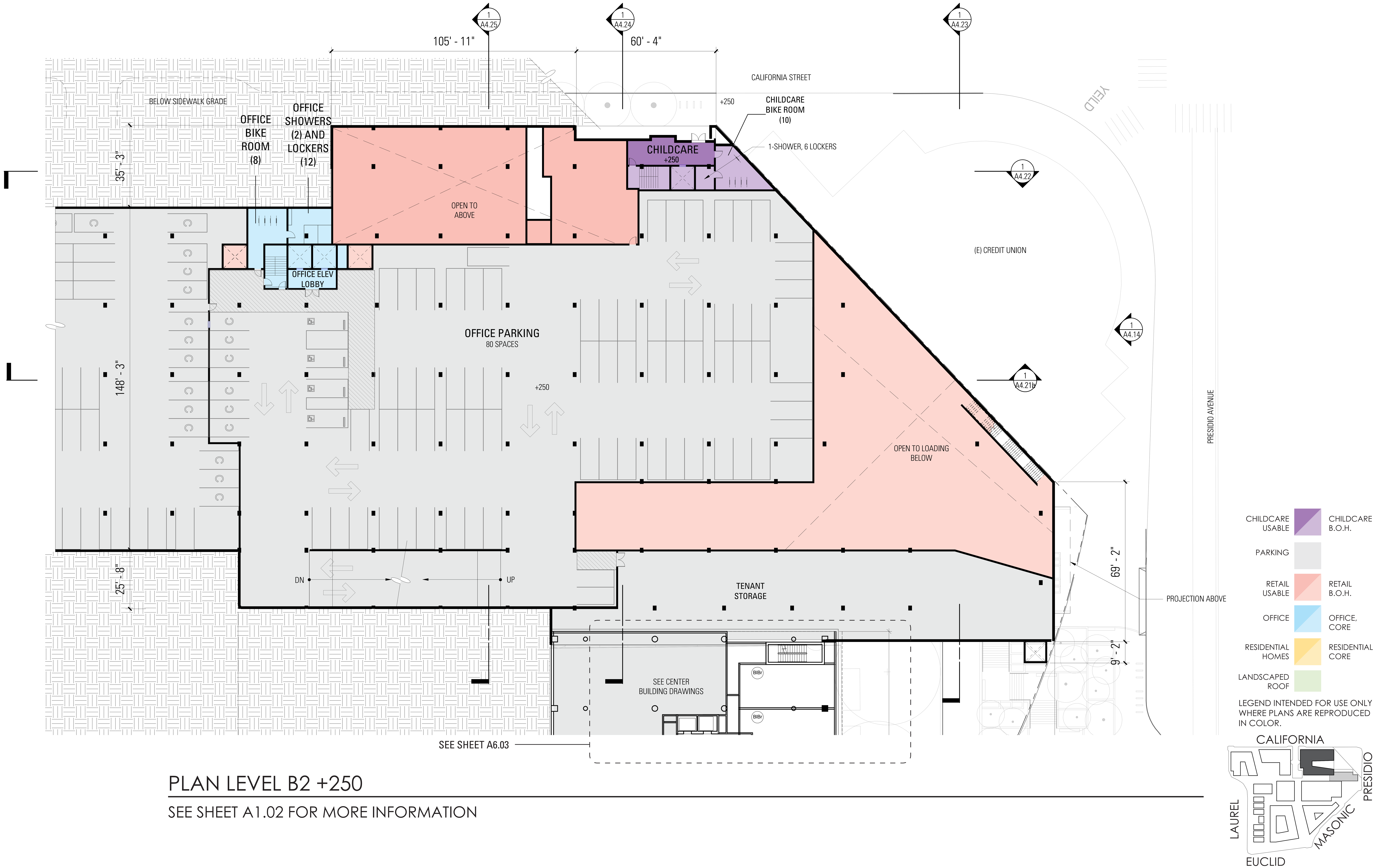
"WALNUT" OFFICE BUILDING PLANS - LEVEL B3

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 10' 20' 40' 60'

A4.00



PLAN LEVEL B2 +250

SEE SHEET A1.02 FOR MORE INFORMATION

3333 CALIFORNIA STREET SAN FRANCISCO, CA

“WALNUT” OFFICE BUILDING PLANS - LEVEL B2

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 10' 20' 40' 60'

A4.01

* RETAIL DEMISING AND ASSOCIATED SQUARE FOOTAGE IS CONCEPTUAL AND FINAL LAYOUT MAY DIFFER.

PLAN LEVEL B1 +260' (F.F. VARIES ACROSS FLOOR LEVEL)

SEE SHEET A1.03 FOR MORE INFORMATION

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"WALNUT" OFFICE BUILDING PLANS - B1

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 10' 20' 40' 60'

A4.02

PLAN LEVEL 1 +274'

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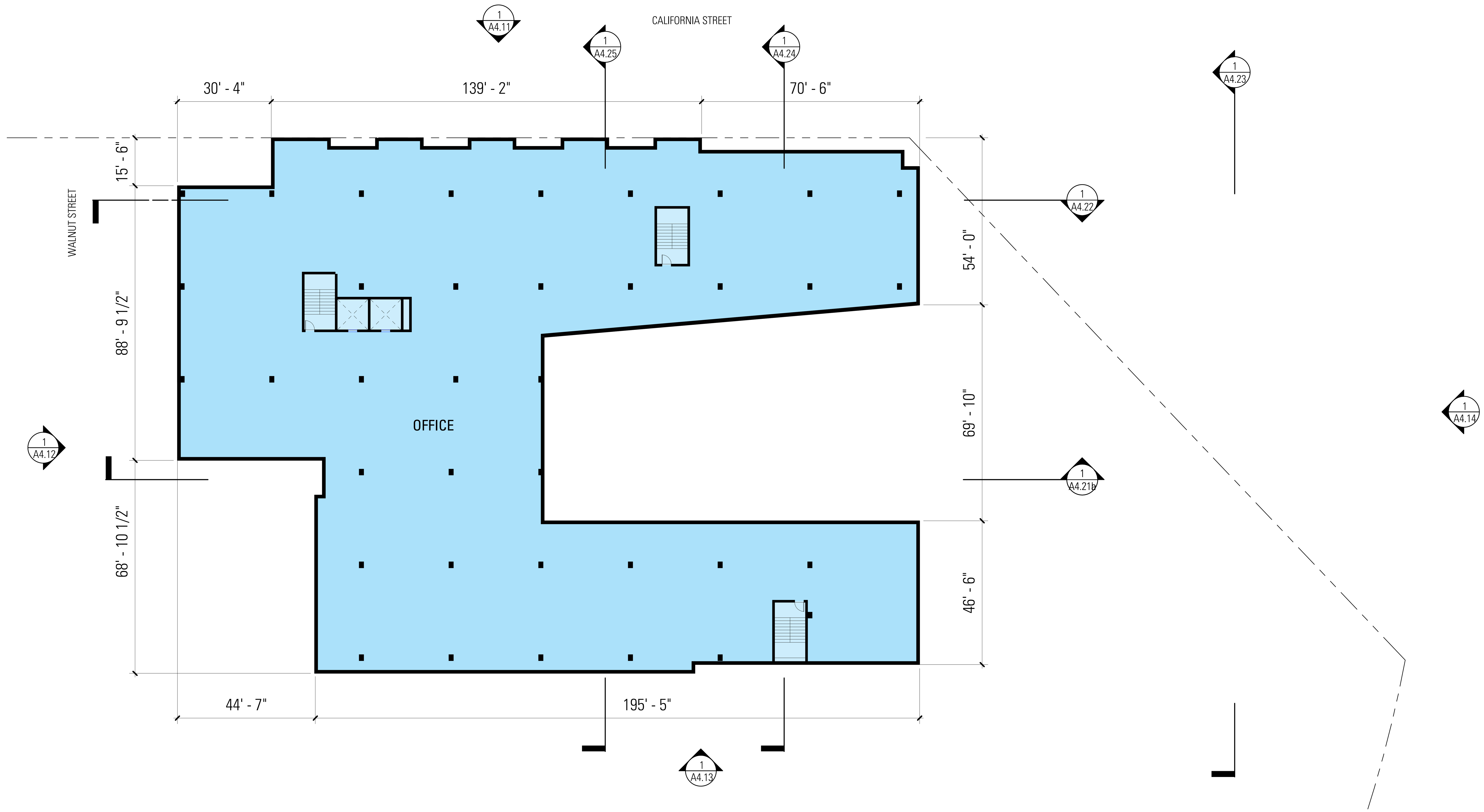
"WALNUT" OFFICE BUILDING PLANS - LEVEL 1

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

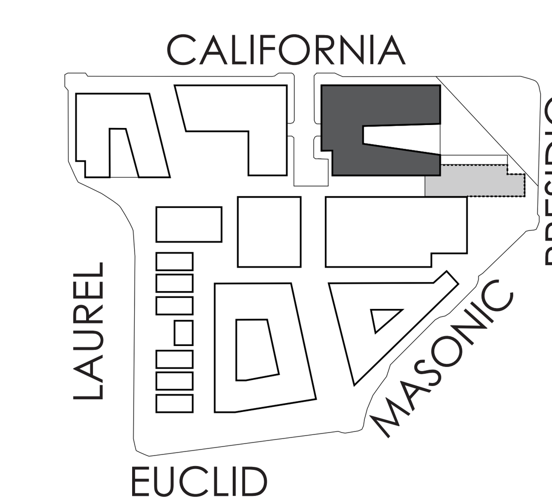
0 10' 20' 40' 60'

A4.03



CHILDCARE USABLE | CHILDCARE B.O.H.
PARKING
RETAIL USABLE | RETAIL B.O.H.
OFFICE | OFFICE, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



PLAN LEVEL 2 +291'

3333 CALIFORNIA STREET SAN FRANCISCO, CA

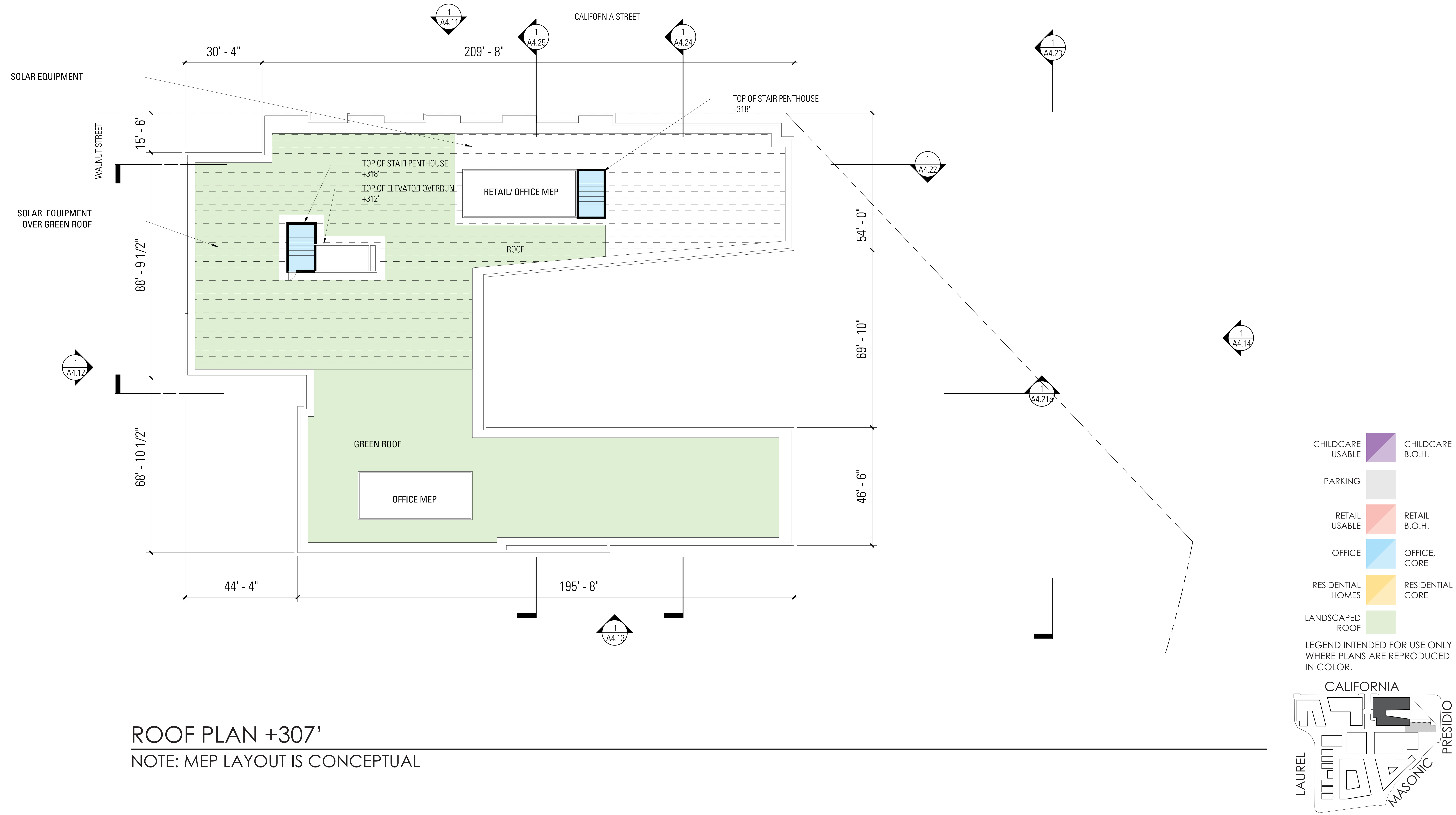
"WALNUT" OFFICE BUILDING PLANS - LEVEL 2

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 10' 20' 40' 60'

A4.04



ROOF PLAN +307'

NOTE: MEP LAYOUT IS CONCEPTUAL

3333 CALIFORNIA STREET SAN FRANCISCO, CA

"WALNUT" OFFICE BUILDING PLANS - LEVEL ROOF

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

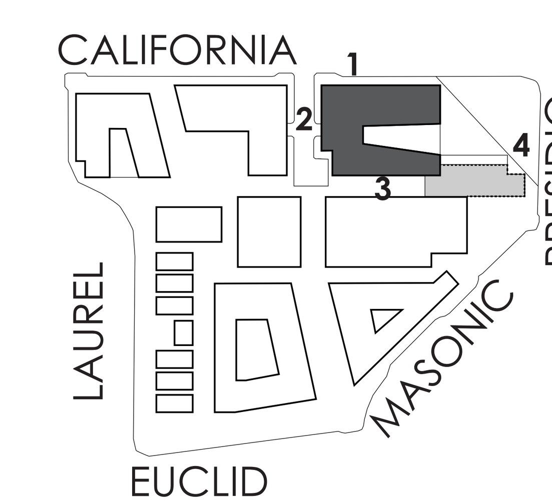
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 10' 20' 40' 60'

MATERIAL KEY

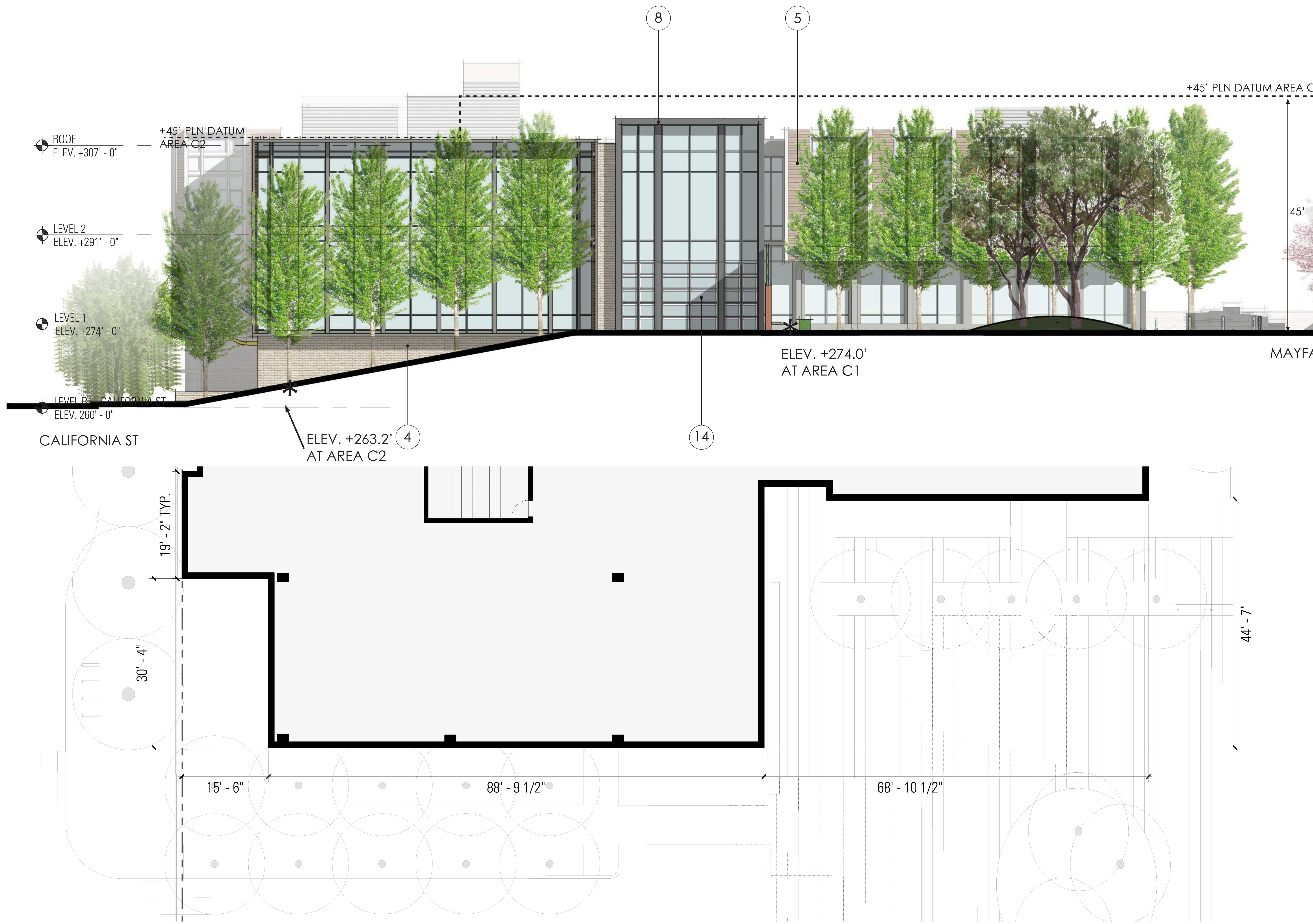
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

1. CALIFORNIA STREET ELEVATION (NORTH) WITH ILLUSTRATIVE PLAN AT LEVEL 2

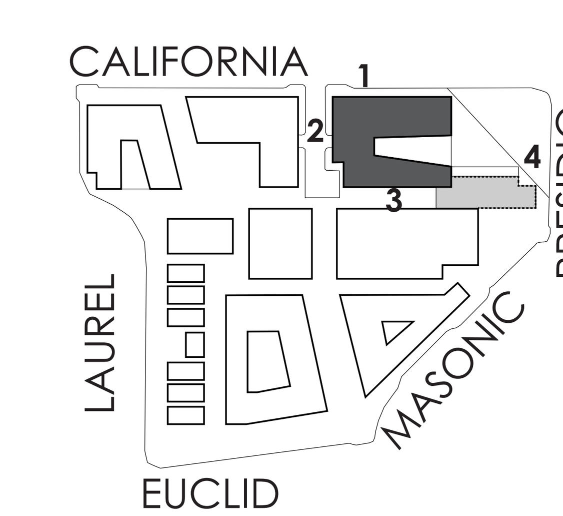


3333 CALIFORNIA STREET SAN FRANCISCO, CA

"WALNUT" OFFICE BUILDING ELEVATIONS

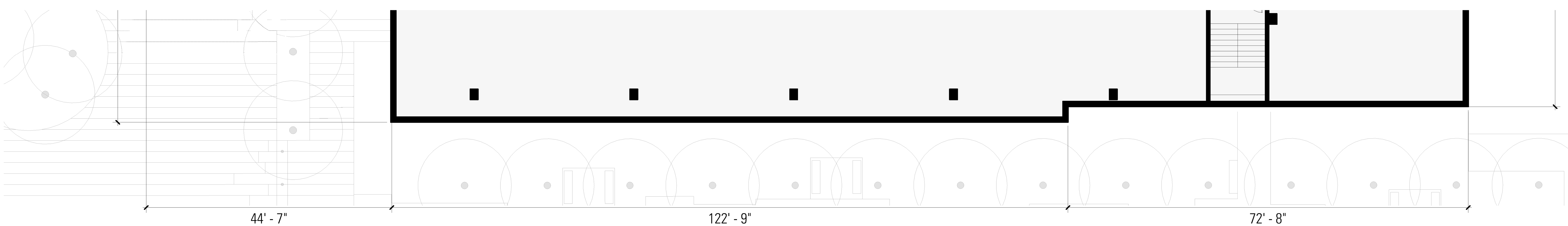


MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE



2. WALNUT STREET ELEVATION (WEST) WITH ILLUSTRATIVE PLAN AT LEVEL 2

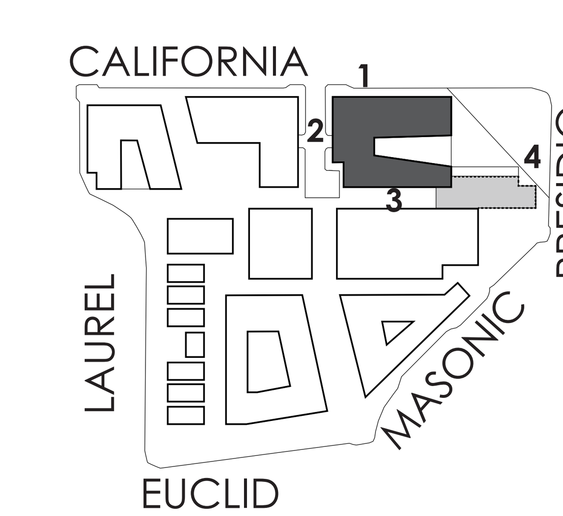
*BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04



MATERIAL KEY

1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

3. MAYFAIR WALK ELEVATION (SOUTH) WITH ILLUSTRATIVE PLAN AT LEVEL 2



3333 CALIFORNIA STREET SAN FRANCISCO, CA

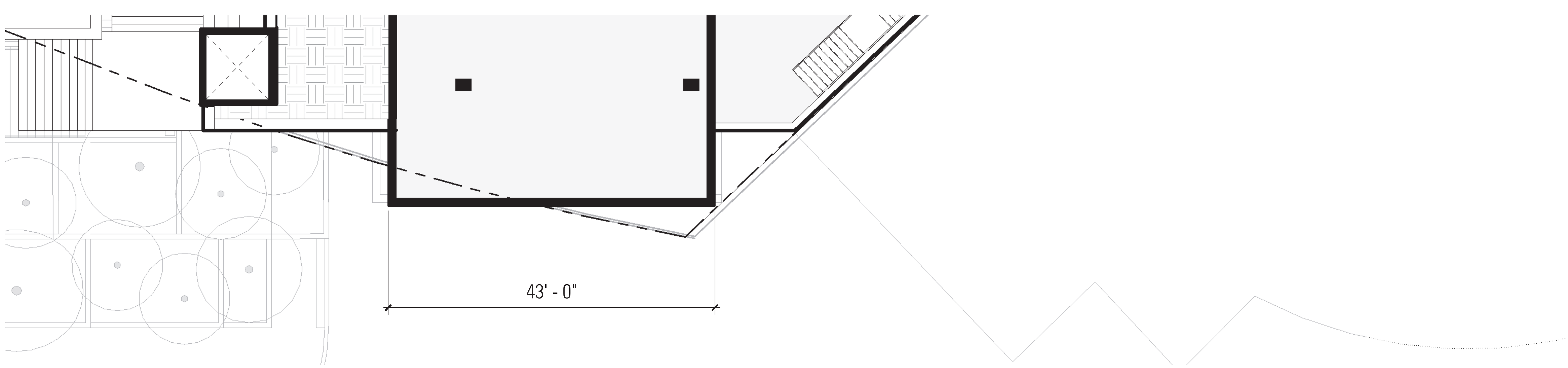
"WALNUT" OFFICE BUILDING ELEVATIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 5' 10' 20' 30'

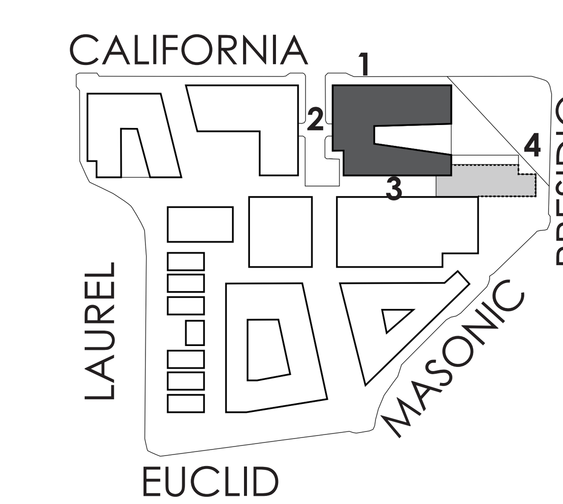
A4.13



MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

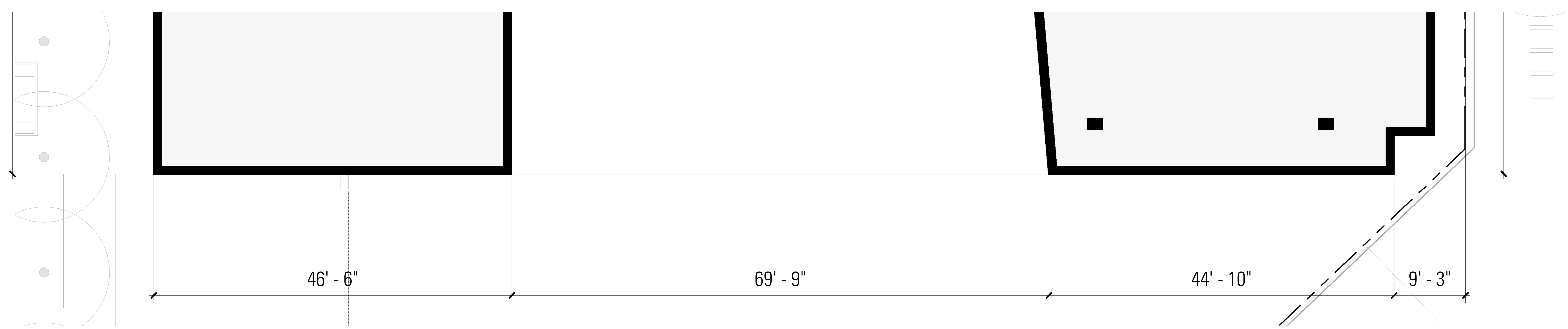
4-A. PRESIDIO ELEVATION (EAST) WITH ILLUSTRATIVE PLAN AT LEVEL B1

*BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04



3333 CALIFORNIA STREET SAN FRANCISCO, CA

"WALNUT" OFFICE BUILDING ELEVATIONS

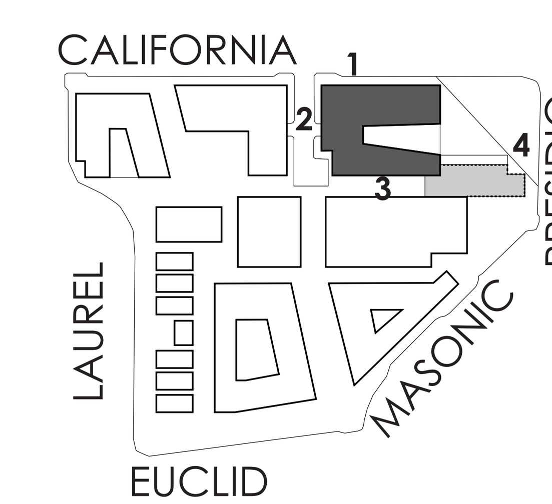


MATERIAL KEY

1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

4-B. PRESIDIO ELEVATION (EAST) WITH ILLUSTRATIVE PLAN AT LEVEL 2

*BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04



3333 CALIFORNIA STREET SAN FRANCISCO, CA

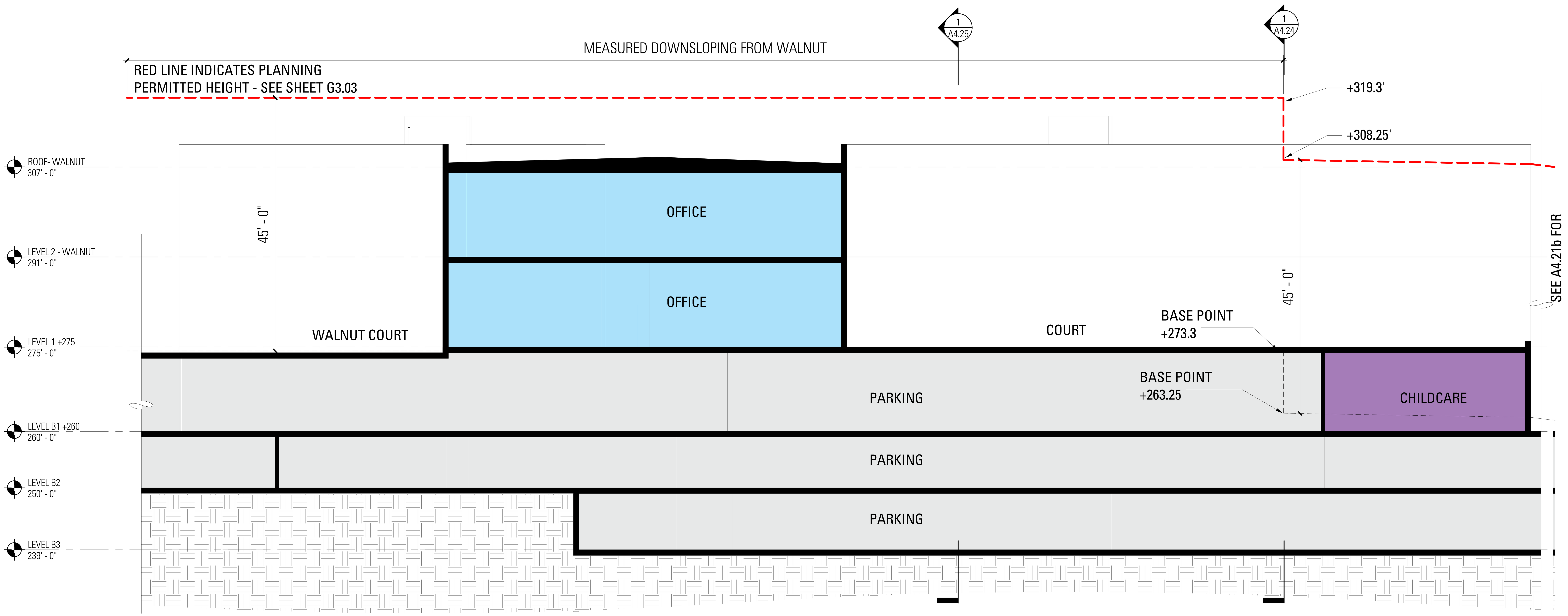
"WALNUT" OFFICE BUILDING ELEVATIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

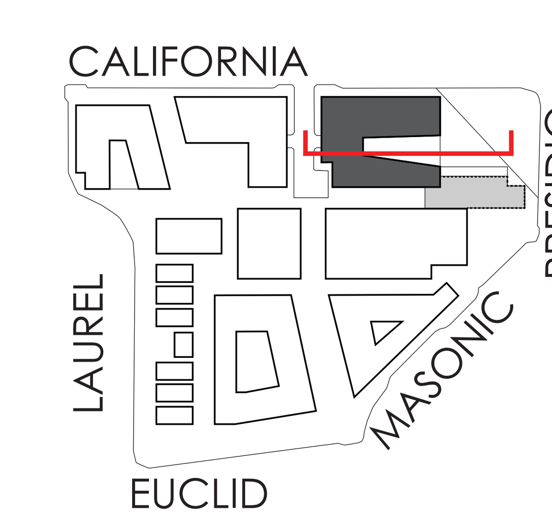
0 5' 10' 20' 30'

A4.15



1A. "WALNUT" EAST/WEST SECTION A LOOKING NORTH

1"=10'



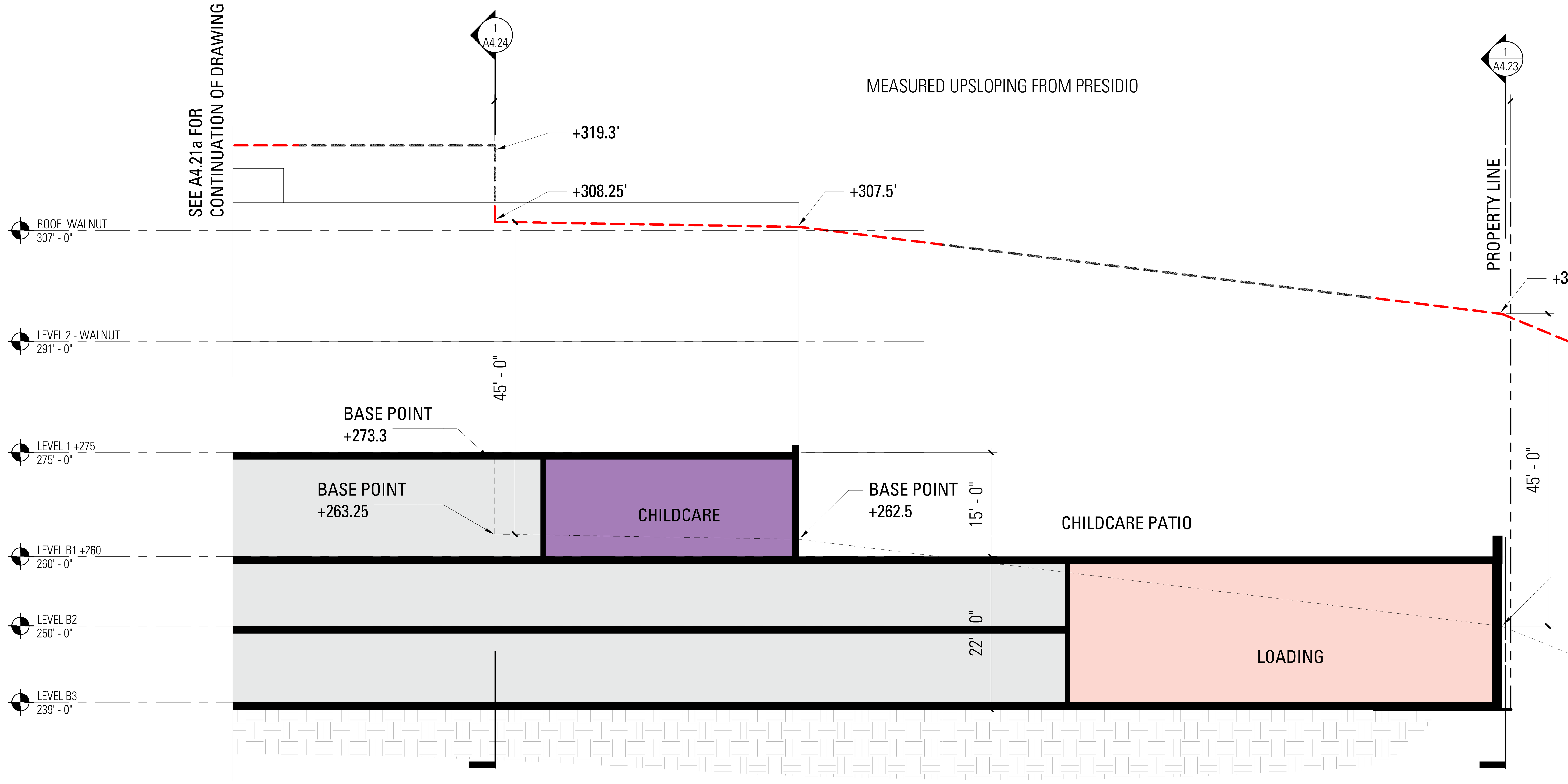
3333 CALIFORNIA STREET SAN FRANCISCO, CA

"WALNUT" OFFICE BUILDING SECTION

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

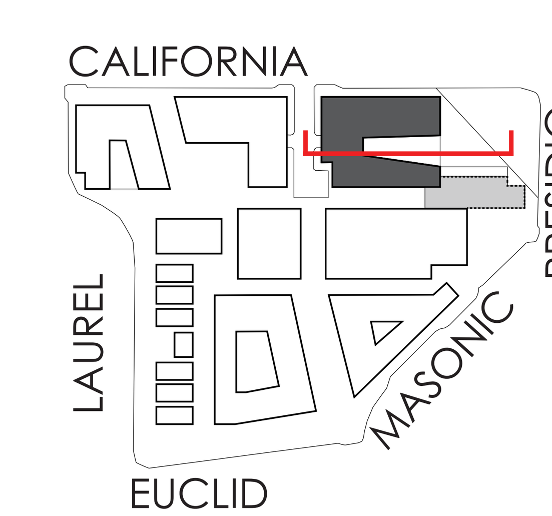
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 5' 10' 20' 30'



1B. "WALNUT" EAST/WEST SECTION B LOOKING NORTH

1"=10'



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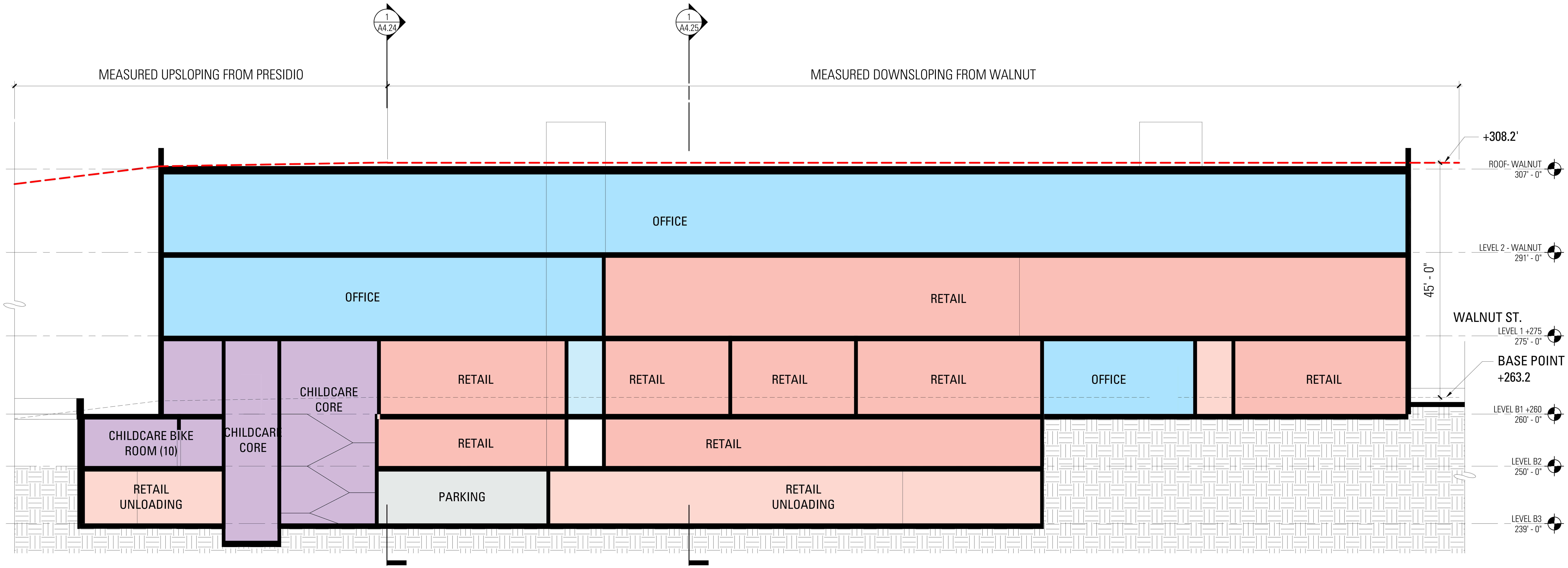
"WALNUT" OFFICE BUILDING SECTION

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

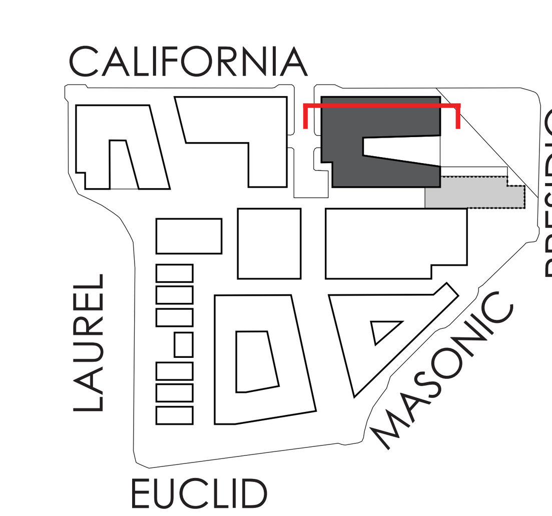
0 5' 10' 20' 30'

A4.21b



1. "WALNUT" EAST/WEST SECTION LOOKING SOUTH

1"=10'



3333 CALIFORNIA STREET SAN FRANCISCO, CA

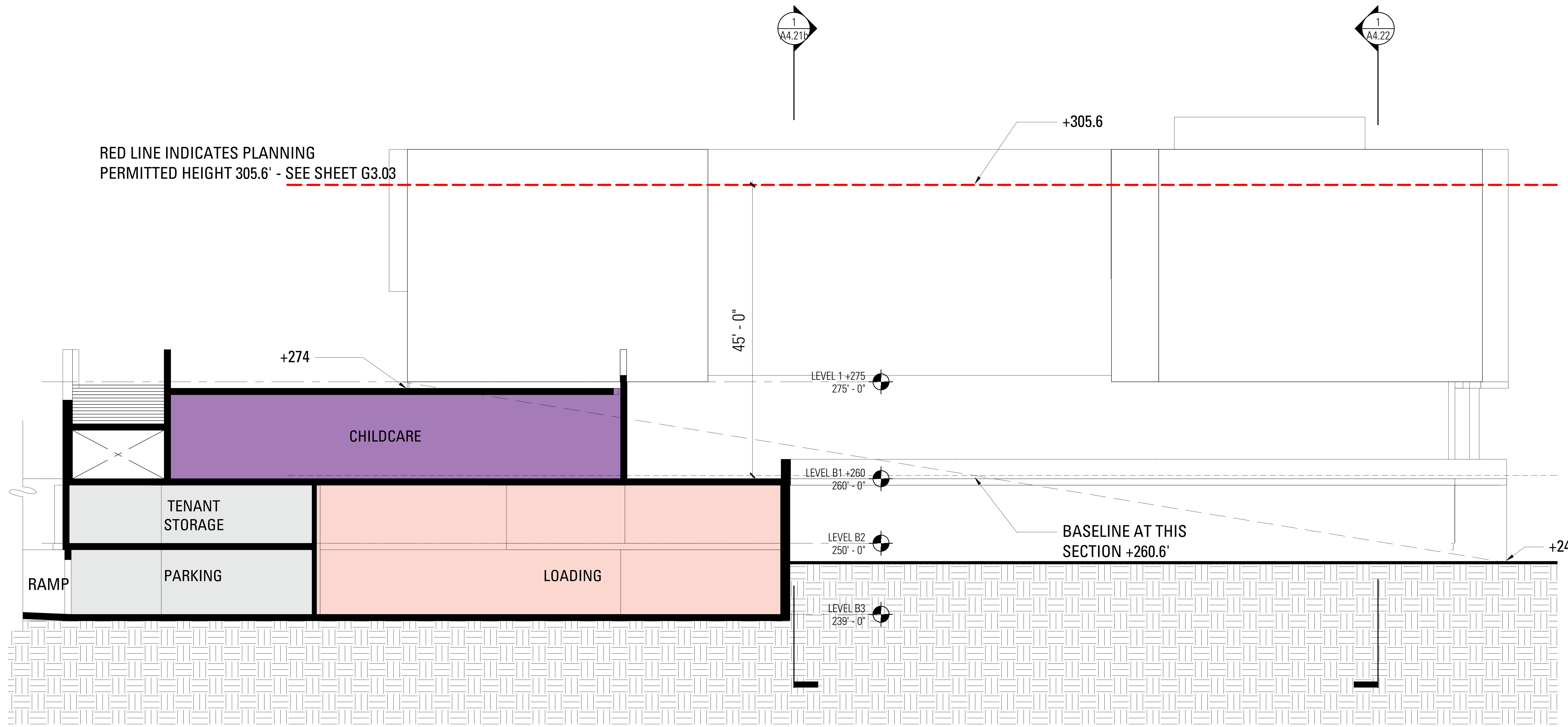
"WALNUT" OFFICE BUILDING SECTION

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

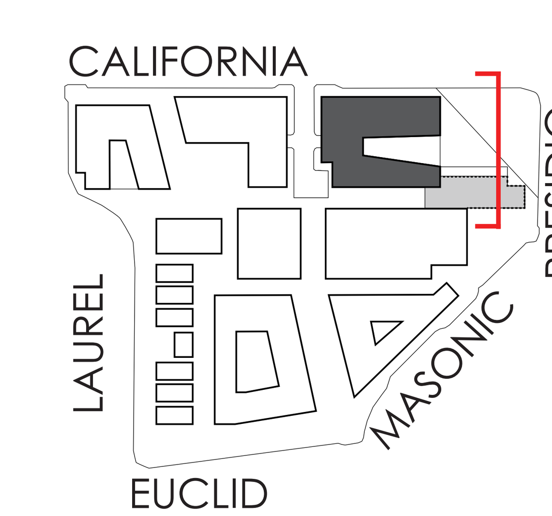
0 5' 10' 20' 30'

A4.22



1. "WALNUT" NORTH/SOUTH SECTION THROUGH OVERLOOK

1"=10'



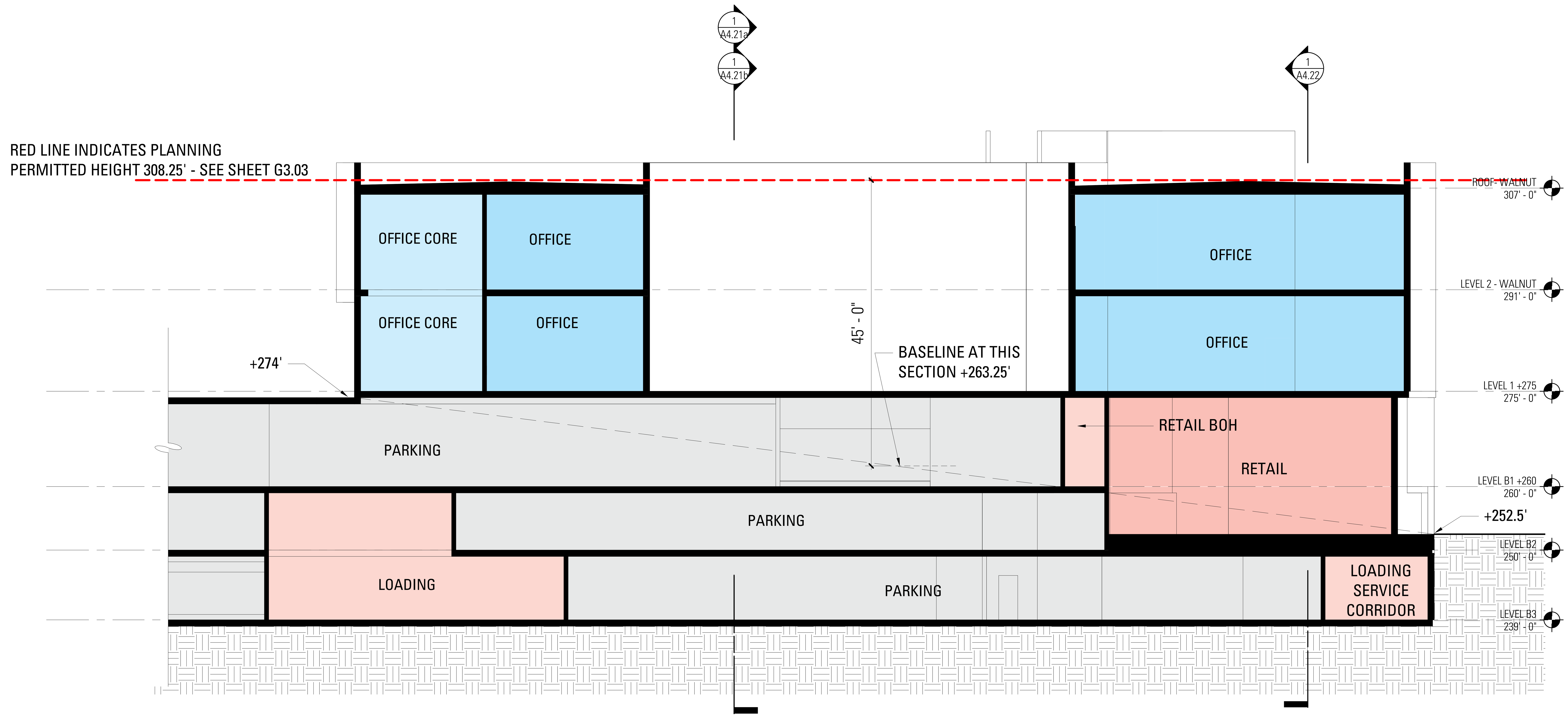
3333 CALIFORNIA STREET SAN FRANCISCO, CA

"WALNUT" OFFICE BUILDING SECTION

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

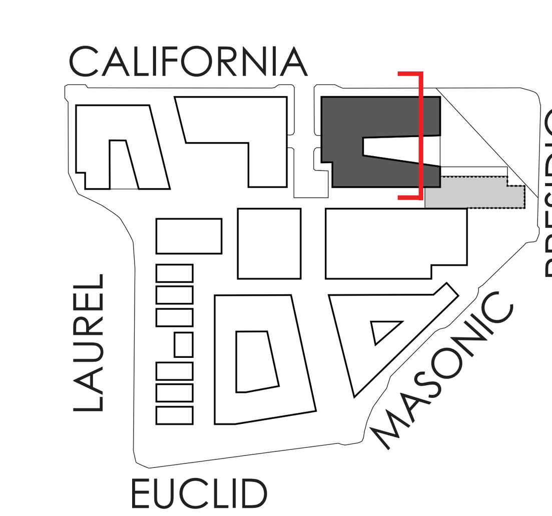
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 5' 10' 20' 30'



1. "WALNUT" NORTH/SOUTH SECTION

1"=10'



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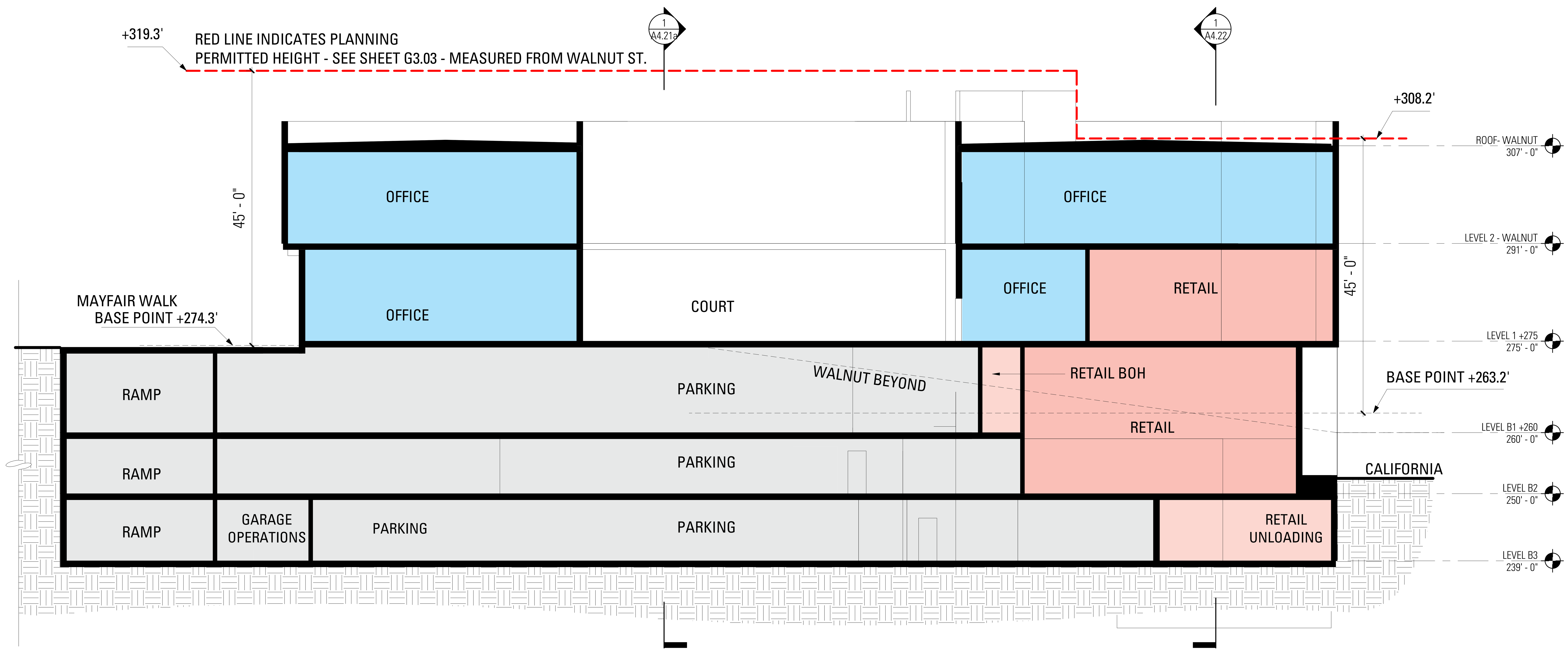
"WALNUT" OFFICE BUILDING SECTION

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

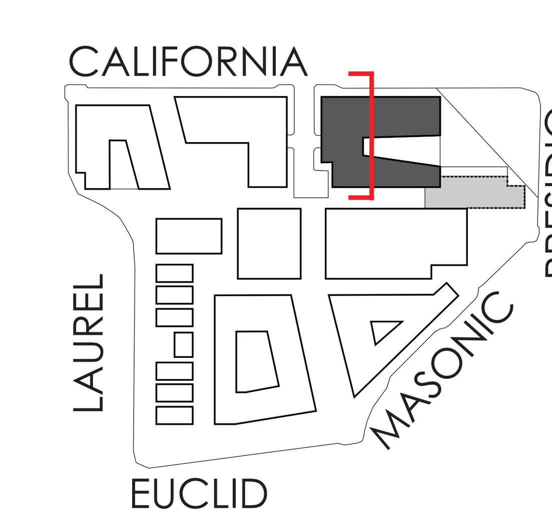
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 5' 10' 20' 30'



1. "WALNUT" NORTH/SOUTH SECTION

1"=10'



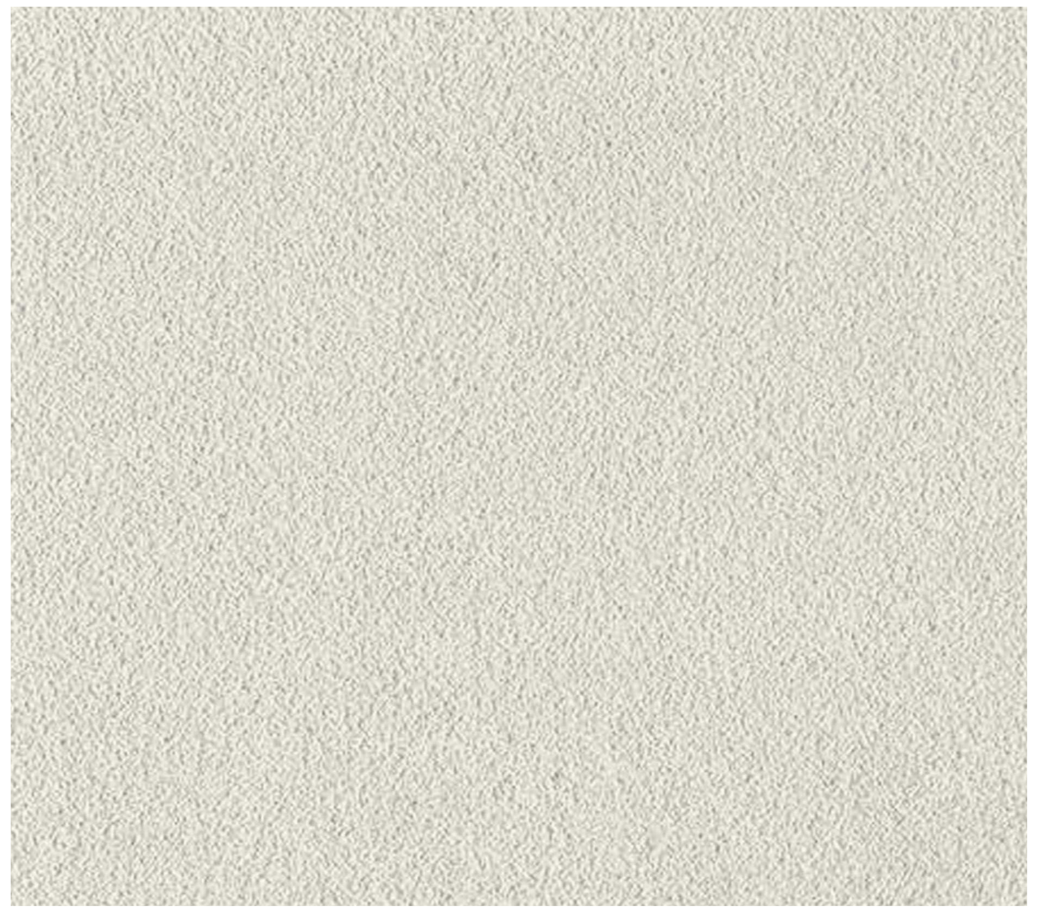
3333 CALIFORNIA STREET SAN FRANCISCO, CA

"WALNUT" OFFICE BUILDING SECTION

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MS LA ARUP BAR architects JENSEN SCB

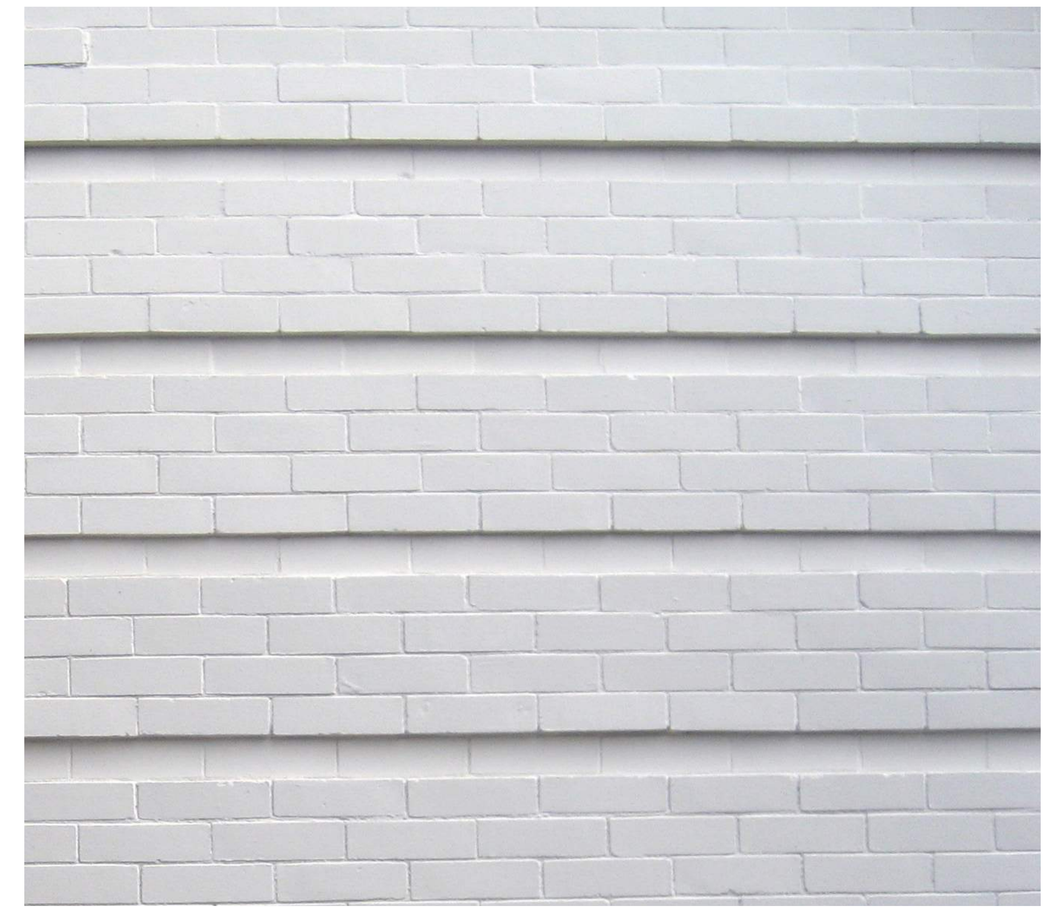
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 5' 10' 20' 30'



(1) CEMENT PLASTER

(2) V-GROOVE SIDING



(3) BRICK, PAINTED

(4) BRICK

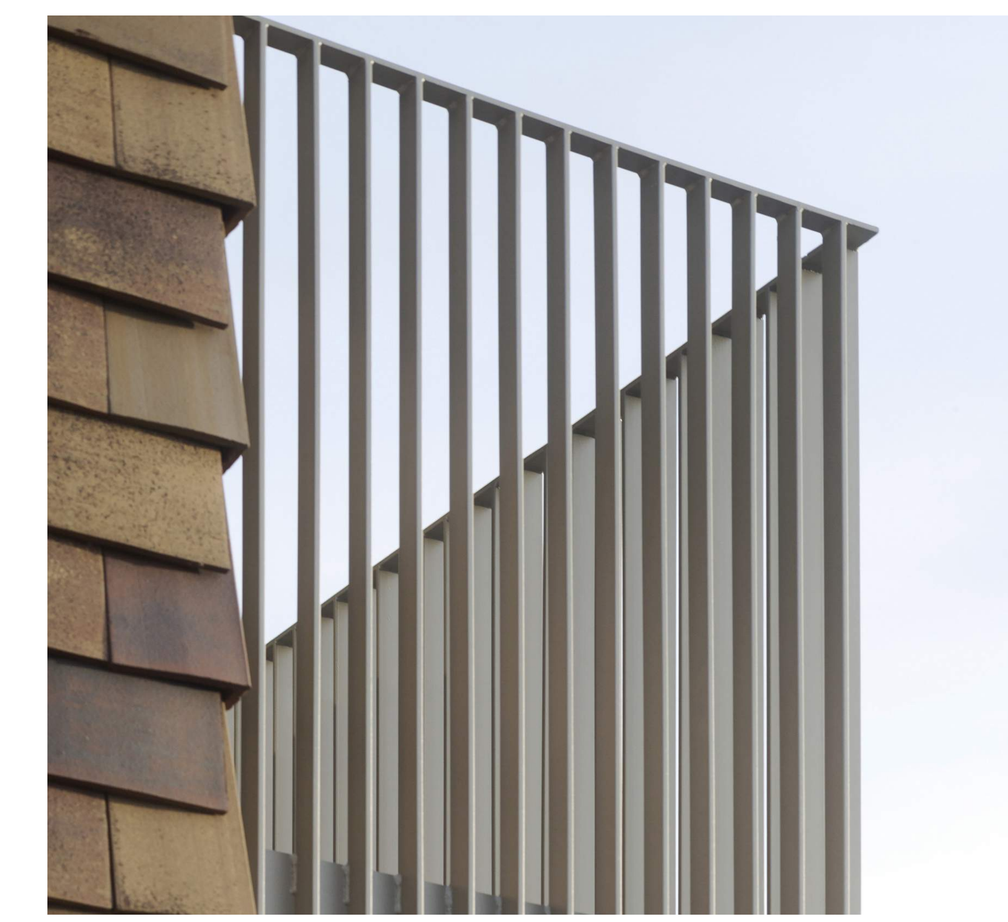
(5) PORCELAIN TILE OR FIBER CEMENT PANEL ONE

(6) PORCELAIN TILE OR FIBER CEMENT PANEL TWO

(7) WOOD SHINGLE

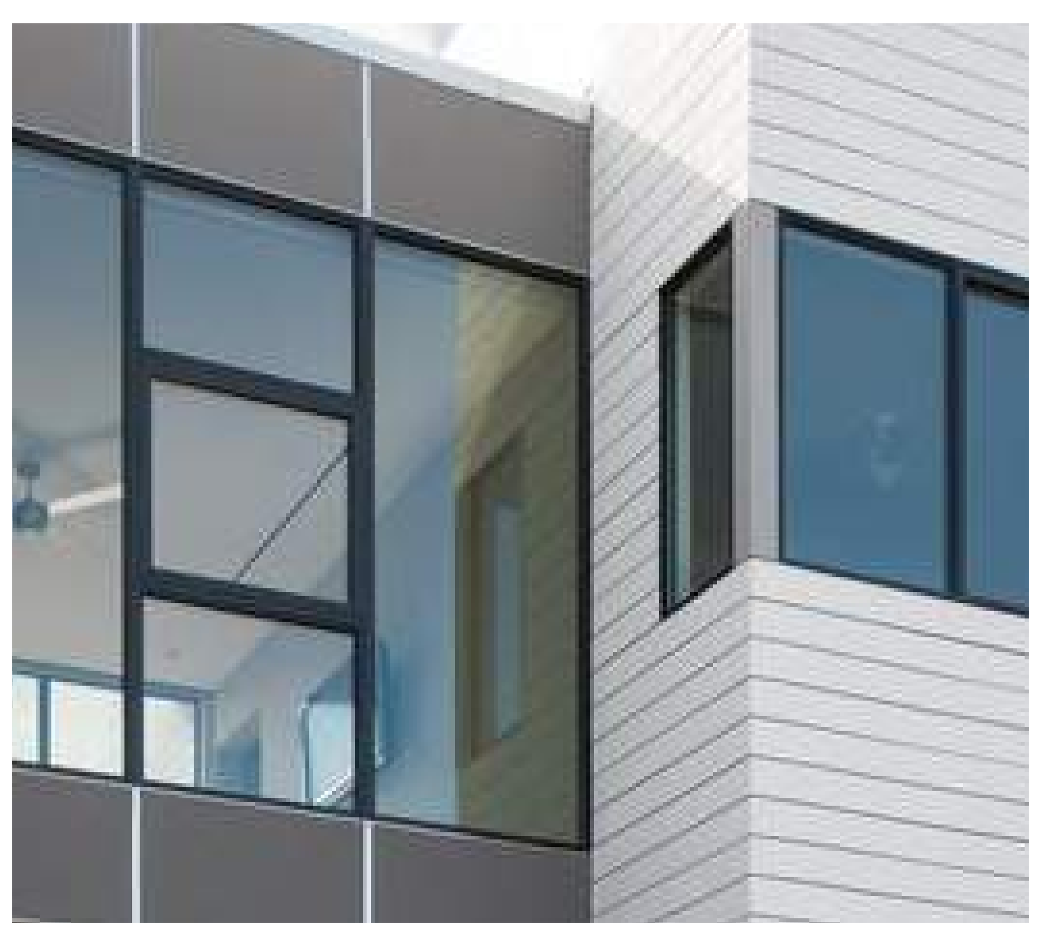
(8) METAL PANEL

(9) ALUMINUM EXTRUSION



(10) STEEL GUARDRAIL

(11) GLASS GUARDRAIL



(12) ALUMINUM WINDOW

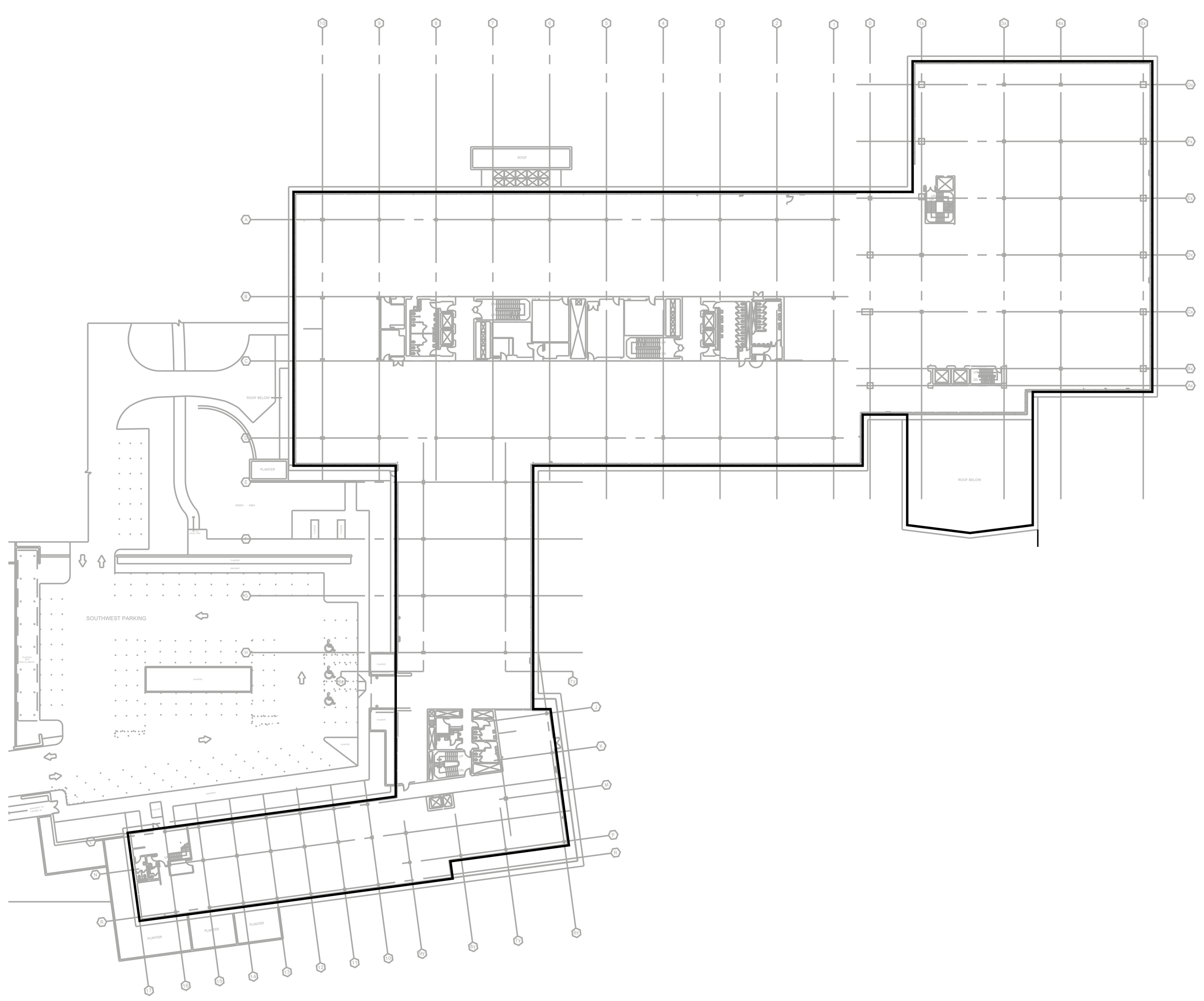
(13) STOREFRONT WINDOW SYSTEM

(14) VENTILATED GARAGE DOOR

(15) BOARD FORMED CONCRETE

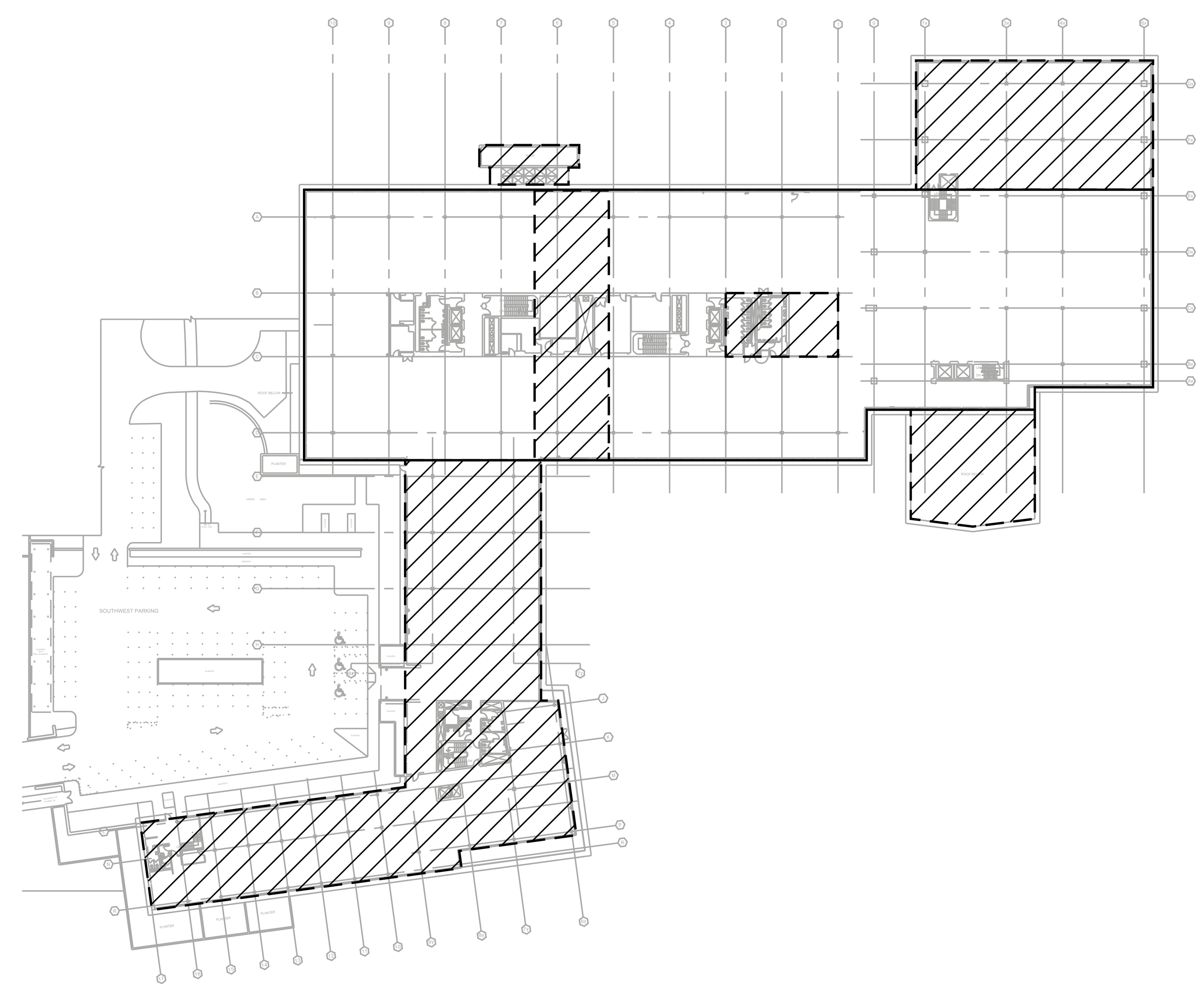
EXISTING BUILDING

362,300 GSF
(not including parking or annex)



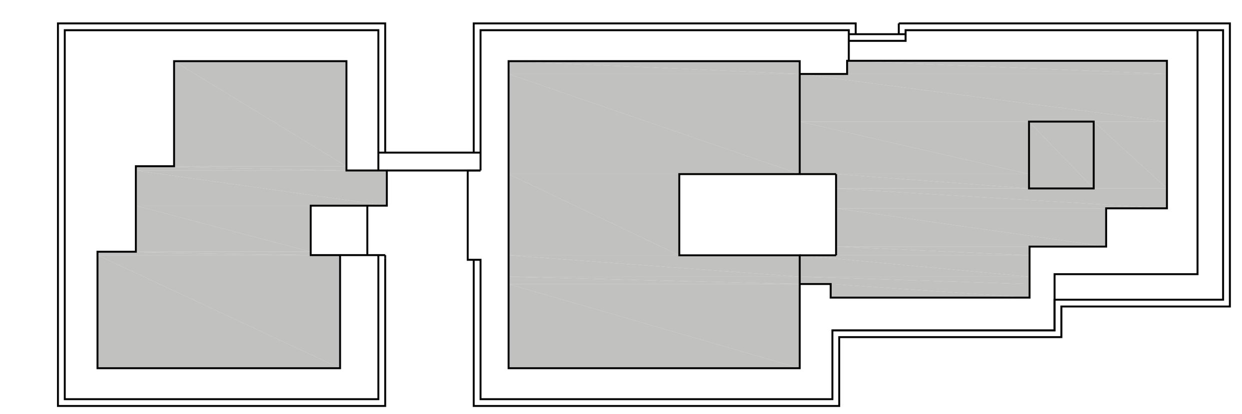
PROPOSED DEMOLITION

186,000 GSF DEMOLISHED
(not including parking)



PROPOSED BUILDING

321,400 GSF
(not including parking)



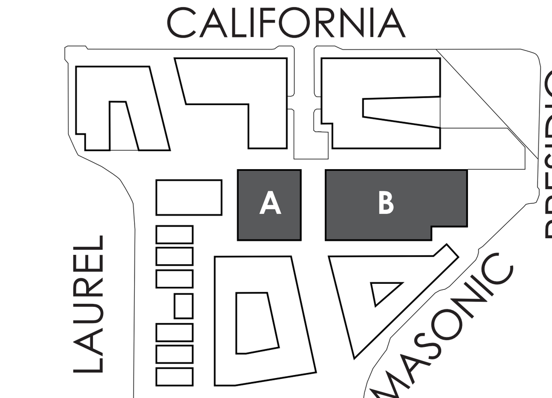
CENTER A

CENTER B

EXISTING

PROPOSED DEMOLITION

PROPOSED ADDITION



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EXISTING CONDITIONS + PROPOSED ADAPTATION

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

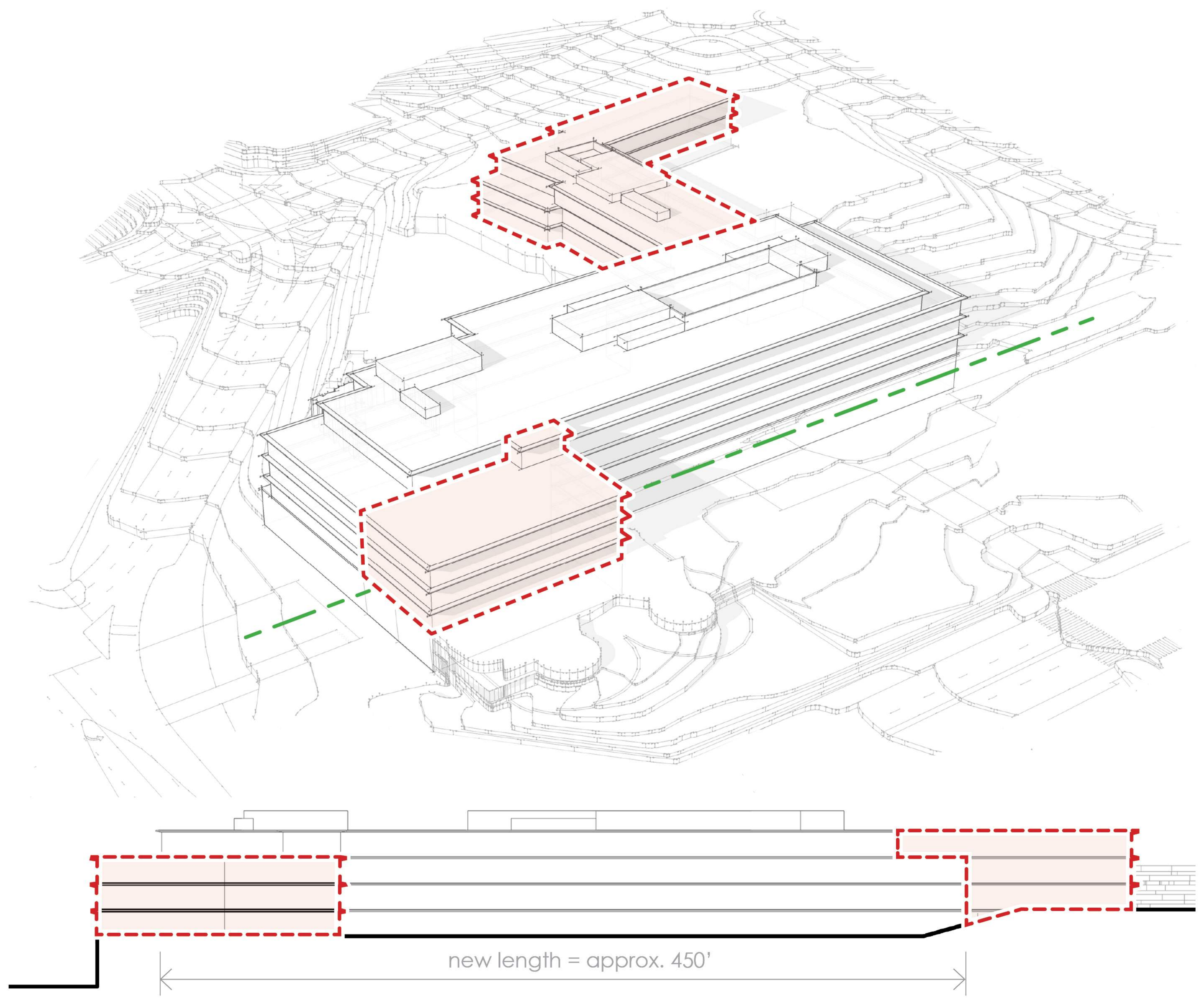
7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

