	SHEET INDEX	ARCHITECTURE -	ARCHITECTURE CONTINUED -
	GENERAL - X G0.01 VICINITY MAP + EXISTING S X G0.02 EXISTING CONTEXT X G0.03 URBAN PLANNING DIAGRA X G1.01 SITE PLAN - EXISTING X G1.02 KEYING SITE PLAN - PROPO X G2.01 PROPOSED SITE VIEWS X G2.02 PROPOSED SITE VIEWS X G2.03 PROPOSED SITE VIEWS X G2.04 PROPOSED SITE VIEWS X G2.05 PROPOSED SITE VIEWS X G2.06 REFERENCE SITE ELEVATION X G2.07 REFERENCE SITE ELEVATION X G2.08 REFERENCE SITE SECTIONS X G3.01 PLANNING CODE SUMMAR X G3.02a PROJECT DATA - SUMMAR X G3.02b PROJECT DATA - AREAS BY X G3.03 PLANNING CODE DIAGRA X G3.04 PLANNING CODE DIAGRA X G3.05 PLANNING CODE DIAGRA X G3.05 PLANNING CODE DIAGRA X G3.05 PLANNING CODE DIAGRA X G4.01 SUSTAINABILITY	X A1.02 CALIFORNIA ST. PARKING GARAGE - LEY  AMS  X A1.03 CALIFORNIA ST. PARKING GARAGE - LEY  X A1.04 LOADING PLAN - LEVEL B3  DSED  X A1.05 LOADING PLAN - LEVEL B2  X A1.06 REFUSE PLAN - LEVEL B3  X A2.00 "PLAZA A" BUILDING PLANS - LEVEL B1  X A2.01 "PLAZA A" BUILDING PLANS - LEVEL B1  X A2.02 "PLAZA A" BUILDING PLANS - ROOF  X A2.11 "PLAZA A" BUILDING ELEVATIONS  X A2.11 "PLAZA A" BUILDING SECTION  X A2.41 "PLAZA A" SAMPLE UNIT PLANS  RY  X A3.00 "PLAZA B" BUILDING PLANS - LEVEL B1  Y X A3.01 "PLAZA B" BUILDING PLANS - LEVEL B1  Y X A3.01 "PLAZA B" BUILDING PLANS - LEVEL B1  Y X A3.02 "PLAZA B" BUILDING PLANS - LEVEL B1  Y BUILDING  X A3.03 "PLAZA B" BUILDING PLANS - ROOF  MS  X A3.11 "PLAZA B" BUILDING PLANS - ROOF  MS  MS - HEIGHT  X A3.12 "PLAZA B" BUILDING SECTIONS  MS - UNIT EXPOSURE  X A3.41 "PLAZA B" BUILDING SECTIONS  X A3.41 "PLAZA B" SAMPLE UNIT PLANS  X A4.00 "WALNUT" BUILDING PLANS - LEVEL B3	XVEL B3 X A7.13 MASONIC BUILDING SECTIONS XVEL B2 X A7.14 MASONIC BUILDING SECTIONS XVEL B1 X A7.20 MASONIC TYPICAL UNIT PLANS X A7.30 MASONIC MATERIAL PALETTE X A8.01 EUCLID BUILDING PLAN (EL. 275) X A8.02 EUCLID BUILDING PLAN (EL. 285) X A8.03 EUCLID BUILDING PLAN (EL. 295) AND 1 X A8.04 EUCLID BUILDING PLAN (EL. 305) XND 3 X A8.05 EUCLID BUILDING PLAN (EL. 315) X A8.06 EUCLID BUILDING PLAN (EL. 325) X A8.07 EUCLID BUILDING PLAN (EL. 337) X A8.11 EUCLID BUILDING PLAN (EL. 337) X A8.11 EUCLID BUILDING ELEVATIONS X A8.12 EUCLID BUILDING SECTIONS 2 X A8.13 EUCLID BUILDING SECTIONS 2 X A8.14 EUCLID BUILDING SECTIONS 4 X A8.20 EUCLID TYPICAL UNIT PLANS X A8.30 EUCLID MATERIAL PALETTE X A9.01 MAYFAIR BUILDING FLOOR PLANS LEVEL B1 & 1 X A9.02 MAYFAIR BUILDING FLOOR PLANS LEVEL 2 & 3 X A9.03 MAYFAIR BUILDING FLOOR PLANS LEVEL 4 & ROOF X A9.04 MAYFAIR BUILDING FLOOR PLANS ROOF LEVEL X A9.11 MAYFAIR BUILDING FLOOR PLANS ROOF LEVEL
PLANNING APPLICATION	CIVIL -	X A4.01 "WALNUT" BUILDING PLANS - LEVEL B2 X A4.02 "WALNUT" BUILDING PLANS - LEVEL B1	X A9.12 MAYFAIR BUILDING SECTIONS X A9.20 MAYFAIR TYPICAL UNIT PLANS
RE-SUBMITTAL AUGUST 17, 2017	X C1.01 EXISTING SITE TOPO X C1.02 EXISTING UTILITY PLAN X C2.01 EXISTING AND POPOSED BI X C2.02 PROPOSED SITE PLAN AND	HORIZONTAL CONTROL PLAN X A4.11 "WALNUT" BUILDING ELEVATIONS DING & EVACUATION PLAN X A4.21 "WALNUT" BUILDING SECTIONS	X A9.30 MAYFAIR MATERIAL PALETTE X A10.01 LAUREL DUPLEX FLOOR PLANS X A10.02 LAUREL DUPLEX FLOOR PLANS X A10.03 LAUREL DUPLEX FLOOR PLANS X A10.04 LAUREL DUPLEX FLOOR PLANS X A10.11 LAUREL DUPLEX FLOOR PLANS X A10.11 LAUREL DUPLEX ELEVATIONS DAPTION X A10.12 LAUREL DUPLEX ELEVATIONS X A10.13 LAUREL DUPLEX SECTIONS
DEVELOPMENT TEAM LAUREL HEIGHTS PARTNERS, LLC CONTACT: DON BRAGG 415.395.0880 dbragg@pradogroup.com	X C4.02 TRUCK TURNING WB-40 X C4.03 TRUCK TURNING WB-50 X C4.04 TRUCK TURNING FIRE ENGII X C4.05 TRUCK TURNING FIRE LADD X C4.06 TRUCK TURNING BUS-40	DER X A6.12 CENTER B - LEVEL B1 PLAN X A6.13 CENTER A & B - LEVEL L1 PLANS	YSIS X A10.30 LAUREL MATERIAL PALETTE  "X" DENOTES THAT SHEET IS INCLUDED IN THE SUBMITTAL
LANDSCAPE MEYER + SILBERBERG LAND ARCHITECTS JAMES CORNER FIELD OPERATIONS CONTACT: DAVID MEYER CONTACT: JAMES CORNER 510.559.2973 212.433.1450 david@mslandarchitects.com jcorner@fieldoperations.net	X C4.07 TRUCK TURNING WALNUT E  LANDSCAPE - X L0.00 SITE DIAGRAM - CONNECT X L0.01 SITE DIAGRAM - OPEN SPA	X A6.15 CENTER A & B - LEVEL L3 PLANS X A6.16 CENTER A & B - LEVEL L4 PLANS  IVITY X A6.17 CENTER A & B - LEVEL L5 PLANS CENTER A & B - LEVEL L6 PLANS CENTER A & B - LEVEL L7 PLANS	
ARCHITECTURE BAR ARCHITECTS SOLOMON CORDWELL BUENZ CONTACT: DAVID ISRAEL CONTACT: CHRIS PEMBERTON 415.263.5700 415.216.2460 disrael@bararch.com chris.pemberton@scb.com	X L1.01 SITE DIAGRAM - SITE ACCE: X L1.02 SITE DIAGRAM - SITE PARKII X L1.03 SITE DIAGRAM - STREET TREI X L1.04 SITE DIAGRAM - PUBLIC BIK X L1.05 STREETSCAPE PLAN X L1.06 STREETSCAPE SECTIONS	X A6.20 CENTER A & B - ROOF PLANS  SS X A6.30 CENTER A & B - ELEVATIONS  ES X A6.21 CENTER A & B - ILLUSTRATIVE UNIT PLANS  E PARKING X A6.31 CENTER A & B - ELEVATIONS  X A6.32 CENTER A & B - ELEVATIONS	S
JENSEN ARCHITECTS CONTACT: MARK JENSEN 415.348.9650 markj@jensen-architects.com	X L2.00 LANDSCAPE SITE PLAN X L2.01 ENLARGED PLANS - CYPRE: STREETSCAPE IMPROVEMEN X L2.02 ENLARGED PLANS - WALNUM IMPROVEMENTS	NTS X A7.01 MASONIC BUILDING PLAN - B1  X A7.02 MASONIC BUILDING PLAN - LEVEL 1	
CIVIL BKF ENGINEERS CONTACT: ERIC GIROD 925.396.7751 egirod@bkf.com SUSTAINABILITY+LOGISTICS ARUP CONTACT: COLE ROBERTS 415.946.0287 cole.roberts@arup.com	X L2.03 ENLARGED PLANS - PINE STREET STEPS STREETSC  X L2.04 ENLARGED PLANS - CORNI IMPROVEMENTS  X L2.05 ENLARGED PLANS- EUCLID IMPROVEMENTS	CAPE IMPROVEMENTS  X A7.05 X A7.06 X A7.06 X A7.07 MASONIC BUILDING PLAN - LEVEL 5 MASONIC BUILDING PLAN - LEVEL 5 MASONIC BUILDING PLAN - LEVEL 6 X A7.07 MASONIC BUILDING PLAN - LEVEL 6	
3333 CALIFORNIA STREET SA	N FRANCISCO, CA	A ATTI WASONIC BUILDING ELEVATIONS	COVER SHEET
JAMES		00.17	7 2017











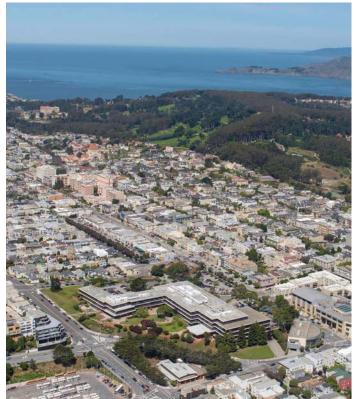




**VICINITY MAP** 



BRICK ELEMENTS AND LINEAR MODERN FACADE



**AERIAL VIEW LOOKING NORTH-WEST** 



**EXISTING CYPRESS TREE** 











EXISTING BUILDING

VICINITY MAP + EXISTING SITE IMAGES

















ATTACHED HOUSING ON COLLINS STREET









RETAIL FRONT WITH RESIDENTIAL ABOVE ON SACRAMENTO STREET



MULTIFAMILY HOUSING ON EUCLID





COMMUNITY SERVING RETAIL AT LAUREL VILLAGE

EXISTING CONTEXT





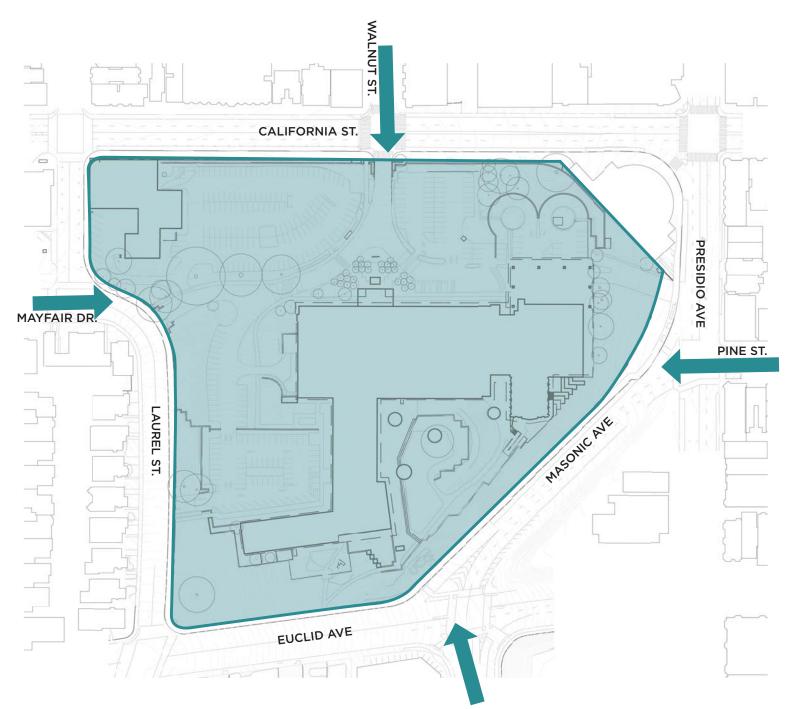




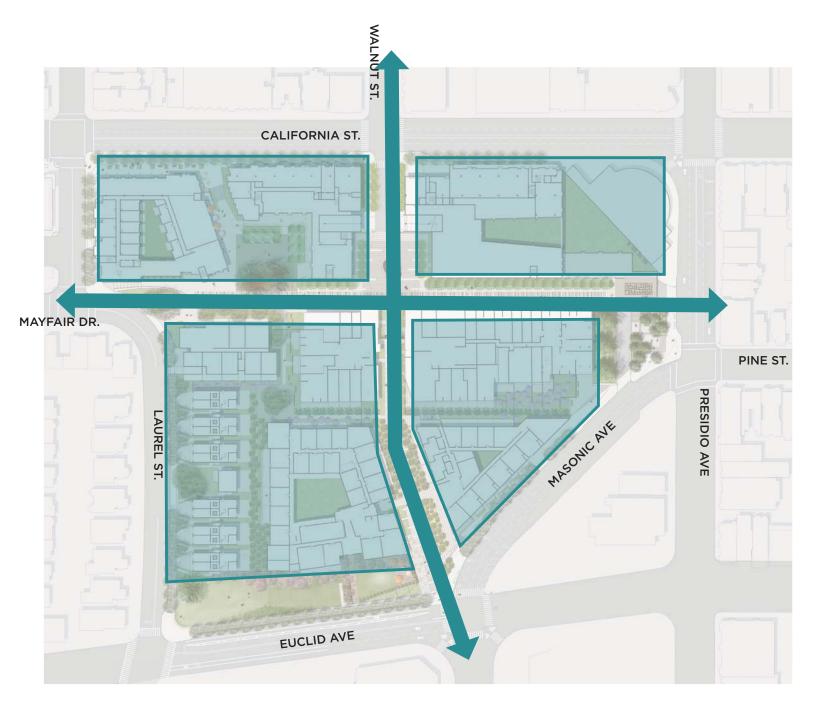












PROPOSED CONDITION SITE BROKEN INTO MULTIPLE CITY BLOCKS

**URBAN PLANNING DIAGRAMS** 



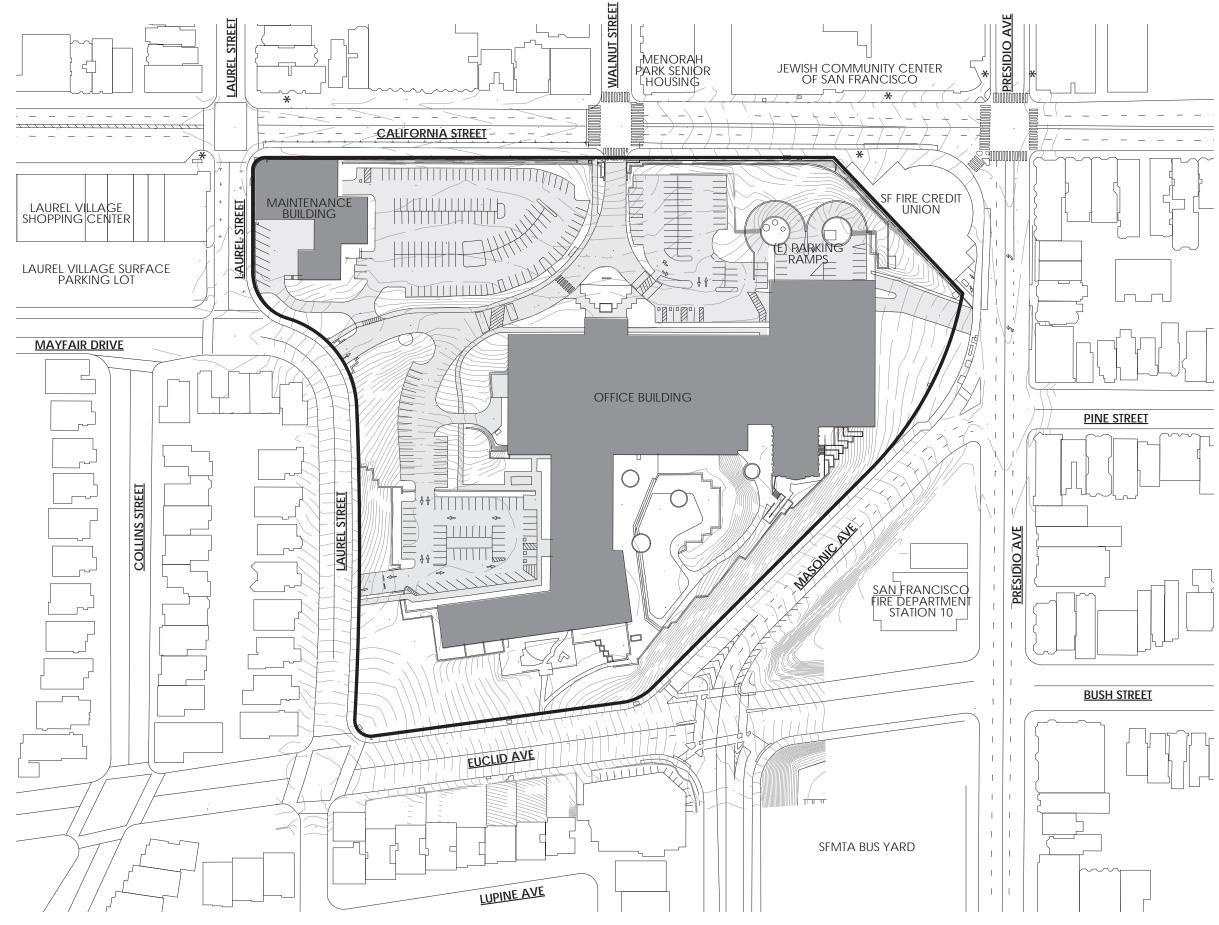












SITE PLAN - EXISTING



**★** DENOTES (E) BUS STOP























AERIAL VIEW LOOKING NORTH



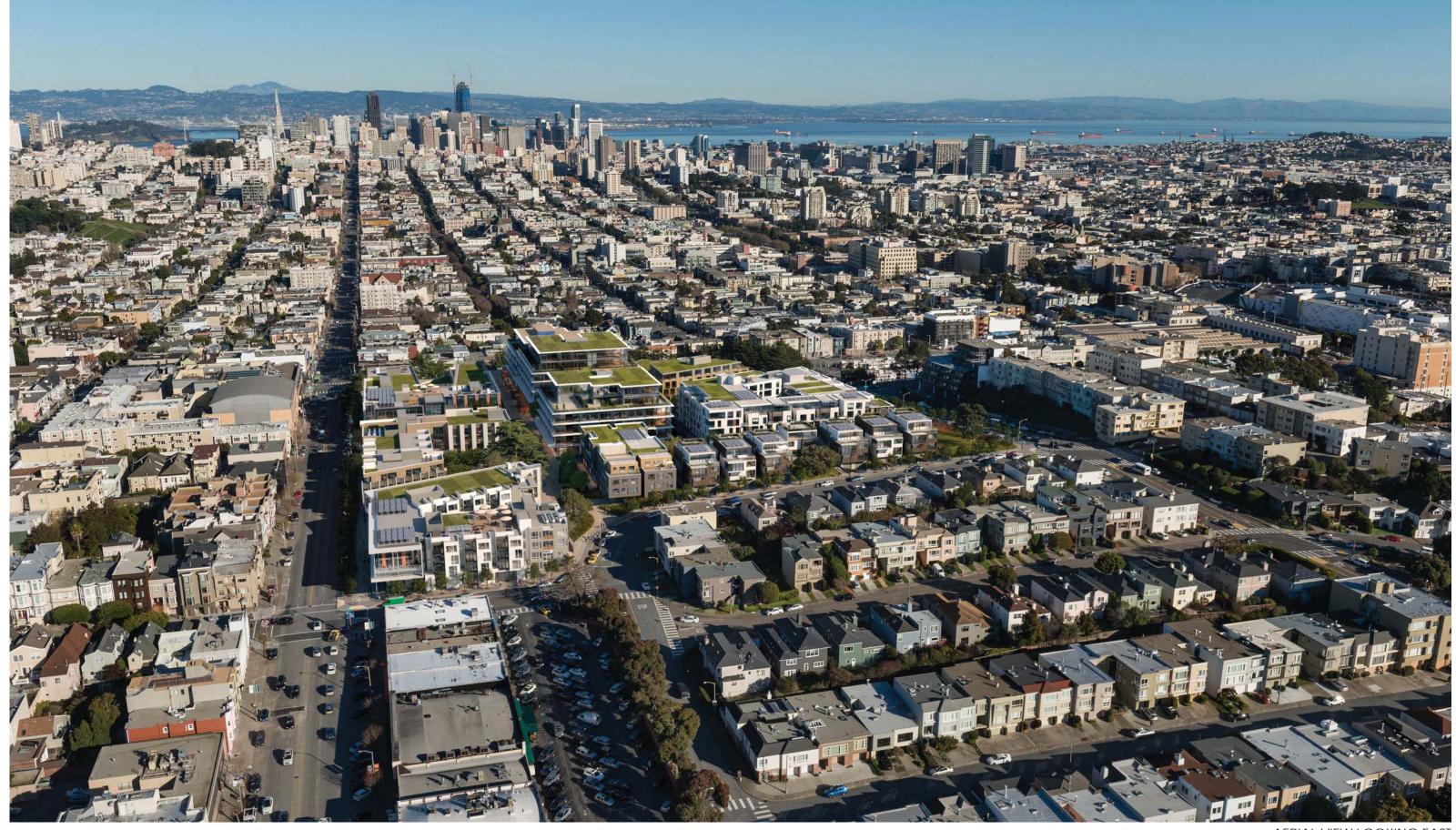












AERIAL VIEW LOOKING EAST

PROPOSED SITE VIEWS







3333 CALIFORNIA STREET SAN FRANCISCO, CA

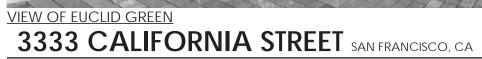


















VIEW TOWARDS DOWNTOWN FROM THE OVERLOOK

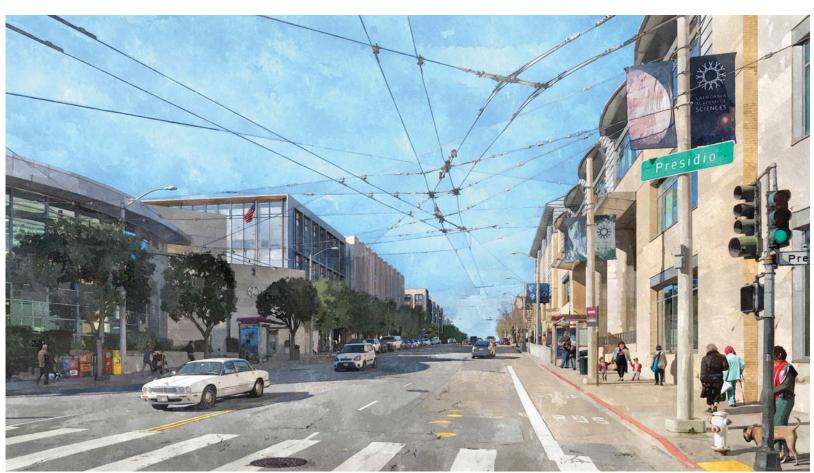




OKING SOUTH ON WALNUT TOWARDS THE WALNUT AND PLAZA B BUILDINGS





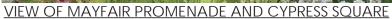


VIEW LOOKING WEST ON CALIFORNIA TOWARDS THE WALNUT BUILDING



VIEW LOOKING EAST ON CALIFORNIA















VIEW LOOKING SOUTH ON LAUREL



VIEW TOWARDS CYPRESS SQUARE FROM CALIFORNIA STREET

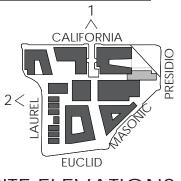




2. LAUREL STREET ELEVATION - OVERALL

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CALIFORNIA



REFERENCE SITE ELEVATIONS













MAYFAIR



### 3. EUCLID AVENUE ELEVATION - OVERALL



4. PRESIDIO / MASONIC ELEVATION - OVERALL



3333 CALIFORNIA STREET SAN FRANCISCO, CA



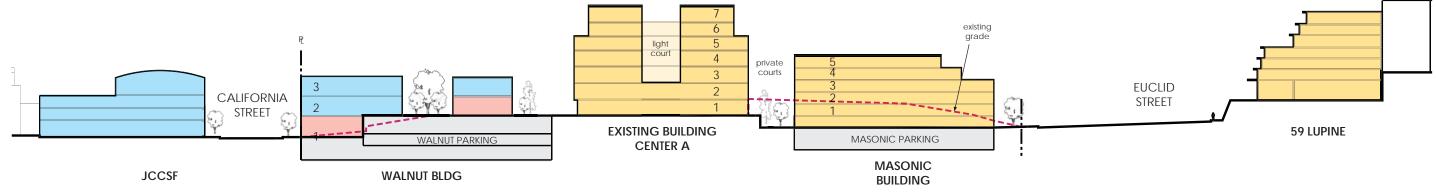




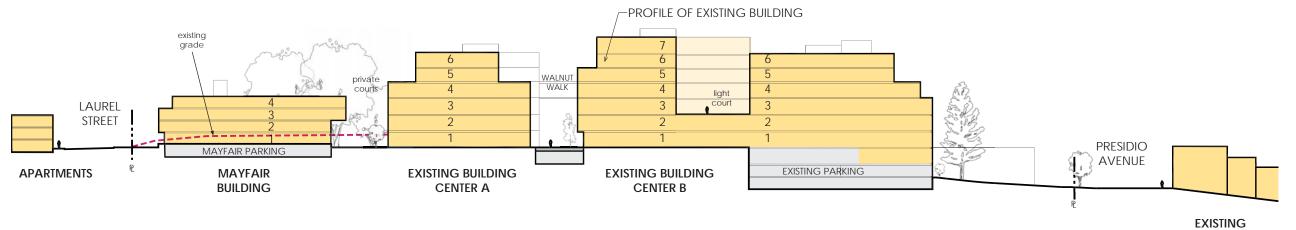




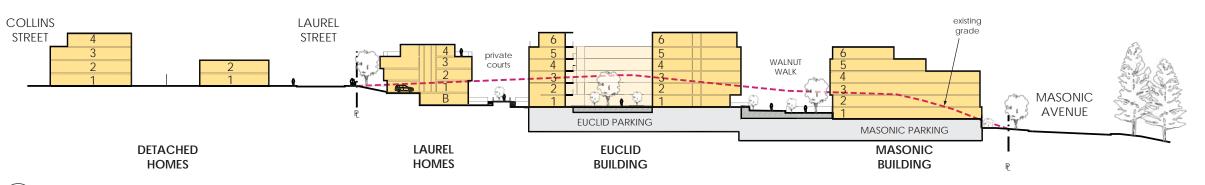




# $\underbrace{1}_{1"=40'-0"} \underbrace{NORTH-SOUTH SITE SECTION}_{1"=40'-0"}$







 $\underbrace{\mathbf{3}}_{1"=40'-0"} \underbrace{\mathsf{EAST-WEST}}_{\mathsf{SITE}} \underbrace{\mathsf{SECTION}}_{\mathsf{SECTION}}$ 

3333 CALIFORNIA STREET SAN FRANCISCO, CA

PROJECT SITE SECTIONS

EUCLID















CHILDCARE B.O.H.

> RETAIL B.O.H.

OFFICE, CORE

CHILDCARE

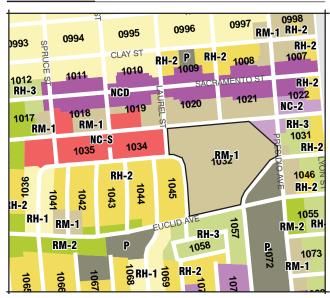
PARKING

USABLE

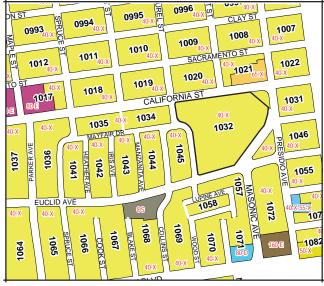
OFFICE

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

#### **ZONING MAP\***



### HEIGHT / BULK MAP\*



\* MAPS FROM WWW.SF-PLANNING.ORG

## 3333 CALIFORNIA STREET SAN FRANCISCO, CA













### PROPERTY SUMMARY:

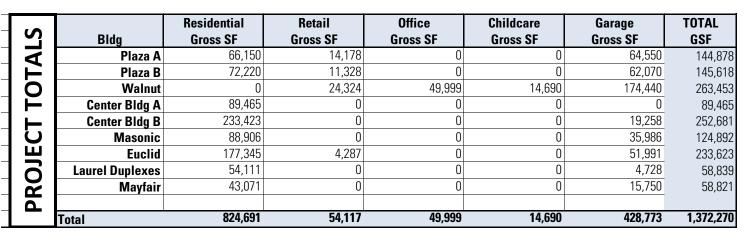
ADDRESS: 3333 CALIFORNIA STREET SUPERVISOR: DISTRICT 2 / MARK FARRELL

1032/003 446,468 SF BLOCK/LOT: LOT AREA: RM-1 ZONING: HEIGHT/BULK:

ZONING SUMMARY:				
USES PERMITTED: (TABLE 209.2)	REQUIRED / PERMITTED DWELLING UNITS (P) RETAIL SALES (NP) <sup>1</sup> COMMERCIAL USE (NP) <sup>1</sup>	PROVIDED 558 RESIDENTIAL DWELLING UNITS 54,117 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 <sup>2</sup>	CALIFORNIA ST - 45-FT MASONIC AVE - 40-FT EUCLID AVE - 40-FT LAUREL - 30 TO 40FT MAYFAIR - 40-FT		
	(E) BLDG A - 68'-6" (NON-CONFORMING) (E) BLDG B - 67'-0" (NON-CONFORMING)			
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	NO REQUIREMENT	SEE G3.02A AND G3.02C		
REAR YARD (SEC. 243):	45% LOT DEPTH	53 % OF SITE IS OPEN AREA <sup>3</sup>		
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 SF RETAIL GEN: REQ'D 2/1000 UP TO 20K GSF RETAIL F+B: 4/1000 COMMERCIAL (SEC. 151(c)) CHILDCARE 1/25 CHILDREN = 8	558 SPACES, OR 1.0/1.0 100 SPACES (2/1000) 138 SPACES (2.55/1000 AVG) (SEE G3.02 TO F&B ASSUMPTIONS) 60 SPACES 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 895		
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 GSF = 49,999/5,000 = 10 RETAIL: 1/7,500 GSF = 54,117/7,500 = 8 CHILDCARE: 1/20 CHILDREN = 172/20=9 TOTAL CLASS 1 BIKE STALLS:	558 - COMPLIES <sup>4</sup> 10 - COMPLIES 14 - COMPLIES 10 - COMPLIES 592		
	CLASS TWO: RES: 1 / 20 DU = 558/20 = 28 OFFICE: 2 REQ'D IF <50,000 GSF RETAIL: 10 + 1/10,000 > 50K GSF = 10 FOOD/BEV: 1/750 SF = 16,882/750 CHILDCARE: 1/20 CHILDREN = 8 TOTAL CLASS 2 BIKE STALLS:	37 - COMPLIES <sup>4</sup> 2 - COMPLIES 10 - COMPLIES 23 - COMPLIES 10 - COMPLIES		

- 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 SPACE PER BEDROOM AND INCORPORATION OF BIKE SHARE PROGRAMS.

PLANNING CODE SUMMARY



**PROJECT AREAS** 

ALS JR 1-BED 2-BED 3-BED 4-BED or PH **TOTAL** Level Plaza A 18 22 23 **TOT** 21 25 0 61 Plaza B 0 Walnut 24 Center Bldg A 11 6 Center Bldg B 50 51 29 9 139 5 27 24 61 Masonic 0 Ш 50 54 135 31 **Euclid** 0 RON 12 **Laurel Duplexes** 14 30 10 0 Mayfair 208 27 558 27 195 101 Total 5% 37% 35% 18% 5% 100%

**UNIT MIX/COUNT** 

		Residential	Retail	Office	Childcare	Commercial			Loading
	Bldg	Parking	Parking *	Parking	Parking	Parking	Total	Car share	Areas
S	Plaza A	67	43	0	0	0	-	0	0
	Plaza B	61	34	0	0	60	-	10	0
़<	Walnut	0	48	100	29	0	-	0	3
	Center Bldg A	51	0	0	0	0	-	0	0
	Center Bldg B	139	0	0	0	0	-	0	0
5	Masonic	61	0	0	0	0	-	0	3
	Euclid	137	13	0	0	0	-	0	0
	Laurel Duplexes	12	0	0	0	0	-	0	0
PR	Mayfair	30	0	0	0	0	-	0	0
	Total	558	138	100	29	60	885	10	6
	* Plaza A+B retail parket * Walnut retail parket * Euclid retail parket * The parking spaces * 6 Plaza A Residenti	ed at 2/1000, assur I at 4/1000, assum I for the Laurel tow	ned "retail genera ed to be "food and nhomes without a	l" beverage" and are garage are located	e located in the Cal	ifornia Street garag		e"	

**PARKING PROVIDED** 

RES: 1 / 20 DU = 558/20 = 28 37 - COMPLIES / EXCEEDS OFFICE: 2 REQ'D IF <50,000 GSF 2 - COMPLIES RETAIL: 10 + 1/10,000 > 50K GSF = 10 10 - COMPLIES FOOD/BEV: 1/750 SF = 16,882/750 = 23 23 - COMPLIES CHILDCARE: 1/20 CHILDREN = 8 10 - COMPLIES / EXCEEDS

3333 CALIFORNIA STREET SAN FRANCISCO, CA

PROJECT DATA - SUMMARY





BIKE PARKING (SEC. 155): REQUIRED CLASS ONE:

**REQUIRED CLASS TWO:** 

RES: 100 + 1/4 DU OVER 100 = 215

OFFICE: 1/5,000 GSF = 49,999/5,000 = 10 RETAIL: 1/7,500 GSF = 54,117/7,500 = 8

CHILDCARE: 1/20 CHILDREN = 172/20=9





**PROVIDED** 

558 - COMPLIES 10 - COMPLIES

10 - COMPLIES

14 - COMPLIES / EXCEEDS





		Residential	Retail	Office	Childcare	Garage	TOTAL
	Level	Gross SF	Gross SF	Gross SF	Gross SF	Gross SF	GSF
A	3	24,390	0	0	0	0	24,390
	2	24,390	0	0	0	0	24,390
	1	14,580	4,070	0	0	0	18,650
Ιď	B1	2,790	10,108	0	0	24,340	37,238
PLAZA	B2	0	0	0	0	40,210	40,210
Д	B3	0	0	0	0	0	0
	Total	66,150	14,178	0	0	64,550	144,878
	Total			1			
	Level	Residential Gross SF	Retail Gross SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
~	4	7,220	0	0	0	0	7,220
8	3	21,530	0	0	0	0	21,530
4	2	22,060	0	0	0	0	22,060
<b>Z</b> \	1	20,280	0	0	0	0	20,280
PLA	B1	1,130	11,328	0	0	15,530	27,988
Ь	B2	0	0	0	0	30,350	30,350
	B3	0	0	0	0	16,190	16,190
	Total	72,220	11,328	0	0	62,070	145,618
	Total						
	Level	Residential Gross SF	Retail Gross SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
П	3	0	0	0	0	0	0
	2	0	0	33,499	0	0	33,499
Z	1	0	17,110	14,900	0	0	32,010
7	B1	0	1,350	1,600	13,500	36,680	53,130
WALNUT	B2	0	5,864	0	1,190	60,370	67,424
>	B3	0	0	0	0	77,390	77,390
	Total	0	24,324	49,999	14,690	174,440	263,453
	1		<u> </u>	011:	01.11.1		TOTAL

=	Level	Residential Gross SF	Retail Gross SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
J	6	6893	0	0	0	0	6,893
] =	5	9002	0	0	0	0	9,002
1 5	4	16028	0	0	0	0	16,028
1 0	3	19389	0	0	0	0	19,389
<b>1</b> S	2	18813	0	0	0	0	18,813
1 2	1	16227	0	0	0	0	16,227
] 2	B1	2554	0	0	0	35,986	38,540
	Total	88,906	0	0	0	35,986	124,892

		Residential	Retail	Office	Childcare	Garage	TOTAL
	Level	Gross SF	Gross SF	Gross SF	Gross SF	Gross SF	GSF
	6	17,270	0	0	0	0	17,270
	5	33,546	0	0	0	0	33,546
	4	33,546	0	0	0	0	33,546
כו	3	33,546	0	0	0	0	33,546
	2	30,366	0	0	0	0	30,366
Ш	1	29,071	4,287	0	0	0	33,358
	B1	0	0	0	0	51,991	51,991
	Total	177,345	4,287	0	0	51,991	233,623

A	Level	Residential Gross SF	Retail Gross SF	Office Gross SF	Childcare Gross SF	Garage Gross SF	TOTAL GSF
/ 5	6	9,830	0	0	0	0	9,830
9	5	9,830	0	0	0	0	9,830
BLD	4	17,725	0	0	0	0	17,725
<b>B</b>	3	17,725	0	0	0	0	17,725
~	2	17,725	0	0	0	0	17,725
	1	16,630	0	0	0	0	16,630
F	B1	0	0	0	0	0	0
Z	B2	0	0	0	0	0	0
CENT	B3	0	0	0	0	0	U
	Total	89,465	0	0	0	0	89,465
	Total	00,400		U	0	0	03,703
		Residential	Retail	Office	Childcare	Garage	TOTAL
Ω	Level	Gross SF	Gross SF	Gross SF	Gross SF	Gross SF	GSF
	7	12,216	0	0	0	0	12,216
U	6	23,145	0	0	0	0	23,145
l O	5	28,540	0	0	0	0	28,540
					0	^	
1 🕿	4	33,806	0	0	0	0	33,806
BLDG	3	35,462	0	0	0	0	35,462
~		35,462 35,736	0	0	0	0	35,462 35,736
ER	3 2 1	35,462 35,736 36,289	0 0 0	0 0 0	0 0	0 0 0	35,462 35,736 36,289
ER	3 2 1 B1	35,462 35,736 36,289 13,544	0 0 0	0 0 0	0 0 0	0 0 0 6,558	35,462 35,736 36,289 20,102
ER	3 2 1 B1 B2	35,462 35,736 36,289 13,544 13,685	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 6,558	35,462 35,736 36,289 20,102 13,685
~	3 2 1 B1	35,462 35,736 36,289 13,544	0 0 0	0 0 0	0 0 0	0 0 0 6,558	35,462 35,736 36,289 20,102

			Residential	Retail	Office	Childcare	Garage	TOTAL
4.	ES	Level	Gross SF	Gross SF	Gross SF	Gross SF	Gross SF	GSF
	X		9,016					
8	ÍЦ	3	14,886					
LAUREI	ᆸ	2	14,669					
	$\supset$	1	8,374	0	0	0	4,728	58,839
		B1	7,166					
		Total	54,111	0	0	0	4,728	58,839
	_		Residential	Retail	Office	Childcare	Garage	TOTAL
1 9	<b>Y</b>	Level	Gross SF	Gross SF	Gross SF	Gross SF	Gross SF	GSF
1 3	₹	4	10,125	0	0	0	0	10,125
L	ᆫ	3	10,936	0	0	0	0	10,936
>	_	2	10,895	0	0	0	0	10,895
1 5	Z Z	1	9,978	0	0	0	0	9,978
1 2	⋝	B1	1,137	0	0	0	15,750	16,887
L		Total	43,071	0	0	0	15,750	58,821

PROJECT DATA - AREAS BY BUILDING













	Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
4	3	5	11	10	2	0	28
	2	5	11	10	2	0	28
ZA	1	8	0	3	0	0	11
<del> </del>	B1	0	0	0	0	0	0
	B2	0	0	0	0	0	0
<b>_</b>	В3	0	0	0	0	0	0
	Total	18	22	23	4	0	67
1	T						
	Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
l	4	3	1	3	0	0	7
B	3	3	7	9	2	0	21
1	2	3	7	10	2	0	22

		Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
1,	_	4	3	1	3	0	0	7
1 "	2	3	3	7	9	2	0	21
•	∢	2	3	7	10	2	0	22
1	<b>y</b>	1	0	6	3	2	0	11
]	۲. ا	B1	0	0	0	0	0	0
1 7	Z	B2	0	0	0	0	0	0
1 -	_	В3	0	0	0	0	0	0
		Total	9	21	25	6	0	61

	Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
	3	0	0	0	0	0	0
	2	0	0	0	0	0	0
Z	1	0	0	0	0	0	0
	B1	0	0	0	0	0	0
1 2	B2	0	0	0	0	0	0
	В3	0	0	0	0	0	0
	Total	0	0	0	0	0	0

	Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
U	6	0	4	0	2	0	6
	5	0	0	3	3	0	6
	4	0	5	7	1	0	13
1 %	3	0	4	8	2	0	14
AS	2	0	7	5	1	0	13
1 2	1	0	7	1	1	0	9
2	B1	0	0	0	0	0	0
	Total	0	27	24	10	0	61

	Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
	6	0	0	4	8	0	12
	5	0	10	14	5	0	29
1 =	4	0	10	14	5	0	29
ロロ	3	0	10	14	5	0	29
	2	0	9	7	2	0	18
Ш	1	0	11	1	6	0	18
	B1	0	0	0	0	0	0
1	Total	0	50	54	31	0	135

	Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
	TH top	0	0	0	0	0	0
1 <	5	0	0	0	0	6	6
	4	0	7	4	2	0	13
	3	0	7	3	3	0	13
] F	2	0	7	3	3	0	13
	1	0	3	1	2	0	6
l m	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

_	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
B	5	0	5	10	4	0	19
<b>8</b>	4	0	7	7	7	0	21
] 별	3	0	7	9	8	0	24
15	2	0	10	10	5	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	50	51	29	9	139

	ES	Level	JR	1-BED	2-BED	3-BED	4-BED	TOTAL
JRE	EX							
<b>IA</b>	JUP	1	0	0	1	1	12	14
		Total	0	0	1	1	12	14

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	5	2	2	0	9
1	0	7	1	0	0	8
Total	0	14	6	10	0	30
	4 3 2 1	4 0 3 0 2 0 1 0	4 0 1 3 0 1 2 0 5 1 0 7	4     0     1     1       3     0     1     2       2     0     5     2       1     0     7     1	4     0     1     1     4       3     0     1     2     4       2     0     5     2     2       1     0     7     1     0	4     0     1     1     4     0       3     0     1     2     4     0       2     0     5     2     2     2     0       1     0     7     1     0     0

PROJECT DATA - UNIT COUNT BY BUILDING













### LOT COVERAGE / REAR YARD COMPLIANCE SUMMARY:

REAR YARD 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 PUBLICALLY ACCESSIBLE OPEN SPACE WITHIN THE BLOCK, THE PROJECT REQUESTS TO MEASURE REAR YARD BY AREA.

LOT AREA: 45% OF LOT AREA:

200,911 SF REQUIRED REAR YARD EQUIVALENT \* 236,000 SF OR 53% OF SITE AREA OPEN AREA:

### **OPEN SPACE SUMMARY (SECTION 135):**

UNITS PROVIDED WITH COMMON OPEN SPACE: 558 UNITS 133 SF/UNIT COMMON

558 UNITS X 133 = **74,214 GSF REQUIRED** 

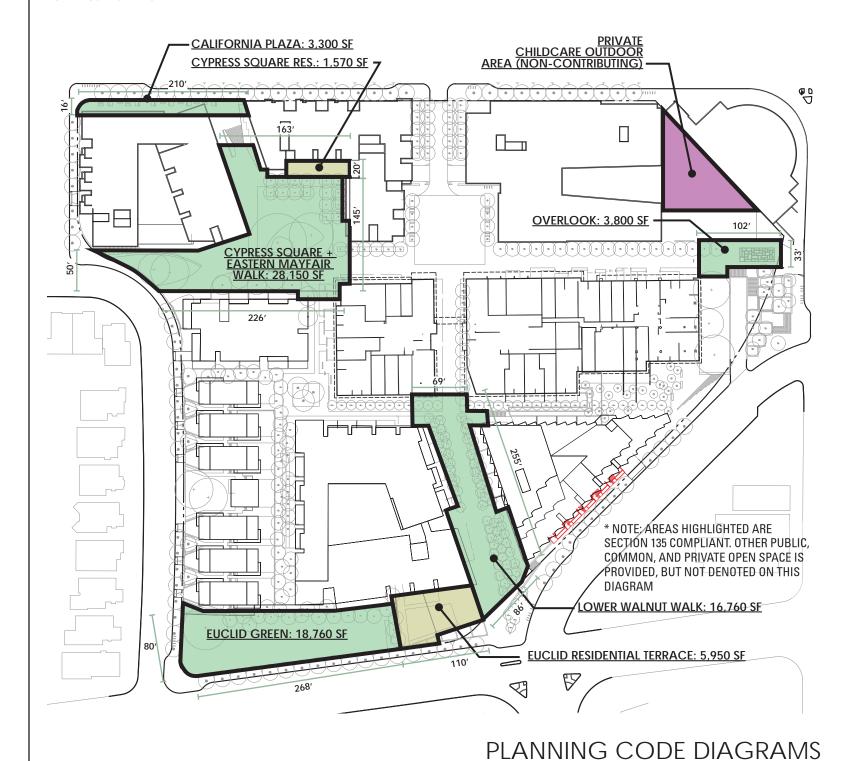
ADDIT'L COMMON OPEN SPACE PROVIDED, BUT NOT CALCULATED ADDIT'L PRIVATE/UNIT OPEN SPACE PROVIDED, BUT NOT CALCULATED

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.

