San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

March 27, 2023

King Street Properties
800 Boylston Street, Suite 2400
Boston, MA 02199

ATTN: Eric Jacobs, eric@gbasf.com

RE: Approval of Schematic Design and Minor Modifications to Pier 70 Parcel A

Dear Eric,

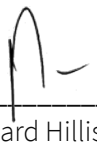
Thank you for your submittal of the vertical improvement design of Parcel A. Pursuant to Planning Code Section 249.79(l), the Planning Department has reviewed the vertical improvement design and finds it consistent with the requirements of Section 249.79 and the Design for Development document. The Planning Department has completed review and hereby approves the vertical improvement design as detailed in the staff report dated March 16, 2023.

The Design Review Application includes a request for minor modifications from the following Design for Development Standards, as detailed in the staff report:

- 5.6.2: Shared Egress.
- 5.6.7: Access Locations.
- 6.8.2: Ground Floor Transparency.
- 6.9.4: Façade Rhythm.
- 6.11.1: Mechanical Screening.

The minor modifications are approved as requested. Any significant modification to the approved schematic design will require submittal of a new schematic design application to the Planning Department.

APPROVED



Richard Hillis
Planning Director
San Francisco Planning Department

DATE

March 27, 2023

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
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MEMO TO THE PLANNING DIRECTOR

March 16, 2023

Case Number:	2014-001272PHA-03
Project Address:	Pier 70 Mixed-Use Project Parcel A
Zoning:	P70-MU (Pier 70 Mixed Use) Pier 70 Special Use District 90-X Height and Bulk District
Block/Lot:	Pier 70 Parcel A
Project Sponsor:	King Street Properties 800 Boylston Street, Suite 2400 Boston, MA 02199
Staff Contact:	Monica Giacomucci – (628) 652-7414 Monica.Giacomucci@sfgov.org Ryan Wassum – (415) 274-0637 Ryan.Wassum@sfport.com
Recommendation:	Approve the Schematic Design and Minor Modifications

Background

Planning Code Section 249.79(k) details the administrative review process for vertical improvements at the Pier 70 Mixed Use Project. Under the administrative review process, schematic designs of vertical improvements proposed at the site are reviewed by Planning Department and Port staff for completeness and consistency with the Design for Development (D4D) document. Upon a determination of completeness (or deemed completeness), staff shall conduct design review and prepare a staff report determining compliance of the Vertical Improvement with Section 249.79 and the D4D, including a recommendation regarding any modifications sought. Within 20-days of delivery and posting of this staff report, the Planning Director shall approve or disapprove the Vertical Improvement design and any Minor Modifications based on its compliance with this Section 249.79 and the D4D and recommendations of the staff report.

This memo serves as the staff report required under Section 249.79 and details the completeness and consistency of the schematic building designs for Parcel A, which was submitted to the Port of San Francisco for review on October 11, 2022 and updated and resubmitted on January 13, 2023.

Prior Project Proposal

Parcel A was previously reviewed as a six-story, 90-foot tall, 364,415 square foot non-residential building with retail sales and service uses located at the ground floor. This prior design by Grimshaw and DES Architects was approved by Planning Director Richard Hillis on January 31, 2022. After the approval of the schematic design by the former sponsor (Brookfield), King Street Properties (an affiliate of Brookfield) elected to pursue the alternative design described in this report that is more suitable to life sciences.

Current Project Proposal

Parcel A is proposed to be developed with a six story, 90-foot tall, approximately 338,714 square foot office building with retail sales and services uses located at the ground floor and one level of subterranean vehicular parking. The project requests five minor modifications to the requirements of the Design for Development (D4D) document, which is detailed below. A plan check sheet detailing consistency with the D4D and a reduced set of plans are attached to this report.

Additionally, the project sponsor has conducted outreach events with interested parties to solicit feedback on the proposed design for Parcel A. This outreach included attendance of a Southern Advisory Committee (SAC) meeting on February 22, 2023 and presentation of the proposed design. The proposed design was well received, with the exception of the following feedback from several SAC members:

1. Northern Elevation: Consider breaking up and/or texturing the horizontal cornice line above the base of the building at the 35' height reference to better correlate with the design of the adjacent historic Building 113.

   Staff has recommended a Condition of Approval to direct the sponsor to continue to work with staff to accentuate and refine the cornice line above the base of the building to better correlate with the design of the adjacent historic Building 113, prior to submittal of building permits (specifically the architectural addendum).

2. Western Elevation: In combining heavy and light elements and materials from existing Pier 70 architecture, the upper portion of the building above the glass curtain wall appears to make the building feel heavy on top. Consider bringing the metal piers all the way down to the terrace so the building feels less top heavy and more balanced.

   The design team has evaluated this comment and cannot redesign the portion of this building because the added transparency greatly strengthens the dimensional height reference to the adjacent historic structures (required under D4D Standard 6.15) and breaks an otherwise long façade into more than one zone. Additionally, the added transparency benefits the interior space adjacent to the rooftop terraces. After consideration of the design team's analysis, staff concurs with their design assessment and finds the elevation as designed in compliance with the D4D requirements and further design changes would be unwarranted.

Further, over the course of review, the schematic design has been amended to clarify consistency with Section 249.79 and the requirements of the D4D. In conducting design review of the proposed vertical improvement, staff has found the proposed building to be in general compliance with Section 249.79 and the requirements of the D4D.

Required Minor Modifications

The project requests the following minor modifications to the standards and guidelines of the Design for Development:

1. Guideline 5.6.2: Shared Egress
   Off-street loading entrances and exits should be combined with garage parking entries wherever reasonable and feasible along the same block frontage.

   The proposed Project provides intentional separation between the garage entry and loading doors. The separation accommodates an angled loading dock which ensures trucks have enough maneuvering space within the narrow width of Louisiana Street. It also provides needed separation for a number of vital mechanical intake/exhaust locations along the façade. Providing separation between the vehicle parking ramp and the loading/trash area will alleviate conflict and provide a safer condition for both the occupant and operations vehicles.

2. Standard 5.6.7: Access Locations
   The distance of entry and exit points for garages, accessory parking, and off-street loading shall be at least 60 feet from the corner of an intersection (as measured from the parcel line).

   The proposed Project locates the loading dock access entry approximately 58 feet north of the property line at the corner of 21st Street and Louisiana Street. This is within 10% of the D4D standard of 60 feet. The location of the loading dock accommodates a number of logistical factors; it lessens opportunity for conflict with the parking garage entry, it ensures no/minimal regrading by meeting the sloping grade of the site and provides a truck maneuvering path with minimal impact to surrounding street traffic.

3. Standard 6.8.2: Ground Floor Transparency
   The ground floor façade shall have a minimum of 60 percent transparency applicable to all non-residential uses, excluding frontage dedicated to parking and loading access, building egress, and mechanical and core systems. Transparent areas shall have a maximum sill height of three feet from sidewalk grade.

   In order to comply, the majority of glazed areas shall be unobstructed by solid window coverings or other features that impede visibility from the public realm into the interior of the ground floor of the building. Minimal window signs, textures, patterns, or other features used for display and communication shall be permitted.

   Darkly tinted or highly mirrored glass is prohibited on the ground floor.

   The proposed Project requests a modification from the Sill Height requirement. Specifically, it is

anticipated that Level 1 will need to be raised slightly higher than three feet above the lowest point at back of sidewalk to ensure compliance with Sea Level Rise protection measures. The maximum sill height will not rise more than three feet four inches above the sidewalk, which represents an overall deviation of less than 10% from the three-foot requirement.

4. Standard 6.9.4: Façade Rhythm
   All new construction buildings with façade lengths greater than 200 feet along a side shall use vertical façade articulation at maximum 30-foot intervals on center to create a finer grain façade. Articulation may be achieved through expressed bay structure, fenestration, articulation, or material differentiation. The vertical rhythm shall be perceptible from the street.

   The project proposes a typical 33' foot interval (aligning with structural bays), representing a 10% deviance from the D4D standard of 30'. The additional width of each module is necessary for programmatic functions of the proposed lab use. Additionally, the 33' rhythm is widened intentionally at the two main building entries to make them more visually prominent at grade and enhance the indoor-outdoor connection. The glazed area of each entry portal is within the 33' module, allowing for compatibility with the overall rhythm of the building and prominence and transparency at the building entrances. The structural system is expressed on the exterior of the building through faceted board-formed concrete piers which are aligned with the building column grid spacing, thereby representing the structural system in the spirit of this D4D standard.

5. Standard 6.11.1: Mechanical Screening
   For all new construction, rooftop equipment shall step-back at a minimum ratio of 1.2 feet in a horizontal dimension, from the exterior building wall facing a public ROW, for every foot above the maximum height limit of the building, and shall be screened with architectural or landscaped materials harmonious with the building's material, color, and scale. The screen shall be at least equal in height to the mechanical elements that it screens.

   In review of the D4D standard, the Planning Department finds that it applies to rooftop equipment, and that exhaust stacks extending above such equipment may exceed this limit if the nature of the exhausted material requires such measure for the operation of the building and for human health and safety. The proposed design includes exhaust stack terminations that extend above the level of the rooftop screening. Industry best practices and standards recommend that these exhaust terminations extend above the roof screen for the operation of the building.

Required Director's Action

For the project to proceed, the Planning Director must approve the Vertical Improvement design and any Minor Modifications based on the Project's compliance with Section 249.79, the D4D, and recommendations of this staff report.

Basis For Recommendation

- The project is compliant with Section 249.79 of the Planning Code.
- The project is compliant with the requirements of the Design for Development (D4D) document, except for Guideline 5.6.2 and Standards 5.6.7, 6.8.2, 6.9.4, and 6.11.1, to which minor modifications are requested.
- The project has been reviewed by interested neighborhood groups and only minor design-related modifications were requested.
- Additional design refinement can be accomplished through Conditions of Approval for the project.

Recommendation: Approve the Schematic Design and Minor Modifications

Attachments:

Exhibit A - Conditions of Approval
Parcel A Conformance Checklist
Parcel A Plans

EXHIBIT A:
CONDITIONS OF APPROVAL

Design – Compliance at Plan Stage

1. **Port Building Permit Submittal**. Prior to submittal of Port Building Permits, the project sponsor shall continue to work with staff on the design, with specific reference to the cornice line above the architectural base of the building. The cornice line should be accentuated and refined to better correlate with the design of the adjacent historic Building 113.

2. **Final Materials.** The Project Sponsor shall continue to work with Planning Department and Port Planning on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff and Port Planning review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance. Prior to the issuance of the Port Building Permit, the Project Sponsor shall provide final architectural plans to Planning Department so that they may consult with Port staff regarding Planning staff's recommendations, including but not limited to any refinements to the cornice line above the architectural base of the building.

   For information about compliance, contact the Case Planner, Planning Department at 628.652.7414, www.sfplanning.org

3. **Signage**. All signage on the development lot shall comply with the Master Sign Program for the Pier 70 site.

   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

4. **Landscape Plan**. Project must comply with SF Environment Code Section 700. Section 704(d)(3) requires Municipal Construction Projects, which includes all projects on Port property, to follow the City and County of San Francisco's Biodiversity Guidelines as further specified in the Port of San Francisco's Biodiversity Design Criteria. Compliance must be documented in the permit addendum inclusive of landscape drawings for review by Port staff.

   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARCEL A
88 MARYLAND ST
SAN FRANCISCO, CA 94124

12/16/2022
PW PROJECT #492217.000

PLANNING RESPONSE

OWNER	ARCHITECT	STRUCTURAL	MEP	CIVIL	LANDSCAPING	PARKING	PORT OF SAN FRANCISCO
King Street Properties 800 Boylston St. Suite 2400 Boston, MA 02199 CONTACT: Andrew Moore amoore@ks-prop.com	Perkins & Will 2 Bryant St. San Francisco, CA 94105 (415) 780-9715 (TEL) CONTACT: Matt Covall matt.covall@perkinswill.com	DCI ENGINEERS 135 Main St. Suite 1800 San Francisco, CA 94105 (415) 638-8919 (TEL) CONTACT: Jeff Brink jbrink@dci-engineers.com	MEYERS PLUS 98 Battery St. Suite 500 San Francisco, CA 94111 (415) 432-8102 (TEL) CONTACT: Susie See susie@meyersplus.com	BKF ENGINEERS 255 Shoreline Drive, Suite 200, Redwood City, CA 94065 (650) 482-6477 (TEL) CONTACT: Monda Sadeghian msadeghian@bkf.com	Miller Company Landscape Architects 1585 Folsom St. San Francisco, CA 94103 (415) 252-7288 x104 (TEL) CONTACT: Maya Nagasaka nagasaka@millercomp.com	Watry Design 2099 Gateway Place, Suite 550 San Jose CA 95110 (833) 917-7275 (TEL) CONTACT: Hyong-gi Jeon hjeon@watrydesign.com	CITY OF San Francisco Pier 1 The Embarcadero San Francisco, CA 94111 (415) 274-0400 (TEL)

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS

CIVIL
BKF ENGINEERS
255 Shoreline Drive, Suite 200, Redwood City, CA 94065

STRUCTURAL
DCI ENGINEERS
135 Main St. Suite 1800 San Francisco, CA 94105

MEP
MEYERS PLUS
98 Battery St. Suite 500 San Francisco, CA 94111

LANDSCAPING
Miller Company Landscape Architects
1585 Folsom St. San Francisco, CA 94103

PARKING
Watry Design
2099 Gateway Place, Suite 550 San Jose CA 95110

OWNER
King Street Properties
800 Boylston St. Suite 2400 Boston, MA 02199

FACILITY

CONTRACTOR

PROJECT

PIER 70

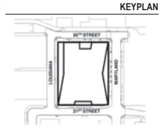
PARCEL A
88 MARYLAND ST
SAN FRANCISCO, CA 94124

King Street Properties

LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

TITLE

COVER

SHEET NUMBER

G00-00

12/15/2022 1:16:48 PM Autodesk Docs://KING STREET PW-PP - PIER 70 UPDATES/ARCH-KSP-Pier70-Parcel A_DesignReviewSubmission2_R22.rvt

PROJECT DESCRIPTION

PARCEL A INCLUDES THE CONSTRUCTION AND DEVLOPMENT OF A SIX-STORY, GROUND UP, SPECULATIVE CLASS A LIFE SCIENCE BUILDING CONSISTING OF ROUGHLY 320,000 GROSS SQUARE FEET WITH 1 LEVEL OF SUBTERRANEAN PARKING. LIMITED BUILDING AMENITY SPACES WILL BE INLUDED AS A PART OF THE CORE AND SHELL CONSTRUCTION.

THIS PROJECT SCOPE INCLUDES DESIGN OF THE CORE AND SHELL OF THE BUILDING AND WILL INCLUDE PARKING, LOADING, MECHANICAL/PLUMBING/ELECTRICAL INFRASTRUCTURE, CORE SPACES, LOBBY AND INTERIOR COMMON SPACES. MOST OF THE BUILDING INTERIOR WILL BE UNFINISHED LEASABLE SPACE.

THE PLANTINGS SHOWN AT GROUND LEVEL WILL BE DESIGNED AND INSTALLED AS PART OF THE CORE AND SHELL WORK. EXISTING STREET TREES IN THE RIGHT-OF-WAY ARE DESIGNED AND PERMITTED SEPARATELY UNDER THE HORIZONTAL WORK.

TERRACES/BALCONIES SHALL BE PART OF THE TENANT IMPROVEMENTS AND NOT BE COMMON USE. A PLANTING LIST CREATED BY THE CORE AND SHELL TEAM WILL BE INCLUDED IN THE TENANT AGREEMENT. TENANTS WILL BE RESPONSIBLE FOR THE PLANTINGS BASED ON THE PLANTING LIST TO BE DEVELOPED AND PROVIDED IN THE TENANT STANDARDS HANDBOOK.

BUILDING CODE SUMMARY

ADDRESS: 88 MARYLAND ST SAN FRANCISCO, CA 94124

ZONING DESIGNATION: P70-MU

PROPERTY ID: APN 4111-009

BLOCK NO: PARCEL A

HEIGHT LIMIT: 90' (MEASURED FROM HIGHEST POINT OF GRADE TO HIGHEST POINT ON FINISHED ROOF)

PROPOSED HEIGHT: 90'

PROPOSED NO OF STORES: 6 + BASEMENT

PRIMARY OCCUPANCY TYPE:
OFFICE/LABORATORY (GROUP B/L OCCUPANCY)

GROSS FLOOR AREA:		OCCUPANCY	GROSS AREA
LEVEL B:	GARAGE	S-2	53,902 GSF
LEVEL 1:	OFFICE	B	31,197 GSF
	ASSEMBLY	A-3	18,046 GSF
	RETAIL	M	4,658 GSF
LEVEL 2:	OFFICE	B	20,122 GSF
	LABORATORY	L	29,970 GSF
LEVEL 3:	OFFICE	B	18,275 GSF
	LABORATORY	L	27,099 GSF
LEVEL 4:	OFFICE	B	18,282 GSF
	LABORATORY	L	26,897 GSF
LEVEL 5:	OFFICE	B	18,275 GSF
	LABORATORY	L	26,861 GSF
LEVEL 6:	OFFICE	B	18,271 GSF
	LABORATORY	L	26,859 GSF
TOTAL:			**338,714 GSF**

(NOTE: AREA MEASURED PER SFPC SEC. 102, TO THE EXTERIOR FACE OF BUILDING WALLS, INCLUDING DECKS THAT ARE NOT OPEN TO THE SKY. EXCLUDES PORTIONS OF DECKS WHICH PROJECT BEYOND THE FACE OF THE BUILDING. EXCLUDES ROOF, TERRACE & PODIUM. NO DEDUCTIONS FOR SHAFTS OR STAIRWAYS. SEE G10-00 FOR REFERENCE.

PROJECT INFORMATION - APPLICABLE CODES

SAN FRANCISCO PLANNING CODE
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA BUILDING CODE CHAPTER 11B
2019 NFPA 13
2013 NFPA 14
2016 NFPA 72
2019 PORT OF SAN FRANCISCO BUILDING CODE
2019 PORT OF SAN FRANCISCO ELECTRICAL CODE
2019 PORT OF SAN FRANCISCO MECHANICAL CODE
2019 PORT OF SAN FRANCISCO PLUMBING CODE
2019 PORT OF SAN FRANCISCO GREEN BUILDING CODE

FIRE RESISTANCE (CHAPTER 6)

CONSTRUCTION TYPE:

MAIN BUILDING: TYPE I-A SPRINKLERED (PER TABLE 504.3, 504.4, 506.2)

BUILDING COMPONENT	FIRE RATING
A) EXTERIOR WALL (NON-BEARING)	NON-RATED 1-HR RATED @ < 20'SEPARATION
B) FLOOR / CEILING (SEE DETAIL XX)	2-HOUR (UL#D779)
C) ROOF / CEILING (SEE DETAIL XX)	1-HOUR (UL#D779)
D) STRUCTURAL FRAME -WIDE FLANGE BEAMS -WIDE FLANGE COLUMNS (SEE SHEET XX)	 3-HOUR 3-HOUR

THE STRUCTURAL FRAME SHALL BE CONSIDERED TO BE THE SLAB AND THE MILD STEEL REINFORCED CONCRETE SLAB HAVING DIRECT CONNECTIONS TO THE COLUMNS AND BRACING MEMBERS DESIGNED TO CARRY GRAVITY LOADS. THE MEMBERS OF FLOOR OR ROOF PANELS THAT HAVE NO CONNECTION TO THE COLUMNS SHALL BE CONSIDERED SECONDARY MEMBERS AND NOT A PART OF THE STRUCTURAL FRAME. THIS INCLUDES ROOF CANOPIES.

E) ELECTRICAL ROOM AND ELEVATOR CONTROL ROOM (SEE DETAIL XX)	1-HOUR
F) SHAFTS (SEE DETAIL XX)	2-HOUR
G) FIRE STOPPING AT FLOOR EDGE OF SLAB TO EXTERIOR BUILDING SKIN (SEE DETAIL XX)	2-HOUR
H) FIRESTOPPING AT STEEL PIPE PENETRATIONS THROUGH FLOORS & ROOF (SEE DETAIL XX)	3-HOUR (UL#C-AJ-5185)

J) THE MECHANICAL EQUIPMENT PENTHOUSE IS LOCATED AT LEAST 20 FEET FROM ADJACENT PROPERTY LINES AND MAY BE OF UNPROTECTED NON-COMBUSTIBLE CONSTRUCTION PER CBC 1510.2.5 EXCEPTION 1.

FULL OCCUPANCY, FIRE AND SMOKE SEPARATION AND ACCESSIBILITY COMPLIANCE WILL BE REQUIRED AT FIRST TIME TENANT IMPROVEMENT. NO TECHNICAL INFEASIBILITY OR UNREASONABLE HARDSHIP REQUESTS WILL BE GRANTED

FIRE & SMOKE PROTECTION (CHAPTER 7)

CONSTRUCTION TYPE I-A, FULLY SPRINKLERED
FULL OCCUPANCY, FIRE AND SMOKE SEPARATION AND ACCESSIBILITY COMPLIANCE WILL BE REQUIRED AT FIRST TIME TENANT IMPROVEMENT. NO TECHNICAL INFEASIBILITY OR UNREASONABLE HARDSHIP REQUESTS WILL BE GRANTED.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS
2019 CBC TABLE 705.8
FIRE SEPARATION DISTANCE OF 20 FT OR MORE, EXTERIOR WALLS ARE NOT REQUIRED TO BE RATED AND MAY HAVE AN UNLIMITED AMOUNT OF UNPROTECTED OPENINGS.

2019 CBC 705.8.5, EXCEPTION 2
VERTICAL SEPERATION ON THE EXTERIOR IS NOT REQUIRED BECAUSE THE BUILDING SHALL BE FULLY SPRINKLED THROUGHOUT.

FIRE PROTECTION SYSTEMS (CHAPTER 9)

THE FOLLOWING ARE DESIGN-BUILD FIRE PROTECTION SYSTEMS THAT ARE TO BE PART OF THE SHELL CONSTRUCTION.

A) AUTOMATIC FIRE SPRINKLERS THROUGHOUT THE BUILDING SHELL.

B) CLASS I FIRE STANDPIPE SYSTEM SINCE BUILDING IS GREATER THAN 4 STORIES IN HEIGHT. THE STANDPIPE SYSTEM MAY BE INTERCONNECTED WITH THE AUTOMATIC FIRE SPRINKLER SYSTEM AND SHALL EXTEND TO THE ROOF.

C) THE FIRE SPRINKLER SYSTEM DISCHARGE DENSITY SHALL BE 0.17 GPM/SQ. FT. OVER 3,000 SQUARE FEET. THE SYSTEM SHALL COMPLY WITH NFPA 13-2010.

D) EMERGENCY RESPONDER RADIO COMMUNICATIONS SYSTEMS (ERRCS) PER CBC 907.2.13. PROVIDE PORTABLE FIRE EXTINGUISHERS (TYPE 2A10BC) WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET FROM ANY PORTION WITHIN THE BUILDING.

DRAWING INDEX

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G00-02	NOTES, LEGENDS AND ABBREVIATIONS	●	○
G00-03	PROJECT INFORMATION	●	○
G00-04	PROJECT INFORMATION	●	○
G03-01	D4D COMPLIANCE TABLE	●	○
G03-02	D4D COMPLIANCE TABLE	●	○
G03-03	D4D COMPLIANCE TABLE	●	○
G03-04	D4D COMPLIANCE TABLE	●	●
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G10-00	AREA PLANS		●
02-CIVIL			
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C-02	EXISTING CONDITIONS AND DEMOLITION PLAN	●	○
C-03	SITE AND GRADING PLAN	●	○
C-04	UTILITY PLAN	●	○
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L2	PROPOSED STREETSCAPE		●
L3	STREETSCAPE SECTIONS		●
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L5	PLANTING PALETTE		●
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A10-04	3RD FLOOR	●	○
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A10-06	5TH FLOOR	●	○
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A20-03	EXTERIOR ELEVATION - EAST	●	●
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SHEET INDEX LEGEND

● ISSUED NEW OR WITH REVISIONS
○ ISSUED FOR REFERENCE

PARKING CALCULATIONS

PARKING CALCULATIONS

VEHICULAR

	CODE		REQUIREMENT		PROVIDED	
MAX PARKING PERMITTED	CBC (2019)	TABLE 11B-208.1	ALLOWED: 1.5 SPACES PER 500SF OF GROSS AREA	1016 MAX SPACES ALLOWED TOTAL AREA: 338,714 GSF/1,500 = 225 PARKING SPACES ALLOWED	107 PARKING SPACES (70 SELF-PARK, 37 TANDEM)	
	D4D	TABLE 5.4.1.	ALLOWED: 1 SPACE PER 1,500 SF OF GROSS AREA			
ACCESSIBLE PARKING REQUIREMENTS (ADA)	CBC (2019)	SECTION 11B-208	101-150 PARKING SPACES = 5 MIN. ACCESSIBLE PARKING SPACES	5 ADA (1 VAN + 4 STANDARD ADA)	7 ACCESSIBLE SPACES (2 VAN, 5 STANDARD)	
	D4D	TABLE 5.4.1	1 ACCESSIBLE SPACE REQUIRED PER 25 STANDARD SPACES PROVIDED	5 ADA SPACES REQUIRED		
	SF PLANNING CODE	SEC 155 (i)	1 ADA SPACE REQUIRED FOR EACH 25 PARKING SPACES	5 ADA (1 VAN + 4 STANDARD ADA)		
ELECTRIC VEHICLE CHARGING STATIONS (EVCS)	SF GREEN BUILDING CODE	SECTION 5.106	PROVIDE EVCS FOR 10% OF PARKING SPACES.	107 X 0.1= 10.7 EVCS REQUIRED	12 EVCS	14 TOTAL EVCS PROVIDED
	CBC (2019)	TABLE 11B-228.3.2.1	5-25 EV CHARGING SPACES = MIN 2 ACCESSIBLE EV (1 VAN + 1 STANDARD)		1 VAN ACCESSIBLE EVCS & 1 STANDARD ACCESSIBLE EVCS	
CLEAN AIR VEHICLE PARKING	CALGREEN (2016)	TABLE 5.106.5.3.3	101-150 TOTAL SPACES = 18 REQUIRED	PROVIDE SIGNAGE DESIGNATION FOR 18 SPACES "CLEAN AIR/VANPOOL/EV"	18 PROVIDED	
LOADING REQUIREMENTS	SF PLANNING CODE	SECTION 152	2 SPACES REQUIRED FOR 200,001- 500,000 SF OF OCCUPIED FLOOR AREA		2 TRUCK LOADING BAYS	
	D4D	§5.5.1	250,001-500,000 GFA = 2 OFF STREET			
REFUSE AND RECYCLING	D4D	TABLE 5.5.2	3 WASTE STREAMS: RECYCLING, COMPOSTING, LANDFILL		3 WASTE STREAMS	
CAR SHARE	SF PLANNING CODE	SECTION 166	50 OR MORE NON-RESIDENTIAL PARKING SPACES = 1, PLUS 1 FOR EVERY 50 PARKING SPACES OVER 50	3 CAR SHARE SPACES	3 PROVIDED (NOT INCLUDED IN PARKING COUNT)	

BICYCLE

	CODE		REQUIREMENT		PROVIDED
BICYCLE CLASS 1 PARKING (COVERED, LONG-TERM)	SF PLANNING CODE	SECTION 155.2	RETAIL: One Class 1 space for every 7,500 square feet of Occupied Floor Area.	13,328/7,500 = 2	96 CLASS 1 BIKE PARKING SPACES
			OFFICE: One Class 1 space for every 5,000 square feet of Occupied Floor Area.	233,748/5,000 = 47	
	D4D	§5.1.1 (REFER TO PLANNING CODE)	5% OF CLASS 1 FOR CARGO BIKES		
BICYCLE CLASS 2 PARKING (UNSUPERVISED AREAS)	SF PLANNING CODE	SECTION 155.2	RETAIL: Minimum two spaces, One Class 2 space for every 2,500 sq. ft. of Occupied Floor Area.	4,379/2,500 = 2	12 CLASS 2 BIKE PARKING SPACES
			OFFICE: Minimum two spaces for any Office Use greater than 5,000 square feet of Occupied Floor Area, and one Class 2 space for each additional 50,000 occupied square feet.	23,000 SF/50,000 SF= 5 plus 2 = 7	
	D4D	§5.1.1 (REFER TO PLANNING CODE)			
SHOWER & LOCKER FACILITIES	SF PLANNING CODE	SECTION 155.4	OFFICE: Four showers and 24 clothes lockers are required where the Occupied Floor Area, exceeds 50,000 square feet.	4 SHOWERS & 24 LOCKERS	7 SHOWERS & 36 LOCKERS
			RETAIL: None required if Occupied Floor Area is less that 25,000 SF	0 SHOWERS & 0 LOCKERS	
	D4D	§5.1.6 (REFER TO PLANNING CODE)			

PLUMBING CALCULATIONS

PLUMBING FIXTURE CALCULATIONS

FLOOR	TOTAL GSF	GROUP B (OCC. LOAD FACTOR=200)									GROUP A-3 (OCC. LOAD FACTOR=30)[3]								GROUP M (OCC. LOAD FACTOR=100)[3]								TOTAL REQUIRED[3]								TOTAL PROVIDED							
		B GSF	OCC. PER GENDER	FIXTURES M WC	M URINALS	M LAVS	F WC	F LAVS	DRINKING FOUNTAINS (1 per 150)	SERVICE SINK	A-3 GSF	OCC. PER GENDER	FIXTURES M WC	M URINALS	M LAVS	F WC	F LAVS	DRINKING FOUNTAINS	SERVICE SINK	M GSF	OCC. PER GENDER	FIXTURES M WC	M URINALS	M LAVS	F WC	F LAVS	DRINKING FOUNTAINS	SERVICE SINK	FIXTURES M WC	M URINALS	M LAVS	F WC	F LAVS	DRINKING FOUNTAINS	SERVICE SINK	FIXTURES M WC	M URINALS[4]	M LAVS	F WC	F LAVS	DRINKING FOUNTAINS[5]	SERVICE SINK
1	46,931	8,679	22	1	1	1	2	1	1	1	18,667	311	3	3	3	6	5	2	1	4,379	22	1	0	1	1	1	1	1	5	4	5	9	7	4	3	9	3	8	13	9	4	3
2	47,527	47,527	119	3	2	2	8	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	2	8	3	1	1	5	3	4	9	5	2	1
3	43,449	43,449	109	3	2	2	8	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	2	8	3	1	1	5	3	4	9	5	2	1
4	42,429	42,429	106	3	2	2	8	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	2	8	3	1	1	4	3	3	8	4	2	1
5	42,323	42,323	106	3	2	2	8	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	2	8	3	1	1	4	3	3	8	4	2	1
6	42,436	42,436	106	3	2	2	8	3	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	2	2	8	3	1	1	4	3	3	8	4	2	1

Notes:
1. Fixture Counts based on expected occupancies. Roof is unoccupied except for Service areas. Accessory areas excluded.
2. Per CPC 415.2 Water station substituted for 50% of the required drinking fountains is acceptable
3. Fitness Center on L1 included in A-3 per CPC Table 422.1
4. Water Closet substituted for Urinal on Floor 1
5. Group M restrooms to be provided with Tenant Improvement

Perkins&Will
2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
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FACILITY
CONTRACTOR

PROJECT

PIER 70

PARCEL A
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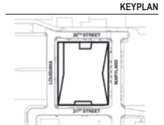
SAN FRANCISCO, CA 94124

KSP King Street Properties
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

DATE	ISSUE
2	Planning Response 12/16/22
1	Design Review Revision 3 10/7/22

Job Number 492217.000

TITLE

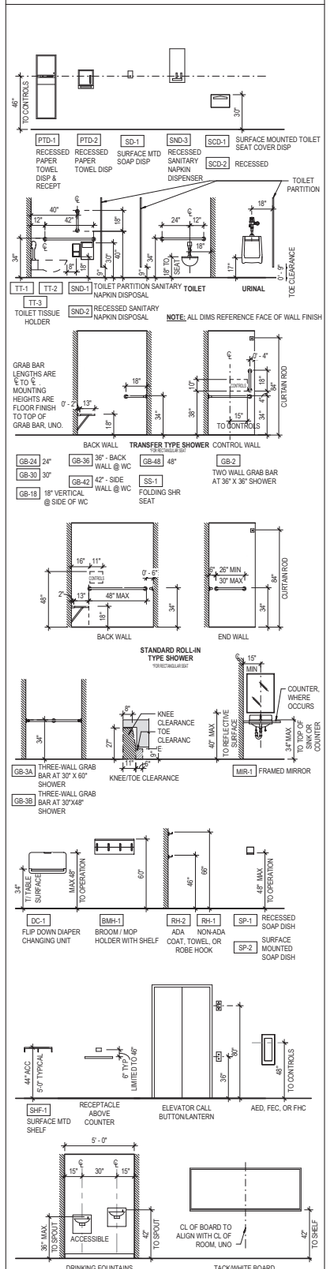
PROJECT INFORMATION & DRAWING INDEX

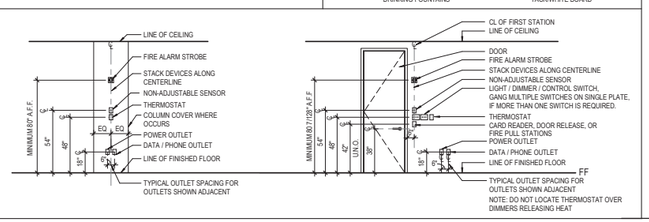
SHEET NUMBER

G00-01

MOUNTING DIMENSIONS

MOUNTING INFORMATION SHOWN HERE IS COMPLIANT WITH REQUIREMENTS OF ICC A117.1-2009 AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN



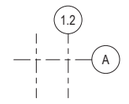


ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL), ARCHITECT
BLDG	BUILDING
CF/CI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CF/OI	CONTRACTOR FURNISHED, OWNER INSTALLED
CFMF	COLD-FORMED METAL FRAMING
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
cm	CENTIMETER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COORD	COORDINATE
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FACE
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FLR	FLOOR
FP	FIRE PROTECTION/ FIREPROOF
FRTW	FIRE RETARDANT TREATED WOOD
FT	FOOT (FEET)
FTG	FOOTING
FURN	FURNISH, FURNITURE
GA	GAGE
GALV	GALVANIZED
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GL	GLASS
GLU LAM	GLUED LAMINATED WOOD
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
H	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HVAC	HEATING, VENTILATION, AIR CONDITIONING
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
L	LONG, LENGTH
LAM	LAMINATE(D)
LF	LINEAR FOOT, (FEET)
LP	LOW POINT
LVR	LOUVER
m	METER
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
mm	MILLIMETER
MO	MASONRY OPENING
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OPH	OPPOSITE HAND
PCC	PRE-CAST CONCRETE
PERF	PERFORATED
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PNT	PAINT
PREFAB	PREFABRICATE(D)
PROJ	PROJECT
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
R	RADIUS, RISER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REINF	REINFORCE, REINFORCING
REQ'D	REQUIRE, REQUIRED
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT(FEET)
SIM	SIMILAR
SPEC	SPECIFICATION
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STRUCT	STRUCTURAL
T	TREAD
T/	TOP OF
T&G	TONGUE & GROOVE
TEMP	TEMPORARY
THK	THICK
TYP	TYPICAL
U	HEAT TRANSFER COEFFICIENT
UL	UNDERWRITERS' LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
W/O	WITHOUT
WD	WOOD
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
X	BY

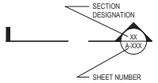
SYMBOLS LEGEND

COLUMN GRID DESIGNATION

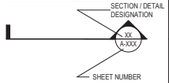


NOTE TAGS

BUILDING SECTION TAG



WALL / DETAIL SECTION TAGS



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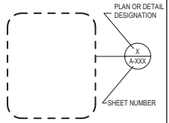
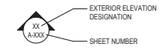


EXTERIOR ELEVATION TAG



INTERIOR ELEVATION TAGS

INTERIOR ELEVATION TAG SINGLE-DIRECTIONAL

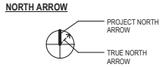
INTERIOR ELEVATION TAG MULTI-DIRECTIONAL

DOOR IDENTIFICATION TAG

EQUIPMENT DESIGNATION

TOILET ACCESSORY TAG

NORTH ARROW



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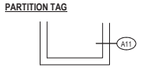
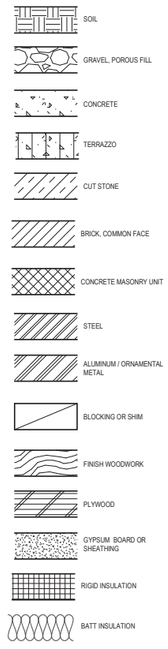