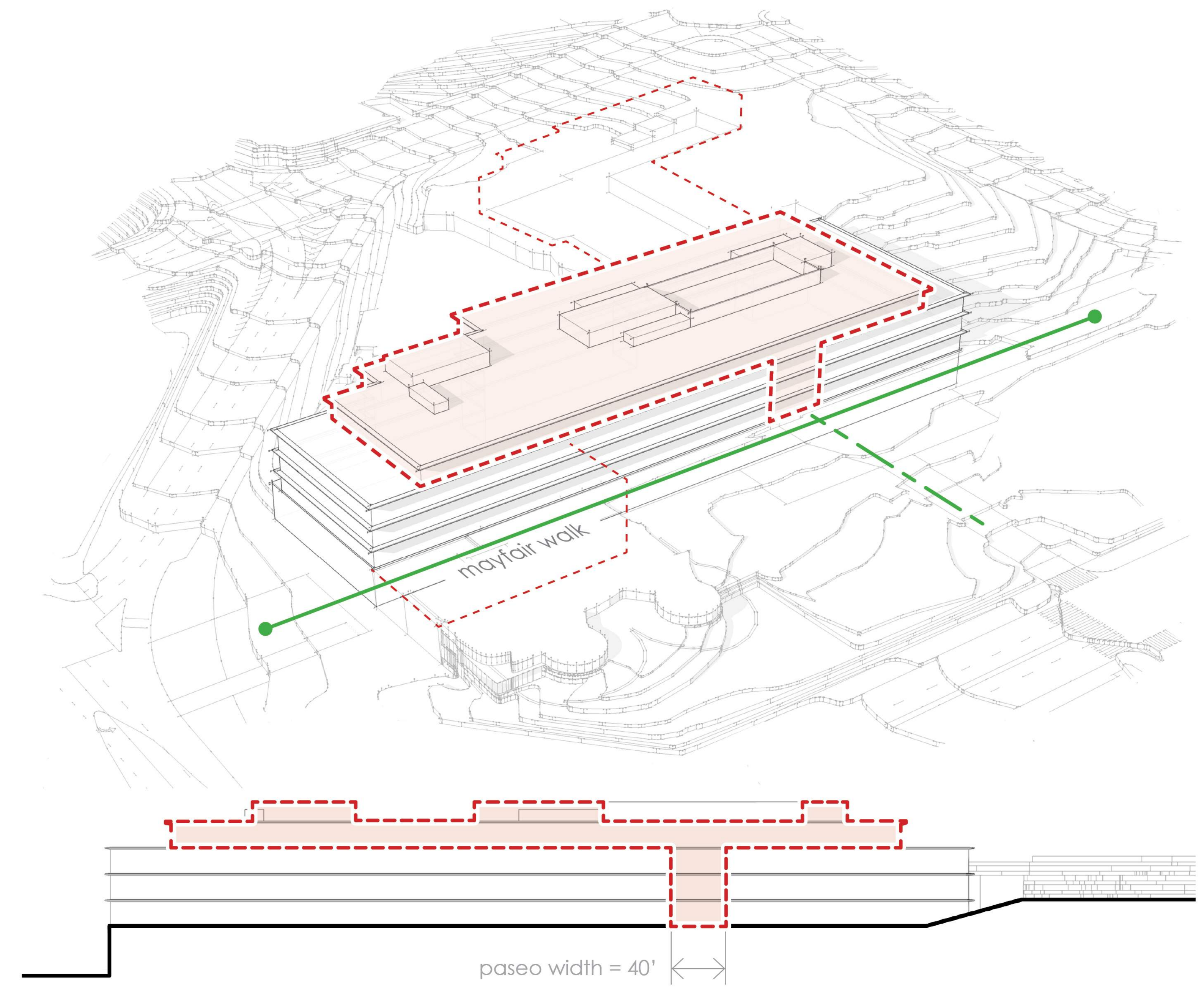
N

A6.00

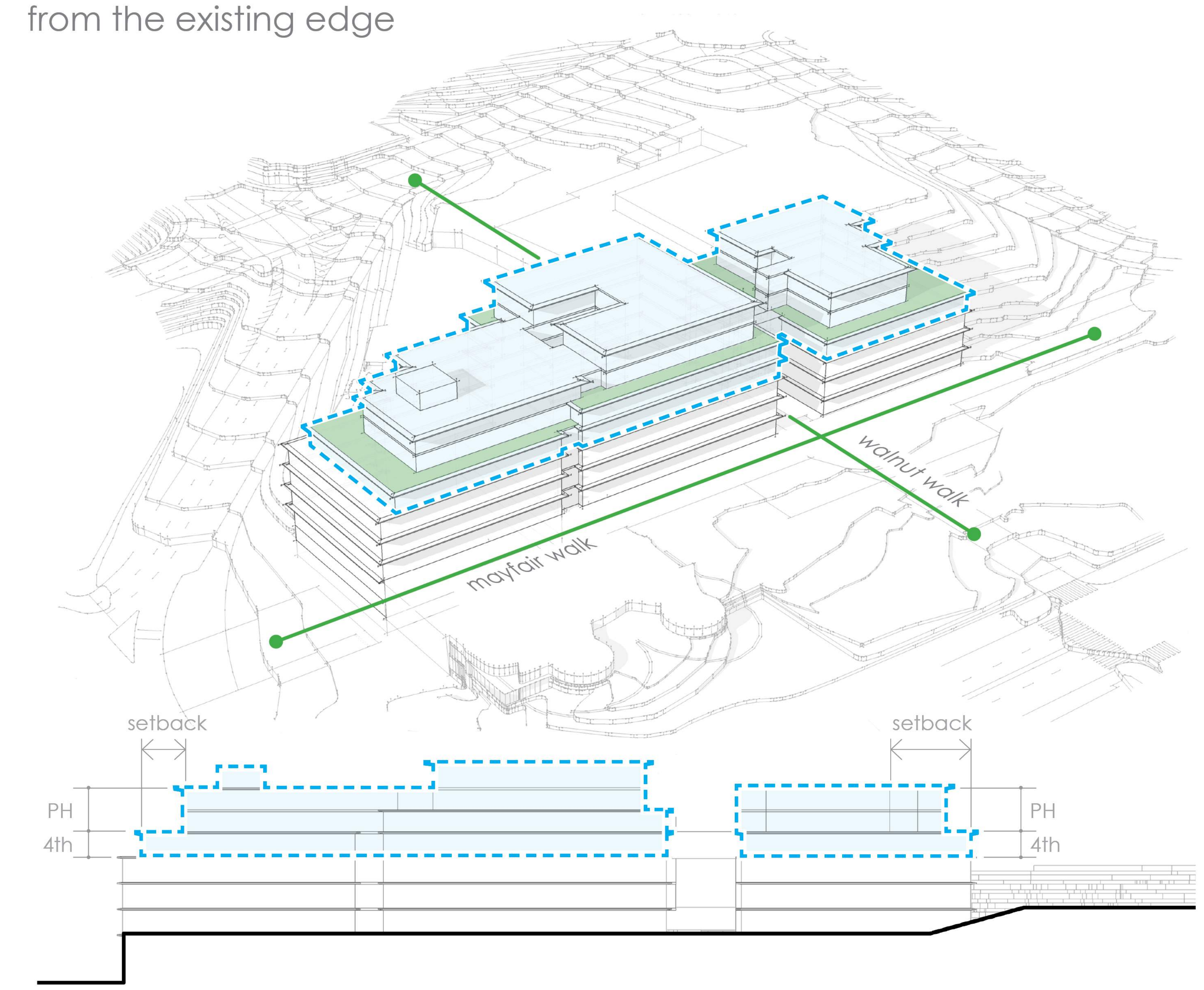
1 Partial demolition of existing structure, freeing up Mayfair Walk axis



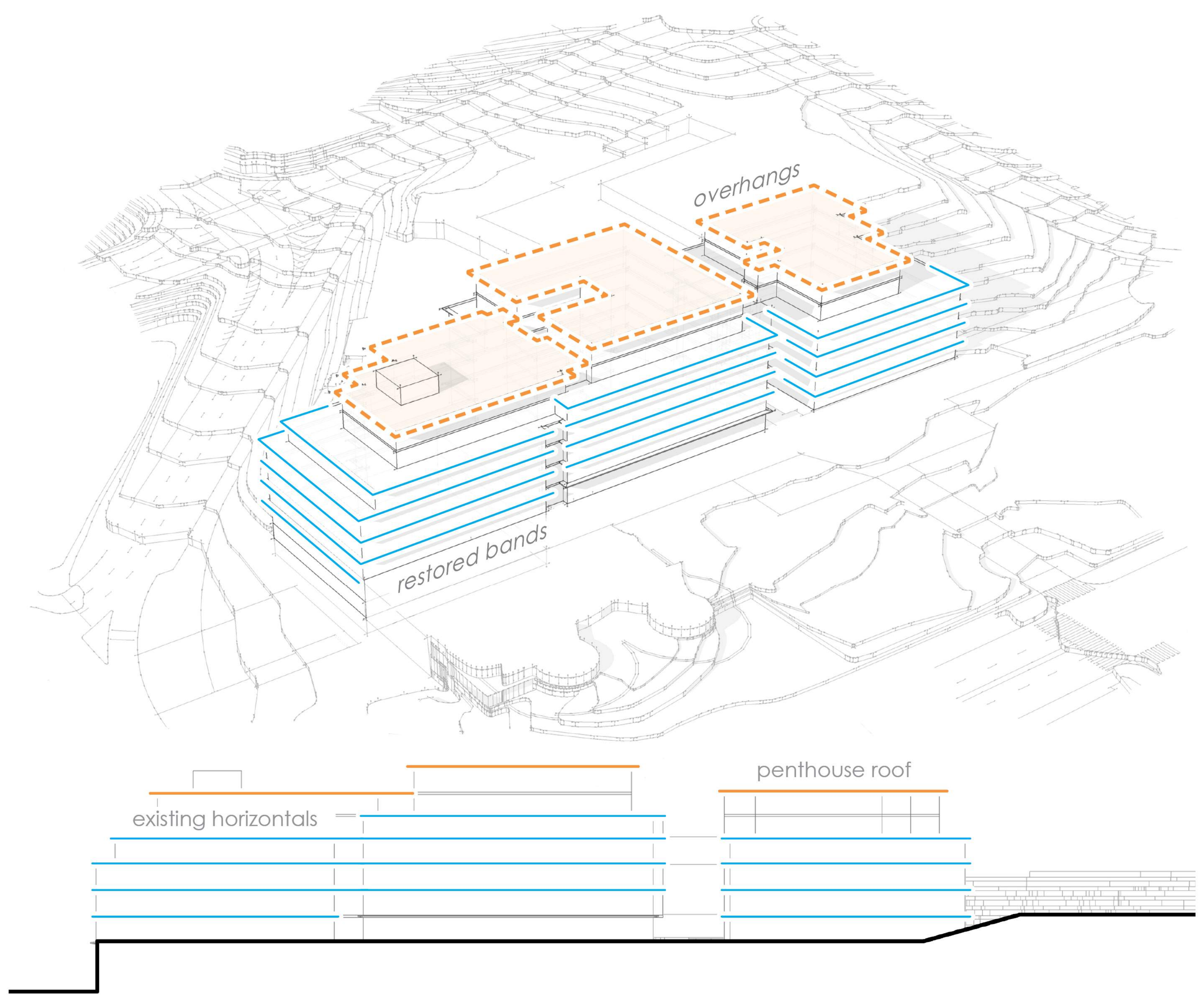
2 Remove existing 4th floor and cut opening for Walnut Walk axis



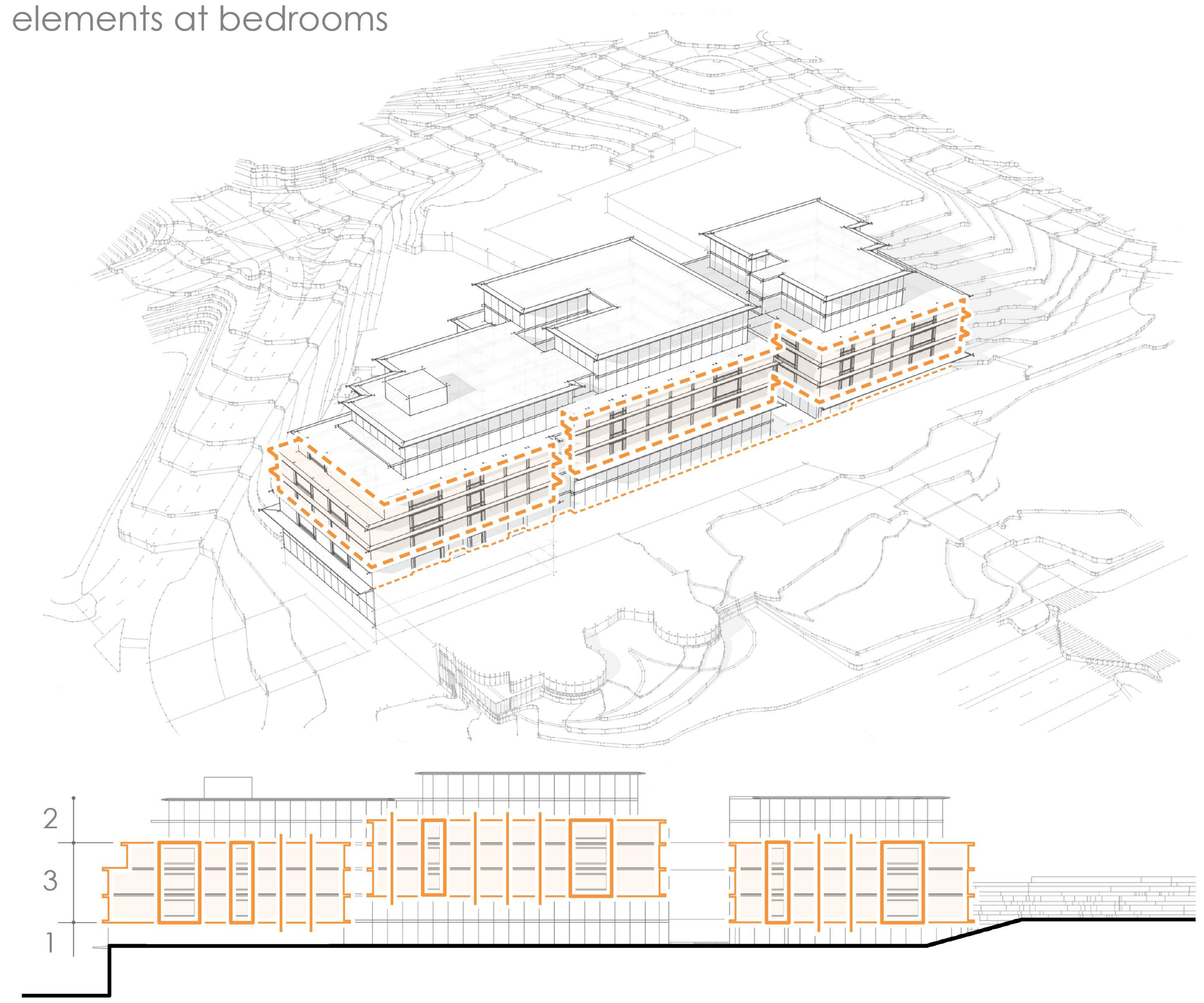
3 Rebuild 4th floor and add two additional 'penthouse' floors set back from the existing edge



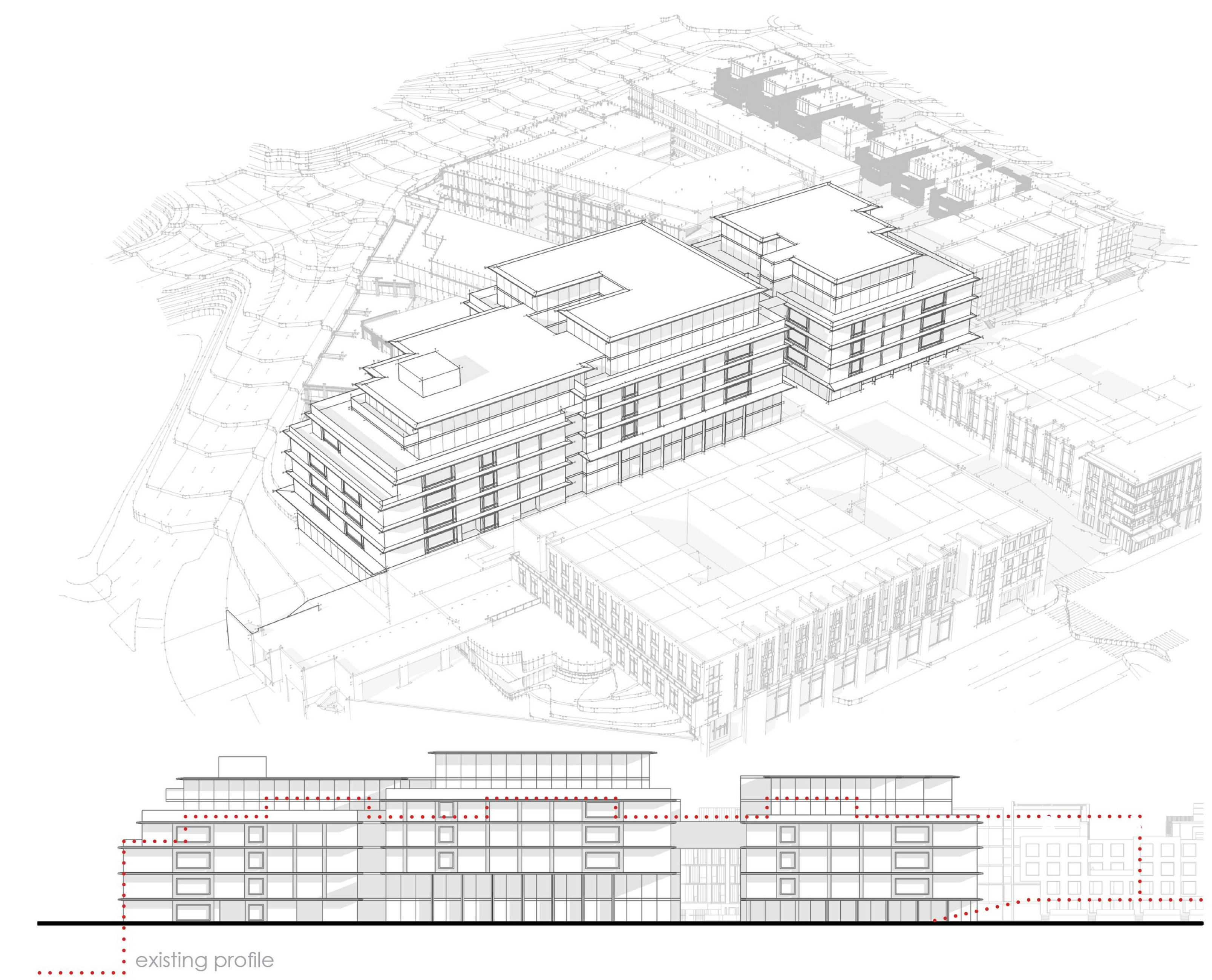
4 Restore horizontal bands and add warm soffits to penthouse overhangs



5 Articulate with low-iron glass, recesses at demising walls and windows elements at bedrooms



6 Completed design



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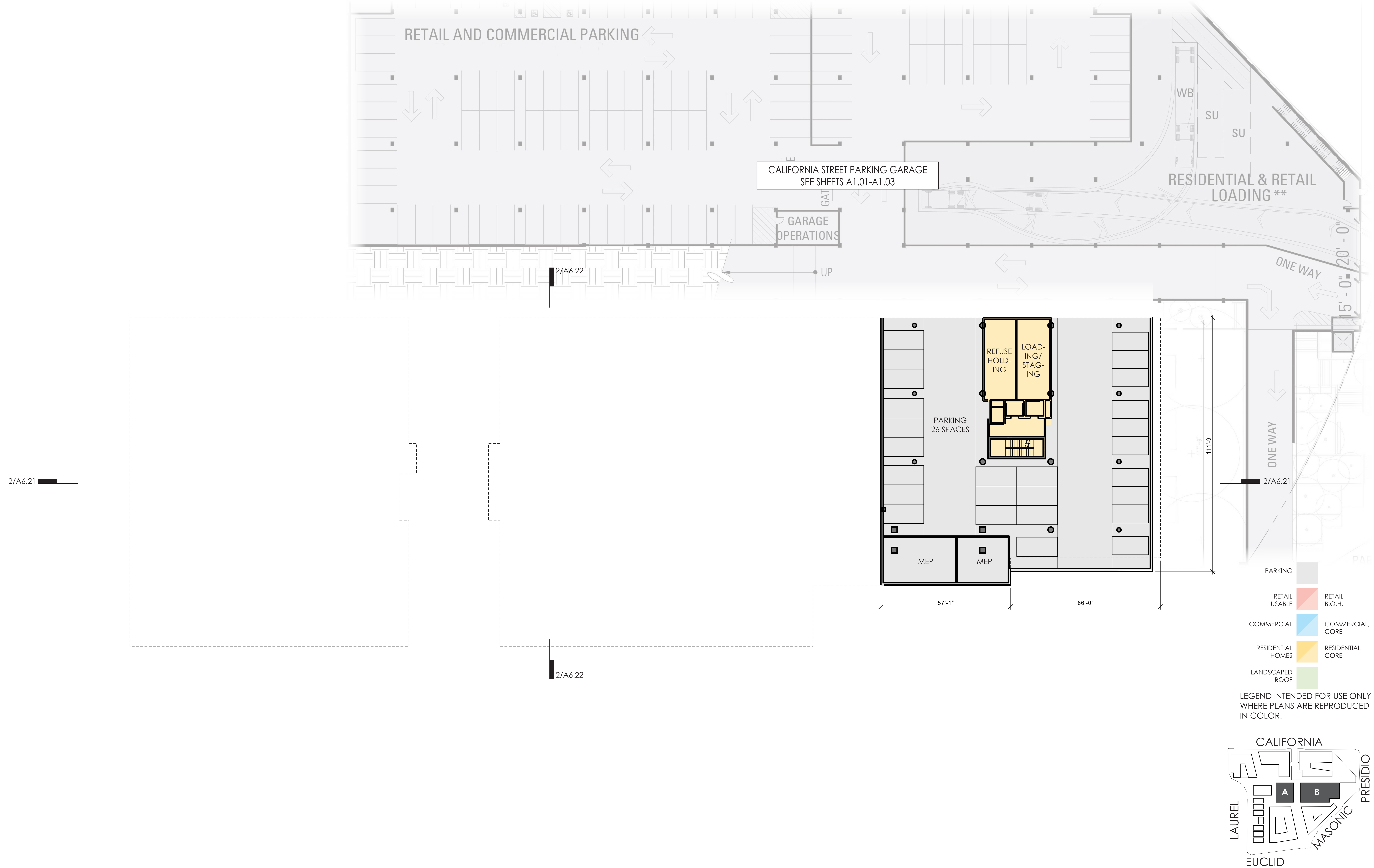
ADAPTIVE REUSE STRATEGY



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CENTER A & B: LEVEL B3 PLAN - elev. 239'-6"

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.02

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CENTER B: LEVEL B2 PLAN - elev. 250'-0"

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

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PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.03

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CENTER B: LEVEL B1 PLAN - elev. 260'-6"

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.04

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CENTER A & B: LEVEL L1 PLAN - elev. 274'-4"

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.05

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CENTER A & B: LEVEL L2 PLAN - elev. 288'-2"

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.06

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CENTER A & B: LEVEL L3 PLAN - elev. 302'-0"

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CENTER A & B: LEVEL L4 PLAN - elev. 315'-10"

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.08

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CENTER A & B: LEVEL L5 PLAN - elev. 329'-0"

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.09

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CENTER A & B: LEVEL L6 PLAN - elev. 340'-9"

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.10

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CENTER A & B: LEVEL L7 PLAN - ELEV. 352'-6"

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.11

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CENTER A & B: ROOF PLAN - elev. 366'-3"

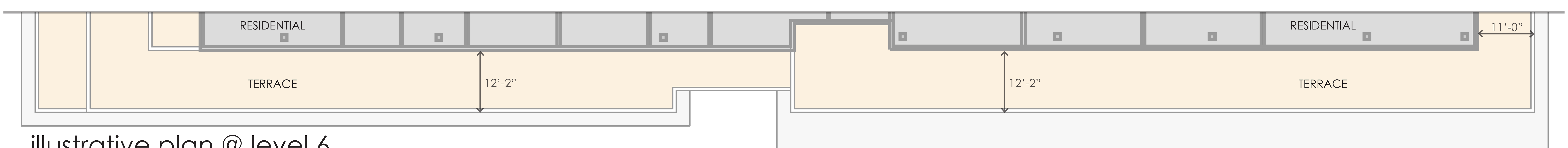
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

N

A6.12

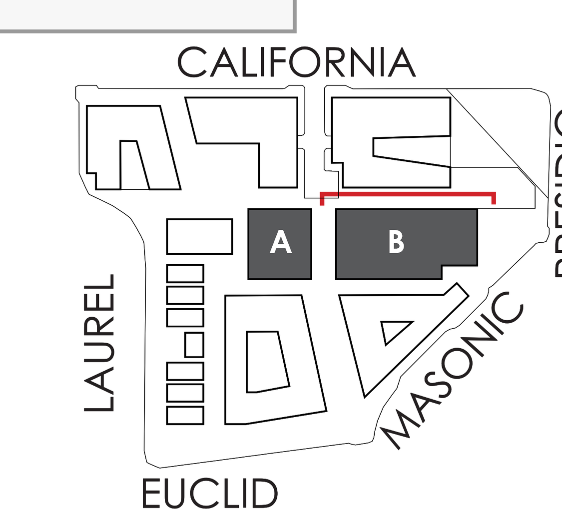


illustrative plan @ level 6

MATERIAL KEY

AA. PAINTED METAL EYEBROW
BB. HIGH-PERFORMANCE VISION GLASS
CC. PAINTED METAL MULLIONS
DD. ACCENT PANEL
EE. ACCENT PANEL & UPPER SOFFT
FF. SPANDREL GLASS

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT - SEE SHT. G3.04



3333 CALIFORNIA STREET SAN FRANCISCO, CA

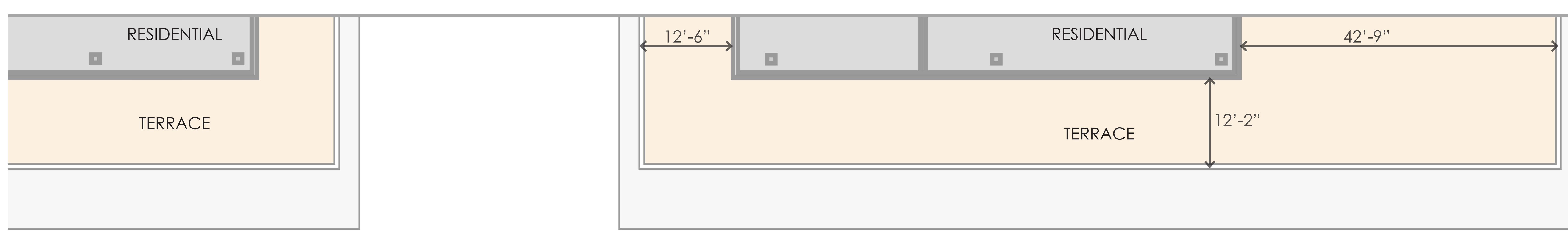
CENTER B - NORTH ELEVATION

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 5' 10' 20' 30'

A6.13

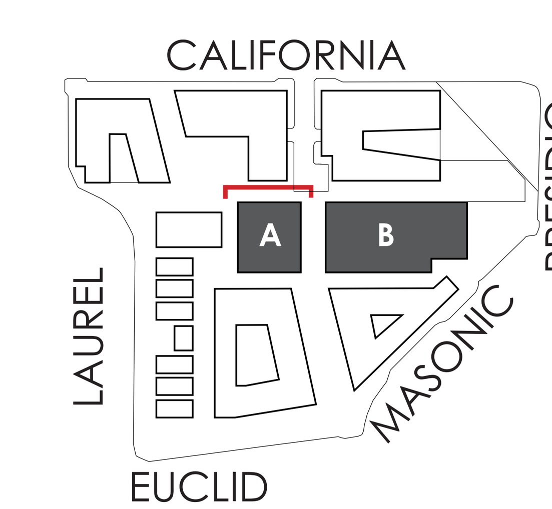


illustrative plan @ level 6

MATERIAL KEY

AA. PAINTED METAL EYEBROW
BB. HIGH-PERFORMANCE VISION GLASS
CC. PAINTED METAL MULLIONS
DD. ACCENT PANEL
EE. ACCENT PANEL & UPPER SOFFT
FF. SPANDREL GLASS

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT - SEE SHT. G3.04



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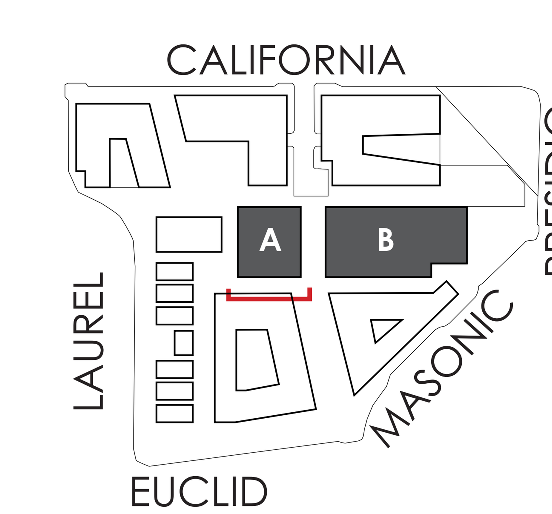
CENTER A - NORTH ELEVATION

illustrative plan @ level 5

MATERIAL KEY

AA. PAINTED METAL EYEBROW
BB. HIGH-PERFORMANCE VISION GLASS
CC. PAINTED METAL MULLIONS
DD. ACCENT PANEL
EE. ACCENT PANEL & UPPER SOFFT
FF. SPANDREL GLASS

* BASEPOINT FOR PLANNING CODE
HEIGHT MEASUREMENT - SEE SHT. G3.04



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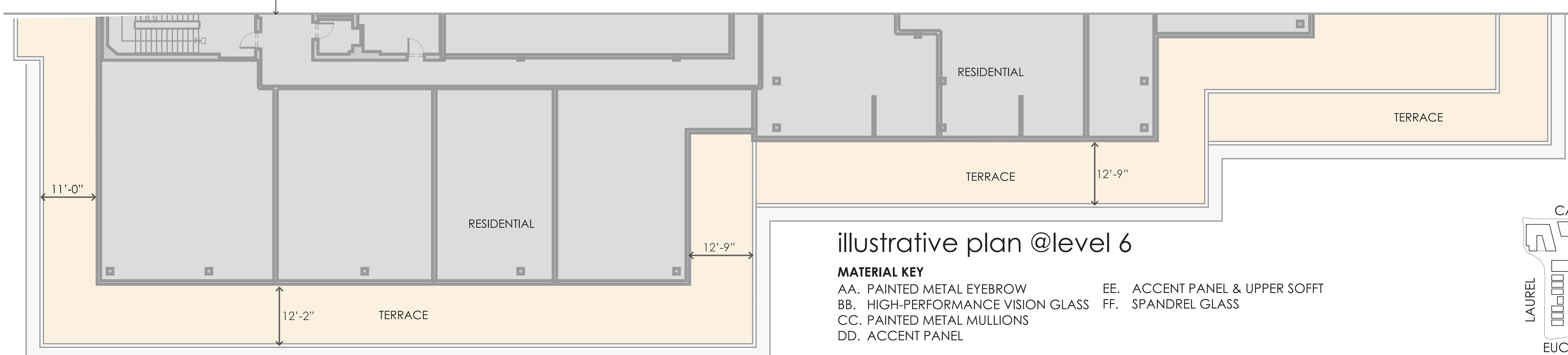
CENTER A - SOUTH ELEVATION

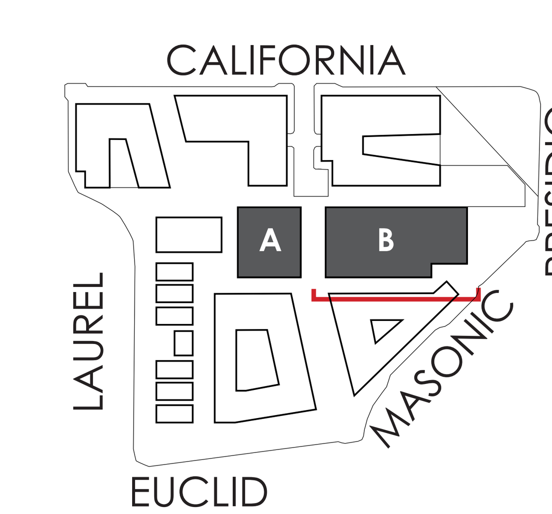


illustrative plan @level 6

MATERIAL KEY

AA. PAINTED METAL EYEBROW
BB. HIGH-PERFORMANCE VISION GLASS
CC. PAINTED METAL MULLIONS
DD. ACCENT PANEL
EE. ACCENT PANEL & UPPER SOFFT
FF. SPANDREL GLASS

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT - SEE SHT. G3.04



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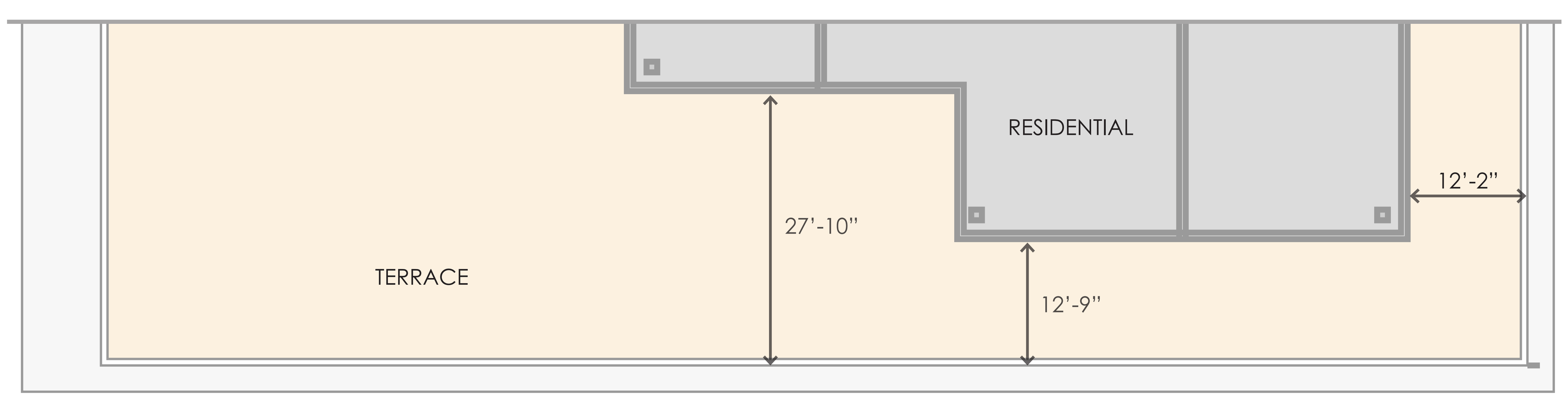
CENTER B - SOUTH ELEVATION

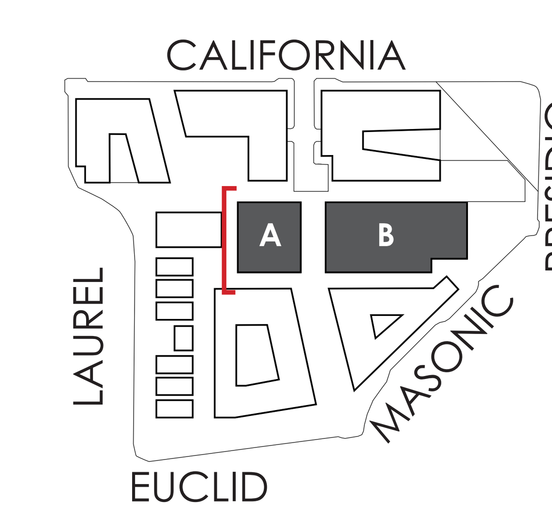


illustrative plan @ level 5

MATERIAL KEY

AA. PAINTED METAL EYEBROW
BB. HIGH-PERFORMANCE VISION GLASS
CC. PAINTED METAL MULLIONS
DD. ACCENT PANEL
EE. ACCENT PANEL & UPPER SOFFT
FF. SPANDREL GLASS

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT - SEE SHT. G3.04



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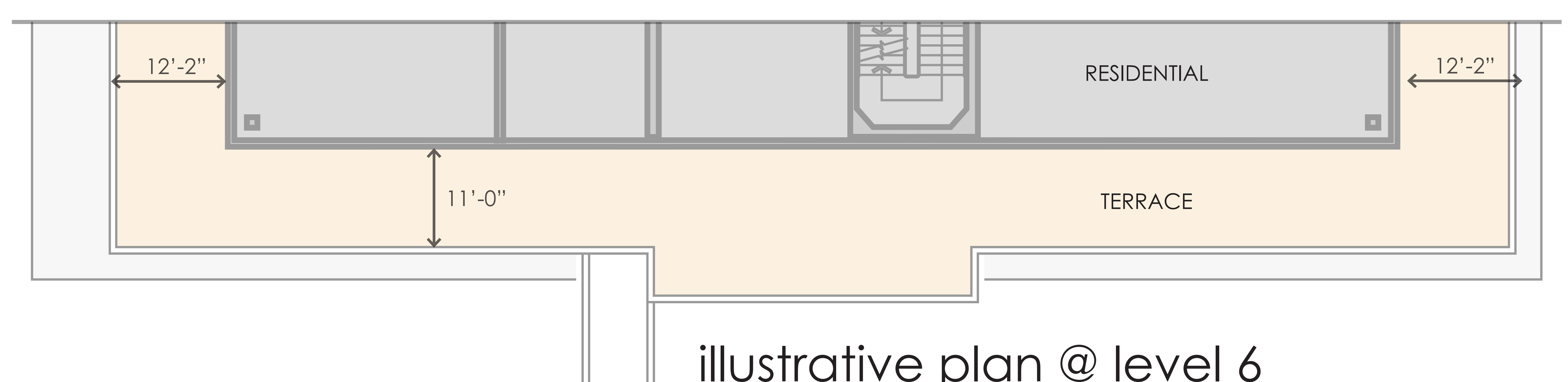
CENTER A - WEST ELEVATION

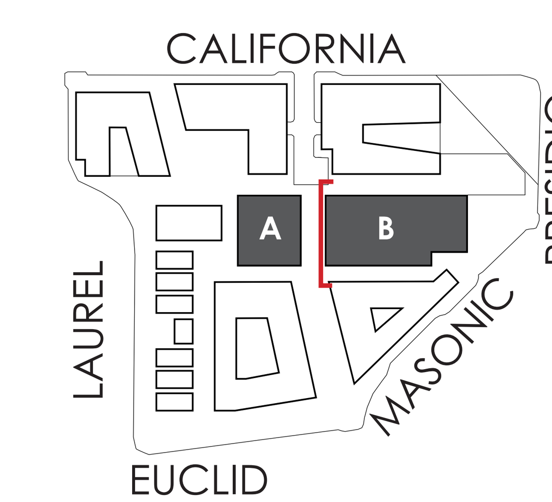


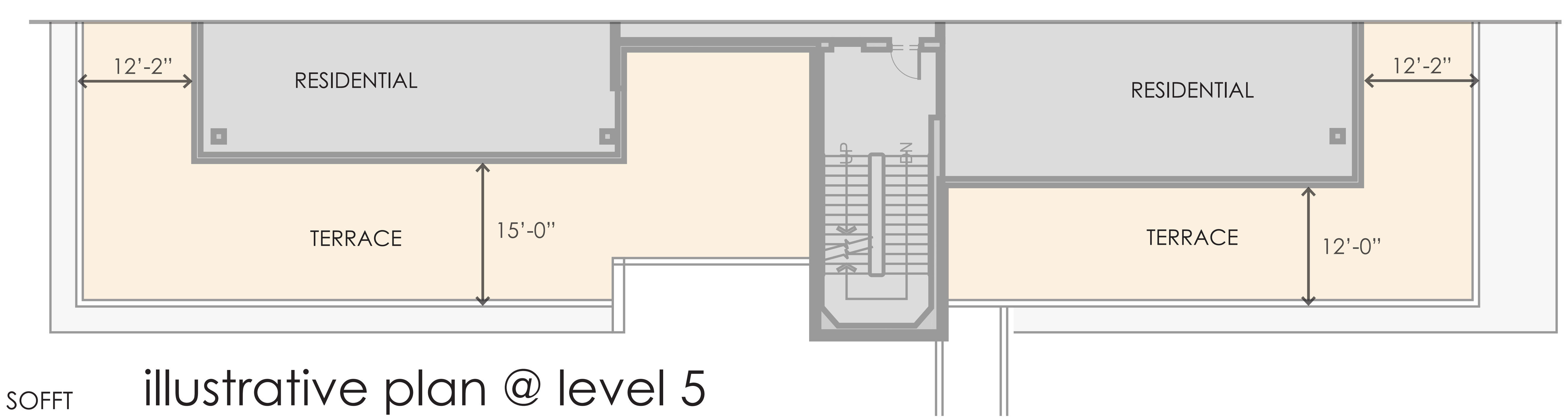
illustrative plan @ level 6

MATERIAL KEY

AA. PAINTED METAL EYEBROW
BB. HIGH-PERFORMANCE VISION GLASS
CC. PAINTED METAL MULLIONS
DD. ACCENT PANEL
EE. ACCENT PANEL & UPPER SOFFT
FF. SPANDREL GLASS

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT - SEE SHT. G3.04



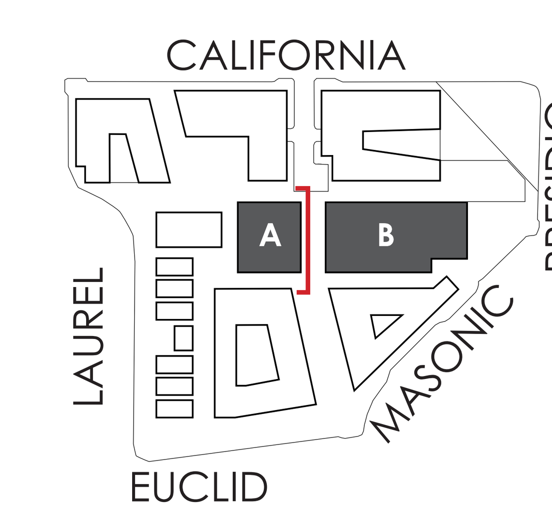


illustrative plan @ level 5

MATERIAL KEY

AA. PAINTED METAL EYEBROW
BB. HIGH-PERFORMANCE VISION GLASS
CC. PAINTED METAL MULLIONS
DD. ACCENT PANEL
EE. ACCENT PANEL & UPPER SOFFT
FF. SPANDREL GLASS

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT - SEE SHT. G3.04



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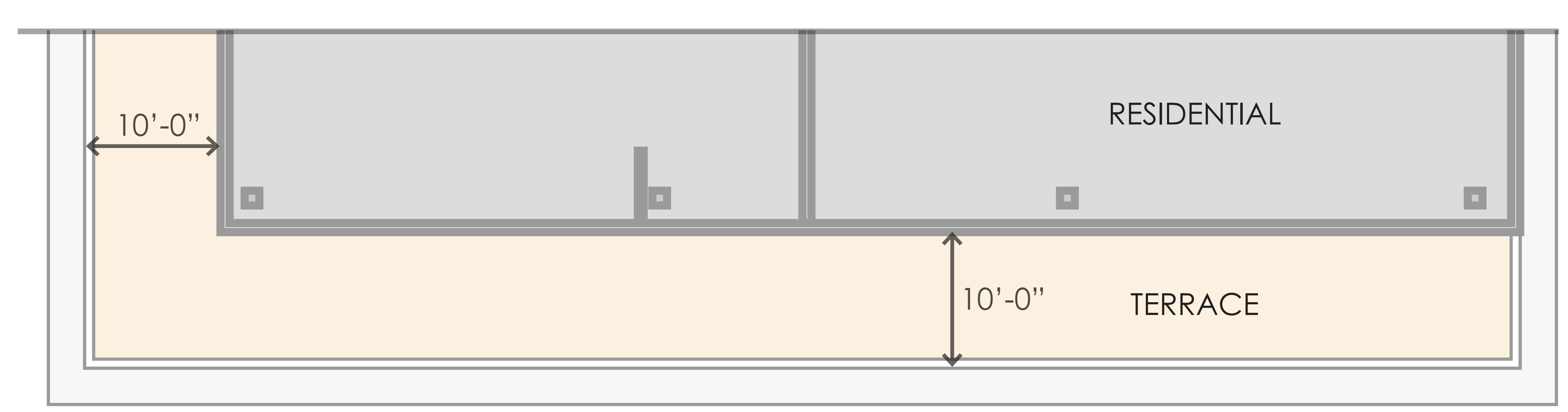
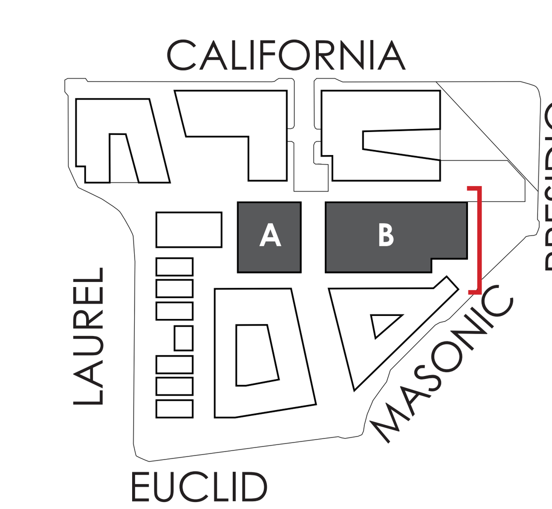
CENTER A - EAST ELEVATION



illustrative plan @ level 4



MATERIAL KEY

AA. PAINTED METAL EYEBROW
BB. HIGH-PERFORMANCE VISION GLASS
CC. PAINTED METAL MULLIONS
DD. ACCENT PANEL
EE. ACCENT PANEL & UPPER SOFFT
FF. SPANDREL GLASS

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT - SEE SHT. G3.04

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CENTER B - EAST ELEVATION

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

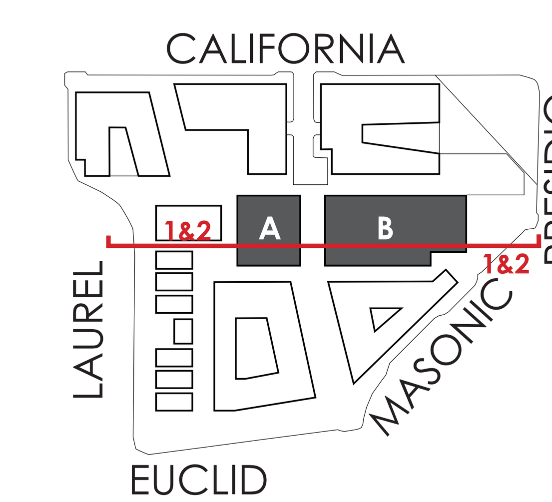
7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 5' 10' 20' 30'

A6.20

1. EXISTING - EAST / WEST SECTION

2. PROPOSED - EAST / WEST SECTION



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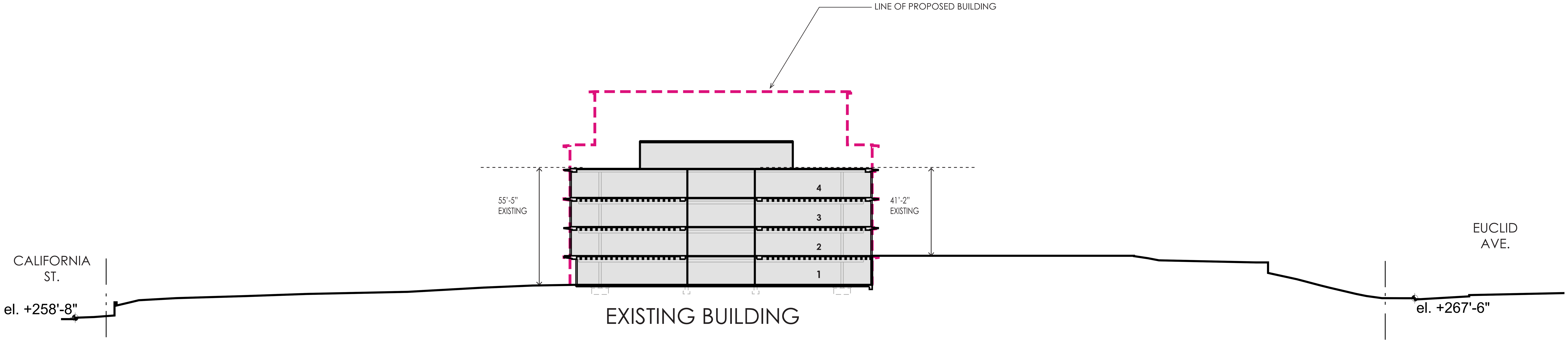
CENTER A + B: EXISTING & PROPOSED SITE SECTIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

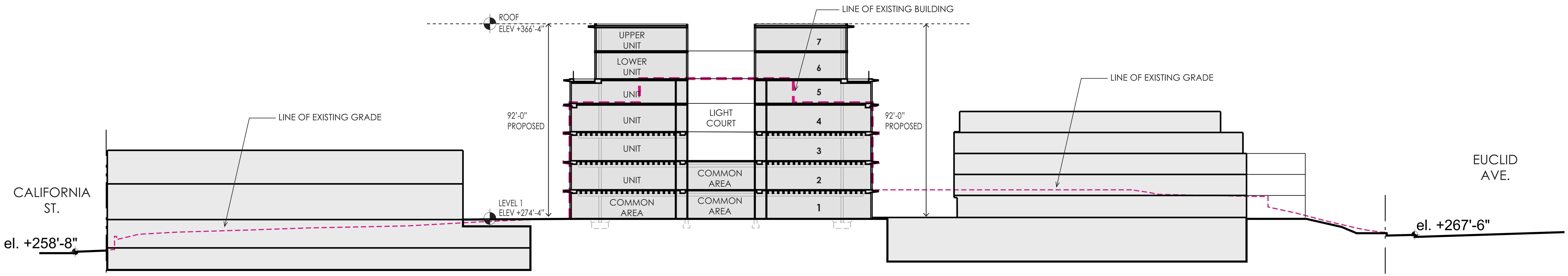
7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

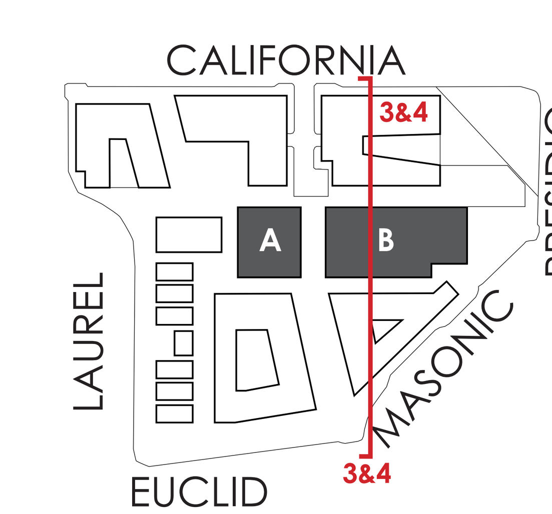
A6.21



1. EXISTING - NORTH / SOUTH SECTION



2. PROPOSED - NORTH / SOUTH SECTION



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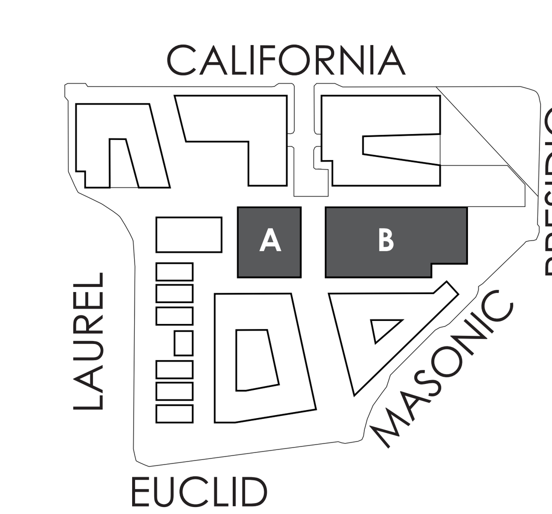
CENTER A + B: EXISTING & PROPOSED SITE SECTIONS

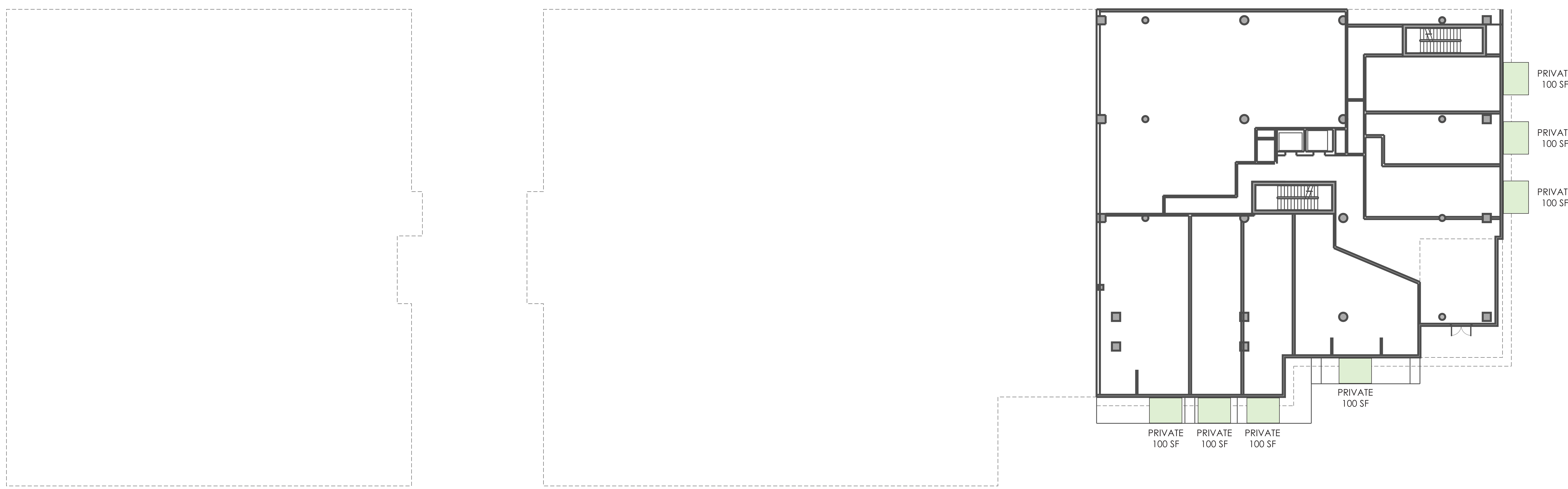
1. ILLUSTRATIVE UNIT PLANS - CENTER A

2. ILLUSTRATIVE UNIT PLANS - CENTER B



SUMMARY OF OPEN SPACE COMPLIANCE FOR CENTER A/B

	CENTER A		CENTER B	
	COMMON OPEN SPACE	PRIVATE OPEN SPACE	COMMON OPEN SPACE	PRIVATE OPEN SPACE
L6	0	0	0	1200
L5	0	600	0	700
L4	0	0	750	100
L3	0	0	0	0
L1	435	600	525	1200
B2	0	0	0	700
TOTAL (SF)	435	1200	1275	3900
		COMPLIANT UNITS = 12		COMPLIANT UNITS = 39



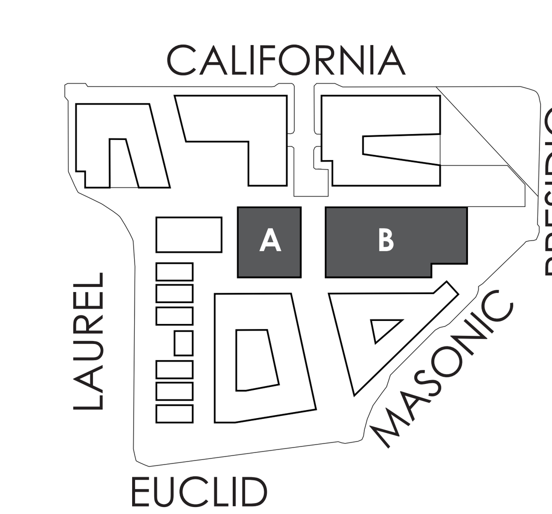
EACH PRIVATE OPEN SPACE IS 100 SF
(8'-4" X 12' MINIMUM)

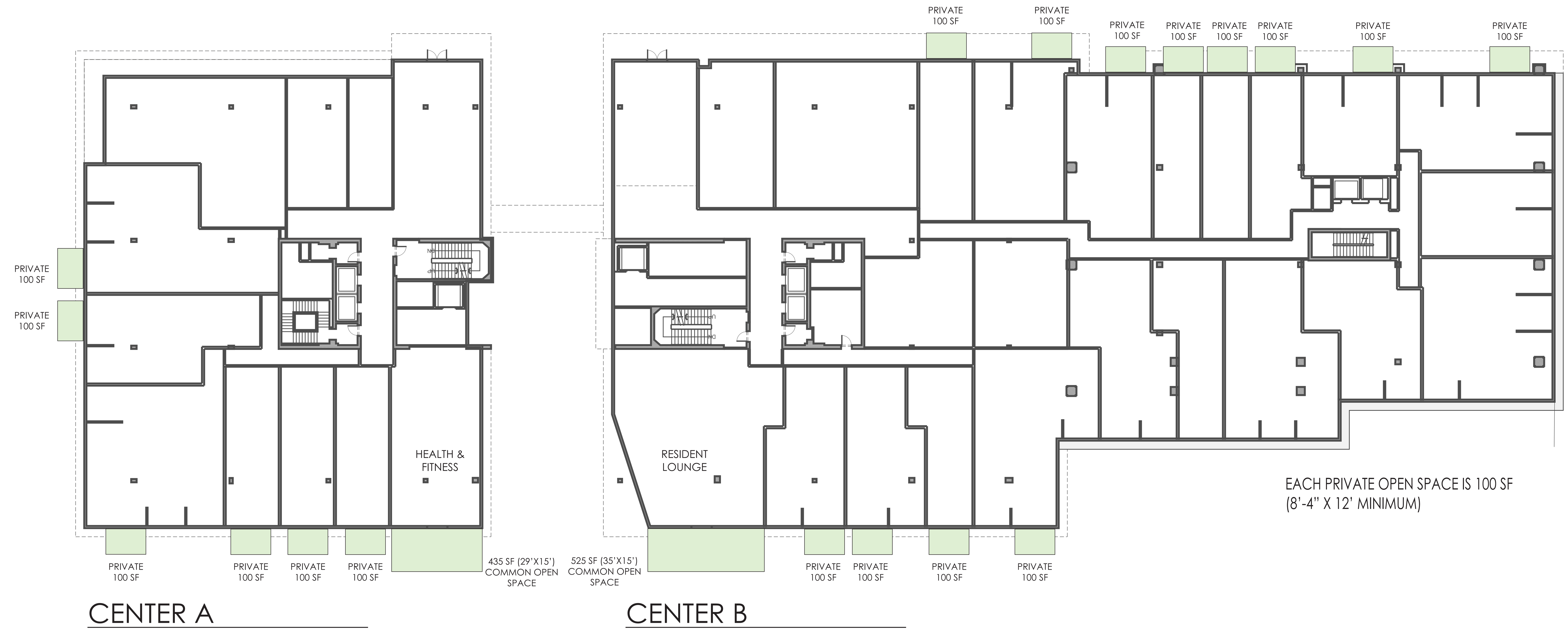
CENTER A

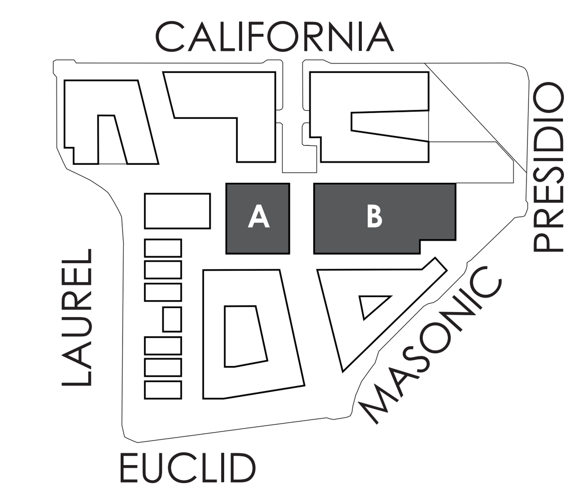
CENTER B

CENTER A
B2 SUMMARY
COMMON: NONE
PRIVATE: NONE

CENTER B
B2 SUMMARY
COMMON: NONE
PRIVATE: 7 UNITS * 100 SF = 700 SF







CENTER A
L1 SUMMARY
COMMON: 435 SF
PRIVATE: 6 UNITS * 100 SF = 600 SF

CENTER B
L1 SUMMARY
COMMON: 525 SF
PRIVATE: 12 UNITS * 100 SF = 1,200 SF

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CENTER A & B - BUILDING OPEN SPACE - LEVEL L1 PLANS - elev. 274'-4"

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

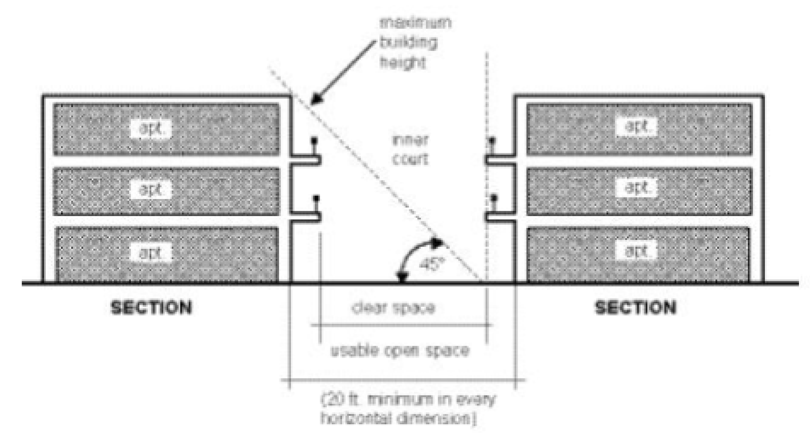
7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

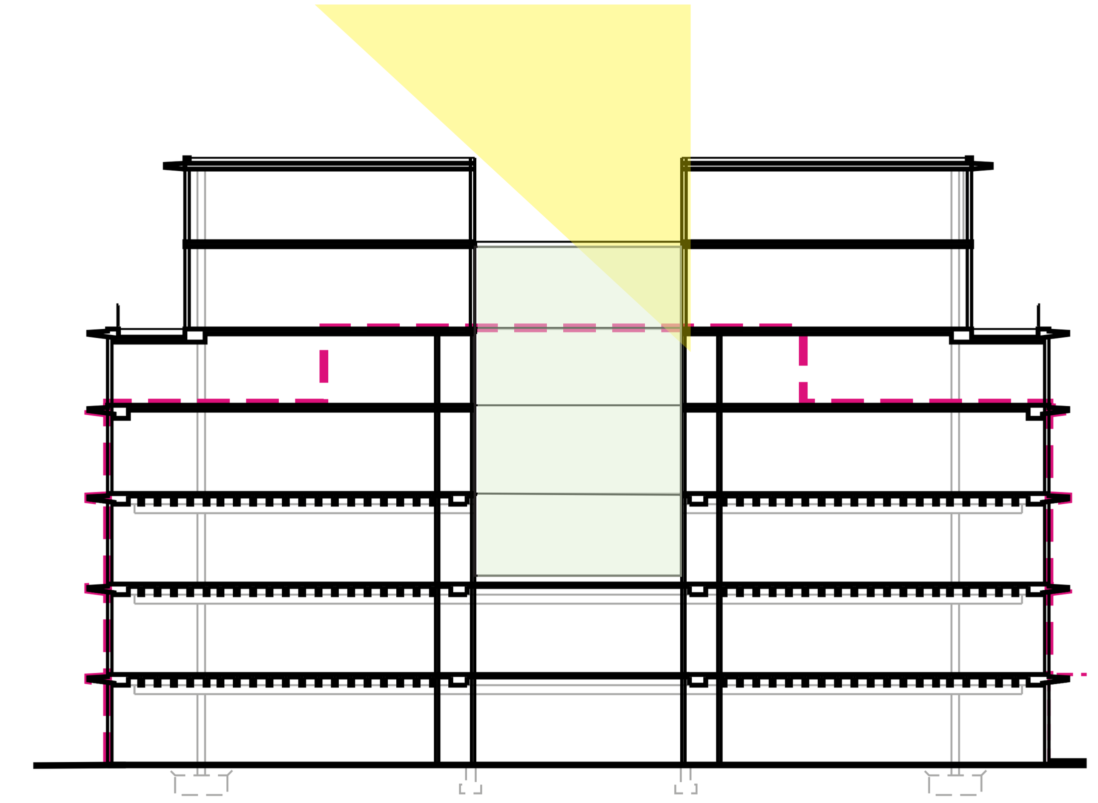
(g) **Common Usable Open Space: Additional Standards.**

(1) **Minimum Dimensions and Minimum Area.** Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300 square feet.

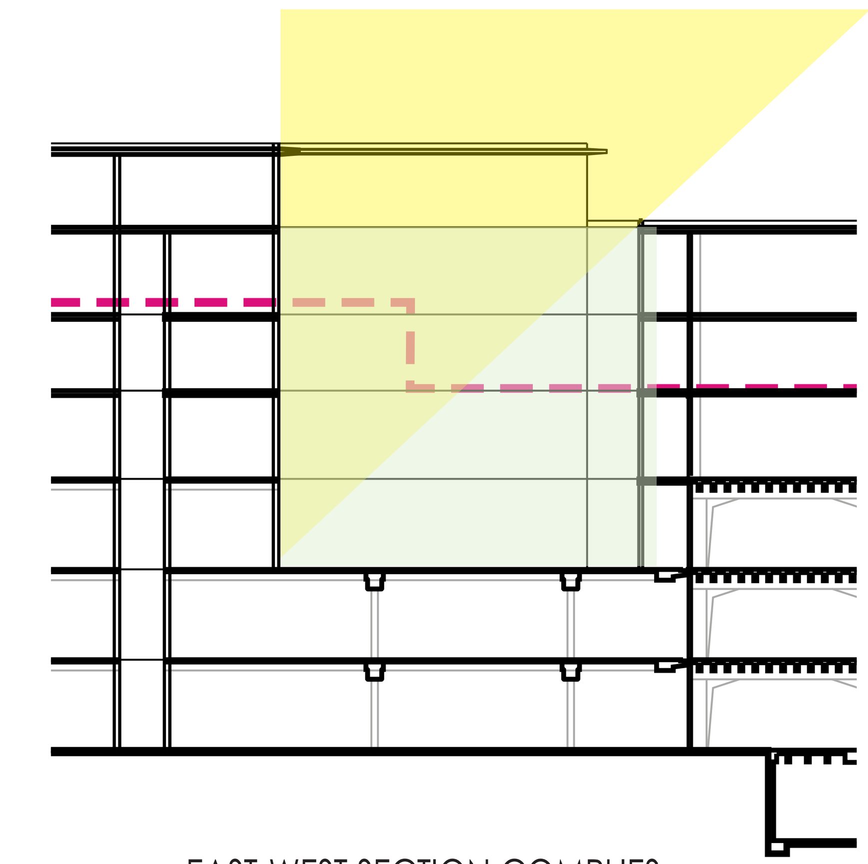
(2) **Use of Inner Courts.** The area of an inner court, as defined by this Code, may be credited as common usable open space, if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area; and if (regardless of the permitted obstructions referred to in Subsection 135(c) above) the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court. Exceptions from these requirements for certain qualifying historic buildings may be permitted, subject to the requirements and procedures of Section 307(h) of this Code.



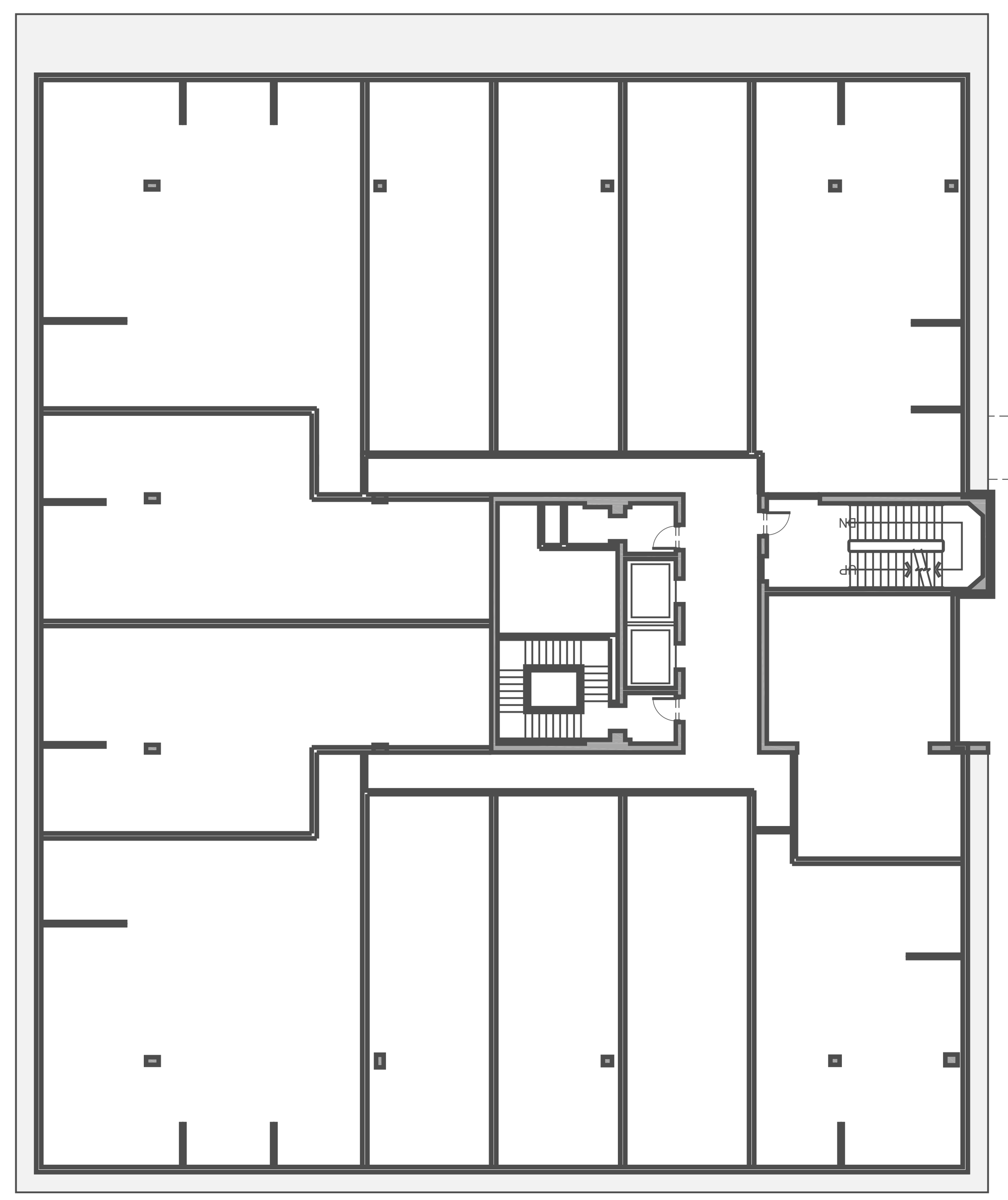
THIS COURTYARD DOES NOT COUNT TOWARDS COMMON OPEN SPACE
PER SF PLANNING CODE SECTION 135(G)2



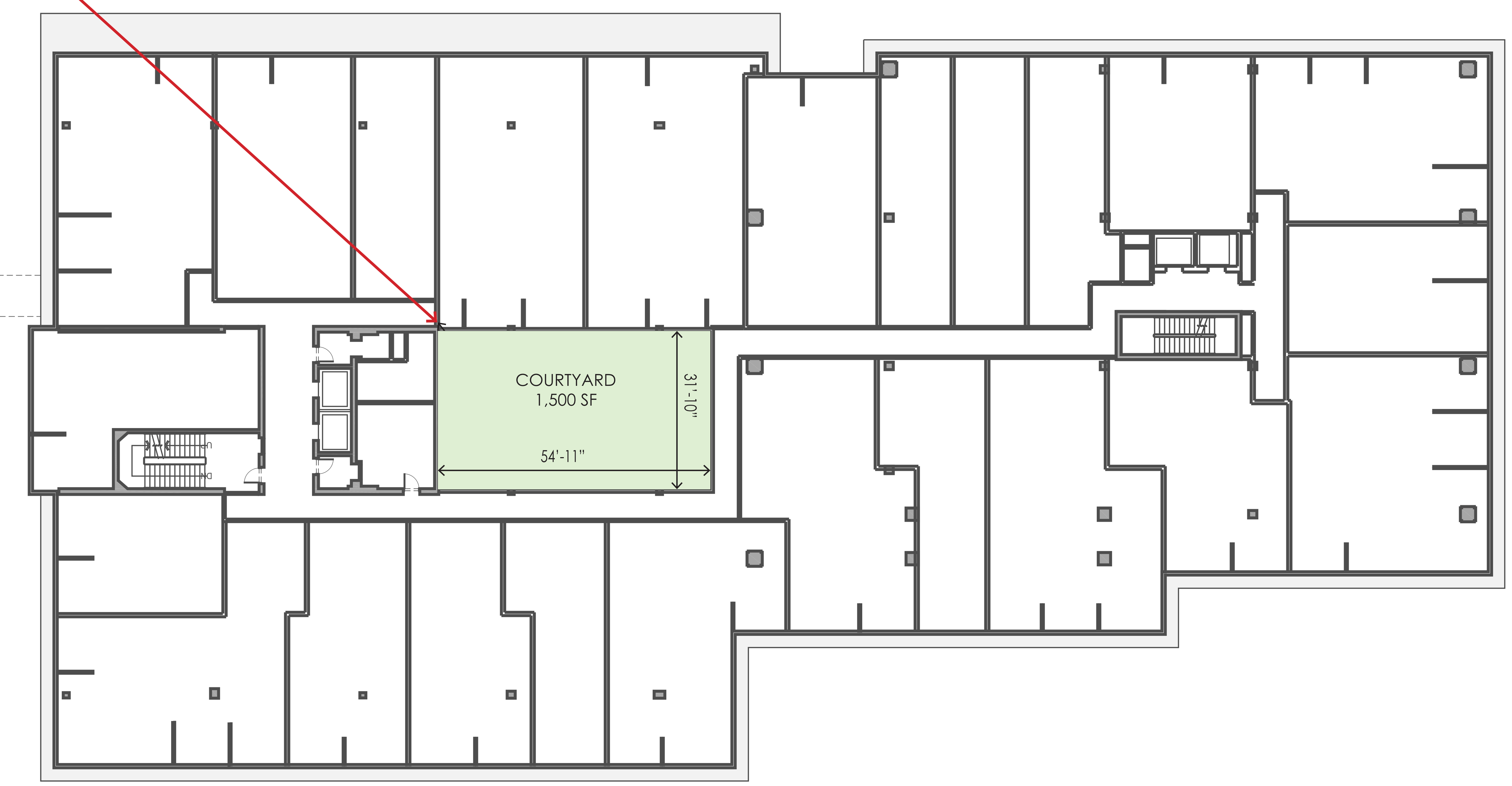
NORTH-SOUTH SECTION DOES NOT
COMPLY WITHTHE 45-DEGREE RULE



EAST-WEST SECTION COMPLIES
WITHTHE 45-DEGREE RULE



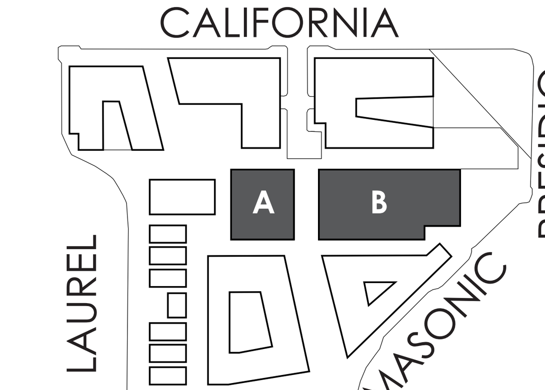
CENTER A

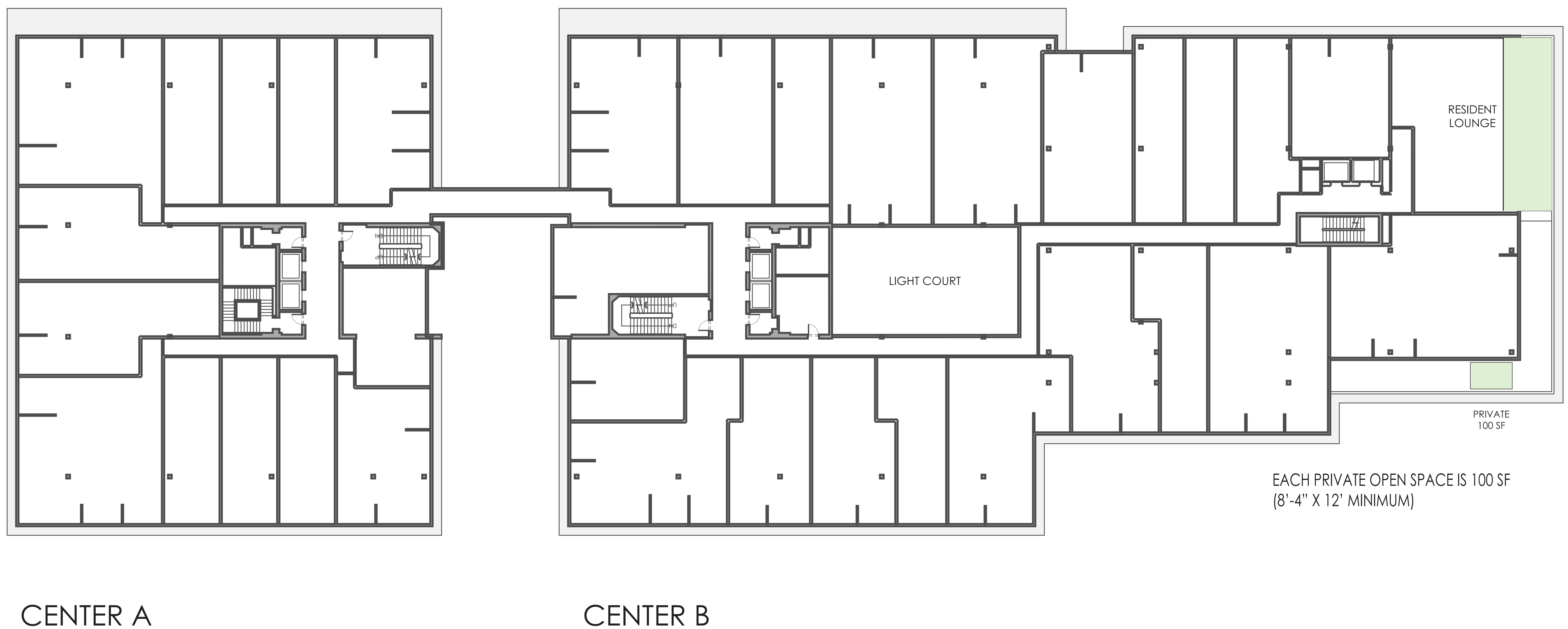


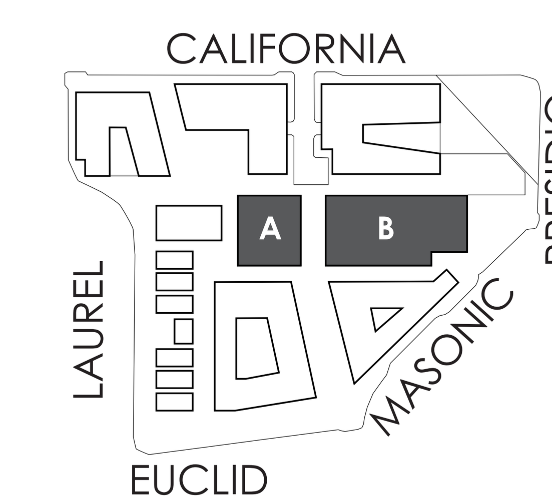
CENTER B

CENTER A
L3 SUMMARY
COMMON: NONE
PRIVATE: NONE

CENTER B
L3 SUMMARY
COMMON: 0 SF
PRIVATE: NONE





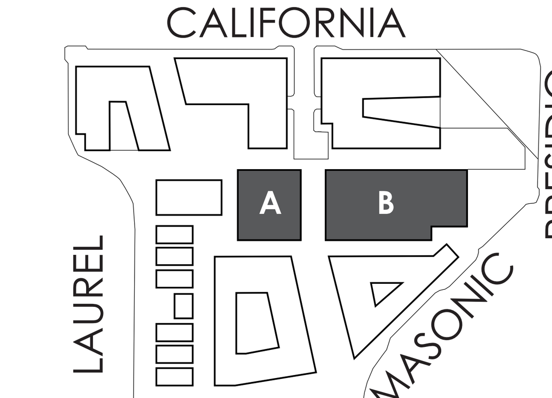


CENTER A
L5 SUMMARY
COMMON: NONE
PRIVATE: NONE

CENTER B
L5 SUMMARY
COMMON: 750 SF
PRIVATE: 1 UNITS * 100 SF = 100 SF

CENTER A

CENTER B

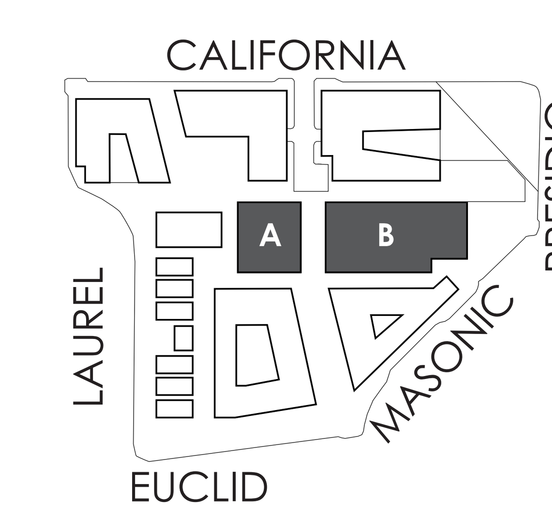


CENTER A
L5 SUMMARY
COMMON: NONE
PRIVATE: 6 UNITS * 100 SF = 600 SF

CENTER B
L5 SUMMARY
COMMON: NONE
PRIVATE: 7 UNITS * 100 SF = 700 SF

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CENTER A & B - BUILDING OPEN SPACE - LEVEL L5 PLANS - elev. 329'-0"



CENTER A
L6 SUMMARY
COMMON: NONE
PRIVATE: NONE

CENTER B
L6 SUMMARY
COMMON: NONE
PRIVATE: 12 UNITS * 100 SF = 1,200 SF

3333 CALIFORNIA STREET SAN FRANCISCO, CA

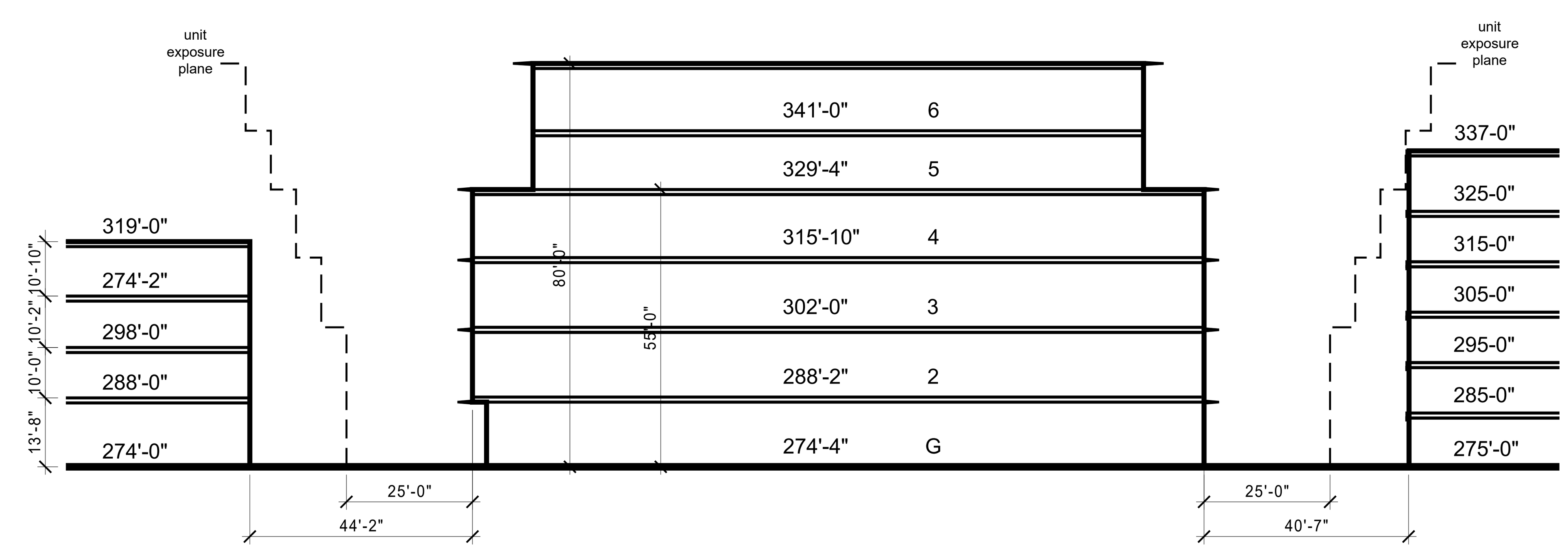
CENTER A & B - BUILDING OPEN SPACE - LEVEL L6 PLANS - elev. 340'-9"

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MS LA ARUP BAR architects JENSEN SCB

