3700 CALIFORNIA STREET

SAN FRANCISCO, CA

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

ARCHITECTURE

	DATE	DESCRIPTION	SCALE
A-00.00 : EXISTING SITE			
A-00.000		COVER SHEET	N.T.S
A-00.00		DRAWING LIST	N.T.S
A-00.10		EXISTING SITE PLAN - LAND USE & BLDG HEIGHTS	1"=64'-0"
A-00.11		EXISTING SITE PLAN DIAGRAMS - ZONING, HEIGHT & BULK DISTRICTS, EXISTING LOT...	1"=64'-0"
A-00.12		EXISTING SITE PLAN - VEHICULAR CURB CUTS	1"=64'-0"
A-00.13		EXISTING SITE PHOTOS - OVERALL AERIAL VIEW	N.T.S.
A-00.14		EXISTING SITE PHOTOS - BLOCK A	N.T.S.
A-00.15		EXISTING SITE PHOTOS - BLOCK B	N.T.S.
A-00.16		EXISTING SITE PHOTOS - BLOCK C	N.T.S.
A-01.00 : OVERALL PROJECT			
A-01.10		PROPOSED SITE PLAN - PROPOSED BLDG TYPE, NUMBER OF UNITS, LVLS ABOVE...	1/64" = 1'
A-01.11		PROPOSED SITE PLAN DIAGRAMS - ZONING, HEIGHT & BULK, PROPOSED LOT LINES	1/64" = 1'
A-01.12		PROPOSED SITE PLAN DIAGRAMS - PROPOSED VEHICULAR CURB CUTS	1/64" = 1'
A-01.13		PROPOSED SITE PLAN DIAGRAMS - PROPOSED CURB COLORS & STREET PARKING	1/64" = 1'
A-01.14		PROPOSED SITE PLAN DIAGRAMS - ROOF PLAN	1/64" = 1'
A-01.15		PROPOSED SITE PLAN DIAGRAMS - ILLUSTRATIVE SITE PLAN	1/64" = 1'
A-A.00 : BLOCK A			
A-A.00		BLOCK A TITLE SHEET	1/32"=1'-0"
A-A.10		BLOCK A BUILDING HEIGHT DIAGRAM - SACRAMENTO STREET	1/32"=1'-0"
A-A.11		BLOCK A BUILDING HEIGHT DIAGRAM - CHERRY STREET	1/32"=1'-0"
A-A.12		BLOCK A BUILDING HEIGHT DIAGRAM - CALIFORNIA STREET	1/32"=1'-0"
A-A.15		BLOCK A: BULK LIMIT COMPLIANCE DIAGRAM	1/32"=1'-0"
A-A.20		BLOCK A RH-2 HEIGHT COMPLIANCE - A1	1"=20'-0"
A-A.21		BLOCK A RH-2 HEIGHT COMPLIANCE - A2 (EXISTING 401 CHERRY), A3	1"=20'-0"
A-A.22		BLOCK A RH-2 HEIGHT COMPLIANCE - A4, A5	1"=20'-0"
A-A.23		BLOCK A RH-2 HEIGHT COMPLIANCE - A6	1"=20'-0"
A-A.30		BLOCK A RM-2 FACADE MODULATION	1/32"=1'-0"
A-A.35		BLOCK A PROJECTIONS OVER STREET - A2 (EXISTING 401 CHERRY)	1"=20'-0"
A-A.40		BLOCK A FRONT SETBACKS	1/32"=1'-0"
A-A.45		BLOCK A REAR SETBACKS & SECTION 134	1/32"=1'-0"
A-A.46		BLOCK A OPEN SPACE	1/32"=1'-0"
A-A.50		BLOCK A PARKING DIAGRAM - GROUND FLOOR LEVEL	1/32"=1'-0"
A-A.51		BLOCK A PARKING DIAGRAM - LEVEL 2	1/32"=1'-0"
A-B.00 : BLOCK B			
A-B.00		BLOCK B TITLE SHEET	1/32"=1'-0"
A-B.10		BLOCK B BUILDING HEIGHT DIAGRAM - SACRAMENTO STREET	1/32"=1'-0"
A-B.11		BLOCK B BUILDING HEIGHT DIAGRAM - CHERRY STREET	1/32"=1'-0"
A-B.12		BLOCK B BUILDING HEIGHT DIAGRAM - CALIFORNIA STREET	1/32"=1'-0"
A-B.13		BLOCK B BUILDING HEIGHT DIAGRAM - MAPLE STREET	1/32"=1'-0"
A-B.15		BLOCK B: BULK LIMIT COMPLIANCE DIAGRAM	1/32"=1'-0"
A-B.20		RH-2 HEIGHT COMPLIANCE DIAGRAM - B1, B8	1"=20'-0"
A-B.21		RH-2 HEIGHT COMPLIANCE DIAGRAM - B9, B10	1"=20'-0"
A-B.22		RH-2 HEIGHT COMPLIANCE DIAGRAM - B11	1"=20'-0"
A-B.23		RH-2 HEIGHT COMPLIANCE DIAGRAM - B12, B13	1"=20'-0"
A-B.31		RM-2 FACADE MODULATION DIAGRAM	1/32"=1'-0"
A-B.32		RM-2 FACADE MODULATION DIAGRAM	1/32"=1'-0"
A-B.33		RM-2 FACADE MODULATION DIAGRAM	1/32"=1'-0"
A-B.34		RM-2 FACADE MODULATION DIAGRAM	1/32"=1'-0"
A-B.40		BLOCK B FRONT SETBACKS	1/32"=1'-0"
A-B.45		BLOCK B REAR SETBACKS & SECTION 134	1/32"=1'-0"
A-B.46		BLOCK B OPEN SPACE	1/32"=1'-0"
A-B.50		BLOCK B PARKING DIAGRAM - B1 BASEMENT 1 & B2 BASEMENT 2	1/32"=1'-0"
A-B.51		BLOCK B PARKING DIAGRAM - B1 LEVEL 1 & B2 BASEMENT 1	1/32"=1'-0"
A-B.52		BLOCK B PARKING DIAGRAM - B1 LEVEL 2 & B2 LEVEL 1	1/32"=1'-0"
A-C.00 : BLOCK C			
A-C.00		BLOCK C TITLE SHEET	1/32"=1'-0"
A-C.10		BUILDING HEIGHT DIAGRAM - SACRAMENTO STREET	1/32"=1'-0"
A-C.11		BUILDING HEIGHT DIAGRAM - MAPLE STREET	1/32"=1'-0"
A-C.12		BUILDING HEIGHT DIAGRAM - CALIFORNIA STREET	1/32"=1'-0"
A-C.13		BLOCK C: BULK COMPLIANCE DIAGRAM	1/32"=1'-0"
A-C.30		RM-2 BUILDING MODULATION	1/32"=1'-0"
A-C.31		RM-2 BUILDING MODULATION	1/32"=1'-0"
A-C.40		FRONT SETBACKS	1/32"=1'-0"
A-C.45		REAR SETBACKS & SECTION 134	1/32"=1'-0"
A-C.46		BLOCK C OPEN SPACE	1/32"=1'-0"
A-C.50		PARKING DIAGRAM - LEVEL 1	1/32"=1'-0"
A-C.51		PARKING DIAGRAM - LEVEL 2	1/32"=1'-0"
A-04.00 : SITE SECTIONS			
A-04.00		SITE SECTIONS TITLE SHEET	N.T.S
A-04.01		W-E SITE SECTION A	1"=64'-0"
A-04.02		E-W SITE SECTION B	1"=64'-0"
A-04.10		BLOCK A TITLE SHEET	N.T.S
A-04.11		N-S SECTION 1	1/32"=1'-0"
A-04.12		N-S SECTION 2	1/32"=1'-0"
A-04.13		W-E SECTION 1	1/32"=1'-0"
A-04.20		BLOCK B TITLE SHEET	N.T.S
A-04.21		N-S SECTION 3	1/32"=1'-0"
A-04.22		N-S SECTION 4	1/32"=1'-0"
A-04.23		N-S SECTION 5	1/32"=1'-0"
A-04.24		N-S SECTION 6	1/32"=1'-0"
A-04.25		W-E SECTION A	1/32"=1'-0"
A-04.26		E-W SECTION B	1/32"=1'-0"
A-04.30		BLOCK C TITLE SHEET	N.T.S
A-04.31		N-S SECTION 7	1/32"=1'-0"
A-04.32		N-S SECTION 8	1/32"=1'-0"
A-04.33		W-E SECTION A	1/32"=1'-0"
A-05.00 : MATERIALS			
A-05.00		PROJECT SUMMARY TITLE SHEET	N.T.S.
A-05.10		BLOCK A - SACRAMENTO STREET	1/32"=1'-0"
A-05.11		BLOCK A - CHERRY STREET	1/32"=1'-0"
A-05.12		BLOCK A - CALIFORNIA STREET	1/32"=1'-0"
A-05.20		BLOCK B - SACRAMENTO STREET	1/32"=1'-0"
A-05.21		BLOCK B - CHERRY STREET	1/32"=1'-0"
A-05.22		BLOCK B - CALIFORNIA STREET	1/32"=1'-0"
A-05.23		BLOCK B - MAPLE STREET	1/32"=1'-0"
A-05.30		BLOCK C - SACRAMENTO STREET	1/32"=1'-0"
A-05.31		BLOCK C - MAPLE STREET	1/32"=1'-0"
A-05.32		BLOCK C - CALIFORNIA STREET	1/32"=1'-0"
A-05.40		MATERIAL BOARDS	N.T.S.
A-05.41		STONE VENEER, GFRC, OR SIM.	N.T.S.
A-05.42		STONE VENEER, GFRC, OR SIM.	N.T.S.
A-05.43		CAST STONE & GFRC	N.T.S.
A-05.50		BRICK VENEER	N.T.S.
A-05.60		STUCCO	N.T.S.
A-05.61		STUCCO	N.T.S.
A-05.70		SHINGLES	N.T.S.
A-05.71		PAINTED SIDING	N.T.S.
A-05.80		PAINTED METAL	N.T.S.
A-05.90		ASPHALT SHINGLES	N.T.S.
A-05.91		ROOF TILES	N.T.S.
A-06.00 : RENDERINGS			
A-06.00		RENDERING TITLE SHEET	N.T.S.
A-06.10		EIR VIEWS	N.T.S.
A-06.11		JORDAN AVENUE - EXISTING	N.T.S.
A-06.12		JORDAN AVENUE - PROPOSED	N.T.S.
A-06.13		COMMONWEALTH AVENUE - EXISTING	N.T.S.
A-06.14		COMMONWEALTH AVENUE - PROPOSED	N.T.S.
A-06.15		PARKER AVENUE - EXISTING	N.T.S.
A-06.16		PARKER AVENUE - PROPOSED	N.T.S.
A-06.17		CALIFORNIA STREET - EXISTING	N.T.S.
A-06.18		CALIFORNIA STREET - PROPOSED	N.T.S.
A-06.19		CHERRY STREET - EXISTING	N.T.S.
A-06.20		CHERRY STREET - PROPOSED	N.T.S.
A-06.21		SACRAMENTO STREET - EXISTING	N.T.S.
A-06.22		SACRAMENTO STREET - PROPOSED	N.T.S.
A-06.30		ADDITIONAL VIEWS	N.T.S.
A-06.31		CALIFORNIA STREET AT CHERRY	N.T.S.
A-06.32		CALIFORNIA STREET	N.T.S.
A-06.33		MAPLE STREET	N.T.S.
A-06.34		SACRAMENTO STREET	N.T.S.
A-06.40		AERIAL VIEW	N.T.S.
A-06.41		AERIAL VIEW - EXISTING	N.T.S.
A-06.42		AERIAL VIEW - PROPOSED	N.T.S.
A-07.00 : PROJECT SUMMARY			
A-07.00		PROJECT SUMMARY TITLE SHEET	N.T.S.
A-07.01		PROJECT SUMMARY	N.T.S.
A-07.10		PROPOSED SITE PLAN DIAGRAMS - LOT COVERAGE	1/32"=1'
UNIT LAYOUTS			
A0.01-C: BLOCK A			
A0.00-A		UNIT LAYOUTS TITLE SHEET	N.T.S
A0.01-A		BLOCK A UNIT COUNT	N.T.S
A2.01-A1		BUILDING PLANS - FLOOR 1 - A1	1"=20'-0"
A2.02-A1		BUILDING PLANS - FLOOR 2 - A1	1"=20'-0"
A2.03-A1		BUILDING PLANS - FLOOR 3 - A1	1"=20'-0"
A2.04-A1		BUILDING PLANS - FLOOR 4 - A1	1"=20'-0"
A2.05-A1		BUILDING PLANS - FLOOR 5 - A1	1"=20'-0"
A2.06-A1		BUILDING PLANS - ROOF - A1	1"=20'-0"
A2.01-A2		BUILDING PLANS - FLOOR 1, 2, 3 - A2	1"=20'-0"
A2.01-A3		BUILDING PLANS - FLOOR 1, 2, 3 - A4, A5, A5 SIM.	1"=20'-0"
A0.01-C: BLOCK B			
A0.01-B		BLOCK B UNIT COUNT	N.T.S
A2.00-1-B1		BUILDING PLAN - GARAGE - ZONE 1 - B1	1"=20'-0"
A2.00-2-B1		BUILDING PLAN - GARAGE - ZONE 2 - B1	1"=20'-0"
A2.01-1-B1		BUILDING PLAN - FLOOR 1 - ZONE 1 - B1	1"=20'-0"
A2.01-2-B1		BUILDING PLAN - FLOOR 1 - ZONE 2 - B1	1"=20'-0"
A2.02-1-B1		BUILDING PLAN - FLOOR 2 - ZONE 1 - B1	1"=20'-0"
A2.02-2-B1		BUILDING PLAN - FLOOR 2 - ZONE 2 - B1	1"=20'-0"
A2.03-1-B1		BUILDING PLAN - FLOOR 3 - ZONE 1 - B1	1"=20'-0"
A2.03-2-B1		BUILDING PLAN - FLOOR 3 - ZONE 2 - B1	1"=20'-0"
A2.04-1-B1		BUILDING PLAN - FLOOR 4 - ZONE 1 - B1	1"=20'-0"
A2.04-2-B1		BUILDING PLAN - FLOOR 4 - ZONE 2 - B1	1"=20'-0"
A2.05-1-B1		BUILDING PLAN - FLOOR 5 - ZONE 1 - B1	1"=20'-0"
A2.05-2-B1		BUILDING PLAN - FLOOR 5 - ZONE 2 - B1	1"=20'-0"
A2.06-1-B1		BUILDING PLAN - FLOOR 6 - ZONE 1 - B1	1"=20'-0"
A2.06-2-B1		BUILDING PLAN - FLOOR 6 - ZONE 2 - B1	1"=20'-0"
A2.07-1-B1		BUILDING PLAN - FLOOR 7 - ZONE 1 - B1	1"=20'-0"
A2.07-2-B1		BUILDING PLAN - FLOOR 7 - ZONE 2 - B1	1"=20'-0"
A2.08-1-B1		BUILDING PLAN - FLOOR 8 - ZONE 1 - B1	1"=20'-0"
A2.08-2-B1		BUILDING PLAN - FLOOR 8 - ZONE 2 - B1	1"=20'-0"
A2.09-1-B1		BUILDING PLAN - ROOF - ZONE 1 - B1	1"=20'-0"
A2.09-2-B1		BUILDING PLAN - ROOF - ZONE 2 - B1	1"=20'-0"
A2.G3-B2		BUILDING PLAN - GARAGE 3 - B2	1"=20'-0"
A2.G2-B2		BUILDING PLAN - GARAGE 2 - B2	1"=20'-0"
A2.G1-B2		BUILDING PLAN - GARAGE 1 - B2	1"=20'-0"
A2.01-B2		BUILDING PLAN - FLOOR 1 - B2	1"=20'-0"
A2.02-B2		BUILDING PLAN - FLOOR 2 - B2	1"=20'-0"
A2.03-B2		BUILDING PLAN - FLOOR 3 (FLOOR 4,5, SIM.) - B2	1"=20'-0"
A2.04-B2		BUILDING PLAN - FLOOR 6 - B2	1"=20'-0"
A2.05-B2		BUILDING PLAN - FLOOR 7 - B2	1"=20'-0"
A2.06-B2		BUILDING PLAN - ROOF - B2	1"=20'-0"
A2.01-B3		BUILDING PLAN - FLOOR G-3 - B3	1"=1/16"
A2.01-B4-B9		BUILDING PLANS - FLOOR G-3 B4 (B5-B9 SIM.)	1"=1/16"
A2.01-B10-...		BUILDING PLANS - FLOOR G-3 - B10 (B11 SIM.)	1"=1/16"
A2.01-B12-...		BUILDING PLANS - FLOOR 1-3 - (B13 SIM.)	1"=1/16"
A0.01-C: BLOCK C			
A0.01-C		BLOCK C UNIT COUNT & GROSS FLOOR AREA	N.T.S
A2.01-1-C1		BUILDING PLAN - FLOOR 1 - C1 - ZONE 1	1"=20'-0"
A2.01-2-C1		BUILDING PLAN - FLOOR 1 - C1 - ZONE 2	1"=20'-0"
A2.02-1-C1		BUILDING PLAN - FLOOR 2 - C1 - ZONE 1	1"=20'-0"
A2.02-2-C1		BUILDING PLAN - FLOOR 2 - C1 - ZONE 2	1"=20'-0"
A2.03-1-C1		BUILDING PLAN - FLOOR 3 - C1 - ZONE 1	1"=20'-0"
A2.03-2-C1		BUILDING PLAN - FLOOR 3 - C1 - ZONE 2	1"=20'-0"
A2.04-1-C1		BUILDING PLAN - FLOOR 4 - C1 - ZONE 1	1"=20'-0"
A2.04-2-C1		BUILDING PLAN - FLOOR 4 - C1 - ZONE 2	1"=20'-0"
A2.05-1-C1		BUILDING PLAN - FLOOR 5 - C1 - ZONE 1	1"=20'-0"
A2.05-2-C1		BUILDING PLAN - FLOOR 5 - C1 - ZONE 2	1"=20'-0"
A2.06-1-C1		BUILDING PLAN - FLOOR 6 - C1 - ZONE 1	1"=20'-0"
A2.06-2-C1		BUILDING PLAN - FLOOR 6 - C1 - ZONE 2	1"=20'-0"
A2.07-1-C1		BUILDING PLAN - FLOOR 7 - C1 - ZONE 1	1"=20'-0"
A2.07-2-C1		BUILDING PLAN - FLOOR 7 - C1 - ZONE 2	1"=20'-0"
A2.08-1-C1		BUILDING PLAN - ROOF - C1 - ZONE 1	1"=20'-0"
A2.08-2-C1		BUILDING PLAN - ROOF - C1 - ZONE 2	1"=20'-0"

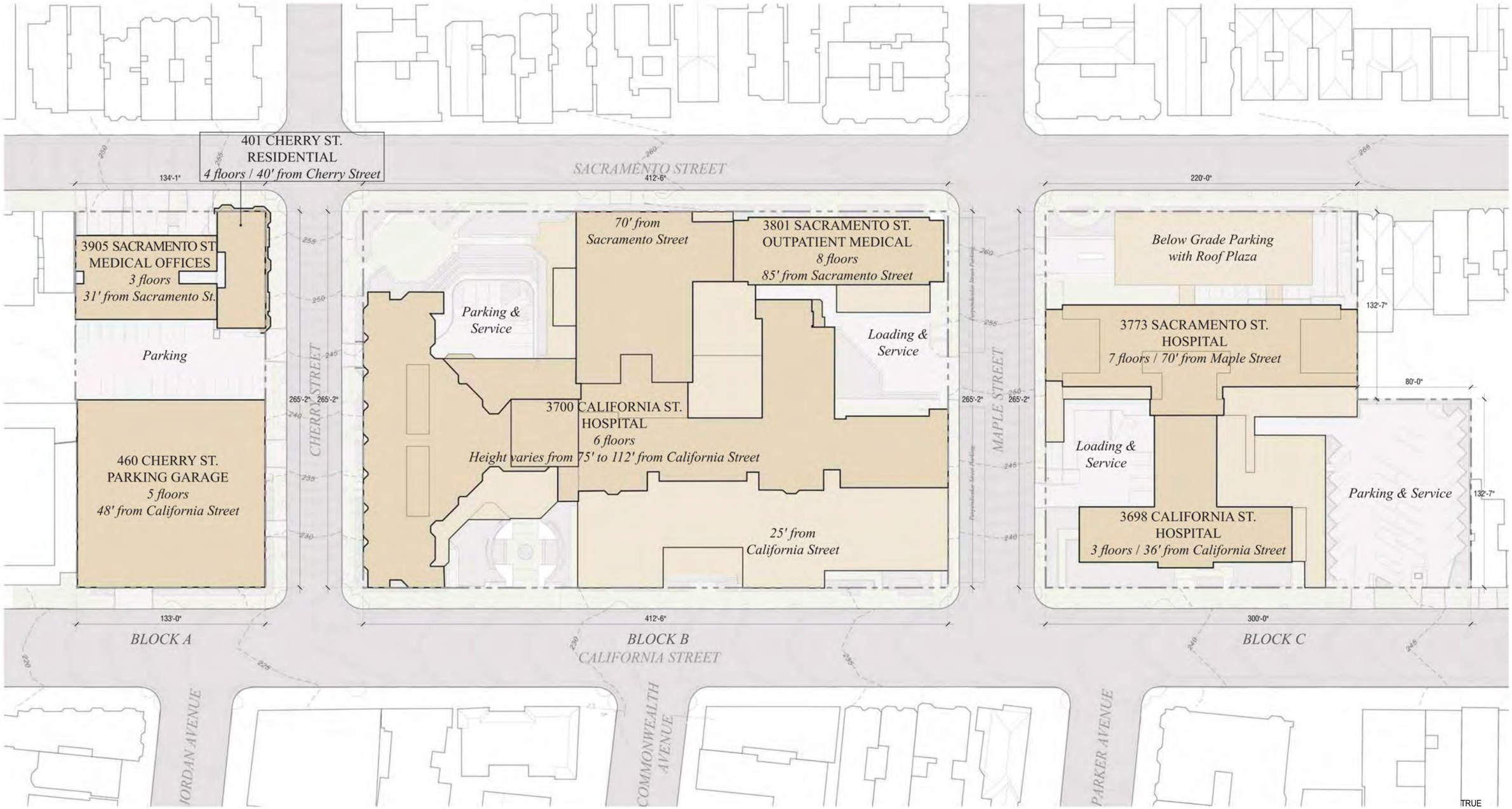
LANDSCAPE ARCHITECTURE

	DATE	DESCRIPTION	SCALE
L-01.00 : OVERALL LANDSCAPE PLAN			
L-00.00		LANDSCAPE COVER SHEET	1" = 60'-0"
L-01.00		OVERALL LANDSCAPE PLAN	1" = 60'-0"
L-01.01		STREETSCAPE PLAN - BLOCK A	1" = 40'-0"
L-01.02		SIDEWALK ENCROACHEMENT - BLOCK A	1" = 20'-0"
L-01.03		STREETSCAPE PLAN - BLOCK B	1" = 40'-0"
L-01.04		SIDEWALK ENCROACHEMENT - BLOCK B	1" = 20'-0"
L-01.05		STREETSCAPE PLAN - BLOCK C	1" = 40'-0"
L-01.06		SIDEWALK ENCROACHMENT - BLOCK C	1" = 20'-0"
L-02.00 : TREE SUMMARY			
L-02.00		TREE PLANTING AND REMOVAL SUMMARY	N/A
L-02.01		EXISTING TREE PLAN	1" = 60'-0"
L-02.02		PROPOSED STREET TREE PLAN	1" = 60'-0"
L-02.02A		COMPARISON PROPOSED STREET TREE PLAN	1" = 60'-0"
L-02.03		PRECEDENT NEIGHBORHOOD STREET TREES & FRONTAGE PLANTING	N/A
L-03.00 : STREET FURNISHING PLAN			
L-03.00		STREET FURNISHING PLAN	1" = 60'-0"
L-03.01		PRECEDENT FURNISHING & ENHANCED PAVING AT STREET	N/A
L-04.00 : PUBLIC R.O.W. SECTION PLAN - SACRAMENTO STREET			
L-04.00		PUBLIC R.O.W. SECTION PLAN - SACRAMENTO STREET	1" = 60'-0"
L-04.01		SACRAMENTO STREET - BLOCK A	1" = 30'-0" / 1" = 10'-0"
L-04.02		SACRAMENTO STREET - BLOCK B - WEST	1" = 30'-0" / 1" = 10'-0"
L-04.03		SACRAMENTO STREET - BLOCK B - EAST	1" = 30'-0" / 1" = 10'-0"
L-04.04		SACRAMENTO STREET - BLOCK C	1" = 30'-0" / 1" = 10'-0"
L-05.00 : PUBLIC R.O.W. SECTION PLAN - CALIFORNIA STREET			
L-05.00		PUBLIC R.O.W. SECTION PLAN - CALIFORNIA STREET	1" = 60'-0"
L-05.01		CALIFORNIA STREET - BLOCK A	1" = 30'-0" / 1" = 10'-0"
L-05.02		CALIFORNIA STREET - BLOCK B - WEST	1" = 30'-0" / 1" = 10'-0"
L-05.03		CALIFORNIA STREET - BLOCK B - EAST	1" = 30'-0" / 1" = 10'-0"
L-05.04		CALIFORNIA STREET - BLOCK C - WEST	1" = 30'-0" / 1" = 10'-0"
L-05.05		CALIFORNIA STREET - BLOCK C - EAST	1" = 30'-0" / 1" = 10'-0"
L-06.00 : PUBLIC R.O.W. SECTION PLAN - CHERRY STREET			
L-06.00		PUBLIC R.O.W. SECTION PLAN - CHERRY STREET	1" = 60'-0"
L-06.01		CHERRY STREET - NORTH	1" = 30'-0"
L-06.02		CHERRY STREET - SOUTH	1" = 30'-0" / 1" = 10'-0"
L-07.00 : PUBLIC R.O.W. SECTION PLAN - MAPLE STREET			
L-07.00		PUBLIC R.O.W. SECTION PLAN - MAPLE STREET	1" = 60'-0"
L-07.01		MAPLE STREET - NORTH	1" = 30'-0"
L-07.02		MAPLE STREET - MID BLOCK	1" = 30'-0" / 1" = 10'-0"
L-07.03		MAPLE STREET - SOUTH	1" = 30'-0"

CIVIL

	DATE	DESCRIPTION	SCALE
C-00.00 : CIVIL SHEET INDEX			
C-00.00		CIVIL COVER SHEET	1" = 80'
C-00.05		SHEET INDEX	1" = 80'
C-01.00 : EXISTING CONDITIONS			
C-01.00		EXISTING CONDITIONS - WEST	1" = 40'
C-01.05		EXISTING CONDITIONS - EAST	1" = 40'
C-02.00 : SURFACE IMPROVEMENTS			
C-02.00		SURFACE IMPROVEMENTS - WEST	1" = 40'
C-02.05		SURFACE IMPROVEMENTS - EAST	1" = 40'
C-03.00 : UTILITIES - STREET GRADING			
C-03.00		STREET GRADING - WEST	1" = 40'
C-03.05		STREET GRADING - EAST	1" = 40'
C-04.00 : UTILITIES - COMBINED SEWER			
C-04.00		COMBINED SEWER - WEST	1" = 40'
C-04.05		COMBINED SEWER - EAST	1" = 40'
C-05.00 : UTILITIES - DOMESTIC/FIRE WATER			
C-05.00		DOMESTIC/FIRE WATER - WEST	1" = 40'
C-05.05		DOMESTIC/FIRE WATER - EAST	1" = 40'
C-05.10		FIRE HYDRANT COVERAGE	1" = 80'
C-06.00 : UTILITIES - GAS			
C-06.00		GAS - WEST	1" = 40'
C-06.05		GAS - EAST	1" = 40'
C-07.00 : UTILITIES - ELECTRICAL			
C-07.00		ELECTRICAL AND COMMUNICATION - WEST	1" = 40'
C-07.05		ELECTRICAL AND COMMUNICATION - EAST	1" = 40'

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

EXISTING SITE PLAN - LAND USE & BLDG HEIGHTS

PUD/CU SUBMITTAL
MARCH 8, 2024

A-00.10

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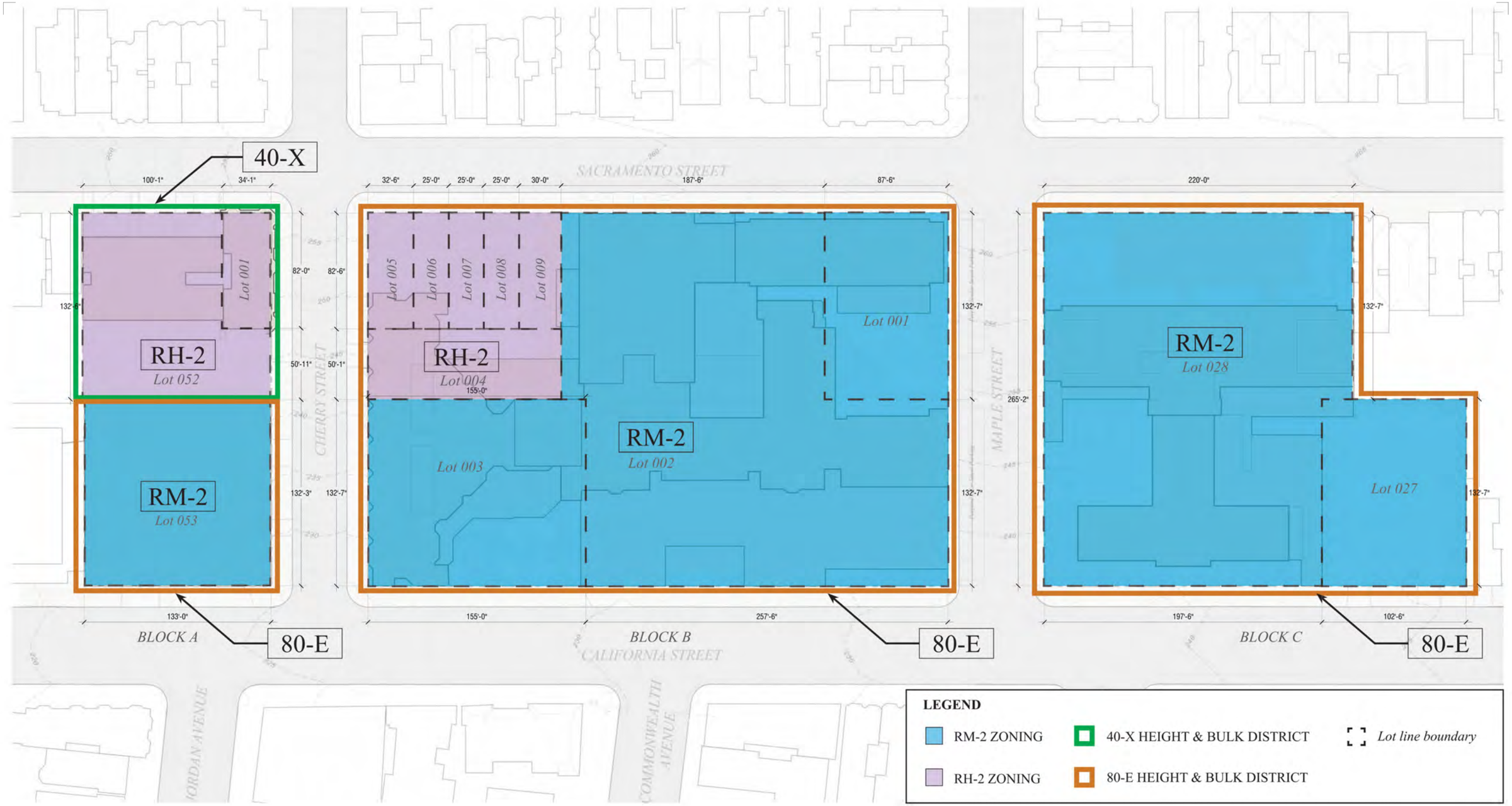

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EXISTING SITE PLAN DIAGRAMS - ZONING, HEIGHT & BULK DISTRICT DISTRICTS, EXISTING LOT LINES

PUD/CU SUBMITTAL
MARCH 8, 2024

A-00.11

d unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

TRUE NORTH
PROJECT NORTH

0' 64' 120'

1/64"=1'

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EXISTING SITE PLAN - VEHICULAR CURB CUTS

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A-00.12

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EXISTING SITE PHOTOS - OVERALL AERIAL VIEW

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MARCH 8, 2024

A-00.13

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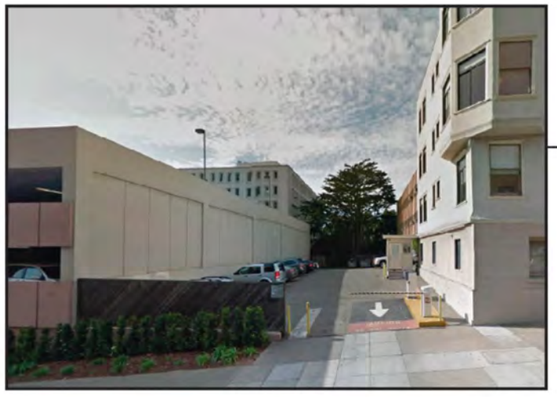

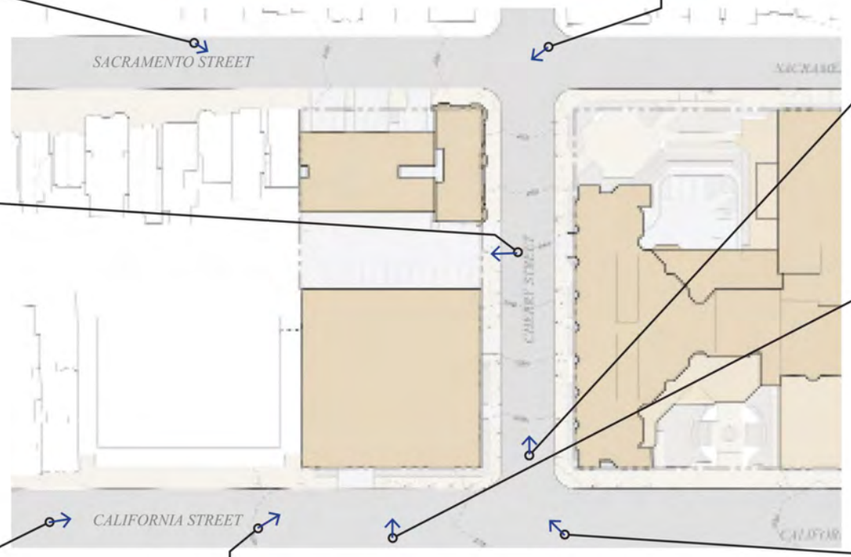

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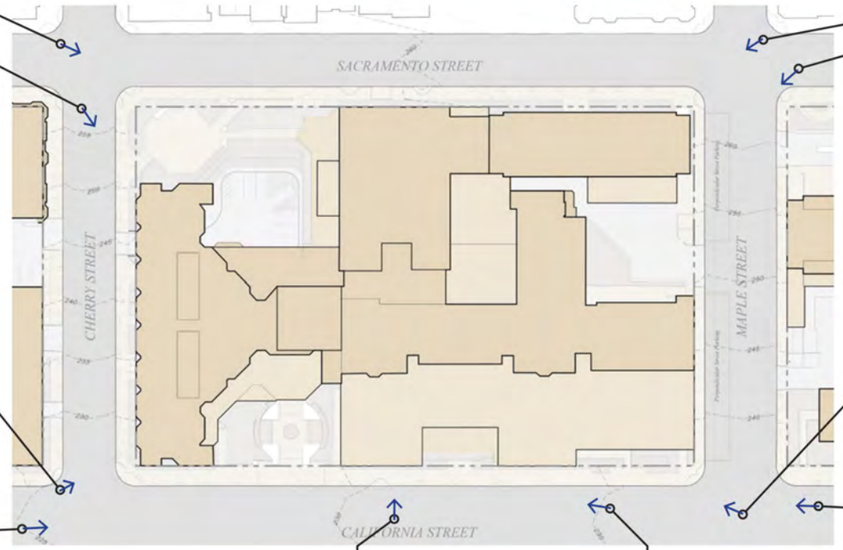

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EXISTING SITE PHOTOS - BLOCK B

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MARCH 8, 2024

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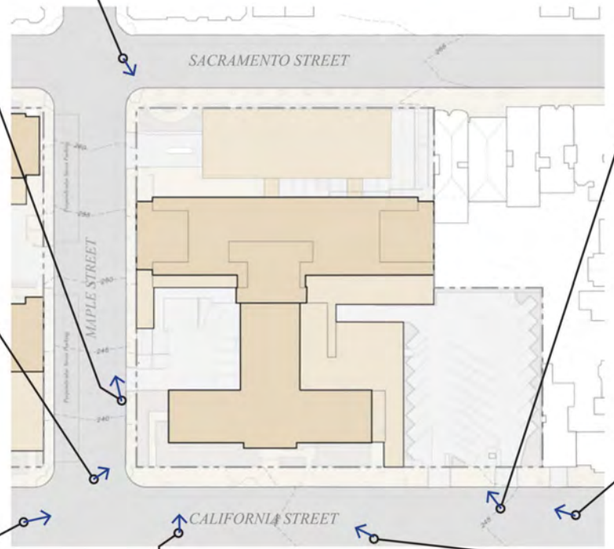

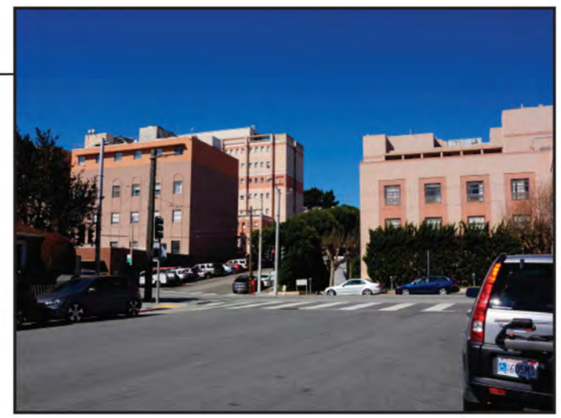

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EXISTING SITE PHOTOS - BLOCK C

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MARCH 8, 2024

A-00.16

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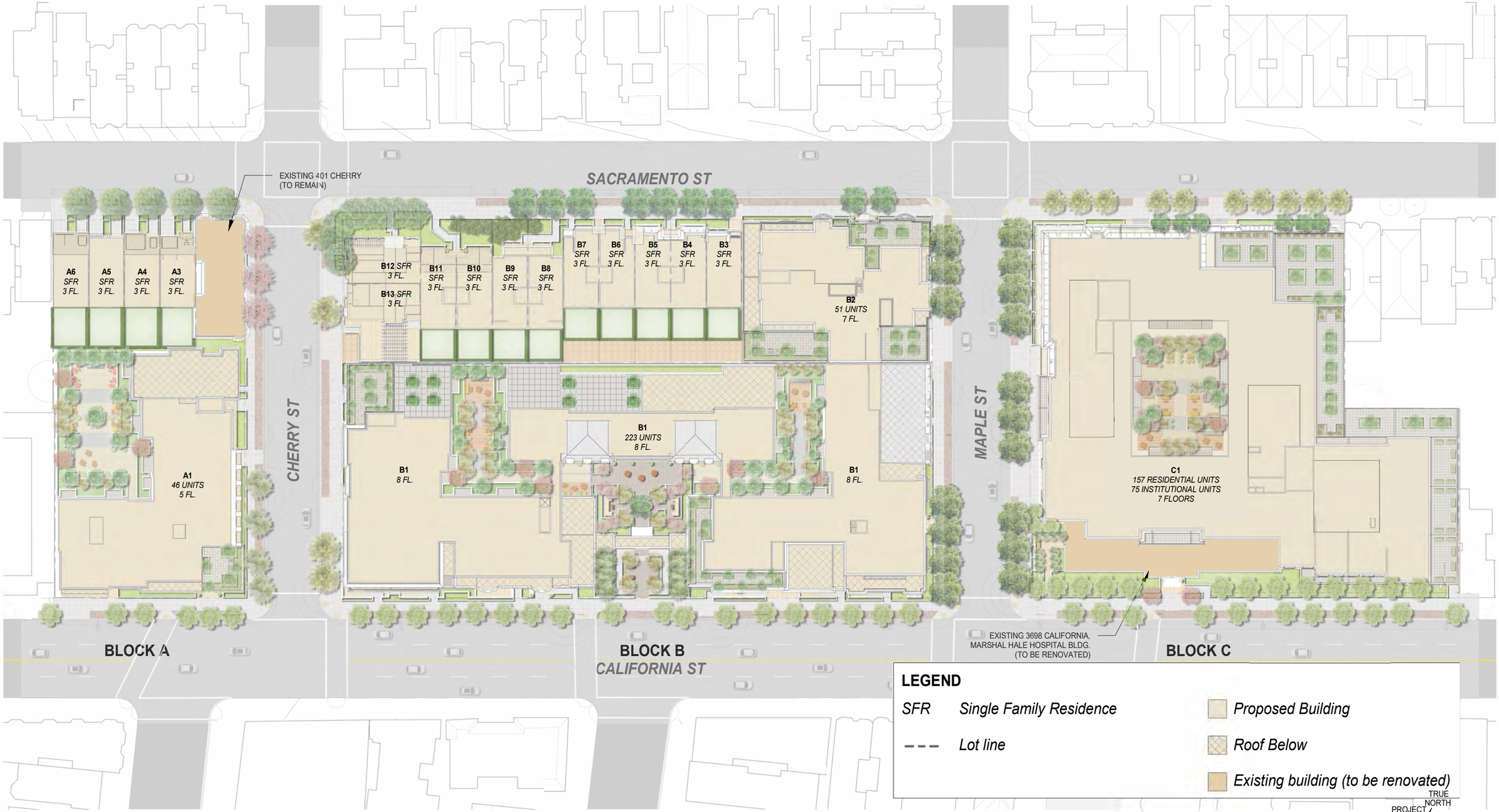

LEGEND

SFR	*Single Family Residence*		*Proposed Building*
- - -	*Lot line*		*Roof Below*
			Existing building (to be renovated)

TRUE NORTH
PROJECT NORTH

0' 64' 120' 1/64"=1'

PROPOSED BUILDING TYPE, NUMBER OF UNITS, LEVELS ABOVE SIDEWALK GRADE

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PROPOSED SITE PLAN

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MARCH 8, 2024

A-01.10

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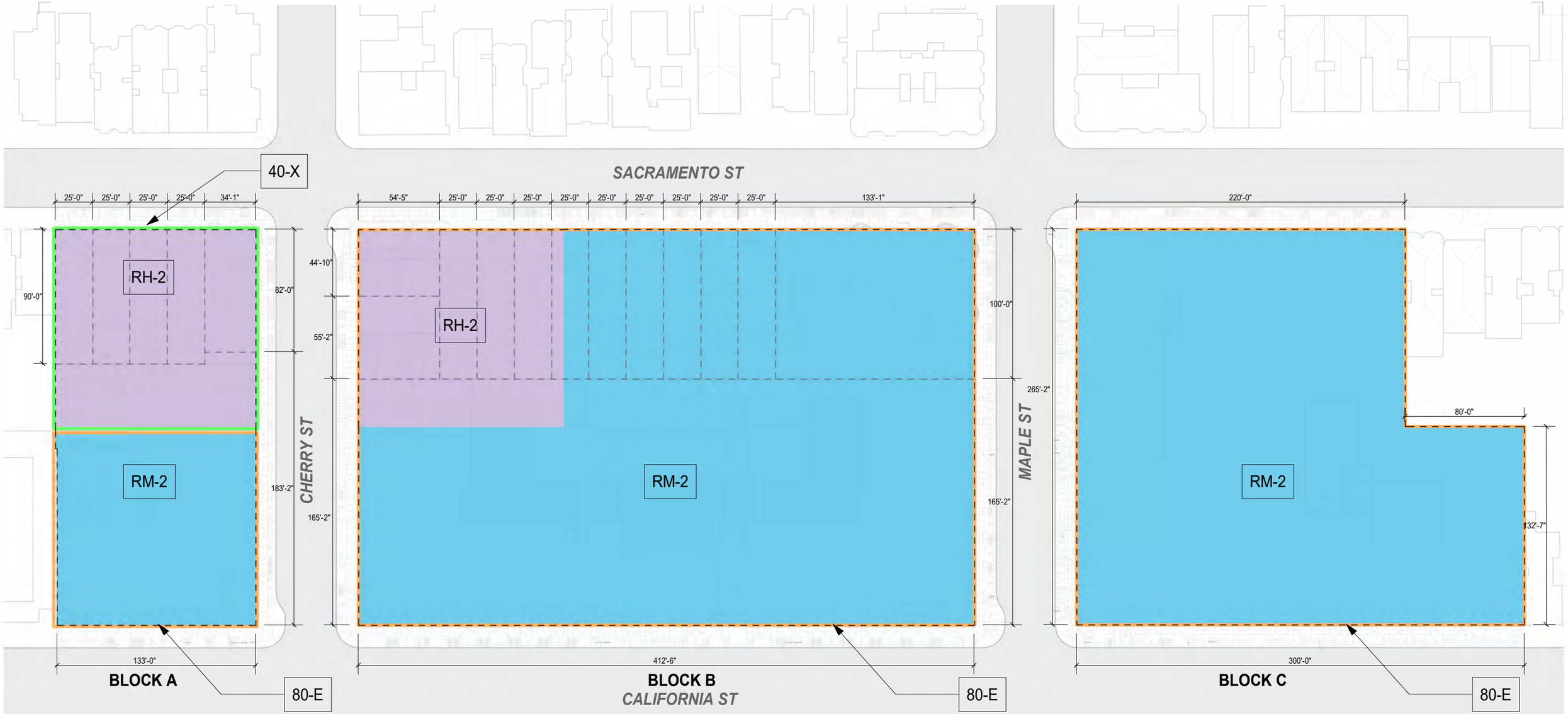

LEGEND

- RM-2 ZONING
- RH-2 ZONING
- 40-X HEIGHT & BULK DISTRICT
- 80-E HEIGHT & BULK DISTRICT
- *Lot line boundary*

TRUE NORTH
PROJECT NORTH

0' 64' 120'
1/64"=1'

ZONING, HEIGHT & BULK DISTRICTS, PROPOSED LOT LINES

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PROPOSED SITE PLAN - DIAGRAMS

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MARCH 8, 2024

A-01.11

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CALIFORNIA STREET	*Vehicular Curb Cuts*
EXISTING	4
To be re-used	2
To be removed	2
PROPOSED*	2
Net Change	-2

*Previously Approved 2020	3
PROPOSED	2
NET	-1

CHERRY STREET	*Vehicular Curb Cuts*
EXISTING	4
To be re-used	1
To be removed	3
PROPOSED*	5
Net Change	+1

*Previously Approved 2020	9
PROPOSED	5
NET	-4

MAPLE STREET	*Vehicular Curb Cuts*
EXISTING	4
To be re-used	0
To be removed	4
PROPOSED*	6
Net Change	2

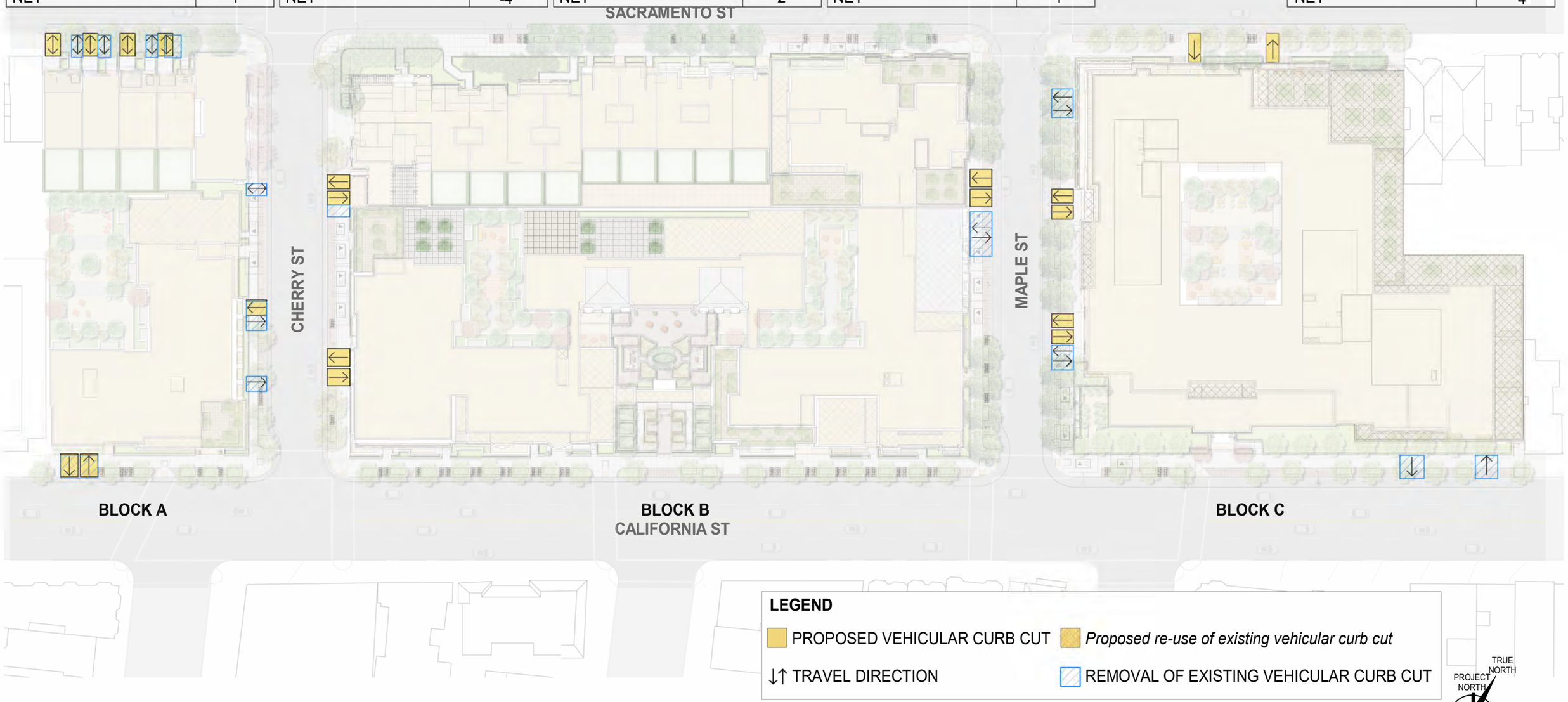
*Previously Approved 2020	4
PROPOSED	6
NET	2

SACRAMENTO STREET	*Vehicular Curb Cuts*
EXISTING	4
To be re-used	0
To be removed	4
PROPOSED*	6
Net Change	2

*Previously Approved 2020	7
PROPOSED	6
NET	-1

OVERALL SITE	*Vehicular Curb Cuts*
EXISTING	16
To be re-used	3
To be removed	13
PROPOSED*	19
Net Change	3

*Previously Approved 2020	23
PROPOSED	19
NET	-4



LEGEND

- PROPOSED VEHICULAR CURB CUT
- *Proposed re-use of existing vehicular curb cut*
- ↓↑ TRAVEL DIRECTION
- REMOVAL OF EXISTING VEHICULAR CURB CUT

TRUE NORTH
PROJECT NORTH

0' 64' 120' 1/64"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PROPOSED VEHICULAR CURB CUTS

PROPOSED SITE PLAN - DIAGRAMS

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EXISTING STREET PARKING

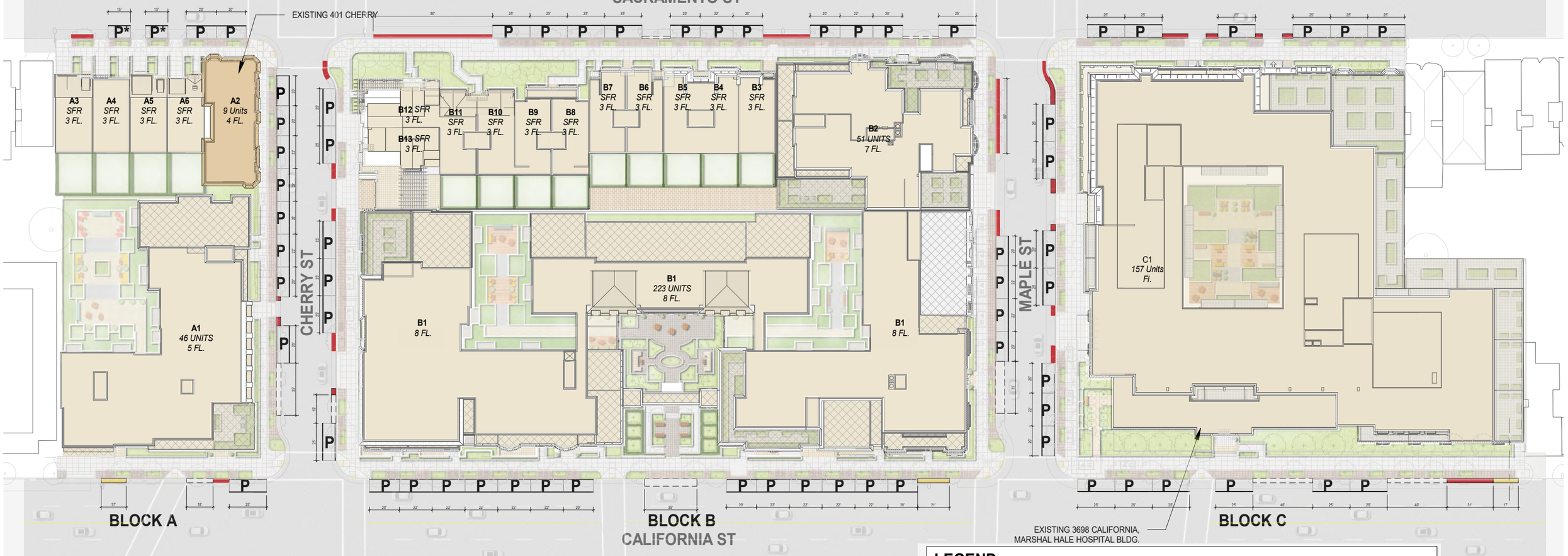
57 PARALLEL PARKING SPACES
24 PERPENDICULAR PARKING SPACES
3 ADA PERPENDICULAR PARKING SPACES
84 TOTAL STREET PARKING SPACES

PROPOSED STREET PARKING

66 PARALLEL PARKING SPACES
0 PERPENDICULAR PARKING SPACES
0 ADA PERPENDICULAR PARKING SPACES
66 TOTAL STREET PARKING SPACES

PREVIOUSLY ENTITLED

58 PARALLEL PARKING SPACES
0 PERPENDICULAR PARKING SPACES
0 ADA PERPENDICULAR PARKING SPACES
58 TOTAL STREET PARKING SPACES



NOTE

THE CITY OF SAN FRANCISCO WILL NOT STRIPE PARKING SPACES, SO THE PARKING LABELS ARE APPROXIMATIONS OF LOCATIONS WHERE LEGAL PARKING WOULD BE ALLOWED ASSUMING 20 TO 25 FEET FOR MOST PARKING SPACES, AND 15 TO 19 FEET FOR CONSTRAINED SPACES BETWEEN DRIVEWAYS.

LEGEND

- RED CURB ZONE - *"NO PARKING ZONE"*
- WHITE CURB ZONE - *"PASSENGER LOADING AND UNLOADING"*
- YELLOW CURB ZONE - *"TRASH PICKUP ZONE"*
- **P** PUBLIC PARKING
- **P*** CONSTRAINED PUBLIC PARKING

TRUE NORTH
PROJECT NORTH

0' 64' 120' 1/64"=1'

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PROPOSED CURB COLORS & STREET PARKING

PROPOSED SITE PLAN - DIAGRAMS

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MARCH 8, 2024

A-01.13

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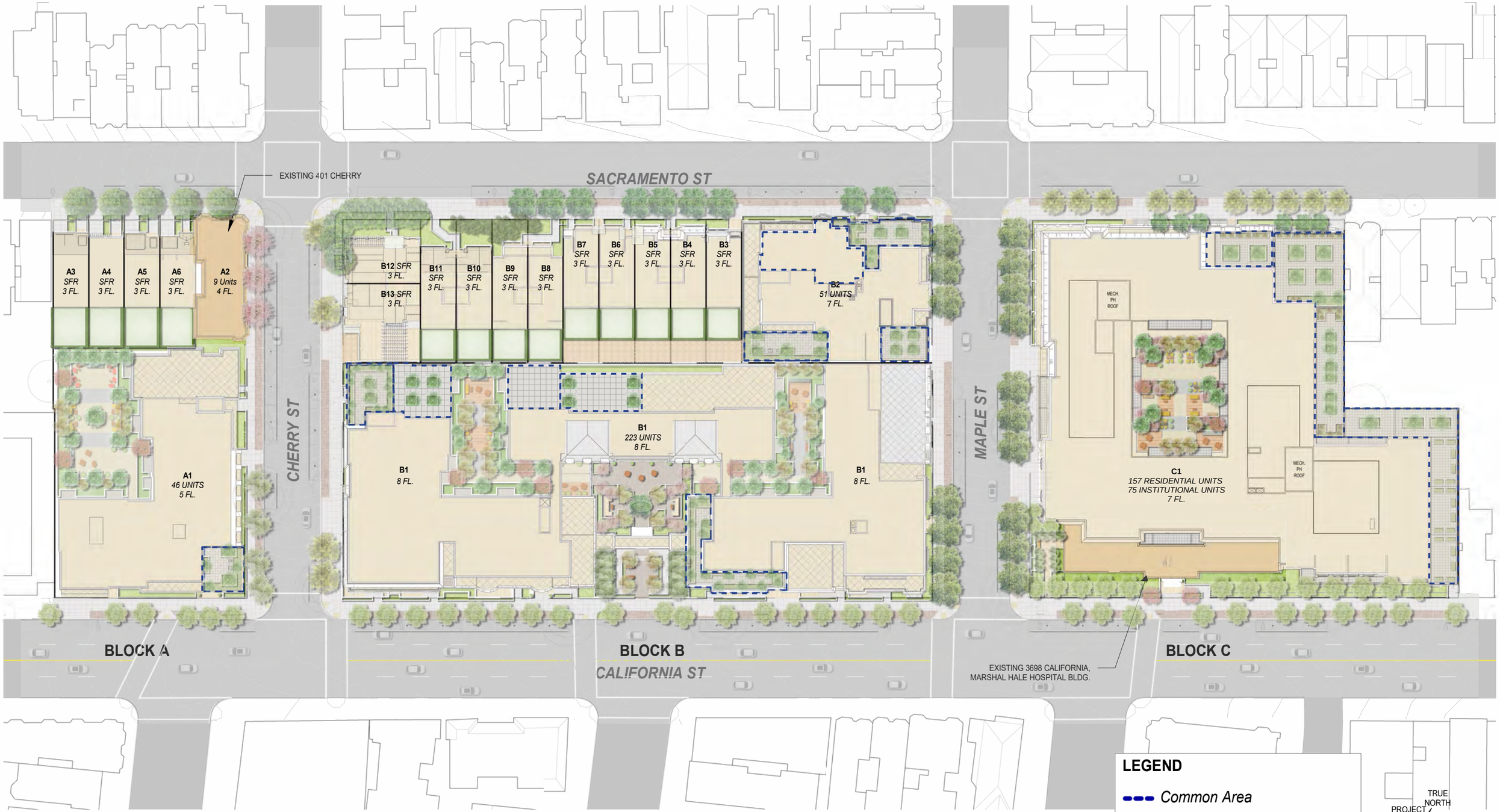

LEGEND

Common Area

TRUE NORTH

PROJECT NORTH

0' 64' 120'

1/64"=1'

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ROOF PLAN

PROPOSED SITE PLAN - DIAGRAMS

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MARCH 8, 2024

A-01.14

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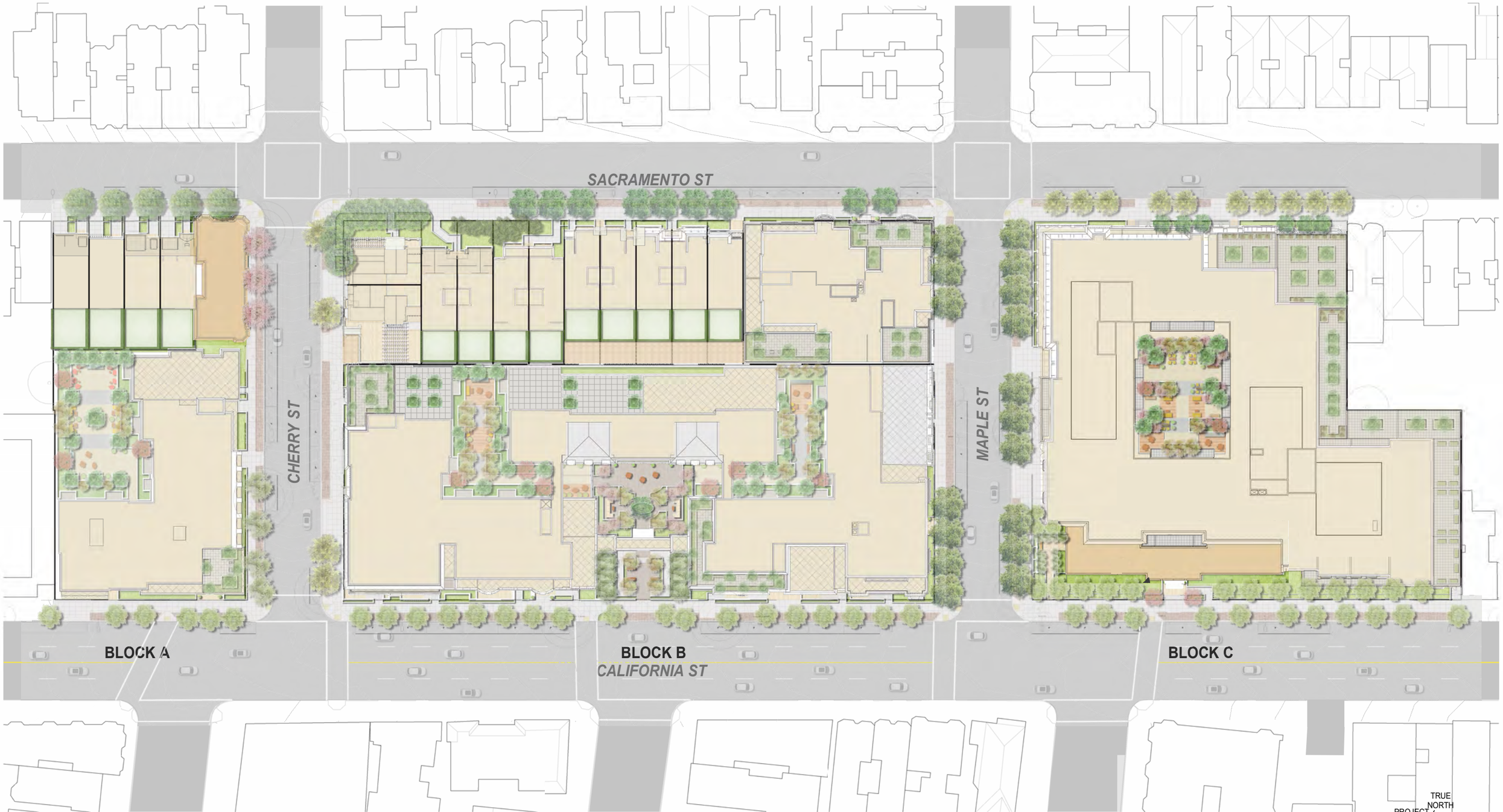

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ILLUSTRATIVE SITE PLAN

PROPOSED SITE PLAN - DIAGRAMS

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MARCH 8, 2024

A-01.15

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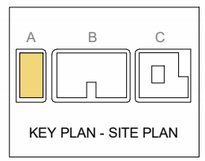
NOTE:
TERRACES ARE LABELED WITH OCCUPIED FLOOR LEVEL. EX: 5th Fl.



KEY PLAN - SITE PLAN

TRUE NORTH
PROJECT NORTH

0' 32' 64'

1/32"=1'

BLOCK A

BLOCK A TITLE SHEET

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MARCH 8, 2024

A-A.00

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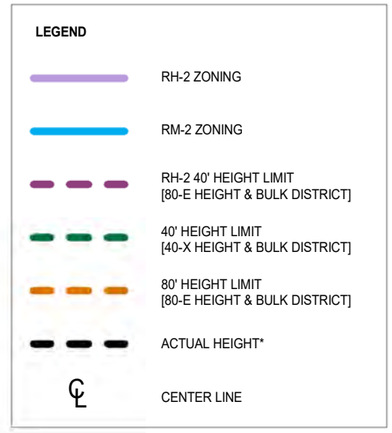
***NOTE**: FOR ALL BLOCK A RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-A.20-24

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER SECTION **260(b)(1)(B)**: ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65' , EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.

KEY PLAN - SACRAMENTO STREET



0' 32' 64'

1/32"=1'

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SACRAMENTO STREET

BLOCK A BUILDING HEIGHT DIAGRAM

PUD/CU SUBMITTAL
MARCH 8, 2024

A-A.10

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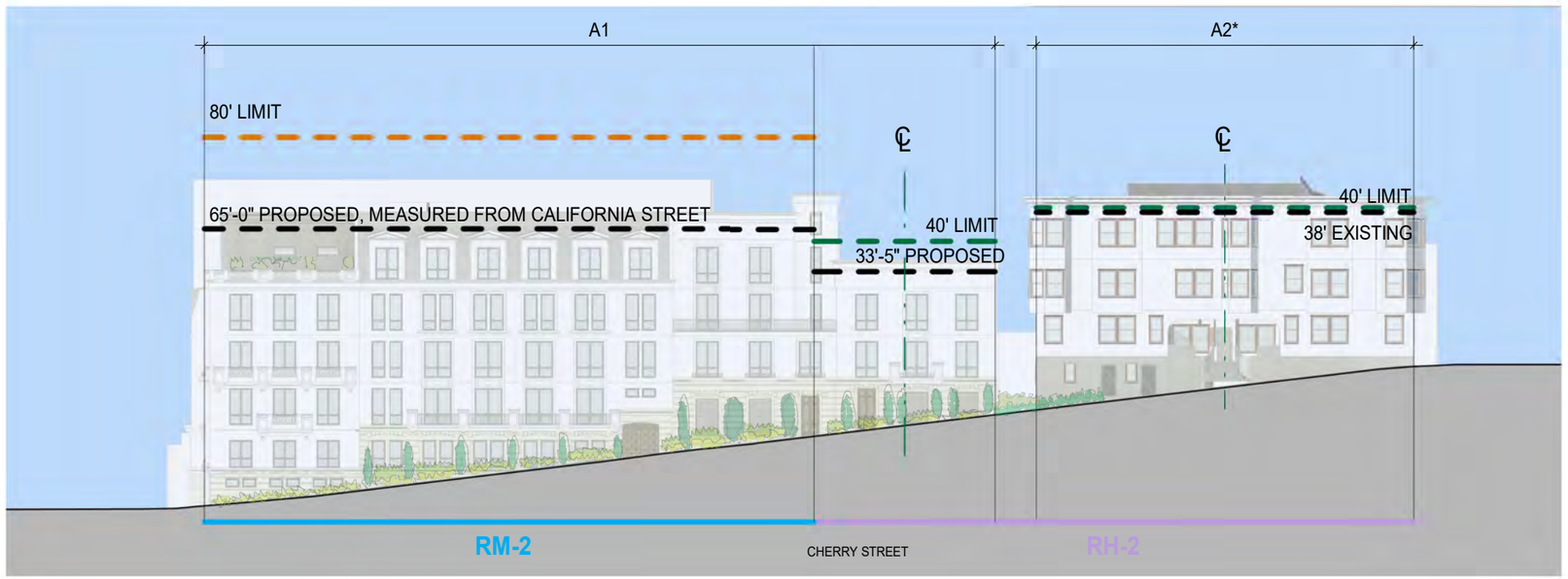

***NOTE**: FOR ALL BLOCK A RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-A.20-24

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
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KEY PLAN - CHERRY STREET

LEGEND

- RH-2 ZONING
- RM-2 ZONING
- RH-2 40' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
- 40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
- 80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
- ACTUAL HEIGHT*
- ℄ CENTER LINE

0' 32' 64'

1/32"=1'

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CHERRY STREET

BLOCK A BUILDING HEIGHT DIAGRAM

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MARCH 8, 2024

A-A.11

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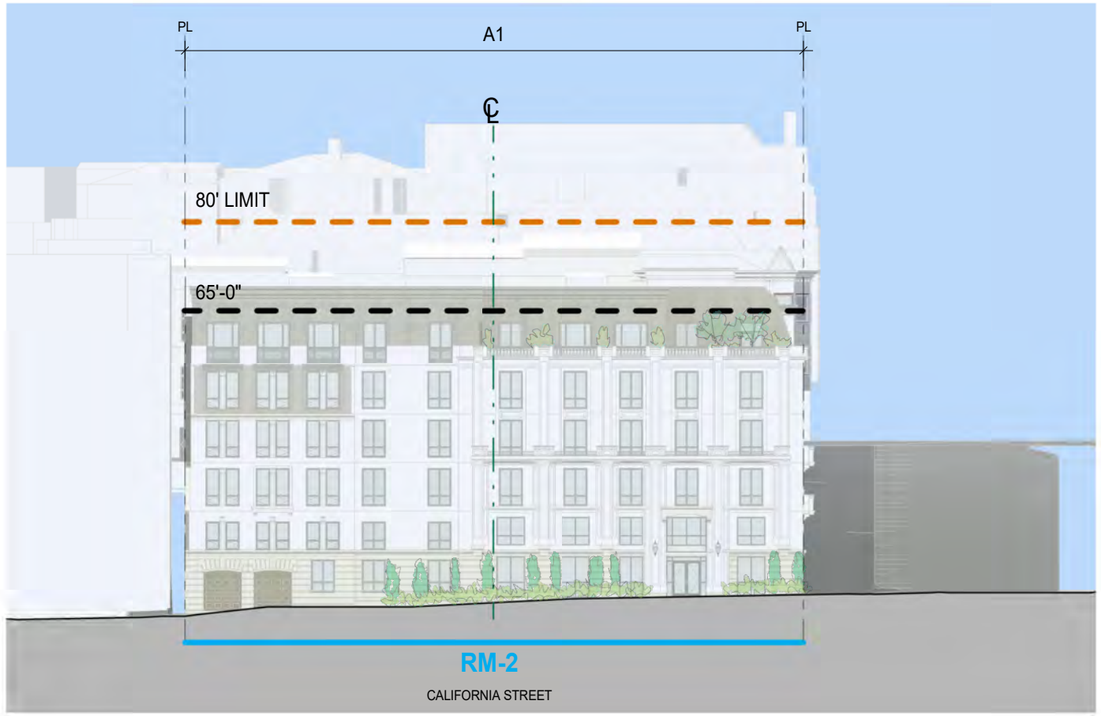

***NOTE**: FOR ALL BLOCK A RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-A.20-22

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
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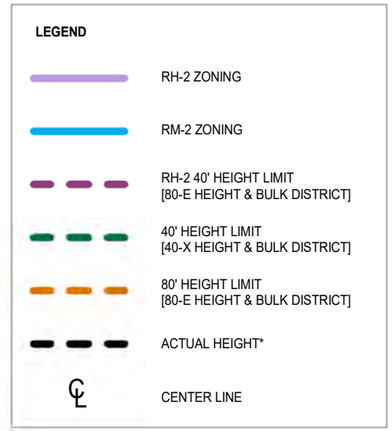
KEY PLAN - CALIFORNIA STREET



0' 32' 64'

1/32"=1'

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CALIFORNIA STREET

BLOCK A BUILDING HEIGHT DIAGRAM

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MARCH 8, 2024

A-A.12

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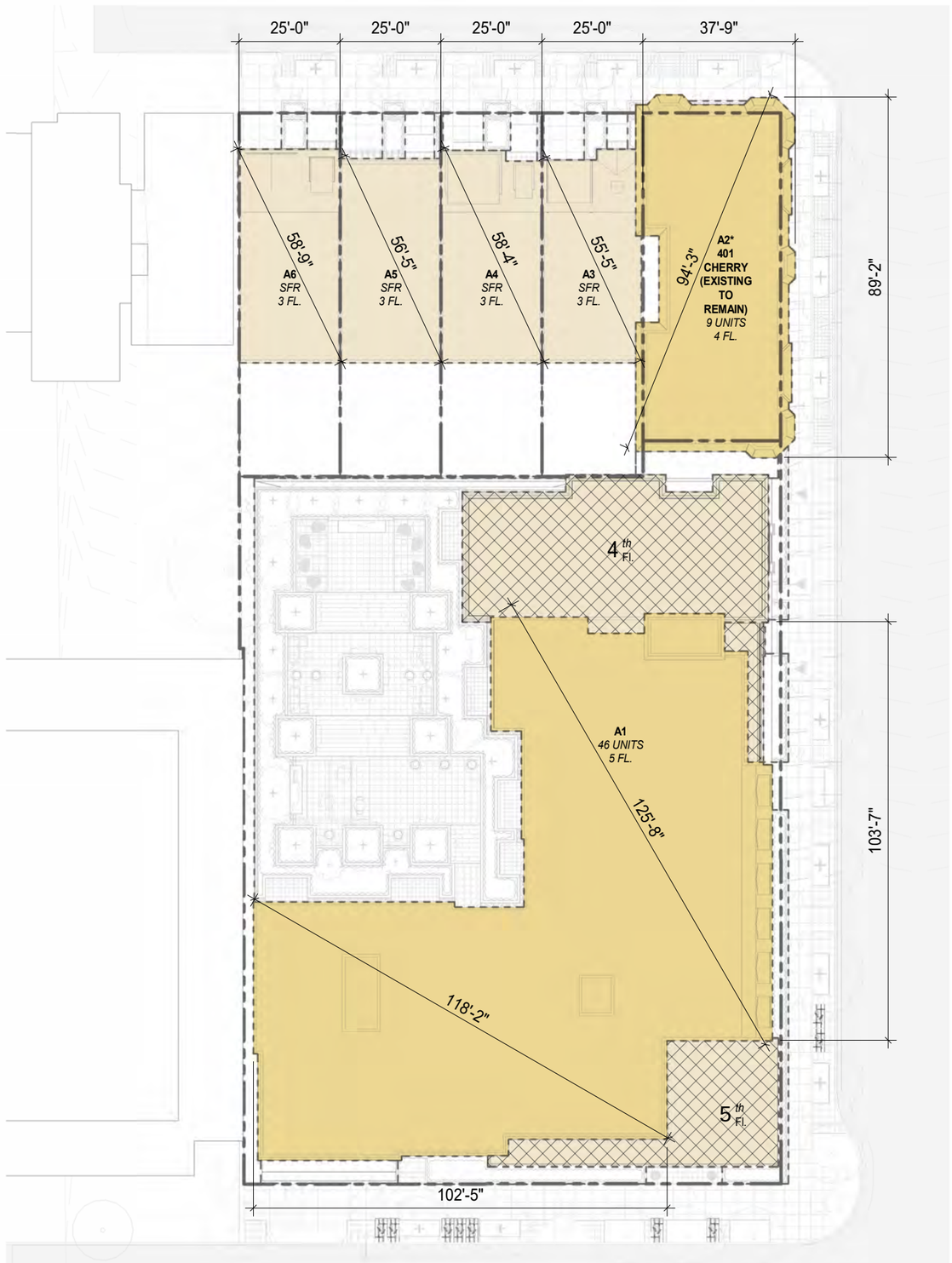
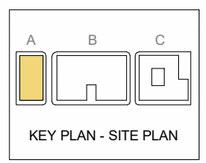
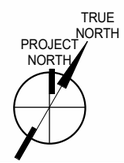
APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 270-2.3.1**: "BULK LIMITS APPLY ABOVE 65-FT HEIGHT, SO THAT MAX. LENGTH IS 110=FT AND MAX. DIAGONAL DIMENSION IS 140-FT.







0' 32' 64'

1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

BULK LIMIT COMPLIANCE DIAGRAM

BLOCK A BULK COMPLIANCE DIAGRAM

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MARCH 8, 2024

A-A.15

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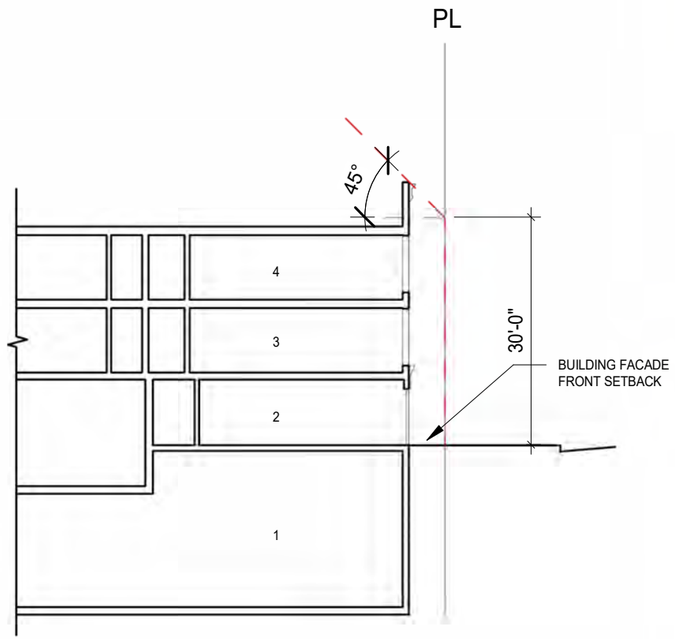
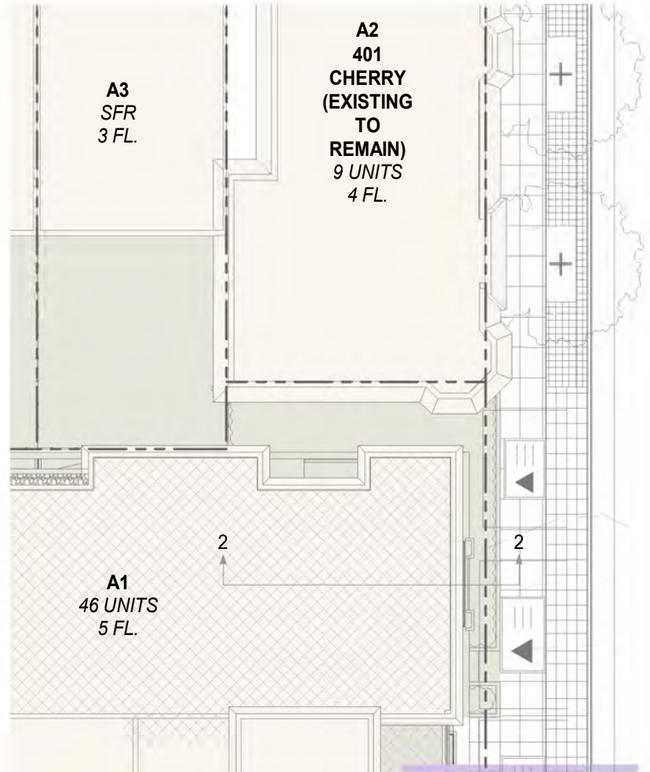
1. EAST ELEVATION

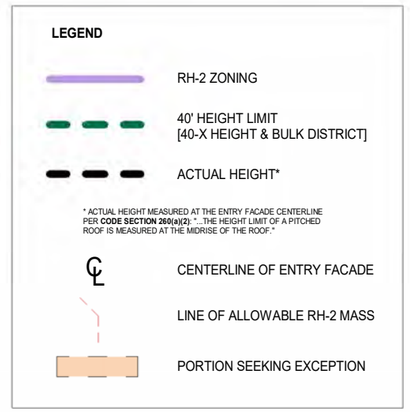


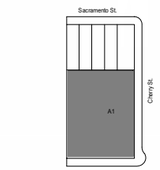
* NOTE: A1 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

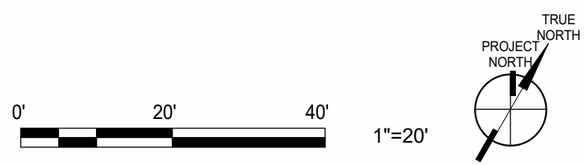
2. E-W SECTION



3. ROOF PLAN
(A1 NE CORNER)







3700 CALIFORNIA STREET SAN FRANCISCO, CA

A1

BLOCK A RH-2 HEIGHT COMPLIANCE

PUD/CU SUBMITTAL
MARCH 8, 2024

A-A.20

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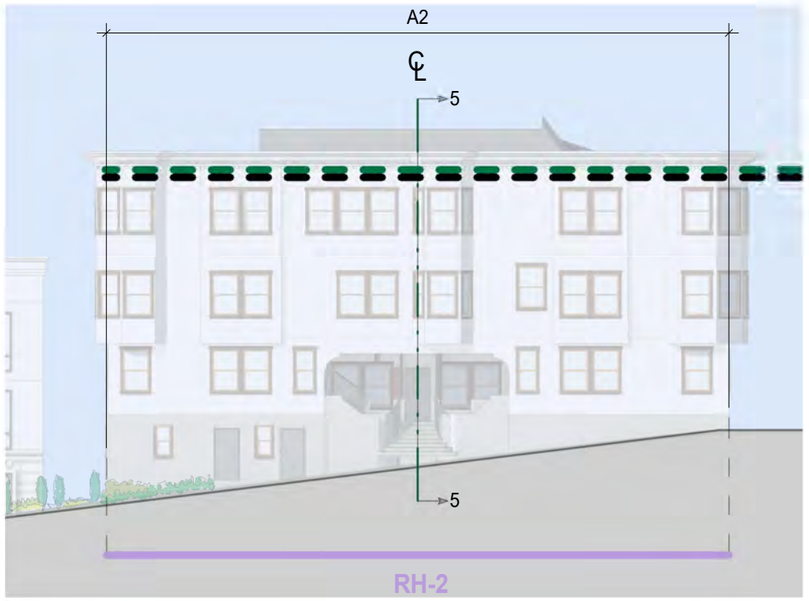
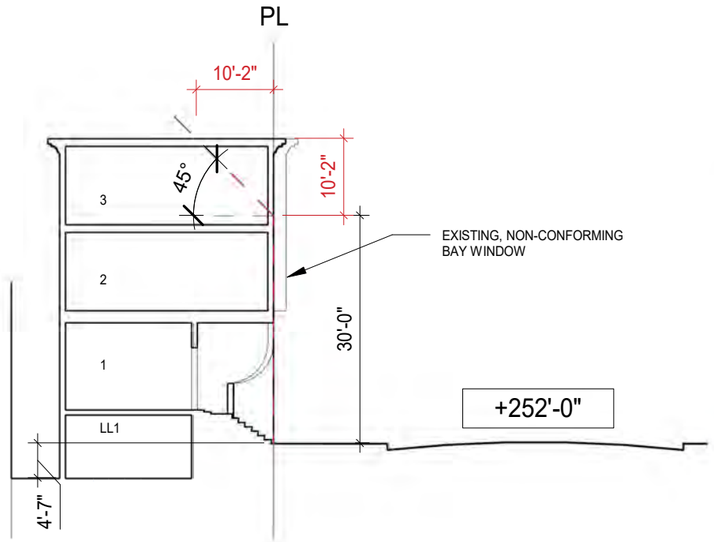
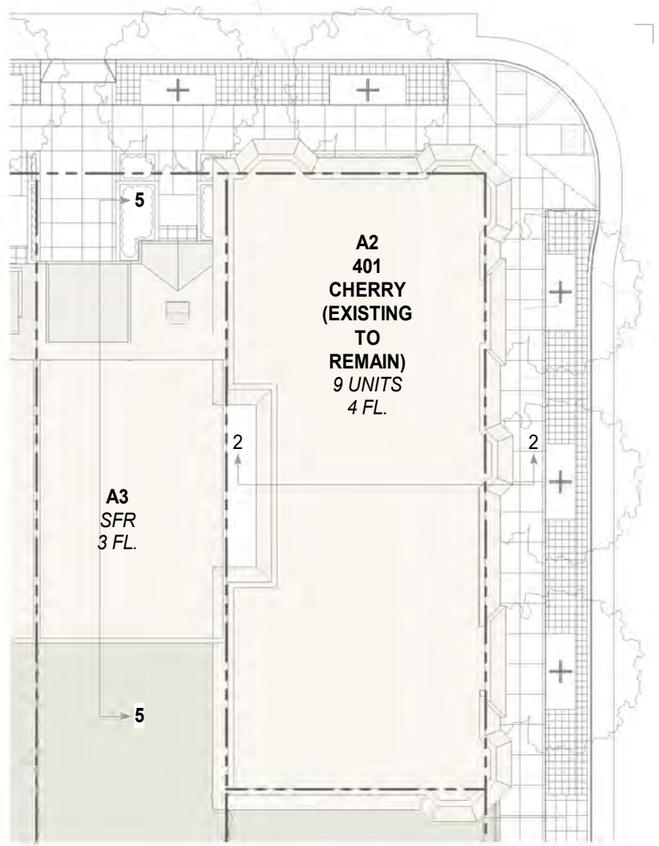


1. EAST ELEVATION



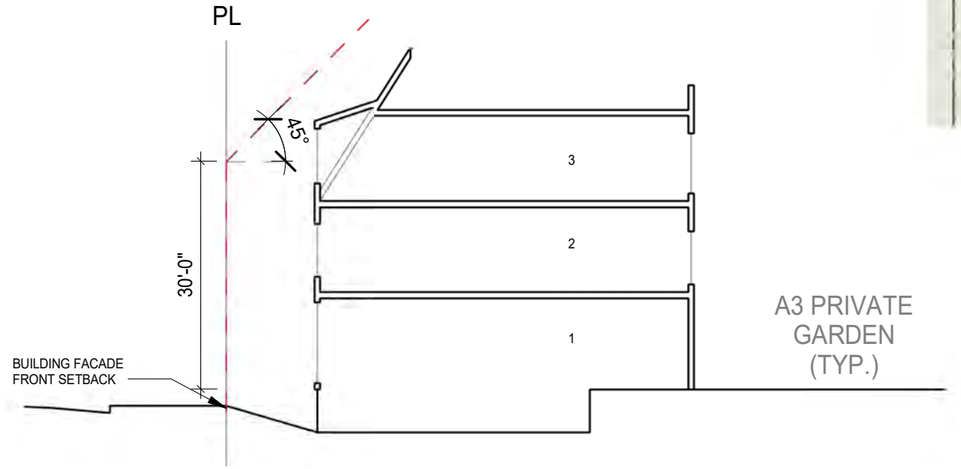
2. E-W SECTION

* NOTE: A2 IS AN EXISTING NON-CONFORMING STRUCTURE THAT EXCEEDS THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE. THE EXTERIOR ENVELOPE WILL NOT BE ALTERED; NO PUD EXCEPTION SOUGHT.



3. ROOF PLAN

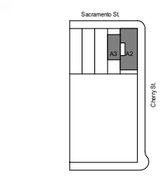
4. NORTH ELEVATION

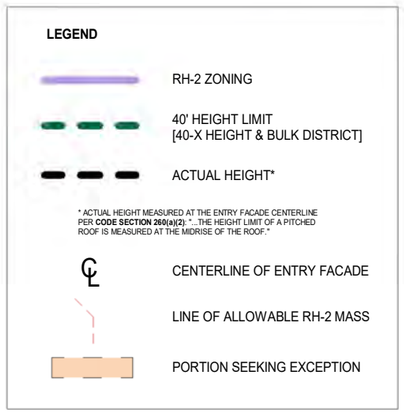


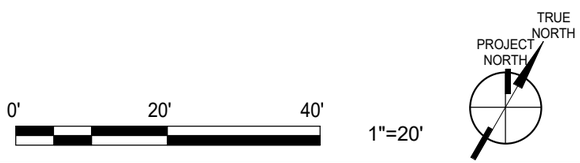
5. N-S SECTION

* NOTE: A3 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE. SEE DORMER EXEMPTION BELOW.

APPLICABLE CODE SECTIONS INCLUDE:
CODE SECTION 260(b) EXEMPTIONS:
(B) DORMER WINDOWS: "THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS..."







3700 CALIFORNIA STREET SAN FRANCISCO, CA

A2 (EXISTING 401 CHERRY), A3 BLOCK A RH-2 HEIGHT COMPLIANCE

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PUD/CU SUBMITTAL
MARCH 8, 2024

A-A.21

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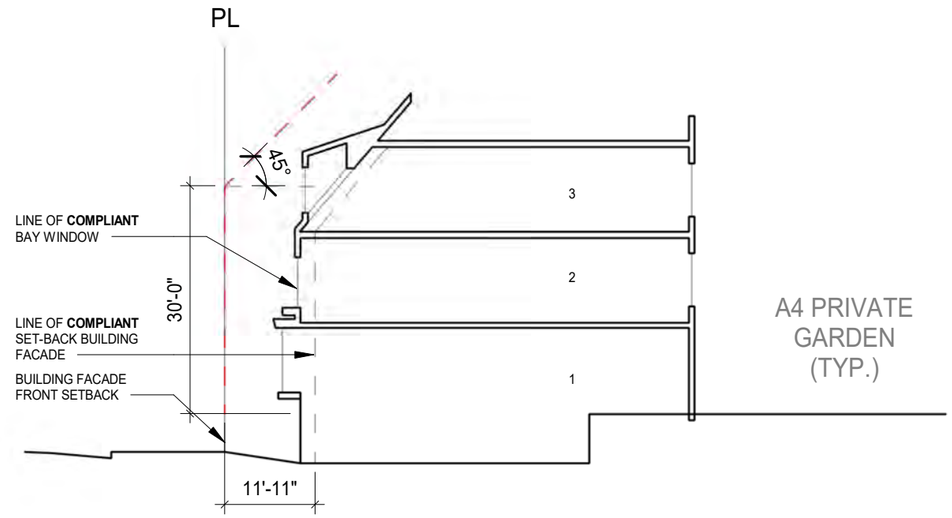
1. NORTH ELEVATION

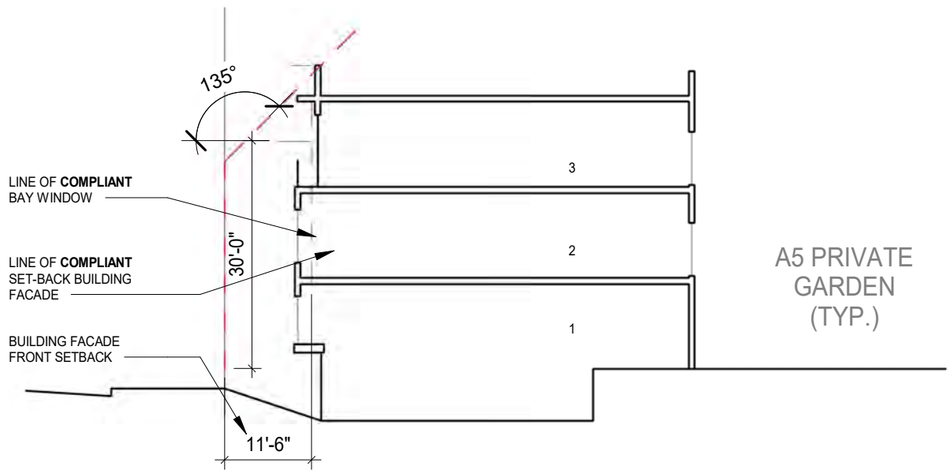


2. N-S SECTION

* NOTE: A4 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE. SEE DORMER EXEMPTION BELOW.

APPLICABLE CODE SECTIONS INCLUDE:
CODE SECTION 260(b) EXEMPTIONS:
(B) DORMER WINDOWS: "THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS..."

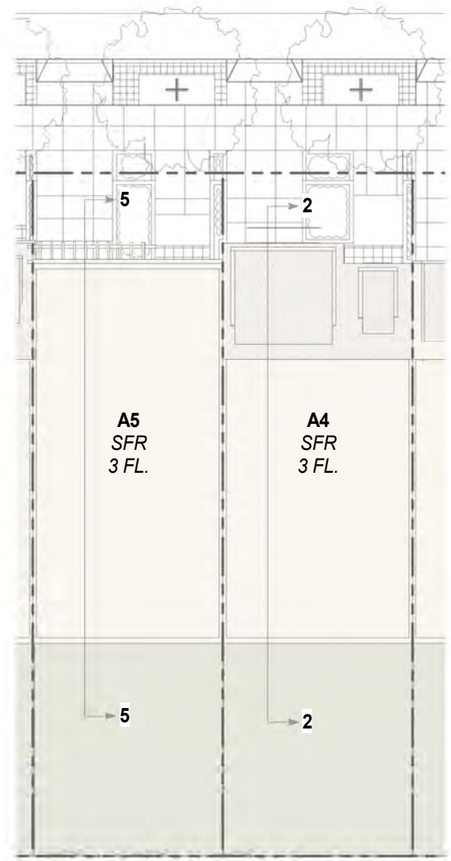
4. NORTH ELEVATION



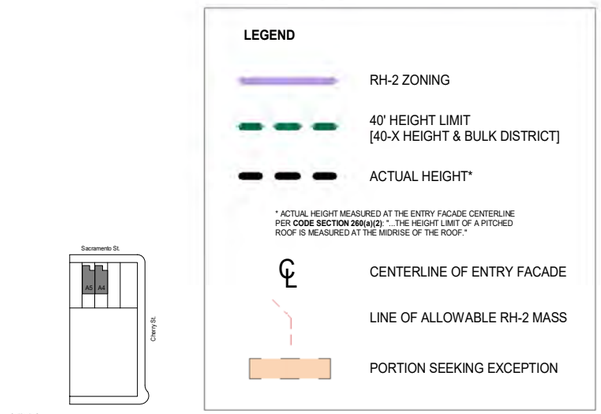
5. N-S SECTION

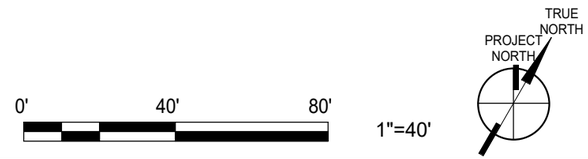
* NOTE: A5 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE. SEE DORMER EXEMPTION BELOW.

APPLICABLE CODE SECTIONS INCLUDE:
CODE SECTION 260(b) EXEMPTIONS:
(B) DORMER WINDOWS: "THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS..."



3. ROOF PLAN





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A4, A5

BLOCK A RH-2 HEIGHT COMPLIANCE

PUD/CU SUBMITTAL
MARCH 8, 2024

A-A.22

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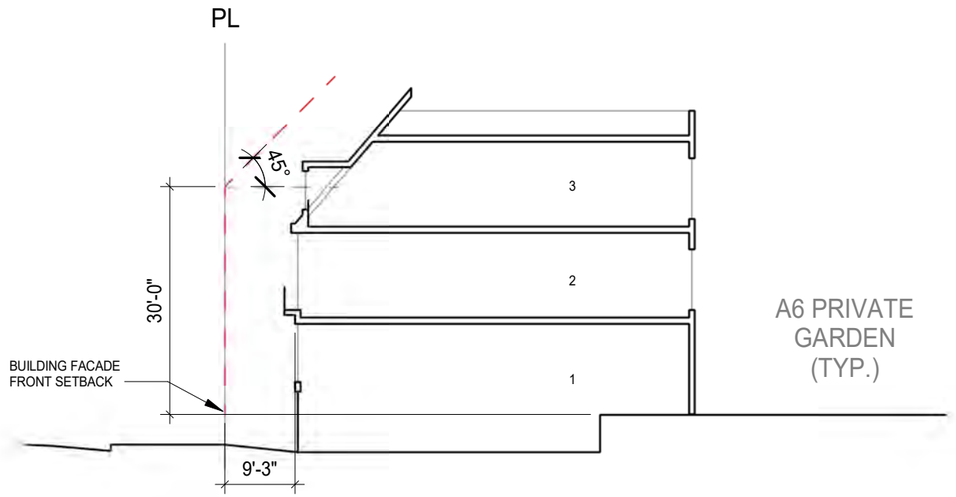
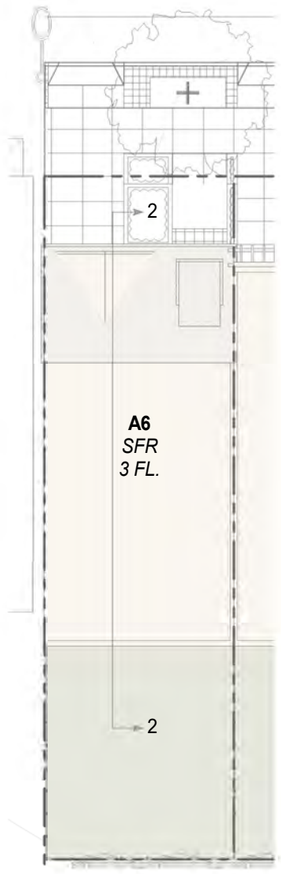
1. NORTH ELEVATION



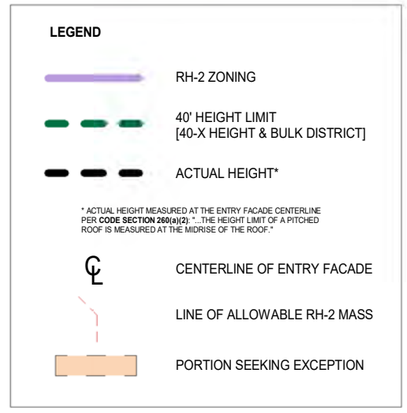
2. N-S SECTION

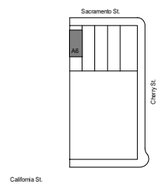


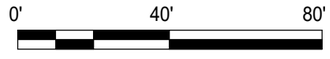
3. ROOF PLAN

* NOTE: A6 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE. SEE DORMER EXEMPTION BELOW.

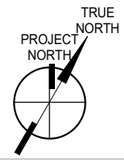
APPLICABLE CODE SECTIONS INCLUDE:
CODE SECTION 260(b) EXEMPTIONS:
(B) DORMER WINDOWS: "THIS EXEMPTION SHALL BE LIMITED TO THE TOP 10 FEET OF SUCH FEATURES WHERE THE HEIGHT LIMIT IS 65 FEET OR LESS..."