REFER TO A61-0X SERIES FOR CHARTS

GENERAL PROJECT NOTES

1. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.
2. DO NOT SCALE THE DRAWING, IF DIMENSIONS ARE IN QUESTION OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
3. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION ARE TO THE FACE OF GYPSUM BOARD FOR PARTITIONS, TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR MASONRY WALLS UNLESS OTHERWISE INDICATED. DIMENSIONS IN RENOVATED AREAS ARE FROM FINISH FACE OF EXISTING WALLS AND TO FINISH FACE OF NEW PARTITIONS UNLESS OTHERWISE INDICATED.
4. FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS. COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF OF/CI EQUIPMENT. MINIMUM REQUIRED OPENINGS AND ACCESSIBLE ROUTES TO THE INSTALLATION AREA SHALL BE COORDINATED WITH THE SUPPLIER.
5. FINISH FLOOR ELEVATIONS ARE TO TOP OF SCHEDULED FINISH UNLESS OTHERWISE NOTED.
6. WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE HOUR PARTITION IS SHOWN AS A CONTINUATION OF A TWO-HOUR PARTITION OR COLUMN ENCASEMENT, THE GYPSUM BOARD SHALL BE OFFSET FROM FRAMING AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD ON BOTH SIDES.
7. LEVEL FLOORS SO THAT THEY DO NOT EXCEED A ½" VARIANCE IN A 10'-0" RADIUS.
8. PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A PARTITION ARE TO BE CONSISTENT FOR THE LENGTH AND HEIGHT OF A PARTITION.
9. FLOOR OUTLET LOCATIONS ARE TO BE APPROVED BY ARCHITECT AND BUILDING MANAGEMENT PRIOR TO CORE DRILLING.
10. OPENINGS IN A RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE RESISTANT JOINT SYSTEMS OR PROTECTED WITH A FIRE RATED CHASE.
11. WHERE MATERIALS ARE APPLIED TO, OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY ANOTHER SUBCONTRACTOR, COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR THE APPLICATION INTENDED.
12. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC CORROSION.
13. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, INCLUDING MATERIALS AND OTHER CONTIGUOUS SEALANTS.
14. MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, AND BOXES RECESSED IN FIRE RATED WALL, FLOOR, AND CEILING ASSEMBLIES.
15. DO NOT HANG (SUPPORT) ANY ITEMS FROM METAL ROOF DECK. IT IS ACCEPTABLE TO ATTACH CEILING SYSTEM WIRE HANGERS FROM JOISTS OR BEAMS. IF NO JOIST OR BEAM IS AVAILABLE, PROVIDE SUPPLEMENTAL STEEL SUPPORTS

MATERIALS AT LARGE SCALES



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FACILITY

CONTRACTOR

PROJECT

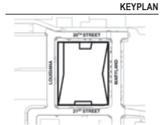
PIER 70

PARCEL A
88 MARYLAND ST
SAN FRANCISCO, CA 94124

KSP King Street Properties
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

Mark	Issue	Date
1	Design Review Revision 3	10/7/22

Job Number 492217.000

TITLE

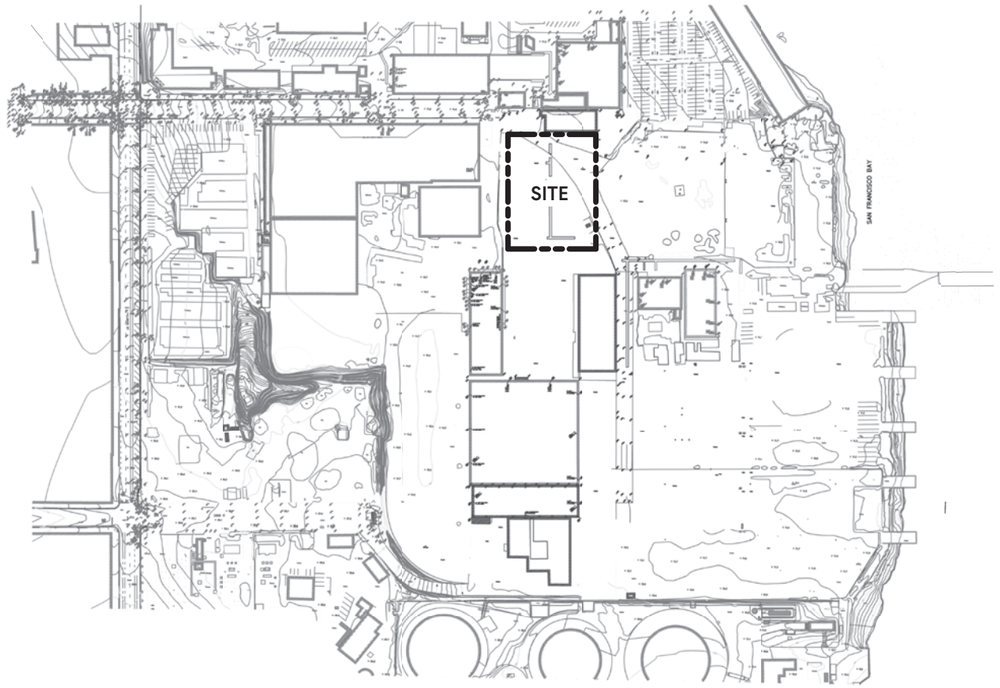
NOTES, LEGENDS AND ABBREVIATIONS

SHEET NUMBER

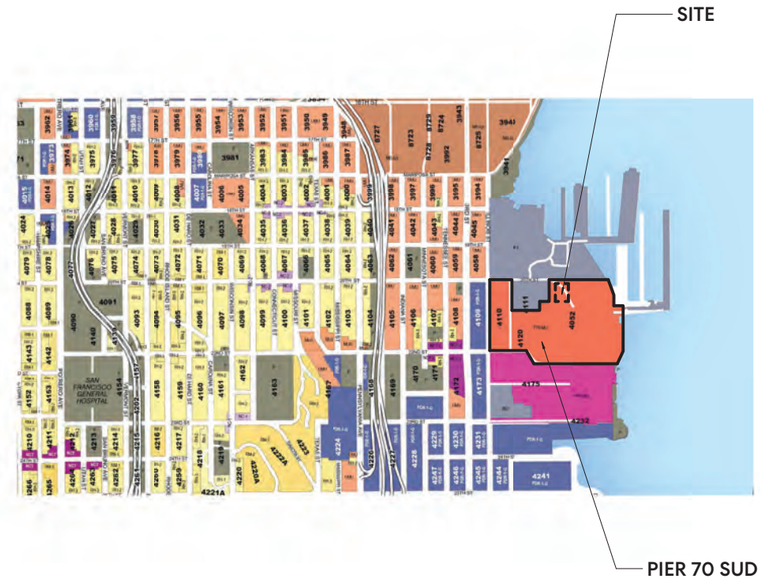
G00-02

12/15/2022 1:16:49 PM Autodesk Docs://KING STREET PROP - PIER 70 UPDATE/ARCH-KSP-Pier70-Parcel A_DesignReviewRevisions_R21.rvt

A.EXISTING CONDITIONS



B.ZONING DESIGNATIONS



C.PROPOSED DEVELOPMENT

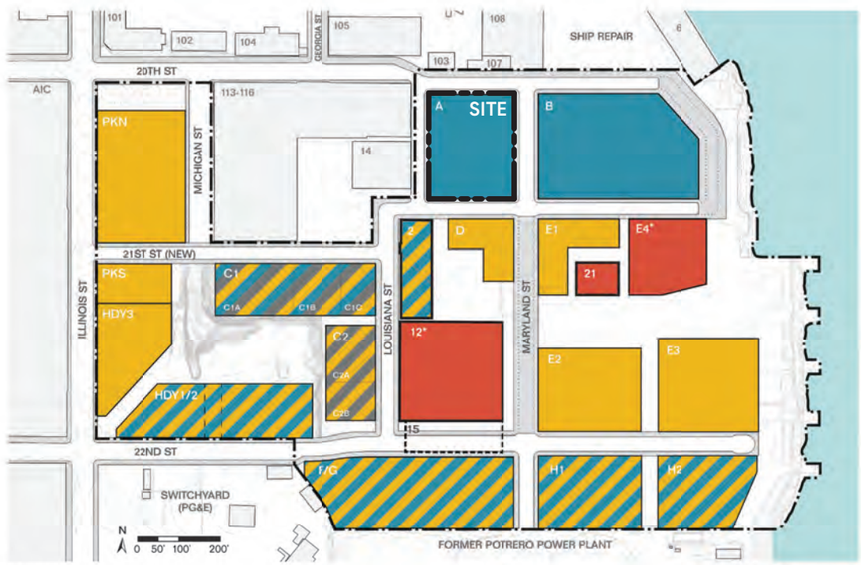
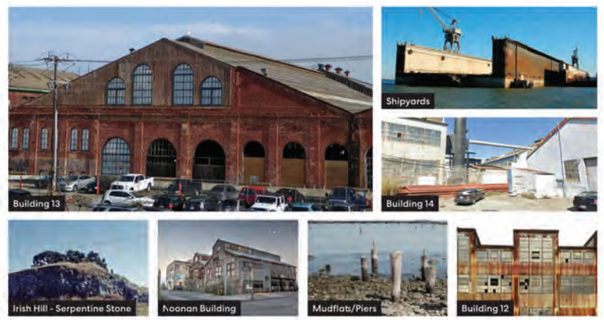


FIGURE 2.1.1: Land Use Concept

Note: Striped coding represents land use options for flexible or mixed-use parcels.
Subdivided parcels shown on C1 and C2 are illustrative only.
*Building 12 and E4 are permitted to have office uses, except on the ground floor where only accessory office use is permitted.

D.SITE CONTEXT

Parcel A Historic Context



Parcel A Modern Context

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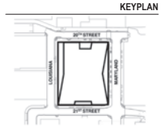
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

TITLE

PROJECT INFORMATION

SHEET NUMBER

G00-03

A.EXISTING CONDITIONS

LOOKING NORTH

B.EXISTING CONDITIONS

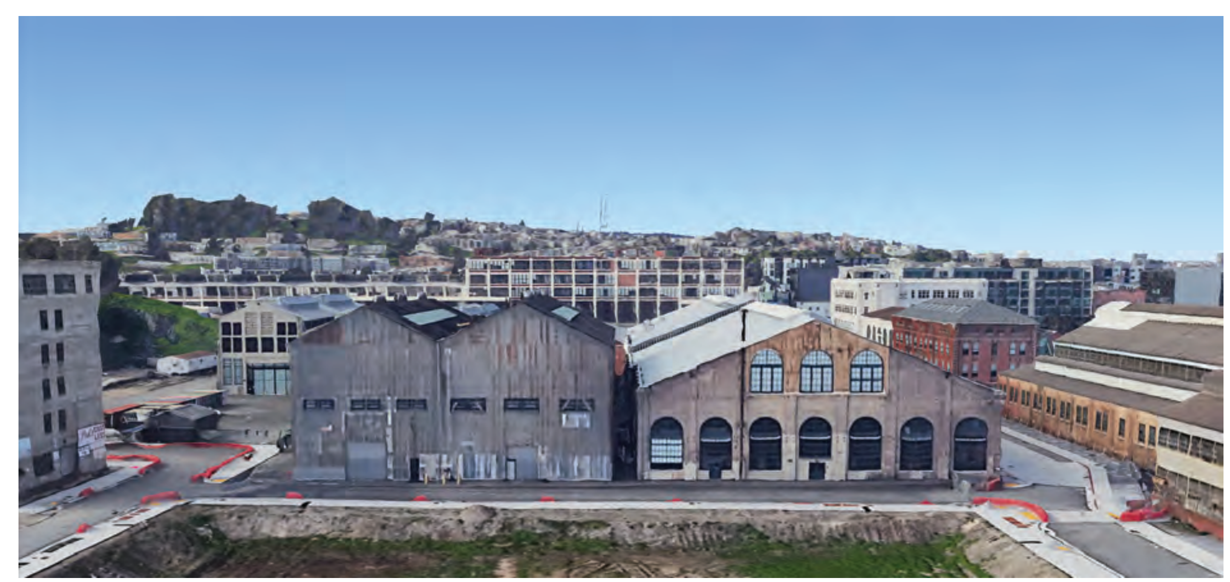
LOOKING EAST

C.EXISTING CONDITIONS

LOOKING SOUTH

D.EXISTING CONDITIONS

LOOKING WEST



PLANNING RESPONSE 12/16/2022

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255 Shoreline Drive, Suite 200, Redwood City, CA 94065

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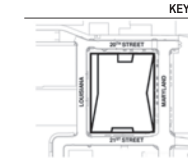

ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
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Job Number 492217.000

TITLE

PROJECT INFORMATION

SHEET NUMBER

G00-04

DESIGN SUMMARY

The proposed design for Parcel A draws inspiration from the context of Pier 70 and its adjacent buildings in order to create a place that befits the character of the neighborhood. Guided by the D4D guidelines, the project uses the following strategies to achieve harmony with its context:

- Honesty in architectural expression. Similar to the adjacent historic buildings, the design aims to express the functional and structural aspects of the building.
- Human-Scale Design. The massing and articulation of the building creates human-scale interior and exterior spaces.
- Modularity and Versatility: The design prioritizes the optimal Lab Planning module of 11' to ensure that the project is useful and leasable.
- Living Design: The design is efficient and high-performing, striving for a high degree of ecological responsibility.
- Social Equity: The design aims to provide healthy and active spaces for all people, and employ universal design principals.
- Natural and Hand-Crafted Materials: The design uses materials that will age gracefully while the project settles into the neighborhood, with textures that reveal their method of construction.

Massing:

The massing create a distinguishable base of concrete. Above that base, the floorplate was divided into east and west wings for optimal floorplate proportions, daylighting, and views. These wings were then angled in to create setbacks along both long facades. The effect is a design that is dynamic at each corner while respecting view corridors and pedestrian corridors.

Materiality:

The project takes inspiration from the weathered metal and concrete architecture adjacent to Parcel A. The palette of materials is simple and refined - consisting of two general facade types: concrete and warm metal. The base of the building uses board-formed concrete piers to create a tactile and stable mass while also maximizing ground-level transparency. The rhythm of the piers corresponds to our structural grid, which creates a comfortable rhythm of articulation at pedestrian scale. Each pier is faceted diagonally. This diagonal facet responds to the angular massing of the project and establishes a form language that is subsequently found in the details of the project and reinterpreted in each facade system. Continuous planting along the building edge softens and balances the mass of the concrete.

The upper facades are a metal unitized curtainwall with a rhythm of faceted metal infill panels. The spacing of these metal panels corresponds approximately to the rhythm of Building 113 (a subdivision of the 33' structural bay). At each balcony/patio condition, the metal panels stop and the curtainwall continues with expressed mullion caps. At the 65' dimensional height reference, a C-channel metal reveal splits the facade into two datums. At this datum, the direction of the facet for the metal panels reverses, creating a volumetric shift from ground level perspective view.

At each main entry, a portal of folded metal creates a 2-story expression that amphasizes these entries and strengthens indoor/outdoor connection to active uses. These facets connect indoor to outdoor and wrap the concrete piers flanking each entry.

Detailing:

The project employs prefabricated unitized modules to optimize on-site labor, reduce overall erection time, and achieve a high-performing weather envelope. Angle of metal panels above reverses at the Level 4 datum, creating a volumetric shifting effect when seen from below. This reinforces the dimensional height reference to Building 113.

Environmental Performance:

Analysis was done to identify the most important and impactful design drivers for reduction in overall energy use. These were the glazing performance and the long facade solar exposure/window-wall-ratio. Therefor, the project utilizes high-performance insulating glass. The faceted metal panels on upper levels help control solar heat gain and glare, especially from low-angle light. Massing and articulation were guided by a generative Perkins&Will proprietary energy analysis tool, SPEED.

Title	Reference	Standard	Required	Provided	Compliance Notes
2 Land Use					
2.1 Zoning and Land Use					
Land Use	S2.1.1	Accessory Uses limited to 33% floor area Accessory Parking limited to 50% floor area		Commercial Office (Laboratory) Accessory Parking	See Diagram B/G03-11
Dwelling Unit Density	[illegible]	Density not limited by lot area		N/A	No proposed Residential.
Publicly Oriented Accessory Retail Uses in Parks & Open Spaces	[illegible]	Allowed, subject to approval per Pier 70 DDA		N/A	No proposed accessory retail in parks or open spaces.
Off-Street Parking	[illegible]	Parking structures allowed on C1 & C2 only. Permitted as accessory on all others.		Complies	Proposed parking is accessory
Interim Uses	S2.1.5	Permitted in accordance with SUD 249.79		N/A	No proposed interim uses.
2.2 Ground Floor Uses					
Measuring Frontages	S2.2.1	Linear extent fronting ROW measured by linear feet for each zone. Excludes space for building services.		Complies	Acknowledged
Measuring Corners	S2.2.2	20th, 22nd, Maryland: 75' from the intersection. All other: 50' from the intersection.		Complies	Acknowledged
Priority Retail Frontages	S2.2.3	Limited Uses for minimum 50% of shaded area. Minimum 25' depth. Maximum of 40' of lobby counts toward compliance.		Complies	See Diagram B/Gds03-11.
Retail & Service Frontages	S2.2.4	Limited Uses for minimum 50% of shaded area. Minimum 25' depth. Uses limited to those identified in S2.2.3 plus Health Services, Financial Services, Retail Professional Services, Institutional Use, and Non-Retail Sales and Service Use.		Complies	Tenants not yet identified, however priority retail uses as listed in S2.2.3 will be located at SE corner.
Ground Floor Office Frontage	[illegible]	Limited on 20th & 22nd. Shall not exceed 75% of designated parcels.		Complies	Over 25% of 20th Street Frontage is designated for Cafe and/or Food Tenet. This aligns with the intent of the Priority Retail Use as defined in S2.2.3. The rest of the frontage along 20th Street is designated for tenant amenities (fitness center and lobby) and are limited to less than 75%. See Diagram B/G03-11.
Ground Floor Office Frontages	[illegible]	Commercial spaces >30' long should make social or common functions visible to activate the street edge.		Complies	Commercial spaces along Maryland and 20th are designated for social and common functions (Community Rooms, Cafe, Lobby, Priority Retail, Fitness Center). Tenant agreement will dictate social or common functions along the 21st street edge in the Incubator space.
5 Parking and Loading					
5.1 Bicycle Parking					
Bicycle Parking Capacity	S5.1.1	Class 1 & 2 provided in accordance with parking minimums per use as indicated in Planning code. Minimum 5% of Class 1 for cargo bikes. Class 2: Retail Sales and Services Uses: Minimum two spaces. One Class 2 space for every 2,500 sq. ft. of Occupied Floor Area. For uses larger than 50,000 occupied square feet, 10 Class 2 spaces plus one Class 2 space for every additional 10,000 occupied square feet. Office: Minimum two spaces for any Office Use greater than 5,000 square feet of Occupied Floor Area, and one Class 2 space for each additional 50,000 occupied square feet. Class 1: Retail Sales and Services Uses: One Class 1 space for every 7,500 square feet of Occupied Floor Area. Office: One Class 1 space for every 5,000 square feet of Occupied Floor Area.	Retail Sales and Services SF (Max Estimated - tenants are not determined but maximum is accounted for to accomodate appropriate bike parking): Class 2: 10 spaces total (Retail Sales and Service Uses: 11, 328/2,500 SF = 5 spaces; Office: 2 min. for 5,000 SF + (233,746 / 50,000 = 5 spaces) = 7 spaces) Class 1: 49 spaces total (Retail Sales and Service Uses: 11,328/7,500 SF = 2 spaces; Office: 233,746/5,000 SF = 47 spaces)	Complies: 10 Class 2 Bike Parking Spaces Provided 96 Class 1 Bike Parking Spaces Provided	Parcel B not yet complete, so entirety of Class 1 & 2 accomodated on Parcel A as part of this project. Parking allocation assumed same for Laboratory and Office uses. Current design spec = Lift Assist Dero Decker (4 bikes per unit)
Class 1 Bicycle Parking Location	S5.1.2	Residential: maximum 250' from building entrance. Commercial: maximum 100' from building entrance. Retail, Arts, Industrial: max. 250' from entrance.		Complies	Class 1 parking is located at the ground floor Maryland Street frontage "Bike Room". See Diagram B/G03-11.
Class 1 Bicycle Parking Signage	[illegible]	Signage at lobby and any basement access points.		Complies	Signs will be located at Primary and Secondary entries along 20th Street and Maryland Street. See Diagram B/G03-11.
Class 2 Bicycle Parking Location	[illegible]	ROW, setbacks, or open space within 100' of entrance.		Complies	Located 100' from entrances as part of the Horizontal Work permitted separately. See Diagram G002-02 for reference.
Bicycle Parking Design	S5.1.5	Consistent with Planning Code. Lift-assist racks can fulfill 100% of Class 1 requirement. Vertical can fulfill 50% of requirement.		Complies	Current design spec = Lift Assist Dero Decker (4 bikes per unit) - Fulfills 100 percent of class 1 parking requirements per D4D

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS

CIVIL
BKF ENGINEERS
255 Shoreline Drive, Suite 200, Redwood City, CA 94065

STRUCTURAL
DCI ENGINEERS
135 Main St. Suite 1800 San Francisco, CA 94105

MEP
MEYERS PLUS
98 Battery St. Suite 500 San Francisco, CA 94111

LANDSCAPING
Miller Company Landscape Architects
1585 Folsom St. San Francisco, CA 94103

PARKING
Watry Design
2099 Gateway Place, Suite 550 San Jose CA 95110

OWNER
King Street Properties
800 Boylston St. Suite 2400 Boston, MA 02199

FACILITY

CONTRACTOR

PLANNING RESPONSE 12/16/2022

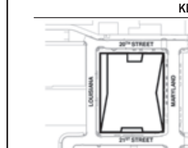
PROJECT

PIER 70

PARCEL A
88 MARYLAND ST
SAN FRANCISCO, CA 94124

KSP King Street Properties
LIFE SCIENCE

KEYPLAN



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G03-01

Bicycle Support	D5.1.6	Consistent with Planning Code. One repair stand per building. Non-Retail Sales and Services Uses (Office): One shower and six clothes lockers where the Occupied Floor Area exceeds 10,000 square feet but is no greater than 20,000 square feet, Two showers and 12 clothes lockers where the Occupied Floor Area exceeds 20,000 square feet but is no greater than 50,000 square feet, Four showers and 24 clothes lockers are required where the Occupied Floor Area exceeds 50,000 square feet. Retail Sales and Services: One shower and six clothes lockers where the Occupied Floor Area exceeds 25,000 square feet but is no greater than 50,000 square feet Two showers and 12 clothes lockers where the Occupied Floor Area exceeds 50,000 square feet.	1 repair stand required. Office: > 50,000 sf = 4 showers and 24 lockers Retail: < 25,000 sf = None Required Total required = 4 showers & 24 lockers	2 repair stands provided. Complies, 7 shower and 39 lockers	See Sheet A10-02.
Bike-Share	D5.1.7	One station recommended near E2		N/A	A bike share location is planned on Maryland adjacent to Parcel A. It is included in the Horizontal Work permitted separately. See G00-02 for reference. Currently located at 20th & Maryland Street. Proposed to move to 21st anad Maryland Street in accordance with required fire aerial access zone stipulated by Port Fire.
Bicycle Parking Access	D5.1.1	Access to bicycle parking areas should be direct and clearly indicated with signage.		Complies	Class 1 bike parking will be on the ground floor in the "Bike Room" and will be visible and accessible from the sidewalk on Maryland Street frontage. A secondary entrance is accesible through the lobby with 1 constriction point. Bike parking entry will be marked with signage at main building entries.
Bike-Share Location	D5.1.2	Locations recommended to avoid obstructions to open spaces.		Complies	No exterior bike share located at Parcel A per recommended locations in Figure 5.1.1.
Bicycle Parking Lighting	D5.1.7	Bicycle parking should be sufficiently lit for safety and functionality.		Complies	Interior lighting will be provided in the "Bike Room". Lighting for exterior parking will be provided in the Horizontal Work permitted separately. See sheet G00-02 for reference.
5.2 Car-Share					
Car-Share	D5.2.1	Car-share shall comply with Planning Code Section 166 and located throughout site per Figure 5.2.1.	None required at Parcel A	N/A	No Car-share required at Parcel A per Figure 5.2.1.
Access	D5.2.1	Car-Share parking is encouraged to be located in buildings in the same areas as private car parking, with shared access, in order to minimize curb cuts.		N/A	Included in the Horizontal Work permitted separately.
Storage Facilities	D5.2.1	Residential buildings should include storage facilities in common areas.		N/A	Included in the Horizontal Work permitted separately.
5.3 On Street Parking & Passenger Loading					
On-Street Parking Locations	D5.3.1	20th Street & Maryland Street	See Figure 5.31	Complies	Included in the Horizontal Work permitted separately. See sheet G00-02 for reference.
ADA Parking Requirements	D5.3.2	1 per 25 spaces, 1 van per 6 spaces (1 minimum)	Reference CBC Chapter 11B for req.	7 spaces provided including 2 van spaces.	See sheet A10-01
Universal Passenger Loading Zones	D5.3.3	Five ADA compliant locations within the Pier 70 site		N/A	Included in the Horizontal Work permitted separately.
Universal Passenger Loading Zones	D5.3.1	Zones should be limited to 5 min stops. Located to provide convenient access to buildings.		N/A	Included in the Horizontal Work permitted separately.
5.4 Off Street Parking					
Parking Maximums	D5.4.1	Office/commercial: Max parking 1 space per 1,500 SF gross floor area	339,593 SF / 1,500 SF= 226 spaces max.	Complies, 111 spaces provided	
Parking Location	D5.4.2	Parking within residential or commercial buildings may be located either above- or below-grade in accordance with Section 6.13.		Complies (below grade)	See sheet A10-01
Residential Parking	D5.4.3	Residential parking shall primarily serve residential tenants.		N/A	No proposed Residential.
District Parking Garage	D5.4.4	1 space per ea. 25 off street spaces 1 van per 6 spaces (1 min.)		N/A	
Parking Layout	D5.4.5	Comply with Planning Code section 154	144 sq. ft. (8' x 18') min. for standard & 112.5 sq. ft. (7.5' x 15') min. for compact	Complies	See sheet A10-01
Accessible Off-Street Parking	D5.4.6	1 Accessible Space per 25 spaces	111 spaces (provided)/ 25 = 5 Spaces required	Complies; 7 Spaces Provided	See sheet A10-01
5.5 Loading & Services					
Loading Spaces	D5.5.1	Commercial: 0-50,000 GFA Not required 50,001 - 100,000 GFA 1: on-street 100,001 - 250,000 GFA :1 off-street 250,001 - 500,000 GFA: 2 off street 500,001 & above: 3 off street Retail: may be served by loading provided for other predominant uses, other uses must be calculated separately	2 Loading Spaces	Complies; 2 Loading Spaces Provided	See sheet A10-02
Loading Space Location in Mid-Block Passages	D5.5.1			N/A	
Street Parking	D5.5.2			N/A	
Loading Space Dimension	D5.5.4	Per table 5.5.2	Min 12' wide x 35' long and 14' vert. clearance	Complies	See sheet A10-02 for width and length. For height, see A21-02.
Historic Buildings	D5.5.5			N/A	
Refuse & Recycling	D5.5.6	Provide collection and loading areas for the three separate streams of recycling, composting, and landfill waste. All refuse collection shall be screened from the public ROW.		Complies, 3 waste streams provided in loading dock, screened from public ROW	See sheet A10-02
5.6 Loading & Parking Access					
Prohibited Curb Cut Locations	D5.6.1		No applicable prohibited locations	N/A	
Building Loading Access	D5.6.2	Limited to Louisiana or 21st Street		Complies, provided on Louisiana	
Vehicular Entrance	D5.6.3	All vehicular passenger vehicles shall enter or exit in a forward direction		Complies	
District Parking Garage Entrance	D5.6.4			N/A	
Accessory Parking Access	D5.6.5	Max. one entrance/exit allowed per frontage	1 entrance max per frontage	Complies, one entrance on Louisiana	
Accessory Parking Door	D5.6.5	Max. curb cuts width per Table 5.6.1 Secure motorized door located at the property line. To remain open during peak times for non- residential buildings. Electronic access control required at non-peak times.		Complies	See sheet A10-02

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS

CIVIL
BKF ENGINEERS
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DCI ENGINEERS
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OWNER
King Street Properties
800 Boylston St. Suite 2400 Boston, MA 02199

FACILITY

CONTRACTOR

PROJECT

PIER 70

PARCEL A
88 MARYLAND ST
SAN FRANCISCO, CA 94124

KSP King Street Properties
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

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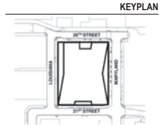

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G03-02

Access Locations	S5.6.1	Access entry points for garages, accessory parking, and off-street loading shall be at least 60' from the corner of an intersection, measured from the property line		**Applicant Requests Minor Modification**	Similar to the previously approved submission, the Project locates the loading dock access entry 54' north of the property line at the corner of 21st Street and Louisiana Street. This is within 10% of the D4D standard of 60'. The location of the loading dock accommodates a number of logistical factors. It lessens opportunity for conflict with the parking garage entry, it ensures no/minimal regrading by meeting the sloping grade of the site and provides a truck maneuvering path with minimal impact to surrounding street traffic. [See Sheet A10-02]
Frequency of Curb Cuts	S5.6.2	Max. one curb cut per parcel is permitted for every 200 lin. ft. of frontage		Complies, Louisiana frontage >200' (259'), 2 curb cuts provided	See sheet A10-02
Dimension of Curb Cuts	S5.6.3	Per Table 5.6.1	Curb cuts max. dim: Parking garage 2 way: 22' width or 25' incl. both flared sides Double loading 20' width or 23' incl. both flared sides	Complies per exemption on Louisiana Street	2-way accessory parking entry/exit: 22' 2 Loading Bays: 40' (Exception for Louisiana Street).
Curb Cut Treatment	S5.6.10	Curb cuts shall be designed to prioritize pedestrian movement, with a continuous material treatment extending from the sidewalk or pedestrian path over the vehicular path. Perpendicular curb ramps shall have flared sides. The slope of the flared sides shall be no more than 10 percent to conform to ADA requirements See Figure 5.6.7.		Complies	Will be coordinated and included in the Horizontal Work permitted separately. See sheet G00-02 for reference.
Driveway Slope	S5.6.11	The flat area of the driveway between the driveway ramp and the property line shall be at least eight feet in length with a three percent maximum slope.		Complies	See sheet A21-04
Transition Strips	S5.6.12	Transition strips shall be a minimum of 10 feet in length with a slope equal to half of the difference between the two slopes it transitions. The top transition strip adjacent to the driveway entry transition strip shall be a minimum of eight feet in length with a slope equal to half of the difference between the two slopes it transitions between		Complies	See sheet A21-04
Driveway Sightlines	S5.6.13	Sight triangles shall be provided at all egress points such that vision within the triangle is not obstructed, per Figure 5.6.5. These triangles shall be 10 feet wide, parallel to the street, and 10 feet wide perpendicular to the street, with a minimum vertical clearance of 14 feet. Street trees shall not be located within driveway sightlines.		Complies	Will be coordinated between this project and the the Horizontal Work permitted separately. See sheet G00-02 for reference.
Driveway Access	S5.6.14	Driveways crossing sidewalks shall be no wider than necessary for ingress and egress, and shall be arranged, to the extent practical, so as to minimize the width and frequency of curb cuts, to maximize the number and size of onstreet parking spaces available to the public, and to minimize conflicts with pedestrian and transit movements.		Complies	Will be coordinated and included in the Horizontal Work permitted separately. See sheet G00-02 for reference.
Porte Cocheres	S5.6.15			N/A	No porte cocheres are proposed.
Accessory Parking Entrance	S5.6.16	Where possible, parking entrances are encouraged to be located separate from the primary façade of the building or to be integrated into the architectural design to avoid negatively impacting the overall aesthetic quality of the building.		Complies	Parking Entrance is located on Louisiana, separate from primary lobby entrance on Maryland.
Shared Egress	S5.6.17	Off-street loading entrances and exits should be combined with garage parking entries wherever reasonable and feasible along the same block frontage.		**Applicant Requests Minor Modification**	Similar to the previous submission, the Project provides intentional separation between the garage entry and loading doors. This was done for a number of logistical reasons. The separation accommodates an angled loading dock which ensures trucks have enough maneuvering space within the narrow width of Louisiana Street. It also provides needed separation for a number of vital mechanical intake/exhaust locations along the façade. Providing separation between the vehicle parking ramp and the loading/trash area will alleviate conflict and provide a safer condition for both the occupant and operations vehicles. [See Sheet A10-02]
6 Buildings					
6.3 Buildable Zones					
New Construction Zones	S6.3.1	New construction limited to zones shown in Figure 6.3.1		Complies; Parcel A	
Buffer Zones and Easements	S6.3.2	New construction permitted adjacent to historic buildings with minimum separation identified in 6.3.2		Complies	See Diagram C/G03-16.
6.4 Maximum Building Height					
Building Height Maximum	S6.4.1	Compliant with Planning Code - 90' max		Complies	See Diagram A/G03-11.
Maximum Stories	S6.4.2	Residential: 8 stories above grade Commercial: 6 stories above grade Measurement includes mezzanine levels		Complies; 6 stories above grade	See Diagram A/G03-11.
Method of Height Measurement	S6.4.3	Measured from highest point of grade to highest point on finished roof		Complies	There is less than 5' of grade change across the site, so the building height maximum is measured from the highest grade.
Exemptions from Height Measurement	S6.4.4	Stairs, Elevator Towers, Mechanical Penthouses up to 20'. Parapets, guardrails up to 4'. Mechanical Equipment and Window Washing Davits, 20'. Rooftop screen enclosures up to 20'.		Complies	See A21-01.
6.7 Streetwall					
Streetwall	S6.7.1	Minimum 1 story for at least 80% of façade length		Complies	See Diagram A/G03-12. Loading garage recess less than 3' depth along Louisiana Street.
Streetwall Exceptions: Variations	S6.7.2	May not exceed 20% of the façade length		Complies	See Diagram A/G03-12.
Corners	S6.7.3	Maximum 3' setback at ground floor		Complies	The proposal does not include any corner setbacks more than 3' deep.
Southern Boundary Condition	S6.7.4	Min. 15' setback from Potrero Power Plant		N/A	Site is not adjacent to the Potrero Power Plant.
Setbacks	S6.7.1	Streetwall setbacks should relate to the pedestrian scale and expand the public realm. Setback landscape areas should be limited to 2' in width.		Complies	Major entries are recessed and extend public realm, with pedestrian scale elements.
Corner	S6.7.1	Corner controls (S6.7.3) are encouraged to apply to building corners at the intersection of public streets and vehicular mid-block passages.		N/A	The proposal does not include any corner setbacks more than 3' deep.
6.8 Building Base and Ground Floor					
Defined Base	S6.8.1	Base 1 story min., up to 3 stories max.		Complies	See Diagram B/G03-12
Ground Floor Transparency	S6.8.2	Ground floor facade min. 60% transparent. Transparent areas shall have a maximum sill height of three feet from sidewalk grade.		**Applicant Requests Minor Modification**	Regarding minimum transparency, project complies. See Diagram C/G03-12. Regarding 3' Sill Height: Similar to the previously approved submission, the project may need to raise Level 1 slightly higher than 3' above the lowest point at back of sidewalk to ensure compliance with Sea Level Rise protection measures. Again, we propose a maximum sill height of no more than 3'-3.6" above the sidewalk which is within the allowable 10% deviation. [See Sheet A20-01]
Ground Floor Height	S6.8.3	15 min. measured floor to floor		Complies	See Sheet A20-01

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS

CIVIL
BKF ENGINEERS
255 Shoreline Drive, Suite 200, Redwood City, CA 94065

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135 Main St. Suite 1800 San Francisco, CA 94105

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OWNER
King Street Properties
800 Boylston St. Suite 2400 Boston, MA 02199

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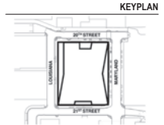

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D4D COMPLIANCE TABLE

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G03-03

10/13/2022 1:17:00 PM Autodesk Docs://KING STREET PROP - PIER 70 UPDATE/ARCH-KSP-Pier70-Parcel-A_DesignReviewSubmission2_R22.rvt

