



# 88 BROADWAY FAMILY + 735 DAVIS SENIOR AFFORDABLE HOUSING

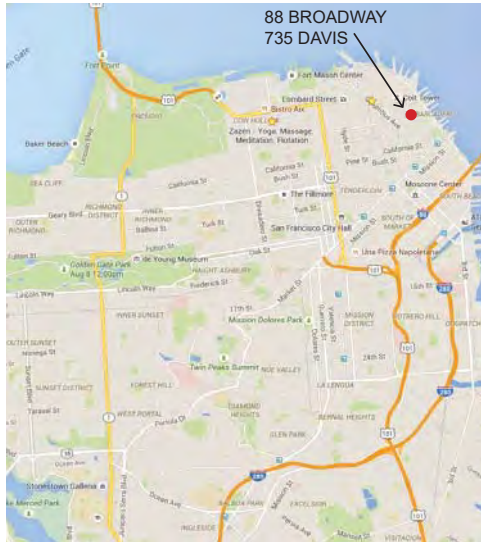
CONDITIONAL USE / CERTIFICATE OF APPROPRIATENESS - REVISION 4



11/02/17



**VICINITY MAP**



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**PROJECT DESCRIPTION**

**ADDRESS**  
 88 Broadway Family & 735 Davis Senior Affordable Housing  
 88 Broadway/735 Davis street  
 San Francisco, CA 94111

**ASSESSOR'S PARCEL**  
 88 BROADWAY  
 FAMILY BUILDING  
 Block: 140  
 Lot: 007

**735 DAVIS**  
 SENIOR BUILDING  
 Block: 140  
 Lot: 008

**LOT AREA**  
 88 BROADWAY  
 FAMILY BUILDING  
 Site Area: 37,812.50 SQ. FT. (0.86 acres)  
 Lot Dimensions: 275' X 137.5'  
 Total Lot Area: 37,812 SF

**735 DAVIS**  
 SENIOR BUILDING  
 Site Area: 10,805 SQ.FT. (.24 acres)  
 Lot Dimensions: 137.5' X 78.58'  
 Total Lot Area: 10,805 SF

**ZONING**

**C-2: Community Business**  
**Special Use District:** Waterfront 3  
**Height and Bulk District:** 65-X  
**Planning Area:** North East Waterfront/ Northeast Embarcadero Study

**UNIT COUNT**  
**88 BROADWAY:**

	Studio	1BR	2BR	3BR	TOTAL	GSF
LVL 6	1	11	5	4	22	21,444
LVL 5	2	7	10	4	24	23,959
LVL 4	2	7	10	5	25	25,117
LVL 3	2	7	10	5	25	25,117
LVL 2	2	6	10	5	24	25,117
LVL 1	0	1	2	2	5	25,381
<b>TOTAL</b>	<b>11</b>	<b>39</b>	<b>47</b>	<b>25</b>	<b>125</b>	<b>146,073</b>
%	11%	31%	38%	20%	100%	

**735 DAVIS:**

	Studio	1BR	2BR	TOTAL	GSF
LVL 6	4	4	0	8	6,240
LVL 5	4	4	0	8	6,240
LVL 4	5	7	0	12	8,666
LVL 3	5	7	0	12	8,666
LVL 2	5	5	1	11	8,046
LVL 1	0	2	0	2	7,461
<b>TOTAL</b>	<b>23</b>	<b>29</b>	<b>1</b>	<b>53</b>	<b>45,319</b>
%	43%	55%	2%	100%	

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- A- 02 PRE-RFP Massing Comparison
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**AREA MAP - FAMILY HOUSING**  
APN: BLOCK 140 LOT 007

**GENERAL NOTES**  
DEFINITIONS:

Unit Gross Square Footage (GSF): The sum of all areas on all floors of unit included within the outside faces of its exterior walls.

Building Gross Square Footage (GSF): The sum of all areas on all floors of building included within the outside faces of its exterior walls.

**TRASH COLLECTION & LOADING**

See A2.1 for location of Trash Room. Residential trash collection will be on Front Street. Commercial trash collection will be on Broadway Street.

**REQUESTED PUD MODIFICATIONS**

- 134 Rear yard configuration
- 145.1 Active use at ground floor units on Front St.

**UNIT MIX**

	STUDIO	1 BR	2 BR	3 BR	TOTAL	GSF
LEVEL 6	2	11	5	4	22	16,118
LEVEL 5	3	7	10	4	24	18,607
LEVEL 4	3	7	10	5	25	19,827
LEVEL 3	3	7	10	5	25	19,827
LEVEL 2	3	6	10	5	24	19,397
LEVEL 1	0	1	2	2	5	5,153
<b>TOTAL:</b>	<b>14</b>	<b>39</b>	<b>47</b>	<b>25</b>	<b>125</b>	<b>98,929</b>
<b>PERCENTAGE</b>	<b>11%</b>	<b>31%</b>	<b>38%</b>	<b>20%</b>	<b>100%</b>	
TCAC REQ:				30% min*		

\* at least 30% required to be 3-bd or larger units; waiver may be granted under At-Risk set-aside application

**UNIT TYPES**

STUDIO					
SBD-A	FLAT	ADAPTABLE	439	N/A	10
SBD-B	FLAT	ADAPTABLE	400	N/A	4
					14
<b>1-BD</b>					
1BD - A	FLAT/LIVWORK	ADAPTABLE	667	450	1
1BD - B	FLAT/LIVWORK	ADAPTABLE	754	450	2
1BD - C	FLAT/LIVWORK	ADAPTABLE	748	450	2
1BD - D	FLAT	ADAPTABLE	545	450	28
1BD - E	FLAT	ADAPTABLE	593	450	6
					39
<b>2-BD</b>					
2BD - A	FLAT/LIVWORK	ADAPTABLE	1006	700	1
2BD - B	FLAT/LIVWORK	ADAPTABLE	903	700	1
2BD - C	FLAT	ADAPTABLE	872	700	4
2BD - D	FLAT	ADAPTABLE	892	700	41
					47
<b>3-BD</b>					
3BD - A	FLAT	ADAPTABLE	1188	900	25
					25
					25
			<b>Total Units:</b>		<b>125</b>

\* Assignment of mobility units pending

**PLANNING DATA**

FAMILY HOUSING	REQUIRED	PROVIDED
FAR (1:5)	189,062.5 MAX	146,037
RESIDENTIAL DENSITY (1:200 RC-4)	189 UNITS	125
REAR YARD 25% (275.0'X34.37')	9,453 FT.	11,629 S.F.
RES OPEN SPACE (48 SF * 125 du)	6,000 S.F.	7,128 S.F.
PARKING (COMMERCIAL OR PORT)	2 / Childcare	0
LOADING	1 Space	2 Street
HEIGHT	65 FT.	65 FT.
RES BICYCLE PARKING (CLASS I)	106 SPACES	110 SPACES
RES BICYCLE PARKING (CLASS II)	6	SEE COM II
COM BICYCLE PARKING (CLASS I)	1	SEE RES I
COM BICYCLE PARKING (CLASS II)	7	16
CHILDCARE BICYCLE PARKING (CLASS I)	3	SEE RES I
CHILDCARE BICYCLE PARKING (CLASS II)	3	SEE COM II
STREET TREES 1 PER 20'	27	18

**ACCESSIBLE UNIT SUMMARY**

UNIT TYPE	MOBILITY UNIT (11B) 10% PER 2015 TCAC, COMPLIES WITH 2016 CBC 11B	ADAPTABLE HEARING + VISUAL IMPAIRED ADAPTABLE UNIT (4% PER 2015 TCAC, COMPLIES WITH 2016 CBC 11A)	ADAPTABLE UNIT 11A(86% PER 2016 CBC 11a)	ADAPTABLE RESPONSIONABLE COUNTERTOPS (IN 5% OF TOTAL 90% ADAPTABLE UNITS, COMPLIES WITH 2016 CBC 11A)
STUDIO	1	0	12	2
1 BD	4	2	33	2
2 BD	5	2	40	1
3 BD	3	1	22	1
<b>SUBTOTAL</b>	<b>* 13</b>	<b>5</b>	<b>107</b>	<b>5</b>
<b>GRAND TOTAL:</b>			<b>125</b>	

\* Note: Accessible mobility TBD

**CODES + REGULATIONS**

**APPLICABLE CODES AND REGULATIONS**

- Codes:**  
 2016 California Building Code  
 2016 California Electrical Code  
 2016 California Mechanical Code  
 2016 California Plumbing Code  
 2016 Green Building Code  
 2016 California Energy Code  
 2010 ADA Standards  
 Federal Fair Housing Act  
 Outdoor Developed Area Guidelines (Access Board)  
 San Francisco Health Code, Article 38

**Funding Requirements:**  
TCAC, Attachment 10

**Green Building:**  
GreenPoint Rated: Goal 176

**BUILDING AREA**

GROSS BUILDING AREA	
PROGRAM	AREA
<b>Level 1</b>	
MULTI-PURPOSE SPACE/KITCHEN/STORAGE/FILE/ PM OFFICE/WC/LOBBY/MAIL/	4,819
COMMERCIAL	5,246
CHILDCARE	4,306
MAINT/PUMP ROOMS/ MPOE/JAN	2,961
BIKE PARKING	1,259
RESIDENTIAL	5,153
CIRCULATION	429
SERVICE (MECH / TRASH)	1,208
	<b>25,381</b>
<b>LEVEL 2</b>	
RESIDENTIAL	19,397
CIRCULATION	4,967
SERVICE(LAUNDRY/TRASH/MECH)	753
	<b>25,117</b>
<b>LEVEL 3</b>	
RESIDENTIAL	19,827
CIRCULATION	4,537
SERVICE(LAUNDRY/TRASH/MECH)	753
	<b>25,117</b>
<b>LEVEL 4</b>	
RESIDENTIAL	19,827
CIRCULATION	4,537
SERVICE(LAUNDRY/TRASH/MECH)	753
	<b>25,117</b>
<b>LEVEL 5</b>	
RESIDENTIAL	18,607
CIRCULATION	4,537
SERVICE(LAUNDRY/TRASH/MECH)	753
	<b>23,897</b>
<b>LEVEL 6</b>	
RESIDENTIAL	16,118
CIRCULATION	4,537
SERVICE(LAUNDRY/TRASH/MECH)	753
	<b>21,408</b>
TOTAL GSF	<b>146,037</b>
TOTAL GFA (PLANNING CODE) 2017.05.04 TIS	<b>122,044</b>

**BIRD SAFE STANDARDS**

88 Broadway is 450' from the Bay, outside of the 300' zone. Location hazards do not apply. Building will comply with feature related hazards where they apply.



**AREA MAP - SENIOR HOUSING**  
APN: BLOCK 140 LOT 008

**GENERAL NOTES**  
DEFINITIONS:

Unit Gross Square Footage (GSF): The sum of all areas on all floors of unit included within the outside faces of its exterior walls.

Building Gross Square Footage (GSF): The sum of all areas on all floors of building included within the outside faces of its exterior walls.

**TRASH COLLECTION & LOADING**  
See A2.1 for location. Trash collection will be on Davis Street.

**REQUESTED PUD MODIFICATIONS**  
134 Rear yard configuration and size  
140 Exposure for 12 units  
151 Off street loading  
151 Off street parking for childcare

**UNIT MIX**

	STUDIO	1 BR	2 BR	TOTAL	GSF
LEVEL 6	4	4	0	8	4,044
LEVEL 5	4	4	0	8	4,044
LEVEL 4	5	7	0	12	6,415
LEVEL 3	5	7	0	12	6,415
LEVEL 2	5	5	1	11	5,896
LEVEL 1	0	2	0	2	1,208
<b>TOTAL:</b>	<b>23</b>	<b>29</b>	<b>1</b>	<b>53</b>	<b>28,022</b>
PERCENTAGE	43%	55%	2%	100%	
TCAC REQ:			20% max*		

\* no more than 20% of low income units should be larger than 1 BD

**UNIT TYPES**

UNIT TYPE:	FORMAT:	NOTES *	SIZE(GSF):	TCAC REQ.(NSF):	COUNT:
<b>STUDIO</b>					
SBD-A	FLAT	ADAPTABLE	414	N/A	23
					23
<b>1-BD</b>					
1BD - A	FLAT	ADAPTABLE	586	450	22
1BD - B	FLAT	ADAPTABLE	623	450	5
1BD - C	FLAT	ADAPTABLE	777	450	2
					29
<b>2-BD</b>					
2BD - A	FLAT	ADAPTABLE	906	700	1
					1
<b>Total Units:</b>					<b>53</b>

\* Assignment of mobility units pending

**PLANNING DATA**

SENIOR HOUSING	REQUIRED	PROVIDED
FAR (1:5)	54,023 MAX	45,319 S.F.
RESIDENTIAL DENSITY (1:200 RC-4)	54 UNITS	53
REAR YARD 25% (137.5*25)*78.58	2,701 S.F.	1,706 S.F.
RES OPEN SPACE (24 SF *53 du)	1,272 S.F.	3,102 S.F.
PARKING	NONE	NONE
LOADING	NONE	1 Street
HEIGHT	65 FT.	65 FT.
RES BIKE PARKING CLASS I 1:10 du	5 SPACES	10 SPACES
RES BIKE PARKING CLASS II 1:50 du	2	2
COM BIKE PARKING CLASS I 1:7500 sf	0	0
COM BIKE PARKING CLASS II 1:7500 sf	2	2
STREET TREES 1 PER 20'	3	3

**ACCESSIBLE UNIT SUMMARY**

UNIT TYPE	ACCESSIBLE MOBILITY UNIT (11B) 10% PER 2015 TCAC, COMPLIES WITH 2016 CBC11B	ADAPTABLE HEARING + VISUAL IMPAIRED ADAPTABLE UNIT (4% PER 2015 TCAC, COMPLIES WITH 2016 CBC 11A)	ADAPTABLE UNIT 11A (86% PER 2016 CB	RESPONSIBLE COUNTERTOPS (IN 5% OF TOTAL 90% ADAPTABLE UNITS, COMPLIES WITH 2016 CBC 11A)
STUDIO	2	1	20	1
1 BD	3	1	25	1
2 BD	0	0	1	0
<b>SUBTOTAL</b>	<b>*5</b>	<b>2</b>	<b>46</b>	<b>2</b>
<b>GRAND TOTAL:</b>			<b>53</b>	

\* Note: Accessible mobility TBD

**CODES + REGULATIONS**  
APPLICABLE CODES AND REGULATIONS

**Codes:**  
2016 California Building Code  
2016 California Electrical Code  
2016 California Mechanical Code  
2016 California Plumbing Code  
2016 Green Building Code  
2016 California Energy Code  
2010 ADA Standards  
Federal Fair Housing Act  
Outdoor Developed Area Guidelines (Access Board)  
San Francisco Health Code, Article 38

**Funding Requirements:**  
TCAC, Attachment 10

**Green Building:**  
GreenPoint Rated: Goal 176

**BUILDING AREA**

SENIOR BUILDING	
GROSS BUILDING AREA	
PROGRAM	AREA
<b>LEVEL 1</b>	
MULTI-PURPOSE SPACE/KITCHEN/STORAGE/FILE/ PM OFFICE/WC/LOBBY/MAIL/	2,039
COMMERCIAL	1,190
BIKE PARKING	138
RESIDENTIAL	1,208
CIRCULATION	1,209
SERVICE (MECH /ELEC/PUMP/ TRASH)	1,677
	<b>7,461</b>
<b>LEVEL 2</b>	
RESIDENTIAL	5,986
CIRCULATION	1,798
SERVICE(LAUNDRY/TRASH/MECH)	262
	<b>8,046</b>
<b>LEVEL 3</b>	
RESIDENTIAL	6,415
CIRCULATION	1,989
SERVICE(LAUNDRY/TRASH/MECH)	262
	<b>8,666</b>
<b>LEVEL 4</b>	
RESIDENTIAL	6,415
CIRCULATION	1,989
SERVICE(LAUNDRY/TRASH/MECH)	262
	<b>8,666</b>
<b>LEVEL 5</b>	
RESIDENTIAL	4,044
CIRCULATION	1,934
SERVICE(LAUNDRY/TRASH/MECH)	262
	<b>6,240</b>
<b>LEVEL 6</b>	
RESIDENTIAL	4,044
CIRCULATION	1,934
SERVICE(LAUNDRY/TRASH/MECH)	367
	<b>6,345</b>
<b>TOTAL GSF</b>	
	<b>45,424</b>
<b>TOTAL GFA (PLANNING CODE)</b>	
	37,960
2017.05.04 TIS	

**BIRD SAFE STANDARDS**

735 Davis is 421' from the Bay, outside of the 300' zone. Location hazards do not apply. Building will comply with feature related hazards where they apply.