COMMON OPEN SPACE CONTRIBUTING TO SECTION 135 REQUIREMENT: CYPRESS SQUARE + EASTERN MAYFAIR WALK: 28,150 SF CYPRESS SQUARE RESIDENTIAL 1,570 SF **EUCLID GREEN:** 18,760 SF **EUCLID RESIDENTIAL TERRACE** 5,950 SF LOWER WALNUT WALK: 16,760 SF CALIFORNIA PLAZA: 3,300 SF 3,800 SF OVERLOOK:

TOTAL COMMON OPEN SPACE\*: 78,290 SF, EXCEEDS REQUIRED -- COMPLIES







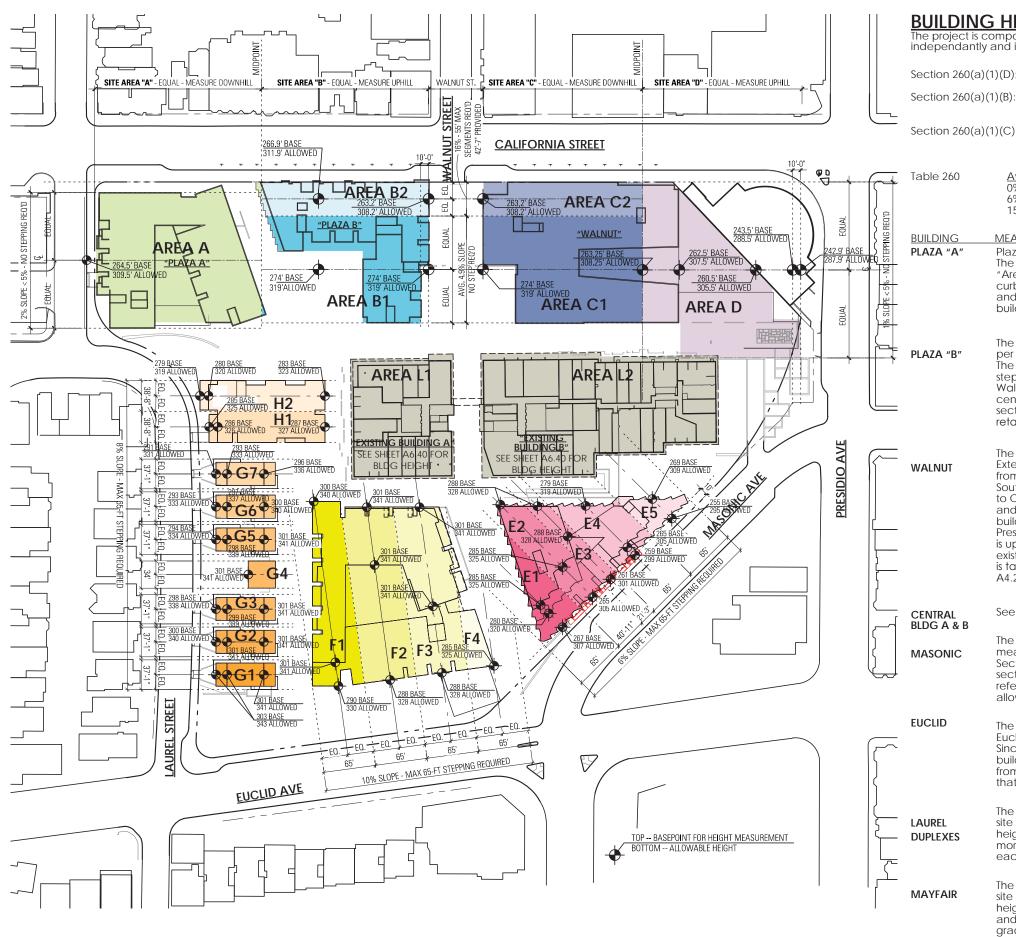


3333 CALIFORNIA STREET SAN FRANCISCO, CA





**DENOTES OPEN AREA** 



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

Where a building has frontages on two or more streets the owner may elect the street frontage from which Section 260(a)(1)(D):

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 within 100-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

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

Maximum width for portions of the building that may be measured from a single point Avg. Slope of Curb

No Requirement 0% - 5% Slope

6%-15% Slope 65-ft 55-ft 15% - 20% Slope:

#### **MEASUREMENT NARRATIVE**

Plaza "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 A2.21 for building section showing height compliance.

The majority of Plaza "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 A3.21 for building section showing height compliance.

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 for building section showing height compliance.

See sheet A6.40 for building section showing overall building height

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 crosssections 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.

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.

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.

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.

3333 CALIFORNIA STREET SAN FRANCISCO, CA

PLANNING CODE DIAGRAMS - HEIGHT







### MODIFICATION REQUEST: UNIT EXPOSURE (SECTION 140):

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

<u>Building:</u>	Units Requiring Modification
Plaza A	1
Plaza B	0
Walnut	not applicable - no dwelling units in building
Center A	2
Center B	0
Masonic	4
Euclid	6

<u>Mayfair</u> Total:

Laurel Duplex's 0

#### 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 A see A2.00 series

Units 2-5: Mayfair A9.00 series

Units 6, 7: Center A A6.00 series,

Units 8-13: Euclid A8.00 series, Units 14-17: Masonic A7.00 series

PLANNING CODE DIAGRAMS - UNIT EXPOSURE









3333 CALIFORNIA STREET SAN FRANCISCO, CA







### 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 through undergrounding of all onsite parking
- 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)

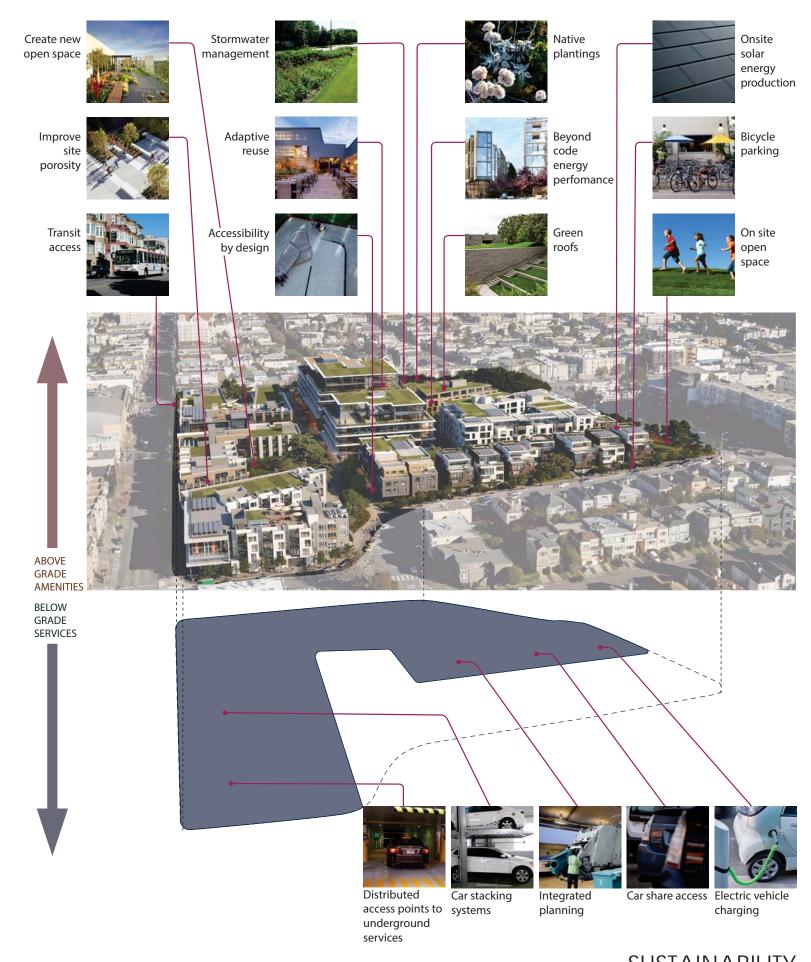
### SFGBO Approach - Beyond Compliance

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.



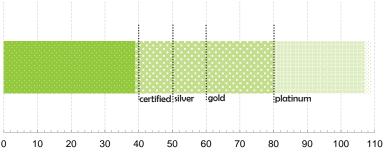
3333 CALIFORNIA STREET SAN FRANCISCO, CA

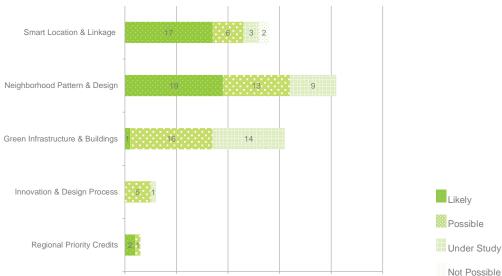












### **LEED Certification**

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.

Aspirations
50% renewable energy onsite overall
ZNE Lowrise Residential
New paths + traffic calming
Garage to include advanced infrastructure (e.g. vehicle to grid energy storage, stacked bike storage, etc)
Lower VMT generated than existing site
Use less potable water than existing site
Net positive ecological value (create habitat, tailor plantings for native butterflies, etc).
35% stormwater volume reduction using rainwater harvesting and living roofs
Visible green at site edge and throughout, integrate biophilic design principles
Automated waste collection
Zero waste from construction and maintain healthy
air quality and sound levels  New public open space with wellness programming like a farmer's market or community gardens
1













Traffic calming



Bioswales













Solar green roof PV energy

production

Energy-efficient Water-efficient buildings

collection

tolerant plants



**SUSTAINABILITY** 





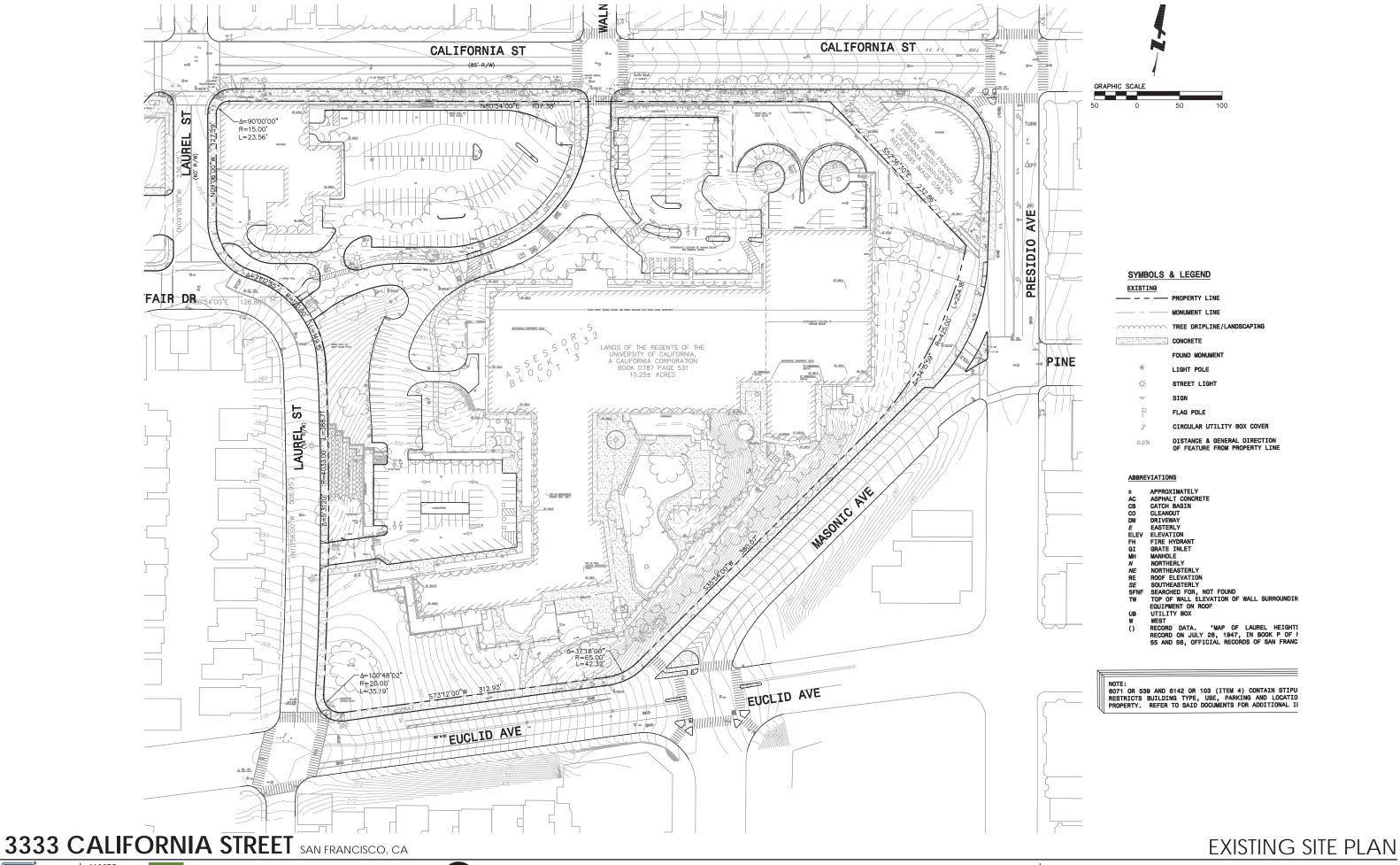












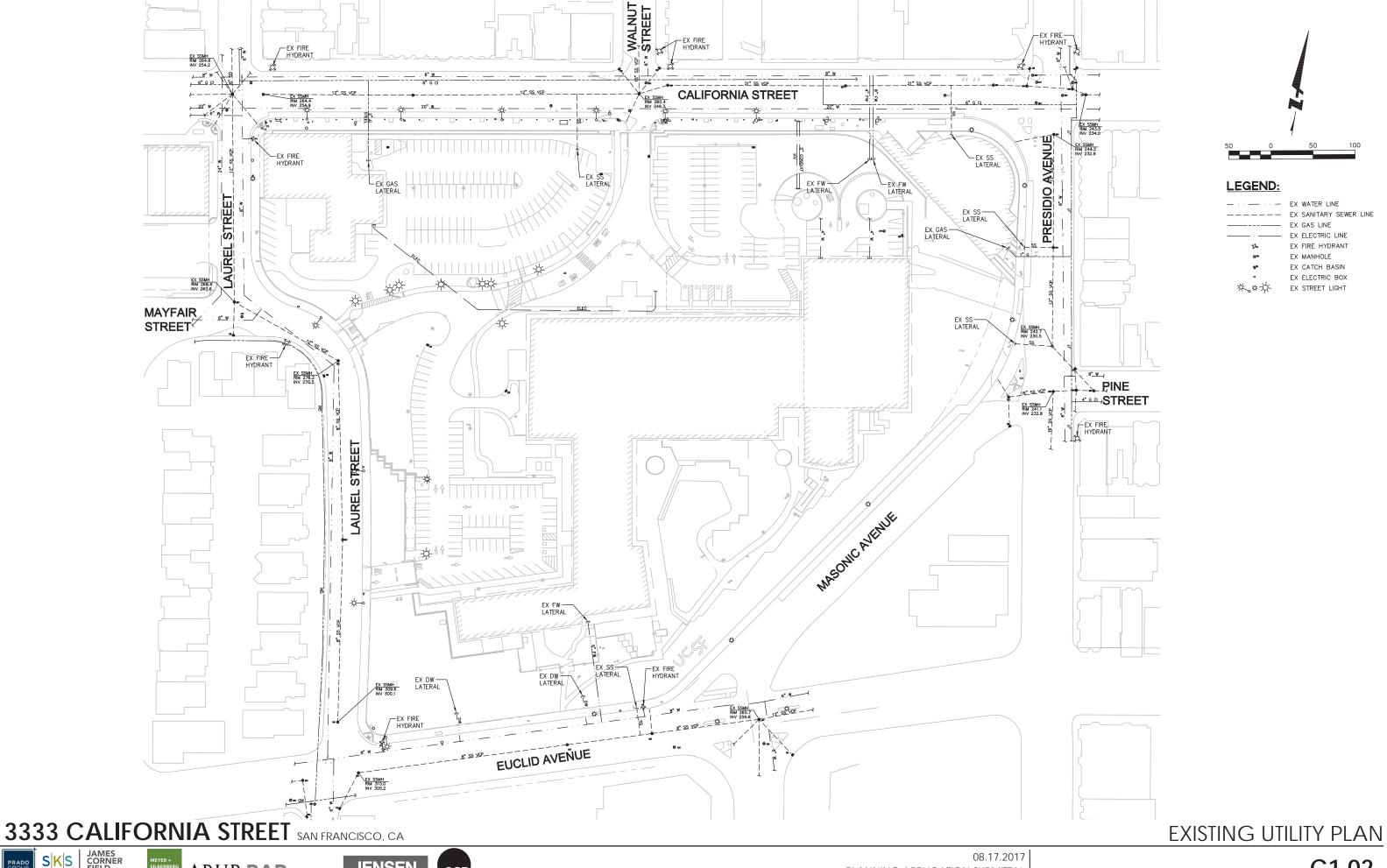












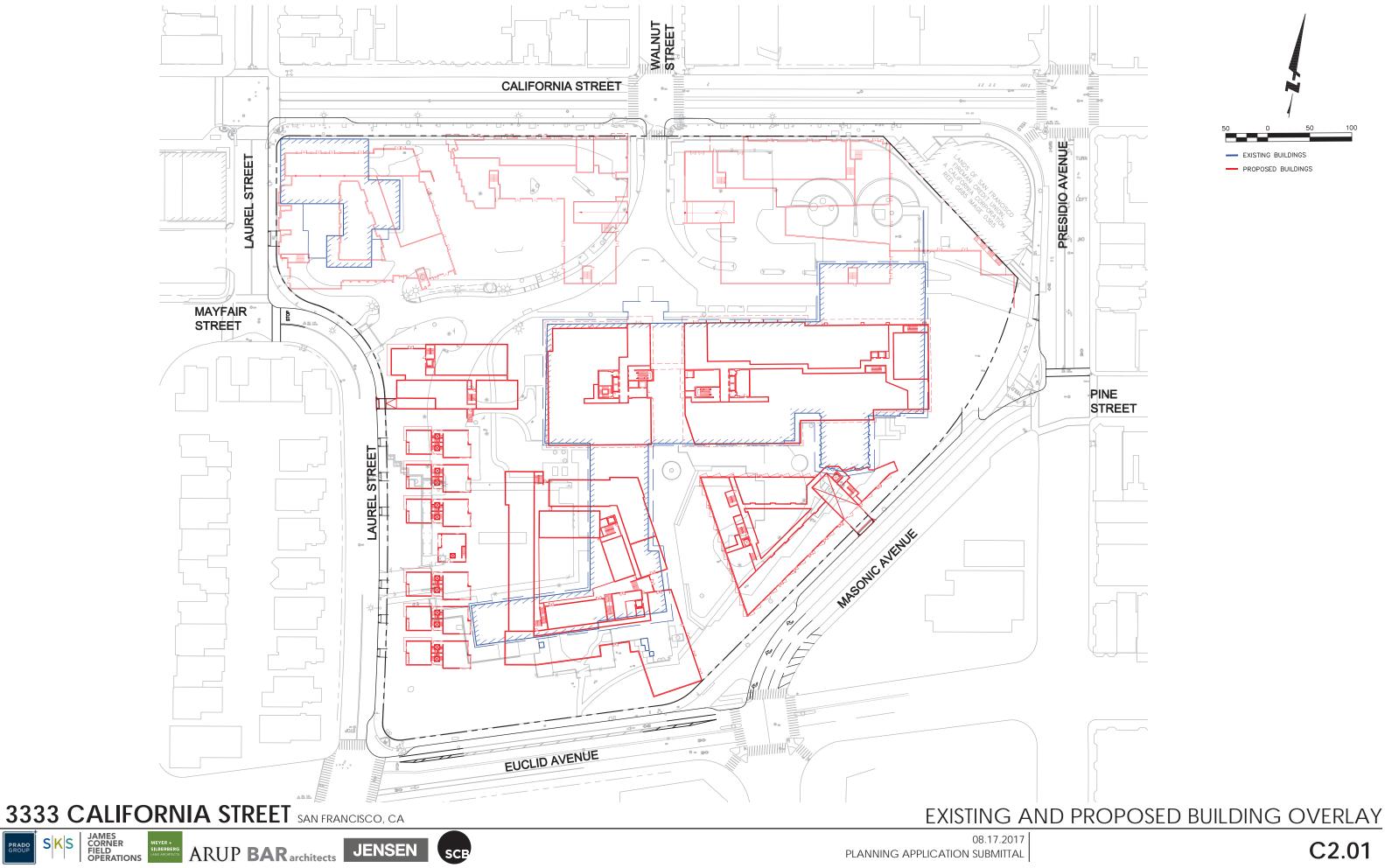


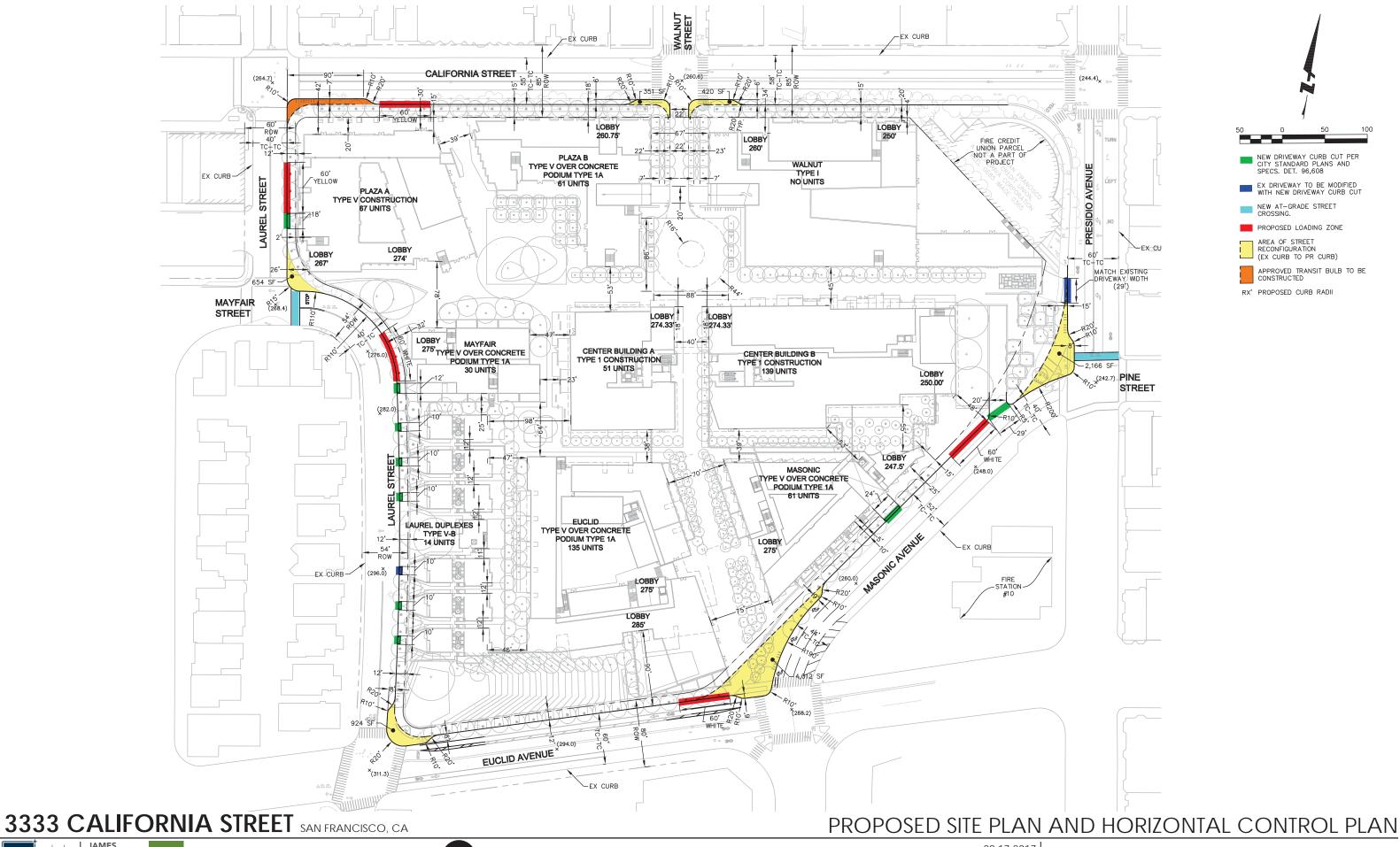


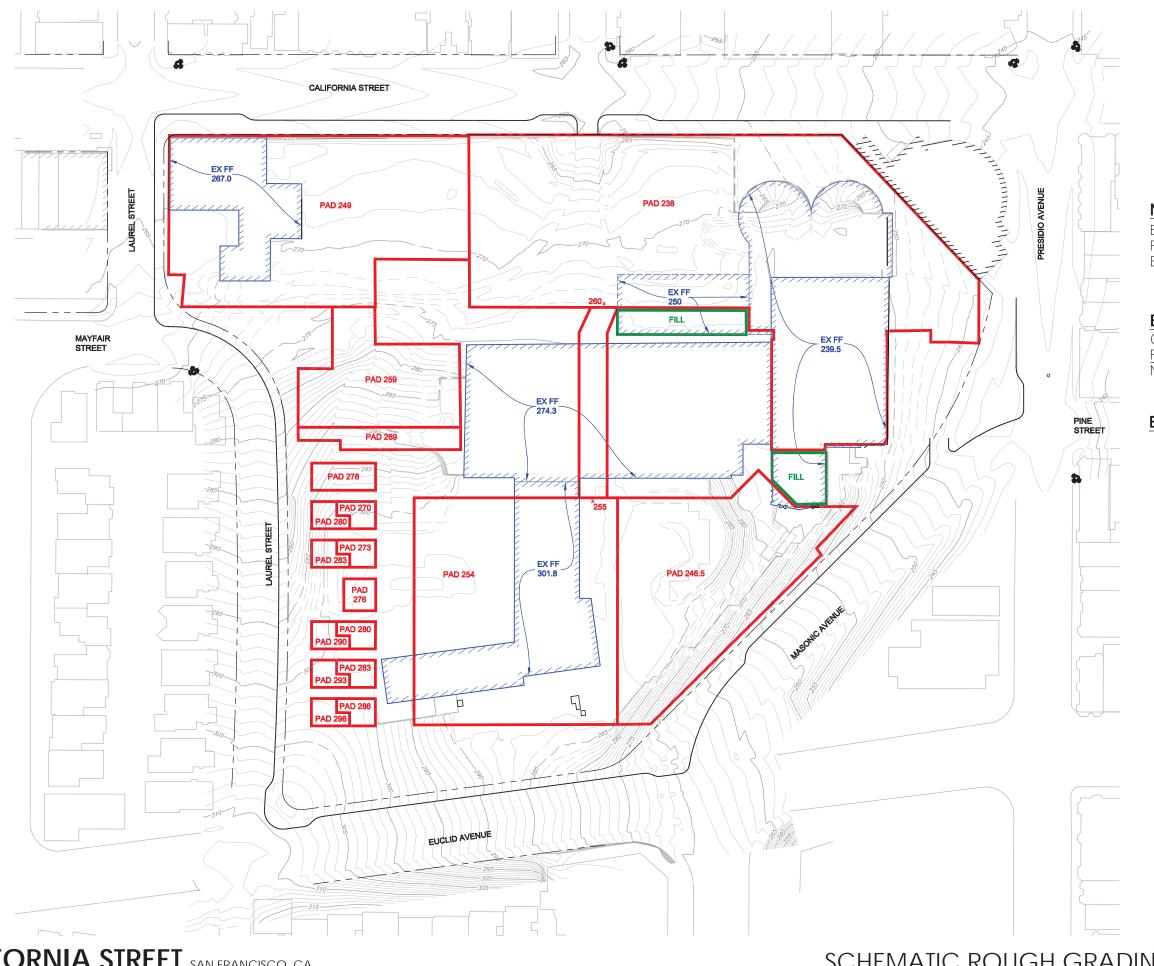


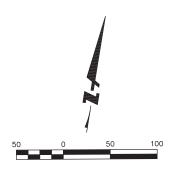












### NOTE:

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

### **ESTIMATED EARTHWORK (CY)**

CUT	292,000	
FILL	3,700	
NET	288,300 CY	EXPORT

### **EXISTING EXCAVATION (CY)**

49,000

3333 CALIFORNIA STREET SAN FRANCISCO, CA

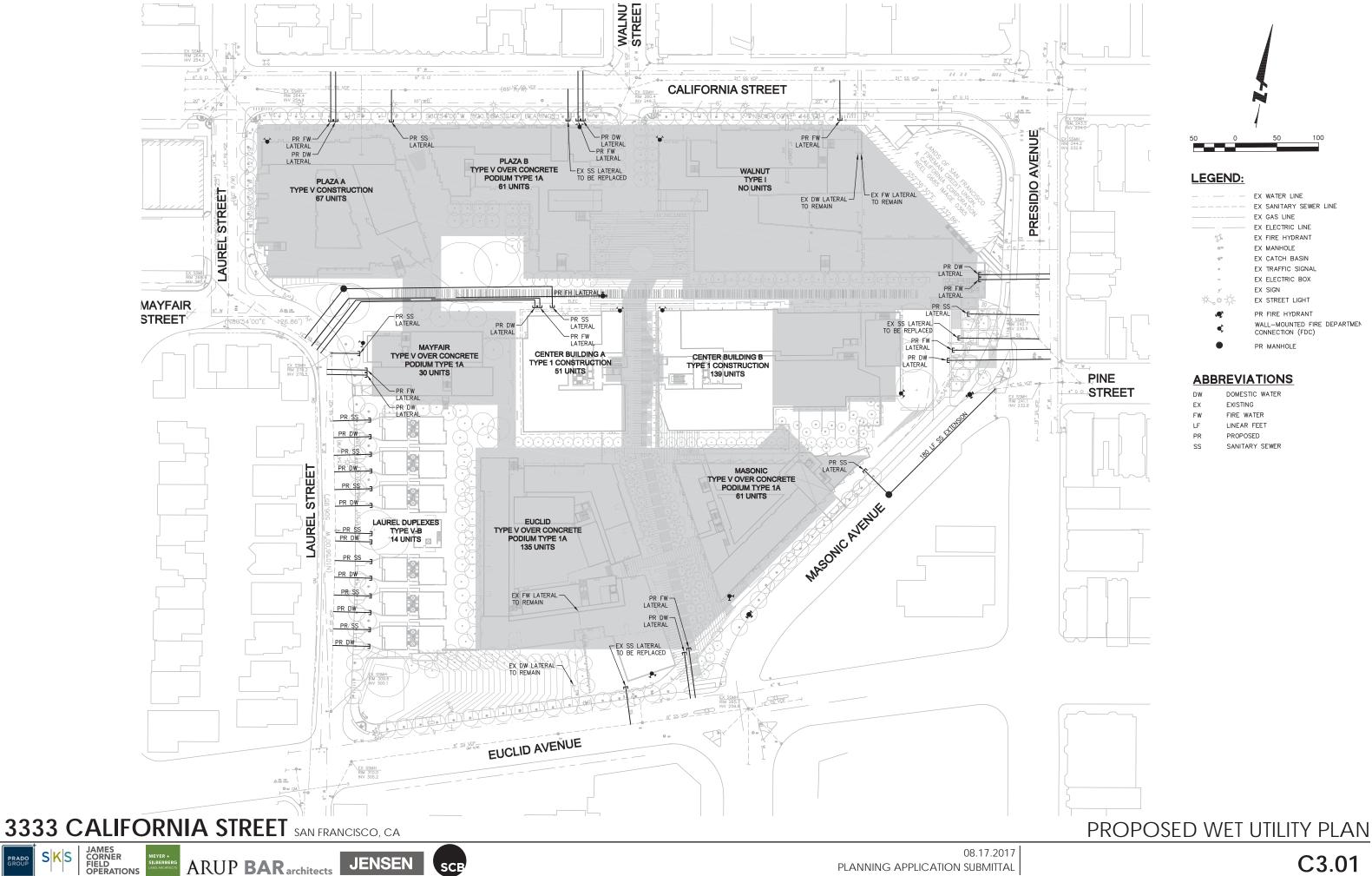
SCHEMATIC ROUGH GRADING & EXCAVATION PLAN