Ground Floor Modulations	SG6.1	Max 30' between vertical articulations on facades fronting 22nd, 20th, Maryland & public parks		**Applicant Requests Minor Modification**	The ground level pedestrian experience is modulated by a rhythm of faceted board-formed concrete piers. These piers are aligned with the building column grid spacing and communicate/telegraph the structural system through the architecture. Our typical structural bay is 33' (within a 10% deviation of 30'), which is a necessary module for lab occupancy functions and provides for maximum versatility in the future. [See Diagram 2/G03-12] This rhythm is widened intentionally at the two main entries, to make them more visually prominent at grade and enhance the indoor/outdoor connection. The glazed area of each entry portal is within the 33' module. We believe this is consistent with the intent and spirit of the D4D, allowing for greater prominence and transparency at the building entrances [See Diagram 2/G03-12]
Ground Floor Horizontal Element	SG6.5	Required at ground floors along 22nd, 20th, Maryland & public parks for a min. 20% of linear frontage.		Complies	Canopies at groundfloor facades along Maryland, 20th Street, and 21st Street. See Diagram A/G03-11.
Ground Floor Commercial Office Frontage	SG6.6	The interior area within 4' from the window between 4' - 8' above the side walk must be min. 75% transparent		Complies	No interior walls are proposed, parallel to the windows within 4' of the windows. See Diagram B/G03-13.
Ground Floor Entries	SG6.7	Frequent entries required based on building length		Complies	See Diagram B/G03-11
Ground Floor Storefronts	SG6.8	Temporary artwork allowed during construction		Complies	No temporary ground floor storefronts are proposed.
Ground Floor Storefronts	SG6.9	Storefront facades are encouraged to open up to the public realm through the use of large, movable openings		Complies	The owner may introduce large movable openings in tenant and retail spaces in locations where they are likely to be used. For example, if retail/service areas are leased by food/beverage tenants, sliding windows will be installed in their spaces. Because tenants are not yet identified, the facade design remains flexible to accommodate this in the future. See Sheets A20-01 and A20-03 for possible locations.
Entry Design	SG6.10	Entry design should incorporate two or more strategies: change in plane related to primary facade, use of accentuating light/color, projecting element above, change in material or detailing, recessed doors or cased openings		Complies	Main building entries at 20th Street and Maryland street incorporate the combined effort of all suggested strategies. Secondary entries (priority retail entries, secondary tenant entry on 21st Street) incorporate recessed doors with cased openings in a "portal" of accentuating materiality.
Commercial Lobbies and Entryways	SG6.11	Primary entries and lobbies should be visually active through both programming and materials		Complies	Primary entry will be clearly visible from the street, will incorporate active use and will have ample transparency to the exterior. See sheets A20-01 and A20-03.
Ground Floor Setbacks Along Irish Hill Passage	SG6.12	Stoops or building projections facing mid-block passages should be accommodated in setbacks to avoid encroachment		N/A	Parcel A has no mid-block passages.
6.9 Façade Design					
No Replication of Historic Buildings	SG9.1	Do not replicate or mimic historic buildings		Complies	The proposal does not mimic historic buildings.
Building Variety	SG9.2	New buildings must vary from adjacent in at least two ways: massing, materials, glazing pattern,proportion, color, detail, articulation, roofline		Complies	The proposed has different glazing pattern, massing and roofline from Building 113. It has different integral color and proportion than Building 2. It has different massing, façade paterns, and materiality from the proposed Parcel D design.
Façade Articulation	SG9.7	Materials shall not replicate scale, pattern, and rhythm of adjacent contributing resources. No false sense of historic development.		Complies	The proposed façade does not replicate Building 113 but it reflects some of the proportions and rhythm of the building and its elements as a means to reinforce the required dimensional height references. See Diagrams B/G03-16
Façade Rhythm	SG9.8	Facades longer than 200' shall use vertical facade articulation at max. 30' intervals. May be achieved through bays, Fenestration, articulation, materials. Must be perceptible from the street.		**Applicant Requests Minor Modification**	The proposed streetwall features board-formed concrete walls, spaced at 33' on center to better align with lab bench aisles and resultant structural bays. The modulation length is within 10% of code perscription of 30' on center and the design still addresses standard's intent of creating pedestrian-scaled façade rhythm. See Diagram D/G03-12 for ground level modulation. Upper facades are modulated by a rhythm of faceted metal panels at 11' on center.
Façade Depth	SG9.5	Architectural details must create shadows and texture across the facade; minimum depth of 6"		Complies	Glass Curtainwall at base inset by 6" to create depth. Upper facades have 10" deep modulating metal fins and slab edge profiles to create varied shadows/depth. See D/G03-14 and D/G03-15 for diagrams re: façade depth.
Blank Walls	SG9.6	Blank Walls, prohibited more than 50' long on Maryland and 20th. Always shall incorporate articulation or artistic treatments		Complies	No blank walls in excess of 50' along Maryland or 20th.
Historic Rhythms & Patterns	SG9.1	New construction should incorporate contemporary interpretations of historic features: horizontal banding, shifted patterns/glazing, articulated rooflines, repetitive patterns, gridded windows, weathered materials		Complies	Project design incorporates contemporary interpretations of shifted patterns/glazing, repetitive patterns.
Material & Color Palette	SG9.2	Materials and color should draw from the site's historic texture and utilize the recommended material palette provided. Materials that patina or weather are encouraged.		Complies	Project incorporates a warm metal cladding and boardformed concrete selected to pair well with existing context. Project materials are entirely drawn from the recommended palette.
6.10 Projections					
Ground Floor Non-Occupiable Projections	SG10.1	Fins, louvers, etc may extend 1' into ROW, with min. 7'-6" clearance below		Complies	See Diagram D/G03-13.
Upper Level Non-Occupiable Projections	SG10.2	Ground floor horizontal projections (awnings, etc.) may extend up to 2' from curb edge with min. 10' clearance. Horizontal elements may extend 3' over ROW with a 2.5' max. height. Vertical elements may extend 2' max. over ROW Consistent with Planning Code Section 136		Complies	See Diagram D/G03-13.
Occupiable Projections	SG10.3	Further limited to max. 60% length of façade and 33% overall building façade. Max. 4' projection over property line		Complies	See Diagram C/G03-13.
6.11 Roofs					
Mechanical Screening	SG11.1	Set back 1.2' for ever 1' above the max height limit. Screen at least as tall as the equipment.	Screens are 18' taller than D4D height limit of 90'. 18'x1.2=21' - 6" setback minimum.	**Applicant Requests Minor Modification**	Height and setback of mechanical screen comply, see Diagram A/G03-11. Screen is light colored corrugated metal with integrated louvers wherever needed. The proposed design includes exhaust stack terminations that extend above the level of the rooftop screening (similar to the previously approved revision 2). Industry best practices and standards recommend that these exhaust terminations extend above the roof screen for the operation of the building. [See Elevations]
Roofline	SG11.2	No direct replication of the particular geometries of the rooflines of the historic buildings 12, 21, 113-116		Complies	No direct mimicry of historic rooflines are proposed.
Better Roof Requirements	SG11.3	Per SF Environment code		Complies	The applicant proposes a future PV array on the roof of Parcel A in compliance with Better Roof. See sheet A10-08.
Rooftop Structures	SG11.4	Common access rooftop amenities		N/A	The construction type prohibits occupiable floors above the 6th floor. There are no private rooftop structures or amenities on the highest roof of Parcel A. It is non-occupiable space dedicated to mechanical and photovoltaics. However, northern terraces are proposed at floor 3-6 for use by building occupants.

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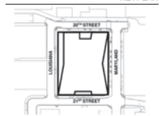

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G03-04

Rooftop Sustainability Strategies	S6.11.1	Encourage to provide useable open space or carbon reducing strategies on roof.		Complies	The applicant proposes a future PV array on the roof of Parcel A in compliance with Better Roof. See sheet A10-08.
Railings	S6.11.1	Railings shall be set back to minimize visibility.		Complies	Proposed railings are set back at least 3' from the exterior wall facing public ROW. See floorplans for dimensions at each guardrail.
6.13 Garage and Service Entry Design					
Parking Garage Treatment	S6.13.1	Parking Garages shall comply with S6.7-6.11 and if over 200' long shall meet S6.18.4		N/A	Proposal is not a Parking Garage.
Accessory Parking Treatment	S6.13.2	Above ground accessory parking must be wrapped by non-parking uses permitted in Table 2.11		N/A	No above ground accessory parking is proposed.
Garage Screens and Facades	S6.13.3	Garage entries should be screened and designed in a manner harmonious with the building's overall composition and materiality		Complies	Garage entry is harmonious with design composition and materiality. See sheet A20-04
6.14 Sustainability		**N/A**			
6.15 Adjacency to Cultural Resources					
Locations & Views	S6.15.1	Preserve sightlines and visual corridors		Complies	View of Building 113 is preserved. See Diagram C/G03-11
Setback and Massing Standards for Building A	S6.15.2	Setback shall be 60 feet (height of Building 113) Min. span at least 50 percent of length of the west façade of Building A minimum of 15 feet from the corner, as measured horizontally, and diagonally at a 45 degree angle from the north and west façades minimum area of 2,000 square feet per floor.		Complies	See diagram C/G03-11. Proposed design provides more setback than required by D4D in this location. This lends even further expanded views of Building 113.
Height References of Historic Buildings	S6.15.3	West: 60 feet height (Building 113) North: 35 feet base (Building 113) North: 60 feet height (Building 113)		Complies	The D4D is not clear about the base point from this measurement. The owner conducted a survey and found that Building 113's base and gable peak are 35' and 60' respectively when measured from NW corner of Parcel A. Therefore, the NW corner of Parcel A will be the base point for this historic building reference. This is a different base point than used in S6.4.1, but it more accurately meets the intent of S6.15.3. See Diagram D/G03-11
Dimensional Quality	S6.15.4	Height reference must have a dimensional quality		Complies	2 See Sheet G03-16.
Related Treatment to Adjacent Resources	S6.15.5	Incorporate elements that relate to adjacent resources		N/A	Not required on Parcel A
Limited Façade Materials	S6.15.6	The following materials shall be prohibited on the north and west façades of parcel A: Bamboo wood; Wood resin panels or high-density engineered wood panels; Smooth, flat glass curtain wall; Coarse-sand finished stucco; Highly reflective glazing and materials.		Complies	No prohibited materials proposed.
Prohibited Façade Materials	S6.15.7	The following materials are prohibited on all façades adjacent to cultural resources: Vinyl planks and siding; Non-commercial and non-industrial façade materials, such as vinyl, artificial stone, and fiberglass.		Complies	No prohibited materials proposed.
Public Garages at Irish Hill	S6.15.8	Applies to C1 & C2		N/A	Not required on Parcel A
Corner Treatment at Irish Hill Passage	S6.15.9	Applies to HDY3 & HDY 1/2		N/A	Not required on Parcel A
Materiality	S6.15.10	Applies to D & E1		N/A	Not required on Parcel A
6.16 Bird Safe Controls		**N/A**			
6.17 Mid Block Passage Controls		**N/A**			
6.18 Long Facades in Key Locations					
Key Facades 200-350' in Length	S6.18.1	Primary: two massing/modulation and one materiality Secondary: One massing/modulation and one materiality Four total credits required	Qualifying Facades: Louisiana Street and Maryland Street	Complies	See Sheet G03-14 and G00-15 for qualifying strategies on Louisiana and Maryland, respectively.
Key Facades 350' or More in Length	S6.18.2	Primary: two massing/modulation and one materiality Secondary: One massing/modulation and one materiality Six total credits required		N/A	Not required on Parcel A
Long Facades at Southern Parcels	S6.18.3	Compliance not required if built to lot line Compliance required if 15' setback Required on F/G if no mid-block passage		N/A	Not required on Parcel A
Parking Garages 200' or More in Length	S6.18.4	Must meet minimum 4 credits		N/A	Proposal is not a Parking Garage
Calculating Credits	S6.18.5	Each strategy equals one credit		Complies	See Sheet G03-14 and G03-15 for qualifying strategies
Façade Design Submittal	S6.18.6	Requirements checklist required with submittal		Complies	See Sheet G03-14 and G03-15 for qualifying strategies
Massing: Qualifying Strategies	S6.18.7	Base/Upper Level Setbacks Building Over Mid-Block Passages External Courtyards		Complies	See Sheet G03-14 and G03-15 for qualifying strategies
Modulation: Qualifying Strategies	S6.18.8	Multiple systems, volumetric articulation, roofline		Complies	Multiple systems: Long facades each include a primary and secondary system separated by at least 9" depth and 10' apart in width. Volumetric articulation not achieved as serration occurs at an 11' module, not a >15' module. Roofline credit not pursued. See Sheet G03-14 and G03-15.
Materiality: Qualifying Strategies	S6.18.9	Preferred materials, treatment, face depth, shading		Complies	See Sheet G03-14 and G03-15 for qualifying strategies
Materiality: Scale	S6.18.9	Panelized systems should be scaled to relate to the human scale, and expanses of large panels should be avoided in favor of finer grain materials with articulated seams/reveals.		Complies	Panelized systems are at human scale.
Material Treatment	S6.18.9	If treated glass, composites, or plastics are used, a minimum of 20% of the surface behind the treated material should be revealed through perforation or other methods.		N/A	Treated Glass, Composites and plastics are not proposed.
Creative Design Strategy	S6.18.10	Creative design limited to one credit per façade		Complies	Manipulation of scale, craft and facade articulation, the shifting and alternating bevel locations on the facade piers create visual interest when viewed foreshortened from the sidewalk. See Diagram B/G-03.6.
7 Lighting, Signage & Art					
7.4 Building Lighting					Lighting design is in development and will be presented as part of the continued development exercise. Lighting information shown in this document is conceptual.
Energy Consumption	S7.4.1	Smart lighting, automated controls, high efficiency (LED)		Complies	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time and will submit propose lighting under separate permits. Shell and core spaces will integrate smart and energy efficient lighting strategies.

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Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

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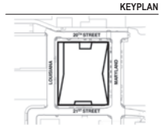

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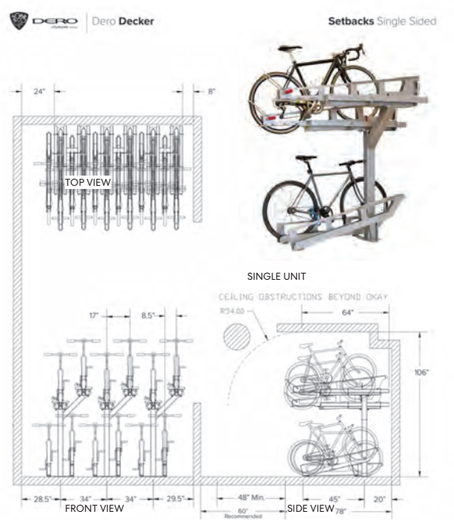
G03-05

PLANNING RESPONSE 12/16/2022

Prohibited Lighting	S7.4.2	Blinking or flashing lighting prohibited	Complies	No blinking or flashing lights are proposed.
Building Entrances and Ground Level	S7.4.3	Lighting at entrances must be provided for security	Complies	See xxxxx
Accent Lighting	S7.4.4	Encouraged at focal points, art installations, building facades, and historic assets. Accent lighting should incorporate opportunities for art and technology	Complies	Light fixtures will accent the main entries, terraces, and structure.
Energy Efficiency	S7.4.5	Accent lighting is encouraged to be energy efficient	Complies	Light fixtures will use LED or other energy efficient lamp types.
Glare Reduction	S7.4.6	Lighting should not illuminate or produce glare on adjacent properties	Complies	The intent is to conceal light fixtures so only the light itself is visible. This concept will prevent glare or illumination on adjacent properties. See sections on A-310.2 and A310.3.
Building 15 Structural Frame	S7.5.3	Building 15 lighting should be subtle and used to display key features	N/A	Not required on Parcel A
7.7 Building Signage				
Signage Placement	S7.7.2	The maximum height of a sign affixed to a building shall be the eave line of the building to which it is affixed	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Historic Signage	S7.7.3	Signage on, near, or for historic buildings shall be minimal	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Signage Design	S7.7.4	Signage shall be contemporary yet compatible with the industrial character of the Pier 70 Area.	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Identifying Signs	S7.7.5	One per storefront	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Wall Signs	S7.7.6	50sf. or 1 sf for each linear foot Cannot cover more than 75% of wall surface 15' max. height	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Window Signs	S7.7.7	Opaque windows signs 30% max. of storefront	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Awning Signs	S7.7.8	Not to exceed 20 SF	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Signs Attached to Buildings	S7.7.9	Not to extend above roofline Non- or indirectly illuminated	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Free Standing	**CLASS A BICYCLE PARKING - LIFT ASSIST DERO DECKER (4 BIKES PER UNIT)**		Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Projecting Signs	S7.7.11	Min. 8' clearance from grade Max. 3' projection from building facade	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Preferred Signage Types	S7.7.1	Preferred sign types include small blade signs, split-flap displays, window signs, projections, wall murals, and wall signs	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
Projecting Signage	S7.7.1	Projecting and three-dimensional signs are encouraged to relate to pedestrian scale and enrich public realm	Applicant requests deferment of this requirement	The proposed building is shell and core only. The tenant(s) of the building are unknown at this time. Therefore tenant preferences for exterior signage are unknown, but Building Signage Standards will be expressed to future tenets.
7.8 Public Art				



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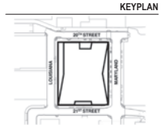

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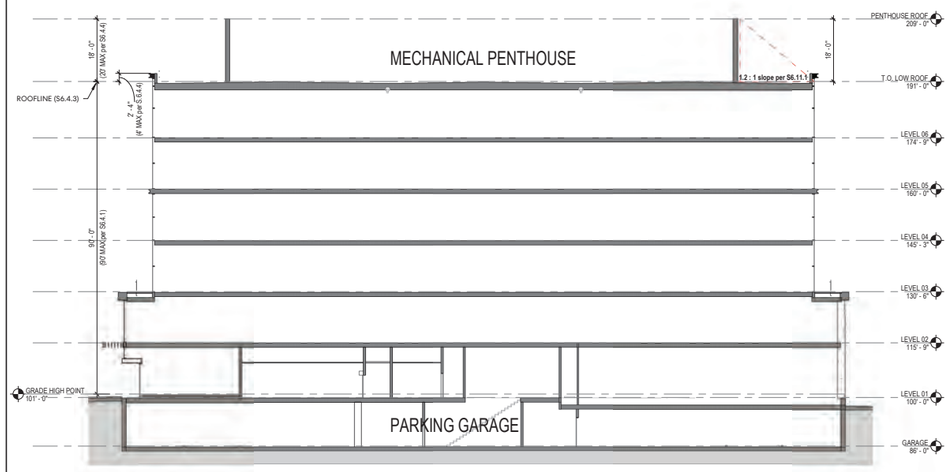
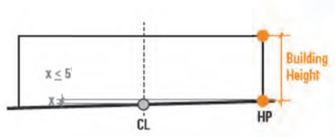
G03-06

A.BUILDING HEIGHT



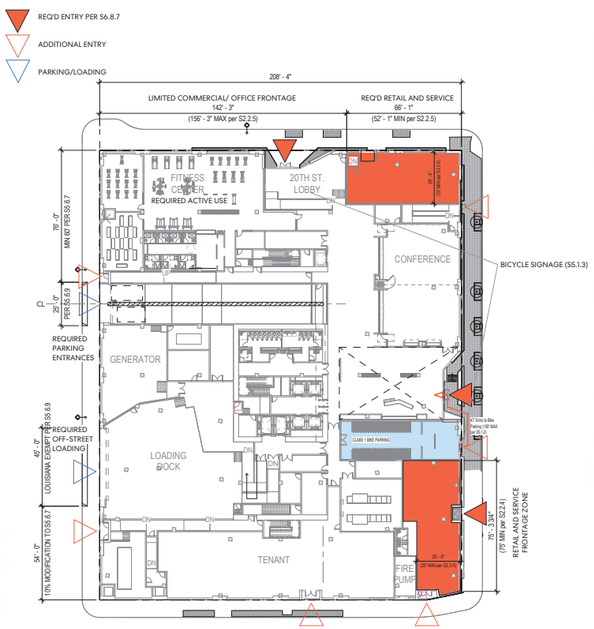
1 E-W SECTION LOOKING SOUTH
1/16" = 1'-0"



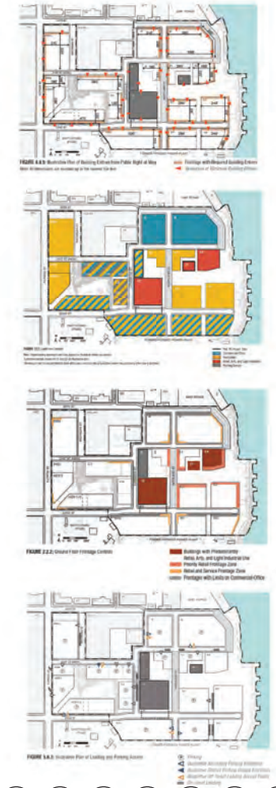
If the difference between High Point (HP) and Center Line (CL) is equal to or less than five feet

FIGURE 8.4.J: Height Measurement

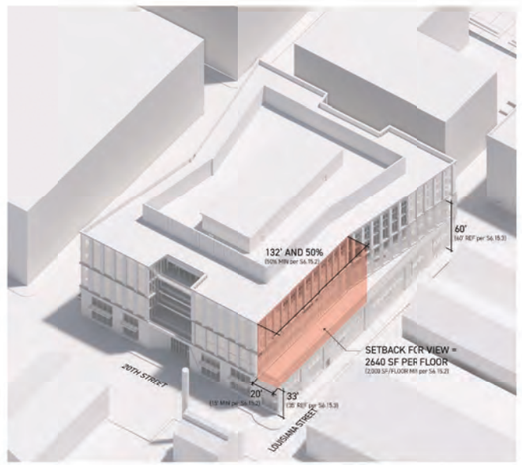
B.GROUND FLOOR USES & REQUIRED ENTRIES



2 LEVEL 01 FLOOR PLAN
1/32" = 1'-0"

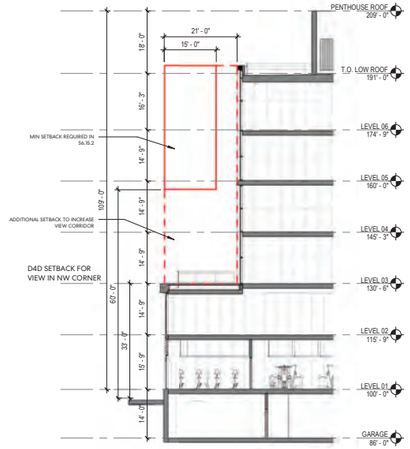


C.HISTORIC SETBACK FOR VIEW



NW AXON LOOKING SW

PERSPECTIVE LOOKING EAST



3 E-W SECTION LOOKING NORTH
1/16" = 1'-0"

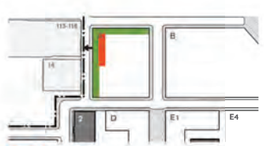


FIGURE 3.15.2: Setback for Views at Building A

D.DIMENSIONAL HEIGHT REFERENCE (MOVED TO G03-16)

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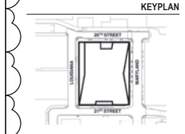

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D4D COMPLIANCE DIAGRAMS

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G03-11

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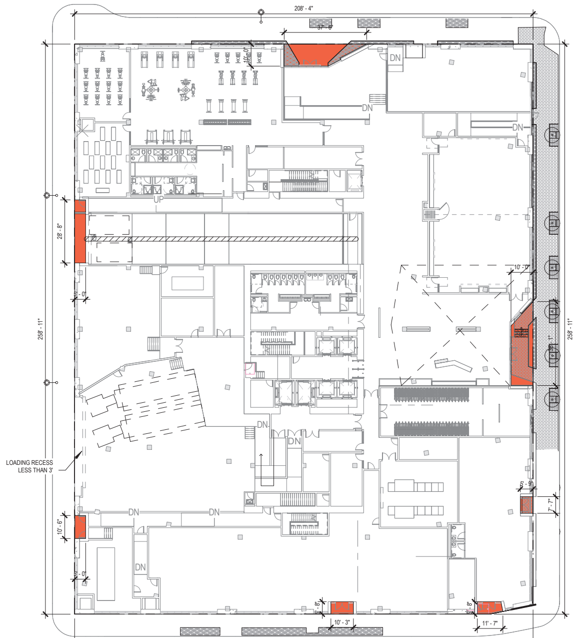
A.STREETWALL



1 LEVEL 01 FLOOR
1/32" = 1'-0"

20TH STREET WALL VARIATION

Total Length = 208' - 4"
Variation Lengths = 37' - 6"
Horizontal Elements / Total = **18%**
(max. allowed 20% per S6.7.1)

MARYLAND STREET WALL VARIATION

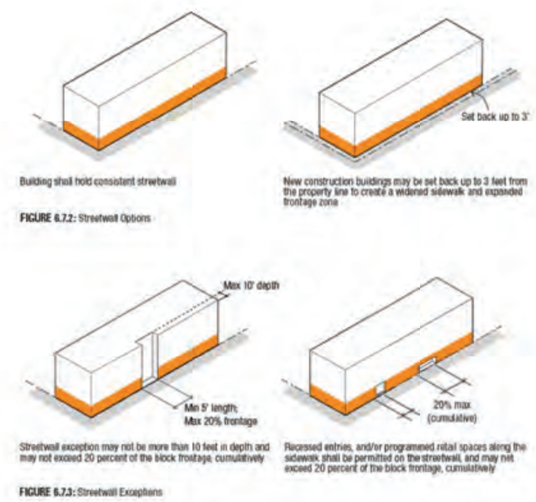
Total Length = 258' - 11"
Variation Lengths = 45' - 8"
Horizontal Elements / Total = **17.6%**
(max. allowed 20% per S6.7.1)

21ST STREET WALL VARIATION

Total Length = 208' - 4"
Variation Lengths = 21' - 10"
Horizontal Elements / Total = **10.5%**
(max. allowed 20% per S6.7.1)

LOUISIANA STREET WALL VARIATION

Total Length = 258' - 11"
Variation Lengths = 39' - 2"
Horizontal Elements / Total = **15%**
(max. allowed 20% per S6.7.1)



B.DEFINED BASE & GROUND FLOOR HEIGHT

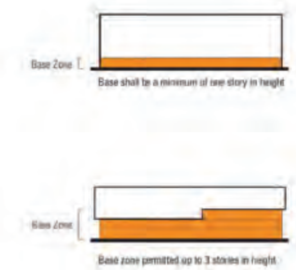
4 NORTH ELEVATION BASE
1" = 40'-0"

5 EAST ELEVATION BASE Copy 1
1" = 40'-0"

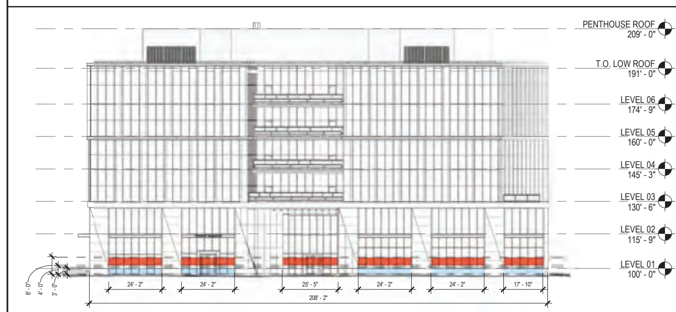
6 SOUTH ELEVATION BASE
1" = 40'-0"

3 WEST ELEVATION BASE
1" = 40'-0"

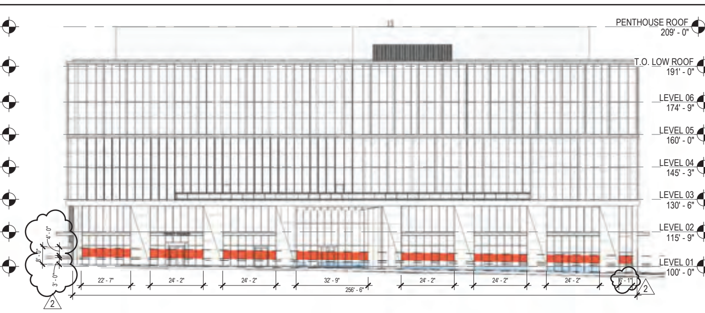
Base zone is defined to 2 stories (30') on all elevations



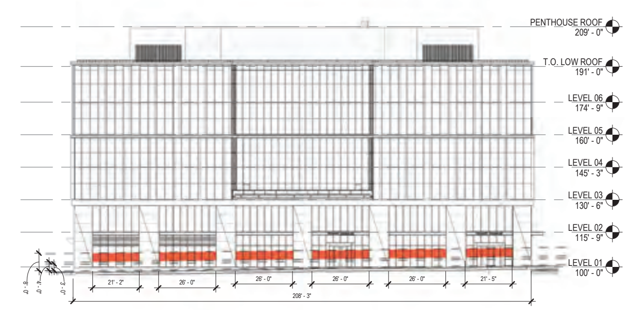
C.GROUND FLOOR TRANSPARENCY



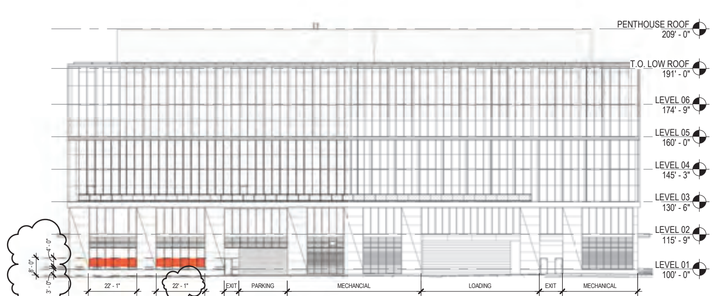
7 NORTH ELEVATION GROUND FLOOR TRANSPARENCY
1/32" = 1'-0"



8 EAST ELEVATION GROUND FLOOR TRANSPARENCY
1/32" = 1'-0"



9 SOUTH ELEVATION GROUND FLOOR TRANSPARENCY
1/32" = 1'-0"



10 WEST ELEVATION GROUND FLOOR TRANSPARENCY
1/32" = 1'-0"

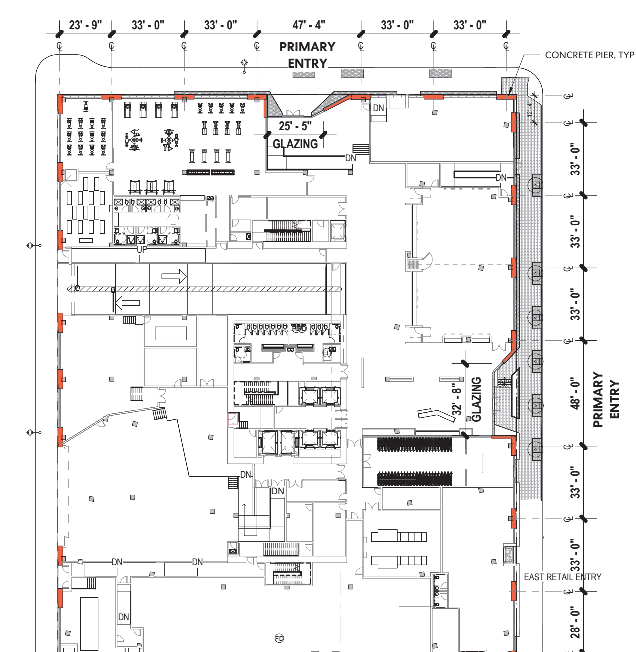
NORTH GF TRANSPARENCY
Total Length = 208' - 2"
Qualifying Transparency Length =
24'-2" + 24'-2" + 25'-5" + 24'-2" + 24'-2" + 17'-10" = **139' - 11"**
139'-11" / 208'-2" = 67% (min. required 60% per S6.8.2)

EAST GF TRANSPARENCY
Total Length = 256' - 6"
Qualifying Transparency Length =
22'-7" + 24'-2" + 24'-2" + 32'-9" + 24'-2" + 24'-2" + 24'-2" + 6'-1" = **182' - 3"**
182' - 3" / 256' - 6" = 71% (min. required 60% per S6.8.2)

SOUTH GF TRANSPARENCY
Total Length = 208' - 2"
Qualifying Transparency Length =
21'-2" + 26'-0" + 26'-0" + 26'-0" + 26'-0" + 21'-5" = **146' - 7"**
146'-7" / 208'-2" = 70% (min. required 60% per S6.8.2)

WEST GF TRANSPARENCY
Total Length (excluding service and parking) = 70' - 9"
Qualifying Transparency Length =
22'-1" + 22'-1" = **44' - 2"**
44' - 2" / 70' - 9" = 62% (min. required 60% per S6.8.2)

D.GROUND FLOOR MODULATION



2 GROUND FLOOR MODULATION
1/32" = 1'-0"

APPLICANT REQUESTS EXCEPTION:

RHYTHM OF MODULATING CONCRETE VERTICAL ARTICULATION ALIGNS WITH LAB BENCH AISLES AND CORRESPONDING STRUCTURAL GRIDS, WITHIN 10% THE MAXIMUM OF 30' (30' X 110% = 33'). THIS RHYTHM IS ONLY MODIFIED AT EACH MAIN ENTRY TO THE PROJECT TO FURTHER EMPHASIZE THE ENTRY AND ACHIEVE HIGHER TRANSPARENCY TO THOSE ACTIVE USES.

GROUND FLOOR MODULATION. New construction buildings fronting public parks, 20th Street, 22nd Street, and Maryland Street shall modulate ground floor façades with vertical façade articulation at maximum 30-foot intervals on center. Articulation may be achieved through expressed bay structure or division of ground floor piers, window patterns, or other integral elements to relate to the human scale.

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2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
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OWNER
King Street Properties
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FACILITY
CONTRACTOR

PROJECT

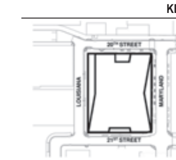
PIER 70

PARCEL A
88 MARYLAND ST
SAN FRANCISCO, CA 94124

KSP King Street Properties
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



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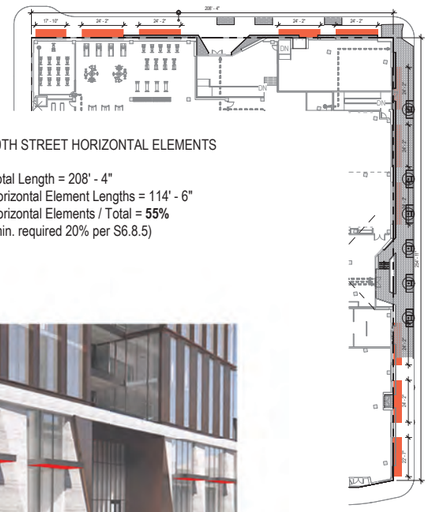
A.GROUND FLOOR HORIZONTAL ELEMENT

GROUND FLOOR HORIZONTAL ELEMENT. Ground floor frontages for new construction buildings fronting public parks, 20th Street, 22nd Street, and Maryland Street shall have horizontal elements that articulate the pedestrian scale. Frontages along mid-block passages are exempt. Such elements shall cumulatively span a minimum of 20 percent of linear frontage along a building. Horizontal elements may include canopies, marquees, prominent eaves, projections, massing differentiation, and/or architectural features. To create features that relate to a pedestrian scale, no single horizontal projection, including canopies and marquees, shall be continuous for more than 30 feet, in order to create a pedestrian scale and rhythm.



20TH STREET HORIZONTAL ELEMENTS

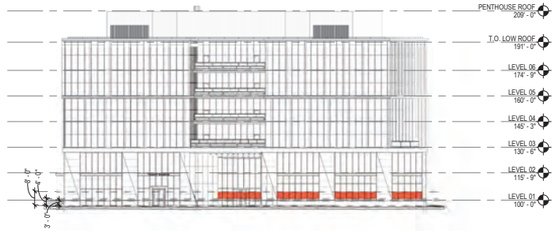
Total Length = 208' - 4"
Horizontal Element Lengths = 114' - 6"
Horizontal Elements / Total = **55%**
(min. required 20% per S6.8.5)

1 20TH & MARYLAND CANOPIES
1/32" = 1'-0"

MARYLAND HORIZONTAL ELEMENTS

Total Length = 254' - 11"
Horizontal Element Lengths = 143' - 5"
Horizontal Elements / Total = **56%**
(min. required 20% per S6.8.5)

B.GROUND FLOOR COMMERCIAL OFFICE FRONTAGE

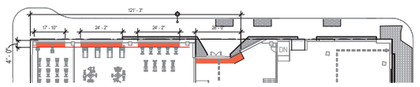


NORTH ELEVATION COMMERCIAL FRONTAGE
9 1/32" = 1'-0"

Baseline Denominator Length = 121' - 3"

Qualifying Length = 92' - 2"

Qualifying (92' - 2") / Baseline (121' - 3") = **76%**
(91' or 75% per S6.8.6)



3 20TH NORTH
1/32" = 1'-0"

GROUND FLOOR COMMERCIAL-OFFICE FRONTAGE. The interior area within four feet from the surface of the window glass between a height of four and eight feet above sidewalk level shall be at least 75 percent open to perpendicular view. See Figure 6.8.3 for an illustration of the required visibility zone. No partitions above three feet shall be located within four feet of the window. See also G2.2.1 for guidelines on uses.