## PROJECT DESCRIPTION

### Design Concept

The Architectural Design Concept for 88 Broadway / 735 Davis is an integrated design response to the multifaceted requirements of Site, Context and Program. It will welcome and nurture families and seniors, enhance the diverse context of the Northeast Waterfront Historic District, and enrich the urban experience of the broader community. The design addresses five key areas:

1. **Connected Community:** The design provides a variety of generous networked community spaces, indoors and out, that will encourage social engagement at many scales – from small play groups to larger community gatherings; between residents, their neighborhood and the city beyond.
2. **Healthy City Living:** The project will provide 178 healthy, sustainable and affordable homes with bright, inviting living spaces that connect residents to the natural world on a daily basis.
3. **Intergenerational Integration:** A multi-generational community of families, seniors, and a neighborhood-serving child care center, will come together in a supportive enclave of landscaped courtyards, roof terraces and pedestrian passages.
4. **Urban Vitality:** Retail and community spaces, restaurants, cafés, a child care center and live-work lofts will enliven the block's four street frontages, enriching urban life. Two intersecting mid-block passages will invite pedestrians into the landscaped interior of the site for outdoor dining and strolling.
5. **Historic Context:** The new construction is designed to fully comply with the Secretary of the Interiors Standards for the Treatment of Historic Properties as well as Section 6, Appendix D, Article 10—Northeast Waterfront Historic District, of the San Francisco Planning Code. The overall design is compatible with the defining elements of the Northeast Waterfront Historic District, while clearly expressing its contemporary condition. Through a variety of integrated design elements, the project avoids a false sense of historical development by drawing upon the essential character of this historically industrial district: authenticity; a forthright use of simple, industrial materials; and a clear expression of structural rhythms and proportions.

### Site Plan

The Site Plan is organized around two landscaped pedestrian passages that take their cue from alleys throughout the district such as Ice House Alley and John Maher Street. They cross the two lots and intersect near the center of the block. A north/south passage on the Port Site extends from Broadway north to Vallejo Street, while an east/west passage on the DPW Site passes under the Senior Apartments on Davis Street, opening into an interior courtyard and extending to the Family Apartment Building Lobby on Front Street. In addition to enriching the urban experience of the neighborhood, the passages also help to articulate the massing of the buildings into smaller elements more compatible with the scale of the surrounding historic context. Active retail and community-serving spaces line the street frontages on all four sides of the block, while the mid-block passages host more private uses, including courtyards, ground floor live-work lofts and a playground for the neighborhood child care center.



Site Plan

### Family Apartment Building (5 stories over Podium)

- Occupying the Port Site (Seawall Lot 322-1) and facing Broadway, Front and Vallejo Streets, this building contains 125 apartments for families, with ground floor retail and community-serving spaces and rooftop common spaces.
- Massing: The building mass is articulated into smaller elements compatible with the typical scale and rhythm of adjacent structures in the historic district. The massing steps in and down along Front Street, and also down at the eastern ends of the Broadway and Vallejo Street facades.
- Facades: The dominant façade treatment at the site perimeter is inspired by the historic frame-and-infill structures surrounding the site, expressing vertical bearing lines and horizontal floor lines. Infill panels echo the texture and color of nearby concrete buildings. Projecting panels strategically arrayed throughout the façade provide detail, accent color, and relief. The facades at the interior of the site are finished in a simpler and lighter cladding to amplify the available daylight.



Frame & Infill



Bearing Wall



Front St. Elevation

- Ground Floor:
  - Broadway: Space for retail and restaurant uses is provided at the corner of Broadway and Front Streets, extending east along Broadway to the entry to north/south passage. The restaurant space opens onto an arcade, providing space for outdoor dining that will activate the street and invite people into the mid-block zone.
  - Front Street: On Front Street, the Lobby entry – providing access to both the apartments and the east/west passage - and social service spaces are recessed behind a small landscaped plaza. Social service spaces include a private office, meeting room and a community space for events and gatherings. Live-work loft units, entered directly from the street through small garden courts, activate the northern end of the Front Street façade. These flexible spaces could easily be converted to retail spaces as the neighborhood evolves.
  - Vallejo Street: A child care center is located at the northeast corner, opening onto both Vallejo Street and the east/west passage. An arcade, similar to the one on the south side, provides a secure, covered play space for the children in rainy weather. A large, enclosed courtyard off the passage provides a playground for the children. During off hours, the playground can serve the residents of the Family Building.
- Roof: The roof provides three different outdoor terraces for the residents, along with space for vegetable gardens and alternative energy systems. Green roofs provide a more inviting space, manage stormwater, and enhance the views of neighbors.



Front St. X Broadway St.



Roof Plan

**Senior Apartment Building** (3 and 5 stories over 1

- Occupying the "DPW Site" and facing Davis Street, this building provides 53 apartments for seniors with ground floor retail, administration and common spaces and a roof terrace.
- Massing: The U-shaped building steps down two floors at Davis Street to match the scale of the adjacent brick structure to the north.
- Façade: Unlike the Family Apartment Building, the Senior Apartment Building is flanked by historic brick buildings on Davis Street. Here, the frame-and-infill cladding is replaced by a planar façade with tall, deep-set openings and textured cladding that represent a contemporary interpretation of the adjacent brick structures. "French balconies" set within some of the openings reinforce this compatibility with the historic context. Similar to the Family Apartment Building, the cladding at the interior courtyard would be constructed of simpler and lighter panels to amplify daylight.



Senior Building



Davis St. Elevation

- Ground Floor: The east façade on Davis Street is occupied by the building Lobby, a café space and a two-story tall portal leading to the east/west passage. The café opens into both the portal and an interior courtyard to allow for outdoor dining. The interior courtyard is shared by the senior's Community Room and Administration Office, fostering greater community connection.
- Roof: A roof terrace overlooking Davis Street provides additional common outdoor space and gardening space for the residents, along with stunning views of the waterfront.

**Mid-Block Passages**

- The two mid-block passages will offer a major new public pedestrian experience to the Northeast Waterfront.
- North/South Passage: The broad passage on the Port Site will be anchored at the north by a neighborhood-serving child care center and playground, and at the south by a new restaurant with outdoor seating. At the mid-block, six ground floor apartments enter off the passage through small private entry porches. A landscaped "arroyo" will meander along the passage, with lush planting, seating, and bridges creating a variety of community gathering spaces. The passage offers a great opportunity for public art to further enliven the shared public place.
- East/West Passage: The passage on the DPW Site is narrower and will provide a more intimate pedestrian experience. At the eastern entry on Davis Street, a two-story portal frames a view west through both sites all the way to Front Street. A café with outdoor seating activates the portal. Further along, one arrives at an inviting interior courtyard with landscaping, more café tables and outdoor seating for senior Common Room. After passing through another, lower portal, one arrives at the intersection with the north/south passage and a celebration of public art. Ahead, the passage is enclosed to create a glassy Lobby for the Family Apartment Building that opens out onto Front Street.



Davis St. Passage



Broadway St. Passage

**Construction Type and Building Materials**

Brick masonry, reinforced concrete, and stucco are the predominant historic materials in the district. These materials, serving as both structure and exterior finish, were typical for their respective historic periods and reflect an industrial simplicity and durability. They provide a record of the evolution of construction technologies within the district over time, particularly after the devastation of the 1906 earthquake and fire.

The new buildings are designed as physical records of their time, place and use, offering compatible yet contemporary interpretations of the defining characteristics of the historic district. The architecture avoids creating a false sense of historical development by using contemporary materials and detailing to create a meaningful dialogue with history. It extends the historic evolution of construction technologies already displayed within the district by respectfully articulating 21st century construction technologies. Consistent with this evolution, the new building will use simple, durable structural systems typical of our own time: up to five stories of wood-framed construction above a one-story concrete podium. Lightweight cement board panels in a rain screen application will retain the simple, durable character of the district while providing a high-performance building envelope appropriate to 21st century requirements.

In keeping with the authentic, functional character of the former industrial warehouse district, the design specifically avoids the inappropriate use of materials. For example, the brick bearing wall structures in the district date from the late 19th and early 20th centuries when brick was widely used for its vertical load bearing capacity and fire resistive properties. However, with the development of reinforced concrete in the early 20th century, and a greater understanding of seismic design after the 1906 earthquake, brick gave way to concrete - within the district and elsewhere- as the preferred material for fire resistant warehouses. Within this context, brick used today as simply a veneer finish - pretending to act as a bearing wall when it is not - is an inauthentic and inappropriate use of this material. Instead, the design of the new buildings proposes the use of a contemporary material - cement board rain screen - applied in a way that is suggestive of the historic brick color and coursing without creating a false mimicry of it.

**Green Building Strategies**

- **General:** Construction materials and systems will be selected for both durability and sustainability with an emphasis on healthy living environments and advanced energy and water conservation.
- **Healthy Homes:** Non-toxic materials, natural ventilation and abundant daylight will be combined to provide the healthiest possible indoor environments for the residents.
- **Stormwater Management:** Green roofs will retard and filter rainwater runoff while providing an appealing view to surrounding neighbors. Filtered rainwater will be directed to an underground cistern to be used as gray water for flushing toilets and for site landscape irrigation.
- **Organic Gardens:** The roof terraces of both buildings feature garden boxes that allow families and seniors to grow their own vegetables, providing food while fostering healthy social interaction.
- **Alternative Energy:** Rooftop photovoltaic and solar thermal canopies are estimated to provide up to 20% of the electrical demand, and up to 70% of the domestic hot water demand.
- **Water Conservation:** Ultra water-efficient fixtures, combined with draught-tolerant landscaping, will reduce water use by an estimated 45% from baseline.
- We expect to achieve a Green Point Rated Multifamily score of approximately 176 points.



Materials



Roof Axon



Green Roof



 **NORTHEAST WATERFRONT HISTORIC DISTRICT**

 **TELEGRAPH HILL HISTORIC DISTRICT**

**SITE CONTEXT - HISTORIC DISTRICTS**

CONDITIONAL USE / CERTIFICATE OF APPROPRIATENESS REV-4



**A0.1 LMSA**

**88 BROADWAY/+735 DAVIS**

VIEW 1 LOOKING SOUTH ON FRONT STREET



VIEW 2 LOOKING NORTH ON FRONT STREET X BROADWAY



AERIAL VIEW + KEY



VIEW 3 LOOKING NORTH WEST ON BROADWAY AND DAVIS STREET







1 VALLEJO STREET



2 DAVIS STREET



3 BROADWAY STREET



4 FRONT STREET



5 VALLEJO STREET



6 DAVIS STREET



7 BROADWAY STREET



8 FRONT STREET



LEGEND

- HISTORIC FRAME & INFILL BLDGS.
- HISTORIC BEARING WALL BLDGS.
- NON-CONTRIBUTING
- NE WATERFRONT DISTRICT BOUNDARY

FRAME & INFILL BLDGS.

**46%**

BEARING WALL BLDGS.

**28%**

NON-CONTRIBUTING

**26%**

# FRAME & INFILL BLDGS. 46%



9



10



10



11



12



13



14



15

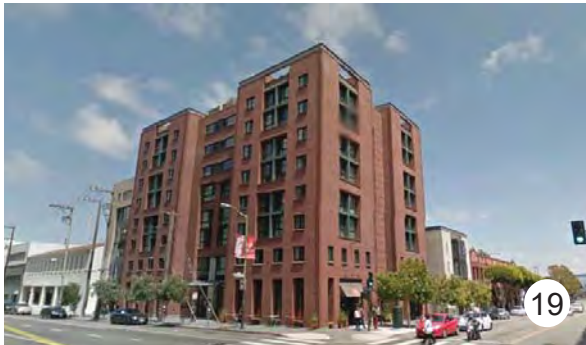


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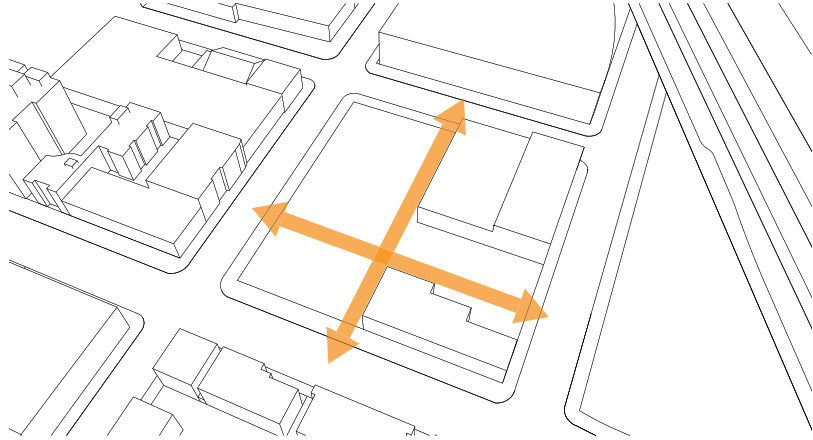
# BEARING WALL BLDGS. 28%