1"=40'



3700 CALIFORNIA STREET SAN FRANCISCO, CA

A6

BLOCK A RH-2 HEIGHT COMPLIANCE

PUD/CU SUBMITTAL
MARCH 8, 2024

A-A.23

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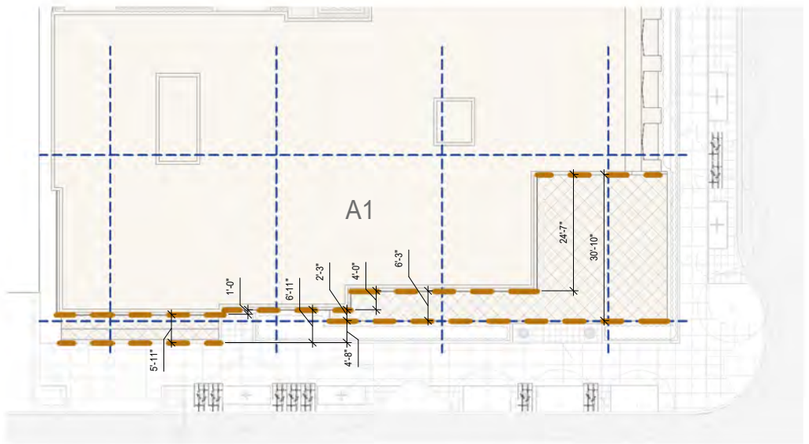
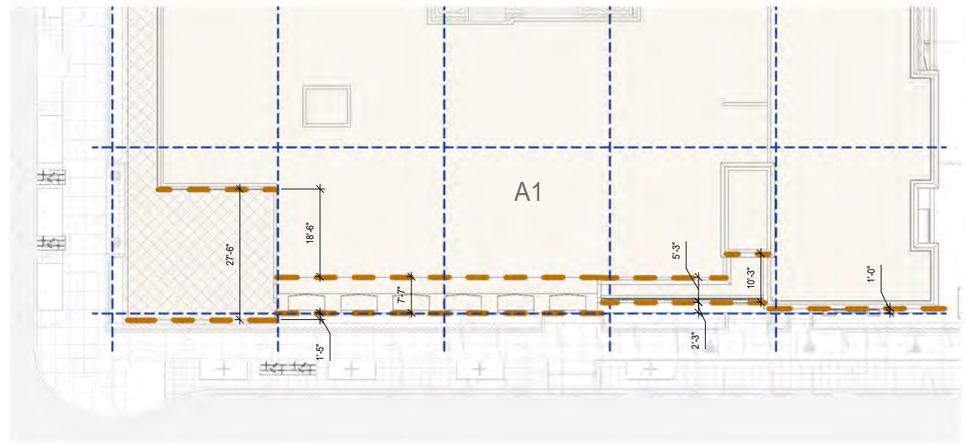
1. SOUTH ELEVATION (SUBJECT TO PUD EXCEPTION)

3. EAST ELEVATION (SUBJECT TO PUD EXCEPTION)



2. PLAN AT CALIFORNIA STREET



4. PLAN AT CHERRY STREET

NOTE: A1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1** (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAMS 1 AND 3)

NOTE: PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL

KEY PLAN - CALIFORNIA / CHERRY ST

LEGEND

- BUILDING SETBACKS
- 35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)
- ARCHITECTURAL FEATURES
  - JULIETTE BALCONIES
  - PILASTERS
  - PEDESTRIAN ENTRIES TO DWELLINGS*

***CODE SECTION 144(1)**: "AS AN ALTERNATIVE [...] A MINIMUM OF 1 PEDESTRIAN ENTRANCE SERVING A UNIT OR UNITS WITHIN EACH PORTION OF THE FRONT OF THE BUILDING THAT HAS A FULL WIDTH OF 25FT"

32' 64' 1/32"=1'

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BLOCK A RM-2 FACADE MODULATION

PUD/CU SUBMITTAL
MARCH 8, 2024

A-A.30

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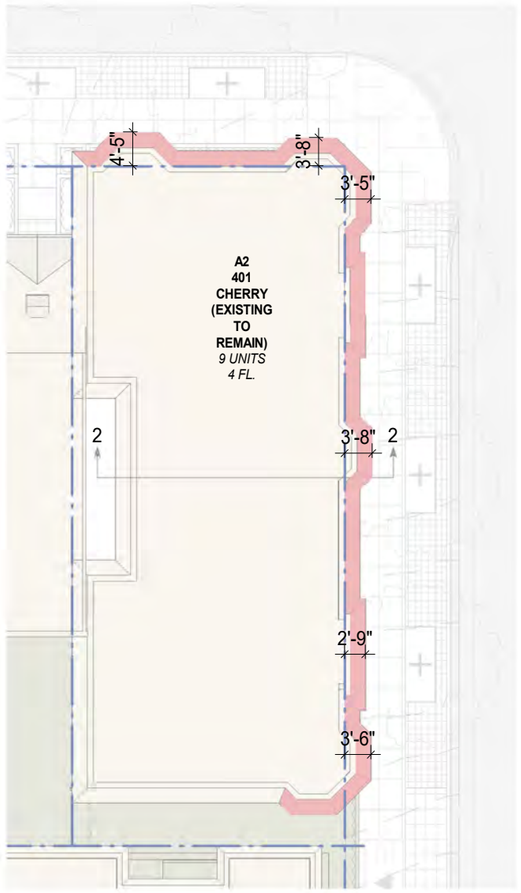
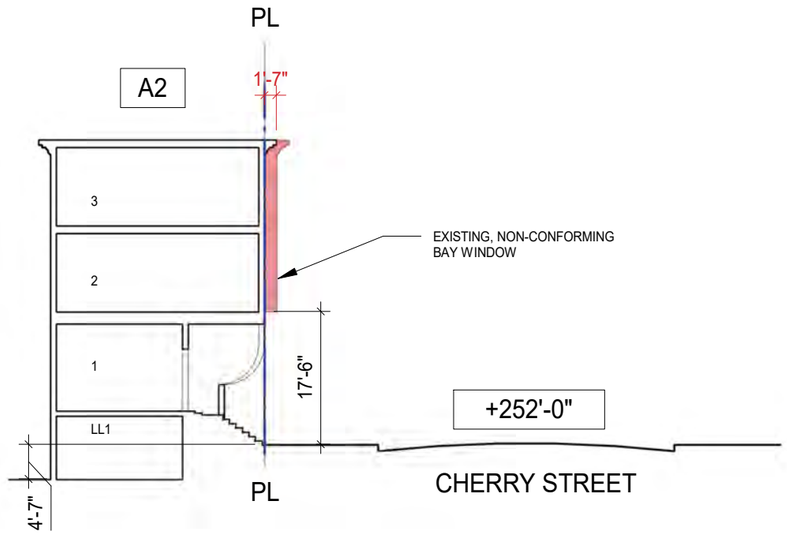
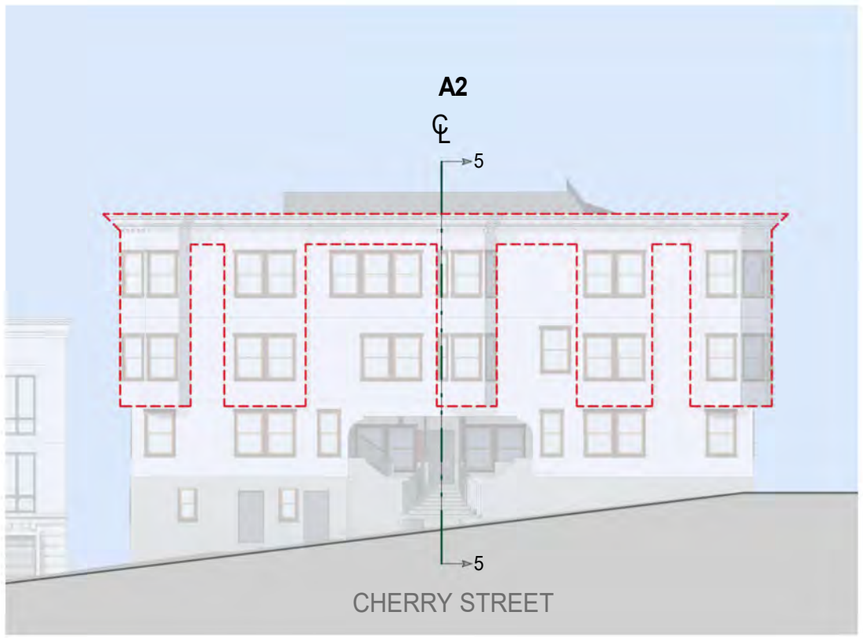


1. ROOF PLAN



2. E-W SECTION



3. EAST ELEVATION

NOTE: A2 IS AN EXISTING NON-CONFORMING STRUCTURE THAT EXCEEDS THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 136. THE EXTERIOR ENVELOPE WILL NOT BE ALTERED; NO PUD EXCEPTION SOUGHT.

KEY PLAN - SACRAMENTO STREET

LEGEND

PROPERTY LINE

PROJECTIONS

EXISTING NON-CONFORMING BAY WINDOW & CORNICE

0' 20' 40' 1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

A2 (EXISTING 401 CHERRY)

BLOCK A PROJECTIONS OVER STREET

PUD/CU SUBMITTAL
MARCH 8, 2024

A-A.35

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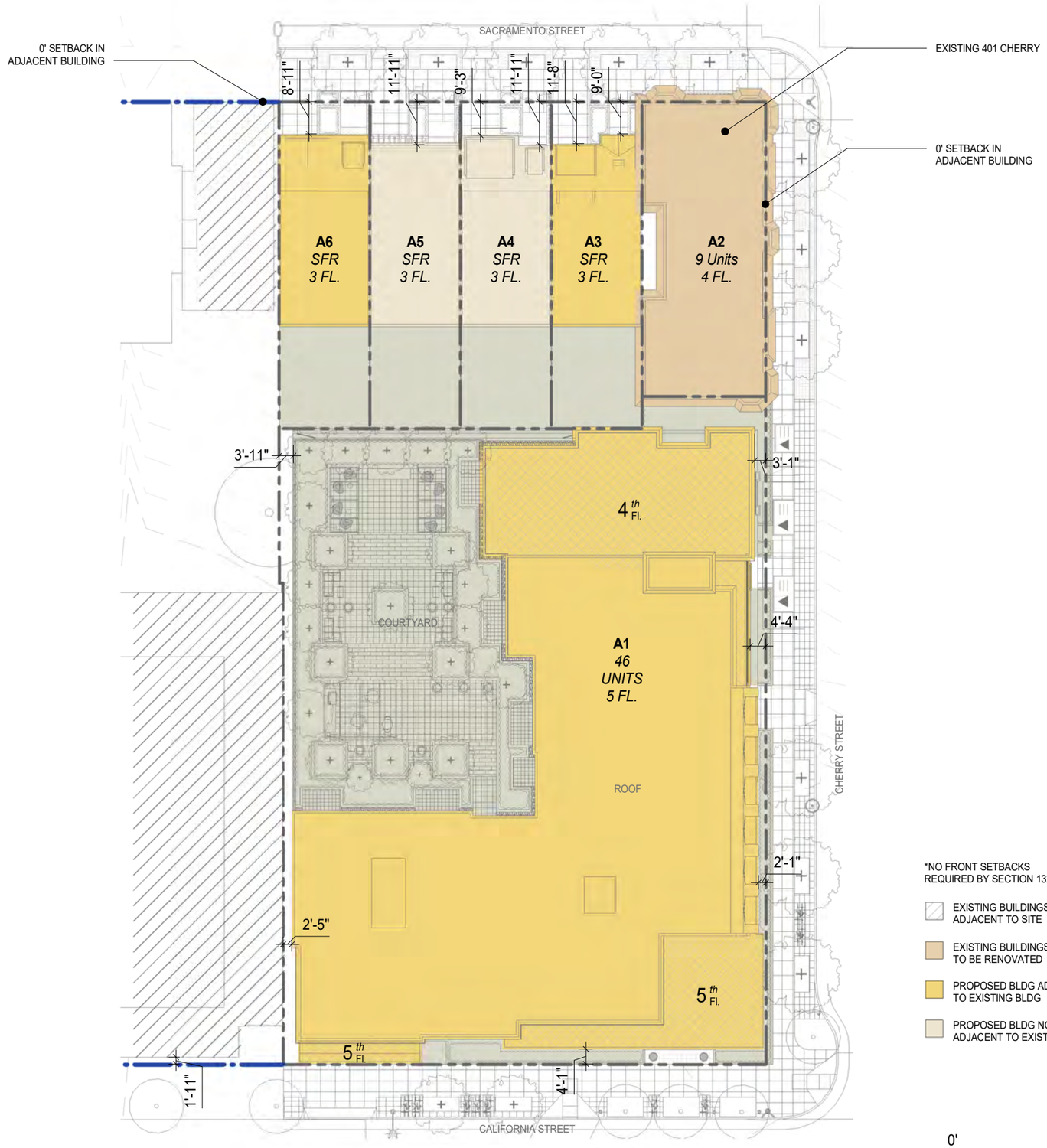
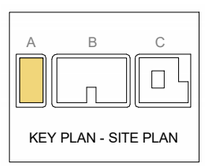
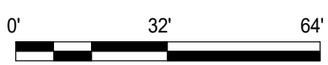


*NO FRONT SETBACKS REQUIRED BY SECTION 132

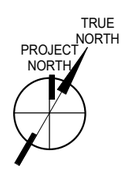
- EXISTING BUILDINGS ADJACENT TO SITE
- EXISTING BUILDINGS TO BE RENOVATED
- PROPOSED BLDG ADJACENT TO EXISTING BLDG
- PROPOSED BLDG NOT ADJACENT TO EXISTING BLDG

NOTE:
TERRACES ARE LABELED WITH OCCUPIED FLOOR LEVEL. EX: 5th Fl.





1/32"=1'



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FRONT SETBACKS

BLOCK A FRONT SETBACKS

PUD/CU SUBMITTAL
MARCH 8, 2024

A-A.40

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A1

LOT AREA: **23,616 SF**

SEC. 134(c)(4)(A) REQUIRED REAR YARD DEPTH *25%*
PROPOSED REAR YARD DEPTH: 33.6%
DELTA Δ: **(+8.6%)**

A2*

LOT AREA: **2,795 SF**

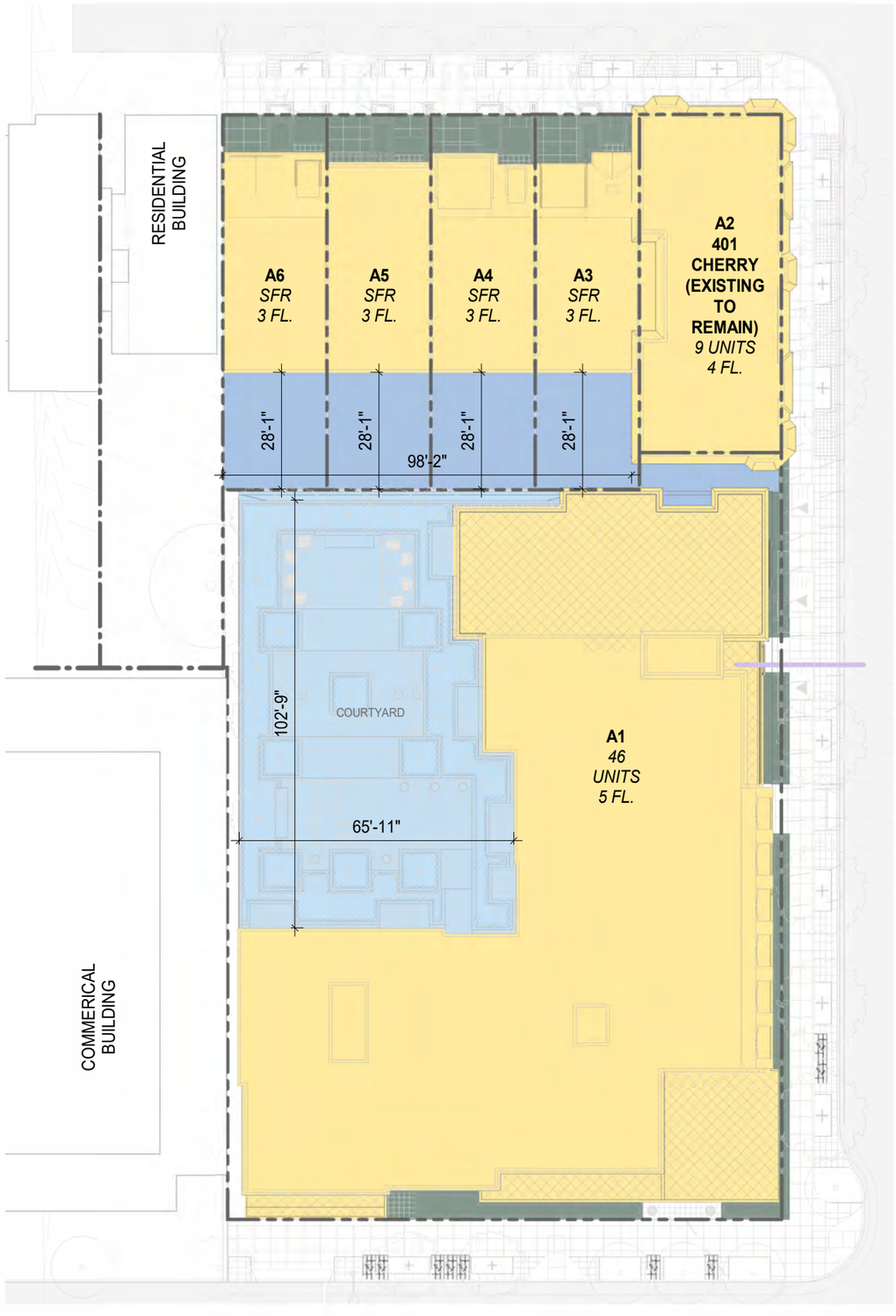
REQUIRED REAR YARD DEPTH *45%*
EXISTING REAR YARD DEPTH: 0%
DELTA Δ: **(45%)**

*EXISTING NON-CONFORMING STRUCTURE; EXTERIOR ENVELOPE WILL NOT BE ALTERED.

A3

LOT AREA: **2,250 SF**

REQUIRED REAR YARD DEPTH *25%*
PROPOSED REAR YARD DEPTH: 31%
DELTA Δ: **(+6%)**



A4

LOT AREA: **2,250 SF**

REQUIRED REAR YARD DEPTH *45%*
PROPOSED REAR YARD DEPTH: 31%
DELTA Δ: **(14%)**

A5

LOT AREA: **2,250 SF**

REQUIRED REAR YARD DEPTH *45%*
PROPOSED REAR YARD DEPTH: 31%
DELTA Δ: **(14%)**

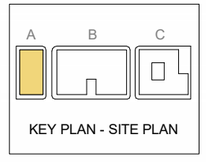
A6

2,250 SF

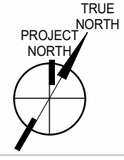
SEC. 134(c)(1) AVERAGED REQUIRED REAR YARD DEPTH *45%*
PROPOSED REAR YARD DEPTH: 31%
DELTA Δ: **(14%)**

LEGEND

- LOT COVERAGE
- OPEN SPACE: FEE-SIMPLE REAR YARD
- OPEN SPACE: REAR YARD
- OPEN SPACE: OTHER (FRONT YARD, ETC.)



1/32"=1'



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BLOCK A REAR SETBACKS & SECTION 134

PUD/CU SUBMITTAL
MARCH 8, 2024

A-A.45

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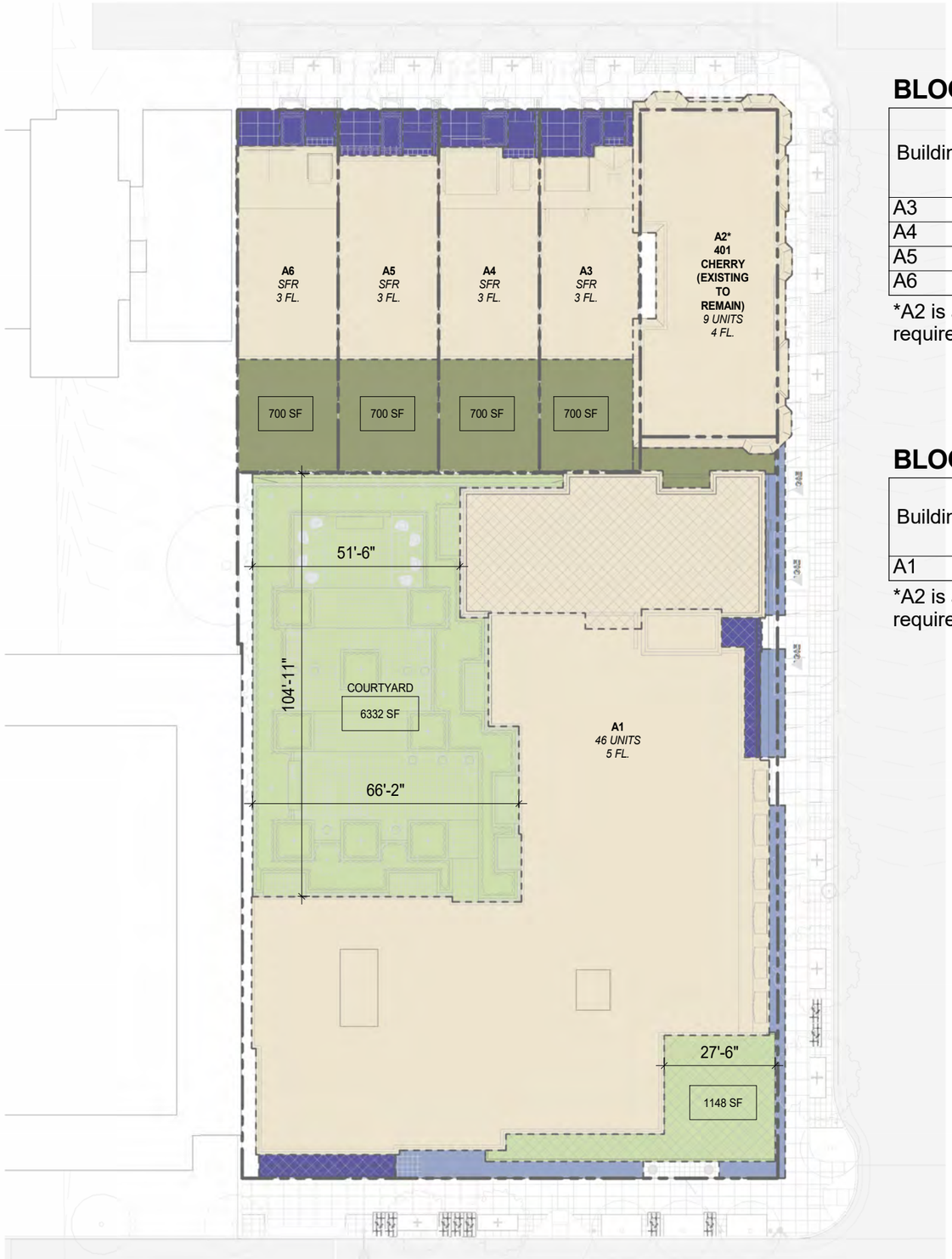


NOTES:
1. CONFIGURATION OF ROOF TOP AREAS NOT YET COMPLETED AND TO BE PROVIDED LATER. ROOF TOP AREAS MAY INCLUDE ANY OF THE FOLLOWING: PRIVATE OR COMMON RESIDENTIAL OPEN SPACE (PURSUANT TO PL. CODE SEC. 135), SOLAR AREAS (PURSUANT TO SF BETTER ROOF ORDINANCE; PL. CODE SEC. 149), AND LIVING ROOF AREAS (PURSUANT TO SF GREEN BUILDING CODE), OR SOME COMBINATION OF ANY/ALL OF THE ABOVE.

2. ROOF TOP MECHANICAL EQUIPMENT AND/OR OTHER SIMILAR FEATURE WILL BE ENCLOSED AND/OR SCREENED IN COMPLIANCE WITH PL. CODE SEC. 141 REQUIREMENTS.

3. CODE-COMPLIANT COMMON OPEN SPACES COMPLY WITH ALL DIMENSIONAL REQUIREMENTS.

LEGEND

- CODE-COMPLIANT COMMON OPEN SPACE
- CODE-COMPLIANT PRIVATE OPEN SPACE
- ADDITIONAL COMMON OPEN SPACE*
- ADDITIONAL PRIVATE OPEN SPACE*

*OPEN SPACE THAT DOES NOT MEET THE DIMENSIONAL REQUIREMENTS TO BE CODE-COMPLIANT AND IS NOT INCLUDED IN OPEN SPACE CALCULATIONS. IT REPRESENTS ADDITIONAL COMMON OPEN SPACE AREAS.

BLOCK A: PRIVATE OPEN SPACE

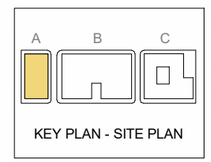
Building	Zoning	# Units	Required SF per Unit	Total Required SF per Building	Total Provided SF per Building
A3	RH-2	1	125	125	700
A4	RH-2	1	125	125	700
A5	RH-2	1	125	125	700
A6	RH-2	1	125	125	700

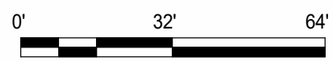
*A2 is an existing non-conforming building with respect to OS requirements, and will not be changed.

BLOCK A: COMMON OPEN SPACE

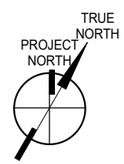
Building	Zoning	# Units	Required per Unit	Total Required SF per Building	Total Provided SF per Building
A1	RM-2	46	106	4894	7480

*A2 is an existing non-conforming building with respect to OS requirements, and will not be changed.





1/32"=1'



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BLOCK A OPEN SPACE

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MARCH 8, 2024

A-A.46

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PARKING LEVEL
INDEPENDENT PARKING SPACES:
LEVEL 1: 29
LEVEL 2: 22
TOTAL SURFACE: 51
TOTAL: 58 PARKING STALLS
(INCLUDES 4 ADA STALLS, 2 FUTURE RESIDENT STALLS & 1 LOADING STALL)

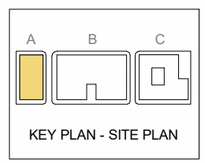
Layout and floor level spot elevation to be determined

BICYCLE PARKING
46 Class 1 bicycle spaces

BICYCLE REPAIR STATION

NOTE: NOT ALL BUILDINGS HAVE GUEST AND CAR SHARE PARKING

- PARKING
- ADA PARKING
- EV ADA PARKING
- GUEST PARKING
- EV PARKING
- BICYCLE PARKING
- CAR SHARE
- LOADING
- BUILDING
- FUTURE RESIDENT PARKING SPACE



KEY PLAN - SITE PLAN

TRUE NORTH
PROJECT NORTH

0' 32' 64'
1/32"=1'

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GROUND FLOOR LEVEL
BLOCK A PARKING DIAGRAM

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A-A.50

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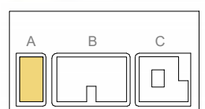
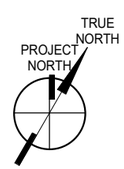
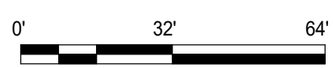
NOTE: NOT ALL BUILDINGS HAVE GUEST AND CAR SHARE PARKING

- PARKING
- ADA PARKING
- EV ADA PARKING
- GUEST PARKING
- EV PARKING
- BICYCLE PARKING
- CAR SHARE
- LOADING
- BUILDING
- FUTURE RESIDENT PARKING SPACE



KEY PLAN - SITE PLAN





1/32"=1'

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LEVEL 2

BLOCK A PARKING DIAGRAM

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A-A.51

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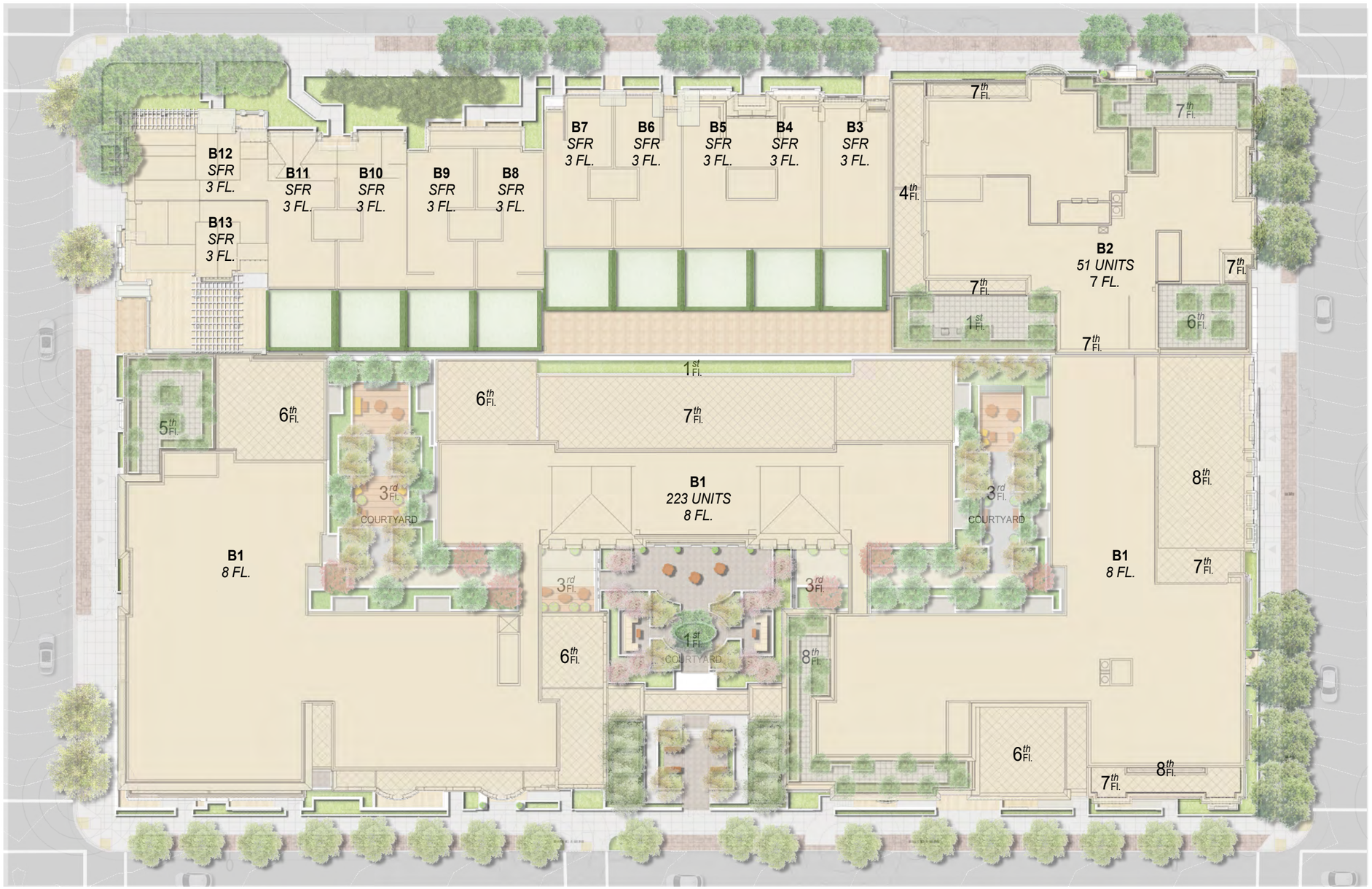
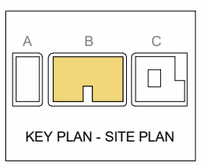


NOTE:
TERRACES ARE LABELED WITH OCCUPIED FLOOR LEVEL. EX: 3rd Fl.



KEY PLAN - SITE PLAN

TRUE NORTH
PROJECT NORTH

0' 32' 64'

1/32"=1'

BLOCK B

BLOCK B TITLE SHEET

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A-B.00

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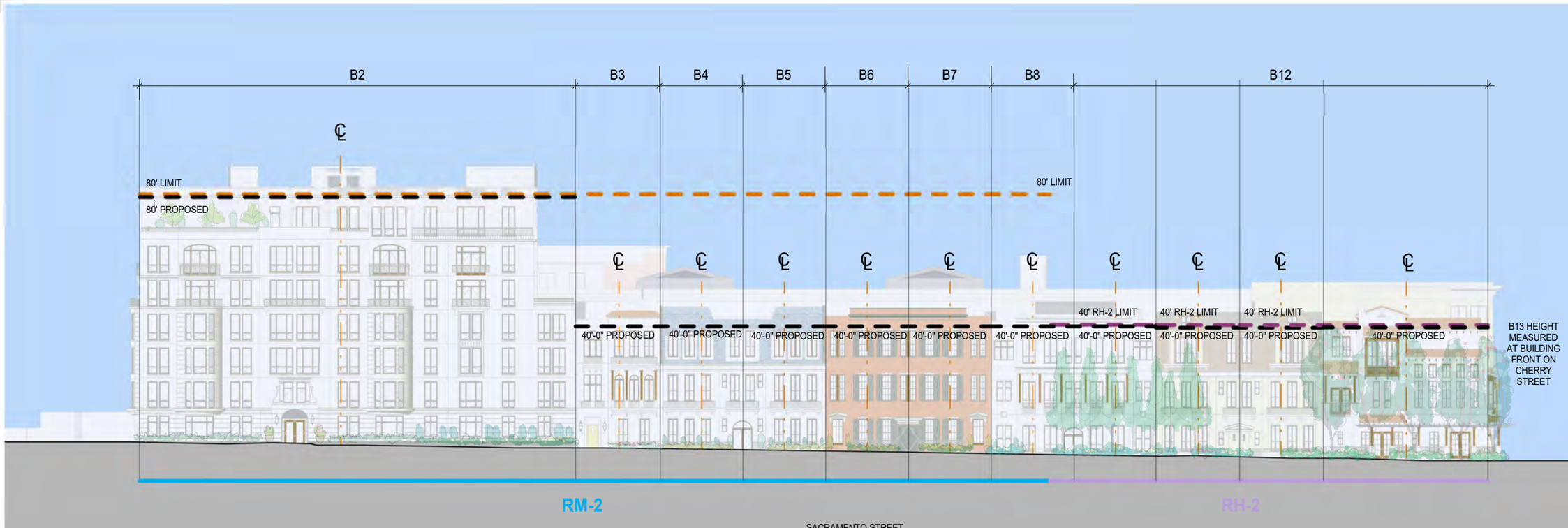
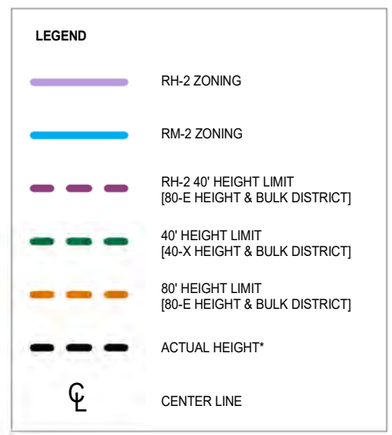


***NOTE:** FOR ALL BLOCK B RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-B.20-30

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
- PER **SECTION 260(b)**: CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER SECTION **260(b)(1)(B)**: ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65' , EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.

KEY PLAN - SACRAMENTO STREET



0' 32' 64' 1/32"=1'

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SACRAMENTO STREET

BLOCK B BUILDING HEIGHT DIAGRAM

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MARCH 8, 2024

A-B.10

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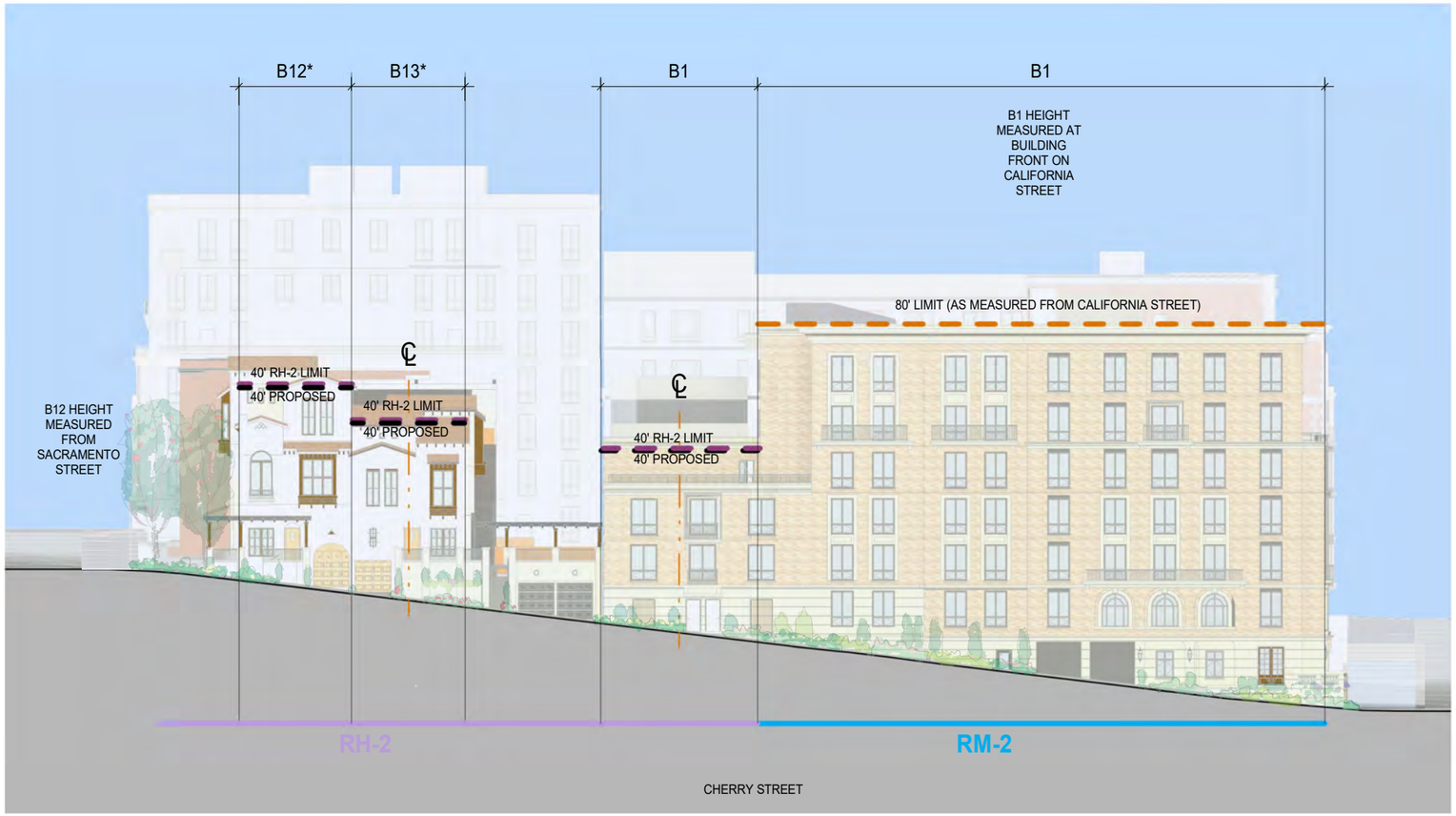

***NOTE**: FOR ALL BLOCK B RH-2 HEIGHT DIAGRAMS, REFER TO PAGES A-B.20-30

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
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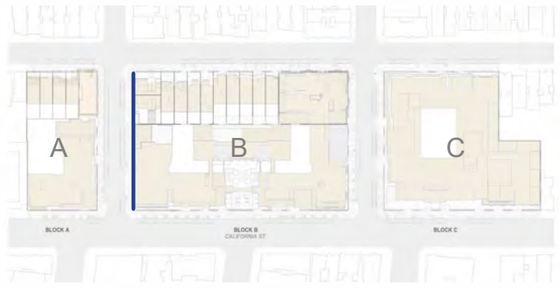
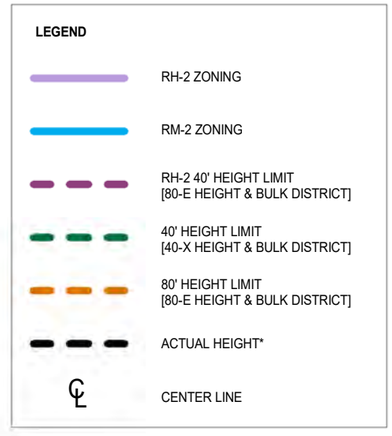


KEY PLAN - CHERRY STREET



0' 32' 64'

1/32"=1'

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CHERRY STREET

BLOCK B BUILDING HEIGHT DIAGRAM

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A-B.11

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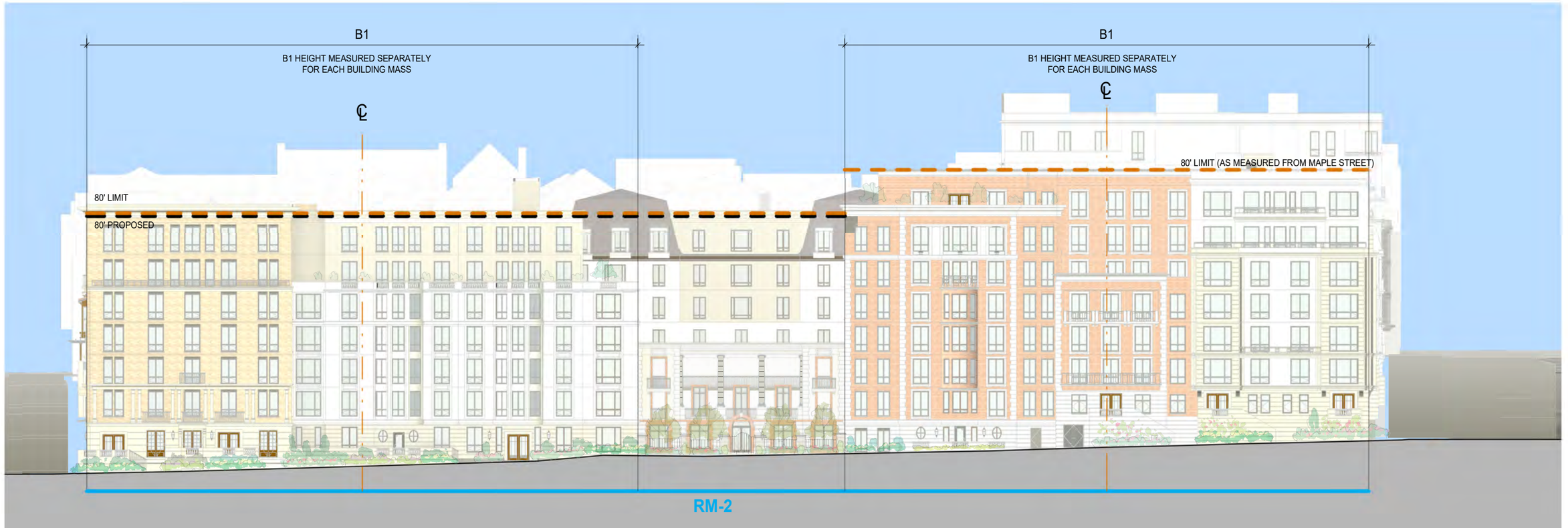

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
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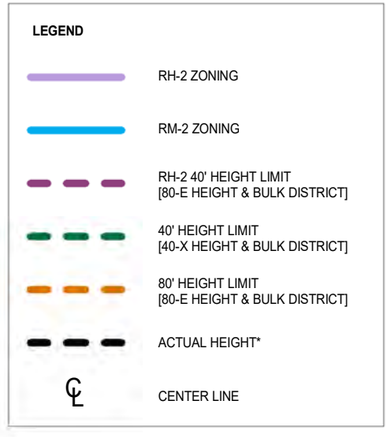
KEY PLAN - CALIFORNIA STREET



0' 32' 64'
1/32"=1'

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CALIFORNIA STREET
BLOCK B BUILDING HEIGHT DIAGRAM

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MARCH 8, 2024

A-B.12

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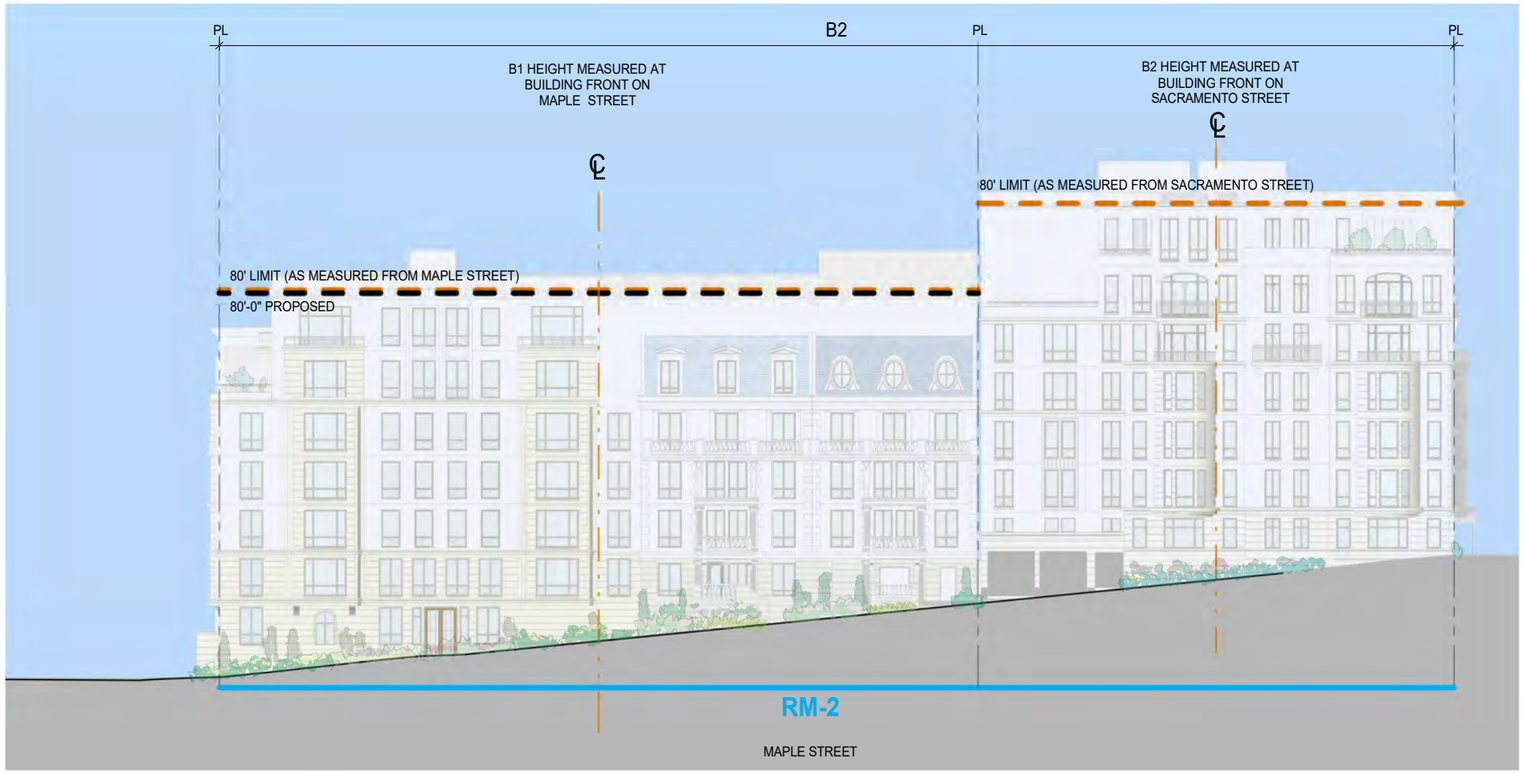

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB-SECTION (b).
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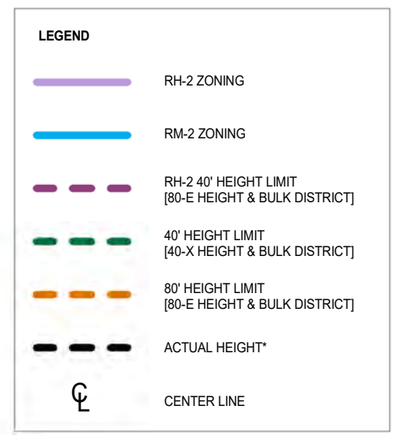
KEY PLAN - MAPLE STREET



0' 32' 64'

1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

MAPLE STREET

BLOCK B BUILDING HEIGHT DIAGRAM

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MARCH 8, 2024

A-B.13

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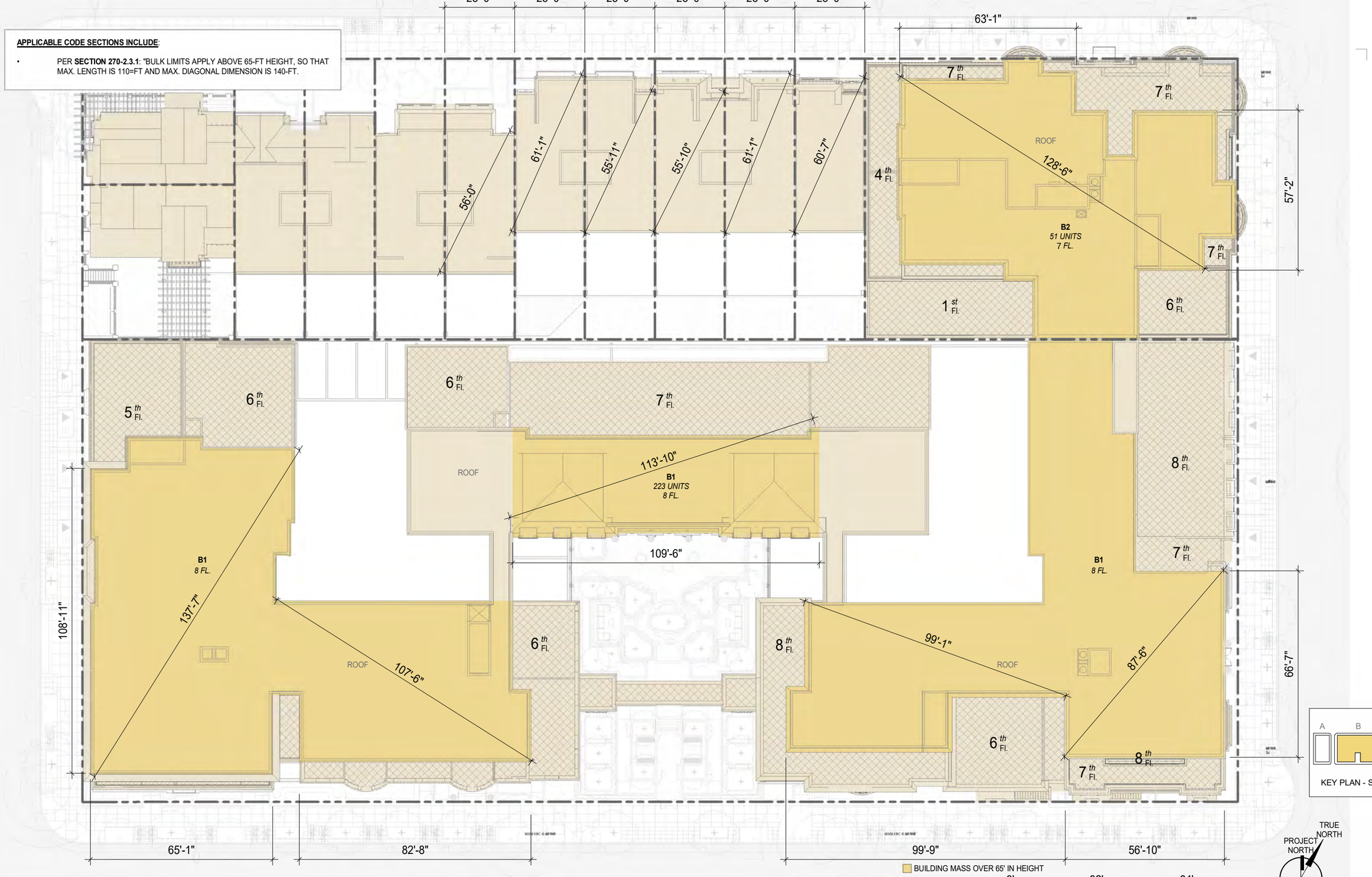
APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 270-2.3.1**: "BULK LIMITS APPLY ABOVE 65-FT HEIGHT, SO THAT MAX. LENGTH IS 110=FT AND MAX. DIAGONAL DIMENSION IS 140-FT.



3700 CALIFORNIA STREET SAN FRANCISCO, CA

BULK LIMIT COMPLIANCE DIAGRAM

BLOCK B BULK COMPLIANCE DIAGRAM

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MARCH 8, 2024

A-B.15

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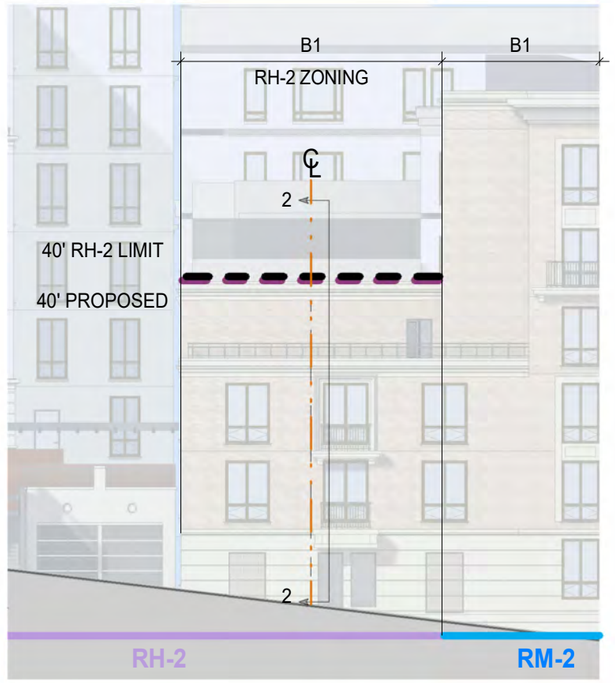
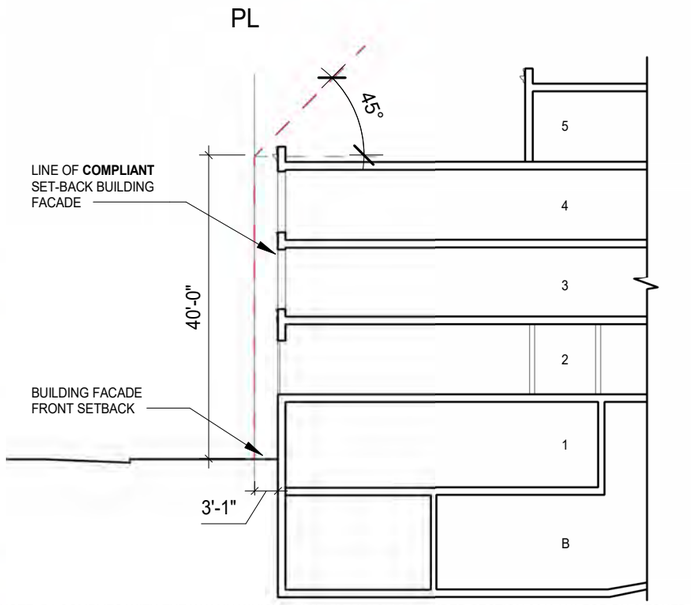
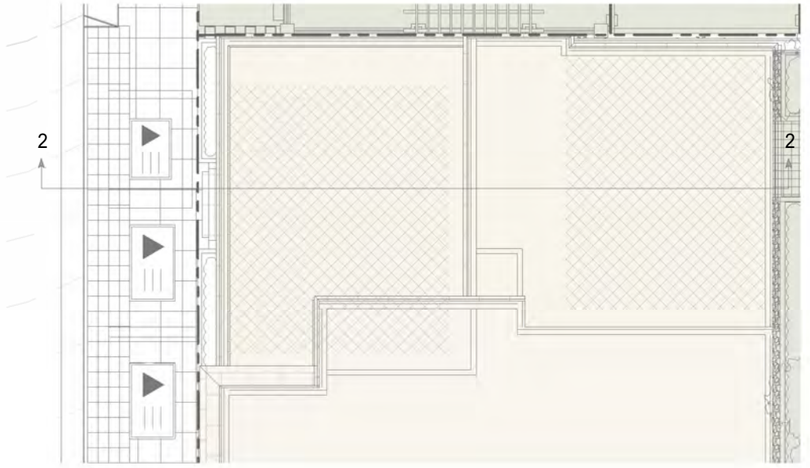


1. **WEST** ELEVATION

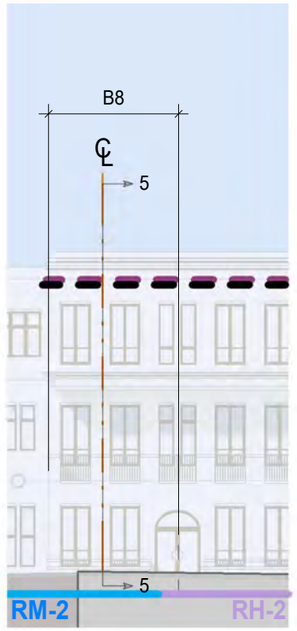


* NOTE: B1 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

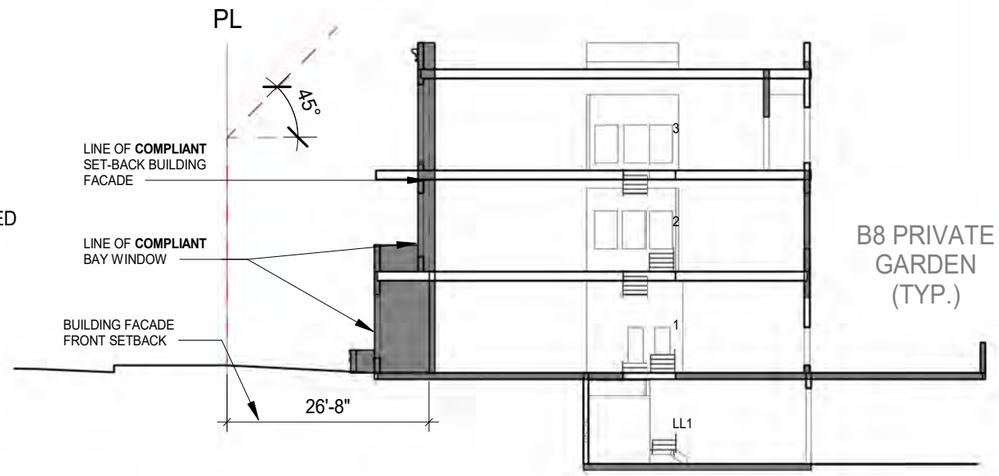
2. E-W SECTION AA



3. B1 ROOF PLAN (NW CORNER)

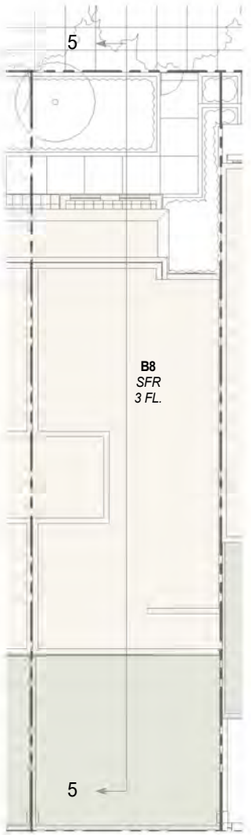


4. NORTH ELEVATION

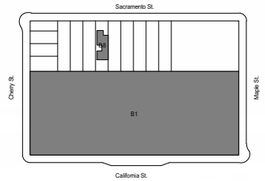


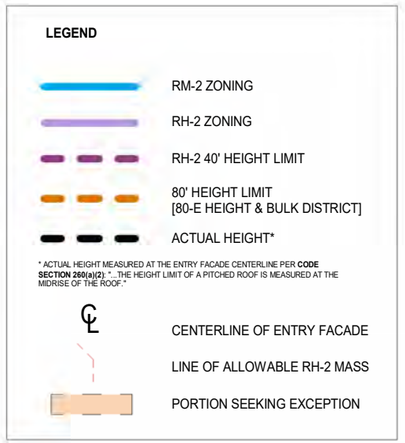
* NOTE: B8 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

5. N-S SECTION AA



6. B8 ROOF PLAN





0' 20' 40' 1"=20'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

B1, B8

BLOCK B HEIGHT COMPLIANCE

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MARCH 8, 2024

A-B.20

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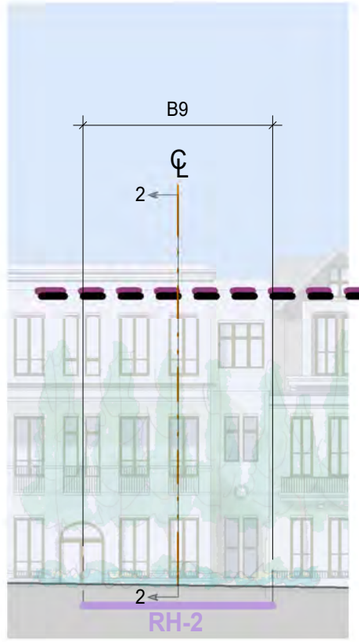
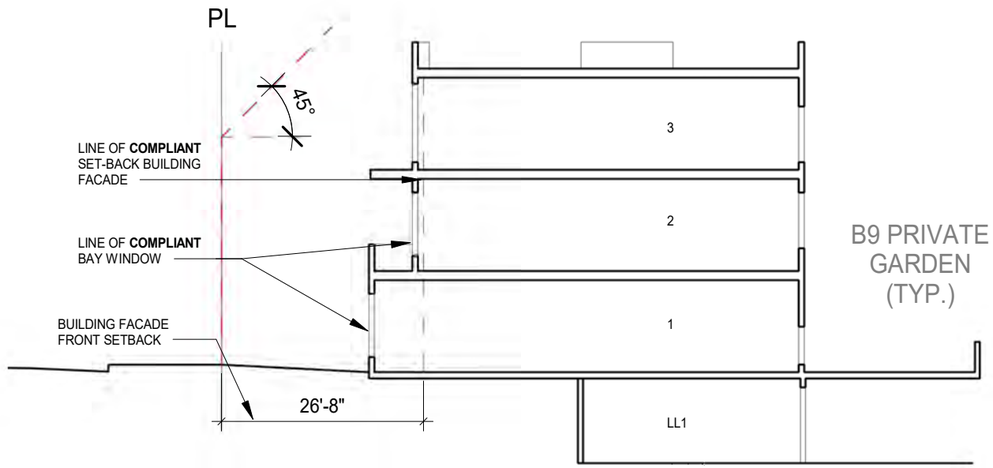
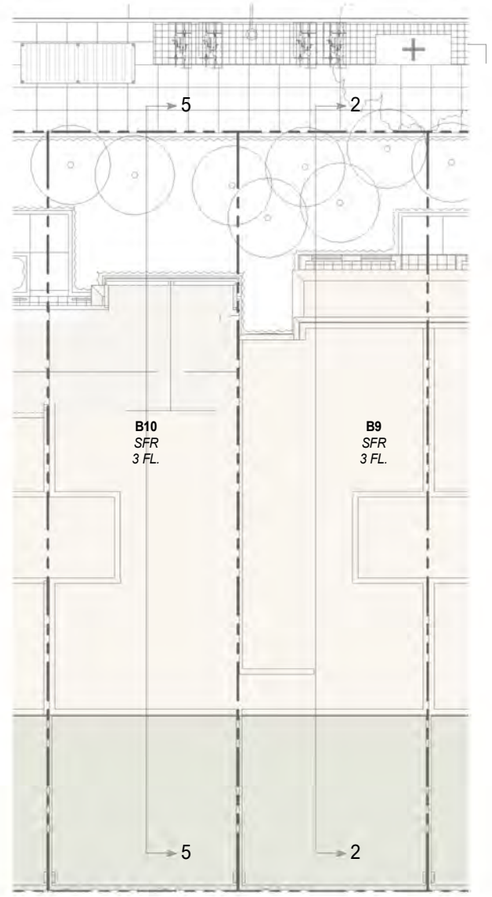


1. NORTH ELEVATION

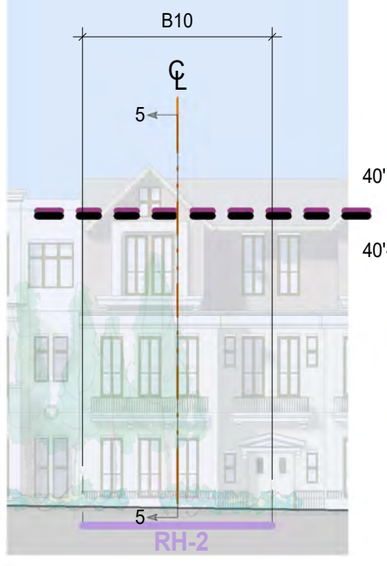


* NOTE: B9 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

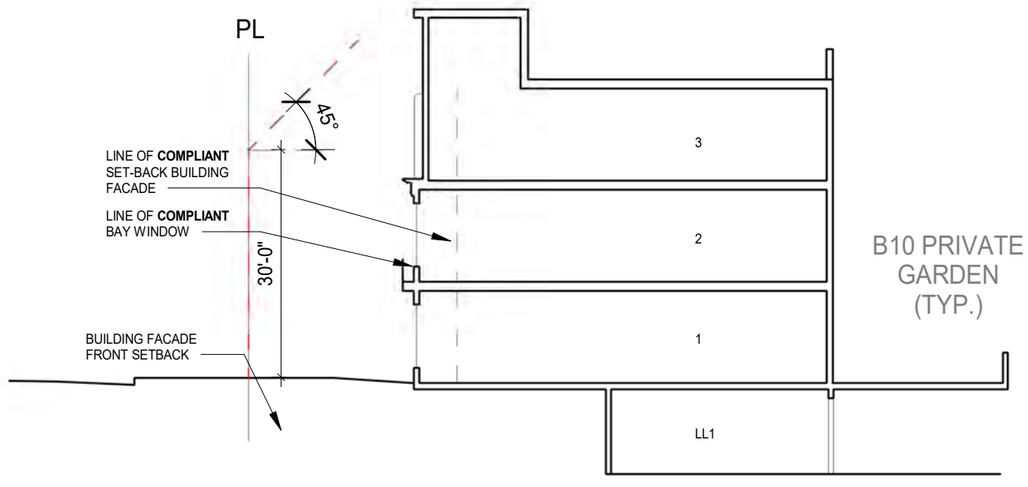
2. N-S SECTION AA



3. ROOF PLAN

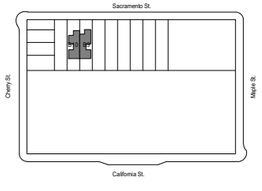


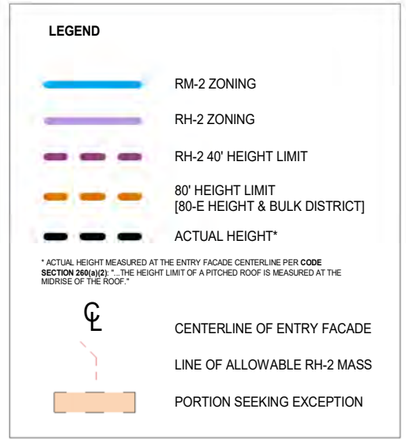
4. NORTH ELEVATION

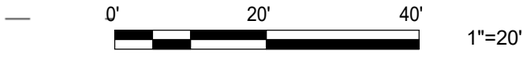


* NOTE: B10 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

5. N-S SECTION AA







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B9, B10

BLOCK B HEIGHT COMPLIANCE

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.21

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BKF
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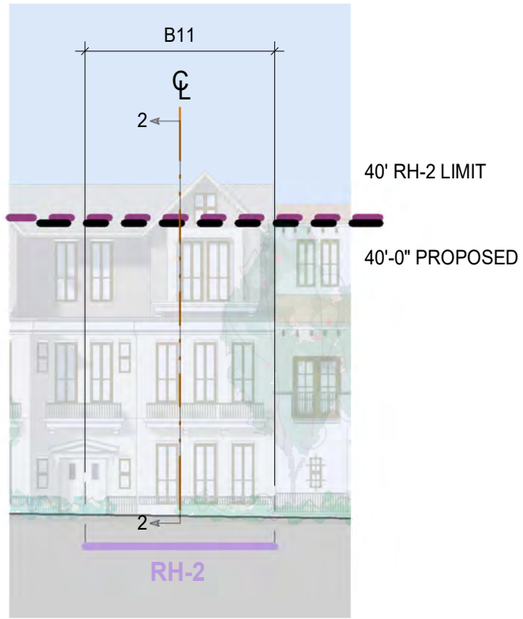
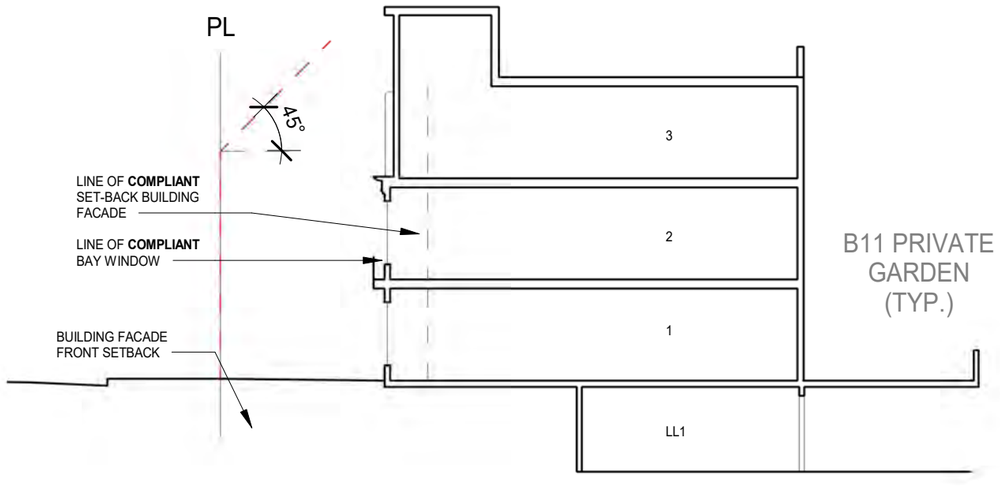
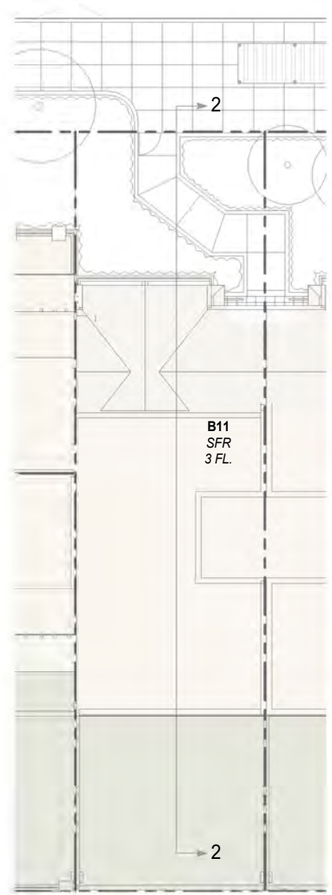


1. NORTH ELEVATION

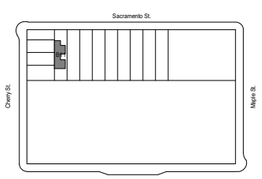


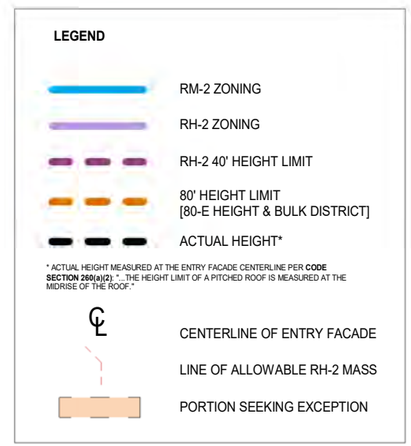
* NOTE: B11 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

2. N-S SECTION AA



3. ROOF PLAN





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B11

BLOCK B HEIGHT COMPLIANCE

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.22

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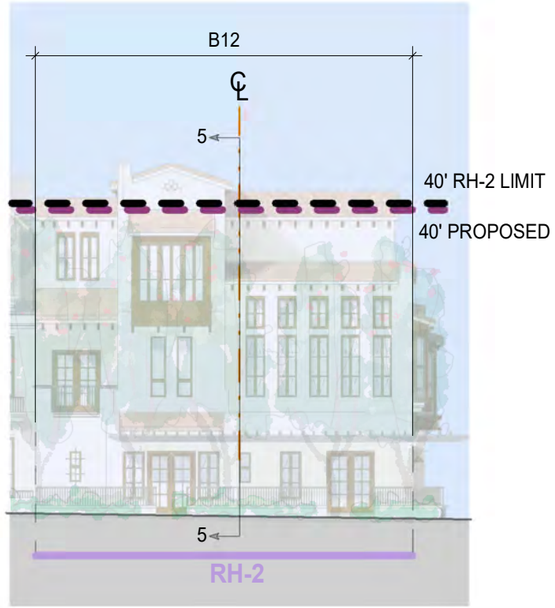
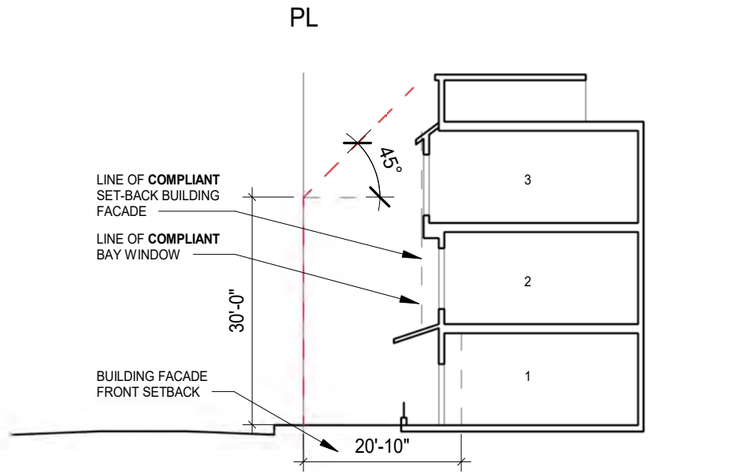
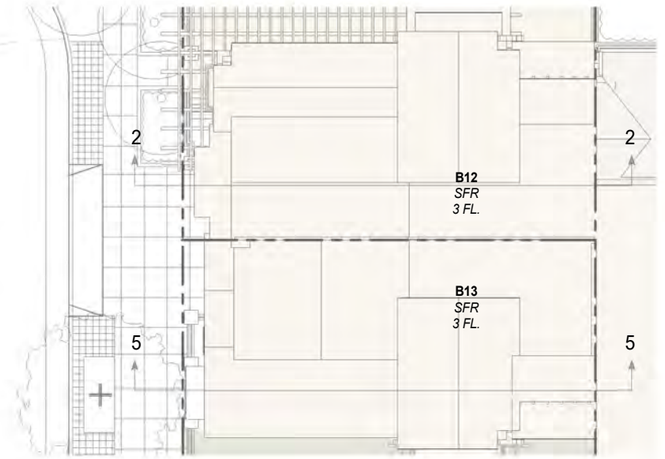


1. NORTH ELEVATION

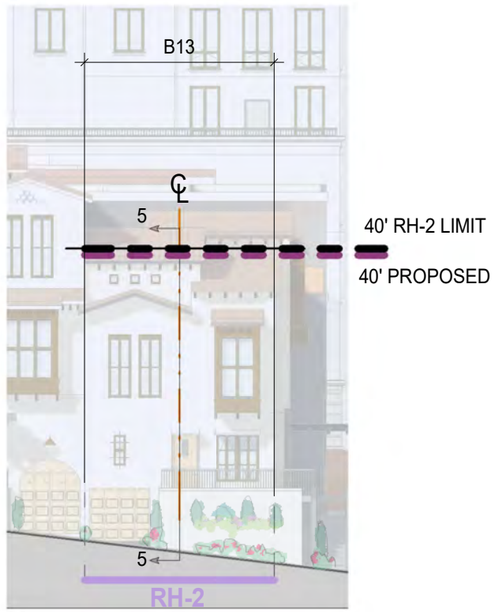


* NOTE: B12 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

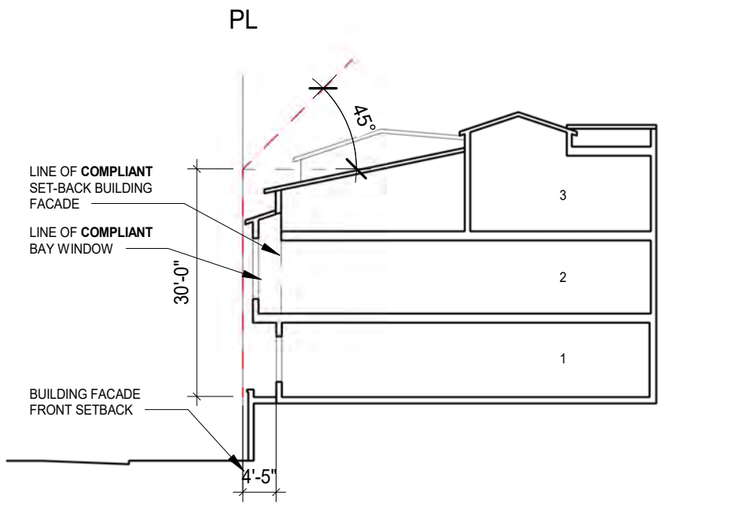
2. E-W SECTION AA



3. ROOF PLAN

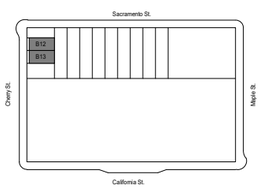


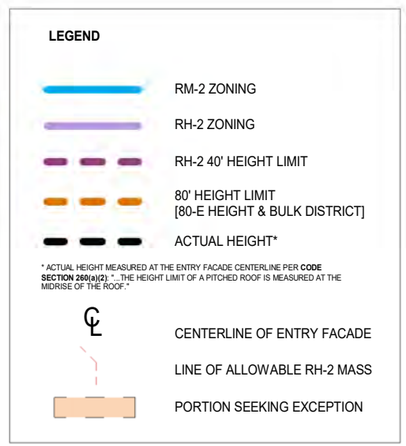
4. WEST ELEVATION



* NOTE: B13 COMPLIES WITH THE WAY IN WHICH HEIGHT IS MEASURED UNDER SECTION 261(c)(1) FOR RH-2 ZONED PARCELS AT THE FRONT FACADE.

5. E-W SECTION AA





0' 20' 40' 1"=20'

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B12, B13

BLOCK B HEIGHT COMPLIANCE

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.23

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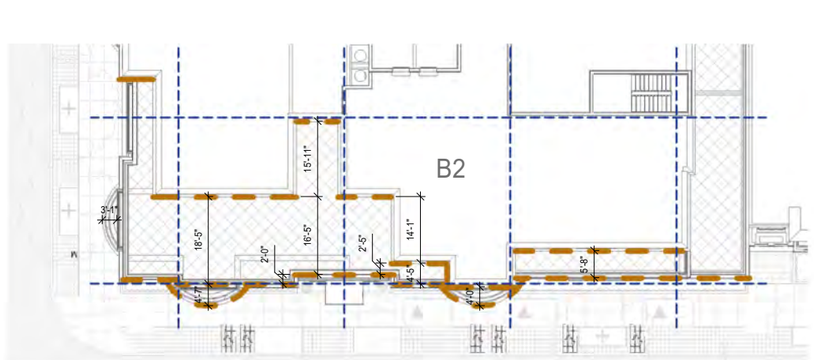
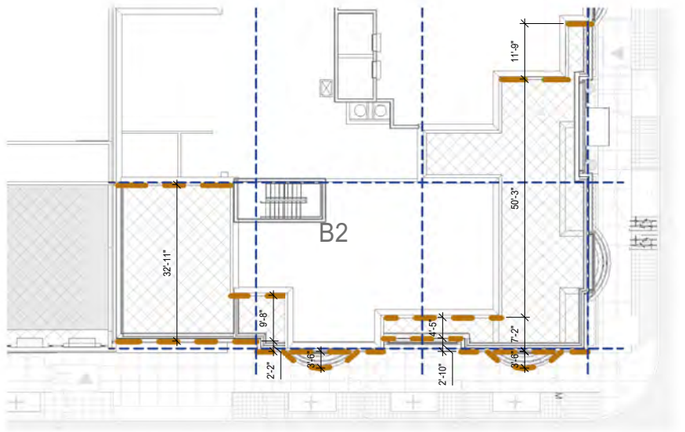
1. NORTH ELEVATION

3. EAST ELEVATION



2. PLAN AT SACRAMENTO STREET



4. PLAN AT MAPLE STREET

NOTE: **B2** FACADE VARIES BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1**. (35' HORIZONTAL AND VERTICAL)

KEY PLAN - SACRAMENTO / MAPLE ST

LEGEND

BUILDING SETBACKS

35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)

ARCHITECTURAL FEATURES
- JULIETTE BALCONIES
- PILASTERS
- PEDESTRIAN ENTRIES TO DWELLINGS*

***CODE SECTION 144(1)**: "AS AN ALTERNATIVE [...] A MINIMUM OF 1 PEDESTRIAN ENTRANCE SERVING A UNIT OR UNITS WITHIN EACH PORTION OF THE FRONT OF THE BUILDING THAT HAS A FULL WIDTH OF 25FT"

0' 32' 64'

1/32"=1'

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BLOCK B RM-2 FACADE MODULATION DIAGRAM

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.31

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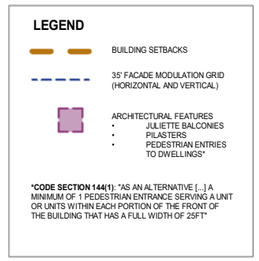
1. WEST ELEVATION (SUBJECT TO PUD EXCEPTION)

2. PLAN AT CHERRY STREET

NOTE: B1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1**. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL

KEY PLAN - CHERRY STREET



0' 32' 64'

1/32"=1'

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BLOCK B RM-2 FACADE MODULATION DIAGRAM

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.32

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1. SOUTH ELEVATION (SUBJECT TO PUD EXCEPTION)

2. PLAN AT CALIFORNIA STREET

NOTE: B1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1**. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL

KEY PLAN - CALIFORNIA STREET

LEGEND

- BUILDING SETBACKS
- 35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)
- ARCHITECTURAL FEATURES
  - JULIETTE BALCONIES
  - PILASTERS
  - PEDESTRIAN ENTRIES TO DWELLINGS*

***CODE SECTION 144(1)**: "AS AN ALTERNATIVE [...] A MINIMUM OF 1 PEDESTRIAN ENTRANCE SERVING A UNIT OR UNITS WITHIN EACH PORTION OF THE FRONT OF THE BUILDING THAT HAS A FULL WIDTH OF 25FT"

0' 32' 64'

1/32"=1'

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BLOCK B RM-2 FACADE MODULATION DIAGRAM

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.33

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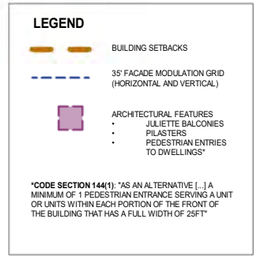
1. EAST ELEVATION (SUBJECT TO PUD EXCEPTION)

2. PLAN AT MAPLE STREET

NOTE: B1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1**. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL

KEY PLAN - MAPLE STREET



0' 32' 64'

1/32"=1'

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BLOCK B RM-2 FACADE MODULATION DIAGRAM

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.34

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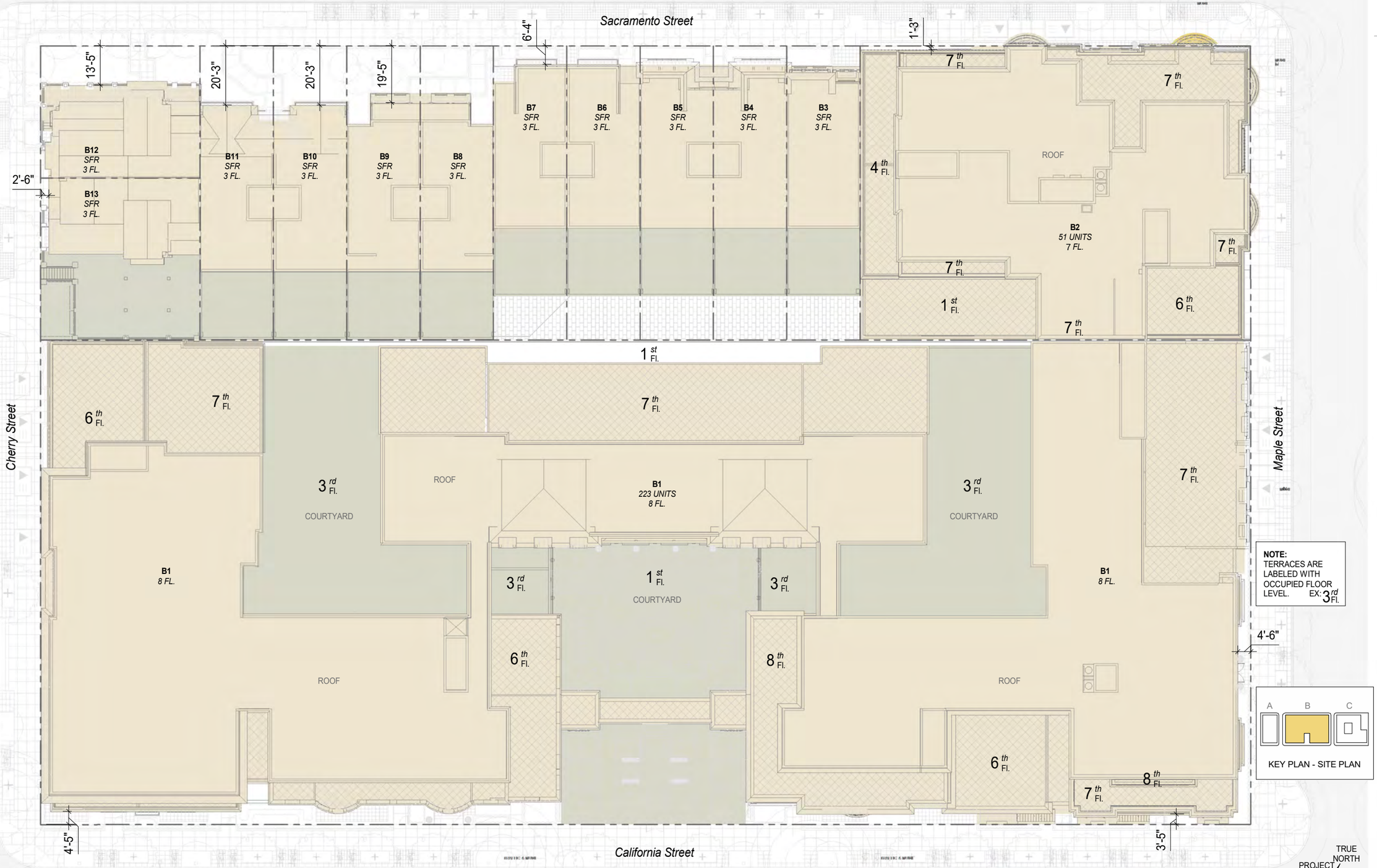

*NO FRONT SETBACKS REQUIRED BY SECTION 132

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FRONT SETBACKS

BLOCK B FRONT SETBACKS

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MARCH 8, 2024

A-B.40

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B13

Lot Area:	**3002 sf**
Proposed Open Space (Rear Yard):	52.3%
Proposed Open Space (Front Yard):	5.2%
Total Proposed Open Space:	57.5%
Delta Δ:	**(-%)**
Required	
Rear Yard Depth:	*25%*
Proposed Rear Yard Depth:	52.3%
Delta Δ:	**(27.3%)**

B12

Lot Area:	**2440 sf**
Proposed Open Space (Rear Yard):	0%
Proposed Open Space (Front Yard):	26.7%
Total Proposed Open Space:	26.7%
Delta Δ:	**(-%)**
Required	
Rear Yard Depth:	*45%*
Proposed Rear Yard Depth:	0%
Delta Δ:	**(-45%)**

B8-B11

Lot Area:	**2,500 sf**
Proposed Open Space (Rear Yard):	23%
Proposed Open Space (Front Yard):	23%
Total Proposed Open Space:	46%
Delta Δ:	**+1%**
Required	
Rear Yard Depth:	*45%*
Proposed Rear Yard Depth:	23%
Delta Δ:	**(-22%)**

B3-B7

Lot Area:	**2,500 sf**
Proposed Open Space (Rear Yard):	23%
Proposed Open Space (Front Yard):	7%
Total Proposed Open Space:	30%
Delta Δ:	**(-15%)**
Required	
Rear Yard Depth:	*45%*
Proposed Rear Yard Depth:	23%
Delta Δ:	**(-22%)**

B1

Lot Area:	**68,107 sf**
Proposed Open Space (Interior):	21%
Proposed Open Space (Green Edges):	11%
Total Proposed Open Space:	32%
Delta Δ:	**(7%)**

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BLOCK B REAR SETBACKS & SECTION 134

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MARCH 8, 2024

A-B.45

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BLOCK B: PRIVATE OPEN SPACE

Building	Zoning	# Units	Required SF per Unit	Total Required SF	Total Provided SF
B1	RM-2	10	80	800	4315
B2	RM-2	5	80	400	400
B3-B8	RM-2	6	80	480	3282
B9-11	RH-2	3	125	375	1641
B12-B13	RH-2	2	125	250	1618

BLOCK B: COMMON OPEN SPACE

Building	Zoning	# Units Without Private Open Space	Required SF per Unit	Total Required SF	Total Provided SF
B1	RM-2	213	106	22578	24175
B2	RM-2	46	106	4876	6005

NOTES:
1. CONFIGURATION OF ROOF TOP AREAS NOT YET COMPLETED AND TO BE PROVIDED LATER. ROOF TOP AREAS MAY INCLUDE ANY OF THE FOLLOWING: PRIVATE OR COMMON RESIDENTIAL OPEN SPACE (PURSUANT TO PL. CODE SEC. 135), SOLAR AREAS (PURSUANT TO SF BETTER ROOF ORDINANCE; PL. CODE SEC. 149), AND LIVING ROOF AREAS (PURSUANT TO SF GREEN BUILDING CODE), OR SOME COMBINATION OF ANY/ALL OF THE ABOVE.

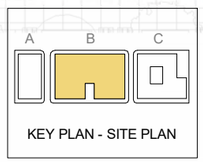
2. ROOF TOP MECHANICAL EQUIPMENT AND/OR OTHER SIMILAR FEATURE WILL BE ENCLOSED AND/OR SCREENED IN COMPLIANCE WITH PL. CODE SEC. 141 REQUIREMENTS.

3. CODE-COMPLIANT COMMON OPEN SPACES COMPLY WITH ALL DIMENSIONAL REQUIREMENTS.

LEGEND

- CODE-COMPLIANT COMMON OPEN SPACE
- CODE-COMPLIANT PRIVATE OPEN SPACE
- ADDITIONAL COMMON OPEN SPACE*
- ADDITIONAL PRIVATE OPEN SPACE*

*OPEN SPACE THAT DOES NOT MEET THE DIMENSIONAL REQUIREMENTS TO BE CODE-COMPLIANT AND IS NOT INCLUDED IN OPEN SPACE CALCULATIONS. IT REPRESENTS ADDITIONAL COMMON OPEN SPACE AREAS.



KEY PLAN - SITE PLAN

0' 32' 64' 1/32"=1'

TRUE NORTH
PROJECT NORTH

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BLOCK B OPEN SPACE

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.46

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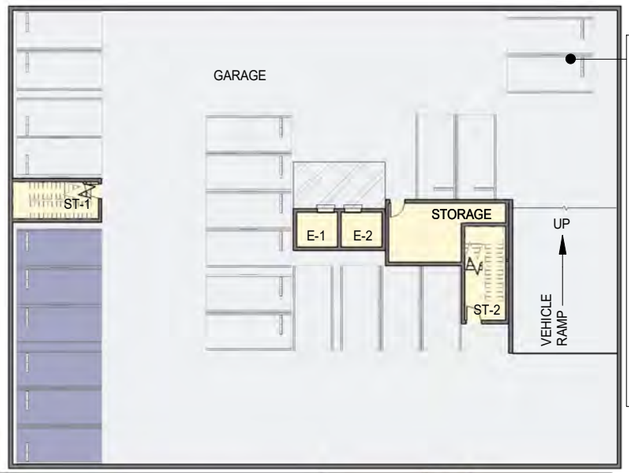
BLOCK B

PARKING LEVEL
PARKING STALLS:
BASEMENT: 159
LEVEL 1: 62
INDEPENDENT PARKING SPACES: 221
TOTAL: 243 PARKING STALLS
(INCLUDES 7 ADA STALLS, 6 FUTURE RESIDENT STALLS, & 2 GUEST STALLS, & 1 LOADING STALL, & 6 CAR SHARE STALLS)

Layout and floor level spot elevation to be determined

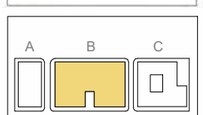


PARKING LEVEL
PARKING STALLS:
BASEMENT 3: 24
BASEMENT 2: 19
BASEMENT 1: 6
INDEPENDENT PARKING SPACES: 49
TOTAL: 54 PARKING STALLS
(INCLUDES 2 ADA STALLS & 2 FUTURE RESIDENT PARKING STALLS & 1 LOADING STALL)

Layout and floor level spot elevation to be determined

NOTE: NOT ALL BUILDINGS HAVE GUEST AND CAR SHARE PARKING

- PARKING
- ADA PARKING
- EV ADA PARKING
- EV PARKING
- GUEST PARKING
- BICYCLE PARKING
- CAR SHARE
- LOADING
- BUILDING
- FUTURE RESIDENT PARKING SPACE



KEY PLAN - SITE PLAN

TRUE NORTH
PROJECT NORTH

0' 32' 64'

1/32"=1'

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B1 BASEMENT 1 & B2 BASEMENT 2

BLOCK B PARKING DIAGRAM

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.50

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BLOCK B

BICYCLE REPAIR STATION

PARKING LEVEL
PARKING STALLS:
BASEMENT: 159
LEVEL 1: 62
INDEPENDENT PARKING SPACES: 221
TOTAL: 243 PARKING STALLS
(INCLUDES 7 ADA STALLS, 6 FUTURE RESIDENT STALLS, & 2 GUEST STALLS, & 1 LOADING STALL, & 6 CAR SHARE STALLS)

Layout and floor level spot elevation to be determined

PARKING LEVEL
PARKING STALLS:
BASEMENT 3: 24
BASEMENT 2: 19
BASEMENT 1: 6
INDEPENDENT PARKING SPACES: 49
TOTAL: 54 PARKING STALLS
(INCLUDES 2 ADA STALLS & 2 FUTURE RESIDENT PARKING STALLS & 1 LOADING STALL)

Layout and floor level spot elevation to be determined

BICYCLE PARKING:
TOTAL: 51 CLASS 1 BICYCLE SPACES

BICYCLE PARKING:
TOTAL: 131 CLASS 1 BICYCLE SPACES

ADA PARKING
4 Accessible Stalls
(9'-0" x 18'-0")

BICYCLE REPAIR STATION

NOTE: NOT ALL BUILDINGS HAVE GUEST AND CAR SHARE PARKING

- PARKING
- ADA PARKING
- EV ADA PARKING
- EV PARKING
- GUEST PARKING
- BICYCLE PARKING
- CAR SHARE
- LOADING
- BUILDING
- FUTURE RESIDENT PARKING SPACE

KEY PLAN - SITE PLAN

TRUE NORTH
PROJECT NORTH

0' 32' 64'
1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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B1 LEVEL 1 & B2 BASEMENT 1

BLOCK B PARKING DIAGRAM

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.51

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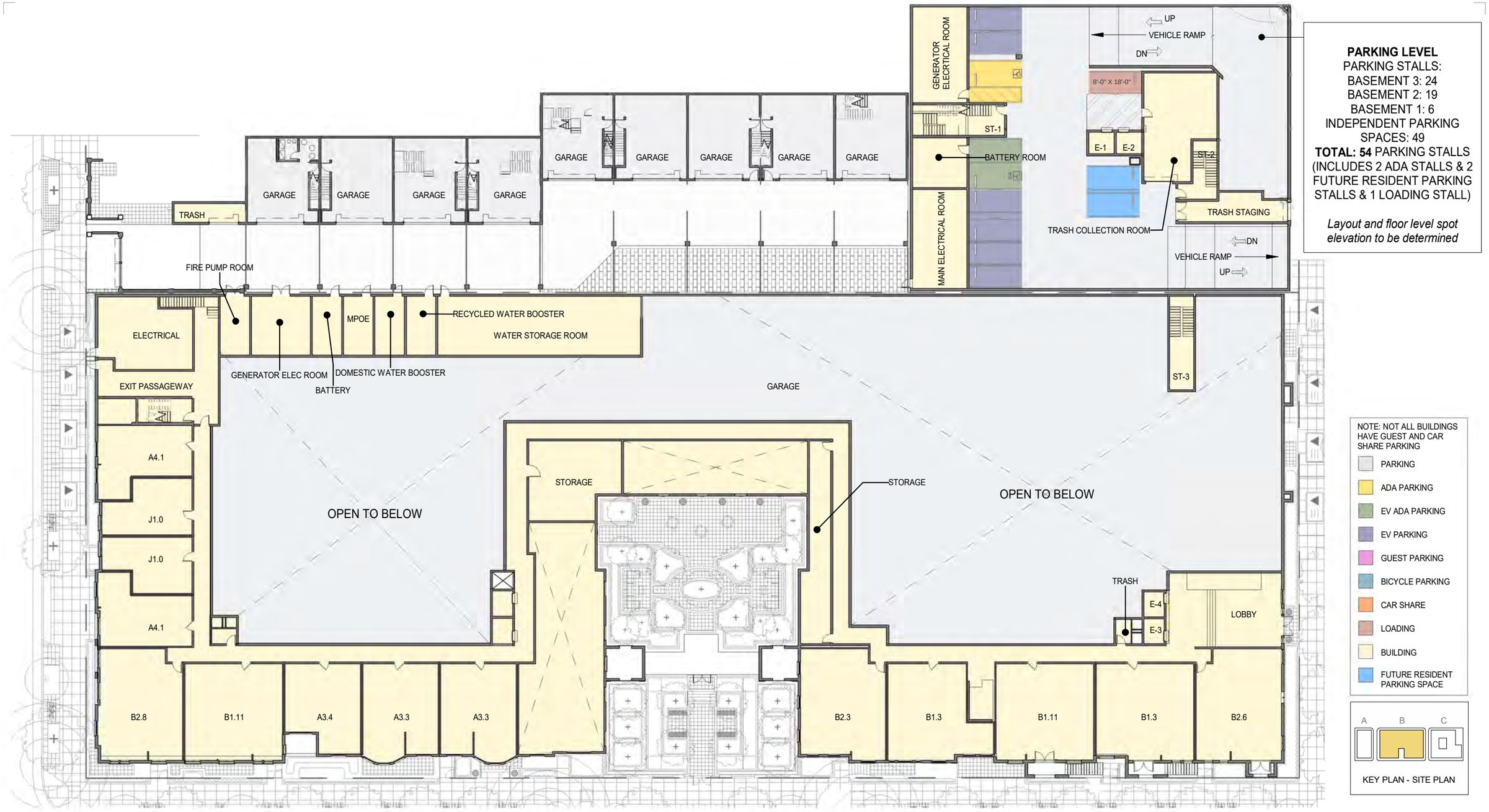
BLOCK B



PARKING LEVEL
PARKING STALLS:
BASEMENT 3: 24
BASEMENT 2: 19
BASEMENT 1: 6
INDEPENDENT PARKING SPACES: 49
TOTAL: 54 PARKING STALLS (INCLUDES 2 ADA STALLS & 2 FUTURE RESIDENT PARKING STALLS & 1 LOADING STALL)

Layout and floor level spot elevation to be determined

NOTE: NOT ALL BUILDINGS HAVE GUEST AND CAR SHARE PARKING

- PARKING
- ADA PARKING
- EV ADA PARKING
- EV PARKING
- GUEST PARKING
- BICYCLE PARKING
- CAR SHARE
- LOADING
- BUILDING
- FUTURE RESIDENT PARKING SPACE

KEY PLAN - SITE PLAN

TRUE NORTH
PROJECT NORTH

0' 32' 64'

1/32"=1'

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B1 LEVEL 2 & B2 LEVEL 1

BLOCK B PARKING DIAGRAM

PUD/CU SUBMITTAL
MARCH 8, 2024

A-B.52

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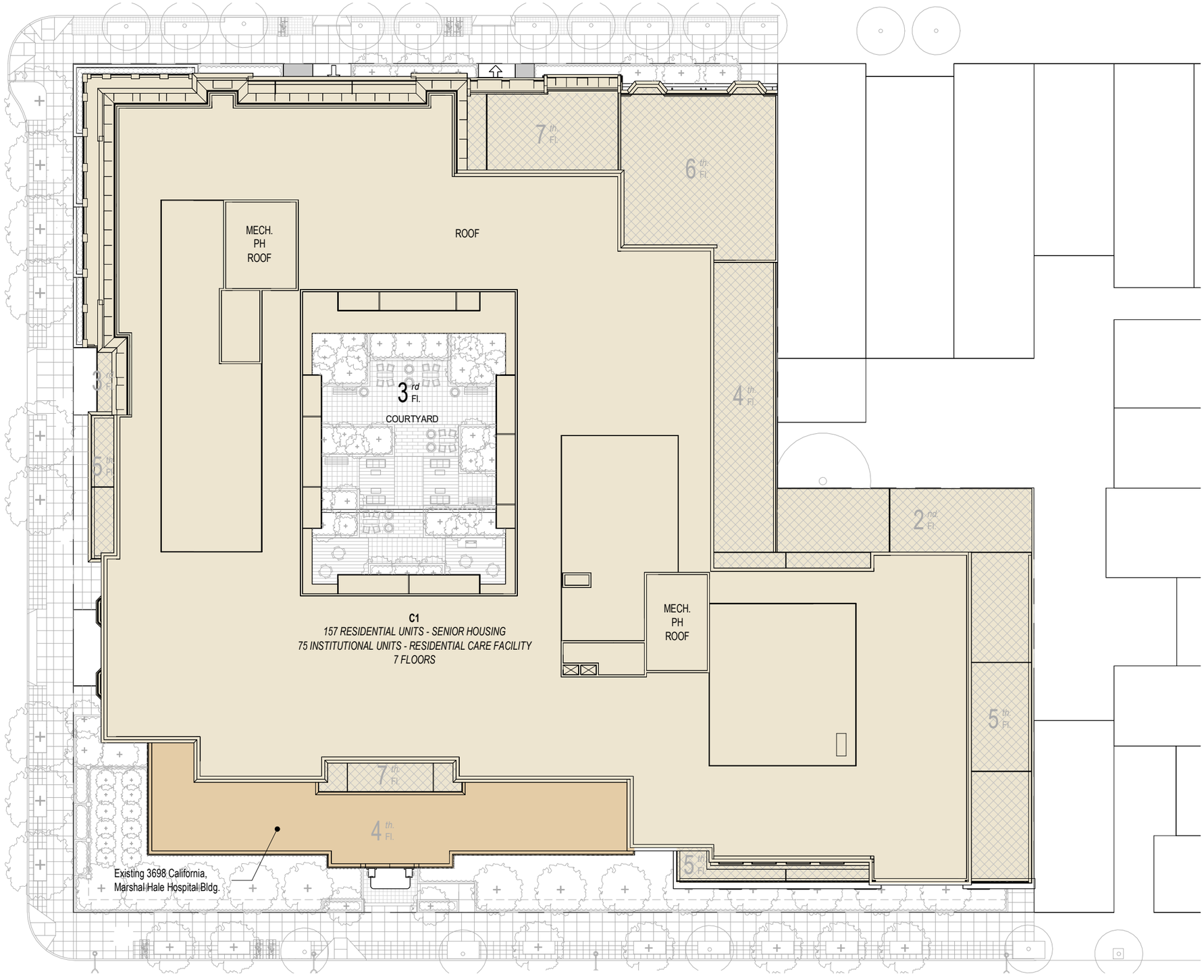
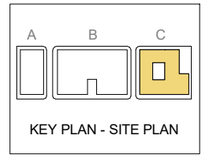
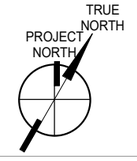


NOTE:
TERRACES ARE LABELED WITH OCCUPIED FLOOR LEVEL. EX: 5th Fl.