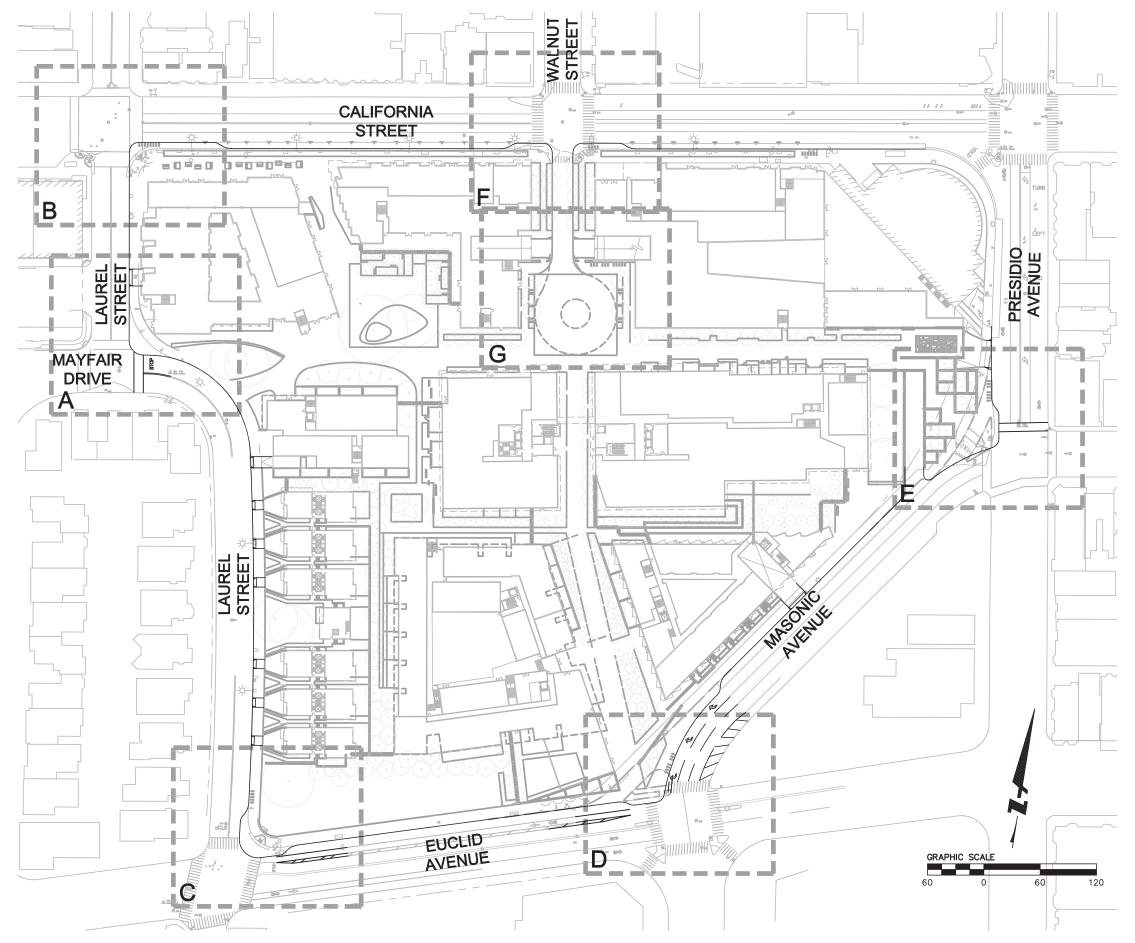












TRUCK TURNING INDEX

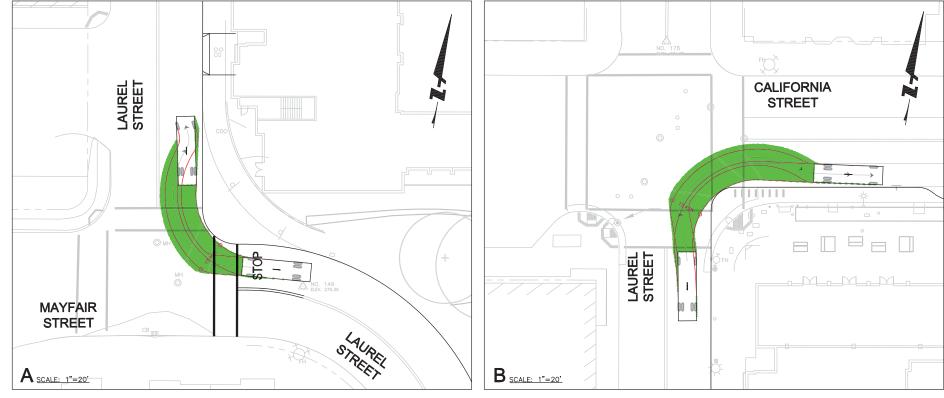


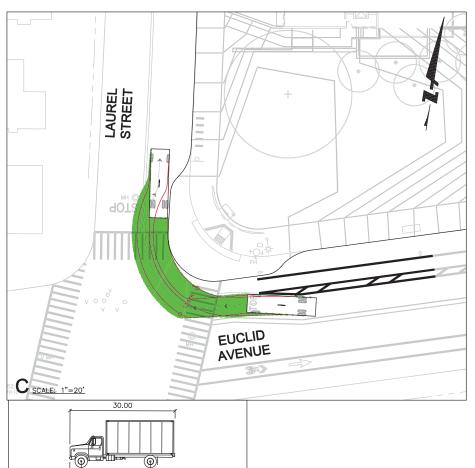


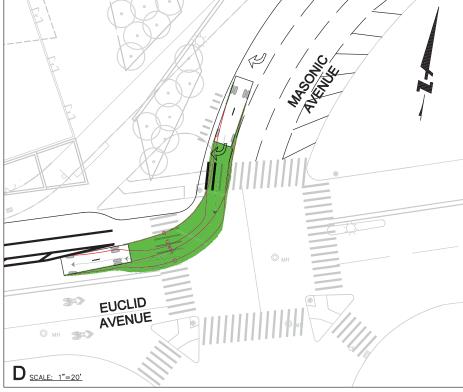


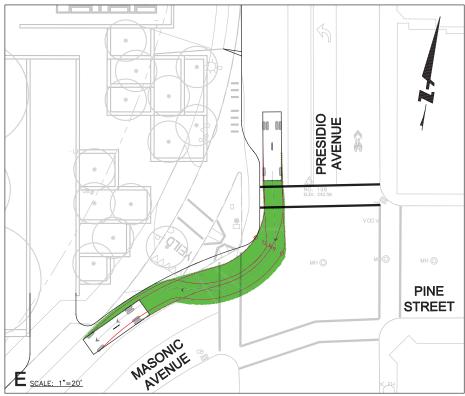












3333 CALIFORNIA

SU-30 CIRCULATION EXHIBIT



3333 CALIFORNIA STREET SAN FRANCISCO, CA

 SU-30
 feet

 Width
 : 8.00

 Track
 : 8.00

 Lock to Lock Time
 : 6.0

 Steering Angle
 : 31.8

TRUCK TURNING SU-30







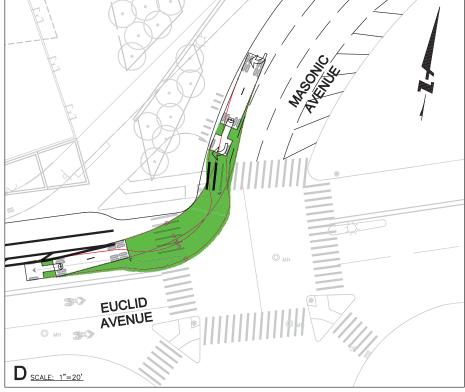


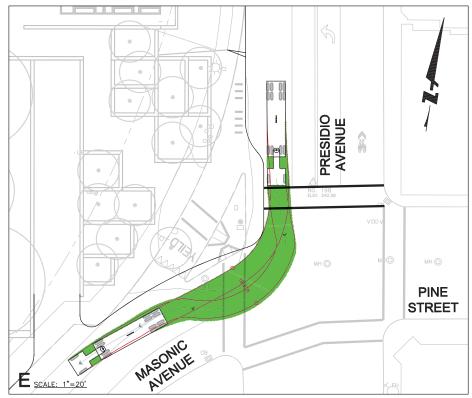












3333 CALIFORNIA WB-40 CIRCULATION EXHIBIT



3333 CALIFORNIA STREET SAN FRANCISCO, CA

TRUCK TURNING WB-40







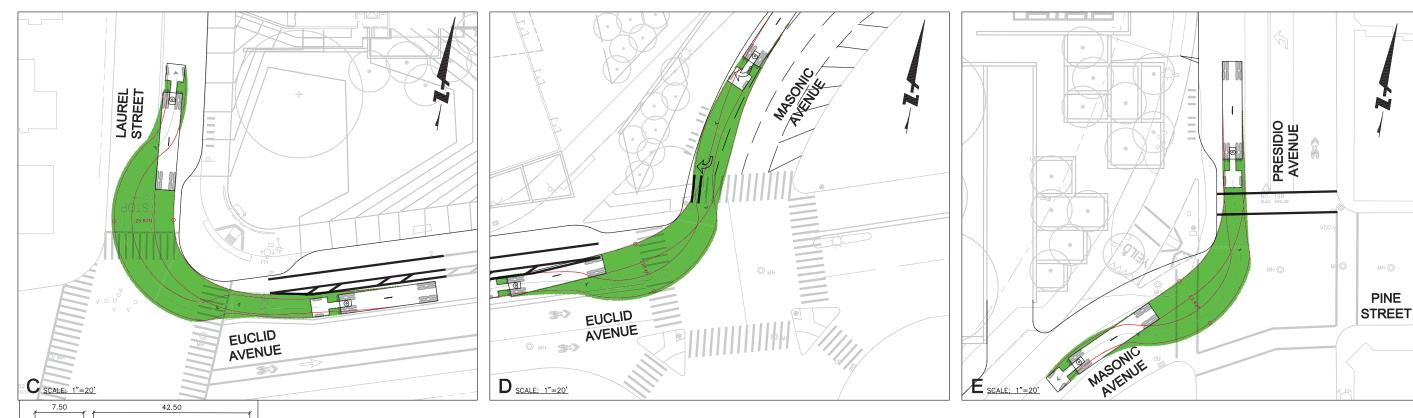




: 6.0 : 20.3 : 70.0







3333 CALIFORNIA WB-50 CIRCULATION EXHIBIT



3333 CALIFORNIA STREET SAN FRANCISCO, CA

TRUCK TURNING WB-50



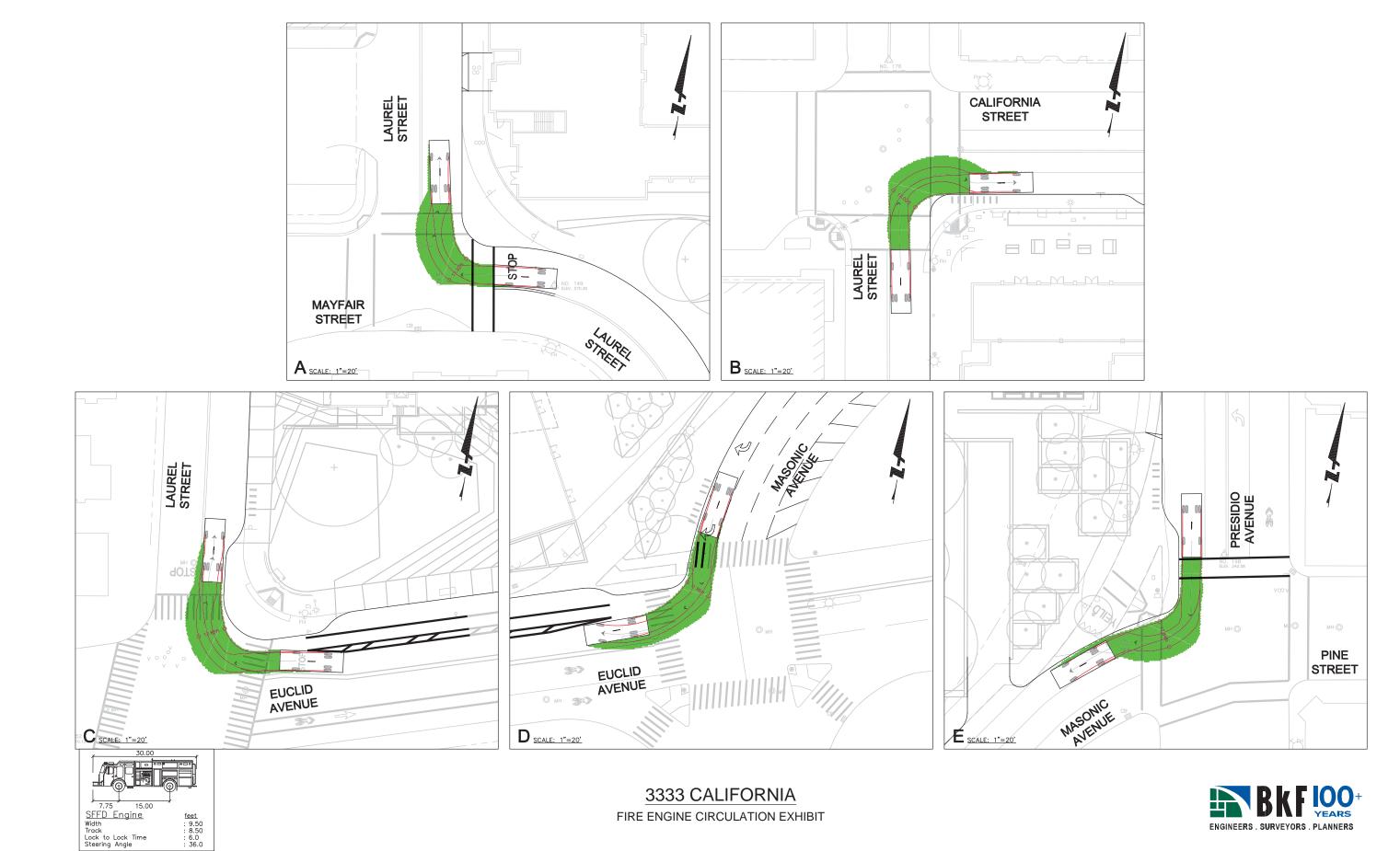












TRUCK TURNING SFFD-ENGINE

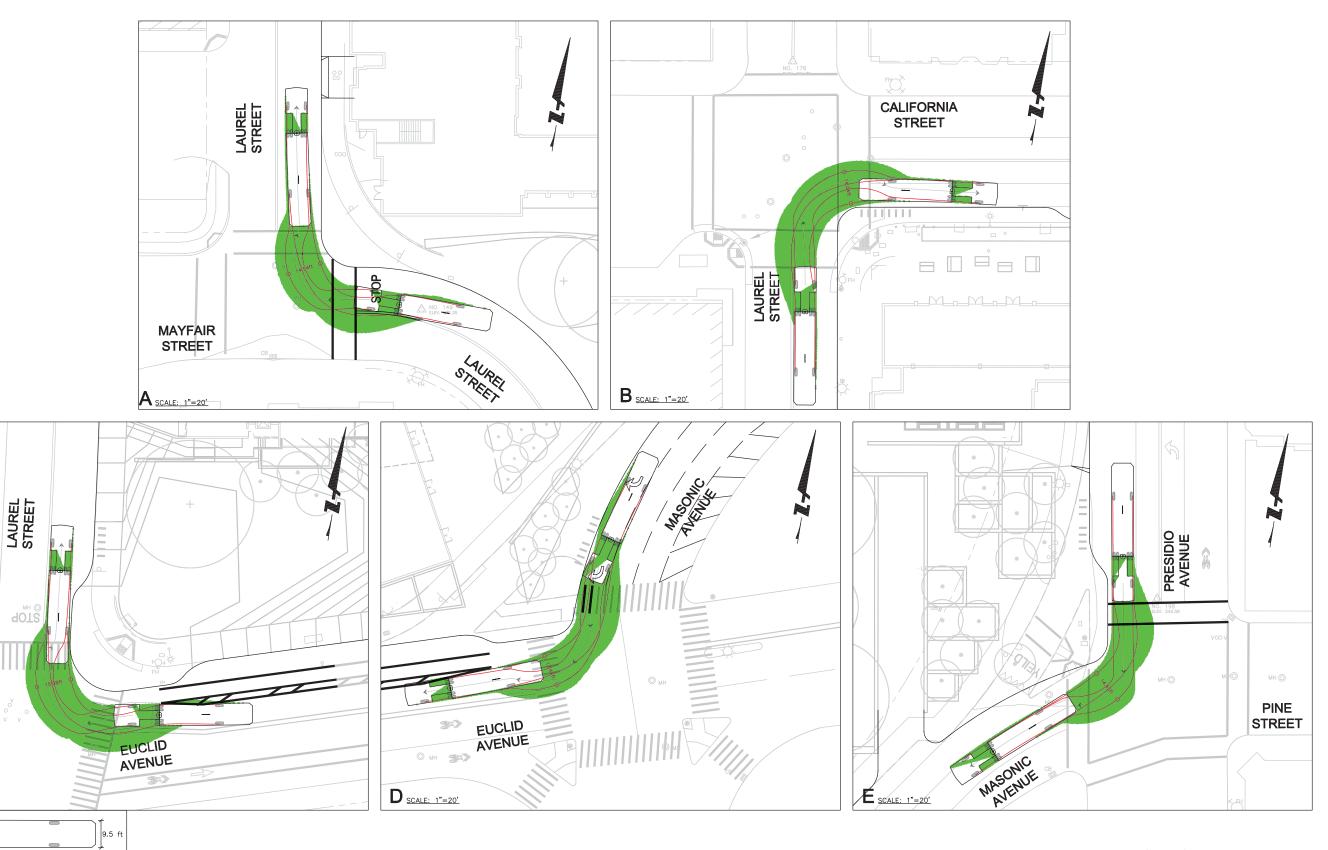












3333 CALIFORNIA FIRE LADDER CIRCULATION EXHIBIT



3333 CALIFORNIA STREET SAN FRANCISCO, CA

2 SCALE: 1"=20'

TRUCK TURNING SFFD-LADDER



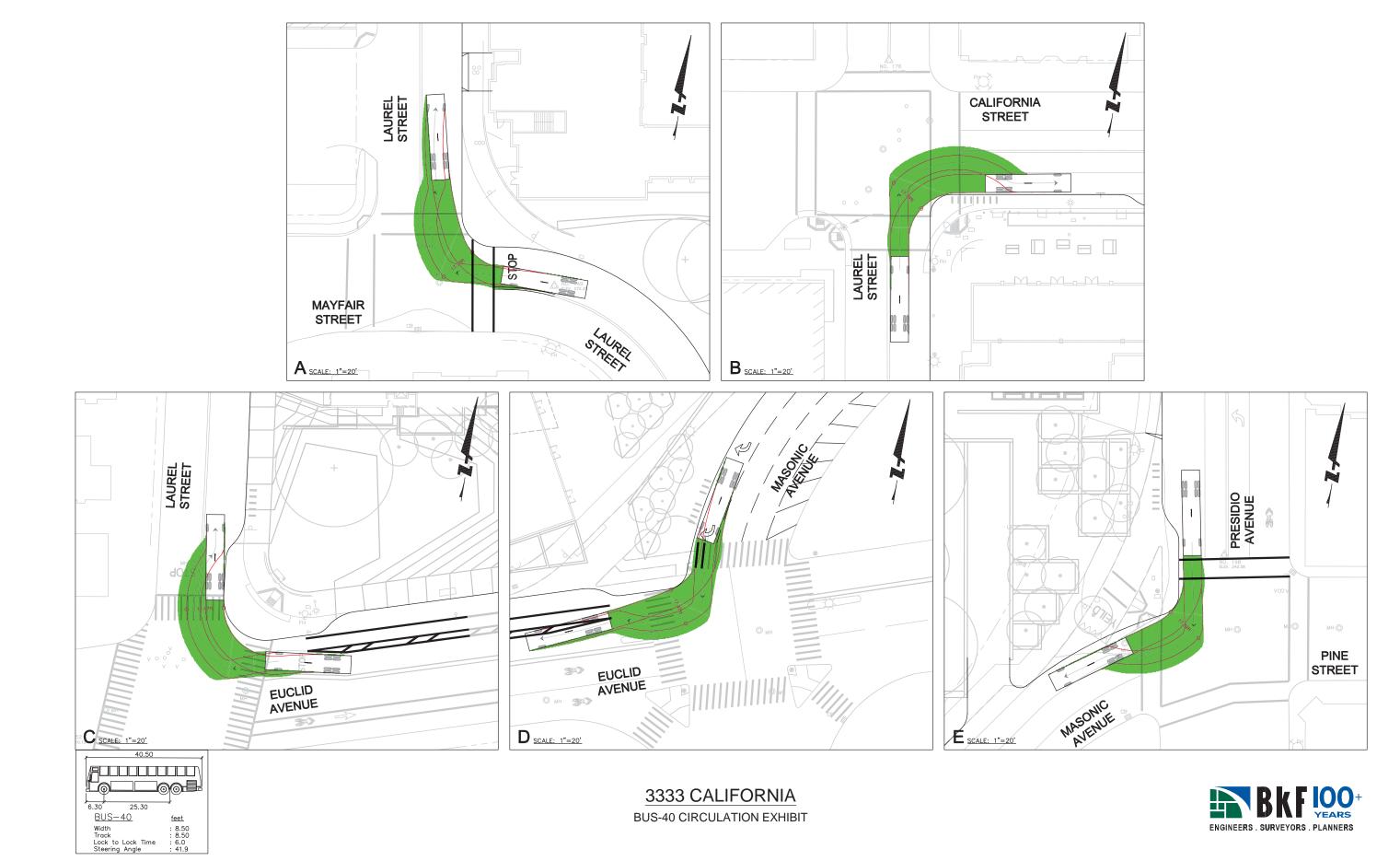




SFFD LADDER







TRUCK TURNING BUS-40



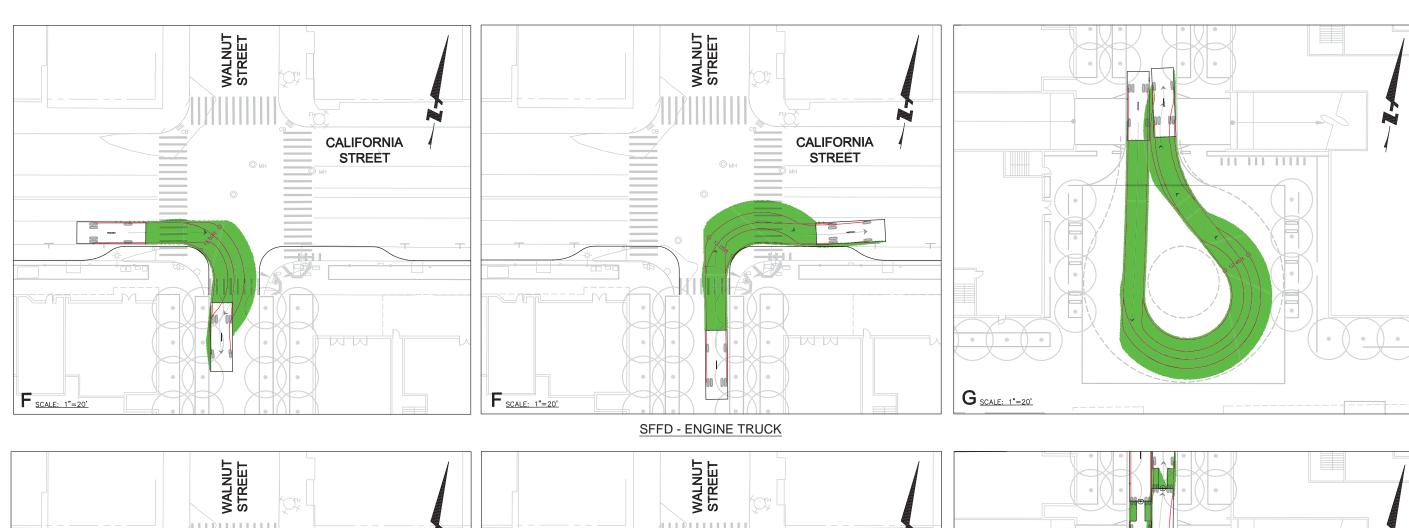




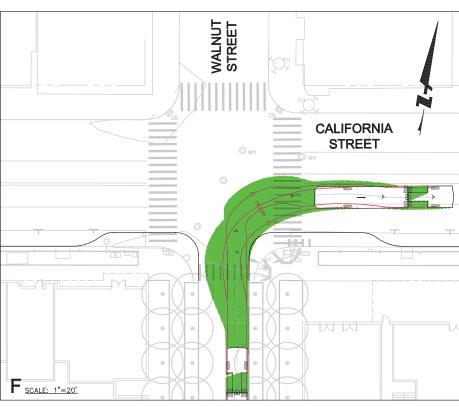


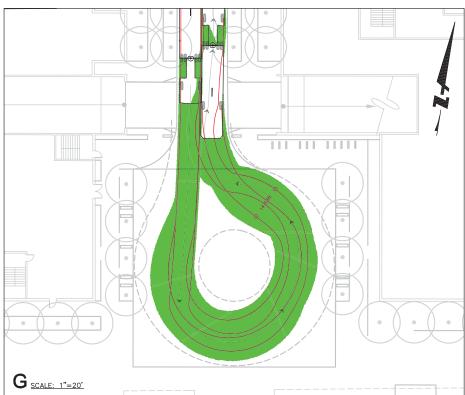












SFFD - LADDER TRUCK

3333 CALIFORNIA

WALNUT EXTENSION FIRE EXHIBIT



3333 CALIFORNIA STREET SAN FRANCISCO, CA

TRUCK TURNING WALNUT EXTENSION



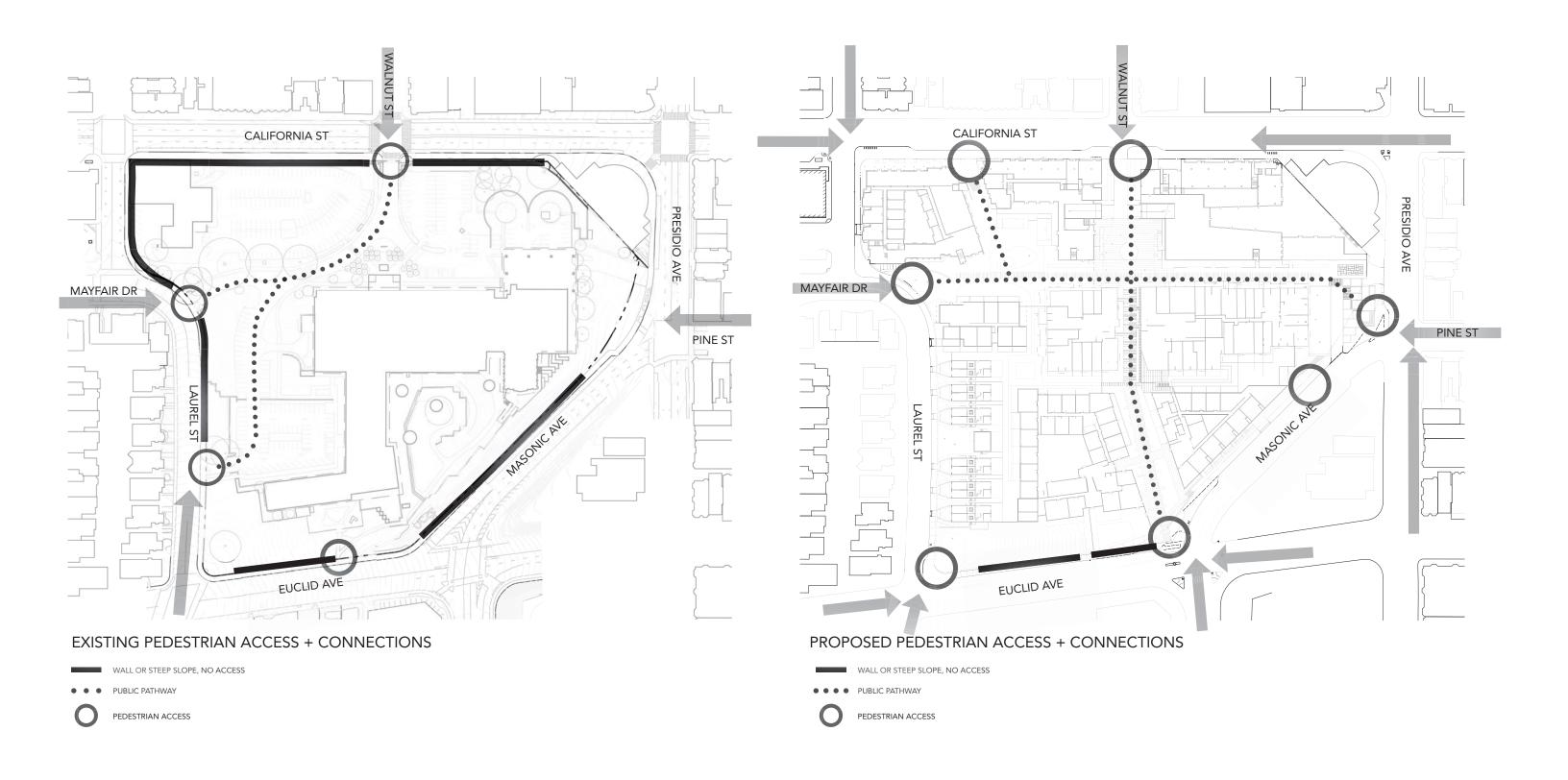












SITE DIAGRAM - CONNECTIVITY



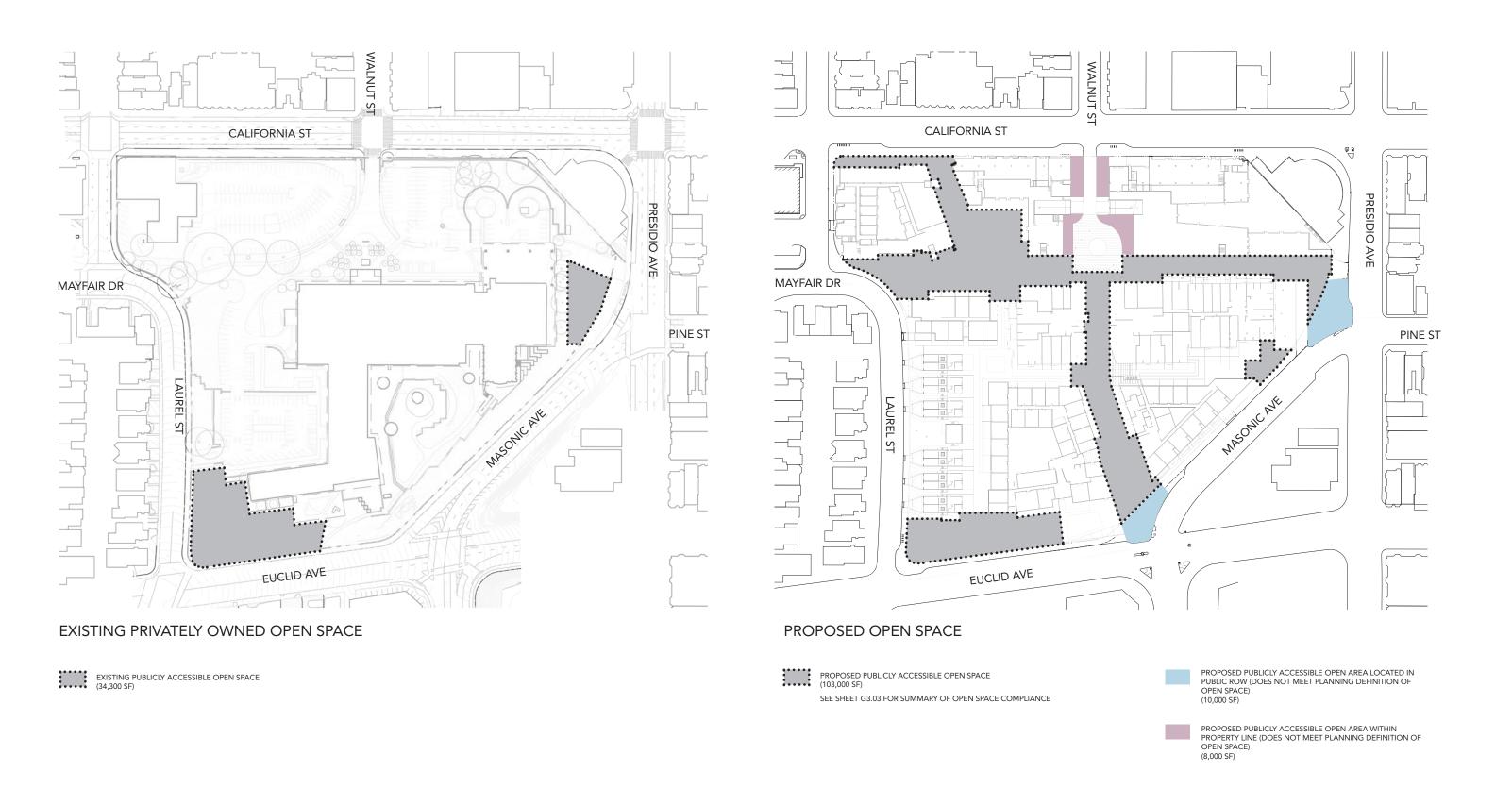












SITE DIAGRAM - OPEN SPACE NETWORK





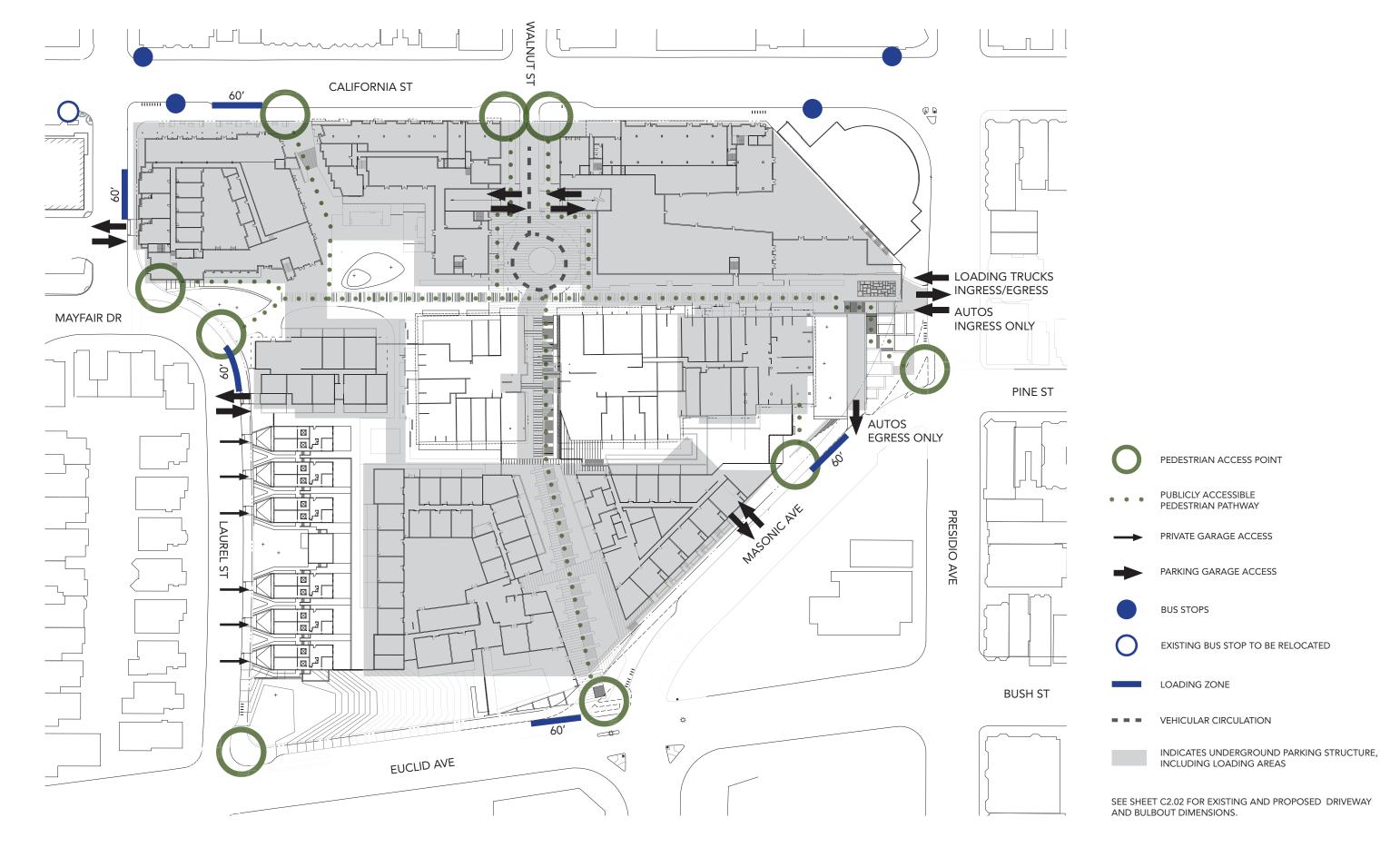












SITE DIAGRAM - SITE ACCESS





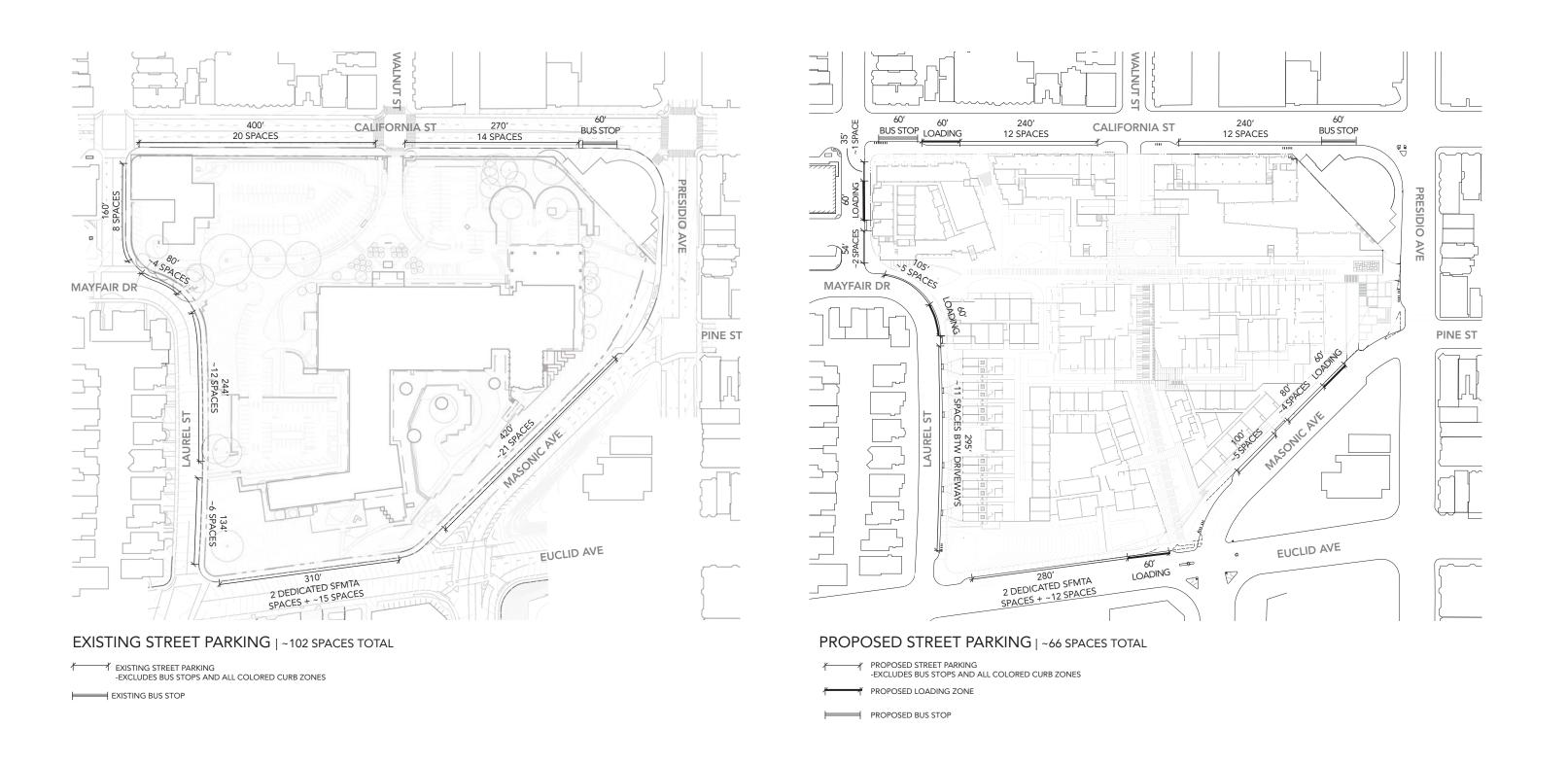












SITE DIAGRAM - STREET PARKING

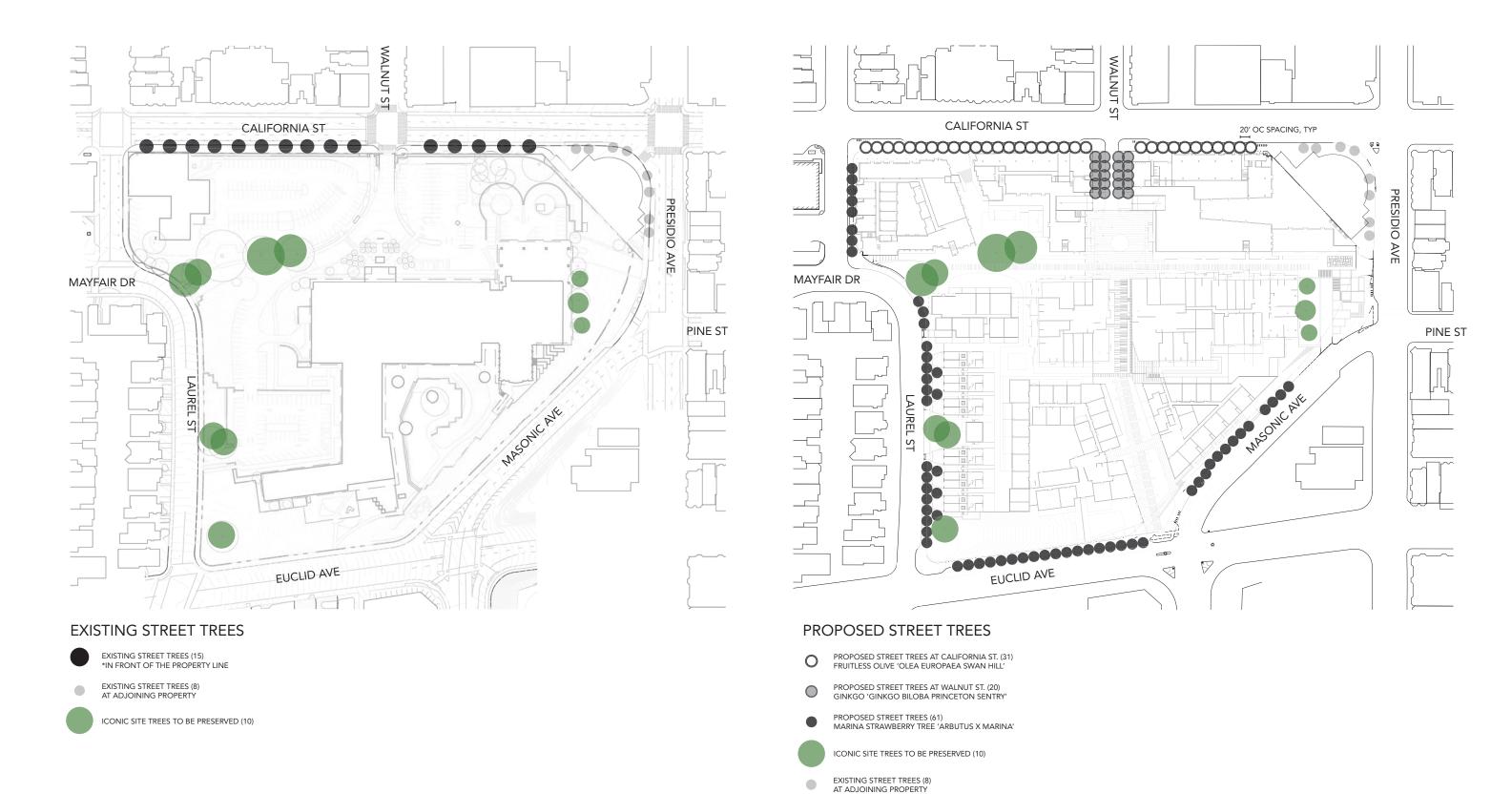












SITE DIAGRAM - STREET TREES





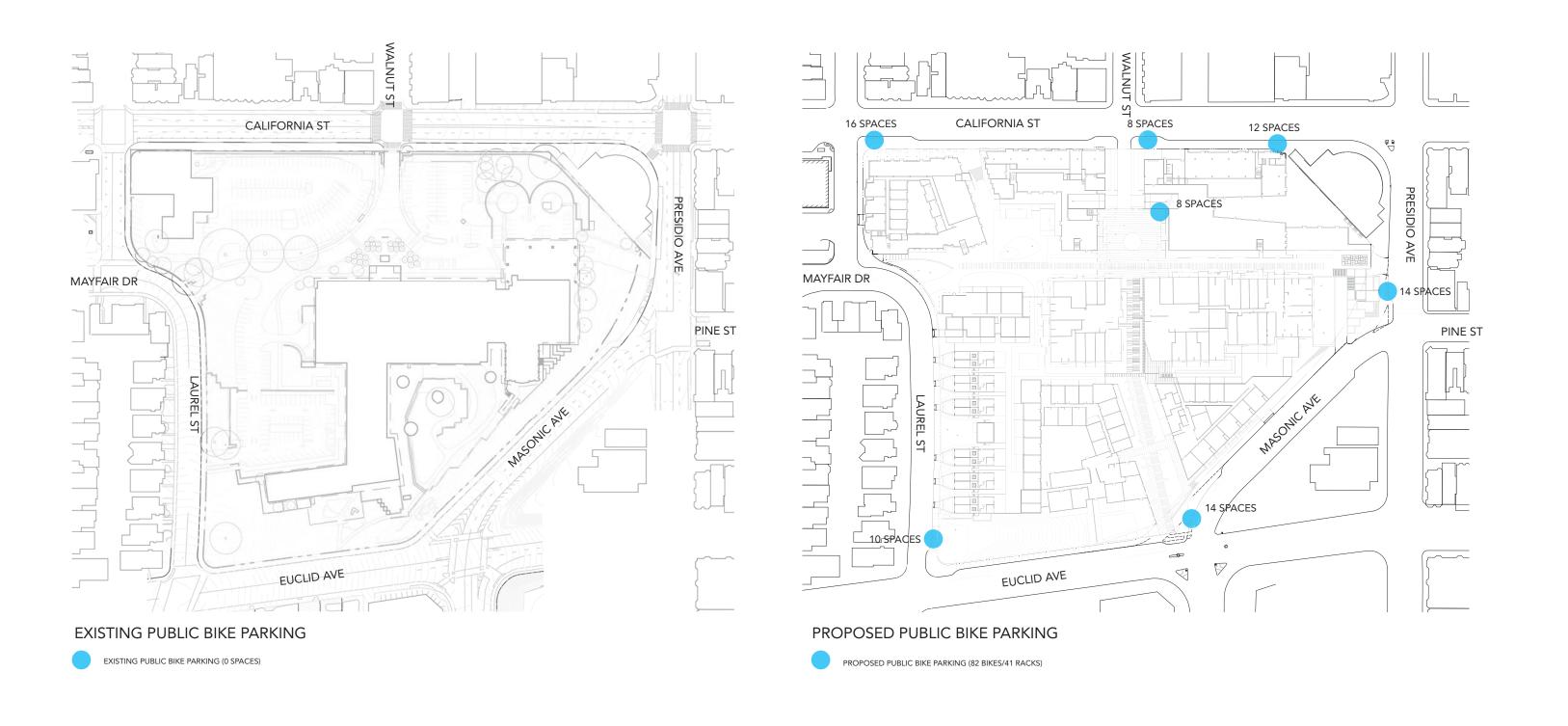












SITE DIAGRAM - PUBLIC BIKE PARKING



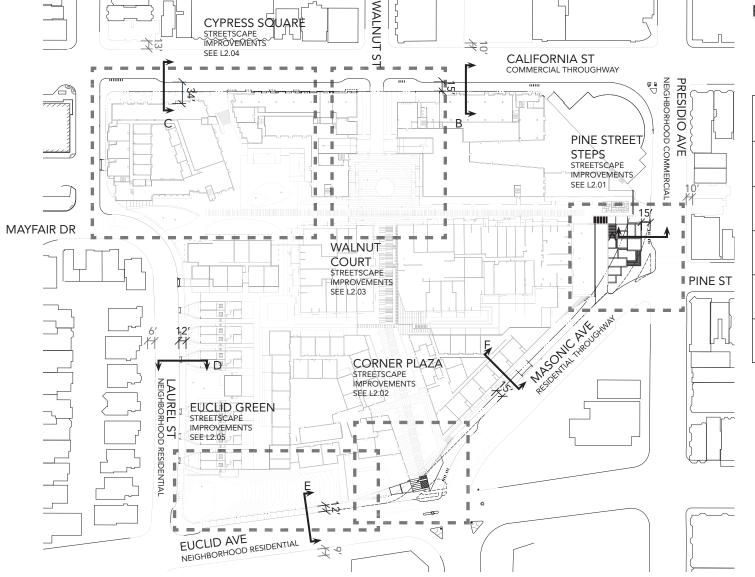








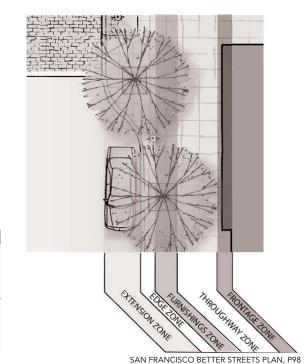




#### PLANNED STREET IMPROVEMENTS

	CALIFORNIA ST.	RESOLO AVE.	MASCINIC ANE.	EUCID 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' (12' MIN + 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

#### Sidewalk Zones (Plan View)





#### SAN FRANCISCO BETTER STREETS PLAN, P100

#### STREET TYPES - PER SF BETTER STREETS PLAN

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, P9				

3333 CALIFORNIA STREET SAN FRANCISCO, CA

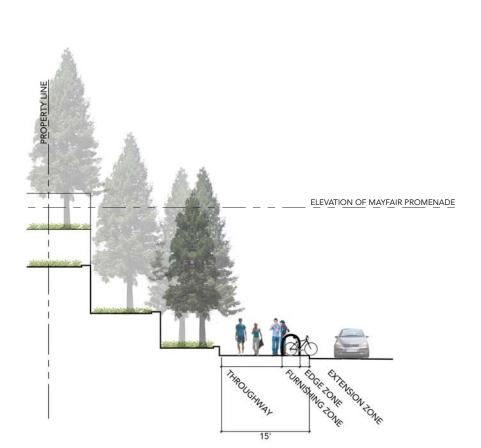
STREETSCAPE PLAN



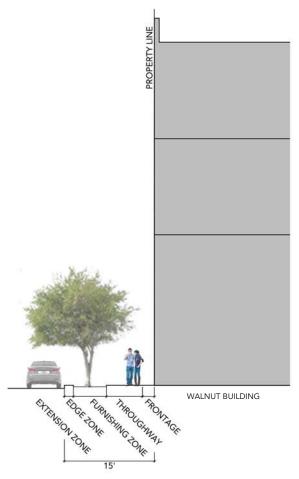




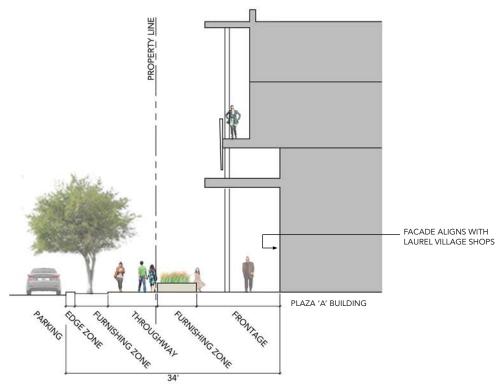




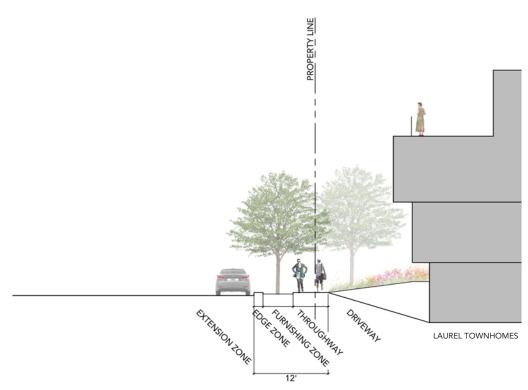
A| PRESIDIO AVENUE - TYPICAL STREETSCAPE



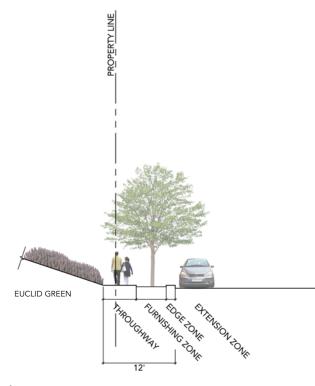
B| CALIFORNIA STREET - TYPICAL STREETSCAPE



