

# OO.WELCOME



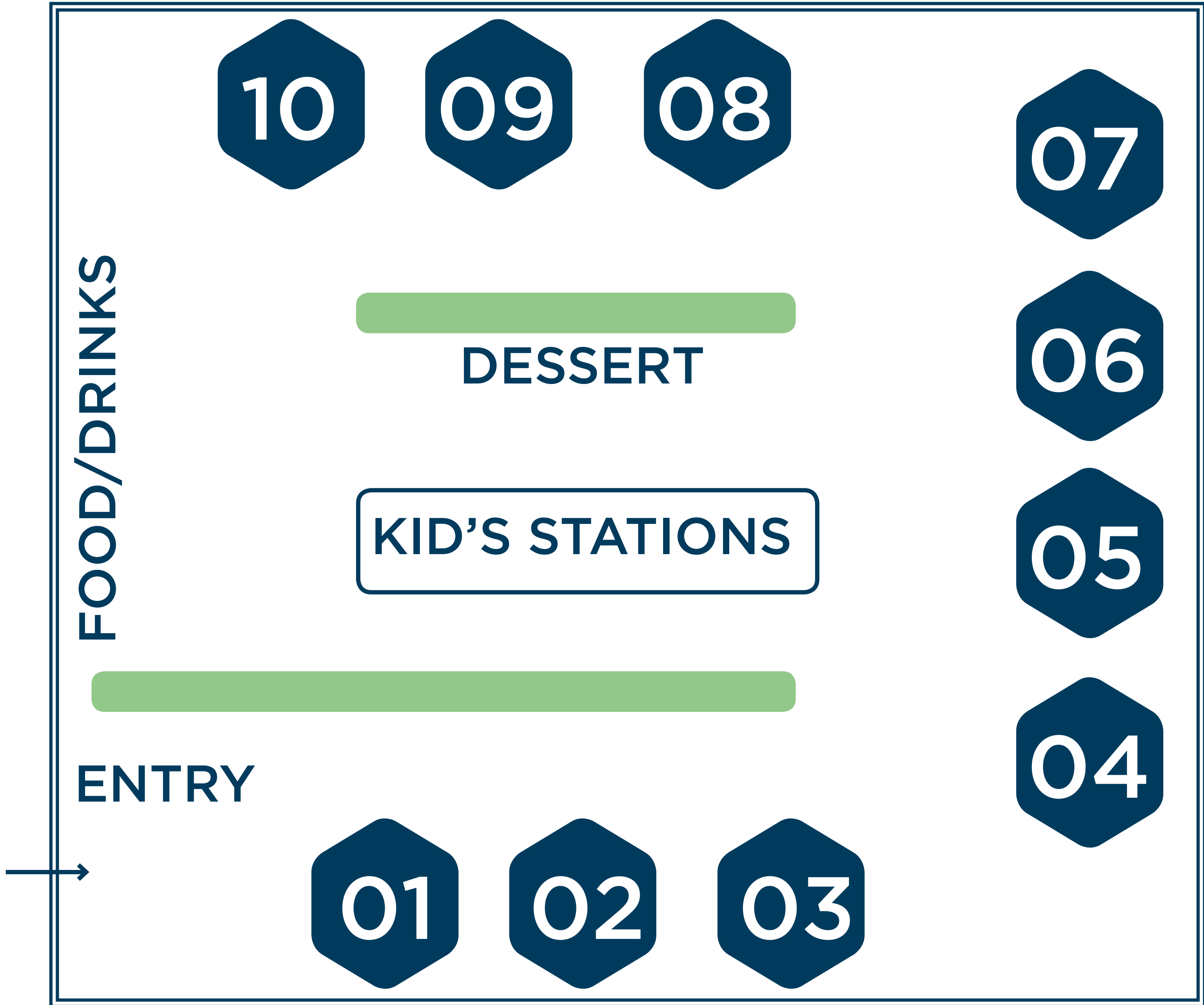
Over the past 2 years, our team has worked diligently to develop the proposed project design in collaboration with neighbors, community groups, the City and design advisors. To date, we have hosted over 105 meetings with stakeholders to gather and respond to feedback. We will continue to refine the project design in collaboration with the community and City stakeholders as the design and entitlement process continues.

Key changes made to the design since the previous community presentation include:

- A realignment of the open space network to enable more community connectivity.
- The creation of Cypress Square as an internal, community-serving pocket park with the existing Cypress Trees as the landscaped centerpiece.
- Reorientation of the vista from California Street to Cypress Plaza.
- Elimination of the proposed building at Presidio and Pine to enable a new landscaped plaza.
- Elimination of the existing auditorium.
- Enlargement of the publicly accessible open space and enhancement of the vista from Laurel to Euclid/Masonic.
- Replacement of the proposed attached building along Laurel with seven detached duplex homes across from the eight existing single-family homes.

Following this meeting, we will be submitting a Planning Application to the City of San Francisco, a required step in the City's evaluation of our project entitlements. Rest assured, we will continue to collaborate with the neighbors to refine the project design as it moves through the City review process over the next 1.5-2 years.

## ROOM LAYOUT



## STATION THEMES:

- **01** - Orientation
- **02** - Landscape & Open Space
- **03** - Sustainability
- **04** - California Mixed-Use
- **05** - Center Residential
- **06** - Masonic & Euclid Residential
- **07** - Laurel & Mayfair Residential
- **08** - General Project Review
- **09** - Retail and Community Serving Use
- **10** - Closing / Feedback



# 01 COMMUNITY OUTREACH

## 105 MEETINGS AND COUNTING... 2015-CURRENT

### INCLUDING:

#### 4 All Community Presentations & Workshops

3 Community Workshops (July 22, 2015, Sep. 21, 2015, Oct. 26, 2015)

1 Community Project Presentation (February 1, 2016 )

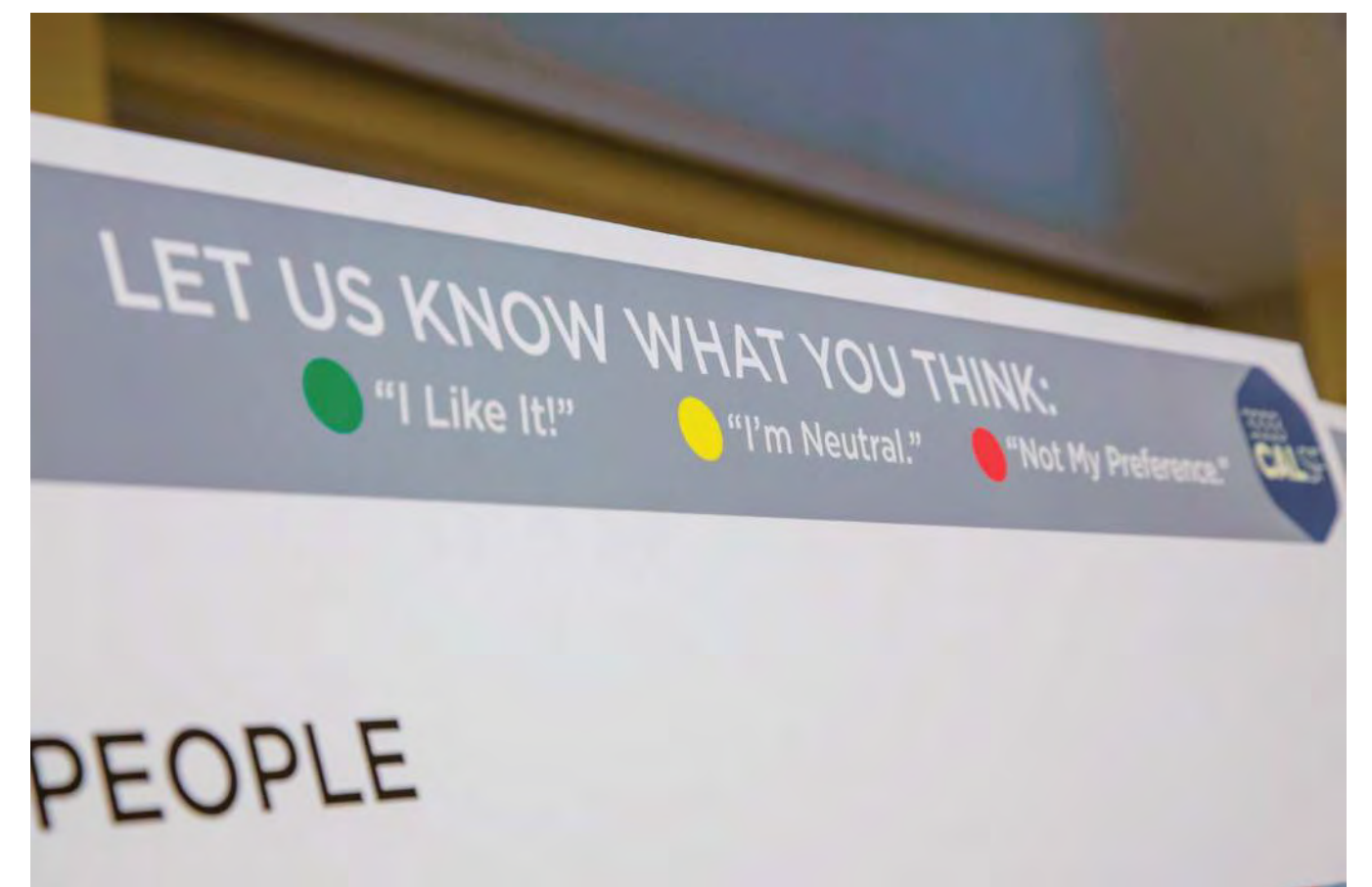
#### 5 Neighborhood Advisory Committee Meetings

(Sep. 30, 2015, Oct. 29, 2015, Jan. 19, 2016; April 26, 2016; Oct. 18, 2016)

#### 43 Neighborhood Association Leadership & Board Meetings

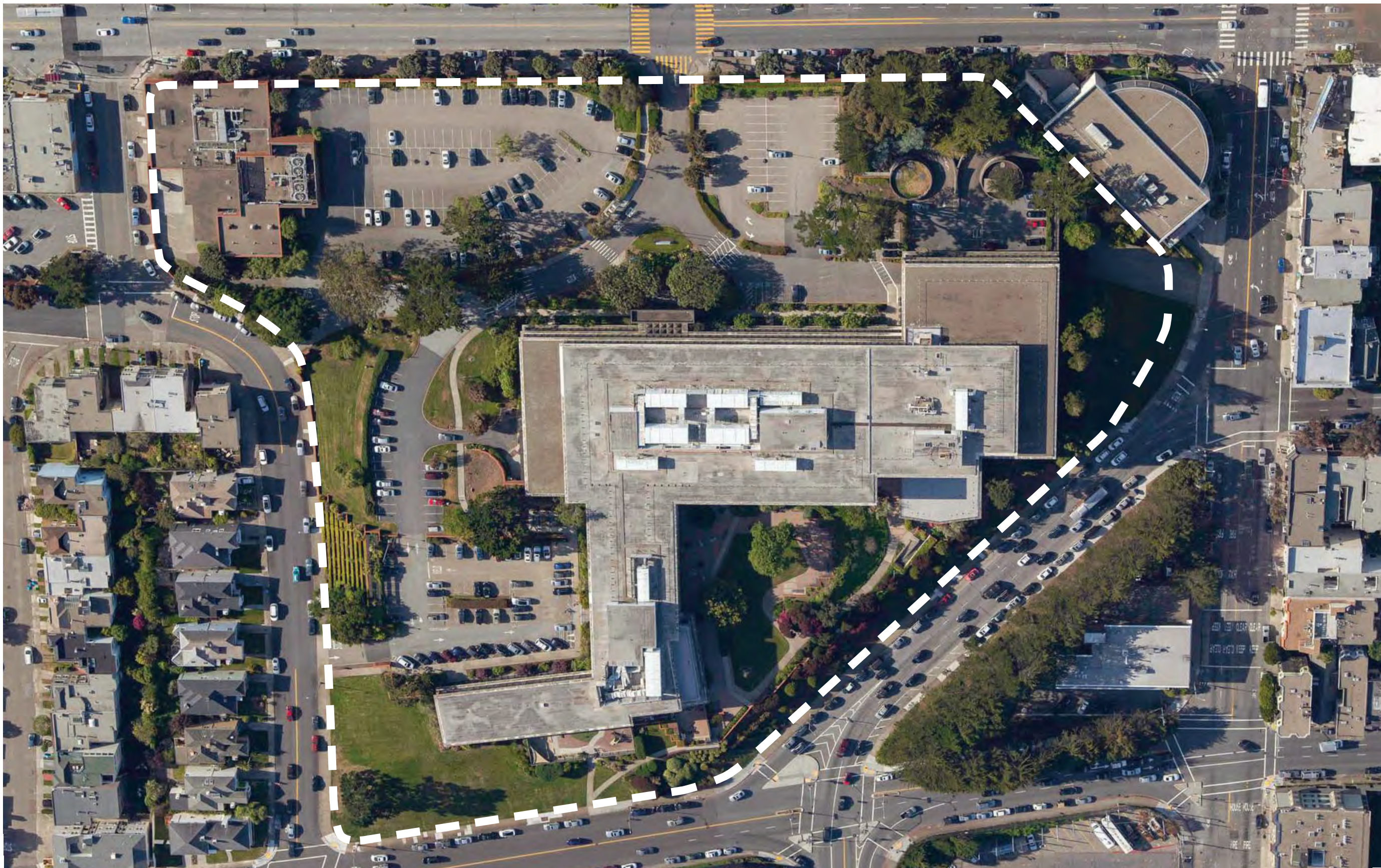
(Including meetings with LHIA, Menorah Park, UHS, PHAN, JPIA, Lower Pac Heights, PAR, Anza Vista, PHRA, LVMA, LHIA, Sac Street Merchants, JCC, CA HOA, SF Fire Credit, Bright Horizons)

#### 38 Individual Neighbor Meetings

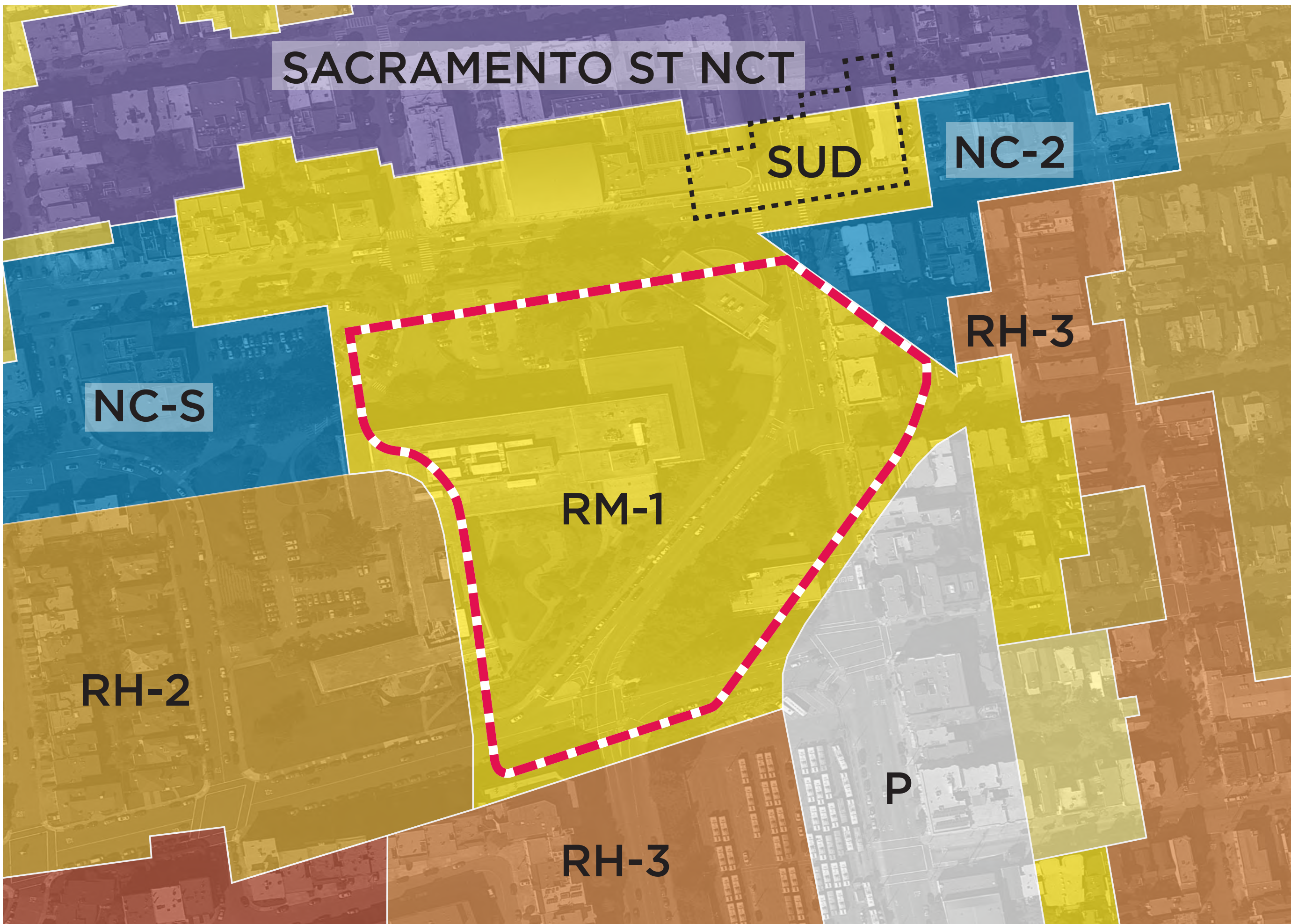




# 01 SITE TODAY



PARKING LOT NEAR CALIFORNIA



CURRENT ZONING PER SF PLANNING CODE



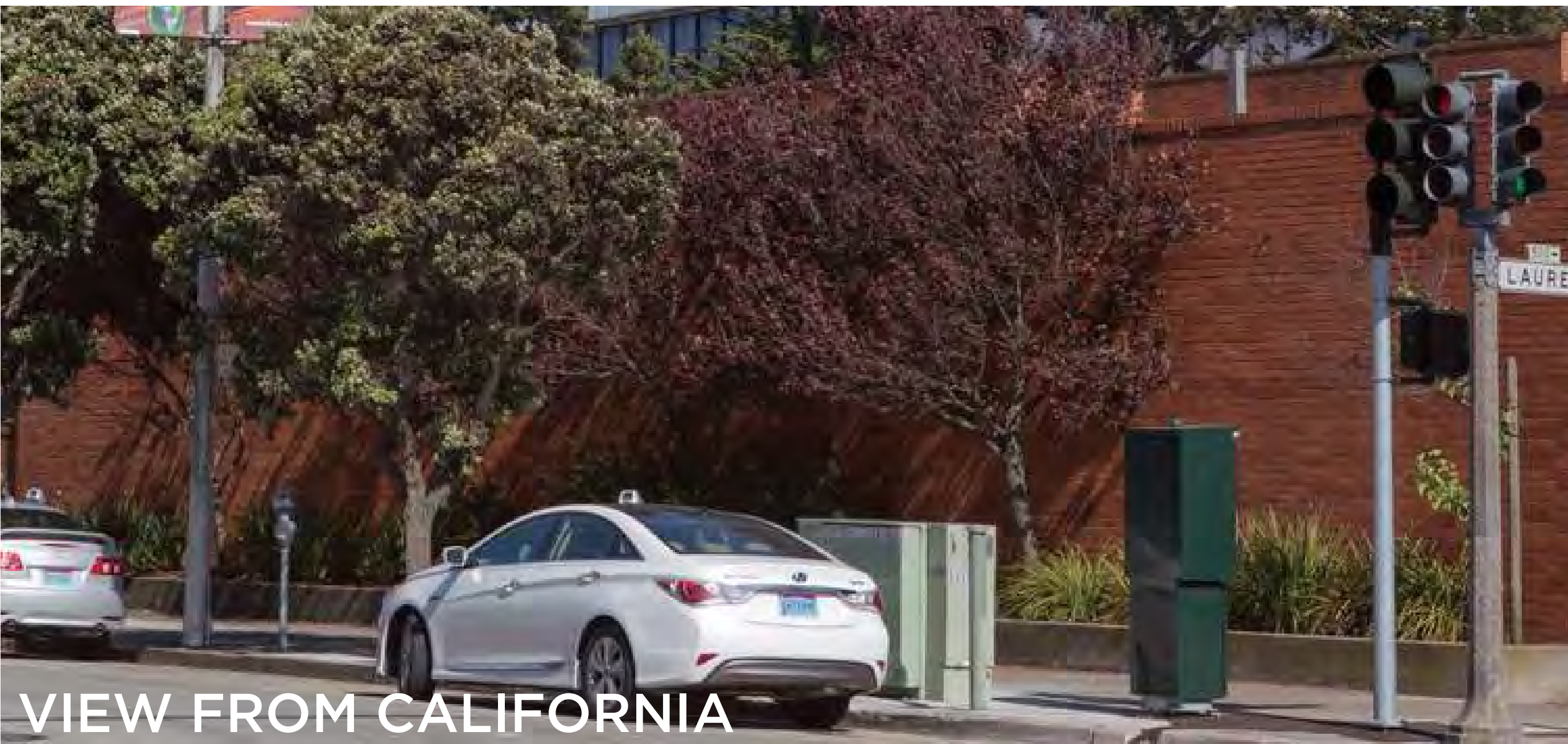
VIEW FROM LAUREL AND EUCLID




VIEW FROM MASONIC AND EUCLID




CURRENT HEIGHT PER SF PLANNING CODE




VIEW FROM CALIFORNIA




744  
DU  
w/PUD




1:DU



FAR  
NON-RES.  
1.8:1



40'