KEY PLAN - SITE PLAN



0' 32' 64'

1/32"=1'

BLOCK C

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BLOCK C TITLE SHEET

PUD/CU SUBMITTAL
MARCH 8, 2024

A-C.00

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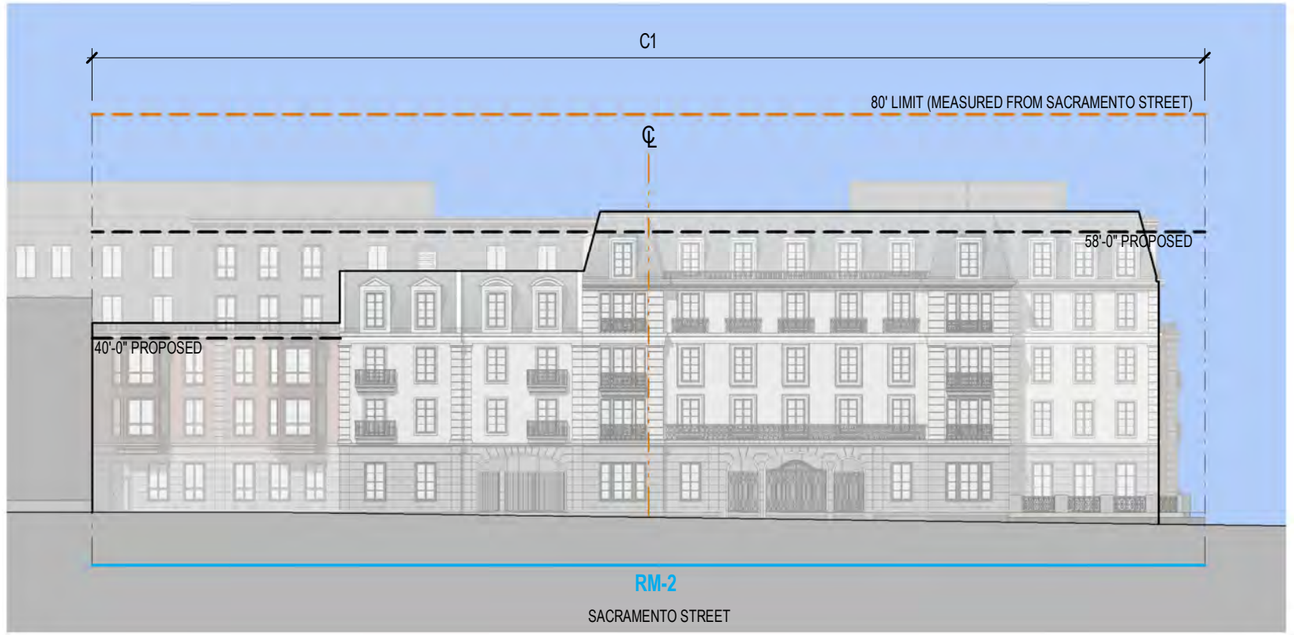

APPLICABLE CODE SECTIONS INCLUDE:

- PER **SECTION 260 (a)(1)(D)**: WHERE LOT HAS FRONTAGE ON TWO OR MORE STREETS, THE OWNER MAY CHOOSE THE STREET OR STREETS FROM WHICH THE MEASUREMENT OF HEIGHT IS TO BE TAKEN.
- PER **SECTION 260 (a)(1)(B)**: WHERE THE LOT IS LEVEL WITH OR SLOPES DOWNWARD FROM A STREET AT THE CENTERLINE OF THE BUILDING, SUCH POINT SHALL BE TAKEN AT CURB LEVEL ON SUCH A STREET. THIS POINT SHALL BE USED FOR HEIGHT MEASUREMENT ONLY FOR A LOT DEPTH NOT EXTENDING BEYOND A LINE 100 FEET FROM AND PARALLEL TO SUCH STREET, OR BEYOND A LINE EQUIDISTANT BETWEEN SUCH STREET AND THE STREET ON THE OPPOSITE SIDE OF THE BLOCK, WHICHEVER DEPTH IS GREATER.
- PER **SECTION 260 (a)(2)**: UPPER POINT ON A SLOPED/PITCHED ROOF IS MEASURED PER THE AVERAGE HEIGHT OF THE RISE IN THE CASE OF A PITCHED, OR ANY HIGHER POINT OF THE FEATURE NOT EXEMPTED UNDER SUB SECTION (b).
- PER **SECTION 260(b):** CERTAIN BUILDING FEATURES ARE EXEMPTED AND ARE NOT SUBJECT TO HEIGHT LIMITS, INCLUDING PARAPETS UP TO 4' IN HEIGHT UNDER SECTION 260(b)(2)(A), AS ILLUSTRATED IN THE DIAGRAM AS AREA ABOVE THE HEIGHT LIMIT OR ACTUAL HEIGHT.
- PER **SECTION 260(b)(1)(B):** ELEVATOR AND STAIR PENTHOUSES ARE EXEMPT AND NOT SUBJECT TO THE HEIGHT LIMIT, PROVIDED THAT SUCH FEATURES SHALL NOT EXCEED 10' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF 65' OR LESS, AND 16' FOR BUILDINGS SUBJECT TO HEIGHT LIMIT OF MORE THAN 65' , EXCEPT THAT ELEVATOR PENTHOUSE FEATURES CAN EXTEND UP TO 16' REGARDLESS OF THE HEIGHT LIMIT SO LONG AS THE HEIGHT IS LIMITED TO THE FOOTPRINT OF THE ELEVATOR SHAFT.

KEY PLAN - SACRAMENTO STREET

LEGEND

- RH-2 ZONING
- RM-2 ZONING
- RH-2 40' HEIGHT LIMIT
- 40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
- 80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
- ACTUAL HEIGHT*

0' 32' 64'

1/32"=1'

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BUILDING HEIGHT DIAGRAM - SACRAMENTO STREET

PUD/CU SUBMITTAL
MARCH 8, 2024 |

A-C.10

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APPLICABLE CODE SECTIONS INCLUDE:

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KEY PLAN - MAPLE STREET

LEGEND

- RH-2 ZONING
- RM-2 ZONING
- RH-2 40' HEIGHT LIMIT
- 40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
- 80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
- ACTUAL HEIGHT*

0' 32' 64'

1/32"=1'

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BUILDING HEIGHT DIAGRAM - MAPLE STREET

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MARCH 8, 2024 |

A-C.11

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KEY PLAN - CALIFORNIA STREET

LEGEND

- RH-2 ZONING
- RM-2 ZONING
- RH-2 40' HEIGHT LIMIT
- 40' HEIGHT LIMIT [40-X HEIGHT & BULK DISTRICT]
- 80' HEIGHT LIMIT [80-E HEIGHT & BULK DISTRICT]
- ACTUAL HEIGHT*

0' 32' 64'

1/32"=1'

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BUILDING HEIGHT DIAGRAM - CALIFORNIA STREET

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MARCH 8, 2024 |

A-C.12

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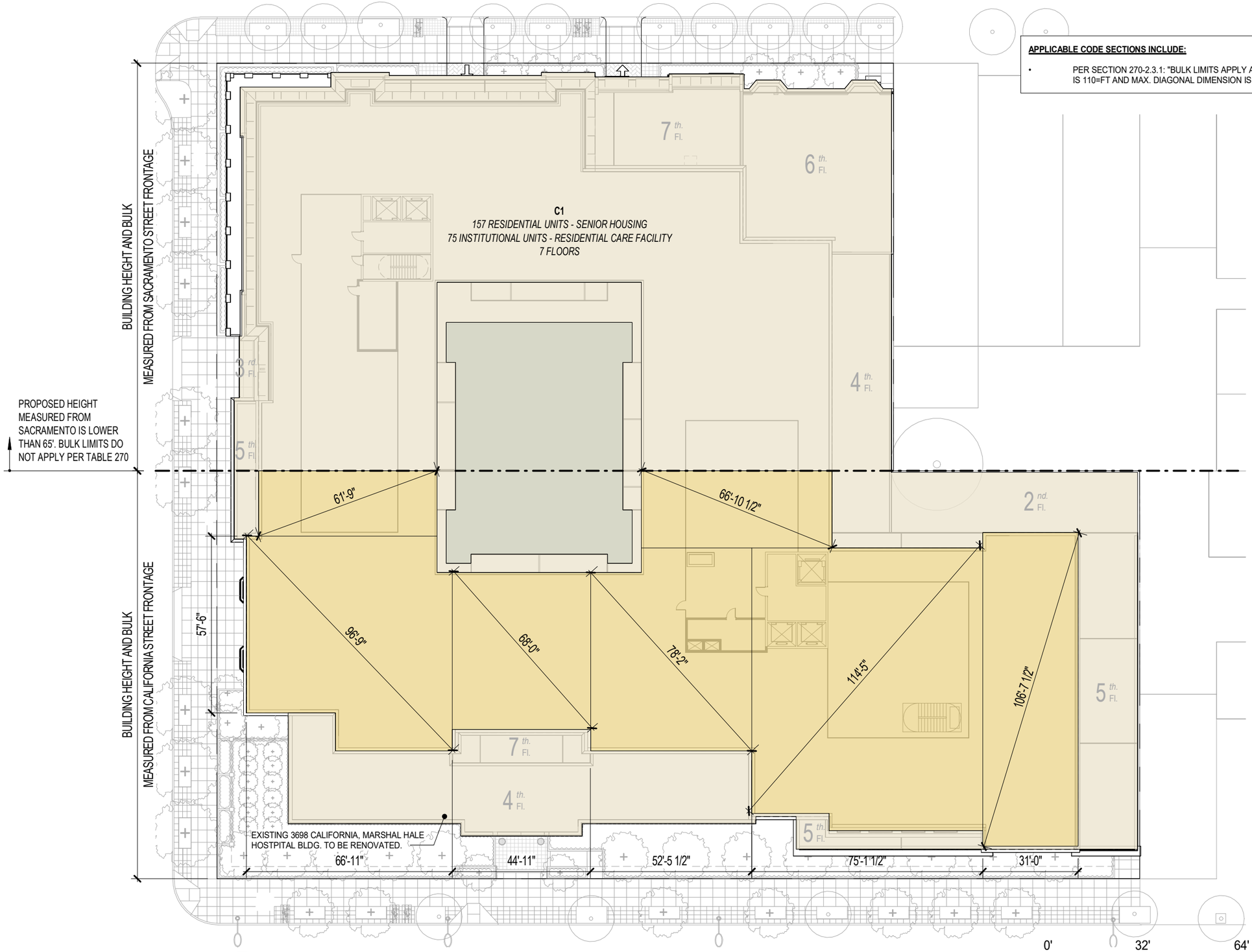
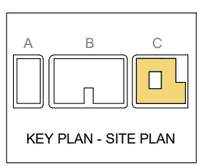
APPLICABLE CODE SECTIONS INCLUDE:

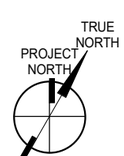
- PER SECTION 270-2.3.1: "BULK LIMITS APPLY ABOVE 65-FT HEIGHT, SO THAT MAX. LENGTH IS 110=FT AND MAX. DIAGONAL DIMENSION IS 140-FT.



1/32"=1'

NOTE:
TERRACES ARE LABELED WITH OCCUPIED FLOOR LEVEL. EX: 5 th. Fl.





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BLOCK C BULK COMPLIANCE DIAGRAM

PUD/CU SUBMITTAL
MARCH 8, 2024 |

A-C.13

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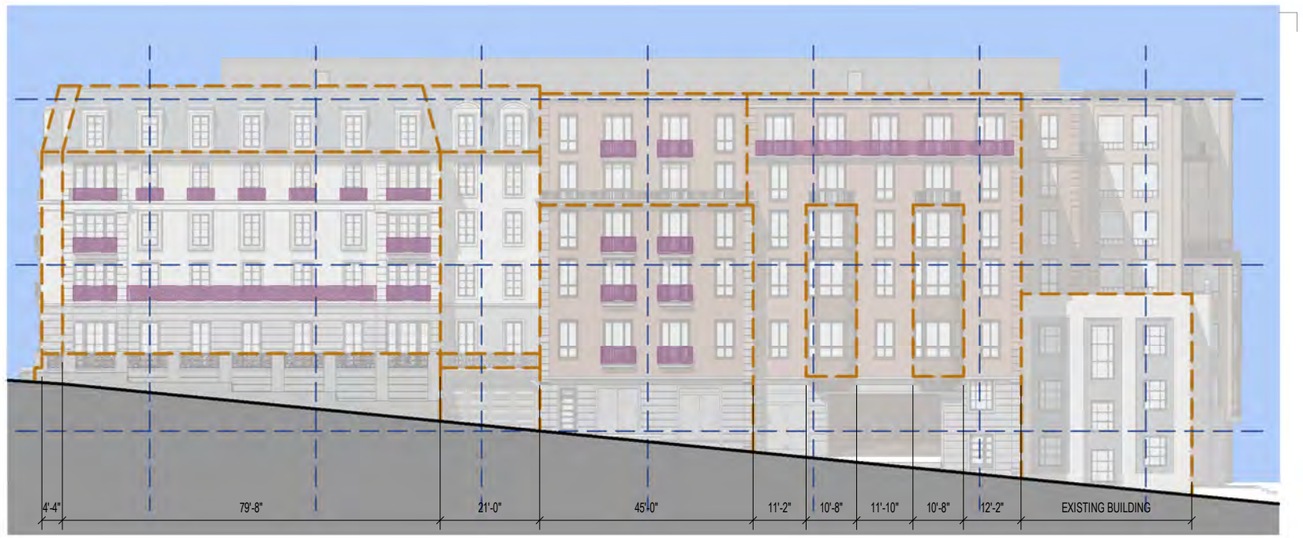
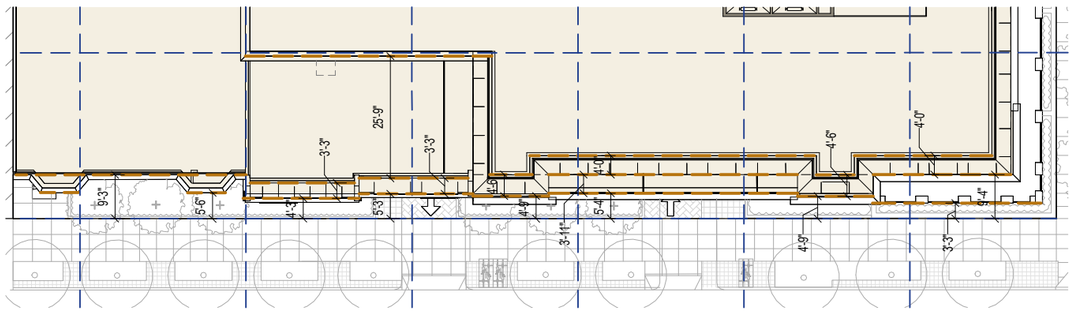
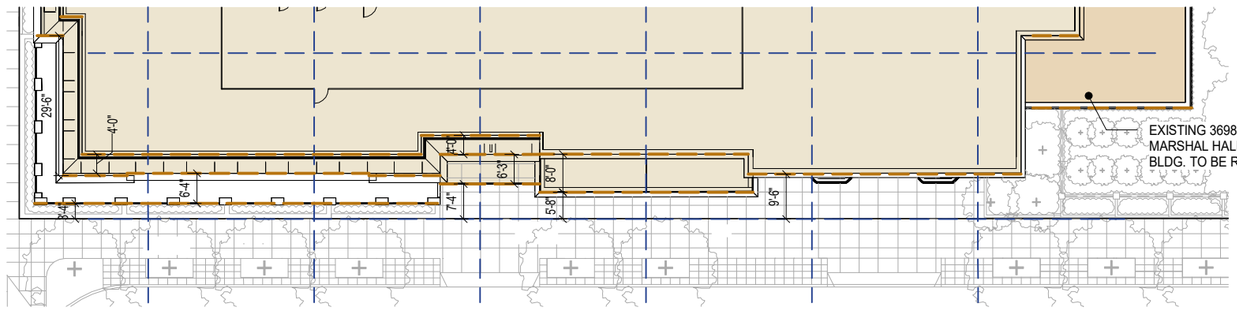
1. NORTH ELEVATION (SUBJECT TO PUD EXCEPTION)



3. WEST ELEVATION (SUBJECT TO PUD EXCEPTION)



2. PLAN AT SACRAMENTO STREET



2. PLAN AT MAPLE STREET

NOTE: C1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1**. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1 AND 3)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL

LEGEND

- BUILDING SETBACKS
- 35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)
- ARCHITECTURAL FEATURES
  - JULIETTE BALCONIES
  - PILASTERS
  - PEDESTRIAN ENTRIES TO DWELLINGS*

***CODE SECTION 144(1):** "AS AN ALTERNATIVE [...] A MINIMUM OF 1 PEDESTRIAN ENTRANCE SERVING A UNIT OR UNITS WITHIN EACH PORTION OF THE FRONT OF THE BUILDING THAT HAS A FULL WIDTH OF 25FT"

0' 32' 64'

1/32"=1'

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RM-2 BUILDING MODULATION

PUD/CU SUBMITTAL
MARCH 8, 2024 |

A-C.30

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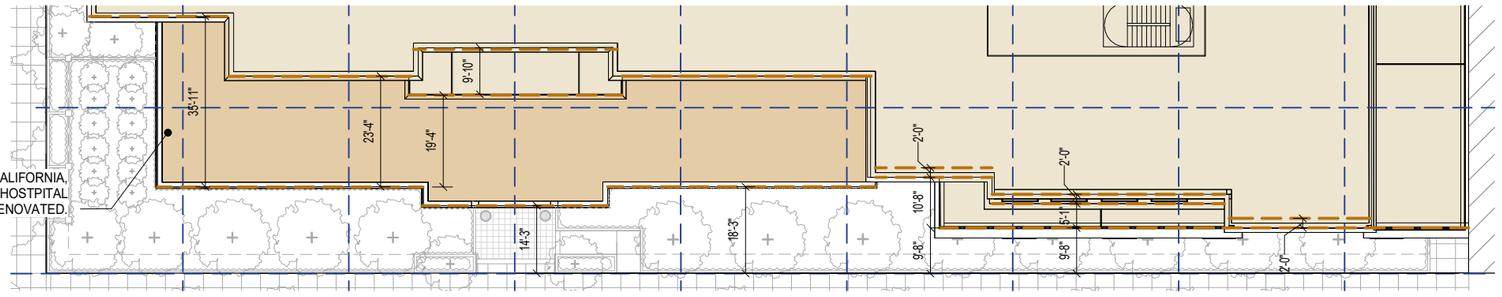
1. NORTH ELEVATION (SUBJECT TO PUD EXCEPTION)



2. PLAN AT SACRAMENTO STREET

NOTE: C1 FACADE DOES NOT VARY BY A MINIMUM OF 2' AT INTERVALS THAT COMPLY WITH **CODE SECTION 144.1**. (35' HORIZONTAL OR VERTICAL) SEEKING EXCEPTION; FACADE CONTAINS ARCHITECTURAL FEATURES THAT CONTRIBUTE TO OVERALL VARIATION (SEE DIAGRAM 1 AND 3)

NOTE: EXCEPTION PREVIOUSLY APPROVED IN 2019 PUD SUBMITTAL

LEGEND

- BUILDING SETBACKS
- 35' FACADE MODULATION GRID (HORIZONTAL AND VERTICAL)
- ARCHITECTURAL FEATURES
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RM-2 BUILDING MODULATION

PUD/CU SUBMITTAL
MARCH 8, 2024 |

A-C.31

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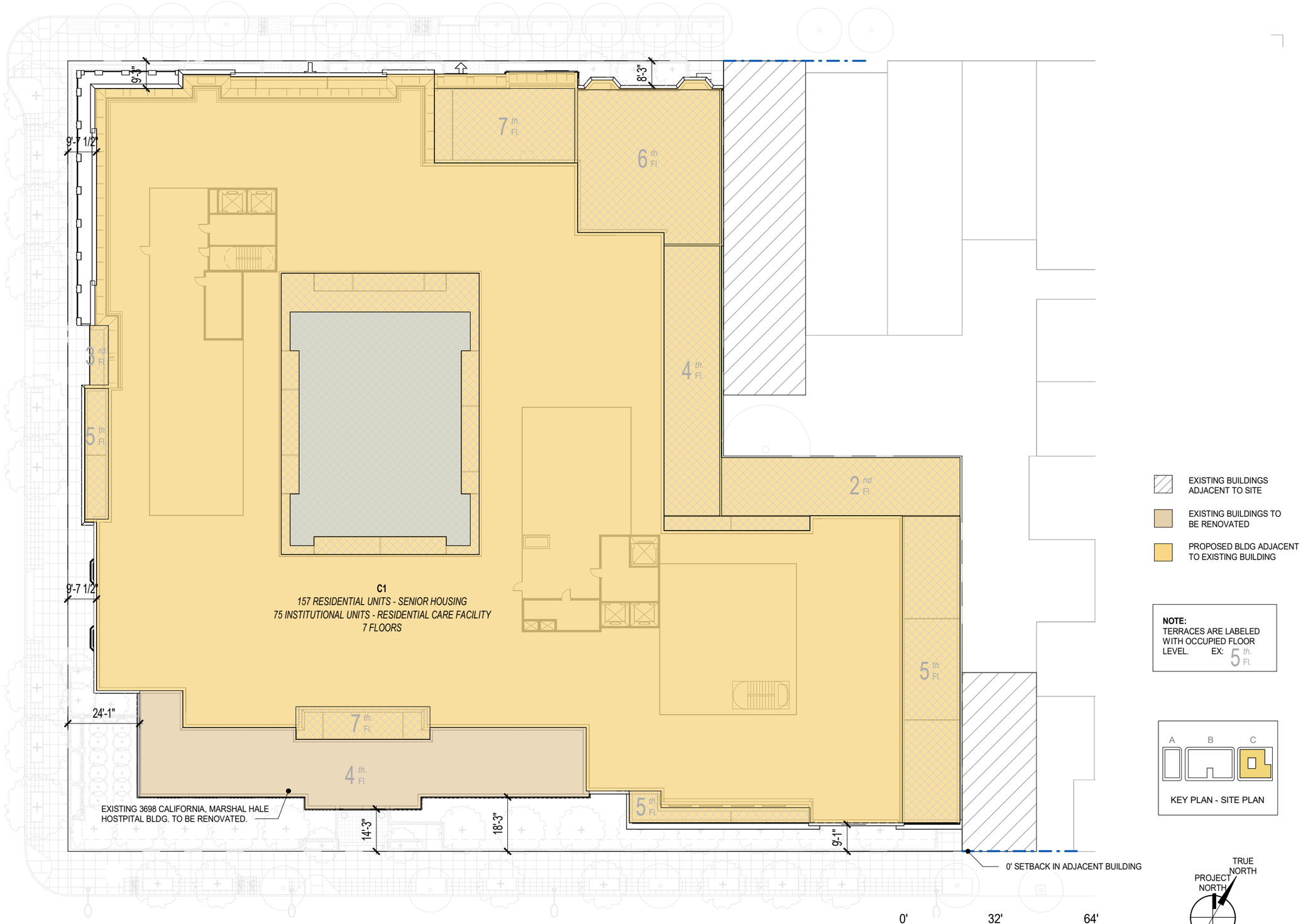

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FRONT SETBACKS

PUD/CU SUBMITTAL
MARCH 8, 2024

A-C.40

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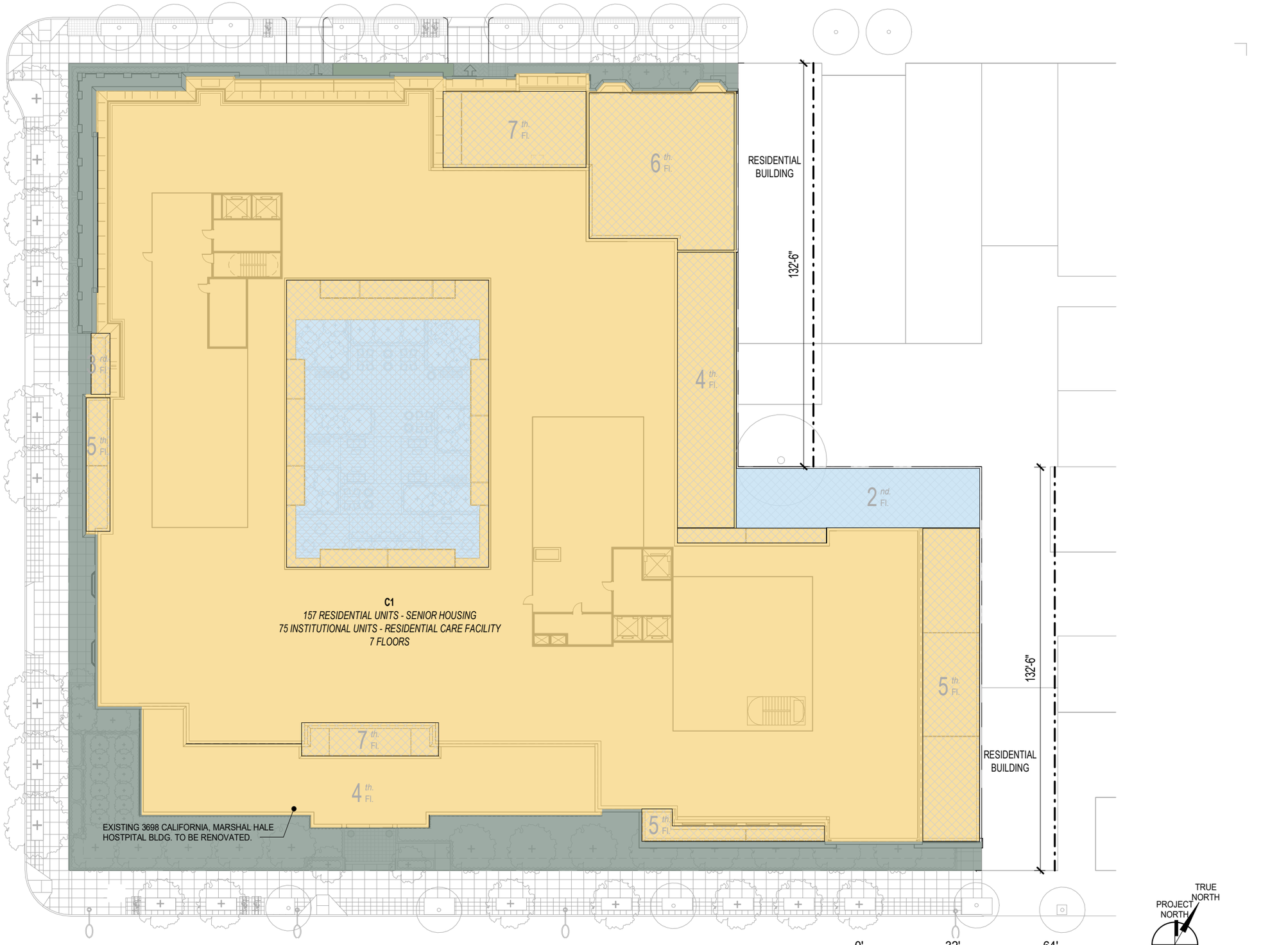
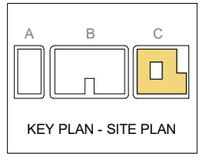
C1

Lot Area:	**68,949 sf**
Proposed Open Space (Interior):	8.5%
Proposed Open Space (Green Edges):	11.9%
Total Proposed Open Space:	20.4%
Delta Δ:	**(-24.6%)**



LEGEND

- LOT COVERAGE
- OPEN SPACE: REAR YARD
- OPEN SPACE: OTHER (FRONT YARD, ETC.)



KEY PLAN - SITE PLAN

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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REAR SETBACKS & SECTION 134

PUD/CU SUBMITTAL
MARCH 8, 2024 |

A-C.45

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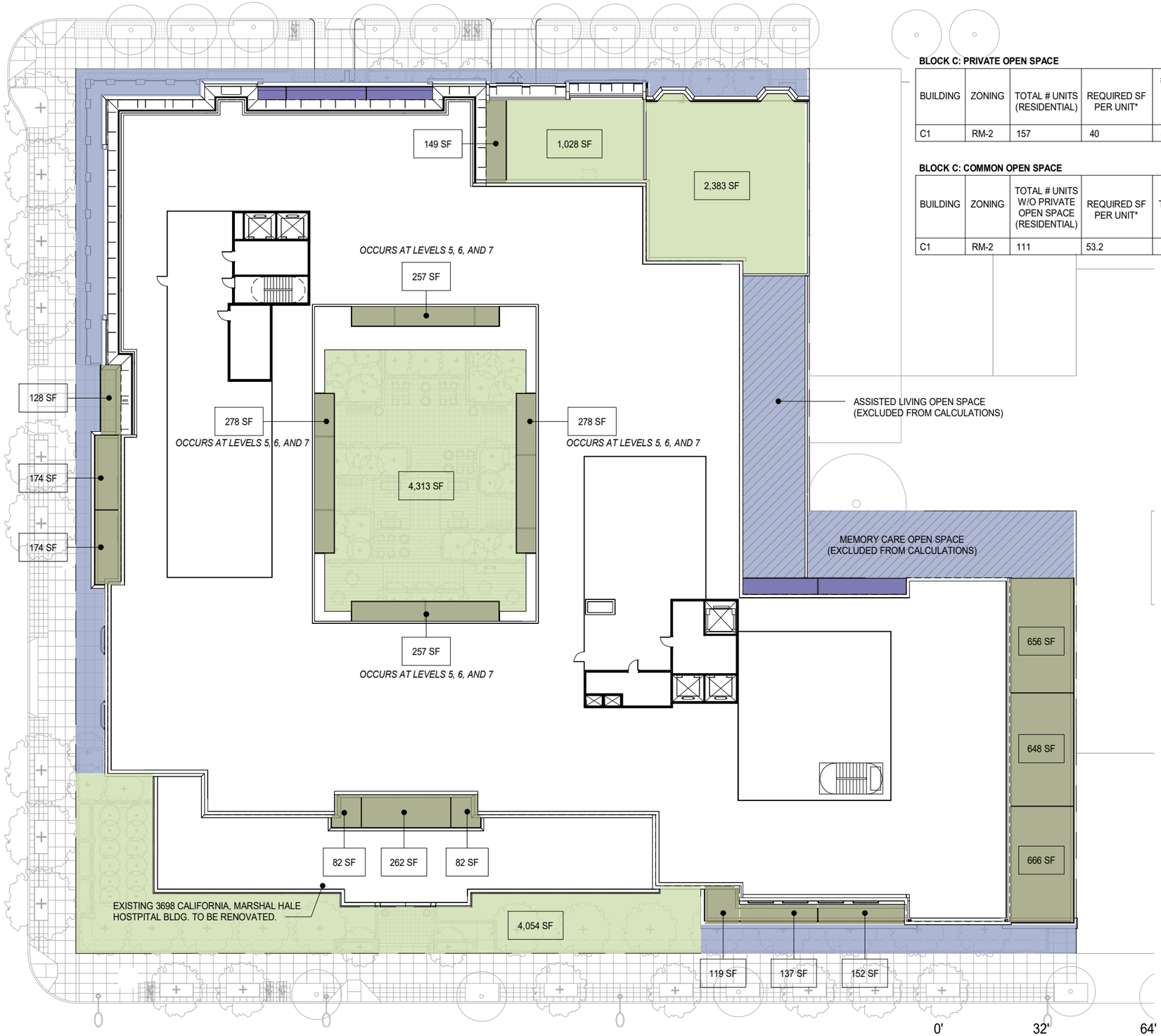


BLOCK C: PRIVATE OPEN SPACE

BUILDING	ZONING	TOTAL # UNITS (RESIDENTIAL)	REQUIRED SF PER UNIT*	# OF UNITS WITH PRIVATE OPEN SPACE (RESIDENTIAL)	TOTAL PROVIDED SF
C1	RM-2	157	40	46	6,641

BLOCK C: COMMON OPEN SPACE

BUILDING	ZONING	TOTAL # UNITS W/O PRIVATE OPEN SPACE (RESIDENTIAL)	REQUIRED SF PER UNIT*	TOTAL REQUIRED SF	TOTAL PROVIDED SF
C1	RM-2	111	53.2	5,905	11,779

*PER SECTION 135.d.3

NOTES:
1. CONFIGURATION OF ROOF TOP AREAS NOT YET COMPLETED AND TO BE PROVIDED LATER. ROOF TOP AREAS MAY INCLUDE ANY OF THE FOLLOWING: PRIVATE OR COMMON RESIDENTIAL OPEN SPACE (PURSUANT TO PL. CODE SEC. 135), SOLAR AREAS (PURSUANT TO SF BETTER ROOF ORDINANCE; PL. CODE SEC. 149), AND LIVING ROOF AREAS (PURSUANT TO SF GREEN BUILDING CODE), OR SOME COMBINATION OF ANY/ALL OF THE ABOVE.

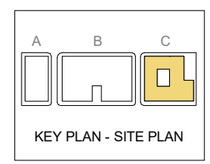
2. ROOF TOP MECHANICAL EQUIPMENT AND/OR OTHER SIMILAR FEATURE WILL BE ENCLOSED AND/OR SCREENED IN COMPLIANCE WITH PL. CODE SEC. 141 REQUIREMENTS.

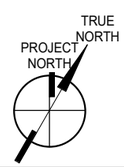
3. CODE-COMPLIANT COMMON OPEN SPACES COMPLY WITH ALL DIMENSIONAL REQUIREMENTS.

LEGEND

- CODE-COMPLIANT COMMON OPEN SPACE
- CODE-COMPLIANT PRIVATE OPEN SPACE
- ADDITIONAL COMMON OPEN SPACE*
- ADDITIONAL PRIVATE OPEN SPACE*

*OPEN SPACE THAT DOES NOT MEET THE DIMENSIONAL REQUIREMENTS TO BE CODE-COMPLIANT AND IS NOT INCLUDED IN OPEN SPACE CALCULATIONS.





1/32"=1'

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BLOCK C OPEN SPACE

PUD/CU SUBMITTAL
MARCH 8, 2024 |

A-C.46

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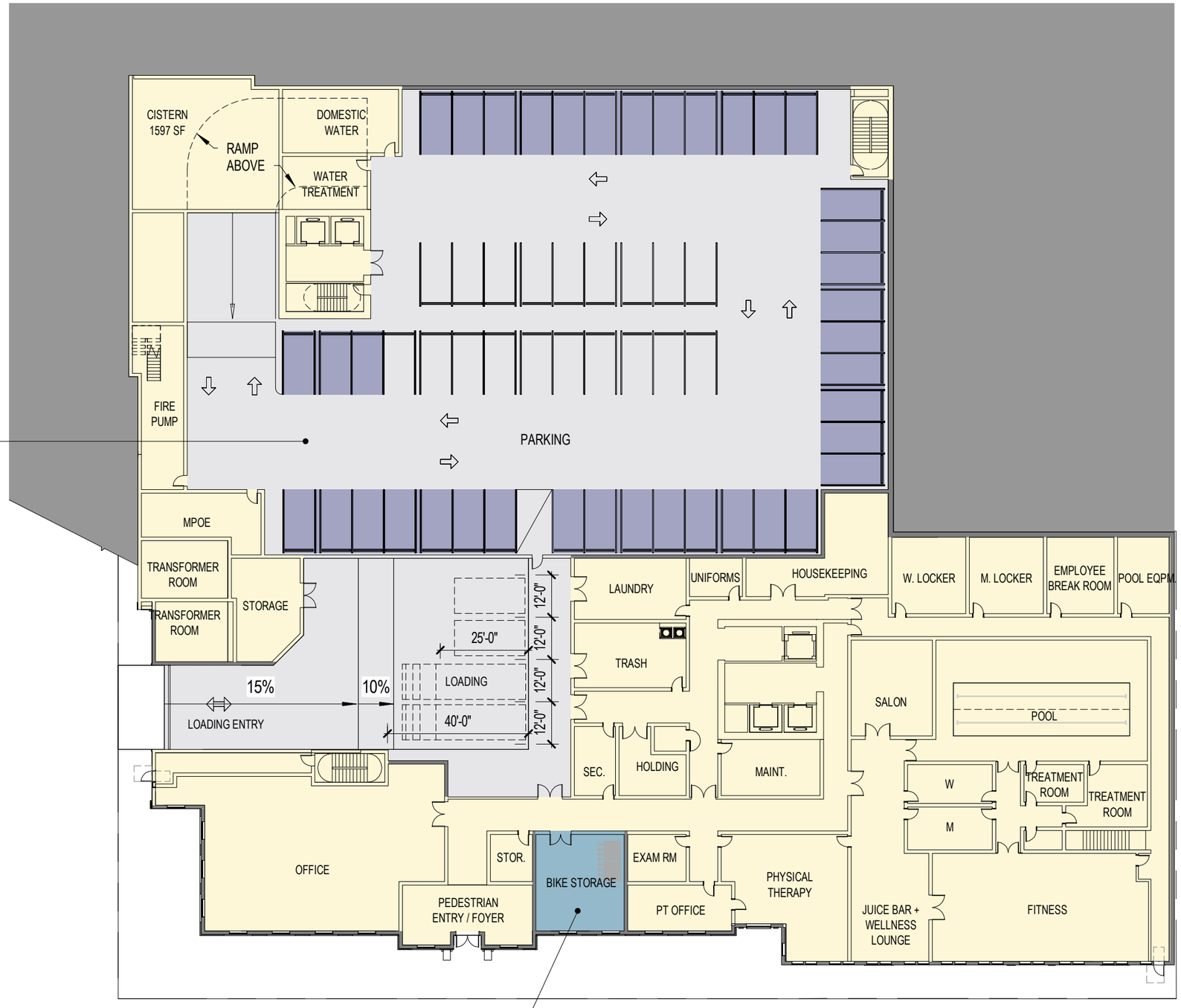
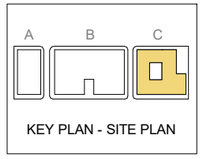
PARKING LEVEL
PARKING STALLS:
LEVEL 1: 58
LEVEL 2: 51
TOTAL: 109 PARKING STALLS
(INCLUDES 4 ADA STALLS, 2 LEASING STALLS, 2 CAR SHARE PARKING STALLS, & 6 GUEST PARKING STALLS)

LAYOUT AND FLOOR LEVEL SPOT ELEVATION TO BE DETERMINED



PARKING LEVEL
16 CLASS 1 BICYCLE SPACES

PARKING
ADA PARKING
EV ADA PARKING
EV PARKING
GUEST PARKING
BICYCLE PARKING
CAR SHARE
LOADING
LEASING PARKING
BUILDING



KEY PLAN - SITE PLAN

0' 32' 64'
1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

PARKING DIAGRAM - LEVEL 1

PUD/CU SUBMITTAL
MARCH 8, 2024

A-C.50

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PARKING LEVEL
PARKING STALLS:
LEVEL 1: 58
LEVEL 2: 50
TOTAL: 108 PARKING STALLS
(INCLUDES 5 ADA STALLS, 2 LEASING STALLS, 2 CAR SHARE PARKING STALLS, & 6 GUEST PARKING STALLS)

LAYOUT AND FLOOR LEVEL SPOT ELEVATION TO BE DETERMINED

PARKING
ADA PARKING
EV ADA PARKING
EV PARKING
GUEST PARKING
BICYCLE PARKING
CAR SHARE
LOADING
LEASING PARKING
BUILDING

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PARKING DIAGRAM - LEVEL 2

PUD/CU SUBMITTAL
MARCH 8, 2024 |

A-C.51

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SITE SECTIONS

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SITE SECTIONS TITLE SHEET

PUD/CU SUBMITTAL
MARCH 8, 2024

A-04.00

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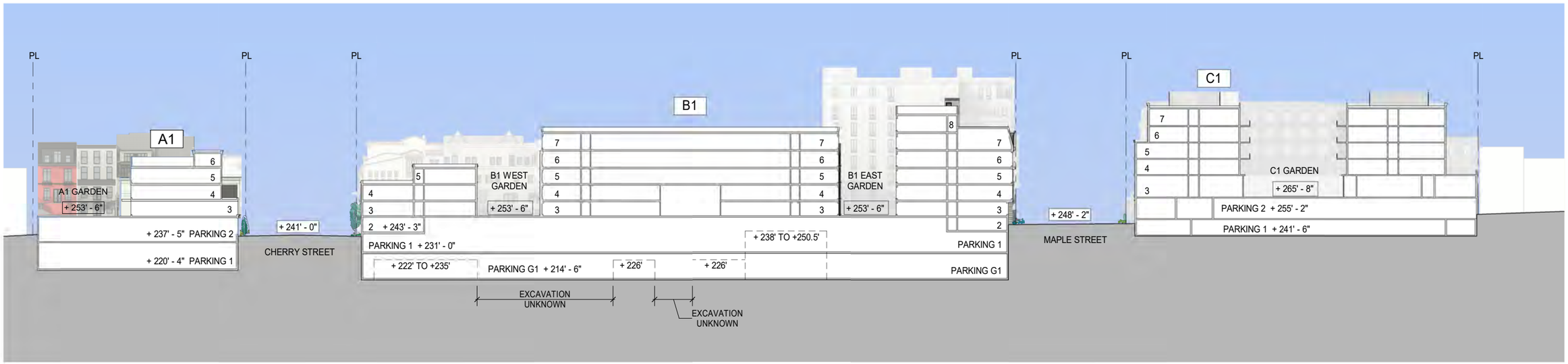

PL PROPERTY LINE

EXISTING EXCAVATION LINES

0' 32' 64'

SCALE: 1" = 64'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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W-E SITE SECTION A

PUD/CU SUBMITTAL
MARCH 8, 2024

A-04.01

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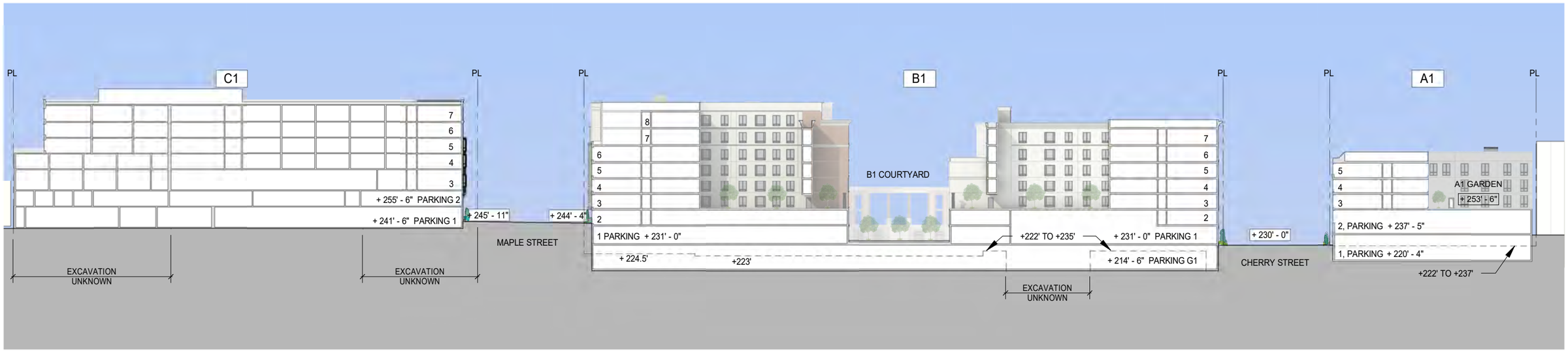
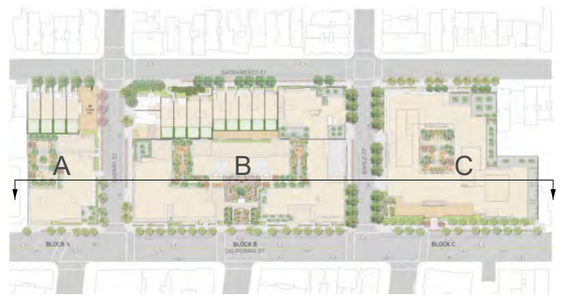


PL PROPERTY LINE

EXISTING EXCAVATION LINES



0' 32' 64'

SCALE: 1" = 64'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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E-W SITE SECTION B

PUD/CU SUBMITTAL
MARCH 8, 2024

A-04.02

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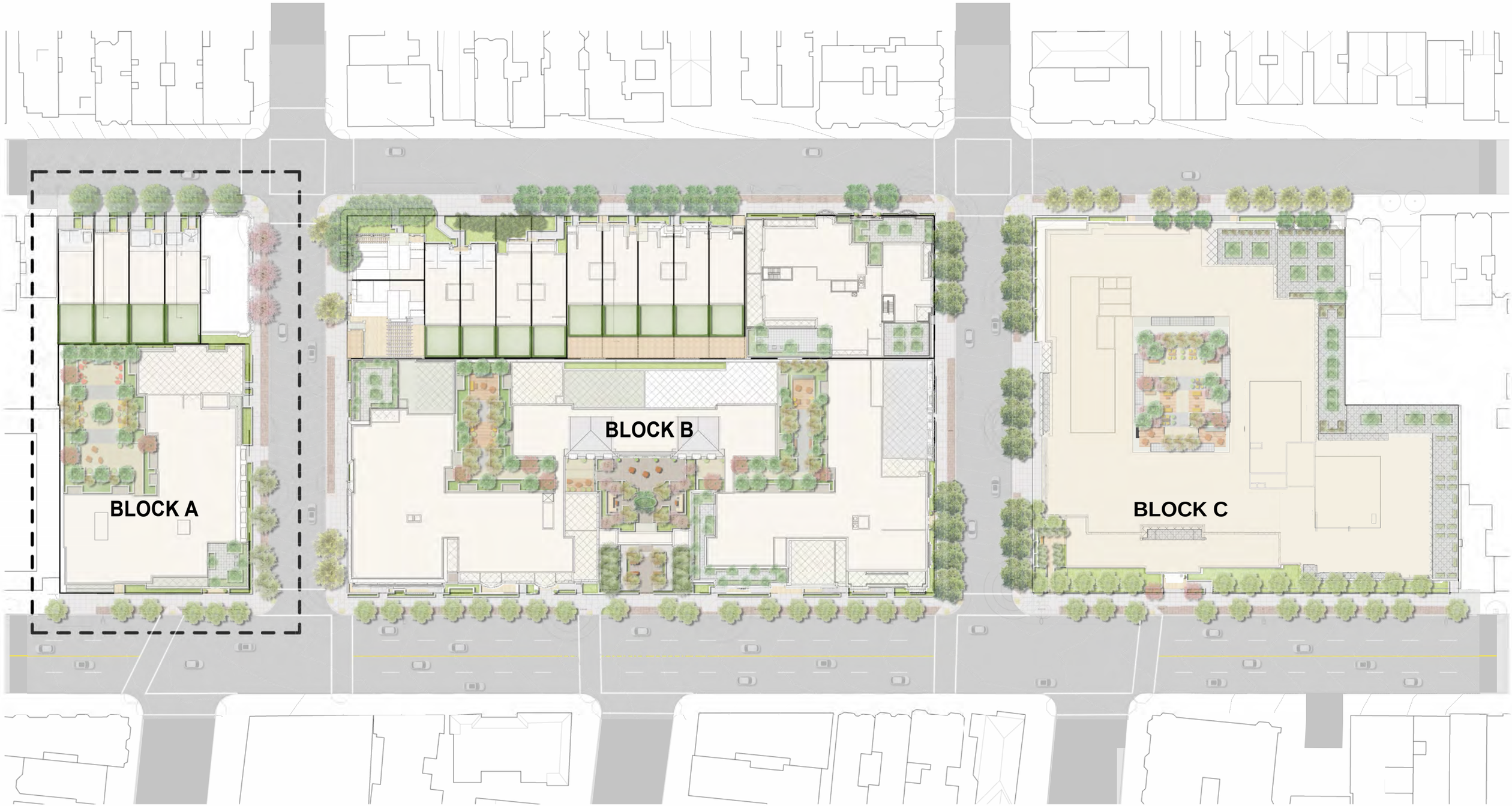

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BLOCK A TITLE SHEET

PUD/CU SUBMITTAL
MARCH 8, 2024

A-04.10

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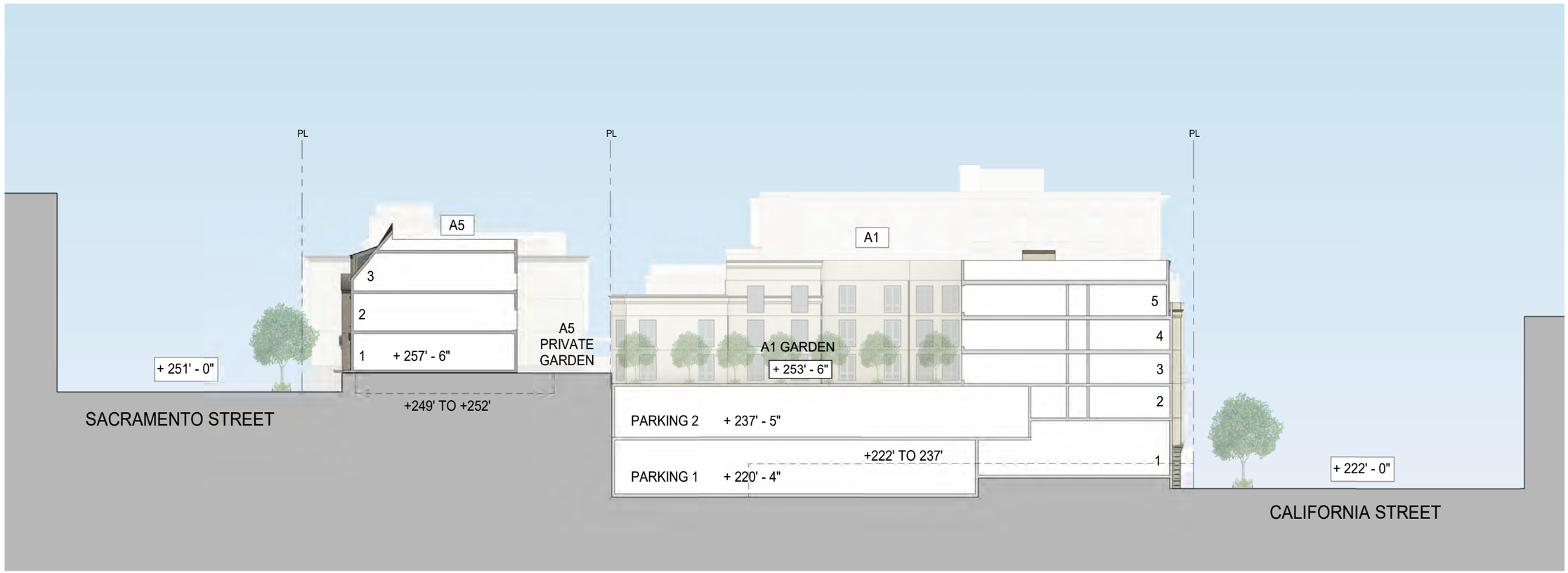
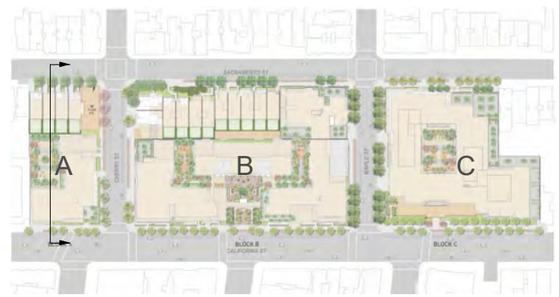


PL — — — — — — PROPERTY LINE

— — — — — — — — — — — — EXISTING EXCAVATION LINES



0' 32' 64'

1/32"=1'

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BLOCK A

N-S SECTION 1

PUD/CU SUBMITTAL

MARCH 8, 2024

A-04.11

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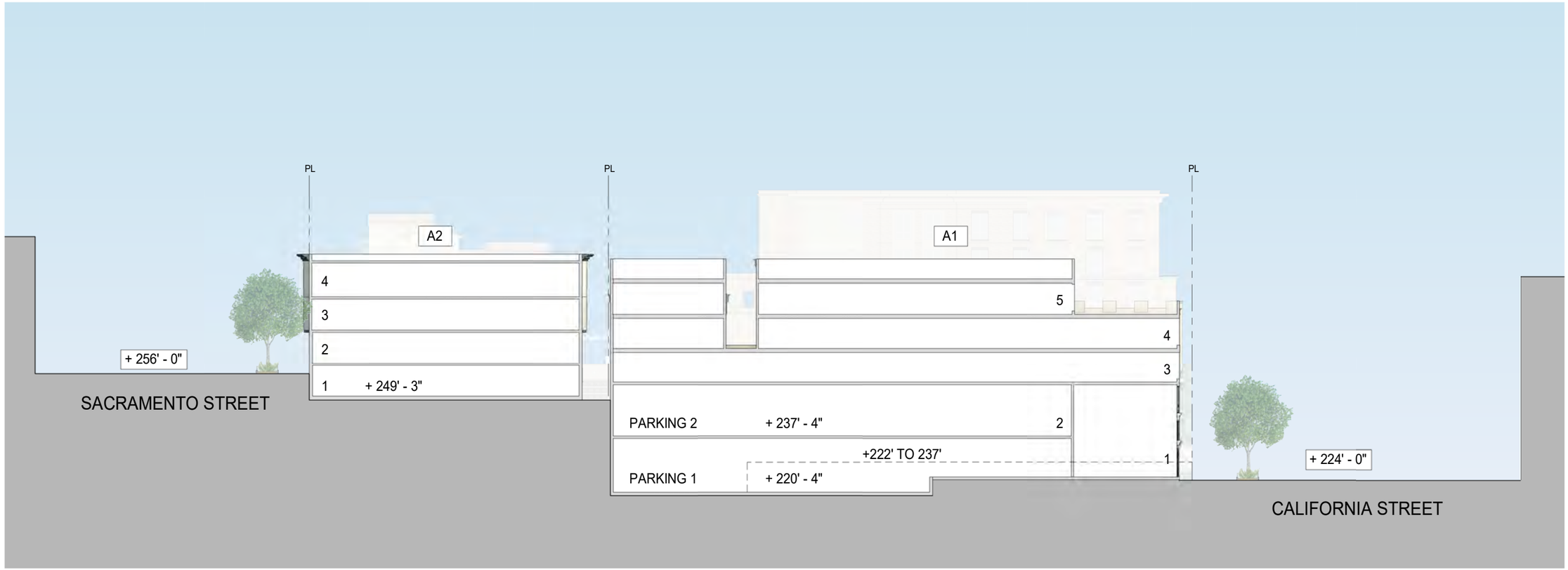

PL PROPERTY LINE

EXISTING EXCAVATION LINES

0' 32' 64'

1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BLOCK A

N-S SECTION 2

PUD/CU SUBMITTAL

MARCH 8, 2024

A-04.12

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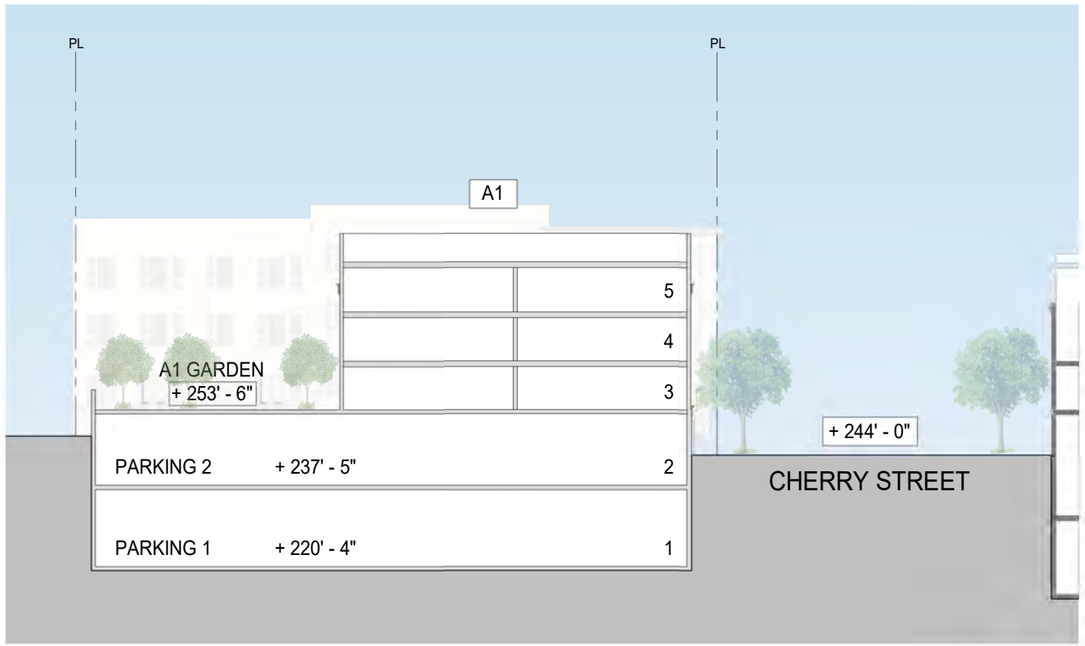

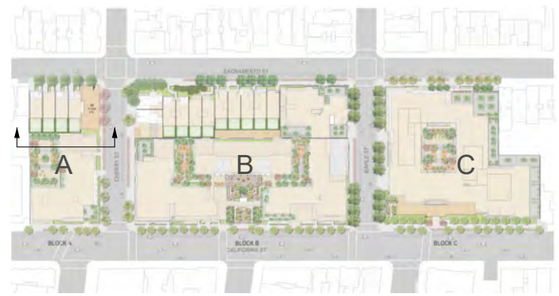

0' 32' 64'

1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BLOCK A

W-E SECTION 1

PUD/CU SUBMITTAL

MARCH 8, 2024

A-04.13

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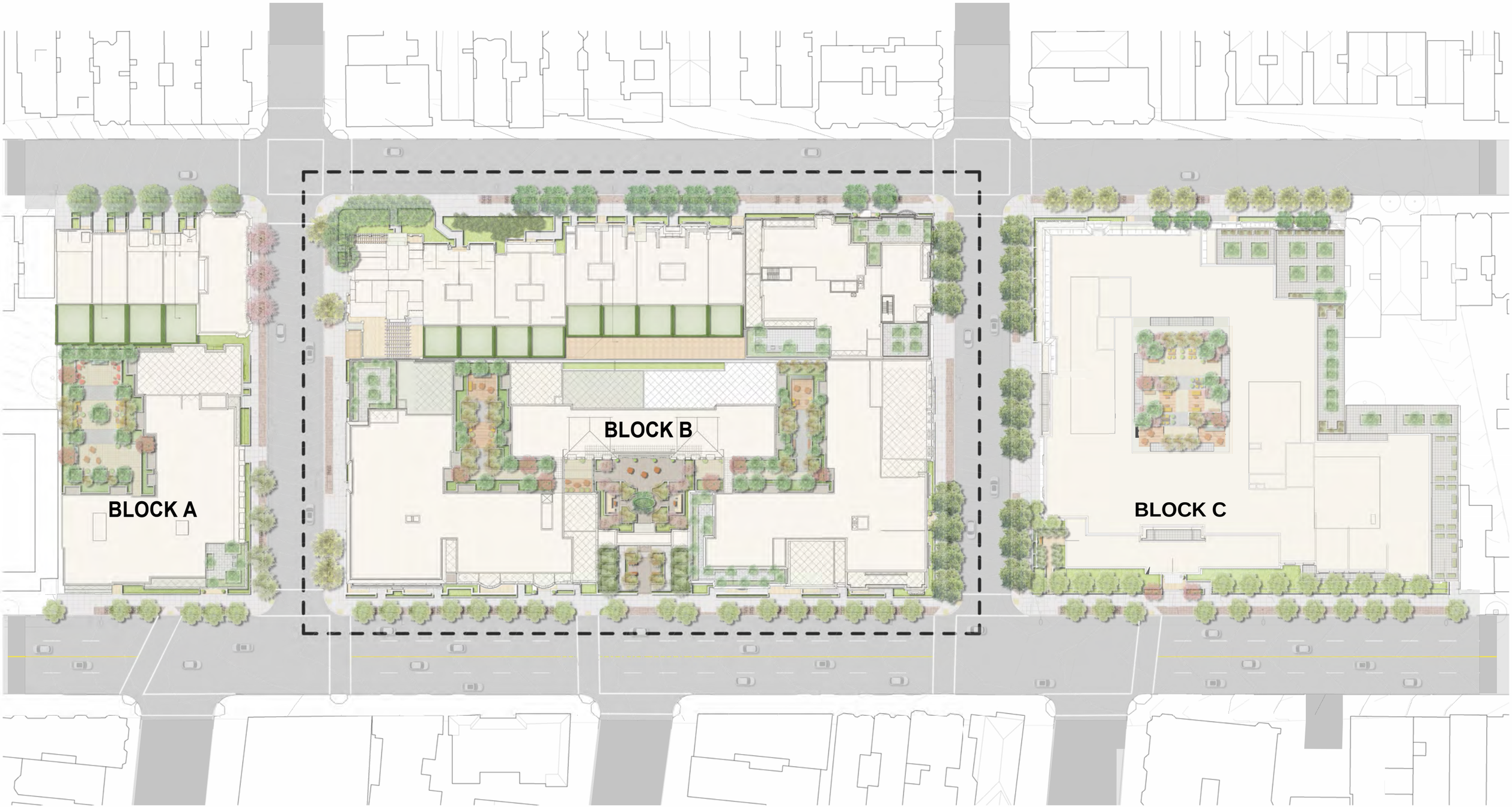

TRUE NORTH
PROJECT NORTH

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BLOCK B TITLE SHEET

PUD/CU SUBMITTAL
MARCH 8, 2024

A-04.20

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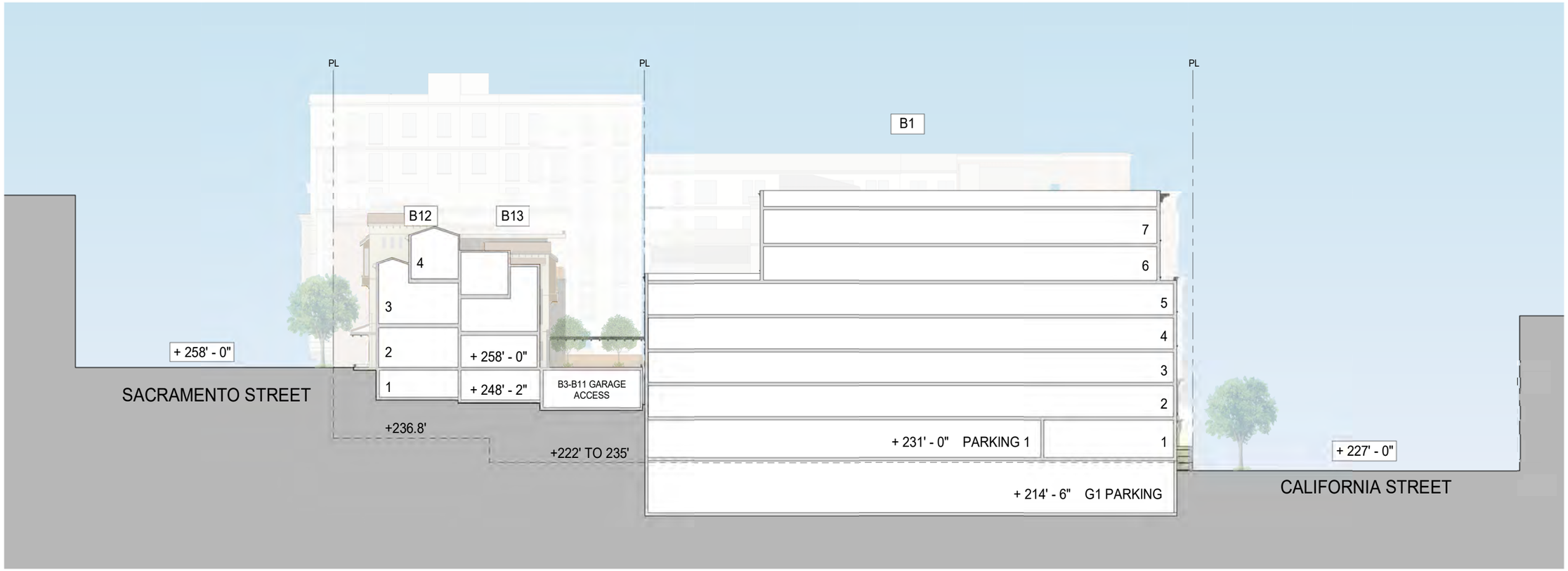
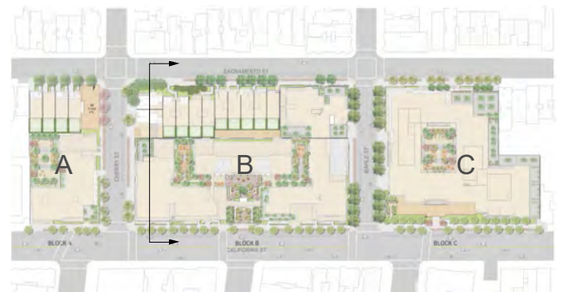


PL PROPERTY LINE

EXISTING EXCAVATION LINES



0' 32' 64'

1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BLOCK B

N-S SECTION 3

PUD/CU SUBMITTAL

MARCH 8, 2024

A-04.21

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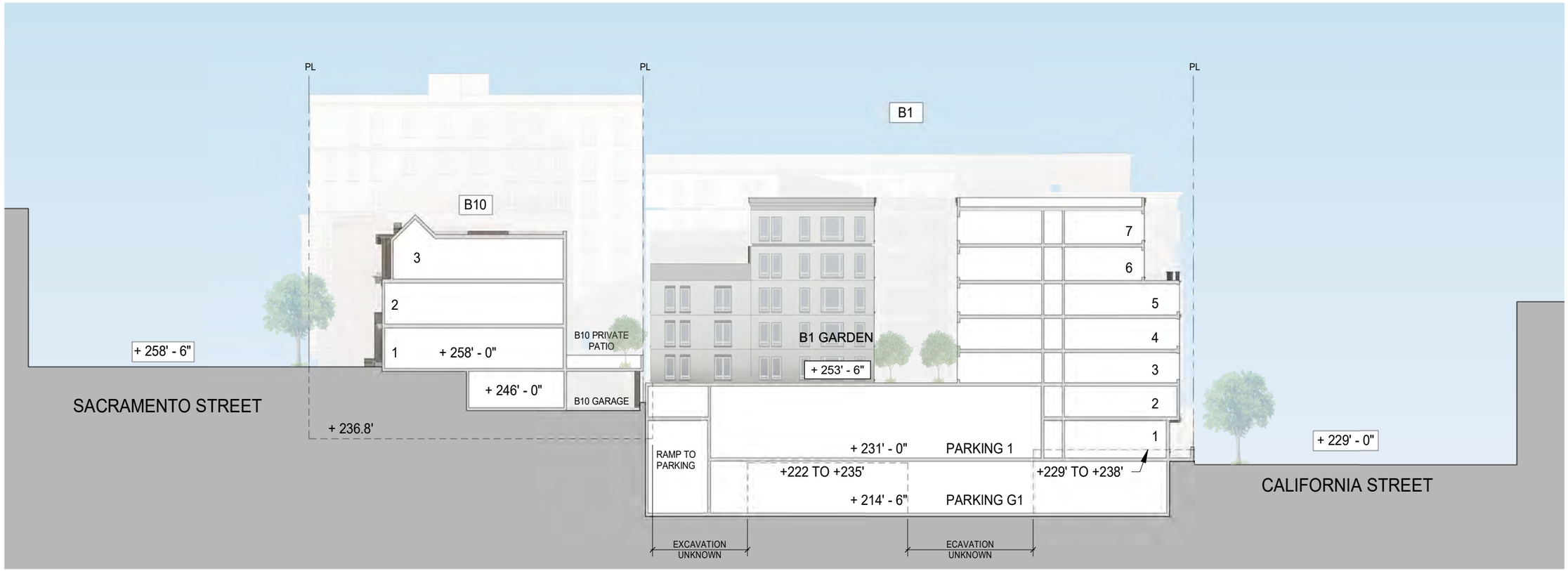
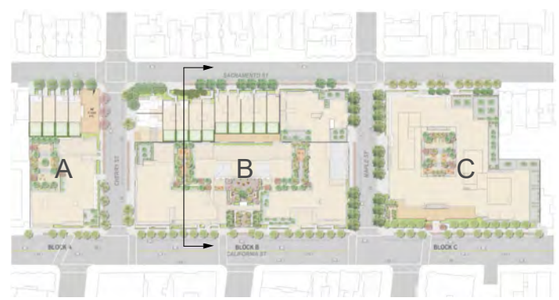


PL — — — — — — PROPERTY LINE

— — — — — — — — — — — — EXISTING EXCAVATION LINES



0' 32' 64' 1/32"=1'

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BLOCK B

N-S SECTION 4

PUD/CU SUBMITTAL
MARCH 8, 2024

A-04.22

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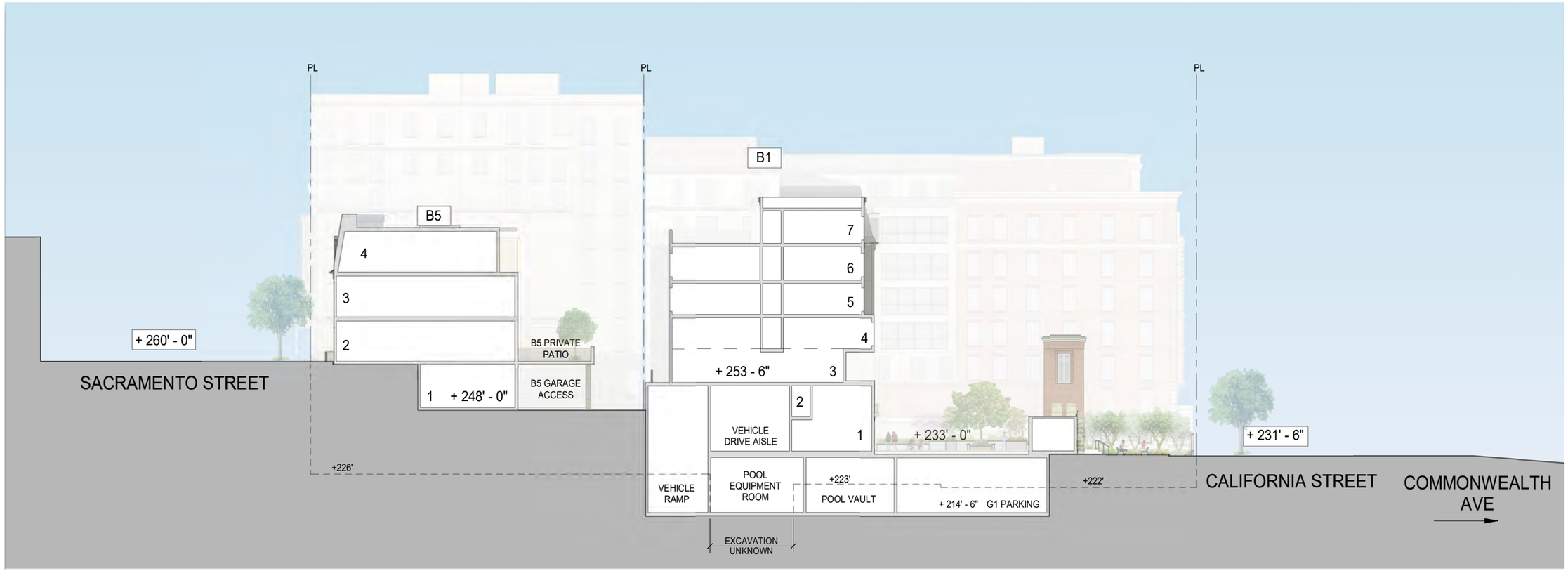
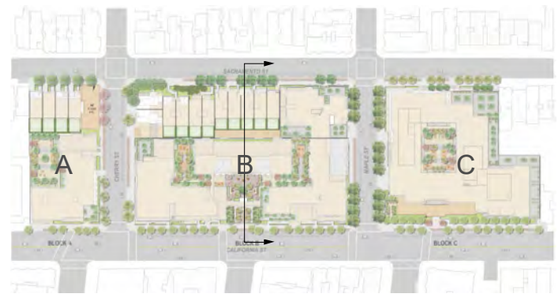


PL PROPERTY LINE

EXISTING EXCAVATION LINES



0' 32' 64'

1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BLOCK B

N-S SECTION 5

PUD/CU SUBMITTAL

MARCH 8, 2024

A-04.23

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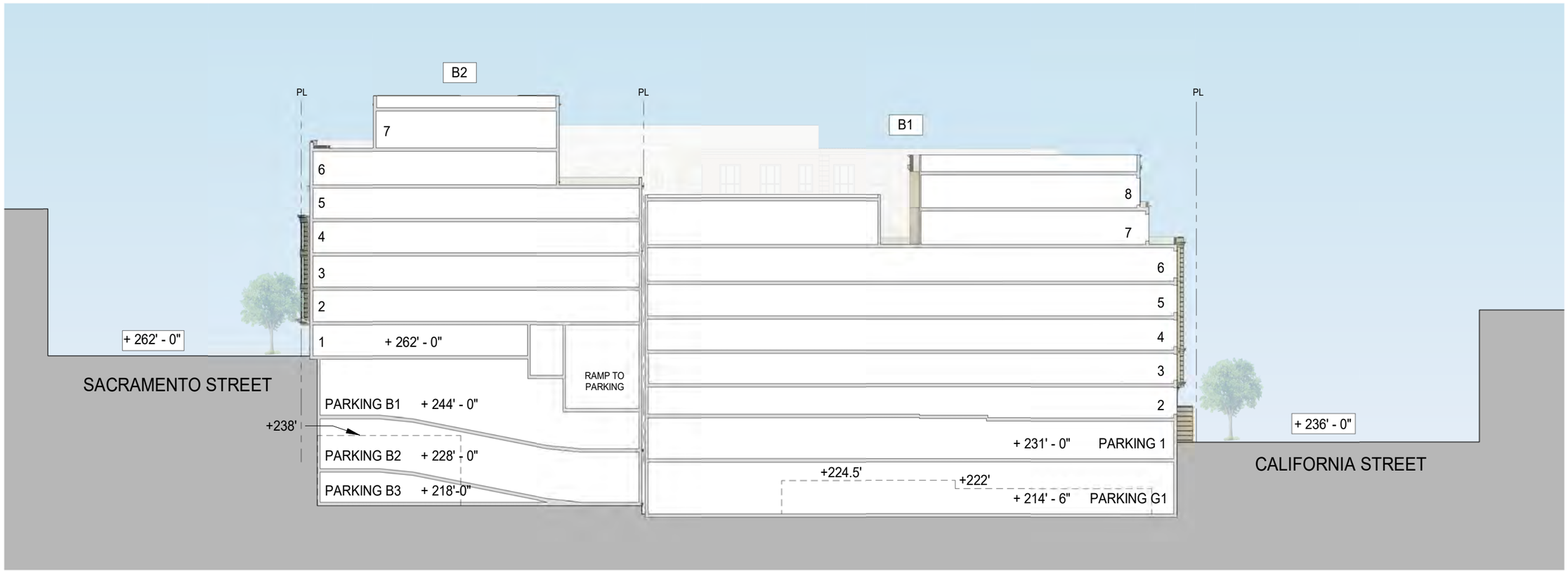
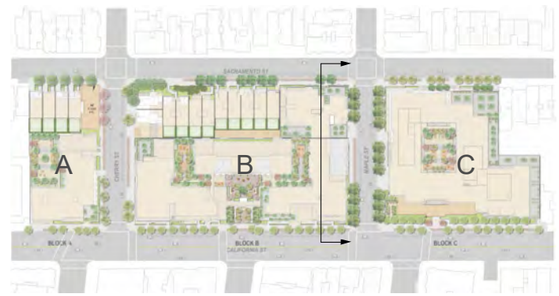


PL — — — — — — PROPERTY LINE

— — — — — — — — — — — — EXISTING EXCAVATION LINES



0' 32' 64'

1/32"=1'

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BLOCK B

N-S SECTION 6

PUD/CU SUBMITTAL

MARCH 8, 2024

A-04.24

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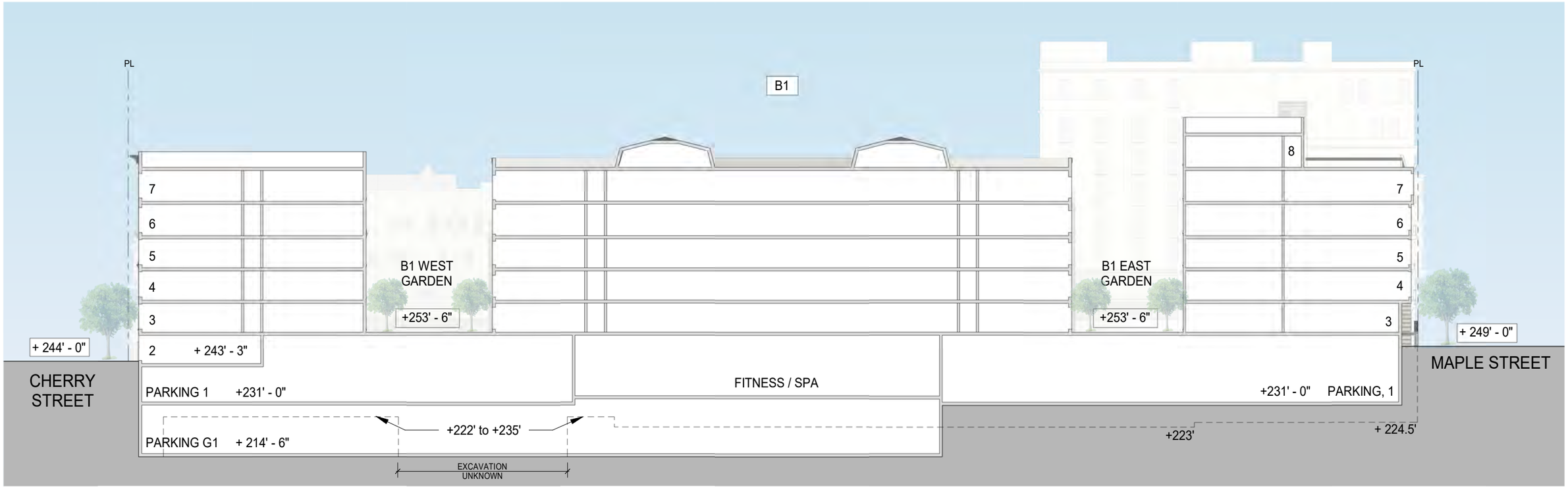
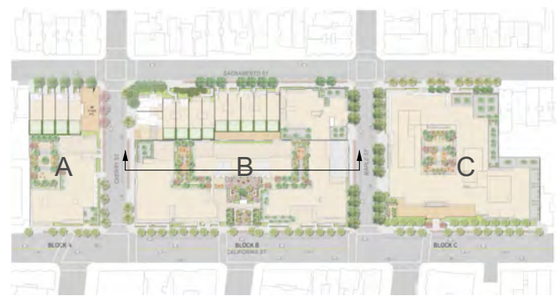


PL PROPERTY LINE

EXISTING EXCAVATION LINES



0' 32' 64'

1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP

HANDEL ARCHITECTS

BKF

TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BLOCK B

W-E SECTION A

PUD/CU SUBMITTAL

MARCH 8, 2024

A-04.25

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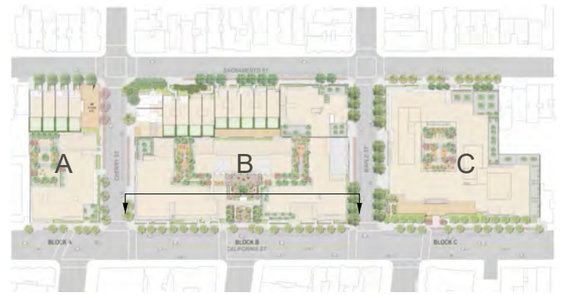
PL — — — — — — PROPERTY LINE

— — — — — — — — EXISTING EXCAVATION LINES



0' 32' 64' 1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BLOCK B

E-W SECTION B

PUD/CU SUBMITTAL
MARCH 8, 2024

A-04.26

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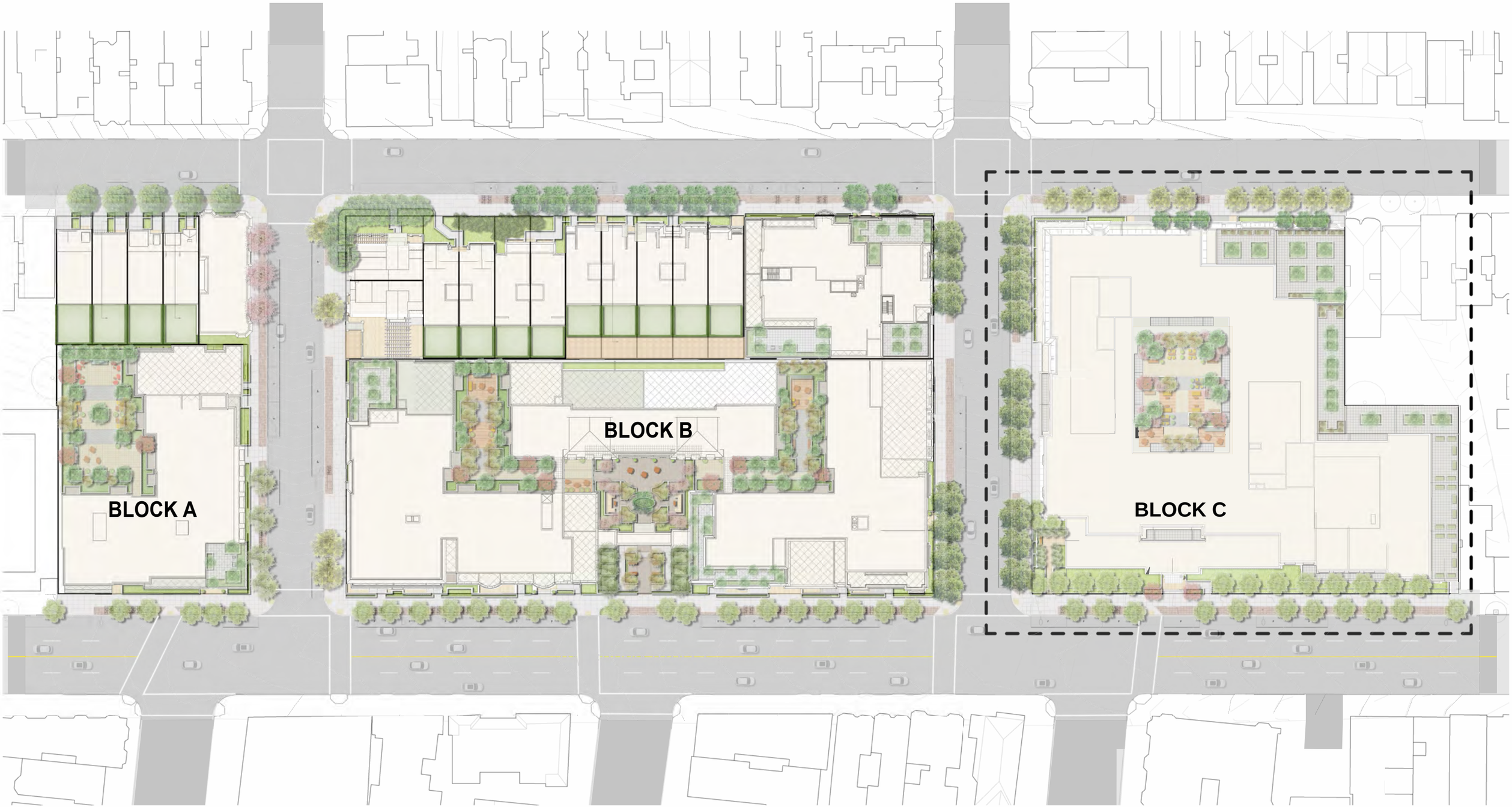

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BLOCK C TITLE SHEET

PUD/CU SUBMITTAL
MARCH 8, 2024

A-04.30

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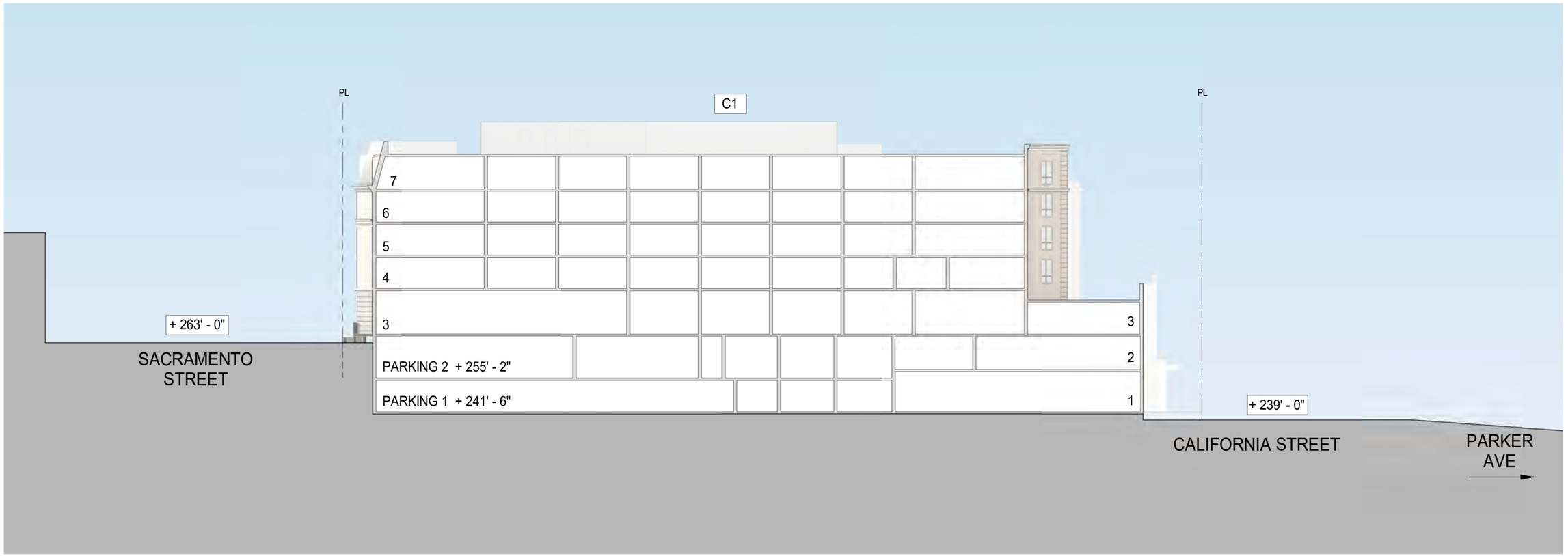
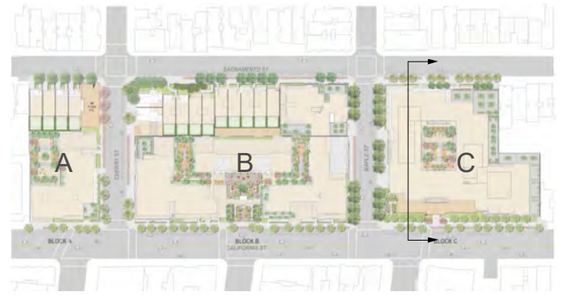


PL PROPERTY LINE

EXISTING EXCAVATION LINES



0' 32' 64' 1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BLOCK C

N-S SECTION 7

PUD/CU SUBMITTAL
MARCH 8, 2024

A-04.31

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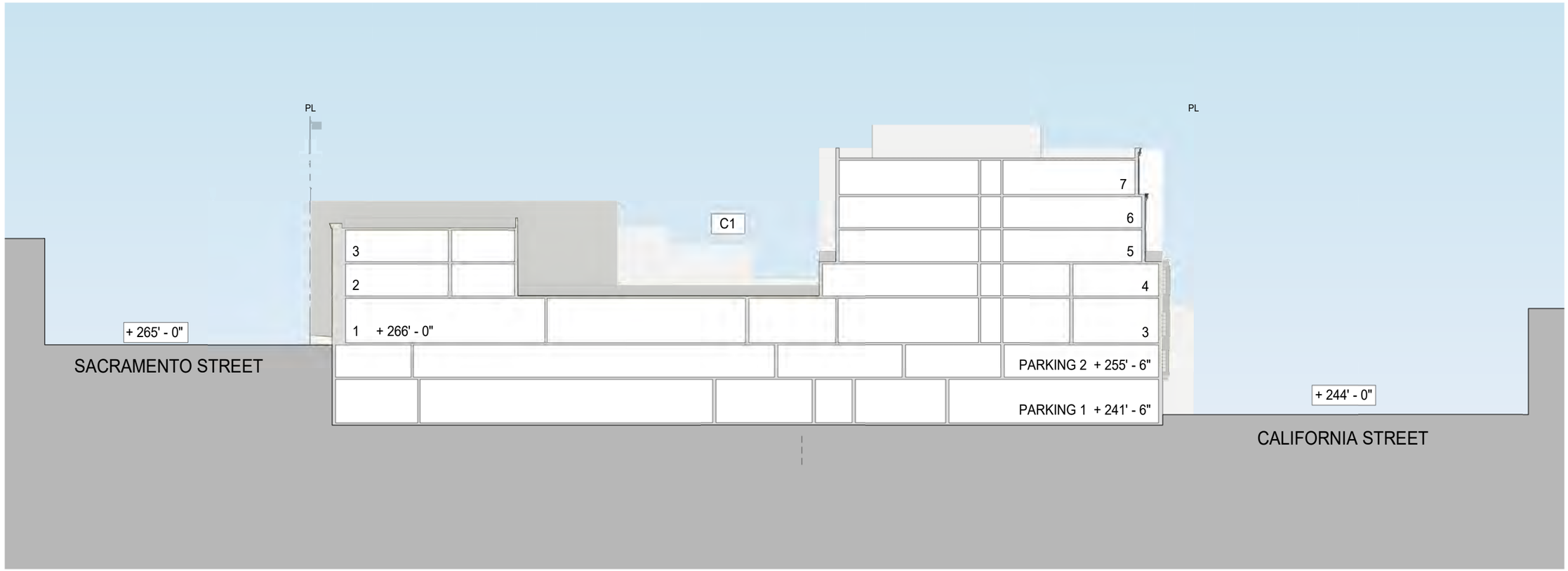
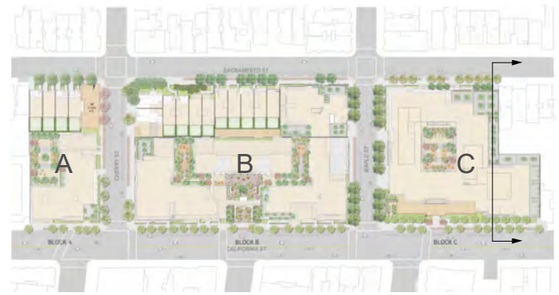


PL PROPERTY LINE

EXISTING EXCAVATION LINES



0' 32' 64'

1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | HANDEL ARCHITECTS | BKF | The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BLOCK C