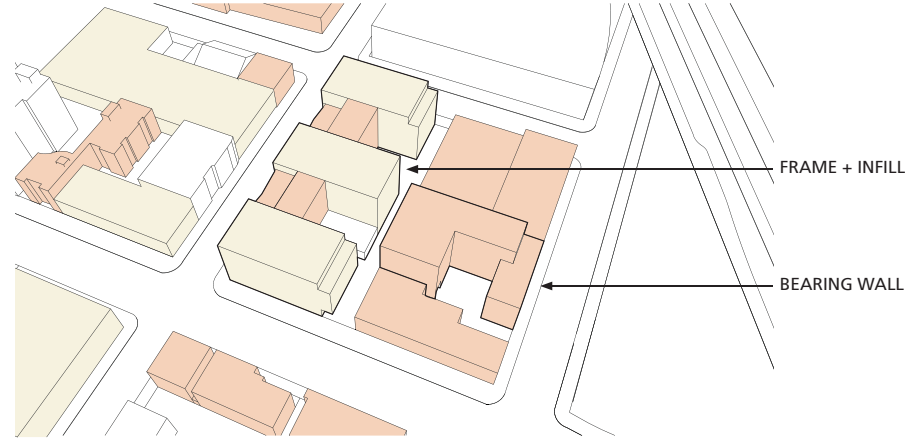
# NON-CONTRIBUTING 26%



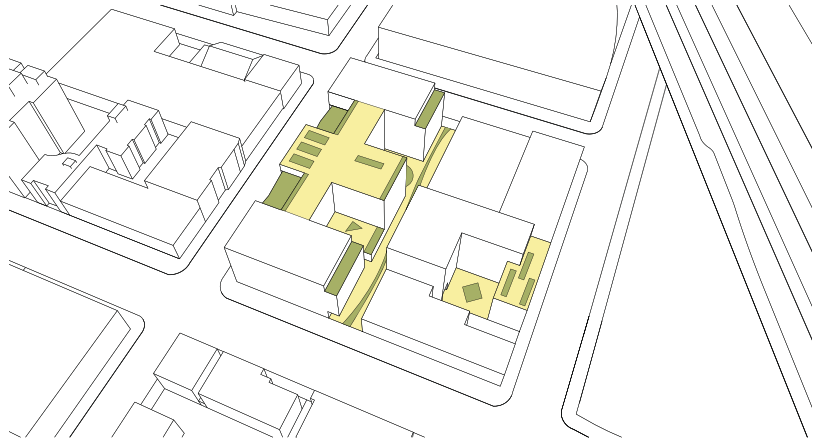
MID BLOCK PASSAGES



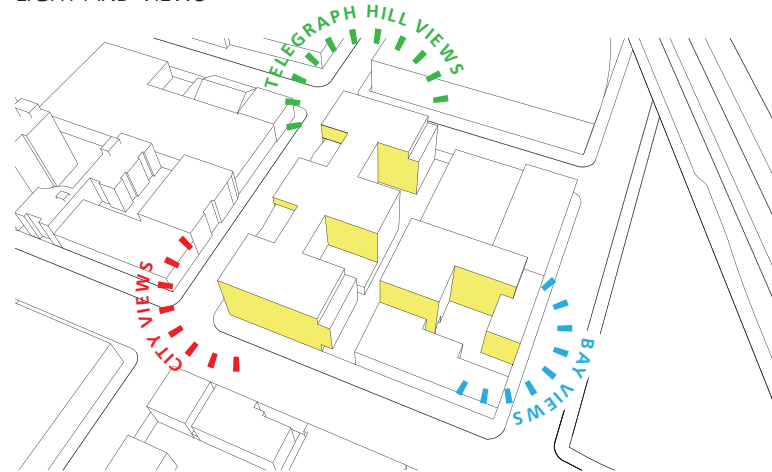
CONTEXTUAL HARMONY



NETWORKED GREEN + OPEN SPACE



LIGHT AND VIEWS

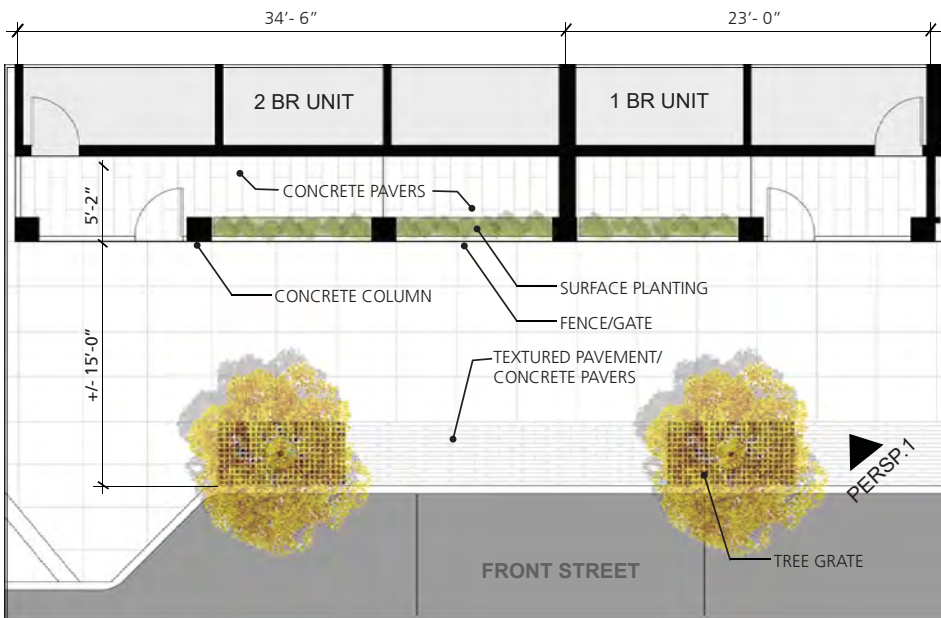




PERSPECTIVE 1

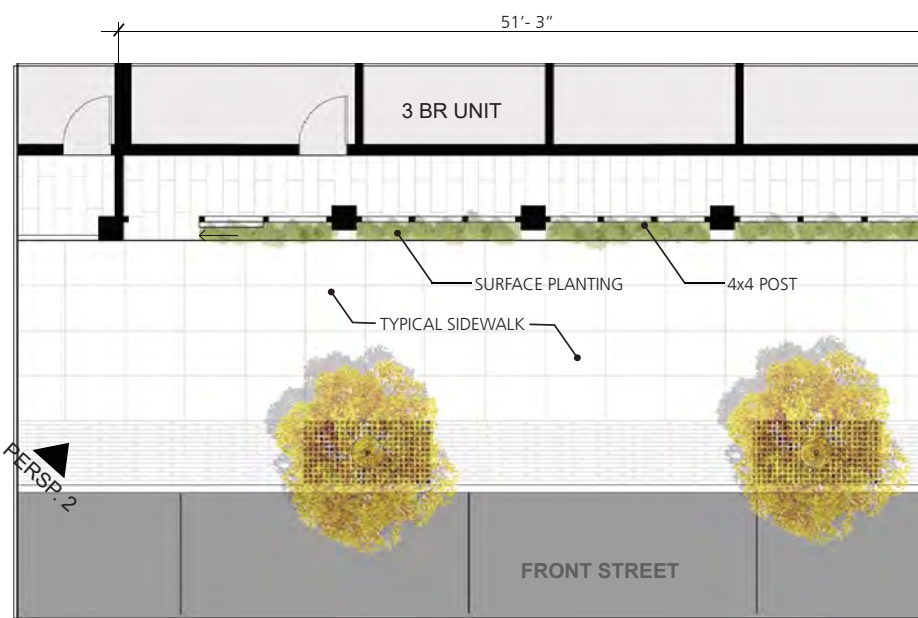


PERSPECTIVE 2



1. STREETScape PLAN

SCALE: 1/8"=1'-0"



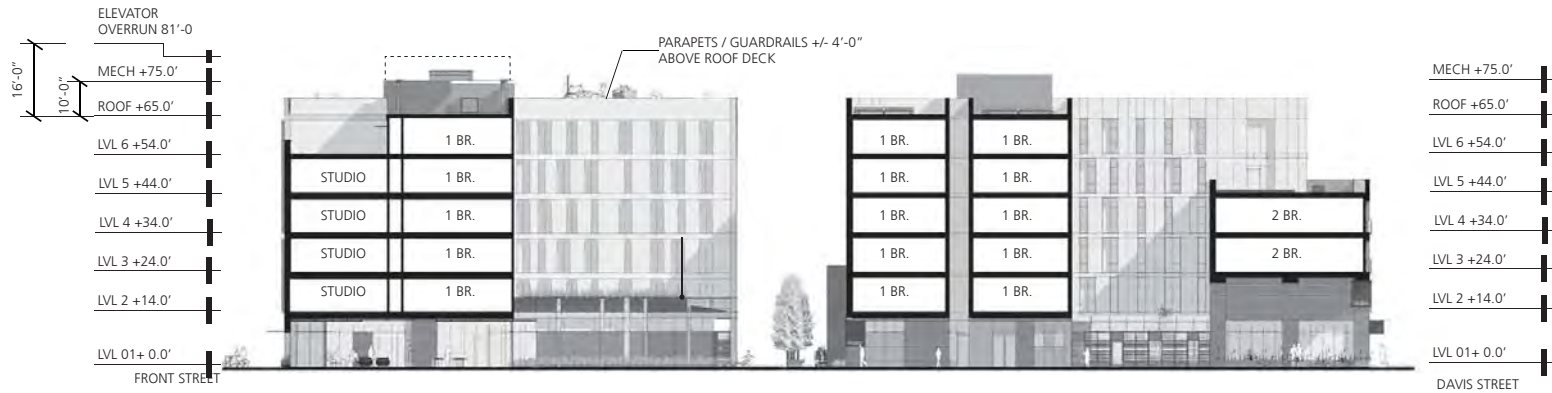
2. STREETScape PLAN



SECTION 260: HEIGHT - BULK



ZONING HEIGHT LIMITS



SECTION A-A





TYP. CLASS II BIKE PARKING SPACES

**SECTION 151 CLASS I & II BICYCLE PARKING**

108 DERO DECKER LIFT ASSIST SPACES

4 CARGO BIKE SPACES

**112 SPACES TOTAL**

**LEGEND:**

- COMMERCIAL / CHILD CARE
- RESIDENTIAL UNITS
- CIRCULATION & SUPPORT SERVICE



CLASS I SPACES - DERO DECK LIFT ASSIST BIKE RACK



CLASS II - INVERTED 'U' BIKE RACK WITH SQUARE TUBE



**SECTION 151 CLASS I & II BICYCLE PARKING**

**10 DERO DECKER LIFT ASSIST SPACES**

**LEGEND:**

- COMMERCIAL / CHILDCARE
- RESIDENTIAL UNITS
- CIRCULATION & SUPPORT
- SERVICE



CLASS I SPACES - DERO DECK LIFT ASSIST BIKE RACK

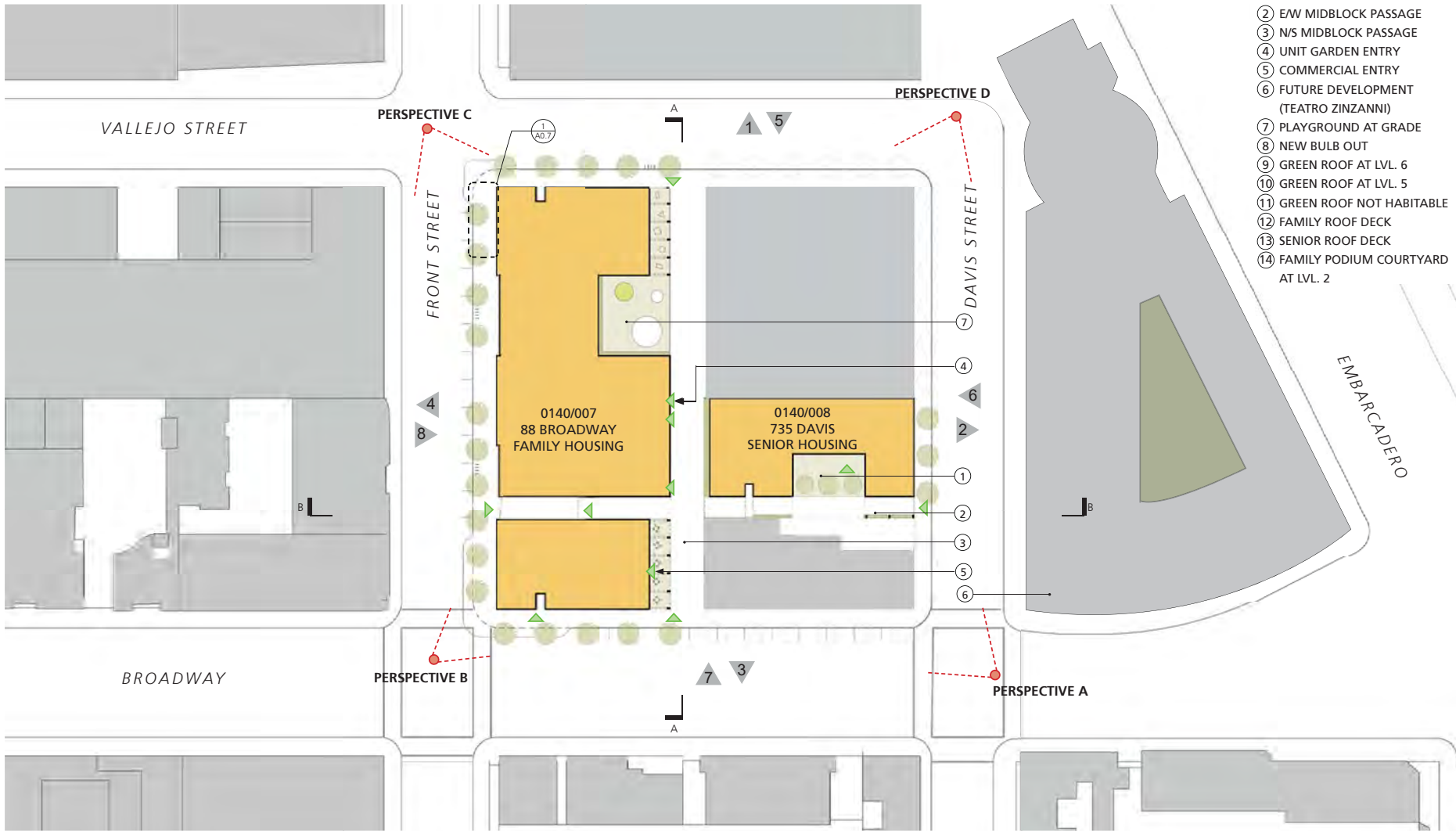


CLASS II - INVERTED 'U' BIKE RACK WITH SQUARE TUBE

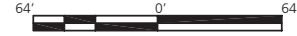


SITE PLAN / KEYPLAN KEYNOTES:

- ① COMMON COURTYARD AT GRADE
- ② EW MIDBLOCK PASSAGE
- ③ N/S MIDBLOCK PASSAGE
- ④ UNIT GARDEN ENTRY
- ⑤ COMMERCIAL ENTRY
- ⑥ FUTURE DEVELOPMENT (TEATRO ZINZANNI)
- ⑦ PLAYGROUND AT GRADE
- ⑧ NEW BULB OUT
- ⑨ GREEN ROOF AT LVL. 6
- ⑩ GREEN ROOF AT LVL. 5
- ⑪ GREEN ROOF NOT HABITABLE
- ⑫ FAMILY ROOF DECK
- ⑬ SENIOR ROOF DECK
- ⑭ FAMILY PODIUM COURTYARD AT LVL. 2