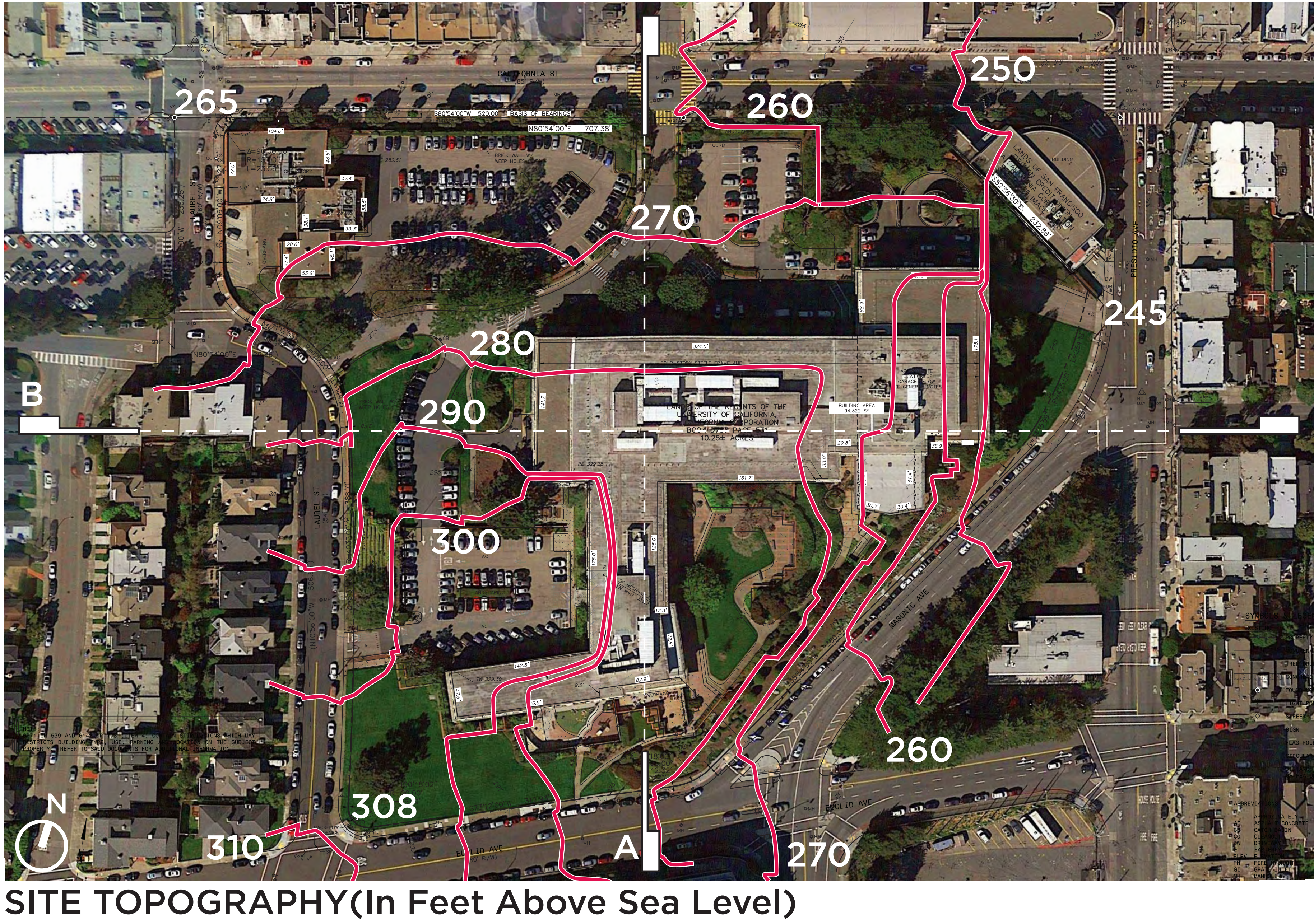
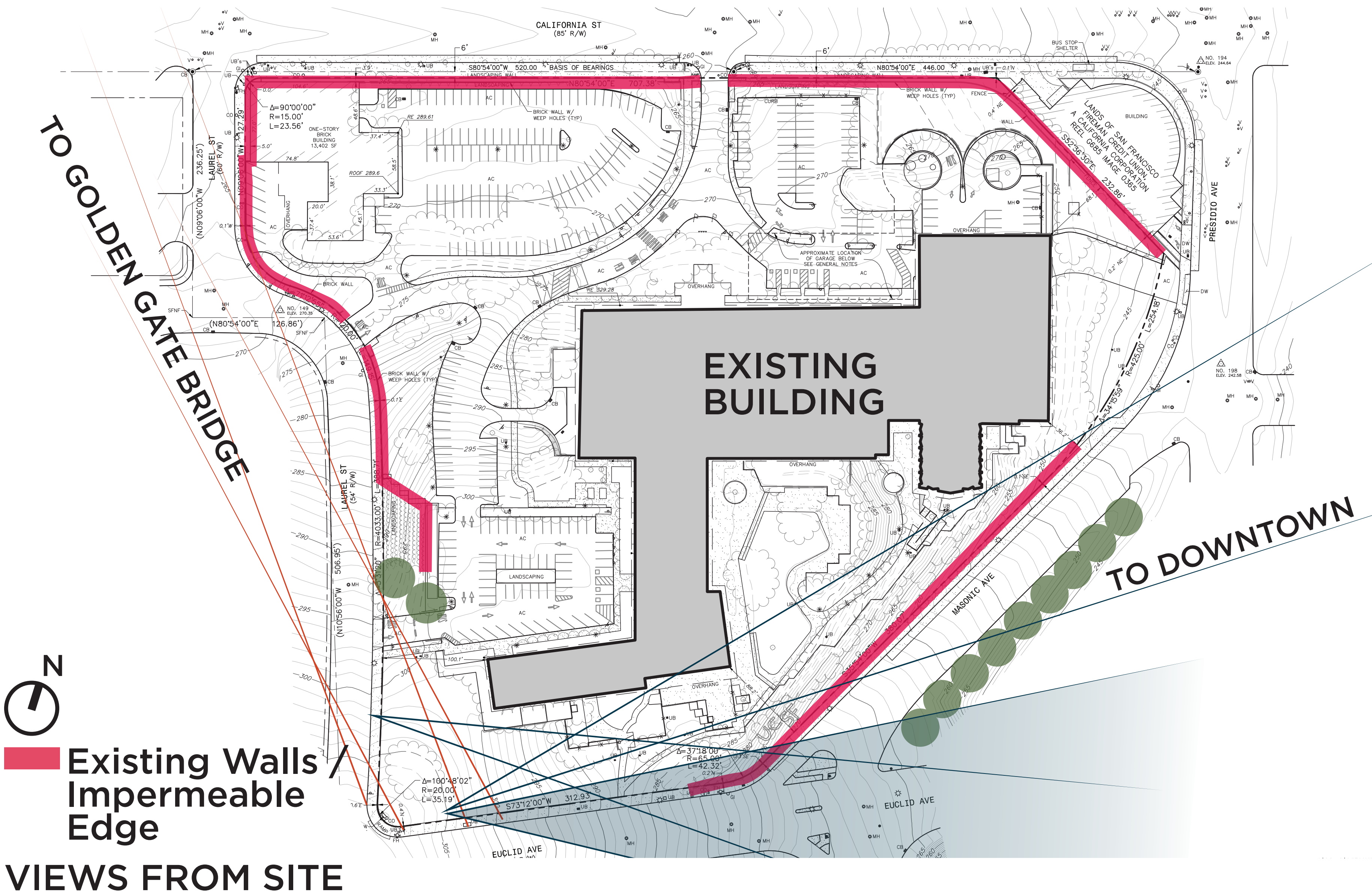
OPEN SPACE  
133 SF/DU



1:1  
UP TO 100 DU  
1:4  
OVER 100 DU



# 01 SITE TODAY





# 01 COMMUNITY COLLABORATION 2015-2017

## 1 PROJECT VALUES

### CELEBRATE VISTAS

PRESERVE OPEN VIEWS. SCENIC EXPERIENCE

### CONNECT + EXTEND

CONNECTOR AND PATHWAYS TO SURROUNDING NEIGHBORHOODS AND SERVICES. BRINGING BACK SAFE AND BEAUTIFUL STREETS.

### NATURE + URBAN

BIODIVERSITY, REDWOOD FOREST, CYPRESS SQUARE, GRASSLANDS / MEADOWS, NATURAL BUILDING MATERIALS, AND PAVEMENTS.

### POSITIVE INTERACTION

INVITE INTERACTION BETWEEN MULTI-GENERATIONAL, FAMILIES, LIFELONG LEARNERS VIA ARTS, FOOD, EDUCATION, AND CULTURE.

### SUSTAINABILITY + WELLNESS

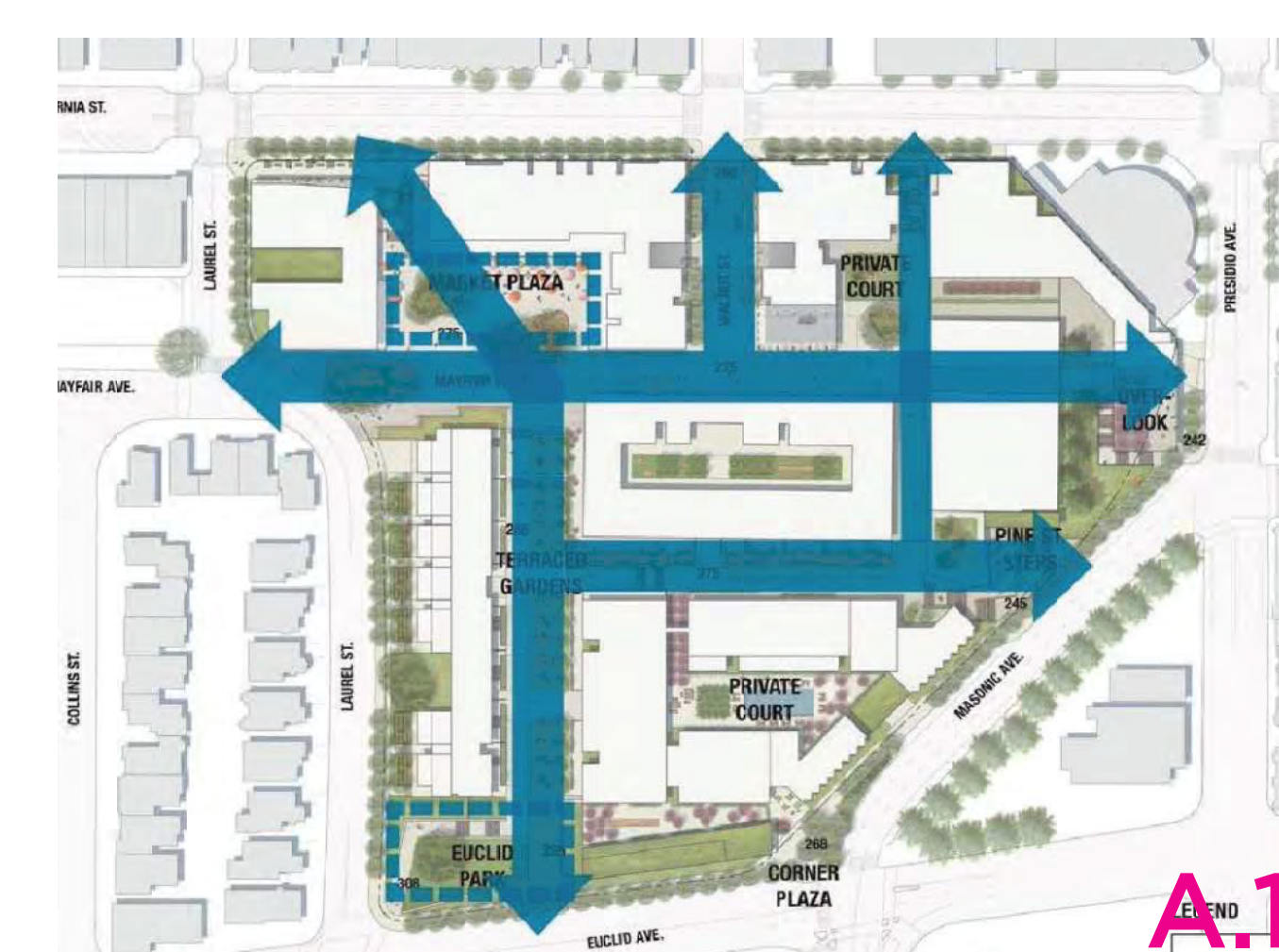
ECOLOGY, HIGHEST SUSTAINABLE BUILT FORM, ENERGY PRODUCING, RESILIENT, HEALTH, AND WELLNESS PROGRAMS.

### CURATE + ELEVATE

ELEVATE THE LIVING, WORKING, SHOPPING, RELAXING EXPERIENCE OF PLACE.

## 2 KEY RESPONSES TO COMMUNITY FEEDBACK

### PPA (BEFORE)



A.1

### OPEN SPACE FRAMEWORK -

PUBLIC V. PRIVATE OPEN SPACE; SOME PREFER THE PPA PLAN THAT MAXIMIZED THE SITE'S OPEN SPACE FOR THE PUBLIC, WHILE OTHERS PREFER A PRIVATE OPEN SPACE NETWORK MORE CONSISTENT WITH THE EXISTING NEIGHBORHOOD (I.E. INTERNAL PRIVATE BLOCKS WITH REAR YARDS).

#### ACTION:

CREATED INTERNAL BLOCKS WITH PRIVATE REAR YARDS AND PUBLICLY ACCESSIBLE OPEN SPACE AS AN EXTENSION OF THE NEIGHBORHOOD STREET GRID

### CURRENT



A.2



B.1

### MARKET PLAZA -

SOME WERE ENTHUSIASTIC, WHILE OTHERS ASKED TO ELIMINATE MARKET PLAZA DUE TO ITS LARGE SIZE AND ACTIVITY CONCERNS.

#### ACTION:

REDUCED THE SIZE AND IN PROCESS OF REPROGRAMMING AS MORE OF INTERNAL LOCAL-SERVING, QUIET POCKET PARK WITH CYPRESS TREE AS CENTERPIECE; CAN BE PUBLIC, QUASI-PUBLIC OR PRIVATE



B.2



C.1

### HILLTOP TO CORNER PARK @EUCLID -

GENERAL DESIRE TO MAINTAIN LARGE, CONTIGUOUS GREEN ZONE FOR ACTIVE USE AND BUFFER.

#### ACTION:

ENLARGED THE OPEN SPACE, PARK AND MAINTAINED THE VISTA FROM LAUREL TO EUCLID/MASONIC



C.2



D.1

### OVERLOOK PARK AND BUILDING ON PRESIDIO OPEN SPACE-

LIKED IDEA OF OVERLOOK AND CONNECTIVITY BUT CONCERNED ABOUT LOSS OF PRESIDIO FRONTAGE TO BUILDING

#### ACTION:

RETAINED OVERLOOK BUT ELIMINATED THE BUILDING ON PRESIDIO AND CREATED A NEW LANDSCAPED & HARDSCAPED PLAZA AT PINE STREET TERMINUS ALONG WITH NEW PRESIDIO STAIRS



D.2



E.1

### AUDITORIUM -

CONCERNS ABOUT CONGESTION AND DRAWING PEOPLE FROM OUTSIDE

#### ACTION:

ELIMINATED AUDITORIUM



E.2



F.1

### RESIDENTIAL FACING LAUREL-

REQUEST TO CONSIDER DETACHED BUILDINGS ON LAUREL STREET

#### ACTION:

ELIMINATED THE ATTACHED BUILDING AND CREATED 7 DETACHED BUILDINGS WITH DUPLEXES ACROSS FROM THE SINGLE FAMILY ON LAUREL AND SMALL MULTI-UNIT BUILDING AT MAYFAIR EXTENSION



F.2

## 3 OPEN ITEMS TO BE EVALUATED IN EIR PROCESS

### RETAIL -

STUDYING IMPACTS IN EIR. CONTINUING TO WORK WITH CITY, COMMUNITY, AND LAUREL VILLAGE & SACRAMENTO STREET MERCHANTS.

### PARKING & TRANSPORTATION:

STUDYING IMPACTS IN EIR. CONTINUING TO WORK WITH CITY AND COMMUNITY. TECHNICAL REPORTS IN PROCESS.

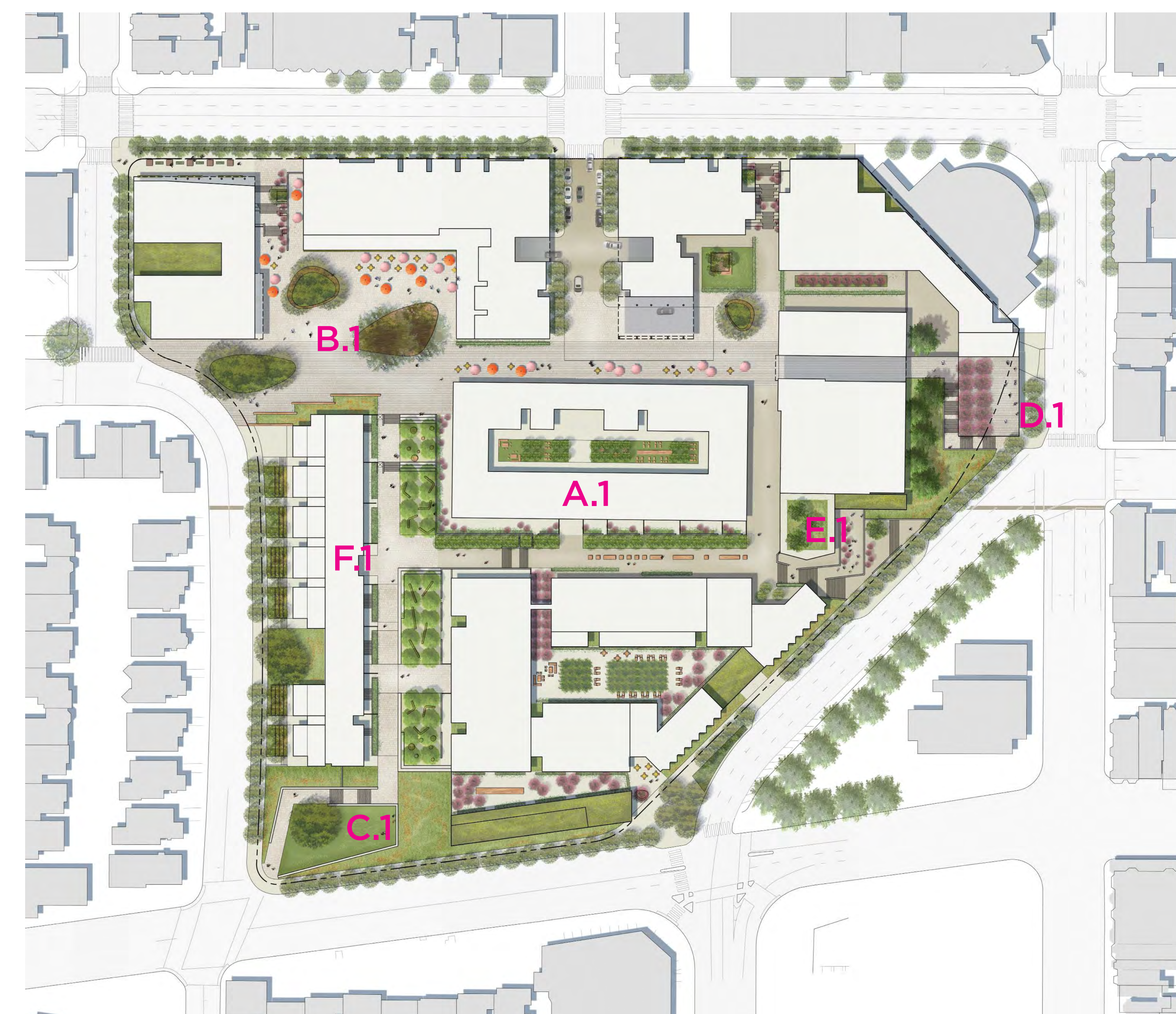
### HEIGHT -

STUDYING HEIGHT IN DESIGN & ARCHITECTURE PHASE AND EIR, INCLUDING SHADE & SHADOW STUDIES. CONTINUING TO WORK WITH CITY AND NEIGHBORS.

### HOUSING DENSITY -

PROJECT PROPOSED AT 558 UNITS. CONTINUING TO WORK WITH CITY AND COMMUNITY TO ADDRESS CITY REQUEST TO STUDY HIGHER DENSITY. SENIOR HOUSING VARIANT STUDY IN PROCESS.

## PPA SITE PLAN - 2016



## CURRENT SITE PLAN





# 02 OPEN SPACE/LANDSCAPE INSPIRATION

## A NEIGHBORHOOD OF CALIFORNIA LANDSCAPES

*"A garden, to be a work of art, must have the soul of the native landscape in it."*  
-JENS JENSEN

*Oak Meadow*  
AT MAYFAIR PROMENADE  
pass under mature Oaks and through a flowering meadow



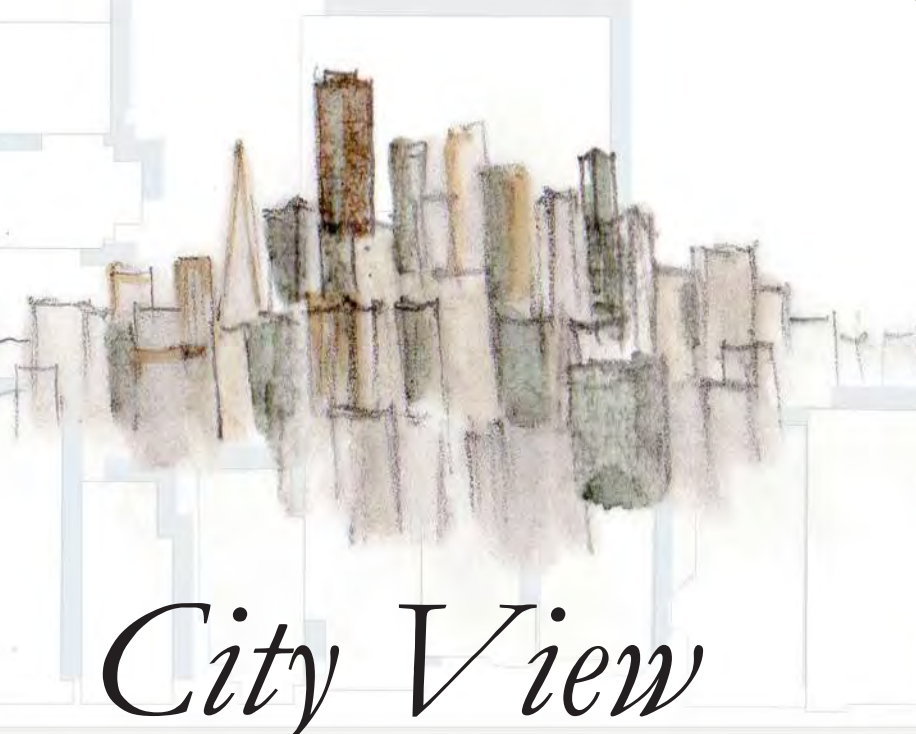
*Cypress Grove*  
AT CYPRESS SQUARE  
read a book under the 110-foot-tall Cypress trees in this intimate neighborhood square



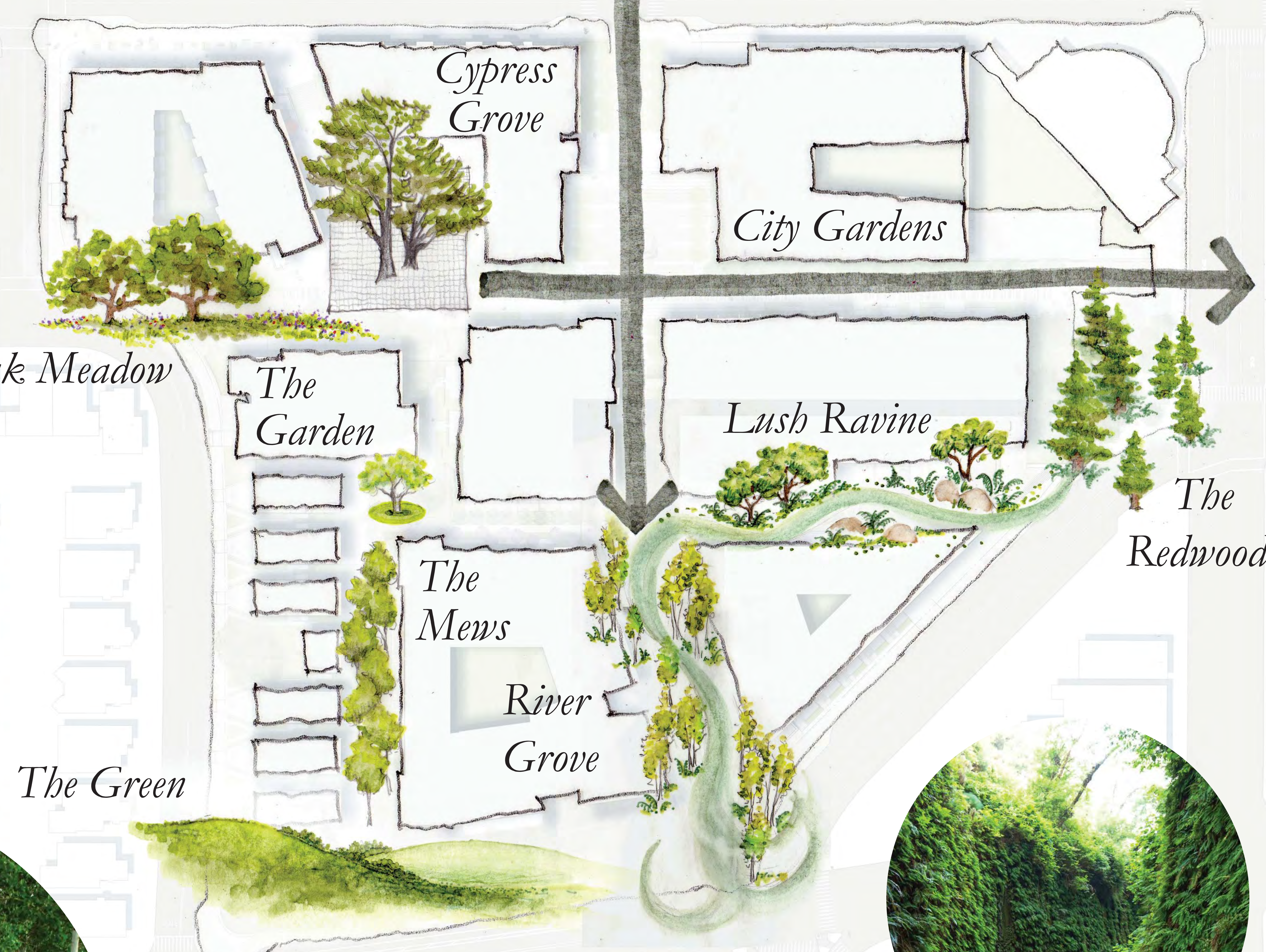
*City Gardens*  
AT MAYFAIR PROMENADE  
take a walk along Mayfair and enjoy the eclectic neighborhood gardens