N-S SECTION 8

PUD/CU SUBMITTAL

MARCH 8, 2024

A-04.32

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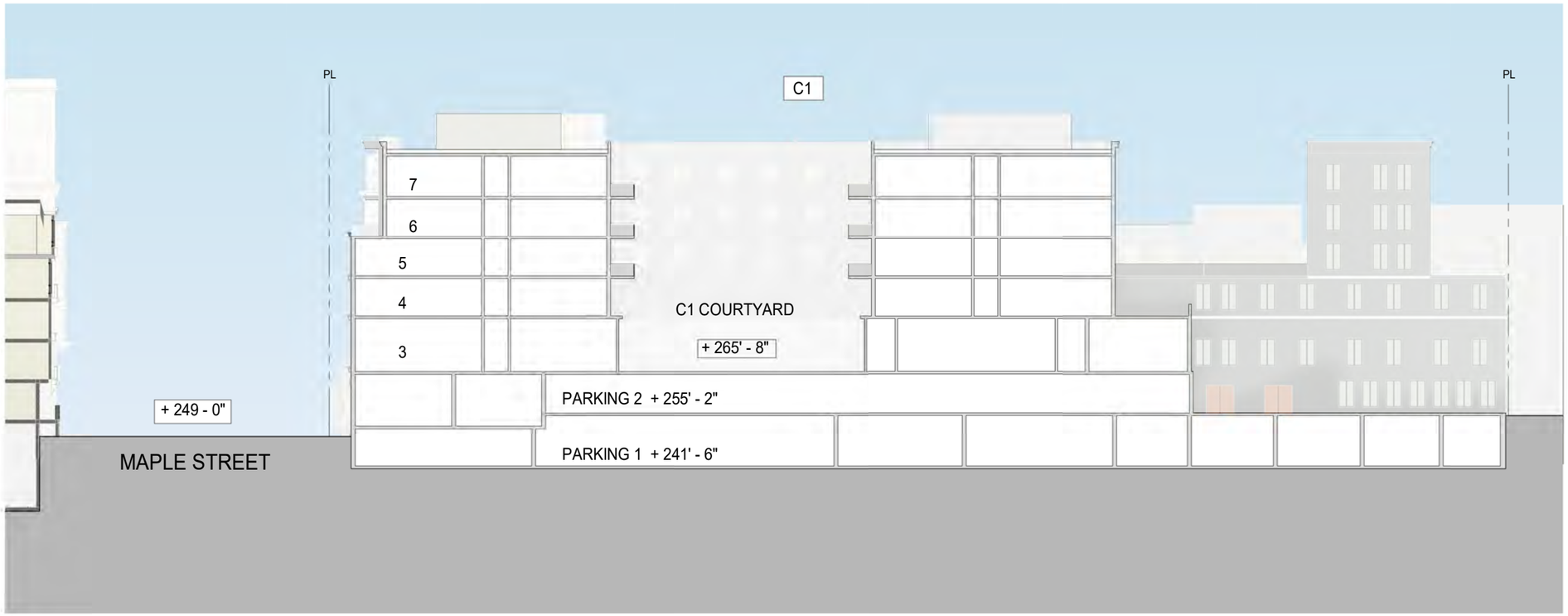

PL PROPERTY LINE

EXISTING EXCAVATION LINES

0' 32' 64'

1/32"=1'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BLOCK C

W-E SECTION A

PUD/CU SUBMITTAL

MARCH 8, 2024

A-04.33

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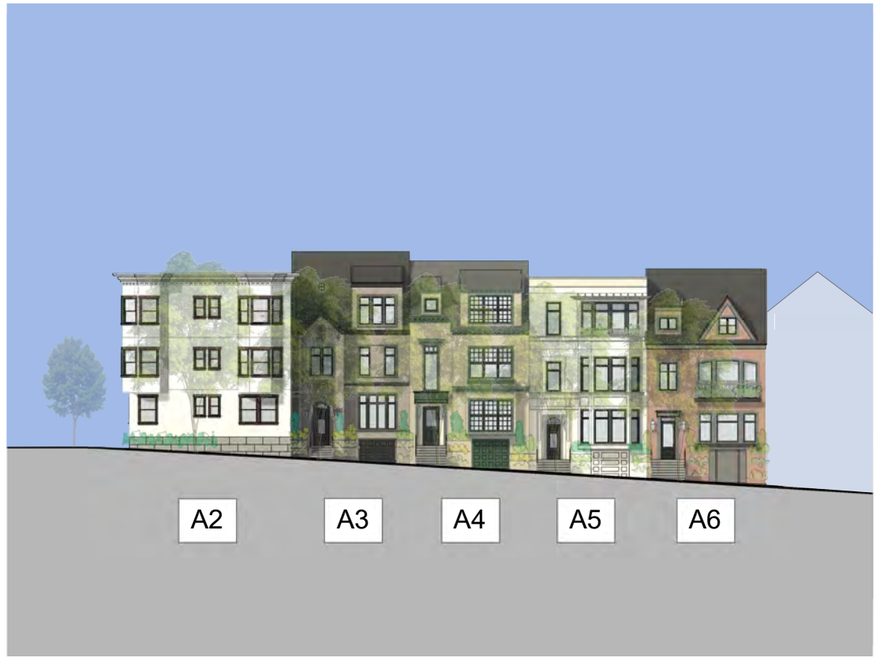
MATERIALS
&
EXTERIOR ELEVATIONS

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



SACRAMENTO STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

A3

WD-02	CEDAR SHINGLES
BR-03	BRICK VENEER BASE
WD-12	PAINTED TRIM
SH-03	ASPHALT SHINGLE ROOF

A4

WD-01	CEDAR SHINGLES
BR-01	BRICK VENEER BASE
WD-09	PTD TRIM
SH-02	ASPHALT SHINGLE ROOF

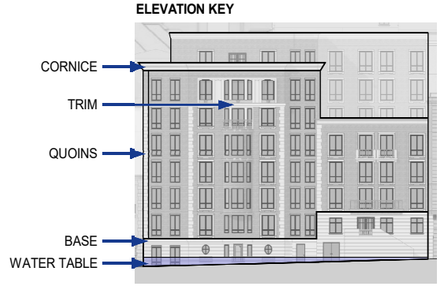
A5

SC-05	STUCCO
ST-07	STONE VENEER, GFRC, OR SIM. BASE
GFRC -03	GFRC TRIM

A6

SC-01	STUCCO
BR-02	BRICK VENEER BASE
SC-09	STUCCO TRIM
SH-01	ASPHALT SHINGLE ROOF

ELEVATION KEY



BUILDING TERMS

0' 32' 64'

1/32"=1'

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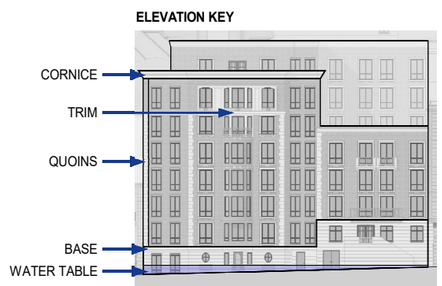
CHERRY STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

A1

SC-07	STUCCO
SC-08	STUCCO BASE
ST-08	STONE VENEER, GFRC, OR SIM. WATER TABLE
SC-07	STUCCO TRIM
MT-02	METAL ROOF



0' 32' 64'
1/32"=1'

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CALIFORNIA STREET

A1

SC-07 STUCCO

SC-08 STUCCO BASE

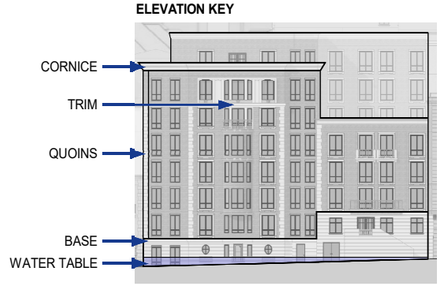
ST-08 STONE VENEER, GFRC OR SIM. WATER TABLE

SC-07 STUCCO TRIM

MT-02 METAL ROOF

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

ELEVATION KEY



BUILDING TERMS

0' 32' 64'

1/32"=1'

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SACRAMENTO STREET

B2

SC-05	STUCCO
ST-03	STONE OR CAST STONE BASE
CS-03	
ST-07	STONE VENEER, GFRC, OR SIM. WATER TABLE
SC-05	STUCCO AND GFRC TRIM
GFRC-03	

B3

SC-02	STUCCO
ST-07	STONE VENEER, GFRC, OR SIM. WATER TABLE
ST-03	STONE OR CAST STONE
CS-03	
RF-02	CLAY TILE ROOF

B4 & B5

SC-06	STUCCO
ST-07	STONE OR CAST STONE BASE AND TRIM
CS-06	STONE VENEER, GFRC, OR SIM. WATER TABLE
RF-01	SLATE ROOF

B6 & B7

BR-01	STUCCO
CS-03	STUCCO AND CAST STONE TRIM
GFRC-03	
ST-08	STONE VENEER, GFRC, OR SIM. WATER TABLE

B8 & B9

SC-05	STUCCO
ST-07	STONE VENEER, GFRC, OR SIM. WATER TABLE
SC-05	STUCCO AND CAST STONE TRIM

NOTE: ALL MATERIALS ARE SHOWN ON MATERIAL SHEETS A-05.40 - A-05.91

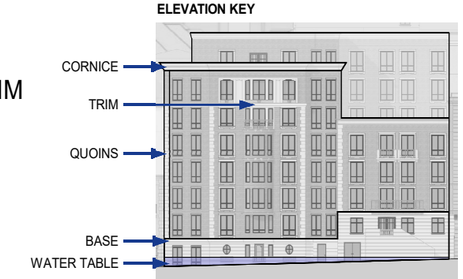
B10 & B11

SC-03	STUCCO
CS-03	CAST STONE TRIM
ST-07	STONE VENEER, GFRC, OR SIM. WATER TABLE
SH-02	ASPHALT SHINGLES

B12

SC-05	STUCCO
ST-07	STONE VENEER, GFRC, OR SIM. WATER TABLE
RF-02	CLAY TILES

ELEVATION KEY



BUILDING TERMS

0' 32' 64'

1/32"=1'

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BLOCK B - SACRAMENTO STREET

PUD/CU SUBMITTAL
MARCH 8, 2024

A-05.20

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CHERRY STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

B12 & B13

SC-05	STUCCO
ST-07	STONE VENEER, GFRC, OR SIM. WATER TABLE
RF-02	CLAY TILES

B1

BR-03	BRICK VENEER BASE
ST-02	STONE VENEER, GFRC, OR SIM.
CS-02	
ST-06	STONE VENEER, GFRC, OR SIM. WATER TABLE
CS-02	CAST STONE TRIM
GFRC-02	GFRC CORNICE

ELEVATION KEY

BUILDING TERMS

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1/32"=1'

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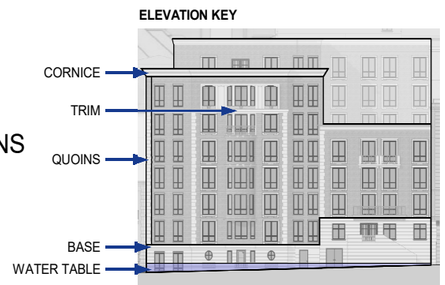
CALIFORNIA STREET

B1

BR-03	BRICK VENEER	ST-02 CS-02	STONE OR CAST STONE BASE, QUOINS AND TRIM	ST-06	STONE VENEER, GFRC, OR SIM. WATER TABLE	CS-02	CAST STONE TRIM	GFRC-02	GFRC CORNICE
BR-01	BRICK VENEER	SC-03	STUCCO BASE	ST-07	STONE VENEER, GFRC, OR SIM. WATER TABLE	SC-07	STUCCO TRIM	GFRC-06	GFRC CORNICE
SC-07	STUCCO	ST-02 BR-01	STONE AND BRICK BASE	ST-08	STONE VENEER, GFRC, OR SIM. WATER TABLE	BR-01	BRICK VENEER TRIM	GFRC-02 CS-02	GFRC OR CAST STONE COLUMNS
SC-04	STUCCO					ST-02 CS-02	STONE OR CAST STONE QUOINS AND TRIM		
						SC-03 SC-04	STUCCO TRIM		

NOTE: ALL MATERIALS ARE SHOWN ON MATERIAL SHEETS A-05.40 - A-05.91

ELEVATION KEY



BUILDING TERMS

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MAPLE STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

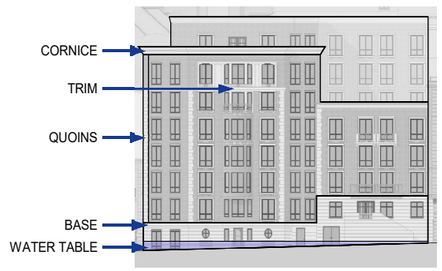
B1

SC-04	STUCCO
SC-06	STUCCO
SC-03	STUCCO BASE
ST-05	STONE VENEER, GFRC, OR SIM. BASE
CS-05	
ST-06	STONE VENEER, GFRC, OR SIM. WATER TABLE
SC-03	STUCCO TRIM
SC-04	
GFRC-06	GFRC AND STUCCO TRIM
SC-06	
GFRC-06	GFRC CORNICE
RF-01	SLATE ROOF

B2

SC-05	STUCCO
ST-03	STONE VENEER, GFRC, OR SIM. BASE
CS-03	
ST-07	STONE VENEER, GFRC, OR SIM. WATER TABLE
SC-05	STUCCO AND GFRC TRIM
GFRC-03	

ELEVATION KEY



BUILDING TERMS

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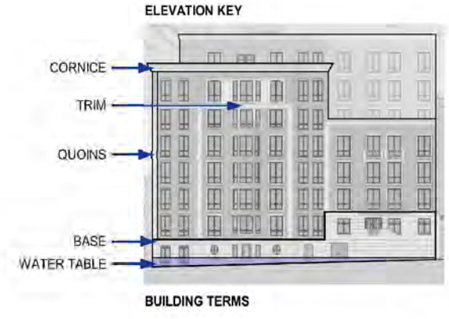
SACRAMENTO STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

C1

SC-06	STUCCO
ST-04 CS-04	STONE VENEER, GFRC, OR SIM. BASE
SC-06 GFRC-06	STUCCO AND GFRC TRIM
CS-06	STONE OR CAST STONE QUOINS
RF-01	SLATE ROOF
BR-01	BRICK VENEER
MT-01	PAINTED METAL



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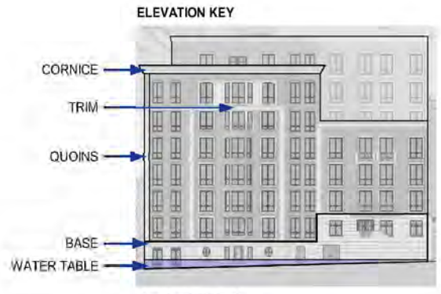
MAPLE STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91

C1

SC-06	STUCCO
ST-04 CS-04	STONE VENEER, GFRC, OR SIM. BASE
SC-06 GFRC-06	STUCCO AND GFRC TRIM
CS-06	STONE OR CAST STONE QUOINS
RF-01	SLATE ROOF
BR-01	BRICK VENEER
ST-03 CS-03	STONE VENEER, GFRC, OR SIM. BASE
CS-03 GFRC-03	CAST STONE OR GFRC TRIM
ST-03 CS-03	STONE OR CAST STONE QUOINS
MT-01	PAINTED METAL

ELEVATION KEY



BUILDING TERMS

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1/32"=1'

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BLOCK C - MAPLE STREET

PUD/CU SUBMITTAL
MARCH 8, 2024

A-05.31

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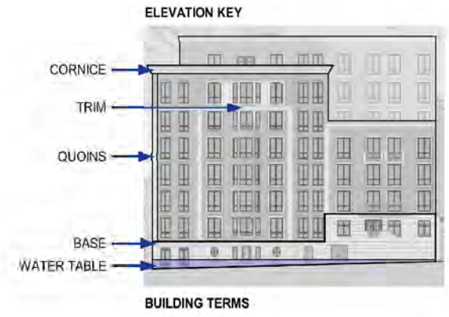
C1

BR-01	BRICK VENEER	SC-06	STUCCO
ST-03 CS-03	STONE VENEER, GFRC, OR SIM. BASE.	SC-08 CS-09	STUCCO TRIM
CS-03 GFRC-03	CAST STONE OR GFRC TRIM	BR-03	BRICK VENEER
		MT-03	PAINTED METAL
ST-03 CS-03	STONE OR CAST STONE QUOINS		
		RF-01	SLATE ROOF
MT-01	PAINTED METAL		

CALIFORNIA STREET

NOTE: ALL MATERIALS ARE SHOWN ON
MATERIAL SHEETS A-05.40 - A-05.91



0' 32' 64'
1/32"=1'

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MATERIAL BOARDS

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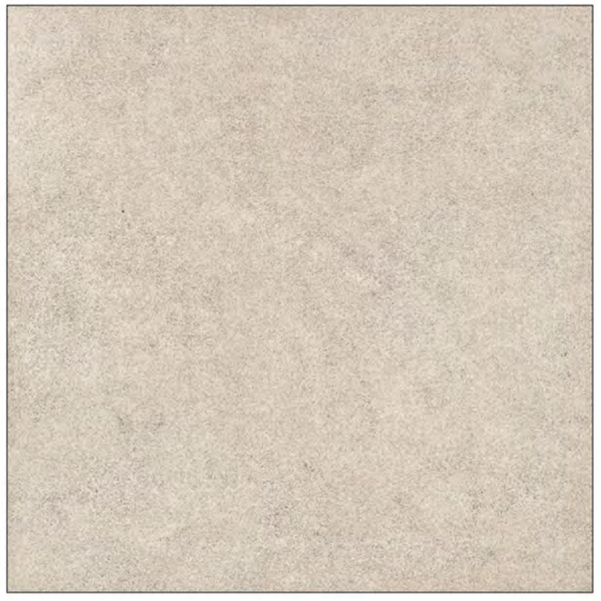
ST-04 LIGHT GRAY, NO VEIN

ST-02 GOLDEN, HEAVILY FIGURED



ST-03 WARM GRAY, NO VEIN

ST-05 DARK GRAY, FIGURED

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ST-06 GOLDEN, HIGHLY FIGURED

ST-07 LIGHT GRAY, COARSE FINISH

ST-08 MEDIUM GRAY, HONED

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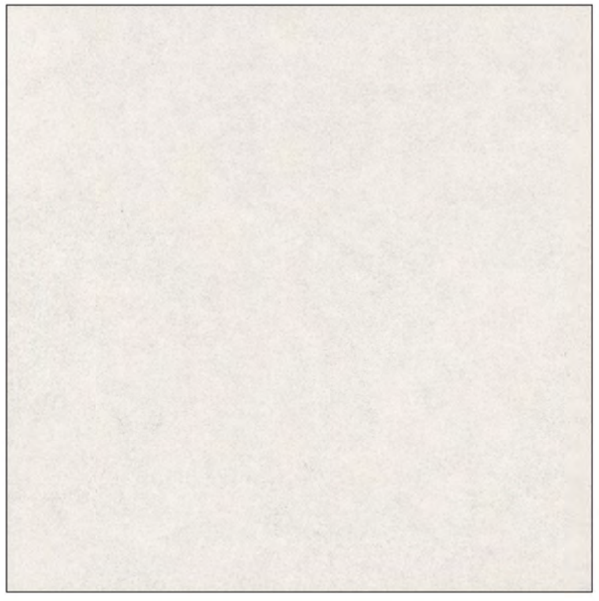
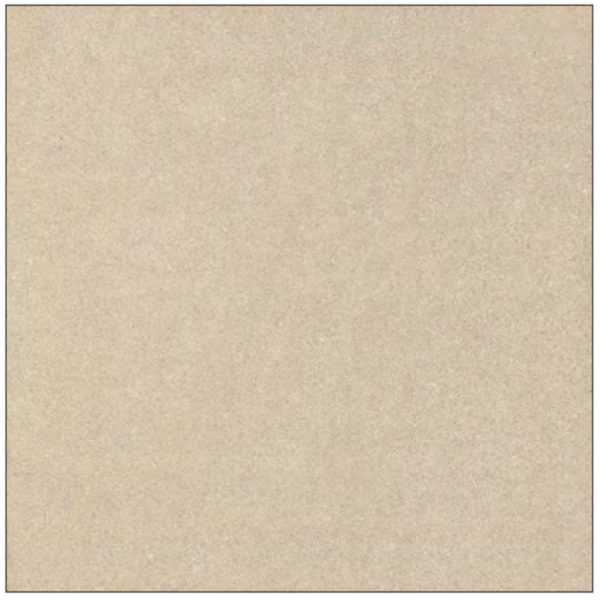


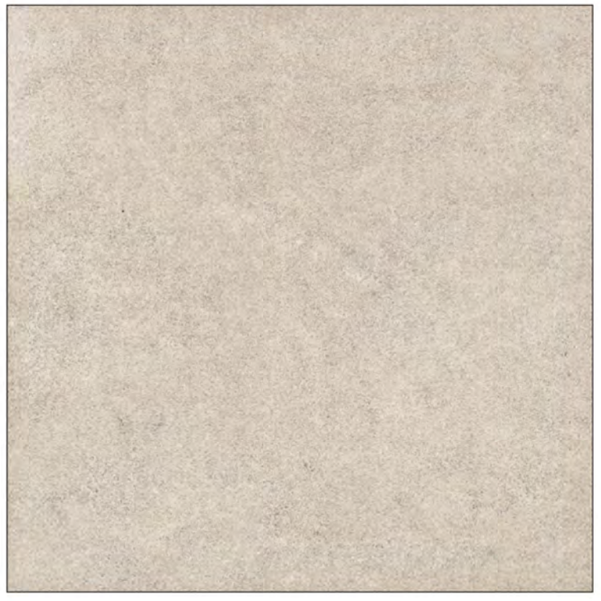
CS-06 WHITE

GFRC-06 WHITE



CS-02 GOLDEN

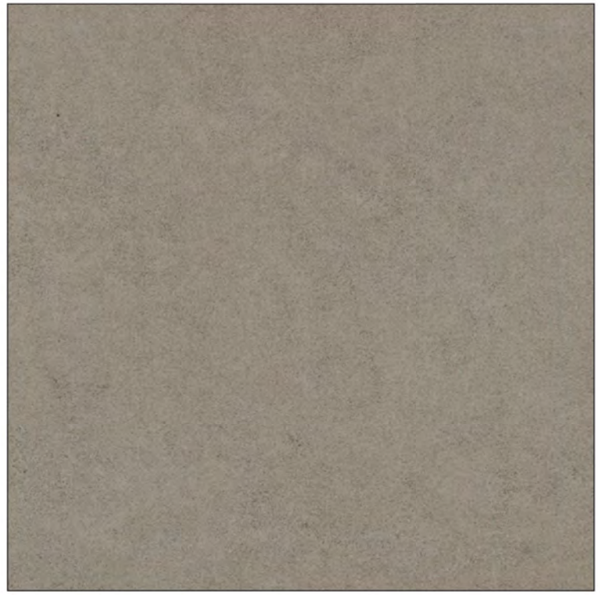
GFRC-02 GOLDEN



CS-03 WARM GRAY

GFRC-03 WARM GRAY

CS-04 LIGHT GRAY



CS-05 DARK GRAY

GFRC-05 DARK GRAY

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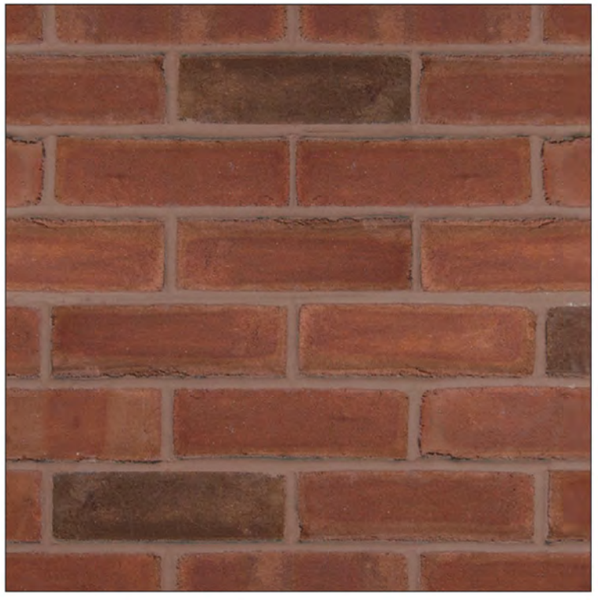

BR-01 RED BLEND

BR-02 TAN BLEND

BR-03 TAN/GRAY, BLEND

BR-04 PAINTED WHITE

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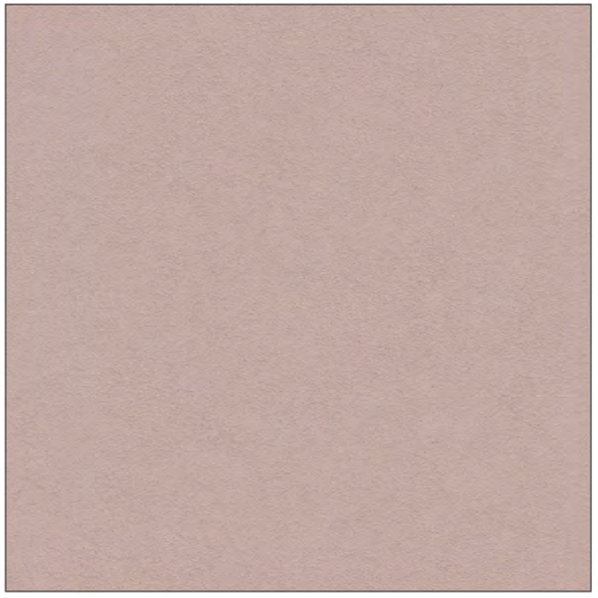
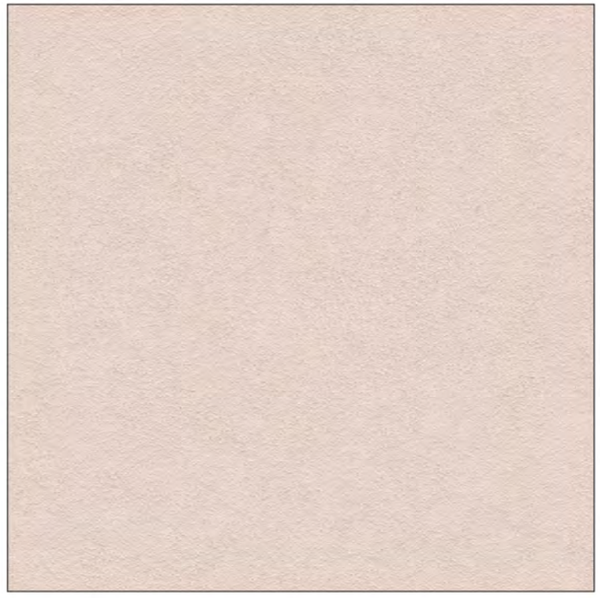
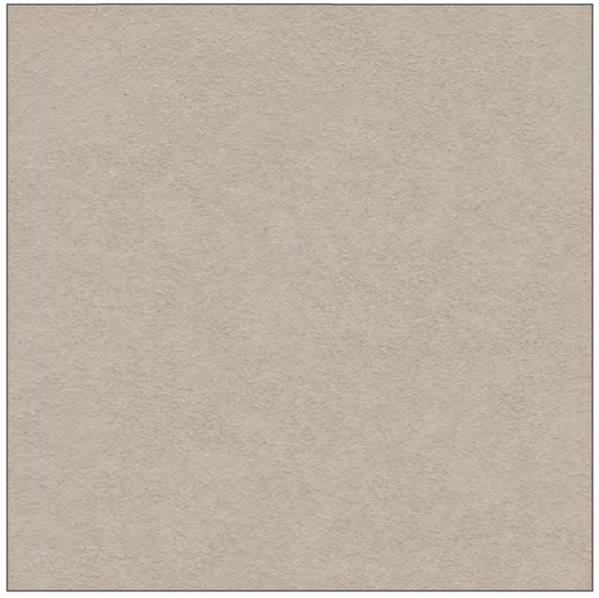


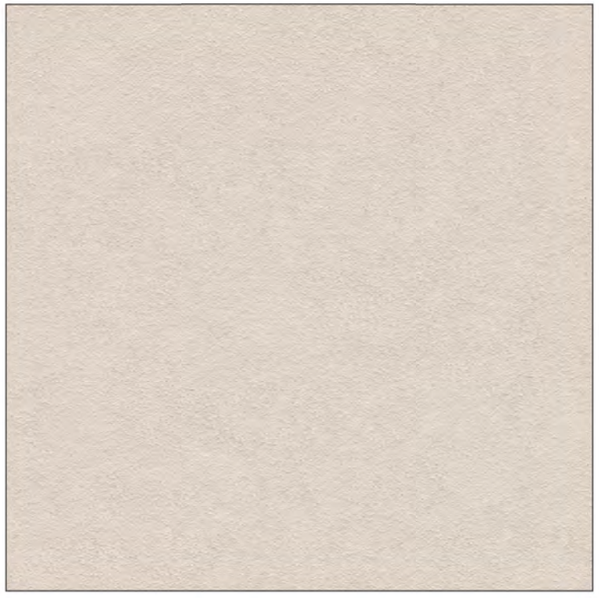
SC-01 MEDIUM ROSE



SC-02 LIGHT ROSE



SC-03 BEIGE / BROWN



SC-04 LIGHT BEIGE / BROWN

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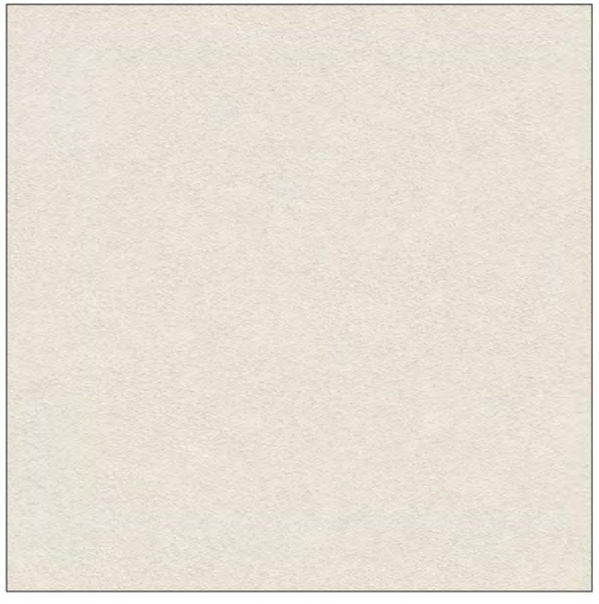
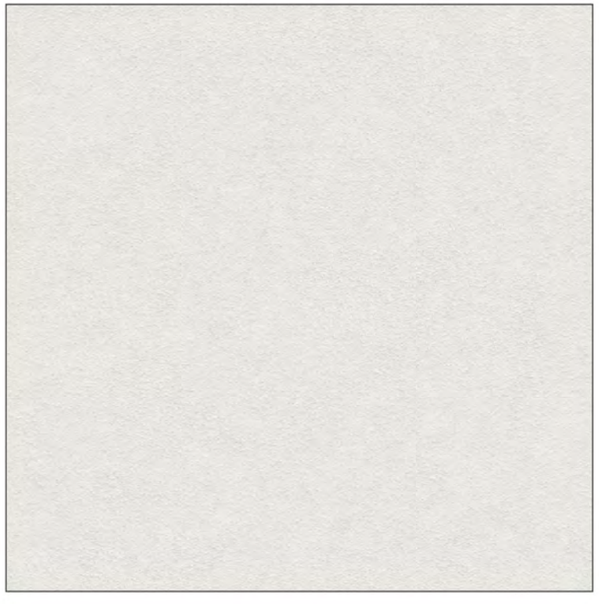
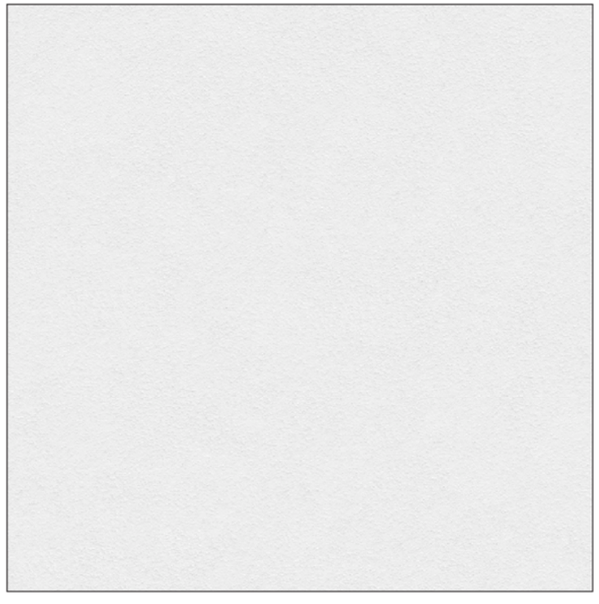


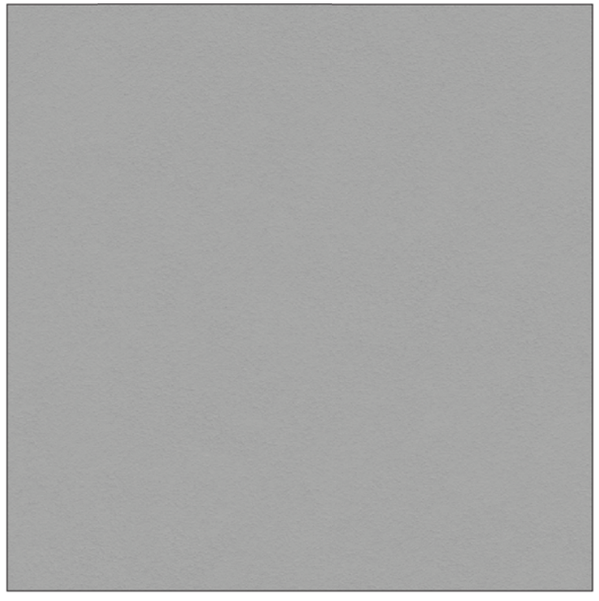
SC-05 IVORY



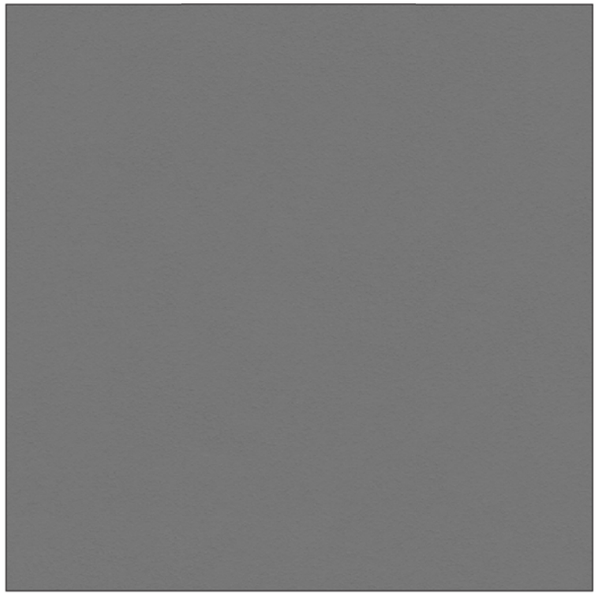
SC-06 OFF-WHITE



SC-07 BRIGHT WHITE



SC-08 LIGHT GRAY



SC-09 DARK GRAY

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WD-01 LIGHT BROWN

WD-02 BROWN / GRAY

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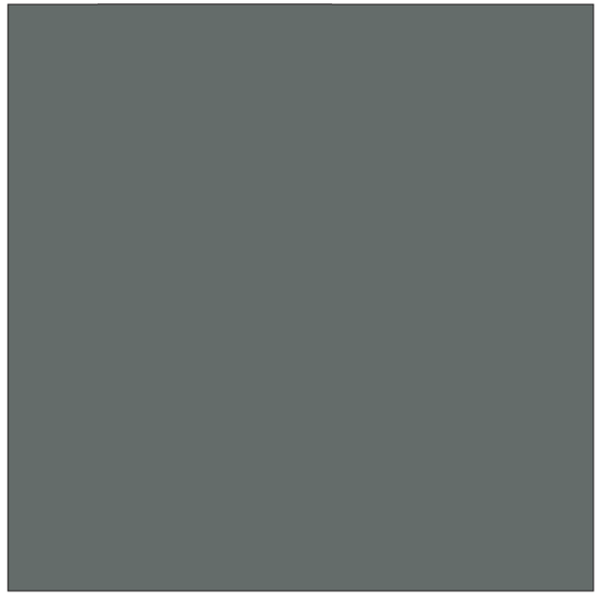
WD-08 DARK GREEN

WD-09 MEDIUM GREEN

WD-10 BLUE / GRAY



WD-12 MEDIUM GRAY

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MT-01 MEDIUM BRONZE

MT-02 MEDIUM GRAY

MT-03 CHARCOAL GRAY

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PAINTED METAL

PUD/CU SUBMITTAL
MARCH 8, 2024

A-05.80

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SH-01 DARK GRAY

SH-02 LIGHT GRAY

SH-05 WARM BROWN

SH-03 GRAY / BROWN

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RF-01 SLATE

RF-02 CLAY TILES

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RENDERINGS

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EIR VIEWS

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JORDAN AVENUE - EXISTING

PUD/CU SUBMITTAL
MARCH 8, 2024

A-06.11

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL

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COMMONWEALTH AVENUE - EXISTING

PUD/CU SUBMITTAL
MARCH 8, 2024

A-06.13

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PARKER AVENUE - EXISTING

PUD/CU SUBMITTAL
MARCH 8, 2024

A-06.15

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CALIFORNIA STREET - EXISTING

PUD/CU SUBMITTAL
MARCH 8, 2024

A-06.17

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL

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CHERRY STREET - EXISTING

PUD/CU SUBMITTAL
MARCH 8, 2024

A-06.19

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL

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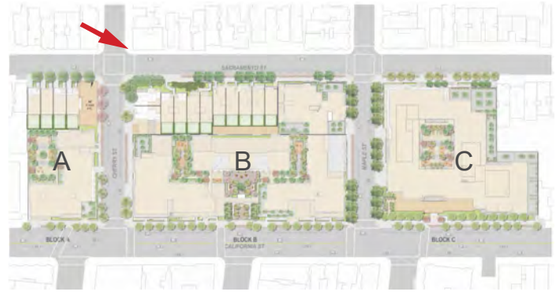

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SACRAMENTO STREET - EXISTING

PUD/CU SUBMITTAL
MARCH 8, 2024

A-06.21

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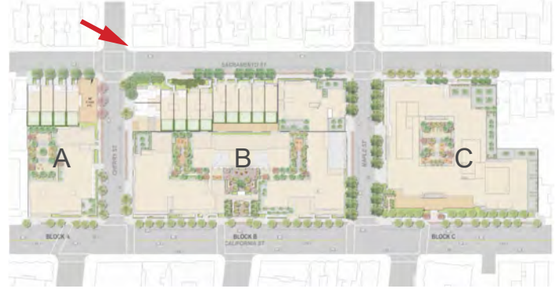
PREVIOUS RENDER FROM 2019 PUD SUBMITTAL



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ADDITIONAL VIEWS

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL

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PREVIOUS RENDER FROM 2019 PUD SUBMITTAL

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AERIAL VIEW

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AERIAL VIEW - EXISTING

PUD/CU SUBMITTAL
MARCH 8, 2024

A-06.41

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AERIAL VIEW - PROPOSED

PUD/CU SUBMITTAL
MARCH 8, 2024

A-06.42

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PROJECT SUMMARY

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

Building	Type	Zoning District	Lot Area	Occupied Floors above Sidewalk Grade	Roof Height above Sidewalk Grade	Gross Interior Area (sf)	Net Interior Area (sf) Units	Net Interior Area (sf) Amenities	Residential Unit Mix: Single Family on Fee Lot	Single Family on Podium	Studio	1 BR	2 BR	3 BR	4 BR	Total	Institutional Unit Mix: Studio	1 BR	2 BR	Total	Number of Bedrooms	Parking Spaces*	# Units with Code-Compliant Private Open Spaces	Private Open Spaces	Common Open Spaces
A1	Multifamily	RM-2 & RH-2	23616	5	65'-0"	76,180	39,869	2,409	--	--	3	29	12	2	--	46	--	--	--		62	58	1	1,189	6,199
A2	Multifamily (existing)	RH-2	2795	3	40'	7041	6261		*A2 units are not accounted for in the Project Summary																
A3	Single Family on Fee Lot	RH-2	2250	3	40'	3,085	2,862		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
A4	Single Family on Fee Lot	RH-2	2250	3	40'	3,079	2,855		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
A5	Single Family on Fee Lot	RH-2	2250	3	40'	3,064	2,843		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
A6	Single Family on Fee Lot	RH-2	2250	3	40'	3,103	2,880		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
B1	Multifamily	RM-2	68131	7	80'	378,657	204,988	15,565	--	--	33	73	110	7	--	223	--	--	--		347	243	0	4,315	24,175
B2	Multifamily	RM-2	13208	7	80'	112,958	53,066	2,751	--	--	--	17	28	6	--	51	--	--	--		91	54	0	400	6,005
B3	Single Family on Fee Lot	RM-2	2500	3	40'	4,616	3,572		1	--	--	--	--	--	--	1	--	--	--		4	2	0	3,282	
B4	Single Family on Fee Lot	RM-2	2500	3	40'	4,262	3,175		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
B5	Single Family on Fee Lot	RM-2	2500	3	40'	4,262	3,175		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
B6	Single Family on Fee Lot	RM-2	2500	3	40'	4,249	3,197		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
B7	Single Family on Fee Lot	RM-2	2500	3	40'	4,249	3,197		1	--	--	--	--	--	--	1	--	--	--		4	2	1		
B8	Single Family on Fee Lot	RM-2 & RH-2	2500	3	40'	4,109	3,111		1	--	--	--	--	--	--	1	--	--	--		4	2	1		
B9	Single Family on Fee Lot	RH-2	2500	3	40'	4,109	3,111		1	--	--	--	--	--	--	1	--	--	--		4	2	1	1,641	
B10	Single Family on Fee Lot	RH-2	2500	3	40'	4,247	3,207		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
B11	Single Family on Fee Lot	RH-2	2500	3	40'	4,247	3,207		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
B12	Single Family on Fee Lot	RH-2	2440	3	40'	3,474	2,750		1	--	--	--	--	--	--	1	--	--	--		4	2	0		
B13	Single Family on Fee Lot	RH-2	3002	3	40'	3,443	2,740		1	--	--	--	--	--	--	1	--	--	--		4	2	1		
C1	Multifamily-Senior Housing	RM-2	68943	7	80'	339,412	162,485	28,115	--	--	9	90	58	--	--	157	--	--	--		215	109	46	6,688	11,779
C1	Institutional-Assisted Living	RM-2		7	80'		0	3,130	--	--	--	--	--	--	--	0	15	22	12	49	61				
C1	Institutional-Memory Care	RM-2		7	80'		0	5,266	--	--	--	--	--	--	--	0	24	0	2	26	28				
Total						**964,805**	**518,006**	**57236**	**15**	**0**	**45**	**209**	**208**	**15**	**0**	**492**	**39**	**22**	**14**	**75**	**864**	**494**	**51**	**17,515**	**48,158**
							Mix		**3%**	**0%**	**9%**	**42%**	**42%**	**3%**	**0%**	**100%**	**52%**	**29%**	**19%**	**100%**					

Note: Gross Interior Area includes garage area.

*Parking includes ADA, future resident, guest, loading, and car share stalls

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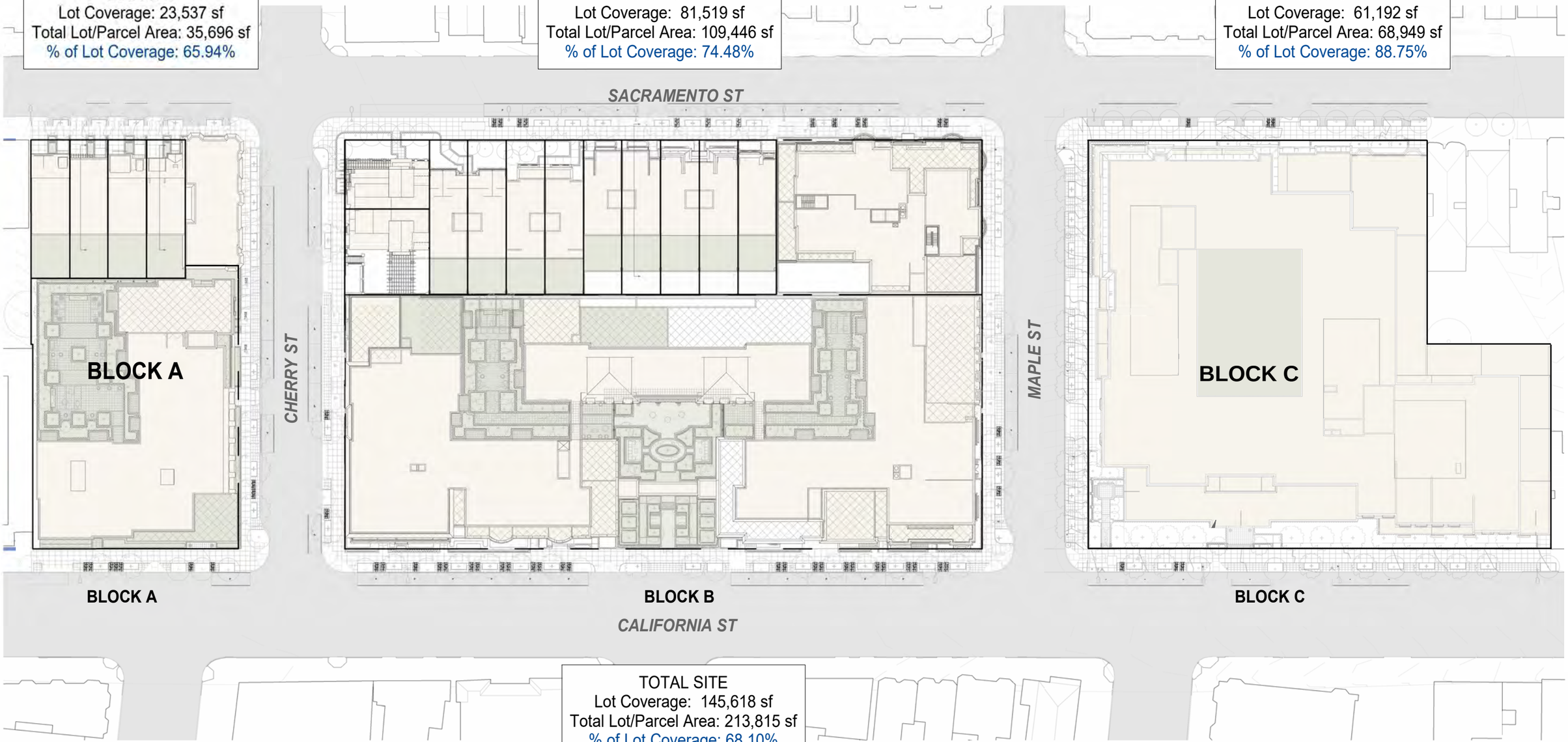
BLOCK A
Lot Coverage: 23,537 sf
Total Lot/Parcel Area: 35,696 sf
% of Lot Coverage: 65.94%

BLOCK B
Lot Coverage: 81,519 sf
Total Lot/Parcel Area: 109,446 sf
% of Lot Coverage: 74.48%

BLOCK C
Lot Coverage: 61,192 sf
Total Lot/Parcel Area: 68,949 sf
% of Lot Coverage: 88.75%



TOTAL SITE
Lot Coverage: 145,618 sf
Total Lot/Parcel Area: 213,815 sf
% of Lot Coverage: 68.10%

0' 32' 64'
1/32"=1'

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PROPOSED SITE PLAN DIAGRAMS - LOT COVERAGE

PUD/CU SUBMITTAL
MARCH 8, 2024

A-07.10

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UNIT LAYOUTS

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BLOCK A

Building	Building Type	# Units	SFR	Studio	1 BR	2 BR	3 BR
A1	Multi	46		3	29	12	2
A2	Multi						
A3	SFR	1	1				
A4	SFR	1	1				
A5	SFR	1	1				
A6	SFR	1	1				
Total:		**50**	**4**	**3**	**29**	**12**	**2**
%		100%	8%	6%	58%	24%	4%

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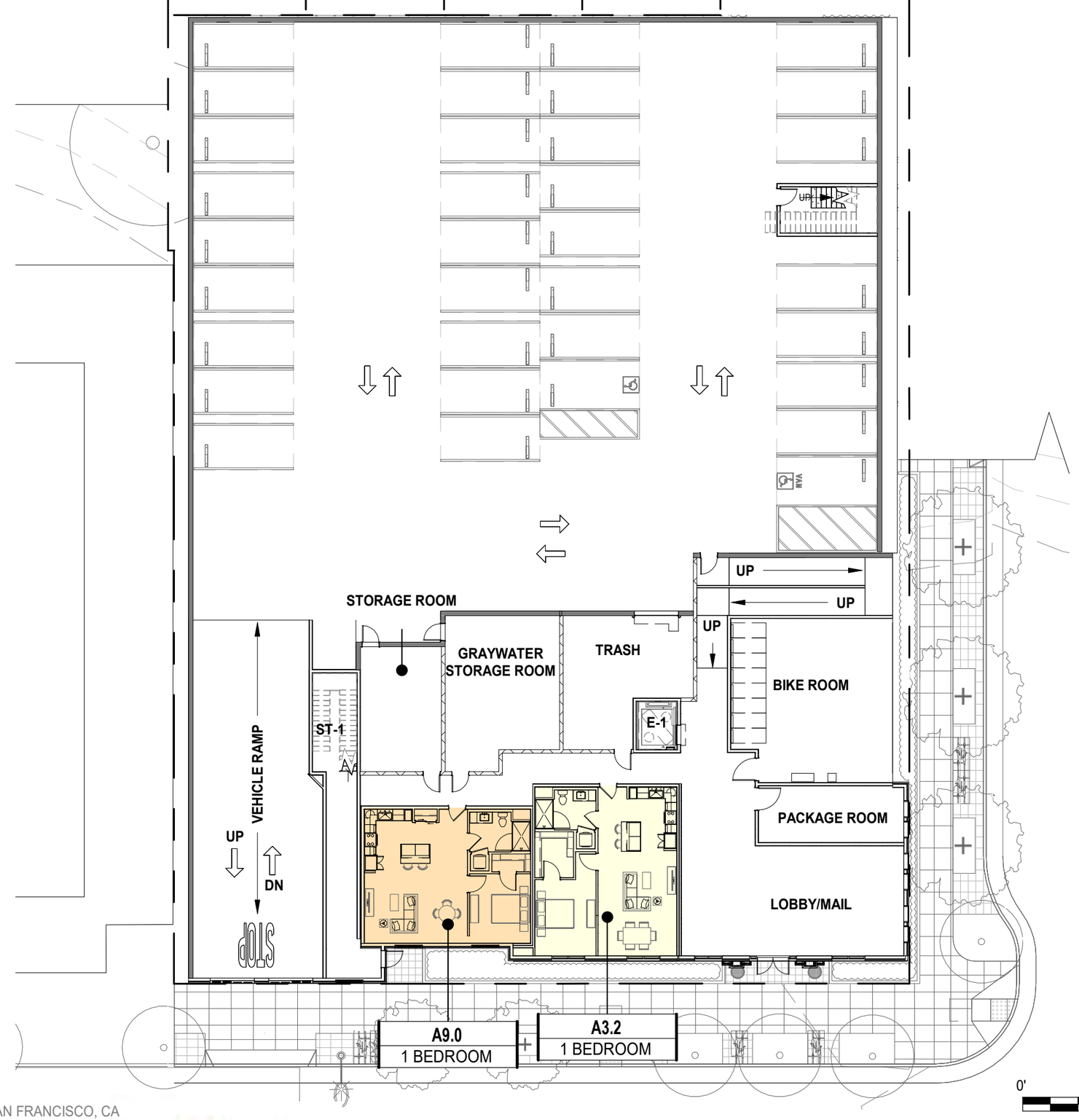

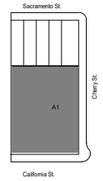

0' 20' 40'

1"=20'

TRUE NORTH
PROJECT NORTH

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BUILDING PLANS - FLOOR 1 - A1

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MARCH 8, 2024

A2.01-A1

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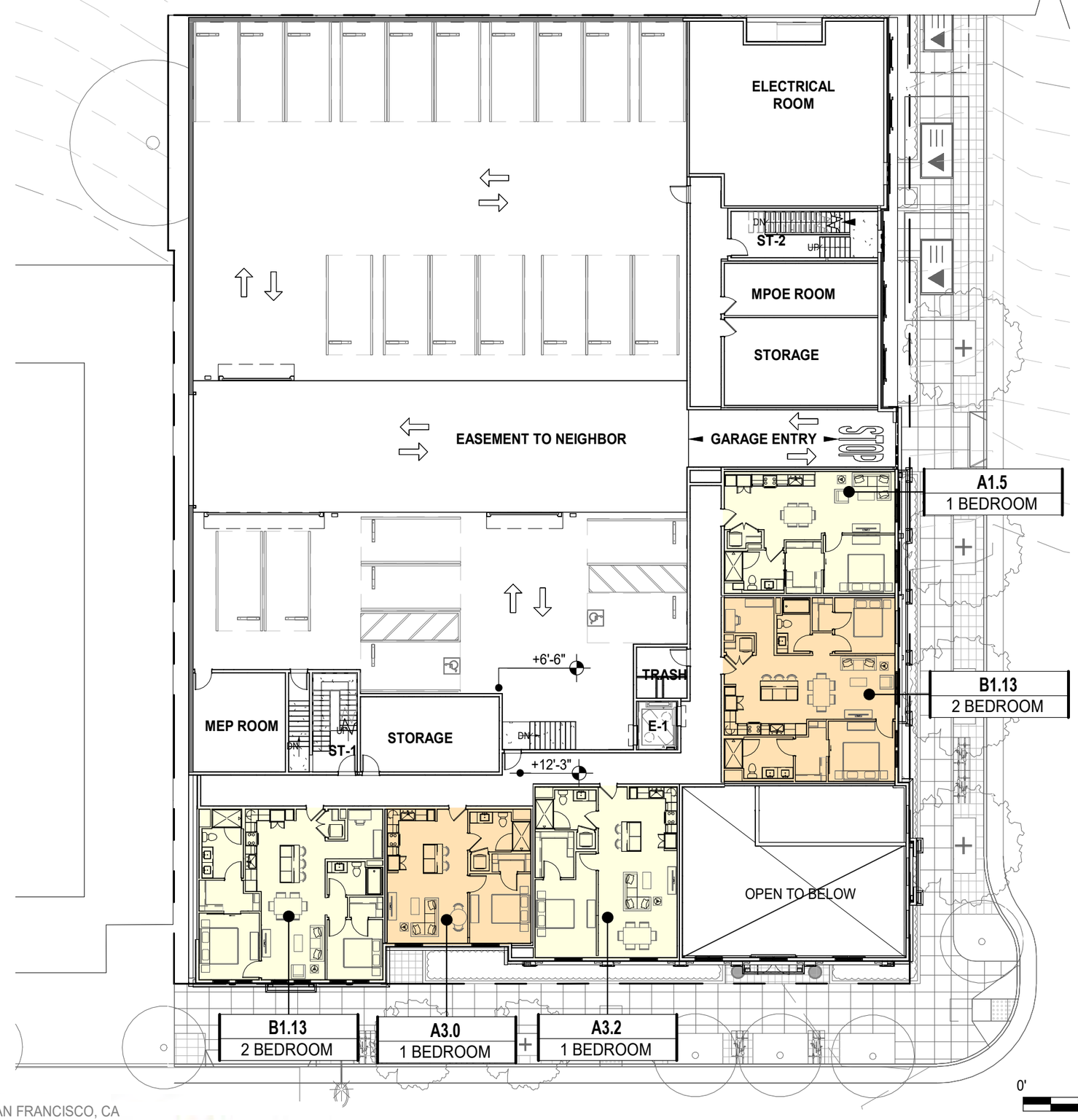

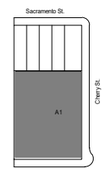

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

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BUILDING PLANS - FLOOR 2 - A1

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MARCH 8, 2024

A2.02-A1

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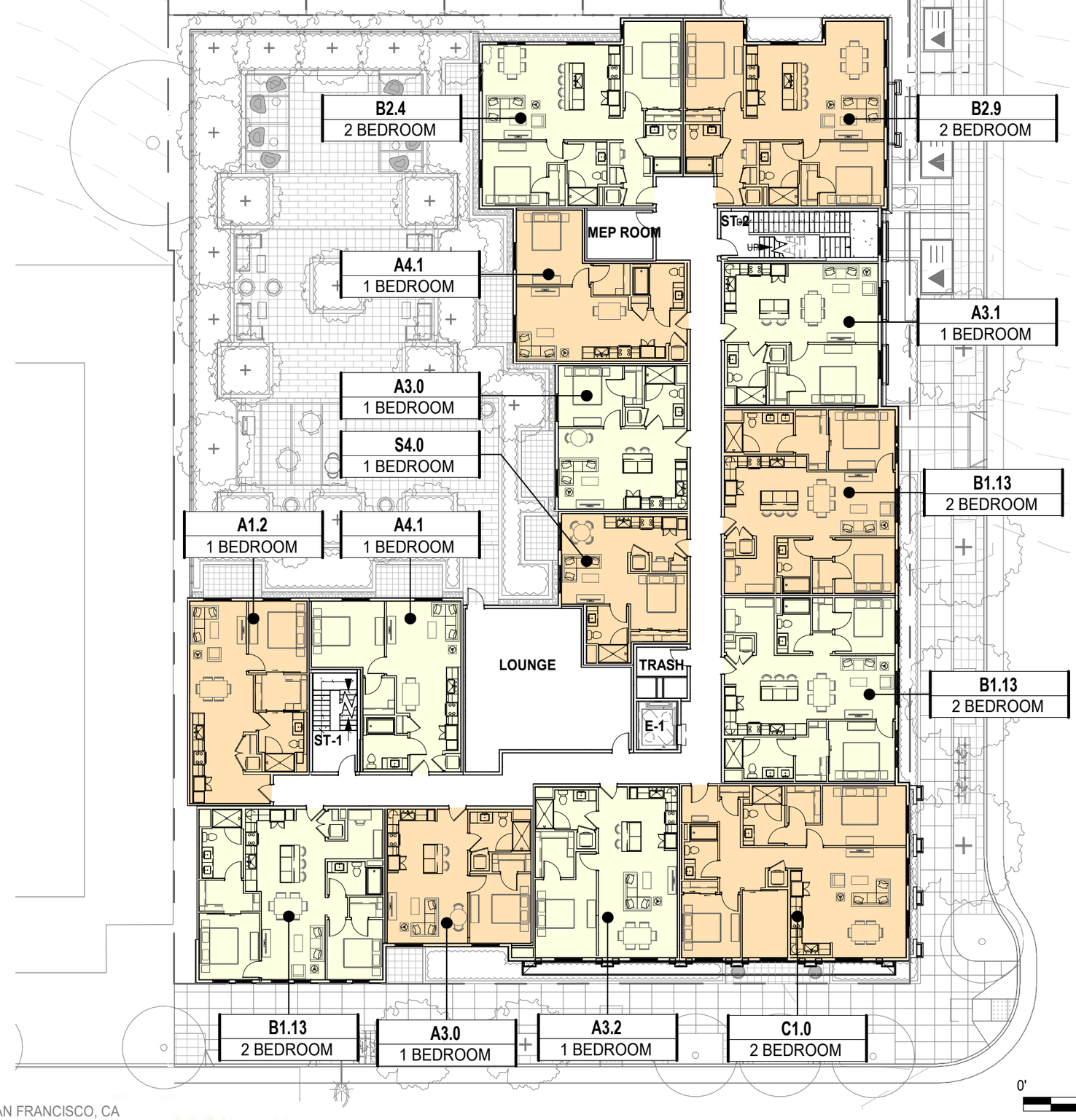

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BUILDING PLANS - FLOOR 3 - A1

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MARCH 8, 2024

A2.03-A1

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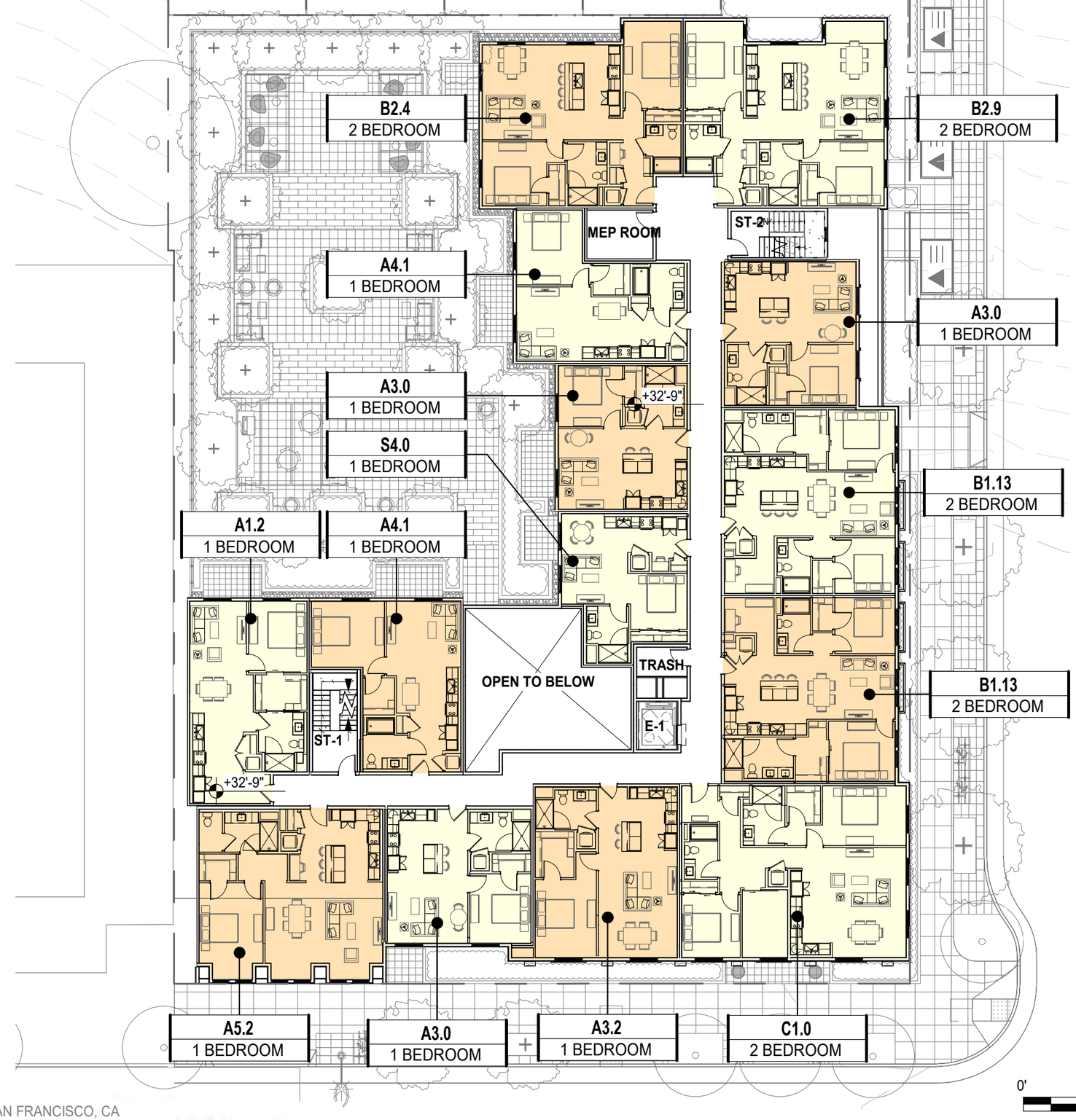

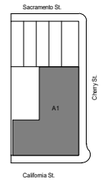

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1"=20'

TRUE NORTH
PROJECT NORTH

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BUILDING PLANS - FLOOR 4 - A1

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A2.04-A1

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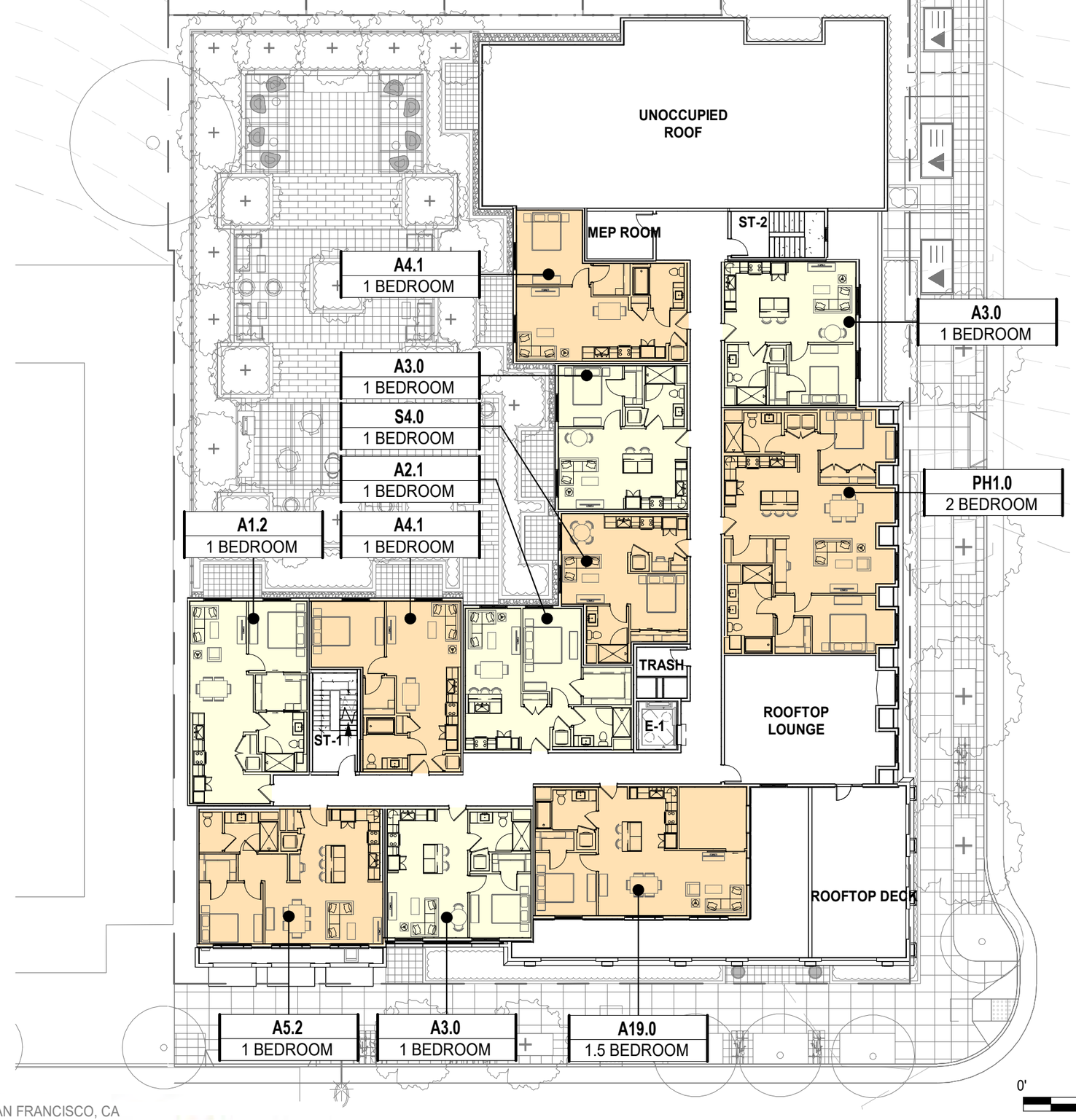

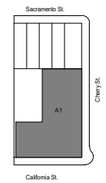

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1"=20'

TRUE NORTH

PROJECT NORTH

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BUILDING PLANS - FLOOR 5 - A1

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A2.05-A1

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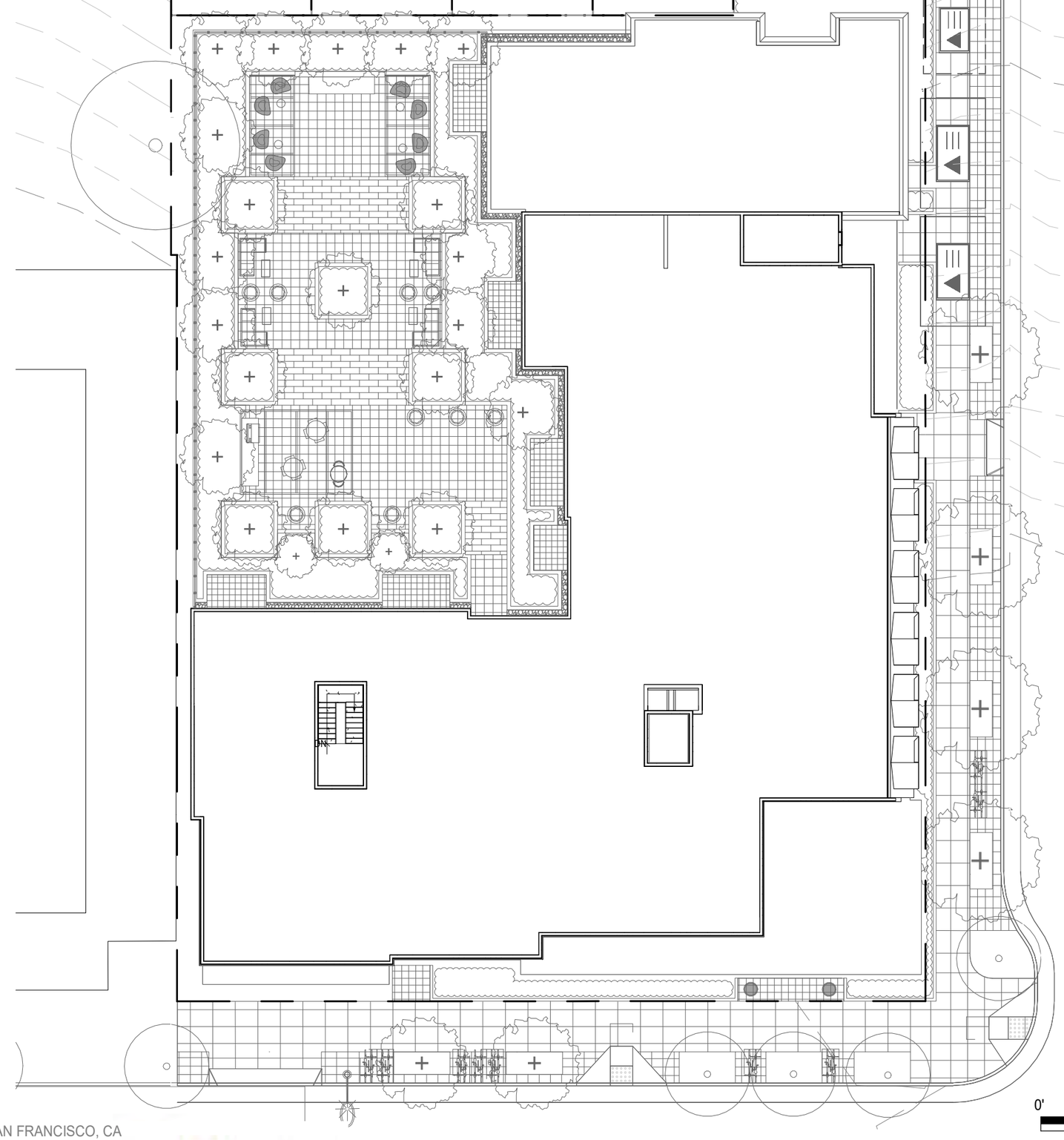

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

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PRADO GROUP

HANDEL ARCHITECTS

BKF

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BUILDING PLANS - ROOF - A1

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MARCH 8, 2024

A2.06-A1

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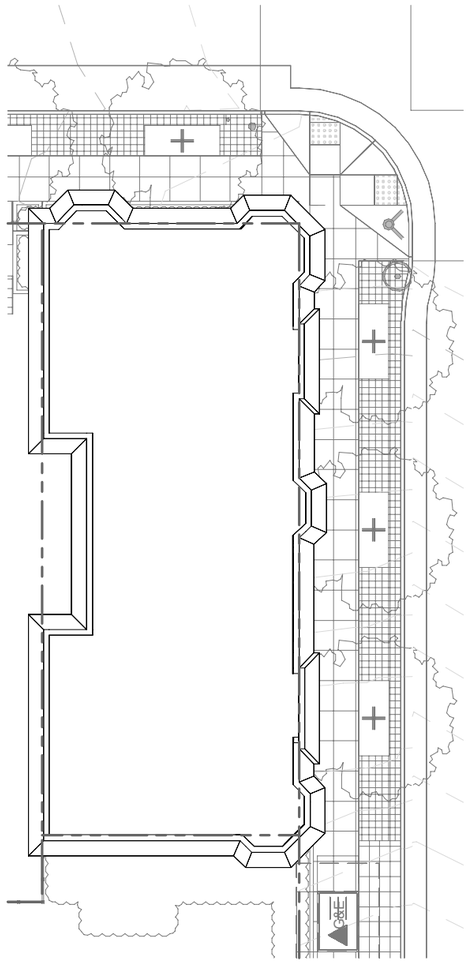
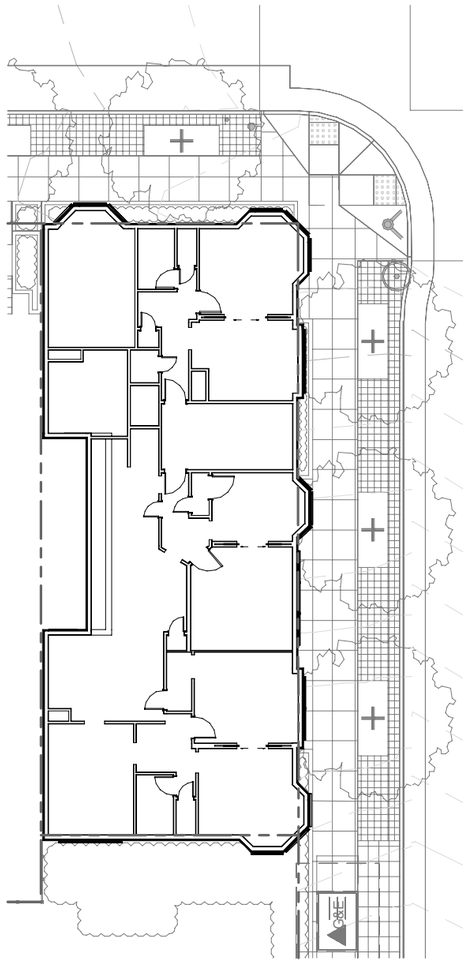
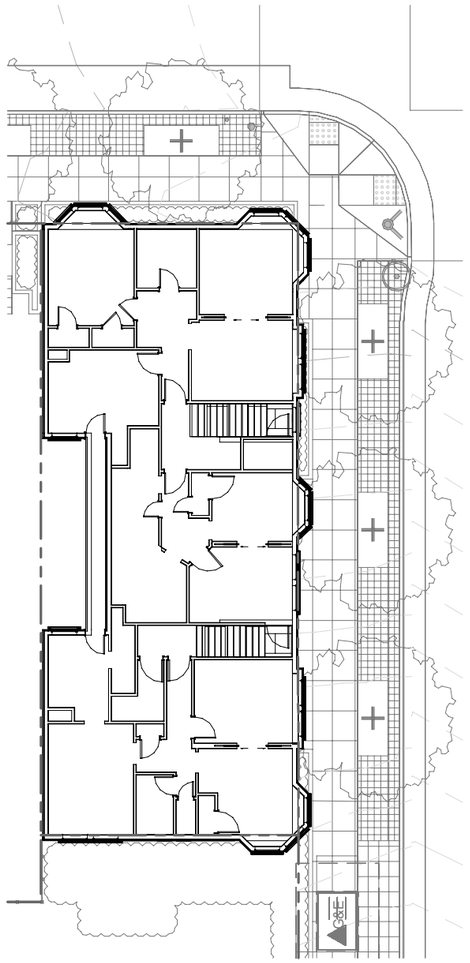


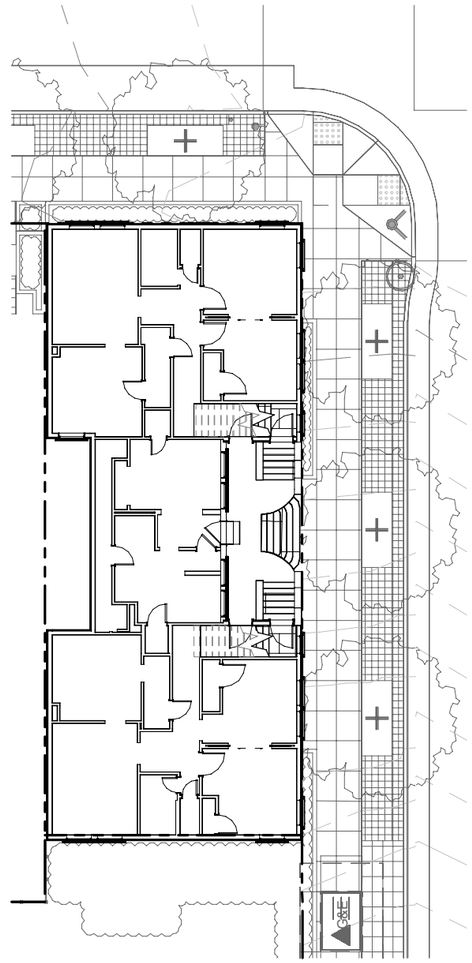
BUILDING PLAN
EXISTING TO REMAIN -
ROOF



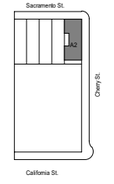
BUILDING PLAN
EXISTING TO REMAIN -
FLOOR 3



BUILDING PLAN
EXISTING TO REMAIN -
FLOOR 2



BUILDING PLAN
EXISTING TO REMAIN -
FLOOR 1



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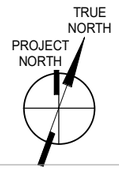

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BUILDING PLANS - FLOOR 1, 2, 3 - A2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-A2

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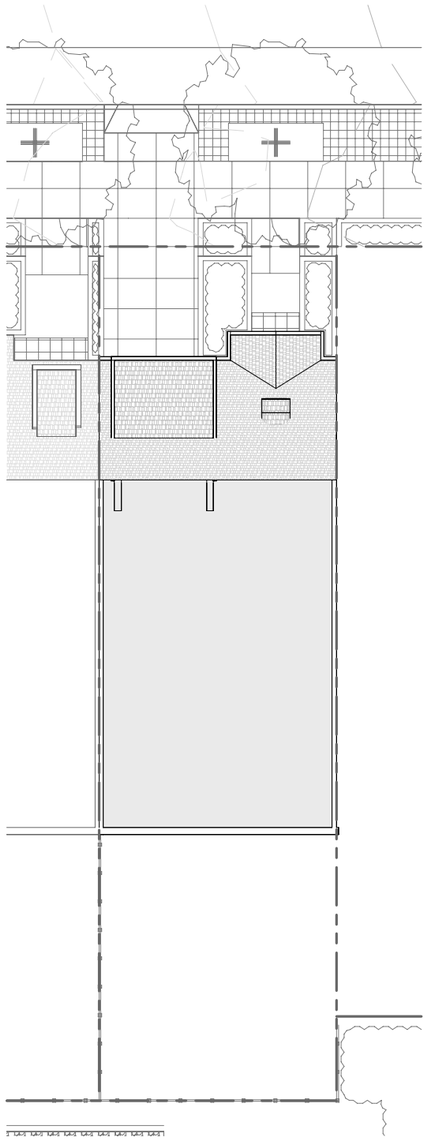
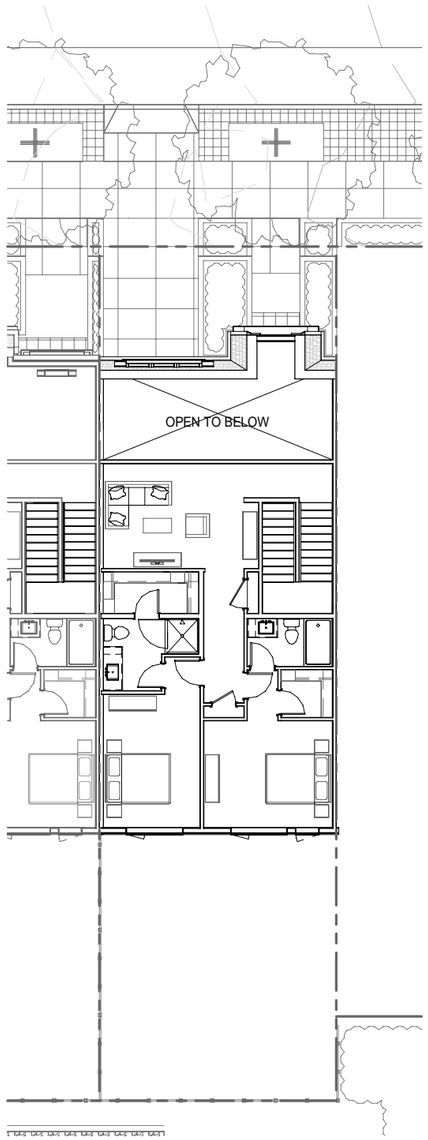
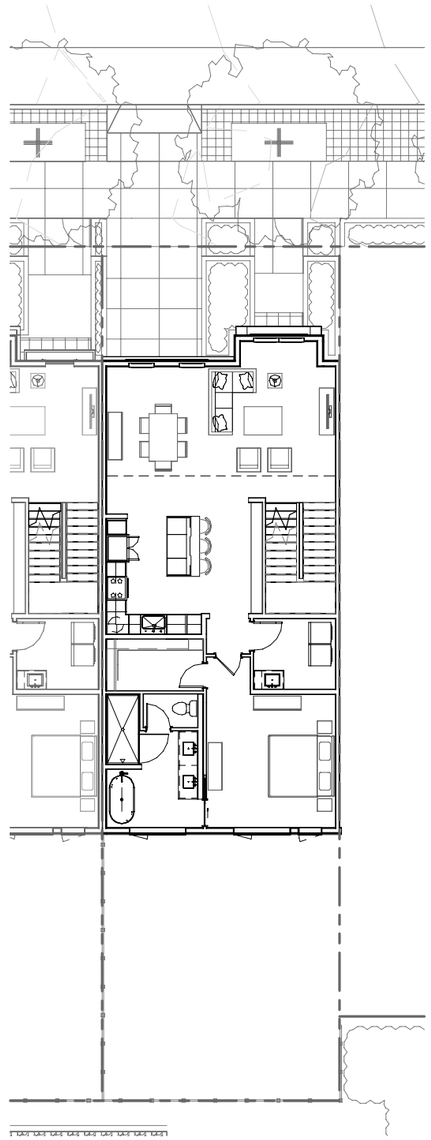


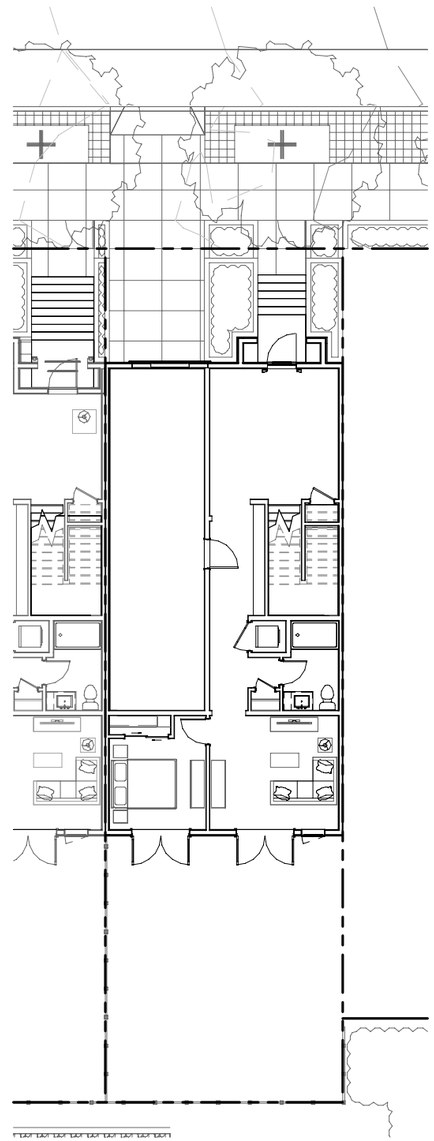
BUILDING PLAN
ROOF



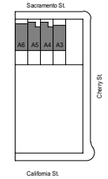
BUILDING PLAN
FLOOR 3



BUILDING PLAN
FLOOR 2



BUILDING PLAN
FLOOR 1



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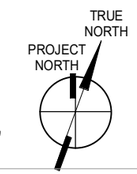

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BUILDING PLANS - FLOOR 1, 2, 3 - A3 (A4, A5, A6 SIM.)