▲ PANORAMIC SEE A0.8-A0.9



KEY PLAN





PERSPECTIVE A - BROADWAY X DAVIS STREET  
CONDITIONAL USE / CERTIFICATE OF  
APPROPRIATENESS REV-4



A1.1 LMSA

88 BROADWAY/+735 DAVIS



PERSPECTIVE B - BROADWAY X FRONT STREET  
CONDITIONAL USE / CERTIFICATE OF  
APPROPRIATENESS REV-4



A1.2 LMSA 88 BROADWAY/+735 DAVIS



PERSPECTIVE C - FRONT X VALLEJO STREETS

CONDITIONAL USE / CERTIFICATE OF  
APPROPRIATENESS REV-4



A1.3 LMSA 88 BROADWAY/+735 DAVIS



PERSPECTIVE D - VALLEJO X DAVIS STREETS  
CONDITIONAL USE / CERTIFICATE OF  
APPROPRIATENESS REV-4



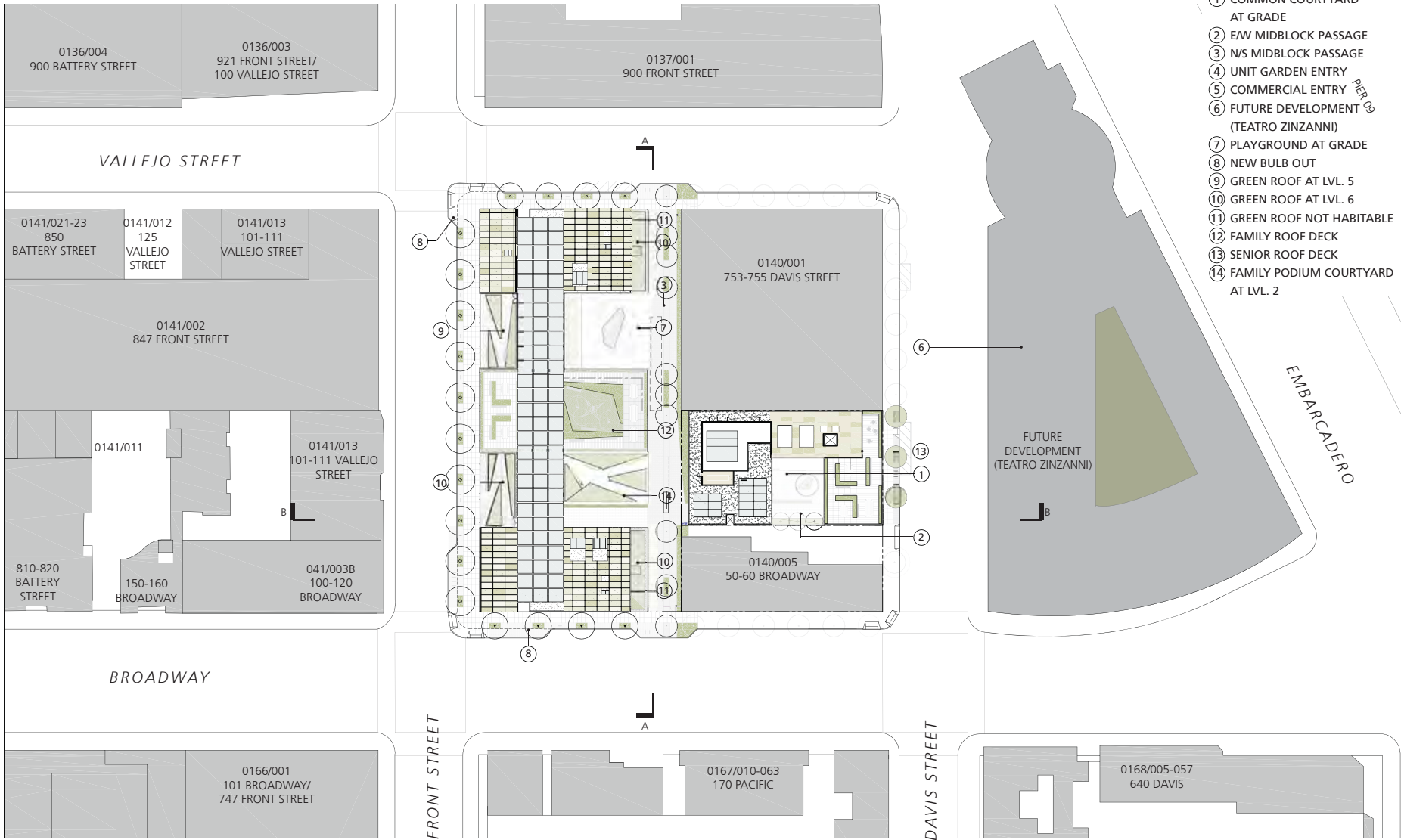
A1.4 LMSA

88 BROADWAY/+735 DAVIS



**SITE PLAN / KEYPLAN KEYNOTES:**

- ① COMMON COURTYARD AT GRADE
- ② EW MIDBLOCK PASSAGE
- ③ N/S MIDBLOCK PASSAGE
- ④ UNIT GARDEN ENTRY
- ⑤ COMMERCIAL ENTRY
- ⑥ FUTURE DEVELOPMENT (TEATRO ZINZANNI) PER 09
- ⑦ PLAYGROUND AT GRADE
- ⑧ NEW BULB OUT
- ⑨ GREEN ROOF AT LVL. 5
- ⑩ GREEN ROOF AT LVL. 6
- ⑪ GREEN ROOF NOT HABITABLE
- ⑫ FAMILY ROOF DECK
- ⑬ SENIOR ROOF DECK
- ⑭ FAMILY PODIUM COURTYARD AT LVL. 2



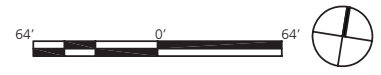
SCALE: 1/64" = 1'-0"

CONDITIONAL USE / CERTIFICATE OF APPROPRIATENESS REV-4

**SITE PLAN**



**A1.5 LMSA 88 BROADWAY/+735 DAVIS**



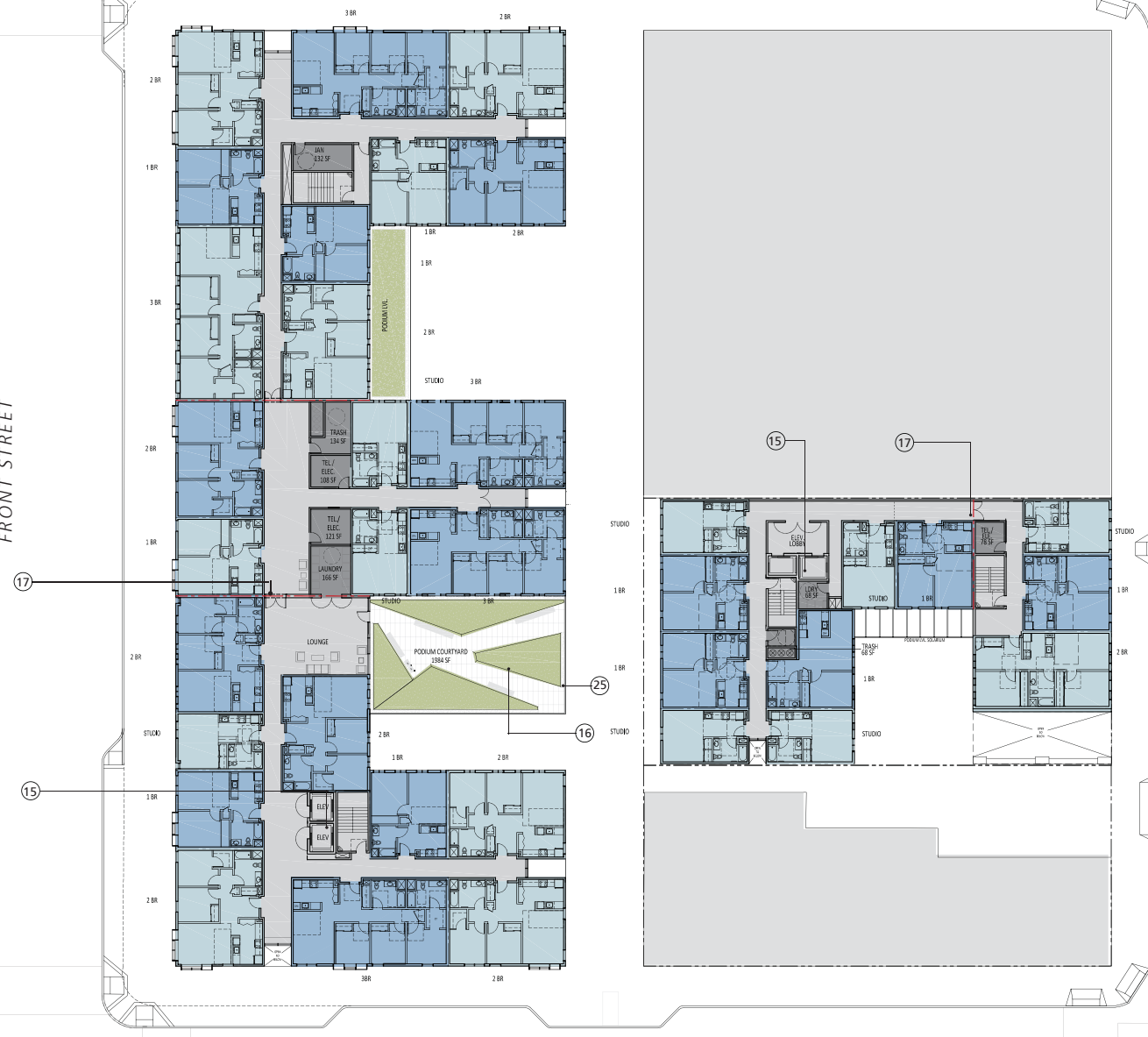


VALLEJO STREET

BROADWAY STREET

DAVIS STREET

FRONT STREET



**FLOOR PLAN KEYNOTES:**

- ① UNIT ENTRY GATE / FENCE
- ② TREE WELL COVER; S.L.D.
- ③ TEXTURED PAVEMENT, CONC. PAVERS; S.L.D.
- ④ MID-BLOCK GATE
- ⑤ GRADE PLANTER
- ⑥ NEW STREET TREE
- ⑦ CLASS II BIKE PARKING
- ⑧ MTL. & GLASS CANOPY
- ⑨ BENCH S.L.D.
- ⑩ COURTYARD FENCE
- ⑪ NEW CURB RAMP
- ⑫ NEW CURB CUT
- ⑬ EXISTING CURB CUT TO REMAIN
- ⑭ EXISTING CURB CUT TO BE REMOVED
- ⑮ ELEVATORS
- ⑯ PAVERS
- ⑰ HORIZONTAL EXIT
- ⑱ GREEN ROOF NOT HABITABLE
- ⑲ NEW BULB OUT
- ⑳ PLAY STRUCTURE
- ㉑ FURNITURE BY OTHERS
- ㉒ RAISED PLANTERS
- ㉓ PV SOLAR ARRAY
- ㉔ SENIOR ROOF TERRACE LVL. 5
- ㉕ STL. & CABLE RAILING

**LEGEND:**

- COMMERCIAL / CHILDCARE
- RESIDENTIAL UNITS
- CIRCULATION & SUPPORT
- SERVICE



**FLOOR PLAN KEYNOTES:**

- ① UNIT ENTRY GATE / FENCE
- ② TREE WELL COVER; S.L.D.
- ③ TEXTURED PAVEMENT, CONC. PAVERS; S.L.D.
- ④ MID-BLOCK GATE
- ⑤ GRADE PLANTER
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- ⑧ MTL. & GLASS CANOPY
- ⑨ BENCH S.L.D.
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- ⑫ NEW CURB CUT
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- ㉑ FURNITURE BY OTHERS
- ㉒ RAISED PLANTERS
- ㉓ PV SOLAR ARRAY
- ㉔ SENIOR ROOF TERRACE LVL. 5
- ㉕ STL. & CABLE RAILING

**LEGEND:**

- COMMERCIAL / CHILDCARE
- RESIDENTIAL UNITS
- CIRCULATION & SUPPORT
- SERVICE



VALLEJO STREET

BROADWAY STREET

DAVIS STREET

FRONT STREET

17

15

15

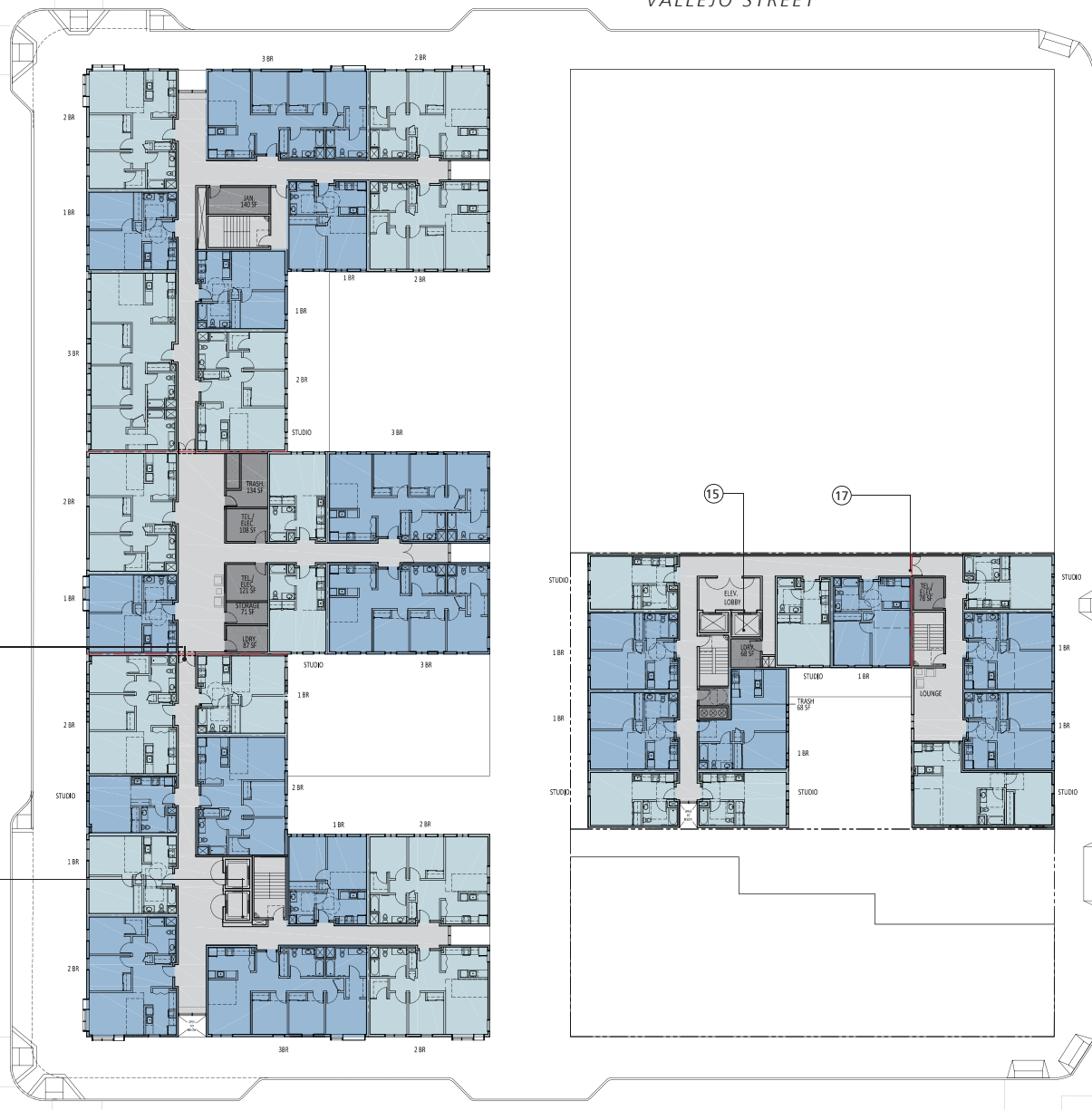
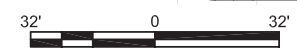
17