*City View*  
AT THE OVERLOOK  
perch above the neighborhood to take in the sweeping view to downtown



*The Green*  
AT EUCLID GREEN  
throw a ball, fly a kite, or enjoy a picnic on the lawn, overlooking the city beyond



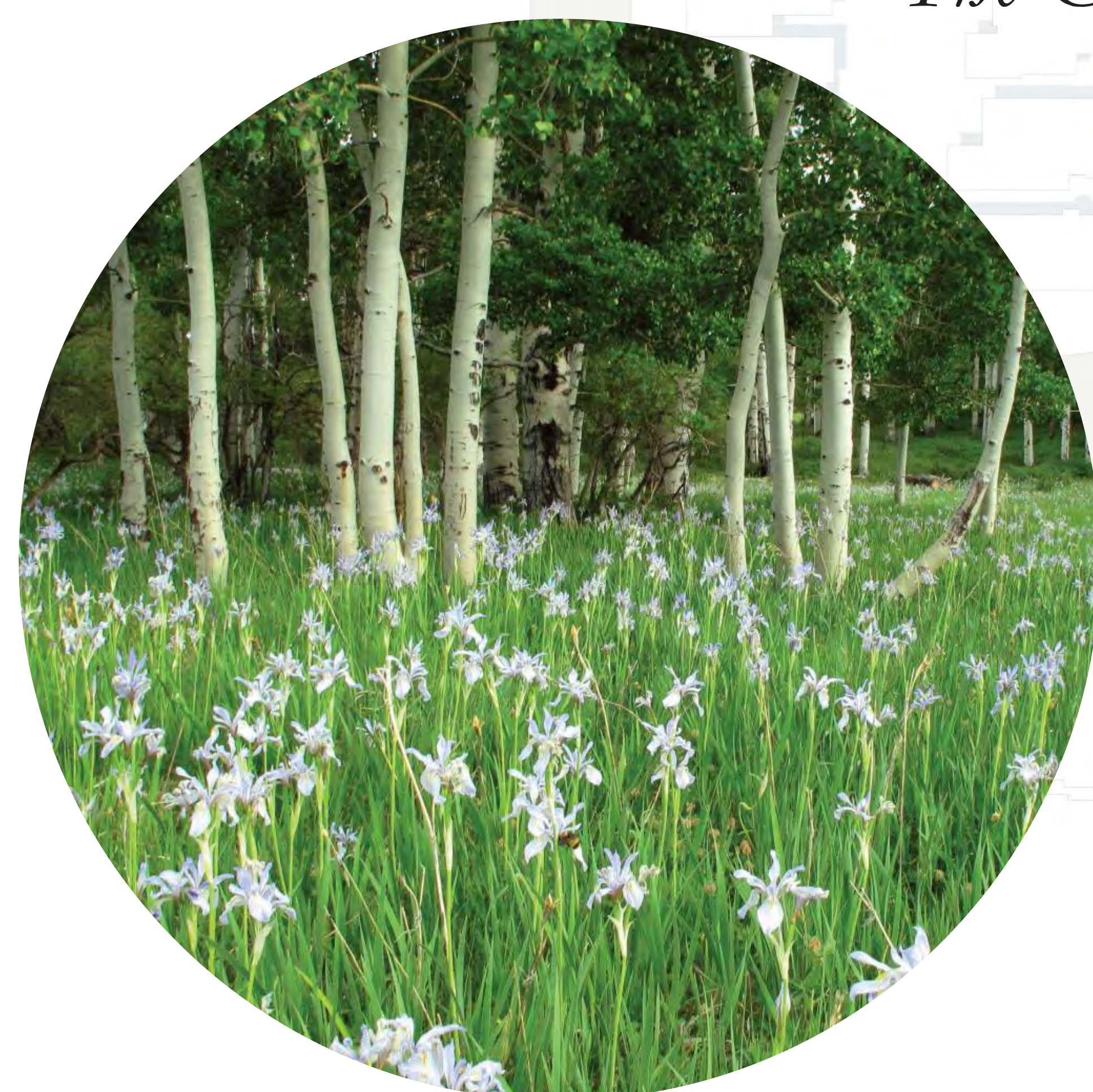
*The Redwoods*  
AT PINE STREET STEPS  
climb through towering redwoods, young and old



*Lush Ravine*  
AT MASONIC PLAZA  
native dogwoods and ferns thrive in a quiet shade garden



*River Grove*  
AT WALNUT WALK  
stroll through a shady grove, and listen to the songbirds





**EXISTING**

SINGLE BLOCK  
ISOLATED FROM THE  
CITY GRID

*"Give people the ability to walk  
through the site."*

**PROPOSED**

SITE IS BROKEN INTO  
CITY BLOCKS

*"Give people the ability to walk  
through the site."*

### EXISTING

PERIMETER WALLS AND LIMITED ACCESS

*"Take down the walls."*

### PROPOSED

ACCESS THROUGH THE SITE CREATES CONNECTIVITY

## EXISTING

PRESERVE ICONIC TREES

*"We like looking at the green of the site."*

*"Keep the oaks, redwoods and cypress."*

**EXISTING TREES**

- EXISTING STREET TREES IN FRONT OF THE PROPERTY
- ICONIC TREES

## PROPOSED

STREET TREES LINE THE SITE AND ICONIC TREES INSPIRE THE SPACES

**PROPOSED TREES**

- PROPOSED STREET TREES
- ICONIC TREES TO BE PRESERVED

**EXISTING**

LIMITED PUBLIC OPEN SPACE

*"We want open space for the community."*

*"Keep the open space at Enfield and Laurel."*

**EXISTING OPEN SPACE**

- EXISTING PUBLICLY ACCESSIBLE OPEN SPACE (38,000 SF)

**PROPOSED**

EXTENSIVE, DIVERSE AND CONTINUOUS OPEN SPACE

**PROPOSED OPEN SPACE**

- PROPOSED PUBLICLY ACCESSIBLE OPEN SPACE (PER PLANNING CODE DEFINITION)
- ADDITIONAL PUBLICLY ACCESSIBLE COMMON OPEN SPACE

REQUIRED OPEN SPACE (SEE SEC. 155.113) PLANNED COMMON OPEN SPACE (SEE PART 115 - 125) OF THE PLANNING CODE MEETS THE PLANNING CODE REQUIREMENTS OF SECTION 155.113. THE PLANNING CODE DOES NOT SET A MINIMUM REQUIRED OPEN SPACE CALCULATION, BUT DOES SET A MINIMUM REQUIRED OPEN SPACE CALCULATION OF 10% OF THE TOTAL DEVELOPABLE AREA OF THE PLANNING CODE AREA. THE PLANNING CODE DOES NOT SET A MINIMUM REQUIRED OPEN SPACE CALCULATION OF 10% OF THE TOTAL DEVELOPABLE AREA OF THE PLANNING CODE AREA.







## MAYFAIR PROMENADE

### *Oak Meadow*

- Provides a pedestrian passage that links the site together, from Laurel Village to Presidio.
- Intersects with key public spaces...Cypress Square, Walnut Walk/ Walnut Court and The Overlook.
- Materials palette - unify the site. Neutral and warm, to complement the disparate materials of architecture. Variable materials distinguish the nodes.



Wildflower + Perennial Plantings



Existing Mature Oak Trees



## CYPRESS SQUARE

### *Cypress Grove*

- Design builds upon the preservation of the existing 110' tall Cypress trees.
- Intimate neighborhood park with great micro-climate, southern exposure, sheltered from the winds and bustle of California Street.
- Breach along California - staircase invites the public in and preserves southerly views to existing Cypress trees.
- Framed by retail, lobbies and amenity spaces to activate people oriented space.



Existing Mature Cypress Trees



Cypress theme Play



Cypress Deck



Deciduous Trees + Furnishings



PERSPECTIVE VIEW 01. View of Mayfair Promenade, Looking East toward Cypress Square



PERSPECTIVE VIEW 02. View of Cypress Square, looking Northeast





## WALNUT DRIVE + WALNUT COURT

*City Gardens + City Street*

- Connects to the urban grid, linking California to Euclid/Masonic intersection.
- Vehicular traffic extended into the site to service deliveries/garage access/fire trucks and Uber.
- Gracious streetscape, separating pedestrians from traffic.
- Circulation nexus, intersects with Mayfair Promenade and Walnut Walk.



Green Portal to Walnut Court



Laurel Village Continuation



Garden Streets



Laurel Village Olive Tree



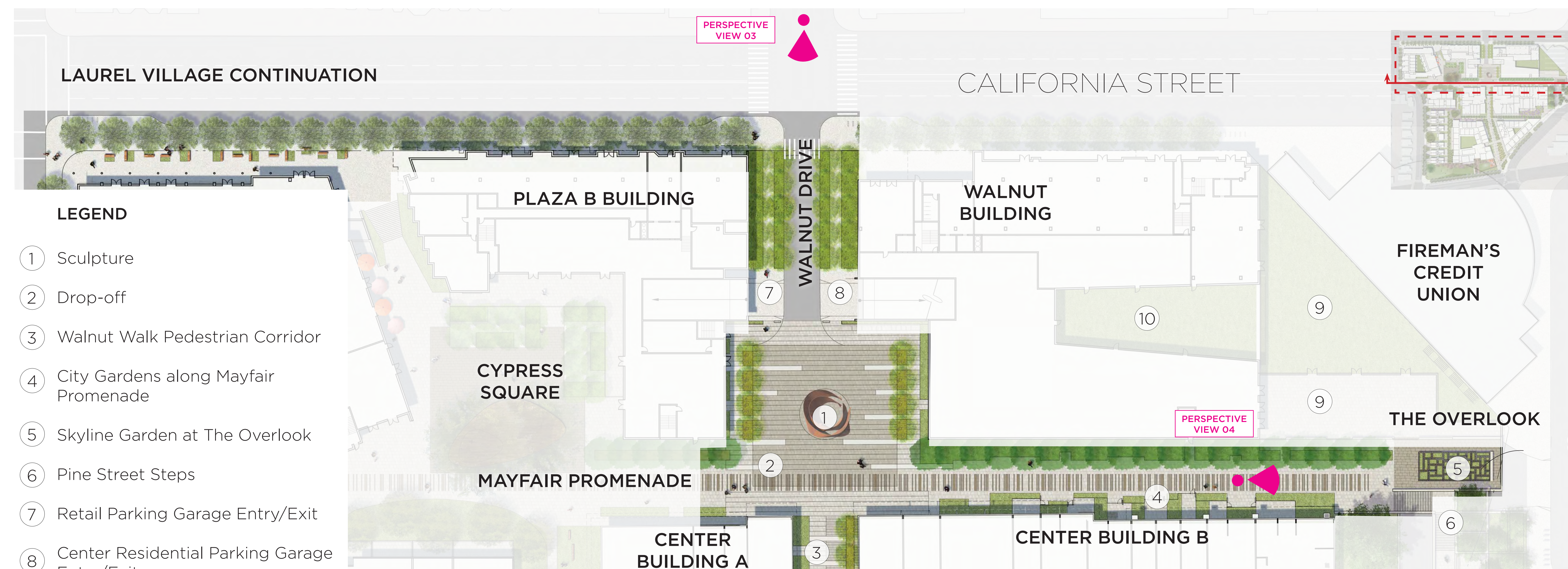
PERSPECTIVE VIEW 03. View of Walnut Drive, looking South

## MAYFAIR PROMENADE + THE OVERLOOK

*City View*



- Let the view of the downtown skyline pull you through Mayfair Promenade.
- Create a place to pause and enjoy the view.
- Promenade links to Pine Street Steps.



SECTION THROUGH MAYFAIR PROMENADE FROM MAYFAIR TO PRESIDIO (LOOKING NORTH)



Perennials line the Promenade



Skyline Garden at the Overlook



City Gardens along Mayfair Promenade



PERSPECTIVE VIEW 04. View of Mayfair Promenade, looking East toward the Overlook



## 02 OPEN SPACE/LANDSCAPE



## MASONIC PLAZA

*Lush Ravine*

- Creates entry plaza to Masonic and Center Building entries.
- Lush shade plantings screen private gardens.



Flowering Dogwoods



Woodland Plantings



Lush Ferns



Terraced Walls



## LEGEND

- 1 Traffic-Calming Bulbout
- 2 Public Steps to the Overlook
- 3 Bike Parking
- 4 Parking Garage Entry/Exit
- 5 Parking Garage Exit
- 6 Center Building East Lobby Entry
- 7 Lush Ravine Terraced Gardens

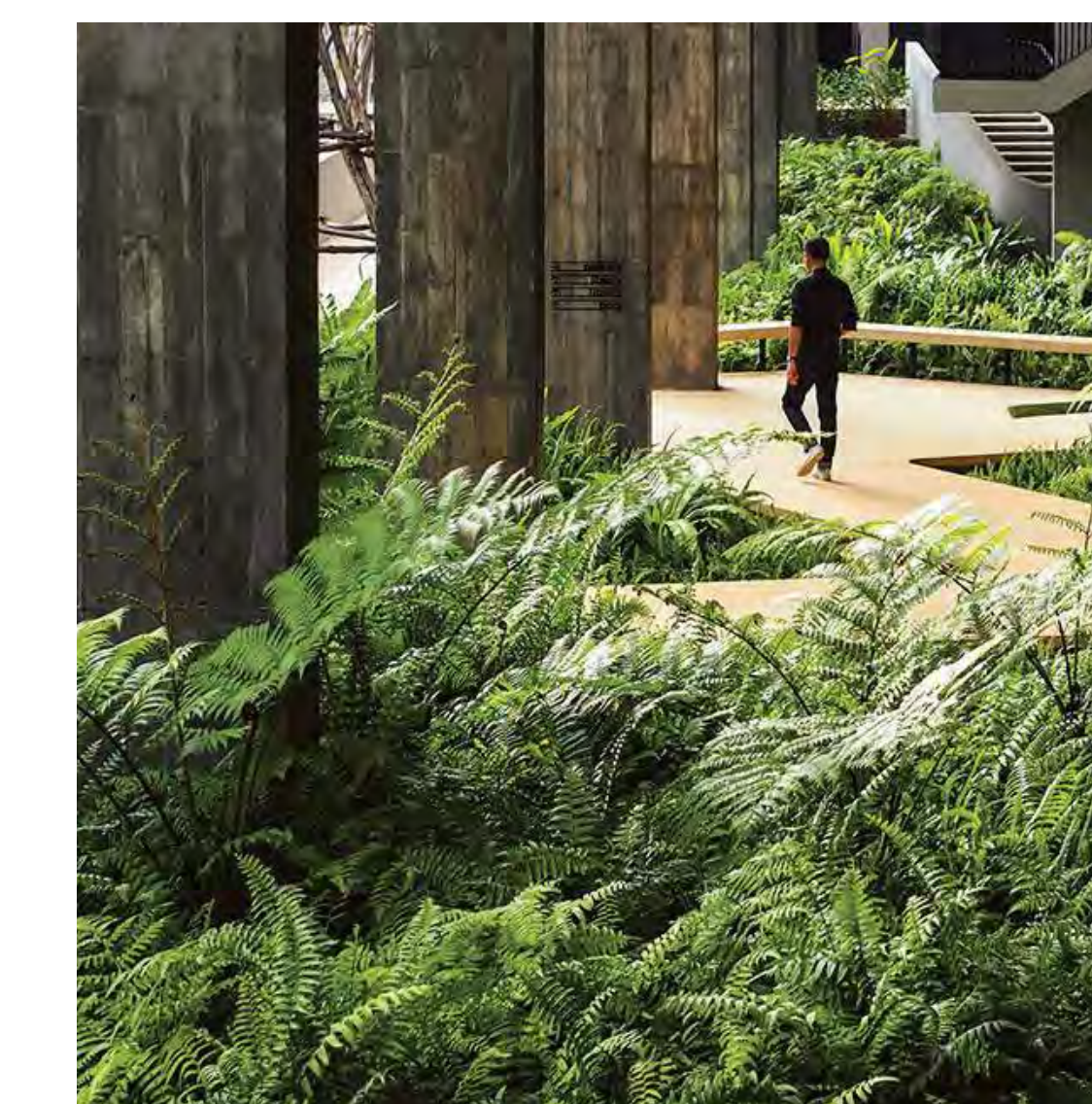
## PINE STREET STEPS

*The Redwoods*

- Preserve 3 of the existing Redwoods.
- Bulb-outs to calm traffic/increase pedestrian safety.
- Architecture/landscape walls and staircases strengthen the urban edge.
- Accommodates garage entrances off of Presidio and exit to Masonic.
- Links Mayfair Promenade to Presidio and Pine Street.



Stone Stairs and Planter Walls



Redwoods with fern underplantings



Redwoods line the Plaza



PERSPECTIVE VIEW 05. View of Masonic Plaza, Looking West



PERSPECTIVE VIEW 06. View of Pine Street Steps, looking West from Pine Street



## 02 OPEN SPACE/LANDSCAPE



## EUCLID GREEN

*The Green*

- Preserve and celebrate the views.
- Maximize elevated usable space.
- Activities in the Park include picnics on the lawn and flying kites.



A Place to Play



Picnics with a View



Planted Edges



PERSPECTIVE VIEW 07. View at Euclid and Laurel Streets, entering Euclid Green



## LEGEND

- ① Level Lawn
- ② Sloping Lawn
- ③ Pine Tree
- ④ Traffic-Calming Bulbout
- ⑤ Bike Parking
- ⑥ Small Retail Node
- ⑦ Casual Seating in the Grove
- ⑧ Planted Grove
- ⑨ Lobby Entries
- ⑩ Private Lawn
- ⑪ Mature Oak Trees
- ⑫ Terraced Sidewalk Garden

## WALNUT WALK

*The River Grove*

- Incorporate bulb-out to calm traffic/increase pedestrian safety.
- Tree grove creates habitat and unifies the overall space.
- Corner Plaza provides a civic space that anchors the corner and welcomes one in to Walnut Walk.
- Programmed with outdoor furnishings, similar to Cypress Square but more passive.



Playful Paving along the Walk



Casual Seating in the Grove



Soft Plantings



Birches cast a light shade



PERSPECTIVE VIEW 08. View of Walnut Walk, looking North toward the Center Building



# 03.LIVING WITH NATURE

## ENJOYABLE



Euclid Park



- WELL Communities**
- Active design
  - Accessibility
  - Noise reduction and acoustic comfort
  - Thermal comfort
  - Beauty and biophilic design

## COMFORTABLE



Cypress Square



- Long periods of sitting
- Periods of sitting/standing
- Short periods of standing
- Strolling/ window shopping
- Fast/business walking
- Uncomfortably windy