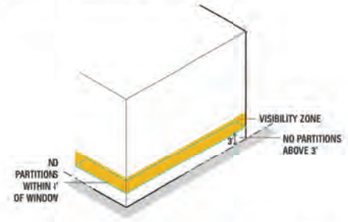
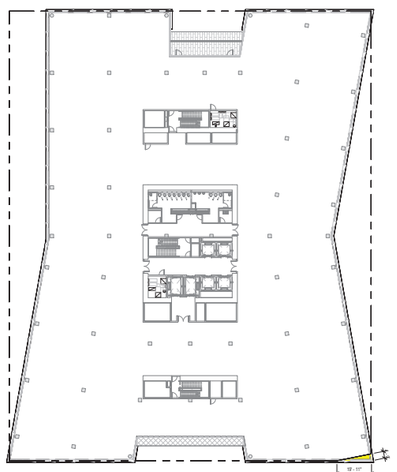


FIGURE 6.8.3: Ground Floor Visibility Zone — Pedestrian Visibility Zone (4'-8' height)

A

C.OCCUPIABLE PROJECTIONS



2 LEVEL 05 PROJECTIONS
1/32" = 1'-0"

5 EAST ELEVATION PROJECTIONS
1" = 40'-0"

7 SOUTH ELEVATION PROJECTIONS
1" = 40'-0"

SOUTH ELEVATION PROJECTIONS

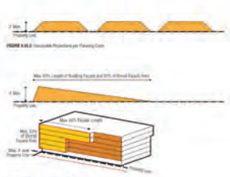
Total Length = 208'
Projection Total Length = 20'
Projection Length / Total = **9.6%**
(max. allowed 60% per S6.10.3)

Total Area = 208' * 60' - 6" = 12,584 SF
Projection Total Area = 20' * 60 - 6" = 1190 SF
Projection Area / Total = **9.6%**
(max. allowed 33% per S6.10.3)

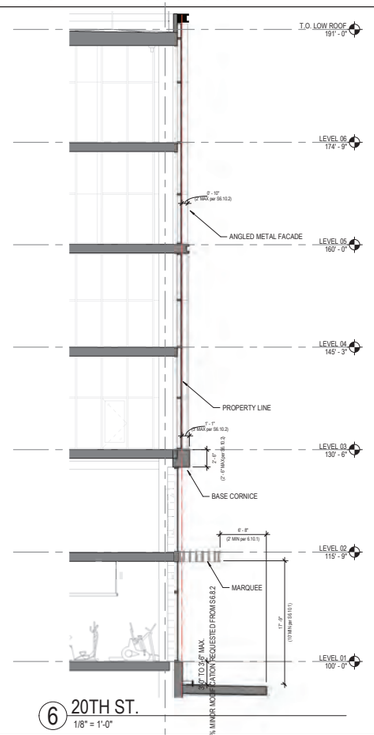
EAST ELEVATION PROJECTIONS

Total Length = 254' - 11"
Projection Total Length = 4'
Projection Length / Total = **2%**
(max. allowed 60% per S6.10.3)

Total Area = 254' - 11" * 60' - 6" = 15,427.5 SF
Projection Total Area = 4' * 60 - 6" = 242 SF
Projection Area / Total = **2%**
(max. allowed 33% per S6.10.3)



D. NON-OCCUPIABLE PROJECTIONS



6 20TH ST.
1/8" = 1'-0"

GROUND FLOOR NON-OCCUPIABLE PROJECTIONS. Non-occupiable building elements such as cornices, architectural fins, louvers, rain screens, brise soleil, and decorative elements may extend up to one foot into the ROW, provided a minimum clearance of 7.5 feet is provided from sidewalk grade, and compliance with San Francisco Building Code is met.

Additionally, non-occupiable ground floor horizontal elements such as marquees, awnings, and canopies may extend up to two feet from the curb edge, provided a minimum clearance of ten feet is provided from sidewalk grade.

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2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
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255 Shoreline Drive, Suite 200, Redwood City, CA 94065

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FACILITY

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SAN FRANCISCO, CA 94124

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LIFE SCIENCE

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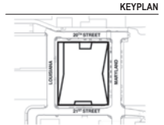

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A. KEY FACADE REQUIREMENTS

WEST FACADE - LOUISIANA ST.

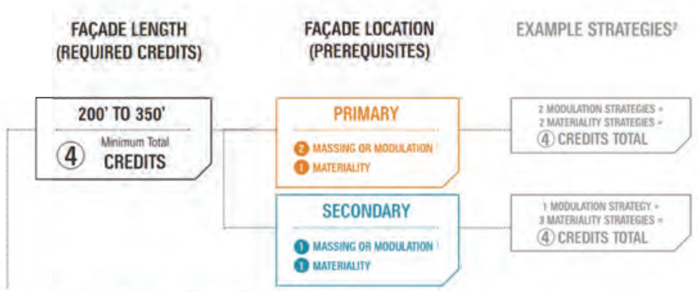


TABLE 6.18.1: Key Long Façades – Architectural Requirements Checklist

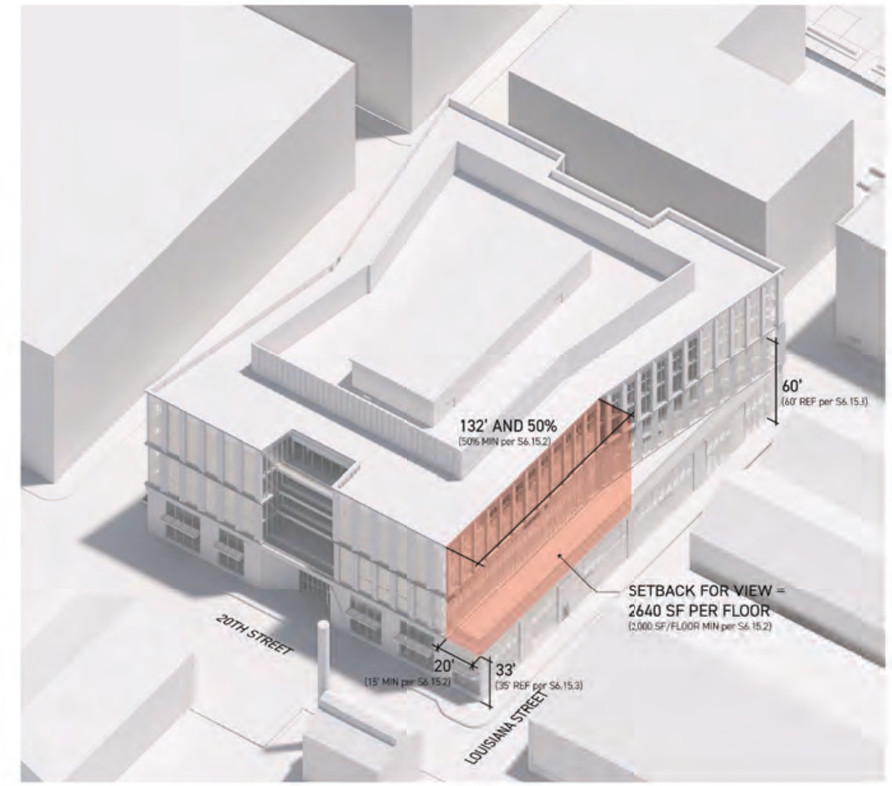
FAÇADE LENGTH AND LOCATION TYPE

	MAX. CREDITS	200 TO 350 FEET PRIMARY	200 TO 350 FEET SECONDARY	350+ FEET PRIMARY	350+ FEET SECONDARY	GARAGE
QUALIFYING CREDITS: MASSING AND MODULATION (1 credit each, worth 2 credits for every additional beyond prerequisite amount)						
Prerequisite minimum combination of massing OR modulation strategies		(2)	(1)	(2)	(1)	(0)
MASSING						
Setbacks	2		1			
Building Over Mid-Block Passages	Unlimited					
External Courtyards	Unlimited					
MODULATION						
Multiple Façade Systems	2		2			
Volumetric Façade Articulation	Unlimited					
Roofline Modulation	1					
QUALIFYING CREDITS: MATERIALITY (1 credit each, 1 credit for every additional beyond prerequisite amount)						
Prerequisite minimum materiality strategy		(1)	(1)	(1)	(1)	(0)
Preferred Materials	2		1			
Material Treatment	Unlimited					
Façade Depth	Unlimited		1			
Shading	Unlimited					
QUALIFYING CREDITS: CREATIVE DESIGN (1 CREDIT)	1					
TOTAL CREDITS REQUIRED		(4)	(4)	(6)	(6)	(4)
TOTAL CREDITS PROVIDED			5			
Does this project meet minimum requirements? (Y/N)			Y			

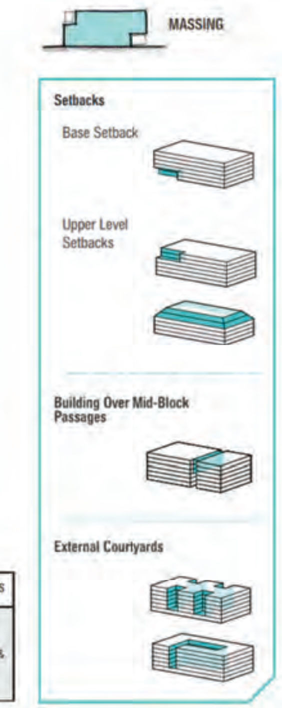
Note: Checklist should be adapted to reflect prerequisites for parcel F/G per S6.18.3 (if applicable) and for waterfront façades per Section 6.19.

B. QUALIFYING STRATEGIES - MASSING

BASE AND UPPER LEVEL SETBACKS = 1 POINT (1 PREREQUISITE)

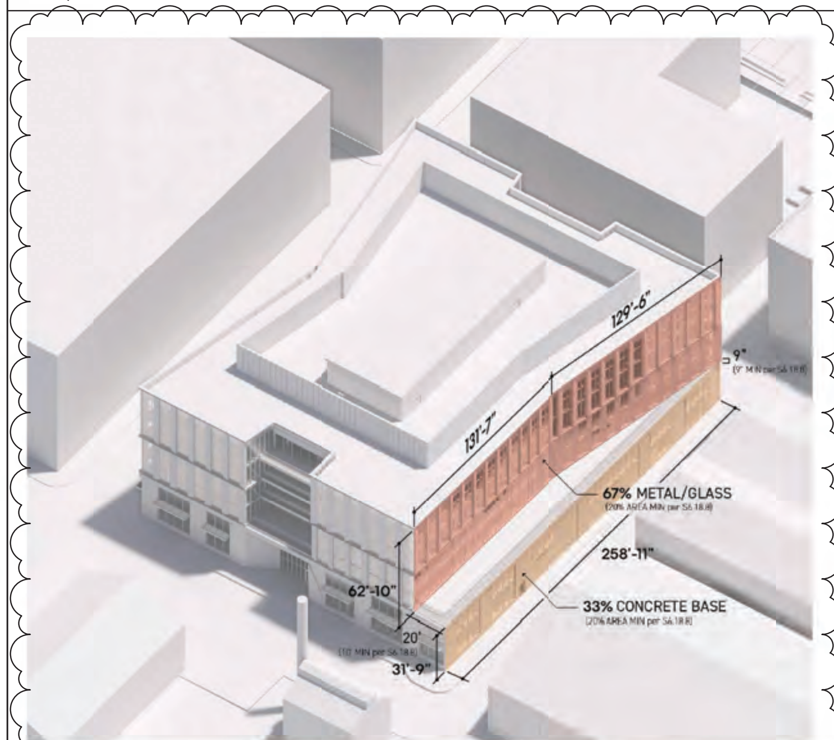


	MIN. DIMENSIONS	QUALIFYING EXAMPLE	CALCULATION METHOD	% MIN. REQUIRED	MAX. CREDITS	RELATED STANDARDS
Base and Upper Level Setbacks	10' depth (D) 2 Story H. for Commercial 1 Story H. for Residential	Min 10' Min 1-2 floors Min 33%	Qualifying Numerator (Length) ÷ Baseline Denominator (Length)	33% Length	2	Section 6.8 Streetwall S6.7.1 & S6.7.2



C. QUALIFYING STRATEGIES - MODULATION

MULTIPLE FACADE SYSTEMS = 2 CREDITS



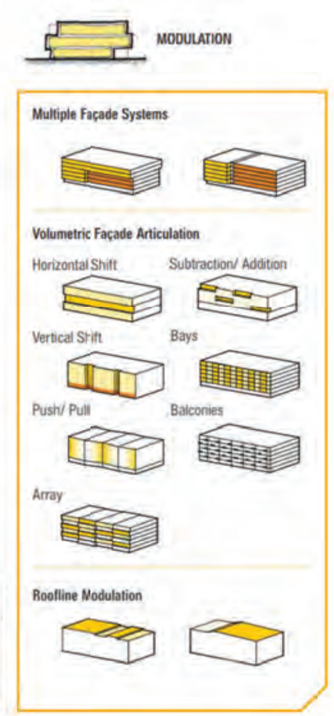
Qualifying Numerator = 31'-9" x 258'-11" = **8,221 SF**

Baseline Denominator
(131'-7" x 62'-10") + (129'-6" x 62'-10") + (258'-11" x 31'-9") = **24,632 SF**

8,221 SF / 24,632 SF = 33.4%
(min. required 20% per S6.18.1)

Per Figure 6.18.4, Subsection 1: Any qualifying massing or modulation strategy above the prerequisite amount will be counted as two credits.

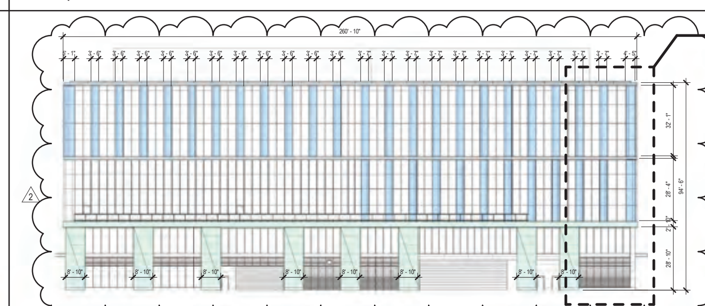
Total Credits: 2



	MIN. DIMENSIONS	QUALIFYING EXAMPLE	CALCULATION METHOD	% MIN. REQUIRED	MAX CREDITS	RELATED STANDARDS
Multiple Façade Systems	Change in Plane: 9" D, 10' W. Separation	Min 9" Min 10'	Qualifying Numerator (Area) ÷ Baseline Denominator (Area)	20% Area	2	

D. QUALIFYING STRATEGIES - MATERIALITY

PREFERRED MATERIALS = 1 CREDIT
FACADE DEPTH = 1 CREDIT



1 WEST ELEVATION PREFERRED MATERIALS DIAGRAM
1/32" = 1'-0"

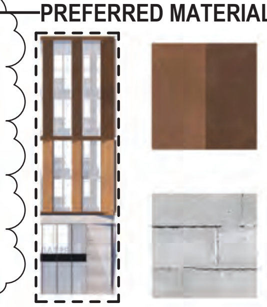
	MIN. DIMENSIONS	QUALIFYING EXAMPLE	CALCULATION METHOD	% MIN. REQUIRED	MAX CREDITS	RELATED STANDARDS
Preferred Materials	[illegible]	[illegible]	Qualifying Numerator (Area) ÷ Baseline Denominator (Area)	20% Area	2	

Qualifying Numerator = 6,733 SF

Baseline Denominator
H (94'-6") * L (260'-10") = 24,649 SF

Qualifying (6,733 SF) / Baseline (24,649 SF) = **27.3% = <u>1 Credit</u>**
(min. required 20% per S6.18.1)

PREFERRED MATERIALS

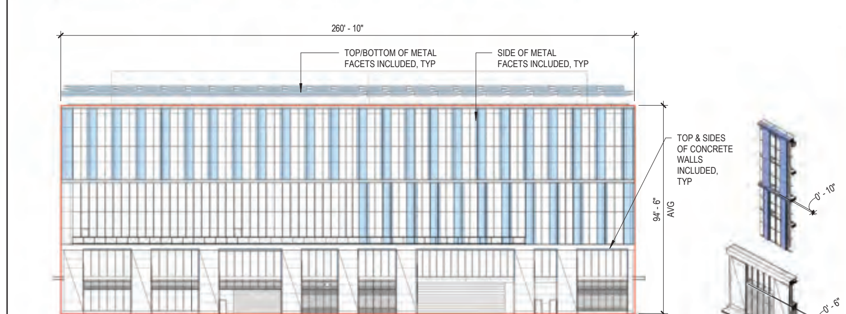


METAL CLADDING 1

The design team has selected a metal panel with metallic brass/bronze finish as the primary finish material because it has warmth and character. The weathered finished on the historic buildings of pier 70 have different colors and textures through unique processes, but share a character and human scale. The materiality and detailing of the metal facades is inspired by the neighboring weathered metal buildings without attempting to recreate a weathered look.

BOARD-FORMED CONCRETE

As the base, board formed concrete was chosen as the primary material because it expresses its construction through formwork impressions and it has a human scale. Various finishes of concrete are prevalent throughout Pier 70 as a remnant of the site's industrial and ship-building history. The concrete matches the ground plane around parcel A while complimenting with the warmer bronze tones of the metal panels.



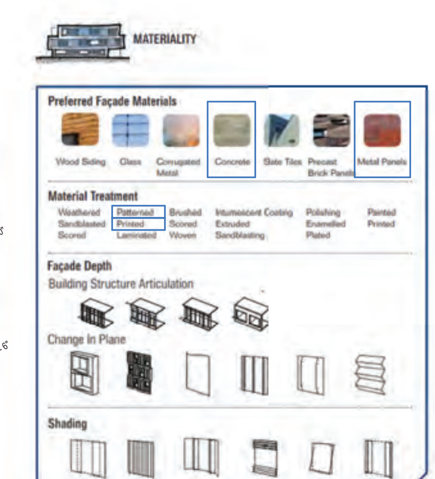
2 WEST ELEVATION FACADE DEPTH DIAGRAM
1/32" = 1'-0"

	MIN. DIMENSIONS	QUALIFYING EXAMPLE	CALCULATION METHOD	% MIN. REQUIRED	MAX CREDITS	RELATED STANDARDS
Façade Depth	[illegible]	[illegible]	Qualifying Numerator (Area) ÷ Baseline Denominator (Area)	20% Area	Unlimited	

Qualifying Numerator = 5,954 SF

Baseline Denominator
H (94'-6") * L (260'-10") = 24,649 SF

Qualifying (5,954 SF) / Baseline (24,649 SF) = **24.1% = <u>1 Credit</u>**
(min. required 20% per S6.18.1)



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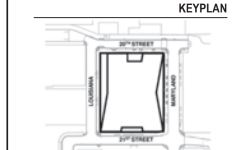

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A. KEY FACADE REQUIREMENTS

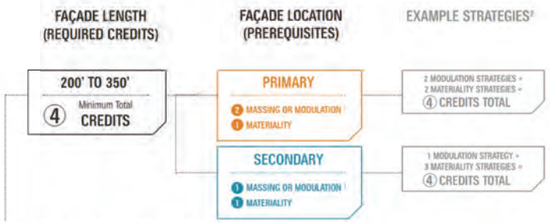


TABLE 6.18.1: Key Long Façades – Architectural Requirements Checklist

		FAÇADE LENGTH AND LOCATION TYPE				
		200 TO 350 FEET		350+ FEET		GARAGE
	MAX. CREDITS	PRIMARY	SECONDARY	PRIMARY	SECONDARY	
QUALIFYING CREDITS: MASSING AND MODULATION (1 credit each, worth 2 credits for every additional beyond prerequisite amount)						
Prerequisite minimum combination of massing OR modulation strategies		(2)	(1)	(2)	(1)	(0)
MASSING						
Setbacks	2		1			
Building Over Mid-Block Passages	Unlimited					
External Courtyards	Unlimited					
MODULATION						
Multiple Façade Systems	2		2			
Volumetric Façade Articulation	Unlimited					
Roofline Modulation	1					
QUALIFYING CREDITS: MATERIALITY (1 credit each, 1 credit for every additional beyond prerequisite amount)						
Prerequisite minimum materiality strategy		(1)	(1)	(1)	(1)	(0)
Preferred Materials	2		1			
Material Treatment	Unlimited					
Façade Depth	Unlimited		1			
Shading	Unlimited					
QUALIFYING CREDITS: CREATIVE DESIGN (1 CREDIT)	1					
TOTAL CREDITS REQUIRED		(4)	(4)	(6)	(6)	(4)
TOTAL CREDITS PROVIDED			5			
Does this project meet minimum requirements? (Y/N)			Y			

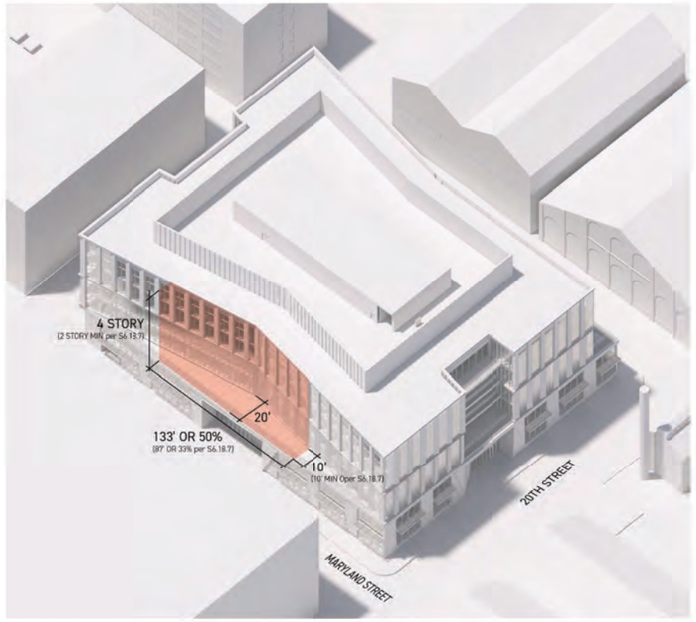
Note: Checklist should be adapted to reflect prerequisites for parcel F/G per S6.18.3 (if applicable) and for waterfront façades per Section 6.19.


FIGURE 6.18.2: Key Façades – Example Locations

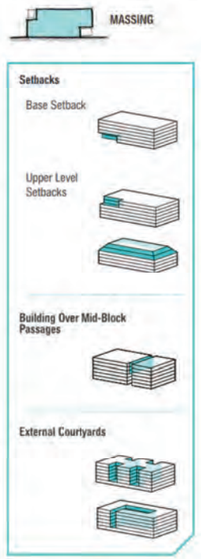

FIGURE 6.18.2: Key Façades – Example Locations

B. QUALIFYING STRATEGIES - MASSING

EXTERNAL COURTYARDS = 1 POINT (1 PREREQUISITE)

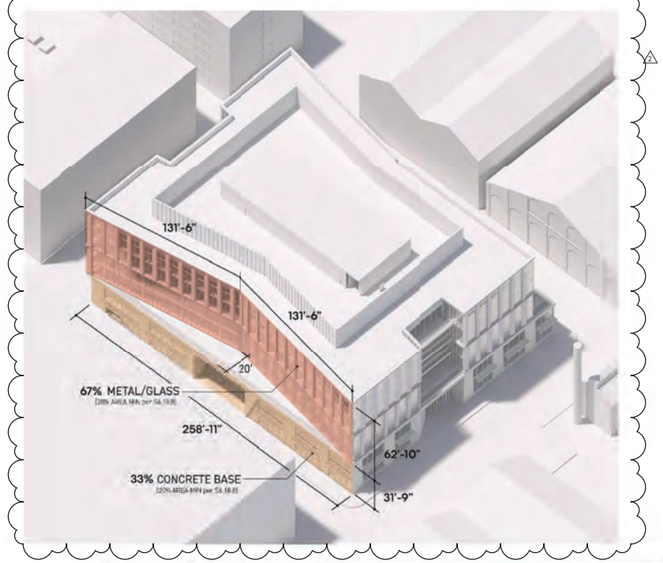


	MIN. DIMENSIONS	QUALIFYING EXAMPLE	CALCULATION METHOD	% MIN. REQUIRED	MAX. CREDITS	RELATED STANDARDS
Base and Upper Level Setbacks	10' depth (D) 2 Story H. for Commercial 1 Story H. for Residential	Min 10' Min 1-2 floors Min 33%	Qualifying Numerator (Length) ÷ Baseline Denominator (Length)	33% Length	2	Section 6.8 Streetwall S6.7.1 & S6.7.2



C. QUALIFYING STRATEGIES - MODULATION

MULTIPLE FACADE SYSTEMS = 2 POINTS



	MIN. DIMENSIONS	QUALIFYING EXAMPLE	CALCULATION METHOD	% MIN. REQUIRED	MAX. CREDITS	RELATED STANDARDS
Multiple Façade Systems	Change in Plane: 9' D. 10' W. Separation	Min 9' Min 10'	Qualifying Numerator (Area) ÷ Baseline Denominator (Area)	20% Area	2	

Qualifying Numerator = 31'-9" x 258'-11" = **8,221 SF**

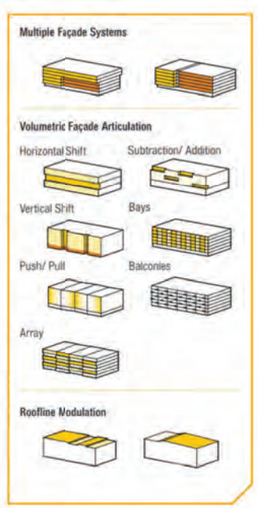
Baseline Denominator
(131'-6" x 62'-10") + (131'-6" x 62'-10") + (31'-9" x 258'-11") = **24,746 SF**

8,221 SF / 24,746 SF = 33.2%
(min. required 20% per S6.18.1)

Per Figure 6.18.4, Subsection 1: Any qualifying massing or modulation strategy above the prerequisite amount will be counted as two credits.

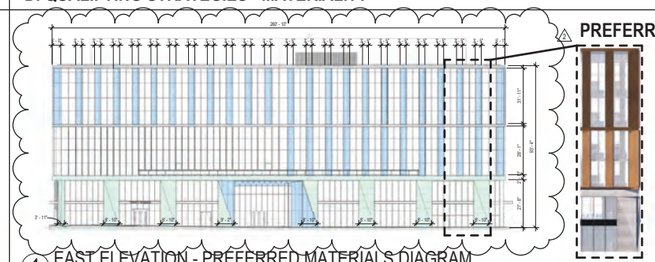
Total Credits: 2


MODULATION

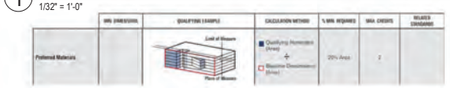


D. QUALIFYING STRATEGIES - MATERIALITY

PREFERRED MATERIALS = 1 CREDIT
FACADE DEPTH = 1 CREDIT



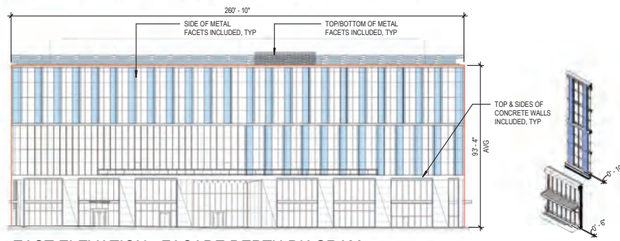
1 EAST ELEVATION - PREFERRED MATERIALS DIAGRAM
1/32" = 1'-0"



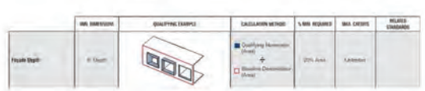
Qualifying Numerator = 6,733 SF

Baseline Denominator
H (93'-4") * L (260'-10") = 24,338 SF

Qualifying (6,733 SF) / Baseline (24,338 SF) = **27.7%** = **1 Credit**
(min. required 20% per S6.18.1)



3 EAST ELEVATION - FACADE DEPTH DIAGRAM
1/32" = 1'-0"



Qualifying Numerator = 5,957 SF

Baseline Denominator
H (93'-4") * L (260'-10") = 24,338 SF

Qualifying (5,957 SF) / Baseline (24,338 SF) = **24.5%** = **1 Credit**
(min. required 20% per S6.18.1)

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PIER 70

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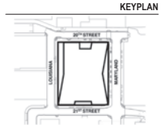
KSP King Street Properties
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



ISSUE CHART

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MARK	ISSUE	DATE
2	Planning Response	12/16/22

Job Number 492217.000

TITLE

D4D COMPLIANCE DIAGRAMS

SHEET NUMBER

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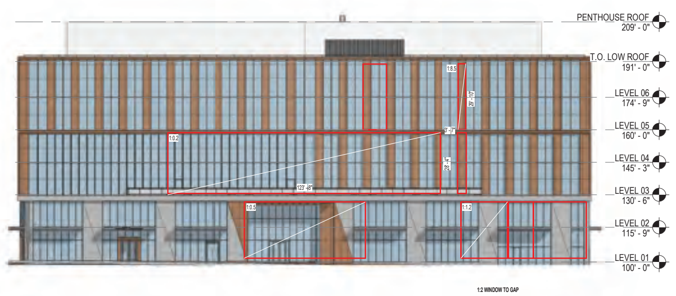
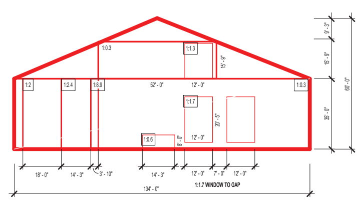
A.HISTORIC REFERENCE



1 EAST ELEVATION BASE
1/32" = 1'-0"



BUILDING 113 EAST ELEVATION PROPORTION ANALYSIS

DIMENSIONAL QUALITY. Height reference shall have a dimensional quality, such as a visible projection or recess from the vertical façade plane casting a shadow line, using one of the following strategies:

- Distinct fenestration line;
- Massing setback (see Table 6.18.3);
- Volumetric shift (see Table 6.18.4); or
- Façade material or color change paired with dimensional aspect (see Table 6.18.5).

TABLE 6.15.2: Height Reference Locations

PARCEL	FAÇADE	BUILDING NUMBER / HEIGHT
A	West	Building 113 / 60' height
	North	Building 113 / 35' base Building 113 / 60' height
B	North	Building 113 / 60' height
C1	North	Building 116 / 57' height
C2	East (partial)/ South	Building 12 / 60' height

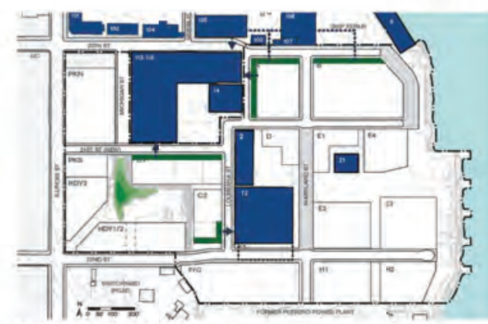


FIGURE 6.15.4: Height Reference Locations

Building Façades Subject to Cultural Resources Standards and Guidelines

B. HISTORIC RHYTHMS AND PATTERNS

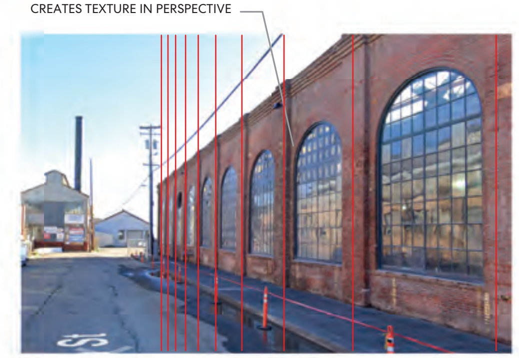
BLD 113 BASE PROPORTION

113

2 STORY, MEDIUM SCALE ARTICULATION RELATES TO BLD 113 PROPORTIONS

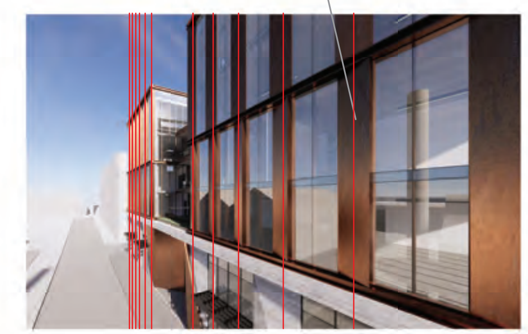
PARCEL A

REPEATING VERTICAL PEIRS CREATES TEXTURE IN PERSPECTIVE



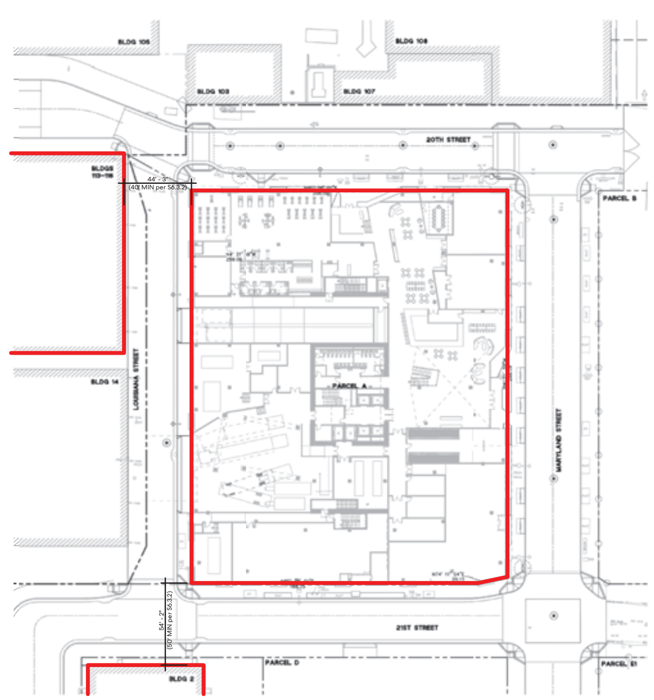
113

REPEATING VERTICAL PEIRS CREATES TEXTURE IN PERSPECTIVE



PARCEL A

C.BUILDABLE ZONES



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PLANNING RESPONSE 12/16/2022

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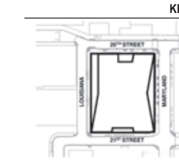

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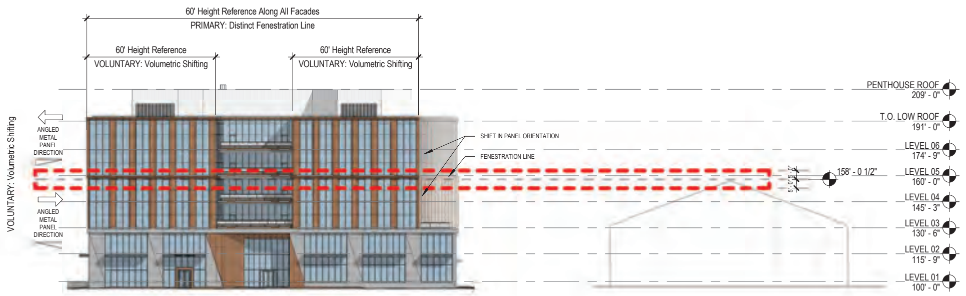
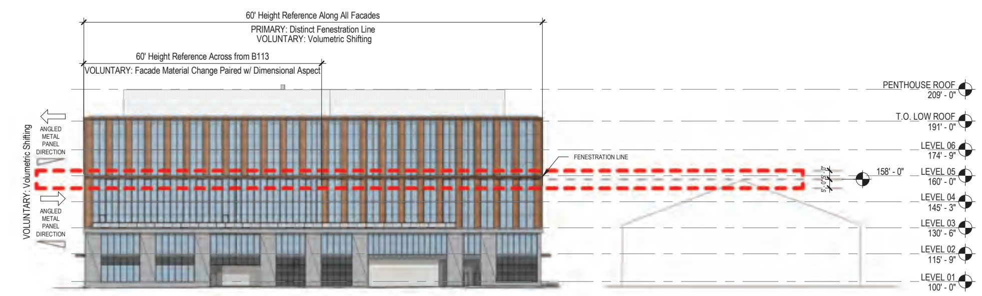
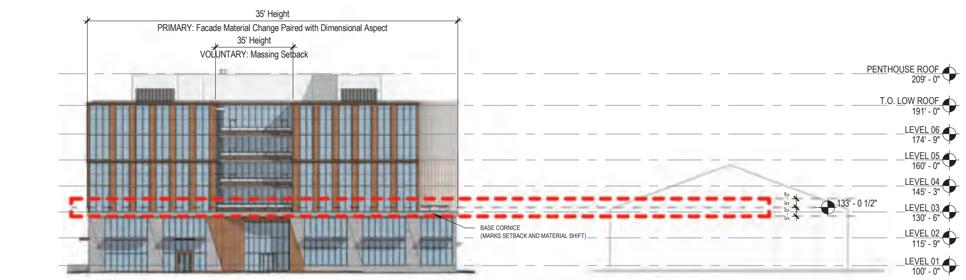


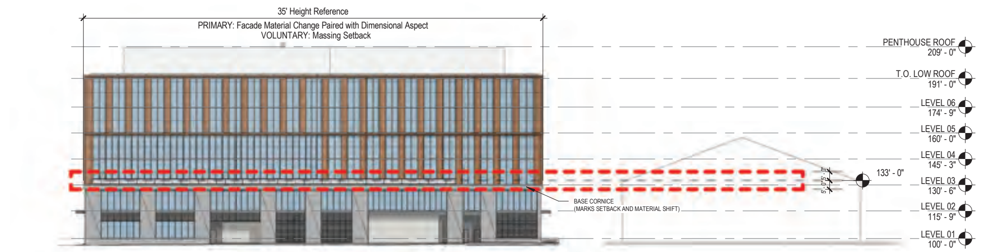
1 65' HEIGHT REFERENCE - NORTH ELEVATION
1" = 40'-0"
PRIMARY STRATEGY: DISTINCT FENESTRATION LINE
VOLUNTARY STRATEGY: VOLUMETRIC SHIFTING



2 65' HEIGHT REFERENCE - WEST ELEVATION
1" = 40'-0"
PRIMARY STRATEGY: DISTINCT FENESTRATION LINE
VOLUNTARY STRATEGY #1: VOLUMETRIC SHIFTING
VOLUNTARY STRATEGY #2: FACADE MATERIAL CHANGE PAIRED WITH DIMENSIONAL ASPECT



3 30' HEIGHT REFERENCE - NORTH ELEVATION
1" = 40'-0"
PRIMARY STRATEGY: FACADE MATERIAL CHANGE PAIRED WITH DIMENSIONAL ASPECT
VOLUNTARY STRATEGY: MASSING SETBACK



4 30' HEIGHT REFERENCE - WEST ELEVATION
1" = 40'-0"
PRIMARY STRATEGY: FACADE MATERIAL CHANGE PAIRED WITH DIMENSIONAL ASPECT
VOLUNTARY STRATEGY: MASSING SETBACK

TABLE 6.15.2: Height Reference Locations

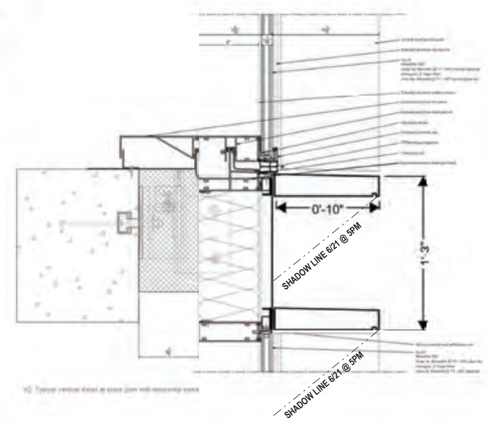
PARCEL	FAÇADE	BUILDING NUMBER / HEIGHT
A	West	Building 113 / 60' height
	North	Building 113 / 35' base
		Building 113 / 60' height

HEIGHT REFERENCES OF HISTORIC BUILDINGS. In locations indicated on Table 6.15.2, façades of new construction buildings across the street from or adjacent to specified contributing resources shall distinctly reference the height of the adjacent historic building. Such height references may be within a five-foot range from the height of the adjacent historic building in order to align with floor levels of new buildings.