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MARCH 8, 2024

A2.01-A3

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BLOCK B

Building	Buildin...	# Units	SFR	Studio	1 BR	2 BR	3 BR
B1	Multi	223		33	73	110	7
B2	Multi	51			17	28	6
B3	SFR	1	1				
B4	SFR	1	1				
B5	SFR	1	1				
B6	SFR	1	1				
B7	SFR	1	1				
B8	SFR	1	1				
B9	SFR	1	1				
B10	SFR	1	1				
B11	SFR	1	1				
B12	SFR	1	1				
B13	SFR	1	1				
	Total:	285	11	33	90	138	13
	%	100%	4%	12%	32%	48%	5%

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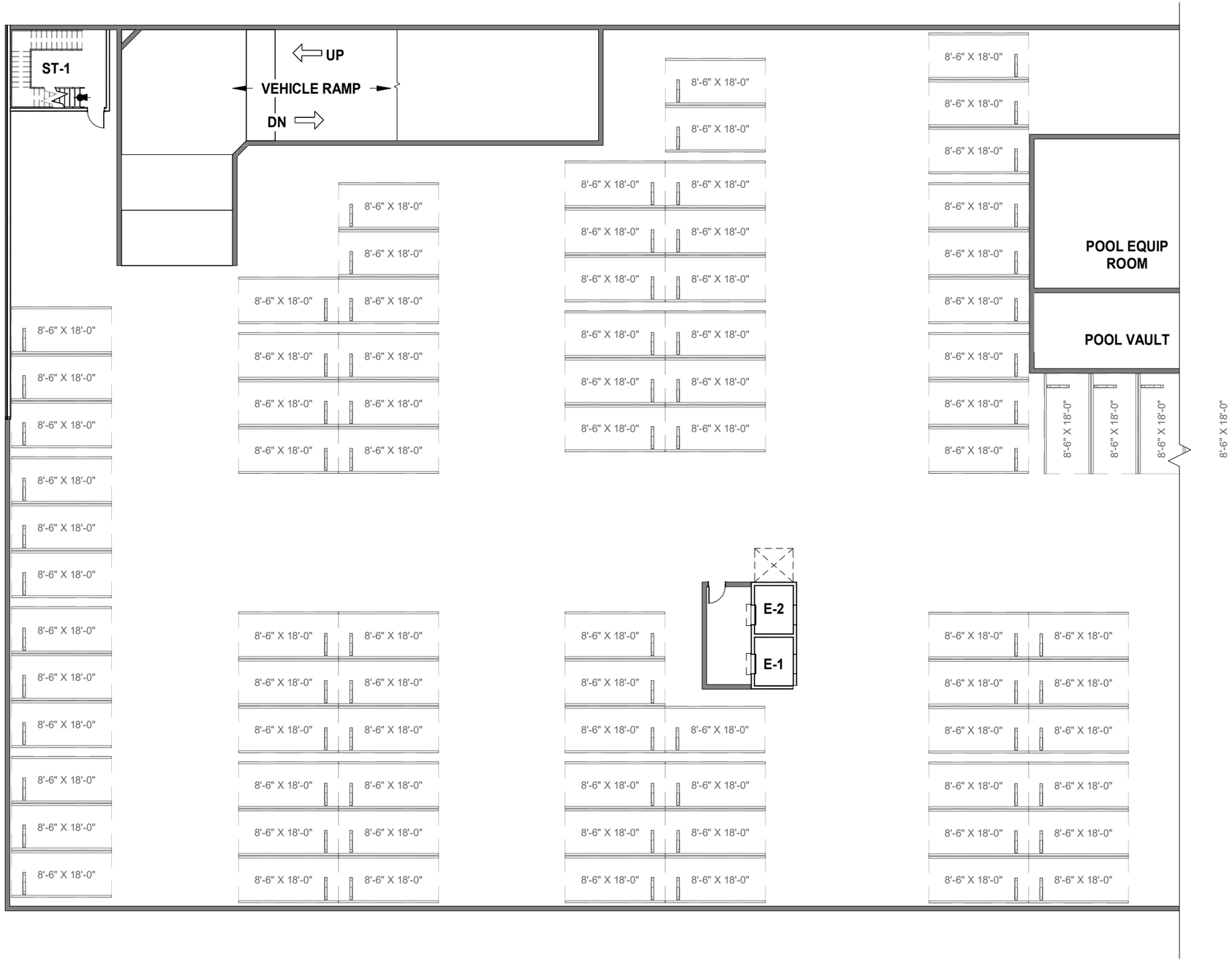

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - GARAGE - ZONE 1 - B1

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.00-1-B1

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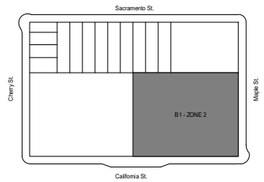

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - GARAGE - ZONE 2 - B1

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.00-2-B1

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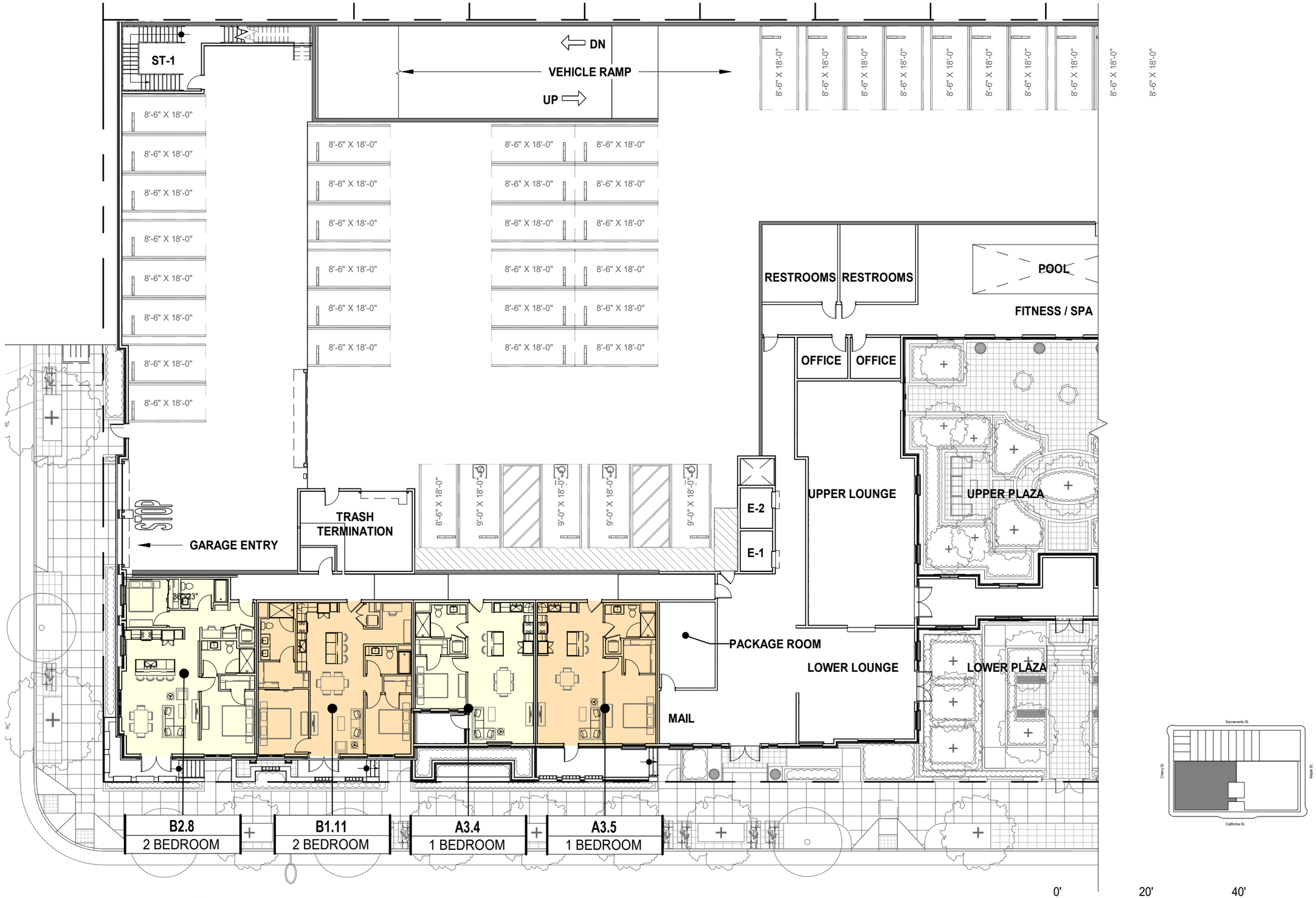

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 1 - ZONE 1 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-1-B1

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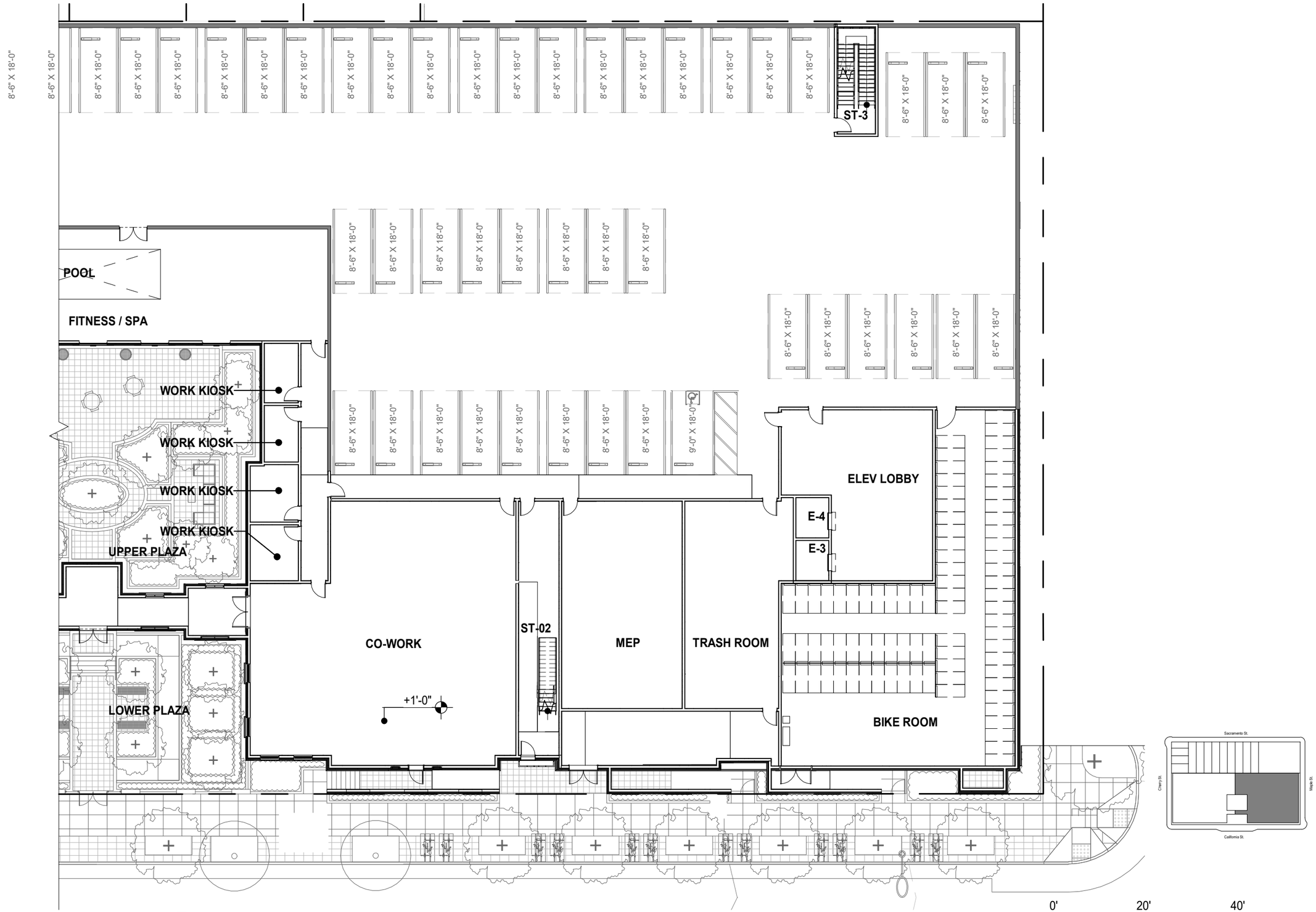

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP

HANDEL ARCHITECTS

BKF

The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 1 - ZONE 2 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-2-B1

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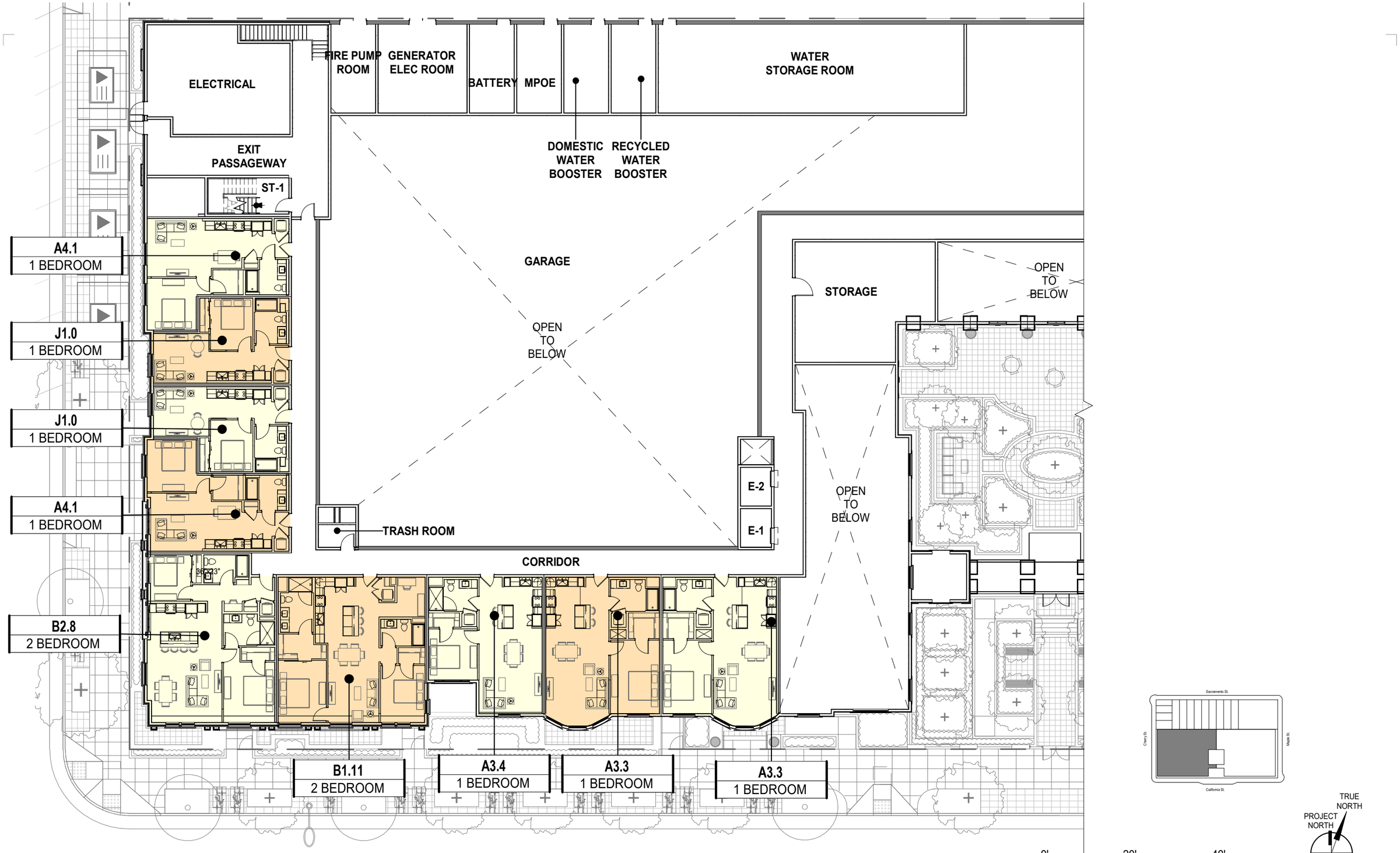

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 2 - ZONE 1 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.02-1-B1

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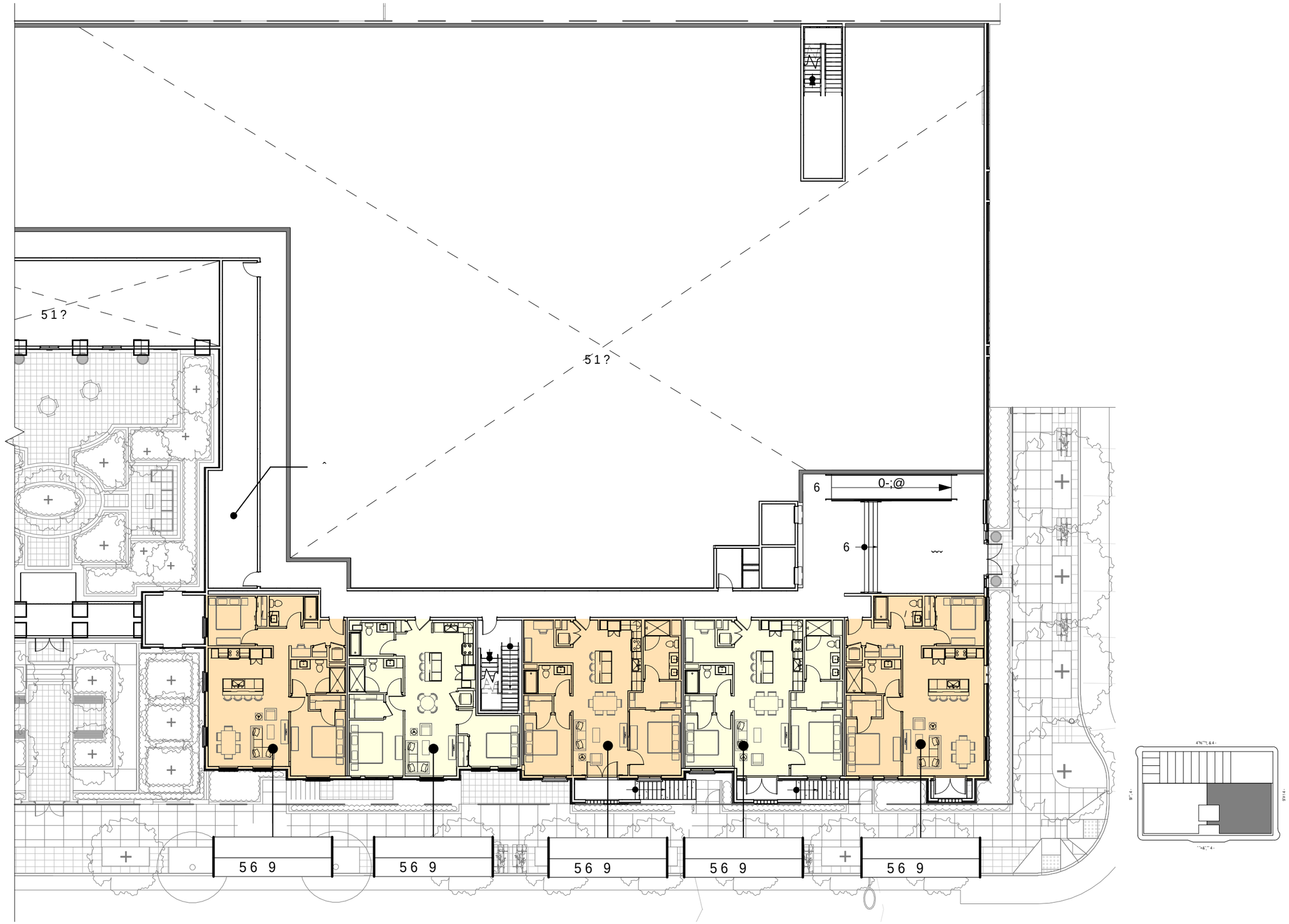

3700 CALIFORNIA STREET SAN FRANCISCO, CA

1"=20'

PRADO GROUP

BDE ARCHITECTURE HANDEL ARCHITECTS

BKF

TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 2 - ZONE 2 - B1

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.02-1-B1

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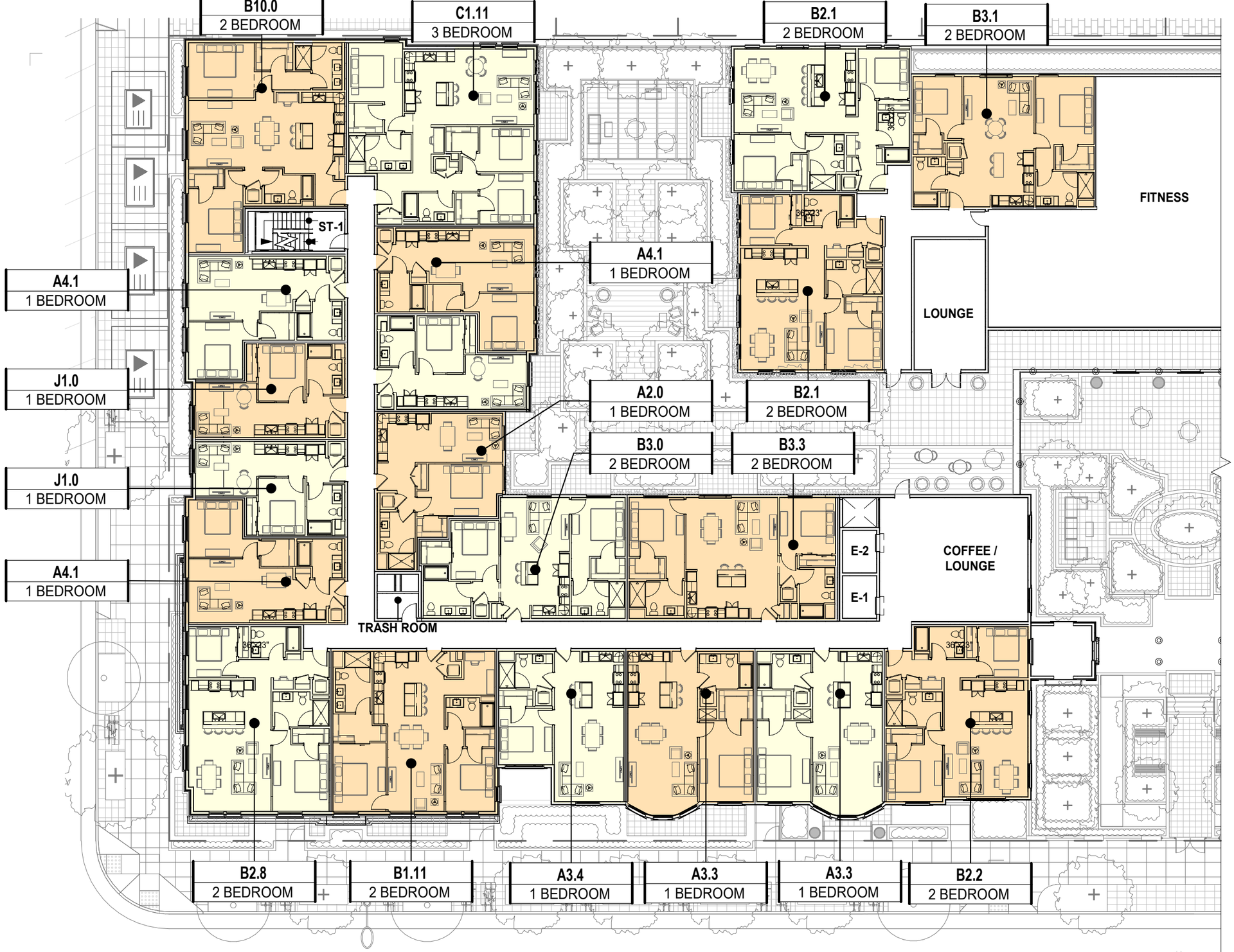

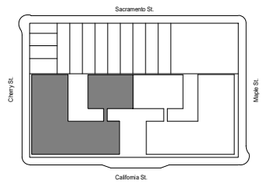

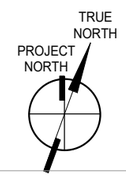

0' 20' 40'

1"=20'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 3 - ZONE 1 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.03-1-B1

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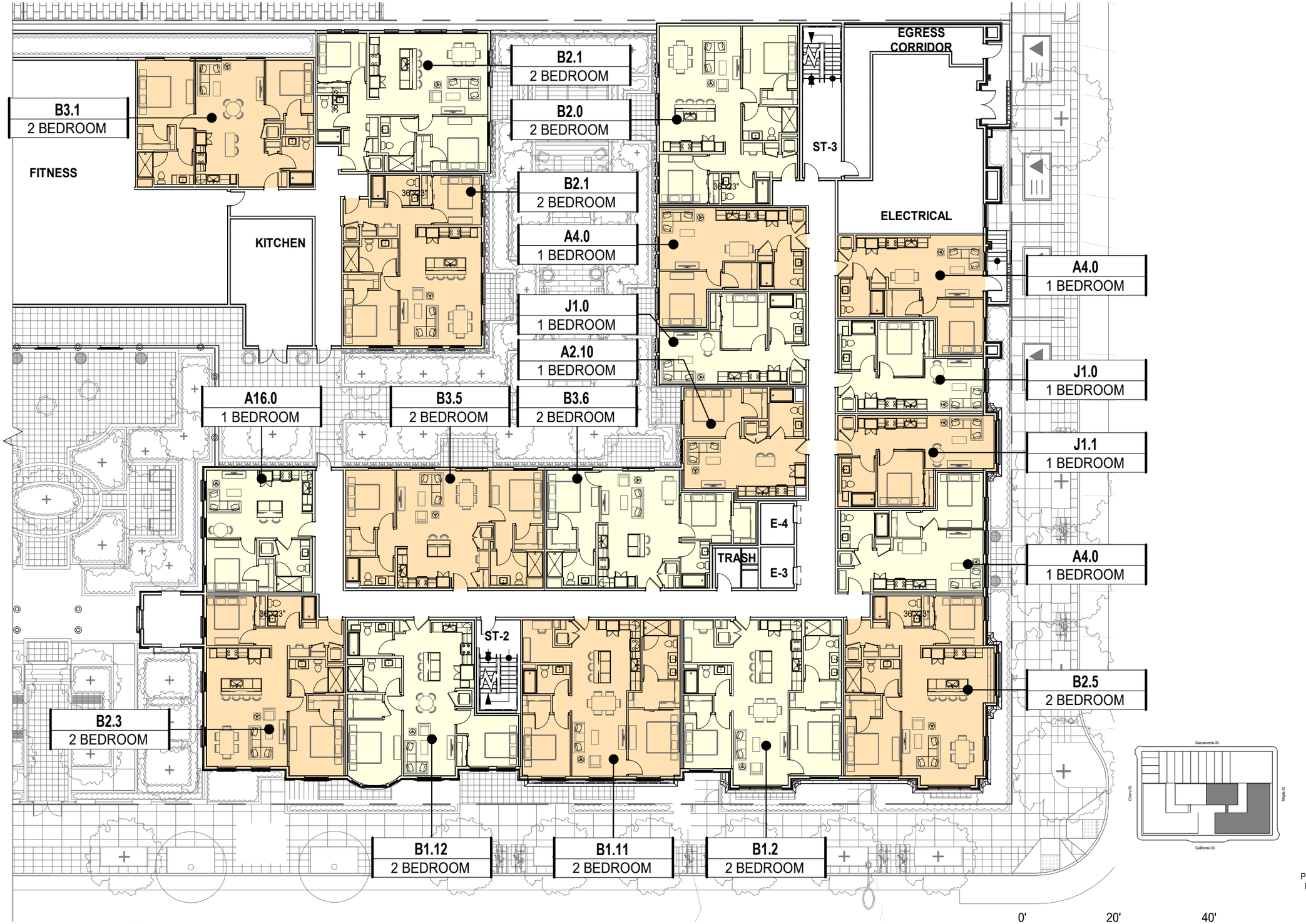

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BUILDING PLAN - FLOOR 3 - ZONE 2 - B1

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MARCH 8, 2024

A2.03-2-B1

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B10.0
2 BEDROOM

C1.11
3 BEDROOM

B2.1
2 BEDROOM

B3.1
2 BEDROOM

OPEN TO BELOW

ST-1

A15.0
1 BEDROOM

A4.1
1 BEDROOM

J1.0
1 BEDROOM

J1.0
1 BEDROOM

A2.0
1 BEDROOM

B2.1
2 BEDROOM

B3.0
2 BEDROOM

B3.3
2 BEDROOM

B3.1
2 BEDROOM

E-2

E-1

A3.0
1 BEDROOM

A4.1
1 BEDROOM

TRASH

B2.8
2 BEDROOM

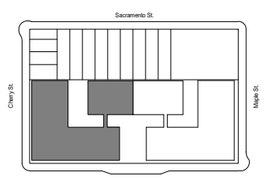
B1.11
2 BEDROOM

A3.4
1 BEDROOM

A3.3
1 BEDROOM

A3.3
1 BEDROOM

B2.2
2 BEDROOM



TRUE NORTH
PROJECT NORTH

0' 20' 40'

1"=20'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 4 - ZONE 1 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.04-1-B1

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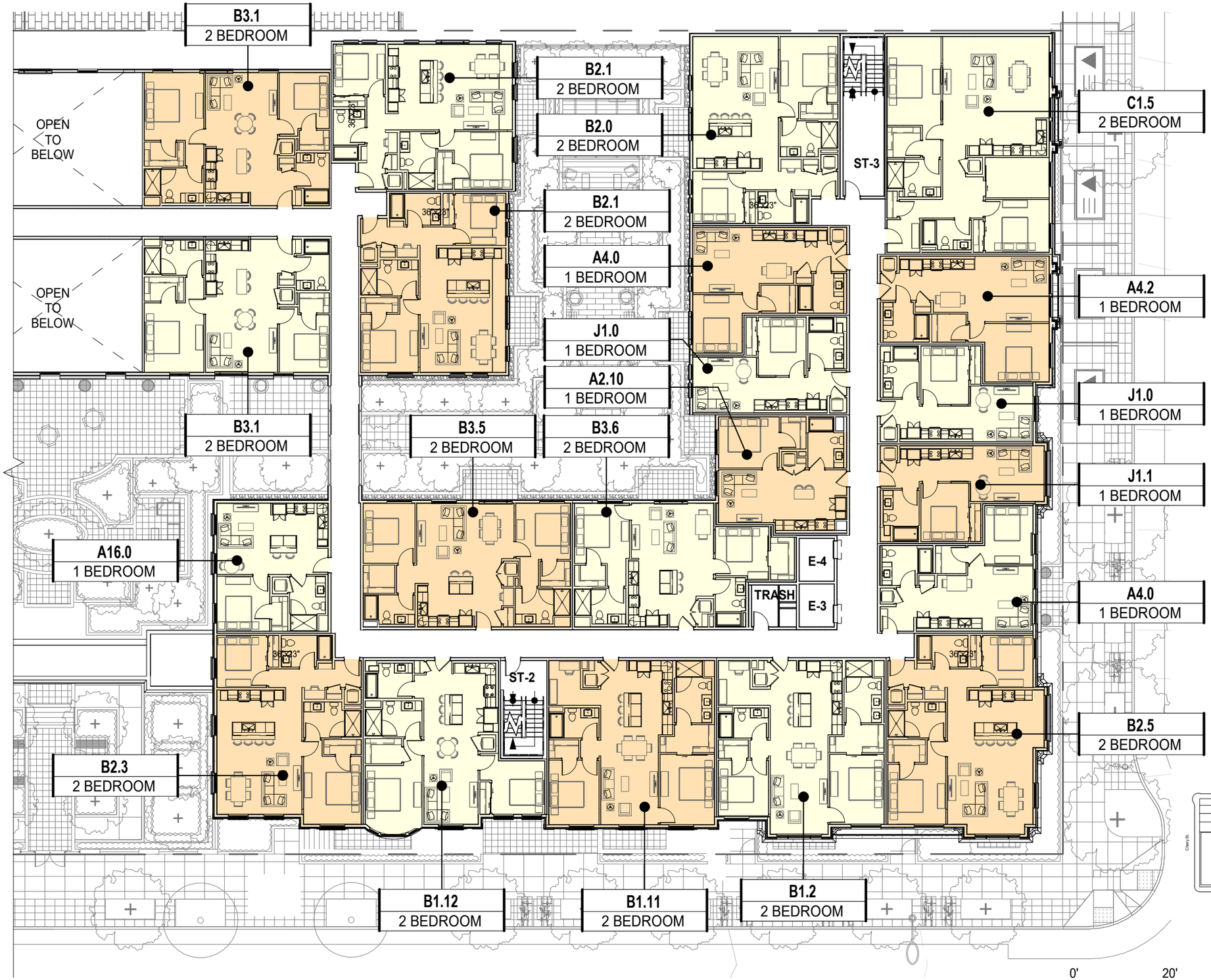

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BUILDING PLAN - FLOOR 4 - ZONE 2 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.04-2-B1

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C1.11
3 BEDROOM

B2.1
2 BEDROOM

B2.1
2 BEDROOM

B3.1
2 BEDROOM

B3.1
2 BEDROOM

COMMON ROOF DECK

ST-1

A4.1
1 BEDROOM

A15.0
1 BEDROOM

J1.0
1 BEDROOM

A2.0
1 BEDROOM

J1.0
1 BEDROOM

B3.0
2 BEDROOM

B3.3
2 BEDROOM

B3.1

B3.1
2 BEDROOM

B3.4
2 BEDROOM

A3.0
1 BEDROOM

A4.1
1 BEDROOM

TRASH

B2.8
2 BEDROOM

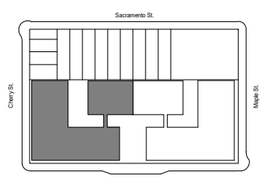
B1.11
2 BEDROOM

A3.4
1 BEDROOM

A3.3
1 BEDROOM

A3.3
1 BEDROOM

B2.2
2 BEDROOM



TRUE NORTH
PROJECT NORTH

0' 20' 40'

1"=20'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 5 - ZONE 1 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.05-1-B1

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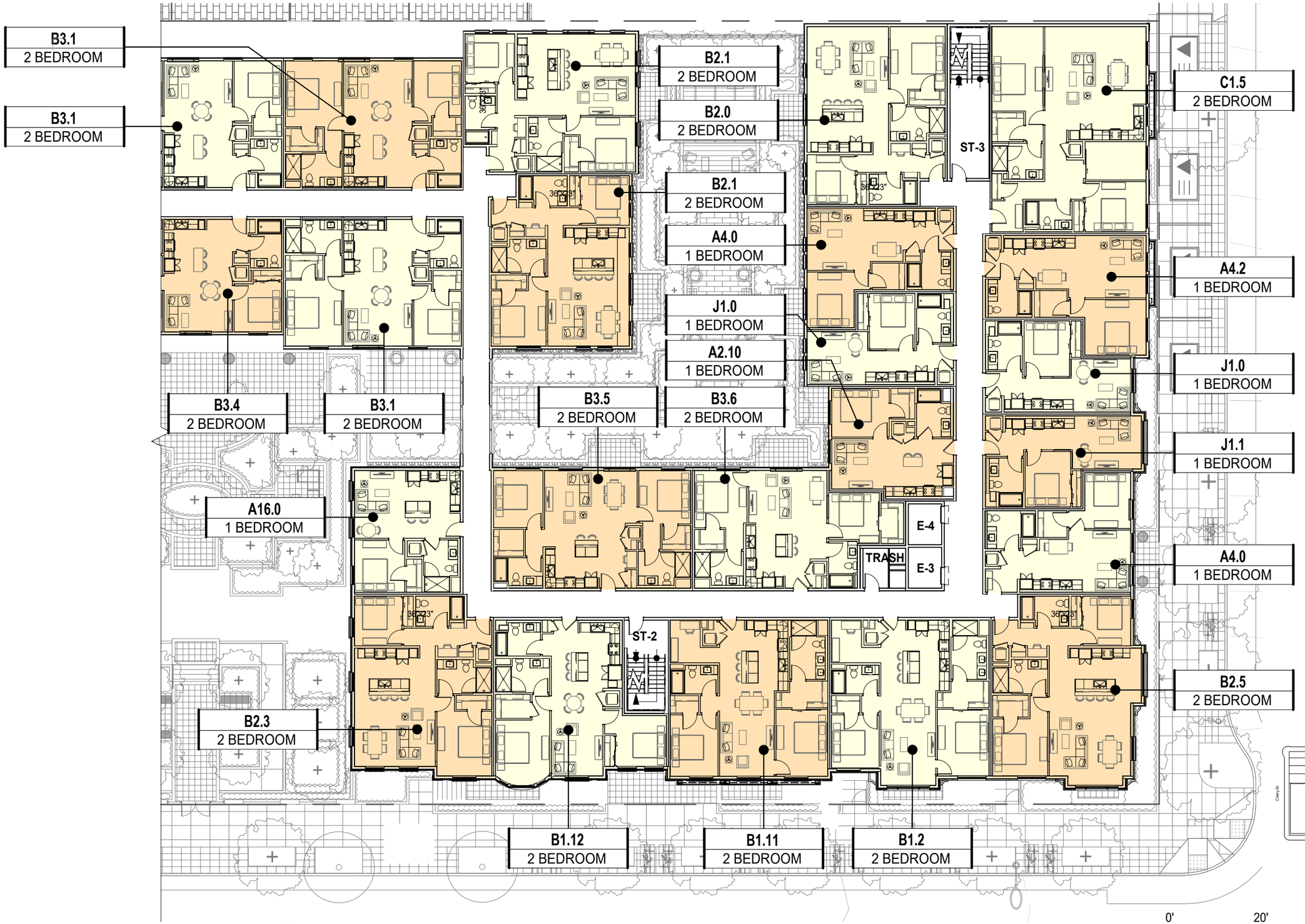

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BUILDING PLAN - FLOOR 5 - ZONE 2 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.05-2-B1

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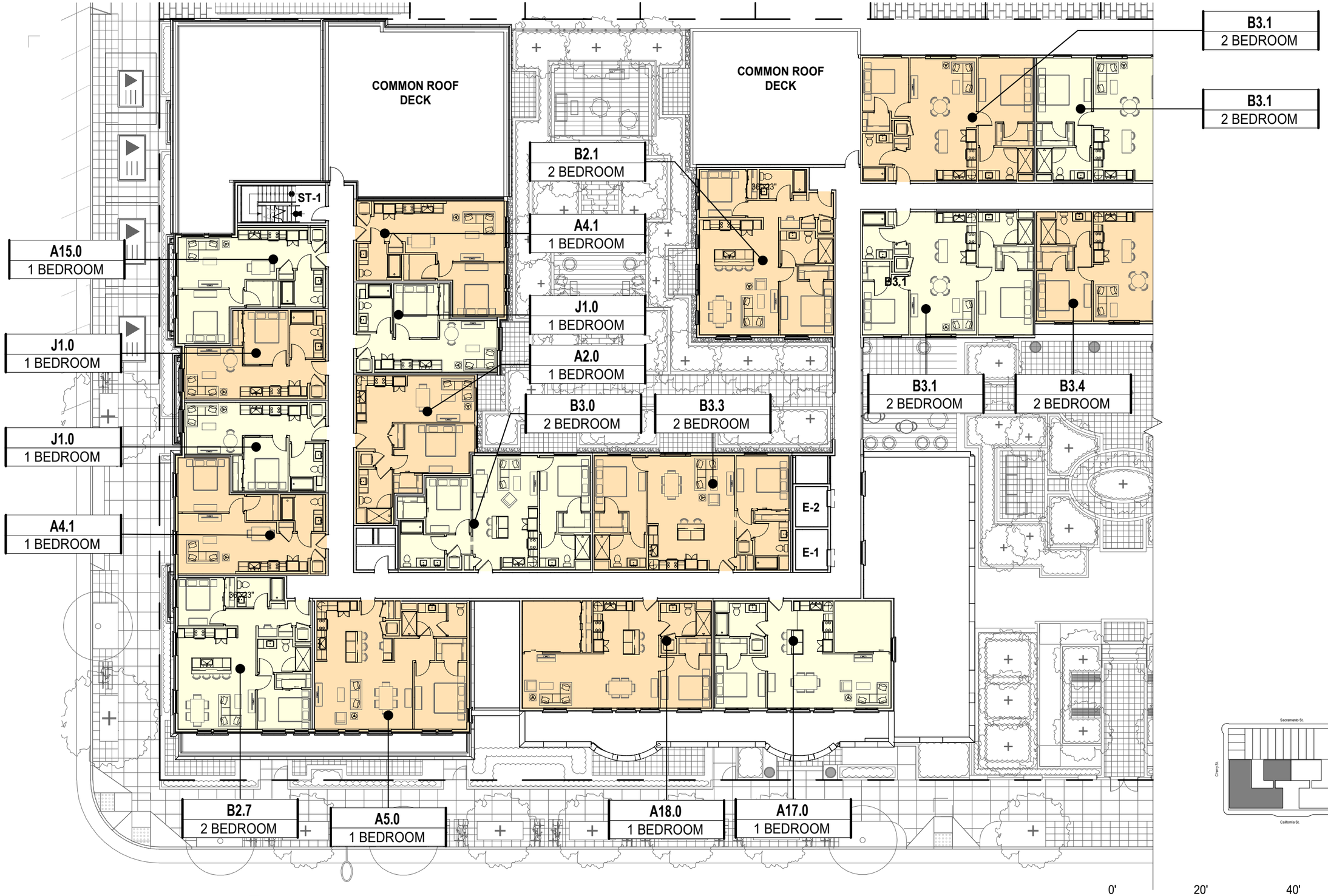

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PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 6 - ZONE 1 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.06-1-B1

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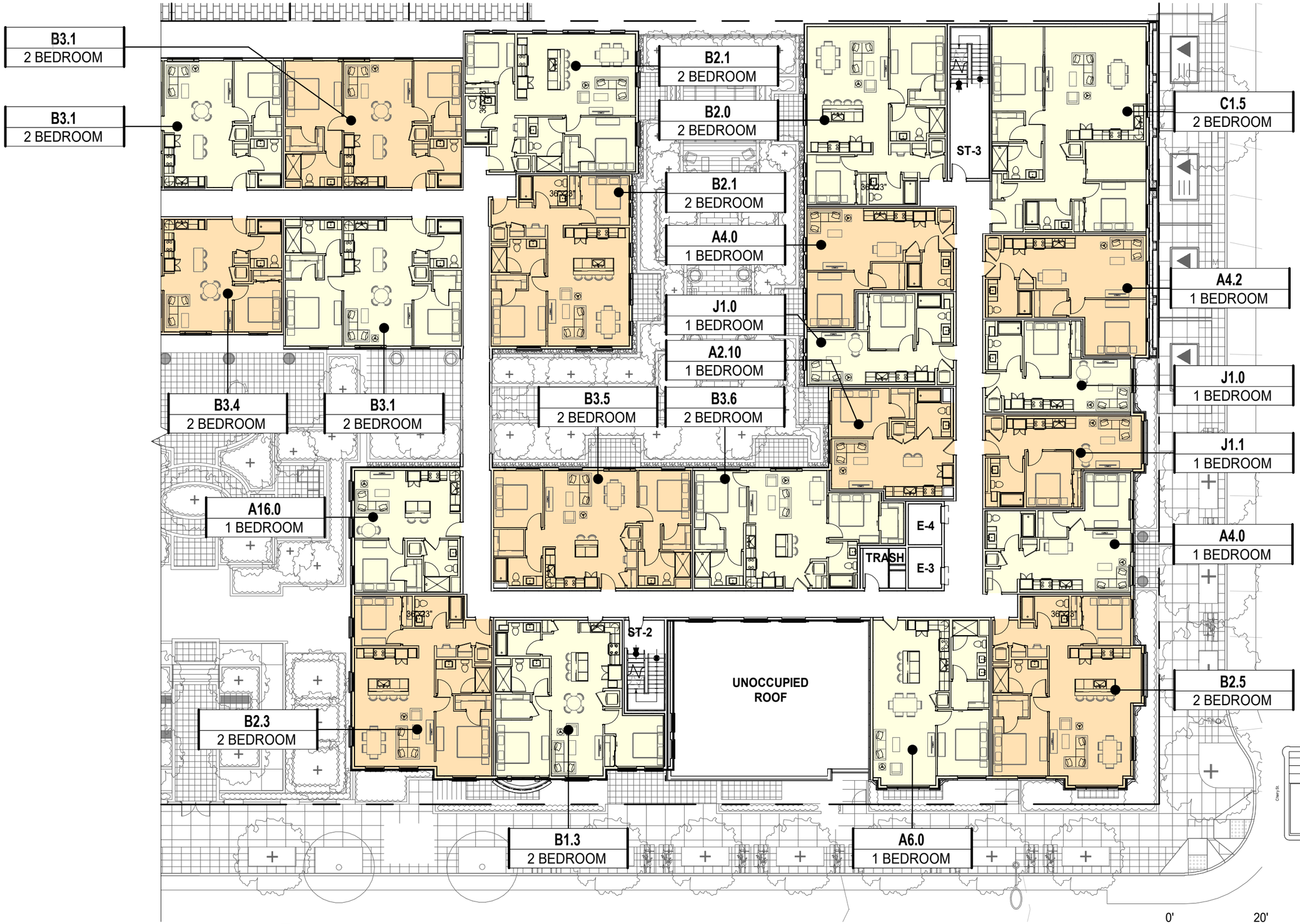

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PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 6 - ZONE 2 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.06-2-B1

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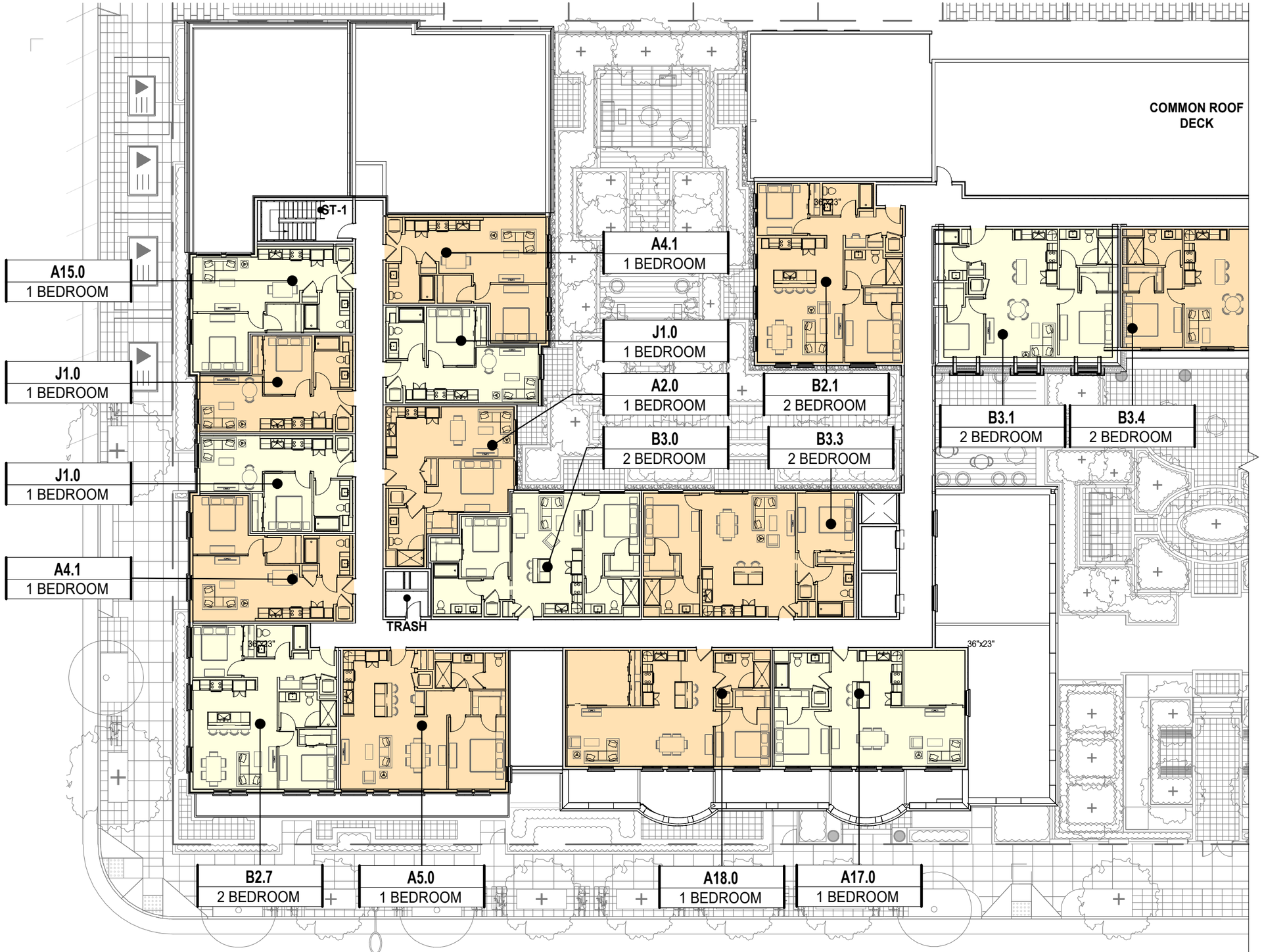

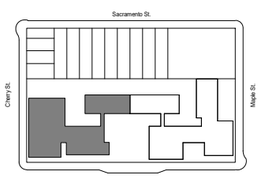

0' 20' 40' 1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 7 - ZONE 1 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.07-1-B1

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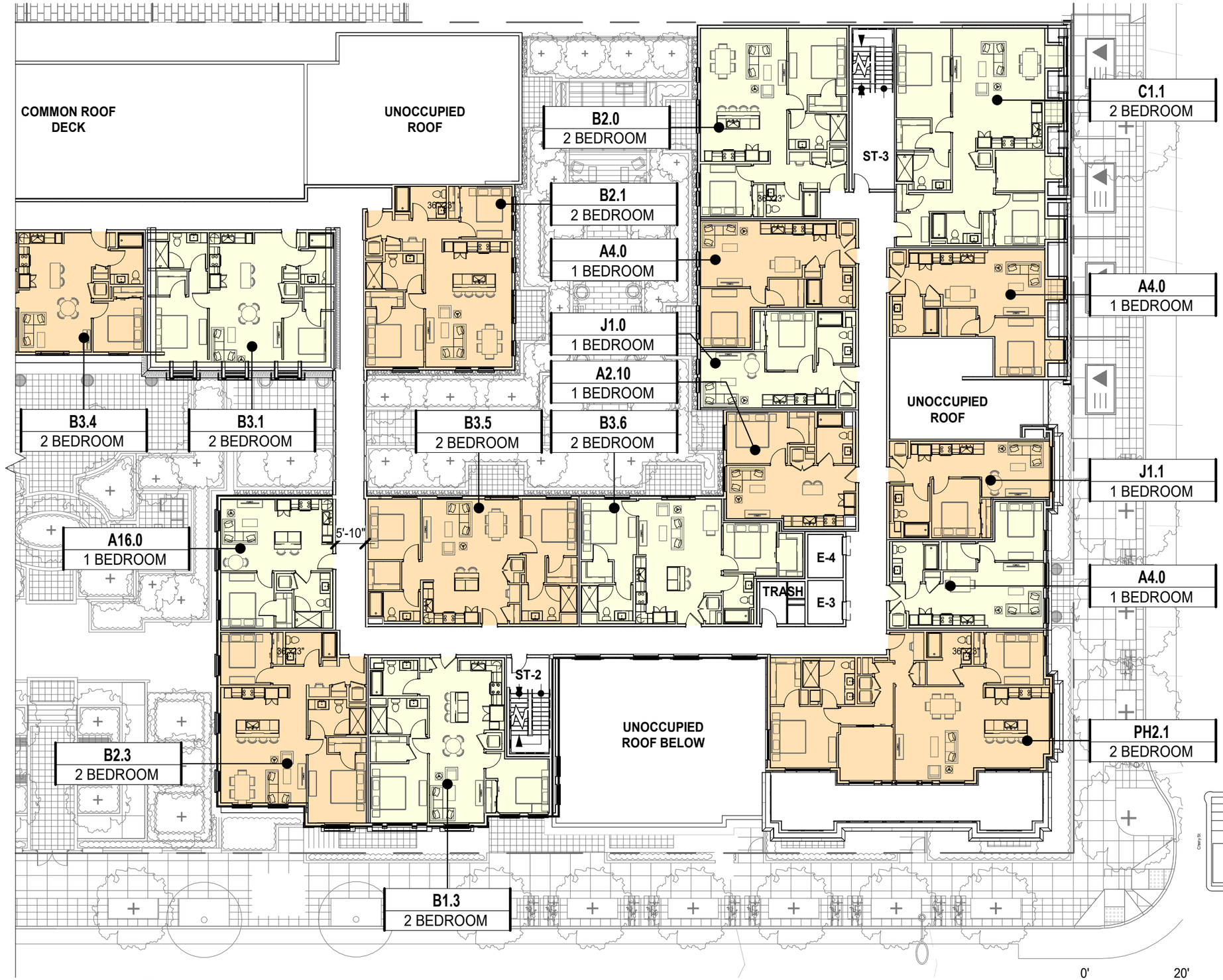

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BUILDING PLAN - FLOOR 7 - ZONE 2 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.07-2-B1

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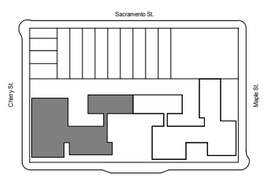
UNOCCUPIED
ROOF



0' 20' 40'

1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 8 - ZONE 1 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.08-1-B1

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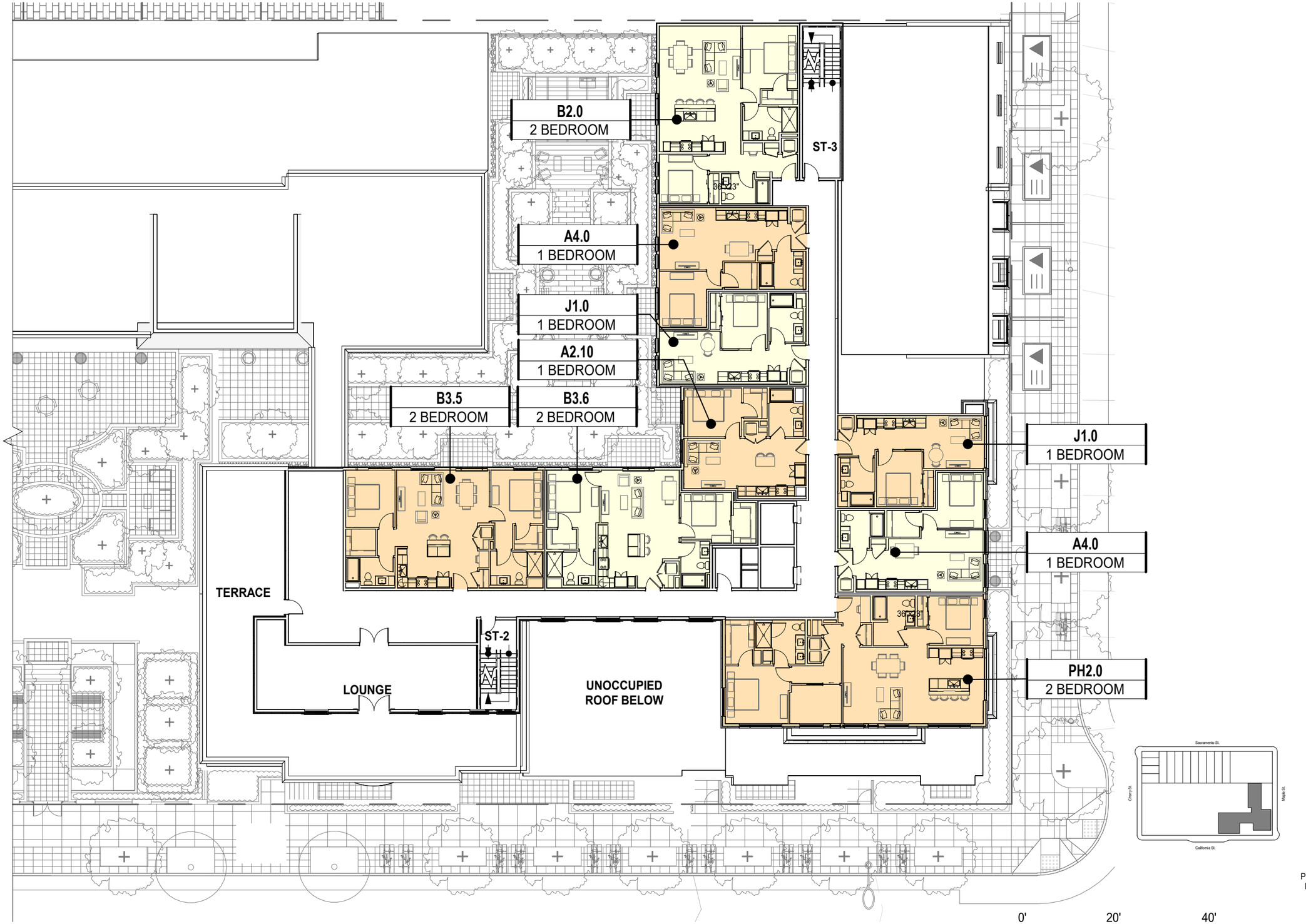

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 8 - ZONE 2 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.08-2-B1

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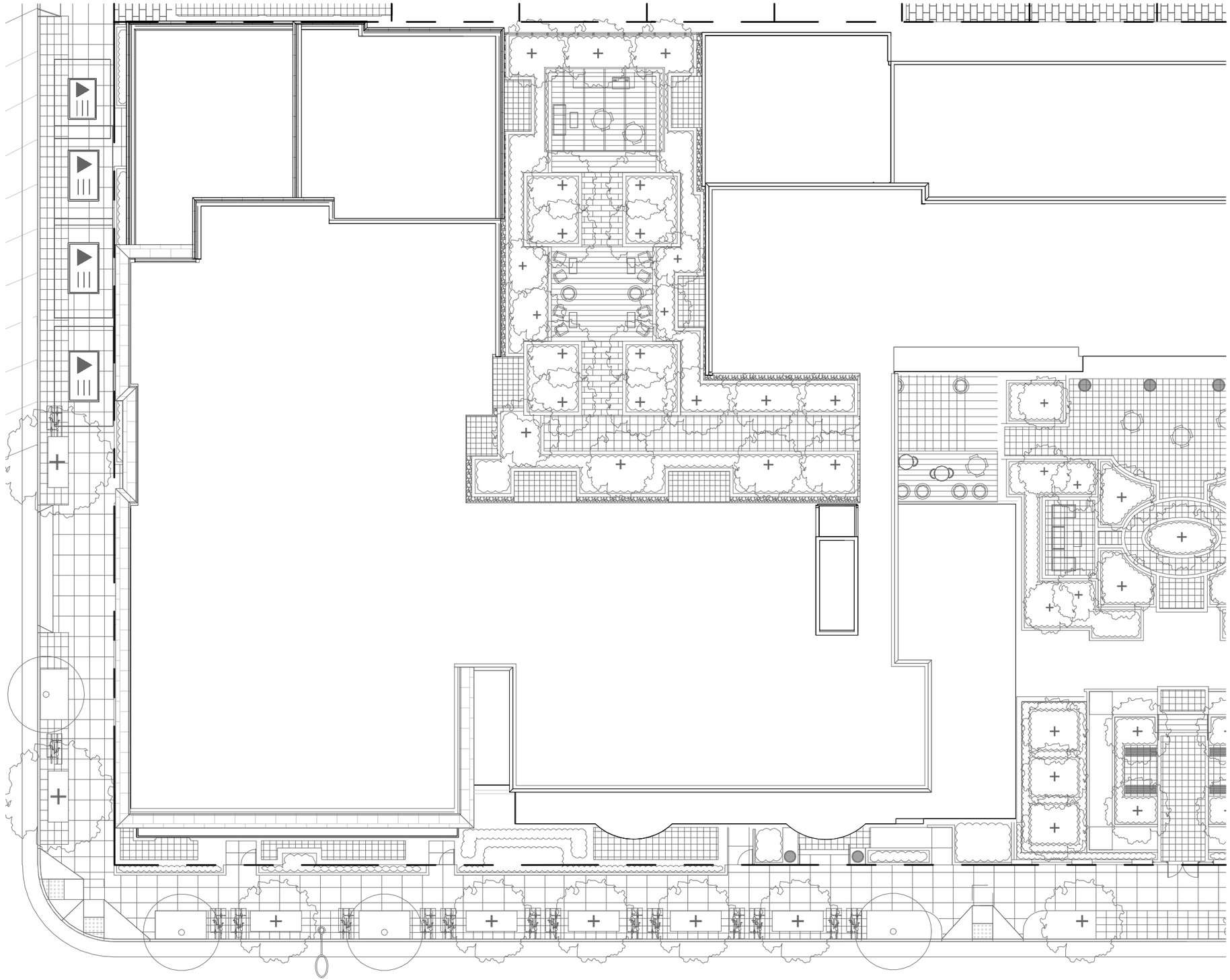

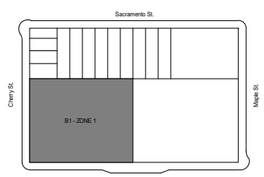

TRUE NORTH
PROJECT NORTH

0' 20' 40'

1"=20'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - ROOF - ZONE 1 - B1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.09-1-B1

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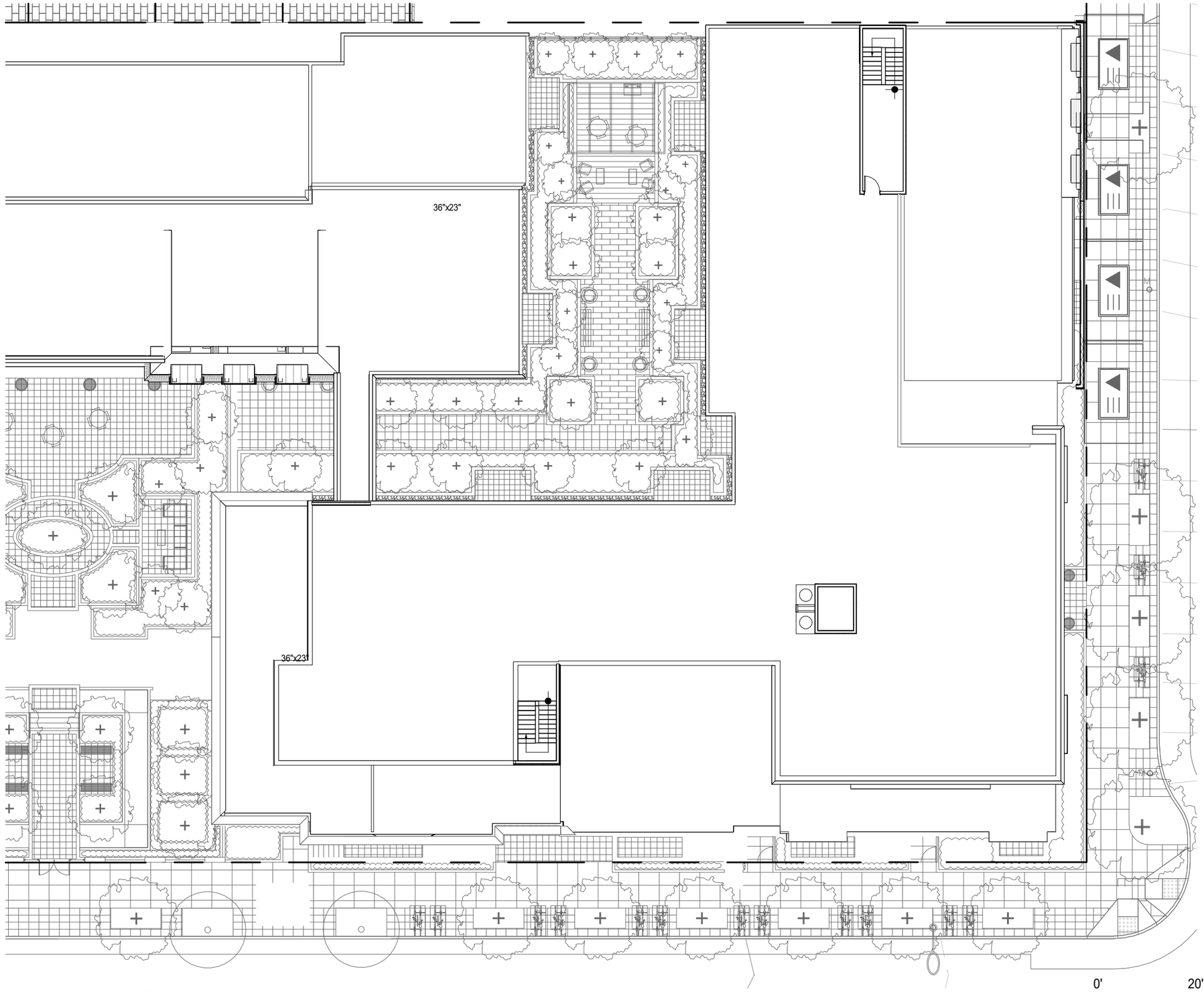

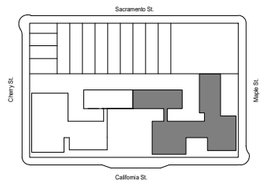

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP

BDE ARCHITECTURE HANDEL ARCHITECTS

BKF

TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - ROOF - ZONE 2 - B1

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.09-2-B1

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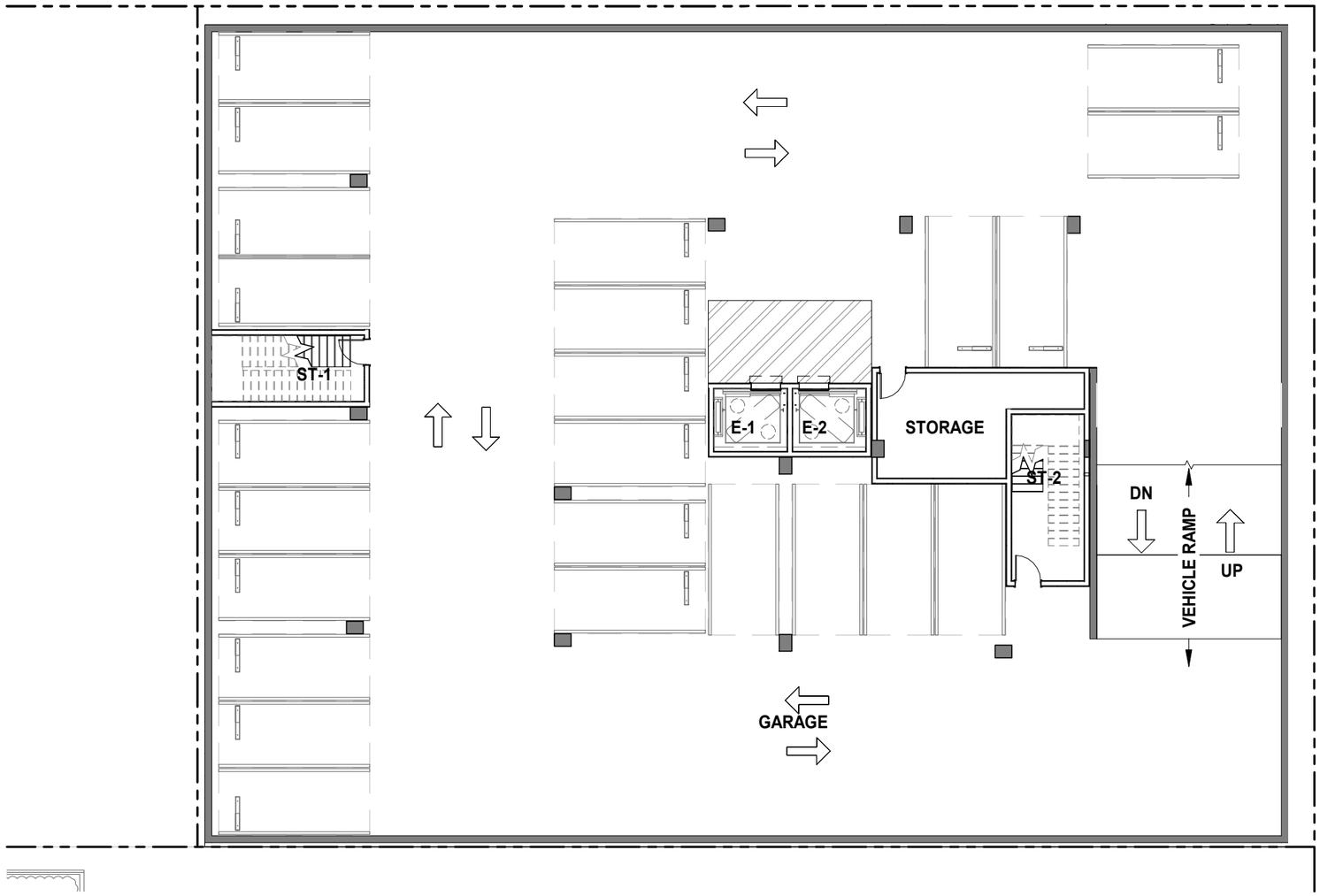

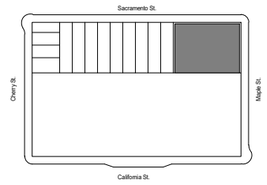

0' 20' 40' 1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BUILDING PLAN - GARAGE 3 - B2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.G3-B2

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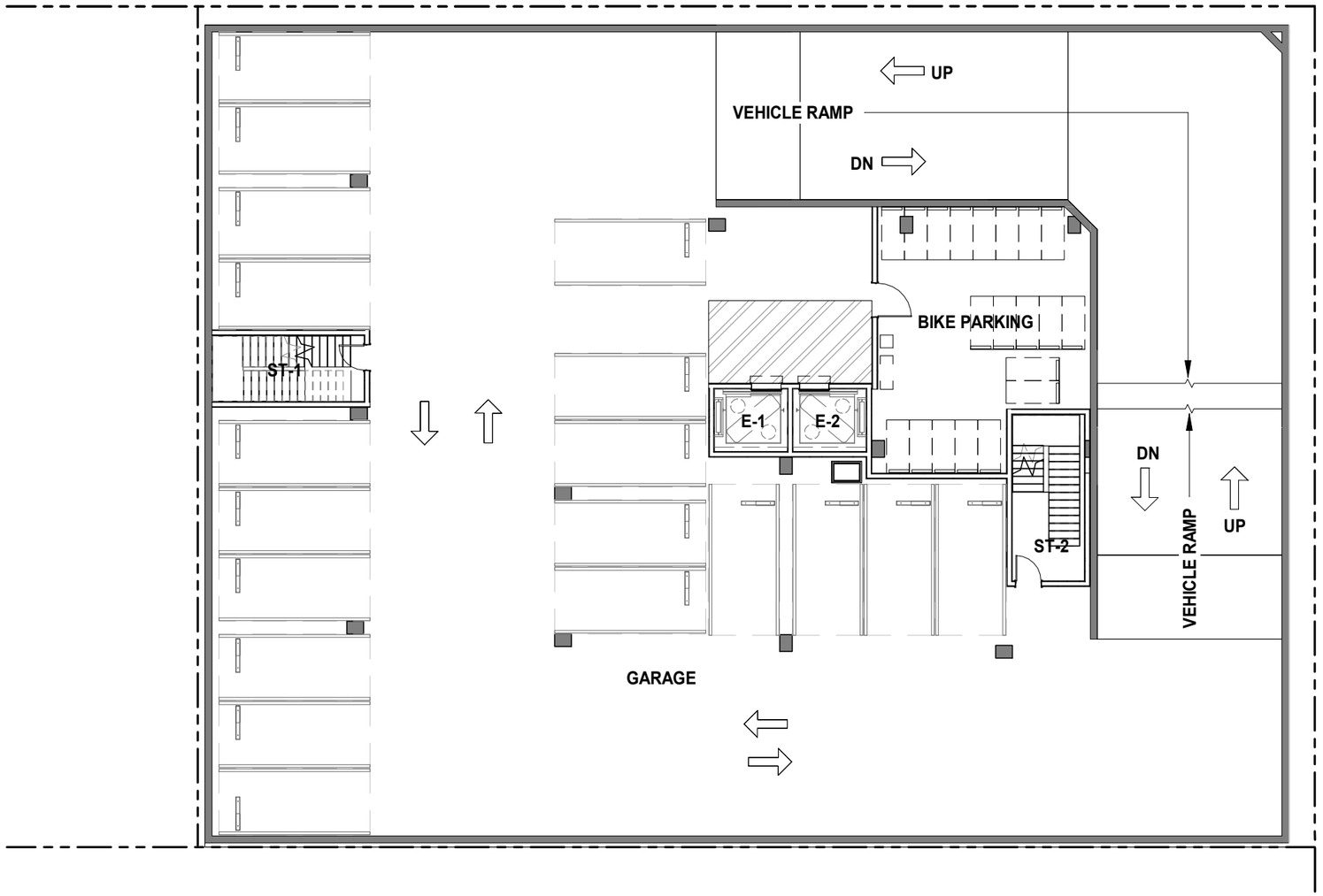

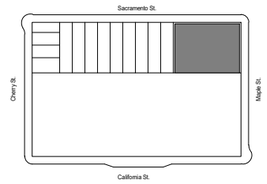

0' 20' 40' 1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BUILDING PLAN - GARAGE 2 - B2

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MARCH 8, 2024

A2.G2-B2

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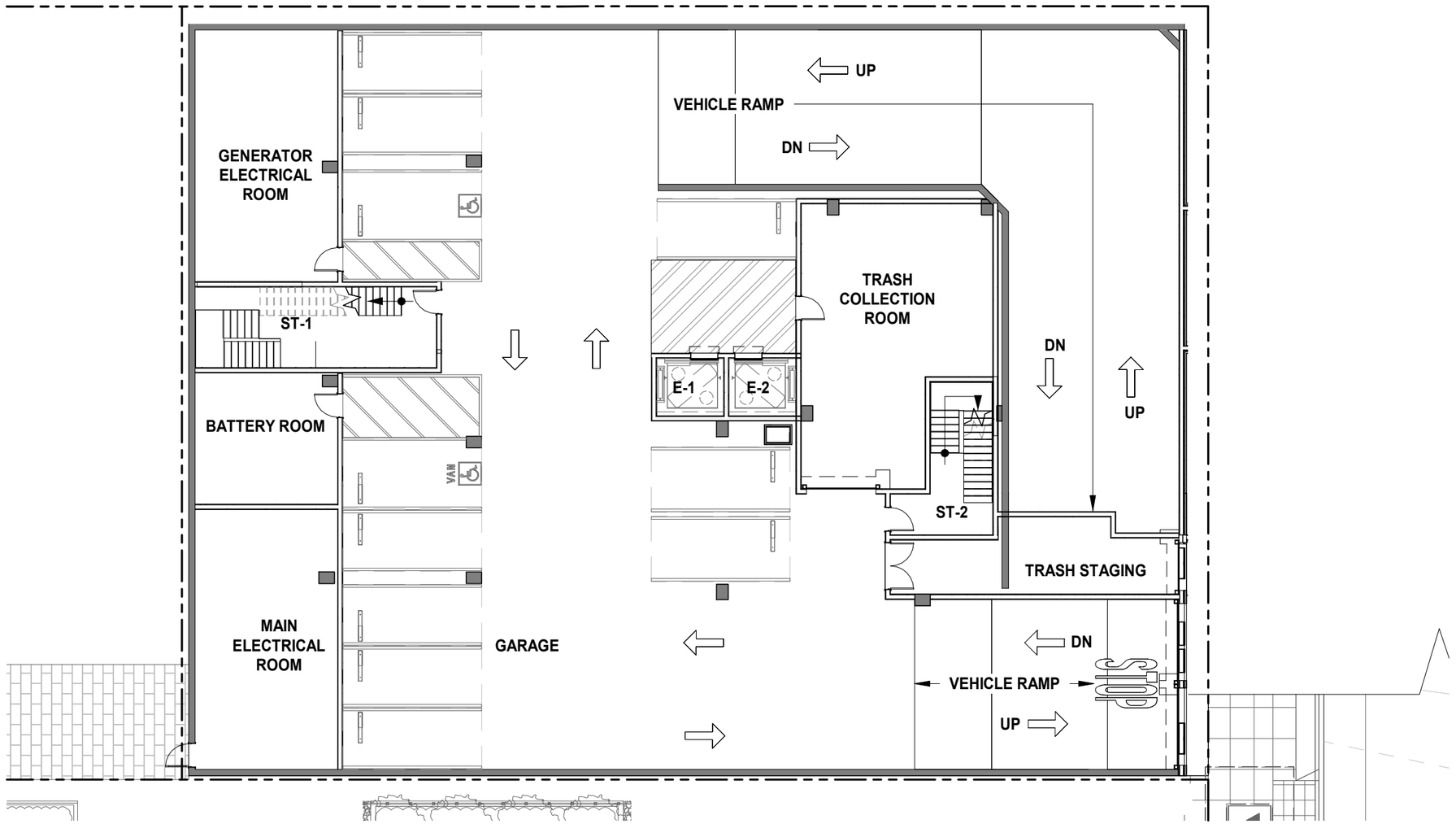

0' 20' 40' 1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - GARAGE 1 - B2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.G1-B2

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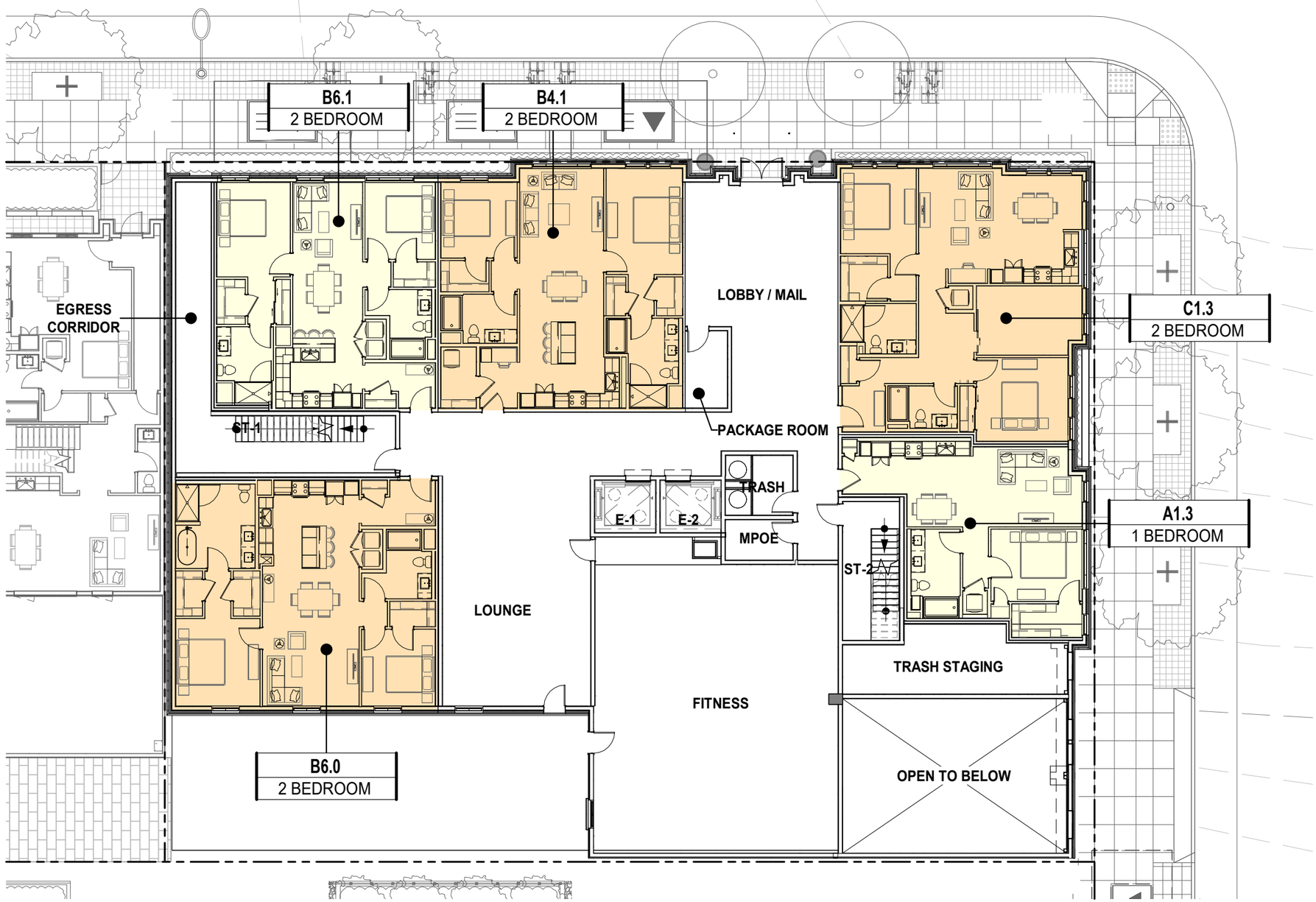

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 1 - B2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-B2

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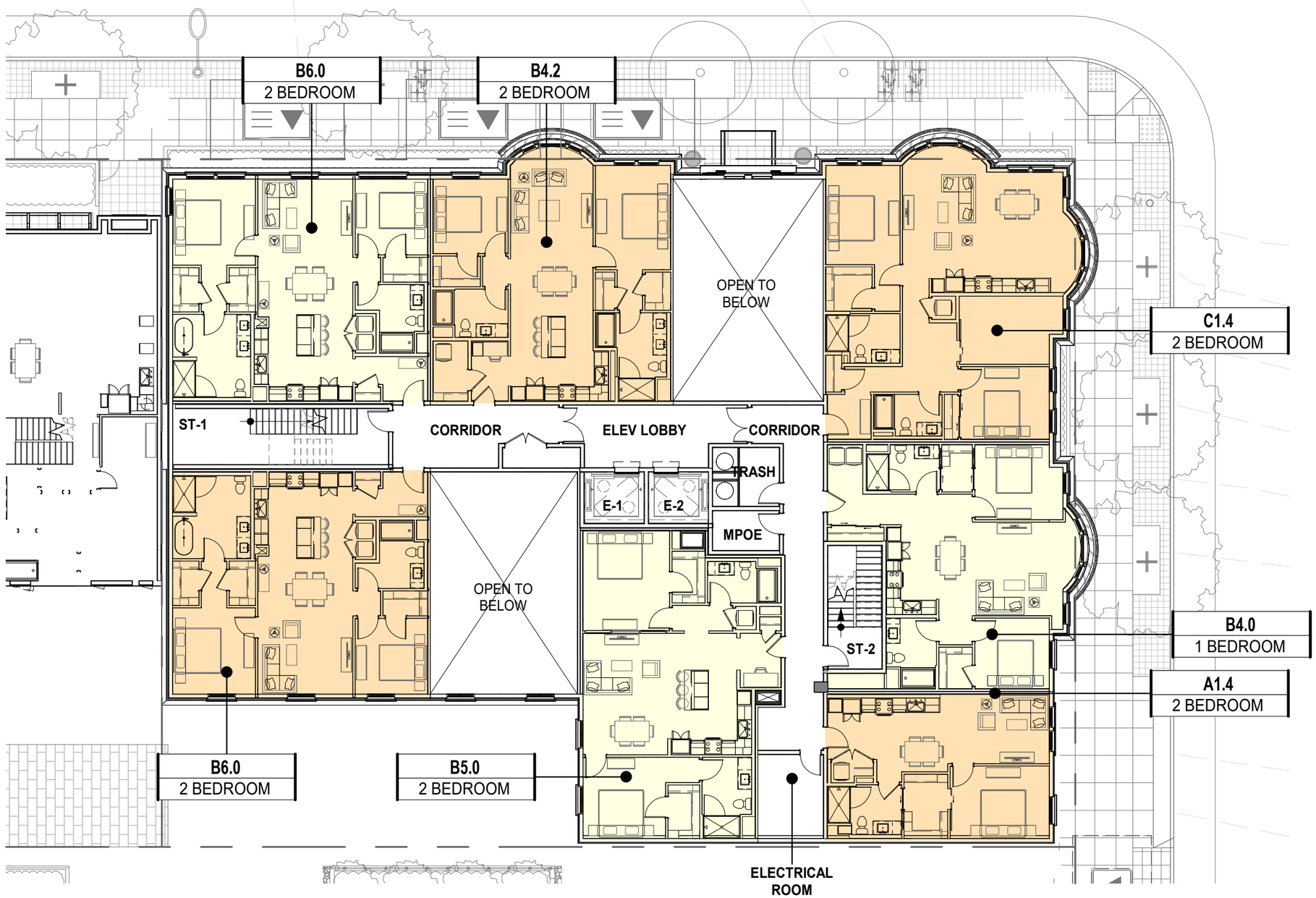

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BUILDING PLAN - FLOOR 2 - B2

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.02-B2

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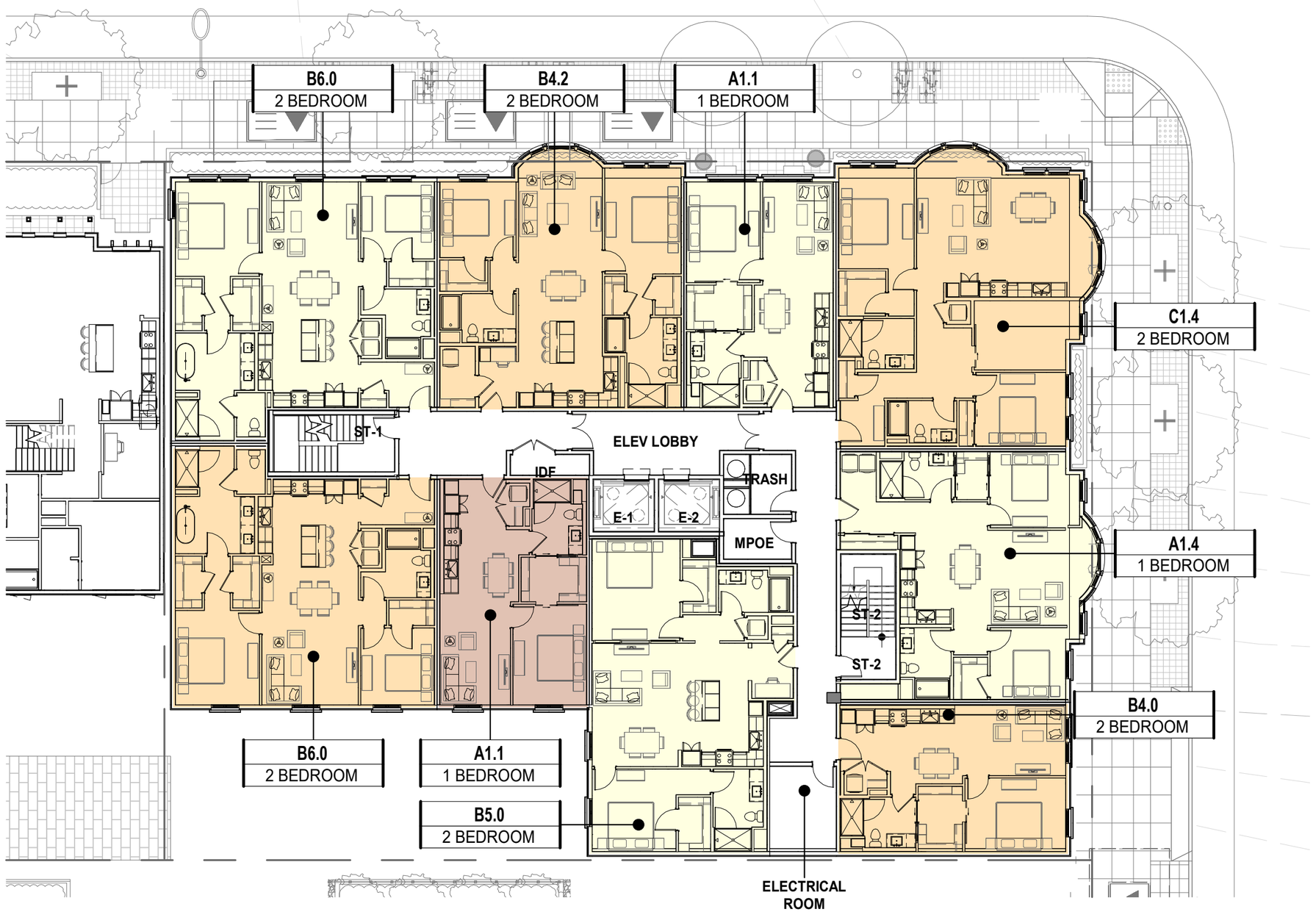

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BUILDING PLAN - FLOOR 3 (FLOOR 4, 5 SIM.) - B2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.03-B2

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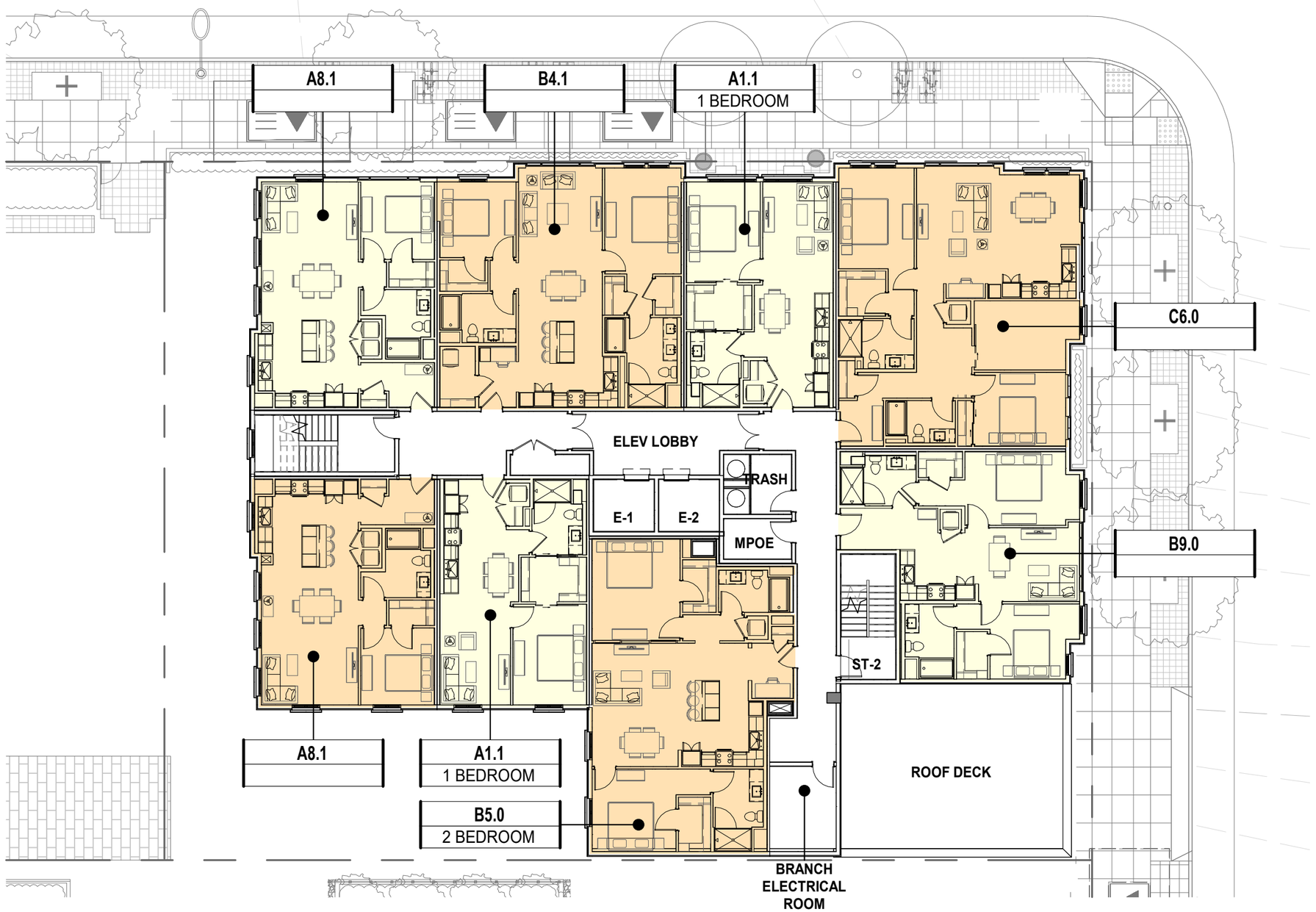

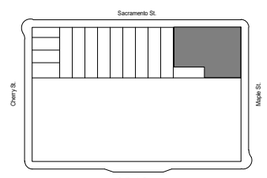

0' 20' 40' 1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BUILDING PLAN - FLOOR 6 - B2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.04-B2

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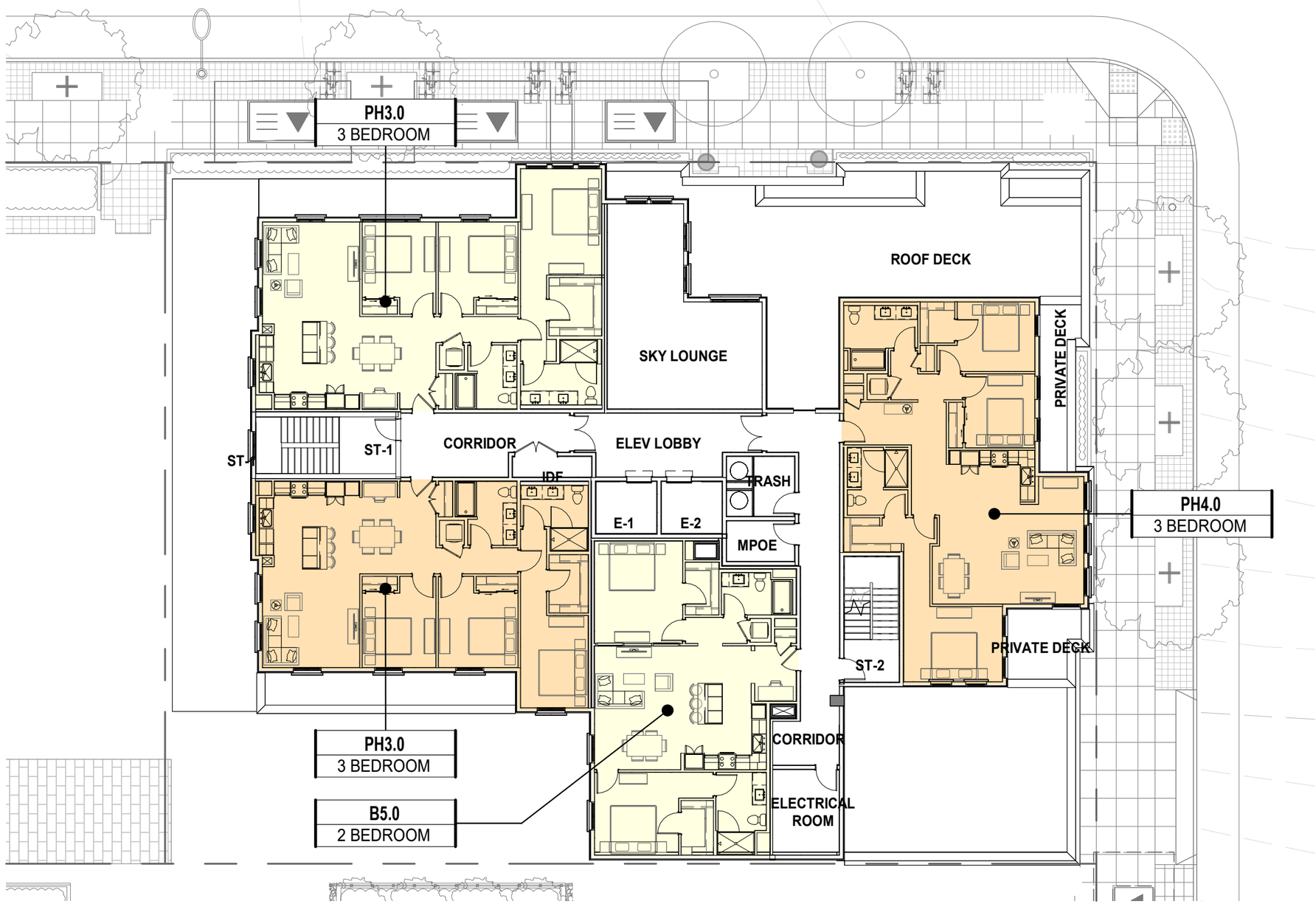

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BUILDING PLAN - FLOOR 7 - B2

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.05-B2

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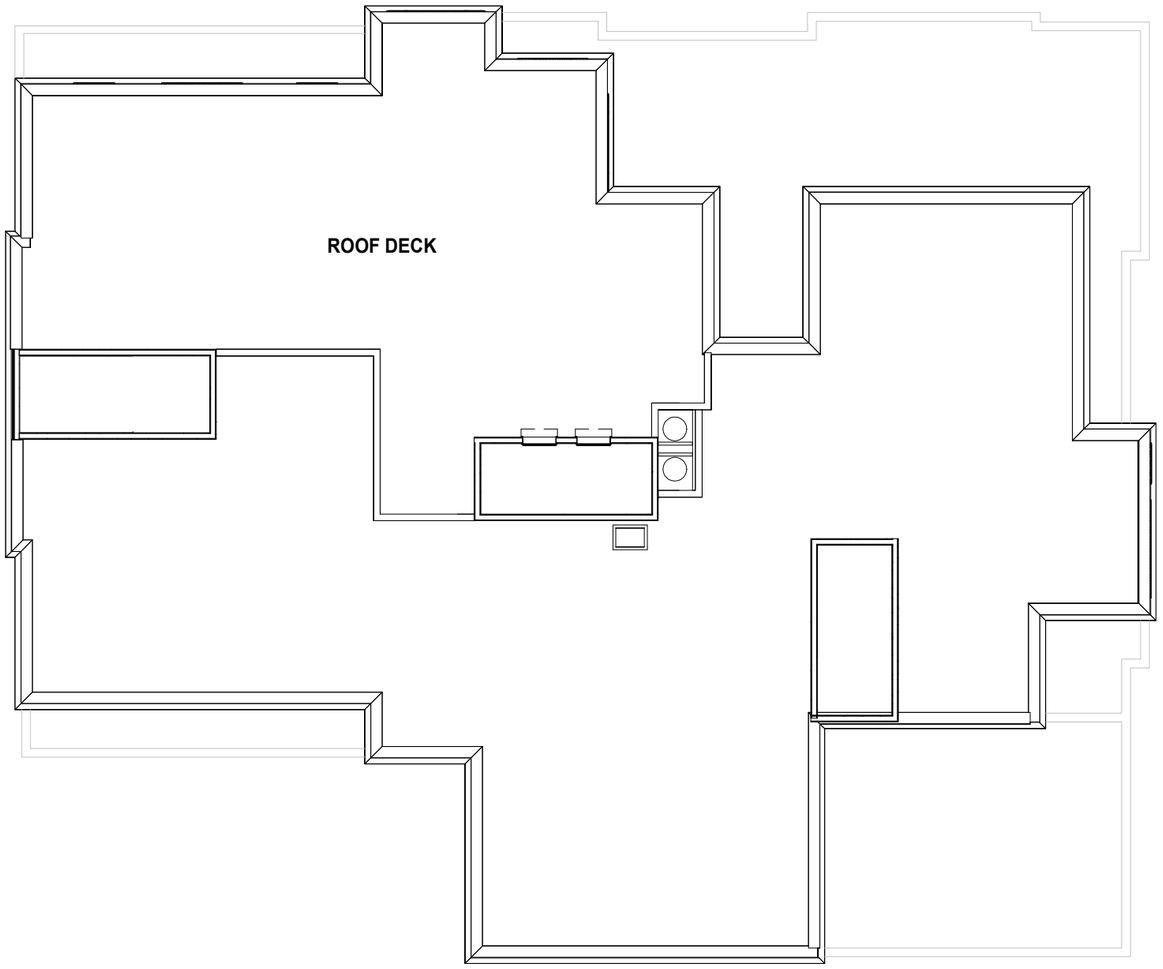

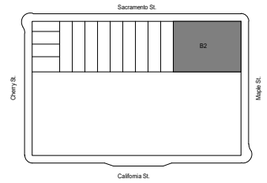

0' 20' 40' 1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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BUILDING PLAN - ROOF - B2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.06-B2

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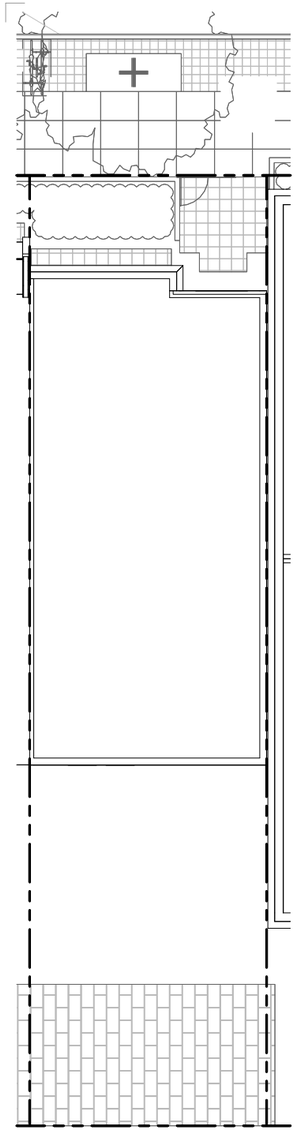
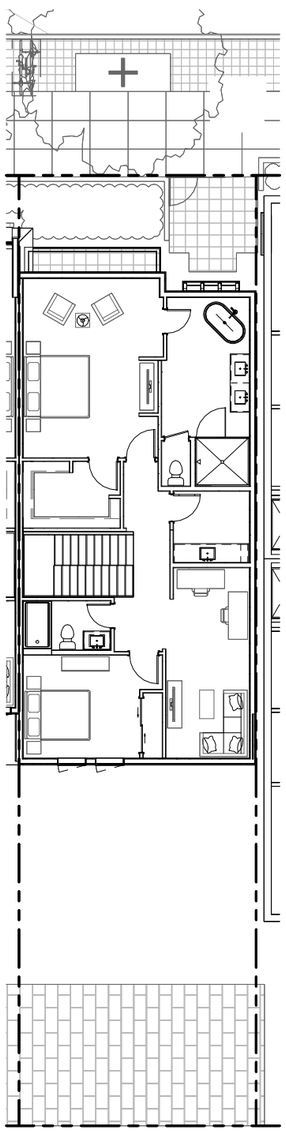
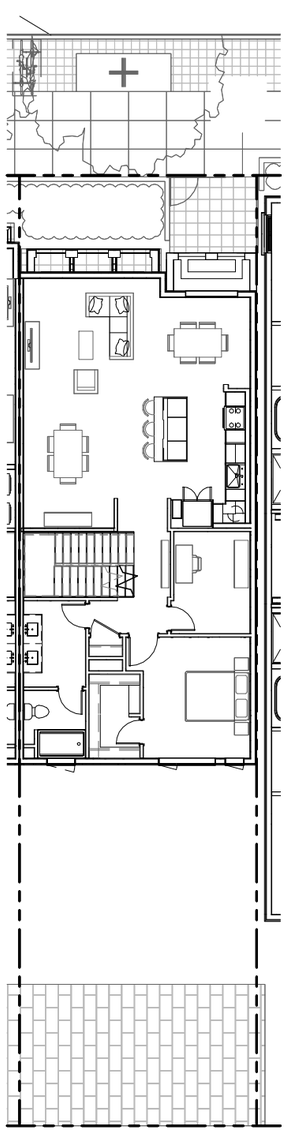


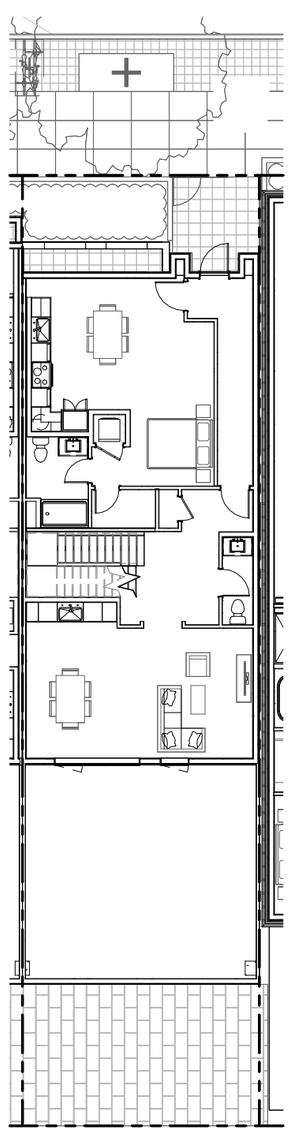
BUILDING PLAN - ROOF



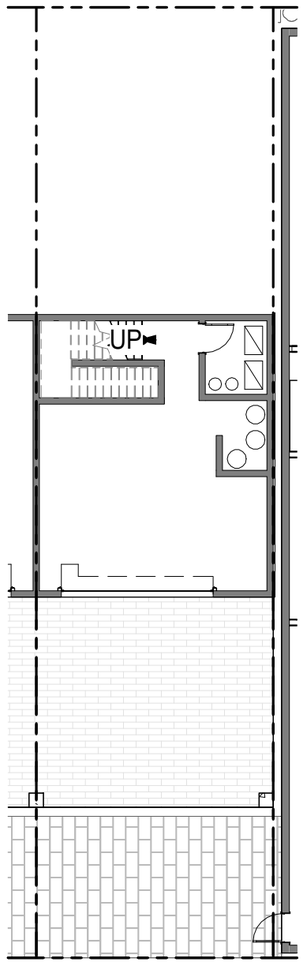
BUILDING PLAN - FLOOR 3



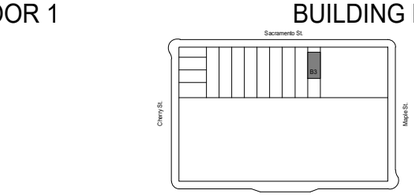
BUILDING PLAN - FLOOR 2

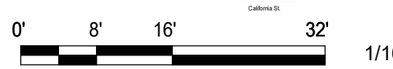


BUILDING PLAN - FLOOR 1

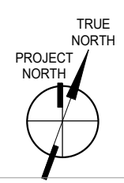


BUILDING PLAN - FLOOR G





1/16"=1'



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BUILDING PLANS - FLOOR G-3 - B3

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-B3

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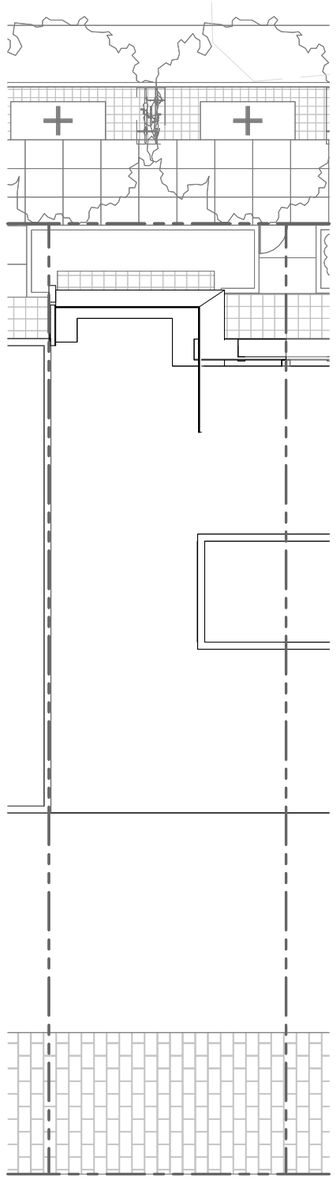
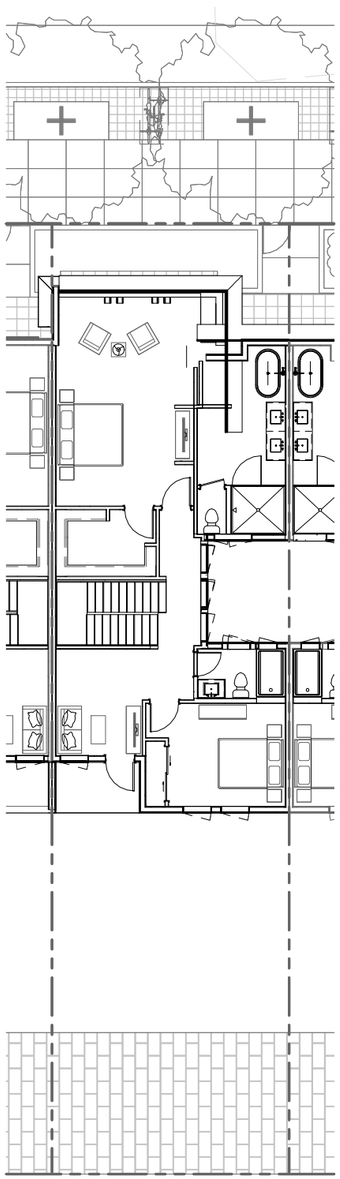
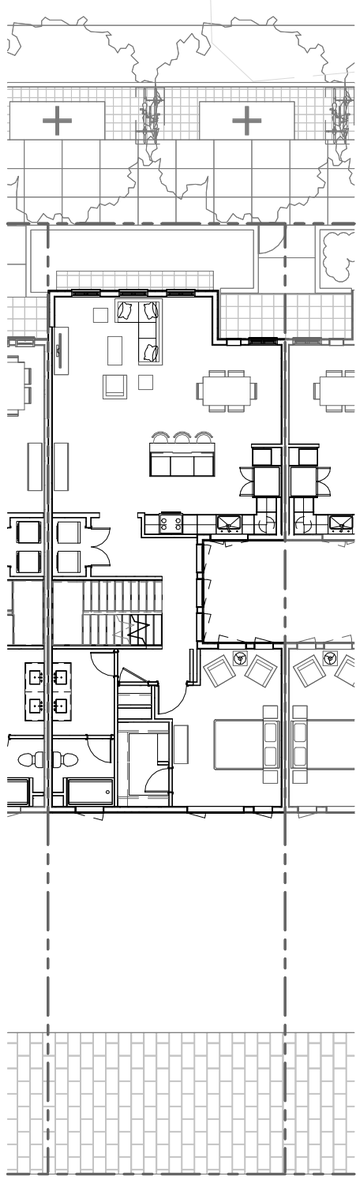


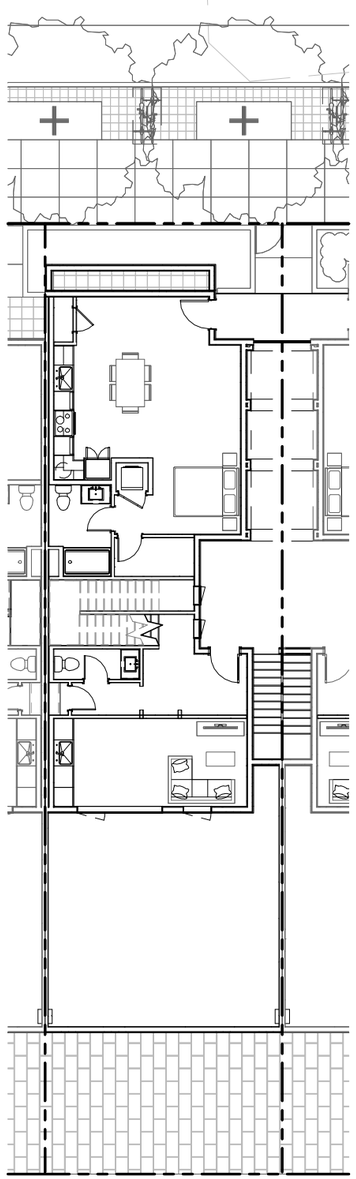
BUILDING PLAN - ROOF



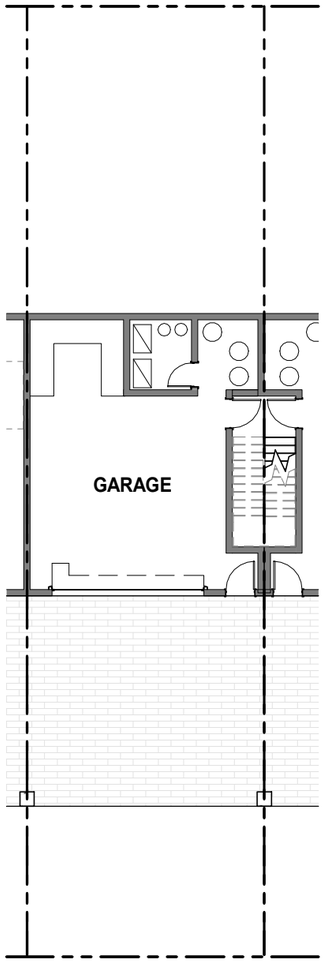
BUILDING PLAN - FLOOR 3



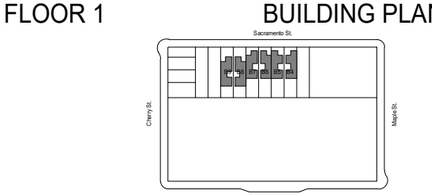
BUILDING PLAN - FLOOR 2

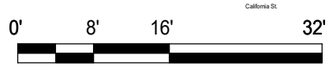


BUILDING PLAN - FLOOR 1

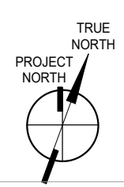


BUILDING PLAN - FLOOR G





1/16"=1'



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BUILDING PLANS - FLOOR G-3 - B4 (B5-B9 SIM.)