## DESIGNED FOR COMMUNITY WELLNESS



Create habitat



Native plants



Gardens



Traffic calming



Bioswales



Greenwalls



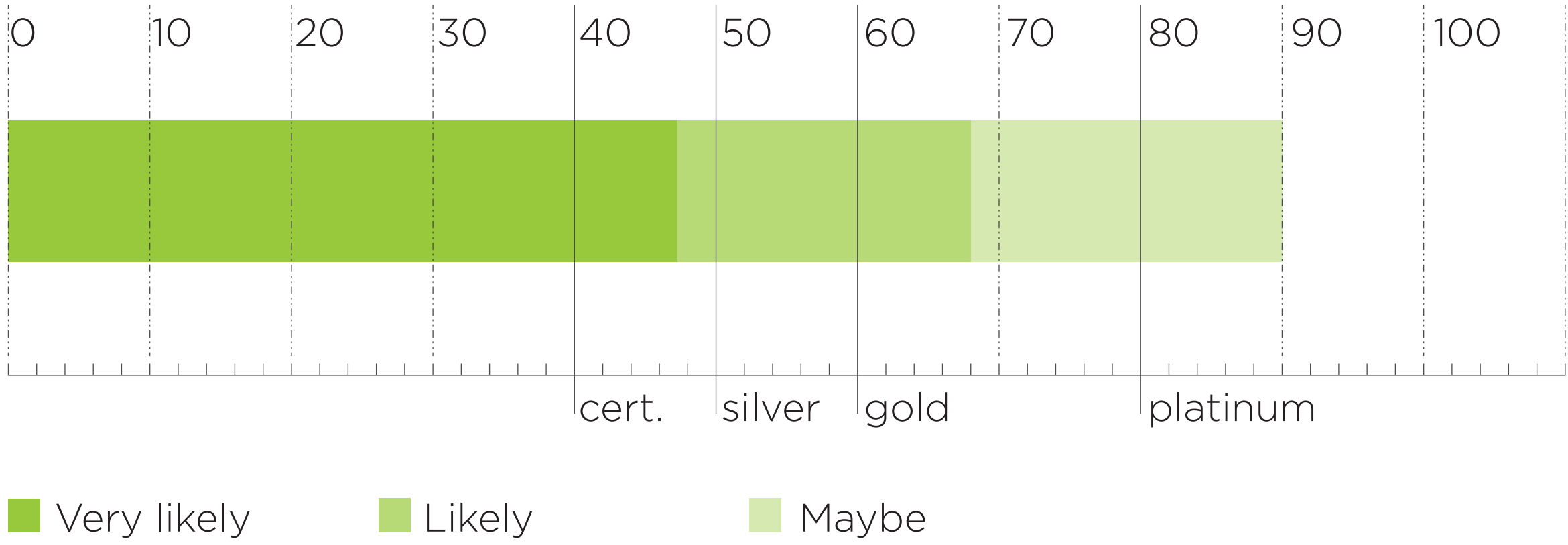


# 03. ENVIRONMENTAL LEADERSHIP

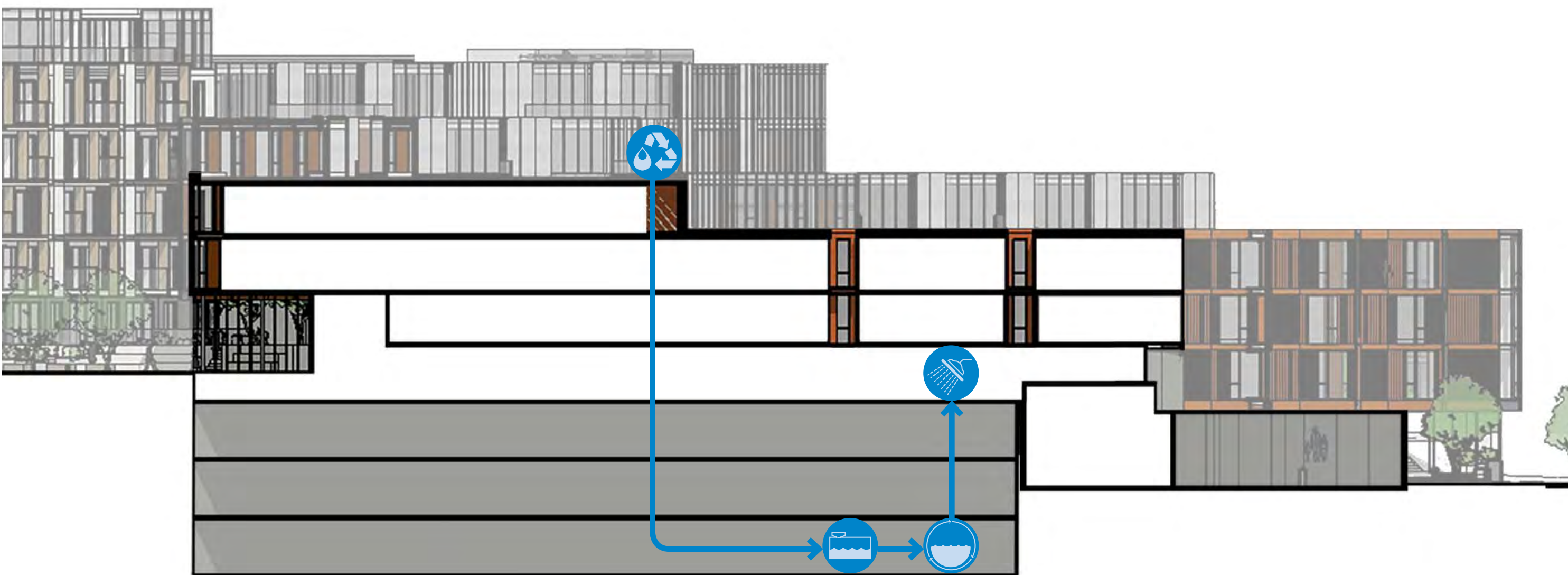
## LEED CERTIFICATION



LEED: Neighborhood Development Certification Feasibility



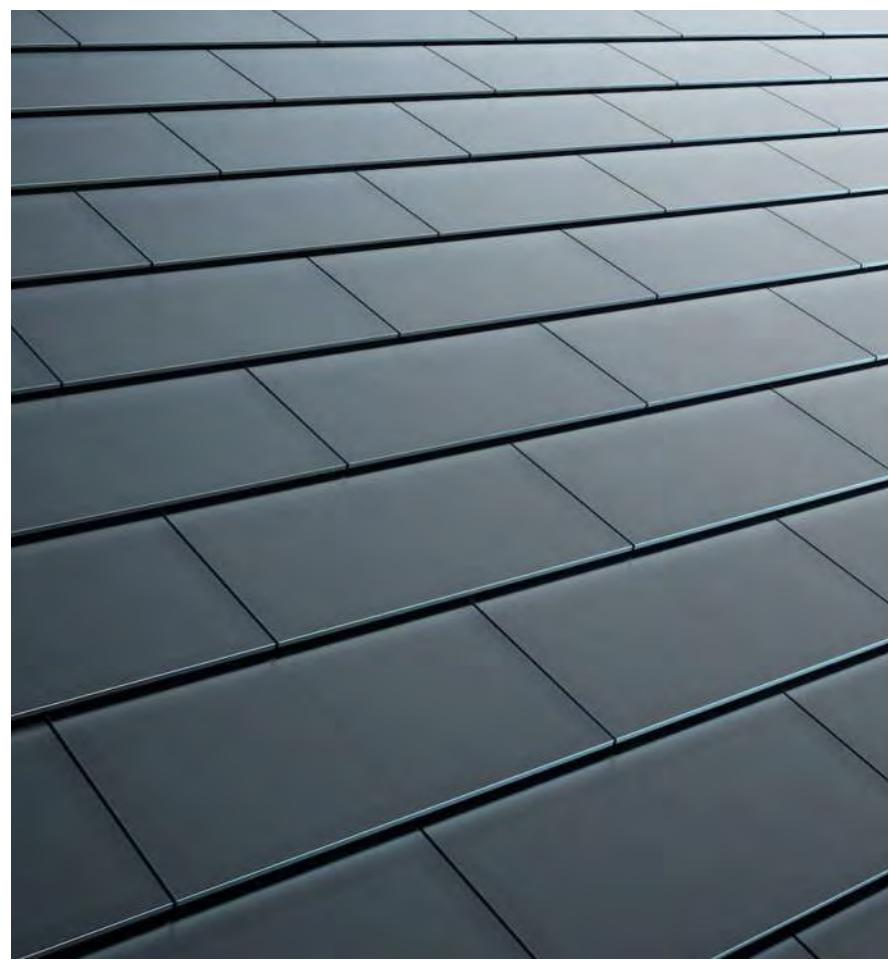
## STORMWATER RECYCLING



## BEST PRACTICES FOR ENERGY + WATER



Solar green roof



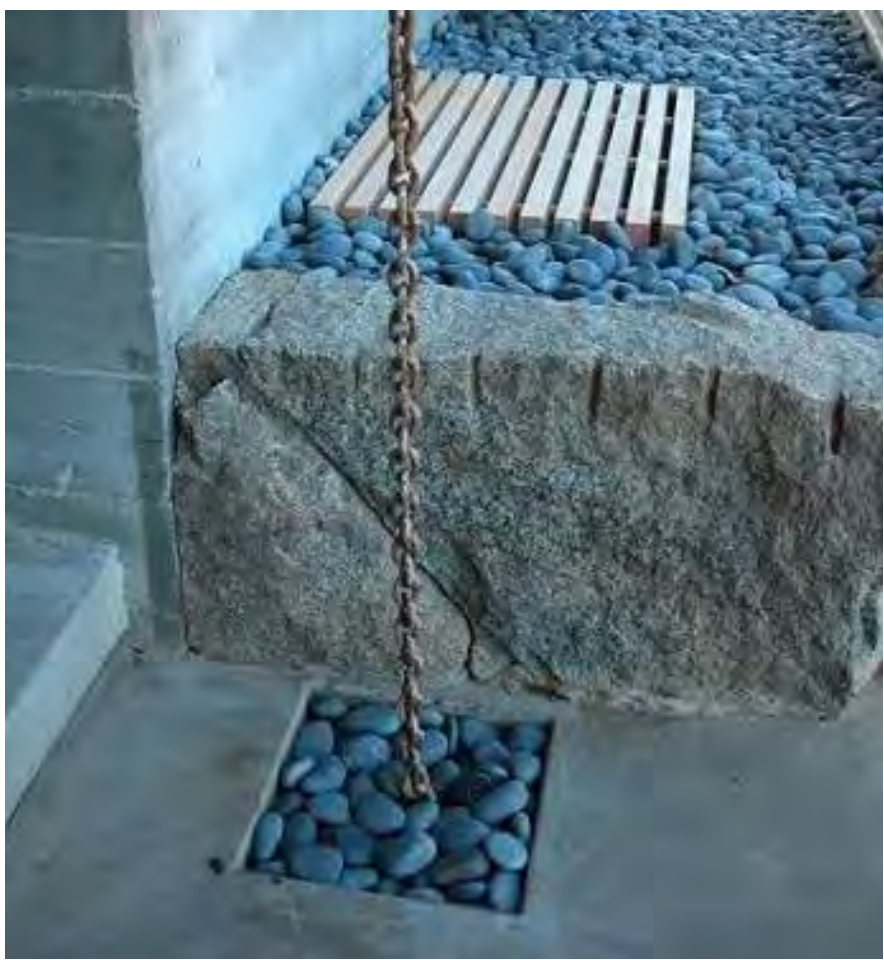
PV energy production



Energy-efficient buildings



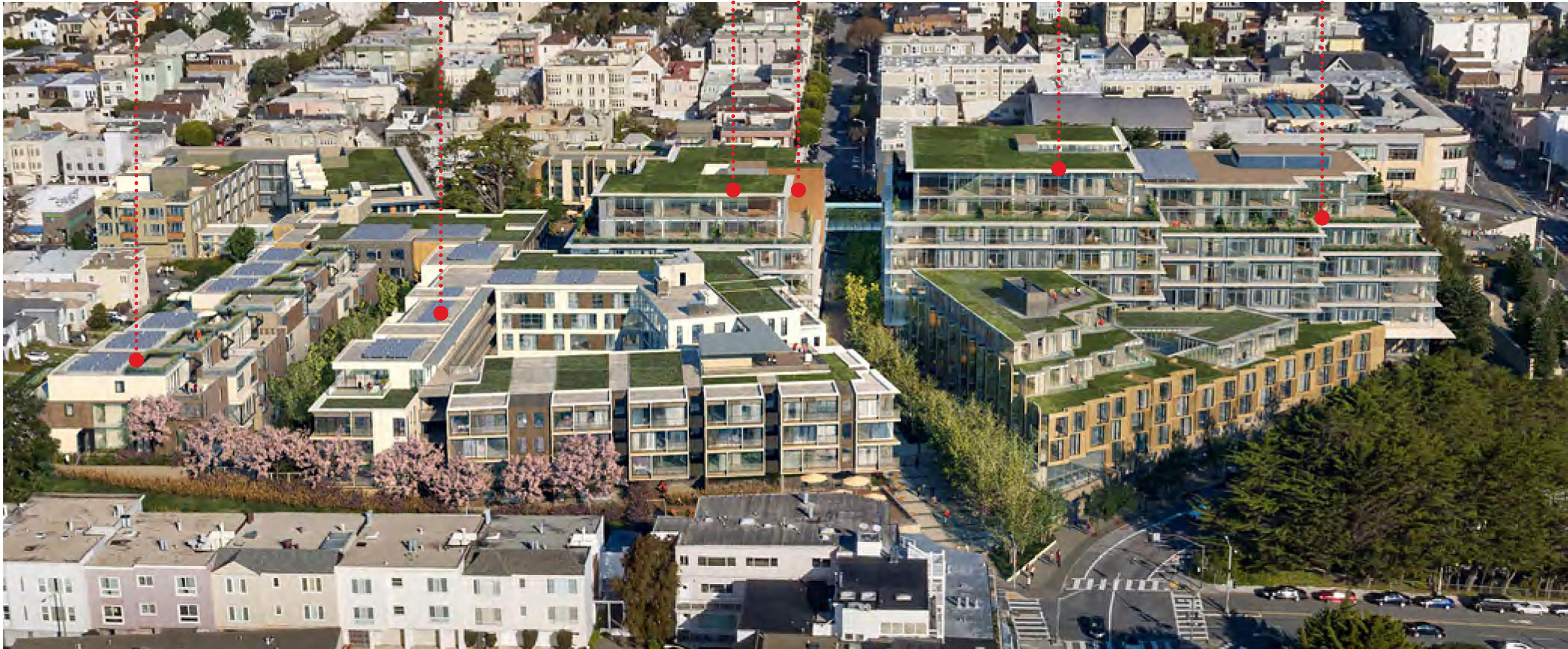
Water-efficient buildings



Rainwater collection



Drought-tolerant plants





# 03.PARKING + LOGISTICS

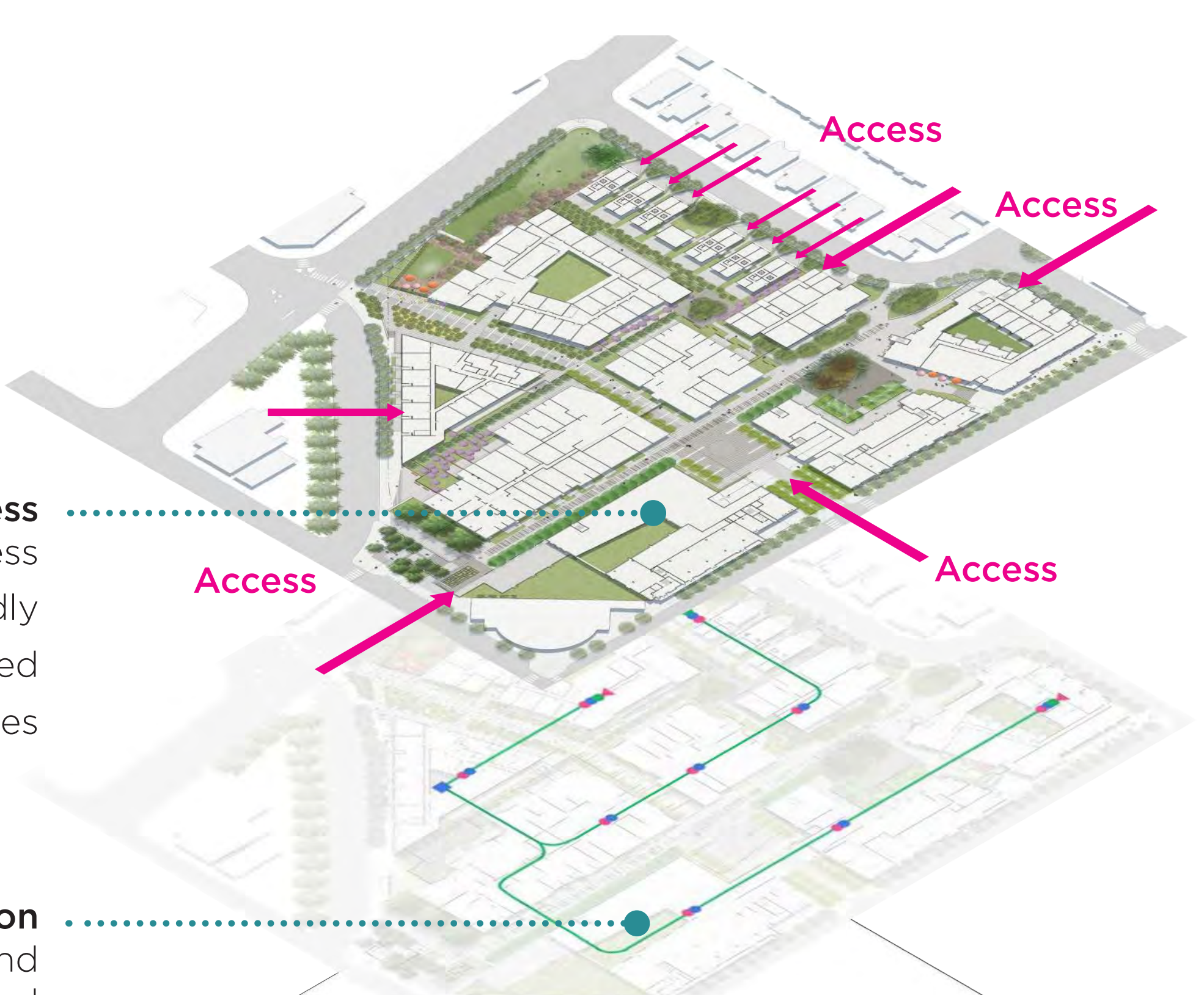
## ABOVE-GRADE AMENITIES



Open space



Pedestrian-friendly site



**Street level access**

- Distributed vehicle access
- Pedestrian- and bicycle-friendly
- Transit-oriented
- Open spaces

**Recology collection**

- Multiple above-ground deposit points collected at below-ground location.

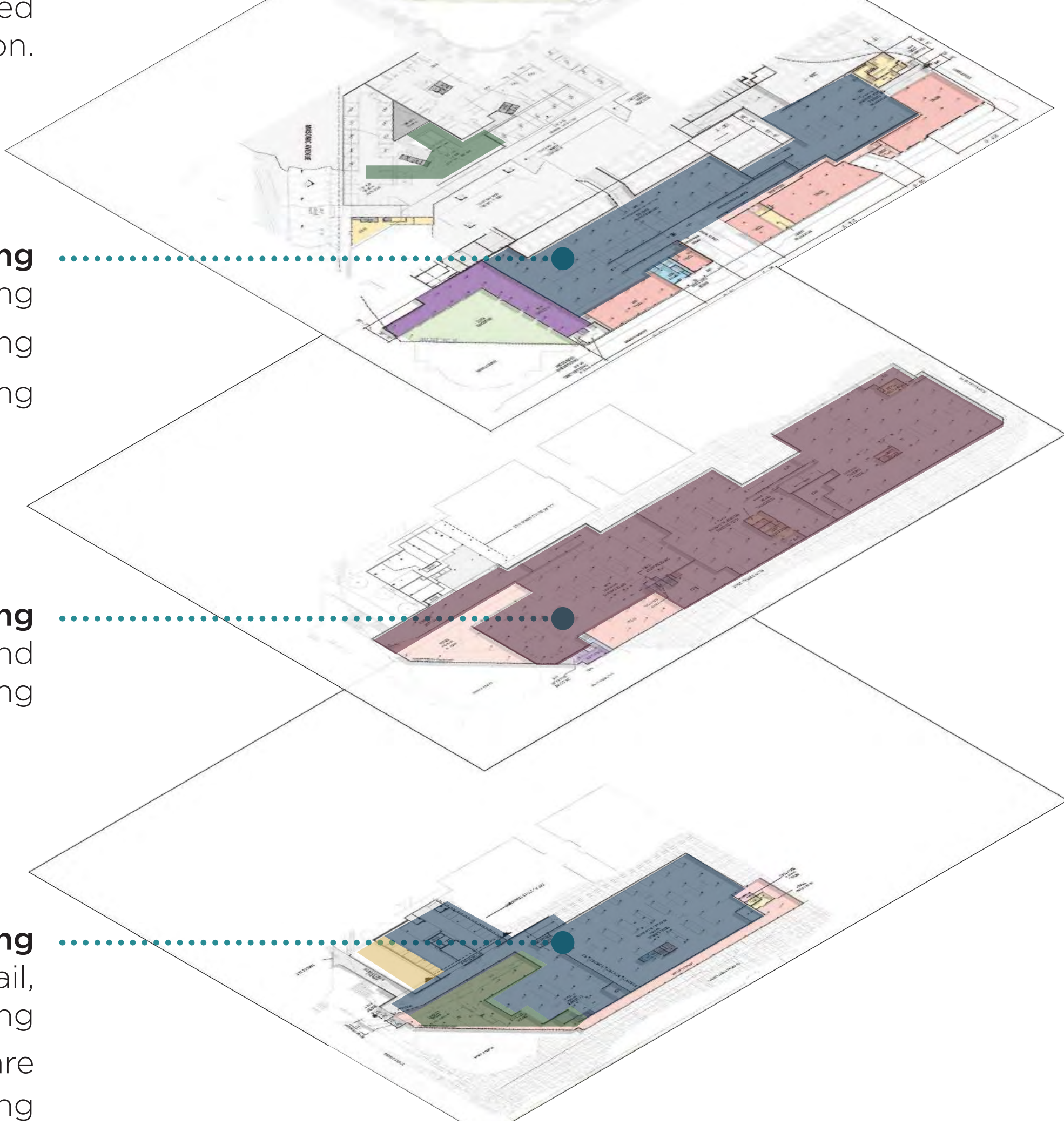
## BELOW-GRADE SERVICES



Car Share



Electric vehicle charging



**B1 parking + loading**

- Residential parking
- Truck loading
- Bicycle parking

**B2 parking**

- Office, residential, and plaza retail parking

**B3 parking + loading**

- Residential, walnut retail, daycare, and public parking
- Car share
- Recology + truck loading