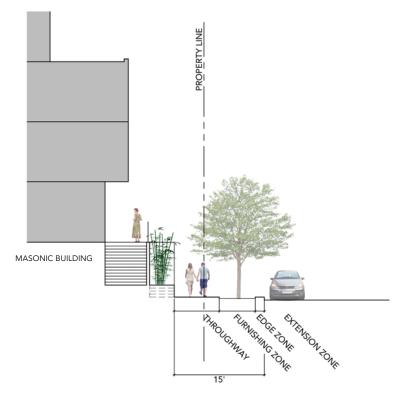
C| CALIFORNIA ST. AT LAUREL ST. - EXTENDED STREETSCAPE



D| LAUREL STREET - TYPICAL STREETSCAPE \*GRADE VARIES



E| EUCLID AVENUE - TYPICAL STREETSCAPE



F| MASONIC AVENUE - TYPICAL STREETSCAPE

\*SEE PRECEEDING PAGE FOR SECTION LOCATIONS

STREETSCAPE SECTIONS















LANDSCAPE SITE PLAN



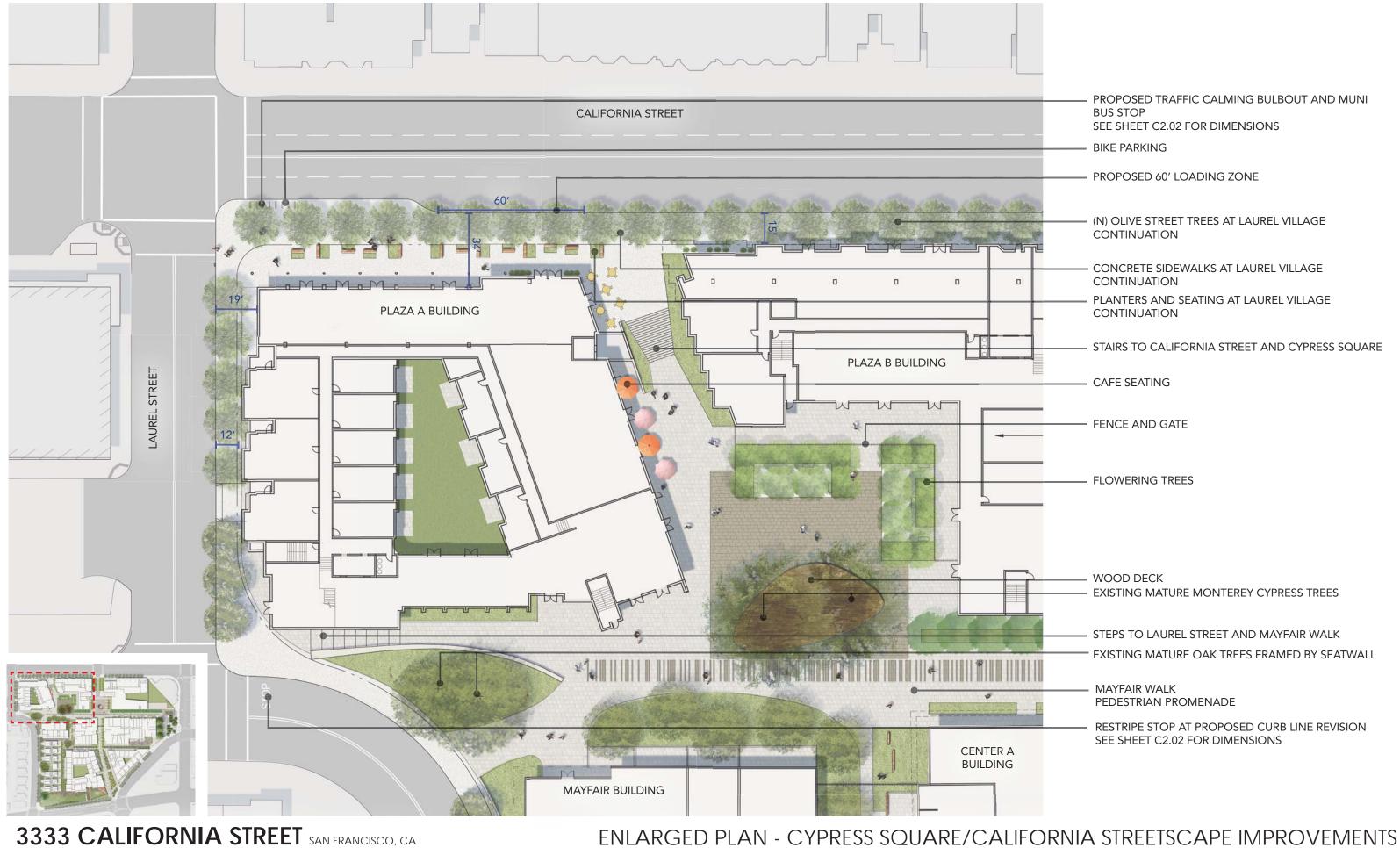






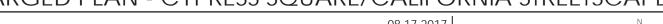


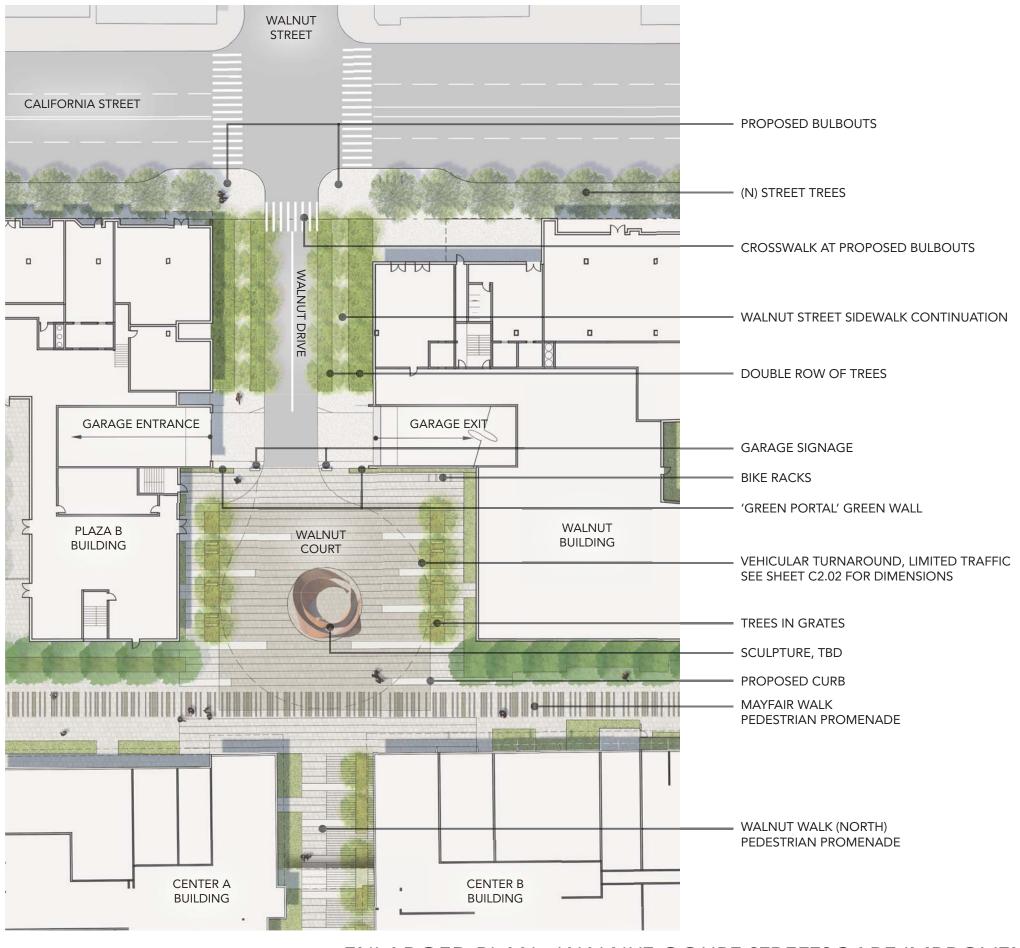




ARUP BAR architects JENSEN









ENLARGED PLAN - WALNUT COURT STREETSCAPE IMPROVEMENTS





**ENLARGED PLAN - PINE STREET STEPS STREETSCAPE IMPROVEMENTS** 



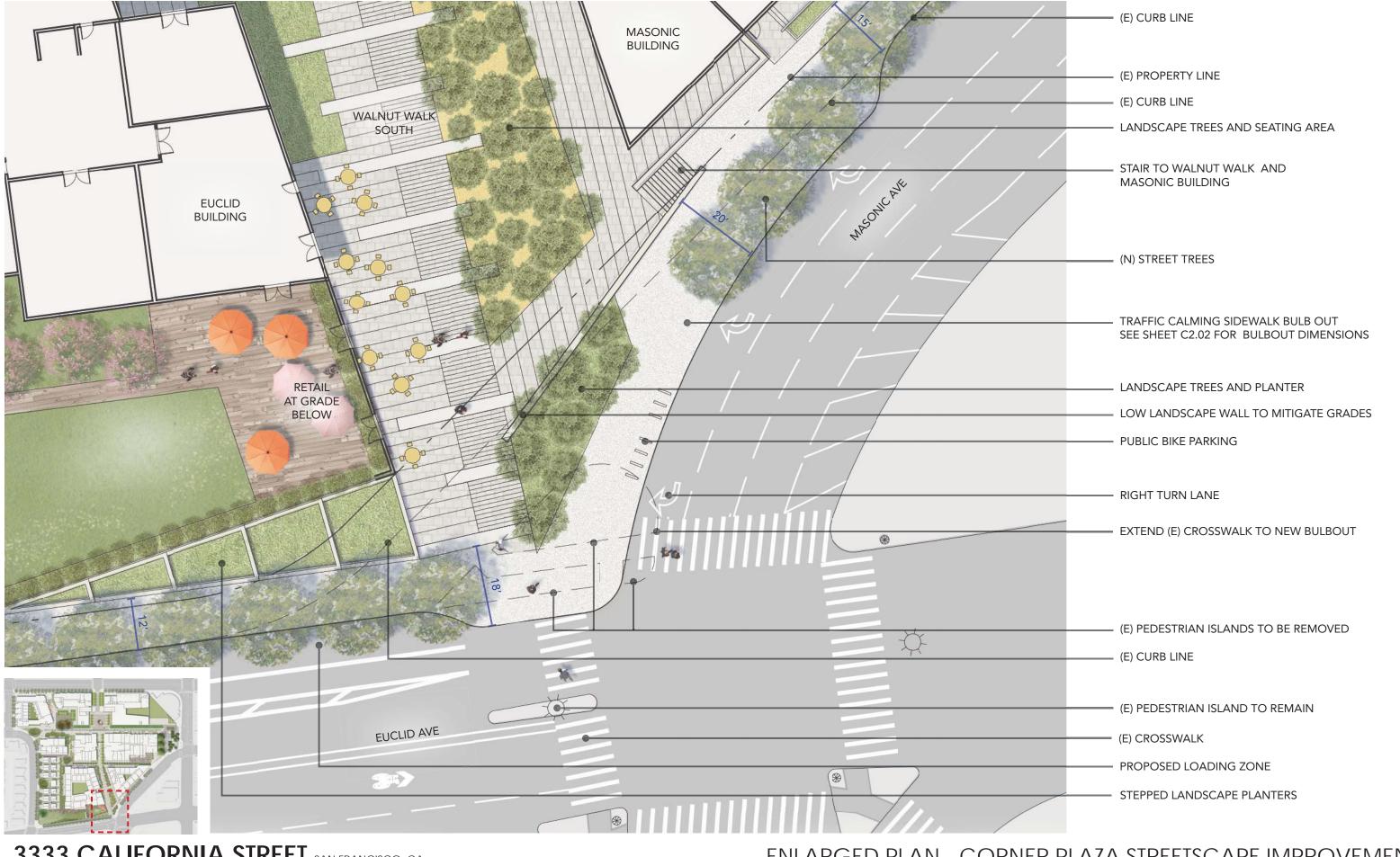












ENLARGED PLAN - CORNER PLAZA STREETSCAPE IMPROVEMENTS

















ENLARGED PLAN - EUCLID GREEN STREETSCAPE IMPROVEMENTS



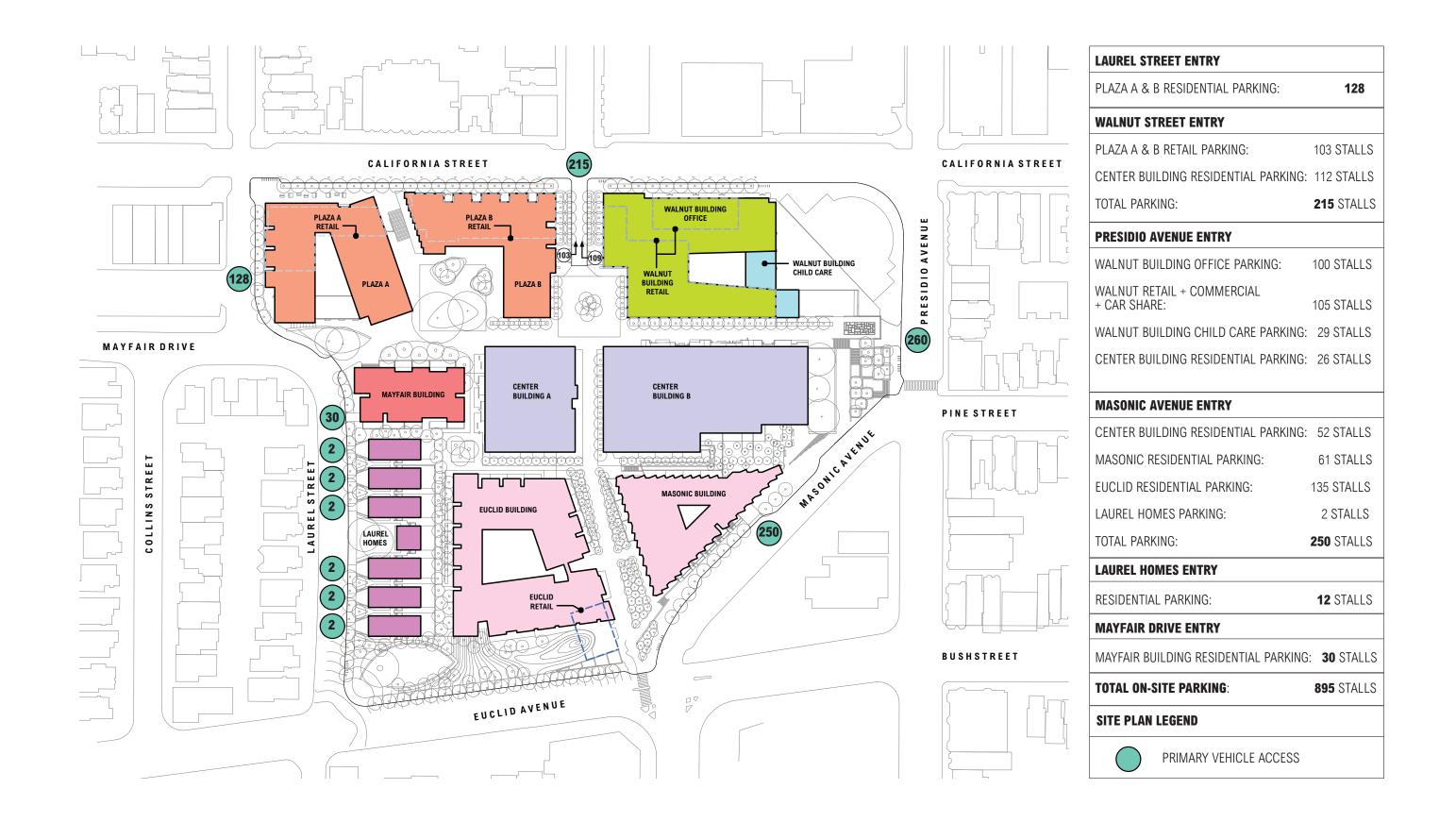












SITE BELOW-GRADE PARKING DIAGRAM

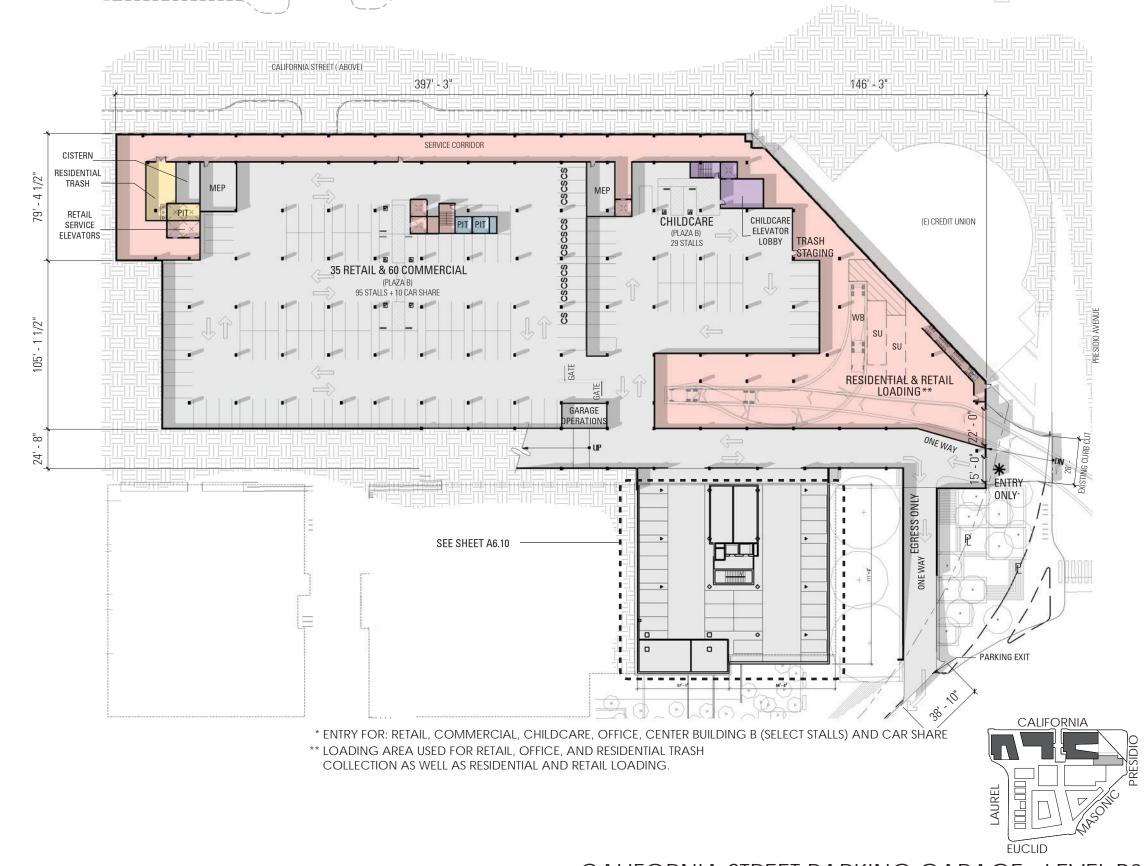














LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

3333 CALIFORNIA STREET SAN FRANCISCO, CA

CALIFORNIA STREET PARKING GARAGE - LEVEL B3









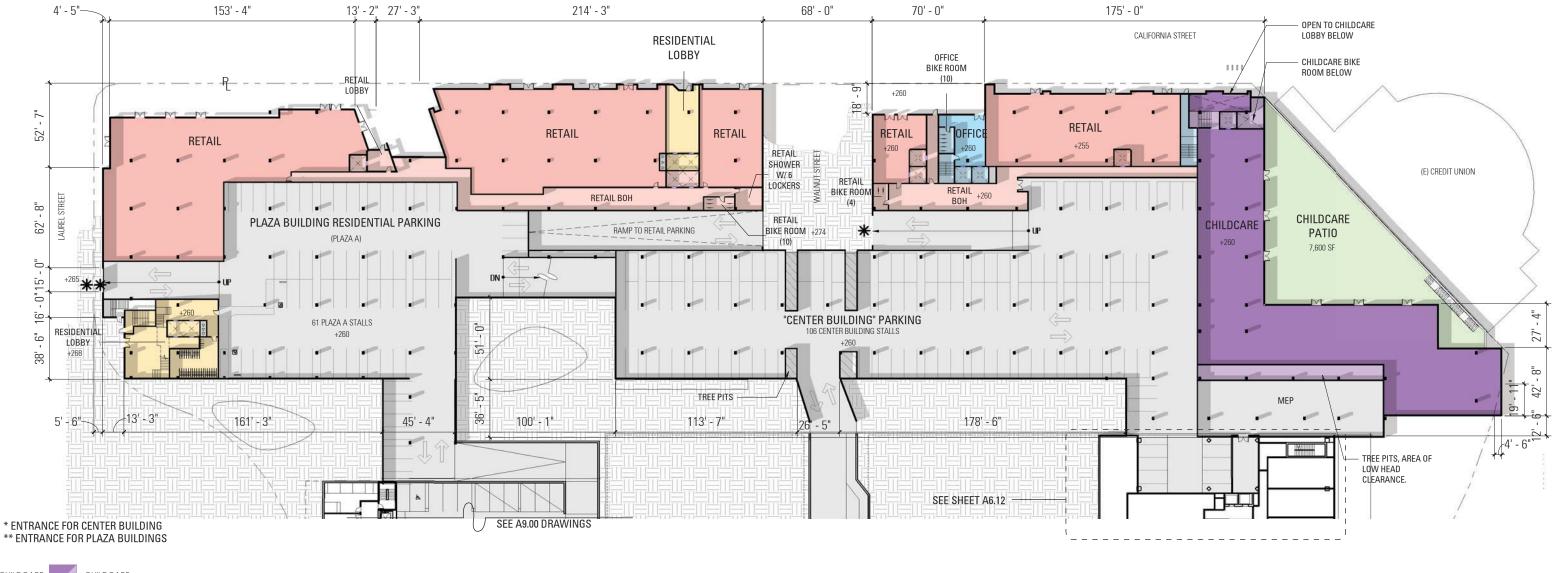


ARUP BAR architects

CALIFORNIA STREET PARKING GARAGE - LEVEL B2



**JENSEN** 





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

CALIFORNIA STREET PARKING GARAGE - LEVEL B1







3333 CALIFORNIA STREET SAN FRANCISCO, CA





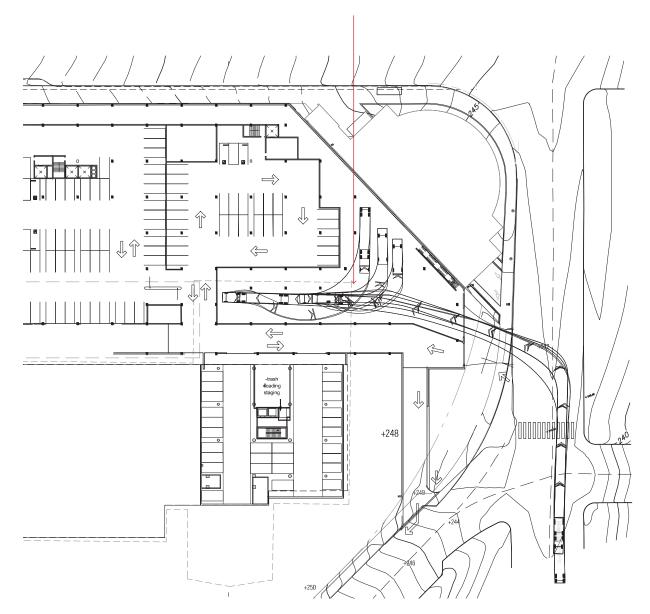




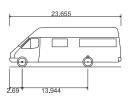


**CALIFORNIA** 

LAUREL

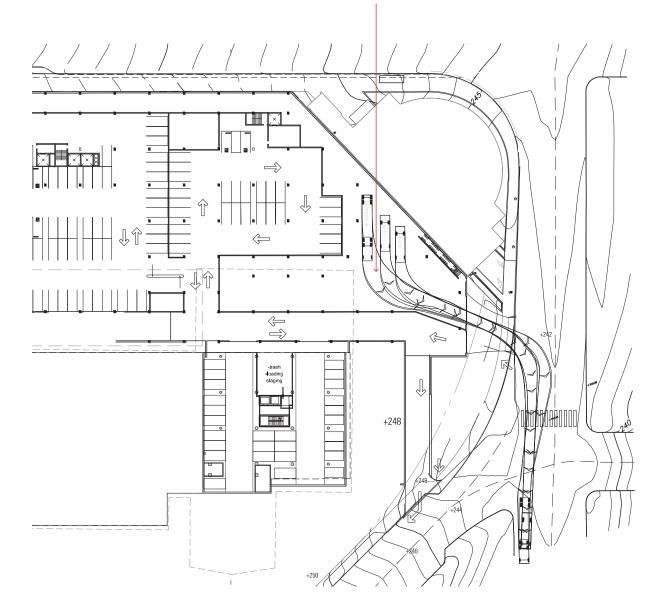


#### TRUCK SWEEPS - LOADING VEHICLES - IN

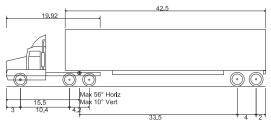


7.5t Panel Van Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Curb to Curb Turning Radius

23.655ft 7.192ft 8.345ft 1.038ft 6.119ft 4.00s 24.278ft



#### TRUCK SWEEPS - LOADING VEHICLES - OUT



 WB-50 - Intermediate Semi-Trailer

 Overall Length
 55.000ft

 Overall Width
 8.500ft

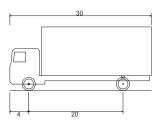
 Overall Body Height
 12.052ft

 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 Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Max Steering Angle (Virtual)

30.000ft 8.000ft 13.500ft 1.367ft 8.000ft 5.00s 31.80°

3333 CALIFORNIA STREET SAN FRANCISCO, CA



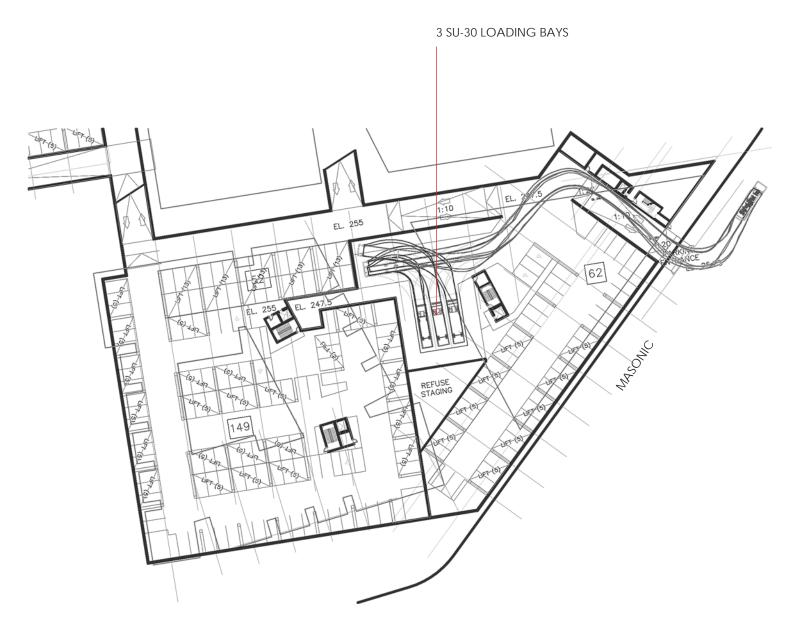




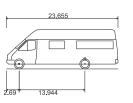










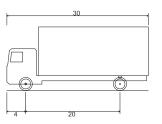


7.5t Panel Van Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Curb to Curb Turning Radius

23.655ft 7.192ft 8.345ft 1.038ft 6.119ft 4.00s 24.278ft

# TRUCK SWEEPS - LOADING VEHICLES - OUT

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



3 SU-30 LOADING BAYS

SU-30 - Single Unit Truck Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time
Max Steering Angle (Virtual)

30.000ft 8.000ft 13.500ft 1.367ft 8.000ft 5.00s 31.80°

3333 CALIFORNIA STREET SAN FRANCISCO, CA



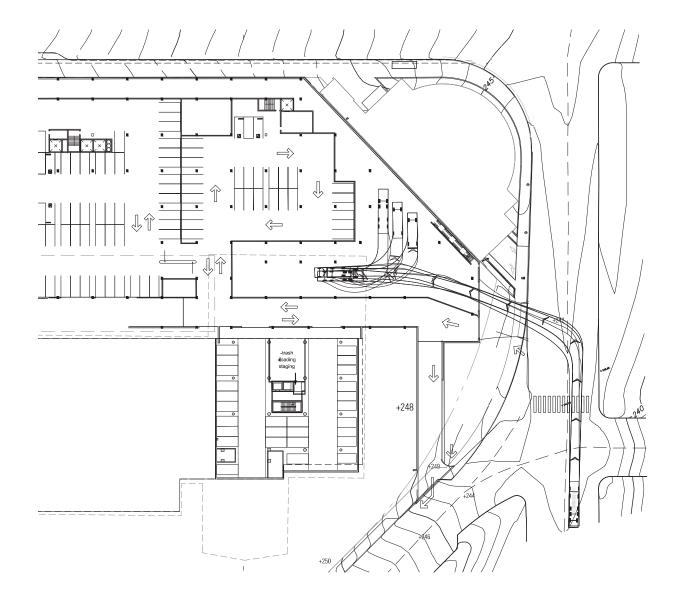




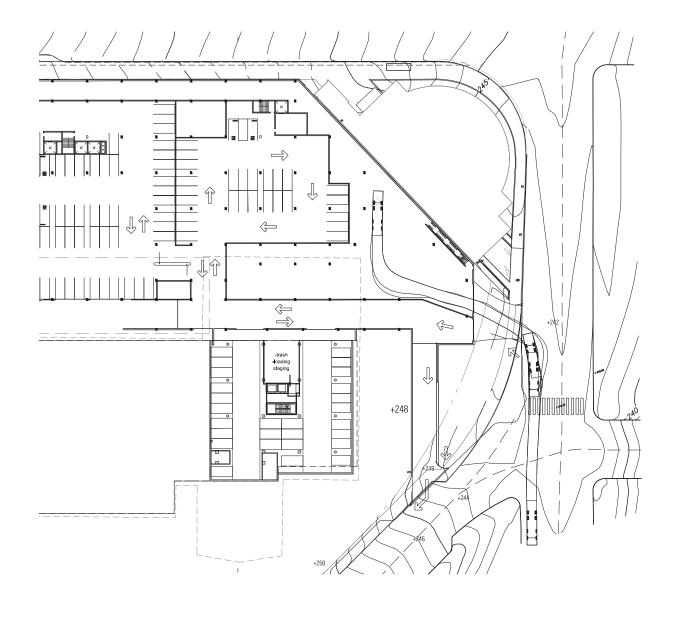




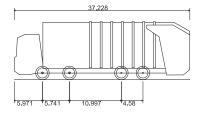




TRUCK SWEEPS - WASTE COLLECTION - IN



TRUCK SWEEPS - WASTE COLLECTION - OUT



Large Refuse Vehicle (4 axle) Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Wall to Wall Turning Radius

37.228ft 8.202ft 12.307ft 0.996ft 8.202ft 6.00s 37.172ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA









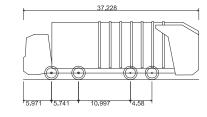


REFUSE PLAN - LEVEL B3



TRUCK SWEEPS - WASTE COLLECTION - IN

TRUCK SWEEPS - WASTE COLLECTION - OUT



Large Refuse Vehicle (4 axle) Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Wall to Wall Turning Radius

37.228ft 8.202ft 12.307ft 0.996ft 8.202ft 6.00s 37.172ft

3333 CALIFORNIA STREET SAN FRANCISCO, CA



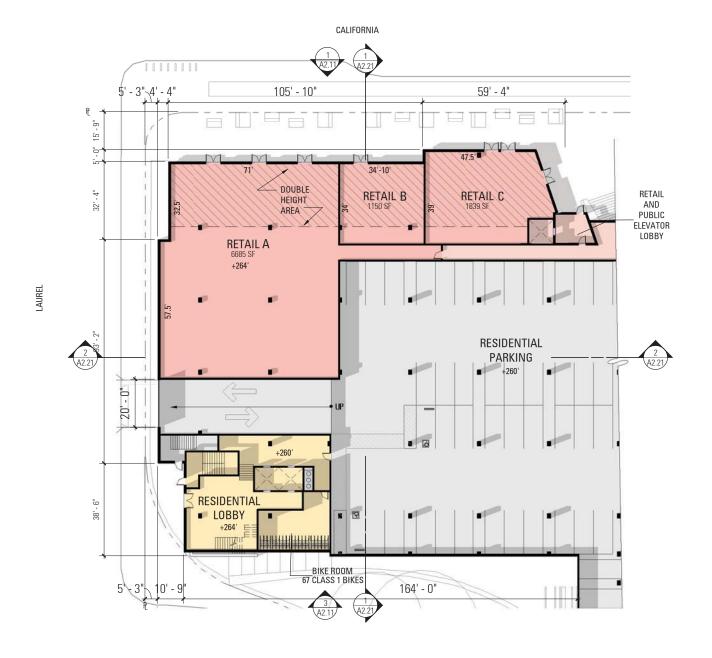


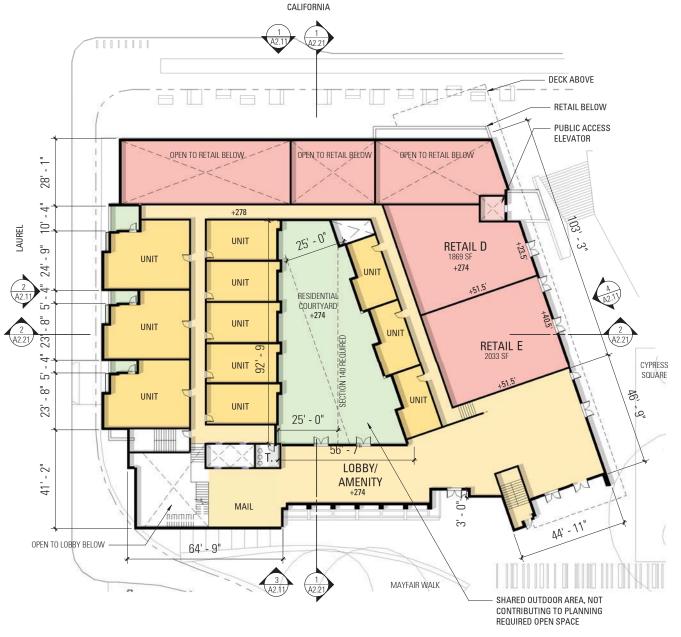






REFUSE PLAN - LEVEL B2





PARKING RFTAII RETAIL USABLE B.O.H. OFFICE, OFFICE CORE RESIDENTIAL RESIDENTIAL **HOMES** CORE LANDSCAPED ROOF LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

**CALIFORNIA** 

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PLAN LEVEL B1 + 263'

SEE SHEET A1.03 FOR MORE INFORMATION

PLAN LEVEL 1 + 274'

3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA A" BUILDING PLANS - LEVEL B1 AND 1 08.17.2017 PLANNING APPLICATION SUBMITTAL

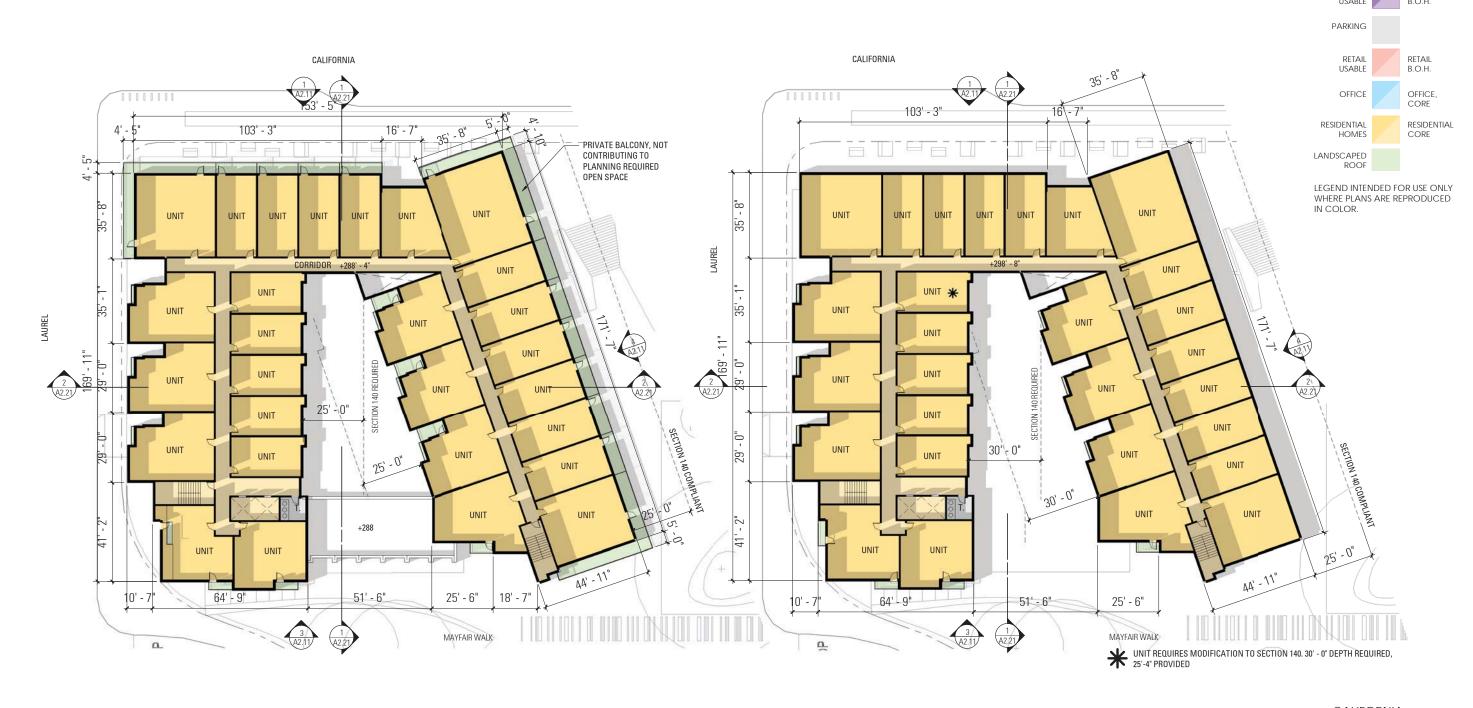






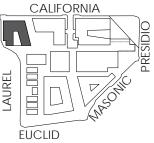






PLAN LEVEL 2 + 288.5'

PLAN LEVEL 3 +298.5'



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3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA A" BUILDING PLANS - LEVEL 2 AND 3







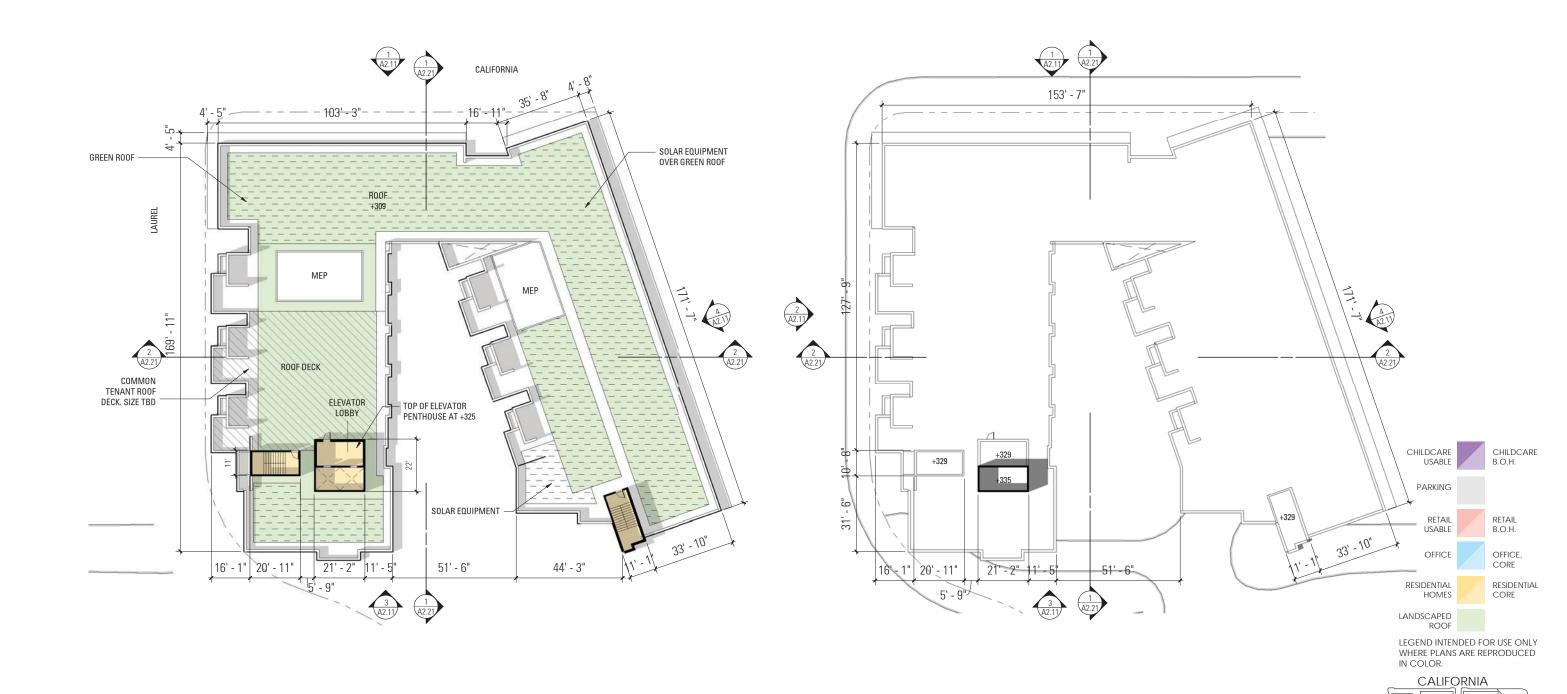












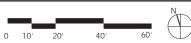
<u>ROOF PLAN + 309.5'</u>

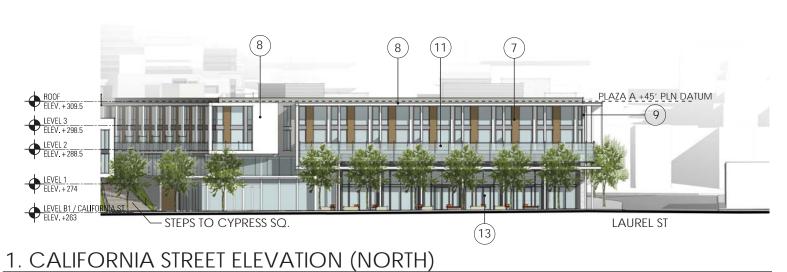
NOTE: MEP LAYOUT IS CONCEPTUAL

PENTHOUSE PLAN + 328'



ARUP BAR architects







2. LAUREL STREET ELEVATION (WEST)



## 3. MAYFAIR DRIVE ELEVATION (SOUTH)

#### **MATERIAL KEY**

- 1. CEMENT PLASTER
- 2. V-GROOVE SIDING

- 8. METAL PANEL
- 9. ALUMINUM EXTRUSION
- 10. STEEL GAURDRAIL
- 11. GLASS GAURDRAIL
- 13. STOREFRONT WINDOW SYSTEM
- 14. VENTILATED GARAGE DOOR
- ★ BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04

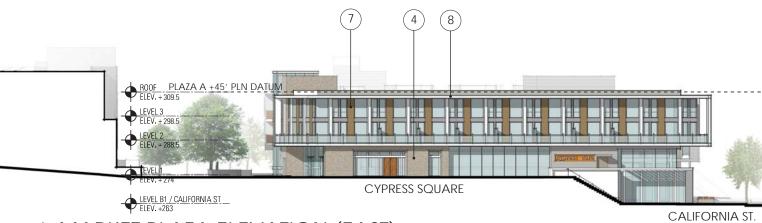
# 3333 CALIFORNIA STREET SAN FRANCISCO, CA







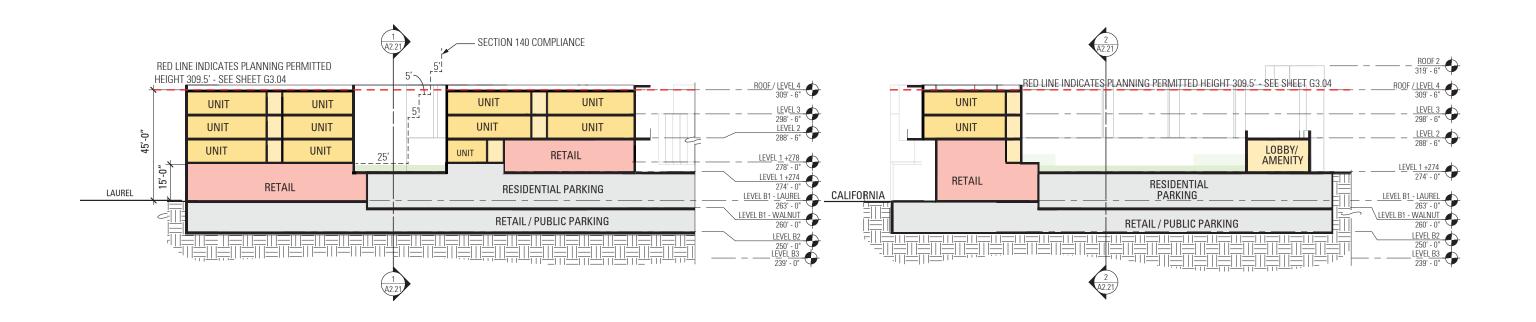




4. MARKET PLAZA ELEVATION (EAST)



"PLAZA A" BUILDING ELEVATIONS



2. "PLAZA A" EAST/WEST SECTION

1. "PLAZA A" NORTH/SOUTH SECTION



"PLAZA A" BUILDING SECTION



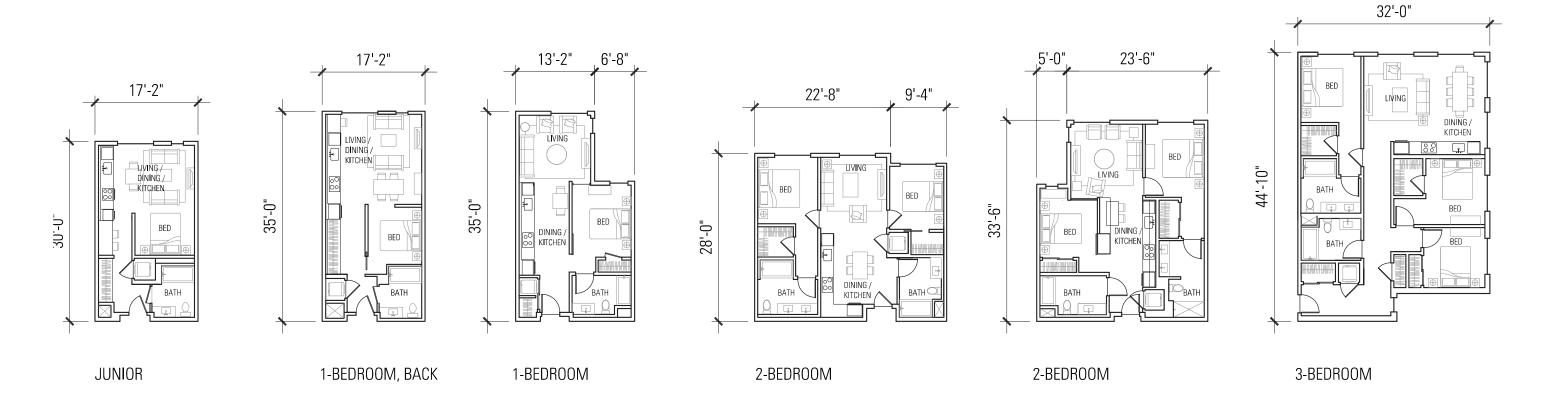


3333 CALIFORNIA STREET SAN FRANCISCO, CA







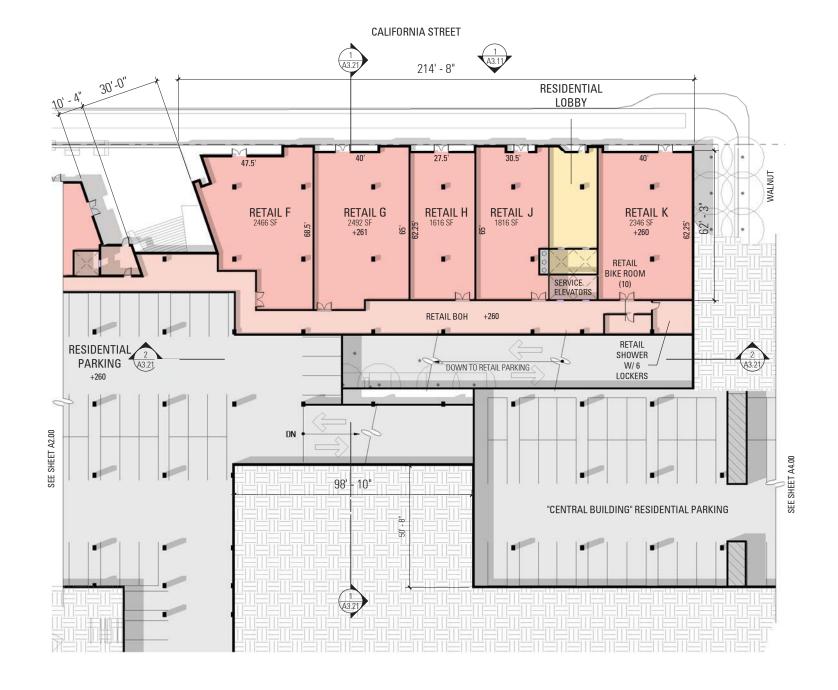


NOTE: UNITS ARE SHOWN FOR SCALE & REFERENCE ONLY. ADDITIONAL UNIT TYPES NOT SHOWN.