**FLOOR PLAN KEYNOTES:**

- ① UNIT ENTRY GATE / FENCE
- ② TREE WELL COVER; S.L.D.
- ③ TEXTURED PAVEMENT, CONC. PAVERS; S.L.D.
- ④ MID-BLOCK GATE
- ⑤ GRADE PLANTER
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- ⑧ MTL. & GLASS CANOPY
- ⑨ BENCH S.L.D.
- ⑩ COURTYARD FENCE
- ⑪ NEW CURB RAMP
- ⑫ NEW CURB CUT
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- ⑭ EXISTING CURB CUT TO BE REMOVED
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- ㉑ FURNITURE BY OTHERS
- ㉒ RAISED PLANTERS
- ㉓ PV SOLAR ARRAY
- ㉔ SENIOR ROOF TERRACE LVL. 5
- ㉕ STL. & CABLE RAILING

**LEGEND:**

- COMMERCIAL / CHILDCARE
- RESIDENTIAL UNITS
- CIRCULATION & SUPPORT
- SERVICE



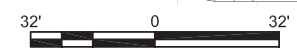


**FLOOR PLAN KEYNOTES:**

- ① UNIT ENTRY GATE / FENCE
- ② TREE WELL COVER; S.L.D.
- ③ TEXTURED PAVEMENT, CONC. PAVERS; S.L.D.
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- ㉒ RAISED PLANTERS
- ㉓ PV SOLAR ARRAY
- ㉔ SENIOR ROOF TERRACE LVL. 5
- ㉕ STL. & CABLE RAILING

**LEGEND:**

- COMMERCIAL / CHILDCARE
- RESIDENTIAL UNITS
- CIRCULATION & SUPPORT
- SERVICE





- FLOOR PLAN KEYNOTES:**
- ① UNIT ENTRY GATE / FENCE
  - ② TREE WELL COVER; S.L.D.
  - ③ TEXTURED PAVEMENT, CONC. PAVERS; S.L.D.
  - ④ MID-BLOCK GATE
  - ⑤ GRADE PLANTER
  - ⑥ NEW STREET TREE
  - ⑦ CLASS II BIKE PARKING
  - ⑧ MTL. & GLASS CANOPY
  - ⑨ BENCH S.L.D.
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  - ㉑ FURNITURE BY OTHERS
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  - ㉓ PV SOLAR ARRAY
  - ㉔ SENIOR ROOF TERRACE LVL. 5
  - ㉕ STL. & CABLE RAILING

- LEGEND:**
- COMMERCIAL / CHILDCARE
  - RESIDENTIAL UNITS
  - CIRCULATION & SUPPORT
  - SERVICE

10/17/17

SCALE: 1/32" = 1'-0"

**LEVEL 6 PLAN**

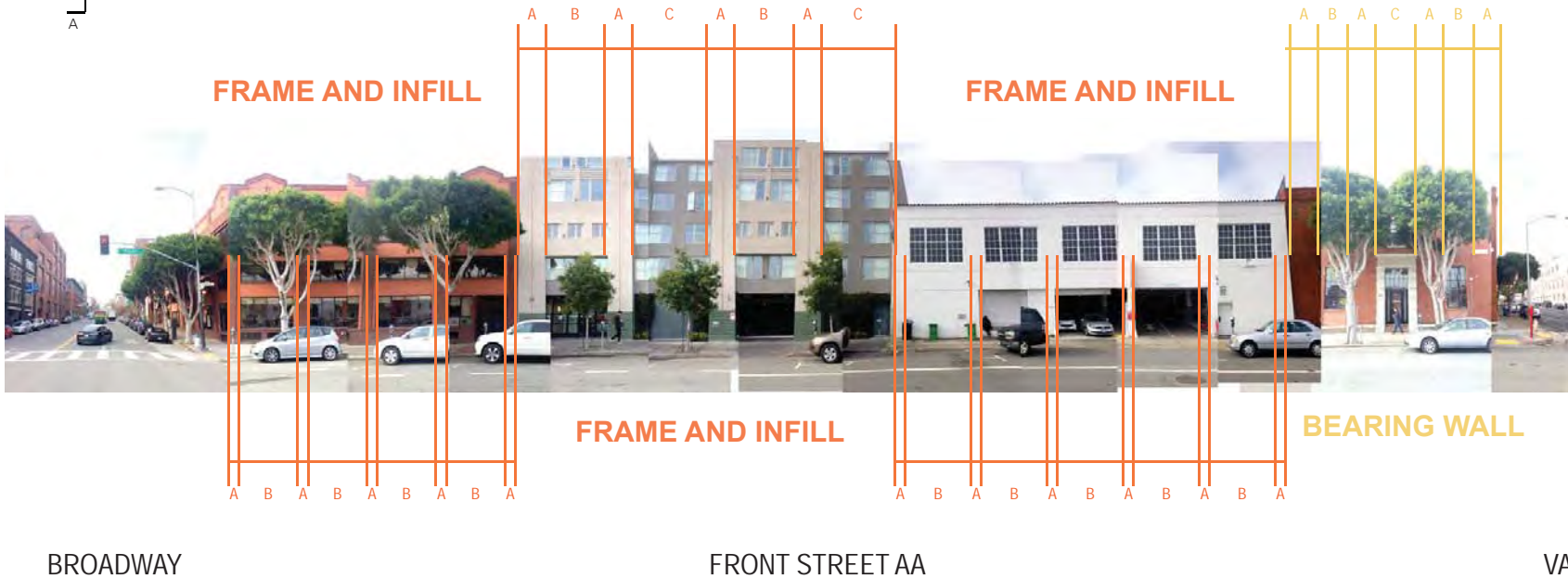
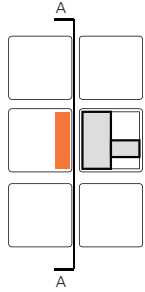


**A2.5 LMSA 88 BROADWAY/+735 DAVIS** CONDITIONAL USE / CERTIFICATE OF APPROPRIATENESS REV-4





FRONT STREET  
(PACIFIC THROUGH BROADWAY)



**SAN FRANCISCO PLANNING CODE**

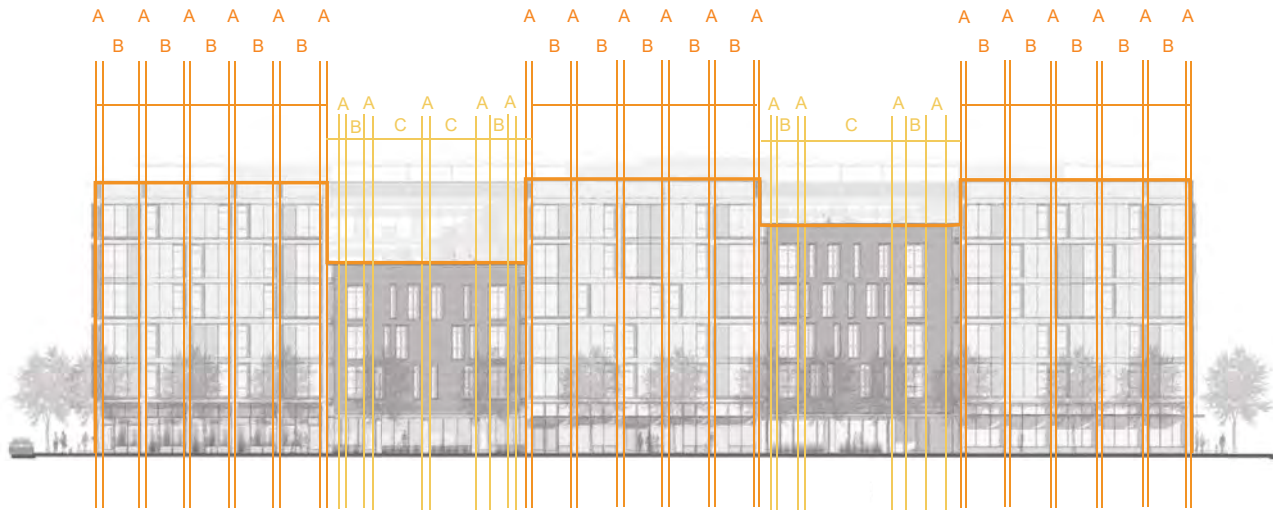
**SECTION 6. FEATURES:**

- (B) SCALE AND PROPORTION. THE BUILDINGS ARE OF TYPICAL **WAREHOUSE DESIGN**, LARGE IN BULK, OFTEN WITH LARGE ARCHES AND OPENINGS ORIGINALLY DESIGNED FOR EASY VEHICULAR ACCESS.
- THERE IS A **REGULARITY OF OVERALL FORM**.
- THE EARLIER BRICK STRUCTURES BLEND EASILY WITH THE SCALED-DOWN BEAUX ARTS FORMS OF THE TURN OF THE CENTURY AND THE PLAIN REINFORCED-CONCRETE STRUCTURES CHARACTERISTIC OF TWENTIETH CENTURY INDUSTRIAL ARCHITECTURE.



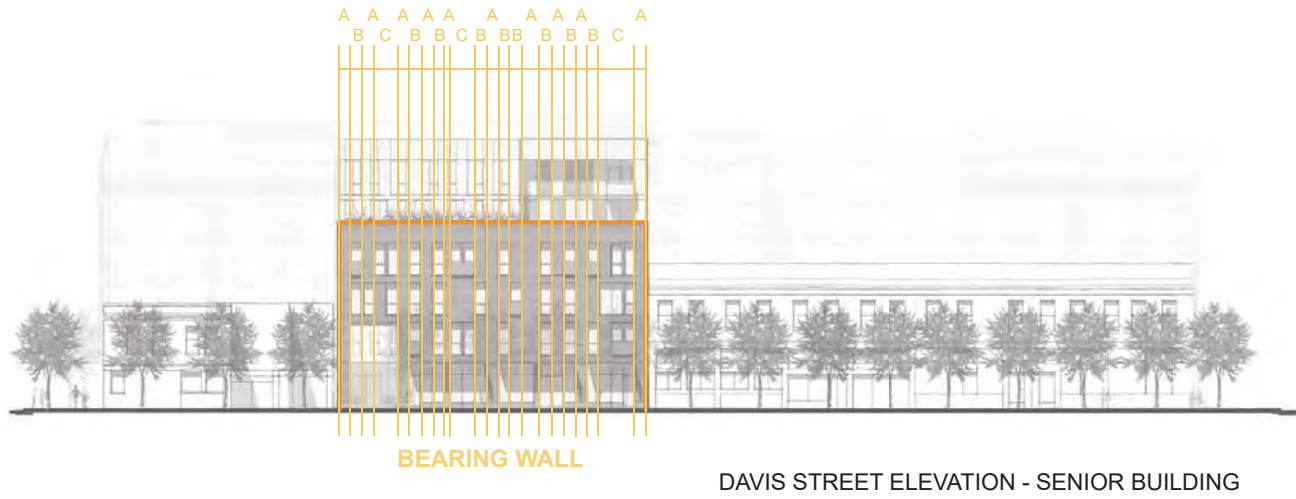
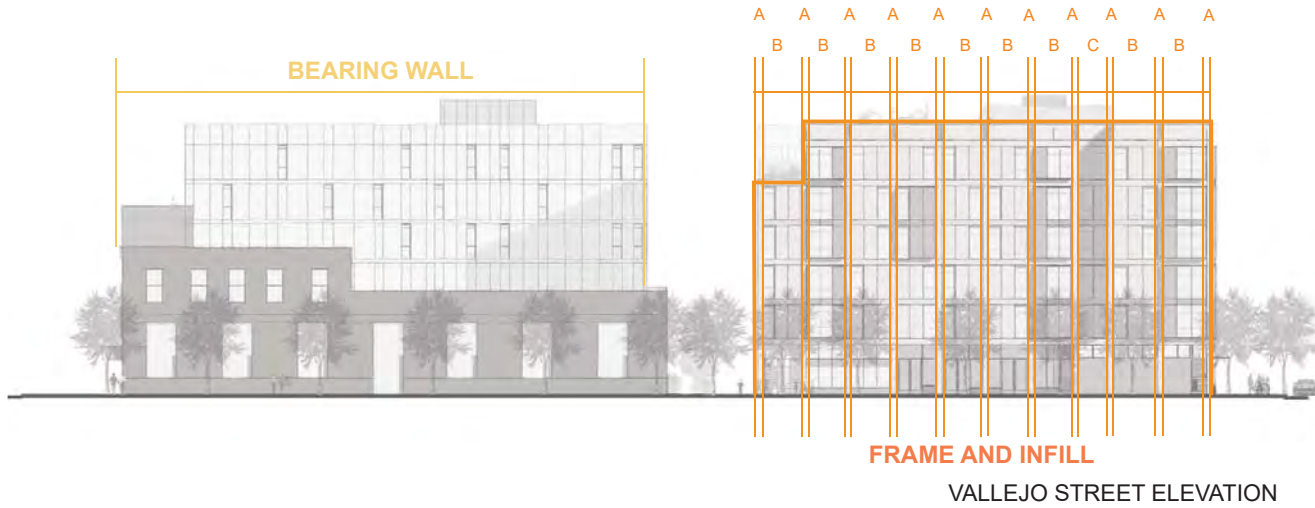
FRAME AND INFILL

BROADWAY STREET ELEVATION - FAMILY BUILDING



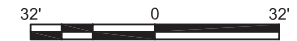
FRAME AND INFILL BEARING WALL FRAME AND INFILL BEARING WALL FRAME AND INFILL

FRONT STREET ELEVATION - FAMILY BUILDING



**ELEVATION AND SECTION KEYNOTES:**

- ① TYPE 1 CEMENTITIOUS PANEL "FRAME"
- ② METAL EDGE
- ③ TYPE 2 CEMENTITIOUS PANEL "INFILL"
- ④ ALUMINUM WINDOW
- ⑤ CONCRETE COLUMNS
- ⑥ STANCHION MOUNTED ROOF SOLAR PANELS
- ⑦ METAL AND GLASS AWNING
- ⑧ PROJECTED WINDOW, METAL EDGE
- ⑨ METAL ROLL UP GARAGE DOOR
- ⑩ TYPE 3 CEMENTITIOUS PANEL, COURSED
- ⑪ METAL GRATE + GLASS PANEL FENCE/GATE
- ⑫ ENCLOSED ROOFTOP MECHANICAL SPACES
- ⑬ PERFORATED METAL JULIET BALCONY
- ⑭ ALUMINUM STOREFRONT
- ⑮ PAINTED STUCCO
- ⑯ BALCONY
- ⑰ PARAPET COPING 42" ABOVE ROOF PLANE
- ⑱ PROPOSED TREE
- ⑲ EXISTING TREE
- ⑳ RAISED PLANTER
- ㉑ SIGNAGE
- ㉒ CONCRETE "BULK HEAD"
- ㉓ METAL GUARD RAIL
- ㉔ METAL PLANTER
- ㉕ PLATE METAL CANOPY