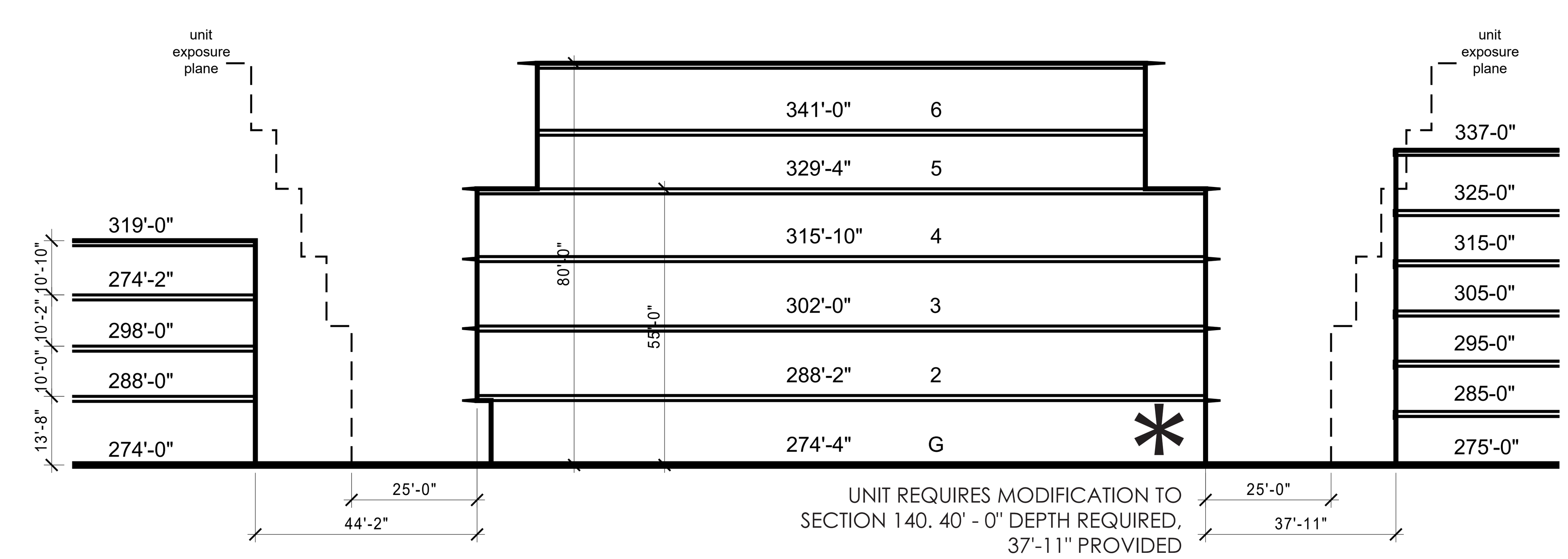
7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

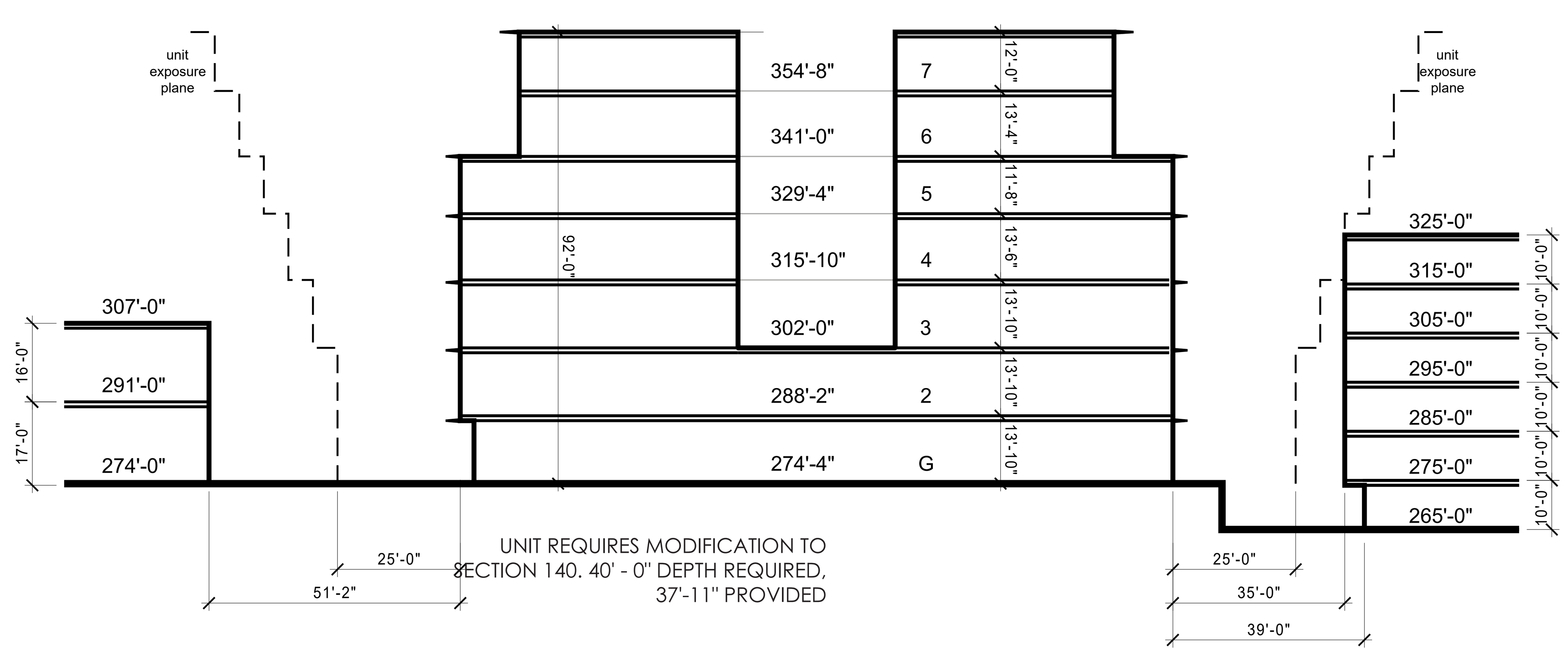
N



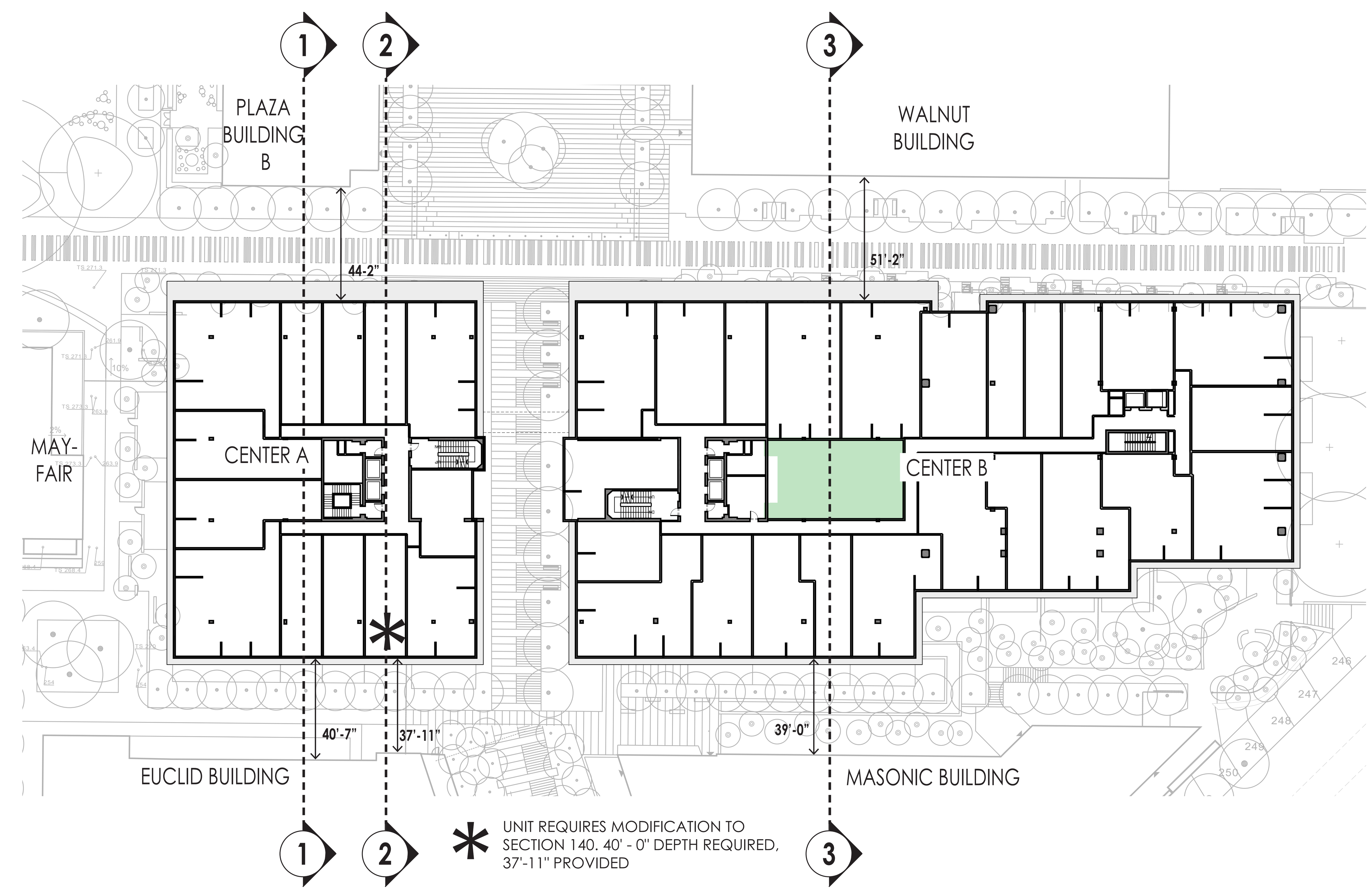
1. NORTH-SOUTH SECTION - CENTER A



2. NORTH-SOUTH SECTION - CENTER A



3. NORTH-SOUTH SECTION - CENTER B



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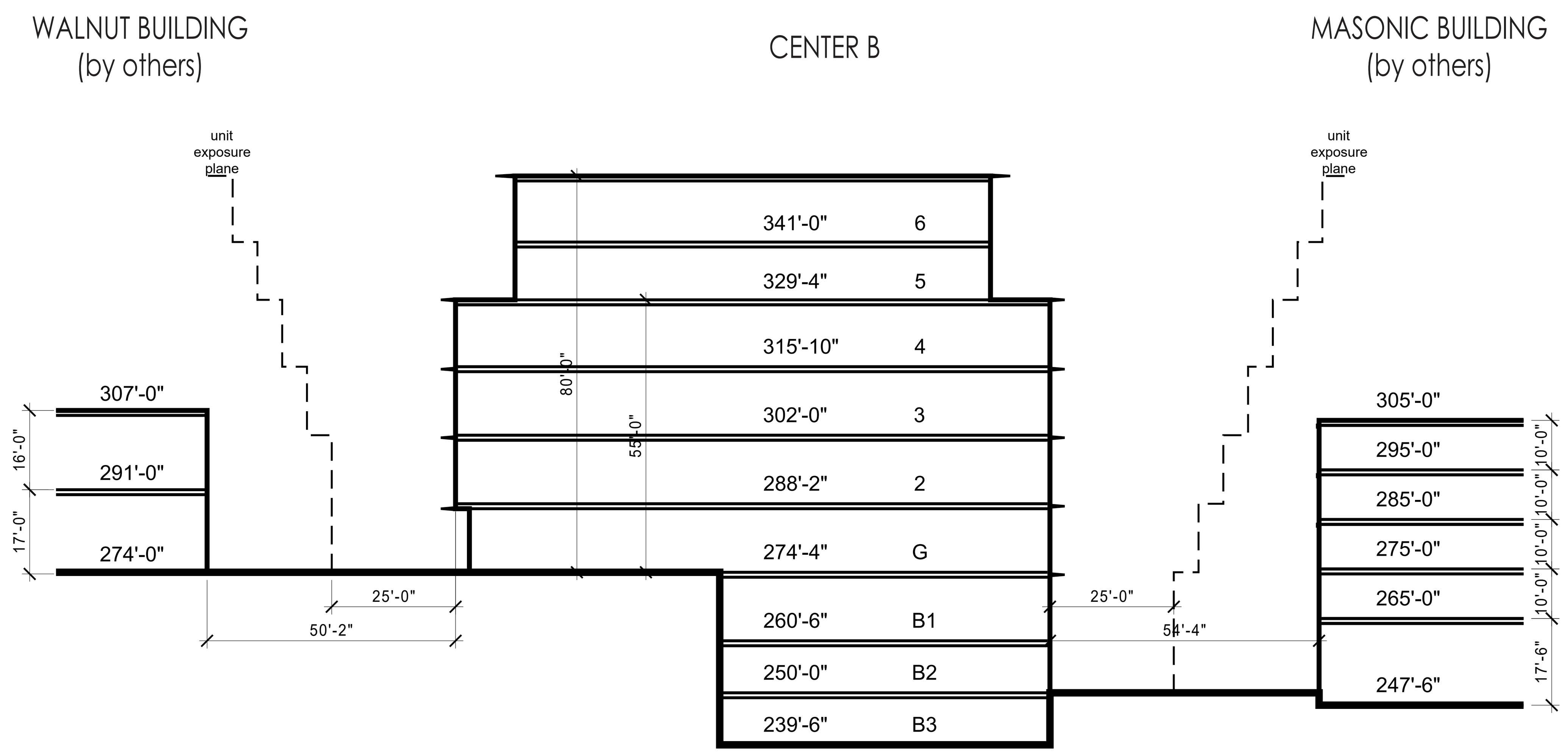
CENTER A & B - UNIT EXPOSURE SECTIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

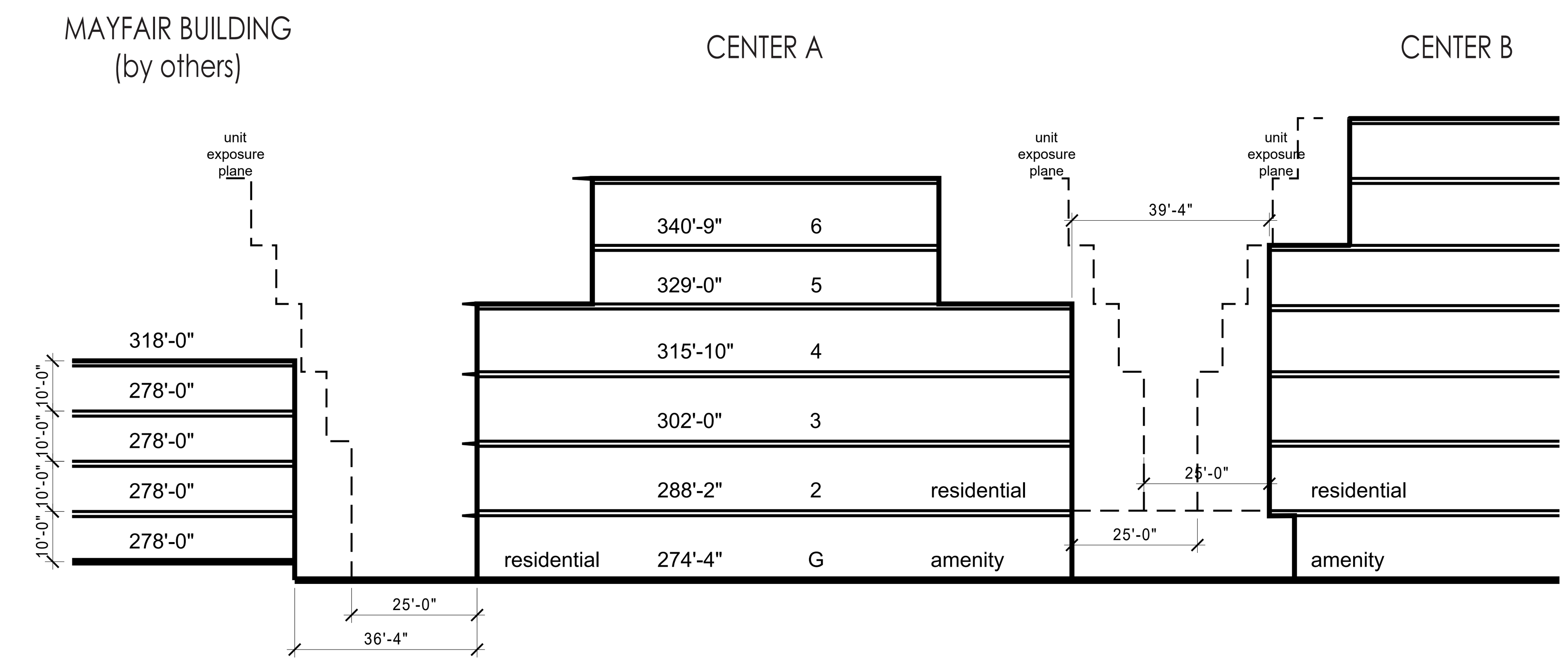
7.3.2019
PLANNING APPLICATION SUBMITTAL (REVISED)

0 10' 20' 40' 60'

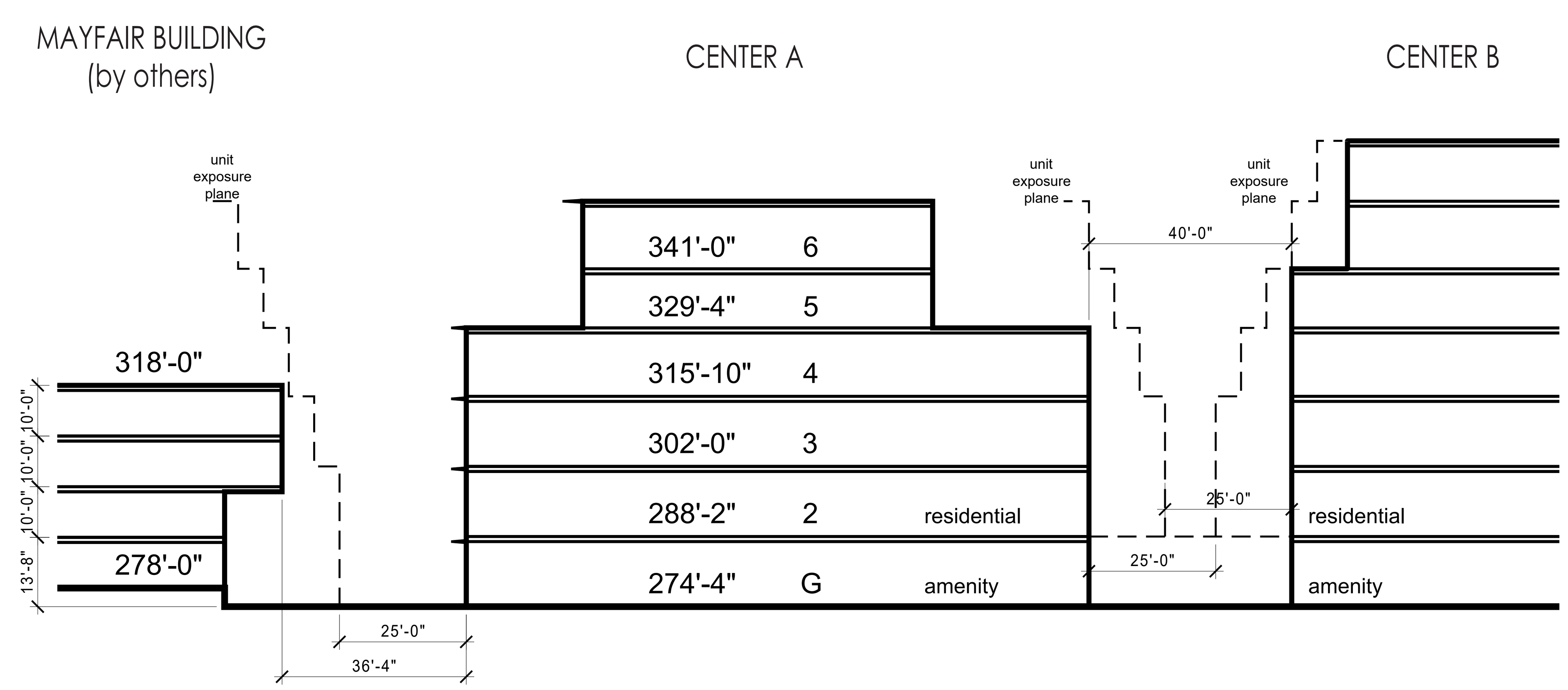
A6.46



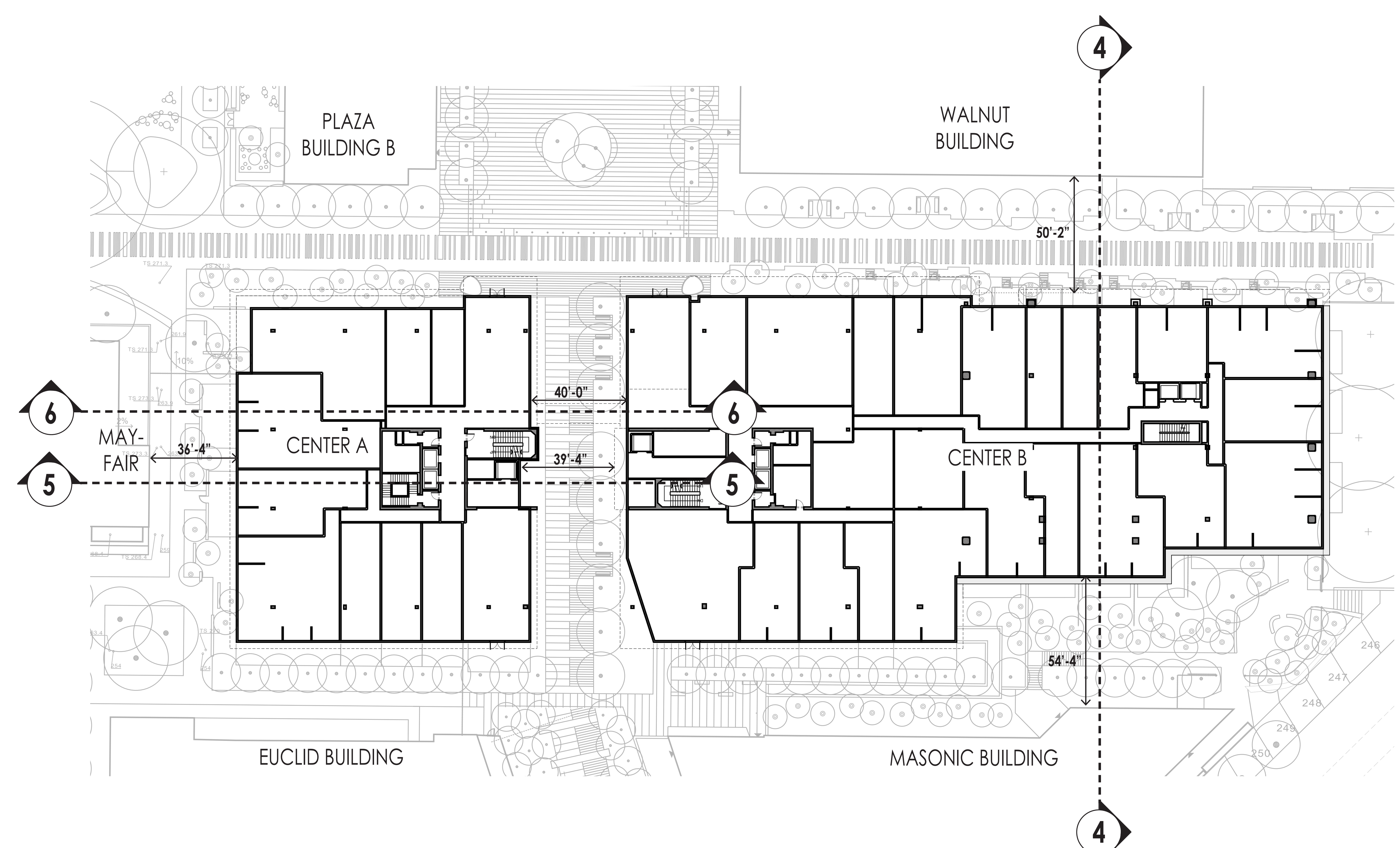
4. NORTH-SOUTH SECTION CENTER A

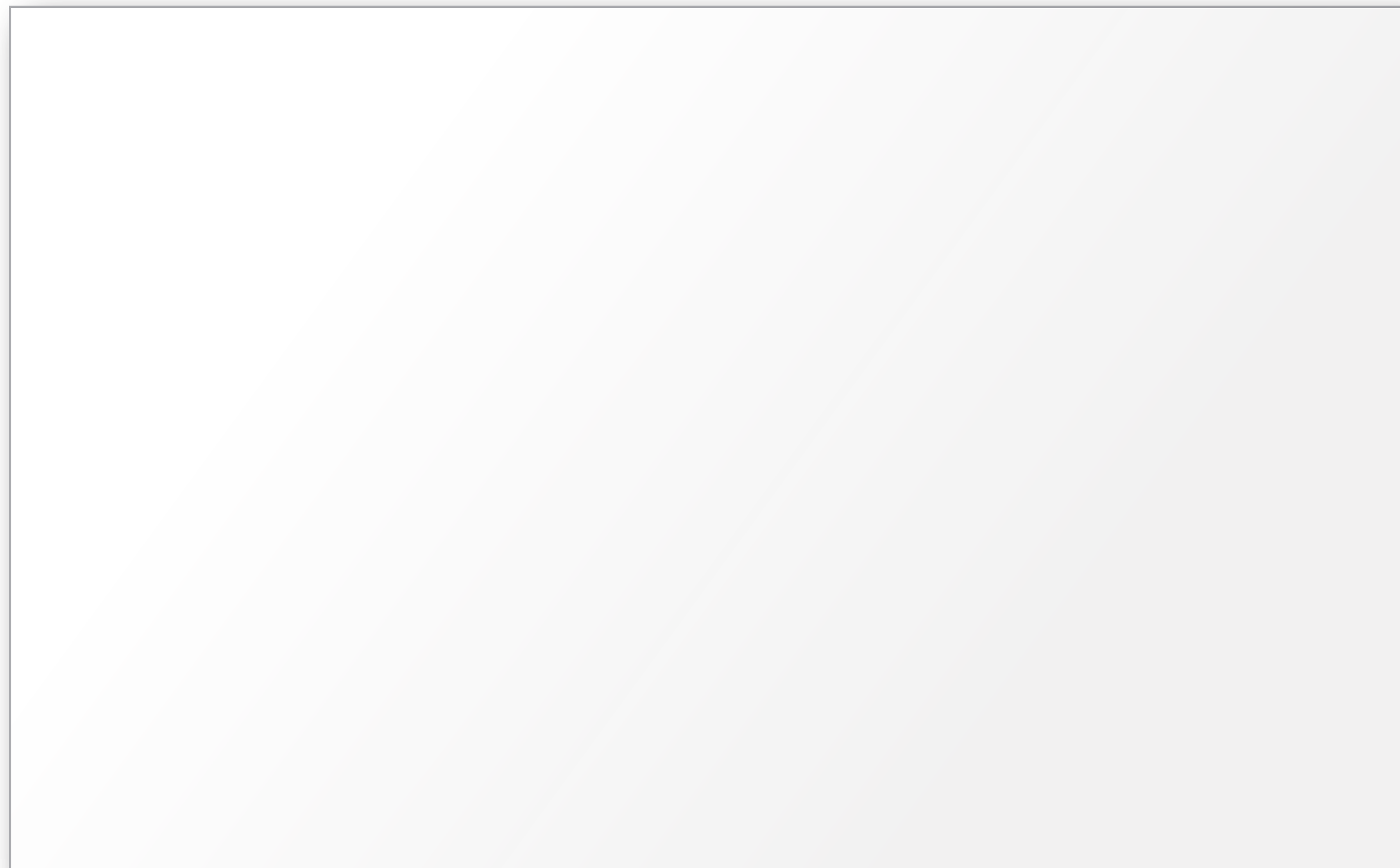


5. EAST-WEST SECTION - CENTER A & B

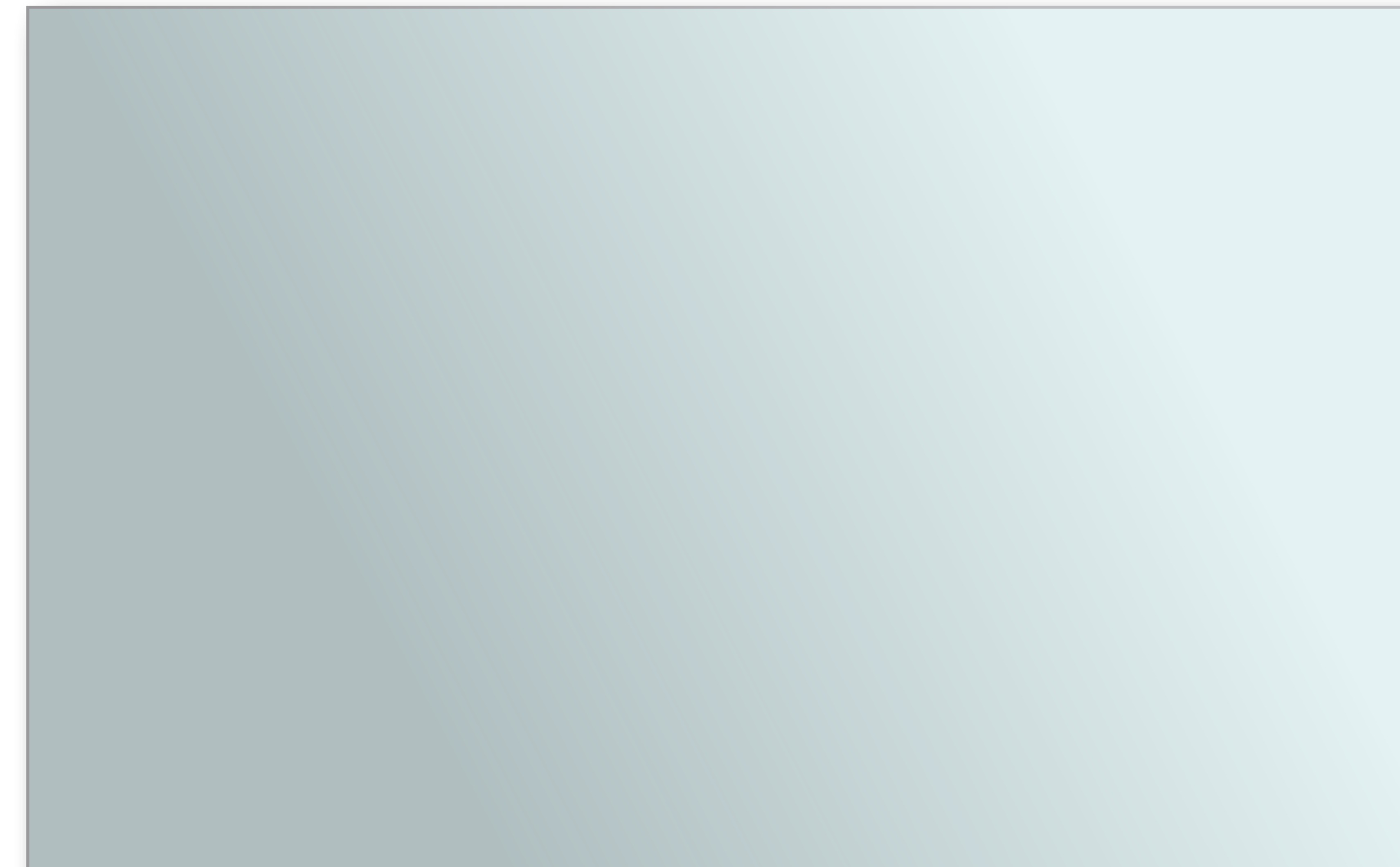


6. EAST-WEST SECTION - CENTER A & B





AA. PAINTED METAL EYEBROW



BB. HIGH-PERFORMANCE VISION GLASS

CC. PAINTED METAL MULLIONS

DD. ACCENT PANEL

EE. ACCENT PANEL & UPPER SOFFIT

FF. SPANDREL GLASS

WALNUT COURT

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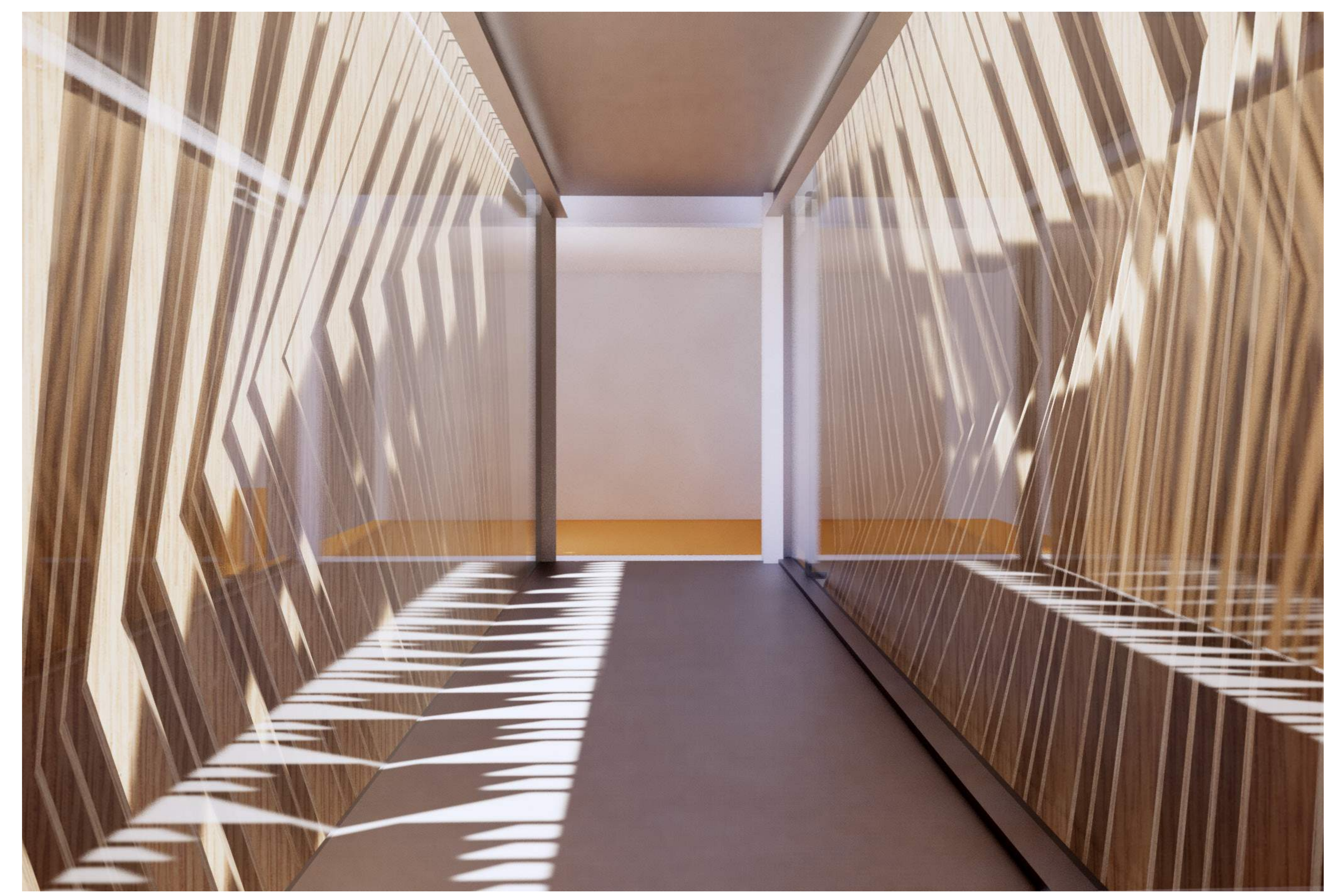
CENTER A + B - PERSPECTIVES

BRIDGE - EXTERIOR DETAIL

BRIDGE - EXTERIOR DETAIL

BRIDGE - EXTERIOR DETAIL



BRIDGE - INTERIOR VIEW

MAYFAIR WALK

1 **MASONIC BUILDING PLAN - B1 (EL +254)**

1" = 20 ft

1 **MASONIC BUILDING PLAN - LEVEL 1 (EL +265)**

1" = 20 ft

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MASONIC BUILDING PLAN - LEVEL 1

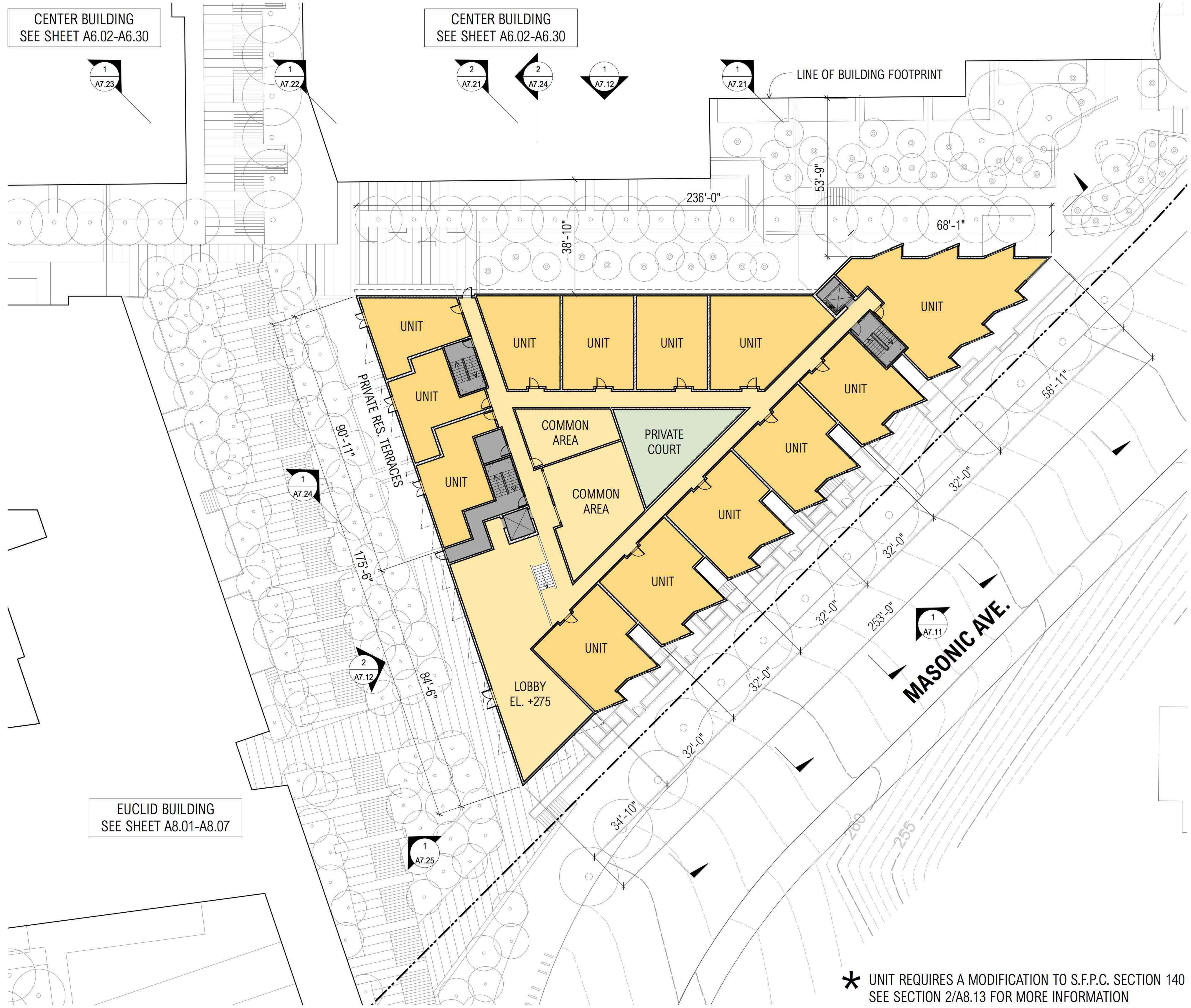
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB

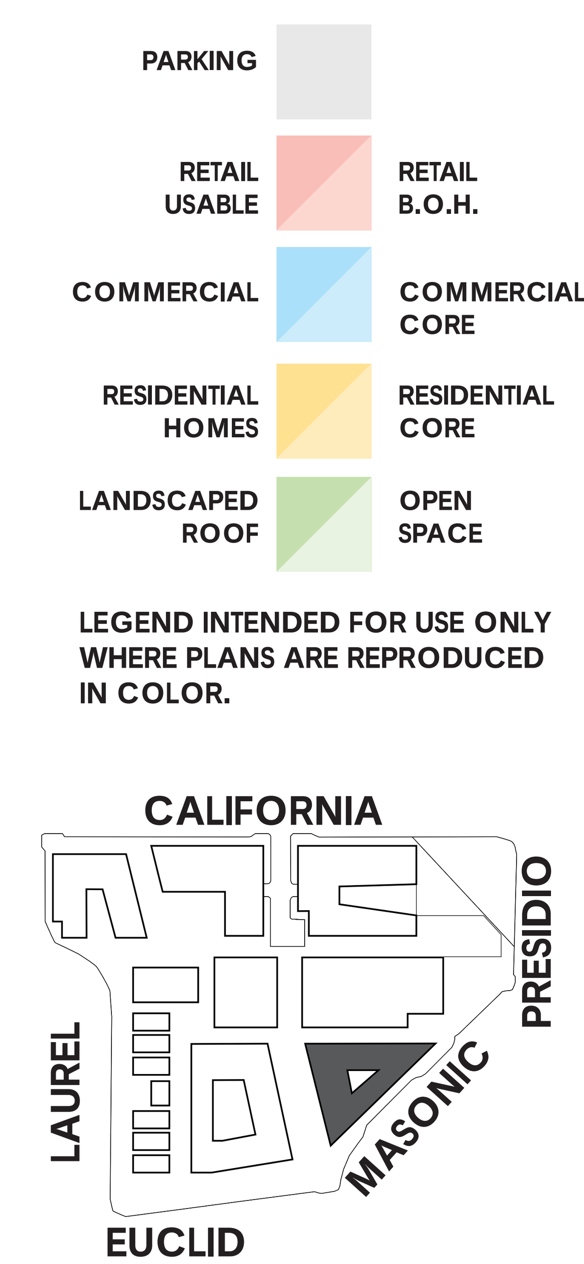
07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

A7.02





1 **MASONIC BULIDING PLAN - LEVEL 2 (+275)**
1" = 20 ft

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MASONIC BUILDING PLAN - LEVEL 2

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

1 **MASONIC BULIDING PLAN - LEVEL 3 (+285)**

1" = 20 ft

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MASONIC BUILDING PLAN - LEVEL 3

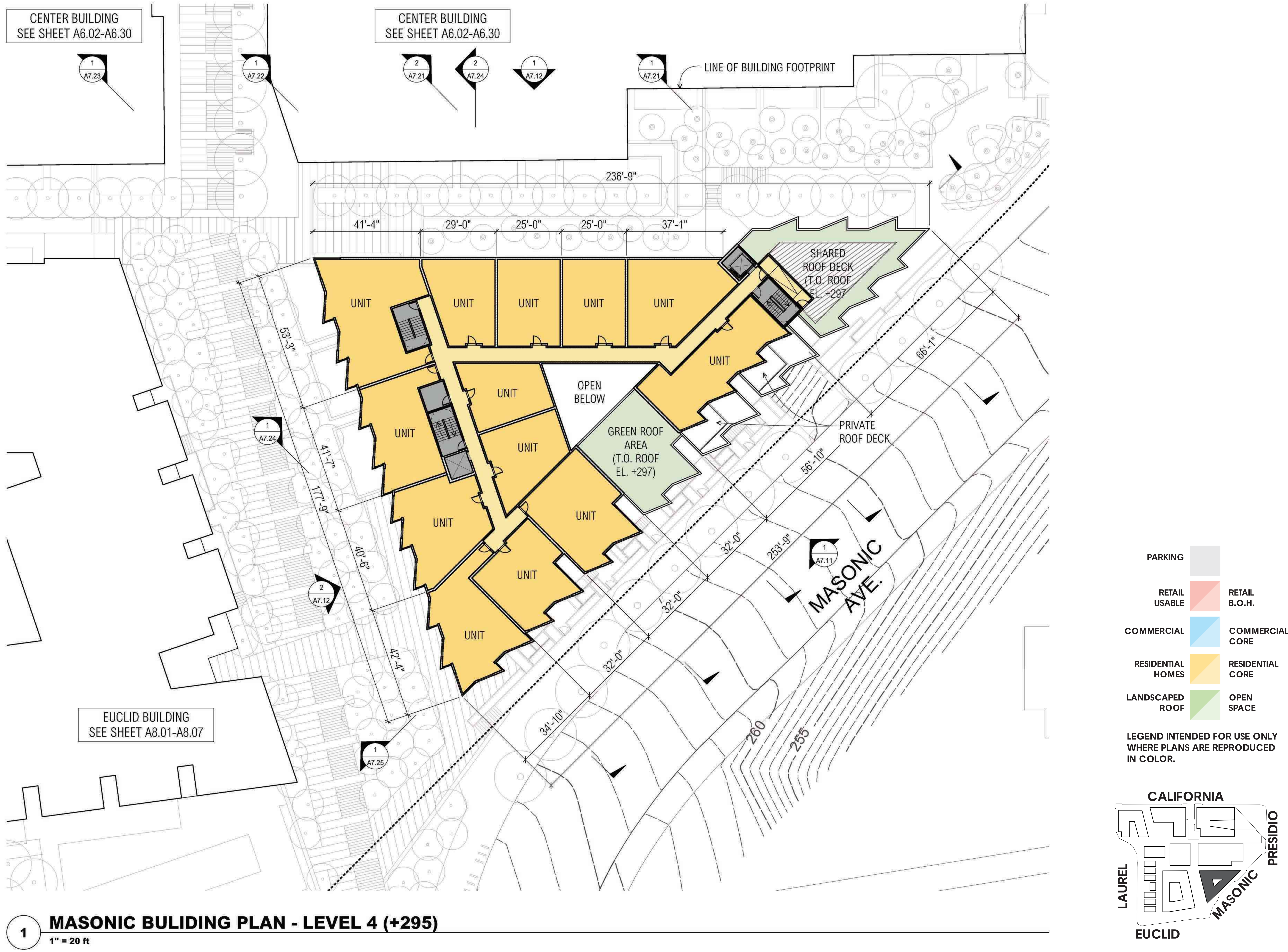
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

A7.04



1 **MASONIC BULIDING PLAN - LEVEL 4 (+295)**
1" = 20 ft

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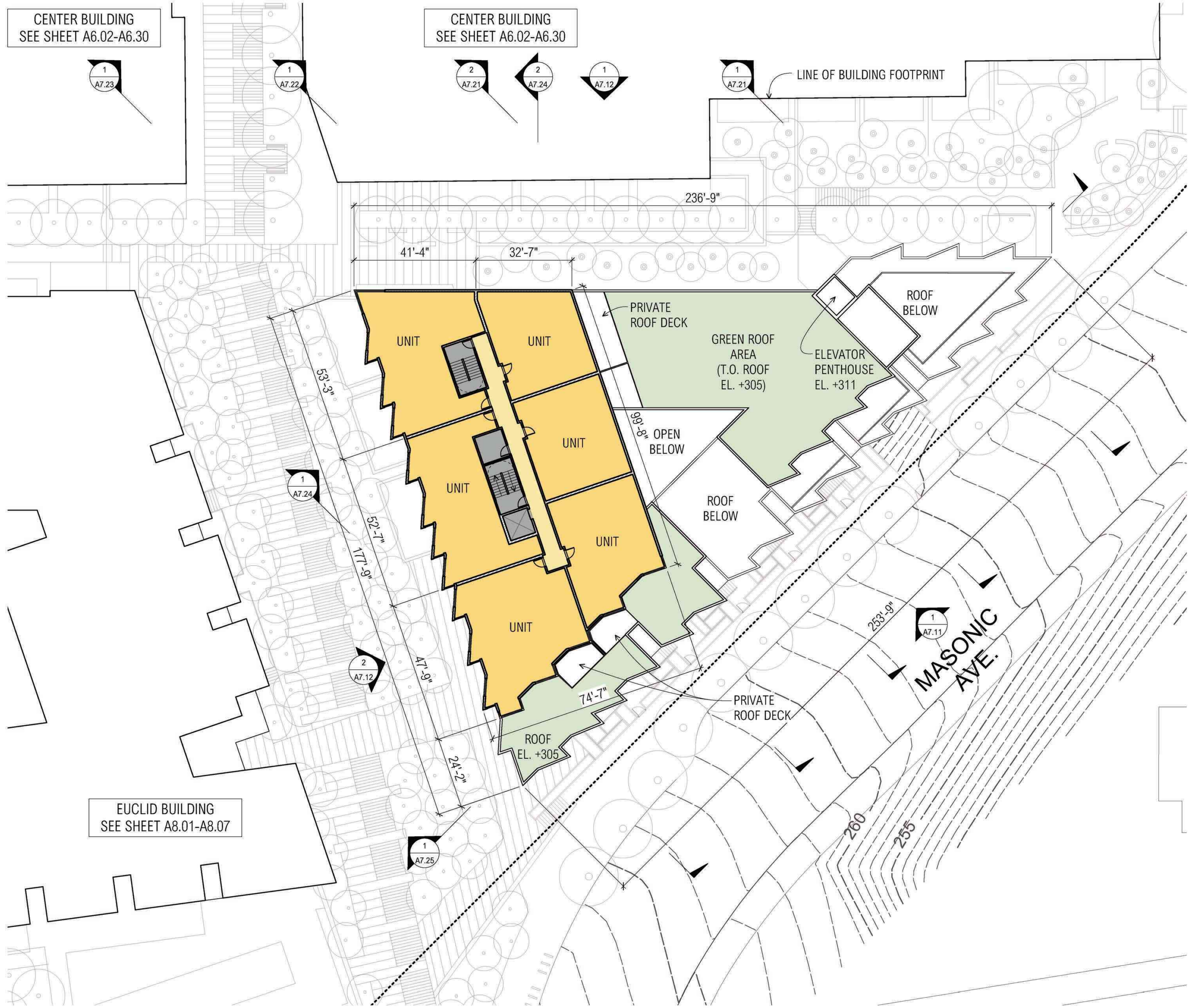
MASONIC BUILDING PLAN - LEVEL 4

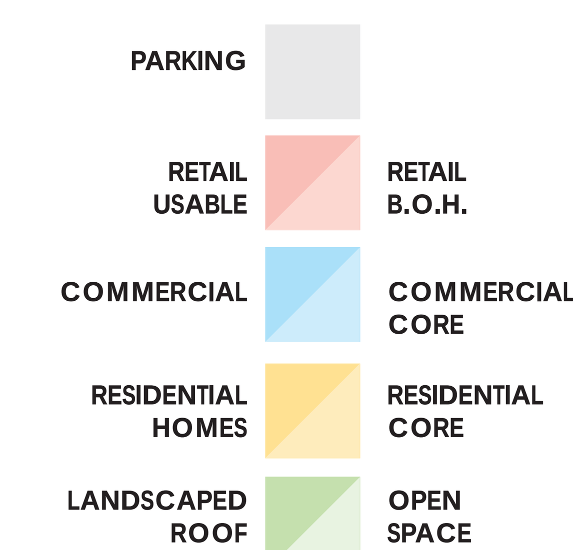
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

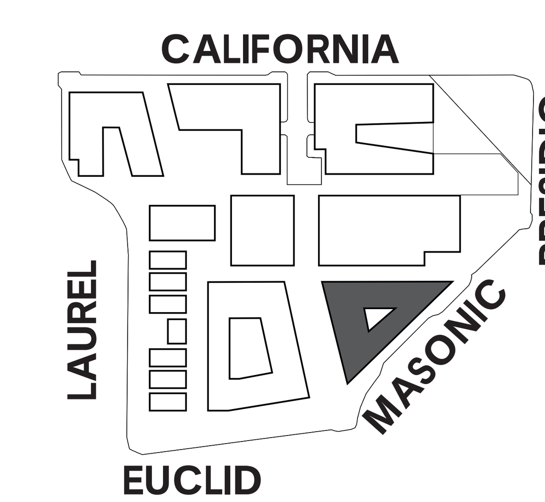
0 10' 20' 40' 60'



1 **MASONIC BULIDING PLAN - LEVEL 5 (+305)**
1" = 20 ft



LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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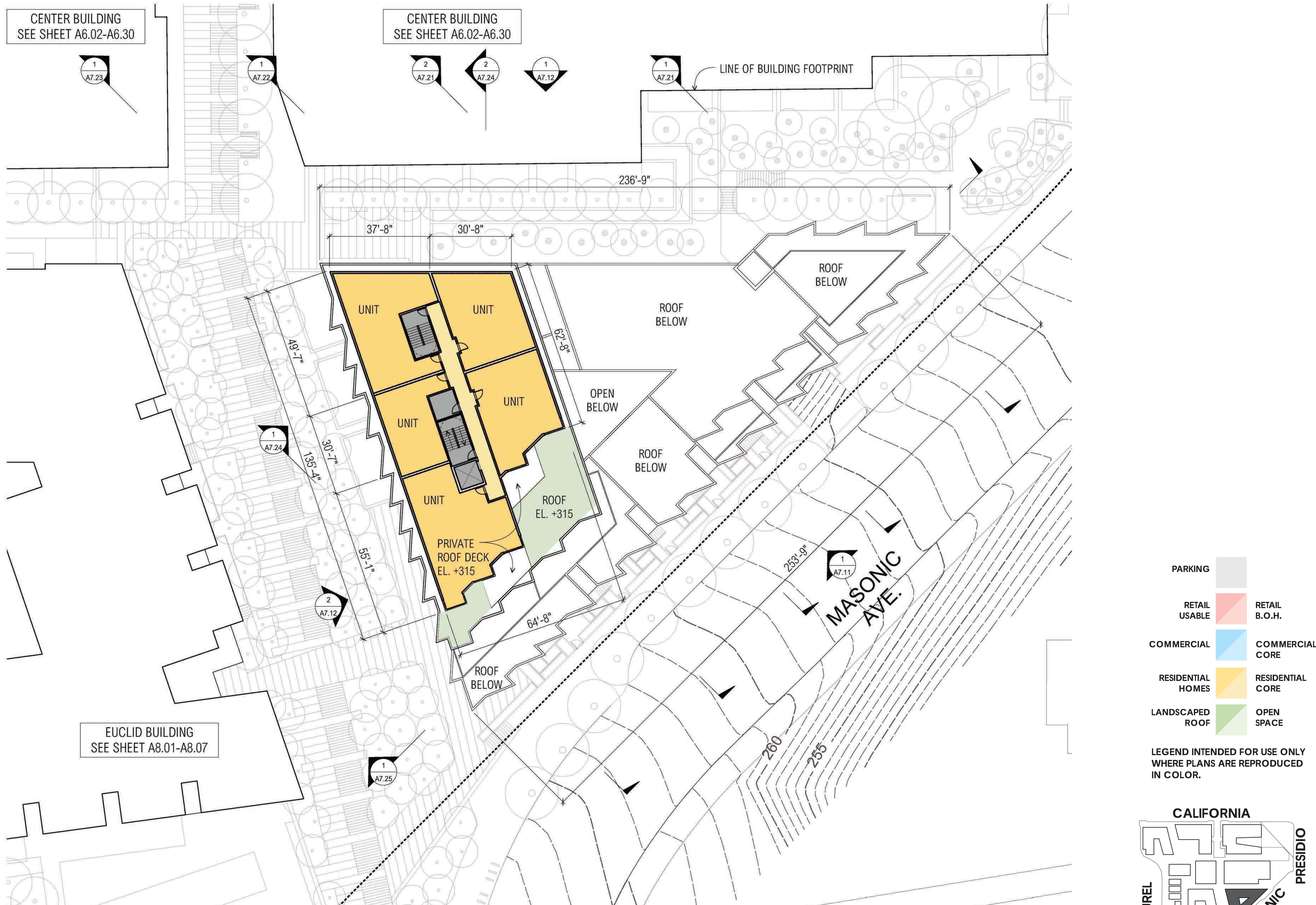
MASONIC BUILDING PLAN - LEVEL 5

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

A7.06



1 **MASONIC BULIDING PLAN - LEVEL 6 (+315)**
1" = 20 ft

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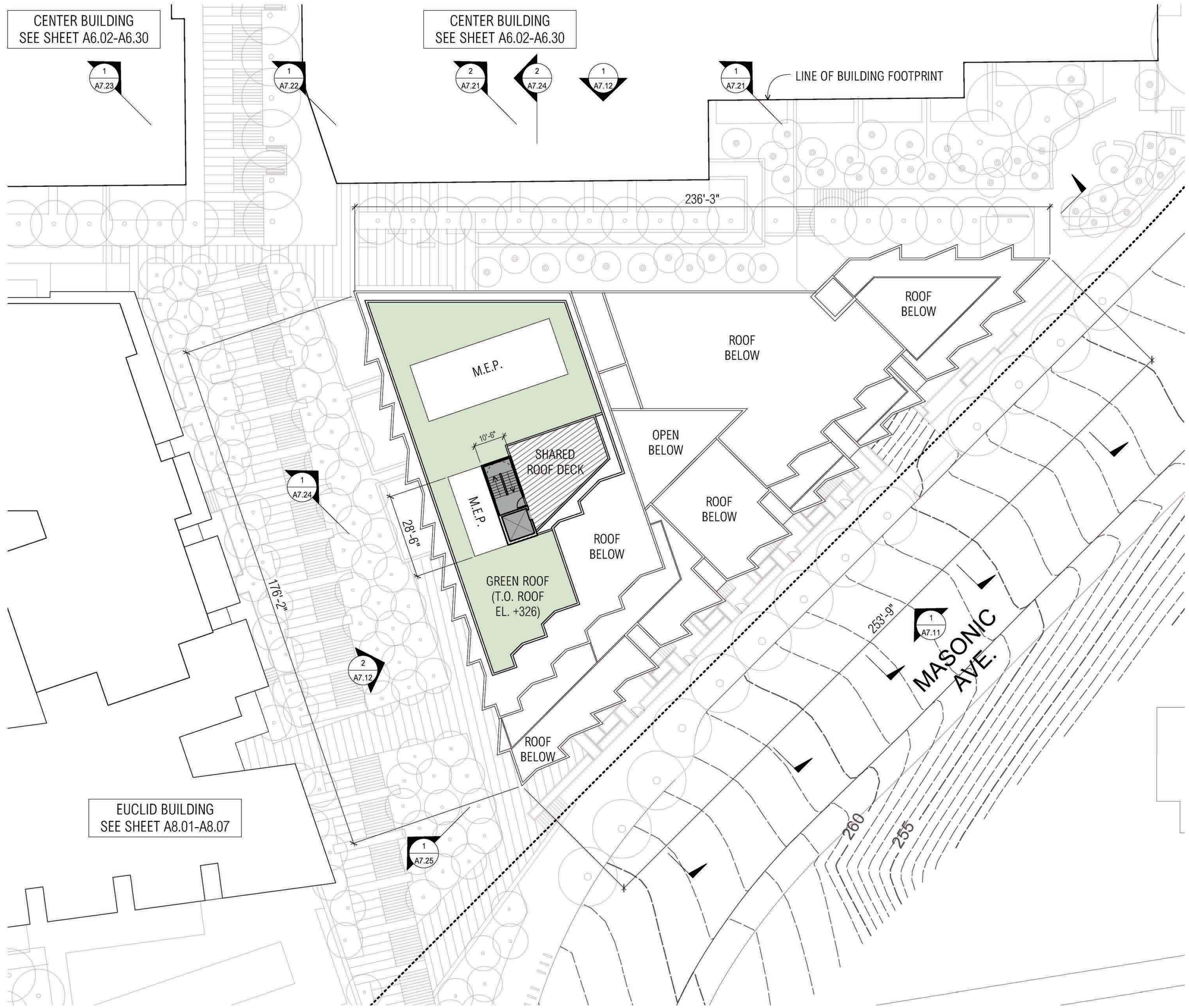
MASONIC BUILDING PLAN - LEVEL 6

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

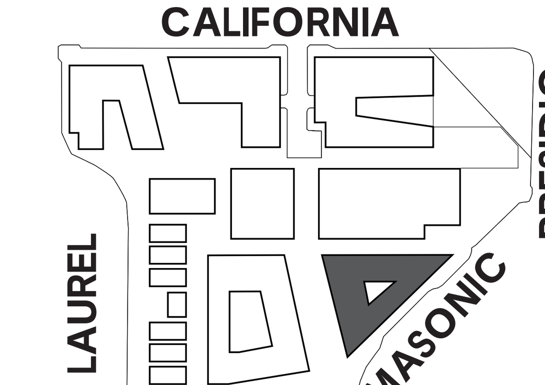


1 **MASONIC BULIDING ROOF PLAN (+325)**

1" = 20 ft

PARKING		
RETAIL USABLE		RETAIL B.O.H.
COMMERCIAL		COMMERCIAL, CORE
RESIDENTIAL HOMES		RESIDENTIAL CORE
LANDSCAPED ROOF		OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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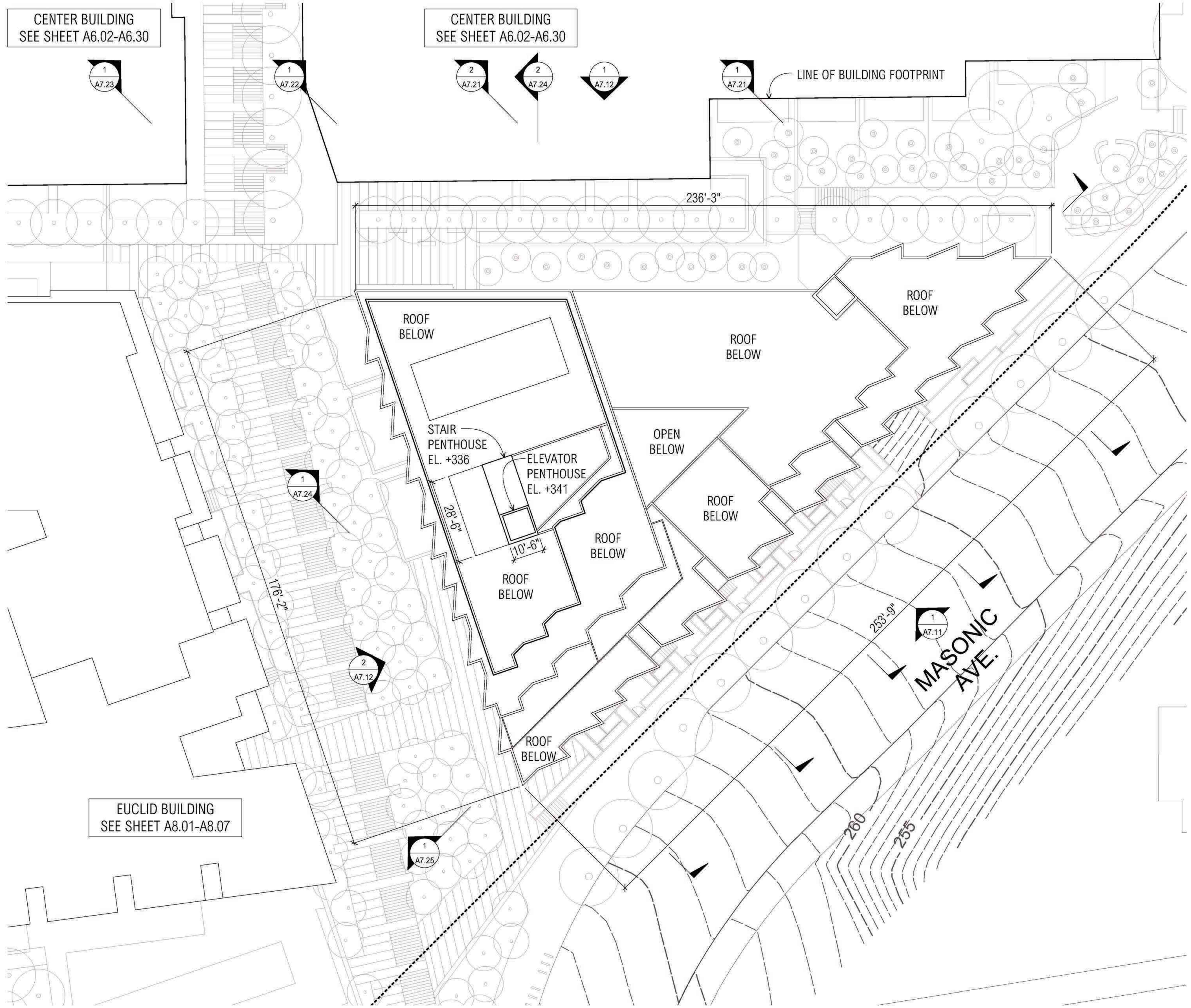
MASONIC BUILDING ROOF PLAN

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

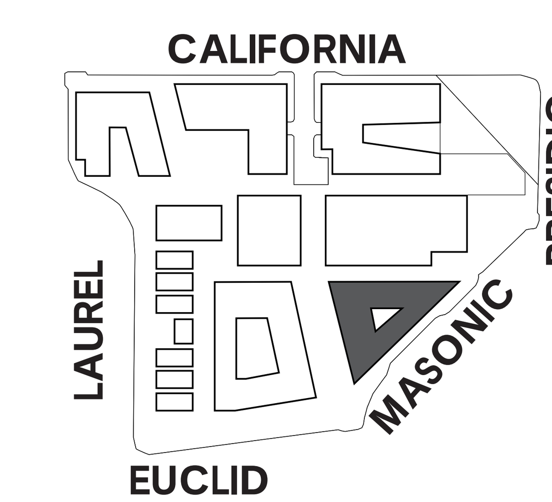
A7.08



1 **MASONIC BULIDING ROOF PLAN (+341)**
1" = 20 ft

PARKING		
RETAIL USABLE		RETAIL B.O.H.
COMMERCIAL		COMMERCIAL, CORE
RESIDENTIAL HOMES		RESIDENTIAL CORE
LANDSCAPED ROOF		OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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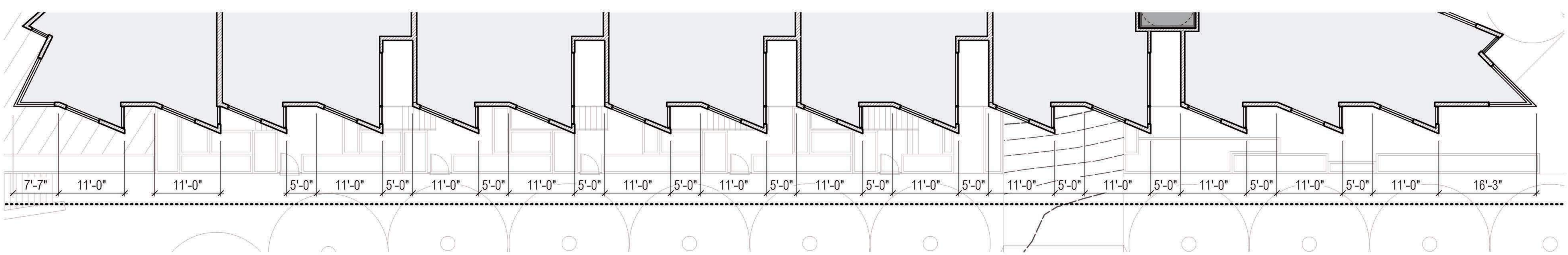
MASONIC BUILDING ROOF PLAN

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'
N

2 **SOUTH ELEVATION - MASONIC AVE.**
1" = 10 ft



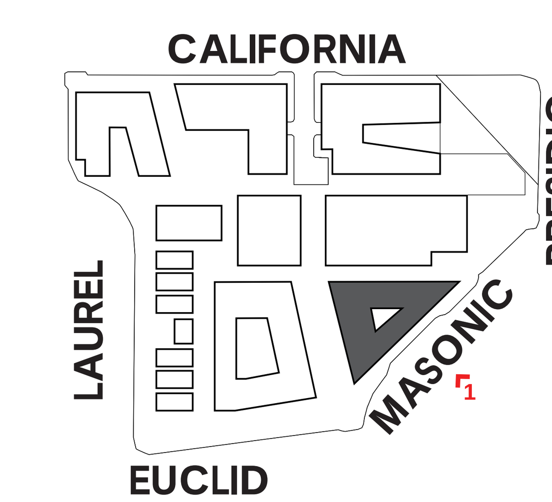
1 **ILLUSTRATIVE PLAN @ LEVEL 3 (EL. +285)**
1" = 10 ft

MATERIALS KEY

A. CEMENT BOARD SIDING
B. CEMENT PLASTER
C. METAL PANEL
D. ALUMINUM WINDOW
E. ALUMINUM & GLASS STOREFRONT SYSTEM
F. METAL GARAGE DOOR
G. STEEL GUARDRAIL / SCREEN
H. COMPOSITE WOOD PLANK SIDING
I. GREEN WALL
J. METAL FASCIA / SUNSHADE
K. ARCHITECTURAL CONCRETE
L. SLAT SCREEN / RAIL
M. BOARD AND BATTEN SIDING
N. WOOD SHINGLES
O. WOOD SIDING
P. BRICK

SHEET NOTE

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04



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MASONIC BUILDING ELEVATIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

A7.11

2 WEST ELEVATION
1" = 10 ft

1 NORTH ELEVATION
1" = 10 ft

MATERIALS KEY
A. CEMENT BOARD SIDING
B. CEMENT PLASTER
C. METAL PANEL
D. ALUMINUM WINDOW
E. ALUMINUM & GLASS STOREFRONT SYSTEM
F. METAL GARAGE DOOR
G. STEEL GUARDRAIL / SCREEN
H. COMPOSITE WOOD PLANK SIDING
I. GREEN WALL
J. METAL FASCIA / SUNSHADE
K. ARCHITECTURAL CONCRETE
L. SLAT SCREEN / RAIL
M. BOARD AND BATTEN SIDING
N. WOOD SHINGLES
O. WOOD SIDING
P. BRICK

SHEET NOTE

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04

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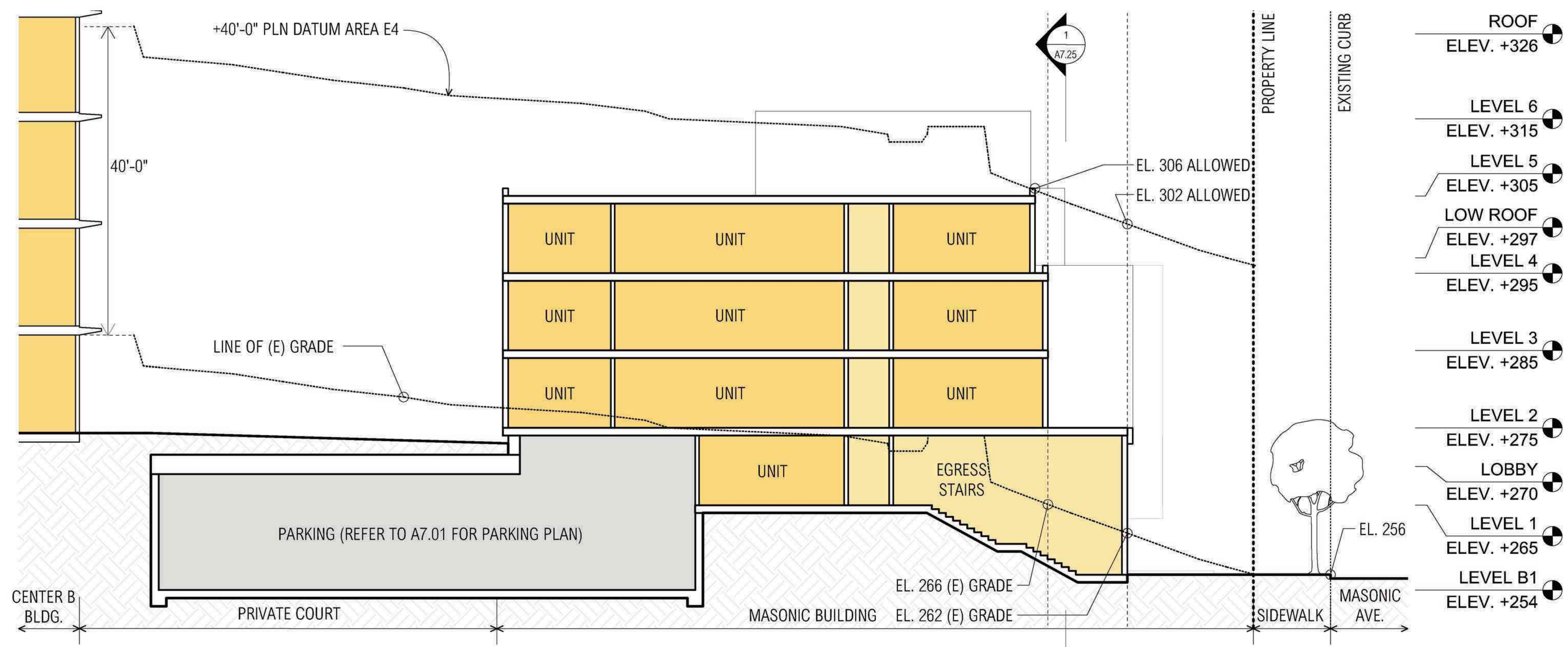
MASONIC BUILDING ELEVATIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

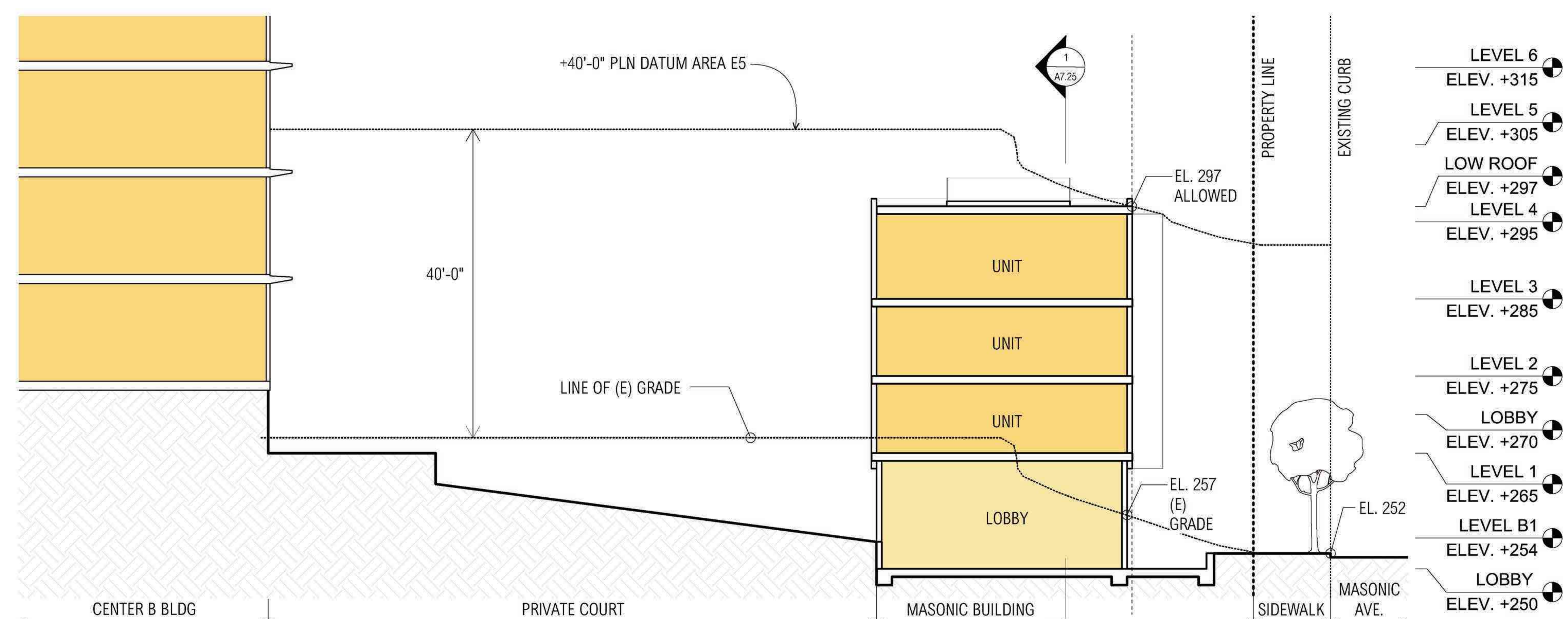
0 10' 20' 40' 60'

A7.12



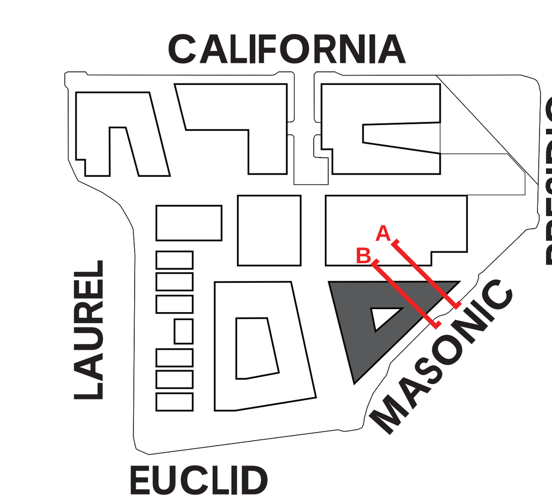
2 **SECTION B-B**
1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE E4; SEE G3.04



1 **SECTION A-A**
1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE E5; SEE G3.04



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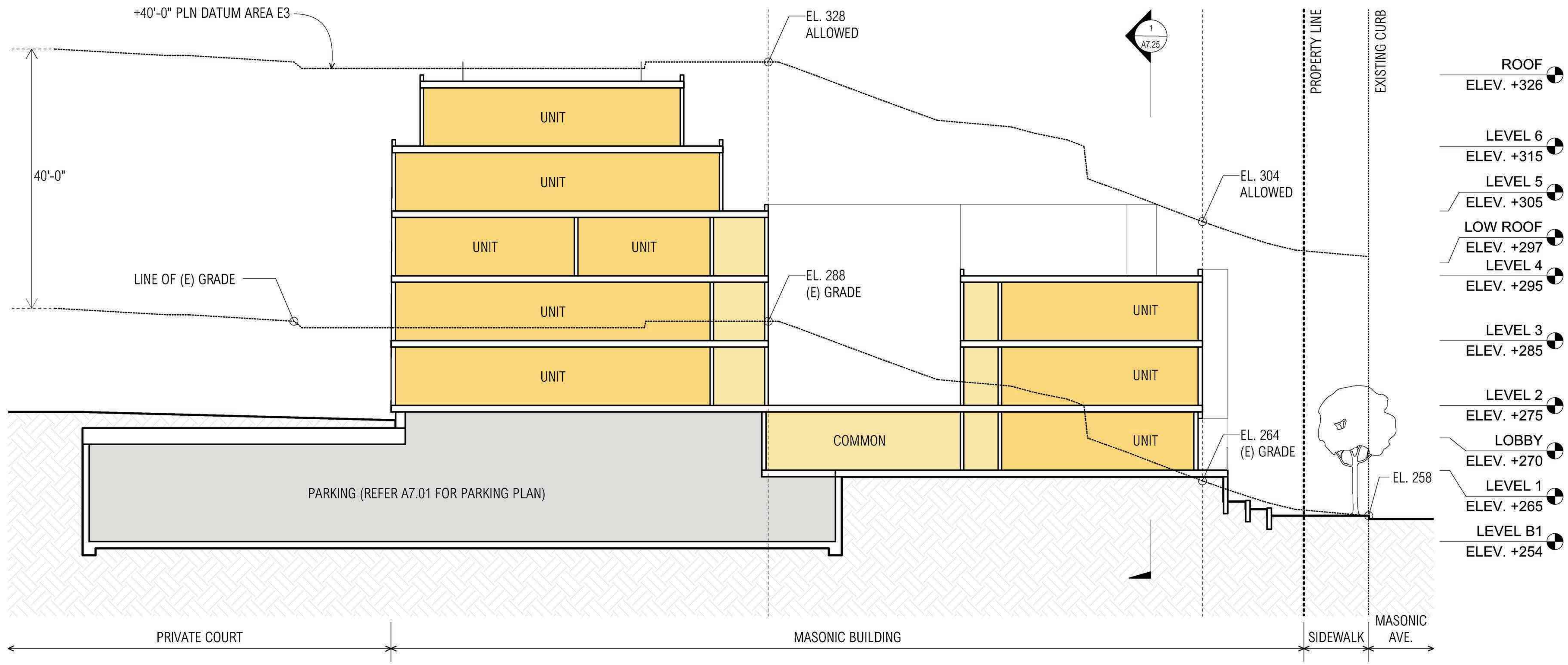
MASONIC BUILDING SECTIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

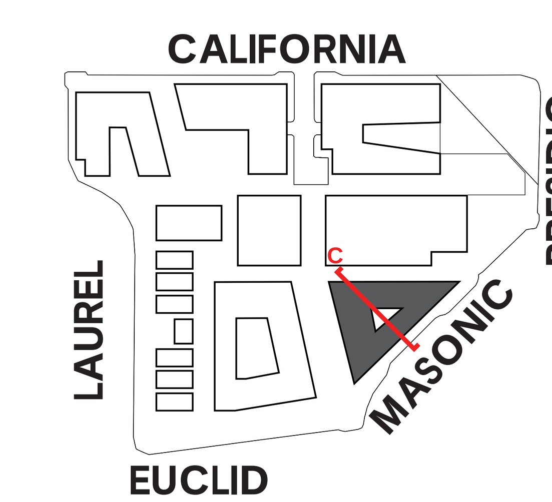
A7.21



1 **SECTION C-C**

1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE E3; SEE G3.04



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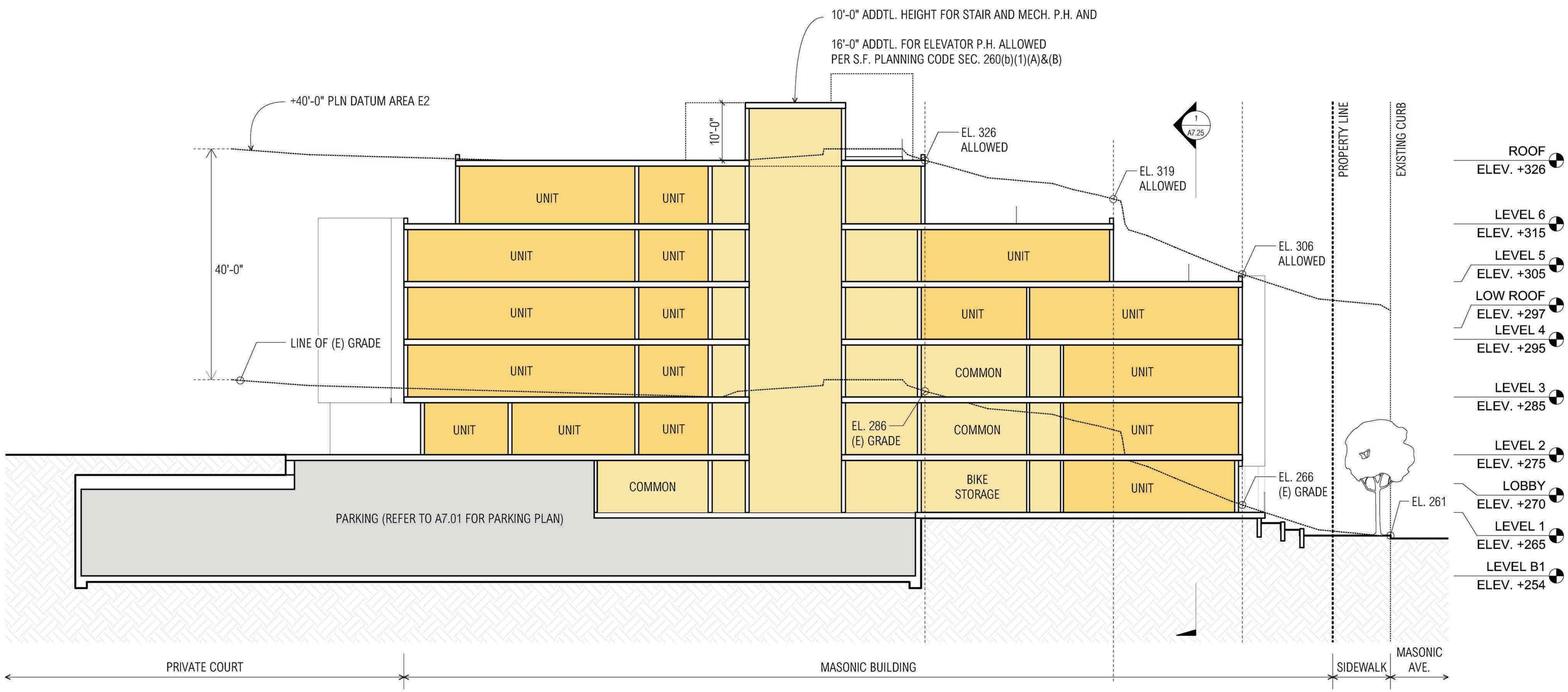
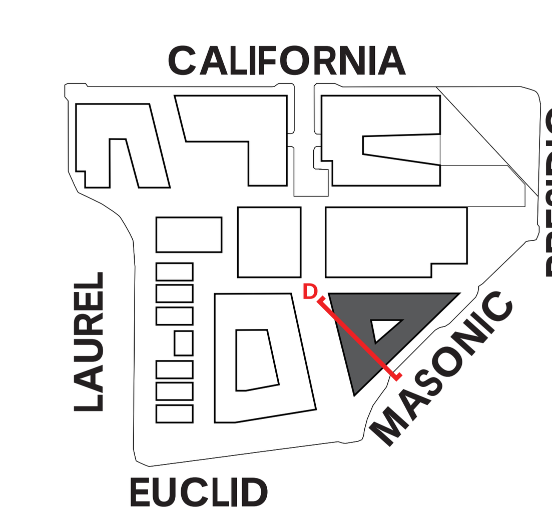
MASONIC BUILDING SECTIONS