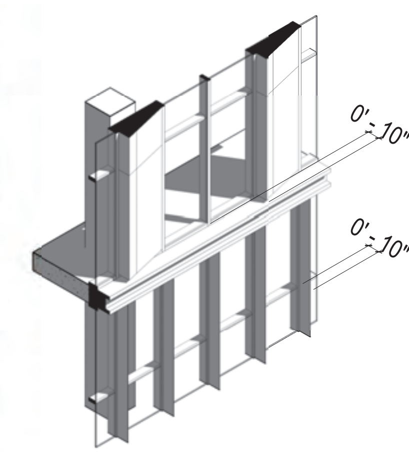
DIMENSIONAL QUALITY. Height reference shall have a dimensional quality, such as a visible projection or recess from the vertical façade plane casting a shadow line, using one of the following strategies:

- Distinct fenestration line;
- Massing setback (see Table 6.18.3);
- Volumetric shift (see Table 6.18.4); or
- Façade material or color change paired with dimensional aspect (see Table 6.18.5)

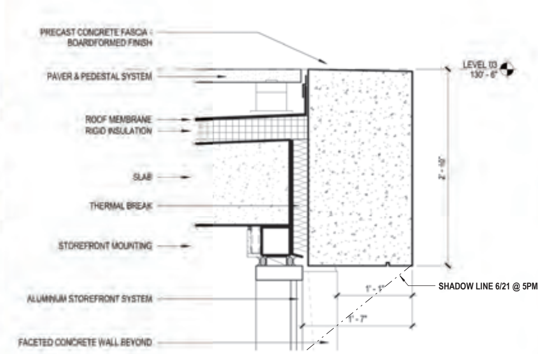
60' HEIGHT REFERENCE
PRIMARY STRATEGY: DISTINCT FENESTRATION LINE



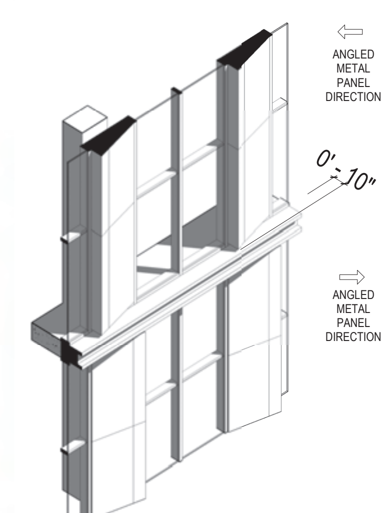
60' HEIGHT REFERENCE
VOLUNTARY STRATEGY: FACADE MATERIAL CHANGE PAIRED WITH DIMENSIONAL ASPECT



35' HEIGHT REFERENCE
PRIMARY STRATEGY: FACADE MATERIAL CHANGE PAIRED WITH DIMENSIONAL ASPECT



60' HEIGHT REFERENCE
VOLUNTARY STRATEGY: VOLUMETRIC SHIFTING



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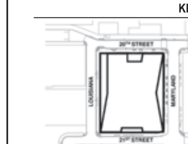
KSP King Street Properties
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



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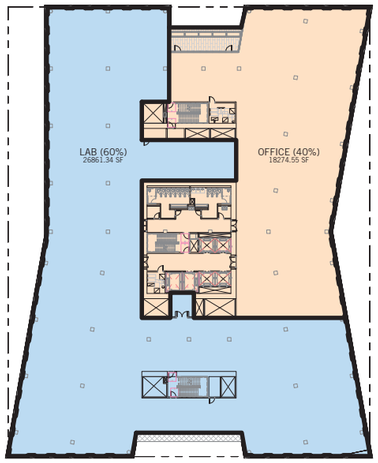

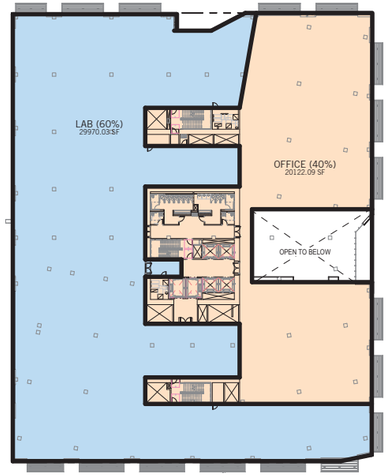

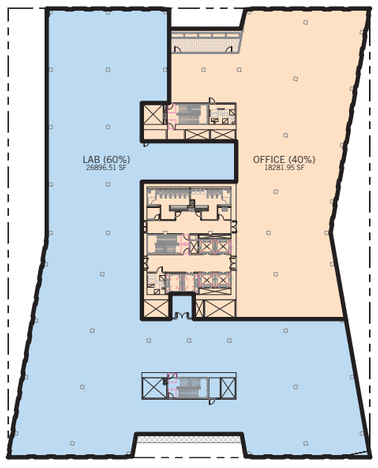

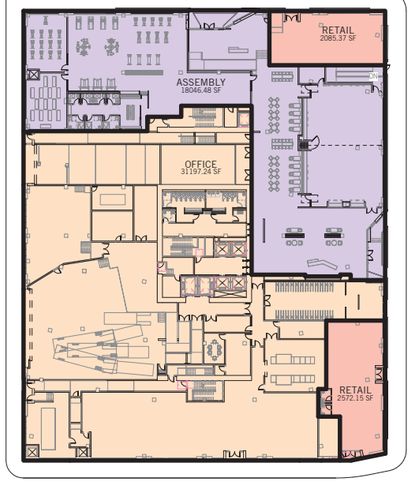

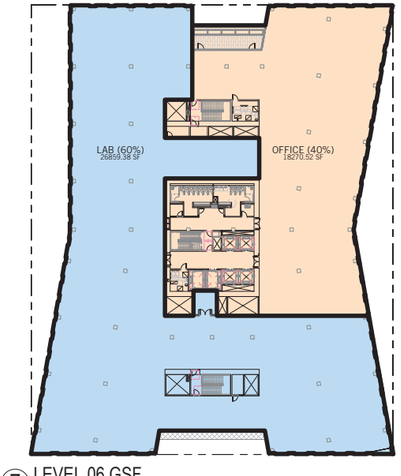

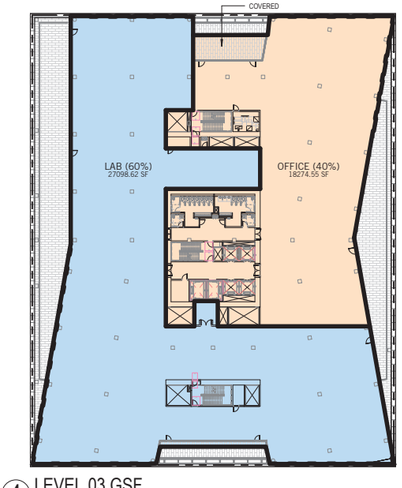

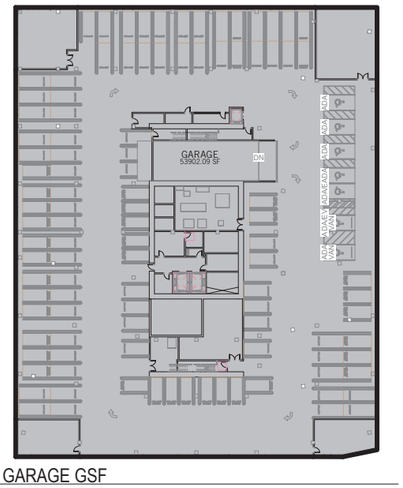

⑦ LEVEL 06 GSF

1/32" = 1'-0"

⑥ LEVEL 05 GSF

1/32" = 1'-0"

⑤ LEVEL 04 GSF

1/32" = 1'-0"

④ LEVEL 03 GSF

1/32" = 1'-0"

③ LEVEL 02 GSF

1/32" = 1'-0"

② LEVEL 01 GSF

1/32" = 1'-0"

① GARAGE GSF

1/32" = 1'-0"

AREA PLAN GENERAL NOTES

1. CORE&SHELL PROJECT IS DESIGNED TO ACCOMMODATE 60% LAB, 40% OFFICE USE ON UPPER LEVELS. EXACT ARRANGEMENT WILL DEPEND ON TENANTS, SO DIVISION HERE SHOWN FOR REFERENCE ONLY.

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KSP King Street Properties
LIFE SCIENCE

KEYPLAN

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2	Planning Response	12/16/22
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Job Number 492217.000

TITLE

AREA PLANS

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12/13/2022 2:12:15 PM   Autodesk Docs://KING STREET PROP - PIER 70 UPDATE/ARCH-KSP-Pier70-ParcelA_DesignReviewResubmission_R22.rvt

NOTES:

GENERAL NOTES

1. IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" OR "THE CITY" AS USED HEREIN IS THE CITY ENGINEER OF THE CITY OF SAN FRANCISCO OR HIS AUTHORIZED REPRESENTATIVE AND THAT THE TERM "CHIEF HARBOR ENGINEER" AS USED HEREIN IS THE CHIEF HARBOR ENGINEER OF THE PORT OF SAN FRANCISCO OR HIS AUTHORIZED REPRESENTATIVE.
2. THE WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY AND COUNTY OF SAN FRANCISCO STANDARD PLANS & SPECIFICATIONS, LATEST EDITION AND IN CONFORMANCE WITH APPROVED PIER 70 SUD PHASE 1 IMPROVEMENT PLANS AND SPECIFICATIONS PERMIT NUMBER #19IE-00245.
3. ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE DESIGN ENGINEER, BKF ENGINEERS AT (650)482-6300, PRIOR TO CONSTRUCTION OF AFFECTED ITEMS, REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.

EARTHWORK AND GRADING

1. GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS AND RECOMMENDATIONS FROM THE:
   - GEOTECHNICAL REPORT TITLED "BUILDING A, PIER 70 SPECIAL USE DISTRICT – PHASE 1, SAN FRANCISCO, CALIFORNIA, GEOTECHNICAL EXPLORATION" PREPARED BY ENGEO DATED AUGUST 19, 2019.
   - STORM WATER POLLUTION PREVENTION PLAN PREPARED BY BKF ENGINEERS DATED OCTOBER 11,2018.

UTILITIES

1. WATER:
   a. WATER WORKS SHALL BE IN ACCORDANCE WITH THE LATEST SAN FRANCISCO WATER DEPARTMENT STANDARD PLANS AND SPECIFICATIONS, AND SHALL BE SUBJECT TO INSPECTION BY THE DEPARTMENT.
   b. LATERALS TO BE STUBBED TO BACK OF CURB, WATER METER AND LATERAL TO BE EXTENDED TO BUILDING BY VERTICAL DEVELOPER.

PLACEHOLDER

LEGEND:

PROPERTY/RIGHT OF WAY LINE	
PROJECT BOUNDARY LINE	
PARCEL LINES	
CENTERLINE	
CONTOUR LINE	14
COMBINED SEWER LINE	XX" CS
COMBINED SEWER FORCE MAIN	XX" CSFM
AUXILIARY WATER SUPPLY SYSTEM MAIN	XX" AWSS
LOW PRESSURE WATER MAIN	XX" LPW
NON-POTABLE WATER MAIN	XX" NPW
COMBINED SEWER MANHOLE	
CATCH BASIN	
FIRE HYDRANT AND CLEARANCE SPACE	
WATER VALVE	
BACKFLOW PREVENTER	
AIR VALVE	
BLOW-OFF VALVE	
UTILITY METER	
STREET LIGHT	

ABBREVIATIONS:

AWSS	AUXILIARY WATER SUPPLY SYSTEM
BLDG	BUILDING
BW	BACK OF WALK
CS	COMBINED SEWER
CSFM	COMBINED SEWER FORCE MAIN
IB	INFORMATION BULLETIN
FW	FIRE WATER
FL	FLOW LINE
R/W,ROW	RIGHT-OF-WAY
LPW	LOW PRESSURE WATER
NPW	NON-POTABLE WATER
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TYP	TYPICAL

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100% SCHEMATIC DESIGN 30 September, 2022

PROJECT

PIER 70 PARCEL A

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KSP King Street Properties

LIFE SCIENCE

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number 20170209-17

TITLE

NOTES, LEGEND, AND ABBREVIATIONS

SHEET NUMBER

C-01

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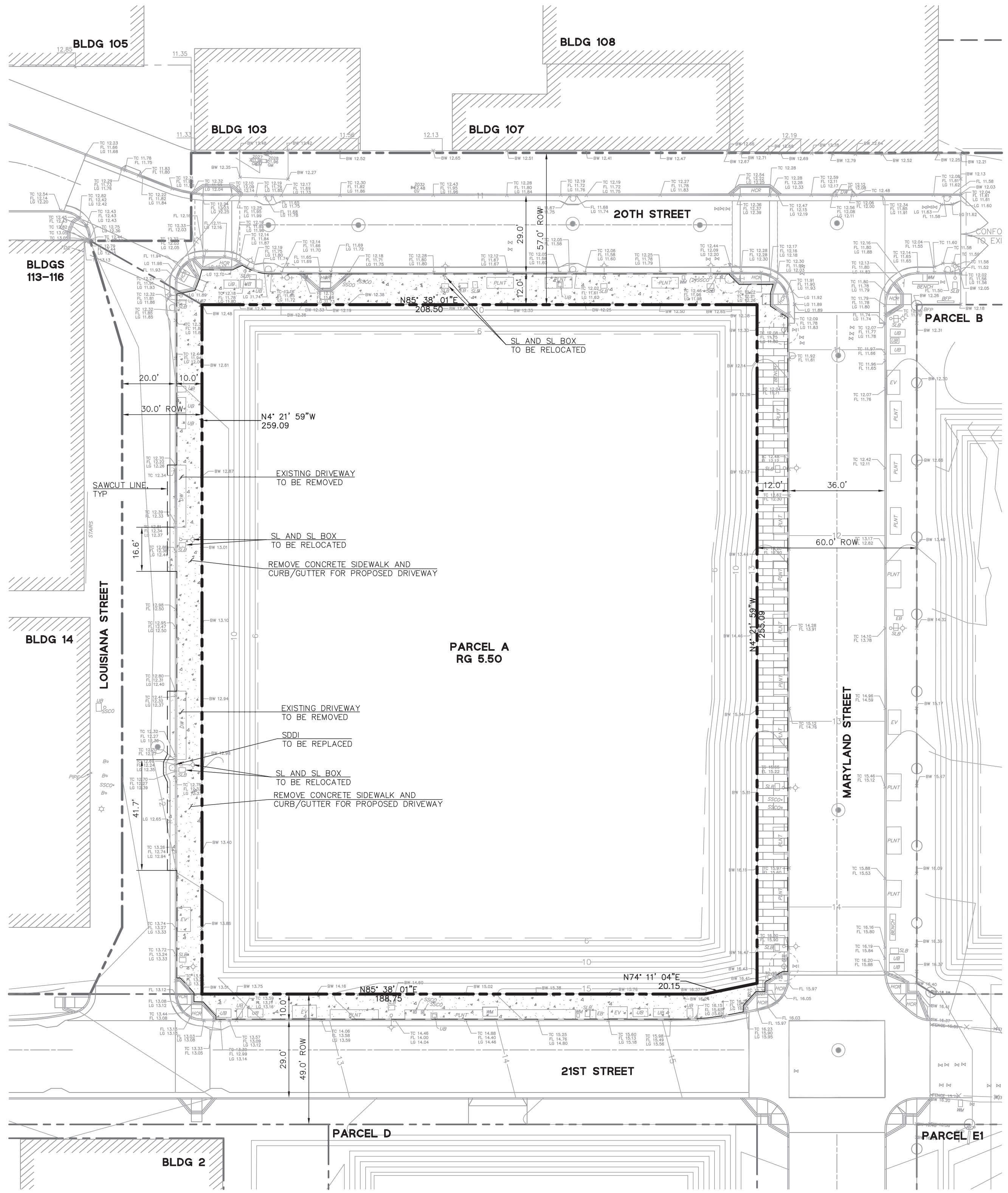
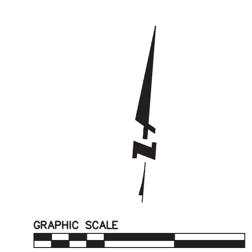
NOTES:

1. DETAILS FOR IMPROVEMENTS ON FRONTAGES, INCLUDING BUT NOT LIMITED TO CURB AND GUTTER, DRIVEWAYS, SIDEWALKS, ETC. ARE INCLUDED IN THE PIER 70 SUD PHASE 1 IMPROVEMENT PLANS, PERMIT 19IE-00245.
2. ALTERNATIVE SIDEWALK DEMOLITION: DEMOLITION AND REPLACEMENT OF SIDEWALK TO SCORE JOINT TO ACCOMODATE LIMIT OF WORK BASED ON SHORING AND LANDSCAPE DESIGN.

LEGEND:

- CONCRETE TO BE REMOVED
- PAVERS TO BE REMOVED
- SAWCUT LINE





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ISSUE CHART

Job Number 20170209-17

TITLE

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER

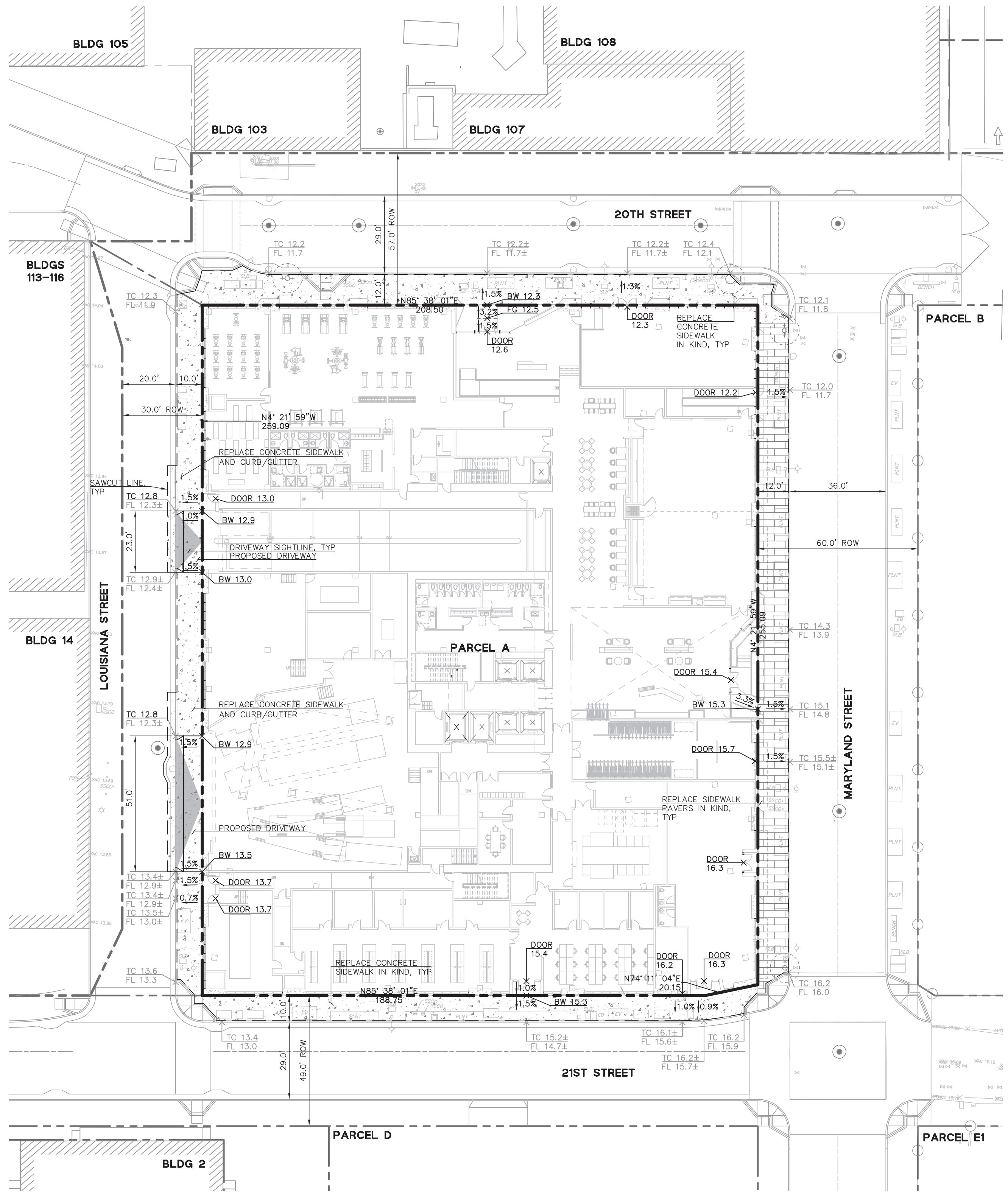
C-02

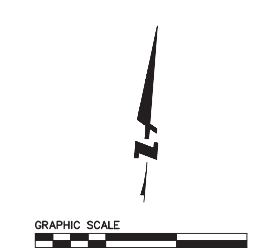
NOTE:

1. ALTERNATIVE SIDEWALK DEMOLITION: DEMOLITION AND REPLACEMENT OF SIDEWALK TO SCORE JOINT TO ACCOMODATE LIMIT OF WORK BASED ON SHORING AND LANDSCAPE DESIGN.

LEGEND:

- CONCRETE TO BE REPLACED IN KIND
- PAVERS TO BE REPLACED IN KIND
- SAWCUT LINE





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ISSUE CHART

Job Number	20170209-17

TITLE

SITE AND GRADING PLAN

SHEET NUMBER

C-03

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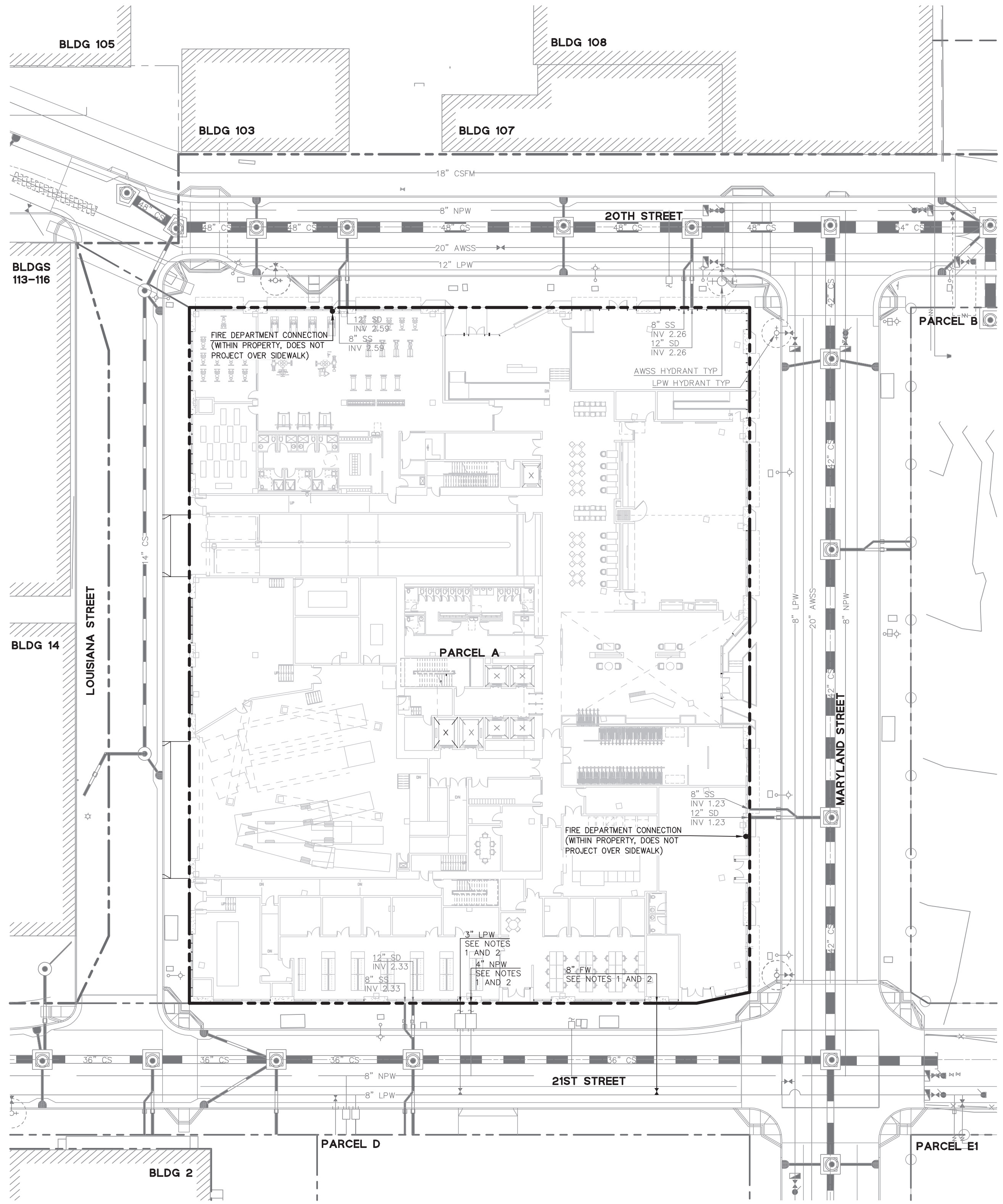
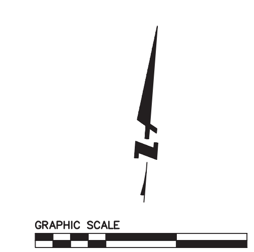
NOTES:

1. THESE PLANS INCLUDE INFRASTRUCTURE INSTALLED PER THE APPROVED PIER 70 SUD PHASE 1 IMPROVEMENT PLANS. SEWER AND STORM DRAIN LATERALS ARE INSTALLED TO BACK OF WALK. WATER LATERALS ARE INSTALLED TO BACK OF CURB, INTO METER BOXES WHICH ARE ALSO INSTALLED, FOR METER INSTALLATION BY PROJECT AND LATERAL EXTENSIONS TO POC AT BUILDING.
2. NEW TRENCHING FOR PROPOSED UTILITY LATERALS NOT SHOWN AT THIS TIME. PAVEMENT TO BE RESTORED TO CONCRETE SLAB LIMITS.





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KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number 20170209-17

TITLE

UTILITY PLAN

SHEET NUMBER

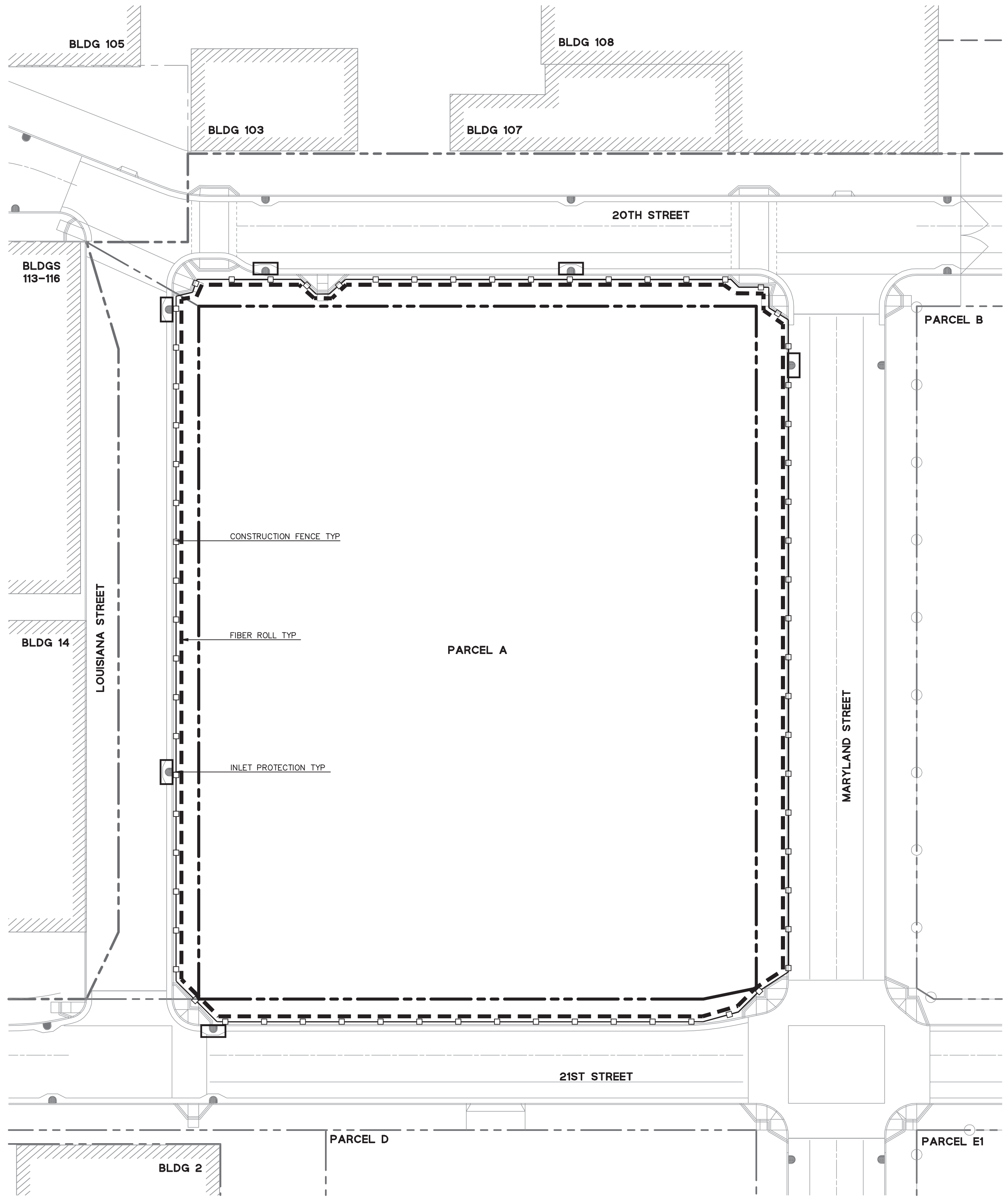
C-04

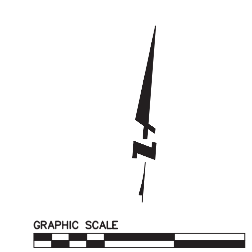
NOTE:

1. EROSION CONTROL PLAN REPRESENTS INITIAL CONDITION ONLY. UPDATES TO PLAN AS SITE CONDITIONS CHANGE ARE THE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND:

- INLET PROTECTION
- FIBER ROLL
- CONSTRUCTION FENCE





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KEYPLAN

ISSUE CHART

Job Number 20170209-17

TITLE

EROSION CONTROL PLAN

SHEET NUMBER

C-05

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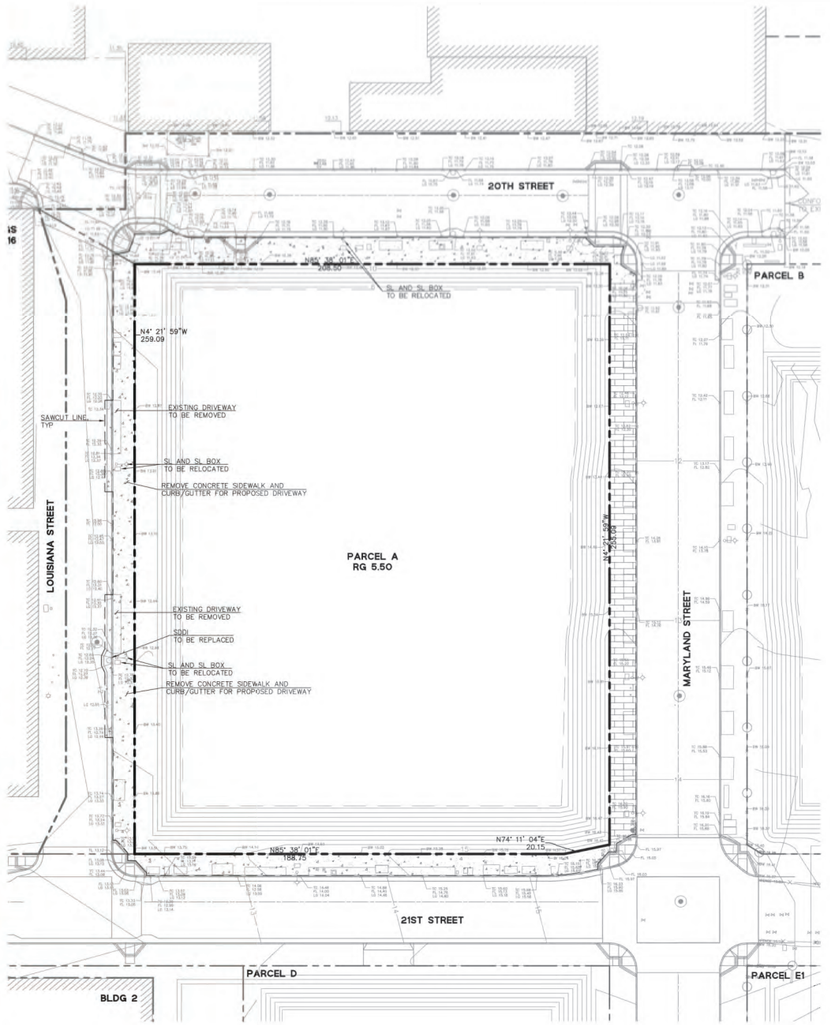
20 TH STREETSCAPE

MARYLAND STREETSCAPE



LEGEND:

- CONCRETE TO BE REMOVED
- PAVERS TO BE REMOVED
- SAWCUT LINE

N

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KEYPLAN

ISSUE CHART

NUMBER	ISSUE	DATE
1	100% Schematic Design	10/7/22

Job Number 492217.000

TITLE

STREETSCAPE EXISTING CONDITION

SHEET NUMBER

L-1

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PRECEDENT IMAGES

MAIN ENTRY AT MARYLAND

RAISED PLANTERS ALONG BUILINDG COLUMN

(E) PATTERNED PAVERS ON MARYLAND ST.