Below-grade trash and recycling pick up



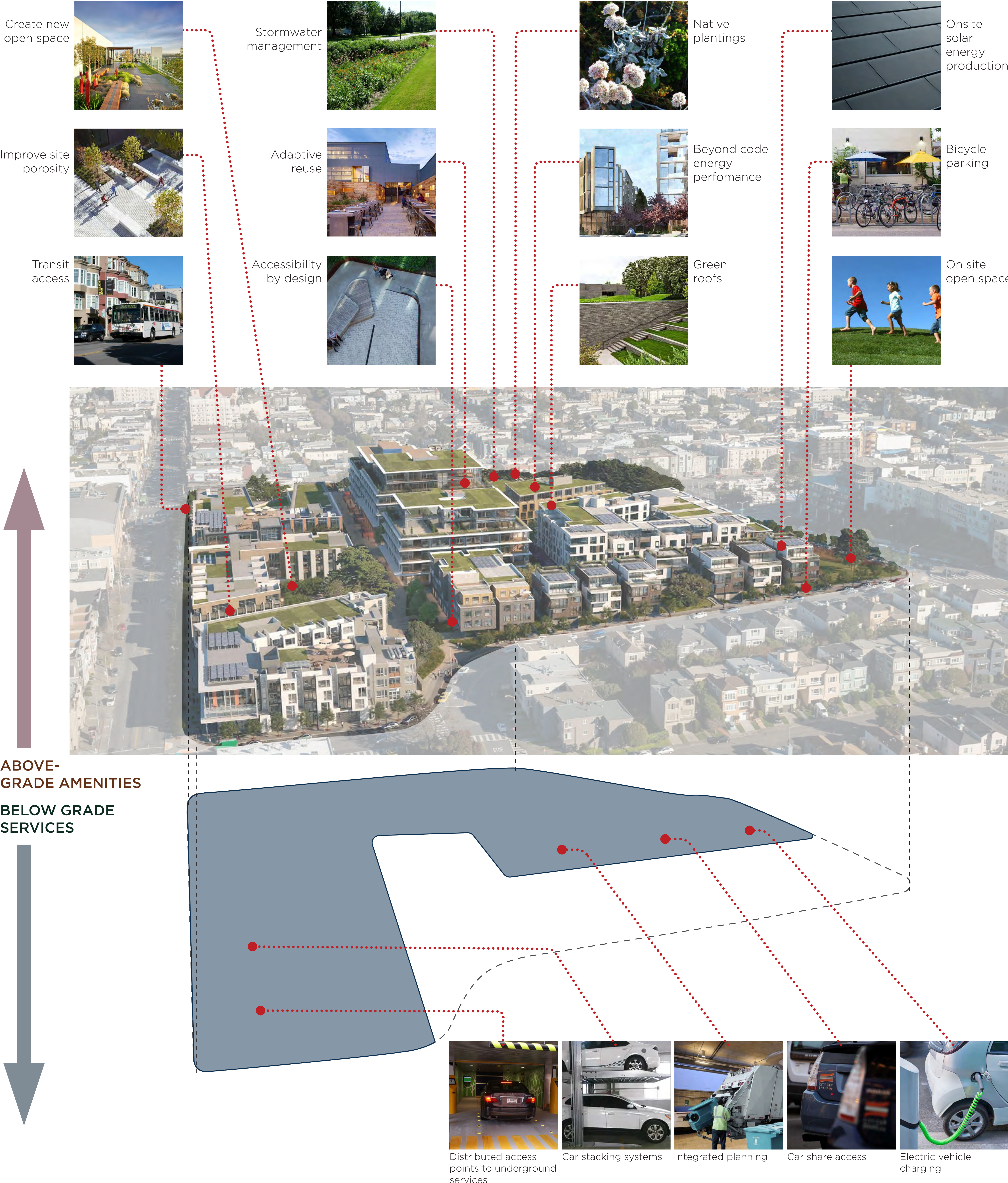
Stacked parking systems







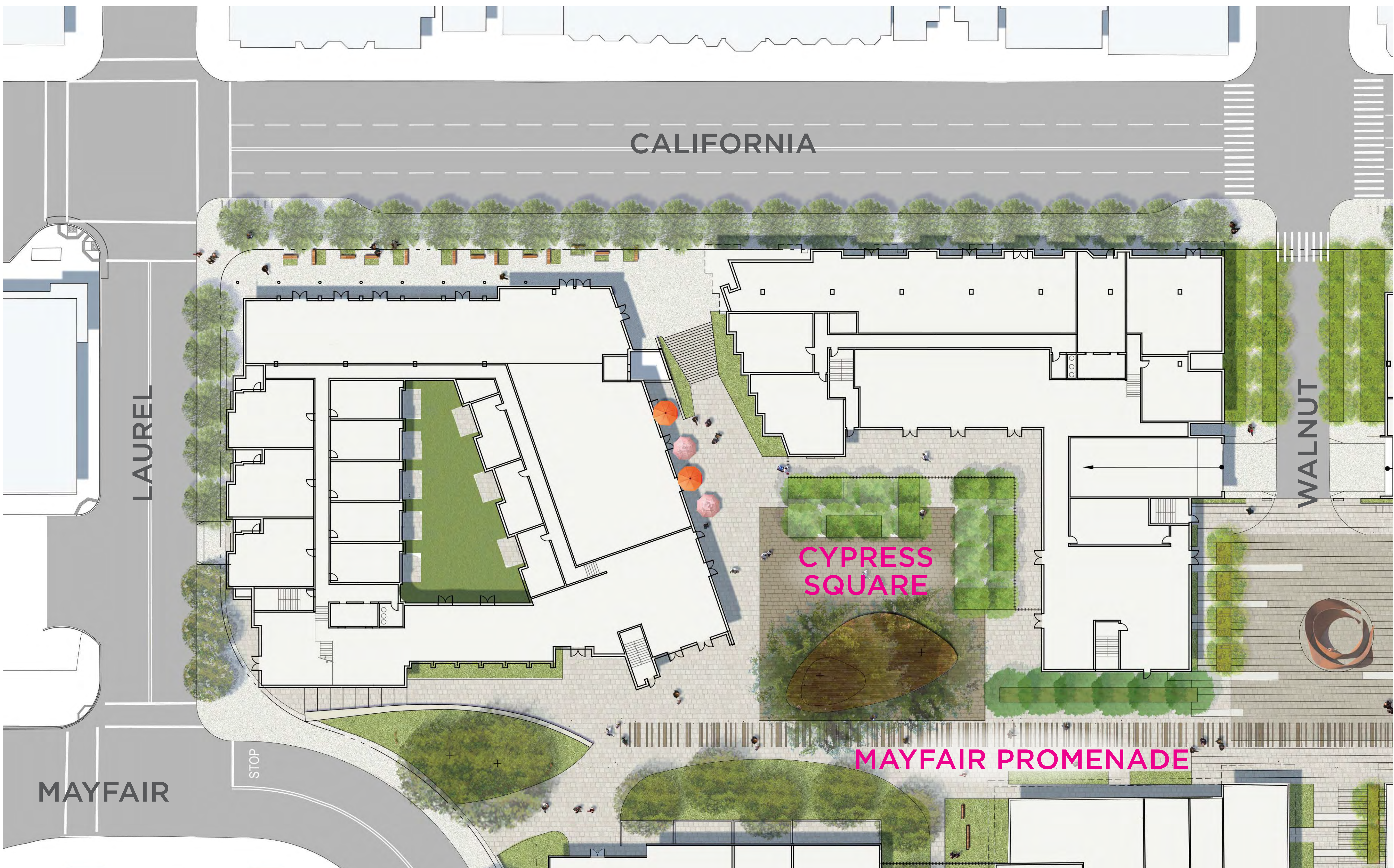
# 03.SUSTAINABILITY OVERVIEW





04

# PLAZA A & PLAZA B AT CYPRESS SQUARE





# 04

## PLAZA A & PLAZA B AT CYPRESS SQUARE

### TYPICAL RESIDENTIAL LEVEL

### CYPRESS SQUARE LEVEL

### CALIFORNIA ST LEVEL





# 04 PLAZA A & PLAZA B AT CYPRESS SQUARE

## RHYTHMIC BAYS



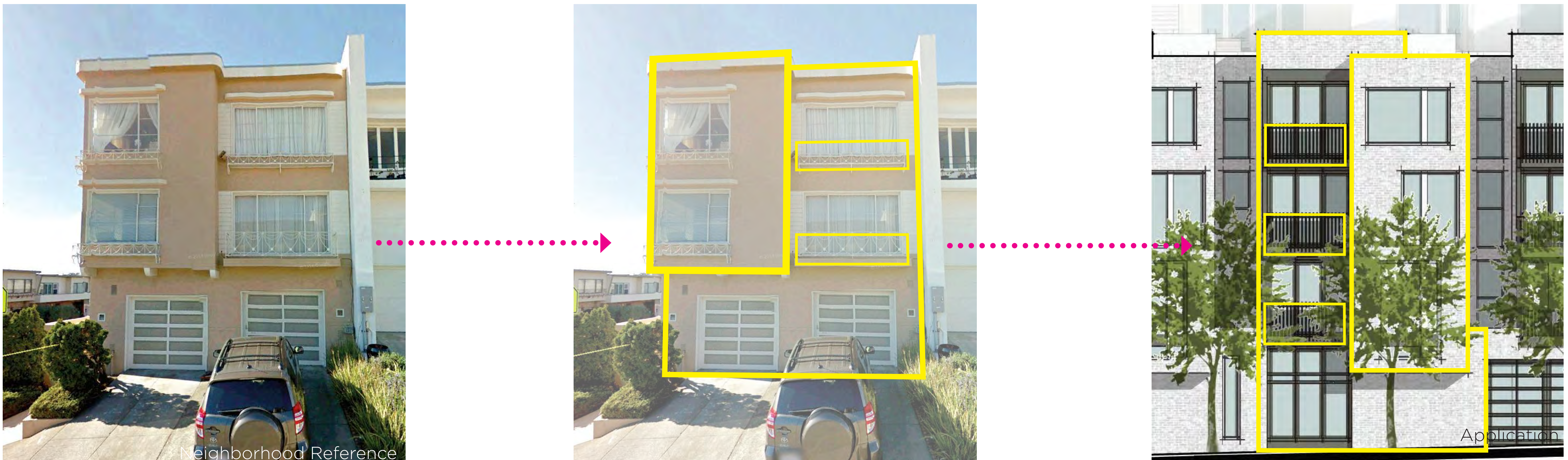
## PUNCHED WINDOWS



## HORIZONTAL PLANES



## STEPPED MASSING & RAILINGS





# 04 PLAZA A & PLAZA B AT CYPRESS SQUARE



CALIFORNIA STREET



LAUREL STREET



MATERIALS



CYPRESS SQUARE

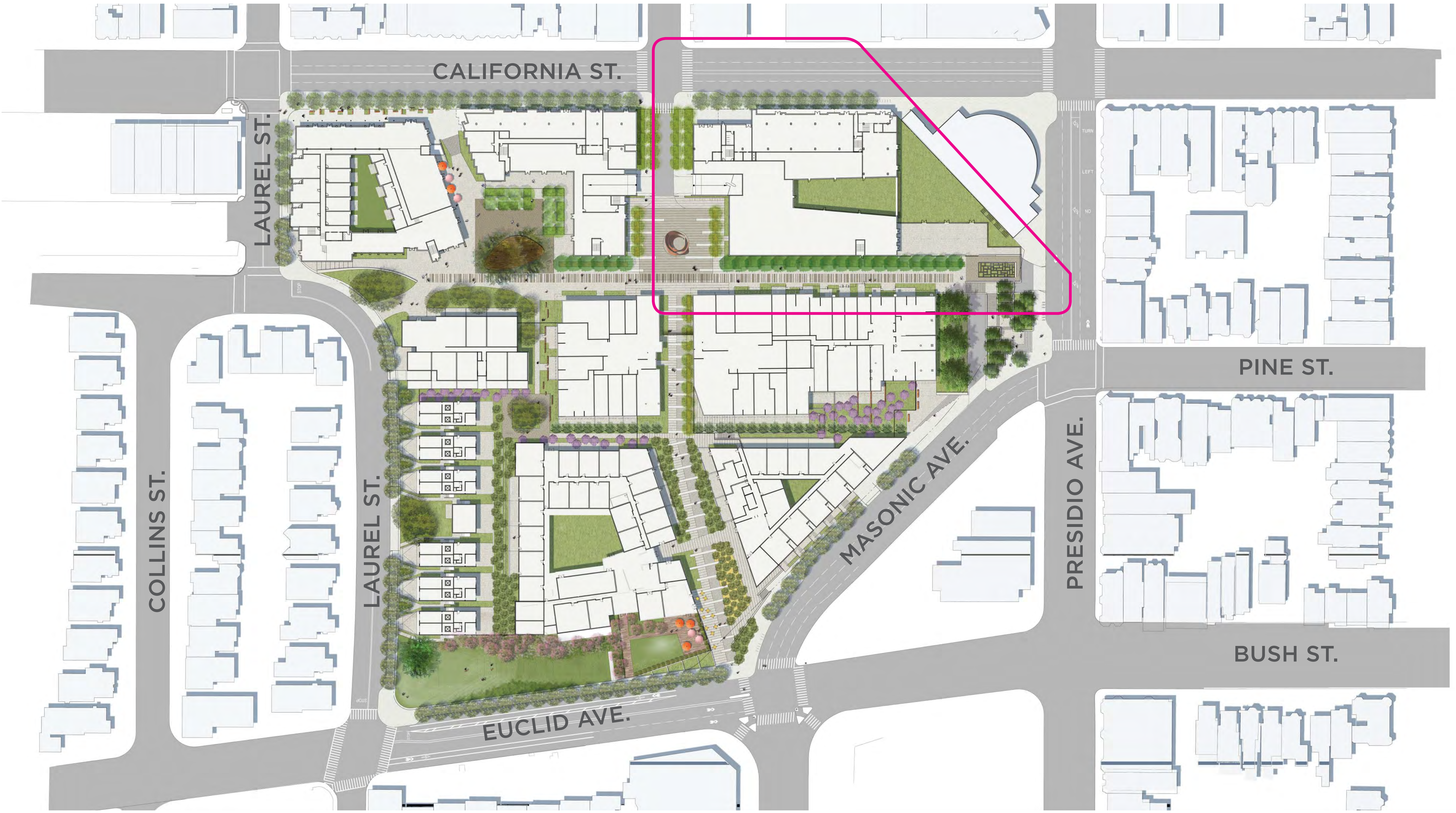


3

5



# 04 WALNUT BUILDING





# 04 WALNUT BUILDING

TYPICAL OFFICE LEVEL

OVERLOOK LEVEL

CALIFORNIA ST LEVEL



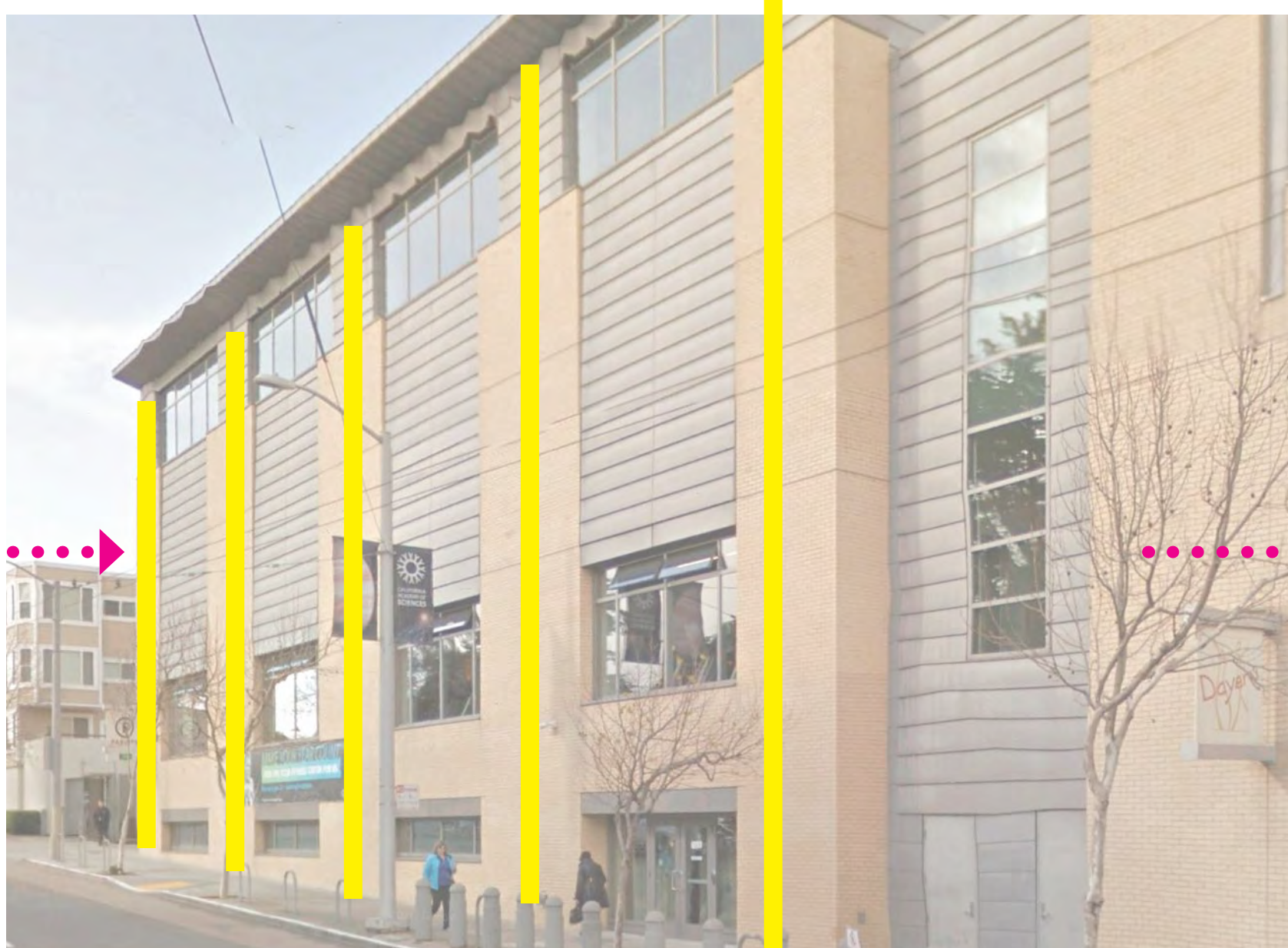
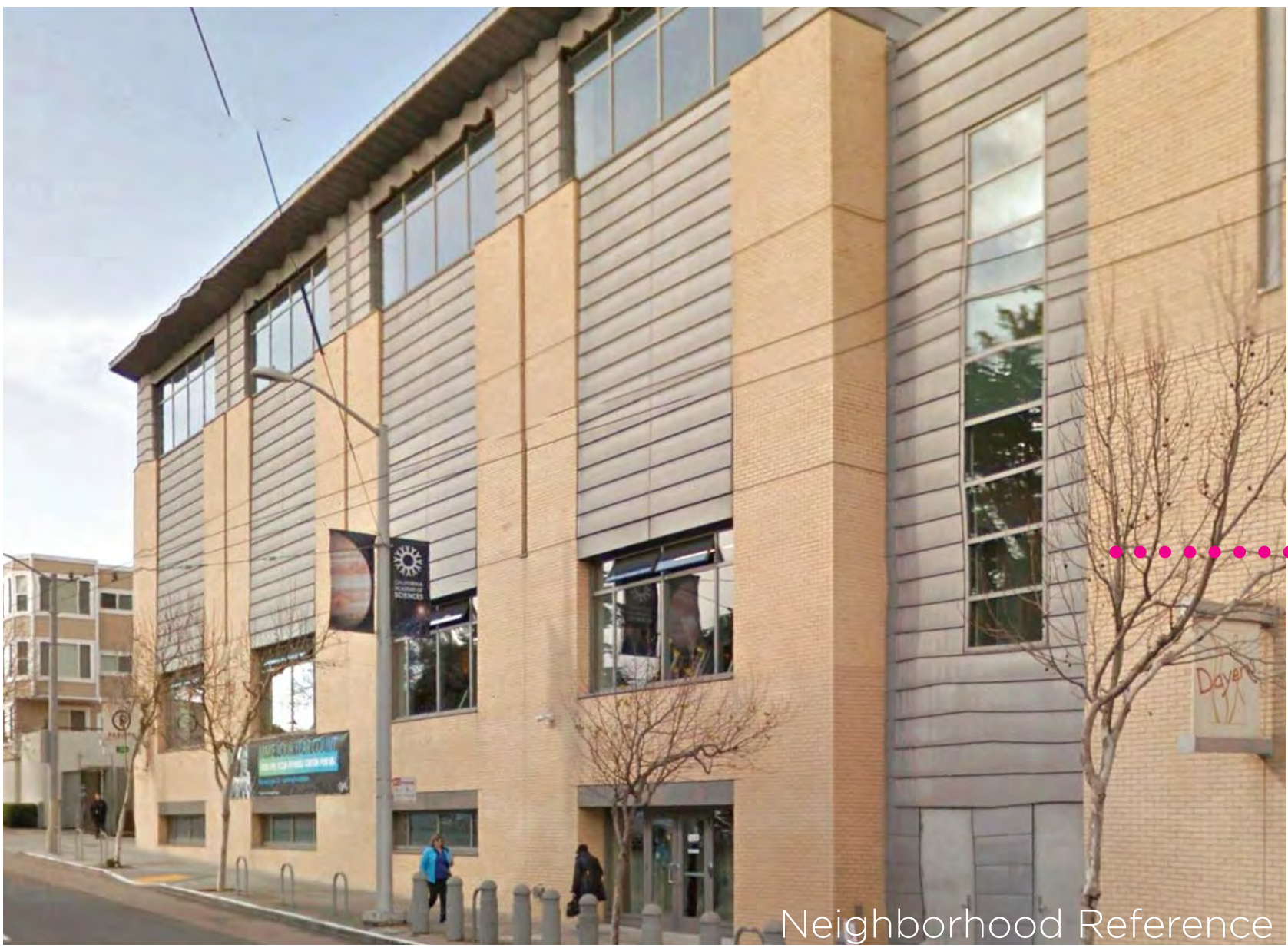


# 04 WALNUT BUILDING

## CONTEXT



## VERTICAL RHYTHM



## FRAMED WINDOWS



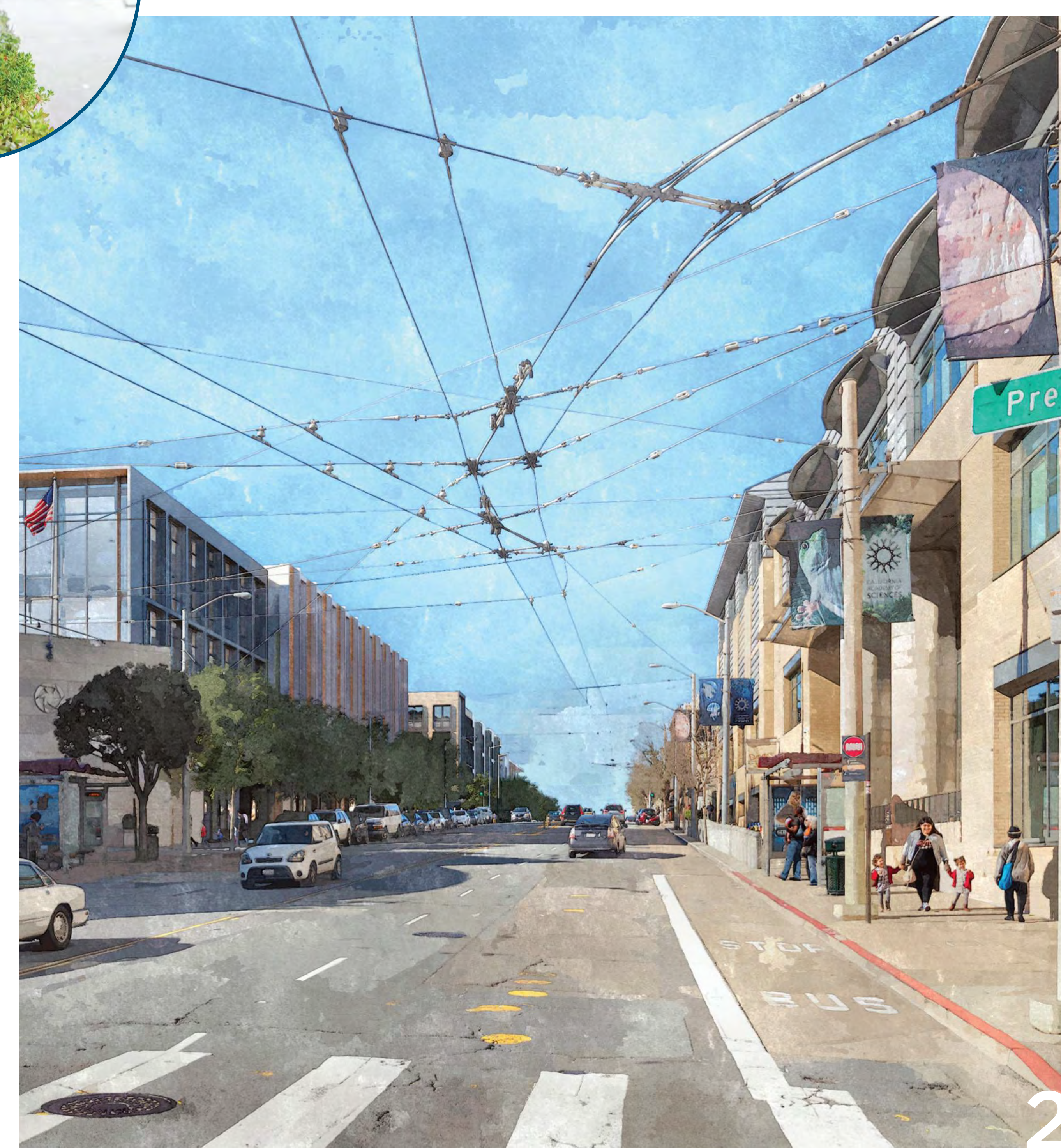
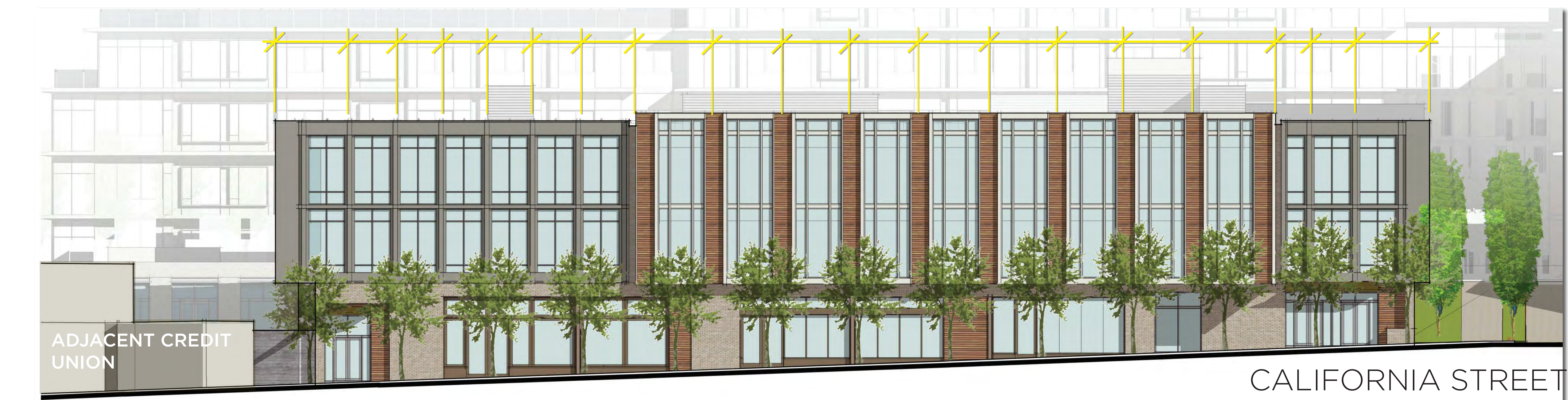
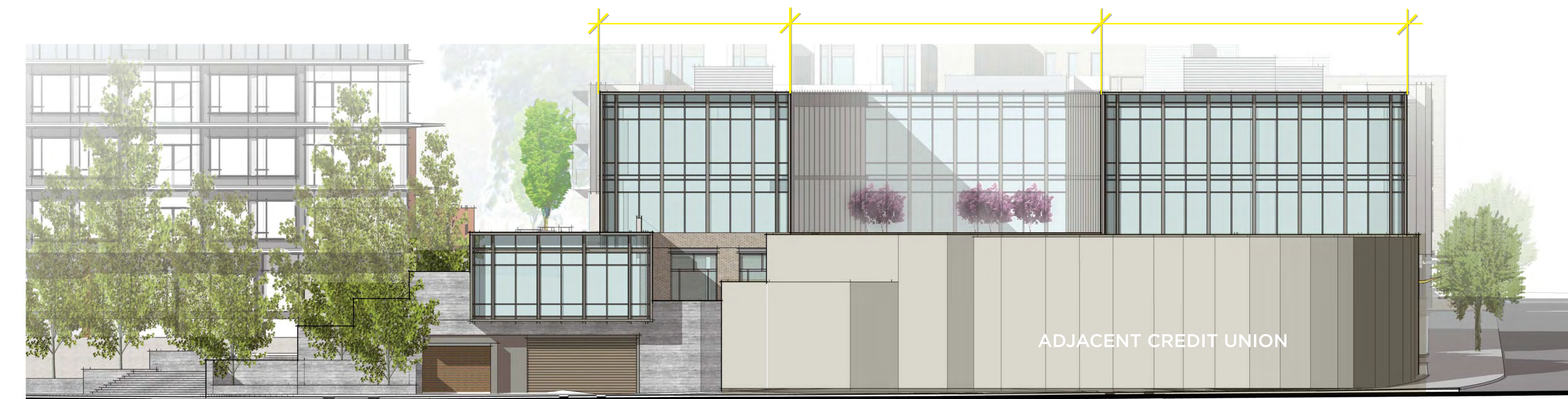