1 **SECTION D-D**

1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE E2; SEE G3.04



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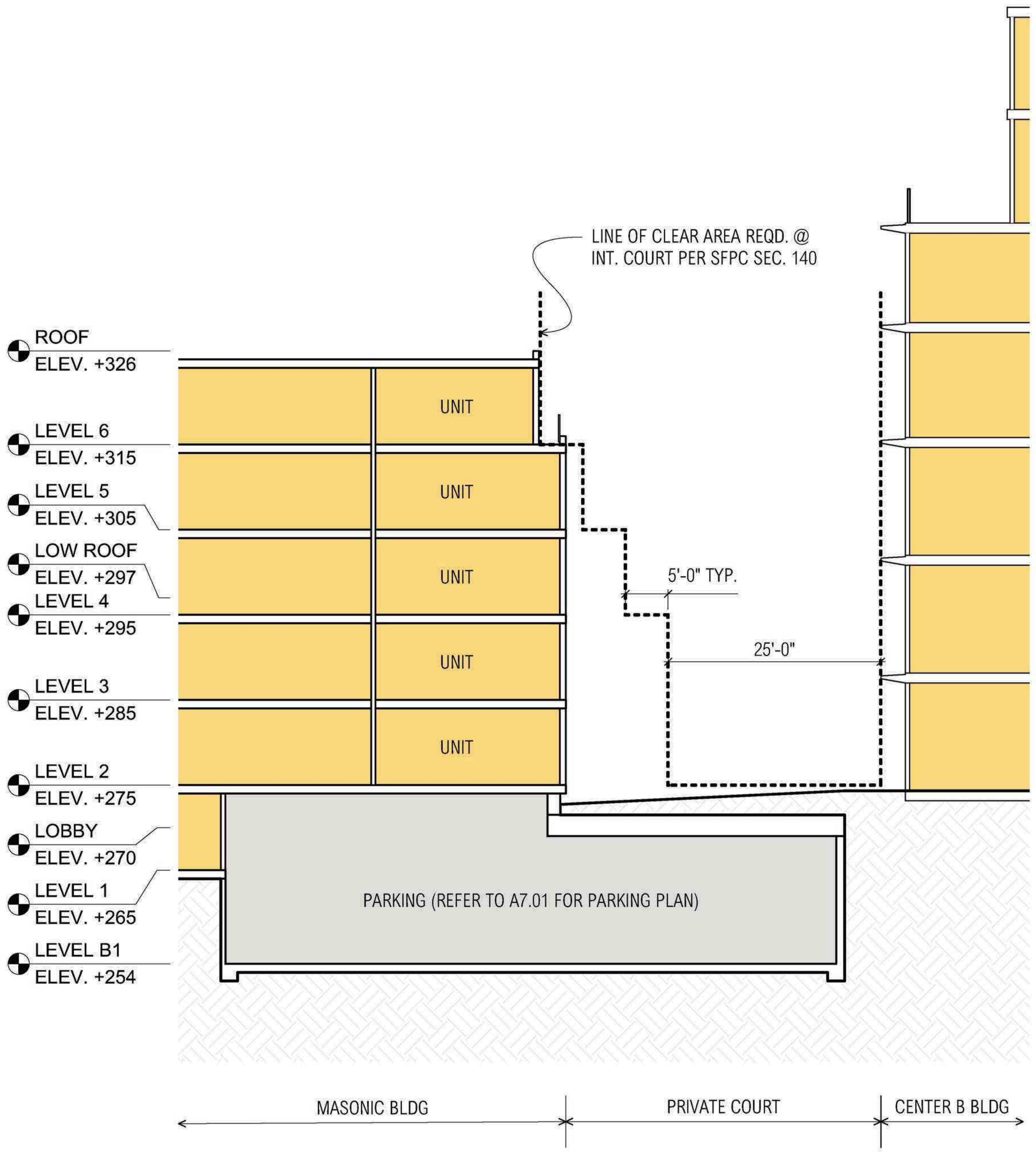
MASONIC BUILDING SECTIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

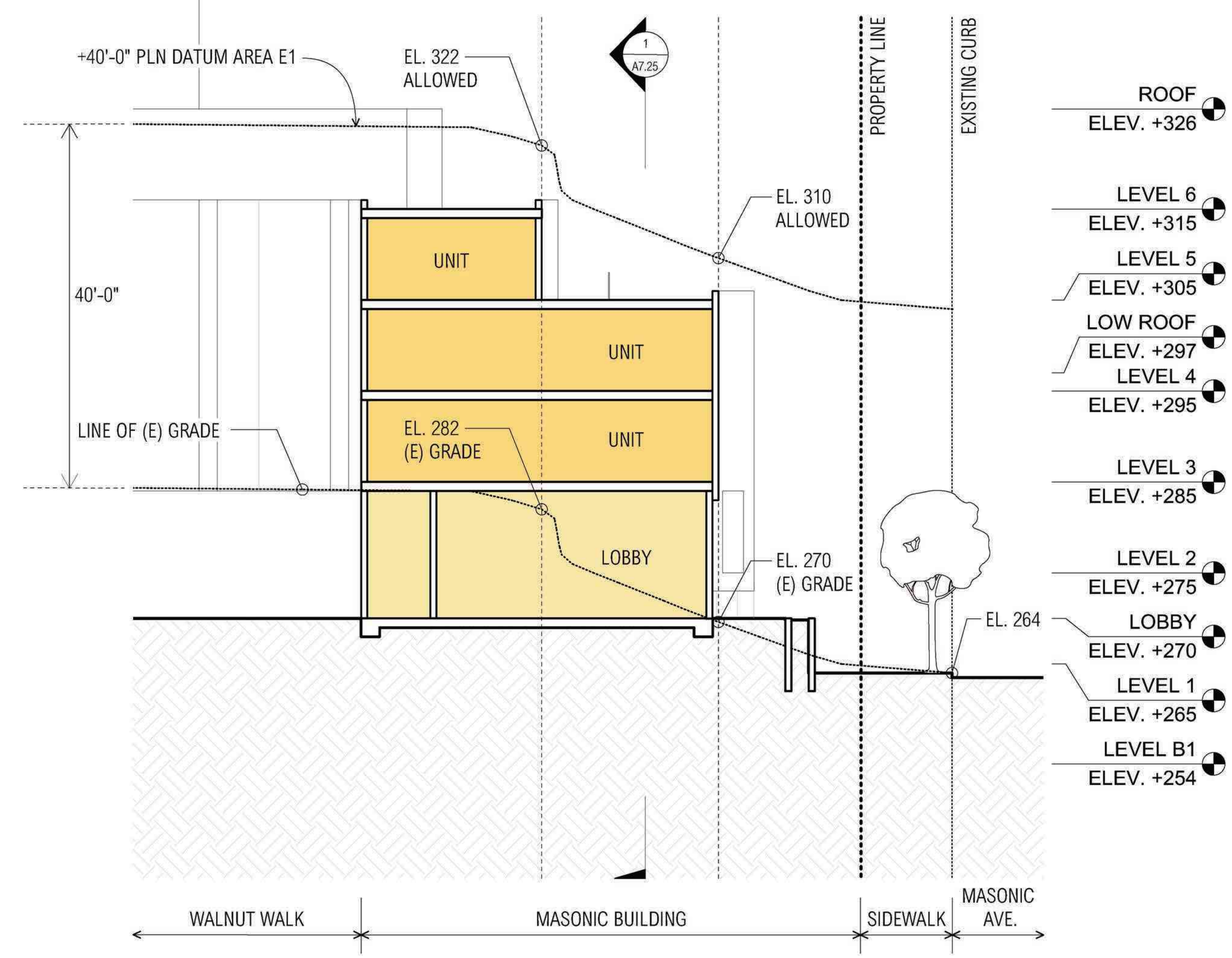
0 5' 10' 20' 30'

N



2 SECTION F-F @ INTERIOR COURT

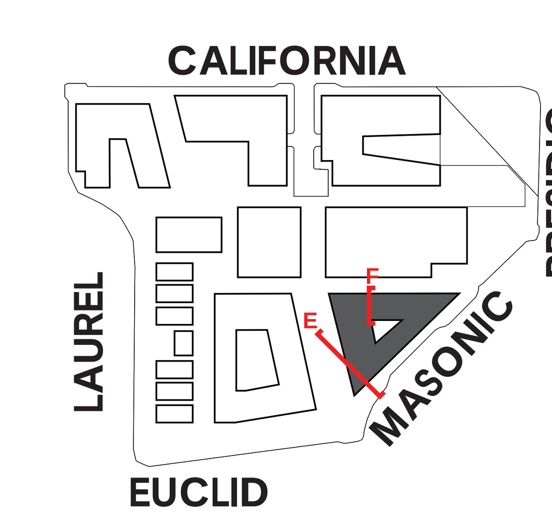
1" = 10 ft



1 SECTION E-E

1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE E1; SEE G3.04



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MASONIC BUILDING SECTIONS

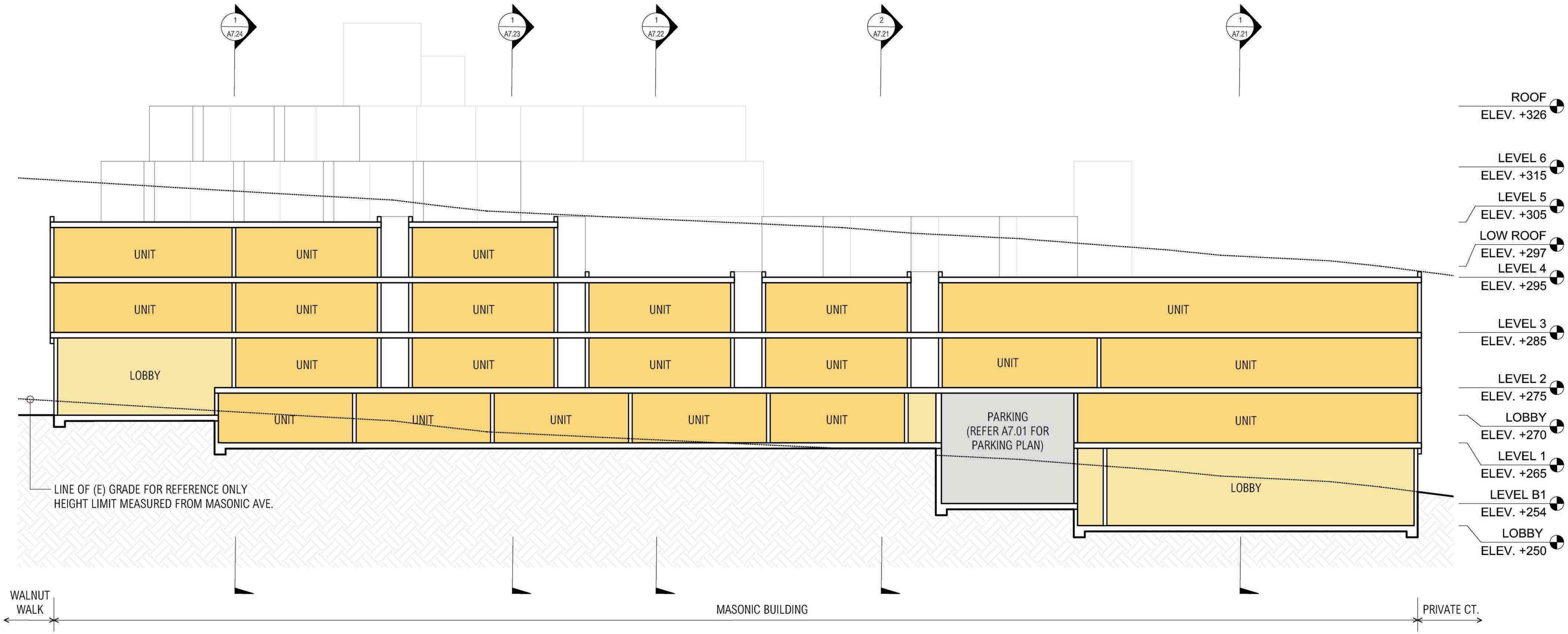
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

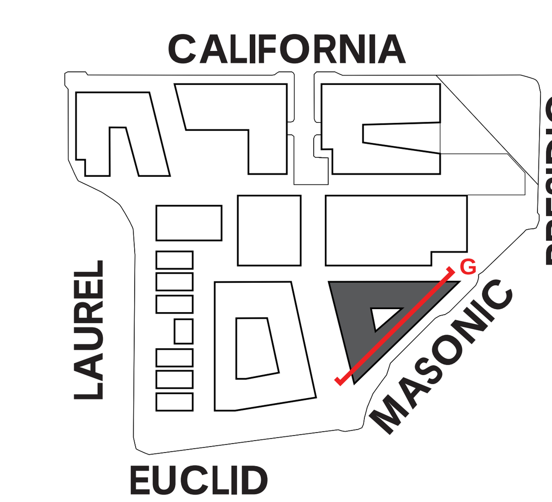
0 5' 10' 20' 30'

N

A7.24



1 **SECTION G-G**
1" = 10 ft



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MASONIC BUILDING SECTIONS

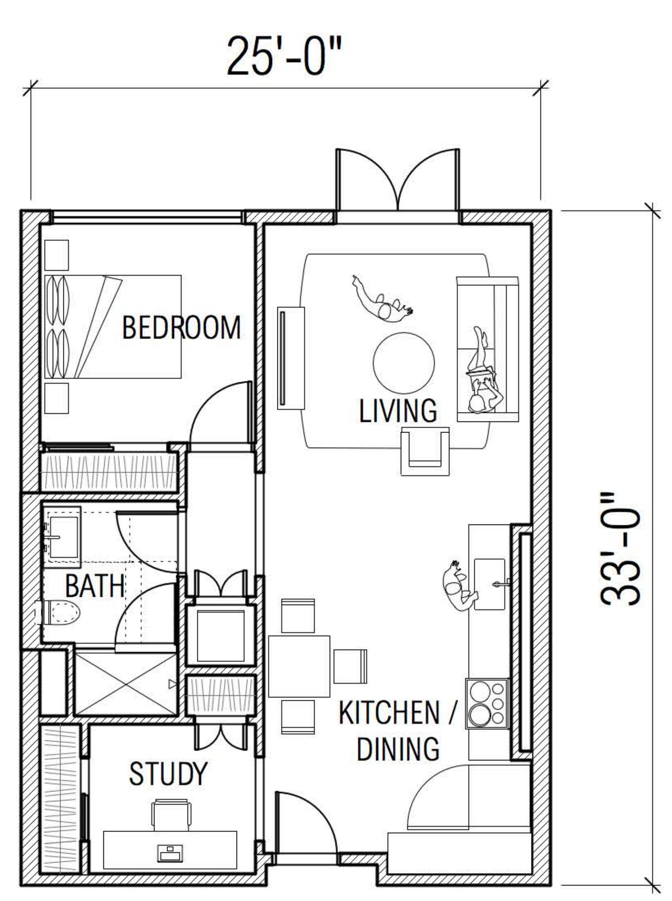
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

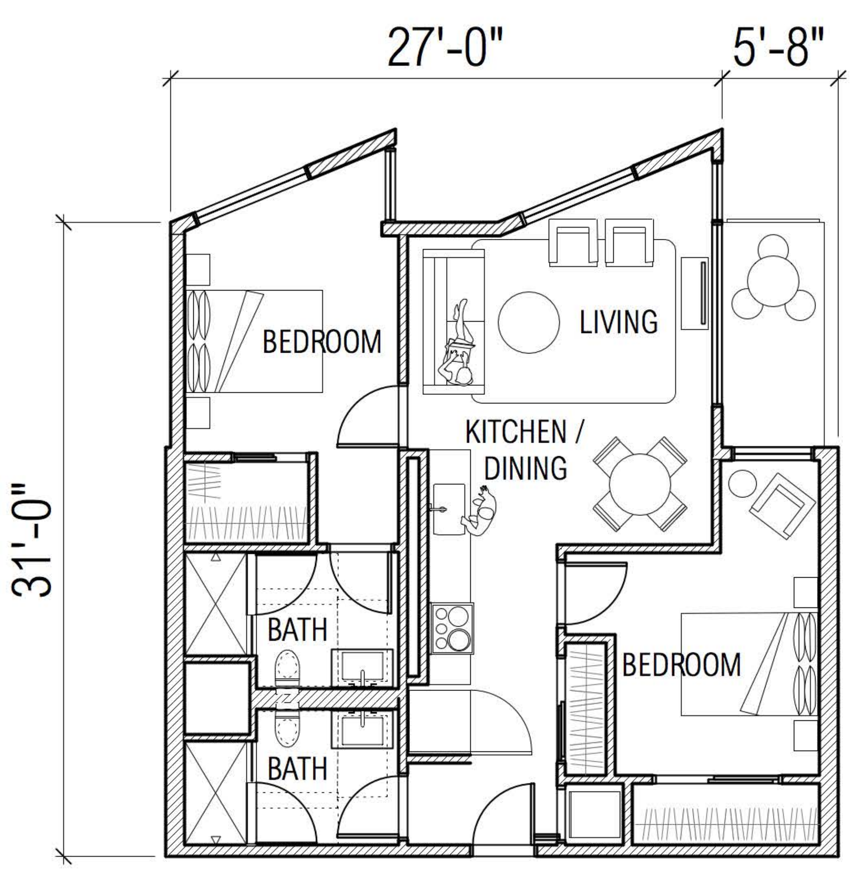
0 5' 10' 20' 30'

N

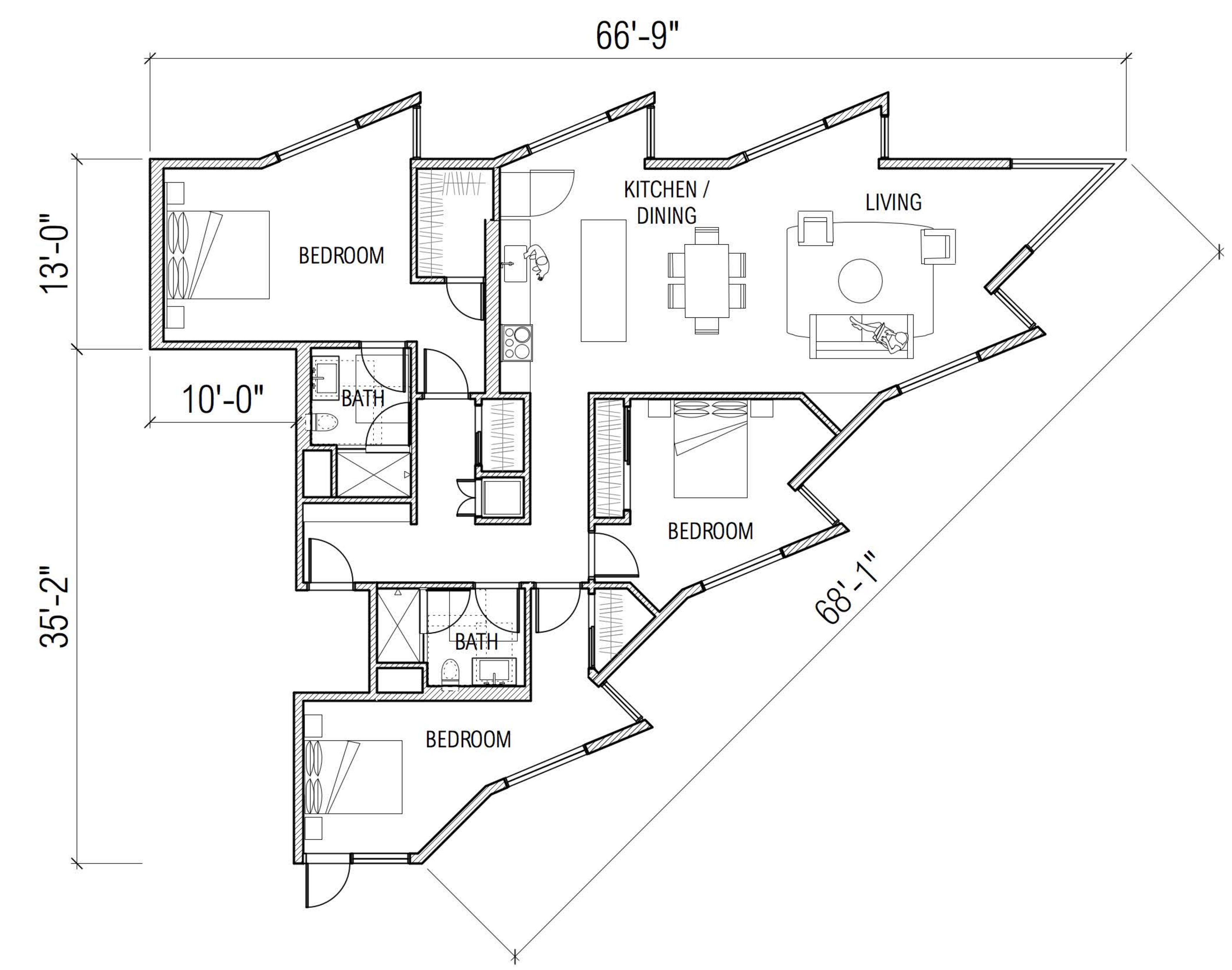
A7.25



1-BEDROOM

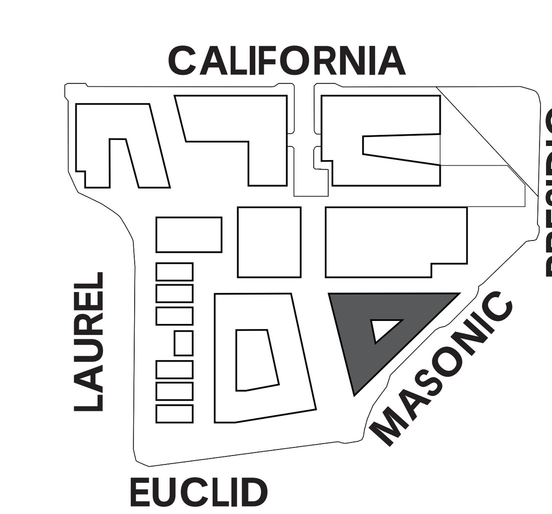


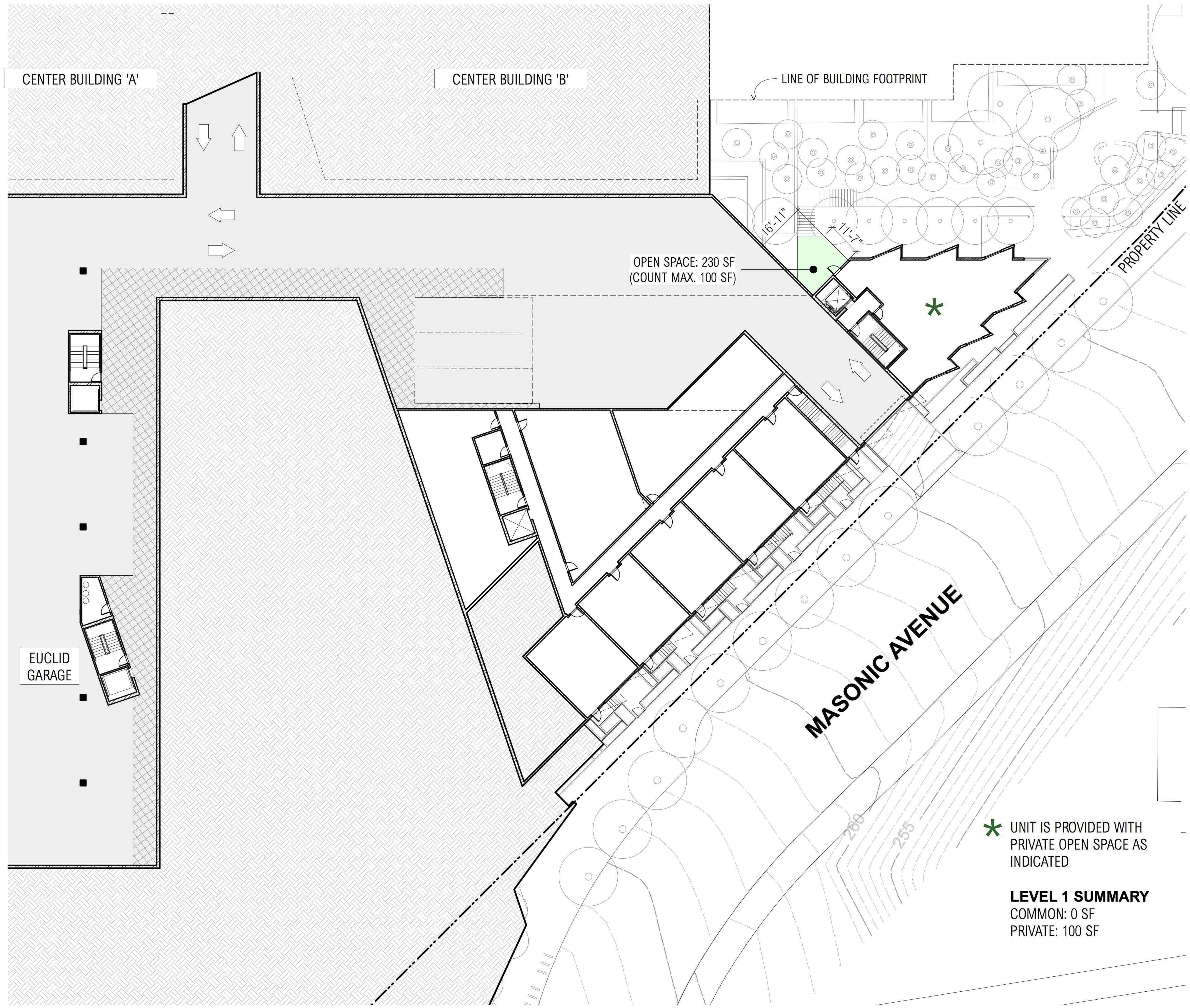
2-BEDROOM



3-BEDROOM

NOTE: UNITS ARE SHOWN FOR SCALE & REFERENCE ONLY. ADDITIONAL UNIT TYPES NOT SHOWN.



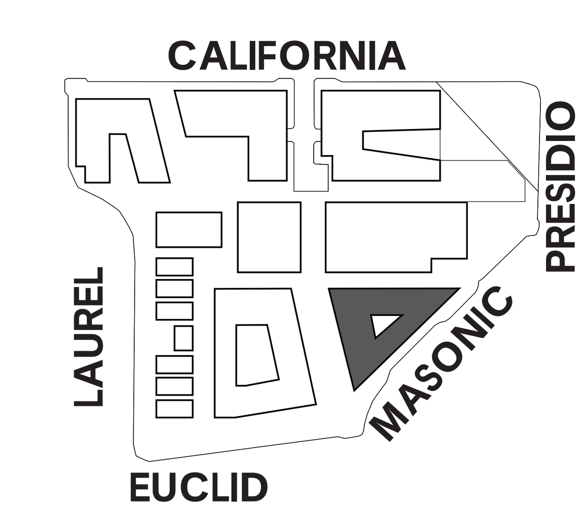


* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

LEVEL 1 SUMMARY
COMMON: 0 SF
PRIVATE: 100 SF

PARKING
RETAIL USABLE | RETAIL B.O.H.
COMMERCIAL | COMMERCIAL, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



1 **MASONIC BUILDING OPEN SPACE - LEVEL 1 (+265)**
1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

MASONIC BUILDING OPEN SPACE - LEVEL 1

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'
N

A7.41

* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

LEVEL 2 SUMMARY
COMMON: 0 SF
PRIVATE: 300 SF

PARKING

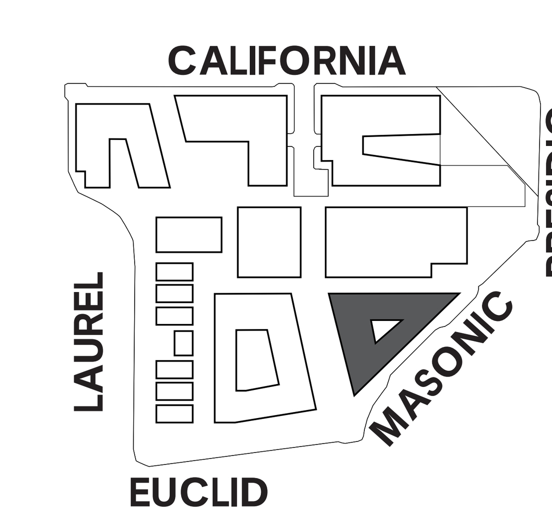
RETAIL USABLE | RETAIL B.O.H.

COMMERCIAL | COMMERCIAL, CORE

RESIDENTIAL HOMES | RESIDENTIAL CORE

LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



1 **MASONIC BUILDING OPEN SPACE - LEVEL 2 (+275)**
1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

MASONIC BUILDING OPEN SPACE - LEVEL 2

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

A7.42

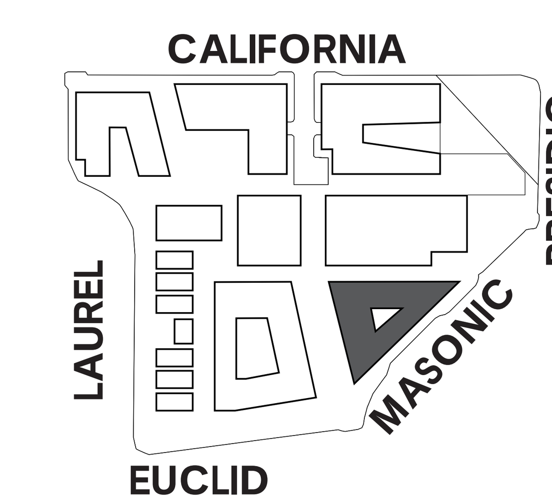
PARKING
RETAIL USABLE
RETAIL B.O.H.
COMMERCIAL
COMMERCIAL, CORE
RESIDENTIAL HOMES
RESIDENTIAL CORE
LANDSCAPED ROOF
OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

LEVEL 4 SUMMARY
COMMON: 700 SF
PRIVATE: 100 SF

NOTE: NO QUALIFYING OPEN SPACE PROVIDED ON LEVEL 3



1 **MASONIC BUILDING OPEN SPACE - LEVEL 4 (+295)**
1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

MASONIC BUILDING OPEN SPACE - LEVEL 4

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'
N

A7.43

1 **MASONIC BUILDING OPEN SPACE - LEVEL 5 (+305)**
1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

MASONIC BUILDING OPEN SPACE - LEVEL 5

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

1 **MASONIC BUILDING OPEN SPACE - LEVEL 6 (+315)**

1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

MASONIC BUILDING OPEN SPACE - LEVEL 6

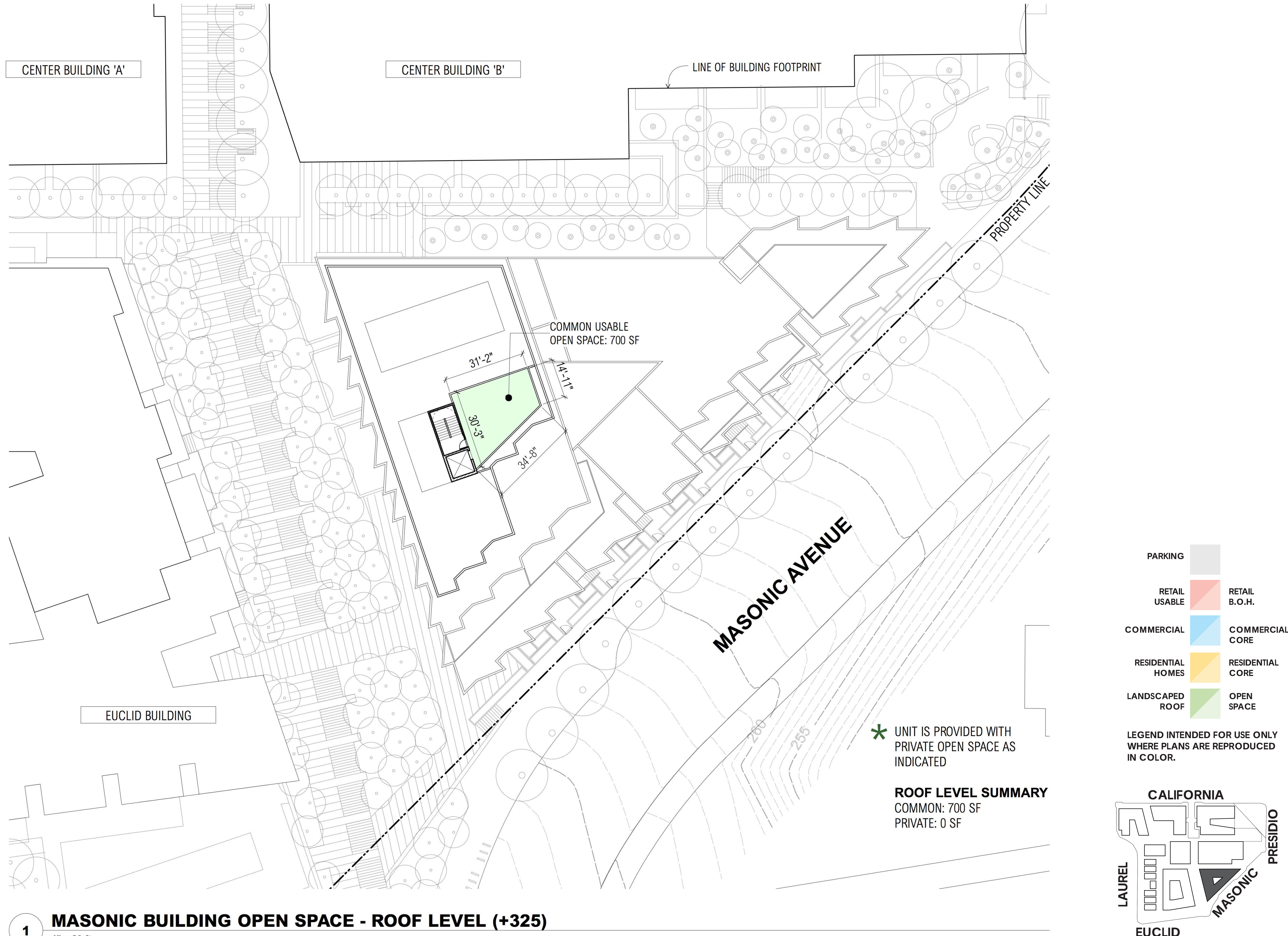
PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

A7.45



PARKING

RETAIL USABLE | RETAIL B.O.H.

COMMERCIAL | COMMERCIAL, CORE

RESIDENTIAL HOMES | RESIDENTIAL CORE

LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

ROOF LEVEL SUMMARY
COMMON: 700 SF
PRIVATE: 0 SF

1 **MASONIC BUILDING OPEN SPACE - ROOF LEVEL (+325)**
1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

MASONIC BUILDING OPEN SPACE - ROOF

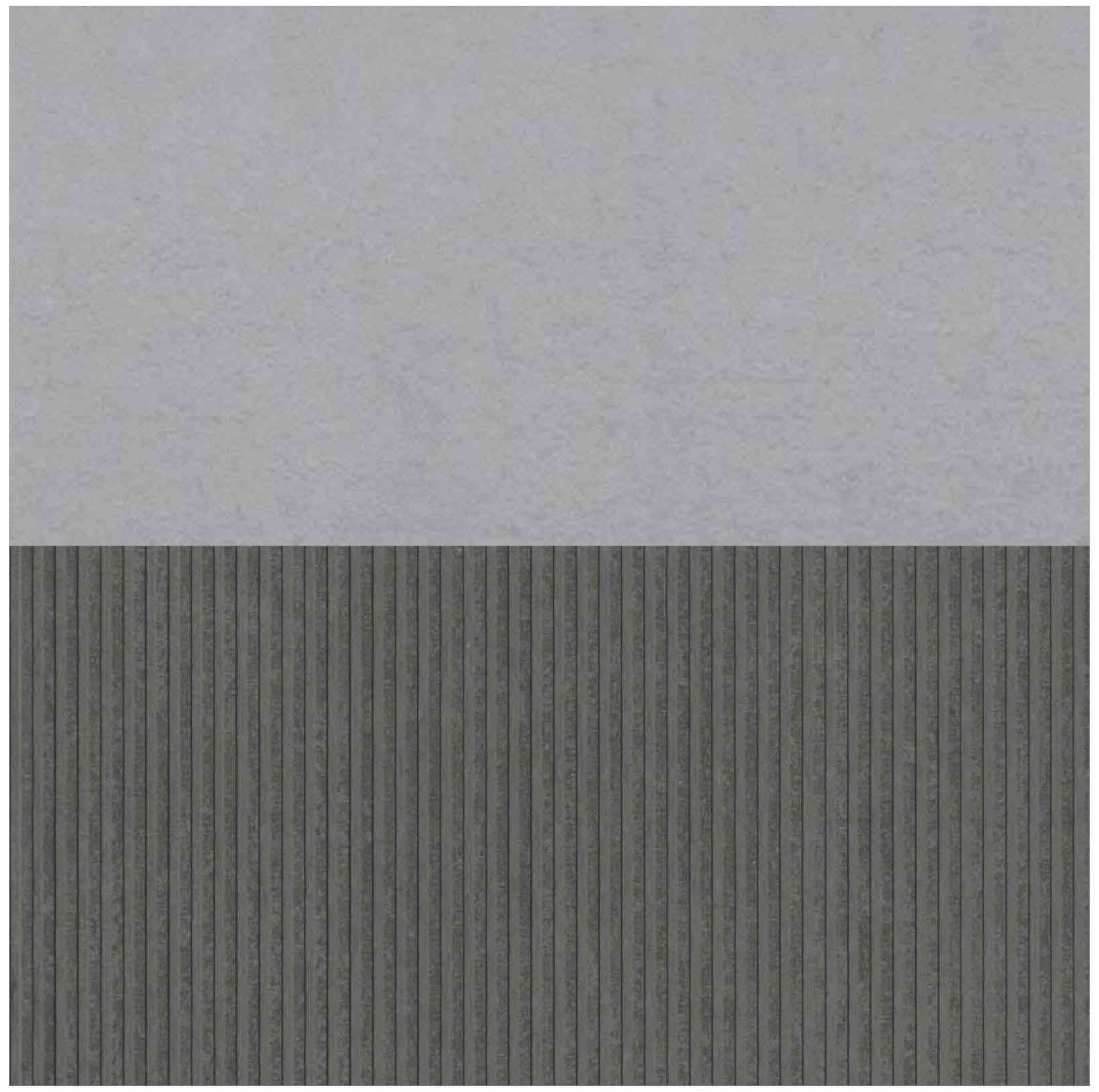
PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

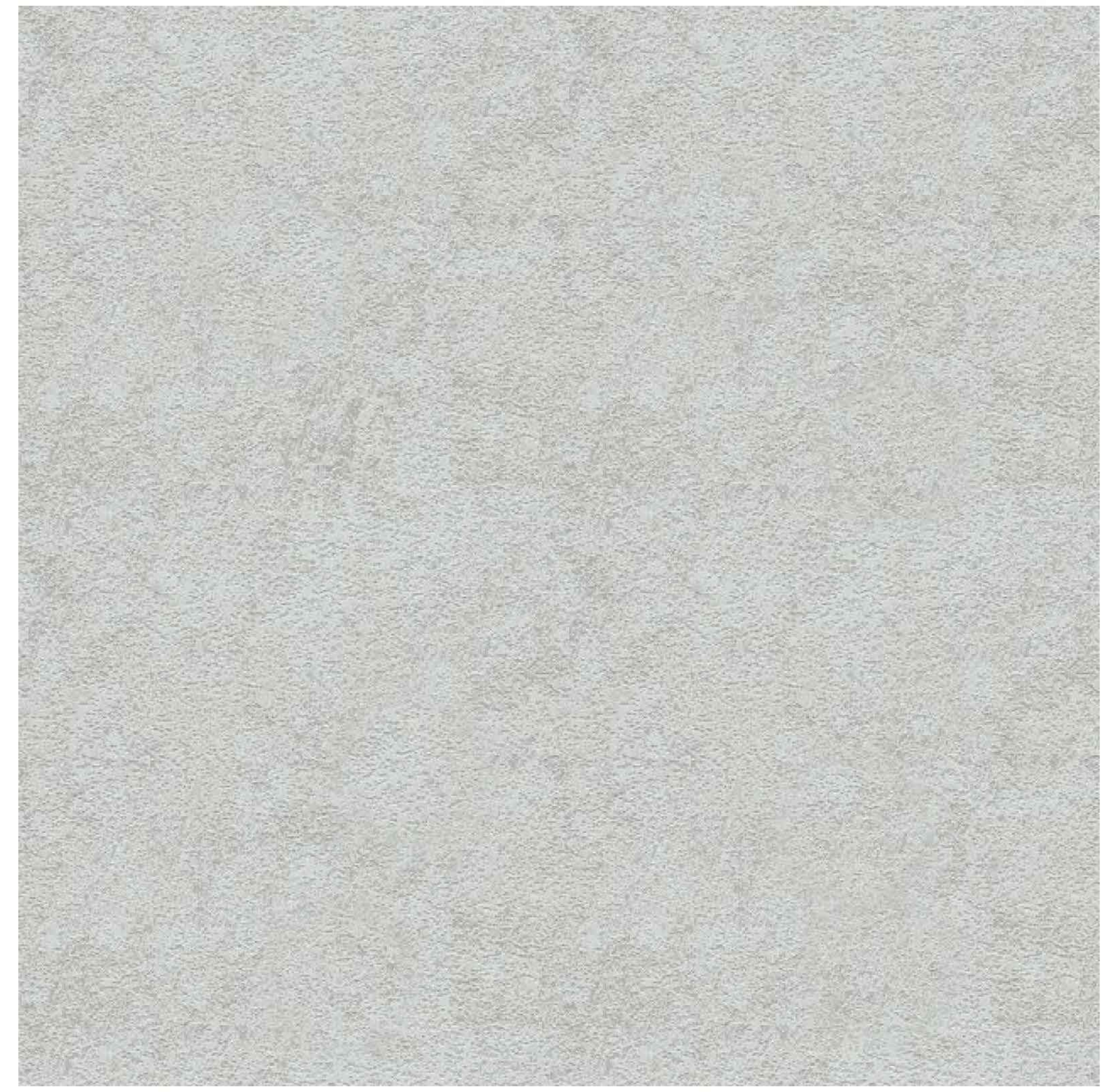
07.03.2019
PLANNING APPLICATION SUBMITTAL

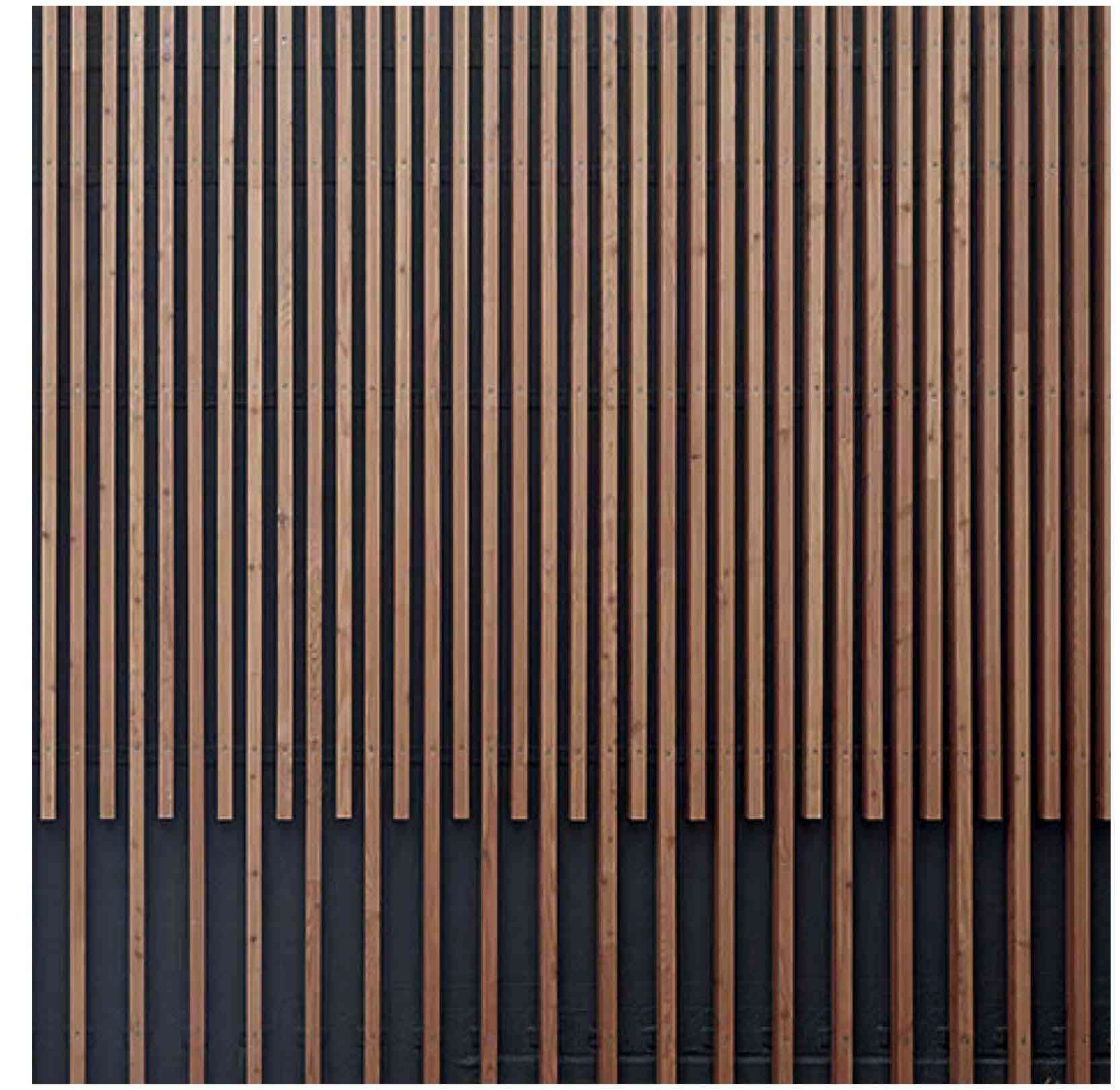
0 10' 20' 40' 60'

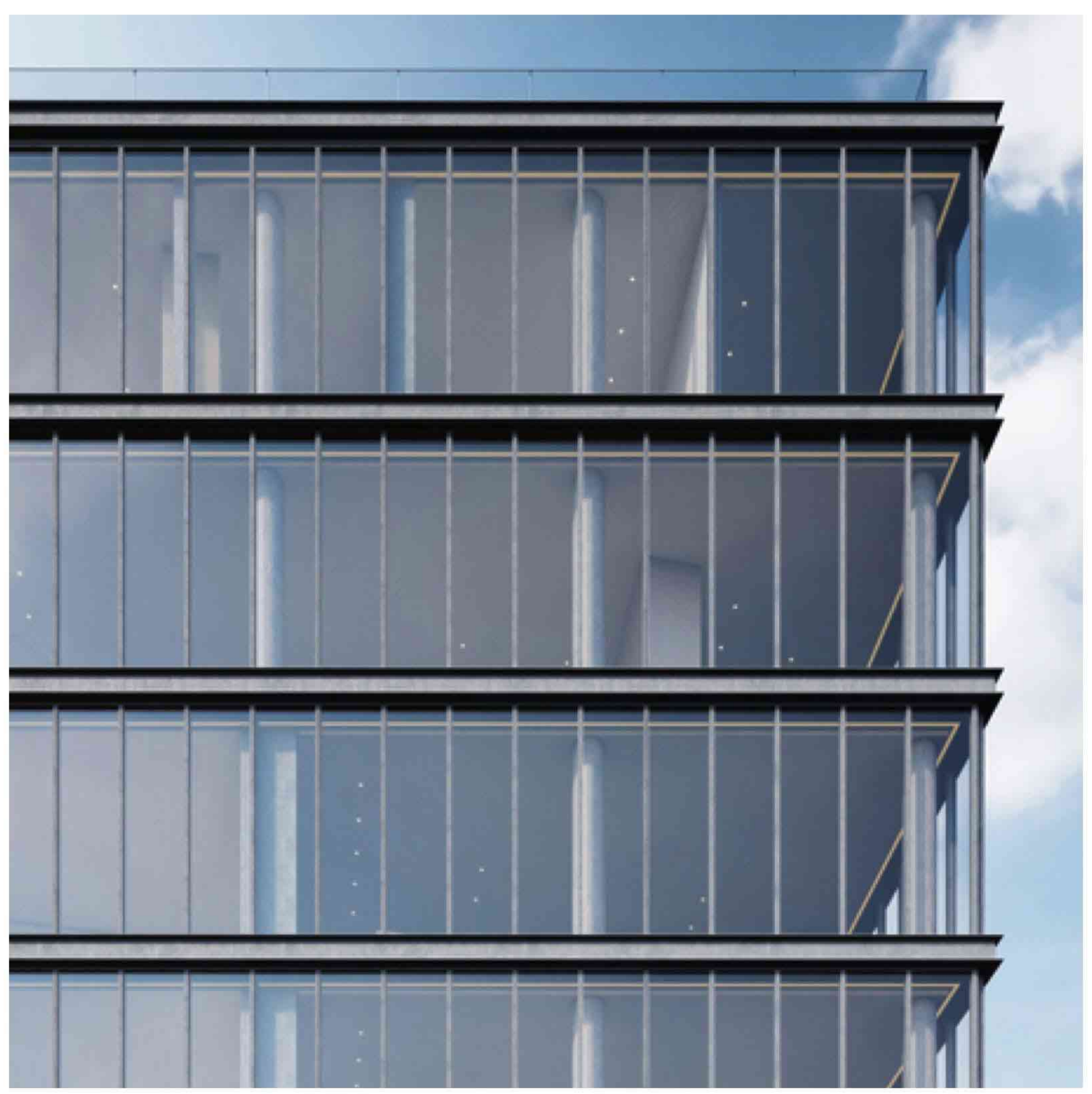
N

A7.46

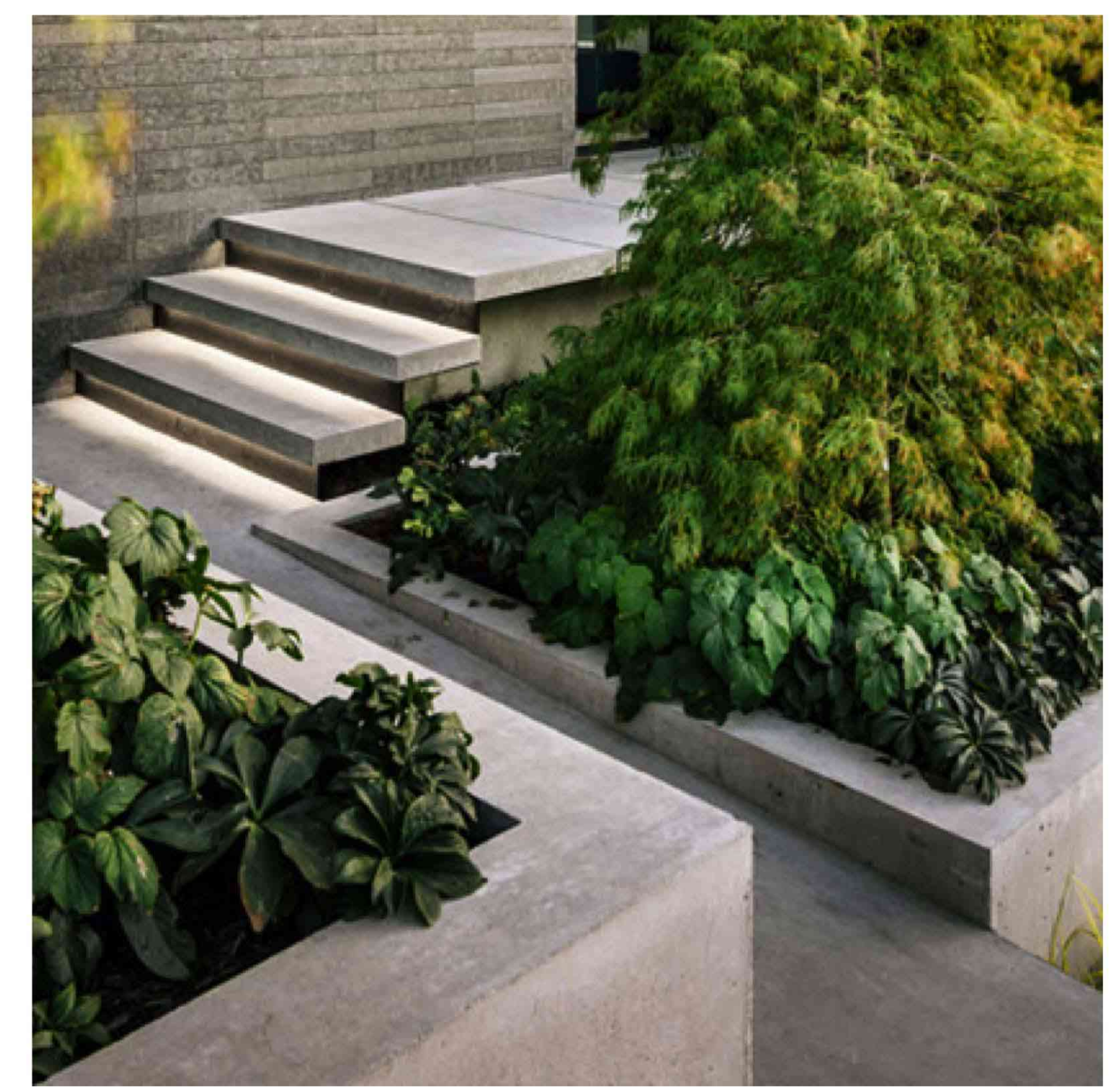

A CEMENT BOARD

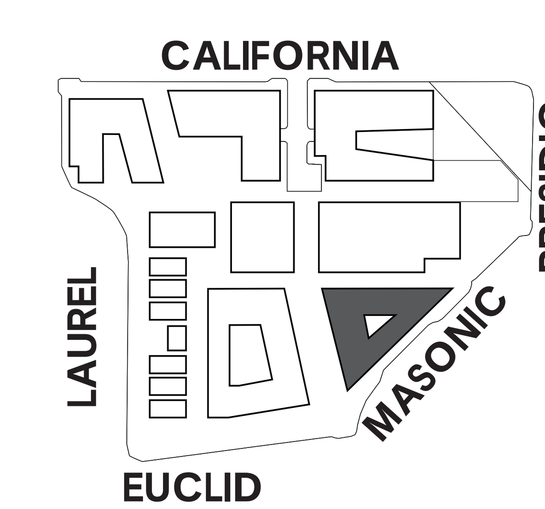

B CEMENT PLASTER


L SLAT SCREEN


D E ALUMINUM STOREFRONT WINDOW SYSTEM


G STEEL GUARDRAIL


K ARCHITECTURAL CONCRETE PLANTERS



3333 CALIFORNIA STREET SAN FRANCISCO, CA

MASONIC BULDING PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

A7.60

EUCLID BUILDING PLAN - LEVEL 1 (EL. +275)

1" = 20 ft

* UNIT REQUIRES A MODIFICATION TO S.F.P.C. SECTION 140
SEE SECTION 2/A8.13 FOR MORE INFORMATION

PARKING

RETAIL USABLE | RETAIL B.O.H.

COMMERCIAL | COMMERCIAL, CORE

RESIDENTIAL HOMES | RESIDENTIAL CORE

LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

CALIFORNIA
PRESIDIO
LAUREL
MASONIC
EUCLID

* UNIT REQUIRES A MODIFICATION TO S.F.P.C. SECTION 140
SEE SECTION 2/A8.13 FOR MORE INFORMATION

1 **EUCLID BUILDING PLAN - LEVEL 2 (EL. +285)**
1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING PLAN - LEVEL 2

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

A8.02

1 **EUCLID BUILDING PLAN - LEVEL 3 (EL. +295)**

1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING PLAN - LEVEL 3

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

A8.03

1 **EUCLID BUILDING PLAN - LEVEL 4 (EL. +305)**

1" = 20 ft

PARKING

RETAIL USABLE | RETAIL B.O.H.

COMMERCIAL | COMMERCIAL, CORE

RESIDENTIAL HOMES | RESIDENTIAL CORE

LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING PLAN - LEVEL 4

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

A8.04

1 **EUCLID BUILDING PLAN - LEVEL 5 (EL. +315)**

1" = 20 ft

PARKING

RETAIL USABLE — RETAIL B.O.H.

COMMERCIAL — COMMERCIAL, CORE

RESIDENTIAL HOMES — RESIDENTIAL CORE

LANDSCAPED ROOF — OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

CALIFORNIA
PRESIDIO
LAUREL
MASONIC
EUCLID

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING PLAN - LEVEL 5

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

A8.05

1 **EUCLID BUILDING PLAN - LEVEL 6 (EL. +325)**
1" = 20 ft

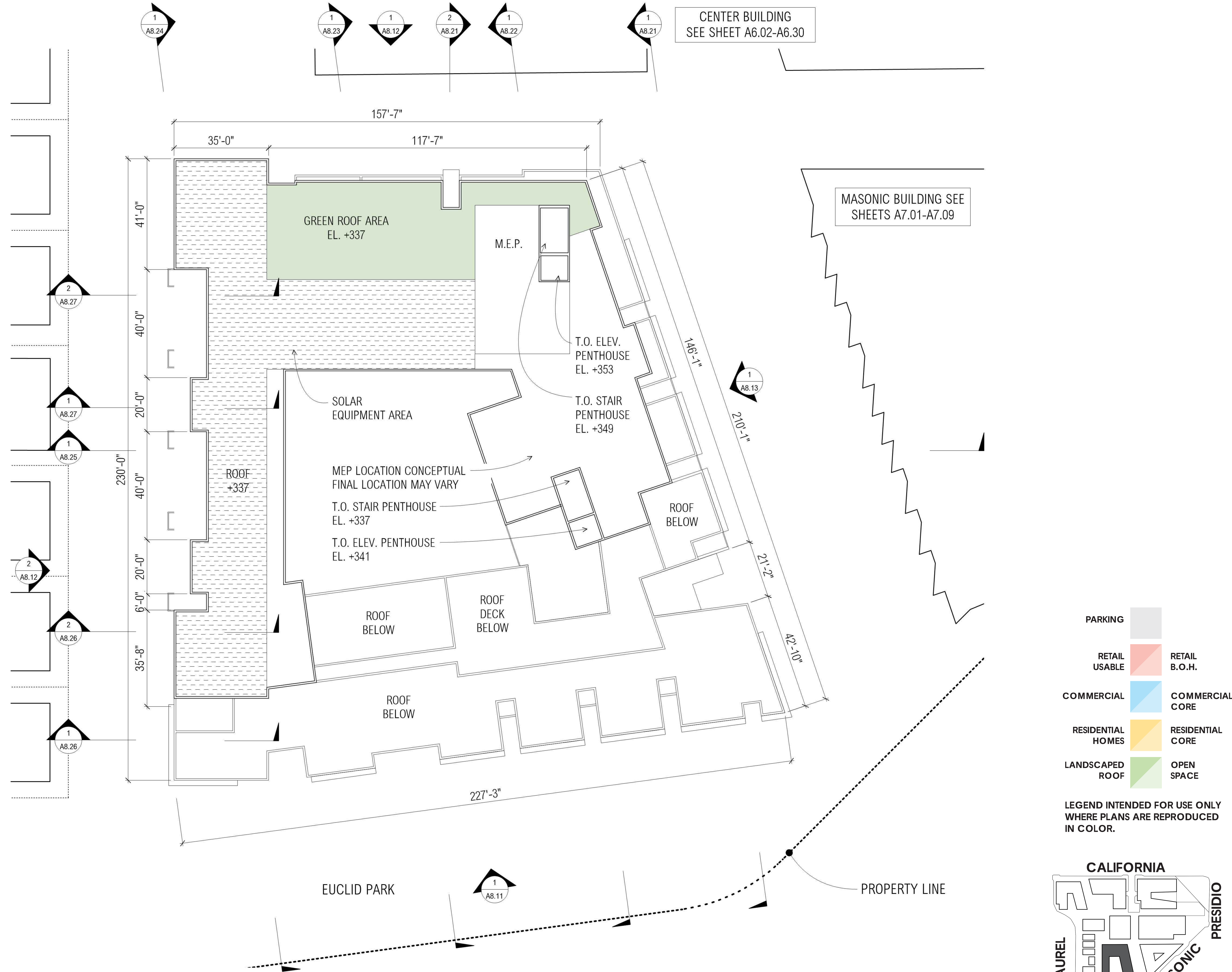
3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING PLAN - LEVEL 6

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'



1 **EUCLID BUILDING ROOF PLAN (EL. +337)**

1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING ROOF PLAN

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

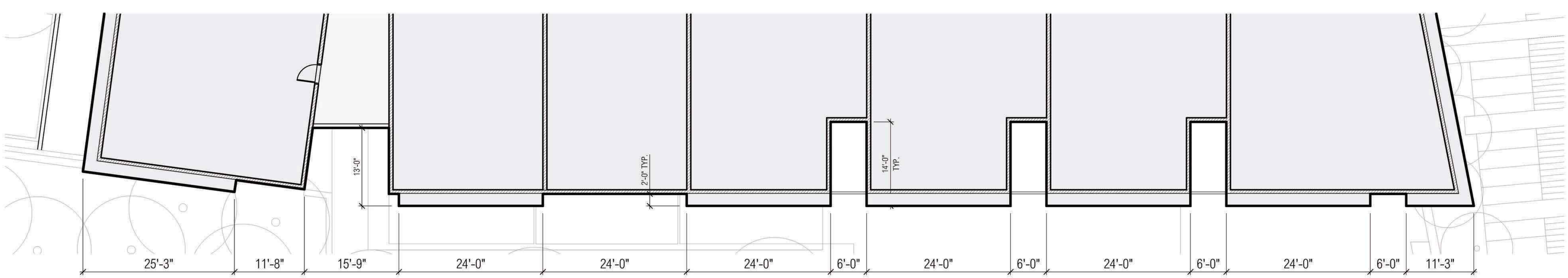
0 10' 20' 40' 60'

N

A8.07

2 SOUTH ELEVATION - EUCLID AVE

1" = 10 ft



1 ILLUSTRATIVE PLAN @ LEVEL 3 (EL. +295)

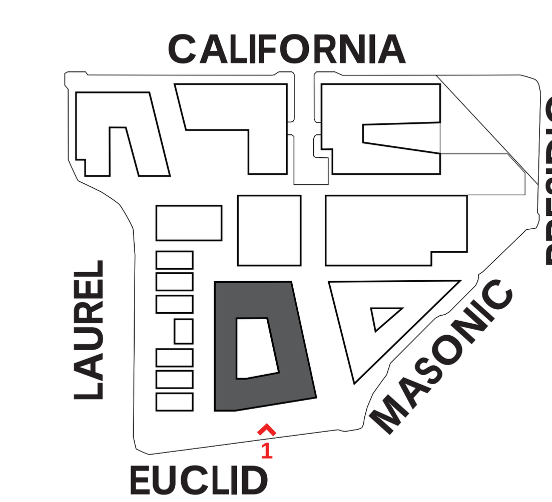
1" = 10 ft

MATERIALS KEY

A. CEMENT BOARD SIDING
B. CEMENT PLASTER
C. METAL PANEL
D. ALUMINUM WINDOW
E. ALUMINUM & GLASS STOREFRONT SYSTEM
F. METAL GARAGE DOOR
G. STEEL GUARDRAIL / SCREEN
H. COMPOSITE WOOD PLANK SIDING
I. GREEN WALL
J. METAL FASCIA / SUNSHADE
K. ARCHITECTURAL CONCRETE
L. SLAT SCREEN / RAIL
M. BOARD AND BATTEN SIDING
N. WOOD SHINGLES
O. WOOD SIDING
P. BRICK

SHEET NOTE

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04



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EUCLID BUILDING ELEVATIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

N

A8.11

2 **WEST ELEVATION**
1" = 10 ft

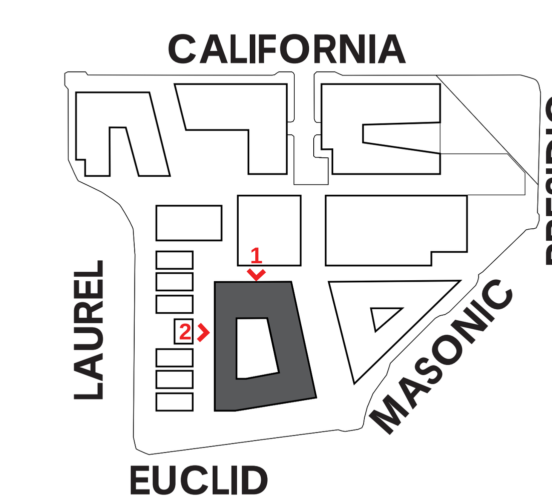
1 **NORTH ELEVATION**
1" = 10 ft

MATERIALS KEY

- A. CEMENT BOARD SIDING
- B. CEMENT PLASTER
- C. METAL PANEL
- D. ALUMINUM WINDOW
- E. ALUMINUM & GLASS STOREFRONT SYSTEM
- F. METAL GARAGE DOOR
- G. STEEL GUARDRAIL / SCREEN
- H. COMPOSITE WOOD PLANK SIDING
- I. GREEN WALL
- J. METAL FASCIA / SUNSHADE
- K. ARCHITECTURAL CONCRETE
- L. SLAT SCREEN / RAIL
- M. BOARD AND BATTEN SIDING
- N. WOOD SHINGLES
- O. WOOD SIDING
- P. BRICK

SHEET NOTE

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04



3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING ELEVATIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

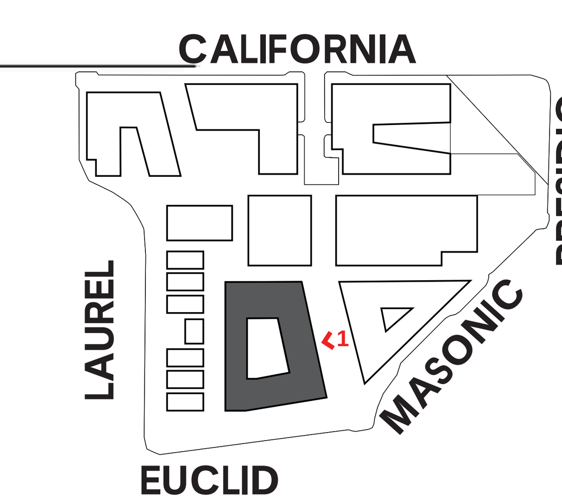
N

A8.12

MATERIALS KEY		SHEET NOTE
A. CEMENT BOARD SIDING	H. COMPOSITE WOOD PLANK SIDING	* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04
B. CEMENT PLASTER	I. GREEN WALL	
C. METAL PANEL	J. METAL FASCIA / SUNSHADE	
D. ALUMINUM WINDOW	K. ARCHITECTURAL CONCRETE	
E. ALUMINUM & GLASS STOREFRONT SYSTEM	L. SLAT SCREEN / RAIL	
F. METAL GARAGE DOOR	M. BOARD AND BATTEN SIDING	
G. STEEL GUARDRAIL / SCREEN	N. WOOD SHINGLES	
	O. WOOD SIDING	
	P. BRICK	

1 EAST ELEVATION

1" = 10 ft



3333 CALIFORNIA STREET SAN FRANCISCO, CA

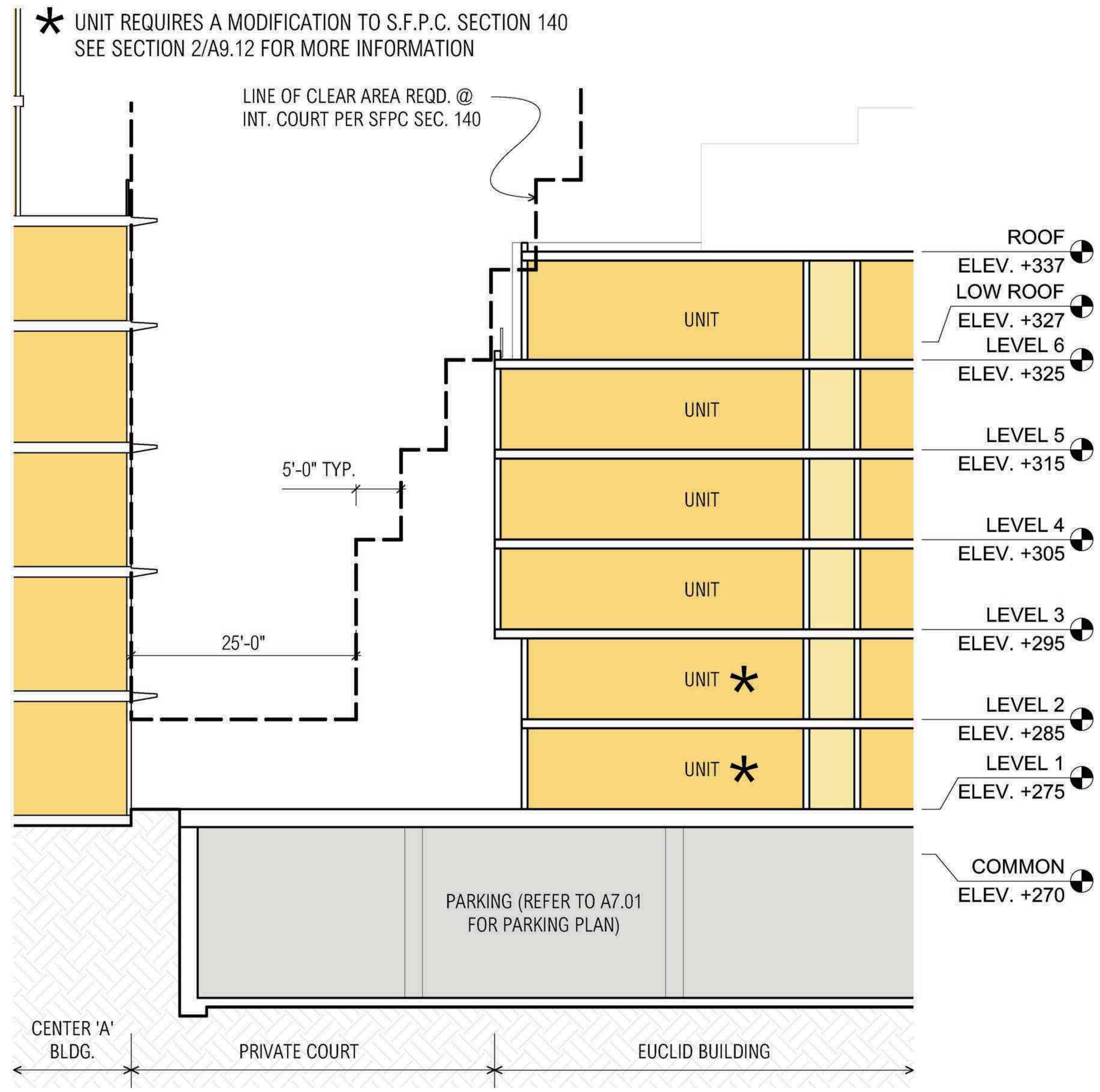
EUCLID BUILDING ELEVATIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

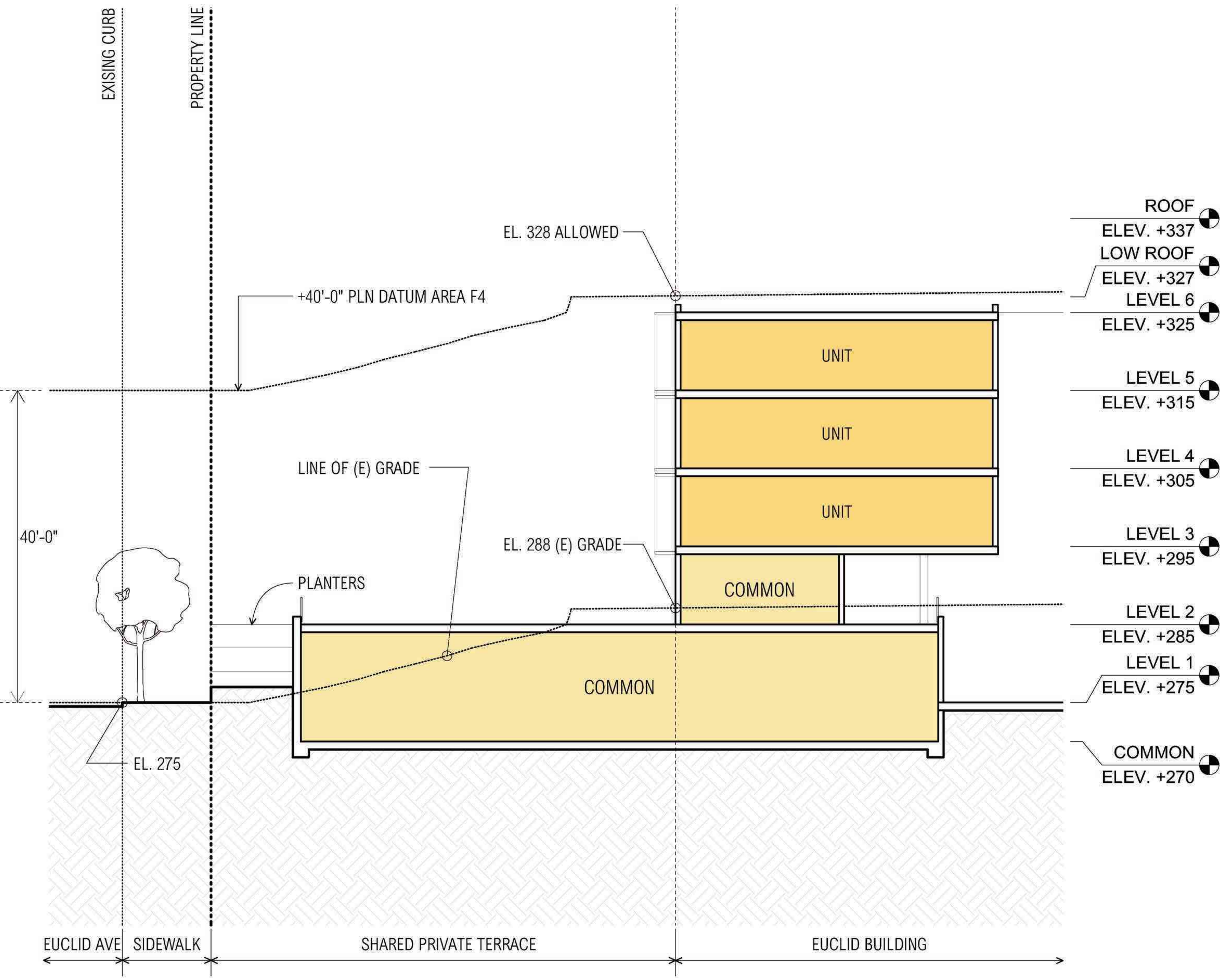
07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

A8.13

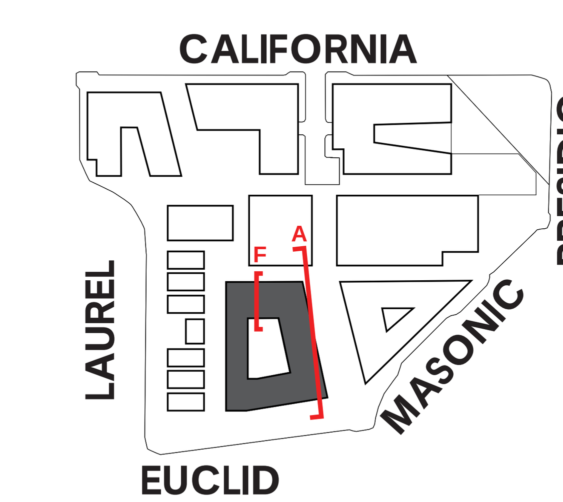


2 **SECTION F-F @ INTERIOR COURT**
1" = 10 ft



1 **SECTION A-A**
1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE F4; SEE G3.04



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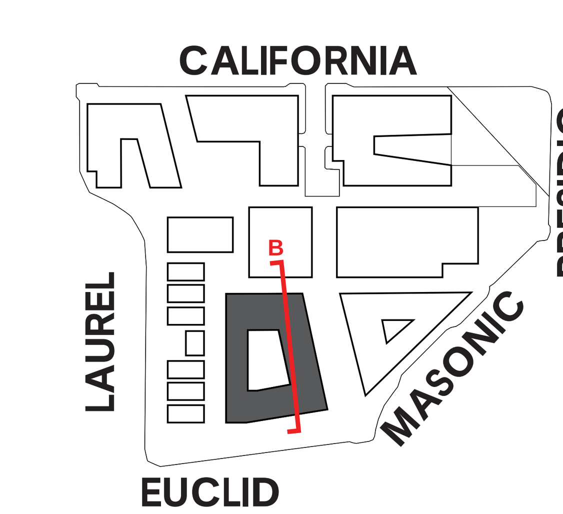
EUCLID BUILDING SECTIONS

1 **SECTION B-B**
1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE F3; SEE G3.04



3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING SECTIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

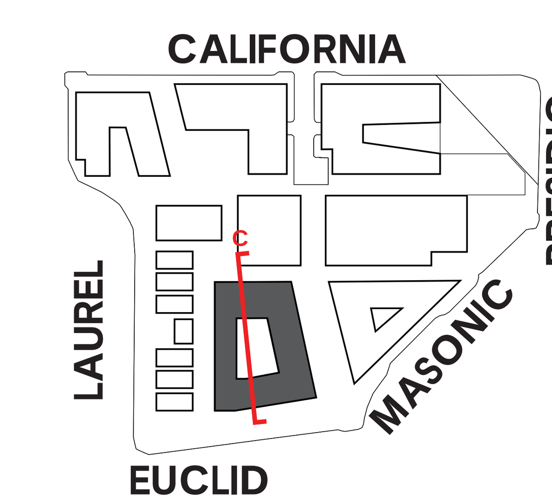
0 5' 10' 20' 30'

N

1 **SECTION C-C**

1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE F2; SEE G3.04



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EUCLID BUILDING SECTIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MS LA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

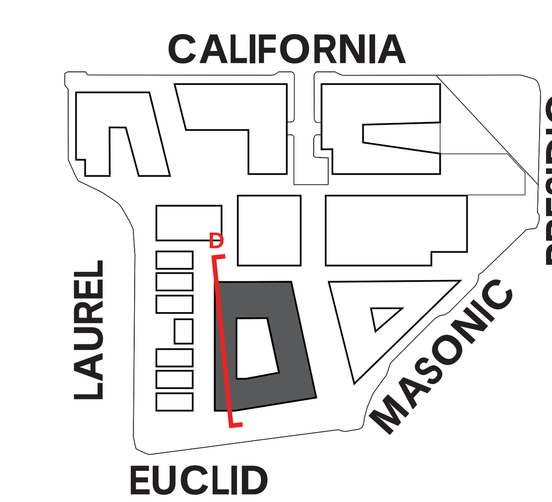
N

A8.23

1 **SECTION D-D**

1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE F1; SEE G3.04



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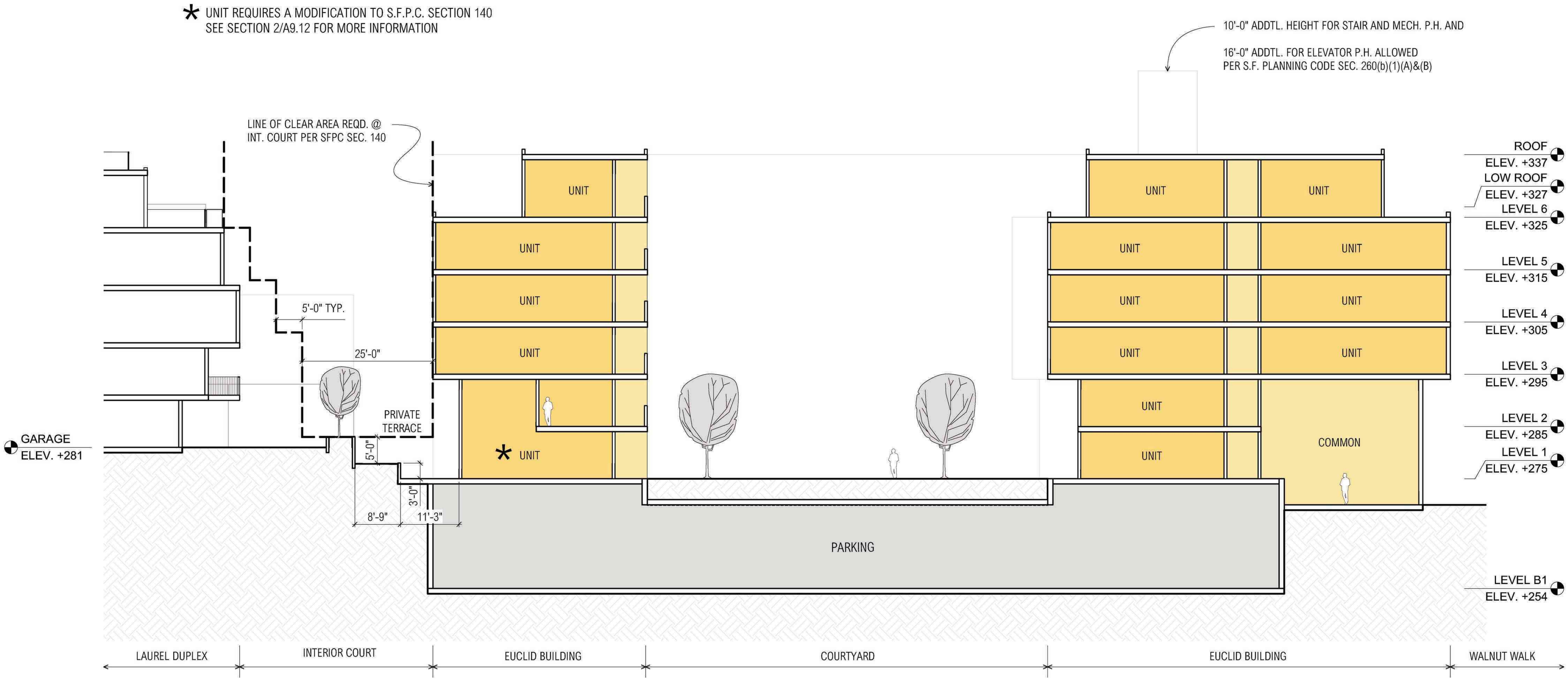
EUCLID BUILDING SECTIONS