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-B4-B9

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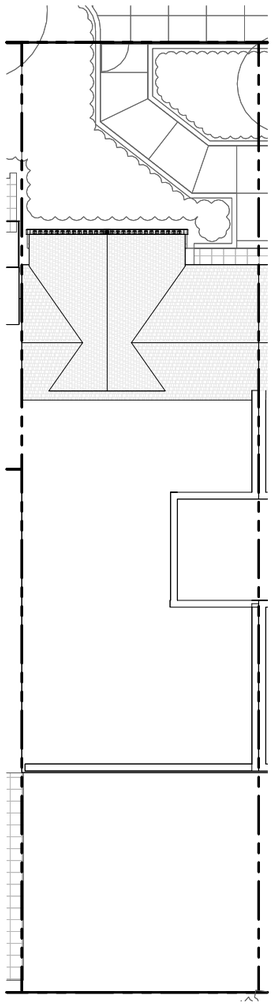
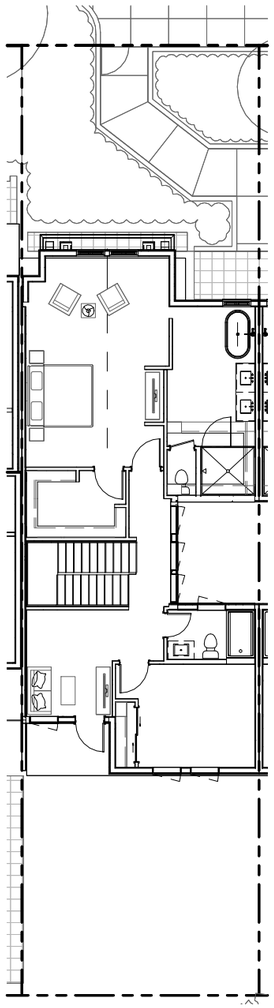
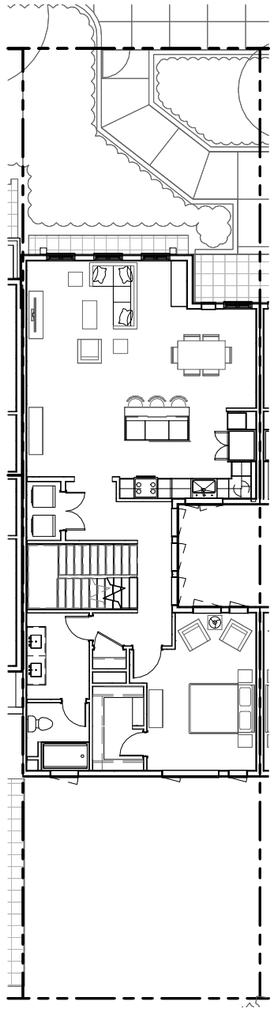


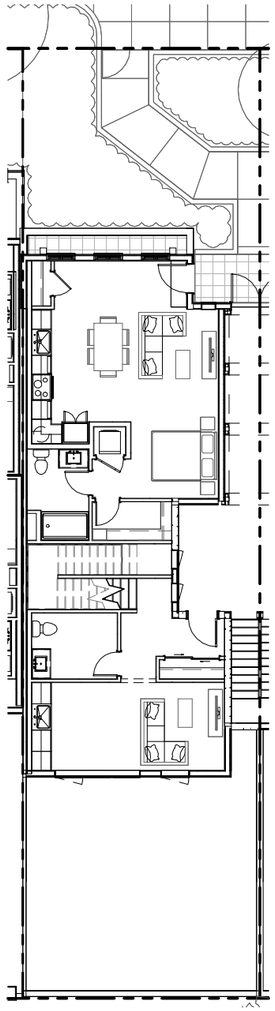
BUILDING PLAN - ROOF



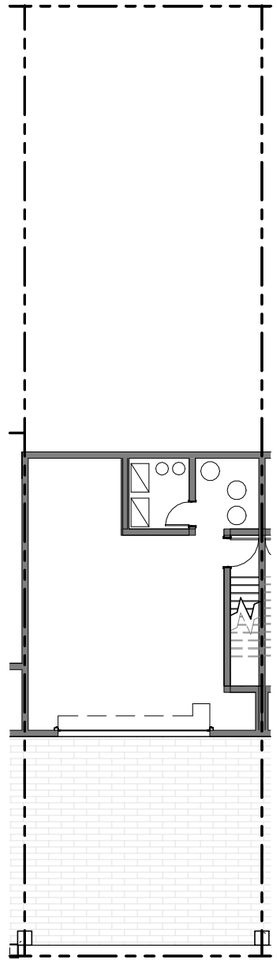
BUILDING PLAN - FLOOR 3



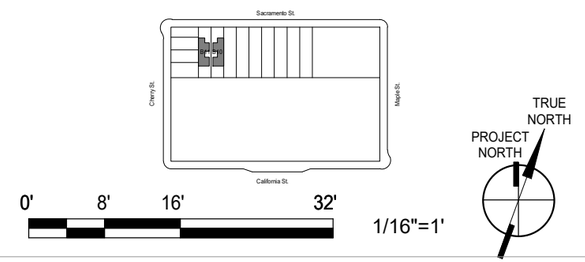
BUILDING PLAN - FLOOR 2



BUILDING PLAN - FLOOR 1



BUILDING PLAN - FLOOR G



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BUILDING PLANS - FLOOR G-3 - B10 (B11 SIM.)

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-B10-B11

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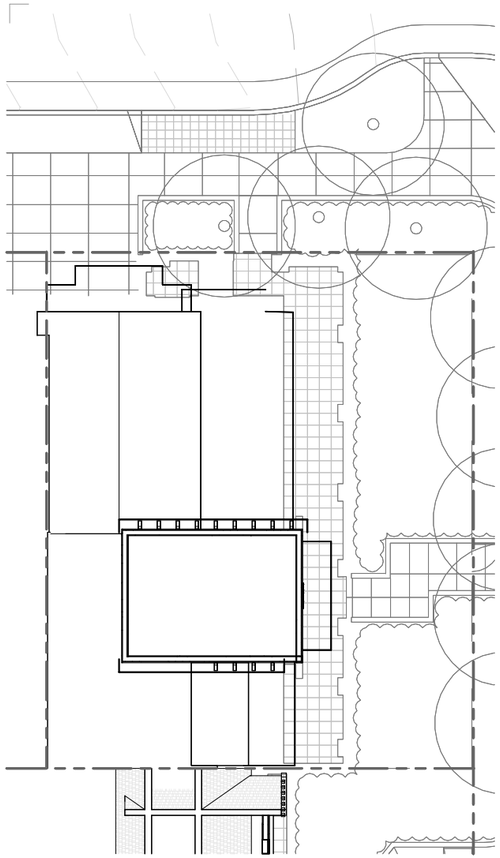
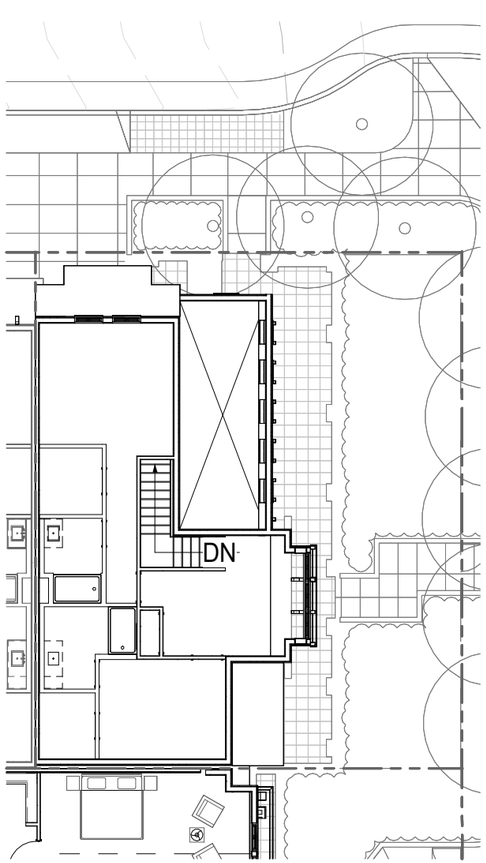
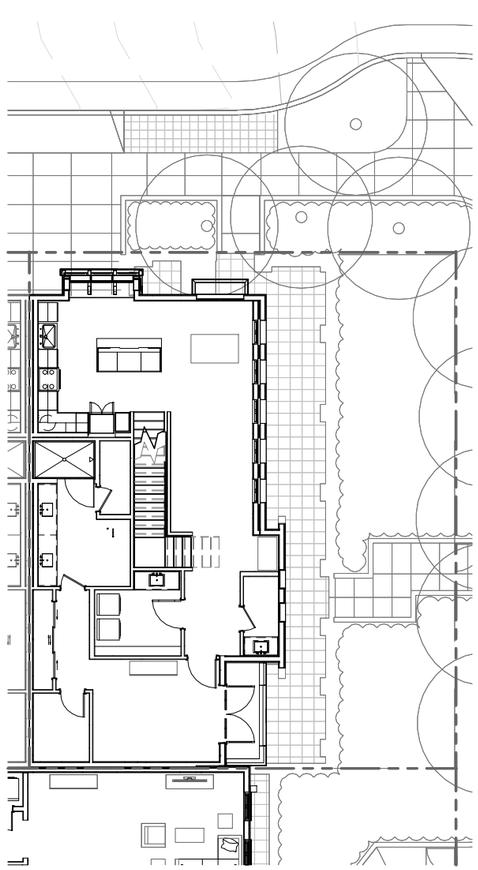


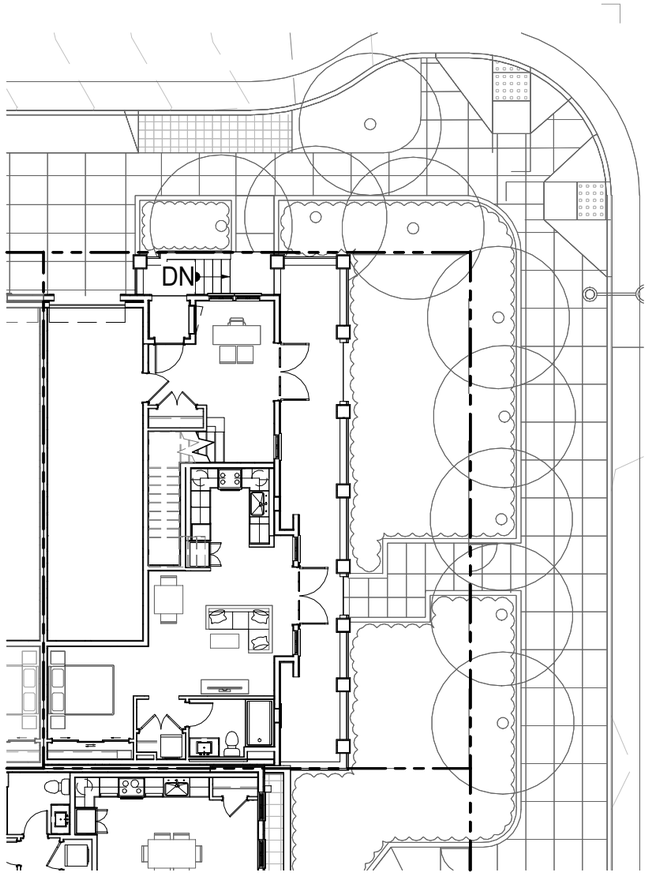
BUILDING PLAN - ROOF



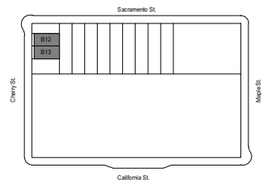
BUILDING PLAN - FLOOR 3



BUILDING PLAN - FLOOR 2



BUILDING PLAN - FLOOR 1



3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLANS - FLOOR 1-3 - B12 (B13 SIM.)

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-B12-B13

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LEVEL	PROGRAM	GROSS INTERIOR AREA, SF[1] — RESIDENTIAL - SENIOR HOUSING (SF PLANNING SEC. 102, 202(f)(1), TABLE 209.2) — UNITS, NET	COMMON (LOBBY, AMENITY, ADMIN., CORRIDORS, CORES, STAIRS, ETC.)	RESI. SUBTOTAL	INSTITUTIONAL - RESIDENTIAL CARE FACILITY (SF PLANNING SEC. 102, TABLE 209.2) — UNITS, NET	COMMON (LOBBY, AMENITY, ADMIN., CORRIDORS, CORES, STAIRS, ETC.)	INST. SUBTOTAL	PARKING, MECHANICAL, UTILITY, OTHER	TOTALINTERIOR AREA[1]	- EXEMPTED AREA, SF (PER SF PLANNING SEC. 102(b) (1), (3) (4), (6), (8), (11), 124(b)) — RESIDENTIAL RM-2	PARKING, MECHANICAL, UTILITY, OTHER	EXEMPTED SUBTOTAL	= FLOOR AREA, GROSS, SF (SF PLANNING SEC. 102)
ROOF	MECH.			0			0	1,899	**1,899**	0	1,899	**1,899**	**0**
7	RESI. UNITS - IL[2]	32,200	7,102	39,302			0	205	**39,507**	39,302	205	**39,507**	**0**
6	RESI. UNITS - IL[2], AMENITY	31,419	9,971	41,390			0	205	**41,595**	41,390	205	**41,595**	**0**
5	RESI. UNITS - IL[2]	36,810	7,430	44,240			0	205	**44,445**	44,240	205	**44,445**	**0**
4	INST. UNITS - AL[3], AMENITY			0	33,097	11,829	44,926	205	**45,131**	0	205	**205**	**44,926**
3	LOBBY, AMENITY, RESI UNITS - IL[2]	19,596	30,901	50,497			0	283	**50,780**	50,497	283	**50,780**	**0**
2	INST. UNITS - MC[4], AMENITY		9,430	9,430	9,455	10,078	19,533	25,900	**54,863**	9,430	25,900	**35,330**	**19,533**
1	PARKING, BOH, AMENITY		25,189	25,189			0	36,003	**61,192**	25,189	36,003	**61,192**	**0**
TOTAL		120,025	90,023	210,048	42,552	21,907	64,459	64,905	**339,412**	210,048	64,905	**274,953**	**64,459**

NOTES:
1. EXTERIOR BALCONIES, TERRACES, AND ROOF DECKS ARE EXCLUDED
2. IL: INDEPENDENT LIVING
3. AL: ASSISTED LIVING
4. MC: MEMORY CARE

FLOOR AREA, GROSS SF ALLOWED (SF PLANNING SEC. 102, 125(a),TABLE 209.2)						
SITE AREA	=	69,949	X	1.8	=	125,908.20
+ CORNER PREMIUM: SACRAMENTO / MAPLE = 125' X 125' = 15,625 X 25%					=	3,906.25
+ CORNER PREMIUM: CALIFORNIA / MAPLE = 125' X 125' = 15,625 X 25%					=	3,906.25
TOTAL						**133,721**

BUILDING	BUILDING TYPE	# UNITS	STUDIO	1 BR	2 BR
C1	MULTIFAMILY RESIDENTIAL- SENIOR HOUSING - INDEPENDENT LIVING	157	9	90	58
		%	6%	57%	37%
C1	INSTITUTIONAL - RESIDENTIAL CARE FACILITY - ASSISTED LIVING	49	15	22	12
		%	31%	45%	24%
C1	INSTITUTIONAL - RESIDENTIAL CARE FACILITY - MEMORY CARE	26	24	0	2
		%	92%	0%	8%
	TOTAL:	75			

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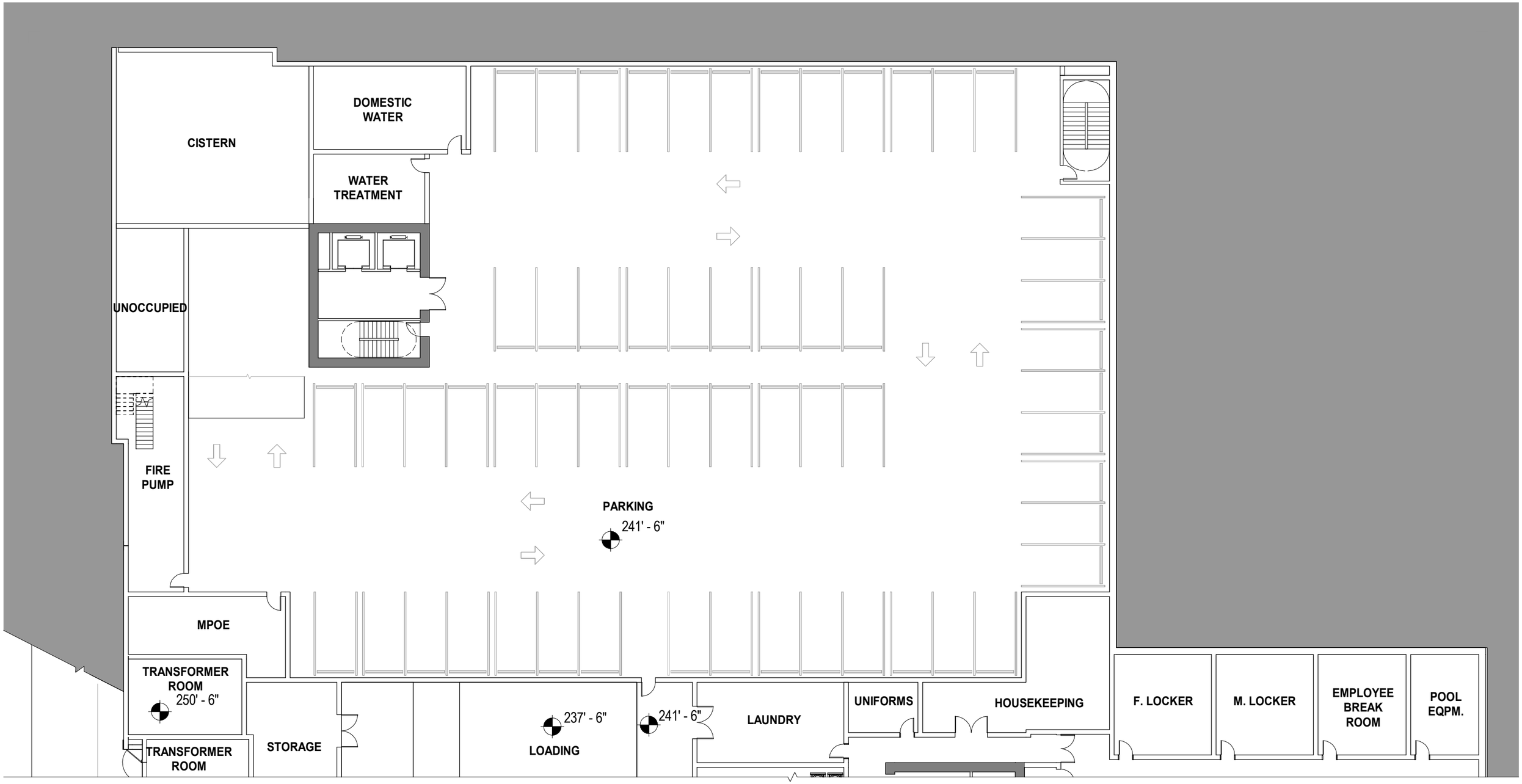
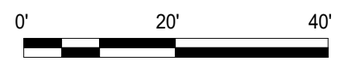
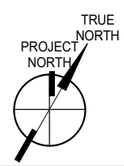




1"=20'



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PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 1 - C1 - ZONE 1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-1-C1

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MPOE

TRANSFORMER ROOM
250' - 6"

TRANSFORMER ROOM
248' - 6"

STORAGE

241' - 6"

237' - 6"

V

V
25'-0"

12'-0"

12'-0"

12'-0"

12'-0"

40'-0"

241' - 6"

LAUNDRY

UNIFORMS

HOUSEKEEPING

F. LOCKER

M. LOCKER

EMPLOYEE BREAK ROOM

POOL EQPM.

TRASH

241' - 6"

SALON

POOL

EL. +/- 245'

SEC.

HOLDING

T/E

MAINT.

W

TREATMENT ROOM

TREATMENT ROOM

M

STOR.

OFFICE

ST.

BIKE STORAGE
(16 BIKE RACKS)

EXAM RM

PHYSICAL THERAPY

JUICE BAR + WELLNESS LOUNGE

FITNESS

PEDESTRIAN ENTRY / FOYER

PT OFFICE

SACRAMENTO STREET

MAPLE STREET

CALIFORNIA STREET

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP

HANDEL ARCHITECTS

BKF

The Guzzardo Partnership Inc.
Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 1 - C1 - ZONE 2

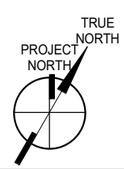
PUD/CU SUBMITTAL
MARCH 8, 2024

A2.01-2-C1

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

0' 20' 40'

1"=20'



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BUILDING PLAN - FLOOR 2 - C1 - ZONE 1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.02-1-C1

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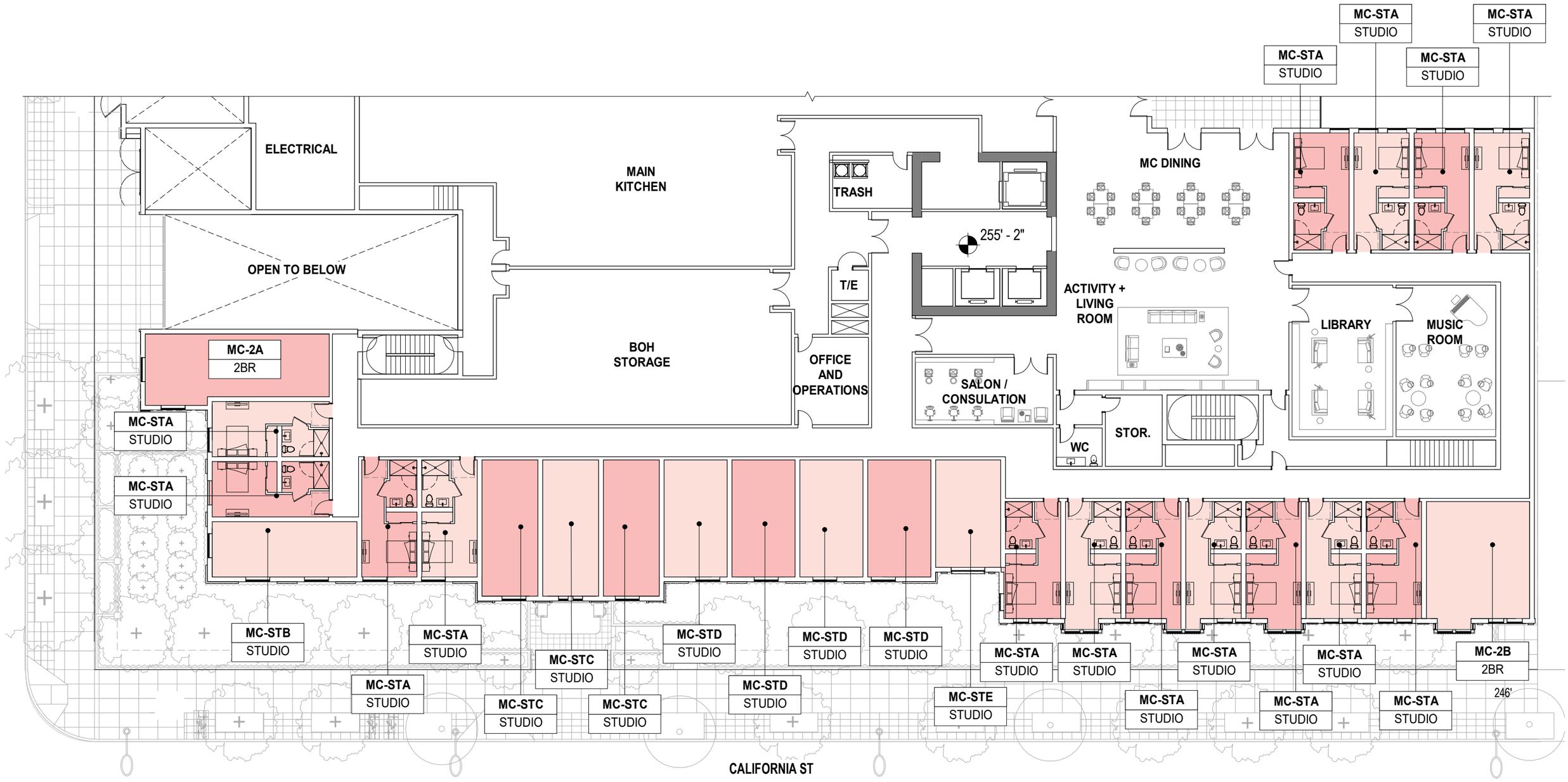

0' 20' 40'

1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 2 - C1 - ZONE 2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.02-2-C1

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SACRAMENTO ST

LIBRARY

LANDSCAPED AMENITY TERRACE

GAME ROOM

LOBBY + RECEPTION

MAIN DINING

PRIVATE DINING

W

M

DEMO KITCHEN

FINISHING KITCHEN

PREFUNCTION LOUNGE

T/E

OFFICE

ACTIVITY ROOM

LANDSCAPED AMENITY COURTYARD

IL-1A
1BR

IL-1B
1BR

0' 20' 40'

1"=20'

TRUE NORTH
PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP
BDE ARCHITECTURE
HANDEL ARCHITECTS
BKF
TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 3 - C1 - ZONE 1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.03-1-C1

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MAPLE ST

IL-1B
1BR

IL-1B
1BR

IL-1C
1BR

245'

IL-2A
2BR

LANDSCAPED AMENITY COURTYARD

M

W

MUSIC LOUNGE

BAR + LOUNGE

T/E

BAR KITCHEN

THEATER

TRASH

RESI OFFICE

IL-1F
1BR

IL-2C
2BR JR

IL-2C
2BR JR

IL-2C
2BR JR

IL-2E
2BR JR

IL-2B
2BR

IL-STA
STUDIO

IL-STA
STUDIO

IL-1D
1BR JR

IL-1D
1BR JR

IL-STA
STUDIO

IL-STA
STUDIO

IL-1E
1BR

IL-STB
STUDIO

IL-2C
2BR JR

IL-2D
2BR JR

IL-2D
2BR JR

IL-2C
2BR JR

IL-2E
2BR JR

236'

240'

CALIFORNIA ST

SACRAMENTO STREET

MAPLE STREET

CALIFORNIA STREET

DRAFT FOR TEAM REVIEW

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP

BDE ARCHITECTURE HANDEL ARCHITECTS

BKF

TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 3 - C1 - ZONE 2

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.03-2-C1

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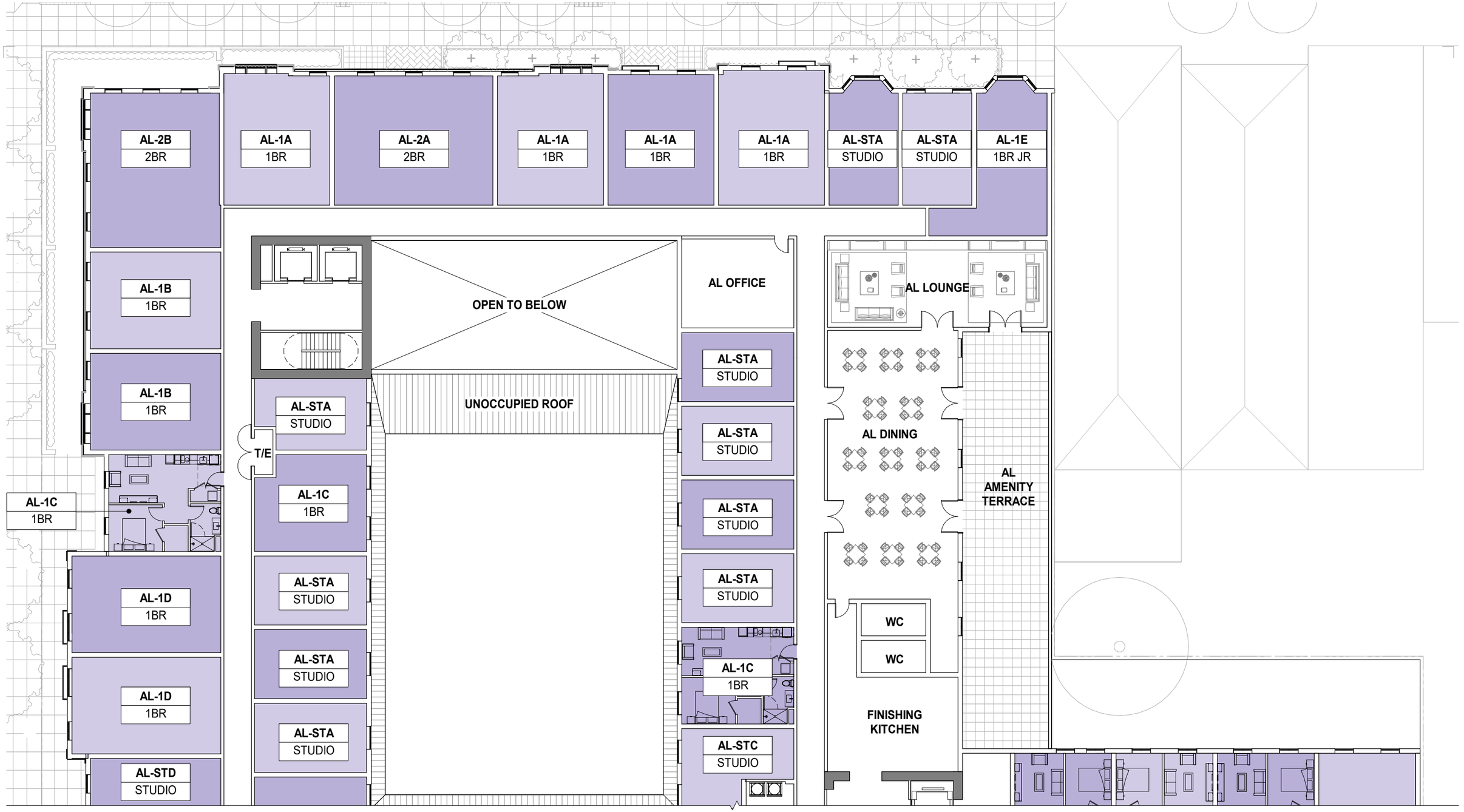

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BUILDING PLAN - FLOOR 4 - C1 - ZONE 1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.04-1-C1

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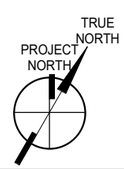
1"=20'



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BUILDING PLAN - FLOOR 4 - C1 - ZONE 2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.04-2-C1

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IL-1A
1BR

IL-2A
2BR

IL-1H
1BR

IL-2G
2BR

IL-1H
1BR

IL-1H
1BR

IL-1H
1BR

IL-2F
2BR JR

IL-1C
1BR

IL-1C
1BR

IL-1H
1BR

IL-1H
1BR

IL-1H
1BR

OFFICE

BOH

IL-1G
1BR

BALCONY

IL-2Q
2BR JR

IL-2P
2BR

IL-STC
STUDIO

T/E

IL-1A
1BR

IL-1M
1BR

IL-1A
1BR

IL-1A
1BR

IL-1A
1BR

IL-1A
1BR

IL-1A
1BR

IL-1B
1BR

IL-1B
1BR

IL-2P
2BR

IL-1C
1BR

IL-1J
1BR JR

BALCONY

BALCONY

SACRAMENTO STREET

MAPLE STREET

CALIFORNIA STREET

0' 20' 40'

1"=20'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP

BDE ARCHITECTURE

HANDEL ARCHITECTS

BKF

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BUILDING PLAN - FLOOR 5 - C1 - ZONE 1

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.05-1-C1

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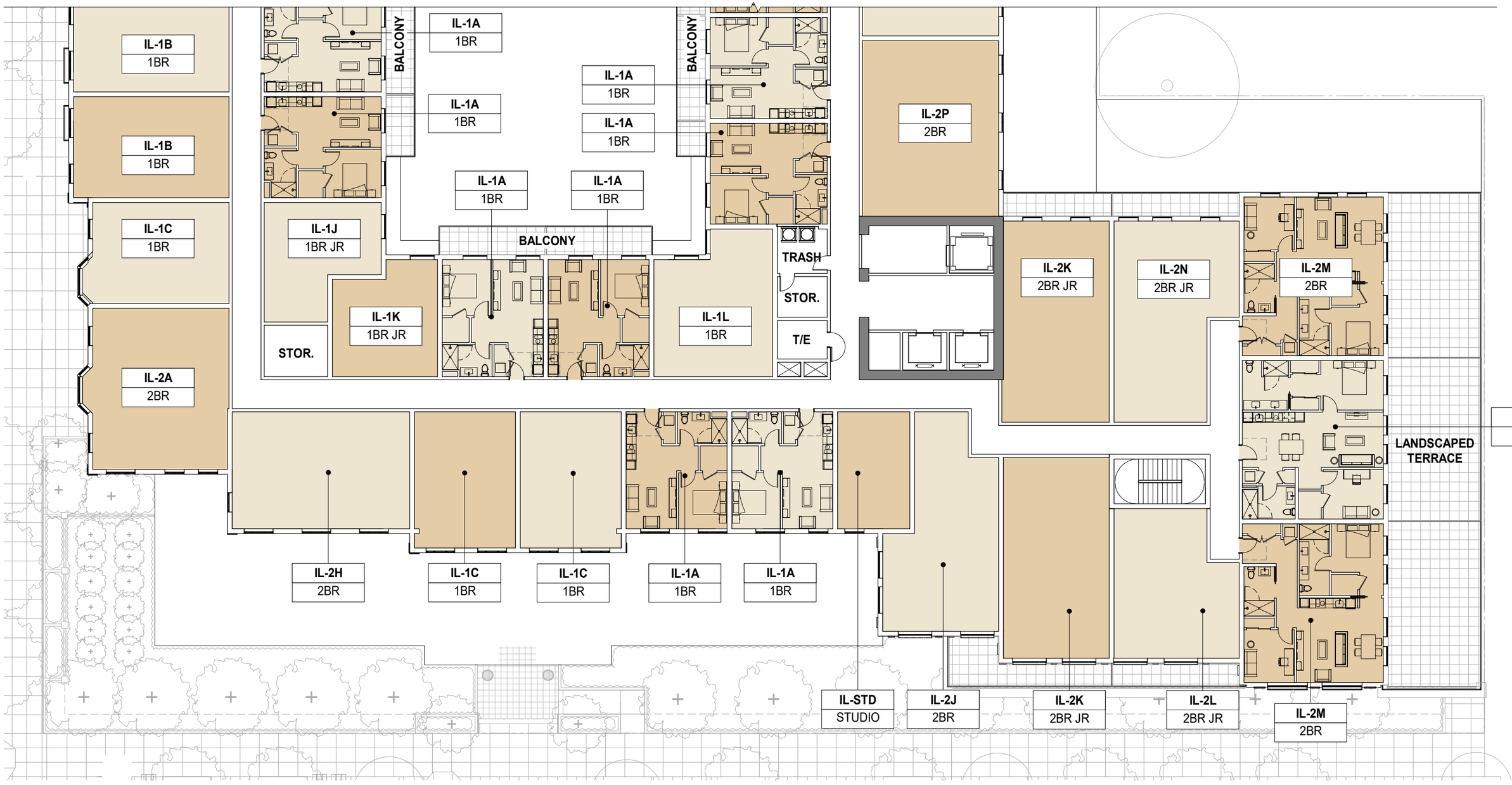
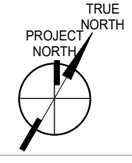


0' 20' 40'

1"=20'



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BUILDING PLAN - FLOOR 5 - C1 - ZONE 2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.05-2-C1

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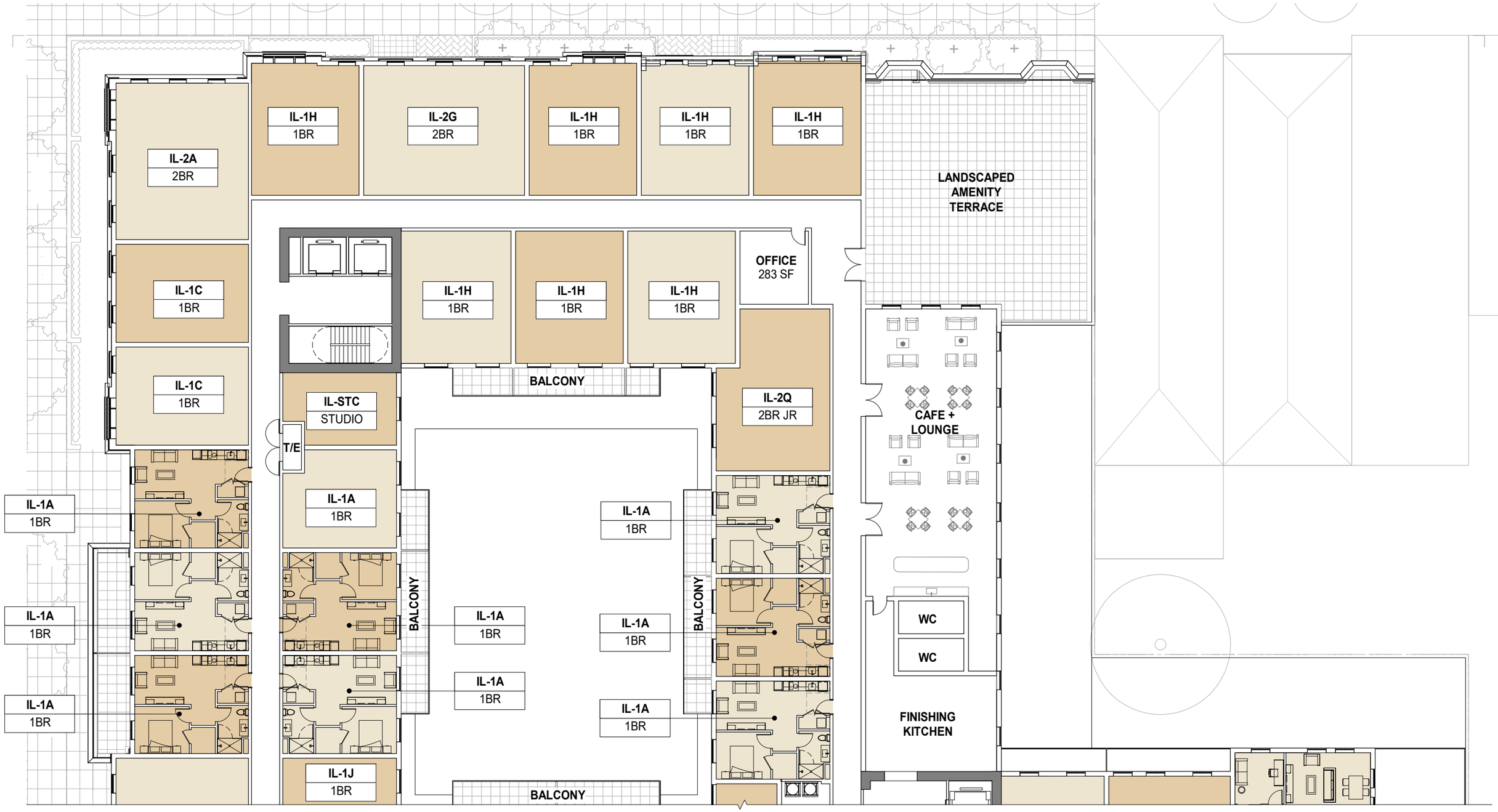

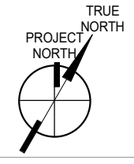

0' 20' 40'

1"=20'

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BUILDING PLAN - FLOOR 6 - C1 - ZONE 1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.06-1-C1

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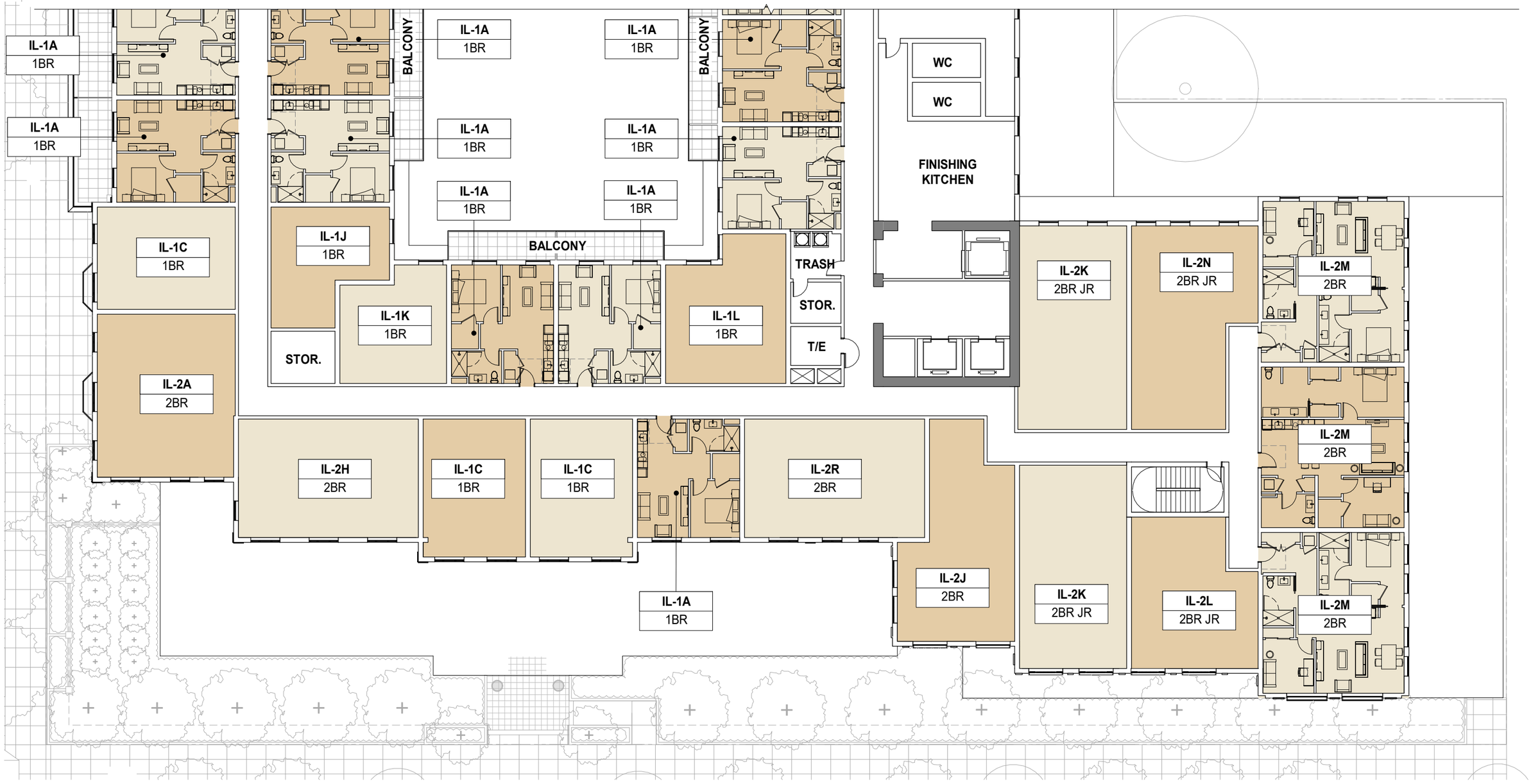

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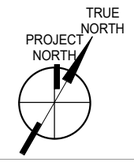
1"=20'



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BUILDING PLAN - FLOOR 6 - C1 - ZONE 2

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.06-2-C1

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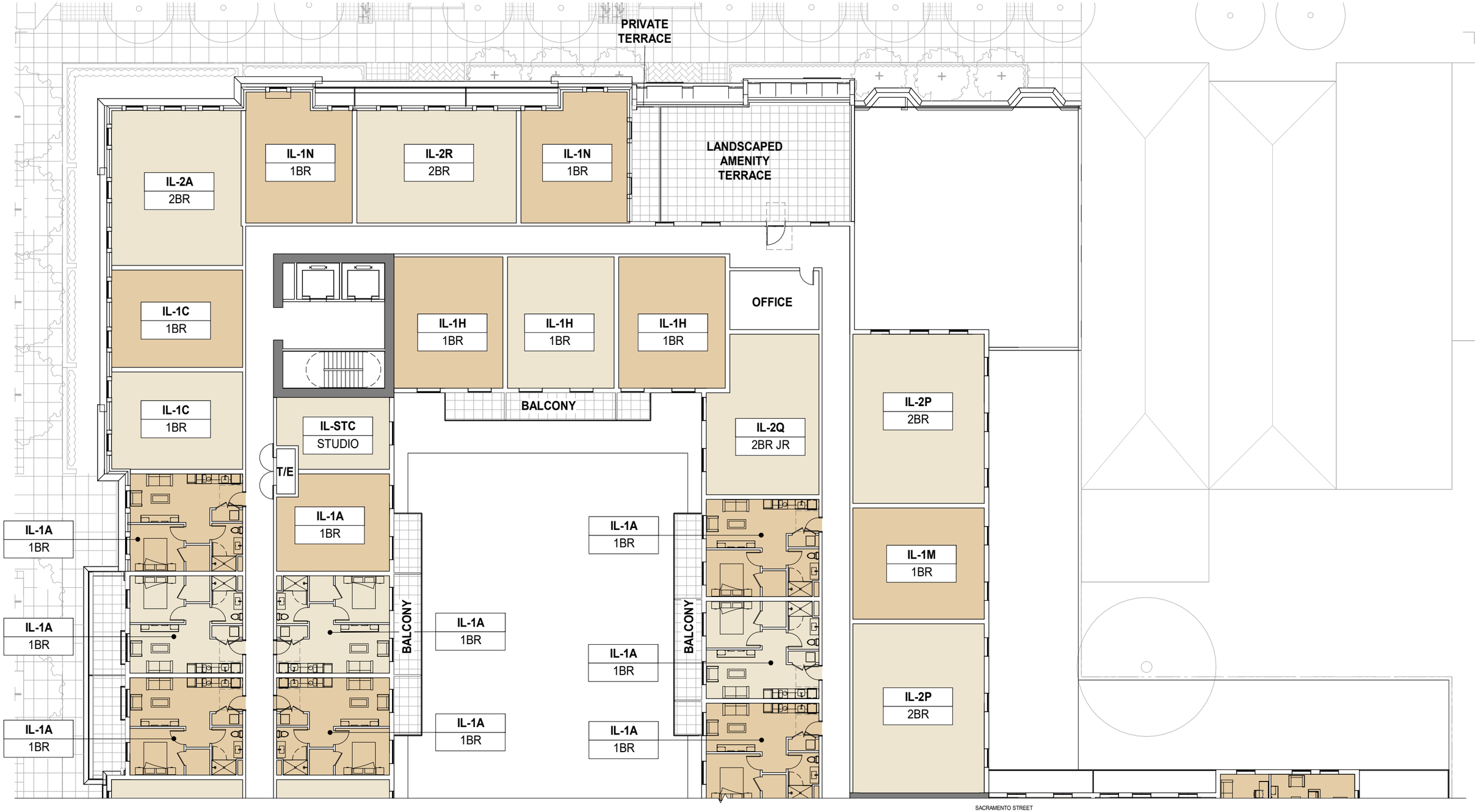

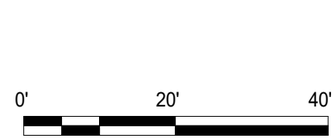

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PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 7 - C1 - ZONE 1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.07-1-C1

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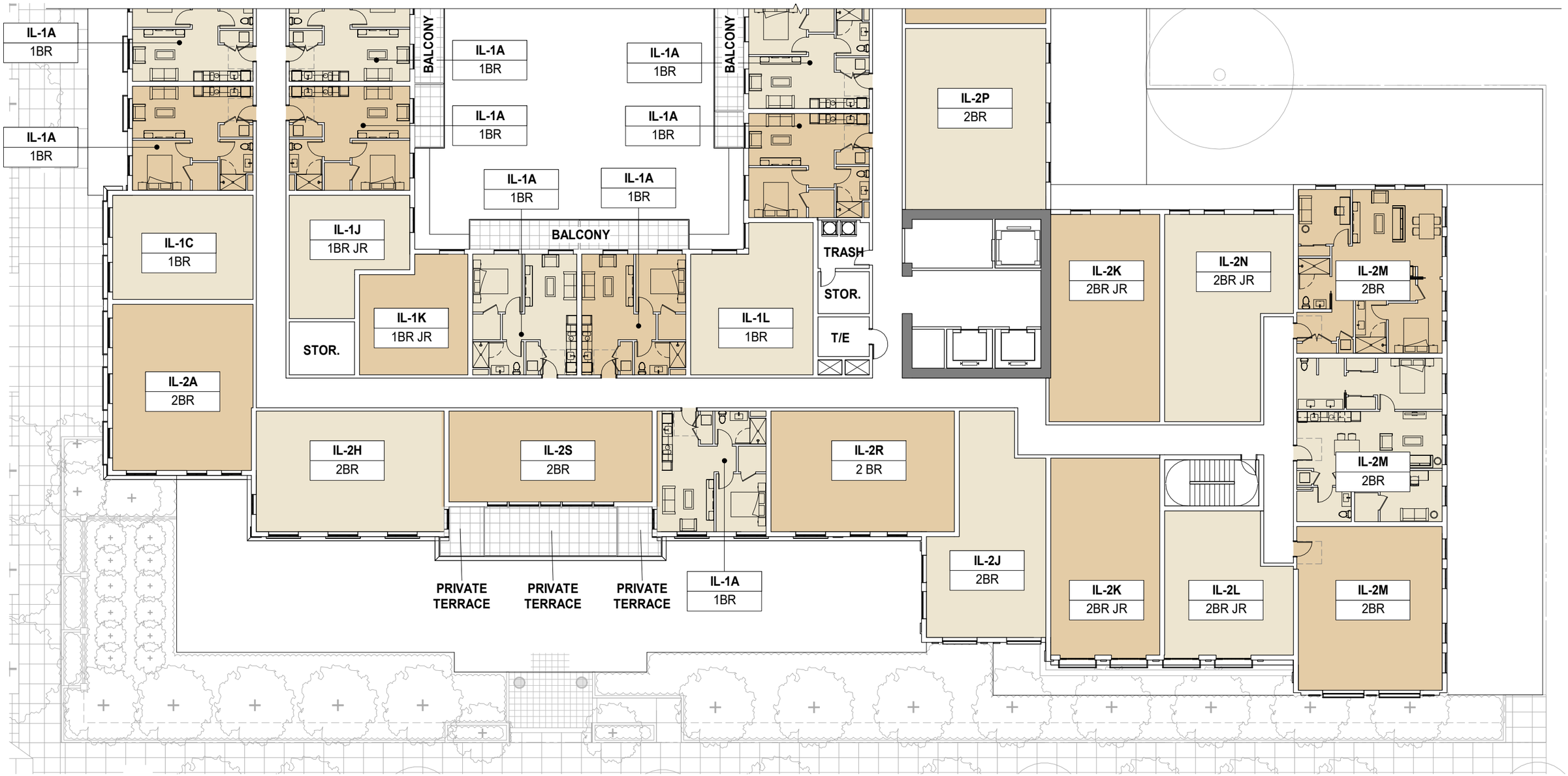
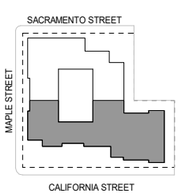
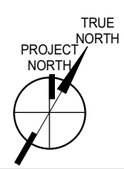




0' 20' 40'

1"=20'



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PRADO GROUP | 3DE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - FLOOR 7 - C1 - ZONE 2

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.07-2-C1

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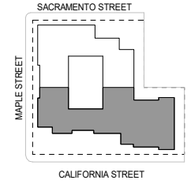
ELEV. CONTROL RM

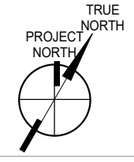
ELEC.

OPEN TO COURTYARD BELOW



0' 20' 40'

1"=20'



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PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - ROOF - C1 - ZONE 1

PUD/CU SUBMITTAL
MARCH 8, 2024

A2.08-1-C1

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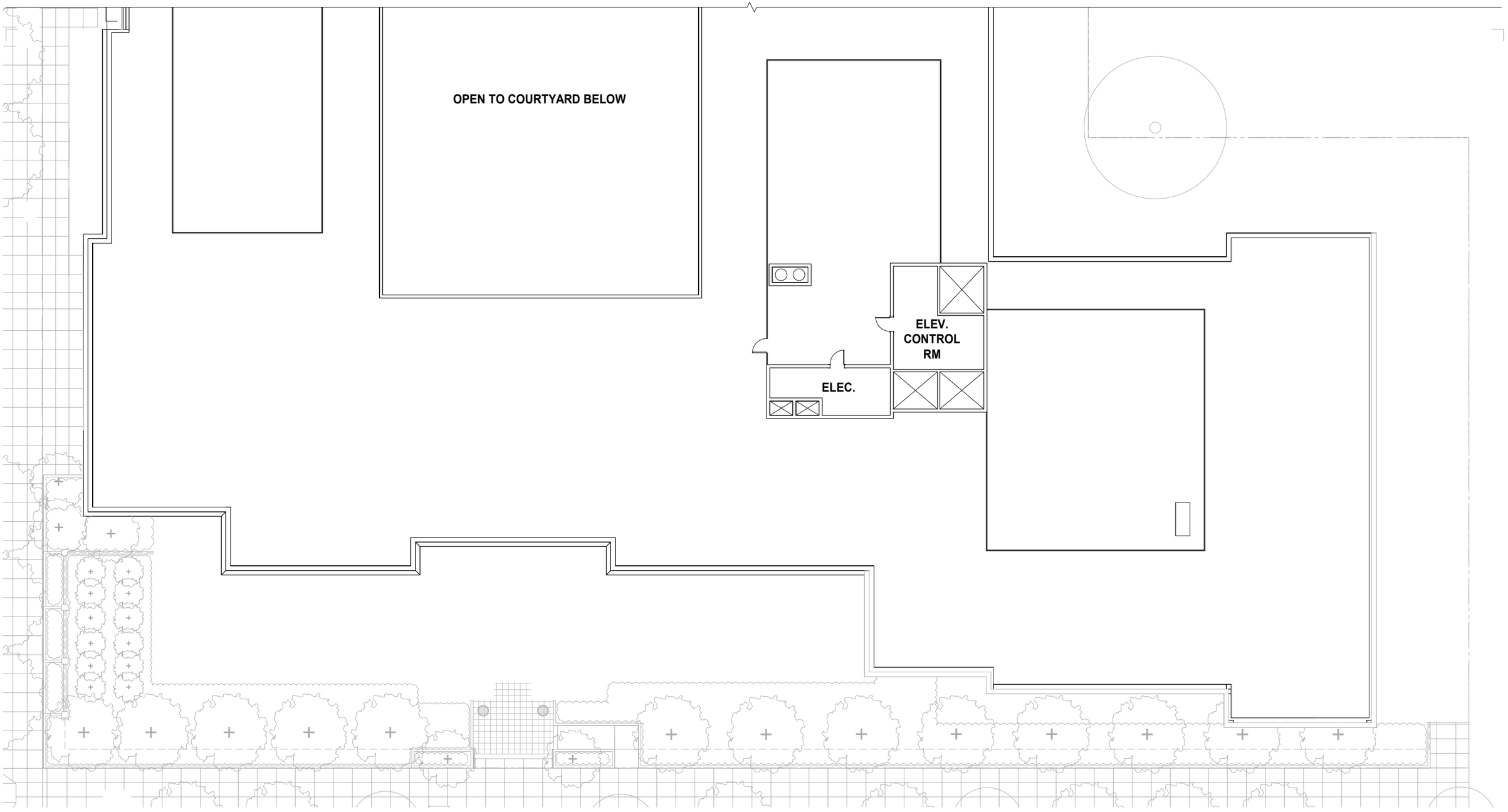

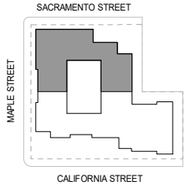

0' 20' 40'

1"=20'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

BUILDING PLAN - ROOF - C1 - ZONE 2

PUD/CU SUBMITTAL

MARCH 8, 2024

A2.08-2-C1

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3700 CALIFORNIA STREET

SAN FRANCISCO, CA

LANDSCAPE PLANS

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SACRAMENTO STREET

A6 A5 A4 A3 A2

B12 B13 B11 B10 B9 B8 B7 B6 B5 B4 B3

BUILDING B2

BLOCK A

CHERRY STREET

BLOCK B

BUILDING B1

MAPLE STREET

BLOCK C

BUILDING C1

BUILDING A1

CALIFORNIA STREET

LEGEND

- BUS SHELTER
- ENHANCED SIDEWALK PAVING
- NEW BIKE RACKS
- STREET LIGHT AND MUNI POLE
- PEDESTRIAN STREET LIGHT
- FIRE HYDRANT
- SINGLE FAMILY HOME LOT LINE

ROOF DECK USEABLE AREAS

A1 - 735 SF

B1 - 735 SF

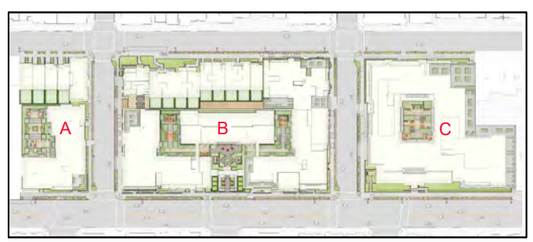
C1 - 735 SF

TRUE NORTH

PROJECT NORTH

SCALE: 1" = 60'-0"

0' 30' 60' 120'



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP

BDE ARCHITECTURE HANDEL ARCHITECTS

BKF

TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

OVERALL LANDSCAPE PLAN

PUD/CU SUBMITTAL
MARCH 8, 2024

L01.00

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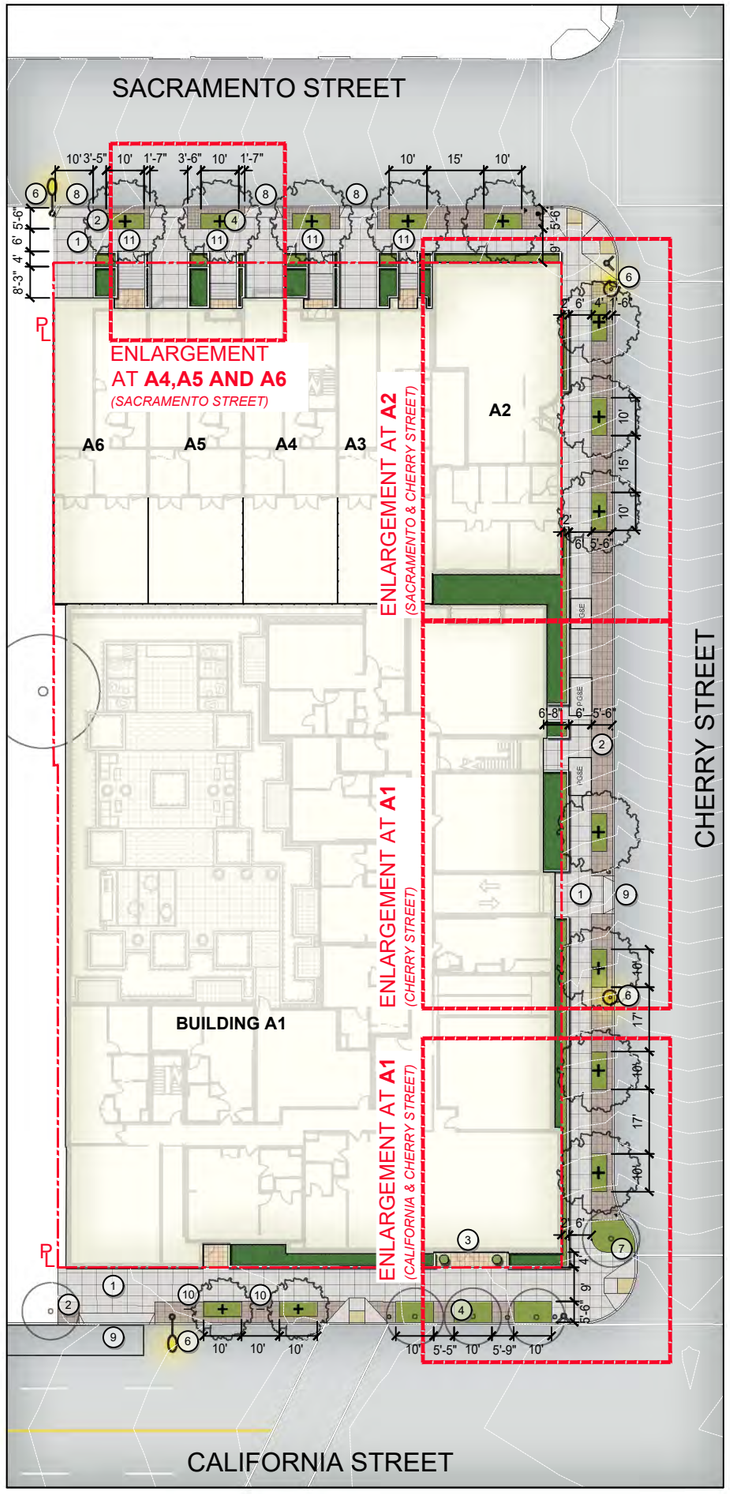


LEGEND

1. CONCRETE SIDEWALK PAVING
2. ENHANCED PAVING AT STREET
3. PAVING AT PRIVATE ENTRIES
4. AT GRADE STREET PLANTING
5. LOW WALL AT STREET FRONTAGE PLANTING
6. LIGHT FIXTURE
7. SIDEWALK BULBOUT
8. SINGLE FAMILY HOME DRIVEWAY
9. MULTI-FAMILY HOUSING GARAGE DRIVEWAY
10. BIKE RACKS
11. SECURITY FENCE AND/OR GATE

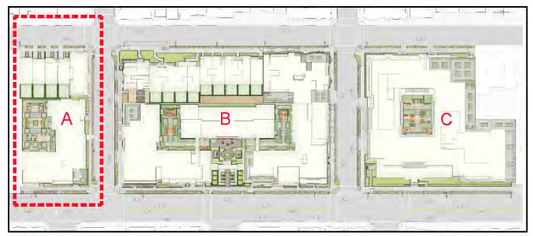
- PROPERTY LINE
- BUS SHELTER
- ENHANCED SIDEWALK PAVING
- STREET LIGHT AND MUNI POLE
- PEDESTRIAN STREET LIGHT
- FIRE HYDRANT
- MUNI POLE OR PEDESTRIAN TRAFFIC LIGHT
- EXISTING STREET TREE
- PROPOSED STREET TREE
- LANDSCAPING INSIDE PROPERTY LINE
- LANDSCAPING OUTSIDE PROPERTY LINE

NOTES

SEE SHEET L-01.02 FOR ENLARGEMENTS OF SIDEWALK PLANTING ENCROACHMENTS AT BLOCK A.

SCALE: 1" = 40'-0"

0' 20' 40' 80'



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

STREETSCAPE PLAN - BLOCK A

PUD/CU SUBMITTAL
MARCH 8, 2024

L01.01

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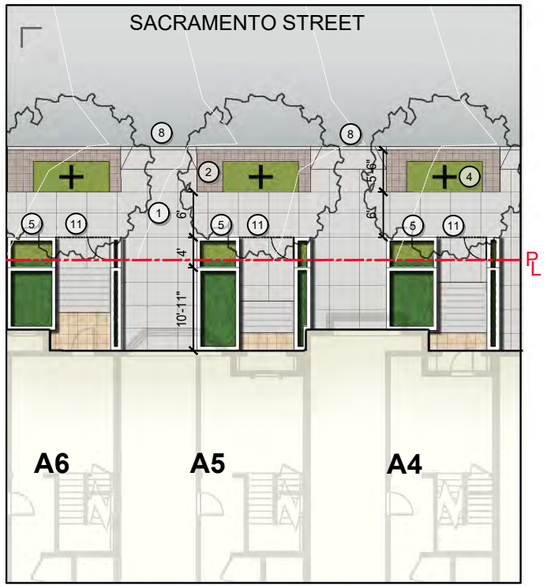
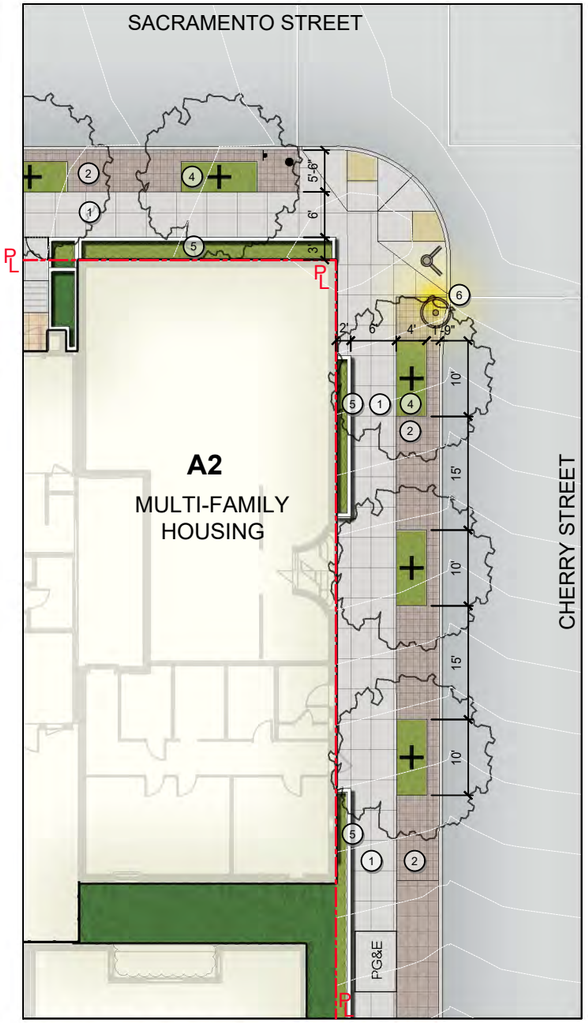
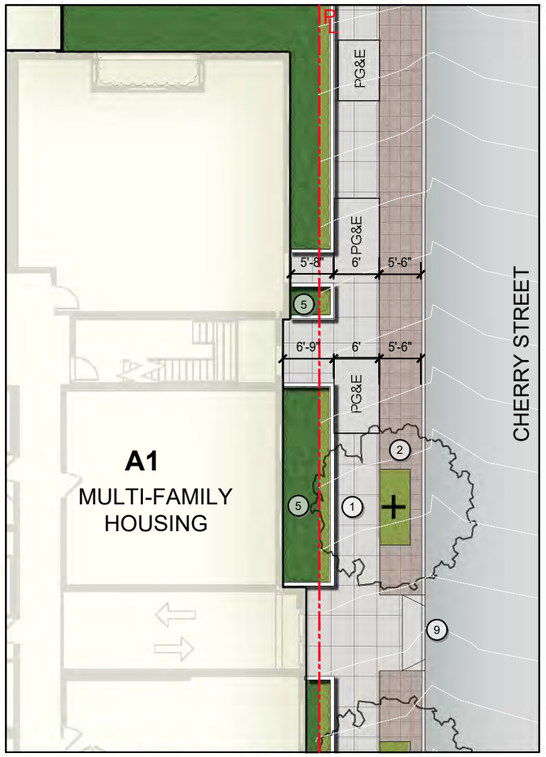


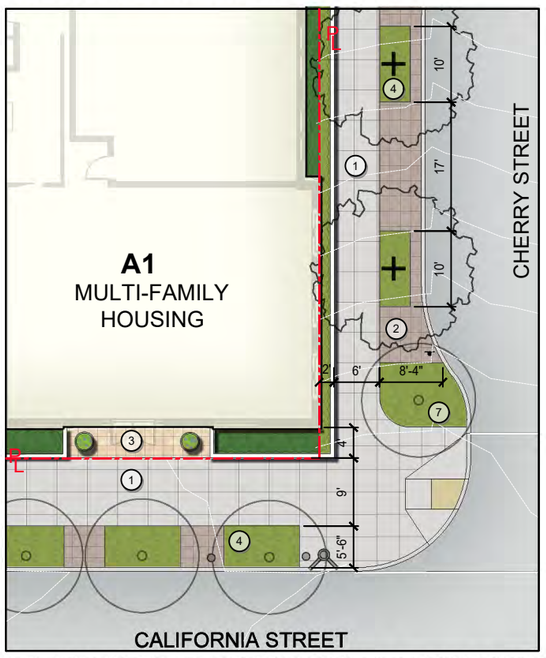
ENLARGEMENT AT **A4, A5 AND A6**
TYPICAL FOR SINGLE FAMILY HOUSING A3-A6
(SACRAMENTO STREET)



ENLARGEMENT AT **A2**
(SACRAMENTO & CHERRY STREET)



ENLARGEMENT AT **A1** *(CHERRY STREET)*

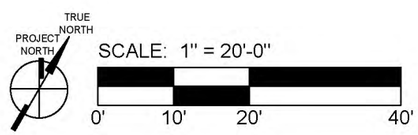


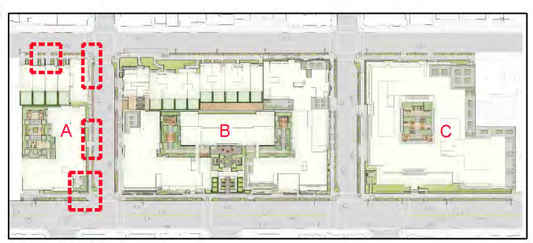
ENLARGEMENT AT **A1***(CALIFORNIA & CHERRY STREET)*

LEGEND

1. CONCRETE SIDEWALK PAVING
2. ENHANCED PAVING AT STREET
3. PAVING AT PRIVATE ENTRIES
4. AT GRADE STREET PLANTING
5. LOW WALL AT STREET FRONTAGE PLANTING
6. LIGHT FIXTURE
7. SIDEWALK BULBOUT
8. SINGLE FAMILY HOME DRIVEWAY
9. MULTI-FAMILY HOUSING GARAGE DRIVEWAY
10. BIKE RACKS
11. SECURITY FENCE AND/OR GATE

PROPERTY LINE
BUS SHELTER
ENHANCED SIDEWALK PAVING
STREET LIGHT AND MUNI POLE
PEDESTRIAN STREET LIGHT
FIRE HYDRANT
MUNI POLE OR PEDESTRIAN TRAFFIC LIGHT
EXISTING STREET TREE
PROPOSED STREET TREE
LANDSCAPING INSIDE PROPERTY LINE
LANDSCAPING OUTSIDE PROPERTY LINE





KEY MAP

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SACRAMENTO STREET

CHERRY STREET

MAPLE STREET

CALIFORNIA STREET

ENLARGEMENT AT **B12**
(SACRAMENTO & CHERRY STREET)

ENLARGEMENT AT **B5,B6 AND B7**
(SACRAMENTO STREET)

ENLARGEMENT AT **B2**
(SACRAMENTO STREET)

ENLARGEMENT AT **B1**
(CHERRY STREET)

ENLARGEMENT AT **B1**
(MAPLE STREET)

ENLARGEMENT AT **B1**
(CALIFORNIA & CHERRY STREET)

ENLARGEMENT AT **B1**
(CALIFORNIA & MAPLE STREET)

B12 B13 B11 B10 B9 B8 B7 B6 B5 B4 B3

BUILDING B2

BUILDING B1

LEGEND

1. CONCRETE SIDEWALK PAVING
2. ENHANCED PAVING AT STREET
3. PAVING AT PRIVATE ENTRIES
4. AT GRADE STREET PLANTING
5. LOW WALL AT STREET FRONTAGE PLANTING
6. LIGHT FIXTURE
7. SIDEWALK BULBOUT
8. SINGLE FAMILY HOME DRIVEWAY
9. MULTI-FAMILY HOUSING GARAGE DRIVEWAY
10. BIKE RACKS
11. SECURITY FENCE AND/OR GATE

PROPERTY LINE

BUS SHELTER

ENHANCED SIDEWALK PAVING

STREET LIGHT AND MUNI POLE

PEDESTRIAN STREET LIGHT

FIRE HYDRANT

MUNI POLE OR PEDESTRIAN TRAFFIC LIGHT

EXISTING STREET TREE

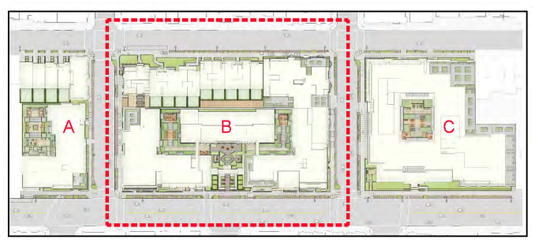
PROPOSED STREET TREE

LANDSCAPING INSIDE PROPERTY LINE

LANDSCAPING OUTSIDE PROPERTY LINE

NOTES

SEE SHEET L-01.04 FOR ENLARGEMENTS OF SIDEWALK PLANTING ENCROACHMENTS AT BLOCK A.



KEY MAP

TRUE NORTH
PROJECT NORTH

SCALE: 1" = 40'-0"

0' 20' 40' 80'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

STREETSCAPE PLAN - BLOCK B

PUD/CU SUBMITTAL
MARCH 8, 2024

L01.03

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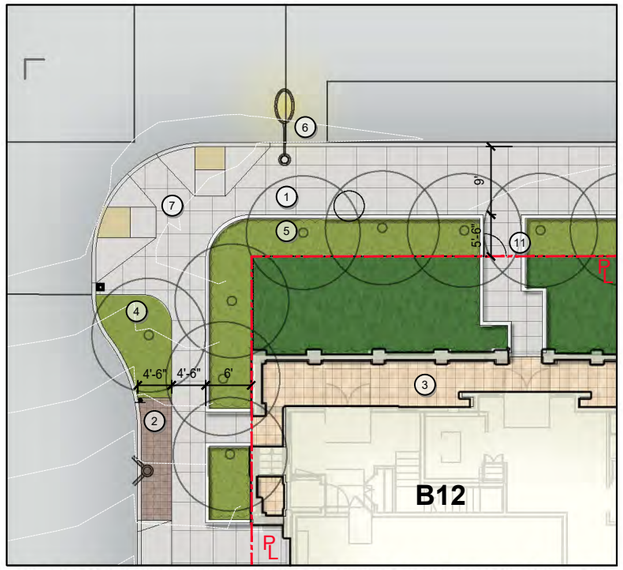
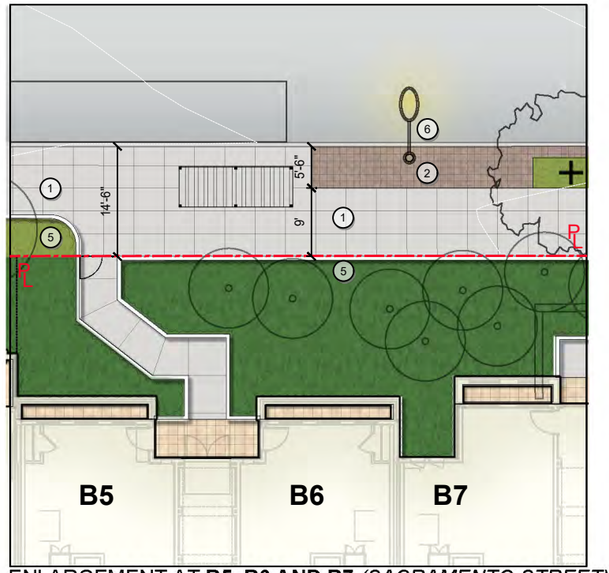
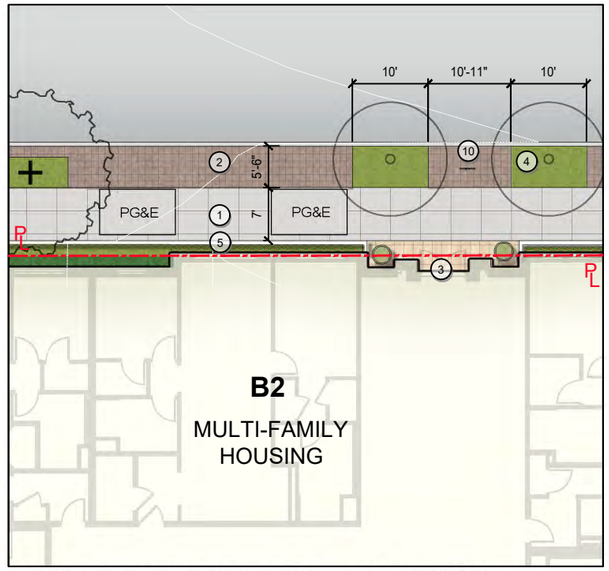


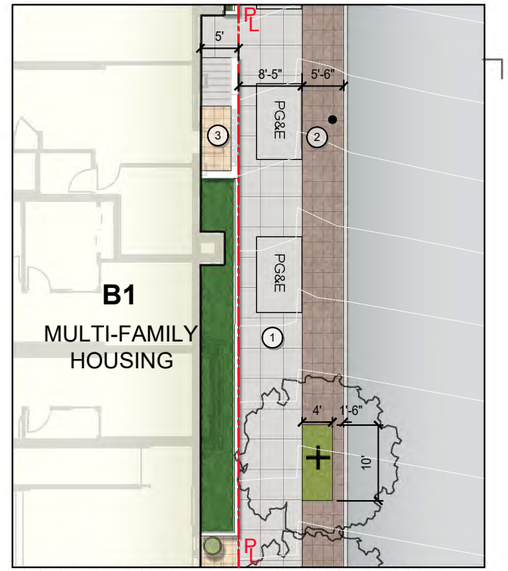
ENLARGEMENT AT **B12** *(SACRAMENTO & CHERRY STREET)*



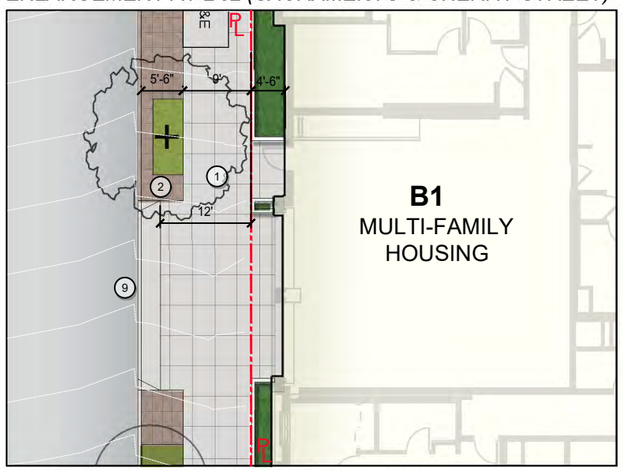
ENLARGEMENT AT **B5, B6 AND B7** *(SACRAMENTO STREET)*



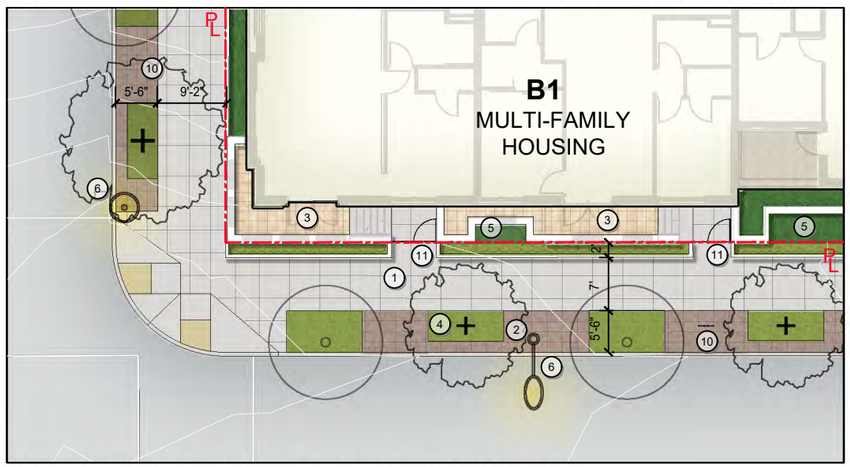
ENLARGEMENT AT **B2** *(SACRAMENTO STREET)*



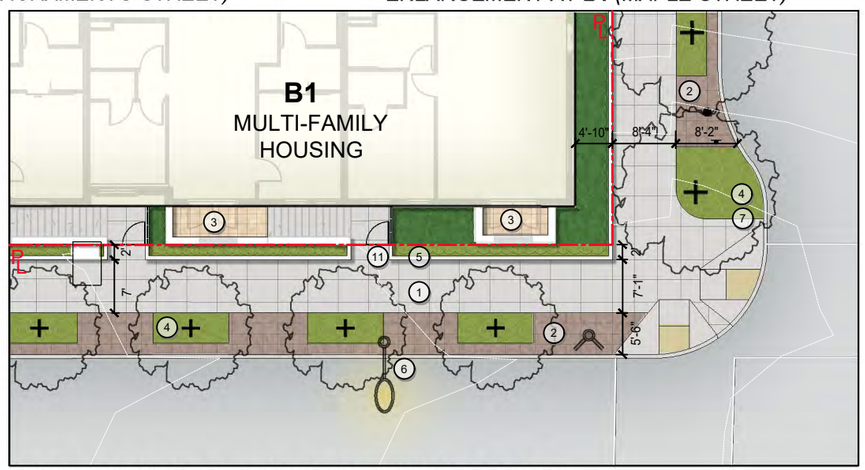
ENLARGEMENT AT **B1** *(MAPLE STREET)*



ENLARGEMENT AT **B1** *(CHERRY STREET)*



ENLARGEMENT AT **B1** *(CALIFORNIA & CHERRY STREET)*



ENLARGEMENT AT **B1** *(CALIFORNIA & MAPLE STREET)*

LEGEND

1. CONCRETE SIDEWALK PAVING
2. ENHANCED PAVING AT STREET
3. PAVING AT PRIVATE ENTRIES
4. AT GRADE STREET PLANTING
5. LOW WALL AT STREET FRONTAGE PLANTING
6. LIGHT FIXTURE
7. SIDEWALK BULBOUT
8. SINGLE FAMILY HOME DRIVEWAY
9. MULTI-FAMILY HOUSING GARAGE DRIVEWAY
10. BIKE RACKS
11. SECURITY FENCE AND/OR GATE

PROPERTY LINE

BUS SHELTER

ENHANCED SIDEWALK PAVING

STREET LIGHT AND MUNI POLE

PEDESTRIAN STREET LIGHT

FIRE HYDRANT

MUNI POLE OR PEDESTRIAN TRAFFIC LIGHT

EXISTING STREET TREE

PROPOSED STREET TREE

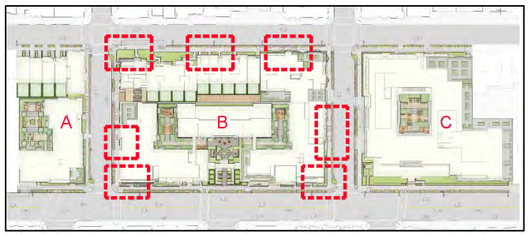
LANDSCAPING INSIDE PROPERTY LINE

LANDSCAPING OUTSIDE PROPERTY LINE

TRUE NORTH
PROJECT NORTH

SCALE: 1" = 20'-0"

0' 10' 20' 40'



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

SIDEWALK ENCROACHMENT - BLOCK B

PUD/CU SUBMITTAL
MARCH 8, 2024

L01.04

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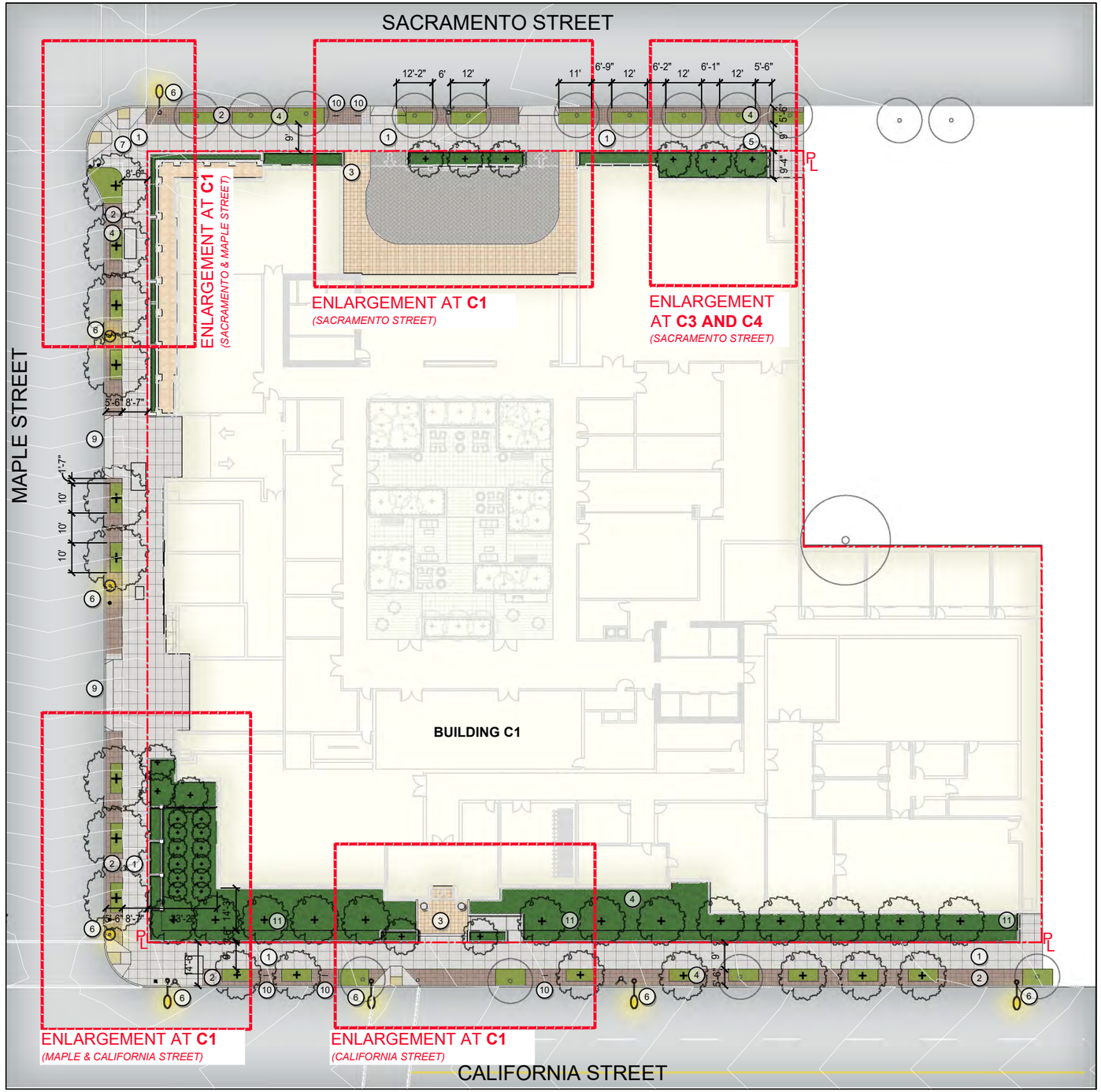

LEGEND

1. CONCRETE SIDEWALK PAVING
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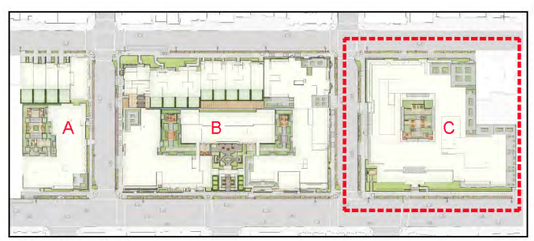
- PROPERTY LINE
- BUS SHELTER
- ENHANCED SIDEWALK PAVING
- STREET LIGHT AND MUNI POLE
- PEDESTRIAN STREET LIGHT
- FIRE HYDRANT
- MUNI POLE OR PEDESTRIAN TRAFFIC LIGHT
- EXISTING STREET TREE
- PROPOSED STREET TREE
- LANDSCAPING INSIDE PROPERTY LINE
- LANDSCAPING OUTSIDE PROPERTY LINE

NOTES

SEE SHEET L-01.06 FOR ENLARGEMENTS OF SIDEWALK PLANTING ENCROACHMENTS AT BLOCK A.



KEY MAP

SCALE: 1" = 40'-0"

0' 20' 40' 80'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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STREETSCAPE PLAN - BLOCK C

PUD/CU SUBMITTAL
MARCH 8, 2024

L01.05

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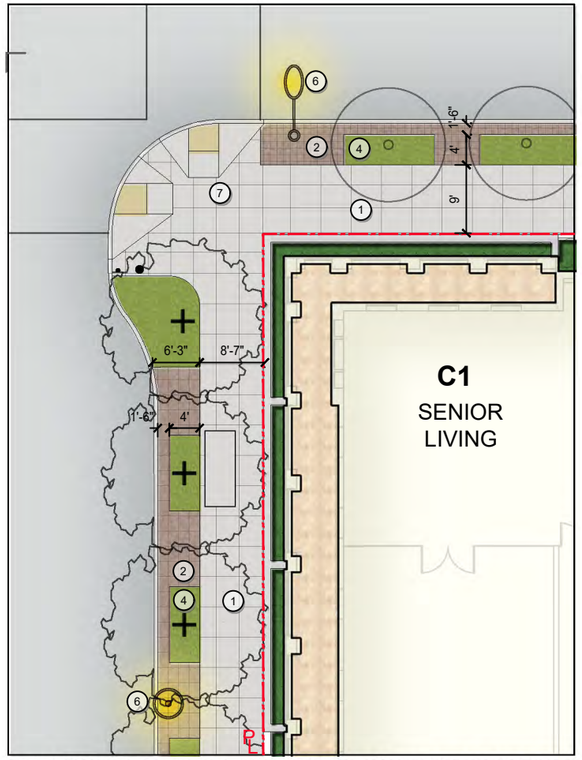
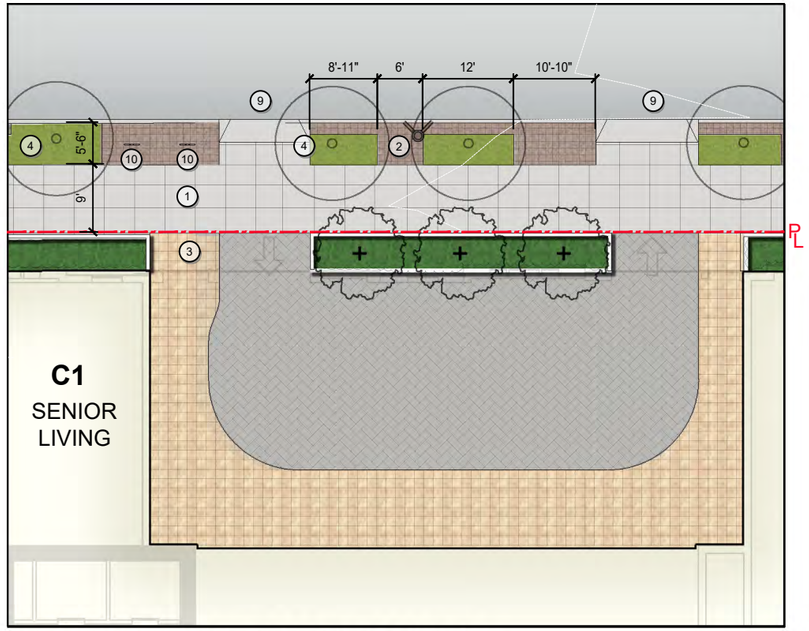
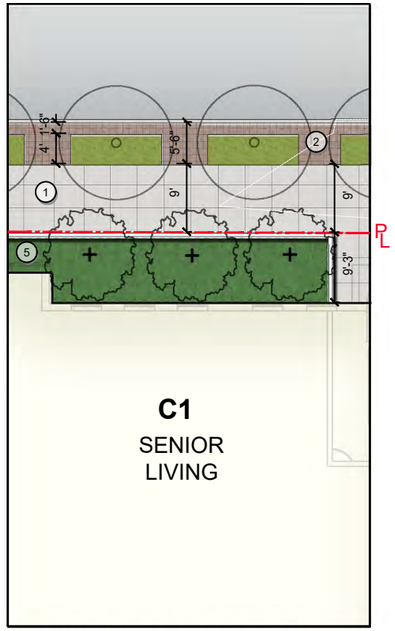


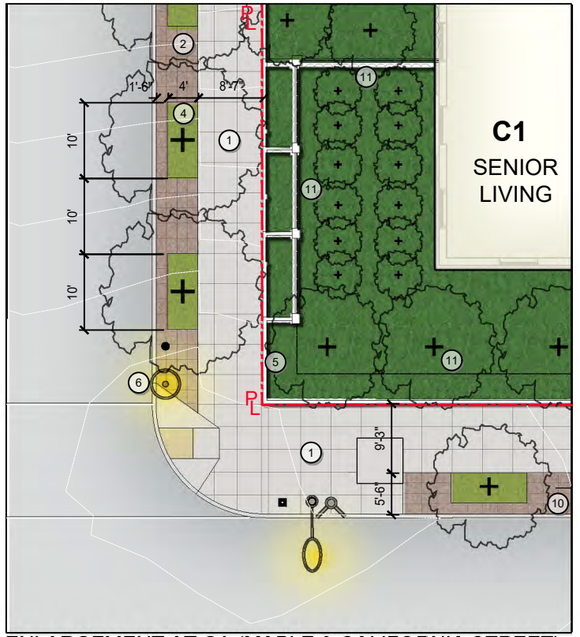
ENLARGEMENT AT **C1** *(SACRAMENTO & MAPLE STREET)*



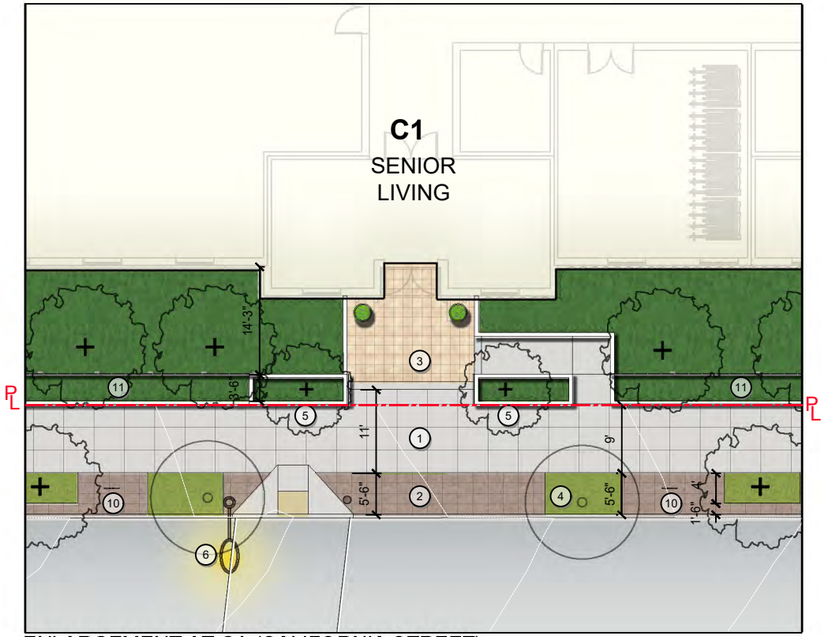
ENLARGEMENT AT C1 *(SACRAMENTO STREET)*



ENLARGEMENT AT **C3 AND C4,** TYPICAL FOR SINGLE FAMILY HOUSING C3-C5 *(SACRAMENTO STREET)*



ENLARGEMENT AT **C1** *(MAPLE & CALIFORNIA STREET)*



ENLARGEMENT AT **C1** *(CALIFORNIA STREET)*

LEGEND

1. CONCRETE SIDEWALK PAVING
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11. SECURITY FENCE AND/OR GATE

PROPERTY LINE

BUS SHELTER

ENHANCED SIDEWALK PAVING

STREET LIGHT AND MUNI POLE

PEDESTRIAN STREET LIGHT

FIRE HYDRANT

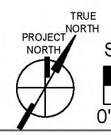
MUNI POLE OR PEDESTRIAN TRAFFIC LIGHT

EXISTING STREET TREE

PROPOSED STREET TREE

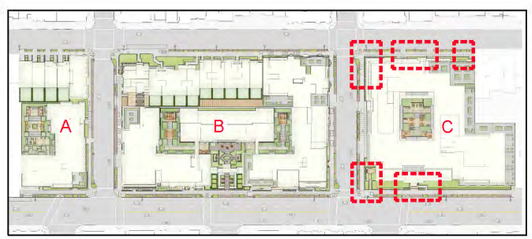
LANDSCAPING INSIDE PROPERTY LINE

LANDSCAPING OUTSIDE PROPERTY LINE



SCALE: 1" = 20'-0"

0' 10' 20' 40'



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

SIDEWALK ENCROACHMENT - BLOCK C

PUD/CU SUBMITTAL
MARCH 8, 2024

L01.06

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REGULATED TREES

Street Block	Sacramento A	Sacramento B	Sacramento C	California A	California B	California C	Cherry A	Cherry B	Maple B	Maple C	Total Street
Existing Trees Regulated Trees	5	19	14	5	14	6	7	14	--	7	91
Existing Trees in public ROW	3	12	12	5	12	6	7	13	--	7	77
Existing Trees in public ROW to be removed	(3)	(5)	(2)	(1)	(7)	(2)	(6)	(8)	--	(7)	(41)
Existing Trees in public ROW to remain	--	7	10	4	5	4	1	5	--	--	36
Existing Significant Trees	2	7	2	--	2	--	--	1	--	--	14
Existing Significant Trees to be removed	(2)	(1)	(2)	--	(2)	--	--	(1)	--	--	(8)
Existing Significant Trees to remain	--	6	--	--	--	--	--	--	--	--	6
Existing Regulated Trees to remain	--	13	10	4	5	4	1	5	--	--	42
New Trees to be planted	5	8	--	2	13	7	7	3	8	9	62
Total Proposed Regulated Trees (Remaining + New)	**5**	**21**	**10**	**6**	**18**	**11**	**8**	**8**	**8**	**9**	**104**
Net Increase/(Decrease) in Regulated Trees	**--**	**2**	**(4)**	**1**	**4**	**5**	**1**	**(6)**	**8**	**2**	**13**
Property Frontage linear measure	134'	412'	220'	134'	412'	300'	265'	265'	265'	265'	
Street Trees Required (1 tree per 20' frontage)	**7**	**21**	**11**	**7**	**21**	**15**	**13**	**13**	**13**	**13**	**134**
Total Proposed Street Trees ROW (Remaining + New)	**5**	**15**	**10**	**6**	**18**	**11**	**8**	**8**	**8**	**9**	**98**
Street Tree Increase/(Deficit) Proposed vs. Required	**(2)**	**(6)**	**(1)**	**(1)**	**(3)**	**(4)**	**(5)**	**(5)**	**(5)**	**(4)**	**(36)**

PREVIOUS SUBMITTAL (Feb. 2020)

	Sacramento A	Sacramento B	Sacramento C	California A	California B	California C	Cherry A	Cherry B	Maple B	Maple C	Total Street
Total Proposed Regulated Trees (Remaining + New)	**5**	**16**	**11**	**5**	**19**	**12**	**14**	**9**	**12**	**10**	**113**
Net Increase/(Decrease) in Regulated Trees	**--**	**2**	**(3)**	**--**	**8**	**6**	**7**	**(1)**	**12**	**3**	**34**
Street Tree Increase/(Deficit) Proposed vs. Required	**(2)**	**(9)**	**(1)**	**(2)**	**(2)**	**(3)**	**1**	**(4)**	**(1)**	**(3)**	**(26)**

UNREGULATED TREES

	Block A	Block B	Block C	Total On-Site
Existing On-site Trees	1	79	14	94
Existing On-site Trees to be removed	(1)	(67)	(14)	(82)
Existing On-site Trees to remain	--	12	--	12
New Trees to be planted	22	74	87	183
Total Proposed Unregulated Trees (Remaining + New)	**22**	**86**	**87**	**195**
Net Increase/(Decrease) in Trees On Site	**21**	**7**	**73**	**101**

PROJECT SUMMARY

	Regulated Trees	Unregulated Trees	Total Project
Existing Trees	91	94	185
Existing Trees to be removed	(49)	(82)	(131)
Existing Trees to remain	42	12	54
New Trees to be planted	62	183	245
Total Proposed Trees (Remaining + New)	**104**	**195**	**299**
Net Increase/(Decrease) Trees	**13**	**101**	**114**

PREVIOUS SUBMITTAL (Feb. 2020)

	Regulated Trees	Unregulated Trees	Total Project
Existing Trees	79	94	173
Existing Trees to be removed	(42)	(84)	(126)
Existing Trees to remain	37	10	47
New Trees to be planted	76	148	224
Total Proposed Trees (Remaining + New)	**113**	**158**	**271**
Net Increase/(Decrease) Trees	**34**	**64**	**98**

Trees for the purposes of this Proposed Project are defined as having a caliper larger than 2” in diameter and being smaller than 10’ tall which are large enough to be considered trees by the SF Department of Urban Forestry. The 2017 arborist report by Tree Management Experts additionally identifies 69 small trees/shrubs which are being removed with the proposed project but are too small to be regulated by the SF Department of Urban Forestry and therefore are not reported as Trees for the purpose of the Proposed Project.