PLAN LEVEL B1 + 261'

SEE SHEET A1.03 FOR MORE PARKING INFORMATION



3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA B" BUILDING PLANS - LEVEL B1

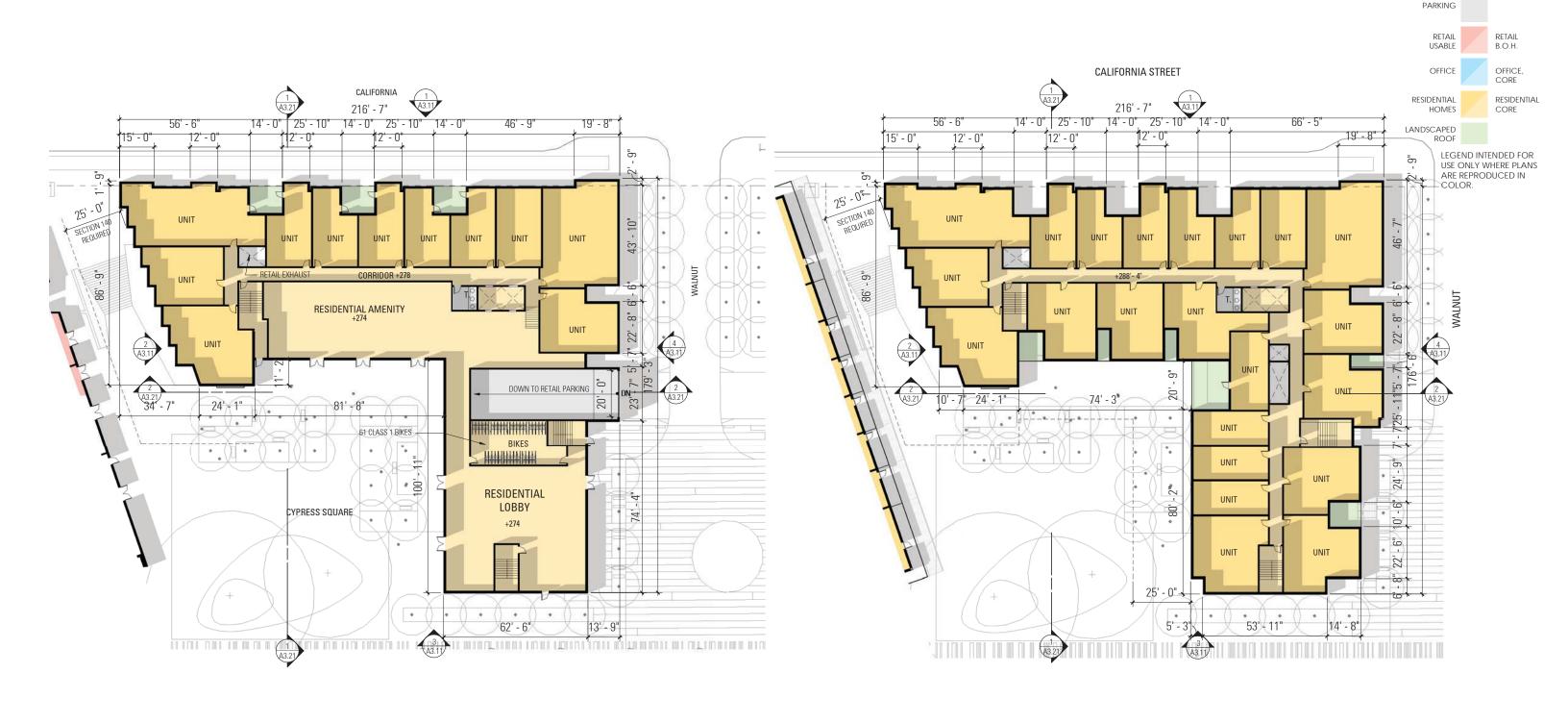












PLAN LEVEL 1 + 274'

PLAN LEVEL 2 + 288'



CHILDCARE

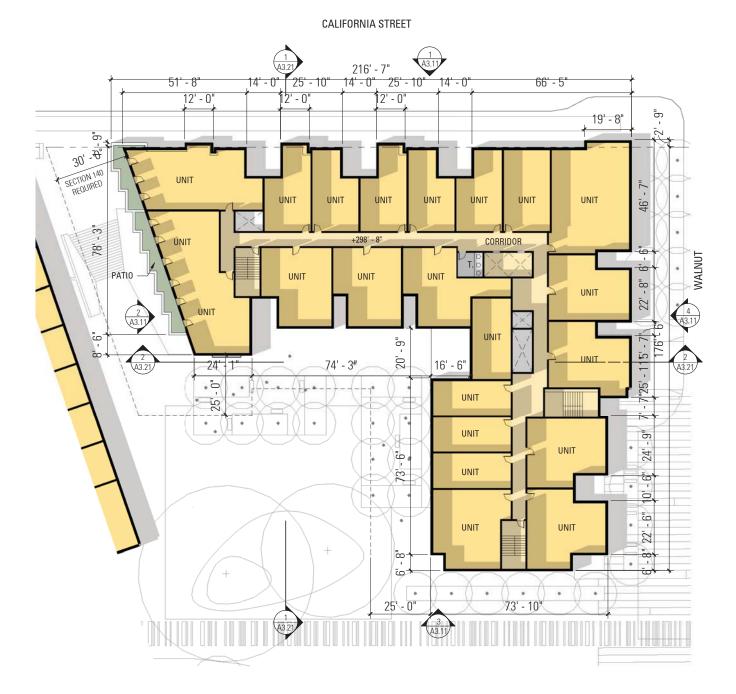
3333 CALIFORNIA STREET SAN FRANCISCO, CA

"PLAZA B" BUILDING PLANS - LEVEL 1 AND 2

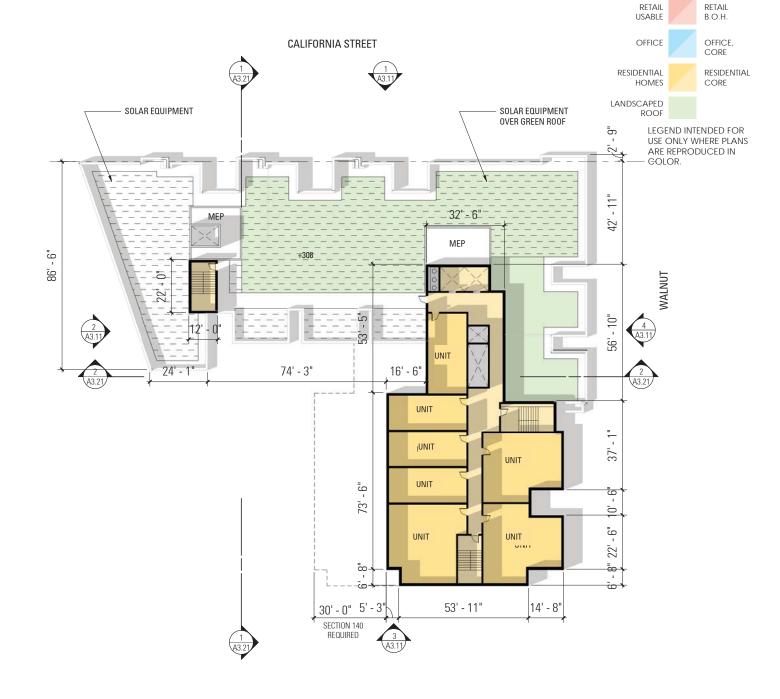








PLAN LEVEL 3 + 298'



PLAN LEVEL 4 + 308.2'

NOTE: MEP LAYOUT IS CONCEPTUAL



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"PLAZA B" BUILDING PLANS - LEVEL 3 AND 4



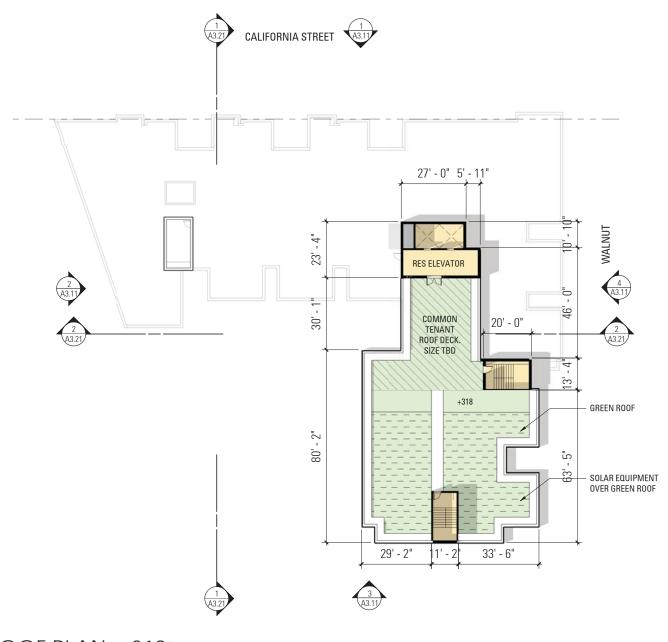












+334 +318 +328 133' - 7" +328 CHILDCARE CHILDCARE PARKING RETAIL RETAIL 29' - 2" 33' - 6" OFFICE OFFICE, RESIDENTIAL RESIDENTIAL PENTHOUSE PLAN + 329' LANDSCAPED ROOF

CALIFORNIA STREET (A3.11)

ROOF PLAN + 319'

NOTE: MEP LAYOUT IS CONCEPTUAL

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





"PLAZA B" BUILDING ROOF PLAN

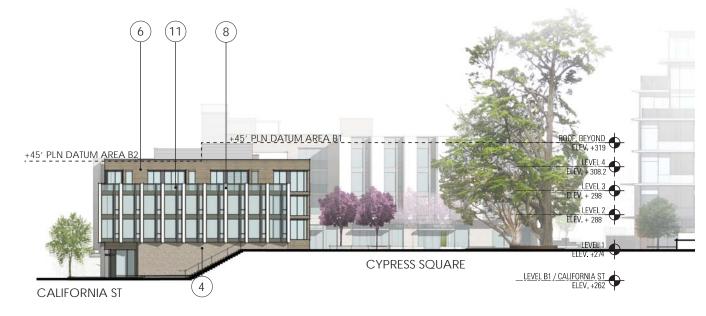












# 2. CYPRESS SQUARE ELEVATION (WEST)





### 3. CYPRESS SQUARE ELEVATION (SOUTH)

#### MATERIAL KEY

- 1. CEMENT PLASTER
- 2. V-GROOVE SIDING
- 3. BRICK, PAINTED
- 4. BRICI
- 5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE
- 6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
- 7. PORCELAIN TILE

- 8. METAL PANEL
- 9. ALUMINUM EXTRUSION
- 10. STEEL GAURDRAIL
- 11. GLASS GAURDRAIL
- 12. ALUMINUM WINDOW
- 13. STOREFRONT WINDOW SYSTEM
- 14. VENTILATED GARAGE DOOR
- ★ BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04

# 3333 CALIFORNIA STREET SAN FRANCISCO, CA











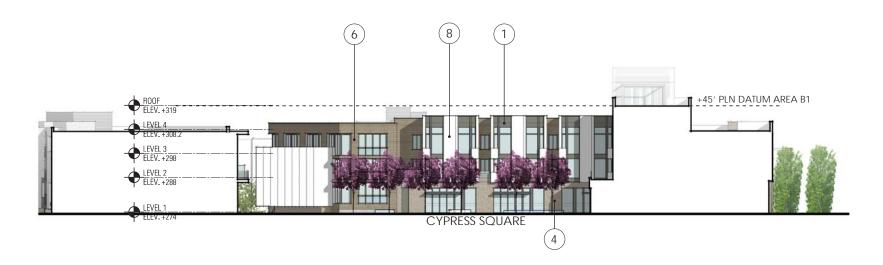




1 CALIFORNIA



# 1. CYPRESS SQUARE ELEVATION (WEST)



# 2. CYPRESS SQUARE ELEVATION (SOUTH)

#### **MATERIAL KEY**

4. BRICK

- 8. METAL PANEL
- 1. CEMENT PLASTER 9. ALUMINUM EXTRUSION 2. V-GROOVE SIDING 10. STEEL GAURDRAIL
- 3. BRICK, PAINTED 11. GLASS GAURDRAIL

  - 12. ALUMINUM WINDOW
  - 13. STOREFRONT WINDOW SYSTEM
  - 14. VENTILATED GARAGE DOOR

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

7. PORCELAIN TILE

# 3333 CALIFORNIA STREET SAN FRANCISCO, CA



5. PORCELAIN TILE OR FIBER CEMENT PANEL ONE

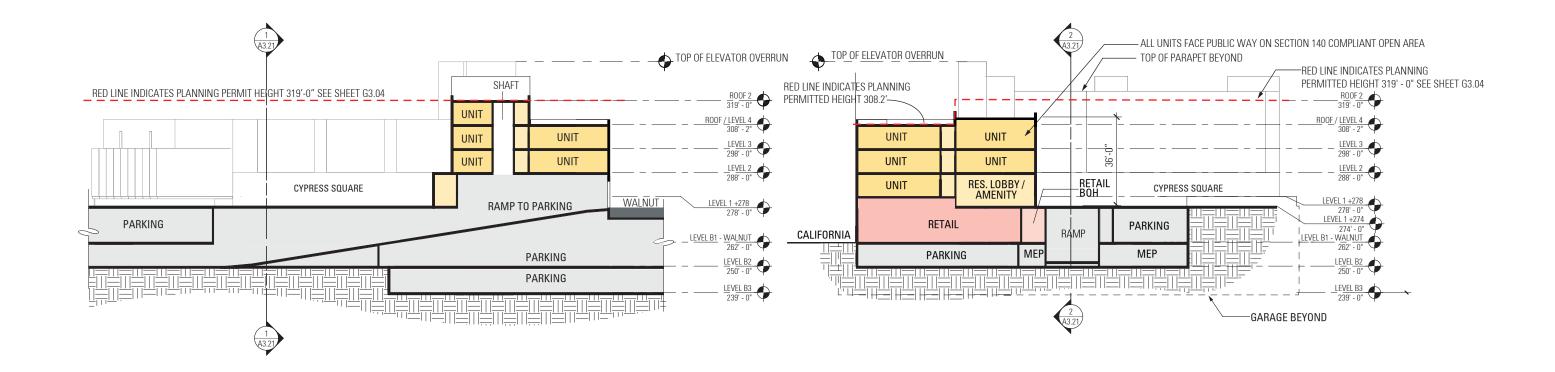
6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO







**CALIFORNIA** 



# 2. "PLAZA B" EAST / WEST SECTION

# 1. "PLAZA B" NORTH / SOUTH SECTION



"PLAZA B" BUILDING SECTIONS





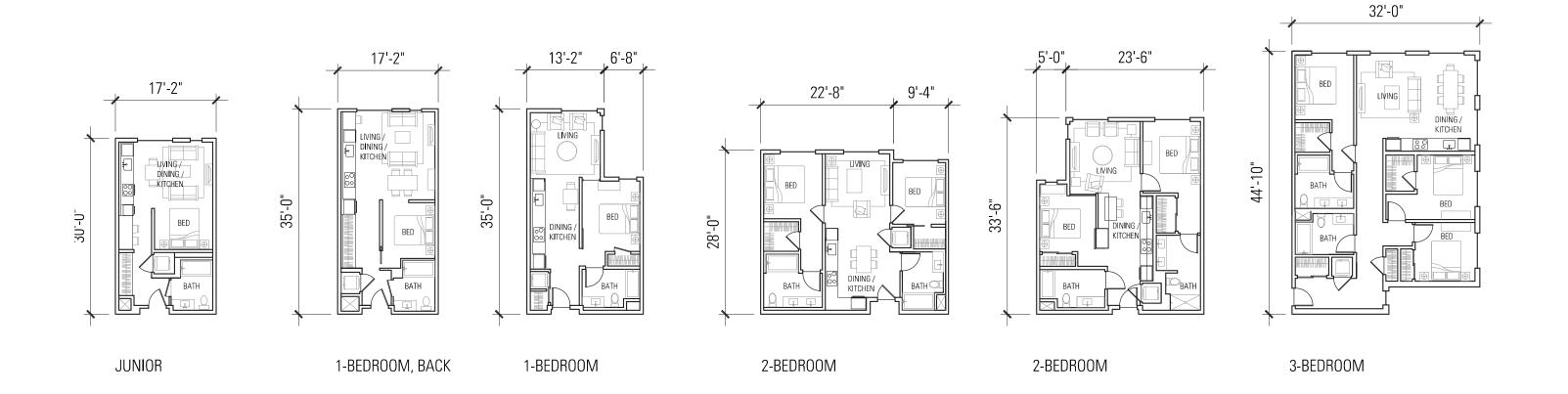


3333 CALIFORNIA STREET SAN FRANCISCO, CA









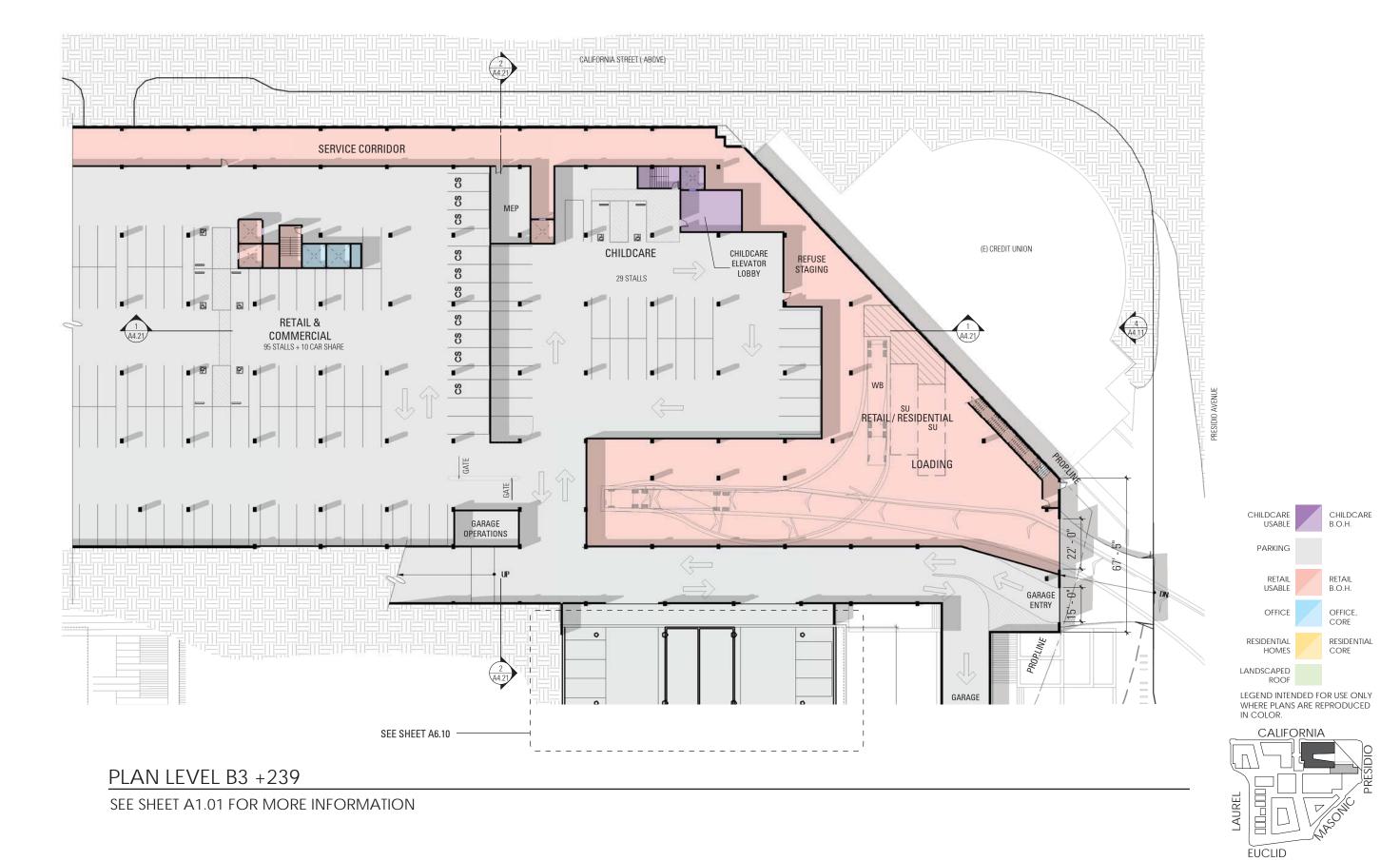






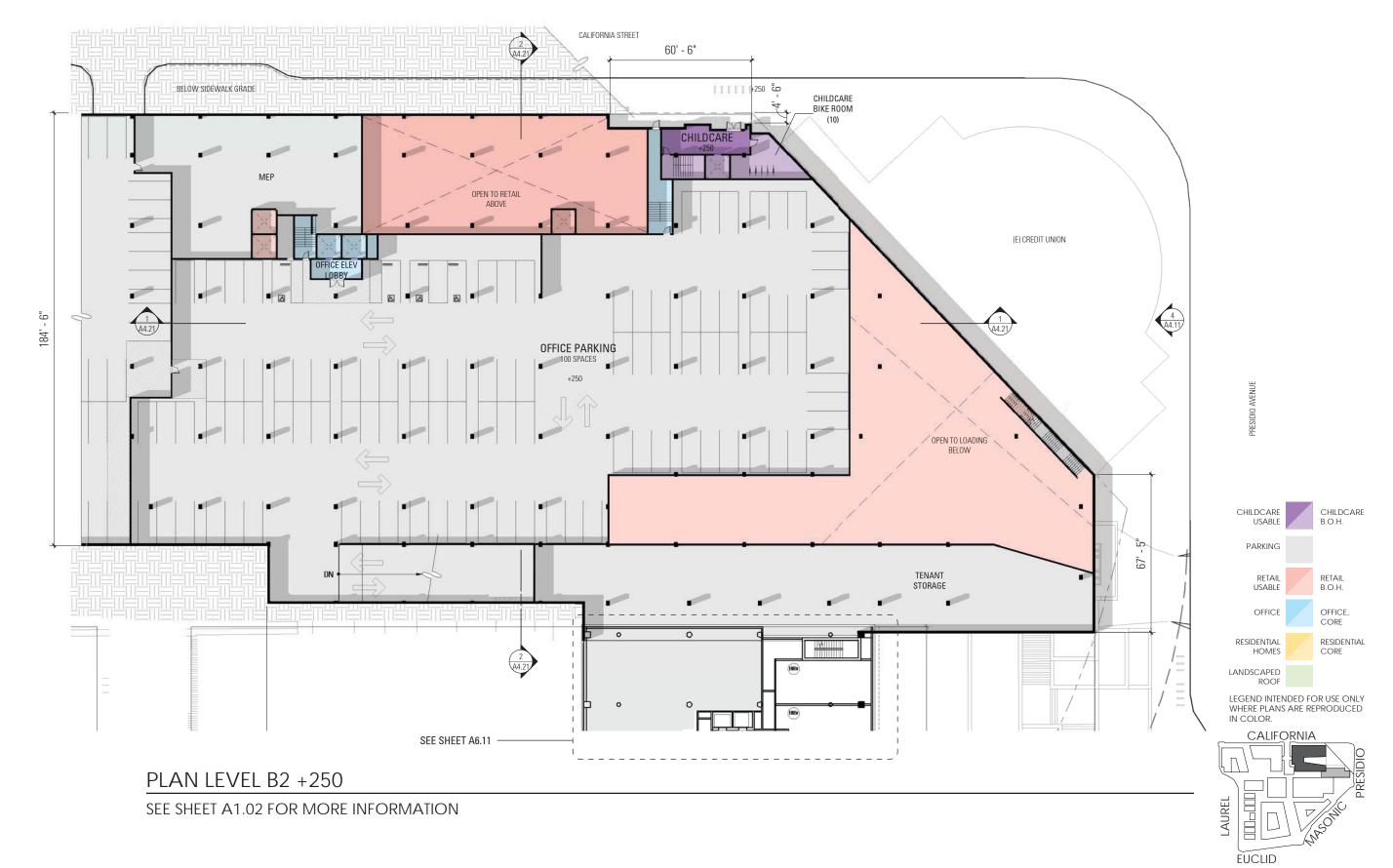






ARUP BAR architects JENSEN

"WALNUT" BUILDING PLANS - LEVEL B3

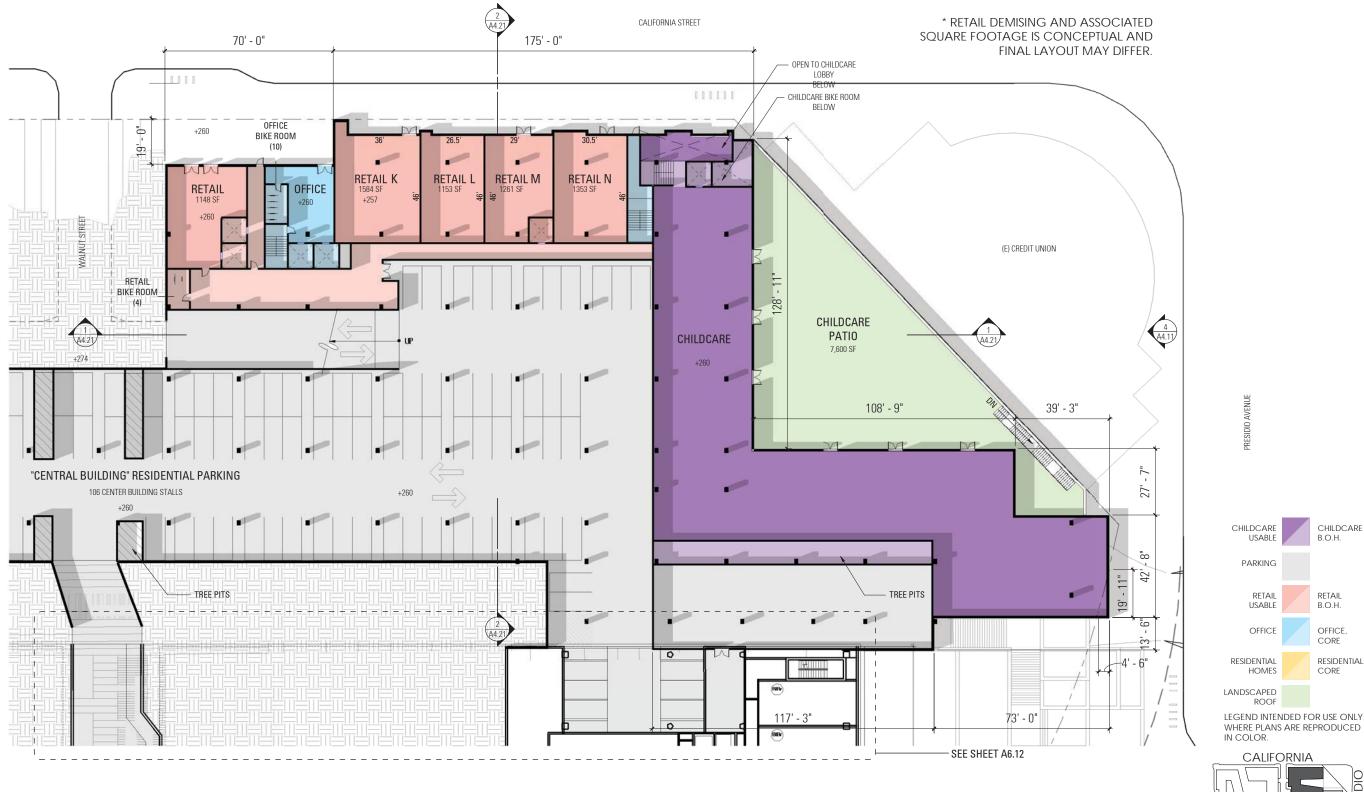


"WALNUT" BUILDING PLANS - LEVEL B2









PLAN LEVEL B1 +260'

SEE SHEET A1.03 FOR MORE INFORMATION

3333 CALIFORNIA STREET SAN FRANCISCO, CA

"WALNUT" BUILDING PLANS - B1

















CHILDCARE

RETAIL B.O.H.

OFFICE,

RESIDENTIAL CORE

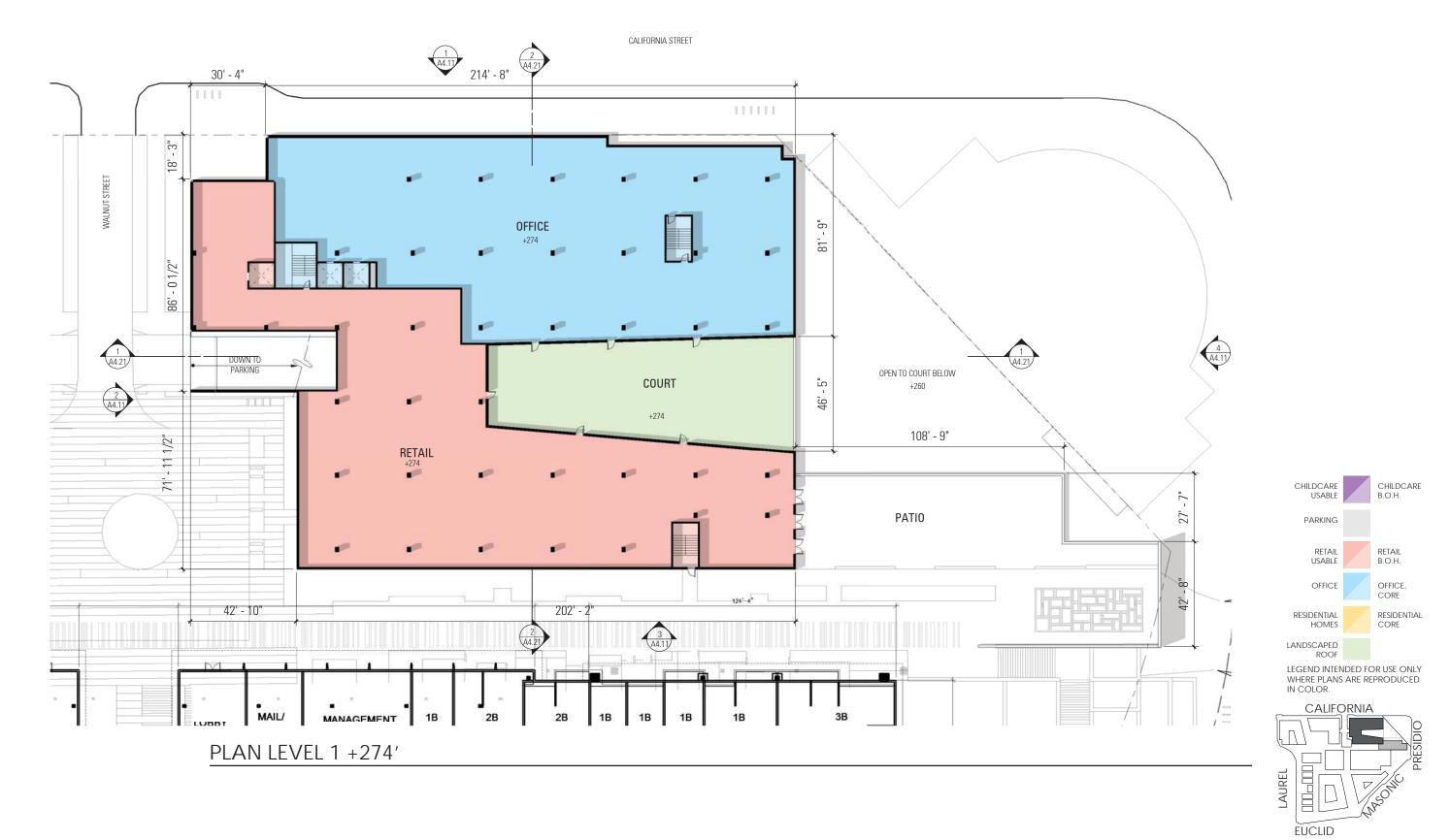
CORE

PARKING

RFTAII USABLE

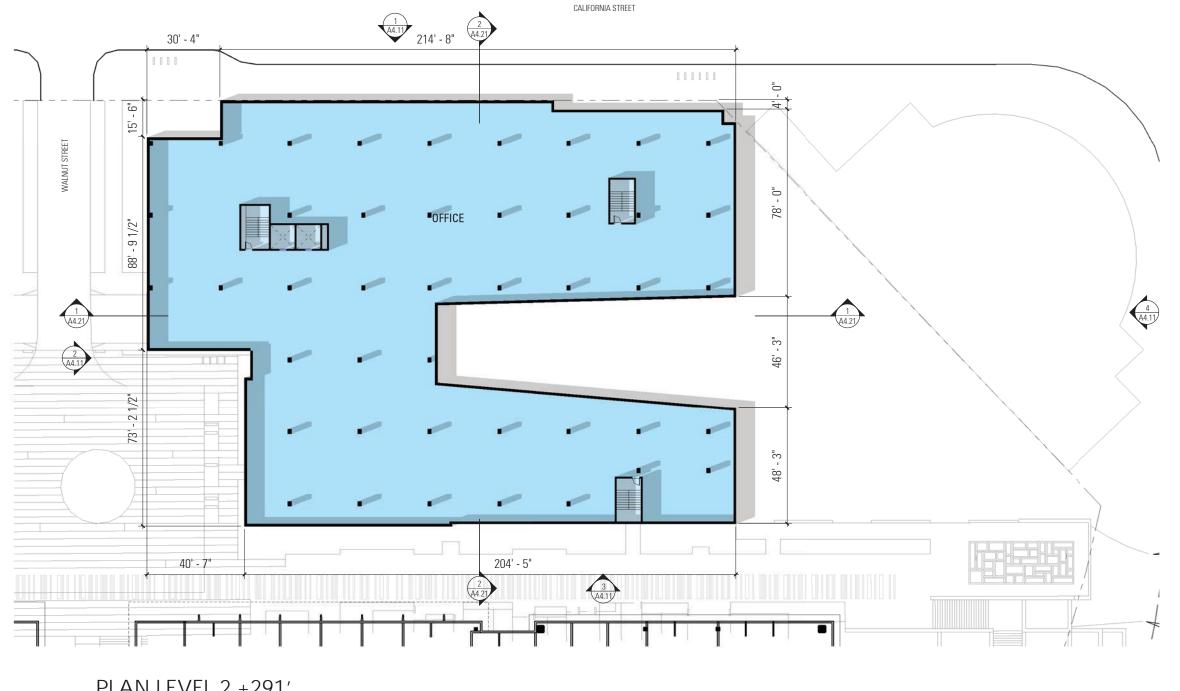
OFFICE

CALIFORNIA



"WALNUT" BUILDING PLANS - LEVEL 1





RETAIL B.O.H. OFFICE, CORE OFFICE RESIDENTIAL LANDSCAPED ROOF LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR.

CHILDCARE

PARKING

EUCLID

CHILDCARE B.O.H.

PLAN LEVEL 2 +291'

3333 CALIFORNIA STREET SAN FRANCISCO, CA

"WALNUT" BUILDING PLANS - LEVEL 2





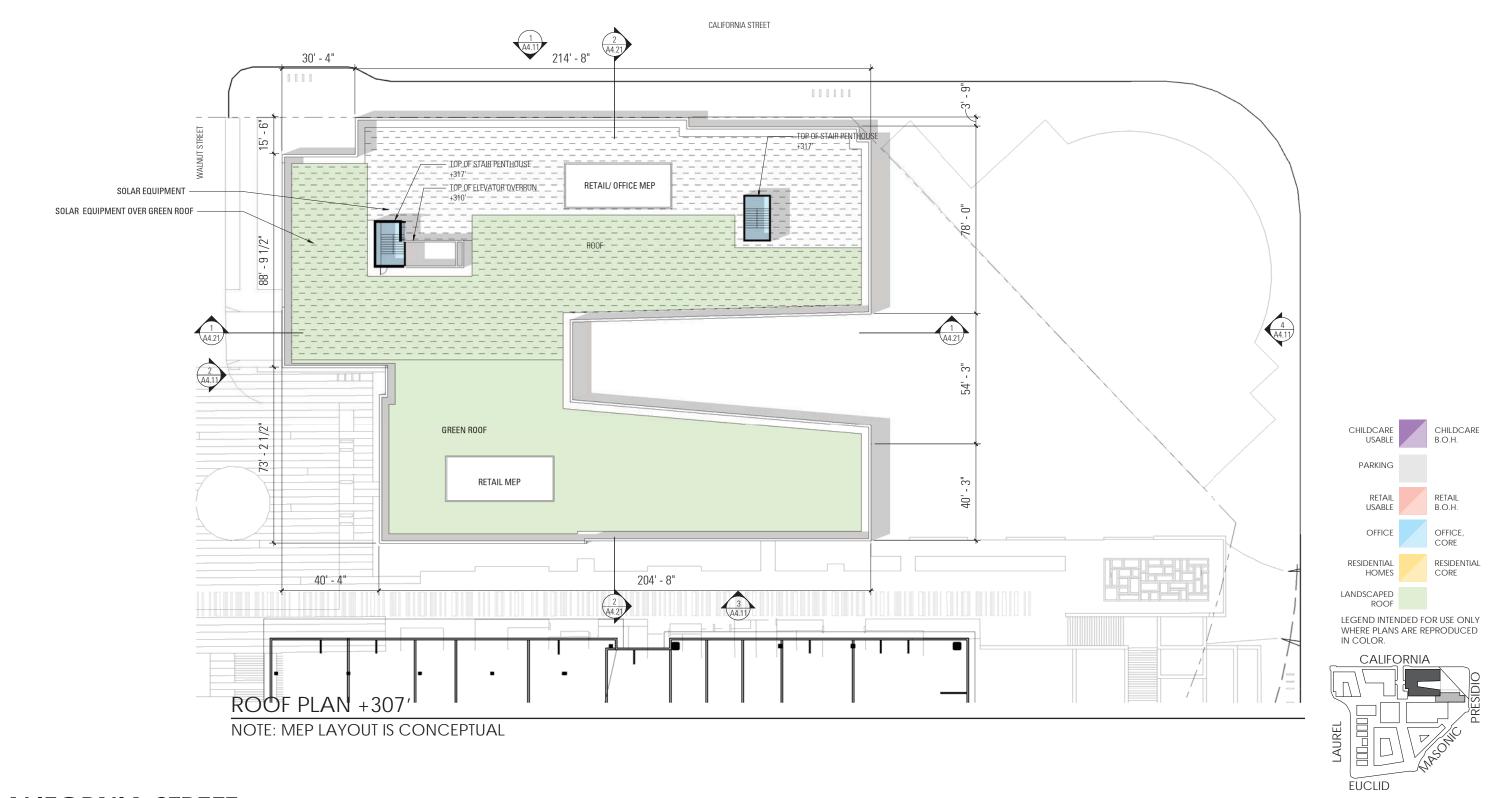








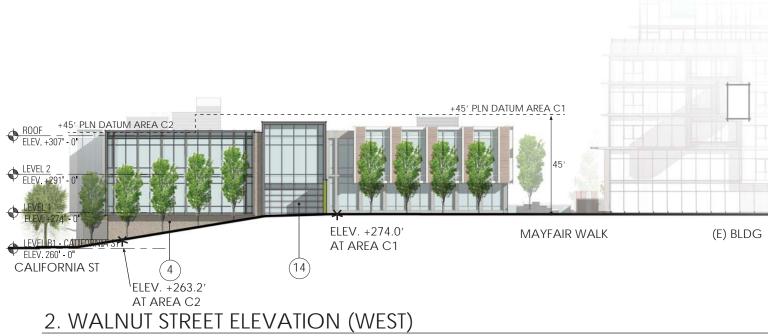




"WALNUT" BUILDING PLANS - LEVEL ROOF









3. MAYFAIR WALK ELEVATION (SOUTH)

#### MATERIAL KEY

- 1. CEMENT PLASTER
- 2. V-GROOVE SIDING
- 3. BRICK, PAINTED
- 4. BRIC
- 5. PORCELAIN TILE OR FIBER CEMENT PANEL ON
- 6. PORCELAIN TILE OR FIBER CEMENT PANEL TWO
- 7. PORCELAIN TILE

- 8. METAL PANEL
- 9. ALUMINUM EXTRUSION
- 10. STEEL GAURDRAIL
- 11. GLASS GAURDRAIL
- 12. ALUMINUM WINDOW
- 13. STOREFRONT WINDOW SYSTEM
- 14. VENTILATED GARAGE DOOR
- ★ BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT, SEE SHEET G3.04

## 3333 CALIFORNIA STREET SAN FRANCISCO, CA



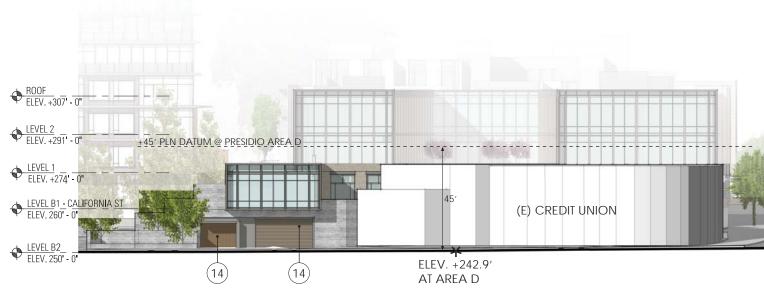




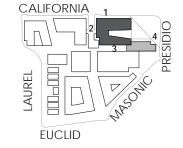




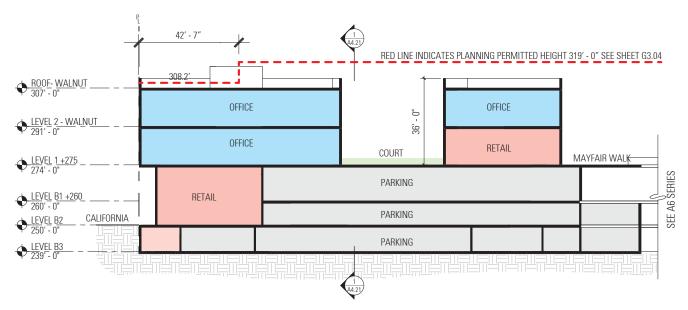




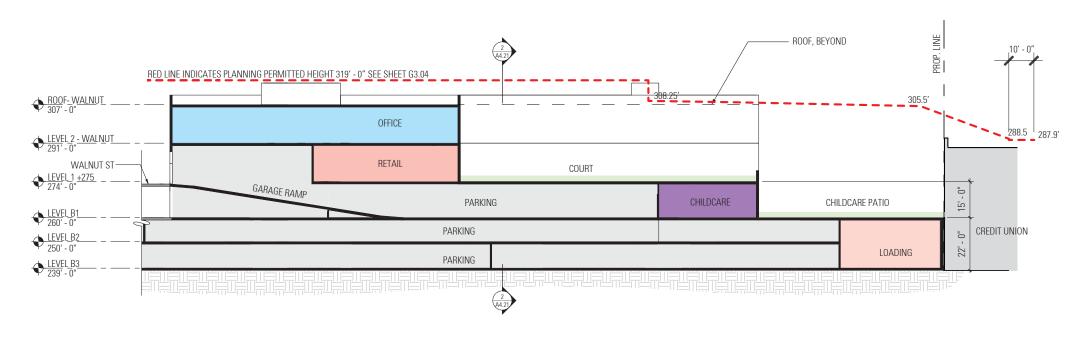
4. PRESIDIO ELEVATION (EAST)



"WALNUT" BUILDING ELEVATIONS



# 2. "WALNUT" NORTH/SOUTH SECTION



# 1. "WALNUT" EAST / WEST SECTION

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"WALNUT" BUILDING SECTIONS

CALIFORNIA\_





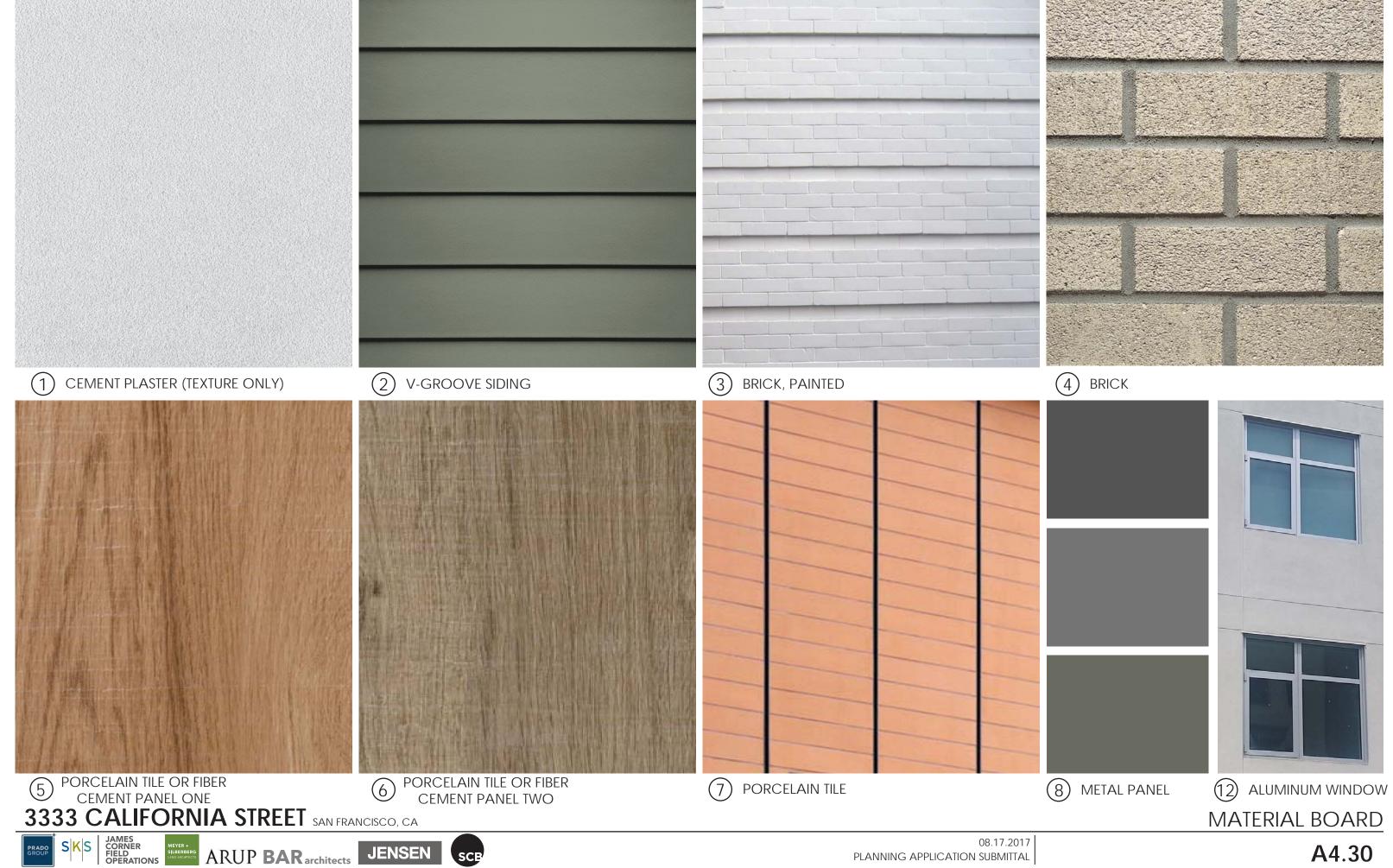








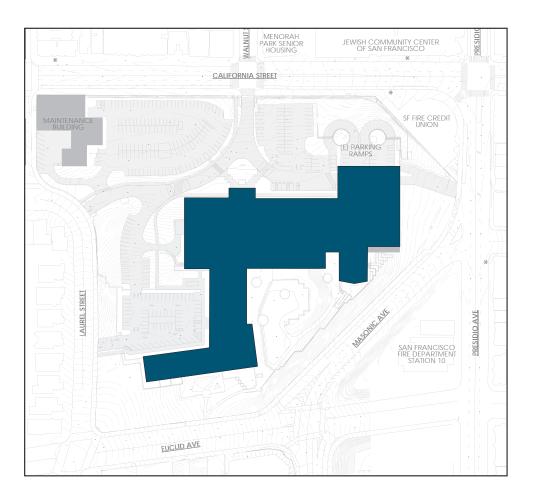




PLANNING APPLICATION SUBMITTAL

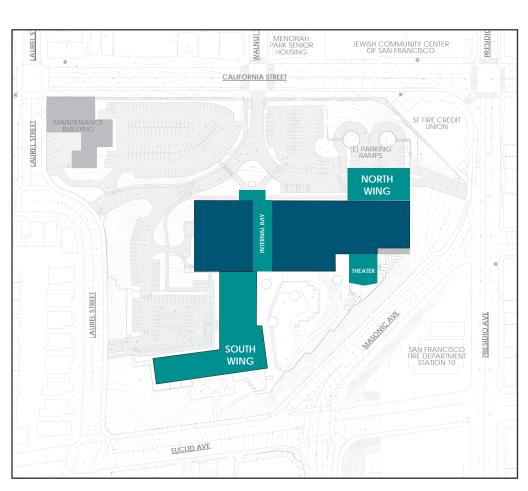
## **EXISTING BUILDING**

362,000 GSF (not including parking or annex)



## PROPOSED REMOVAL

185,958 GSF REMOVED (not including parking)



## PROPOSED CENTER A & B

322,888 GSF (not including parking)



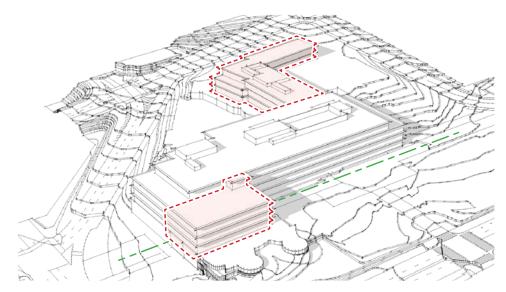




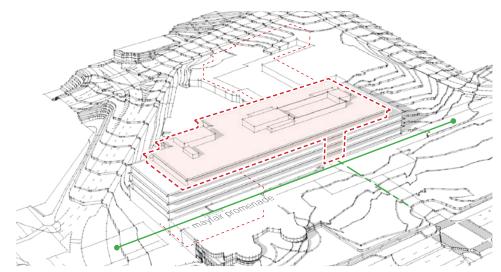




Partial removal of existing structure, freeing up Mayfair Promenade axis.