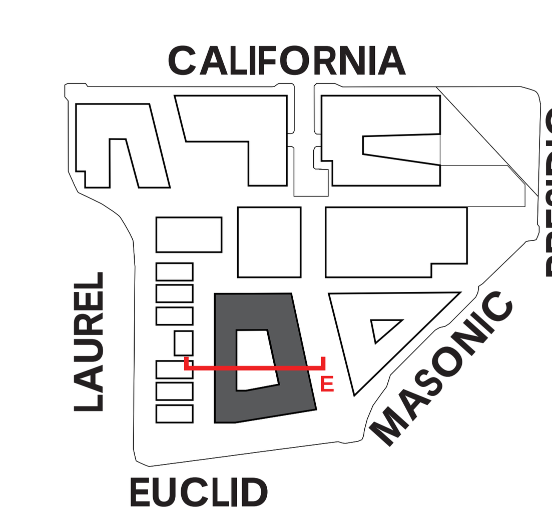
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

A8.24



1 **SECTION E-E**
1" = 10 ft



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EUCLID BUILDING SECTIONS

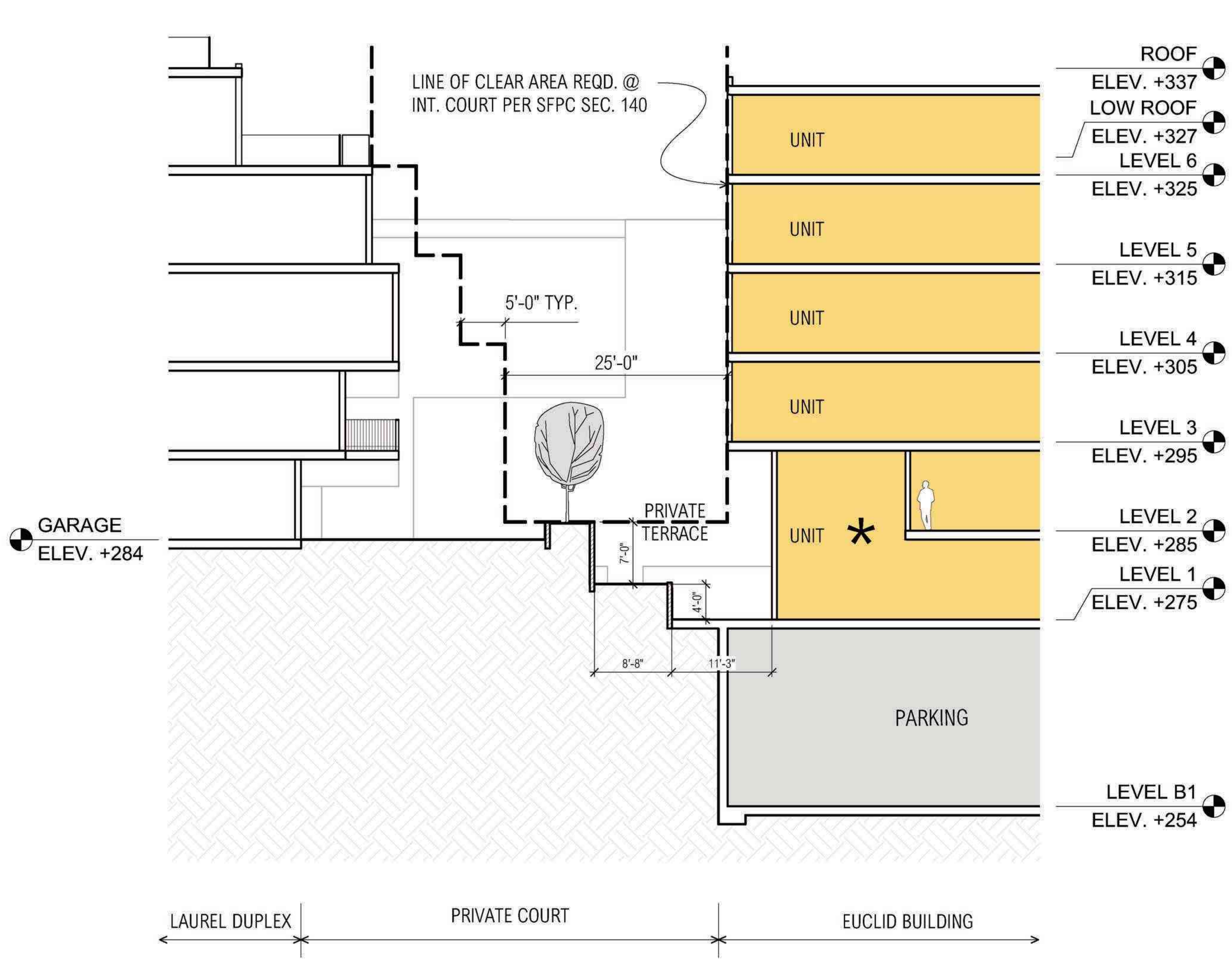
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

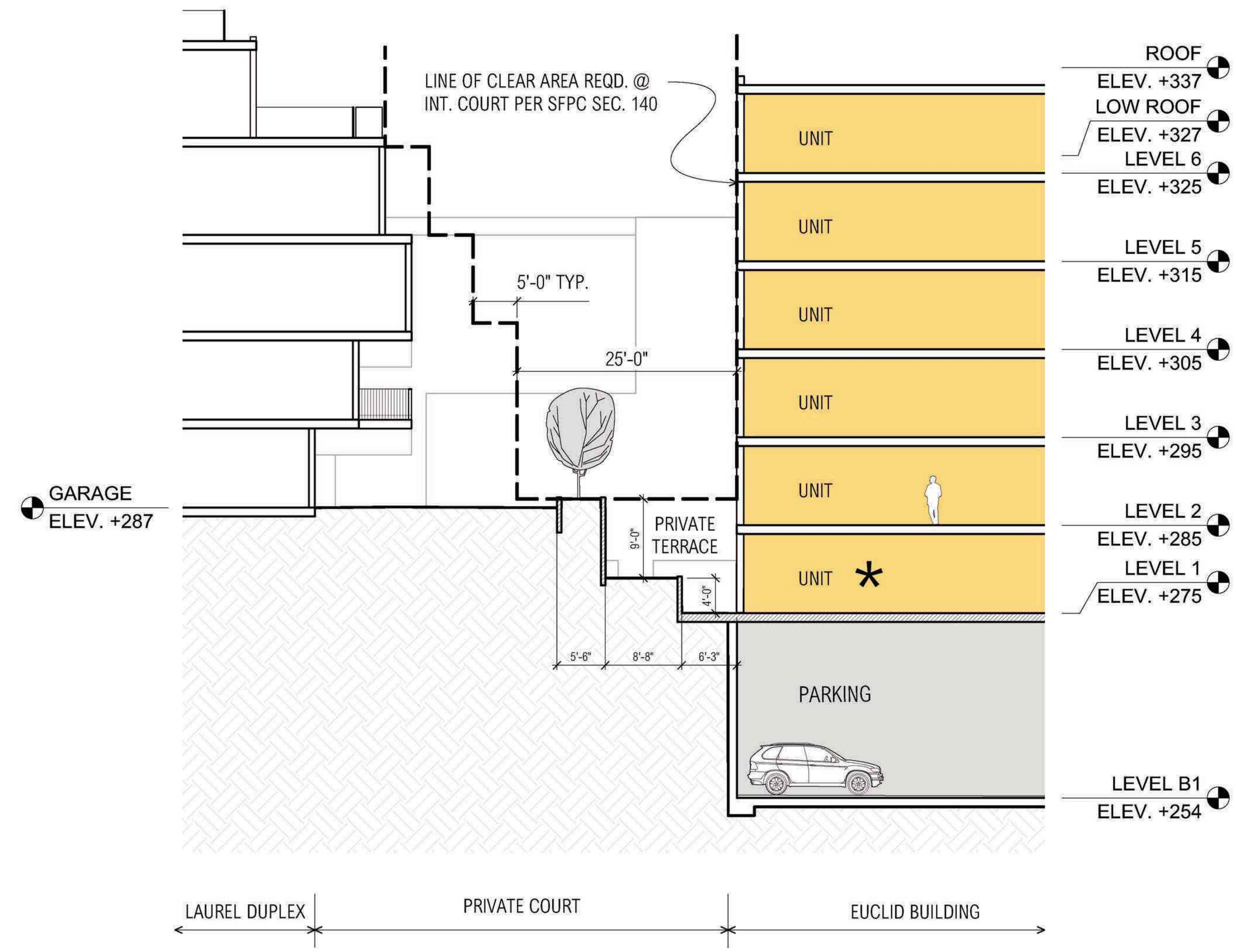
0 5' 10' 20' 30'

N

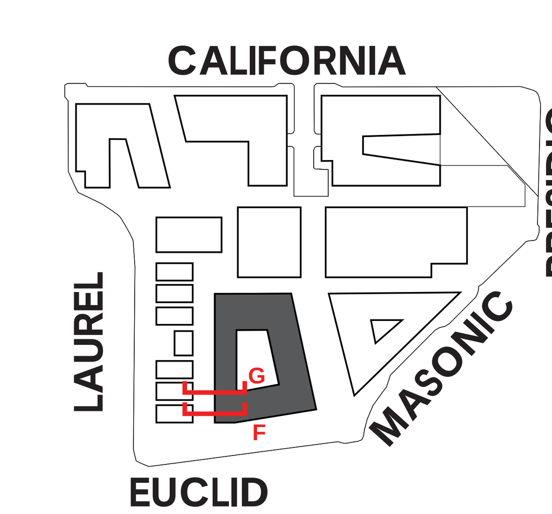
* UNIT REQUIRES A MODIFICATION TO S.F.P.C. SECTION 140
SEE SECTION 2/A9.12 FOR MORE INFORMATION



2 **SECTION G-G**
1" = 10 ft



1 **SECTION F-F**
1" = 10 ft



3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING SECTIONS

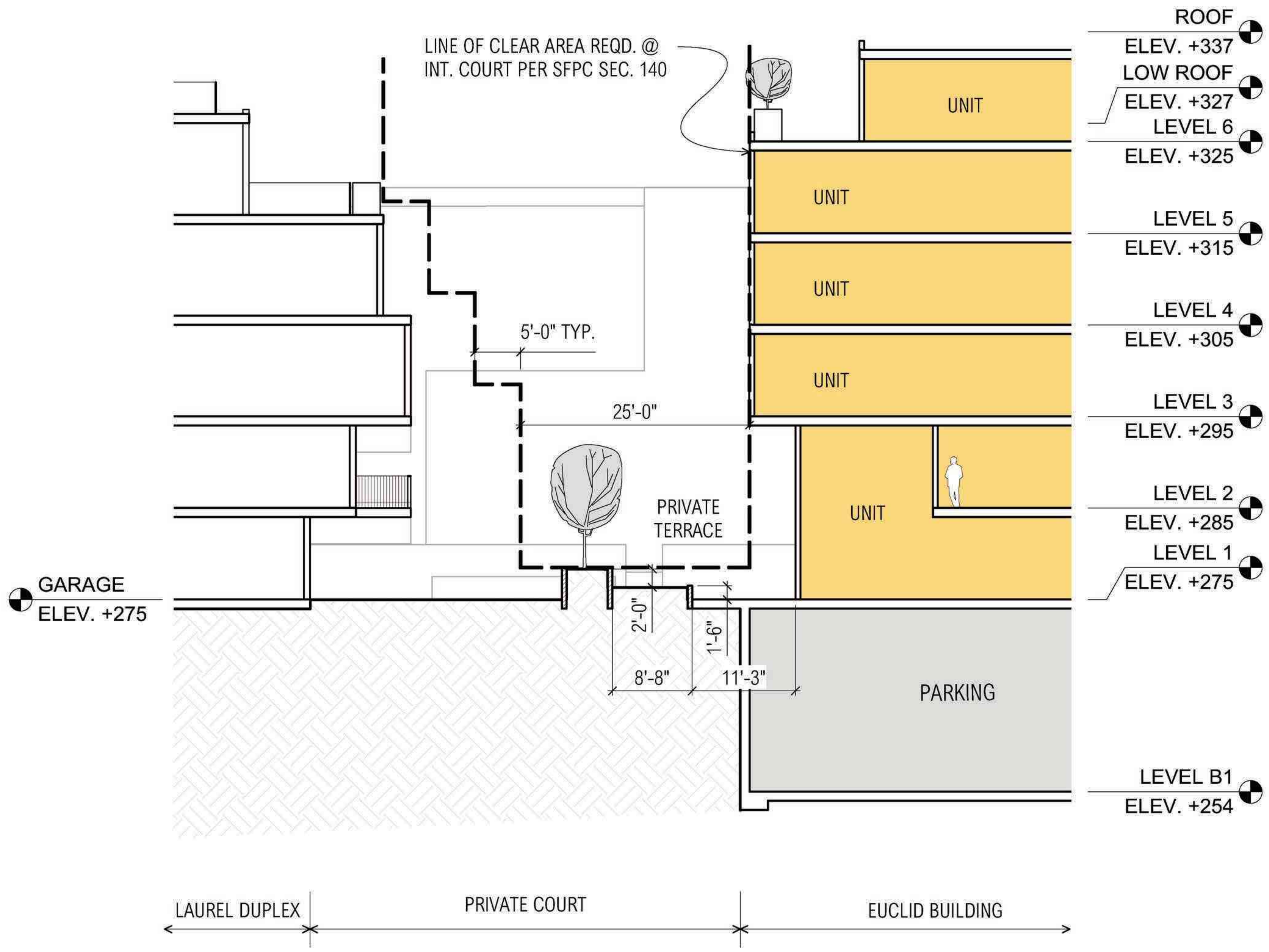
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

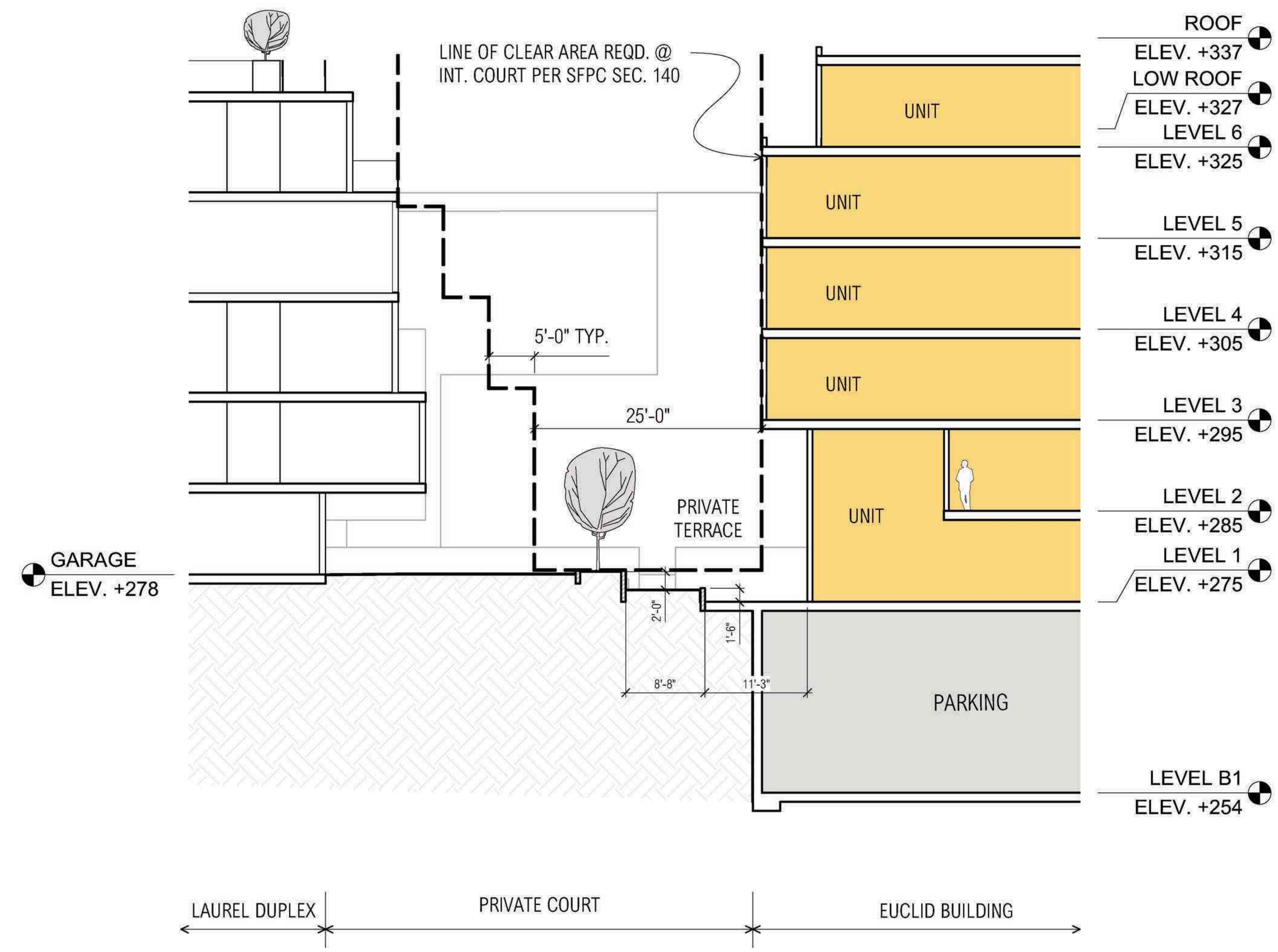
0 5' 10' 20' 30'

N

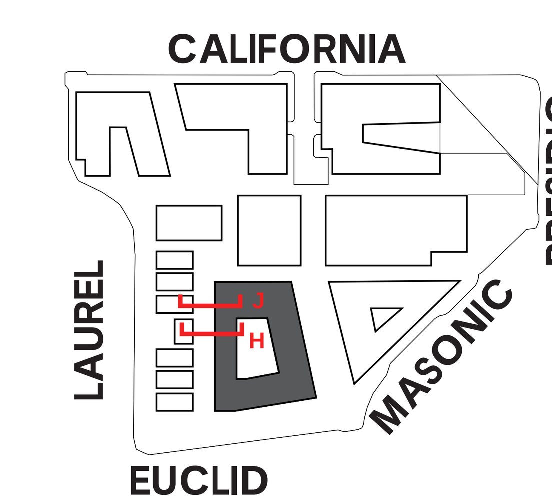
A8.26



2 **SECTION J-J**
1" = 10 ft

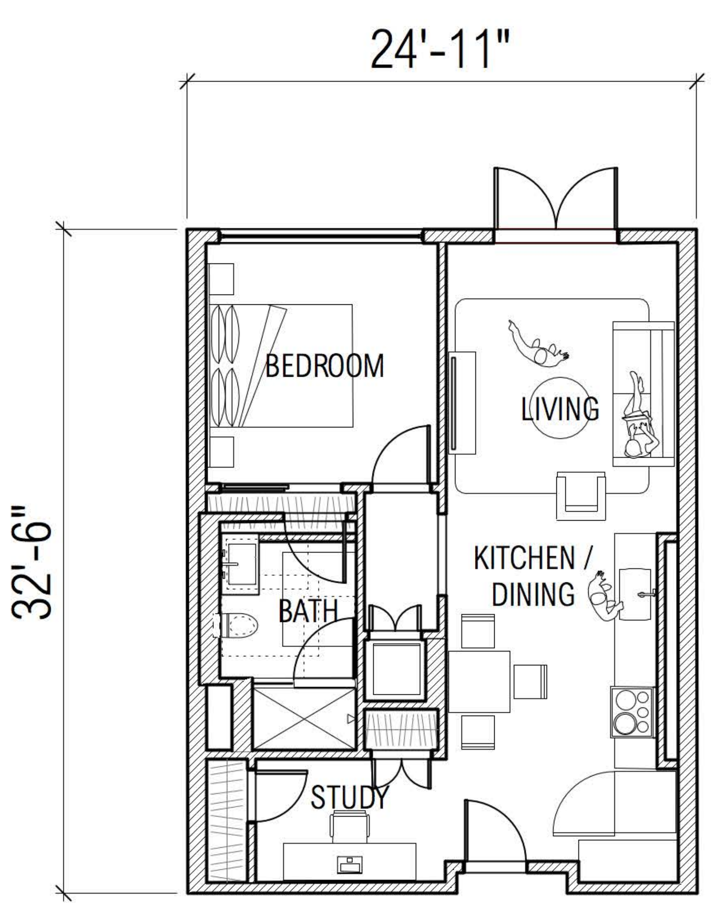


1 **SECTION H-H**
1" = 10 ft

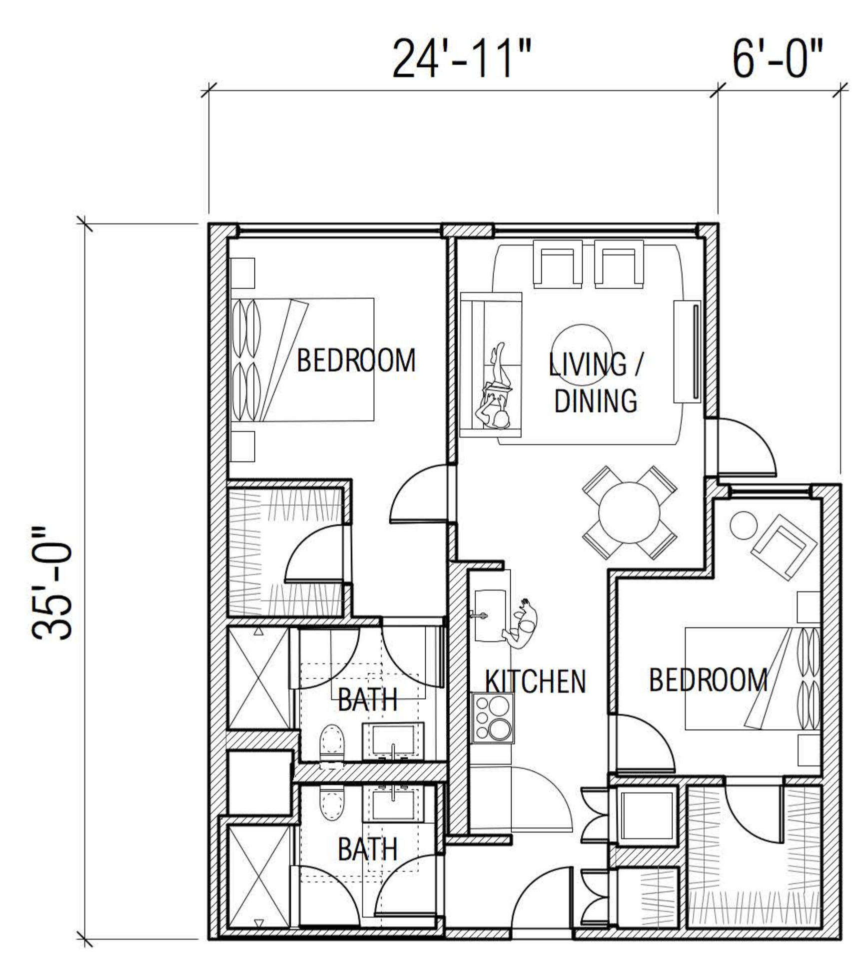


3333 CALIFORNIA STREET SAN FRANCISCO, CA

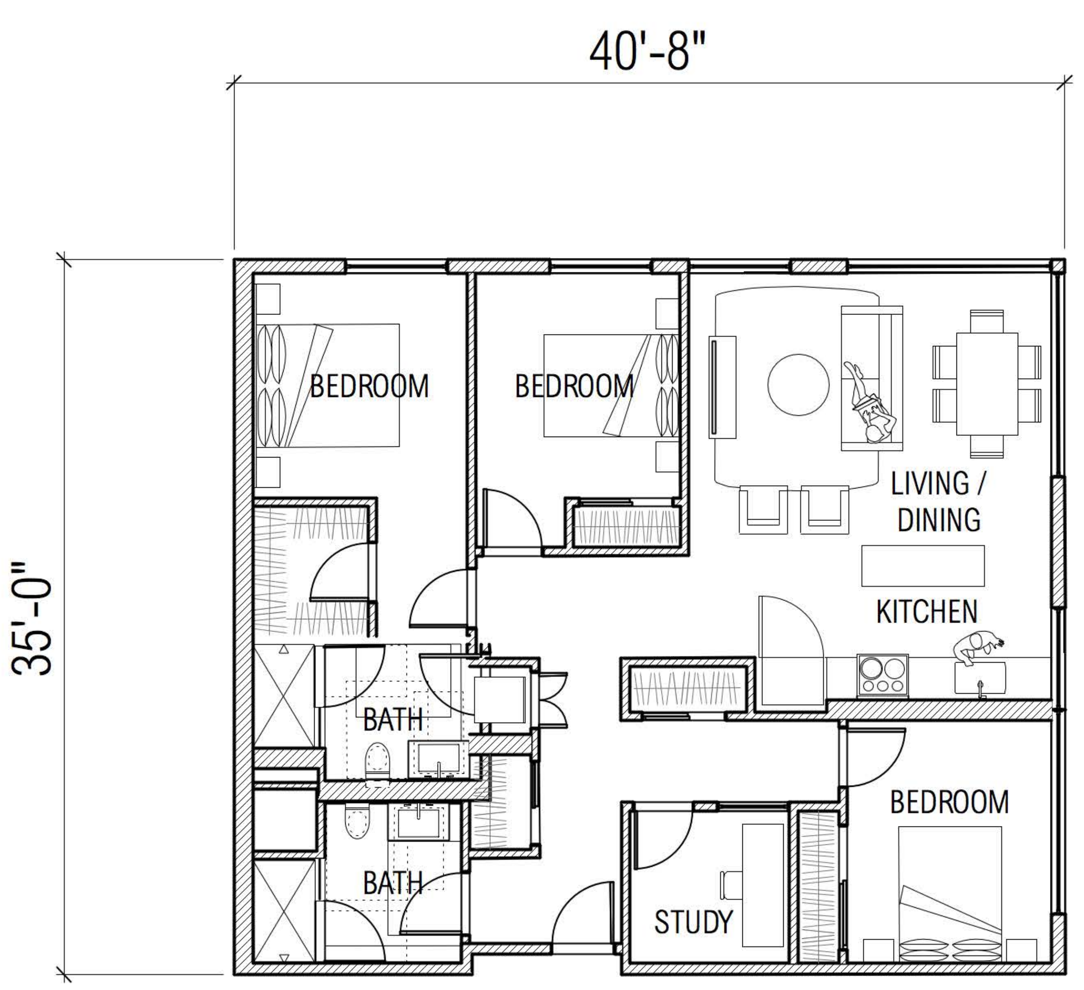
EUCLID BUILDING SECTIONS



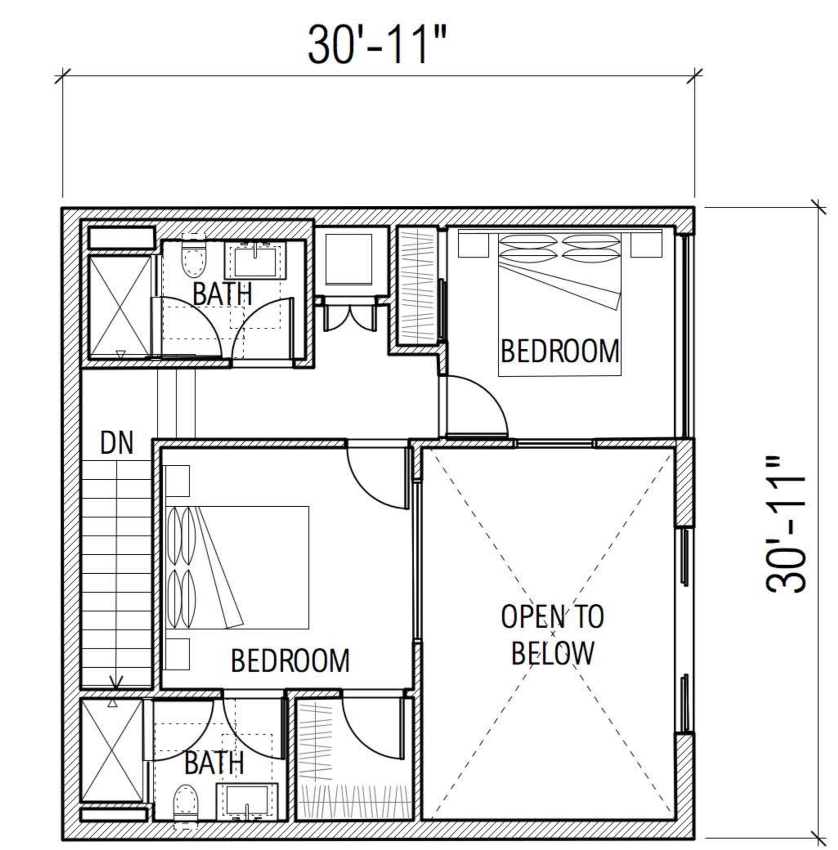
1-BEDROOM



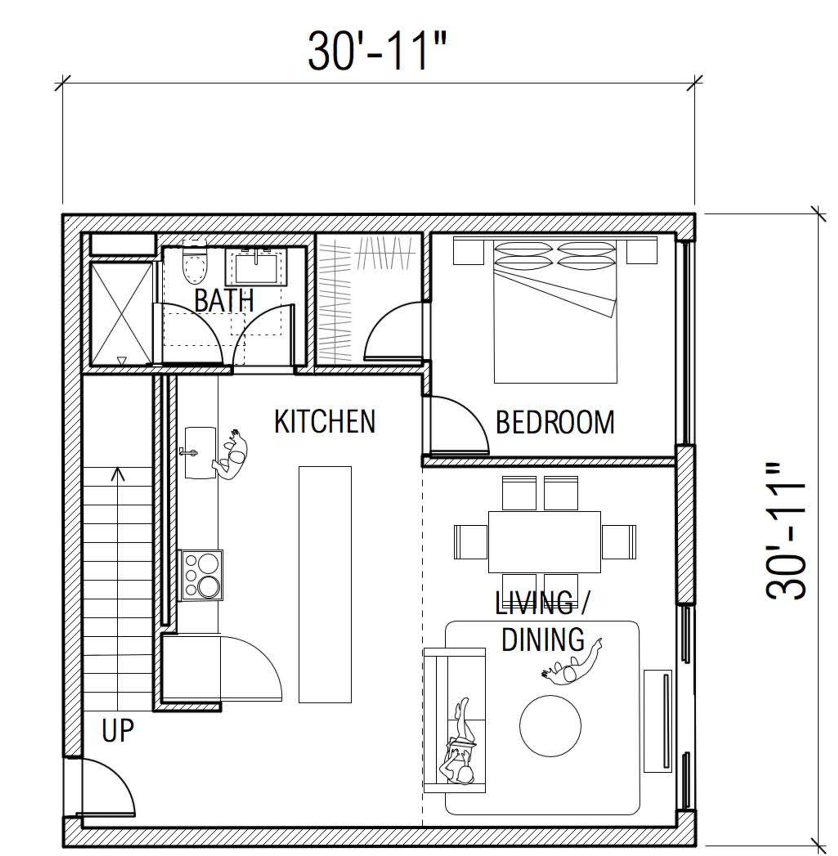
2-BEDROOM



3-BEDROOM

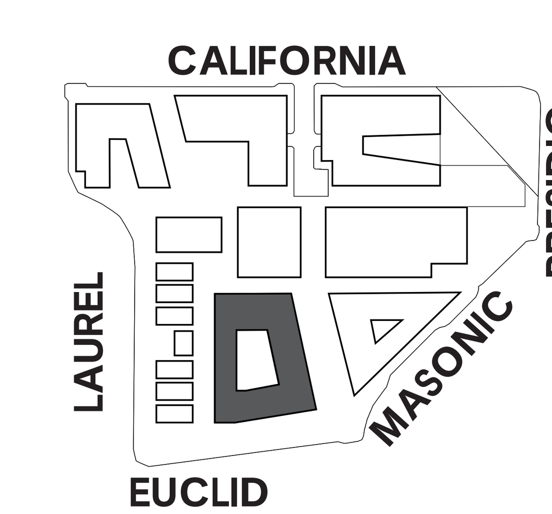


TOWNHOUSE LEVEL 2



TOWNHOUSE LEVEL 1

NOTE: UNITS ARE SHOWN FOR SCALE & REFERENCE ONLY. ADDITIONAL UNIT TYPES NOT SHOWN.



3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID TYPICAL UNIT PLANS

PARKING

RETAIL USABLE | RETAIL B.O.H.

COMMERCIAL | COMMERCIAL, CORE

RESIDENTIAL HOMES | RESIDENTIAL CORE

LANDSCAPED ROOF | OPEN SPACE

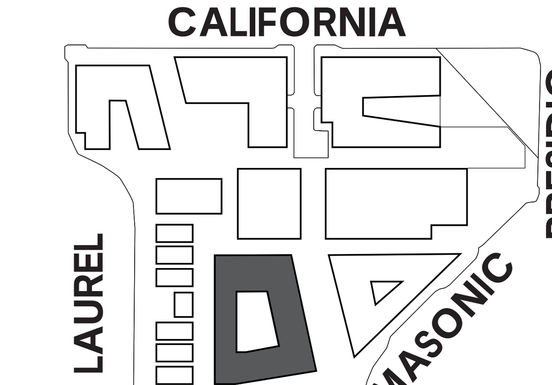
LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

LEVEL 1 SUMMARY

COMMON: 4000 SF

PRIVATE: 2000 SF



1 **EUCLID BUILDING OPEN SPACE - LEVEL 1 (EL. +275)**

1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING OPEN SPACE - LEVEL 1

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019

PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

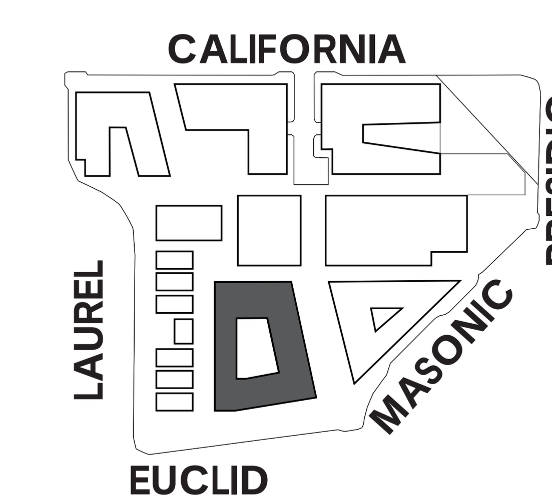
A8.41

* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

LEVEL 2 SUMMARY
COMMON: 2780 SF
PRIVATE: 0 SF

PARKING
RETAIL USABLE
RETAIL B.O.H.
COMMERCIAL
COMMERCIAL, CORE
RESIDENTIAL HOMES
RESIDENTIAL CORE
LANDSCAPED ROOF
OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



1 **EUCLID BUILDING OPEN SPACE - LEVEL 2 (EL. +285)**
1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EUCLID BUILDING OPEN SPACE - LEVEL 2

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'
N

A8.42

PARKING

RETAIL USABLE

RETAIL B.O.H.

COMMERCIAL

COMMERCIAL, CORE

RESIDENTIAL HOMES

RESIDENTIAL CORE

LANDSCAPED ROOF

OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

LEVEL 3 SUMMARY
COMMON: 1000 SF
PRIVATE: 0 SF

NOTE: NO OPEN SPACE PROVIDED ON LEVEL 4 & 5

1 **EUCLID BUILDING OPEN SPACE - LEVEL 3 (EL. +295)**
1" = 20 ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA

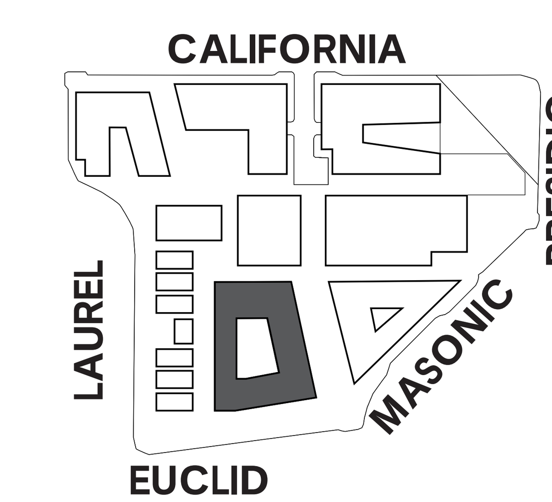
EUCLID BUILDING OPEN SPACE - LEVEL 3

UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

LEVEL 6 SUMMARY
COMMON: 1,880 SF
PRIVATE: 500 SF

PARKING
RETAIL USABLE | RETAIL B.O.H.
COMMERCIAL | COMMERCIAL, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



1 **EUCLID BUILDING OPEN SPACE - LEVEL 6 (EL. +325)**
1" = 20 ft

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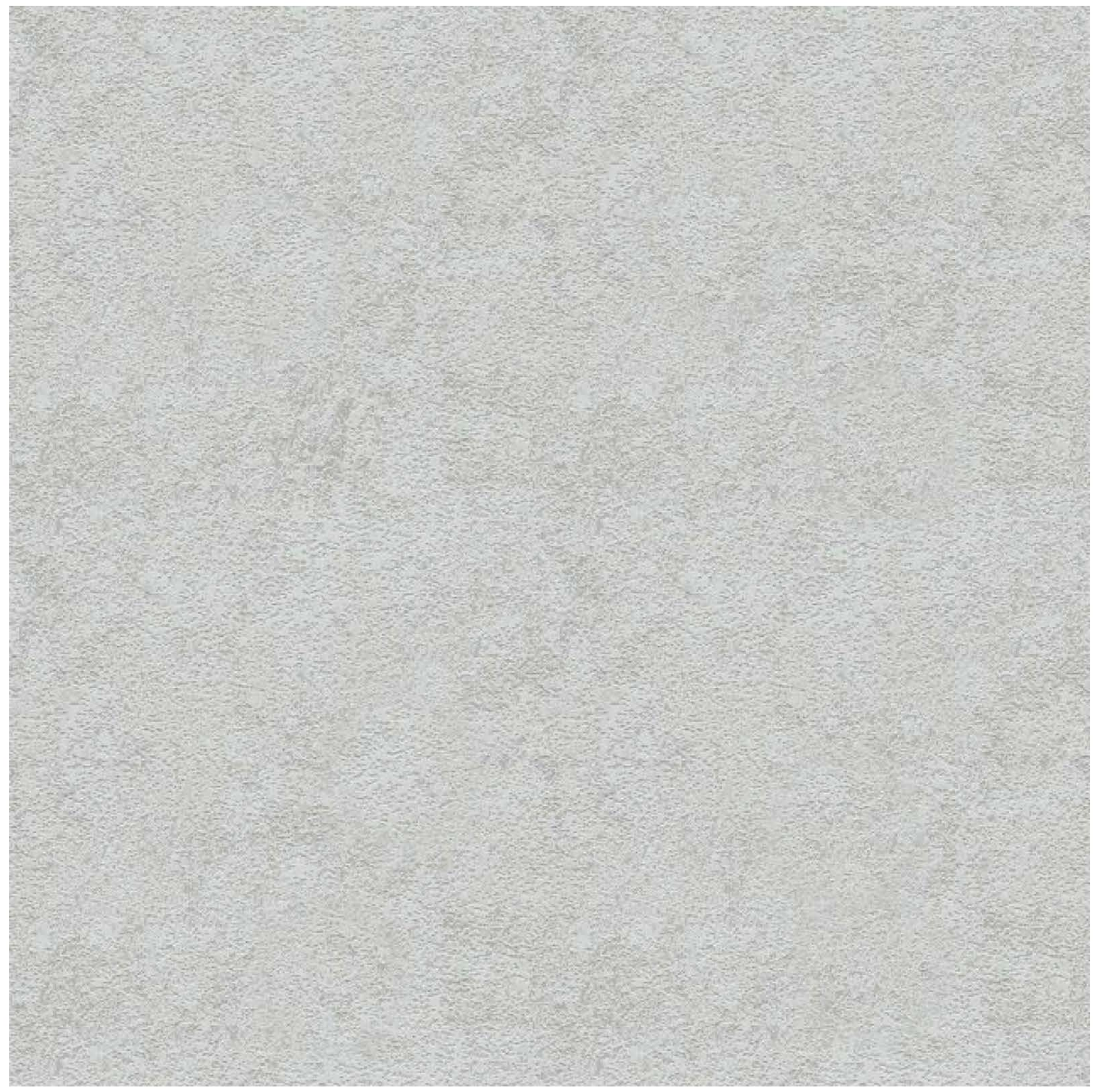
EUCLID BUILDING OPEN SPACE - LEVEL 6



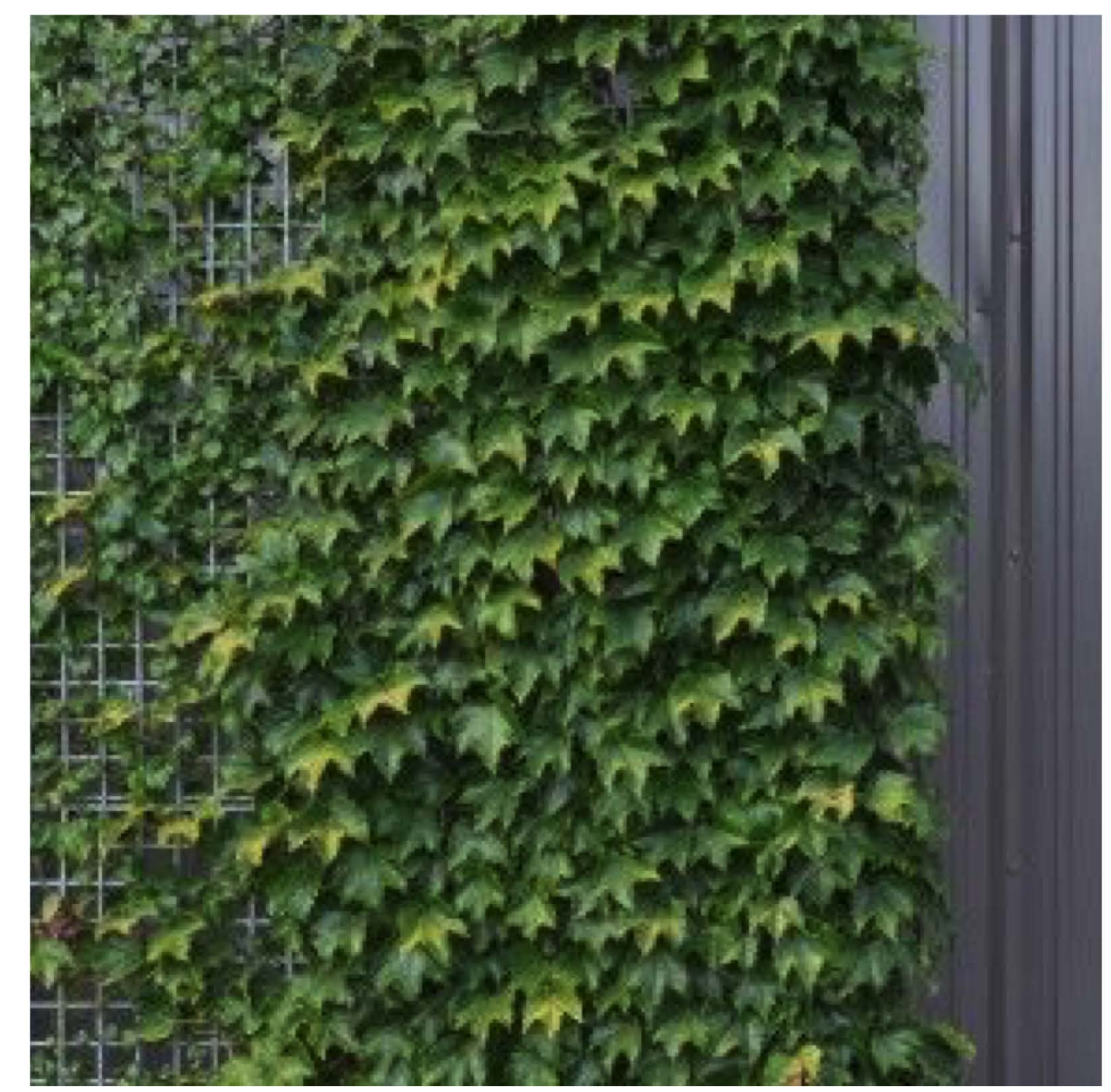
B CEMENT PLASTER

H COMPOSITE WOOD PLANK SIDING

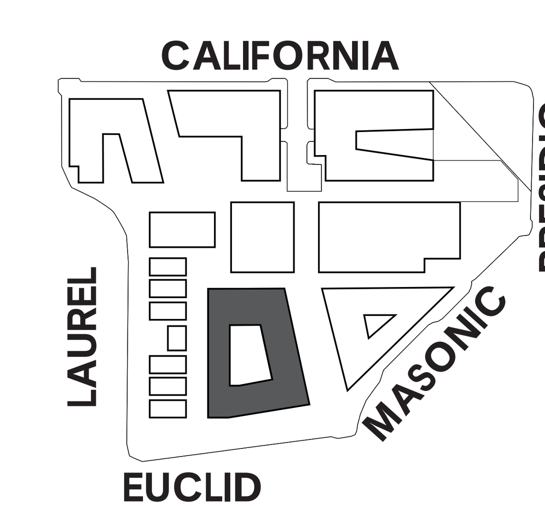
K ARCHITECTURAL CONCRETE

D E ALUMINUM STOREFRONT WINDOW SYSTEM

G STEEL GUARDRAIL



I GREEN WALL



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EUCLID BUILDING PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

A8.60

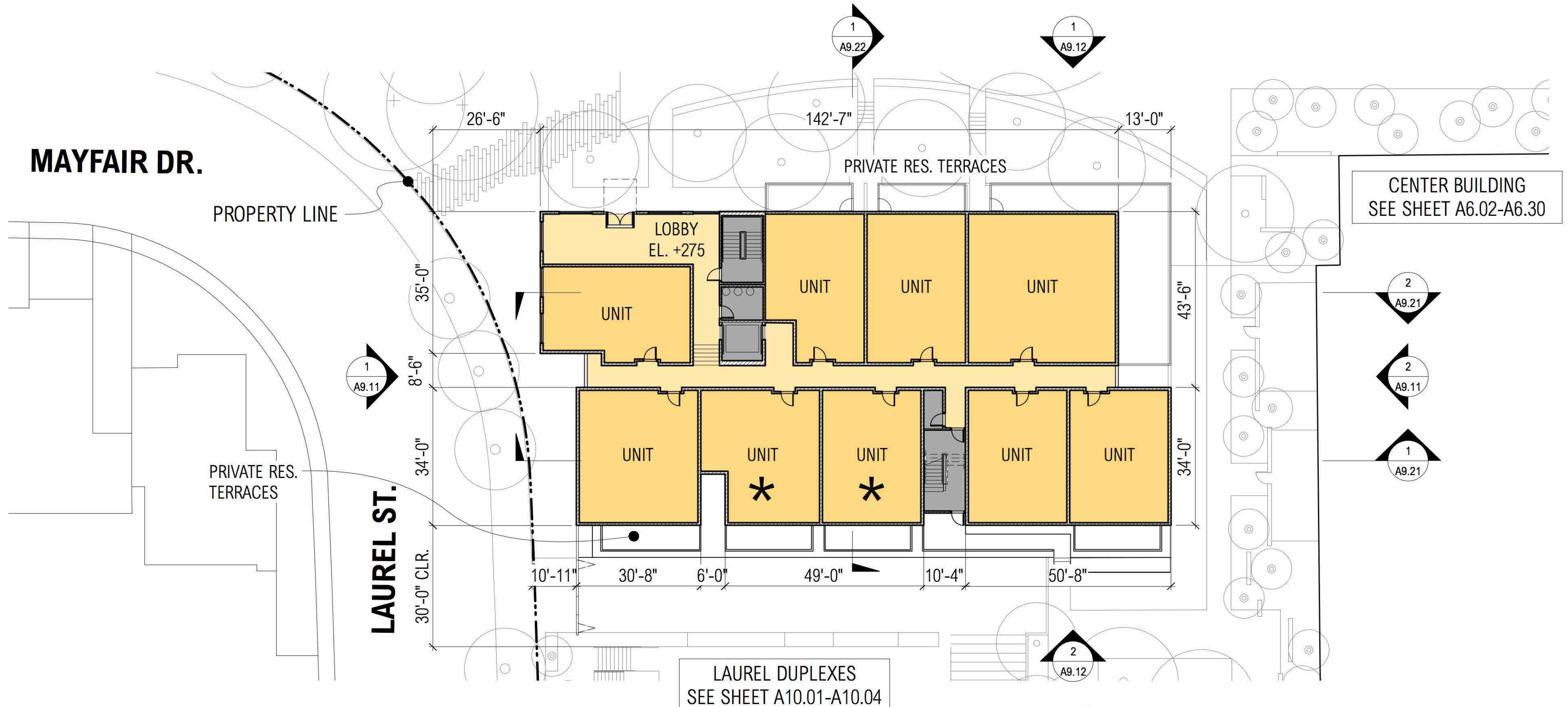
3333 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

EUCLID GREEN PERSPECTIVE

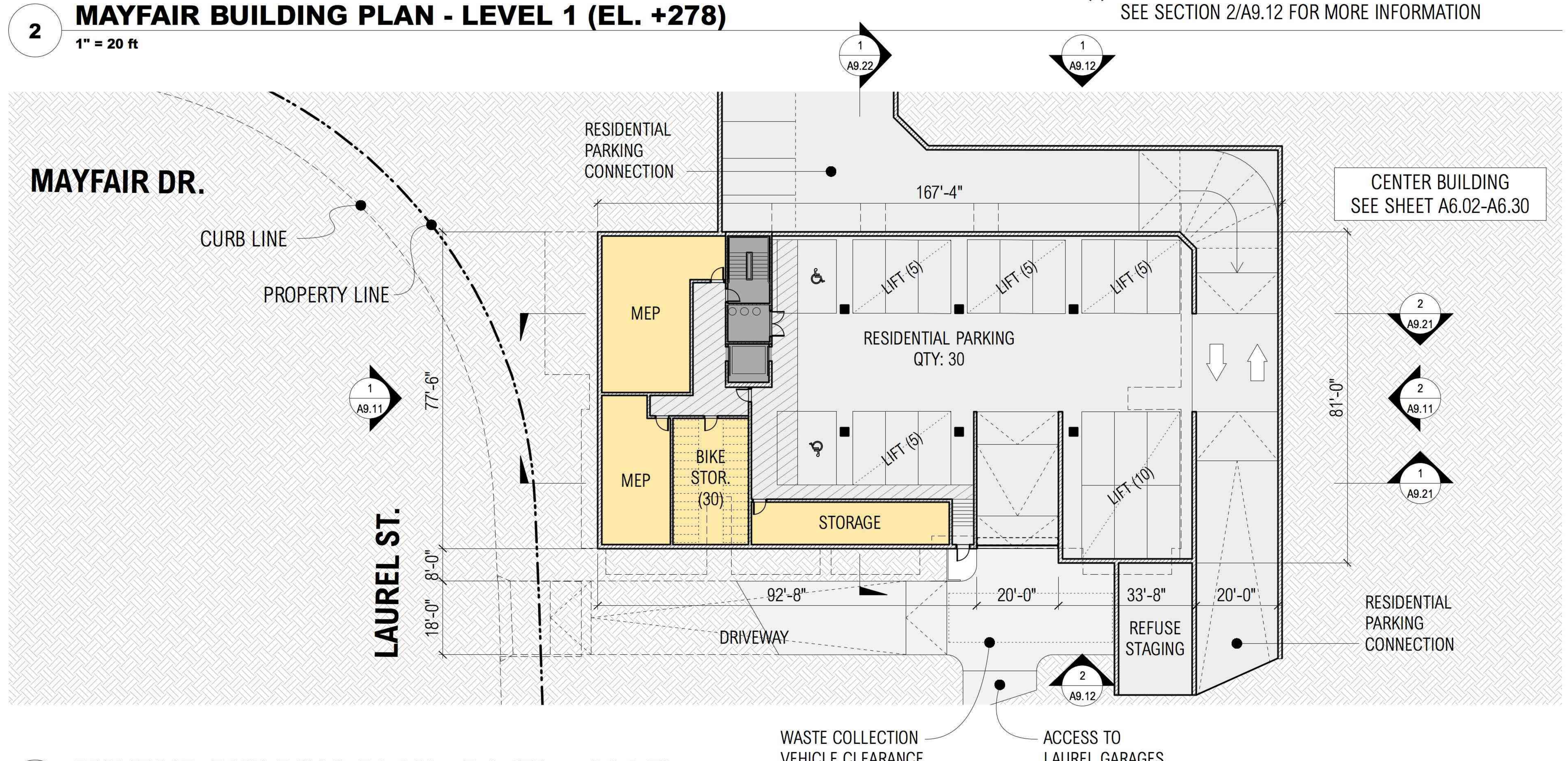
A8.61



* UNIT REQUIRES A MODIFICATION TO S.F.P.C. SECTION 140
SEE SECTION 2/A9.12 FOR MORE INFORMATION

2 MAYFAIR BUILDING PLAN - LEVEL 1 (EL. +278)

1" = 20 ft

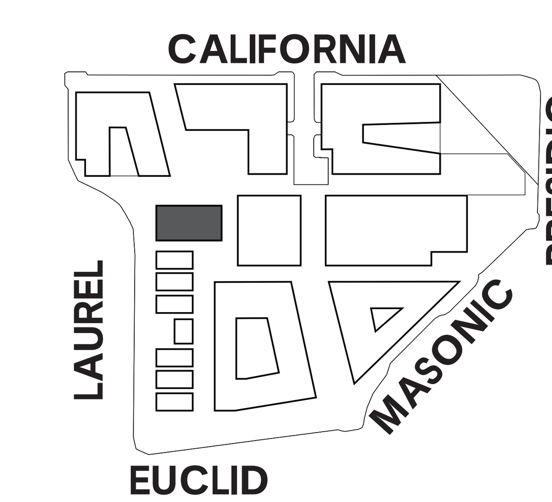


1 MAYFAIR BUILDING PLAN - B1 (EL. +264.5)

1" = 20 ft

PARKING
RETAIL USABLE | RETAIL B.O.H.
COMMERCIAL | COMMERCIAL, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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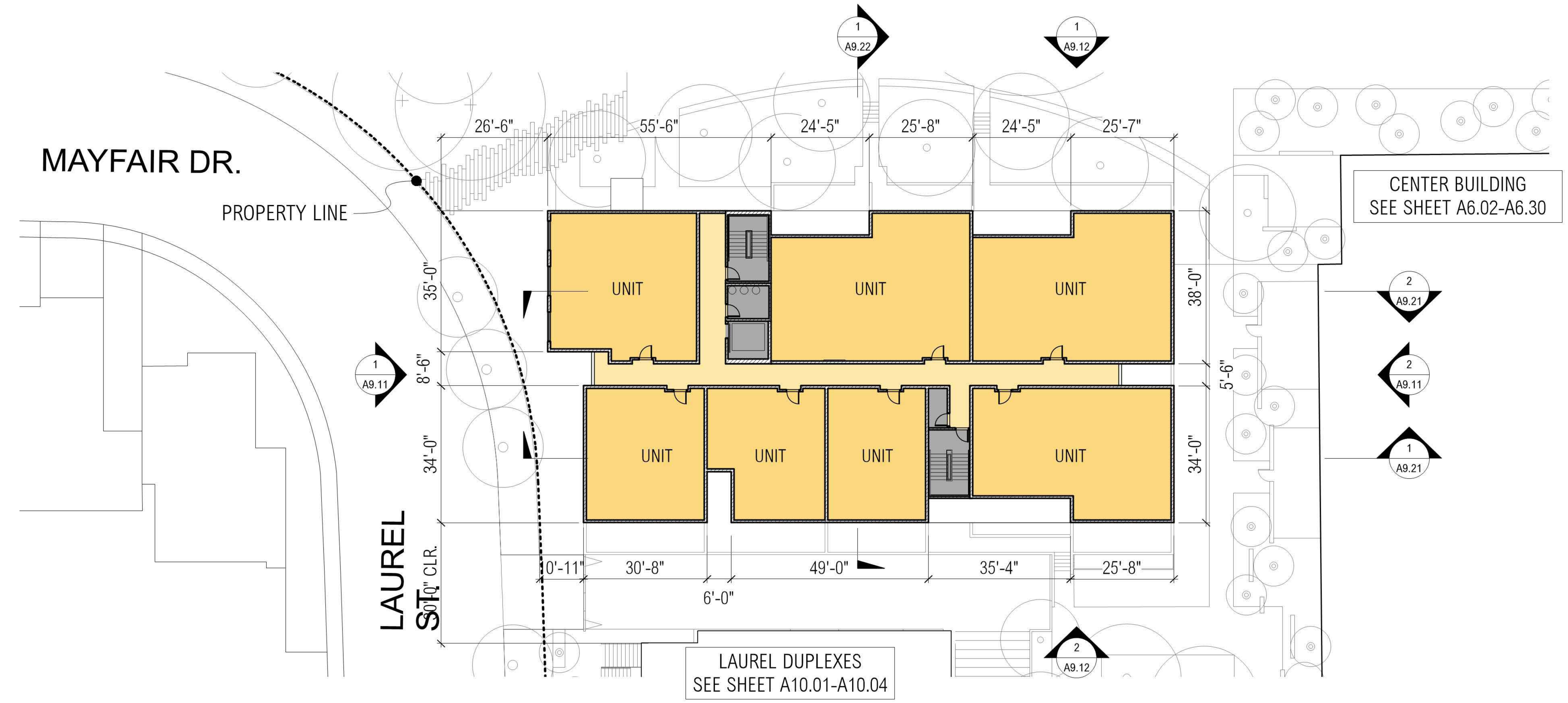
MAYFAIR BUILDING PLANS - B1 & LEVEL 1

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

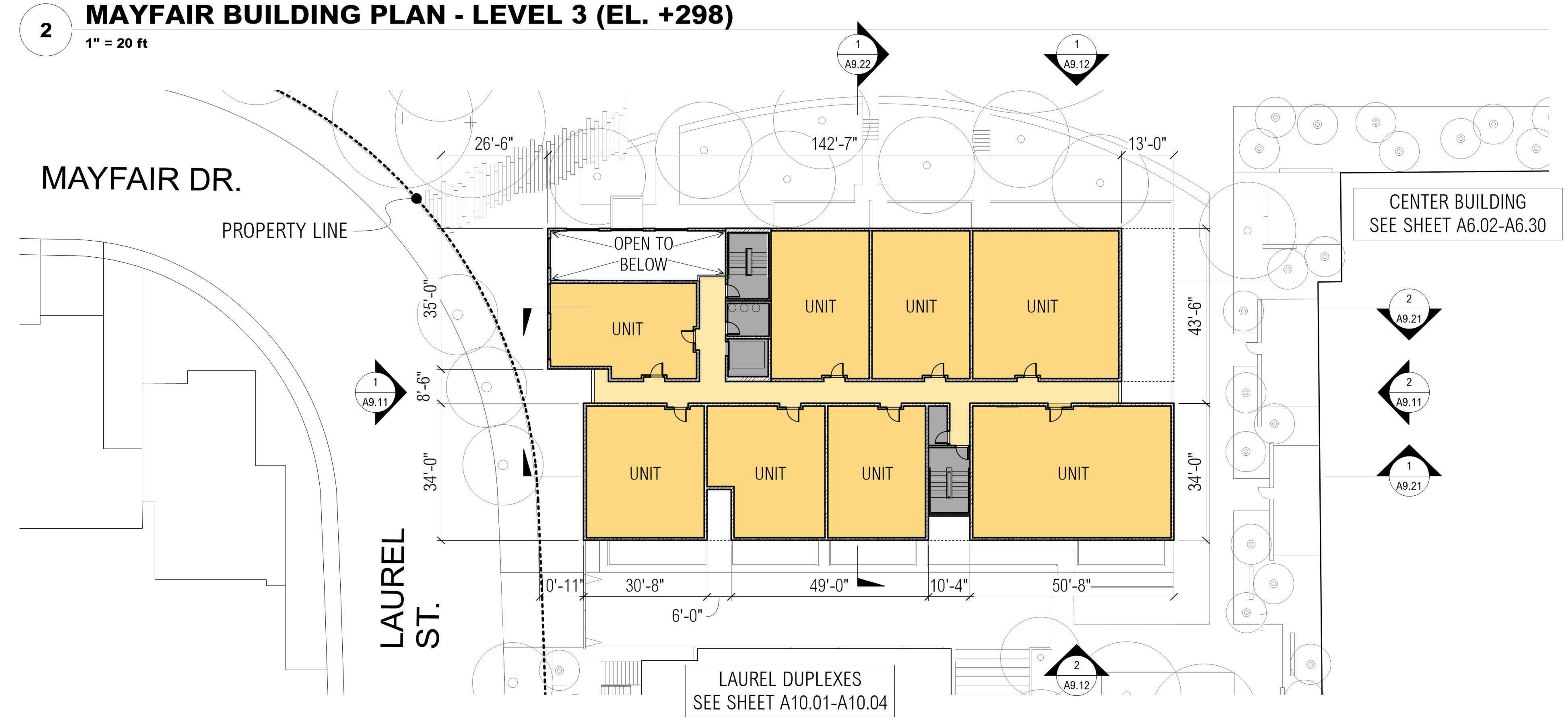
07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N



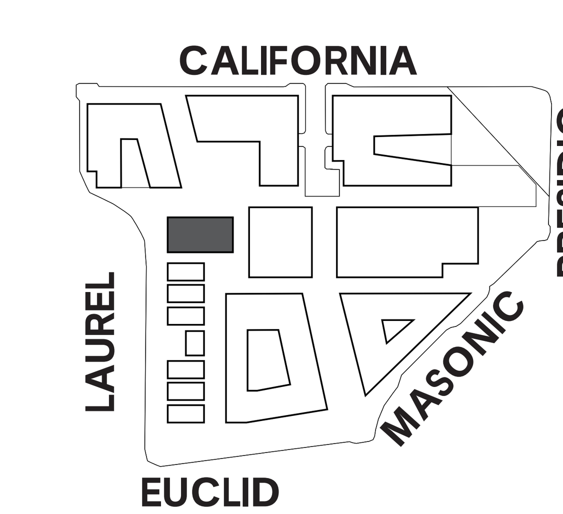
2 **MAYFAIR BUILDING PLAN - LEVEL 3 (EL. +298)**
1" = 20 ft



1 **MAYFAIR BUILDING PLAN - LEVEL 2 (EL. +288)**
1" = 20 ft

PARKING
RETAIL USABLE — RETAIL B.O.H.
COMMERCIAL — COMMERCIAL, CORE
RESIDENTIAL HOMES — RESIDENTIAL CORE
LANDSCAPED ROOF — OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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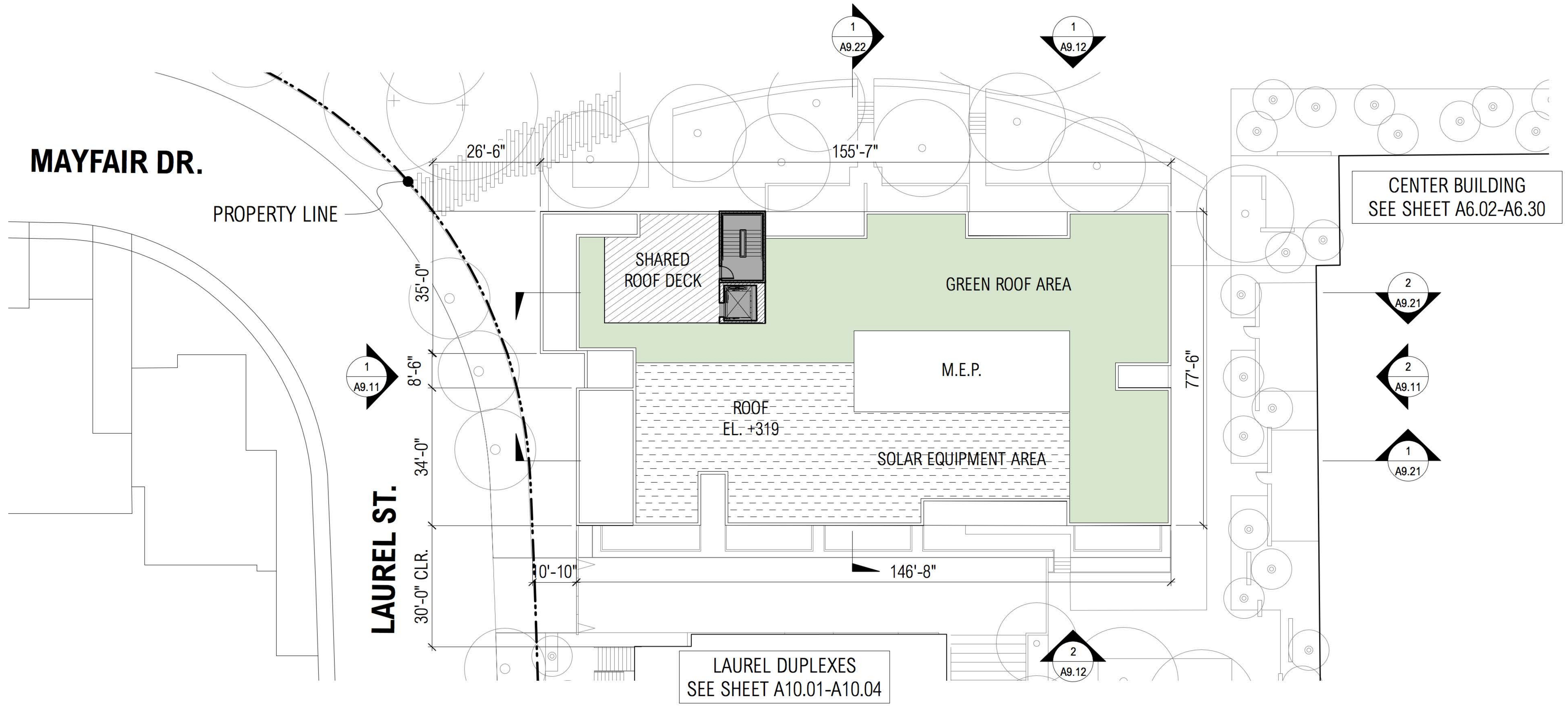
MAYFAIR BUILDING PLANS - LEVEL 2 & 3

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

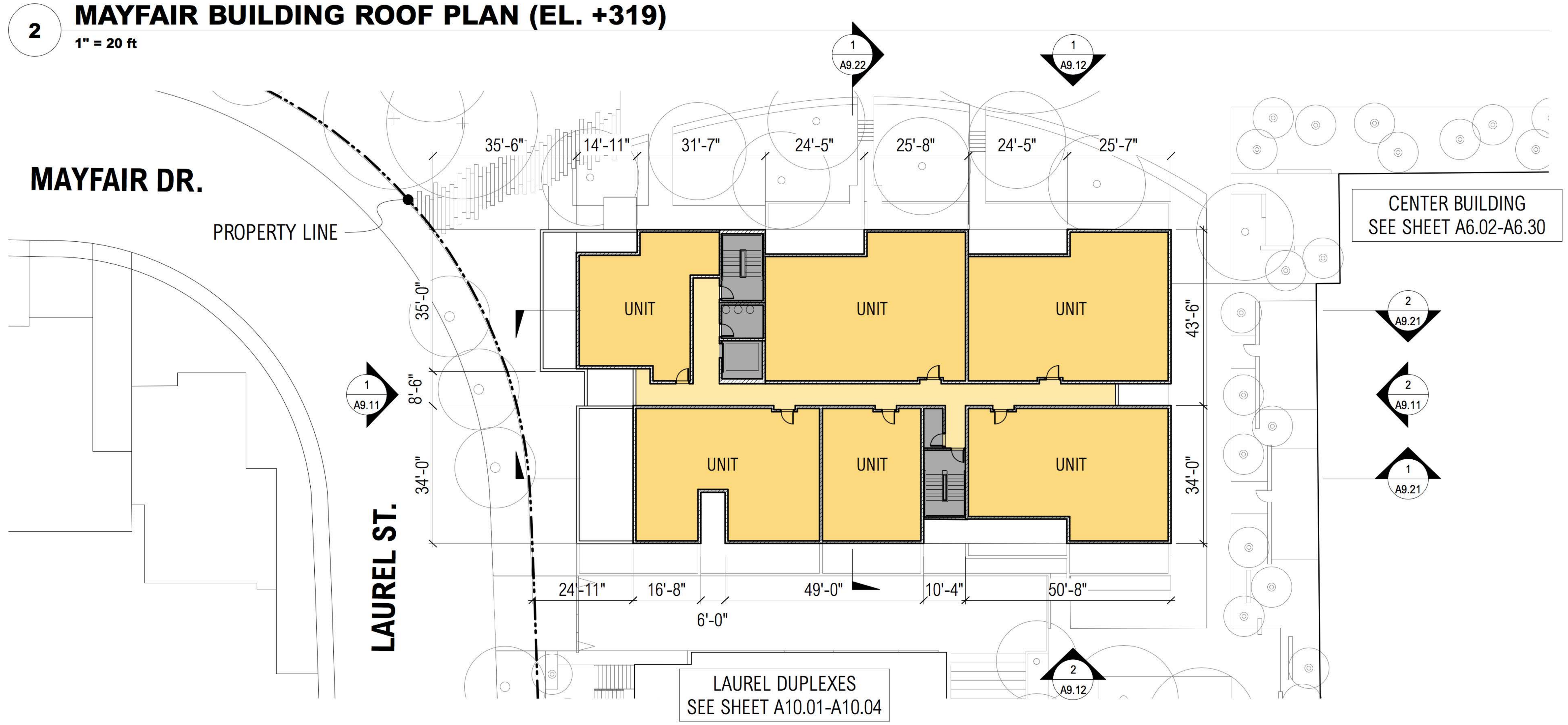
07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

A9.02



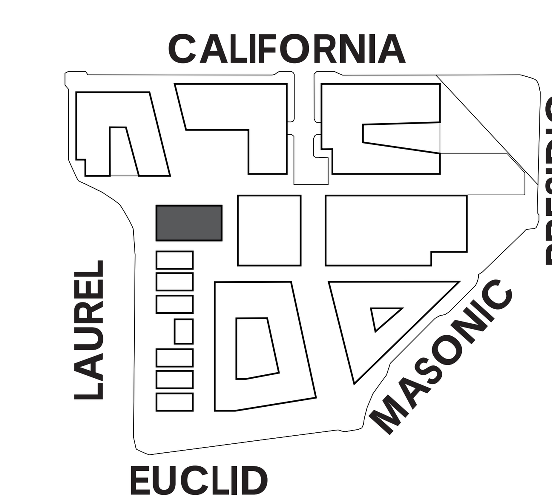
2 **MAYFAIR BUILDING ROOF PLAN (EL. +319)**
1" = 20 ft



1 **MAYFAIR BUILDING PLAN - LEVEL 4 (EL. +308)**
1" = 20 ft

PARKING
RETAIL USABLE | RETAIL B.O.H.
COMMERCIAL | COMMERCIAL, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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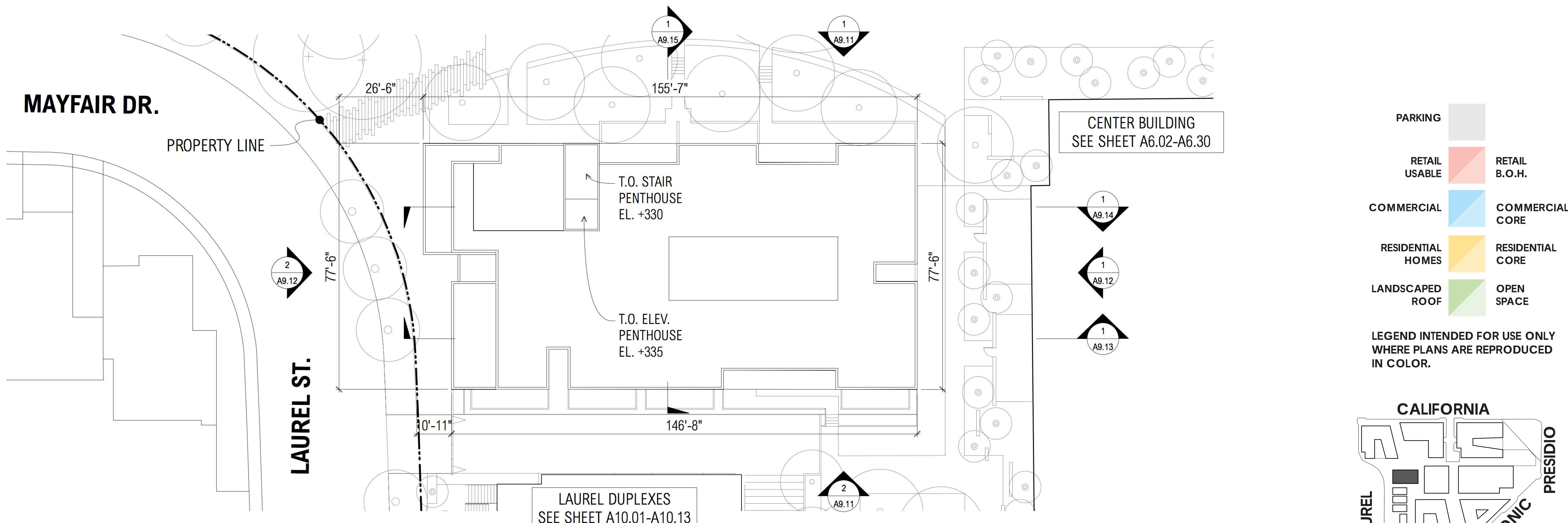
MAYFAIR BUILDING PLANS - LEVEL 4 & ROOF

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'
N

A9.03



1 **MAYFAIR BUILDING ROOF PLAN (EL. +330)**
1" = 20 ft

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MAYFAIR BUILDING PLANS - ROOF

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'
N

A9.04

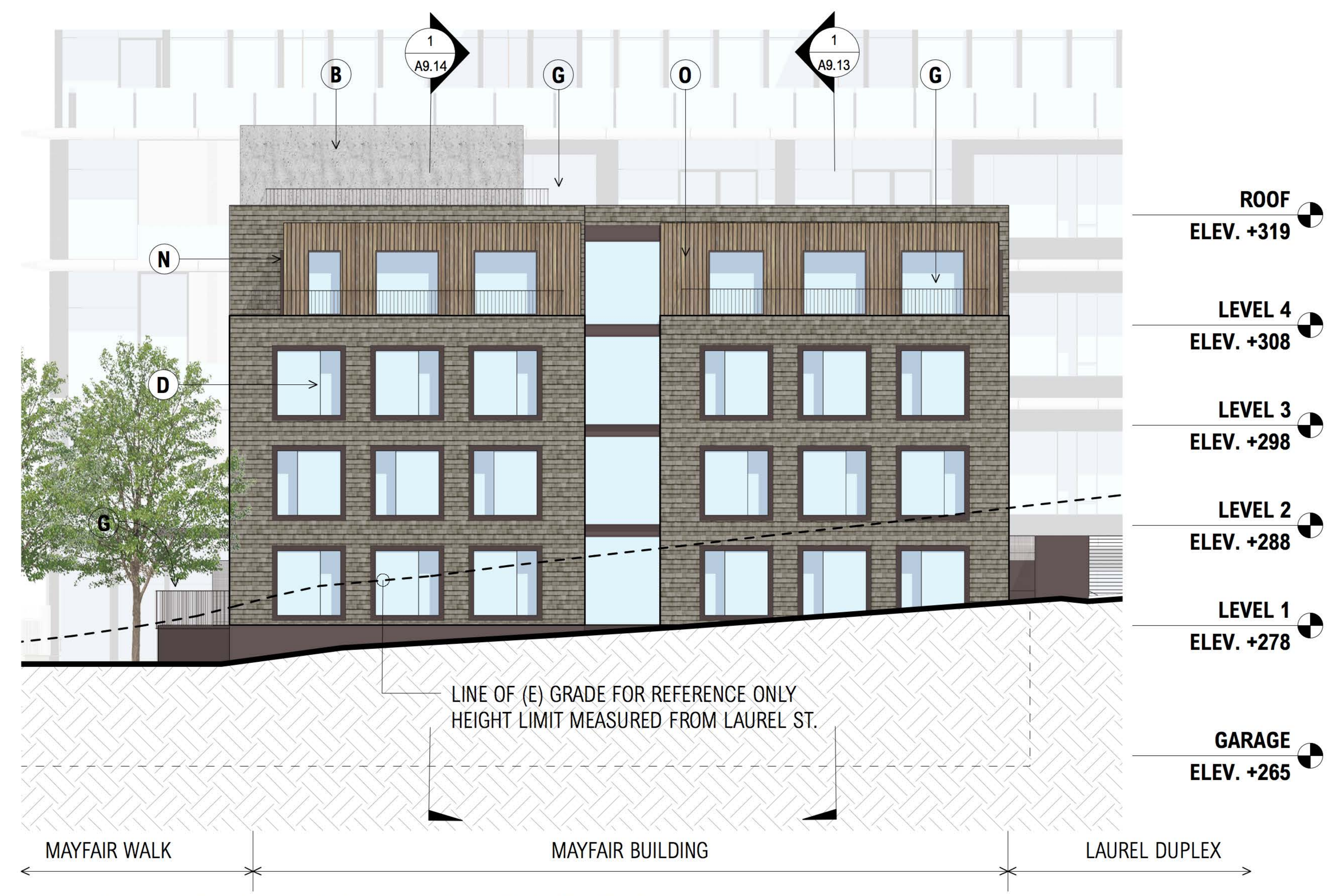
MATERIALS KEY

- **A.** CEMENT BOARD SIDING
- **B.** CEMENT PLASTER
- **C.** METAL PANEL
- **D.** ALUMINUM WINDOW
- **E.** ALUMINUM & GLASS STOREFRONT SYSTEM
- **F.** METAL GARAGE DOOR
- **G.** STEEL GUARDRAIL / SCREEN
- **H.** COMPOSITE WOOD PLANK SIDING
- **I.** GREEN WALL
- **J.** METAL FASCIA / SUNSHADE
- **K.** ARCHITECTURAL CONCRETE
- **L.** SLAT SCREEN / RAIL
- **M.** BOARD AND BATTEN SIDING
- **N.** WOOD SHINGLES
- **O.** WOOD SIDING
- **P.** BRICK

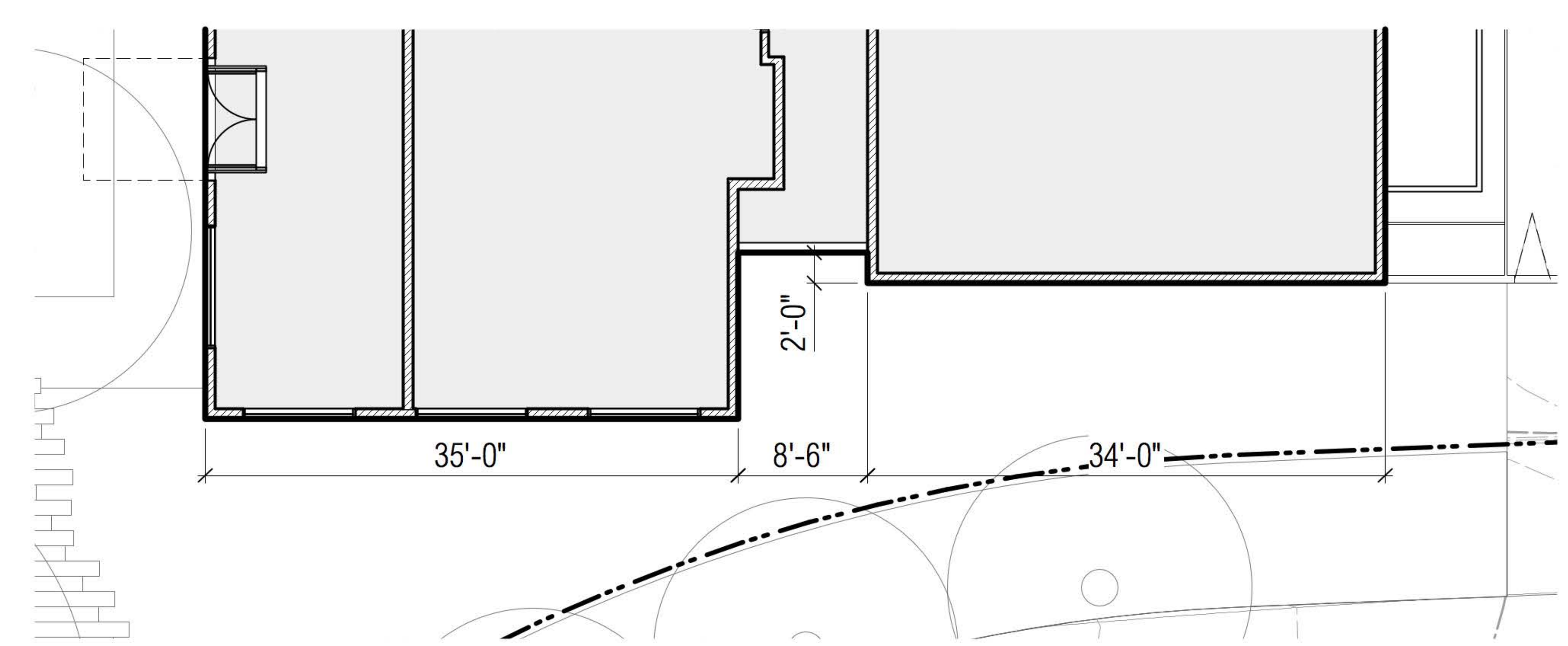
SHEET NOTE

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04

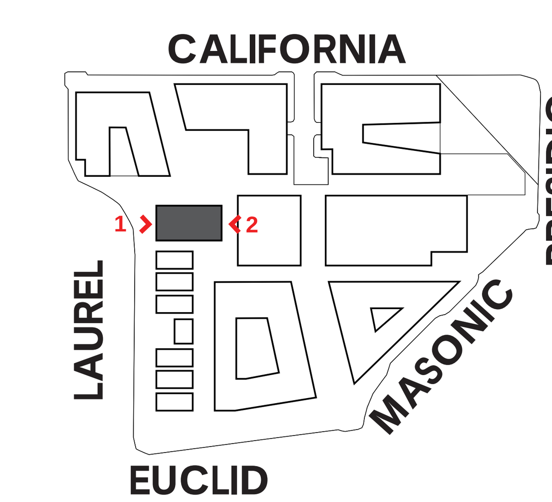
3 **EAST ELEVATION**
1" = 10 ft



2 **WEST ELEVATION - LAUREL ST.**
1" = 10 ft



1 **ILLUSTRATIVE PLAN @ LEVEL 1 (EL. +278)**
1" = 10 ft



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MAYFAIR BUILDING ELEVATIONS

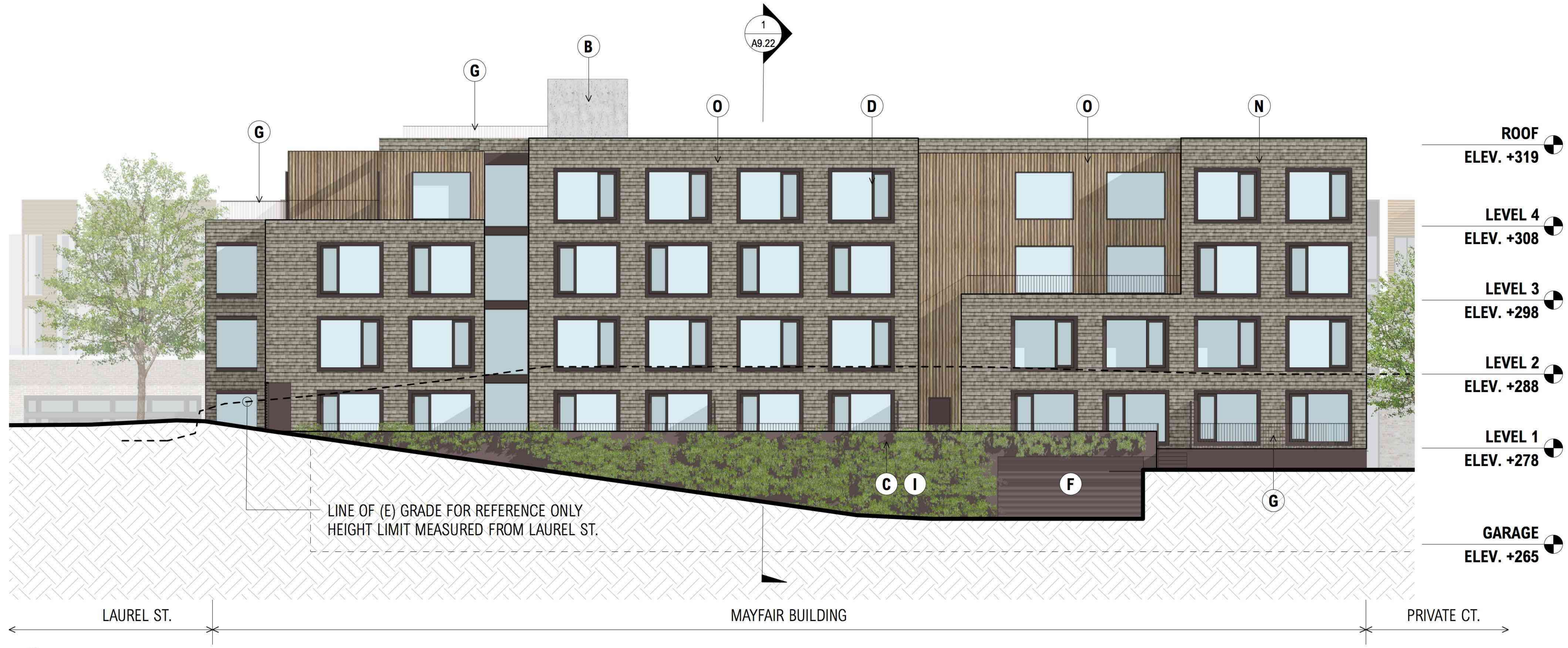
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