Subject to City and/or property owner approval, 6 additional street trees can be planted off-site on Sacramento Street.

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SACRAMENTO STREET

A6 A5 A4 A3 A2

BLOCK A

BUILDING A1

CHERRY STREET

B12 B11 B10 B9 B8 B7 B6 B5 B4 B3

B13

BLOCK B

BUILDING B2

BUILDING B1

MAPLE STREET

BLOCK C

BUILDING C1

CALIFORNIA STREET

NOTES

- SIGNIFICANT TREES ARE WITHIN 10' OF STREET FRONTAGE PROPERTY LINE AND OF SIGNIFICANT STATURE.
- CHANGED RELATIVE TO PREVIOUS APPROVED SET (FEB. 2020):
  (1)TOTAL EXISTING TREES CHANGED FROM REMAIN TO REMOVE: 13
  (2)TOTAL EXISTING TREES CHANGED FROM REMOVE TO REMAIN: 5

LEGEND

TREE TO REMAIN (31)
AT STREET SIDEWALK
from previous submittal (Feb. 2020)

TREE TO REMAIN (5)
AT STREET SIDEWALK
deviation previous submittal(Feb. 2020)

TREE TO REMAIN (8)
WITHIN PROPERTY LINE
INCLUDES (4) SIGNIFICANT TREES
from previous submittal (Feb. 2020)
(2) SIGNIFICANT TREES
deviation previous submittal(Feb. 2020)

TREE TO BE REMOVED (90)
IN CONFLICT WITH BUILDING OR FOUNDATION
INCLUDES (8) SIGNIFICANT TREES
from previous submittal (Feb. 2020)

TREE TO BE REMOVED (3)
deviation previous submittal(Feb. 2020)

TREE TO BE REMOVED (8)
IN CONFLICT WITH NEW DRIVEWAY, CURB OR UTILITIES
from previous submittal (Feb. 2020)

TREE TO BE REMOVED (5)
IN CONFLICT WITH NEW DRIVEWAY, CURB OR UTILITIES
deviation previous submittal(Feb. 2020)

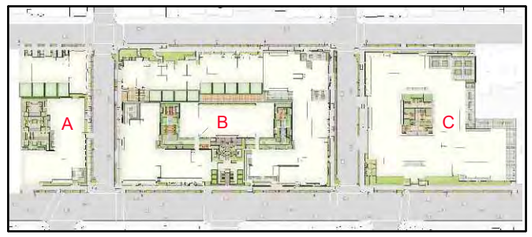
TREE TO BE REMOVED (14)
RECOMMENDED BY BUF OR ARBORIST

TREE TO BE REMOVED (7)
RECENTLY PLANTED,
LESS THAN 2" DIA CALIPER
OR 10' HEIGHT

TRUE NORTH
PROJECT NORTH

SCALE: 1" = 60'-0"

0' 30' 60' 120'



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

EXISTING TREE PLAN

PUD/CU SUBMITTAL
MARCH 8, 2024

L02.01

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NOTES

- CHANGE TO PROPOSED TREE COUNT FROM PREVIOUS APPROVED SET (FEB. 2020): INCREASE 10 TREES

LEGEND

TREE TO REMAIN (36)
AT STREET SIDEWALK

TREE TO REMAIN (8)
WITHIN PROPERTY LINE

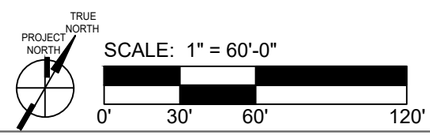
PROPOSED STREET TREE (59)

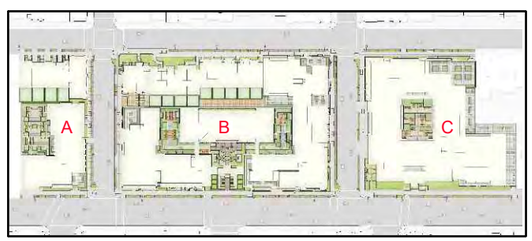
PROPOSED STREET TREE
from previous submittal (Feb. 2020)

NEW PROPOSED STREET TREE
deviation previous submittal (Feb. 2020)

PROPOSED SITE TREE (181)

POTENTIAL OFF-SITE STREET TREE (6)





KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

PROPOSED STREET TREE PLAN

PUD/CU SUBMITTAL
MARCH 8, 2024

L02.02

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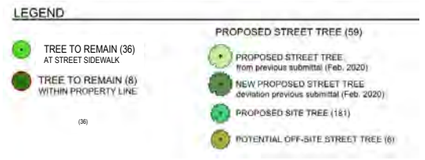
New Proposed Tree Plan



PROJECT SUMMARY	Regulated Trees	Unregulated Trees	Total Project
Existing Trees	91	94	185
Existing Trees to be removed	(49)	(82)	(131)
Existing Trees to remain	42	12	54
New Trees to be planted	62	183	245
Total Proposed Trees (Remaining + New)	**104**	**195**	**299**
Net Increase/(Decrease) Trees	**13**	**101**	**114**

Previous Approval Proposed Tree Plan

PREVIOUS SUBMITTAL (Feb. 2020)	Regulated Trees	Unregulated Trees	Total Project
Existing Trees	79	94	173
Existing Trees to be removed	(42)	(84)	(126)
Existing Trees to remain	37	10	47
New Trees to be planted	76	148	224
Total Proposed Trees (Remaining + New)	**113**	**158**	**271**
Net Increase/(Decrease) Trees	**34**	**64**	**98**

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RED MAPLE
ACER RUBRUM ‘OCTOBER GLORY’
- LARGE DECIDUOUS TREE
- FALL COLOR

ARBUTUS
ARBUTUS MARINA
- MEDIUM EVERGREEN TREE
- FALL FLOWERS

WASHINGTON HAWTHORN
CRATAEGUS PHAENOPYRUM
- MEDIUM DECIDUOUS TREE
- FALL COLOR

MAIDENHAIR TREE
GINKGO BILOBA ‘AUTUMN GOLD’
- LARGE DECIDUOUS TREE
- FALL COLOR

BRISBANE BOX
LOPHOSTEMON CONFERTUS
- LARGE EVERGREEN TREE

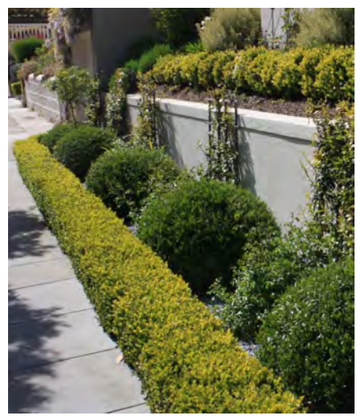
LONDON PLANE TREE
PLATANUS X ACERIFOLIA
- LARGE DECIDUOUS TREE

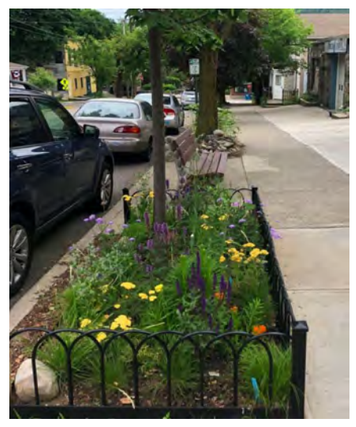
PURPLE LEAF PLUM
PRUNUS CERASIFERA
- MEDIUM DECIDUOUS TREE
- COLORED FOLIAGE, SPRING FLOWERS

FLOWERING CHERRY
PRUNUS SARGENTII
- MEDIUM DECIDUOUS TREE
- SPRING FLOWERS

CHINESE ELM
ULMUS PARVIFOLIA
- MEDIUM SEMI-EVERGREEN TREE

RED FLOWERING GUM
CORYMBIA FICIFOLIA
- MEDIUM EVERGREEN TREE





SIDEWALK PLANTING AND STREET FRONTAGE PRECEDENTS

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

PRECEDENT

NEIGHBORHOOD STREET TREES & FRONTAGE PLANTING

PUD/CU SUBMITTAL
MARCH 8, 2024

L02.03

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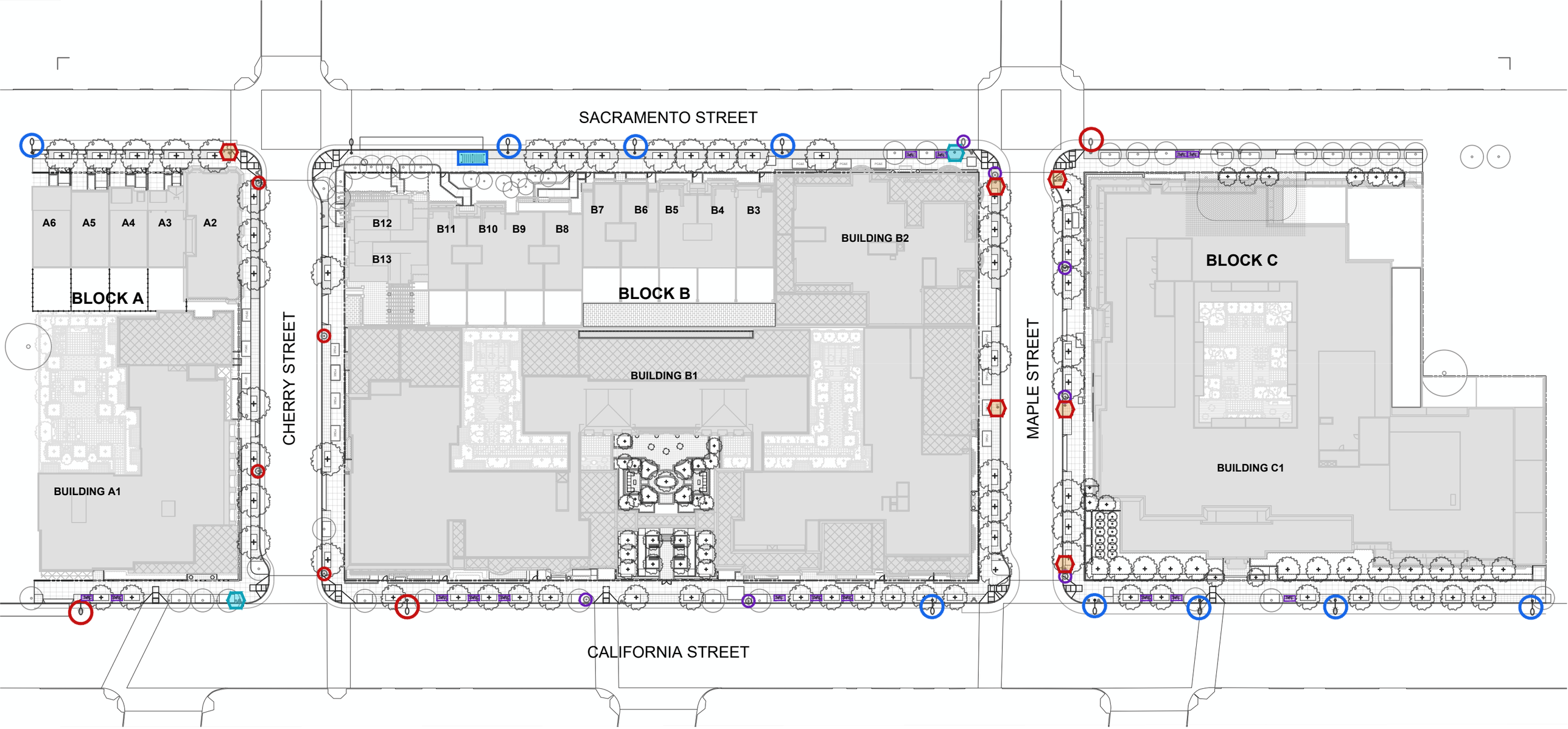


NOTES

CLASS II BIKE RACKS :
BLOCK A - 3 SPACES REQUIRED; 2 RACKS TOTAL (4 SPACES PROVIDED)
BLOCK B - 15 SPACES REQUIRED; 8 RACKS TOTAL (16 SPACES PROVIDED)
BLOCK C - 10 SPACES REQUIRED; 5 RACKS TOTAL (10 SPACES PROVIDED)

NO LIGHTING CHANGES ,INCREASE 6 BIKE RACKS AND REMOVE BENCHES AT STREET FROM PREVIOUS APPROVED SET.

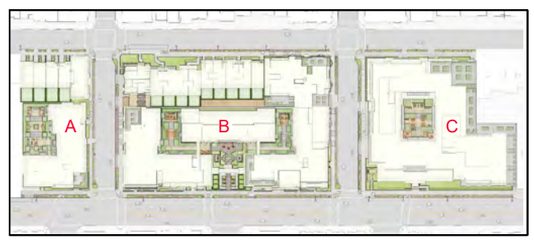
LEGEND

- EXISTING STREET LIGHT/MUNI POLE
- RELOCATED STREET LIGHT/MUNI POLE
- EXISTING MUNI POLE
- RELOCATED MUNI POLE
- RELOCATED PEDESTRIAN LIGHT
- NEW PEDESTRIAN LIGHT
- NEW BIKE RACKS
- BUS SHELTER IN ORIGINAL LOCATION

TRUE NORTH
PROJECT NORTH

SCALE: 1" = 60'-0"

0' 30' 60' 120'



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

STREET FURNISHING PLAN

PUD/CU SUBMITTAL
MARCH 8, 2024

L03.00

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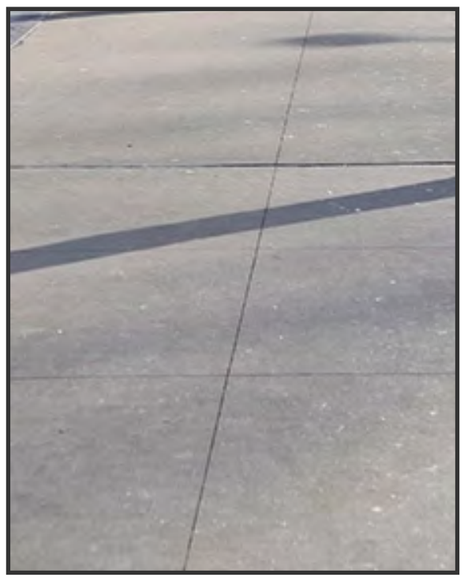
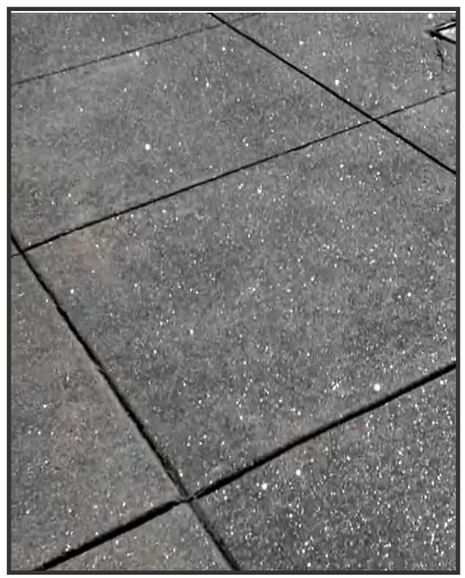
Bike Rack

Pedestrian Light

Street Light / Muni Pole



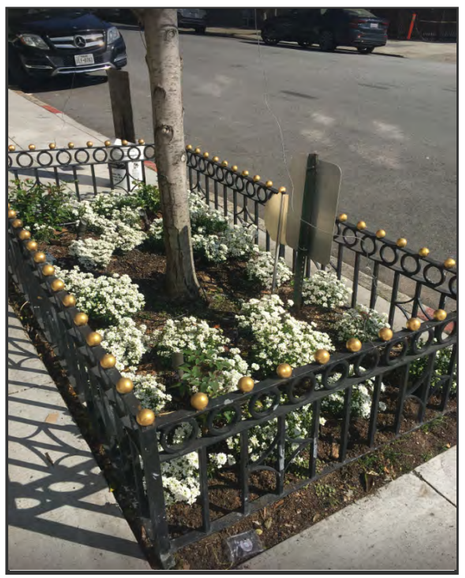
City Standard Natural Gray Concrete Paving



Enhanced Paving at Public ROW
Integral Color Concrete with Silica Carbide Finish

Enhanced Paving at Public ROW
Granite Cobble Paver

Enhance Paving at Private Entrance
Concrete Unit Paver



California Street Curbed Tree Well with Low Iron Fence

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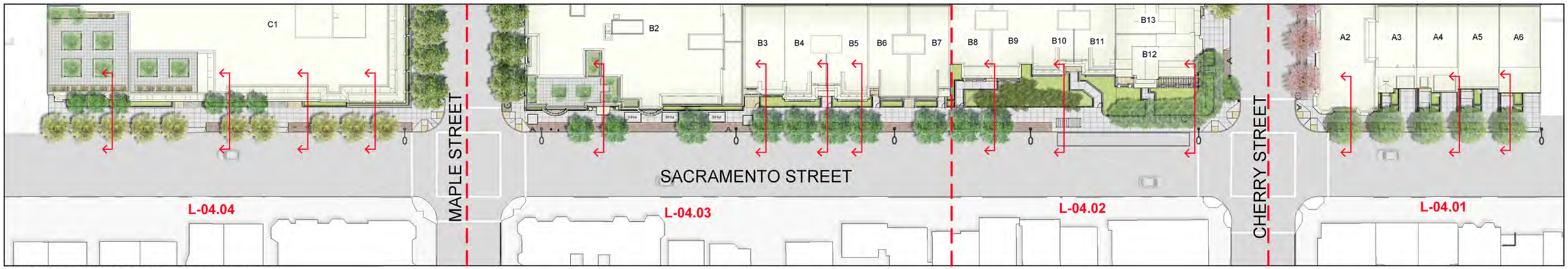
SACRAMENTO STREET - OVERALL ELEVATION



SACRAMENTO STREET - OVERALL PLAN

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.

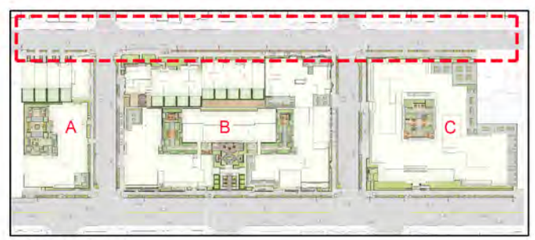
LEGEND

- BUS SHELTER
- ENHANCED SIDEWALK PAVING
- NEW BIKE RACKS
- STREET LIGHT AND MUNI POLE
- PEDESTRIAN STREET LIGHT
- FIRE HYDRANT

TRUE NORTH / PROJECT NORTH

SCALE: 1" = 60'-0"

0' 30' 60' 120'



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc Landscape Architects | Land Planners

PUBLIC R.O.W. SECTION PLAN - SACRAMENTO STREET

PUD/CU SUBMITTAL
MARCH 8, 2024

L04.00

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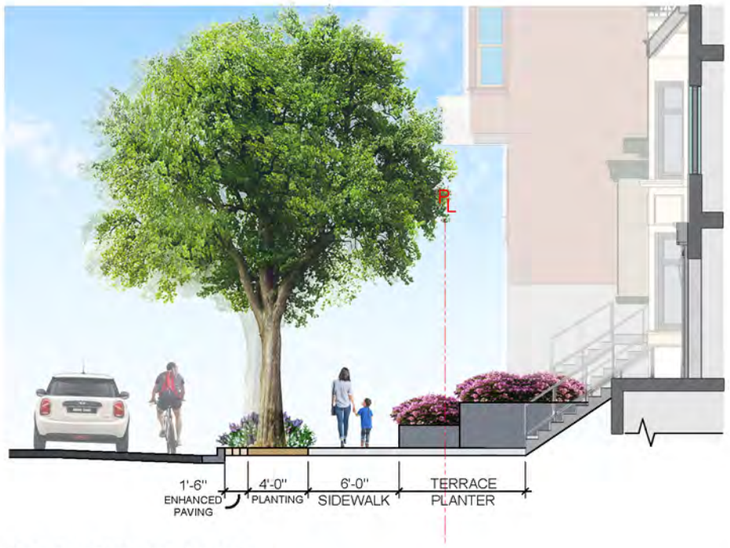
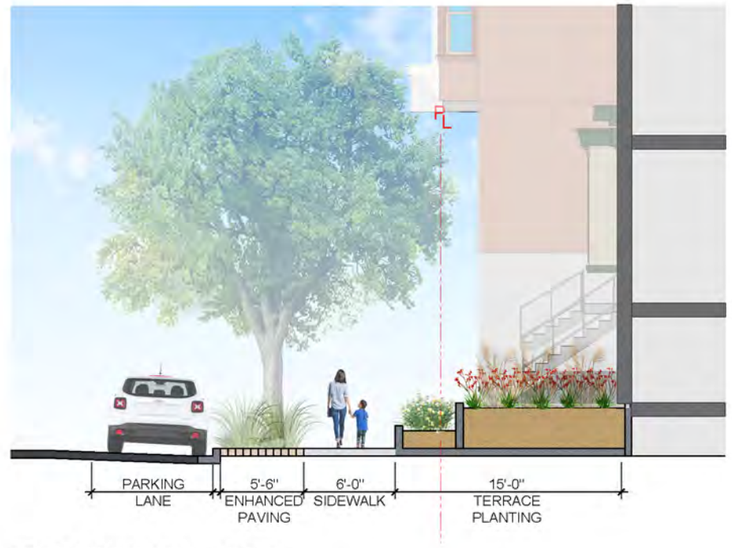
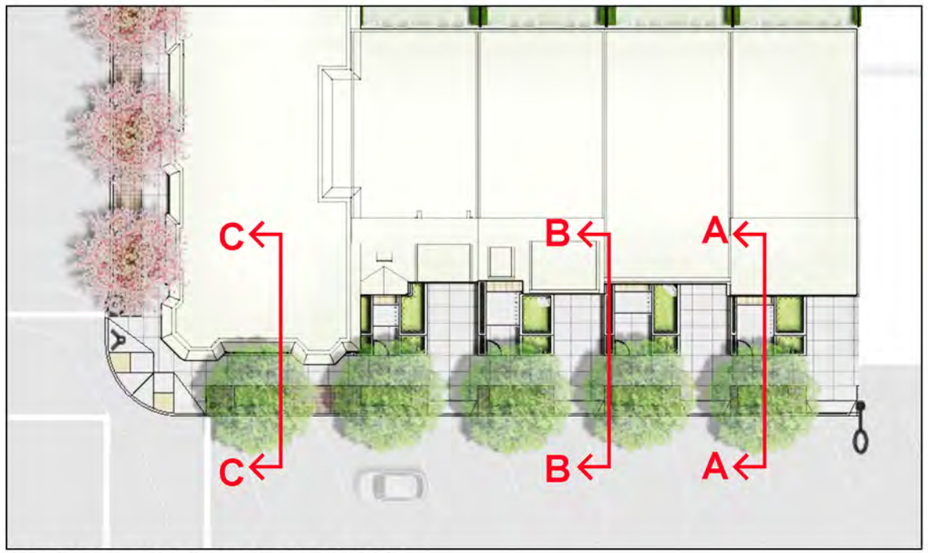
SACRAMENTO STREET ELEVATION, BLOCK **A**



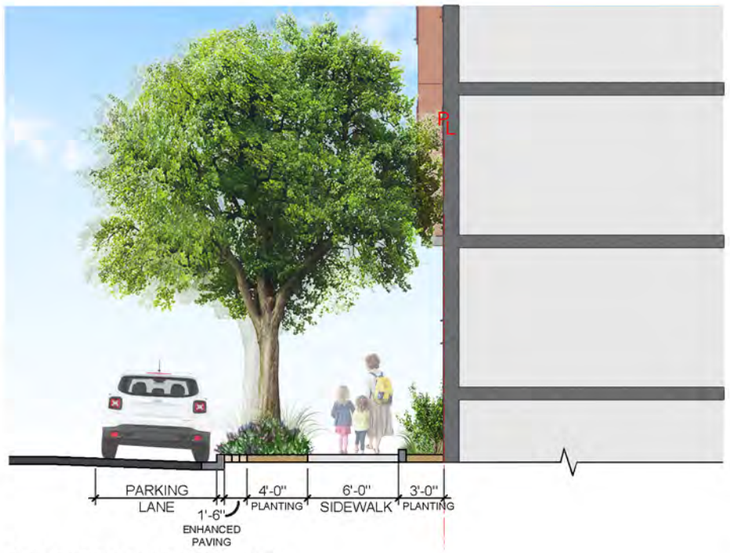
PEDESTRIAN SECTION A-A



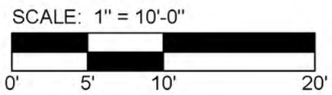
PEDESTRIAN SECTION B-B

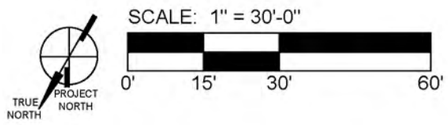


SACRAMENTO STREET PLAN - BLOCK **A**



PEDESTRIAN SECTION C-C



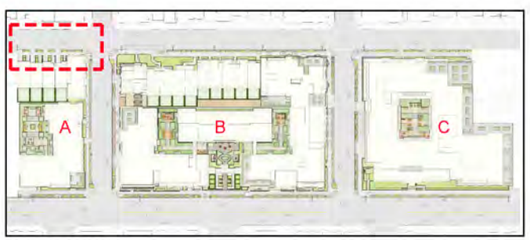


NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



KEY MAP

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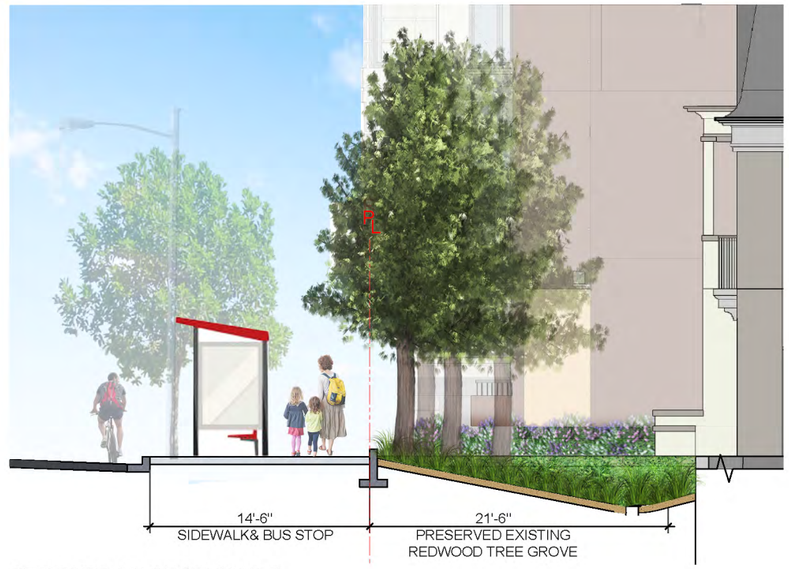
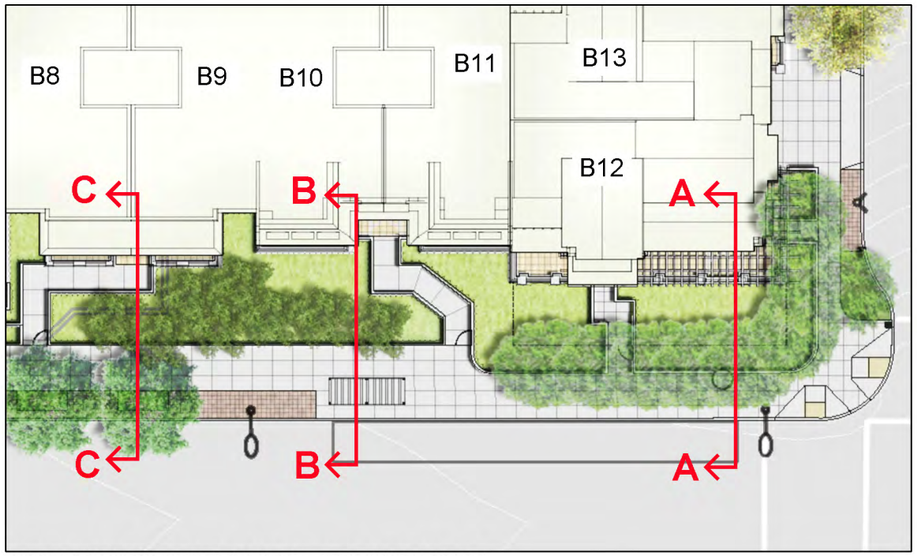
SACRAMENTO STREET ELEVATION, BLOCK **B** WEST

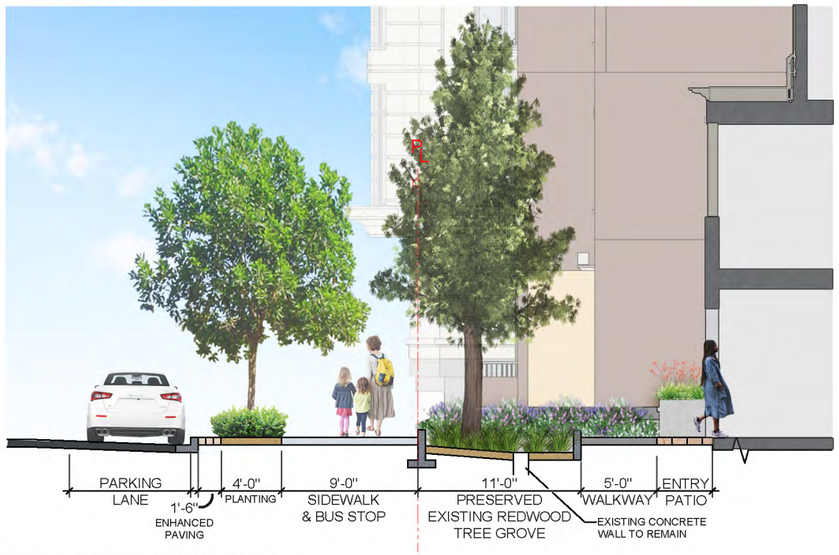
PEDESTRIAN SECTION A-A



PEDESTRIAN SECTION B-B



SACRAMENTO STREET PLAN - BLOCK **B** WEST



PEDESTRIAN SECTION C-C

SCALE: 1" = 10'-0"

0' 5' 10' 20'

TRUE NORTH
PROJECT NORTH

SCALE: 1" = 30'-0"

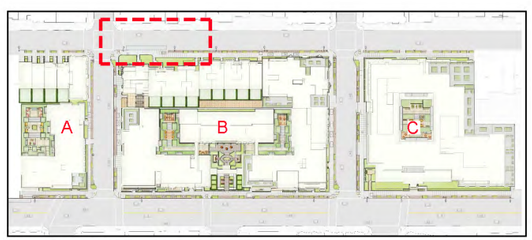
0' 15' 30' 60'

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



KEY MAP

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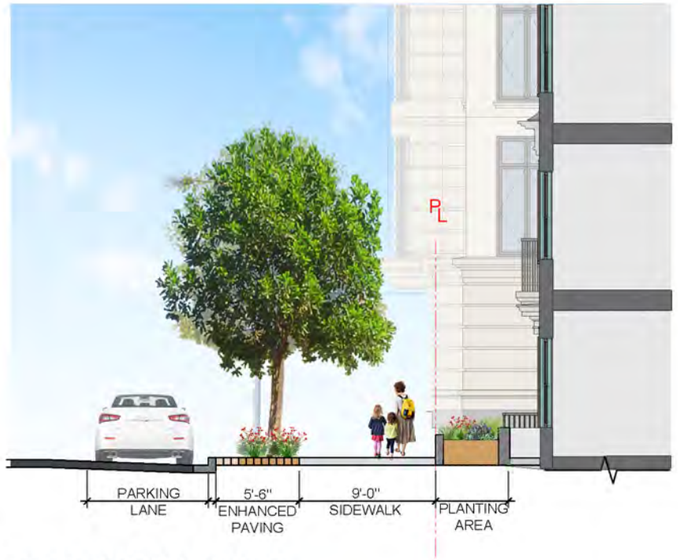
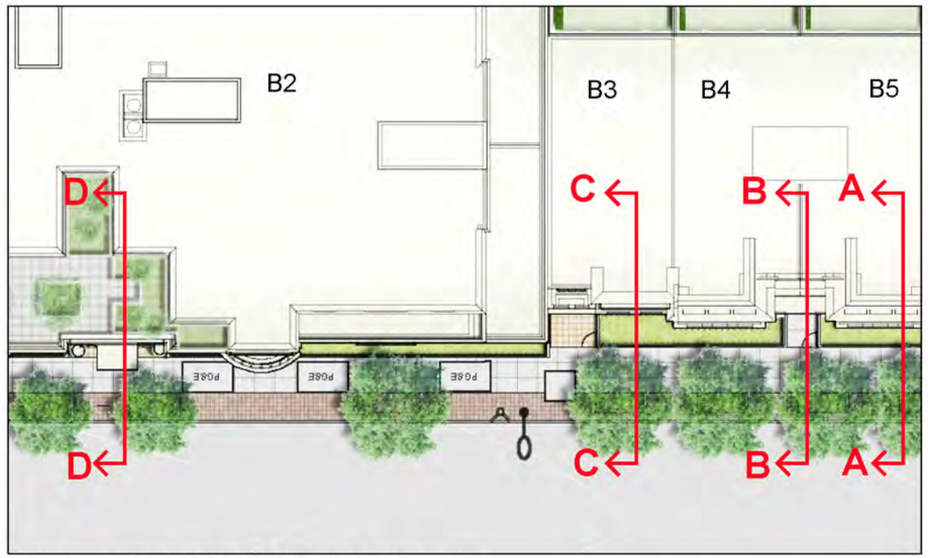
SACRAMENTO STREET ELEVATION, BLOCK **B** EAST

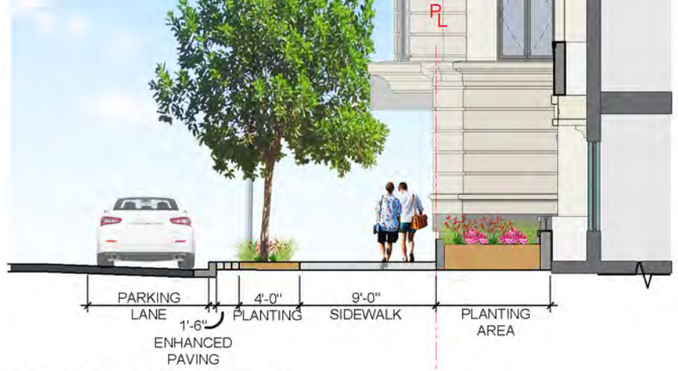


PEDESTRIAN SECTION A-A

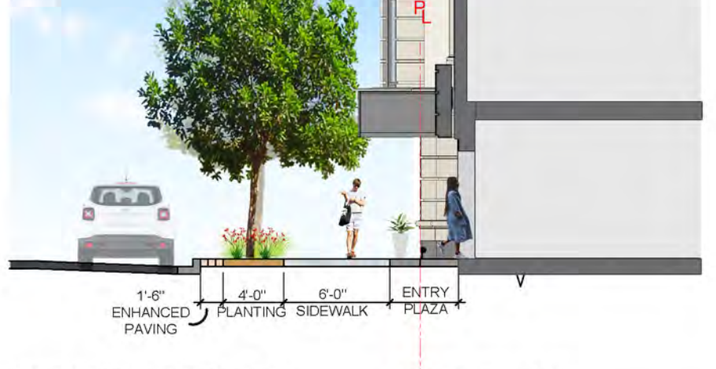
PEDESTRIAN SECTION B-B



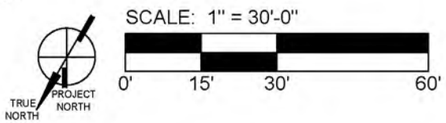
SACRAMENTO STREET PLAN - BLOCK **B** EAST



PEDESTRIAN SECTION C-C



PEDESTRIAN SECTION D-D



SCALE: 1" = 30'-0"

0' 15' 30' 60'

SCALE: 1" = 10'-0"

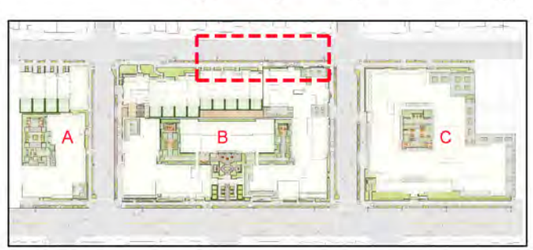
0' 5' 10' 20'

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



KEY MAP

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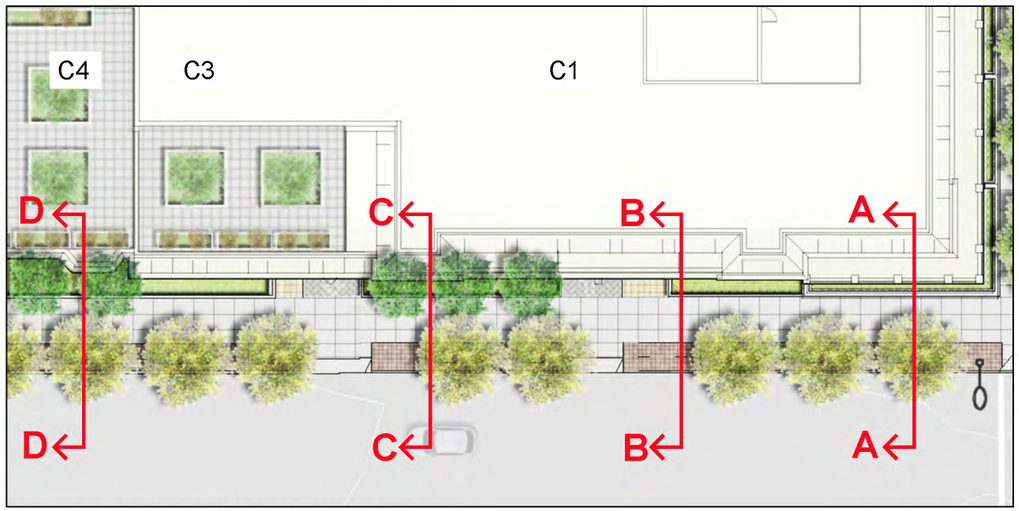
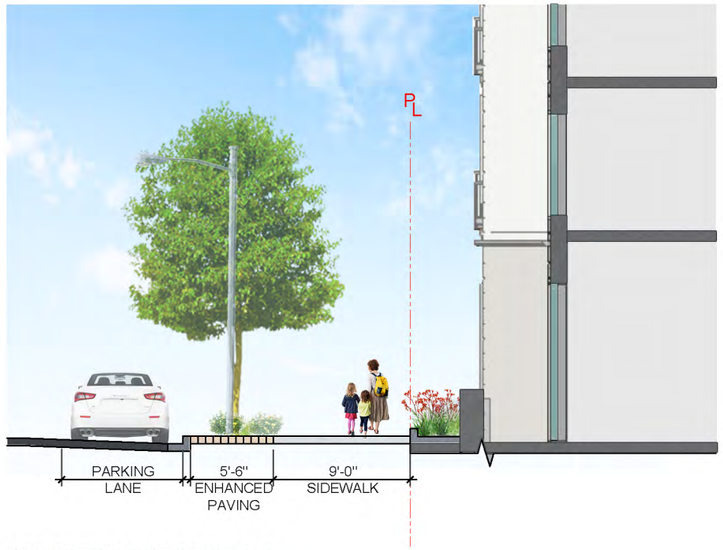
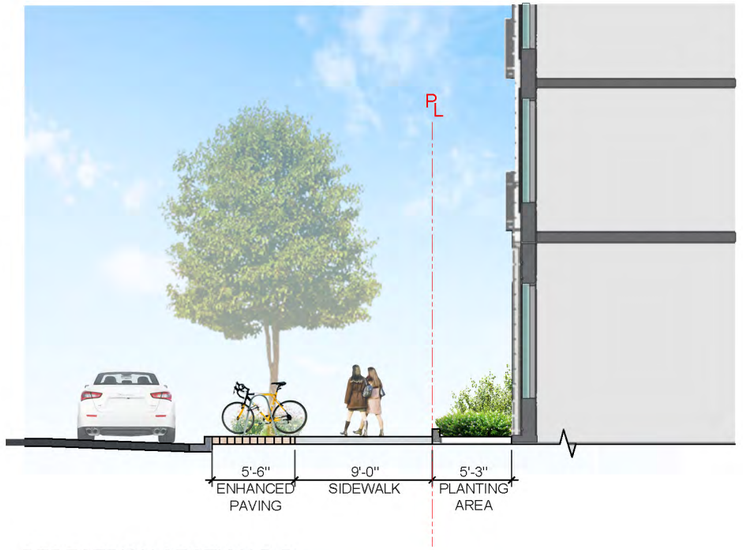
SACRAMENTO STREET ELEVATION, BLOCK **C**



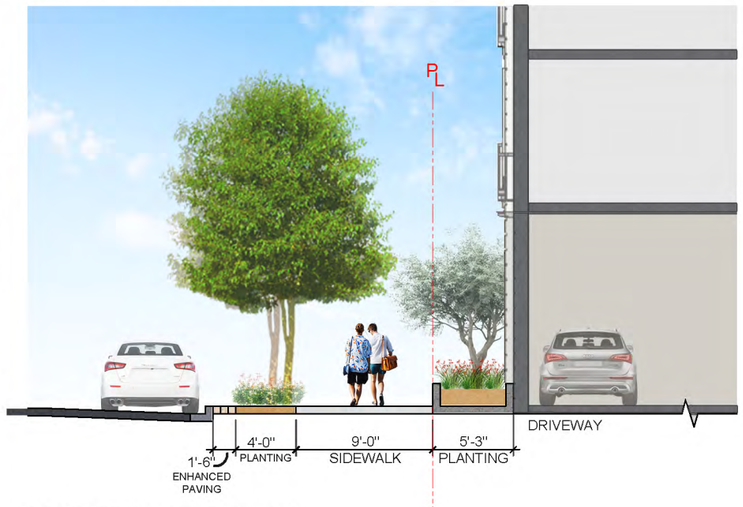
SACRAMENTO STREET PLAN - BLOCK **C**



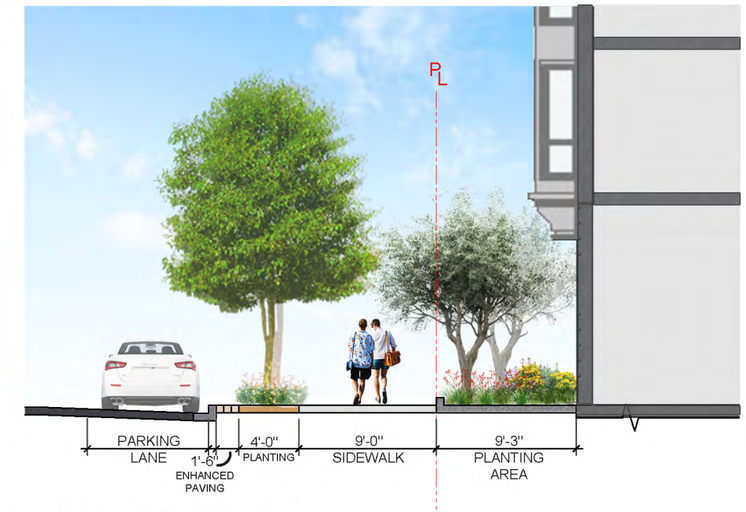
PEDESTRIAN SECTION A-A



PEDESTRIAN SECTION B-B



PEDESTRIAN SECTION C-C



PEDESTRIAN SECTION D-D

SCALE: 1" = 30'-0"

0' 15' 30' 60'

NOTE

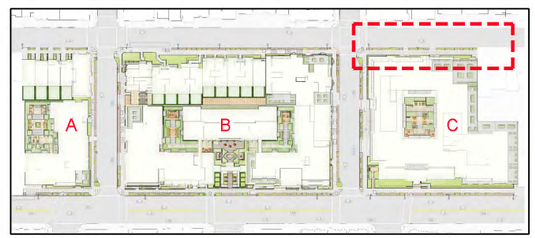
ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.

SCALE: 1" = 10'-0"

0' 5' 10' 20'



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

SACRAMENTO STREET, BLOCK C

PUD/CU SUBMITTAL
MARCH 8, 2024

L04.04

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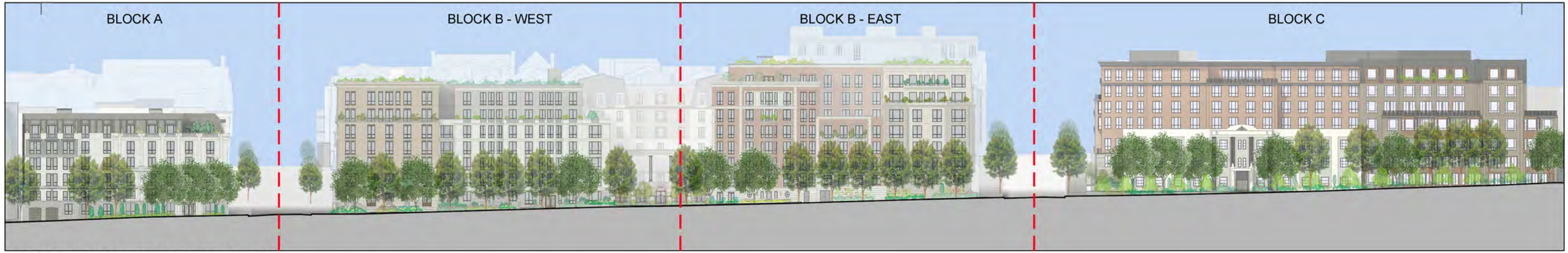
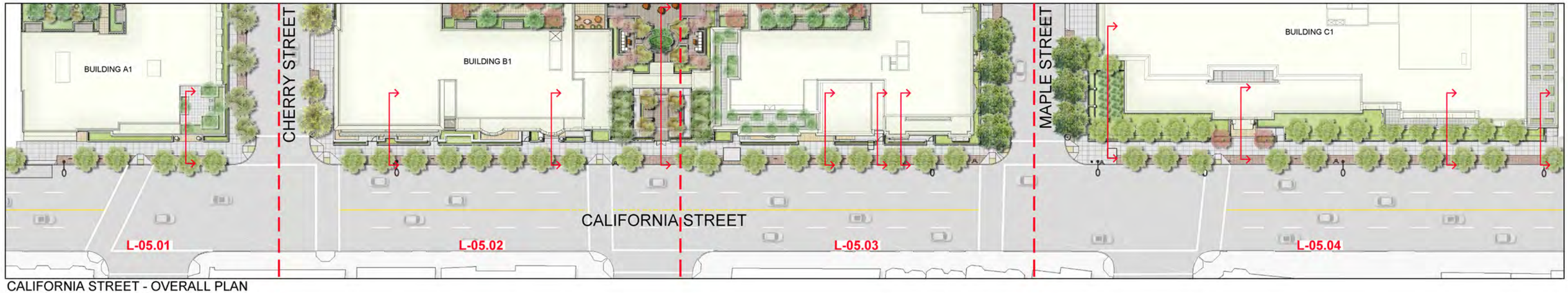


CALIFORNIA STREET - OVERALL ELEVATION



CALIFORNIA STREET - OVERALL PLAN

NOTE

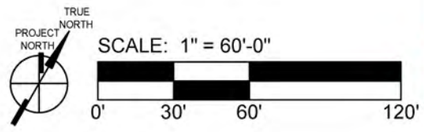
ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

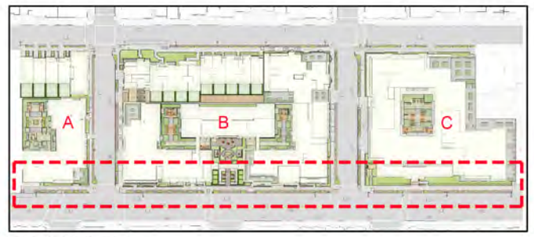
RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.

LEGEND

- BUS SHELTER
- ENHANCED SIDEWALK PAVING
- NEW BIKE RACKS
- STREET LIGHT AND MUNI POLE
- PEDESTRIAN STREET LIGHT
- FIRE HYDRANT





KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc Landscape Architects | Land Planners

PUBLIC R.O.W. SECTION PLAN - CALIFORNIA STREET

PUD/CU SUBMITTAL
MARCH 8, 2024

L05.00

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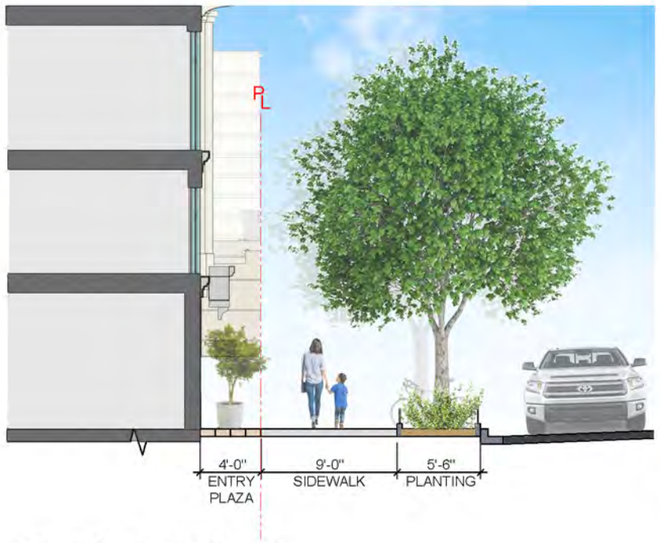
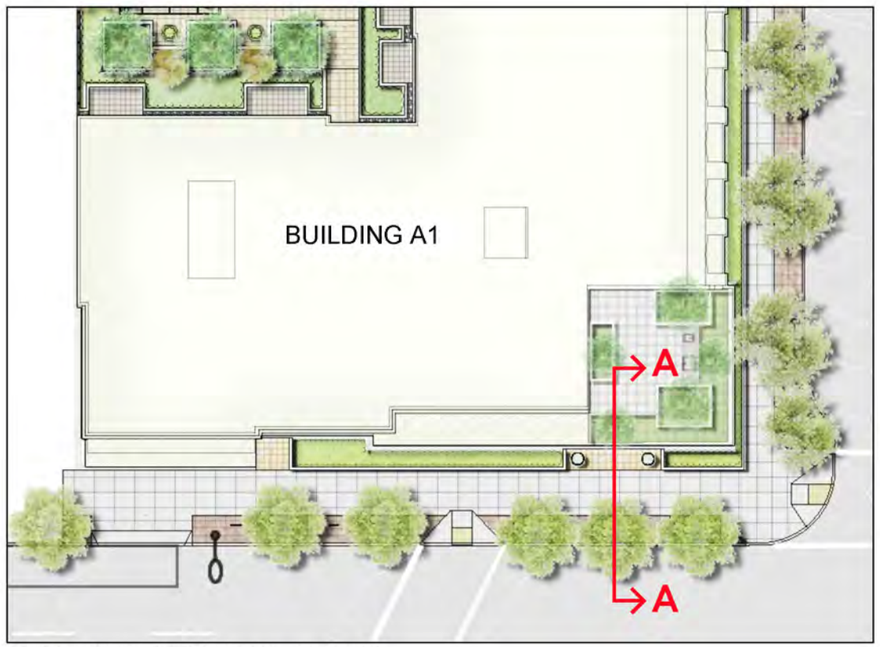
CALIFORNIA STREET ELEVATION, BLOCK **A**



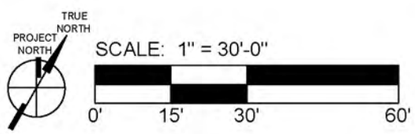
PEDESTRIAN SECTION A-A

SCALE: 1" = 10'-0"

0' 5' 10' 20'



CALIFORNIA STREET PLAN - BLOCK **A**



SCALE: 1" = 30'-0"

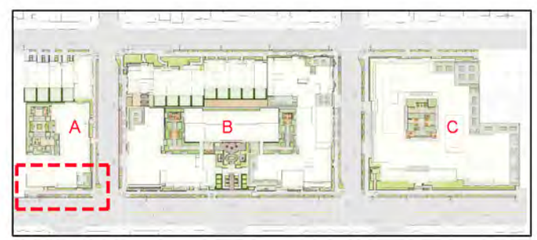
0' 15' 30' 60'

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



KEY MAP

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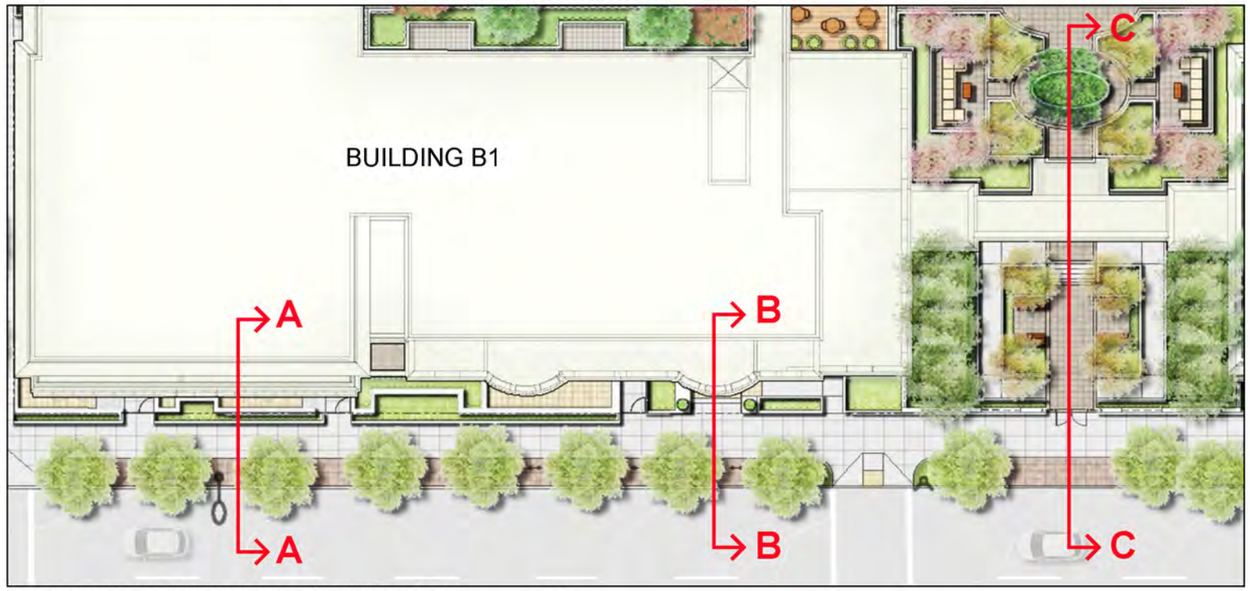
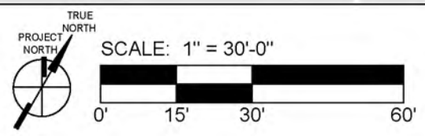
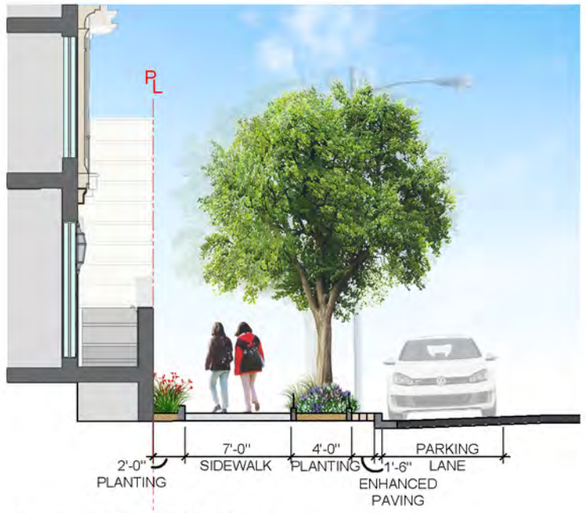
CALIFORNIA STREET ELEVATION, BLOCK **B** WEST

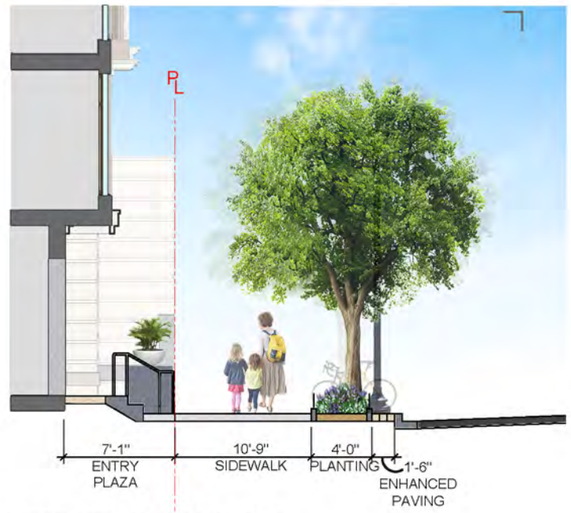


CALIFORNIA STREET PLAN - BLOCK **B** WEST





PEDESTRIAN SECTION A-A



PEDESTRIAN SECTION B-B

SCALE: 1" = 10'-0"

0' 5' 10' 20'

PEDESTRIAN SECTION C-C

SCALE: 1" = 20'-0"

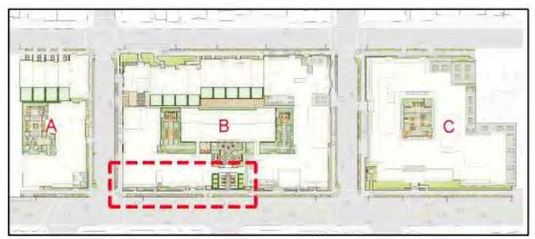
0' 10' 20' 40'

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

CALIFORNIA STREET, BLOCK B WEST

PUD/CU SUBMITTAL
MARCH 8, 2024

L05.02

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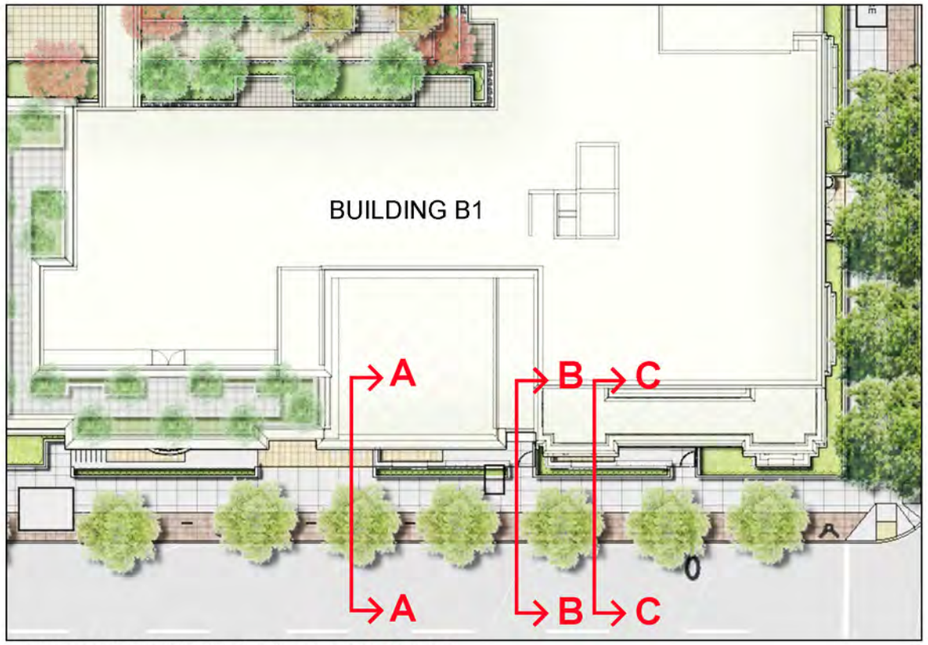
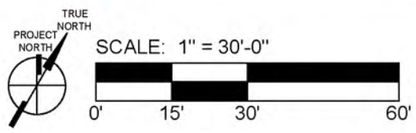
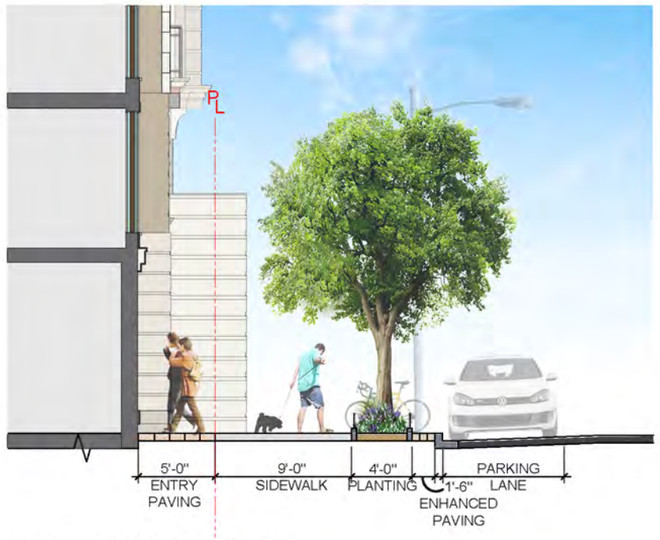
CALIFORNIA STREET ELEVATION, BLOCK **B** EAST

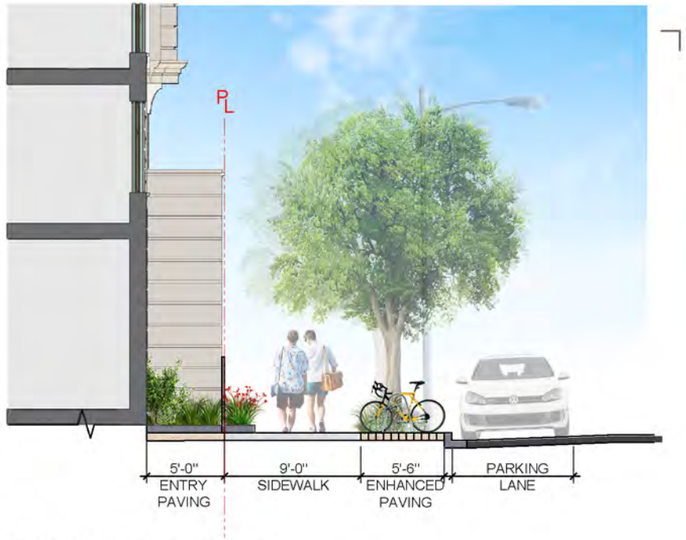


CALIFORNIA STREET PLAN - BLOCK **B** EAST



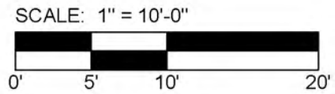


PEDESTRIAN SECTION A-A



PEDESTRIAN SECTION B-B

PEDESTRIAN SECTION C-C



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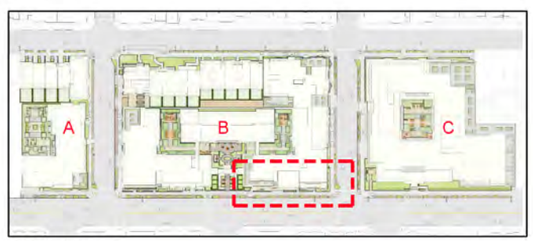

KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | HANDEL ARCHITECTURE | BKF | The Guzzardo Partnership Inc. Landscape Architects | Land Planners

CALIFORNIA STREET, BLOCK B EAST

PUD/CU SUBMITTAL
MARCH 8, 2024

L05.03

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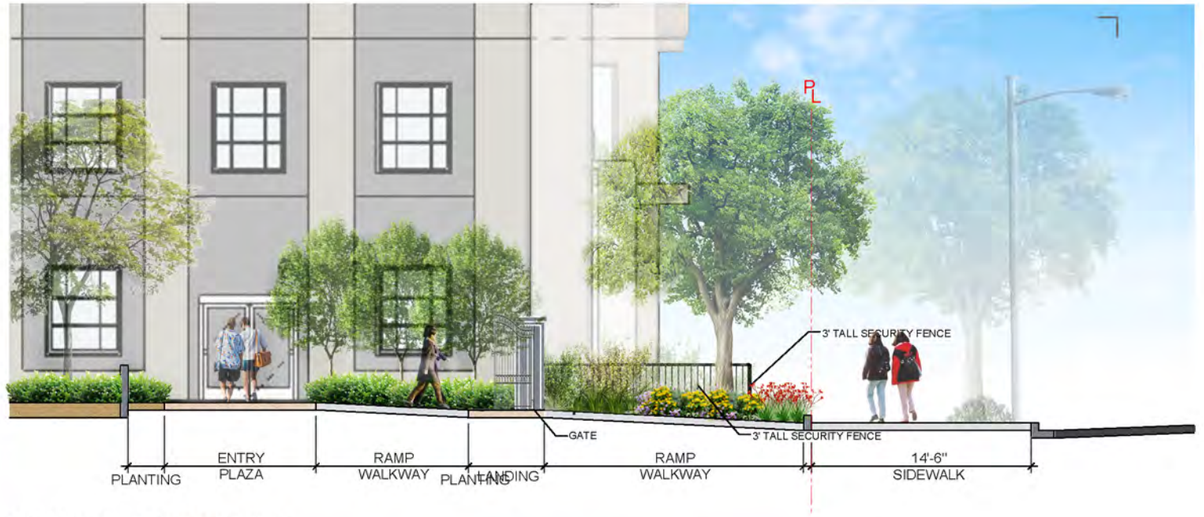
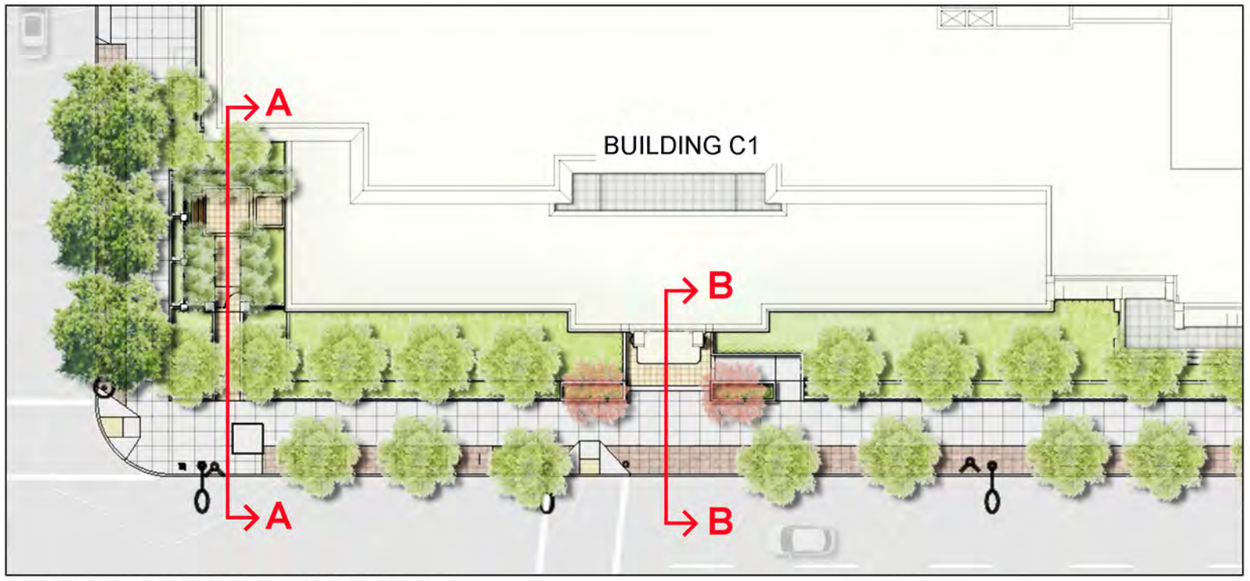
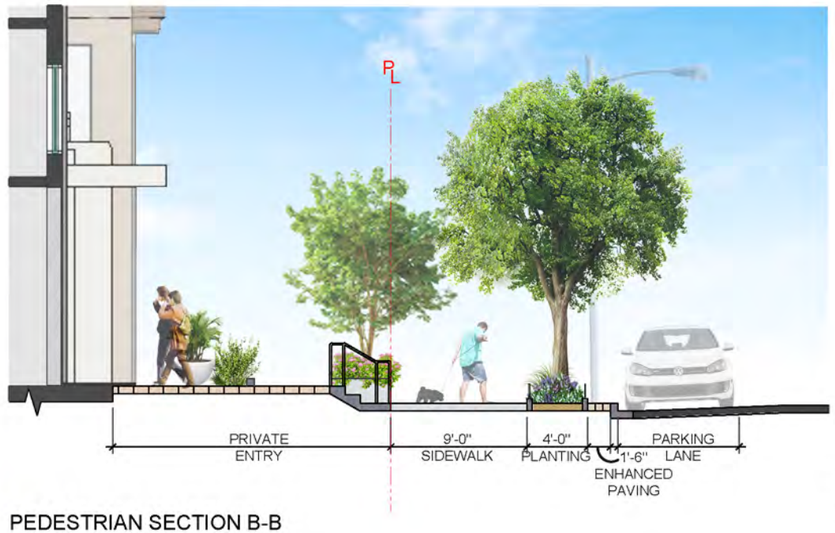
CALIFORNIA STREET ELEVATION, BLOCK **C** WEST



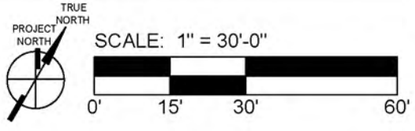
PEDESTRIAN SECTION A-A



CALIFORNIA STREET PLAN - BLOCK **C** WEST



PEDESTRIAN SECTION B-B



SCALE: 1" = 30'-0"

0' 15' 30' 60'

SCALE: 1" = 10'-0"

0' 5' 10' 20'

NOTE

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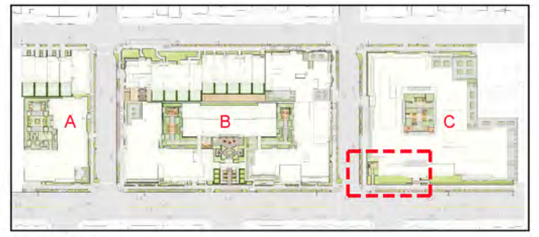

KEY MAP

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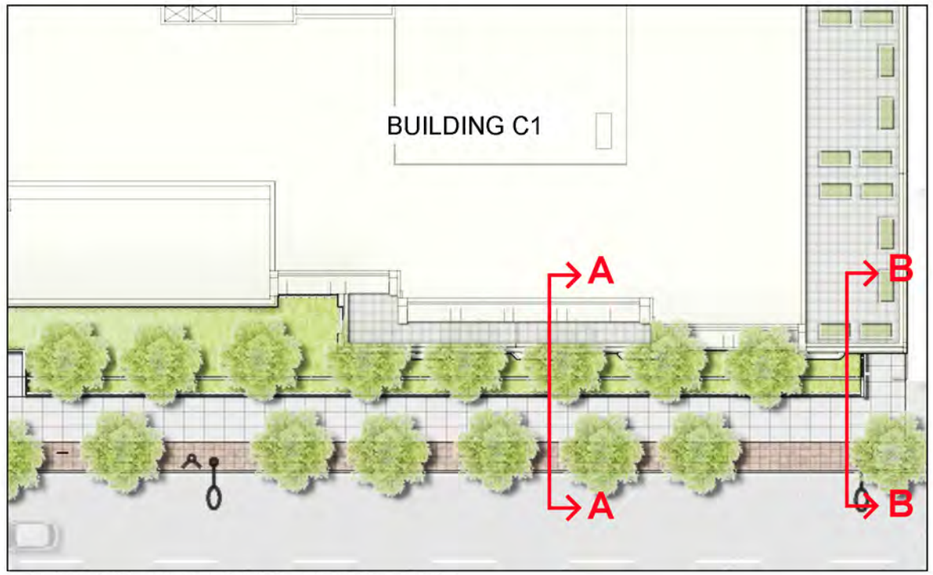
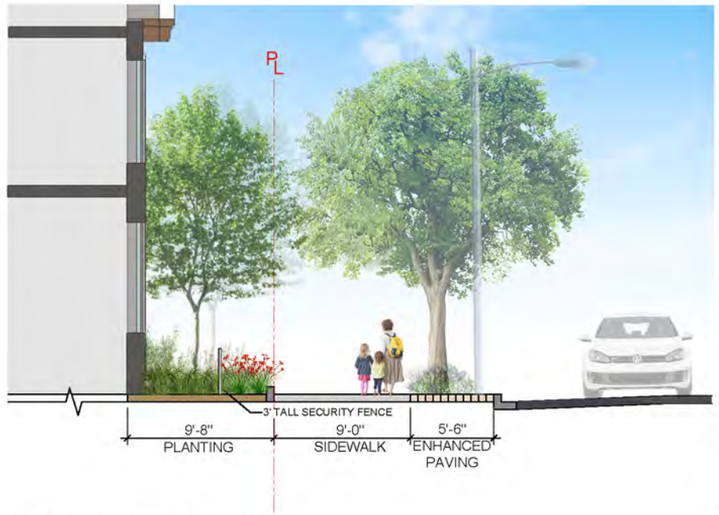
CALIFORNIA STREET ELEVATION, BLOCK **C** EAST

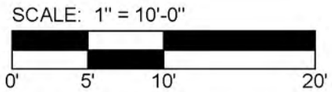


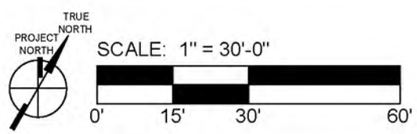
CALIFORNIA STREET PLAN - BLOCK **C** EAST

PEDESTRIAN SECTION A-A



PEDESTRIAN SECTION B-B





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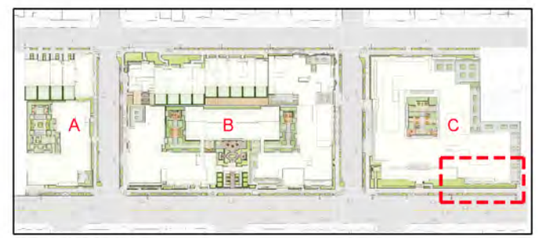

KEY MAP

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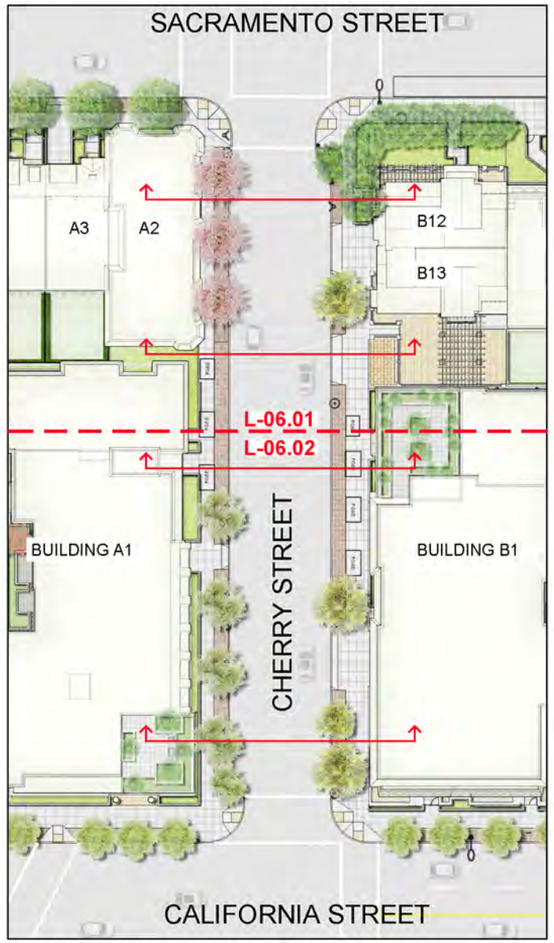
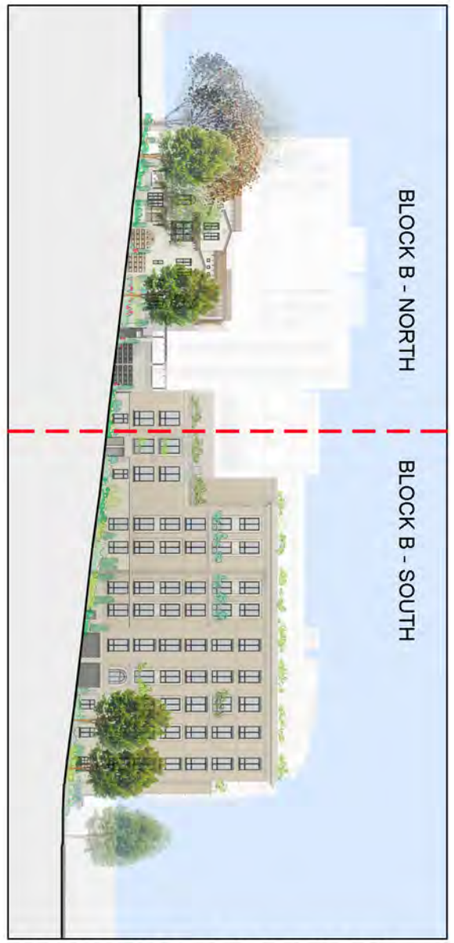
CHERRY STREET - WEST ELEVATION



CHERRY STREET - OVERALL PLAN



CHERRY STREET - EAST ELEVATION

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

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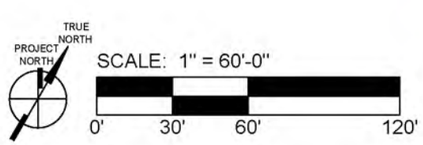
LEGEND

- BUS SHELTER
- ENHANCED SIDEWALK PAVING
- NEW BIKE RACKS
- STREET LIGHT AND MUNI POLE
- PEDESTRIAN STREET LIGHT
- FIRE HYDRANT



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

PUBLIC R.O.W. SECTION PLAN - CHERRY STREET

PUD/CU SUBMITTAL
MARCH 8, 2024

L06.00

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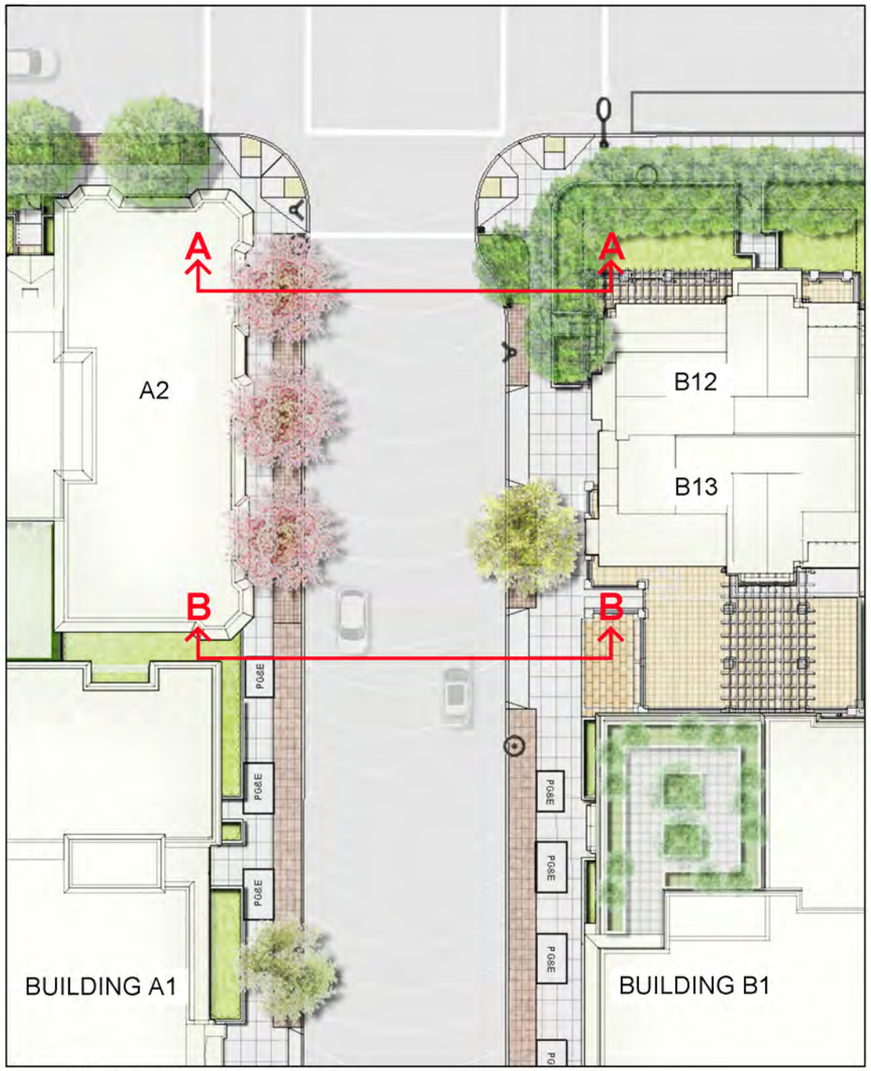
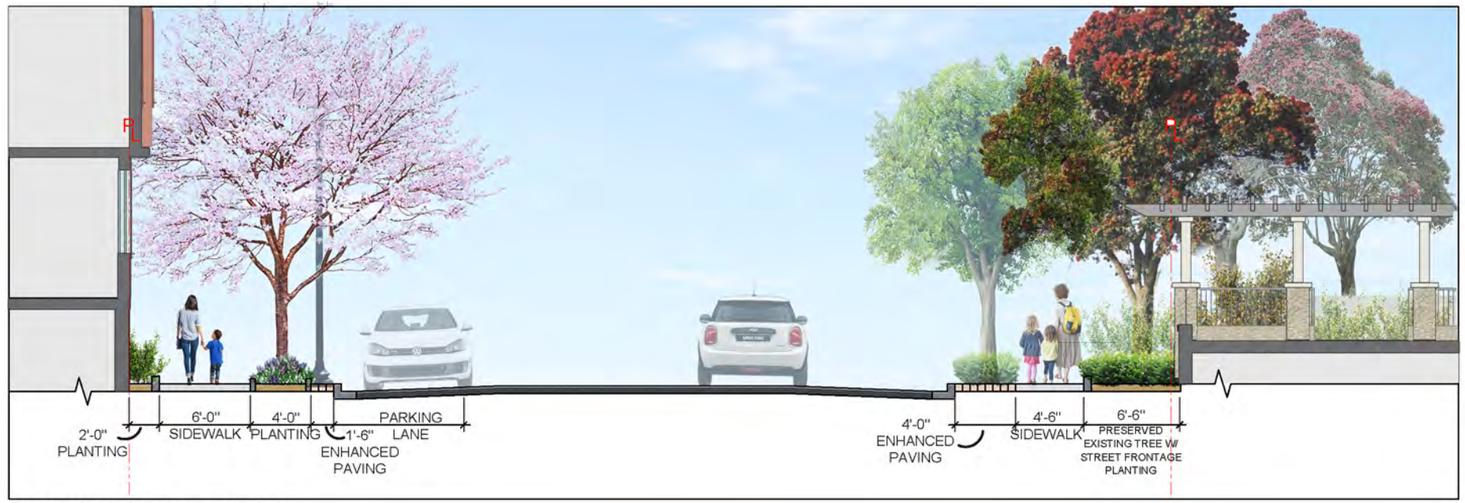
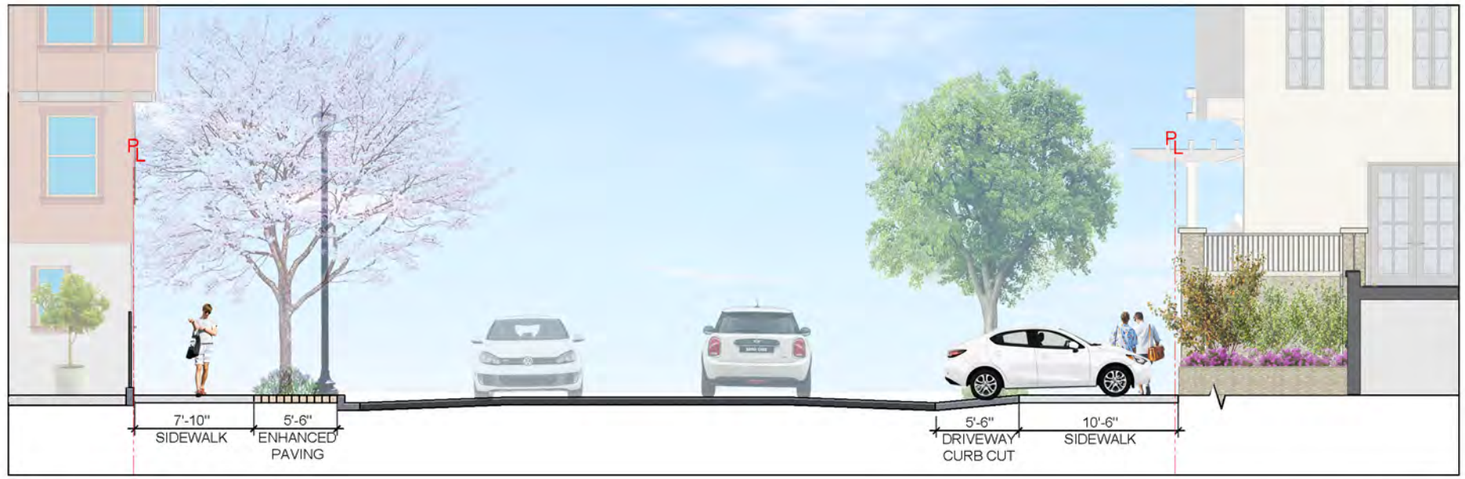


CHERRY STREET PLAN - NORTH



PEDESTRIAN SECTION A-A



PEDESTRIAN SECTION B-B

TRUE NORTH
PROJECT NORTH

SCALE: 1" = 30'-0"

0' 15' 30' 60'

SCALE: 1" = 10'-0"

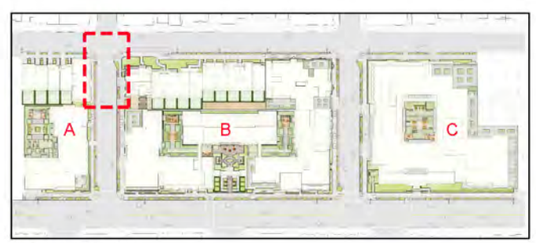
0' 5' 10' 20'

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

CHERRY STREET - NORTH

PUD/CU SUBMITTAL
MARCH 8, 2024

L06.01

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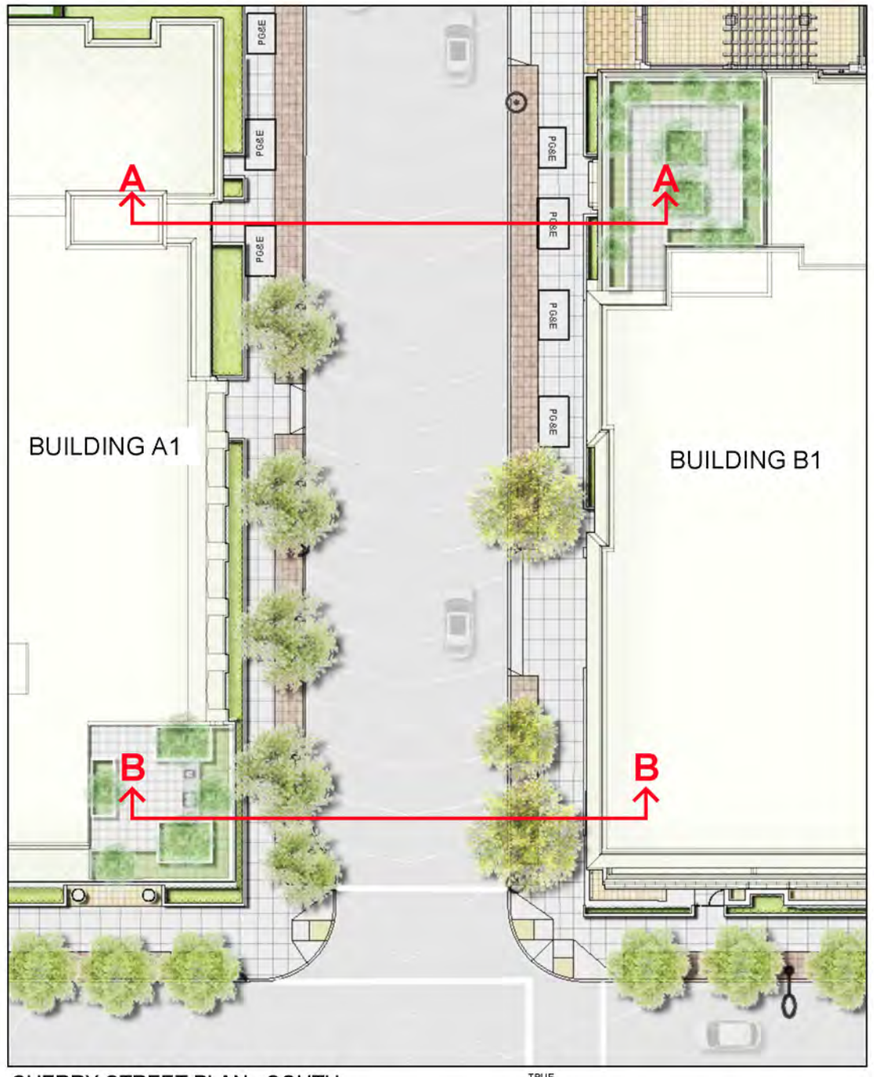
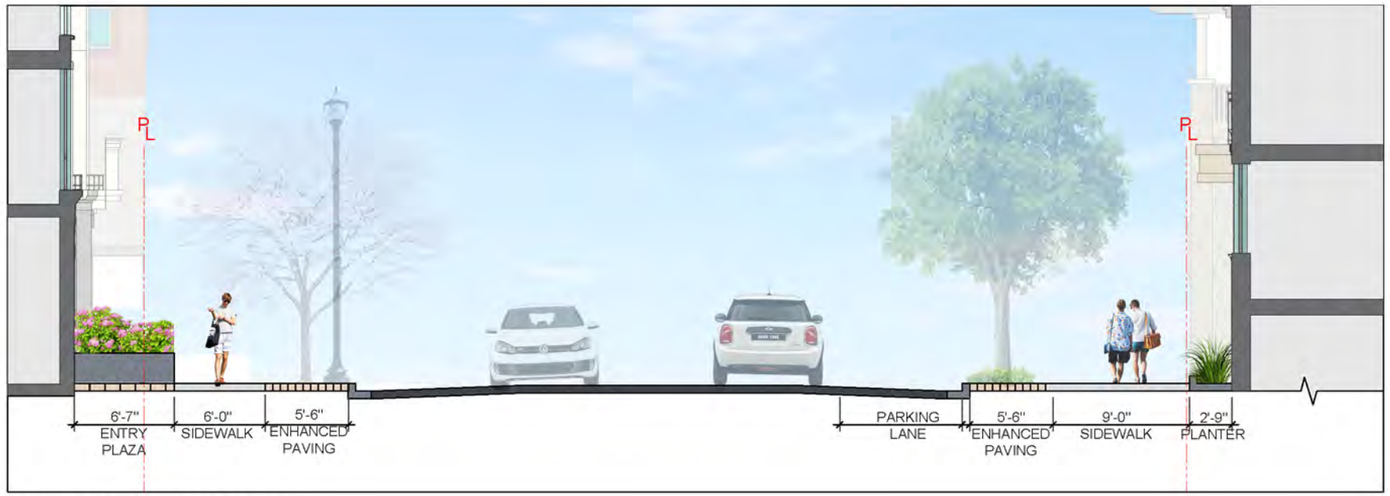
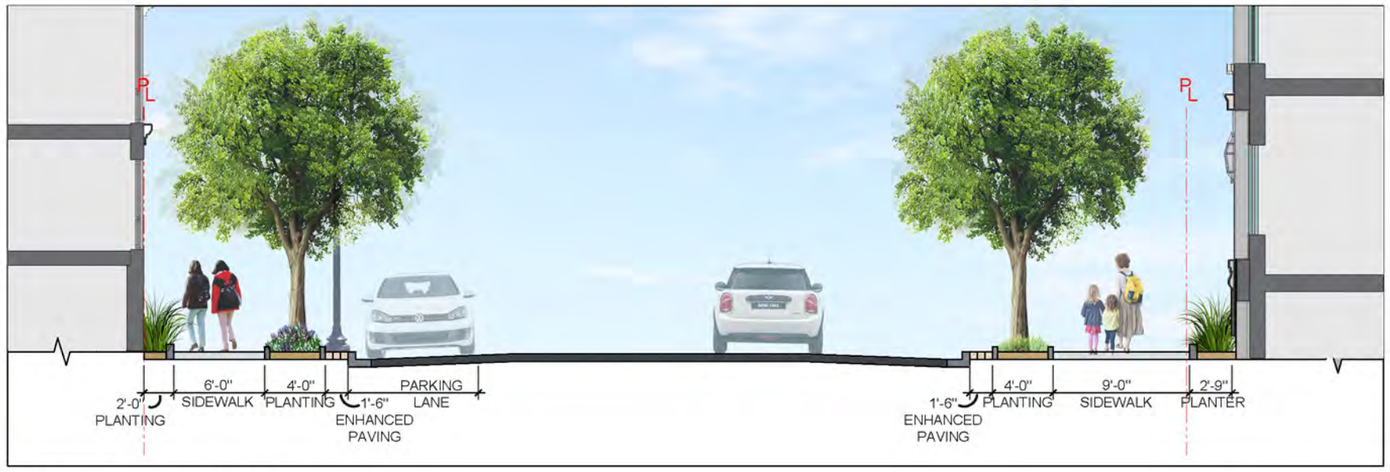


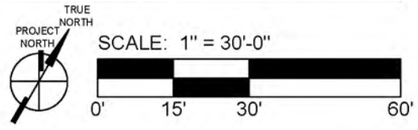
CHERRY STREET PLAN - SOUTH



PEDESTRIAN SECTION A-A



PEDESTRIAN SECTION B-B



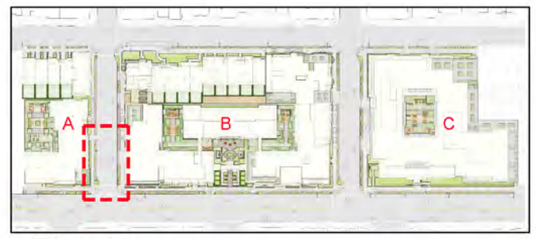
SCALE: 1" = 10'-0"
0' 5' 10' 20'

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

CHERRY STREET - SOUTH

PUD/CU SUBMITTAL
MARCH 8, 2024

L06.02

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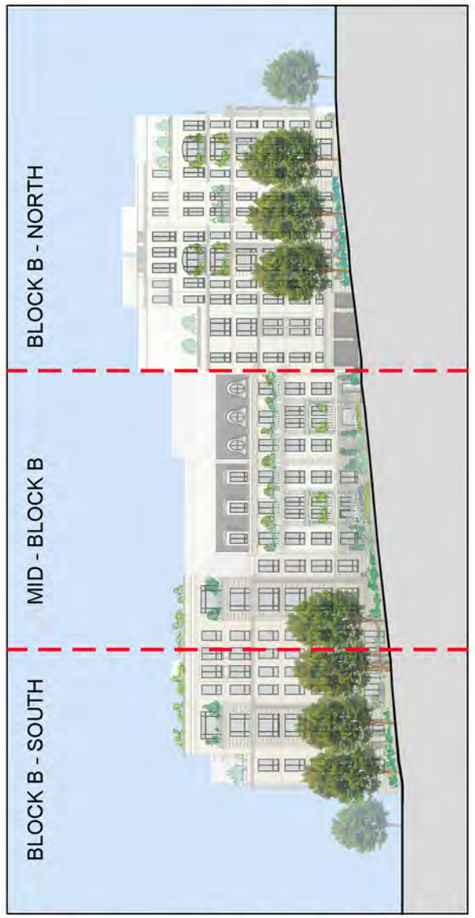
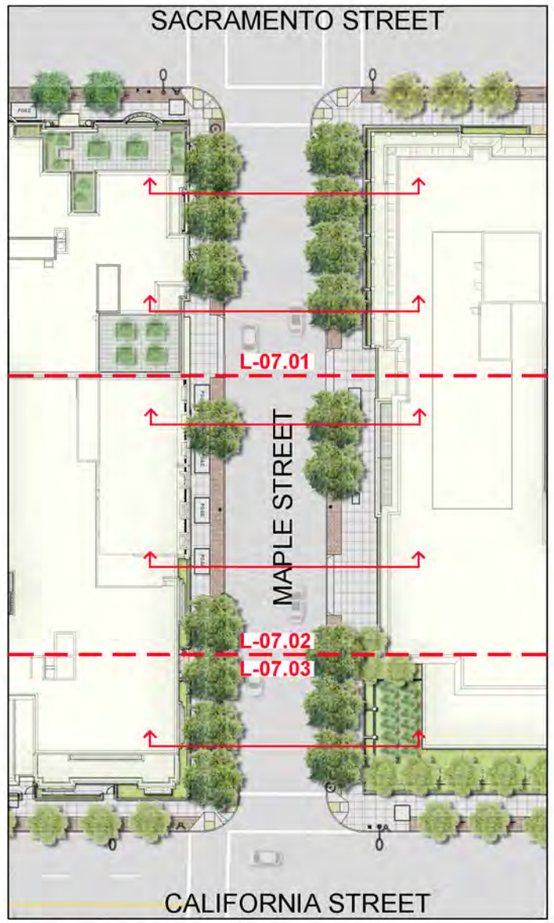
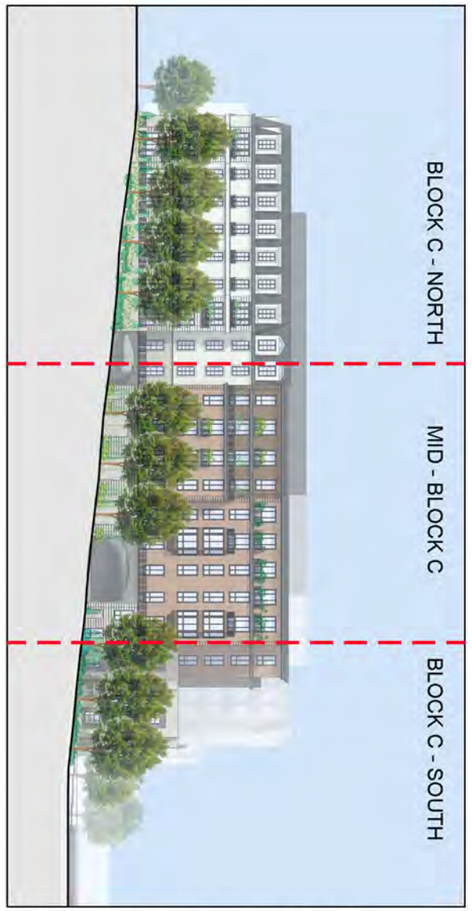


MAPLE STREET - WEST ELEVATION



MAPLE STREET - OVERALL PLAN



MAPLE STREET - EAST ELEVATION

NOTE

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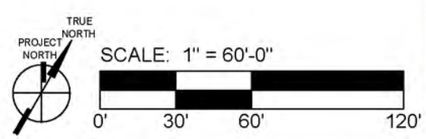
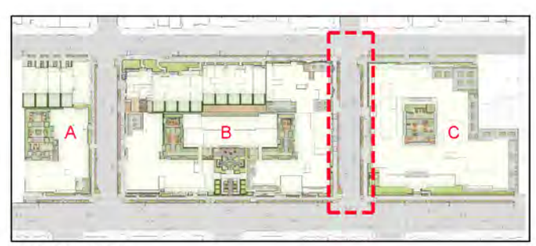
RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.