LEGEND

1. (E) TREES
2. (E) PLANTING
3. (E) PAVING AND FURNISHING
4. 6” RAISED PLANTING
5. 1’-6” RAISED PLANTING
6. BICYCLE RACKS (5)

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ISSUE CHART

MARK	ISSUE	DATE
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TITLE

PROPOSED STREETSCAPE

SHEET NUMBER

L-2

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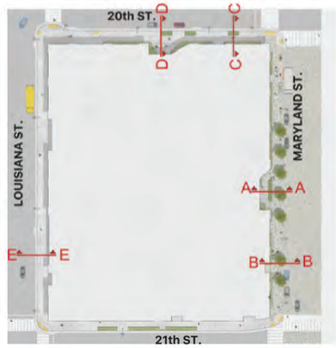
SECTION A - MARYLAND STREET ENTRY

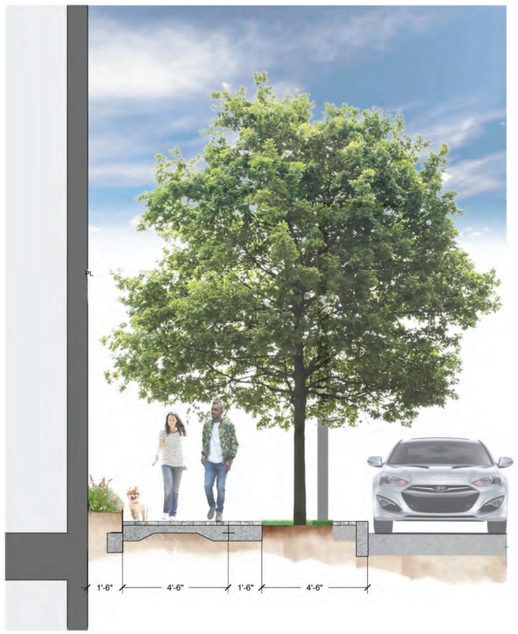
SECTION C - 20TH STREET SIDEWALK



KEY MAP

SECTION D - 20TH STREET ENTRY

SECTION E - LOUISIANA STREET SIDEWALK



SECTION B - MARYLAND STREET SIDEWALK

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ISSUE CHART

NUMBER	ISSUE	DATE
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Job Number 492217.000

TITLE

STREETSCAPE SECTIONS

SHEET NUMBER

L-3

PRECEDENT IMAGES

VIEW OF PLANTING FROM 20TH AND 21ST STREET

LEGEND

1. CONCRETE PEDESTAL PAVERS
2. HANDRAIL
3. MOVEABLE FURNITURE
4. RAISED PLANTERS
5. BENCH
6. PORCELAIN PAVERS ON SLAB

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PODIUM DECK DESIGN

SHEET NUMBER

L-4

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Coral Aloe
Aloe striata

Dwarf Coyote Brush
Baccharis pilularis ‘Pigeon Point’

Wild Lilac
Ceanothus thysiflorus ‘Cool Blue’

Red Sensation Cordyline
Cordyline australis ‘Red Sensation’

Campfire Crassula
Crassula erosula ‘Campfire’

Giant Chalk Dudleya
Dudleya brittonii

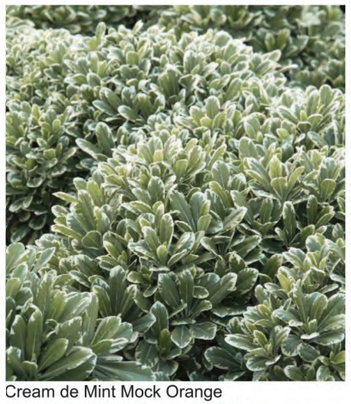
Seaside Buckwheat
Eriogonum latifolium

Island Bush Snapdragon
Galvezia speciosa ‘Fire Cracker’

Canyon Prince Wild Rye
Leymus condensatus ‘Canyon Prince’

New Zealand Iris
Libertia peregrinans

Dwarf Mat Rush
Lomandra longifloria ‘breeze’



Cream de Mint Mock Orange
Pittosporum tobira ‘Cream de Mint’

Pozo Blue Sage
Salvia clevlandii ‘Pozo Blue’l’breeze’

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MARK	ISSUE	DATE
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TITLE

PLANTING PALETTE

SHEET NUMBER

L-5

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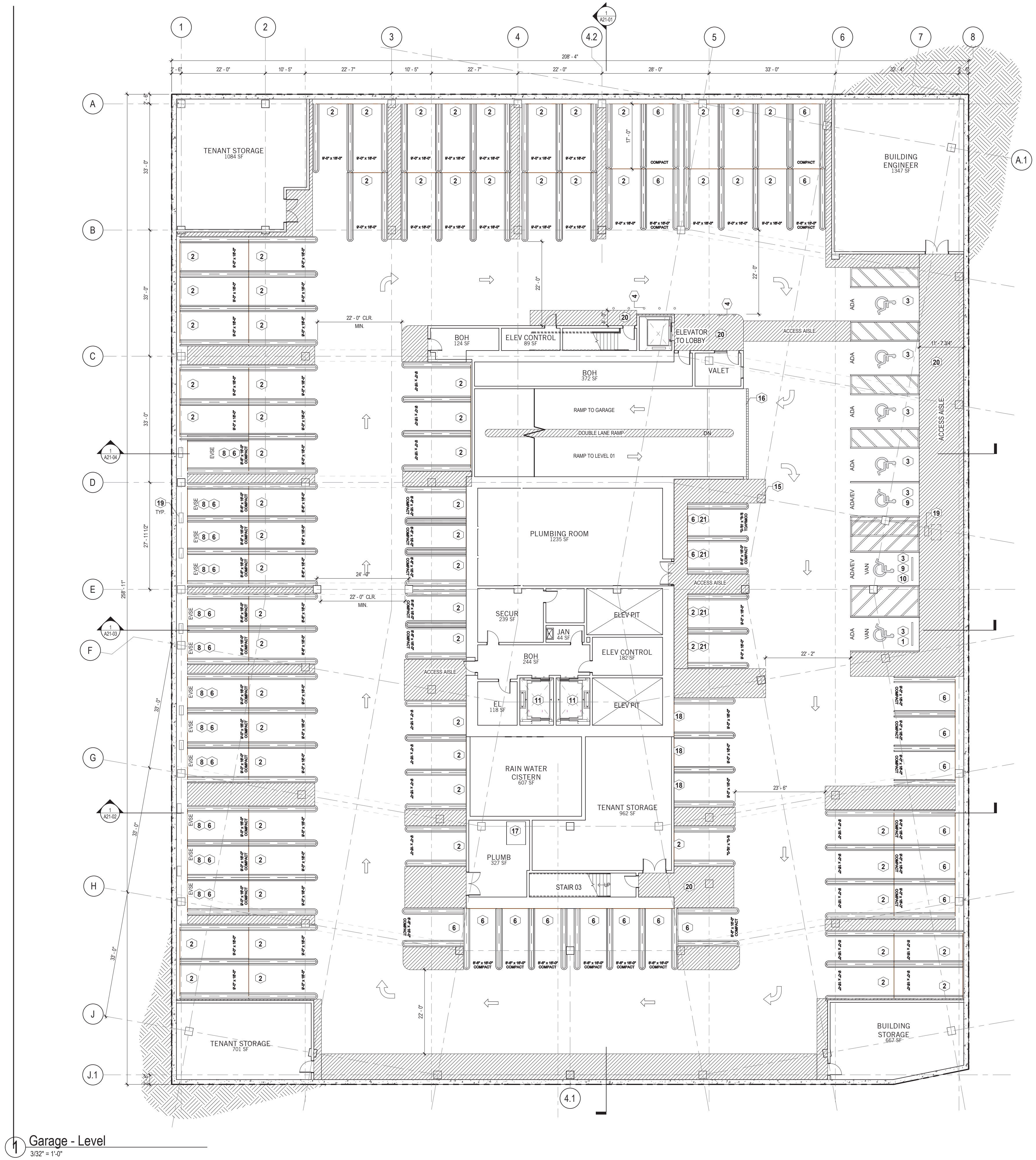

1 Garage - Level
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES / LEGEND

1. SEE GENERAL SHEETS (G-SERIES) FOR GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.
2. PROJECT 100'-0" DATUM, SET AT CIVIL ELEVATION HEIGHT OF 15.4. ALL ELEVATIONS ON FLOOR PLANS NOTED FROM FLOOR SLAB ELEVATIONS. SEE SECTIONS FOR FLOOR SLAB LEVELS.
3. SEE PLUMBING BOD FOR ROOF DECK DRAIN ASSUMPTIONS.
4. FOR PEDESTAL PAVER ASSEMBLY, SEE LANDSCAPE DRAWINGS.

FLOOR PLAN LEGEND

NEW PARTITION
NEW COLUMN
MATERIAL / KEYNOTE TAG REFER TO A64 SERIES
EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
(NUMERICAL) INTERIOR GLAZING REFER TO A63 SERIES FOR SCHEDULE
DOOR TAG REFER TO A62 SERIES FOR DOOR SCHEDULE
PARTITION TAG REFER TO A60 SERIES FOR CHARTS
FD FLOOR DRAIN
EQUIPMENT ITEM

	<<< Indicates Sheet Keynote on Plan
1	ACCESSIBLE VAN PARKING SPACE, TYP. PER CBC 118-502.
2	PARKING SPACE, TYP
3	ACCESSIBLE PARKING SPACE, TYP.
4	BOLLARD.
5	CONCRETE COLUMN.
6	COMPACT PARKING SPACE, TYP
7	FLOOR DRAIN/AREA DRAINS, SLAB SLOPED TO DRAIN
8	EVSE PARKING STALL
9	ACCESSIBLE EVSE STALL
10	VAN ACCESSIBLE EVSE STALL
11	CLEAN AIR PARKING
12	VEHICLE QUEUEING AND METERING LIGHTS PROVIDE SENSOR IN SLAB WHICH ACTIVATES VEHICULAR GATE WHEN A CAR APPROACHES
13	SEWAGE EJECTOR PIT (COVER FLUSH WITH SLAB), SPD
14	VALET PARKING
15	TRANSFERRED COLUMN, SSD
16	TRENCH DRAIN/AREA DRAIN, S.P.D.
17	CONCRETE PAD, S.S.D.
18	COMMERCIAL CAR SHARE PARKING (NOT INCLUDED IN TENANT PARKING COUNT)
19	DUAL-HEAD EV CHARGER (PROVIDE 30"X48" CLEAR FLOOR SPACE FOR EV CHARGER AT ACCESSIBLE EVSE STALLS)
20	4" RAISED CIRCULATION PATH WITH CURB RAMPS OR BLENDED TRANSITIONS PER CBC11B-250.1
21	CLEAN AIR VEHICLE SPACE, PROVIDE PAINT STRIPING AND THE FOLLOWING CHARACTERS: CLEAN AIR/VANPOOL/EV

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PLANNING RESPONSE 12/16/2022

PROJECT

PIER 70

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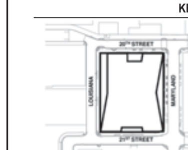


ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

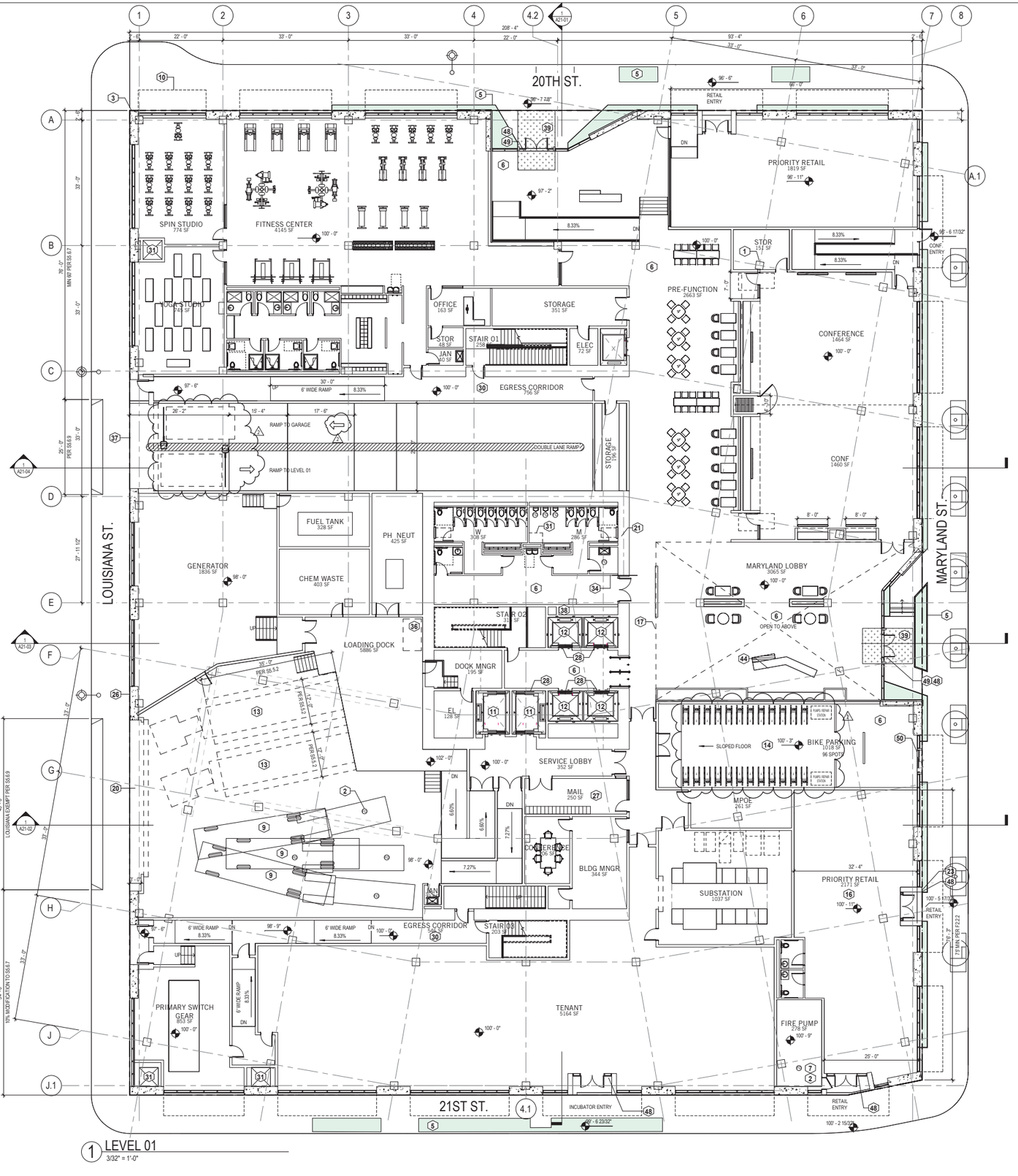
Job Number 492217.000

TITLE

PARKING LEVEL

SHEET NUMBER

A10-01



FLOOR PLAN GENERAL NOTES

1. SEE GENERAL SHEETS (G-SERIES) FOR GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.
2. PROJECT 100'-0" DATUM, SET AT CIVIL ELEVATION HEIGHT OF 15'-4". ALL ELEVATIONS ON FLOOR PLANS NOTED FROM FLOOR SLAB ELEVATIONS. SEE SECTIONS FOR FLOOR SLAB LEVELS.
3. SEE PLUMBING BOD FOR ROOF DECK DRAIN ASSUMPTIONS.
4. FOR PEDESTAL PAVER ASSEMBLY, SEE LANDSCAPE DRAWINGS.
5. INTERIOR FINISHES:
   SEE INTERIOR FINISHES BASIS OF DESIGN NARRATIVE.
6. FACADE ACCESS AND MAINTENANCE SYSTEM BOD: DAVIT ARMS FOR MOTORIZED SWING STAGE.

FLOOR PLAN LEGEND

- NEW PARTITION
- NEW COLOUMN
- XXXXX — MATERIAL / KEYNOTE TAG REFER TO A64 SERIES
- A — EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
- 1 (NUMERICAL) — INTERIOR GLAZING REFER TO A63 SERIES FOR SCHEDULE
- 301A — DOOR TAG REFER TO A62 SERIES FOR DOOR SCHEDULE
- A11 — PARTITION TAG REFER TO A60 SERIES FOR CHARTS
- FD — FLOOR DRAIN
- EQUIPMENT ITEM

FLOOR PLAN GENERAL NOTES

1. CONCRETE COLUMN
2. FLOOR DRAIN/AREA DRAINS/ROOF DRAIN
3. PROPERTY LINE
4. CONCRETE CURB & SIDEWALL
5. PLANTING, SEE LANDSCAPE DRAWINGS
6. 3/8" EPOXY TERRAZZO AT L1 ENTRANCES, LOBBY AND 'FRONT OF HOUSE' CIRCULATION SPACES. SEE FINISHES BOD NARRATIVE
7. BACKFLOW PREVENTER
8. PLANTERS BY TENANT
9. RECYCLING/GARBAGE BINS /COMPACTORS
10. STEEL SHADE AWNING
11. 5,000# SERVICE ELEVATOR, CLASSIC C LOADING, GURNEY COMPLIANT, STANDARD CAB INTERIORS WITH HAZMAT OPERATION , DOUBLE SIDED OPENING
12. 3,500# PASSENGER ELEVATOR , CUSTOM CAB INTERIORS WITH DESTINATION DISPATCH CONTROLS
13. 12'X50' LOADING STALL
14. BIKE RACKS , CLASS-A SPACES, DOUBLE DECKER LIFT ASSIST
15. BOLLARD
16. RAISED RETAIL FLOOR SLAB BY TENANT
17. LINE OF LEVEL OR STRUCTURE ABOVE
18. LINE OF ROOF BELOW
19. 43" HIGH GUARD RAIL, POWDER-COATED METAL RAILING WITH EXPANDED METAL MESH INFILL PANELS, REFER TO 3D VIEW
20. GARAGE DOOR - 300,000 CYCLE COMMERCIAL ROLL UP DOOR, BOD : COOKSON EXTREME 300,PERFORATED FOR INTAKE AIR, CUSTOM SIZE 40' X 16'
21. CONCRETE SHEAR WALL
22. CAGED ROOF ACCESS LADDER
23. FDC, S.F.D. PER AB 4.20, BOTH FDC'S ARE LOCATED ON A STREET FRONTING THE BUILDING WITHIN 100' OF A FIRE HYDRANT. FDC AT MARYLAND IS WITHIN 50' OF MAIN ENTRANCE
24. STANDPIPE VALVE CABINET
25. NOT USED
26. FUEL OIL FILL PANEL , LOCATED 5' FROM BUILDING OPENINGS
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FACILITY

CONTRACTOR

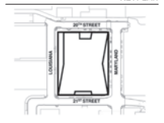
PROJECT

PIER 70

PARCEL A
88 MARYLAND ST
SAN FRANCISCO, CA 94124

KSP King Street Properties
LIFE SCIENCE

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

NUMBER	ISSUE	DATE
2	Planning Response	12/16/22
1	Design Review Revision 3	10/7/22

Job Number 492217.000

TITLE

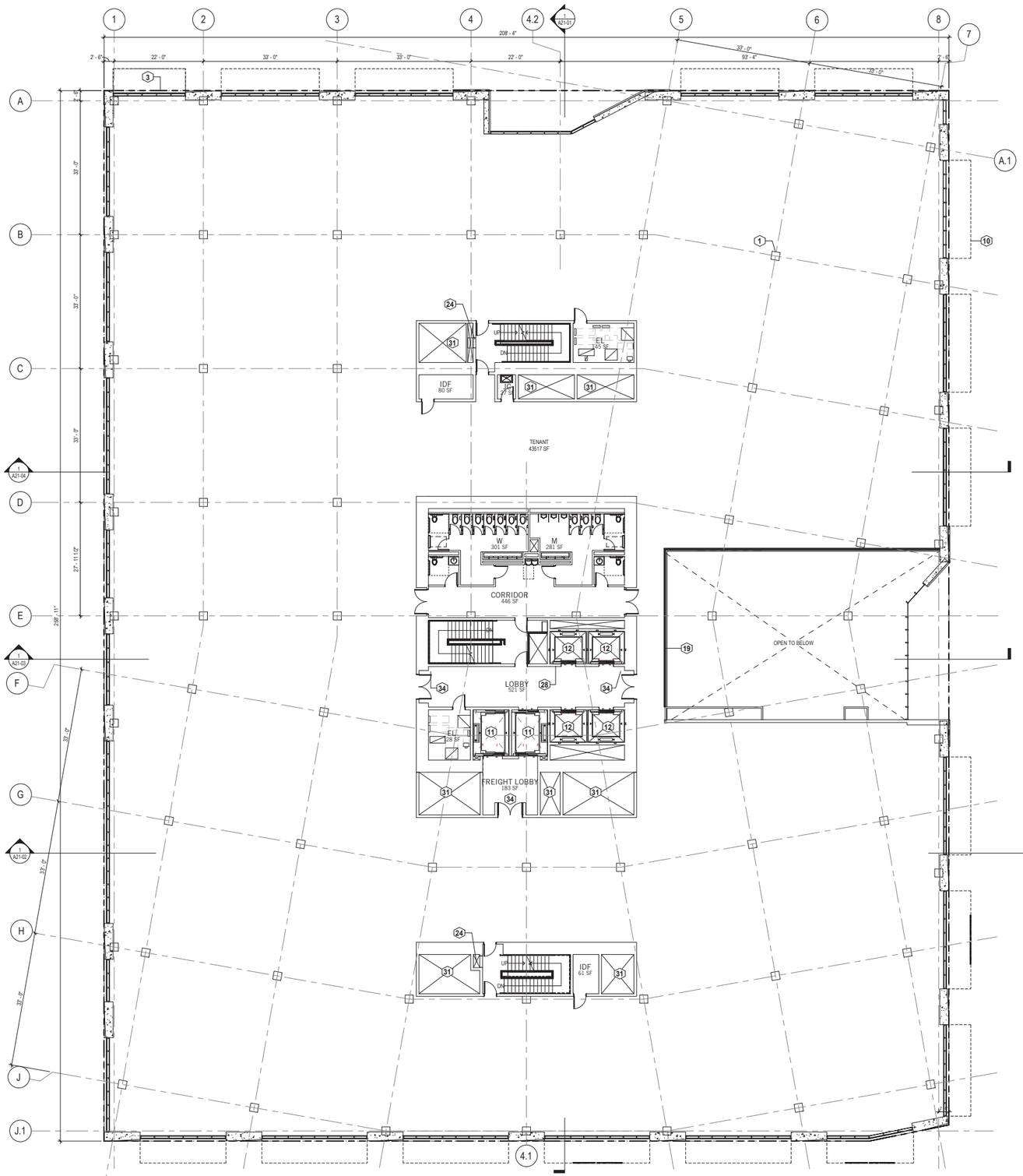
1ST FLOOR

SHEET NUMBER

A10-02

PLANNING RESPONSE 12/16/2022

12/13/2022 1:13:59 PM Autodesk Docs://KING STREET PROP - PIER 70 UPDATE/ARCH-KSP-Pier70-Parcel4_DesignReview4Submission2_R22.rvt



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FACILITY

CONTRACTOR

PROJECT

PIER 70

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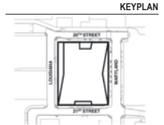
KSP King Street Properties
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

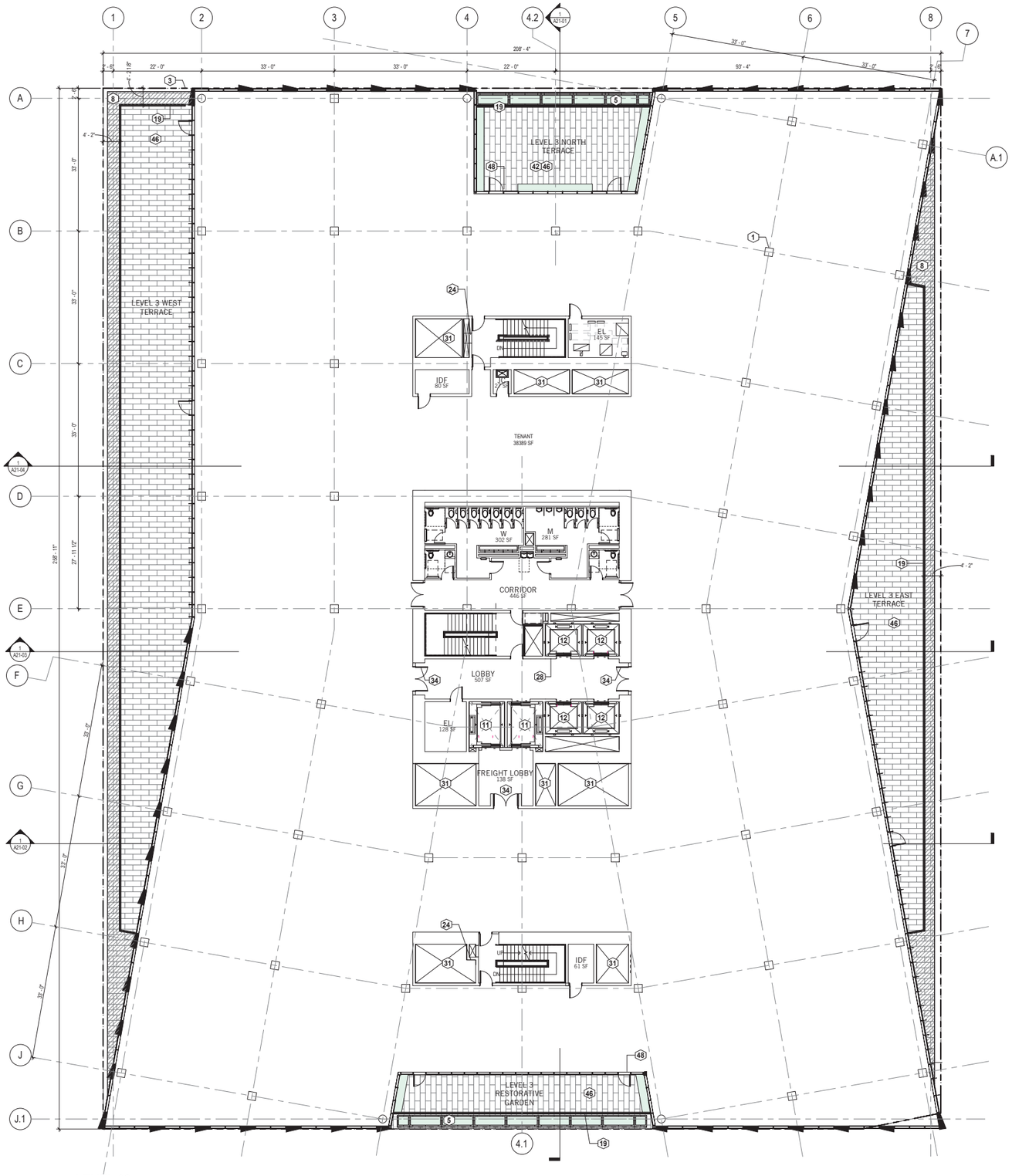
TITLE

2ND FLOOR

SHEET NUMBER

A10-03

10/13/2022 1:14:02 PM Autodesk Docs://KING STREET PROP - PIER 70 UPDATE/ARCH-KSP-Pier70-Parcel A_DesignReviewAdobeInsession2_R23.rvt



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FACILITY

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PROJECT

PIER 70

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LIFE SCIENCE

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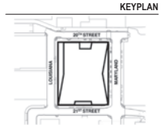
KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

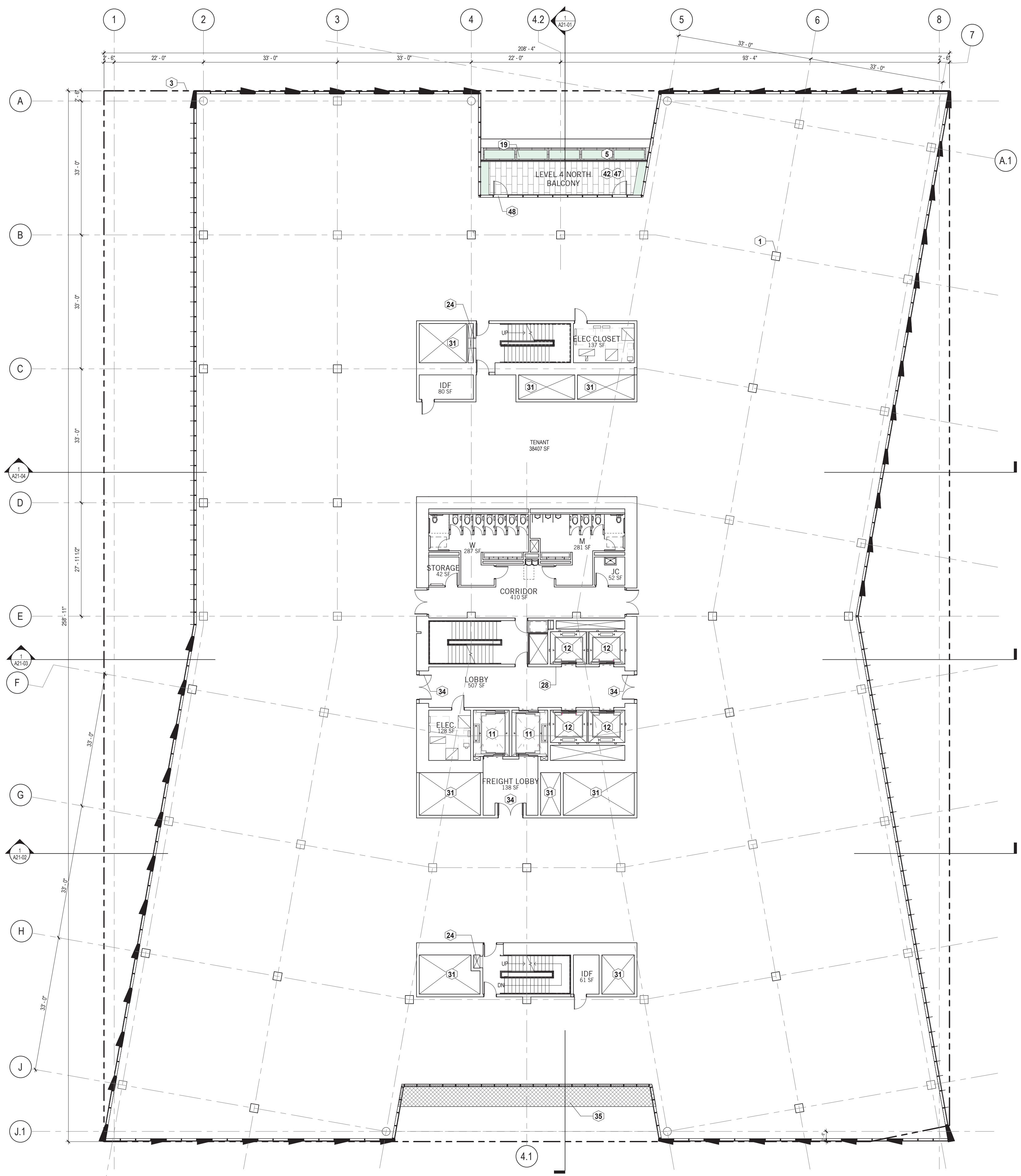
TITLE

3RD FLOOR

SHEET NUMBER

A10-04

10/13/2022 1:14:06 PM Autodesk Docs://KING STREET PROP - PIER 70 UPDATE/A-RCH-KSP-Pier70-Parcel/A_Design/Review/Submission2_R22.rvt



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37 GARAGE ROLL UP DOOR - COOKSON EXTREME 1024 HIGH PERFORMANCE 500K CYCLE,PERFORATED FOR INTAKE AIR . W/ RFID SYSTEM & GOOSE NECK ACCESS ARMS
38 2 HR. FIRE RATED FUEL PORT SHAFT
39 RECESSED WALK OFF GRATE, STAINLESS STEEL
40 PROPERTY LINE WINDOW , PER SF AB-009: PROVIDE COMBINATION SPRINKLERS (6'-0"" OC WITHIN 18"" OF WINDOW OPENING) AND FIRE SHUTTER (2 HR FIRE RATED)
41 PREFABRICATED GALVANIZED STEEL ACCESS PLATFORM AND STAIR/RAIL
42 NOT USED
43 ROOF DAVITS SYSTEM, TYPICAL AT ROOF
44 CUSTOM SECURITY DESK
45 BALLASTED PV ARRAY
46 UNIT PAVING ON PEDESTALS
47 UNIT PAVING ON SLAB, THIN SET ¾" CONCRETE PAVER O/REINFORCED MORTAR BED, SLOPED TO DRAIN O/DRAIN COMPOSITE, AND LIQUID WP MEMBRANE. BOD: LATICRETE TERRANCE/BALCONY SYSTEM
48 ADA ACTUATOR BOLLARD W/IN-GROUND OPERATOR
49 ALL GLASS ENTRANCE, BOD: SERIES 250 TEMPERED GLASS DOORS, BLUMCRAFT
50 AUTOMATIC SLIDING GLASS DOOR
51 42" METAL OSHA RAIL, SEE ELEVATIONS
52 MECHANICAL SCREEN

PLANNING RESPONSE 12/16/2022

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Suite 300
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PIER 70
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SAN FRANCISCO, CA 94124

KSP King Street Properties
LIFE SCIENCE

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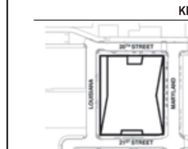
KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

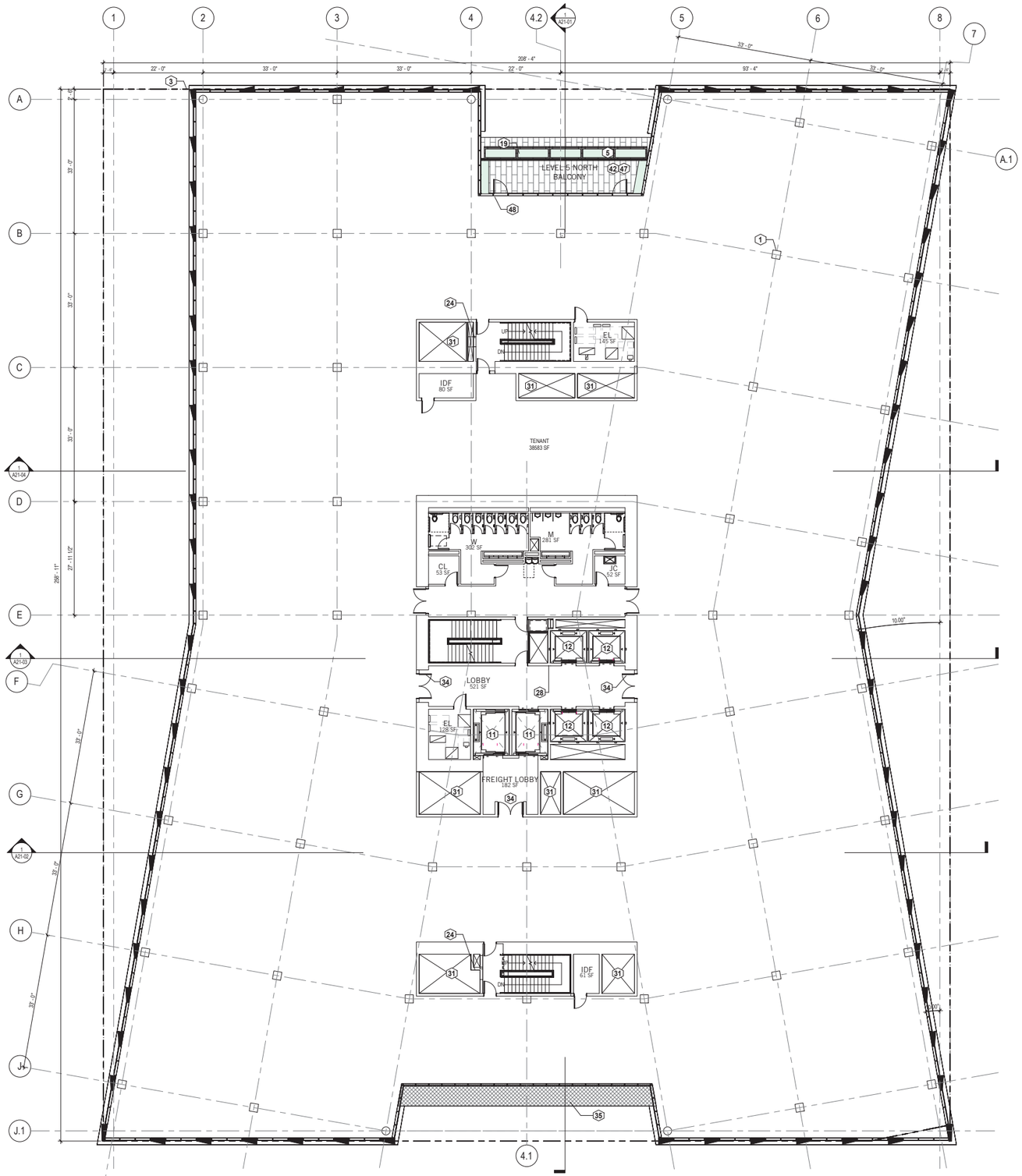
Job Number 492217.000

TITLE

4TH FLOOR

SHEET NUMBER

A10-05



1 LEVEL 05
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE GENERAL SHEETS (G-SERIES) FOR GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.
2. PROJECT 100'-0" DATUM. SET AT CIVIL ELEVATION HEIGHT OF 15'-4". ALL ELEVATIONS ON FLOOR PLANS NOTED FROM FLOOR SLAB ELEVATIONS. SEE SECTIONS FOR FLOOR SLAB LEVELS.
3. SEE PLUMBING BOD FOR ROOF DECK DRAIN ASSUMPTIONS.
4. FOR PEDESTAL PAVER ASSEMBLY, SEE LANDSCAPE DRAWINGS.
5. INTERIOR FINISHES:
   SEE INTERIOR FINISHES BASIS OF DESIGN NARRATIVE.
6. FACADE ACCESS AND MAINTENANCE SYSTEM BOD: DAVIT ARMS FOR MOTORIZED SWING STAGE.