N

A9.11



2 **SOUTH ELEVATION**
1" = 10 ft

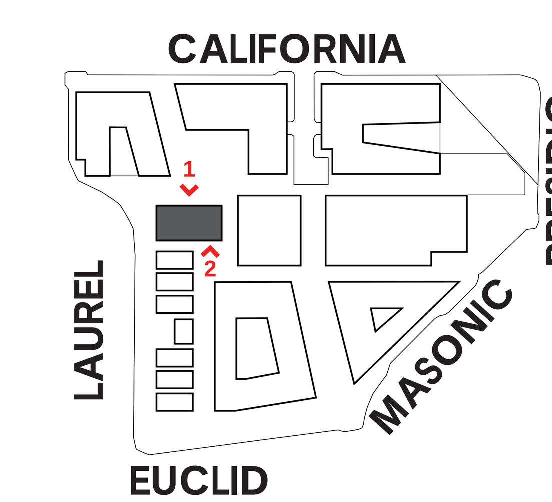
1 **NORTH ELEVATION**
1" = 10 ft

MATERIALS KEY

- **A.** CEMENT BOARD SIDING
- **B.** CEMENT PLASTER
- **C.** METAL PANEL
- **D.** ALUMINUM WINDOW
- **E.** ALUMINUM & GLASS STOREFRONT SYSTEM
- **F.** METAL GARAGE DOOR
- **G.** STEEL GUARDRAIL / SCREEN
- **H.** COMPOSITE WOOD PLANK SIDING
- **I.** GREEN WALL
- **J.** METAL FASCIA / SUNSHADE
- **K.** ARCHITECTURAL CONCRETE
- **L.** SLAT SCREEN / RAIL
- **M.** BOARD AND BATTEN SIDING
- **N.** WOOD SHINGLES
- **O.** WOOD SIDING
- **P.** BRICK

SHEET NOTE

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04



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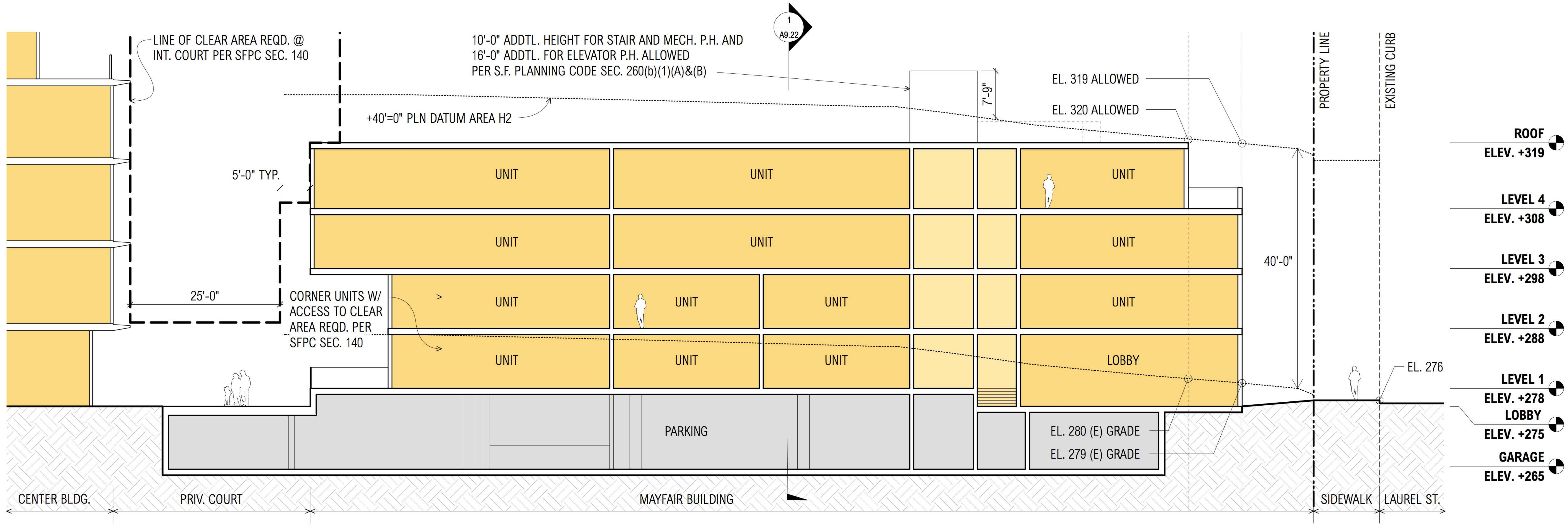
MAYFAIR BUILDING ELEVATIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

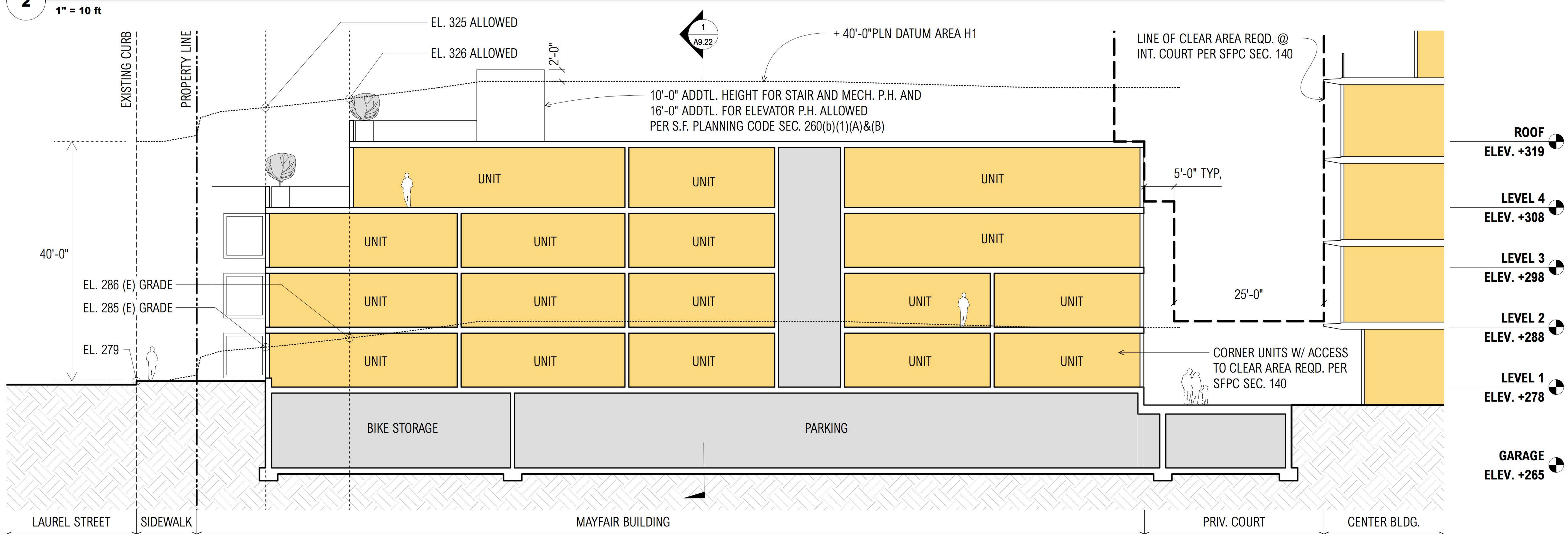
0 5' 10' 20' 30'

A9.12



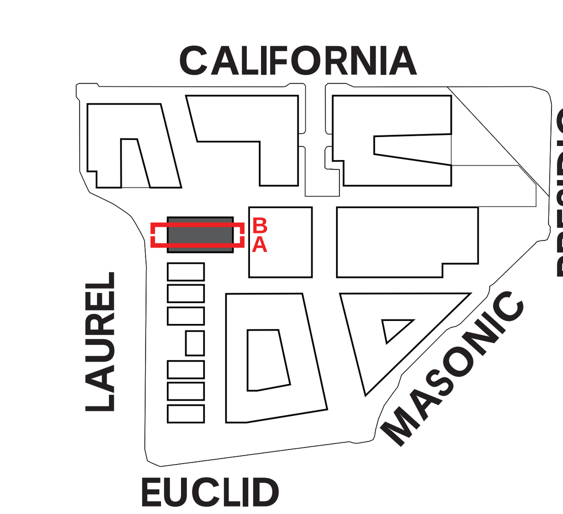
2 SECTION B-B
1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE H2; SEE G3.04



1 SECTION A-A
1" = 10 ft

METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE H1; SEE G3.04



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MAYFAIR BUILDING SECTIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

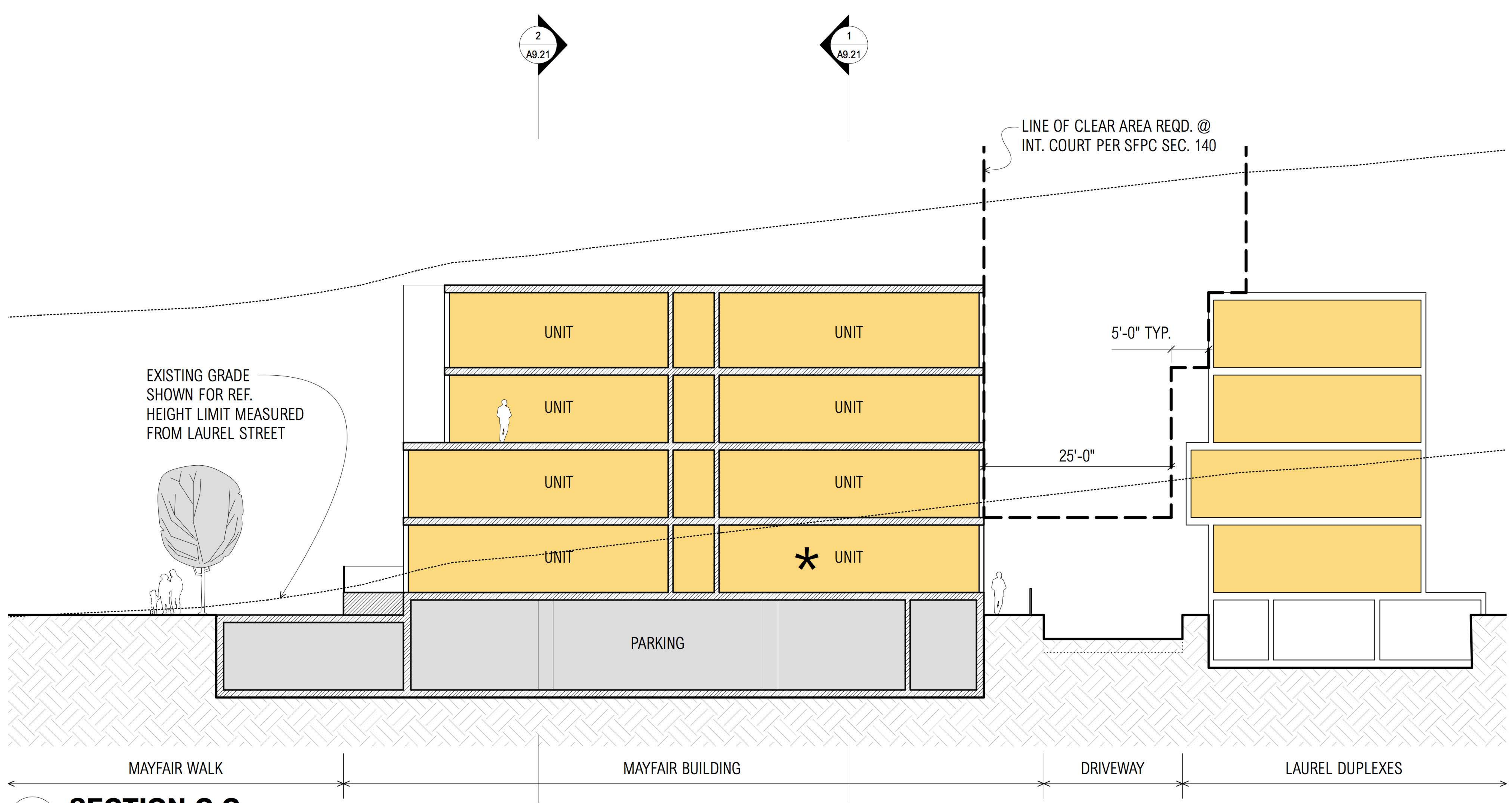
07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

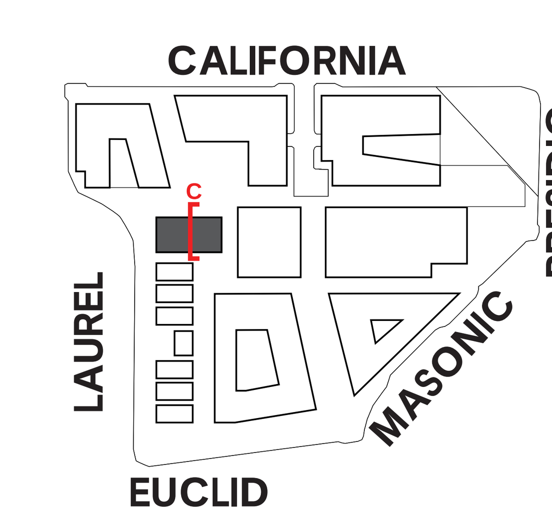
N

A9.21

* UNIT REQUIRES A MODIFICATION TO S.F.P.C. SECTION 140
SEE SECTION 2/A9.12 FOR MORE INFORMATION



1 **SECTION C-C**
1" = 10 ft



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MAYFAIR BUILDING SECTIONS

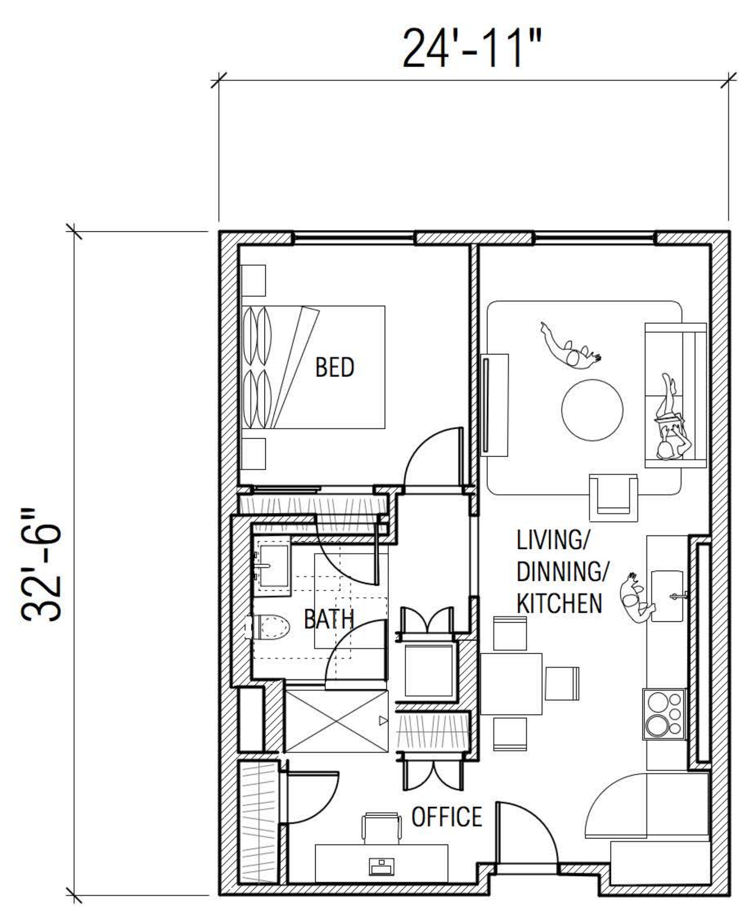
PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

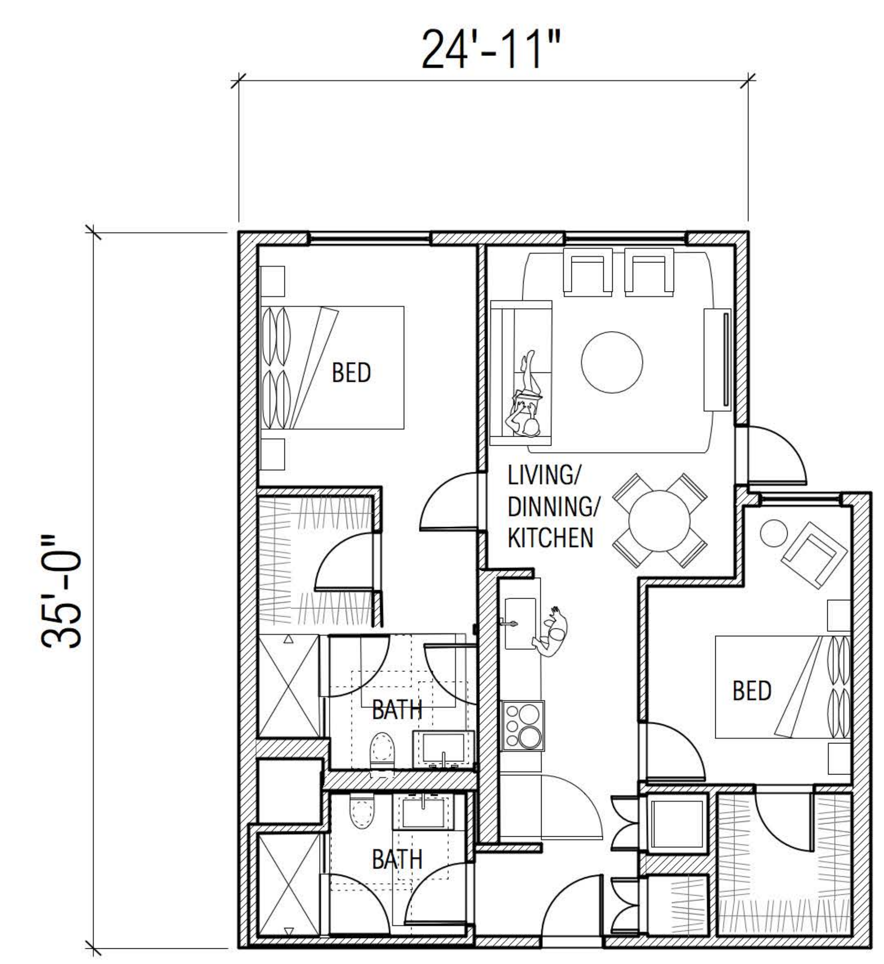
0 5' 10' 20' 30'

N

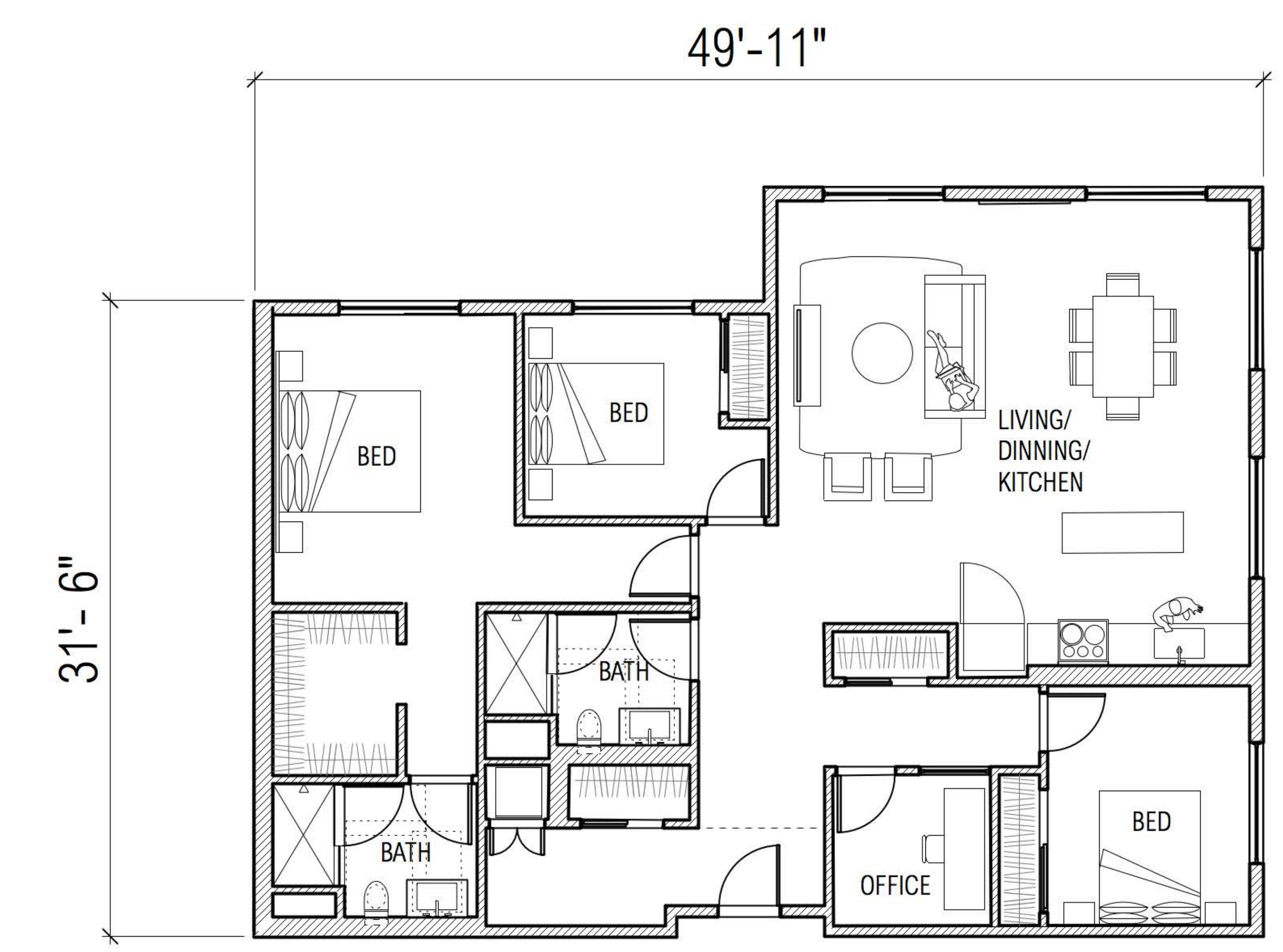
A9.22



1-BEDROOM

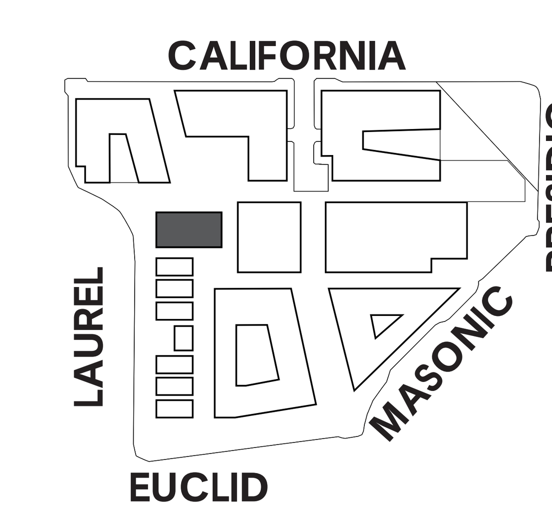


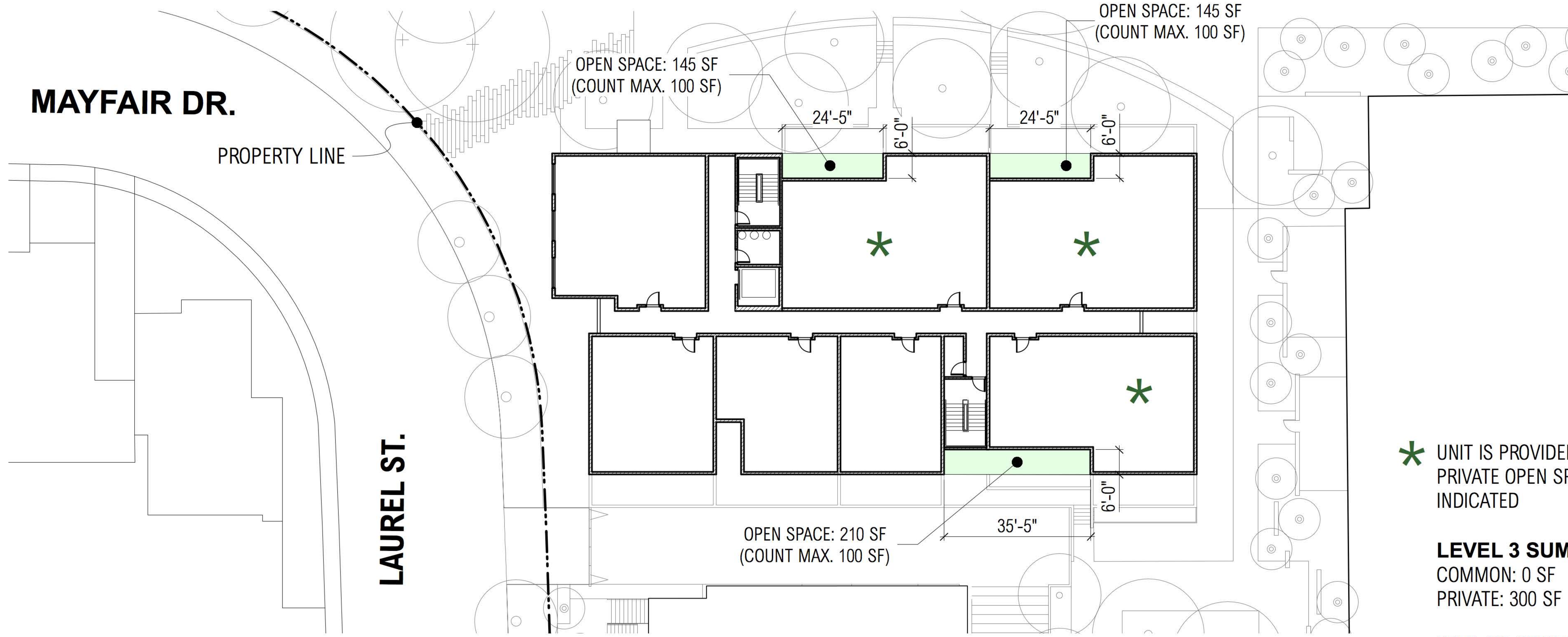
2-BEDROOM



3-BEDROOM

NOTE: UNITS ARE SHOWN FOR SCALE & REFERENCE ONLY. ADDITIONAL UNIT TYPES NOT SHOWN.



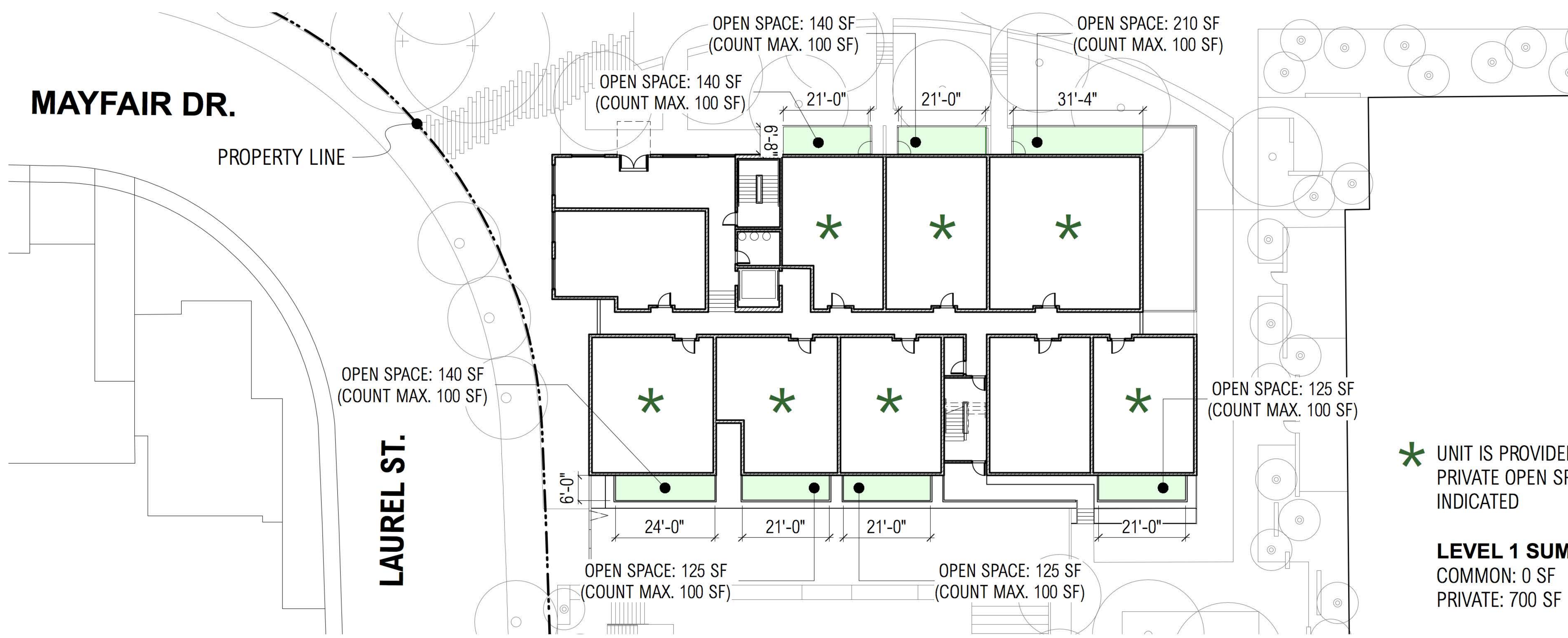


✱ UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

LEVEL 3 SUMMARY
COMMON: 0 SF
PRIVATE: 300 SF

NOTE: NO OPEN SPACE PROVIDED ON LEVEL 2

2 **MAYFAIR BUILDING OPEN SPACE - LEVEL 3 (EL. +298)**
1" = 20 ft



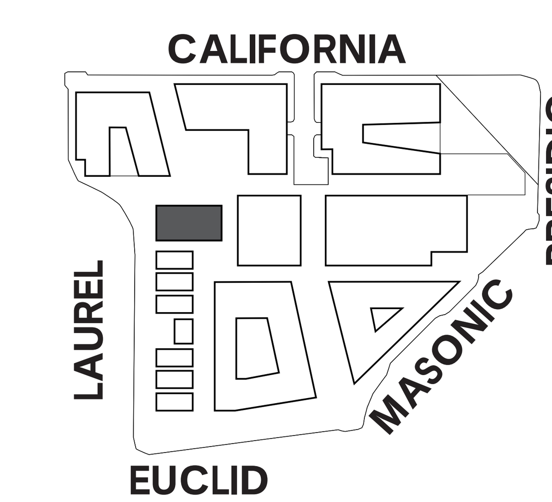
✱ UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

LEVEL 1 SUMMARY
COMMON: 0 SF
PRIVATE: 700 SF

1 **MAYFAIR BUILDING OPEN SPACE - LEVEL 1 (EL. +278)**
1" = 20 ft

PARKING
RETAIL USABLE | RETAIL B.O.H.
COMMERCIAL | COMMERCIAL, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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MAYFAIR BUILDING OPEN SPACE - LEVEL 1 & 3

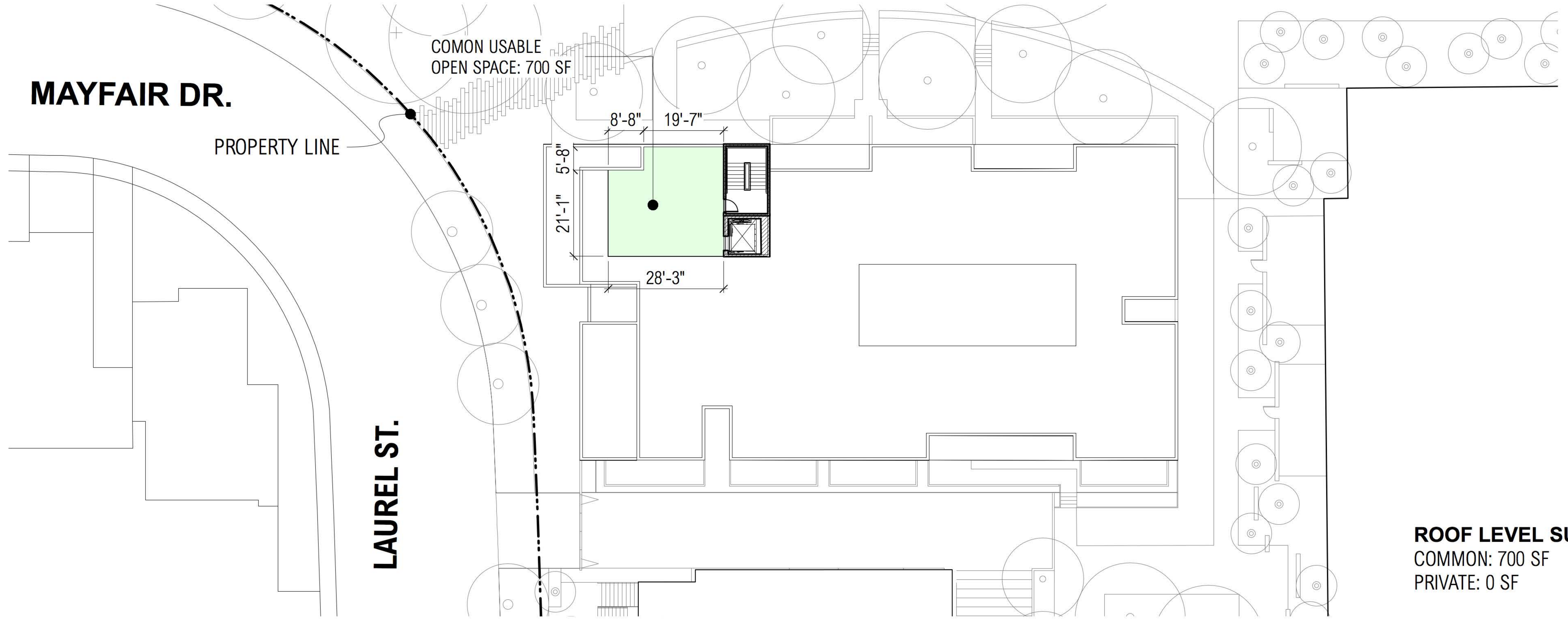
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

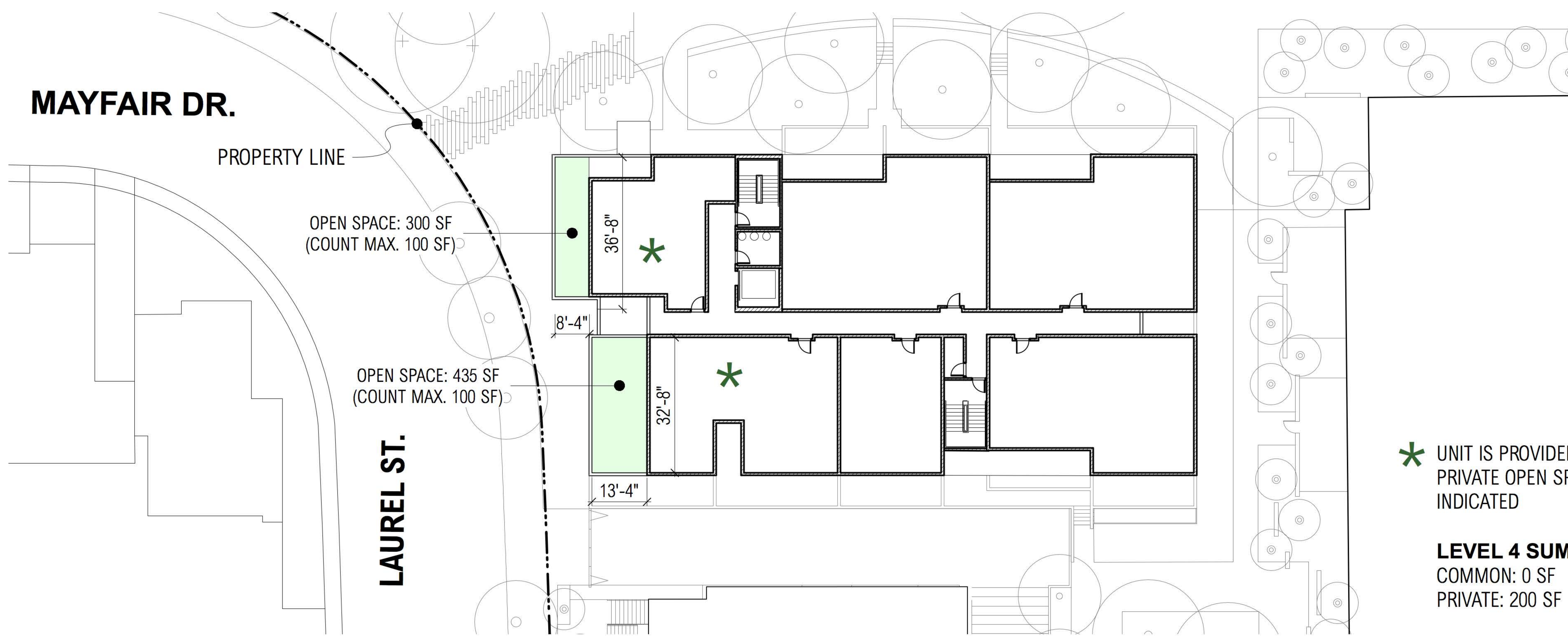
N

A9.41



ROOF LEVEL SUMMARY
COMMON: 700 SF
PRIVATE: 0 SF

2 MAYFAIR BUILDING OPEN SPACE - ROOF (EL. +319)
1" = 20 ft

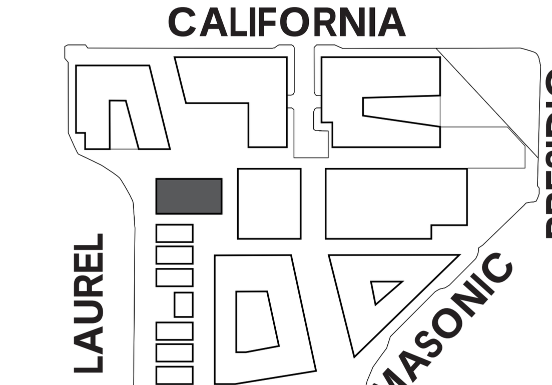


* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

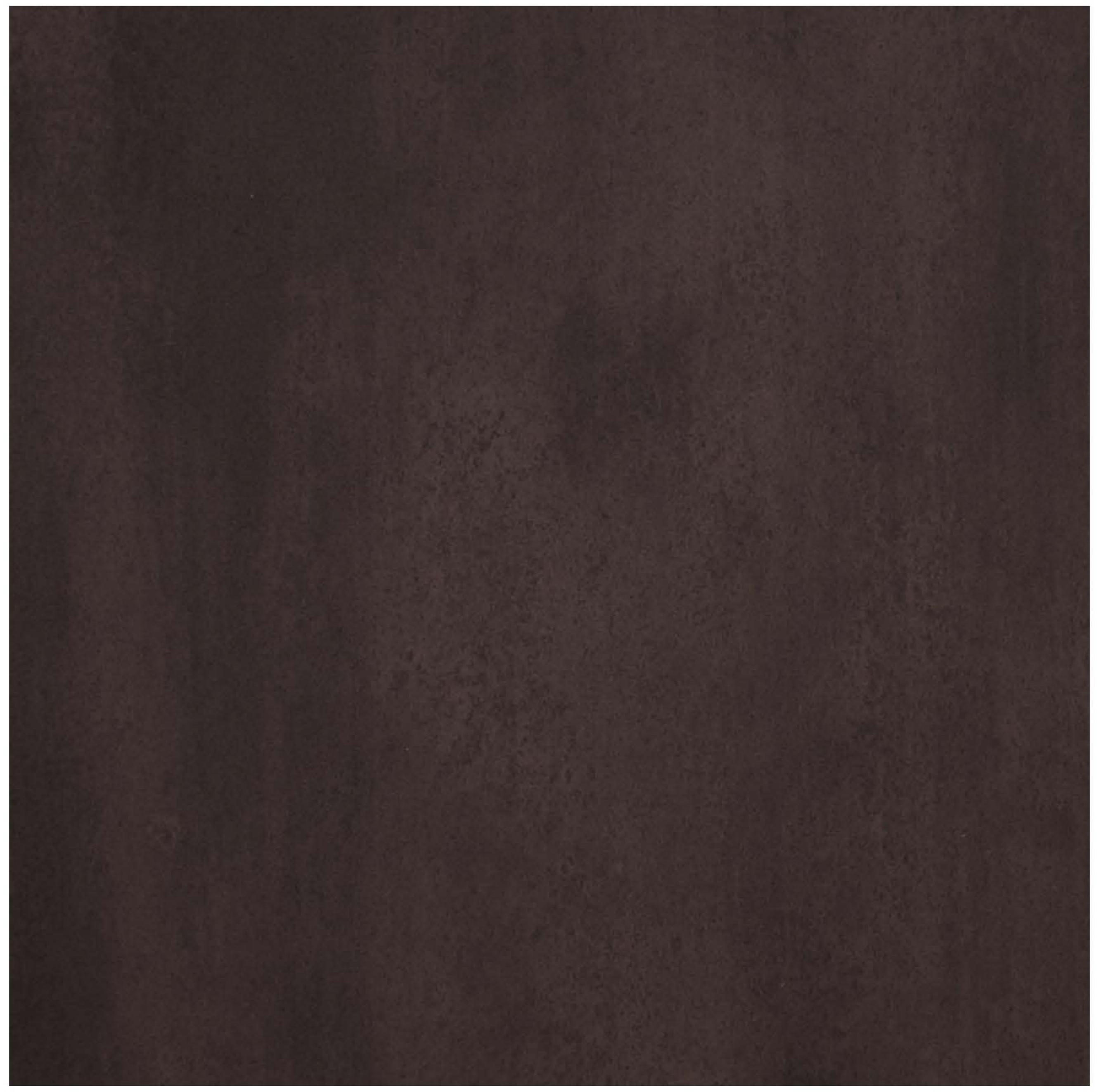
LEVEL 4 SUMMARY
COMMON: 0 SF
PRIVATE: 200 SF

PARKING
RETAIL USABLE | RETAIL B.O.H.
COMMERCIAL | COMMERCIAL, CORE
RESIDENTIAL HOMES | RESIDENTIAL CORE
LANDSCAPED ROOF | OPEN SPACE

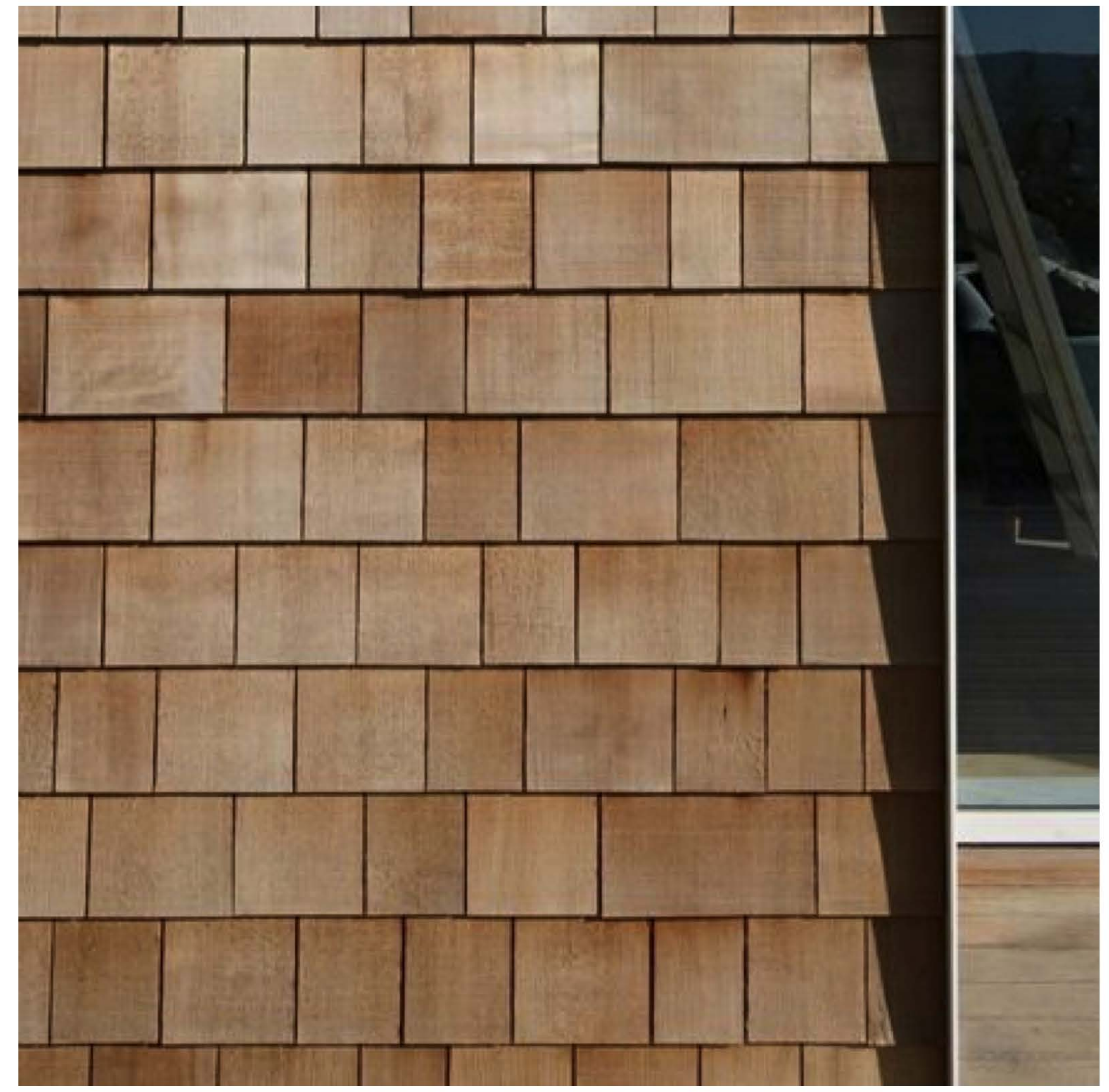
LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



1 MAYFAIR BUILDING OPEN SPACE - LEVEL 4 (EL. +308)
1" = 20 ft



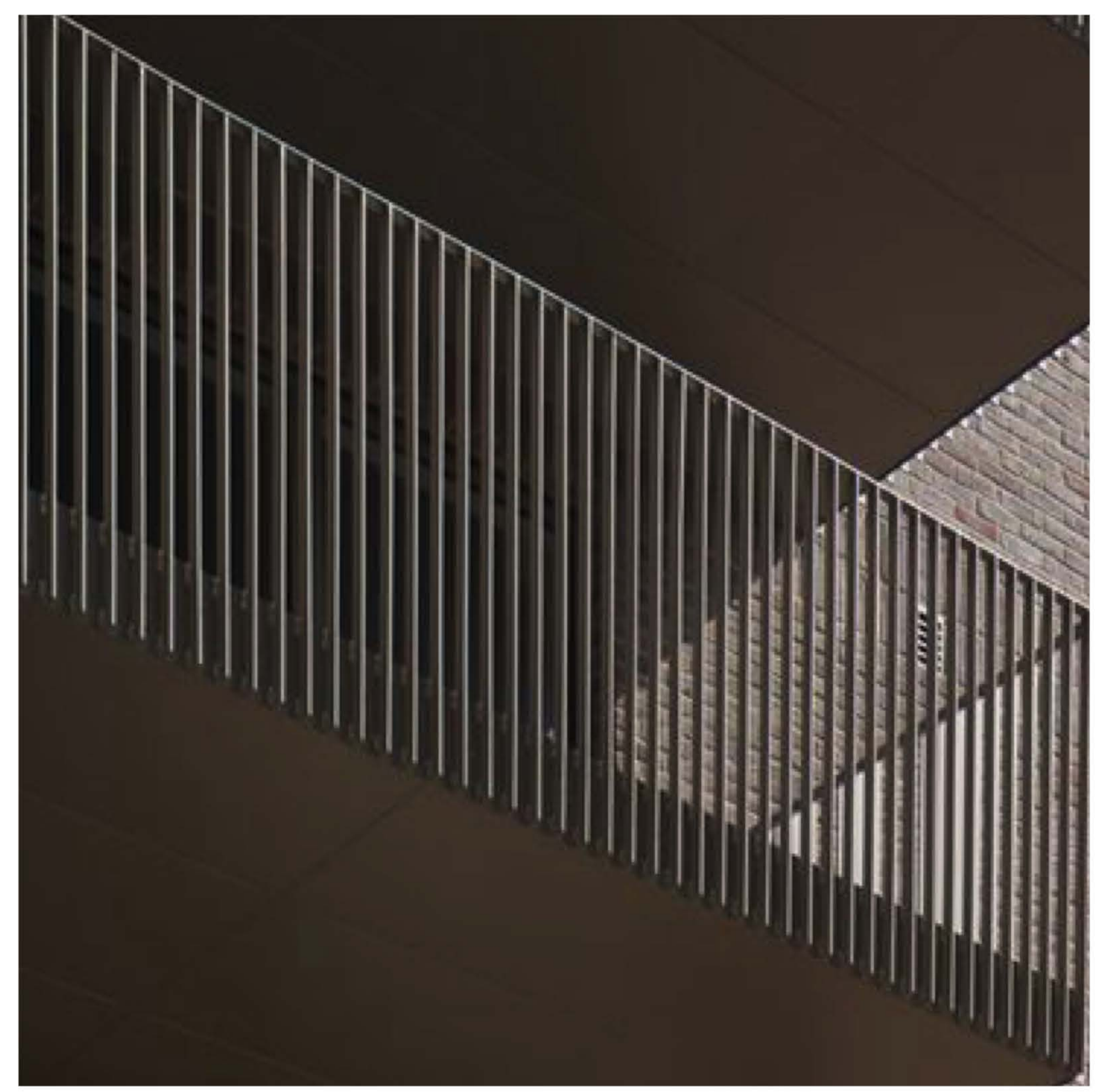
C METAL PANEL



N WOOD SHINGLES

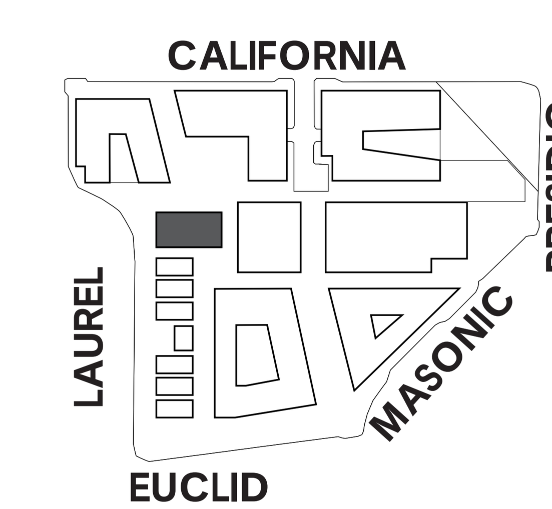
O WOOD SIDING

D ALUMINUM WINDOW SYSTEM



G STEEL GUARDRAIL

I GREEN WALL



3333 CALIFORNIA STREET SAN FRANCISCO, CA

MAYFAIR MATERIAL PALETTE

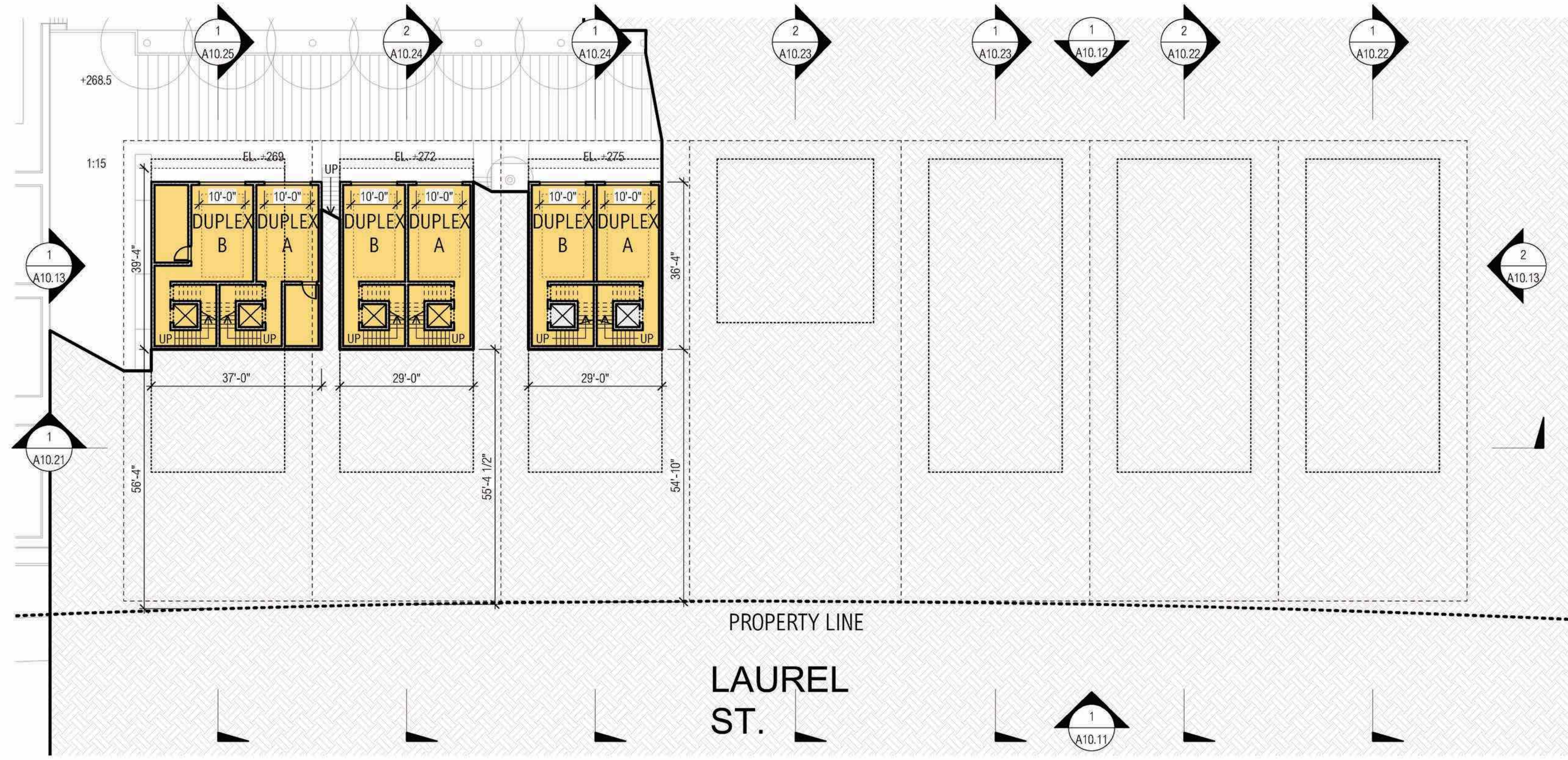
3333 CALIFORNIA STREET SAN FRANCISCO, CA

MAYFAIR PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

2 **LAUREL DUPLEX PLAN (+285)**
1" = 20 ft



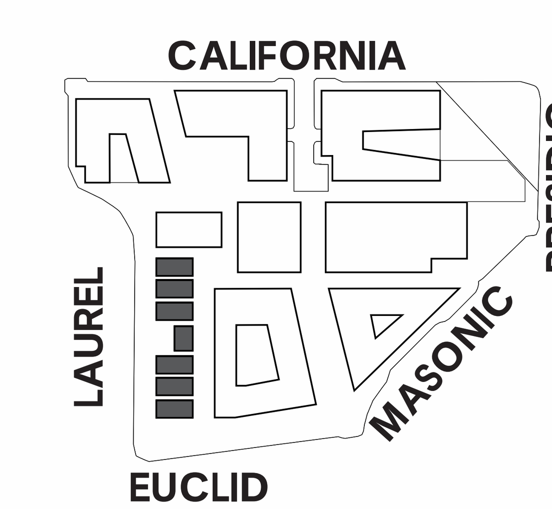
1 **LAUREL DUPLEX PLAN (+275)**
1" = 20 ft

SHEET NOTE:

1. 1 CLASS 1 BIKE PARKING SPACE PROVIDED AT EACH TOWNHOUSE GARAGE, TYP. (14 SPACES TOTAL)

PARKING
RETAIL USABLE / RETAIL B.O.H.
COMMERCIAL / COMMERCIAL, CORE
RESIDENTIAL HOMES / RESIDENTIAL CORE
LANDSCAPED ROOF / OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



3333 CALIFORNIA STREET SAN FRANCISCO, CA

LAUREL DUPLEX PLANS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

A10.01

2 **LAUREL DUPLEX PLAN (+305)**
1" = 20 ft

1 **LAUREL DUPLEX PLAN (+295)**
1" = 20 ft

SHEET NOTE:

1. 1 CLASS 1 BIKE PARKING SPACE PROVIDED AT EACH TOWNHOUSE GARAGE, TYP. (14 SPACES TOTAL)

PARKING

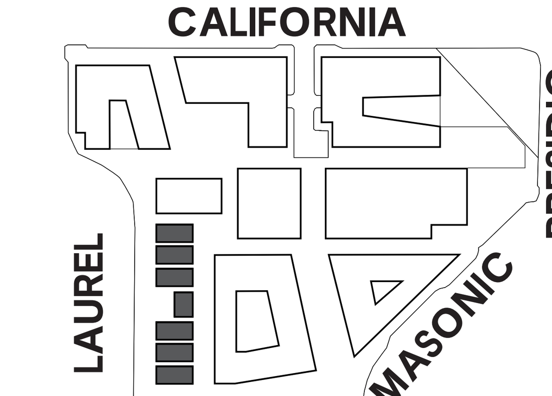
RETAIL USABLE | RETAIL B.O.H.

COMMERCIAL | COMMERCIAL, CORE

RESIDENTIAL HOMES | RESIDENTIAL CORE

LANDSCAPED ROOF | OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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LAUREL DUPLEX PLANS

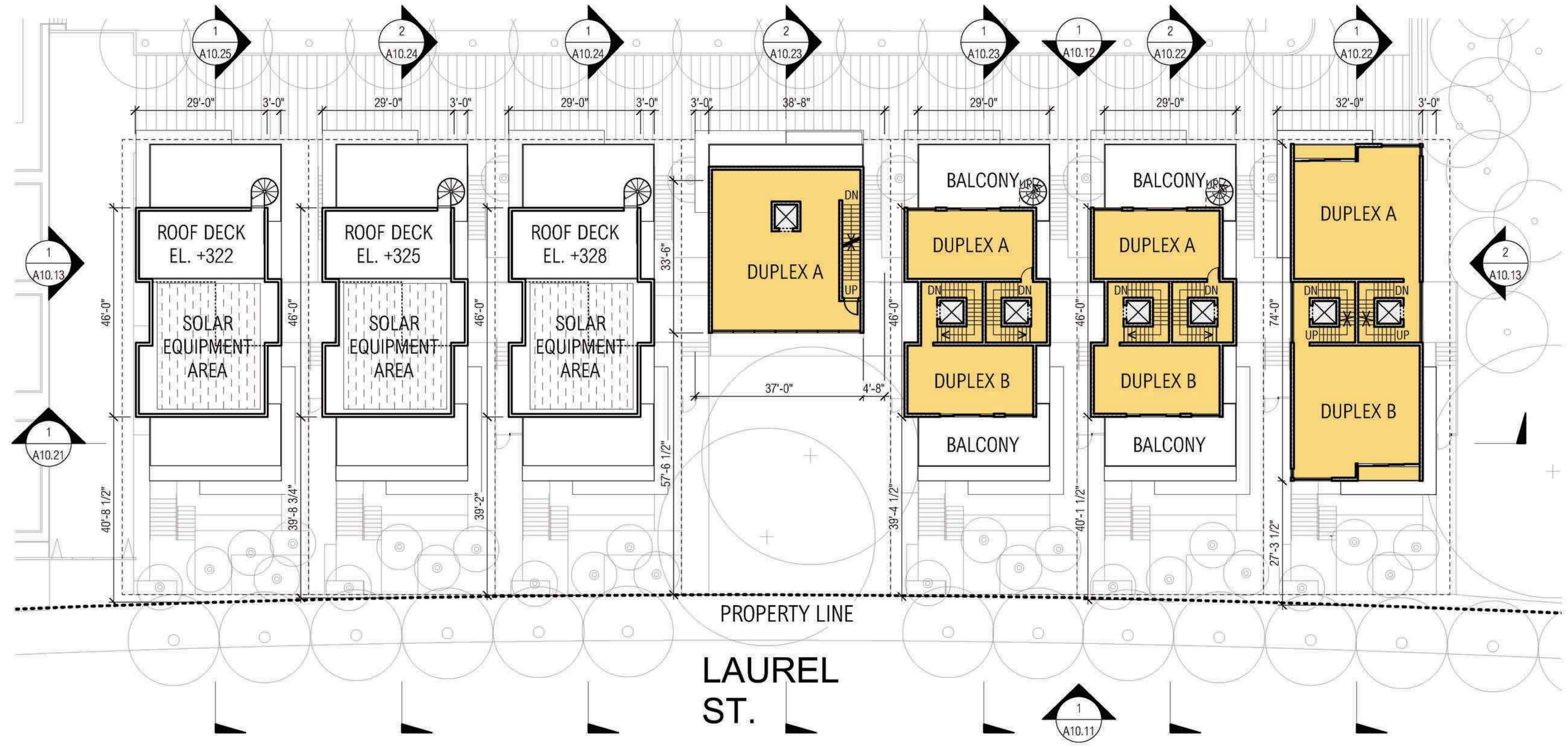
PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 10' 20' 40' 60'

N

A10.02



2 **LAUREL DUPLEX PLAN (+325)**
1" = 20 ft

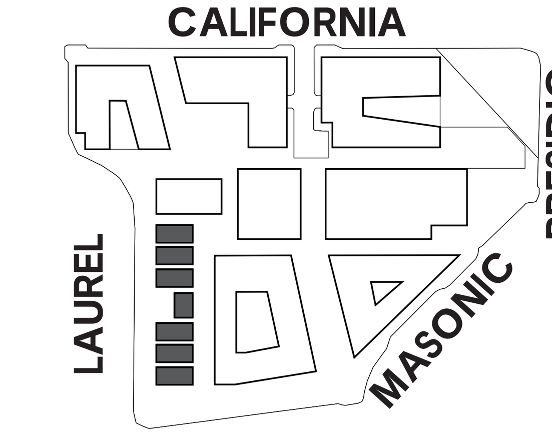
1 **LAUREL DUPLEX PLAN (+315)**
1" = 20 ft

SHEET NOTE:

1. 1 CLASS 1 BIKE PARKING SPACE PROVIDED AT EACH TOWNHOUSE GARAGE, TYP. (14 SPACES TOTAL)

PARKING
RETAIL USABLE / RETAIL B.O.H.
COMMERCIAL / COMMERCIAL, CORE
RESIDENTIAL HOMES / RESIDENTIAL CORE
LANDSCAPED ROOF / OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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LAUREL DUPLEX PLANS

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07.03.2019
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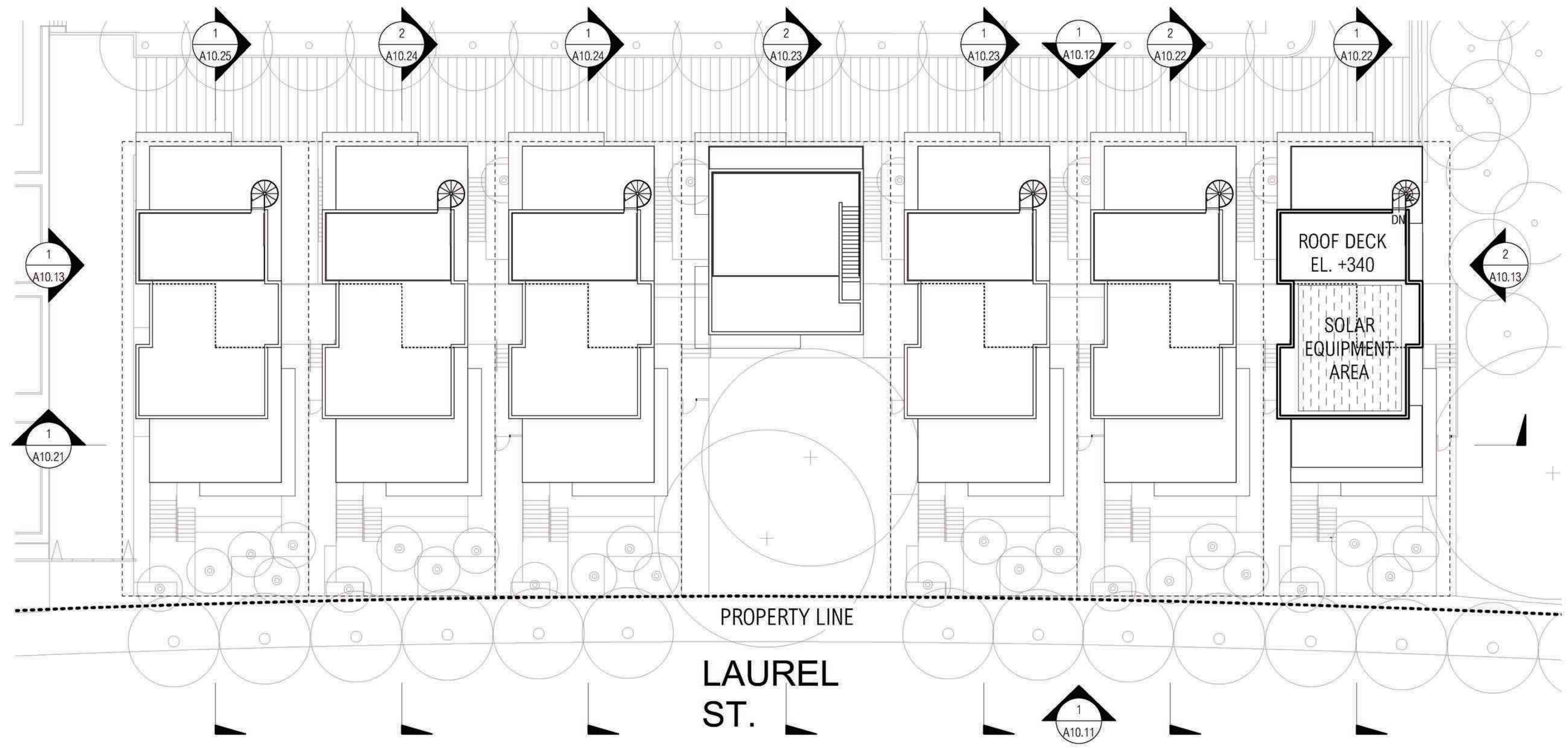
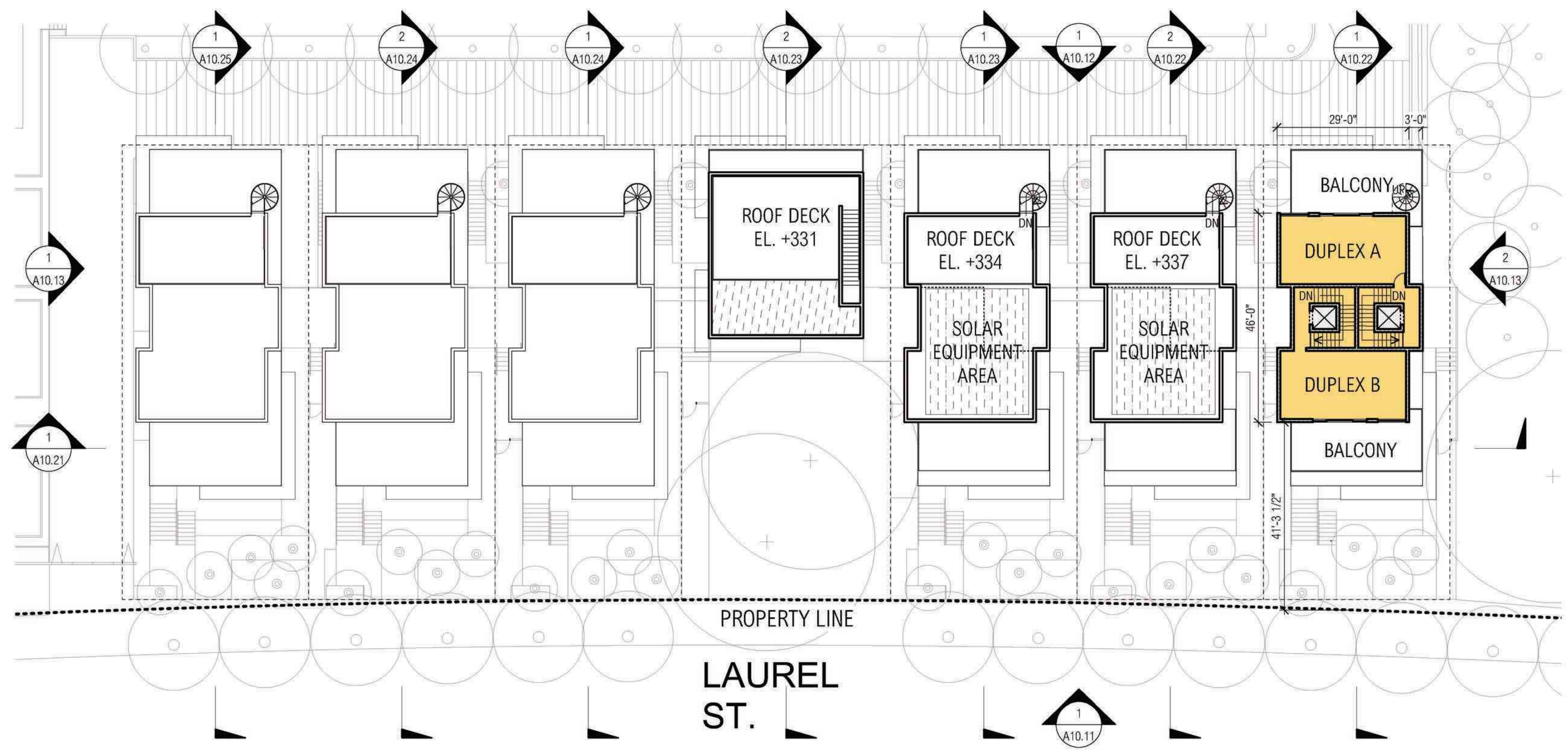
0 10' 20' 40' 60'

A10.03



2 LAUREL DUPLEX ROOF PLAN

1" = 20 ft



1 LAUREL DUPLEX PLAN (+335)

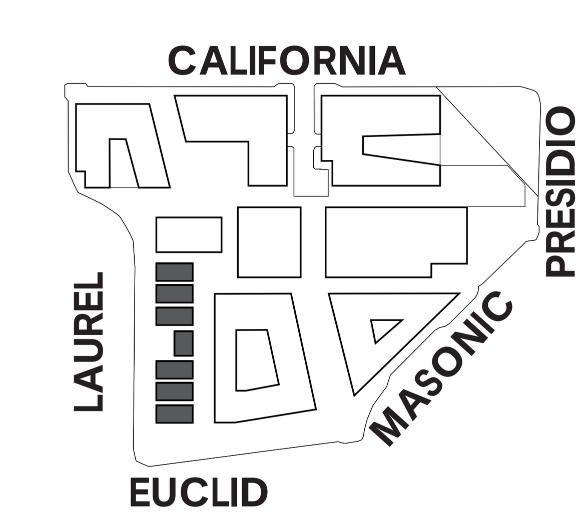
1" = 20 ft

SHEET NOTE:

1. 1 CLASS 1 BIKE PARKING SPACE PROVIDED AT EACH TOWNHOUSE GARAGE, TYP. (14 SPACES TOTAL)

PARKING	
RETAIL USABLE	RETAIL B.O.H.
COMMERCIAL	COMMERCIAL, CORE
RESIDENTIAL HOMES	RESIDENTIAL CORE
LANDSCAPED ROOF	OPEN SPACE

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



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LAUREL DUPLEX PLANS

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07.03.2019
PLANNING APPLICATION SUBMITTAL

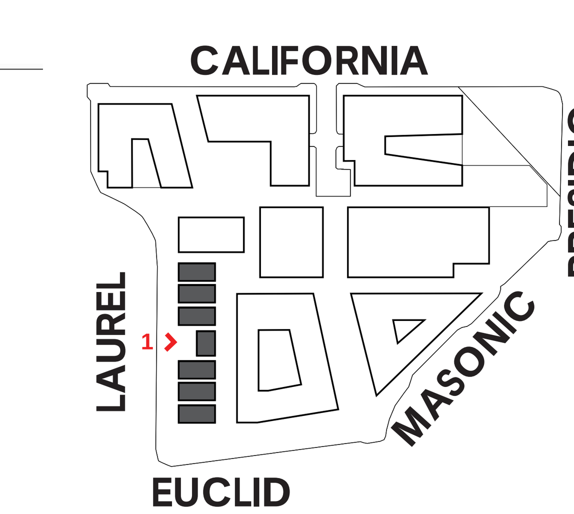
0 10' 20' 40' 60'

N

A10.04

MATERIALS KEY		SHEET NOTE
A. CEMENT BOARD SIDING	H. COMPOSITE WOOD PLANK SIDING	* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04
B. CEMENT PLASTER	I. GREEN WALL	
C. METAL PANEL	J. METAL FASCIA / SUNSHADE	
D. ALUMINUM WINDOW	K. ARCHITECTURAL CONCRETE	
E. ALUMINUM & GLASS STOREFRONT SYSTEM	L. SLAT SCREEN / RAIL	
F. METAL GARAGE DOOR	M. BOARD AND BATTEN SIDING	
G. STEEL GUARDRAIL / SCREEN	N. WOOD SHINGLES	
	O. WOOD SIDING	
	P. BRICK	

1 **WEST ELEVATION - LAUREL ST**
1" = 10 ft



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LAUREL DUPLEX ELEVATIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

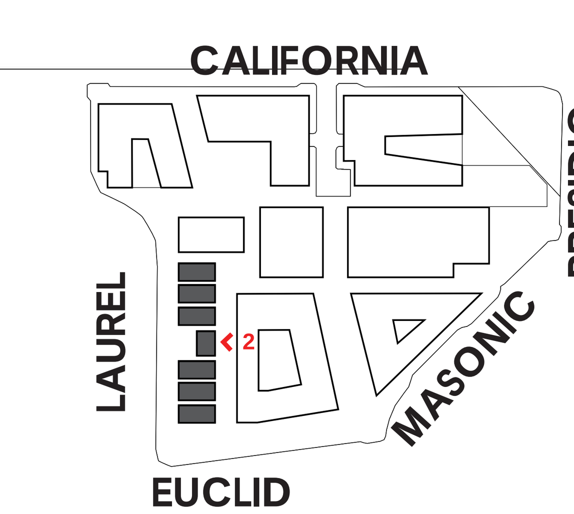
A10.11

MATERIALS KEY	
A. CEMENT BOARD SIDING	H. COMPOSITE WOOD PLANK SIDING
B. CEMENT PLASTER	I. GREEN WALL
C. METAL PANEL	J. METAL FASCIA / SUNSHADE
D. ALUMINUM WINDOW	K. ARCHITECTURAL CONCRETE
E. ALUMINUM & GLASS STOREFRONT SYSTEM	L. SLAT SCREEN / RAIL
F. METAL GARAGE DOOR	M. BOARD AND BATTEN SIDING
G. STEEL GUARDRAIL / SCREEN	N. WOOD SHINGLES
	O. WOOD SIDING
	P. BRICK

SHEET NOTE

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04

1 **EAST ELEVATION**
1" = 10 ft



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LAUREL DUPLEX ELEVATIONS

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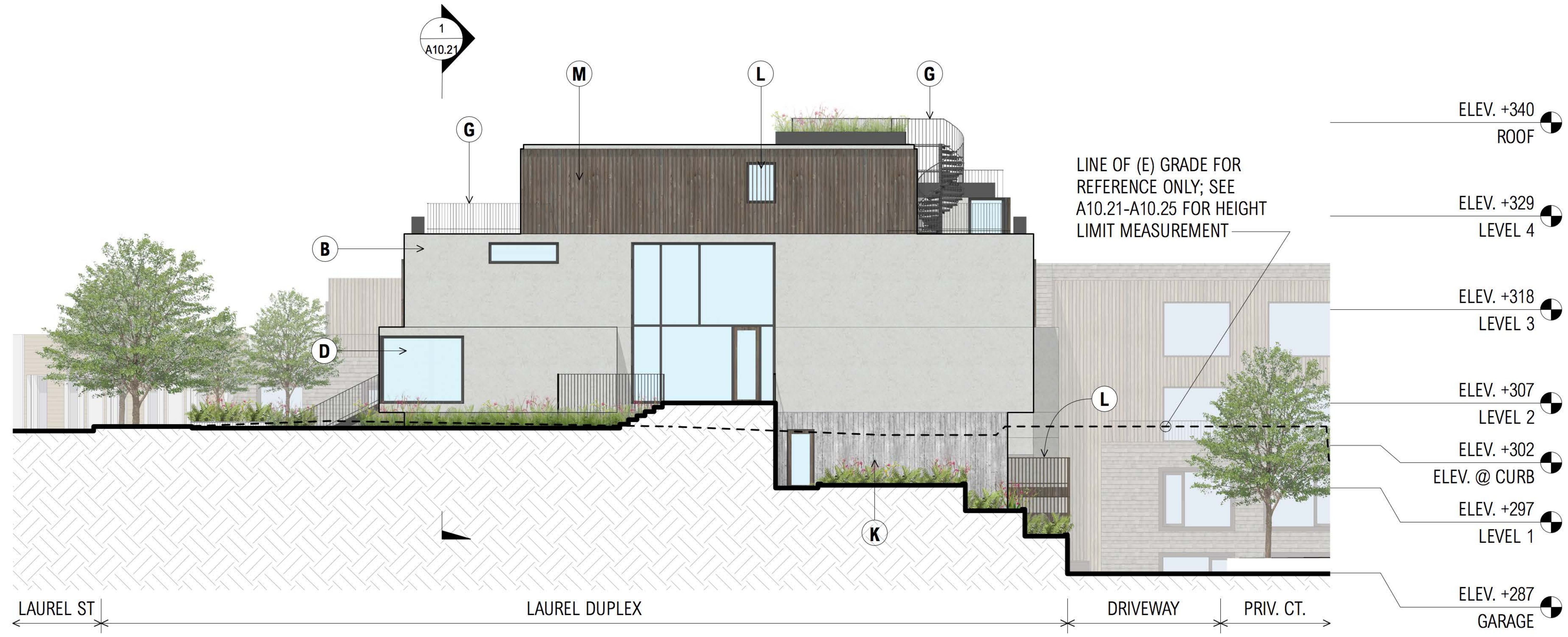
0 5' 10' 20' 30'

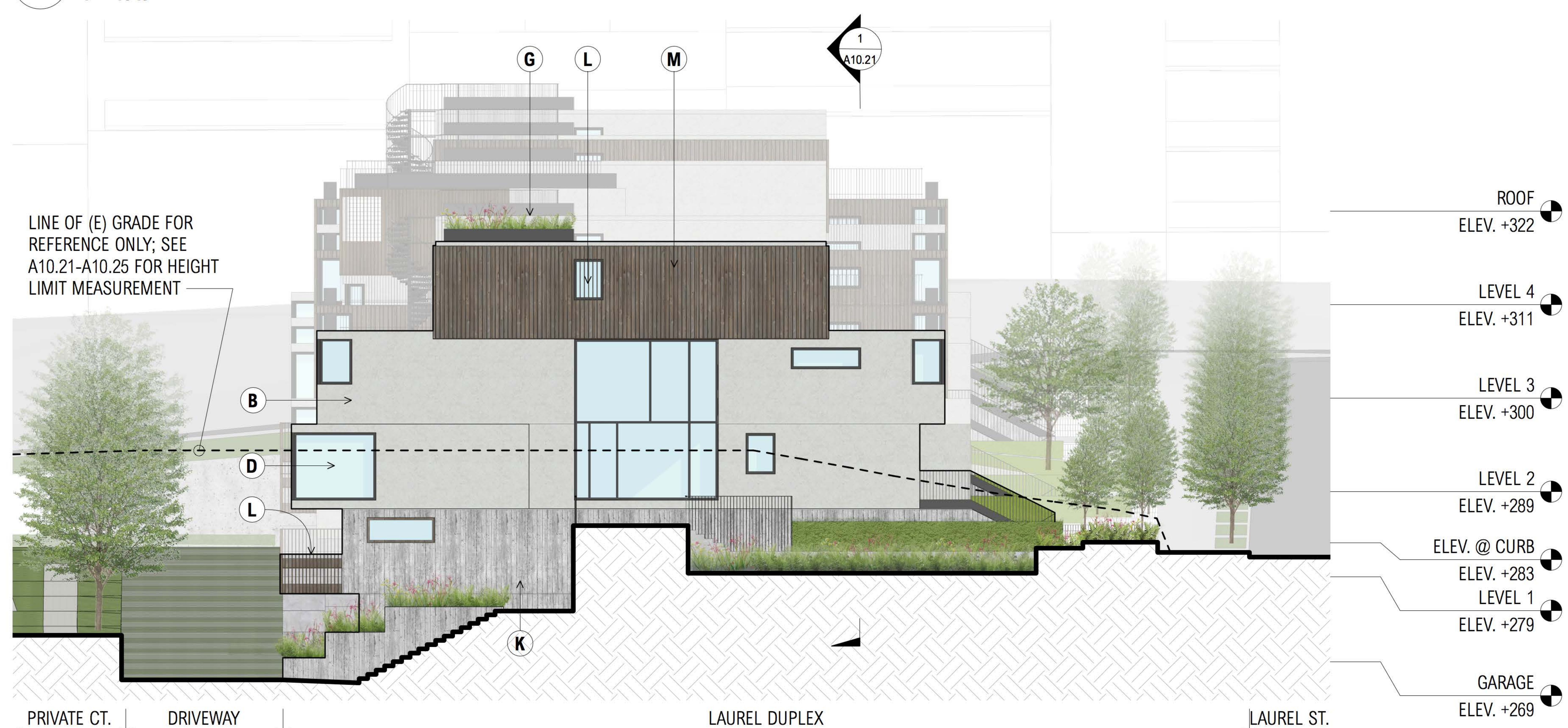
N

A10.12



2 SOUTH ELEVATION

1" = 10 ft



1 NORTH ELEVATION

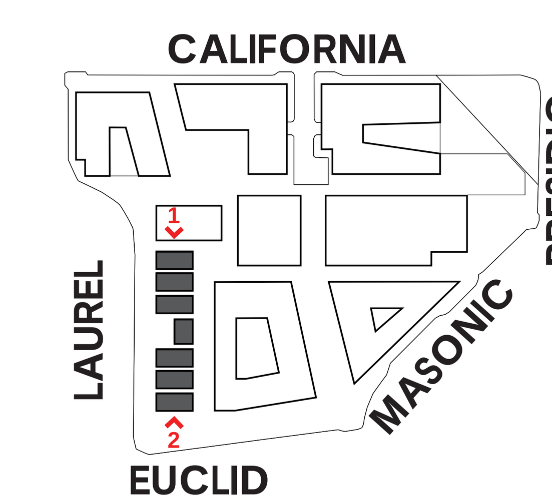
1" = 10 ft

MATERIALS KEY

- **A.** CEMENT BOARD SIDING
- **B.** CEMENT PLASTER
- **C.** METAL PANEL
- **D.** ALUMINUM WINDOW
- **E.** ALUMINUM & GLASS STOREFRONT SYSTEM
- **F.** METAL GARAGE DOOR
- **G.** STEEL GUARDRAIL / SCREEN
- **H.** COMPOSITE WOOD PLANK SIDING
- **I.** GREEN WALL
- **J.** METAL FASCIA / SUNSHADE
- **K.** ARCHITECTURAL CONCRETE
- **L.** SLAT SCREEN / RAIL
- **M.** BOARD AND BATTEN SIDING
- **N.** WOOD SHINGLES
- **O.** WOOD SIDING
- **P.** BRICK