# 04 WALNUT BUILDING

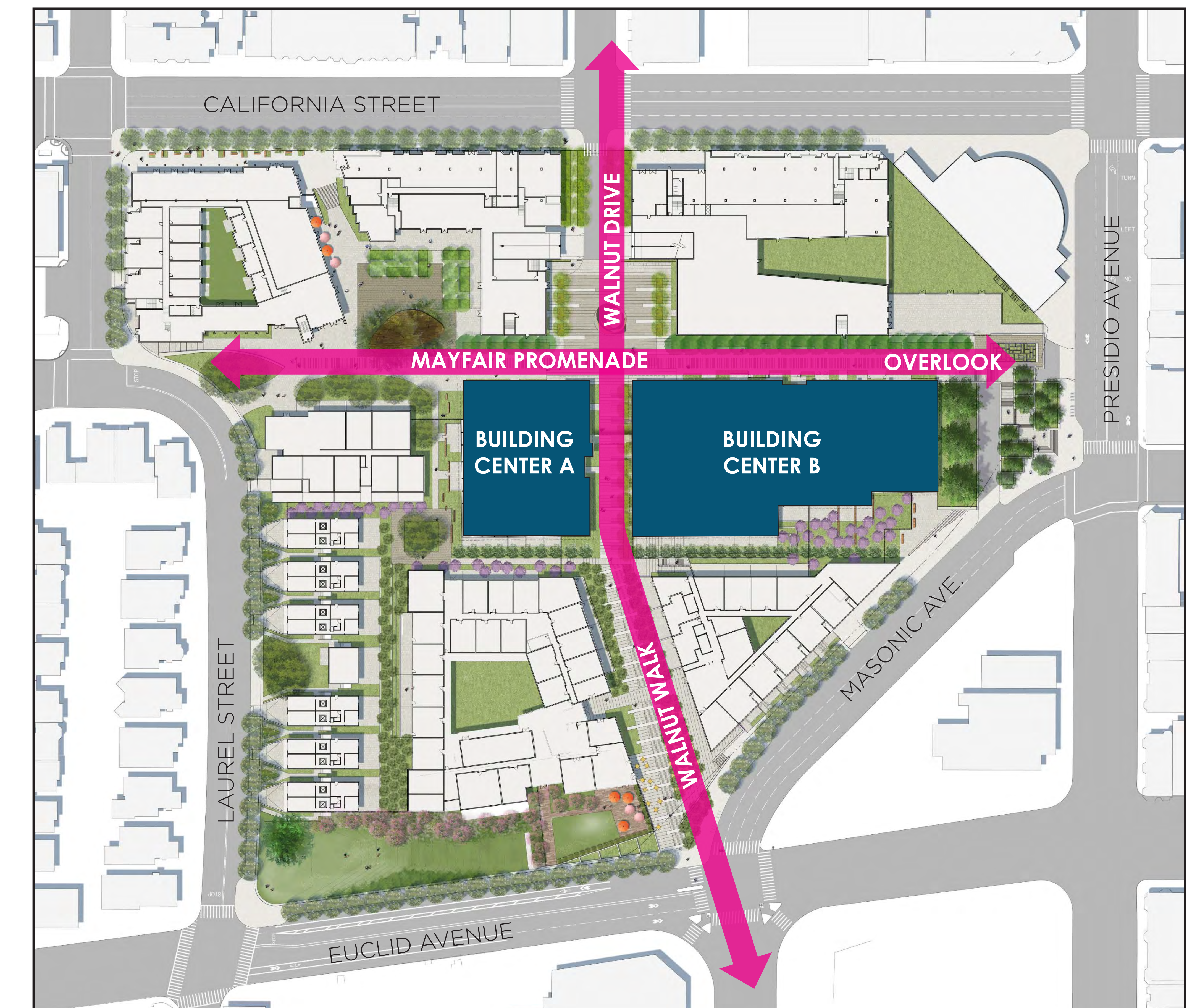
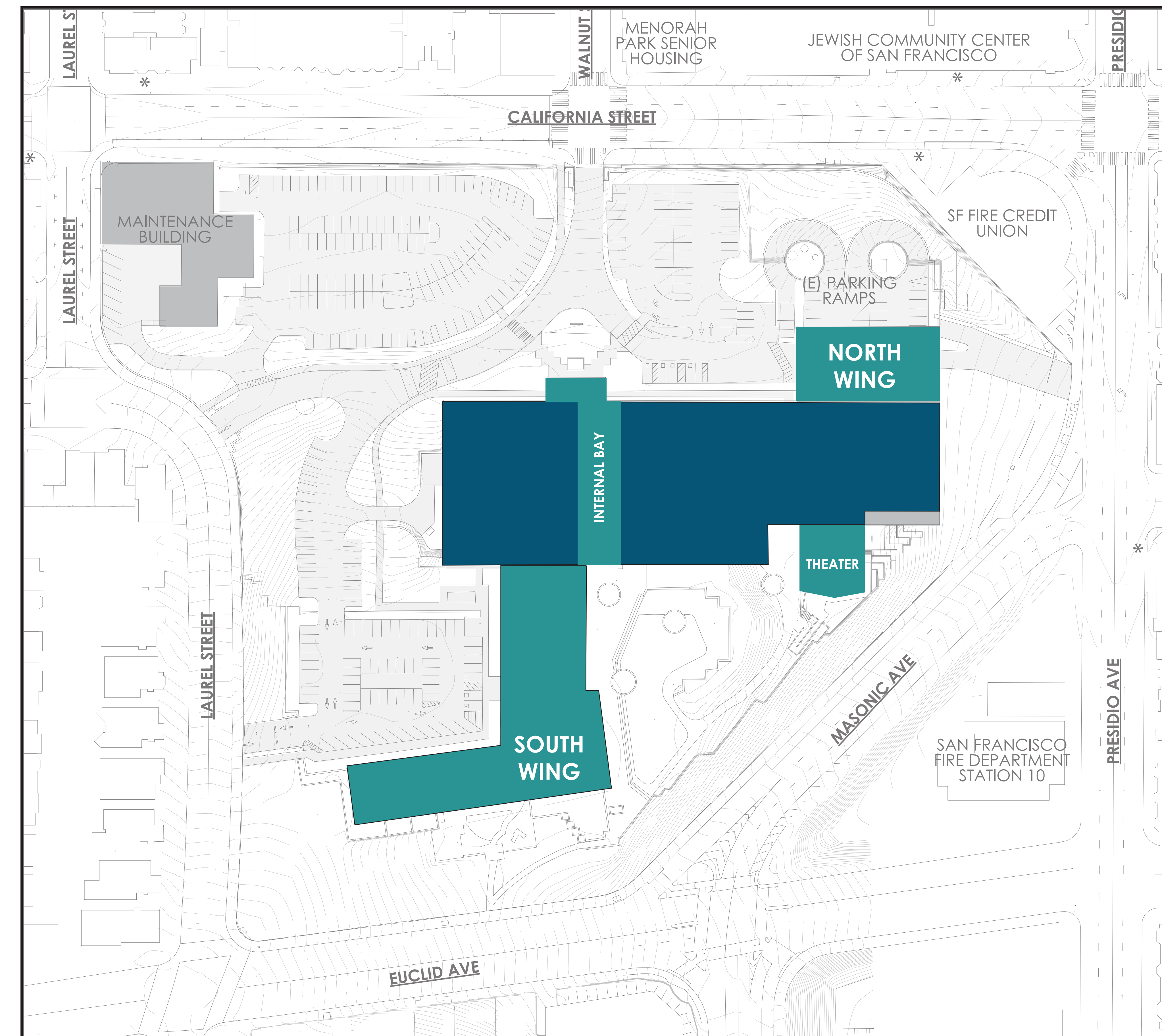
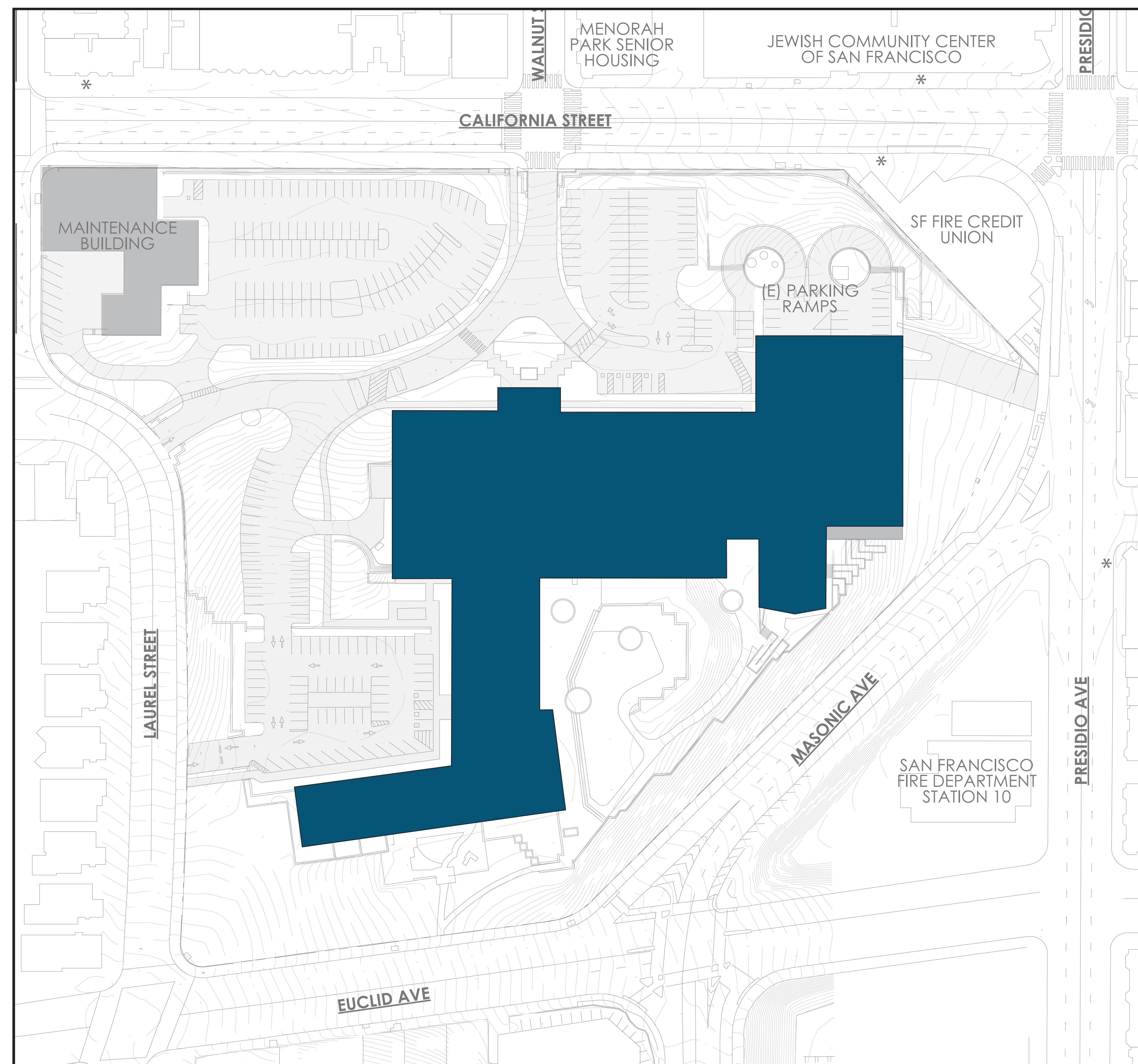
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MATERIALS



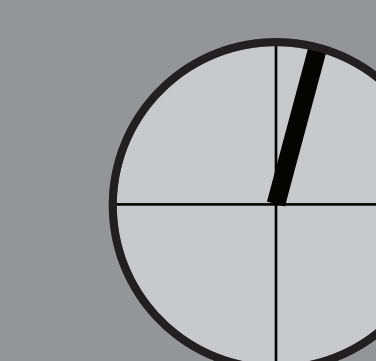




**EXISTING BUILDING FOOTPRINT:** THE CURRENT BUILDING FOOTPRINT CREATES AN IMPERMEABLE WALL ACROSS THE SITE AND SEPARATES THE BLOCK FROM THE NEIGHBORHOOD.

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

**SITE PLAN:** THE RESULT IS A COMPACT FOOTPRINT THAT CREATES THE WALNUT WALK AND MAYFAIR PROMENADE. THE URBAN BLOCK PATTERN IS RESTORED ACROSS THE SITE, REINTEGRATING THE SITE INTO THE NEIGHBORHOOD.

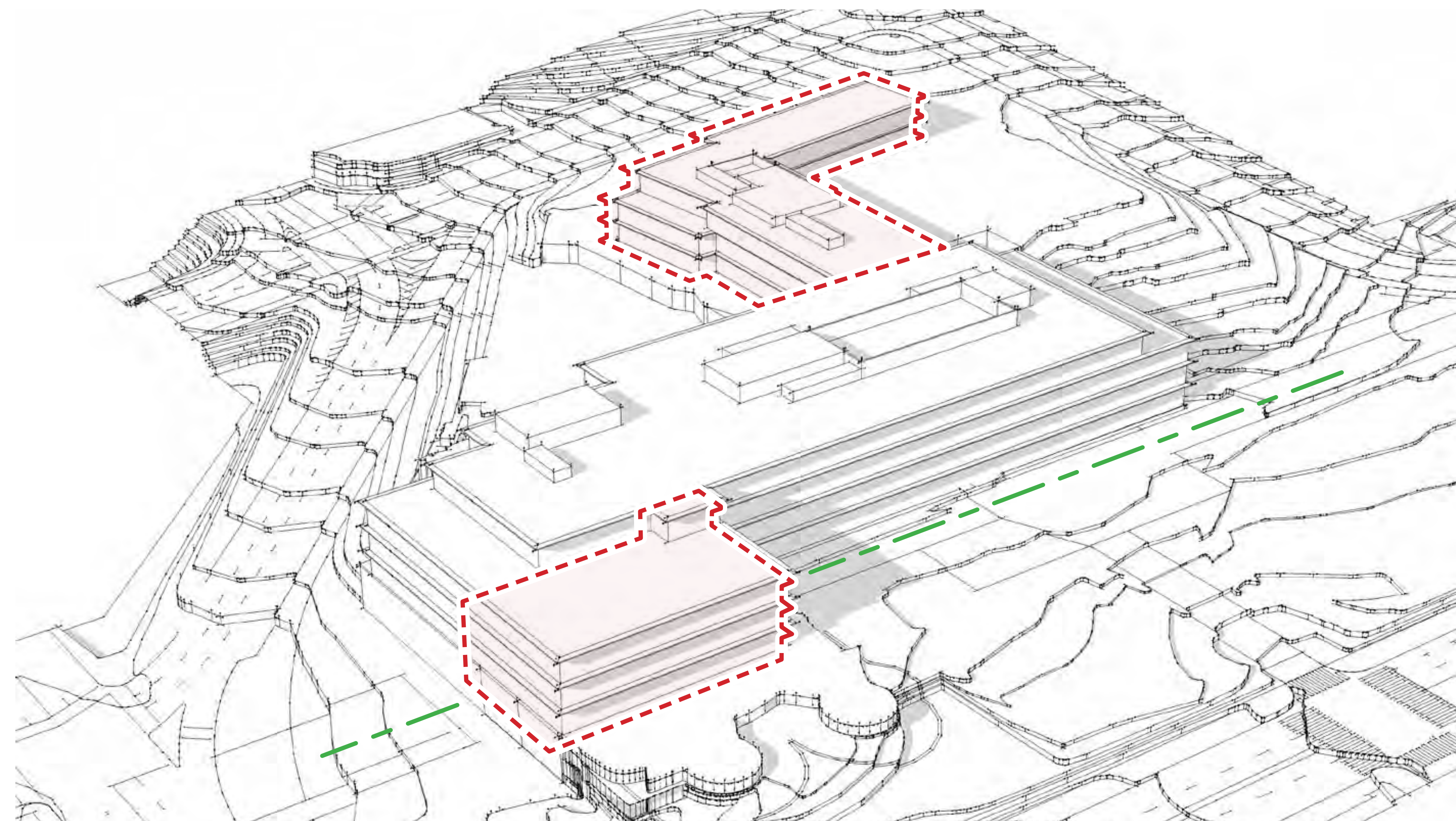




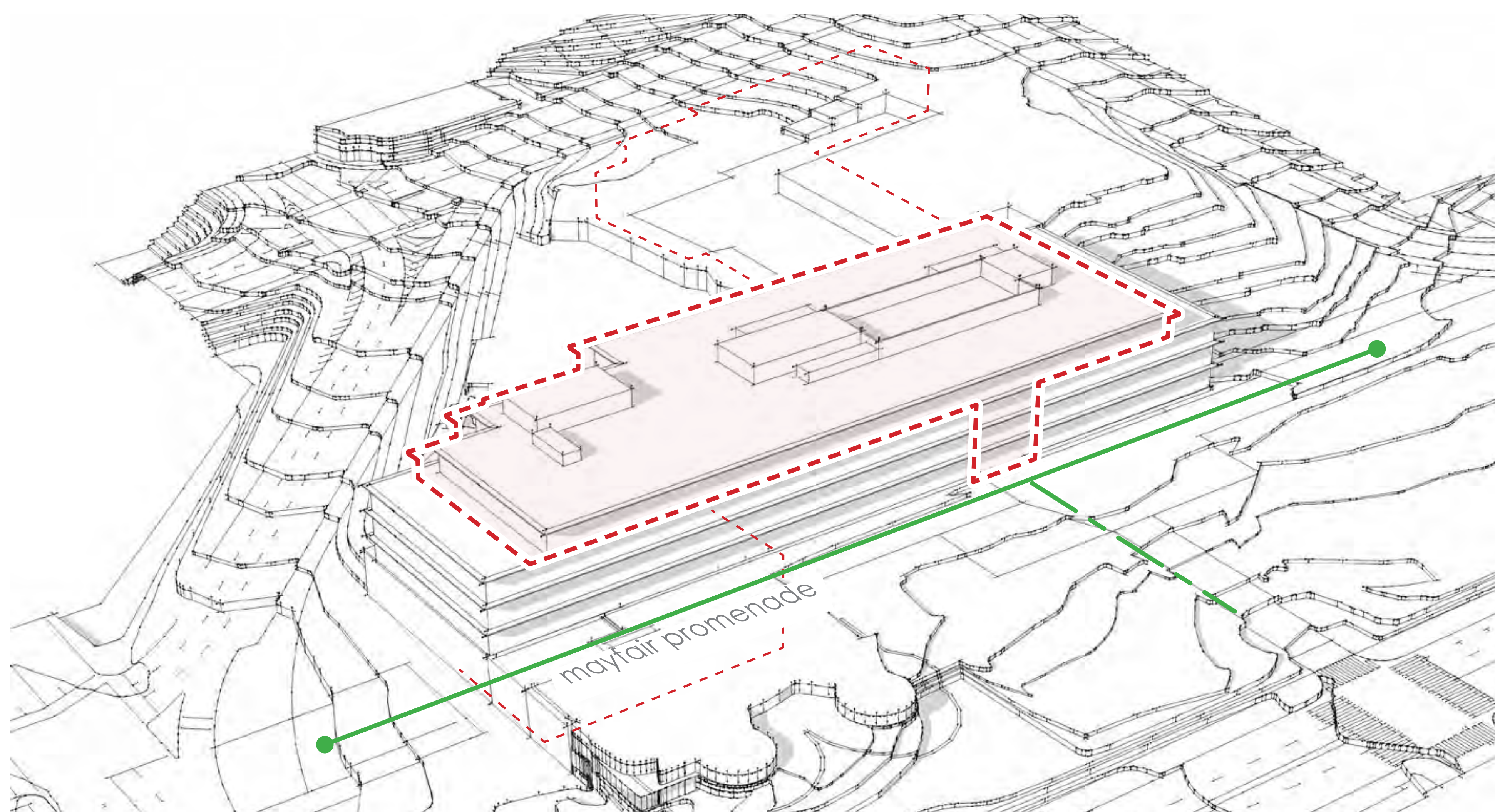
# 05 ADAPTIVE RE-USE OF EXISTING BUILDING