FLOOR PLAN LEGEND

- NEW PARTITION
- NEW COLOUMN
- XXXX — MATERIAL / KEYNOTE TAG REFER TO A64 SERIES
- A — EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
- 1 (NUMERICAL) — INTERIOR GLAZING REFER TO A63 SERIES FOR SCHEDULE
- 301A — DOOR TAG REFER TO A62 SERIES FOR DOOR SCHEDULE
- A11 — PARTITION TAG REFER TO A60 SERIES FOR CHARTS
- FD — FLOOR DRAIN
- EQUIPMENT ITEM

FLOOR PLAN GENERAL NOTES

1. CONCRETE COLUMN
2. FLOOR DRAIN/AREA DRAINS/ROOF DRAIN
3. PROPERTY LINE
4. CONCRETE CURB & SIDEWALL
5. PLANTING, SEE LANDSCAPE DRAWINGS
6. 3/8" EPOXY TERRAZZO AT L1 ENTRANCES, LOBBY AND 'FRONT OF HOUSE' CIRCULATION SPACES. SEE FINISHES BOD NARRATIVE
7. BACKFLOW PREVENTER
8. PLANTERS BY TENANT
9. RECYCLING/GARBAGE BINS /COMPACTORS
10. STEEL SHADE AWNING
11. 5,000# SERVICE ELEVATOR, CLASSIC C LOADING, GURNEY COMPLIANT, STANDARD CAB INTERIORS WITH HAZMAT OPERATION , DOUBLE SIDED OPENING
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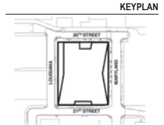
KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

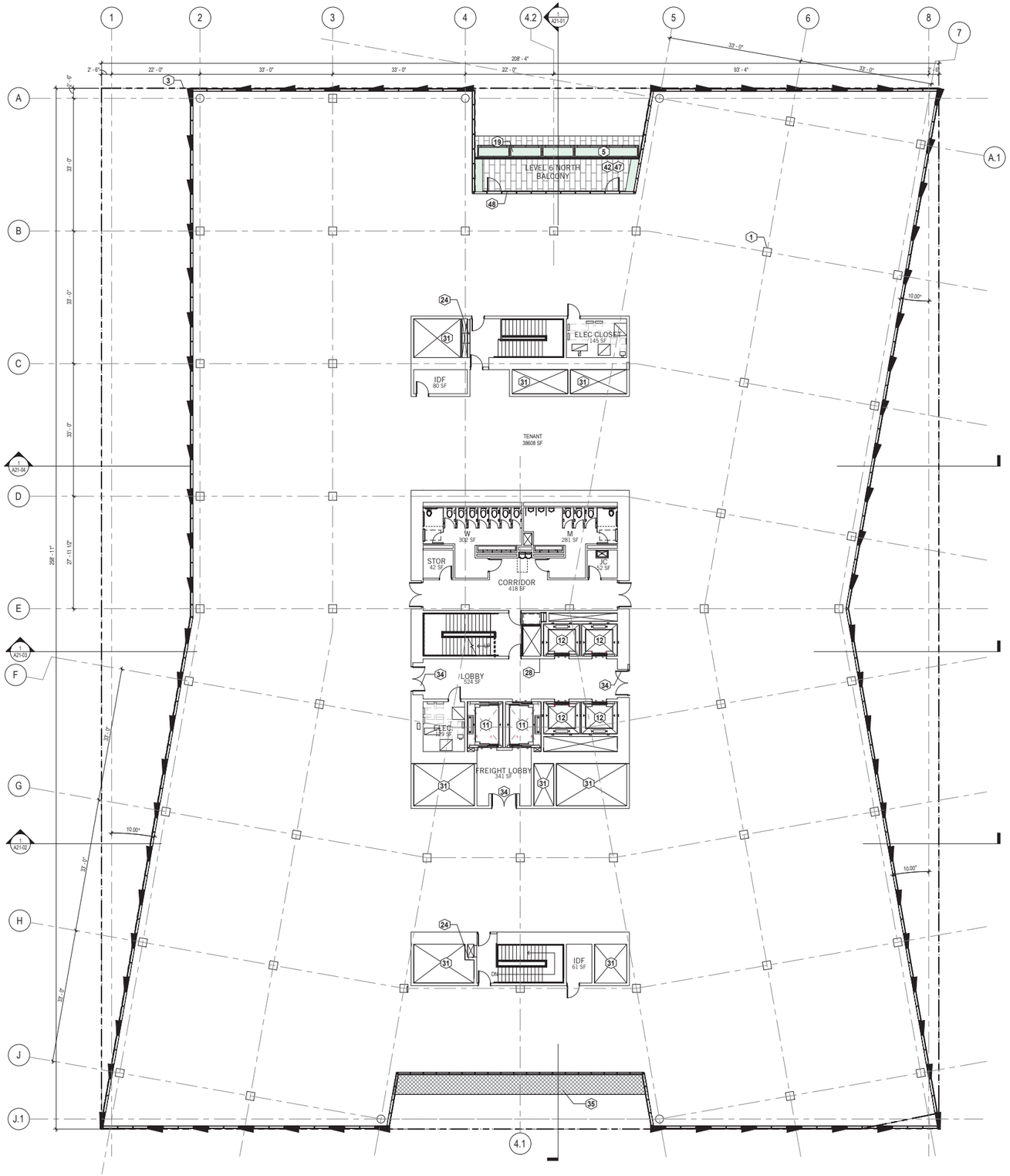
Job Number 492217.000

TITLE

5TH FLOOR

SHEET NUMBER

A10-06



1 LEVEL 06
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE GENERAL SHEETS (G-SERIES) FOR GENERAL NOTES, BUILDING AREA CALCULATIONS, ACCESSIBILITY & ADAPTABILITY REQUIREMENTS, ADA SIGNAGE REQUIREMENTS AND EGRESS CALCULATIONS & DIAGRAMS.
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4. FOR PEDESTAL PAVER ASSEMBLY, SEE LANDSCAPE DRAWINGS.
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6. FACADE ACCESS AND MAINTENANCE SYSTEM BOD: DAVIT ARMS FOR MOTORIZED SWING STAGE.

FLOOR PLAN LEGEND

- NEW PARTITION
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- A11 — PARTITION TAG REFER TO A60 SERIES FOR CHARTS
- FD — FLOOR DRAIN
- EQUIPMENT ITEM

FLOOR PLAN GENERAL NOTES

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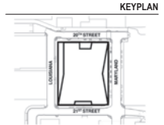
KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

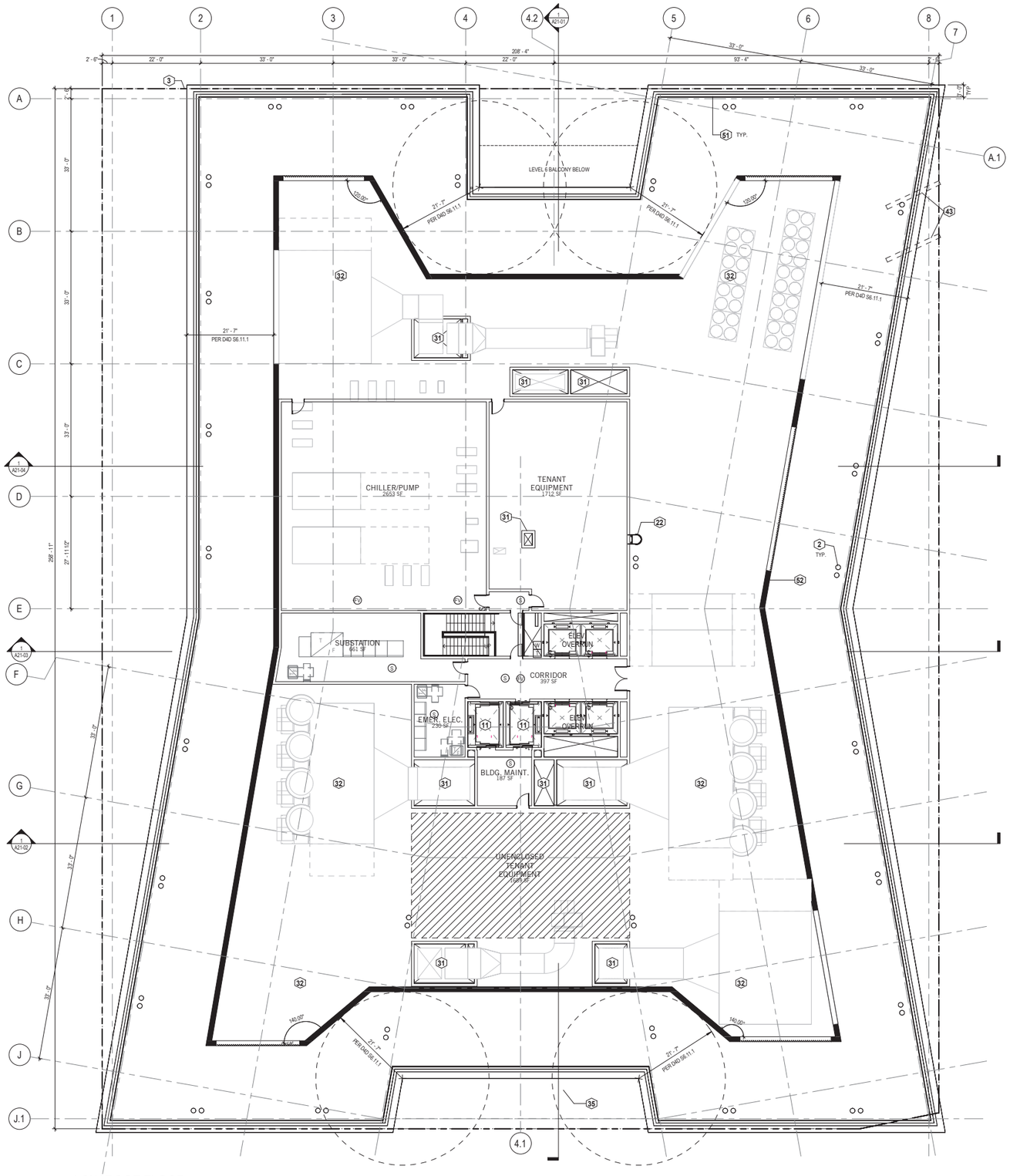
TITLE

6TH FLOOR

SHEET NUMBER

A10-07

10/13/2022 1:14:15 PM Autodesk Docs://KING STREET PROP - PIER 70 UPDATE/A-RCH-KSP-Pier70-Parcel/A_Design/Review/submission2_R22.rvt



1 LOW ROOF FLOOR
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

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- EQUIPMENT ITEM

FLOOR PLAN GENERAL NOTES

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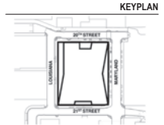


ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

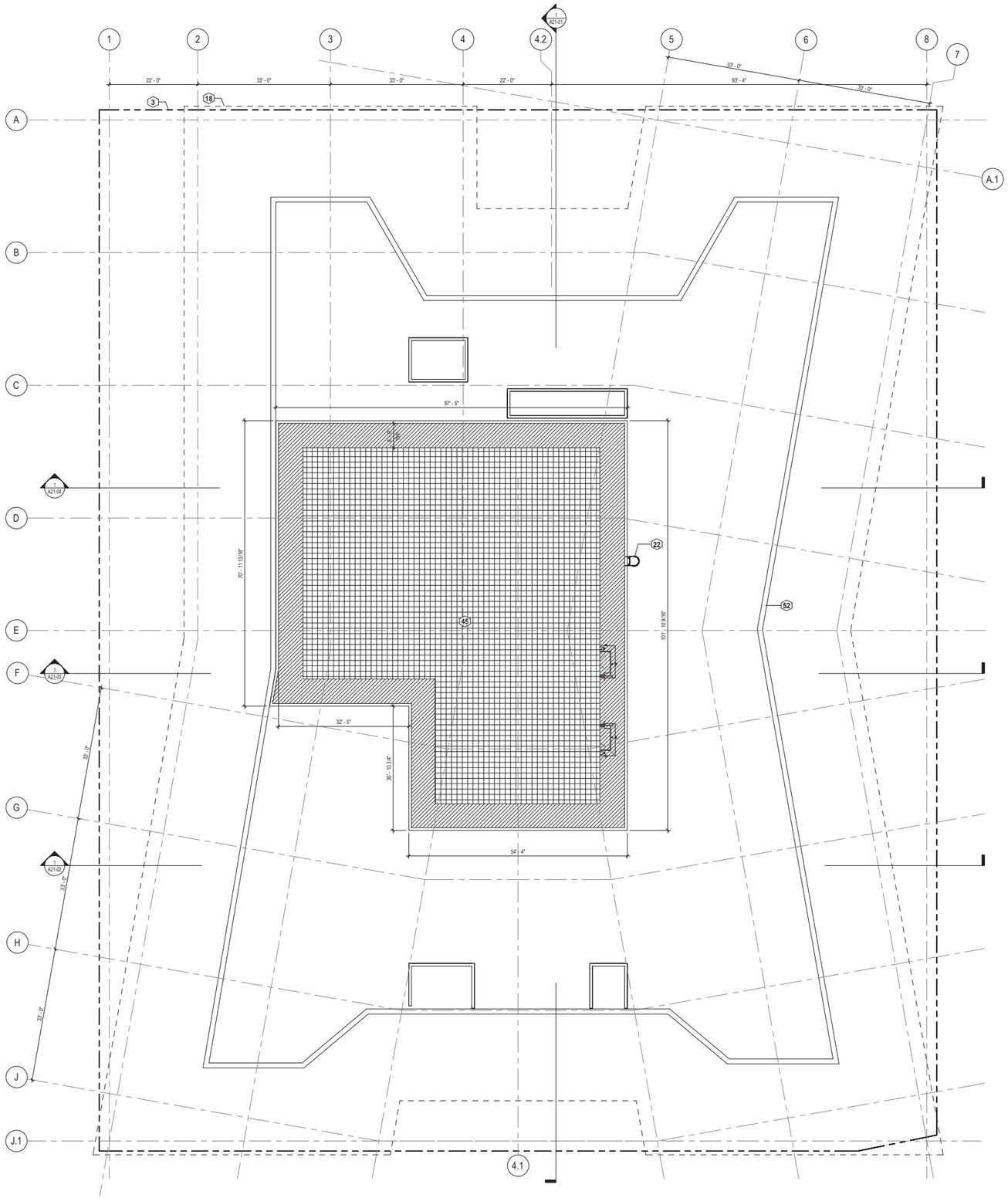
TITLE

ROOF

SHEET NUMBER

A10-08

12/15/2022 1:14:18 PM Autodesk Docs://KING STREET PROP - PIER 70 (UPDATE)/A-RCH-ASP-P-Pier70-Parcel/A_Design/Review/submission/2_R21.rvt



1 PENTHOUSE ROOF PLAN
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

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- XXXX — MATERIAL / KEYNOTE TAG REFER TO A64 SERIES
- A — EXTERIOR GLAZING SYSTEM TAG REFER TO A33 SERIES FOR SCHEDULE
- 1 (NUMERICAL) — INTERIOR GLAZING REFER TO A63 SERIES FOR SCHEDULE
- 501A — DOOR TAG REFER TO A62 SERIES FOR DOOR SCHEDULE
- A11 — PARTITION TAG REFER TO A60 SERIES FOR CHARTS
- FD — FLOOR DRAIN
- EQUIPMENT ITEM

FLOOR PLAN GENERAL NOTES

1. CONCRETE COLUMN
2. FLOOR DRAIN/AREA DRAINS/ROOF DRAIN
3. PROPERTY LINE
4. CONCRETE CURB & SIDEWALL
5. PLANTING, SEE LANDSCAPE DRAWINGS
6. 3/8" EPOXY TERRAZZO AT L1 ENTRANCES, LOBBY AND 'FRONT OF HOUSE' CIRCULATION SPACES. SEE FINISHES BOD NARRATIVE
7. BACKFLOW PREVENTER
8. PLANTERS BY TENANT
9. RECYCLING/GARBAGE BINS /COMPACTORS
10. STEEL SHADE AWNING
11. 5,000# SERVICE ELEVATOR, CLASSIC C LOADING, GURNEY COMPLIANT, STANDARD CAB INTERIORS WITH HAZMAT OPERATION , DOUBLE SIDED OPENING
12. 3,500# PASSENGER ELEVATOR , CUSTOM CAB INTERIORS WITH DESTINATION DISPATCH CONTROLS
13. 12'X50' LOADING STALL
14. BIKE RACKS , CLASS-A SPACES, DOUBLE DECKER LIFT ASSIST
15. BOLLARD
16. RAISED RETAIL FLOOR SLAB BY TENANT
17. LINE OF LEVEL OR STRUCTURE ABOVE
18. LINE OF ROOF BELOW
19. 43" HIGH GUARD RAIL, POWDER-COATED METAL RAILING WITH EXPANDED METAL MESH INFILL PANELS, REFER TO 3D VIEW
20. GARAGE DOOR - 300,000 CYCLE COMMERCIAL ROLL UP DOOR, BOD : COOKSON EXTREME 300,PERFORATED FOR INTAKE AIR, CUSTOM SIZE 40' X 10'
21. CONCRETE SHEAR WALL
22. CAGED ROOF ACCESS LADDER
23. FDC, S.F.D. PER AB 4.20, BOTH FDC'S ARE LOCATED ON A STREET FRONTING THE BUILDING WITHIN 100' OF A FIRE HYDRANT. FDC AT MARYLAND IS WITHIN 50' OF MAIN ENTRANCE
24. STANDPIPE VALVE CABINET
25. NOT USED
26. FUEL OIL FILL PANEL , LOCATED 5' FROM BUILDING OPENINGS
27. ALUM. MAILBOXES, AT LEAST 5% BUT NO FEWER THAN ONE OF EACH TYPE SHALL COMPLY WITH CBC 11B-309
28. 2-WAY EMERGENCY COMMUNICATION DEVICE
29. 2 HR RATED EXIT CORRIDOR
30. 1 HR RATED CORRIDOR
31. 2 HR RATED MECHANICAL SHAFT
32. MECHANICAL EQUIPMENT AREA
33. SCUPPER AND RWL, DRAIN TO FLOW THROUGH PLANTER BELOW
34. FIRE RATED DOORS ON HOLD OPEN
35. PAINTED STEEL SUNSHADE
36. SAND INTERCEPTOR
37. GARAGE ROLL UP DOOR - COOKSON EXTREME 1024 HIGH PERFORMANCE 500K CYCLE,PERFORATED FOR INTAKE AIR. W/ RFID SYSTEM & GOOSE NECK ACCESS ARMS
38. 2 HR. FIRE RATED FUEL PORT SHAFT
39. RECESSED WALK OFF GRATE, STAINLESS STEEL
40. PROPERTY LINE WINDOW , PER SF AB-009. PROVIDE COMBINATION SPRINKLERS (6'-0" OC WITHIN 18"" OF WINDOW OPENING) AND FIRE SHUTTER (2 HR FIRE RATED)
41. PREFABRICATED GALVANIZED STEEL ACCESS PLATFORM AND STAIR/RAIL
42. NOT USED
43. ROOF DAVITS SYSTEM, TYPICAL AT ROOF
44. CUSTOM SECURITY DESK
45. BALLASTED PV ARRAY
46. UNIT PAVING ON PEDESTALS
47. UNIT PAVING ON SLAB, THIN SET
    ¼" CONCRETE PAVER O/REINFORCED MORTAR BED, SLOPED TO DRAIN O/DRAIN COMPOSITE, AND LIQUID WP MEMBRANE.
    BOD: LATICRETE TERRANCE/BALCONY SYSTEM
48. ADA ACTUATOR BOLLARD W/IN-GROUND OPERATOR
49. ALL GLASS ENTRANCE, BOD: SERIES 250 TEMPERED GLASS DOORS, BLUMCRAFT
50. AUTOMATIC SLIDING GLASS DOOR
51. 42" METAL OSHA RAIL, SEE ELEVATIONS
52. MECHANICAL SCREEN

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Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
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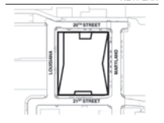
PLANNING RESPONSE 12/16/2022

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

TITLE

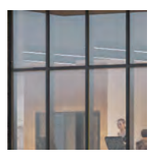
PENTHOUSE ROOF

SHEET NUMBER

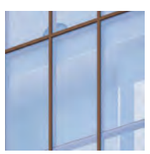
A10-09

1 NORTH ELEVATION - 20TH STREET
1/8" = 1'-0"

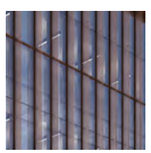
EXTERIOR SYSTEMS LEGEND & NARRATIVE



CW-1
UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS. 3-COAT PVDF METALLIC DARK GRAY COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING.



CW-2
UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS, INTERMEDIATE HORIZONTAL MULLIONS STRUCTURALLY SILICONE GLAZED. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING. SHADOWBOX DETAIL AT SLABS BEHIND.

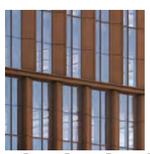


CW-3
UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS, INTERMEDIATE HORIZONTAL MULLIONS STRUCTURALLY SILICONE GLAZED. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING. SHADOWBOX DETAIL AT SLABS BEHIND. VERTICAL 10" DEEP PERFORATED METAL SHADES AT EACH VERTICAL MULLION.

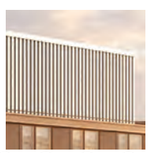
LVR-1
ARCHITECTURAL THIN-LINE STYLE LOUVERS INTEGRATED INTO CURTAINWALL SYSTEM. 3-COAT PVDF FINISH TO MATCH ADJACENT MULLIONS.

LVR-2
VERTICALLY-ORIENTED MECHANICAL LOUVERS WITH THE SAME/SIMILAR SPACING AS ADJACENT CORRUGATED MECHANICAL SCREEN. 3-COAT PVDF FINISH TO MATCH MP-3.

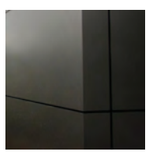
MP-1
METAL PANEL RAINSCREEN SYSTEM WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. INTEGRATED LIGHTING WHERE SHOWN IN DRAWINGS.



MP-2
10" DEEP ANGLED METAL CURTAINWALL INFILL PANEL WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. JOINT REVEALS WHERE INDICATED ON ELEVATIONS/RENDERINGS. ANGLE DIRECTION NOTED ON ELEVATIONS.



MP-3
SOLID CORRUGATED METAL MECHANICAL SCREEN WALL WITH INTEGRATED LVR-2 LOUVERS AS REQ'D BY MECHANICAL. 3-COAT PVDF FINISH, CUSTOM LIGHT GRAY COLOR BY ARCHITECT. B.O.D. MORIN-KINGSPAN W-12 PROFILE. CONCEALED FASTENER WALL SERIES OR EQ.

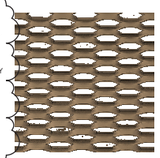


MP-4
METAL PANEL RAINSCREEN SYSTEM WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC DARK GRAY TO MATCH ADJACENT METAL. INTEGRATED LIGHTING WHERE SHOWN IN DRAWINGS.

CON-1
PRECAST CONCRETE WALL SYSTEM WITH BOARD-FORM FINISH. INTEGRAL COLOR CONTROL BY ARCHITECT. FACETED AT GROUND-LEVEL PIERS.

GRL-1
ARCHITECTURAL GUARDRAIL, 42" HIGH. POWDER-COATED DOUBLE BAR-STOCK POSTS, STANDOFFS, TOP RAIL AND DRINK RAIL. EXPANDED METAL INFILL PANELS, 3-COAT PVDF METALLIC DARK GRAY FINISH BY ARCHITECT.

SHD-1
PAINTED STEEL SHADE CANOPY WITH PAINTED METAL LOUVERS AND INTEGRATED DOWN-LIGHTING. 3-COAT PVDF METAL COLOR DARK GRAY METALLIC BY ARCHITECT.



SHD-2
EXPANDED METAL HORIZONTAL SHADING CANOPY INTEGRATED WITH UNITIZED CURTAINWALL SYSTEM. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT.

EXTERIOR ELEVATION GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. PROJECT 100'-0" DATUM, SET AT CIVIL ELEVATION HEIGHT OF 15.4

C. SEE LANDSCAPE DRAWINGS AND CIVIL DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

D. ALL GLAZING SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. UON, PROVIDE TEMPERED GLASS WHEREVER SAFETY GLAZING IS REQUIRED.

EXTERIOR ELEVATION SHEET NOTES

1. FUTURE OPERABLE GLAZING, PENDING TENANT SELECTION.
2. FORMED ALUMINUM SLAB EDGE COVER (CHANNEL PROFILE). PROVIDE 3-COAT PVDF, KYNAR COATING.
3. METAL ROLLING DOOR - DARK GRAY, PERFORATED.
4. 42" HIGH METAL OSHA RAIL. TUBE STEEL. ONE TOP HORIZONTAL RAIL AND ONE INTERMEDIATE MIDDLE RAIL. VERTICAL POSTS AT 8' SPACING.
5. PLANTER, RE: LANDSCAPE
6. LINEAR ACCENT LIGHTING AT ENTRANCE
7. CUSTOM ILLUMINATED BUILDING SIGNAGE
8. ALUMINUM PANEL SOFFIT WITH INTEGRATED LIGHTING
9. DIMENSIONAL SIGNAGE BY TENANT
10. ALUMINUM PANEL SURROUND 'PORTAL' W/SOFFIT LIGHTING
11. SOFFIT DOWNLIGHTS UNDERNEATH BALCONY
12. EXHAUST STACK TERMINATIONS
13. COMMUTER LOUNGE ENTRY ACCESS-CONTROLLED AUTOMATIC SLIDING DOORS
14. EGRESS DOOR
15. PLANTER BY TENANT
16. EXHAUST VENT, RE: MECHANICAL

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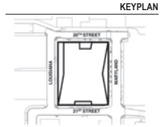
KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

NMRK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

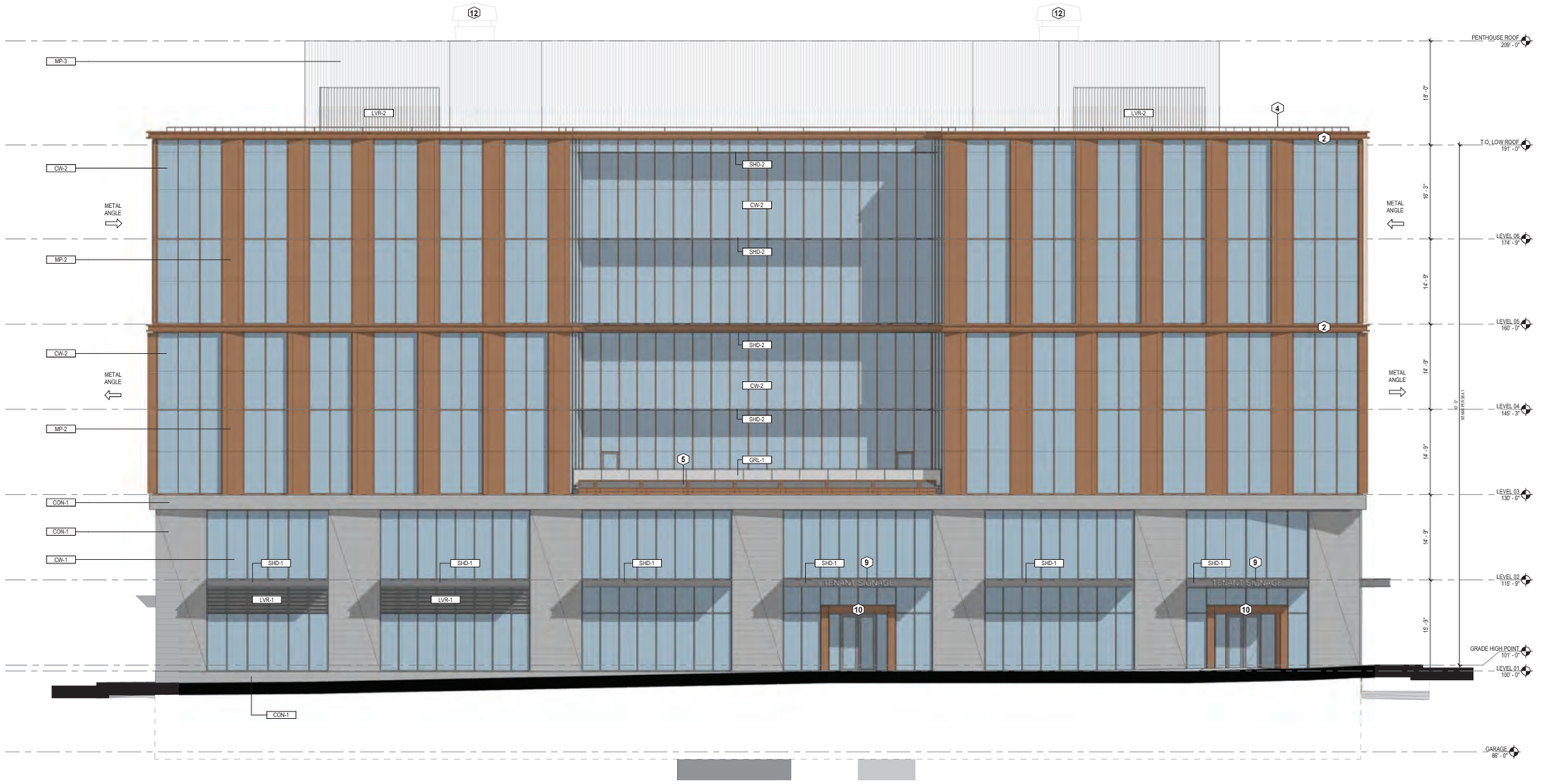
Job Number 492217.000

TITLE

EXTERIOR ELEVATION - NORTH

SHEET NUMBER

A20-01



1 SOUTH ELEVATION - 21ST STREET
1/8" = 1'-0"

EXTERIOR SYSTEMS LEGEND & NARRATIVE

CW-1
UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS. 3-COAT PVDF METALLIC DARK GRAY COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING.

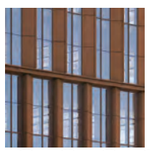
CW-2
UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS, INTERMEDIATE HORIZONTAL MULLIONS STRUCTURALLY SILICONE GLAZED. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING. SHADOWBOX DETAIL AT SLABS BEHIND.

CW-3
UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS, INTERMEDIATE HORIZONTAL MULLIONS STRUCTURALLY SILICONE GLAZED. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING. SHADOWBOX DETAIL AT SLABS BEHIND. VERTICAL 10" DEEP PERFORATED METAL SHADES AT EACH VERTICAL MULLION.

LVR-1
ARCHITECTURAL THIN-LINE STYLE LOUVERS INTEGRATED INTO CURTAINWALL SYSTEM. 3-COAT PVDF FINISH TO MATCH ADJACENT MULLIONS.

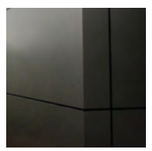
LVR-2
VERTICALLY-ORIENTED MECHANICAL LOUVERS WITH THE SAME/SIMILAR SPACING AS ADJACENT CORRUGATED MECHANICAL SCREEN. 3-COAT PVDF FINISH TO MATCH MP-3.

MP-1
METAL PANEL RAINSCREEN SYSTEM WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. INTEGRATED LIGHTING WHERE SHOWN IN DRAWINGS.



MP-2
10" DEEP ANGLED METAL CURTAINWALL INFILL PANEL WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. JOINT REVEALS WHERE INDICATED ON ELEVATIONS/RENDERINGS. ANGLE DIRECTION NOTED ON ELEVATIONS.

MP-3
SOLID CORRUGATED METAL MECHANICAL SCREEN WALL WITH INTEGRATED LVR-2 LOUVERS AS REQ'D BY MECHANICAL. 3-COAT PVDF FINISH, CUSTOM LIGHT GRAY COLOR BY ARCHITECT. B.O.D. MORINKINGSPAN H-12 PROFILE, CONCEALED FASTENER WALL SERIES OR EQ.

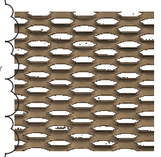


MP-4
METAL PANEL RAINSCREEN SYSTEM WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC DARK GRAY TO MATCH ADJACENT METAL. INTEGRATED LIGHTING WHERE SHOWN IN DRAWINGS.

CON-1
PRECAST CONCRETE WALL SYSTEM WITH BOARD-FORM FINISH. INTEGRAL COLOR CONTROL BY ARCHITECT. FACETED AT GROUND-LEVEL PIERS.

GRL-1
ARCHITECTURAL GUARDRAIL, 42" HIGH, POWDER-COATED DOUBLE BAR-STOCK POSTS, STANDOFFS, TOP RAIL AND DRINK RAIL. EXPANDED METAL INFILL PANELS, 3-COAT PVDF METALLIC DARK GRAY FINISH BY ARCHITECT.

SHD-1
PAINTED STEEL SHADE CANOPY WITH PAINTED METAL LOUVERS AND INTEGRATED DOWN-LIGHTING. 3-COAT PVDF METAL COLOR DARK GRAY METALLIC BY ARCHITECT.



SHD-2
EXPANDED METAL HORIZONTAL SHADING CANOPY INTEGRATED WITH UNITIZED CURTAINWALL SYSTEM. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT.

EXTERIOR ELEVATION GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. PROJECT 100'-0" DATUM, SET AT CIVIL ELEVATION HEIGHT OF 15.4

C. SEE LANDSCAPE DRAWINGS AND CIVIL DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

D. ALL GLAZING SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. UON, PROVIDE TEMPERED GLASS WHEREVER SAFETY GLAZING IS REQUIRED.

EXTERIOR ELEVATION SHEET NOTES

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5. PLANTER, RE: LANDSCAPE
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7. CUSTOM ILLUMINATED BUILDING SIGNAGE
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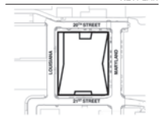
PLANNING RESPONSE 12/16/2022

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

NMBR	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

TITLE

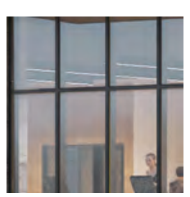
EXTERIOR ELEVATION - SOUTH

SHEET NUMBER

A20-02

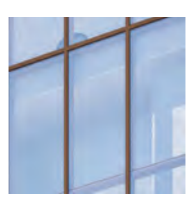
1 EAST ELEVATION - MARYLAND STREET
1/8" = 1'-0"

EXTERIOR SYSTEMS LEGEND & NARRATIVE



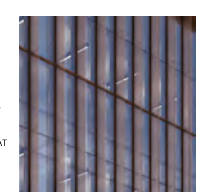
CW-1

UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS. 3-COAT PVDF METALLIC DARK GRAY COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING.



CW-2

UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS. INTERMEDIATE HORIZONTAL MULLIONS STRUCTURALLY SILICONE GLAZED. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING. SHADOWBOX DETAIL AT SLABS BEHIND.



CW-3

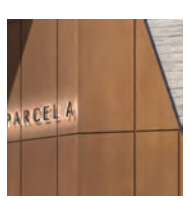
UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS. INTERMEDIATE HORIZONTAL MULLIONS STRUCTURALLY SILICONE GLAZED. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING. SHADOWBOX DETAIL AT SLABS BEHIND. VERTICAL 10" DEEP PERFORATED METAL SHADES AT EACH VERTICAL MULLION.

LVR-1

ARCHITECTURAL THIN-LINE STYLE LOUVERS INTEGRATED INTO CURTAINWALL SYSTEM. 3-COAT PVDF FINISH TO MATCH ADJACENT MULLIONS.

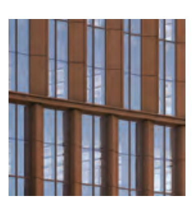
LVR-2

VERTICALLY-ORIENTED MECHANICAL LOUVERS WITH THE SAME/SIMILAR SPACING AS ADJACENT CORRUGATED MECHANICAL SCREEN. 3-COAT PVDF FINISH TO MATCH MP-3.



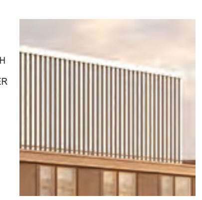
MP-1

METAL PANEL RAINSCREEN SYSTEM WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. INTEGRATED LIGHTING WHERE SHOWN IN DRAWINGS.



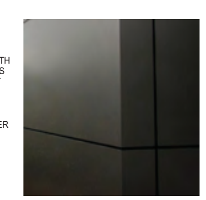
MP-2

10" DEEP ANGLED METAL CURTAINWALL INFILL PANEL WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. JOINT REVEALS WHERE INDICATED ON ELEVATIONS/RENDERINGS. ANGLE DIRECTION NOTED ON ELEVATIONS.



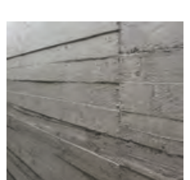
MP-3

SOLID CORRUGATED METAL MECHANICAL SCREEN WALL WITH INTEGRATED LVR-2 LOUVERS AS REQ'D BY MECHANICAL. 3-COAT PVDF FINISH, CUSTOM LIGHT GRAY COLOR BY ARCHITECT. B.O.D. MORIN-KINGSPAN W-12 PROFILE, CONCEALED FASTENER WALL SERIES OR EQ.



MP-4

METAL PANEL RAINSCREEN SYSTEM WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC DARK GRAY TO MATCH ADJACENT METAL. INTEGRATED LIGHTING WHERE SHOWN IN DRAWINGS.



CON-1

PRECAST CONCRETE WALL SYSTEM WITH BOARD-FORM FINISH. INTEGRAL COLOR CONTROL BY ARCHITECT. FACETED AT GROUND-LEVEL PIERS.