SCALE: 1/32" = 1'-0"

**ELEVATIONS**

CONDITIONAL USE / CERTIFICATE OF APPROPRIATENESS REV-4



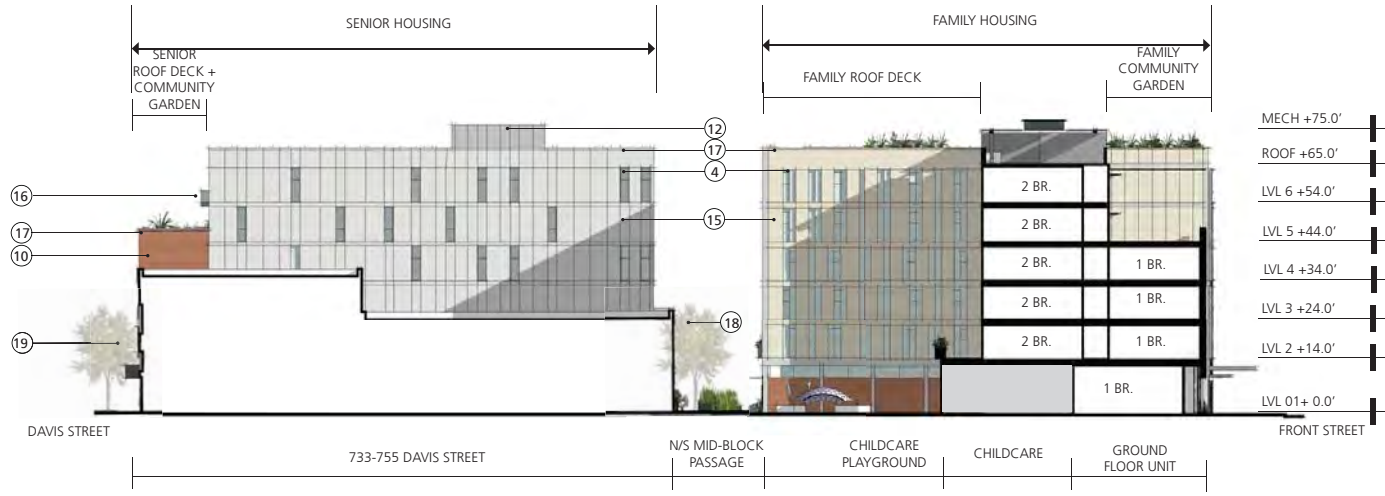
JOHN STEWART COMPANY

A3.3 LMSA 88 BROADWAY/+735 DAVIS



**ELEVATION AND SECTION KEYNOTES:**

- ① TYPE 1 CEMENTITIOUS PANEL "FRAME"
- ② METAL EDGE
- ③ TYPE 2 CEMENTITIOUS PANEL "INFILL"
- ④ ALUMINUM WINDOW
- ⑤ CONCRETE COLUMNS
- ⑥ STANCHION MOUNTED ROOF SOLAR PANELS
- ⑦ METAL AND GLASS AWNING
- ⑧ PROJECTED WINDOW, METAL EDGE
- ⑨ METAL ROLL UP GARAGE DOOR
- ⑩ TYPE 3 CEMENTITIOUS PANEL, COURSED
- ⑪ METAL GRATE + GLASS PANEL FENCE/GATE
- ⑫ ENCLOSED ROOFTOP MECHANICAL SPACES
- ⑬ PERFORATED METAL JULIET BALCONY
- ⑭ ALUMINUM STOREFRONT
- ⑮ PAINTED STUCCO
- ⑯ BALCONY
- ⑰ PARAPET COPING 42" ABOVE ROOF PLANE
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- ⑳ RAISED PLANTER
- ㉑ SIGNAGE
- ㉒ CONCRETE "BULK HEAD"
- ㉓ METAL GUARD RAIL
- ㉔ METAL PLANTER
- ㉕ PLATE METAL CANOPY



SECTION - E/W FAMILY BUILDING



SECTION THROUGH N / S PASSAGE



SCALE: 1/32" = 1'-0"

**SECTIONS**



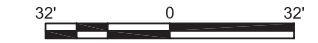
JOHN STEWART COMPANY

CONDITIONAL USE / CERTIFICATE OF APPROPRIATENESS REV-4

A3.5 LMSA 88 BROADWAY/+735 DAVIS

**ELEVATION AND SECTION KEYNOTES:**

- ① TYPE 1 CEMENTITIOUS PANEL "FRAME"
- ② METAL EDGE
- ③ TYPE 2 CEMENTITIOUS PANEL "INFILL"
- ④ ALUMINUM WINDOW
- ⑤ CONCRETE COLUMNS
- ⑥ STANCHION MOUNTED ROOF SOLAR PANELS
- ⑦ METAL AND GLASS AWNING
- ⑧ PROJECTED WINDOW, METAL EDGE
- ⑨ METAL ROLL UP GARAGE DOOR
- ⑩ TYPE 3 CEMENTITIOUS PANEL, COURSED
- ⑪ METAL GRATE + GLASS PANEL FENCE/GATE
- ⑫ ENCLOSED ROOFTOP MECHANICAL SPACES
- ⑬ PERFORATED METAL JULIET BALCONY
- ⑭ ALUMINUM STOREFRONT
- ⑮ PAINTED STUCCO
- ⑯ BALCONY
- ⑰ PARAPET COPING 42" ABOVE ROOF PLANE
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- ⑳ RAISED PLANTER
- ㉑ SIGNAGE
- ㉒ CONCRETE "BULK HEAD"
- ㉓ METAL GUARD RAIL
- ㉔ METAL PLANTER
- ㉕ PLATE METAL CANOPY



SCALE: 1/32" = 1'-0"

CONDITIONAL USE / CERTIFICATE OF APPROPRIATENESS REV-4

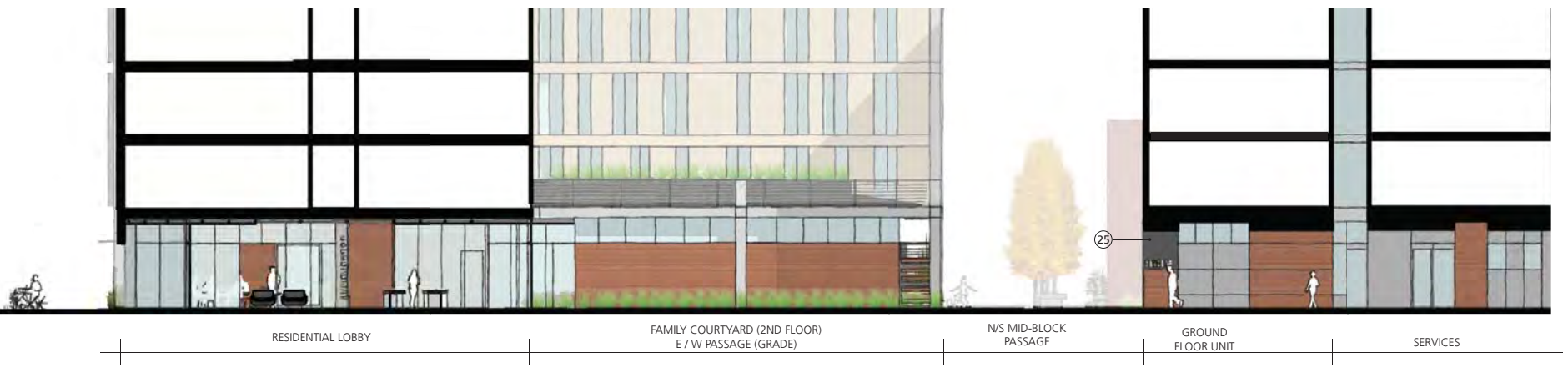
88 BROADWAY/+735 DAVIS

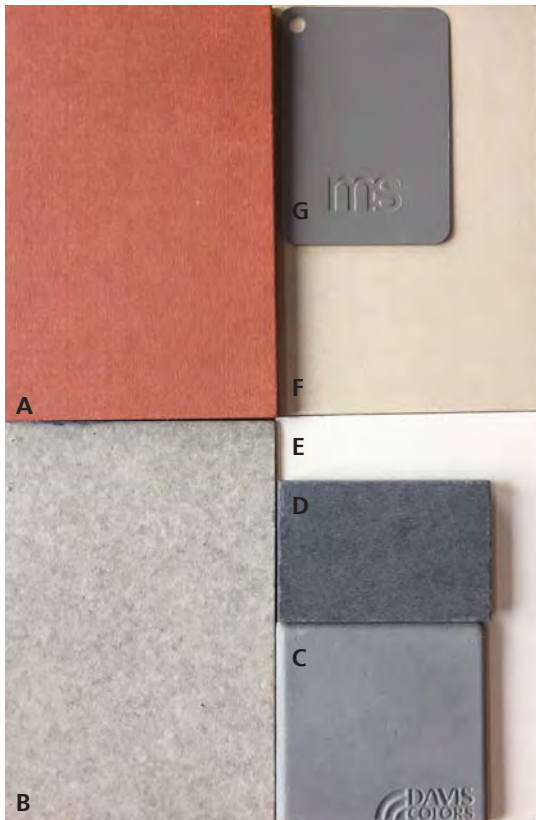
SECTIONS



A3.6

ENLARGED SECTION THROUGH E / W PASSAGE





## MATERIALS

- A. Cembrit Solid Cement - 502 Mars
- B. Minerit Cement Siding - HD Grey
- C. Davis Concrete - Silversmoke
- D. Cembrit Patina Cement Siding - 921 Flint
- E. Stucco
- F. Cembrit Patina Cement Siding - 911 Sand
- G. Kynar metal - Old Zinc Grey





SAN FRANCISCO PLANNING CODE  
SECTION 6. FEATURES:

FRONT STREET ELEVATION - FAMILY BUILDING

NEIGHBORHOOD										NEIGHBORHOOD
PROPOSED										PROPOSED
	<b>A</b> COURSED CEMBRIT SOLID SIDING	<b>B</b> ALUMINUM WINDOWS	<b>C</b> MINERET SIDING "FRAME"	<b>D</b> PROJECTION	<b>E</b> CEMBRIT SIDING "INFILL"	<b>F</b> CONCRETE	<b>G</b> ALUMINUM STOREFRONT	<b>H</b> CONTRASTING CEMBRIT PANEL	<b>I</b> BULKHEAD	

- (D) MATERIALS. STANDARD **BRICK MASONRY** IS PREDOMINANT FOR THE OLDEST BUILDINGS IN THE DISTRICT, WITH **REINFORCED CONCRETE** INTRODUCED AFTER THE 1906 FIRE.
- SOME OF THE BRICK FACADES HAVE BEEN STUCCOED OVER.
- ONE OF THE STRUCTURES STILL HAS ITS **METAL SHUTTERS**, WHICH WERE ONCE TYPICAL OF THE AREA.



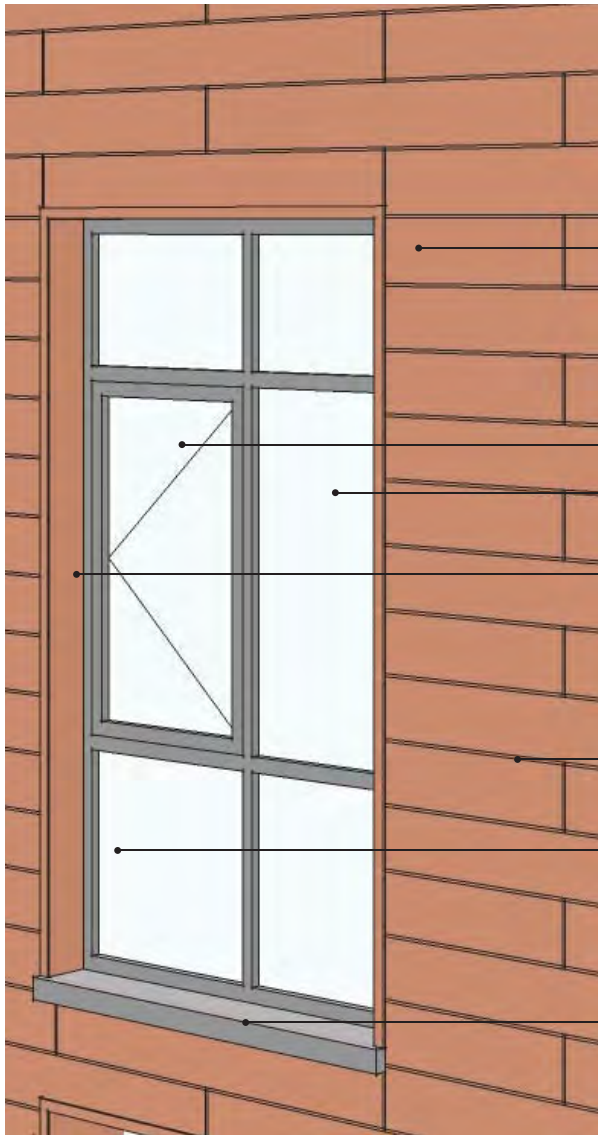
DAVIS STREET ELEVATION - SENIOR BUILDING

**SAN FRANCISCO PLANNING CODE  
SECTION 6. FEATURES:**

NEIGHBORHOOD									NEIGHBORHOOD
PROPOSED									PROPOSED
	<b>A</b> CEMENTITIOUS PANEL	<b>B</b> COURSED CEMBRIT SOLID SIDING	<b>C</b> ALUMINUM WINDOWS	<b>D</b> JULIETTE BALCONY	<b>E</b> STAGGERED WINDOWS	<b>F</b> ALUMINUM STOREFRONT	<b>G</b> CONTRASTING CEMBRIT PANEL	<b>H</b> BULKHEAD	

- (D) MATERIALS. STANDARD **BRICK MASONRY** IS PREDOMINANT FOR THE OLDEST BUILDINGS IN THE DISTRICT, WITH **REINFORCED CONCRETE** INTRODUCED AFTER THE 1906 FIRE.
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**MATERIALS: CEMBRIT SIDING**



CONCEALED FASTENER  
 PANEL WITH  
 3/8" REVEAL  
 BETWEEN PANELS

OPERABLE WINDOW

HIGH PERFORMANCE  
 GLAZING, TYP.

5" RECESS, MATCH  
 CEMBRIT PANEL  
 COLOR

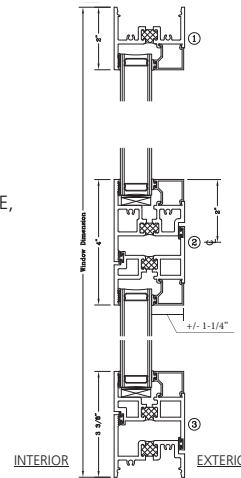
GRAY RAINSCREEN  
 BACKING, SIMILAR TO  
 GROUT COLOR  
 CHARACTERISTIC OF THE  
 DISTRICT AT THE BRICK  
 FACADES.