LEGEND

- BUS SHELTER
- ENHANCED SIDEWALK PAVING
- NEW BIKE RACKS
- STREET LIGHT AND MUNI POLE
- PEDESTRIAN STREET LIGHT
- FIRE HYDRANT





KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | HANDEL ARCHITECTURE | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

PUBLIC R.O.W. SECTION PLAN - MAPLE STREET

PUD/CU SUBMITTAL
MARCH 8, 2024

L07.00

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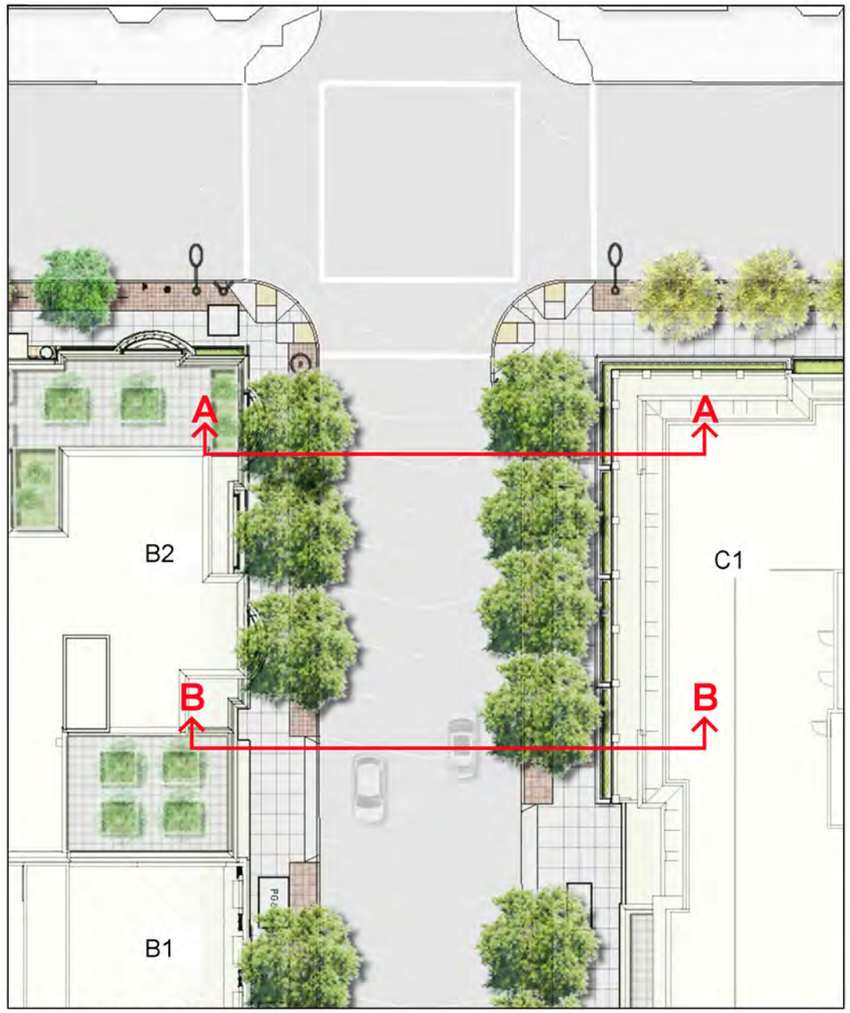
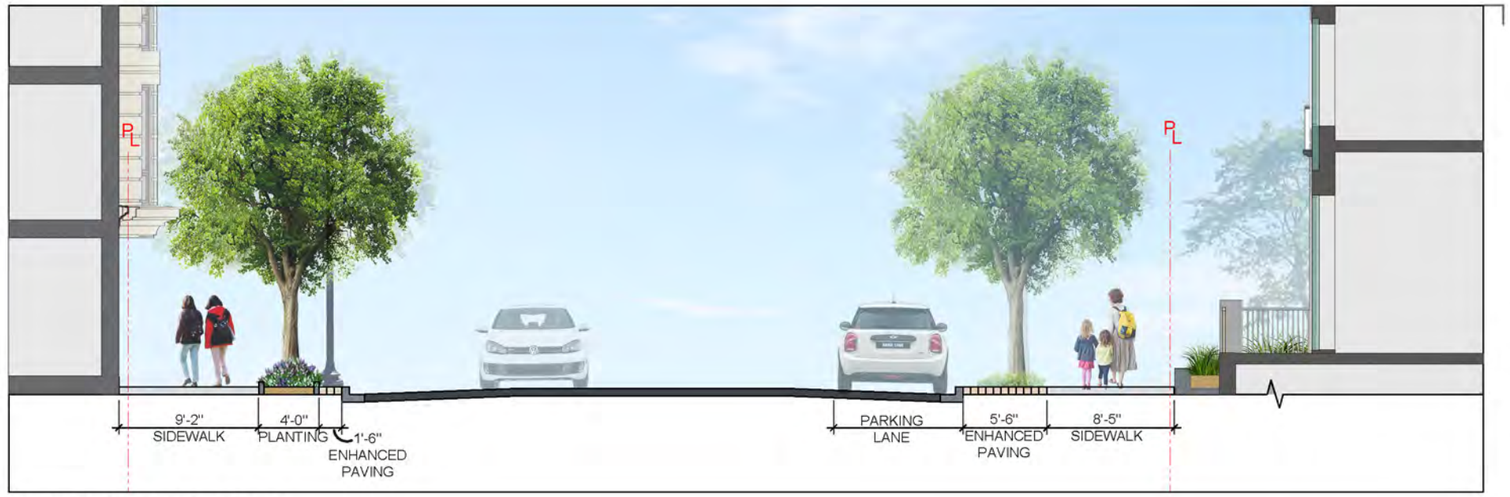
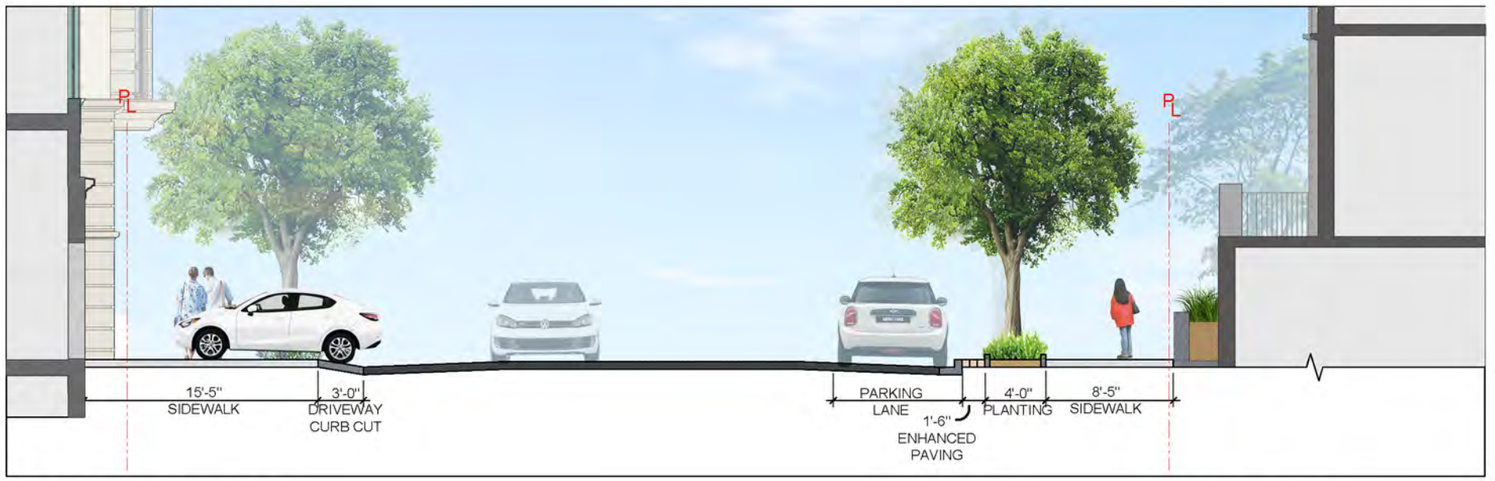


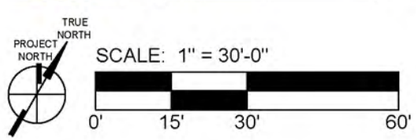
MAPLE STREET PLAN - NORTH



PEDESTRIAN SECTION A-A



PEDESTRIAN SECTION B-B



SCALE: 1" = 30'-0"

0' 15' 30' 60'

SCALE: 1" = 10'-0"

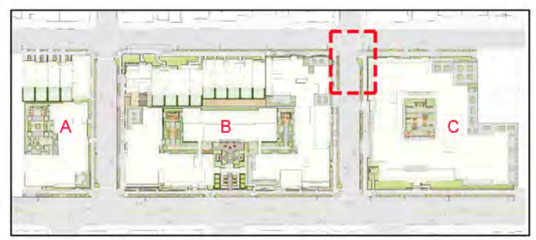
0' 5' 10' 20'

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS ARE APPROXIMATE.

SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



KEY MAP

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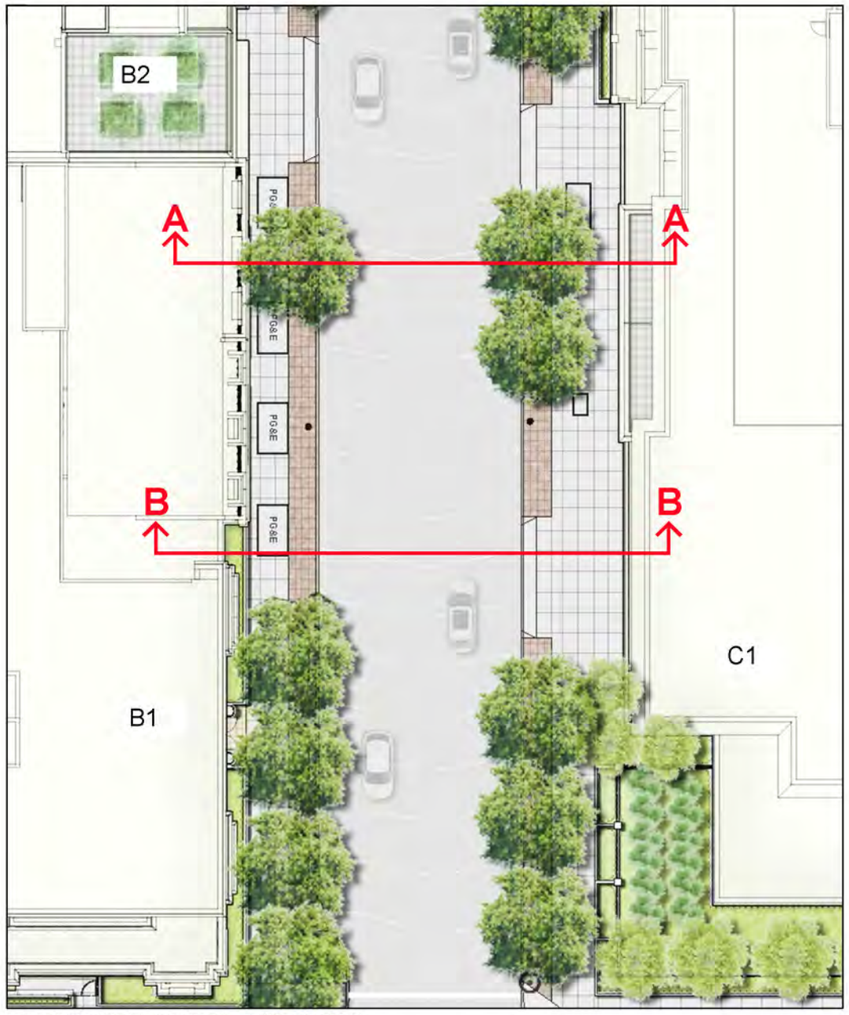
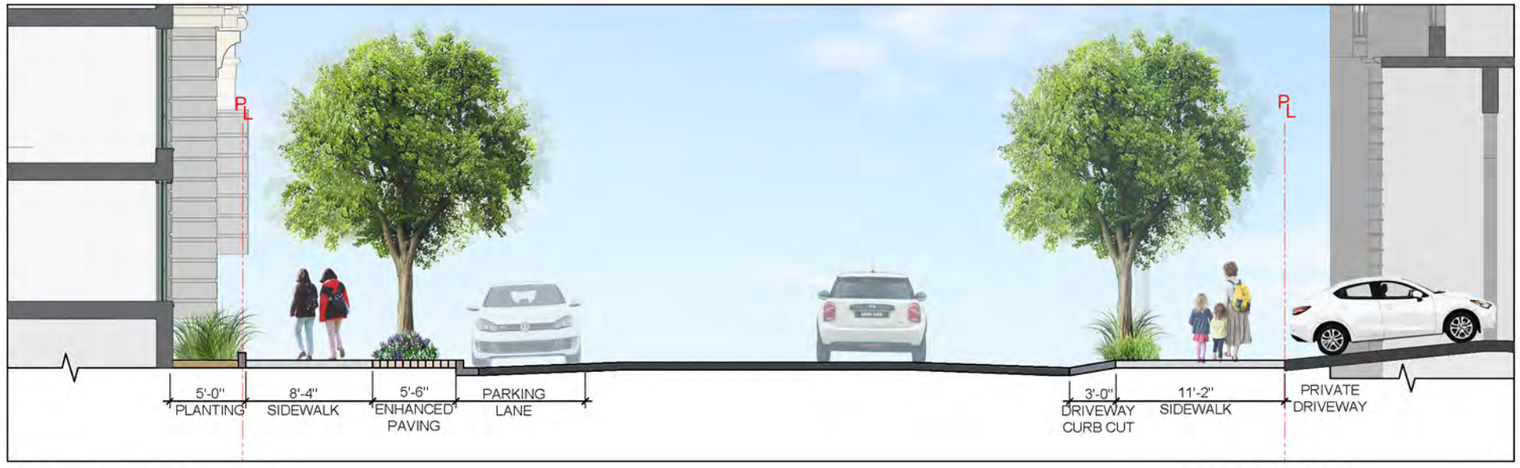
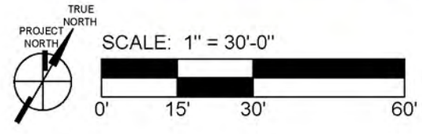


MAPLE STREET PLAN - MID BLOCK

PEDESTRIAN SECTION A-A



PEDESTRIAN SECTION B-B



SCALE: 1" = 30'-0"

0' 15' 30' 60'

SCALE: 1" = 10'-0"

0' 5' 10' 20'

NOTE

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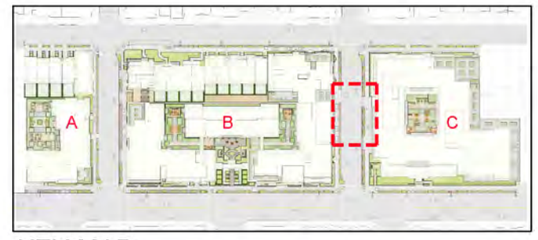
SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



KEY MAP

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

MAPLE STREET - MID BLOCK

PUD/CU SUBMITTAL
MARCH 8, 2024

L07.02

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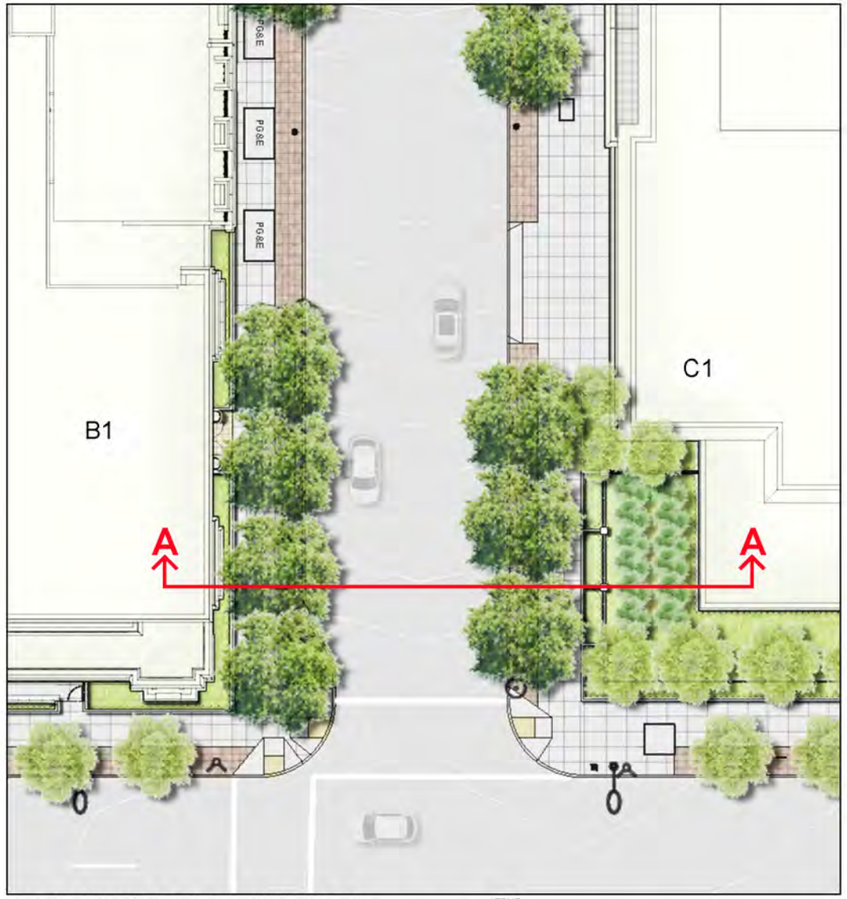


MAPLE STREET PLAN - MID BLOCK

TRUE NORTH
PROJECT NORTH

SCALE: 1" = 30'-0"

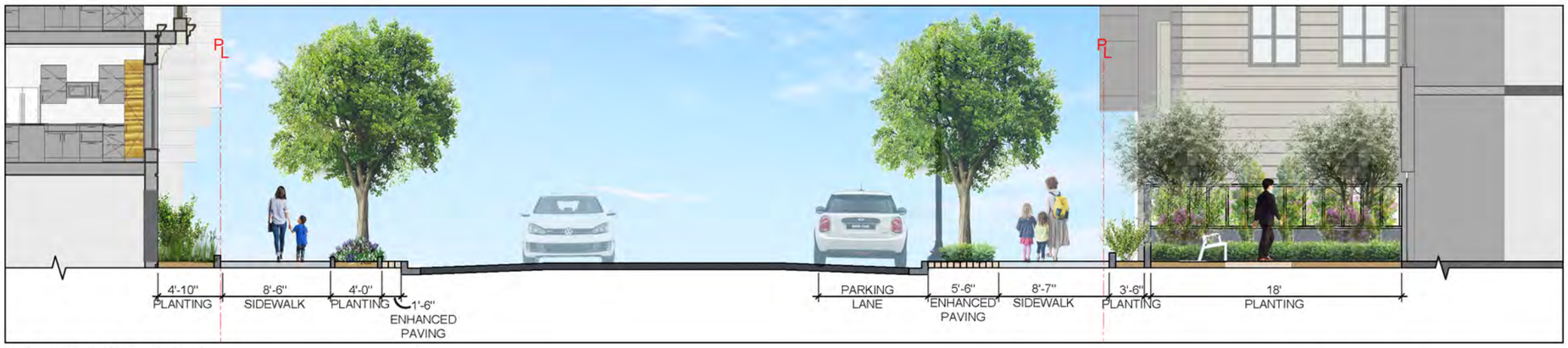
0' 15' 30' 60'

NOTE

ACCESS AT DESIGNATED MAIN LOBBY ENTRIES WILL BE
ADA COMPLIANT.

RELATIVE GRADES SHOWN IN PUBLIC R.O.W. SECTIONS
ARE APPROXIMATE.

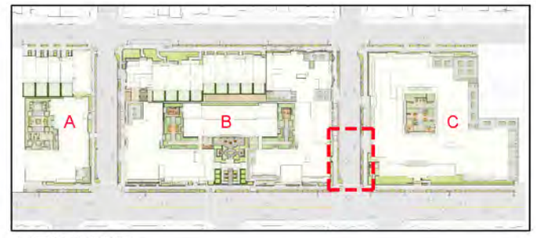
SEE C-02.00 AND C-02.05 FOR GENERAL GRADING PLAN.



PEDESTRIAN SECTION A-A

SCALE: 1" = 10'-0"

0' 5' 10' 20'



KEY MAP

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3700 CALIFORNIA STREET

SAN FRANCISCO, CA

CIVIL PLANS
DECEMBER 15, 2023

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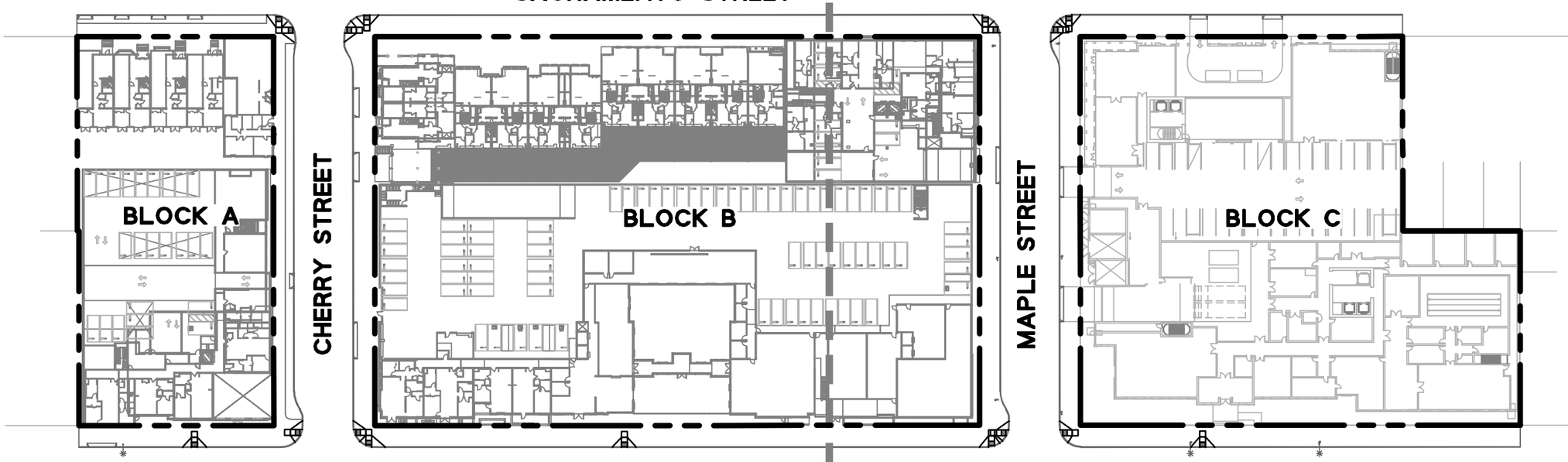
WEST SEGMENT – SEE C-XX.00 SHEETS

EAST SEGMENT – SEE C-XX.05 SHEETS

SACRAMENTO STREET



LEGEND

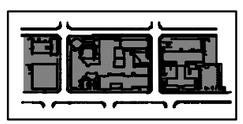
EXISTING PROPERTY LINE

SEGMENT BOUNDARY

SHEET LIST

SHEET	NAME
C-00.00	COVER SHEET
C-00.05	SHEET INDEX
C-01.00	EXISTING CONDITIONS SURVEY – WEST
C-01.05	EXISTING CONDITIONS SURVEY – EAST
C-02.00	SURFACE IMPROVEMENTS – WEST
C-02.05	SURFACE IMPROVEMENTS – EAST
C-03.00	STREET GRADING – WEST
C-03.05	STREET GRADING – EAST
C-04.00	COMBINED SEWER – WEST
C-04.05	COMBINED SEWER – EAST
C-05.00	DOMESTIC/FIRE WATER – WEST
C-05.05	DOMESTIC/FIRE WATER – EAST
C-05.10	FIRE HYDRANT COVERAGE
C-06.00	GAS – WEST
C-06.05	GAS – EAST
C-07.00	ELECTRICAL AND COMMUNICATIONS WEST
C-07.05	ELECTRICAL AND COMMUNICATIONS EAST

KEY PLAN



TRUE NORTH

PROJECT NORTH

0' 80' 160'

1"=80'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

SHEET INDEX

PUD/CU SUBMITTAL

MARCH 8, 2024

C-00.05

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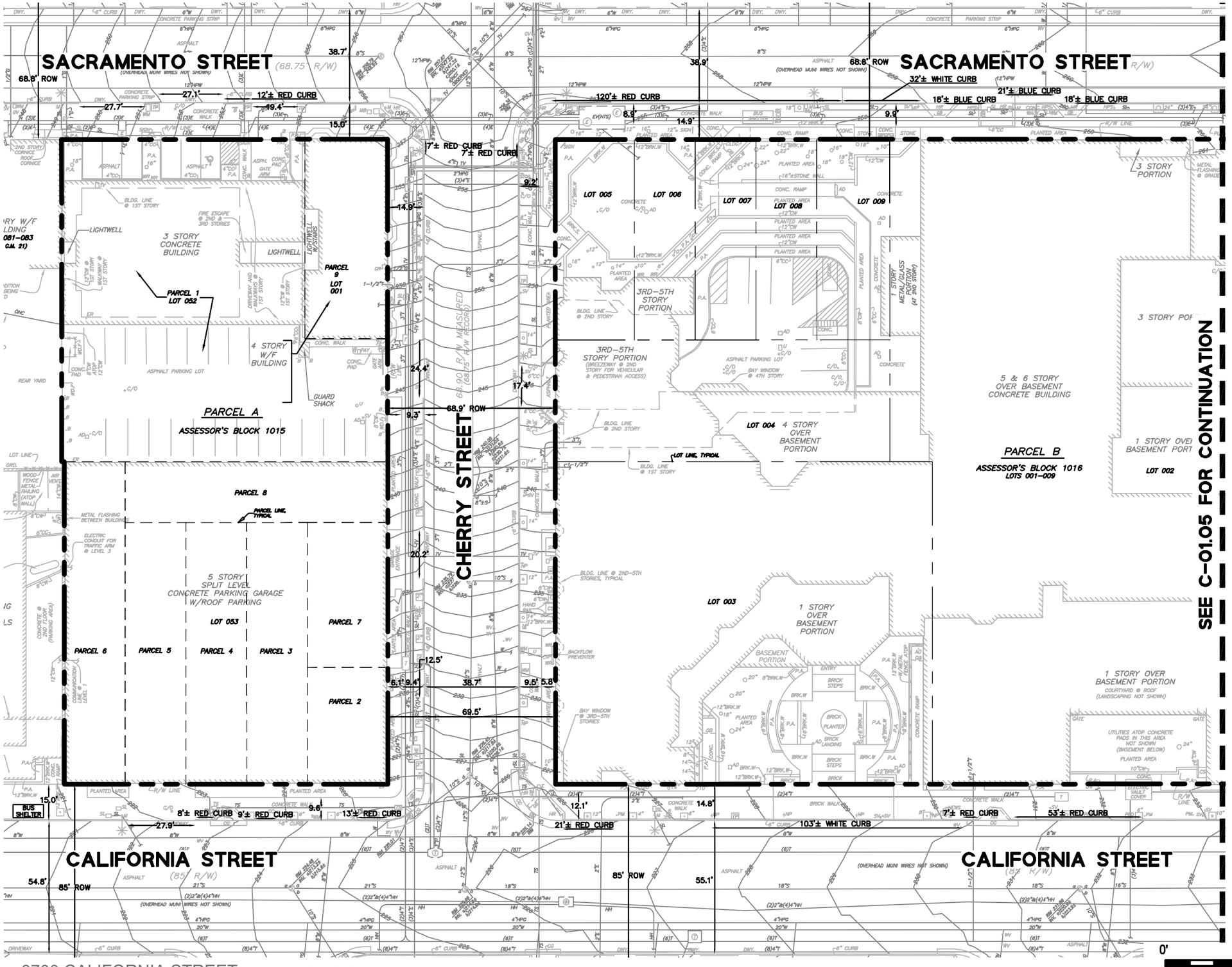


LEGEND

(E) PROPERTY LINE

EXISTING ON-SITE PARCEL LINE

EXISTING ON-SITE LOT LINE

SOURCE OF SURVEY

ELEVATIONS SHOWN HEREON ARE BASED ON FOUND CITY OF SAN FRANCISCO BENCHMARK BM11428 LOCATED AT THE NORTHWEST CORNER OR CALIFORNIA AND CHERRY STREET, ELEVATION 225.52' CCSF 2013 NAVD88 VERTICAL DATUM.

BASIS OF SURVEY

CITY OF SAN FRANCISCO MONUMENT MAP NOS. 49 AND 57 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.

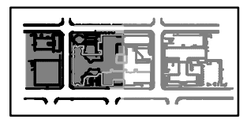
SITE BENCHMARK

SITE BOUNDARY LINES, EASEMENTS, OBJECTS HOWN HERON ARE BASED ON A SURVEY PERFORMED BY MARTIN M. RON ASSOCIATES, DATED 2/17/2016. REFER TO SURVEY DOCUMENT FOR FULL DETAIL.

UTILITIES

UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL, AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO THE APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF SAN FRANCISCO. PROPOSED UTILITY SIZING AND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.

KEY PLAN



0' 40' 80'

1"=40'

TRUE NORTH

PROJECT NORTH

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

EXISTING CONDITIONS SURVEY - WEST

PUD/CU SUBMITTAL

MARCH 8, 2024

C-01.00

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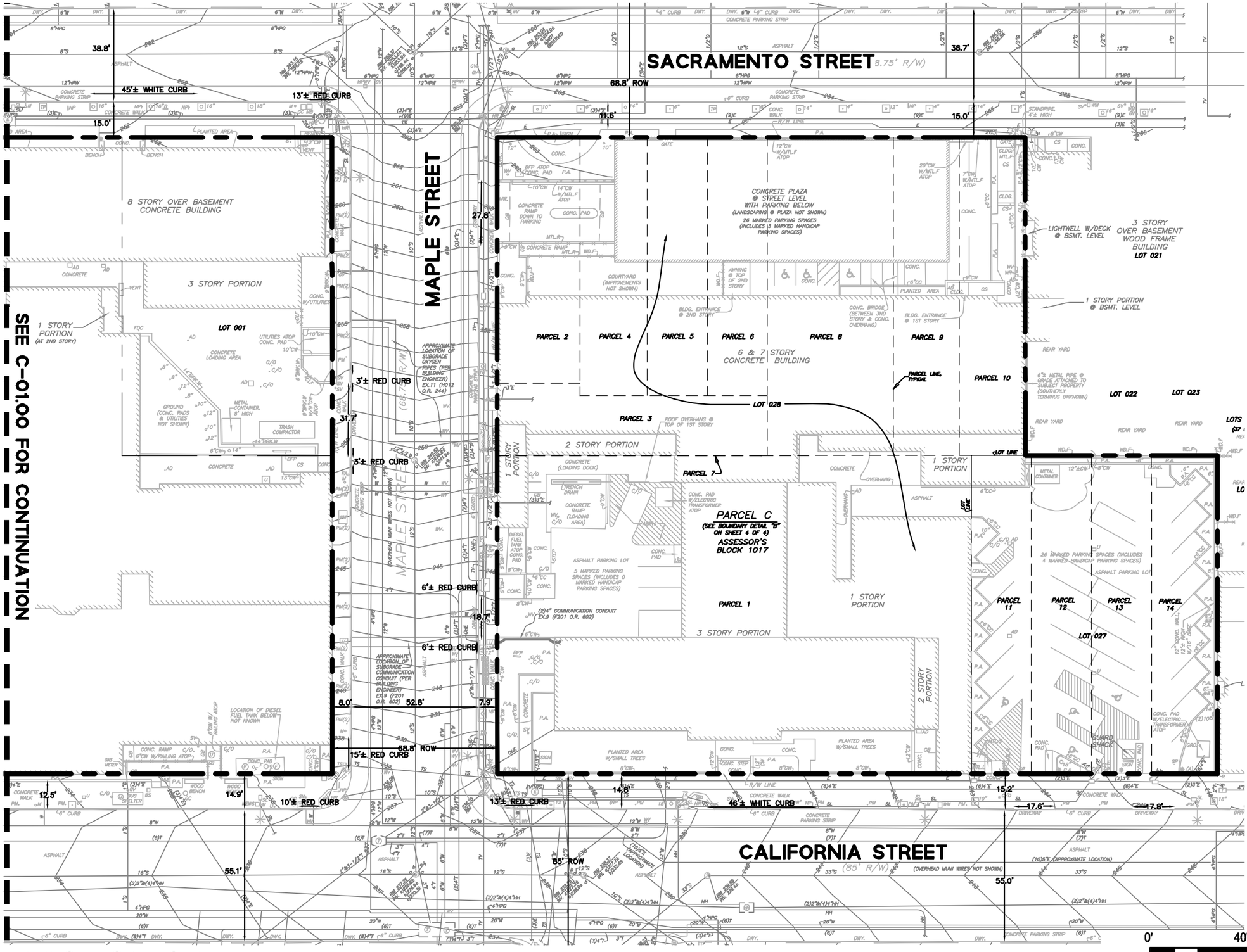

LEGEND

- (E) PROPERTY LINE
- EXISTING ON-SITE PARCEL LINE
- EXISTING ON-SITE LOT LINE

SOURCE OF SURVEY

ELEVATIONS SHOWN HEREON ARE BASED ON FOUND CITY OF SAN FRANCISCO BENCHMARK BM11428 LOCATED AT THE NORTHWEST CORNER OR CALIFORNIA AND CHERRY STREET, ELEVATION 225.52' CCSF 2013 NAVD88 VERTICAL DATUM.

BASIS OF SURVEY

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SITE BOUNDARY LINES, EASEMENTS, OBJECTS HOWN HERON ARE BASED ON A SURVEY PERFORMED BY MARTIN M. RON ASSOCIATES, DATED 2/17/2016. REFER TO SURVEY DOCUMENT FOR FULL DETAIL.

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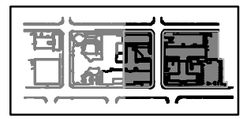
KEY PLAN



TRUE NORTH
PROJECT NORTH

0' 40' 80'

1"=40'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | HANDEL ARCHITECTS | BKF | The Guzzardo Partnership Inc. Landscape Architects | Land Planners

EXISTING CONDITIONS SURVEY - EAST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-01.05

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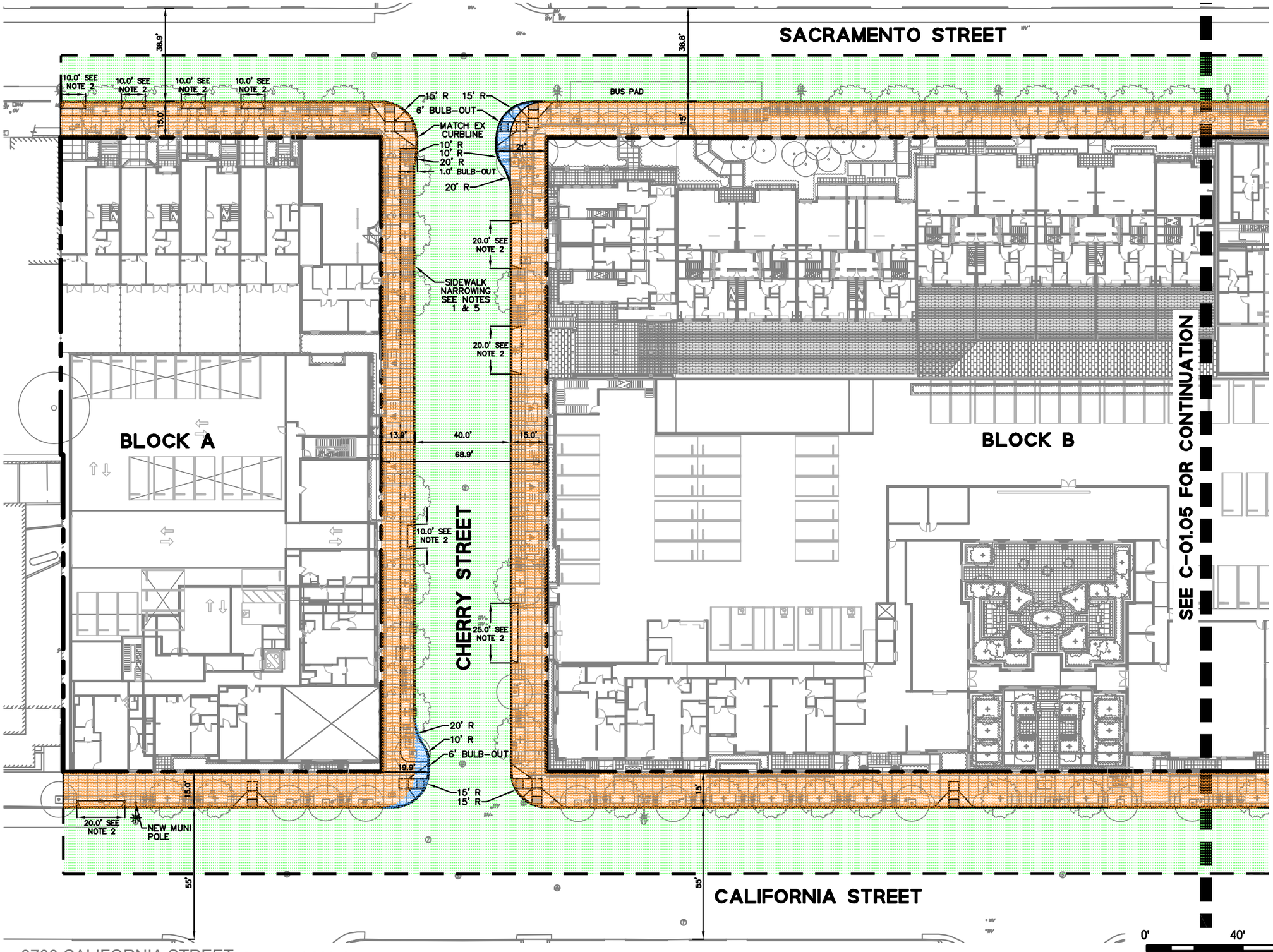


LEGEND

- EXISTING PROPERTY LINE
- STREET SURFACE IMPROVEMENT/RESURFACING
- SIDEWALK IMPROVEMENT
- SIDEWALK WIDENING
- SAWCUT LINE/LIMIT OF WORK

NOTES

1. NEW DRIVEWAY PER SF PUBLIC WORKS DRIVEWAY CONSTRUCTION DRAWING 87171

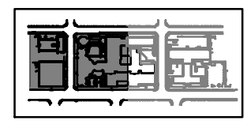
GENERAL NOTES:

1. PROJECT IS PROPOSING TO MATCH EXISTING SIDEWALK WIDTHS ON ALL FRONTAGES WITH THE EXCEPTION OF CHERRY STREET AND MAPLE STREET. THE SIDEWALK ALONG THE WEST SIDE OF CHERRY STREET WILL BE REDUCED FROM 15.0' WIDE IN THE EXISTING CONDITION TO 13.9' IN THE PROPOSED CONDITION. SEE NOTE 5. SIDEWALKS ALONG MAPLE STREET WILL BE WIDENED FROM 7.8' WIDE IN THE EXISTING CONDITION TO 14.4' IN THE PROPOSED CONDITION. CURB BULB-OUTS (SIDEWALK WIDENINGS) WILL BE ADDED TO LOCATIONS INDICATED ON THE PLANS.
2. NEW DRIVEWAY PER SF PUBLIC WORKS DRIVEWAY CONSTRUCTION DRAWING 87171
3. NEW CURB RAMP PER SF PUBLIC WORKS STANDARD CURB RAMPS DRAWINGS RX-2 THROUGH RX-10
4. NEW DETECTABLE WARNING SURFACE LAYOUT PER SF PUBLIC WORKS DRAWING RX-6
5. 40.0' CURB-TO-CURB WIDTH ON CHERRY STREET AND MAPLE STREET PROVIDES: (2) 7.0' WIDE PARKING STRIPS AND 26.0' ROADWAY WIDTH FOR FIRE APPARATUS ACCESS

CHANGES FROM 2020 APPROVED ENTITLEMENTS:

1. DRIVEWAY LOCATIONS ADJUSTED TO MATCH LATEST BUILDING PROGRAM.
2. PROVIDING 1' BULB-OUT AT SOUTH CORNER OF CHERRY STREET AND SACRAMENTO STREET INTERSECTION. THE BULB-OUT ACCOMMODATES AN EXISTING FIRE HIGH PRESSURE FIRE HYDRANT AND CONFORMS TO THE PROPOSED CURBLINE ALONG THE WEST SIDE OF CHERRY STREET.
3. MUNI POLE LOCATIONS ADJUSTED TO MATCH LATEST BUILDING PROGRAM.
4. MANHOLES FOR COMBINED SD AND SS LATERALS HAVE BEEN REMOVED FOR LATERALS 8" OR SMALLER.
5. BULB-OUT ON BLOCK B ALONG CALIFORNIA AVENUE REMOVED. ONE PEDESTRIAN CROSSWALK PROVIDED AT CALIFORNIA/COMMONWEALTH INTERSECTION (PREVIOUSLY 2 CROSSWALKS PROVIDED).
6. ELECTRICAL AND COMM LINES SHOWN ON ONE PLAN.
7. DOMESTIC WATER LINES ALONG CALIFORNIA STREET AT BLOCK B ADJUSTED FOR BULB-OUT REMOVAL.

KEY PLAN



0' 40' 80'

1"=40'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

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STREET IMPROVEMENTS - WEST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-02.00

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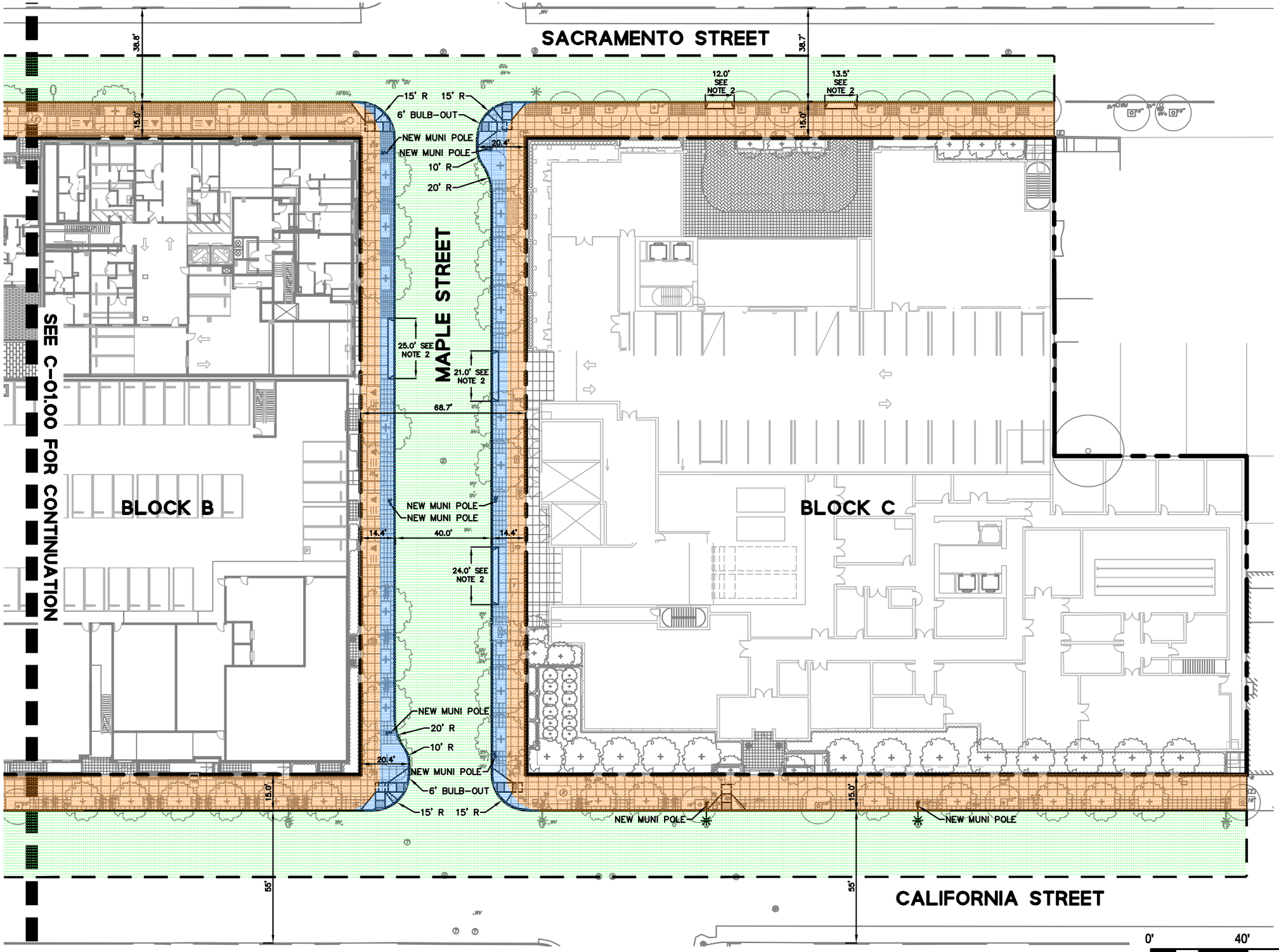

LEGEND

- EXISTING PROPERTY LINE
- STREET SURFACE IMPROVEMENT/RESURFACING
- SIDEWALK IMPROVEMENT
- SIDEWALK WIDENING
- SAWCUT LINE/LIMIT OF WORK

NOTES

1. NEW DRIVEWAY PER SF PUBLIC WORKS DRIVEWAY CONSTRUCTION DRAWING 87171

GENERAL NOTES:

1. PROJECT IS PROPOSING TO MATCH EXISTING SIDEWALK WIDTHS ON ALL FRONTAGES WITH THE EXCEPTION OF CHERRY STREET AND MAPLE STREET. THE SIDEWALK ALONG THE WEST SIDE OF CHERRY STREET WILL BE REDUCED FROM 15.0' WIDE IN THE EXISTING CONDITION TO 13.9' IN THE PROPOSED CONDITION. SEE NOTE 5. SIDEWALKS ALONG MAPLE STREET WILL BE WIDENED FROM 7.8' WIDE IN THE EXISTING CONDITION TO 14.4' IN THE PROPOSED CONDITION. CURB BULB-OUTS (SIDEWALK WIDENINGS) WILL BE ADDED TO LOCATIONS INDICATED ON THE PLANS.
2. NEW DRIVEWAY PER SF PUBLIC WORKS DRIVEWAY CONSTRUCTION DRAWING 87171
3. NEW CURB RAMP PER SF PUBLIC WORKS STANDARD CURB RAMPS DRAWINGS RX-2 THROUGH RX-10
4. NEW DETECTABLE WARNING SURFACE LAYOUT PER SF PUBLIC WORKS DRAWING RX-6
5. 40.0' CURB-TO-CURB WIDTH ON CHERRY STREET AND MAPLE STREET PROVIDES: (2) 7.0' WIDE PARKING STRIPS AND 26.0' ROADWAY WIDTH FOR FIRE APPARATUS ACCESS

CHANGES FROM 2020 APPROVED ENTITLEMENTS:

1. DRIVEWAY LOCATIONS ADJUSTED TO MATCH LATEST BUILDING PROGRAM.
2. PROVIDING 1' BULB-OUT AT SOUTH CORNER OF CHERRY STREET AND SACRAMENTO STREET INTERSECTION. THE BULB-OUT ACCOMMODATES AN EXISTING FIRE HIGH PRESSURE FIRE HYDRANT AND CONFORMS TO THE PROPOSED CURBLINE ALONG THE WEST SIDE OF CHERRY STREET.
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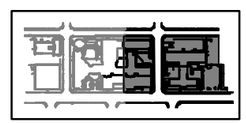
KEY PLAN



0' 40' 80'

1"=40'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

STREET IMPROVEMENTS - EAST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-02.05

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SACRAMENTO STREET

TC 249.04
FL 248.54

TC 255.83
FL 255.33

6.0%

TC 256.98
FL 256.48

TC 257.17
FL 256.67

1.4%

TC 259.97
FL 259.47

TC 254.50
FL 254.00

BLOCK A

BLOCK B

CHERRY STREET

11.3%

11.7%

SEE C-02.05 FOR CONTINUATION

TC 228.24
FL 227.74

TC 226.08
FL 225.58

3.2%

2.6%

TC 221.08
FL 220.58

TC 225.52
FL 225.02

TC 225.88
FL 225.38

TC 230.96
FL 230.46

CALIFORNIA STREET

LEGEND

EXISTING PROPERTY LINE	
TC	TOP OF CURB ELEVATION
FL	FLOW LINE ELEVATION
X.X%	SLOPE ARROW

NOTES

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PROPOSED FLOW LINE ELEVATIONS ARE THE APPROXIMATE EXISTING ROADWAY FLOWLINE ELEVATIONS. TOP OF CURB ELEVATIONS ASSUME A 6-INCH CURB. GRADES ARE SUBJECT TO FINAL ENGINEERING DESIGN.

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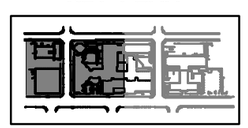

TRUE NORTH
PROJECT NORTH

0' 40' 80'

1"=40'

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STREET GRADING - WEST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-03.00

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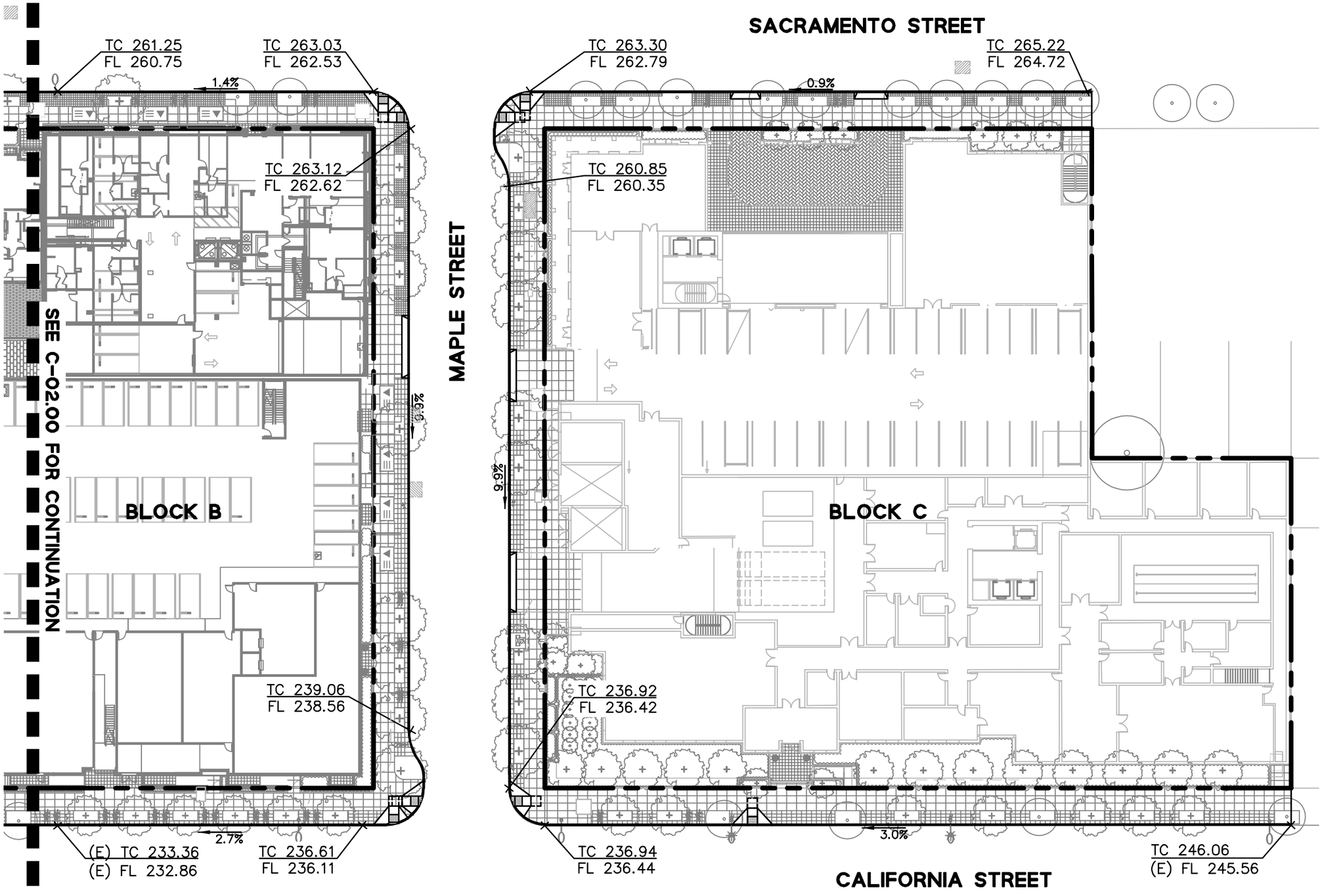

LEGEND

———	EXISTING PROPERTY LINE
TC	TOP OF CURB ELEVATION
FL	FLOW LINE ELEVATION
X.X%	SLOPE ARROW

NOTES

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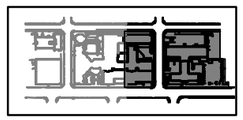

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STREET GRADING - EAST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-03.05

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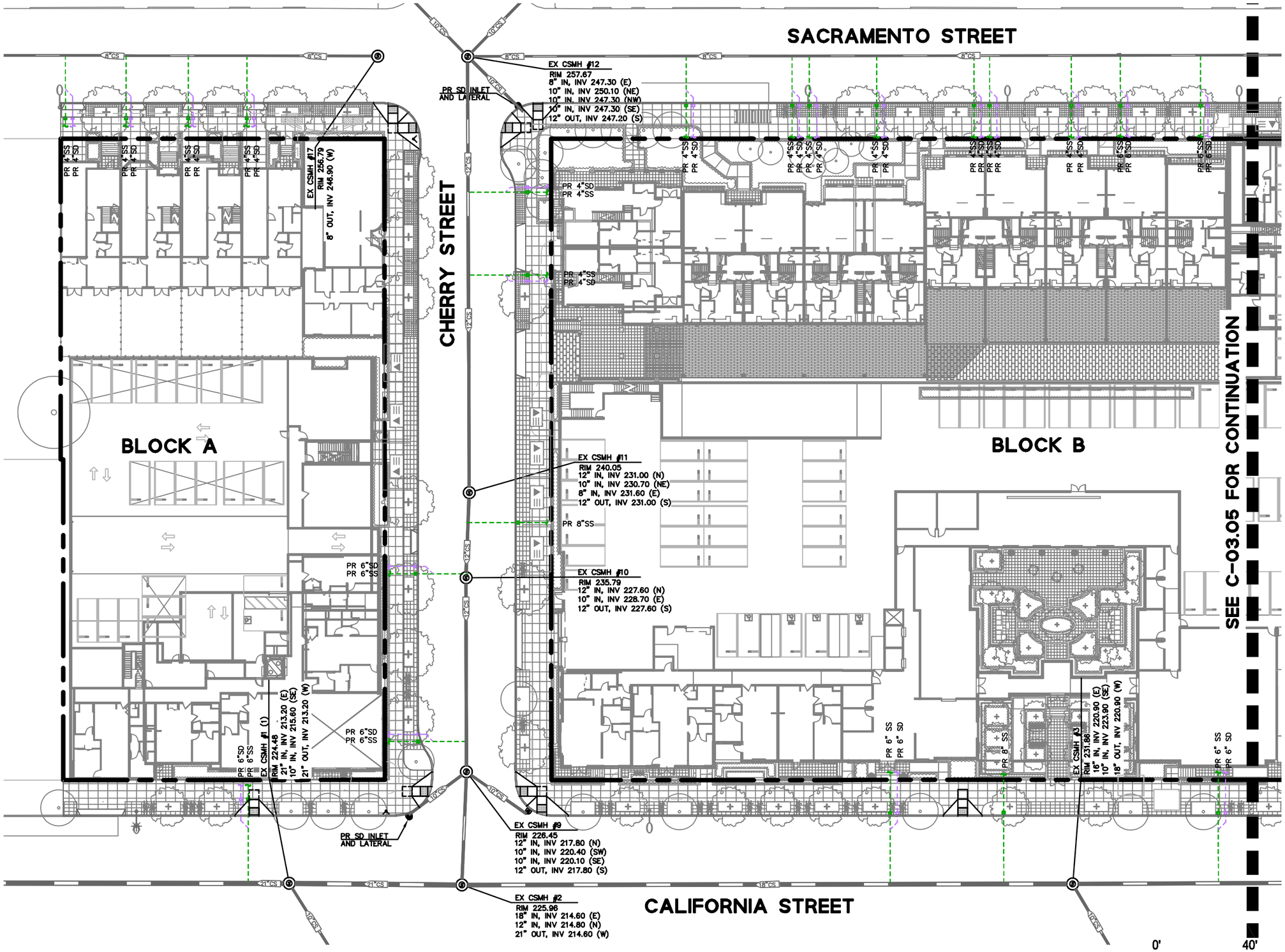

LEGEND

	EXISTING PROPERTY LINE
	EXISTING UTILITY LINE
	PROPOSED SS LINE
	PROPOSED SD LINE
X"CS	DIRECTION OF FLOW
CS	COMBINED SEWER
EX	EXISTING
INV	INVERT
PR	PROPOSED
RIM	RIM ELEVATION
SD	STORM DRAIN
SS	SANITARY SEWER
CSMH	COMBINED SEWER MANHOLE

CHANGES FROM 2020 APPROVED ENTITLEMENTS:

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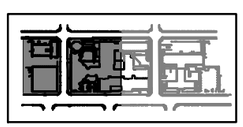

TRUE NORTH
PROJECT NORTH

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COMBINED SEWER - WEST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-04.00

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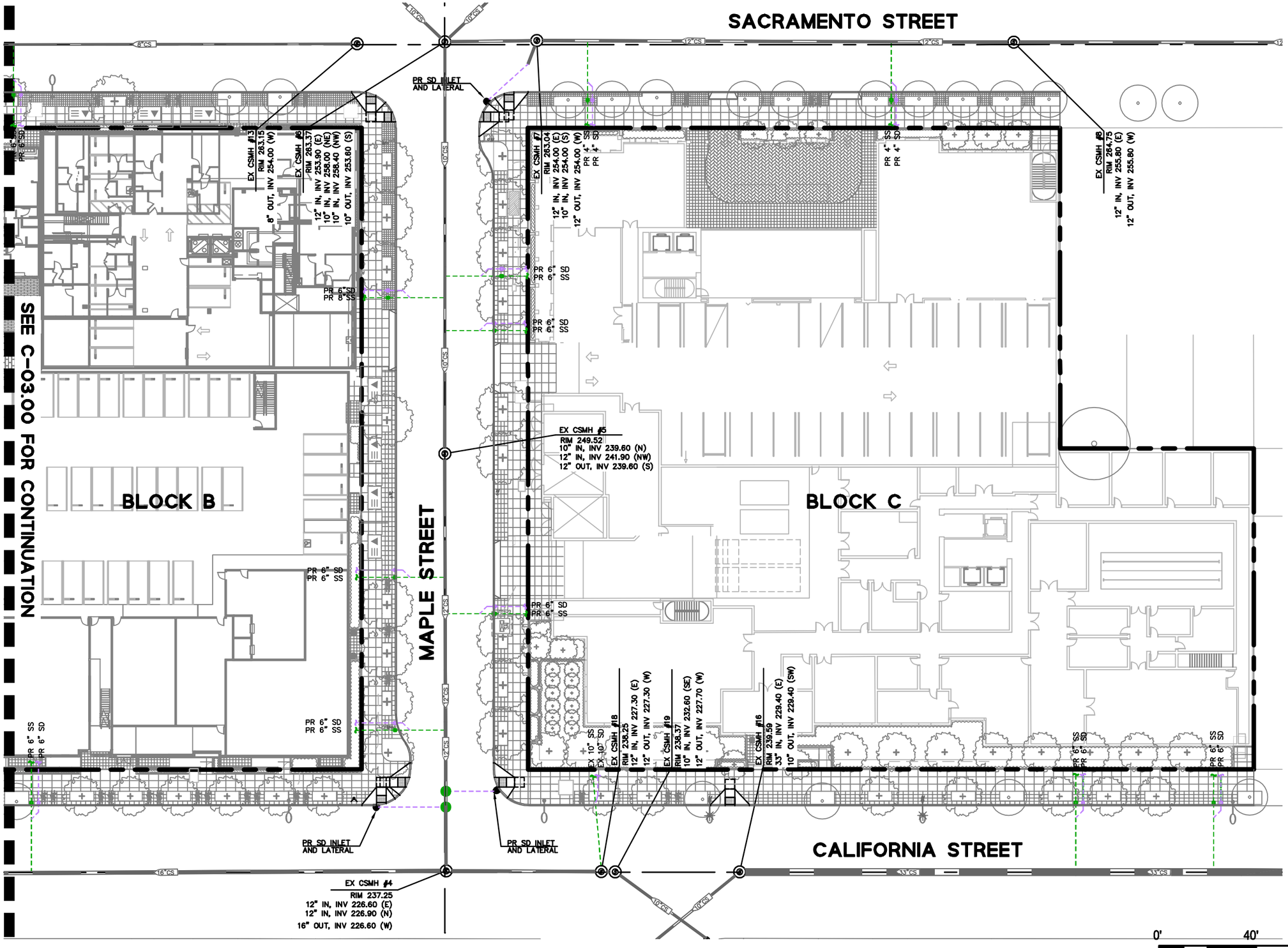

LEGEND

	EXISTING PROPERTY LINE
	EXISTING UTILITY LINE
	PROPOSED SS LINE
	PROPOSED SD LINE
X"CS	DIRECTION OF FLOW
CS	COMBINED SEWER
EX	EXISTING
INV	INVERT
PR	PROPOSED
RIM	RIM ELEVATION
SD	STORM DRAIN
SS	SANITARY SEWER
CSMH	COMBINED SEWER MANHOLE

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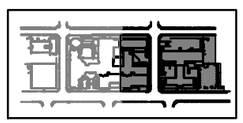

TRUE NORTH
PROJECT NORTH

1"=40'

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COMBINED SEWER - EAST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-04.05

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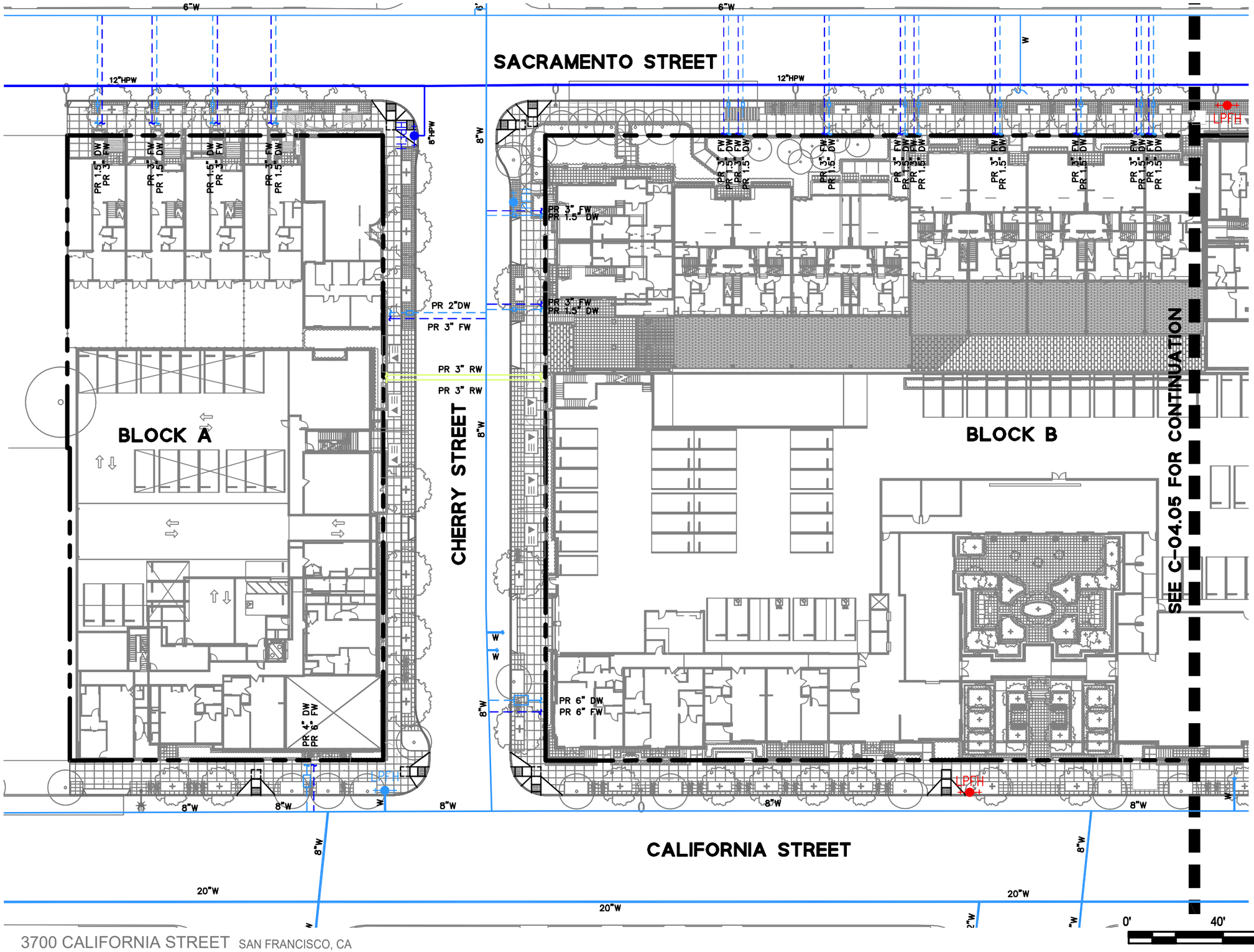

LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOW PRESSURE WATER
- EXISTING HIGH PRESSURE WATER
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED RECYCLED WATER LINE
- LPFH — EXISTING LOW PRESSURE FIRE HYDRANT
- HPFH — EXISTING HIGH PRESSURE FIRE HYDRANT
- LPFH — PROPOSED LOW PRESSURE FIRE HYDRANT
- PROPOSED WATER METER

PR	PROPOSED
DW	DOMESTIC WATER
FW	FIRE WATER
RW	RECYCLED WATER
W	WATER LINE
HPW	HIGH PRESSURE WATER
LPFH	LOW PRESSURE FIRE HYDRANT
HPFH	HIGH PRESSURE FIRE HYDRANT

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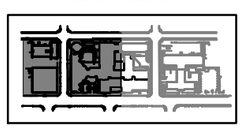

TRUE NORTH
PROJECT NORTH

0' 40' 80'
1"=40'

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DOMESTIC/FIRE WATER - WEST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-05.00

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SACRAMENTO STREET

SACRAMENTO ST

BLOCK B

BLOCK C

MAPLE STREET

CALIFORNIA STREET

SEE C-04.00 FOR CONTINUATION

RELOCATE EX 6" DW

PR 6" DW

PR 4" DW
PR 6" FW

PR 1.5" DW
PR 3" FW

RELOCATE EX 12" DW

PR 12" DW

PR 8" DW

LPFH

HPFH

12"HPW

6"W

8"W

12"W

20"W

LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOW PRESSURE WATER
- EXISTING HIGH PRESSURE WATER
- PROPOSED DOMESTIC WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED RECYCLED WATER LINE
- LPFH — EXISTING LOW PRESSURE FIRE HYDRANT
- HPFH — EXISTING HIGH PRESSURE FIRE HYDRANT
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- PROPOSED WATER METER

PR	PROPOSED
DW	DOMESTIC WATER
FW	FIRE WATER
RW	RECYCLED WATER
W	WATER LINE
HPW	HIGH PRESSURE WATER
LPFH	LOW PRESSURE FIRE HYDRANT
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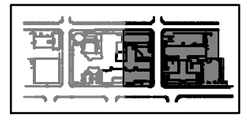

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0' 40' 80'

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DOMESTIC/FIRE WATER - EAST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-05.05

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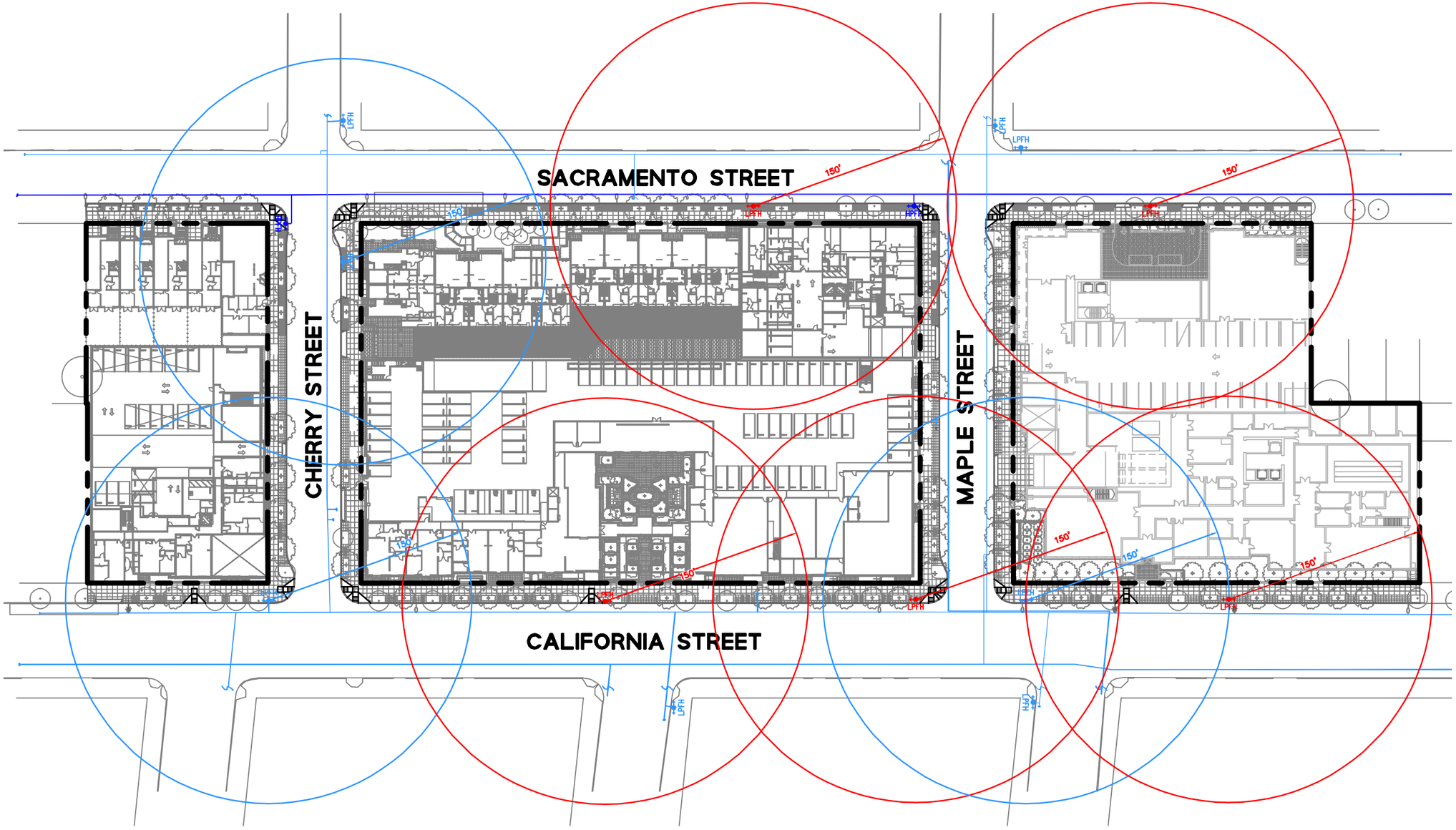
PR 6"SD
PR 6"SS



LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOW PRESSURE FIRE WATER
- EXISTING HIGH PRESSURE FIRE WATER
- LPFH — EXISTING LOW PRESSURE FIRE HYDRANT
- HPFH — EXISTING HIGH PRESSURE FIRE HYDRANT
- LPFH — PROPOSED LOW PRESSURE FIRE HYDRANT (SEE NOTE 2)
- EXISTING LOW PRESSURE FIRE WATER COVERAGE
- PROPOSED LOW PRESSURE FIRE WATER COVERAGE (SEE NOTE 2)
- (E) — EXISTING
- W — WATER LINE
- HPW — HIGH PRESSURE WATER
- LPFH — LOW PRESSURE FIRE HYDRANT
- HPFH — HIGH PRESSURE FIRE HYDRANT

NOTES

1. FIRE HYDRANTS ACROSS FROM CALIFORNIA STREET AND SACRAMENTO STREET HAVE NOT BEEN COUNTED FOR SITE COVERAGE. IN ORDER TO AVOID RUNNING HOSES ACROSS TRAFFIC DURING A FIRE, THE FIRE DEPARTMENT TYPICALLY DOES NOT COUNT HYDRANTS ACROSS STREETS.
2. LOCATIONS OF PROPOSED FIRE HYDRANTS ARE SUBJECT TO REVIEW BY THE FIRE DEPARTMENT. ADDITIONAL HYDRANTS BEYOND WHAT IS SHOWN MAY BE REQUIRED BASED ON LOCATIONS OF BUILDING FIRE DEPARTMENT CONNECTIONS (FDC) AND FIRE DEPARTMENT INPUT.

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0' 80' 160' 1"=80'

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FIRE HYDRANT COVERAGE

PUD/CU SUBMITTAL
MARCH 8, 2024

C-05.10

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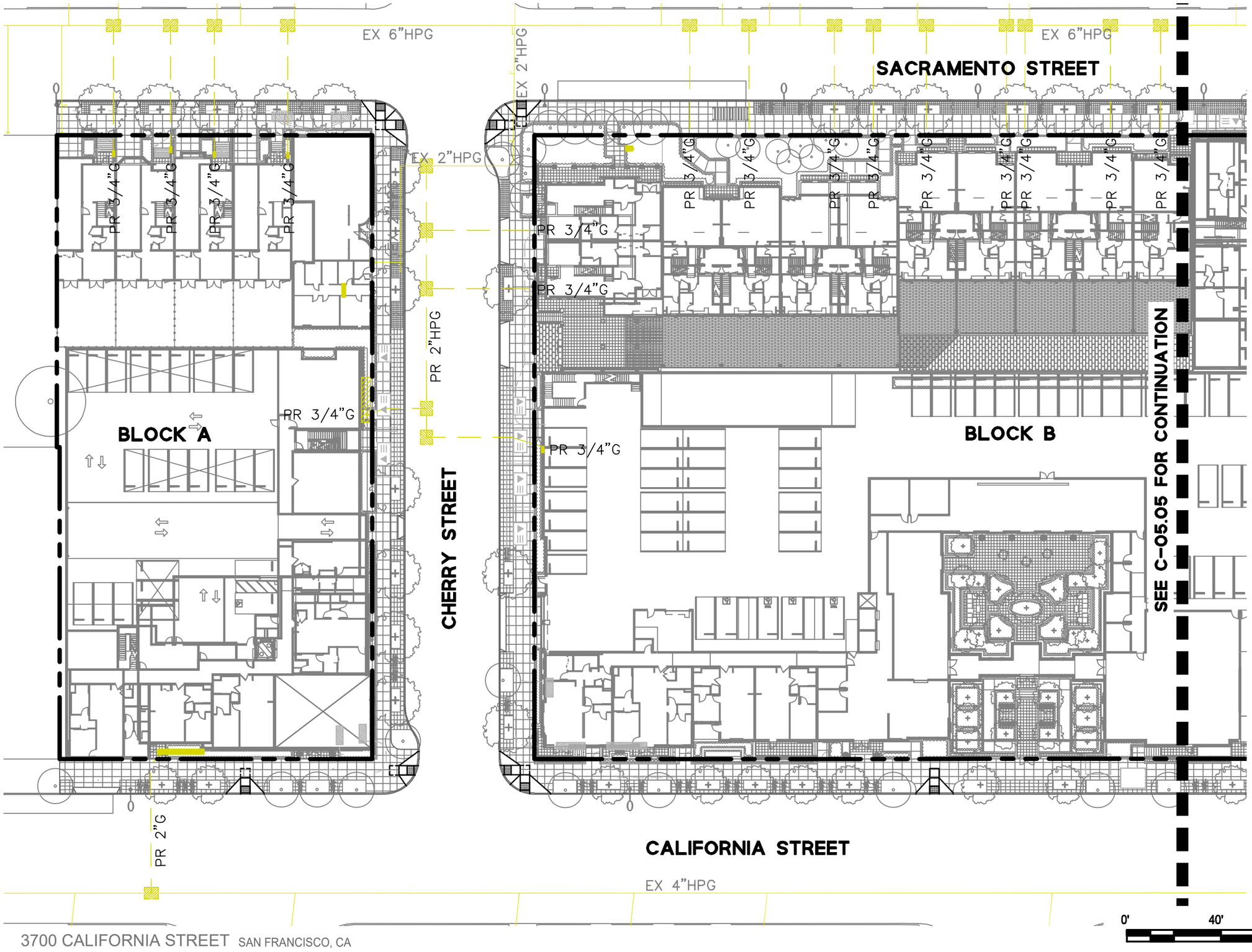

LEGEND

EXISTING PROPERTY LINE	
EXISTING GAS LINE	
PROPOSED GAS LINE	
G	GAS LINE
HPG	HIGH PRESSURE GAS
PR	PROPOSED

NOTES

1. DRY UTILITY DESIGN IS BASED ON SCHEMATIC DESIGN PLANS PROVIDED BY GIACALONE, DATED SEPTEMBER 13, 2019.
2. SERVICE LATERALS ADJUSTED PER UPDATED SITE PLANS PROVIDED BY BDE, DATED MAY 8, 2023.

CHANGES FROM 2020 APPROVED ENTITLEMENTS:

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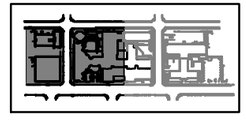

TRUE NORTH
PROJECT NORTH

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1"=40'

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GAS - WEST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-06.00

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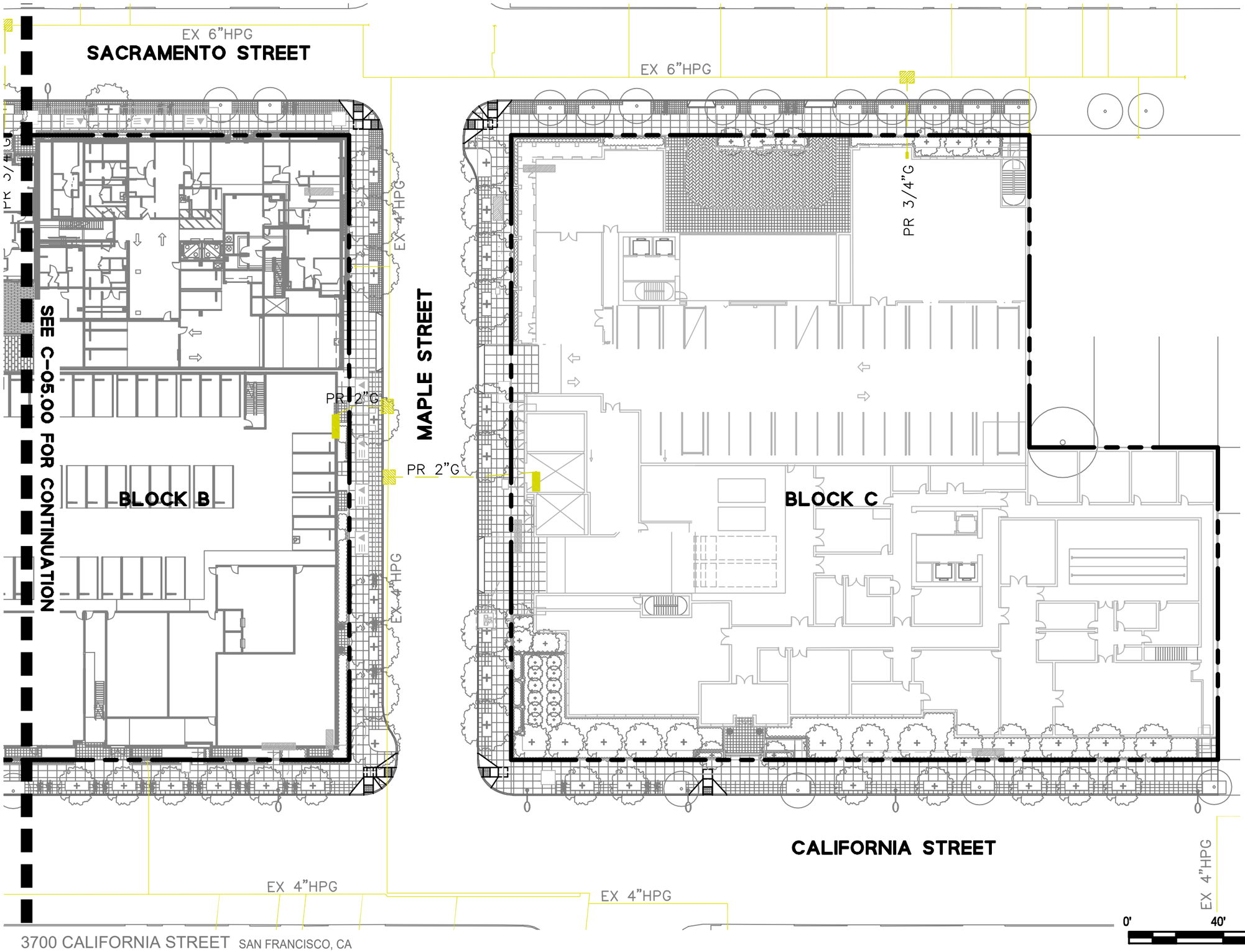


LEGEND

- EXISTING PROPERTY LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- G — GAS LINE
- HPG — HIGH PRESSURE GAS
- PR — PROPOSED

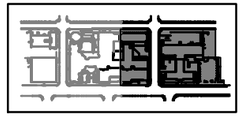
NOTES

1. DRY UTILITY DESIGN IS BASED ON SCHEMATIC DESIGN PLANS PROVIDED BY GIACALONE, DATED SEPTEMBER 13, 2019.
2. SERVICE LATERALS ADJUSTED PER UPDATED SITE PLANS PROVIDED BY BDE, DATED MAY 8, 2023.

CHANGES FROM 2020 APPROVED ENTITLEMENTS:

1. DRIVEWAY LOCATIONS ADJUSTED TO MATCH LATEST BUILDING PROGRAM.
2. PROVIDING 1' BULB-OUT AT SOUTH CORNER OF CHERRY STREET AND SACRAMENTO STREET INTERSECTION. THE BULB-OUT ACCOMMODATES AN EXISTING FIRE HIGH PRESSURE FIRE HYDRANT AND CONFORMS TO THE PROPOSED CURBLINE ALONG THE WEST SIDE OF CHERRY STREET.
3. MUNI POLE LOCATIONS ADJUSTED TO MATCH LATEST BUILDING PROGRAM.
4. MANHOLES FOR COMBINED SD AND SS LATERALS HAVE BEEN REMOVED FOR LATERALS 8" OR SMALLER.
5. BULB-OUT ON BLOCK B ALONG CALIFORNIA AVENUE REMOVED. ONE PEDESTRIAN CROSSWALK PROVIDED AT CALIFORNIA/COMMONWEALTH INTERSECTION (PREVIOUSLY 2 CROSSWALKS PROVIDED).
6. ELECTRICAL AND COMM LINES SHOWN ON ONE PLAN.
7. DOMESTIC WATER LINES ALONG CALIFORNIA STREET AT BLOCK B ADJUSTED FOR BULB-OUT REMOVAL.

KEY PLAN



0' 40' 80'

1"=40'

3700 CALIFORNIA STREET SAN FRANCISCO, CA

PRADO GROUP | BDE ARCHITECTURE HANDEL ARCHITECTS | BKF | TGP The Guzzardo Partnership Inc. Landscape Architects | Land Planners

GAS - EAST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-06.05

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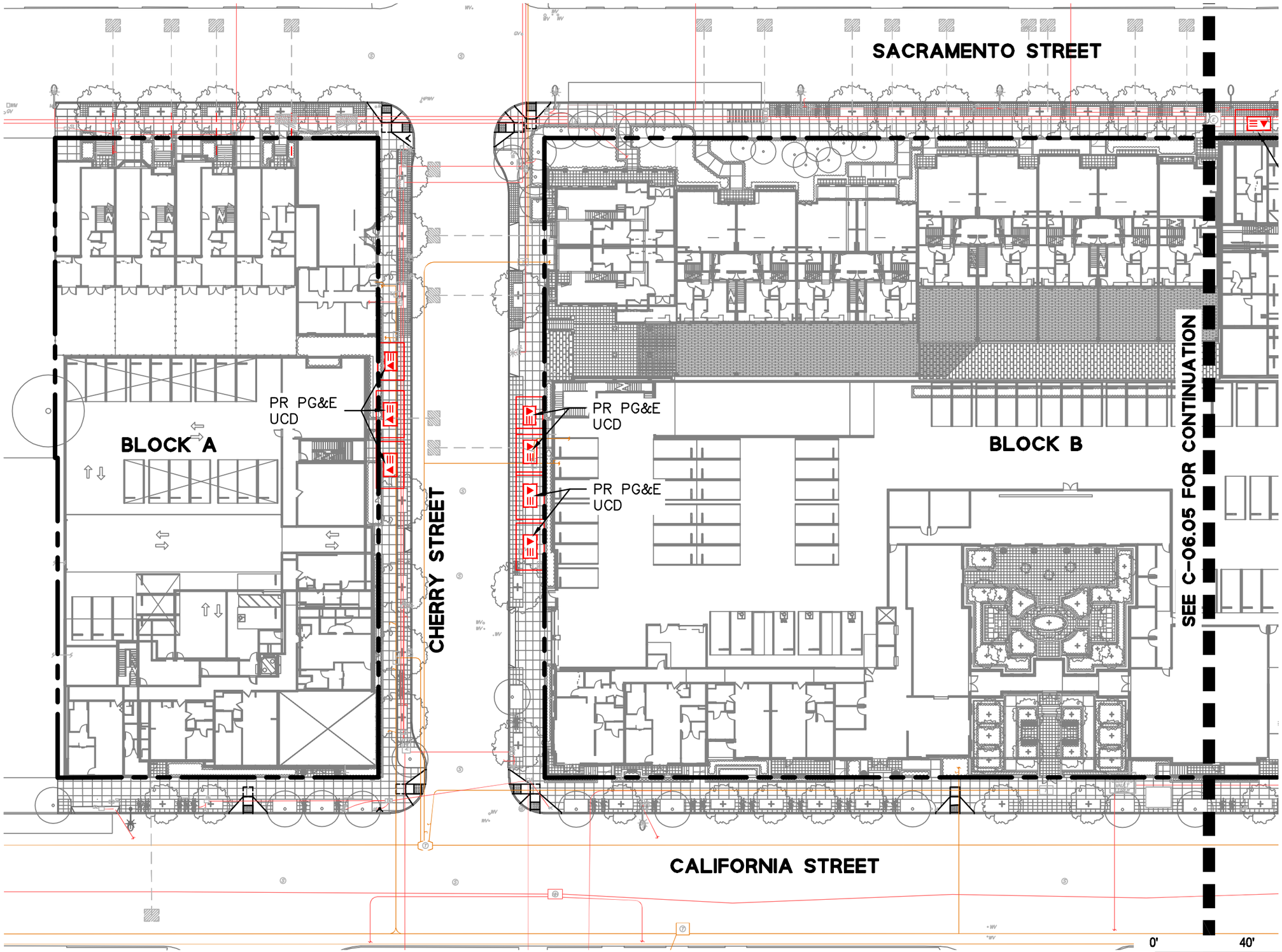

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ELECTRICAL LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED PG&E UCD
- EXISTING COMMUNICATION LINE
- (E) EXISTING
- PR PROPOSED

NOTES

1. DRY UTILITY DESIGN, INCLUDING UCD VAULT LOCATIONS, IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL DESIGN.

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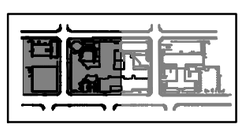

TRUE NORTH
PROJECT NORTH

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ELECTRICAL AND COMMUNICATIONS - WEST

PUD/CU SUBMITTAL
MARCH 8, 2024

C-07.00

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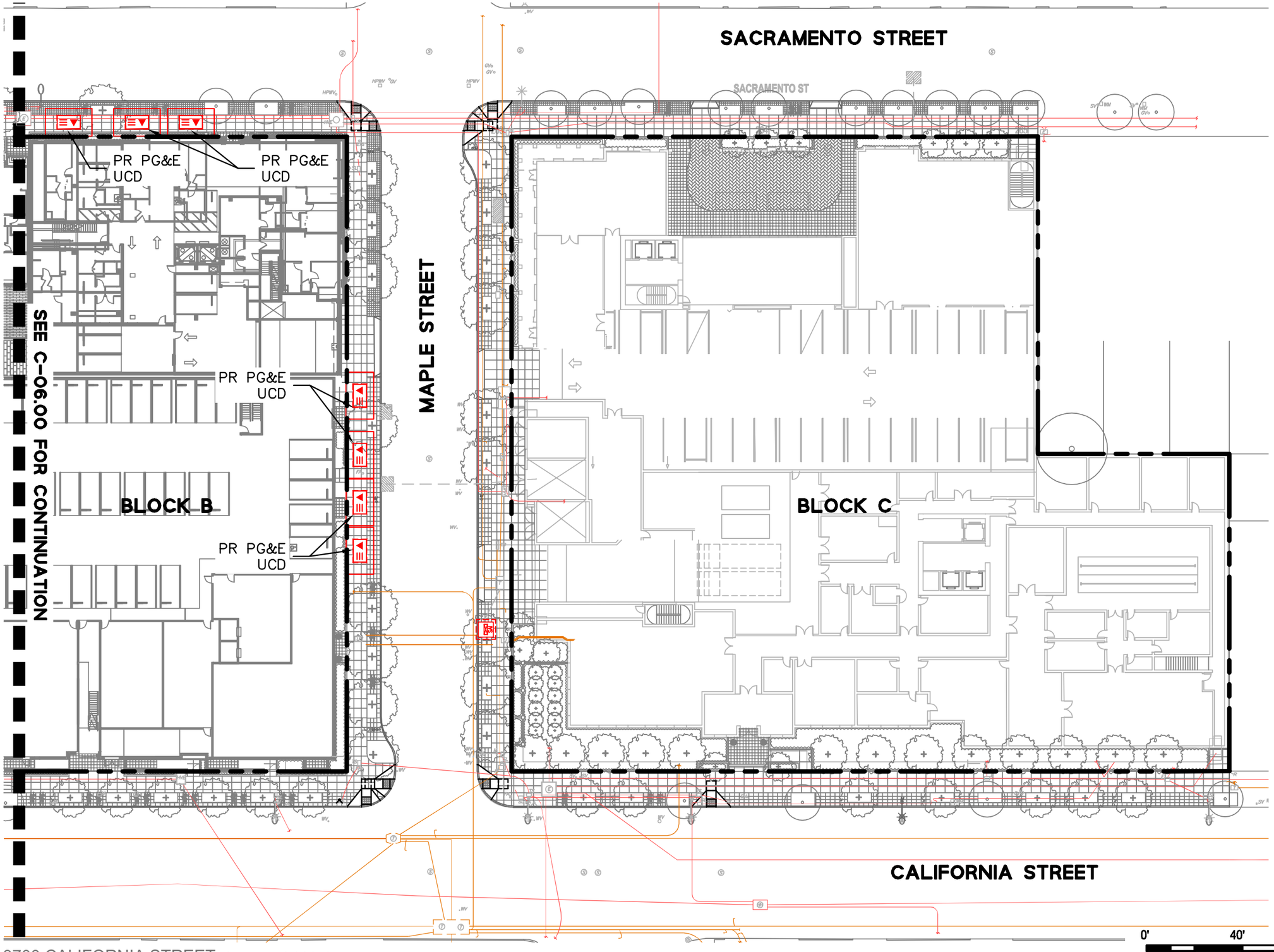

LEGEND

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- PROPOSED ELECTRICAL LINE
- PROPOSED PG&E UCD
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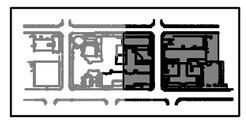

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ELECTRICAL AND COMMUNICATIONS - EAST

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