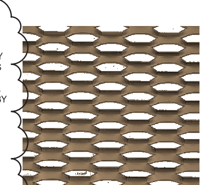
2

GRL-1

ARCHITECTURAL GUARDRAIL, 42" HIGH. POWDER-COATED DOUBLE BAR-STOCK POSTS, STANDOFFS, TOP RAIL AND DRINK RAIL. EXPANDED METAL INFILL PANELS, 3-COAT PVDF METALLIC DARK GRAY FINISH BY ARCHITECT.

SHD-1

PAINTED STEEL SHADE CANOPY WITH PAINTED METAL LOUVERS AND INTEGRATED DOWN-LIGHTING. 3-COAT PVDF METAL COLOR DARK GRAY METALLIC BY ARCHITECT.



SHD-2

EXPANDED METAL HORIZONTAL SHADING CANOPY INTEGRATED WITH UNITIZED CURTAINWALL SYSTEM. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT.

EXTERIOR ELEVATION GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. PROJECT 100'-0" DATUM, SET AT CIVIL ELEVATION HEIGHT OF 15.4

C. SEE LANDSCAPE DRAWINGS AND CIVIL DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

D. ALL GLAZING SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. UON, PROVIDE TEMPERED GLASS WHEREVER SAFETY GLAZING IS REQUIRED.

EXTERIOR ELEVATION SHEET NOTES

1. FUTURE OPERABLE GLAZING, PENDING TENANT SELECTION.
2. FORMED ALUMINUM SLAB EDGE COVER (CHANNEL PROFILE). PROVIDE 3-COAT PVDF, KYNAR COATING.
3. METAL ROLLING DOOR - DARK GRAY, PERFORATED.
4. 42" HIGH METAL OSHA RAIL. TUBE STEEL, ONE TOP HORIZONTAL RAIL AND ONE INTERMEDIATE MIDDLE RAIL. VERTICAL POSTS AT 8' SPACING.
5. PLANTER, RE: LANDSCAPE
6. LINEAR ACCENT LIGHTING AT ENTRANCE
7. CUSTOM ILLUMINATED BUILDING SIGNAGE
8. ALUMINUM PANEL SOFFIT WITH INTEGRATED LIGHTING
9. DIMENSIONAL SIGNAGE BY TENANT
10. ALUMINUM PANEL SURROUND 'PORTAL' W/SOFFIT LIGHTING
11. SOFFIT DOWNLIGHTS UNDERNEATH BALCONY
12. EXHAUST STACK TERMINATIONS
13. COMMUTER LOUNGE ENTRY ACCESS-CONTROLLED AUTOMATIC SLIDING DOORS
14. EGRESS DOOR
15. PLANTER BY TENANT
16. EXHAUST VENT, RE: MECHANICAL

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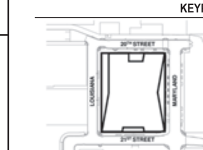
KSP King Street Properties
LIFE SCIENCE

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

TITLE

EXTERIOR ELEVATION - EAST

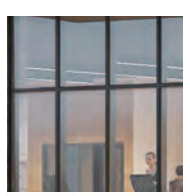
SHEET NUMBER

A20-03

12/13/2022 1:15:26 PM Autodesk Docs://KING STREET PROP - PIER 70 UPDATE/ARCH-KSP-Pier70-ParcelA_DesignReviewSubmission2_R22.rvt

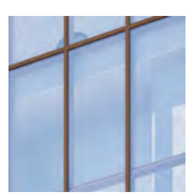
1 WEST ELEVATION - LOUISIANA STREET
1/8" = 1'-0"

EXTERIOR SYSTEMS LEGEND & NARRATIVE



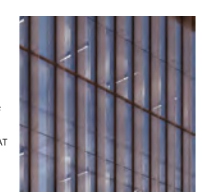
CW-1

UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS. 3-COAT PVDF METALLIC DARK GRAY COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING.



CW-2

UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS. INTERMEDIATE HORIZONTAL MULLIONS STRUCTURALLY SILICONE GLAZED. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING. SHADOWBOX DETAIL AT SLABS BEHIND.



CW-3

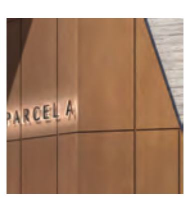
UNITIZED CURTAINWALL WITH EXPRESSED MULLION CAPS. INTERMEDIATE HORIZONTAL MULLIONS STRUCTURALLY SILICONE GLAZED. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. BASIS OF DESIGN VIRACON MID-IRON IGU, TEMPERED, WITH LOW-E COATING. SHADOWBOX DETAIL AT SLABS BEHIND. VERTICAL 10" DEEP PERFORATED METAL SHADES AT EACH VERTICAL MULLION.

LVR-1

ARCHITECTURAL THIN-LINE STYLE LOUVERS INTEGRATED INTO CURTAINWALL SYSTEM. 3-COAT PVDF FINISH TO MATCH ADJACENT MULLIONS.

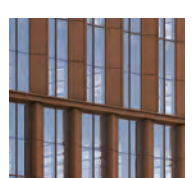
LVR-2

VERTICALLY-ORIENTED MECHANICAL LOUVERS WITH THE SAME/SIMILAR SPACING AS ADJACENT CORRUGATED MECHANICAL SCREEN. 3-COAT PVDF FINISH TO MATCH MP-3.



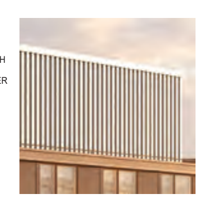
MP-1

METAL PANEL RAINSCREEN SYSTEM WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. INTEGRATED LIGHTING WHERE SHOWN IN DRAWINGS.



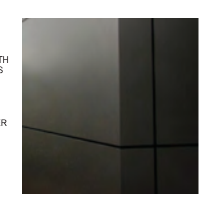
MP-2

10" DEEP ANGLED METAL CURTAINWALL INFILL PANEL WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT. JOINT REVEALS WHERE INDICATED ON ELEVATIONS/RENDERINGS. ANGLE DIRECTION NOTED ON ELEVATIONS.



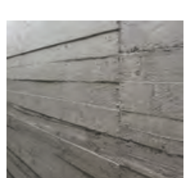
MP-3

SOLID CORRUGATED METAL MECHANICAL SCREEN WALL WITH INTEGRATED LVR-2 LOUVERS AS REQ'D BY MECHANICAL. 3-COAT PVDF FINISH, CUSTOM LIGHT GRAY COLOR BY ARCHITECT. B.O.D. MORIN-KINGSPAN W-12 PROFILE, CONCEALED FASTENER WALL SERIES OR EQ.



MP-4

METAL PANEL RAINSCREEN SYSTEM WITH HIDDEN FASTENERS. 3-COAT PVDF METALLIC DARK GRAY TO MATCH ADJACENT METAL. INTEGRATED LIGHTING WHERE SHOWN IN DRAWINGS.



CON-1

PRECAST CONCRETE WALL SYSTEM WITH BOARD-FORM FINISH. INTEGRAL COLOR CONTROL BY ARCHITECT. FACETED AT GROUND-LEVEL PIERS.

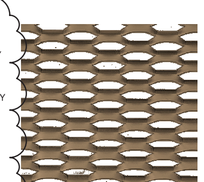
GRL-1

ARCHITECTURAL GUARDRAIL, 42" HIGH. POWDER-COATED DOUBLE BAR-STOCK POSTS, STANDOFFS, TOP RAIL AND DRINK RAIL. EXPANDED METAL INFILL PANELS, 3-COAT PVDF METALLIC DARK GRAY FINISH BY ARCHITECT.

SHD-1

PAINTED STEEL SHADE CANOPY WITH PAINTED METAL LOUVERS AND INTEGRATED DOWN-LIGHTING. 3-COAT PVDF METAL COLOR DARK GRAY METALLIC BY ARCHITECT.

2



SHD-2

EXPANDED METAL HORIZONTAL SHADING CANOPY INTEGRATED WITH UNITIZED CURTAINWALL SYSTEM. 3-COAT PVDF METALLIC BRONZE/COPPER COLOR BY ARCHITECT.

EXTERIOR ELEVATION GENERAL NOTES

A. DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR FOUNDATION WALL, TYP. U.O.N.

B. PROJECT 100'-0" DATUM, SET AT CIVIL ELEVATION HEIGHT OF 15.4

C. SEE LANDSCAPE DRAWINGS AND CIVIL DRAWINGS FOR INFORMATION REGARDING THE GRADING OF ALL EXTERIOR AREAS.

D. ALL GLAZING SHALL BE DOUBLE PANE INSULATING GLASS FILLED WITH ARGON GAS & HAVE A LOW-E COATING. UON, PROVIDE TEMPERED GLASS WHEREVER SAFETY GLAZING IS REQUIRED.

EXTERIOR ELEVATION SHEET NOTES

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2. FORMED ALUMINUM SLAB EDGE COVER (CHANNEL PROFILE). PROVIDE 3-COAT PVDF, KYNAR COATING.
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5. PLANTER, RE: LANDSCAPE
6. LINEAR ACCENT LIGHTING AT ENTRANCE
7. CUSTOM ILLUMINATED BUILDING SIGNAGE
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14. EGRESS DOOR
15. PLANTER BY TENANT
16. EXHAUST VENT, RE: MECHANICAL

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LIFE SCIENCE

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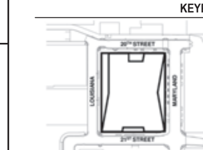

ISSUE CHART

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MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

Job Number 492217.000

TITLE

EXTERIOR ELEVATION - WEST

SHEET NUMBER

A20-04

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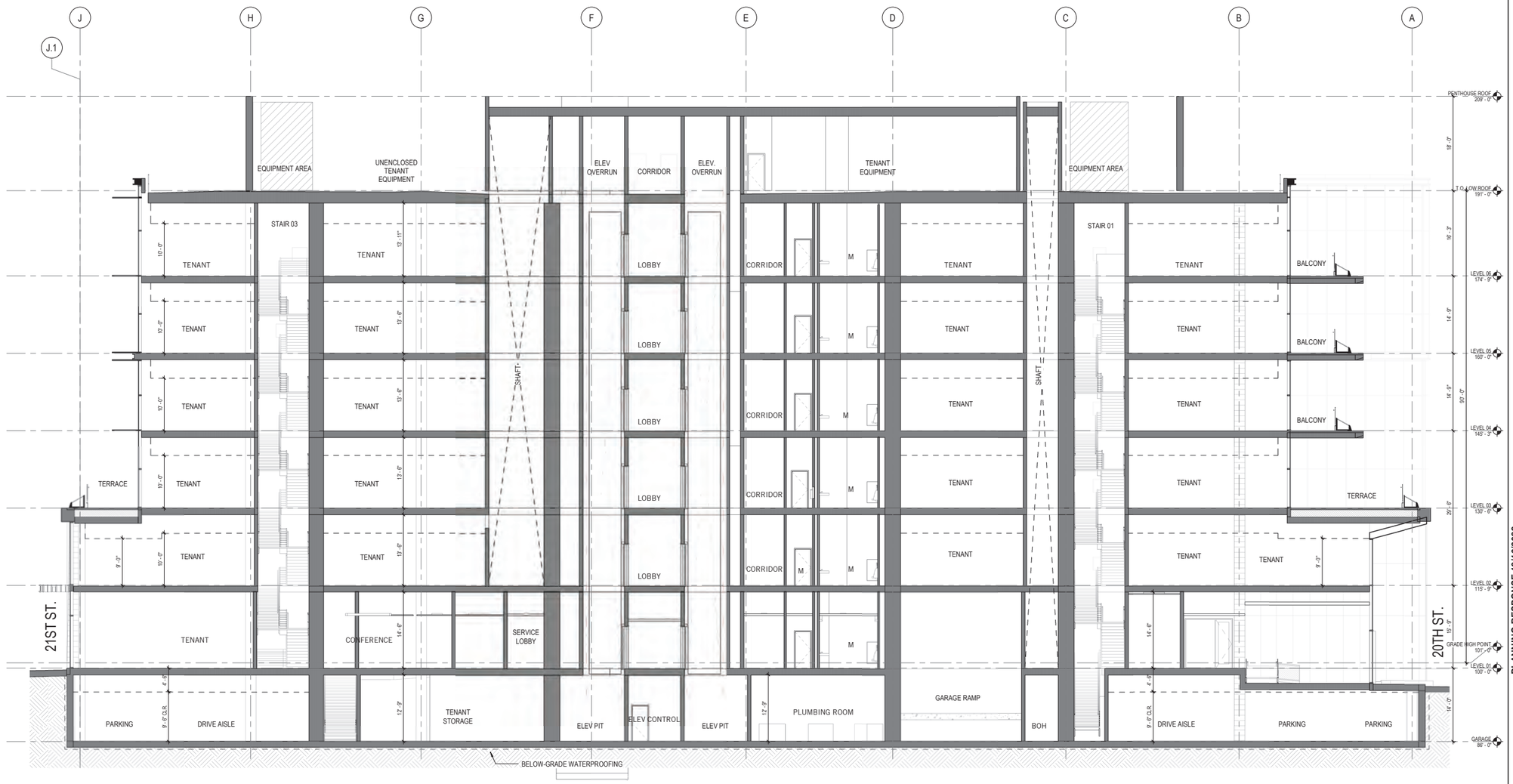

1 N-S BLDG SECTION - BUILDING CORE
1/8" = 1'-0"

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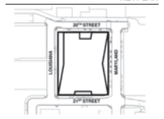
KEYPLAN



ISSUE CHART

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MARK	ISSUE	DATE
1	Design Review Revision 3	10/7/22

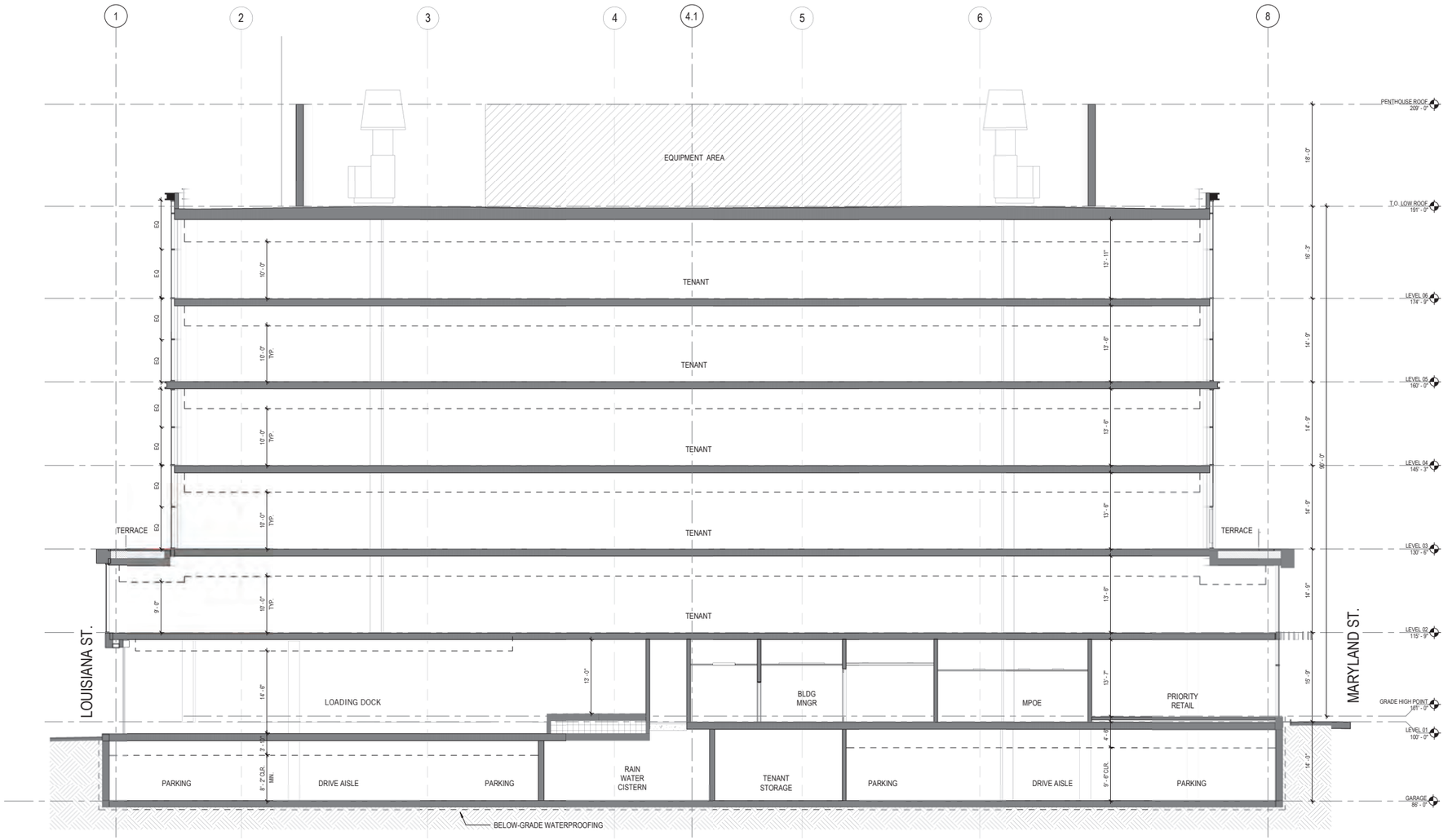
Job Number 492217.000

TITLE

BUILDING SECTION

SHEET NUMBER

A21-01



1 E-W BLDG SECT - LOADING DOCK
1/8" = 1'-0"

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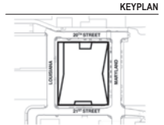
KEYPLAN



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MARK	ISSUE	DATE
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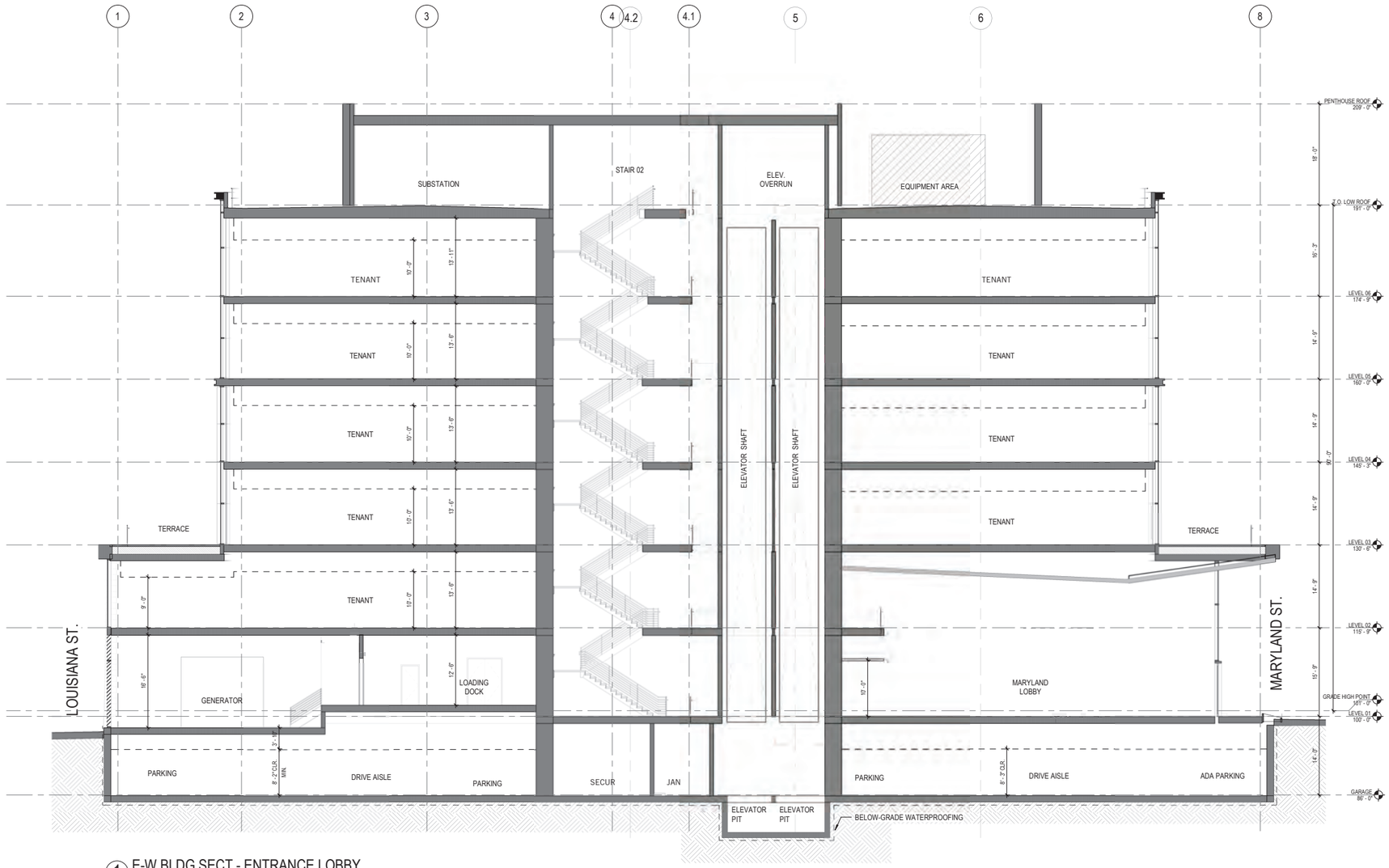
Job Number 492217.000

TITLE

BUILDING SECTION

SHEET NUMBER

A21-02



1 E-W BLDG SECT - ENTRANCE LOBBY
1/8" = 1'-0"

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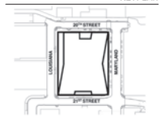
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



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1	Design Review Revision 3	10/7/22

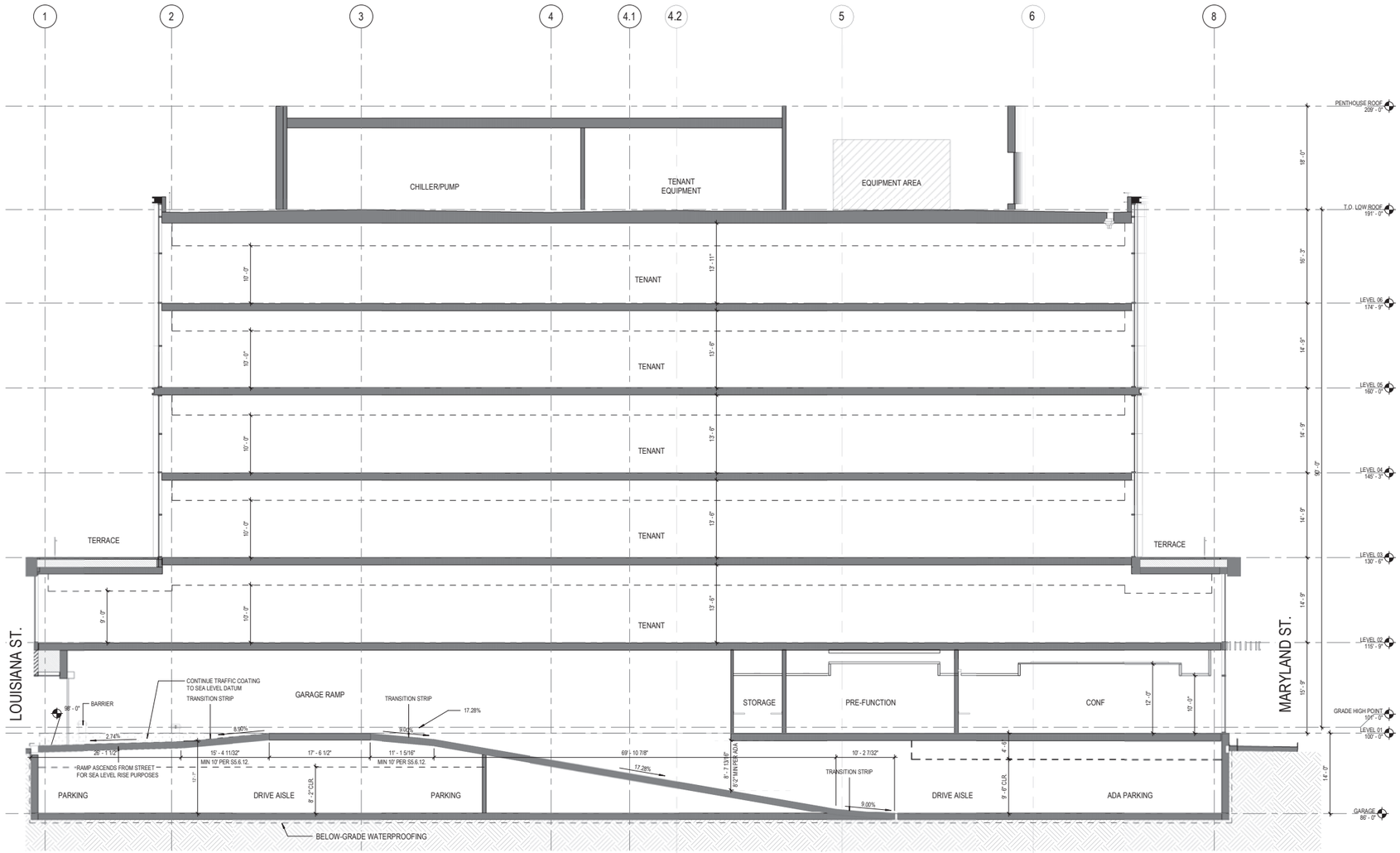
Job Number 492217.000

TITLE

BUILDING SECTION

SHEET NUMBER

A21-03



1 E-W BLDG SECT - GARAGE RAMP
1/8" = 1'-0"

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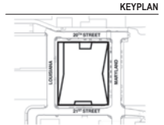
KEYPLAN



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1	Design Review Revision 3	10/7/22

Job Number 492217.000

TITLE

BUILDING SECTION

SHEET NUMBER

A21-04

1. NORTH-WEST VIEW FROM 20TH & LOUISIANA

2. SOUTH-EAST VIEW FROM MARYLAND & 21ST

3. AERIAL VIEW OF MARYLAND ST. LOOKING NORTH

4. PRIMARY ENTRY ON MARYLAND ST.

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OWNER
King Street Properties
800 Boylston St. Suite 2400 Boston, MA 02199

FACILITY

CONTRACTOR

PROJECT

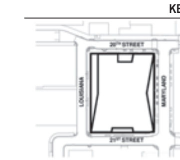
PIER 70

PARCEL A
88 MARYLAND ST
SAN FRANCISCO, CA 94124

KSP King Street Properties
LIFE SCIENCE

PLANNING RESPONSE 12/16/2022

KEYPLAN



ISSUE CHART

NOT FOR CONSTRUCTION

MARK	ISSUE	DATE
2	Planning Response	12/16/22
1	Design Review Revision 3	10/7/22

Job Number 492217.000

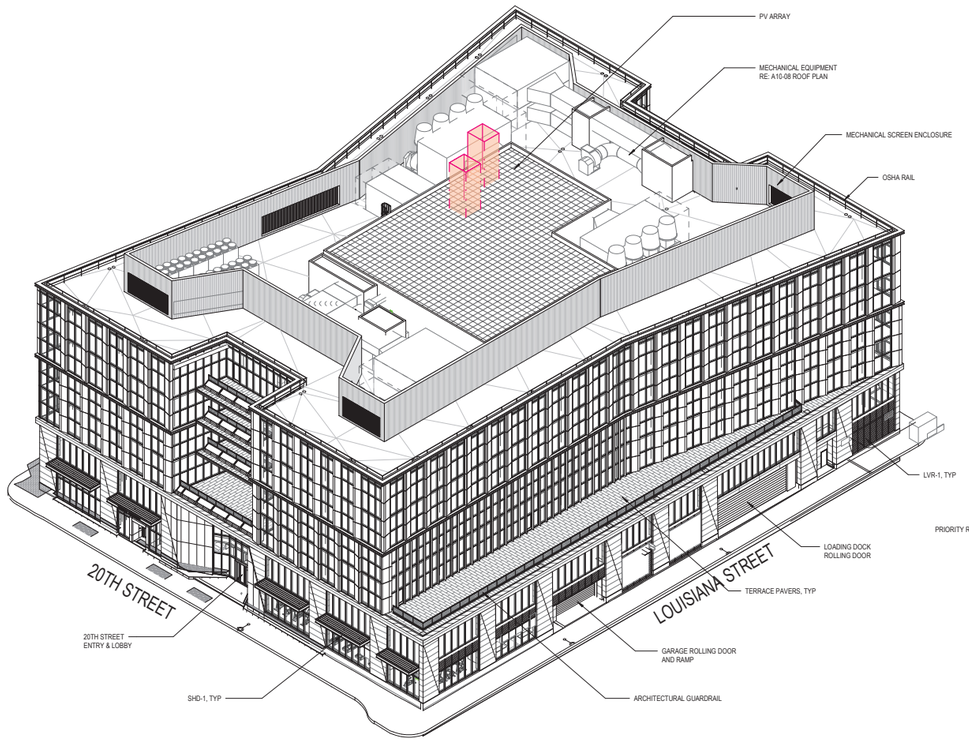
TITLE

RENDERINGS

SHEET NUMBER

A90-00

12/13/2022 1:16:13 PM Autodesk Docs://KING STREET PROP - PIER 70 UPDATE/ARCH-KSP-Pier70-ParcelA_DesignReviewSubmission2_R22.rvt



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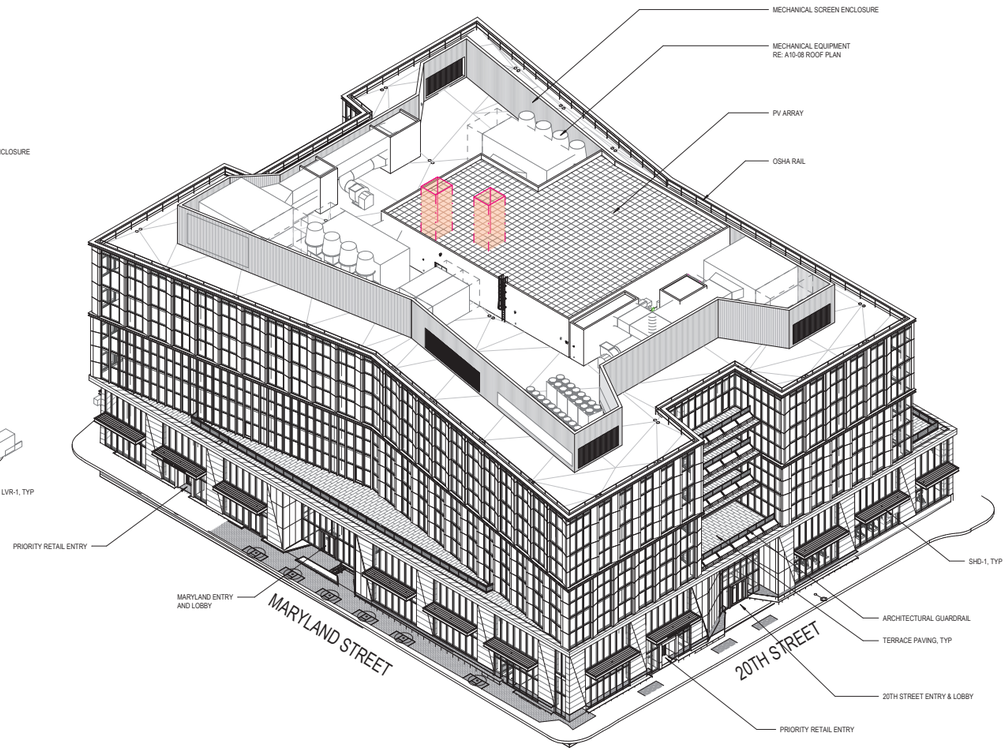

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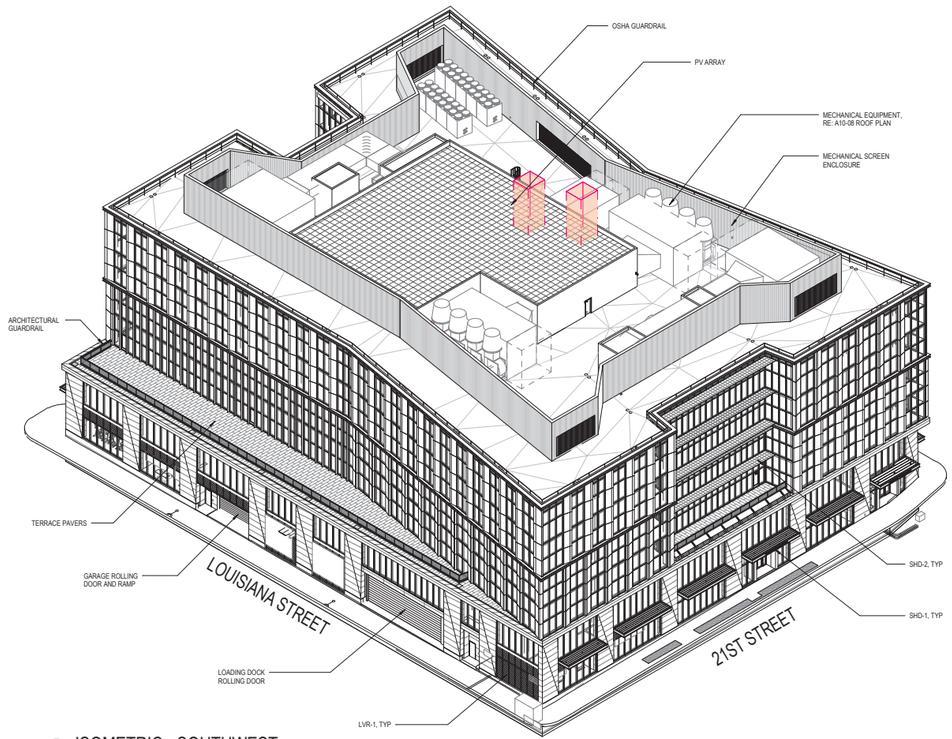

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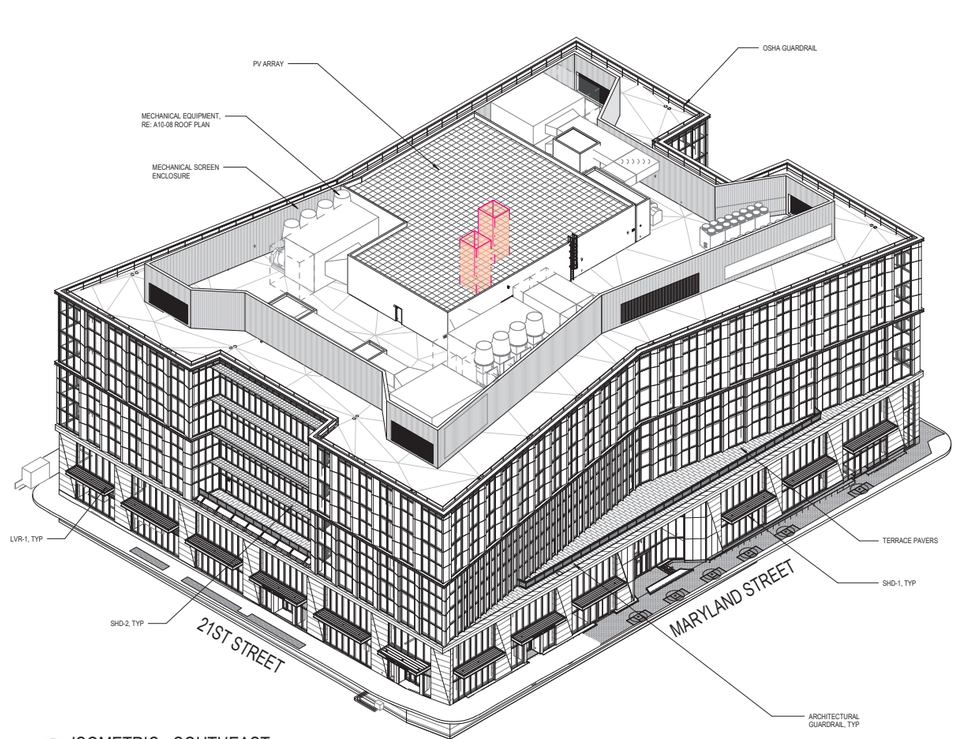

3 ISOMETRIC - SOUTHEAST

Perkins&Will

2 Bryant Street
Suite 300
San Francisco, CA 94105
t 415.856.3000
f 415.856.3001
www.perkinswill.com

CONSULTANTS

CIVIL
BKF ENGINEERS
255 Shoreline Drive, Suite 200, Redwood City, CA 94065

STRUCTURAL
DCI ENGINEERS
135 Main St. Suite 1800 San Francisco, CA 94105

MEP
MEYERS PLUS
98 Battery St. Suite 500 San Francisco, CA 94111

LANDSCAPING
Miller Company Landscape Architects
1585 Folsom St. San Francisco, CA 94103

PARKING
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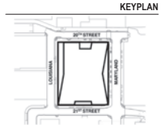

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TITLE

ISOMETRIC VIEWS

SHEET NUMBER

A90-01