ALUMINUM WINDOW FRAME,  
 GLAZING RECESSED FROM  
 FRAME APPROX. 1-1/4"

FLASHING



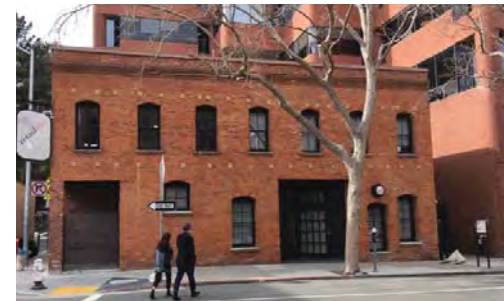
**WINDOW PROPORTION  
 EXAMPLE WITHIN DISTRICT**  
 60-70 Broadway



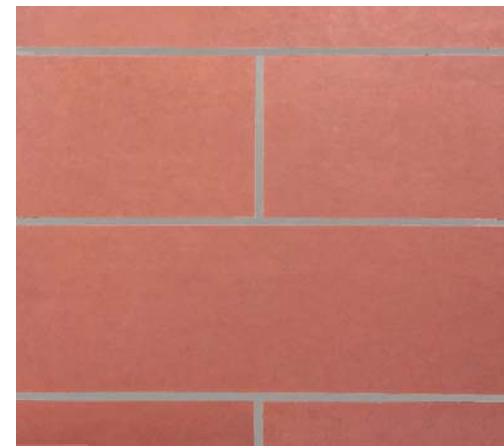
**WINDOW FRAME EXAMPLE**  
 Graham Series 6500  
 casement window detail (N.T.S.)



**OFFSET WINDOWS EXAMPLE WITHIN DISTRICT**  
 915 Front St.

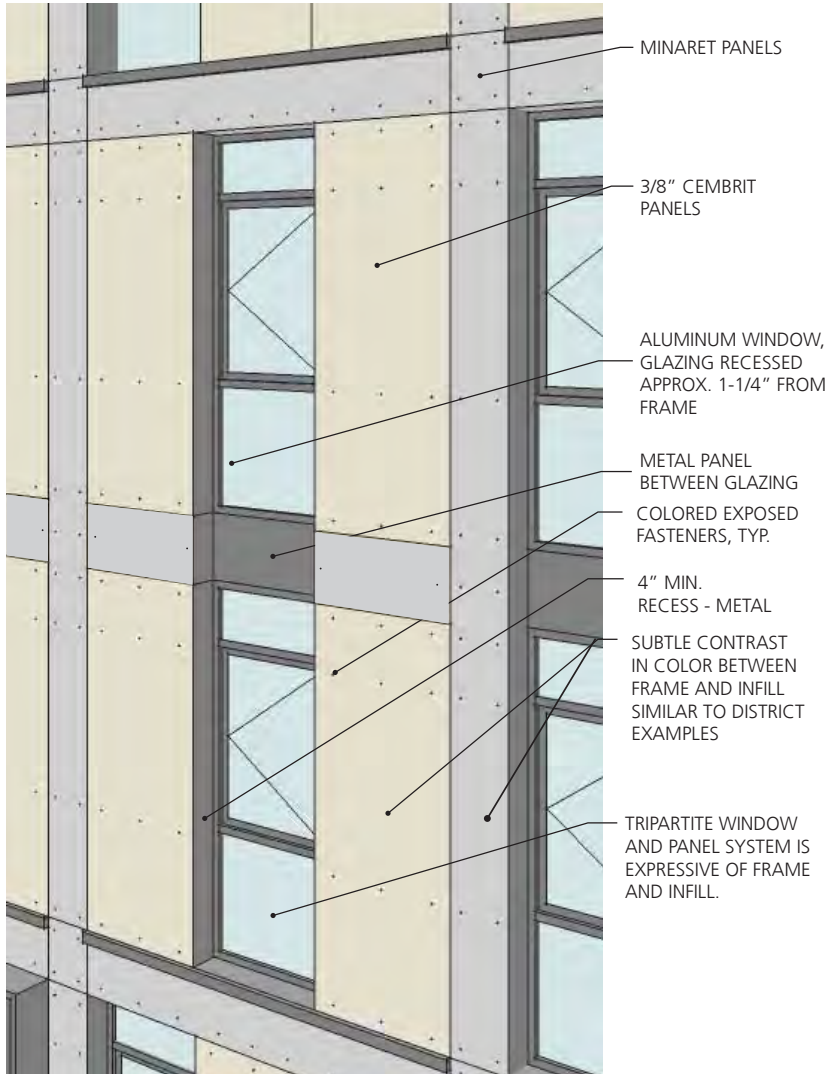


**OFFSET WINDOWS EXAMPLE ADJACENT TO DISTRICT**  
 1105 Battery St.



**CEMENT BOARD PANEL PHYSICAL MOCK-UP**

**MATERIALS: SIDING AT "FRAME/INFILL"**



**FRAME AND INFILL WITHIN DISTRICT**  
100-120 Broadway



**FRAME AND INFILL WITHIN DISTRICT**  
1005 Sansome St.



**FRAME AND INFILL WITHIN DISTRICT**  
300 Broadway



**FRAME AND INFILL WITHIN DISTRICT**  
901 Battery St.

**MATERIALS: PROJECTION DETAIL**

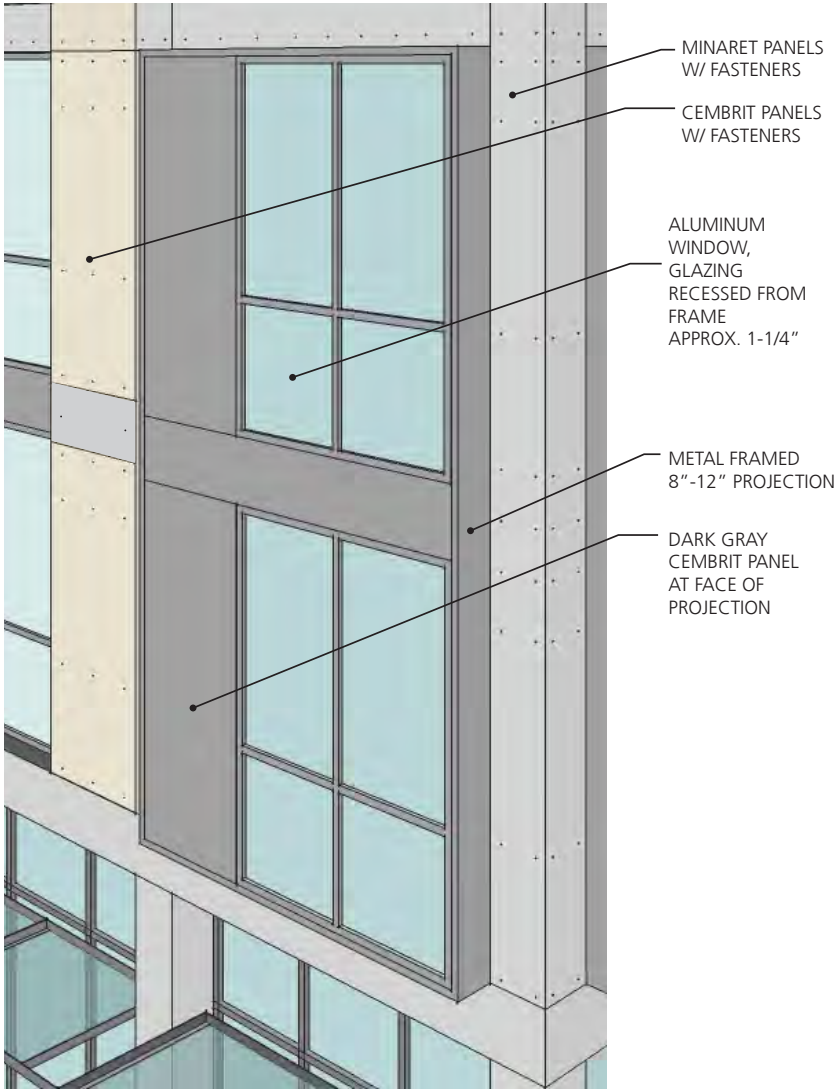


DIAGRAM : OUT/IN



PROJECTIONS/SHADOWS WITHIN DISTRICT  
120 Green St.



PROJECTIONS WITHIN DISTRICT  
1088 Sansome St.



DIAGRAM : IN/OUT



USE OF METAL EXAMPLE WITHIN DISTRICT  
Metal shutters at 1 Union St.

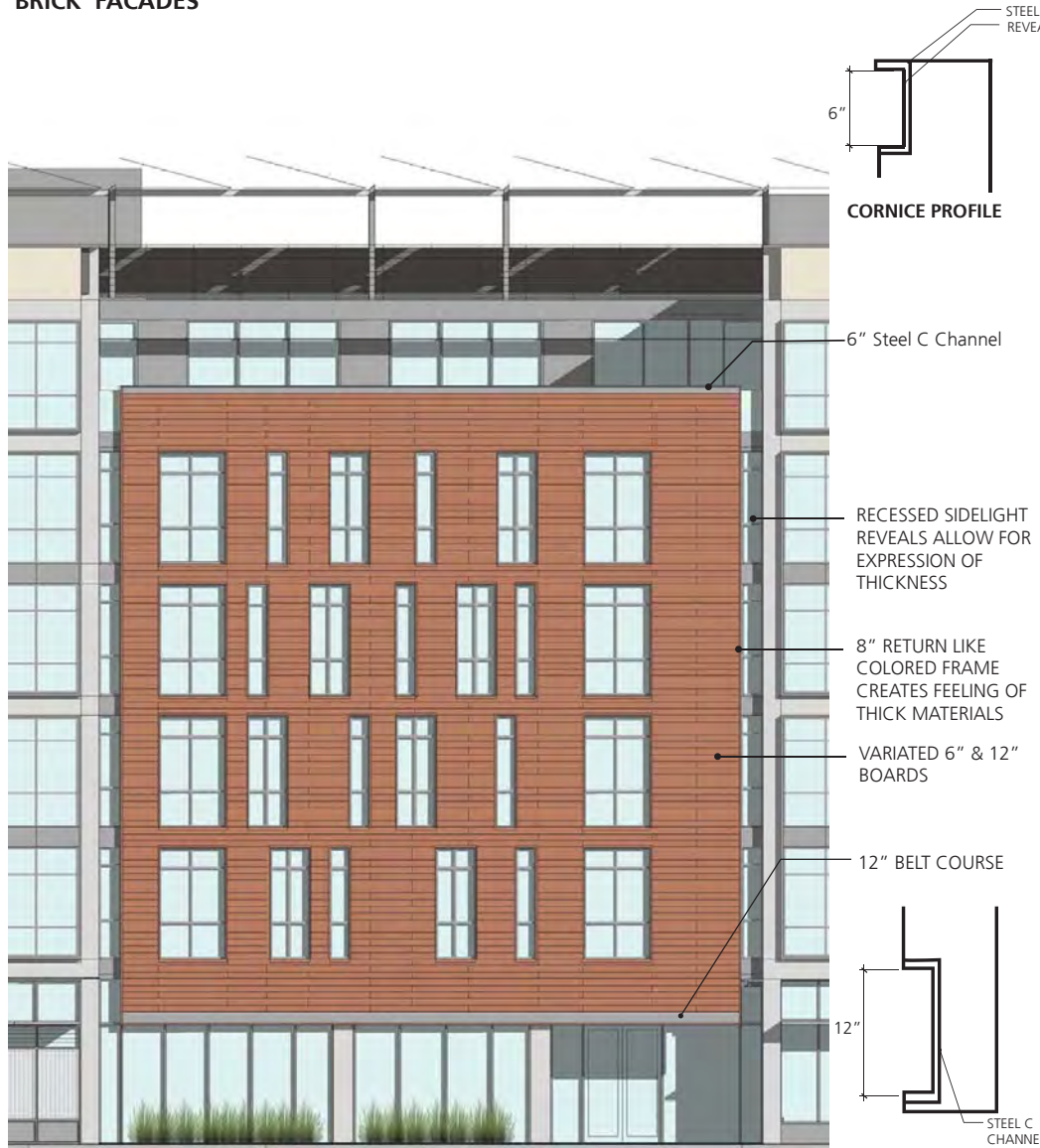


PROJECTIONS WITHIN DISTRICT  
915 Battery St.



DIAGRAM : OUT/IN

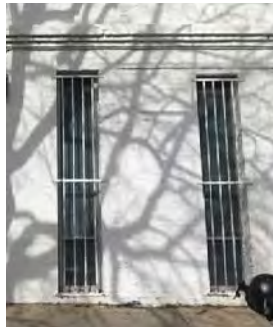
**'BRICK' FACADES**



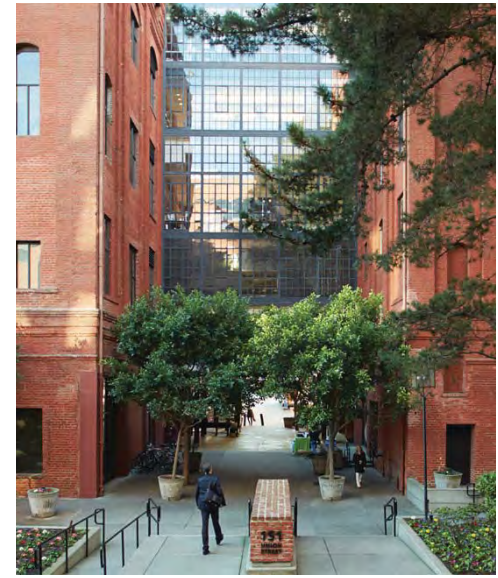
**WINDOW OFFSETS WITHIN DISTRICT**  
1 Union Street



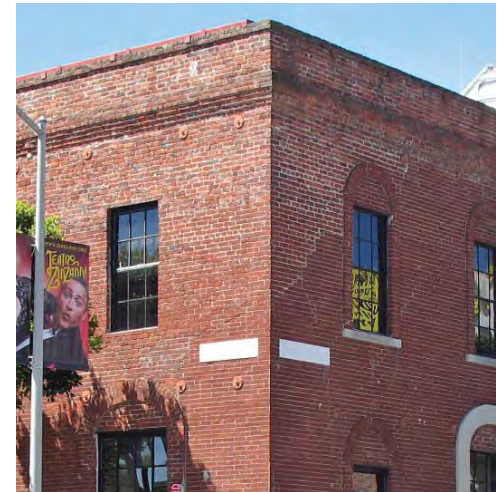
**BRICK CONTRAST WITHIN DISTRICT**  
101 Green St.