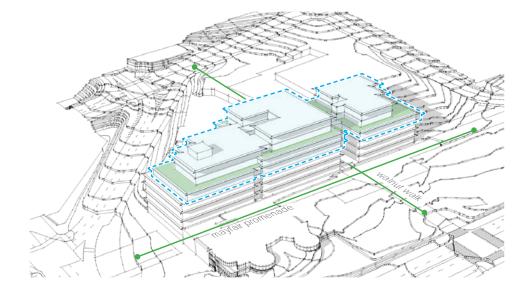


2 Rebuild and reinforce the existing 4th floor and cut opening for Walnut Walk axis.

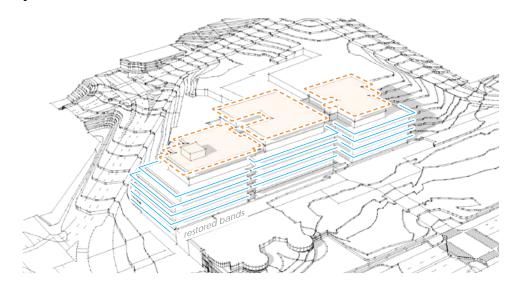


**REMOVALS:** THE SOUTH WING, NORTH WING AND THEATER ARE REMOVED TO REDUCE THE BUILDING BULK AND MASS. AN INTERNAL BAY IS OPENED UP TO CREATE WALNUT WALK.

3 Add one and two floors that are set back from the existing building edge.



4 Restore the horizontal bands and add warm soffits to upper floor overhangs.

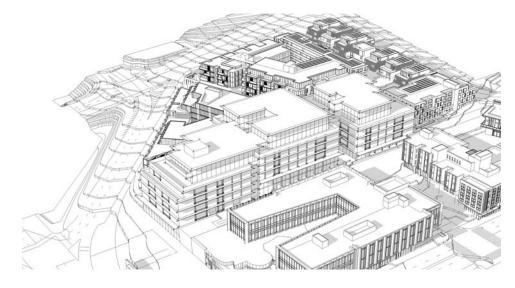


RESTORE AND REBUILD: THE EXISTING HORIZONTAL FLOOR LINES WILL BE RESTORED AND THE UPPER FLOORS WILL BE REBUILT WITH SETBACKS.

**5** Articulate the exterior with high-performance glass, reveals at demising walls and bay windows at the bedrooms.



Completed design.



PROPOSED DESIGN: THE RESIDENTIAL QUALITY OF THE DESIGN IS ENHANCED WITH ARTICULATED BAY WINDOWS AT THE BEDROOMS. THIS MODULATES THE HORIZONTALITY OF THE OVERALL MID-CENTURY C OMPOSITION AND RELATES TO THE NEW BUILDINGS AND THE EXISTING NEIGHBORHOOD.

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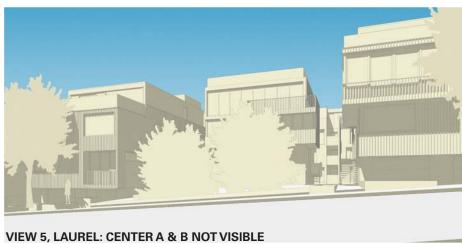
















BUILDING CENTER A & B













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



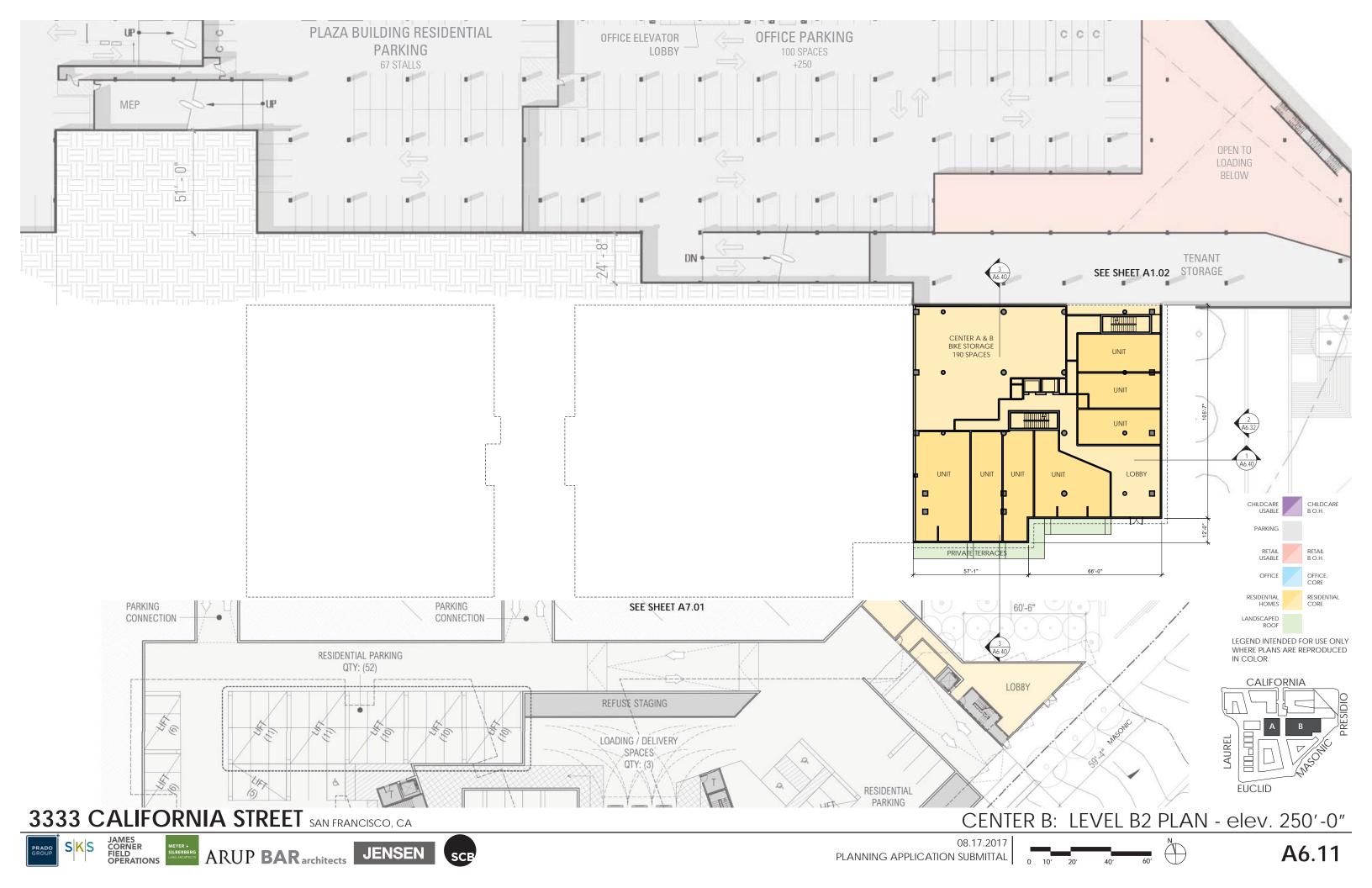


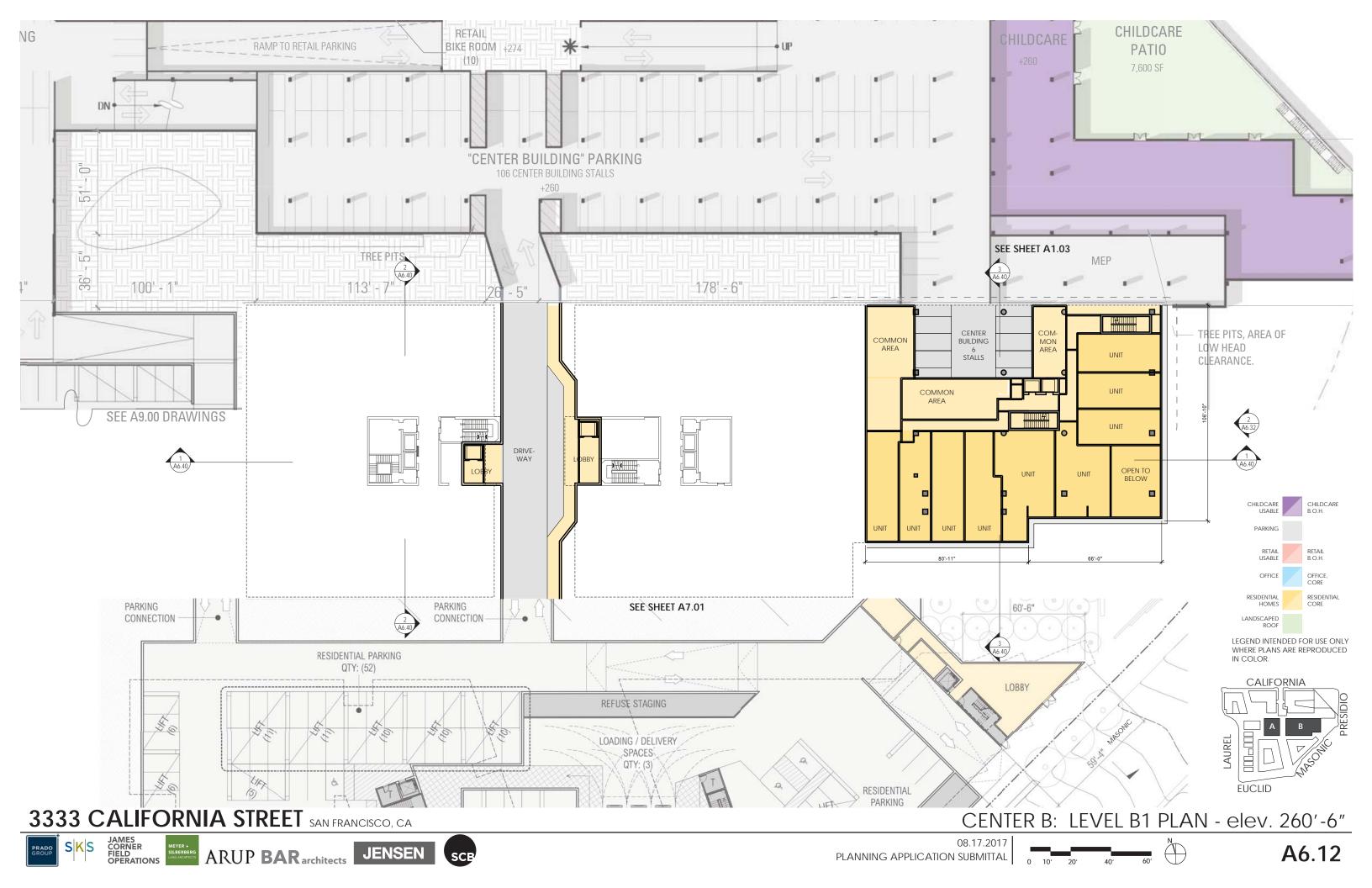


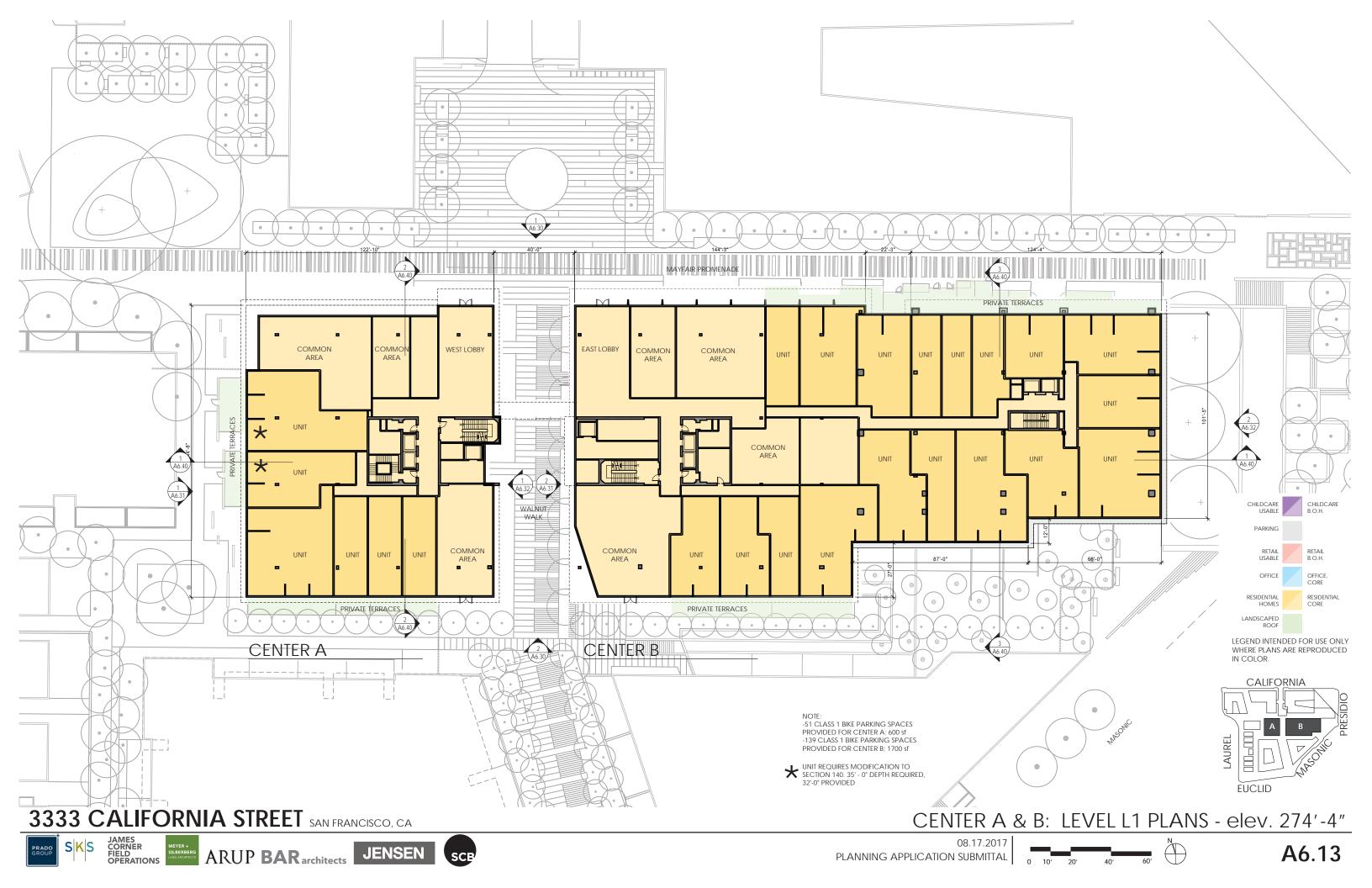


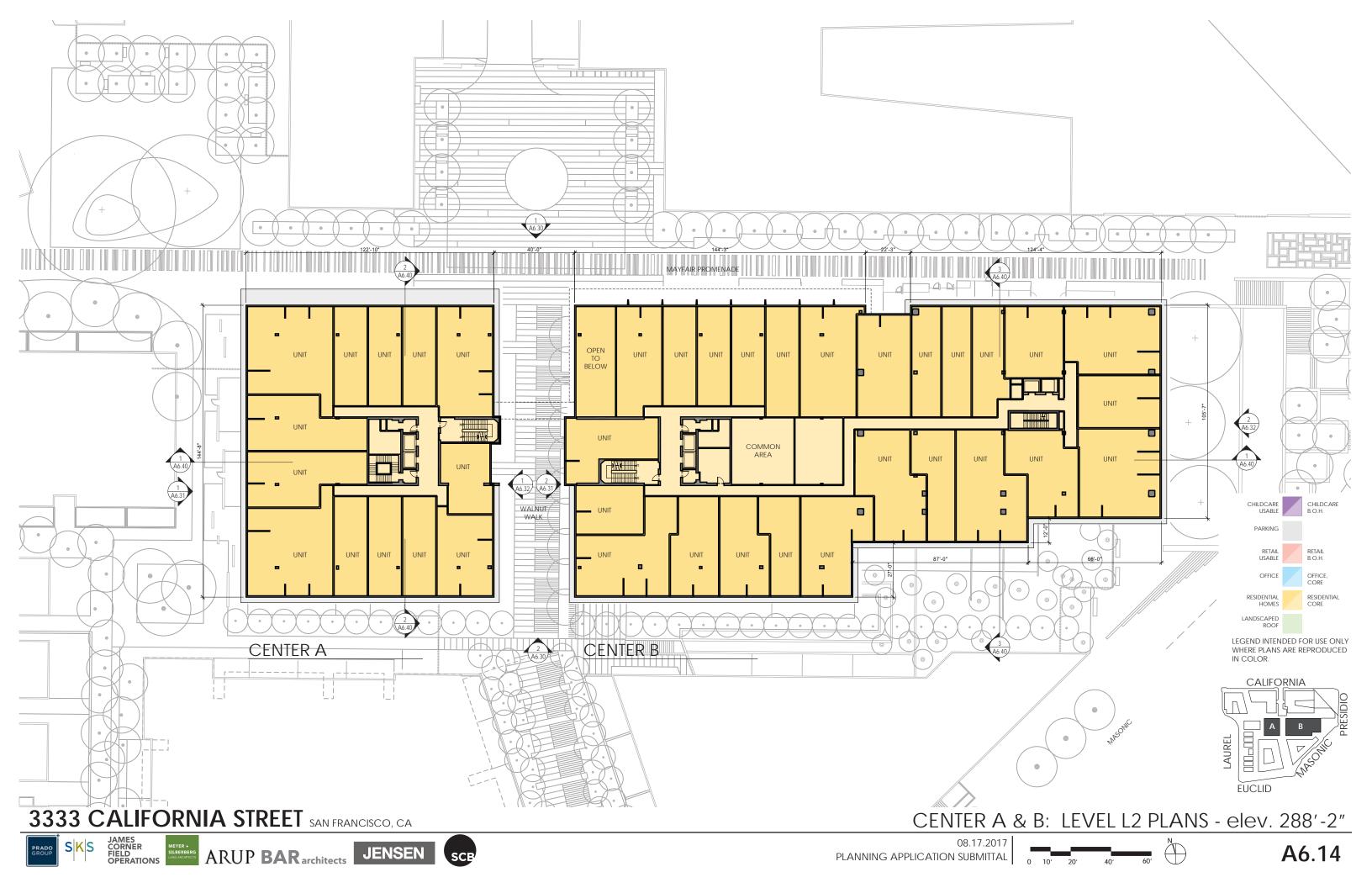


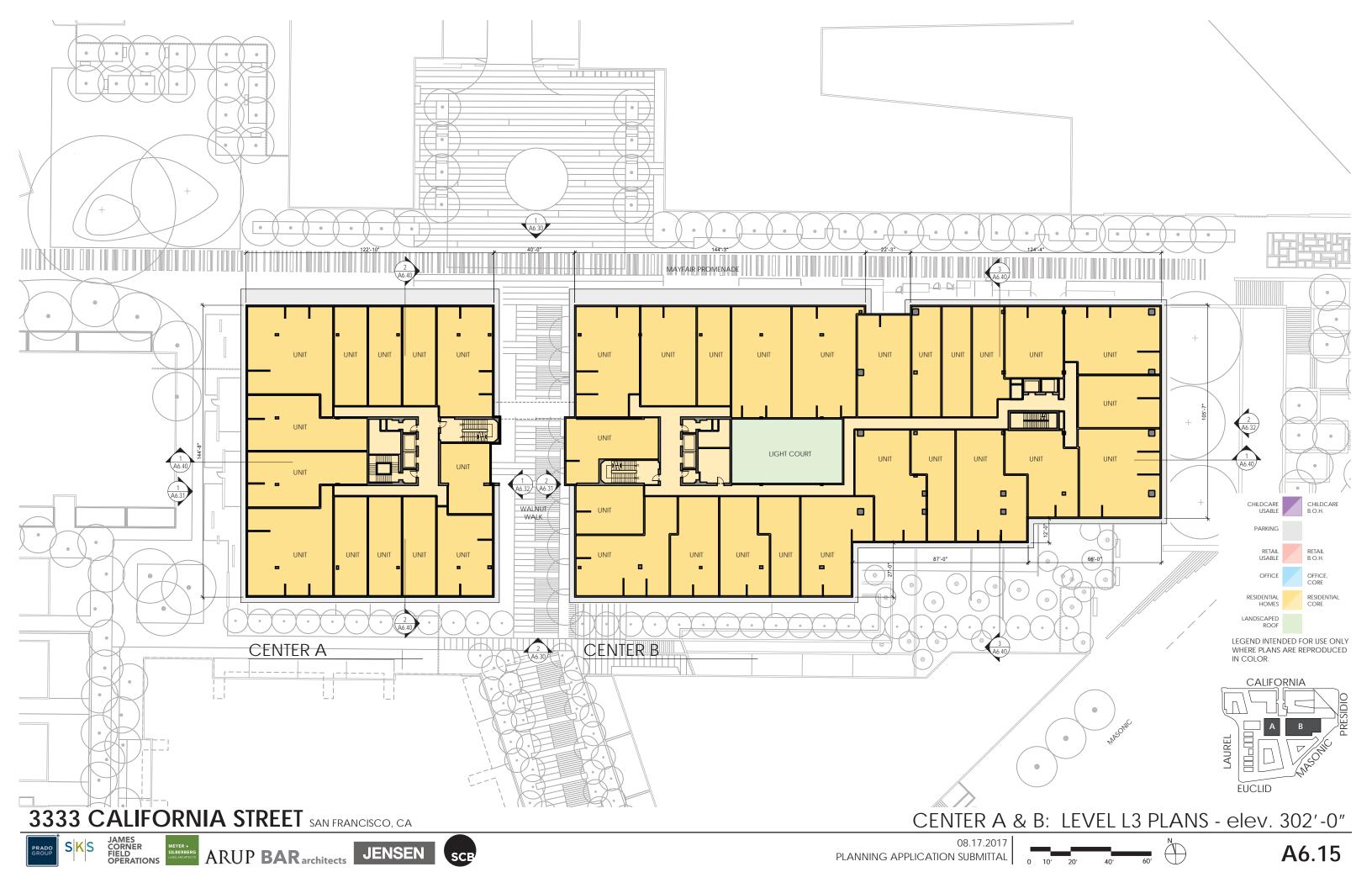


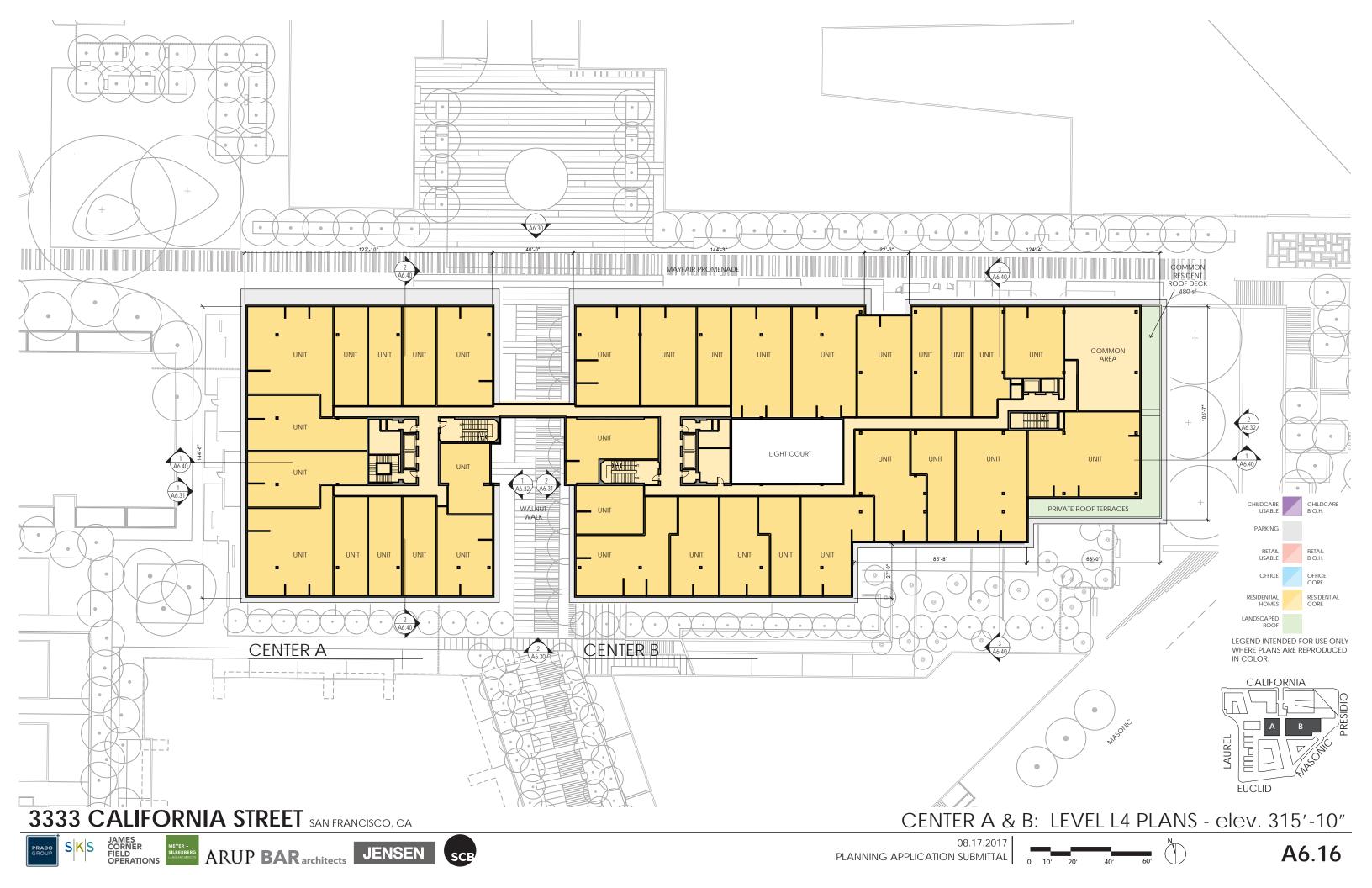


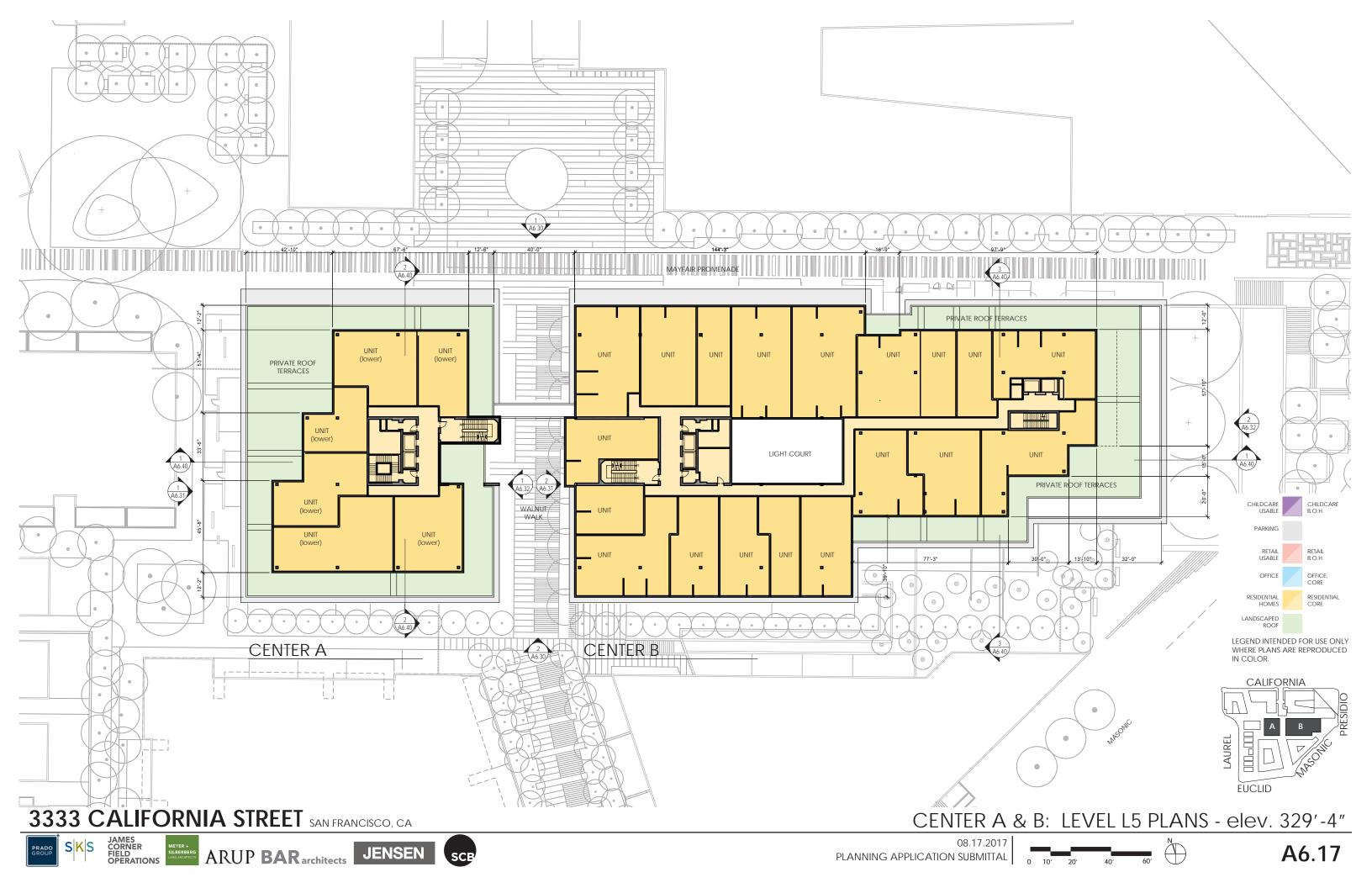


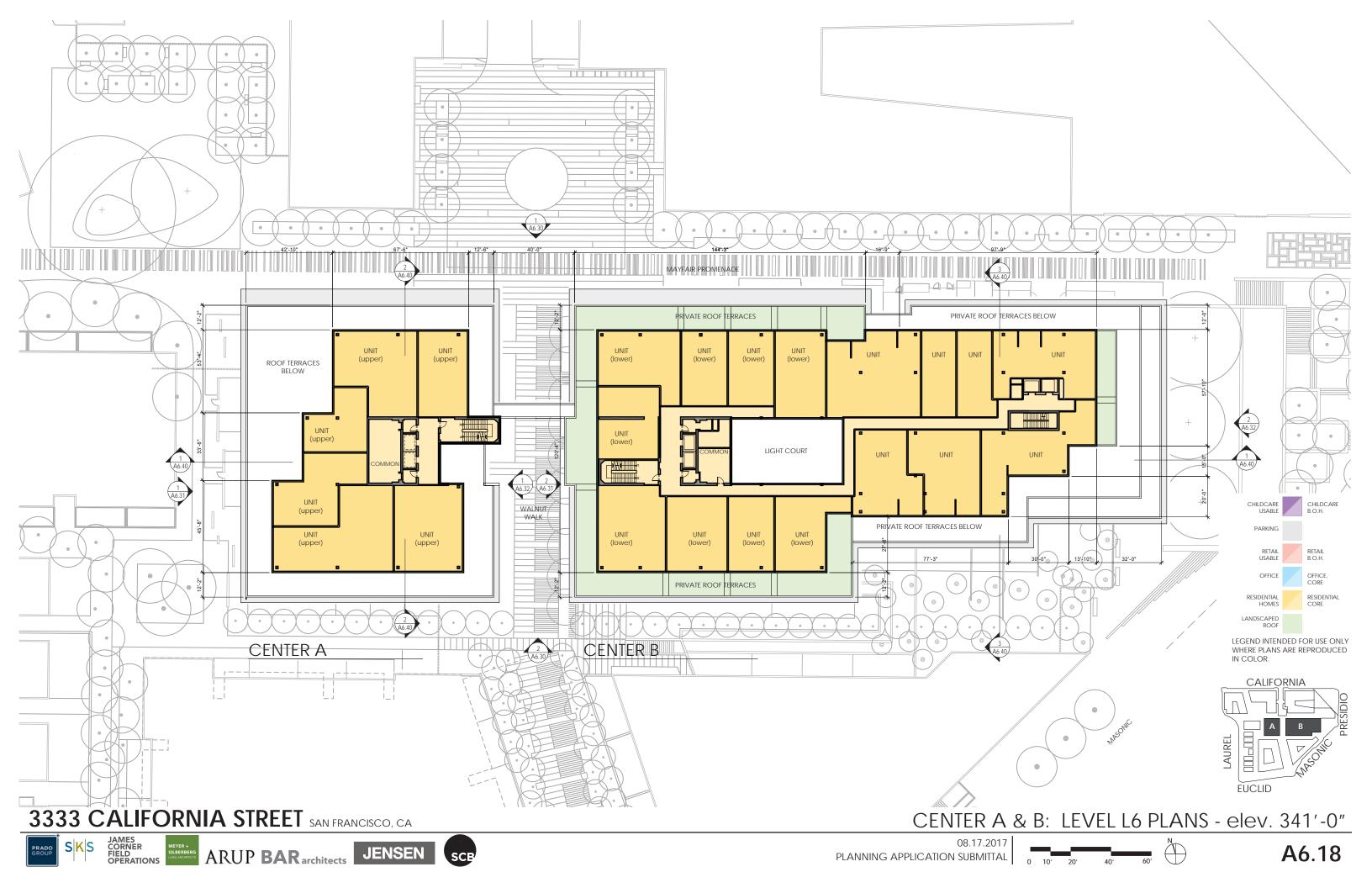


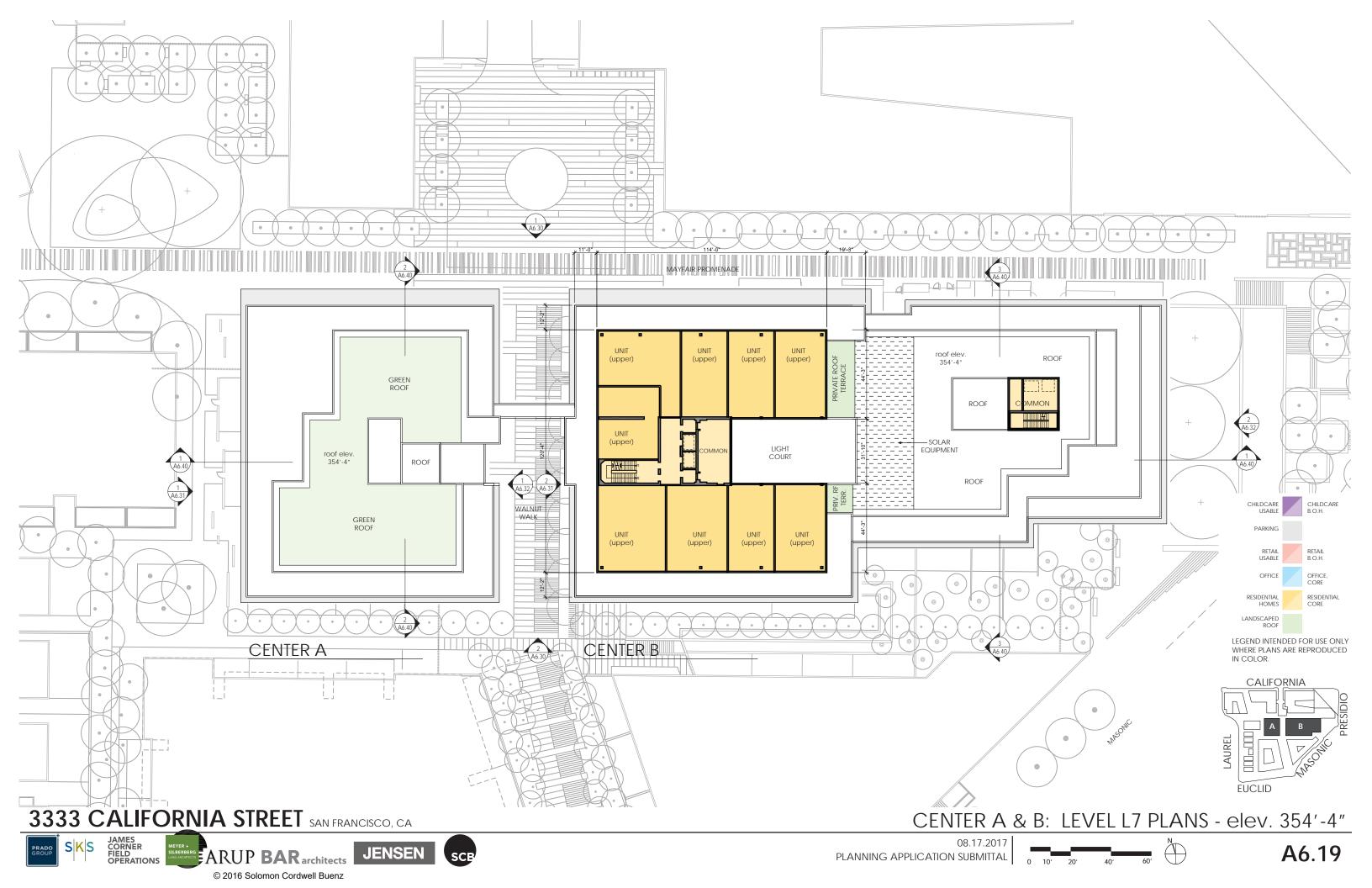


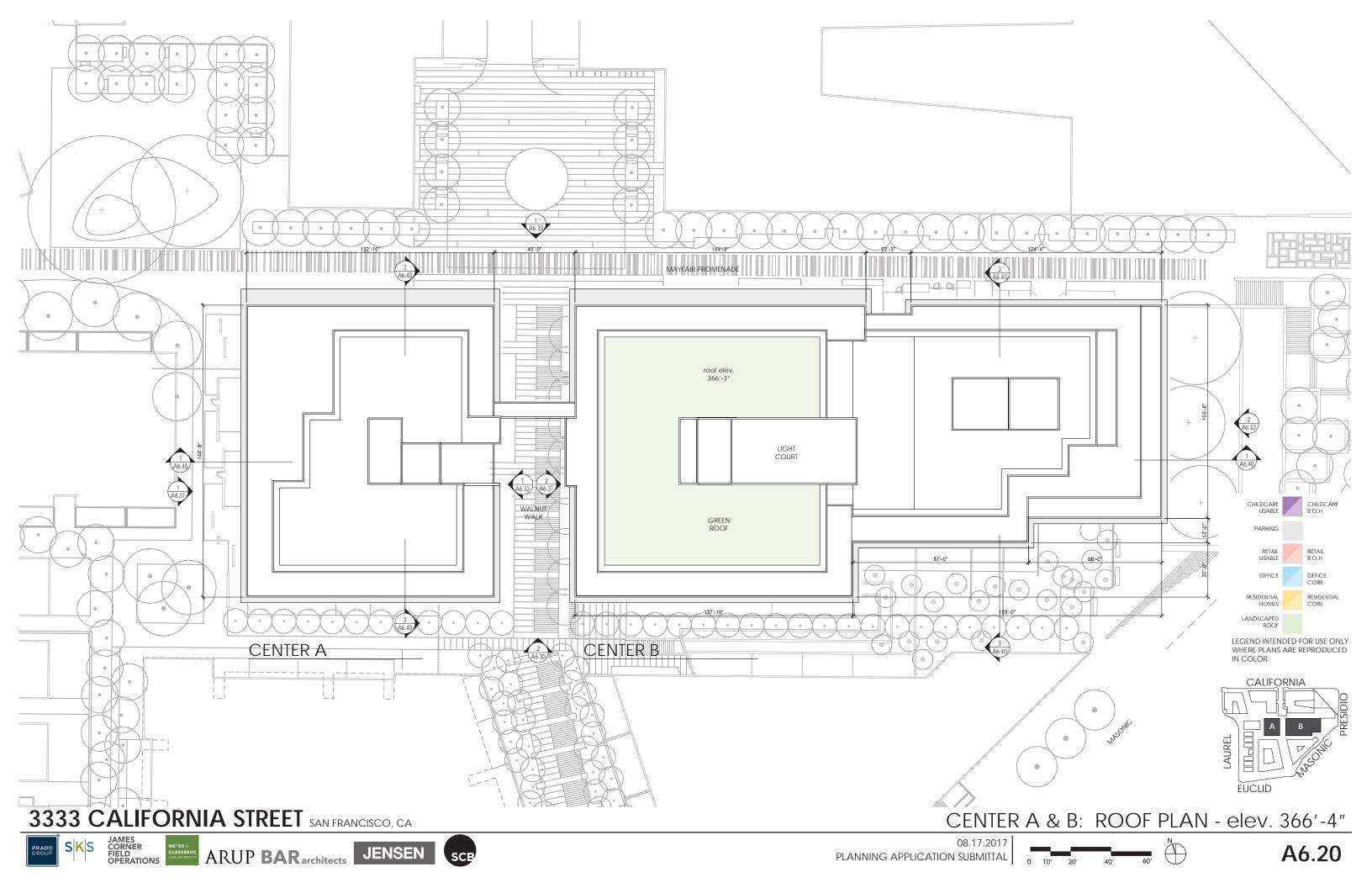
















1. ILLUSTRATIVE UNIT PLANS - CENTER A

2. ILLUSTRATIVE UNIT PLANS - CENTER B





CENTER A & B: ILLUSTRATIVE UNIT PLANS







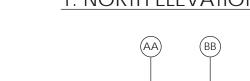






1. NORTH ELEVATION

**CENTER A** 



CENTER B



#### **MATERIAL KEY**

AA. PAINTED METAL EYEBROW

BB. HIGH-PERFORMANCE VISION GLASS

CC. PAINTED METAL MULLIONS

DD. ACCENT PANEL

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**CENTER A & B: ELEVATIONS** 



















## 1. WEST ELEVATION - CENTER A



## 2. WEST ELEVATION - CENTER B

### MATERIAL KEY

AA. PAINTED METAL EYEBROW

BB. HIGH-PERFORMANCE VISION GLASS

CC. PAINTED METAL MULLIONS

DD. ACCENT PANEL

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





**CALIFORNIA** 



### 1. EAST ELEVATION - CENTER A



## 2. EAST ELEVATION - CENTER B

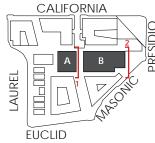
#### MATERIAL KEY

AA. PAINTED METAL EYEBROW

BB. HIGH-PERFORMANCE VISION GLASS

CC. PAINTED METAL MULLIONS

DD. ACCENT PANEL



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**CENTER A & B: ELEVATIONS** 