## DESIGN EVOLUTION

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

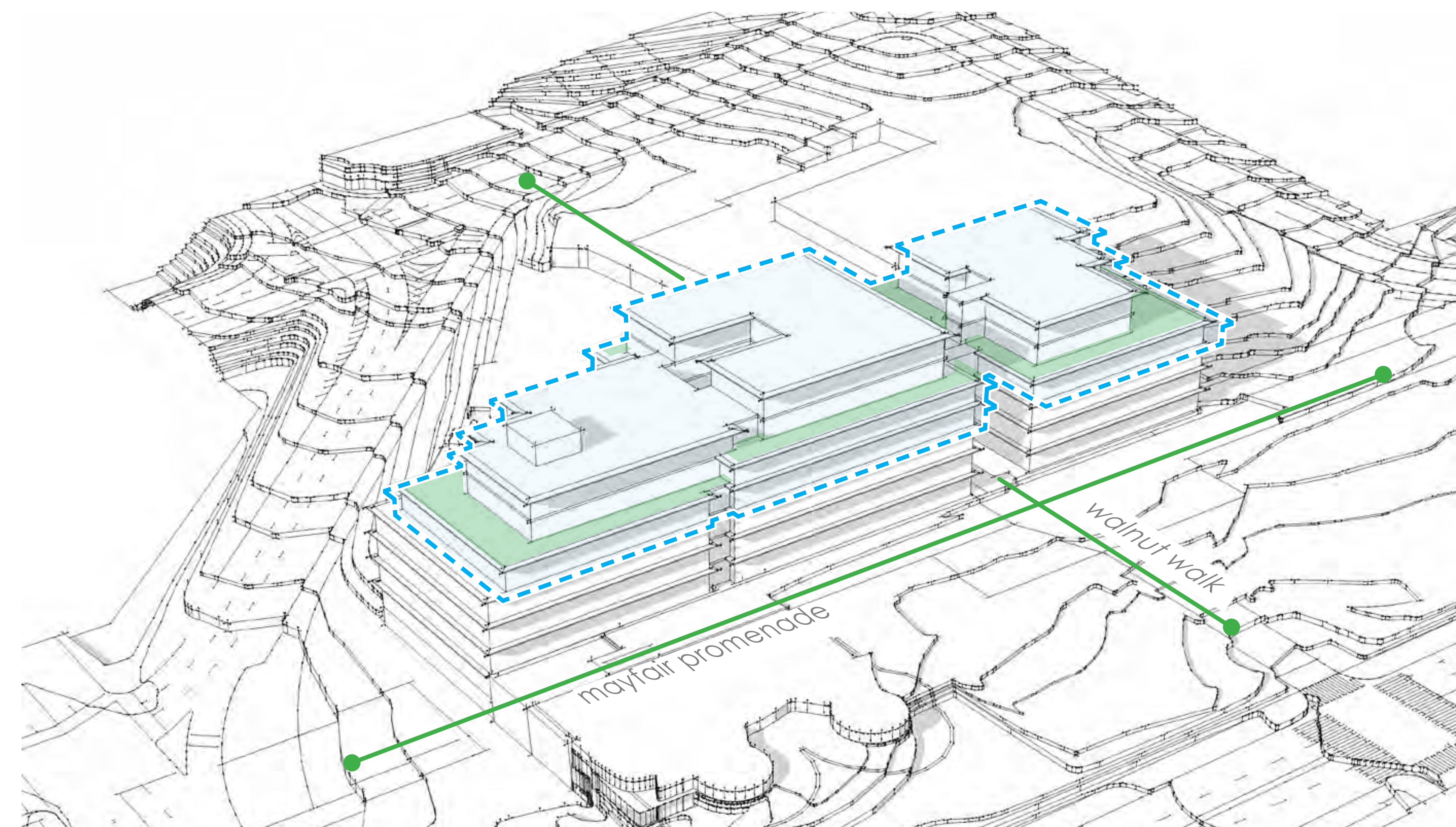


**2** Rebuild and reinforce the existing 4th floor and cut opening for Walnut Walk axis.

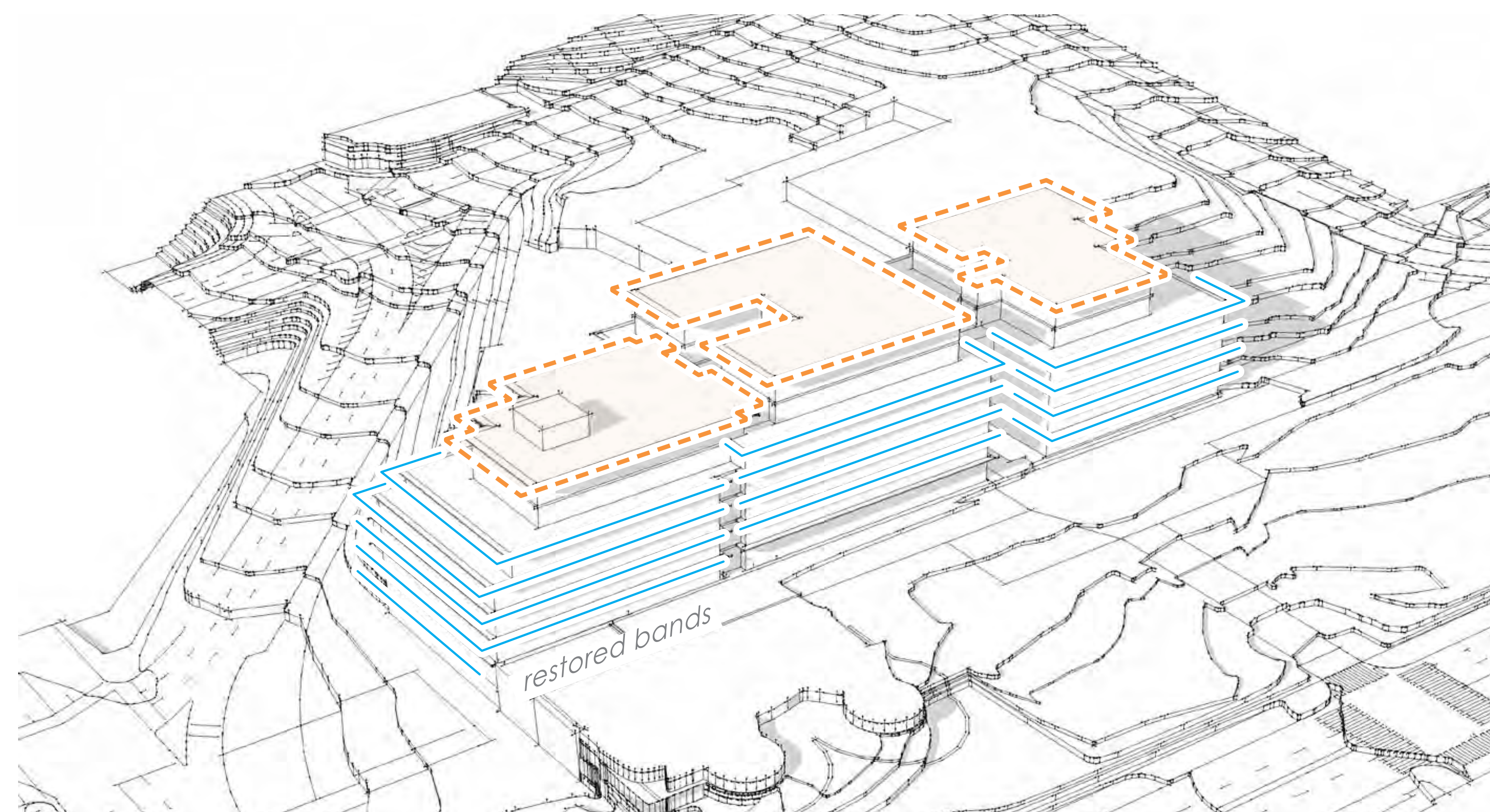


**REMOVALS:** THE SOUTH WING, NORTH WING AND THEATER ARE REMOVED TO REDUCE THE BUILDING BULK AND MASS. AN INTERNAL BAY IS OPENED UP TO CREATE WALNUT WALK.

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

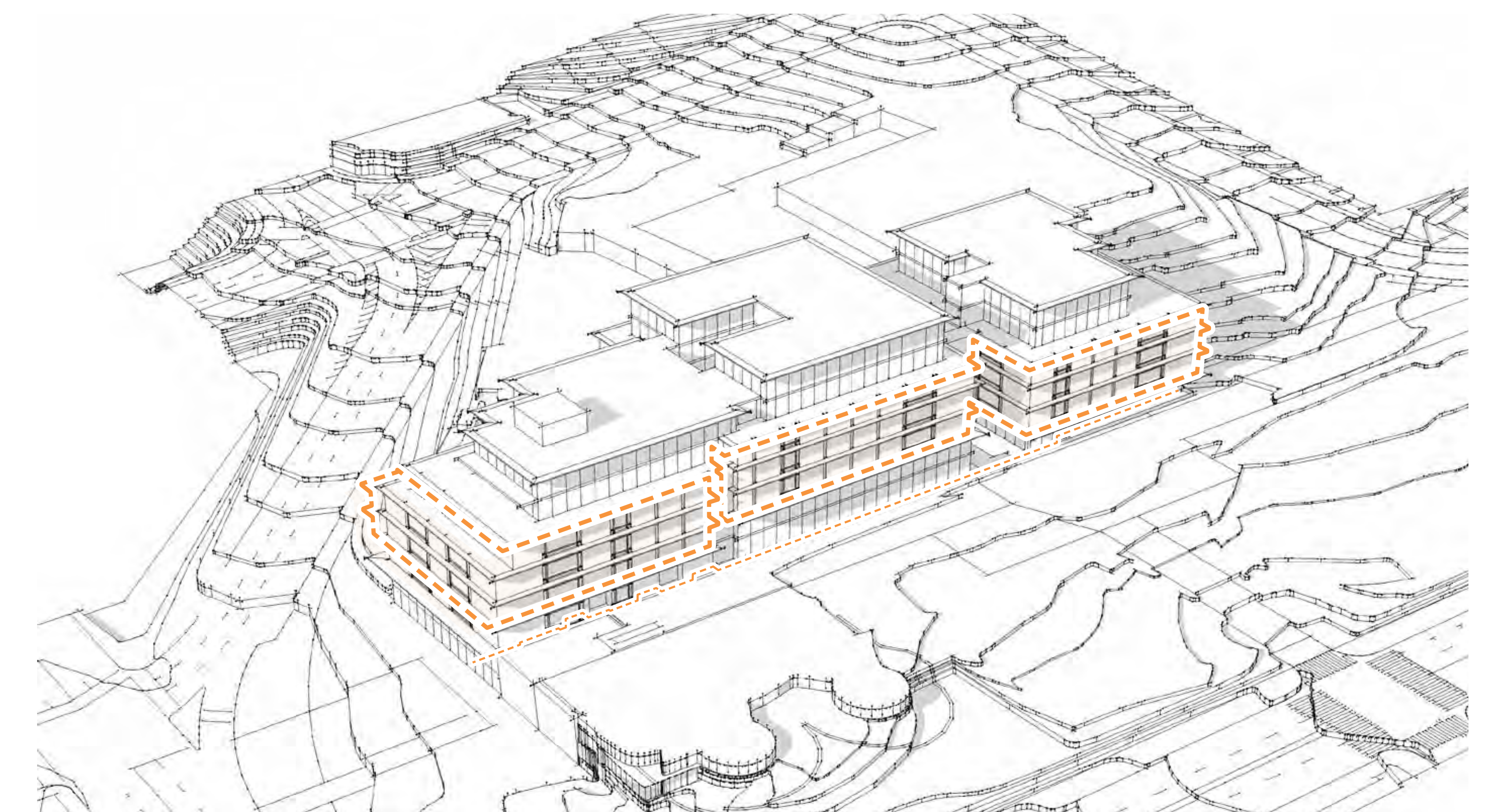


**4** Restore the horizontal bands and add warm soffits to upper floor overhangs.

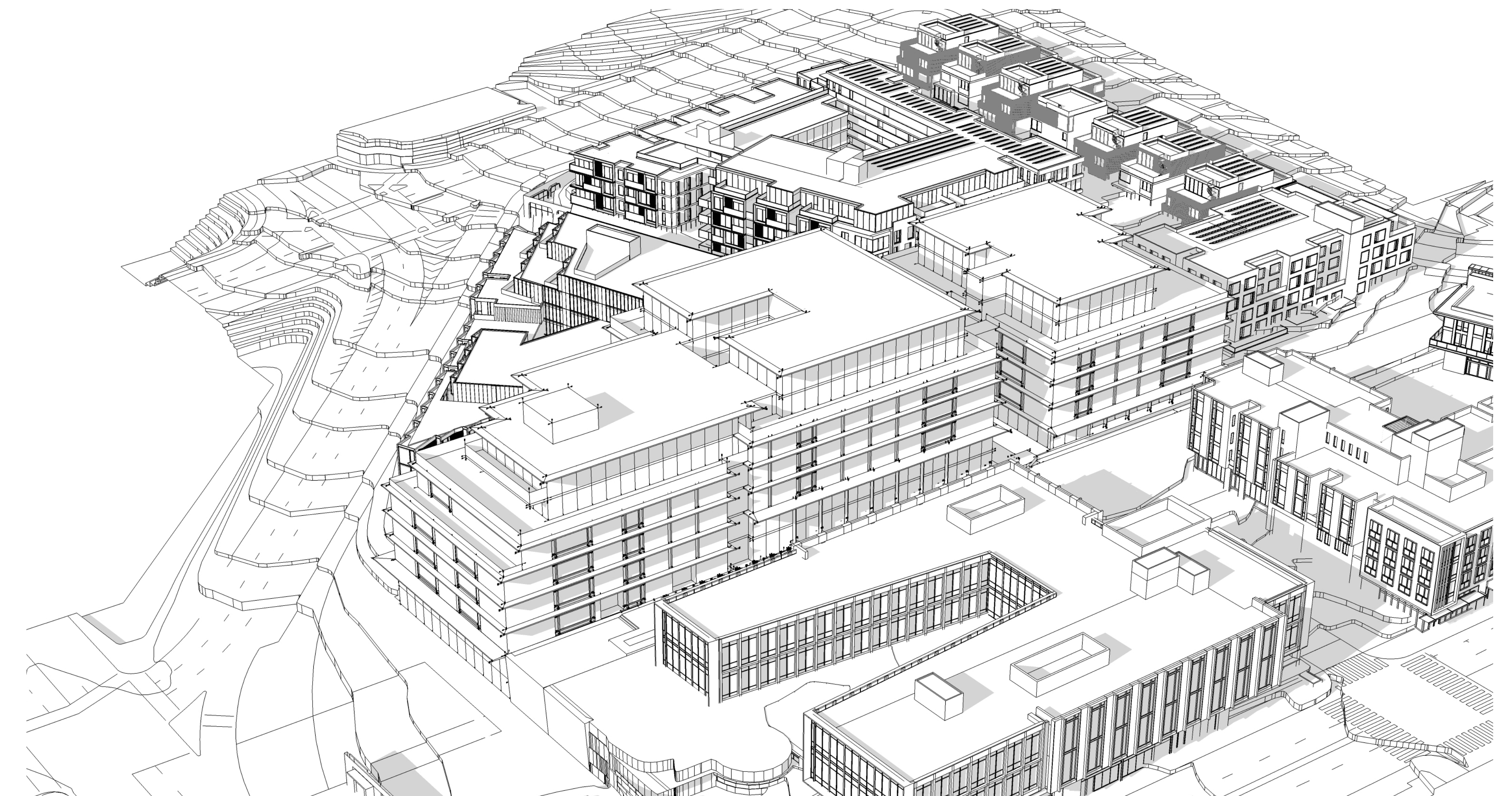


**RESTORE AND REBUILD:** THE EXISTING HORIZONTAL FLOOR LINES WILL BE RESTORED AND THE UPPER FLOORS WILL BE REBUILT WITH SETBACKS.

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



**6** 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 COMPOSITION AND RELATES TO THE NEW BUILDINGS AND THE EXISTING NEIGHBORHOOD.





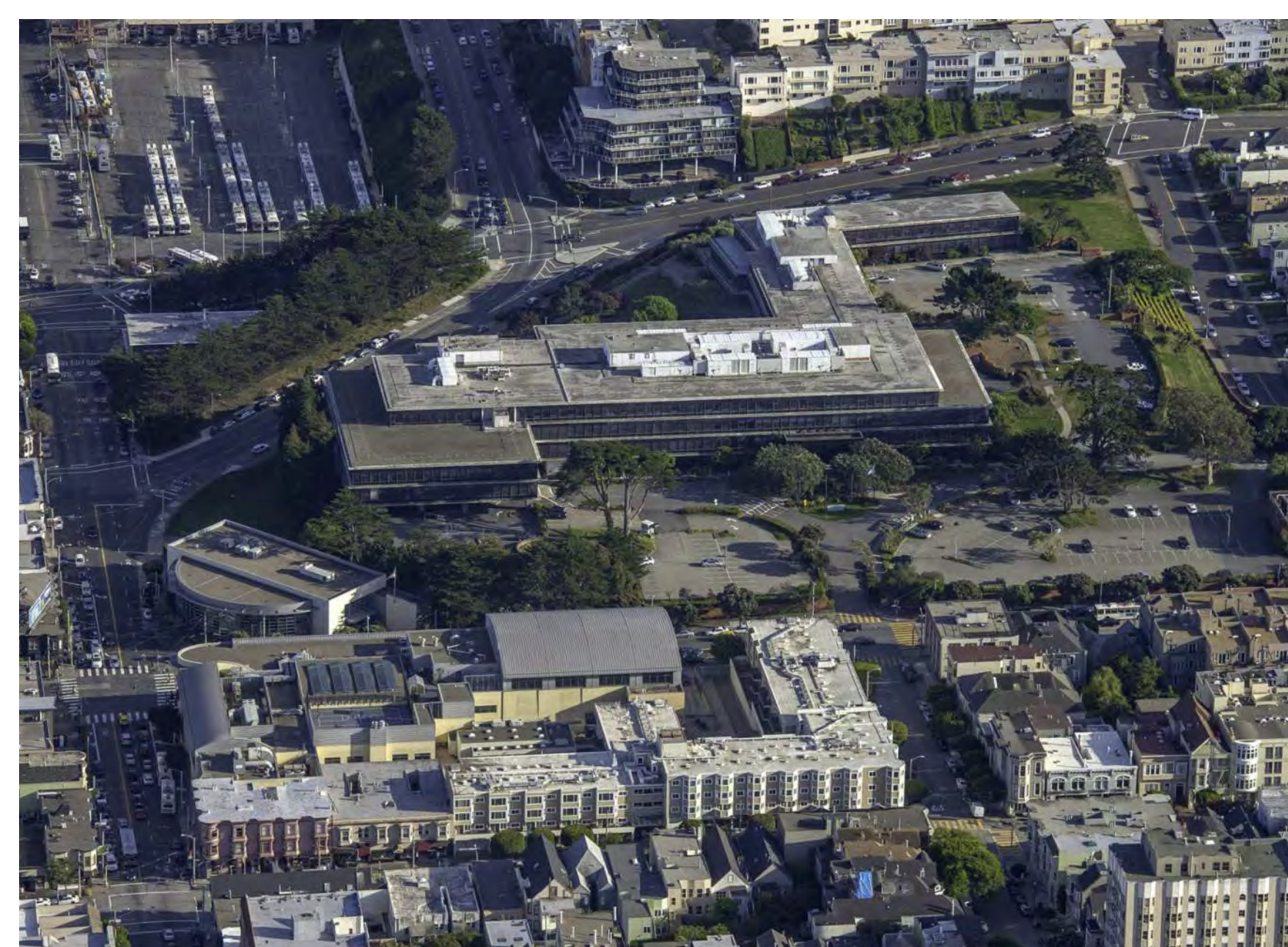
The building can appear dark. The renovation calls for removal of the dark spandrel panels and use of clear, lighter-feeling, high-performance glass.



The aging exterior will be replaced by a high-performance window system.



The adaptive redesign incorporates warm-toned accent materials into the ground floor vertical elements and the top horizontal cornice line.



**EXISTING BUILDING:** THE EXISTING OFFICE BUILDING IS CHARACTERIZED BY WHITE FLOOR PLANES GIVING IT A DISTINCTIVE 1950'S MODERN ATMOSPHERE. THIS ARCHITECTURAL FORM IS RETAINED AND CELEBRATED IN THE REDESIGN.



The existing horizontal floor lines will be restored in the new design to maintain a design linkage to the past.



The design and scale of the building is enhanced with terraced setbacks to create useable decks and terraces at the top of the building.

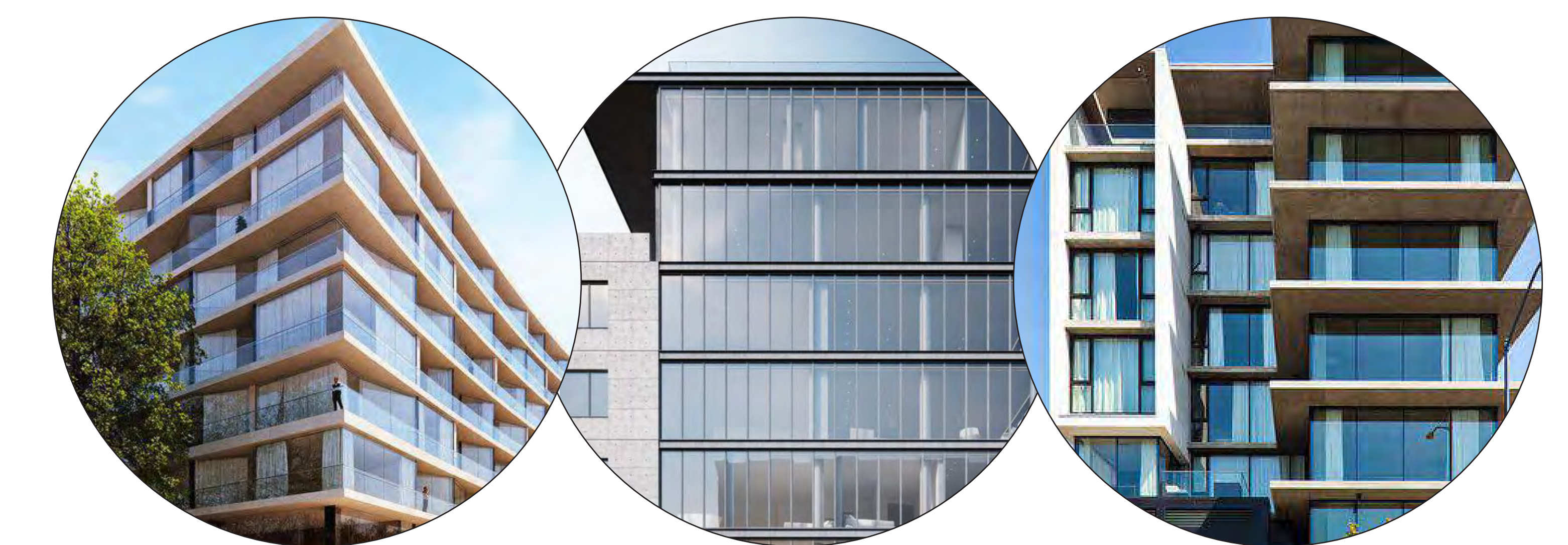


**ADAPTIVE RE-USE FROM OFFICE TO RESIDENTIAL** - THE TRANSFORMATION OF THE BUILDING FROM OFFICE TO RESIDENTIAL SEEKS TO FIND A BALANCE BETWEEN THE EXISTING 1950'S MODERN MOTIFS AND FUNCTIONAL NEEDS OF RESIDENTIAL DESIGN.