SHEET NOTE

* BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE SHEET G3.04



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LAUREL DUPLEX ELEVATIONS

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07.03.2019
PLANNING APPLICATION SUBMITTAL

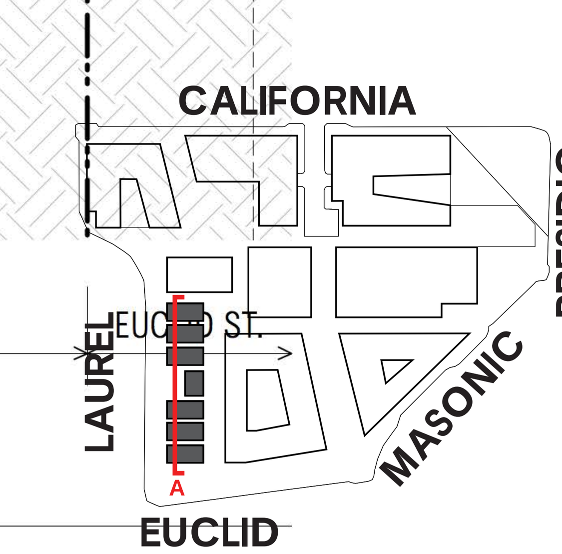
0 5' 10' 20' 30'

N

A10.13

2 SECTION A-A

1" = 10 ft



1 SECTION A-A

1" = 10 ft

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LAUREL DUPLEX SECTIONS

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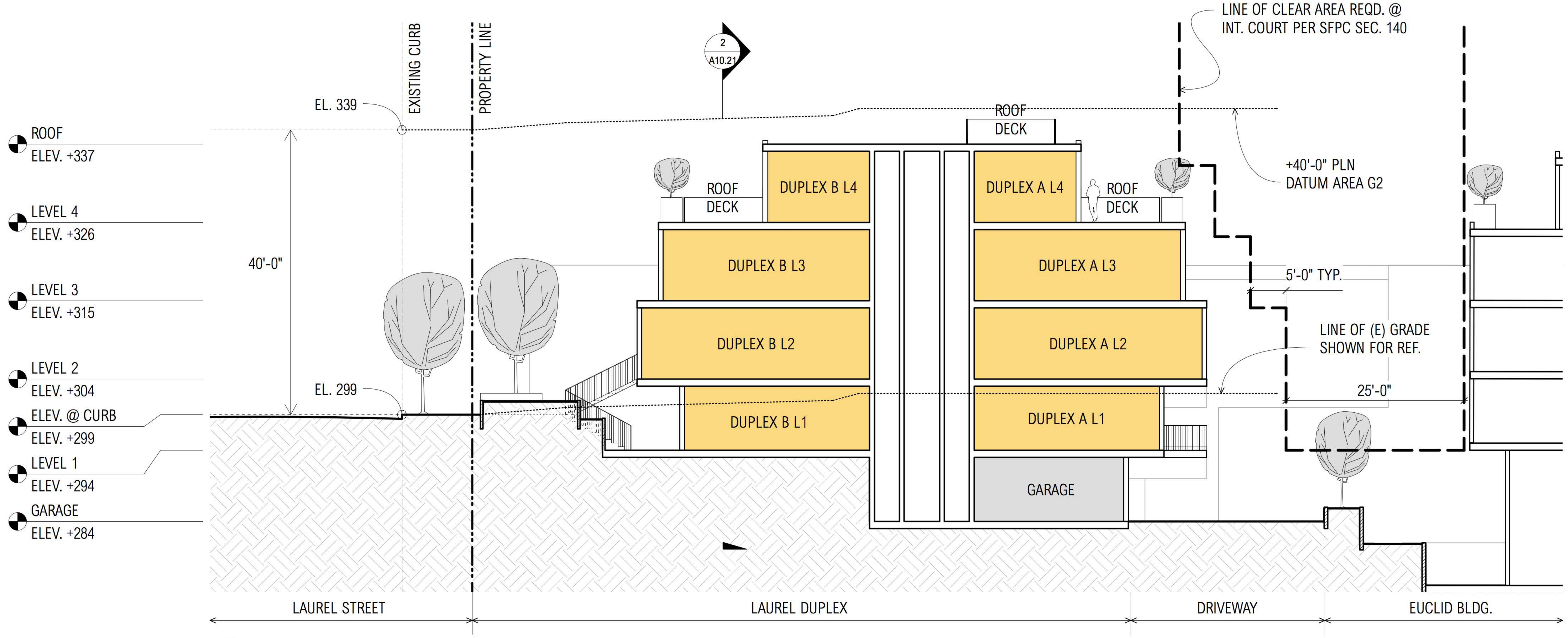
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

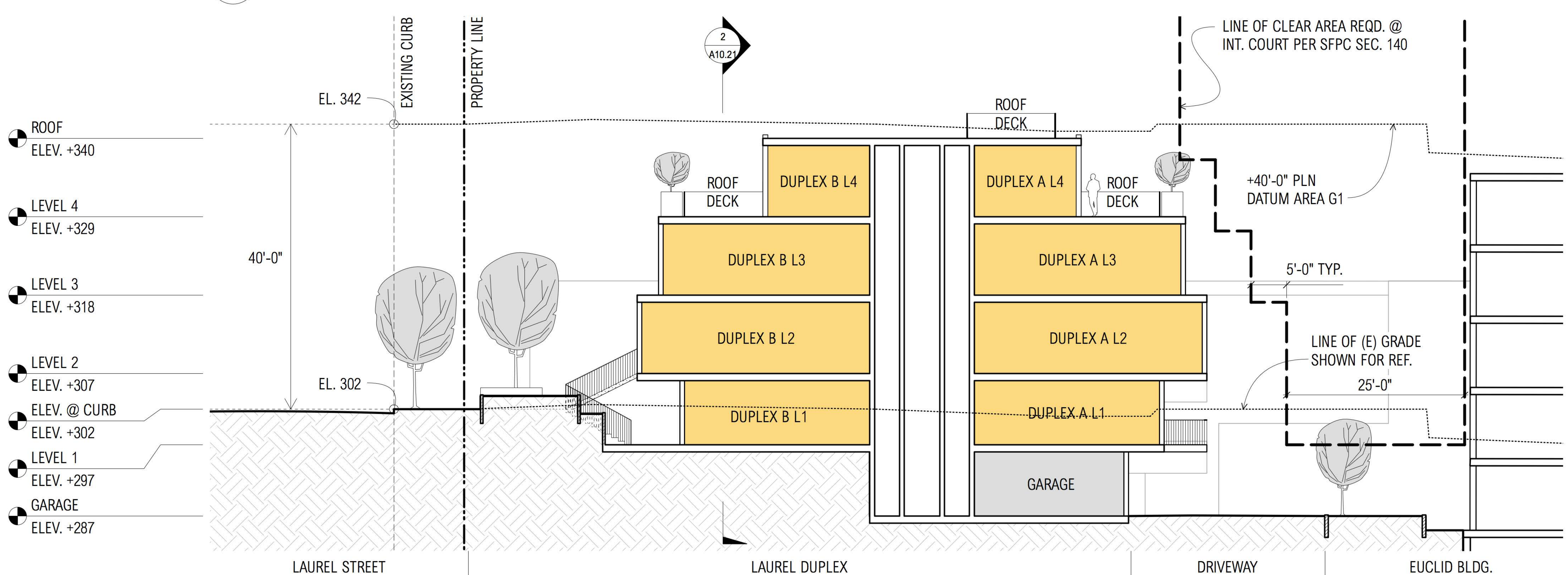
N

A10.21

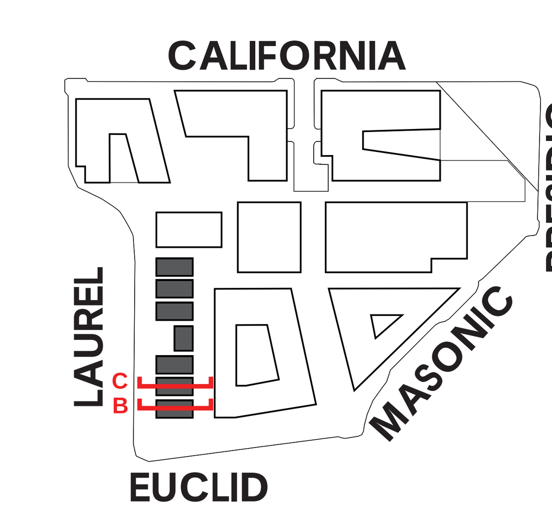


NOTE: METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE G2; SEE SHEET G3.04. SECTION TAKEN AT C.L. OF BUILDING PER SFPC SECTION 260(a)(1)(C),

2 **SECTION C-C- DUPLEX 02**
1" = 10 ft



NOTE: METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE G1; SEE SHEET G3.04. SECTION TAKEN AT C.L. OF BUILDING PER SFPC SECTION 260(a)(1)(C),



1 **SECTION B-B- DUPLEX 01**
1" = 10 ft

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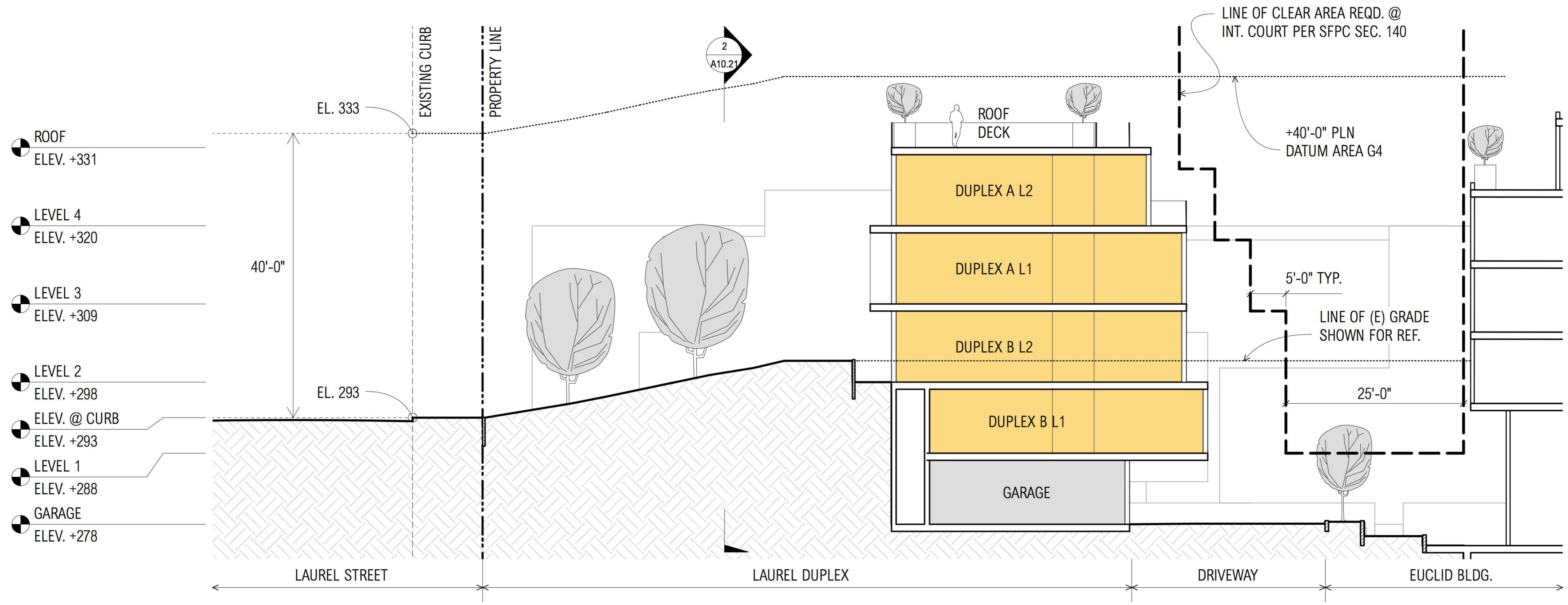
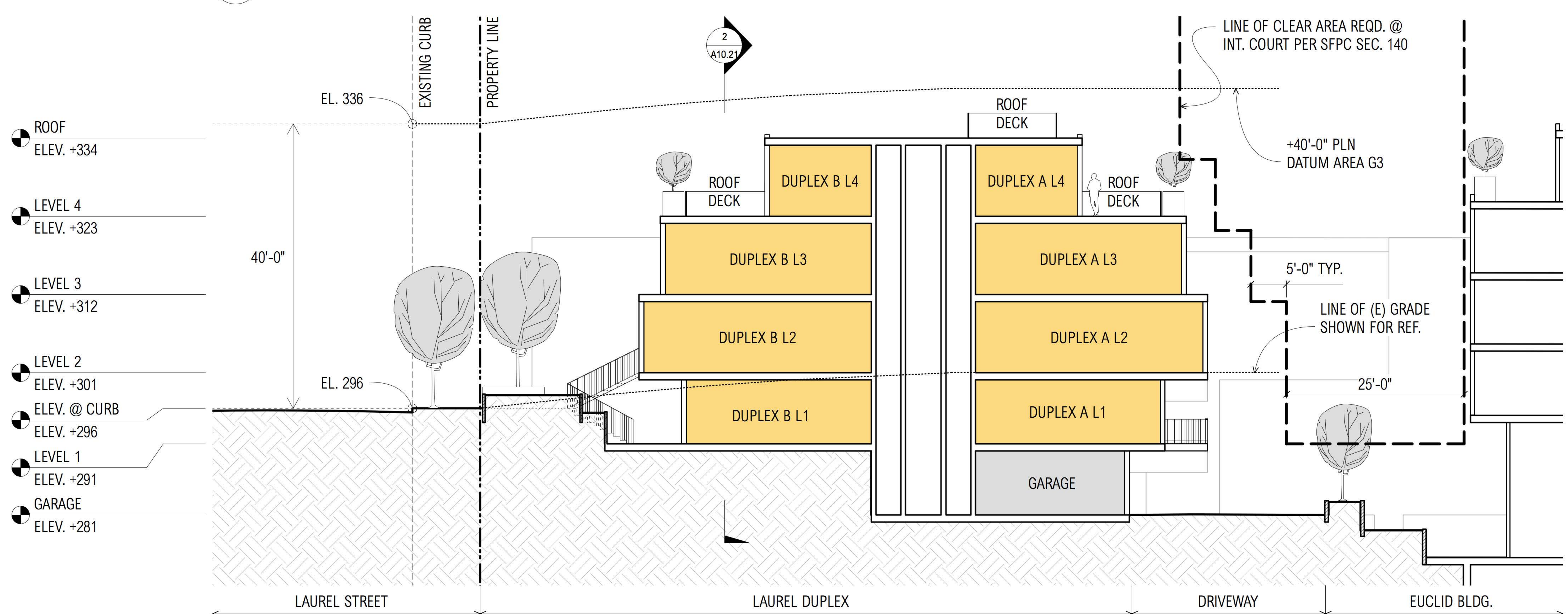
LAUREL DUPLEX SECTIONS



NOTE: METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE G4; SEE SHEET G3.04. SECTION TAKEN AT C.L. OF BUILDING PER SFPC SECTION 260(a)(1)(C),

2 **SECTION E-E- DUPLEX 04**

1" = 10 ft

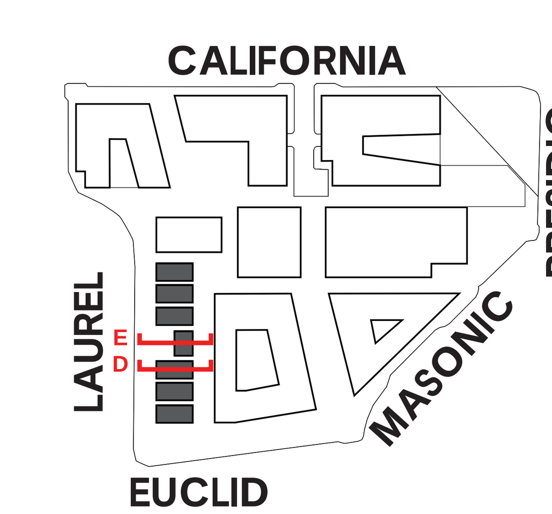


NOTE: METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE G3; SEE SHEET G3.04. SECTION TAKEN AT C.L. OF BUILDING PER SFPC SECTION 260(a)(1)(C),

1 **SECTION D-D- DUPLEX 03**

1" = 10 ft

X



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LAUREL DUPLEX SECTIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MS LA ARUP BAR architects JENSEN SCB

07.03.2019
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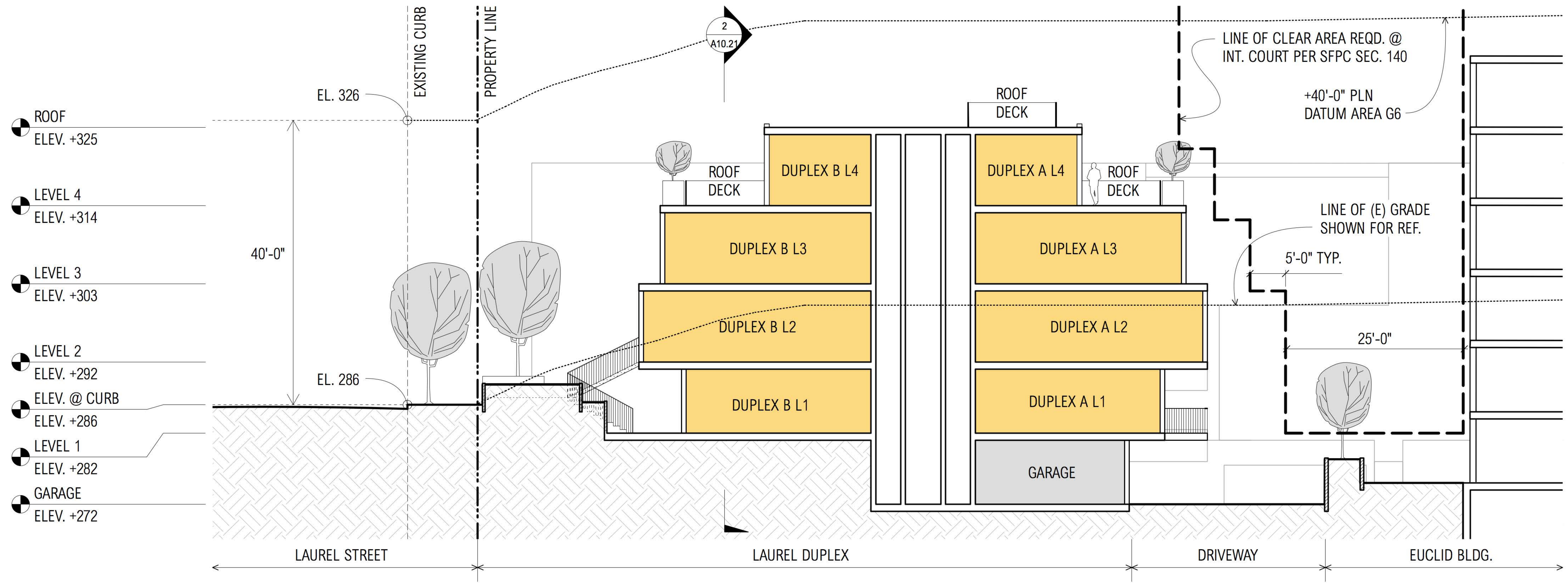
0 5' 10' 20' 30'

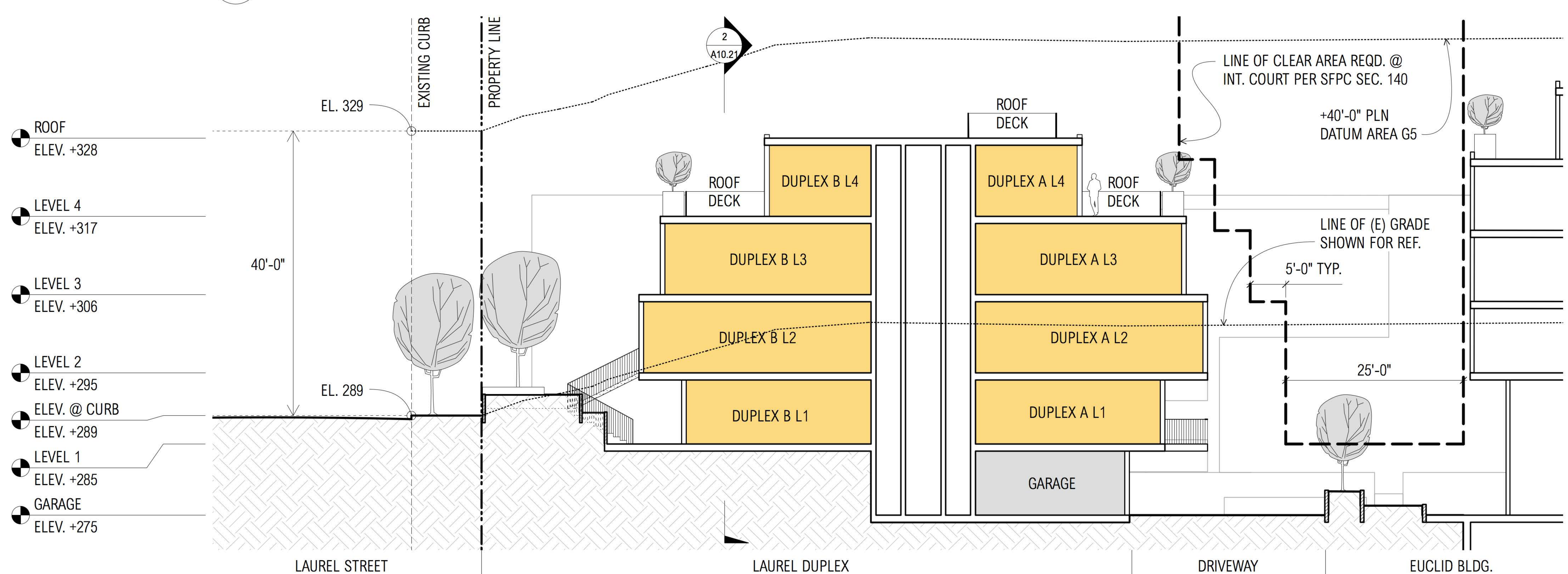
N

A10.23

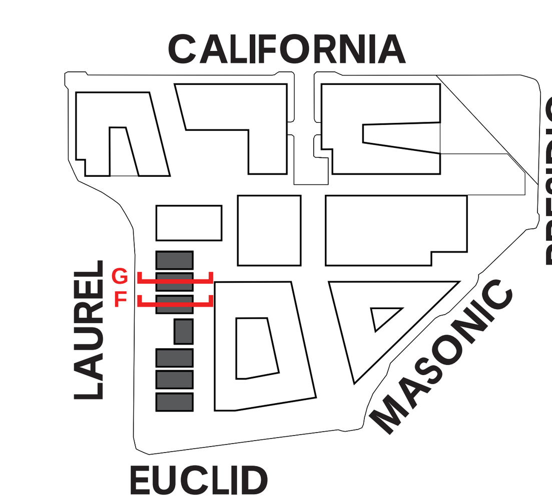


NOTE: METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE G6; SEE SHEET G3.04. SECTION TAKEN AT C.L. OF BUILDING PER SFPC SECTION 260(a)(1)(C),

2 **SECTION G-G- DUPLEX 06**
1" = 10 ft



NOTE: METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE G5; SEE SHEET G3.04. SECTION TAKEN AT C.L. OF BUILDING PER SFPC SECTION 260(a)(1)(C),



1 **SECTION F-F- DUPLEX 05**
1" = 10 ft

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LAUREL DUPLEX SECTIONS

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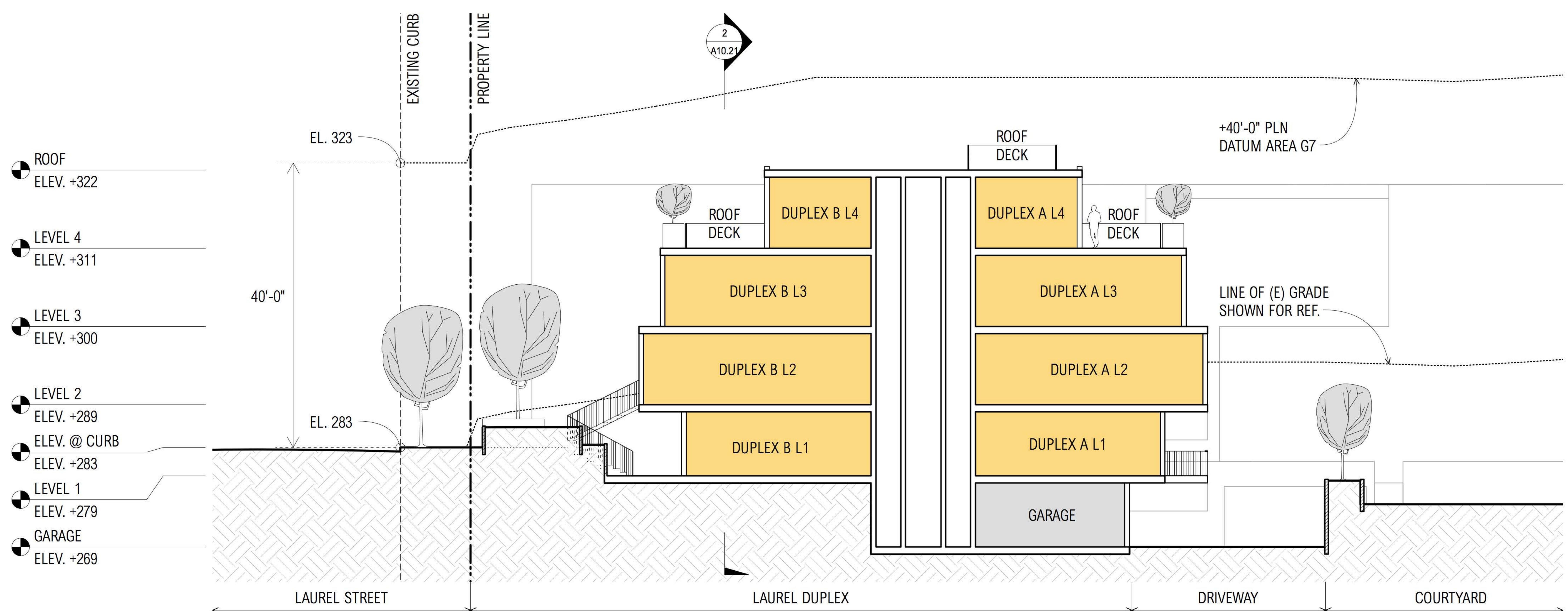
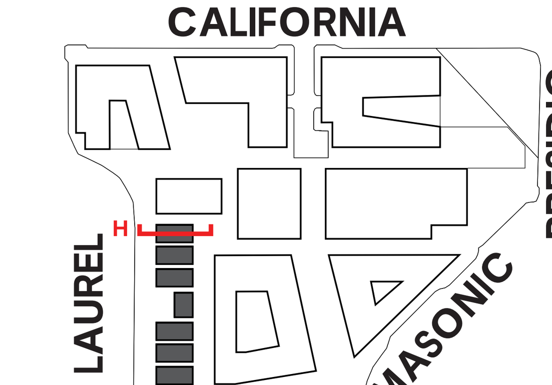
0 5' 10' 20' 30'

N

A10.24



NOTE: METHOD OF HEIGHT LIMIT MEASUREMENT FOR ZONE G7; SEE SHEET G3.04. SECTION TAKEN AT C.L. OF BUILDING PER SFPC SECTION 260(a)(1)(C),



1 **SECTION H-H- DUPLEX 07**
1" = 10 ft

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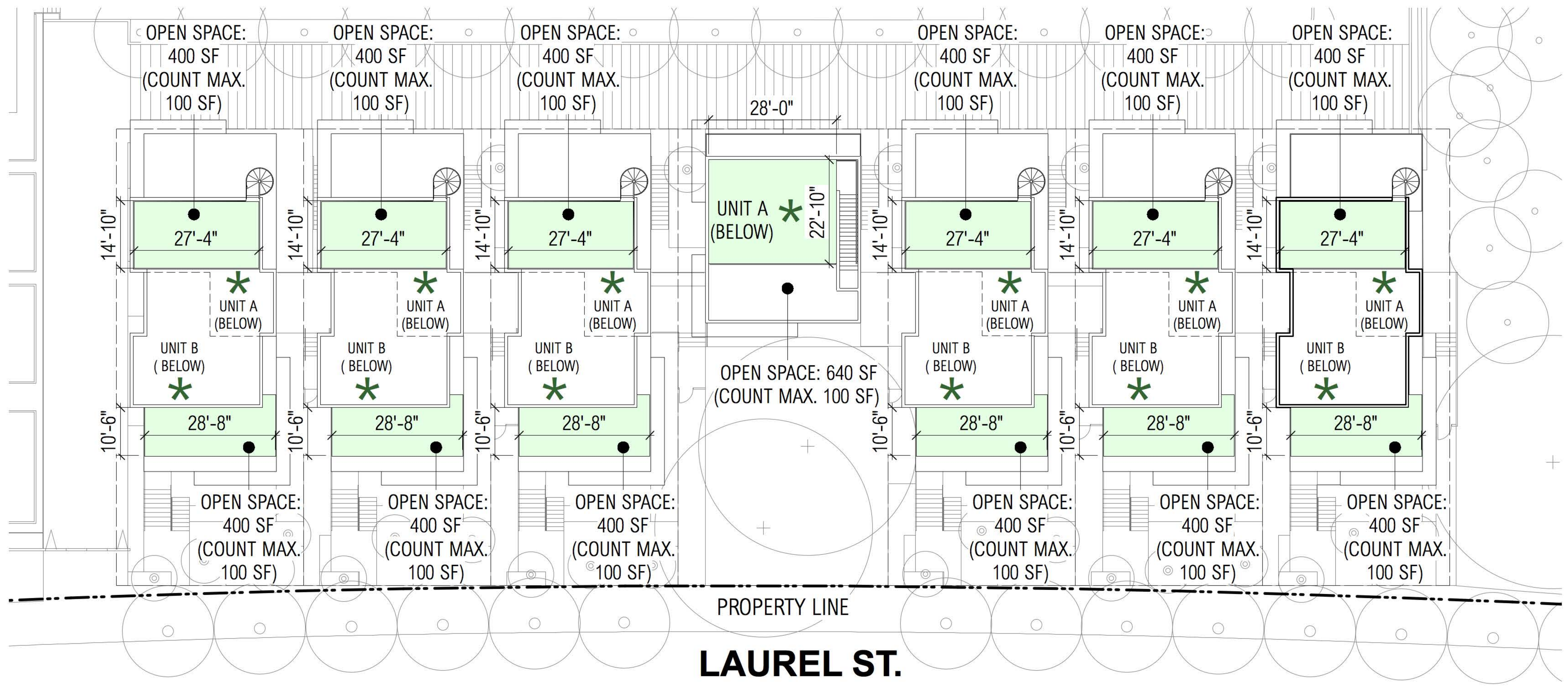
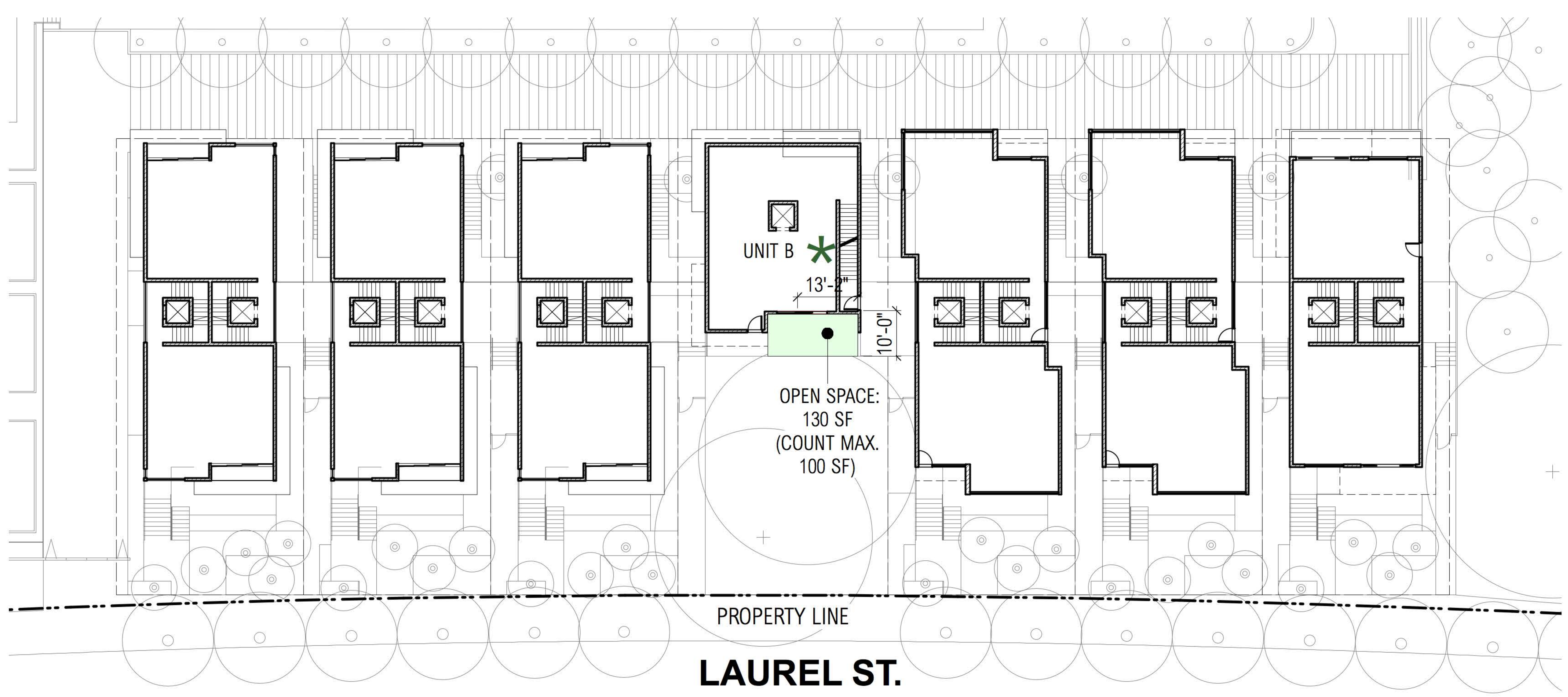
LAUREL DUPLEX SECTIONS



* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

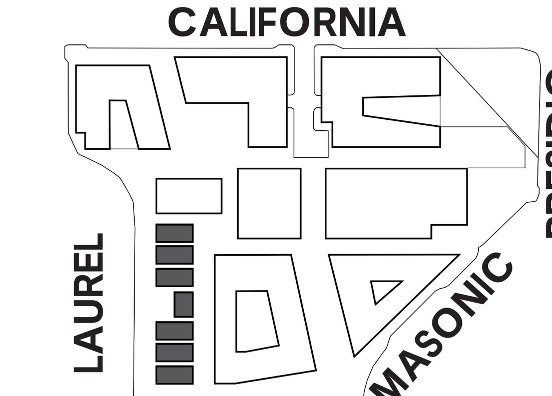
ROOF LEVEL SUMMARY
COMMON: 0 SF
PRIVATE: 1300 SF

2 LAUREL DUPLEX OPEN SPACE - ROOF
1" = 20 ft



* UNIT IS PROVIDED WITH PRIVATE OPEN SPACE AS INDICATED

ELEV. 315 SUMMARY
COMMON: 0 SF
PRIVATE: 100 SF



1 LAUREL DUPLEX OPEN SPACE - ELEV. +315
1" = 20 ft

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LAUREL DUPLEX OPEN SPACE

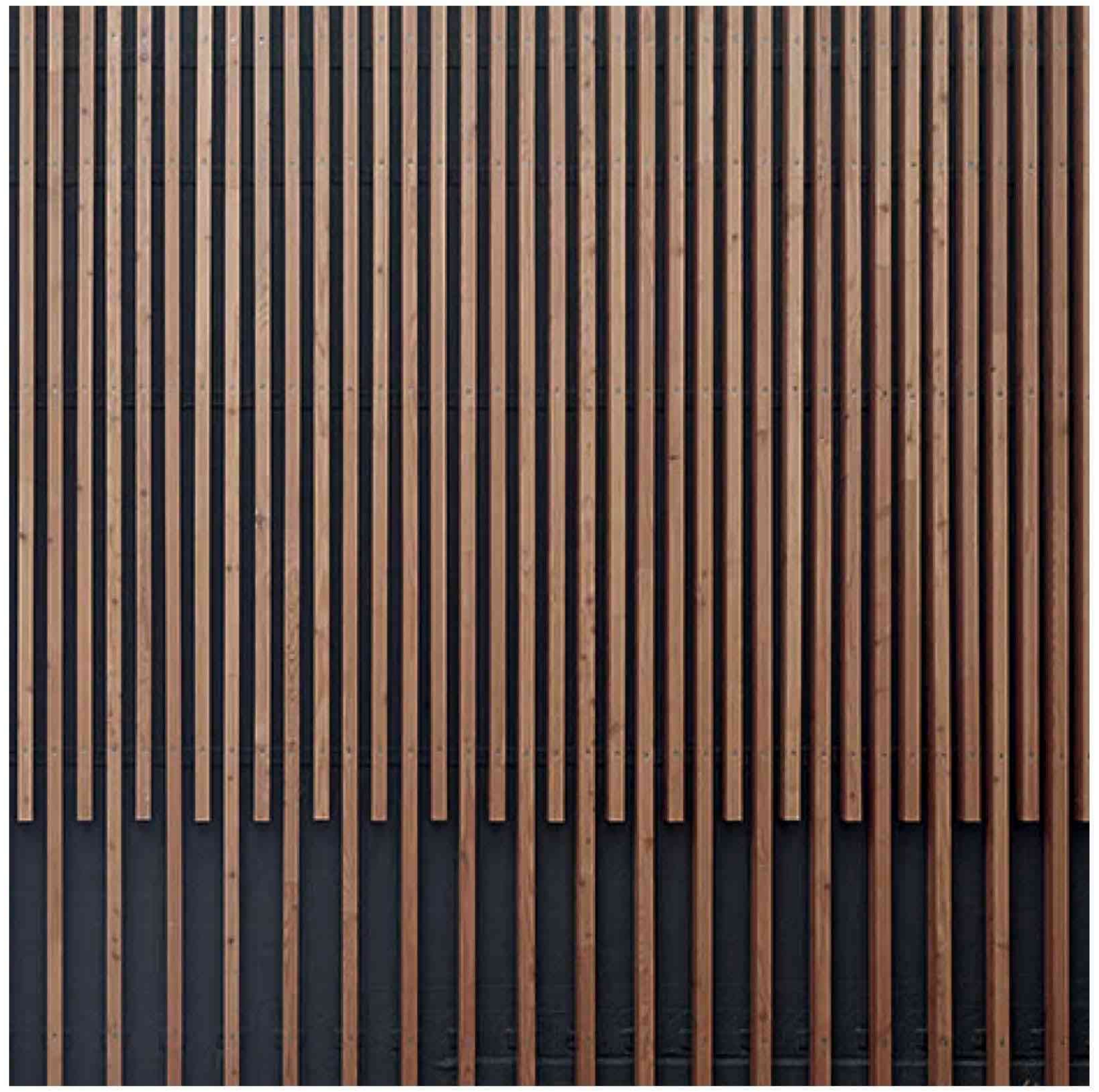
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION SUBMITTAL

0 5' 10' 20' 30'

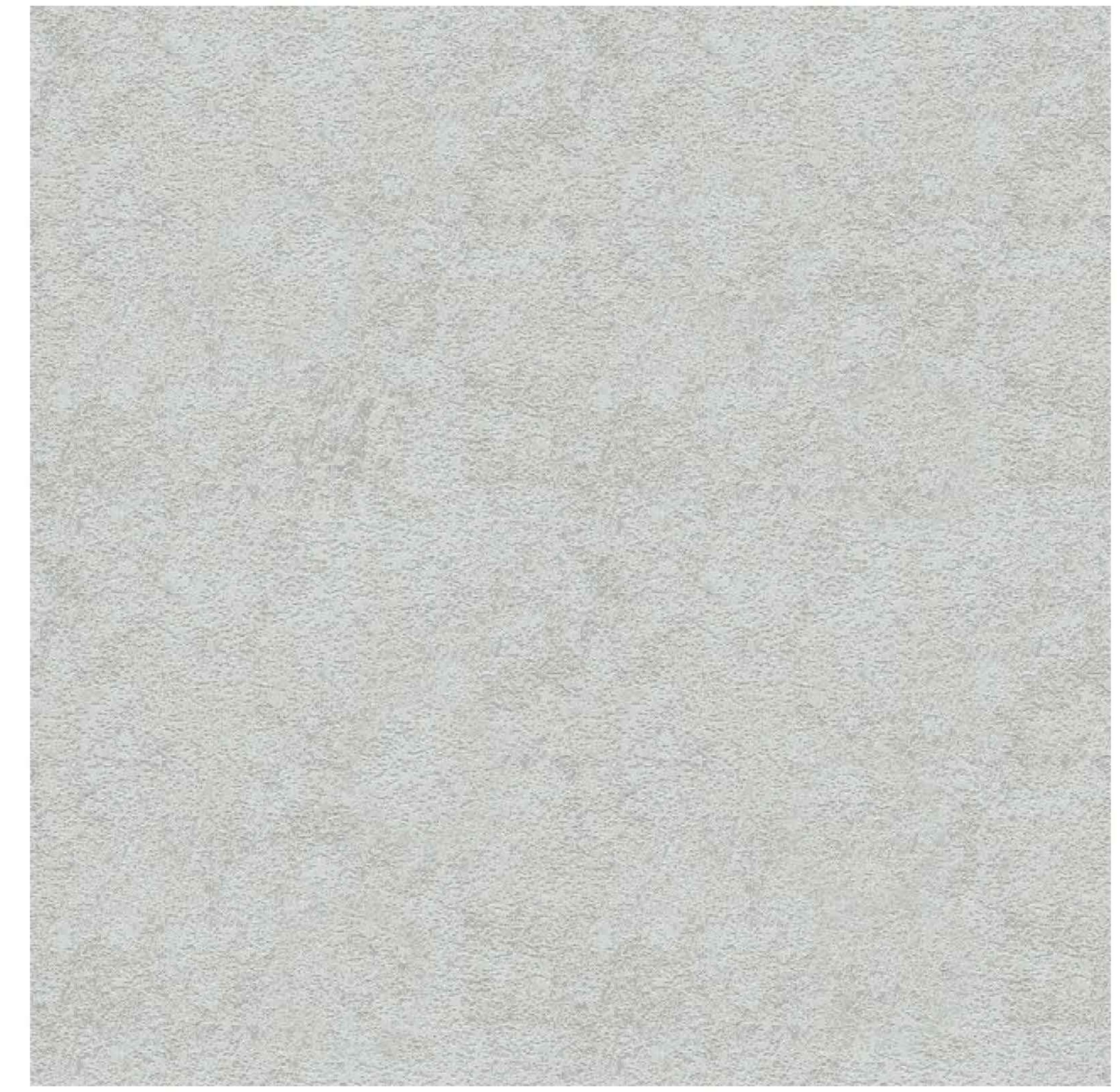
N

A10.40

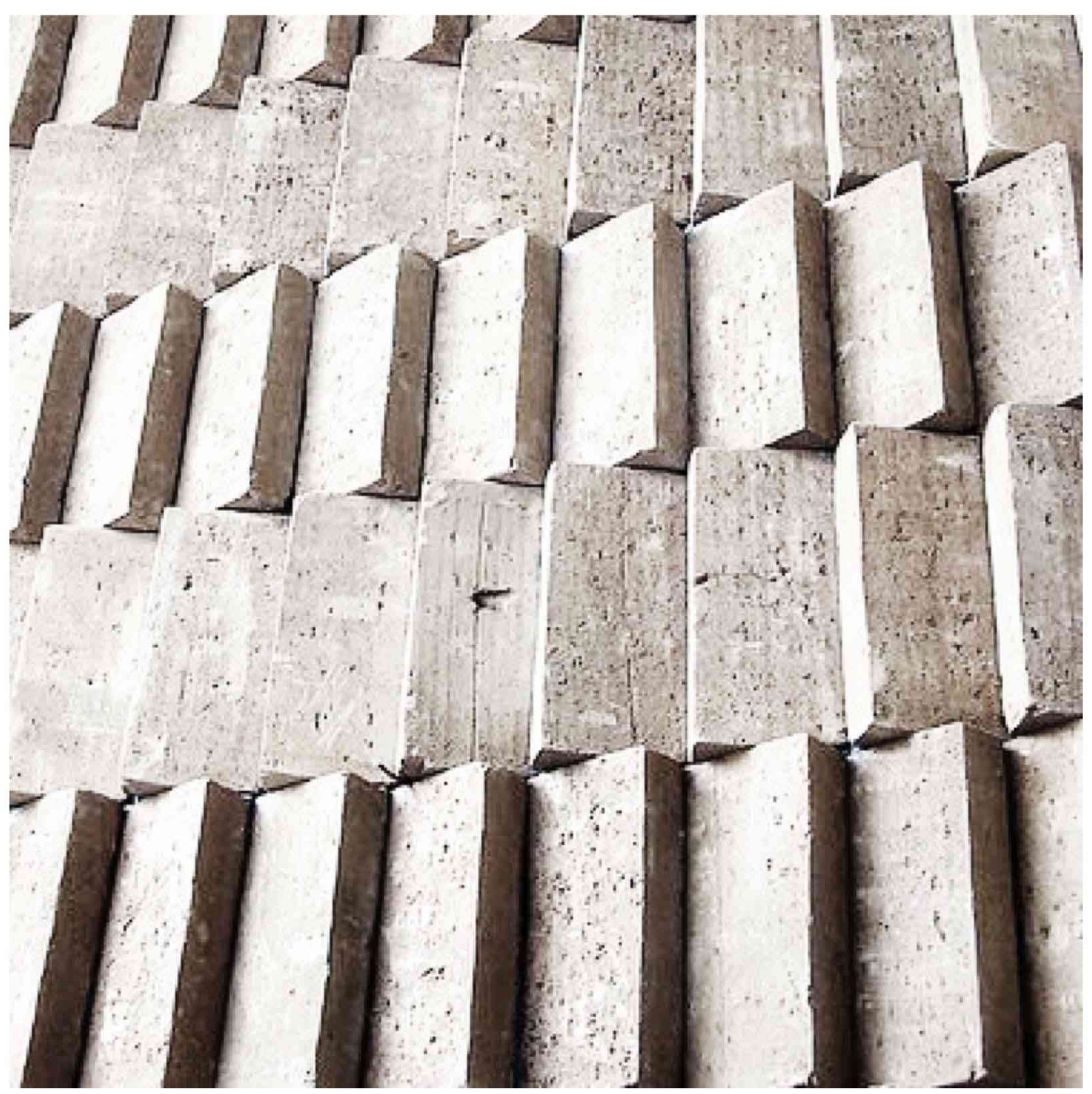


L SLAT SCREEN

D ALUMINUM WINDOW SYSTEM

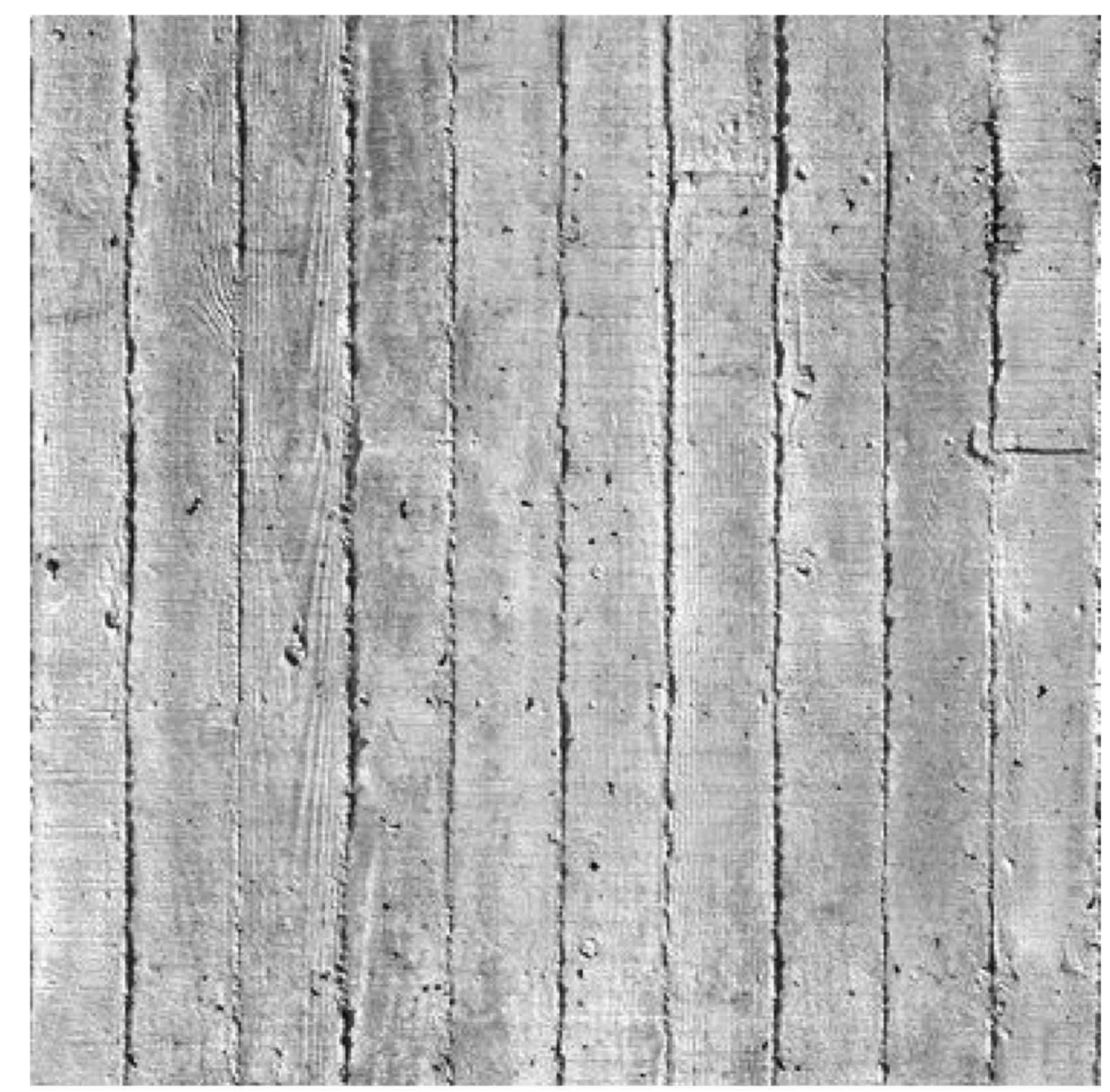


B CEMENT PLASTER

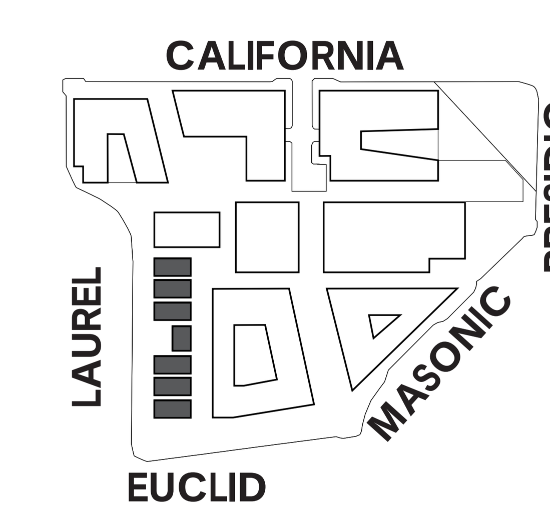


P BRICK

G STEEL GUARDRAIL



K ARCHITECTURAL CONCRETE



3333 CALIFORNIA STREET SAN FRANCISCO, CA

LAUREL MATERIAL PALETTE

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LAUREL TOWNHOMES PERSPECTIVE

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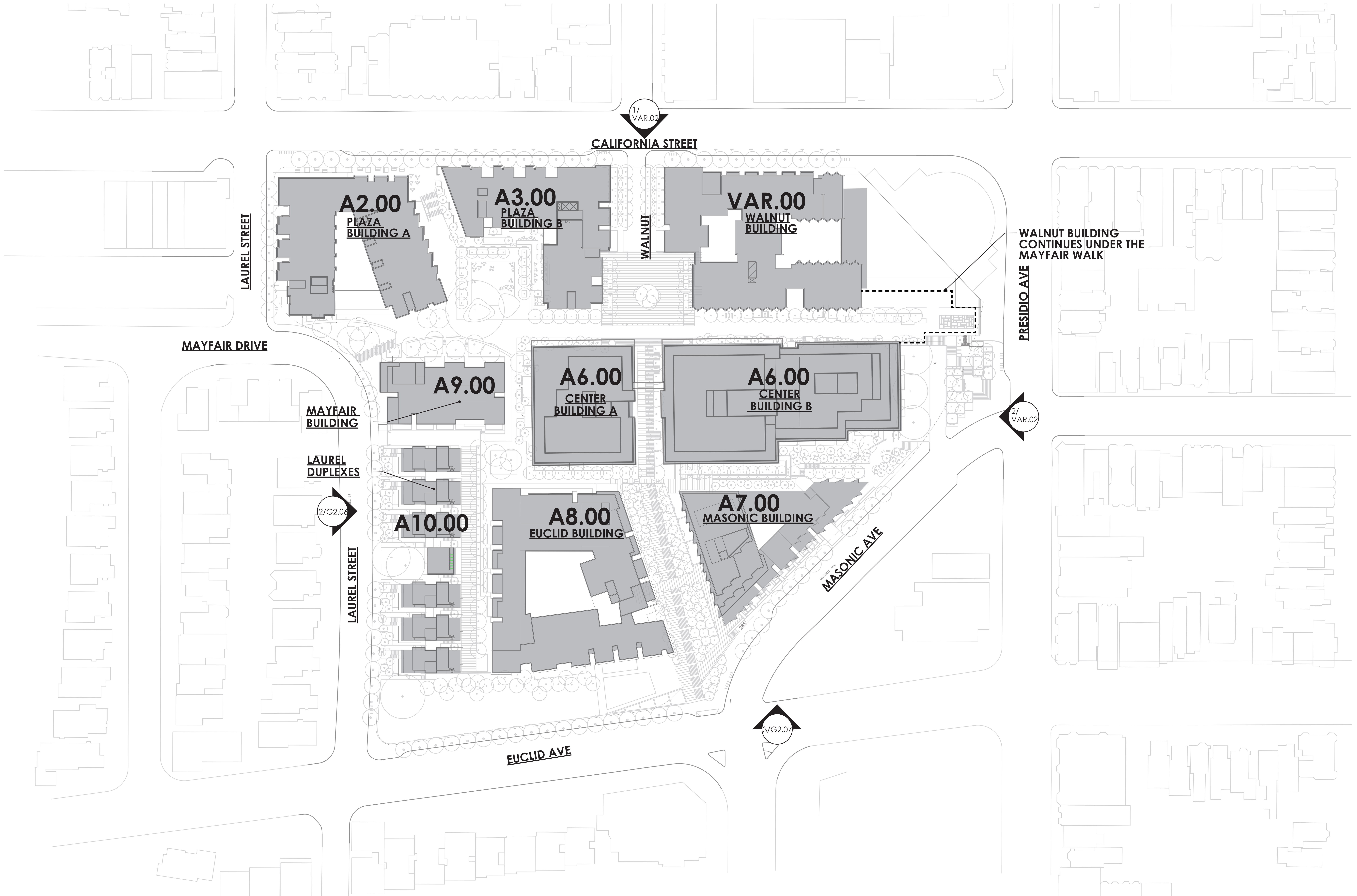
A10.60



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KEYING SITE PLAN - EIR VARIANT 1

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019

0 30' 60' 120' 180'

N

VAR.00

WALNUT VARIANT AREAS

Level	Residential Gross SF	Retail SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
5	26,910	0	0	0	0	0	26,910
4	29,445	0	0	0	0	0	29,445
3	29,445	0	0	0	0	0	29,445
2	29,445	0	0	0	0	0	29,445
1	31,180	0	0	0	0	0	31,180
B1	1,165	8,500	0	0	13,465	39,635	62,765
B2	0	0	0	0	1,200	47,865	49,065
B3	0	0	0	0	0	78,445	78,445
Total	147,590	8,500	0	0	14,665	165,945	336,700

VARIANT TOTALS AREAS

Bldg	Residential Gross SF	Retail Gross SF	Retail Food and Bev. SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
Plaza Bldg A	66,755	7,408	7,408	0	0	69,329	150,900
Plaza Bldg B	72,035	5,590	5,590	0	0	69,329	152,544
Walnut Variant	147,590	8,500	0	0	14,665	165,945	336,700
Center Bldg A	89,735	0	0	0	0	0	89,735
Center Bldg B	231,667	0	0	0	0	22,731	254,398
Masonic	83,505	0	0	0	0	14,220	97,725
Euclid	184,170	0	0	0	0	42,360	226,530
Laurel Duplexes	55,300	0	0	0	0	4,960	60,260
Mayfair	46,680	0	0	0	0	12,360	59,040
Total	977,437	21,498	12,998	0	14,665	401,234	1,427,832

WALNUT VARIANT UNIT MIX

Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
5	0	36	0	0	0	36
4	0	39	0	0	0	39
3	0	39	0	0	0	39
2	0	37	0	0	0	37
1	0	34	1	0	0	35
B1	0	0	0	0	0	0
B2	0	0	0	0	0	0
B3	0	0	0	0	0	0
Total	0	185	1	0	0	186
Percentage	*0%*	*99%*	*1%*	*0%*	*0%*	*100%*

VARIANT UNIT MIX TOTALS

Level	JR	1-BED	2-BED	3-BED	4-BED or PH	TOTAL
Plaza Bldg A	18	22	23	4	0	67
Plaza Bldg B	9	21	25	6	0	61
Walnut Variant	0	185	1	0	0	186
Center Bldg A	0	24	11	10	6	51
Center Bldg B	0	51	49	30	9	139
Masonic	0	22	25	10	0	57
Euclid	0	55	54	30	0	139
Laurel Duplexes	0	0	0	2	12	14
Mayfair	0	12	7	11	0	30
Total	27	392	195	103	27	744
	4%	*53%*	*26%*	*14%*	*4%*	*100%*

PARKING PROVIDED

VARIANT PARKING

Bldg	Dwelling Units	Res *0 to 1.5 / DU*	Res Total TDM Provided	Childcare	Childcare Req'd *1.5/25 children*	Total TDM Provided	Retail (general) x 0.8 *	Retail (general) *Code 1.5/500 osf*	Total Retail TDM Provided	Retail (F&B) x 0.8*	Retail (F&B) *Code 1.5/200 osf*	Total Retail TDM Provided	Office x 0.8*	Office Req'd *1.5/500 osf*	Total Office TDM Provided	Commercial	Commercial Req'd	Total Com. Provided
Plaza Bldg A	67	101	**67**	0	0	**0**	5,926	18	**16**	5,926	44	**14**	0	0	**0**	0	0	**0**
Plaza Bldg B	61	92	**61**	0	0	**0**	4,472	14	**12**	4,472	34	**14**	0	0	**0**	0	0	**0**
Walnut	186	279	**186**	179 children	11	**29**	6,800	21	**18**	0	0	**0**	0	0	**0**	0	0	**0**
Center Bldg A	51	77	**51**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Center Bldg B	139	209	**139**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Masonic	57	86	**57**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Euclid	139	209	**139**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Laurel Duplexes	14	21	**14**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Mayfair	30	45	**30**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Total		1,116	**744**		11	**29**		53	**46**		78	**28**		0	**0**		0	**0**
Car Share	5	Required Residential		3	Required Non-Residential		8	Total Required	10	Total Car Share Provided							Total Parking on Site:	857

* Occupied Floor Area (OFA) is assumed to be 80% of tenant floor area per NOPDR1

CLASS ONE BIKE

Bldg	Dwelling Units	Stalls Req'd *1/du to 100 then 1/4du*	Total Res. Provided	Childcare	Stalls Req'd *1/20 children*	Total Provided	Retail (general) x 0.8	Retail (general) Req'd *1/7,500sf*	Total Retail Provided	Retail (F&B) x 0.8	Retail (F&B) *Req'd 1/7,500sf*	Total Retail Provided	Office x 0.8	Office Req'd *1/5000sf*	Total Office Provided
Plaza Bldg A	67	67	**67**	0	0	**0**	5,926	1	**0***	5,926	1	**0***	0	0	**0**
Plaza Bldg B	61	61	**61**	0	0	**0**	4,472	1	**2**	4,472	1	**2**	0	0	**0**
Walnut	186	122	**186**	179 children	9	**10**	6,800	1	**4**	0	0	**0**	0	0	**0**
Center Bldg A	51	51	**51**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Center Bldg B	139	110	**139**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Masonic	57	89	**57**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Euclid	139	110	**139**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Laurel Duplexes	14	14	**14**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Mayfair	30	30	**30**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Total		653	**744**		9	**10**		2	**6**		2	**2**		0	**0**
* Class 1 bike parking for retail in the Plaza buildings is centralized at the B1 level in Plaza B and adjacent to a locker and shower room														**Total on Site:**	**762**

CLASS TWO BIKE

Bldg	Dwelling Units	Stalls Req'd *1/20 du*	Total Res. Provided	Childcare	Stalls Req'd *1/20 children*	Total Provided	Retail (general) x 0.8	Retail (general) Req'd *1/2,500sf*	Total Retail Provided	Retail (F&B) x 0.8	Retail (F&B) *Req'd 1/750sf*	Total Retail Provided	Office x 0.8	Office *min 2, plus 1/50,000 sf*	Total Office Provided
Plaza Bldg A	67	3	**4**	0	0	**0**	5,926	2	**2**	5,926	8	**8**	0	0	**0**
Plaza Bldg B	61	3	**4**	0	0	**0**	4,472	2	**2**	4,472	6	**6**	0	0	**0**
Walnut	186	9	**9**	179 children	9	**10**	6,800	3	**4**	0	0	**0**	0	0	**0**
Center Bldg A	51	3	**4**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Center Bldg B	139	7	**8**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Masonic	61	3	**4**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Euclid	139	7	**8**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Laurel Duplexes	14	1	**2**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Mayfair	30	2	**2**	0	0	**0**	0	0	**0**	0	0	**0**	0	0	**0**
Total		38	**45**		9	**10**		8	**8**		14	**14**		0	**0**
														Total on Site:	**77**

1. CALIFORNIA STREET ELEVATION - OVERALL

4. PRESIDIO / MASONIC ELEVATION - OVERALL

LAUREL STREET ENTRY	**128 STALLS**
PLAZA A BLDG. RESIDENTIAL PARKING	67 STALLS
PLAZA B BLDG. RESIDENTIAL PARKING	61 STALLS
WALNUT STREET ENTRY	**168 STALLS**
CENTER BLDG. RESIDENTIAL PARKING	102 STALLS
PLAZA A&B BLDG. RETAIL	56 STALLS
CAR SHARE	10 STALLS
PRESIDIO AVENUE ENTRY	**259 STALLS**
WALNUT BLDG. CHILDCARE	29 STALLS
WALNUT BLDG. RETAIL	18 STALLS
WALNUT SR. RESIDENTIAL	186 STALLS
CENTER BLDG. RESIDENTIAL PARKING	26 STALLS
MASONIC AVENUE ENTRY	**258 STALLS**
MASONIC RESIDENTIAL PARKING	57 STALLS
EUCLID RESIDENTIAL PARKING	139 STALLS
CENTER BLDG. RESIDENTIAL PARKING	62 STALLS
LAUREL STREET ENTRY	**44 STALLS**
MAYFAIR BLDG. RESIDENTIAL PARKING	30 STALLS
LAUREL RESIDENTIAL PARKING	14 STALLS
TOTAL ON-SITE PARKING	**857 STALLS**

SITE PLAN LEGEND

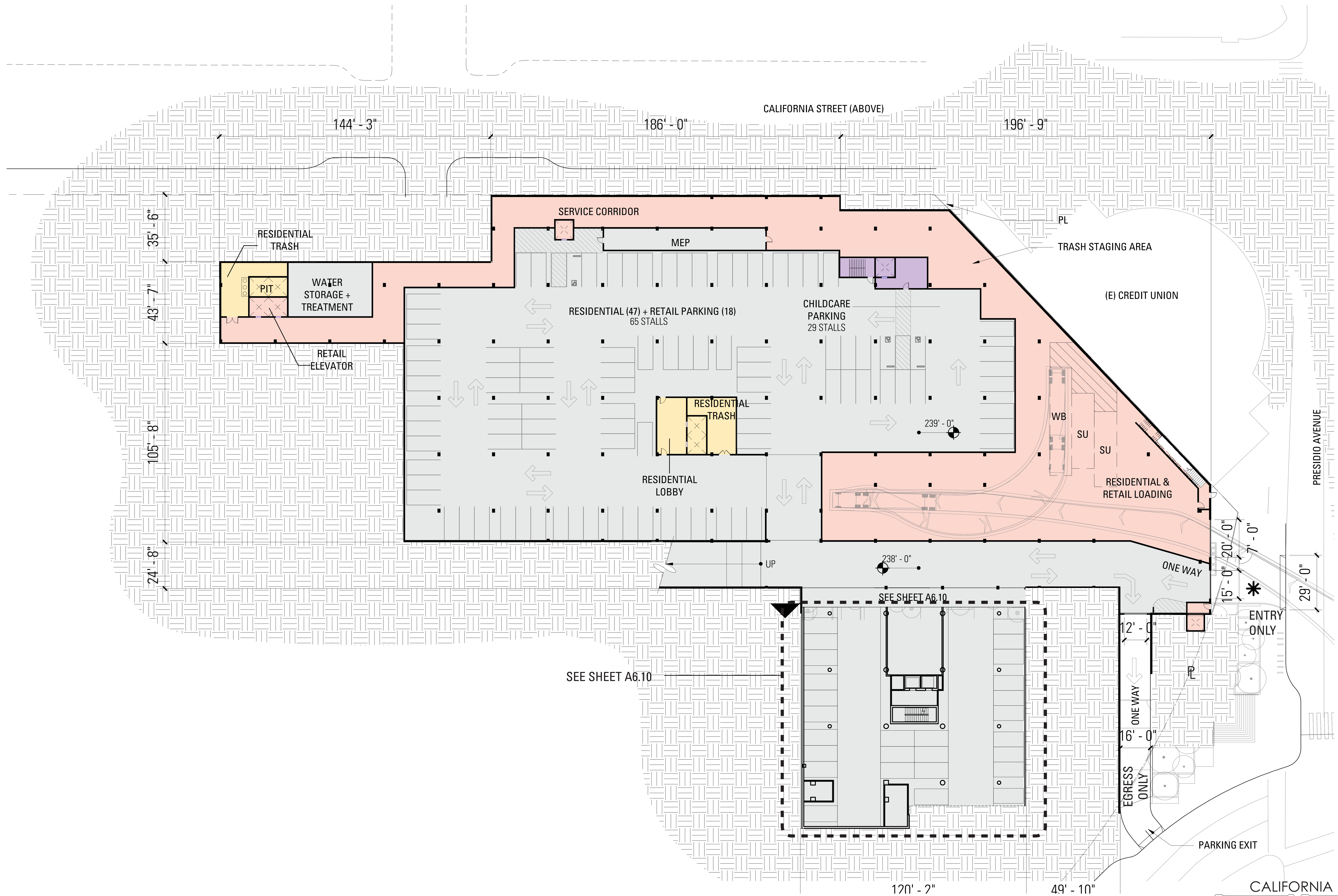
X PRIMARY VEHICLE ACCESS

3333 CALIFORNIA STREET SAN FRANCISCO, CA

EIR VARIANT 1: SITE BELOW-GRADE PARKING DIAGRAM

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MS LA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

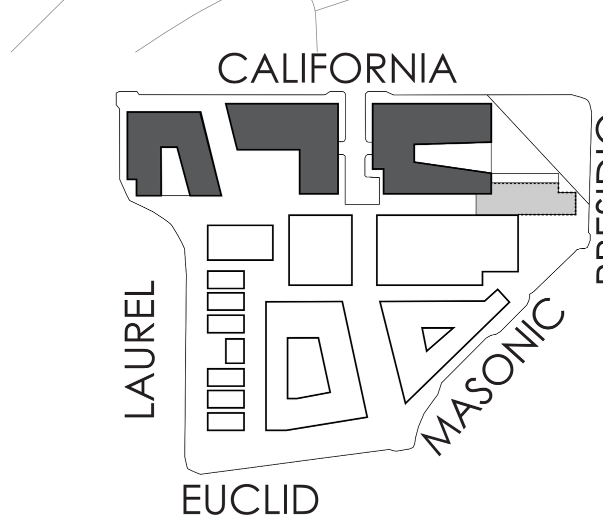


* ENTRY FOR: RETAIL, SR. HOUSING, CHILDCARE, OFFICE, & CENTER BUILDING B (SELECT STALLS)

** LOADING AREA USED FOR RETAIL, OFFICE, AND RESIDENTIAL TRASH COLLECTION AS WELL AS RESIDENTIAL AND RETAIL LOADING.

CHILDCARE USABLE	CHILDCARE B.O.H.
PARKING	
RETAIL USABLE	RETAIL B.O.H.
OFFICE	OFFICE, CORE
RESIDENTIAL HOMES	RESIDENTIAL CORE
LANDSCAPED ROOF	

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



3333 CALIFORNIA STREET SAN FRANCISCO, CA

EIR VARIANT 1: CALIFORNIA STREET PARKING GARAGE - LEVEL B3

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MS LA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

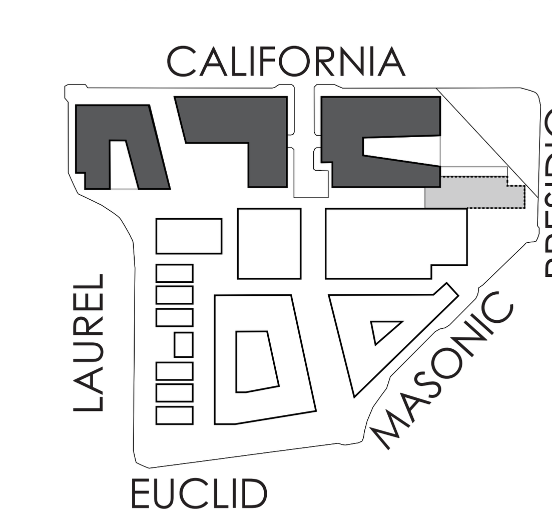
0 15' 30' 60' 90'

N

VAR.11

CHILDCARE USABLE	CHILDCARE B.O.H.
PARKING	
RETAIL USABLE	RETAIL B.O.H.
OFFICE	OFFICE, CORE
RESIDENTIAL HOMES	RESIDENTIAL CORE
LANDSCAPED ROOF	

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



3333 CALIFORNIA STREET SAN FRANCISCO, CA

EIR VARIANT 1: CALIFORNIA STREET PARKING GARAGE - LEVEL B2

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

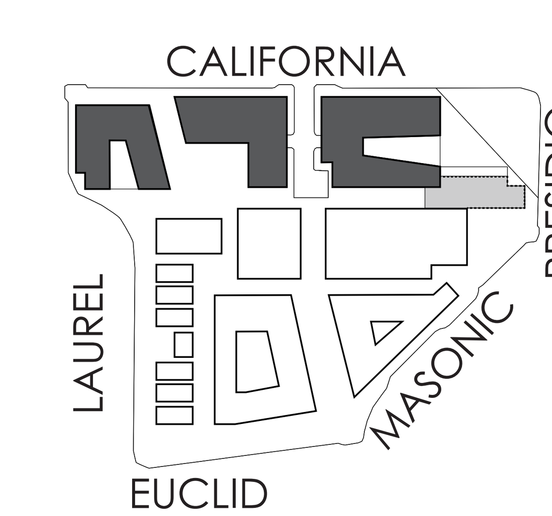
0 15' 30' 60' 90'
N

VAR.12

* ENTRANCE FOR CENTER BUILDING
** ENTRANCE FOR PLAZA BUILDINGS
*** ENTRANCE FOR RETAIL AND CAR SHARE

CHILDCARE USABLE	CHILDCARE B.O.H.
PARKING	
RETAIL USABLE	RETAIL B.O.H.
OFFICE	OFFICE, CORE
RESIDENTIAL HOMES	RESIDENTIAL CORE
LANDSCAPED ROOF	

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.