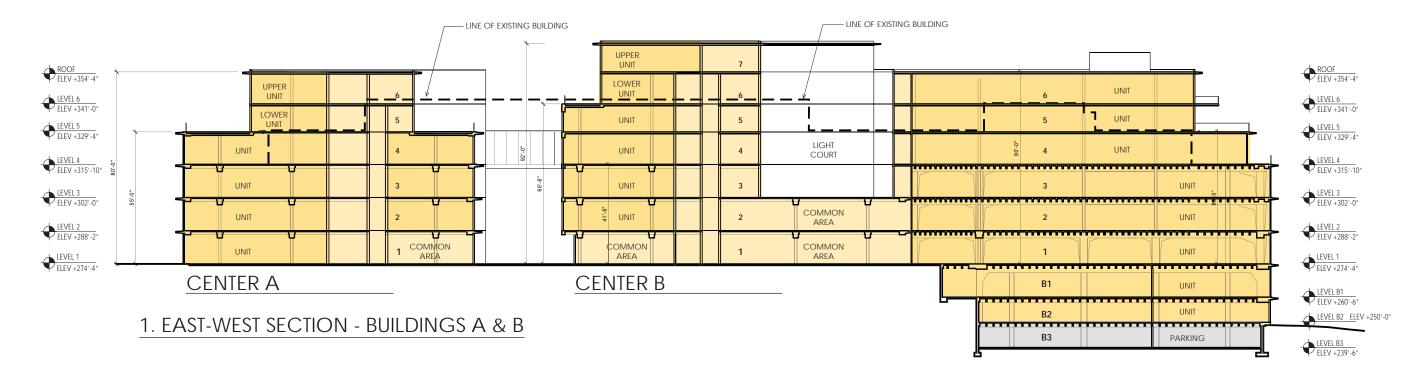


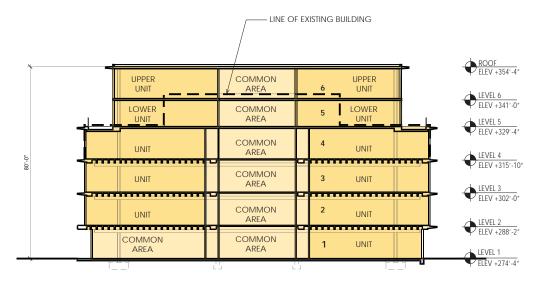




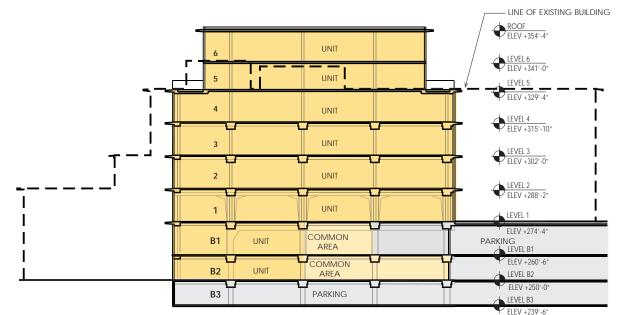








2. NORTH-SOUTH SECTION - CENTER A



3. NORTH-SOUTH SECTION - CENTER B



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CENTER A + B: SECTIONS



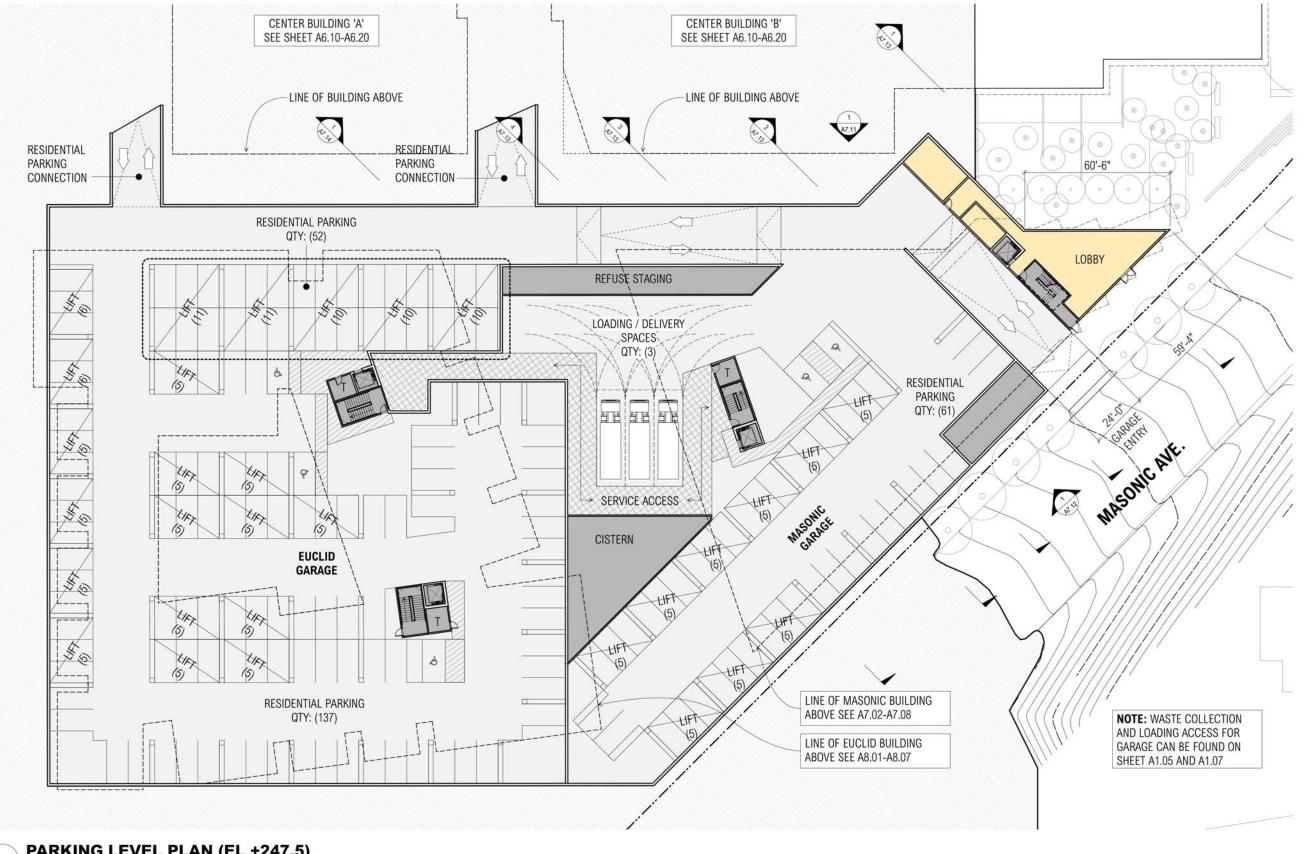












CHILDCARE CHILDCARE PARKING RETAIL RETAIL USABLE OFFICE, OFFICE RESIDENTIAL RESIDENTIAL LANDSCAPED ROOF LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR. **CALIFORNIA** 

**PARKING LEVEL PLAN (EL +247.5)** 

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MASONIC BUILDING PLAN B1 (EL. 247.5)



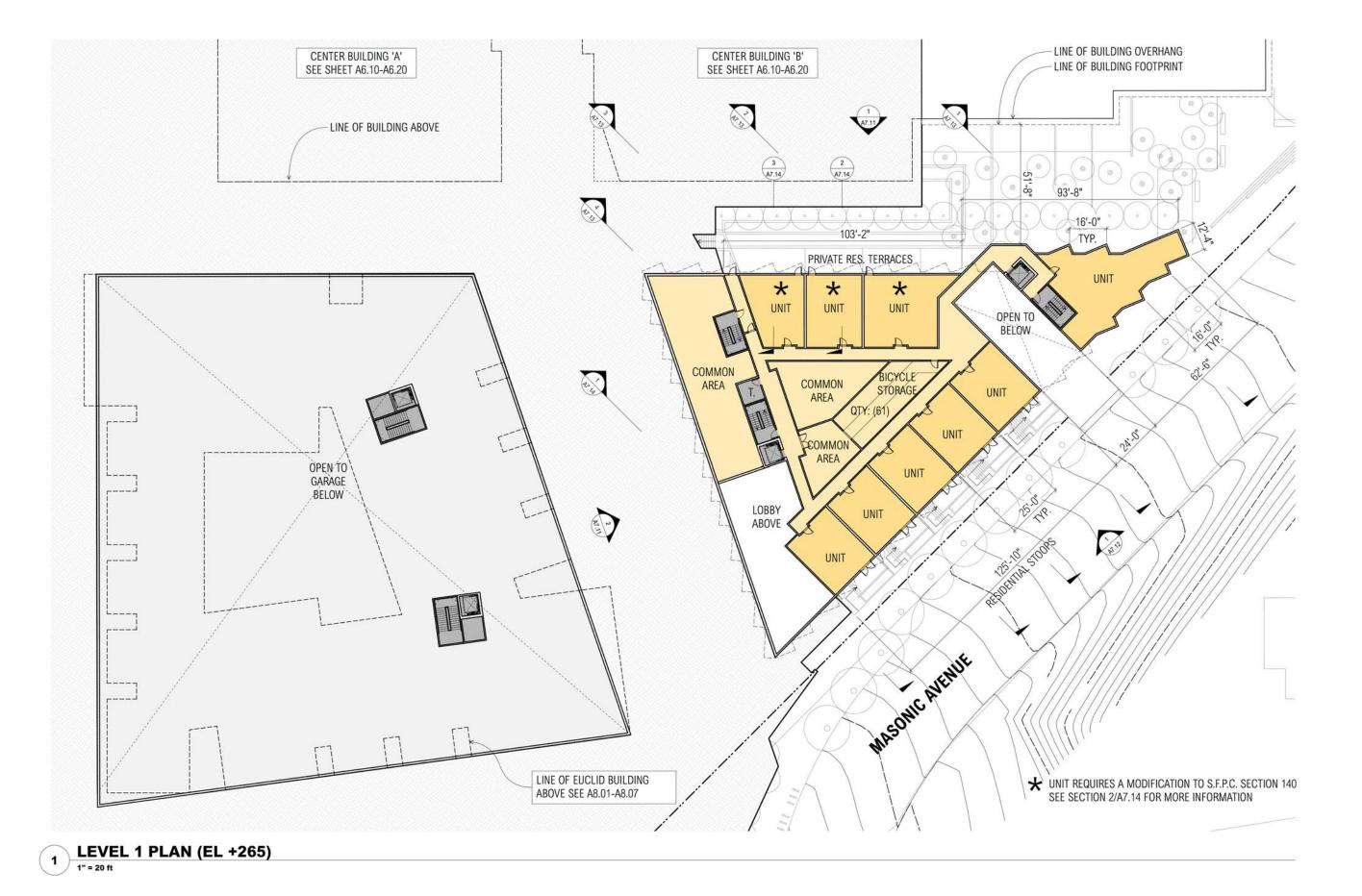














IN COLOR. **CALIFORNIA** 



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MASONIC BUILDING PLAN LEVEL 1 (EL. 265)



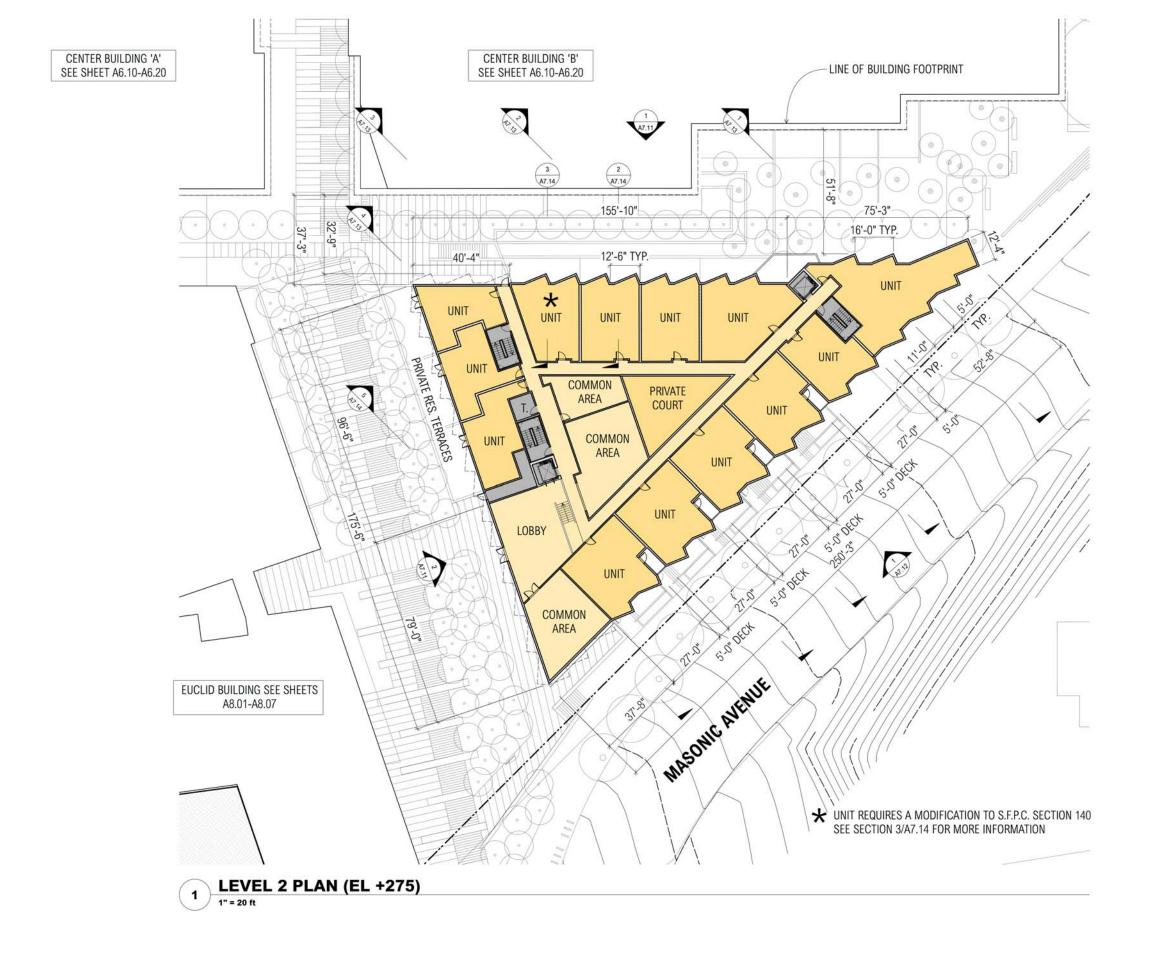












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MASONIC BUILDING PLAN LEVEL 2 (EL. 275)















MASONIC BUILDING PLAN LEVEL 3 (EL. 285)





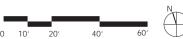












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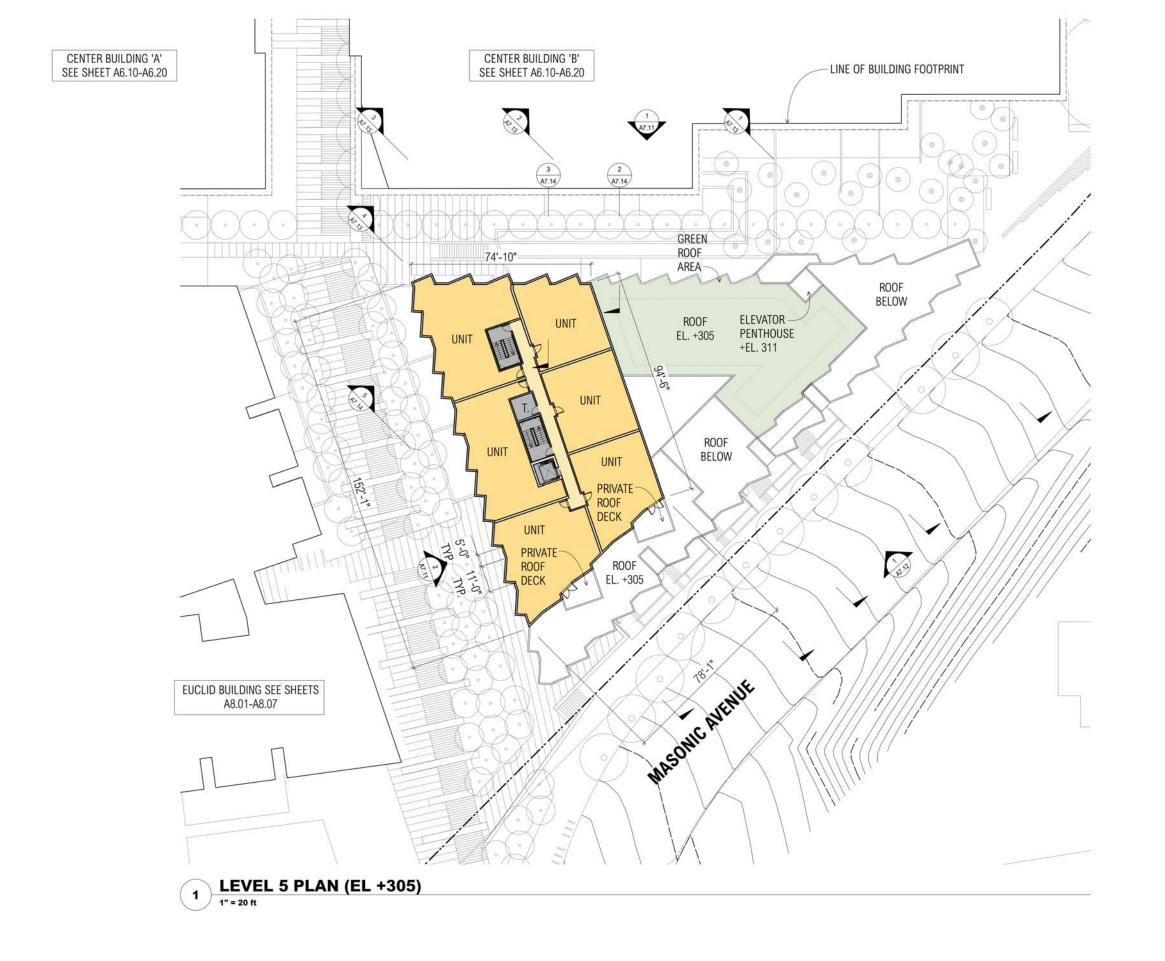
MASONIC BUILDING PLAN LEVEL 4 (EL. 295)











MASONIC BUILDING PLAN LEVEL 5 (EL. 305)







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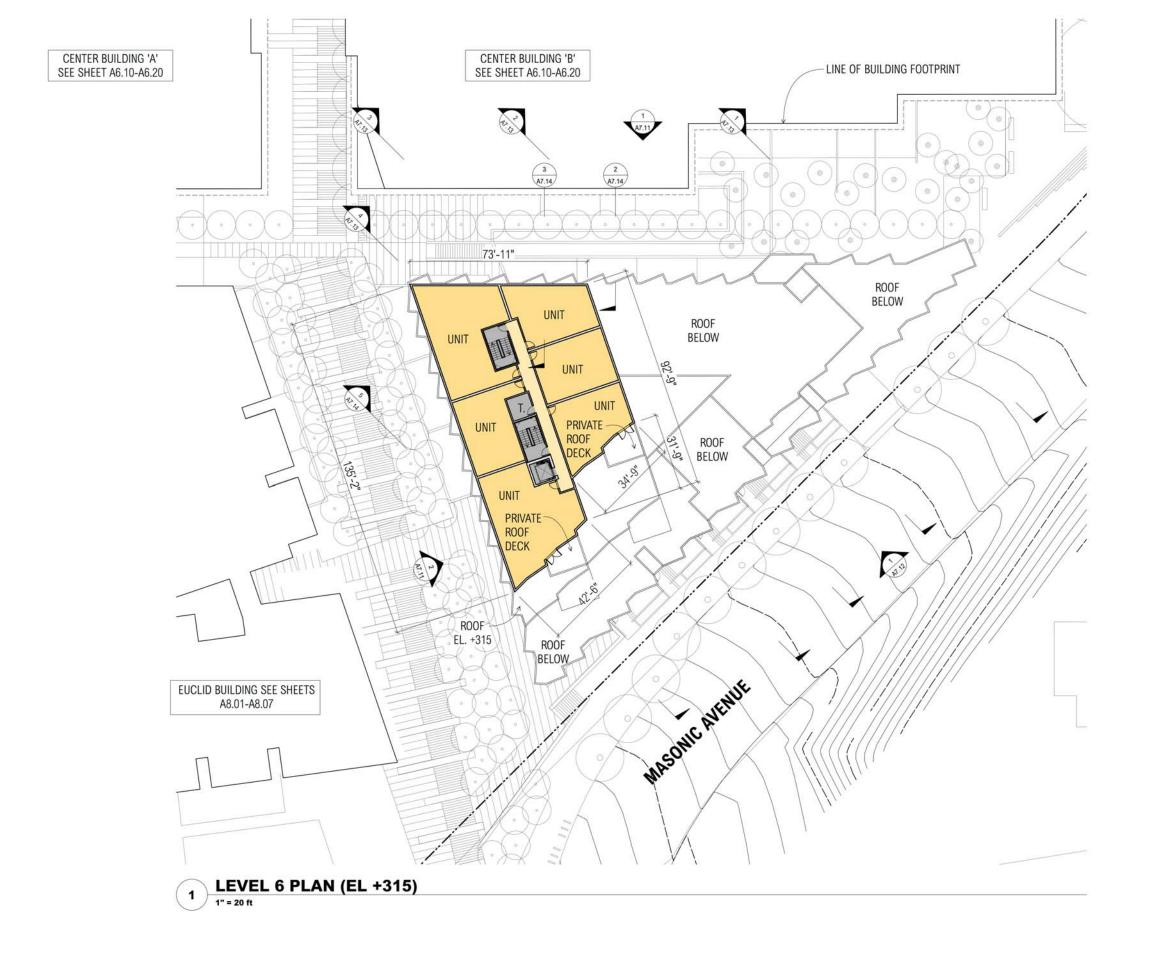
**HOMES** 

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MASONIC BUILDING PLAN LEVEL 6 (EL. 315)





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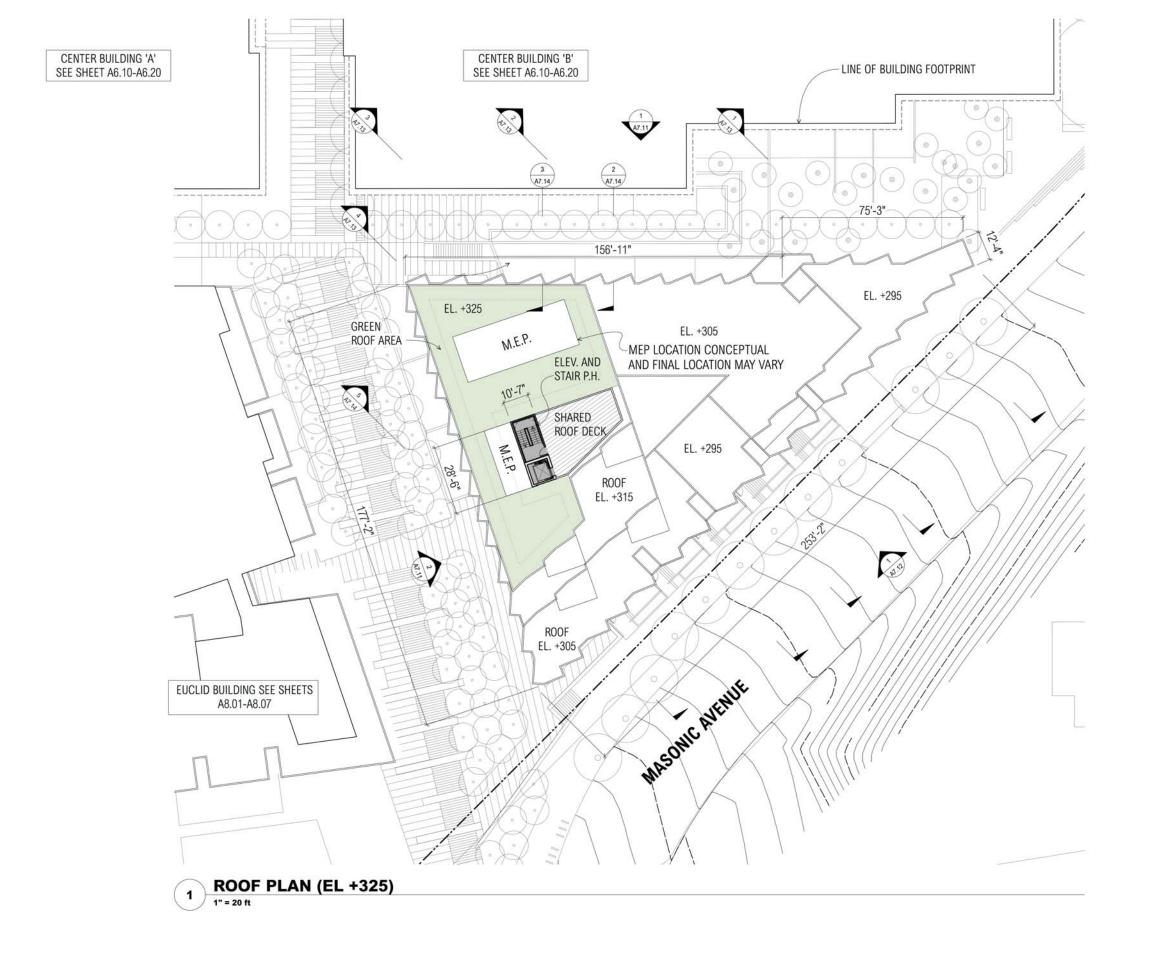
**HOMES** 

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

**CALIFORNIA** 

RESIDENTIAL

LANDSCAPED ROOF







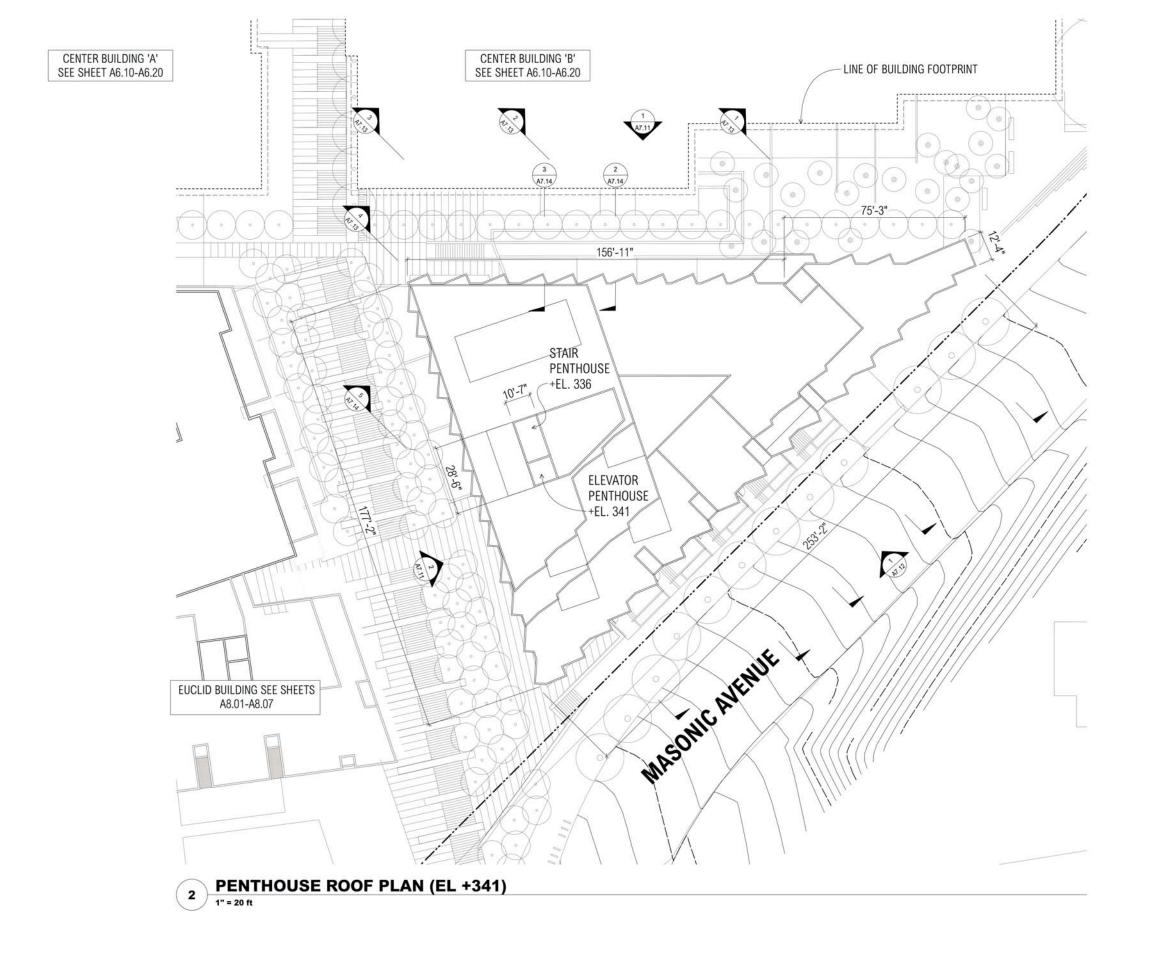
EUCLID

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MASONIC BUILDING PLAN ROOF LEVEL (EL. 325)







MASONIC BUILDING PLAN ROOF LEVEL (EL. 341)

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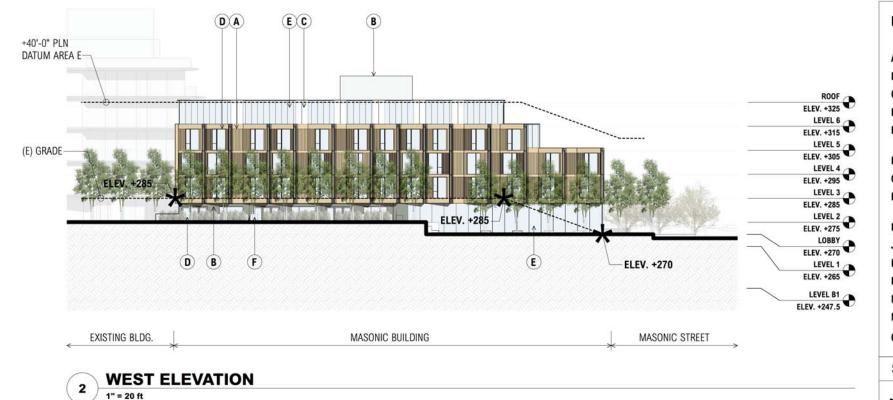
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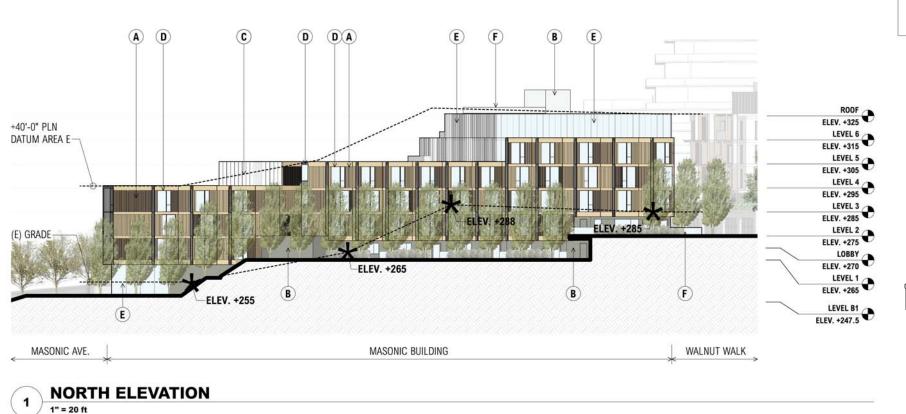
LANDSCAPED ROOF

EUCLID

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**CALIFORNIA** 





**MATERIALS KEY** 

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

# 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









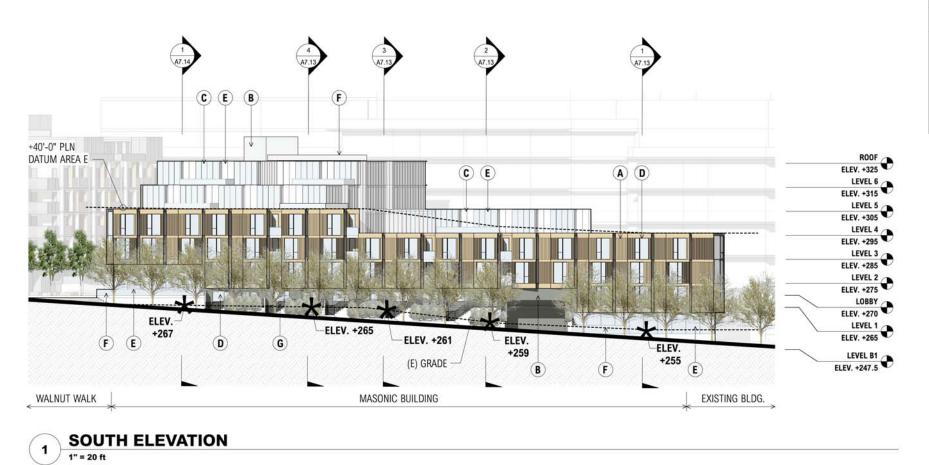












#### MATERIALS KEY

- A. CEMENT BOARD SIDING
- B. CEMENT PLASTER
- C. METAL PANEL
- D. ALUMINUM WINDOW
- E. ALUMINUM & GLASS STOREFRONT SYSTEM
- F. GLASS GUARDRAIL
- G. STEEL GUARDRAIL
- H. COMPOSITE WOOD PLANK SIDING
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- L WOOD SLAT SCREEN / RAIL
- M. BOARD AND BATTEN SIDING
- N. WOOD SHINGLES
- O. WOOD SIDING

# SHEET NOTE

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



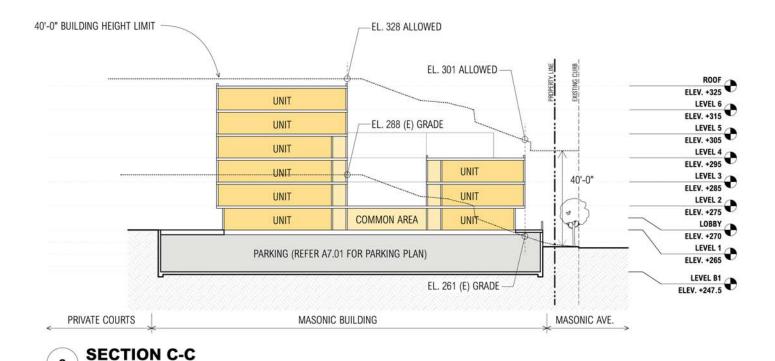


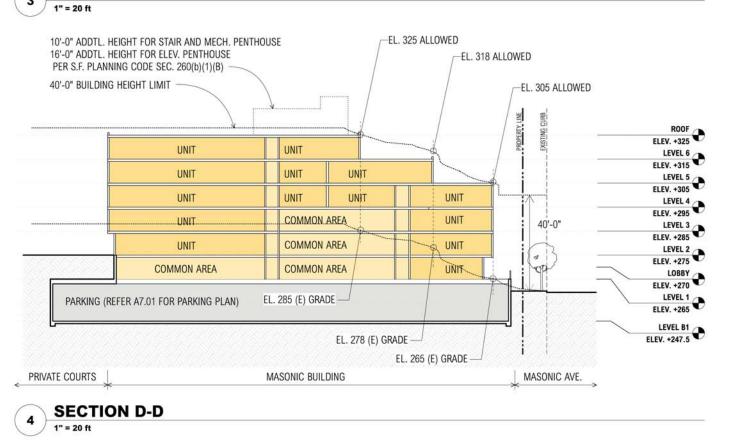


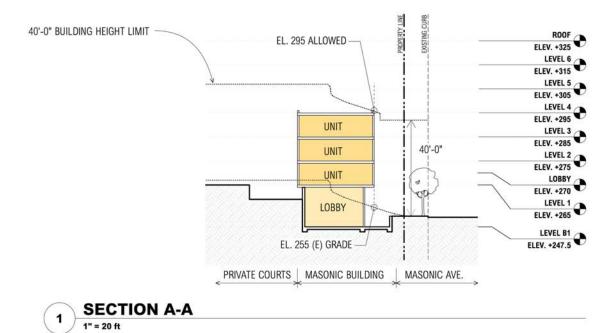


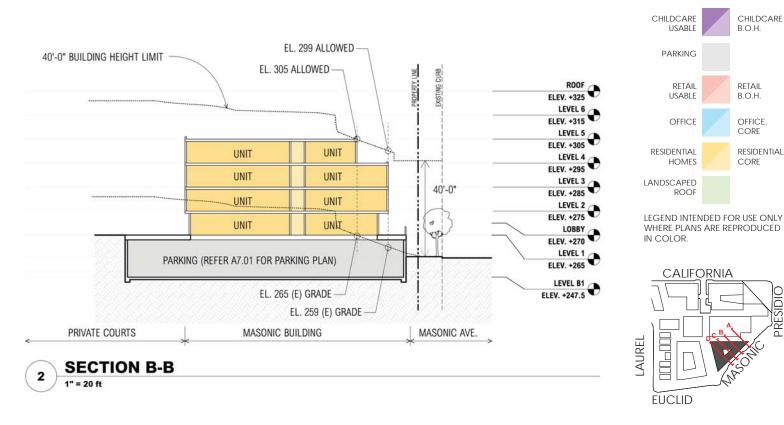












MASONIC BUILDING SECTIONS













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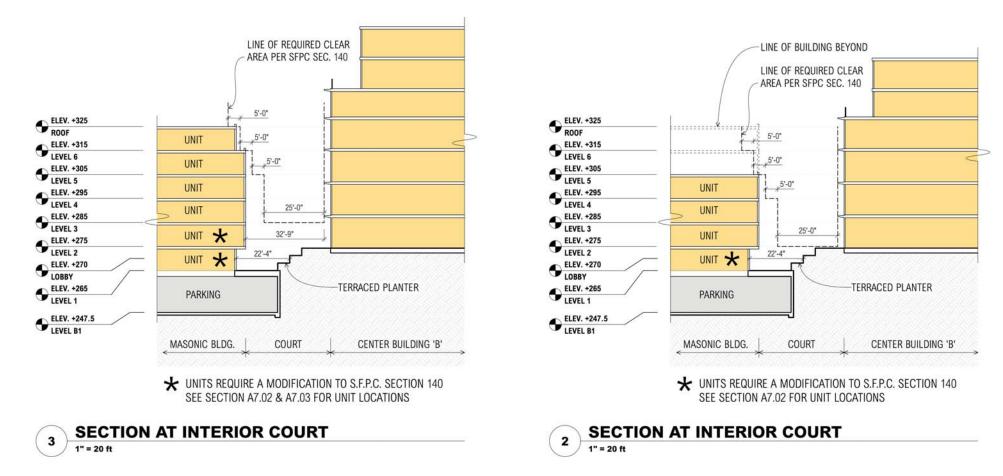
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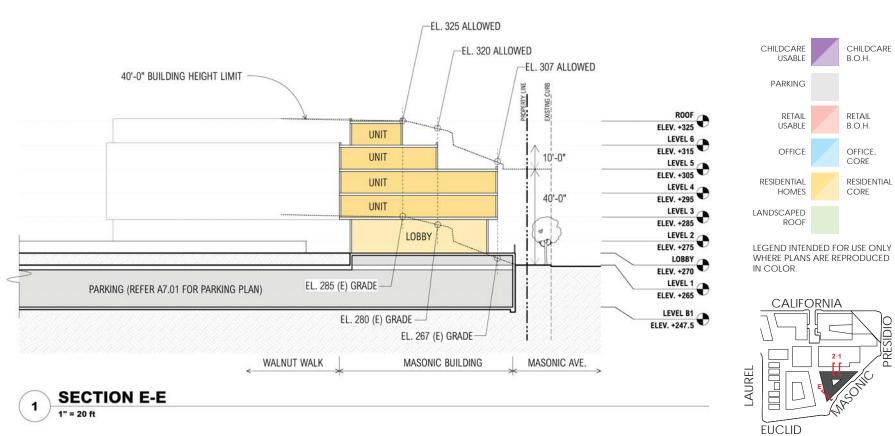
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27'-0"

5'-8"



1-BEDROOM 2-BEDROOM 3-BEDROOM









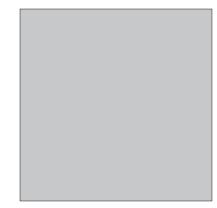




CEMENT PLASTER (B)



METAL PANEL (C)



ALUMINUM STOREFRONT WINDOW SYSTEM (D&E)



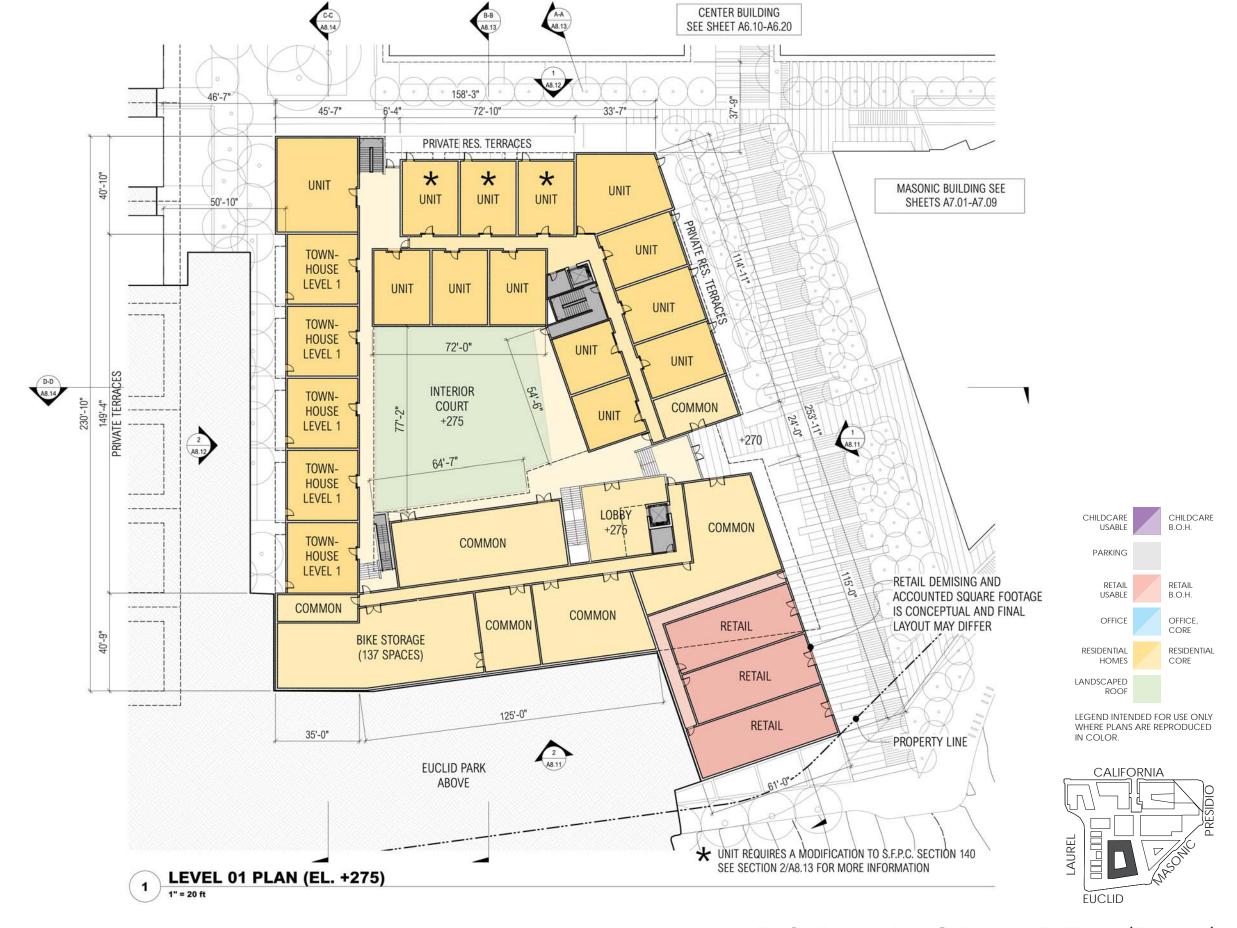


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MASONIC MATERIAL PALETTE







EUCLID BUILDING PLAN LEVEL 1 (EL. 275)



EUCLID BUILDING PLAN LEVEL 2 (EL. 285)









EUCLID BUILDING PLAN LEVEL 3 (EL. 295)









EUCLID BUILDING PLAN LEVEL 4 (EL. 305)









EUCLID BUILDING PLAN LEVEL 5 (EL. 315)

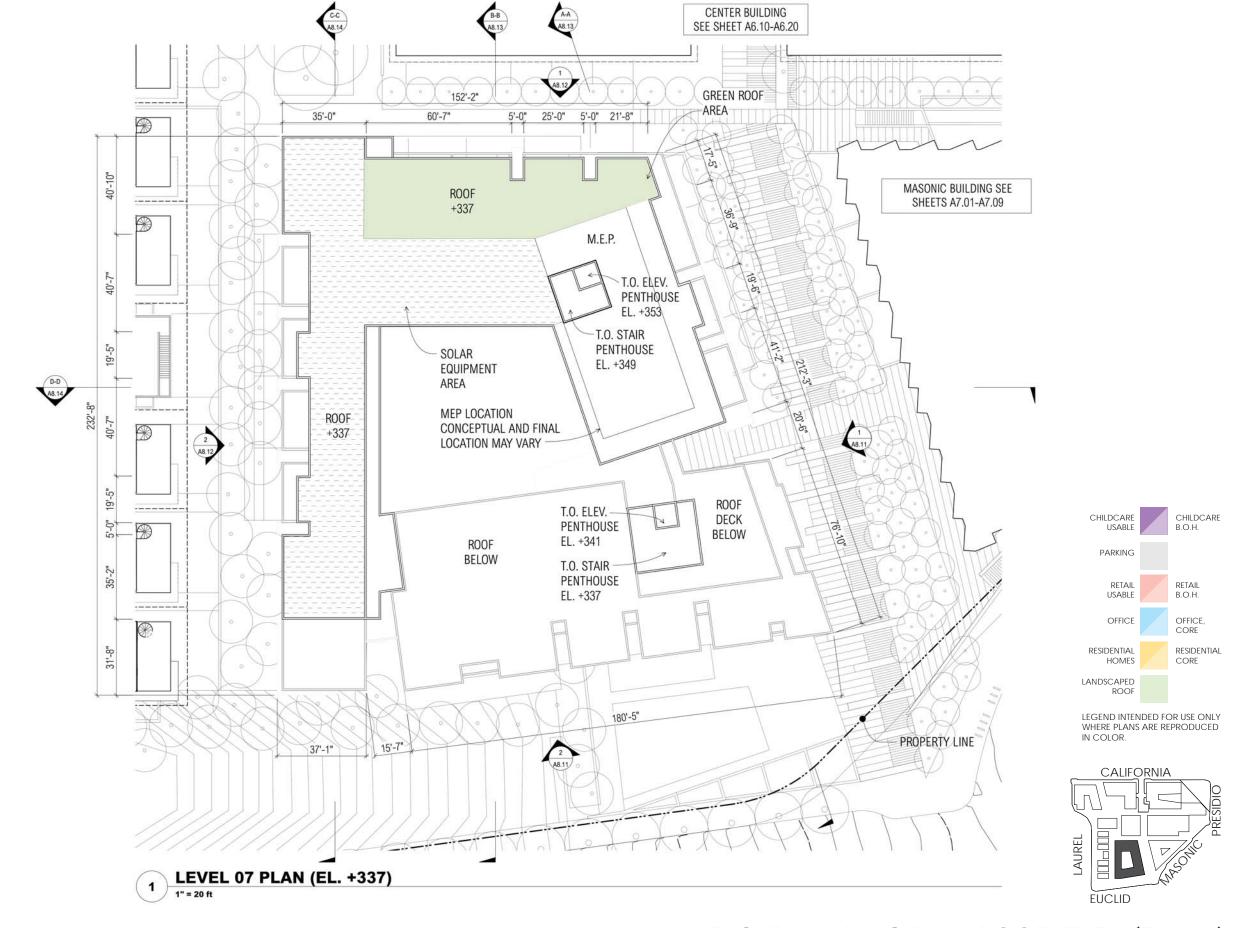


EUCLID BUILDING PLAN LEVEL 6 (EL. 325)