The exterior is articulated by vertical groupings of bay windows that modulate the horizontality of the building. The bays are a modern interpretation of the traditional San Francisco residential bay window.

The building will celebrate the best of mid-century modern design - clean lines, transparency, and the interaction of the indoor spaces with the natural environment.

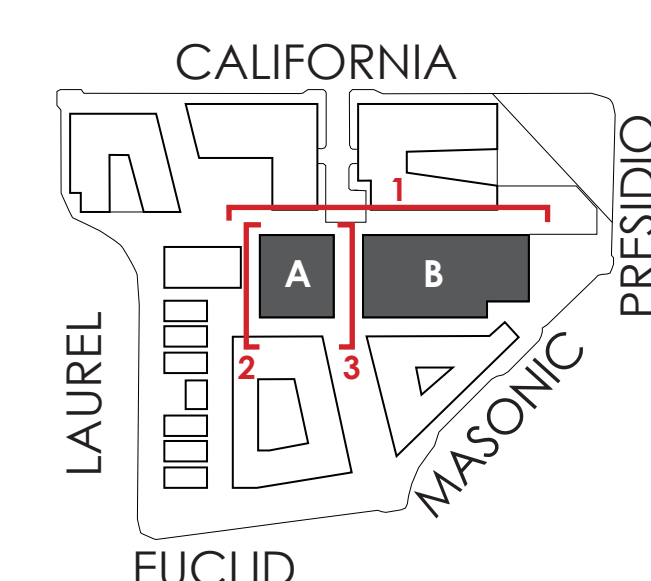
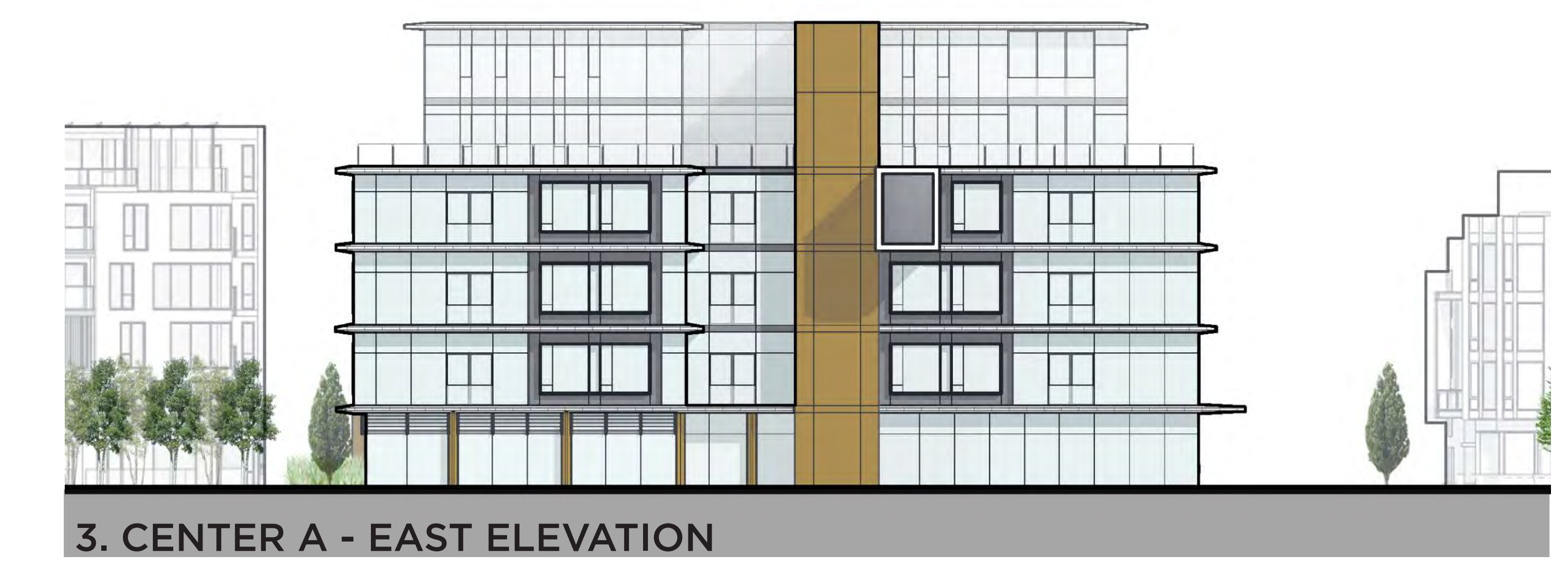


The upper floors are setback from the building below to reduce the scale and create terraces for the residences.

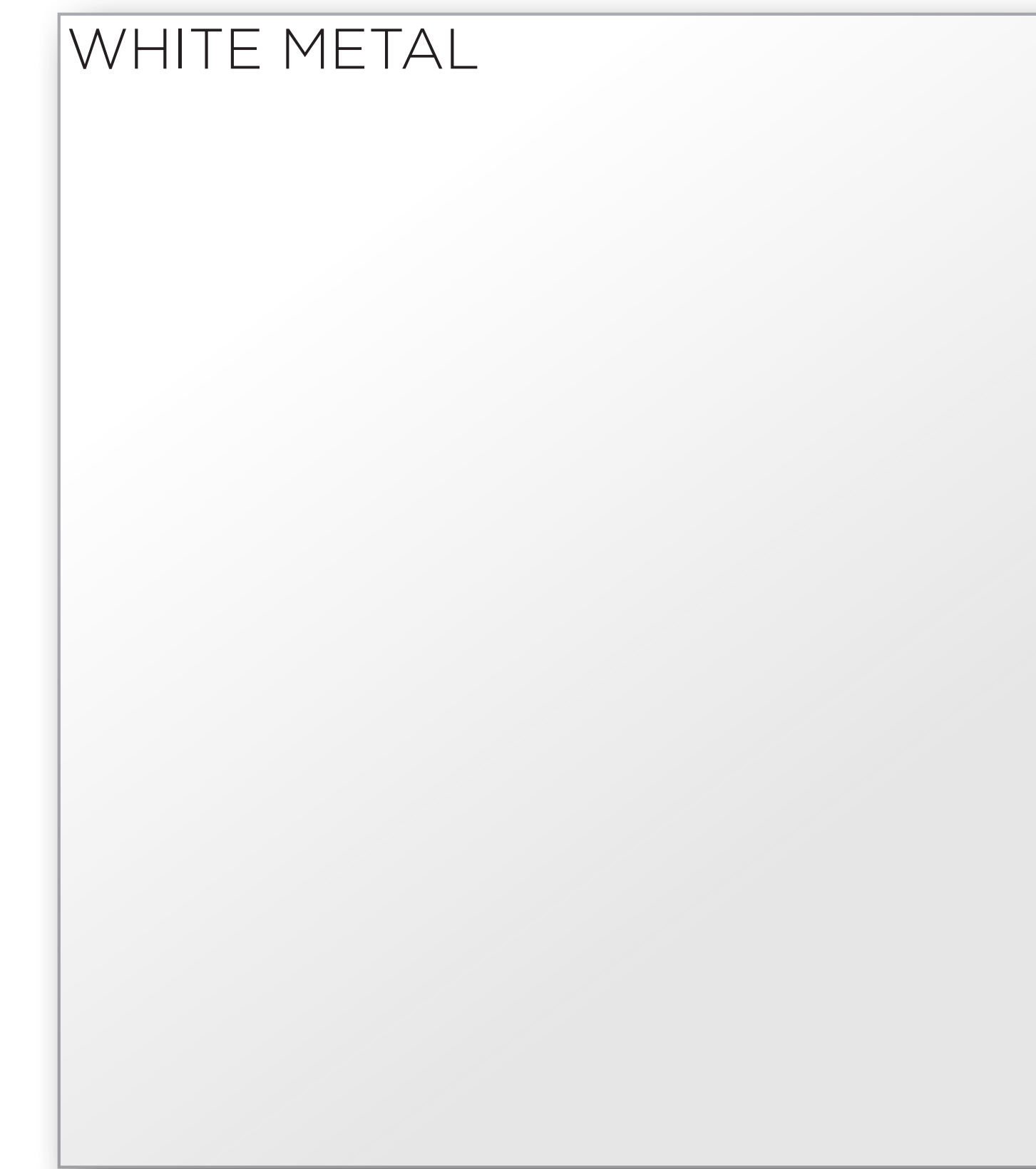
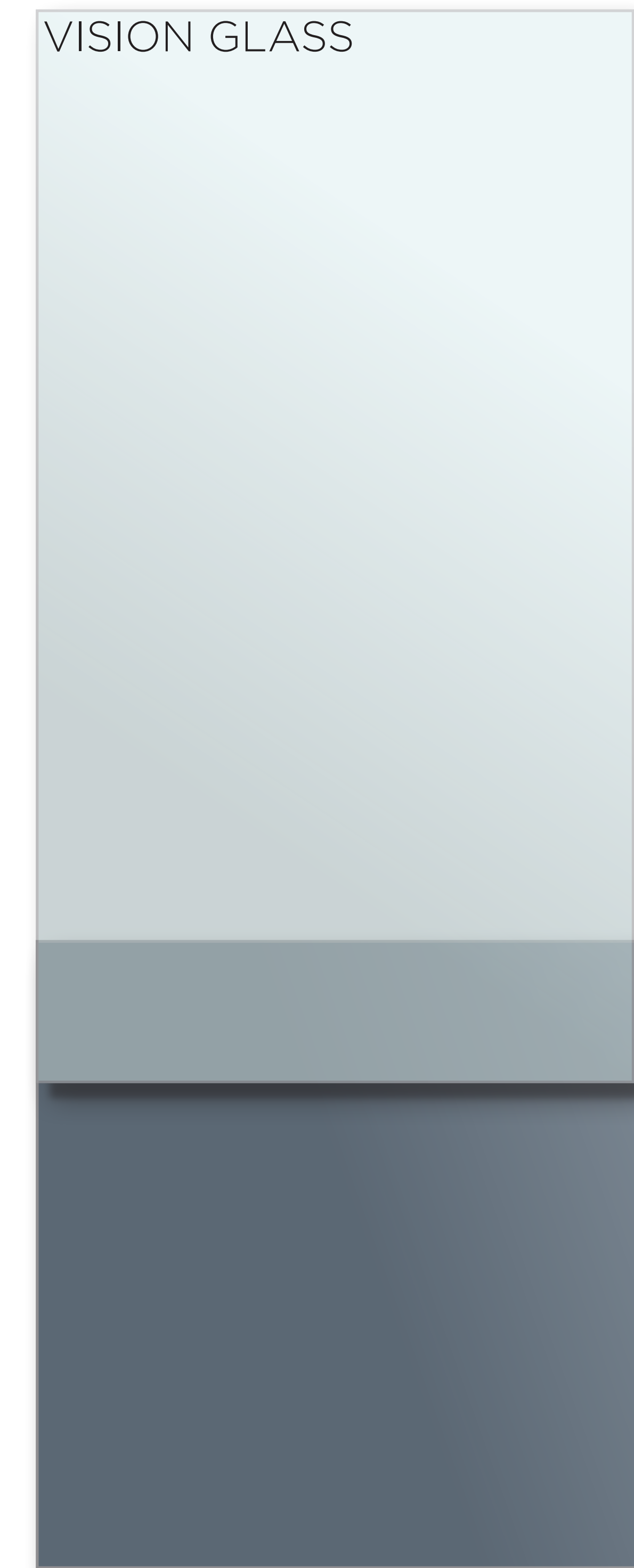
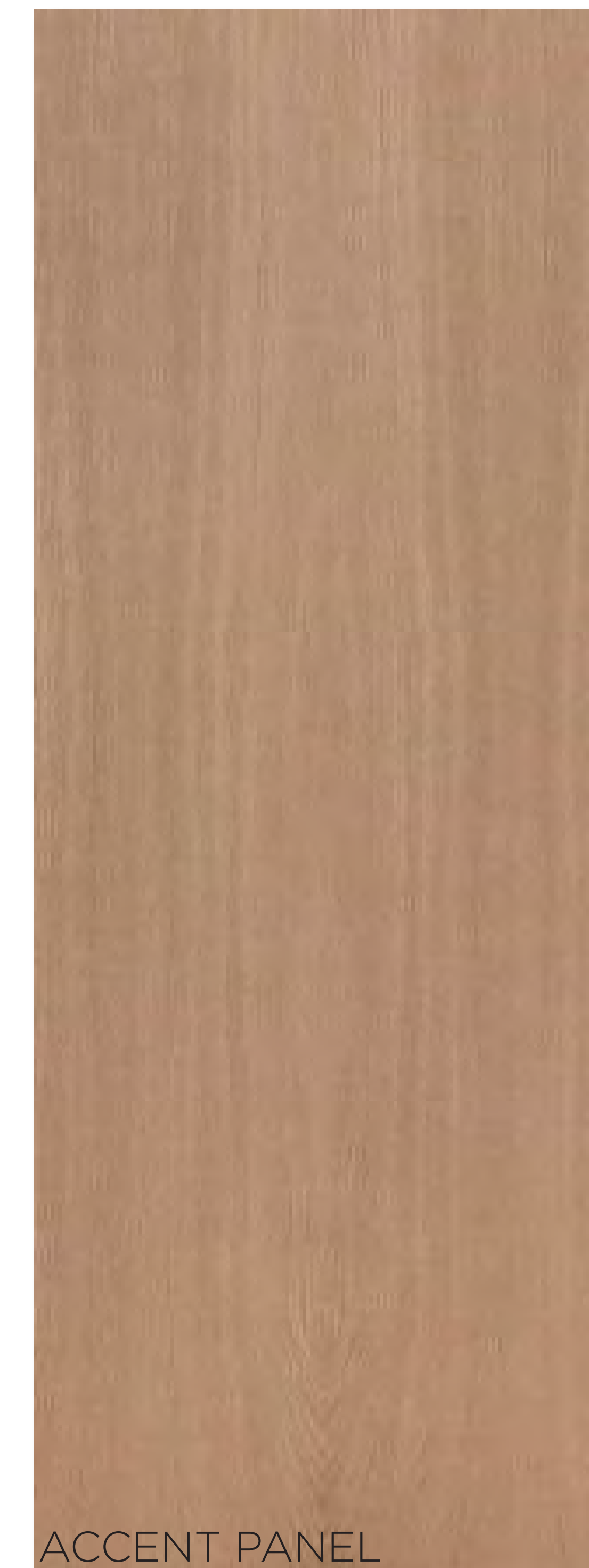


The grouped bay windows create vertical articulation in contrast with the overall horizontal composition.









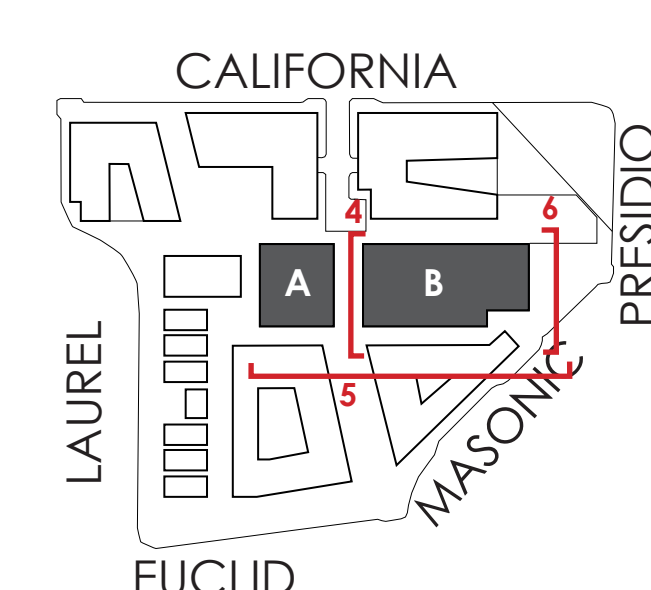
4. CENTER B - WEST ELEVATION



5. CENTER A & B - SOUTH ELEVATION



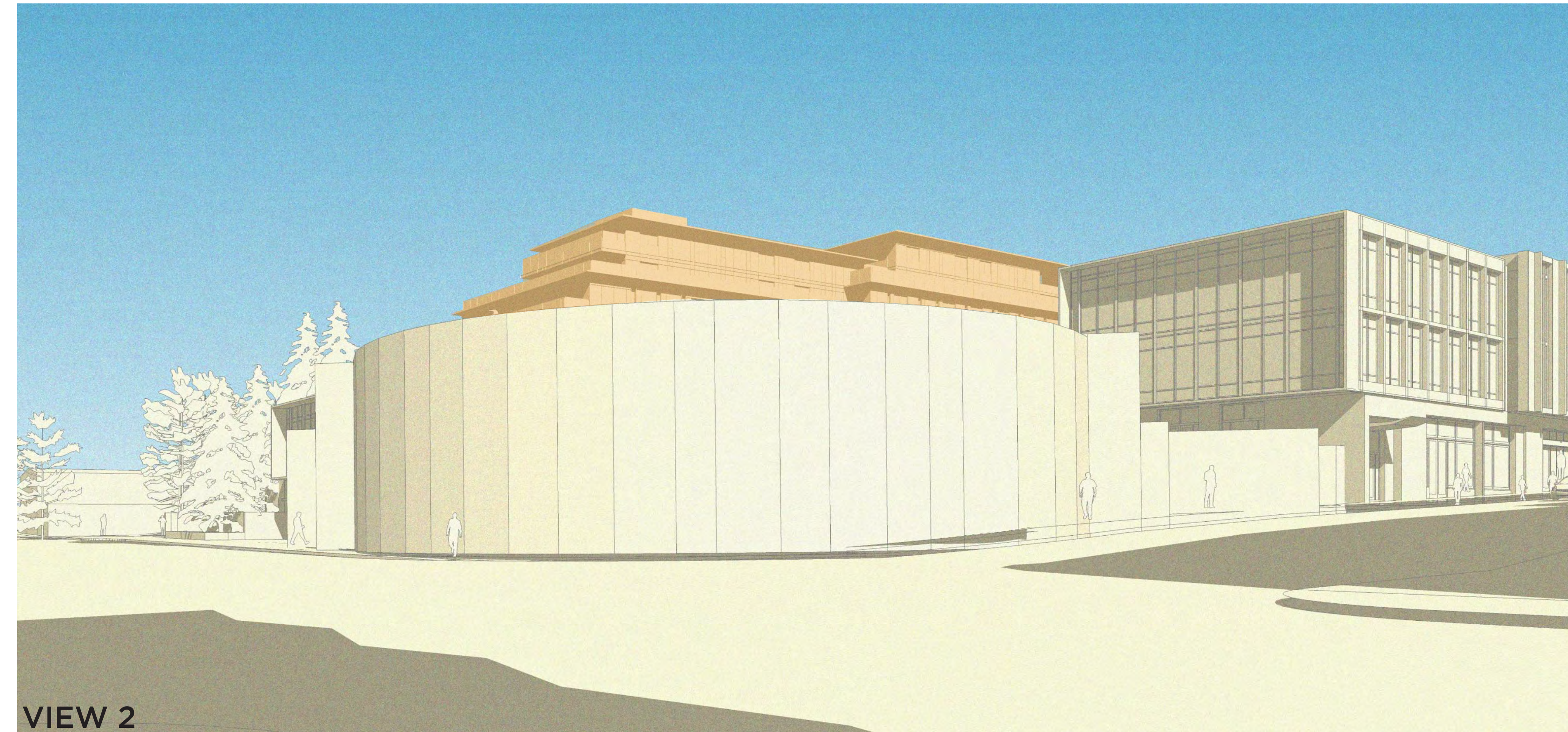
6. CENTER B - EAST ELEVATION - PINE STREET







VIEW 1: CENTER A & B NOT VISIBLE



VIEW 2



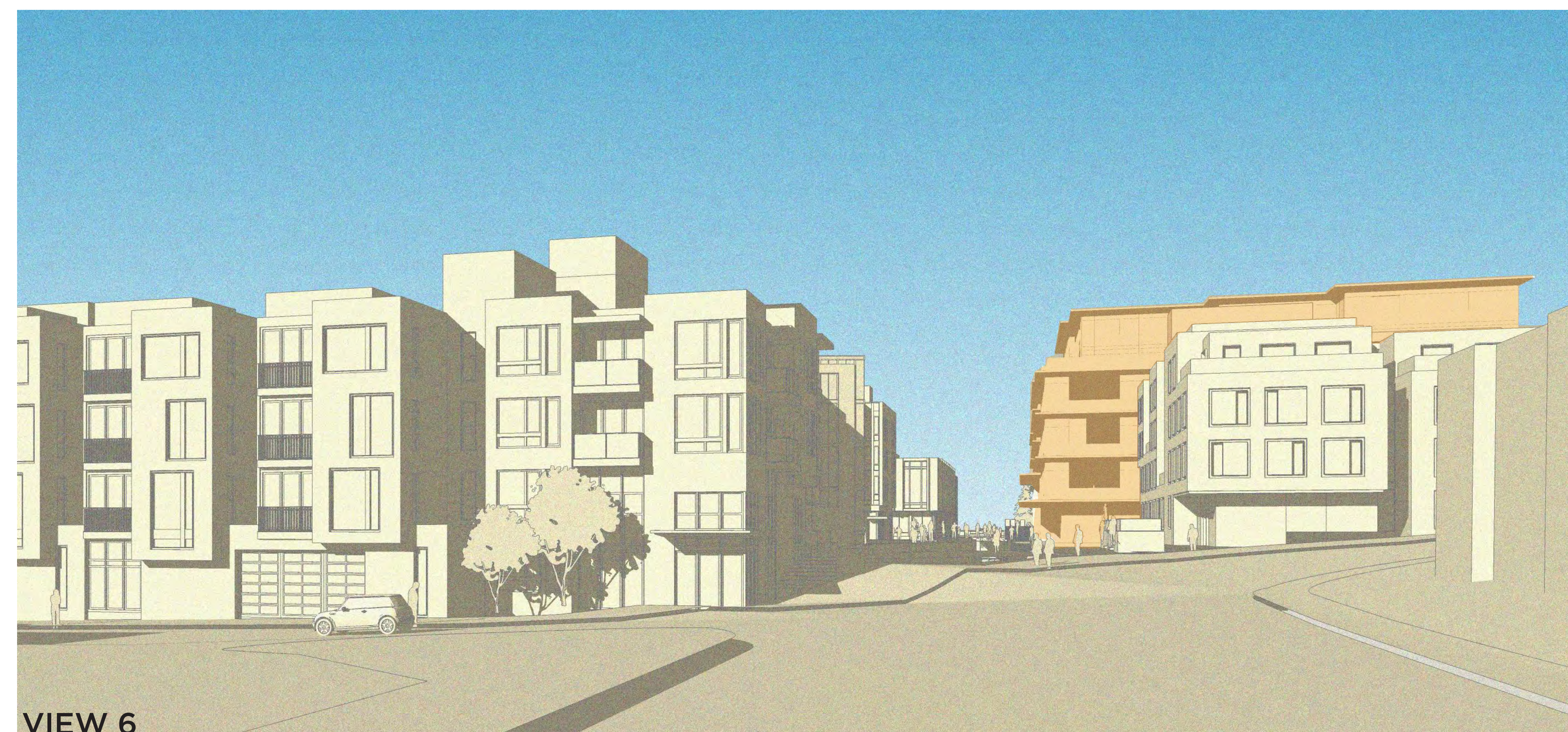
VIEW 3



VIEW 4



VIEW 5 - CENTER A & B NOT VISIBLE



VIEW 6



BUILDING  
CENTER A & B



# 05 ADAPTIVE RE-USE OF EXISTING BUILDING

## BUILDING PLANS