**WINDOW PROPORTIONS EXAMPLE WITHIN DISTRICT**  
60-70 Broadway

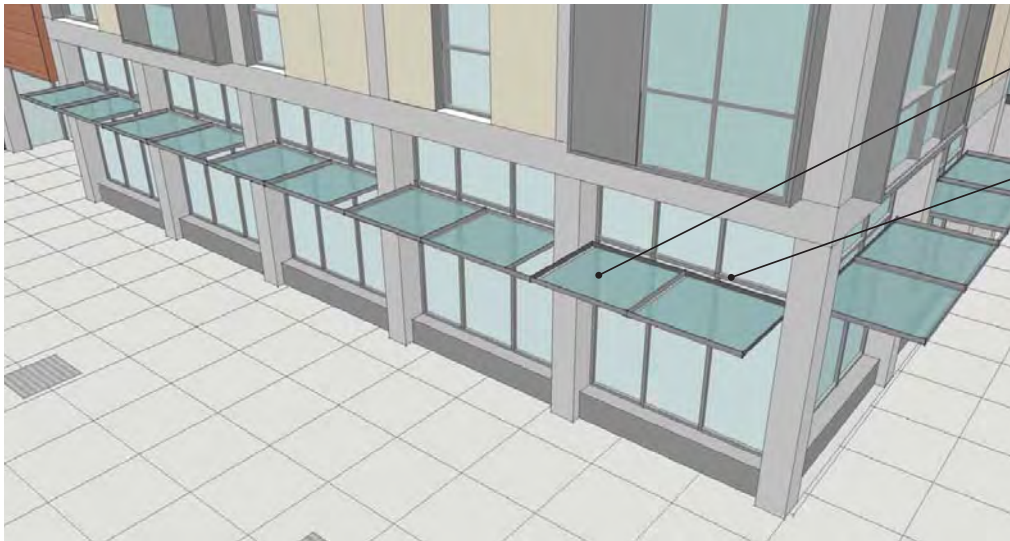


**BRICK/GLASS CONTRAST EXAMPLE WITHIN DISTRICT**  
Ice House, 1150 Sansome St.



**SIMPLE CORNICE EXAMPLE WITHIN DISTRICT**  
855 Front St.

### STOREFRONTS AND CANOPIES



CONTINUOUS AWNING ACCENTS

STOREFRONTS W/ TRANSOM

PROJECTING AWNINGS - BROADWAY AND FRONT STREET CORNER



CANOPY EXAMPLE ADJACENT TO DISTRICT  
Lombard St and Montgomery St.



CANOPY EXAMPLE WITHIN DISTRICT  
1025 Battery St.



CONTINUOUS AWNING.  
FASCIA RUNS ACROSS COLUMNS AND WINDOWS

PROJECTING AWNINGS - BROADWAY ELEVATION



CANOPY WITHIN ANOTHER HISTORIC DISTRICT  
BAKER HAMILTON  
SHOWPLACE SQUARE/NE MISSION HISTORIC DISTRICT

### JULIET BALCONIES



PROPOSED PROJECT JULIET BALCONIES DAVIS ST. ELEVATION

SMALL, TRANSPARENT, SOMETIMES RANDOM, BALCONIES PROVIDE VARIATION, SHADOW, AND VISUAL INTEREST TO FACADES



BALCONIES EXAMPLE WITHIN DISTRICT  
915 Front Street (Balconies later addition)



4 Vallejo St.



402 Jackson St.



945 Battery St.

FIRE ESCAPE EXAMPLES WITHIN DISTRICT



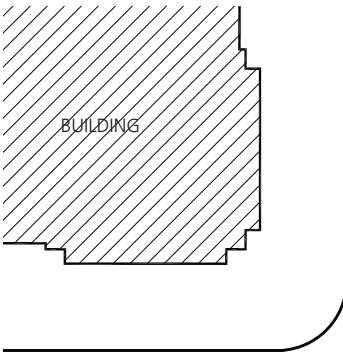
# PROJECTIONS



**PROPOSED PROJECT PROJECTIONS**  
SW Corner View - Broadway and Front St.



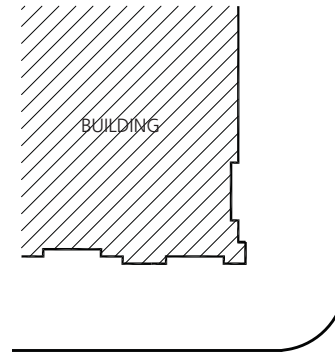
**BUILDING EXAMPLE WITHIN DISTRICT**  
Ice House, 1150 Sansome St.



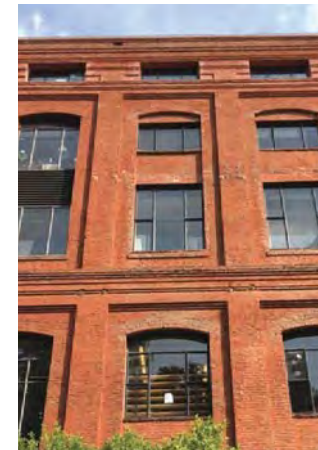
FRAME CONSTRUCTION ALLOWS FOR PROJECTIONS OUT FROM FACADE PROVIDING SHADOW LINES AND VARIATION



**PROJECTION EXAMPLE WITHIN DISTRICT**  
915 Battery St.



BRICK RECEDES FROM FACADE PROVIDING SHADOW LINES AND VARIATION



**BUILDING EXAMPLE WITHIN DISTRICT**  
Ice House, 1150 Sansome St.



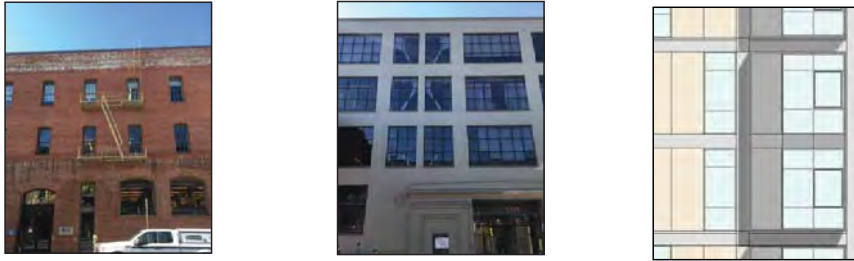
**SAN FRANCISCO PLANNING CODE SECTION 6. FEATURES:**

- (A) OVERALL FORM AND CONTINUITY. **BUILDING HEIGHT** IS GENERALLY WITHIN A **SIX-STORY RANGE**, WITH THE **HIGHER STRUCTURES CLOSER TO THE BASE** OF TELEGRAPH HILL AND LOWER BUILDINGS NEAR THE WATER.
- MANY OF THE OLDEST STRUCTURES ARE ONE OR TWO STORIES IN HEIGHT.

**SAN FRANCISCO PLANNING CODE**

**SECTION 6. FEATURES:**

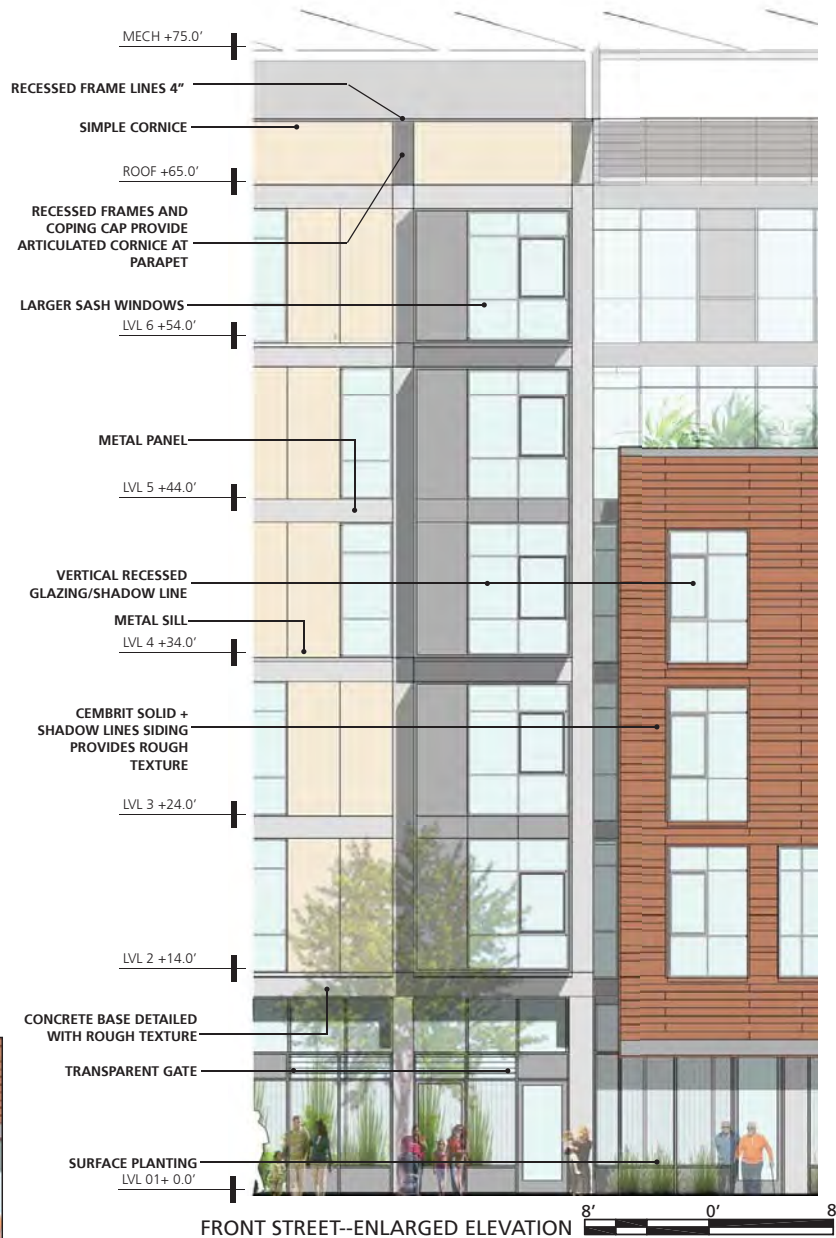
- (C) FENESTRATION. MINIMAL GLAZING IS DEEPLY RECESSED, PRODUCING A **STRONG SHADOW LINE**. THE EARLIEST STRUCTURES HAVE FEW WINDOWS EXPRESSING THEIR WAREHOUSE FUNCTION.
- THEY ARE **VARIED IN SIZE, RHYTHMICALLY SPACED**, AND RELATE IN SHAPE AND PROPORTION TO THOSE IN NEARBY BUILDINGS.
- **LARGER INDUSTRIAL SASH WINDOWS** BEGAN TO BE INCORPORATED IN STRUCTURES BUILT FROM THE 1920'S AND ONWARD. DOOR OPENINGS ARE OFTEN MASSIVE TO FACILITATE EASY ACCESS OF BULK MATERIALS.



- (G) DETAIL. ARCHES ARE COMMON AT THE GROUND FLOOR, AND ARE FREQUENTLY REPEATED ON UPPER FLOORS.
- FLATTENED ARCHES FOR WINDOW TREATMENT ARE TYPICAL.
- CORNICES ARE SIMPLE AND GENERALLY TEND TO BE ABSTRACT VERSIONS OF THE MORE ELABORATE CORNICES FOUND ON DOWNTOWN COMMERCIAL STRUCTURES FROM THE NINETEENTH CENTURY. MOST OF THE **SURFACES OF THE LATER BUILDINGS ARE PLAIN AND SIMPLE**, REFLECTING THEIR FUNCTION. SOME OF THE EARLIER BRICKWORK CONTAINS SUGGESTIONS OF PILASTERS, AGAIN HIGHLY ABSTRACTED.
- WHERE **DETAIL** OCCURS, IT IS OFTEN FOUND **SURROUNDING ENTRYWAYS**.



- (F) TEXTURE. TYPICAL FACING MATERIALS GIVE A **ROUGH-TEXTURED APPEARANCE**. THE OVERALL TEXTURE OF THE FACADES IS ROUGH-GRAINED.

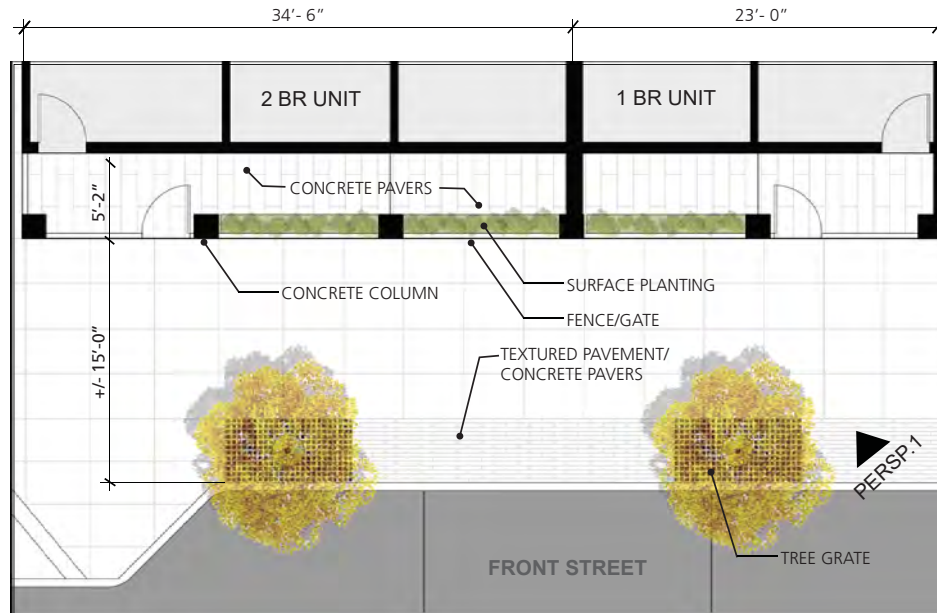


**RESIDENTIAL WALK-UP UNITS**



- METAL WIRE
- METAL GRATE SCREEN
- CONCRETE COLUMNS
- TRANSLUCENT GLAZED DOOR
- LANDSCAPING INSIDE
- SOLID METAL PANELS, 1'-10" HIGH

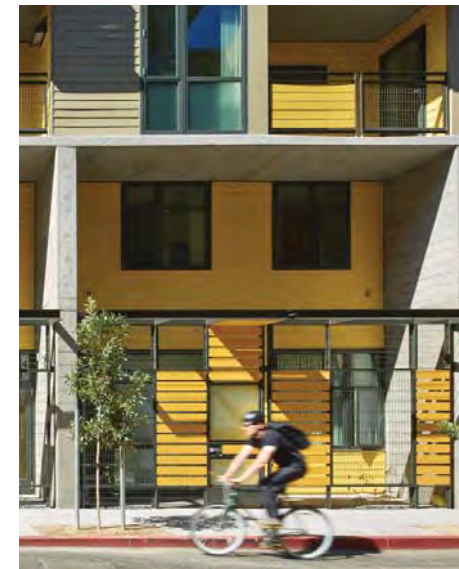
**PERSPECTIVE: CONDITION 1**



**1. STREETScape PLAN**  
SCALE: 1/8"=1'-0"



**TRANSPARENCY/GATES WITHIN DISTRICT**  
55 Union St.



**EXAMPLE OUTSIDE DISTRICT**  
474 NATOMA STREET, LEDDY MAYTUM STACY ARCHITECTS

### FRAME AND INFILL FACADES: "NOTCH" MASSING - NEIGHBORHOOD PREFERENCE



BROADWAY - ELEVATION AXON

FRAME AND INFILL NOTCH MASSING

CONDITIONAL USE / CERTIFICATE OF APPROPRIATENESS REV-4

88 BROADWAY/+735 DAVIS



A8.13 LMSA



10/17/17

PERSPECTIVE VIEW - BROADWAY MID-BLOCK PASSAGE

CONDITIONAL USE / CERTIFICATE OF  
APPROPRIATENESS REV-4

88 BROADWAY/+735 DAVIS



A8.14 LMSA