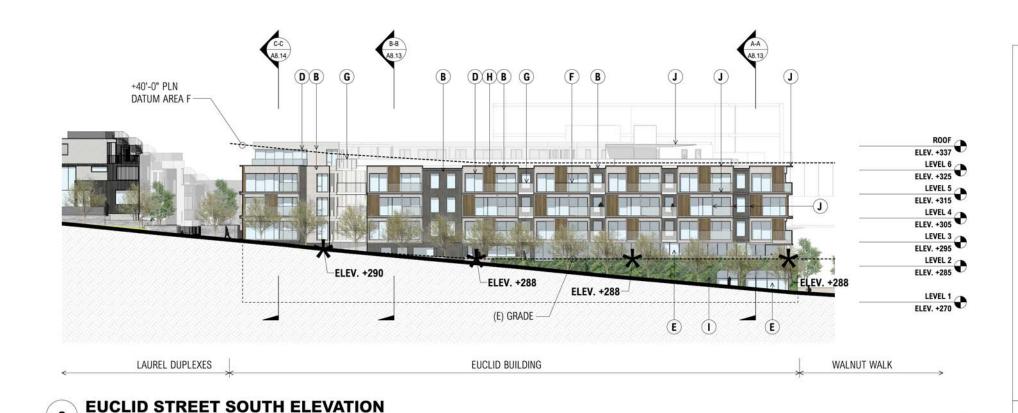


EUCLID BUILDING PLAN ROOF LEVEL (EL. 337)









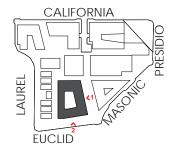


#### MATERIALS KEY

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

### SHEET NOTE

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









1" = 20 ft

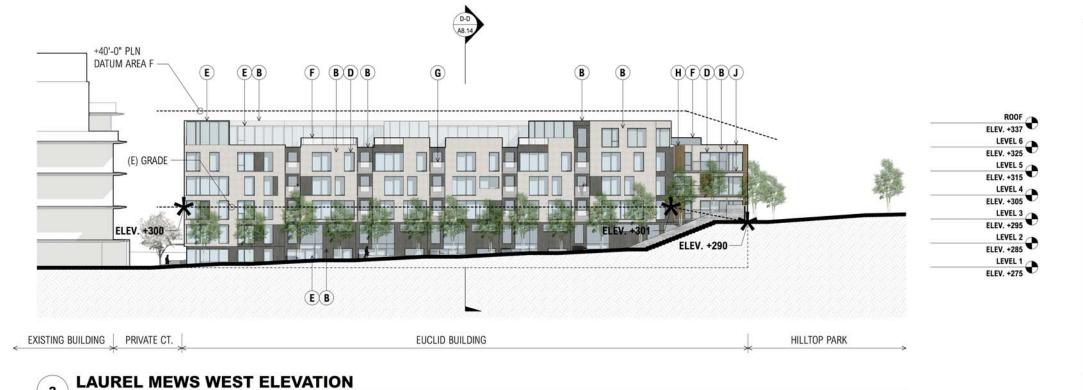


**WALNUT WALK EAST ELEVATION** 











**EUCLID BUILDING** 

**MATERIALS KEY** 

- A. CEMENT BOARD SIDING
- B. CEMENT PLASTER
- C. METAL PANEL
- D. ALUMINUM WINDOW
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- G. STEEL GUARDRAIL
- H. COMPOSITE WOOD PLANK SIDING
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- K. ARCHITECTURAL CONCRETE
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- M. BOARD AND BATTEN SIDING
- N. WOOD SHINGLES
- O. WOOD SIDING

### 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** 











MASONIC BUILDING

1" = 20 ft



WALNUT WALK

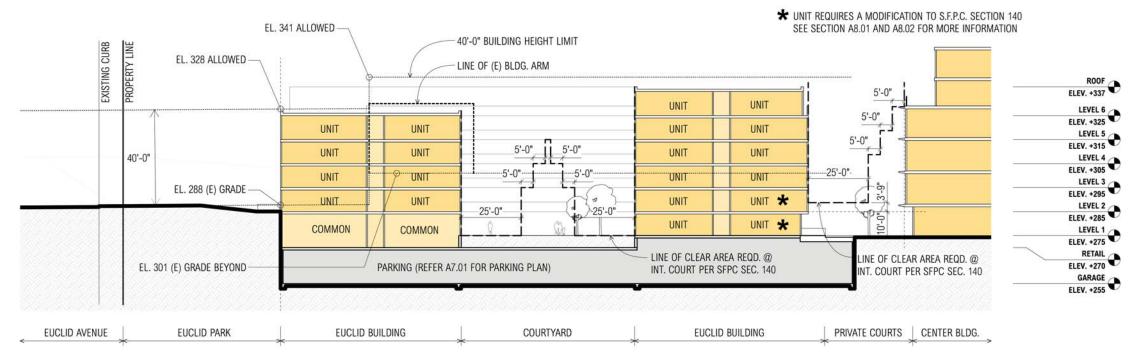
PRIVATE COURT NORTH ELEVATION



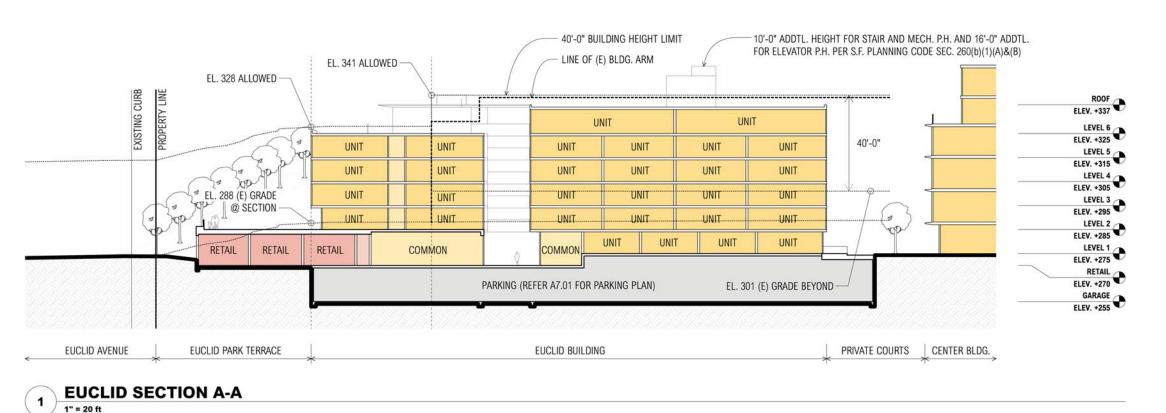
LAUREL MEWS

LAUREL DUPLEXES





**EUCLID SECTION B-B** 2 1" = 20 ft



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**EUCLID BUILDING SECTIONS** 

08.17.2017

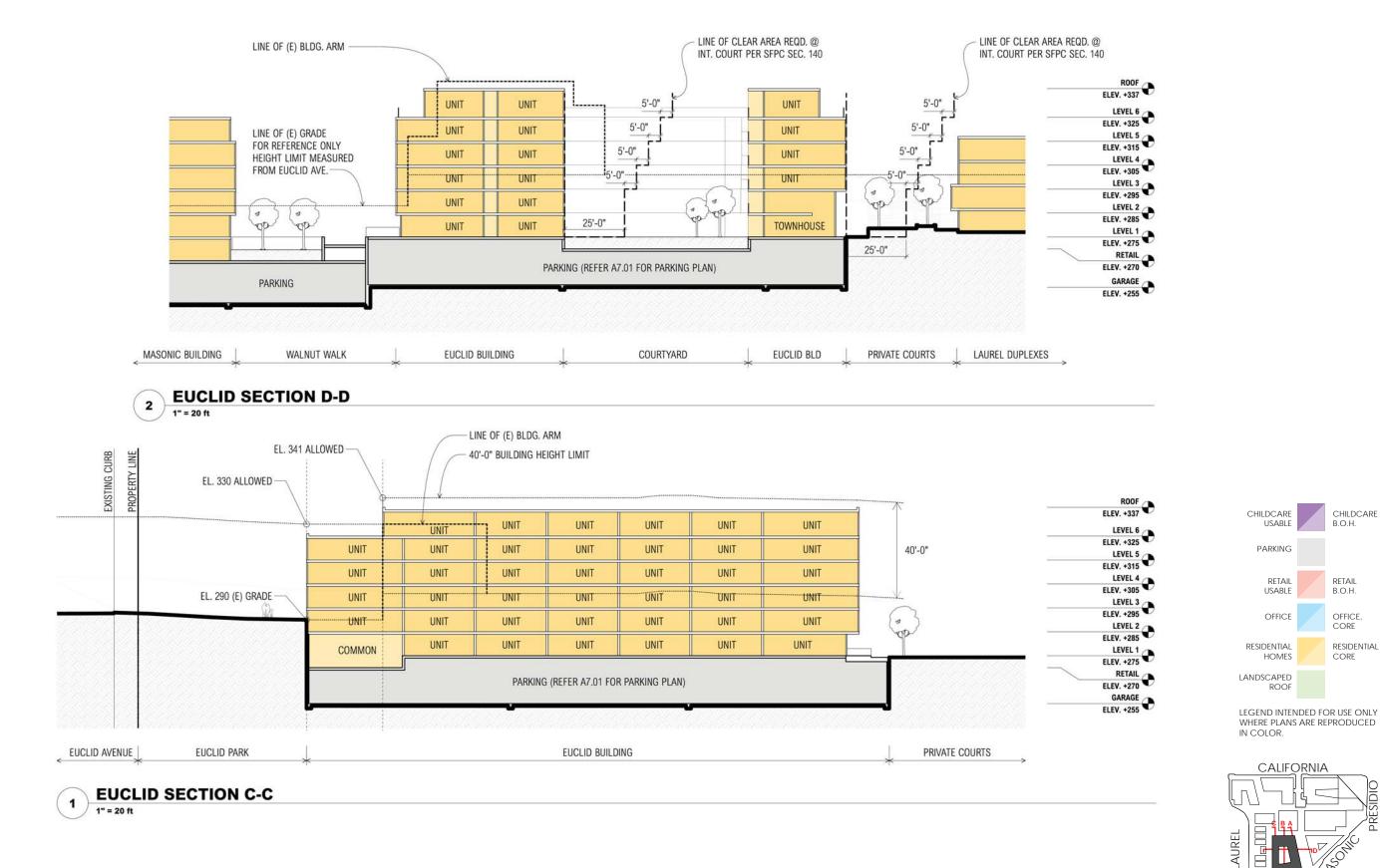
CHILDCARE

RETAIL

OFFICE,

CORE

RESIDENTIAL



**EUCLID BUILDING SECTIONS** 

CHILDCARE

USABLE

PARKING

RETAIL USABLE

OFFICE

HOMES

ROOF

**CALIFORNIA** 

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CHILDCARE

RETAIL

OFFICE,

CORE

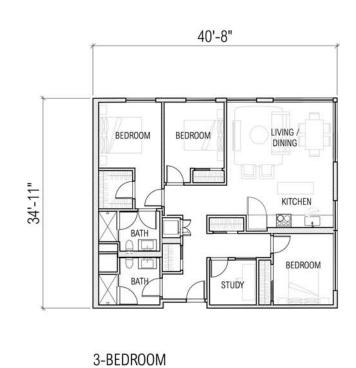
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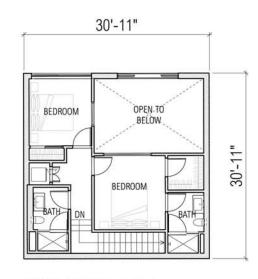


1-BEDROOM



2-BEDROOM





TOWN HOUSE LEVEL 2



TOWN HOUSE LEVEL 1









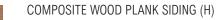


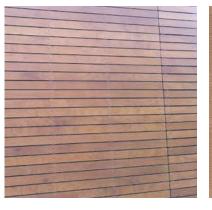




















ALUMINUM STOREFRONT WINDOW SYSTEM (E)





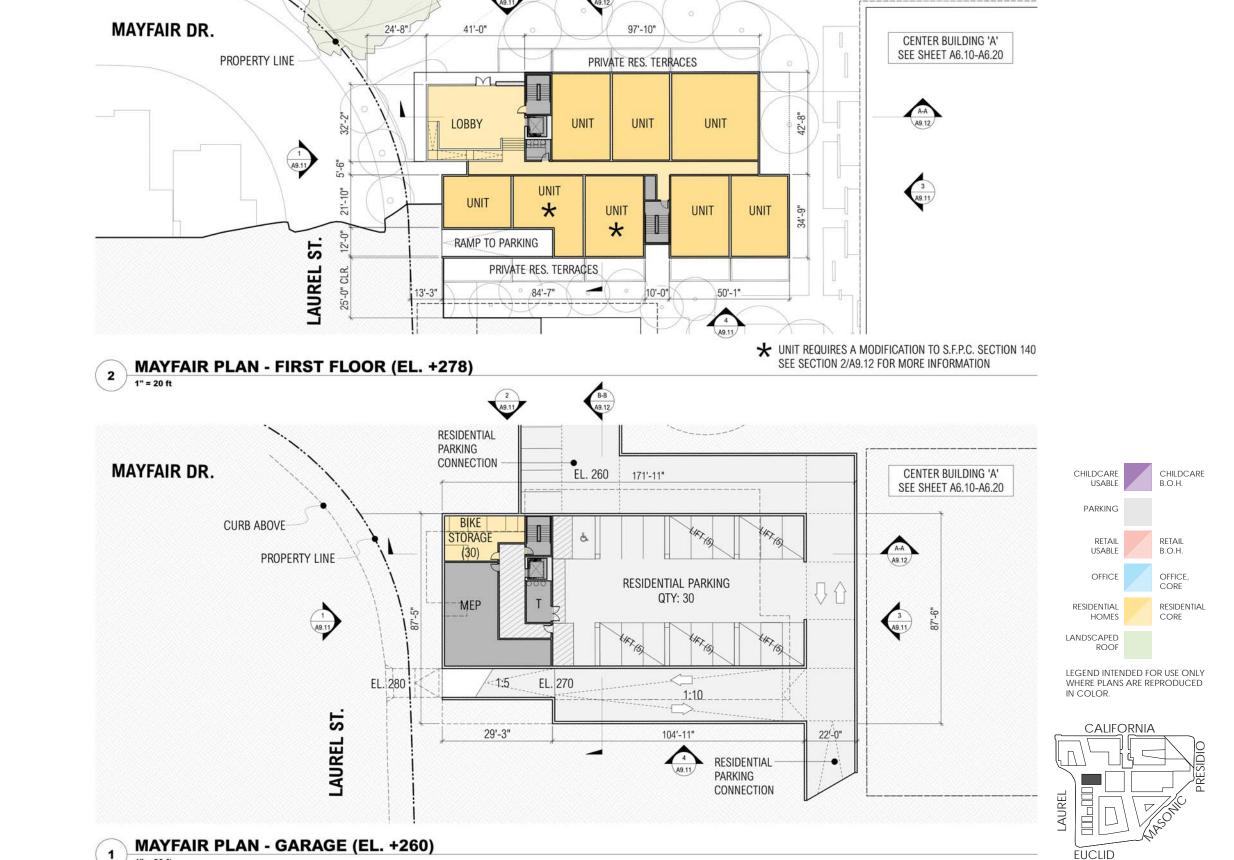




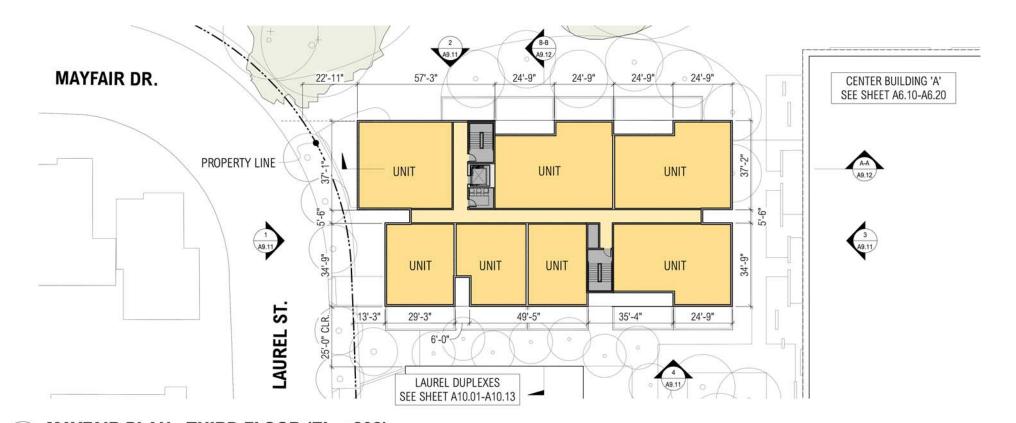




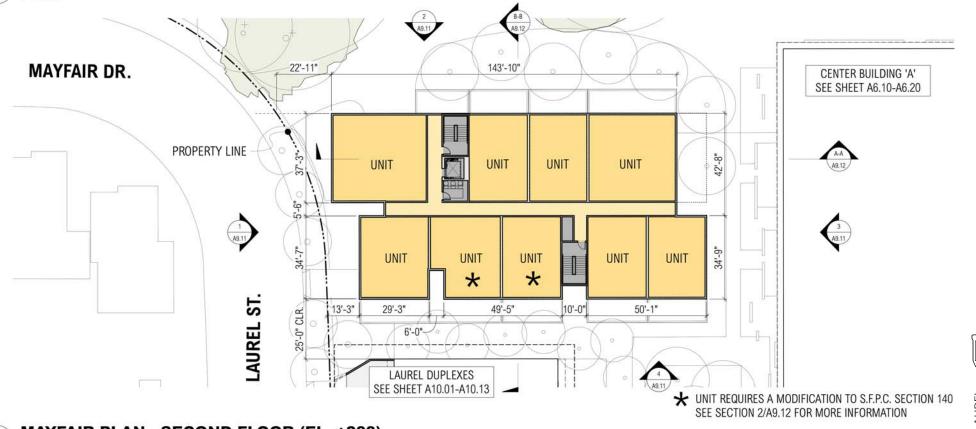




MAYFAIR BUILDING FLOOR PLANS LEVEL B1 & 1



**MAYFAIR PLAN - THIRD FLOOR (EL. +298)** 



**MAYFAIR PLAN - SECOND FLOOR (EL. +288)** 1" = 20 ft

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ARUP BAR architects

MAYFAIR BUILDING FLOOR PLANS LEVEL 2 & 3



CHILDCARE

PARKING

RETAIL

USABLE

OFFICE

**HOMES** 

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED

**CALIFORNIA** 

RESIDENTIAL

LANDSCAPED ROOF

IN COLOR.

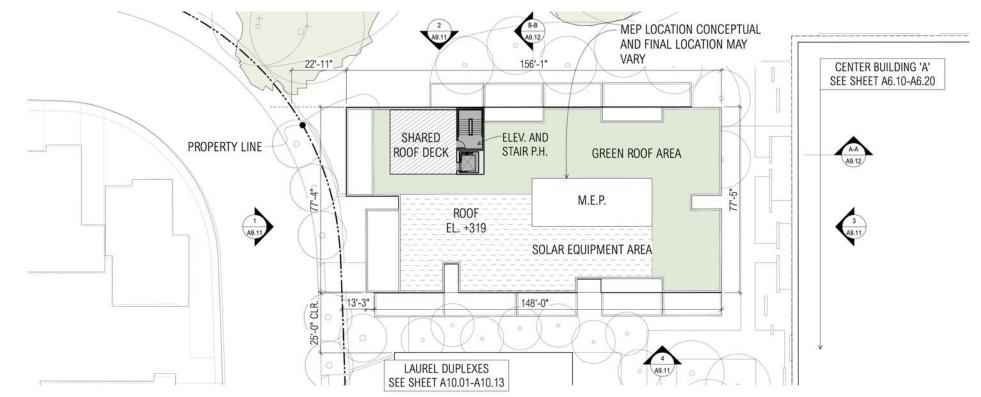
EUCLID

CHILDCARE

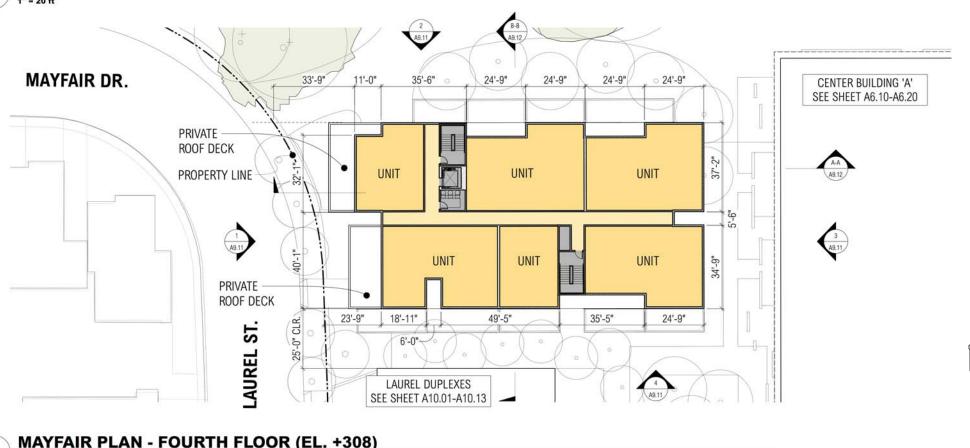
RETAIL

OFFICE,

RESIDENTIAL



**MAYFAIR PLAN - ROOF (EL. +319)** 2



**MAYFAIR PLAN - FOURTH FLOOR (EL. +308)** 1" = 20 ft

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CHILDCARE

PARKING

RETAIL USABLE

OFFICE

**HOMES** 

ROOF

LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED

**CALIFORNIA** 

RESIDENTIAL

LANDSCAPED

IN COLOR.

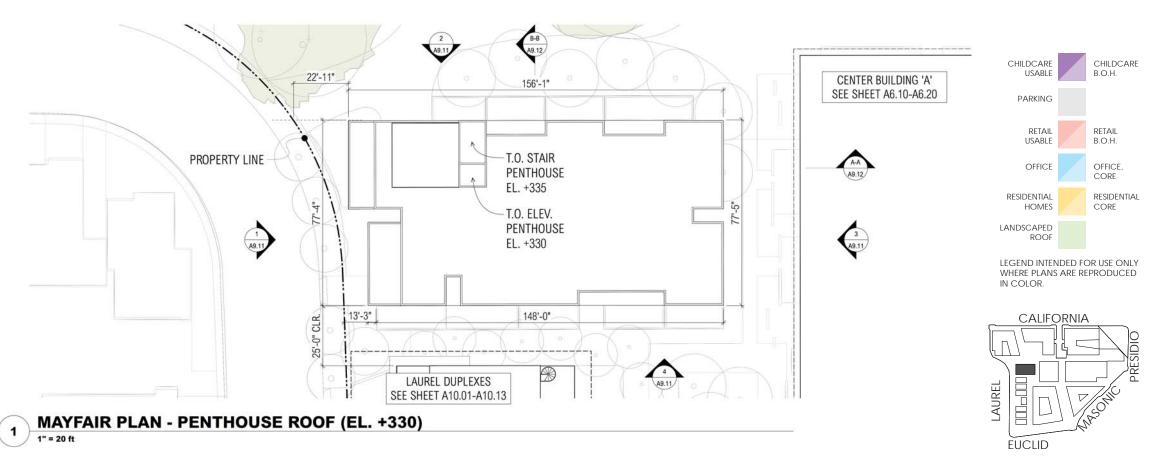
EUCLID

CHILDCARE

RETAIL

OFFICE,

RESIDENTIAL



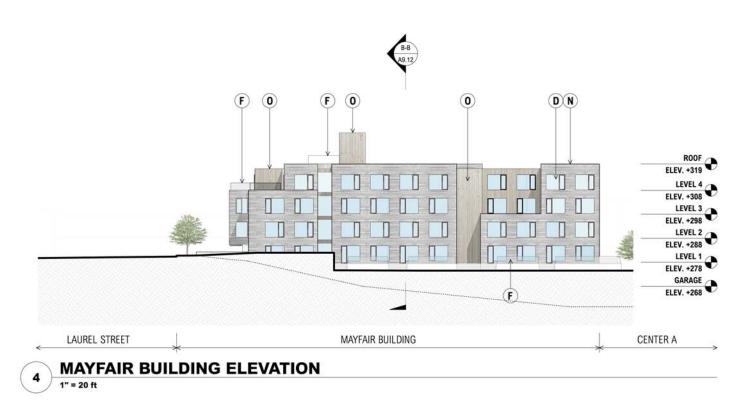
MAYFAIR BUILDING FLOOR PLANS ROOF LEVEL



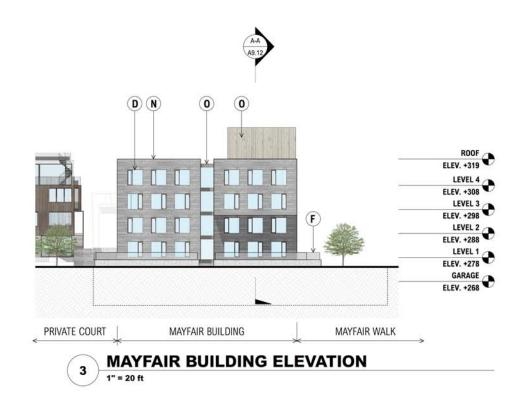


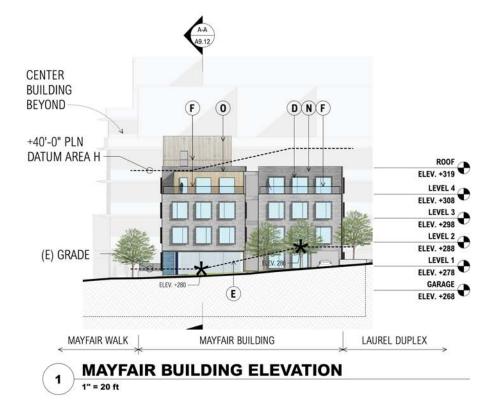












#### MATERIALS KEY

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

#### SHEET NOTE

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









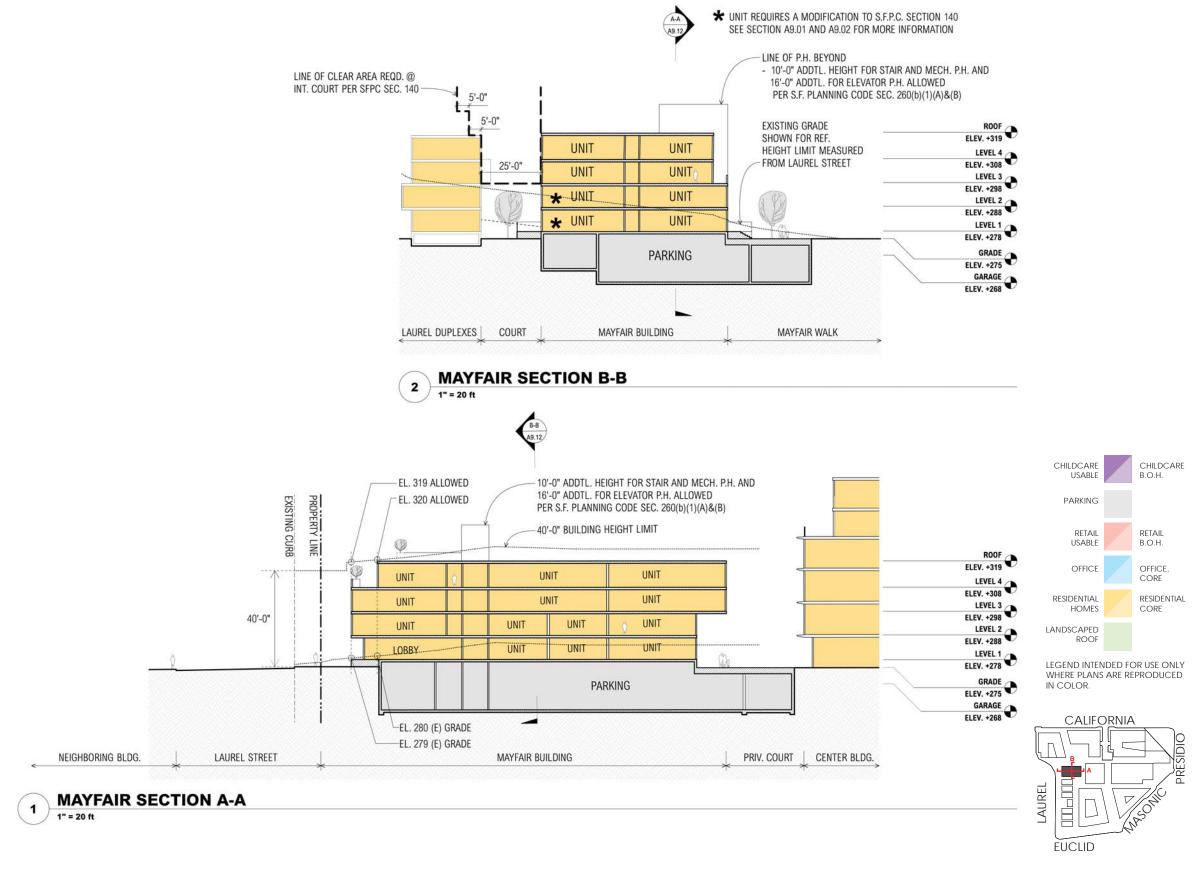












MAYFAIR BUILDING SECTIONS



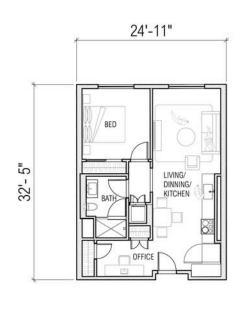


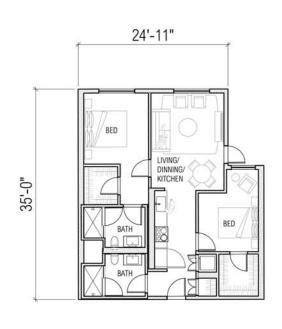








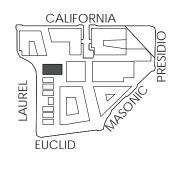






3-BEDROOM

1-BEDROOM 2-BEDROOM







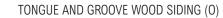


















ALUMINUM WINDOW SYSTEM (D)







CEMENT PLASTER (B)



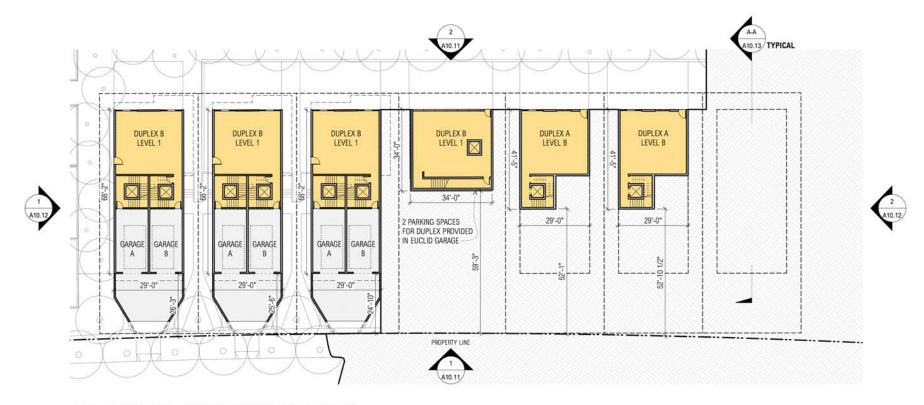


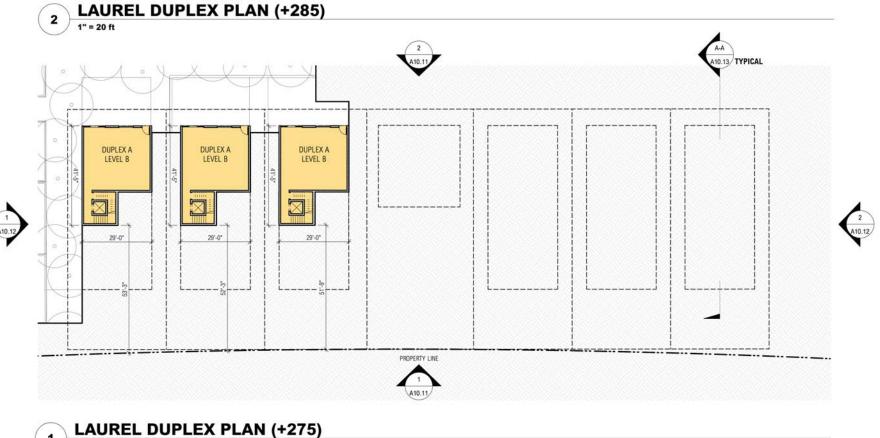






MAYFAIR MATERIAL PALETTE





SHEET NOTE:

1. 1 CLASS 1 BIKE PARKING SPACE PROVIDED AT EACH TOWNHOUSE GARAGE, TYP. (12 SPACES TOTAL)

CHILDCARE USABLE

PARKING

RETAIL USABLE

RETAIL B.O.H.

OFFICE

OFFICE, CORE

RESIDENTIAL HOMES

LANDSCAPED ROOF

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

CALIFORNIA

CALIFORNIA



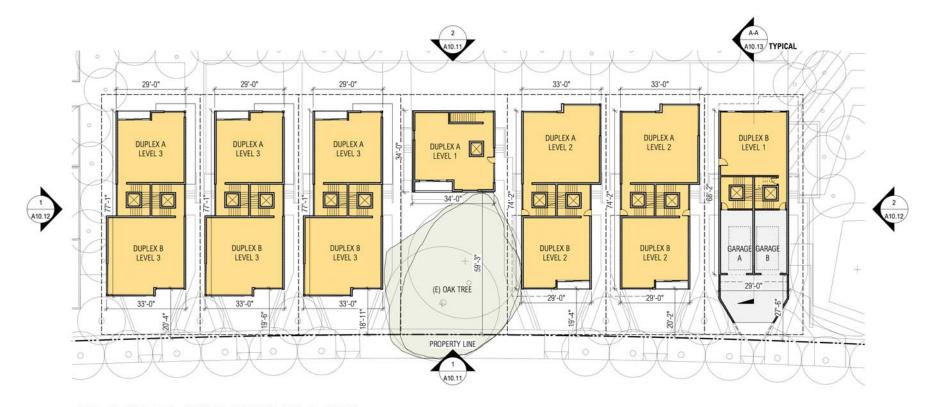


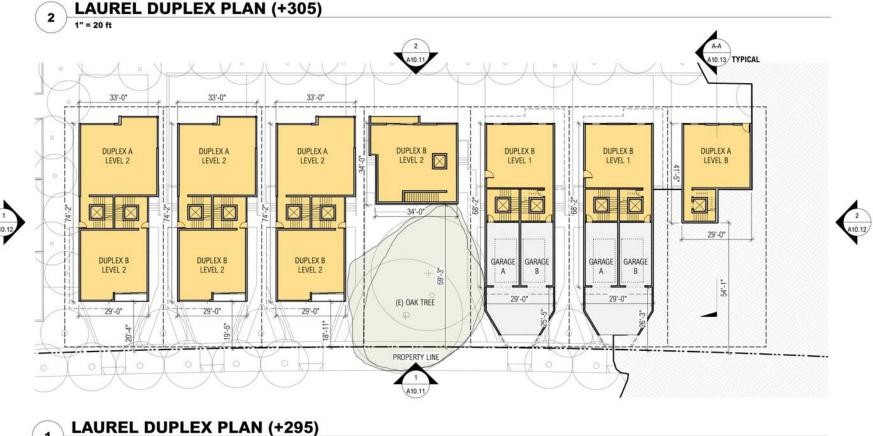


1" = 20 ft









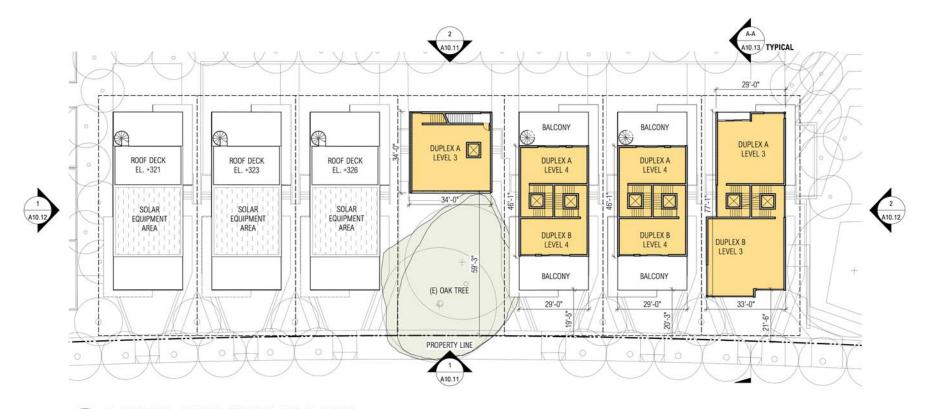
SHEET NOTE: 1. 1 CLASS 1 BIKE PARKING SPACE PROVIDED AT EACH TOWNHOUSE GARAGE, TYP. (12 SPACES CHILDCARE B.O.H. PARKING RETAIL RETAIL USABLE OFFICE, OFFICE RESIDENTIAL RESIDENTIAL LANDSCAPED ROOF LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR. **CALIFORNIA** LAUREL

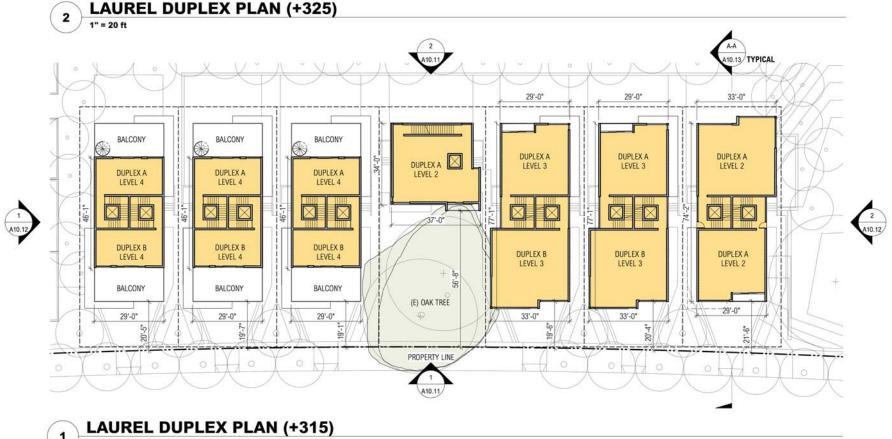












SHEET NOTE: 1. 1 CLASS 1 BIKE PARKING SPACE PROVIDED AT EACH TOWNHOUSE GARAGE, TYP. (12 SPACES CHILDCARE B.O.H. PARKING RETAIL RETAIL USABLE OFFICE, OFFICE RESIDENTIAL RESIDENTIAL LANDSCAPED ROOF LEGEND INTENDED FOR USE ONLY WHERE PLANS ARE REPRODUCED IN COLOR. **CALIFORNIA** LAUREL

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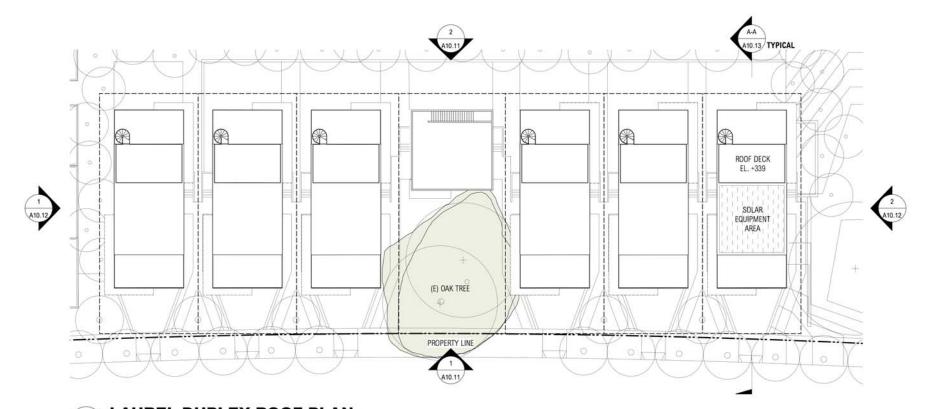
LAUREL DUPLEX FLOOR PLANS

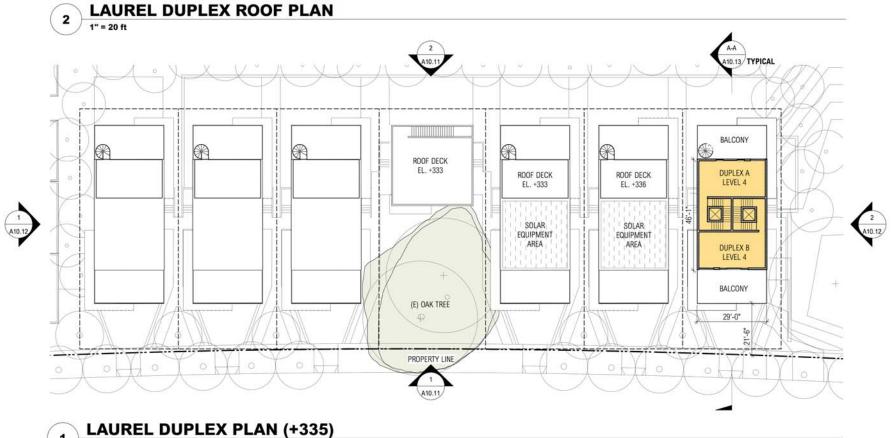












SHEET NOTE:

1. 1 CLASS 1 BIKE PARKING SPACE PROVIDED AT EACH TOWNHOUSE GARAGE, TYP. (12 SPACES TOTAL)

CHILDCARE USABLE CHILDCARE B.O.H.

PARKING

RETAIL RETAIL B.O.H.

OFFICE OFFICE, CORE

RESIDENTIAL HOMES CORE

LANDSCAPED ROOF

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









1" = 20 ft





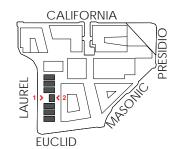


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- L WOOD SLAT SCREEN / RAIL
- M. BOARD AND BATTEN SIDING
- N. WOOD SHINGLES
- WOOD SIDING
- P. PTD. GARAGE DOOR

#### 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

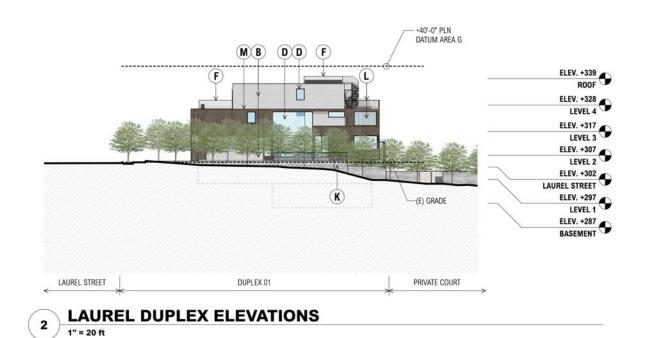


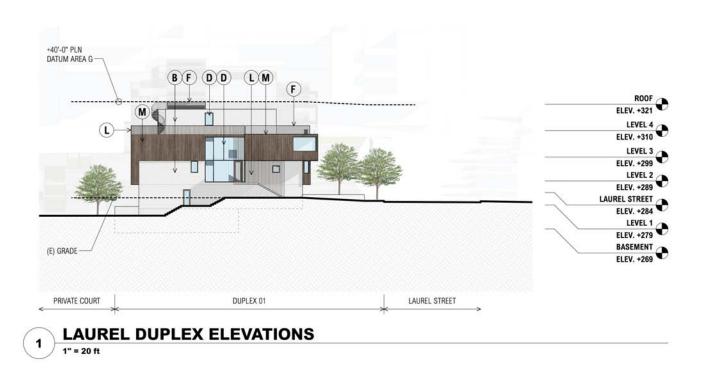












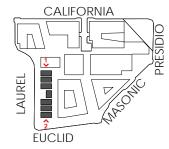
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#### SHEET NOTE

★ BASEPOINT FOR PLANNING CODE HEIGHT MEASUREMENT (POINTS MEASURED FROM (E) GRADE OF SITE) SEE

SHEET G3.04



LAUREL DUPLEX SECTION

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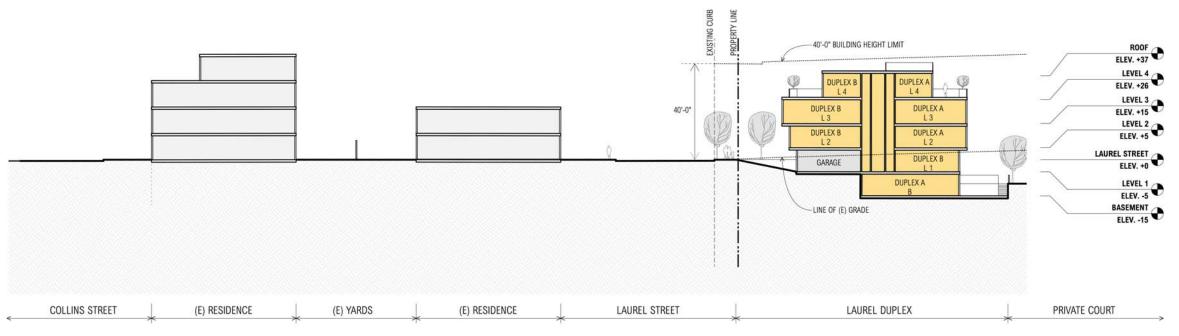












**LAUREL DUPLEX - TYPICAL SECTION A-A** 1



**CALIFORNIA** EUCLID

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LAUREL DUPLEX TYPICAL SECTION

















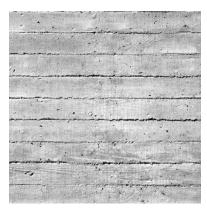


WOOD SLAT / RAILING (L)





BOARD-FORMED CONCRETE (K)



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