3333 CALIFORNIA STREET SAN FRANCISCO, CA

EIR VARIANT 1: CALIFORNIA STREET PARKING GARAGE - LEVEL B1

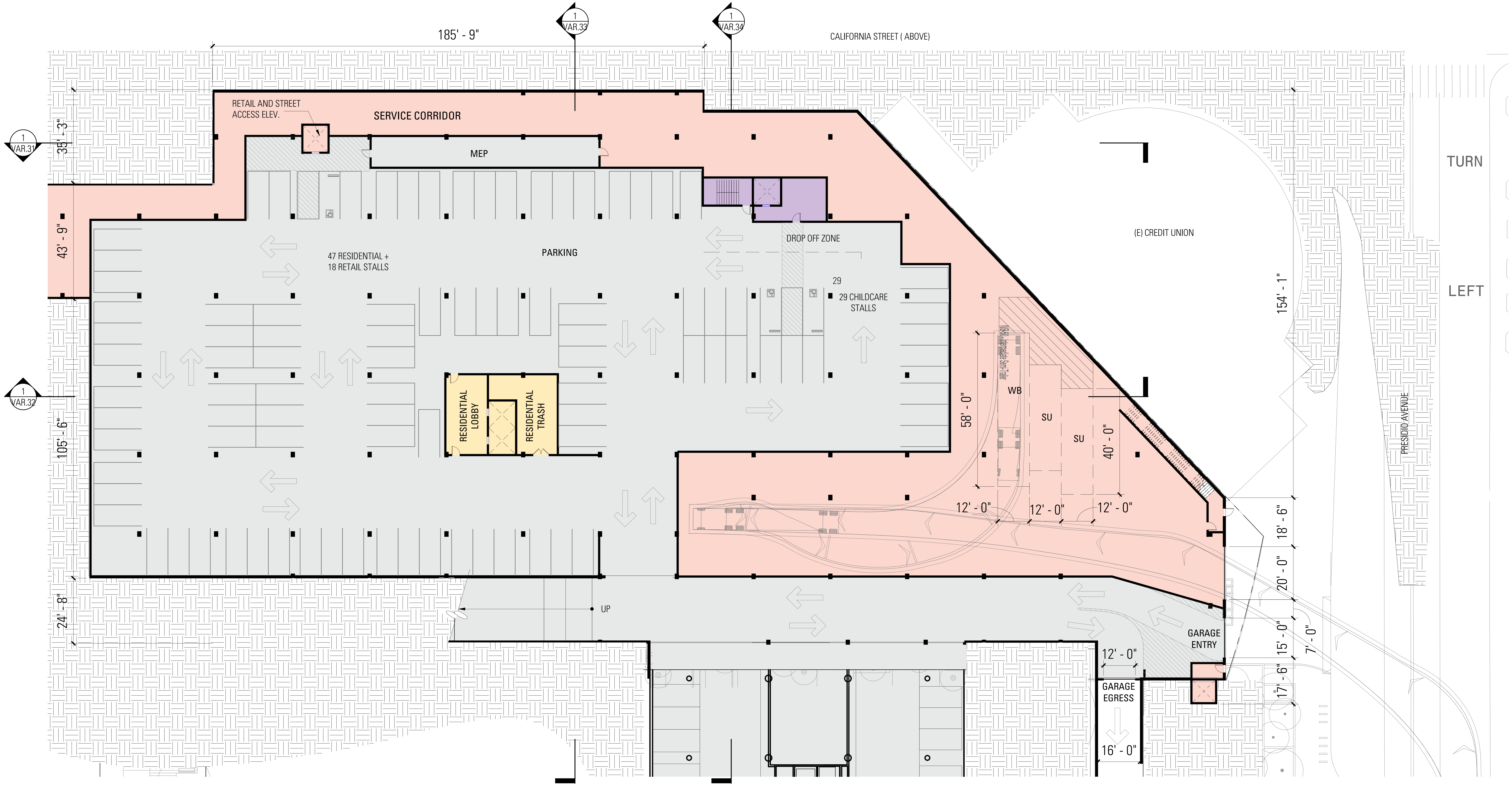
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 15' 30' 60' 90'

N

VAR.13



* ENTRY FOR: RETAIL, CHILDCARE, SENIOR HOUSING, CENTER BUILDING B (SELECT STALLS)

3333 CALIFORNIA STREET SAN FRANCISCO, CA

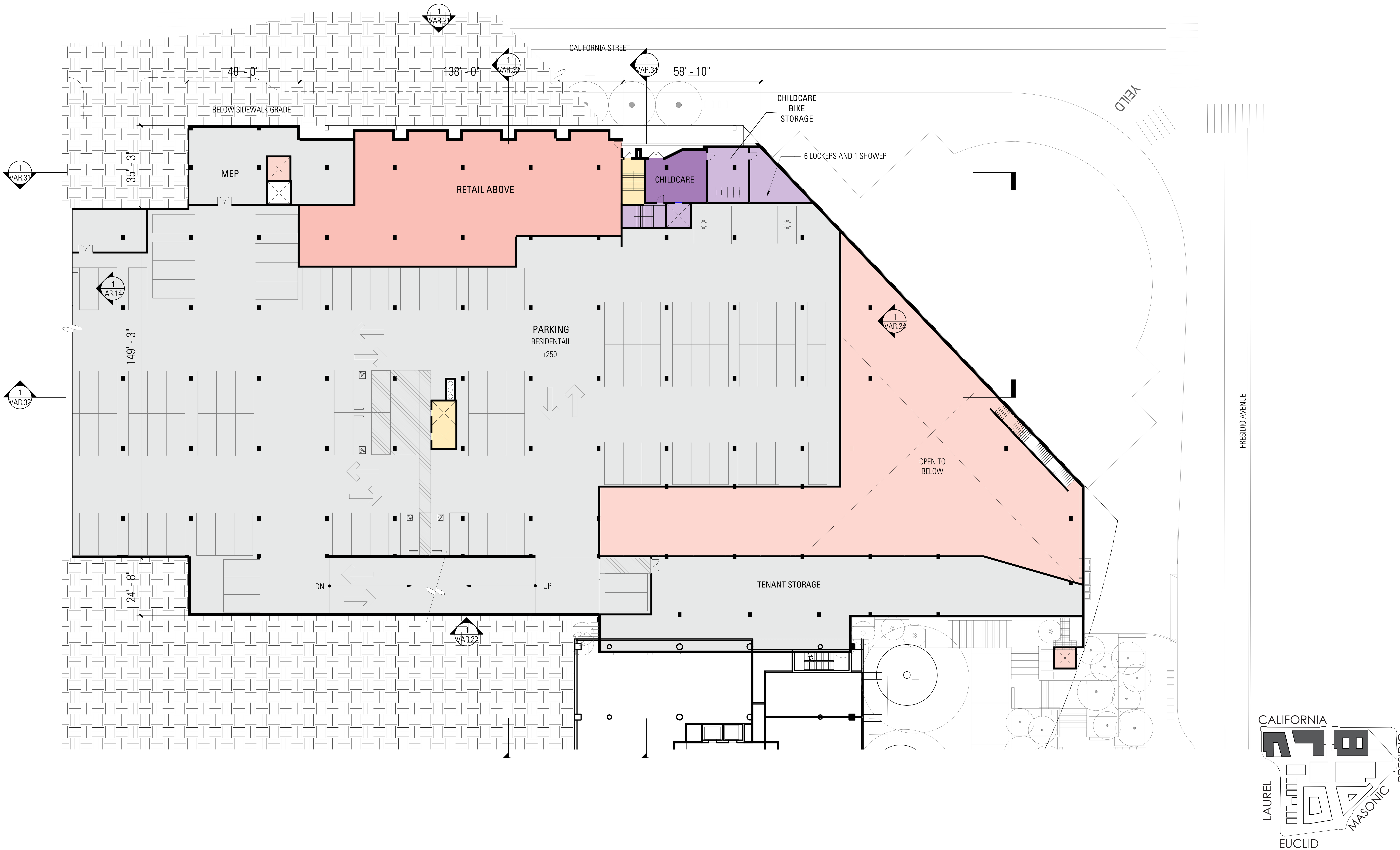
EIR VARIANT 1: "WALNUT" BUILDING PLANS - B3

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 30' 60' 90'

VAR.14



3333 CALIFORNIA STREET SAN FRANCISCO, CA

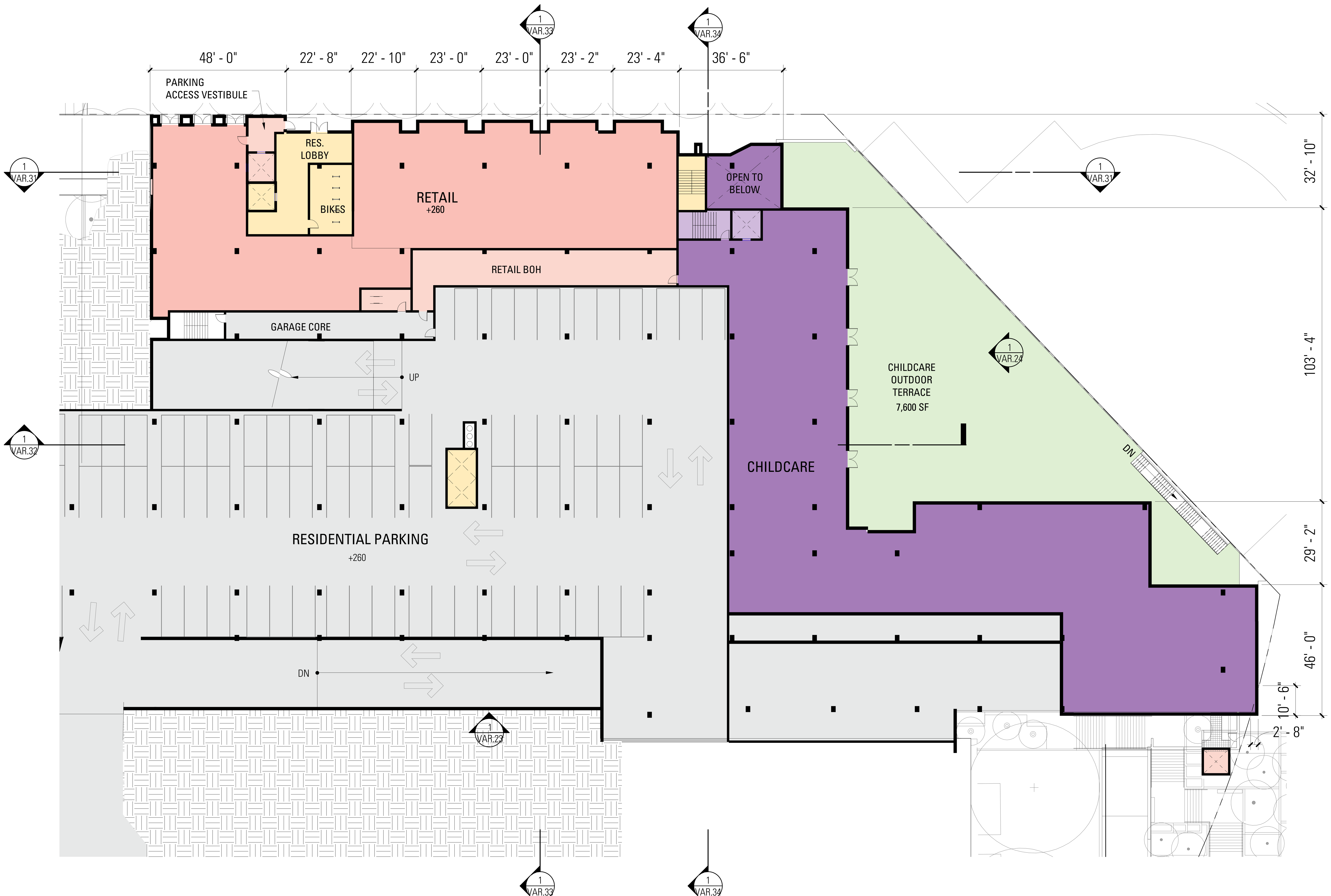
EIR VARIANT 1: "WALNUT" BUILDING PLANS - B2

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 30' 60' 90'

VAR.15



3333 CALIFORNIA STREET SAN FRANCISCO, CA

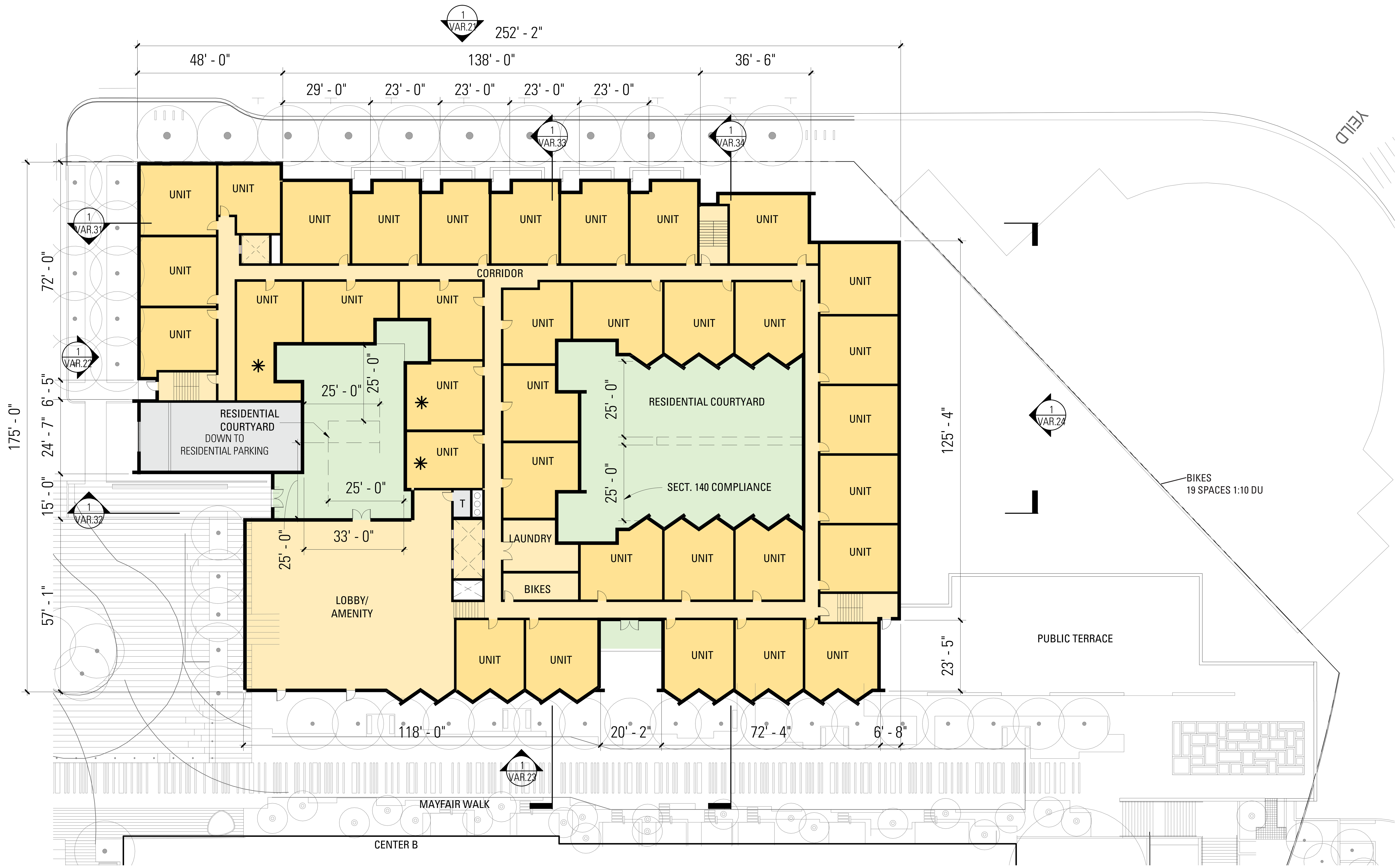
EIR VARIANT 1: "WALNUT" BUILDING PLANS - B1

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

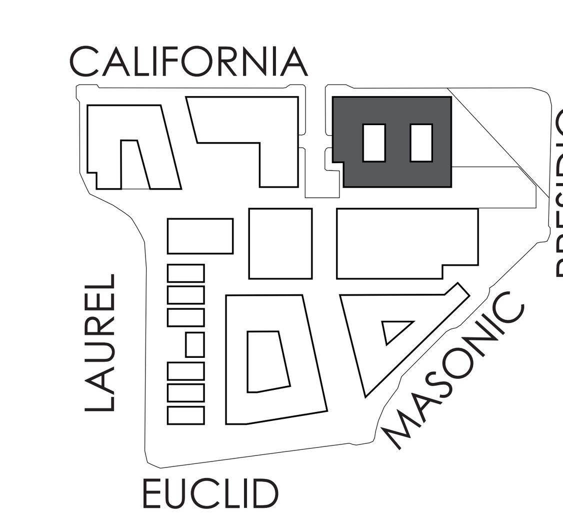
07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 30' 60' 90'

VAR.16



✱ UNIT REQUIRES MODIFICATION TO SECTION 140. 40' - 0' DEPTH REQUIRED, 33'-0" PROVIDED



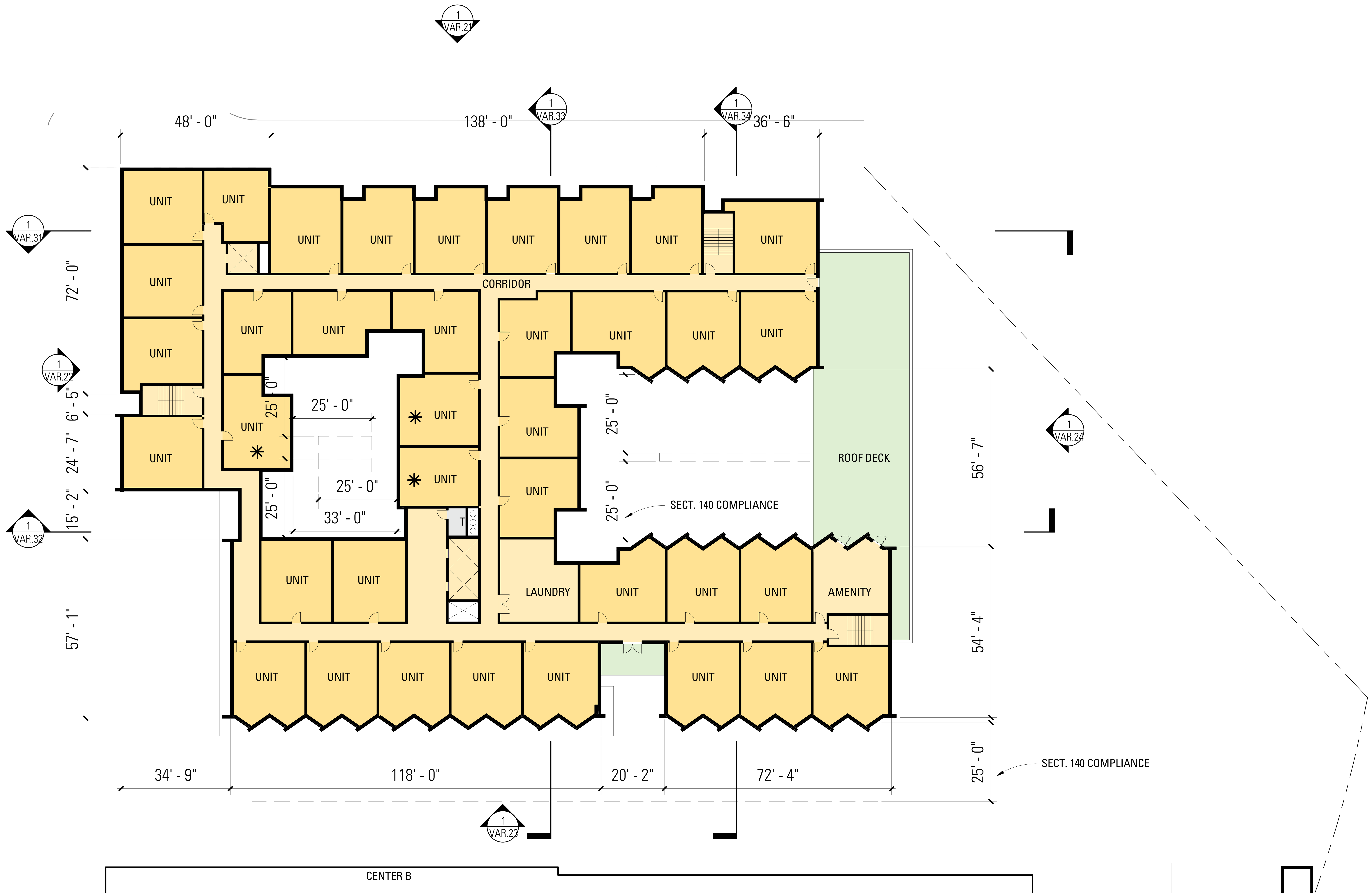
3333 CALIFORNIA STREET SAN FRANCISCO, CA

EIR VARIANT 1: "WALNUT" BUILDING PLANS - LEVEL 1

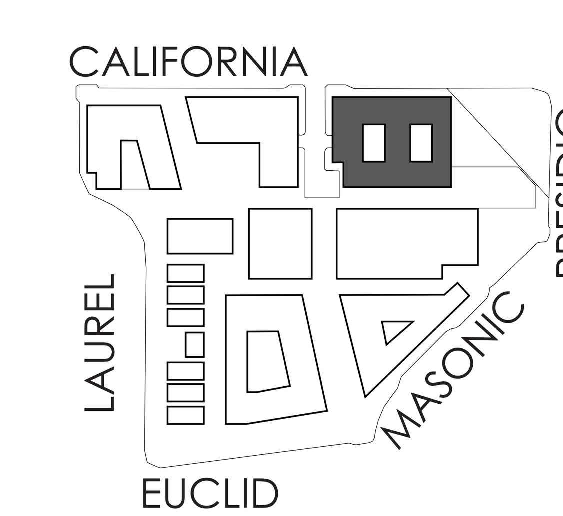
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 30' 60' 90'



✱ UNIT REQUIRES MODIFICATION TO SECTION 140. 35' - 0' DEPTH REQUIRED, 33'-0' PROVIDED



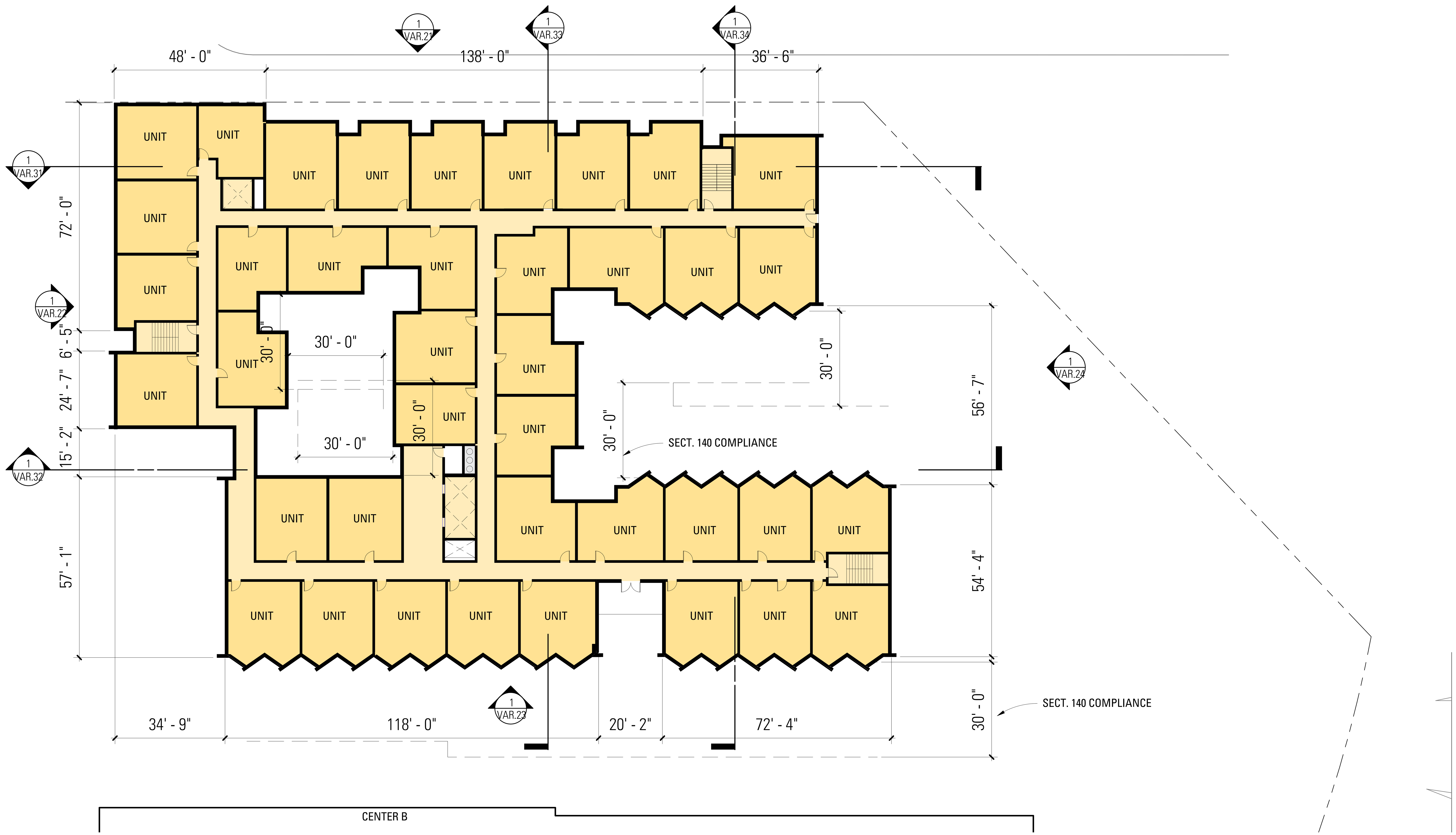
3333 CALIFORNIA STREET SAN FRANCISCO, CA

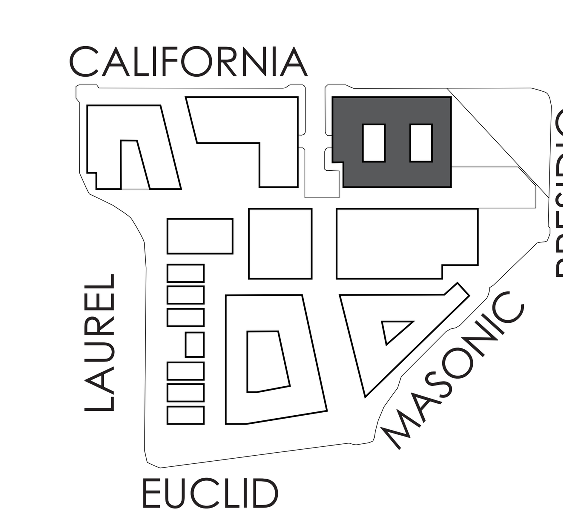
EIR VARIANT 1: "WALNUT" BUILDING PLANS - LEVEL 2

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 30' 60' 90'





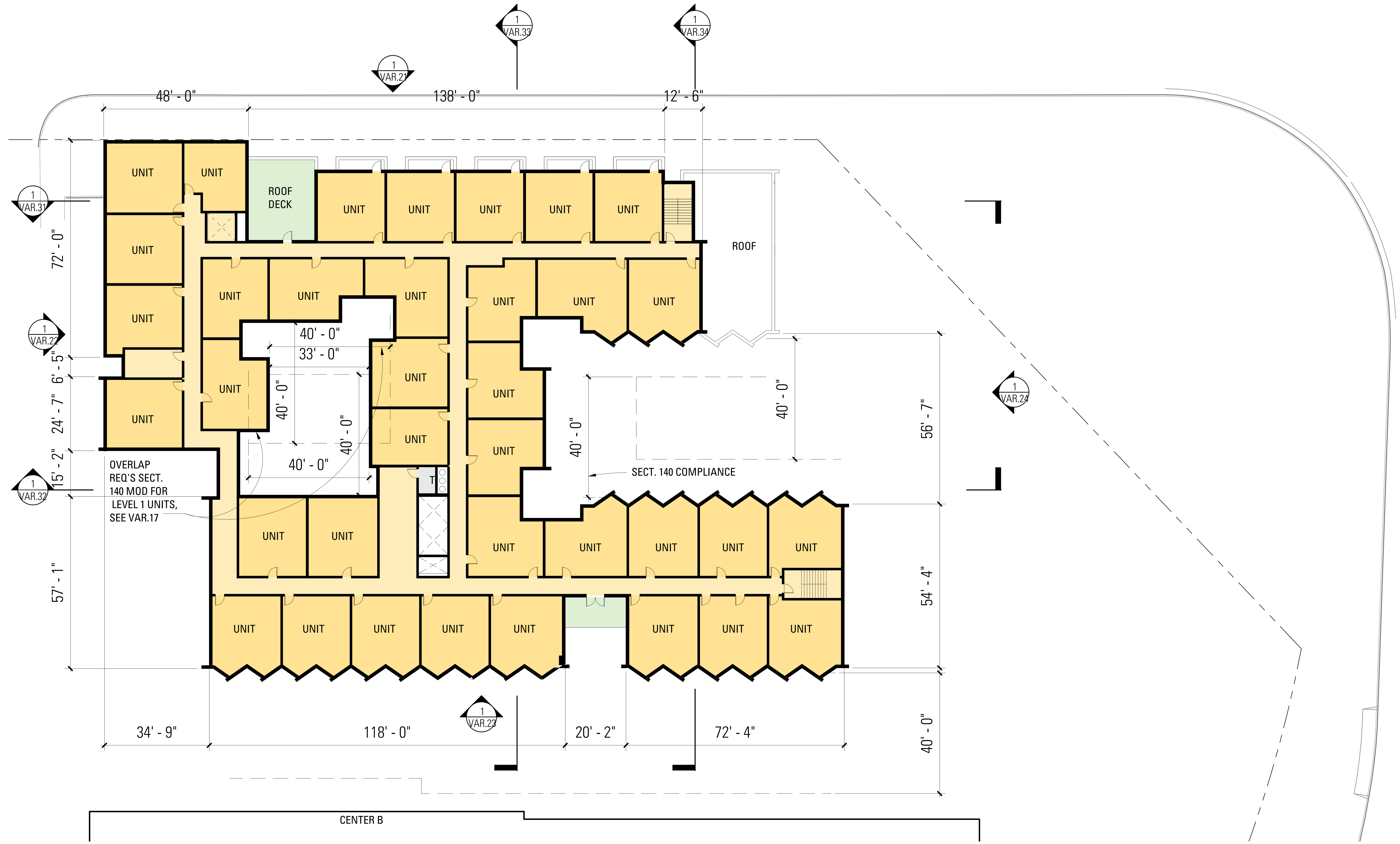
3333 CALIFORNIA STREET SAN FRANCISCO, CA

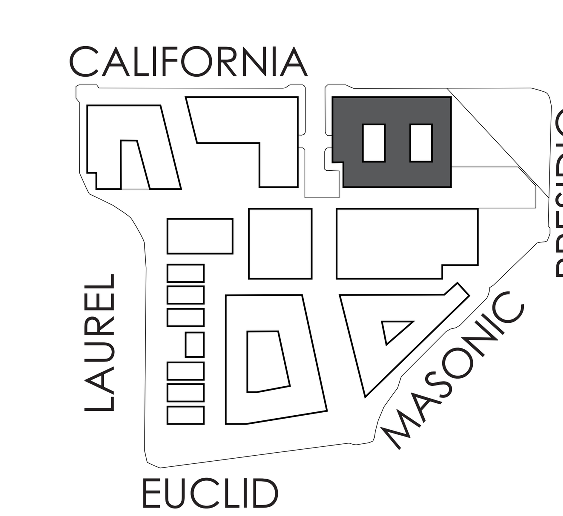
EIR VARIANT 1: "WALNUT" BUILDING PLANS - LEVEL 3-4

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 30' 60' 90'





3333 CALIFORNIA STREET SAN FRANCISCO, CA

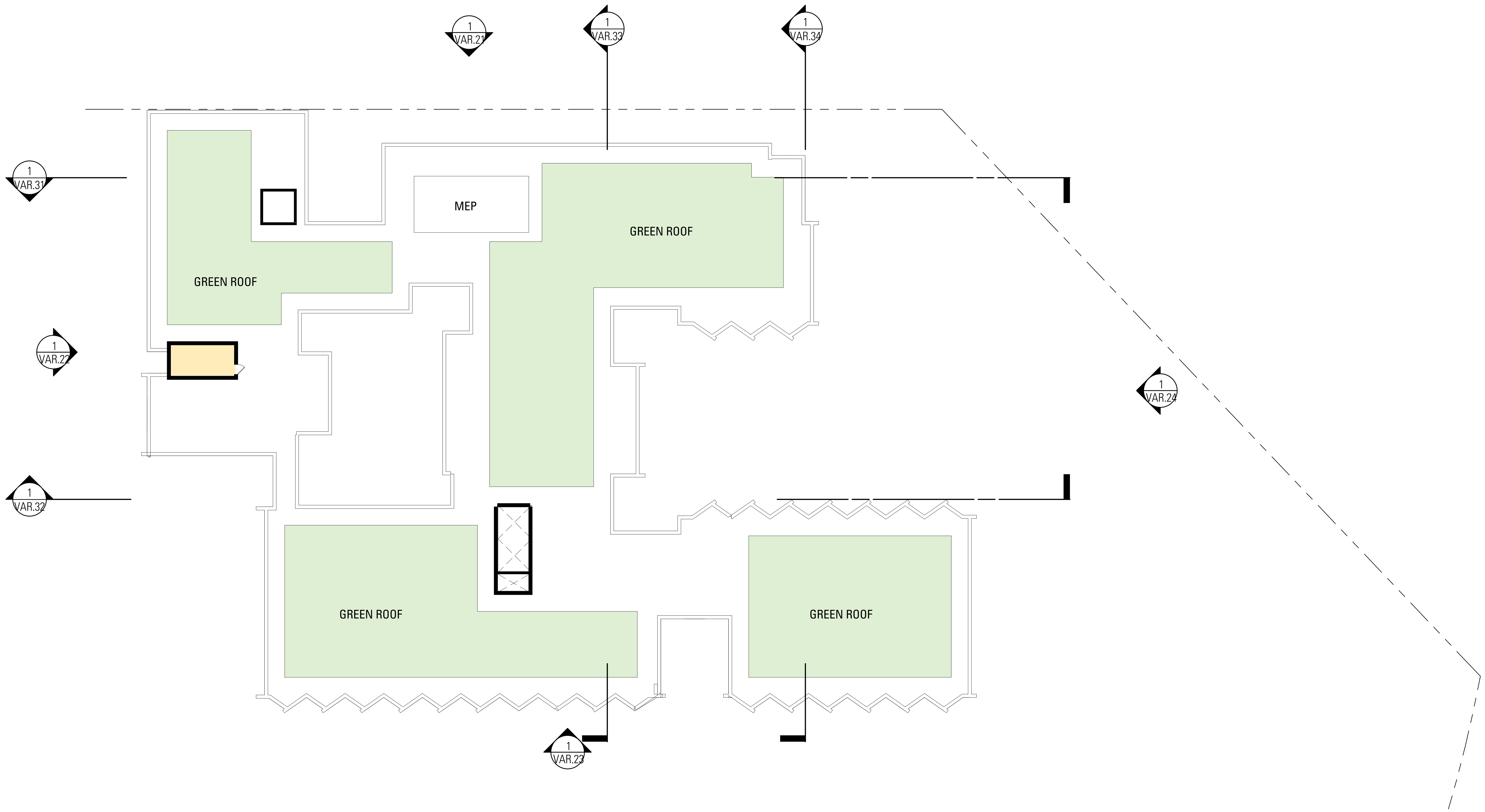
EIR VARIANT 1: "WALNUT" BUILDING PLANS - LEVEL 5

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

0 30' 60' 90'

VAR.20

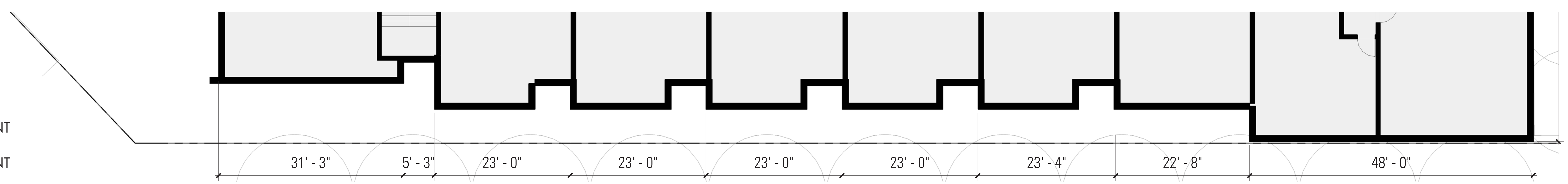


3333 CALIFORNIA STREET SAN FRANCISCO, CA

EIR VARIANT 1: "WALNUT" BUILDING PLANS - ROOF

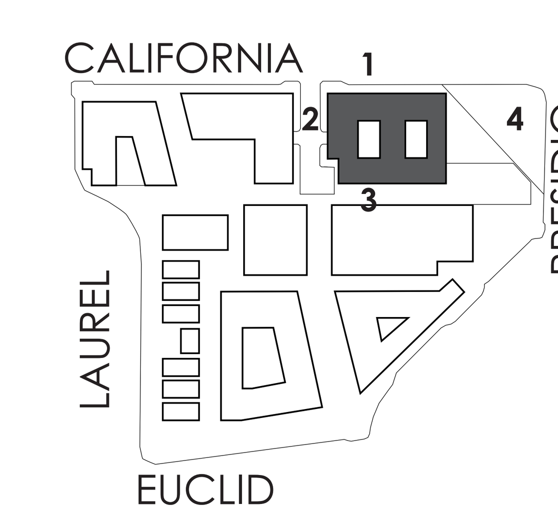
PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MS LA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL



MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

1. CALIFORNIA STREET ELEVATION (NORTH) WITH ILLUSTRATIVE SITE PLAN @ LEVEL 1

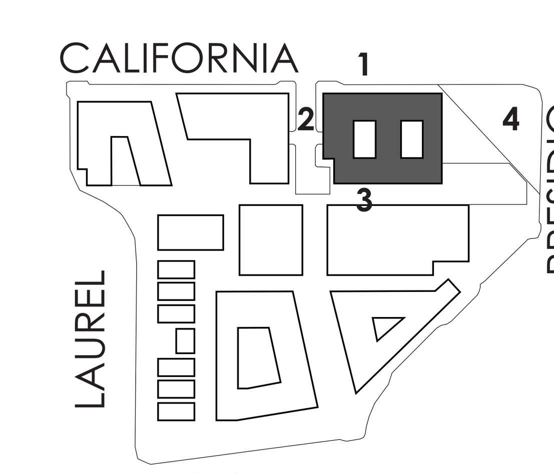


MATERIAL KEY

1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

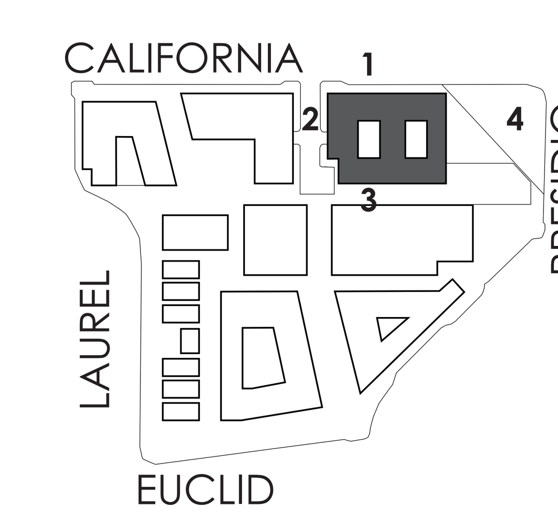
2. WALNUT STREET ELEV WITH ILLUSTRATIVE SITE PLAN @ LEVEL 2

*BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04



MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

3. MAYFAIR WALK ELEVATION (SOUTH) WITH ILLUSTRATIVE SITE PLAN @ LEVEL 2



3333 CALIFORNIA STREET SAN FRANCISCO, CA

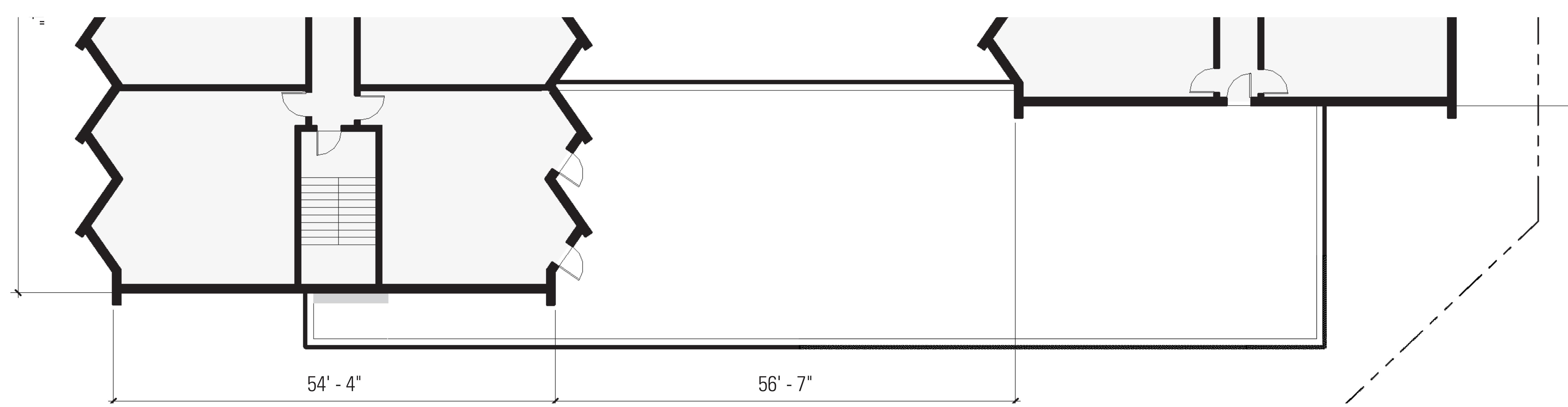
EIR VARIANT 1: "WALNUT" BUILDING ELEVATIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

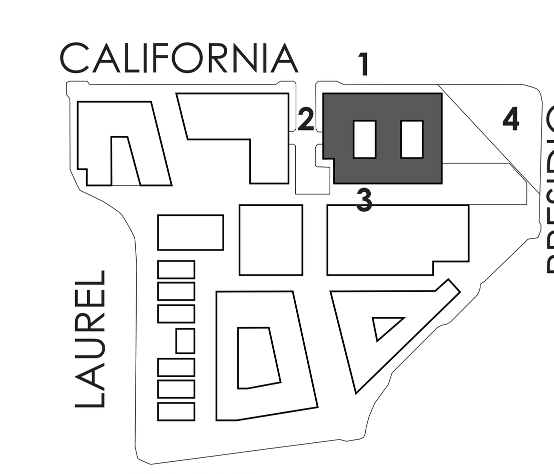
0 5' 10' 20' 30'

MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE



4. PRESIDIO ELEVATION (EAST) WITH ILLUSTRATIVE SITE PLAN @ LEVEL 2

*BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04



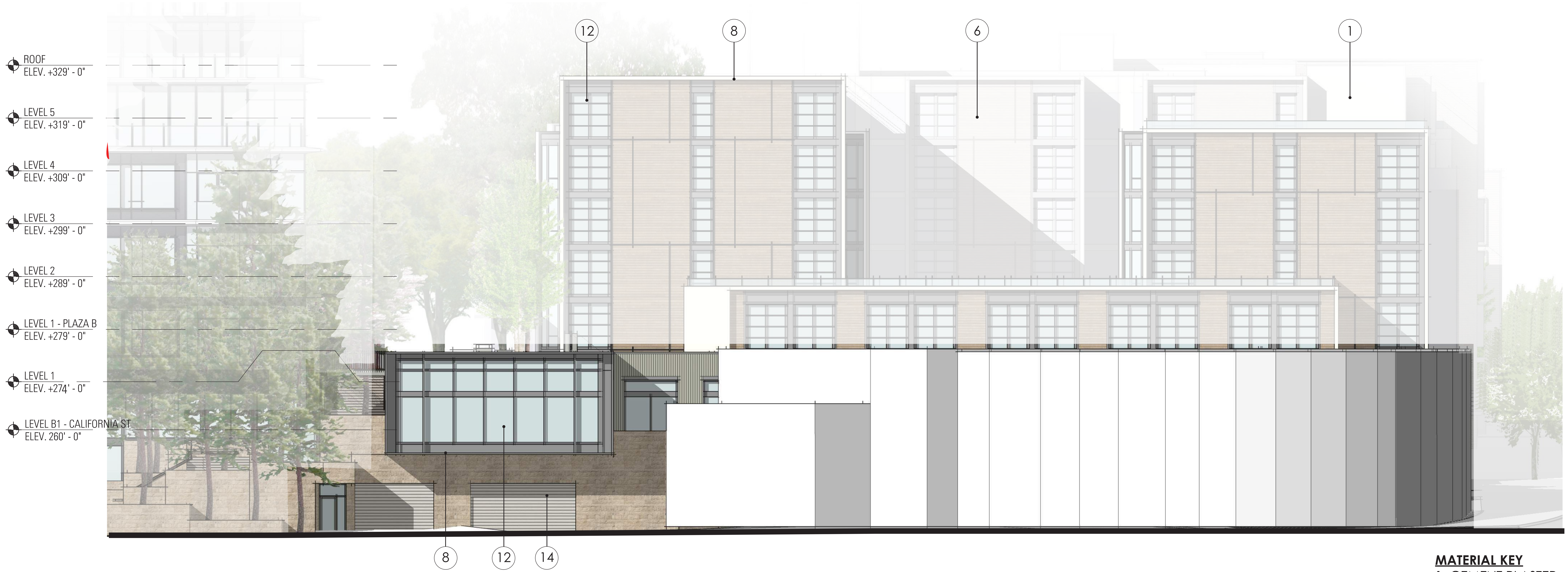
3333 CALIFORNIA STREET SAN FRANCISCO, CA

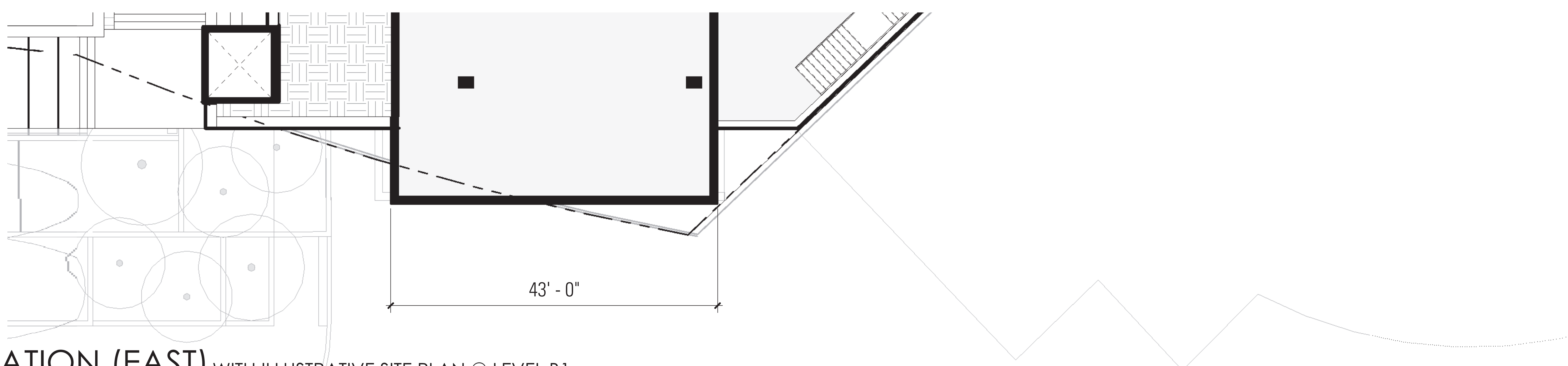
EIR VARIANT 1: "WALNUT" BUILDING ELEVATIONS

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

07.03.2019
PLANNING APPLICATION RESUBMITTAL

VAR.25

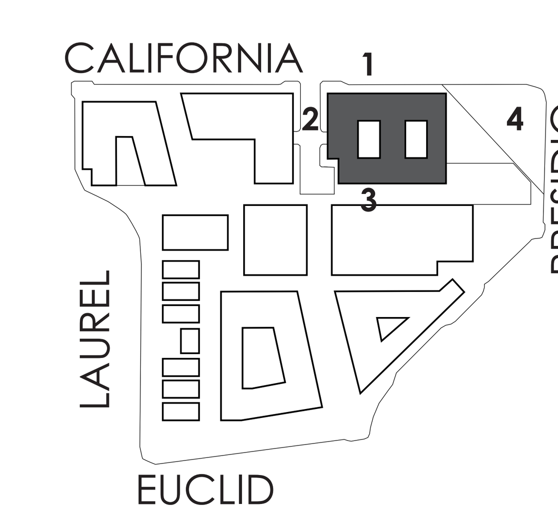




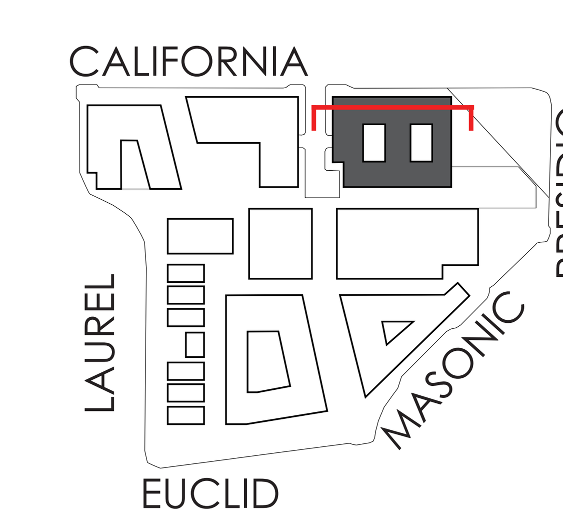
MATERIAL KEY
1. CEMENT PLASTER
2. V-GROOVE SIDING
3. BRICK, PAINTED
4. BRICK
5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
7. WOOD SHINGLE
8. METAL PANEL
9. ALUMINUM EXTRUSION
10. STEEL GUARDRAIL
11. GLASS GUARDRAIL
12. ALUMINUM WINDOW
13. STOREFRONT WINDOW SYSTEM
14. VENTILATED GARAGE DOOR
15. BOARD-FORMED CONCRETE

4. PRESIDIO ELEVATION (EAST) WITH ILLUSTRATIVE SITE PLAN @ LEVEL B1

*BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04



1. WALNUT BUILDING EAST/WEST SECTION



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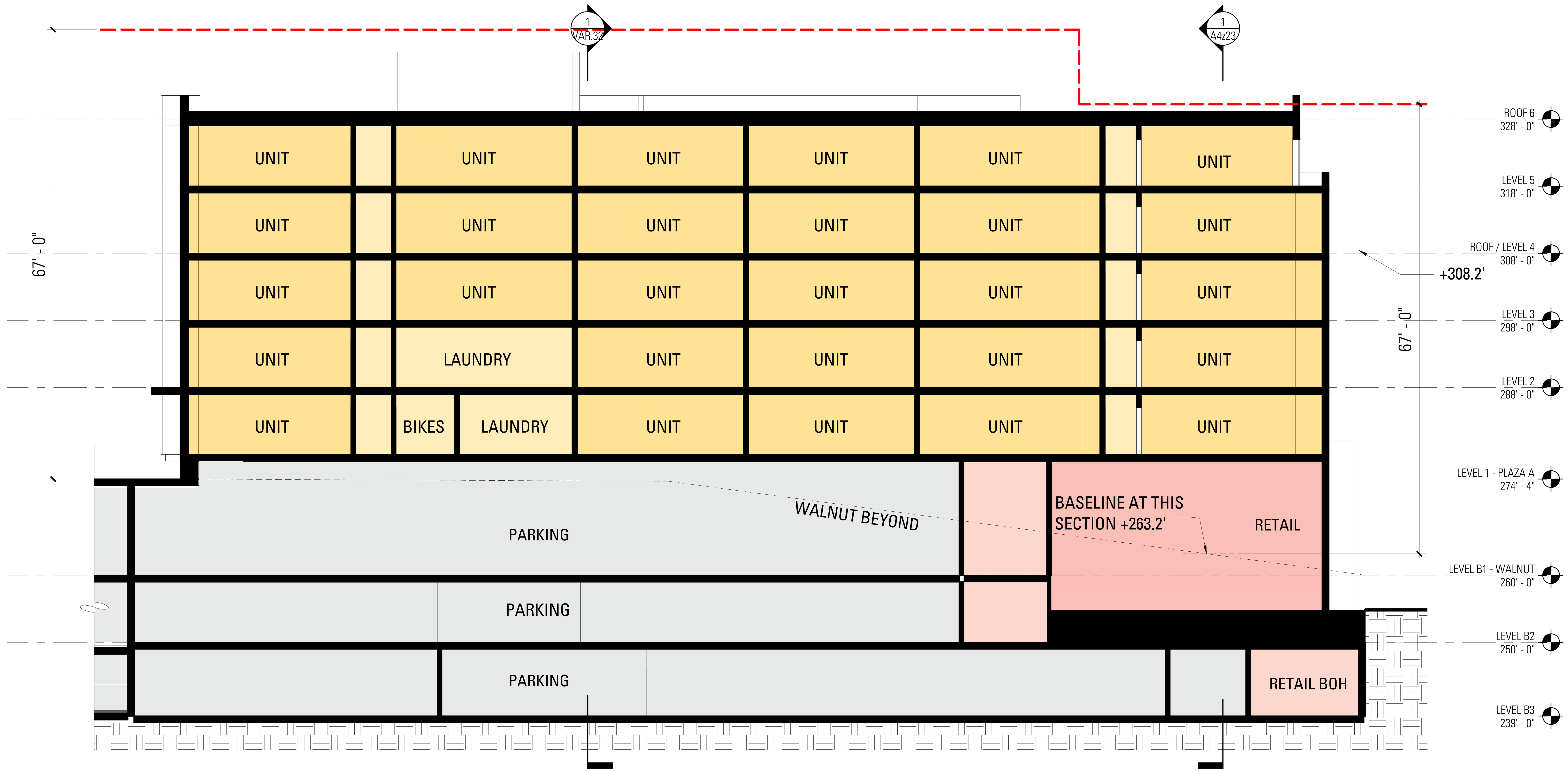
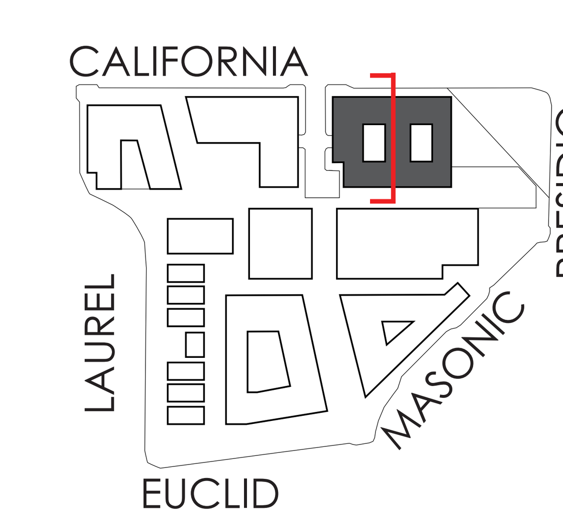
EIR VARIANT 1: WALNUT SECTIONS

1. WALNUT BUILDING EAST/WEST SECTION



1. WALNUT BUILDING NORTH/SOUTH SECTION



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EIR VARIANT 1: WALNUT SECTIONS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

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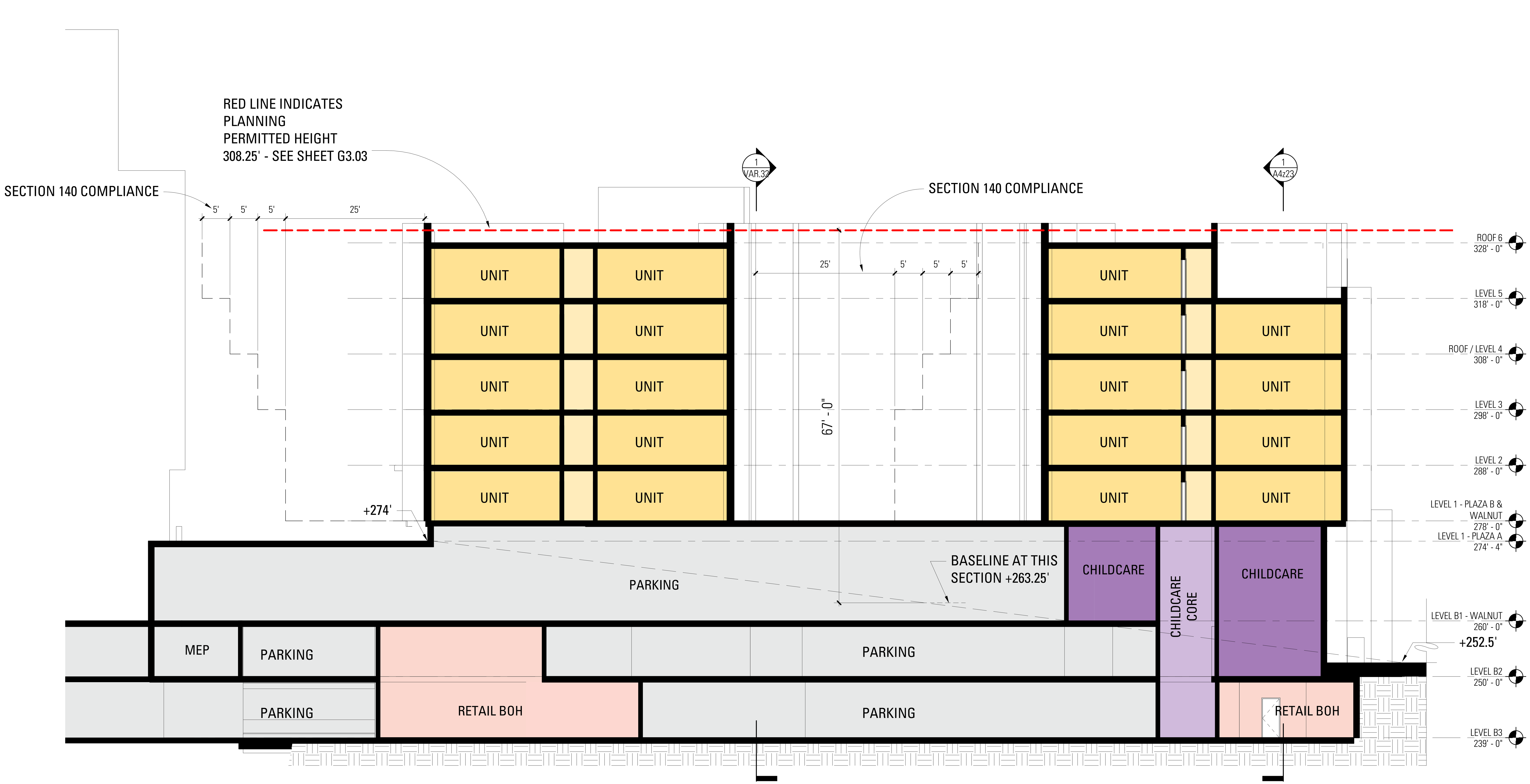

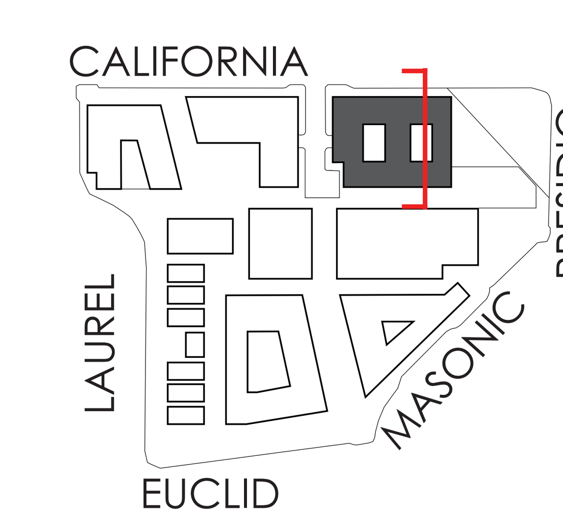

1. WALNUT BUILDING NORTH/SOUTH SECTION

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SAN FRANCISCO, CA

EIR VARIANT 1: WALNUT SECTIONS

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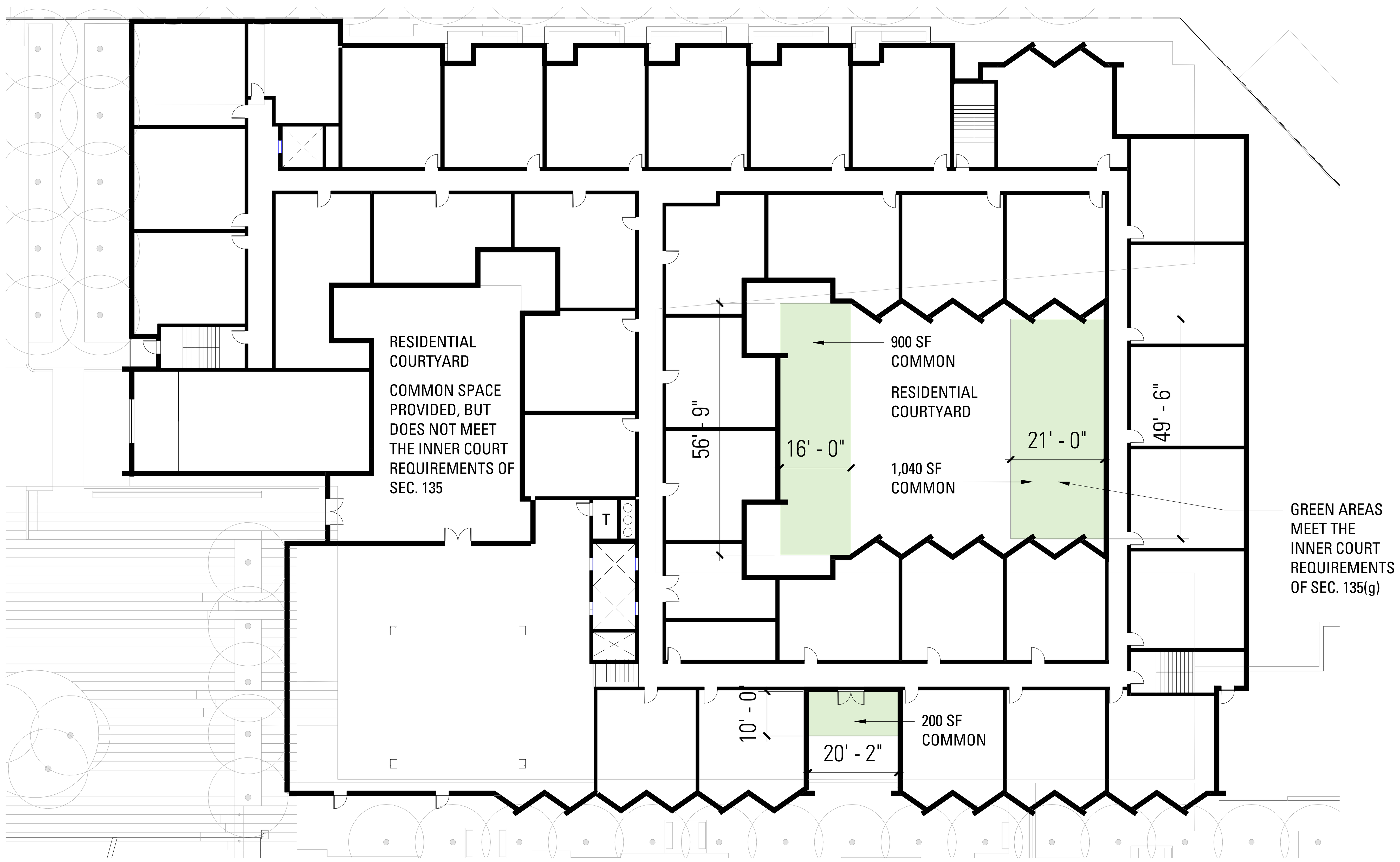
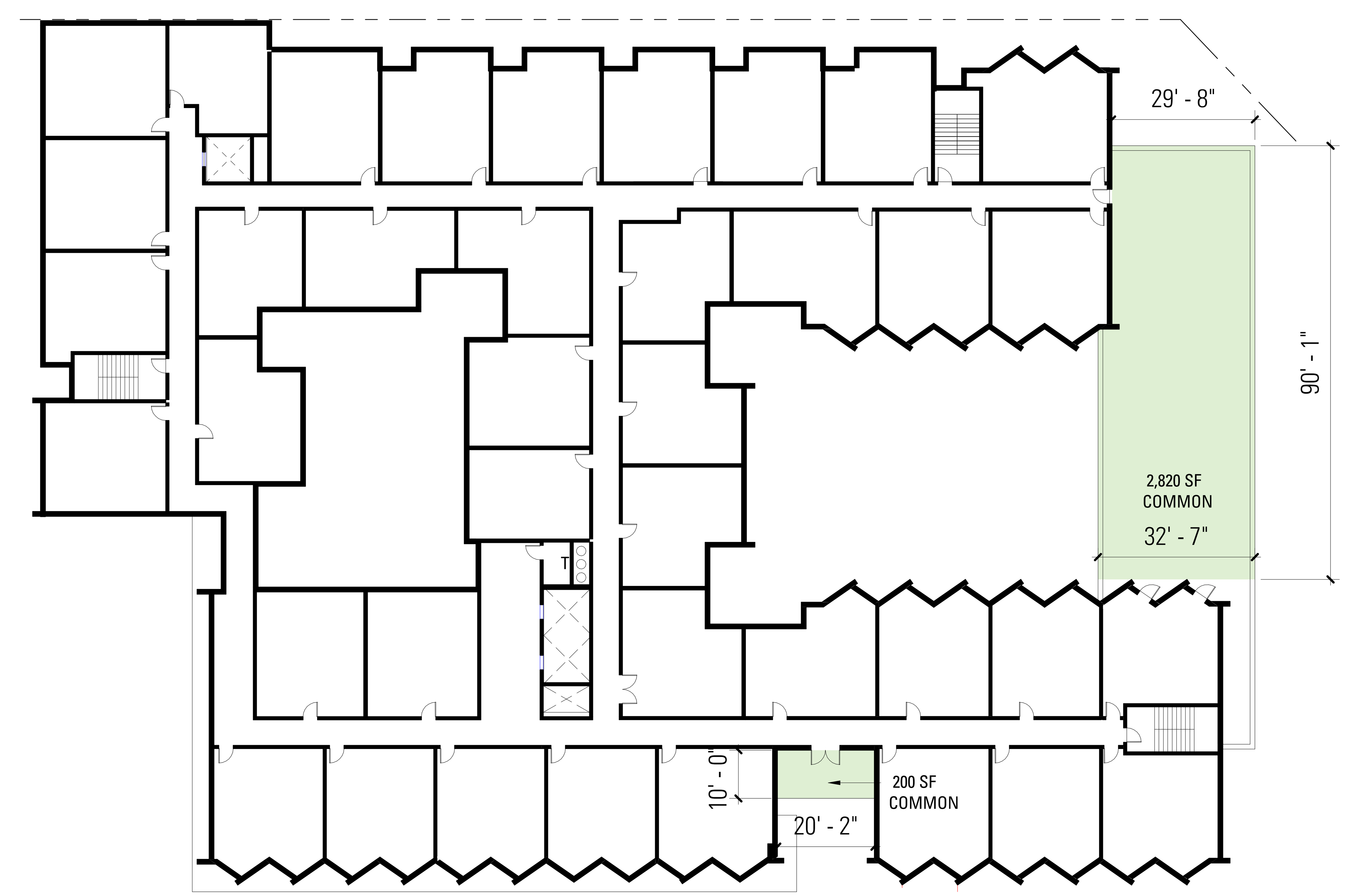


LEVEL 1 - WALNUT OPEN SPACE

1" = 20'-0"



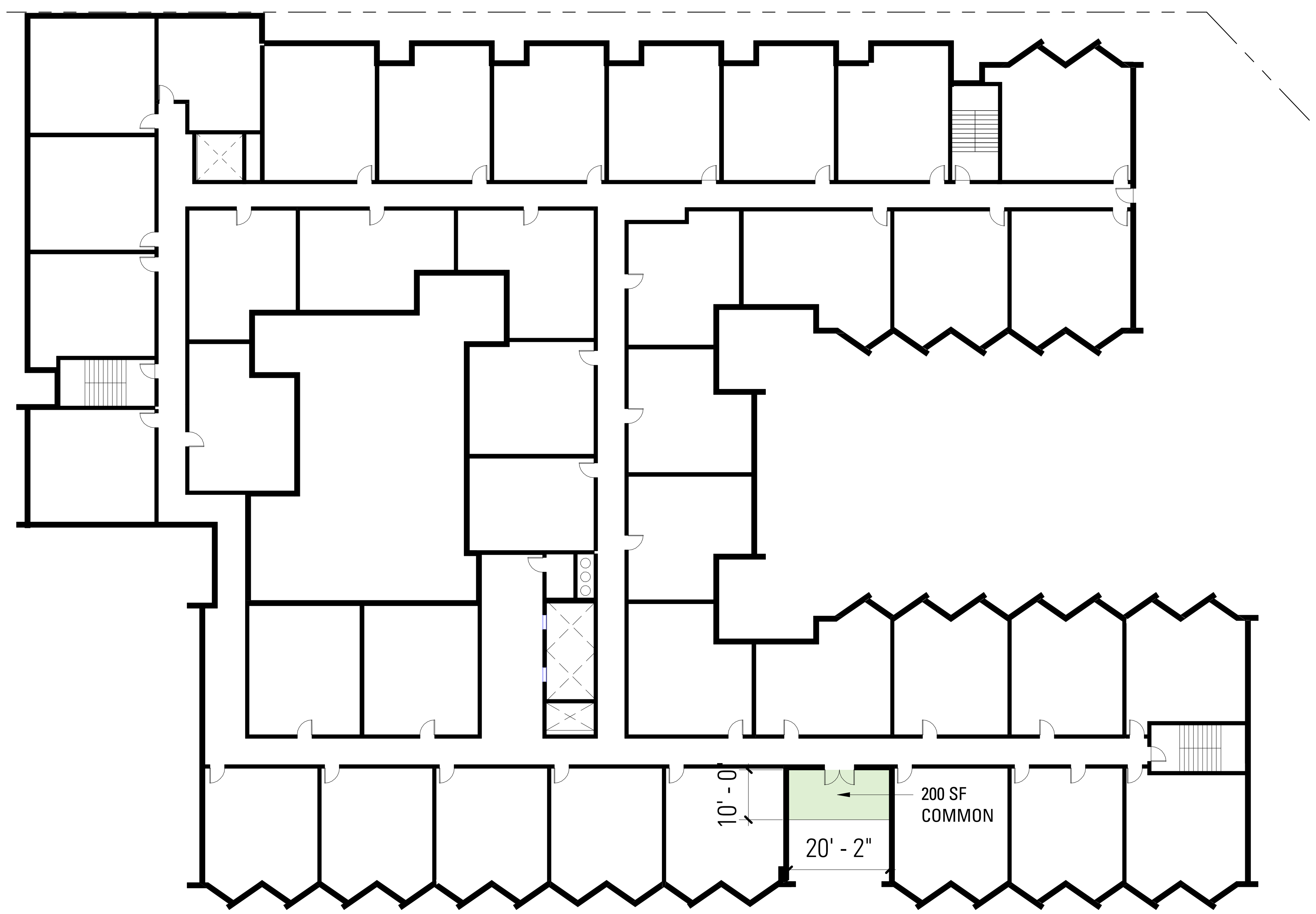
LEVEL 2 - WALNUT OPEN SPACE

1" = 20'-0"

LEVEL 1 SUMMARY:
COMMON: 2,140 SF
PRIVATE: 0 SF

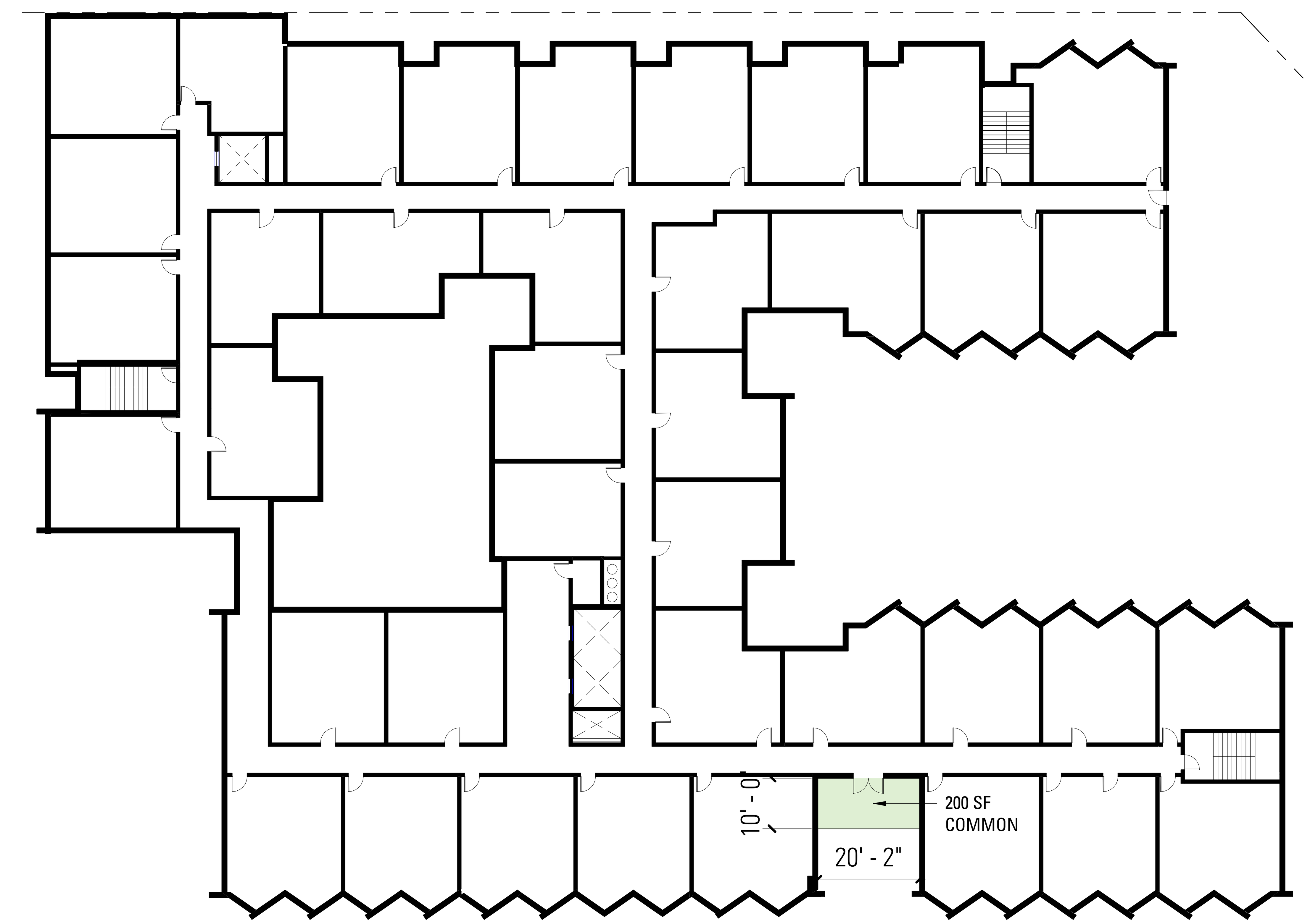
LEVEL 2 SUMMARY:
COMMON: 3,020 SF
PRIVATE: 0 SF

* UNIT WITH CODE COMPLYING OPEN SPACE
(MAX 100 SF/UNITS COUNTED TOWARD REQUIREMENT)



LEVEL 3 - WALNUT OPEN SPACE

1" = 20'-0"



LEVEL 4 - WALNUT OPEN SPACE

1" = 20'-0"

LEVEL 3 SUMMARY:
COMMON: 200 SF
PRIVATE: 0 SF

LEVEL 4 SUMMARY:
COMMON: 200 SF
PRIVATE: 0 SF

* UNIT WITH CODE COMPLYING OPEN SPACE
(MAX 100 SF/UNITS COUNTED TOWARD REQUIREMENT)

Building	Total Units	Base O.S. Req'd (100/du)	Units with Private O.S.	Provided Private O.S.	Remaining Area	Area Req'd as Common (x1.33)	Provided Common O.S.	Remaing Area Req'd on Project Site
Plaza Bldg A	67	6,700	1	100	6,600	8,778	5,550	3,228
Plaza Bldg B	61	6,100	11	818	5,282	7,025	5,180	1,845
Walnut Variant	186	18,600	0	0	18,600	24,738	6,370	18,368
Center Bldg A	51	5,100	12	1,200	3,900	5,187	435	4,752
Center Bldg B	139	13,900	39	3,900	10,000	13,300	1,275	12,025
Masonic	57	5,700	11	1,100	4,600	6,118		4,718
Euclid	139	13,900	24	2,400	11,500	15,295	9,660	5,635
Laurel Duplexes	14	1,400	14	1,400	0	0	0	0
Mayfair	30	3,000	12	1,200	1,800	2,394	700	1,694
Total	**744**	**74,400**	**124**	**12,118**	**62,282**	**82,835**	**29,170**	**52,265**

COMMON SITE PLAN OPEN SPACE CONTRIBUTING TO SECTION 135 REQUIREMENT:
CYPRESS SQUARE + EASTERN MAYFAIR WALK: 24,780 SF
LOWER WALNUT WALK: 16,850 SF
CALIFORNIA PLAZA: 4,290 SF
OVERLOOK: 10,450 SF

TOTAL COMMON OPEN SPACE*: 56,370 SF, EXCEEDS REQUIRED -- COMPLIES

LOCATIONS FOR REQUIRED OPEN SPACE ON SITE:
PLAZA BLDG A: 3,228 SF REQUIRED ON PROJECT SITE
3,228 (OF 4,290) SF PROVIDED AT CALIFORNIA PLAZA

PLAZA BLDG B: 1,845 SF REQUIRED ON PROJECT SITE
1,845 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE

WALNUT: 18,368 SF REQUIRED ON PROJECT SITE
10,450 (OF 10,450) SF PROVIDED AT OVERLOOK
7,918 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE

CENTER BLDG. A: 4,752 SF REQUIRED ON PROJECT SITE
4,752 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE

CENTER BLDG. B: 12,025 SF REQUIRED ON PROJECT SITE
6,400 (OF 16,850) SF PROVIDED AT LOWER WALNUT WALK
5,625 (OF 24,780) SF PROVIDED AT CYPRESS SQUARE

MASONIC: 4,718 SF REQUIRED ON PROJECT SITE
4,718 (OF 16,850) SF PROVIDED AT LOWER WALNUT WALK

EUCLID: 5,635 SF REQUIRED ON PROJECT SITE
5,635 (OF 16,850) SF PROVIDED AT LOWER WALNUT WALK

LAUREL DUPLEXES: 0 SF REQUIRED ON PROJECT SITE

MAYFAIR: 1,694 SF REQUIRED ON SITE
1,694 (OF 24,780) PROVIDED AT CYPRESS SQUARE

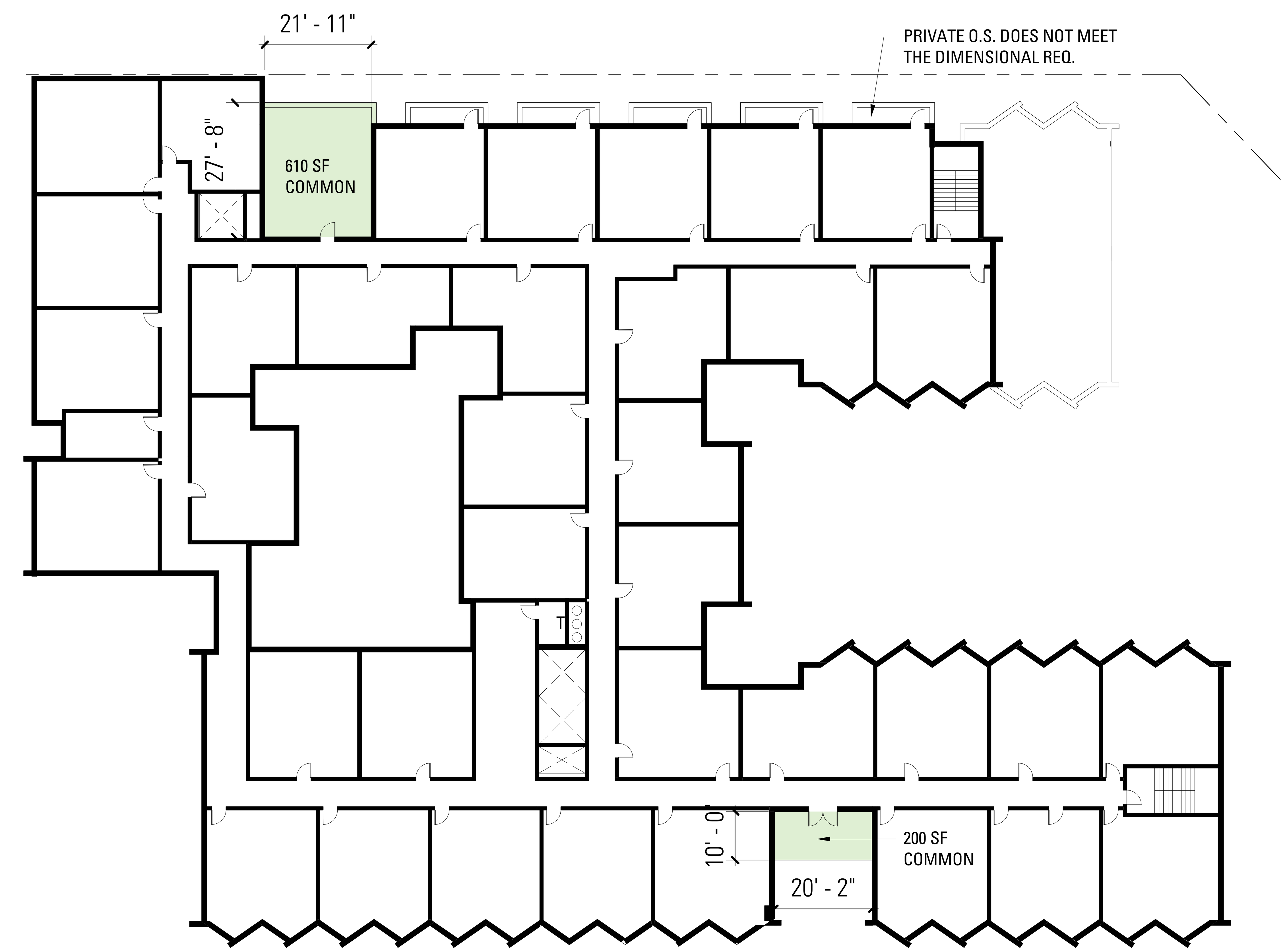
OPEN SPACE USE
CALIFORNIA PLAZA: 3,228 SF FOR PLAZA A BLDG
T: 3,228 SF OF 4,290

CYPRESS SQUARE: 1,845 SF FOR PLAZA B BLDG
7,918 SF FOR WALNUT BLDG
4,752 SF FOR CENTER BLDG A
5,625 SF FOR CENTER BLDG B
1,694 SF FOR MAYFAIR BLDG
T: 21,834 SF OF 24,780

OVERLOOK: 10,450 SF FOR WALNUT
T: 10,450 SF OF 10,450

LOWER WALNUT WALK: 6,400 SF FOR CENTER BLDG B
4,718 SF FOR MASONIC BLDG
5,635 SF FOR EUCLID BLDG
T: 16,753 SF OF 16,850

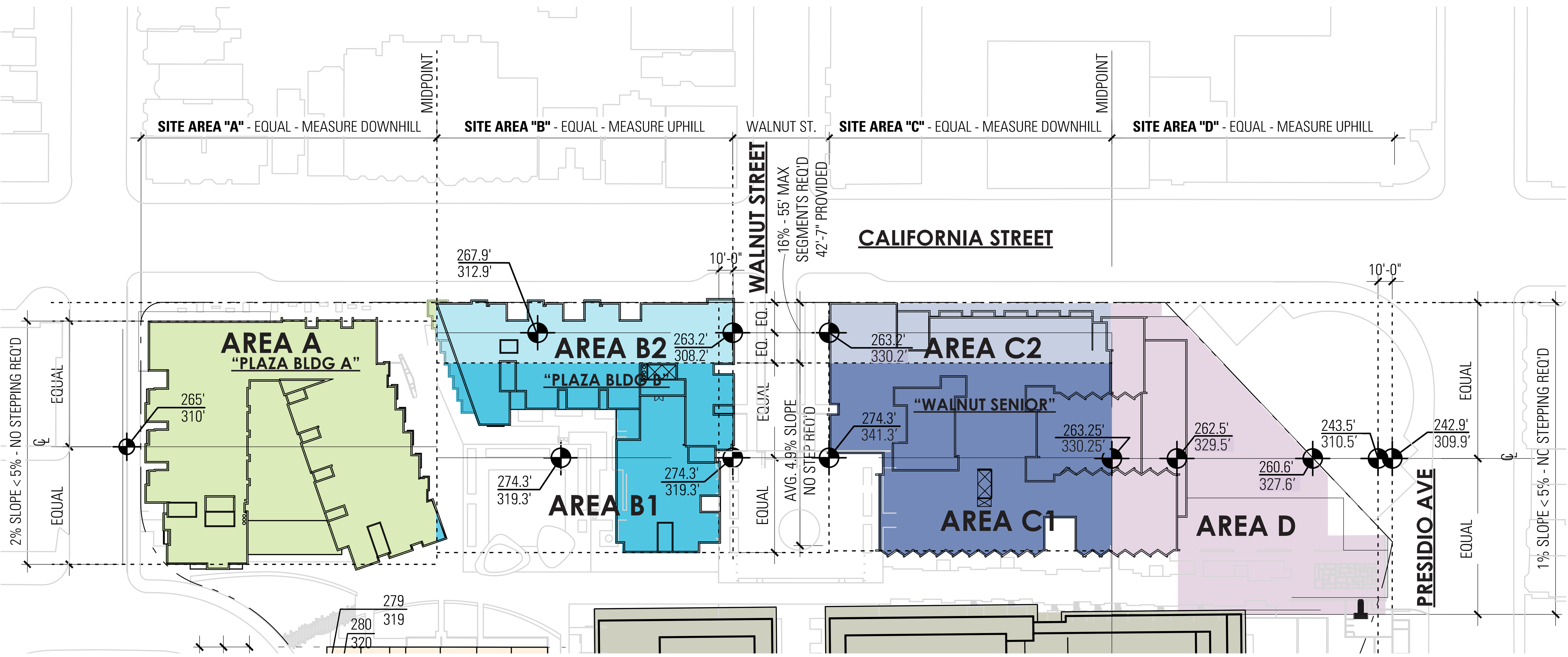
* UNIT WITH CODE COMPLYING OPEN SPACE
(MAX 100 SF/UNITS COUNTED TOWARD REQUIREMENT)

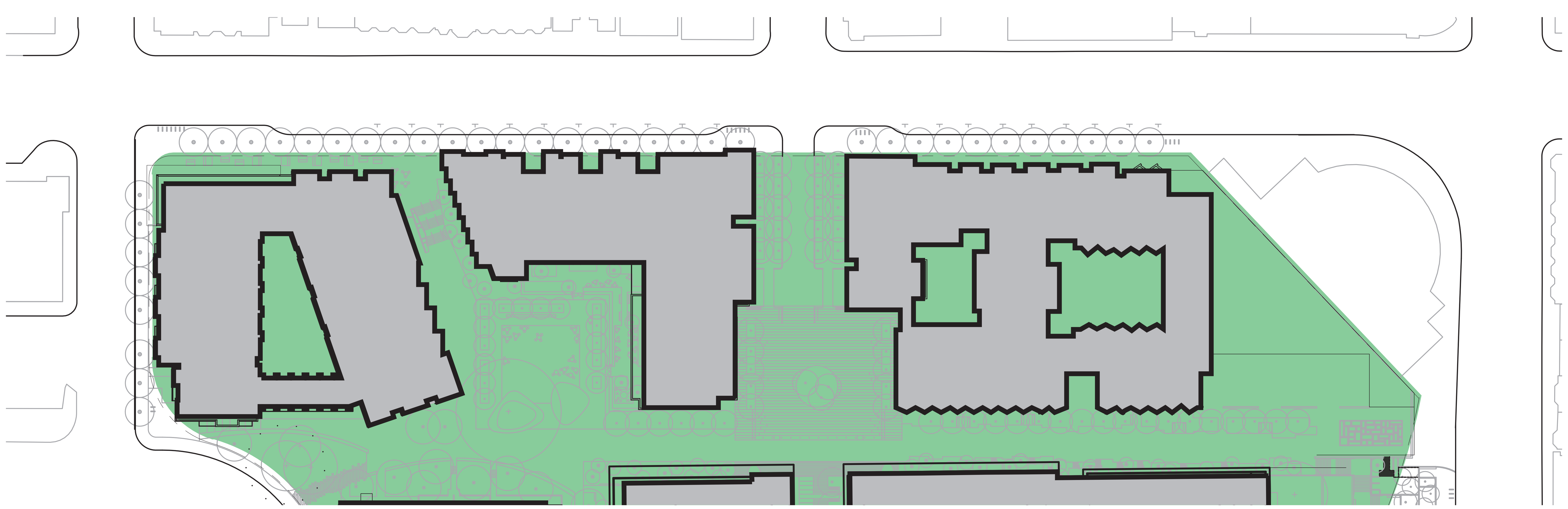


LEVEL 5 - WALNUT OPEN SPACE
1" = 20'-0"

LEVEL 5 SUMMARY:
COMMON: 810 SF
PRIVATE: 0 SF

WALNUT TOTALS:
COMMON: 6,370 SF
PRIVATE: 0 SF COMPLIANT AND COUNTED





BUILDING HEIGHTS SUMMARY (SECTION 260):

The project is composed of a site plan with several different buildings. Each building's height is measured independantly and in compliance with the provisions of Section 260.

Section 260(a)(1)(D):	Where a building has frontages on two or more streets the owner may elect the street frontage from which the measurement is taken.
Section 260(a)(1)(B):	Where the lot slopes downward from the street the point of measurement shall be taken from curb. This point may be used to measure all portions of the building within100-ft of the street or to a point equidistant between such street and the street on the opposite side of the block - whichever is greater.
Section 260(a)(1)(C)	Where the lot slopes upward from the street, the point of measurement shall be taken from the curb at the centerline of the frontage or building step for the first 10-ft of the building. At all other sections the height shall be taken at the average of the grades on either side of the building or building step.

Table 260	Avg. Slope of Curb	Maximum width for portions of the building that may be measured from a single point
	0% - 5% Slope:	No Requirement
	6%-15% Slope:	65-ft
	15% - 20% Slope:	55-ft

BUILDING	MEASUREMENT NARRATIVE
WALNUT SENIOR	The Walnut Building is within height measurement "Area C" and "Area D." and fronts California Street, Walnut Street Extension and Presidio Streets. For the western portions of the building the project elects to measure downsloping from the Walnut Street Extension per Section 260(a)(1)(D). The slope of the Walnut Street Extension varies, with the Southern portion under 5% and the portion closer to California requiring stepping. Per Table 260 the portion closer to California Street is measured in 55-ft segments. The measurement from the Walnut Street Extension is downloping and is carried to the line equidistant between Walnut Street and Presidio Avenue. The Eastern portions of the Walnut building building fall within "Area D" and is measured upsloping from Presidio per Section 260(a)(1)(B). The slope of Presidio is less than 5% and is therefore measured at the midpoint of the frontage. Measuring from Presidio Avenue is upsloping and complies with Section 260(a)(1)(C), with the first 10-ft measured from the centerline of frontage at existing curb, thereafter measured from the average of new grades on either side of the building. The measurement is taken to 45-ft, to allow an additional 5-ft for adequate retail and commercial floor-to-floor heights. See sheet A4.21 A and B for building section showing height compliance.

EIR Variant 1: The Walnut Senior Building is requesting a height increease to 67-ft as part of the PUD.

LOT COVERAGE / YARD COMPLIANCE SUMMARY:

LOT AREA:	446,468 SF
45% OF LOT AREA:	200,911 SF REQUIRED REAR YARD EQUIVALENT *
OPEN AREA PROVIDED:	232,846 SF OR 52% OF SITE AREA

DENOTES OPEN AREA

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EIR VARIANT 1: PLANNING CODE DIAGRAMS

PRADO GROUP SKS JAMES CORNER FIELD OPERATIONS MSLA ARUP BAR architects JENSEN SCB

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EIR VARIANT 1: "WALNUT" RESIDENTIAL PERSPECTIVE

PRADO GROUP | SKS | JAMES CORNER FIELD OPERATIONS | MSLA | ARUP | BAR architects | JENSEN | SCB

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VAR.60